



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 REVISIONS: 2026-01-16

BUILDING NOTES

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-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 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
A1.5 - 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

A2.1



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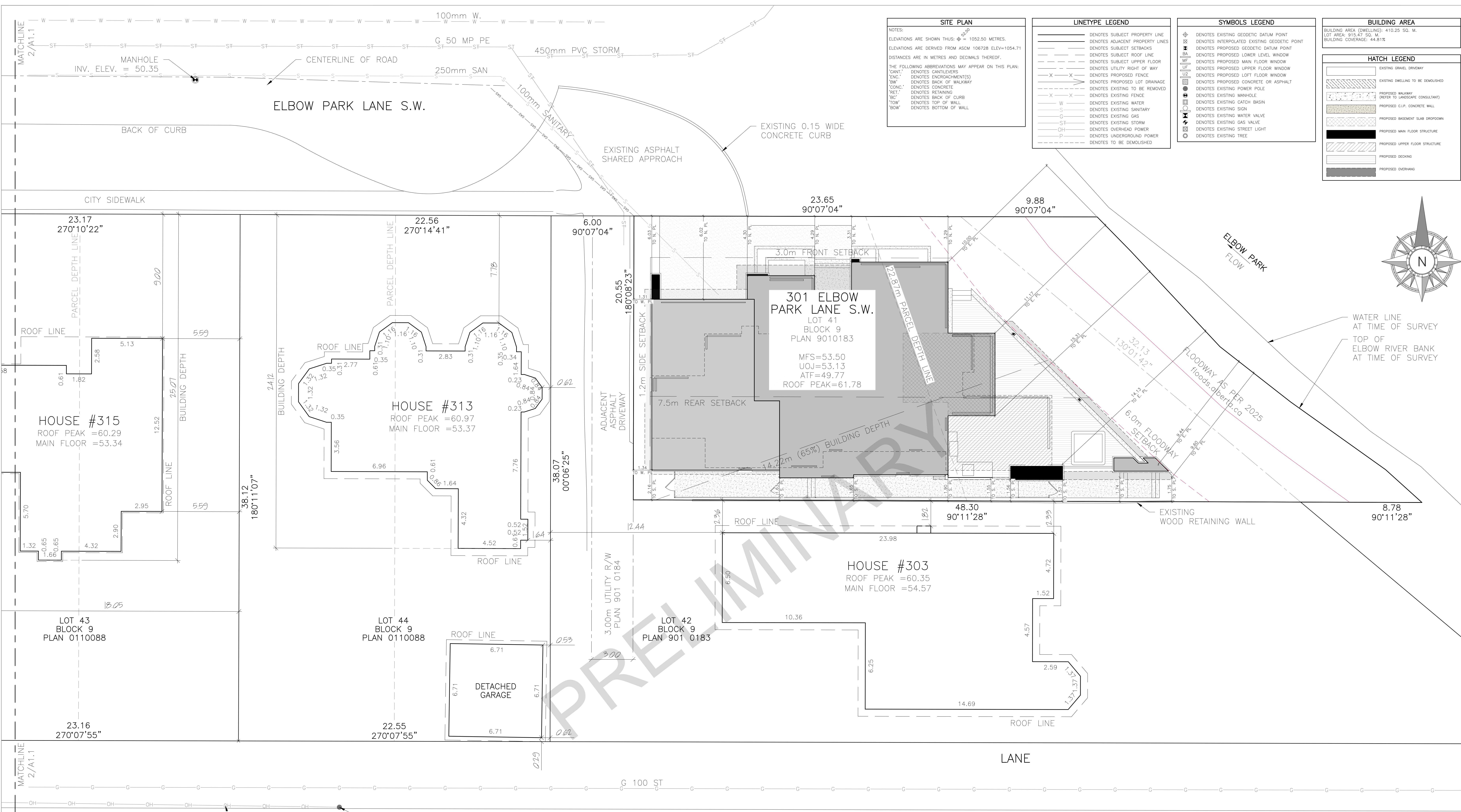
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1.	ISSUED FOR PRICING & REVIEW	2025-10-10
2.	ISSUED FOR DEVELOPMENT PERMIT	2025-10-31
3.	ISSUED FOR DEVELOPMENT PERMIT REVS #1	2026-01-16

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	267 SQ. FT.
COVERED ENTRY	56 SQ. FT.
COVERED PATIO	866 SQ. FT.

A2.2



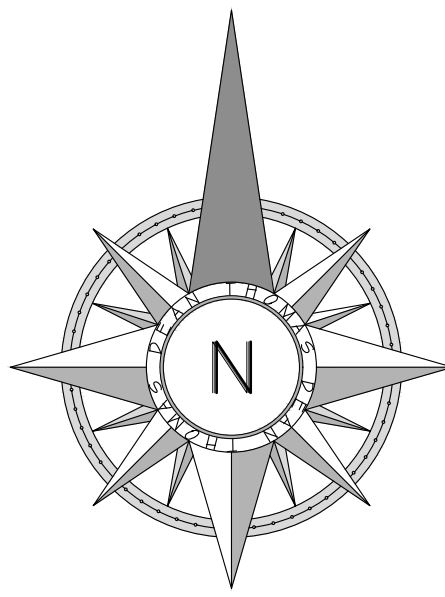


SITE PLAN	
NOTES:	
ELEVATIONS ARE SHOWN THUS: ϕ 1052.50 METRES.	
ELEVATIONS ARE DERIVED FROM ASCM 106728 ELEV+1054.71	
DISTANCES ARE IN METRES AND DECIMALS THEREOF.	
THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:	
'CANT'	DENOTES CANTILEVERS
'ENC.'	DENOTES ENCROACHMENT(S)
'BW'	DENOTES BACK OF WALKWAY
'CONC.'	DENOTES CONCRETE
'RETL'	DENOTES RETAINING
'BC'	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 FENCE
---	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
---	DENOTES TO BE DEMOLISHED

SYMBOLS' LEGEND	
ϕ	DENOTES EXISTING GEODETIC DATUM POINT
ϕ	DENOTES INTERPOLATED EXISTING GEODETIC POINT
ϕ	DENOTES PROPOSED GEODETIC DATUM POINT
ϕ	DENOTES PROPOSED LOWER LEVEL WINDOW
ϕ	DENOTES PROPOSED MAIN FLOOR WINDOW
ϕ	DENOTES PROPOSED UPPER FLOOR WINDOW
ϕ	DENOTES PROPOSED LOFT FLOOR WINDOW
ϕ	DENOTES PROPOSED CONCRETE OR ASPHALT
ϕ	DENOTES EXISTING POWER POLE
ϕ	DENOTES EXISTING MANHOLE
ϕ	DENOTES EXISTING CATCH BASIN
ϕ	DENOTES EXISTING SOIL
ϕ	DENOTES EXISTING WATER VALVE
ϕ	DENOTES EXISTING GAS VALVE
ϕ	DENOTES EXISTING STREET LIGHT
ϕ	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 PROPOSITION
	PROPOSED MAIN FLOOR STRUCTURE
	PROPOSED UPPER FLOOR STRUCTURE
	PROPOSED DECKING
	PROPOSED OVERHANG



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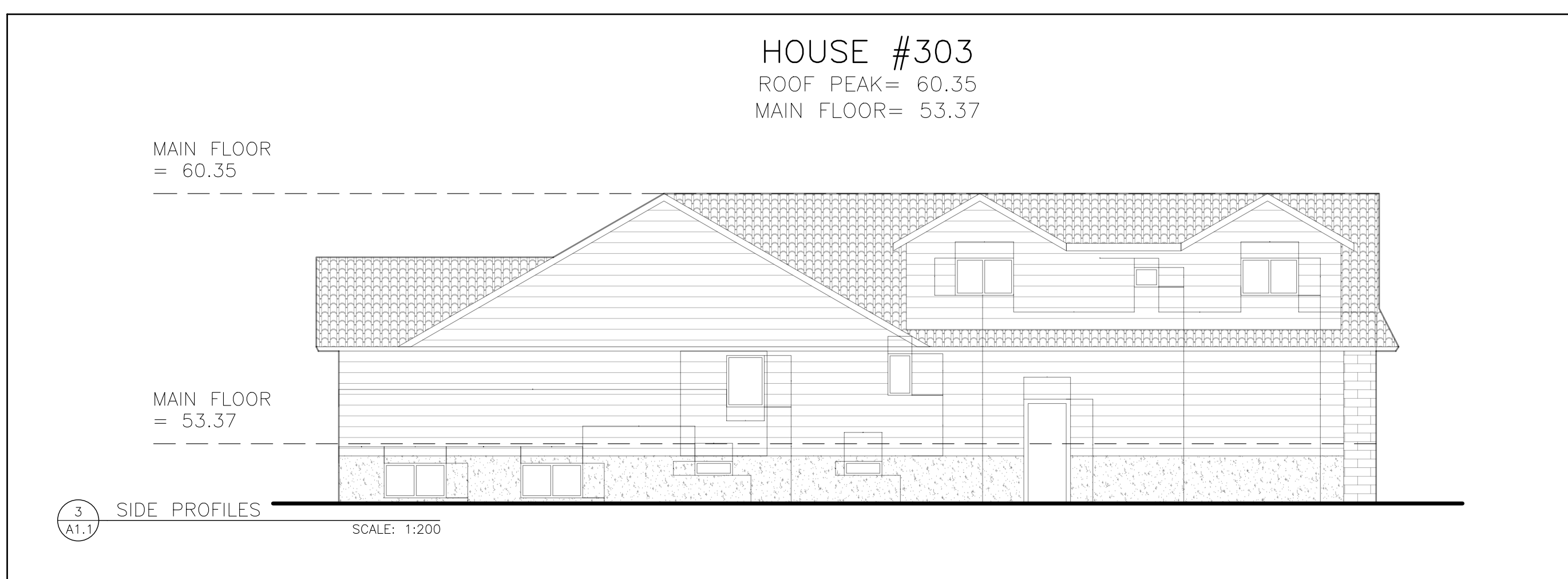
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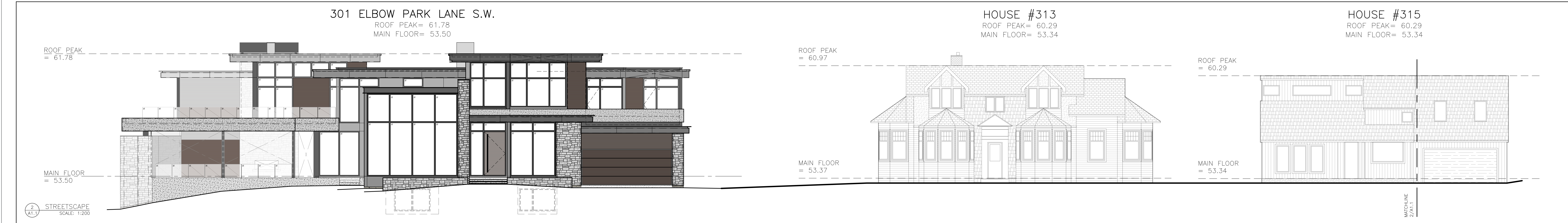
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1
A1.1
BLOCK PLAN
SCALE: 1:200



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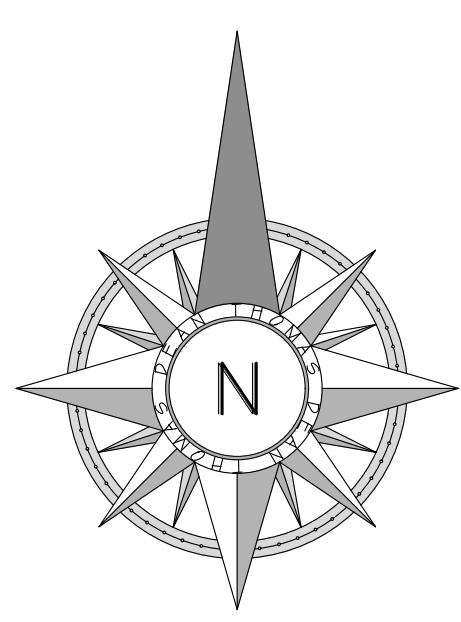
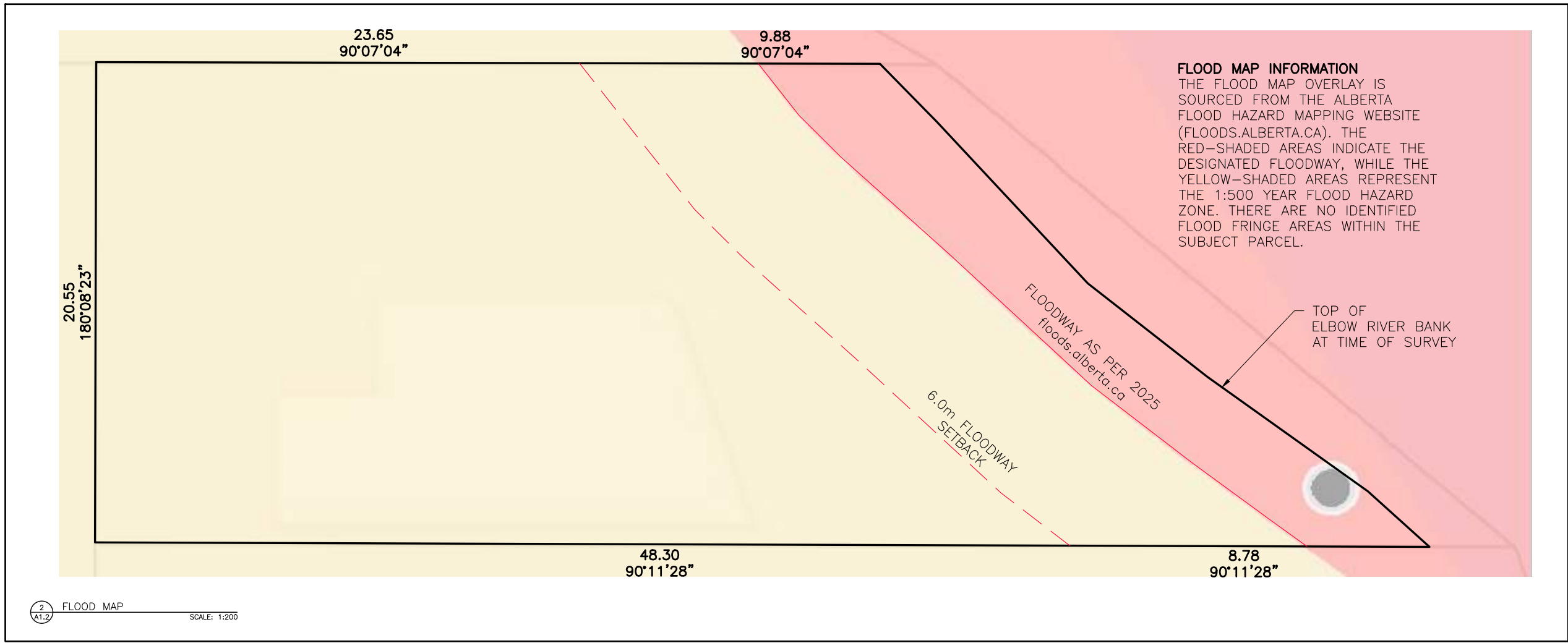
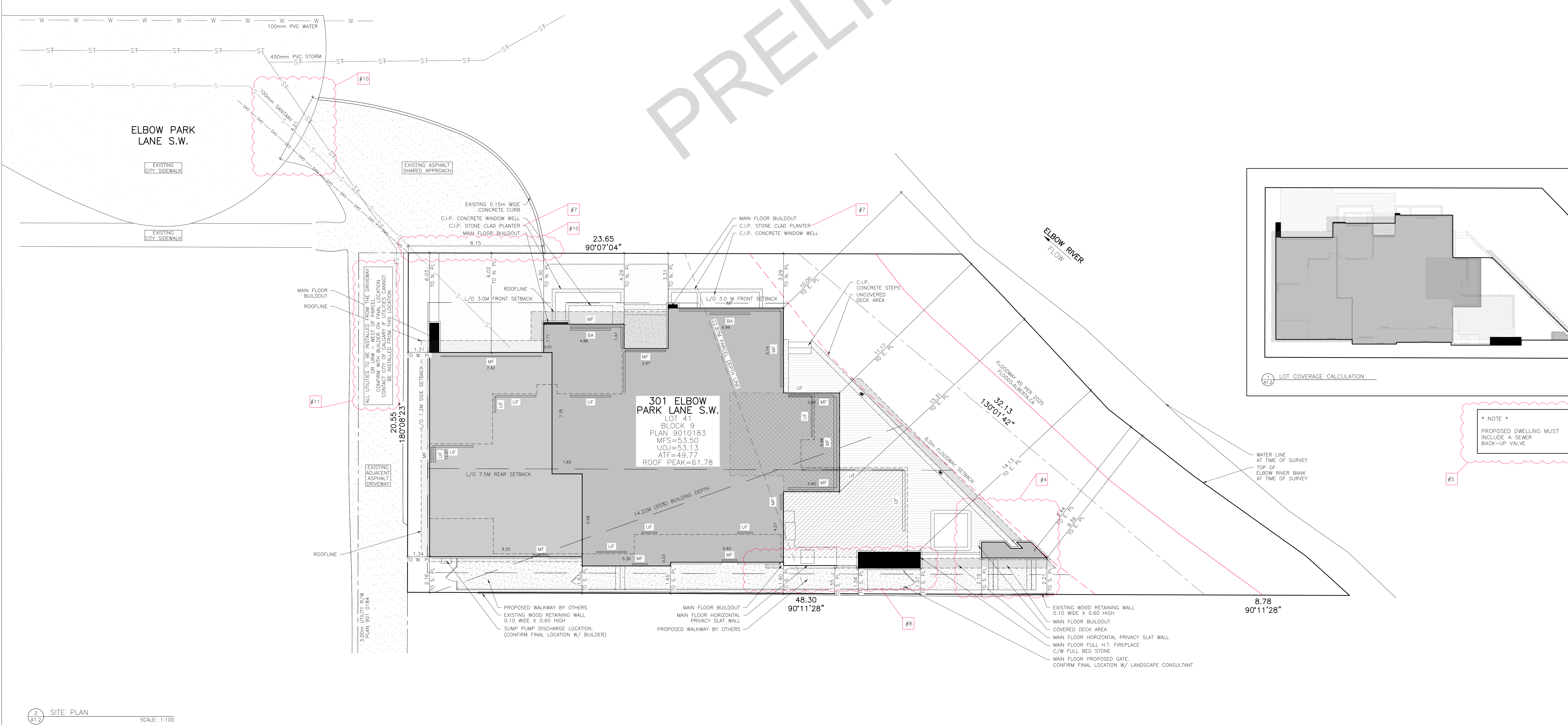
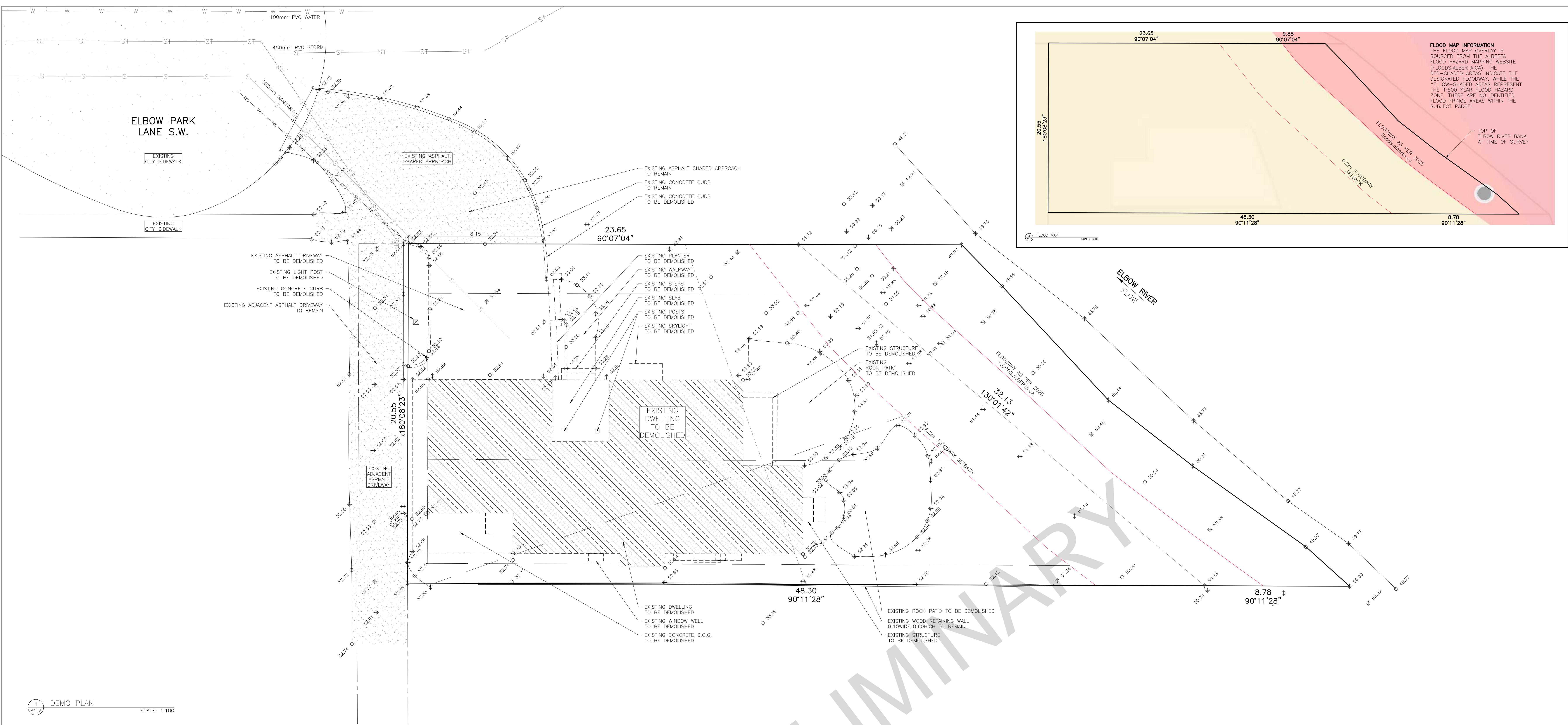
DESIGNED BY: JS
DRAWN BY: BL

DRAWING TITLE:

BLOCK PLAN

SCALE (ARCH E):
DATE: 1:100
2026-01-16

SHEET: A1.1



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 ENCROACHMENT(S)

"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

LINE TYPE 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 WATER

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 FLOOR WINDOW

UF DENOTES PROPOSED CONCRETE OR ASPHALT

⊕ DENOTES EXISTING POWER POLE

⊕ DENOTES EXISTING MANHOLE

⊕ DENOTES EXISTING GATCH BASIN

⊕ DENOTES EXISTING SIGN

⊕ 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

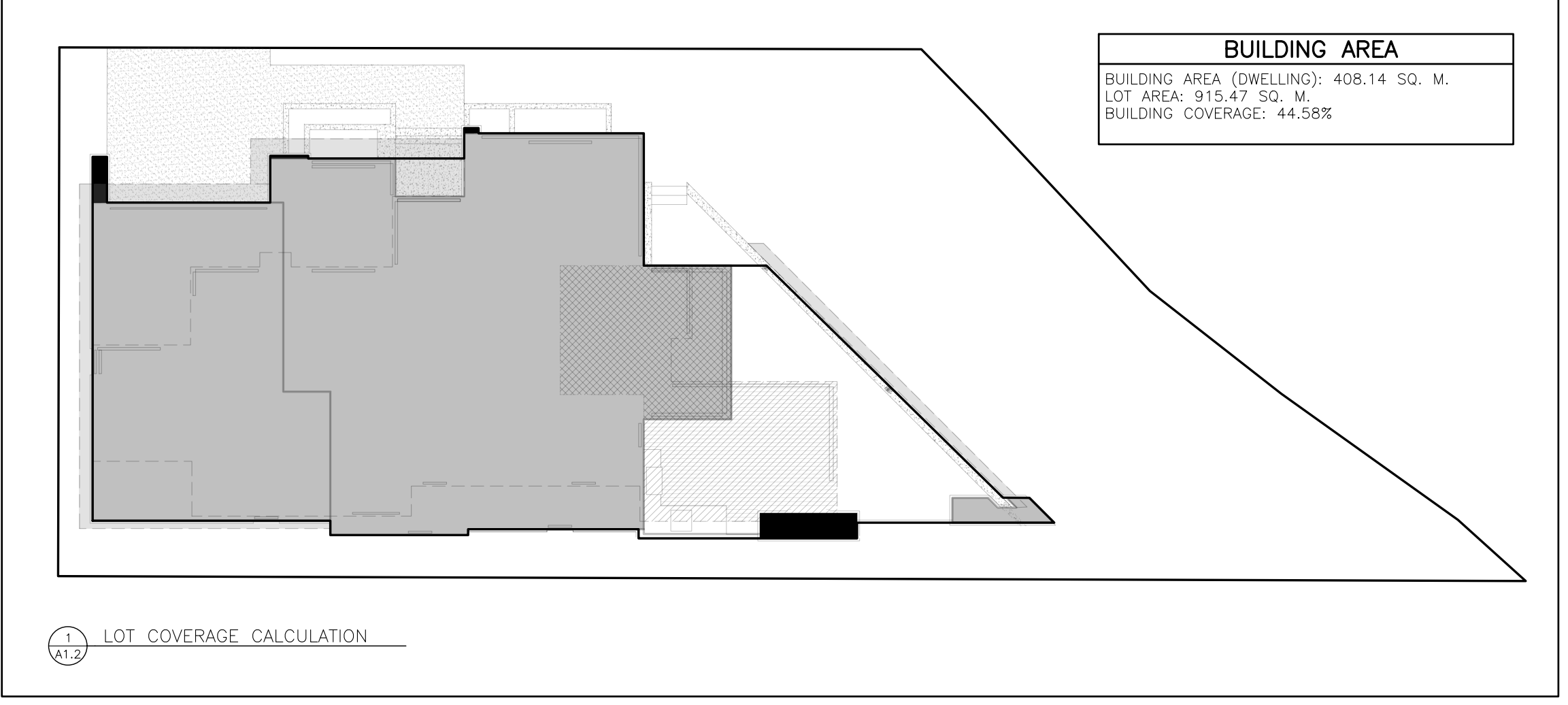
PROPOSED BASEMENT SLAB DROPDOWN

PROPOSED MAIN FLOOR STRUCTURE

PROPOSED UPPER FLOOR STRUCTURE

PROPOSED DECKING

PROPOSED OVERHANG



BUILDING DEPTH:

2.5 (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 THE M-10 OR H-10 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 11.0 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 (4) 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 CONTEXTUAL BUILDING DEPTH AVERAGE, WHICHEVER IS GREATER.

PARCEL DEPTH=21.87m

CONTEXTUAL 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 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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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) 1085 SQ. FT.

ATTACHED GARAGE AREA 267 SQ. FT.

MECH/STORAGE AREA 56 SQ. FT.

COVERED ENTRY 886 SQ. FT.

DESIGNED BY: JS

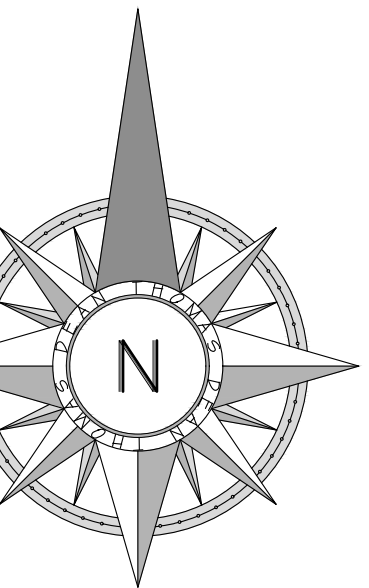
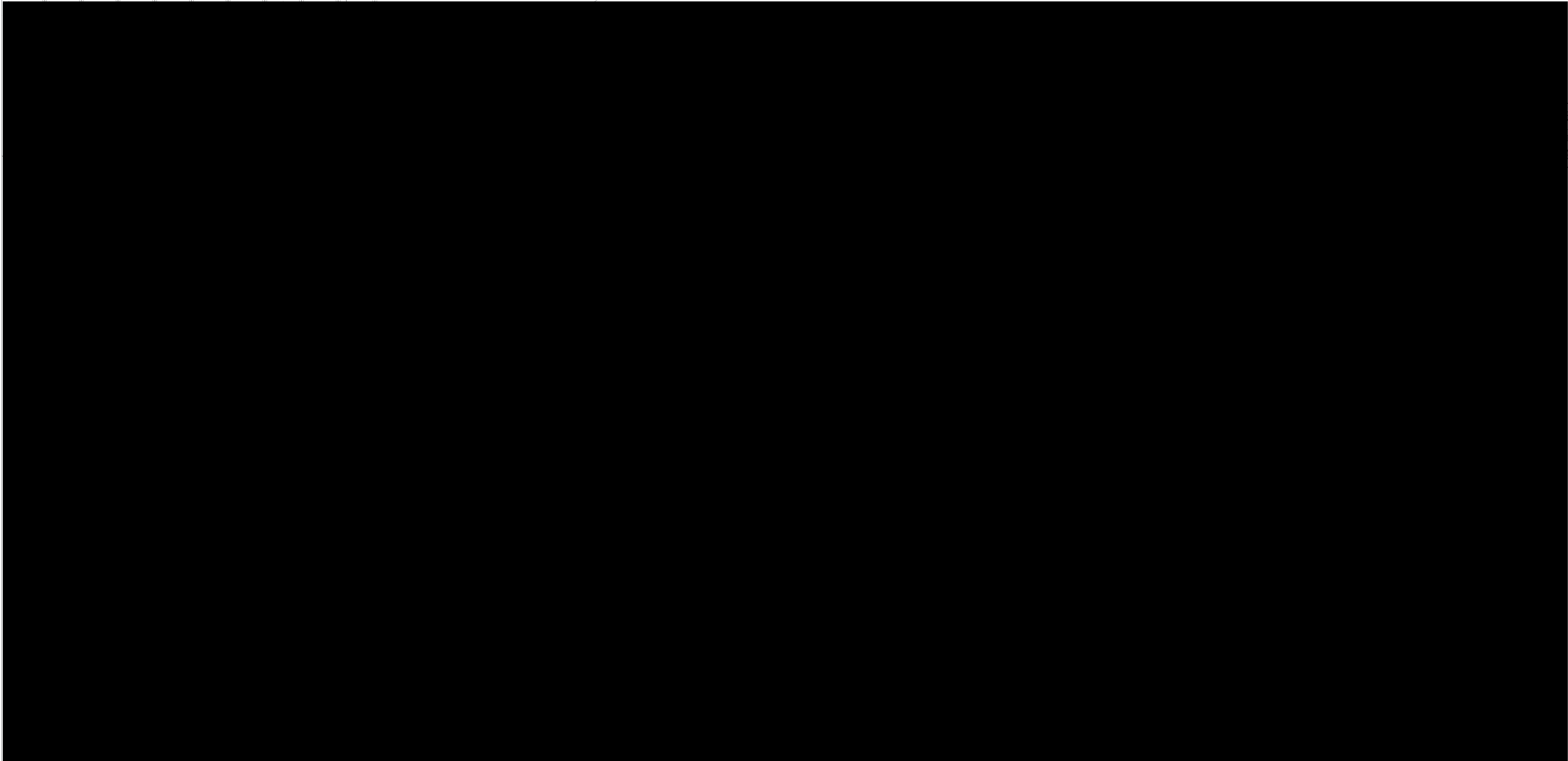
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DRAWING TITLE:
**DEMO PLAN
AND SITE PLAN**

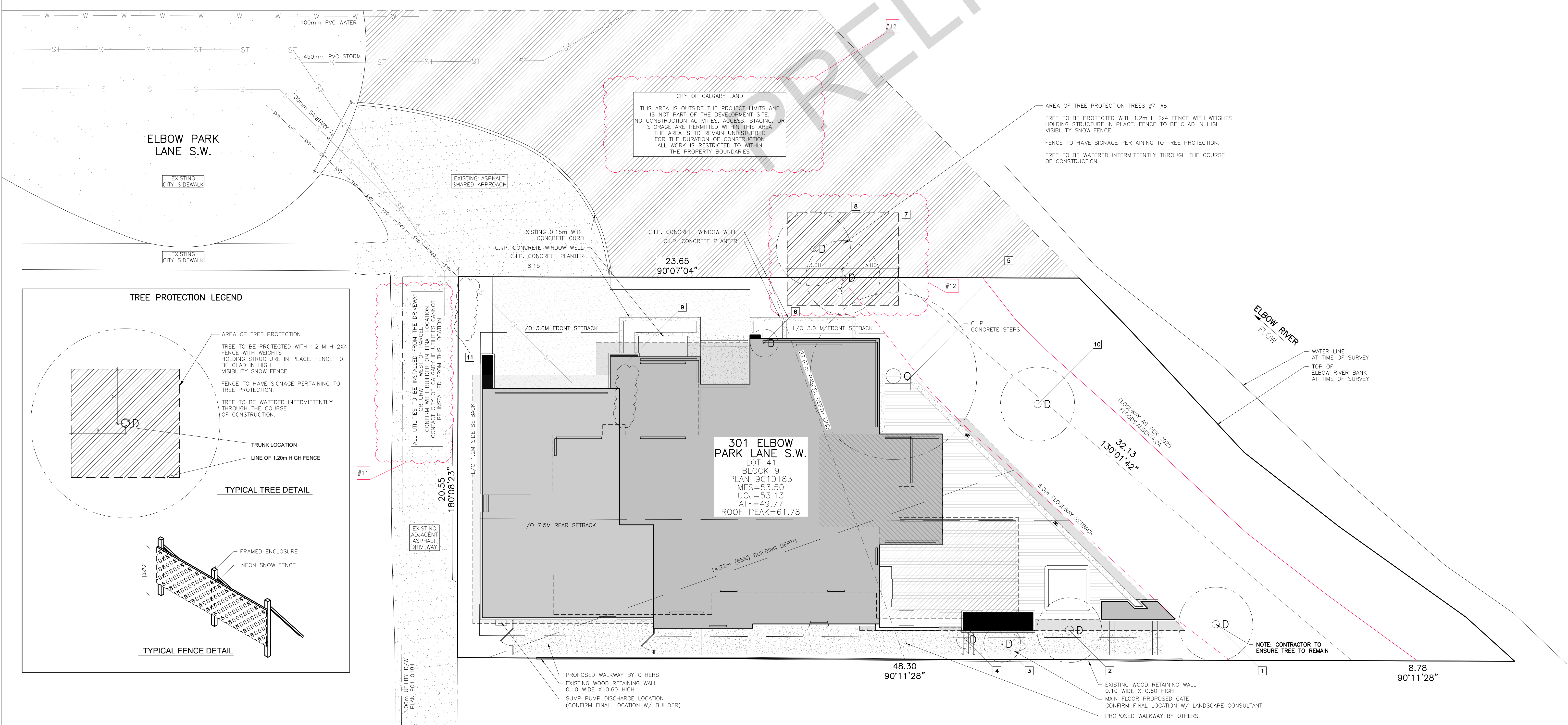
SCALE (ARCH E) : 1:100
DATE: 2026-01-16

SHEET:

A1.2



SITE PLAN
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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 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 DENOTES TO BE DEMOLISHED
SYMBOLS LEGEND
ϕ DENOTES EXISTING GEODETIC DATUM POINT $\otimes$ DENOTES INTERPOLATED EXISTING GEODETIC POINT $\otimes$ DENOTES PROPOSED GEODETIC DATUM POINT MF DENOTES PROPOSED MAIN FLOOR WINDOW UF DENOTES PROPOSED UPPER FLOOR WINDOW LUF DENOTES PROPOSED LOFT FLOOR WINDOW P 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 GRADIENT SLAB DROPSOON PROPOSED MAIN FLOOR STRUCTURE PROPOSED UPPER FLOOR STRUCTURE PROPOSED DECKING PROPOSED OVERHANG



TREE DATA							
TREE	IDENTIFICATION #	TYPE	TRUNK# (M)	CANOPY# (M)	LOCATION	PROTECTION PLAN	TO BE REMOVED
1	--	DEDDIOUS	0.40	4.00	SUBJECT	---	NO
2	--	DEDDIOUS	0.45	3.50	SUBJECT	---	YES
3	--	DEDDIOUS	0.10	2.00	SUBJECT	---	YES
4	--	DEDDIOUS	0.15	1.00	SUBJECT	---	YES
5	--	CONFEROUS	0.80	9.00	SUBJECT	---	YES
6	--	DEDDIOUS	0.10	1.50	SUBJECT	---	YES
7	T-51238558	DEDDIOUS	0.30	4.00	PLINE	YES	NO
8	--	DEDDIOUS	0.30	4.00	CITY	YES	NO
9	--	BUSH/SHRUB	---	2.00	SUBJECT	---	NO
10	--	DEDDIOUS	0.40	4.00	SUBJECT	---	YES
11	--	BUSH/SHRUB	---	2.00	SUBJECT	---	YES

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:
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: ISSUED FOR DEVELOPMENT PERMIT REVISIONS #1

301 ELBOW PARK LANE S.W.
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LOWER LEVEL FLOOR AREA (DEVELOPED)	1926 SQ. FT.
ATTACHED GARAGE AREA	1085 SQ. FT.
MECH/STORAGE AREA	267 SQ. FT.
COVERED ENTRY	56 SQ. FT.
COVERED PATIO	886 SQ. FT.

DESIGNED BY: JS DRAWN BY: BL

DRAWING TITLE: GRADING PLAN AND TREE PLAN

SCALE (ARCH E) : 1:100
DATE: 2026-01-16

SHEET: