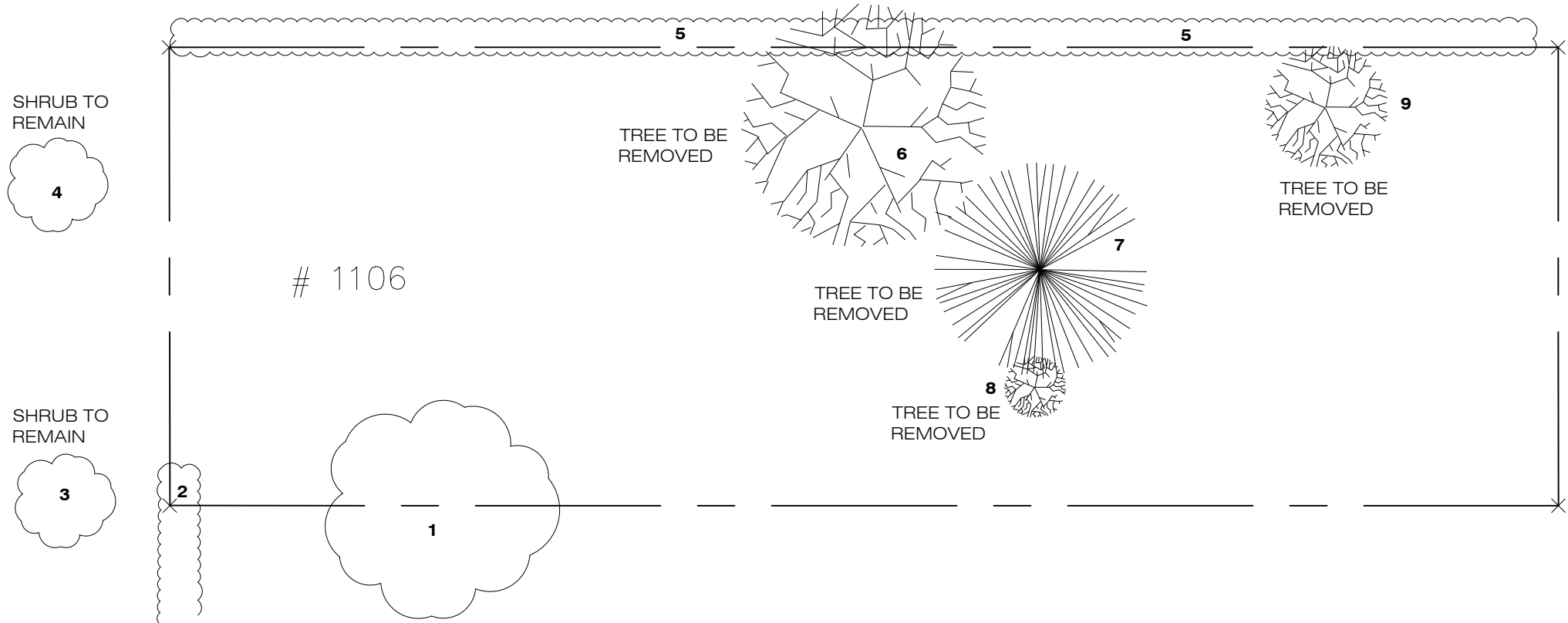
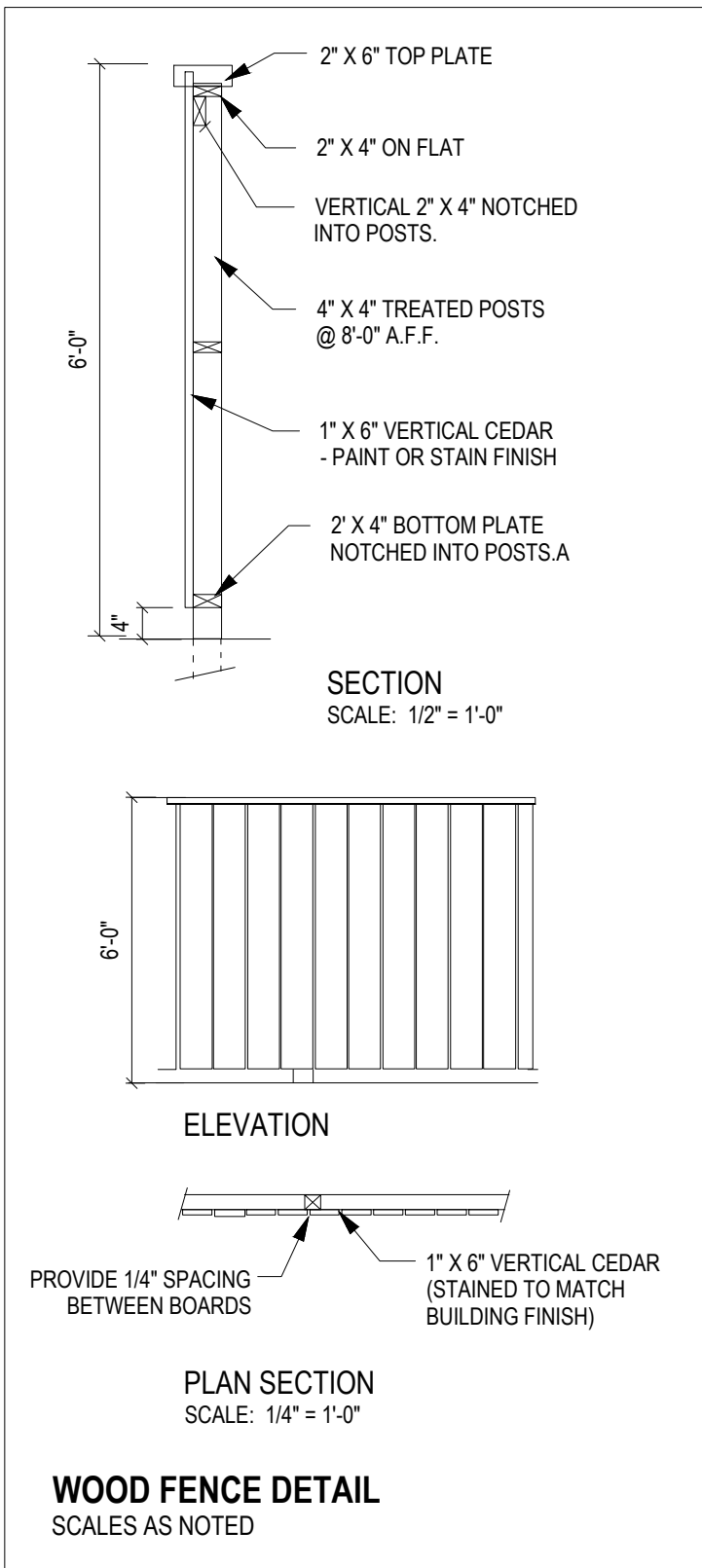


9 STREET S.E.



EXISTING TREE SCHEDULE

TREE NO.	TREE TYPE	TRUNK DIA.	CANOPY DIA.	HEIGHT	LOCATION	DISPOSITION
1	BUSH	---	7.00	1.40	IN NEIGHBOURS PROPERTY	?
2	BUSH	---	1.00	2.00	IN NEIGHBOURS PROPERTY	?
3	BUSH	---	3.00	3.00	IN CITY PROPERTY	TO STAY
4	BUSH	---	3.00	3.00	IN CITY PROPERTY	TO STAY
5	BUSH	---	1.00	2.00	IN NEIGHBOURS PROPERTY	?
6	DECIDUOUS	0.65	8.00	9.00	IN SUBJECT PROPERTY	TO BE REMOVED
7	CONIFEROUS	0.60	7.00	12.00	IN SUBJECT PROPERTY	TO BE REMOVED
8	DECIDUOUS	0.38	2.00	4.00	IN SUBJECT PROPERTY	TO BE REMOVED
9	DECIDUOUS	0.40	4.00	6.00	IN SUBJECT PROPERTY	TO BE REMOVED



SITE PLAN LEGEND

- CONCRETE (NATURAL/BROOM FINISH)
- SOD/GRASS *LOW WATER IRRIGATION SYSTEM
- CEDAR CHIP BARK MULCH
- WALL-MOUNTED LIGHTING
- BOLLARD LIGHTING
- SURVEYOR'S GRADE
- EXTRAPOLATED S.G.
- PROPOSED ELEVATION
- DWELLING ENTRANCE
- 240L CARTS
- RECYCLING CART
- WASTE CART
- ORGANIC CART

