



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

BUILDING NOTES

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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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PROJECT:
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BUILDING CODE AND ANY OTHER APPLICABLE ALTERNATIVES.

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	56 SQ.FT.
COVERED PATIO	937 SQ.FT.

DESIGN BY: JS DRAWN BY: BL

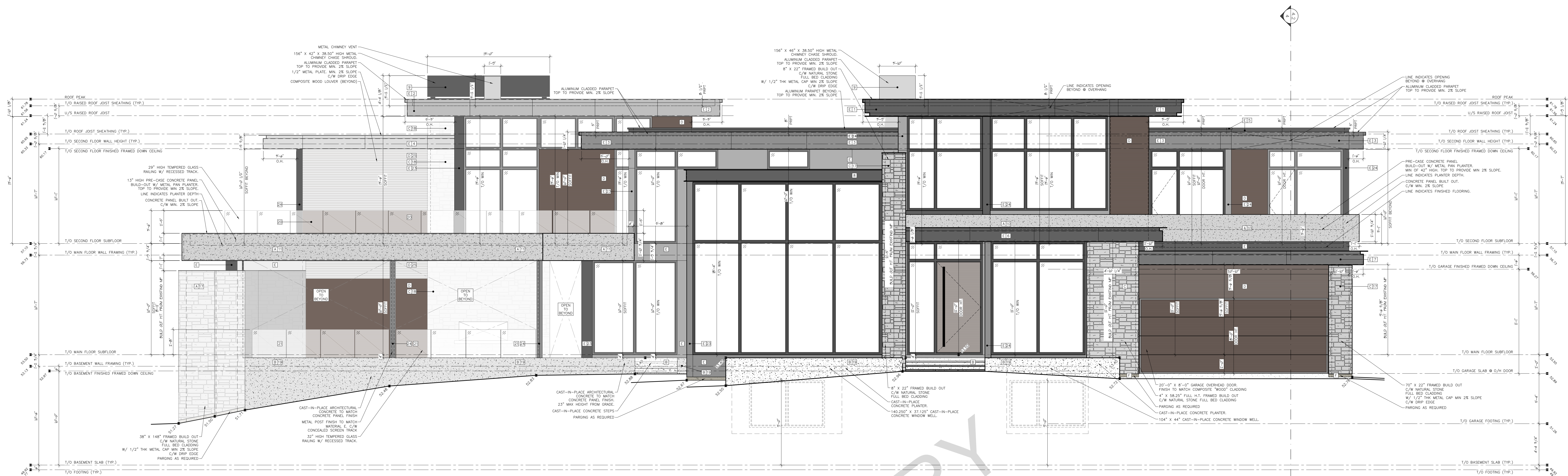
DRAWING TITLE:

NORTH & EAST
ELEVATIONS

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

SHEET:

A2.1



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



2 EAST 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 - HARDENED)
AL-13 PANELING OR GCM	CONCRETE PARKING

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) ALUMINUM CLADDED PARAPET I - SEE DETAIL
5) ALUMINUM CLADDED PARAPET V - SEE DETAIL	5) PRE-CAST CONCRETE PANEL CLADDING I - SEE DETAIL
6) ALUMINUM CLADDED PARAPET VI - SEE DETAIL	6) PRE-CAST CONCRETE PANEL CLADDING II - 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\"/>
9) METAL CHIMNEY SHROUD - SEE DETAIL	9) FULL BED NATURAL STONE CHIMNEY CHASE C/W METAL SHROUD

1) CAST-IN-PLACE ARCHITECTURAL CONCRETE TO MATCH CONCRETE PANELING.
2) 3/4\"/>
3) 3/4\"/>
4) ALUMINUM POWDER COATED DOWNPOUT
5) ALUMINUM CLADDED POST
6) METAL POST - FINISH TO MATCH MATERIAL 1
7) DECORATIVE PVC WOOD TEXTURE LOUVER (SEE LOUVER DETAIL #1)



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DESIGN BY: JS DRAWN BY: BL

DRAWING TITLE:

SOUTH & WEST
ELEVATIONS

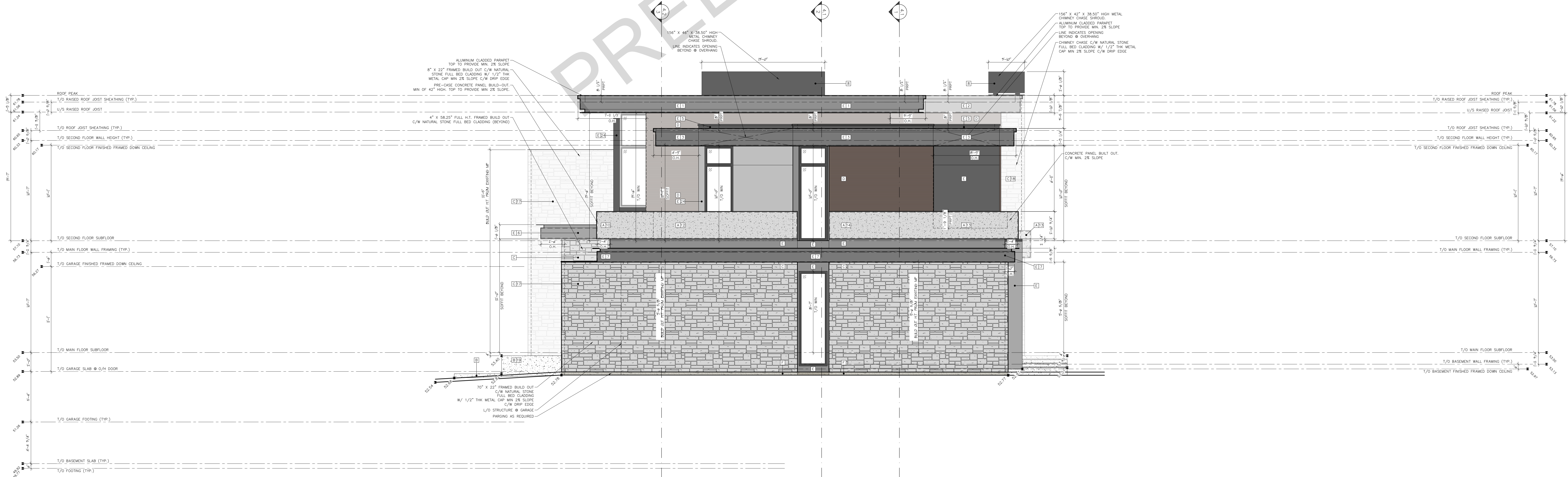
SCALE (ARCH E): 1/4"=1'-0"
DATE: 2025-10-31

SHEET:

A2.2



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



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

MATERIALS		COMMON DETAILS	
PRE-CAST CONCRETE PANEL	CAST-IN-PLACE CONCRETE	1. PRE-CAST CONCRETE PANEL PLANTER 1 - SEE DETAIL	1. CAST-IN-PLACE ARCHITECTURAL CONCRETE TO MATCH CONCRETE PANELING.
NATURAL STONE CLADDING (FULL BED)	GROOVED PVC CLADDING (WOOD TEXTURE - HORIZONTAL)	2. PRE-CAST CONCRETE PANEL PLANTER 2 - SEE DETAIL	2. 3/4\"/>
AL-13 PANELING OR SIM.	CONCRETE PAVING	3. PRE-CAST CONCRETE PANEL PLANTER 3 - SEE DETAIL	3. 3/4\"/>
		4. PRE-CAST CONCRETE PANEL PLANTER 4 - SEE DETAIL	4. ALUMINUM POWDER COATED DOWNPOUT
		5. PRE-CAST CONCRETE PANEL PLANTER 5 - SEE DETAIL	5. ALUMINUM CLADDING POST
		6. PRE-CAST CONCRETE PANEL PLANTER 6 - SEE DETAIL	6. METAL POST - FINISH TO MATCH MATERIAL 5
		7. PRE-CAST CONCRETE PANEL PLANTER 7 - SEE DETAIL	7. DECORATIVE PVC WOOD TEXTURE LOUVER (SEE LOUVER DETAIL #1)
		8. METAL C CHANNEL PARAPET - SEE DETAIL	
		9. METAL CHIMNEY SHROUD - SEE DETAIL	
		10. PRE-CAST CONCRETE PANEL PLANTER 10 - SEE DETAIL	
		11. PRE-CAST CONCRETE PANEL PLANTER 11 - SEE DETAIL	
		12. PRE-CAST CONCRETE PANEL PLANTER 12 - SEE DETAIL	
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		100. PRE-CAST CONCRETE PANEL PLANTER 100 - SEE DETAIL	



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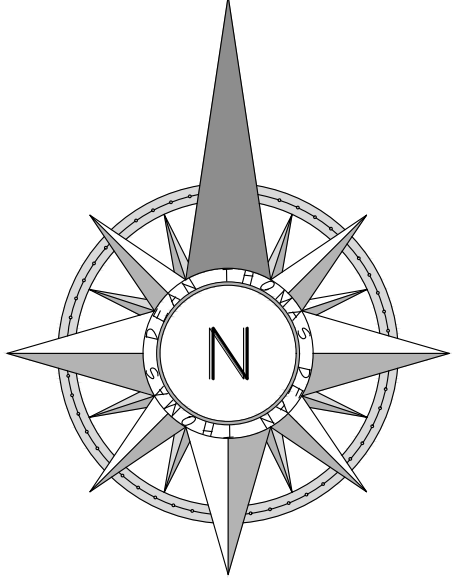
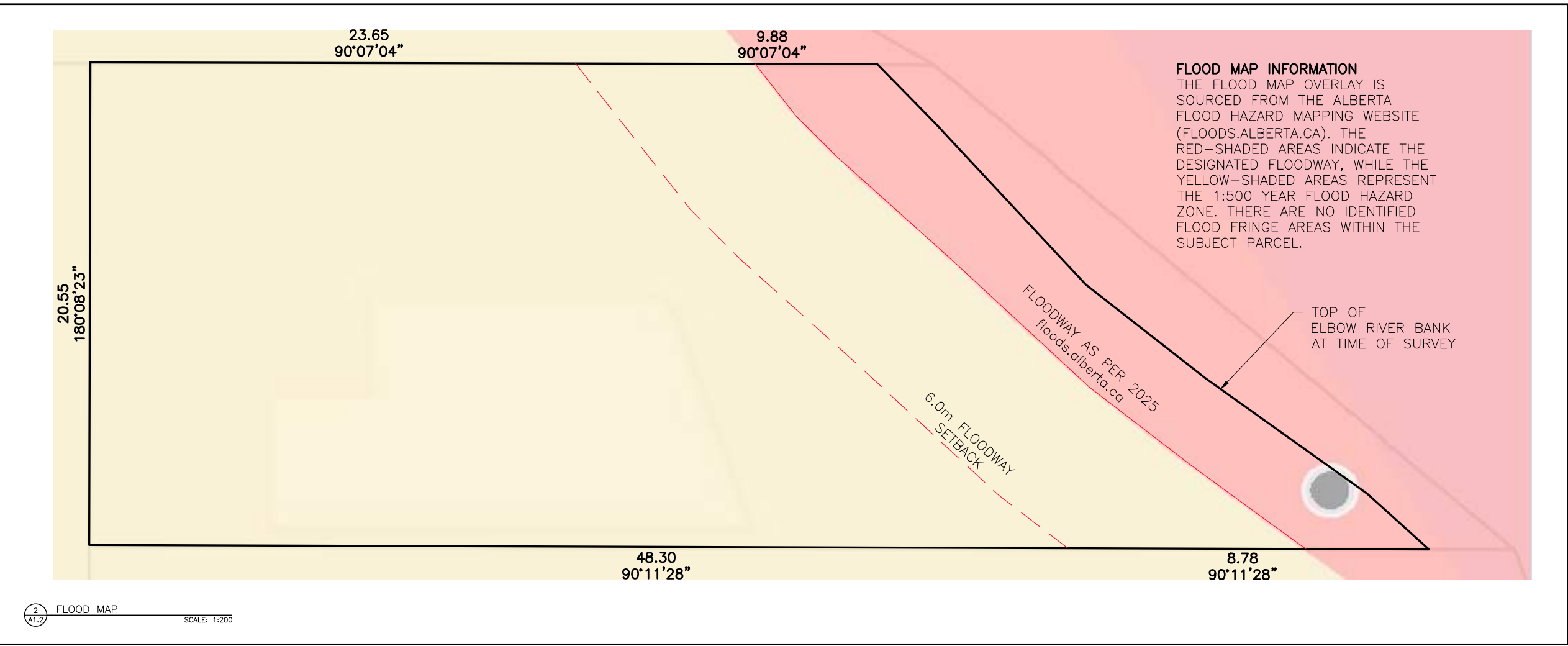
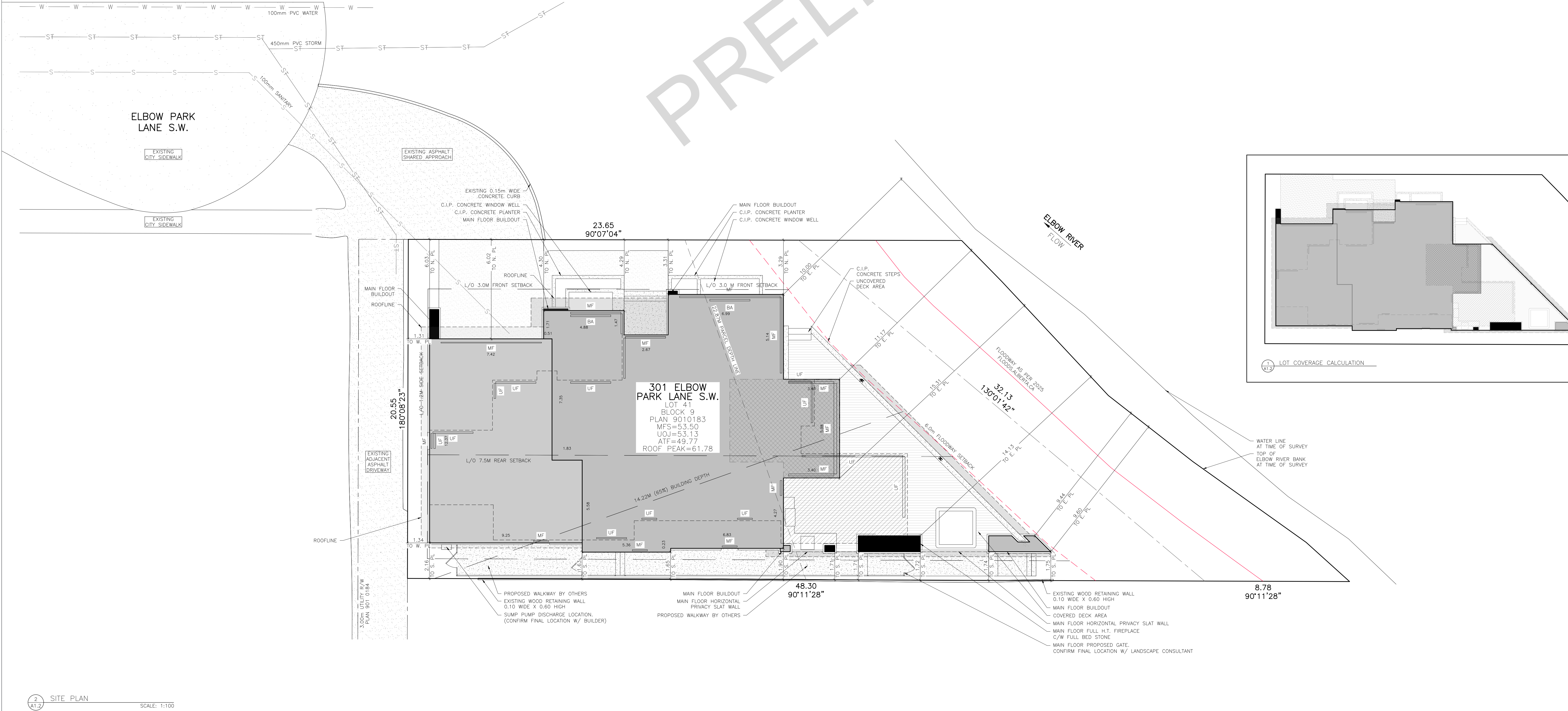
DESIGN BY: JS DRAWN BY: BL

DRAWING TITLE:
MAX HEIGHT
CALCULATIONS

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

SHEET:

A6.1



SITE PLAN

NOTES:

ELEVATIONS ARE SHOWN THUS: 52.50 = 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:

- "CAN" DENOTES CANTEENERS
- "ENC." DENOTES ENCROACHMENT(S)
- "B'K" DENOTES BACK OF WALKWAY
- "CONC." DENOTES CONCRETE
- "RET." DENOTES RETAINING
- "B'K" DENOTES BACK OF CURB
- "TOW" DENOTES TOP OF WALL
- "BOW" DENOTES BOTTOM OF WALL

LINETYPE LEGEND

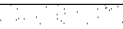
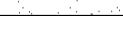
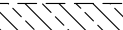
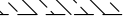
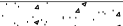
—————	DENOTES SUBJECT PROPERTY LINE
—————	DENOTES ADJACENT PROPERTY LINES
—————	DENOTES SUBJECT SETBACKS
—————	DENOTES SUBJECT ROOF LINE
—————	DENOTES SUBJECT UPPER FLOOR
—————	DENOTES UTILITY RIGHT OF WAY
X — X	DENOTES PROPOSED FENCE
X — X	DENOTES PROPOSED LOG SKIDWAY
X — X	DENOTES EXISTING TO BE REMOVED
X — X	DENOTES EXISTING FENCE
W —	DENOTES EXISTING WATER
S —	DENOTES EXISTING SANITARY
G —	DENOTES EXISTING GAS
S —	DENOTES EXISTING STORM
OH —	DENOTES OVERHEAD POWER
U —	DENOTES UNDERGROUND POWER
—	DENOTES TO BE DEMOLISHED

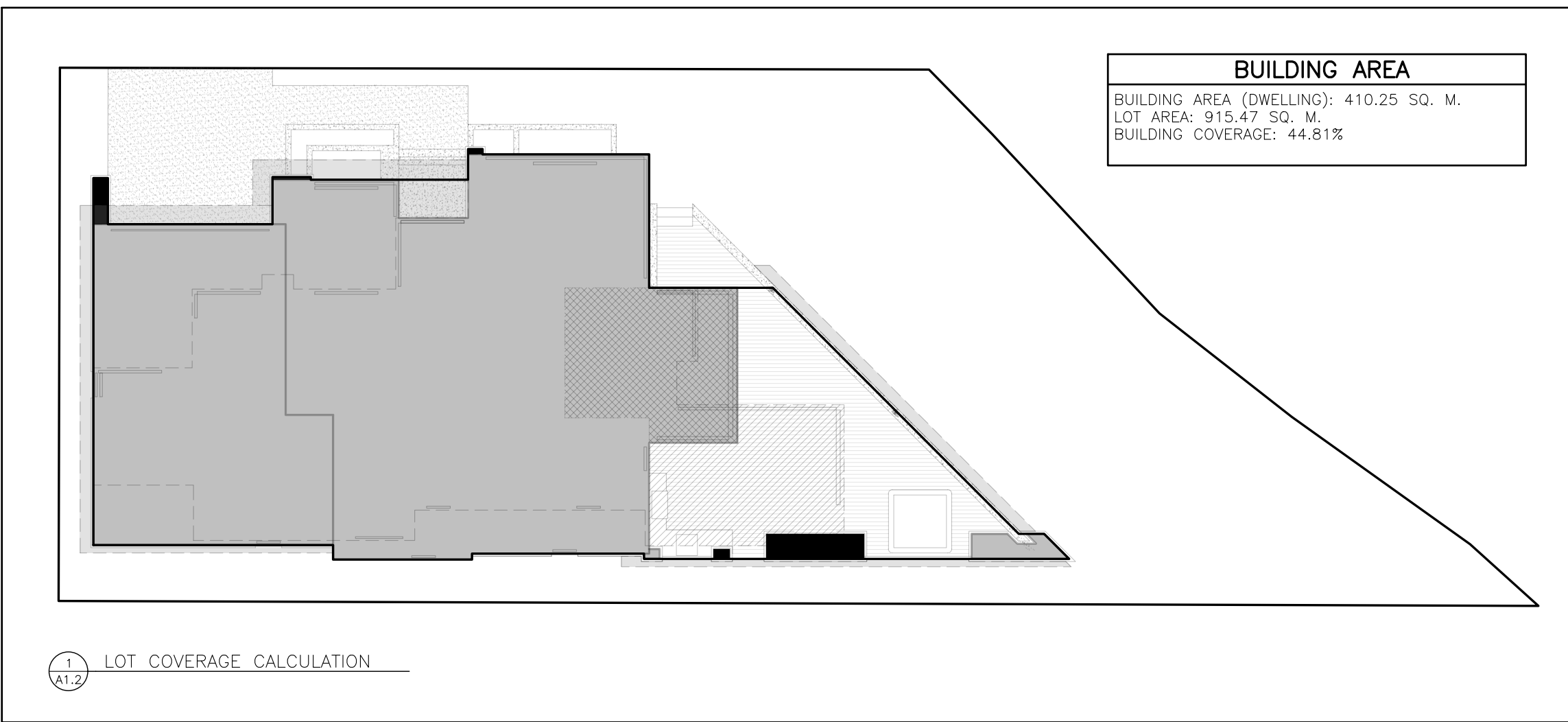
SYMBOLS LEGEND

	DENOTES EXISTING GEODETIC DATUM POINT
	DENOTES INTERPOLATED EXISTING GEODETIC POINT
	DENOTES PROPOSED GEODETIC DATUM POINT
	DENOTES EXISTING 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 DRILLING TO BE DEMOLISHED
	PROPOSED RAHWAY (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:
535 (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:

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

542 (2) WHERE A BUILDING SETBACK IS REQUIRED FROM A STREET OR FROM AN ADJACENT LOT OR PARCEl, DETERMINE WITH A LOW DENSITY RESIDENTIAL DISTRICT OR, THE M-CO ZONING DISTRICT, THE MAXIMUM BUILDING HEIGHT:

(a) IS THE GREATER OF:

(i) THE HIGHEST GEODETIC ELEVATION OF A MAIN RESIDENTIAL LOT OR PARCEl ON WHICH THE BUILDING IS TO BE CONSTRUCTED;

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

(b) INCREASES AT A 45 DEGREE ANGLE TO A MAXIMUM OF 11.0 METRES MEASURED FROM GRADE.

HIGHEST GRADE ON PROPERTY LINES SHALL BE DETERMINED BY MEASURING ON THE PROPERTY LINES AT THE LOWEST POINTS OF THE PROPERTY LINES. THE HIGHEST BUILDING GEODETIC FOR ADJUTING PROPERTY: WEST-60.35/SOUTH-60.35 (SAME PARCEl).

BUILDING HEIGHTS ARE GREATER THAN THE HIGHEST PROPERTY LINE GRADES +7.0M THEREFORE THE BUILDING GEODETIC FOR ADJUTING PROPERTY LINE GRADES FOR THE SHARED PROPERTY LINE HEIGHT CALCULATIONS.

BUILDINGS HEIGHT (PARCEL DEPTH)
S41 (4) WHERE NOT LOCATED ON A CORNER PARCEL, THE MAXIMUM BUILDING HEIGHT IS 8.6 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=
DWEELLING'S: $\frac{313+24.12m}{2} = \frac{315+25.07m}{2}$
 $24.12m+25.07m=49.19 / 2= 24.60, 4.6=29.20m$

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

DEANTHOMAS
DESIGN GROUP

403 | 719 | 6641

1109 OLYMPIC WAY SE
CALGARY, ALBERTA
T2G 1B9



587 | 586 | 2115

CALGARY, ALBERTA

PROJECT:

ISSUED FOR
DEVELOPMENT PERMIT

301 ELBOW PARK LANE S.W.
CALGARY, ALBERTA

LOT 41
BLOCK 9
PLAN 9010183

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DO NOT SCALE THIS DRAWING

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

REVISION SCHEDULE

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

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	267	SQ.FT.
COVERED ENTRY	56	SQ.FT.
COVERED PATIO	937	SQ.FT.

DESIGNED BY: JS

DRAWN BY: B1

DRAWING TITLE

DEMO PLAN AND SITE PLAN

SCALE (ARCH E) : 1:100
DATE: 2025-10-3

SHEET

A1.2