FARMOR
ARCHITECTURE

CONTACT INFORMATION

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PROJECT TITLE

1910 11 AVE SW
1910 11 AVE SW,
CALGARY, AB
LOT 13, BLOCK 232, PLAN 5700AG

DP #

ISSUED FOR DEVELOPMENT PERMIT



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FARMOR
ARCHITECTURE

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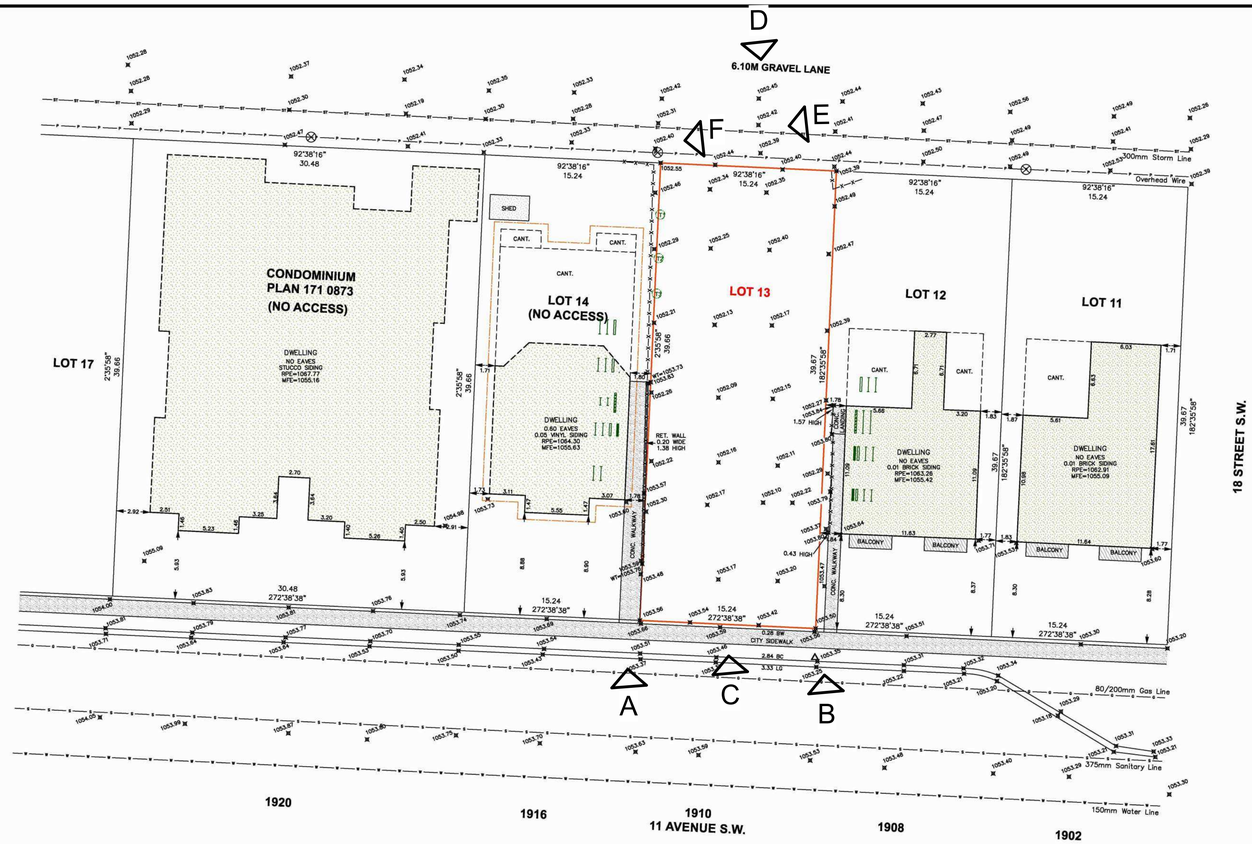
Revisions:

Drawing:
TITLE PAGE

Sheet No.:

A0.0

OF 1



SITE PLAN

MUNICIPAL ADDRESS:
1910 11 AVENUE S.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 13
BLOCK 232
PLAN 5700 AG

PREPARED FOR: Westcrest Development Ltd.