PLANTING SCHEDULE

KEY	ITEM	QTY.	SIZE
TREES	MAYDAY Prunus padus	2	2.0 m HT
	AMUR MAPLE Acer ginnala	1	85 mm CAL
	BLUE DWARF SPRUCE Picea pungens	4	600 mm HT/SPREAD
SHRUBS	FALSE SPIREA Sorbaria sorbifolia	5	600 mm HT/SPREAD
	BEARBERRY Arctostaphylos uva-ursi	6	600 mm HT/SPREAD
	MUGO PINE Pinus mugo	8	600 mm HT/SPREAD

SITE INFORMATION

LEGAL DESCRIPTION : PLAN A2 BLOCK 19 LOT 25 AND THE SOUTH HALF OF LOT 26

MUNICIPAL ADDRESS : 1106 9 STREET S.E. CALGARY

LAND-USE : R-CG - RESIDENTIAL - GRADE-ORIENTED INFILL DISTRICT

PARCEL AREA : 690.82 m² (0.069 Ha)

PARCEL COVERAGE : 363.52 m² (52.62%)

LANDSCAPE INFORMATION

LANDSCAPE AREA PROVIDED:

HARDSCAPE (CONCRETE, GRAVEL, PAVERS) : 170.12 m²

SOFTSCAPE (SOD/GRASS, MULCH) : 114.24 m²

TOTAL : 284.36 m² (41.16% SITE AREA)

PARKING CALCULATION

REQUIREMENTS :

0.5 MOTOR VEHICLE PARKING STALLS PER UNIT/ SUITE : 0.5 x 8 = 4 STALLS

0.5 MOBILITY STORAGE LOCKER PER UNIT/ SUITE W/O A MOTOR VEHICLE PARKING STALL : 0.5 x 4 = 2 LOCKERS

1.0 CLASS-1 BICYCLE STALL PER UNIT/ SUITE W/O A MOTOR VEHICLE PARKING STALL IN A PRIVATE GARAGE OR MOBILITY STORAGE LOCKER : 1.0 x 4 = 4 STALLS

PROPOSED :

4 MOTOR VEHICLE PARKING STALLS IN PRIVATE GARAGE

0 MOBILITY STORAGE LOCKERS

8 CLASS-1 BICYCLE STALLS

PLANTING REQUIRED

REQUIREMENTS :

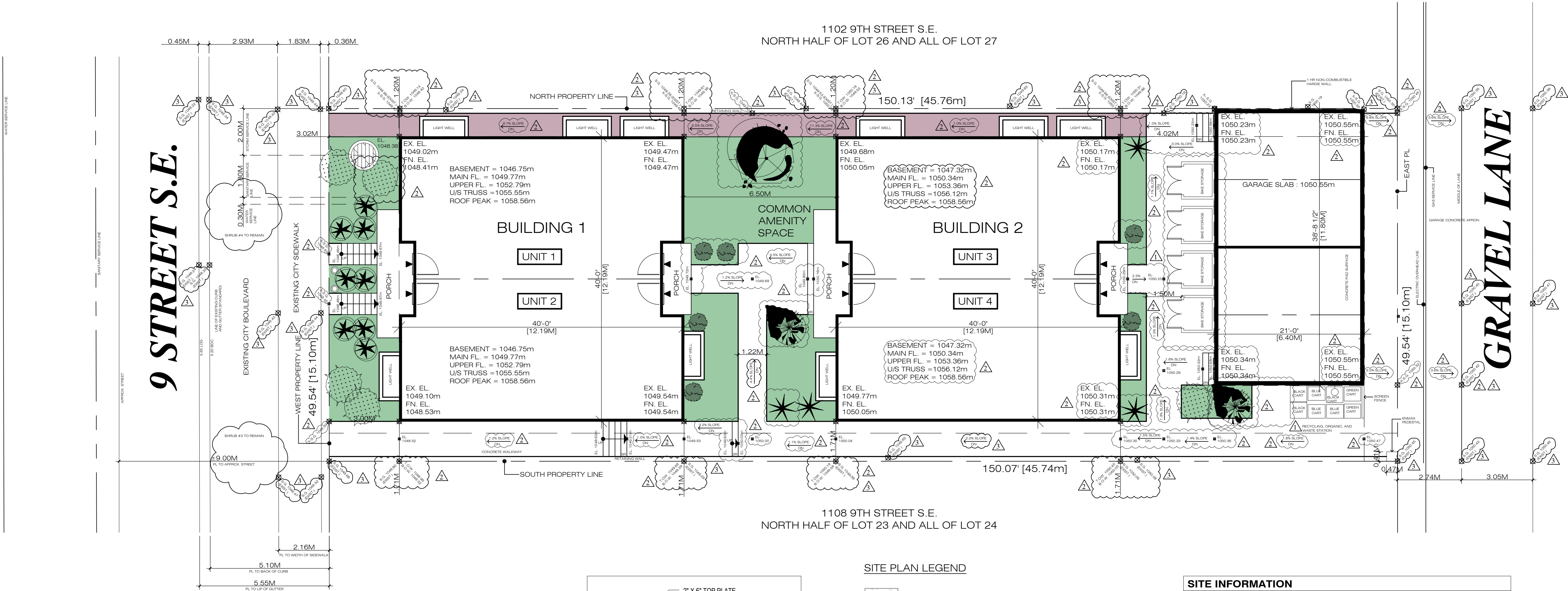
MINIMUM 1 TREE AND 3 SHRUBS FOR EACH 110 m² OF SITE AREA :

690.82 m² / 110 m² = 6.28 (7 TREES AND 19 SHRUBS)

PROPOSED :

7 TREES AND 19 SHRUBS

9 STREET S.E.



PINACLE DESIGN
Design Associates Ltd.
PO Box 77028 Kalgary, RPO Vancouver, BC V5V 5E7 778.706.3238

CONSULTANT

PROJECT DESCRIPTION :
PROPOSED 2
DUPLEXES ON
1106 9TH STREET,
S.E. CALGARY, AB

SHEET TITLE :
SITE PLAN

DATE: SEPTEMBER 12, 2025

DRAWN BY: MG / NC

SCALE: 1/8" = 1'-0"

CHECKED BY:

DESIGNED BY: MT

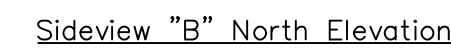
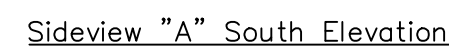
THESE PLANS CONFORM TO THE
2023 NATIONAL BUILDING CODE
2023 ALBERTA EDITION

PROJECT NO.

PD.499

SHEET NO.

