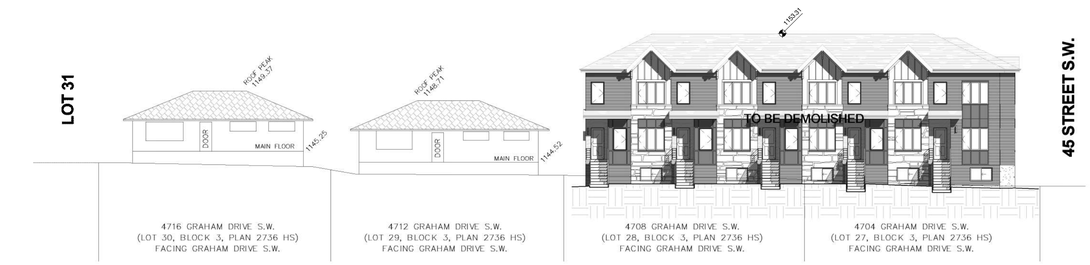
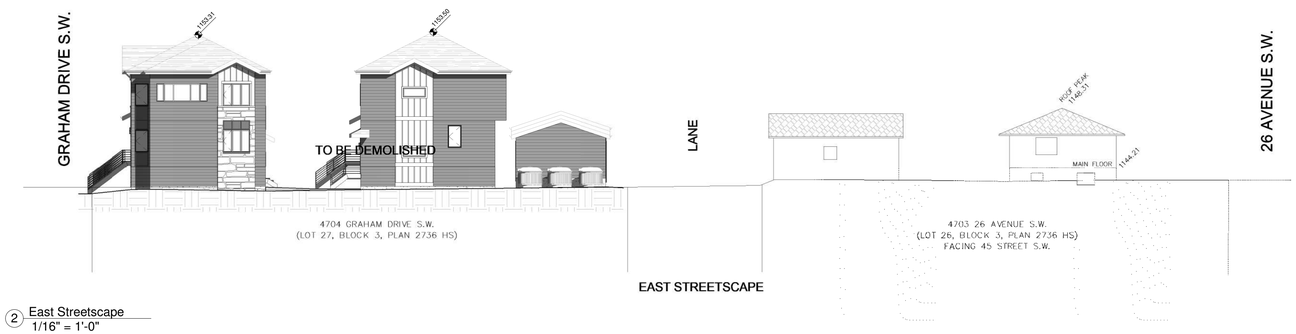
PROPOSED MULTI-FAMILY DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT





1 South Streetscape
1/16" = 1'-0"



2 East Streetscape
1/16" = 1'-0"

PROJECT INFORMATION

ADDRESS

Municipal: 4704&4708 Graham Dr SE, Calgary, AB
Legal: Lot 27&28, Block 3, Plan 2736HS

PROPOSED FAR

1260.42 m^2/1177.96m^2 = 1.07

BUILDING COVERAGE (%) 59.72

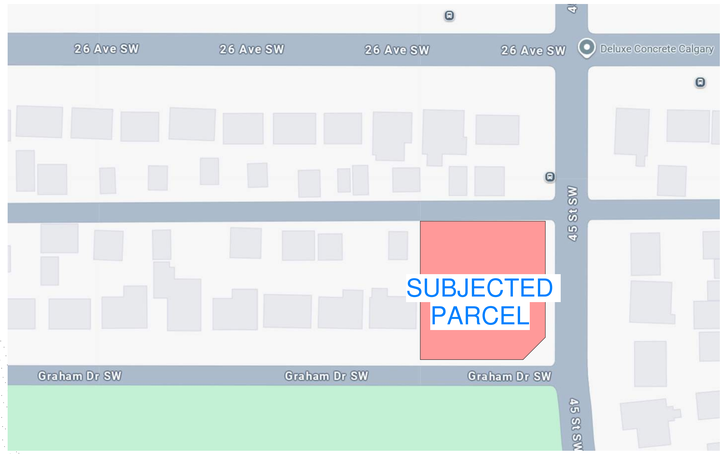
Parcel 1177.96 m^2
Residence 529.28 m^2
Garage 175.01 m^2
Total Coverage: 704.29 m^2 (59.72%)