DATE OF SURVEY: July 2nd, 2026

0 2 4 8 12 16 20 METRES
SCALE: 1:200

LEGEND:

- Subject Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Overhead Wire
- A.G.T Line
- Door
- Upper Floor Window
- Main Floor Window
- Basement Floor Window
- Calculation points
- Power Pole
- Power Anchor
- Light Pole
- Manhole
- Catch Basin
- Water Valve
- Gas Valve
- Sign
- Fire Hydrant
- Tree
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch

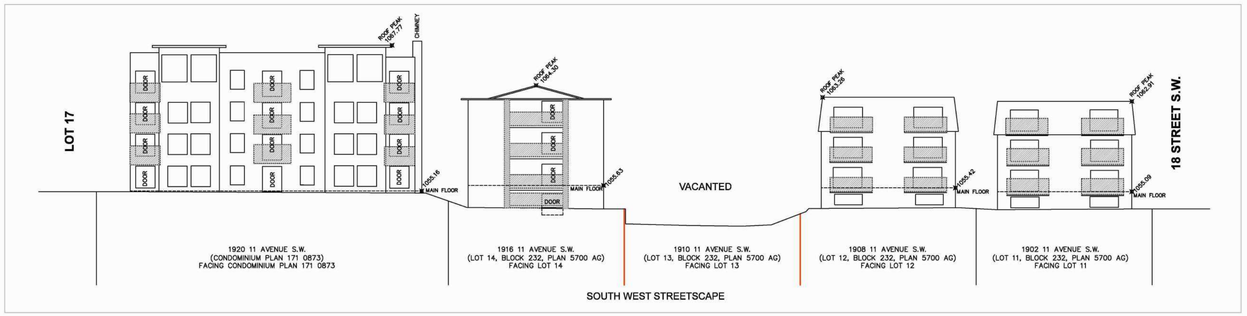
'2F.'–Second Floor
'BC'–Back of Curb
'BW'–Back of Walkway
'Cant.'–Cantilever
'Conc.'–Concrete
'Elev.'–Elevation
'Enc.'–Encroach(es)
'L'–Length of Arc
'LG'–Lip of Gutter
'M.F.'–Main Floor
'MFE'–Main Floor Elevation
'R'–Radius
'R/W'–Right of Way
'Ret.'–Retaining
'RPE'–Roof Peak Elevation
'WF'–Bottom of Wall
'WT'–Top of Wall

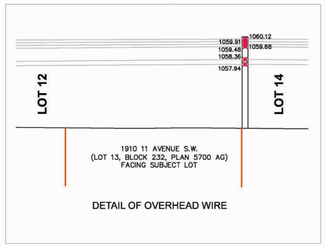
NOTE:

1. The basis of this plan is as follows:
   Datum: North American Datum 1983 (original)
   Projection: 3° Transverse Mercator
   Reference Meridian: 114° west longitude
   Combined Scale Factor: 0.999738
2. Distances are in ground and are shown in metres and decimals thereof.
3. Distances along curves are arc distances.
4. Elevations are derived from ASCM 224048.
5. Existing spot elevations are shown thus: ✕ 1000.00
6. The Certificate of Title 241 211 755 which was Searched on the 18th day of June, 2026 and includes the following instruments:
   Caveat No. 7289 AG, 261 030 148
   Order No. 3856 BB
   Mortgage No. 081 365 269
7. The utilities information is acquired from "The City of Calgary Engineering Department" Drawing No. 94, 161, 164 & 170 in Sec.17–Twp.24–Rge.1–W.5M.
   (Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location
T1	Bush	–	0.80	1.00	In Subject Property
T2	Bush	–	0.80	1.00	In Subject Property
T3	Bush	–	0.80	1.20	In Subject Property





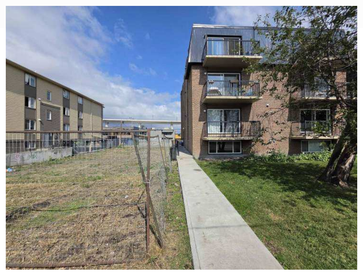
ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 309
HORIZON LAND SURVEYS INC.

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File No.: 260756	Date: 10/Jul/2026
Surveyed: RW/MS	Drawn: LZ/BD

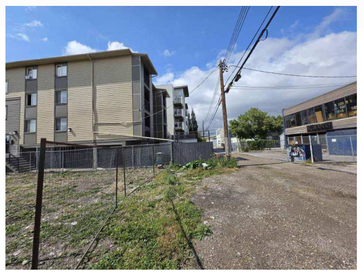
Horizon Land Surveys Inc.
130 Bowness Centre N.W. P. 403–719–0272
Calgary, Alberta, T3B 5M5 F. 403–775–4171


VIEW A


VIEW B


VIEW C


VIEW D


VIEW E


VIEW F

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26-027

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Project Address:
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1910 11 Avenue SW,
Calgary, Alberta

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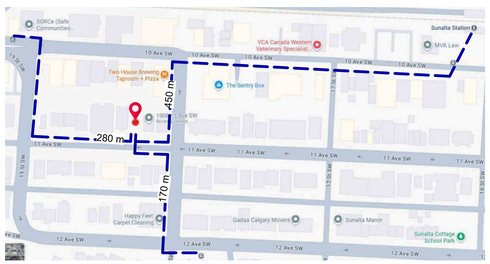
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EXISTING SURVEY

Sheet No.:
A0.1
OF 2



1 Block Plan
1 : 150



TRANSIT PROXIMITY MAP - SUNALTA LRT STATION

SITE LEGEND

SYMBOL	DESCRIPTION
-S—S—S—S-	SANITARY LINE
-ST—ST—ST—ST-	STORM LINE
-W—W—W—W-	WATER LINE
—Gas——Gas—	GAS LINE
-P——P——P——P-	ELECTRICAL LINE
	PROPERTY LINE
	SETBACK LINE
	EXTERIOR WALL LIGHTING
	ELECTRIC POLE
	TREES TO BE REMOVED

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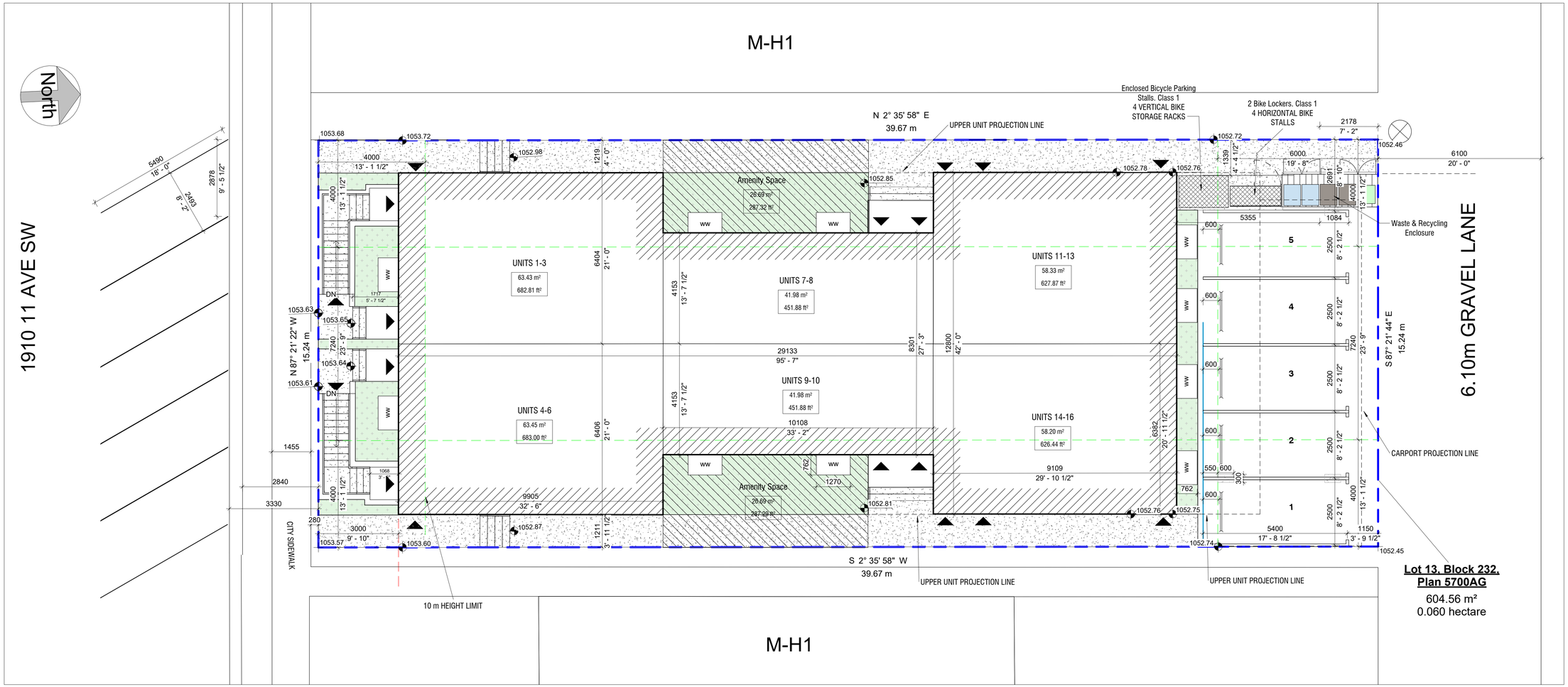
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BLOCK PLAN

Sheet No.:
A0.2
OF 2



1 Site Plan
1 : 75

PROJECT AND LAND USE BYLAW INFORMATION

PROJECT TITLE:	1910 11 Ave SW
PROJECT TYPE:	NEW CONSTRUCTION
MUNICIPAL ADDRESS:	1910 11 AVE SW, CALGARY, AB
LEGAL DESCRIPTION:	Lots 13, Block 232, Plan 5700 AG
ZONING:	M-H1, Multi-Residential – High Density Low Rise
LAND USE BYLAW:	Land Use Bylaw1P2007, City of Calgary
PARCEL SIZE:	0.06 hectares (605 m2)
PROPOSED USE:	STACKED TOWNHOUSES
NUMBER OF DWELLING UNITS:	16 UNITS
PARKING CALCULATIONS:	REQUIRED: 10 - 25% (560(a))=7.5 PROVIDED: BACK LANE - 5 PARKING STALLS EXISTING ON-STREET PARKING ~ 5 PARKING STALLS
REQUIRED SETBACKS:	FRONT - CONTEXTUAL 3m SIDE - 0m REAR - 0m
BICYCLE PARKING STALL CALCULATIONS:	REQUIRED: CLASS 1 - 8 STALLS PROVIDED: 8 STALLS
GROSS FLOOR AREA:	1337.78 m2
FLOOR AREA RATIO:	2.2
DENSITY:	REQUIRED: MIN 150 UNITS PER HECTAR PROVIDED: 267 UNITS PER HECTAR
BUILDING HEIGHT:	REQUIRED: MAX 26 M (10 M where P.L. shared with the street, M-H1 and lane) PROVIDED: 10 M

NATIONAL BUILDING CODE 2023 (AE) - CODE ANALYSIS

BUILDING OCC. CLASSIFICATION:	MAJOR OCCUPANCY: GROUP C-RESIDENTIAL, PART 9 HOUSING AND SMALL BUILDINGS
FIRE ALARM:	NOT REQUIRED
SPRINKLERS:	REQUIRED
BUILDING CONSTRUCTION:	ALLOWED: COMBUSTIBLE/NON-COMBUSTIBLE PROVIDED: COMBUSTIBLE
FIRE SEPARATION BETWEEN SUITES:	- 1 HR F.R.R. BETWEEN UNITS - FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HR. - LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A F.R.R. NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY.
BUILDING FOOTPRINT:	327.48 SQ.M (~3525 SQ.FT)
BUILDING HEIGHT (NUMBER OF STOREYS):	3 STOREY



MADLOCKER™ Vertical bike storage rack
Capacity: 4 bikes
BSV-4-FS | 38" deep x 61" wide x 69" high



Warrior 2 – Horizontal locker (stacked)
Capacity: 2 bikes per each locker
740mm deep x 1900mm wide x 1180mm high

SITE LEGEND

SYMBOL	DESCRIPTION
S—S—S—S	SANITARY LINE
W—W—W—W	WATER LINE
Gas—Gas	GAS LINE
P—P—P—P	ELECTRICAL LINE
	OUTLINES OF THE BUILDING FOOTPRINT
	OUTLINES OF EASEMENT
	PROPERTY LINE
	SETBACK LINE
	LIMITING DISTANCE LINE
	10 M BUIDLING HEIGHT LIMIT
	EXTERIOR WALL LIGHTING
	WASTE CONTAINERS

1025.1	EXISTING SPOT ELEVATION
1026.4	PROPOSED SPOT ELEVATION

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PROPOSED SITE PLAN

Sheet No.:
A0.3
OF 2



1 South Elevation

1/4" = 1'-0"



2 North Elevation

1/4" = 1'-0"

MATERIAL LEGEND



A) Fiber Cement Lap Siding - Hardie Plank Smooth - Iron Grey



B) Fiber Cement Hardie Arch. Panel w/ EZTRIM Black - Fine Sand - White



C) Fiber Cement Lap Siding - Hardie Plank Cedarmill -RusticSeries - Stone Blue



D) Fiber Cement Lap Siding - Hardie Plank Smooth - Arctic White



E) Hardie Trim - Arctic White



F) Hardie Trim - Midnight Black

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Drawing:
ELEVATIONS - SOUTH & NORTH

Sheet No.:
A2.0

OF 1



1 **West Elevation**
3/16" = 1'-0"



2 **East Elevation**
3/16" = 1'-0"

MATERIAL LEGEND



A) Fiber Cement Lap Siding - Hardie Plank Smooth - Iron Grey



D) Fiber Cement Lap Siding - Hardie Plank Smooth - Arctic White



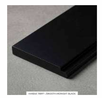
B) Fiber Cement Hardie Arch. Panel w/ EZTRIM Black - Fine Sand - White



E) Hardie Trim - Arctic White



C) Fiber Cement Lap Siding - Hardie Plank Cedarmill -RusticSeries - Aspen Ridge



F) Hardie Trim - Midnight Black

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ELEVATIONS - EAST & WEST

Sheet No.:

A2.1

OF 1



SOUTH-WEST AERIAL VIEW.
SEPTEMBER 21, 4PM

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3D VIEWS

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