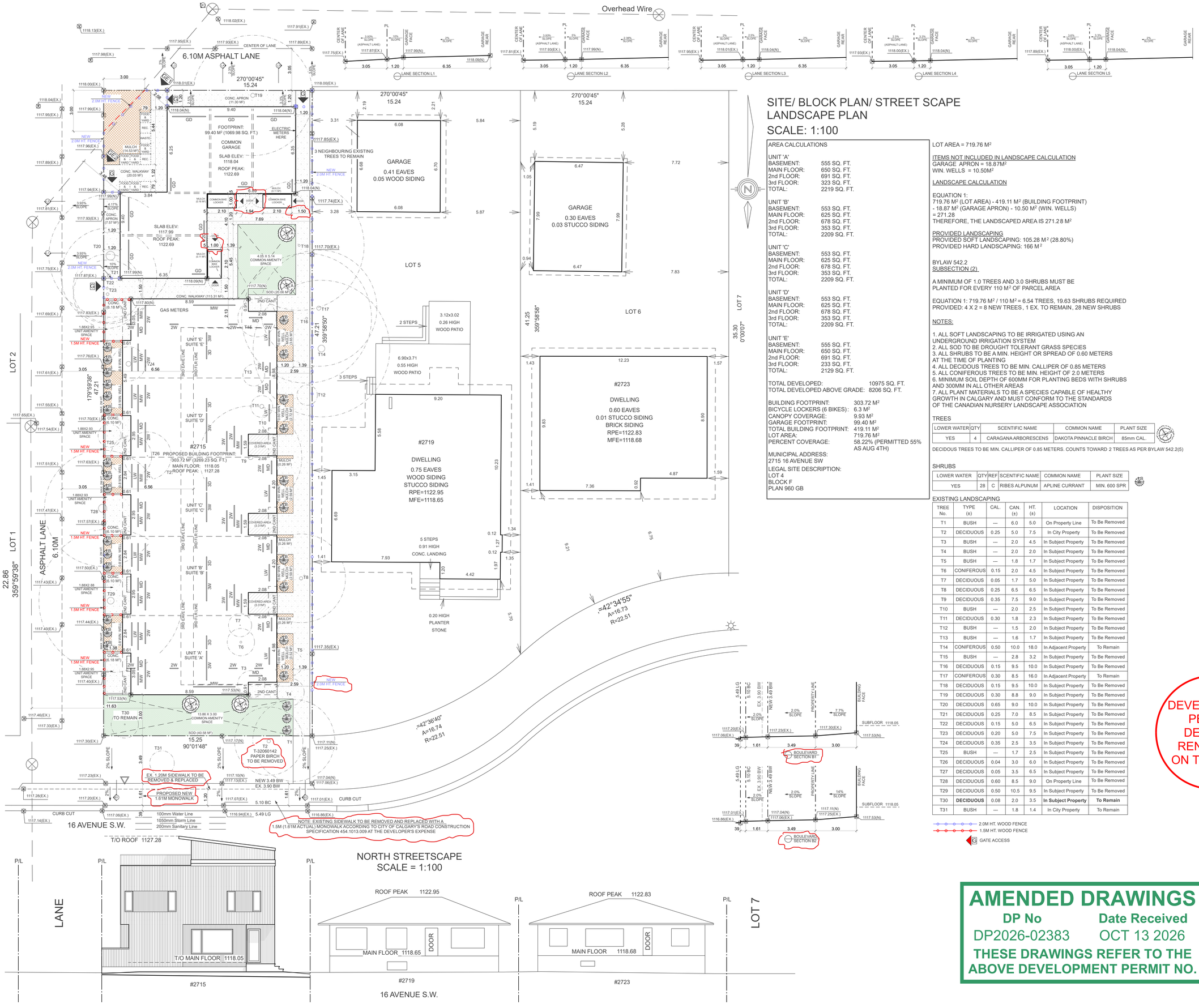


SITE/ BLOCK PLAN/ STREET SCAPE
LANDSCAPE PLAN
SCALE: 1:100

AREA CALCULATIONS

UNIT 'A'
BASEMENT: 555 SQ. FT.
MAIN FLOOR: 650 SQ. FT.
2nd FLOOR: 691 SQ. FT.
3rd FLOOR: 323 SQ. FT.
TOTAL: 2219 SQ. FT.

UNIT 'B'
BASEMENT: 553 SQ. FT.
MAIN FLOOR: 625 SQ. FT.
2nd FLOOR: 678 SQ. FT.
3rd FLOOR: 353 SQ. FT.
TOTAL: 2209 SQ. FT.

UNIT 'C'
BASEMENT: 553 SQ. FT.
MAIN FLOOR: 625 SQ. FT.
2nd FLOOR: 678 SQ. FT.
3rd FLOOR: 353 SQ. FT.
TOTAL: 2209 SQ. FT.

UNIT 'D'
BASEMENT: 553 SQ. FT.
MAIN FLOOR: 625 SQ. FT.
2nd FLOOR: 678 SQ. FT.
3rd FLOOR: 353 SQ. FT.
TOTAL: 2209 SQ. FT.

UNIT 'E'
BASEMENT: 555 SQ. FT.
MAIN FLOOR: 650 SQ. FT.
2nd FLOOR: 691 SQ. FT.
3rd FLOOR: 233 SQ. FT.
TOTAL: 2129 SQ. FT.

TOTAL DEVELOPED: 10975 SQ. FT.
TOTAL DEVELOPED ABOVE GRADE: 8206 SQ. FT.

BUILDING FOOTPRINT: 303.72 M²
BICYCLE LOCKERS (6 BIKES): 6.3 M²
CANOPY COVERAGE: 9.93 M²
GARAGE FOOTPRINT: 99.40 M²
TOTAL BUILDING FOOTPRINT: 419.11 M²
LOT AREA: 719.76 M²
PERCENT COVERAGE: 58.22% (PERMITTED 55% AS AUG 4TH)

MUNICIPAL ADDRESS:
2715 16 AVENUE SW
LEGAL SITE DESCRIPTION:
LOT 4
BLOCK F
PLAN 960 GB

LOT AREA = 719.76 M²

ITEMS NOT INCLUDED IN LANDSCAPE CALCULATION
GARAGE APRON = 18.87M²
WIN. WELLS = 10.50M²

LANDSCAPE CALCULATION

EQUATION 1:
719.76 M² (LOT AREA) - 419.11 M² (BUILDING FOOTPRINT)
- 18.87 M² (GARAGE APRON) - 10.50 M² (WIN. WELLS)
= 271.28
THEREFORE, THE LANDSCAPED AREA IS 271.28 M²

PROVIDED LANDSCAPING
PROVIDED SOFT LANDSCAPING: 105.28 M² (28.80%)
PROVIDED HARD LANDSCAPING: 166 M²

BYLAW 542.2
SUBSECTION (2)

A MINIMUM OF 1.0 TREES AND 3.0 SHRUBS MUST BE PLANTED FOR EVERY 110 M² OF PARCEL AREA

EQUATION 1: 719.76 M² / 110 M² = 6.54 TREES, 19.63 SHRUBS REQUIRED
PROVIDED: 4 X 2 = 8 NEW TREES , 1 EX. TO REMAIN , 28 NEW SHRUBS

NOTES:

1. ALL SOFT LANDSCAPING TO BE IRRIGATED USING AN UNDERGROUND IRRIGATION SYSTEM
2. ALL SOD TO BE DROUGHT TOLERANT GRASS SPECIES
3. ALL SHRUBS TO BE A MIN. HEIGHT OR SPREAD OF 0.60 METERS AT THE TIME OF PLANTING
4. ALL DECIDOUS TREES TO BE MIN. CALLIPER OF 0.85 METERS
5. ALL CONIFEROUS TREES TO BE MIN. HEIGHT OF 2.0 METERS
6. MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS AND 300MM IN ALL OTHER AREAS
7. ALL PLANT MATERIALS TO BE A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY AND MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION

TREES

LOWER WATER	QTY	SCENTIFIC NAME	COMMON NAME	PLANT SIZE
YES	4	CARAGANA ARBORESCENS	DAKOTA PINNACLE BIRCH	85mm CAL.

DECIDOUS TREES TO BE MIN. CALLIPER OF 0.85 METERS. COUNTS TOWARD 2 TREES AS PER BYLAW 542.2(5)

SHRUBS

LOWER WATER	QTY	REF	SCENTIFIC NAME	COMMON NAME	PLANT SIZE
YES	28	C	RIBES ALPUNUM	APLINE CURRANT	MIN. 600 SPR

EXISTING LANDSCAPING

TREE No.	TYPE (±)	CAL.	CAN. (±)	HT. (±)	LOCATION	DISPOSITION
T1	BUSH	---	6.0	5.0	On Property Line	To Be Removed
T2	DECIDUOUS	0.25	5.0	7.5	In City Property	To Be Removed
T3	BUSH	---	2.0	4.5	In Subject Property	To Be Removed
T4	BUSH	---	2.0	2.0	In Subject Property	To Be Removed
T5	BUSH	---	1.8	1.7	In Subject Property	To Be Removed
T6	CONIFEROUS	0.15	2.0	4.5	In Subject Property	To Be Removed
T7	DECIDUOUS	0.05	1.7	5.0	In Subject Property	To Be Removed
T8	DECIDUOUS	0.25	6.5	6.5	In Subject Property	To Be Removed
T9	DECIDUOUS	0.35	7.5	9.0	In Subject Property	To Be Removed
T10	BUSH	---	2.0	2.5	In Subject Property	To Be Removed
T11	DECIDUOUS	0.30	1.8	2.3	In Subject Property	To Be Removed
T12	BUSH	---	1.5	2.0	In Subject Property	To Be Removed
T13	BUSH	---	1.6	1.7	In Subject Property	To Be Removed
T14	CONIFEROUS	0.50	10.0	18.0	In Adjacent Property	To Remain
T15	BUSH	---	2.8	3.2	In Subject Property	To Be Removed
T16	DECIDUOUS	0.15	9.5	10.0	In Subject Property	To Be Removed
T17	CONIFEROUS	0.30	8.5	16.0	In Adjacent Property	To Remain
T18	DECIDUOUS	0.15	9.5	10.0	In Subject Property	To Be Removed
T19	DECIDUOUS	0.30	8.8	9.0	In Subject Property	To Be Removed
T20	DECIDUOUS	0.65	9.0	10.0	In Subject Property	To Be Removed
T21	DECIDUOUS	0.25	7.0	8.5	In Subject Property	To Be Removed
T22	DECIDUOUS	0.15	5.0	6.5	In Subject Property	To Be Removed
T23	DECIDUOUS	0.20	5.0	7.5	In Subject Property	To Be Removed
T24	DECIDUOUS	0.35	2.5	3.5	In Subject Property	To Be Removed
T25	BUSH	---	1.7	2.5	In Subject Property	To Be Removed
T26	DECIDUOUS	0.04	3.0	6.0	In Subject Property	To Be Removed
T27	DECIDUOUS	0.05	3.5	6.5	In Subject Property	To Be Removed
T28	DECIDUOUS	0.60	8.5	9.0	On Property Line	To Be Removed
T29	DECIDUOUS	0.50	10.5	9.5	In Subject Property	To Be Removed
T30	**DECIDUOUS**	0.08	2.0	3.5	**In Subject Property**	**To Remain**
T31	BUSH	---	1.8	1.4	In City Property	To Remain

2.0M HT. WOOD FENCE
1.5M HT. WOOD FENCE
G GATE ACCESS

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS

DP No	Date Received
DP2026-02383	OCT 13 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

TERMS OF POSSESSION OF THESE DRAWINGS & GENERAL NOTES:

1. TERMS OF POSSESSION OF THESE DRAWINGS & GENERAL NOTES MUST BE READ PRIOR TO REVIEWING THESE DRAWINGS.

2. DO NOT SCALE DRAWINGS.

3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL BUILDING CODE - ALBERTA EDITION.

4. THE MUNICIPAL AUTHORITY, BUILDER, TRADES, ENGINEER (S) OR ANY PROFESSIONAL OR NON PROFESSIONAL IN POSSESSION OF THESE DRAWINGS SHALL REVIEW EACH PAGE IN THEIR ENTIRETY AND REPORT ANY ERRORS OR DISCREPANCIES TO THE DESIGNER PRIOR TO START OF CONSTRUCTION

5. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR DISCREPANCIES THAT ARE NOT REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. THEY ARE THE RESPONSIBILITY OF THE BUILDER.

6. ANY CHANGES DURING CONSTRUCTION SHALL BE REPORTED BY THE BUILDER TO THE DESIGNER PRIOR TO MAKING THAT CHANGE.

7. CONTRACTOR MUST CHECK ALL DRAWINGS PRIOR TO BUILDING PERMIT APPLICATION AND CONSTRUCTION OF PROJECT
8. DRAWINGS MUST BE REVIEWED IN THEIR ENTIRETY

9. ALL BEAM AND POST LOCATIONS TO BE VARIFIED ON SITE DURING CONSTRUCTION

10. THE DESIGNER WILL NOT BE RESPONSIBLE FOR MINOR DRAWING ERRORS AFTER CONSTRUCTION START. ANY ERRORS OR DISCREPANCIES MUST BE COMMUNICATED TO THE DESIGNER PRIOR TO CONSTRUCTION START IF THIS IS NOT COMMUNICATED TO THE DESIGNER THE RESPONSIBILITY OF THESE ERRORS ARE THE CONTRACTORS OR CLIENTS

sk²
DESIGN + BUILD
KISHAN GAJJAR
403-333-8091

ADDRESS:

2715 16 AVE S.W.
CALGARY, AB

DWG. TITLE:

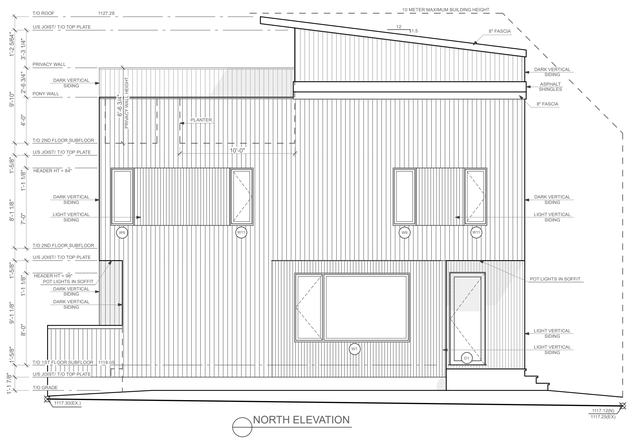
SITE PLAN/ BLOCK PLAN/ LANDSCAPE PLAN/ STREET SCAPE

SCALE: 1:100

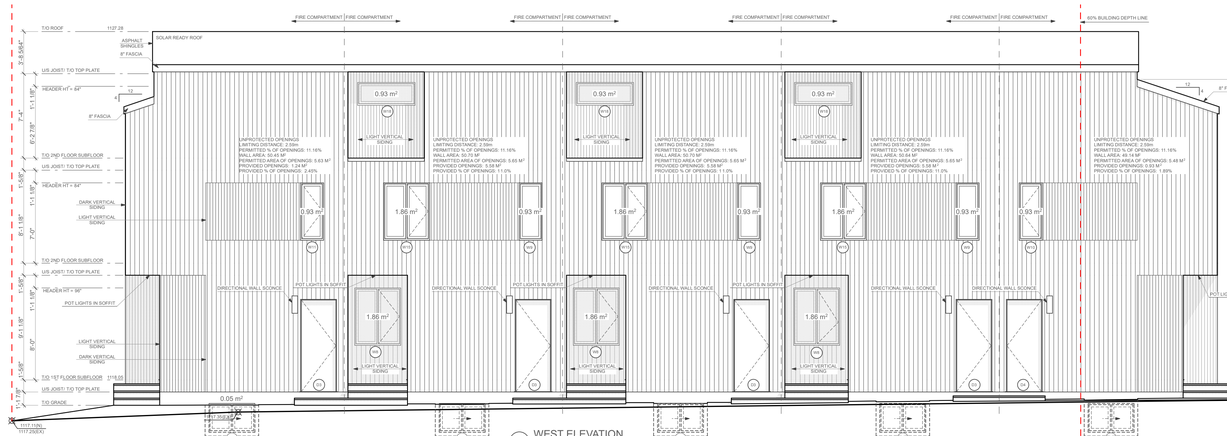
DATE: OCT 2, 2026

DRAWN BY: A.D.

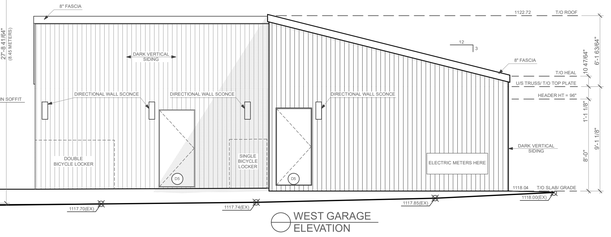
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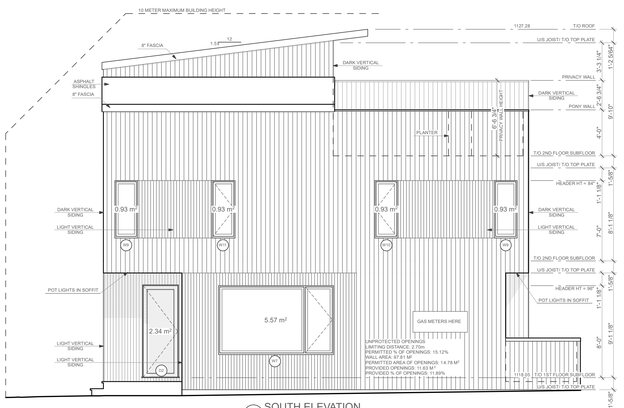
NORTH ELEVATION



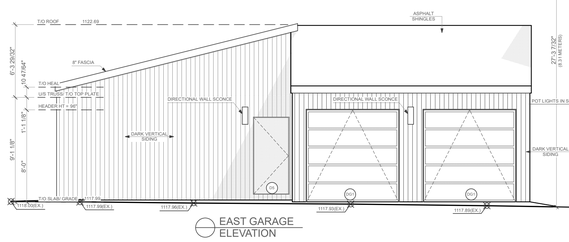
WEST ELEVATION



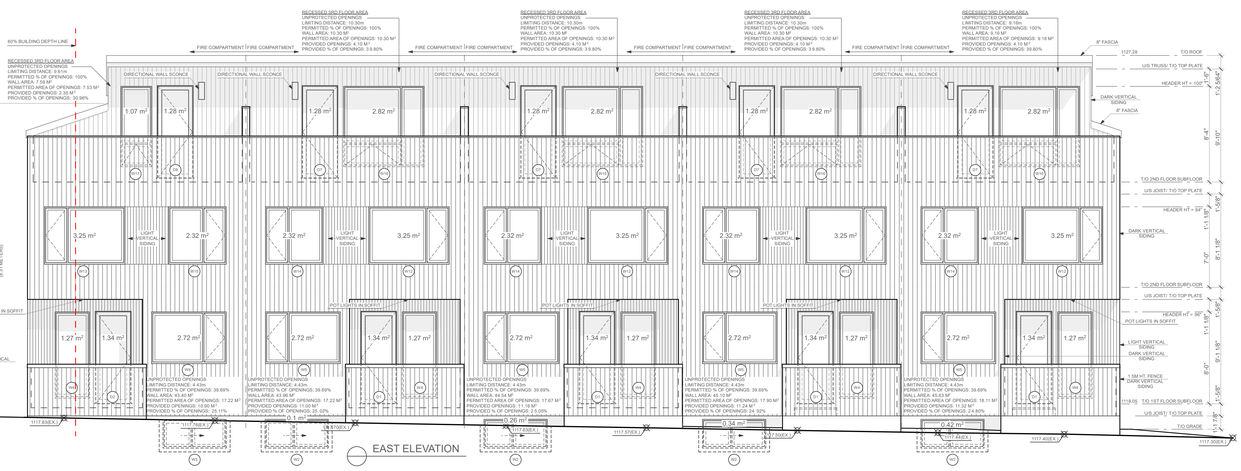
WEST GARAGE ELEVATION



SOUTH ELEVATION



EAST GARAGE ELEVATION



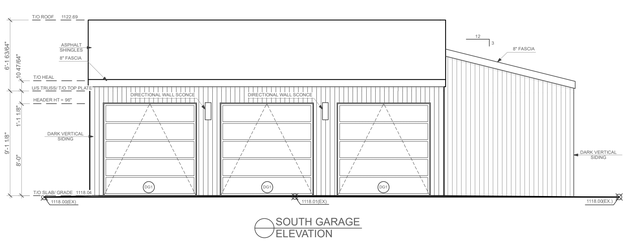
EAST ELEVATION

AMENDED DRAWINGS

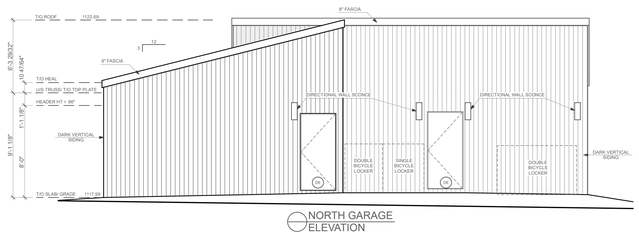
DP No	Date Received
DP2026-02383	OCT 13 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

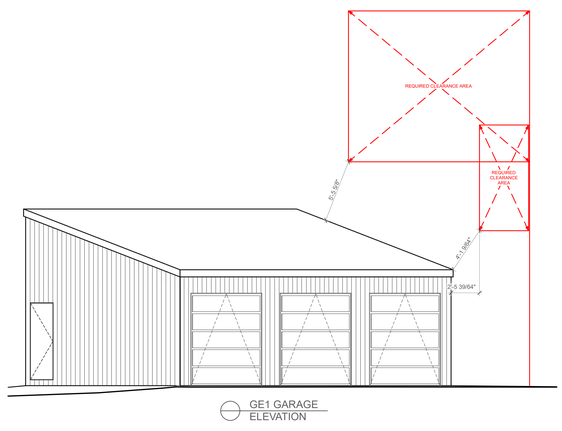
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



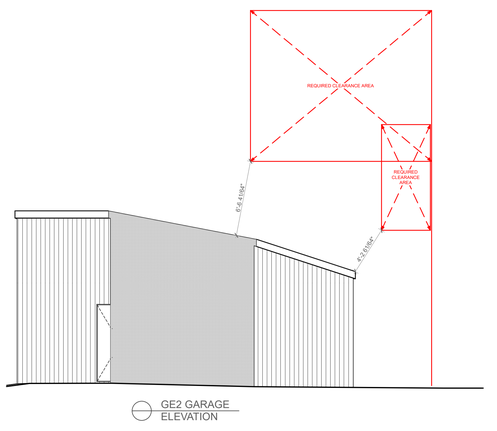
SOUTH GARAGE ELEVATION



NORTH GARAGE ELEVATION



GE1 GARAGE ELEVATION



GE2 GARAGE ELEVATION

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DWG. TITLE:	ELEVATIONS
SCALE:	3/16" = 1'-0"
DATE:	OCT 2, 2026
DRAWN BY:	A.D.
REVISIONS:	
SHEET NO.:	2
ADDRESS:	2715 16 AVE S.W. CALGARY, AB

sk²
DESIGN + BUILD
KISHAN GAJJAR
403-333-8091