

BJL CALGARY 2023 LTD: CROWN SURPLUS

1005 11 STREET S.E. CALGARY, AB

LOT 20, BLOCK 13, PLAN 2511278



ARTIST RENDERING FOR INFO ONLY

DO NOT SCALE ANY DRAWINGS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS PERMISSION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

September 16, 2025

3	2025/09/16	ISSUED FOR DP2025-02538 DRT RESPONSE
2	2025/04/20	ISSUED FOR DEVELOPMENT PERMIT
1	2025/07/23	ISSUED FOR CLIENT REVIEW
NO	YY/MM/DD	REVISION

LIST OF DRAWINGS

ARCHITECTURAL

- A0.0 COVER PAGE, CONSULTANTS
- A0.1 SITE PHOTOS
- A1.0 CONTEXT PLAN
- A1.0a SITE PLAN FIRE TRUCK SWEEP PATH
- A1.0b SITE PLAN GARBAGE TRUCK SWEEP PATH (MOLOK)
- A1.1 SITE PLAN
- A1.2 SITE SECTIONS
- A1.3 SITE SECTIONS
- A1.4 SITE SECTIONS
- A1.5 SITE SECTIONS
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- A1.7 RESERVED
- A1.8 SITE DETAILS
- A1.9 WASTE/ RECYCLING DETAILS
- A1.10 WASTE/ RECYCLING DETAILS AND SWEEP PLAN
- A2.0 PARKADE FLOOR PLAN
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- A2.3 TYPICAL FLOOR PLAN
- A2.6 SIXTH FLOOR PLAN
- A2.7 ROOF FLOOR PLAN
- A3.0 BUILDING ELEVATIONS
- A3.1 BUILDING ELEVATIONS
- A3.2 RESERVED
- A3.3 MASSING DIAGRAMS
- A3.4 SHADOW STUDY
- A4.0 BUILDING SECTIONS

LANDSCAPE

- L-1 LAYOUT PLAN
- L-2 SECTIONS

ELECTRICAL

- E1.0 ELECTRICAL SITEPLAN

CIVIL

- SP1 SITE SERVICING PLAN
- SP2 SITE GRADING PLAN
- SP3 STORM WATER MANAGEMENT & SITE DETAILS PLAN

TRAFFIC

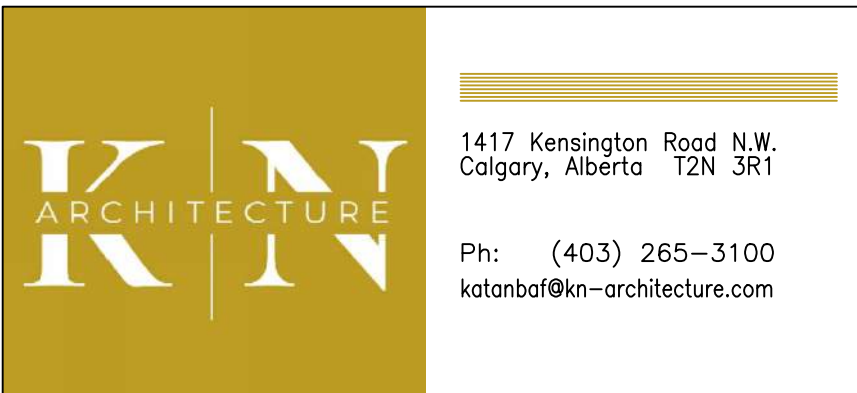
- A0-101 SU9 LOADING SWEEP PATHS
- A0-102 MOLOK WASTE SWEEP PATHS

SURVEY

- SITE SURVEY

CONSULTANTS

ARCHITECTURAL



LANDSCAPE



TRAFFIC



CIVIL



ELECTRICAL



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SCALE AS NOTED

CLIENT

BJL CALGARY 2023 LTD.

PROJECT

1005 11 STREET S.E.
CALGARY, AB

LOT 20, BLOCK 13, PLAN 2511278

TRADE

START DATE 2024

DRAWING

COVER PAGE & CONSULTANTS

DESIGNED AA

CHECKED MK

DRAWN AA

JOB No. 2422

DWG No. A0.0



VIEW 1



VIEW 2



VIEW 3



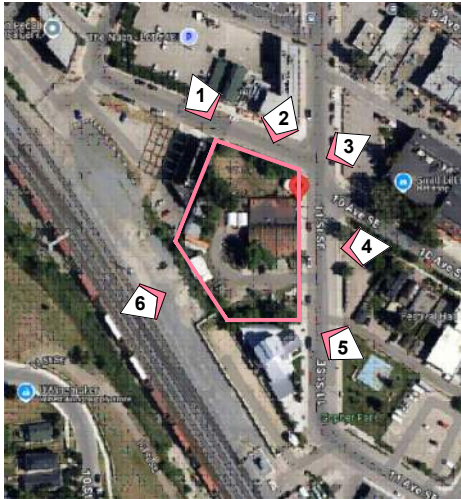
VIEW 4



VIEW 5



VIEW 6



1
A0.1 KEY MAP
N.T.S.

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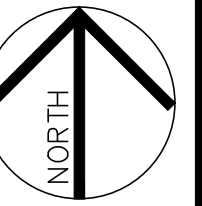
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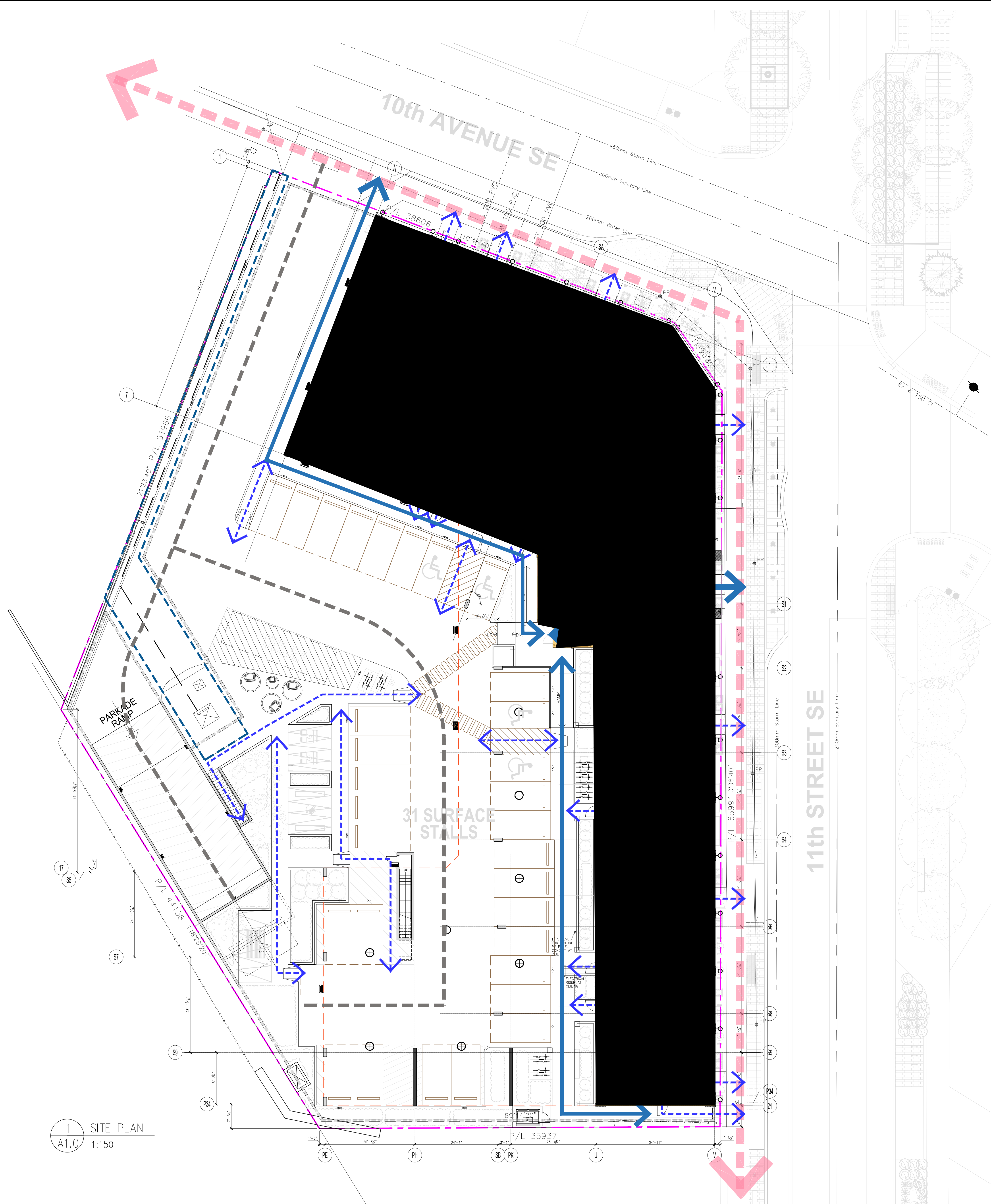
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PROJECT 1005 11 STREET S.E. CALGARY, AB LOT 20, BLOCK 13, PLAN 2511278	
TRACE	START DATE 2024
DRAWING SITE PHOTOS	
DESIGNED AA	CHECKED MK
DRAWN AA	JOB No. 2422
DWG No. A0.1	

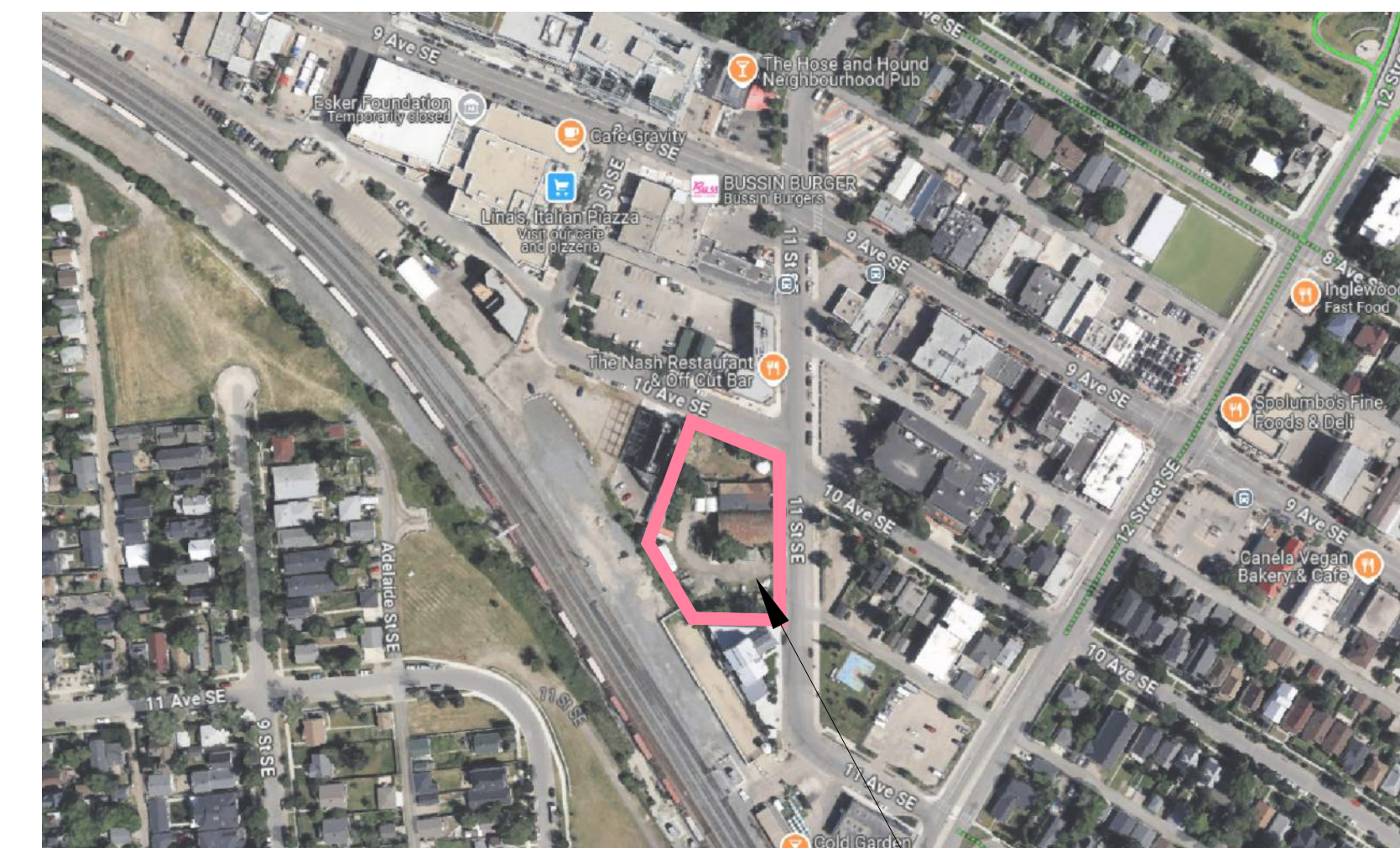
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- REGIONAL PEDESTRIAN ROUTE
- PRIMARY LOCAL PEDESTRIAN ROUTE
- SECONDARY LOCAL PEDESTRIAN ROUTE
- UNDERGROUND & SURFACE PARKING ACCESS