WASTE AND RECYCLING

Capacity: 4yard Molok Container x 3 = 12 yard
Proposed Waste storage distribution:
Black Container: 4yard
Blue Container: 4yard
Green Container: 4yard
Total Carts: 12 yard
Anticipated total volumn of waste product per week: 0.3yard x 20=6yard

PARKING

Parking Garage 10
Bike Storage 10



NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

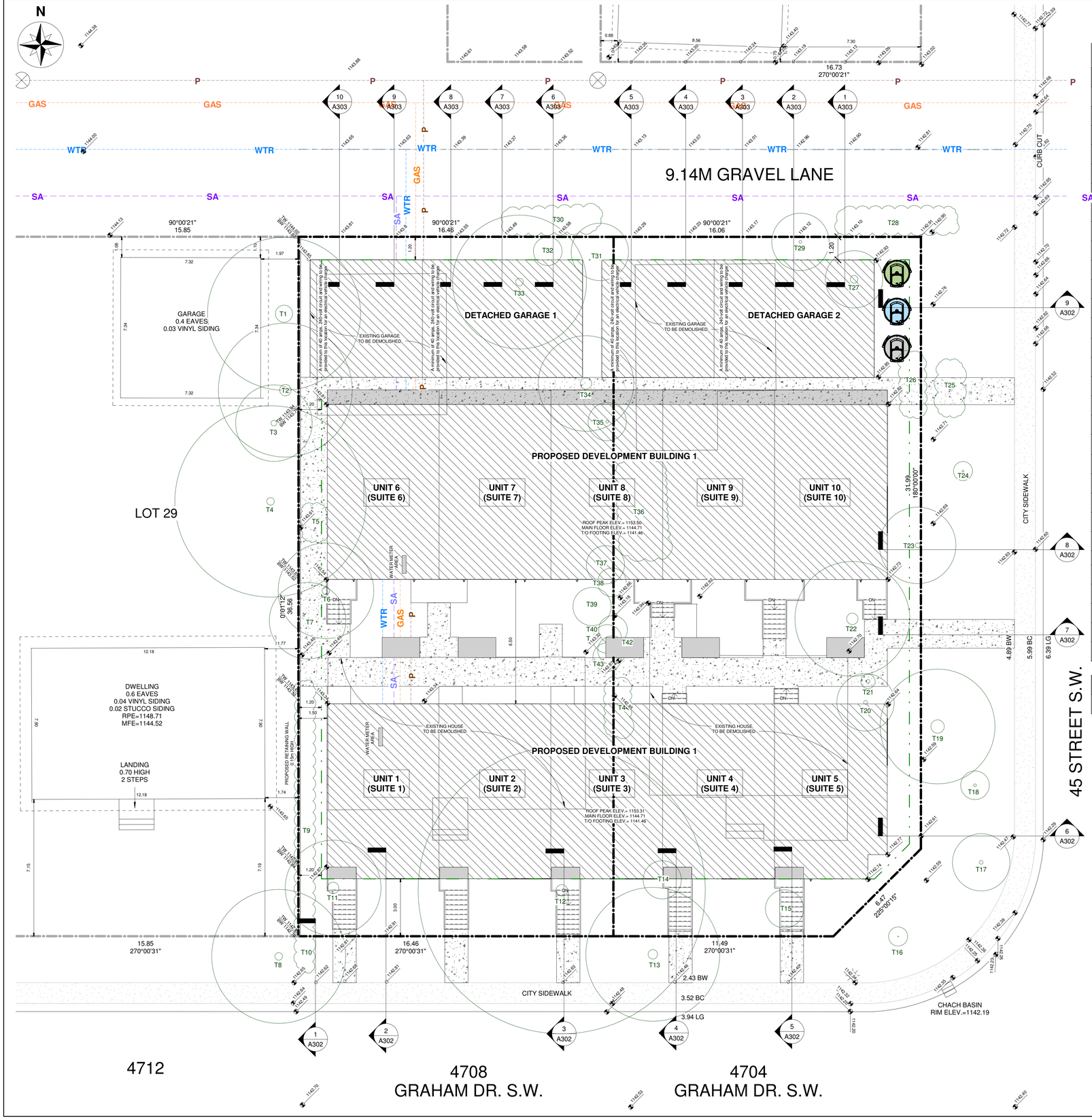
PROJECT
Proposed Multi-Family Development
4704 Graham Dr SW, AB, Calgary

CLIENT
Owner

PROGRESS	DP		
SCALE	As indicated		
DRAWN	JP	CHECKED	TB
FILE	20260406		
DATE	9/8/2026 5:02:41 PM		

Title Page

A001



BUILDING 1 UNIT AREAS

NAME	SQ.FT	SQ.M
UNIT 1		
SECOND FLOOR	575.00	53.42
MAIN FLOOR	565.00	52.49
TOTAL AREA	1140.00	105.91
SUITE 1		
BASEMENT	565.00	52.49
UNIT 2		
SECOND FLOOR	575.00	53.42
MAIN FLOOR	565.00	52.49
TOTAL AREA	1140.00	105.91
SUITE 2		
BASEMENT	565.00	52.49
UNIT 3		
SECOND FLOOR	575.00	53.42
MAIN FLOOR	565.00	52.49
TOTAL AREA	1140.00	105.91
SUITE 3		
BASEMENT	565.00	52.49
UNIT 4		
SECOND FLOOR	575.00	53.42
MAIN FLOOR	565.00	52.49
TOTAL AREA	1140.00	105.91
SUITE 4		
BASEMENT	565.00	52.49
UNIT 5		
SECOND FLOOR	566.11	52.59
MAIN FLOOR	556.11	51.66
TOTAL AREA	1122.22	104.25
SUITE 5		
BASEMENT	556.11	51.66

ABOVE GRADE	5682.22	527.89
BELOW GRADE	2816.11	261.62

BUILDING 2 UNIT AREAS

NAME	SQ.FT	SQ.M
UNIT 6		
SECOND FLOOR	622.92	57.87
MAIN FLOOR	575.00	53.42
TOTAL AREA	1197.92	111.29
SUITE 6		
BASEMENT	575.00	53.42
UNIT 7		
SECOND FLOOR	622.92	57.87
MAIN FLOOR	575.00	53.42
TOTAL AREA	1197.92	111.29
SUITE 7		
BASEMENT	575.00	53.42
UNIT 8		
SECOND FLOOR	622.92	57.87
MAIN FLOOR	575.00	53.42
TOTAL AREA	1197.92	111.29
SUITE 8		
BASEMENT	575.00	53.42
UNIT 9		
SECOND FLOOR	622.92	57.87
MAIN FLOOR	575.00	53.42
TOTAL AREA	1197.92	111.29
SUITE 9		
BASEMENT	575.00	53.42
UNIT 10		
SECOND FLOOR	628.33	58.37
MAIN FLOOR	580.00	53.88
TOTAL AREA	1208.33	112.25
SUITE 10		
BASEMENT	580.00	53.88

ABOVE GRADE	6000.01	557.42
BELOW GRADE	2880.00	267.56

PARCEL ADDRESS:
4704&4708 Graham Dr S.W.
LEGAL DESCRIPTION:
Lot 27&28, Block 3, Plan 2736HS
LAND USE CLASS:
H-GO Housing - Grade-Oriented
PARCEL AREA:
12679.44 ft2 / 1177.96 m2
MAX COVERAGE:
60%=7607.664 ft2/706.7751 m2
Proposed Coverage 7572.85/12679.44=**59.72%**
DENSITY:
10/0.117796=84.89Unit/Ha
12trees 38 shrubs provided

NINES
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4704 Graham Dr SW, AB, Calgary

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Owner

PROGRESS	DP		
SCALE	As indicated		
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Site / Block Plan

