

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



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September 8, 2026

7	2026/09/08	RE-ISSUED FOR DP2025-02538 DR1 RESPONSE
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

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LANDSCAPE

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L3.0	PLANTING PLAN
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ELECTRICAL

E1.0	ELECTRICAL SITEPLAN
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CIVIL

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

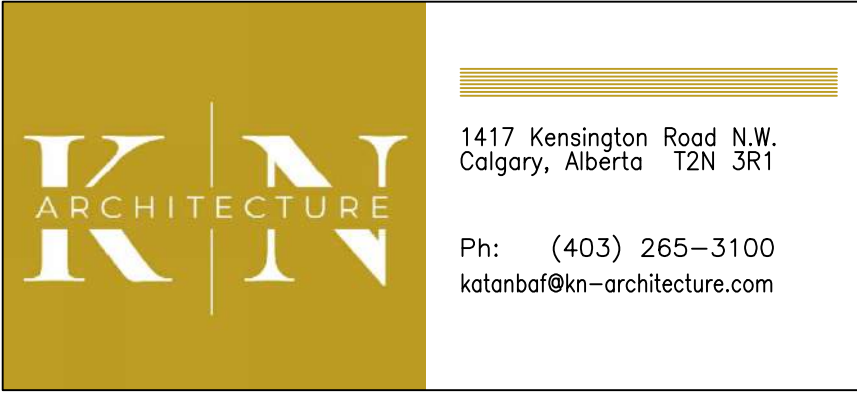
TRAFFIC

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

SURVEY

SITE SURVEY

ARCHITECTURAL



CIVIL



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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

PROJECT

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CALGARY, AB

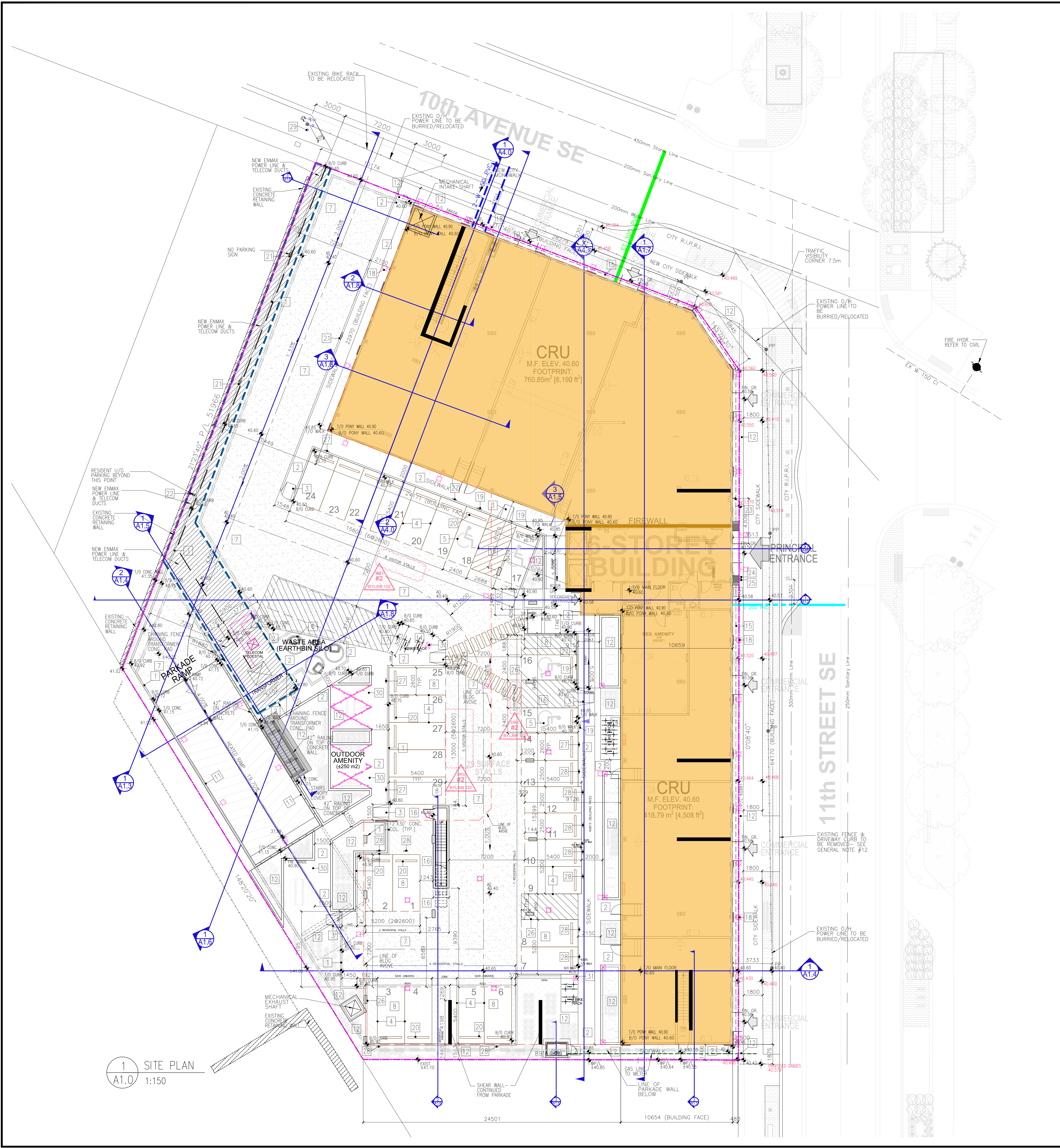
LOT 20, BLOCK 13, PLAN 2511278

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 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.
- 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, LOBBY, STAR, ELEVATORS, MAIL ROOM, RENTAL OFFICE, RESIDENTIAL GYM, 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, MAIL ROOM, RENTAL OFFICE, RESIDENTIAL GYM, UNIVERSAL WASHROOM, PARCEL ROOM, MAINTENANCE ROOM)	
RESIDENTIAL FLOORS NET AREA (2,3,4,5 FLOOR)	±7,662m² (±20,619 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/SITE) 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:	29
	16 VISITOR
	13 RESIDENTIAL
TOTAL 1 LEVEL U/G PARKADE:	90
	6 COMMERCIAL TENANTS (1 ASSIGNED STALL/COMMERCIAL UNIT)
	84 RESIDENTIAL (INCLUDES 14 TANDEM + 2 H/C + 1 SMALL CAR)
TOTAL PARKING PROVIDED:	119 (0.63 STALL/RESIDENTIAL UNIT)

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

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:

- 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 SUBURBERRY, ALTERNATE PAVING STONE COLOUR OR SIGNAGE.

MATERIAL LEGEND

- 1 CONCRETE CURB
- 2 CONCRETE SIDEWALK
- 3 HANDICAP RAMP TO CITY STANDARDS
- 4 100mm WIDE PAINTED PARKING LINES (YELLOW)
- 5 HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE (YELLOW)
- 6 WASTE & RECYCLING BINS (REFER TO DWG A1.1.8)
- 7 HEAVY-DUTY ASPHALT PAVING (MIN. 25,000 KG/VEHICLE WEIGHT CAPACITY FOR FIRE TRUCK TO SUPPORT A LOAD OF 38,556 KG)
- 8 ASPHALT PAVING
- 9 PAINTED PEDESTRIAN CROSSING
- 10 CONCRETE APRON (MIN. OF 25,000 KG WEIGHT CAPACITY)
- 11 PARKADE RAMP CONCRETE RETAINING WALL
- 12 LANDSCAPING
- 13 CONCRETE PAVI
- 14 BKE RACK
- 15 HORIZONTAL PATTERN BAND ABOVE
- 16 HATCH PATTERN PAINTED ON ASPHALT SURFACE (YELLOW)
- 17 "LOADING" SIGN
- 18 EXTERIOR WALL SCORCE - LED - SEE ELECTRICAL
- 19 "HANDICAP PARKING" SIGN
- 20 WHEEL STOPS
- 21 "NO PARKING" SIGN
- 22 "RESIDENTS' U/G PARKING ONLY" SIGN
- 23 FDC (SAMES)
- 24 CTD APPROVED LOCKBOX
- 25 EXTERIOR STROBE LIGHT ALARM
- 26 STRUCTURAL COLUMNS - REFER TO A2.0
- 27 "VISITOR PARKING" SIGN
- 28 "RESIDENTIAL PARKING" SIGN
- 29 8" STRUCTURAL STEEL BOLLARDS
- 30 TRELLIS - SEE LANDSCAPE
- 31 LIGHT BOLLARDS - SEE LANDSCAPE

LEGEND

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

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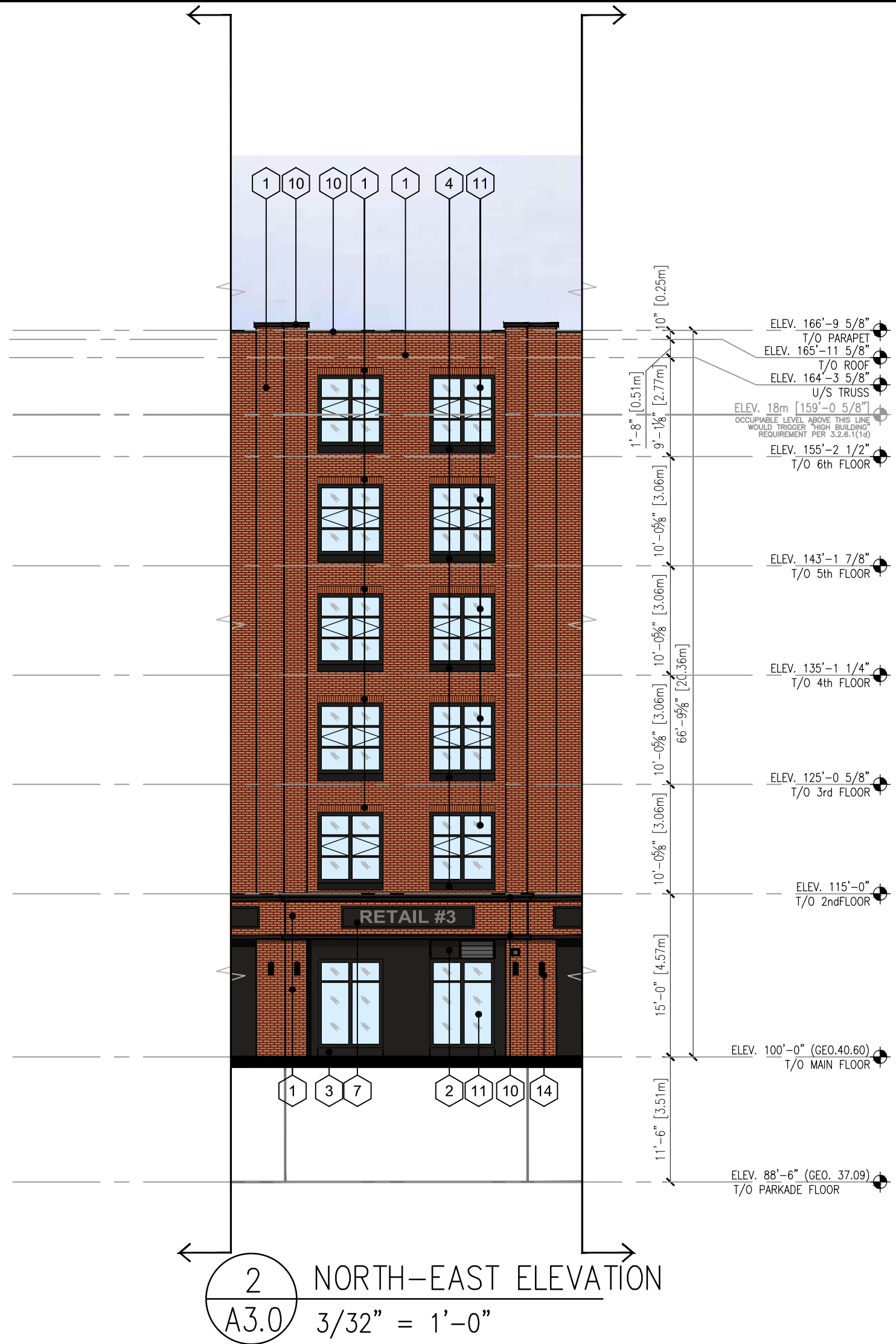
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1417 Kensington Road N.W.
Calgary, Alberta T2N 3R1
Bus: (403) 265-3100
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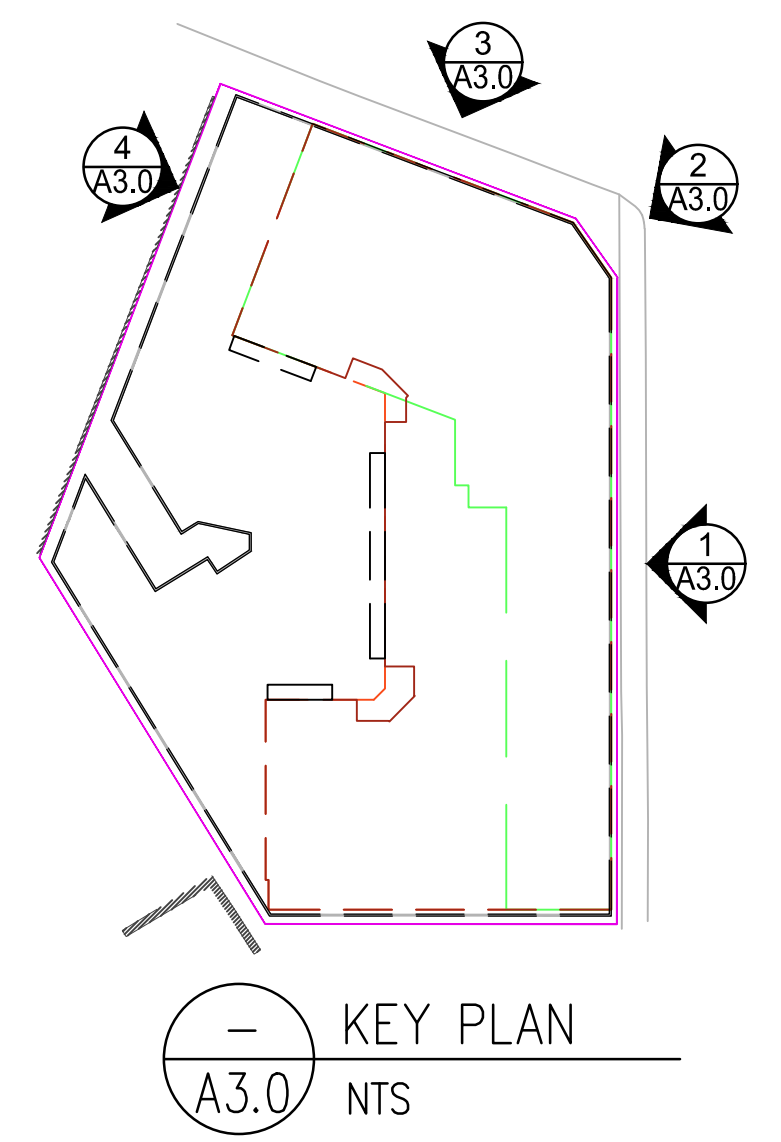
PROJECT

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



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- 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 - 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.

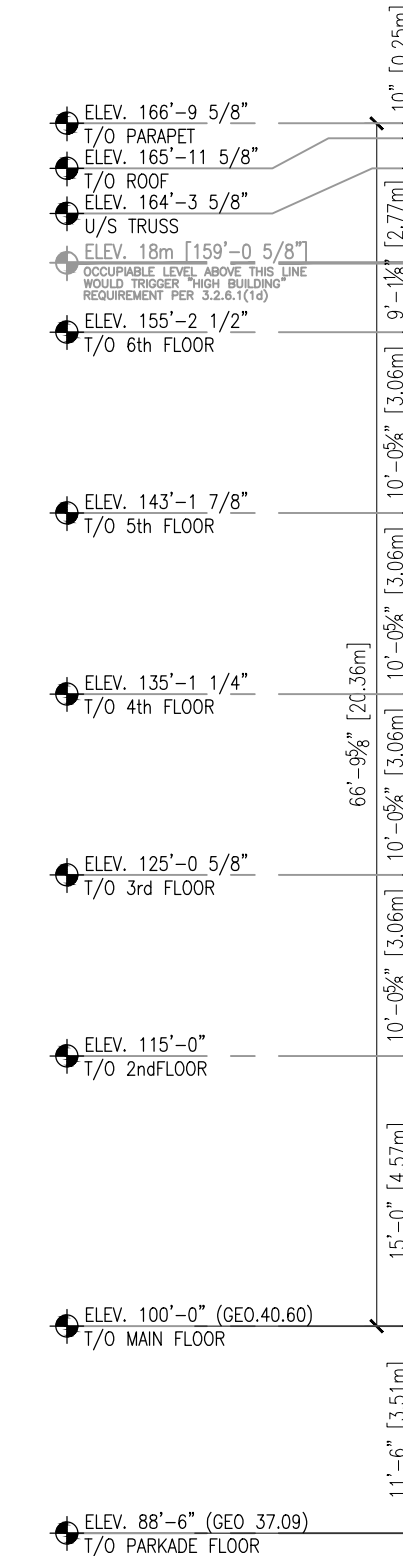
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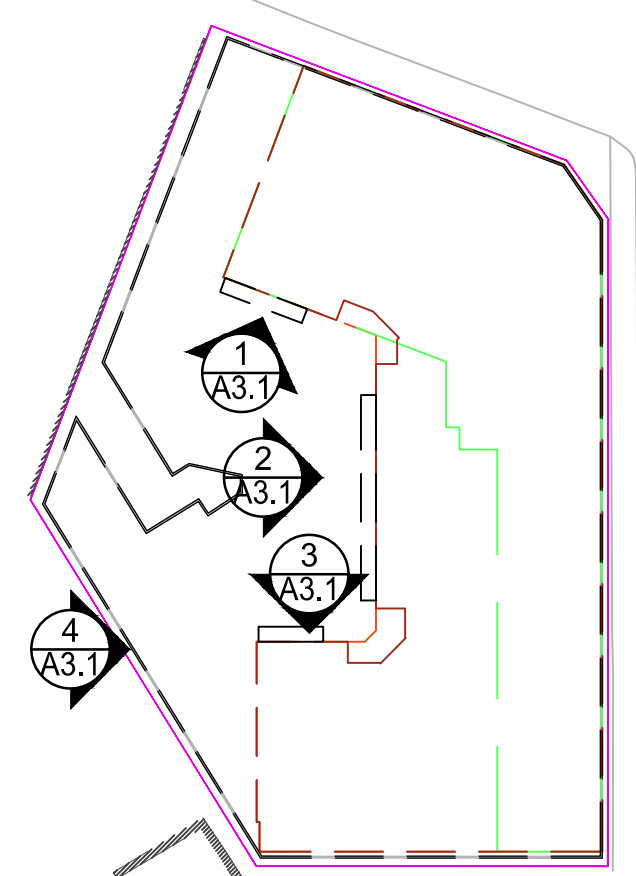
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Fax: (403) 237-7486
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SCALE	AS NOTED
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TRADE	START DATE 2024
DRAWING	ELEVATIONS
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	DWG No. A3.0



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KEY PLAN
A3.1 NTS

MATERIAL LEGEND:

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- 2 - DARK GRAY HARDIE/ METAL PANEL
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KIN
1417 Kensington Road N.W.
Calgary, Alberta T2N 3R1
Bus: (403) 265-3100
Fax: (403) 237-7486
info@kin-architecture.com

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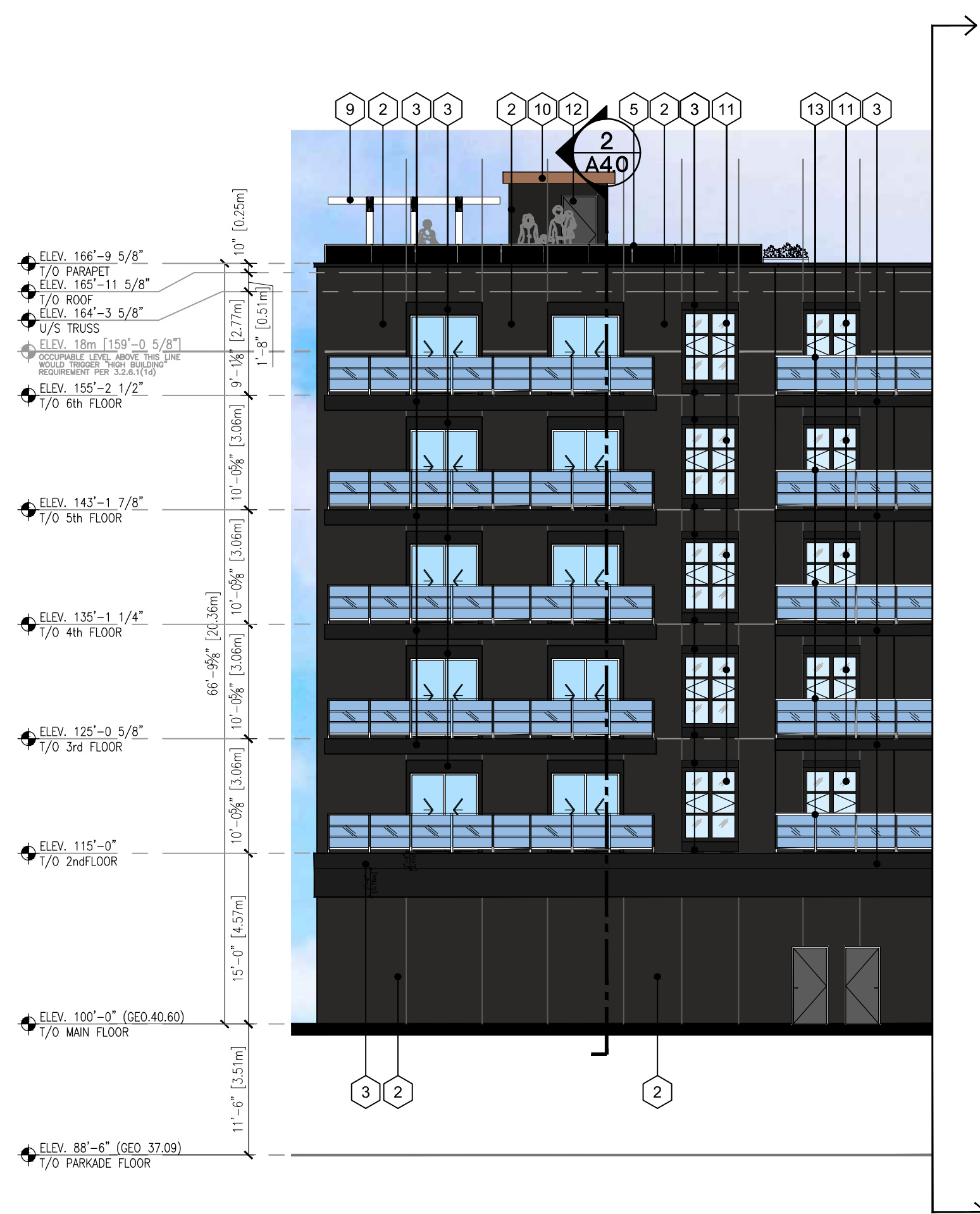
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A3.1



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"

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

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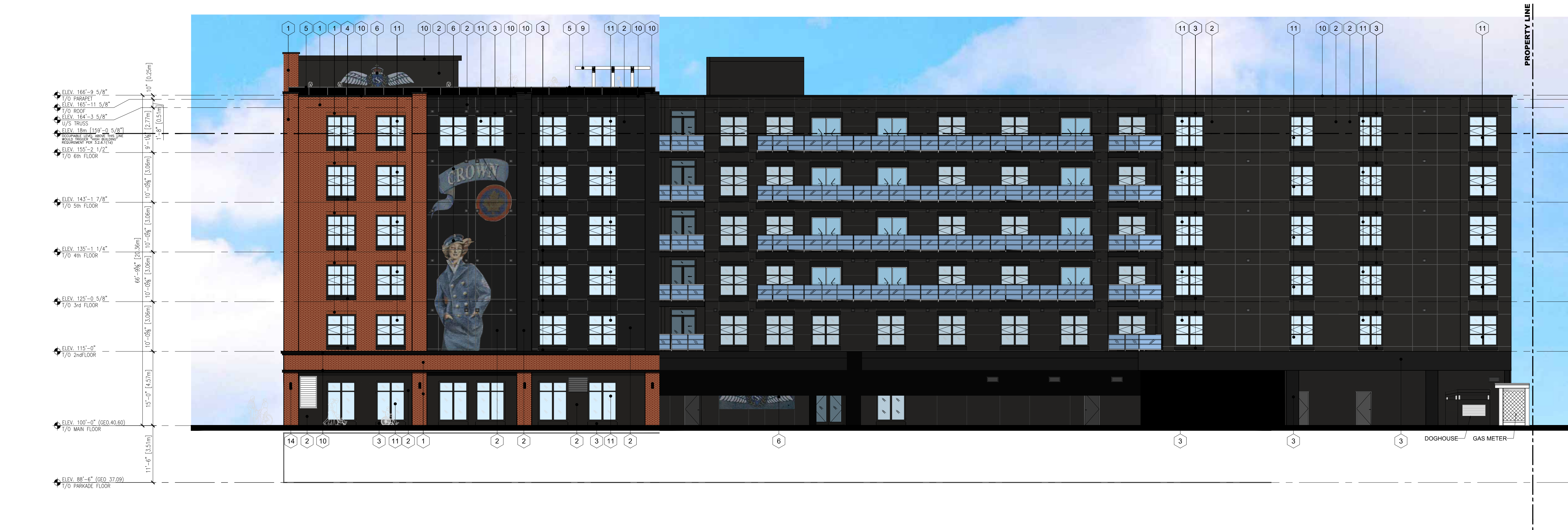
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ELEVATIONS
(UNFOLDED)

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A3.2



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