THIRD ROCK GEOMATICS

PO Box 216, Suite 104 1240 Kensington Road NW
Calgary, Alberta T2N 3P7 Phone 587-333-4413

SITE PLAN SHOWING EXISTING FEATURES

Description of Property

Civic Address: 9416 Fairmount Drive SE, Calgary, Alberta
Legal Address: Lot 1, Block 23, Plan 2303ID

Date of Survey: April 28, 2026

Mark A. Sutter, ALS, P.Surv. (Copyright reserved)
Dated at the City of Calgary, Alberta, May 1, 2026

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P306 THIRD ROCK GEOMATICS LTD.

Area Table (m²)

	Parcel	House	Garage	Building	Coverage
9412 Fairmount Drive SE	613.1	102.8	49.2		24.8 %
9416 Fairmount Drive SE	664.5	95.6	54.2		22.5 %
54 Arbour Crescent SE	510.5	104.0	40.6		28.3 %

Tree Table (m)

	TrunkØ	DripØ	Height	Species
T1	0.40	4.0	15	Coniferous
T2	0.60	5.0	11	Coniferous
T3	0.50	4.0	11	Coniferous
T4	0.25	3.0	11	Deciduous
T5	0.55	2.0	6	Deciduous
T6	0.20	1.0	6	Deciduous
T7	0.20	2.0	6	Deciduous

Notes
Distances are in metres and decimals thereof.
Bearings are assumed from plan 2303ID.
All ties are perpendicular to property line.
Side yard and setback distances are measured to concrete walls.
Title Boundary shown thus . . . . .
Wood Fence shown thus . . . . . .
O/H Powerline & Telephone . . . .
Sewer . . . . . .
Elevations are geodetic, derived from ASCM 93062 Elev.= 1045.633
Roof Peak - RP
Main Floor - MF
Utility Pole - o Utility Pole
Light Standard - o LS
Elevation Point - 52.00

(Elevation Points have been truncated by 1000m)

All buried utility information shown or omitted is subject to verification.
Buried utilities drawn from City of Calgary Block Profiles.

This is **Page 1 of 2** for a **Development Permit**
and is ineffective if detached from Page 2

Scale 1:200
0 2 4 8 12 16 20 Metres

Disclaimer

This Drawing, prepared by Third Rock Geomatics Ltd., and all information contained herein is provided for the purpose of a Development Permit Application for:

9416 Fairmount Drive SE, Calgary, Alberta, Lot 1, Block 23, Plan 2303ID

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UTILITY SAFETY PARTNERS — UtilitySafety.ca 1-800-242-3447

This plan represents information as of the date of survey.
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File: 26-0204 2303ID;23;1 | **Drawing Name:** 26-0204-DP.dwg | **Plot Date:** 2026-05-01 11:56 AM

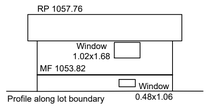
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Calgary, Alberta T2N 3P7 Phone 587-333-4413

SITE PLAN SHOWING EXISTING FEATURES

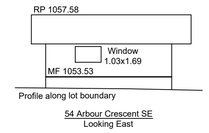
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Civic Address: 9416 Fairmount Drive SE, Calgary, Alberta
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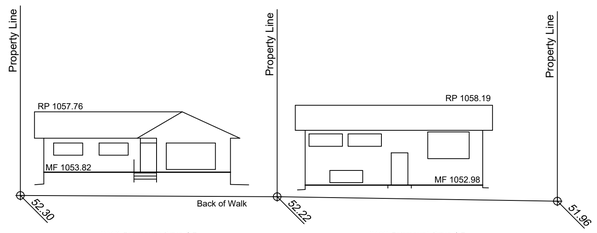
9412 Fairmount Drive SE
Looking North



