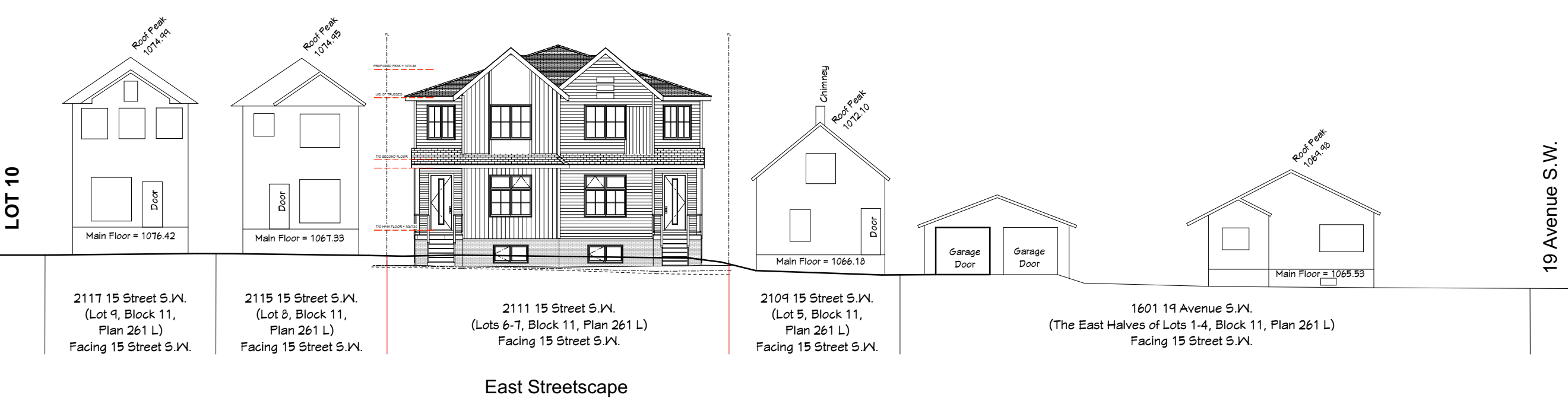




This Model was Designed and Created by the great PEOPLE at New Century Design. The realistic images were enhanced by an AI tool.

These images may contain errors. They are only for the purpose of massing and style review. They are not to be used for construction purposes and are not to scale.



East Streetscape

BLOCK FACE
SCALE: 1 = 200

2111 15 ST SW

4-UNIT & 4-SUITE MULTI-FAMILY DEVELOPMENT

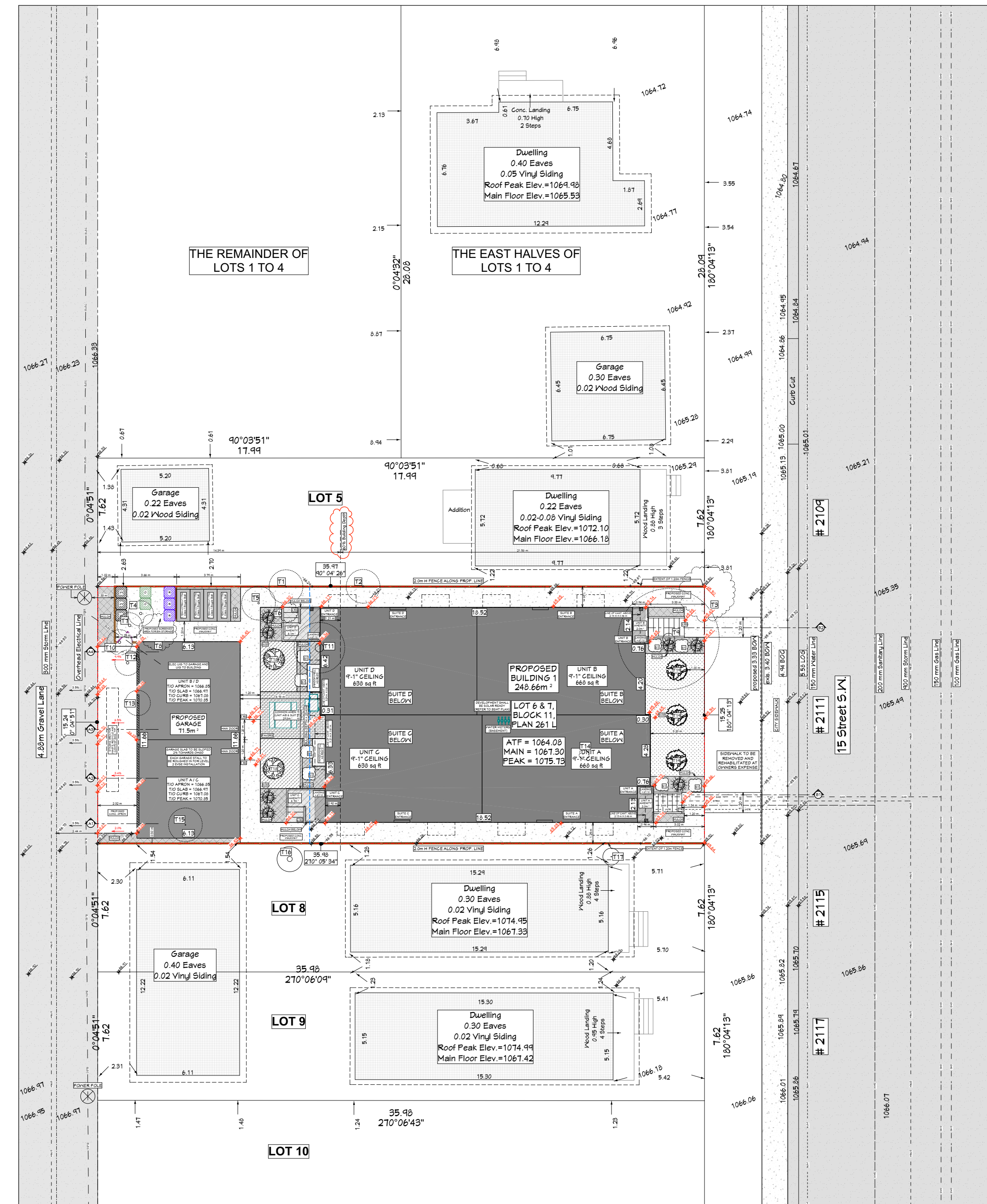
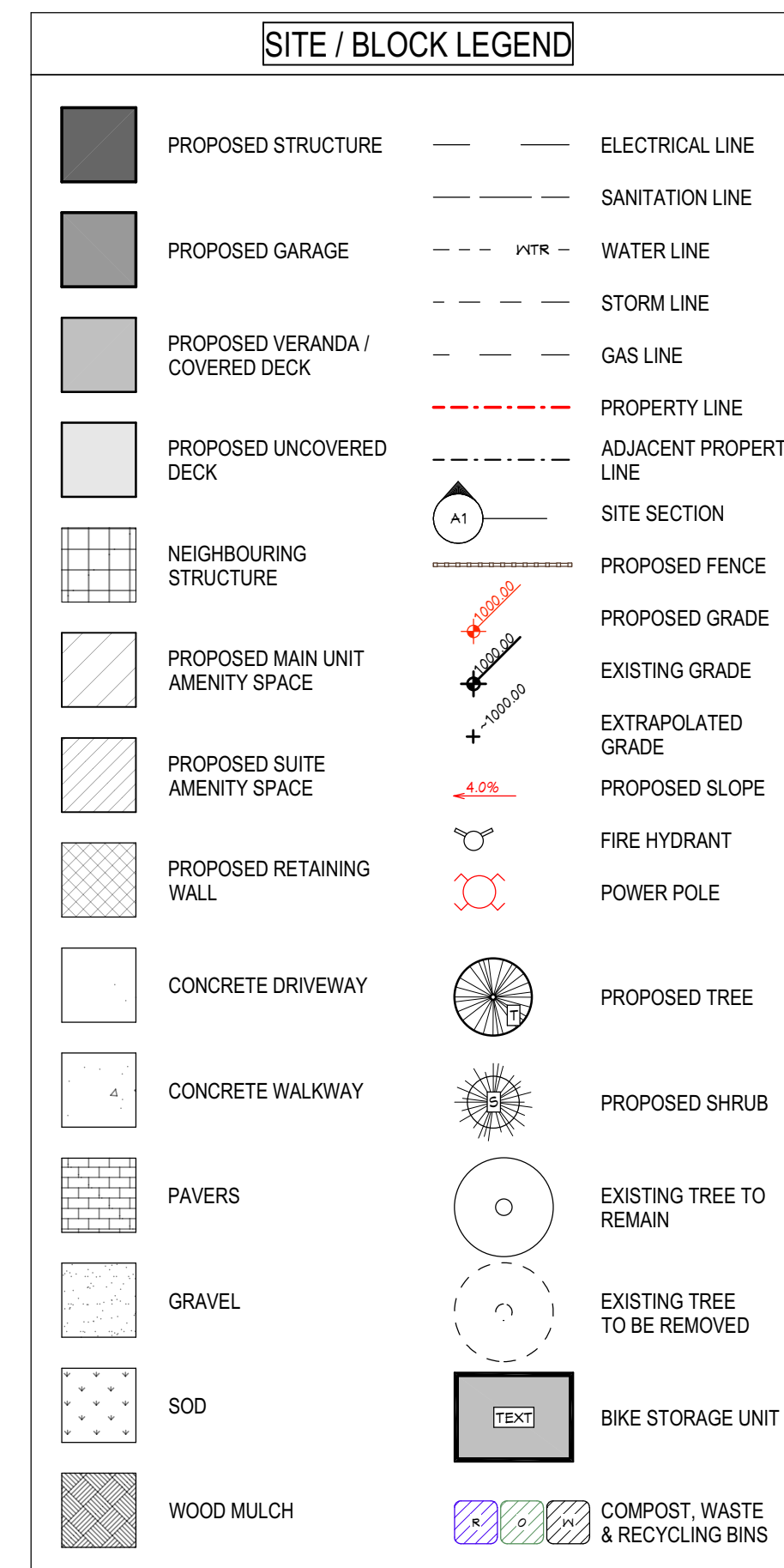
LOTS 6 & 7, BLOCK 11,
PLAN 261L

BANKVIEW, SW CALGARY
LOT ZONING: R-CG

Contents

A1	COVER PAGE
A2	SITE PLAN
A3	MAIN FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	BASEMENT PLAN
A6	ELEVATIONS
G1	GARAGE DRAWINGS

AMENDED DRAWINGS
DP No: DP2026-01155 Date Received: JUN 30 2026
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BLOCK PLAN
SCALE: 1 = 200

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AREAS

UNIT	TOTAL	S.F.
UNIT A	TOTAL	1290
MAIN		668
UPPER		622
SUITE A		636
UNIT B	TOTAL	1290
MAIN		668
UPPER		620
SUITE B		637
UNIT C	TOTAL	1240
MAIN		638
UPPER		602
SUITE C		592
UNIT D	TOTAL	1239
MAIN		638
UPPER		601
SUITE D		591

STREET ADDRESS

2111 15 ST SW

LEGAL ADDRESS

LOTS 6 & 7, BLOCK 11, PLAN 261L

PROJECT

BANKVIEW 4 UNIT

DESIGN: SJ/PR | DRAWN: PR | CHECKED: SJ

PROJECT # 25-3-MH-TD-048

SCALE

N.T.S.

TITLE

COVER PAGE

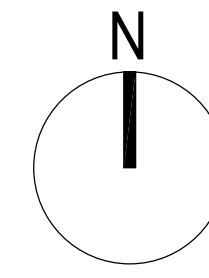
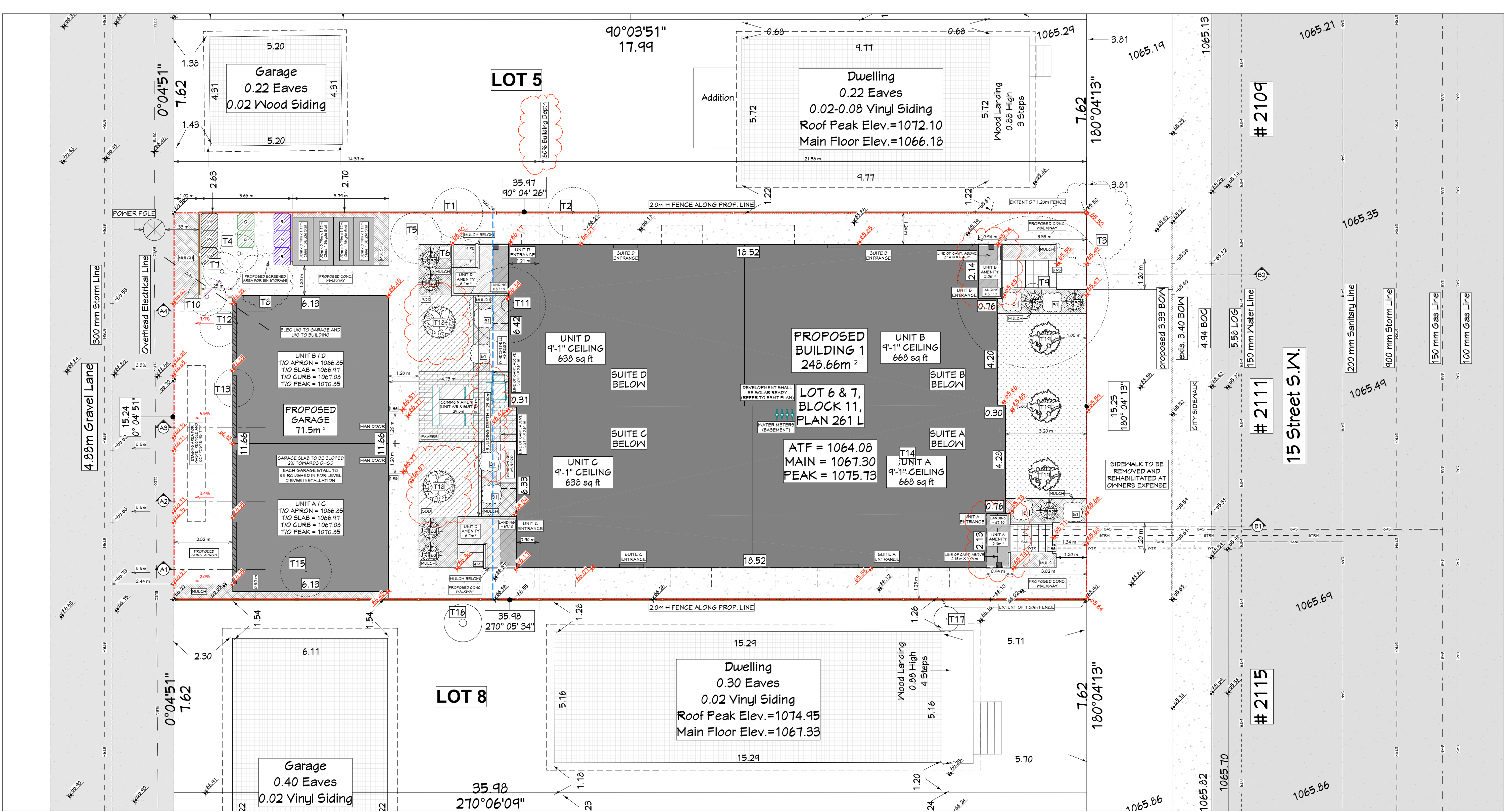
ZONING R-CG

PAGE

A1

7

16:18:56
2026-06-30



SITE PLAN NOTES

- SITE TO BE IRRIGATED BY A LOW WATER IRRIGATION SYSTEM
- ALL SOD AREAS TO BE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES
- ALL SOD TOPSOIL TO BE MINIMUM 300mm DEPTH
- ALL SHRUB AND TREE BEDS TO BE MINIMUM 600mm DEPTH
- ALL T18 TREES TO BE MAXIMUM 4m AT MATURE HEIGHT

Building Statistics

BUILDING HEIGHT	10.08 m
Proposed main floor geodetic	1067.30
Maximum building geodetic	1076.67
Proposed peak geodetic	1075.73
Lowest adjacent grade	1065.65
Proposed building height	10.08 m

RESIDENTIAL DENSITY	72.98 units/ha
Lot area = ~ 0.054806 ha	
Units = 04	

PARCEL COVERAGE	59.5 %
------------------------	--------

Lot area	548.06 m ²
Building Footprint	248.66 m ²
Covered Entry	6.44 m ²
Garage Footprint	71.82 m ²
Storage Footprint	6.08 m ²
Total Coverage Area	326.24 m ²
Max Coverage Area	328.08 m ²

AREA OF AMENITY SPACE	35.0 m ²
------------------------------	---------------------

Unit A	2.0 m ²
Unit B	2.0 m ²
Unit C	3.5 m ²
Unit D	3.5 m ²
Common Amenity	24.0 m ²

TOTAL GROSS FLOOR AREA	697.89 m ²
TOTAL ABOVE GRADE =	5059 sf (469.81 m ²)

Unit A	1290 sf (119.75 m ²)
Unit B	1290 sf (119.77 m ²)
Unit C	1240 sf (115.20 m ²)
Unit D	1239 sf (115.09 m ²)
Suite A	636 sf (59.07 m ²)
Suite B	637 sf (59.15 m ²)
Suite C	592 sf (54.97 m ²)
Suite D	591 sf (54.89 m ²)

PARKING STALLS PROVIDED ON-SITE 4	
Dwelling units: 4	
Parking stalls per dwelling unit = 1	
Garage parking stalls provided: 4	
Uncovered parking stalls provided: 00	

TOTAL LANDSCAPED AREA	198.27 m ²
36.2% of 548.06 Lot Area	
Apron = 25.7 m ²	

Hard Landscape = 120.12 m²	
Concrete = 107.41 m ²	
Pavers = 10.23 m ²	
Gravel = 2.48 m ²	
Soft Landscape = 78.15 m²	
Sod = 38.25 m ²	
Mulch = 39.90 m ²	

REQUIRED PLANTINGS

A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of parcel area.
 Lot area = 548.06 m² / 110 = 4.98
Trees: 1.0 x 4.98 = ~ 5.00
Shrubs: 3.0 x 4.98 = 14.95 ~ 15.00
Planting Provided
 Trees = 5
 Shrubs = 15

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UPPER	601
SUITE D	591

STREET ADDRESS
2111 15 ST SW

LEGAL ADDRESS
LOTS 6 & 7, BLOCK 11, PLAN 261L

PROJECT
BANKVIEW 4 UNIT

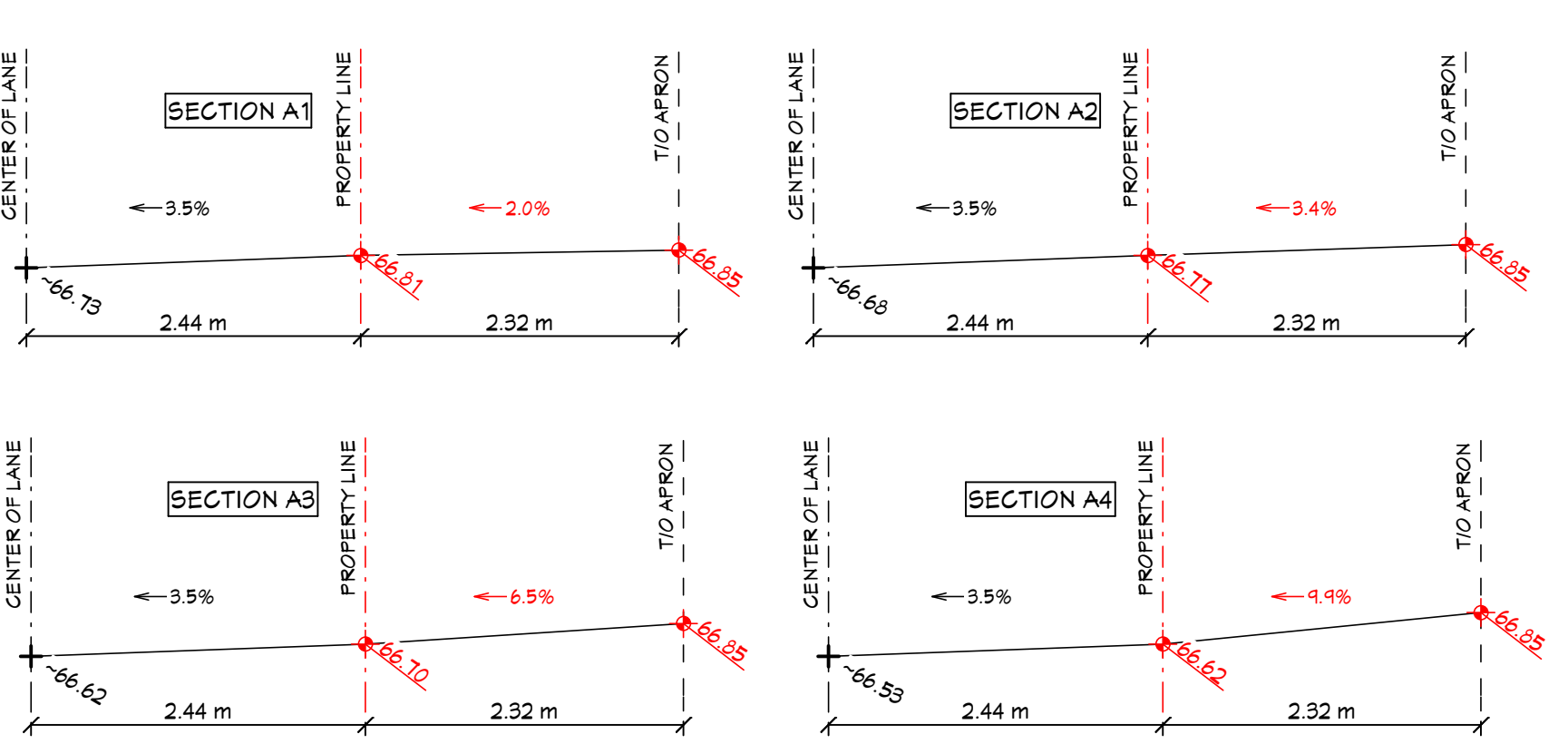
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PROJECT # 25-3-MH-TD-048

SCALE
AS INDICATED

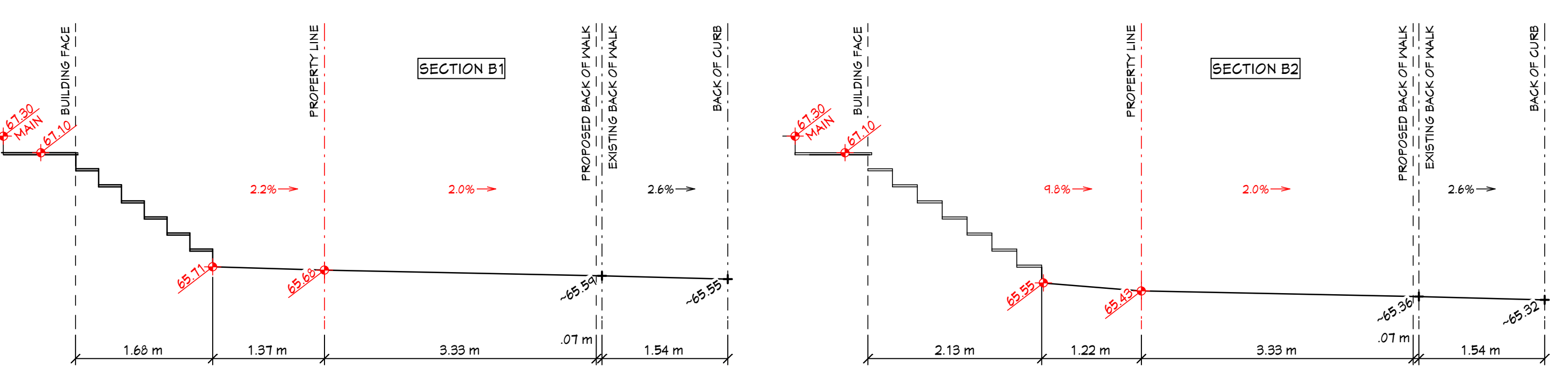
TITLE
SITE PLAN & SITE STATISTICS

ZONING R-CG
PAGE A2

SITE PLAN
SCALE: 1=100

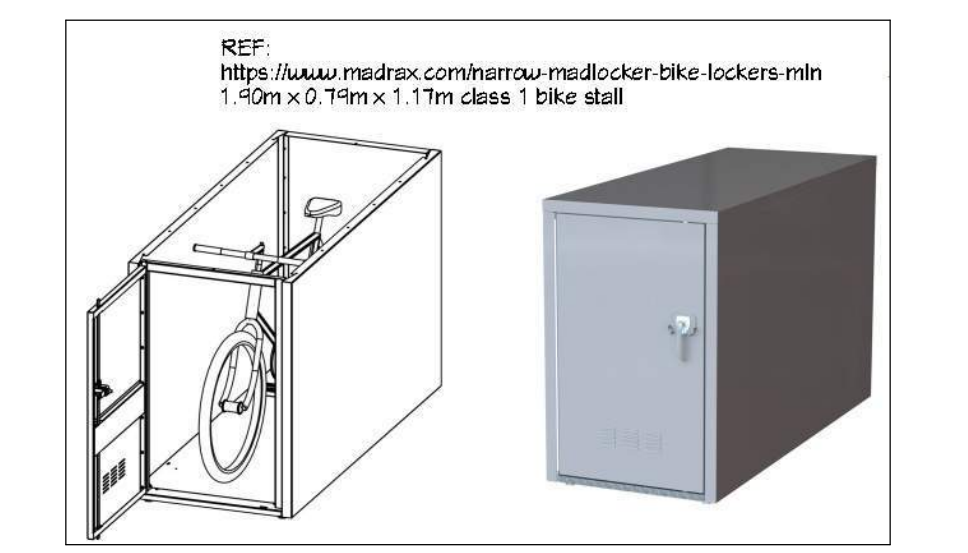


APRON SECTIONS
SCALE: 1=100



BOULEVARD SECTIONS
SCALE: 1=100

AMENDED DRAWINGS
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 DP2026-01155 JUN 30 2026
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CLASS 1 STALL DIAGRAM
N.T.S.

SITE / BLOCK LEGEND

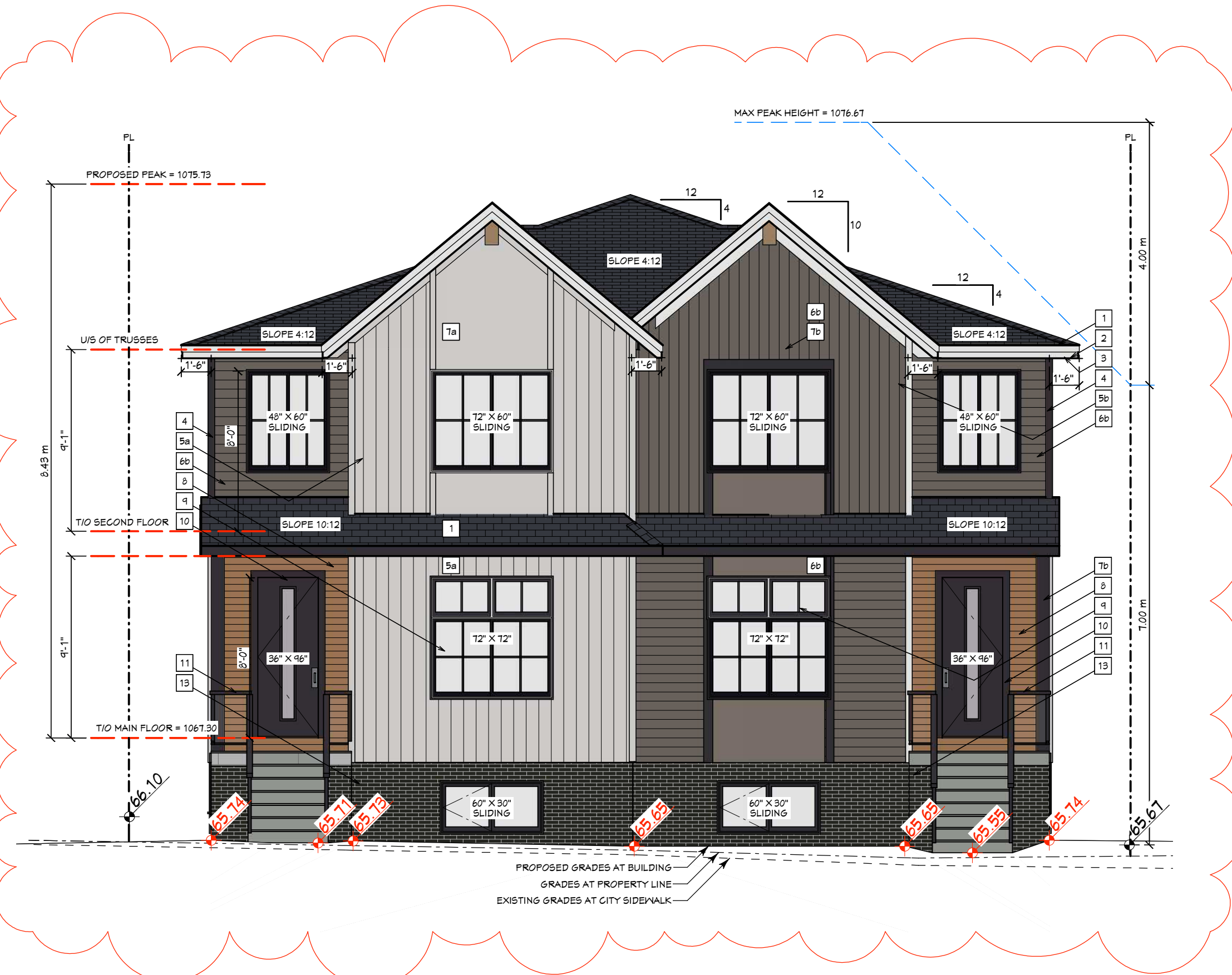
PROPOSED STRUCTURE	ELECTRICAL LINE
PROPOSED GARAGE	SANITATION LINE
PROPOSED VERANDA / COVERED DECK	WATER LINE
PROPOSED UNCOVERED DECK	STORM LINE
NEIGHBOURING STRUCTURE	GAS LINE
PROPOSED MAIN UNIT AMENITY SPACE	PROPERTY LINE
PROPOSED SUITE AMENITY SPACE	ADJACENT PROPERTY LINE
CONCRETE DRIVEWAY	SITE SECTION
CONCRETE WALKWAY	PROPOSED FENCE
PAVERS	PROPOSED GRADE
GRAVEL	EXISTING GRADE
SOD	EXTRAPOLATED GRADE
WOOD MULCH	PROPOSED SLOPE
	FIRE HYDRANT
	POWER POLE
	PROPOSED TREE
	PROPOSED SHRUB
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	BIKE STORAGE UNIT
	COMPOST, WASTE & RECYCLING BINS

EXISTING TREE LEGEND

#	DIA. (m)	SPRD. (m)	HGT. (m)	TYPE	TREE ID#	STATUS	LOCATION
T1	0.05	2.00	3.00	DECIDUOUS		TO BE REMOVED	(PARCEL)
T2	0.10	2.00	4.00	DECIDUOUS		TO BE REMOVED	(PARCEL)
T3	---	3.00	2.50	SHRUB		TO REMOVED	(CITY SHRUB)
T4	0.15	1.50	8.00	CONIFEROUS		TO BE REMOVED	(PARCEL)
T5	0.10	2.00	5.00	DECIDUOUS		TO BE REMOVED	(PARCEL)
T6	---	1.00	1.80	SHRUB		TO BE REMOVED	(PARCEL)
T7	0.15	1.50	8.00	CONIFEROUS		TO BE REMOVED	(PARCEL)
T8	---	2.00	2.00	SHRUB		TO BE REMOVED	(PARCEL)
T9	0.10	8.00	8.00	DECIDUOUS		TO BE REMOVED	(PARCEL)
T10	0.15	1.50	1.00	CONIFEROUS		TO BE REMOVED	(PARCEL)
T11	0.50	3.00	5.00	DECIDUOUS		TO BE REMOVED	(PARCEL)
T12	0.15	1.50	1.00	CONIFEROUS		TO BE REMOVED	(PARCEL)
T13	0.05	1.50	3.50	DECIDUOUS		TO BE REMOVED	(PARCEL)
T14	---	0.50	1.70	SHRUB		TO BE REMOVED	(PARCEL)
T15	0.05	2.00	4.00	DECIDUOUS		TO BE REMOVED	(PARCEL)
T16	0.30	1.50	10.00	DECIDUOUS		TO REMAIN	(NEIGHBOR)
T17	0.05	1.00	2.50	DECIDUOUS		TO REMAIN	(NEIGHBOR)

PROPOSED TREE LEGEND

#	DIA. (m)	SPRD. (m)	HGT. (m)	TYPE	SPECIES	STATUS	LOCATION
T1a	0.60	---	---	DECIDUOUS	PRUNUS NIGRA, Princess Kau	TO BE PLANTED (X2)	(PRIVATE)
T1b	---	---	2.00	CONIFEROUS	THUJA OCCIDENTALIS	TO BE PLANTED (X3)	(PRIVATE)
S1	---	0.60	0.60	SHRUB	JUNIFERIS COMMUNIS	TO BE PLANTED (X6)	(PRIVATE)
S2	---	0.60	0.60	SHRUB	SYRINGA MEYERII	TO BE PLANTED (X7)	(PRIVATE)



FRONT ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"

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DP No Date Received
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EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA
3	VENTED ALUMINUM SOFFIT
4	4" COMPOSITE CORNER BOARD
5a	COMPOSITE VERT. SIDING (LIGHT)
5b	COMPOSITE VERT. SIDING (DARK)
6a	COMPOSITE HORIZ. SIDING (LIGHT)
6b	COMPOSITE HORIZ. SIDING (DARK)
7a	COMPOSITE SMOOTH PANEL (LIGHT)
7b	COMPOSITE SMOOTH PANEL (DARK)
8	COMPOSITE TONGUE & GROOVE (WOOD)
9	VINYL OR WOOD WINDOWS TBD.
10	FIBREGLASS OR WOOD DOOR TBD.
11	GLASS OR SPINDLES RAILING TBD.
12	STEEL OR WOOD INSUL. O/H DOOR
13	BRICK VENEER (DARK)



REAR ELEVATION (WEST)
SCALE: 3/16" = 1'-0"



LEFT ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"

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STREET ADDRESS
2111 15 ST SW

LEGAL ADDRESS
LOTS 6 & 7, BLOCK 11, PLAN 261L

PROJECT
BANKVIEW 4 UNIT

DESIGN: SJ/PR | DRAWN: PR | CHECKED: SJ
PROJECT # 25-3-MH-TD-048

SCALE
3/16" = 1'-0"

TITLE
ELEVATIONS

ZONING R-CG
PAGE

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GARAGE	TOTAL	000
UNIT A STALL		000
UNIT B STALL		000
UNIT C STALL		000
UNIT D STALL		000

STREET ADDRESS

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DESIGN: SJ/PR | DRAWN: PR | CHECKED: SJ

PROJECT # 25-3-MH-TD-048

SCALE

3/16" = 1'-0"

TITLE

GARAGE DRAWINGS

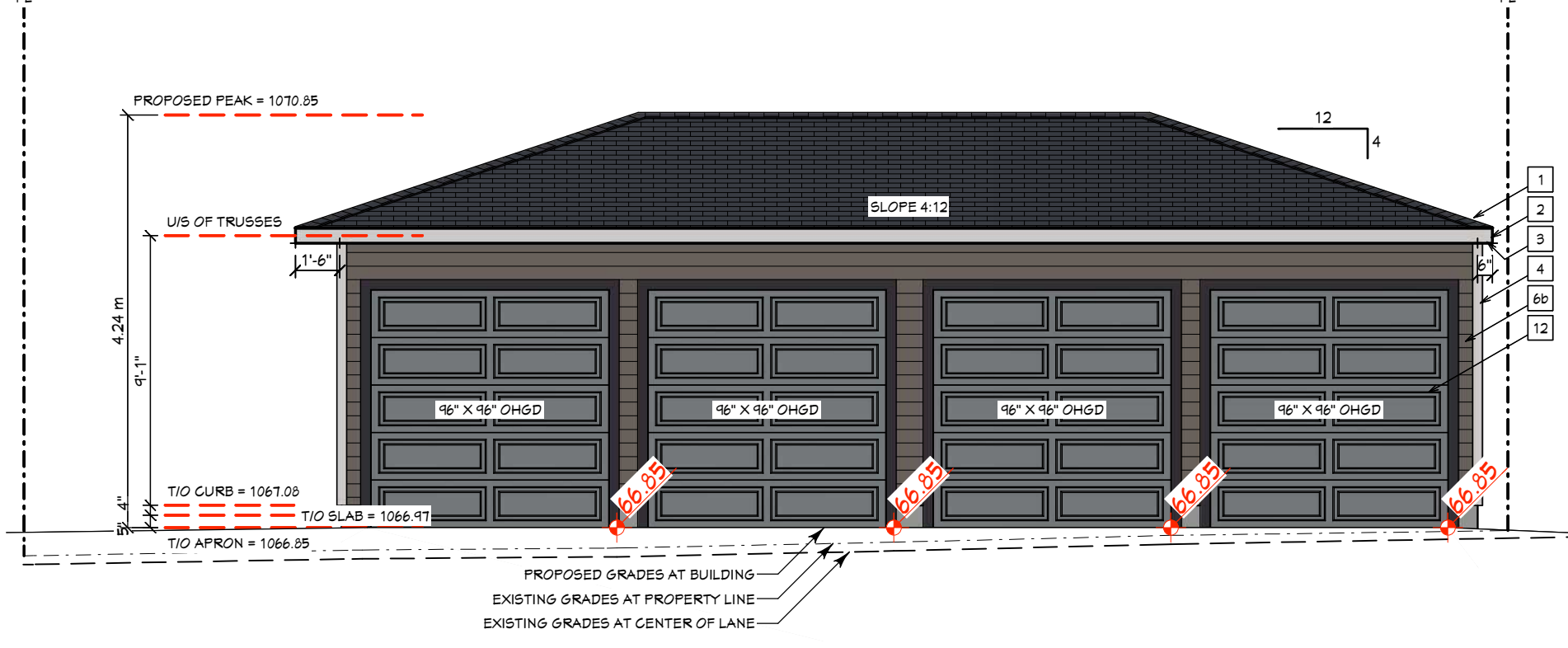
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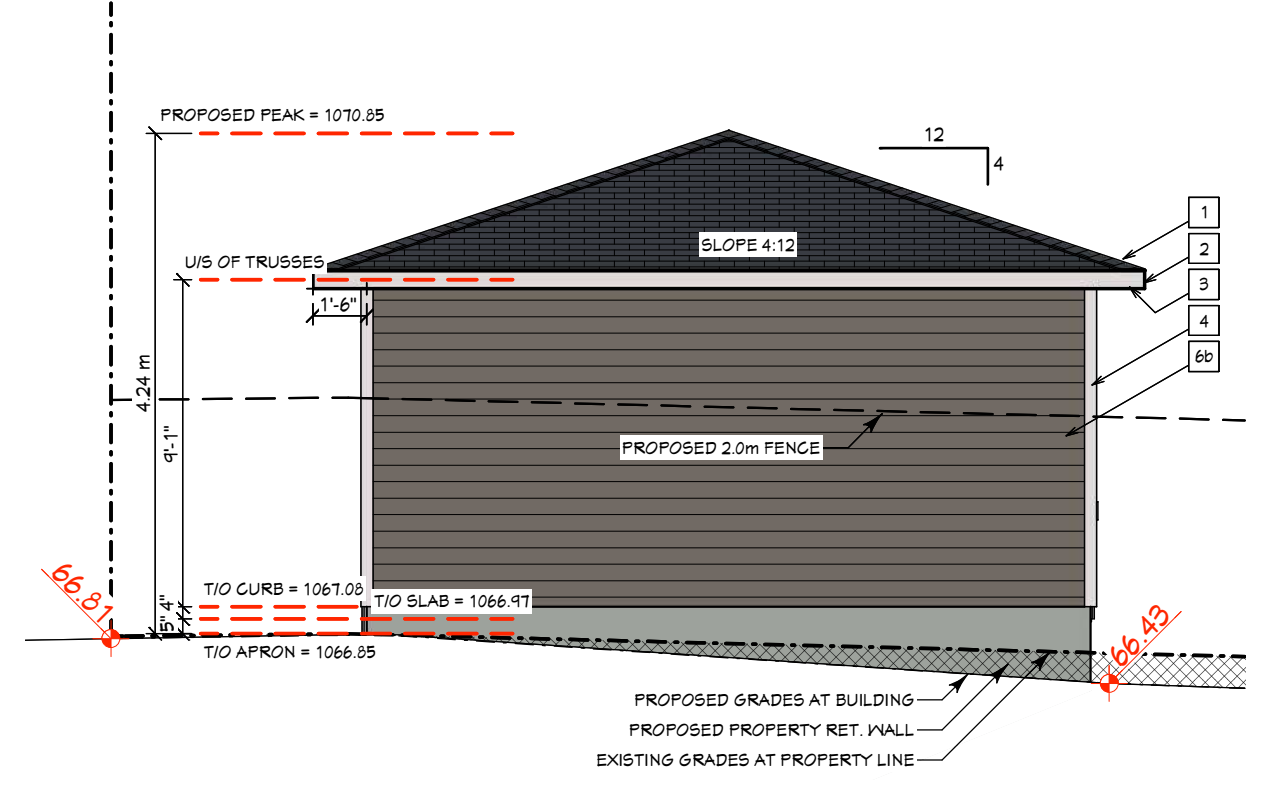
G1

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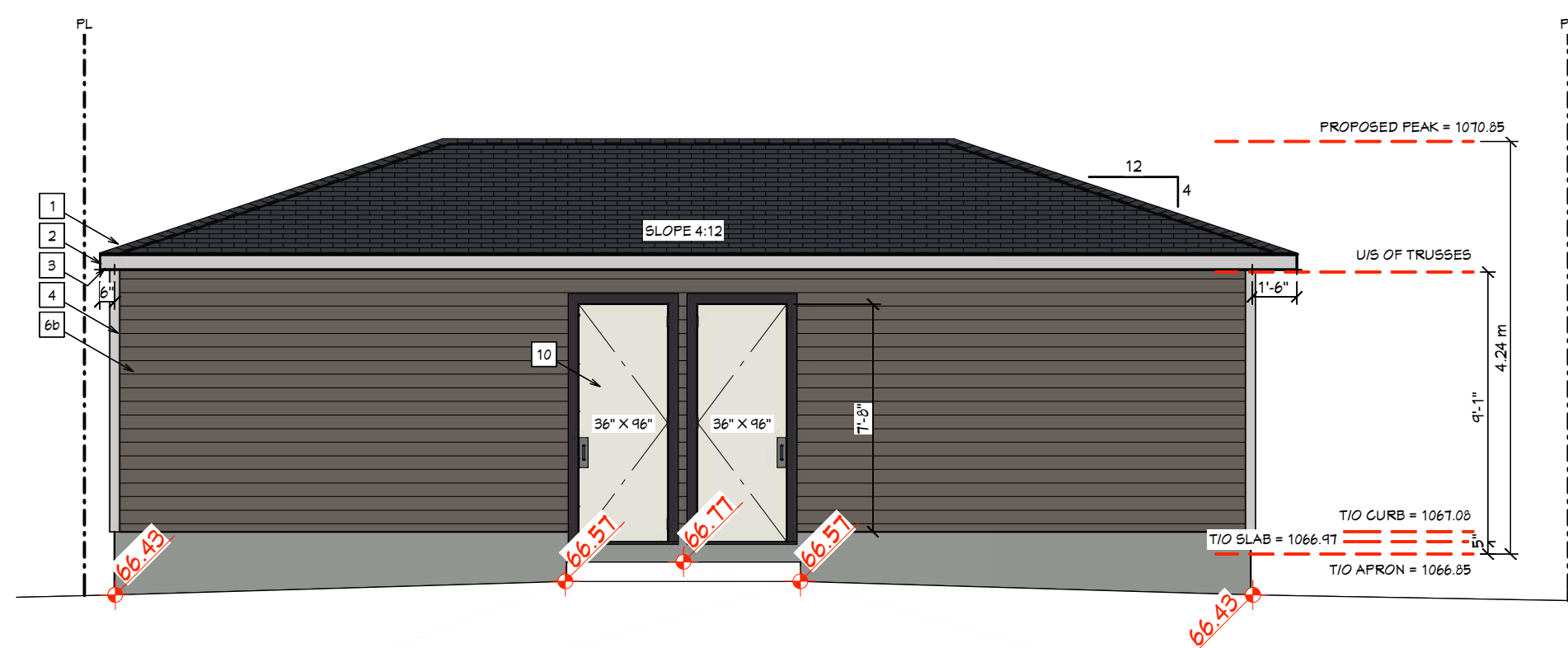
LANE ELEVATION (WEST)
SCALE: 3/16" = 1'-0"



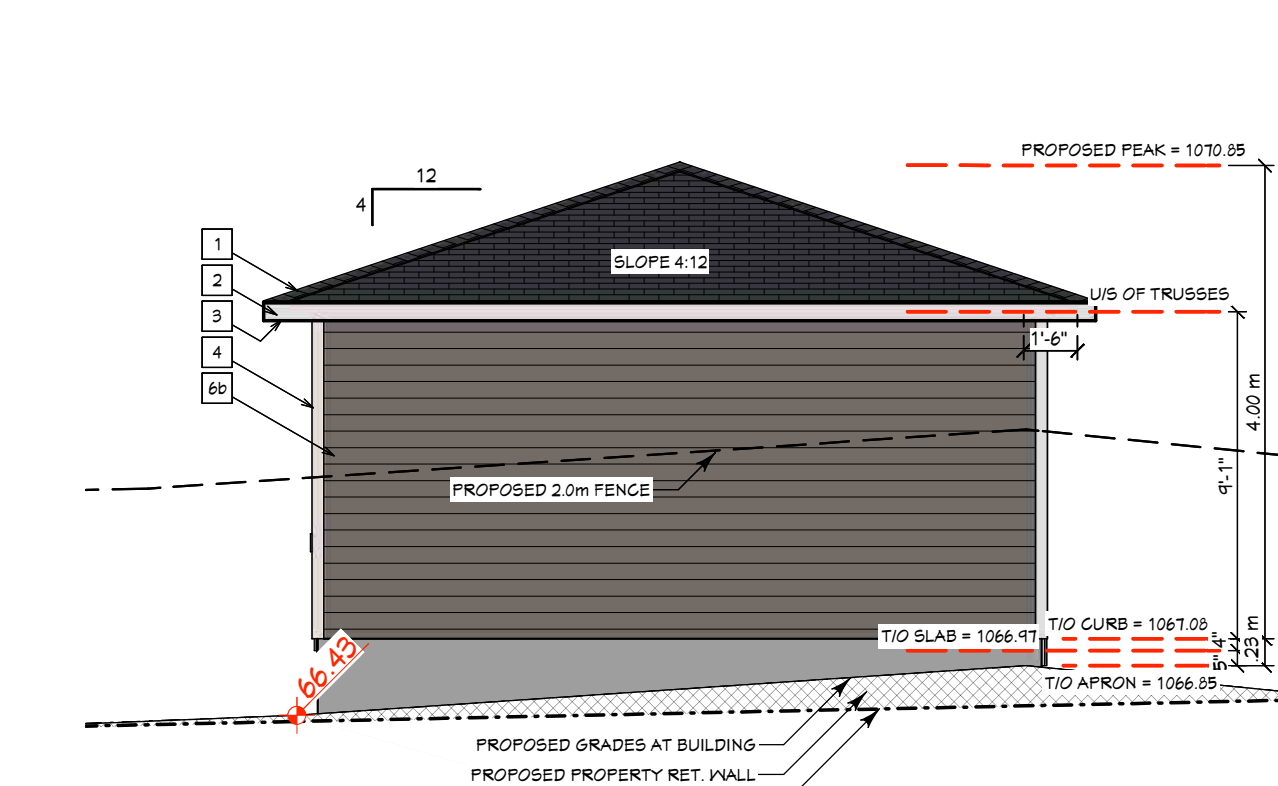
RIGHT ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"

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