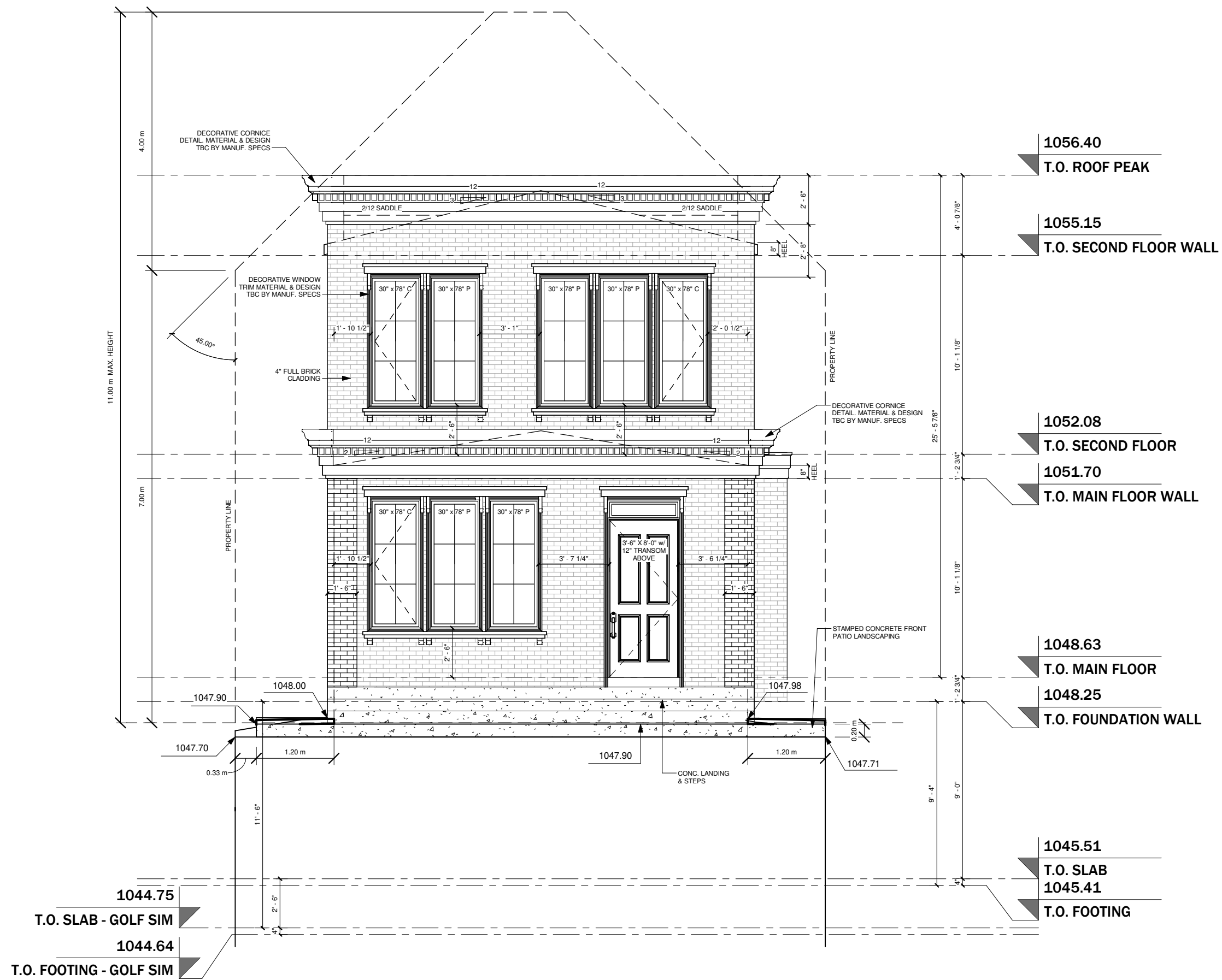




FIRM NAME AND ADDRESS:

1824457 ALBERTA

PHONE: (403) 975-6275

EMAIL: mark@deanmark.ca

MARK BAJRAMOVIC

PROJECT NOTES:

PROJECT NAME:

**DEANMARK
DEVELOPMENTS
LTD.**

302 11 ST NW
LOT 43 BLOCK 1 PLAN 5609 J

REVISIONS:

DRAWING TITLE:

**FRONT
ELEVATION**

SCALE:

AS INDICATED

DATE:

2026-05-07 11:30:08 AM

DRAWN:

JD

① FRONT (WEST) ELEVATION

3/16" = 1'-0"

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JD



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302 11 ST NW
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REVISIONS:

DRAWING TITLE:

**LEFT
ELEVATION**

SCALE:

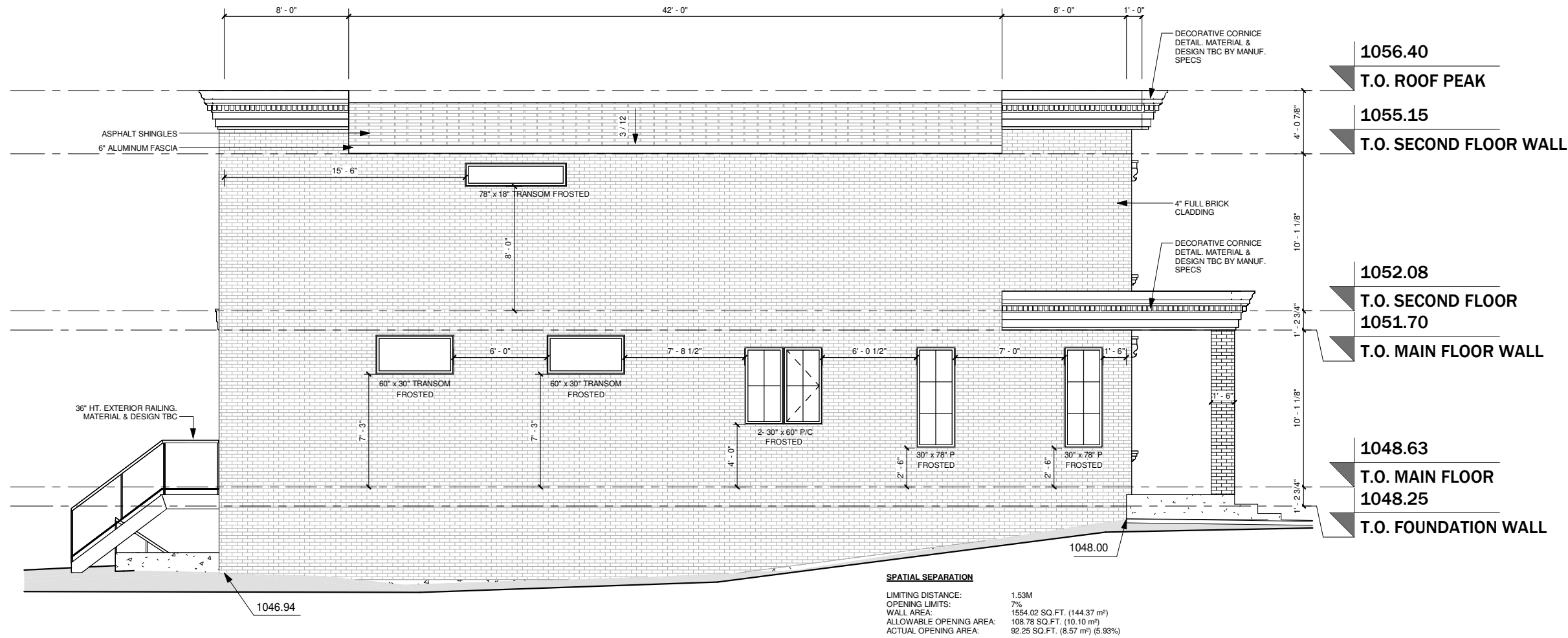
AS INDICATED

DATE:

2026-05-07 11:30:09 AM

DRAWN:

JD



③ LEFT (NORTH) ELEVATION

1/8" = 1'-0"

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REVISIONS:

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**RIGHT
ELEVATION**

SCALE:

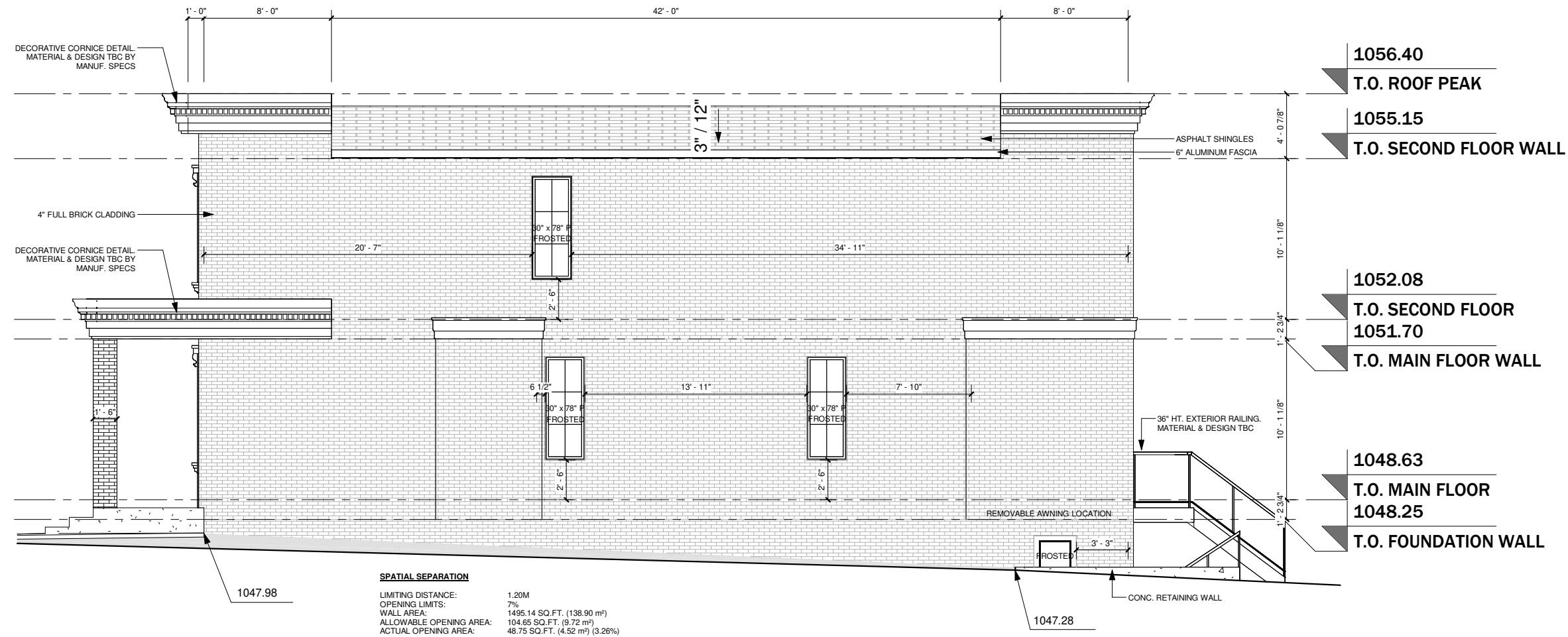
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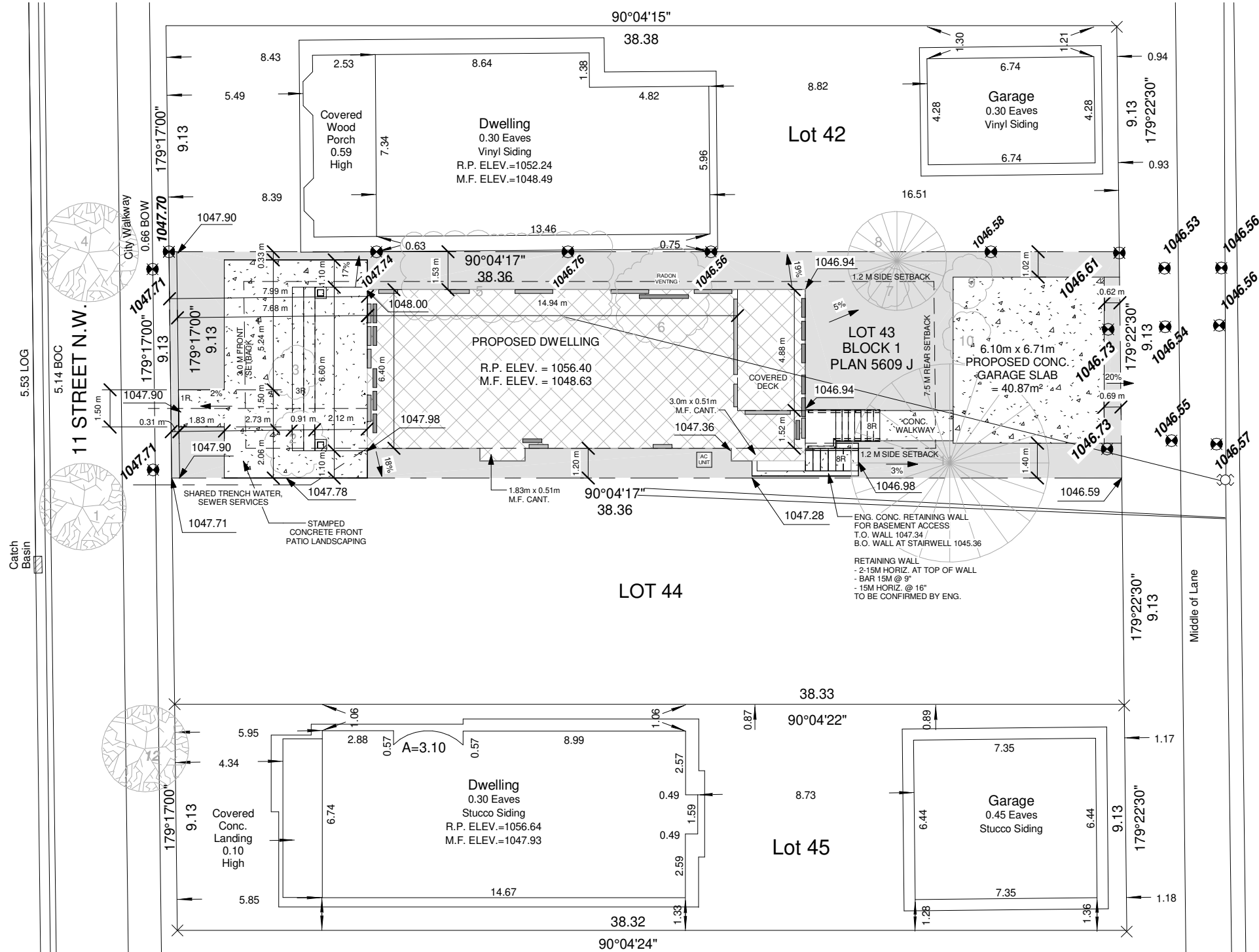
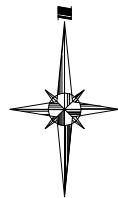
DRAWN:

JD



④ RIGHT (SOUTH) ELEVATION

1/8" = 1'-0"



LOT INFORMATION	SITE INFORMATION
LEGAL ADDRESS: LOT 43 BLOCK 1 PLAN 5609 J CALGARY	SITE AREA (EXISTING): 3767.35 SQ.FT. = 349.99 M ²
MUNICIPAL ADDRESS: 302 11 STREET NW CALGARY, ALBERTA	LANED M-CG - 1P2007 MAX. BUILDING HEIGHT: 11M FRONT YARD SETBACK: 3.0M SIDE YARD SETBACK: 1.2M REAR YARD SETBACK: 7.5M
PROPOSED USE: SINGLE FAMILY DWELLING	
SQUARE FOOTAGE SUMMARY - MAIN RESIDENCE	
MAIN FLOOR:	1100 SQ.FT.
UPPER FLOOR:	1218 SQ.FT.
TOTAL ABOVE GRADE:	2318 SQ.FT.
BASEMENT DEVELOPMENT:	1015 SQ.FT.
TOTAL AREA DEVELOPED:	3333 SQ.FT.
GARAGE:	N/A

ELEVATIONS	
T.O. MAIN FLOOR:	1048.81
T.O. ROOF PEAK:	1057.19
SITE COVERAGE BREAKDOWN	
TOTAL LOT AREA:	3767.35 SQ.FT. (349.99 M ²)
ALLOWABLE LOT COVERAGE:	1695.30 SQ.FT. (157.49 M ²)
COVERED REAR DECK:	144 SQ.FT. (13.38 M ²)
DWELLING:	1100.39 SQ.FT. (102.23 M ²)
GARAGE:	N/A
TOTAL:	1244.39 SQ.FT. (115.61 M ²)
ACTUAL LOT COVERAGE:	33%
LEGEND	
MAIN FLOOR OPENINGS	
UPPER FLOOR OPENINGS	
EXISTING GEODETIC	XXXX.XX
PROPOSED GEODETIC	XXXX.XX

TREE SCHEDULE					
TREE	TYPE	DIAMETER	SPREAD	HEIGHT	STATUS
1	FRAXINUS AMERICANA	0.04	3.50	5.00	CITY TREE TO BE REMOVED DUE TO SERVICES
2	BUSH	-	2.50	2.50	TO BE REMOVED
3	BUSH	-	2.00	1.50	TO BE REMOVED
4	TILIA CORDATA	0.28	4.50	6.00	CITY TREE TO REMAIN AND BE PROTECTED
5	BUSH	-	3.00	3.50	TO BE REMOVED
6	BUSH	-	4.00	3.50	TO BE REMOVED
7	BUSH	-	1.50	1.50	TO BE REMOVED
8	CONIFEROUS	0.15	4.50	7.00	TO BE REMOVED
9	BUSH	-	2.00	2.00	TO BE REMOVED
10	BUSH	-	2.00	2.00	TO BE REMOVED
11	CONIFEROUS	0.45	9.00	12.00	TO BE REMOVED
12	PRUNUS VIRGINIANA	0.10	-	-	CITY TREE TO REMAIN AND BE PROTECTED

1 SITE PLAN

1 : 200

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302 11 ST NW
LOT 43 BLOCK 1 PLAN 5609 J

REVISIONS:

DRAWING TITLE:

SITE PLAN

SCALE:

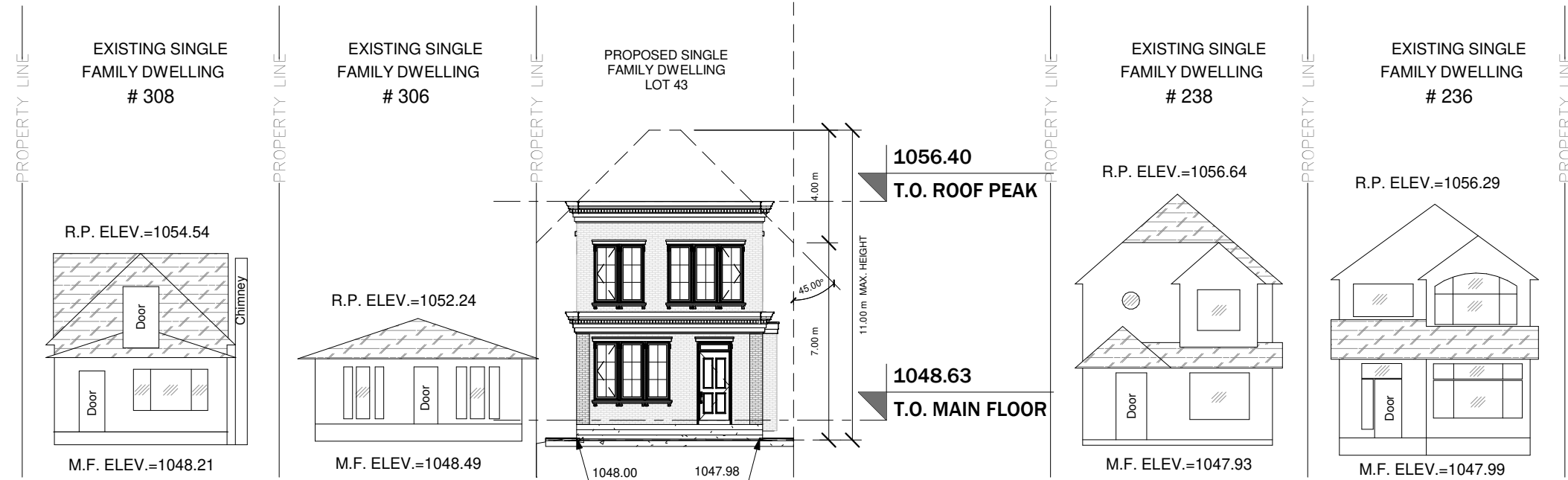
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11 STREET NW

① **STREETSCAPE**
1 : 200



② **3D PERSPECTIVE**

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1824457 ALBERTA PHONE: (403) 975-6275 EMAIL: mark@deanmark.ca MARK BAJRAMOVIC
PROJECT NOTES:
PROJECT NAME: DEANMARK DEVELOPMENTS LTD.
302 11 ST NW LOT 43 BLOCK 1 PLAN 5609 J
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