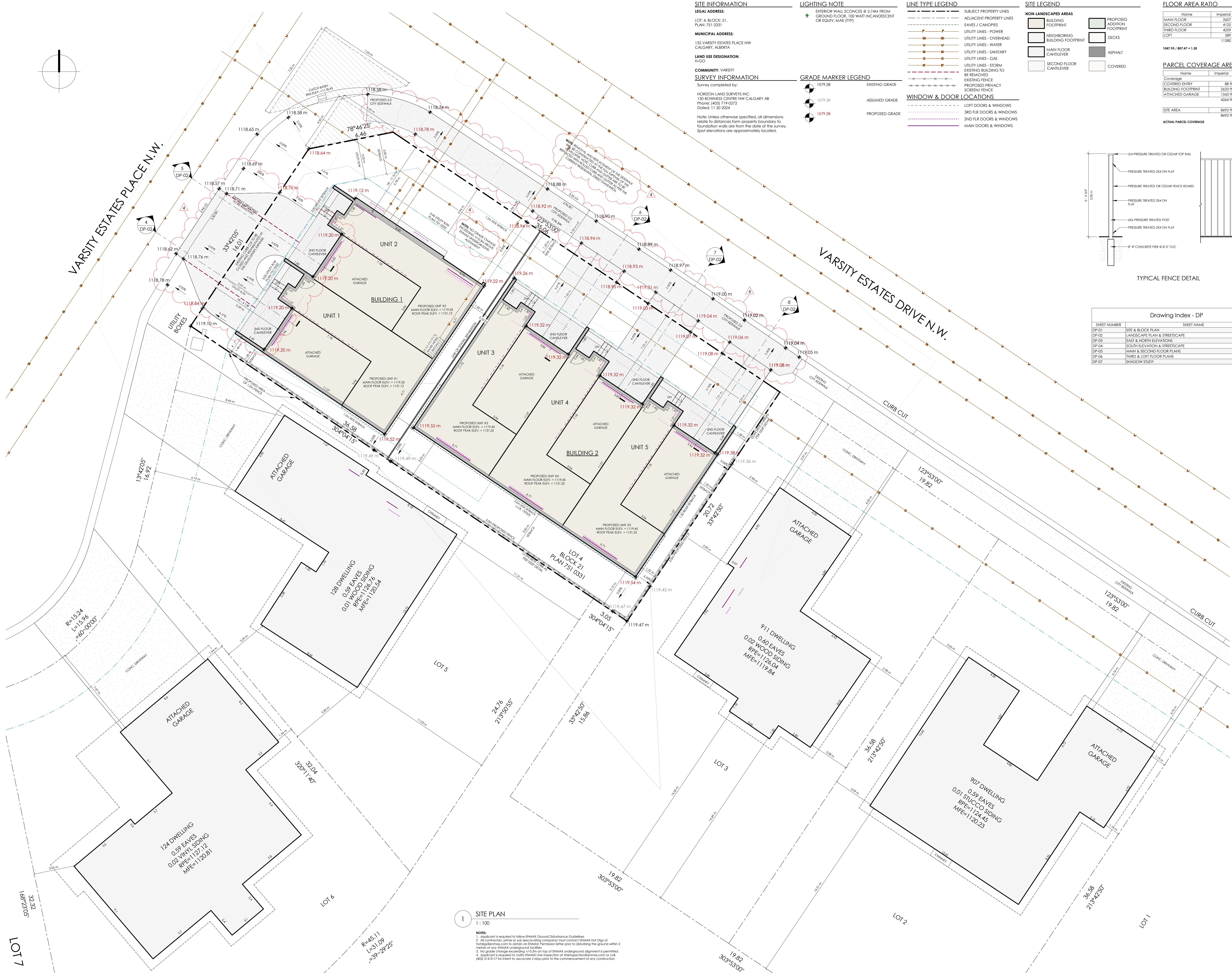




SITE INFORMATION

LEGAL ADDRESS:
LOT: 4, BLOCK: 21,
PLAN: 751 0331

MUNICIPAL ADDRESS:
132 VARSITY ESTATES PLACE NW
CALGARY, ALBERTA

LAND USE DESIGNATION:
R-CO

COMMUNITY: VARSITY

SURVEY INFORMATION
Survey completed by:
HORIZON LAND SURVEYS INC
130 BOWNESS CENTRE NW CALGARY AB
Phone: (403) 719-0272
Dated: 11/20/2024

Note: Unless otherwise specified, all dimensions relate to distances from property boundary to foundation walls are from the date of the survey. Spot elevations are approximately located.

LIGHTING NOTE

EXTERIOR WALL SCONCES @ 2.74M FROM GROUND FLOOR, 100 WATT INCANDESCENT OR EQUIV. MAX (TYP)

LINE TYPE LEGEND

--- SUBJECT PROPERTY LINES
--- ADJACENT PROPERTY LINES
--- EAVES / CANOPIES
--- UTILITY LINES - POWER
--- UTILITY LINES - OVERHEAD
--- UTILITY LINES - WATER
--- UTILITY LINES - SANITARY
--- UTILITY LINES - GAS
--- UTILITY LINES - STORM
--- EXISTING BUILDING TO BE REMOVED
--- PROPOSED PRIVACY SCREEN FENCE

WINDOW & DOOR LOCATIONS

--- 1ST FLOOR DOORS & WINDOWS
--- 2ND FLOOR DOORS & WINDOWS
--- 3RD FLOOR DOORS & WINDOWS
--- 2ND FLR DOORS & WINDOWS
--- MAIN DOORS & WINDOWS

SITE LEGEND

NON-LANDSCAPED AREAS

BUILDING FOOTPRINT
ADDITION FOOTPRINT
NEIGHBORING BUILDING FOOTPRINT
MAIN FLOOR CANTILEVER
SECOND FLOOR CANTILEVER

PROPOSED
DECKS
ASPHALT
COVERED

GRADE MARKER LEGEND

EXISTING GRADE
ASSUMED GRADE
PROPOSED GRADE

FLOOR AREA RATIO

Name	Imperial	Metric
MAIN FLOOR	2607 ft ²	242.15 m ²
SECOND FLOOR	4125 ft ²	383.24 m ²
THIRD FLOOR	4259 ft ²	396.49 m ²
LOFT	289 ft ²	26.87 m ²
	11280 ft ²	1047.95 m ²