A1

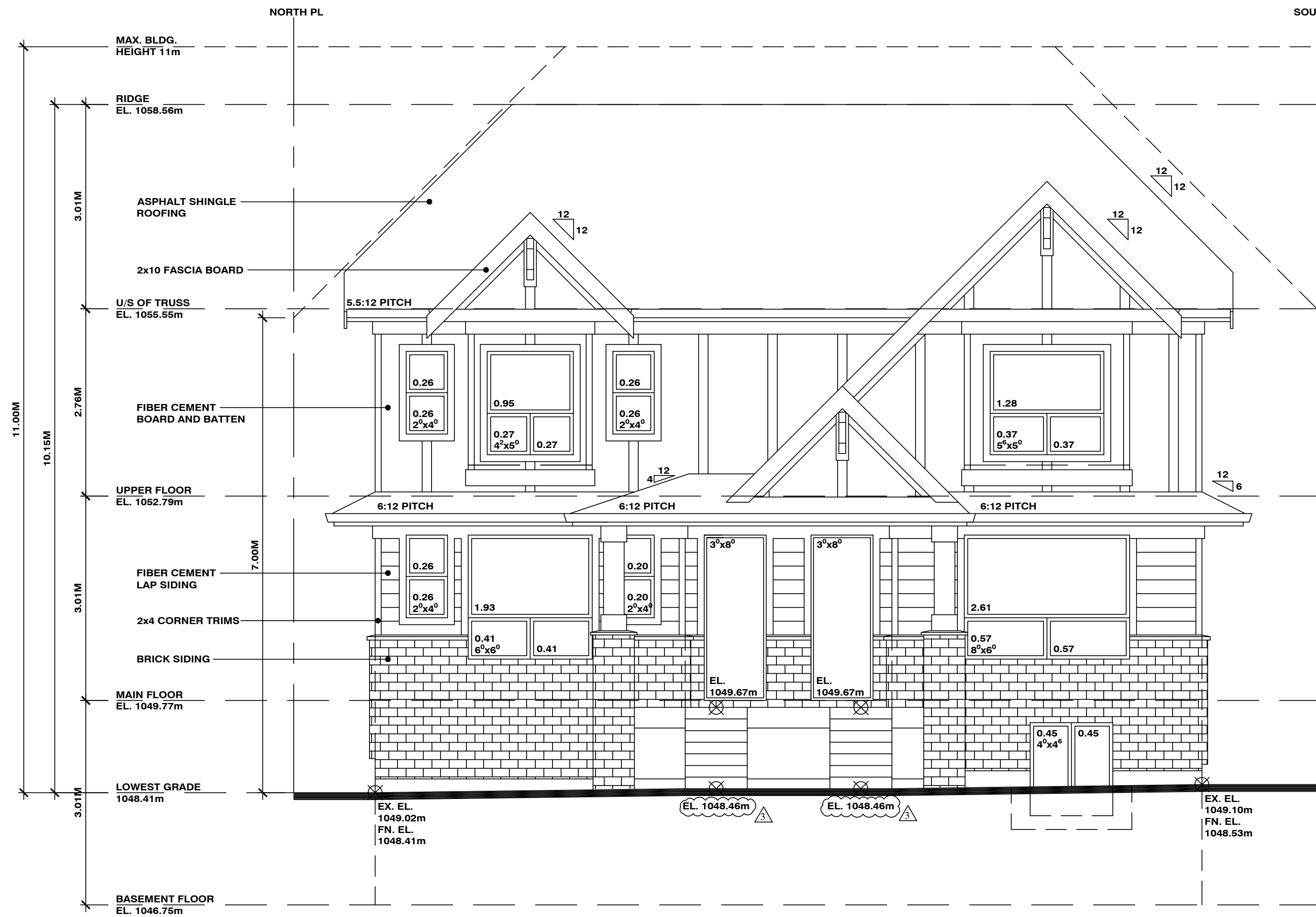
CONSULTANT

SHEET TITLE :
BLOCK PLAN,
STREETSCAPE

**THESE PLANS CONFORM TO THE
2023 NATIONAL BUILDING CODE
2023 ALBERTA EDITION**

PROJECT NO. PD.499	SHEET A
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WEST (STREET) ELEVATION

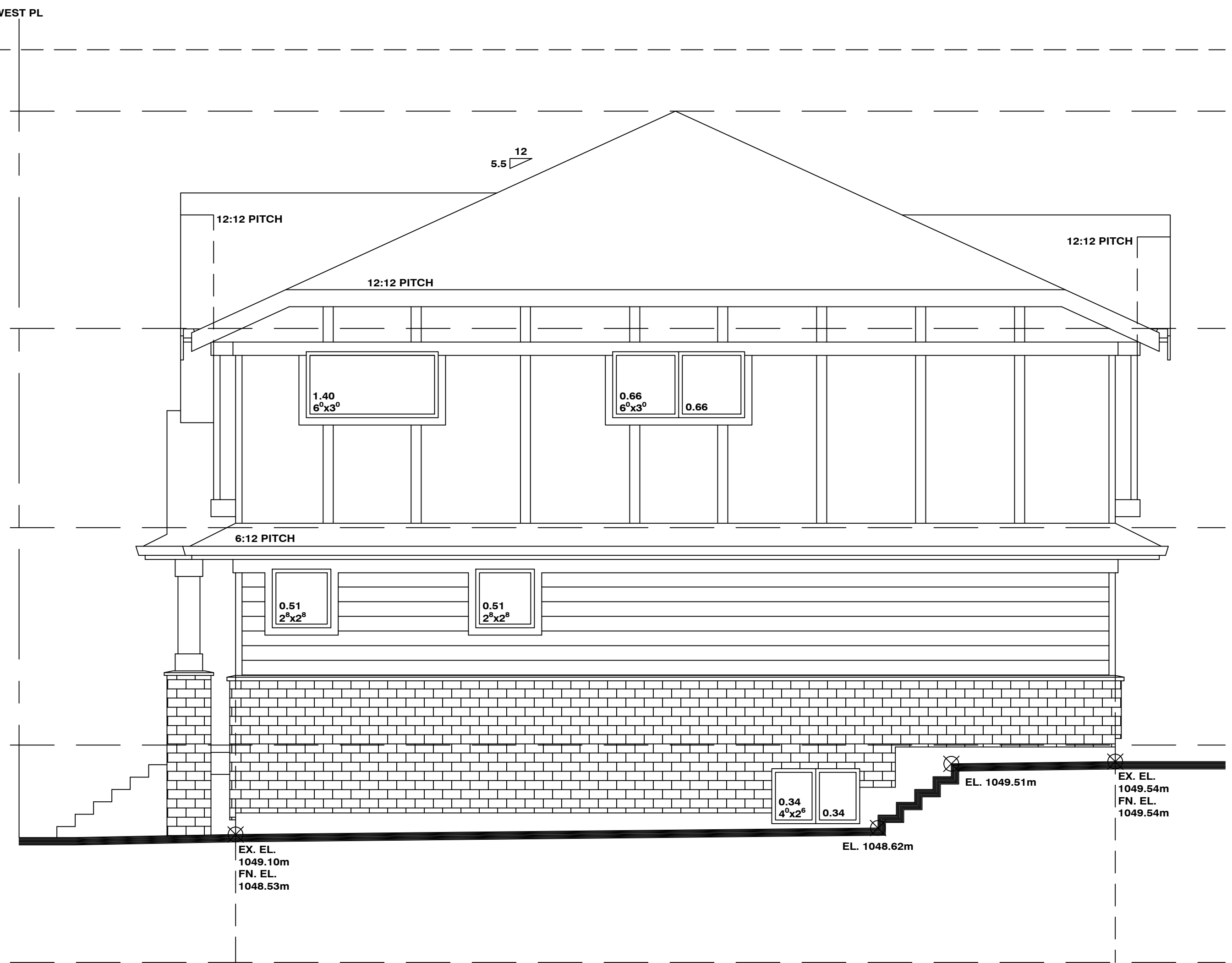
EXPOSED BUILDING FACE

LIMITING DISTANCE : 3.00m

EXPOSING BUILDING FACE : 86.27m²

MAXIMUM ALLOWABLE OPENING @ 15.03% (12.97m²)

ACTUAL OPENING @ 14.93% : 12.86m²



SOUTH ELEVATION

EXPOSED BUILDING FACE

LIMITING DISTANCE : 1.71m

EXPOSING BUILDING FACE : 82.32m²

MAXIMUM ALLOWABLE OPENING @ 8.56% (7.05m²)

ACTUAL OPENING @ 5.45% : 4.49m²

PINACLE DESIGN
Design Associates Ltd.
PO Box 77025 Kugawag Knight RPO Vancouver, B.C. V5V 5E7 778.706.1238

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	MAY 14/25	ISSUED FOR DEVELOPMENT PERMIT APPLICATION			
2	JUN 12/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION			
3	JUN 17/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION			
4	SEPT 12/25	ISSUED FOR DEVELOPMENT PERMIT APPLICATION			
5	OCT 07/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION			

CONSULTANT

PROJECT DESCRIPTION :
**PROPOSED 2
DUPLEXES ON
1106 9TH STREET,
S.E. CALGARY, AB**

SHEET TITLE :
**BUILDING 1
WEST ELEVATION,
SOUTH ELEVATION**

DATE: SEPTEMBER 12, 2025

DRAWN BY: MT / MG / NC

SCALE: 1/4" = 1'-0"

CHECKED BY:

DESIGNED BY: MT

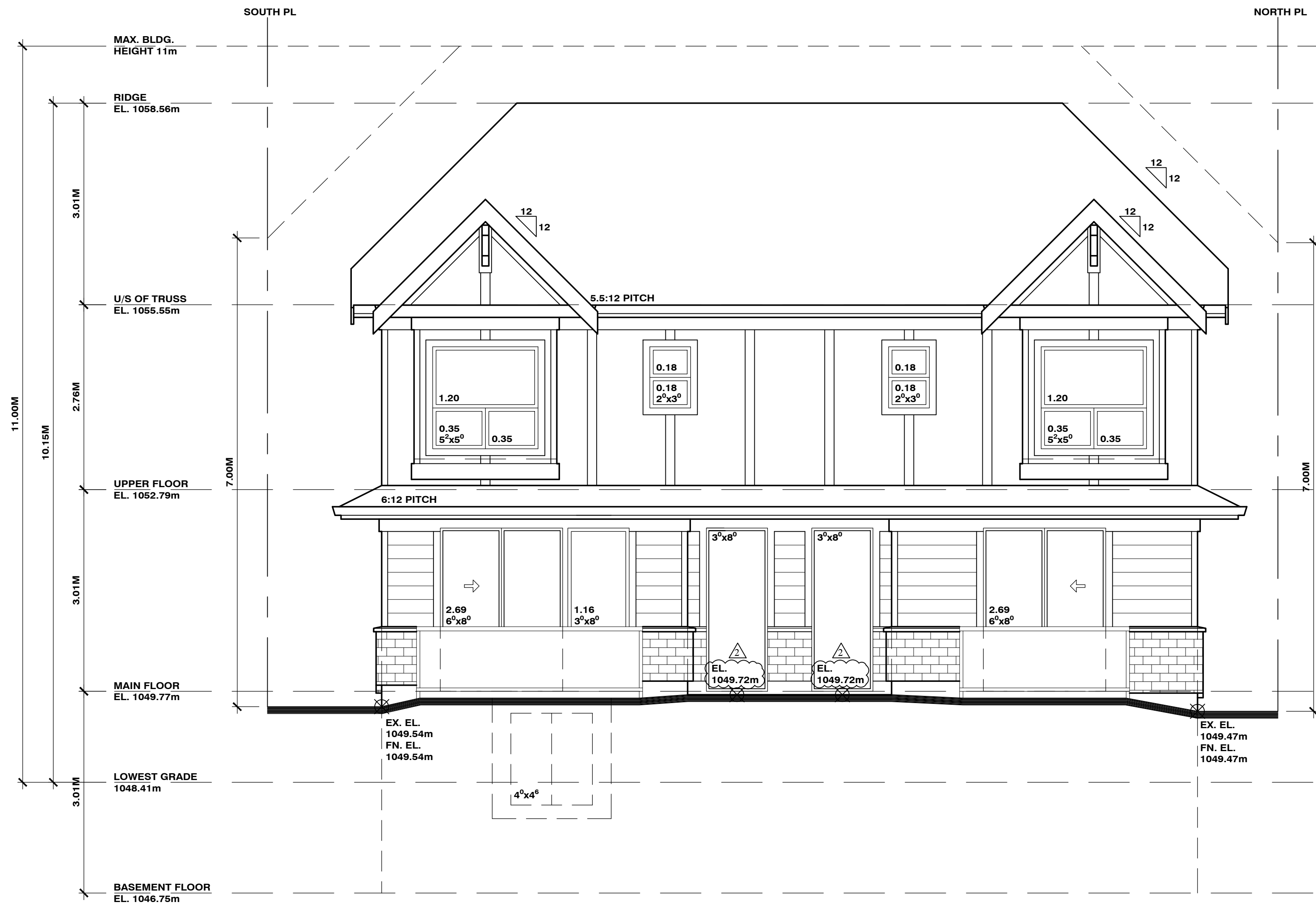
THESE PLANS CONFORM TO THE
2023 NATIONAL BUILDING CODE
2023 ALBERTA EDITION

PROJECT NO.

PD.499

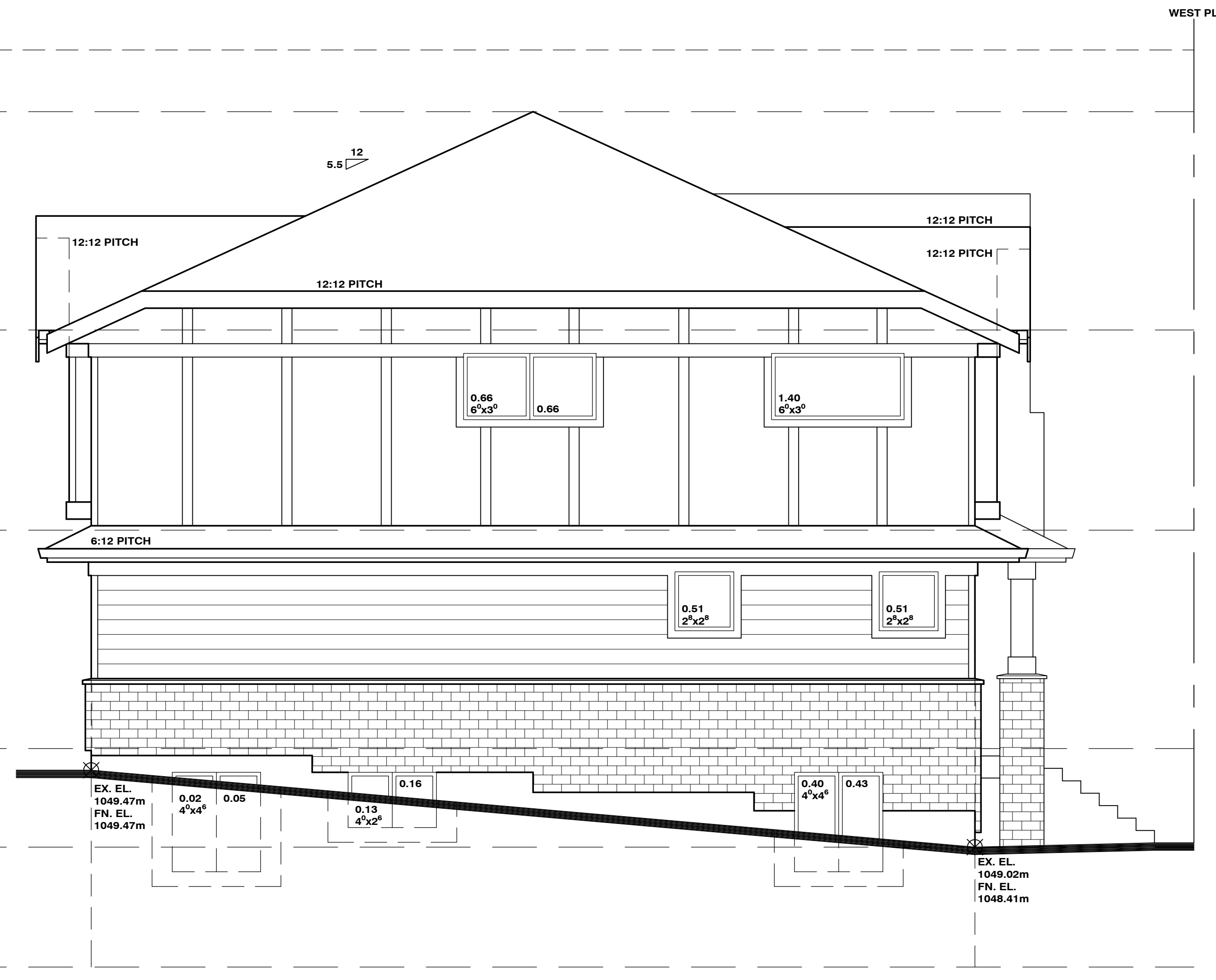
SHEET NO.

A5



EAST ELEVATION

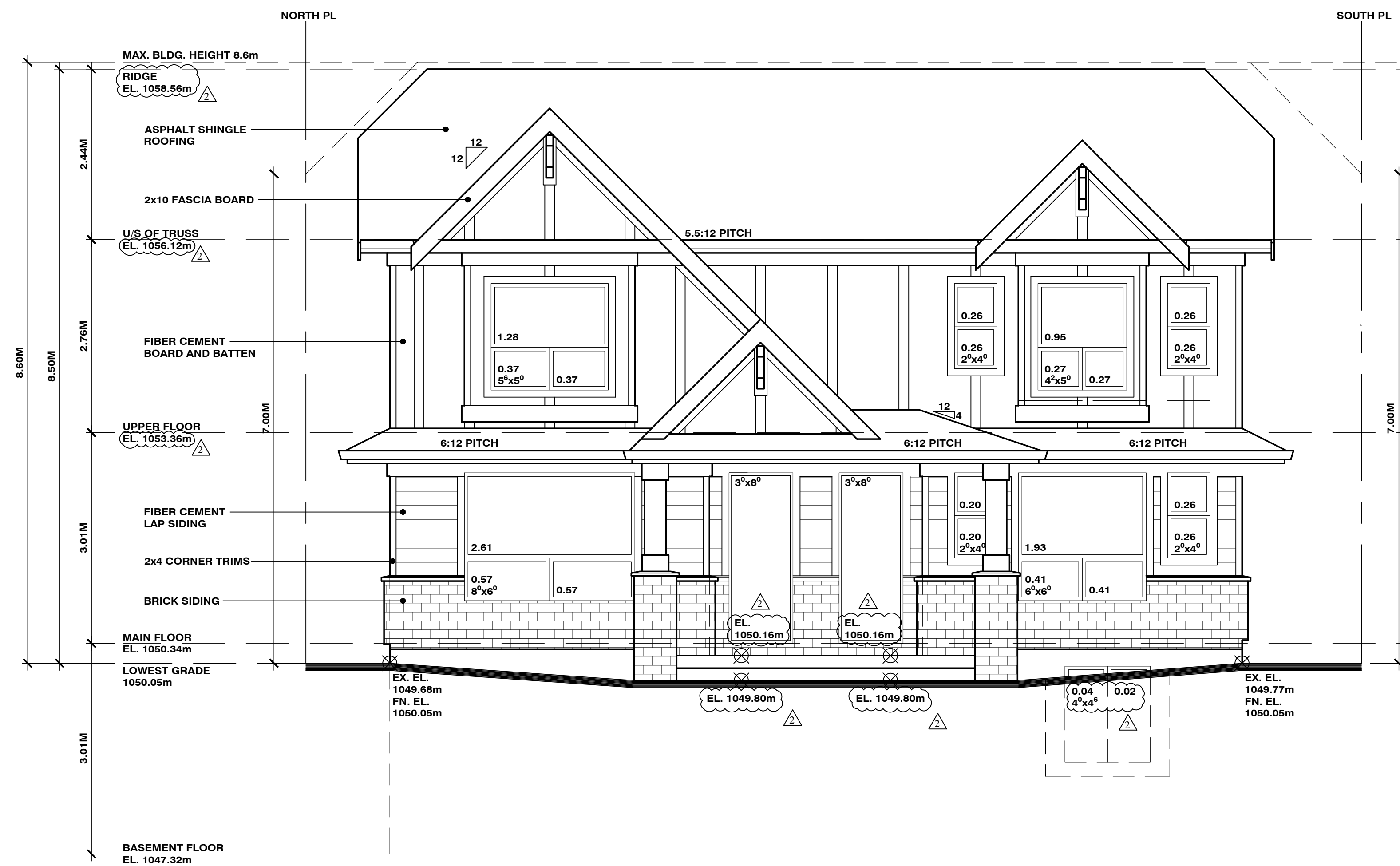
EXPOSED BUILDING FACE
LIMITING DISTANCE : 3.25m
EXPOSING BUILDING FACE : 73.56m²
MAXIMUM ALLOWABLE OPENING @ 18.14% (13.34m²)
ACTUAL OPENING @ 15.03% : 11.06m²



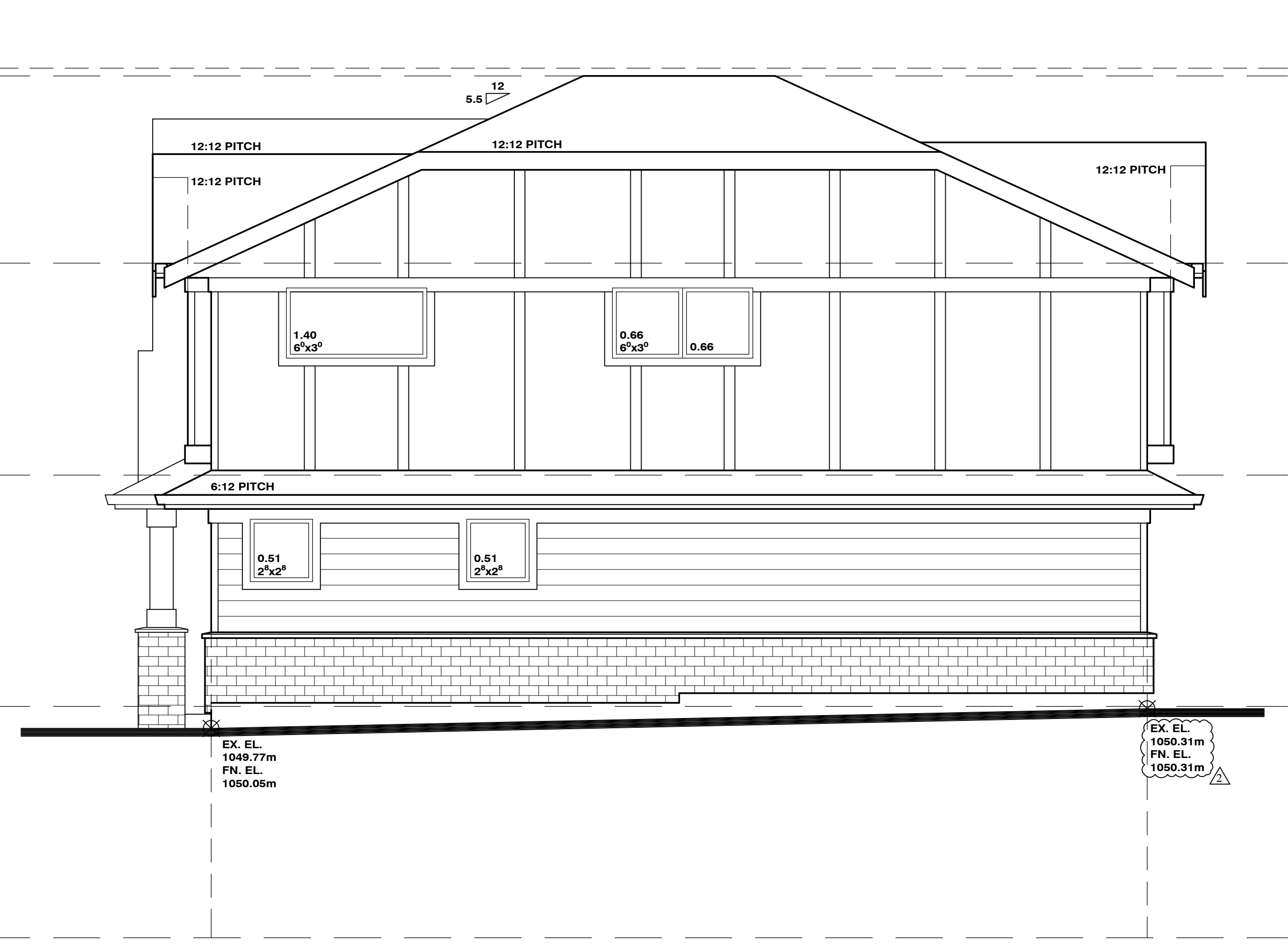
NORTH ELEVATION

EXPOSED BUILDING FACE
LIMITING DISTANCE : 1.20m
EXPOSING BUILDING FACE : 80.52m²
MAXIMUM ALLOWABLE OPENING @ 7.00% (5.64m²)
ACTUAL OPENING @ 6.22% : 5.01m²

PINACLE DESIGN Design Associates Ltd. PO Box 77025 Kalganway Kelowna BC V5Y 5E7 778.706.238			
CONSULTANT		PROJECT DESCRIPTION :	
		PROPOSED 2 DUPLEXES ON 1106 9TH STREET, S.E. CALGARY, AB	
SHEET TITLE :		DATE: SEPTEMBER 12, 2025	
BUILDING 1 EAST ELEVATION, NORTH ELEVATION		DRAWN BY: MT / MG / NC	
		SCALE: 1/4" = 1'-0"	
		CHECKED BY:	
		DESIGNED BY: MT	
THESE PLANS CONFORM TO THE 2023 NATIONAL BUILDING CODE 2023 ALBERTA EDITION			
PROJECT NO.	SHEET NO.		
PD.499	A6		



EXPOSED BUILDING FACE
LIMITING DISTANCE : 3.25m
EXPOSING BUILDING FACE : 76.09m²
MAXIMUM ALLOWABLE OPENING @ 17.80% (13.54m²)
ACTUAL OPENING @ 15.81% : 12.03m²



EXPOSED BUILDING FACE
LIMITING DISTANCE : 1.71m
EXPOSING BUILDING FACE : 72.34m²
MAXIMUM ALLOWABLE OPENING @ 8.65% (6.25m²)
ACTUAL OPENING @ 5.17% : 3.74m²

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	MAY 14/25	ISSUED FOR DEVELOPMENT PERMIT APPLICATION			
2	JUN 12/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION			
3	JUN 17/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION			
4	JUL 15/25	ISSUED FOR DEVELOPMENT PERMIT APPLICATION			
5	SEPT 12/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION			
6	SEPT 22/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION			

CONSULTANT

PROJECT DESCRIPTION :

**PROPOSED 2
DUPLEXES ON
1106 9TH STREET,
S.E. CALGARY, AB**

SHEET TITLE :
BUILDING 2
WEST ELEVATION,
SOUTH ELEVATION

DATE: SEPTEMBER 12, 2025

DRAWN BY: MG / NC

SCALE: 1/4" = 1'-0"

CHECKED BY:

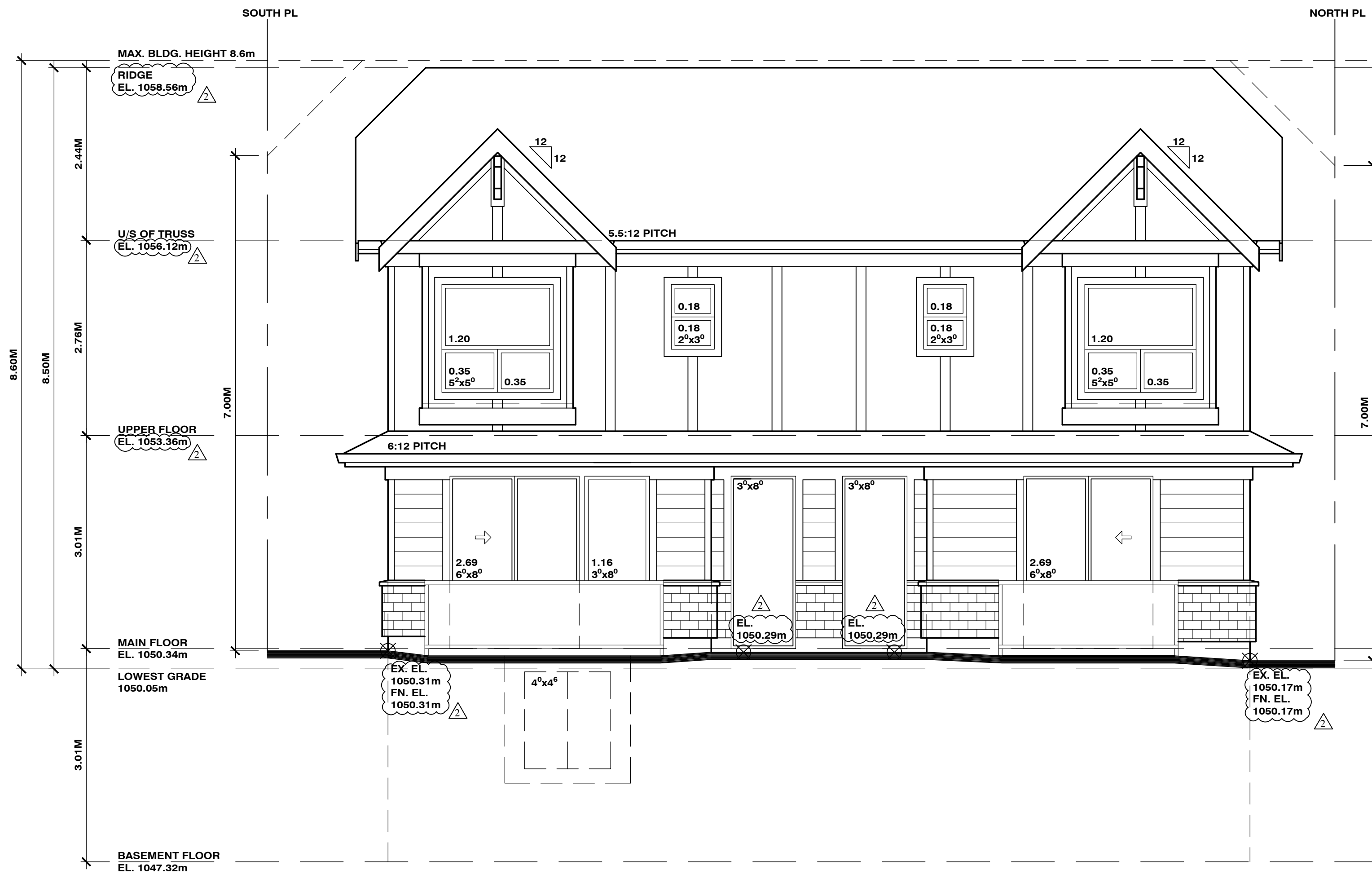
DESIGNED BY: MT

THESE PLANS CONFORM TO THE
2023 NATIONAL BUILDING CODE
2023 ALBERTA EDITION

PROJECT NO.
PD.499

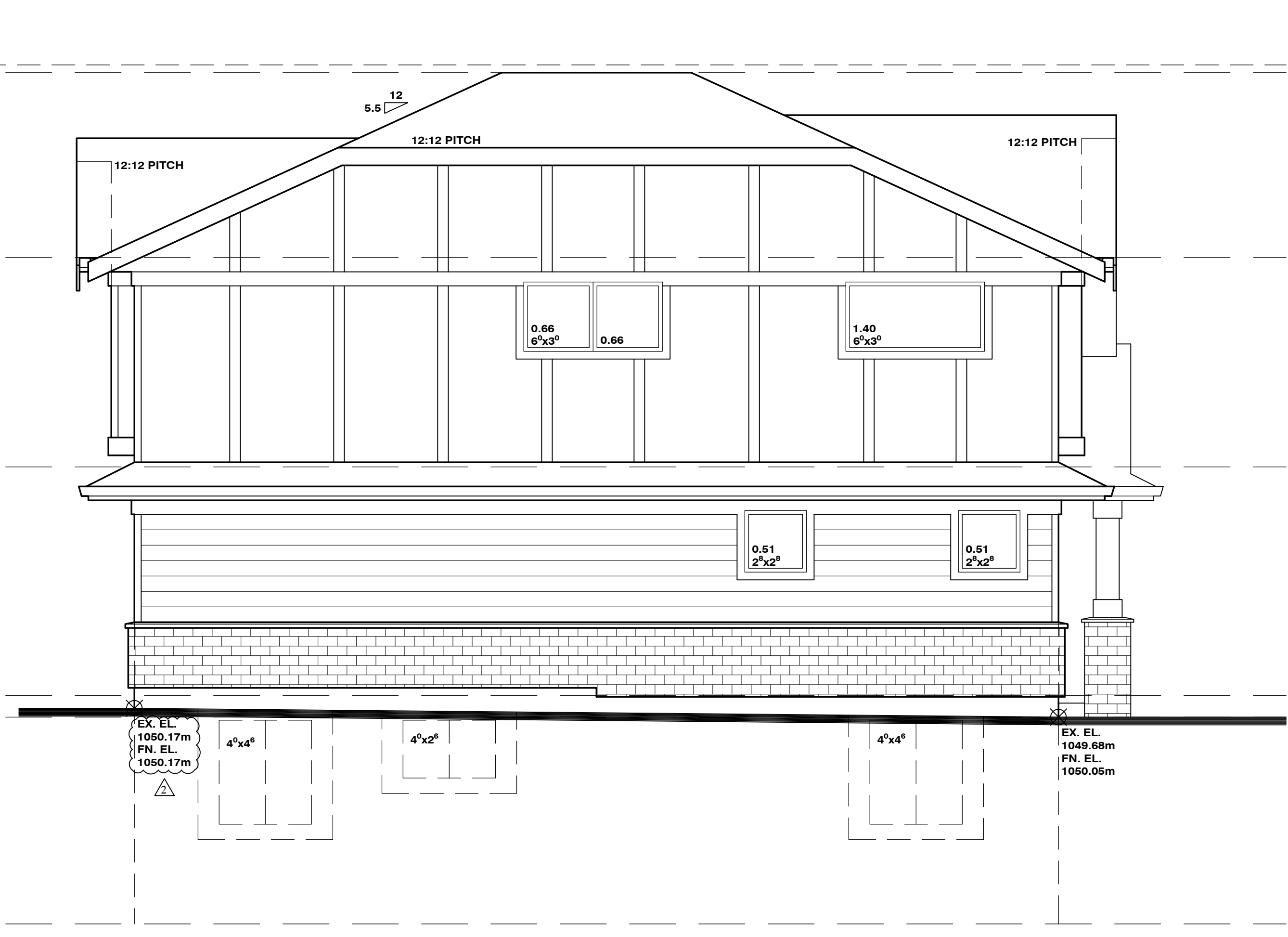
SHEET NO.

