



587 | 586 | 2115
CALGARY, ALBERTA

301 ELBOW PARK LANE S.W.
CALGARY, ALBERTA

LOT 41
BLOCK 9
PLAN 9010183

DEAN THOMAS
DESIGN GROUP

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



FINAL DESIGN MAY DIFFER FROM 3D CONCEPTUAL IMAGES

ISSUED FOR DEVELOPMENT PERMIT: 2025-10-31

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DRAWING LIST

A0.1 - GENERAL NOTES & ASSEMBLIES A1.1 - BLOCK PLAN A1.2 - SITE PLAN & DEMO PLAN A1.5 - GRADING PLAN & TREE PLAN A2.1 - NORTH & EAST ELEVATIONS A2.2 - SOUTH & WEST ELEVATIONS A3.1 - FOUNDATION PLAN A3.2 - LOWER LEVEL FRAMING PLAN A3.3 - LOWER LEVEL STRUCTURAL PLAN A3.4 - MAIN FLOOR FRAMING PLAN A3.5 - MAIN FLOOR STRUCTURAL PLAN A3.6 - SECOND FLOOR FRAMING PLAN	A3.7 - SECOND FLOOR STRUCTURAL PLAN A3.8 - MAIN FLOOR ROOF DRAINAGE PLAN A3.9 - ROOF PLAN A4.1 - BUILDING SECTIONS 1 & 2 A4.2 - BUILDING SECTIONS 3 & 4 A4.3 - BUILDING SECTIONS 5 & 6 A4.4 - BUILDING SECTIONS 7 & 8 A5.1 - WINDOW & DOOR SCHEDULE A6.1 - MAX HEIGHT CALCULATIONS A6.2 - CONSTRUCTION DETAILS A6.3 - CONSTRUCTION DETAILS	E1.1 - LOWER LEVEL ELECTRICAL PLAN E1.2 - MAIN FLOOR ELECTRICAL PLAN E1.3 - SECOND FLOOR ELECTRICAL PLAN
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A2.1





PROJECT:
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BUILDING CODE AND ANY OTHER GOVERNING ALPHAMETRICS.

REVISION SCHEDULE:

1.	ISSUED FOR PRICING & REVIEW	2025-10-10
2.	ISSUED FOR DEVELOPMENT PERMIT	2025-10-31

FLOOR AREAS:

MAIN FLOOR AREA (DEVELOPED)	2331 SQ.FT.
SECOND FLOOR AREA (DEVELOPED)	2334 SQ.FT.
TOTAL FLOOR AREA ABOVE GRADE (DEVELOPED)	4665 SQ.FT.
LOWER LEVEL FLOOR AREA (DEVELOPED)	1926 SQ.FT.
ATTACHED GARAGE AREA	1085 SQ.FT.
MECH/STORAGE AREA	287 SQ.FT.
COVERED ENTRY	55 SQ.FT.
COVERED PATIO	937 SQ.FT.

DESIGN BY: JS DRAWN BY: BL

DRAWING TITLE:

SOUTH & WEST
ELEVATIONS

SCALE (ARCH E): 1/4"=1'-0"
DATE: 2025-10-31

SHEET:

A2.2



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



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

MATERIALS	
PRE-CAST CONCRETE PANEL	CAST-IN-PLACE CONCRETE
NATURAL STONE CLADDING (FULL BED)	GROOVED PVC CLADDING (WOOD TEXTURE - HORIZONTAL)
AL-13 PANELING OR SIM.	CONCRETE PAVING
COMMON DETAILS	
1) ALUMINUM CLADDED PARAPET I - SEE DETAIL	1) PRE-CAST CONCRETE PANEL PLANTER I - SEE DETAIL
2) ALUMINUM CLADDED PARAPET II - SEE DETAIL	2) PRE-CAST CONCRETE PANEL PLANTER II - SEE DETAIL
3) ALUMINUM CLADDED PARAPET III - SEE DETAIL	3) PRE-CAST CONCRETE PANEL PLANTER III - SEE DETAIL
4) ALUMINUM CLADDED PARAPET IV - SEE DETAIL	4) PRE-CAST CONCRETE PANEL PLANTER IV - SEE DETAIL
5) ALUMINUM CLADDED PARAPET V - SEE DETAIL	5) PRE-CAST CONCRETE PANEL PLANTER V - SEE DETAIL
6) ALUMINUM CLADDED PARAPET VI - SEE DETAIL	6) PRE-CAST CONCRETE PANEL PLANTER VI - SEE DETAIL
7) ALUMINUM CLADDED OVERHANG I - SEE DETAIL	7) FULL BED NATURAL STONE BUILD-OUT C/W ALUMINUM PARAPET CAP
8) METAL CHANNEL PARAPET - SEE DETAIL	8) FULL BED NATURAL STONE W/ 1/2" THK METAL PLATE CAP /W DRIP EDGE
9) METAL CHIMNEY SHROUD - SEE DETAIL	9) FULL BED NATURAL STONE CHIMNEY CHASE C/W METAL SHROUD
10) CAST-IN-PLACE ARCHITECTURAL CONCRETE TO MATCH CONCRETE PANELING	10) 24" HX 24" W TEMPERED GLASS RAILING I (SEE DETAIL)
11) 24" HX 24" W TEMPERED GLASS RAILING II (SEE DETAIL)	11) 24" HX 24" W TEMPERED GLASS RAILING III (SEE DETAIL)
12) ALUMINUM POWDER COATED DOWNPOUT	12) ALUMINUM POWDER COATED DOWNPOUT
13) METAL POST - FINISH TO MATCH MATERIAL 6	13) METAL POST - FINISH TO MATCH MATERIAL 6
14) DECORATIVE PVC WOOD TEXTURE LOUVER (SEE LOUVER DETAIL #1)	14) DECORATIVE PVC WOOD TEXTURE LOUVER (SEE LOUVER DETAIL #1)



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MECH/STORAGE AREA	267 SQ.FT.
COVERED ENTRY	95 SQ.FT.
COVERED PATIO	937 SQ.FT.

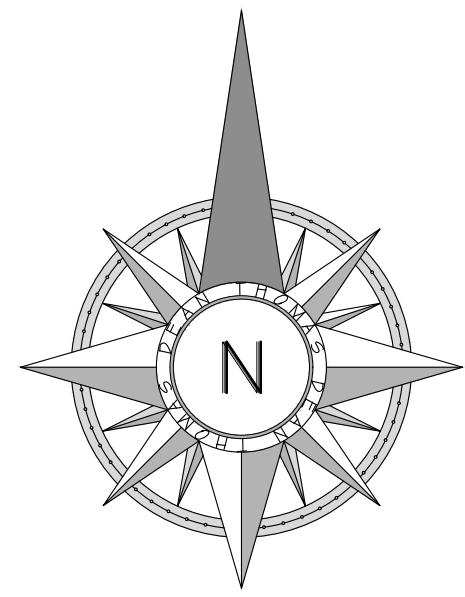
DESIGN BY: JS DRAWN BY: BL

DRAWING TITLE:
MAX HEIGHT
CALCULATIONS

SCALE (ARCH E) : 1/8" = 1'-0"
DATE: 2025-10-31

SHEET:

A6.1



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MECH/STORAGE AREA	267	SQ.FT.
COVERED ENTRY	56	SQ.FT.
COVERED PATIO	937	SQ.FT.