54 Arbour Crescent SE
Looking East

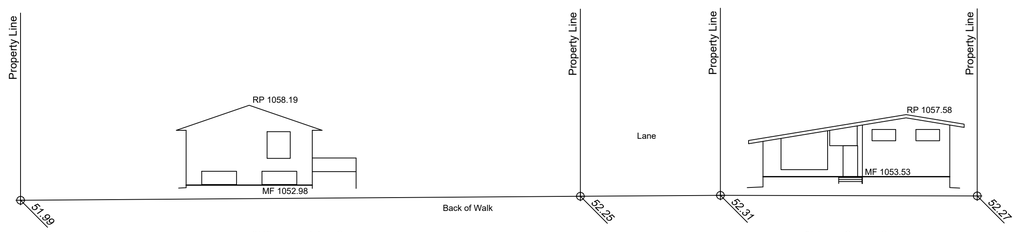
STREETSCAPE

Looking East
Scale 1:200



STREETSCAPE

Looking North
Scale 1:200



9412 Fairmount Drive SE
Looking East



9416 Fairmount Drive SE
Looking East



9416 Fairmount Drive SE
Looking North



54 Arbour Crescent SE
Looking North



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Title Boundary shown thus . . . . .
Wood Fence shown thus . . . . . —□—□—□—□—□—□—□—□—
O/H Powerline & Telephone . . . . —— · —— · —— · —— · —— · —— · —— · ——
Sewer . . . . . —— · · —— · · —— · · —— · · —— · · —— · · —— · · ——
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Roof Peak - RP
Main Floor - MF
Utility Pole - o Utility Pole
Light Standard - o LS
Elevation Point - 52.30

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Scale 1:200 Metres
0 2 4 8 12 16 20

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2026-05-13 12:23:28 PM



ARTIST RENDERING. FOR REFERENCE ONLY.

ARCHITECTURE:
TRUEFIT ARCHITECTURE LTD.
DAVID SCHIWY
COCHRANE, AB
(403) 869-5825
DAVID@TRUEFITARCHITECTURE.COM

SURVEY:
THIRD ROCK GEOMATICS
MARK SUTTER
CALGARY, AB
(587) 333-4413
EMAIL

CIVIL:
FIRM
CONTACT
CITY, PROVINCE
(403) 123-4567
EMAIL

LANDSCAPE:
FIRM
CONTACT
CITY, PROVINCE
(403) 123-4567
EMAIL

GEOTECHNICAL:
FIRM
CONTACT
CITY, PROVINCE
(403) 123-4567
EMAIL

ELECTRICAL:
FIRM
CONTACT
CITY, PROVINCE
(403) 123-4567
EMAIL

MECHANICAL:
FIRM
CONTACT
CITY, PROVINCE
(403) 123-4567
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CONSULTANTS:

PROJECT:

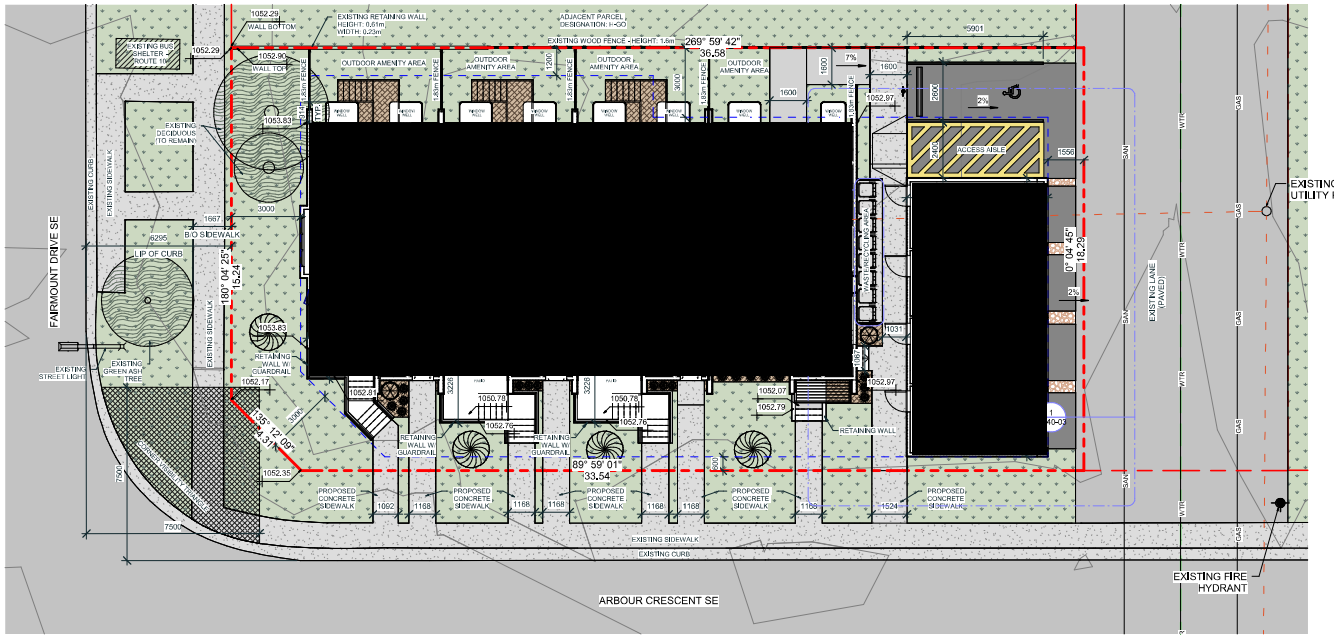
DEVELOPMENT PERMIT- 2026-05-13

Truefit

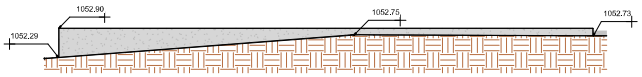
FAIRMOUNT MULTI-FAMILY

9416 FAIRMOUNT DRIVE SE

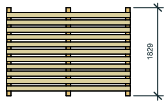
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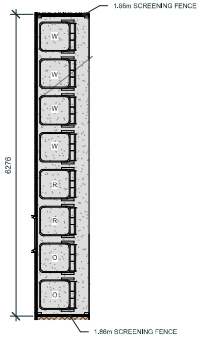
1 DP10-01 PROPOSED SITE PLAN
SCALE: 1 : 100



2 DP10-01 EXISTING RETAINING WALL ELEVATION
SCALE: 1/4" = 1'-0"



3 DP10-01 FENCE ELEVATION
SCALE: 1/4" = 1'-0"



4 DP10-01 WASTE AREA CALLOUT
SCALE: 1/4" = 1'-0"

TRUE NORTH

BYLAW REVIEW

HOUSING - GRADE ORIENTED (H-GO) DISTRICT

SITE AREA:
664.50m² - 7,152.62 ft² - 0.164 ACRES

BUILDING COVERAGE:
DWELLING UNIT = 2,692.46ft² (250.14m²)
GARAGE = 782.90ft² (72.73m²)

SETBACKS:
FRONT: 3.0m
STREET SIDE: 0.6m
SIDE: 1.2m
REAR: 1.2m

DENSITY: MAX.60 UNITS / HECTARE

LOT COVERAGE - MAXIMUM 60%
BUILDING FOOTPRINT AREA = 2,693 ft² (250.20 m²)
GARAGE FOOTPRINT AREA = 782.90 ft² (72.73 m²)
*PROPOSED BUILDING LOT COVERAGE = **48.80%***

BUILDING HEIGHTS:
ALLOWABLE BUILDING HEIGHT = 12.0m
PROPOSED BUILDING HEIGHT = 3 STOREYS

GROSS FLOOR AREAS:
UNIT 1: 1,755.97ft² (163.13m²)
UNIT 2: 1,726.82ft² (160.41m²)
UNIT 3: 1,726.82ft² (160.41m²)
UNIT 4: 1,852.12ft² (172.07m²)
GARAGE: 782.91ft² (72.73m²)

TOTAL GFA = 7,844.23ft² (728.75m²)
MAX. FLOOR AREA RATIO (FAR) = 1.50
PROPOSED FAR = **1.10**

PARKING:
PARKING STALL REQUIREMENTS: 0.5 STALLS PER UNIT

PROPOSED PARKING STALLS = 5 STALLS
1 STALL DEFICIENT
RESIDENTIAL CARE = 1 STALL PER 3 RESIDENTS

SUITE COUNTS:
PROPOSED SUITES:
- 3 ABOVE-GRADE DWELLING UNITS
- 3 BELOW-GRADE SECONDARY SUITES
- 1 RESIDENTIAL CARE UNIT

BICYCLE PARKING - CLASS 1:
BICYCLE PARKING STALLS REQUIRED WHERE A UNIT IS NOT PROVIDED A MOTOR VEHICLE PARKING STALL LOCATED IN A PRIVATE GARAGE.