A9



EAST ELEVATION

EXPOSED BUILDING FACE
LIMITING DISTANCE : 2.01m
EXPOSING BUILDING FACE : 71.47m²
MAXIMUM ALLOWABLE OPENING @ 9.66% (6.91m²)
ACTUAL OPENING @ 15.47% : 11.06m²



NORTH ELEVATION

EXPOSED BUILDING FACE
LIMITING DISTANCE : 1.20m
EXPOSING BUILDING FACE : 73.19m²
MAXIMUM ALLOWABLE OPENING @ 7.00% (5.12m²)
ACTUAL OPENING @ 5.11% : 3.74m²

PINACLE DECISION
Design Associates Ltd.
PO Box 77025 Kugaway Knight RPO Vancouver, B.C. V5V 5E7 778.706.1238

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	MAY 14/25	ISSUED FOR DEVELOPMENT PERMIT APPLICATION			
2	JUN 12/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION			
3	JUN 17/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION			
4	SEPT 12/25	ISSUED FOR DEVELOPMENT PERMIT APPLICATION			
5	SEPT 28/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION			

CONSULTANT

PROJECT DESCRIPTION :
PROPOSED 2
DUPLEXES ON
1106 9TH STREET,
S.E. CALGARY, AB

SHEET TITLE :
BUILDING 2
EAST ELEVATION,
NORTH ELEVATION

DATE: SEPTEMBER 12, 2025

DRAWN BY: MG / NC

SCALE: 1/4" = 1'-0"

CHECKED BY:

DESIGNED BY: MT

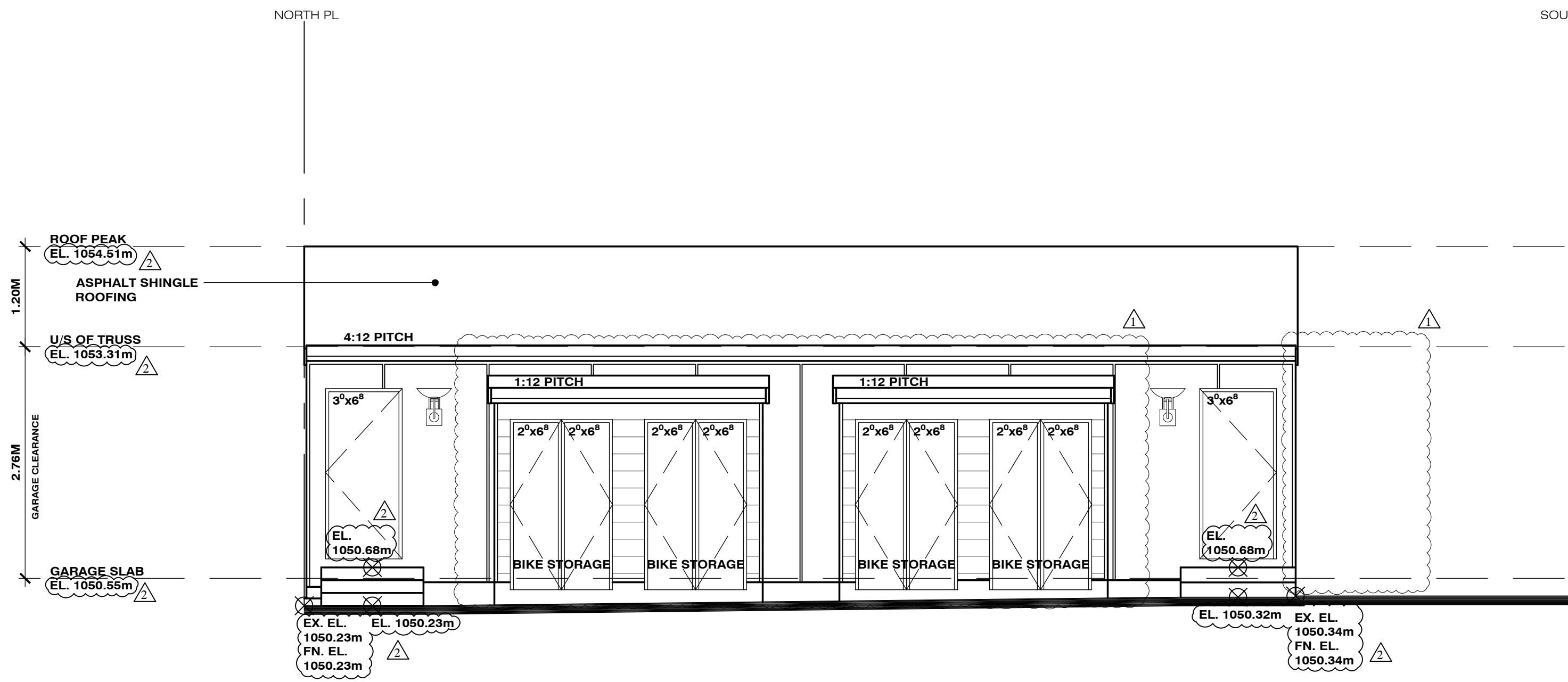
THESE PLANS CONFORM TO THE
2023 NATIONAL BUILDING CODE
2023 ALBERTA EDITION

PROJECT NO.

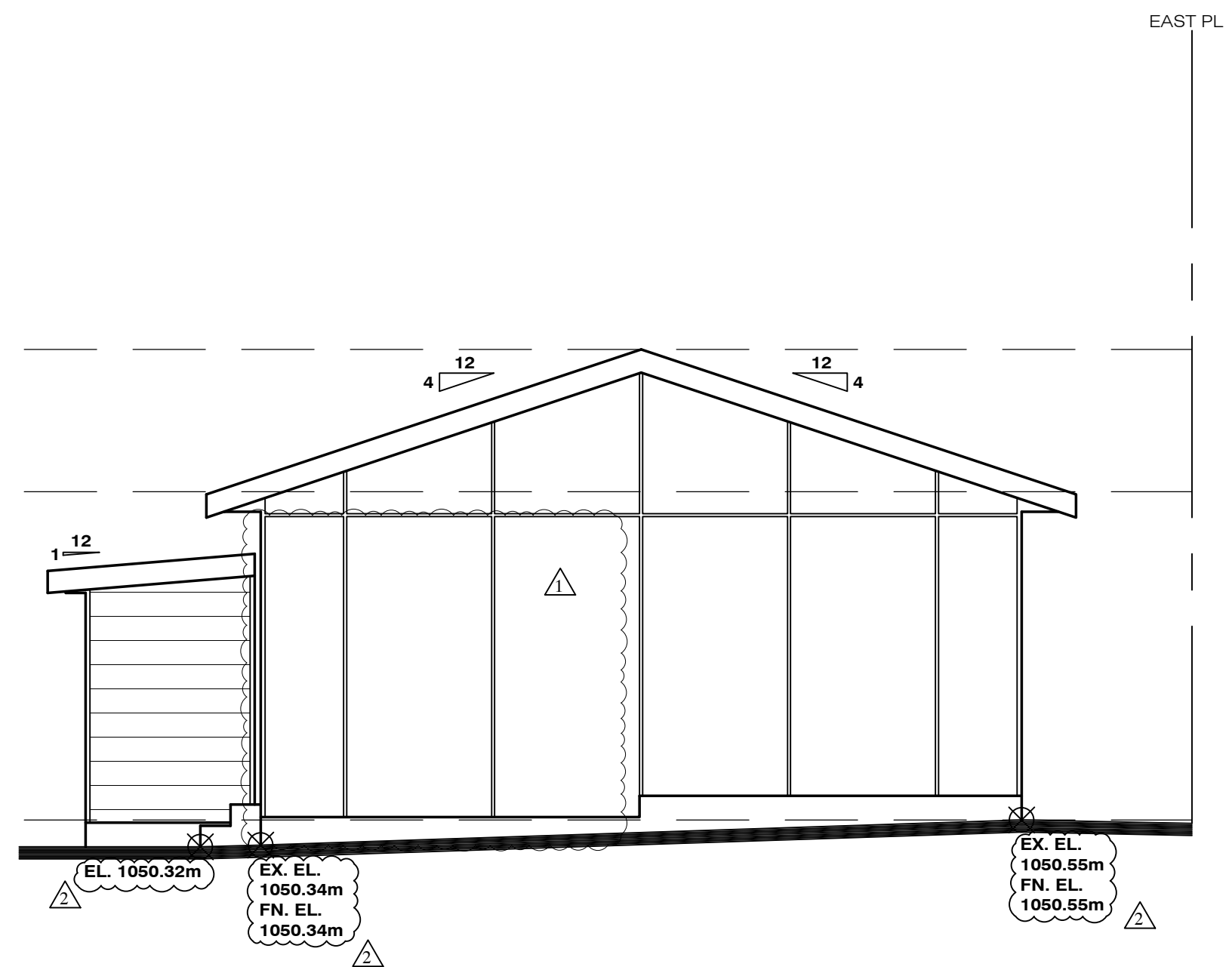
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SHEET NO.

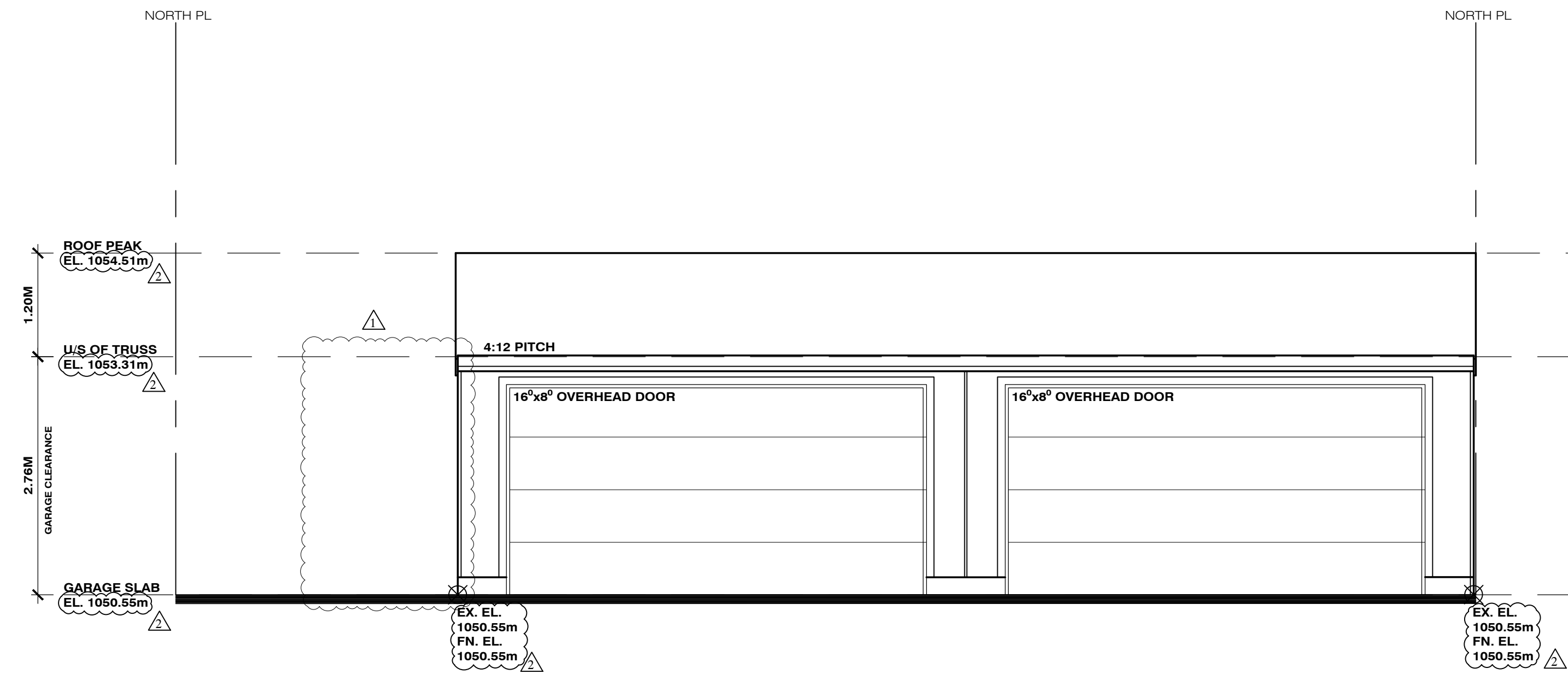
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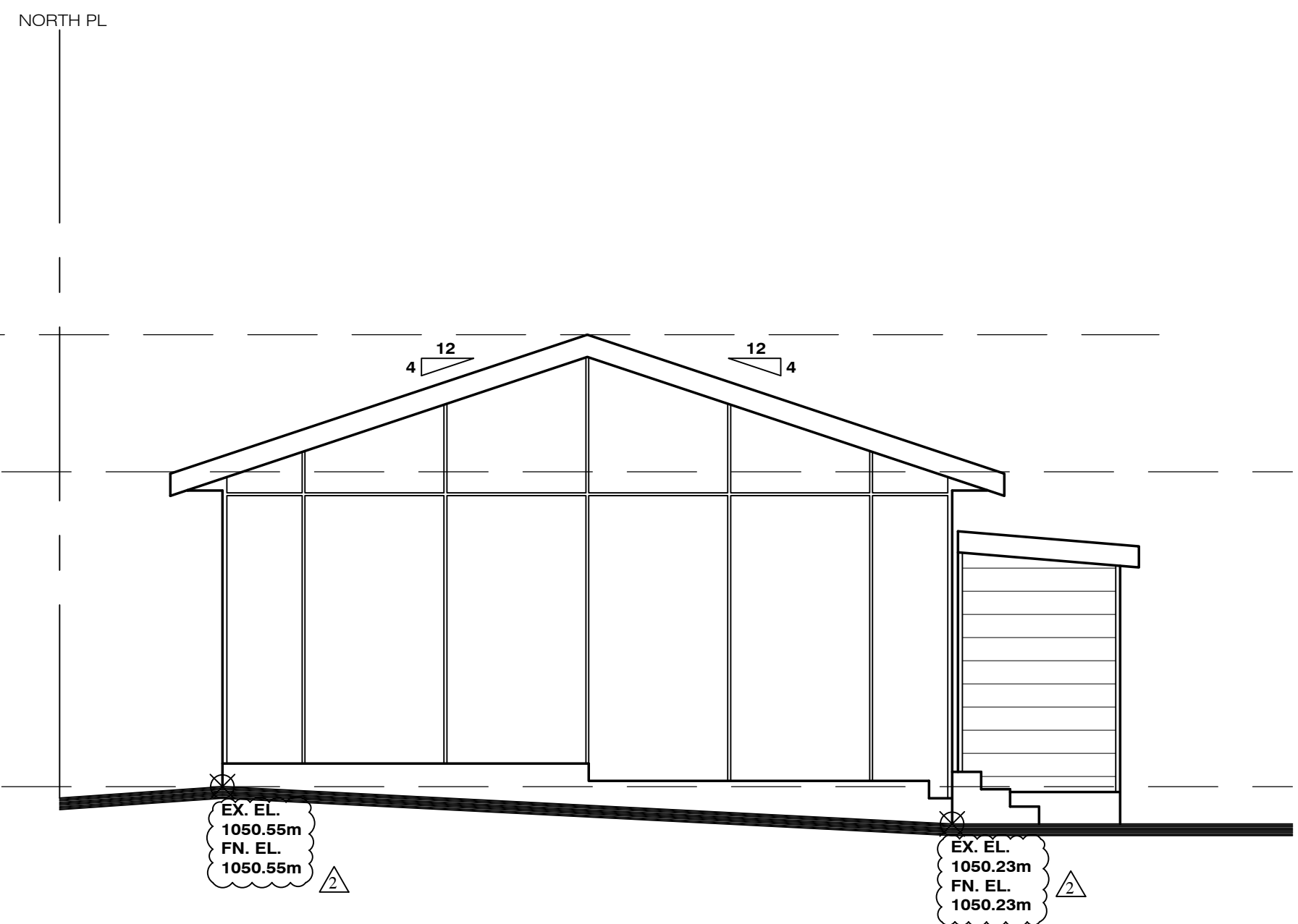
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

PINACLE DECISION

Design Associates Ltd.

PO Box 77025 Kalganway Knight RPO Vancouver, B.C. V5V 5E7 778.706.3238

PROJECT DESCRIPTION :

PROPOSED 2 DUPLEXES ON 1106 9TH STREET, S.E. CALGARY, AB

SHEET TITLE :

GARAGE ELEVATIONS

DATE: SEPTEMBER 12, 2025

DRAWN BY: MG / NC

SCALE: 1/4" = 1'-0"

CHECKED BY:

DESIGNED BY: MT

THESE PLANS CONFORM TO THE 2023 NATIONAL BUILDING CODE 2023 ALBERTA EDITION

PROJECT NO.

PD.499

SHEET NO.

A12

CONSULTANT

NO.	DATE	DESCRIPTION
1	MAY 14/25	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
2	JUN 12/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION
3	JUN 17/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION
4	SEPT 12/25	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
5	SEPT 18/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION