

2132 29TH AVENUE SW CALGARY, AB

LEGAL DESCRIPTION
LOT 44
BLOCK 21
PLAN 2410135

DEANTHOMAS
DESIGN GROUP

403 | 719 | 6641
1109 OLYMPIC WAY SE
CALGARY, ALBERTA
T2G 1B9

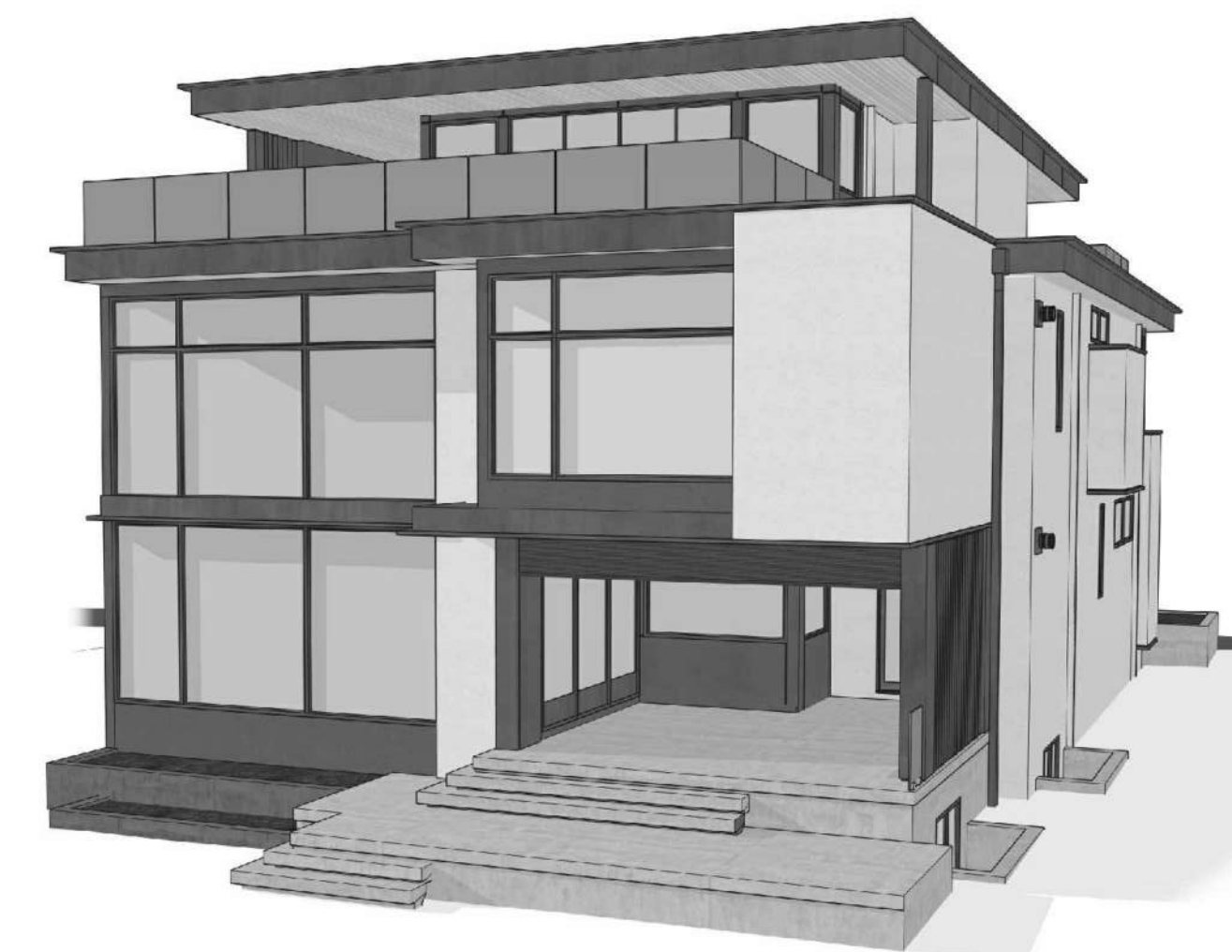
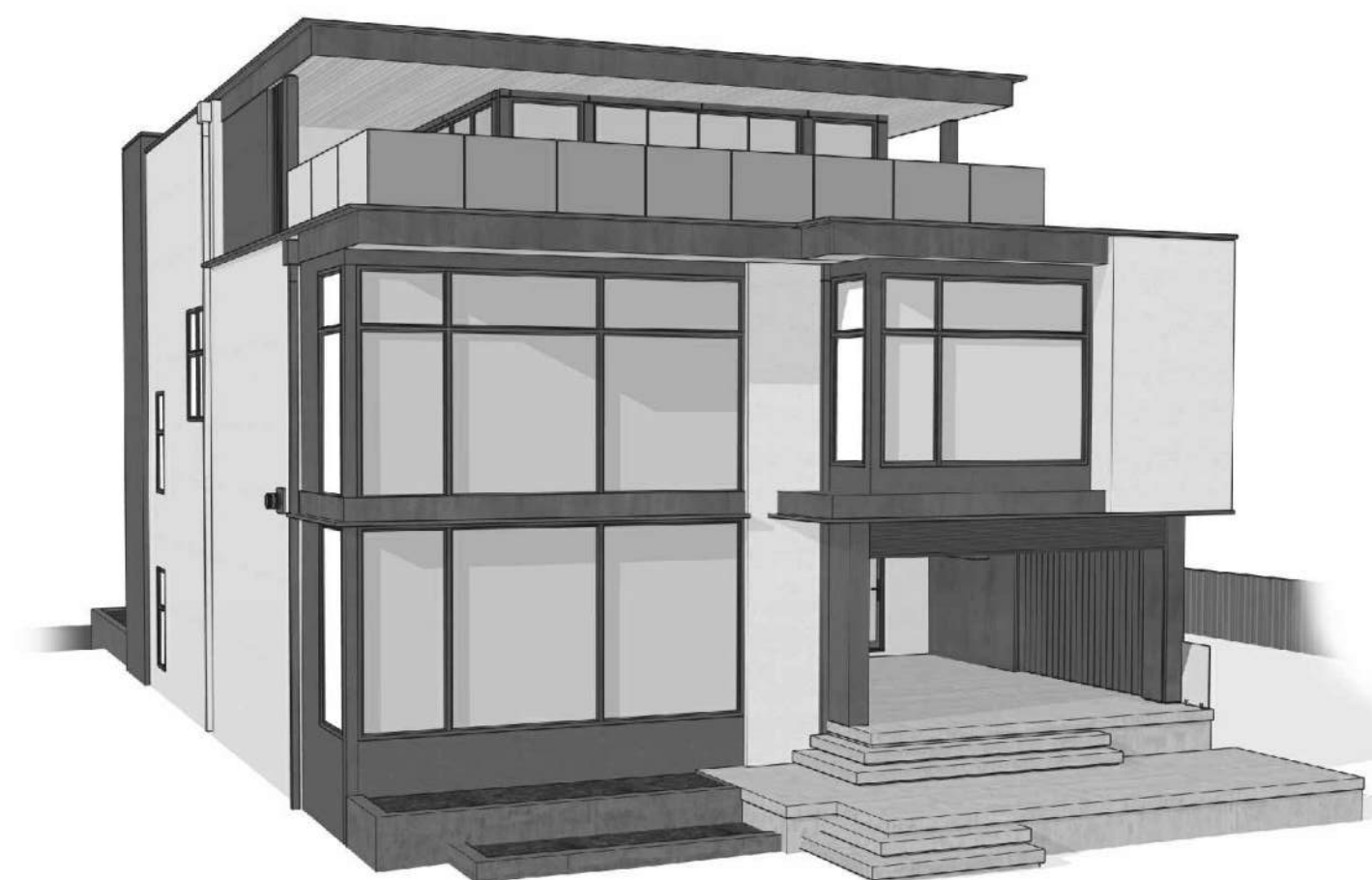
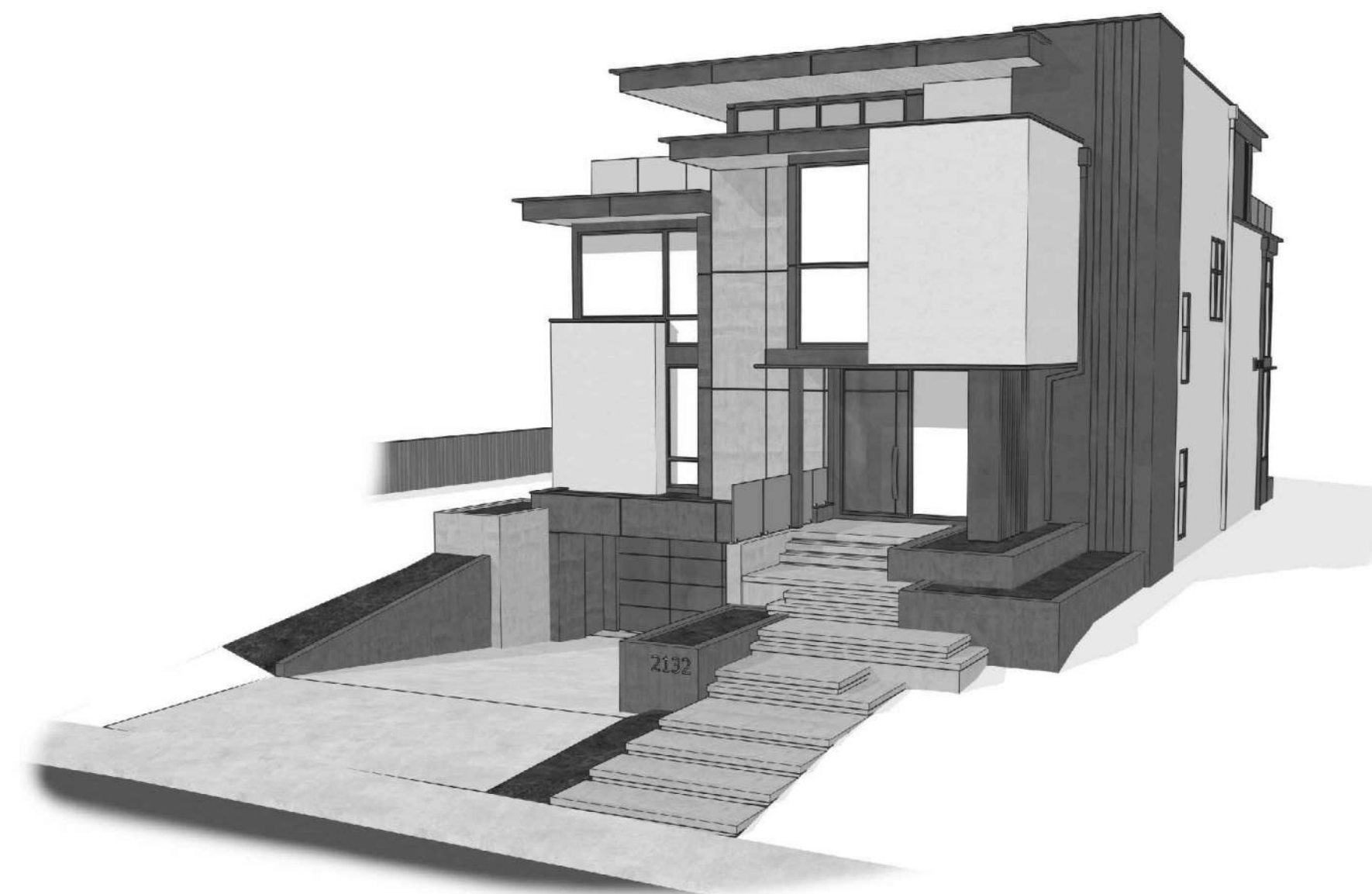
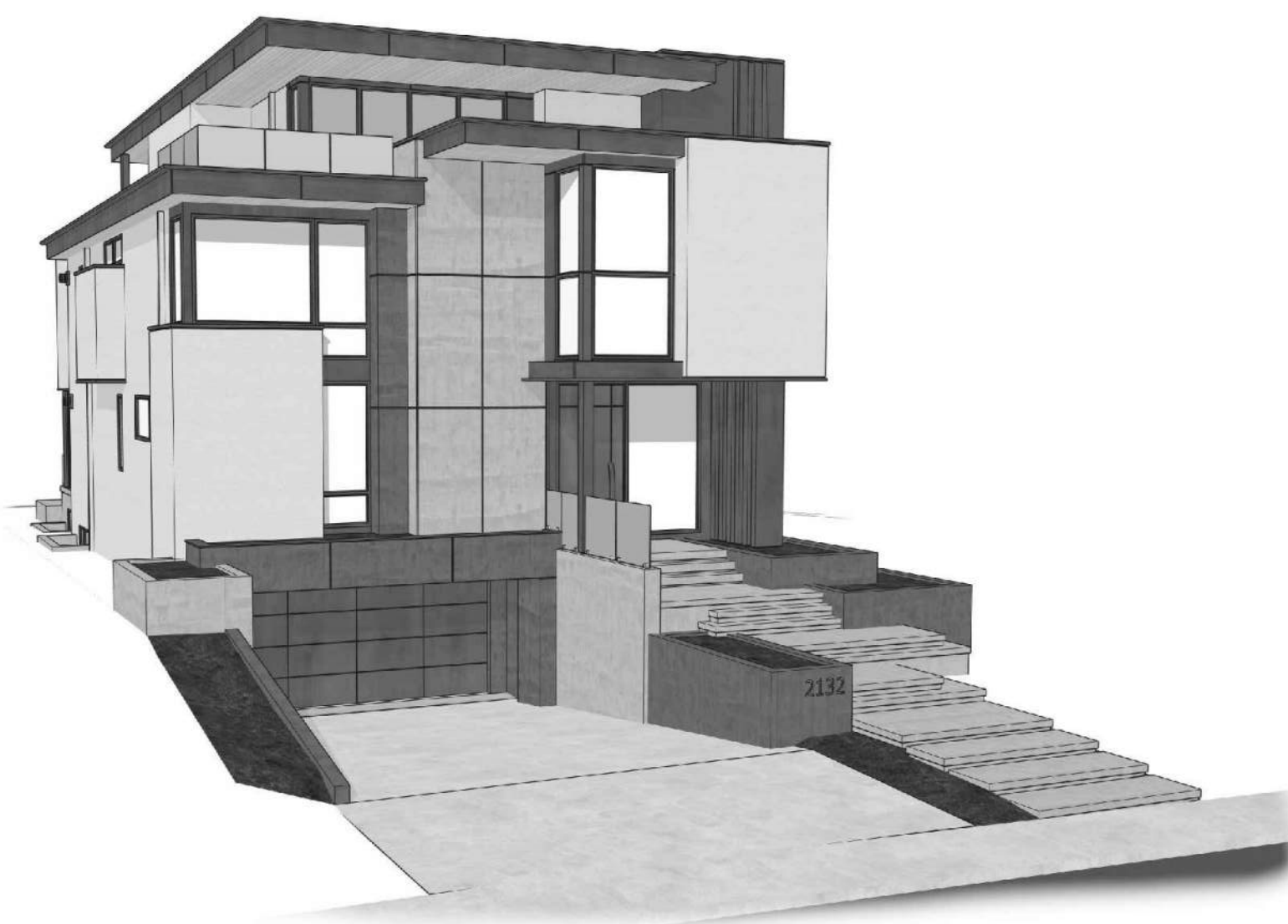
BUILDER LOGO

PHONE NUMBER

ADDRESS

CITY

POSTAL CODE



FINAL DESIGN MAY DIFFER FROM 3D CONCEPTUAL IMAGES

ISSUED FOR DR#2: MAY 16TH, 2025

BUILDING NOTES

-THESE DESIGNS AND DRAWINGS ARE COPYRIGHT DEAN THOMAS DESIGN GROUP. THEY ARE THE EXCLUSIVE PROPERTY OF THE FIRM AND CAN NOT BE USED, REPRODUCED, OR COPIED IN FULL OR IN PORTION WITHOUT WRITTEN CONSENT.

-DO NOT SCALE DRAWINGS.

-VERIFY ALL DIMENSIONS, DATUMS, LEVELS, AND OTHER INFORMATION PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE DESIGNER IMMEDIATELY.

-ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE LOCAL BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

-UTILITIES SUBJECT TO CHANGE LOCATION DEPENDING ON BUILDING SITE CONDITIONS.

-FINAL LOT GRADES MAY ALTER EXTERIOR APPEARANCE.

-ALL PLANS AND SITE PLANS ARE SUBJECT TO CHANGE DEPENDING ON ARCHITECTURAL CONTROL GUIDELINES AND BUILDER SPECIFICATIONS.

-REFER TO PERFORMANCE MODEL FOR ALL REQUIRED RSI VALUES.

-DO NOT USE FOIL BACKED INSULATION WITHOUT APPROVAL FROM THE AUTHORITY HAVING JURISDICTION.

- ALL STUCCO TO BE SMOOTH ACRYLIC STUCCO.

-FOOTINGS SHOWN ON DESIGN DRAWINGS ARE FOR REFERENCE ONLY. BUILDER TO VERIFY ALL FOOTING REQUIREMENTS WITH ENGINEERING AND LAYOUTS PRIOR TO CONSTRUCTION.

-4'-0" MIN FROST COVER REQUIRED AS PER ABC. SUBJECT TO ACTUAL SITE PLAN GRADES OR GRADE SLIP.

-BUILDER TO COORDINATE MECHANICAL DESIGN WITH ENGINEERING AND LAYOUTS AS REQUIRED TO AVOID CONFLICTS.

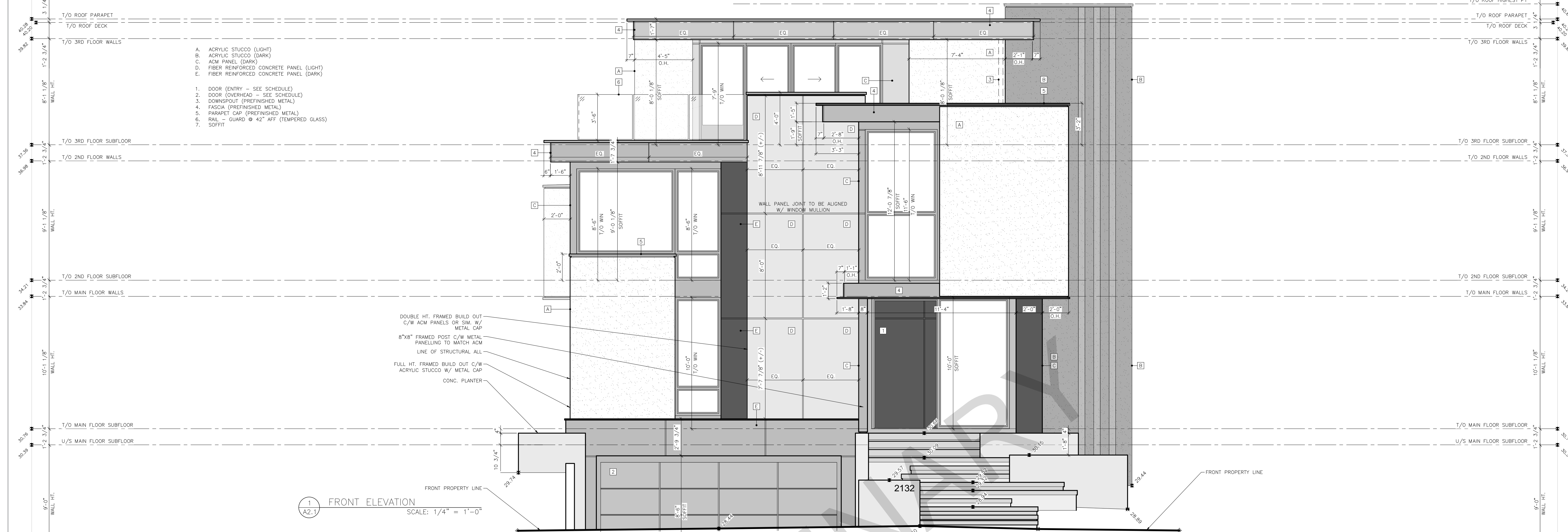
-ALL BEAMS, LINTELS, JOISTS, AND TRUSSES AS PER SUPPLIER'S LAYOUT PACKAGE.

DRAWING LIST

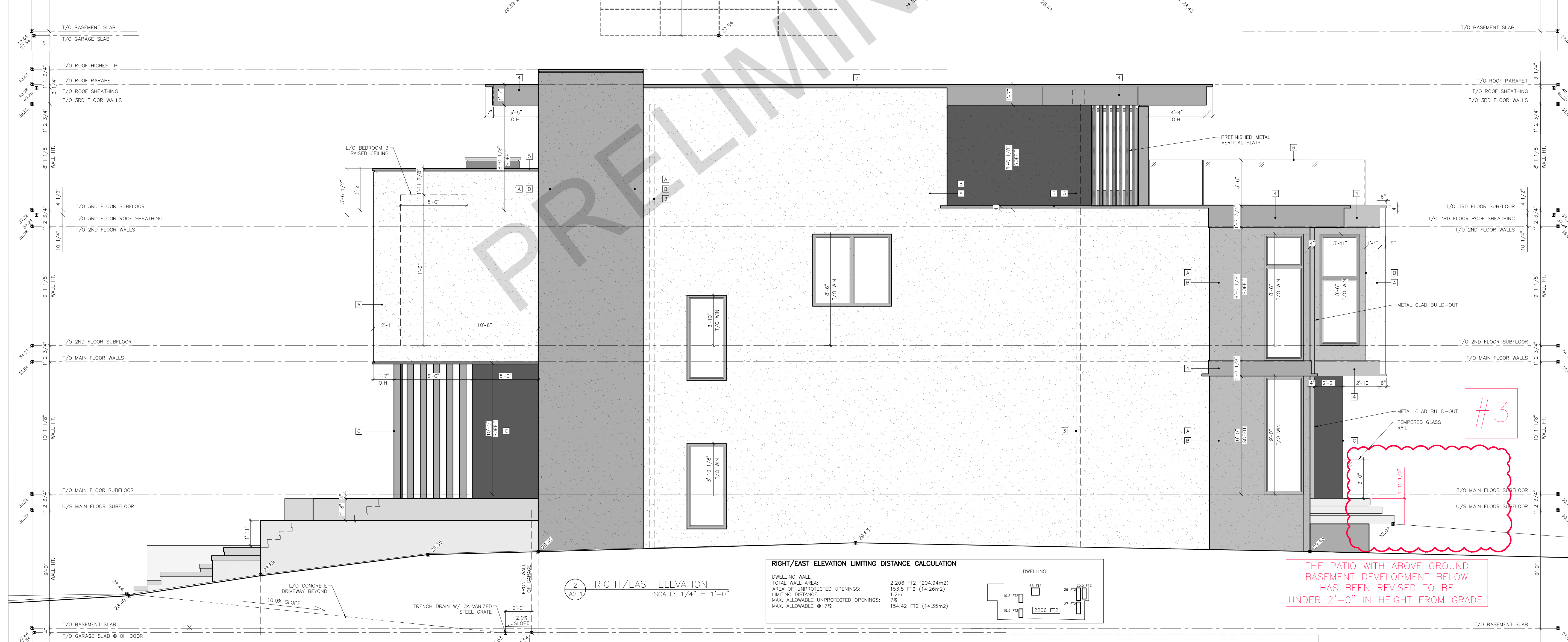
A0.1 - NOTES & ASSEMBLIES
A0.2 - MAX. HT. CALCULATION
A1.1 - BLOCK PLAN
A1.2 - SITE PLAN
A1.3 - GRADING PLAN
A2.1 - FRONT & RIGHT ELEVATIONS
A2.2 - REAR & LEFT ELEVATIONS
A3.1 - FOUNDATION PLAN
A3.2 - LOWER LEVEL DEVELOPMENT PLAN
A3.3 - MAIN FLOOR FRAMING PLAN
A3.4 - MAIN FLOOR PLAN
A3.5 - 2ND FLOOR FRAMING PLAN

A3.6 - 2ND FLOOR PLAN
A3.7 - 3RD FLOOR FRAMING PLAN
A3.8 - 3RD FLOOR PLAN
A3.9 - ROOF FRAMING PLAN
A3.10 - ROOF PLAN
A4.1 - SECTIONS
A4.2 - SECTIONS
A5.1 - WINDOW & DOOR SCHEDULE

FRONT ELEVATION



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT/EAST ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT/EAST ELEVATION LIMITING DISTANCE CALCULATION

DWELLING WALL	2,206 FT2 (204.94m ²)
TOTAL WALL AREA	153.5 FT2 (14.26m ²)
AREA OF UNPROTECTED OPENINGS:	1.2m
LIMITING DISTANCE:	7%
MAX. ALLOWABLE UNPROTECTED OPENINGS:	154.42 FT2 (14.35m ²)

THE PATIO WITH ABOVE GROUND BASEMENT DEVELOPMENT BELOW HAS BEEN REVISED TO BE UNDER 2'-0" IN HEIGHT FROM GRADE.

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REVISION SCHEDULE:

1. ISSUED FOR PRICING	AUG. 30, 2024
2. ISSUED FOR DEVELOPMENT PERMIT	SEP. 30, 2024
3. ISSUED FOR DR#1	JAN. 27, 2025
4. ISSUED FOR DR#2	MAY 16, 2025

DRAWN BY: DW

FLOOR AREAS:

MAIN FLOOR AREA (DEVELOPED)	2342 SQ. FT.
2ND FLOOR AREA (DEVELOPED)	2380 SQ. FT.
3RD FLOOR AREA (DEVELOPED)	1251 SQ. FT.
TOTAL DEVELOPED FLOOR AREA ABOVE GRADE	5973 SQ. FT.
LOWER LEVEL AREA (DEVELOPED)	1688 SQ. FT.
ATTACHED GARAGE AREA	567 SQ. FT.
MECH/STORAGE	229 SQ. FT.
COVERED ENTRY	66 SQ. FT.
COVERED PATIO	368 SQ. FT.
REAR LOWER PATIO	229 SQ. FT.

DRAWING TITLE:
FRONT & RIGHT ELEVATIONS

SCALE: 1/4" = 1'-0"
DATE: MAY 16, 2025

SHEET: A2.1

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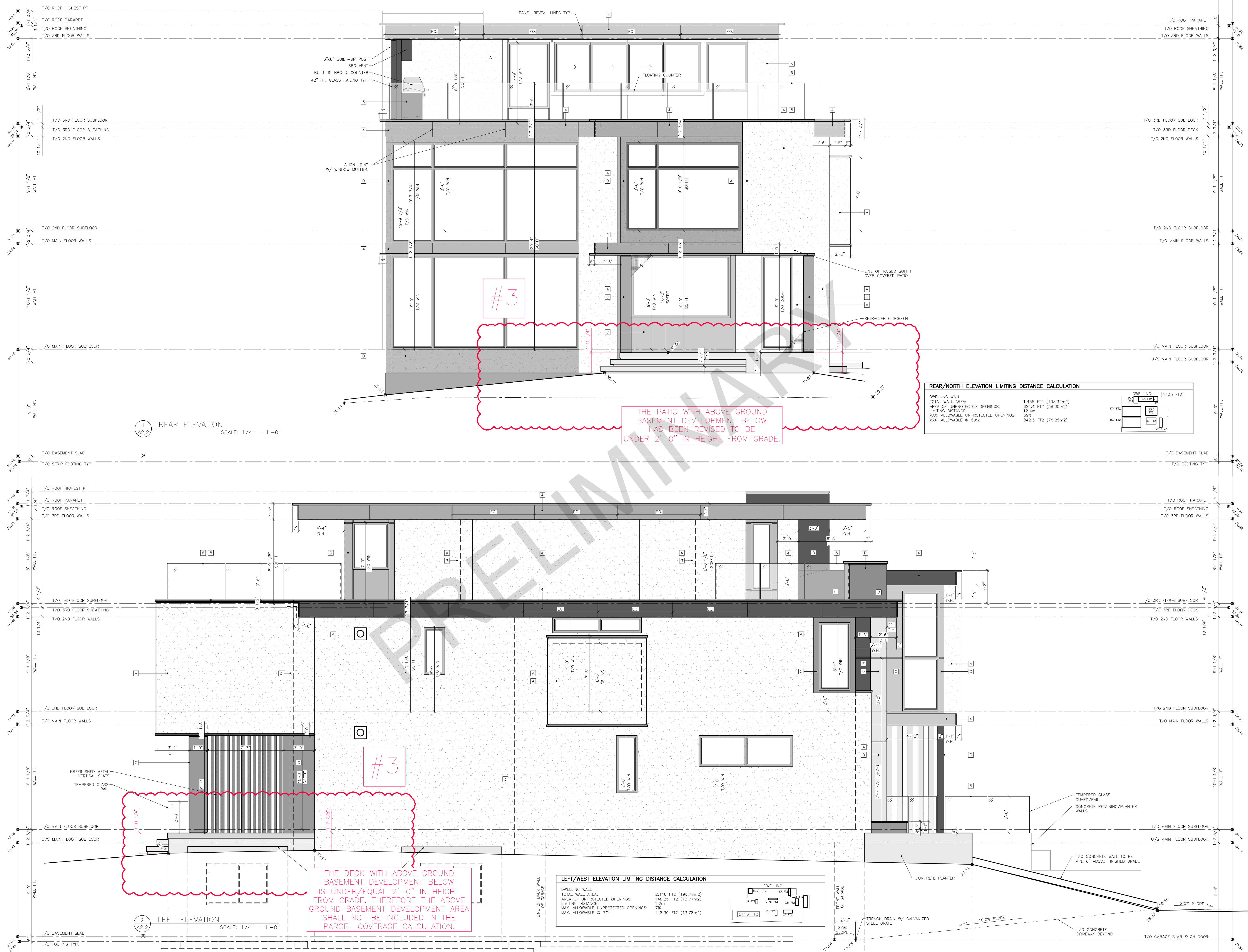
DRAWING TITLE:

REAR & LEFT ELEVATIONS

SCALE: 1/4" = 1'-0"
DATE: MAY 16, 2025

SHEET:

A2.2

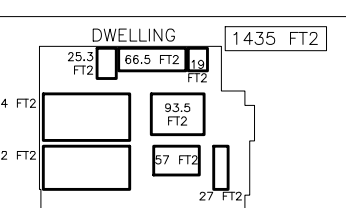


#3

THE PATIO WITH ABOVE GROUND BASEMENT DEVELOPMENT BELOW HAS BEEN REVISED TO BE UNDER 2'-0" IN HEIGHT FROM GRADE.

REAR/NORTH ELEVATION LIMITING DISTANCE CALCULATION

DWELLING WALL	1,435 FT2 (133.32m2)
TOTAL WALL AREA	624.4 FT2 (58.00m2)
AREA OF UNPROTECTED OPENINGS	12.4m
LIMITING DISTANCE	59%
MAX. ALLOWABLE UNPROTECTED OPENINGS	842.3 FT2 (78.25m2)
MAX. ALLOWABLE Ø 59%	

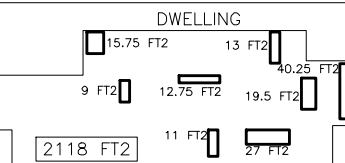


1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

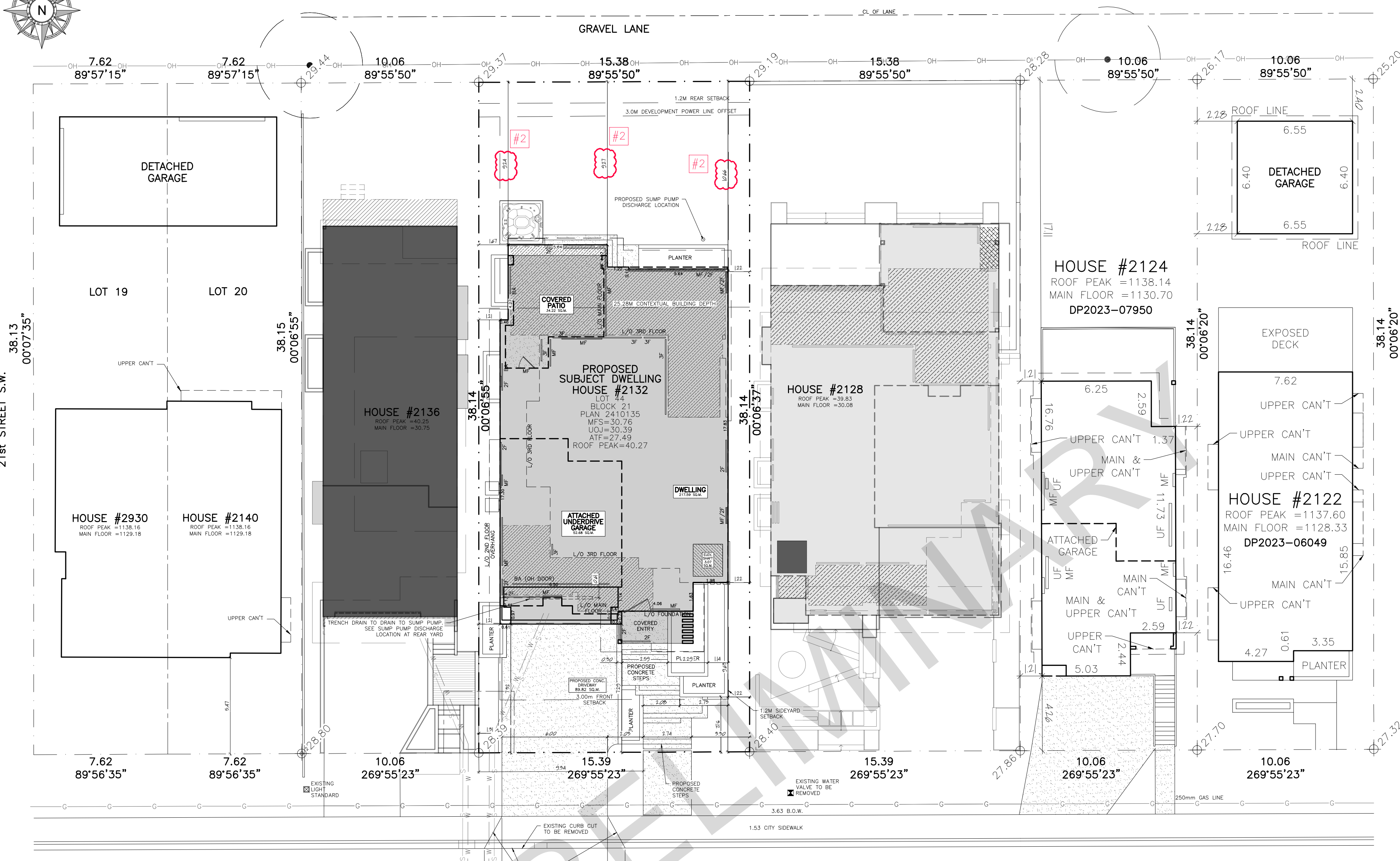
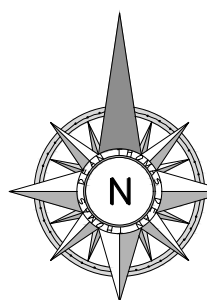
LEFT/WEST ELEVATION LIMITING DISTANCE CALCULATION

DWELLING WALL	2,118 FT2 (196.77m2)
TOTAL WALL AREA	148.25 FT2 (13.77m2)
AREA OF UNPROTECTED OPENINGS	1.2m
LIMITING DISTANCE	7%
MAX. ALLOWABLE UNPROTECTED OPENINGS	148.30 FT2 (13.78m2)
MAX. ALLOWABLE Ø 7%	



#3

THE DECK WITH ABOVE GROUND BASEMENT DEVELOPMENT BELOW IS UNDER/EQUAL 2'-0" IN HEIGHT FROM GRADE. THEREFORE THE ABOVE GROUND BASEMENT DEVELOPMENT AREA SHALL NOT BE INCLUDED IN THE PARCEL COVERAGE CALCULATION.



SITE PLAN	
NOTES:	
ELEVATIONS ARE SHOWN THUS: ϕ = XXXX.XX METRES.	
ELEVATIONS ARE DERIVED FROM ON XXXXXX (XXMARKERXX) XXXX M	
CONTOURS ARE AT XX METRE INTERVALS.	
DISTANCES ARE IN METRES AND DECIMALS THEREOF.	
THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:	
'CANT.'	DENOTES CANTILEVERS
'ENC.'	DENOTES ENCROACHMENT(S)
'BW'	DENOTES BACK OF WALKWAY
'CONC.'	DENOTES CONCRETE
'RET.'	DENOTES RETAINING
'BC'	DENOTES BACK OF CURB
'TOP'	DENOTES TOP OF WALL
'BOW'	DENOTES BOTTOM OF WALL

LINEYPE LEGEND	
---	DENOTES SUBJECT PROPERTY LINE
---	DENOTES ADJACENT PROPERTY LINES
---	DENOTES SUBJECT SETBACKS
---	DENOTES SUBJECT ROOF LINE
---	DENOTES SUBJECT UPPER FLOOR
---	DENOTES UTILITY RIGHT OF WAY
-X-X-	DENOTES PROPOSED FENCE
-X-X-	DENOTES PROPOSED LOT DRAINAGE
-X-X-	DENOTES EXISTING TO BE REMOVED
-X-X-	DENOTES EXISTING FENCE
W	DENOTES EXISTING WATER
S	DENOTES EXISTING SANITARY
G	DENOTES EXISTING GAS
ST	DENOTES EXISTING STORM
OH	DENOTES OVERHEAD POWER
P	DENOTES UNDERGROUND POWER

SYMBOLS LEGEND	
ϕ	DENOTES EXISTING GEODETIC DATUM POINT
\times	DENOTES INTERPOLATED EXISTING GEODETIC POINT
\times	DENOTES PROPOSED GEODETIC DATUM POINT
BA	DENOTES PROPOSED LOWER LEVEL WINDOW
MF	DENOTES PROPOSED MAIN FLOOR WINDOW
UF	DENOTES PROPOSED UPPER FLOOR WINDOW
U2	DENOTES PROPOSED LOFT FLOOR WINDOW
\square	DENOTES PROPOSED CONCRETE OR ASPHALT
\bullet	DENOTES EXISTING POWER POLE
\square	DENOTES EXISTING MANHOLE
\square	DENOTES EXISTING CATCH BASIN
\square	DENOTES EXISTING SIGN
\square	DENOTES EXISTING WATER VALVE
\square	DENOTES EXISTING GAS VALVE
\square	DENOTES EXISTING STREET LIGHT
\square	DENOTES EXISTING TREE

BUILDING AREA	
BUILDING AREA (DWELLING):	263.93 SQ. M.
LOT AREA:	586.6 SQ. M.
BUILDING COVERAGE:	44.99%
AREA OF OUTBUILDINGS:	0.0 SQ. M.
LOT AREA:	586.6 SQ. M.
BUILDING COVERAGE:	0.00%
CUMULATIVE AREA OF ALL STRUCTURES:	269.81 SQ. M.
LOT AREA:	586.6 SQ. M.
BUILDING COVERAGE:	46.00%

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DRAWING TITLE:

BLOCK PLAN

SCALE: 1:200
DATE: MAY 16, 2025

SHEET: **A1.1**

BLOCK PLAN SCALE: 1:200

