

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.

July 30, 2026

6	2026/07/30	ISSUED FOR DP2025-02538 DR3 RESPONSE
5	2026/04/10	ISSUED FOR PRELIM TENDER (SP COORDINATION)
4	2025/12/09	ISSUED FOR DP2025-02538 DR2 RESPONSE
3	2025/09/16	ISSUED FOR DP2025-02538 DR1 RESPONSE
2	2025/04/20	ISSUED FOR DEVELOPMENT PERMIT
1	2025/01/23	ISSUED FOR CLIENT REVIEW
NO	YY/MM/DD	REVISION

LIST OF DRAWINGS

CONSULTANTS

ARCHITECTURAL

A0.0	COVER PAGE, CONSULTANTS
A0.1	CONTEXT PLAN
A1.0	SITE PLAN
A1.1.4	SITE PLAN FIRE TRUCK SWEEP PATH
A1.1.5	SITE PLAN GARBAGE TRUCK SWEEP PATH (MOLOK)
A1.1.6	GENERAL SITE DETAILS
A1.1.7	WASTE/ RECYCLING DETAILS
A1.1.8	WASTE/ RECYCLING DETAILS AND SWEEP PLAN
A1.2	SITE SECTIONS
A1.3	SITE SECTIONS
A1.4	SITE SECTIONS
A1.5	SITE SECTIONS
A1.6	SITE SECTIONS
A1.7	SITE SECTIONS
A1.8	SITE SECTIONS
A2.0	PARKADE FLOOR PLAN
A2.1	MAIN FLOOR PLAN
A2.2	SECOND FLOOR PLAN
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	BUILDING ELEVATIONS (UNFOLDED)
A4.0	BUILDING SECTIONS

LANDSCAPE

L1.0	GROUND LEVEL LAYOUT PLAN
L1.1	ROOFTOP LAYOUT
L2.0	LIGHTING PLAN
L3.0	PLANTING PLAN
L3.1	PLANTING LAYOUT PLAN
L4.0	SECTIONS
L6.0	TYPICAL DETAILS

ELECTRICAL

E1.0	ELECTRICAL SITEPLAN
------	---------------------

CIVIL

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

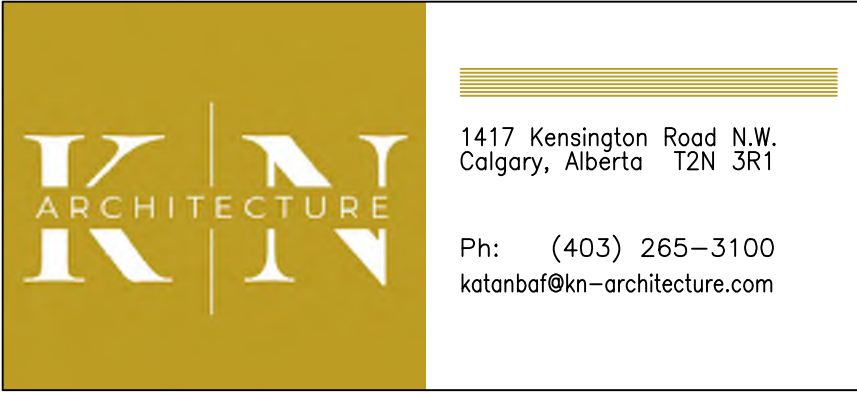
TRAFFIC

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

SURVEY

SITE SURVEY

ARCHITECTURAL



CIVIL



Jubilee
Engineering Consultants Ltd.

Municipal Engineering • Industrial, Commercial, & Residential Land Development • Planning • Engineering Surveys

3702 Edmonton Trail N.E., Calgary, Alberta, T2E 3P4
www.jubileeengineering.com
| P 403 276 1001 | F 403 276 1012 |

LANDSCAPE



ELECTRICAL

MCW Consultants Ltd.
333 7th Avenue SW, Suite 1200
Calgary, Alberta, Canada T2P 2Z1
Office: (403) 245-6446 ext.234

TRAFFIC



Suite 113 - 334 11 Avenue SE, Calgary, AB T2G 0Y2
587.349.7576 | www.bunteng.com



1417 Kensington Road N.W.
Calgary, Alberta T2N 3R1
Bus: (403) 265-3100
Fax: (403) 237-7486
info@kn-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

COVER PAGE & CONSULTANTS

DESIGNED

AA

CHECKED

MK

DRAWN

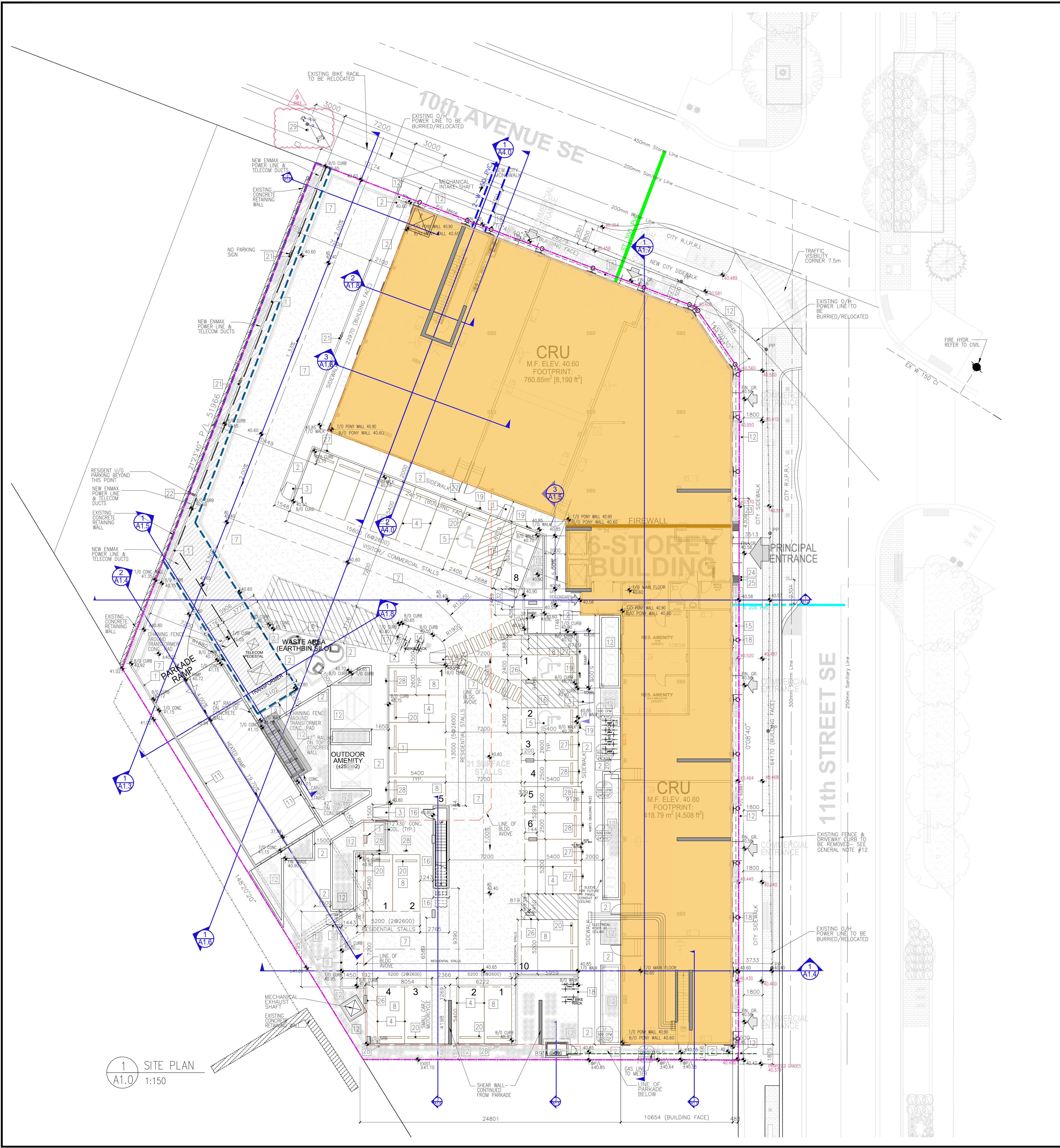
AA

JOB No.

2422

DWG No.

A0.0



GENERAL NOTES

- 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.
- UNLESS OTHERWISE NOTED ALL DIMENSIONS TO THE PROPERTY LINE ARE PERPENDICULAR TO THE PROPERTY LINE.
- MIN. 12m RADIUS AND 6m WIDTH FOR FIRE TRUCK & GARBAGE TRUCK ACCESS.
- TEST MANHOLE LOCATION TO BE DETERMINED
- ALL CURBS AND SIDEWALKS TO BE BUILT TO CITY OF CALGARY STANDARDS.
- REFER TO SURVEY DRAWING FOR EXISTING GRADE
- REFER TO CIVIL DRAWING FOR UNDERGROUND UTILITY
- 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.
- 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.
- ALL PROPOSED GEODETIC TO MATCH CIVIL DSSP
- THE LOCATION OF ALL MECHANICAL EQUIPMENT AND ASSOCIATED VENTILATION AND EXHAUST GRILLES, GAS METRES, AND OTHER SERVICE INFRASTRUCTURE WILL BE SCREENED TO ENSURE IT DOES NOT NEGATIVELY IMPACT THE PUBLIC REALM.
- EXISTING FENCE AROUND ALL SIDES OF SITE EXCEPT REAR AND DRIVEWAY CURBS TO BE REMOVED ALL.
- 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.
- 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 3,821.5 m² / 0.382 ha [0.95 ac]
SETBACKS 0m
USE RESTRICTIONS: NO DWELLING ON GROUND FLOOR FACING COMMERCIAL STREET [1383(F)]

PROJECT INFORMATION

BUILDING FOOTPRINT	±2,200 m² / (±23,680 ft²)
BUILDING COVERAGE (INCLUDE STAIR 2 AND 4)	36.19% (1,383 m² / 3,821.5 m²)
GROUND BUILDING FLOOR AREA	±1,364 m² / (±14,686 ft²)
(WITHOUT SURFACE PARKING LOT & INCLUDE RESIDENTIAL GYM, RENTAL OFFICE, UNIVERSAL WASHROOM, CRU, LOBBY, STAIRS, ELEVATORS)	
TOTAL UPPER FLOOR AREA (5-STORY RESIDENTIAL)	±10,815 m² (±23,284 ft²) X 5 = ±116,420 ft²
(INCLUDE AMENITY AREA, LOBBY, STAIRS, CORRIDOR, ELEVATORS, SERVICE AREA, ELEC. ROOM)	
TOTAL GFA RESIDENTIAL & CRUS:	±12,179 m² / (±131,106 ft²)
(TOTAL GFA: NORTH OF FIREWALL: 51,197 ft² & SOUTH OF FIREWALL: 79,909 ft²)	
GROUND FLOOR NET CRU AREA	±1,115 m² / (12,003 ft² CRUS)
(WITHOUT SURFACE PARKING LOT, LOBBY, STAR, ELEVATORS, MAILROOM, RENTAL OFFICE, RESIDENTIAL GYM, UNIVERSAL WASHROOM, PARCEL ROOM, MAINTENANCE ROOM)	
RESIDENTIAL FLOORS NET AREA (2,3,4,5 FLOOR)	±7,662m² (±82,619 ft²)/FLOOR X 4 = ±82,476 ft²
(WITHOUT CORRIDOR, ELEVATORS, LOBBY, SERVICE ROOM/STAIRS, ELEC. ROOM)	
RESIDENTIAL FLOORS NET AREA (6 FLOOR)	±1,817 m² / (±19,559 ft²)
(WITHOUT AMENITY AREA, CORRIDOR, ELEVATORS, LOBBY, SERVICE ROOM, STAIRS, ELEC. ROOM)	
TOTAL NET RESIDENTIAL AREA (2-6 FLOOR):	±9,479 m² / (±102,035 ft²)
TOTAL NET RESIDENTIAL & CRUS:	±10,594 m² / (±114,038 ft²)
PARKADE AREA	±3,512 m² / (37,803 ft²)
FAR	3.18 (12,179m² / 3,821.5m²)
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 or 8,235 ft²
PROVIDED AMENITY	±828 m² / (±8,908 ft²)-REFER TO A2.1 FOR DETAILED CALCULATIONS

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

PROVIDED PARKING:	
TOTAL SURFACE PARKING:	29
	16 VISITOR/COMMERCIAL COSTUMERS (SHARED DURING OFF-PEAK HOURS)
	13 RESIDENTIAL
TOTAL 1 LEVEL U/G PARKADE:	91
	6 COMMERCIAL (TENANTS) (ASSIGN 1 STALL/COMMERCIAL)
	84 RESIDENTIAL (INCLUDES: 12 TANDEM + 2 H/C)
TOTAL PARKING PROVIDED:	119 (0.63 STALL/RESIDENTIAL UNIT)

BICYCLE PARKING:	
BYLAW REQUIRED:	
CLASS 1 (0.5/SUITE)	77
CLASS 2 (0.1/SUITE + 5% OF CRU PARKING)	16
PROVIDED:	
CLASS 1 (0.5/SUITE)	112
CLASS 2 (0.1/SUITE + 5% OF CRU PARKING)	16
TOTAL PROVIDED:	128 (RATIO (RESIDENTIAL+CRUS): 0.81%)

CPTD DESIGN CONSIDERATIONS

CPTD 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:

- SIGHTLINES: 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 FOB 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 OR 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 SHRUBBERY, ALTERNATE PAVING STONE COLOUR OR SIGNAGE.

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.

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 UMG A1.1.8)
- 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 APRON
-MIN. 25,000 KG WEIGHT CAPACITY
- PARKADE RAMP CONCRETE RETAINING WALL
- CONCRETE PATIO
- BIKE RACK
- HORIZONTAL FEATURE BAND ABOVE
- HATCH PATTERN PAINTED ON ASPHALT SURFACE (YELLOW)
- "LOADING" SIGN
- EXTERIOR WALL SCONCE - 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
- 8"X STRUCTURAL STEEL BOLLARDS

LEGEND

PROPERTY LINE	---
PARKADE OUTLINE	----
HEAVY DUTY ASPHALT	XXXXXX
UTILITY RIGHT OF WAY ACCESS	----
EASEMENT	----
EXISTING RETAINING WALL	----
TYP. CONCRETE SHEAR WALL	----
PROPOSED GRADES FOR OFF-SITE RIPRI-SEE CIVIL	XXXXXX

July 30, 2026

NO	YYY/MM/DD	REVISION
6	2026/07/30	ISSUED FOR DP2025-02538 DR3 RESPONSE
5	2026/04/10	ISSUED FOR PRELIM TENDER (BP COORDINATION)
4	2025/12/09	ISSUED FOR DP2025-02538 DR2 RESPONSE
3	2025/09/16	ISSUED FOR DP2025-02538 DR1 RESPONSE
2	2025/04/30	ISSUED FOR DEVELOPMENT PERMIT
1	2025/01/23	ISSUED FOR CLIENT REVIEW

1417 Kensington Road N.W.
Calgary, Alberta T2N 3R1
Bus: (403) 265-3100
Fax: (403) 237-7486
info@kn-architecture.com

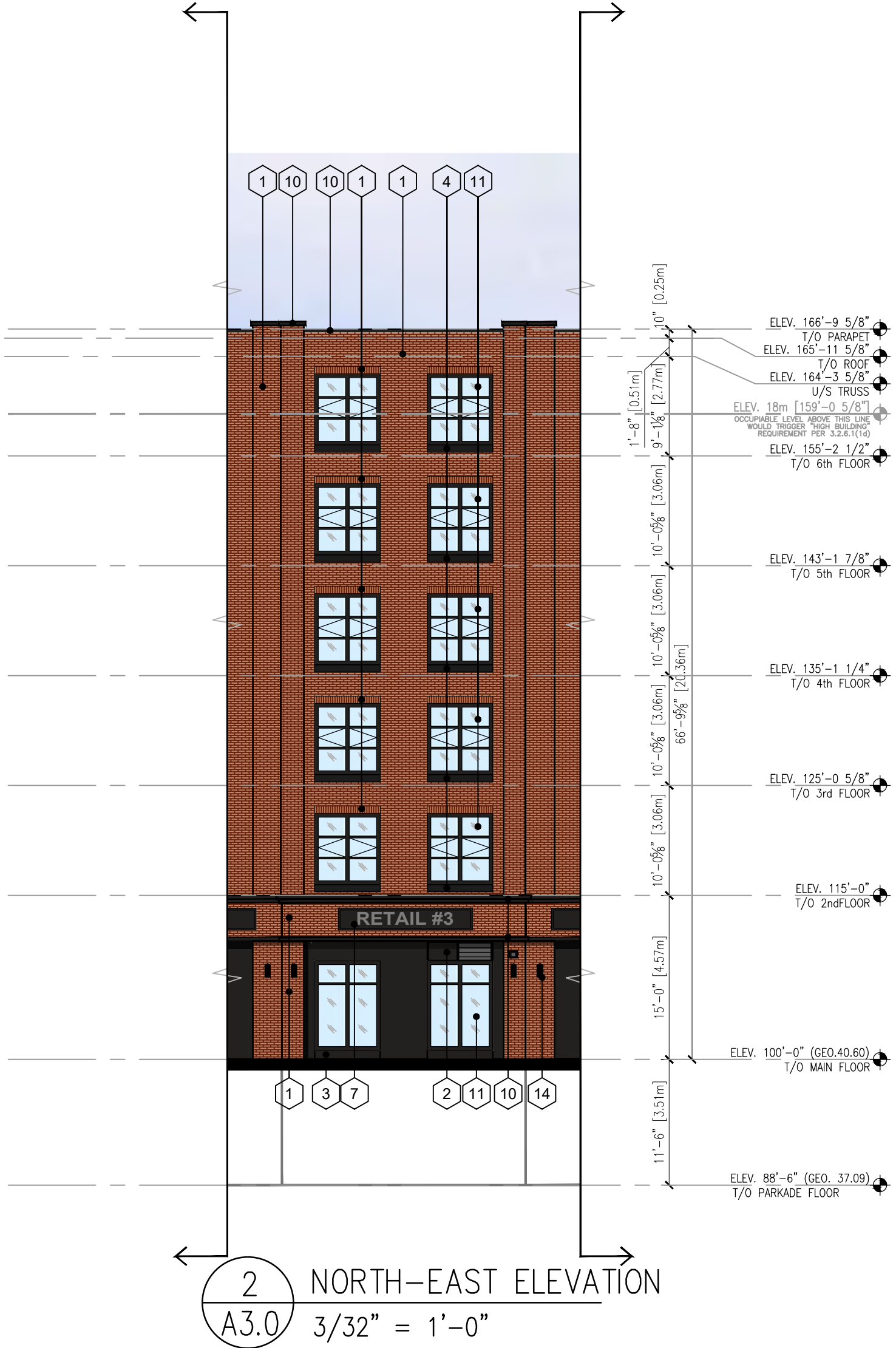
BJL CALGARY 2023 LTD.

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

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



5 ARTIST RENDERING
A3.0 3/32" = 1'-0"



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

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.

KEY PLAN
A3.0 NTS

MATERIAL LEGEND:

- 1 - BRICK EIFS FACADE SYSTEM (RED)
- 2 - DARK GRAY HARDIE/ METAL PANEL
- 3 - DARK GRAY HARDIE/ METAL TRIM
- 4 - BRICK EIFS FACADE SYSTEM (DARK GREY)
- 5 - GLASS/METAL RAILING
- 6 - ARTWORK FOR VISUAL PRESENTATION ONLY & TO BE UNDER SEPARATE SIGNAGE PERMIT
- 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 GLASS RAILING
- 14 - STANDARD LIGHTINGS - SEE ELEC.

July 30, 2026

6	2026/07/30	ISSUED FOR DP2025-02538 DR3 RESPONSE
5	2026/04/10	ISSUED FOR PRELIM TENDER (BP COORDINATION)
4	2026/12/09	ISSUED FOR DP2025-02538 DR2 RESPONSE
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

1417 Kensington Road N.W.
Calgary, Alberta T2N 3R1

Bus: (403) 265-3100
Fax: (403) 237-7486
info@kn-architecture.com



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



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

SCALE AS NOTED

CLIENT

BJL CALGARY 2023 LTD.

PROJECT

1005 11 STREET S.E.
CALGARY, AB

LOT 20, BLOCK 13, PLAN 2511278

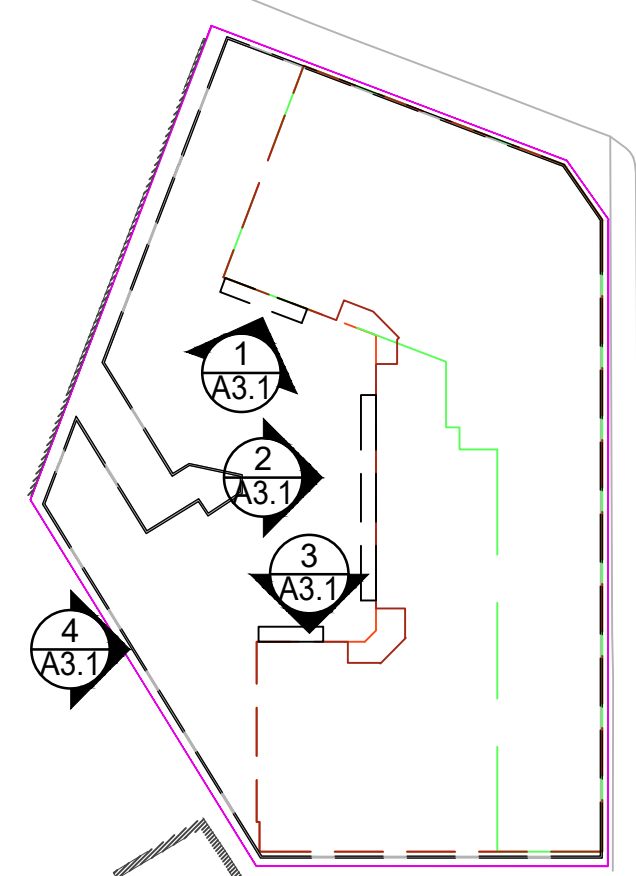
TRADE START DATE 2024

DRAWING

ELEVATIONS

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

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.



KEY PLAN
A3.1 NTS

MATERIAL LEGEND:

- 1 - BRICK EIFS FACADE SYSTEM (RED)
- 2 - DARK GRAY HARDIE/ METAL PANEL
- 3 - DARK GRAY HARDIE/ METAL TRIM
- 4 - BRICK EIFS FACADE SYSTEM (DARK GREY)
- 5 - GLASS/METAL RAILING
- 6 - ARTWORK FOR VISUAL PRESENTATION ONLY & TO BE UNDER SEPARATE SIGNAGE PERMIT
- 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 GLASS RAILING
- 14 - STANDARD LIGHTINGS - SEE ELEC.

July 30, 2026

6	2026/07/30	ISSUED FOR DP2025-02538 DR3 RESPONSE
5	2026/04/10	ISSUED FOR PRELIM TENDER (SP COORDINATION)
4	2026/12/09	ISSUED FOR DP2025-02538 DR2 RESPONSE
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
----	-----------	----------

1417 Kensington Road N.W.
Calgary, Alberta T2N 3R1

Bus: (403) 265-3100
Fax: (403) 237-7486
info@kin-architecture.com

SCALE AS NOTED

CLIENT

BJL CALGARY 2023 LTD.

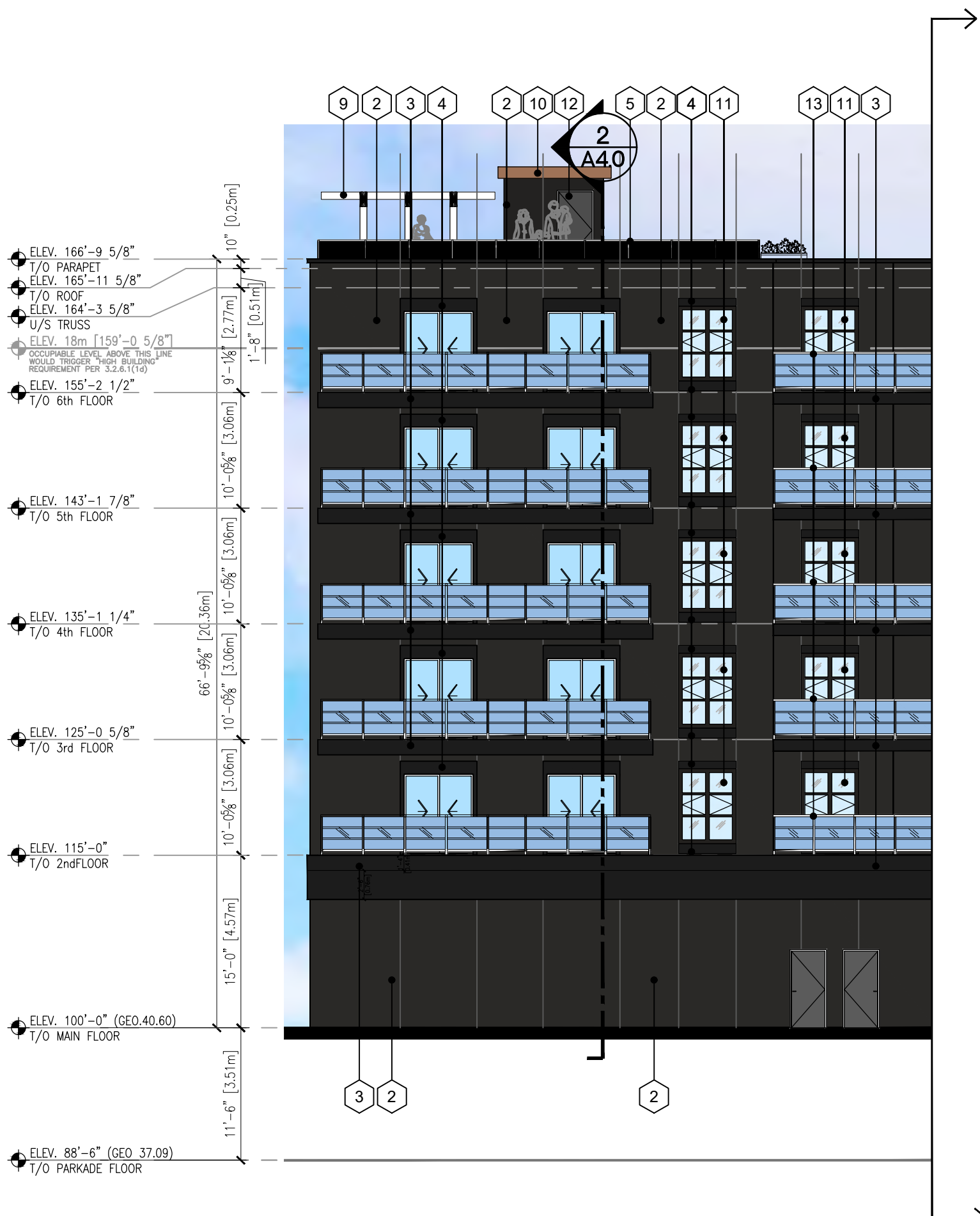
PROJECT
1005 11 STREET S.E.
CALGARY, AB
LOT 20, BLOCK 13, PLAN 2511278

TRADE START DATE 2024

DRAWING
ELEVATIONS

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

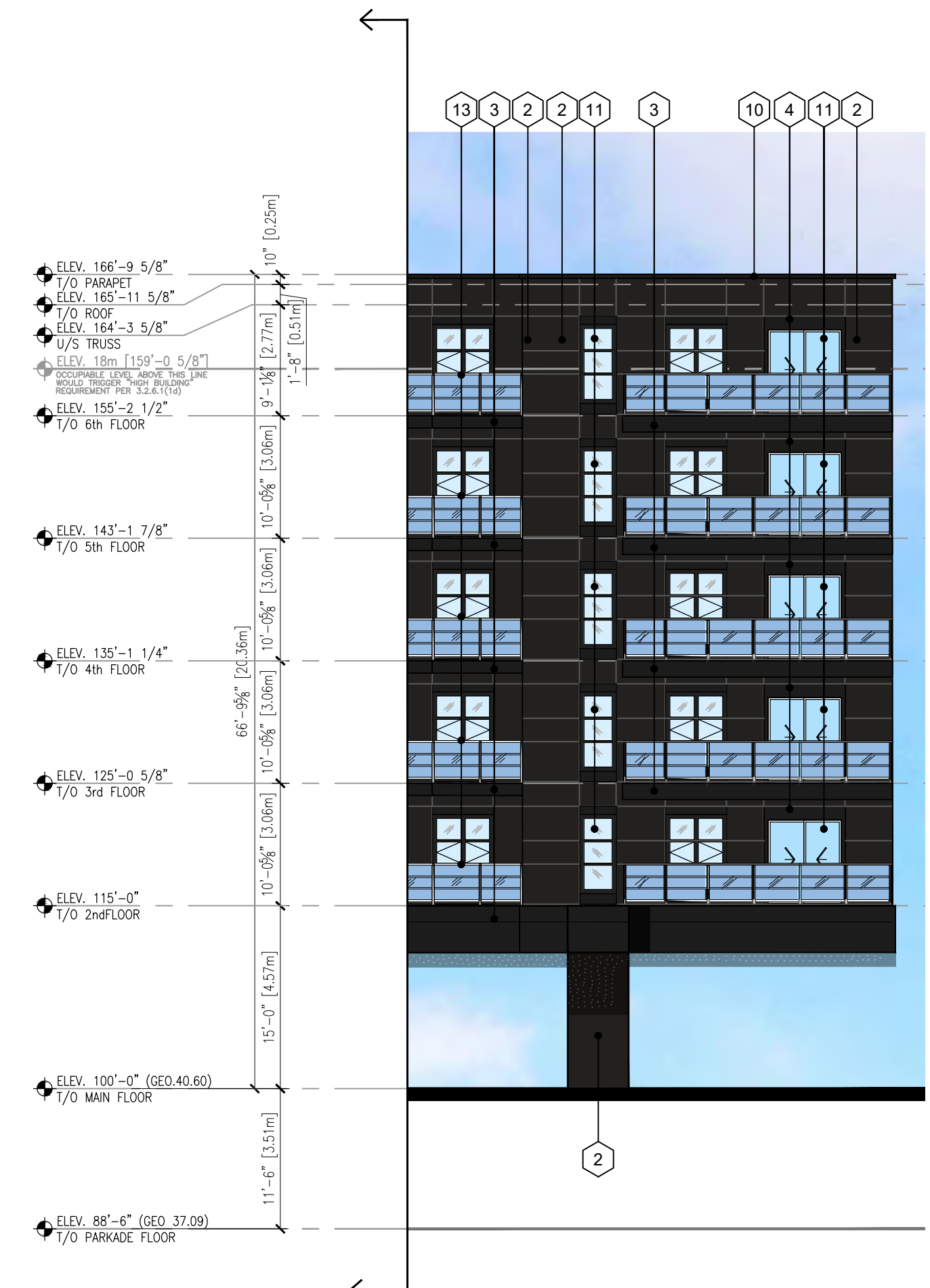
A3.1



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



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



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



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



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

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.



1 FRONT ELEVATION
A3.2 N.T.S.

July 30, 2026

6	2026/07/30	ISSUED FOR DP2025-02538 DR3 RESPONSE
5	2026/04/10	ISSUED FOR PRELIM TENDER (BP COORDINATION)
4	2026/12/09	ISSUED FOR DP2025-02538 DR2 RESPONSE
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

KN
ARCHITECTURE

1417 Kensington Road N.W.
Calgary, Alberta T2N 3R1

Bus: (403) 265-3100
Fax: (403) 237-7486
info@kn-architecture.com

SCALE AS NOTED
CLIENT

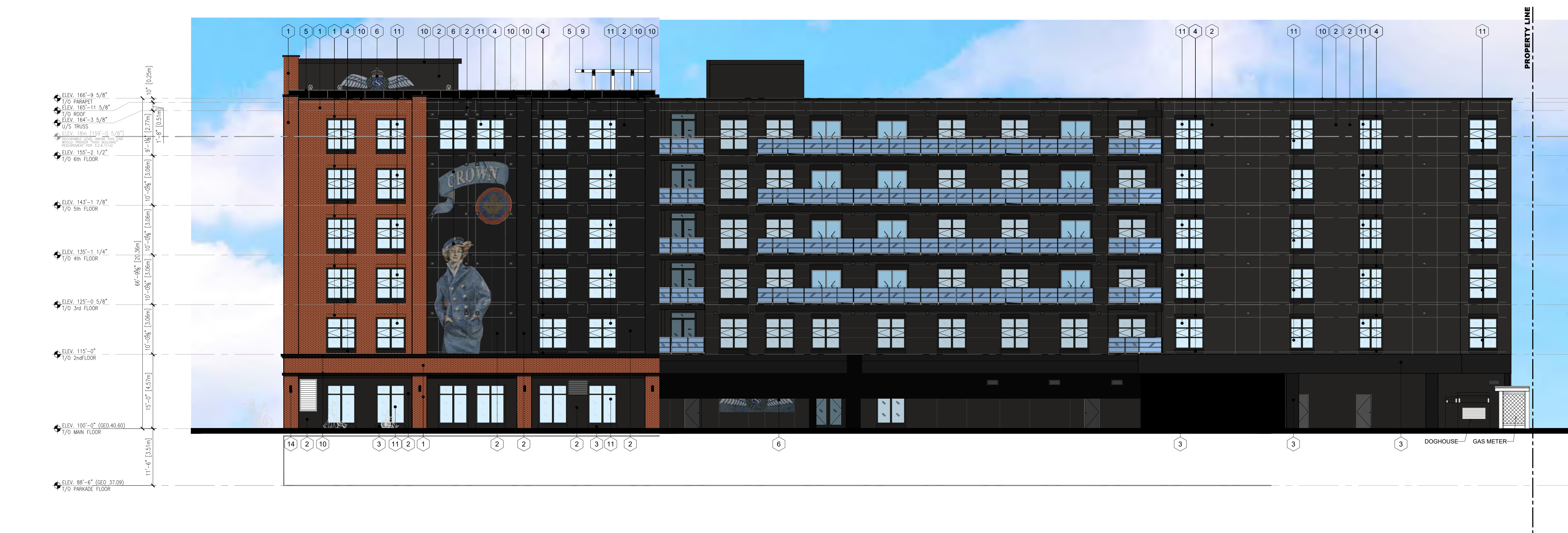
BJL CALGARY 2023 LTD.
PROJECT
1005 11 STREET S.E.
CALGARY, AB
LOT 20, BLOCK 13, PLAN 2511278

TRADE START DATE 2024
DRAWING

ELEVATIONS
(UNFOLDED)

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

A3.2



2 RARE ELEVATION
A3.2 N.T.S.