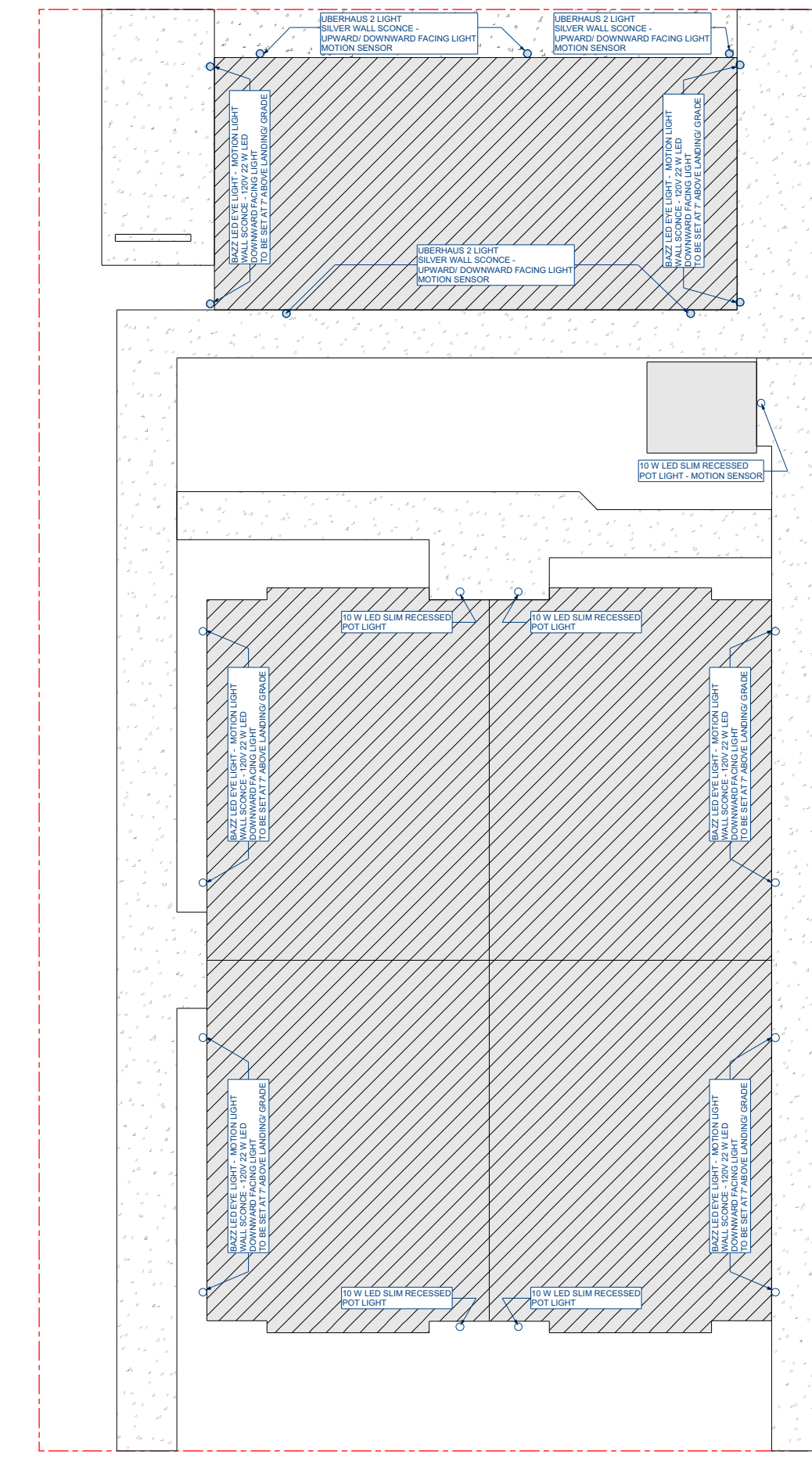
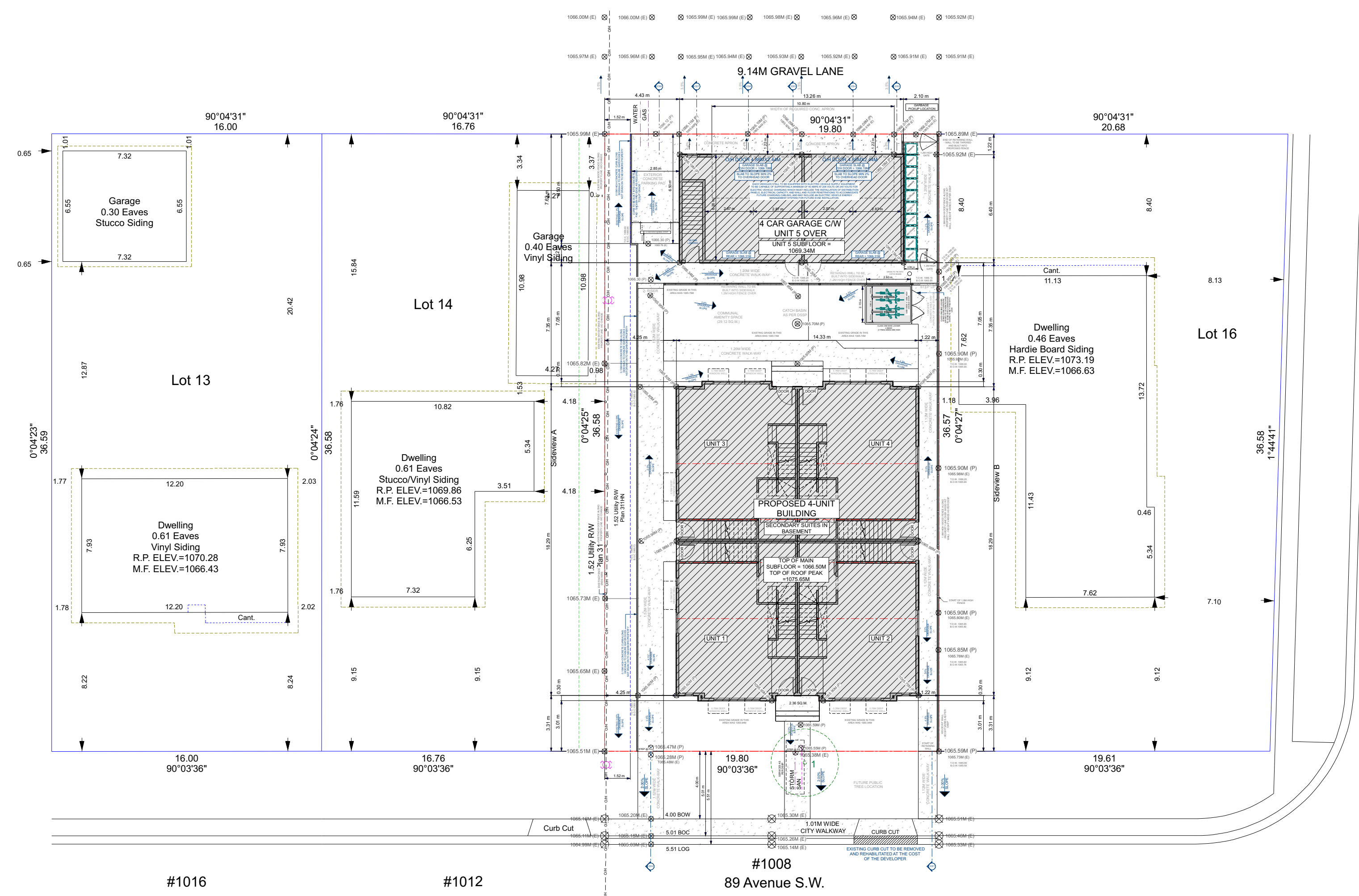


1
A1 **STREETSCAPE**
SCALE = 1:200

2
A1 **ADJACENT BUILDING SIDE VIEWS**
SCALE = 1:200



3
A1 **BLOCK PLAN**
SCALE = 1:200

4
A1 **SITE LIGHTING PLAN**
SCALE = 1:150

MISCELLANEOUS NOTES:
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5 UNIT DEVELOPMENT WITH SECONDARY SUITES

PROJECT:
5 UNIT DEVELOPMENT WITH SECONDARY SUITE

PROJECT ADDRESS:
1008 89 AVENUE SW
CALGARY, ALBERTA
LOT 15
BLOCK 12
PLAN 311HN

SHEET TITLE:
BLOCK PLAN & STREETSCAPE & LIGHTING PLAN

DRAWING DATE:
6/10/2026
SCALE: AS NOTED
DRAWN BY: IAN
FILE #: PLP 2025-056

SHEET:
A1

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PROJECT:
5 UNIT DEVELOPMENT WITH SECONDARY SUITE

PROJECT ADDRESS:
1008 89 AVENUE SW
CALGARY, ALBERTA
LOT 15
BLOCK 12
PLAN 311HN

SHEET TITLE:
SITE PLAN /
LANDSCAPE PLAN

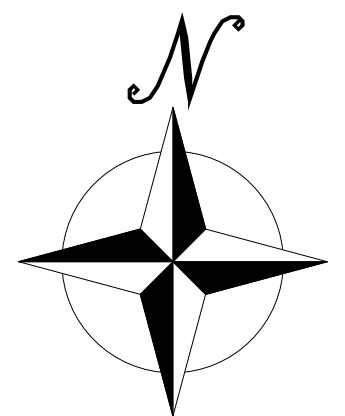
DRAWING DATE:
6/10/2026
SCALE: AS NOTED
DRAWN BY: IAN
FILE #: PLP 2025-056

SHEET:
A2

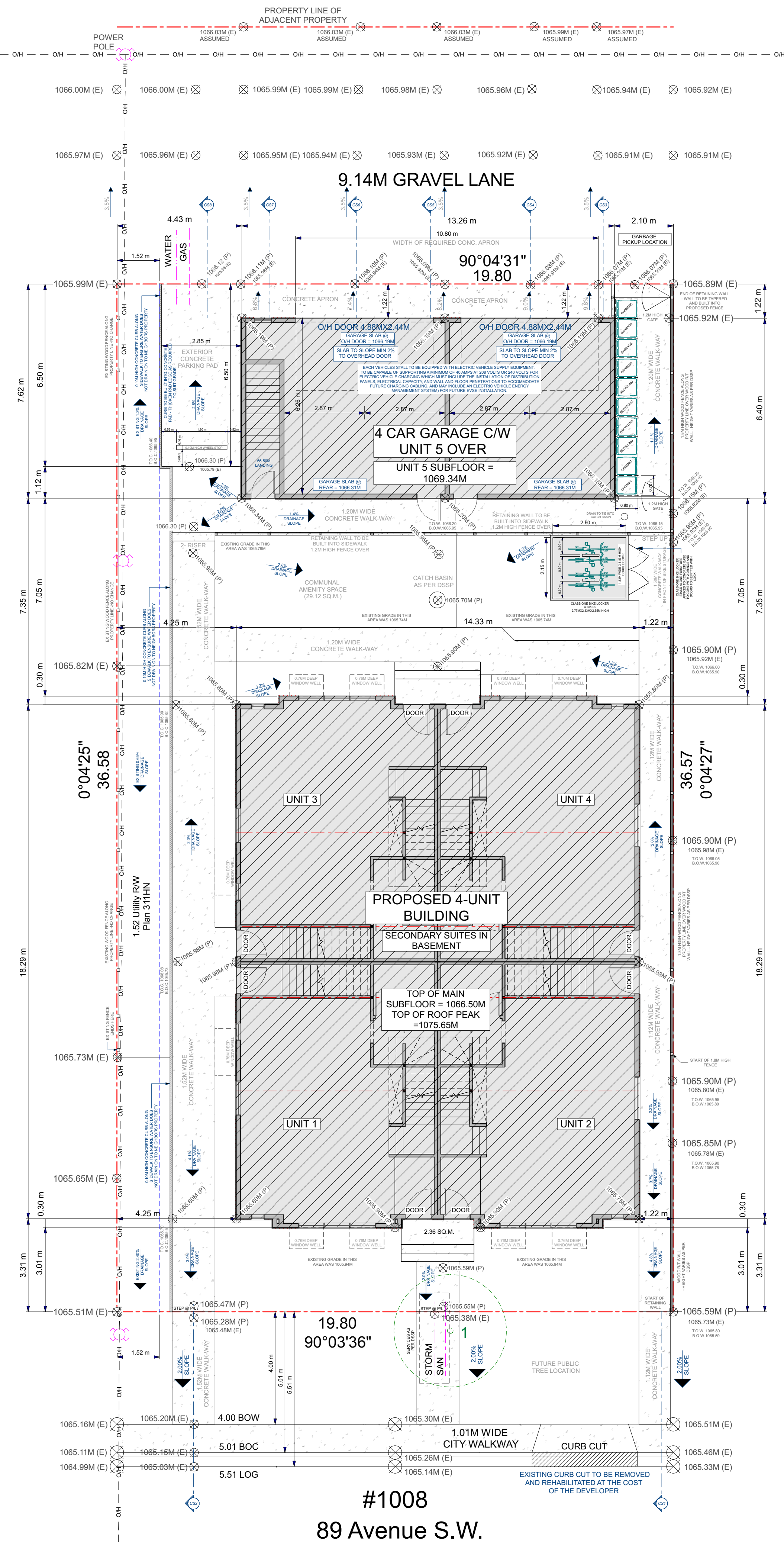
PROJECT INFORMATION	SITE INFORMATION	SITE INFORMATION
MUNICIPAL ADDRESS: 1008 89 AVENUE SW, CALGARY, AB LEGAL DESCRIPTION: LOTS - 15 BLOCK - 12 PLAN - 311HN ZONING / COMMUNITY: H-GO HOUSING - GRADE-ORIENTED HAYSBORO CLIENT: KAM DHILLON REAL ESTATE	COVERAGE: LOT AREA: 724.09 SQ.M. MAXIMUM COVERAGE: 434.45 SQ.M. PROPOSED BUILDING FOOTPRINT: 267.31 SQ.M. PROPOSED GARAGE FOOTPRINT: 94.87 SQ.M. TOTAL COVERAGE: 352.18 SQ.M. % OF LOT COVERED: 48.83% DENSITY: NUMBER OF UNITS: 5 + 4 SECONDARY SUITES PROPOSED UNITS PER HECTARE: 69	GROSS FLOOR AREA: ALL AREAS ARE RESIDENTIAL MAIN FLOOR: 327.19 SQ.M. SECOND FLOOR: 352.06 SQ.M. THIRD FLOOR: N/A TOTAL GROSS FLOOR AREA (GFA): 679.25 SQ.M. FLOOR AREA RATIO (FAR): 0.8549 MAX FAR = 1.50 FAR PARKING ENCLOSED UNIT PARKING STALLS: 4 OUTDOOR PARKING STALLS: 1 TOTAL PARKING STALLS: 5

LANDSCAPE INFORMATION:			LANDSCAPE INFORMATION		
TREE:	SIZE:	QTY:	LOT AREA = 724.09 SQ.M. MAX LOT COVERAGE = 434.45 SQ.M. PROPOSED LOT COVERAGE = 352.18 SQ.M. BUILDING COVERAGE = 352.18 SQ.M. WINDOW WELLS = 10.00 SQ.M. CONCRETE APRON = 16.00 SQ.M. LOCKER FOOTPRINT = 9.69 SQ.M. RETAINING WALLS = 9.29 SQ.M. WASTE STORAGE AREA = 5.57 SQ.M. EXTERIOR PARKING SPACE = 18.60 SQ.M. TOTAL COVERED AREA = 417.33 SQ.M. TOTAL LANDSCAPE AREA = 306.76 SQ.M.		
	BRISTLECONE PINE (PINUS ARISTATE)	2.0M HEIGHT	NOTE: IRRIGATION IS TO BE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM - SPRINKLERS TO BE CONFINED TO ALL SOFT LANDSCAPED AREAS ONLY AS PER LUB		
	COLUMNAR SPRUCE (PICEA PUNGENS FASTIGATA)	4.0M HEIGHT	NOTE: ALL SOG TO BE A DROUGHT TOLERANT SPECIES		
	USSURIAN PEAR (PYRUS USSURIENSIS)	85mm			
	PIN CHERRY (PRUNUS PENNSYLVANICA)	85mm			
	SHRUB:	SIZE:	QTY:		
	CARPET JUNIPER (JUNIPERUS SABINA MONNA)	0.6M	7		
	BEARBERRY (ARCTOSTAPHYLOS UVA-URSI)	0.6M	7		
	BLACK LACE ELDERBERRY (SAMBUCUS NIGRA "EVA")	0.6M	7		

GROUND COVERS:		
ITEM:	HARD/SOFT	AREA
	SODDED AREA	SOFT 80.50 SQ.M.
	MULCH	SOFT 62.68 SQ.M.
	CONCRETE BROOM FINISH	HARD 134.46 SQ.M.
	LANDING & STAIRS WOOD	HARD N/A
	AMENITY SPACE STAMPED CONCRETE	HARD 29.12 SQ.M.
	DECORATIVE STONE	HARD N/A



Tree	Type	Ø	Spread	Height	Location	Retain/Remove
1	MAPLE, HOT WINGS	0.10	4.00	3.50	In City Property	Proposed to be Removed
2	Coniferous	0.45	4.00	12.00	In Subject Property	Remove
3	Bush	---	2.00	2.00	In Subject Property	Remove
4	Coniferous	0.45	4.00	12.00	In Subject Property	Remove
5	Deciduous	0.10	2.00	6.00	In Subject Property	Remove
6	Bush	---	---	1.50	In Subject Property	Remove



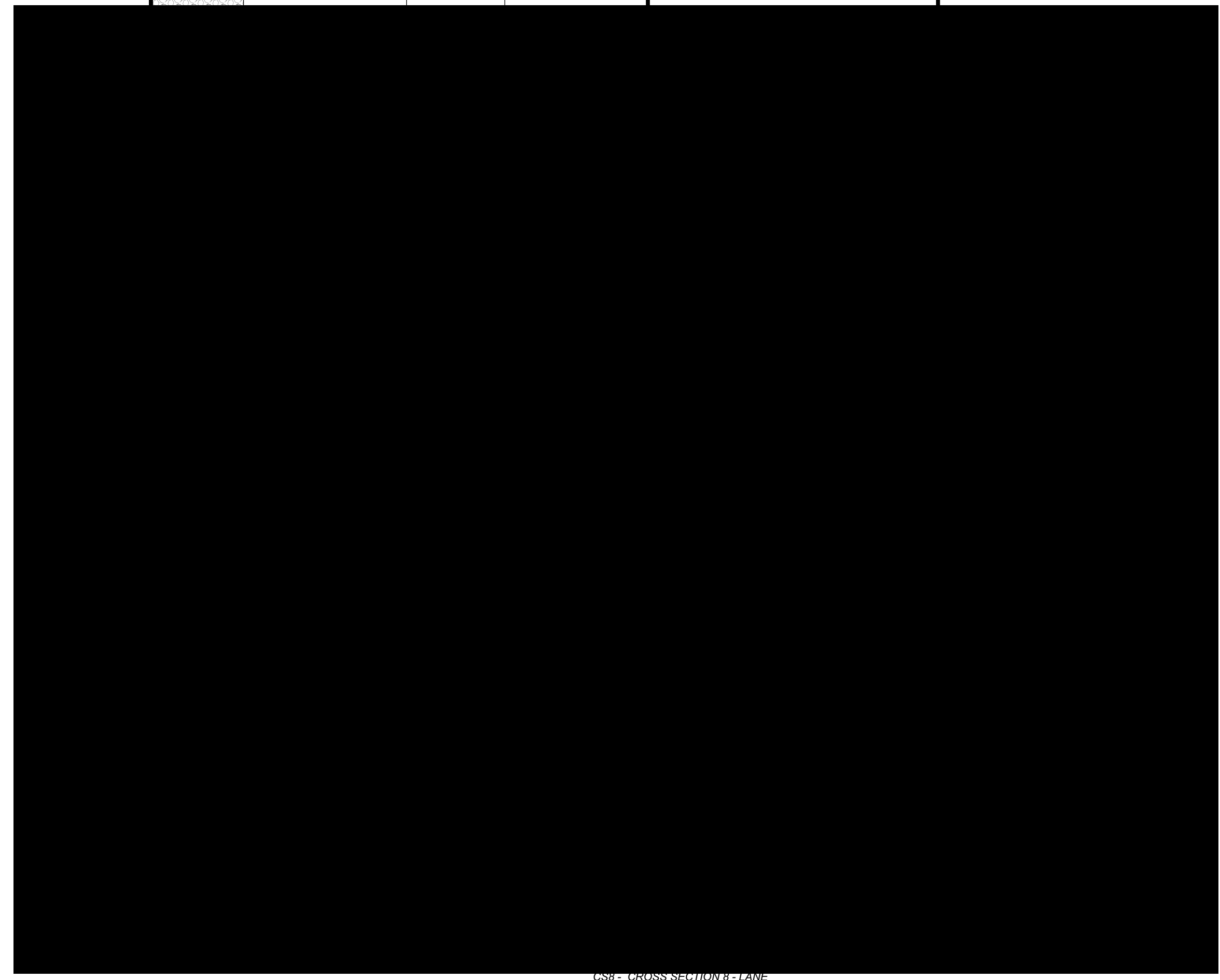
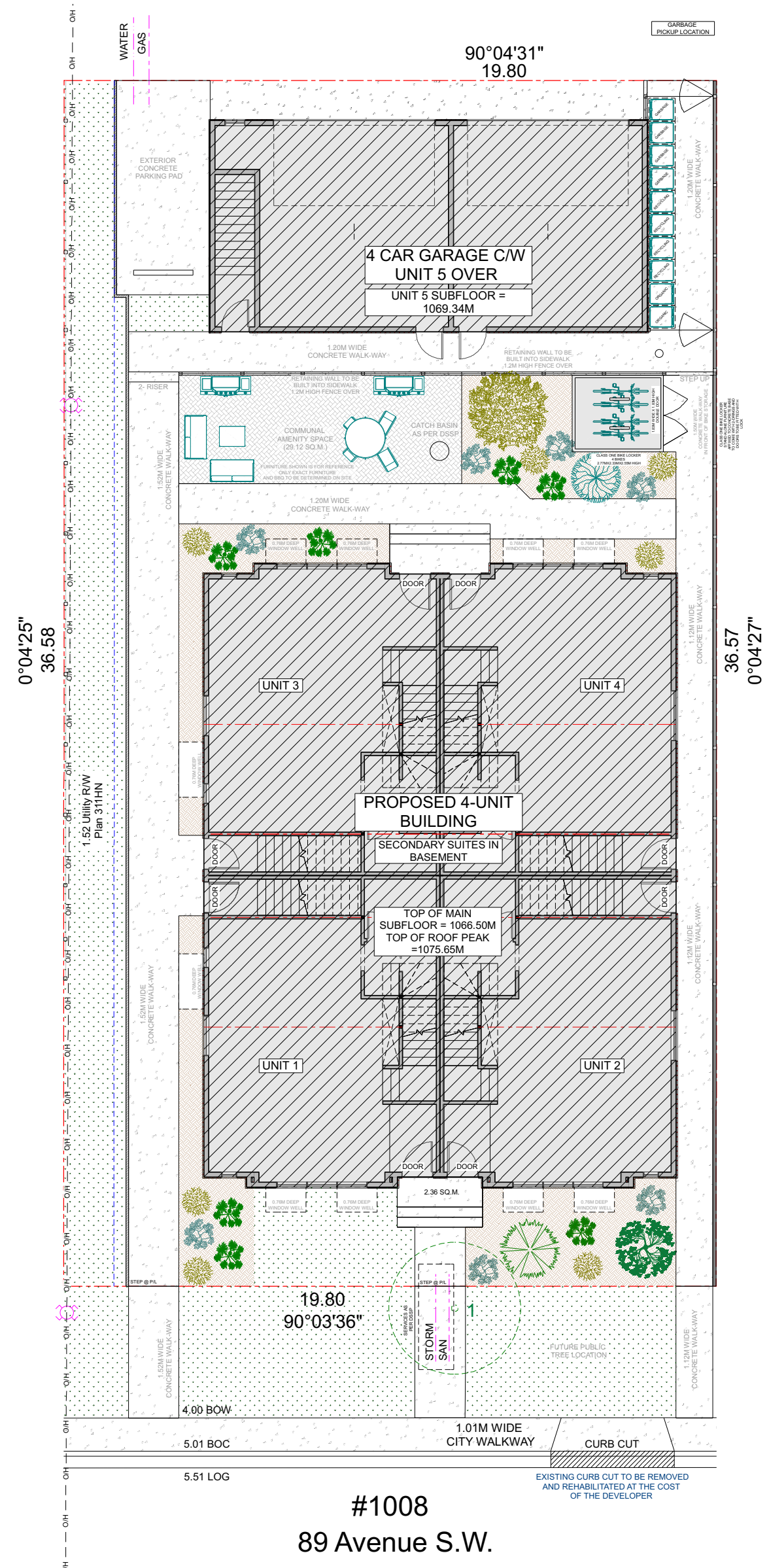
1
A2 **SITE PLAN**
SCALE = 1:100

GRADE LEGEND:
EXISTING GRADE = 1000.00 (E)
PROPOSED GRADE = 1000.00 (P)

2
A2 **SITE CROSS SECTIONS**
SCALE = 1:75

GRADE LEGEND:
EXISTING GRADE = 1000.00 (E)
PROPOSED GRADE = 1000.00 (P)

3
A2 **LANDSCAPE PLAN**
SCALE = 1:150



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5 UNIT DEVELOPMENT WITH SECONDARY SUITES

PROJECT:
5 UNIT DEVELOPMENT WITH SECONDARY SUITE

PROJECT ADDRESS:
1008 89 AVENUE SW
CALGARY, ALBERTA
LOT 15
BLOCK 12
PLAN 311HN

SHEET TITLE:
ELEVATIONS

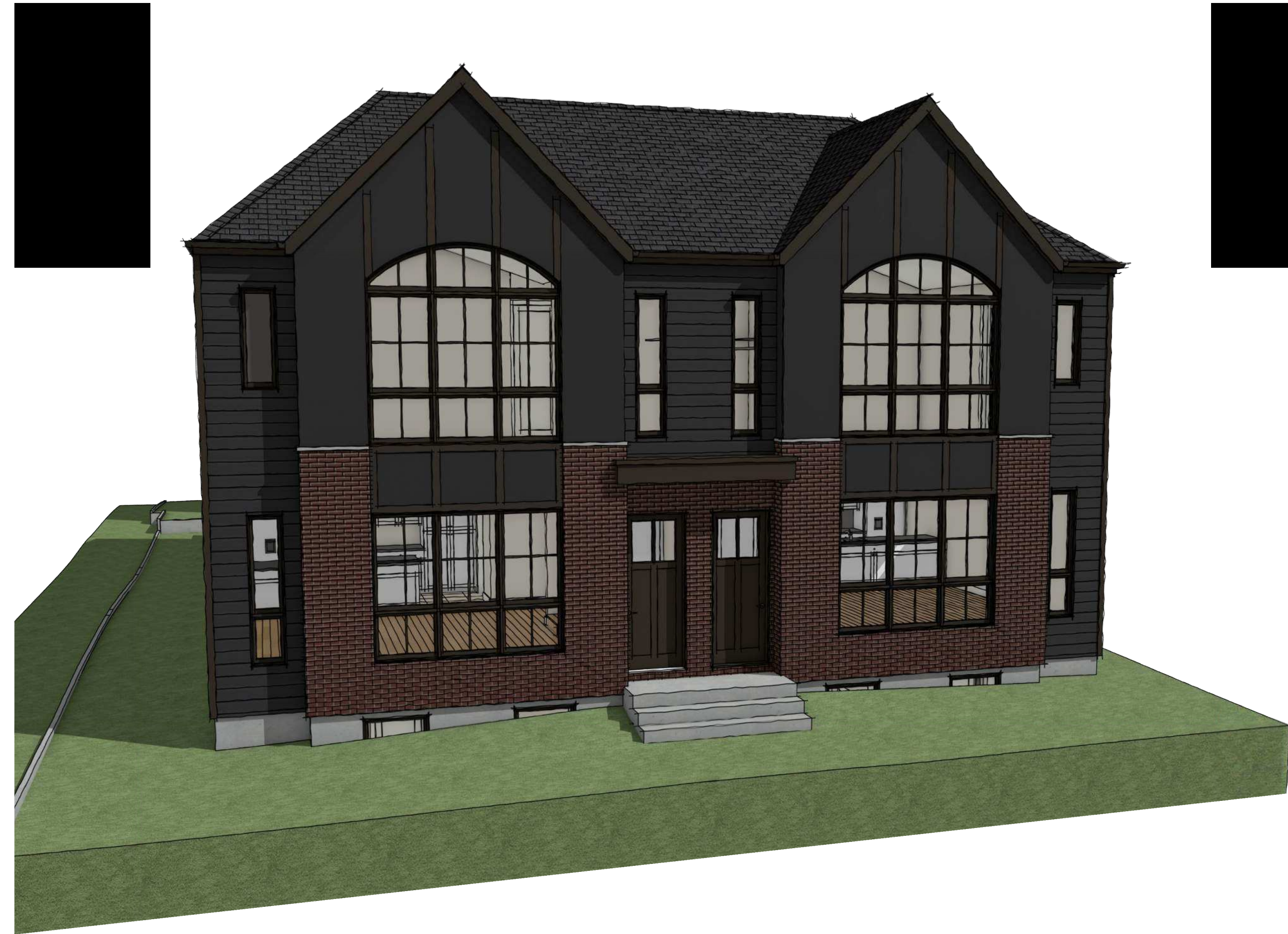
DRAWING DATE:
6/10/2026

SCALE: AS NOTED
DRAWN BY: IAN
FILE #: PLP 2025-056

SHEET:
A5



1 FRONT ELEVATION
SCALE = 3/16" = 1'-0"



2 REAR ELEVATION
SCALE = 3/16" = 1'-0"

EXTERIOR KEY NOTES:
1. ASPHALT SHINGLES - BLACK
2. 2X6 ALUMINUM FASCIA AND SOFFIT - BLACK
3. HORIZONTAL HARDIE BOARD SIDING - GREY/BLACK
4. BOARD AND BATON - GREY/BLACK
5. BRICK - RED/BROWN
6. WINDOWS & DOORS - BLACK
7. NOT USED
8. NOT USED
9. NOT USED

ELEVATION NOTES:
PROVIDE FLASHING OVER ALL EXTERIOR DOORS AND WINDOWS AND ANY OTHER AREA REQUIRED FOR WEATHER PROOFING

GRADING NOTES:
1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
3. IF THERE IS A DISCREPANCY BETWEEN THESE ELEVATIONS AND THE SITE PLAN THE SITE PLAN WILL RULE

WINDOW & DOOR NOTES:
MANUFACTURED DOORS, WINDOWS & SKYLIGHTS SHALL HAVE THE PRODUCTS PERFORMANCE LABELS PER CSA A440S1 2023 NBC (AE) 5.10.2.2.

WINDOW PERFORMANCE REQUIREMENTS	
MINIMUM PERFORMANCE GRADE:	15 (PG)
MINIMUM POSITIVE DESIGN PRESSURE:	720 PA
MINIMUM NEGATIVE DESIGN PRESSURE:	-720 PA
MINIMUM WATER PENETRATION:	220 PA
RESISTANCE TEST PRESSURE MINIMUM	
CANADIAN AIR INFILTRATION/ EXFILTRATION:	A2
TERRAIN TYPE:	ROUGH

THERMAL CHARACTERISTIC OF FENESTRATION AND DOORS

FENESTRATION & DOORS - MAX U VALUE =	1.51
FENESTRATION & DOORS - MIN. ENERGY RATING =	25
OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS	
SKYLIGHTS =	2.75

MISCELLANEOUS NOTES:
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5 UNIT DEVELOPMENT WITH SECONDARY SUITE

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CALGARY, ALBERTA
LOT 15
BLOCK 12
PLAN 311HN