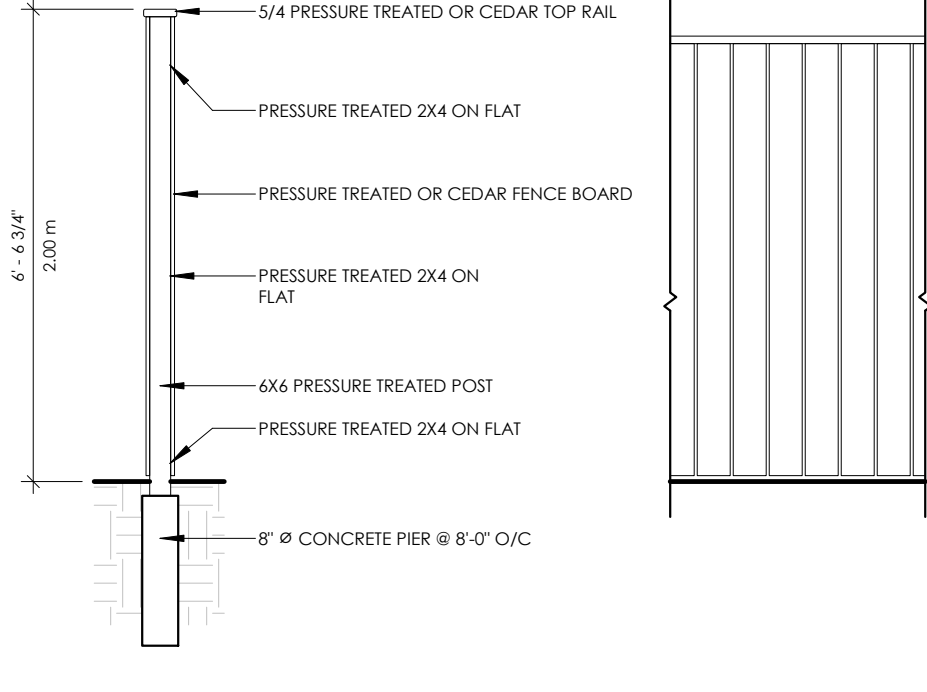
1047.95 / 807.47 = 1.30 F.A.R. = 1.30

PARCEL COVERAGE AREA

Name	Imperial	Metric
Coverage	88 ft ²	8.18 m ²
COVERED ENTRY	2633 ft ²	244.61 m ²
BUILDING FOOTPRINT	1543 ft ²	143.36 m ²
ATTACHED GARAGE	4264 ft ²	396.15 m ²

SITE AREA 8692 ft² 807.47 m²

ACTUAL PARCEL COVERAGE 8692 ft² 807.47 m² = 49.61%



Drawing Index - DP		
SHEET NUMBER	SITE & BLOCK PLAN	SHEET NAME
DP-01	LANDSCAPE PLAN & STREETSCAPE	
DP-02	EAST & NORTH ELEVATIONS	
DP-03	SOUTH ELEVATION & STREETSCAPE	
DP-04	MAIN & SECOND FLOOR PLANS	
DP-05	THIRD & LOFT FLOOR PLANS	
DP-06	SHADOW STUDY	

ANDISON
RESIDENTIAL DESIGN

220 739 11 Ave SW, Calgary, Alberta T2R 0E3
403.641.6481 | INFO@ANDISONDDESIGN.COM
ANDISONDESIGN.COM

FEBRUARY 13, 2026

Varsity Rowhouse

REVISION SCHEDULE

#	REVISION DATE	REVISION DESCRIPTION
2	2025.09.12	Issued For DP
3	2026.02.06	DR1 - Bylaw Discrepancies
4	2026.02.06	DR1 - Prior to Decision Requirements
5	2026.02.06	DR1 - Prior to Release Requirements

GENERAL NOTES

It is the responsibility of the Contractor to review the Architectural drawings prior to construction and report any discrepancies to Andison Residential Design Ltd. Andison Residential Design Ltd. will not be held responsible for any costs if the Contractor deviates from these Architectural and Structural drawings.

All Geospatial Elevations provided to Andison Residential Design Ltd. are assumed to be accurate and reflect actual site conditions. Andison Residential Design Ltd. will not be held responsible for any discrepancies between the condition and the provided Survey.

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ISSUED FOR DEVELOPMENT PERMIT