A002



1 Landscaping Plan
1 : 100

4708
GRAHAM DR. S.W.

4704
GRAHAM DR. S.W.

DRAWING LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- PROPOSED STRUCTURE
- CONC. WALKWAY
- CONC. PAVING — Driveway Apron
- SOD
- MULCH
- AMENITY SPACE — Grass
- CITY LAND
- GRAVEL
- CONC. STEPS & PORCH

1. All soft surface landscaping provided with low water irrigation system.
2. City boulevard between property line and back of walk to be grass.
3. An Urban Forestry (UF) Technician must be onsite to mitigate possible root damage to adjacent Public trees during deep service excavation and walkway installation. Contact Urban Forestry via 311 to make arrangements for onsite meeting. Urban Forestry requires minimum two business days' notice prior to meeting onsite.
4. The dwelling units will be solar ready and able to accommodate solar photovoltaic panels for electricity eneration.
5. Rough in EV chargers in the garage 1 for future level 2 EVSE installation.
6. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds.
7. A 160L rain barrel on a concrete pad with a bottom spigot and overflow hose attached to downspout provided at back of the building.
8. All sodded areas are planted with drought tolerant grass species.

PLANTING SCHEDULE

PROPOSED TREE

#	SPECIES	CALIPER	CANOPY	HEIGHT	STATUS	NAME
S	SHRUB	0.15m	0.6m	1m	PROPOSED	JUNIPERUS PROCUMBENS
T45	CONIFEROUS	60mm	2m	2m	PROPOSED	SIBERIAN LARCH
T46	DECIDUOUS	60mm	2m	3m	PROPOSED	PIN CHERRY
T47	CONIFEROUS	60mm	2m	2m	PROPOSED	SIBERIAN LARCH
T48	DECIDUOUS	60mm	2m	3m	PROPOSED	PIN CHERRY
T49	DECIDUOUS	75mm	2m	3m	PROPOSED	AMUR MAPLE
T50	CONIFEROUS	60mm	2m	2m	PROPOSED	SIBERIAN LARCH
T51	CONIFEROUS	60mm	2m	2m	PROPOSED	SIBERIAN LARCH
T52	DECIDUOUS	75mm	2m	3m	PROPOSED	PIN CHERRY
T53	DECIDUOUS	75mm	2m	3m	PROPOSED	AMUR MAPLE
T54	DECIDUOUS	75mm	2m	3m	PROPOSED	PIN CHERRY
T55	DECIDUOUS	75mm	2m	3m	PROPOSED	AMUR MAPLE
T56	DECIDUOUS	75mm	2m	3m	PROPOSED	PIN CHERRY

