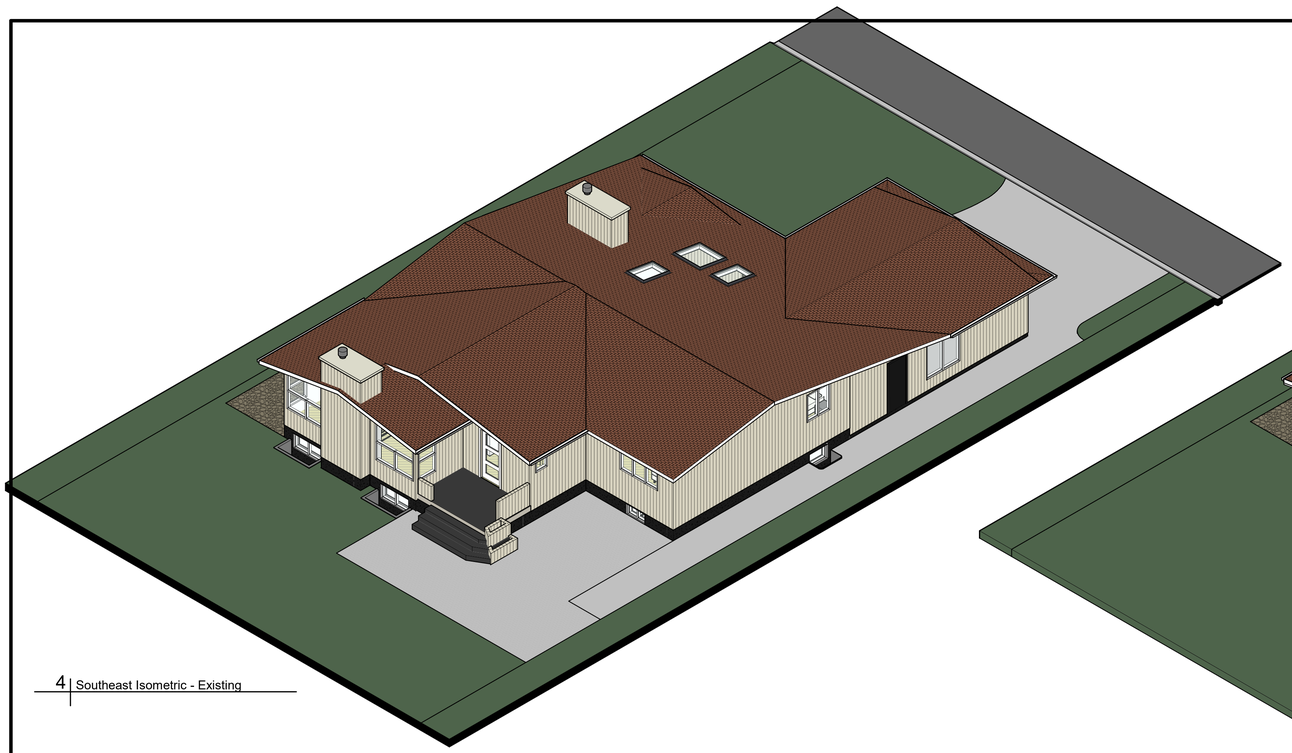
DATUM HOMES

S-IAD

Synergy Initiative of Architecture + Design

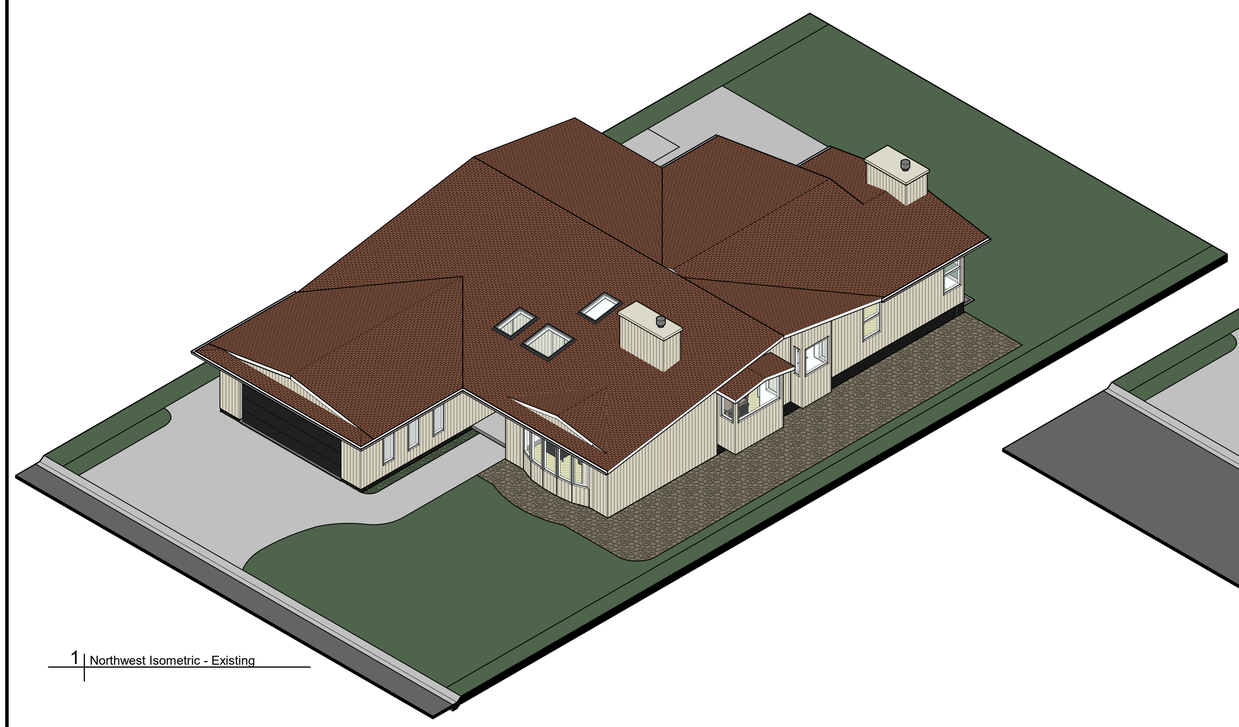




4 | Southeast Isometric - Existing



3 | Southeast Isometric - Proposed



1 | Northwest Isometric - Existing



2 | Northeast Isometric - Proposed

#	Description	Date

Revision Schedule

S-IAD

Synergy Initiative of Architecture + Design

Graham Ouwerkerk
Principal Architect, AAA
CPHD, LEED AP BD+C

E: gouwerkerk@s-iad.com
P: 403-308-4342

32 Vardell Pl N.W. Calgary AB
Detached Dwelling - Remodel
DATUM HOMES

DRAWING TITLE: Axonometric

DATE: 2026 10 19

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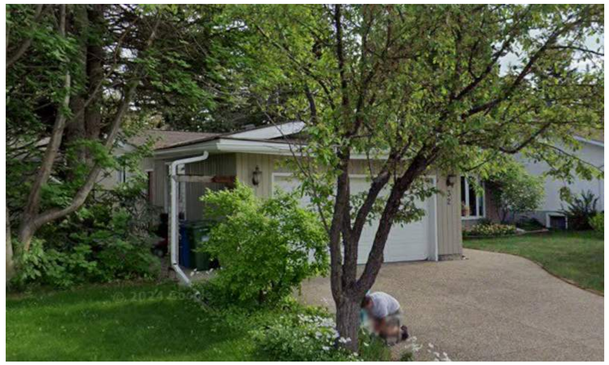
ISSUE FOR: Development Permit

