

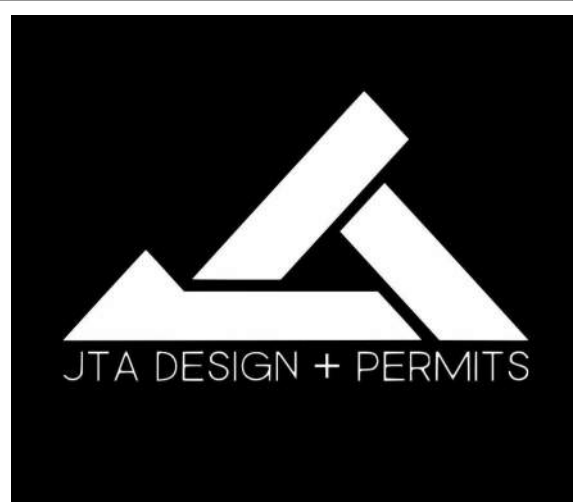


LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation plan
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front and Rear Elevations
A-2.2	Left and Right Elevations

FLOOR AREA

BASEMENT = 2001.08 SQ. FT.
ATTACHED GARAGE = 820.25 SQ. FT.

MAIN = 2019.42 SQ. FT.
UPPER = 1757.28 SQ. FT.
TOTAL = 3776.70 SQ. FT.



GENERAL NOTES:

MUNICIPAL ADDRESS:
24 - Varwood Place NW
CALGARY, AB

PROJECT:
NEW HOME

PROJECT NUMBER:
254-26

STATUS:
DP

LEGAL LAND DESCRIPTION:
LOT: BLOCK: PLAN:
12 37 5224 JK

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01.	10/06/26	DP PLANS	D.L.
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FLOOR AREAS:

MAIN FLOOR AREA: -- SQ.FT.

UPPER FLOOR AREA: -- SQ.FT.

LOFT FLOOR AREA: -- SQ.FT.

TOTAL ABOVE GRADE: -- SQ.FT.

BASEMENT AREA: -- SQ.FT.

GARAGE AREA: -- SQ.FT.

DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

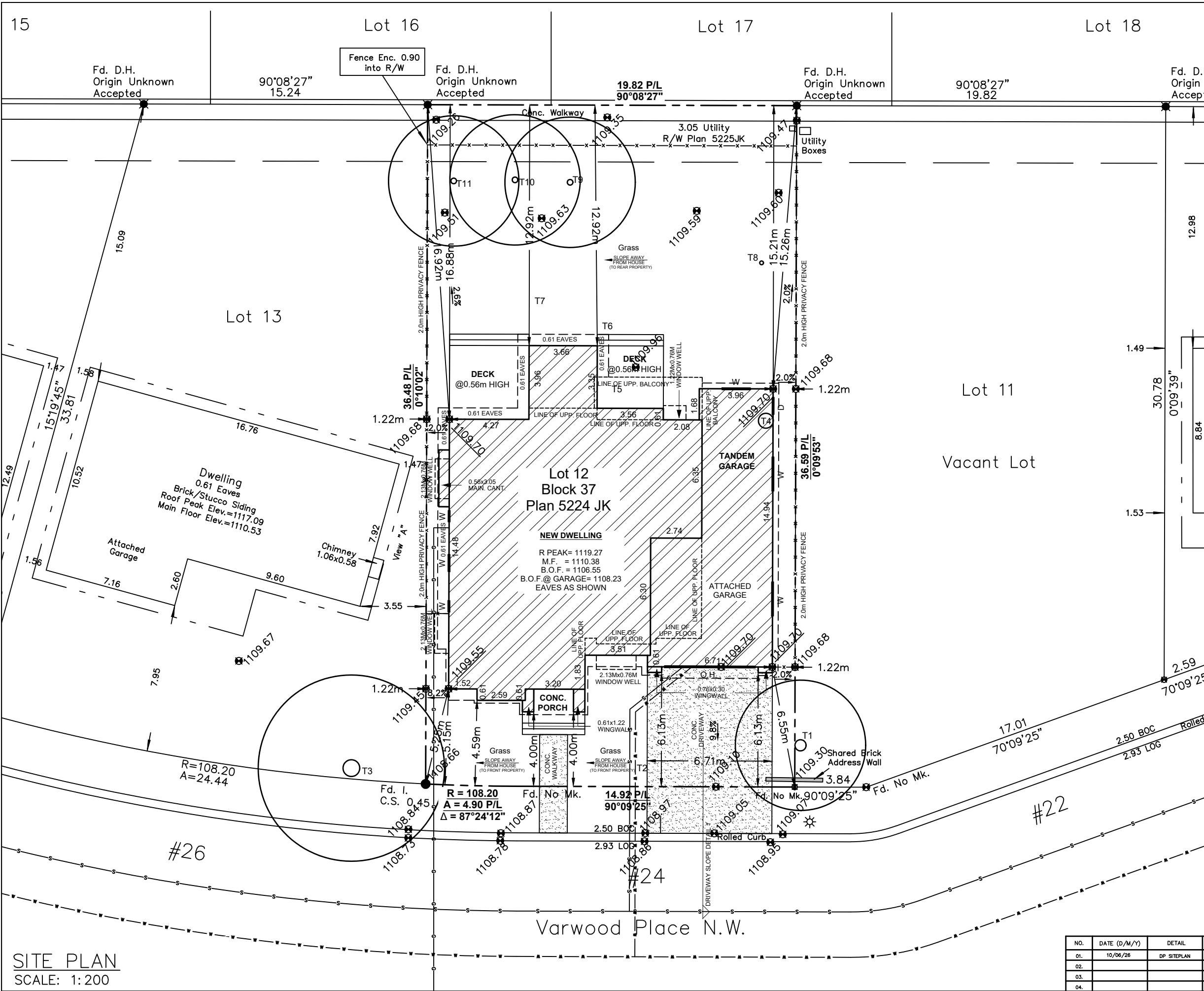
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SCALE:

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A-0.0



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 140368
ASCM 140368 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.
THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

•	denotes Calculation points
⊠	denotes Water Valve
◆	denotes Gas Valve
⊙	denotes Manhole
⊕	denotes Tree
⊗	denotes Power Pole
△	denotes Sign
⊙	denotes Light Standard
-X-X-	denotes Fence
-S-	denotes Sanitary Line
-ST-	denotes Storm Line
-W-	denotes Water Line
-C-	denotes Gas Line
-E-	denotes Electrical Line
-A.G.T-	denotes A.G.T Line
-U.R.O.W-	denotes Utility Right of Way Line
-P.L-	denotes Property Line
⊠	denotes Door
⊠	denotes Main Floor Windows
⊠	denotes Second Floor Windows
⊠	denotes Basement Floor Windows
⊠	denotes Shed Hatch
⊠	denotes Detached Garage Hatch
⊠	denotes Main Building Hatch
⊠	denotes Concrete and Asphalt Hatch
⊠	denotes Wood Hatch

'Cant.' denotes Cantilevers
'Enc.' denotes Encroach(es)
'BW' denotes Back of Walkway
'BOW' denotes Bottom of Wall

'Conc.' denotes Concrete
'Ret.' denotes Retaining
'BC' denotes Back of Curb
'TOW' denotes Top of Wall

Disclaimer
The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness of those records. service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

LAND USE: R-CG Residential
Grade-Oriented Infill

SCALE 1:200

LEGAL DESCRIPTION:
Lot 12
Block 37
Plan 5224 JK

MUNICIPAL ADDRESS:
24 - VARWOOD PLACE N.W.
Calgary, Alberta

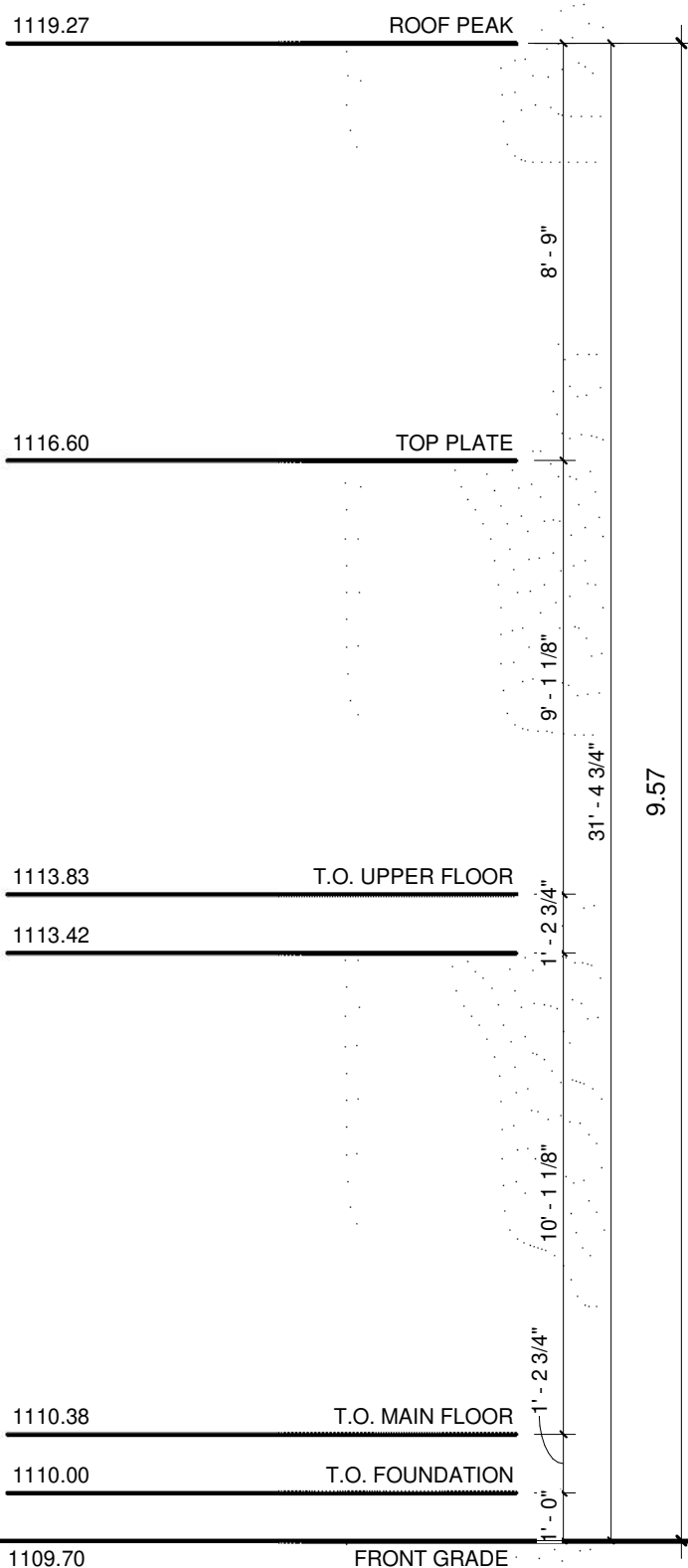
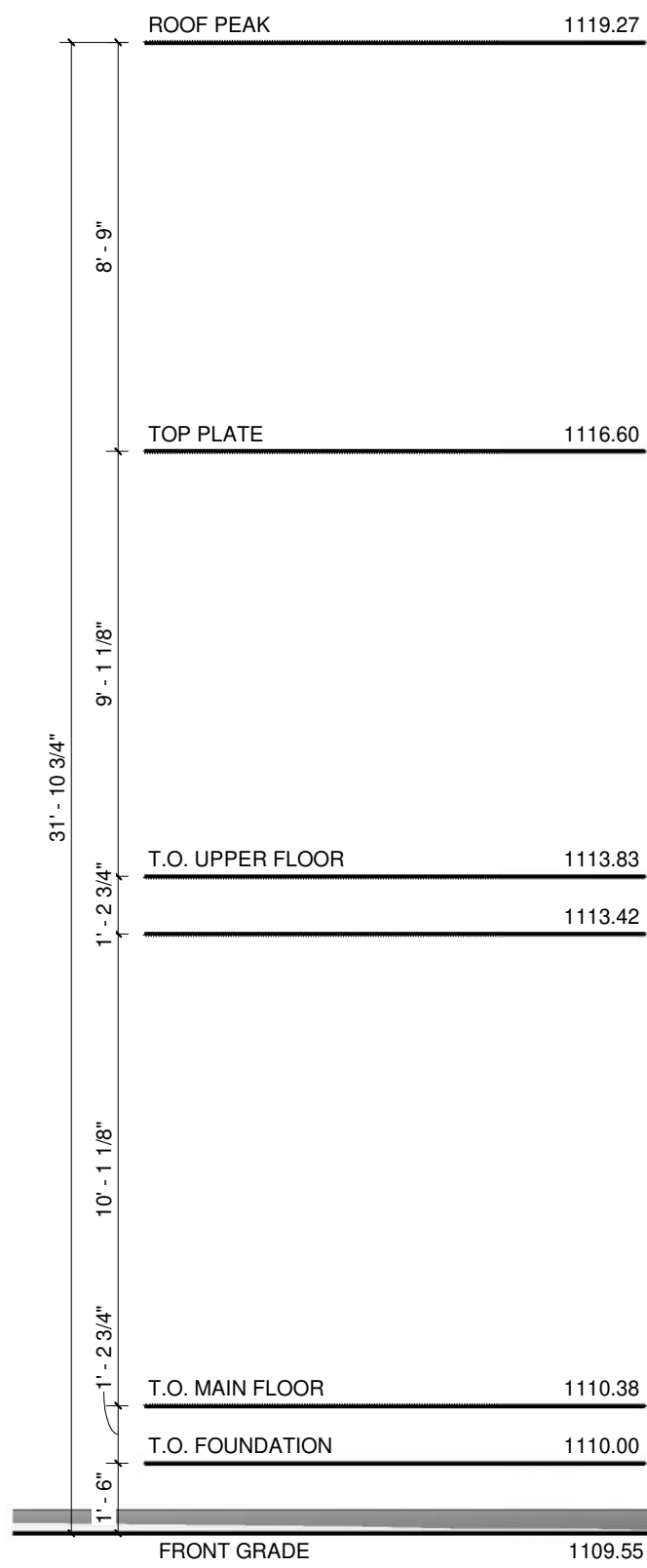
LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)
LOT SIZE: 724.643 SQ M
HOUSE: 185.907 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 1.703 SQ M
WING WALL: 1.858 SQ M
ATTACHED GARAGE: 76.204 SQ M
TOTAL: 265.672/724.643
= 36.66%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	10/06/26	DP SITEPLAN	D.L.	24 VARWOOD PLACE NW Calgary, Alberta	SINGLE HOUSE	1: 200
02.				Lot 12 Block 37 Plan 5224 JK	DATE:	DIVISION NUMBER:
03.					JUN 10, 2026	S 01
04.						

SITE PLAN
SCALE: 1:200

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 BRICK FINISH AS SPEC'D
- 4 STUCCO FINISH AS SPEC'D - WHITE
- 5 HARDIE FINISH - WHITE
- 6 SMART BOARD & BATTEN - WHITE
- 7 SMART BOARD & BATTEN - DARK
- 8 CONC. PARGING
- 9 CAST IN PLACE CONCRETE
- 10 METAL ROOF



VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

GENERAL NOTES:

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UPPER FLOOR AREA:	-- SQ.FT.
LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:

SHEET NAME:

Front and Rear
Elevations

DESIGN BY: JT

DRAWN BY: JT

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

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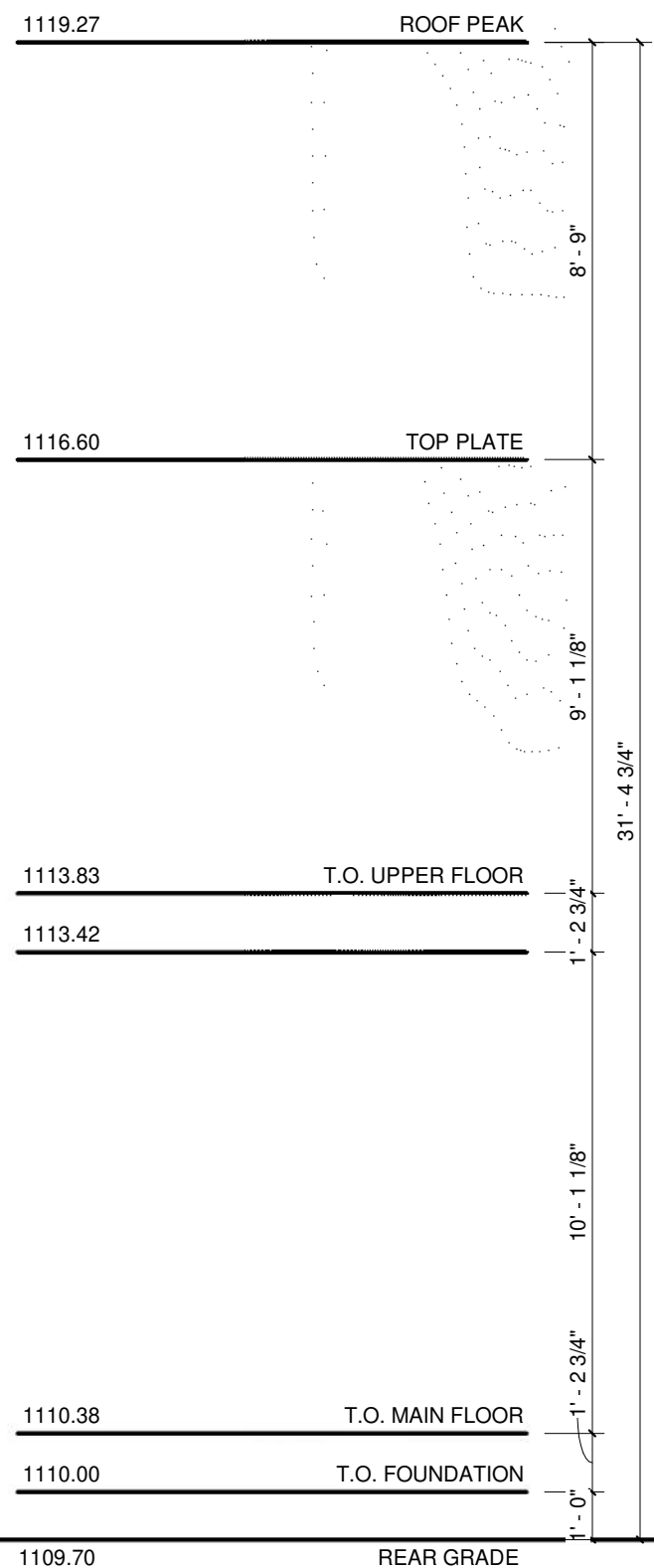
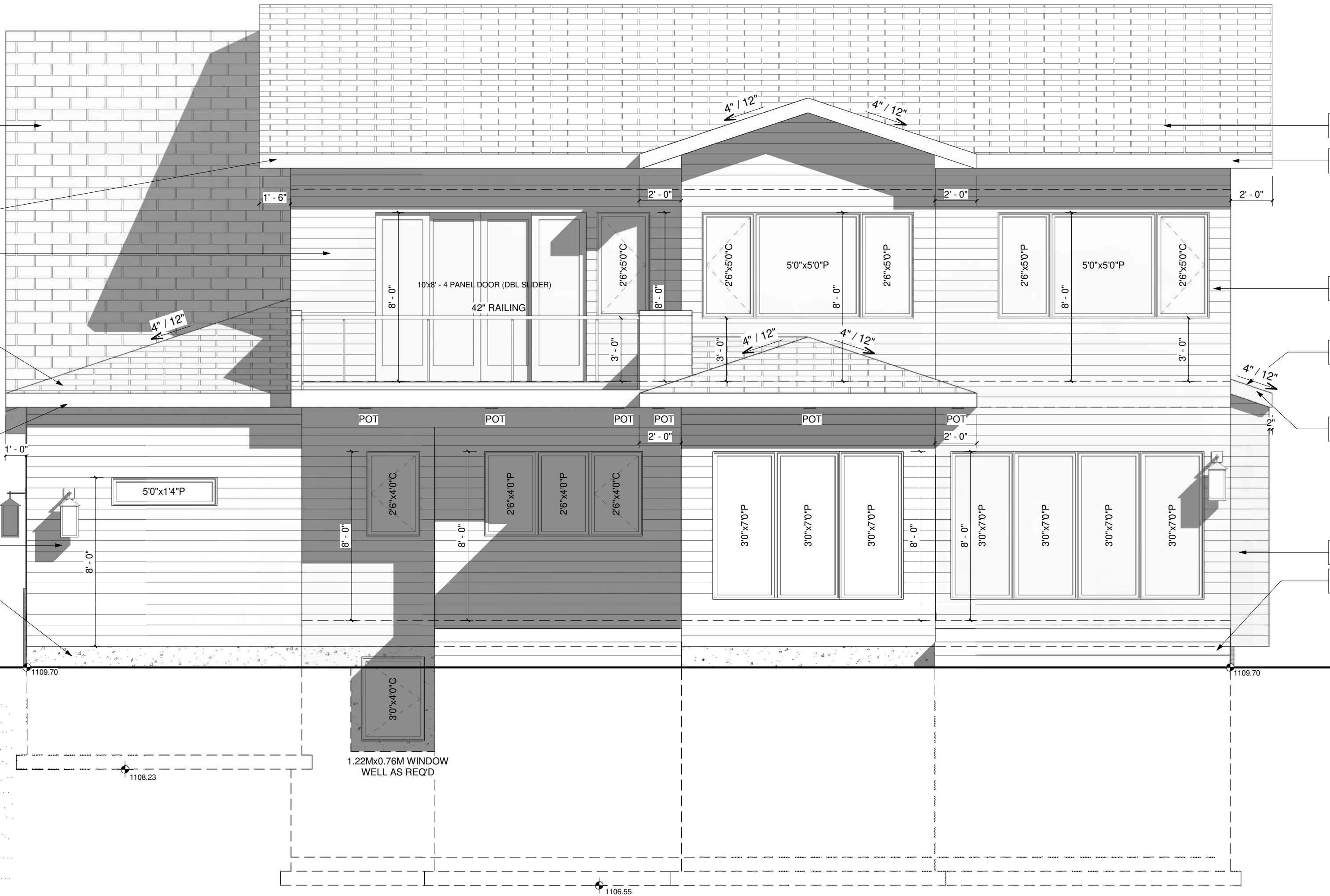
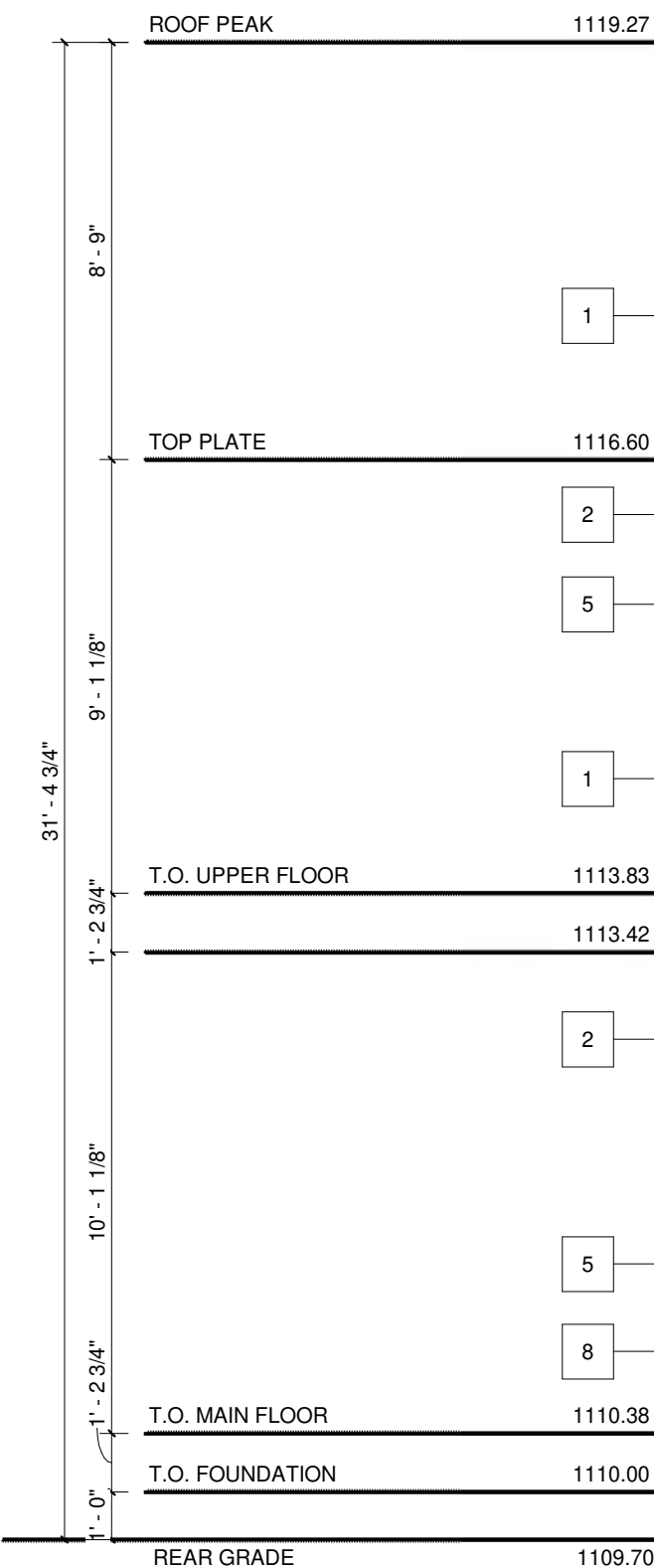
A-2.0

FRONT ELEVATION

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

EXTERIOR FINISHES:

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REAR ELEVATION

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

EXTERIOR FINISHES:

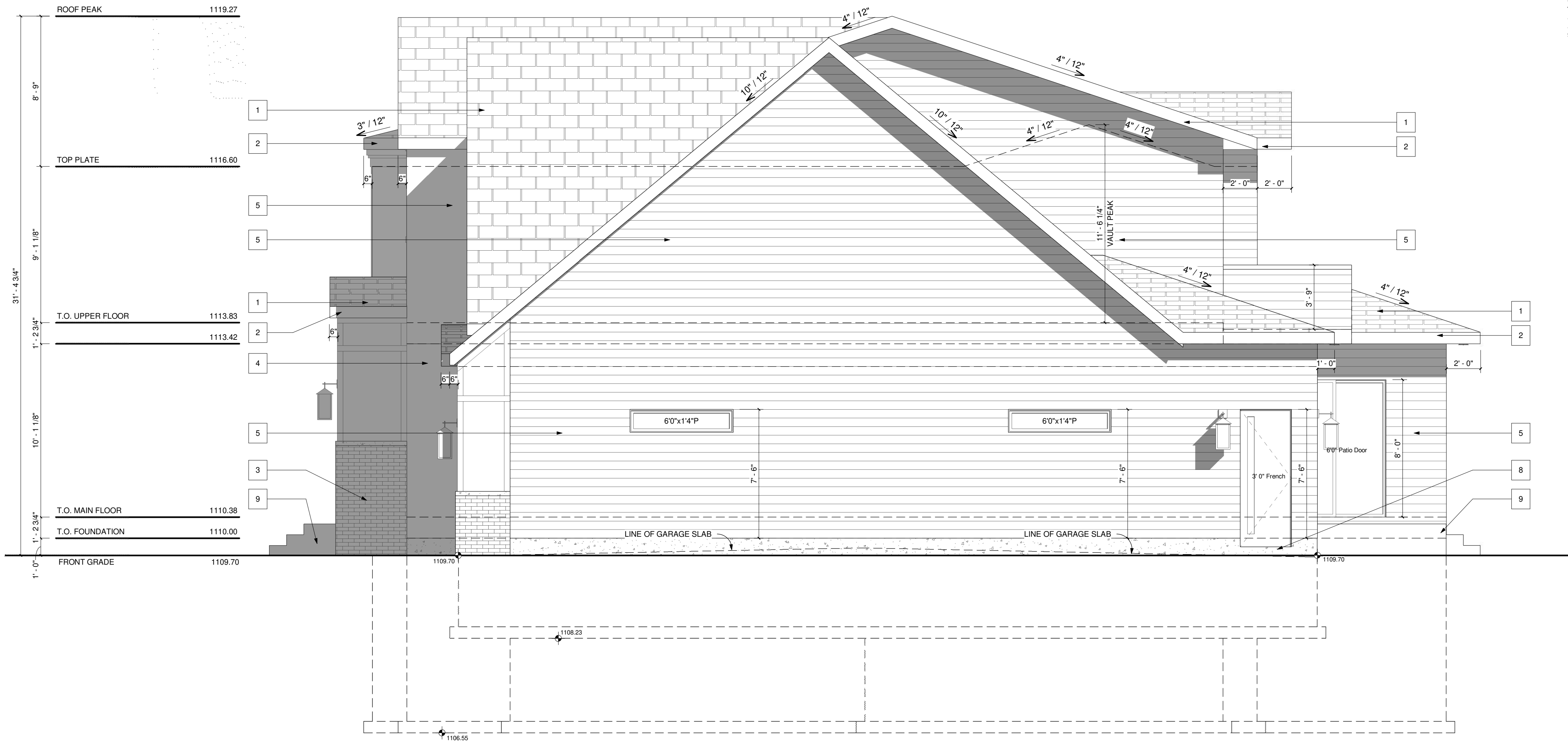
- 1
- ASPHALT SHINGLES
- 2
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- 3
- BRICK FINISH AS SPEC'D
- 4
- STUCCO FINISH AS SPEC'D - WHITE
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- 6
- SMART BOARD & BATTEN - WHITE
- 7
- SMART BOARD & BATTEN - DARK
- 8
- CONC. PARGING
- 9
- CAST IN PLACE CONCRETE
- 10
- METAL ROOF



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

EXTERIOR FINISHES:

- 1
- ASPHALT SHINGLES
- 2
- 8" ALUMINUM FASCIA
- 3
- BRICK FINISH AS SPEC'D
- 4
- STUCCO FINISH AS SPEC'D - WHITE
- 5
- HARDIE FINISH - WHITE
- 6
- SMART BOARD & BATTEN - WHITE
- 7
- SMART BOARD & BATTEN - DARK
- 8
- CONC. PARGING
- 9
- CAST IN PLACE CONCRETE
- 10
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RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

VENTED SOFFIT NOTES:
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WINDOW CALCULATION @1.22M:

WALL AREA= 1088.03 SQ. FT.
WINDOW AREA = 75.32 SQ. FT.
TOTAL: 75.32/1088.03 = 6.9%



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GARAGE AREA: -- SQ.FT.

DRAWING SET:

SHEET NAME:

Left and Right
Elevations

DESIGN BY: JT

DRAWN BY: JT

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