SHEET TITLE:
ELEVATIONS

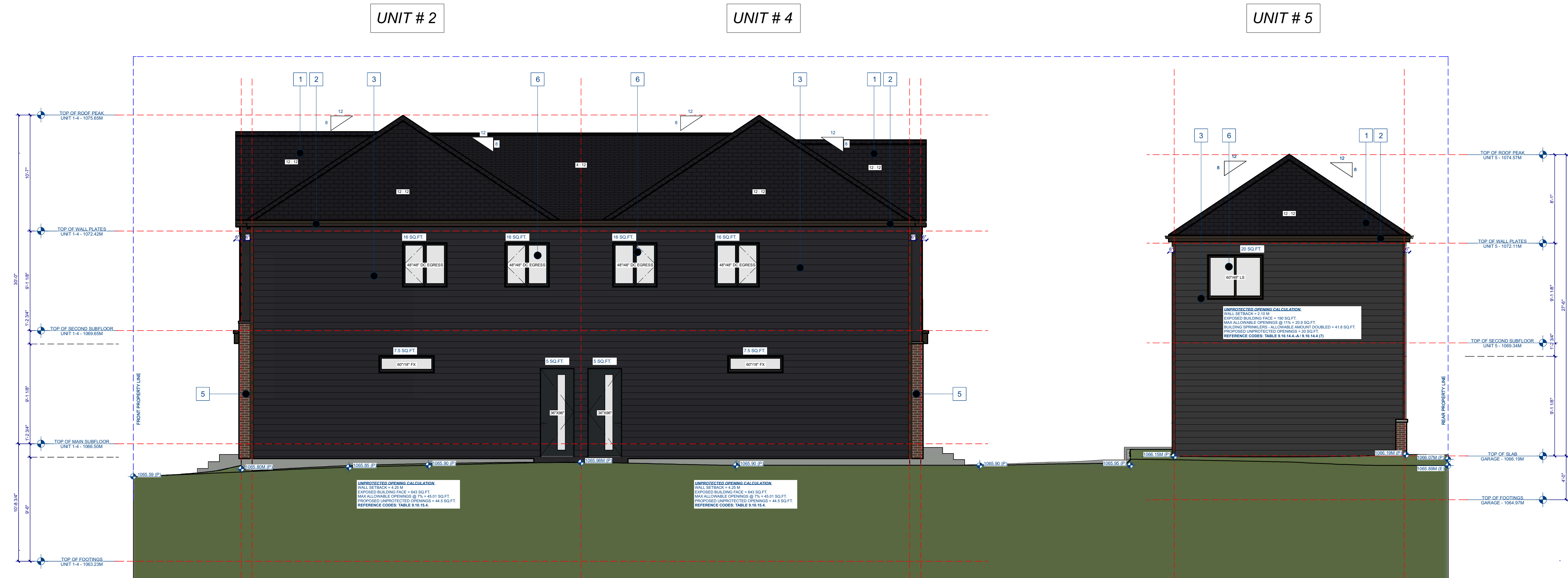
DRAWING DATE:
6/10/2026

SCALE: AS NOTED
DRAWN BY: IAN
FILE #: PLP 2025-056

SHEET:
A6



1 LEFT ELEVATION
A6 SCALE = 3/16" = 1'-0"



2 RIGHT ELEVATION
A6 SCALE = 3/16" = 1'-0"

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CALGARY, ALBERTA
LOT 15
BLOCK 12
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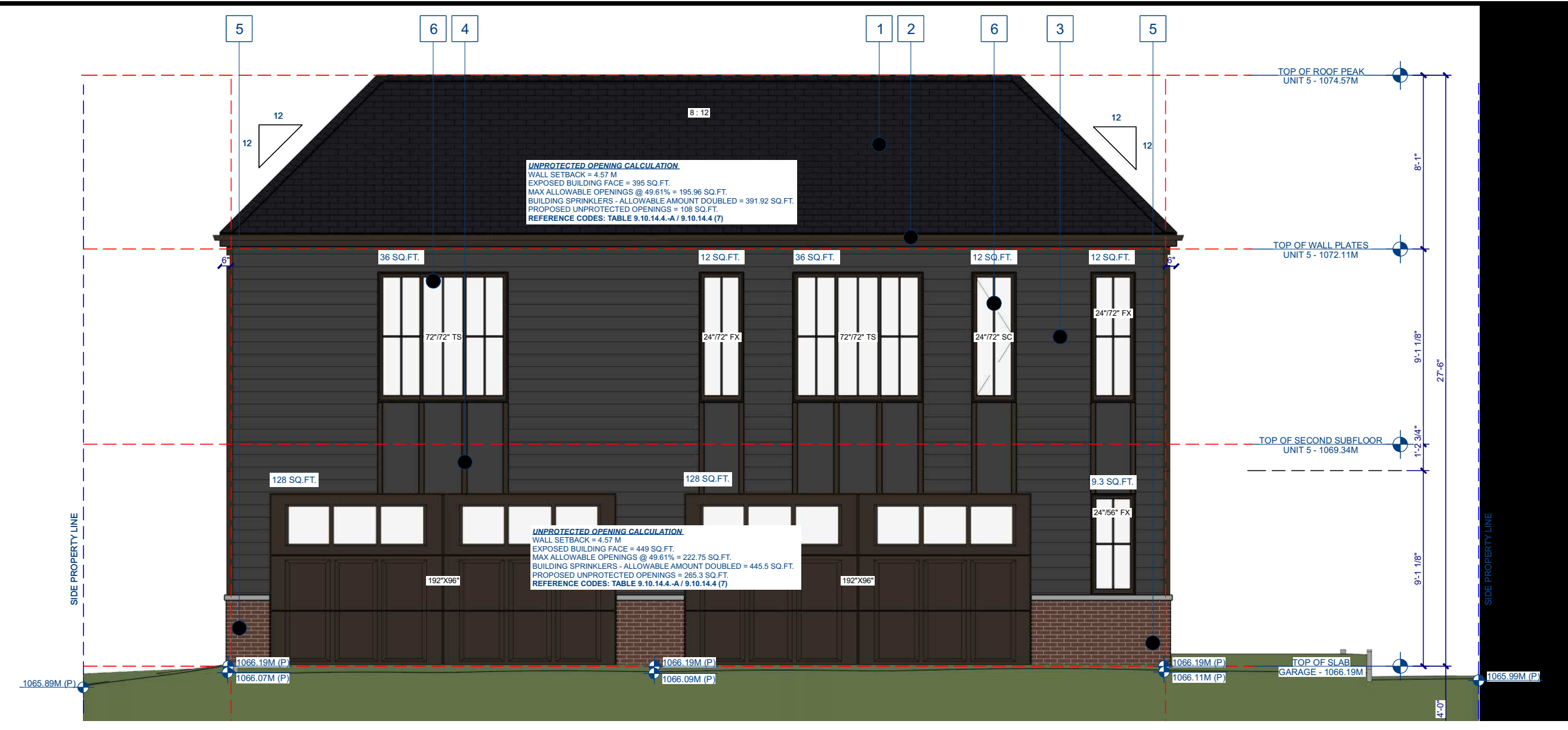
SHEET TITLE:
GARAGE PLAN

DRAWING DATE:
6/10/2026

SCALE: AS NOTED
DRAWN BY: IAN

SHEET:

A7



4 GARAGE ELEVATION - NORTH
A7 SCALE = 3/16" = 1'-0"

EXTERIOR KEY NOTES:
1. ASPHALT SHINGLES - BLACK
2. 2X6 ALUMINUM FASCIA AND SOFFIT - BLACK
3. HORIZONTAL HARDIE BOARD SIDING - GREY/BLACK
4. BOARD AND BATTON - GREY/BLACK
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6. WINDOWS & DOORS - BLACK
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ELEVATION NOTES:
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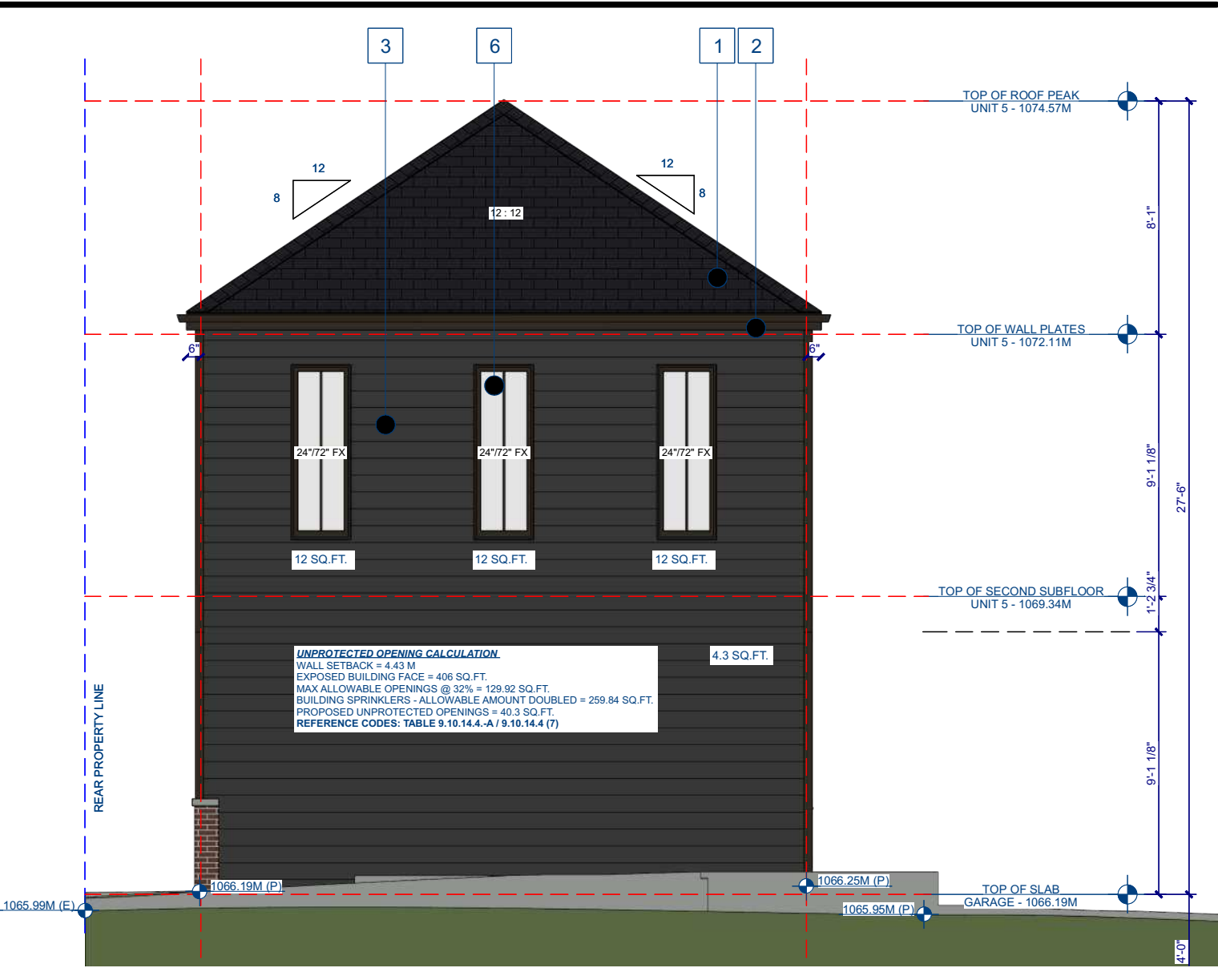
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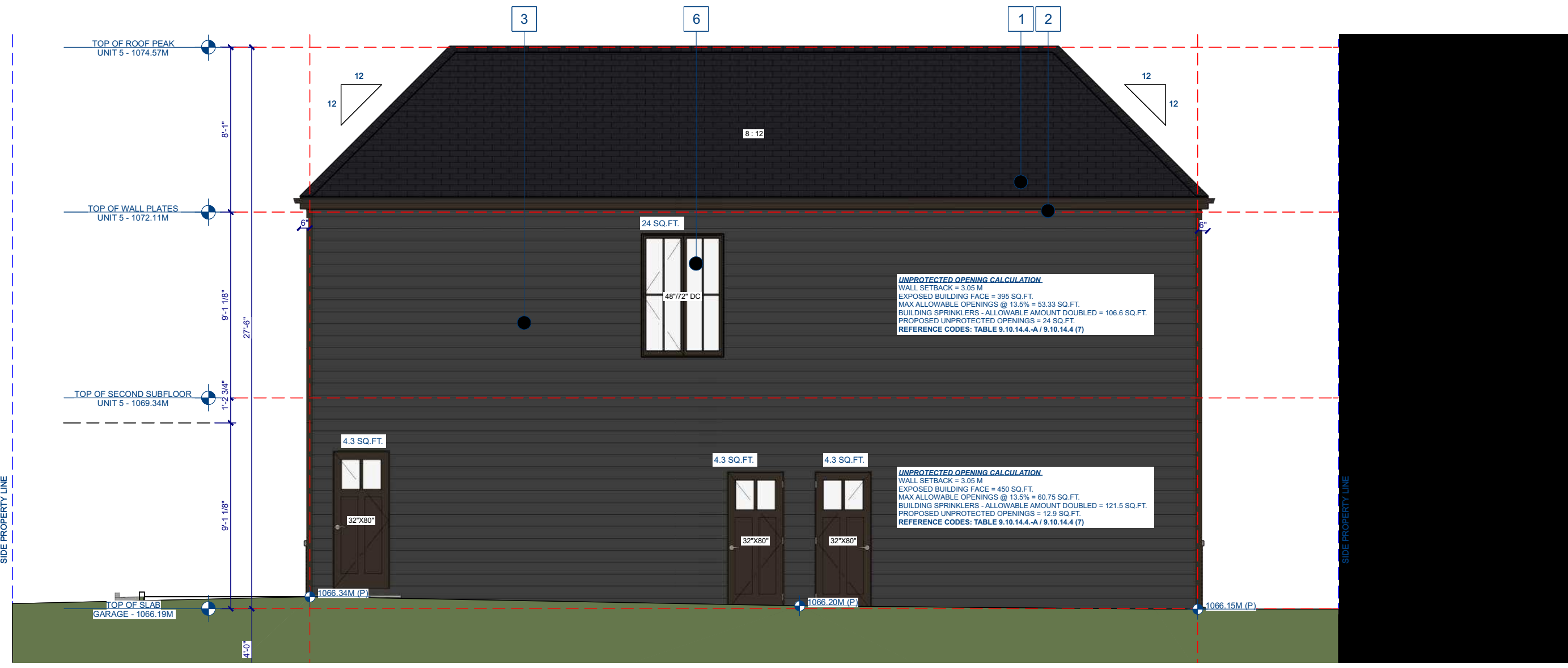
WINDOW PERFORMANCE REQUIREMENTS
MINIMUM PERFORMANCE GRADE: 15 (PG)
MINIMUM POSITIVE DESIGN PRESSURE: 720 PA
MINIMUM NEGATIVE DESIGN PRESSURE: -720 PA
MINIMUM WATER PENETRATION: 220 PA
RESISTANCE TEST PRESSURE MINIMUM CANADIAN AIR INFILTRATION/ EXFILTRATION: A2
TERRAIN TYPE: ROUGH

THERMAL CHARACTERISTIC OF FENESTRATION AND DOORS
FENESTRATION & DOORS - MAX U VALUE = 1.61
FENESTRATION & DOORS - MIN. ENERGY RATING = 25

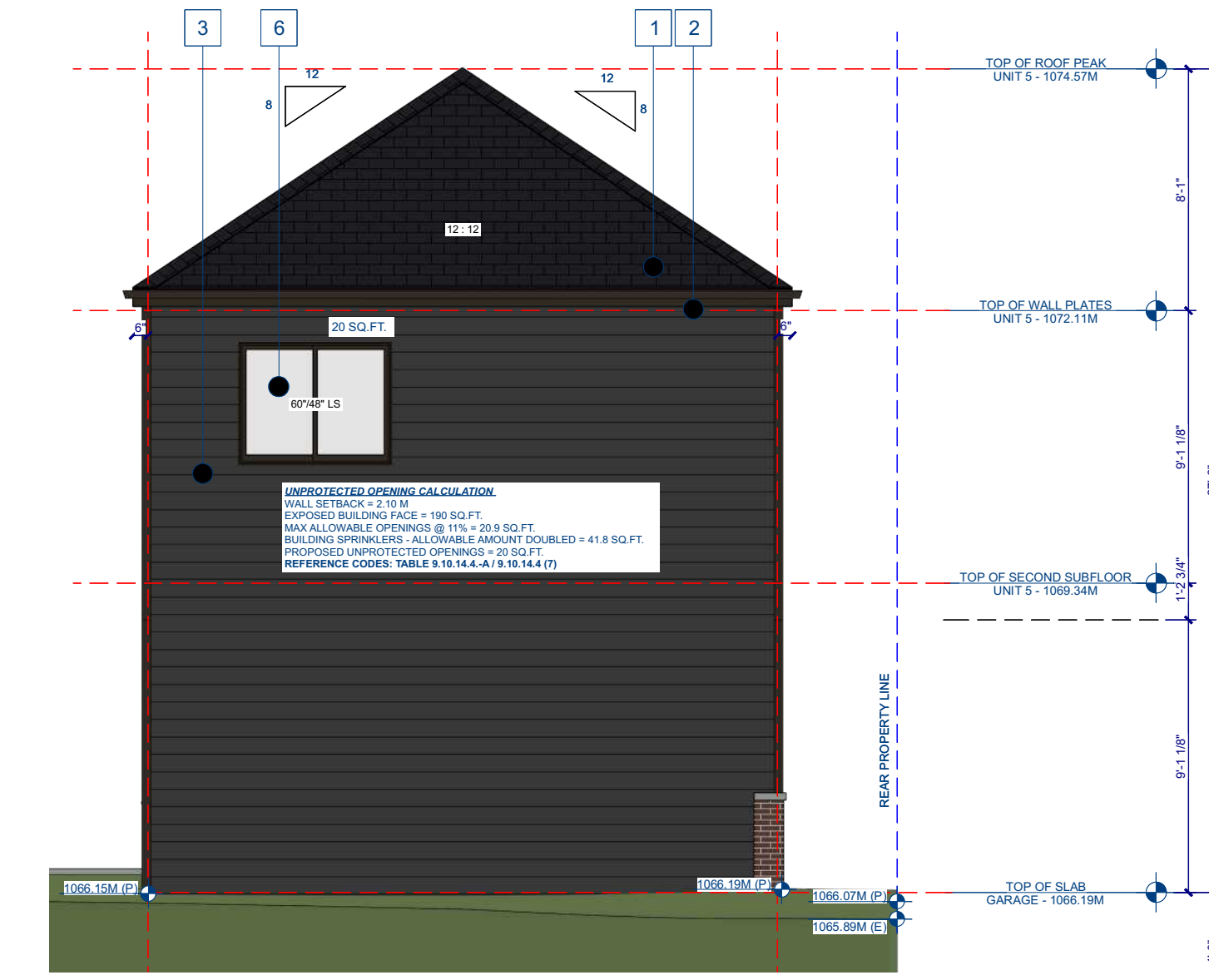
OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS
SKYLIGHTS = 2.75



5 GARAGE ELEVATION - WEST
A7 SCALE = 3/16" = 1'-0"



6 GARAGE ELEVATION - SOUTH
A7 SCALE = 3/16" = 1'-0"



7 GARAGE ELEVATION - EAST
A7 SCALE = 3/16" = 1'-0"