

SITE STUDY



SITE STUDY FOR CONCEPTUAL PURPOSED ONLY, NOT INTENDED TO SERVE AS A LEGAL SURVEY
SEE PAGE 3 FOR SITE PLAN



ADDRESS

2627 LAUREL CRESCENT SW
LAKEVIEW COMMUNITY
CALGARY, ALBERTA

BY-LAW SUMMARY

LOT 7 BLOCK 9
PLAN 377 JK
R-CG LAND USE DESIGNATION

SETBACKS

FRONT YARD: 3.0 M (9'-10")
REAR YARD: 1.2 M (3'-11")
INSIDE SIDE YARD: 1.2 M (3'-11")
CORNER LOT SIDE YARD: 1.2 M (3'-11")

LOT COVERAGE

MAXIMUM ALLOWABLE - 45.0%
DWELLING INCLUDING REAR DECKS & GARAGE - 34.6%

HEIGHT:

MAX BLDG HEIGHT: 9.0 M (29'-6")
DEFINITION: MAXIMUM OVERALL BUILDING HEIGHT
TO THE RIDGE LINE AS MEASURED FROM EXISTING
GRADE

EXISTING LIVING AREAS (SPLIT-LEVEL)

LOWER BASEMENT - 548 SQ. FT.
UPPER BASEMENT - 438 SQ. FT.
MAIN FLOOR - 548 SQ. FT.
UPPER FLOOR - 438 SQ. FT.
GARAGE - 435 SQ. FT.
REAR DECK 1 - 295 SQ. FT.
REAR DECK 2 - 237 SQ. FT.

PROPOSED ADDITION AREAS

REAR DECK 1 ROOF EXTENSION - 336 SQ. FT.
MAIN FLOOR LIVING ROOM - 305 SQ. FT.

LIVING AREA CHANGES W/ ADDITIONS

MAIN FLOOR - 853 SQ. FT.
REAR DECK 1 W/ ROOF - 336 SQ. FT.

OVERALL DIMENSIONS

*AT WIDEST POINT
WIDTH - 38'-2"
DEPTH - 58'-2"



Date:
6/29/2026

EVERY NOTATION
FOLLOWED BY "N.I.C."
INDICATES THAT THE ITEM
IS "NOT INCLUDED IN
CONTRACT"

PURCHASE
AGREEMENT
TBD

Sales & Design Consultant
**MARK
TAYLOR**

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cell: 403-554-5592
facsimile: 403-247-1385
toll free: 1-888-291-7040
email: mtaylor@timberidge-homes.com
www.timberidge-homes.com

CUSTOMER:
**COMPTON
ADDITION**



CURRENT EXISTING FRONT OF HOUSE



CURRENT EXISTING FRONT OF HOUSE



CURRENT EXISTING REAR OF HOUSE



CURRENT EXISTING REAR OF HOUSE

CUSTOMER: COMPTON ADDITION	
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Sales & Design Consultant	MARK TAYLOR
Date: 6/29/2026	
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PURCHASE AGREEMENT TBD	
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REAR LANE