DESIGNED BY: JS DRAWN BY: BL

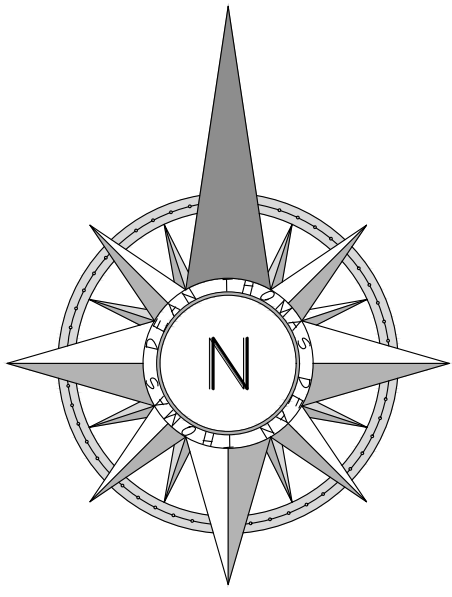
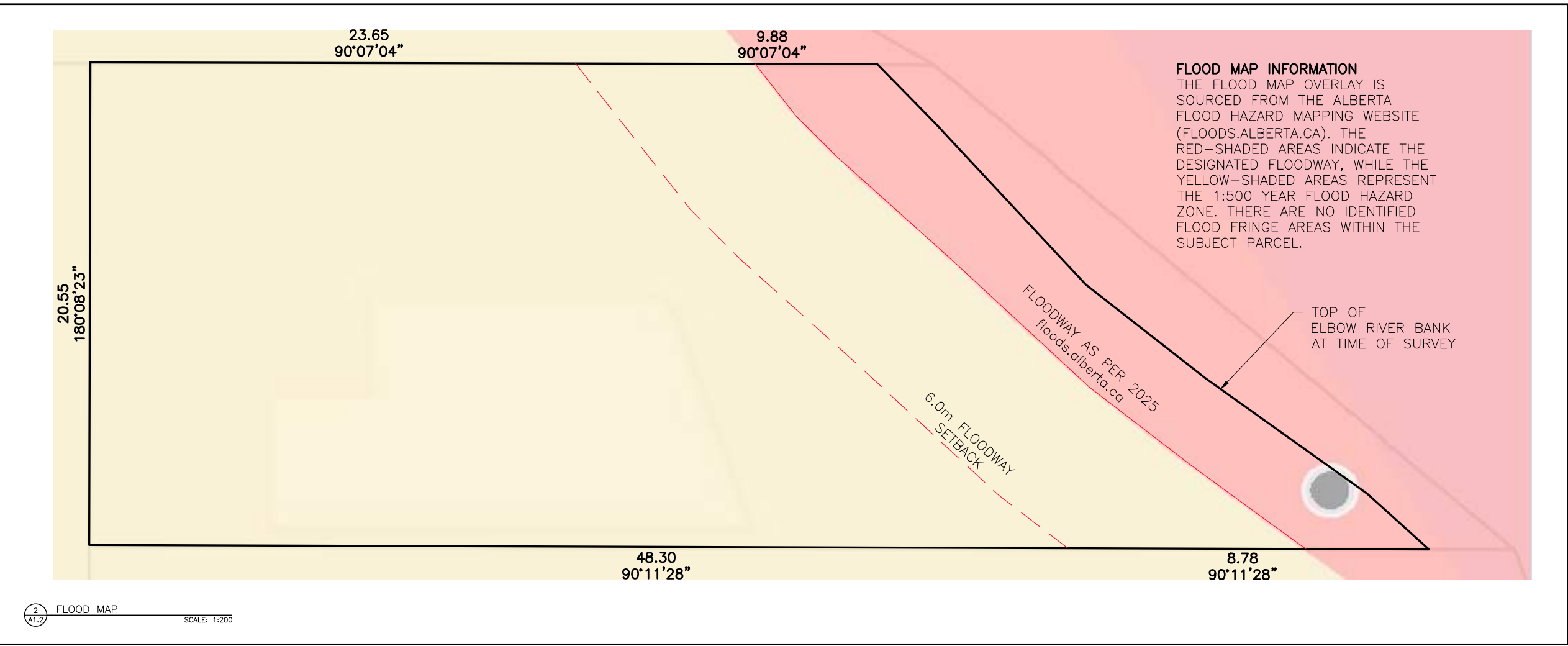
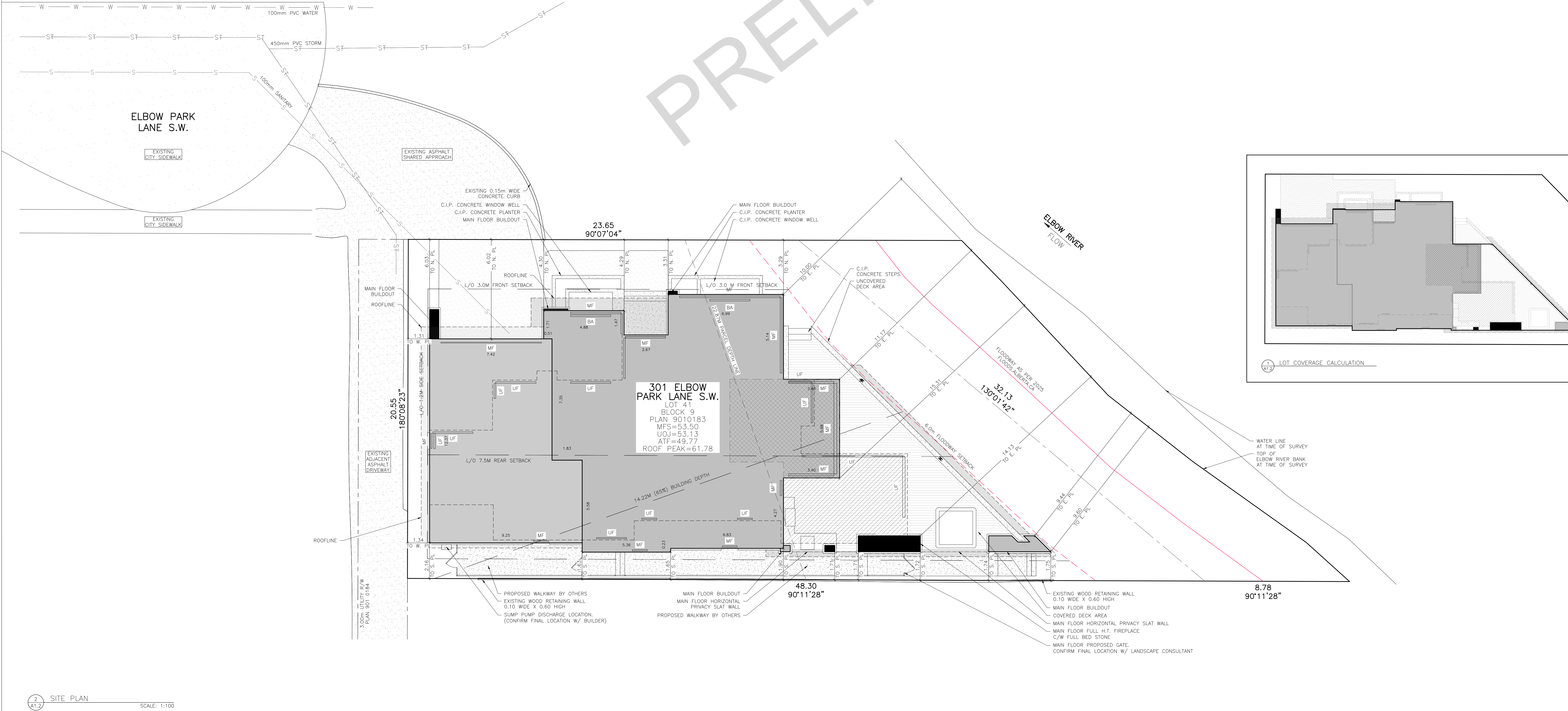
DRAWING TITLE