PROJECT LOCATION

132 VARSITY ESTATES PLACE N.W., CALGARY, ALBERTA

LOT: 4, BLOCK: 21, PLAN: 7510331

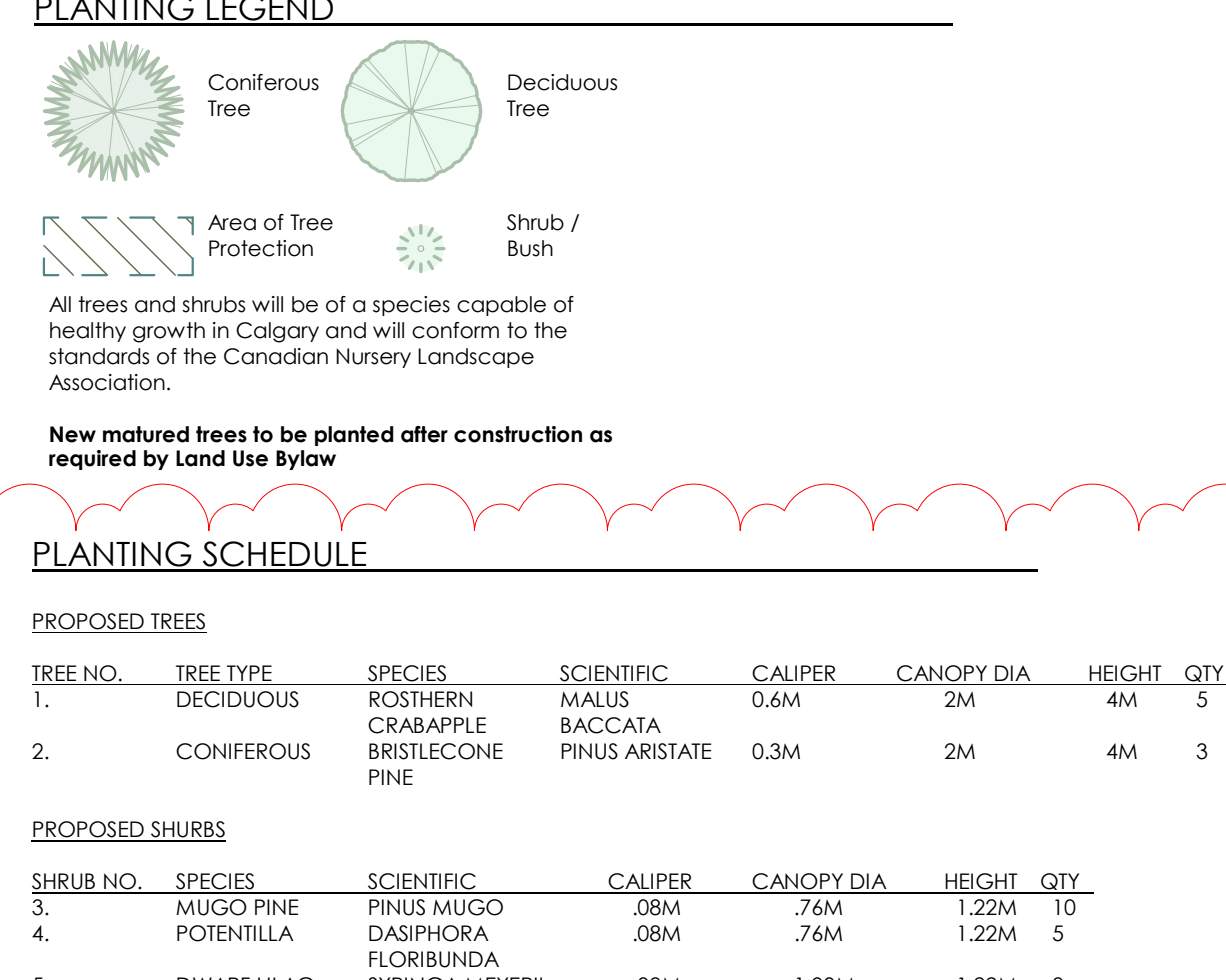
FLOOR AREAS

UNIT	MAIN FLOOR	SECOND FLOOR	THIRD FLOOR	LOFT	UNIT TOTAL
UNIT 1	521 SF	827 SF	851 SF	58 SF	2256 SF
UNIT 2	521 SF	825 SF	852 SF	58 SF	2256 SF
UNIT 3	521 SF	824 SF	852 SF	58 SF	2256 SF
UNIT 4	521 SF	824 SF	852 SF	58 SF	2256 SF
UNIT 5	521 SF	824 SF	852 SF	58 SF	2256 SF

NOT FOR CONSTRUCTION

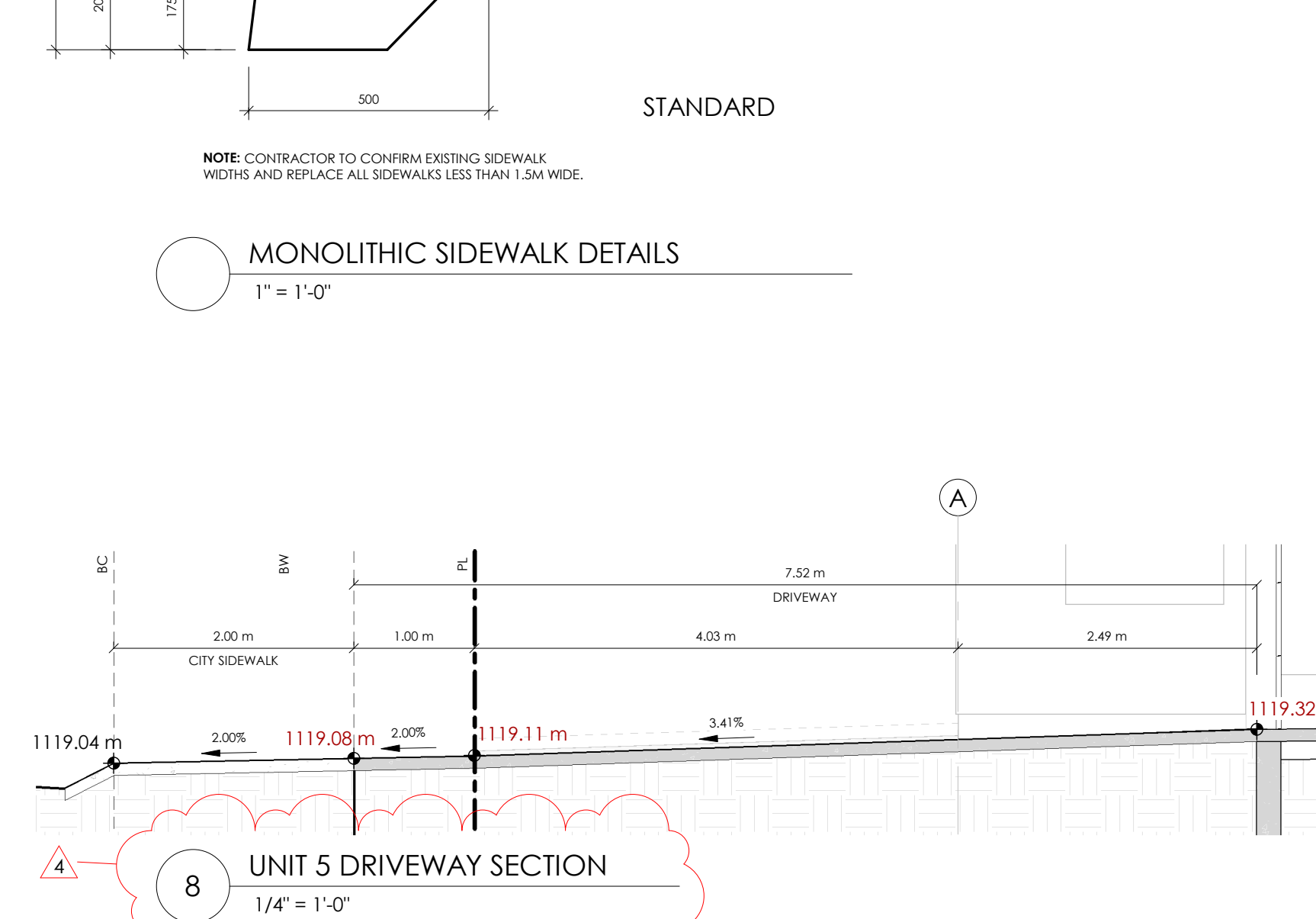
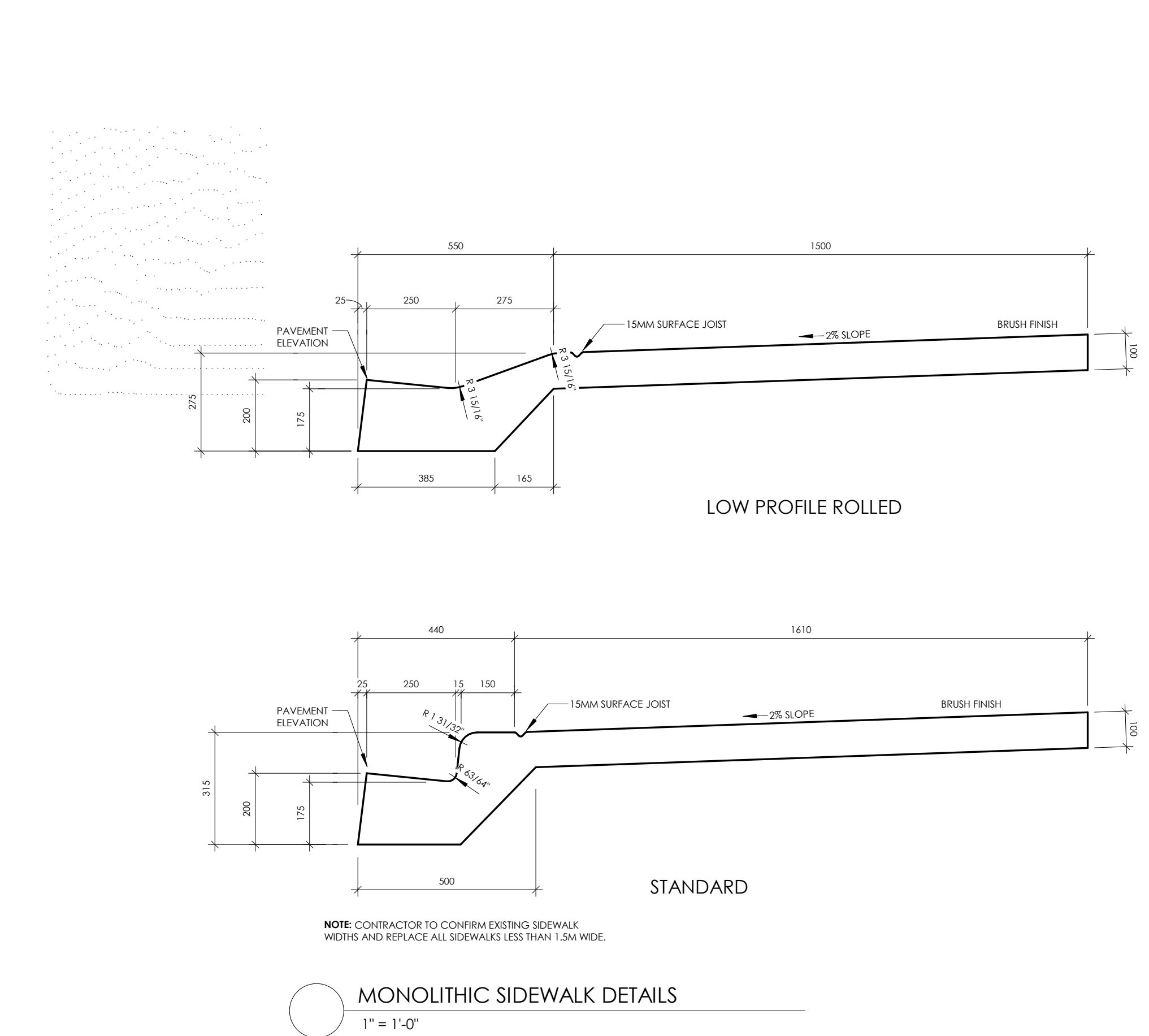
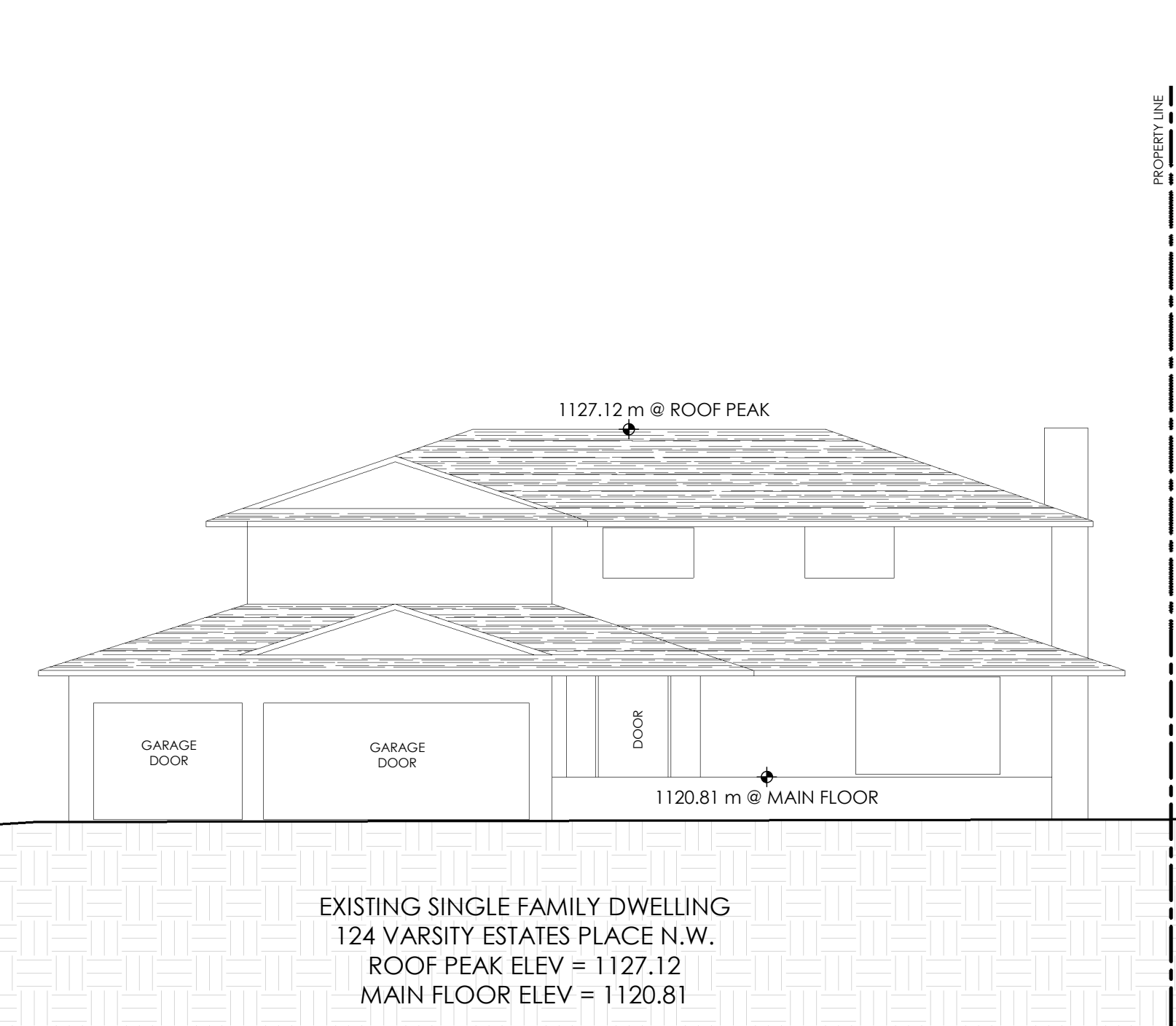
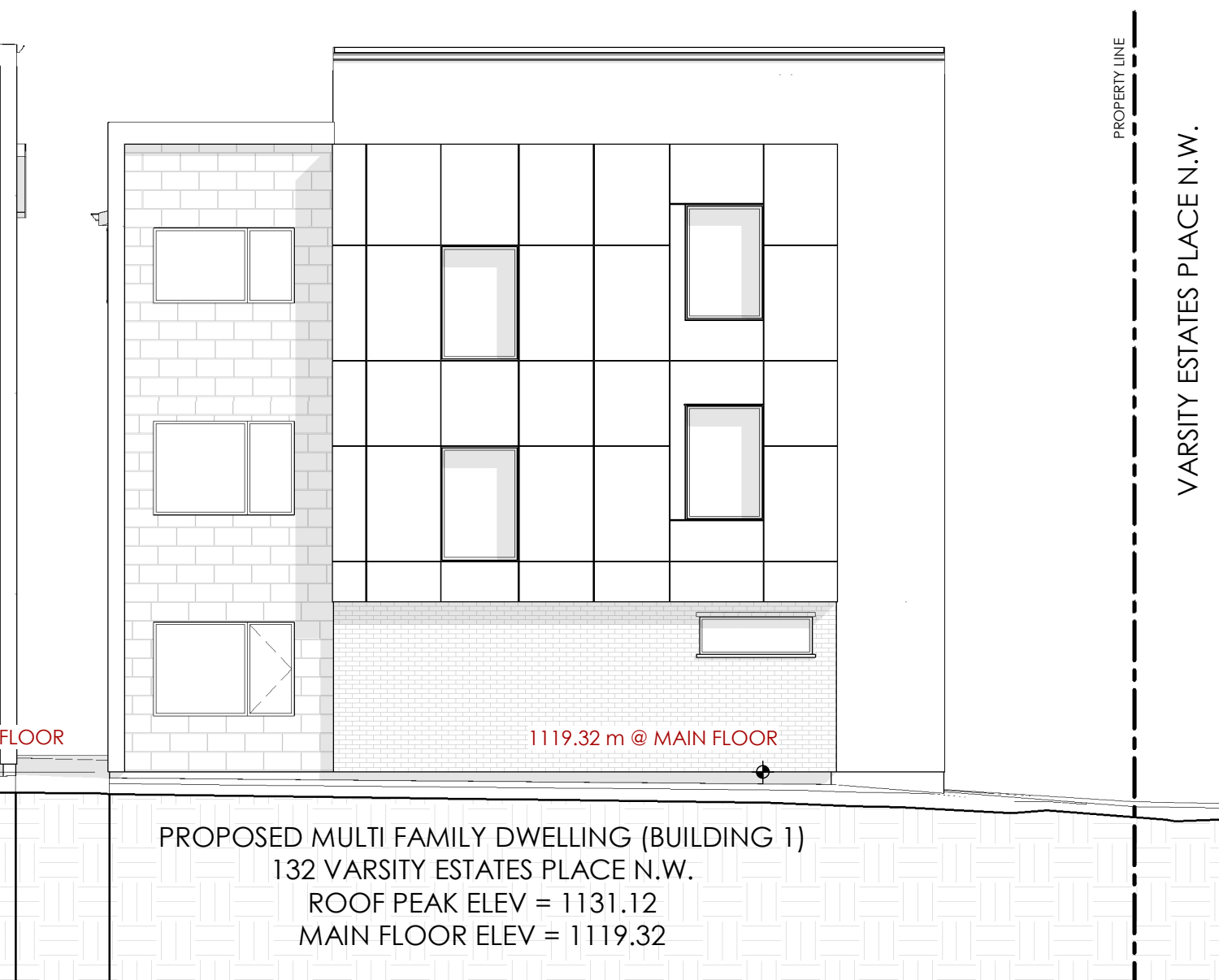
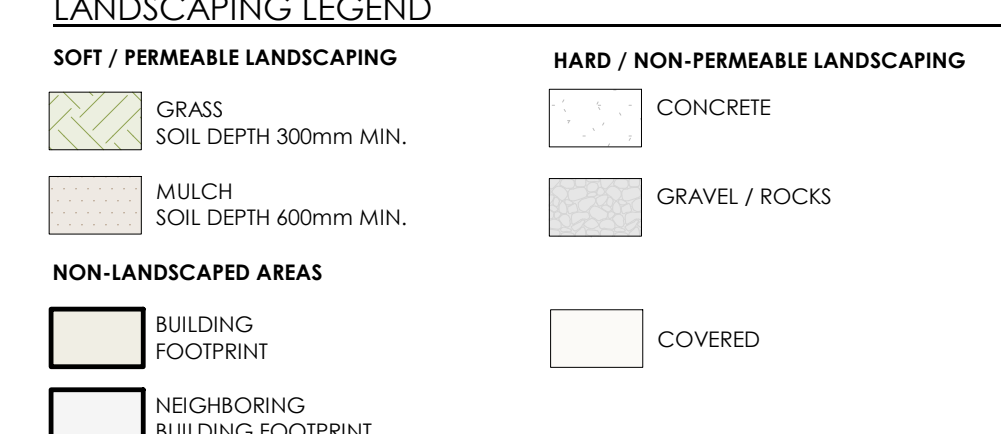
SITE & BLOCK PLAN

DP-01



PROPOSED SHRUBS						
SHRUB NO.	SPECIES	SCIENTIFIC	CALIPER	CANOPY DIA.	HEIGHT	QTY
3.	MUGO PINE	PINUS MUGO	.08M	.76M	1.22M	10
4.	POTENTILLA	DASIPHORA	.08M	.76M	1.22M	5
		FLORIBUNDA				
5.	DWARF LILAC	SYRINGA MEYERII	.08M	1.00M	1.22M	8

Name	Imped	Magtic
Soft Landscape Surface		
GRASS	1607 SF	149.26 m ²
MULCH	750 SF	69.46 m ²
	2357 SF	218.94 m ²
Hard Landscape Surface		
CONCRETE	622 SF	57.82 m ²
GRAVEL	216 SF	20.04 m ²
	838 SF	77.85 m ²
Gross Landscape Area		
LANDSCAPE AREA	3195 SF	296.79 m ²
	3195 SF	296.79 m ²
SOFT LANDSCAPING SURFACE COVERAGE		= 73.77%



FEBRUARY 13, 2026
VARSITY ROWHOUSE

REVISION SCHEDULE		
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2	2025.09.12	Issued For DP
3	2026.02.06	DR1 - Bylaw Discrepancies
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5	2026.02.06	DR1 - Prior to Release Requirements

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ISSUED FOR
DEVELOPMENT PERMIT

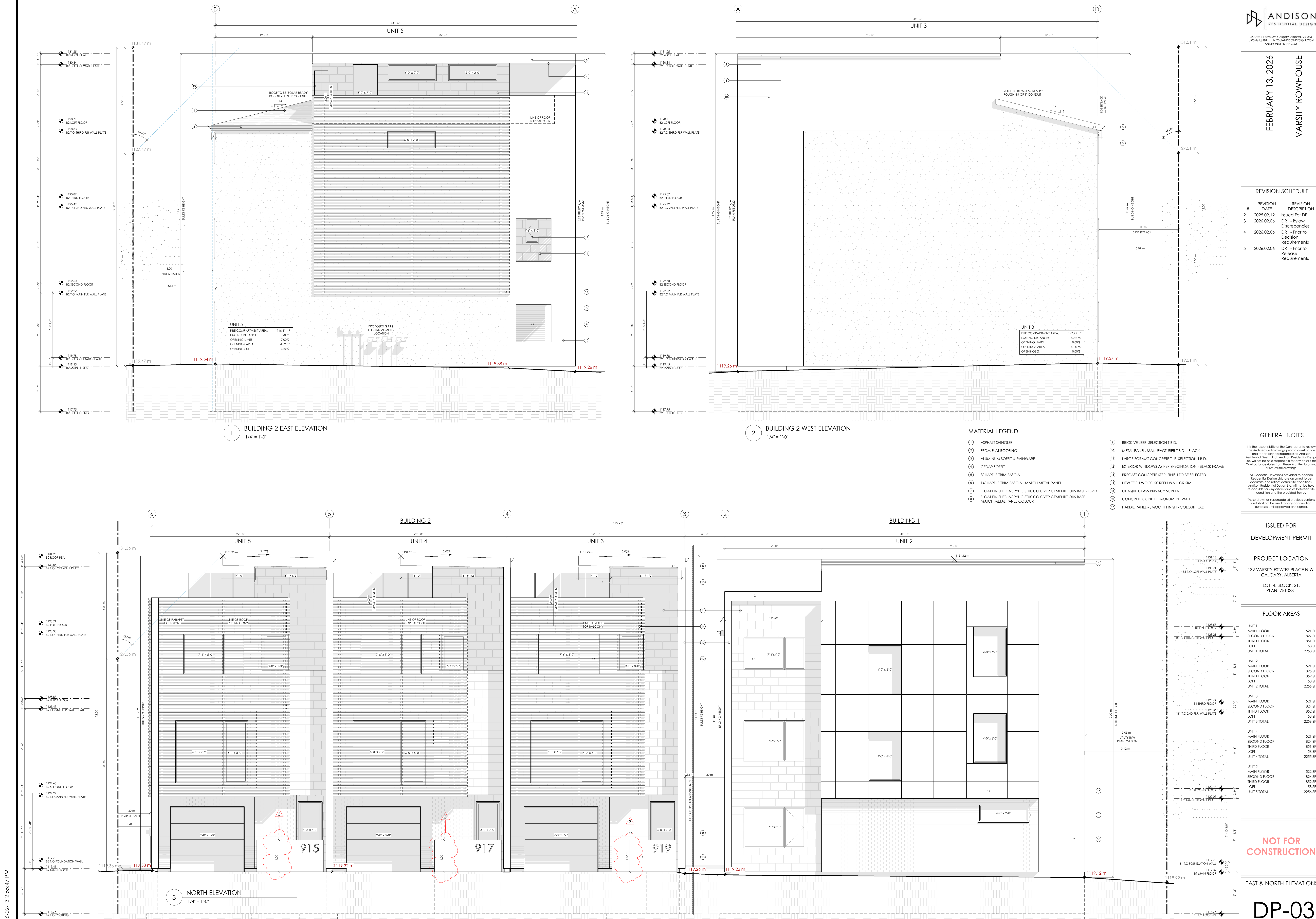
PROJECT LOCATION
132 VARSITY ESTATES PLACE N.W.,
CALGARY, ALBERTA
LOT: 4, BLOCK: 21,
PLAN: 7510331

FLOOR AREAS	
UNIT 1	
MAIN FLOOR	521 SF
SECOND FLOOR	827 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 1 TOTAL	2256 SF
UNIT 2	
MAIN FLOOR	521 SF
SECOND FLOOR	825 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 2 TOTAL	2256 SF
UNIT 3	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 3 TOTAL	2256 SF
UNIT 4	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 4 TOTAL	2255 SF
UNIT 5	
MAIN FLOOR	522 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 5 TOTAL	2256 SF

NOT FOR
CONSTRUCTION

EAST & NORTH ELEVATIONS

DP-03



REVISION SCHEDULE		
#	REVISION DATE	REVISION DESCRIPTION
2	2025.09.12	Issued For DP
3	2026.02.06	DR1 - Bylaw Discrepancies
4	2026.02.06	DR1 - Prior to Decision Requirements
5	2026.02.06	DR1 - Prior to Release Requirements

GENERAL NOTES

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ISSUED FOR
DEVELOPMENT PERMIT

PROJECT LOCATION

132 VARSITY ESTATES PLACE N.W.
CALGARY, ALBERTA

LOT: 4, BLOCK: 21,
PLAN: 7510331

FLOOR AREAS

UNIT 1	
MAIN FLOOR	521 SF
SECOND FLOOR	827 SF
LOFT	881 SF
UNIT 1 TOTAL	2229 SF
UNIT 2	
MAIN FLOOR	521 SF
SECOND FLOOR	825 SF
LOFT	852 SF
UNIT 2 TOTAL	2256 SF
UNIT 3	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
LOFT	852 SF
UNIT 3 TOTAL	2256 SF
UNIT 4	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
LOFT	851 SF
UNIT 4 TOTAL	2255 SF
UNIT 5	
MAIN FLOOR	522 SF
SECOND FLOOR	824 SF
LOFT	852 SF
UNIT 5 TOTAL	2255 SF

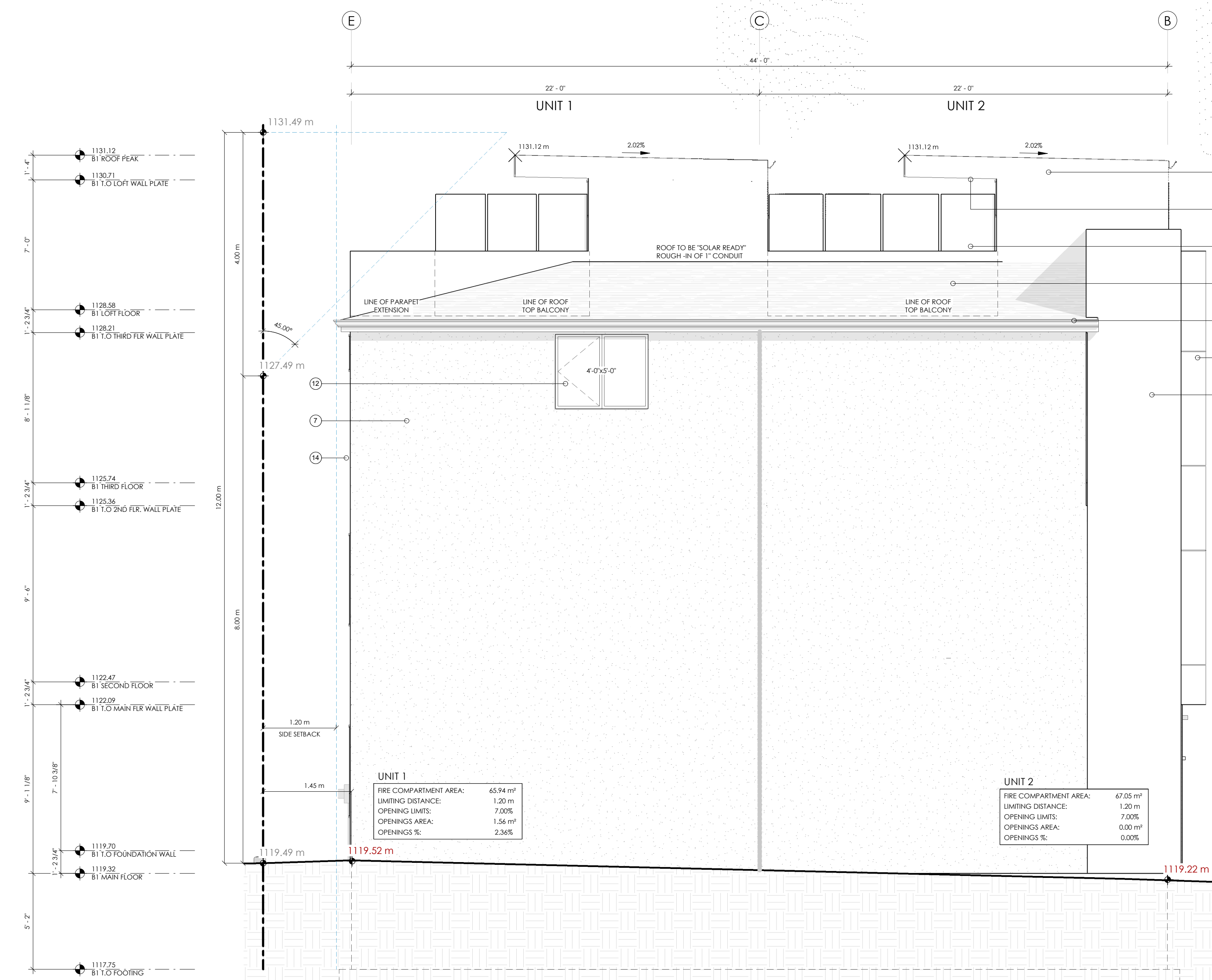
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CONSTRUCTION

SOUTH ELEVATION &
STREET C.A.B.E.

DP-04



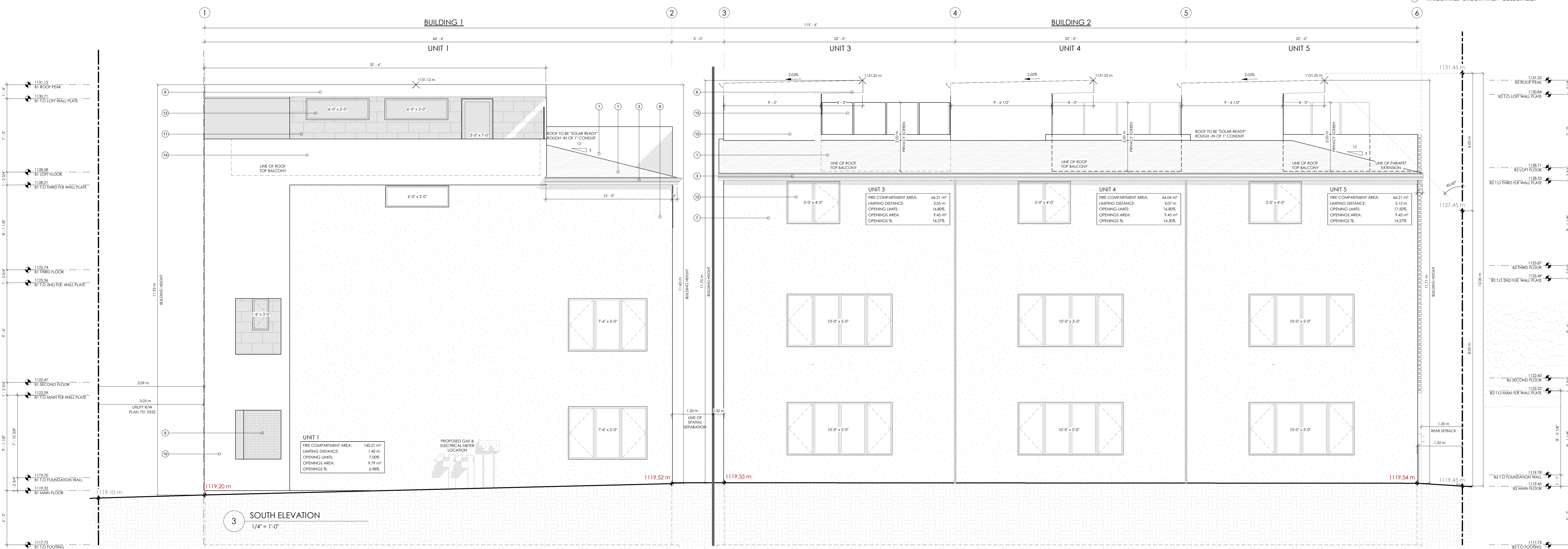
1 BUILDING 1 WEST ELEVATION
1/4" = 1'-0"



2 BUILDING 1 EAST ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

- | | | | |
|---|--|---|---|
| ① | ASPHALT SHINGLES | ⑨ | BRICK VENER, SELECTION T.B.D. |
| ② | EPDM FLAT ROOFING | ⑩ | HARDY PANEL MANUFACTURER T.B.D. - BLACK |
| ③ | ALUMINUM SOFFIT & RAINWARE | ⑪ | LARGE FORMAT CONCRETE TILE, SELECTION T.B.D |
| ④ | CEDAR SOFFIT | ⑫ | EXTERIOR WINDOWS AS PER SPECIFICATION - BLACK |
| ⑤ | 8" HARDIE TRIM FASCIA | ⑬ | CEMENT CROCKET STEP, FINISH TO BE SELECTED |
| ⑥ | 1/4" HARDIE TRIM FASCIA - MATCH METAL PANEL | ⑭ | NEW TECH WOOD SCREEN WALL OR SIM. |
| ⑦ | FLAT FINISHED ACRYLIC STUCCO OVER CEMENTITIOUS BASE - GREY | ⑮ | OPAQUE GLASS PRIVACY SCREEN |
| ⑧ | FLAT FINISHED ACRYLIC STUCCO OVER CEMENTITIOUS BASE - MATCH METAL PANEL COLOUR | ⑯ | CONCRETE CORE HE MONUMENT WALL |
| | | ⑰ | HARDIE PANEL - SMOOTH FINISH - COLOUR T.B.D. |



3 SOUTH ELEVATION
1/4" = 1'-0"

2026-02-13 2:55:57 PM