

2222 13TH STREET SW
CALGARY, ALBERTA

LOT 15
BLOCK 47A
PLAN 2112AC



FINAL DESIGN MAY DIFFER FROM 3D CONCEPTUAL IMAGES

ISSUED FOR DEVELOPMENT PERMIT: MAY 25, 2026

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 - INFORMATION P.1
A1.1 - BLOCK PLAN
A1.2 - SITE PLAN
A1.3 - TREE PLAN
A2.1 - FOUNDATION PLAN
A2.2 - LOWER LEVEL DEVELOPMENT PLAN
A2.3 - LOWER LEVEL STRUCTURE PLAN
A2.4 - MAIN FLOOR PLAN
A2.5 - MAIN FLOOR STRUCTURE PLAN
A2.6 - SECOND FLOOR PLAN
A2.7 - SECOND FLOOR STRUCTURE PLAN
A2.8 - ROOF PLAN

A3.1 - FRONT AND RIGHT ELEVATION
A3.2 - REAR AND LEFT ELEVATION
A4.1 - SECTIONS
A4.2 - SECTIONS
A4.3 - SECTIONS
A5.1 - WINDOWS AND DOOR SCHEDULE
A6.1 - DETAILS P.1
A6.2 - DETAILS P.2
A6.3 - DETAILS P.3
A6.4 - DETAILS P.4

PROJECT:

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REVISION SCHEDULE:

1. ISSUED FOR DEVELOPMENT PERMIT MAY 25, 2026

DRAWN BY: BP, CM

FLOOR AREAS:

MAIN FLOOR AREA (DEVELOPED) 2569 SQ.FT.
UPPER FLOOR AREA (DEVELOPED) 2049 SQ.FT.

TOTAL DEVELOPED FLOOR AREA ABOVE GRADE 4618 SQ.FT.

LOWER LEVEL AREA (DEVELOPED) 2394 SQ.FT.
ATTACHED GARAGE AREA 820 SQ.FT.
MECHANICAL 164 SQ.FT.
STORAGE 74 SQ.FT.
COVERED DECK 245 SQ.FT.

DRAWING TITLE:

SITE PLAN

SCALE: 1:100
DATE: MAY 25, 2026

SHEET:

A1.2

13th STREET S.W

1 SITE PLAN

SCALE: 1:100

2 DRIVEWAY SECTION 1

SCALE: 1:100

3 DRIVEWAY SECTION 2

SCALE: 1:100

4 DRIVEWAY SECTION 3

SCALE: 1:100

5 DRIVEWAY CROSS SECTION

SCALE: 1:100

GENERAL NOTES

NOTES:
ELEVATIONS ARE SHOWN THUS: E 1085.66 METRES.
BEARINGS DERIVED FROM GNSS OBSERVATION
DISTANCES ARE SHOWN IN METERS AND DERIVED FROM
ASCN 288126, ELEVATION = 1080.972M
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:
CANT. DENOTES CANTILEVERS
CONC. DENOTES CONCRETE
RET. DENOTES RETAINING
BOC DENOTES BACK OF CURB
TOW DENOTES TOP OF WALL
BOW DENOTES BOTTOM OF WALL

SYMBOL LEGEND

$\oplus$ DENOTES EXISTING GEODETIC DATUM POINT
 $\otimes$ DENOTES INTERPOLATED EXISTING GEODETIC POINT
 $\otimes$ BA DENOTES PROPOSED LOWER LEVEL WINDOW
 $\otimes$ MF DENOTES PROPOSED MAIN FLOOR WINDOW
 $\otimes$ UF DENOTES PROPOSED UPPER FLOOR WINDOW
 $\otimes$ U2 DENOTES PROPOSED LOFT FLOOR WINDOW
 $\bullet$ DENOTES EXISTING POWER POLE
 $\bullet$ DENOTES EXISTING MANHOLE
 $\bullet$ DENOTES EXISTING CATCH BASIN
 $\bullet$ DENOTES EXISTING SIGN
 $\bullet$ DENOTES EXISTING WATER VALVE
 $\bullet$ DENOTES EXISTING GAS VALVE
 $\bullet$ DENOTES EXISTING STREET LIGHT
 $\bullet$ DENOTES EXISTING TREE

LINETYPE LEGEND

--- DENOTES SUBJECT PROPERTY LINES
--- DENOTES NEIGHBORING PROPERTY LINES
--- DENOTES MAIN FLOOR WALLS
--- DENOTES SECOND FLOOR WALLS
--- DENOTES ROOF OVERHANG
--- SAN DENOTES PROPOSED SANITARY
--- GAS DENOTES PROPOSED GAS
--- STM DENOTES PROPOSED STORM
--- TELCOM DENOTES PROPOSED TELCOM
--- UG P DENOTES PROPOSED UNDERGROUND POWER
--- OH P DENOTES PROPOSED OVERHEAD POWER
--- X DENOTES PROPOSED FENCE
--- SAN DENOTES EXISTING SANITARY
--- GAS DENOTES EXISTING GAS
--- STM DENOTES EXISTING STORM
--- TELCOM DENOTES EXISTING TELCOM
--- UG P DENOTES EXISTING UNDERGROUND POWER
--- OH P DENOTES EXISTING OVERHEAD POWER
--- X DENOTES EXISTING FENCE

HATCH LEGEND

Hatched Box PROPOSED ATTACHED GARAGE
 Hatched Box PROPOSED MAIN FLOOR STRUCTURE
 Hatched Box PROPOSED SECOND FLOOR STRUCTURE
 Hatched Box PROPOSED BUILD-OUTS
 Hatched Box PROPOSED C.I.P. CONC. DRIVEWAY
 Hatched Box PROPOSED C.I.P. CONC. PATIO
 Hatched Box PROPOSED C.I.P. CONC. WALKWAY
 Hatched Box PROPOSED OVERHANG

BUILDING AREA

BUILDING AREA (DWELLING): 238.62 SQ.M.
LOT AREA: 1289.52 SQ.M.
BUILDING COVERAGE: 18.50%
AREA OF OUTBUILDINGS: 0.00 SQ.M.
LOT AREA: 1289.52 SQ.M.
BUILDING COVERAGE: 00.00%
CUMULATIVE AREA OF ALL STRUCTURES: 238.62 SQ.M.
LOT AREA: 1289.52 SQ.M.
BUILDING COVERAGE: 18.50%

TREE DATA

TREE	TYPE	TRUNKØ (M)	CANOPYØ (M)	LOCATION	PROTECTION PLAN	TO BE REMOVED
1	SHRUB	0.10	10.00	CITY	YES - T-32045295	NO
2	SHRUB	0.10	8.00	CITY	NO - T-32045295	DEMOLISH
3	DECIDUOUS	0.60	10.00	SUBJECT	---	---
4	DECIDUOUS	0.10	3.00	SUBJECT	---	---
5	DECIDUOUS	0.20	2.00	SUBJECT	---	---
6	DECIDUOUS	0.60	3.00	SUBJECT	---	---
7	DECIDUOUS	0.60	10.00	SUBJECT	---	---
8	DECIDUOUS	0.40	10.00	SUBJECT	---	---
9	DECIDUOUS	1.00	10.00	SUBJECT	---	---
10	DECIDUOUS	0.60	10.00	SUBJECT	---	---
11	DECIDUOUS	0.50	7.00	SUBJECT	---	---
12	DECIDUOUS	0.80	4.00	SUBJECT	---	---
13	DECIDUOUS	0.36	7.00	SUBJECT	---	---

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FRONT AND RIGHT ELEVATIONS

SCALE: 1/4"=1'-0"
DATE: MAY 25, 2026

SHEET:

A3.1



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A3.2