BLOCK PLAN

SCALE (ARCH E) : 1:100
DATE: 2025-10-31

SHEET:

A1.1



SITE PLAN	
NOTES:	50.50
ELEVATIONS ARE SHOWN THUS: $\diamond =$	1052.50 METRES.
ELEVATIONS ARE DERIVED FROM ASCM	106728 ELEV=1054.71
DISTANCES ARE IN METRES AND DECIMALS THEREOF.	
THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:	
"CAIT"	DENOTES CANTILEVER
"ENC."	DENOTES ENCROACHMENT(S)
"BW"	DENOTES BACK OF WALKWAY
"CONC."	DENOTES CONCRETE
"RET"	DENOTES RETAINING
"BC"	DENOTES BACK OF CURB
"TOW"	DENOTES TOP OF WALL
"BOW"	DENOTES BOTTOM OF WALL

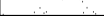
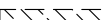
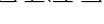
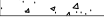
LINTYPE LEGEND

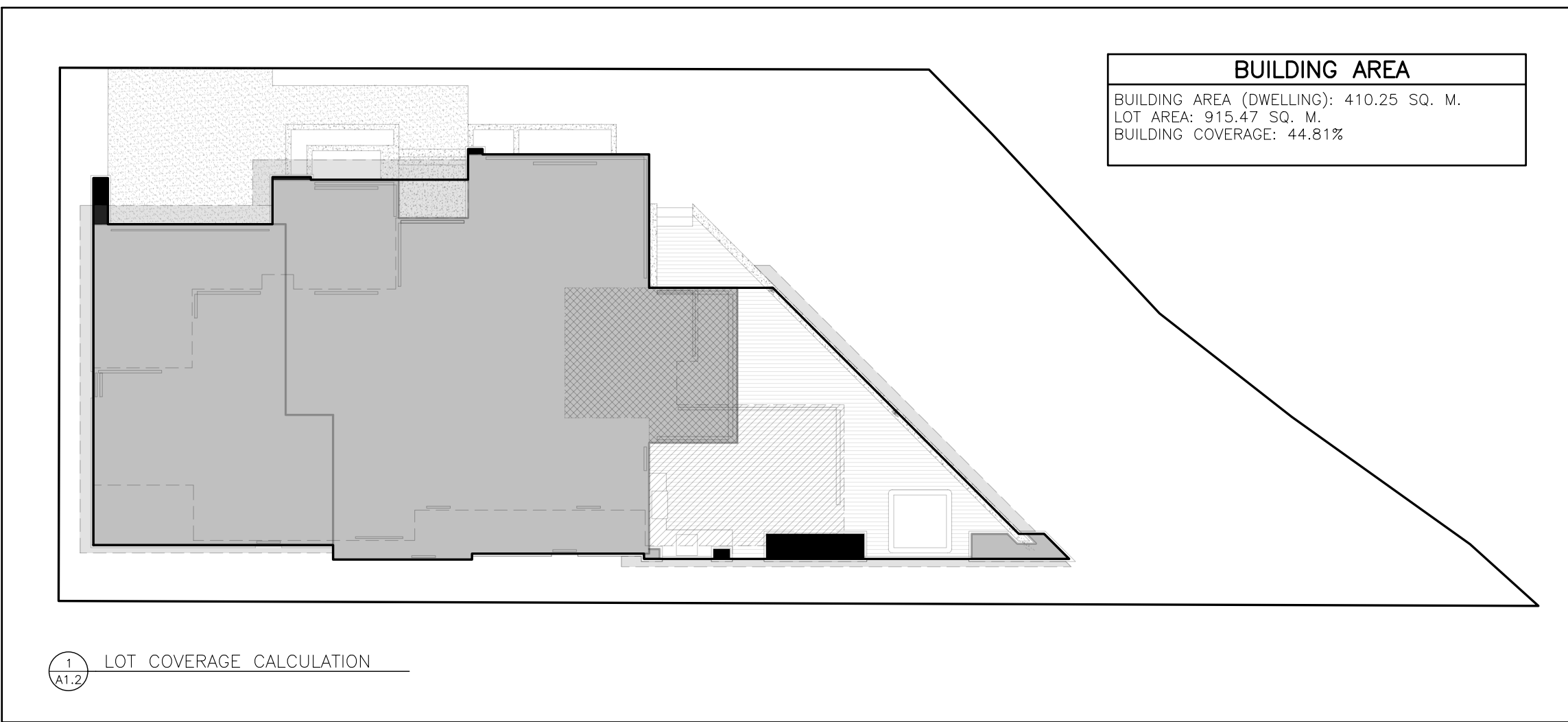
_____	DENOTES SUBJECT PROPERTY LINE
_____	DENOTES ADJACENT PROPERTY LINES
_____	DENOTES SUBJECT SETBACKS
_____	DENOTES SUBJECT ROOF LINE
_____	DENOTES SUBJECT UPPER FLOOR
_____	DENOTES UTILITY RIGHT OF WAY
X - X	DENOTES PROPOSED FENCE
X - X	DENOTES PROPOSED DRAINAGE
X - X	DENOTES EXISTING TO BE REMOVED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

SYMBOLS LEGEND	
	DENOTES EXISTING GEODETIC DATUM POINT
	DENOTES INTERPOLATED EXISTING GEODETIC POINT
	DENOTES PROPOSED GEODETIC DATUM POINT
	DENOTES PROPOSED LOWER LEVEL WINDOW
	DENOTES PROPOSED MAIN FLOOR WINDOW
	DENOTES PROPOSED UPPER FLOOR WINDOW
	DENOTES PROPOSED LOFT FLOOR WINDOW
	DENOTES PROPOSED CONCRETE OR ASPHALT
	DENOTES EXISTING POWER POLE
	DENOTES EXISTING MANHOLE
	DENOTES EXISTING CATCH BASIN
	DENOTES EXISTING SIGN
	DENOTES EXISTING WATER VALVE
	DENOTES EXISTING GAS VALVE
	DENOTES EXISTING STREET LIGHT
	DENOTES EXISTING TREE

BUILDING AREA
BUILDING AREA (DWELLING): 410.25 SQ. M.
LOT AREA: 915.47 SQ. M.
BUILDING COVERAGE: 44.81%

HATCH LEGEND

	EXISTING GRAVEL DRIVEWAY
	EXISTING DWELLING TO BE DEMOLISHED
	PROPOSED WALKWAY (REFER TO LANDSCAPE CONSULTANT)
	PROPOSED C.I.P. CONCRETE WALL
	PROPOSED BASEMENT SLAB DROPDOWN
	PROPOSED MAIN FLOOR STRUCTURE
	PROPOSED UPPER FLOOR STRUCTURE
	PROPOSED DECKING
	PROPOSED OVERHANG



BUILDING DEPTH:
5.35 (1) UNLESS OTHERWISE REFERENCED IN SUBSECTIONS (2) AND (3) THE MAXIMUM BUILDING DEPTH IS 65.0 PER CENT OF THE PARCEL DEPTH FOR A BUILDING CONTAINING A UNIT.

PARCEL DEPTH = 21.87m
BUILDING DEPTH = 21.87m x 0.65 = 14.22m

BUILDING HEIGHT:

- (1) UNLESS OTHERWISE REFERENCED IN SUBSECTIONS (2) THROUGH (5), THE MAXIMUM BUILDING HEIGHT IS 11.0 METERS MEASURED FROM GRADE.
- (2) WHERE A BUILDING SETBACK IS REQUIRED FROM A PROPERTY LINE, THE BUILDING HEIGHT SHALL BE MEASURED WITH A LOW DENSITY RESIDENTIAL DISTRICT OR, THE W-CO ZONING DISTRICT, MAXIMUM BUILDING HEIGHT.
- (3) IS THE GREATER OF:
 - (a) THE HIGHEST GROUND ELEVATION OF A MAIN RESIDENTIAL DISTRICT OR, W-CO ZONING DISTRICT, MINUS 1.0 METERS;
 - (b) 7.0 METERS FROM GRADE, MEASURED AT THE SHARED PROPERTY LINE.
- (4) INCREASES AT A 45 DEGREE ANGLE TO A MAXIMUM OF 11.0 METERS MEASURED FROM GRADE.

HIGHEST GRADE ON PROPERTY LINES SHARED WITH LOW DENSITY RESIDENTIAL DISTRICT OR, W-CO ZONING DISTRICT: 6.5-7.6

HIGHEST BUILDING HEIGHTS FOR ADJUTING PROPERTY: WEST-60.35/SOUTH-63.05 (SAME PARCELS)

BEST-60.35 IS GREATER THAN THE HIGHEST PROPERTY LINE GRADES +7.0M THEREFORE THE BUILDING HEIGHT FOR THE SHARED PROPERTY LINE SHALL BE 6.5-7.6 METERS FOR THE SHARED PROPERTY LINE HEIGHT CALCULATIONS.

BUILDING HEIGHT (PARCEL DEPTH)
541 (4) WHERE NOT LOCATED ON A CORNER PARCEL, THE MAXIMUM BUILDING HEIGHT IS 8.6 METRES FOR ANY PORTION OF A PARCEL WHERE THE BUILDING LOCATED BETWEEN THE REAR PROPERTY LINE AND 60.0 PER CENT PARCEL DEPTH OR THE CONTEXTUAL BUILDING DEPTH AVERAGE, WHICHEVER IS GREATER.

PARCEL DEPTH=21.87m
CONTEXTUAL BUILDING DEPTH AVERAGE=
DRAWINGS: #313=24.12m / #315=25.07m
24.12m+25.07m=49.19 / 2= 24.60+4.6=29.20m

6) GIVEN THAT THE CONTEXTUAL BUILDING DEPTH EXCEEDS THE DEPTH OF THE SUBJECT PARCEL, THIS SPECIFIC PROVISION OF THE BYLAW SHALL NOT APPLY TO THIS PARCEL.

