

Varsity 4plex

4508 VANDERGRIFF CRESCENT N.W. CALGARY, ALBERTA

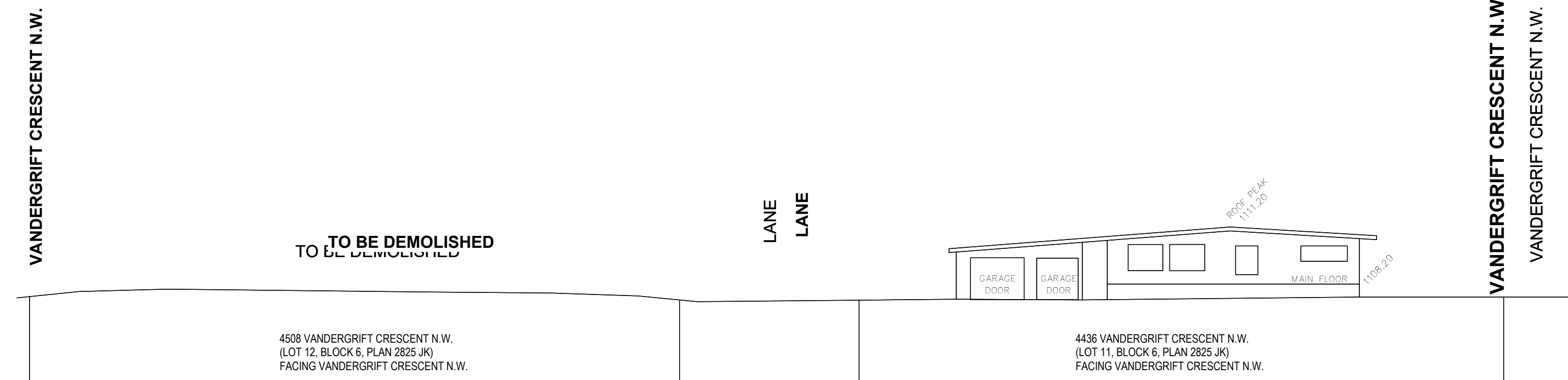


DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

CLIENT:
KINGSWAY BUILDERS

PROJECT NAME:
VARSITY 4PLEX

PROPERTY ADDRESS:
4508 VANDERGRIFF CRESCENT
N.W.



The diagram illustrates three residential lots, each with a building footprint to be demolished. The lots are oriented horizontally, with the street frontage at the top. Lot 15 is on the left, Lot 14 in the center, and Lot 13 on the right. Each lot is labeled with its address and the name of the block and plan it belongs to. The buildings are shown with their respective footprints, including rooflines and window placements. The text 'TO BE DEMOLISHED' is prominently displayed in the center of the diagram.

LOT 15

4532 VANDERGRIFF CRESCENT N.W.
(LOT 14, BLOCK 6, PLAN 2925-10)
FACING VANDERGRIFF CRESCENT N.W.

LOT 14

4528 VANDERGRIFF CRESCENT N.W.
(LOT 13, BLOCK 6, PLAN 2925-10)
FACING VANDERGRIFF CRESCENT N.W.

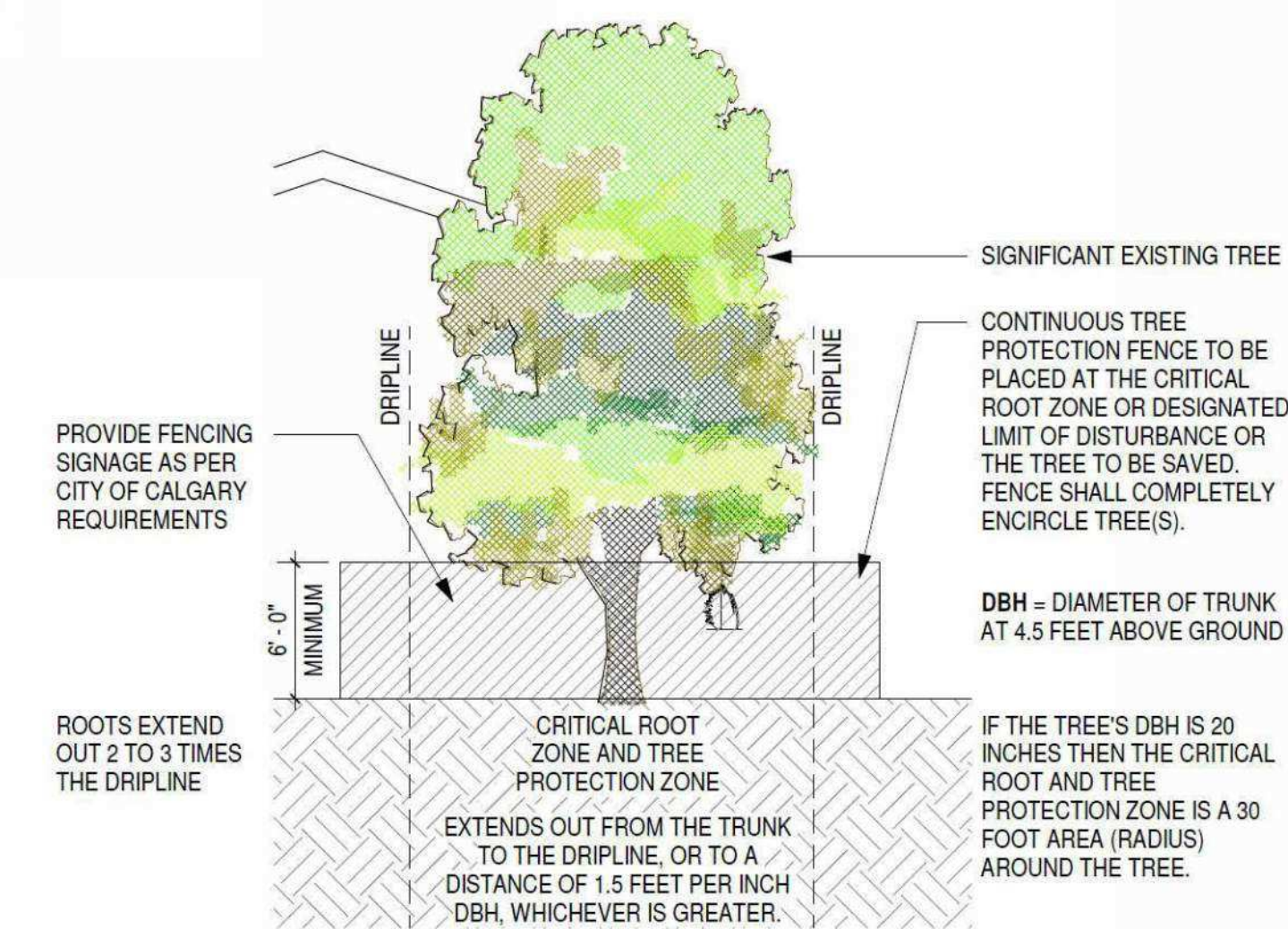
LOT 13

4508 VANDERGRIFF CRESCENT N.W.
(LOT 12, BLOCK 6, PLAN 2925-10)
FACING VANDERGRIFF CRESCENT N.W.

TO BE DEMOLISHED

PLANTING SCHEDULE)								
TREE NO.	TYPE	SPECIES	QTY.	TRUNK (+/-)	CANOPY (+/-)	HEIGHT (+/-)	LOCATION	STATUS
T1	BUSH			----	1.00	1.50	IN SUBJECT PROPERTY	TO BE REMOVED
T2	DECIDUOUS			1.20	10.00	8.00	IN SUBJECT PROPERTY	TO BE REMOVED
T3	BUSH			----	1.00	1.50	IN CITY PROPERTY	TO BE PROTECTED
T4	BUSH			----	1.00	1.50	IN SUBJECT PROPERTY	TO BE REMOVED
T5	BUSH			----	1.50	1.50	IN SUBJECT PROPERTY	TO BE REMOVED
T6	BUSH			----	3.00	3.00	IN SUBJECT PROPERTY	TO BE REMOVED
T7	DECIDUOUS			0.10	1.50	1.50	IN SUBJECT PROPERTY	TO BE REMOVED
T8	DECIDUOUS			0.10	2.00	2.00	IN SUBJECT PROPERTY	TO BE REMOVED
T9	BUSH			----	1.00	1.00	IN CITY PROPERTY	TO BE PROTECTED
T10	DECIDUOUS			1.20	10.00	8.00	IN SUBJECT PROPERTY	TO BE REMOVED
NT1	DECIDUOUS	BRANDON ELM	2	0.85	---	----	IN SUBJECT PROPERTY	NEW
NT2	CONIFEROUS	WHITE SPRUCE	3	---	---	4.00	IN SUBJECT PROPERTY	NEW
NT3	SHRUB	MUGO PINE/ CALGARY JUNIPER	15	----	0.60	---	IN SUBJECT PROPERTY	NEW
NT4	SHRUB	JAPANESE HOLLY OR SIMILAR	6	----	0.60	---	IN SUBJECT PROPERTY	NEW

RED TEXT NOTES: EXISTING TREE/BUSH TO BE REMOVED



4 TREE PROTECTION ELEVATION
DP0.1 1:100

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

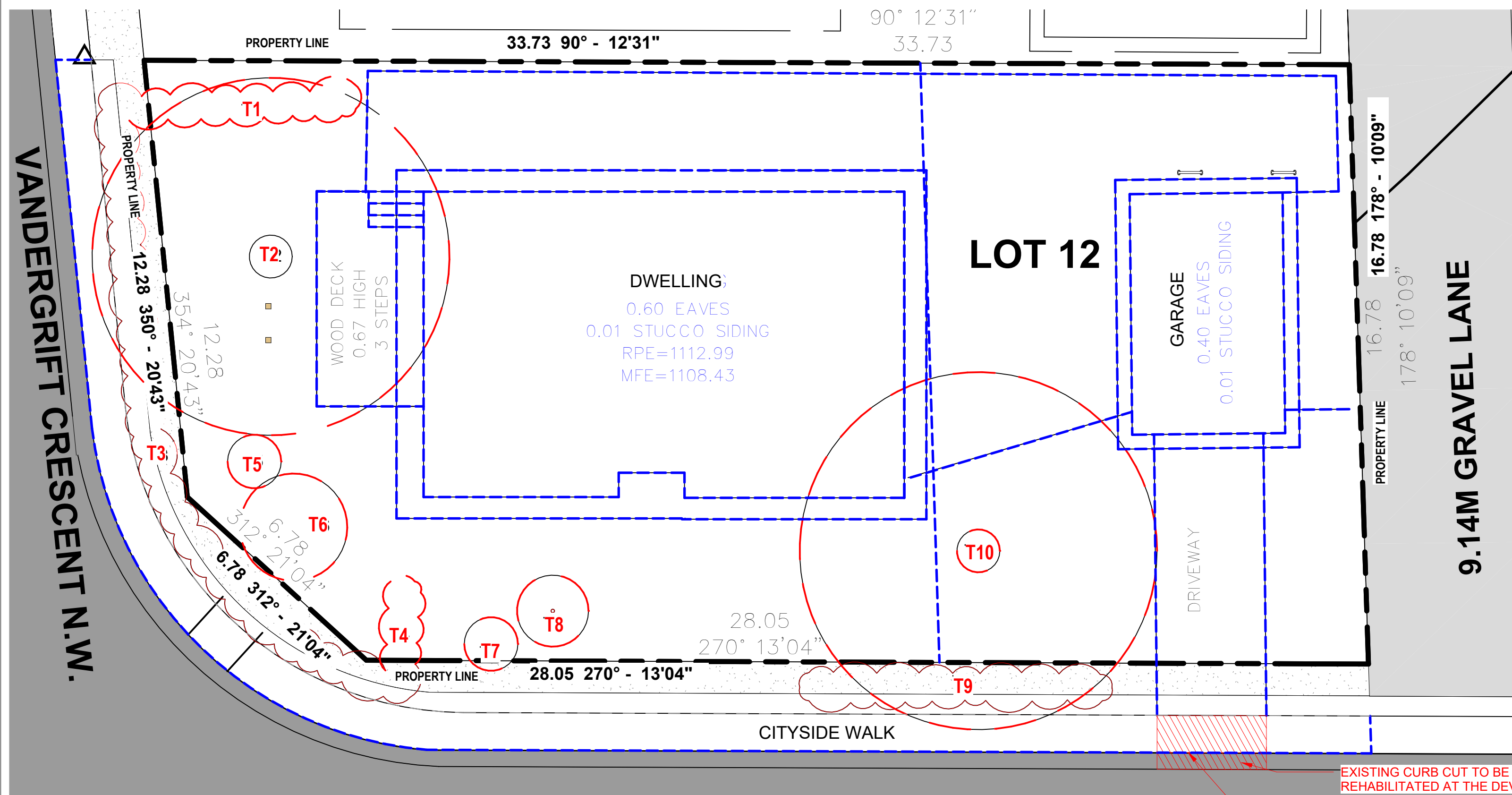
CLIENT:
KINGSWAY BUILDERS
PROJECT NAME:
VARSITY 4PLEX
PROPERTY ADDRESS:
4508 VANDERGRIFT CRESCENT N.W.
KINGSWAY DRAFTING & DESIGN
DEVELOPMENT PERMIT FILE NO:
BUILDING PERMIT FILE NO:

[illegible]

DRAWING TITLE:

DEMOLITION PLAN

DRAWN BY:	Author
REVIEWED BY :	
DRAWN BY:	
PROJECT FILE # :	
SCALE:	As indicated
REVISION:	
DATE OF ISSUED:	SHEET #:
01/14/26	DP0.2

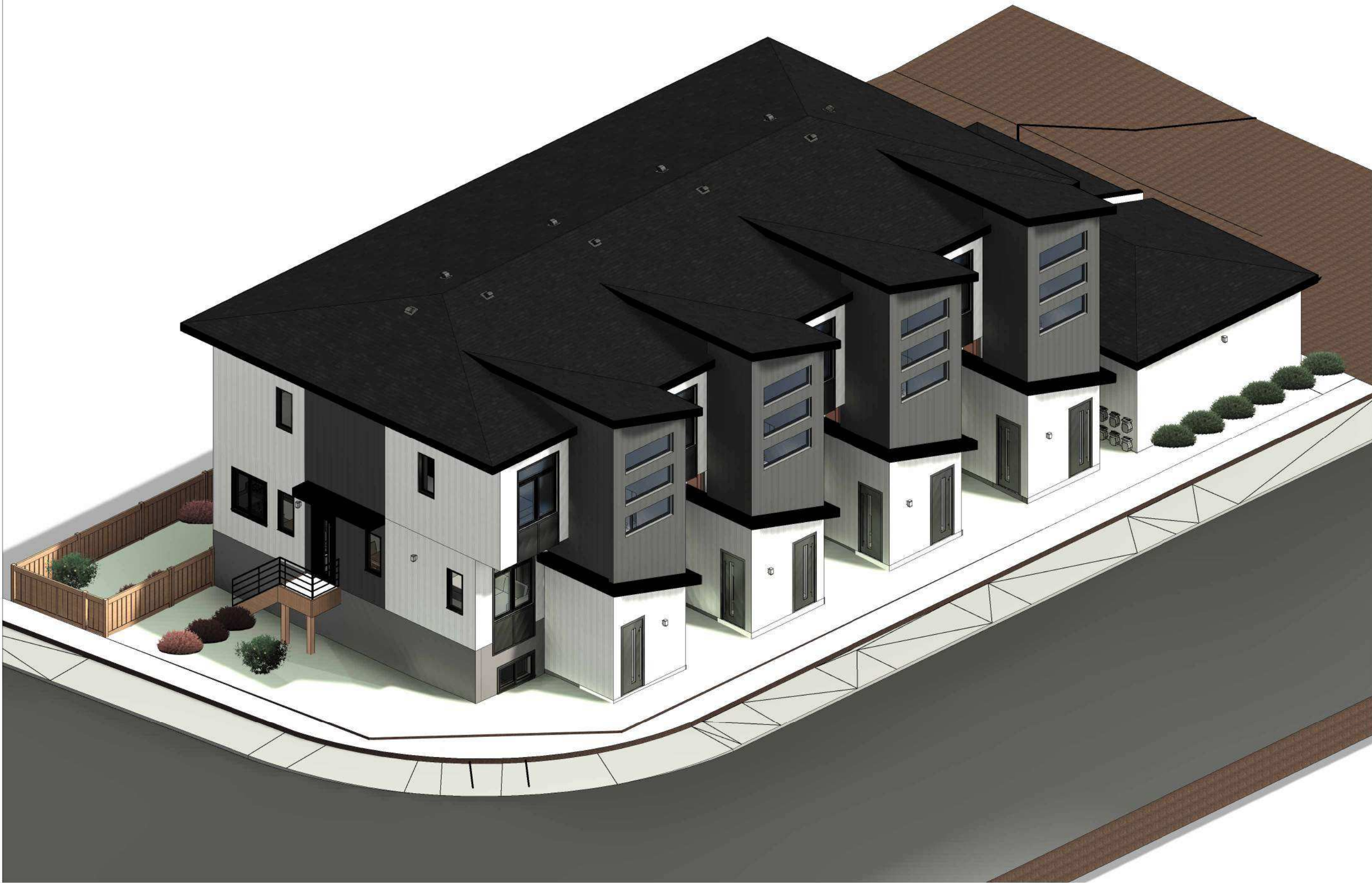


VANDERGRIFF CRESCENT N.W.

NOTE:
REMOVAL AND REPLACEMENT OF ALL SUBSTANDARD SIDEWALKS ALONG VANDERGRIFT
CRESCENT N.W. WILL BE CONSTRUCTED AT THE FULL EXPENSE OF THE DEVELOPER IN
ACCORDANCE WITH 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS.

1 EXISTING DEMOLITION PLAN

EXISTING CONCRETE DRIVEWAY & CURB-CUT TO BE CLOSED, REMOVED AND REHABILITATED PER THE CITY OF CALGARY 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS AT THE DEVELOPER'S EXPENSE



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

CLIENT:

KINGSWAY BUILDERS

PROJECT NAME:

VARSITY 4PLEX

PROPERTY ADDRESS:

4508 VANDERGRIFF CRESCENT N.W.

KINGSWAY
DRAFTING & DESIGN

DEVELOPMENT PERMIT FILE NO:

BUILDING PERMIT FILE NO:

Rev	Description	Date

DRAWING TITLE:

PERSPECTIVE

DRAWN BY:	Author
REVIEWED BY :	
DRAWN BY:	
PROJECT FILE # :	
SCALE:	
REVISION:	
DATE OF ISSUED:	SHEET #:
01/14/26	DP0.3

KINGSWAY BUILDERS

Varsity 4plex

KINGSWAY
— DRAFTING & DESIGN —

[illegible]

SURVEY PLAN

DP0.4

Tree No.	Variety	Trunk (#)	Canopy (#)	Height (ft)	Location
T1	Bush	—	1.00	1.50	In Subject Property
T2	Deciduous	1.20	1.00	8.00	In Subject Property
T3	Bush	—	1.00	1.50	In City Property
T4	Bush	—	1.50	1.50	In Subject Property
T5	Bush	—	1.50	1.50	In Subject Property
T6	Bush	—	3.00	3.00	In Subject Property
T7	Deciduous	0.10	1.50	1.50	In Subject Property
T8	Deciduous	0.10	2.00	2.00	In Subject Property
T9	Bush	—	1.00	1.00	In Subject Property
T10	Deciduous	1.20	1.00	8.00	In Subject Property



Business Centre N.W. P. 403-719-0272

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

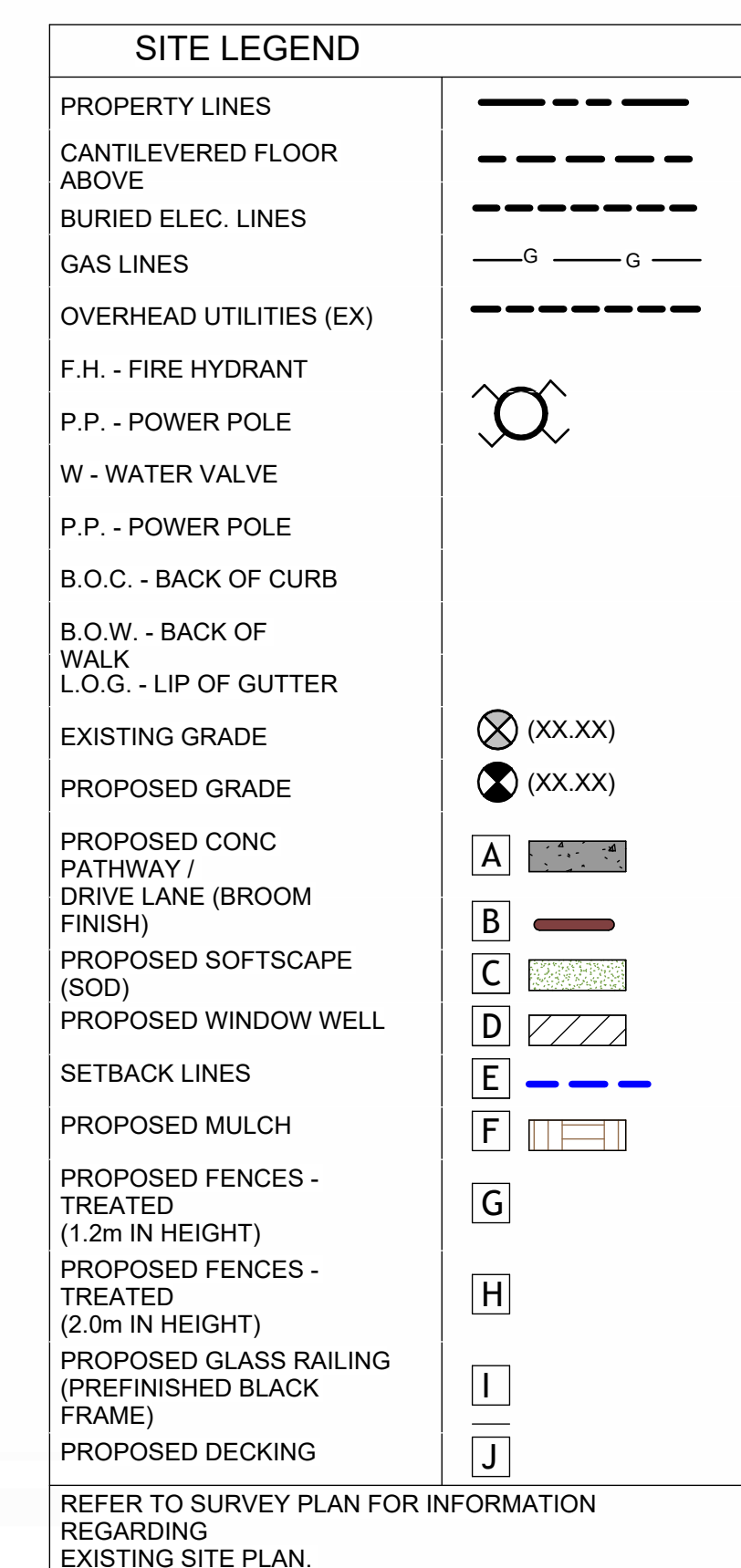


3 SOUTH WEST STREETScape.

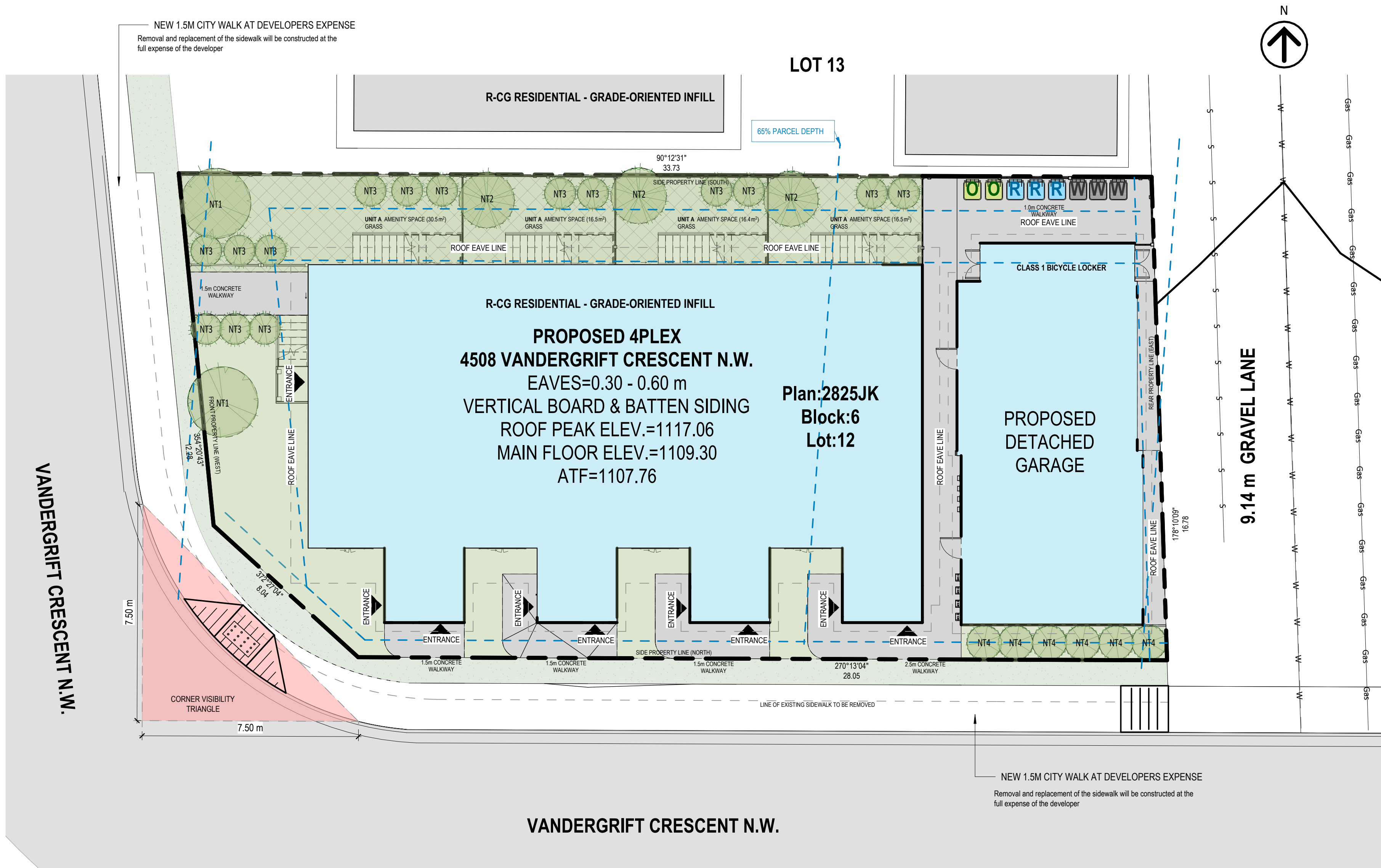


DRAWN BY:	Author
REVIEWED BY :	
DRAWN BY:	
PROJECT FILE # :	
SCALE:	As indicated
REVISION:	
DATE OF ISSUED:	SHEET #:
01/14/26	DP1.1

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



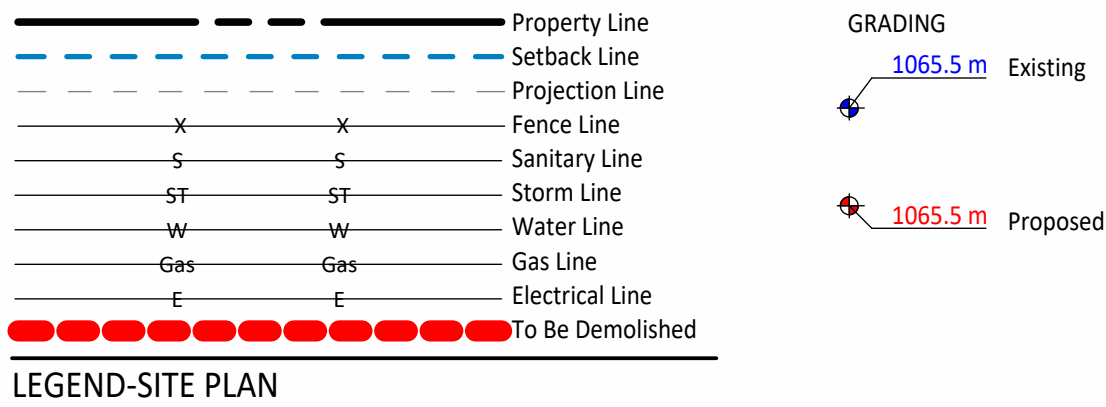
DP1.2



1 PROPOSED LANDSCAPING PLAN

1 : 100

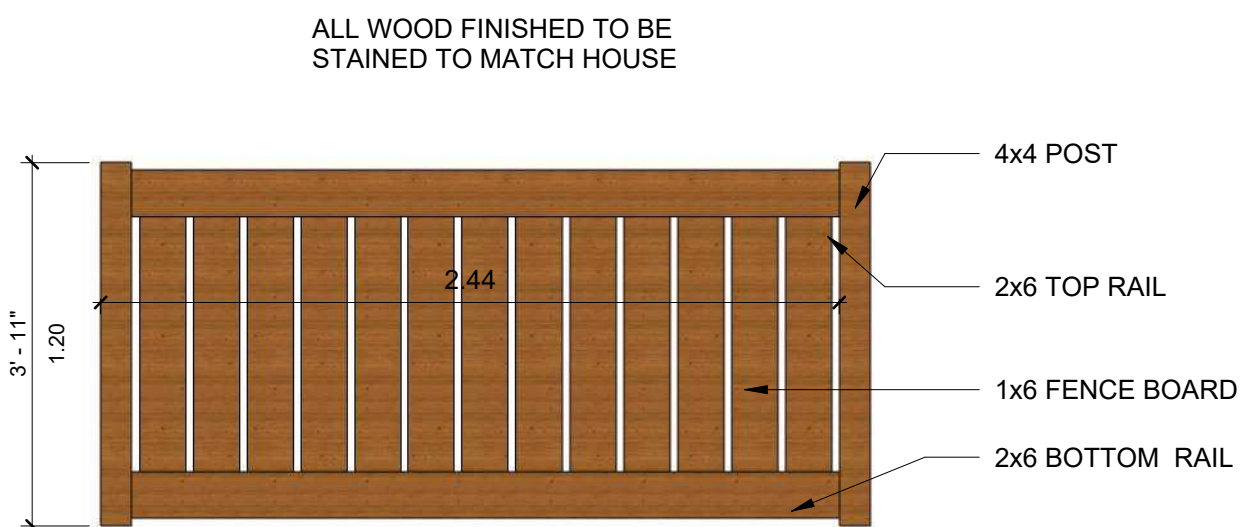
PLANTING SCHEDULE)								
TREE NO.	TYPE	SPECIES	QTY.	TRUNK (+/-)	CANOPY (+/-)	HEIGHT (+/-)	LOCATION	STATUS
T1	BUSH			----	1.00	1.50	IN SUBJECT PROPERTY	TO BE REMOVED
T2	DECIDUOUS			1.20	10.00	8.00	IN SUBJECT PROPERTY	TO BE REMOVED
T3	BUSH			----	1.00	1.50	IN CITY PROPERTY	TO BE PROTECTED
T4	BUSH			----	1.00	1.50	IN SUBJECT PROPERTY	TO BE REMOVED
T5	BUSH			----	1.50	1.50	IN SUBJECT PROPERTY	TO BE REMOVED
T6	BUSH			----	3.00	3.00	IN SUBJECT PROPERTY	TO BE REMOVED
T7	DECIDUOUS			0.10	1.50	1.50	IN SUBJECT PROPERTY	TO BE REMOVED
T8	DECIDUOUS			0.10	2.00	2.00	IN SUBJECT PROPERTY	TO BE REMOVED
T9	BUSH			----	1.00	1.00	IN CITY PROPERTY	TO BE PROTECTED
T10	DECIDUOUS			1.20	10.00	8.00	IN SUBJECT PROPERTY	TO BE REMOVED
NT1	DECIDUOUS	BRANDON ELM	2	0.85	---	---	IN SUBJECT PROPERTY	NEW
NT2	CONIFEROUS	WHITE SPRUCE	3	---	---	4.00	IN SUBJECT PROPERTY	NEW
NT3	SHRUB	MUGO PINE/ CALGARY JUNIPER	15	----	0.60	----	IN SUBJECT PROPERTY	NEW
NT4	SHRUB	JAPANESE HOLLY OR SIMILAR	6	----	0.60	---	IN SUBJECT PROPERTY	NEW



RED TEXT NOTES: EXISTING TREE/BUSH TO BE REMOVED

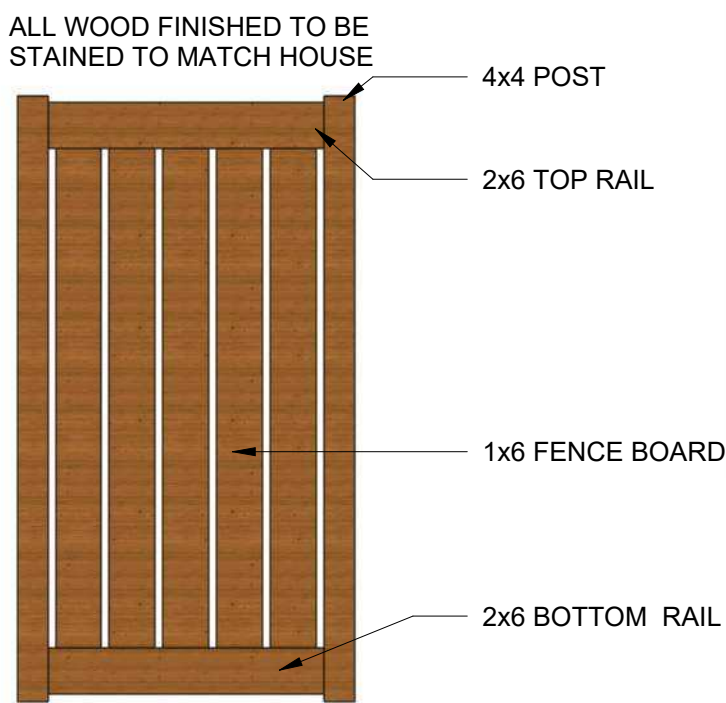
2 FENCING DETAIL-1

1 : 25



3 FENCING DETAIL-2

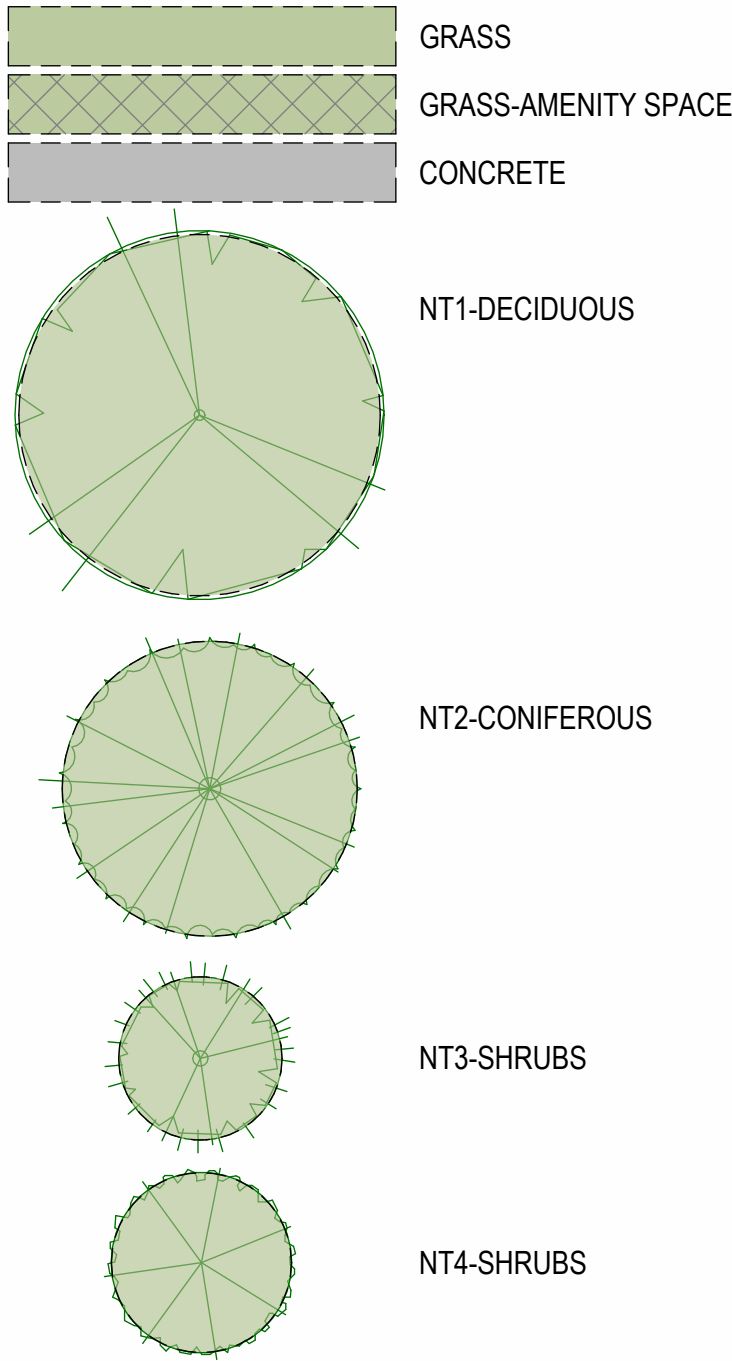
1 : 25



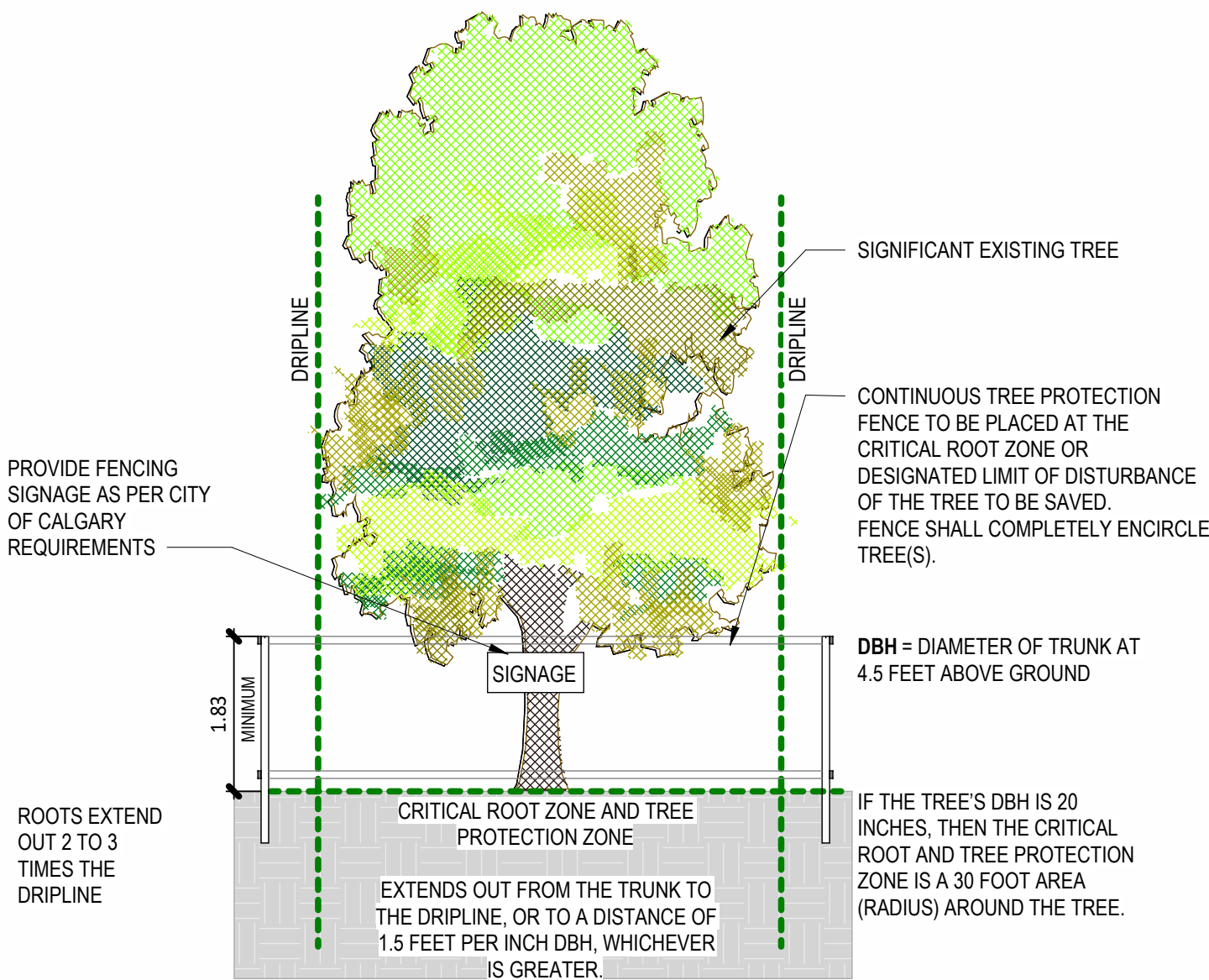
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

LANDSCAPE LEGEND

1 : 50

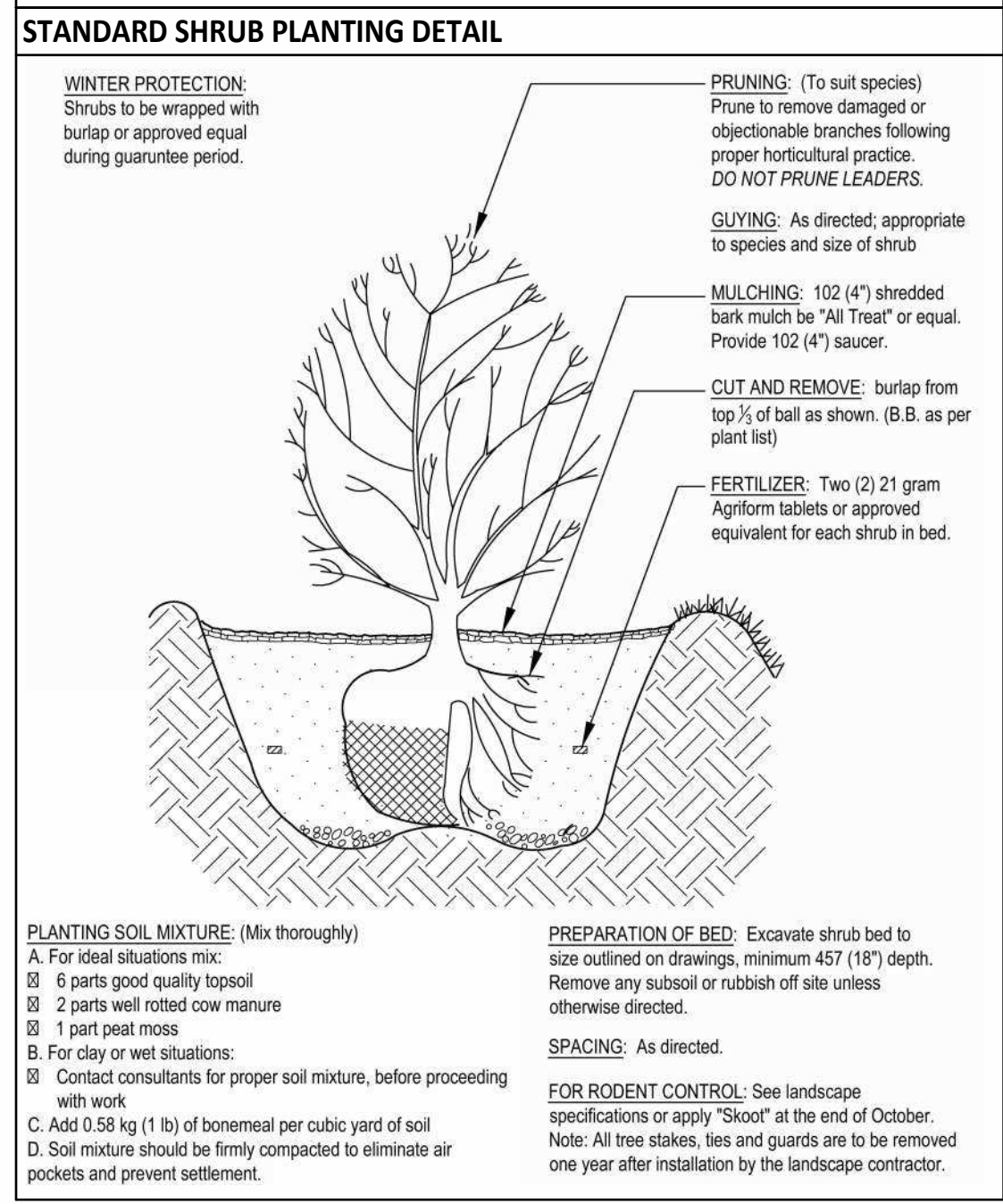
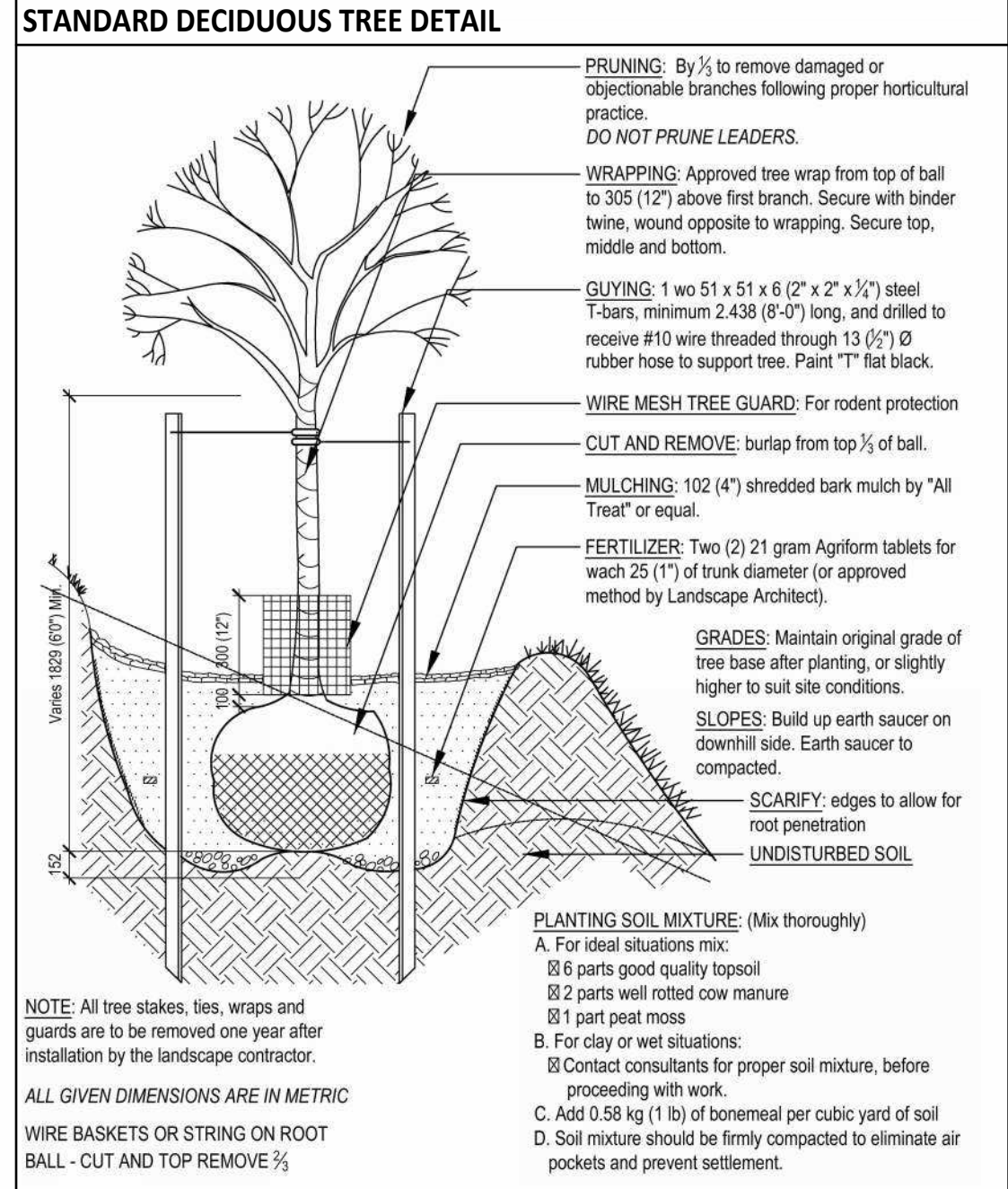
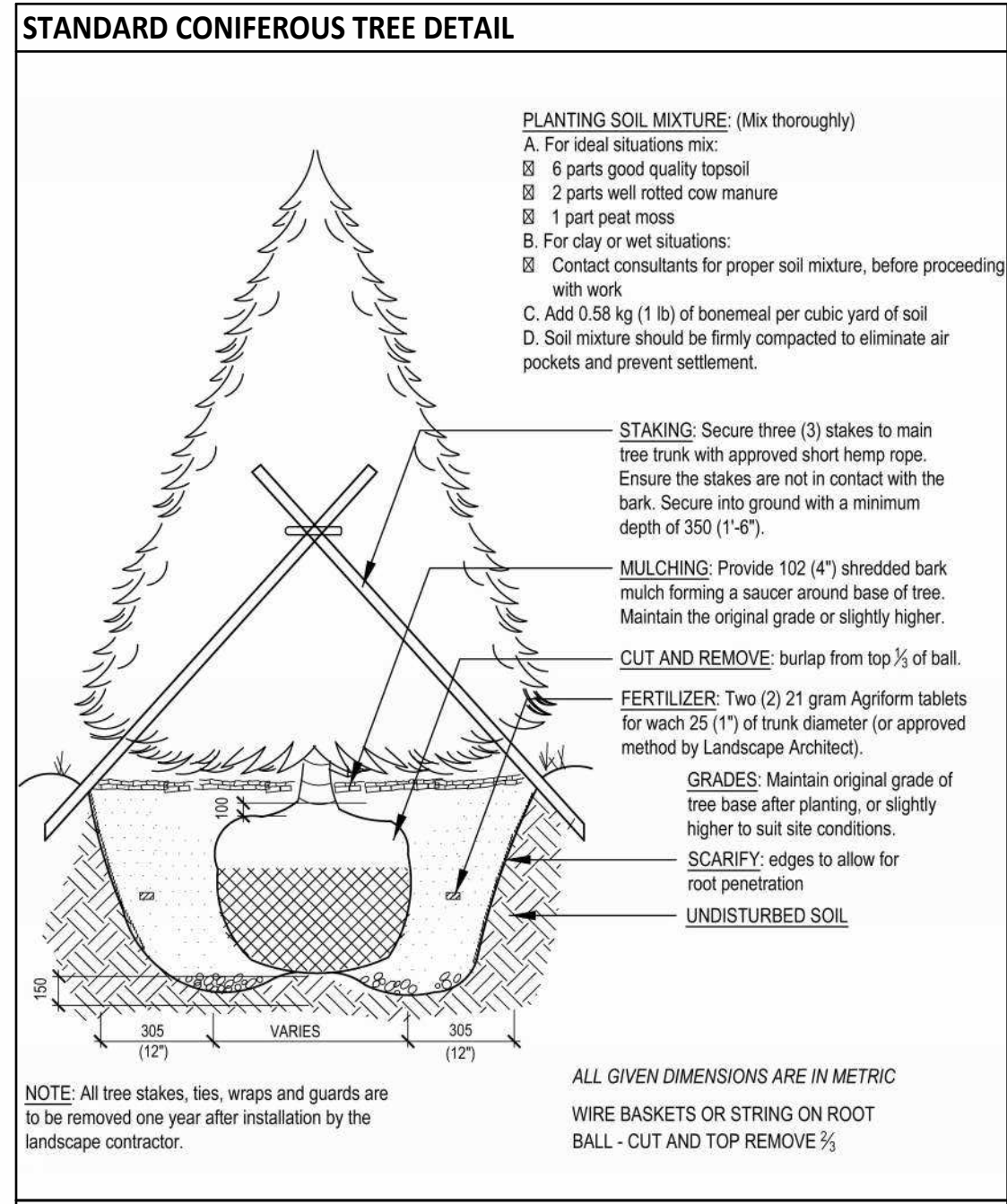


GRASS: ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
PLANTINGS: MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS AND 300MM IN ALL OTHER AREAS.
IRRIGATION: ALL SOFT SURFACED LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND LOW-WATER IRRIGATION SYSTEM.
NEW MATURED TREES TO BE PLANTED AFTER CONSTRUCTION AS REQUIRED
BY LAND USE BYLAW.
ALL PROPOSED BOULEVARD TREES ARE SUBJECT TO LINE ASSIGNMENT APPROVAL.
ALL TREES AND SHRUBS WILL BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY AND WILL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.



TREE PROTECTION PLAN

1 : 75



PLANTING DETAIL

1 : 1

CLIENT:

KINGSWAY BUILDERS

PROJECT NAME:
VARSITY 4PLEX

PROPERTY ADDRESS:
4508 VANDERGRIFF CRESCENT N.W.

KINGSWAY DRAFTING & DESIGN

DEVELOPMENT PERMIT FILE NO:

BUILDING PERMIT FILE NO:

Rev	Description	Date

DRAWING TITLE:

LANDSCAPING PLAN

DRAWN BY: Author

REVIEWED BY :

DRAWN BY:

PROJECT FILE # :

SCALE: As indicated

REVISION:

DATE OF ISSUED: SHEET #:

01/14/26

DP1.3

KINGSWAY
BUILDERS

Varsity 4plex

4508 VANDERGRIFT CRESCENT N.W.

BUILDING PERMIT FILE NO:

[illegible]

GARAGE ELEVATIONS & SECTION DETAILS

DRAWN BY:	Author
REVIEWED BY :	
DRAWN BY:	
PROJECT FILE # :	
SCALE:	1 : 50
REVISION:	
DATE OF ISSUED:	SHEET #:
01/14/26	DP2.6



MATERIALS	
ID	DESCRIPTION
1A	BOARD & BATTEN SIDIN COLOUR: WHITE
1B	BOARD & BATTEN SIDING COLOUR: BLACK
2	PREFINISHED METAL FASCIA / FLASHING COLOUR: CHARCOAL GRAY
3	WINDOW FRAMES COLOUR: BLACK
4	ENTRY DOOR & DOOR FRAME COLOUR: BLACK
5	ASPHALT SHINGLE ROOFING COLOUR: CHARCOAL GRAY
6	WINDOW FRAMES/CLADDING COLOUR: CHARCOAL GRAY
7	<varies>



KINGSWAY BUILDERS

VARSITY 4PLEX

4508 VANDERGRIFT CRESCENT N.W.

BUILDING PERMIT FILE NO:

DRAWING TITLE:

BUILDING ELEVATIONS

DRAWN BY:	Author
REVIEWED BY :	
DRAWN BY:	
PROJECT FILE # :	
SCALE:	1 : 50
REVISION:	
DATE OF ISSUED:	SHEET #: DP3.1
01/14/26	



MATERIALS	
ID	DESCRIPTION
1A	BOARD & BATTEN SIDING COLOUR: WHITE
1B	BOARD & BATTEN SIDING COLOUR: BLACK
2	PREFINISHED METAL FASCIA / FLASHING COLOUR: CHARCOAL GRAY
3	WINDOW FRAMES COLOUR: BLACK
4	ENTRY DOOR & DOOR FRAME COLOUR: BLACK
5	ASPHALT SHINGLE ROOFING COLOUR: CHARCOAL GRAY
6	WINDOW FRAMES/CLADDING COLOUR: CHARCOAL GRAY
7	<varies>



Occupancy Classification of Building		Elevation	Area (m²)	Area of Glazed (Sqm)	Area of wall (Sqm)	Limiting Dist.(m)	Maximum Area of Unprotected Openings Permitted, % of Exposing Building Face Area	Maximum Aggregated Area of Unprotected openings in Exterior wall-Proposed %
RESIDENTIAL	C	EAST	94.3	2.3	92.5	11.9	84%	2%
		NORTH	161.7	30.3	129.8	8.4	28%	19%
		SOUTH	161.7	17.5	136	3	8%	11%
		WEST	94.3	4	90.4	10.2	84%	4.2%

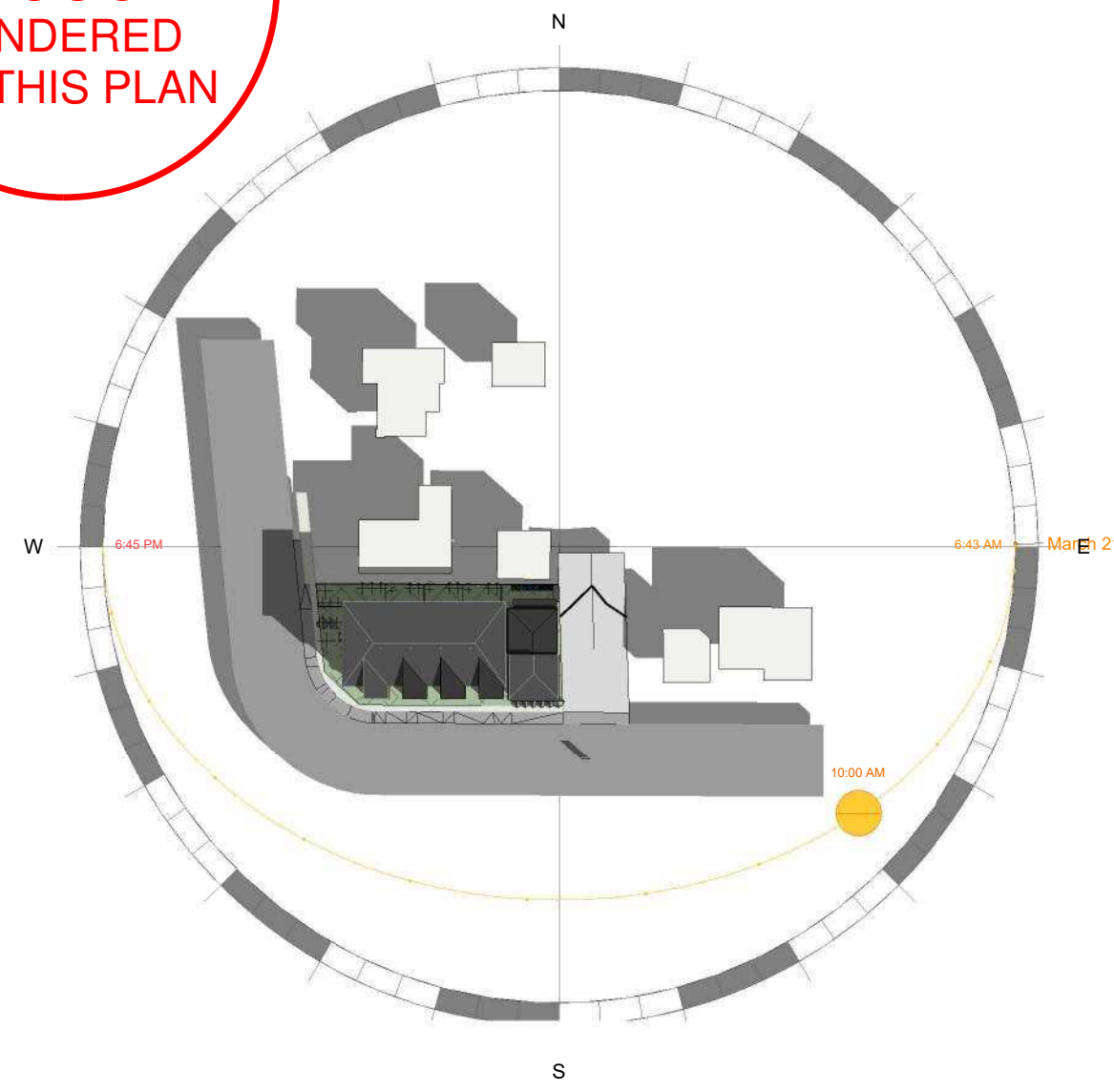


DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

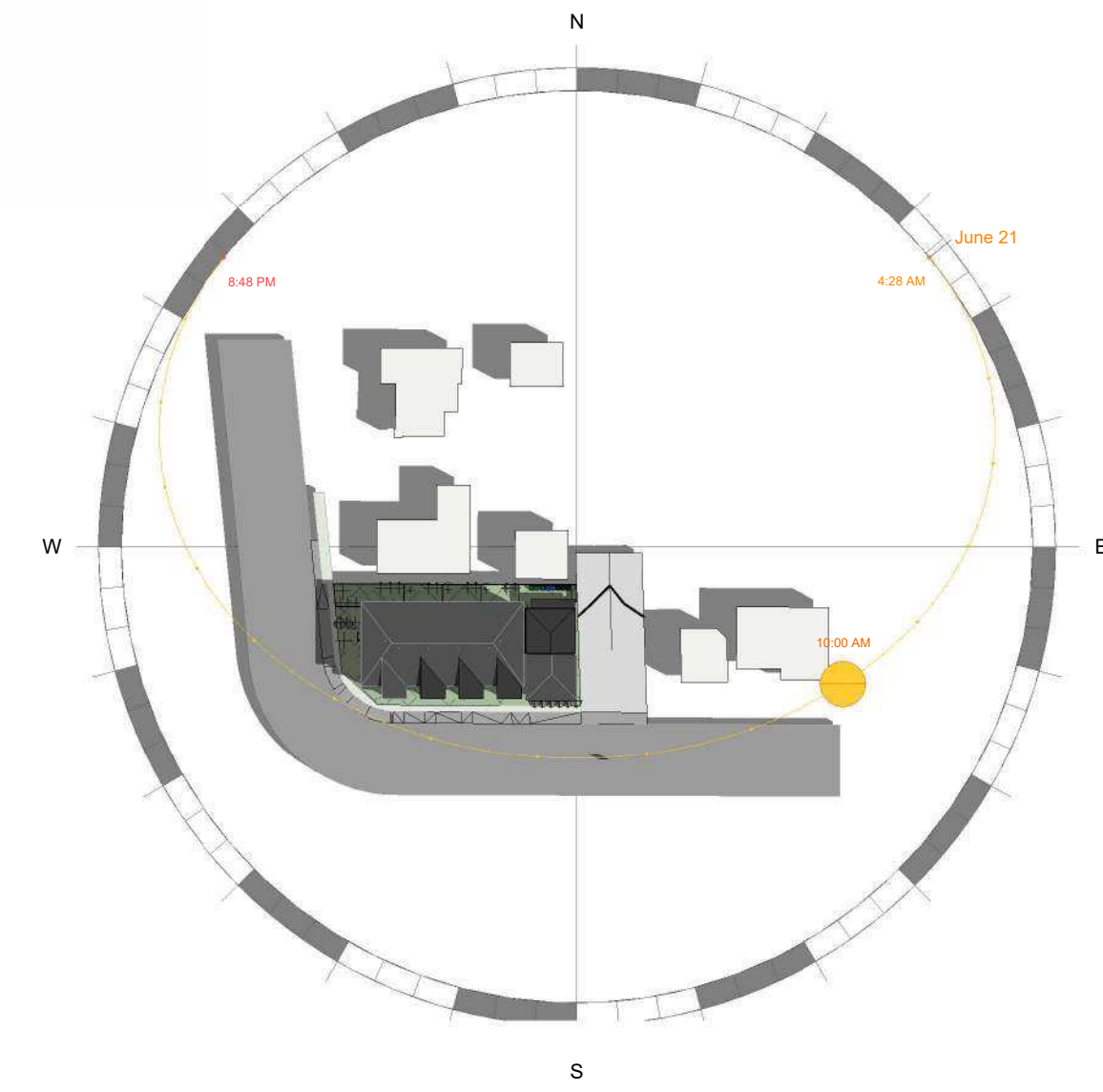
DRAWN BY:	Author
REVIEWED BY :	
DRAWN BY:	
PROJECT FILE # :	
SCALE:	As indicated
REVISION:	
DATE OF ISSUED:	SHEET #:
01/14/26	DP3.2

DP3.2

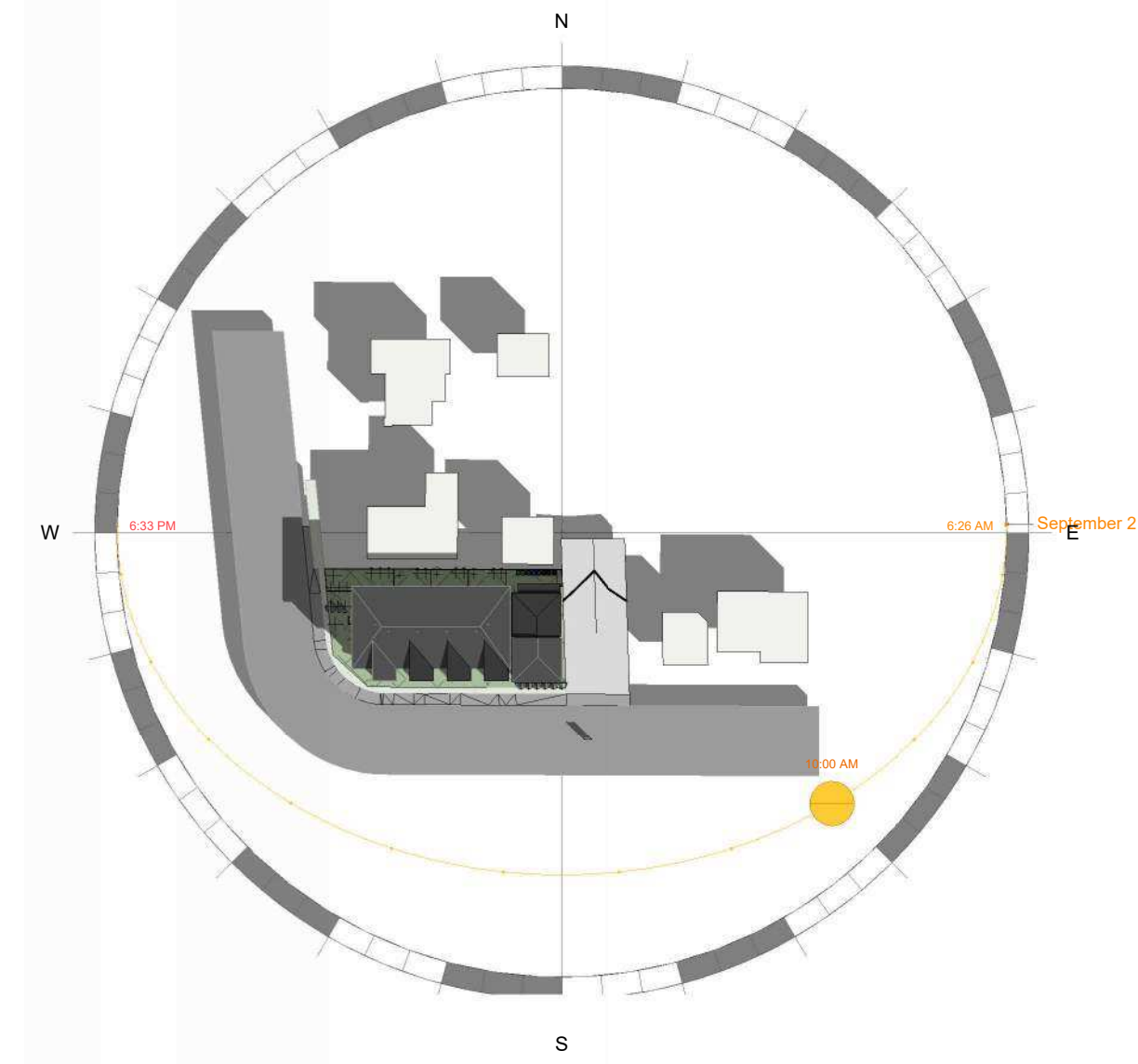
DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



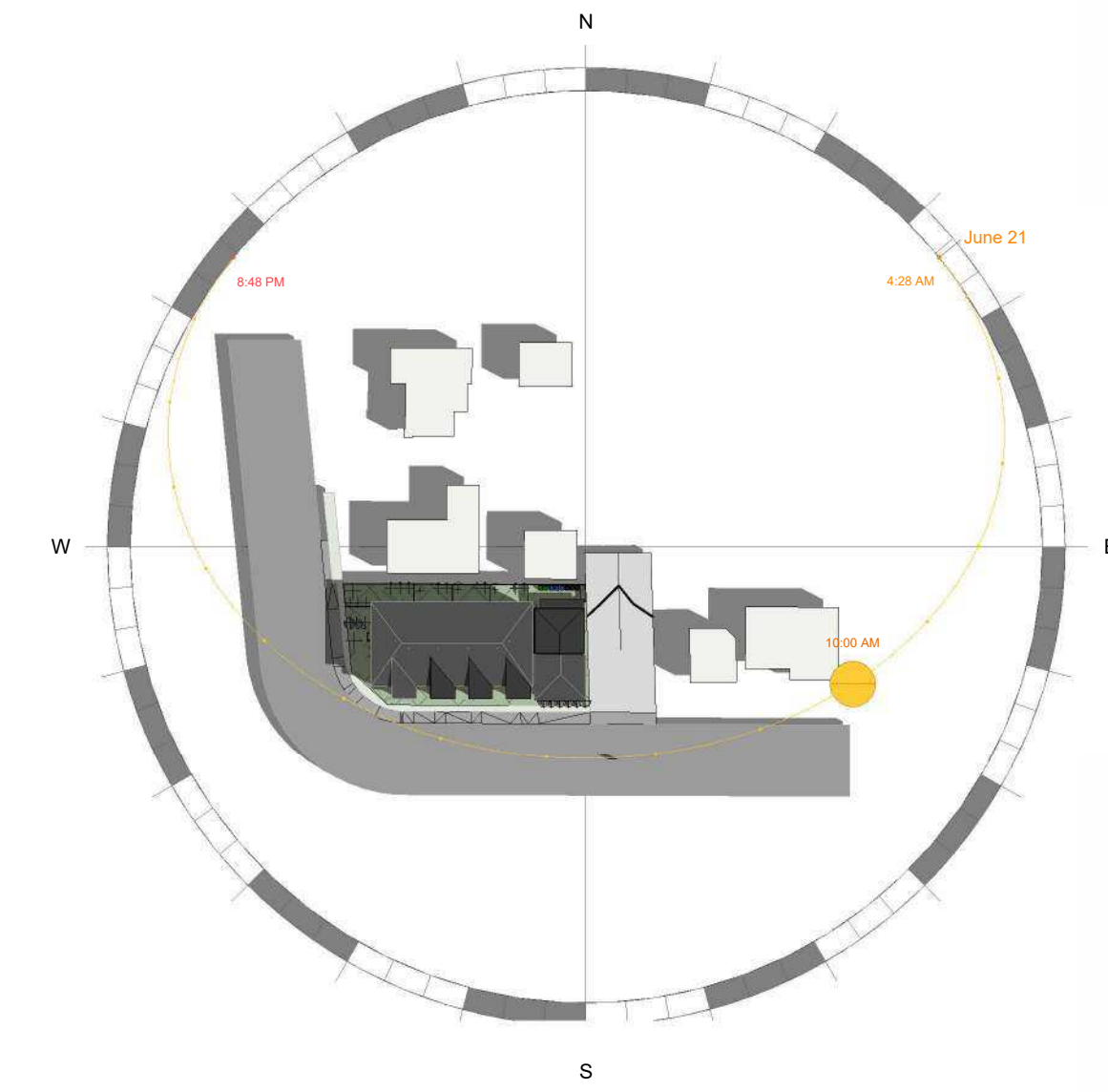
1 SHADOW STUDY-SPRING -10 AM



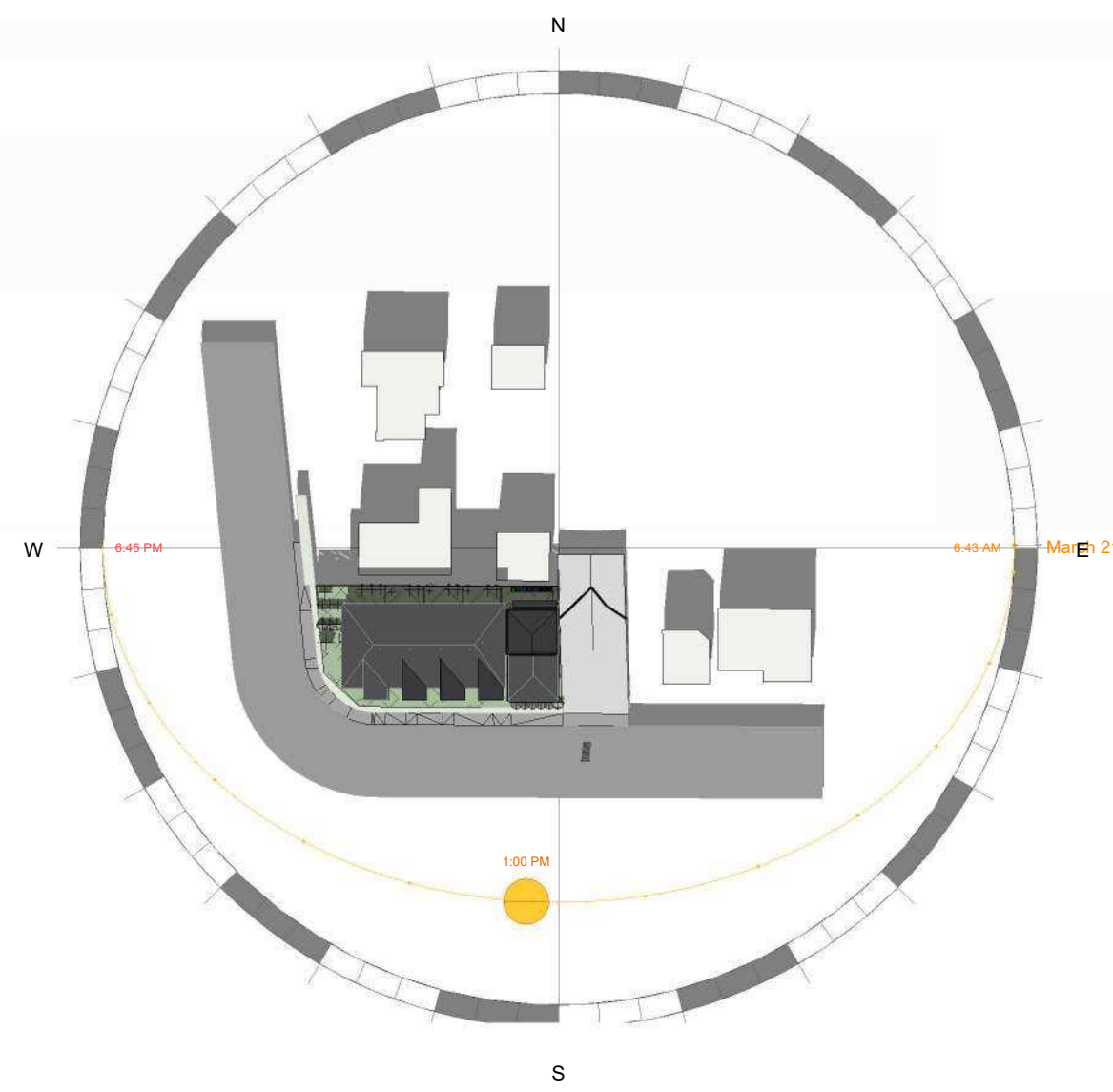
2 SHADOW STUDY-SUMMER -10 AM



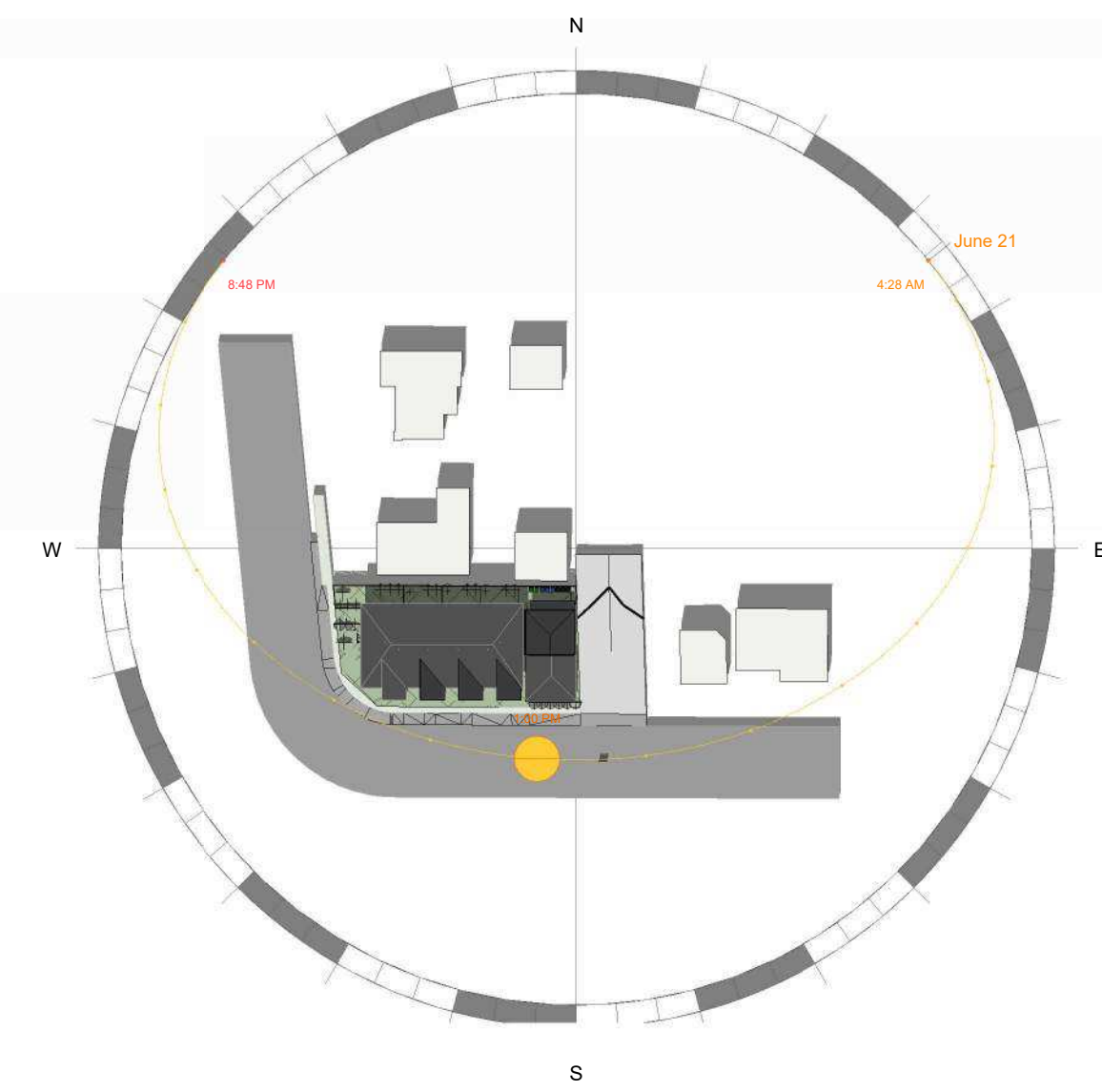
3 SHADOW STUDY-FALL-10 AM



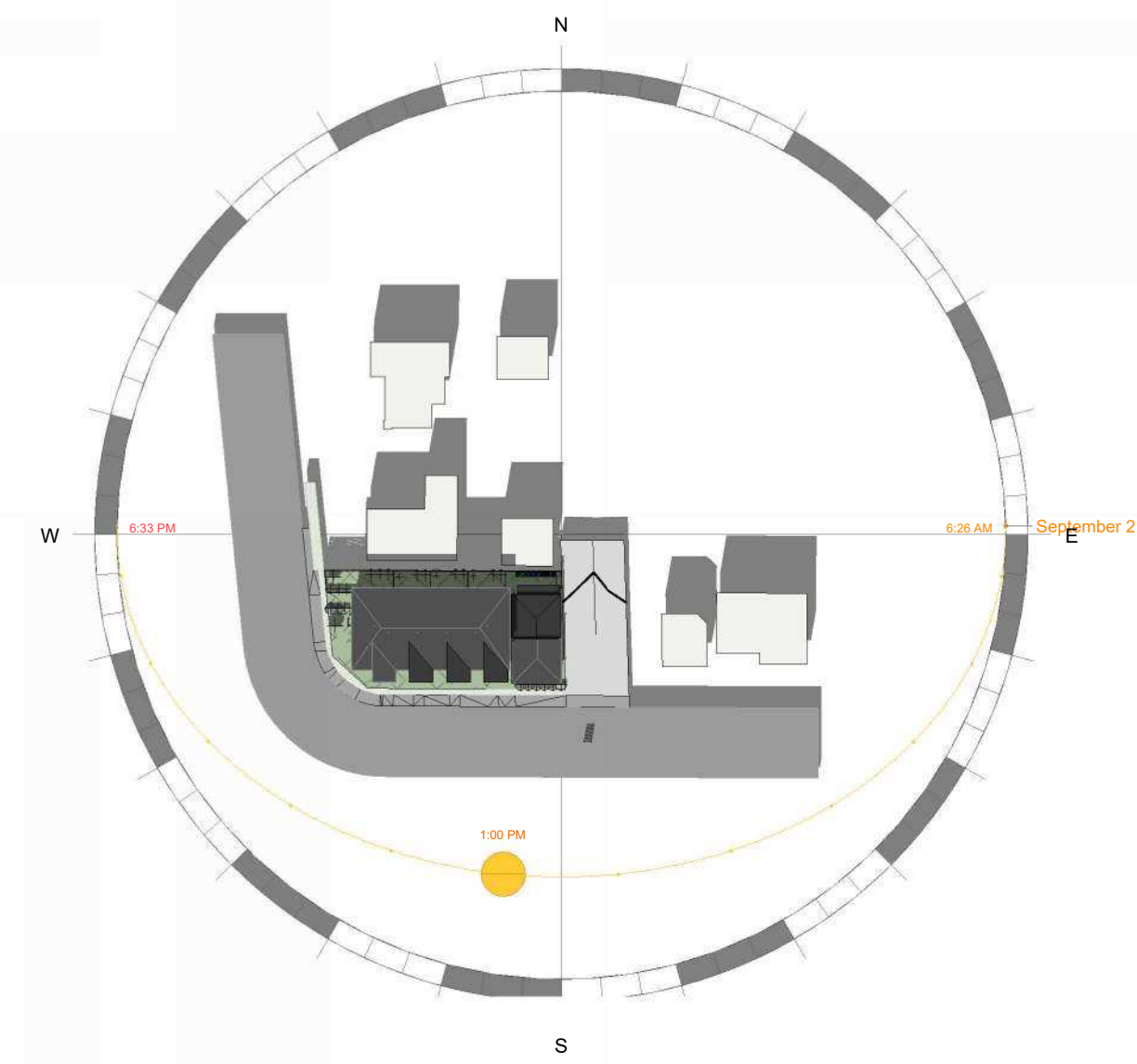
4 SHADOW STUDY-WINTER -10 AM



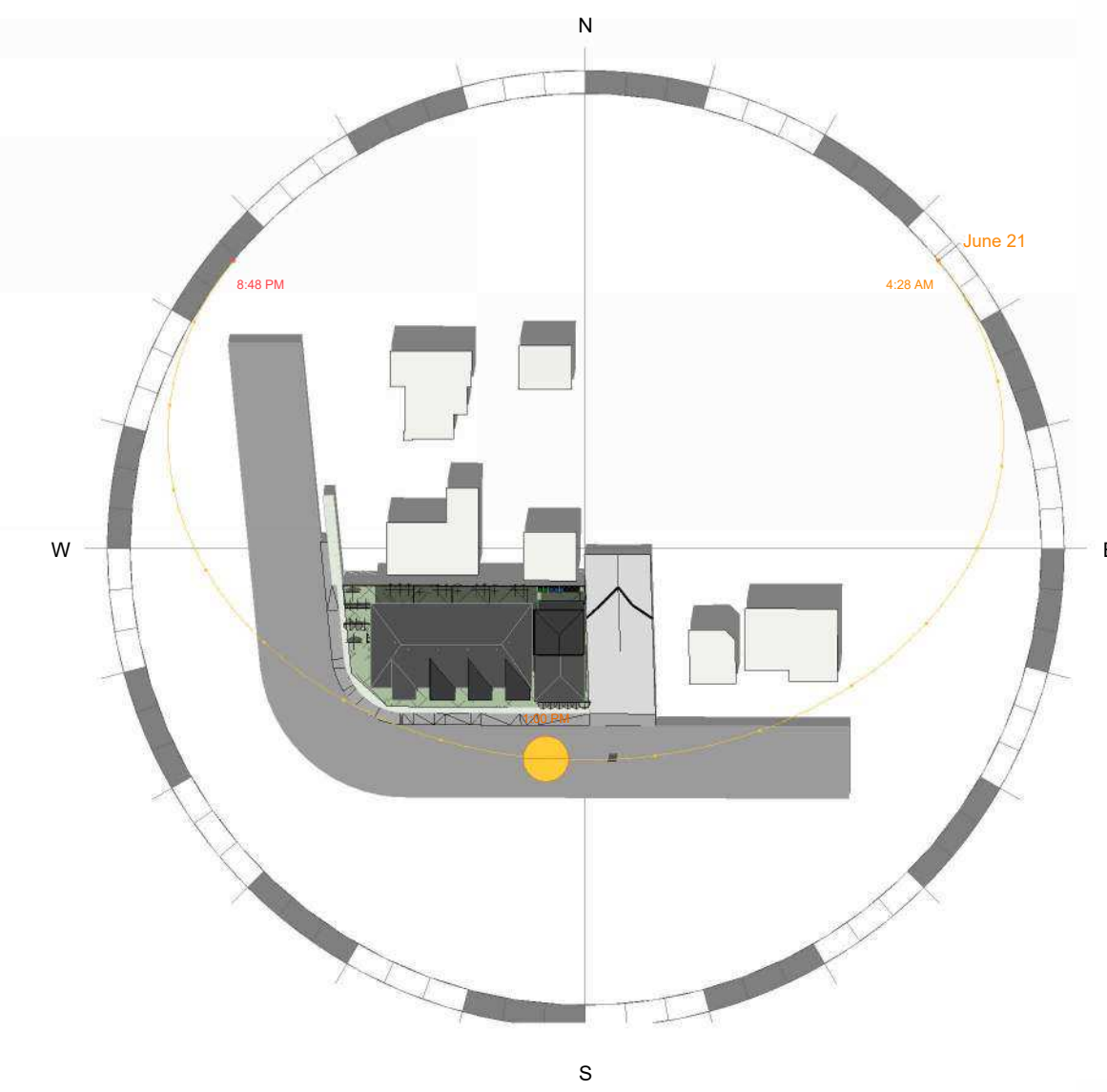
6 SHADOW STUDY-SPRING - 1 PM



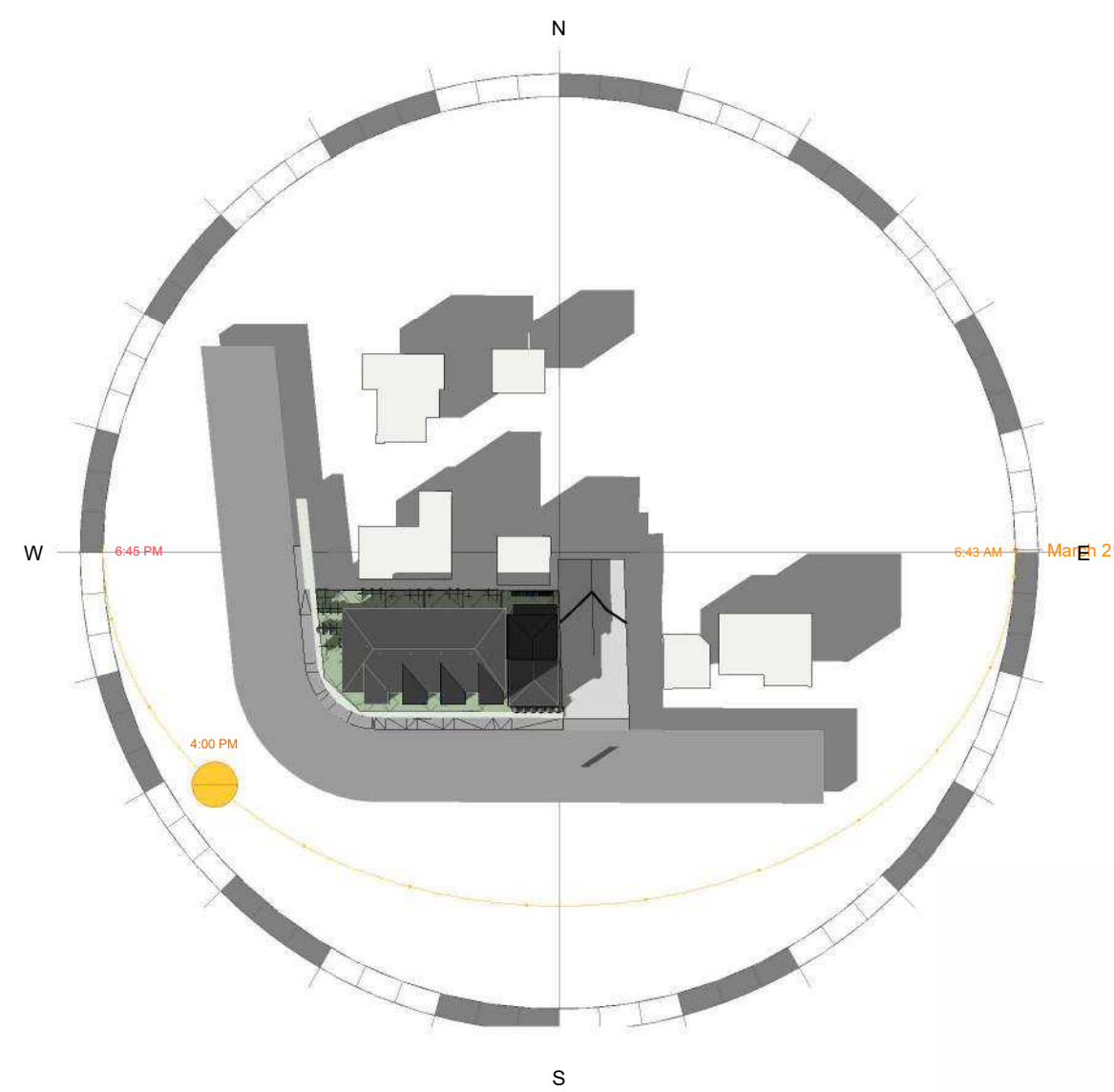
7 SHADOW STUDY-SUMMER -1 PM



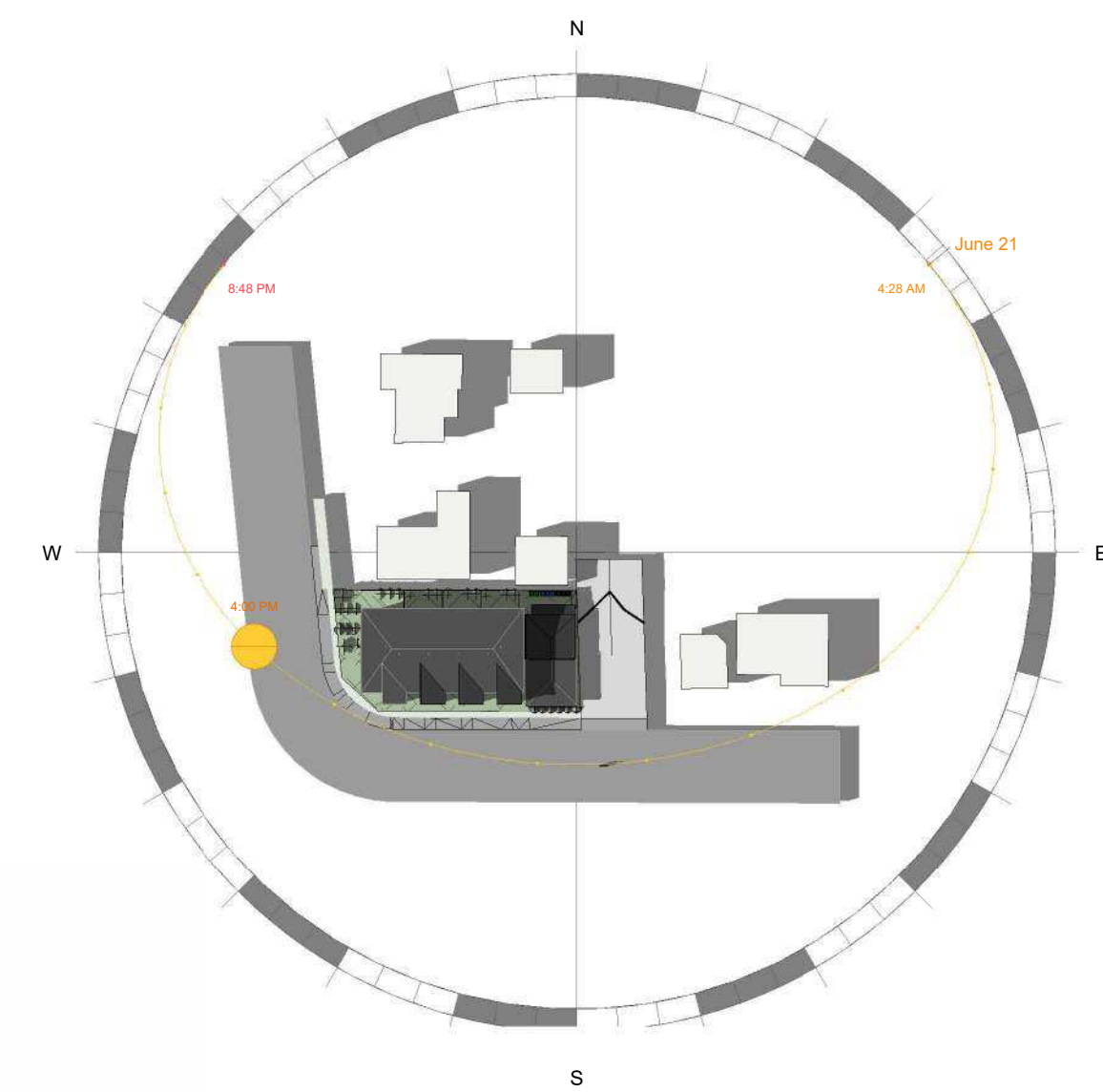
5 SHADOW STUDY-FALL- 1 PM



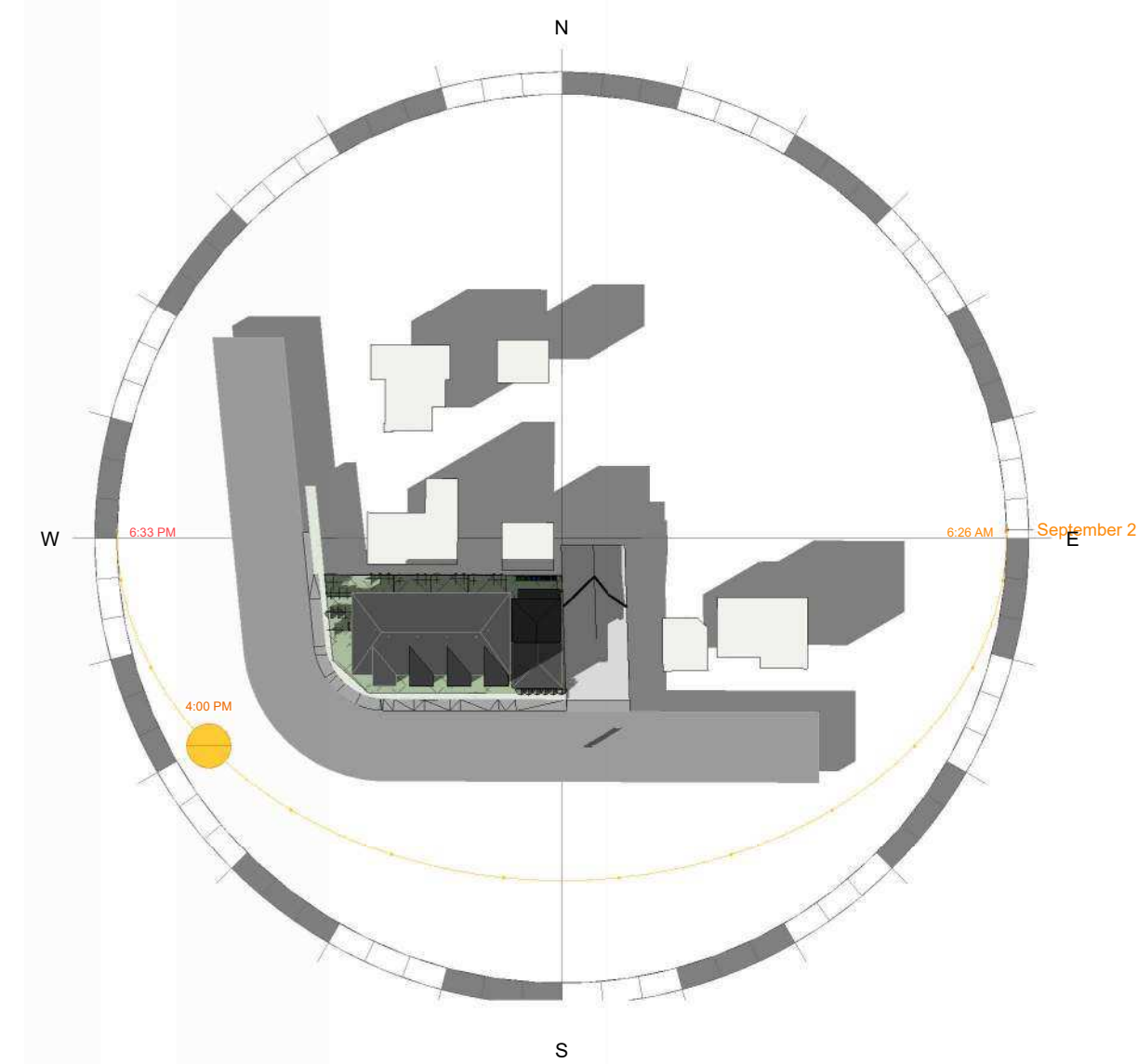
8 SHADOW STUDY-WINTER -1 PM



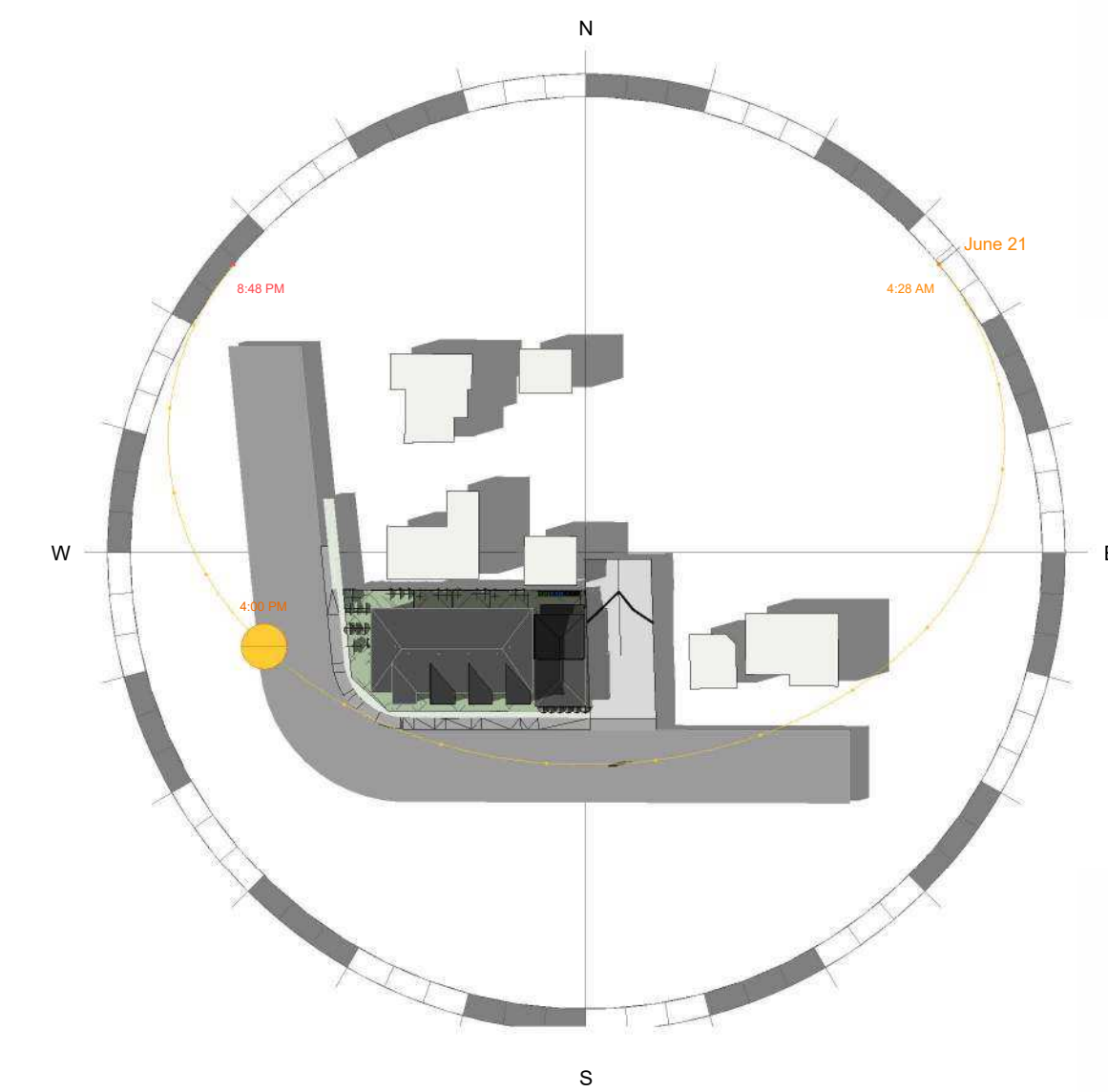
10 SHADOW STUDY-SPRING - 4 PM



11 SHADOW STUDY-SUMMER - 4 PM



9 SHADOW STUDY-FALL- 4 PM



12 SHADOW STUDY-WINTER - 4 PM

CLIENT:

KINGSWAY
BUILDERS

PROJECT NAME:

VARSITY 4PLEX

PROPERTY ADDRESS:

4508 VANDERGRIFT CRESCENT N.W.

KINGSWAY
— DRAFTING & DESIGN —

DEVELOPMENT PERMIT FILE NO:

BUILDING PERMIT FILE NO:

[illegible]

DRAWING TITLE:

SHADOW STUDY

DRAWN BY:	Author
REVIEWED BY :	
DRAWN BY:	
PROJECT FILE # :	
SCALE:	
REVISION:	
DATE OF ISSUED:	SHEET #:
01/14/26	DP5.0