

2222 13TH STREET SW  
CALGARY, ALBERTA

LOT 15  
BLOCK 47A  
PLAN 2112AC



FINAL DESIGN MAY DIFFER FROM 3D CONCEPTUAL IMAGES

ISSUED FOR DEVELOPMENT PERMIT - DR-1: AUGUST 11, 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.  
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- 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:

ISSUED FOR  
DEVELOPMENT PERMIT  
DR-1

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CALGARY, ALBERTA

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REVISION SCHEDULE:

- ISSUED FOR DEVELOPMENT PERMIT MAY 25, 2026
- ISSUED FOR DEVELOPMENT PERMIT - DR1 AUGUST 11, 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:

FRONT AND RIGHT  
ELEVATIONS

SCALE: 1/4"=1'-0"  
DATE: AUGUST 11, 2026

SHEET:

A3.1



PROJECT:

ISSUED FOR  
DEVELOPMENT PERMIT  
DR-1

2222 13TH STREET  
CALGARY, ALBERTA

LOT 15  
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DRAWN BY: BP,CM

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|                                        |             |
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| ATTACHED GARAGE AREA                   | 820 SQ.FT.  |
| MECHANICAL STORAGE                     | 164 SQ.FT.  |
| COVERED DECK                           | 74 SQ.FT.   |
|                                        | 245 SQ.FT.  |

DRAWING TITLE:

REAR AND LEFT  
ELEVATIONS

SCALE: 1/4"=1'-0"  
DATE: AUGUST 11, 2026

SHEET:

A3.2



2222 13TH STREET SW  
CALGARY, ALBERTA

LOT 15  
BLOCK 47A  
PLAN 2112AC



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ISSUED FOR DEVELOPMENT PERMIT - DR-1: AUGUST 11, 2026

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A6.3 - DETAILS P.3  
A6.4 - DETAILS P.4

PROJECT:  
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CALGARY, ALBERTALOT 15  
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## REVISION SCHEDULE:

- |                                        |                 |
|----------------------------------------|-----------------|
| 1. ISSUED FOR DEVELOPMENT PERMIT       | MAY 25, 2026    |
| 2. ISSUED FOR DEVELOPMENT PERMIT - DR1 | AUGUST 11, 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.  |

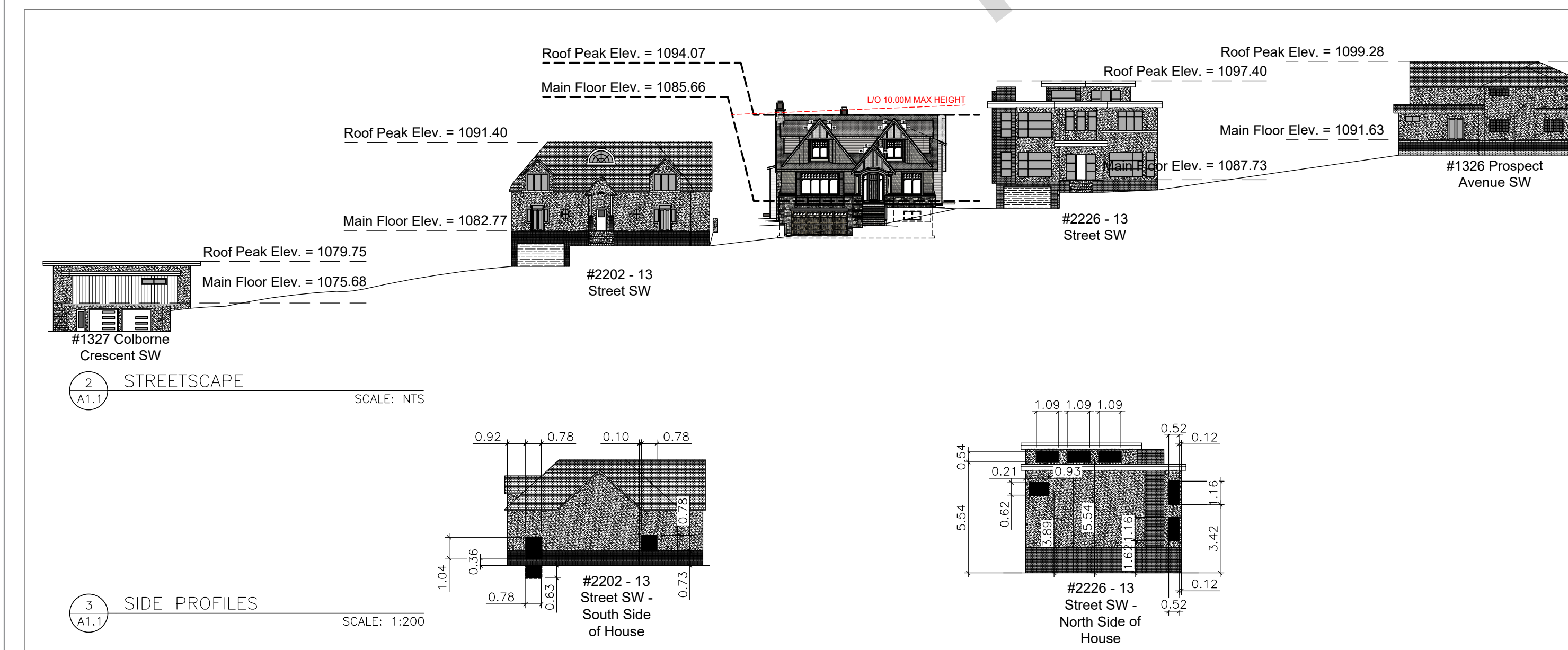
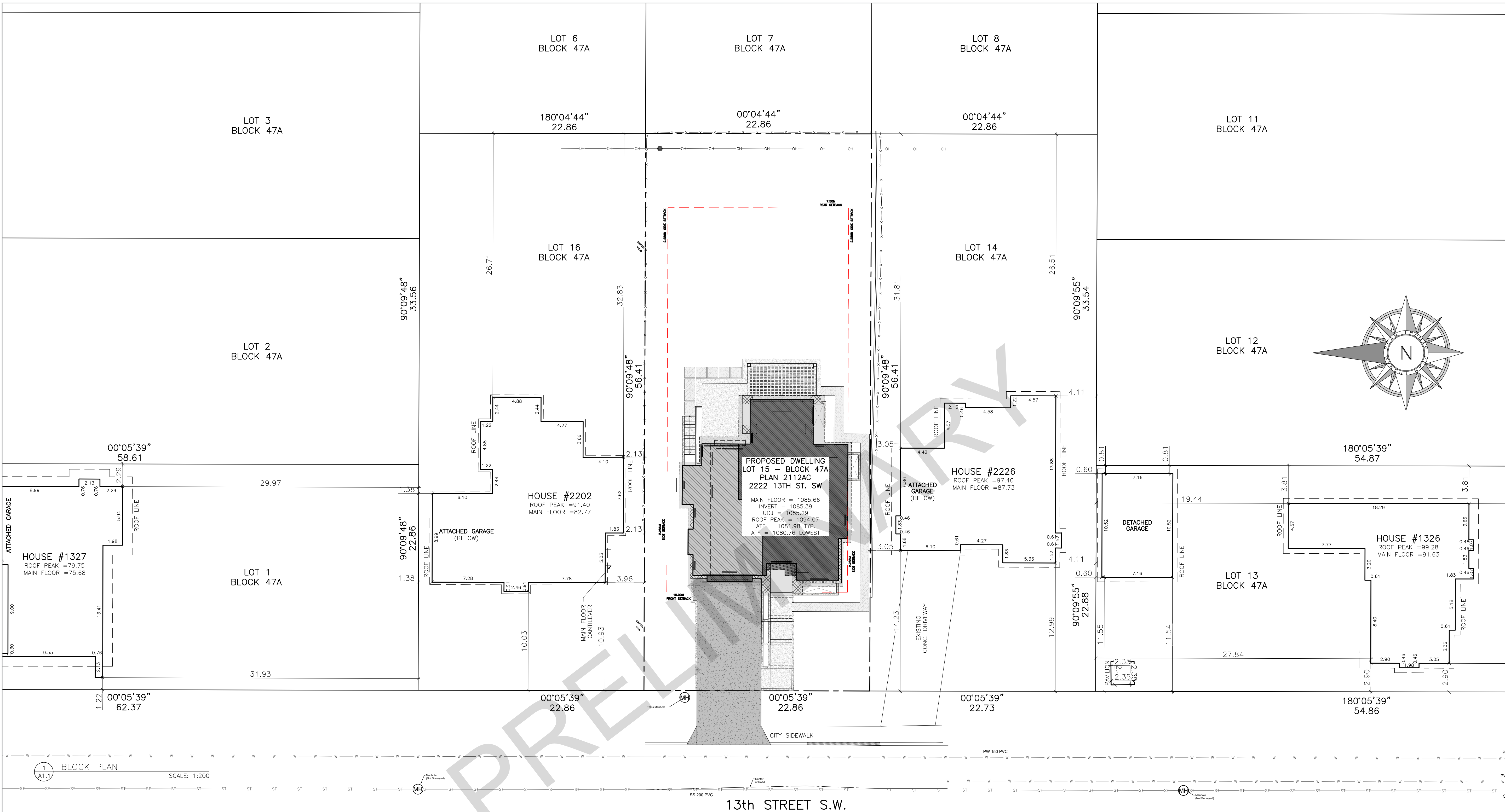
## DRAWING TITLE:

## BLOCK PLAN

SCALE:  
DATE: AUGUST 11, 2026

SHEET:

A1.1



**GENERAL NOTES**

NOTES:

ELEVATIONS ARE SHOWN THUS: 1085.660 METRES.

BEARINGS DERIVED FROM GNSS OBSERVATION

DISTANCES ARE SHOWN IN METERS AND DERIVED FROM ASCM 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**

⊕ 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 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

**LINETYPE LEGEND**

--- DENOTES SUBJECT PROPERTY LINES

--- DENOTES NEIGHBORING PROPERTY LINES

--- DENOTES MAIN FLOOR WALLS

--- DENOTES SECOND FLOOR WALLS

--- DENOTES ROOF OVERHANG

--- DENOTES PROPOSED SANITARY

--- DENOTES PROPOSED WATER

--- DENOTES PROPOSED GAS

--- DENOTES PROPOSED STORM

--- DENOTES PROPOSED TELCOM

--- DENOTES PROPOSED UNDERGROUND POWER

--- DENOTES EXISTING TELCOM

--- DENOTES EXISTING OVERHEAD POWER

--- DENOTES PROPOSED FENCE

--- DENOTES EXISTING SANITARY

--- DENOTES EXISTING WATER

--- DENOTES EXISTING GAS

--- DENOTES EXISTING STORM

--- DENOTES EXISTING TELCOM

--- DENOTES EXISTING UNDERGROUND POWER

--- DENOTES EXISTING OVERHEAD POWER

--- DENOTES EXISTING FENCE

**HATCH LEGEND**

PROPOSED ATTACHED GARAGE

PROPOSED MAIN FLOOR STRUCTURE

PROPOSED SECOND FLOOR STRUCTURE

PROPOSED BUILD-OUTS

PROPOSED C.I.P. CONC. DRIVEWAY

PROPOSED C.I.P. CONC. PATIO

PROPOSED C.I.P. CONC. WALKWAY

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      | TRUNK# (M) | CANOPY# (M) | HEIGHT (M) | LOCATION                    | PROTECTION PLAN | TO BE REMOVED |
| 1         | DECIDUOUS | 0.30       | 10.00       | 8.00       | PUBLIC/OTY YES - T-32045296 | NO              |               |
| 2         | DECIDUOUS | 0.30       | 8.00        | 8.00       | PUBLIC/OTY NO - T-32045295  | YES             |               |
| 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                     | ---             |               |

PROJECT:  
**ISSUED FOR  
DEVELOPMENT PERMIT  
DR - 1**

2222 13TH STREET SW  
CALGARY, ALBERTA

LOT 15  
BLOCK 47A  
PLAN 2112AC

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|                                        |             |
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| STORAGE                                | 74 SQ.FT.   |
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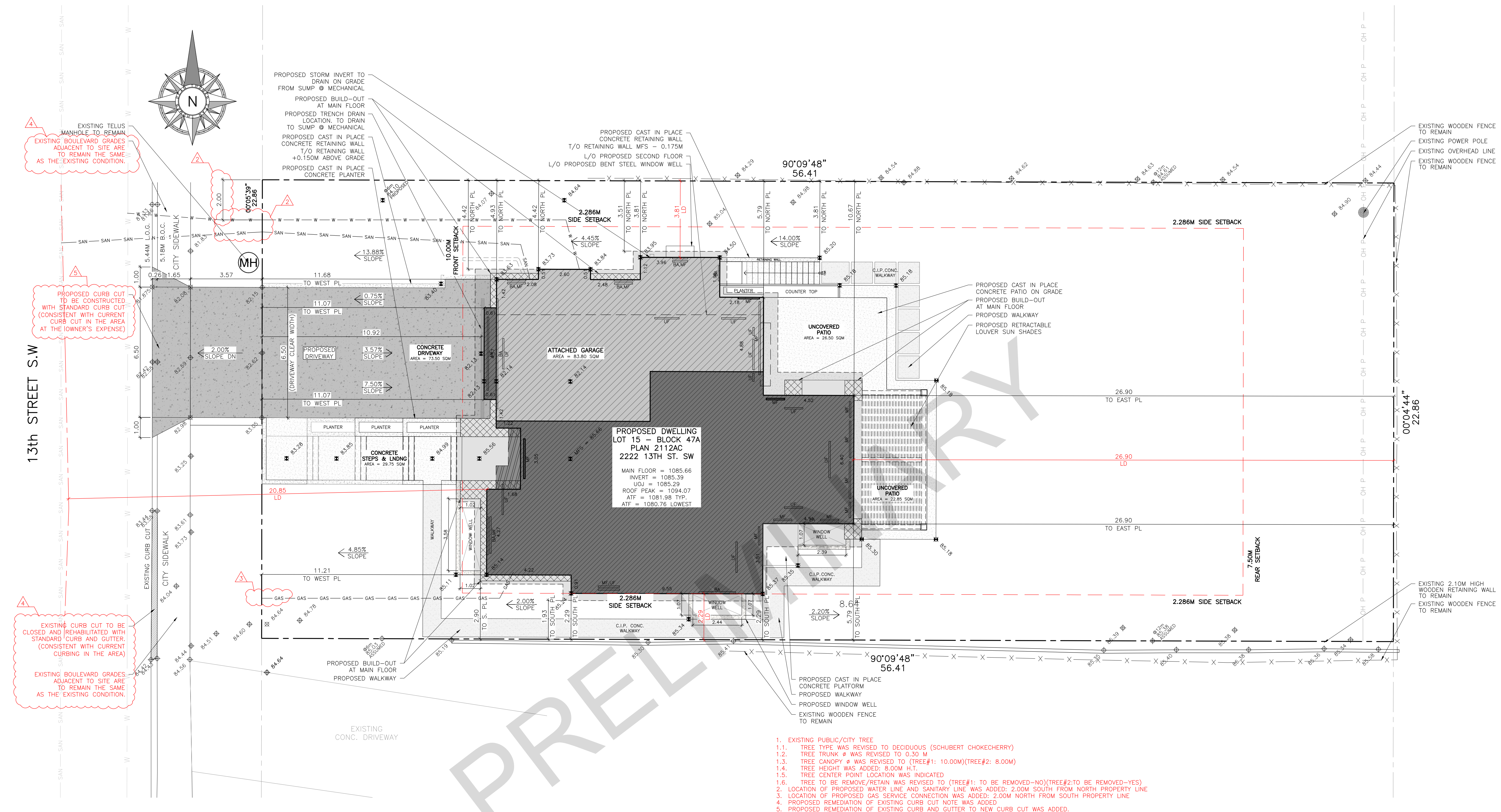
DRAWING TITLE:

SITE PLAN

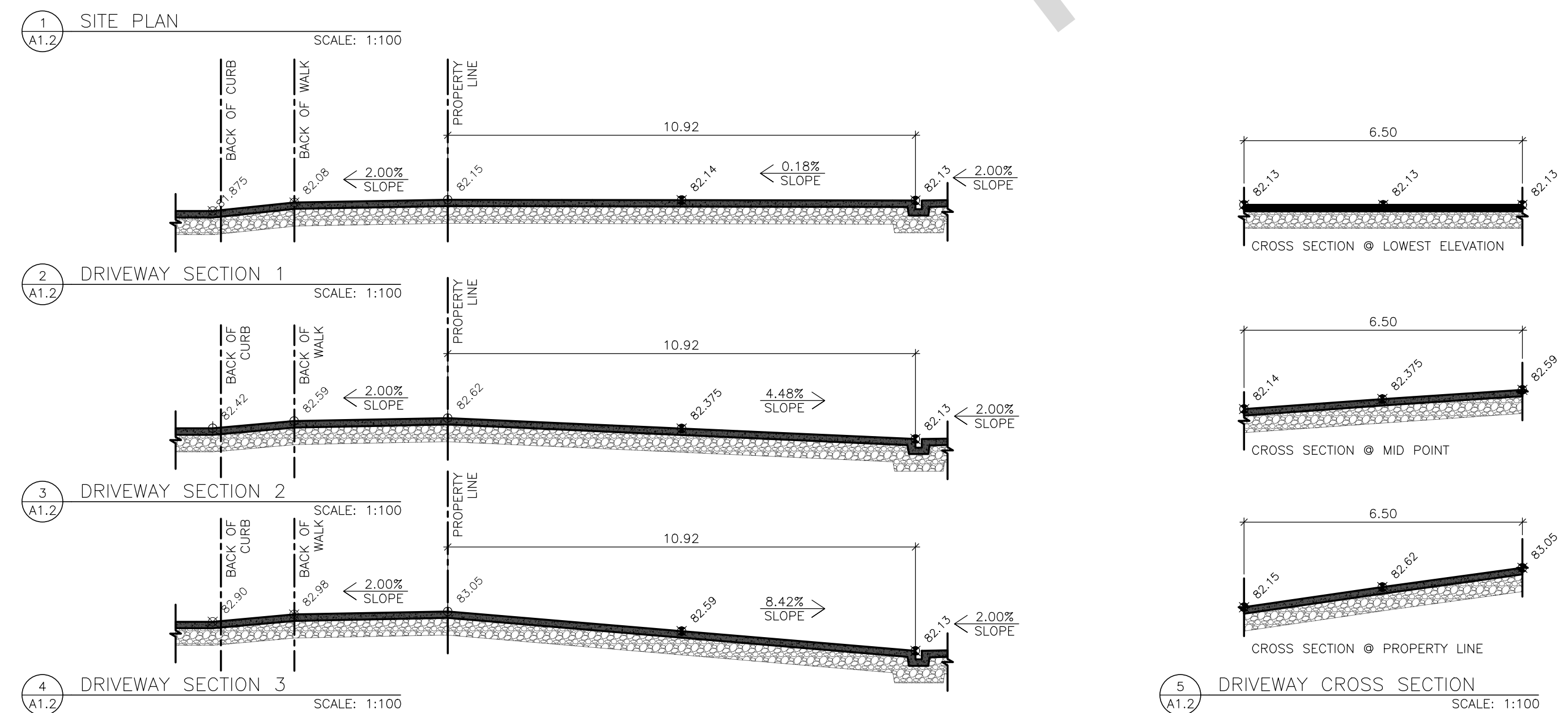
SCALE:  
DATE: AUGUST 11, 2026

SHEET:

A1.2



- EXISTING PUBLIC/CITY TREE
- 1.1. TREE TYPE WAS REVISED TO DECIDUOUS (SCHUBERT CHOKECHERRY)
- 1.2. TREE TRUNK Ø WAS REVISED TO 0.30 M
- 1.3. TREE CANOPY Ø WAS REVISED TO (TREE#1: 10.00M)(TREE#2: 8.00M)
- 1.4. TREE HEIGHT WAS ADDED: 8.00M H.T.
- 1.5. TREE CENTER POINT LOCATION WAS INDICATED
- 1.6. TREE TO BE REMOVE/RETAIN WAS REVISED TO (TREE#1: TO BE REMOVED-NO)(TREE#2: TO BE REMOVED-YES)
2. LOCATION OF PROPOSED WATER LINE AND SANITARY LINE WAS ADDED: 2.00M SOUTH FROM NORTH PROPERTY LINE
3. LOCATION OF PROPOSED GAS SERVICE CONNECTION WAS ADDED: 2.00M NORTH FROM SOUTH PROPERTY LINE
4. PROPOSED REMEDIATION OF EXISTING CURB AND GUTTER TO NEW CURB CUT WAS ADDED.
5. PROPOSED REMEDIATION OF EXISTING CURB AND GUTTER TO NEW CURB CUT WAS ADDED.



GENERAL NOTES

NOTES:

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RET. DENOTES RETAINING

BOC DENOTES BACK OF CURB

TOW DENOTES TOP OF WALL

BOW DENOTES BOTTOM OF WALL

SYMBOL 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

U2

DENOTES PROPOSED LOFT FLOOR WINDOW

●

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

LINETYPE LEGEND

---

DENOTES SUBJECT PROPERTY LINES

---

DENOTES NEIGHBORING PROPERTY LINES

---

DENOTES MAIN FLOOR WALLS

---

DENOTES SECOND FLOOR WALLS

---

DENOTES ROOF OVERHANG

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DENOTES PROPOSED SANITARY

---

DENOTES PROPOSED WATER

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DENOTES PROPOSED GAS

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DENOTES PROPOSED STORM

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DENOTES PROPOSED TELCOM

---

DENOTES PROPOSED UNDERGROUND POWER

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DENOTES PROPOSED OVERHEAD POWER

---

DENOTES PROPOSED FENCE

---

DENOTES EXISTING SANITARY

---

DENOTES EXISTING WATER

---

DENOTES EXISTING GAS

---

DENOTES EXISTING STORM

---

DENOTES EXISTING TELCOM

---

DENOTES EXISTING UNDERGROUND POWER

---

DENOTES EXISTING OVERHEAD POWER

---

DENOTES EXISTING FENCE

HATCH LEGEND

PROPOSED ATTACHED GARAGE

PROPOSED MAIN FLOOR STRUCTURE

PROPOSED SECOND FLOOR STRUCTURE

PROPOSED BUILD-OUTS

PROPOSED C.I.P. CONC. DRIVEWAY

PROPOSED C.I.P. CONC. PATIO

PROPOSED C.I.P. CONC. WALKWAY

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.

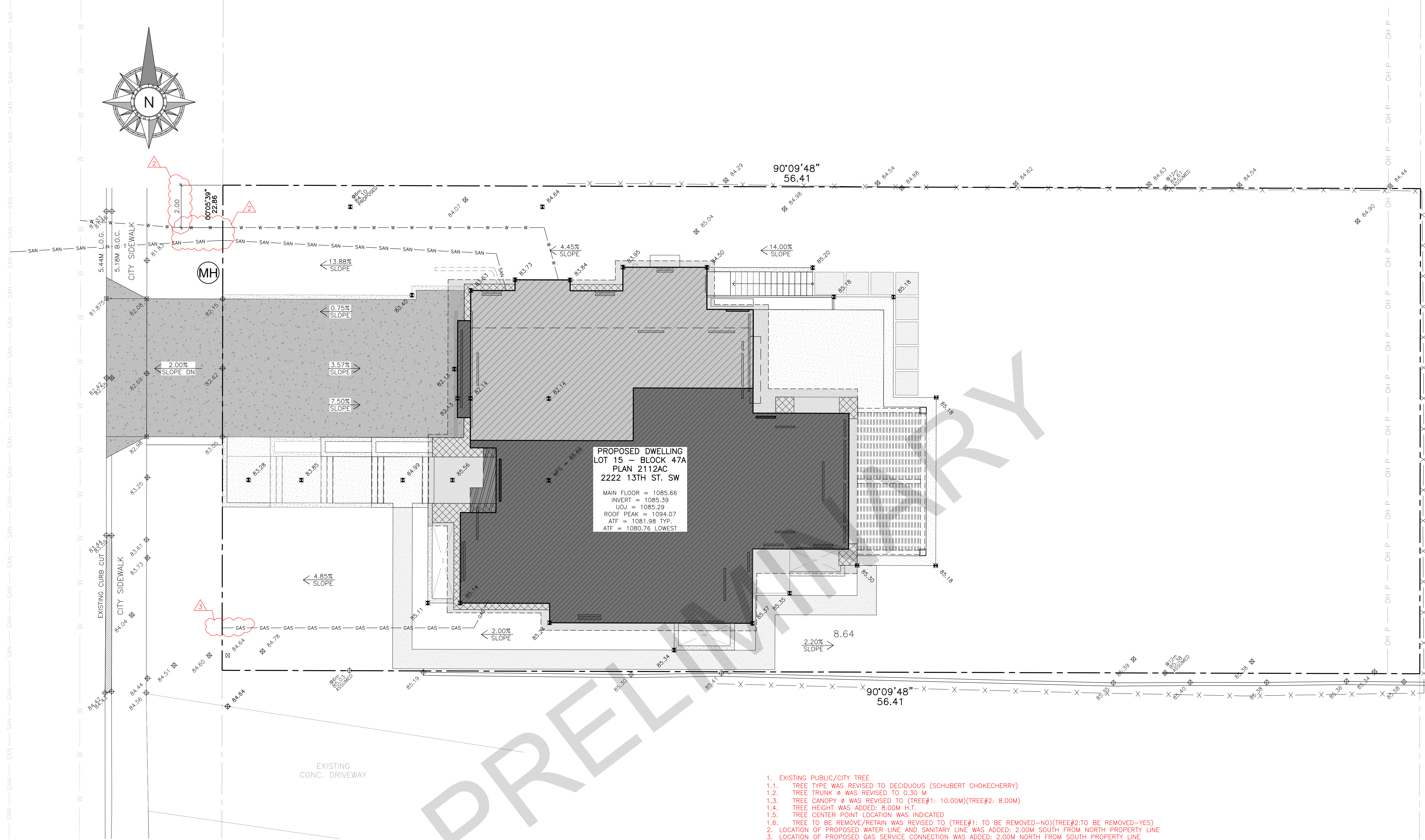
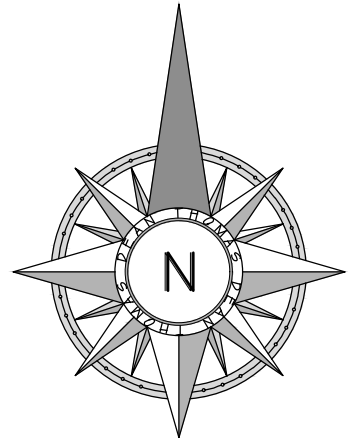
BUILDING COVERAGE: 00.00%

CUMULATIVE AREA OF ALL STRUCTURES: 238.62 SQM

LOT AREA: 1289.52 SQ.M.

BUILDING COVERAGE: 18.50%

| TREE DATA |           |             |              |            |             |                  |               |
|-----------|-----------|-------------|--------------|------------|-------------|------------------|---------------|
| TREE      | TYPE      | TRUNK Ø (M) | CANOPY Ø (M) | HEIGHT (M) | LOCATION    | PROTECTION PLAN  | TO BE REMOVED |
| 1         | DECIDUOUS | 0.30        | 10.00        | 8.00       | PUBLIC/CITY | YES - T-32045296 | NO            |
| 2         | DECIDUOUS | 0.30        | 8.00         | 8.00       | PUBLIC/CITY | NO - T-32045295  | YES           |
| 3         | DECIDUOUS | 0.60        | 10.00        |            | SUBJECT     | ---              | ---           |
| 4         | DECIDUOUS | 0.10        | 3.00         |            | SUBJECT     | ---              | ---           |
| 5         | DECIDUOUS | 0.20        | 2.00         |            | SUBJECT     | ---              | ---           |
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| 7         | DECIDUOUS | 0.60        | 10.00        |            | SUBJECT     | ---              | ---           |
| 8         | DECIDUOUS | 0.40        | 10.00        |            | SUBJECT     | ---              | ---           |
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1. EXISTING PUBLIC/CITY TREE  
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1.6. TREE TO BE REMOVE/RETAIN WAS REVISED TO (TREE#1: TO BE REMOVED-NO)(TREE#2: TO BE REMOVED-YES)  
2. LOCATION OF PROPOSED WATER LINE AND SANITARY LINE WAS ADDED: 2.00M SOUTH FROM NORTH PROPERTY LINE  
3. LOCATION OF PROPOSED GAS SERVICE CONNECTION WAS ADDED: 2.00M NORTH FROM SOUTH PROPERTY LINE  
5. PROPOSED REMEDIATION OF EXISTING CURB AND GUTTER TO NEW CURB CUT WAS ADDED.

**GENERAL NOTES**

NOTES:  
ELEVATIONS ARE SHOWN THUS:  $\text{E} = 1085.660$  METRES.  
BEARINGS DERIVED FROM GNSS OBSERVATION  
DISTANCES ARE SHOWN IN METERS AND DERIVED FROM  
ASCM 288126, ELEVATION = 1080.972M  
DISTANCES ARE IN METERS 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**

⊕ DENOTES EXISTING GEODETIC DATUM POINT  
⊗ DENOTES INTERPOLATED EXISTING GEODETIC POINT  
⊗ DENOTES PROPOSED GEODETIC DATUM POINT  
MF DENOTES PROPOSED LOWER LEVEL WINDOW  
UF DENOTES PROPOSED UPPER FLOOR WINDOW  
U2 DENOTES PROPOSED LOFT FLOOR WINDOW  
● 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

**LINE TYPE LEGEND**

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

**HATCH LEGEND**

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

| BUILDING AREA                                                                                                                                                                                                                                                                                         |           |             |              |            |             |                  |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|--------------|------------|-------------|------------------|---------------|
| BUILDING AREA (DWELLING): 238.62 SQ.M.<br>LOT AREA: 1289.52 SQ.M.<br>BUILDING COVERAGE: 18.50%<br>AREA OF OUTBUILDINGS: 0.00 SQ.M.<br>LOT AREA: 1289.52 SQ.M.<br>BUILDING COVERAGE: 00.00%<br>CUMULATIVE AREA OF ALL STRUCTURES: 238.62 SQ.M.<br>LOT AREA: 1289.52 SQ.M.<br>BUILDING COVERAGE: 18.50% |           |             |              |            |             |                  |               |
| TREE DATA                                                                                                                                                                                                                                                                                             |           |             |              |            |             |                  |               |
| TREE                                                                                                                                                                                                                                                                                                  | TYPE      | TRUNK Ø (M) | CANOPY Ø (M) | HEIGHT (M) | LOCATION    | PROTECTION PLAN  | TO BE REMOVED |
| 1                                                                                                                                                                                                                                                                                                     | DECIDUOUS | 0.30        | 10.00        | 8.00       | PUBLIC/CITY | YES - T-32045296 | NO            |
| 2                                                                                                                                                                                                                                                                                                     | DECIDUOUS | 0.30        | 8.00         | 8.00       | PUBLIC/CITY | NO - T-32045295  | YES           |
| 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     |                  |               |

PROJECT:  
ISSUED FOR  
DEVELOPMENT PERMIT  
DR - 1

2222 13TH STREET SW  
CALGARY, ALBERTA

LOT 15  
BLOCK 47A  
PLAN 2112AC

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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 DEVELOPMENT PERMIT MAY 25, 2026  
2. ISSUED FOR DEVELOPMENT PERMIT - DR1 AUGUST 11, 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:

GRADING PLAN

SCALE: 1:100  
DATE: AUGUST 11, 2026

SHEET:

A1.3

PROJECT:  
ISSUED FOR  
DEVELOPMENT PERMIT  
DR - 12222 13TH STREET SW  
CALGARY, ALBERTALOT 15  
BLOCK 47A  
PLAN 2112ACTHESE DESIGNS AND DRAWINGS ARE COPYRIGHT DEAN THOMAS DESIGN GROUP.  
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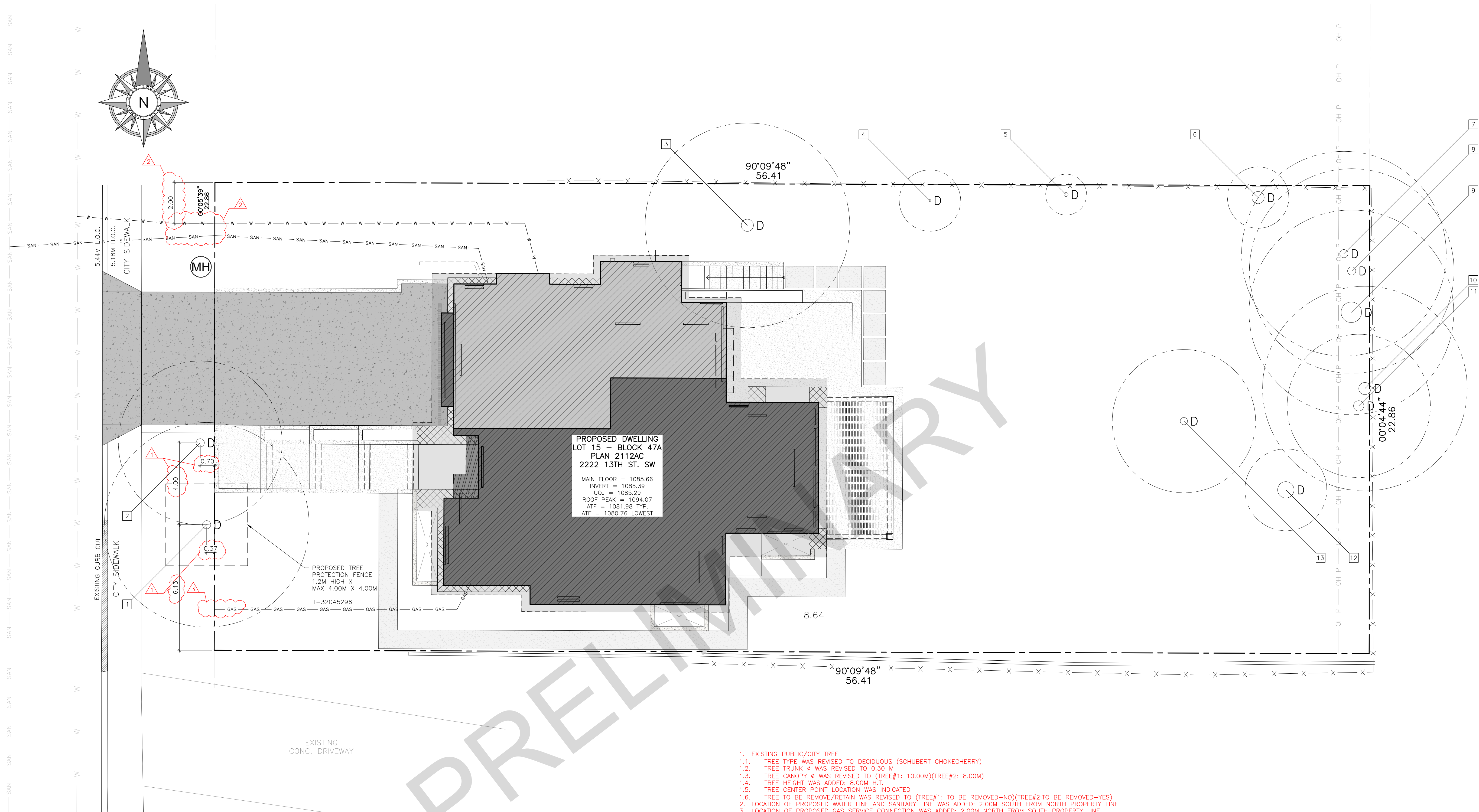
## DRAWING TITLE:

## TREE PLAN

SCALE: 1:100  
DATE: AUGUST 11, 2026

SHEET:

A1.4



- EXISTING PUBLIC/CITY TREE
- 1.1. TREE TYPE WAS REVISED TO DECIDUOUS (SCHUBERT CHOKECHERRY)
- 1.2. TREE TRUNK Ø WAS REVISED TO 0.30 M
- 1.3. TREE CANOPY Ø WAS REVISED TO (TREE#1: 10.00M)(TREE#2: 8.00M)
- 1.4. TREE HEIGHT WAS ADDED: 8.00M H.T.
- 1.5. TREE CENTER POINT LOCATION WAS INDICATED
- 1.6. TREE TO BE REMOVE/RETAIN WAS REVISED TO (TREE#1: TO BE REMOVED-NO)(TREE#2: TO BE REMOVED-YES)
2. LOCATION OF PROPOSED WATER LINE AND SANITARY LINE WAS ADDED: 2.00M SOUTH FROM NORTH PROPERTY LINE
3. LOCATION OF PROPOSED GAS SERVICE CONNECTION WAS ADDED: 2.00M NORTH FROM SOUTH PROPERTY LINE
4. PROPOSED REMEDIATION OF EXISTING CURB CUT NOTE WAS ADDED
5. PROPOSED REMEDIATION OF EXISTING CURB AND GUTTER TO NEW CURB CUT WAS ADDED.

**GENERAL NOTES**

NOTES:

ELEVATIONS ARE SHOWN THUS:  $\pm 85.66$  = 1085.660 METRES.

BEARINGS DERIVED FROM GNSS OBSERVATION

DISTANCES ARE SHOWN IN METERS AND DERIVED FROM ASCM 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**

⊕ DENOTES EXISTING GEODETIC DATUM POINT  
⊗ DENOTES INTERPOLATED EXISTING GEODETIC POINT  
⊗ DENOTES PROPOSED GEODETIC DATUM POINT  
MF DENOTES PROPOSED LOWER LEVEL WINDOW  
UF DENOTES PROPOSED UPPER FLOOR WINDOW  
LW DENOTES PROPOSED LOFT FLOOR WINDOW  
● 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

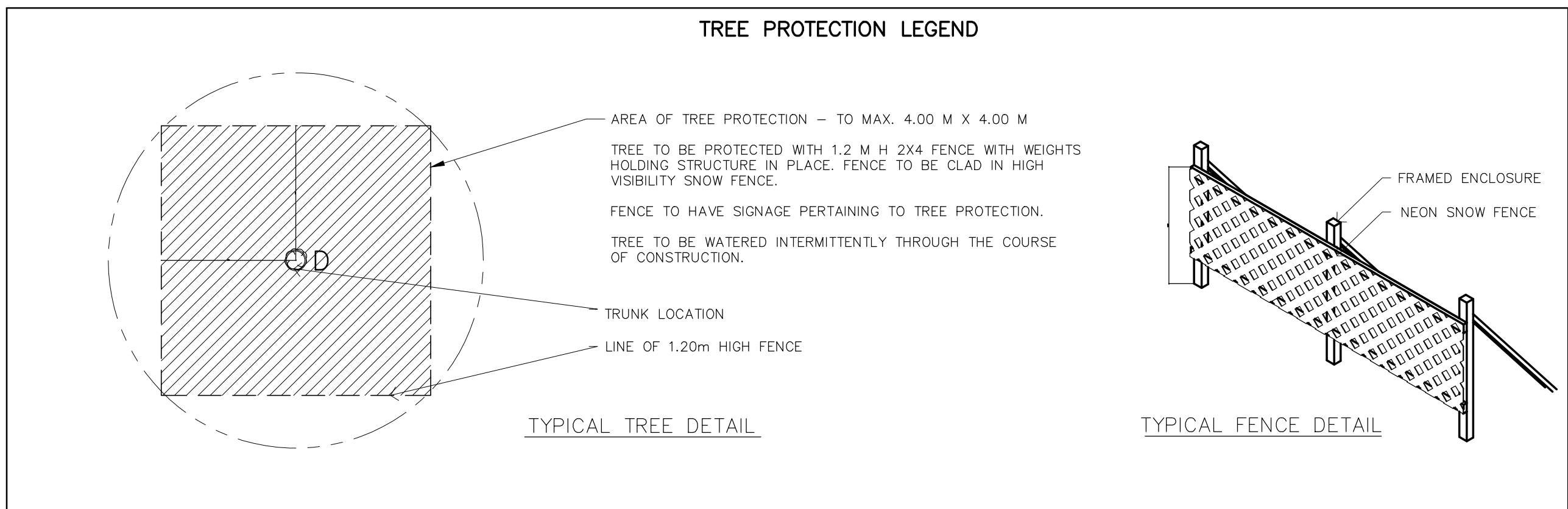
**LINETYPE LEGEND**

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

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

| BUILDING AREA                                                                                                                                                                                                                                                                                         |           |             |              |            |             |                  |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|--------------|------------|-------------|------------------|---------------|
| BUILDING AREA (DWELLING): 238.62 SQ.M.<br>LOT AREA: 1289.52 SQ.M.<br>BUILDING COVERAGE: 18.50%<br>AREA OF OUTBUILDINGS: 0.00 SQ.M.<br>LOT AREA: 1289.52 SQ.M.<br>BUILDING COVERAGE: 00.00%<br>CUMULATIVE AREA OF ALL STRUCTURES: 238.62 SQ.M.<br>LOT AREA: 1289.52 SQ.M.<br>BUILDING COVERAGE: 18.50% |           |             |              |            |             |                  |               |
| TREE DATA                                                                                                                                                                                                                                                                                             |           |             |              |            |             |                  |               |
| TREE                                                                                                                                                                                                                                                                                                  | TYPE      | TRUNK Ø (M) | CANOPY Ø (M) | HEIGHT (M) | LOCATION    | PROTECTION PLAN  | TO BE REMOVED |
| 1                                                                                                                                                                                                                                                                                                     | DECIDUOUS | 0.30        | 10.00        | 8.00       | PUBLIC/CITY | YES - T-32045296 | NO            |
| 2                                                                                                                                                                                                                                                                                                     | DECIDUOUS | 0.30        | 8.00         | 8.00       | PUBLIC/CITY | NO - T-32045296  | YES           |
| 3                                                                                                                                                                                                                                                                                                     | DECIDUOUS | 0.60        | 10.00        |            |             |                  |               |
| 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     | ---              | ---           |

1 TREE PLAN  
SCALE: 1:1002 TREE PROTECTION PLAN  
SCALE: 1:100