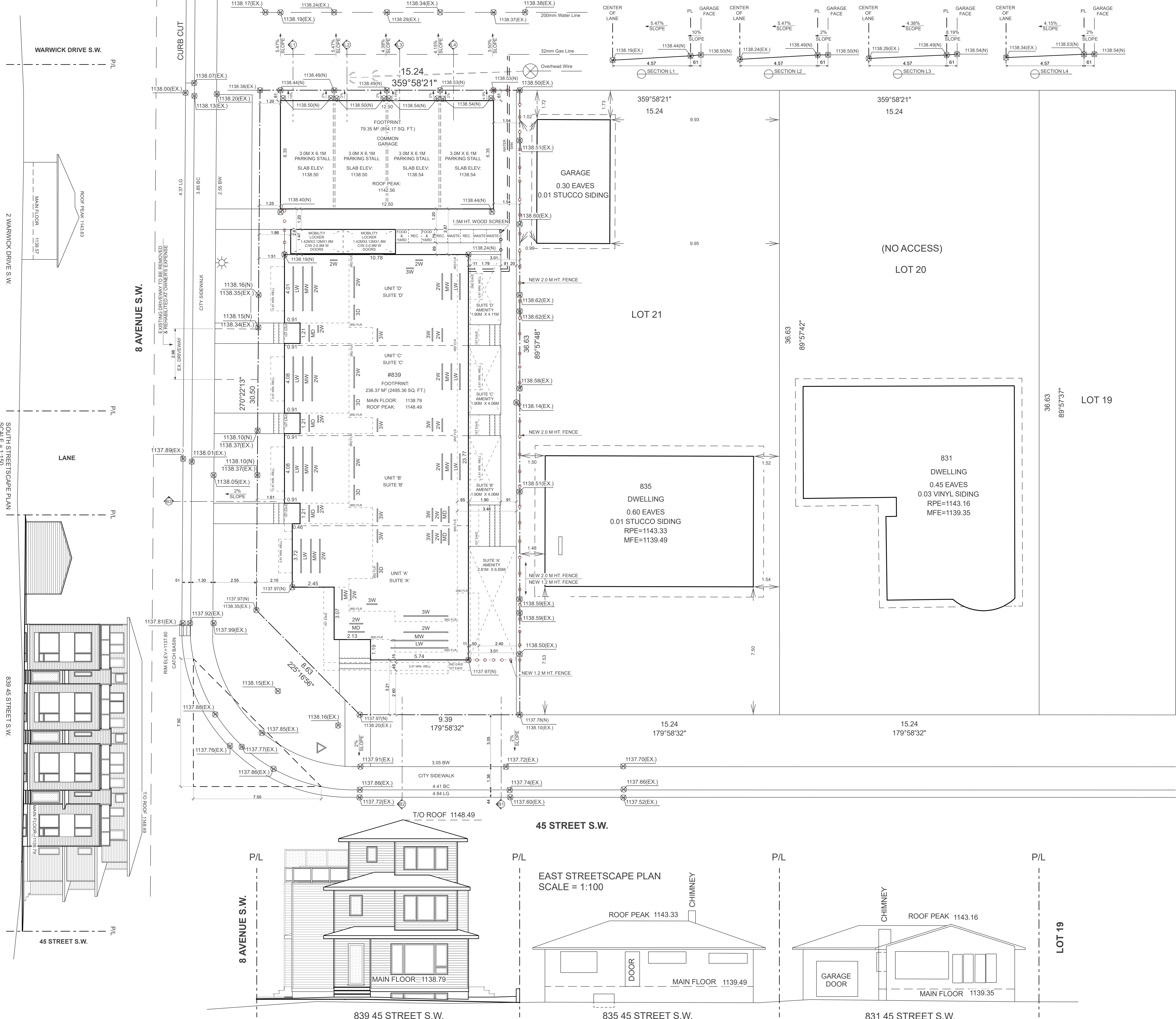


SITE PLAN/ BLOCK PLAN

SCALE: 1:100

AREA CALCULATIONS

UNIT 'A'
BASEMENT: 678 SQ. FT.
MAIN FLOOR: 735 SQ. FT.
2nd FLOOR: 677 SQ. FT.
3rd FLOOR: 321 SQ. FT.
TOTAL: 2411 SQ. FT.

UNIT 'B'
BASEMENT: 574 SQ. FT.
MAIN FLOOR: 600 SQ. FT.
2nd FLOOR: 601 SQ. FT.
3rd FLOOR: 349 SQ. FT.
TOTAL: 2124 SQ. FT.

UNIT 'C'
BASEMENT: 574 SQ. FT.
MAIN FLOOR: 601 SQ. FT.
2nd FLOOR: 601 SQ. FT.
3rd FLOOR: 348 SQ. FT.
TOTAL: 2124 SQ. FT.

