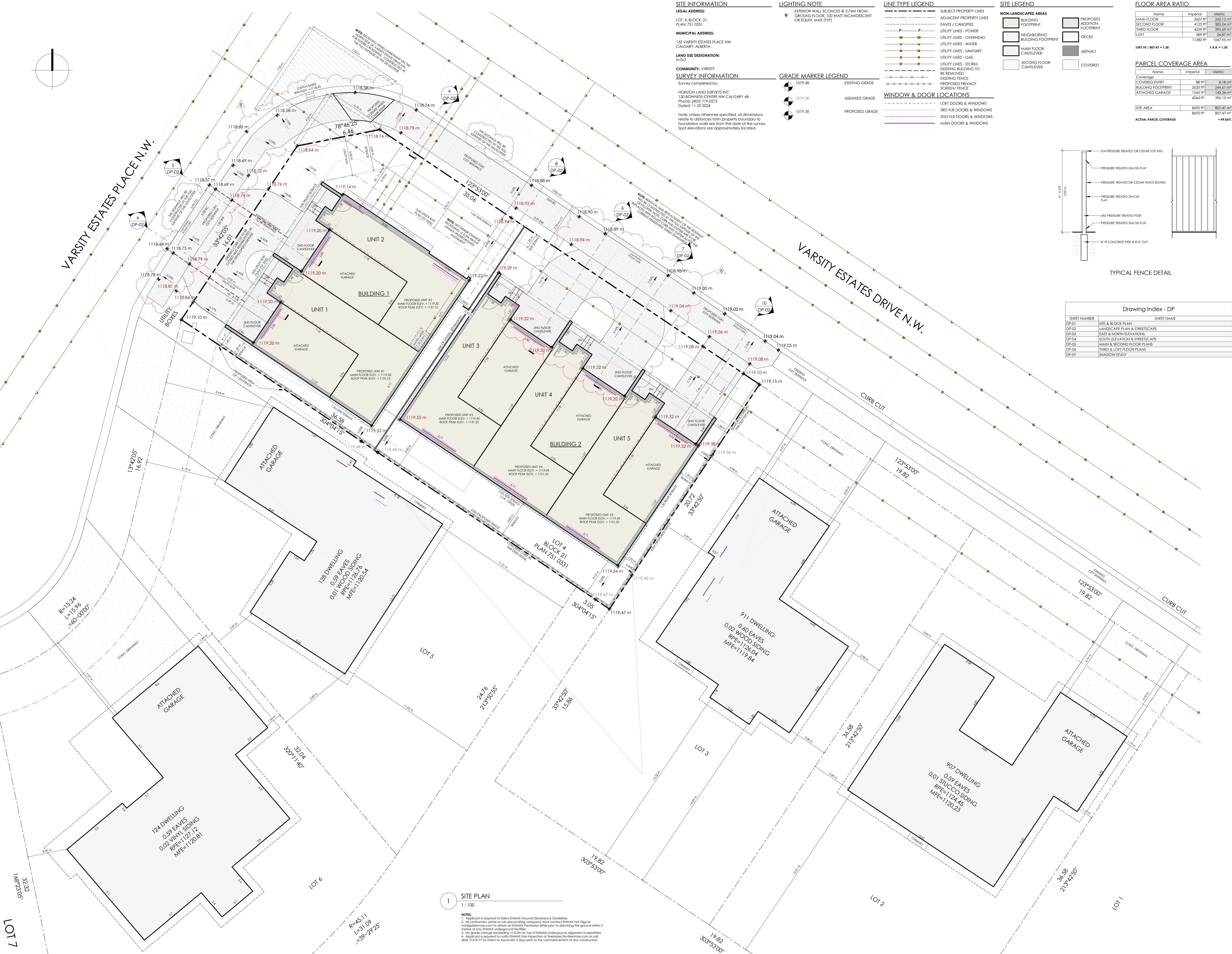




1 SITE PLAN
1 : 100

NOTES:
1. Applicant is required to follow BNAAC Ground Disturbance Guidelines.
2. All contractors, prime or sub (excavating company) must contact BNAAC Hot Dig at hotdig@bnaac.com to obtain an BNAAC Permit prior to disturbing the ground within 2 metres of any BNAAC underground facilities.
3. No grade change exceeding +/-0.3m on top of BNAAC underground alignment is permitted.
4. Applicant is required to notify BNAAC Line Inspection at lineinspection@bnaac.com or call (403) 514-3117 for intent to excavate 5 days prior to the commencement of any construction.

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)

GRADE MARKER LEGEND

1079.38 EXISTING GRADE
1079.38 ASSUMED GRADE
1079.38 PROPOSED GRADE

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
LOFT DOORS & WINDOWS
3RD FLR DOORS & WINDOWS
2ND FLR DOORS & WINDOWS
MAIN DOORS & WINDOWS

SITE LEGEND

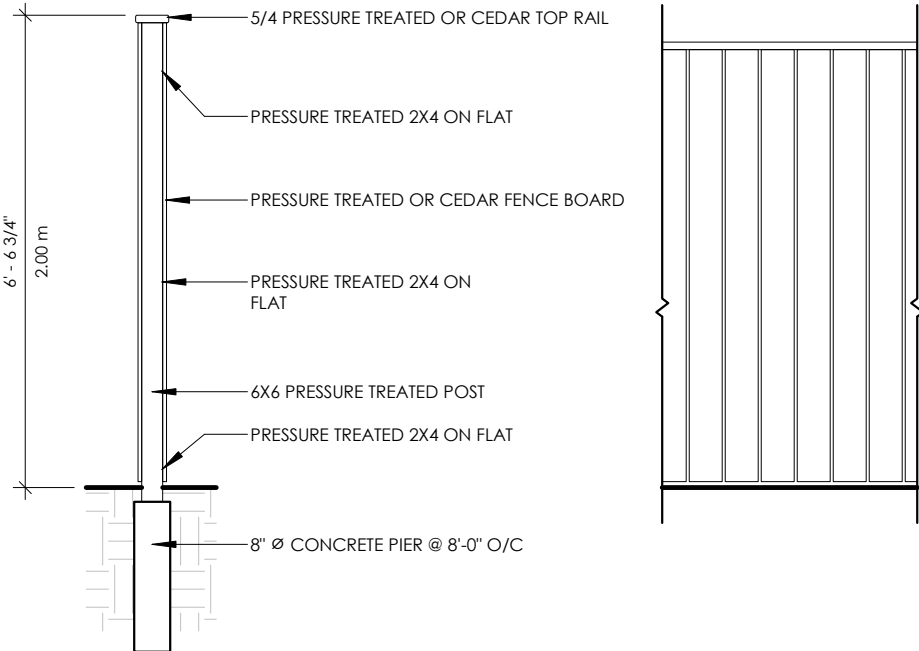
NON-LANDSCAPED AREAS
BUILDING FOOTPRINT
ADDITION FOOTPRINT
NEIGHBORING BUILDING FOOTPRINT
MAIN FLOOR CANTILEVER
SECOND FLOOR CANTILEVER
PROPOSED
DECKS
ASPHALT
COVERED

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	395.49 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
	8692 ft ²	807.47 m ²
SITE AREA	8692 ft ²	807.47 m ²
ACTUAL PARCEL COVERAGE	8692 ft ²	807.47 m ²
		= 49.04%



TYPICAL FENCE DETAIL

Drawing Index - DP

SHEET NUMBER	SHEET NAME
DP-01	SITE & BLOCK PLAN
DP-02	LANDSCAPE PLAN & STREETSCAPE
DP-03	EAST & NORTH ELEVATIONS
DP-04	SOUTH ELEVATION & STREETSCAPE
DP-05	MAIN & SECOND FLOOR PLANS
DP-06	THIRD & LOFT FLOOR PLANS
DP-07	SHADOW STUDY

REVISION SUMMARY

#	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
8	2026.03.16	DR2 Driveway Section

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.
These drawings supersede all previous versions and shall not be used for any construction purposes until approved and signed.

ISSUED FOR
DEVELOPMENT PERMIT

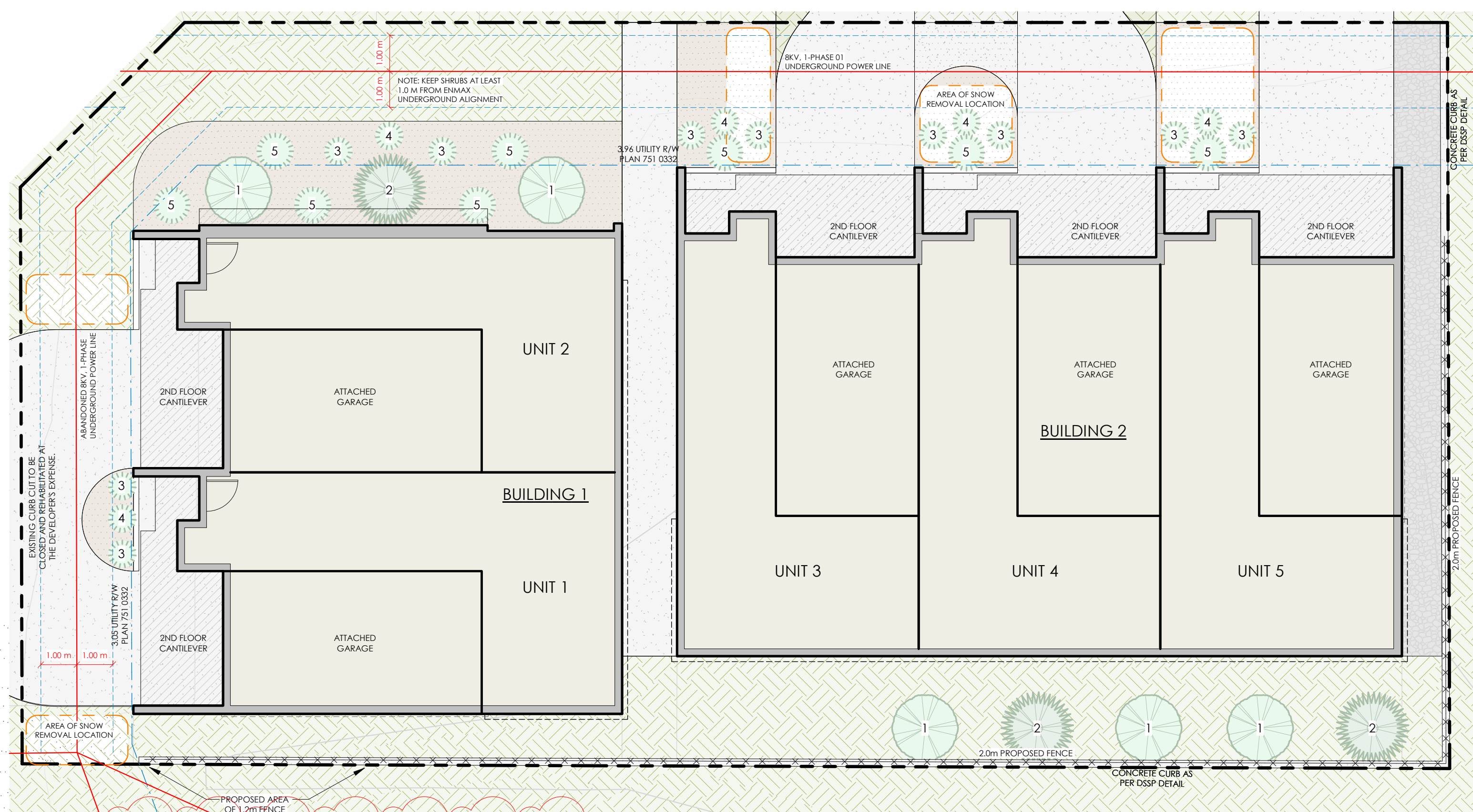
PROJECT LOCATION
132 VARSITY ESTATES PLACE N.W.,
CALGARY, ALBERTA
LOT: 4, BLOCK: 21,
PLAN: 7510331

FLOOR AREAS

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

NOT FOR
CONSTRUCTION

SITE & BLOCK PLAN



PLANTING REQUIREMENTS

• A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 m² of parcel area.
Parcel Area = $807.47 \text{ m}^2 / 110.00 = 7.34$
 $7.34 \times 1.0 = 8 \text{ trees}$
 $7.34 \times 3.0 = 23 \text{ shrubs}$

• Shrubs must be a minimum height or spread of 0.6 meters at the time of planting.

• The requirements for the provision of 1.0 tree is met where:

- a deciduous tree has a minimum caliper of 40 mm; or
- a coniferous tree has a minimum height of 2.0 m.

• The requirements for the provision of 2.0 trees is met where:

- a deciduous tree has a minimum caliper of 85 mm; or
- a coniferous tree has a minimum height of 2.0 m.

• The requirements for the provision of 3.0 trees is met where an existing deciduous tree with a caliper greater than 100 mm is preserved.

All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

LANDSCAPED AREA: 285.61 m²

Minimum 30% of the landscape area must be covered with soft surfaced landscaping. 285.61 m² x 0.3 = 85.68 m²

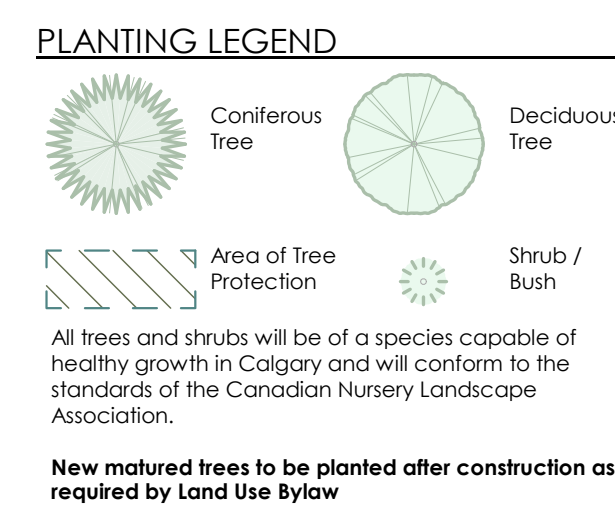
All soft surfaced landscaped area must be irrigated by an underground irrigation system.

NOTE: Tree and shrub areas to be irrigated w/ low water underground sprinkler system c/w ExactET monitoring & bounded by concrete curb. All sodded areas are planted with a drought tolerant grass species.

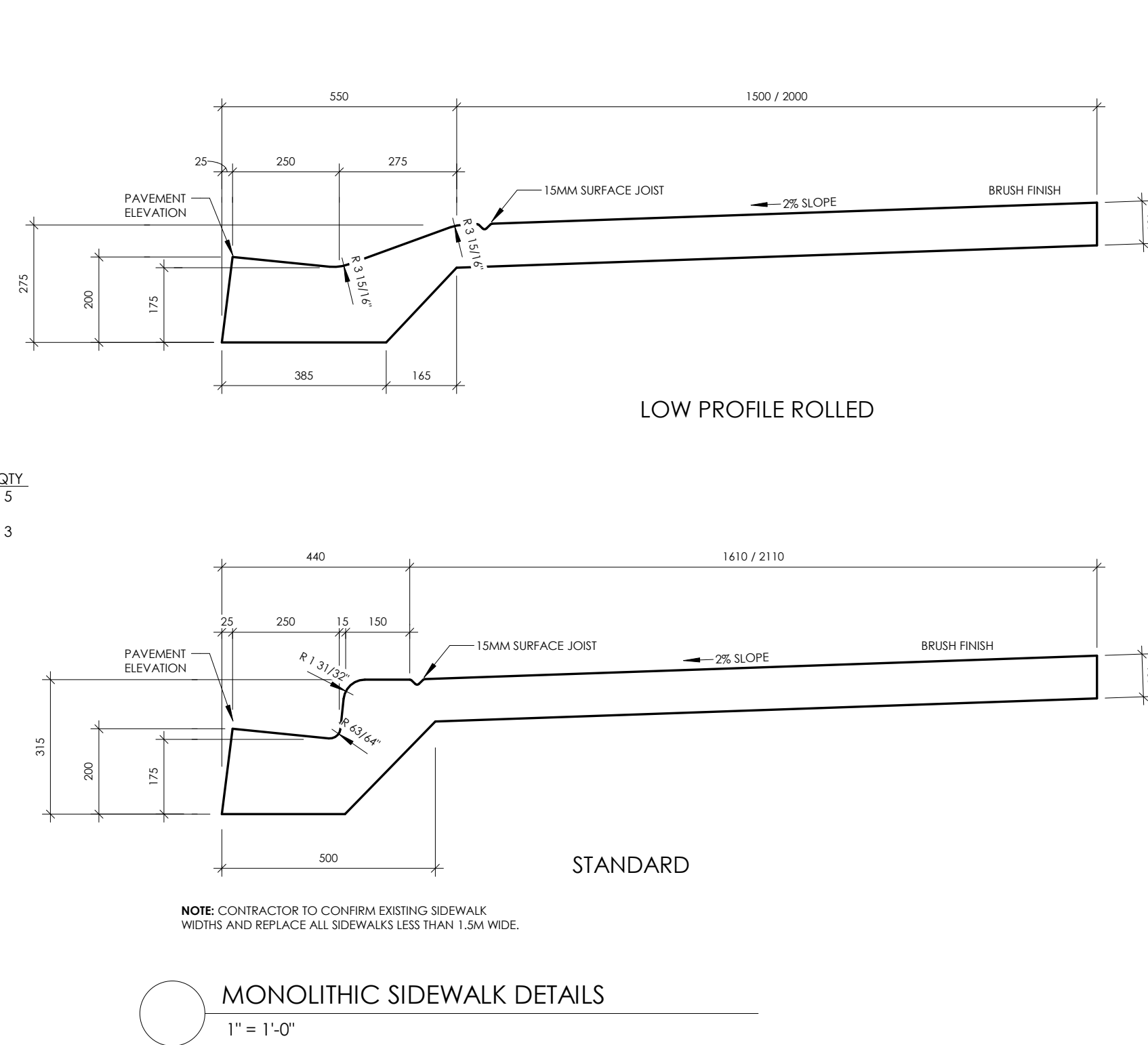
A minimum depth of 0.3m of topsoil is required for sod areas.
A minimum depth of 0.6m of topsoil is required shrub and tree beds.

LANDSCAPING LEGEND

SOFT / PERMEABLE LANDSCAPING		HARD / NON-PERMEABLE LANDSCAPING	
 GRASS SOIL DEPTH 300mm MIN.	 CONCRETE		
 MULCH SOIL DEPTH 400mm MIN.	 GRAVEL / ROCKS		
NON-LANDSCAPED AREAS			
 BUILDING FOOTPRINT	 COVERED		
 NEIGHBORING BUILDING FOOTPRINT			

**PLANTING SCHEDULE**

PROPOSED TREES							
TREE NO.	TREE TYPE	SPECIES	SCIENTIFIC	CALIPER	CANOPY DIA.	HEIGHT	QTY.
1.	DECIDUOUS	ROSTERN	MALUS	0.6M	2M	4M	5
2.	CONIFEROUS	CRABAPPLE	BACCATA	0.3M	2M	4M	3
		BREITLONE	PINUS ARISTATA				
		PINE					
PROPOSED SHRUBS							
SHRUB NO.	SPECIES	SCIENTIFIC	CALIPER	CANOPY DIA.	HEIGHT	QTY.	
3.	MUGO PINE	PIRUS MUGO	.08M	.76M	1.22M	10	
4.	POTENTILLA	DASIPICHA	.08M	.76M	1.22M	5	
5.	DWARF LILAC	SYRINGA MEYERII	.08M	1.00M	1.22M	8	



MONOLITHIC SIDEWALK DETAILS
1" = 1'-0"

APRIL 13, 2026

VARSITY ROWHOUSE

REVISION SCHEDULE

#	REVISION DATE	REVISION DESCRIPTION
2	2025.09.12	Issued For DP
3	2026.02.06	DR1 - Bylaw
4	2026.02.06	Discrepancies
5	2026.02.06	DR1 - Prior to Decision Requirements
6	2026.02.06	DR1 - Prior to Release Requirements
7	2026.03.10	DR2 - Landscaping
8	2026.03.16	DR2 Driveway section

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 Geotechnical Reports 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.

These drawings supersede all previous versions and shall not be used for any construction purposes until approved and signed.

ISSUED FOR DEVELOPMENT PERMIT

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

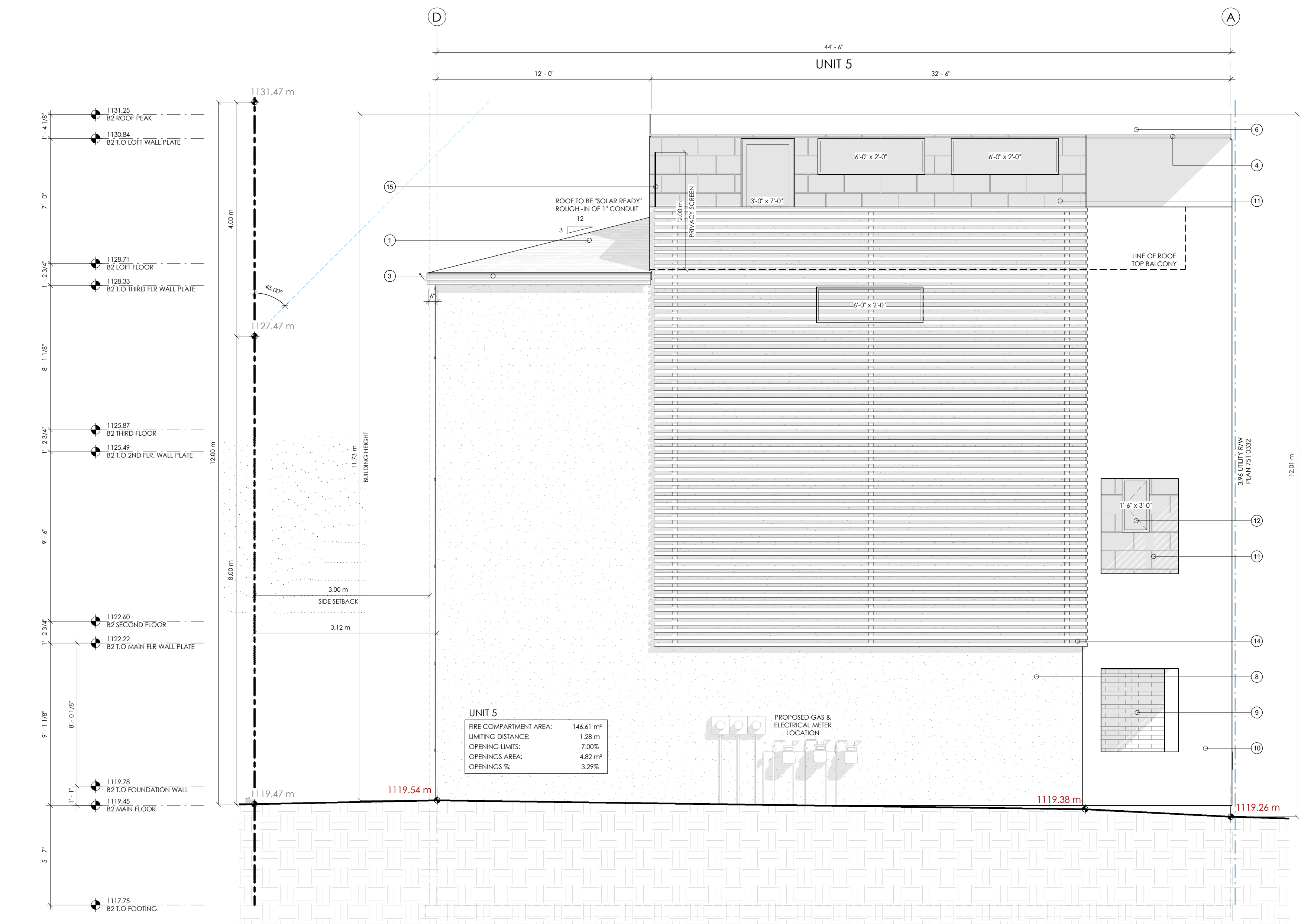
FLOOR AREAS

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

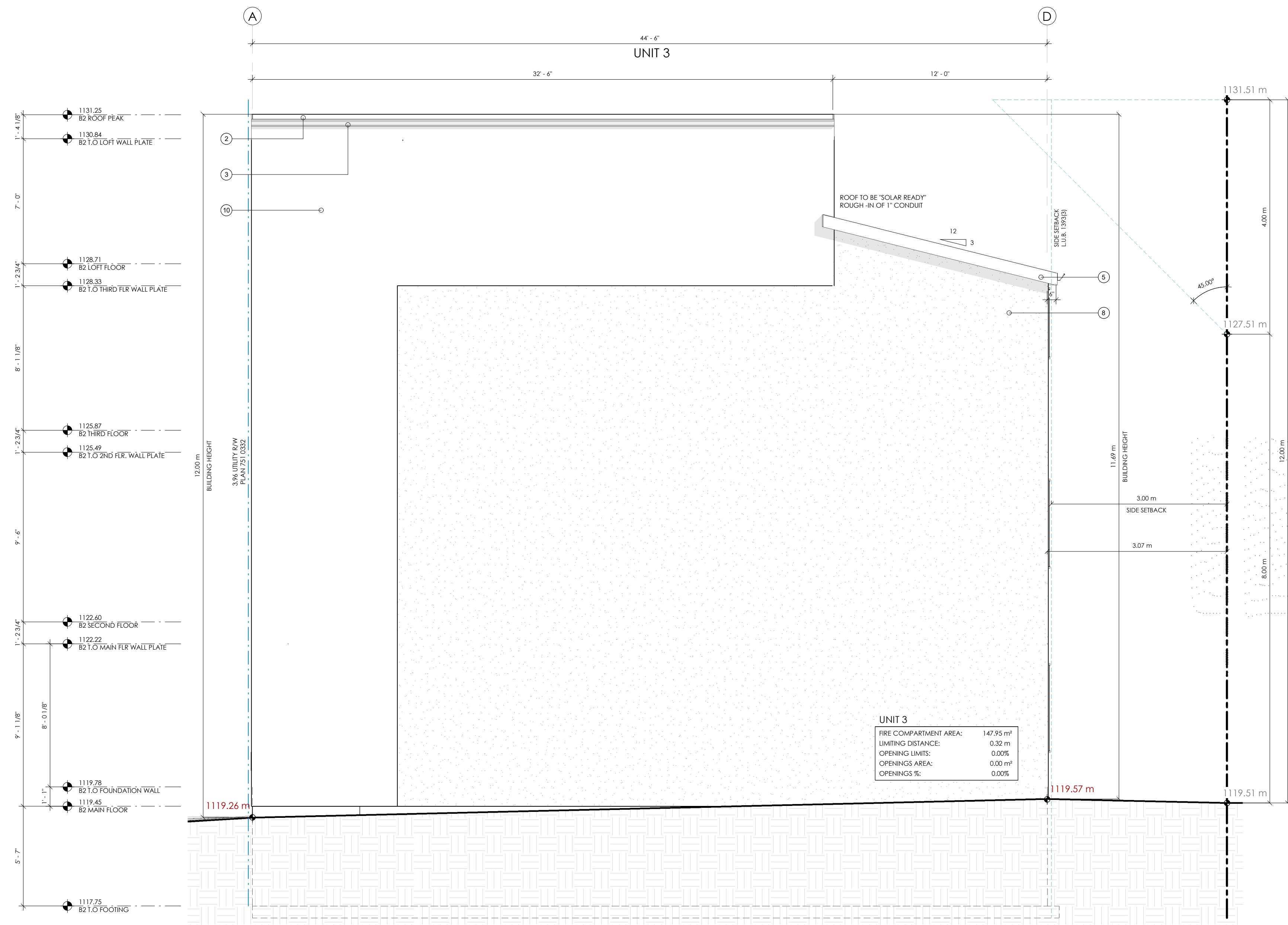
NOT FOR CONSTRUCTION

LANDSCAPE PLAN & STREETSCAPE

DP-02



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



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

MATERIAL LEGEND

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



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

APRIL 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 or Structural drawings.

All Geodetic 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.

These drawings supersede all previous versions and shall not be used for any construction purposes until approved and signed.

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

NOT FOR
CONSTRUCTION

EAST & NORTH ELEVATIONS

DP-03

GENERAL NOTES

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

All Geodetic Elevations provided to Andson Residential Design Ltd. are assumed to be correct and relied upon. Andson Residential Design Ltd. will not be held responsible for any discrepancies between Site conditions and the provided Survey.

These drawings supersede all previous versions and shall not be used for any construction purposes until approved and signed.

PROJECT LOCATION

132 VARSITY ESTATES PLACE N.W.
CALGARY, ALBERTA

LOT: 4, BLOCK: 21,
PLAN: 7510331

NOT FOR
CONSTRUCTION

SOUTH ELEVATION &
STREETSCAPE

DP-04