BICYCLE PARKING REQUIREMENTS: 1.0 STALLS PER UNIT

PROPOSED BICYCLE PARKING STALLS = 4
7 UNITS (4 STALLS IN GARAGE)
1 STALL IN EACH BASEMENT UNIT (4 STALLS TOTAL)

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- OVERHEAD UTILITY LINE
- GAS — GAS — EXISTING GAS LINE
- SAN — SAN — EXISTING SANITARY LINE
- WTR — WTR — EXISTING WATER SERVICE LINE
- LANDSCAPE MULCH
- CONCRETE SIDEWALK
- GRASS
- GRAVEL
- EXISTING ASPHALT
- NEW ASPHALT
- FIRE HYDRANT

Truefit Architecture Ltd.
148 Riviera Way
Cochrane, AB T4C 0V4
www.truefitarchitecture.com
+1 403 869 5825
david@truefitarchitecture.com

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No.	By	Description	Date
1	DMS	Issue for DP	2026-05-13

SEAL / PERMIT:

DAVID MATTHEW SCHMIT REGISTERED ARCHITECT 2026-05-13 ALBERTA
TRUEFIT ARCHITECTURE LTD. PERMIT No. AC 18010 ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

PROJECT:

FAIRMOUNT MULTI-FAMILY

MUNICIPAL ADDRESS:

9416 Fairmount Drive SE Calgary, AB

LEGAL ADDRESS:
LOT: 1
BLOCK: 23
PLAN: 2303ID

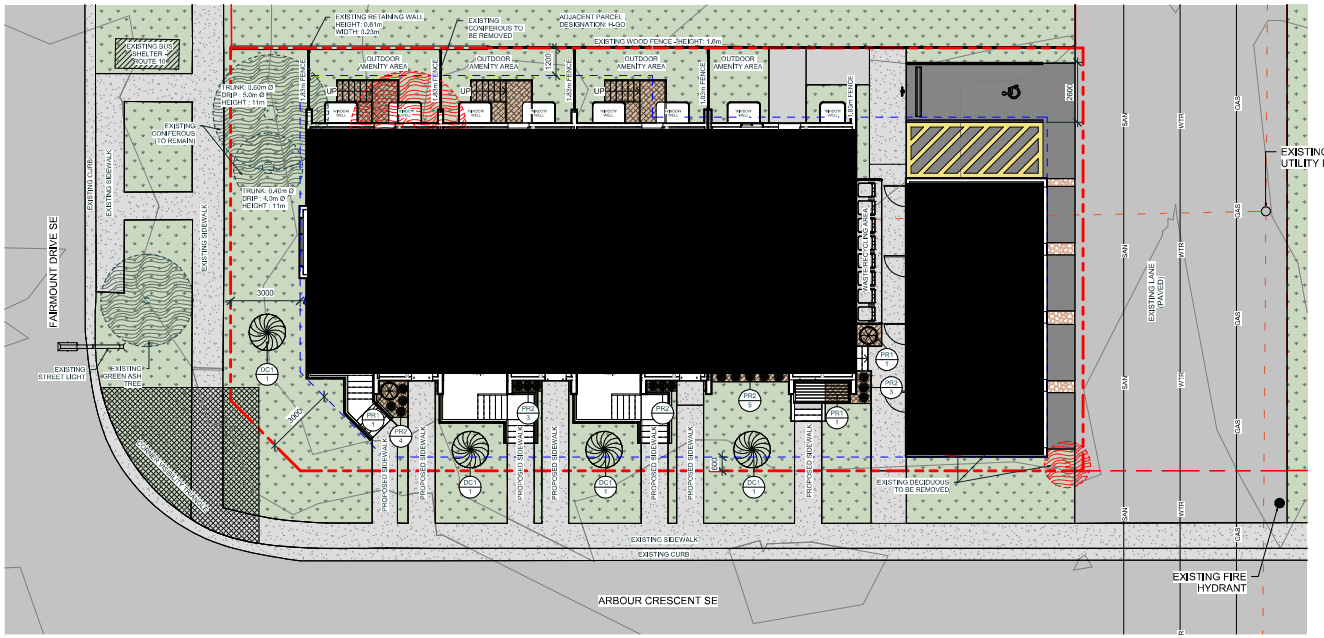
DRAWING TITLE:

SITE PLAN

DRAWN BY: KA
REVIEWED BY: DMS
PROJECT NO.: TF26-001
REVISION:

DP10-01

Autodesk Docs://9416 Fairmount Drive SE - Multifamily/TF26-001_9416 Fairmount Drive_Multifamily.rvt 2026-05-13 3:23:29 PM



1 DP10-02 LANDSCAPE PLAN
SCALE: 1 : 100

BYLAW REVIEW

HOUSING - GRADE ORIENTED (H-GO) DISTRICT

LANDSCAPING REQUIREMENTS:
REQUIRED SOFT LANDSCAPING AREA = 30% OF TOTAL LANDSCAPED AREA

TOTAL LANDSCAPED AREA = 2,591.98ft² (240.80m²)
SOFT LANDSCAPING REQUIRED = 777.59ft² (72.24m²)
SOFT LANDSCAPING PROVIDED = **1,885.05ft² (175.06m²) = 73%**

TREE SIZE = MINIMUM HEIGHT OF 2.0m AND / OR 60.0mm IN CALIPER
SHRUB SIZE = MINIMUM 0.6m SPREAD AT PLANTING

REQUIRED # OF TREES & SHRUBS = 1 TREE / 110m² OF PARCEL AREA; 3 SHRUBS / 110m² OF PARCEL AREA

TREES REQUIRED = 6.04
SHRUBS REQUIRED = 18.12

TREES PROVIDED = **6 (2 EXISTING + 4 PROPOSED)**
SHRUBS PROVIDED = **22**

NOTES
- LANDSCAPING IN PUBLIC REALM IS NOT COUNTED IN ANY LANDSCAPING CALCULATION
- PLANTINGS (EXCLUDING SOD) TO BE IRRIGATED BY A LOW-WATER UNDERGROUND IRRIGATION SYSTEM
- SOIL DEPTHS ARE TO BE A MINIMUM OF 1.2m FOR TREES (COVERING THE FULL SPREAD AT MATURITY), 0.6m FOR SHRUBS, AND 0.3m FOR OTHER PLANTING AREAS
- DECIDUOUS TREES ARE TO HAVE A MIN. 60mm CALIPER (50% OF REQUIRED TREES TO HAVE A MIN. 75mm CALIPER) WHEN PLANTED
- CONIFEROUS TREES ARE TO BE A MIN. 2m IN HEIGHT (50% OF REQUIRED TREES TO BE A MIN. 3m IN HEIGHT) WHEN PLANTED
- SHRUBS MUST HAVE A MIN. SPREAD OR HEIGHT OF 0.6m WHEN PLANTED

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- OVERHEAD UTILITY LINE
- GAS — GAS — EXISTING GAS LINE
- SAN — SAN — EXISTING SANITARY LINE
- WTR — WTR — EXISTING WATER SERVICE LINE
- LANDSCAPE MULCH
- CONCRETE SIDEWALK
- GRASS
- GRAVEL
- EXISTING ASPHALT
- NEW ASPHALT
- FIRE HYDRANT

PLANT LIST

NUMBER	COUNT	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE
DC1	4	Populus tremula erecta	Swedish Columnar Aspen	75mm	10'-0" x 45'-0"
PR1	4	Symphoricarpos albus	Common Snowberry	0.6m	3'-0" x 5'-0"
PR2	18	Calamagrostis x acutiflor 'Karl Foerster'	Karl Foerster Reed Grass	0.6m	2'-0" x 4'-0"

PLANTING LEGEND

- SWEDISH COLUMNAR ASPEN
- COMMON SNOWBERRY
- KARL FOERSTER REED GRASS
- EXISTING TREE - TO REMAIN
- EXISTING TREE - TO BE REMOVED

Truefit Architecture Ltd.
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Cochrane, AB T4C 0V4
www.truefitarchitecture.com
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No.	By	Description	Date
1	DMS	Issue for DP	2026-05-13

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TRUEFIT ARCHITECTURE LTD. PERMIT No. AC 16010 ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

PROJECT:

FAIRMOUNT MULTI-FAMILY

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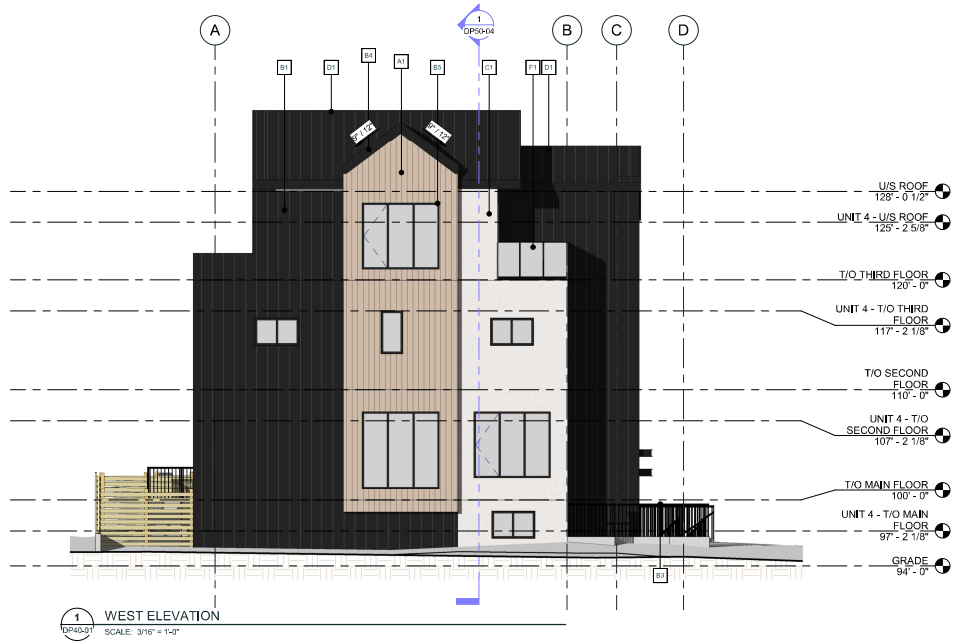
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LANDSCAPE PLAN

DRAWN BY: KA
REVIEWED BY: DMS
PROJECT NO.: TF26-001
REVISION:

DP10-02

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1 DP40-01 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 DP40-01 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH LEGEND

A - SIDING
- A1 VERTICAL WOOD EFFECT SIDING - COLOUR: CEDAR

B - METAL CLADDING
- B1 STANDING SEAM METAL CLADDING - COLOUR: BLACK
- B2 METAL FASCIA - COLOUR: BLACK
- B3 METAL RAILING - COLOUR: BLACK
- B4 METAL SOFFIT - COLOUR: BLACK
- B5 METAL CLAD WINDOWS - COLOUR: BLACK

C - STUCCO
- C1 ACRYLIC STUCCO - COLOUR: WHITE

D - ROOFING
- D1 STANDING SEAM METAL ROOFING - COLOUR: BLACK

F - GLASS
- F1 GLASS RAILING

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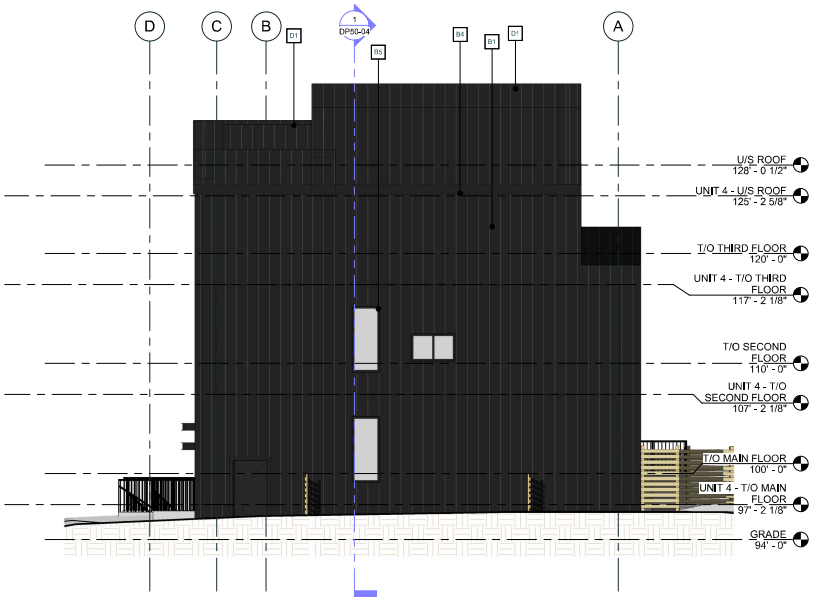
DRAWING TITLE:

PROPOSED BUILDING ELEVATIONS

DRAWN BY: KA
REVIEWED BY: DMS
PROJECT NO.: TF26-001
REVISION:

DP40-01

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1 DP40-02 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 DP40-02 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH LEGEND

A - SIDING
- A1 VERTICAL WOOD EFFECT SIDING - COLOUR: CEDAR

B - METAL CLADDING
- B1 STANDING SEAM METAL CLADDING - COLOUR: BLACK
- B2 METAL FASCIA - COLOUR: BLACK
- B3 METAL RAILING - COLOUR: BLACK
- B4 METAL SOFFIT - COLOUR: BLACK
- B5 METAL CLAD WINDOWS - COLOUR: BLACK

C - STUCCO
- C1 ACRYLIC STUCCO - COLOUR: WHITE

D - ROOFING
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F - GLASS
- F1 GLASS RAILING

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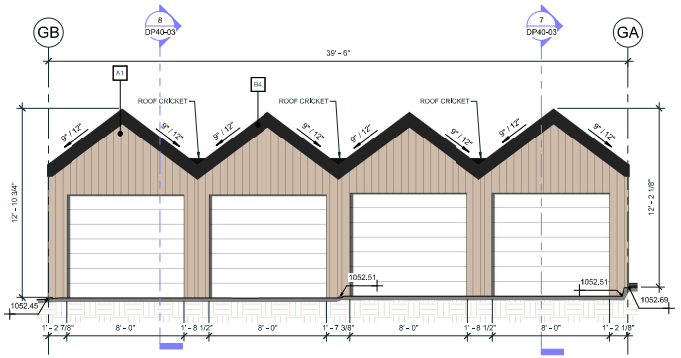
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DRAWING TITLE:

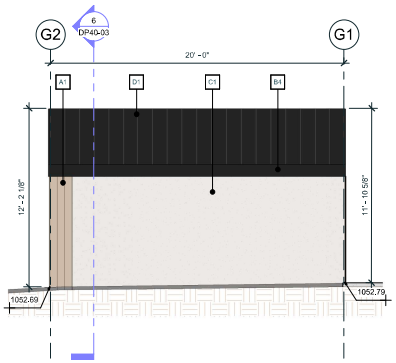
PROPOSED BUILDING ELEVATIONS

DRAWN BY: KA
REVIEWED BY: DMS
PROJECT NO.: TF26-001
REVISION:

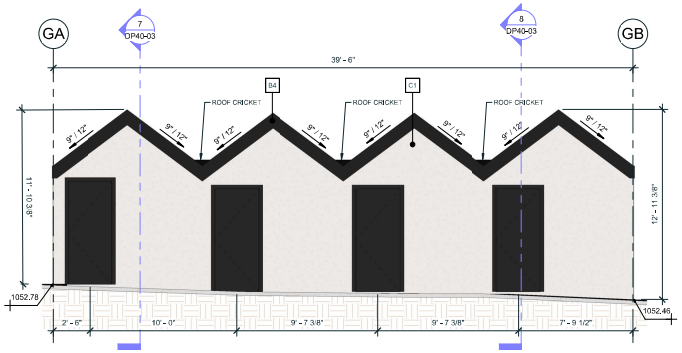
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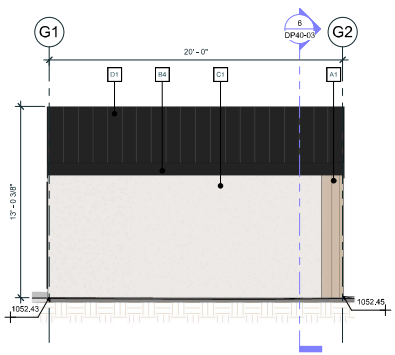
2 DP40-03 GARAGE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 DP40-03 GARAGE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 DP40-03 GARAGE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 DP40-03 GARAGE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