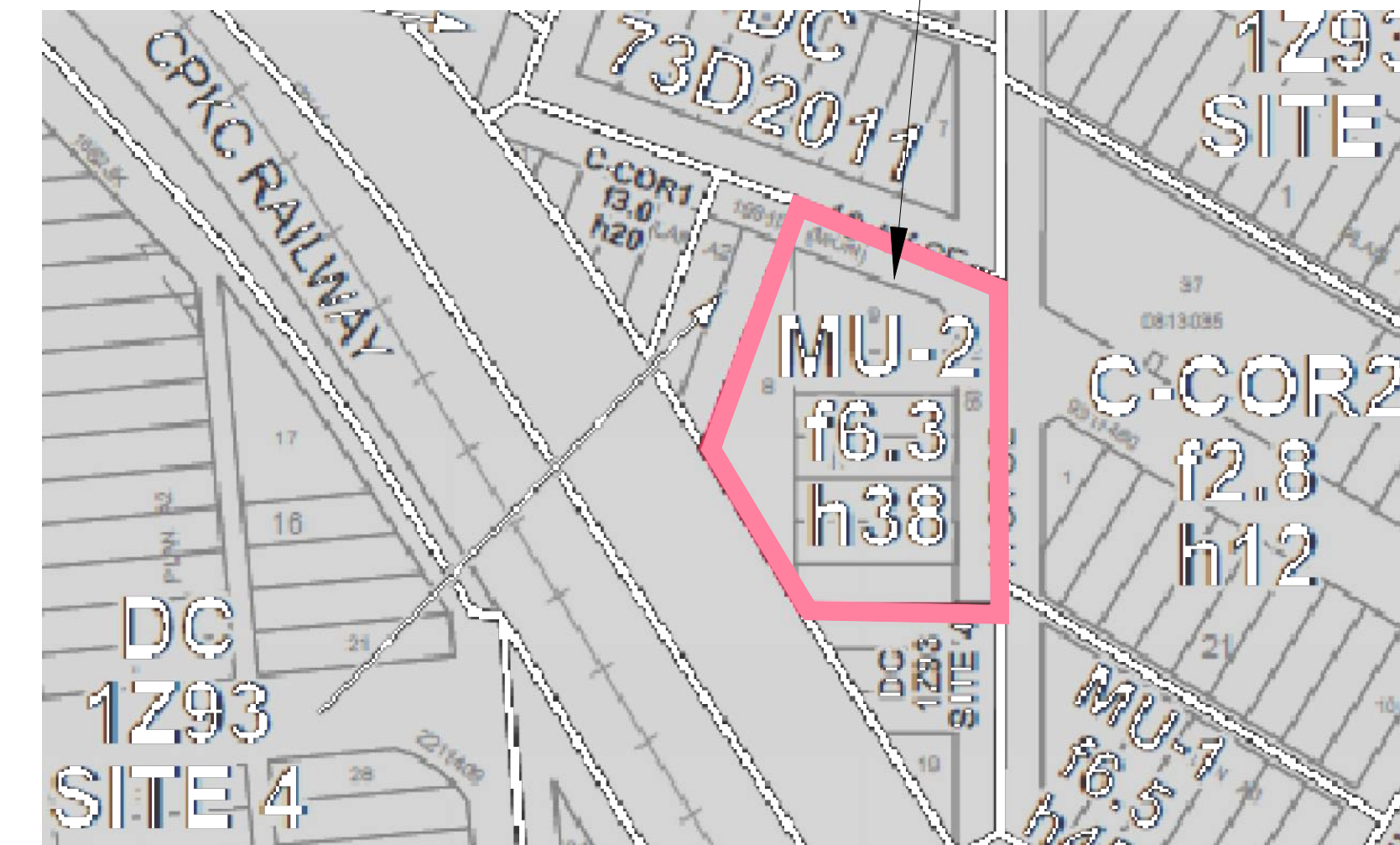


1 SITE PLAN
A1.0 1:150



KEY PLAN
A1.0 N.T.S.

SUBJECT PARCEL



ZONING MAP
A1.0 N.T.S.

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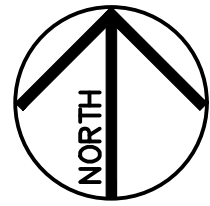
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TRADE	START DATE 2024
DRAWING	CONTEXT PLAN
DESIGNED AA	CHECKED MK
DRAWN AA	JOB No. 2422
	DWG No. A1.0

GENERAL NOTES

1. THIS SITE PLAN IS BASED ON INFORMATION FROM A SURVEY PREPARED BY: RICHVIEW ENGINEERING DATED 2021. THE ARCHITECT DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF INFORMATION IN THE SURVEY.
2. UNLESS OTHERWISE NOTED ALL DIMENSIONS TO THE PROPERTY LINE ARE PERPENDICULAR TO THE PROPERTY LINE.
3. MIN. 12m RADIUS AND 6m WIDTH FOR FIRE TRUCK & GARBAGE TRUCK ACCESS.
4. TEST MANHOLE LOCATION TO BE DETERMINED
5. ALL CURBS AND SIDEWALKS TO BE BUILT TO CITY OF CALGARY STANDARDS.
6. REFER TO SURVEY DRAWING FOR EXISTING GRADE.
7. REFER TO CIVIL DRAWING FOR UNDERGROUND UTILITY
8. THE FIRE ACCESS ROUTE (INCLUDING OVER PROPOSED UNDERGROUND PARKADE STRUCTURE) IS CAPABLE OF SUPPORTING A MINIMUM OF 38,556 KG (85,000 LB) FIRE TRUCK LOAD AND THE UNDERGROUND PARKADE STRUCTURE WILL BE DESIGNED TO SUPPORT THE NFPA 1901 POINTLOAD OF 517 KPA (75 PSI) OVER A 24"x24" AREA, WHICH WILL CORRESPOND TO THE OUTRIGGER PAD SIZE. THE PRIMARY ROUTE WILL HAVE A MINIMUM OF 5M O/H CLEARANCE.
9. STREETS, YARDS AND ROADWAYS PROVIDED FOR FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED SO AS TO BE READY FOR USE AT ALL TIMES BY FIRE DEPARTMENT VEHICLES.
10. ALL PROPOSED GEODETIC TO MATCH CIVIL DSSP
11. THE LOCATION OF ALL MECHANICAL EQUIPMENT AND ASSOCIATED VENTILATION AND EXHAUST GRILLES, GAS METRES, AND OTHER SERVICE INFRASTRUCTURE WILL BE SCREENED TO ENSURE THAT IT DOES NOT NEGATIVELY IMPACT THE PUBLIC REALM.
12. EXISTING FENCE AROUND ALL SIDES OF SITE EXCEPT REAR AND DRIVEWAY CURBS TO BE REMOVED ALL.
13. 11 ST. SE INCLUDING THE 11 ST. SE & 10 AVE SE & 11 ST. SE INTERSECTION STREETScape IS PER THE APPROVAL RAMSAY-INGLEWOOD PUBLIC REALM IMPROVEMENTS PLANS.
14. ANY AREAS WHERE ANY PUBLIC PROPERTY WILL BE DISTURBED AND NOTE THAT THE SITE WILL BE REHABILITATED TO CONDITIONS AT THE TIME OF CONSTRUCTION OR IMPROVED.
15. A MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.

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TRADE START DATE 2024

DRAWING

SITE PLAN
FIRE TRUCK SWEEP PATH

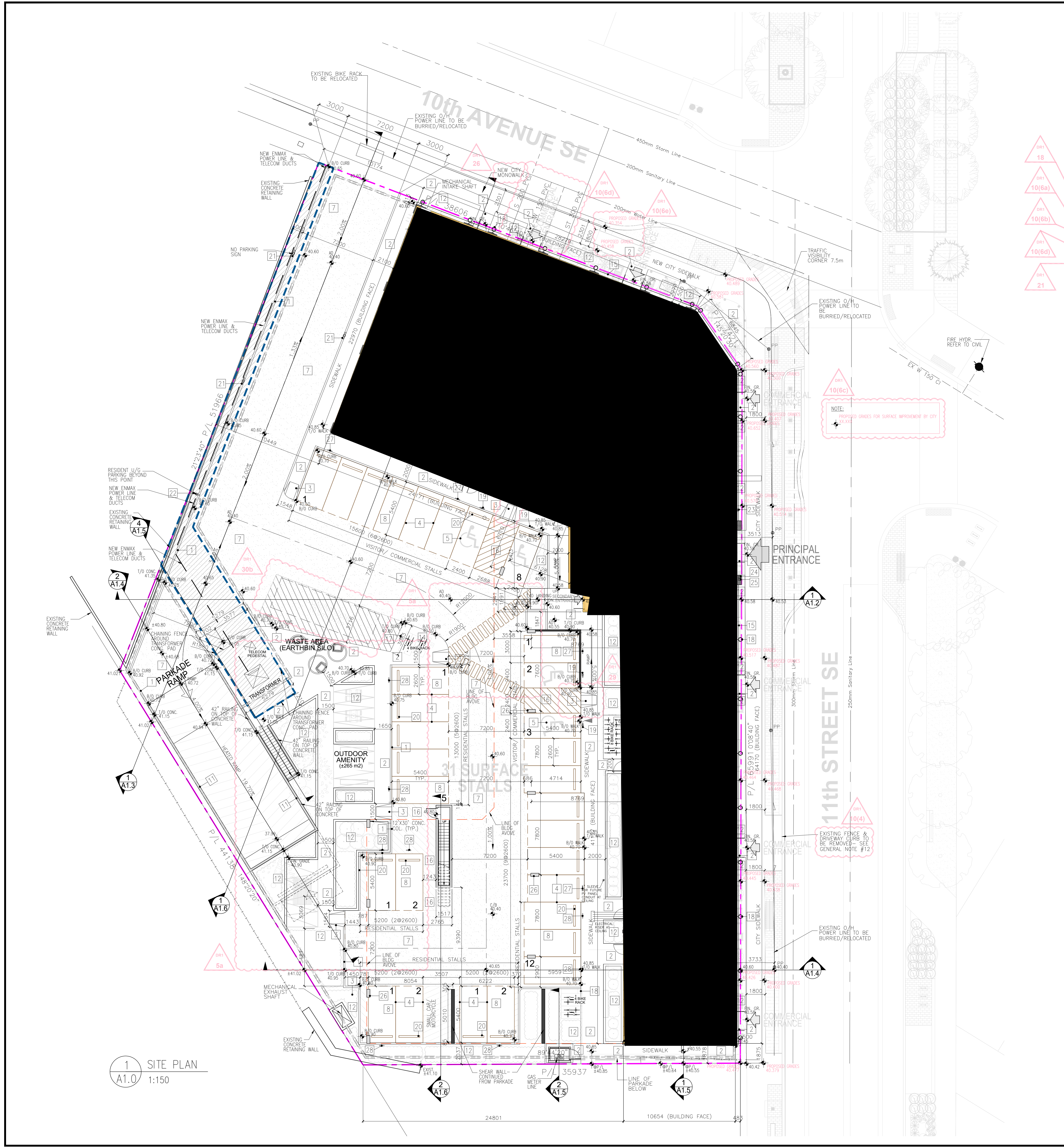
DESIGNED AA CHECKED MK

DRAWN AA JOB No. 2422

DWG No.

A1.0.a

1 SITE PLAN – FIRE TRUCK SWEEP PATH
A1.0.a 1:150



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- REFER TO SURVEY DRAWING FOR EXISTING GRADE
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- THE FIRE ACCESS ROUTE (INCLUDING OVER PROPOSED UNDERGROUND PARKADE STRUCTURE) IS CAPABLE OF SUPPORTING A MINIMUM OF 38,556 KG (85,000 LB) FIRE TRUCK LOAD AND THE UNDERGROUND PARKADE STRUCTURE WILL BE DESIGNED TO SUPPORT THE NFPA 1901 POINTLOAD OF 517 KPA (75 PSI) OVER A 24"x24" AREA, WHICH WILL CORRESPOND TO THE OUTRIGGER PAD SIZE. THE PRIMARY ROUTE WILL HAVE A MINIMUM OF 5M O/H CLEARANCE.
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- ALL PROPOSED GEODETIC TO MATCH CIVIL D55P
- THE LOCATION OF ALL MECHANICAL EQUIPMENT AND ASSOCIATED VENTILATION AND EXHAUST GRILLES, GAS METRES, AND OTHER SERVICE INFRASTRUCTURE WILL BE SCREENED TO ENSURE THAT IT DOES NOT NEGATIVELY IMPACT THE PUBLIC REALM.
- EXISTING FENCE AROUND ALL SIDES OF SITE EXCEPT REAR AND DRIVEWAY CURBS TO BE REMOVED ALL.
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- ANY AREAS WHERE ANY PUBLIC PROPERTY WILL BE DISTURBED AND NOTE THAT THE SITE WILL BE REHABILITATED TO CONDITIONS AT THE TIME OF CONSTRUCTION OR IMPROVED.
- A MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.

SITE INFORMATION

LEGAL LOTS 8-15 BLOCK 13 PLAN SA2
MUNICIPAL 1005 11TH STREET S.E., CALGARY, AB
ZONING MU-2F6.3H38 (GFA ALLOWED: 262,740 ft²)
AREA 3,874.5 m² / 0.387 ha [0.95 ac]
SETBACKS 0m
USE RESTRICTIONS: NO DWELLING ON GROUND FLOOR FACING COMMERCIAL STREET [1383(F)]

PROJECT INFORMATION

BUILDING FOOTPRINT ±2,201 m² / (±23,690 ft²)
PARCEL/BUILDING COVERAGE 35.12% (1,360.8 m² / 3,874.5 m²)
TOTAL GROUND FLOOR AREA ±1,363 m² / (±14,671.85 ft²)
(WITHOUT SURFACE PARKING LOT & INCLUDE RESIDENTIAL GYM, RENTAL OFFICE, UNIVERSAL WASHROOM, CRUISE LOBBY, STAIRS, ELEVATORS)
TOTAL UPPER FLOOR AREA (5-STORY RESIDENTIAL) ±10,820 m² (±123,293.90 ft²)
(INCLUDE MECH. AREA, LOBBY, STAIRS, CORRIDOR, ELEVATORS, SERVICE AREA, ELEC. ROOM)
TOTAL GFA RESIDENTIAL & CRUS: ±12,183 m² / (±131,141.35 ft²)
(TOTAL GFA: NORTH OF FIREWALL: 51,194.57 ft² & SOUTH OF FIREWALL: 79,946.78 ft²)
GROUND FLOOR NET CRU AREA ±1,128 m² / (12,137 ft² CRUs)
(WITHOUT SURFACE PARKING LOT, LOBBY, STAIR, ELEVATORS, MAILROOM, RENTAL OFFICE, RESIDENTIAL GYM, UNIVERSAL WASHROOM)
RESIDENTIAL FLOORS NET AREA (2,3,4,5 FLOOR) ±7,694m² (±82,706 ft²/FLOOR X 4 = ±82,824 ft²)
(WITHOUT CORRIDOR, ELEVATORS, LOBBY, SERVICE ROOMS, STAIRS, ELEC. ROOM)
RESIDENTIAL FLOORS NET AREA (6 FLOOR) ±1,808 m² / (±19,465 ft²)
(WITHOUT MECH. AREA, CORRIDOR, ELEVATORS, LOBBY, SERVICE ROOM, STAIRS, ELEC. ROOM)
TOTAL NET RESIDENTIAL AREA (2-6 FLOOR): ±9,502 m² / (±102,289 ft²)
TOTAL NET RESIDENTIAL & CRUS: ±10,630 m² / (±114,426 ft²)
PARKADE AREA ±3,747 m² / (40,337 ft²)
FAR 3.002
SITE COVERAGE 39.36% (1,525 m² / 3,874.5 m²)
DENSITY 380/ha

UNIT COUNT:
GROUND CRUS 6 CRUs
UPPER FLOORS RESIDENTIAL 153 UNITS (UNIT COUNT IS BASED ON 83.5% EFFICIENCY)
TOTAL UNIT: 153 UNITS + 6 CRUs

AMENITY AREA:
REQUIRED AMENITY 153 X 5 m² / = 765 m²
PROVIDED AMENITY 809m² / (8,710 ft²)—REFER TO A2.1 FOR DETAILED CALCULATIONS

VEHICLE PARKING:
BYLAW REQUIRED:
RESIDENTIAL: (0.75/STALL) 115
VISITOR: (0.1 STALLS PER UNIT) 16
COMMERCIAL: (NO REQUIREMENT) 0
* 4 H/C STALLS REQUIRED PER BUILDING CODE
TOTAL REQUIRED: 131

PROVIDED PARKING:
TOTAL SURFACE PARKING: 31
16 VISITOR/COMMERCIAL (CUSTOMERS) (ASSIGN 2 STALL/COMMERCIAL)
15 RESIDENTIAL
TOTAL 1 LEVEL U/G PARKADE: 100
6 COMMERCIAL (TENANTS) (ASSIGN 1 STALL/COMMERCIAL)
94 RESIDENTIAL (INCLUDE: 12 TANDEM + 4 EV + 2 H/C)
TOTAL PARKING PROVIDED: 131 (0.71 STALL/RESIDENTIAL UNIT)

BICYCLE PARKING:
BYLAW REQUIRED:
CLASS 1 (0.5/STALL) 77
CLASS 2 (0.1/STALL + 5% OF CRU PARKING) 16
PROVIDED:
CLASS 1 (0.5/STALL) 120
CLASS 2 (0.1/STALL + 5% OF CRU PARKING) 16
TOTAL PROVIDED: 136 (RATIO (RESIDENTIAL+CRUS): 0.86%)

CPTED DESIGN CONSIDERATIONS

CPTED IS APPLIED THROUGH THREE OVERLAPPING STRATEGIES:
NATURAL SURVEILLANCE: MAXIMIZES THE ABILITY TO SEE WHAT IS OCCURRING IN A GIVEN SPACE, AND OPTIMIZE THE POTENTIAL TO SPOT SUSPICIOUS PERSONS OR ACTIVITIES.
TERRITORIAL REINFORCEMENT: PROMOTES A DEFINITION OF SPACE AND A SENSE OF PROPRIETARY CONCERN.
ACCESS CONTROL: DESIGNATING APPROPRIATE MEANS FOR PUBLIC ACCESS WHILE EFFECTIVELY DENYING ACCESS TO PRIVATE AREAS. WE HAVE MANAGED TO ACHIEVE THE ABOVE BY ADHERING TO THESE 7 FACTORS IN THE SITE LAYOUT & BUILDING DESIGN:

- SHADOWS: WE HAVE AVOIDED DOING ANY SHARP CORNERS OR SLIGHTLY CHANGE IN GRADES THAT MAY OBSTRUCT VIEWS. WE WILL USE MIRRORS WHERE ANYTHING MAY BLOCK SIGHTS.
- PREDICTABLE ROUTES & ISOLATION: ALL STORAGE ROOMS WILL BE KEPT LOCKED TO AVOID ANY POTENTIAL ENTRAPMENT SPOTS ALONG ROUTES OF CIRCULATION. ALL DOORS WILL HAVE A WIRED GLASS PANEL FOR BETTER VISIBILITY TO THE OTHER SIDE. IN ADDITION, ATTENTION WILL BE PAID TO MINIMIZE DARK CORNERS, SHADOWS, ETC.
- LIGHTING: PLEASE REFER TO ENCLOSED ELECTRICAL SITE PLAN THAT DEMONSTRATES A CONSISTENT LEVEL OF LIGHTING THROUGHOUT THE SITE. FURTHERMORE, AREAS COVERED BY THE BUILDING'S STRUCTURAL SLAB SUCH AS THE RESIDENTIAL/COMMERCIAL ENTRANCE, SIDEWALKS AND PARKING LOTS MEET ADEQUATE LIGHTING STANDARDS.
- ACCESS: THERE WILL BE A SECURE FOR SYSTEMS SO THAT ONLY THE RESIDENTS CAN GO IN/OUT OF THE BUILDING. ALL VISITORS WOULD NEED TO ACCESS THE BUILDING THROUGH AN INTERCOM AT THE MAIN FLOOR ENTRANCE VESTIBULE. EVERY UNIT WILL HAVE DEADBOLT LOCKS AND 180 DEGREE EYE VIEWERS INSTALLED ON DOORS. INDOOR/OUTDOOR COMMON AREAS INTENDED FOR RESIDENTS' USE, SUCH AS GYM ROOM, ROOF TOP AND UNDERGROUND PARKING WILL HAVE FOB ACCESS.
- DESIGNATED SPACES: WE HAVE PROVIDED FOR BARRIER FREE STALLS IN CLOSE PROXIMITY TO THE ELEVATOR LOBBY THAT IS ALSO SAFELY NEAR AN EXIT.
- SURVEILLANCE & ACTIVITY GENERATOR: CCTV CAMERAS COULD BE INSTALLED OUTSIDE OF BUILDING ENTRANCE DOOR OF COMMERCIAL/ RESIDENTIAL AND INSIDE OF THE BUILDING IN THE STAIRWELLS, LOBBIES, AND OTHER ISOLATED AREAS. PATROLS BY MAINTENANCE STAFF WILL BE ENCOURAGED WHO COULD BE TRAINED TO RESPOND TO OR REPORT EMERGENCIES TO PROMOTE A SENSE OF COMMUNITY. IN ADDITION, WE HAVE PROVIDED COMMON INDOOR/OUTDOOR SPACES TO ENCOURAGE TENANT/ RESIDENTS INTERACTION & THE USE OF PUBLIC SPACES. THE MANAGEMENT COMPANY WILL IN CHARGE OF RECORD/ REPORT/ REMOVAL OF ANY VANDALISM SUCH AS GRAFFITI.
- SIGNS & INFORMATION: ALL DIRECTIONAL SIGNS, INCLUDING ENTRANCES AND EXITS, WILL BE HAVE CLEAR DISTINCTIVE COLORS/SYMBOLS SO THAT CASUAL USERS CAN EASILY FIND THEM. IF THERE ARE SAFETY PROBLEMS, INFORMATION WITH TELEPHONE NUMBERS WILL BE POSTED. IN ADDITION, PRIVATE PROPERTY IS DIFFERENTIATED FROM PUBLIC SPACE THROUGH SUBURBERRY, ALTERNATE PAVING STONE COLOUR OR SIGNAGE.

MATERIAL LEGEND

- CONCRETE CURB
- CONCRETE SIDEWALK
- HANDICAP RAMP TO CITY STANDARDS
- 100mm WIDE PAINTED PARKING LINES (YELLOW)
- HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE (YELLOW)
- WASTE & RECYCLING BINS (REFER TO DWG A1.7.d)
- HEAVY-DUTY ASPHALT PAVING
—MIN. 25,000 KG/AXEL WEIGHT CAPACITY FOR WASTE COLLECTION VEHICLE
—FIRE TRUCK TO SUPPORT A LOAD OF 38,556 KG
- ASPHALT PAVING
- PAINTED PEDESTRIAN CROSSING
- CONCRETE APPROACH
—MIN. 0.75% SLOPE
—MIN. 25,000 KG WEIGHT CAPACITY
- PARKADE RAMP CONCRETE RETAINING WALL
- CONCRETE PATIO
- BIKE RACK
- LANDSCAPING
- HATCH PATTERN PAINTED ON ASPHALT SURFACE (YELLOW)
- "LOADING" SIGN
- EXTERIOR WALL SCORCE — LED — SEE ELECTRICAL
- "HANDICAP PARKING" SIGN
- WHEEL STOPS
- "NO PARKING" SIGN
- "RESIDENTS' U/G PARKING ONLY" SIGN
- FDC (SIAMSE)
- CFD APPROVED LOCKBOX
- EXTERIOR STROBE LIGHT ALARM
- STRUCTURAL COLUMNS — REFER TO 3/A2.0
- "VISITOR/ COMMERCIAL" SIGN
- "RESIDENTIAL" SIGN

LEGEND

- PROPERTY LINE
PARKADE OUTLINE
HEAVY DUTY ASPHALT
UTILITY RIGHT OF WAY ACCESS
EASEMENT
EXISTING RETAINING WALL
TYP. CONCRETE SHEAR WALL

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DRAWING	
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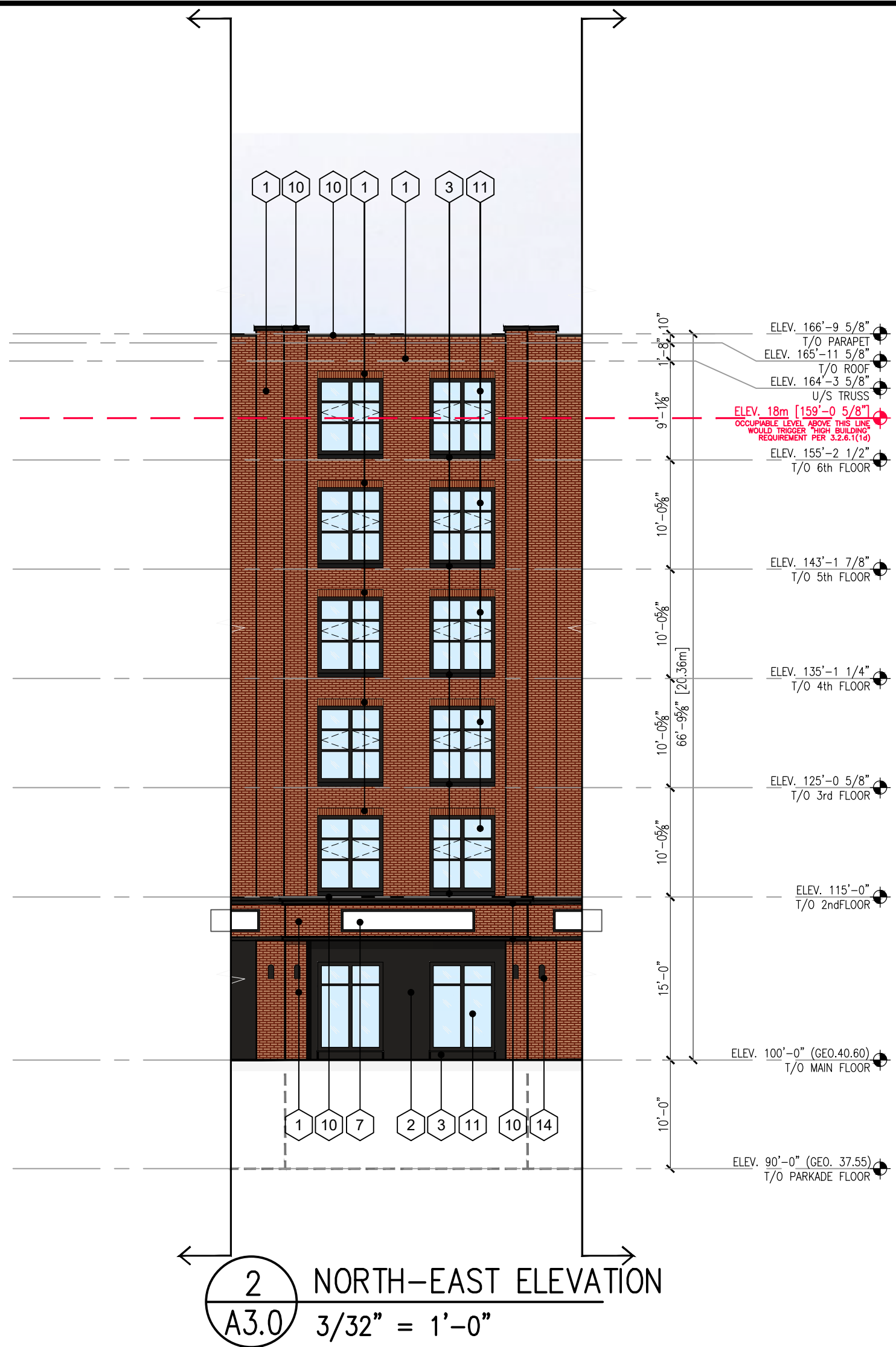
SITE PLAN

DESIGNED	AA	CHECKED	MK
DRAWN	AA	JOB No.	2422

DWG No.	A1.1
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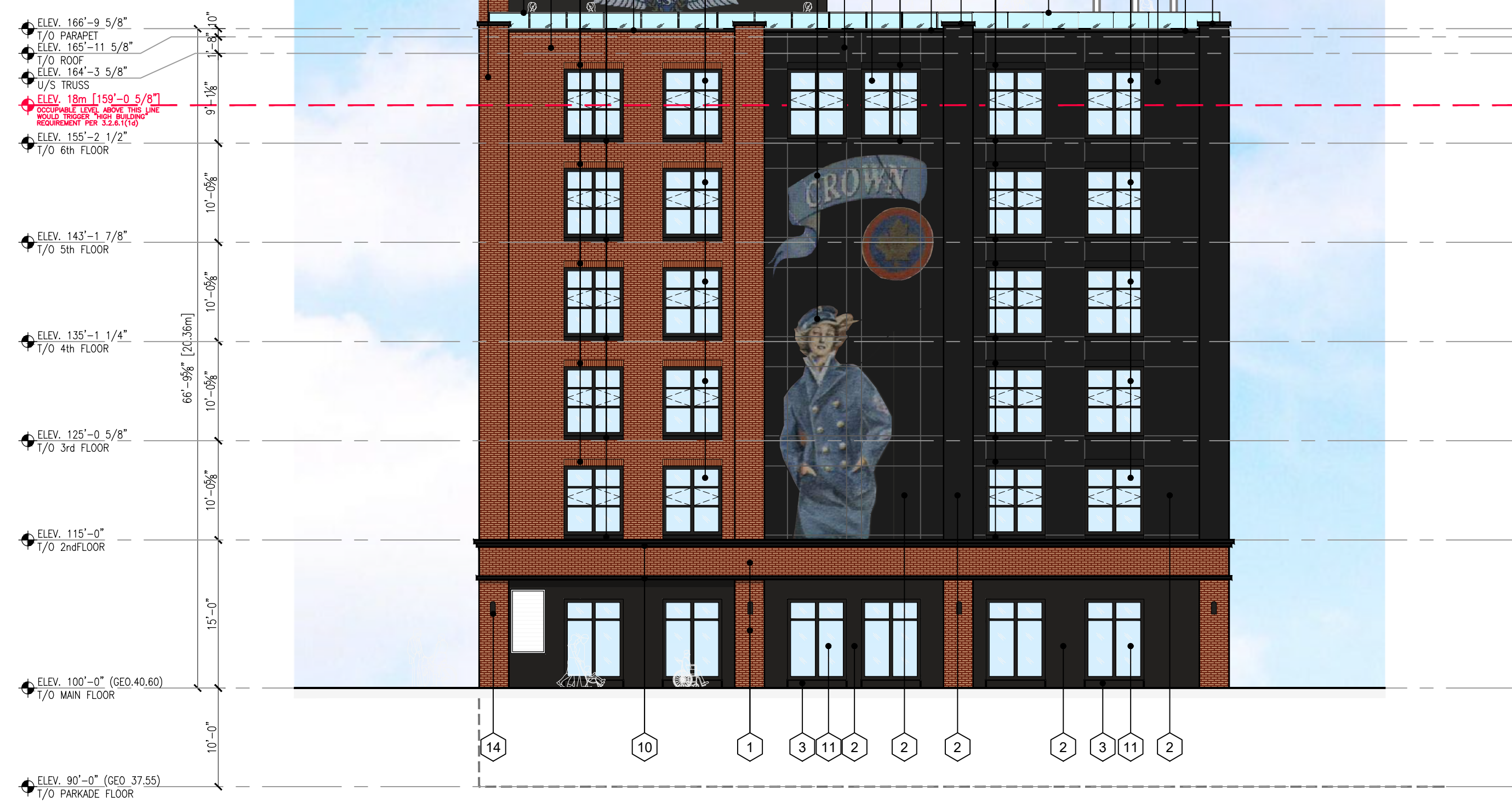
5 ARTIST RENDERING
A3.0 3/32" = 1'-0"



2 NORTH-EAST ELEVATION
A3.0 3/32" = 1'-0"

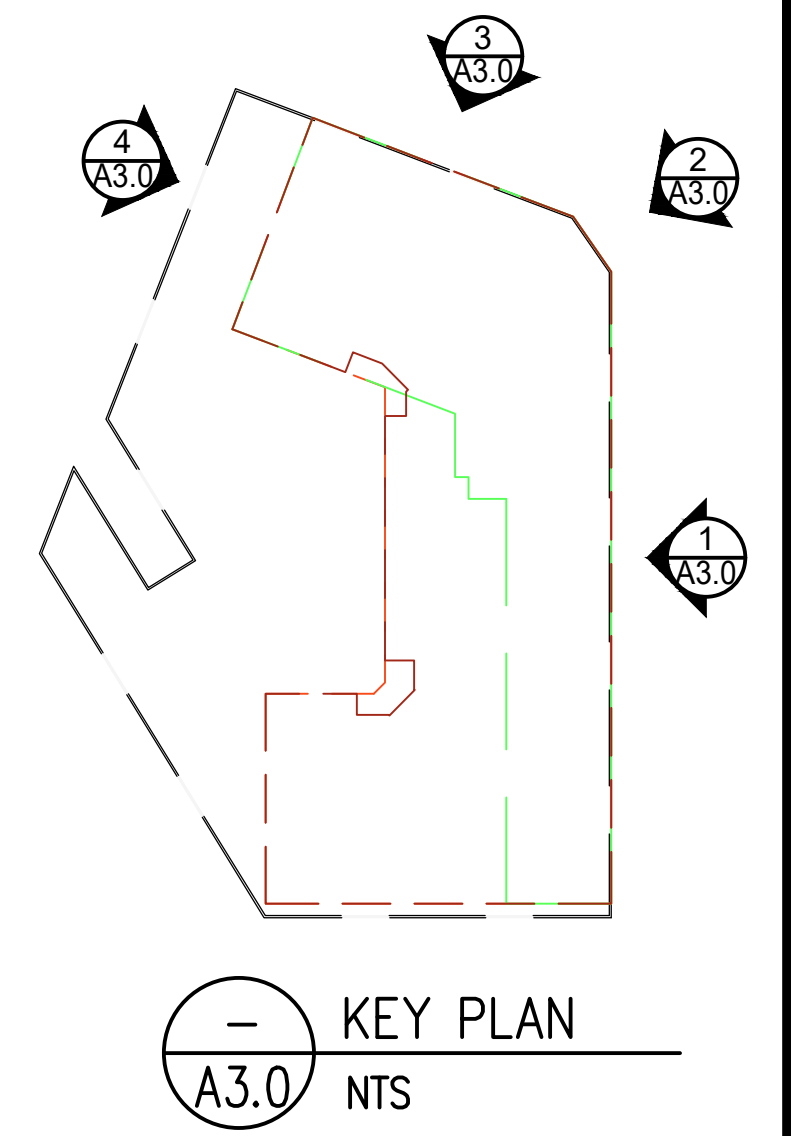


3 NORTH ELEVATION
A3.0 3/32" = 1'-0"



4 NORTH-WEST ELEVATION
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- MATERIAL LEGEND:**
- 1 - BRICK FACADE SYSTEM
 - 2 - DARK GRAY HARDIE/ METAL PANEL
 - 3 - DARK GRAY HARDIE/ METAL TRIM
 - 4 - RESERVED
 - 5 - GLASS/METAL RAILING
 - 6 - ARTWORK
 - 7 - ILLUMINATED SIGNAGE BOX - ELEC. TO PROVIDE POWER ROUGH-INS
 - 8 - RESERVED
 - 9 - PERGOLA (WOOD/METAL) - COLOUR TBD
 - 10 - CEMENTITIOUS / METAL TRIM (COLOR MATCH W/ GRAY PANEL)
 - 11 - PVC FRAMING LOW E COATED CLEAR GLASS
 - 12 - INSULATED O/H STEEL DOOR
 - 13 - ALUMINUM RAILING
 - 14 - STANDARD LIGHTINGS - SEE ELEC.

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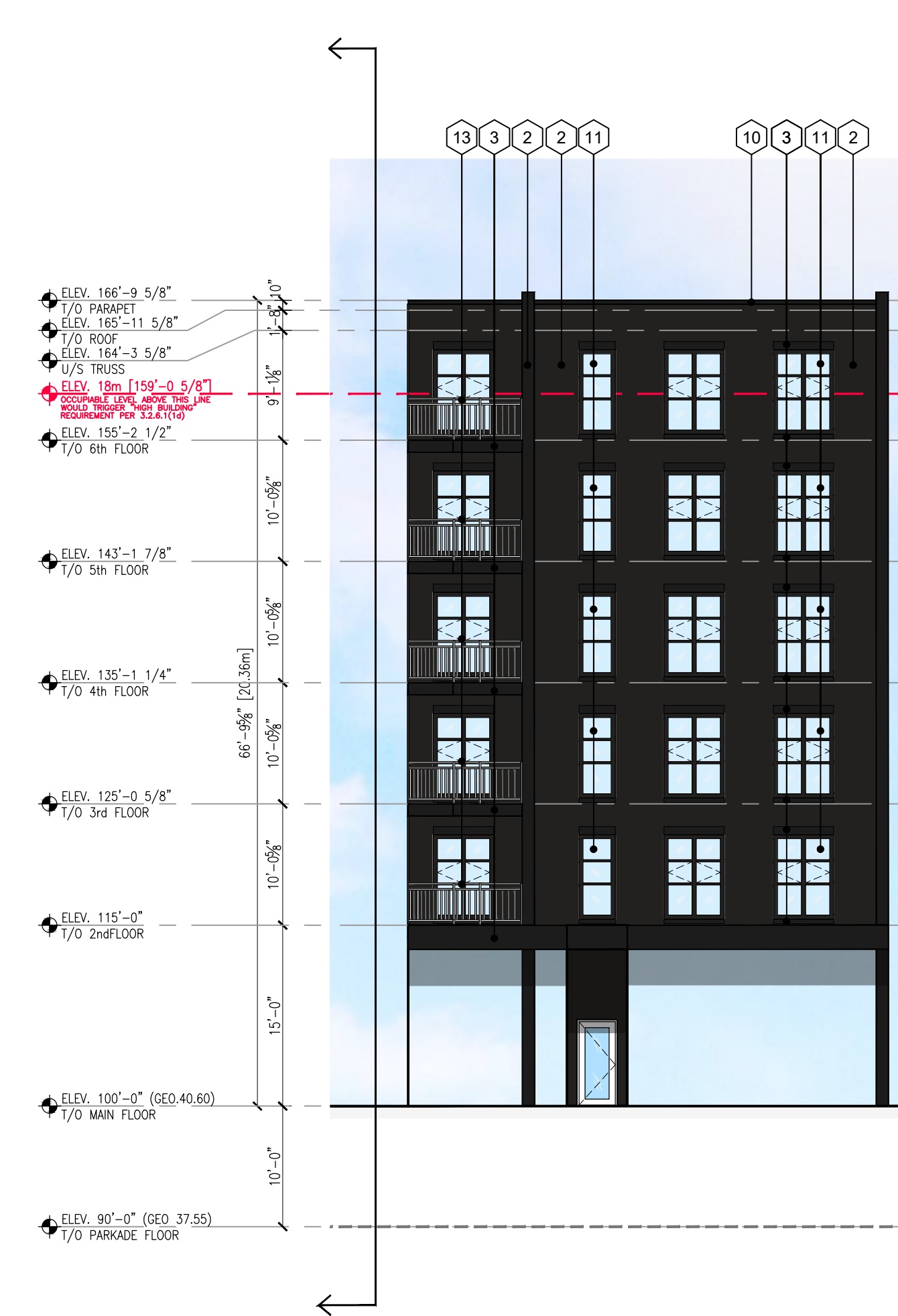
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DESIGNED AA	CHECKED MK
DRAWN AA	JOB No. 2422
	DWG No. A3.0



1 SOUTH-WEST ELEVATION
A3.1 3/32" = 1'-0"



2 WEST ELEVATION
A3.1 3/32" = 1'-0"



3 NORTH ELEVATION
A3.1 3/32" = 1'-0"

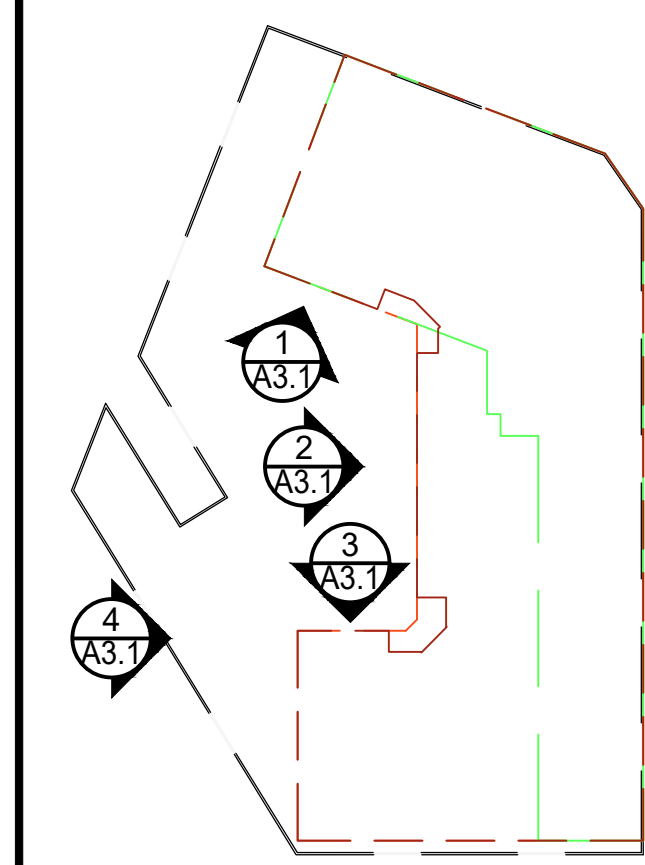


4 WEST ELEVATION
A3.1 3/32" = 1'-0"



5 SOUTH ELEVATION - FOLLOW NBC 2023
A3.1 3/32" = 1'-0"

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KEY PLAN
A3.1 NTS

MATERIAL LEGEND:

- 1 - BRICK FACADE SYSTEM
- 2 - DARK GRAY HARDIE/ METAL PANEL
- 3 - DARK GRAY HARDIE/ METAL TRIM
- 4 - RESERVED
- 5 - GLASS/METAL RAILING
- 6 - ARTWORK
- 7 - ILLUMINATED SIGNAGE BOX - ELEC. TO PROVIDE POWER ROUGH-INS
- 8 - RESERVED
- 9 - PERGOLA (WOOD/METAL) - COLOUR TBD
- 10 - CEMENTITIOUS / METAL TRIM (COLOR MATCH W/ GRAY PANEL)
- 11 - PVC FRAMING LOW E COATED CLEAR GLASS
- 12 - INSULATED O/H STEEL DOOR
- 13 - ALUMINUM RAILING
- 14 - STANDARD LIGHTINGS - SEE ELEC.

September 16, 2025

3	2025/09/16	ISSUED FOR DP2025-02538 DR1 RESPONSE
2	2025/04/30	ISSUED FOR DEVELOPMENT PERMIT
1	2024/01/22	ISSUED FOR CLIENT REVIEW

NO	YYY/MM/DD	REVISION
1	2024/01/22	ISSUED FOR CLIENT REVIEW

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info@kin-architecture.com

SCALE AS NOTED

CLIENT

BJL CALGARY 2023 LTD.

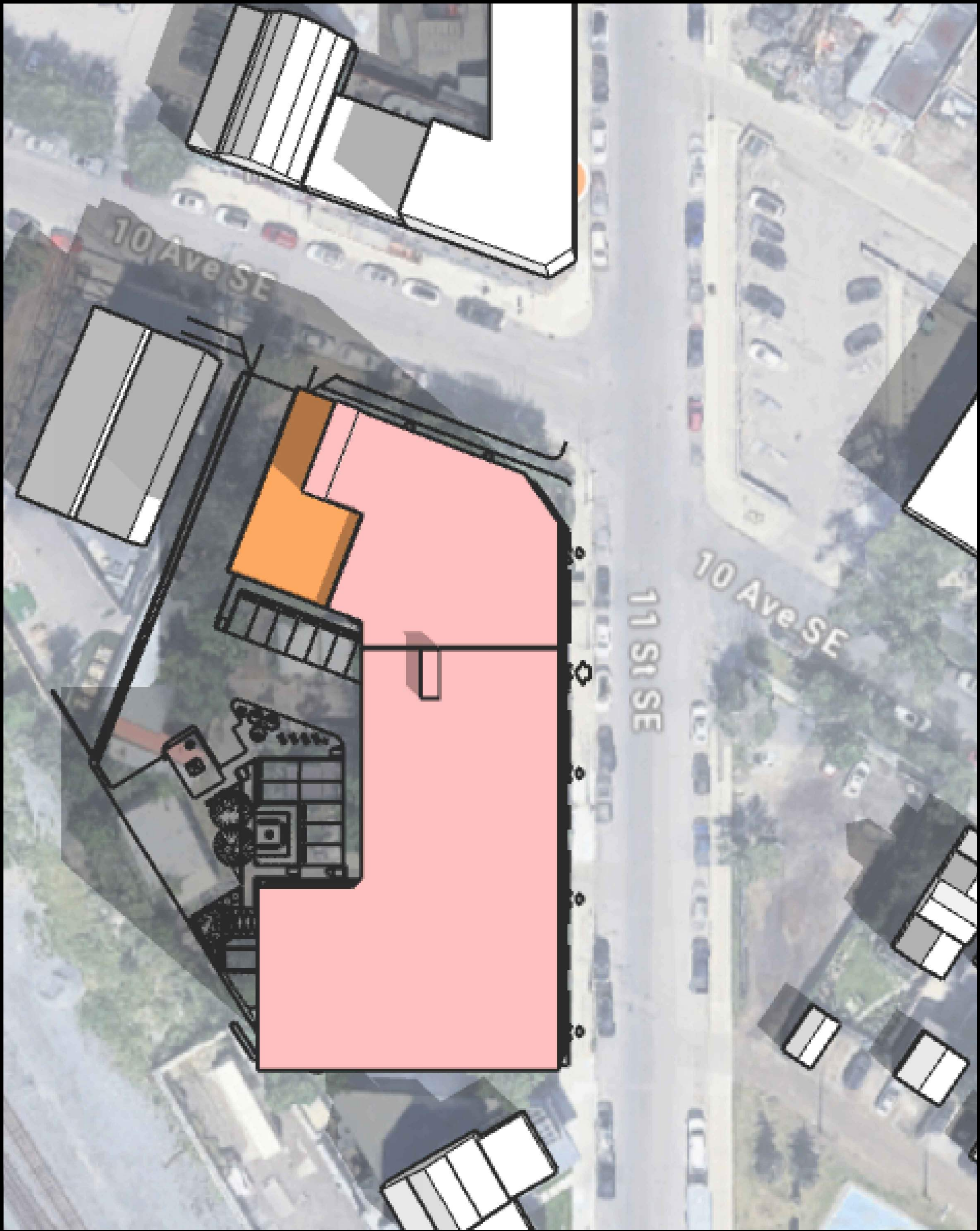
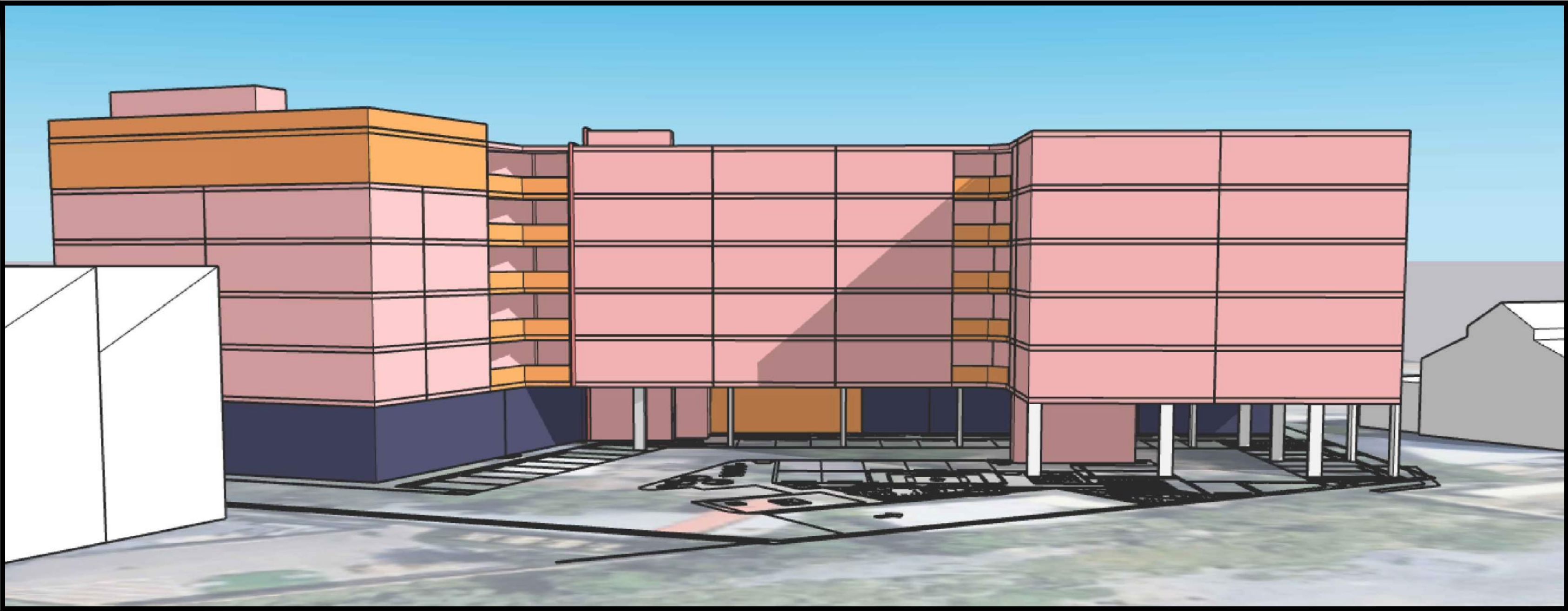
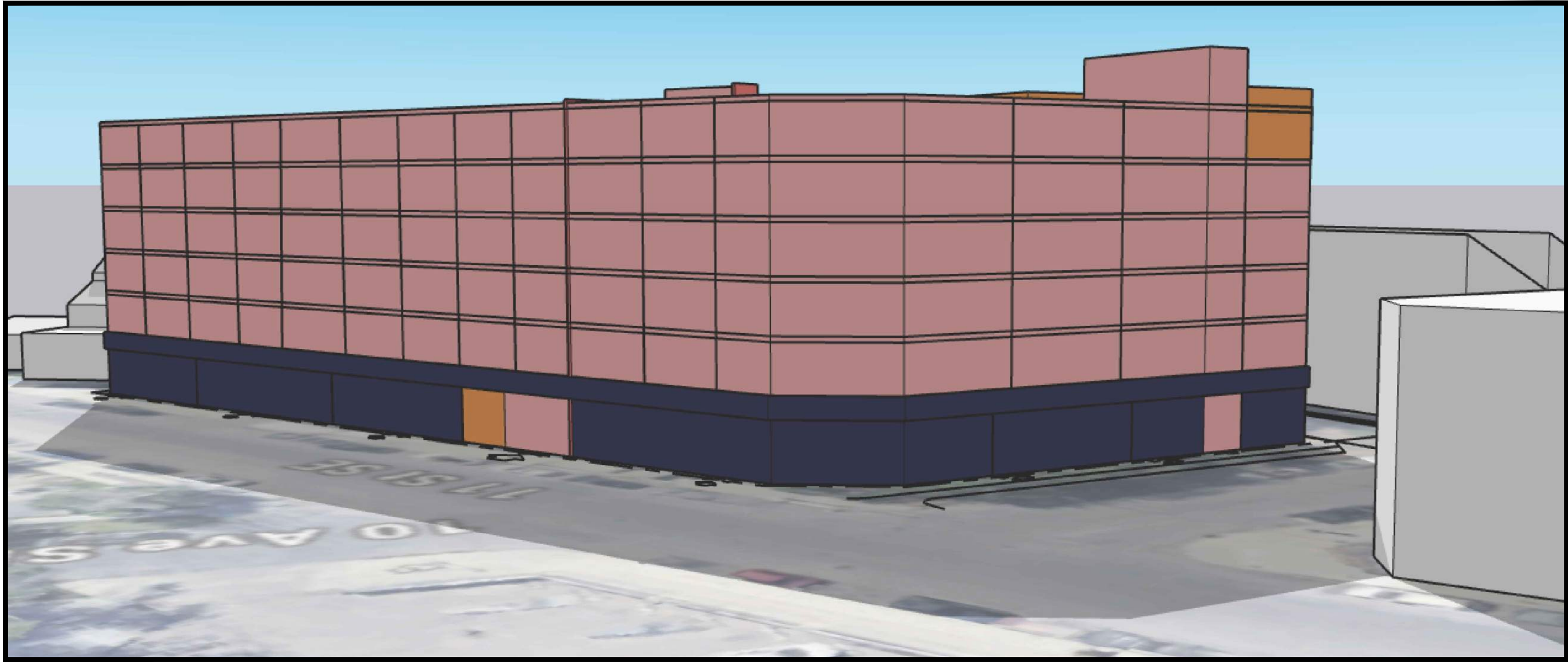
PROJECT
1005 11 STREET S.E.
CALGARY, AB
LOT 20, BLOCK 13, PLAN 2511278

TRADE
START DATE 2024
DRAWING

ELEVATIONS

DESIGNED AA	CHECKED MK
DRAWN AA	JOB No. 2422
DWG No.	

A3.1



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PROJECT

1005 11 STREET S.E.
CALGARY, AB

LOT 20, BLOCK 13, PLAN 2511278

TRADE START DATE 2024

DRAWING

MASSING DIAGRAMS

DESIGNED AA CHECKED MK

DRAWN AA JOB No. 2422

DWG No.

MARCH 21st.



9 a.m.



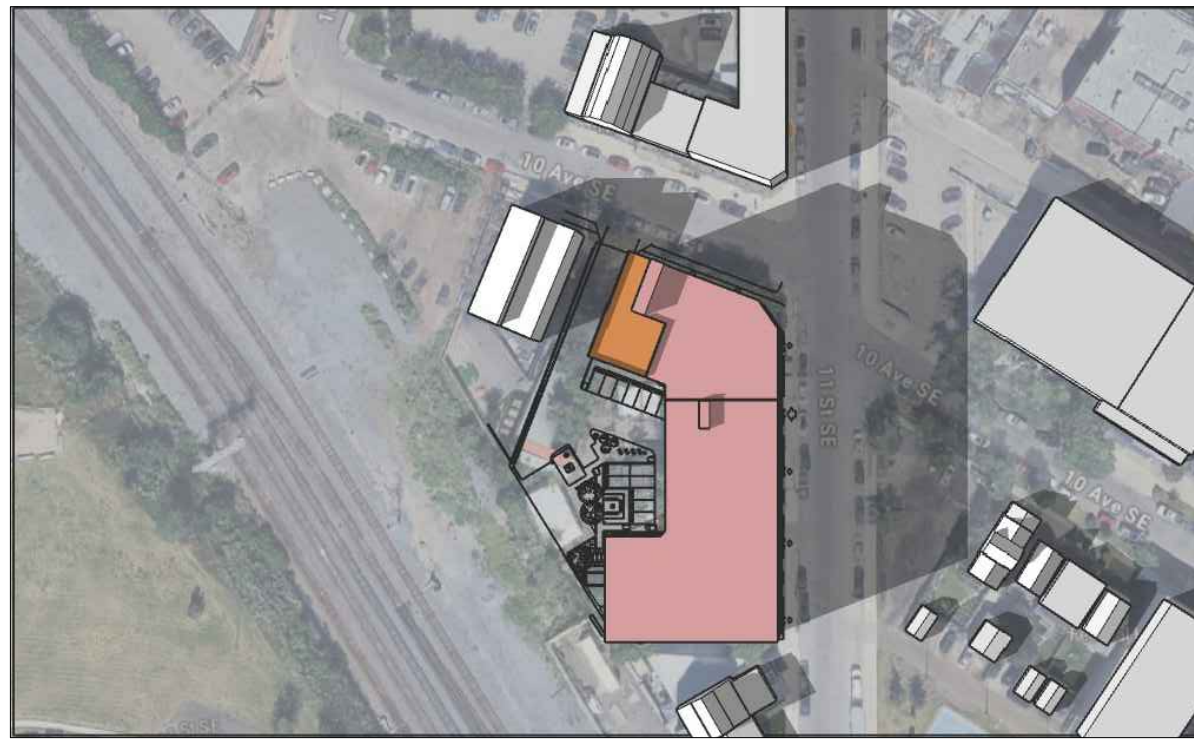
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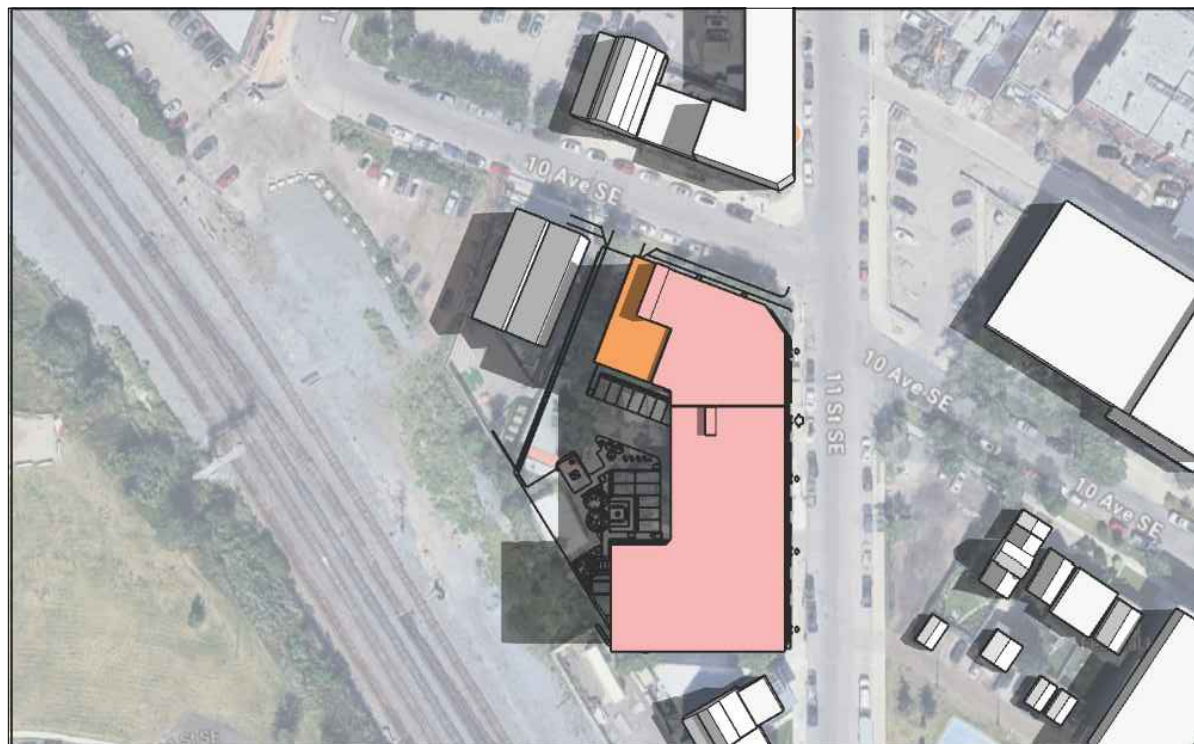


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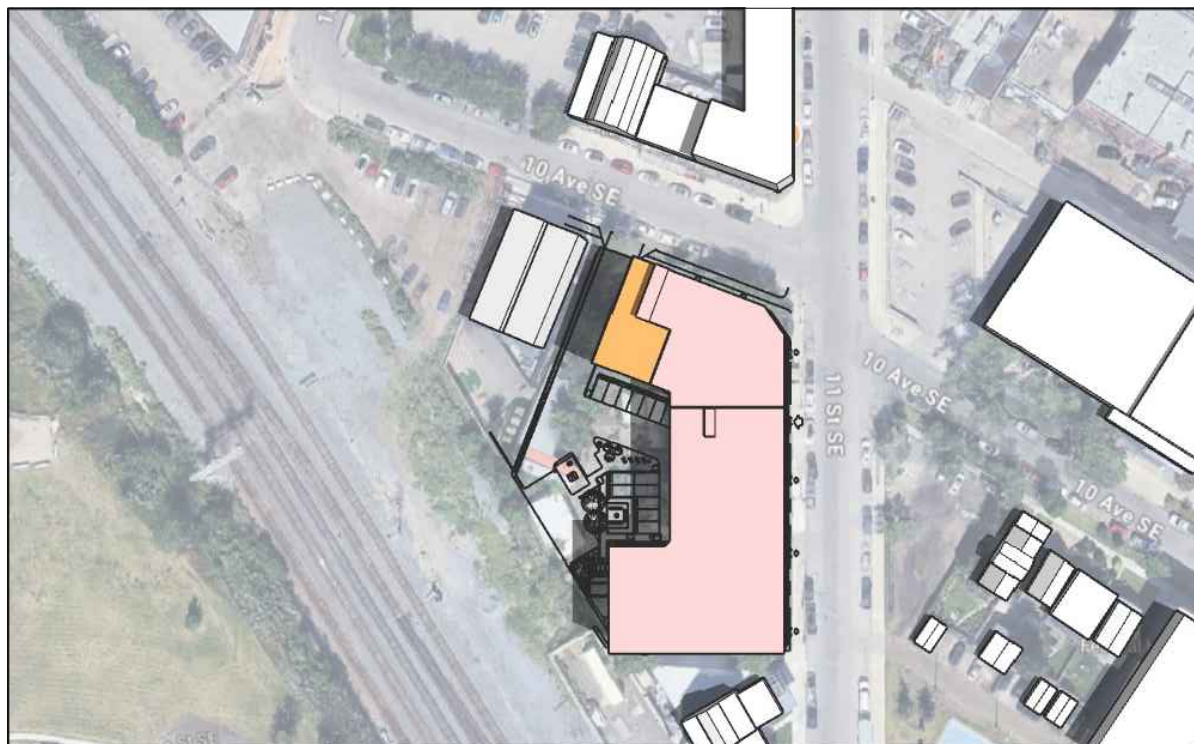


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JUNE 21st.



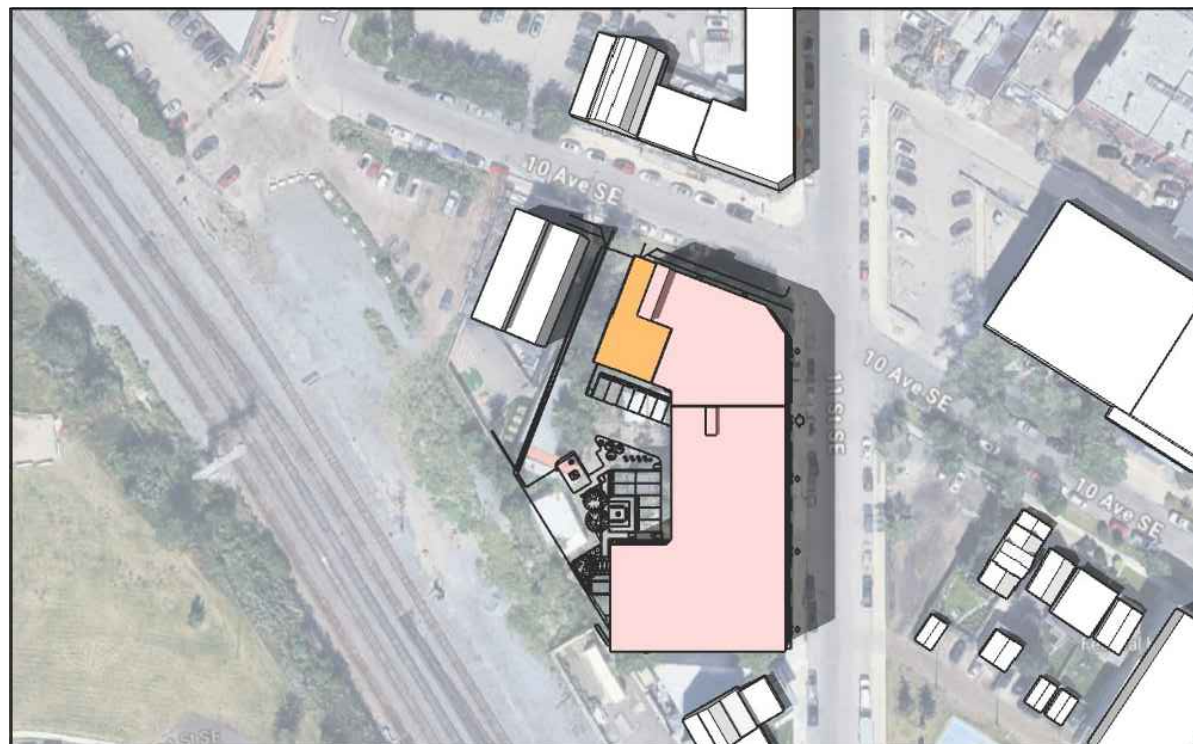
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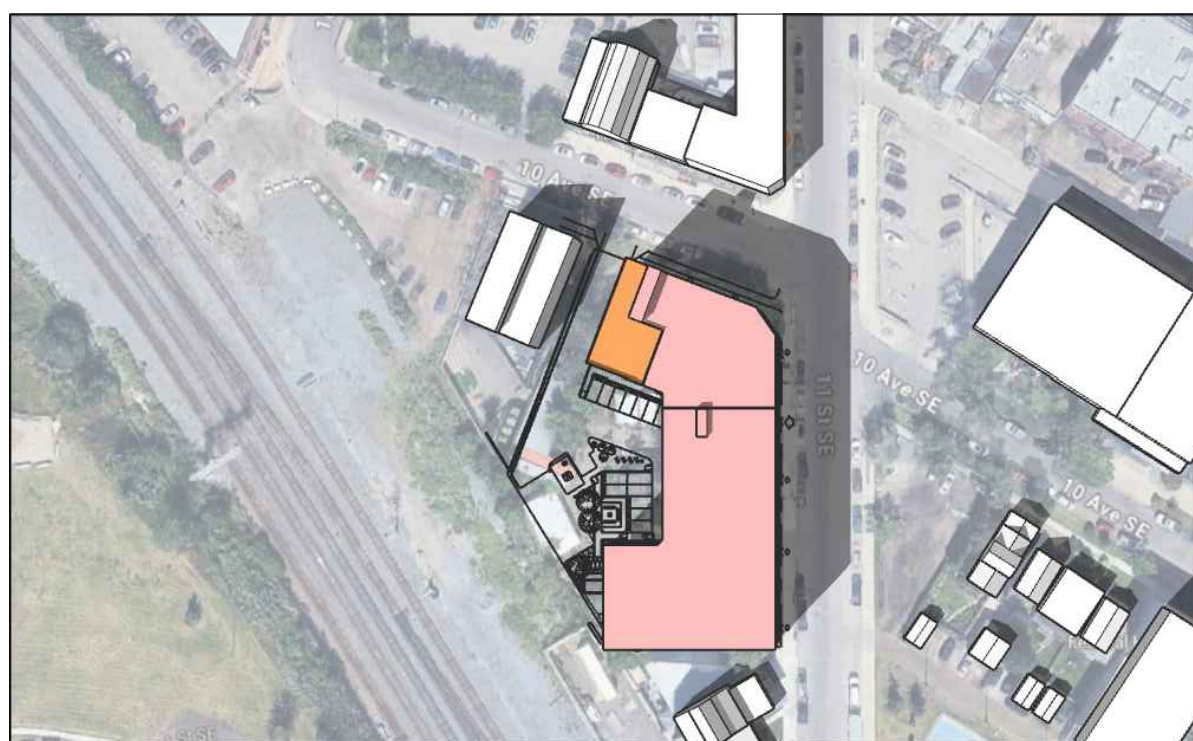
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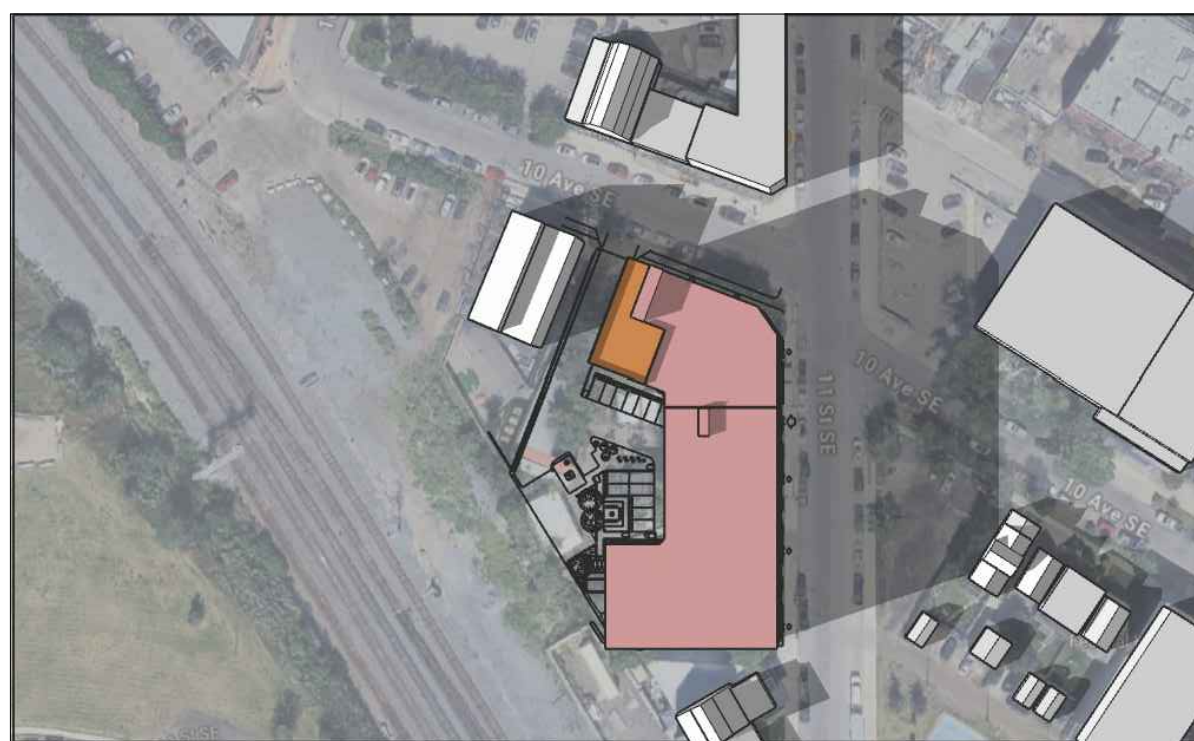
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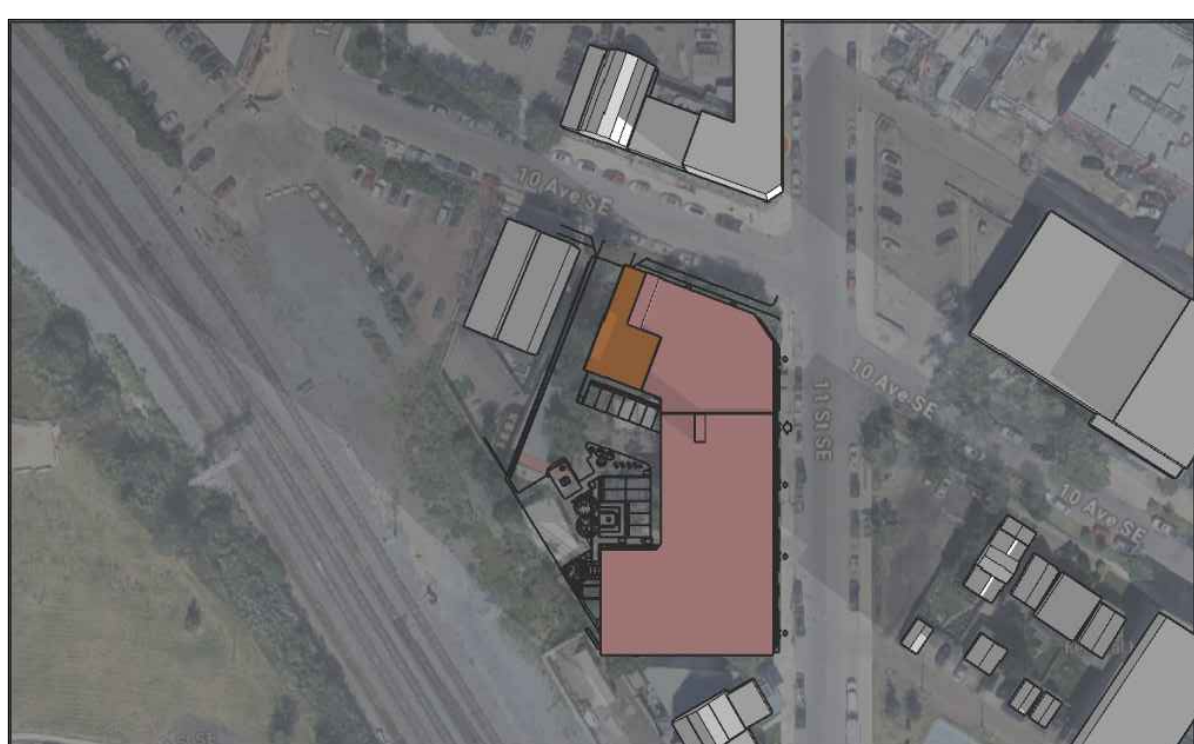


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DECEMBER 21st.



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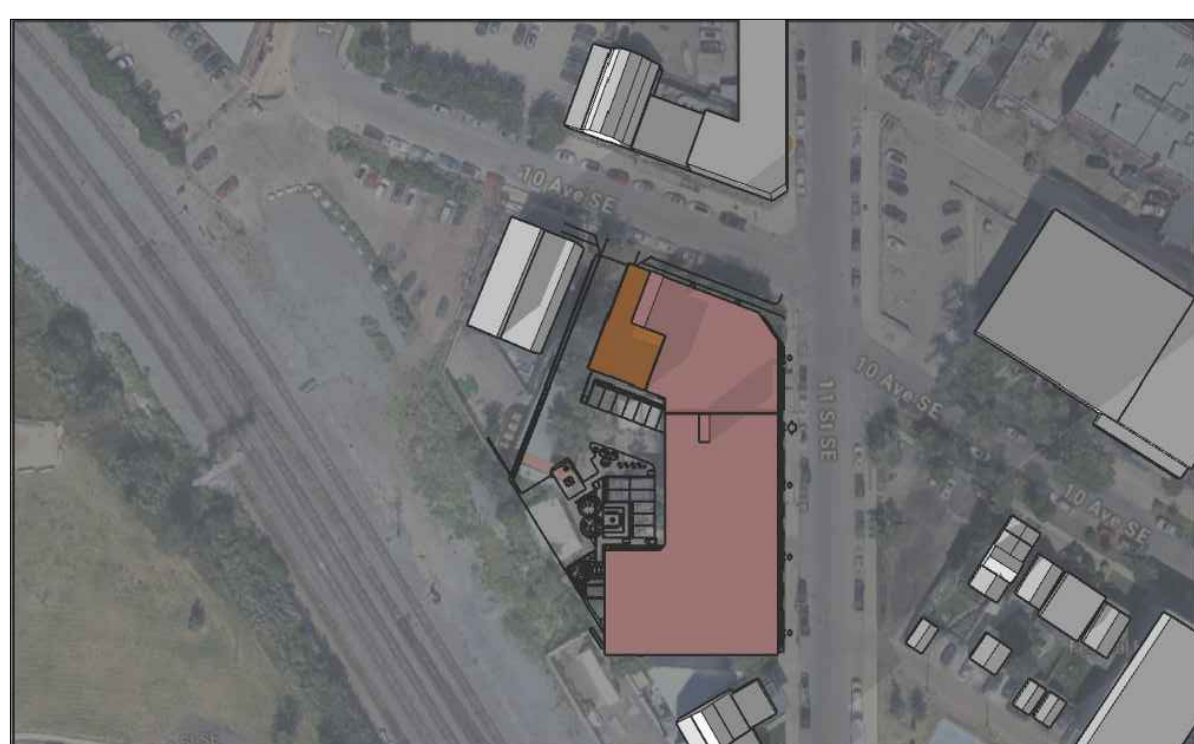
11 a.m.



1 p.m.



3 p.m.



5 p.m.

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SCALE AS NOTED

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PROJECT

1005 11 STREET S.E.
CALGARY, AB

LOT 20, BLOCK 13, PLAN 2511278

TRADE START DATE 2024

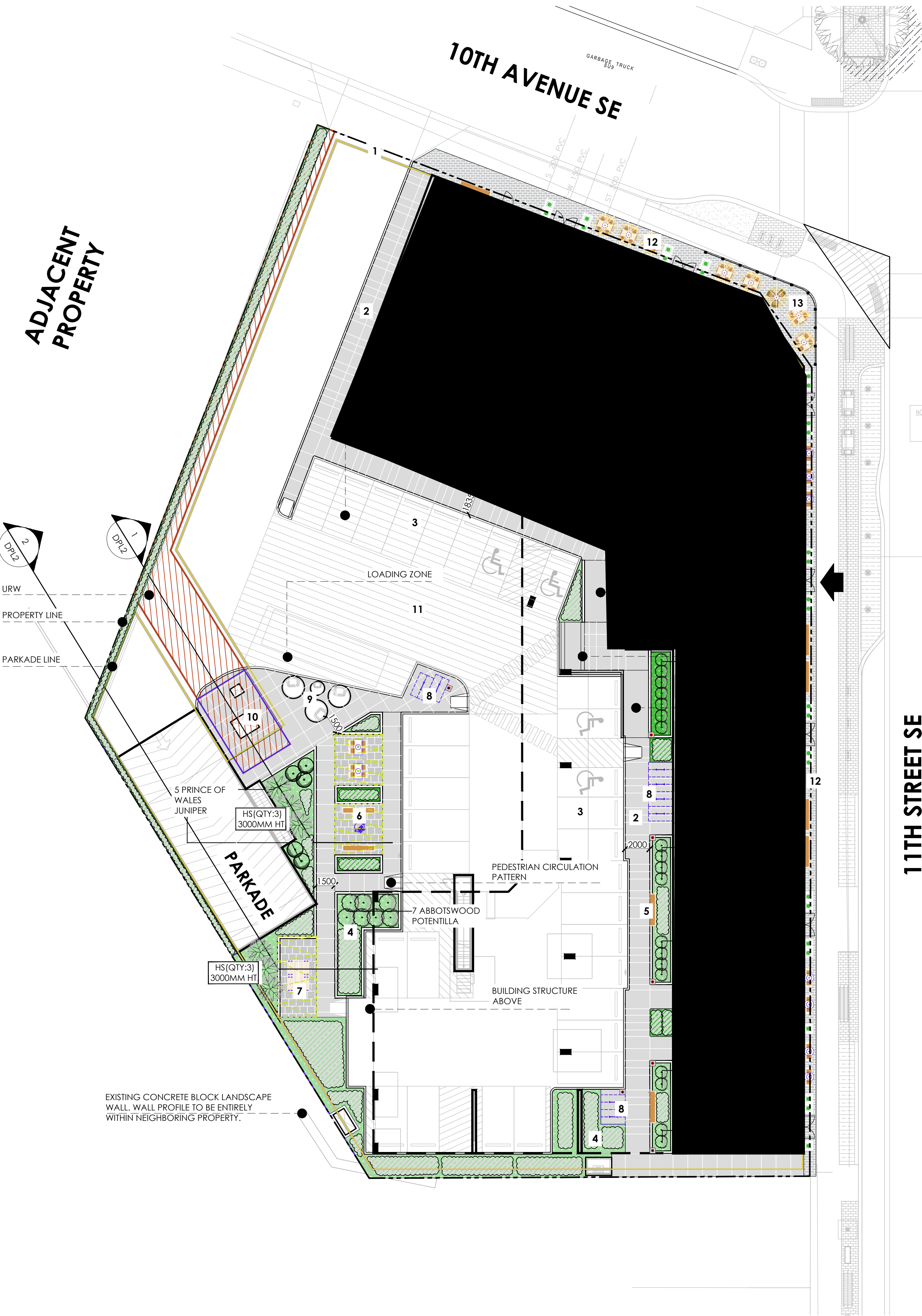
DRAWING

SHADOW STUDY

DESIGNED AA CHECKED MK

DRAWN AA JOB No. 2422

DWG No. A3.4



GENERAL NOTES

- 1. THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 2. ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.
- 3. ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
- 4. DO NOT SCALE DRAWINGS.
- 5. ALL PLANTING BEDS TO HAVE A MINIMUM OF 75MM DEPTH CHARCOAL MULCH UNLESS OTHERWISE NOTED.
- 6. ALL SOFT SURFACE LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND LOW WATER IRRIGATION SYSTEM, WITH EXTENT OF WATERING LIMITED TO TREES AND SHRUBS ONLY.
- 7. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
- 8. TOPSOIL AVAILABLE FOR PLANTINGS OVER PARKADE
- TREES 1200MM
- SHRUBS 600MM
- GRASS & PERENNIALS 300MM

LEGEND

- LIGHT GREY COLOR PAVER WITHIN PROPERTY
- PERMEABLE AVER TO MATCH PROPOSED PAVERS WITHIN PUBLIC REALM
- REGULAR GREY COLOR CONCRETE WITH CONTROL JOINTS
- PAINTED LINE ON TOP OF ASPHALT
- PLANTING BED WITH CHARCOAL MULCH
- LIGHT BOLLARD
- FIRE PIT
- BENCH
- PICNIC TABLE WITH BENCHES
- TWINKLE LIGHT
- 1800MM HT. FENCE
- CLASS 2 BIKE PARKING
TOTAL QUANTITY: 8 RACKS/ 16 STALLS
- CONIFEROUS TREES
- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- PERENNIALS
- OUTDOOR MOVABLE FURNITURE WITH UMBRELLA
- MOVABLE PLANTER
- REMOVABLE BOLLARD AND CHAIN TO DEFINE CORNER PATIO

PLANTING SCHEDULE

common name	latin name	size/ spread	quantity	comments
coniferous trees (TOTAL QUANTITY: 6) HOOPSII BLUE SPRUCE	PICEA PUNGENS 'HOOPSI'	3000MM HT.	06	B&B, SPECIMEN
common name	latin name	size/ spread	quantity	comments
deciduous shrubs (TOTAL QUANTITY: 26) ABBOTSWOOD POTENTILLA SNOWBERRY	POTENTILLA FRUTICOSA 'ABBOTSWOOD' SYMPHORICARPOS ALBUS	600MM HT. 600MM HT.	07 19	MIN 5-7 STEMS MIN 5-7 STEMS
coniferous shrubs (TOTAL QUANTITY: 5) PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	600MM HT.	05	MIN 5-7 STEMS

LANDSCAPE ANALYSIS

SITE AREA: 3874.49 SQ.M.

TOTAL TREES PROVIDED = 6
CONIFEROUS TREES PROVIDED = 6
CONIFEROUS TREES WITH MIN 3000MM HEIGHT REQUIRED = 3
PROVIDED = 6

TOTAL SHRUBS PROVIDED = 31

DESIGN ELEMENTS

- 1. MAIN ENTRY
- 2. PEDESTRIAN WALKWAY
- 3. VEHICLE PARKING STALLS
- 4. LANDSCAPE PLANTING BED
- 5. SEATING WITH BENCH
- 6. SEATING NODE WITH TWINKLE LIGHT AND FIRE PIT
- 7. SEATING NODE WITH PICNIC TABLE AND TWINKLE LIGHTS
- 8. BIKE PARKING STALLS
- 9. MOLOK BINS
- 10. TRANSFORMER
- 11. POTENTIAL FLEX SPACE FOR SUMMER MARKET/ PAINTED PEDESTRIAN ZONE
- 12. SPILLOVER SPACE FOR COMMERCIAL
- 13. CORNER PATIO WITH DECORATIVE CORNER FENCE



25285CRSU
CROWN SURPLUS LANDS



ISSUED FOR COORDINATION	DATE 250206
COORDINATION	250411
DP	250425
COORD	250812
DP RESUBMISSION	250915

SCALE	1:200
DATE	250411
DRAWN BY	CC
CHECKED BY	YN

L-1 DP LAYOUT PLAN

NOT FOR CONSTRUCTION