SHEET A0.0

REVISION



NORTH ELEVATION (FRONT OF HOUSE)



NORTHWEST CORNER (FRONT OF HOUSE)



NORTHEAST CORNER (FRONT OF HOUSE)



SOUTH ELEVATION (BACK OF HOUSE)



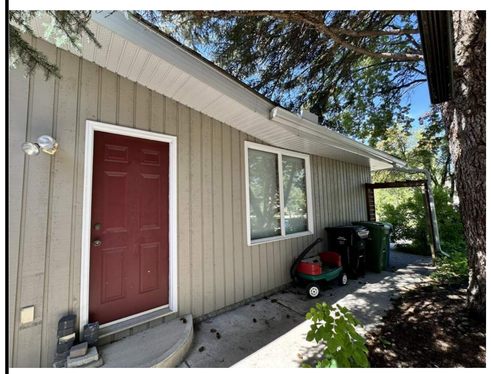
SOUTH ELEVATION (BACK OF HOUSE)



EAST ELEVATION (EAST SIDE - BACK HALF)



EAST ELEVATION (EAST SIDE - FRONT HALF)



WEST ELEVATION (WEST SIDE - FRONT HALF)



WEST ELEVATION (WEST SIDE - BACK HALF)



WEST SIDE NEIGHBOUR



EAST SIDE NEIGHBOUR

#	Description	Date
	Revision Schedule	

S-IAD

Synergy Initiative of Architecture + Design

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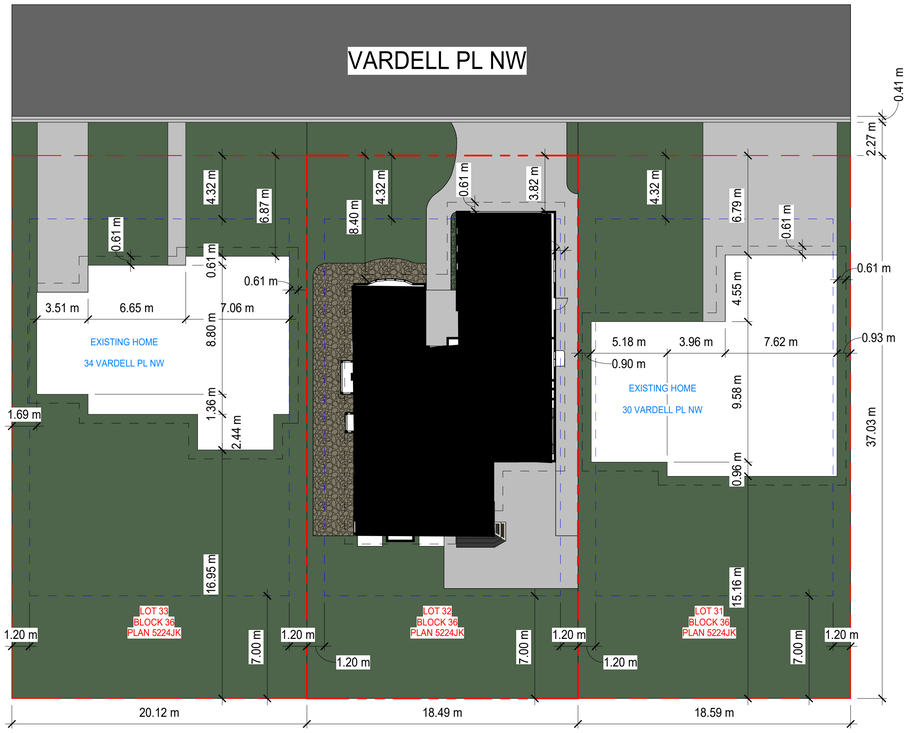
32 Vardell Pl N.W. Calgary AB
Detached Dwelling - Remodel
DATUM HOMES

DRAWING TITLE:	DATE:
Site Photos	2026 10 19

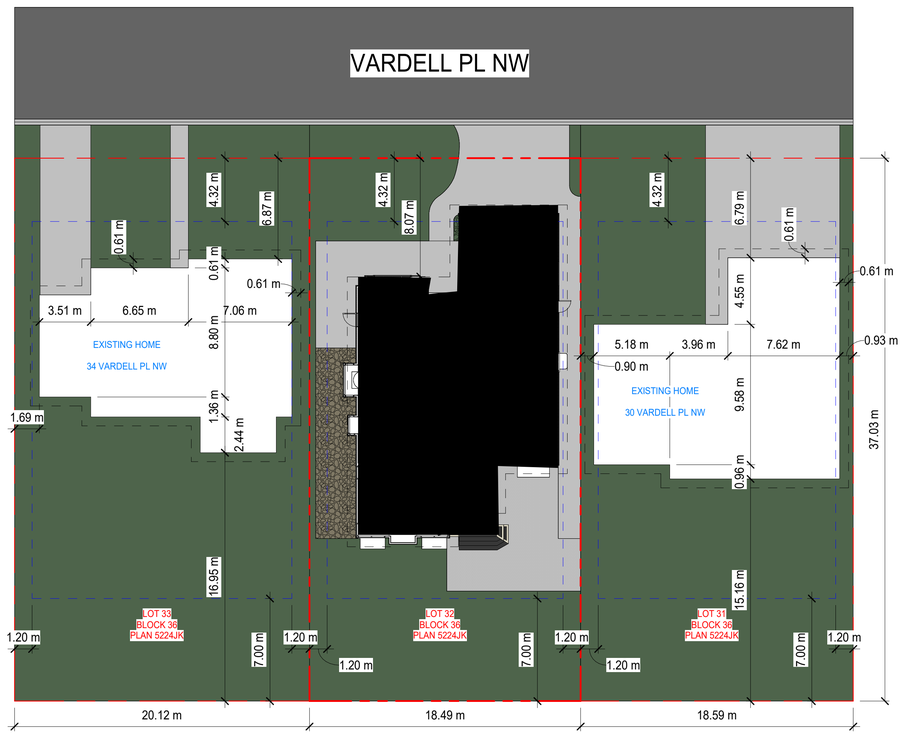
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ISSUE FOR:
Development Permit

SHEET	REVISION
A0.3	



1 | 00 - Site Plan - Block Face - Existing
A3.1 | 1/16" = 1'-0"



2 | 00 - Site Plan - Block Face - Proposed
A3.1 | 1/16" = 1'-0"

SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- DRIVEWAY CLEARING SETBACK
- SRW EASEMENT
- OVERHEAD POWER LINE
- OVERHEAD TELECOMMUNICATION
- 1 IN 100 YEAR INUNDATION LIMIT
- SITE COVERAGE AREA
- UTILITY STORM
- UTILITY WATER
- UTILITY SANITARY
- UTILITY GAS
- ASPHALT
- DRIVEWAY AND LANDSCAPE GRAVEL
- GRASS CLEARING
- FORESTED AREA

LOT SUMMARY:

ADDRESS:
32 Vardell Pl N.W. Calgary AB

OWNER NAME:

LEGAL DESCRIPTION:
LOT 32
BLOCK 36
PLAN 5224JK

PARCEL NUMBER:

PARCEL SIZE:
684.78 m²
0.068 HECTARES
7,371.00 SQUARE FEET

FLOOD ZONE: NO

ZONING:
R-C1

MAX HEIGHT:
8.6 m

SETBACKS:
FRONT: 3.0 m
SIDE + REAR: 1.2 m
REAR: 7.5 m

MAX PARCEL COVERAGE:
45% - 3,316.95 SF

EXISTING PARCEL COVERAGE:
EXISTING HOUSE: 2,515.84 SF

34.1%

PROPOSED PARCEL COVERAGE:
EXISTING HOUSE: 2,515.84 SF
HOUSE ADDITION: 18.53

34.2% / 2,524.37 SF

#	Description	Date

Revision Schedule

S-IAD
Synergy Initiative of Architecture + Design

Graham Ouwerkerk
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CPHD, LEED AP BD+C

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P: 403-308-4342

32 Vardell Pl N.W. Calgary AB
Detached Dwelling - Remodel
DATUM HOMES

DRAWING TITLE: Site Plan - Block Face

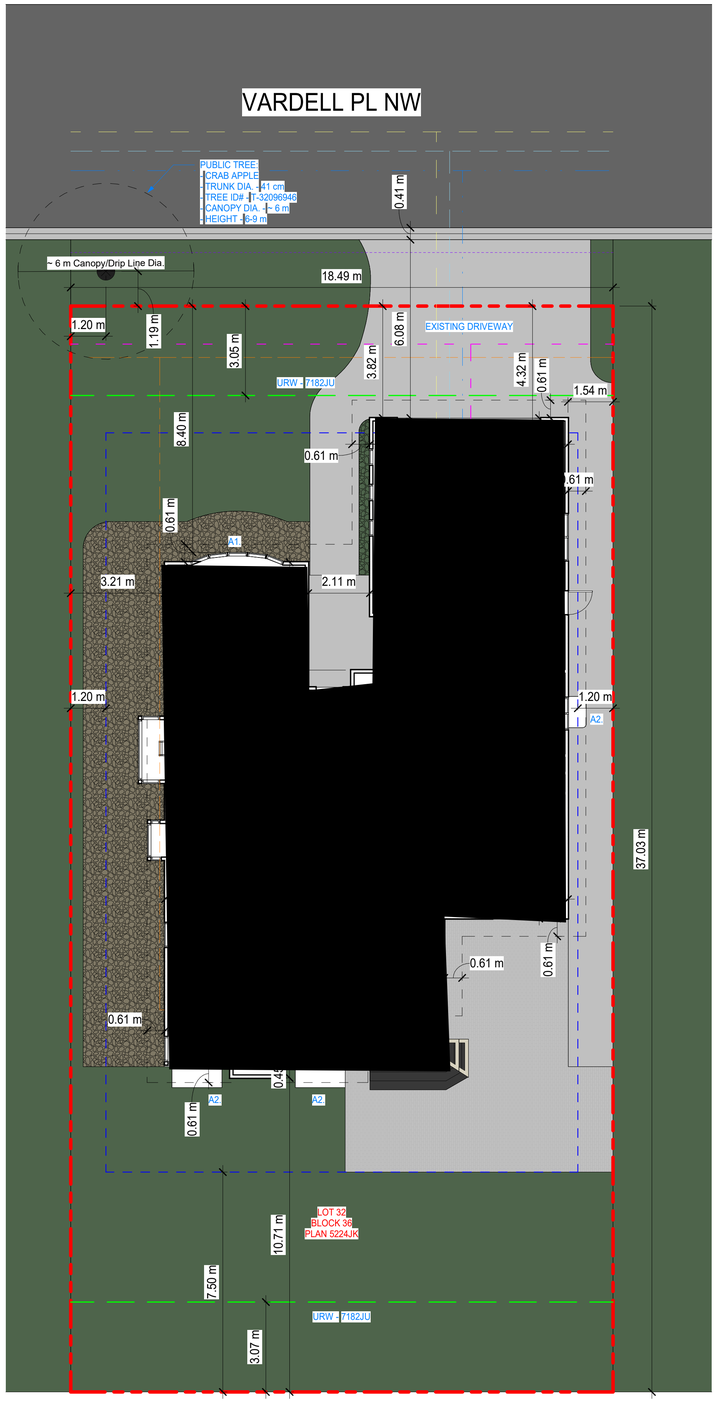
DATE: 2026 10 19

NOTE: This design is the property of **S-IAD** & is not to be used in any manner without written approval from **S-IAD.**

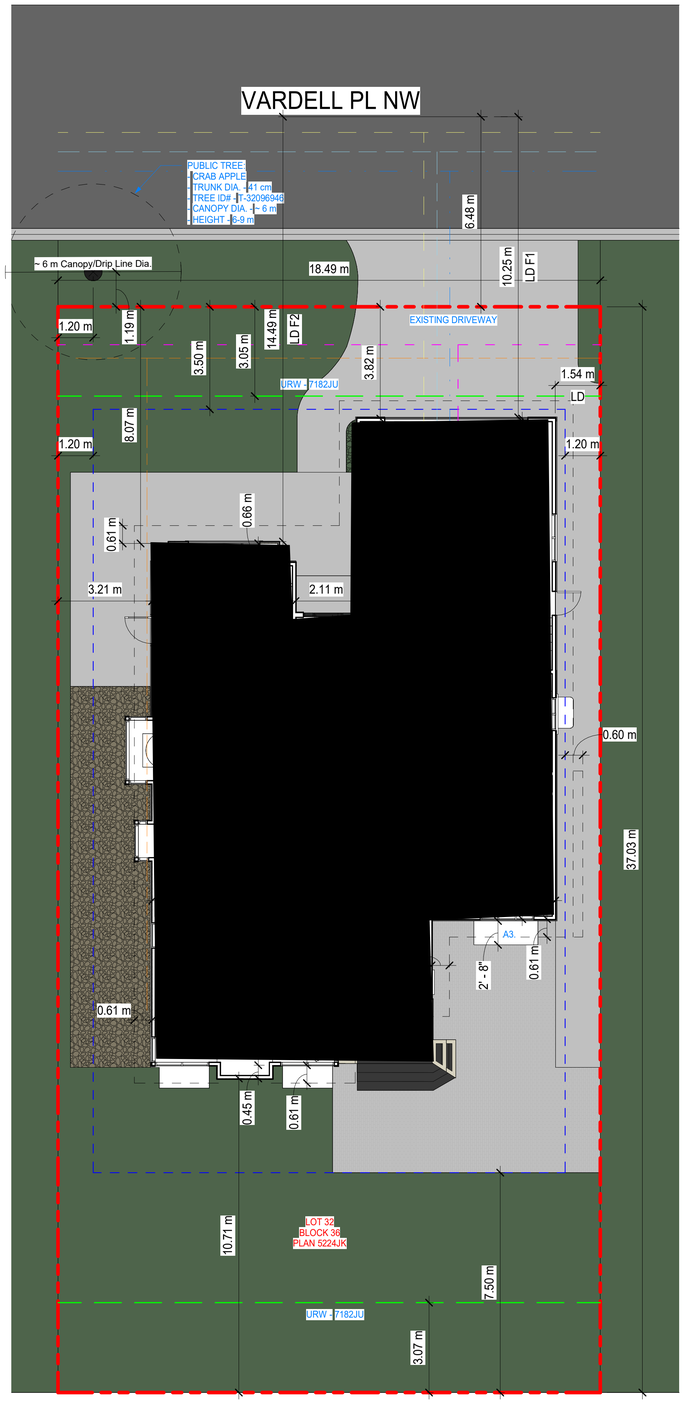
ISSUE FOR: Development Permit

SHEET A1.1

REVISION



1 | 00 - Site Plan - Existing
A3.1 | 1/8" = 1'-0"



3 | 00 - Site Plan - Proposed
A3.1 | 1/8" = 1'-0"

SPECIFIC PLAN NOTES:

A1. PREP AREA FOR NEW FRONT PATIO

A2. EXISTING WINDOW WELL

#	Description	Date

Revision Schedule

SPECIFIC PLAN NOTES:

A1. NEW FRONT PATIO

A2. NEW FRONT ADDITION - 18.53 SF

A3. NEW WINDOW WELL

SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- DRIVEWAY CLEARING SETBACK
- SRW EASEMENT
- OVERHEAD POWER LINE
- OVERHEAD TELECOMMUNICATION
- 1 IN 100 YEAR INUNDATION LIMIT
- SITE COVERAGE AREA
- UTILITY STORM
- UTILITY WATER
- UTILITY SANITARY
- UTILITY GAS
- ASPHALT
- DRIVEWAY AND LANDSCAPE GRAVEL
- GRASS CLEARING
- FORESTED AREA

LOT SUMMARY:

ADDRESS:
32 Vardell Pl N.W. Calgary AB

OWNER NAME:

LEGAL DESCRIPTION:
LOT 32
BLOCK 36
PLAN 5224JK

PARCEL NUMBER:

PARCEL SIZE:
684.78 m^2
0.068 HECTARES
7,371.00 SQUARE FEET

FLOOD ZONE: NO

ZONING:
R-C1

MAX HEIGHT:
8.6 m

SETBACKS:
FRONT: 3.0 m
SIDE + REAR: 1.2 m
REAR: 7.5 m

MAX PARCEL COVERAGE:
45% - 3,316.95 SF

EXISTING PARCEL COVERAGE:
EXISTING HOUSE: 2,515.84 SF

34.1%

PROPOSED PARCEL COVERAGE:
EXISTING HOUSE: 2,515.84 SF
HOUSE ADDITION: 18.53

34.2% / 2,524.37 SF

S-IAD
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P: 403-308-4342

32 Vardell Pl N.W. Calgary AB
Detached Dwelling - Remodel
DATUM HOMES

DRAWING TITLE: Site Plan

DATE: 2026 10 19

NOTE: This design is the property of **S-IAD** & is not to be used in any manner without written approval from **S-IAD.**

ISSUE FOR:
Development Permit

SHEET A1.3

REVISION

GENERAL NOTES :

TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION

3' - 0" GRID DIMESIONS

3' - 0" INTERIOR ROOM DIMENSIONS

3' - 0" MILLWORK DIMENSIONS

3' - 0" WINDOW/DOOR DIMENSIONS

3' - 0" MATERIAL DIMENSIONS

Window Schedule

Mark	Sill Height	Length	Height	Area	Operability	Material	Frame Color	Glass - U-Value	SHGC	Notes
W1	2' - 0"	96"	86"	51.45 ft²	Fixed	PVC	Black			
W3	3' - 0"	198"	48"	66.00 ft²	Fixed + Operable Casement	PVC	Black			Egress
W4	3' - 0"	30"	36"	7.50 ft²	Fixed	PVC	Black			
W4	3' - 0"	30"	36"	7.50 ft²	Fixed	PVC	Black			
W4	3' - 0"	30"	48"	10.00 ft²	Fixed	PVC	Black			
W4	3' - 0"	30"	48"	10.00 ft²	Fixed	PVC	Black			
W5	3' - 6"	18"	42"	5.25 ft²	Fixed	PVC	Black			
W5	3' - 6"	18"	42"	5.25 ft²	Fixed	PVC	Black			
W6	0' - 0"	36"	84"	21.00 ft²	Fixed	PVC	Black			
W7	3' - 0"	132"	60"	55.00 ft²	Fixed	PVC	Black			
W8	4' - 0"	60"	36"	15.00 ft²	Fixed + Operable Casement	PVC	Black			Egress - Refer to Elevations

Grand total: 11

Door Schedule - Exterior

Mark	Door Width	Door Height	Operation	Door Material	Door Type	Door Glass	Door Finish	Frame Material	Frame Finish	Function	U-Value	SGHC	Description	Comments
101	36"	80"	SWING	Insulated Metal	Panel	Tempered	TBD	Metal	White	Exterior			Included Side Lites - See Elevation	
105	36"	80"	SWING	Insulated Metal	Full Glass	Tempered	White	Metal	White	Exterior				
117	36"	80"	SWING	Insulated Metal	Flush	N/A	White	Metal	White	Exterior			20 MIN RATED, SEALED + SELF CLOSING	
201	36"	80"	SWING	Insulated Metal	Full Glass	Tempered	White	Metal	White	Exterior				

Material Takeoff - Exterior Finishes

Name	Description	Area
Exterior Finishes - Datum - Wood Siding	JAMES HARDIE - HORZONTAL SIDING	547.30 ft²
JAMES HARDIE - HORZONTAL SIDING: 7		547.30 ft²
Datum - JH Shake - Cedar	JAMES HARDIE - SHAKE SIDING	771.84 ft²
JAMES HARDIE - SHAKE SIDING: 11		771.84 ft²
Exterior Finishes - Datum - Stone	THIN STONE VENEER	428.26 ft²
THIN STONE VENEER: 11		428.26 ft²
Grand total: 29		1747.40 ft²

ELEVATION NOTES:

A1. REMOVE ROOF

A2. REMOVE EXISTING WALL CLADDING

A3. REMOVE EXISTING WINDOWS

A4. REMOVE FRONT DECK



1 | A2.1 Building Elevation - North - Existing
1/4" = 1'-0"

ELEVATION NOTES:

A1. SECOND FLOOR ADDITION

A2. FRONT ADDITION

A3. NEW WALL CLADDING

A4. NEW WINDOWS

LIMITING DISTANCE CALCULATION:

AREA OF EXPOSED BUILDING FACE:

FACE 1	13.34 m²
FACE 2	21.19 m²

LIMITING DISTANCE:

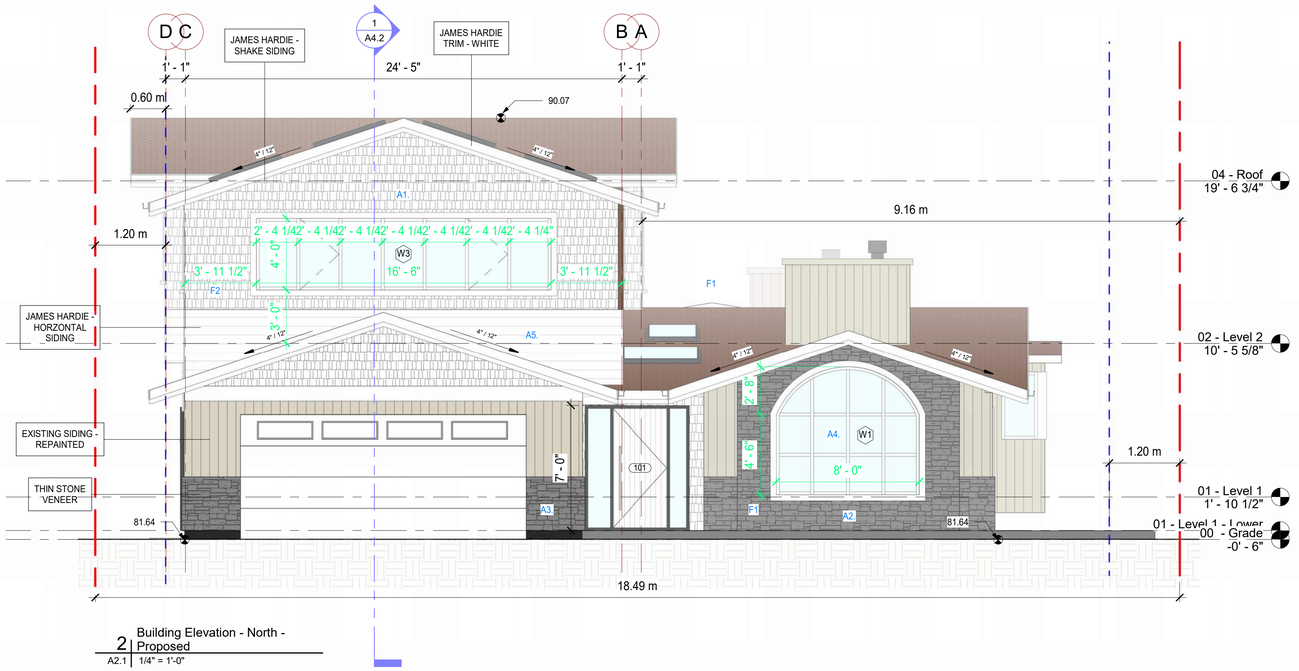
LD F1	14.49 m
LD F2	15.22 m

AREA OF UNPROTECTED OPENINGS ALLOWED:

F1	100%
F2	100%

AREA OF UNPROTECTED OPENINGS PROPOSED:

F1	35.8% (4.78 m²)
F2	29.1% (6.17 m²)



2 | A2.1 Building Elevation - North - Proposed
1/4" = 1'-0"

#	Description	Date

Revision Schedule

1' 2' 5' 10'

SCALE BAR 1/4" = 1'

S-IAD

Synergy Initiative of Architecture + Design

Graham Ouwerkerk
Principal Architect, AAA
CPHD, LEED AP BD+C

E: gouwerkerk@s-iad.com
P: 403-308-4342

32 Vardell Pl N.W. Calgary AB
Detached Dwelling - Remodel
DATUM HOMES

DRAWING TITLE: Building Elevation - North

DATE: 2026 10 19

NOTE: This design is the property of **S-IAD** & is not to be used in any manner without written approval from **S-IAD.**

ISSUE FOR: Development Permit

SHEET A3.1

REVISION

GENERAL NOTES :

TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION

3' - 0" GRID DIMESIONS

3' - 0" INTERIOR ROOM DIMENSIONS

3' - 0" MILLWORK DIMENSIONS

3' - 0" WINDOW/DOOR DIMENSIONS

3' - 0" MATERIAL DIMENSIONS

Window Schedule

Mark	Sill Height	Length	Height	Area	Operability	Material	Frame Color	Glass - U-Value	SHGC	Notes
W1	2' - 0"	96"	86"	51.45 ft²	Fixed	PVC	Black			
W3	3' - 0"	198"	48"	66.00 ft²	Fixed + Operable Casement	PVC	Black			Egress
W4	3' - 0"	30"	36"	7.50 ft²	Fixed	PVC	Black			
W4	3' - 0"	30"	36"	7.50 ft²	Fixed	PVC	Black			
W4	3' - 0"	30"	48"	10.00 ft²	Fixed	PVC	Black			
W4	3' - 0"	30"	48"	10.00 ft²	Fixed	PVC	Black			
W5	3' - 6"	18"	42"	5.25 ft²	Fixed	PVC	Black			
W5	3' - 6"	18"	42"	5.25 ft²	Fixed	PVC	Black			
W6	0' - 0"	36"	84"	21.00 ft²	Fixed	PVC	Black			
W7	3' - 0"	132"	60"	55.00 ft²	Fixed	PVC	Black			
W8	4' - 0"	60"	36"	15.00 ft²	Fixed + Operable Casement	PVC	Black			Egress - Refer to Elevations

Grand total: 11

Door Schedule - Exterior

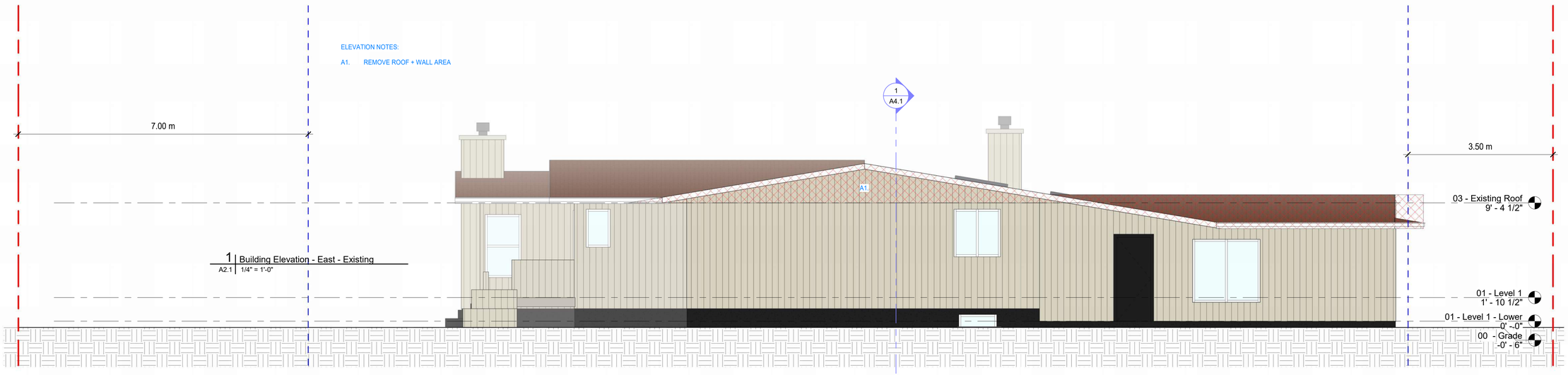
Mark	Door Width	Door Height	Operation	Door Material	Door Type	Door Glass	Door Finish	Frame Material	Frame Finish	Function	U-Value	SGHC	Description	Comments
101	36"	80"	SWING	Insulated Metal	Panel	Tempered	TBD	Metal	White	Exterior			Included Side Lites - See Elevation	
105	36"	80"	SWING	Insulated Metal	Full Glass	Tempered	White	Metal	White	Exterior				
117	36"	80"	SWING	Insulated Metal	Flush	N/A	White	Metal	White	Exterior			20 MIN RATED, SEALED + SELF CLOSING	
201	36"	80"	SWING	Insulated Metal	Full Glass	Tempered	White	Metal	White	Exterior				

Material Takeoff - Exterior Finishes

Name	Description	Area
Exterior Finishes - Datum - Wood Siding	JAMES HARDIE - HORZONTAL SIDING	547.30 ft²
JAMES HARDIE - HORZONTAL SIDING: 7		547.30 ft²
Datum - JH Shake - Cedar	JAMES HARDIE - SHAKE SIDING	771.84 ft²
JAMES HARDIE - SHAKE SIDING: 11		771.84 ft²
Exterior Finishes - Datum - Stone	THIN STONE VENEER	428.26 ft²
THIN STONE VENEER: 11		428.26 ft²
Grand total: 29		1747.40 ft²

ELEVATION NOTES:

A1. REMOVE ROOF + WALL AREA



1 | Building Elevation - East - Existing
A2.1 | 1/4" = 1'-0"

ELEVATION NOTES:

A1. SECOND FLOOR ADDITION

A2. ROOFTOP DECK

A3. NEW STONE CLADDING

A4. REPAINTED SIDING

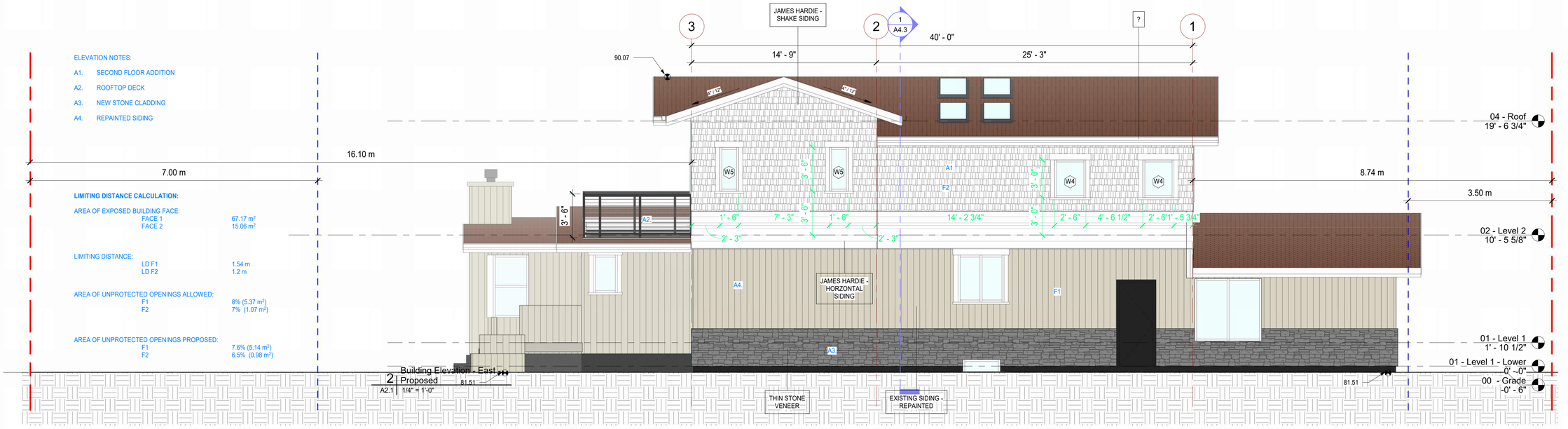
LIMITING DISTANCE CALCULATION:

AREA OF EXPOSED BUILDING FACE:
FACE 1 67.17 m²
FACE 2 15.06 m²

LIMITING DISTANCE:
LD F1 1.54 m
LD F2 1.2 m

AREA OF UNPROTECTED OPENINGS ALLOWED:
F1 8% (5.37 m²)
F2 7% (1.07 m²)

AREA OF UNPROTECTED OPENINGS PROPOSED:
F1 7.6% (5.14 m²)
F2 6.5% (0.98 m²)



2 | Building Elevation - East - Proposed
A2.1 | 1/4" = 1'-0"

#	Description	Date

Revision Schedule

1' 2' 5' 10'
SCALE BAR 1/4" = 1'

S-IAD
Synergy Initiative of Architecture + Design

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Principal Architect, AAA
CPHD, LEED AP BD+C

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32 Vardell Pl N.W. Calgary AB
Detached Dwelling - Remodel
DATUM HOMES

DRAWING TITLE: Building Elevation - East

DATE: 2026 10 19

NOTE: This design is the property of **S-IAD** & is not to be used in any manner without written approval from **S-IAD.**

ISSUE FOR: Development Permit

SHEET A3.2

REVISION

GENERAL NOTES :

TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION

3' - 0" GRID DIMESIONS

3' - 0" INTERIOR ROOM DIMENSIONS

3' - 0" MILLWORK DIMENSIONS

3' - 0" WINDOW/DOOR DIMENSIONS

3' - 0" MATERIAL DIMENSIONS

Window Schedule

Mark	Sill Height	Length	Height	Area	Operability	Material	Frame Color	Glass - U-Value	SHGC	Notes
W1	2' - 0"	96"	86"	51.45 ft²	Fixed	PVC	Black			
W3	3' - 0"	198"	48"	66.00 ft²	Fixed + Operable Casement	PVC	Black			Egress
W4	3' - 0"	30"	36"	7.50 ft²	Fixed	PVC	Black			
W4	3' - 0"	30"	36"	7.50 ft²	Fixed	PVC	Black			
W4	3' - 0"	30"	48"	10.00 ft²	Fixed	PVC	Black			
W4	3' - 0"	30"	48"	10.00 ft²	Fixed	PVC	Black			
W5	3' - 6"	18"	42"	5.25 ft²	Fixed	PVC	Black			
W5	3' - 6"	18"	42"	5.25 ft²	Fixed	PVC	Black			
W6	0' - 0"	36"	84"	21.00 ft²	Fixed	PVC	Black			
W7	3' - 0"	132"	60"	55.00 ft²	Fixed	PVC	Black			
W8	4' - 0"	60"	36"	15.00 ft²	Fixed + Operable Casement	PVC	Black			Egress - Refer to Elevations

Grand total: 11

Door Schedule - Exterior

Mark	Door Width	Door Height	Operation	Door Material	Door Type	Door Glass	Door Finish	Frame Material	Frame Finish	Function	U-Value	SGHC	Description	Comments
101	36"	80"	SWING	Insulated Metal	Panel	Tempered	TBD	Metal	White	Exterior			Included Side Lites - See Elevation	
105	36"	80"	SWING	Insulated Metal	Full Glass	Tempered	White	Metal	White	Exterior				
117	36"	80"	SWING	Insulated Metal	Flush	N/A	White	Metal	White	Exterior			20 MIN RATED, SEALED + SELF CLOSING	
201	36"	80"	SWING	Insulated Metal	Full Glass	Tempered	White	Metal	White	Exterior				

Material Takeoff - Exterior Finishes

Name	Description	Area
Exterior Finishes - Datum - Wood Siding	JAMES HARDIE - HORZONTAL SIDING	547.30 ft²
JAMES HARDIE - HORZONTAL SIDING: 7		547.30 ft²
Datum - JH Shake - Cedar	JAMES HARDIE - SHAKE SIDING	771.84 ft²
JAMES HARDIE - SHAKE SIDING: 11		771.84 ft²
Exterior Finishes - Datum - Stone	THIN STONE VENEER	428.26 ft²
THIN STONE VENEER: 11		428.26 ft²
Grand total: 29		1747.40 ft²

ELEVATION NOTES:

A1. REMOVE ROOF AREA

A2. REMOVE BASEMENT WINDOW + ENLARGE RO



1 | A2.1 Building Elevation - South - Existing
1/4" = 1'-0"

ELEVATION NOTES:

A1. SECONF FLOOR ADDITION

A2. NEW ENLARGED EGRESS WINDOW

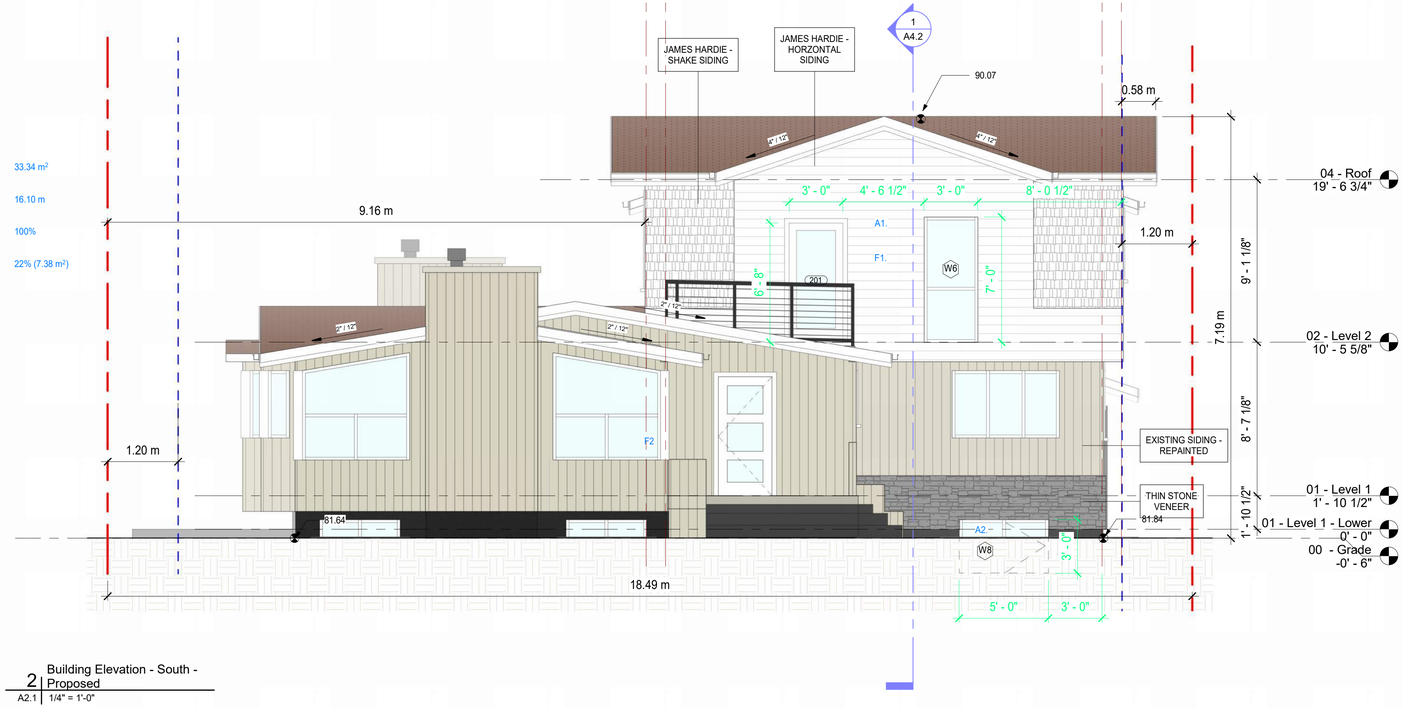
LIMITING DISTANCE CALCULATION:

AREA OF EXPOSED BUILDING FACE:
FACE 1 33.34 m²

LIMITING DISTANCE:
LD F1 16.10 m

AREA OF UNPROTECTED OPENINGS ALLOWED:
F1 100%

AREA OF UNPROTECTED OPENINGS PROPOSED:
F1 22% (7.38 m²)



2 | A2.1 Building Elevation - South - Proposed
1/4" = 1'-0"

#	Description	Date
	Revision Schedule	

1' 2' 5' 10'
SCALE BAR 1/4" = 1'

S-IAD
Synergy Initiative of Architecture + Design

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CPHD, LEED AP BD+C

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P: 403-308-4342

32 Vardell Pl N.W. Calgary AB
Detached Dwelling - Remodel
DATUM HOMES

DRAWING TITLE: Building Elevations - South

DATE: 2026 10 19

NOTE: This design is the property of **S-IAD** & is not to be used in any manner without written approval from **S-IAD.**

ISSUE FOR: Development Permit

SHEET A3.3

REVISION

GENERAL NOTES :

TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION

3' - 0" GRID DIMESIONS

3' - 0" INTERIOR ROOM DIMENSIONS

3' - 0" MILLWORK DIMENSIONS

3' - 0" WINDOW/DOOR DIMENSIONS

3' - 0" MATERIAL DIMENSIONS

Window Schedule

Mark	Sill Height	Length	Height	Area	Operability	Material	Frame Color	Glass - U-Value	SHGC	Notes
W1	2' - 0"	96"	86"	51.45 ft²	Fixed	PVC	Black			
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W4	3' - 0"	30"	36"	7.50 ft²	Fixed	PVC	Black			
W4	3' - 0"	30"	36"	7.50 ft²	Fixed	PVC	Black			
W4	3' - 0"	30"	48"	10.00 ft²	Fixed	PVC	Black			
W4	3' - 0"	30"	48"	10.00 ft²	Fixed	PVC	Black			
W5	3' - 6"	18"	42"	5.25 ft²	Fixed	PVC	Black			
W5	3' - 6"	18"	42"	5.25 ft²	Fixed	PVC	Black			
W6	0" - 0"	36"	84"	21.00 ft²	Fixed	PVC	Black			
W7	3' - 0"	132"	60"	55.00 ft²	Fixed	PVC	Black			
W8	4' - 0"	60"	36"	15.00 ft²	Fixed + Operable Casement	PVC	Black			Egress - Refer to Elevations

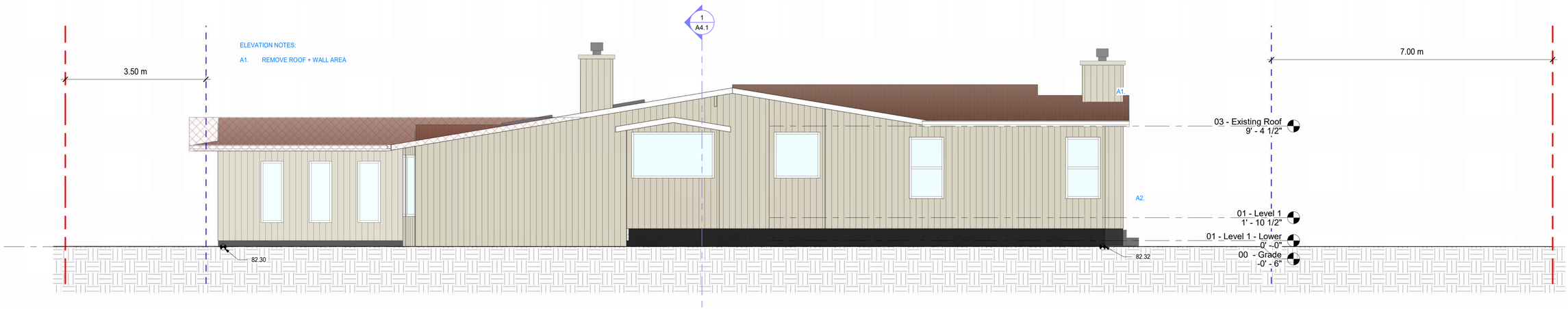
Grand total: 11

Door Schedule - Exterior

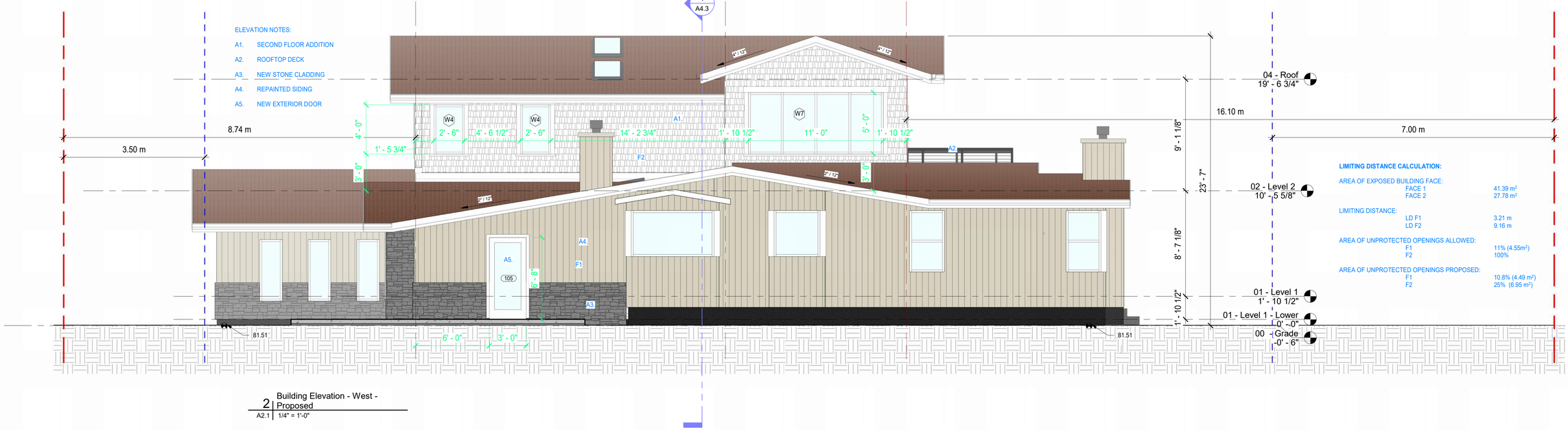
Mark	Door Width	Door Height	Operation	Door Material	Door Type	Door Glass	Door Finish	Frame Material	Frame Finish	Function	U-Value	SGHC	Description	Comments
101	36"	80"	SWING	Insulated Metal	Panel	Tempered	TBD	Metal	White	Exterior			Included Side Lites - See Elevation	
105	36"	80"	SWING	Insulated Metal	Full Glass	Tempered	White	Metal	White	Exterior				
117	36"	80"	SWING	Insulated Metal	Flush	N/A	White	Metal	White	Exterior			20 MIN RATED, SEALED + SELF CLOSING	
201	36"	80"	SWING	Insulated Metal	Full Glass	Tempered	White	Metal	White	Exterior				

Material Takeoff - Exterior Finishes

Name	Description	Area
Exterior Finishes - Datum - Wood Siding	JAMES HARDIE - HORZONTAL SIDING	547.30 ft²
JAMES HARDIE - HORZONTAL SIDING: 7		547.30 ft²
Datum - JH Shake - Cedar	JAMES HARDIE - SHAKE SIDING	771.84 ft²
JAMES HARDIE - SHAKE SIDING: 11		771.84 ft²
Exterior Finishes - Datum - Stone	THIN STONE VENEER	428.26 ft²
THIN STONE VENEER: 11		428.26 ft²
Grand total: 29		1747.40 ft²



1 | A2.1 | Building Elevation - West - Existing
1/4" = 1'-0"



2 | A2.1 | Building Elevation - West - Proposed
1/4" = 1'-0"

#	Description	Date

Revision Schedule

1' 2' 5' 10'
SCALE BAR 1/4" = 1'

S-IAD
Synergy Initiative of Architecture + Design

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CPHD, LEED AP BD+C

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32 Vardell Pl N.W. Calgary AB
Detached Dwelling - Remodel
DATUM HOMES

DRAWING TITLE: Building Elevation - West

DATE: 2026 10 19

NOTE: This design is the property of **S-IAD** & is not to be used in any manner without written approval from **S-IAD.**

ISSUE FOR: Development Permit

SHEET A3.4

REVISION