

PROJECT INFORMATION

- DRAWINGS ARE NOT TO BE SCALED
- ALL CONSTRUCTION METHODS AND SPECIFICATIONS SHALL CONFORM TO THE LATEST LOCAL BUILDING CODE
- BUILDER IS RESPONSIBLE TO CONFIRM ALL DIMENSIONS + INFORMATION ON DRAWINGS
- ANY DISCREPANCIES MUST BE REPORTED TO SDP FOR CONFIRMATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
- **ALL LOAD BEARING DOOR AND WINDOW LINTELS ARE 2-2x10 #2 SPRUCE OR BETTER UNLESS OTHERWISE NOTED**
- ALL STRUCTURAL LUMBER IS TO BE #2 SPRUCE OR BETTER OR AS NOTED.
- ALL STUDS TO BE CONSTRUCTION GRADE SPRUCE OR BETTER.
- PROVIDE FULL END BEARING SUPPORT TO STRUCTURAL MEMBERS WHERE REQUIRED
- ALL EXTERIOR WOOD FRAMING, WOOD SLEEPERS, AND WOOD IN CONTACT WITH CONC. TO BE PRESSURE TREATED
- CONTRACTOR TO CALK AND FLASH OVER ALL EXTERIOR DOOR AND WINDOW LINTELS AS REQUIRED
- EXCEPT WHERE OTHERWISE NOTED ALL EXTERIOR DOORS TO BE 1-3/4" THK AND INTERIOR DOORS TO BE 1-3/8" THK

LEGAL ADDRESS:

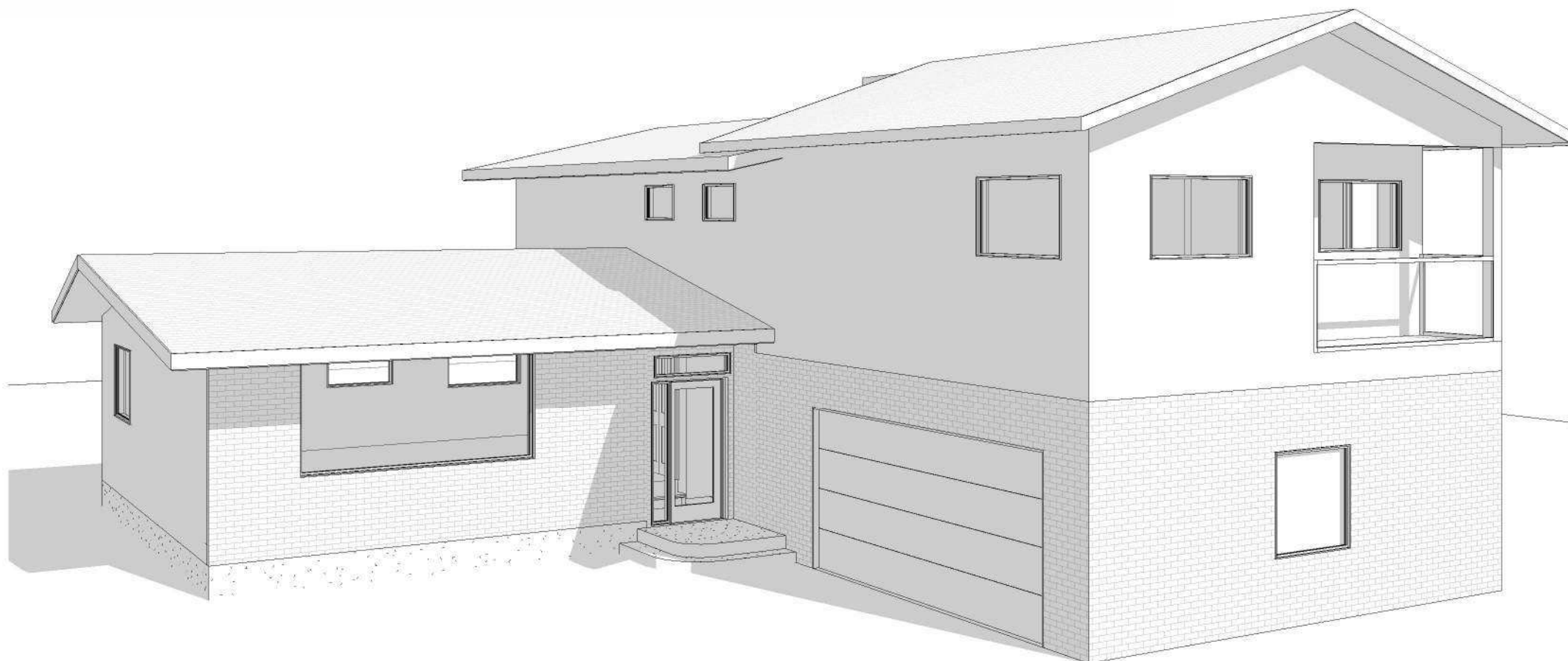
PLAN: 5224JK
BLOCK: 36
LOT: 16

PROPERTY INFORMATION:

LAND-USE DISTRICT = R-CG
YEAR OF CONSTRUCTION = 1968
WALK-OUT = YES / NO
FLOOD FRINGE = YES / NO
*IF YES: DP REQ'D FOR EXTERIOR CHANGES
*IF YES AND ADDITION: CHECK GFA
AVPA = YES / NO
*IF YES CHECK NEF FOR SUITES
ZERO LOT LINE = YES / NO
LANLESS LOT = YES / NO
*IF YES: CHECK SETBACKS
OVERHEAD POWER LINES = YES / NO
*IF YES CHECK CLEARANCE ON BACKYARD SUITES

PROPERTY INFORMATION (DEVELOPMENT PERMIT):

EXISTING CONTEXTUAL DWELLING = YES / NO
*IF RELAXATION IDENTIFIED CHECK IF DWELLING IS CONTEXTUAL
*RELAXATIONS ARE NOT PERMITTED ON CONTEXTUAL DWELLINGS
PUBLIC TREES = YES / NO
*IF YES: TREE PROTECTION PLAN REQUIRED
ESCARPMENT = YES / NO
*IF YES: REVIEW TITLE FOR COVENANTS
NEW RETAINING WALLS (> 1.2m) = YES / NO
*IF YES: SHOW ON SITE W/ GEODETICS



Drawing List

- A0.0 Cover Sheet
- A0.1 Drawing Legends
- A0.2 Project Specific Notes
- A0.3 General Notes
- A0.4 Construction Assemblies
- A1.0 Site Plan
- A1.1 Public Tree's
- A2.0 Main Floor Plan
- A2.1 Second Floor (Existing)
- A2.2 Second Floor (Proposed)
- A2.4 Roof Plan
- A3.0 Elevations
- A3.1 Elevations
- A3.2 Elevations
- A4.0 Sections
- A4.1 Sections
- A5.0 Details
- A5.1 Details
- A6.0 Energy Code (Walls)
- A6.1 Energy Code (Floor)
- A6.2 Energy Code (Roof)



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ALL WORK SHALL BE DONE IN ACCORDANCE WITH AND GOVERNED BY ALL CURRENT NATIONAL, PROVINCIAL AND LOCAL CODES AND REGULATIONS.

BUILDER OR OWNER IS RESPONSIBLE FOR CONTACTING DESIGNER PRIOR TO CONSTRUCTION IF THERE ARE DISCREPANCIES ON PLANS.

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IF P.ENG IS REQUIRED:

- BUILDER/OWNER TO SEND PHOTOS OF ANY APPLICABLE ENGINEERED SCOPE:**
- INCLUDING (BUT NOT LIMITED TO):
 - CONCRETE: REBAR + FORM WORK PRIOR TO POUR
 - FRAMING: ENGINEERED BEAMS/LINTELS/POSTS/TALL WALLS/ETC.
 - SCREW PILES: TORQUE REPORT
 - SCREEN ROOMS + SUNROOMS: EXISTING STRUCTURE + CONNECTIONS

EMAIL PHOTOS TO THE ENGINEER THAT HAS STAMPED THESE PLANS
CONTACT SEVEN DAY PERMITS FOR ANY QUESTIONS.

GENERAL CONTRACTOR



ENGINEER

PROJECT SCOPE

- ADDITION
- -
- -

RELAXATIONS

- -
- -
- -

32 VARCREST PL NW
CALGARY, AB

ADDITION

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Cover Sheet

Project : 2026-119DP

Scale:

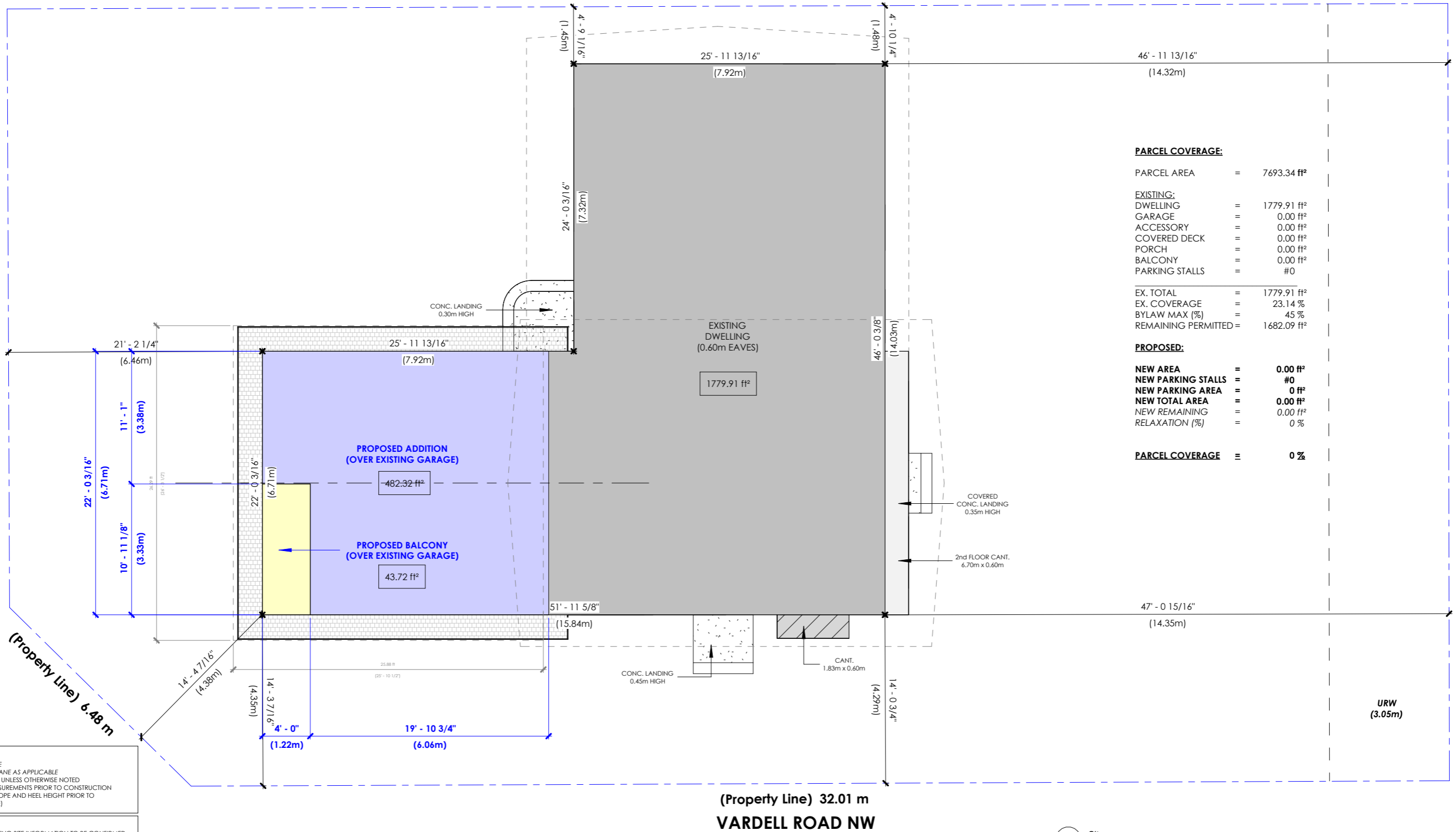
Drawn By: RFC

A0.0

ADJACENT LOT
(Property Line) 36.65 m

32 VARCREST PL NW
(Property Line) 15.24 m

ADJACENT LOT
(Property Line) 19.79 m



PARCEL COVERAGE:

PARCEL AREA	=	7693.34 ft²
EXISTING:		
DWELLING	=	1779.91 ft²
GARAGE	=	0.00 ft²
ACCESSORY	=	0.00 ft²
COVERED DECK	=	0.00 ft²
PORCH	=	0.00 ft²
BALCONY	=	0.00 ft²
PARKING STALLS	=	#0
EX. TOTAL	=	1779.91 ft²
EX. COVERAGE	=	23.14 %
BYLAW MAX (%)	=	45 %
REMAINING PERMITTED	=	1682.09 ft²
PROPOSED:		
NEW AREA	=	0.00 ft²
NEW PARKING STALLS	=	#0
NEW PARKING AREA	=	0 ft²
NEW TOTAL AREA	=	0.00 ft²
NEW REMAINING	=	0.00 ft²
RELAXATION (%)	=	0 %
PARCEL COVERAGE	=	0 %

NOTE:
 • ALL MATERIAL STORAGE ON SITE
 • SITE ACCESS FROM ROAD OR LANE AS APPLICABLE
 • ALL WINDOWS/DOOR EXISTING UNLESS OTHERWISE NOTED
 • BUILDER TO CONFIRM ALL MEASUREMENTS PRIOR TO CONSTRUCTION
 • BUILDER TO CONFIRM ROOF SLOPE AND HEEL HEIGHT PRIOR TO CONSTRUCTION (IF APPLICABLE)

NOTE:
 PROPERTY LINE VALUES AND EXISTING SITE INFORMATION TO BE CONFIRMED PRIOR TO CONSTRUCTION. DIMENSIONS FOR THIS PLAN ACQUIRED FROM SUPPLIED RPR/SURVEY



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ENGINEER

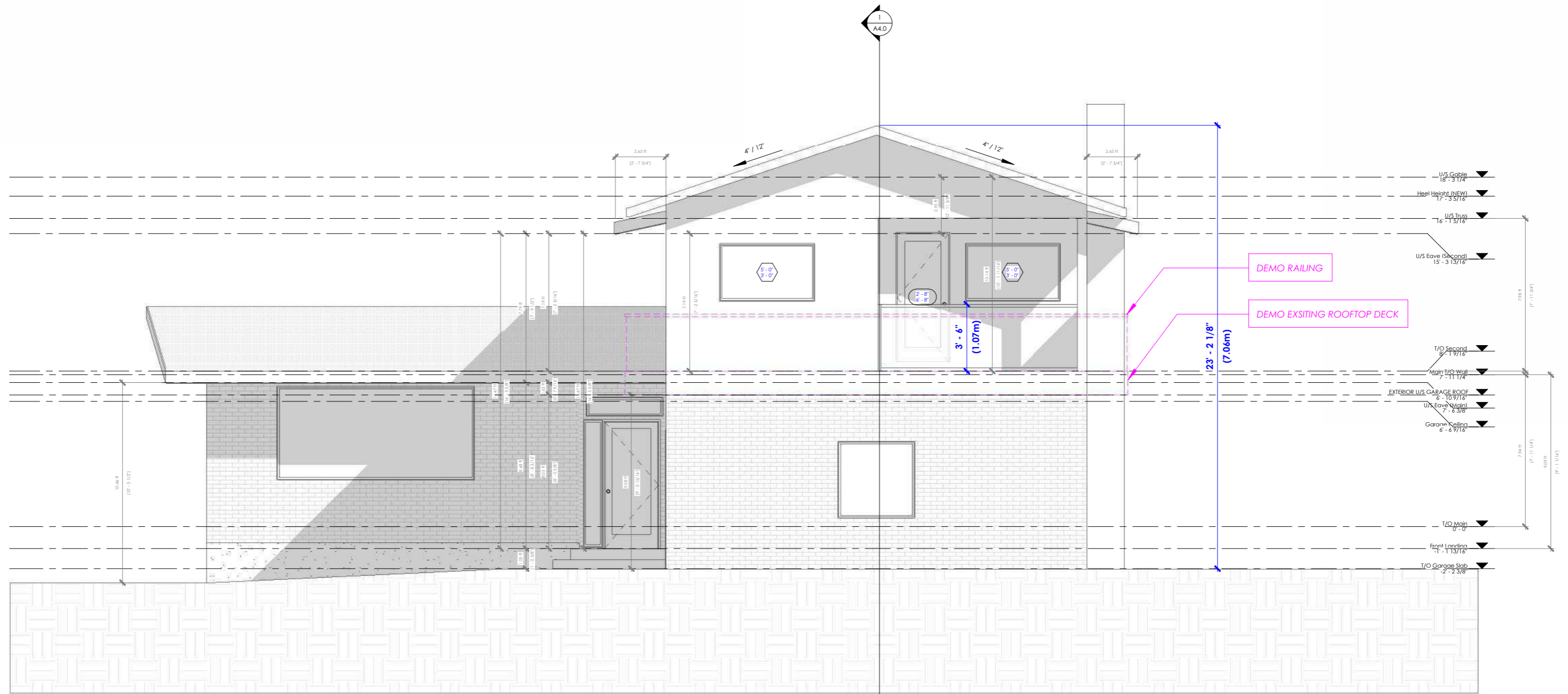


1 Site
1 : 100

32 VARCREST PL NW
CALGARY, AB

ADDITION

Site Plan	
Project :	2026-119DP
Scale:	1 : 100
Drawn By:	RFC
A1.0	



1 Front Elevation
3/16" = 1'-0"



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ENGINEER

GENERAL CONTRACTOR



32 VARCREST PL NW
CALGARY, AB

ADDITION

Elevations

Project : 2026-119DP

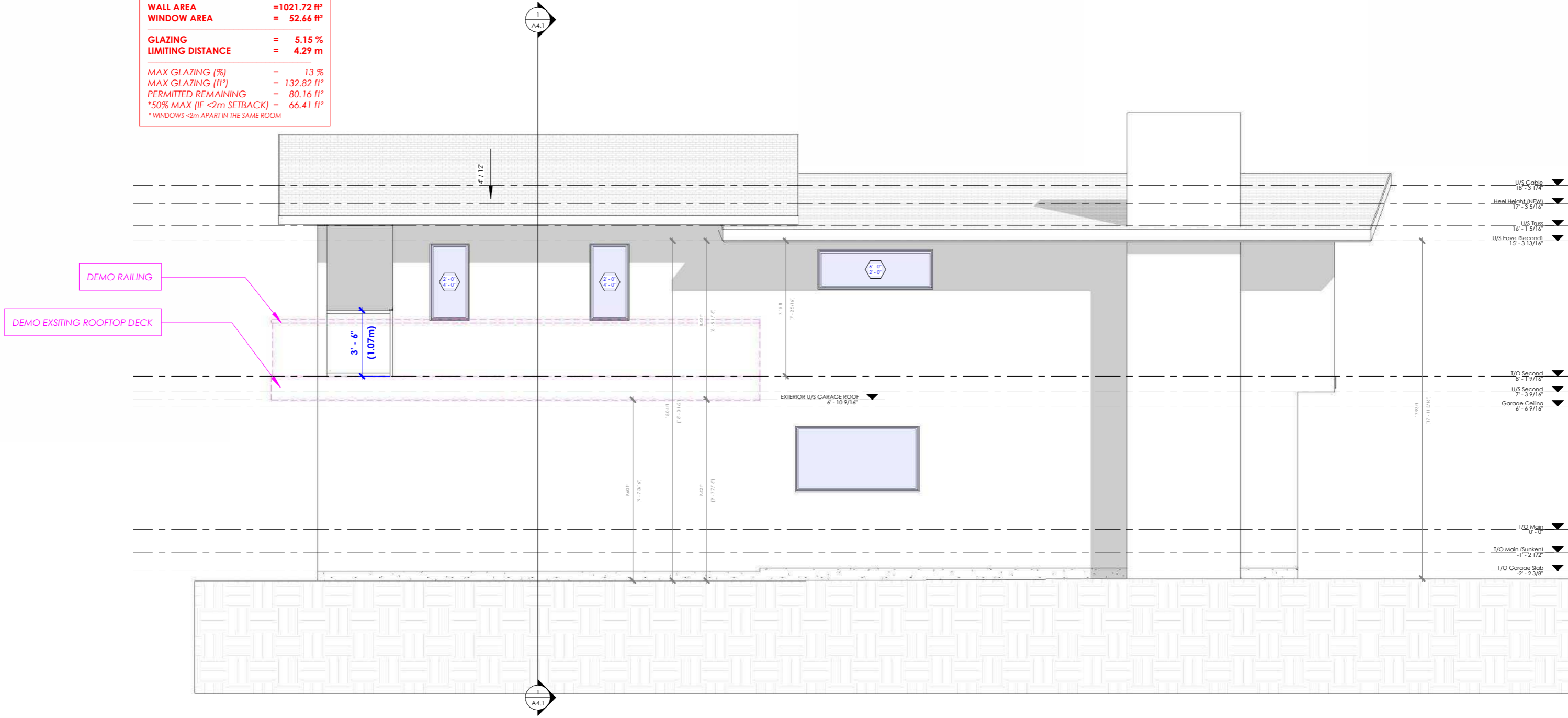
Scale: 3/16" = 1'-0"

Drawn By: RFC

A3.0

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EXISTING DWELLING	
WALL AREA	= 1021.72 ff²
WINDOW AREA	= 52.66 ff²
GLAZING	= 5.15 %
LIMITING DISTANCE	= 4.29 m
MAX GLAZING (%)	= 13 %
MAX GLAZING (ff²)	= 132.82 ff²
PERMITTED REMAINING	= 80.16 ff²
*50% MAX (IF <2m SETBACK)	= 66.41 ff²
<small>* WINDOWS <2m APART IN THE SAME ROOM</small>	



1 Right Elevation
3/16" = 1'-0"



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Elevations	
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Scale:	3/16" = 1'-0"
Drawn By:	RFC
A3.2	