



587 | 586 | 2115
CALGARY, ALBERTA

301 ELBOW PARK LANE S.W.
CALGARY, ALBERTA

LOT 41
BLOCK 9
PLAN 9010183

DEANTHOMAS
DESIGN GROUP

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



FINAL DESIGN MAY DIFFER FROM 3D CONCEPTUAL IMAGES

ISSUED FOR DETAILED REVIEW RESPONSE #3: 2026-05-12

BUILDING NOTES

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-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 ALBERTA 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.

-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 - GENERAL NOTES & ASSEMBLIES
A1.1 - BLOCK PLAN
A1.2 - SITE PLAN & DEMO PLAN
A1.3 - 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

1.	ISSUED FOR PRICING & REVIEW	2025-10-10
2.	ISSUED FOR DEVELOPMENT PERMIT	2025-10-31
3.	ISSUED FOR DEVELOPMENT PERMIT REVS #1	2026-01-16
4.	ISSUED FOR REVIEW	2026-01-23
5.	ISSUED FOR DR RESPONSE #2	2026-04-01
6.	ISSUED FOR DR RESPONSE #3	2026-05-12



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	1093	SQ. FT.
MECH/STORAGE AREA	287	SQ. FT.
COVERED ENTRY	56	SQ. FT.
COVERED PATIO	866	SQ. FT.

SHEET: A2.1

A2.1



PROJECT:

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REVIEW

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



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

MATERIALS		COMMON DETAILS	
1. PRE-CAST CONCRETE PANEL	2. CAST-IN-PLACE CONCRETE	1. PRE-CAST CONCRETE PANEL PLANTER 1 - SEE DETAIL	2. CAST-IN-PLACE ARCHITECTURAL CONCRETE TO MATCH CONCRETE PANELING
3. NATURAL STONE CLADDING (FULL BED)	4. GROOVED PVC CLADDING (WOOD TEXTURE - HORIZONTAL)	3. PRE-CAST CONCRETE PANEL PLANTER 2 - SEE DETAIL	3. 3/4" THK TEMPERED GLASS RAILING 1 (SEE DETAIL)
5. AL-13 PANELING OR GIM	6. CONCRETE PARAPET	4. PRE-CAST CONCRETE PANEL PLANTER 3 - SEE DETAIL	4. 3/4" THK TEMPERED GLASS RAILING 2 (SEE DETAIL)
		5. PRE-CAST CONCRETE PANEL PLANTER 4 - SEE DETAIL	5. ALUMINUM POWDER COATED DOWNPOUT
		6. PRE-CAST CONCRETE PANEL PLANTER 5 - SEE DETAIL	6. ALUMINUM CLADDED POST
		7. PRE-CAST CONCRETE PANEL PLANTER 6 - SEE DETAIL	7. METAL POST - FINISH TO MATCH MATERIAL 6
		8. PRE-CAST CONCRETE PANEL PLANTER 7 - SEE DETAIL	8. DECORATIVE PVC WOOD TEXTURE LOUVER (SEE LOUVER DETAIL #3)
		9. METAL C CHANNEL PARAPET - SEE DETAIL	
		10. METAL CHIMNEY SHROUD - SEE DETAIL	
		11. FULL BED NATURAL STONE CHIMNEY CHASE C/W METAL SHROUD	

FLOOR AREAS:

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DESIGN BY: JS

DRAWN BY: BL

DRAWING TITLE:

SOUTH & WEST
ELEVATIONS

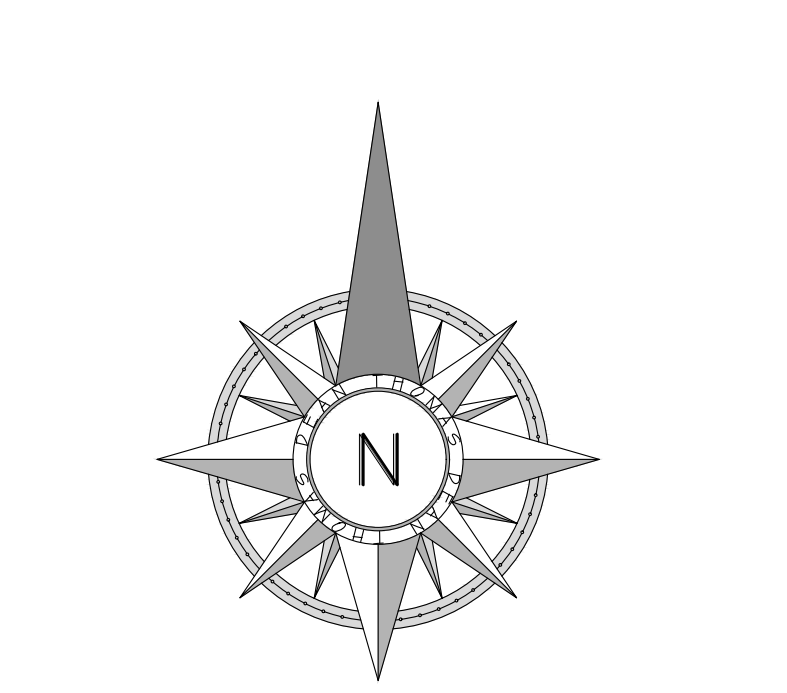
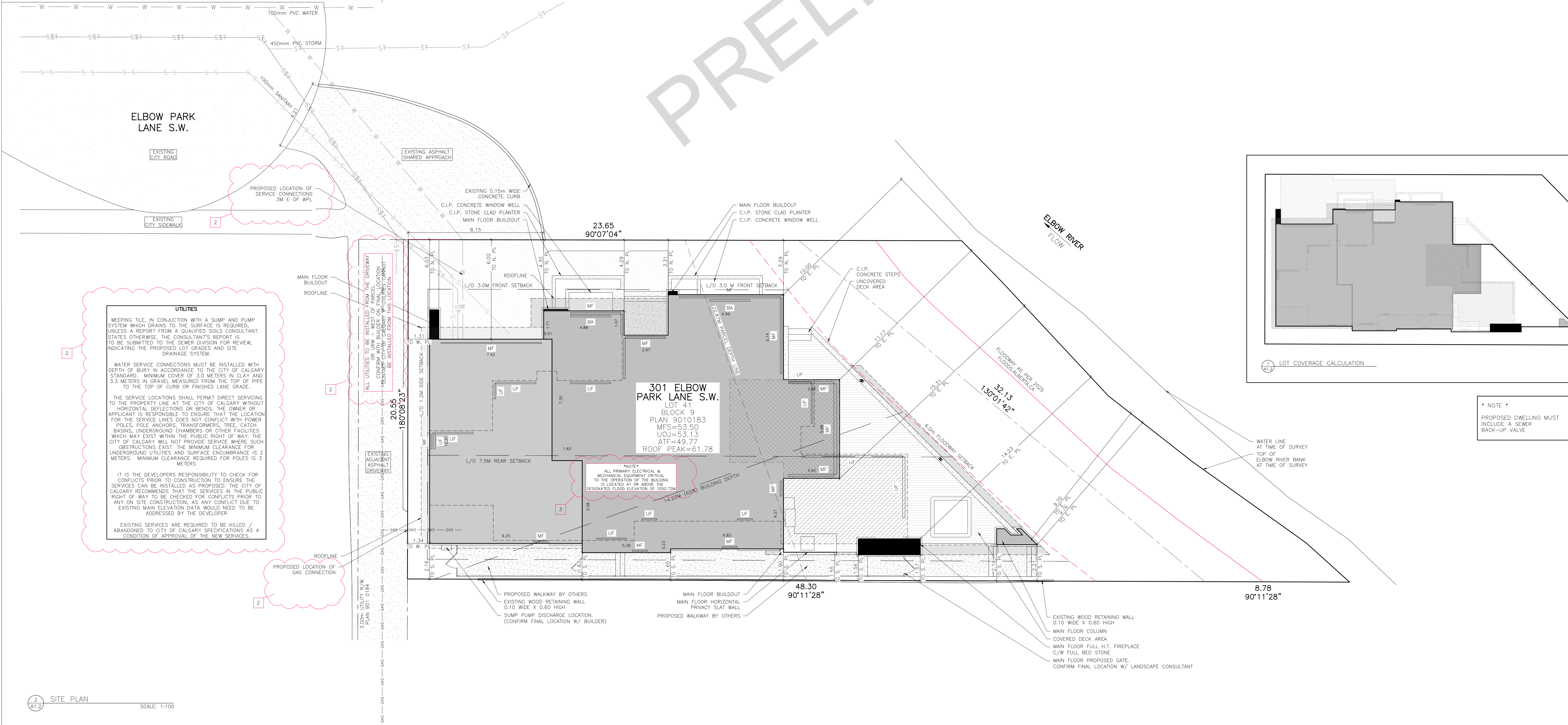
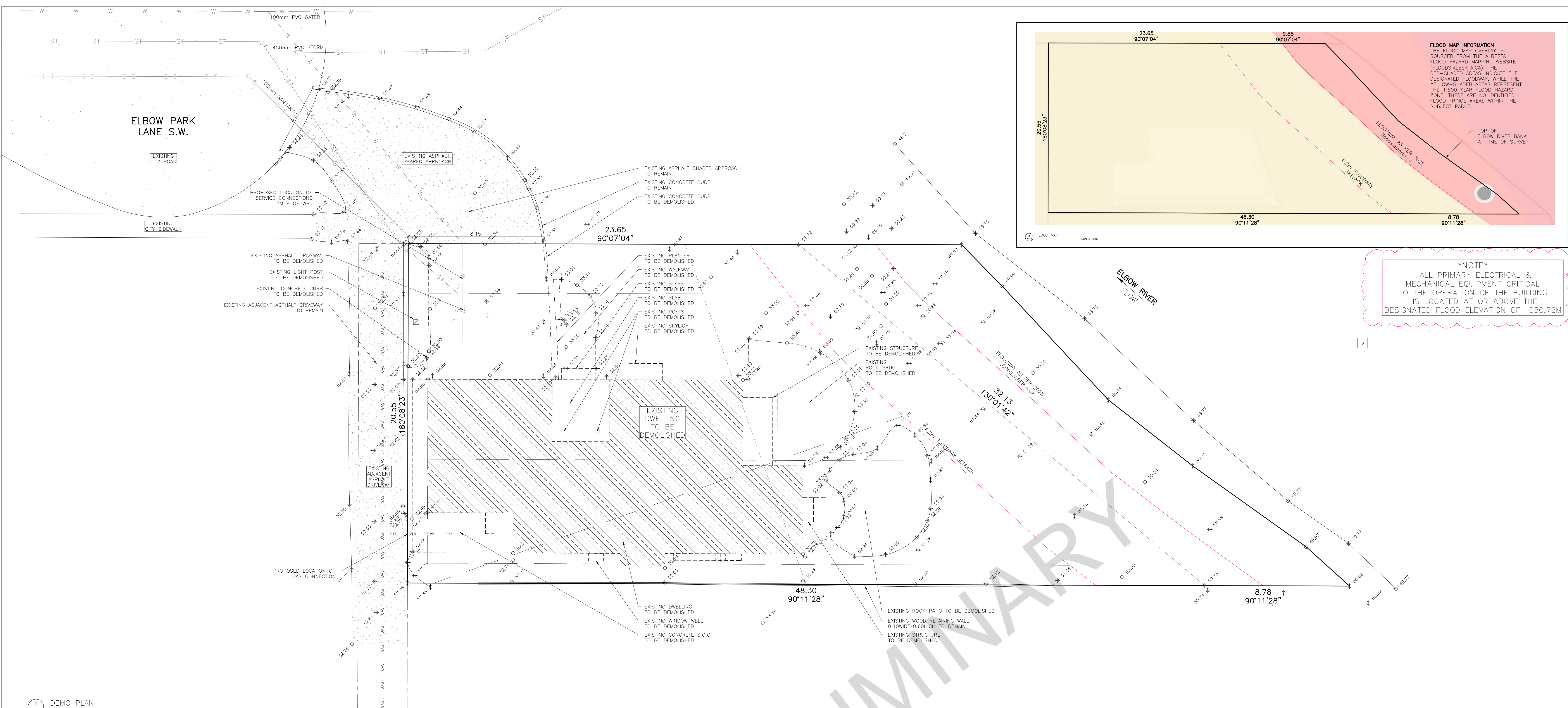
SCALE (ARCH E) :
DATE:

1/4"=1'-0"
2026-05-12

SHEET:

A2.2





SITE PLAN

NOTES:

ELEVATIONS ARE SHOWN THUS: $\phi = 1052.50$ 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:

"CANT." DENOTES CANTILEVERS

"ENC." DENOTES ENCROACHMENTS

"RW" 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

LINETYPE 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

--- DENOTES PROPOSED LOT DRAINAGE

--- 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

CH 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

BA DENOTES PROPOSED LOWER LEVEL WINDOW

MF DENOTES PROPOSED MAIN FLOOR WINDOW

UF DENOTES PROPOSED UPPER FLOOR WINDOW

UF DENOTES PROPOSED LOT WINDOW

UF DENOTES PROPOSED CONCRETE OR ASPHALT

● DENOTES EXISTING POWER POLE

● DENOTES EXISTING MANHOLE

□ DENOTES EXISTING GATCH BASIN

□ DENOTES EXISTING SIGN

⊗ DENOTES EXISTING WATER 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

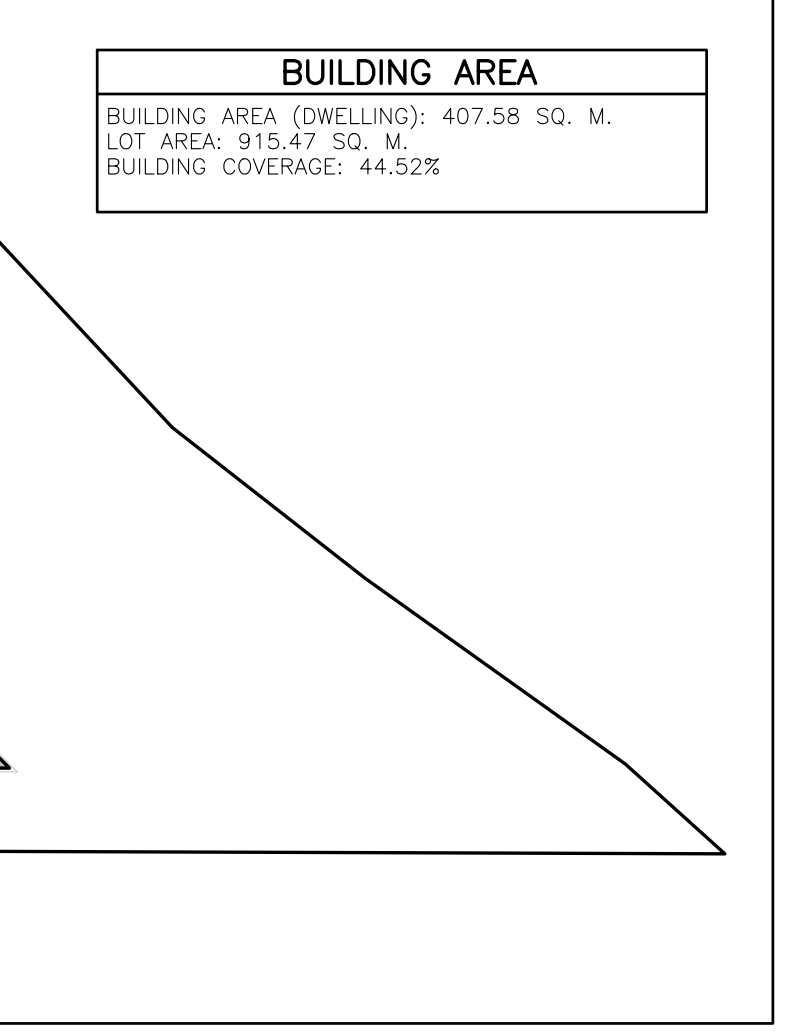
PROPOSED BASEMENT SLAB DROPDOWN

PROPOSED MAIN FLOOR STRUCTURE

PROPOSED UPPER FLOOR STRUCTURE

PROPOSED DECKING

PROPOSED OVERHANG



BUILDING DEPTH:

(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:

S41 (1) UNLESS OTHERWISE REFERENCED IN SUBSECTIONS (2), (3) AND (4), THE MAXIMUM BUILDING HEIGHT IS 11.0 METRES MEASURED FROM GRADE.

(2) WHERE A BUILDING SETBACK IS REQUIRED FROM A PROPERTY LINE SHARED WITH ANOTHER PARCEL DESIGNATED WITH A LOW DENSITY RESIDENTIAL DISTRICT OR H-GO OR H-GO DISTRICT, THE MAXIMUM BUILDING HEIGHT:

(a) IS THE GREATER OF

(i) THE HIGHEST GEODETIC ELEVATION OF A MAIN RESIDENTIAL BUILDING ON THE ADJACENT PARCEL; OR

(ii) 7.0 METRES FROM GRADE MEASURED AT THE SHARED PROPERTY LINE; AND

(b) INCREASES AT A 45 DEGREE ANGLE TO A MAXIMUM OF 9.0 METRES MEASURED FROM GRADE.

HIGHEST GRADE ON PROPERTY LINES SHARED WITH LOW DENSITY RESIDENTIAL WEST-52.76/SOUTH-52.76

HIGHEST BUILDING GEODETIC FOR ADJUTING PROPERTY: WEST-40.35/SOUTH-40.35 (SAME PARCELS)

BOTH GEODETIC ARE GREATER THAN THE HIGHEST PROPERTY LINE GRADES +7.0M THEREFORE THE BUILDING GEODETIC FOR BOTH PROPERTY LINES WILL BE USED FOR THE SHARED PROPERTY LINE HEIGHT CALCULATION.

BUILDING HEIGHT (PARCEL DEPTH)

S41 (1) WHERE NOT LOCATED ON A CORNER PARCEL, THE MAXIMUM BUILDING HEIGHT IS 4.6 METRES FOR ANY PORTION OF A MAIN RESIDENTIAL BUILDING LOCATED BETWEEN THE REAR PROPERTY LINE AND 60.0 PER CENT PARCEL DEPTH OR THE CONTINGUAL BUILDING DEPTH AVERAGE, WHICHEVER IS GREATER.

PARCEL DEPTH=21.87m

CONTINGUAL BUILDING DEPTH AVERAGE=

DWELLING'S: #13+24.12m / #11+25.07m

24.12m+25.07m=49.19 / 2= 24.60+4.6+29.20m

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

NOTE

PROPOSED DWELLING MUST INCLUDE A SEWER BACK-UP VALVE



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FLOOR AREAS:

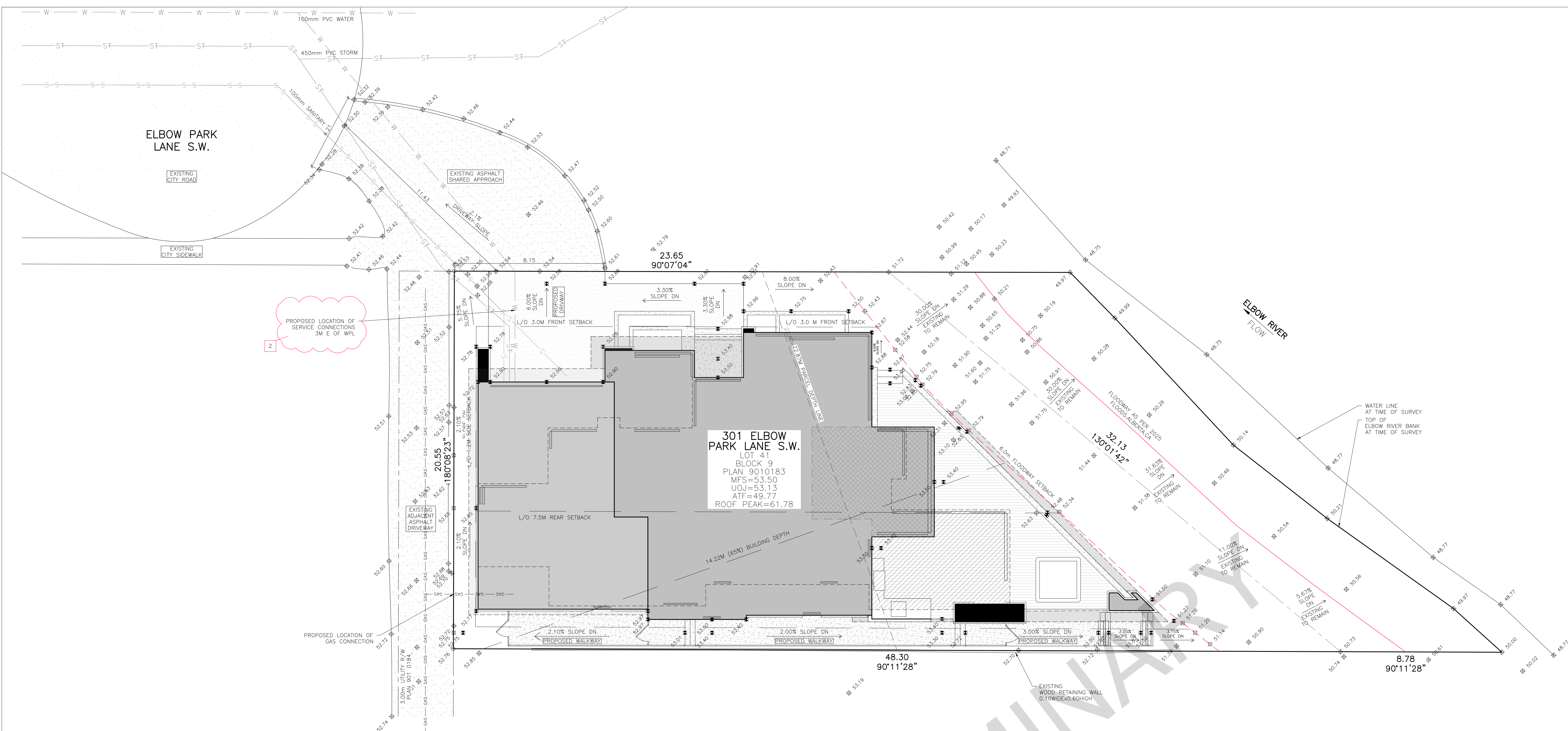
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DESIGNED BY: JS
DRAWN BY: BL

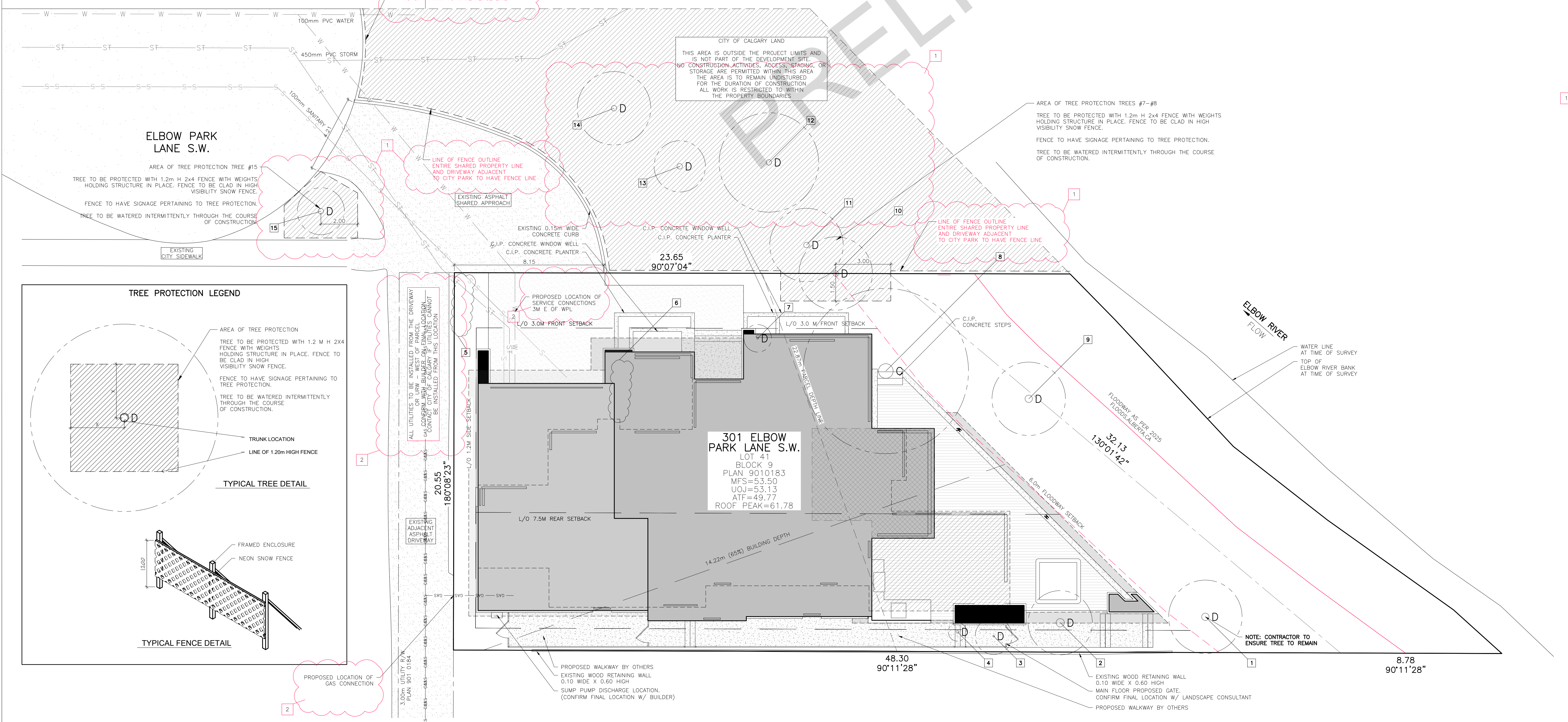
DRAWING TITLE:
**DEMO PLAN
AND SITE PLAN**

SCALE (ARCH E) :
DATE: 2026-05-12

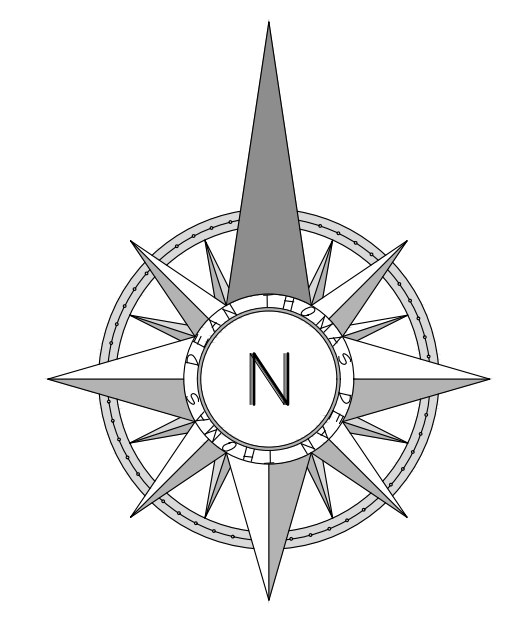
SHEET:
A1.2



1.1 GRADING PLAN SCALE: 1:100



2.1 TREE PLAN SCALE: 1:100



SITE PLAN

NOTES:

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“ENC.” DENOTES ENCROACHMENT(S)

“BN” DENOTES BACK OF WALKWAY

“CONC.” DENOTES CONCRETE

“RET.” DENOTES RETAINING

“RC” DENOTES BACK OF CURB

“TOW” DENOTES TOP OF WALL

“BOW” DENOTES BOTTOM OF WALL

LINETYPE 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 LOT DRAINAGE

— DENOTES EXISTING TO BE REMOVED

X X DENOTES EXISTING FENCE

W DENOTES EXISTING WATER

— DENOTES EXISTING SANITARY

G DENOTES EXISTING GAS

— DENOTES EXISTING STORM

— 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

MF DENOTES PROPOSED MAIN FLOOR WINDOW

UF DENOTES PROPOSED UPPER FLOOR WINDOW

UF 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 BRICK, DRAINAGE

— EXISTING DWELLING TO BE DEMOLISHED

— EXISTING LANDSCAPE (CONSULTANT)

— PROPOSED WALKWAY

— PROPOSED C.I.P. CONCRETE WALL

— PROPOSED BRICK/SLAB DROPDOWN

— PROPOSED MAIN FLOOR STRUCTURE

— PROPOSED UPPER FLOOR STRUCTURE

— PROPOSED DECKING

— PROPOSED OVERHANG

NOTE

ALL PRIMARY ELECTRICAL & MECHANICAL EQUIPMENT CRITICAL TO THE OPERATION OF THE BUILDING IS LOCATED AT OR ABOVE THE DESIGNATED FLOOD ELEVATION OF 1050.72M

TREE DATA									
TREE	IDENTIFICATION #	TYPE	TRUNK# (M)	CANOPY# (M)	LOCATION	PROTECTION PLAN	TO BE REMOVED		
1	—	DECIDUOUS	0.40	4.00	SUBJECT	—	YES	NO	
2	—	DECIDUOUS	0.45	3.50	SUBJECT	—	YES	NO	
3	—	DECIDUOUS	0.10	2.00	SUBJECT	—	YES	NO	
4	—	DECIDUOUS	0.15	1.00	SUBJECT	—	YES	NO	
5	—	BUSH/SHRUB	—	2.00	SUBJECT	—	YES	NO	
6	—	BUSH/SHRUB	—	2.00	SUBJECT	—	YES	NO	
7	—	DECIDUOUS	0.10	1.50	SUBJECT	—	YES	NO	
8	—	CONIFEROUS	0.80	9.00	SUBJECT	—	YES	NO	
9	—	DECIDUOUS	0.40	4.00	SUBJECT	—	YES	NO	
10	T-51238556	DECIDUOUS	0.70	—	CITY	YES	NO	NO	
11	T-51238558	DECIDUOUS	0.87	—	CITY	YES	NO	NO	
12	T-51238559	DECIDUOUS	0.82	—	CITY	YES	NO	NO	
13	T-51238560	DECIDUOUS	0.17	—	CITY	YES	NO	NO	
14	T-51238561	DECIDUOUS	0.30	—	CITY	YES	NO	NO	
15	T-51238563	CONIFEROUS	0.32	—	CITY	YES	NO	NO	

TREE PROTECTION PLAN

SITE CONTACT

SHAWN FUGER - MAKENA HOMES

EMAIL: shawn@makenahomes.com

PHONE: 587-586-2115

NOTES:

AN URBAN FORESTRY TECHNICIAN MUST BE ON SITE, TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT EXISTING PUBLIC TREES, DURING THE EXCAVATION OF AND THE INSTALLATION OF THE PROPOSED HOUSE, THE PROPOSED DEEP SERVICES AND THE PROPOSED DRIVEWAY, WITH A CONFIRMED MEETING, PRIOR TO CONSTRUCTION, CONTACT URBAN FORESTRY AT 311 AND ASK TO SPEAK TO AN URBAN FORESTRY TECHNICIAN. URBAN FORESTRY REQUIRES MINIMUM TWO BUSINESS DAYS NOTICE PRIOR TO MEETING ON SITE.

IF LARGE STRUCTURAL ROOTS ARE DAMAGED OR REMOVED, CAUSING THE PUBLIC TREES TO EXCEED ITS LIMITS OF STABILITY, URBAN FORESTRY WILL REQUIRE ITS REMOVAL PLUS PAYMENT OF COMPENSATION.

NOTES:

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.

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.



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DESIGNED BY: JS

DRAWN BY: BL

DRAWING TITLE:

GRADING PLAN
AND TREE PLAN

SCALE (ARCH E):

DATE:

1:100

2026-05-12

SHEET: