





② REAR (EAST) ELEVATION  
3/16" = 1'-0"

FIRM NAME AND ADDRESS:

1824457 ALBERTA

PROJECT NOTES:

PROJECT NAME:

DEANMARK  
DEVELOPMENTS  
LTD.

302 11 ST NW  
LOT 43 BLOCK 1 PLAN 5609 J

REVISIONS:

DRAWING TITLE:

REAR  
ELEVATION

SCALE:

AS INDICATED

DATE:

2026-02-24 2:29:07 PM

DRAWN:

JD

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PROJECT NAME:

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LTD.

302 11 ST NW  
LOT 43 BLOCK 1 PLAN 5609 J

REVISIONS:

DRAWING TITLE:

LEFT  
ELEVATION

SCALE:

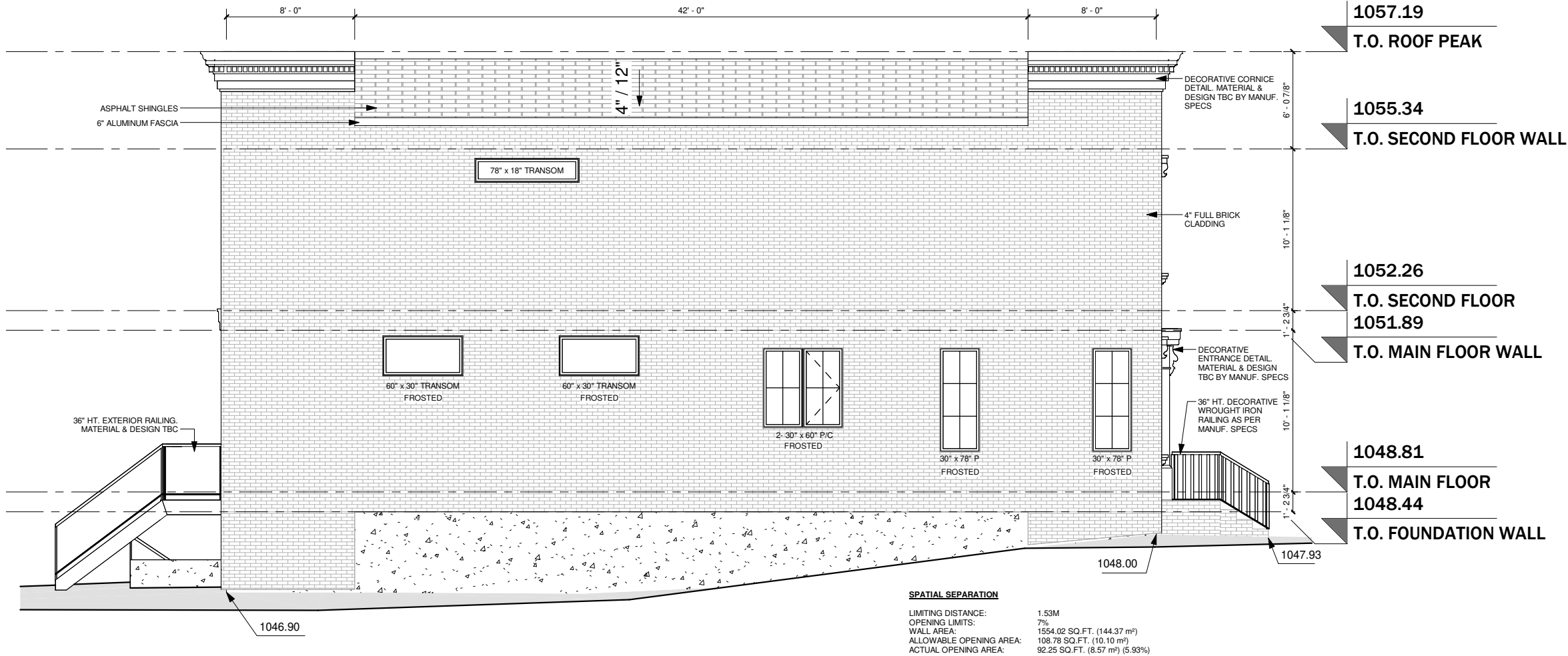
AS INDICATED

DATE:

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DRAWN:

JD



③ LEFT (NORTH) ELEVATION  
1/8" = 1'-0"

FIRM NAME AND ADDRESS:

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REVISIONS:

DRAWING TITLE:

RIGHT  
ELEVATION

SCALE:

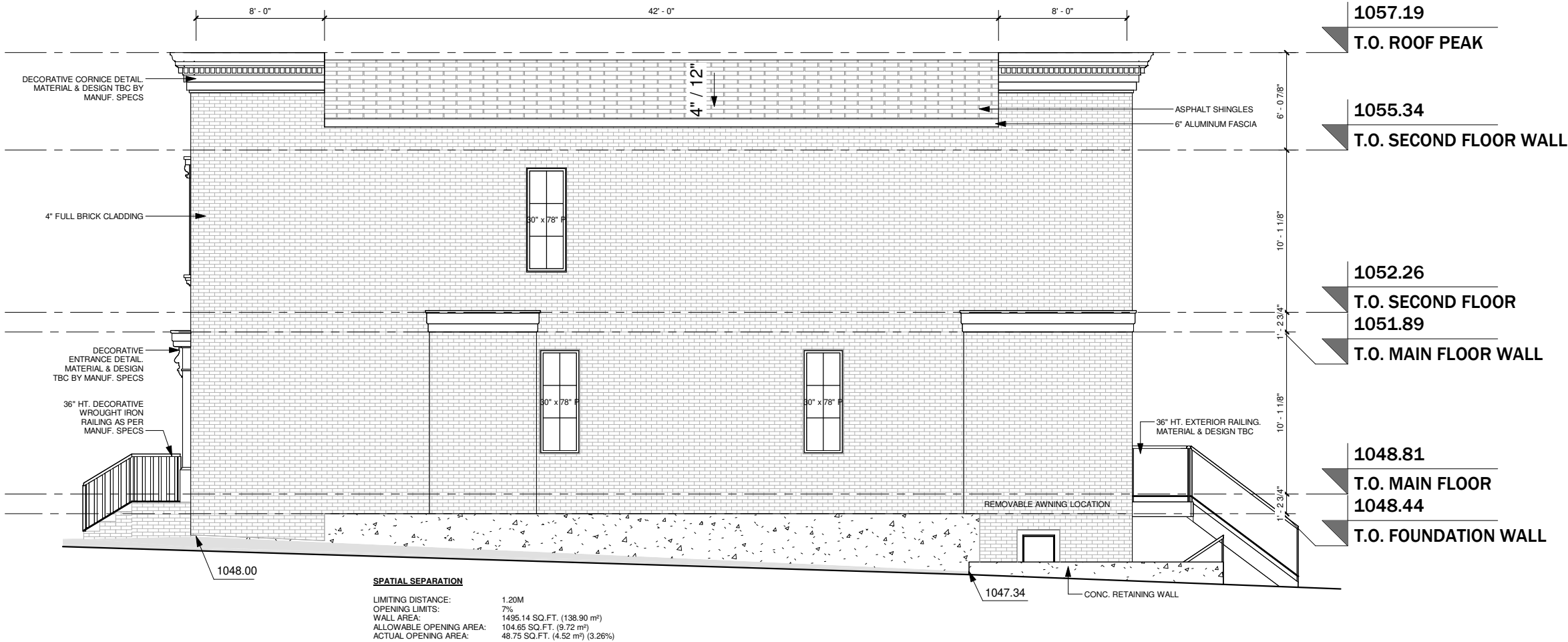
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DATE:

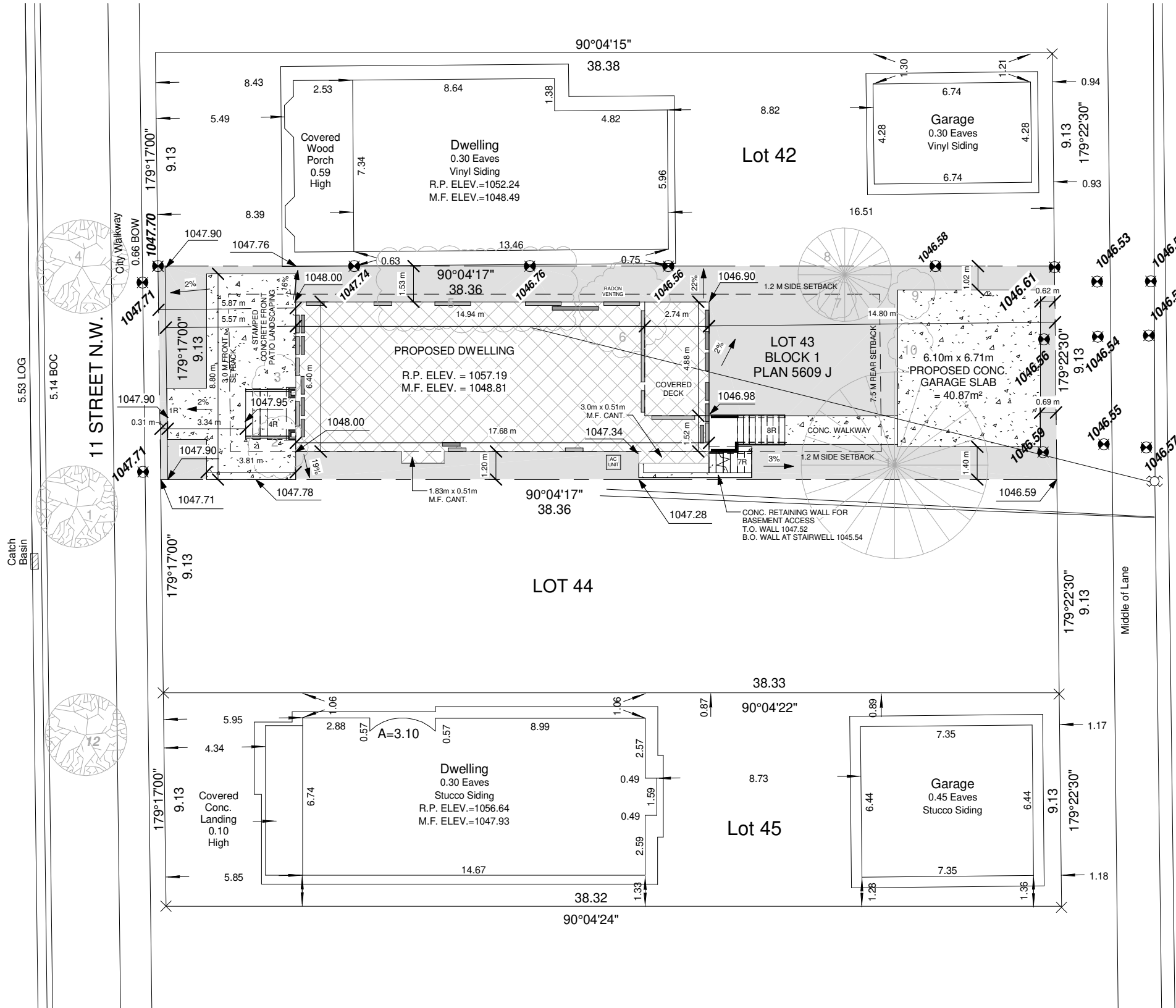
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DRAWN:

JD



4 RIGHT (SOUTH) ELEVATION  
1/8" = 1'-0"



| LOT INFORMATION                                            | SITE INFORMATION                                                                                                                      |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| LEGAL ADDRESS:<br>LOT 43 BLOCK 1 PLAN 5609 J<br>CALGARY    | SITE AREA (EXISTING):<br>3767.35 SQ.FT. = 349.99 M <sup>2</sup>                                                                       |
| MUNICIPAL ADDRESS:<br>302 11 STREET NW<br>CALGARY, ALBERTA | LANED<br>M-CG - 1P2007<br>MAX. BUILDING HEIGHT: 11M<br>FRONT YARD SETBACK: 3.0M<br>SIDE YARD SETBACK: 1.2M<br>REAR YARD SETBACK: 7.5M |
| PROPOSED USE:<br>SINGLE FAMILY DWELLING                    |                                                                                                                                       |
| SQUARE FOOTAGE SUMMARY - MAIN RESIDENCE                    |                                                                                                                                       |
| MAIN FLOOR:<br>UPPER FLOOR:                                | 1100 SQ.FT.<br>1218 SQ.FT.                                                                                                            |
| TOTAL ABOVE GRADE:<br>BASEMENT DEVELOPMENT:                | 2318 SQ.FT.<br>1015 SQ.FT.                                                                                                            |
| TOTAL AREA DEVELOPED:<br>GARAGE:                           | 3333 SQ.FT.<br>N/A                                                                                                                    |
| ELEVATIONS                                                 |                                                                                                                                       |
| T.O. MAIN FLOOR:<br>T.O. ROOF PEAK:                        | 1048.81<br>1057.19                                                                                                                    |

| SITE COVERAGE BREAKDOWN                                                                                                    |                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TOTAL LOT AREA:<br>ALLOWABLE LOT COVERAGE:<br>COVERED REAR DECK:<br>DWELLING:<br>GARAGE:<br>TOTAL:<br>ACTUAL LOT COVERAGE: | 3767.35 SQ.FT. (349.99 M <sup>2</sup> )<br>1695.30 SQ.FT. (157.49 M <sup>2</sup> )<br>144 SQ.FT. (13.38 M <sup>2</sup> )<br>1100.39 SQ.FT. (102.23 M <sup>2</sup> )<br>N/A<br>1244.39 SQ.FT. (115.61 M <sup>2</sup> )<br>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 REMAIN AND BE PROTECTED |
| 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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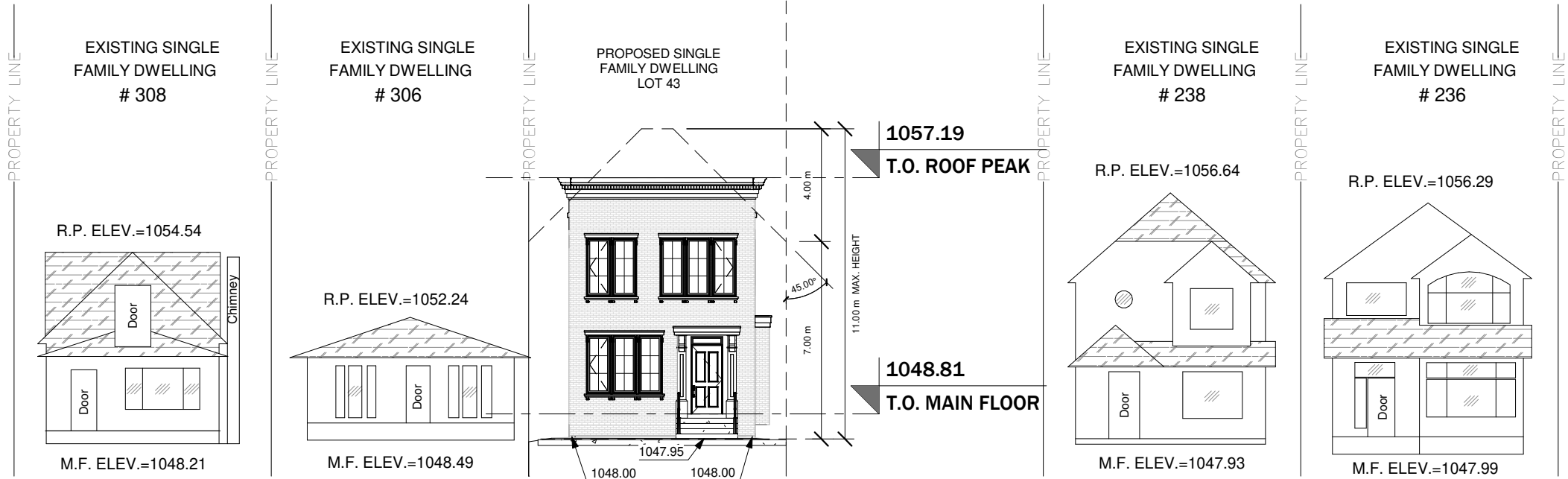
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11 STREET NW

① **STREETSCAPE**  
1 : 200



② **3D PERSPECTIVE**

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**STREETSCAPE**

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