EXISTING TREES

#	SPECIES	TRUNK(±)	CANOPY(±)	HEIGHT(±)	STATUS	LOCATION	SCIENTIFIC NAME
T1	CONIFEROUS	0.90	8.00	20.0	RETAIN	In Adjacent Property	
T2	CONIFEROUS	0.60	7.00	20.0	RETAIN	In Adjacent Property	
T3	DECIDUOUS	0.30	4.00	5.00	RETAIN	In Adjacent Property	
T4	DECIDUOUS	0.40	10.0	8.00	RETAIN	In Adjacent Property	
T5	BUSH	--	1.50	2.00	TO BE REMOVED	In Subject Property	
T6	DECIDUOUS	0.40	5.00	8.00	TO BE REMOVED	In Subject Property	
T7	BUSH	--	4.00	5.00	TO BE REMOVED	On Property Line	
T8	DECIDUOUS	0.40	7.00	10.0	RETAIN-CITY TREE	In City Property	FRAXINUS PENNSYLVANICA
T9	HEDGE	--	1.00	1.00	TO BE REMOVED	On Property Line	
T10	HEDGE	--	1.00	1.00	TO BE REMOVED	In City Property	
T11	DECIDUOUS	0.60	5.00	6.00	TO BE REMOVED	In Subject Property	
T12	DECIDUOUS	0.60	15.00	15.00	TO BE REMOVED	In Subject Property	
T13	CONIFEROUS	0.50	7.00	15.00	RETAIN-CITY TREE	In City Property	PICEA PUNGENS
T14	BUSH	--	2.00	0.50	TO BE REMOVED	In Subject Property	
T15	BUSH	--	2.00	2.00	TO BE REMOVED	In Subject Property	
T16	DECIDUOUS	0.05	1.00	2.50	RETAIN-CITY TREE	In City Property	
T17	DECIDUOUS	0.20	3.00	4.00	RETAIN-CITY TREE	In City Property	PYRUS USSURIENSIS
T18	DECIDUOUS	0.15	1.50	3.00	RETAIN-CITY TREE	In City Property	
T19	DECIDUOUS	0.70	6.00	6.00	RETAIN-CITY TREE	In City Property	FRAXINUS AMERICANA
T20	DECIDUOUS	0.20	3.00	6.00	TO BE REMOVED	In Subject Property	
T21	CONIFEROUS	0.20	0.75	2.50	TO BE REMOVED	In Subject Property	
T22	CONIFEROUS	0.60	6.00	15.0	TO BE REMOVED	In Subject Property	
T23	DECIDUOUS	0.25	4.00	5.00	TO BE REMOVED	In Subject Property	
T24	DECIDUOUS	0.10	1.00	2.00	RETAIN-CITY TREE	In City Property	PRUNUS VIRGINIANA
T25	BUSH	--	1.50	2.00	TO BE REMOVED	In City Property	PYRUS USSURIENSIS
T26	BUSH	--	1.50	2.00	TO BE REMOVED	On Property Line	
T27	DECIDUOUS	0.40	3.00	3.50	TO BE REMOVED	In Subject Property	
T28	BUSH	--	1.50	2.50	TO BE REMOVED	In City Property	
T29	DECIDUOUS	0.15	3.00	6.00	TO BE REMOVED	In Subject Property	
T30	BUSH	--	1.50	3.00	TO BE REMOVED	In City Property	
T31	BUSH	--	3.00	4.00	TO BE REMOVED	In Subject Property	
T32	BUSH	--	1.50	1.50	TO BE REMOVED	In Subject Property	
T33	DECIDUOUS	0.40	7.00	6.00	TO BE REMOVED	In Subject Property	
T34	DECIDUOUS	0.60	5.00	8.00	TO BE REMOVED	In Subject Property	
T35	DECIDUOUS	0.15	2.00	8.00	TO BE REMOVED	In Subject Property	
T36	HEDGE	--	3.00	6.00	TO BE REMOVED	In Subject Property	
T37	BUSH	--	2.00	1.50	TO BE REMOVED	In Subject Property	
T38	DECIDUOUS	0.10	1.50	5.00	TO BE REMOVED	In Subject Property	
T39	BUSH	--	2.00	1.50	TO BE REMOVED	In Subject Property	
T40	DECIDUOUS	0.10	1.50	5.00	TO BE REMOVED	In Subject Property	
T41	DECIDUOUS	0.10	1.50	5.00	TO BE REMOVED	In Subject Property	
T42	DECIDUOUS	0.10	1.50	5.00	TO BE REMOVED	In Subject Property	
T43	DECIDUOUS	0.10	1.50	5.00	TO BE REMOVED	In Subject Property	
T44	BUSH	--	1.50	1.50	TO BE REMOVED	In Subject Property	

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

PROJECT
Proposed Multi-Family Development
4704 Graham Dr SW, AB, Calgary

CLIENT
Owner

PROGRESS	DP		
SCALE	As indicated		
DRAWN	JP	CHECKED	TB
FILE	20260406		
DATE	9/8/2026 5:02:46 PM		

Landscaping Plan

A003



1 B1 South Elevation
1/4" = 1'-0"

2 B1 North Elevation
1/4" = 1'-0"

NINES
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DATE	No.	REVISION	BY

PROJECT

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4704 Graham Dr SW, AB, Calgary

CLIENT

Owner

PROGRESS		DP	
SCALE		1/4" = 1'-0"	
DRAWN	JP	CHECKED	TB
FILE		20260406	
DATE		9/8/2026 5:02:54 PM	

B1 South & North Elevations

A201



NINES
DESIGN & VISUALIZATION

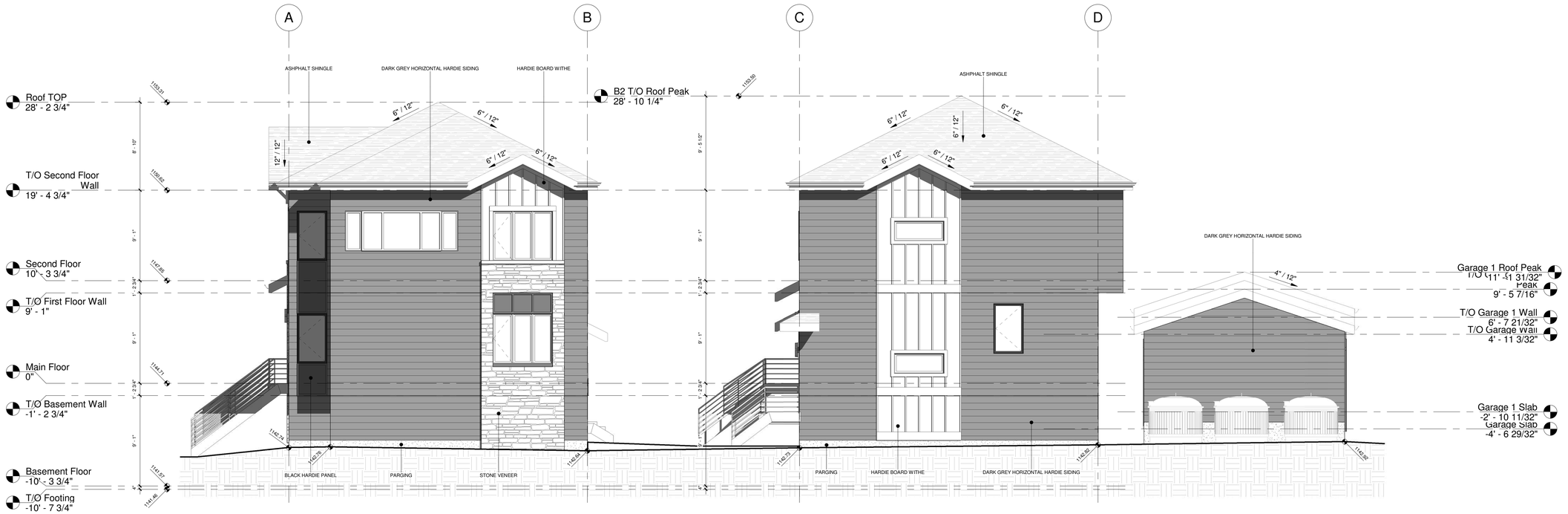
DATE	No.	REVISION	BY

PROJECT
Proposed Multi-Family Development
4704 Graham Dr SW, AB, Calgary

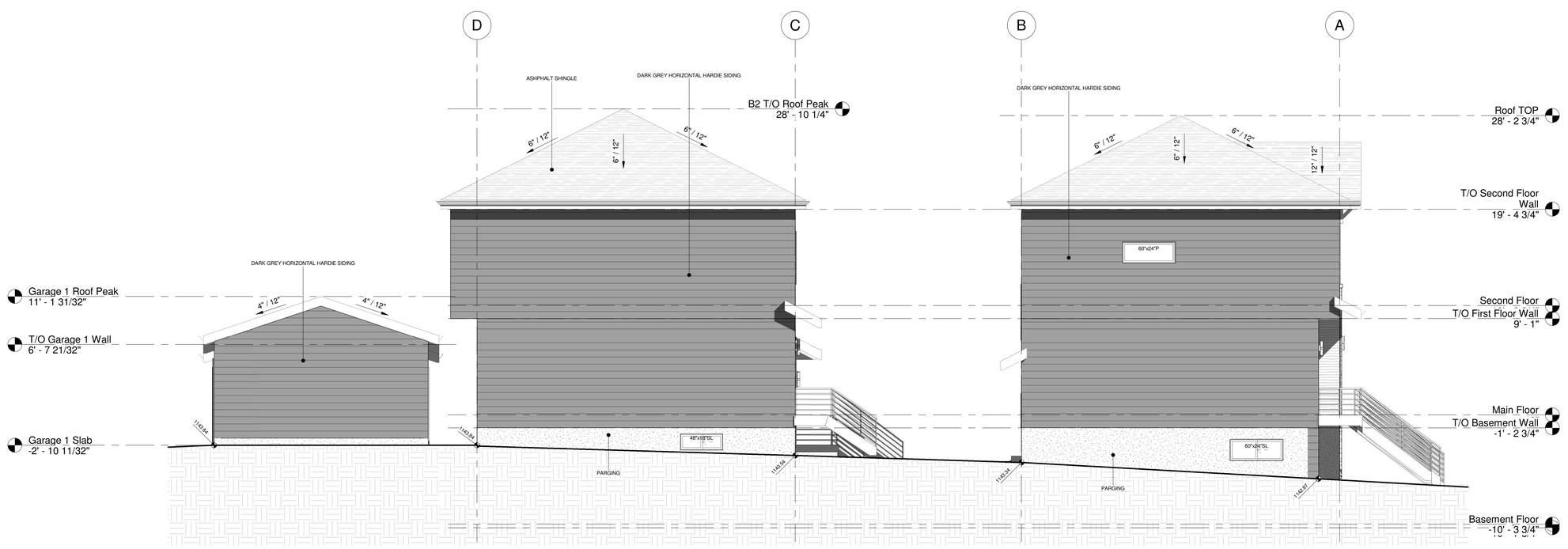
CLIENT
Owner

PROGRESS		DP	
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DRAWN	Author	CHECKED	Checker
FILE		20260406	
DATE		9/8/2026 5:02:58 PM	

B2 South & North Elevations
A202



1 East Elevation
3/16" = 1'-0"



2 West Elevation
3/16" = 1'-0"

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

PROJECT
Proposed Multi-Family Development

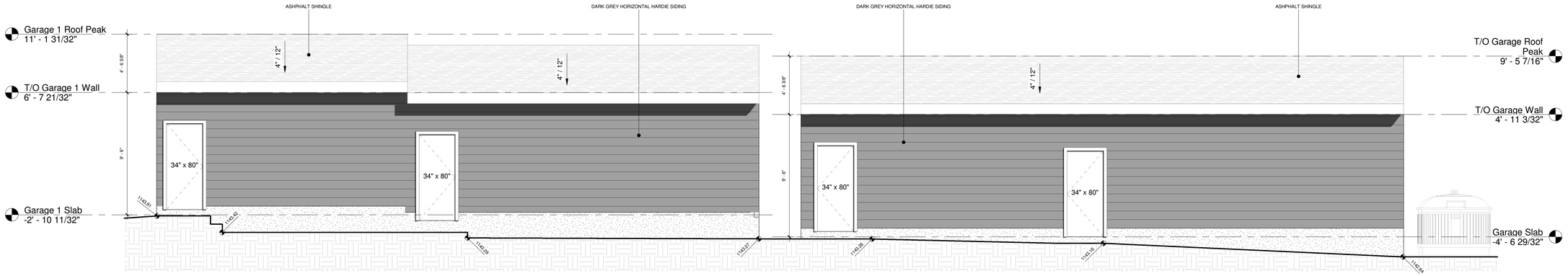
4704 Graham Dr SW, AB, Calgary

CLIENT
Owner

PROGRESS		DP	
SCALE		3/16" = 1'-0"	
DRAWN	JP	CHECKED	TB
FILE		20260406	
DATE		9/8/2026 5:03:03 PM	

East & West Elevations

A203



1 Garage South Elevation
1/4" = 1'-0"



2 Garage North Elevation
1/4" = 1'-0"

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

PROJECT

Proposed Multi-Family Development

4704 Graham Dr SW, AB, Calgary

CLIENT

Owner

PROGRESS	DP		
SCALE	1/4" = 1'-0"		
DRAWN	JP	CHECKED	TB
FILE	20260406		
DATE	9/8/2026 5:03:04 PM		

Garage Elevation

A204