UNIT 'D'
BASEMENT: 558 SQ. FT.
MAIN FLOOR: 607 SQ. FT.
2nd FLOOR: 651 SQ. FT.
3rd FLOOR: 350 SQ. FT.
TOTAL: 2166 SQ. FT.

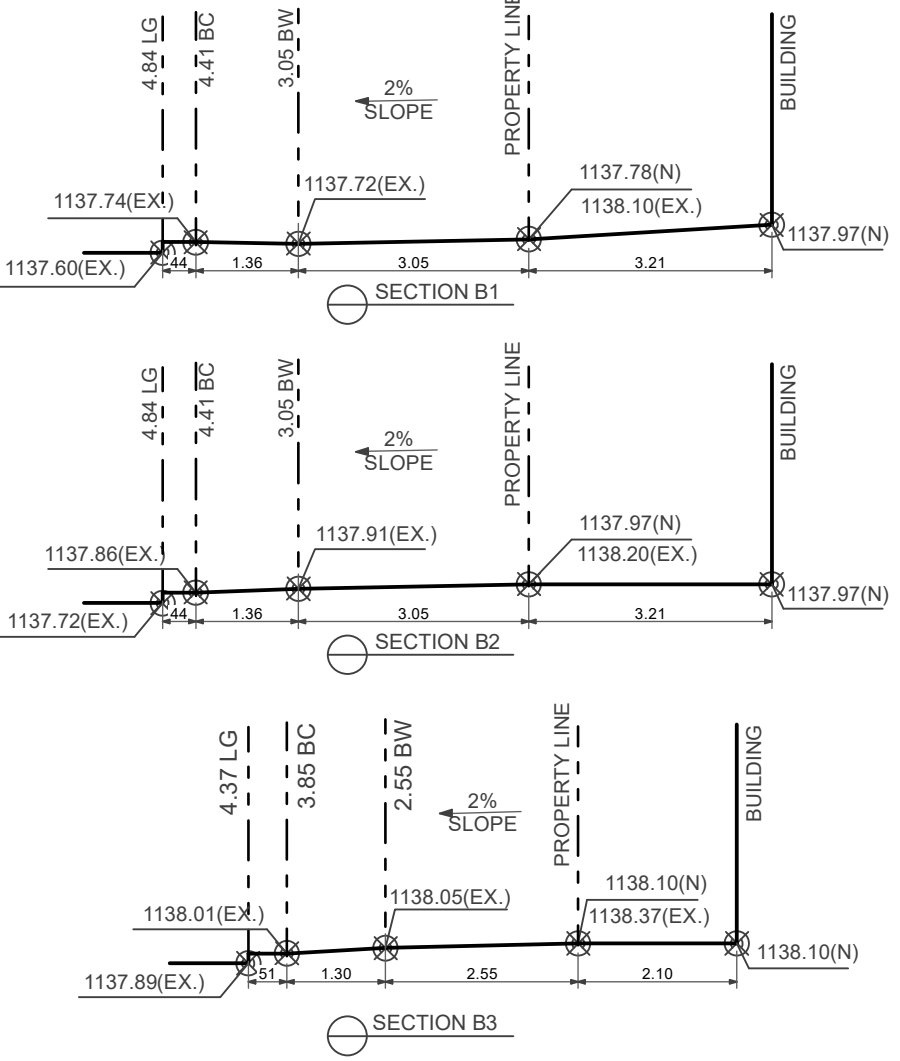
TOTAL DEVELOPED: 8825 SQ. FT.
TOTAL DEVELOPED ABOVE GRADE: 6441 SQ. FT.

GARAGE FOOTPRINT: 79.35 M²
STORAGE LOCKERS: 8.74 M²
MAIN FOOTPRINT: 236.37 M²

TOTAL FOOTPRINT: 324.46 M²
LOT AREA: 543.85 M²
PERCENT COVERAGE: 59.66% (PERMITTED 60%)

MUNICIPAL ADDRESS: 839 45 ST SW
LEGAL SITE DESCRIPTION: 2768 HH; 23; 22

IRRIGATION SYSTEM
ALL SOD, TREES, AND SHRUBS ARE TO BE IRRIGATED
BY AN UNDERGROUND IRRIGATION SYSTEM



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 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.

PROJECT:

MARCEL
DESIGN STUDIO LTD.

OFFICE: 403.880.6065

ADDRESS:

839 45TH ST SW
CALGARY, AB

DP:

REVISIONS:

DWG. TITLE:

SITE PLAN/ BLOCK PLAN/
STREET SCAPE

SCALE: AS PER
DRAWING

DATE: MAY 25, 2026

DRAWN BY: A.D.

SHEET NO.: 1

