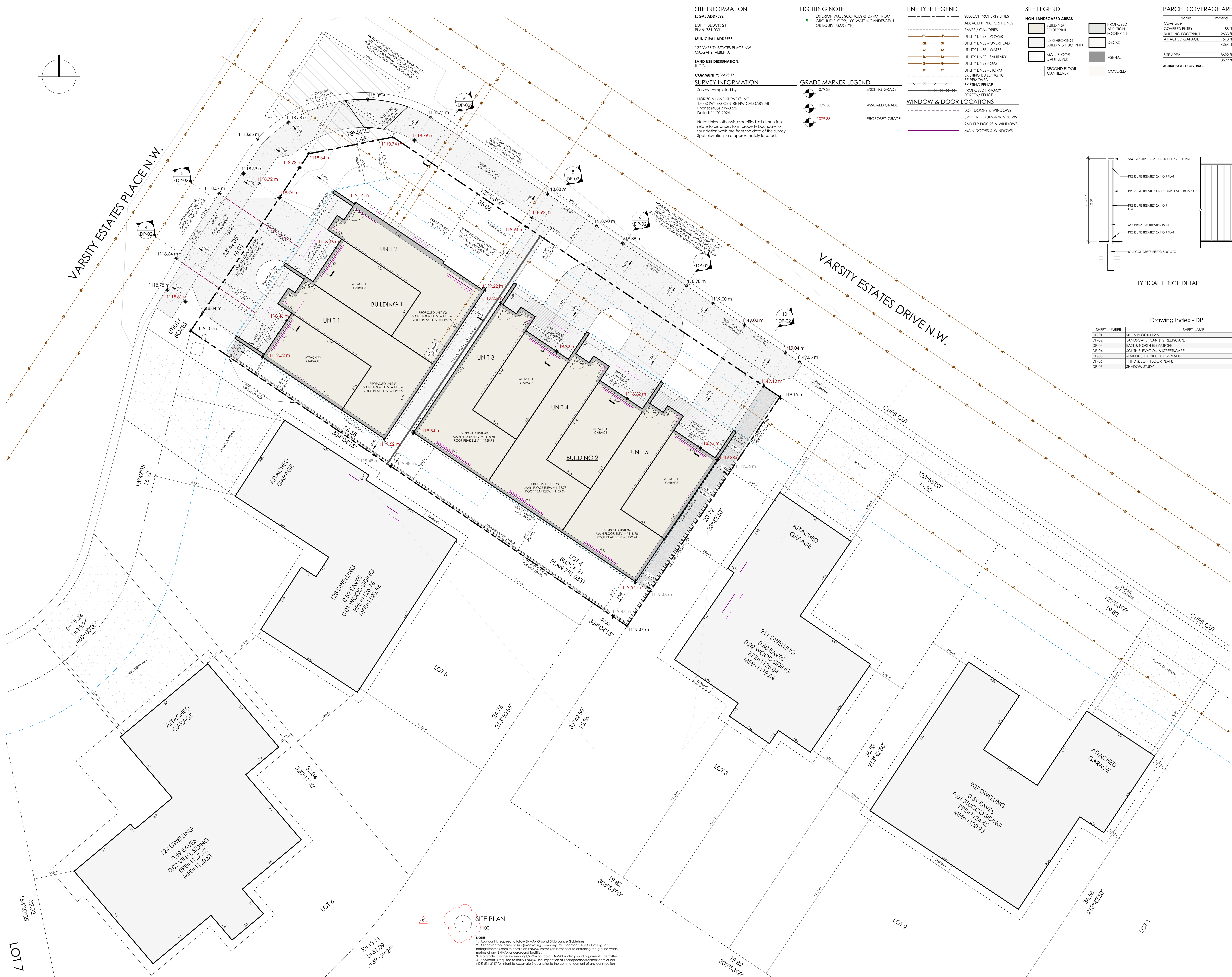




SITE INFORMATION

LEGAL ADDRESS:

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

MUNICIPAL ADDRESS:

132 VARSITY ESTATES PLACE NW
CALGARY, ALBERTA

LAND USE DESIGNATION:

R-CGS

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

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

GRADE MARKER LEGEND

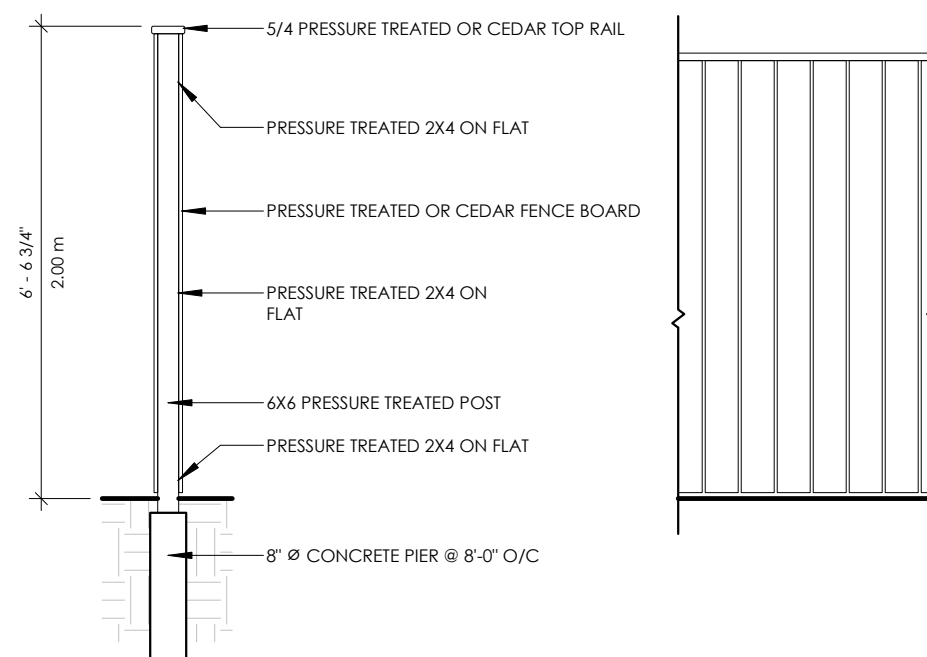
- EXISTING GRADE
- ASSUMED GRADE
- PROPOSED GRADE

SITE LEGEND

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

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 ft ²	807.47 m ²
ACTUAL PARCEL COVERAGE	8692 ft ²	807.47 m ²
		= 41.04%



TYPICAL FENCE DETAIL

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	
DP-07		

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JULY 17, 2026

VARSITY ROWHOUSE

REVISION	REVISION	REVISION
#	DATE	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
9	2026.07.17	Issued For DP - R-CG

GENERAL NOTES

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ISSUED FOR DEVELOPMENT PERMIT

PROJECT LOCATION

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

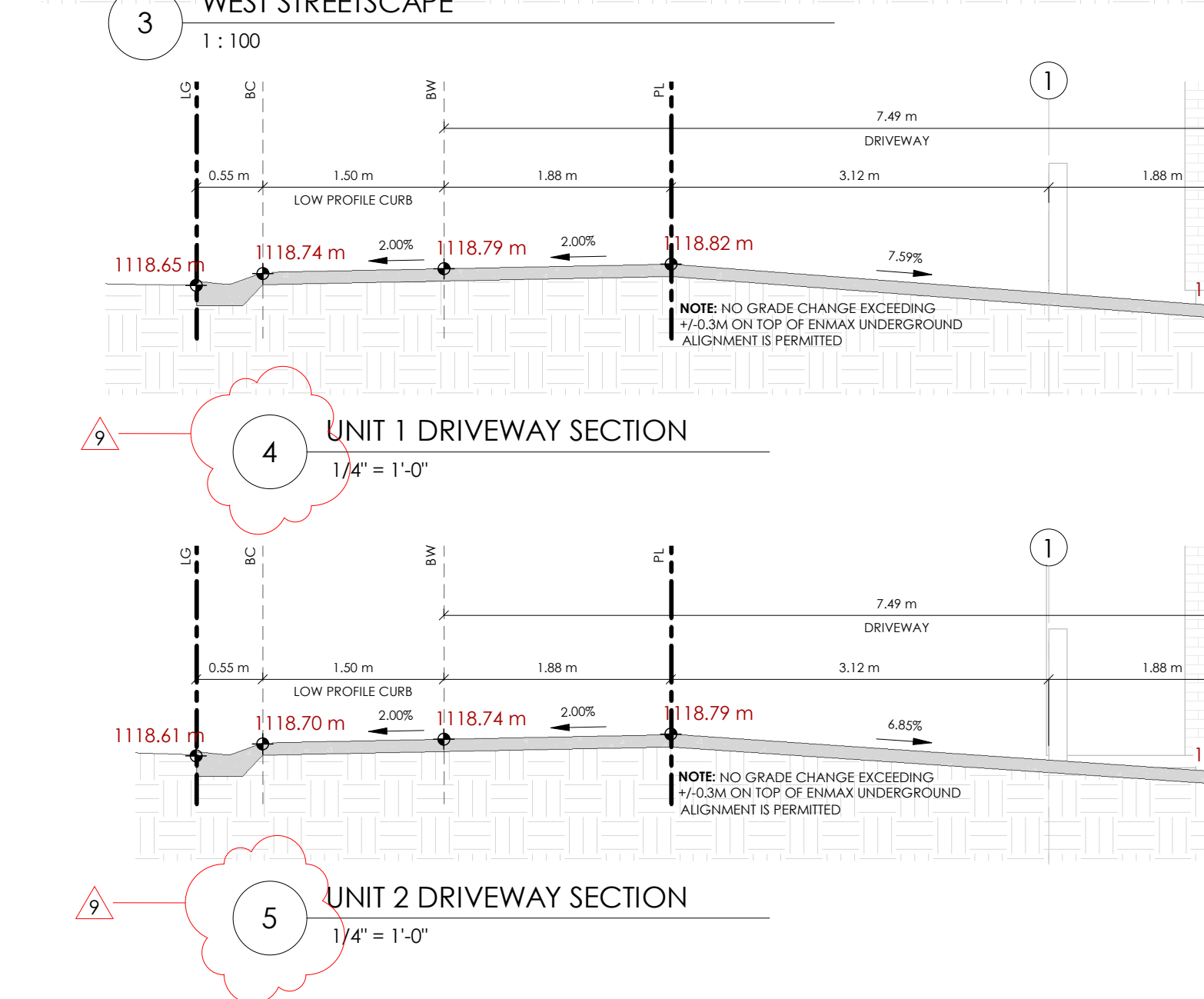
LOT: 4, BLOCK: 21,
PLAN: 7510331

FLOOR AREAS	
UNIT 1	
MAIN FLOOR	521 SF
SECOND FLOOR	827 SF
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

SITE & BLOCK PLAN

DP-01



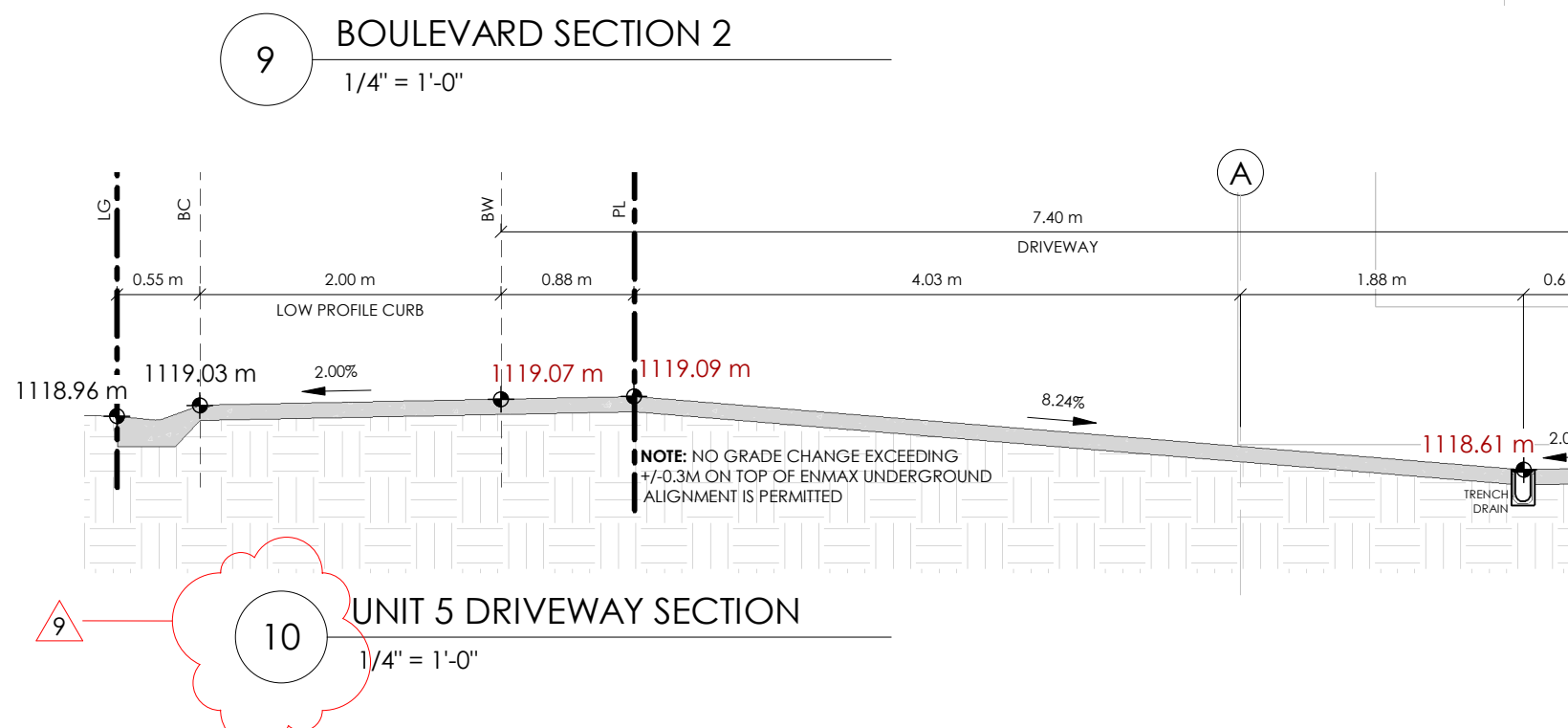
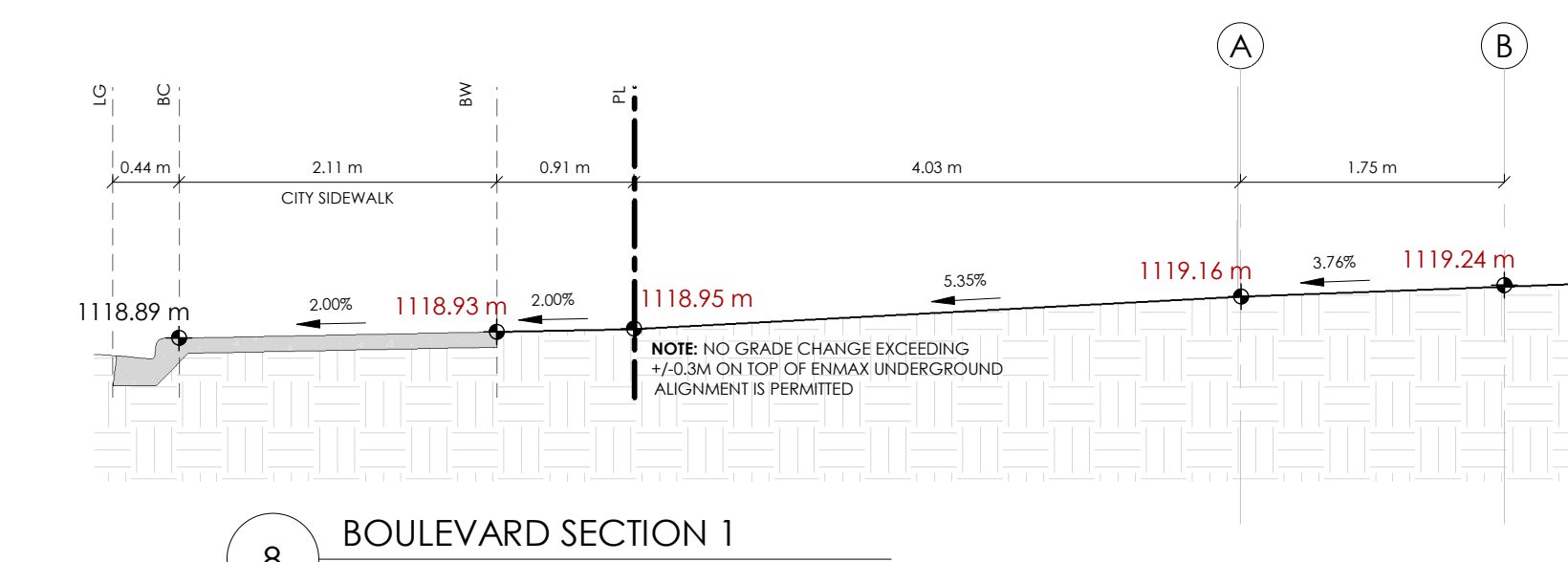
LANDSCAPING LEGEND

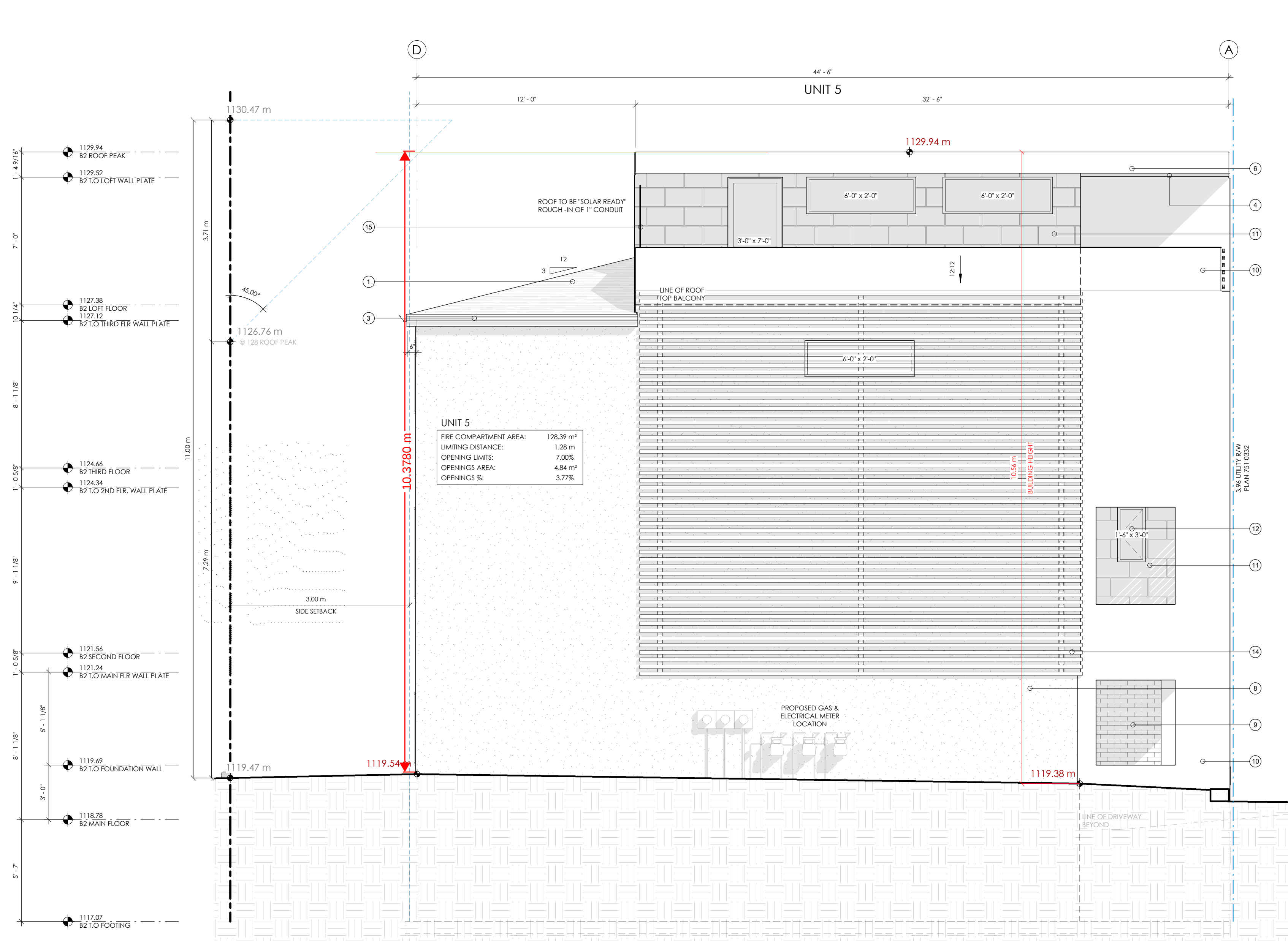
SOFT / PERMEABLE LANDSCAPING	HARD / NON-PERMEABLE LANDSCAPING
 GRASS SOIL DEPTH 300mm MIN.	 CONCRETE
 MULCH SOIL DEPTH 600mm MIN.	 GRAVEL / ROCKS
NON-LANDSCAPED AREAS	
 BUILDING FOOTPRINT	 COVERED
 NEIGHBORING BUILDING FOOTPRINT	

PROPOSED SPECIES							
SHRUB NO.	SPECIES	PAINT/MATERIAL	CAULIPER	CANOPY DIA.	HEIGHT	QTY	
3.	MUGU PINE	PAINT	26M	76M	1.22M	10	
4.	POTENTILLA	DASHPOHA	28M	76M	1.22M	5	
5.	DWARF LILAC	STRONGA METERI	28M	1.00M	1.22M	8	

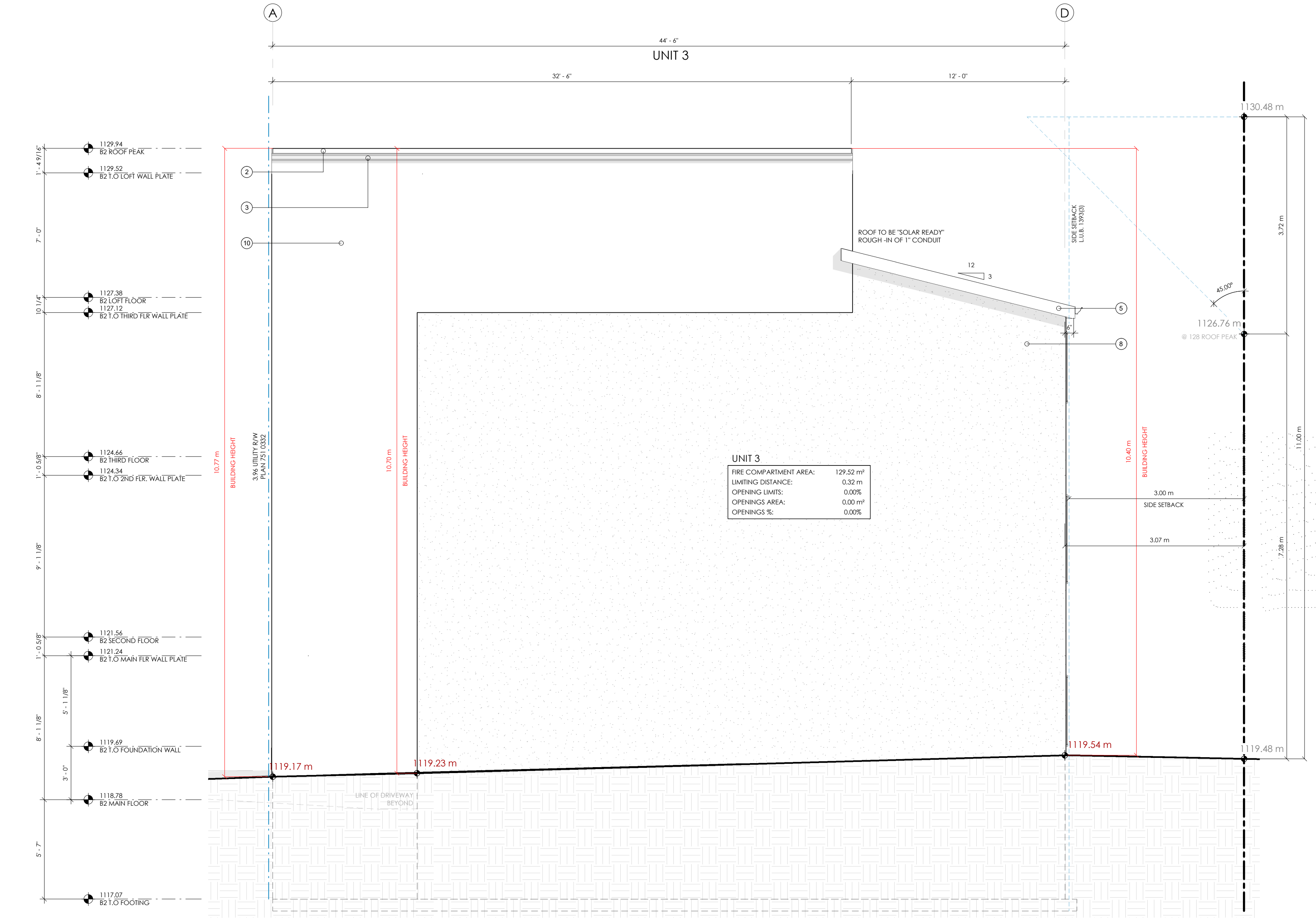
Name	Imperial	Metric
Soft Landscape Surface		
GRASS	1452 SF	134.94 m ²
MULCH	799 SF	74.21 m ²
	2251 SF	209.14 m ²
Hard Landscape Surface		
CONCRETE	638 SF	59.25 m ²
GRAVEL	212 SF	19.71 m ²
	850 SF	78.96 m ²
Grass Landscape Area		
LANDSCAPE AREA	3195 SF	296.79 m ²
	3195 SF	296.79 m ²

SOFT LANDSCAPE SURF. COVERAGE	= 70.47%
--------------------------------------	-----------------

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"

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JULY 17, 2026

VARSITY ROWHOUSE

REVISION SCHEDULE

#	REVISION DATE	REVISION DESCRIPTION
2	2025.09.12	Issued For DP
3	2026.02.06	DR1 - Bylaw Discorpancices
4	2026.02.06	DR1 - Prior to Decision Requirements
5	2026.02.06	DR1 - Prior to Release Requirements
9	2026.07.17	Issued For DP - R-CG

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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	FLOOR	AREA (SF)
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	521 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

JULY 17, 2026

VARSITY ROWHOUSE

REVISION SCHEDULE

#	REVISION DATE	REVISION DESCRIPTION
2	2025.09.12	Issued For DP
3	2026.02.06	DR1 - Bylaw Discrepancies
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PROJECT LOCATION

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

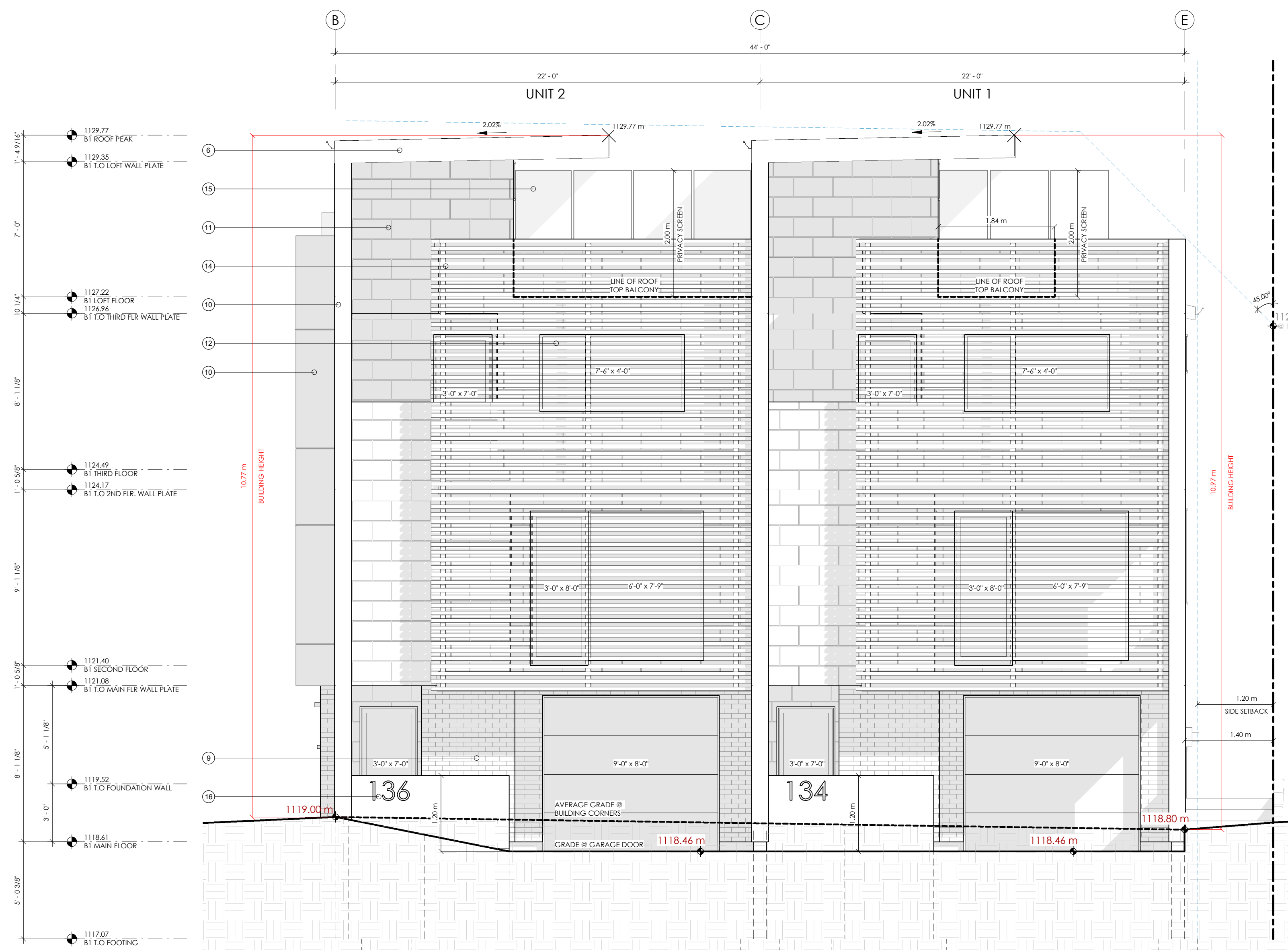
FLOOR AREAS

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

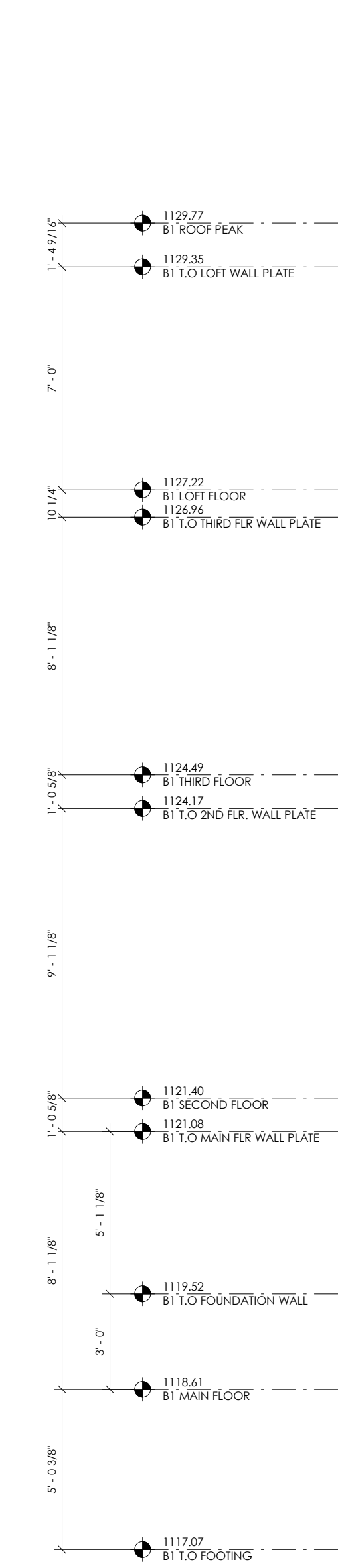
NOT FOR
CONSTRUCTION

SOUTH ELEVATION &
STREETScape

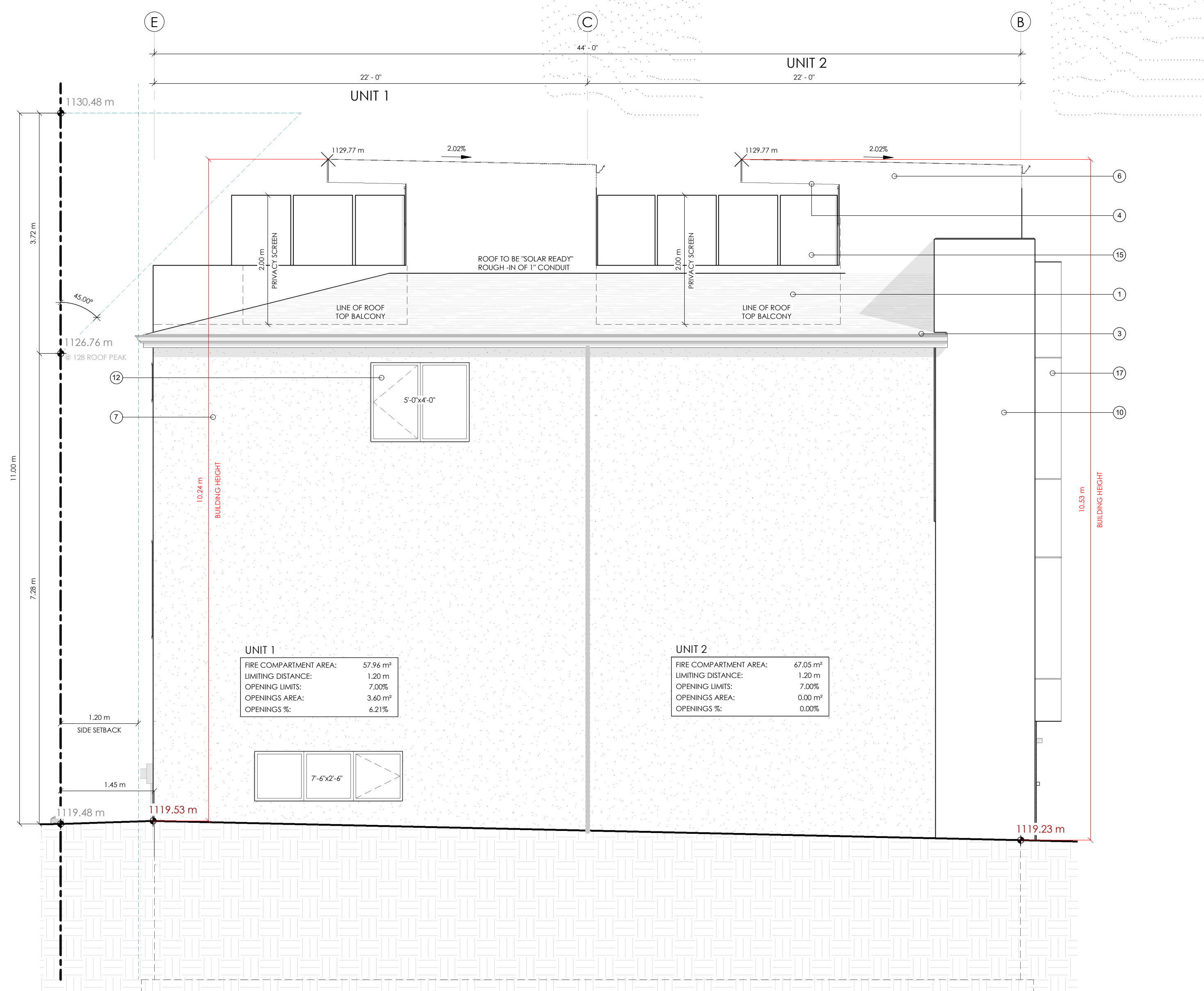
DP-04



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

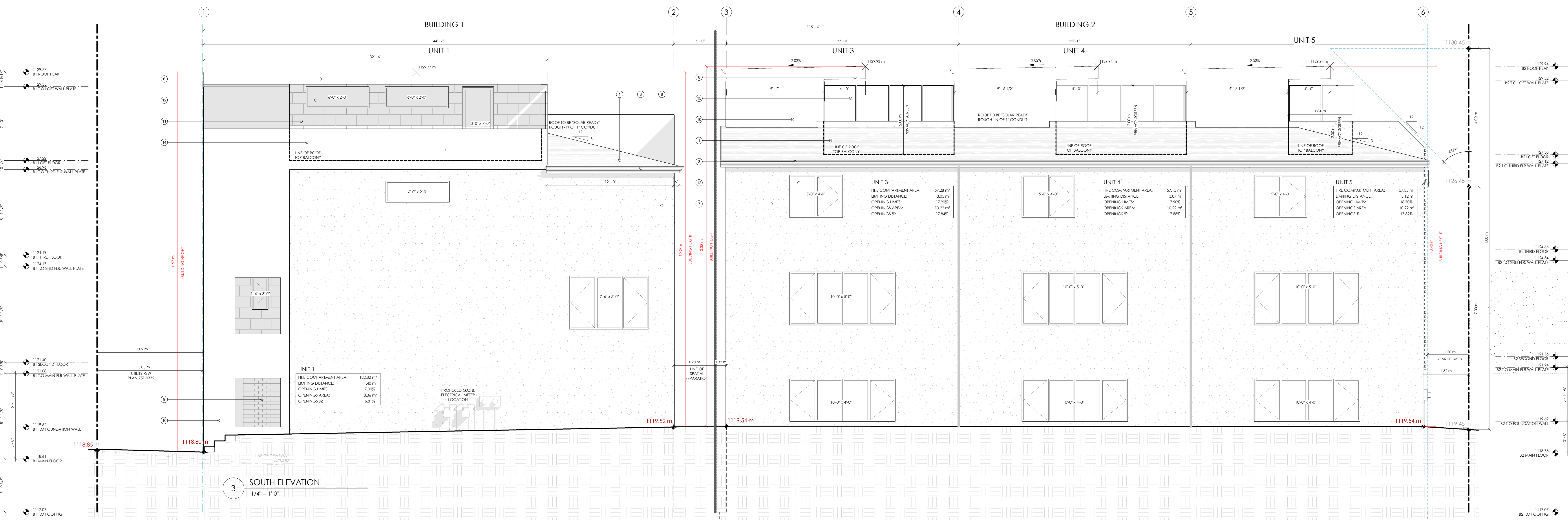


2 BUILDING 1 EAST ELEVATION
1/4" = 1'-0"

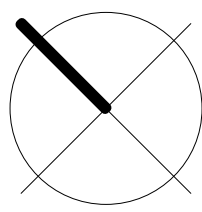


MATERIAL LEGEND

- 1 ASPHALT SHINGLES
- 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
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- 17 HARDIE PANEL - SMOOTH FINISH - COLOUR T.B.D.



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



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JULY 17, 2026

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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

SHADOW STUDY

DP-07

MARCH 21 - 8:00 AM

JUNE 21 - 8:00 AM

SEPTEMBER 21 - 8:00 AM

DECEMBER 21 - 8:00 AM

MARCH 21 - 12:00 PM

JUNE 21 - 12:00 PM

SEPTEMBER 21 - 12:00 PM

DECEMBER 21 - 12:00 PM

MARCH 21 - 4:00 PM

JUNE 21 - 4:00 PM

SEPTEMBER 21 - 4:00 PM

DECEMBER 21 - 4:00 PM

2026-07-17 2:48:55 PM