LAUREL CRESCENT SW

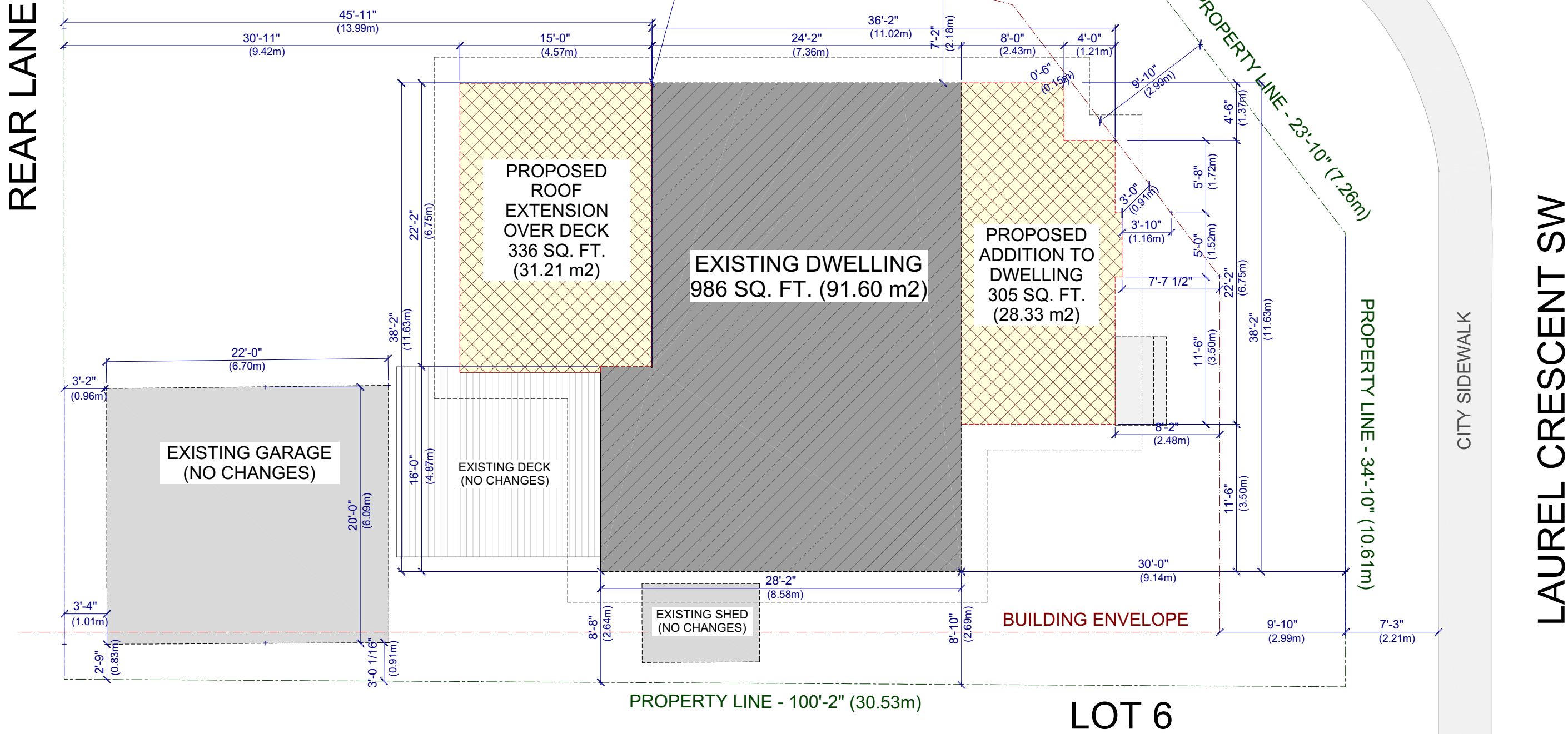
SITE PLAN
SCALE: 1.0 cm = 1.0 m

COVERAGES

MAIN DWELLING + ADDITION - 1291 SQ. FT. (119.93m)
REAR DECK 1 + ROOF EXTENSION - 336 SQ. FT. (31.21m)
EXISTING GARAGE - 435 SQ. FT. (40.41m)
REAR DECK 2 - 237 SQ. FT. (22.01m)
TOTAL - 2299 SQ. FT. (213.58m)

LOT SIZE - 6260 SQ. FT. (581.57m)
COVERAGE -36.7
MAX ALLOWABLE COVERAGE - 45%

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FRONT ADDITION

SUMMARY: ADDING ON TO THE FRONT OF THE HOUSE TO INCREASE MAIN FLOOR SIZE
- HOUSE EXTERIOR TO BE RE-SIDED

EXTERIOR MATERIALS

- ROOF - ASPHALT SHINGLES - BLACK/GREY COLOR
- FASCIA - METAL WRAPPED - BLACK COLOR
- SOFFITS - ALUMINUM VENTED - BLACK COLOR
- FRONT ADDITION SIDING - MANUFACTURED WOOD SHINGLES - NATURAL WOOD TONE COLOR
- FRONT MAIN HOUSE SIDING - FIBER CEMENT BOARD & BATTEN - DARK OLIVE GREEN COLOR
- SIDES/BACK/GARAGE SIDING - FIBER CEMENT LAP BOARD - DARK OLIVE GREEN COLOR
- CORNER TRIMS - FIBER CEMENT - COLOR TO MATCH SIDING
- WINDOWS - WHITE TRI-PANE WINDOWS (REFER TO WINDOW SCHED. FOR OPENING STYLE)
- DOOR - FIBERGLASS W/ TOP LITE - STAINED NATURAL WOOD TONE
- FIREPLACE - NATURAL BRICK WITH BLACK METAL CAPPING

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REAR ADDITION

SUMMARY: EXTENDING THE ROOF OF THE MAIN HOUSE OUT OVER A REBUILT DECK

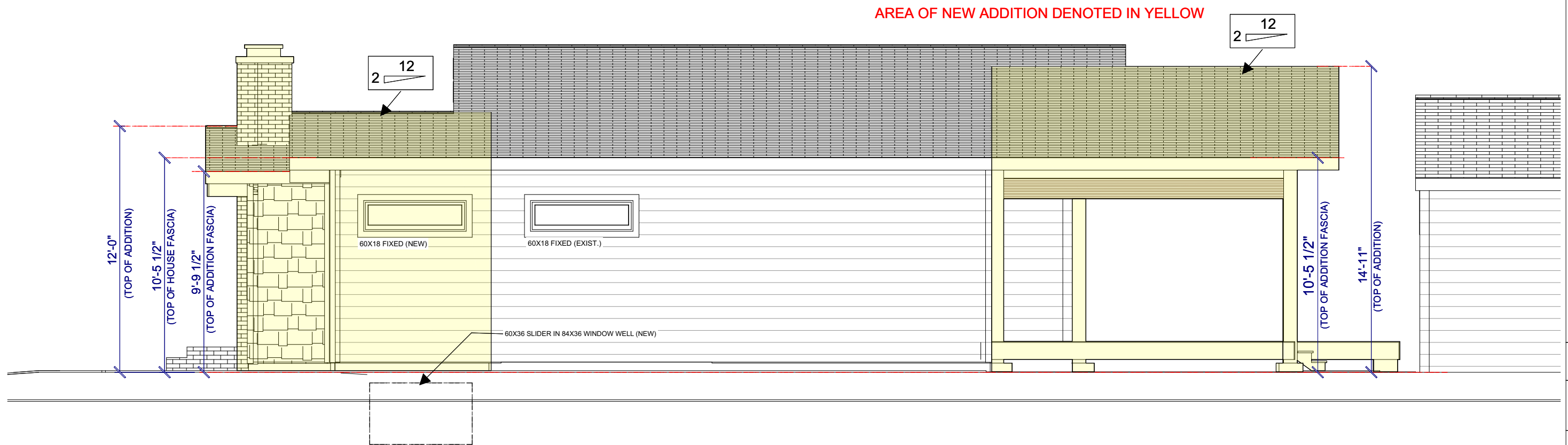
- HOUSE EXTERIOR TO BE RE-SIDED

- EXTERIOR MATERIALS**
- ROOF - ASPHALT SHINGLES - BLACK/GREY COLOR
 - ROOF BEAMS - GLU-LAM OR WRAPPED LVL (TBD) - NATURAL WOOD COLOR
 - FASCIA - METAL WRAPPED - BLACK COLOR
 - SOFFITS (AT EDGES) - ALUMINUM VENTED - BLACK COLOR
 - SOFFITS (INTERIOR OF ROOF EXT.) - NATURAL PINE - STAINED NATURAL TONE
 - SIDES/BACK/GARAGE SIDING - FIBER CEMENT LAP BOARD - DARK OLIVE GREEN COLOR
 - CORNER TRIMS - FIBER CEMENT - COLOR TO MATCH SIDING
 - WINDOWS - WHITE TRI-PANE WINDOWS (REFER TO WINDOW SCHED. FOR OPENING STYLE)
 - SLIDING DOOR - 2-PANEL, WHITE, 60" TRI-PANE DOOR
 - SWING DOOR - EXISTING
 - DECK POSTS - 8X8 NATURAL TIMBER
 - DECK - 6" CEDAR PLANKS W/ PRESSURE TREATED JOISTS/FRAMING

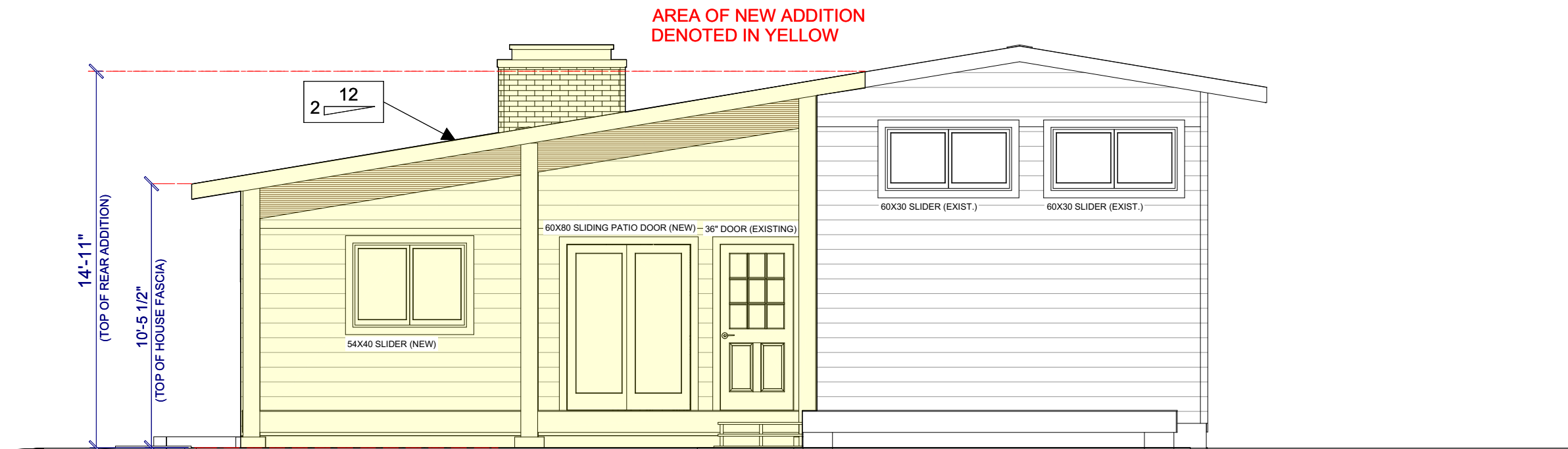
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MARK TAYLOR		Timber Ridge HOMES	
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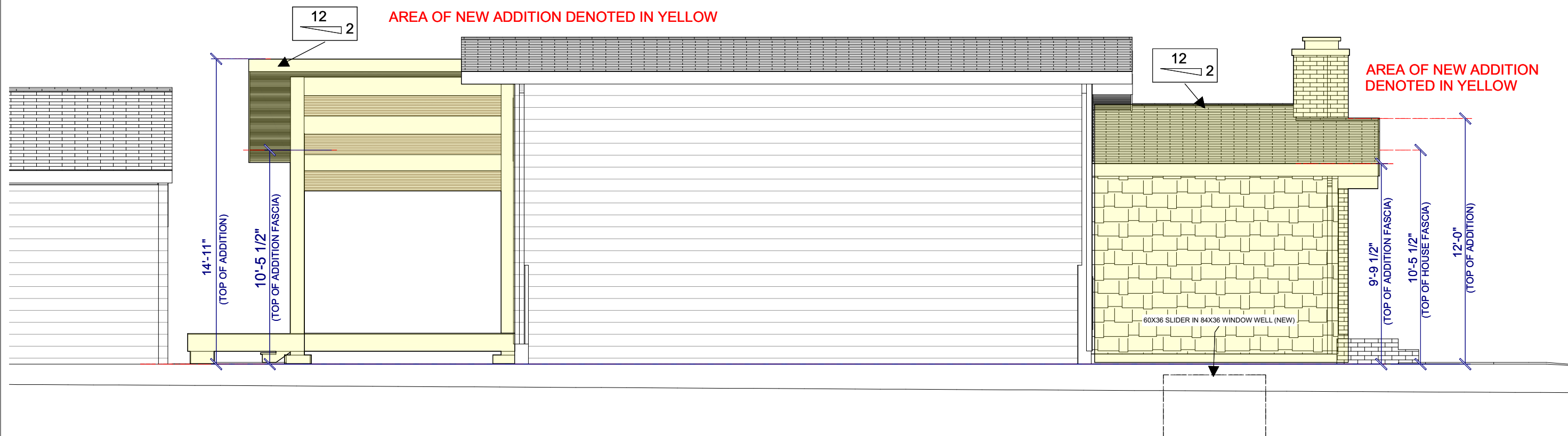
FRONT ELEVATION (MAIN STREET)



RIGHT SIDE ELEVATION (SIDE STREET)



REAR ELEVATION



LEFT SIDE ELEVATION

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		TIMBER RIDGE HOMES Suite 220, 308 - 11th Avenue SE Calgary, Alberta Canada	
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