[redacted]

6 DP40-03 GARAGE SECTION 1
SCALE: 1/4" = 1'-0"

7 DP40-03 GARAGE SECTION 2
SCALE: 1/4" = 1'-0"

8 DP40-03 GARAGE SECTION 3
SCALE: 1/4" = 1'-0"

Truefit Architecture Ltd.
148 Riviera Way
Cochrane, AB T4C 0V4
www.truefitarchitecture.com
+1 403 869 5825
david@truefitarchitecture.com

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No.	By	Description	Date
1	DMS	Issue for DP	2026-05-13

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DAVID MATTHEW SCHMIT REGISTERED ARCHITECT 2026-05-13 ALBERTA

TRUEFIT ARCHITECTURE LTD.
PERMIT No. AC 18010
ISSUED PURSUANT TO THE
ARCHITECTS ACT OF ALBERTA

PROJECT:

FAIRMOUNT MULTI-FAMILY

MUNICIPAL ADDRESS:

9416 Fairmount Drive SE Calgary, AB

LEGAL ADDRESS:
LOT: 1
BLOCK: 23
PLAN: 2303ID

DRAWING TITLE:

PROPOSED GARAGE ELEVATIONS

DRAWN BY: KA
REVIEWED BY: DMS
PROJECT NO.: TF26-001
REVISION:

DP40-03

EXISTING HOUSE ON SITE



9416 FAIRMOUNT DRIVE SE - LOOKING NORTH



9416 FAIRMOUNT DRIVE SE - LOOKING EAST

ADJACENT HOMES



9412 FAIRMOUNT DRIVE SE



54 ARBOUR CRESCENT SE

Truefit

Truefit Architecture Ltd.
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Cochrane, AB T4C 0V4
www.truefitarchitecture.com
+1 403 869 5825
david@truefitarchitecture.com

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No.	By	Description	Date
1	DMS	Issue for DP	2026-05-13

SEAL / PERMIT:

DAVID MATTHEW SCHMIT
REGISTERED
ARCHITECT
2026-05-13
ALBERTA

TRUEFIT ARCHITECTURE LTD.
PERMIT No. AC 18010
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ARCHITECTS ACT OF ALBERTA

PROJECT:

FAIRMOUNT MULTI-FAMILY

MUNICIPAL ADDRESS:

9416 Fairmount Drive SE Calgary, AB

LEGAL ADDRESS:
LOT: 1
BLOCK: 23
PLAN: 2303ID

DRAWING TITLE:

EXISTING SITE IMAGES

DRAWN BY: KA
REVIEWED BY: DMS

PROJECT NO.: TF26-001
REVISION:

DP90-01

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Truefit

Truefit Architecture Ltd.
148 Riviera Way
Cochrane, AB T4C 0V4
www.truefitarchitecture.com
+1 403 869 5825
david@truefitarchitecture.com

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No.	By	Description	Date
1	DMS	Issue for DP	2026-05-13

SEAL / PERMIT:



PROJECT:

FAIRMOUNT MULTI-FAMILY

MUNICIPAL ADDRESS:
9416 Fairmount Drive SE Calgary, AB

LEGAL ADDRESS:
LOT: 1
BLOCK: 23
PLAN: 2303ID

DRAWING TITLE:

CONCEPT RENDERS

DRAWN BY: KA

REVIEWED BY: DMS

PROJECT NO.: TF26-001

REVISION:

DP90-02

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