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1.	ISSUED FOR PRICING & REVIEW	2025-10-11
2.	ISSUED FOR DEVELOPMENT PERMIT	2025-10-3

FLOOR AREAS	
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DESIGNED BY: JS

DRAWN BY: B1

DRAWING TITLE

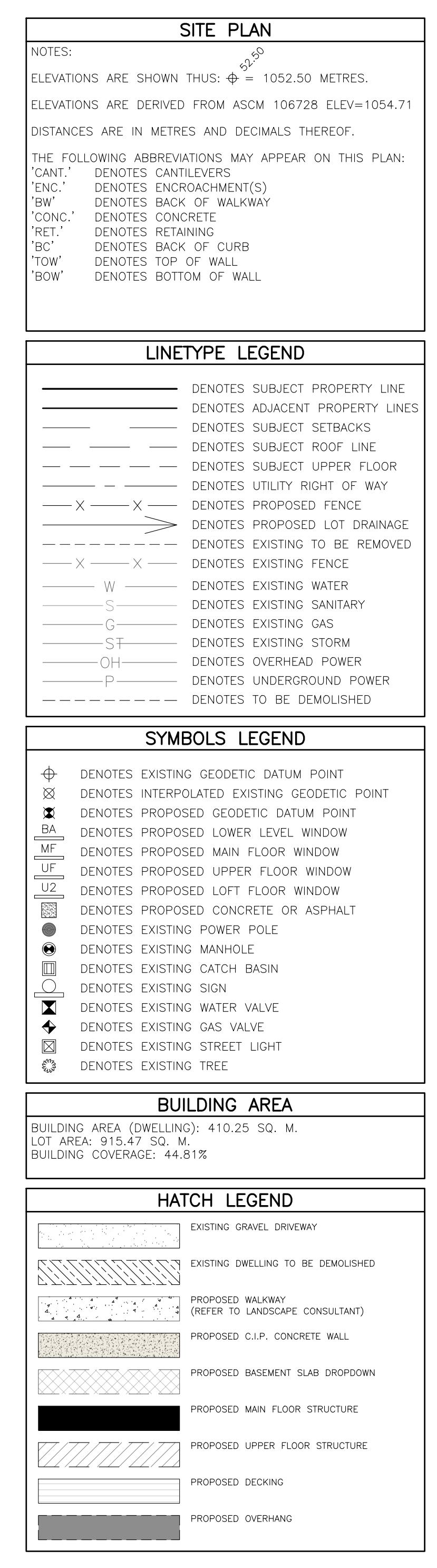
DEMO PLAN AND SITE PLAN

SCALE (ARCH E)
DATE:

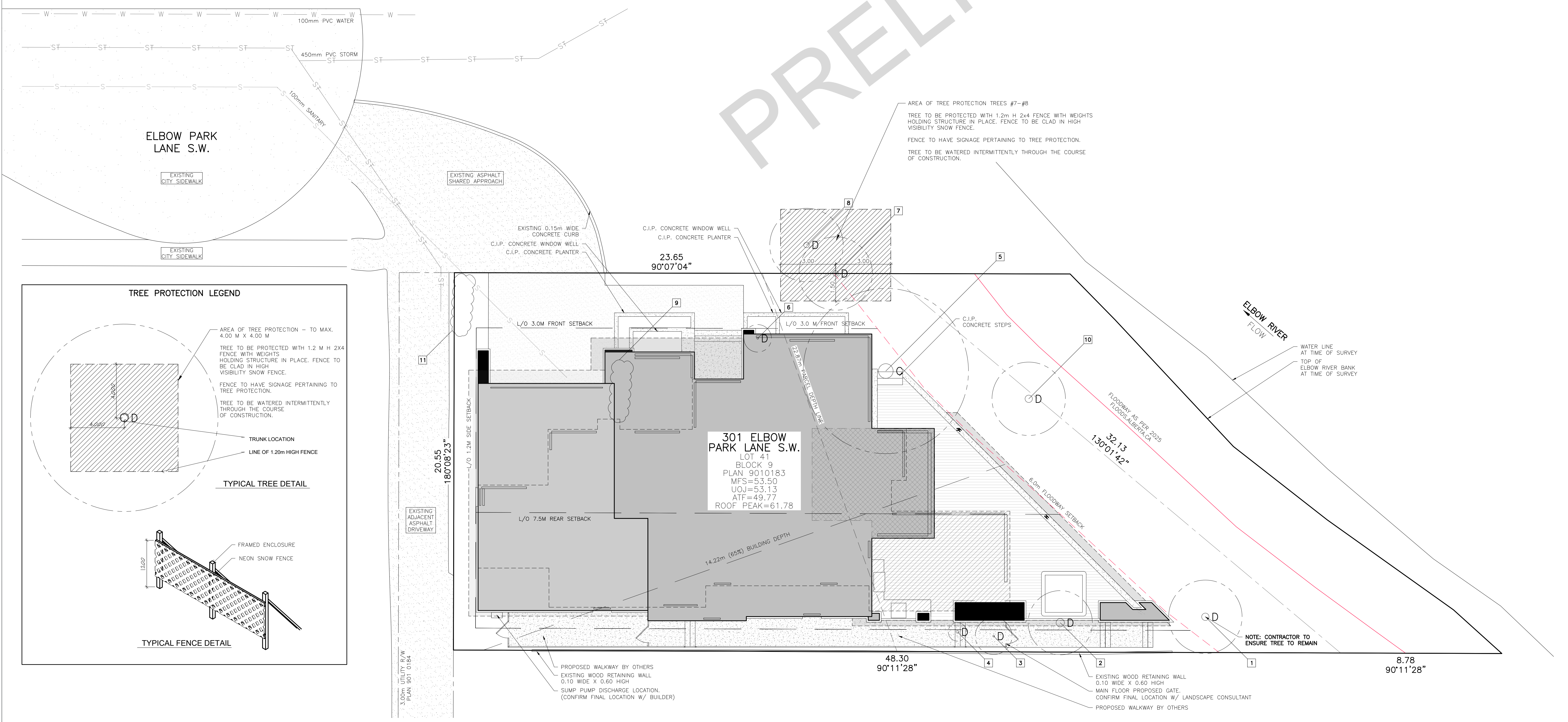
1:100
2025-10-31

SHEET

A1.2



1 GRADING PLAN
A1.3 SCALE: 1:100



2 TREE PLAN
A1.3 SCALE: 1:100

TREE DATA						
TREE	TYPE	TRUNK (M)	CANOPY (M)	LOCATION	PROTECTION PLAN	TO BE REMOVED
0	DECIDUOUS	0.40	4.00	SUBJECT	----	NO
2	DECIDUOUS	0.45	3.50	SUBJECT	----	YES
3	DECIDUOUS	0.10	2.00	SUBJECT	----	YES
4	DECIDUOUS	0.15	1.00	SUBJECT	----	YES
5	CONIFEROUS	0.80	9.00	SUBJECT	----	YES
6	DECIDUOUS	1.10	1.50	SUBJECT	----	YES
7	DECIDUOUS	0.30	4.00	PLINE	----	NO
8	DECIDUOUS	0.30	4.00	CITY	YES	NO
9	BUSH/SHRUB	----	2.00	SUBJECT	----	YES
10	DECIDUOUS	0.40	4.00	SUBJECT	----	NO
11	BUSH/SHRUB	----	2.00	SUBJECT	----	YES

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TREE PROTECTION PLAN

SITE CONTACT
SHAUN PUGH – MAKENA HOMES
EMAIL: shaun@makenahomes.com
PHONE: 587-586-2115

PHONE: 587-586-2115

NOTES:

- 1) IN ORDER TO ENSURE THE INTEGRITY OF EXISTING PUBLIC TREES AND ROOTS, CONSTRUCTION ACCESS IS ONLY PERMITTED OUTSIDE THE DRIP LINE OF PUBLIC TREES, AS PER THE APPROVED TREE PROTECTION PLAN.
- 2) PUBLIC TREES SHALL BE RETAINED AND PROTECTED DURING ALL PHASES OF CONSTRUCTION BY INSTALLING A TEMPORARY FENCE AROUND THE EXTENT OF THE BRANCHES ("DRIP LINE") AND ENSURING NO CONSTRUCTION MATERIALS ARE STORED INSIDE THIS FENCE UNLESS OTHERWISE AUTHORIZED BY URBAN FORESTRY.



PROJECT:
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