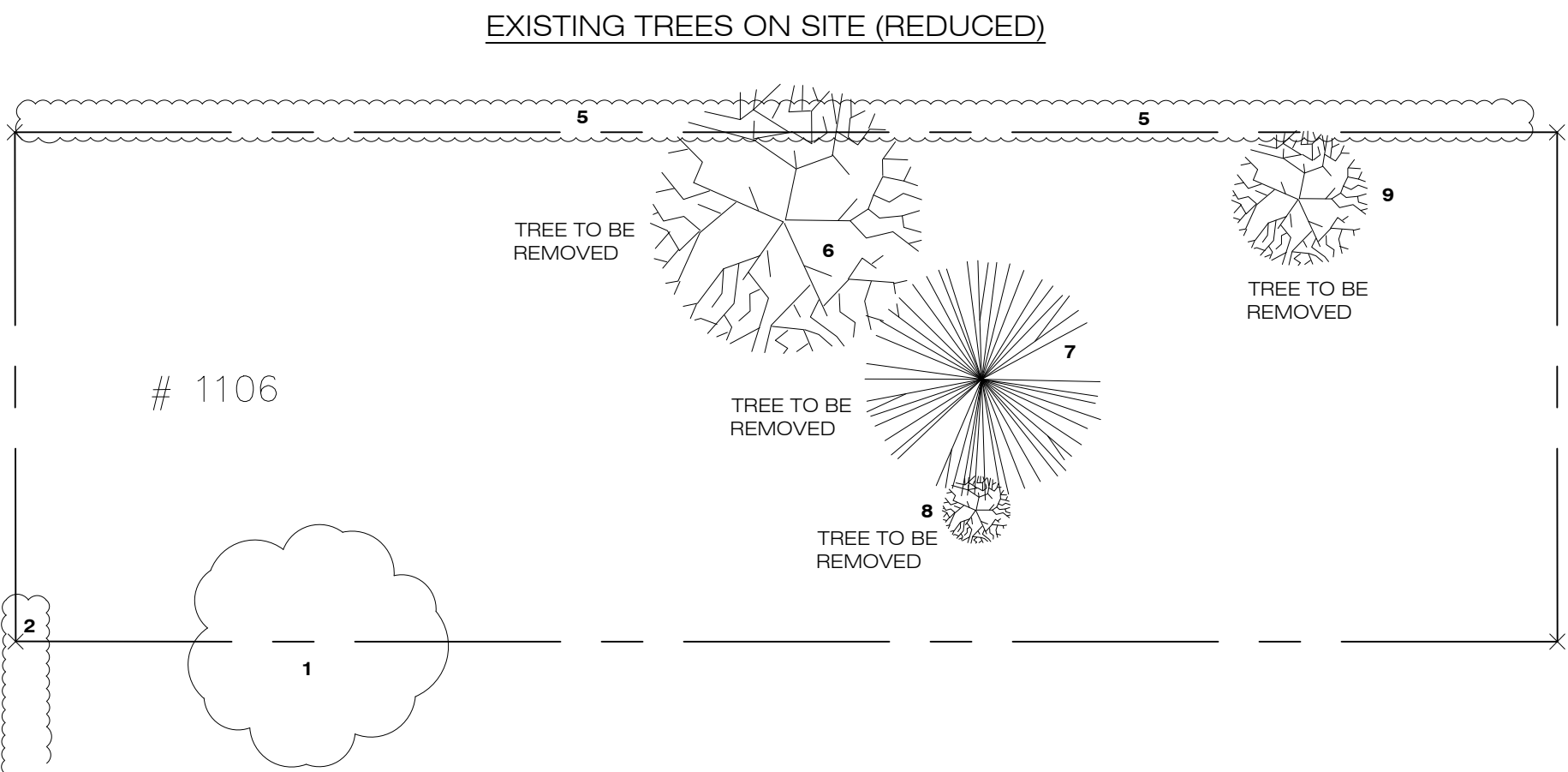
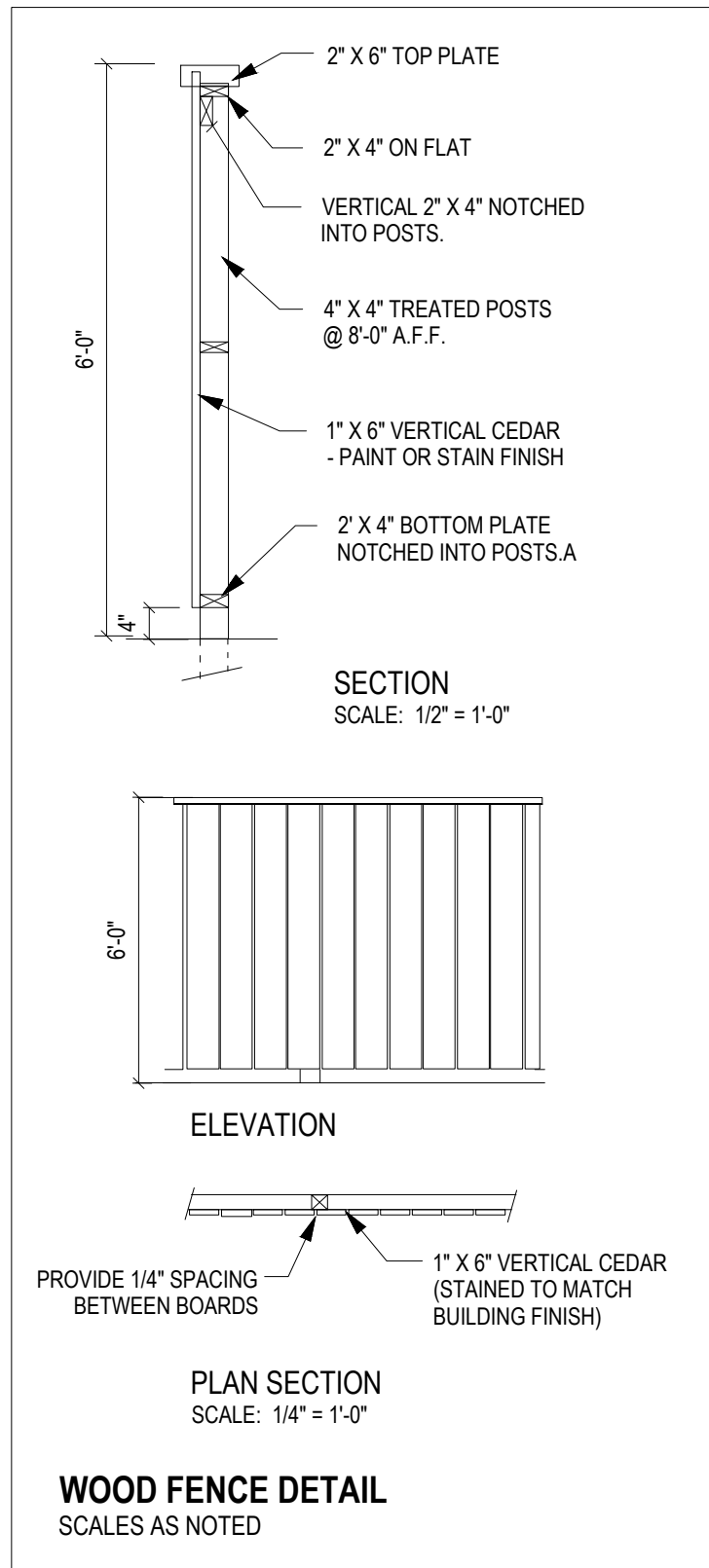


9 STREET S.E.



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. (60 mm CAL)
	AMUR MAPLE Acer ginnala	1	85 mm CAL
	BLUE DWARF SPRUCE Picea pungens	4	600 mm HT/SPREAD (60 mm CAL)
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 : 368.55 m² (53.35%)

LANDSCAPE INFORMATION

LANDSCAPE AREA PROVIDED:
HARDSCAPE (CONCRETE, GRAVEL, PAVERS) : 176.72 m²
SOFTSCAPE (SOD/GRASS, MULCH) : 128.92 m²
TOTAL : 305.64 m² (44.24% SITE AREA)

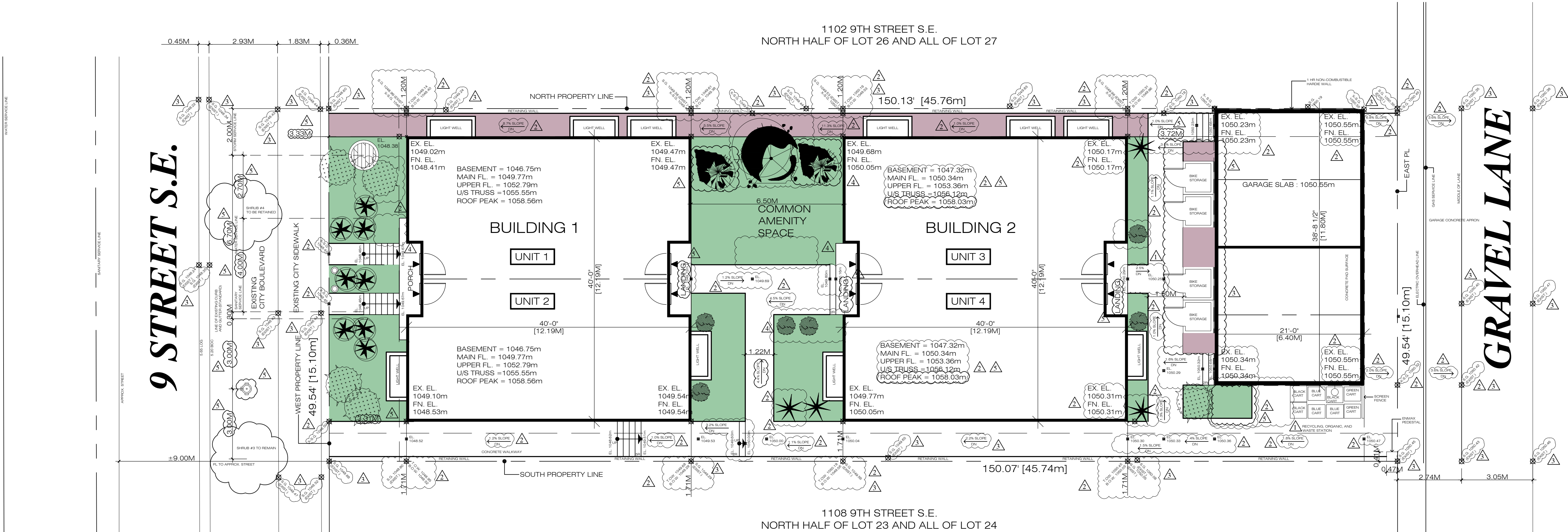
PARKING CALCULATION

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
PLANTING AREAS TO HAVE THE FOLLOWING MINIMUM SOIL DEPTHS:
1.2 METRES FOR TREES
0.6 METRES FOR SHRUBS
0.3 METRES FOR ALL OTHER PLANTING AREAS



PINACLE DECISION
Design Associates Ltd.
PO Box 77028 Kalgary, RPO Vancouver, B.C. V5V 5E7 778.706.3238

NO.	DATE	DESCRIPTION
1	MAY 14/25	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
2	JUN 12/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION
3	JUL 13/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION
4	SEPT 12/25	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
5	SEPT 18/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION

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



PINACLE DECISION
Design Associates Ltd.
PO Box 77025 Kugaway Knight RPO Vancouver, B.C. V5V 5E7 778.706.3238

NO.	DATE	DESCRIPTION
1	SEP 20 25	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
2	OCT 07 25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION
3	OCT 22 25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION
4	DEC 17 25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION

NO.	DATE	DESCRIPTION
1	MAY 14 25	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
2	JUN 12 25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION
3	JUL 23 25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION
4	SEP 12 25	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
5	SEP 18 25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION

CONSULTANT

PROJECT DESCRIPTION :
5 TOWNHOUSE
UNITS 1106 9TH
STREET, S.E.
CALGARY, AB

SHEET TITLE :
BLOCK PLAN,
STREETSCAPE

DATE: SEPTEMBER 12, 2025
DRAWN BY: WF/SN
SCALE: 1/8" = 1'-0"
CHECKED BY:
DESIGNED BY:

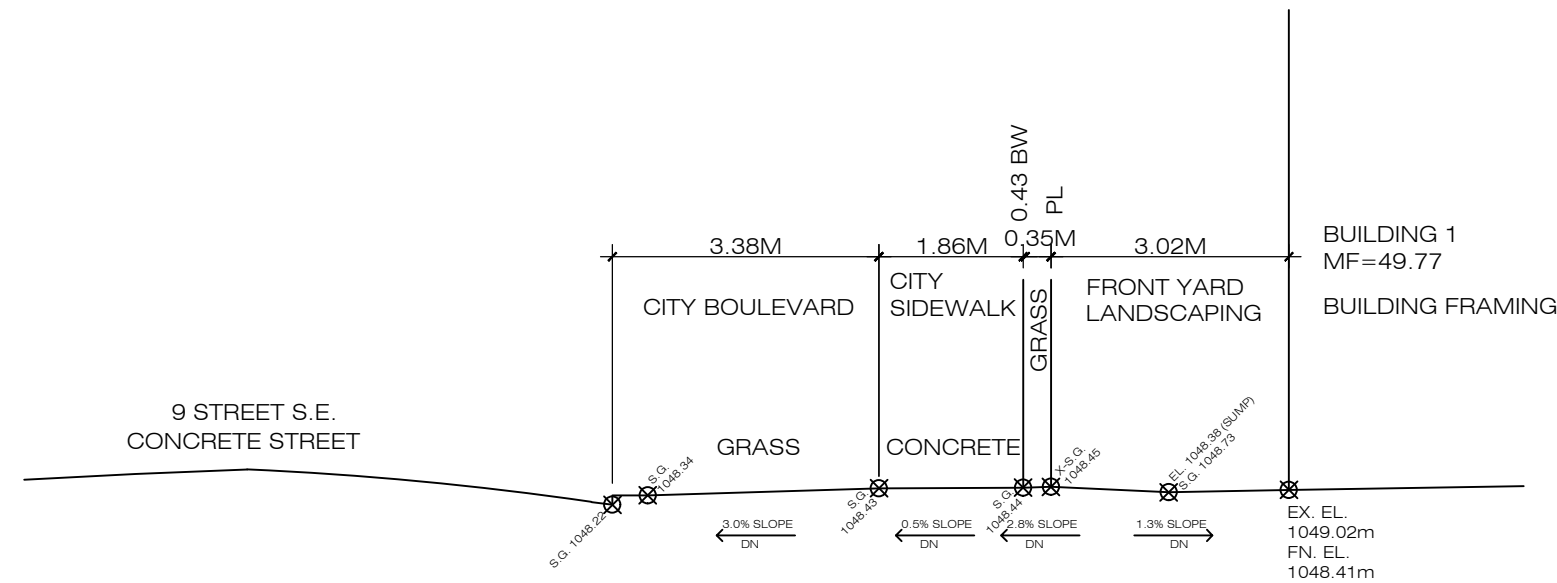
THESE PLANS CONFORM TO THE
2023 NATIONAL BUILDING CODE
2023 ALBERTA EDITION

PROJECT NO.

PD.499

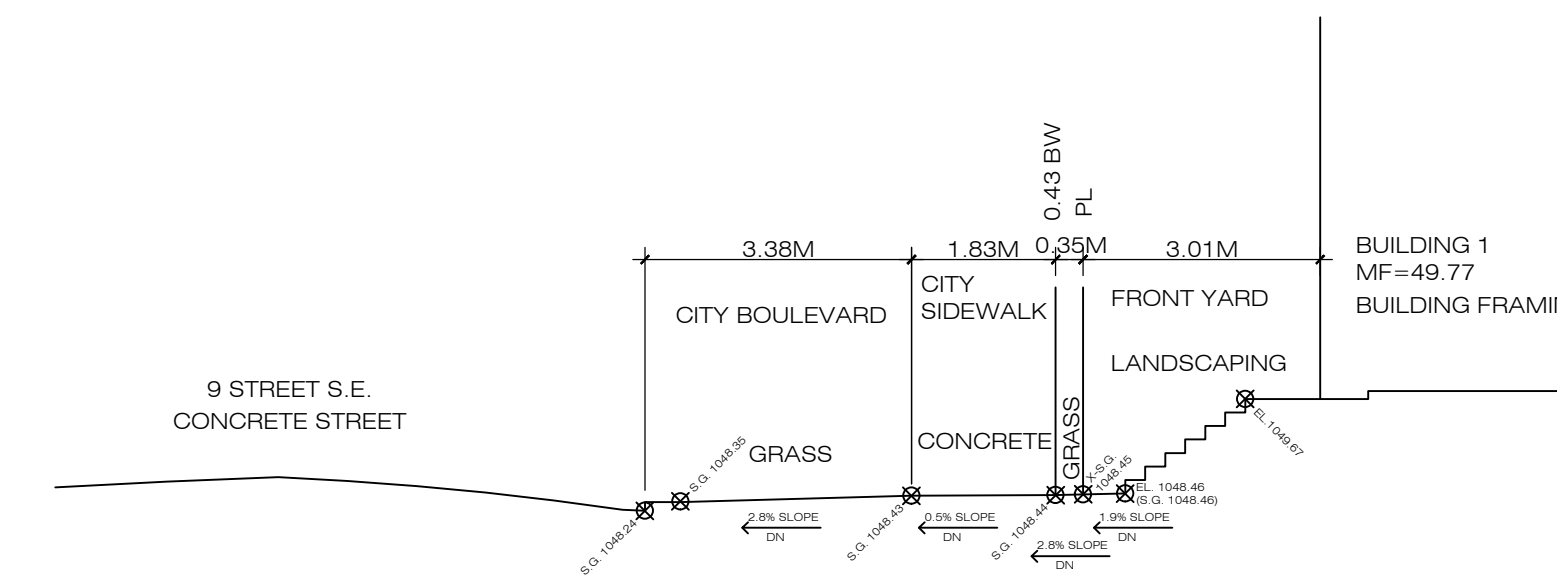
SHEET NO.

A2

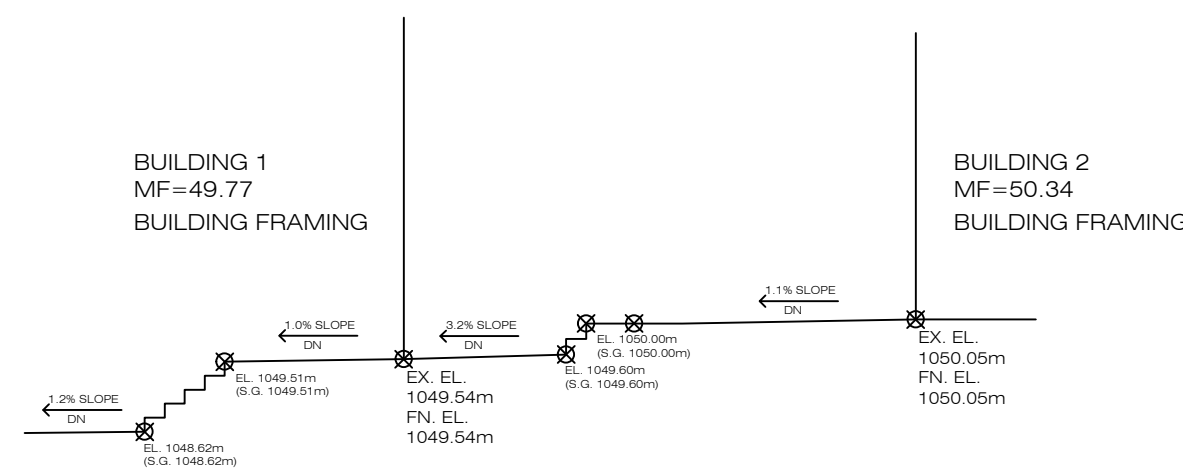


BOULEVARD SECTION A

1/8" = 1'-0"

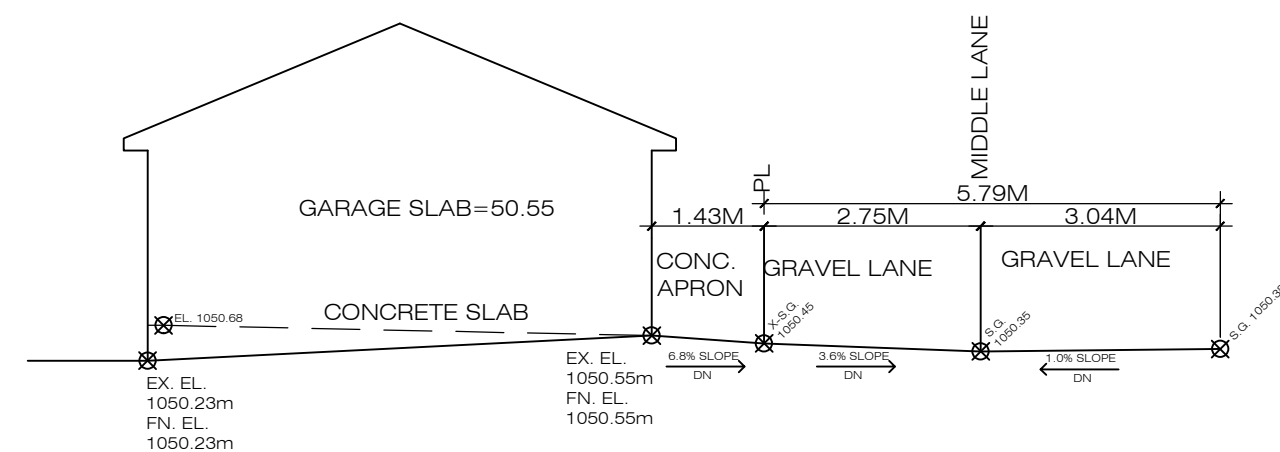


BOULEVARD SECTION B



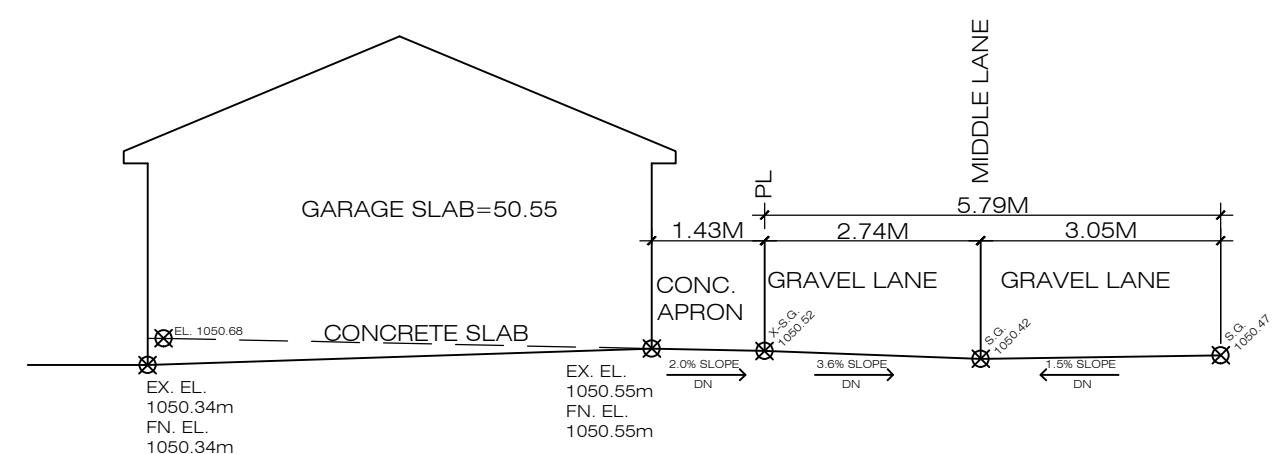
BOULEVARD SECTION C

1/8" = 1'-0"



BOULEVARD SECTION D

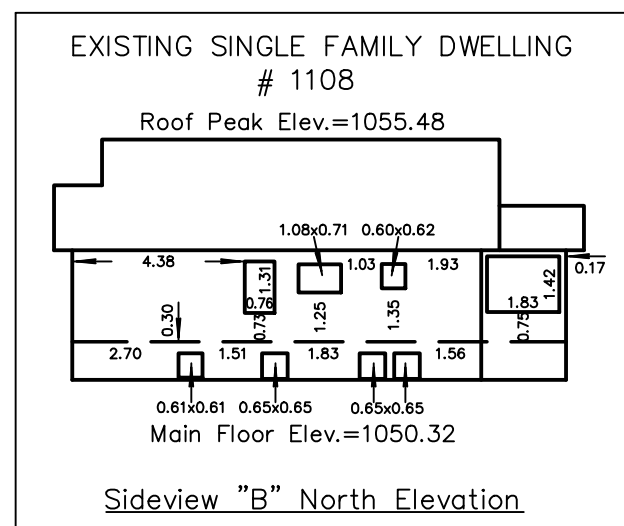
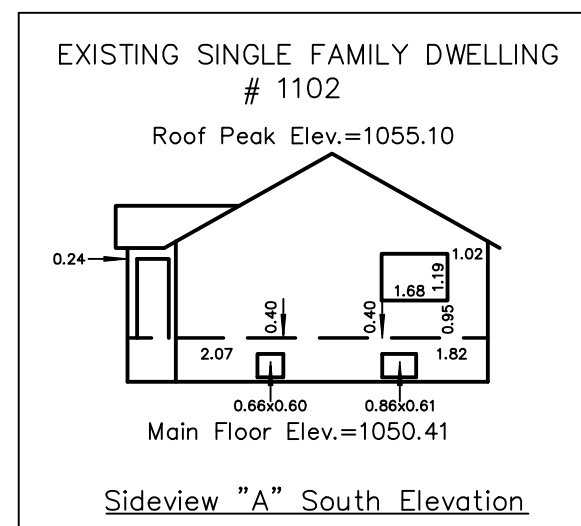
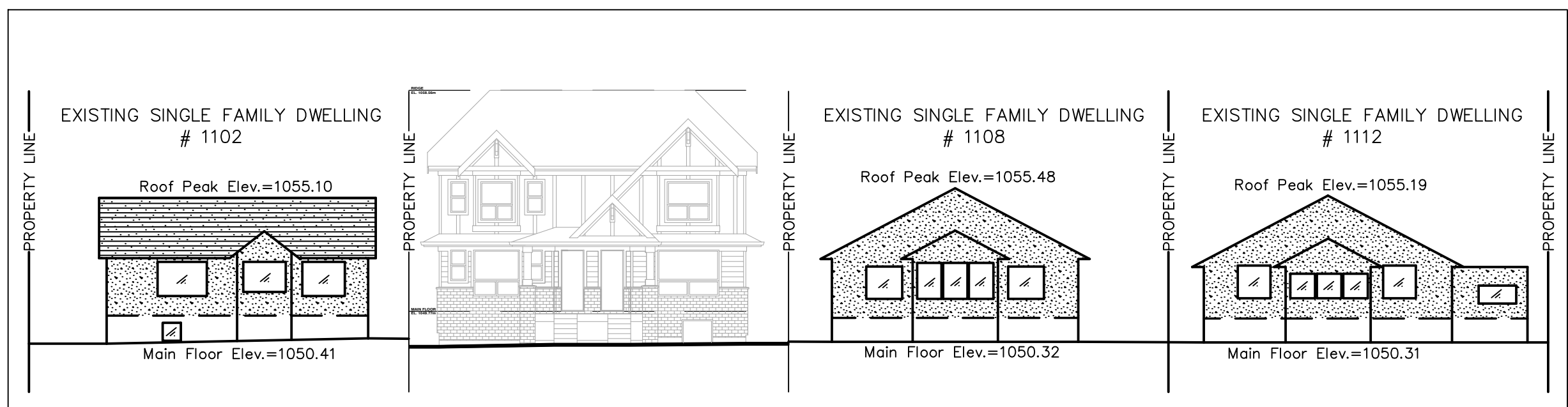
1/8" = 1'-0"

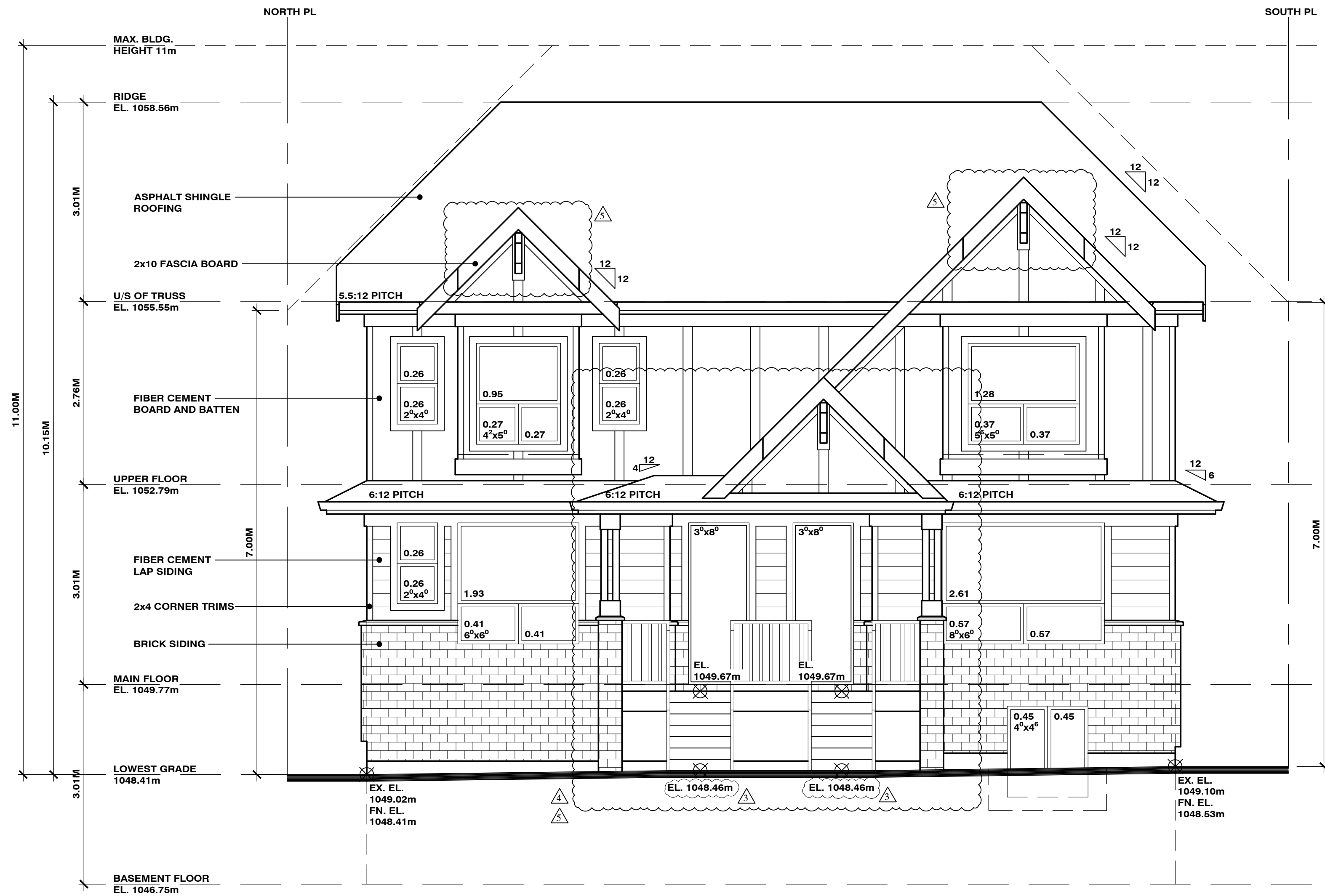


BOULEVARD SECTION E

1/8" = 1'-0"

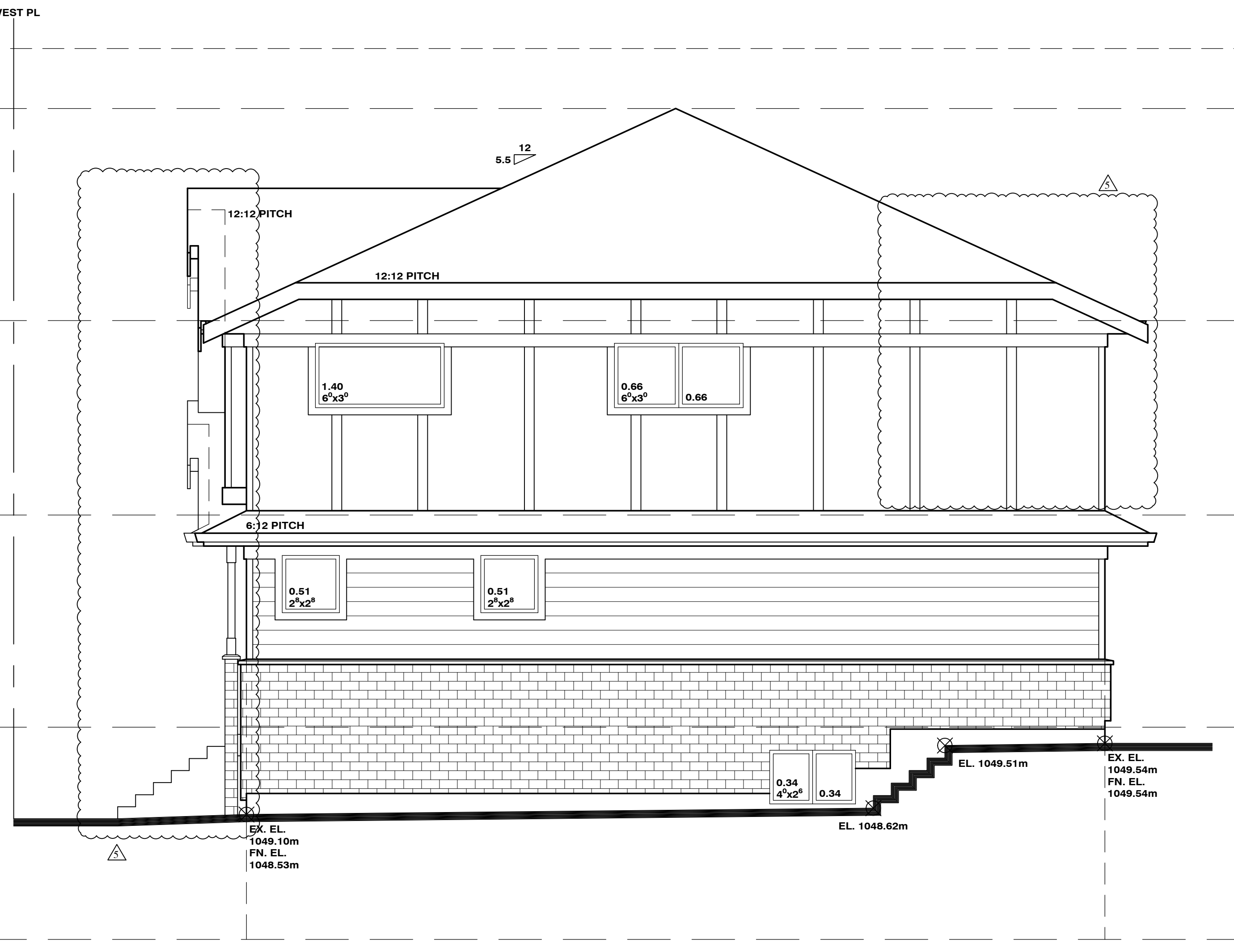
11 Avenue S.E.





WEST (STREET) ELEVATION

EXPOSED BUILDING FACE
LIMITING DISTANCE : 3.31m
EXPOSING BUILDING FACE : 86.27m²
MAXIMUM ALLOWABLE OPENING @ 16.78% (14.48m²)
ACTUAL OPENING @ 14.46% : 12.47m²



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 DECISION
Design Associates Ltd.
PO Box 77025 Kugawag, Knight RPO Vancouver, B.C. V5V 5E7 778.706.3238

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

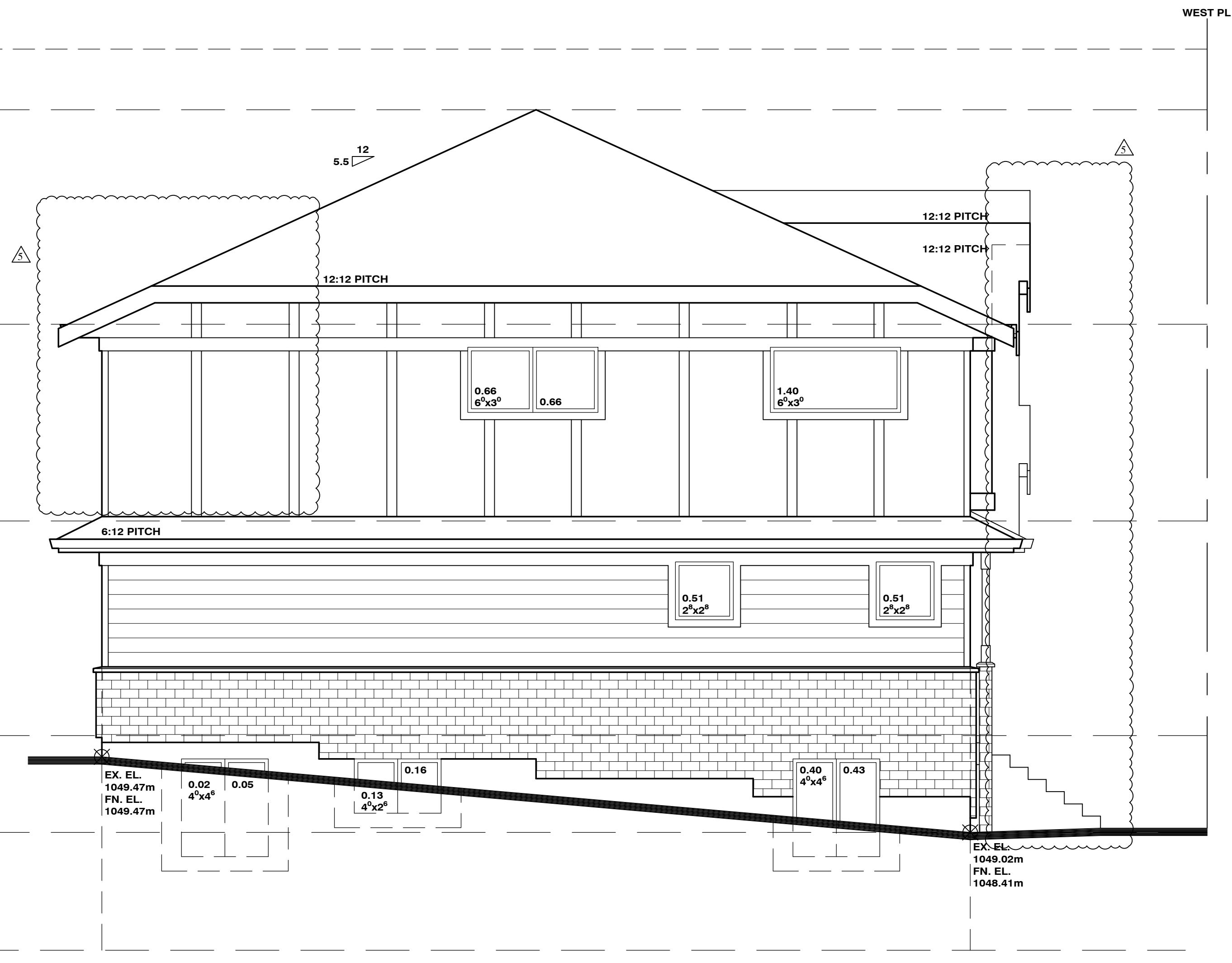
PROJECT NO. PD.499
SHEET NO. A5

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	MAY 14/25	ISSUED FOR DEVELOPMENT PERMIT APPLICATION	1	OCT 22/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION
2	JUN 12/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION	2	DEC 17/25	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 10/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION			



EAST ELEVATION

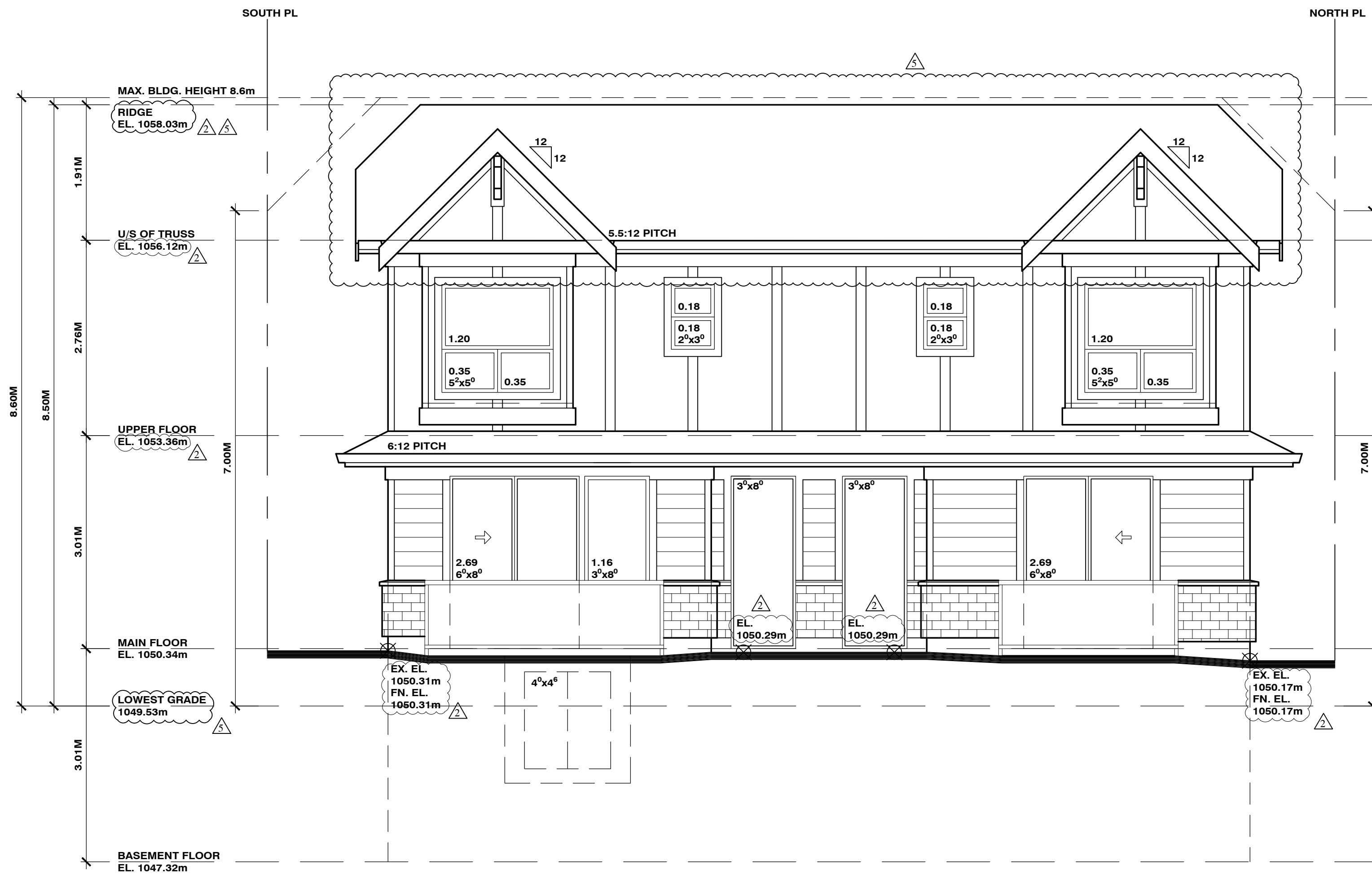
EXPOSED BUILDING FACE
LIMITING DISTANCE : 3.25m
EXPOSING BUILDING FACE : 73.56m²
MAXIMUM ALLOWABLE OPENING @ 18.14% (13.34m²)
ACTUAL OPENING @ 15.03% : 11.06m²



NORTH ELEVATION

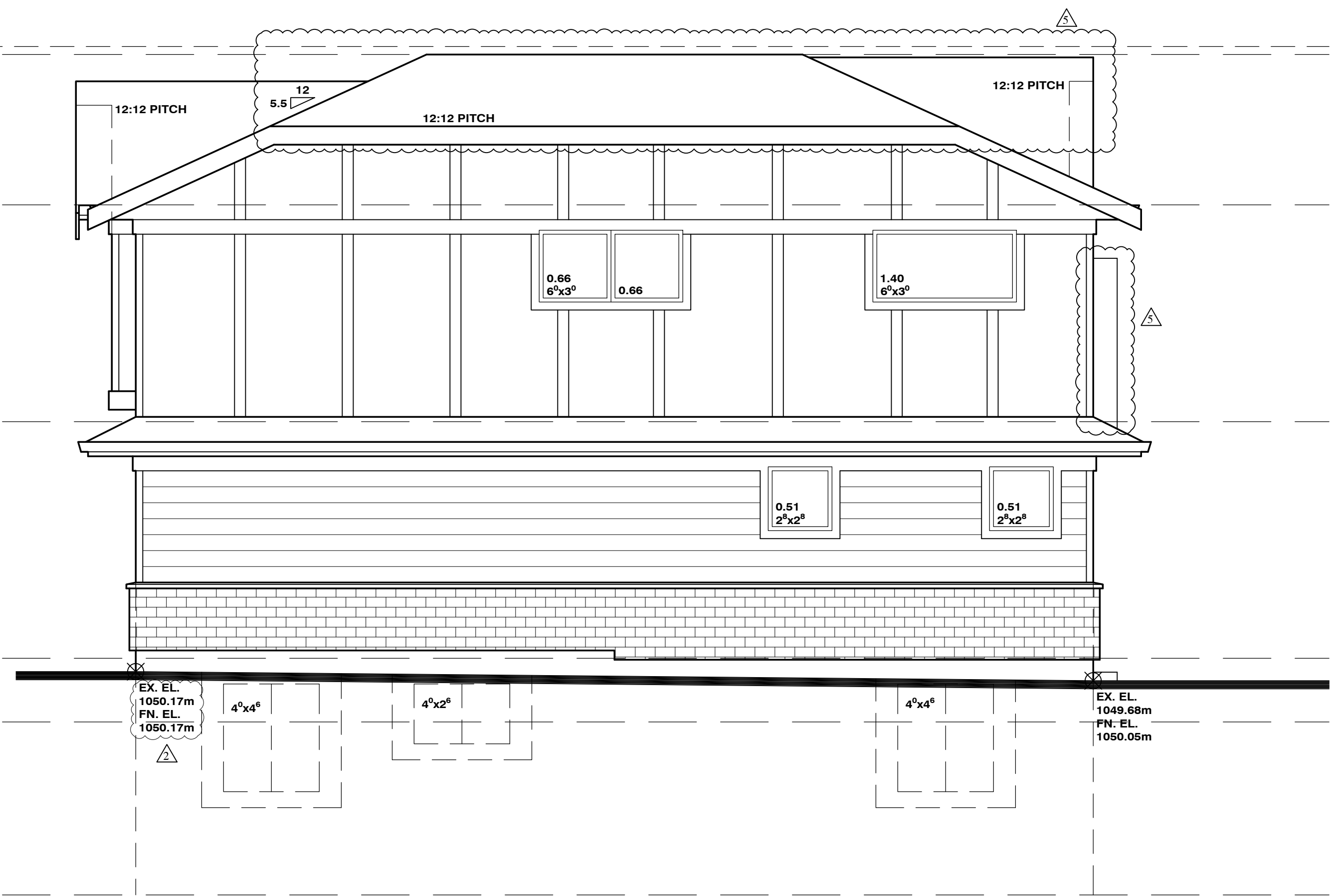
EXPOSED BUILDING FACE
LIMITING DISTANCE : 1.20m
EXPOSING BUILDING FACE : 80.52m²
MAXIMUM ALLOWABLE OPENING @ 7.00% (5.64m²)
ACTUAL OPENING @ 6.22% : 5.01m²

PINACLE DESIGN Design Associates Ltd. PO Box 77025 Kalganway Knight RPO Vancouver, B.C. V5V 5E7 778.706.1238			
PROJECT DESCRIPTION :		CONSULTANT	
PROPOSED 2 DUPLEXES ON 1106 9TH STREET, S.E. CALGARY, AB			
SHEET TITLE :			
BUILDING 1 EAST ELEVATION, NORTH 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. A6	



EAST ELEVATION

EXPOSED BUILDING FACE
LIMITING DISTANCE : 1.86m
EXPOSING BUILDING FACE : 71.47m²
MAXIMUM ALLOWABLE OPENING @ 9.13% x 2 = (13.05m²)
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% x 2 = (10.25m²)
ACTUAL OPENING @ 5.11% : 3.74m²

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

NO. DATE DESCRIPTION
1. DEC 17, 25 ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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 26, 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

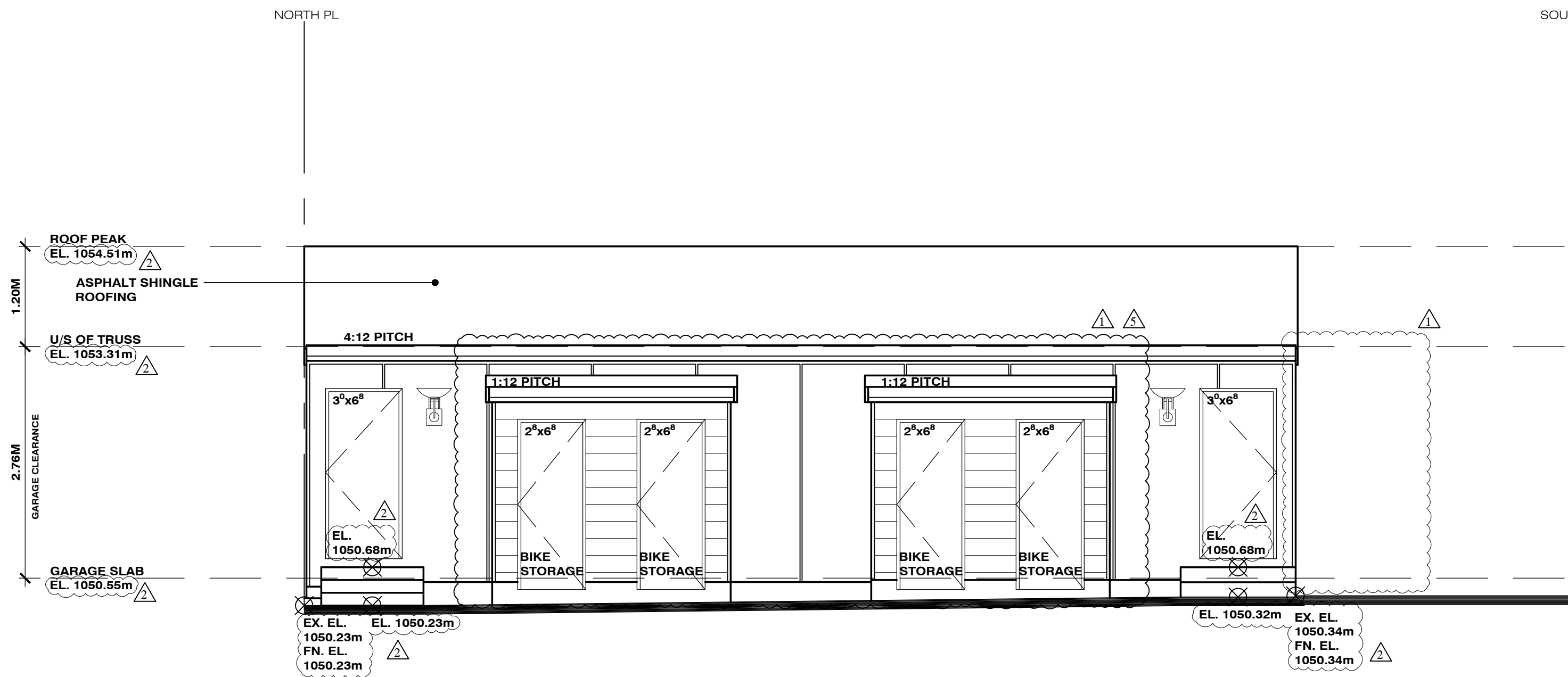
THESE PLANS CONFORM TO THE
2023 NATIONAL BUILDING CODE
2023 ALBERTA EDITION

PROJECT NO.

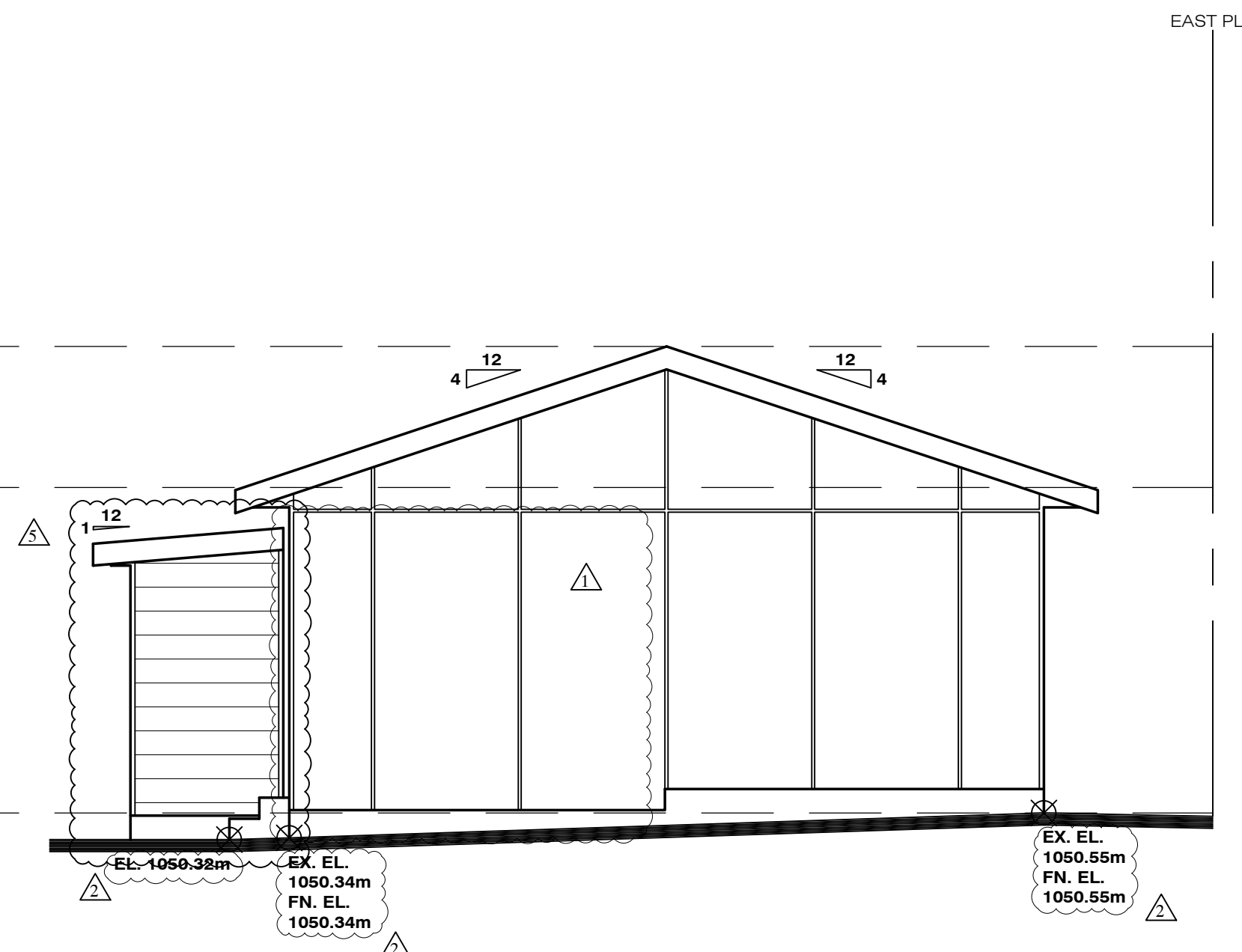
PD.499

SHEET NO.

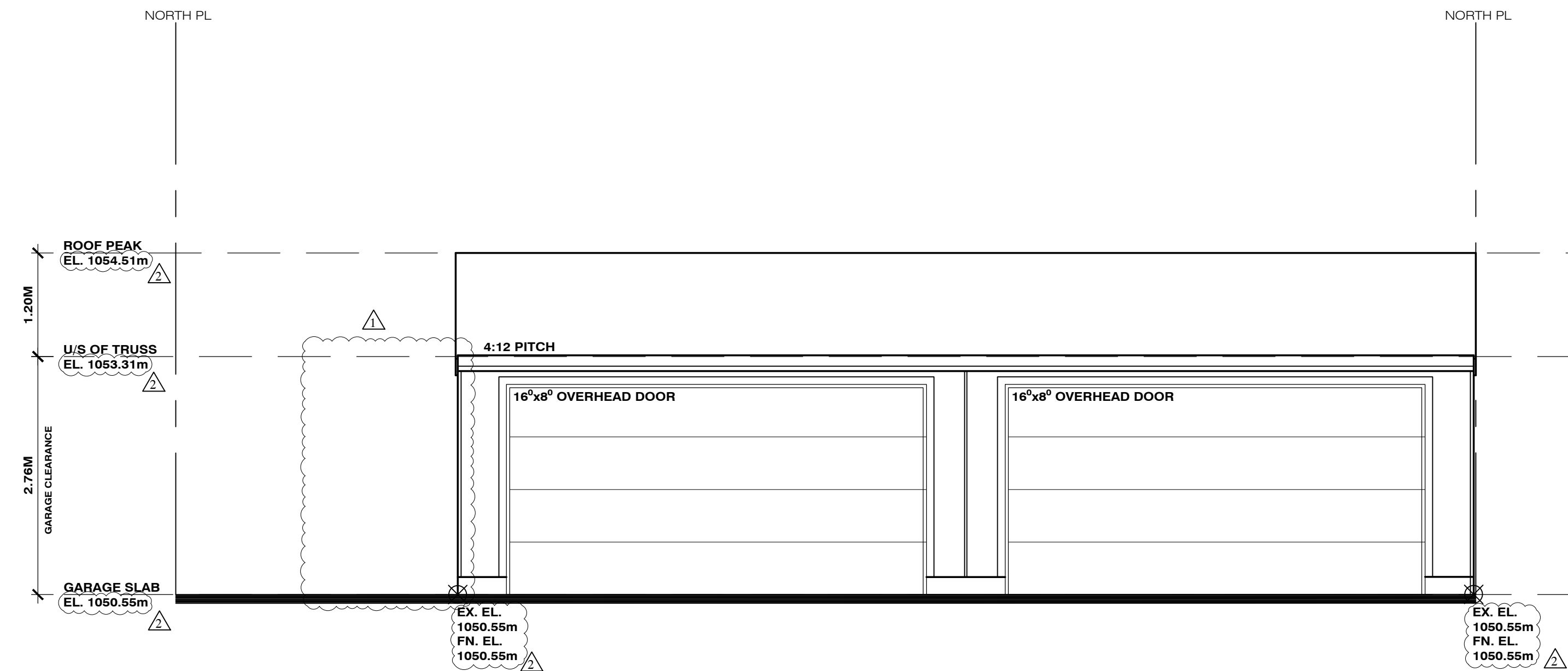
A10



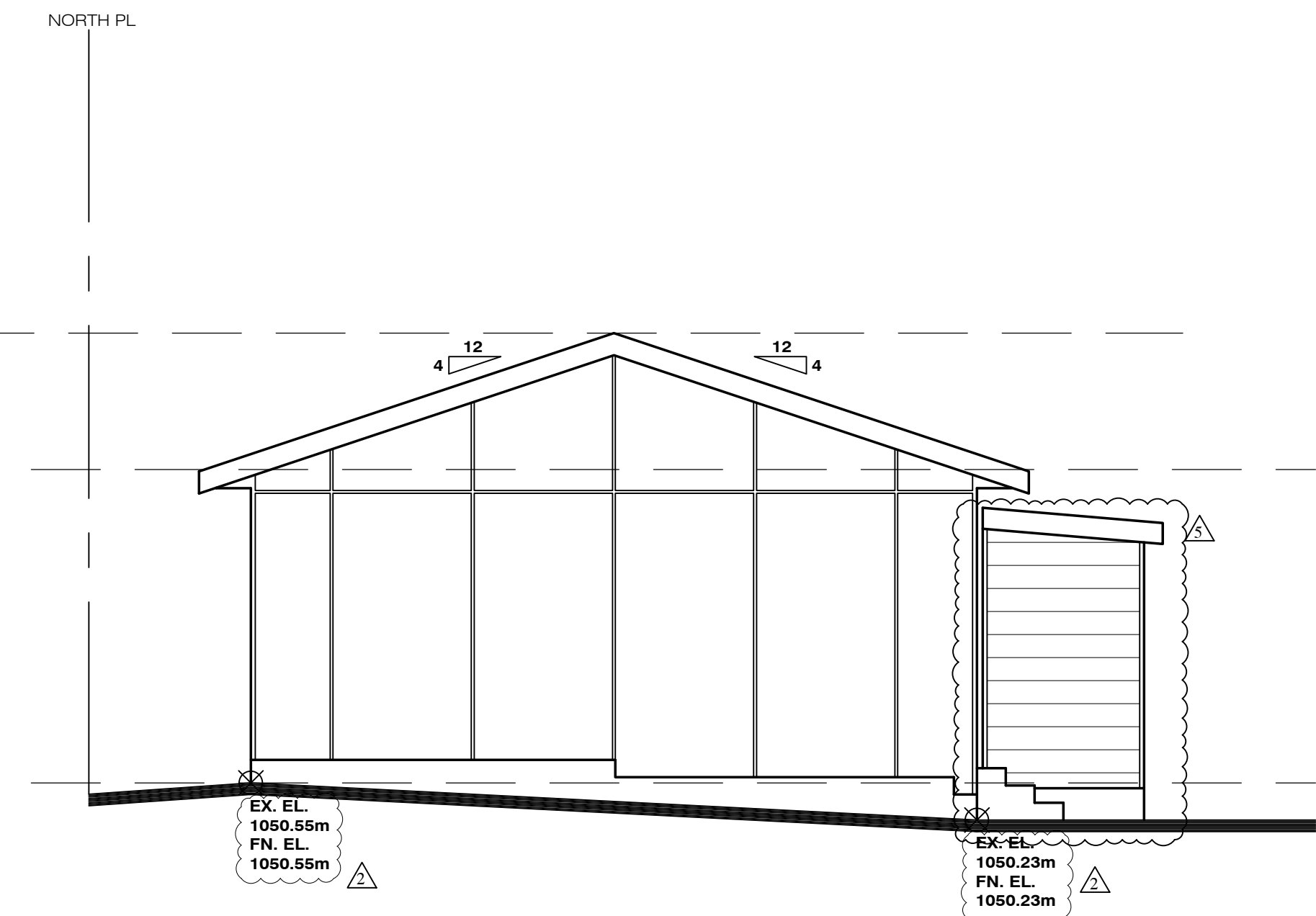
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

PINACLE DESIGN

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

NO.	DATE	DESCRIPTION
1	SEPT 29/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION
2	DEC 17/25	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION
3		
4		
5		