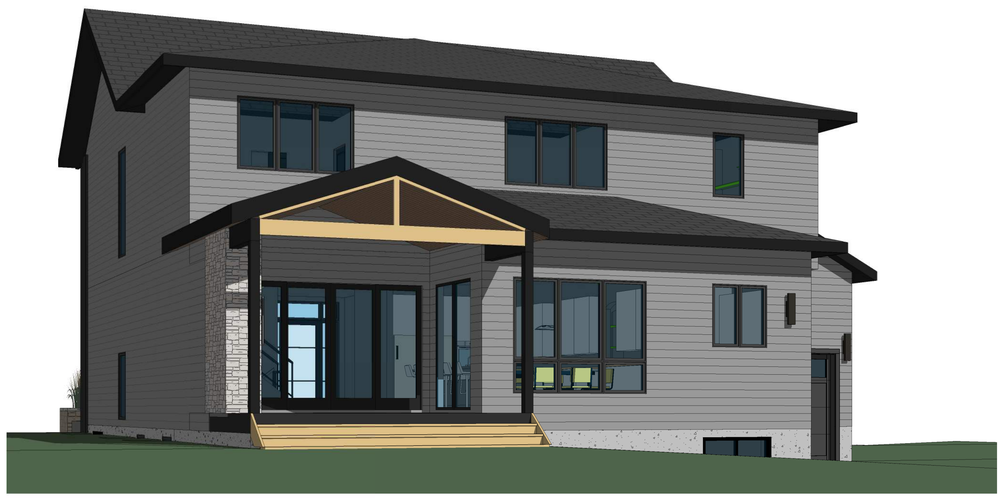








LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front & Rear Elevations
A-2.1	Left & Right Elevations

FLOOR AREA

BASEMENT	= 1873.92 SQ. FT.
ATT. GARAGE	= 762.92 SQ. FT.
MAIN FLOOR	= 1657.03 SQ. FT.
UPPER FLOOR	= 1912.50 SQ. FT.
TOTAL	= 3569.53 SQ. FT.

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
6403 - Larkspur Way SW
CALGARY, AB

PROJECT:
NEW HOME

PROJECT NUMBER:
357-26

STATUS:
DP

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.
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NO.	DATE(D/M/Y)	DETAIL	BY
01.	18/09/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-09-29 11:41:38 AM

SCALE:

PAGE: **A-0.0**

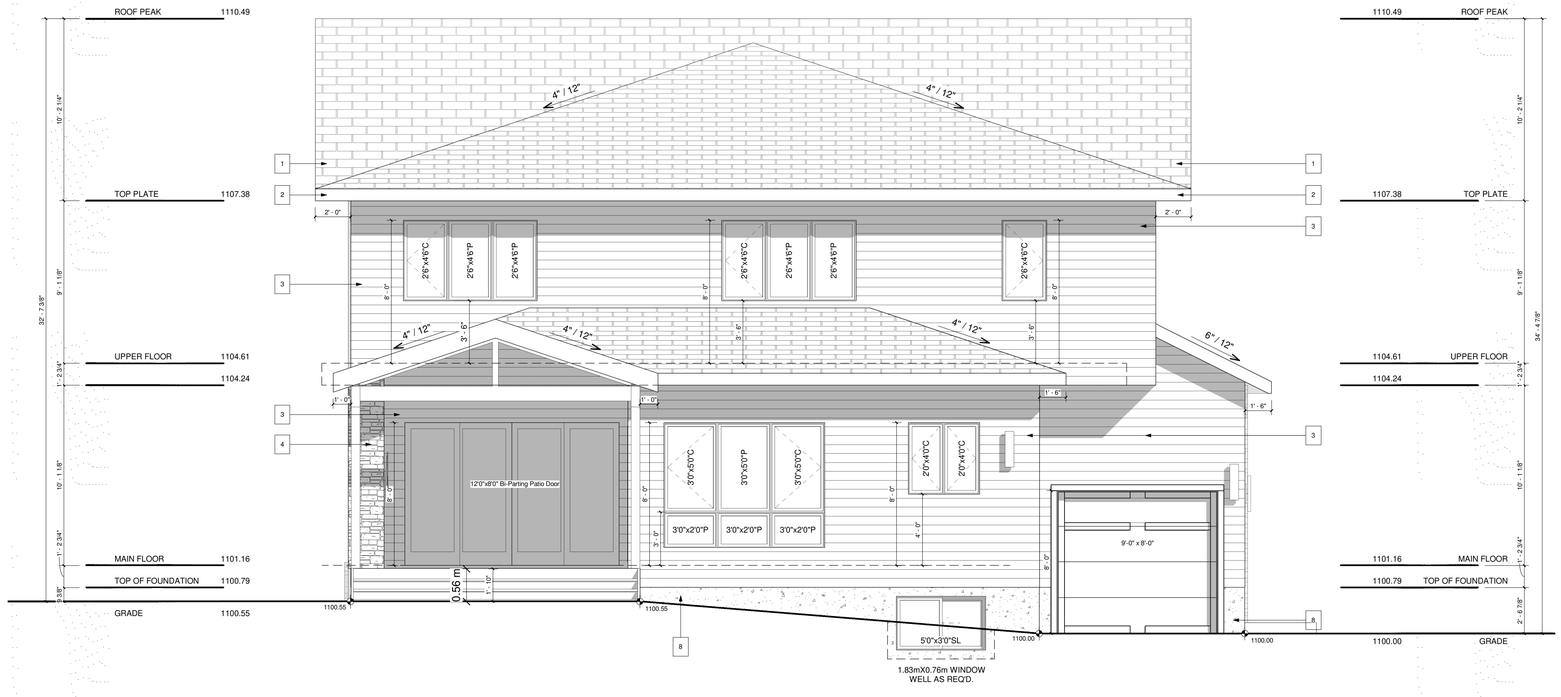
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	6	STUCCO FINISH - WHITE
2	8" ALUMINUM FASCIA	7	STUCCO FINISH - BLACK
3	HARDIE SIDING - GREY	8	CONCRETE PARGING
4	BRICK FINISH AS SPEC'D.	9	CAST-IN PLACE CONCRETE
5	SMART BOARD FINISH - DARK GREY		



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)

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



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

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
6403 - Larkspur Way SW
CALGARY, AB

PROJECT:
NEW HOME

PROJECT NUMBER:
357-26

STATUS:
DP

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS
CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.
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NO.	DATE(D/M/Y)	DETAIL	BY
01.	18/09/2026	DP PLANS	DJ.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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DRAWING SET:

SHEET NAME:
Front & Rear Elevations

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

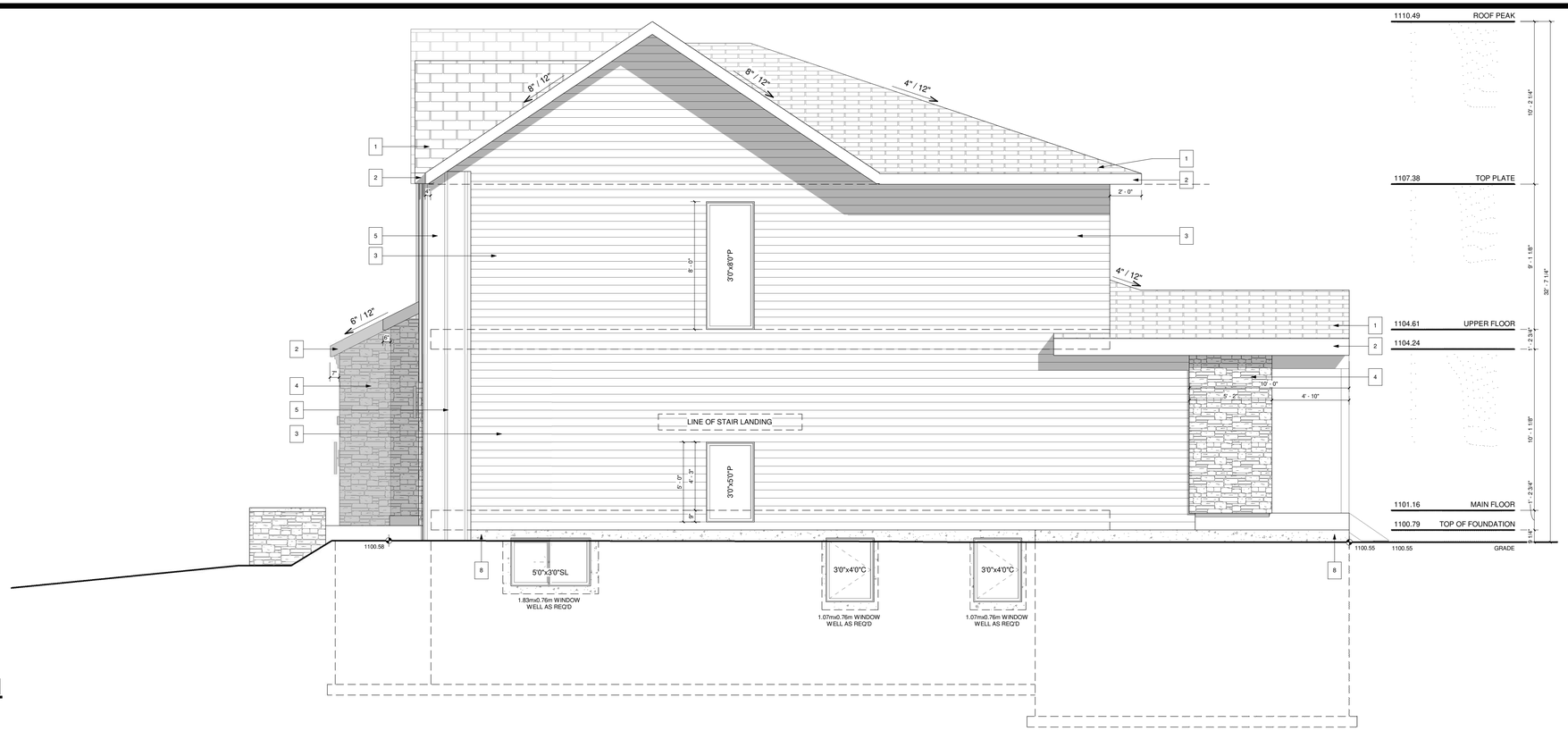
PRINTED: 2026-09-29 11:41:43 AM

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

PAGE: **A-2.0**

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	6	STUCCO FINISH - WHITE
2	8" ALUMINUM FASCIA	7	STUCCO FINISH - BLACK
3	HARDIE SIDING - GREY	8	CONCRETE PARGING
4	BRICK FINISH AS SPEC'D.	9	CAST-IN PLACE CONCRETE
5	SMART BOARD FINISH - DARK GREY		



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)

WINDOW CALCULATION @1.22M :

WALL AREA= 956.42 SQ. FT.
WINDOW AREA = 43.95 SQ. FT.
TOTAL: 43.95/956.42 = 4.60%

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

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	6	STUCCO FINISH - WHITE
2	8" ALUMINUM FASCIA	7	STUCCO FINISH - BLACK
3	HARDIE SIDING - GREY	8	CONCRETE PARGING
4	BRICK FINISH AS SPEC'D.	9	CAST-IN PLACE CONCRETE
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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)

WINDOW CALCULATION :

WALL AREA= 1221.51 SQ. FT.
WINDOW AREA = 25.84 SQ. FT.
TOTAL: 25.84/1221.51 = 2.12%

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

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
6403 - Larkspur Way SW
CALGARY, AB

PROJECT:
NEW HOME

PROJECT NUMBER:
357-26

STATUS:
DP

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	18/09/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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DRAWING SET:

SHEET NAME:
Left & Right Elevations

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-09-29 11:41:45 AM

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

PAGE: **A-2.1**

SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: 1000.00 = 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
- —G— denotes Gas Line
- denotes Electrical Line
- denotes A.G.T Line
- denotes Utility Right of Way Line
- 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–C1 Residentia
– Contextual One Dwelling

SCALE 1: 200

LEGAL DESCRIPTION:

Lots 22
Block 5
Plan 1081HY

MUNICIPAL ADDRESS:

6403 Larkspur Way S.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 538.736 SQ M
HOUSE SIZE: 152.273 SQ M
GARAGE: 72.553 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
WING WALL: 0.602 SQ M

TOTAL: 225.425/538.736
= 41.84%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	18/09/26	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
6403 Larkspur Way S.W.
Calgary, Alberta
Lots 22
Block 5
Plan 1081HY

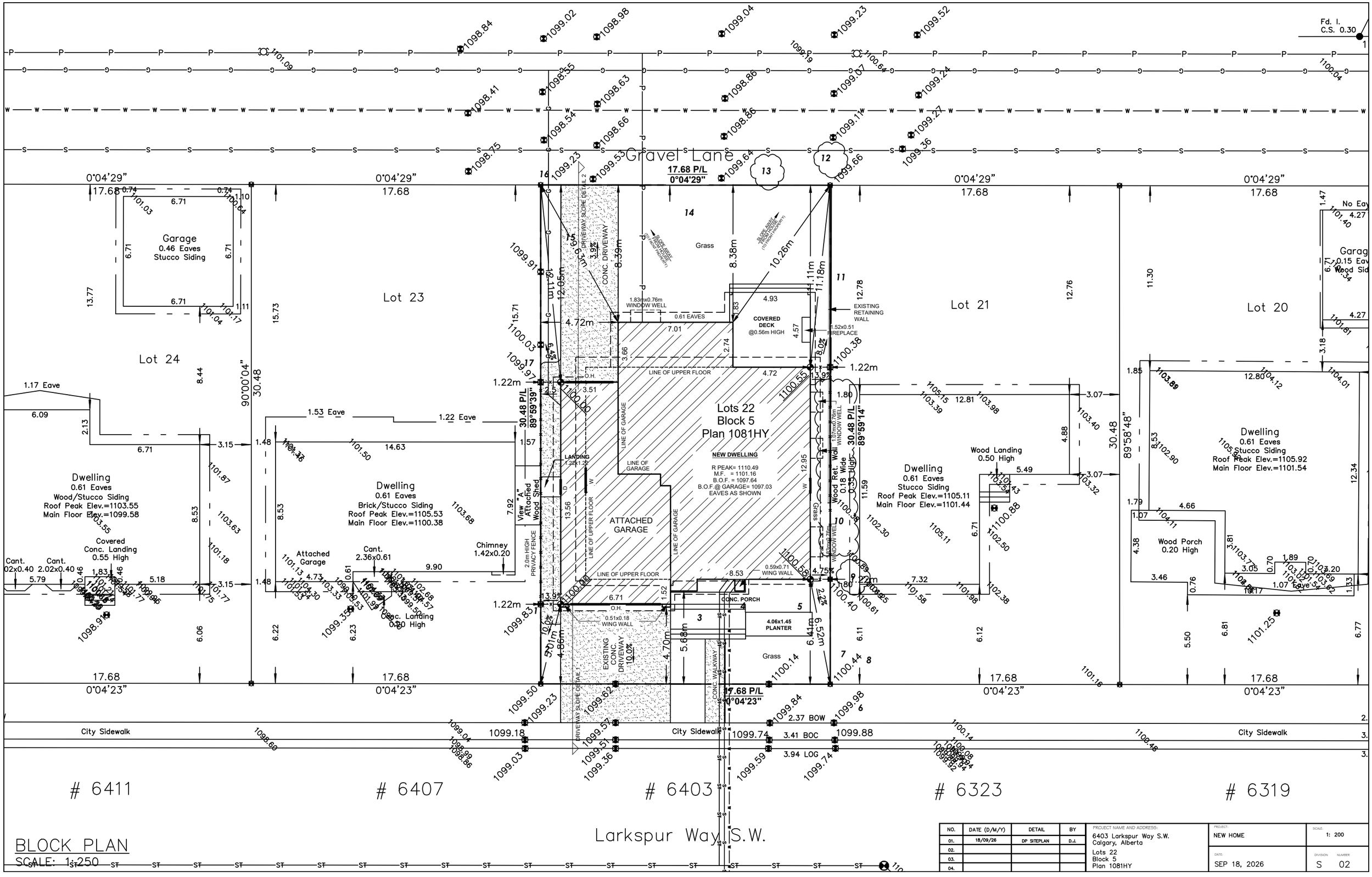
PROJECT: NEW HOME
DATE: SEP 18, 2026
SCALE: 1: 200
DIVISION: S NUMBER: 01

SITE PLAN
SCALE: 1: 200

Larkspur Way S.W.

6407 # 6403 # 6323

Lot 23 Lot 24 Lot 21
Lots 22 Block 5 Plan 1081HY
NEW DWELLING
R PEAK= 1110.49
M.F. = 1101.16
B.O.F. = 1097.64
B.O.F.@ GARAGE= 1097.03
EAVES AS SHOWN
ATTACHED GARAGE
Dwelling 0.61 Eaves Brick/Stucco Siding Roof Peak Elev.=1105.53 Main Floor Elev.=1100.38
Garage 0.46 Eaves Stucco Siding
Dwelling 0.61 Eaves Stucco Siding Roof Peak Elev.=1105.11 Main Floor Elev.=1101.44
Attached Garage
Cant. 2.36x0.61
Chimney 1.42x0.20
View "A" Attached Wood Shed
2.0m HIGH PRIVACY FENCE
Gravel Lane
City Sidewalk
Grass
CONC. DRIVEWAY
EXISTING CONC DRIVEWAY 10.0%
DRIVEWAY SLOPE DETAIL 1
DRIVEWAY SLOPE DETAIL 2
SLOPE AWAY FROM FOUNDATION (minimum 4%)
SLOPE AWAY FROM FOUNDATION (minimum 4%)
CONC. WALKWAY
LINE OF GARAGE
LINE OF UPPER FLOOR
LANDING 1.22x1.22
COVERED DECK @0.56m HIGH
CONC. PORCH
4.06x1.45 PLANTER
EXISTING RETAINING WALL
1.52x0.51 FIREPLACE
1.83mx0.76m WINDOW WELL
1.07mx0.76m WINDOW WELL
0.59x0.71 WING WALL
0.51x0.18 WING WALL
0.61 EAVES
Wood Landing 0.50 High
Wood Ret. Wall 0.18 Wide 0.35 High
Wood Porch 0.20 High
Conc. Landing 0.20 High
1.53 Eave
1.22 Eave
Glass
Lot 23 Lot 24 Lot 21
Lots 22 Block 5 Plan 1081HY
NEW DWELLING
R PEAK= 1110.49
M.F. = 1101.16
B.O.F. = 1097.64
B.O.F.@ GARAGE= 1097.03
EAVES AS SHOWN
ATTACHED GARAGE
Dwelling 0.61 Eaves Brick/Stucco Siding Roof Peak Elev.=1105.53 Main Floor Elev.=1100.38
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Dwelling 0.61 Eaves Stucco Siding Roof Peak Elev.=1105.11 Main Floor Elev.=1101.44
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Cant. 2.36x0.61
Chimney 1.42x0.20
View "A" Attached Wood Shed
2.0m HIGH PRIVACY FENCE
Gravel Lane
City Sidewalk
Grass
CONC. DRIVEWAY
EXISTING CONC DRIVEWAY 10.0%
DRIVEWAY SLOPE DETAIL 1
DRIVEWAY SLOPE DETAIL 2
SLOPE AWAY FROM FOUNDATION (minimum 4%)
SLOPE AWAY FROM FOUNDATION (minimum 4%)
CONC. WALKWAY
LINE OF GARAGE
LINE OF UPPER FLOOR
LANDING 1.22x1.22
COVERED DECK @0.56m HIGH
CONC. PORCH
4.06x1.45 PLANTER
EXISTING RETAINING WALL
1.52x0.51 FIREPLACE
1.83mx0.76m WINDOW WELL
1.07mx0.76m WINDOW WELL
0.59x0.71 WING WALL
0.51x0.18 WING WALL
0.61 EAVES
Wood Landing 0.50 High
Wood Ret. Wall 0.18 Wide 0.35 High
Wood Porch 0.20 High
Conc. Landing 0.20 High
1.53 Eave
1.22 Eave
Glass



BLOCK PLAN

SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	18/09/26	DP SITEPLAN	D.J.
02.			
03.			
04.			

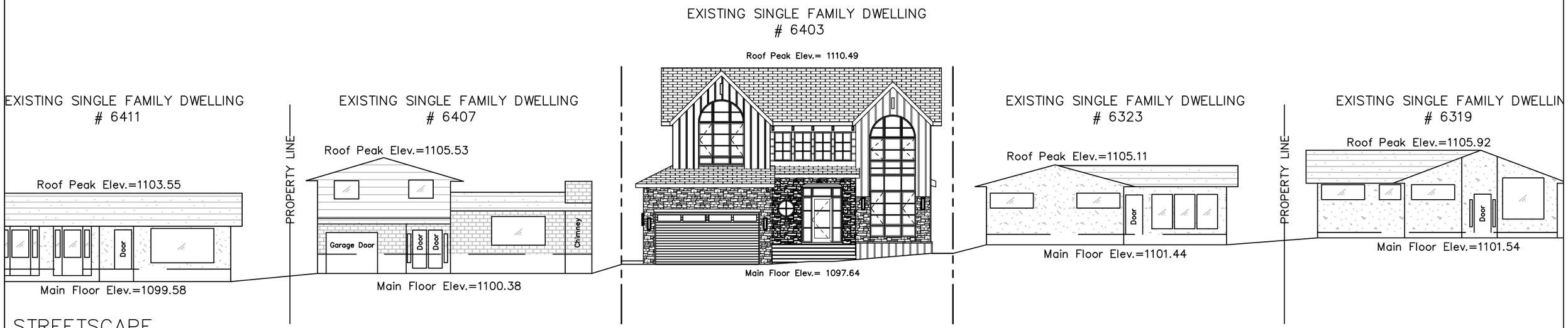
PROJECT NAME AND ADDRESS:
6403 Larkspur Way S.W.
Calgary, Alberta
Lots 22
Block 5
Plan 1081HY

PROJECT: NEW HOME

SCALE: 1: 200

DATE: SEP 18, 2026

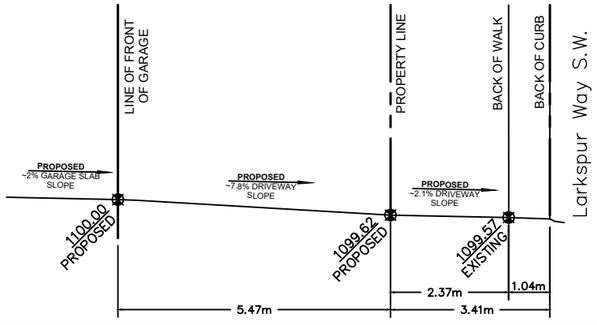
DIVISION: S NUMBER: 02



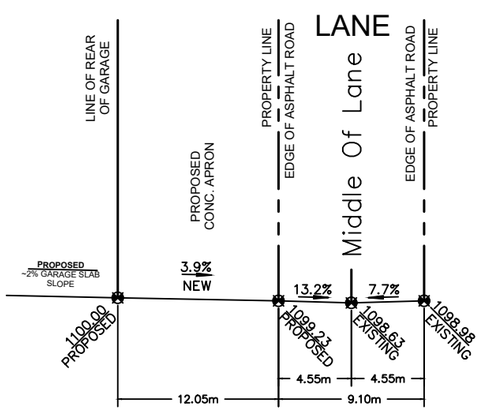
STREETSCAPE

SCALE: 1:200

DRIVEWAY SLOPE DETAIL #1



DRIVE WAY SLOPE DETAIL #2

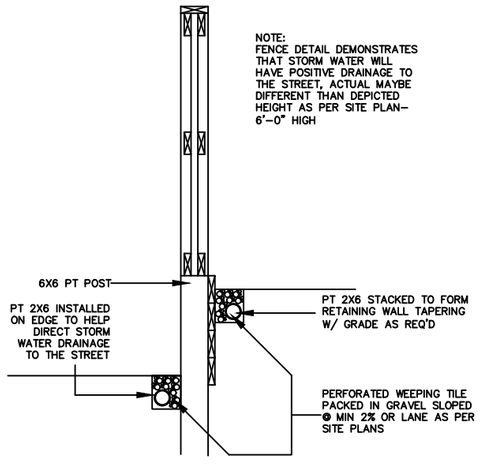


DRIVEWAY SLOPE

SCALE: NTS

NEW HOME SQFT:

	AREA
BASEMENT	1873.92 SQ FT
ATTACHED GARAGE	762.92 SQ FT
MAIN FLOOR	1657.03 SQ FT
UPPER FLOOR	1912.50 SQ FT
TOTAL AREA	3569.53 SQ FT



FENCE SECTION DETAIL

SCALE: NTS

TREE SCHEDULE:

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height	Disposition
1	Coniferous	0.60	4.00	12.00	To Be Removed
2	Bush	---	1.00	1.00	To Be Removed
3	Bush	---	2.00	2.00	To Be Removed
4	Coniferous	0.30	3.00	10.00	To Be Removed
5	Coniferous	0.30	3.00	10.00	To Be Removed
6	Coniferous	0.70	6.00	14.00	To Stay
7	Bush	---	1.00	1.00	To Stay
8	Coniferous	0.50	5.00	12.00	To Stay
9	Bush	---	2.00	2.00	To Stay
10	Bush	---	2.00	2.00	To Stay
11	Coniferous	0.50	5.00	12.00	To Stay
12	Bush	---	2.00	2.00	To Stay
13	Bush	---	2.00	3.00	To Stay
14	Bush	---	2.00	2.00	To Stay
15	Bush	---	3.00	3.00	To Be Removed
16	Bush	---	2.00	3.00	To Stay
17	Deciduous	0.60	4.00	10.00	To Stay

NO.	DATE (D/M/Y)	DETAIL	BY
01.	18/09/26	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
6403 Larkspur Way S.W.
Calgary, Alberta
Lots 22
Block 5
Plan 1081HY

PROJECT: NEW HOME

SCALE: AS SHOWN

DATE: SEP 18, 2026

DIVISION: S NUMBER: 03