

VARSlTY 4PLEX

4508 VANDERGRIFT CRESCENT N.W. CALGARY, ALBERTA

KINGSWAY
DRAFTING & DESIGN

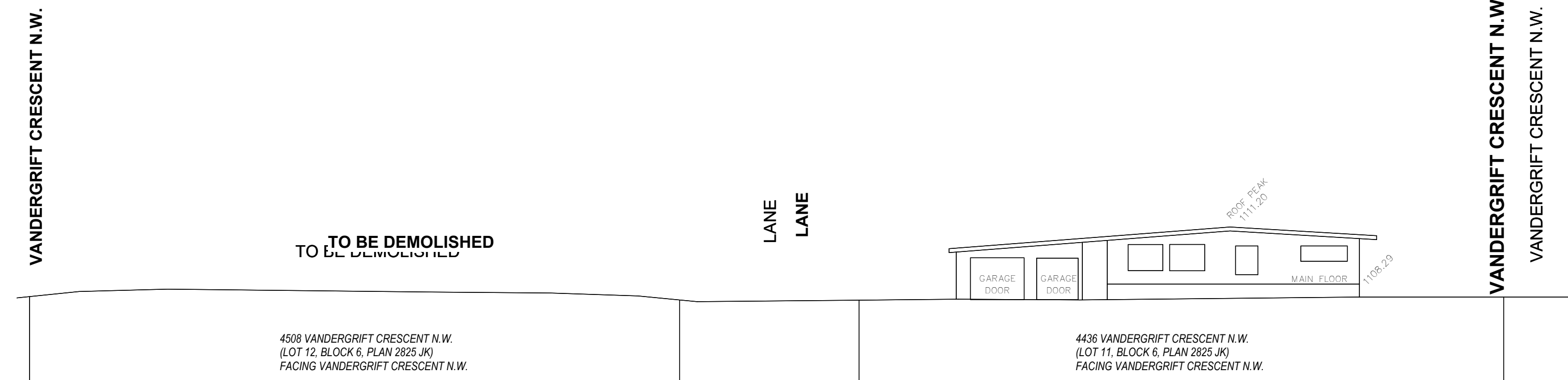


CLIENT:
KINGSWAY BUILDERS

PROJECT NAME:
VARSlTY 4PLEX

PROPERTY ADDRESS:
4508 VANDERGRIFT CRESCENT
N.W.

DP0.0



LOT 15

4332 VANDERGRIFF CRESCENT N.W.
(LOT 14, BLOCK 6, PLAN 2925-J6)
FACING VANDERGRIFF CRESCENT N.W.

110' x 10' 0"

110' x 9' 8"

MAIN FLOOR

TO BE DEMOLISHED

4528 VANDERGRIFF CRESCENT N.W.
(LOT 13, BLOCK 6, PLAN 2925-J6)
FACING VANDERGRIFF CRESCENT N.W.

110' x 10' 0"

110' x 9' 8"

MAIN FLOOR

TO BE DEMOLISHED

4508 VANDERGRIFF CRESCENT N.W.
(LOT 12, BLOCK 6, PLAN 2925-J6)
FACING VANDERGRIFF CRESCENT N.W.

110' x 10' 0"

110' x 9' 8"

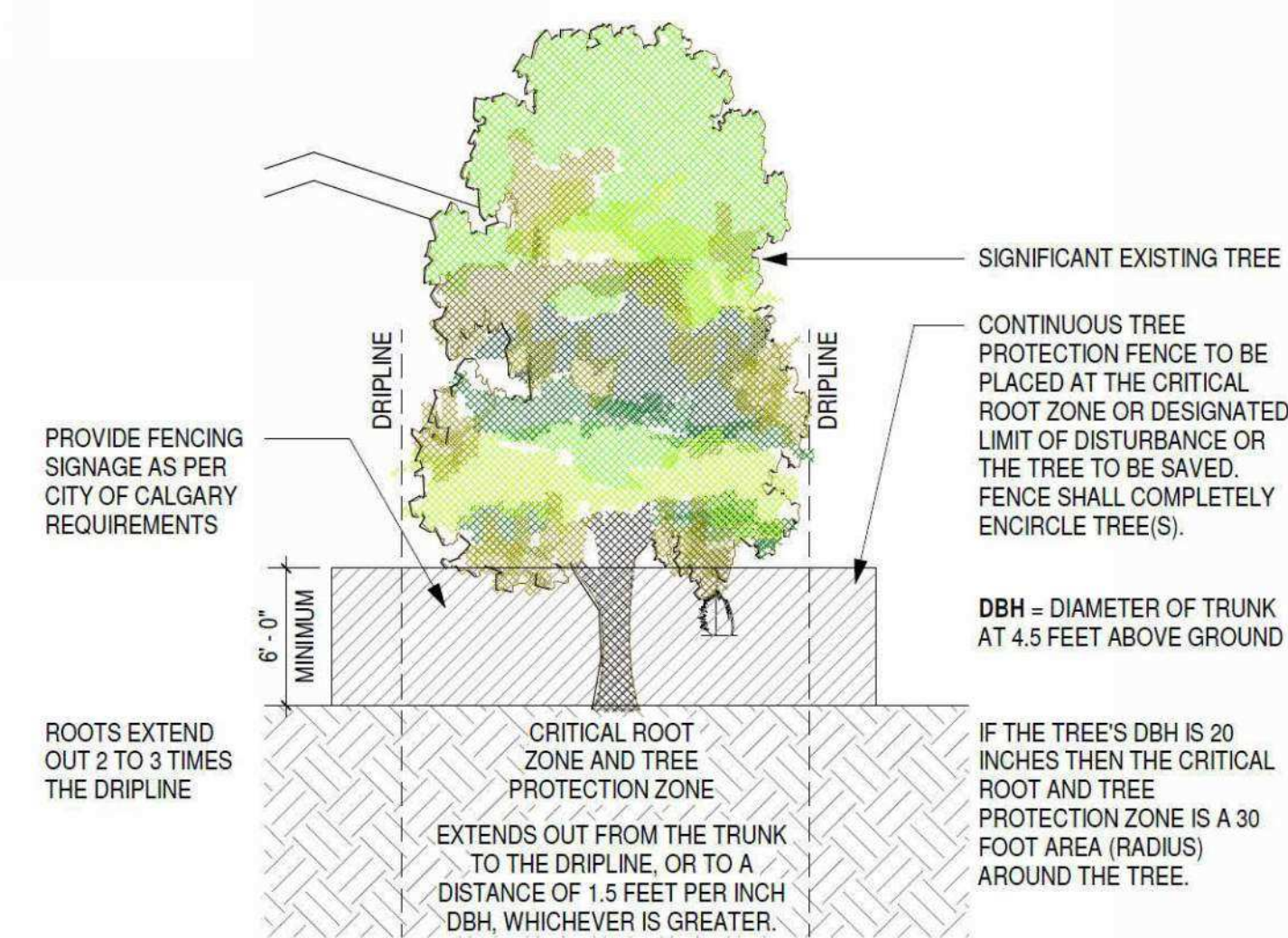
MAIN FLOOR

TO BE DEMOLISHED

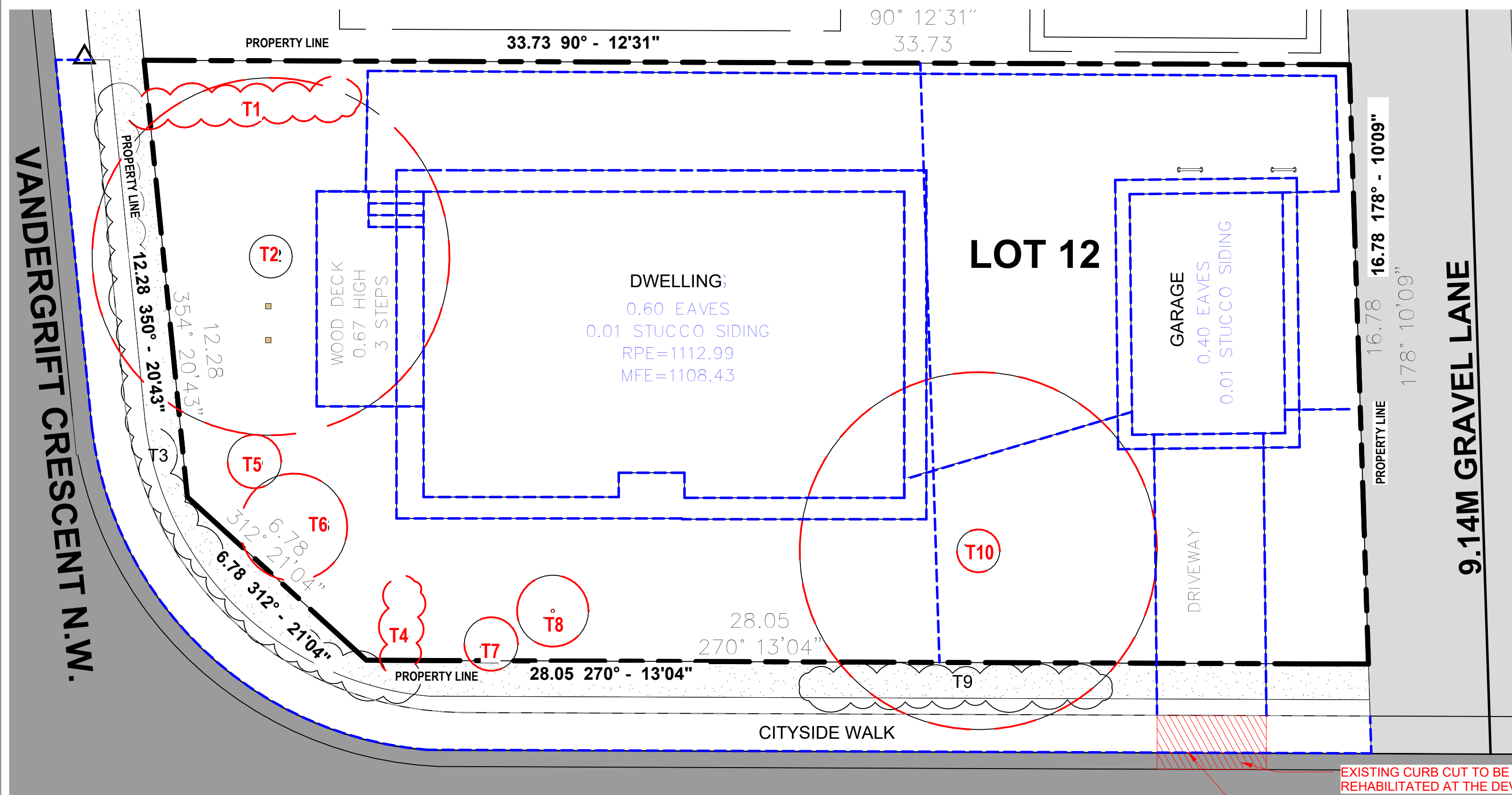
VANDERGRIFF

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	12	----	0.60	---	IN CITY PROPERTY	NEW

RED TEXT NOTES: EXISTING TREE/BUSH TO BE REMOVED



4 TREE PROTECTION ELEVATION
DP0.1 1:100



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

CLIENT:

KINGSWAY
BUILDERS

PROJECT NAME:
VARSITY 4PLEX

PROPERTY ADDRESS:
4508 VANDERGRIFT CRESCENT N.W.

KINGSWAY
— DRAFTING & DESIGN —

DEVELOPMENT PERMIT FILE NO:

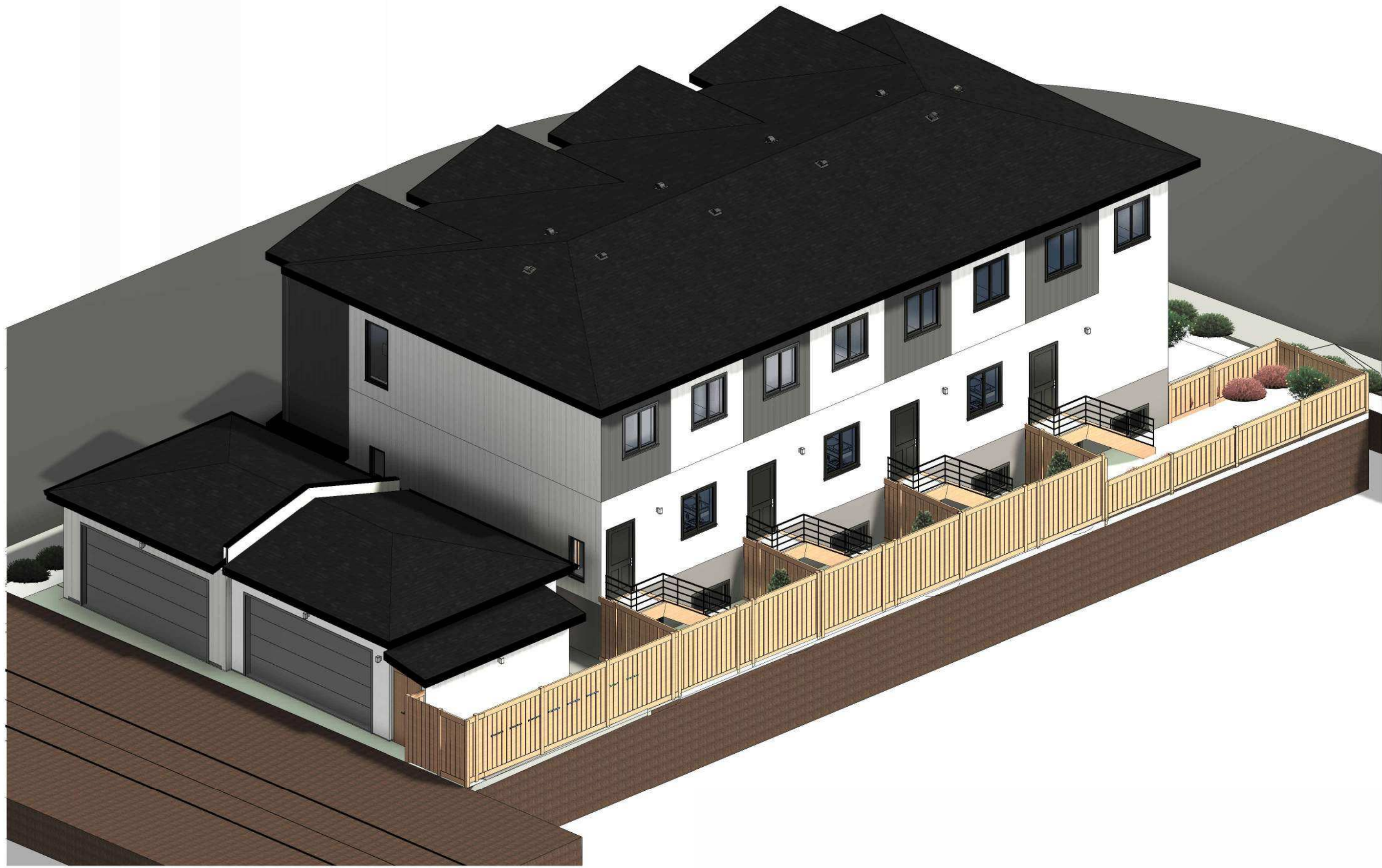
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DRAWING TITLE:

DEMOLITION PLAN

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



CLIENT:

KINGSWAY BUILDERS

PROJECT NAME:

VARSITY 4PLEX

PROPERTY ADDRESS:

4508 VANDERGRIFF CRESCENT N.W.



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

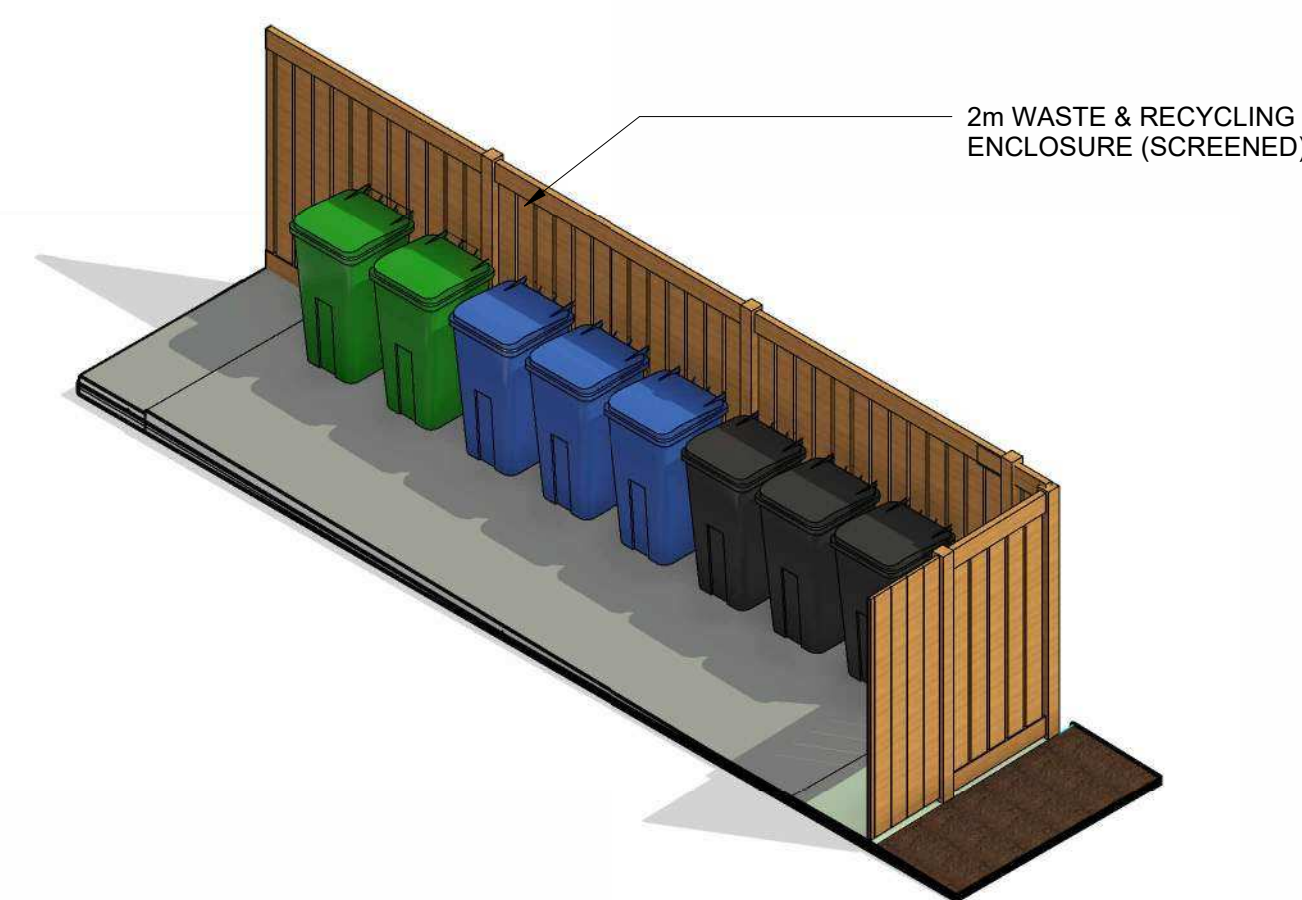


3 SOUTH WEST STREETScape.



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

DP1.1



GARBAGE ENCLOSURE

5 CLASS 1 BICYCLE STALL & GARBAGE ENCLOSURE
1 : 25

DP1.2

KINGSWAY BUILDERS

VARSITY 4PLEX

4508 VANDERGRIFT CRESCENT N.W

KINGSWAY
— DRAFTING & DESIGN —

BUILDING PERMIT FILE NO:

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LANDSCAPING PLAN

01/14/26 DP 1.3

SHEET #

DP1.3

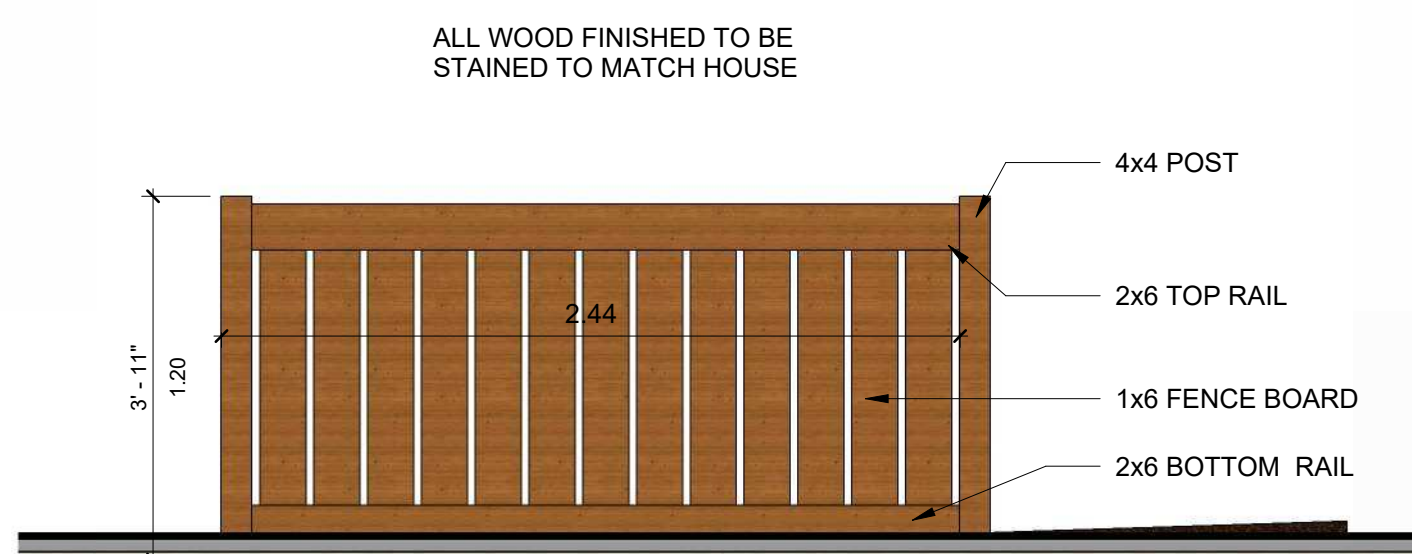
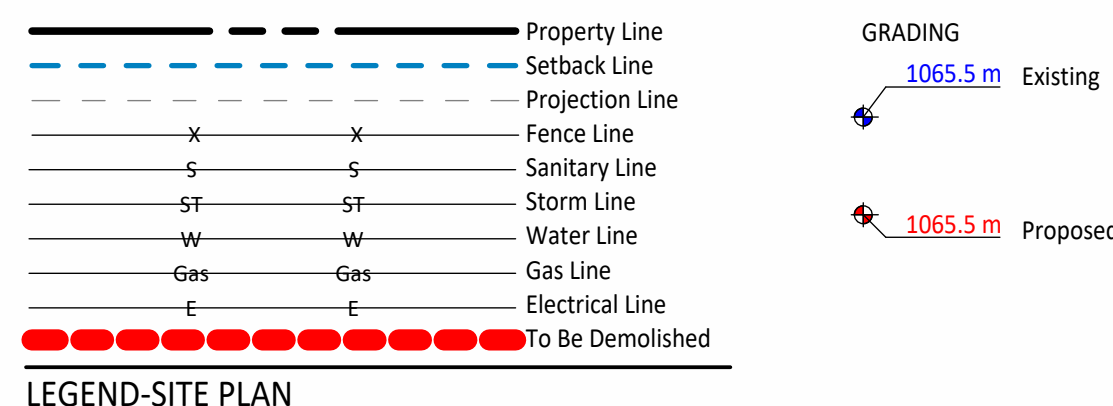


PROPOSED LANDSCAPING PLAN

1 : 100

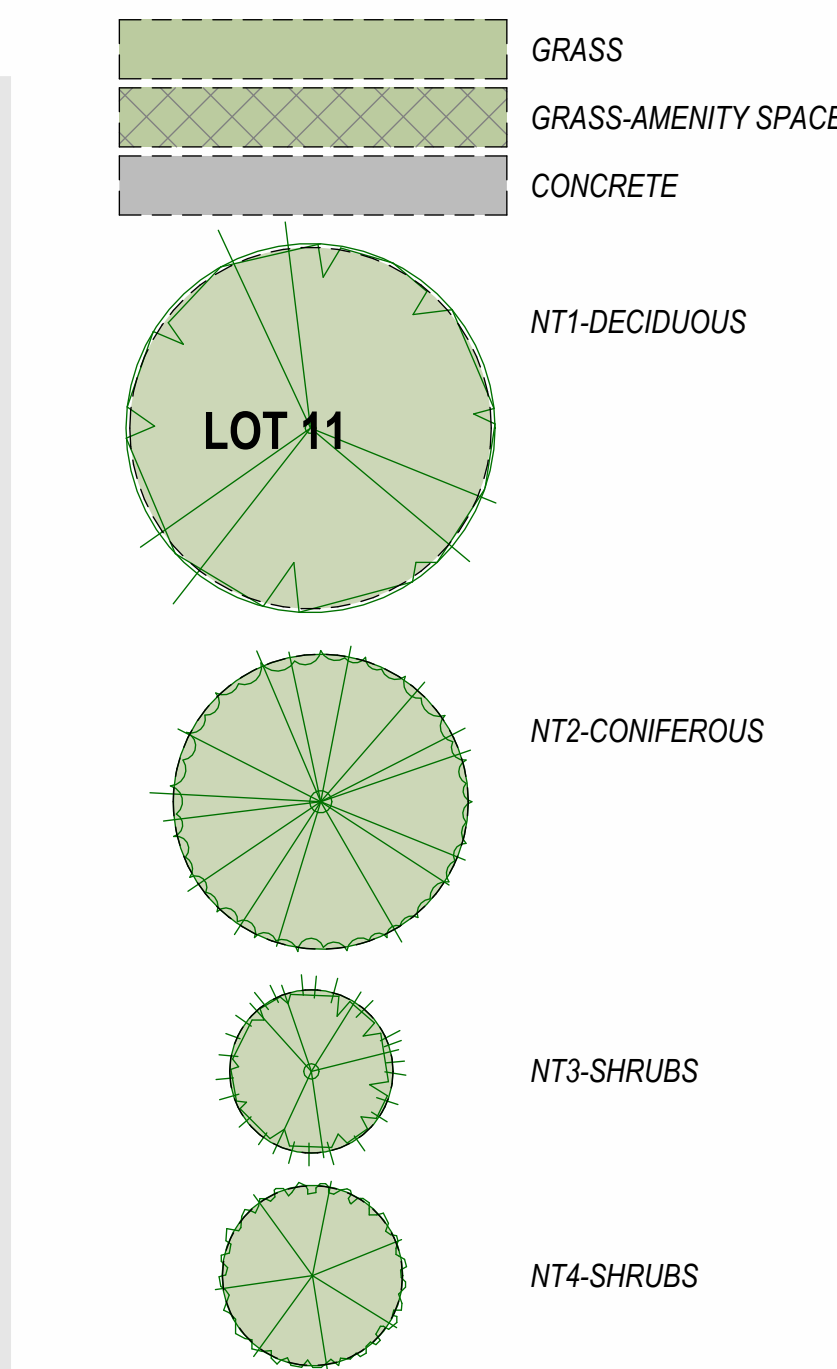
PLANTING SCHEDULE)								
TREE NO.	TYPE	SPECIES	QTY.	TRUNK (+/-)	CANOPY (+/-)	HEIGHT (+/-)	LOCATION	STATUS
T1	BUSH			----	1.00	1.50	IN SUBJECT PROPERTY	TO BE REMOVED
T2	DECIDUOUS			1.20	10.00	8.00	IN SUBJECT PROPERTY	TO BE REMOVED
T3	BUSH				1.00	1.50	IN CITY PROPERTY	TO BE PROTECTED
T4	BUSH			----	1.00	1.50	IN SUBJECT PROPERTY	TO BE REMOVED
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T6	BUSH			----	3.00	3.00	IN SUBJECT PROPERTY	TO BE REMOVED
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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
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NT2	CONIFEROUS	WHITE SPRUCE	3	----	----	4.00	IN SUBJECT PROPERTY	NEW
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NT4	SHRUB	JAPANESE HOLLY OR SIMILAR	12	----	0.60	----	IN CITY PROPERTY	NEW

RED TEXT NOTES: EXISTING TREE/BUSH TO BE REMOVED



FENCING DETAIL

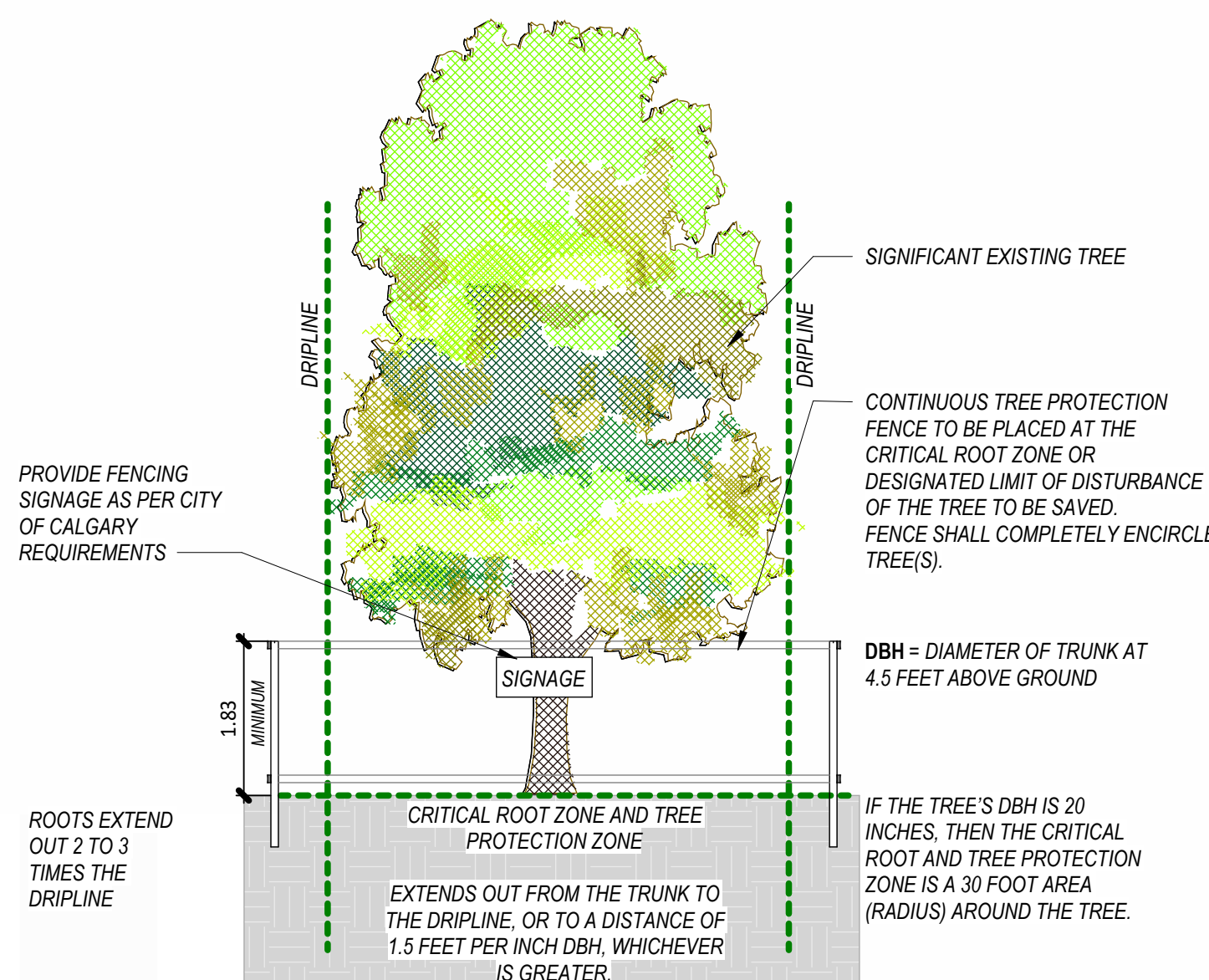
1 : 25



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.

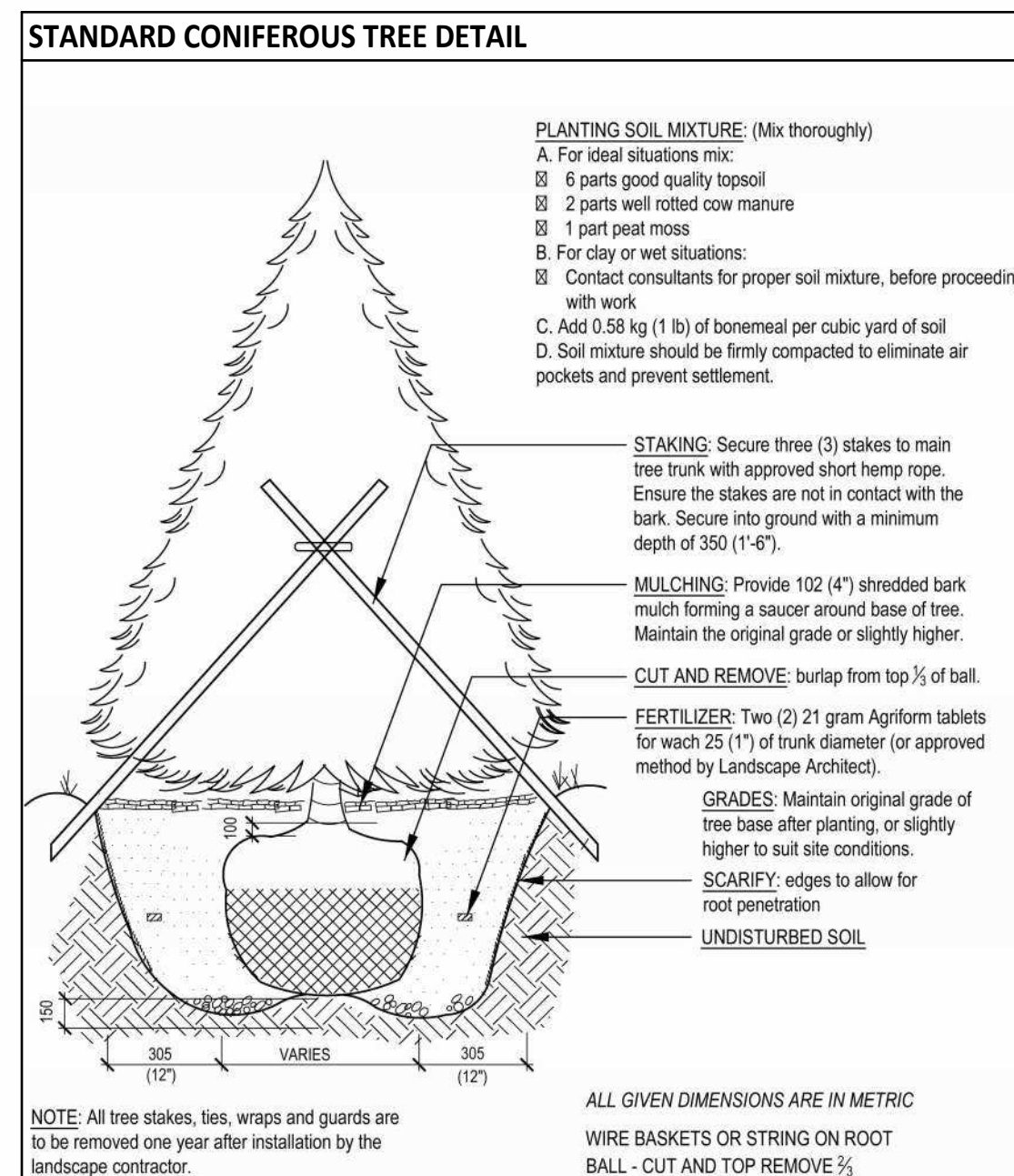
LANDSCAPE LEGEND

1 : 50

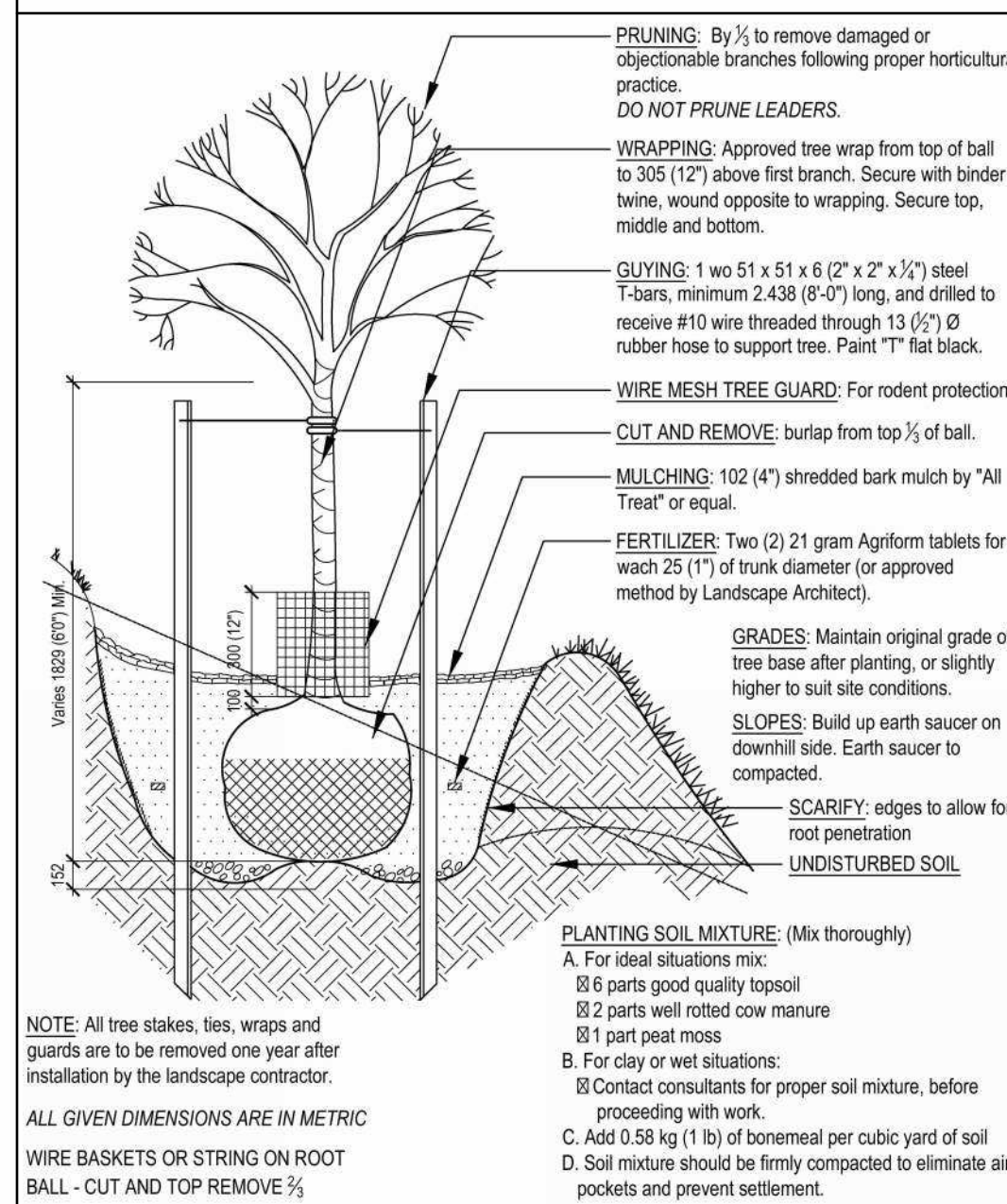


TREE PROTECTION PLAN

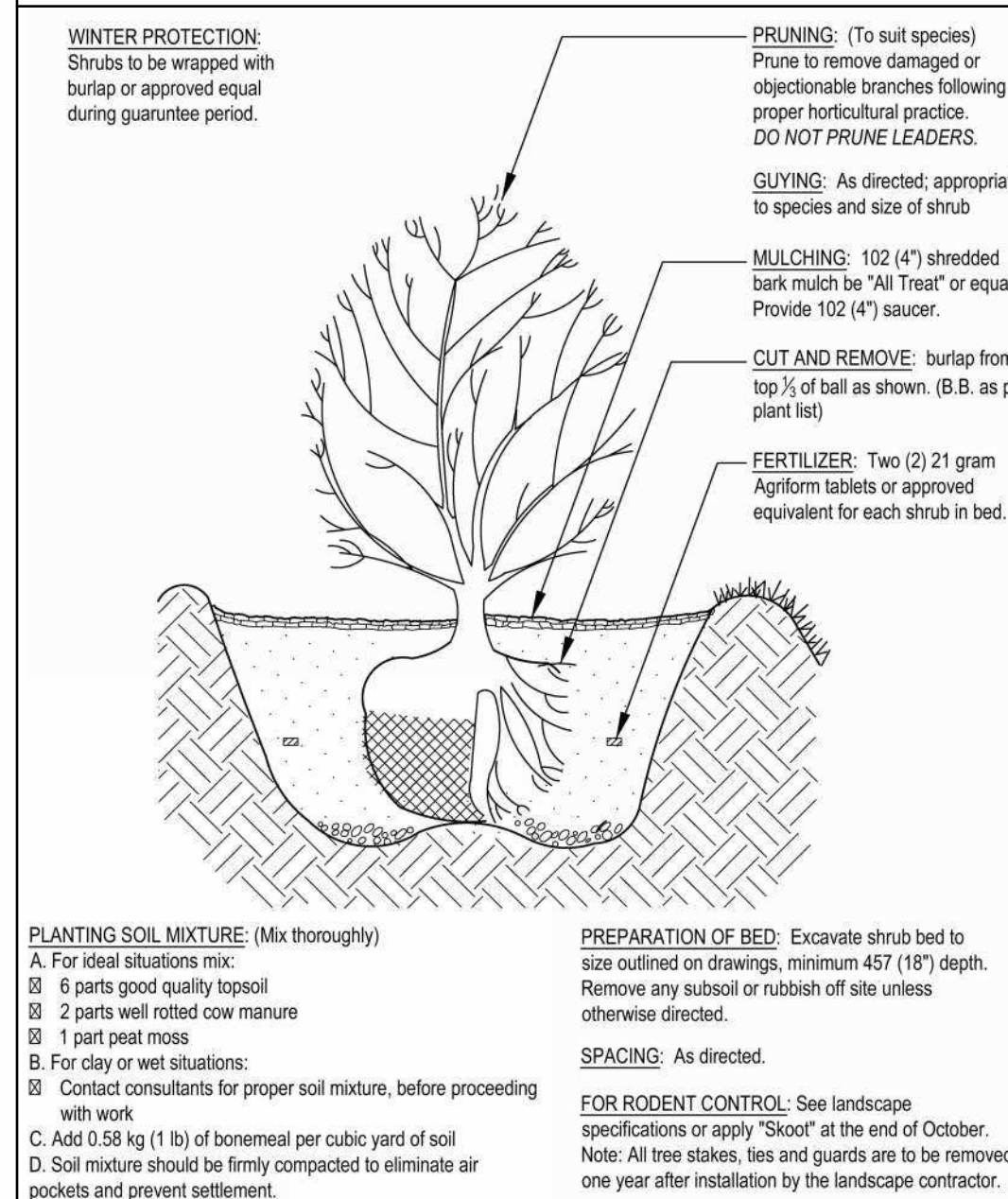
1 : 75



STANDARD DECIDUOUS TREE DETAIL



STANDARD SHRUB PLANTING DETAIL



PLANTING DETAIL

1 : 1

CLIENT:

KINGSWAY
BUILDERS

PROJECT NAME:

Varsity 4plex

PROPERTY ADDRESS:

4508 VANDERGRIFT CRESCENT N.W.

KINGSWAY
— DRAFTING & DESIGN —

DEVELOPMENT PERMIT FILE NO:

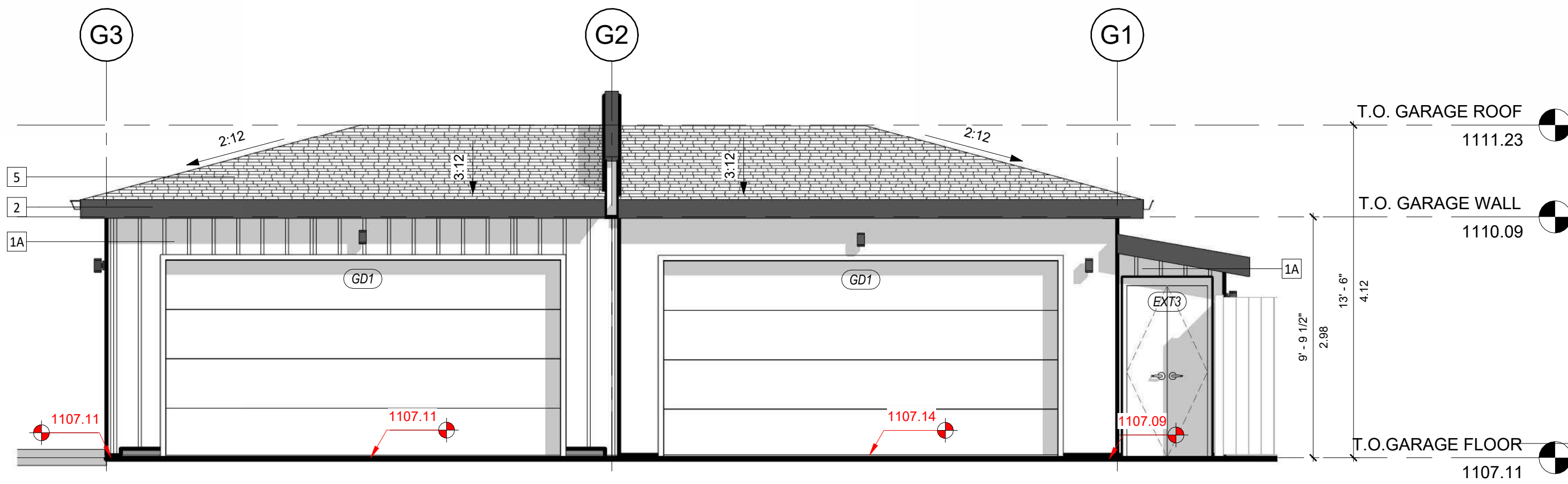
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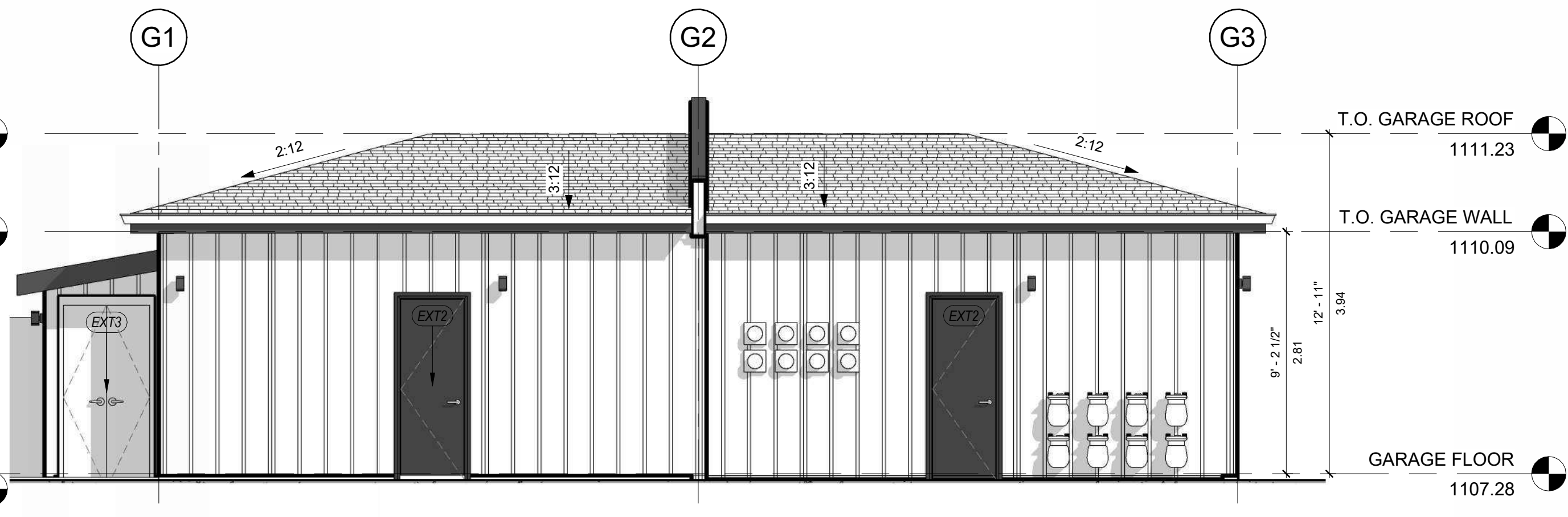
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GARAGE ELEVATIONS & SECTION DETAILS

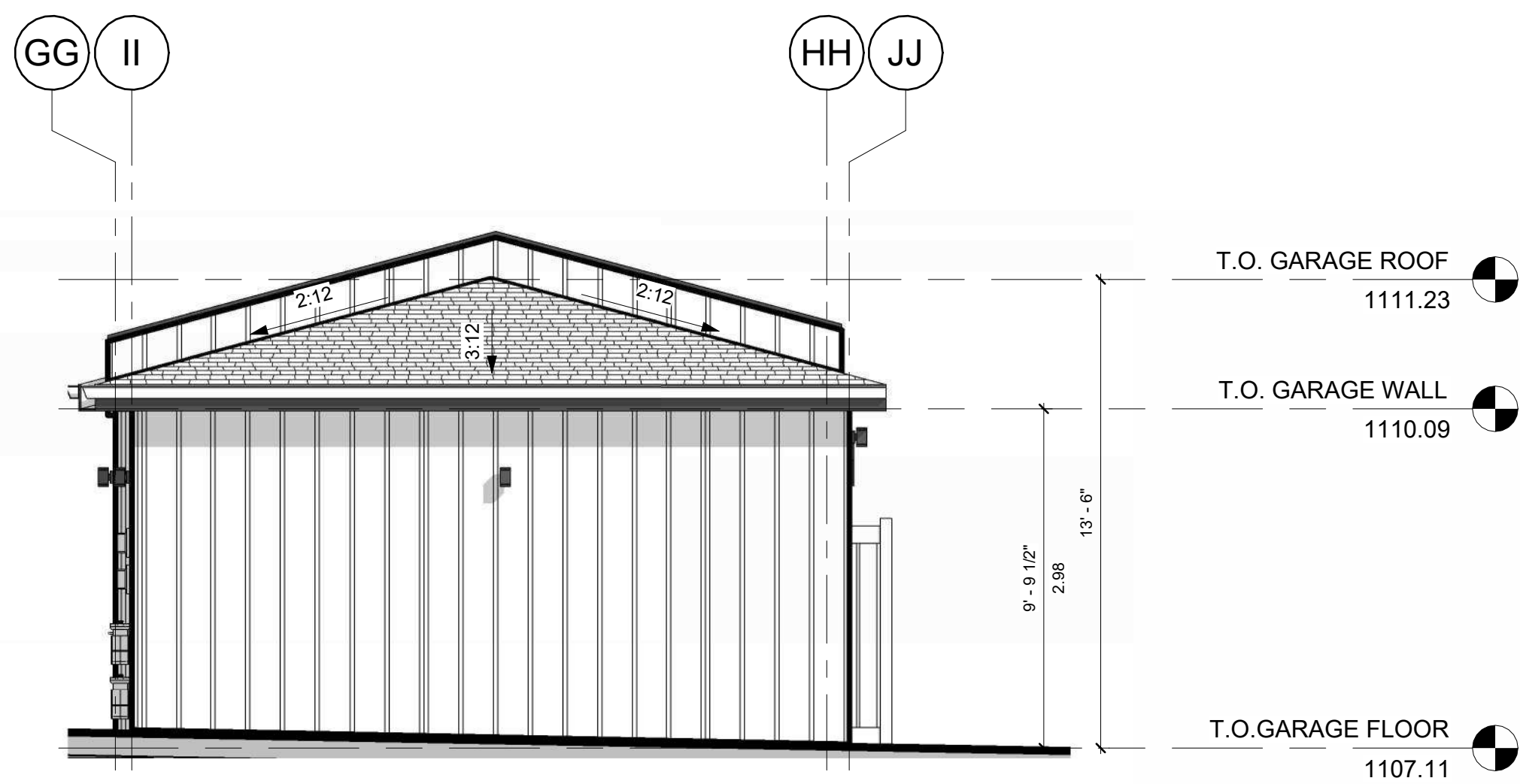
DRAWN BY:	Author
REVIEWED BY :	
DRAWN BY:	
PROJECT FILE # :	
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REVISION:	
DATE OF ISSUED:	SHEET #:
01/14/26	DP2.6



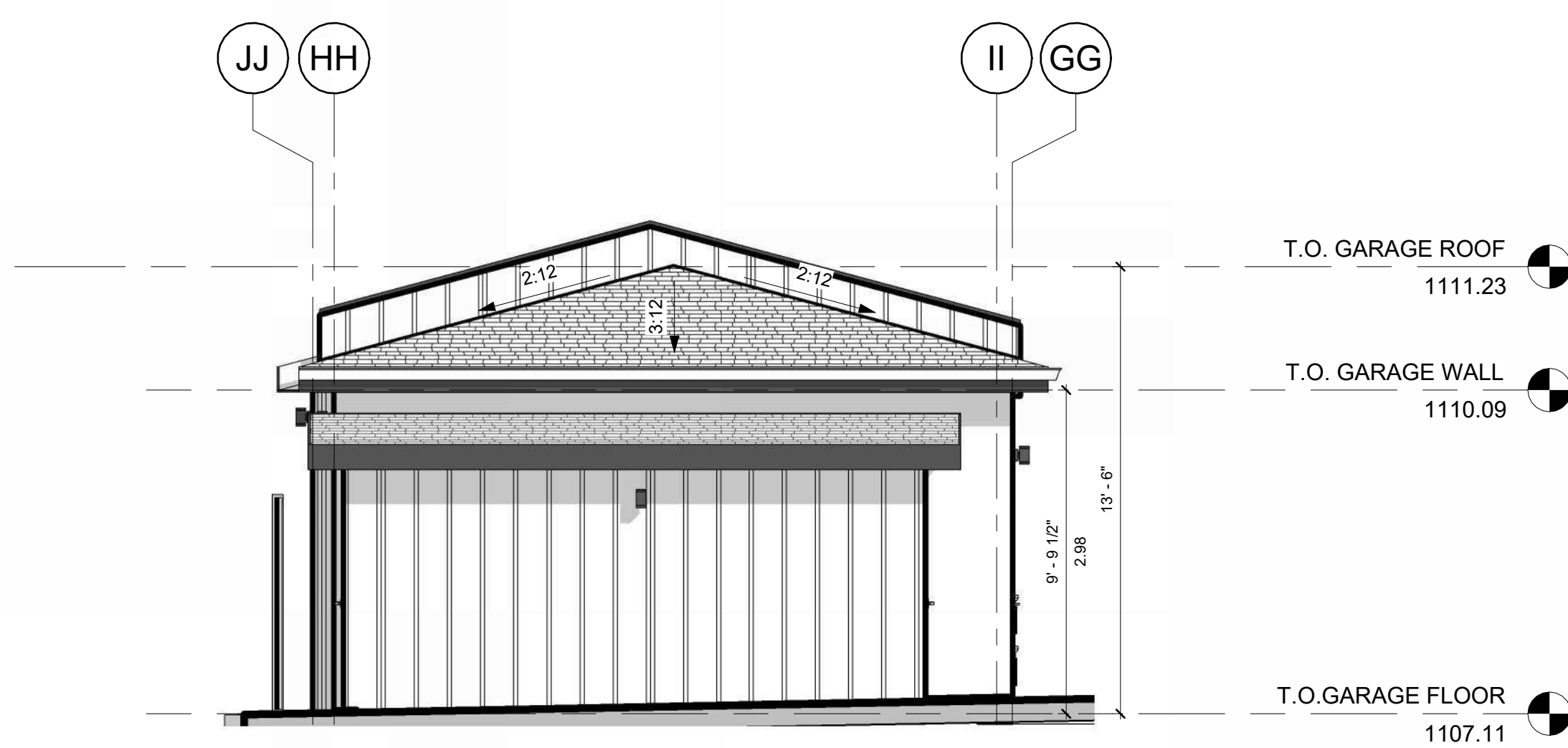
1 PROPOSED GARAGE ELEVATION -1



2 PROPOSED GARAGE ELEVATION -2



3 PROPOSED GARAGE ELEVATION -3



4 PROPOSED GARAGE ELEVATION-4

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

KINGSWAY
— DRAFTING & DESIGN —

BUILDING PERMIT FILE NO:

[illegible]

BUILDING ELEVATIONS

01/14/26

DP3.1



1 : 50



2

1 : 50

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>



Occupancy Classification of Building		Elevation	Area (m²)	Area of Glazed (Sqgm)	Area of wall (Sqgm)	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	5.6	90.4	10.2	84%	5.9%



CLIENT:

**KINGSWAY
BUILDERS**

PROJECT NAME:
VARSITY 4PLEX

KINGSWAY
— DRAFTING & DESIGN —

BUILDING PERMIT FILE NO:

DRAWING TITLE:

BUILDING ELEVATIONS

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

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
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REVIEWED BY :

DRAWN BY:

PROJECT FILE # :	
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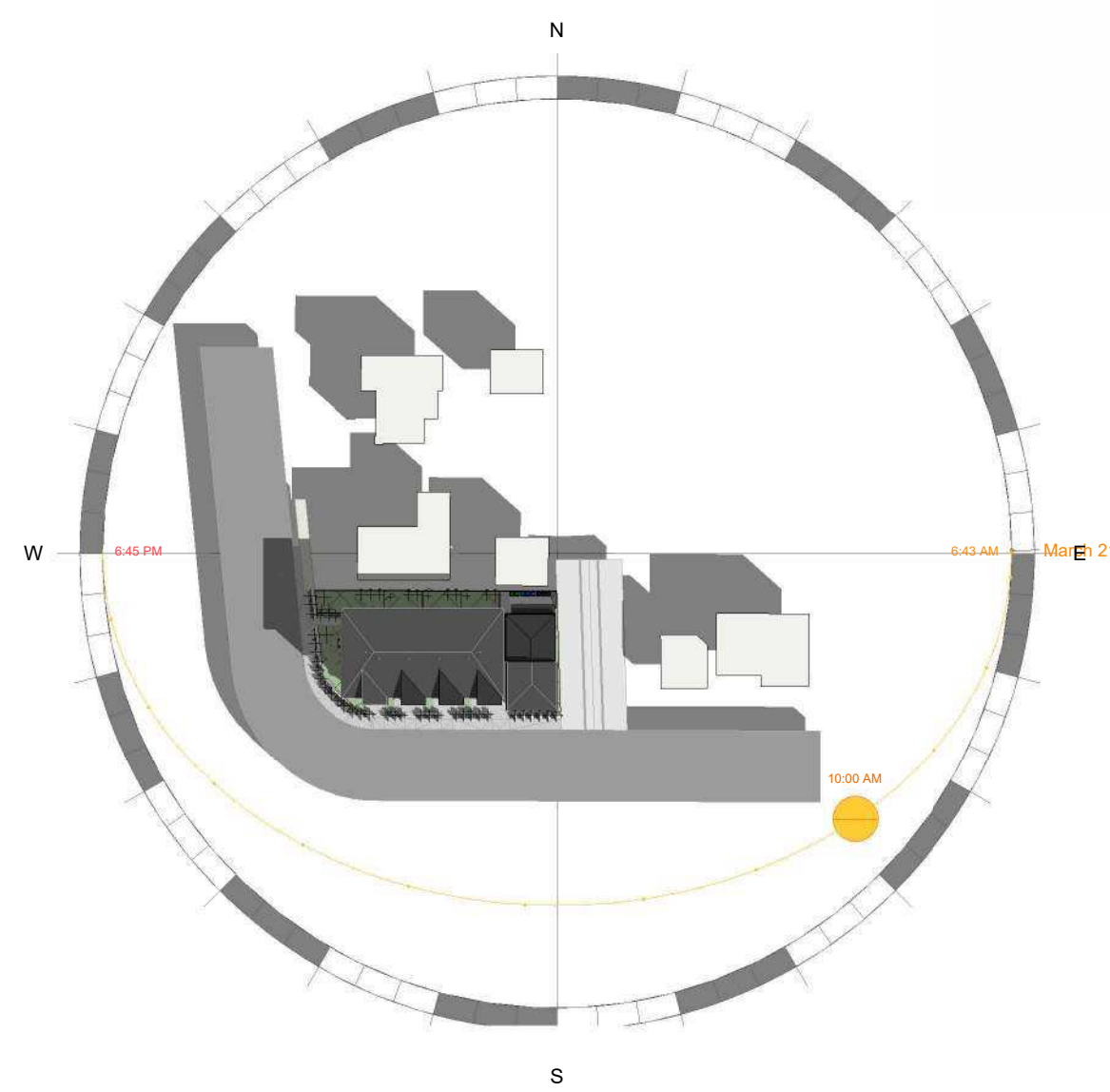
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REVISION:

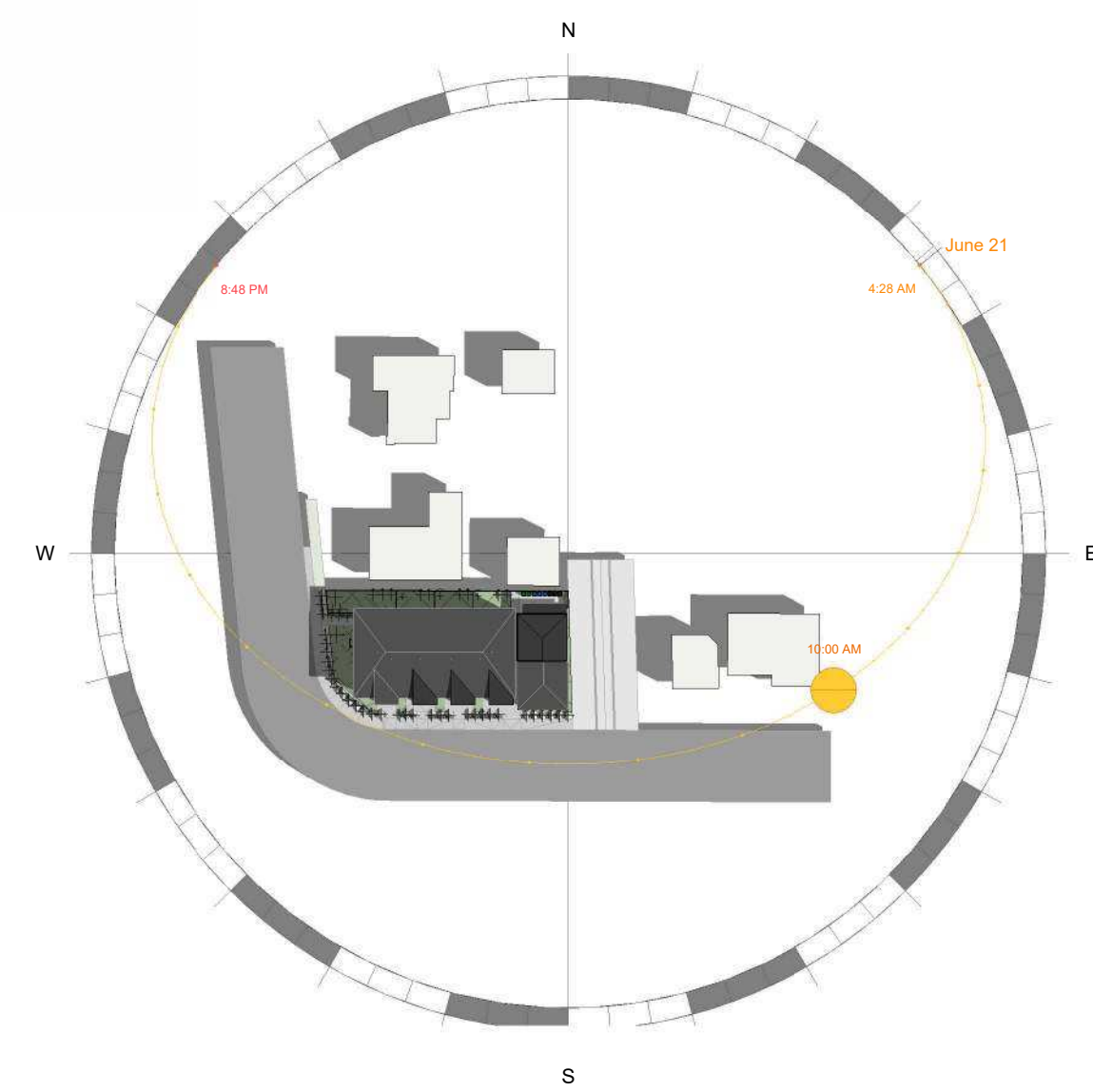
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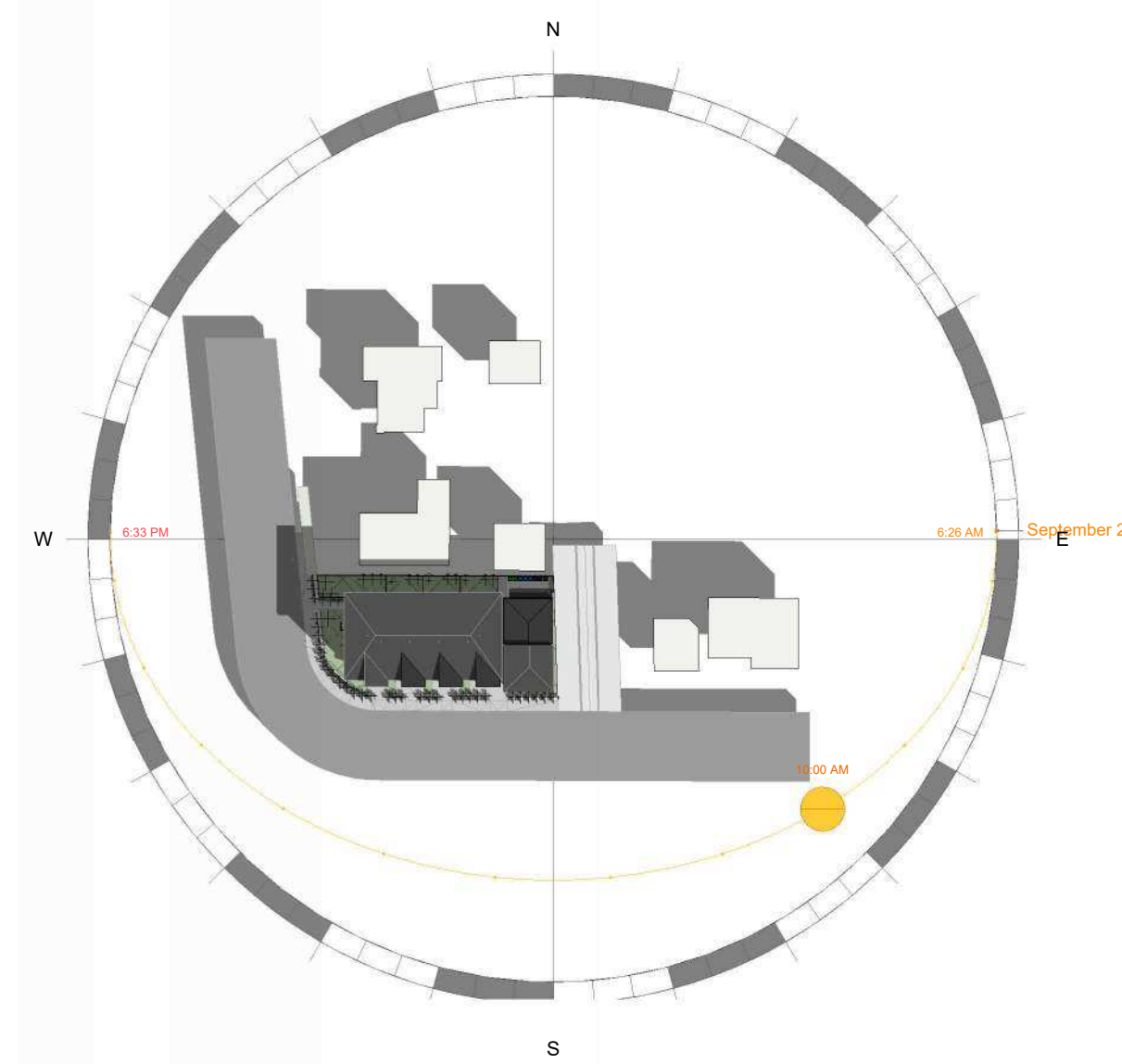
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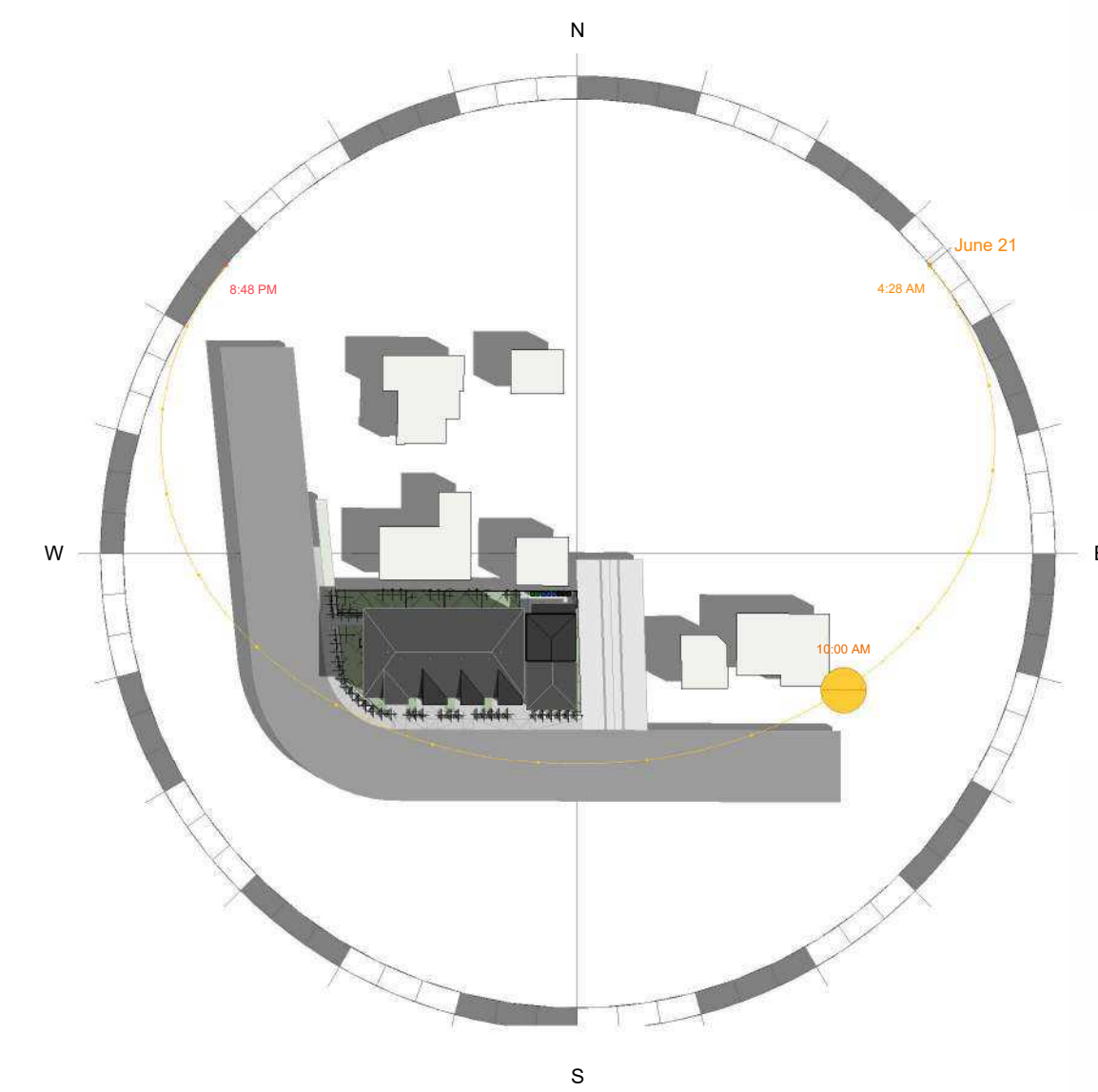
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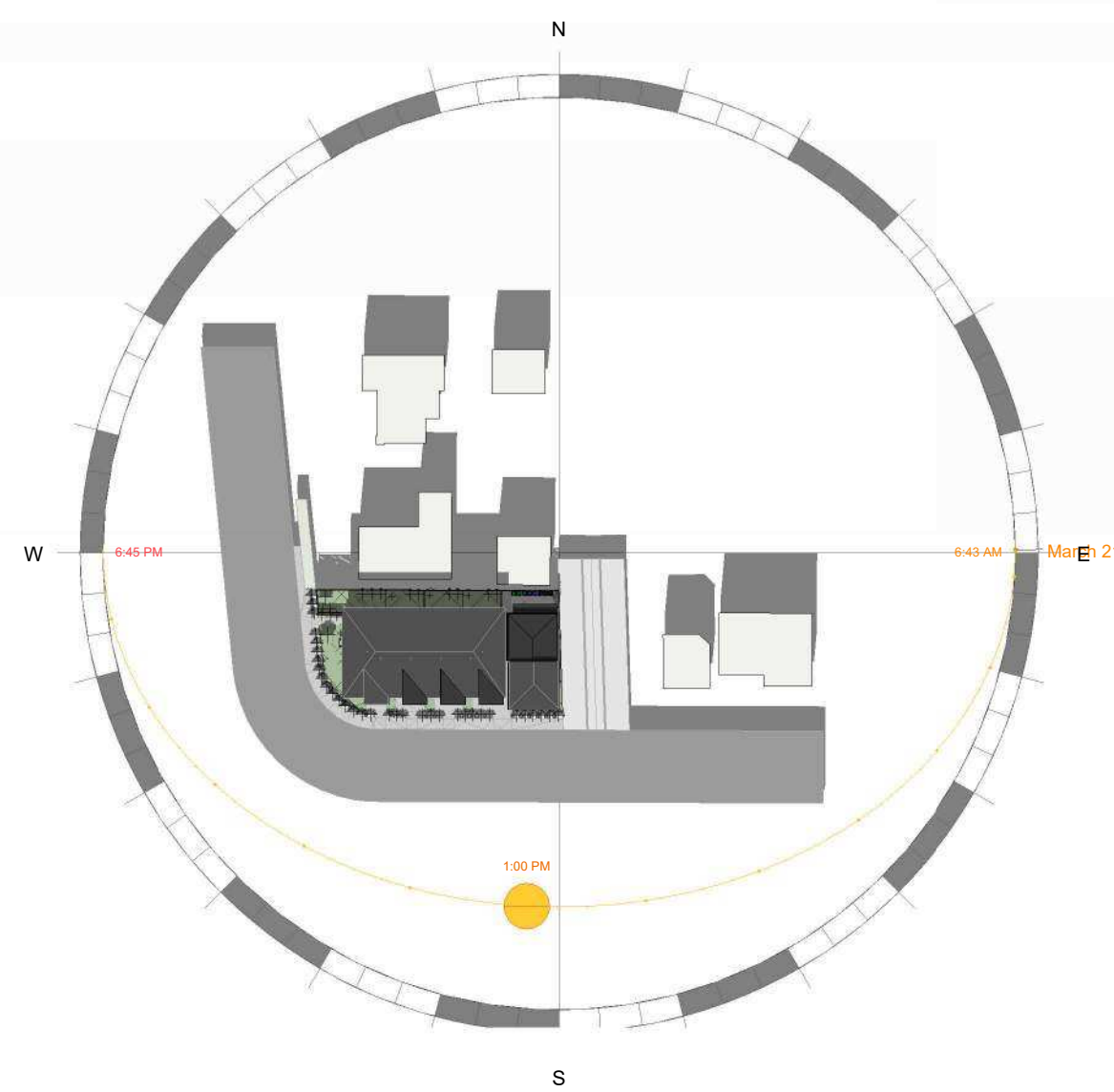
2 SHADOW STUDY-SUMMER -10 AM



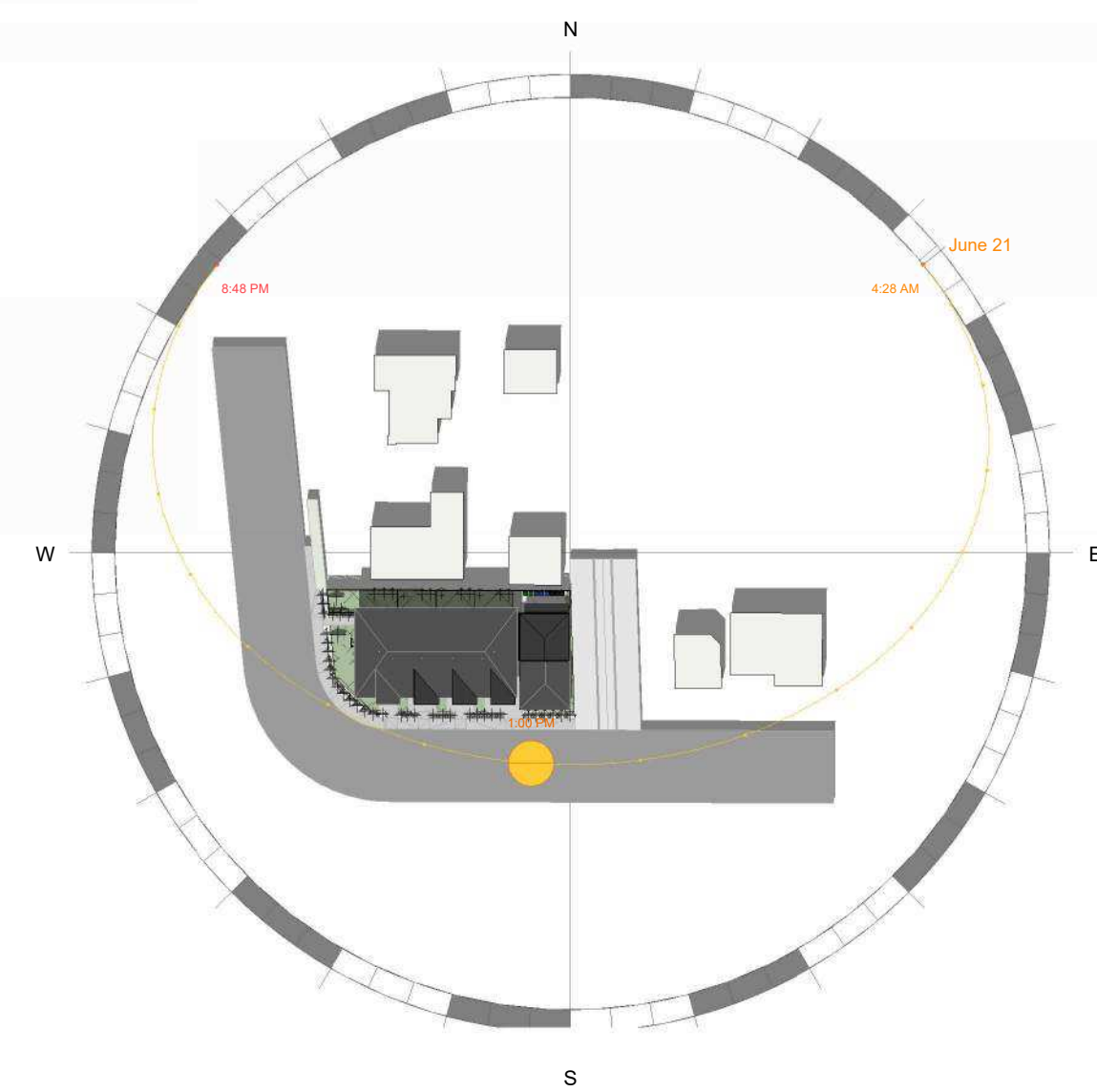
3 SHADOW STUDY-FALL-10 AM



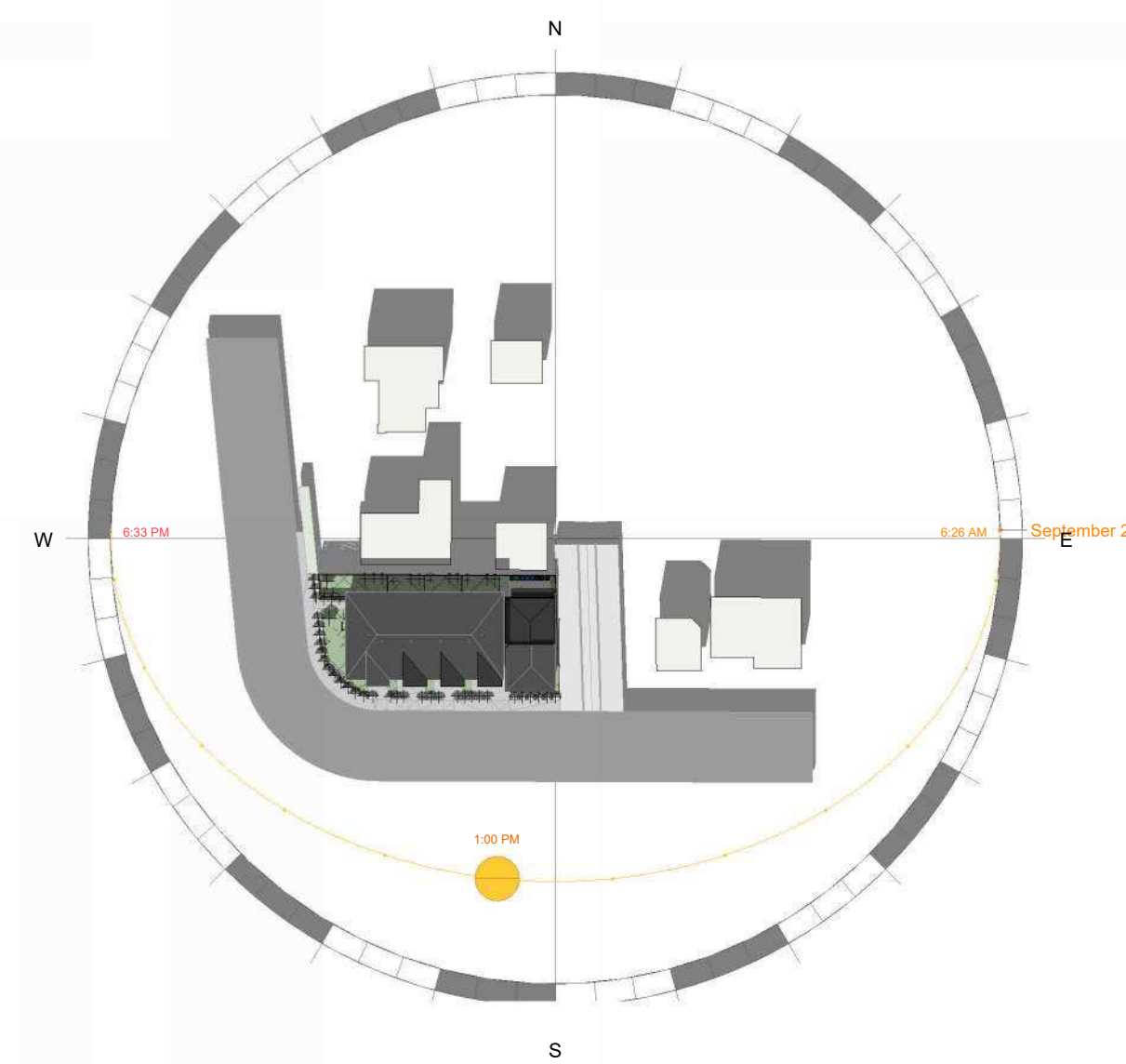
4 SHADOW STUDY-WINTER -10 AM



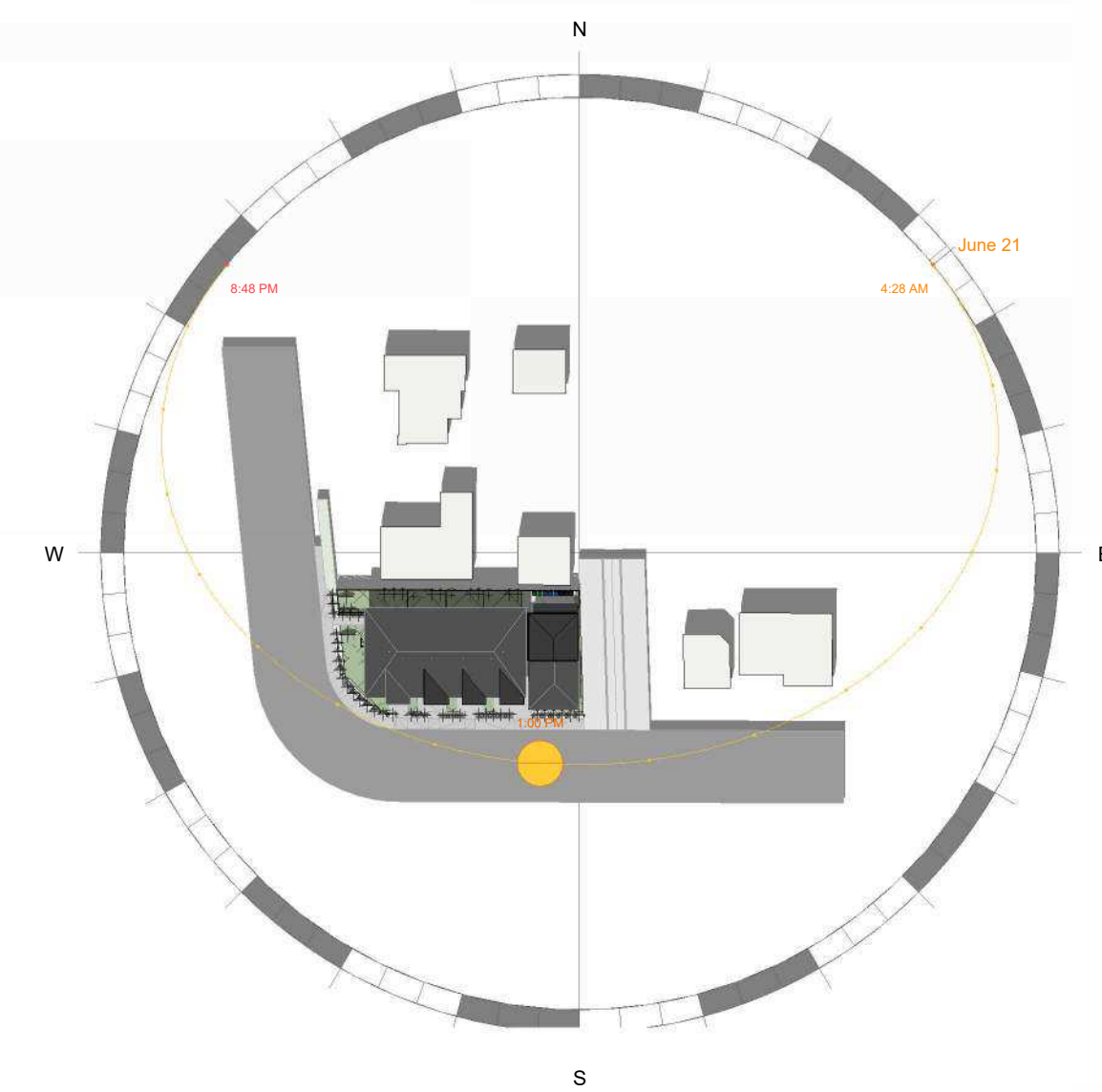
6 SHADOW STUDY-SPRING - 1 PM



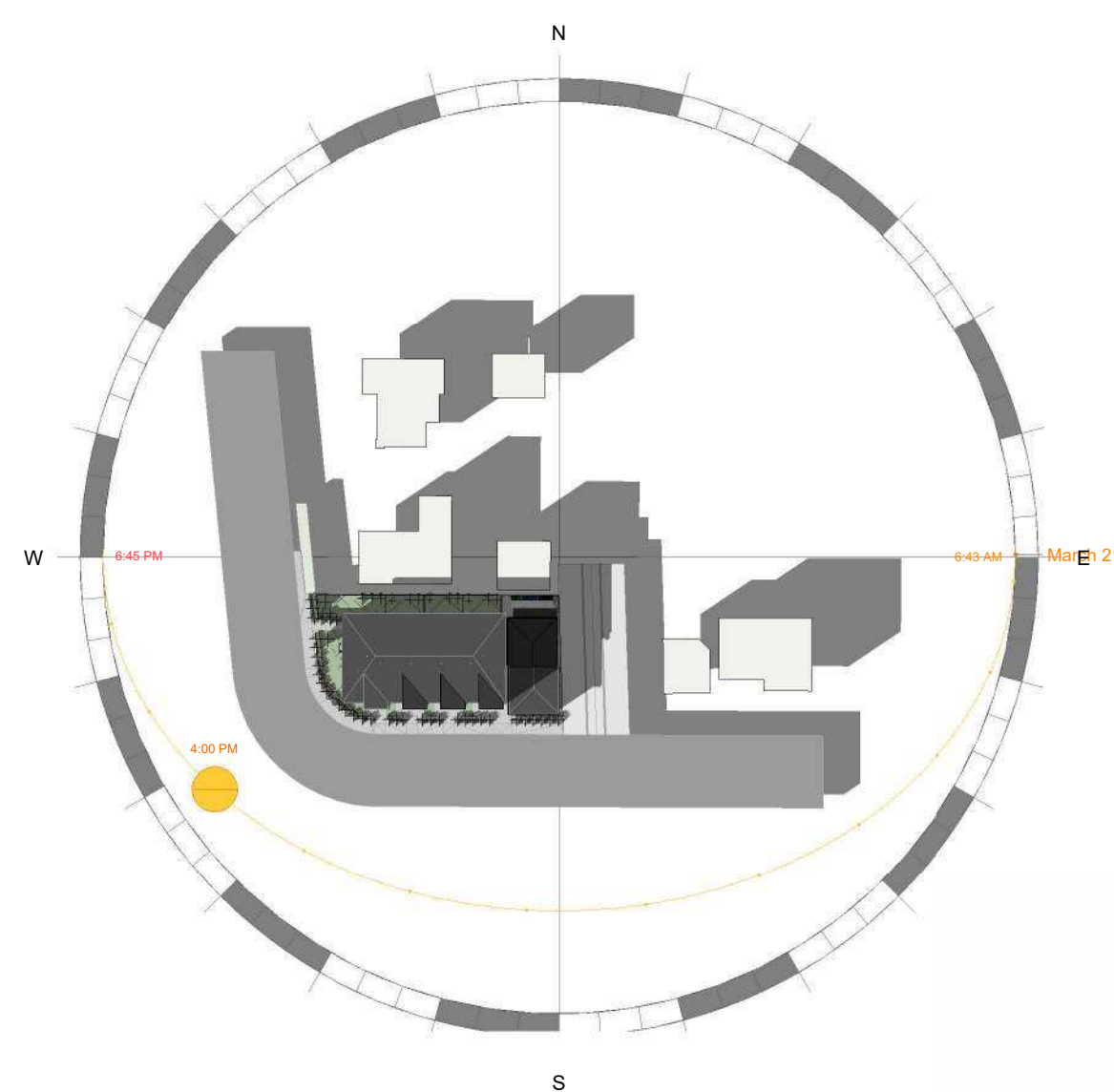
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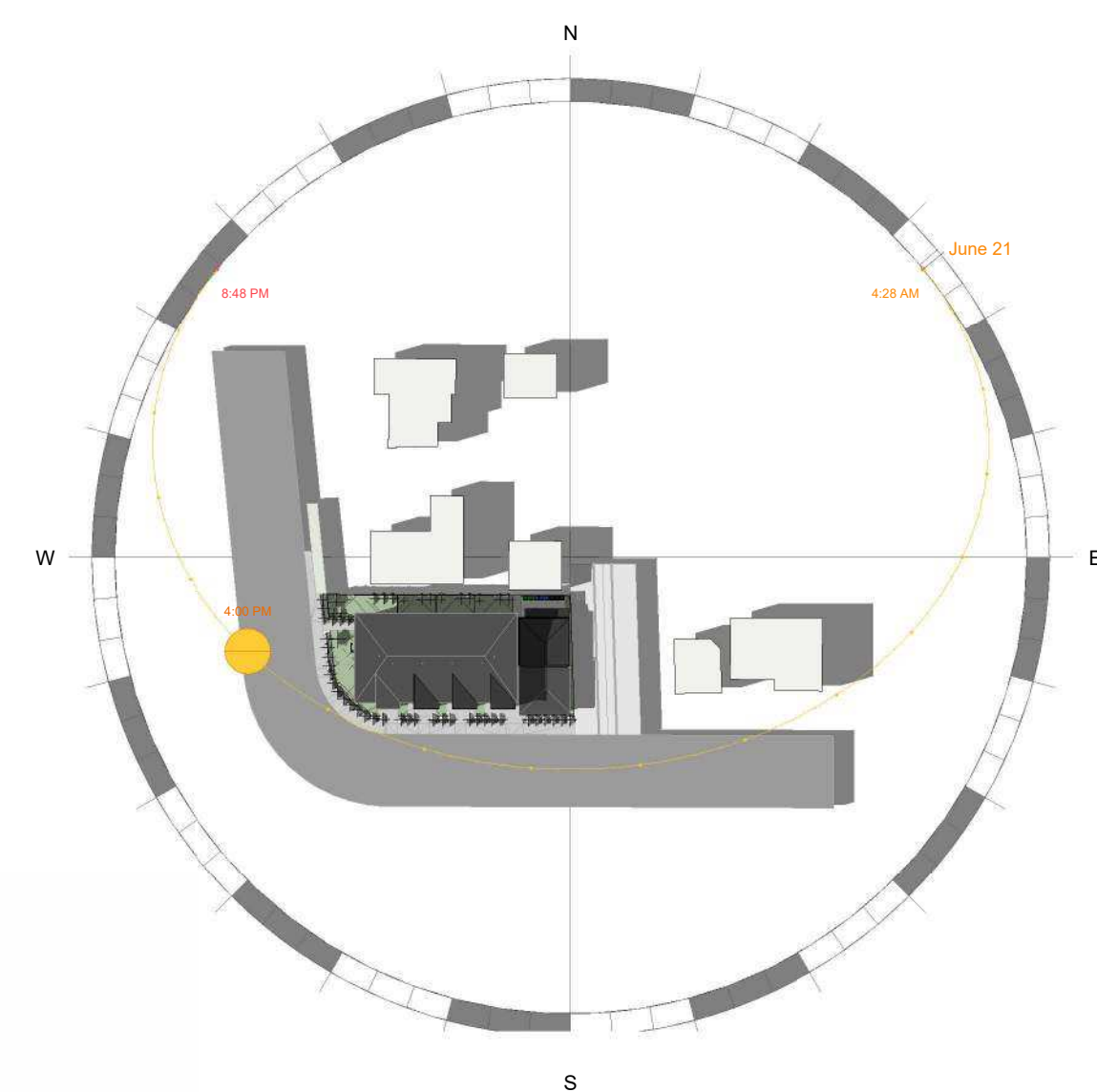
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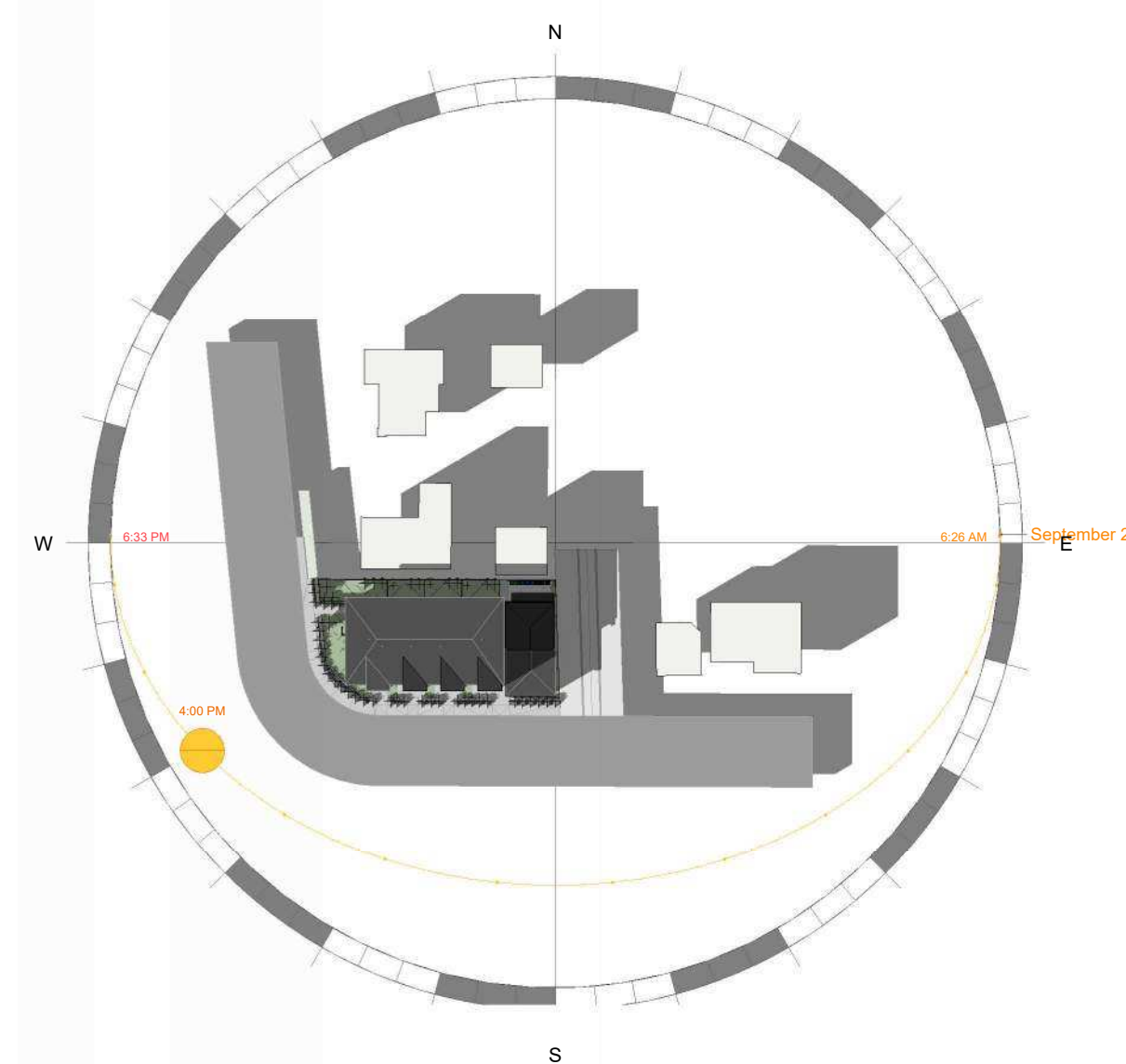
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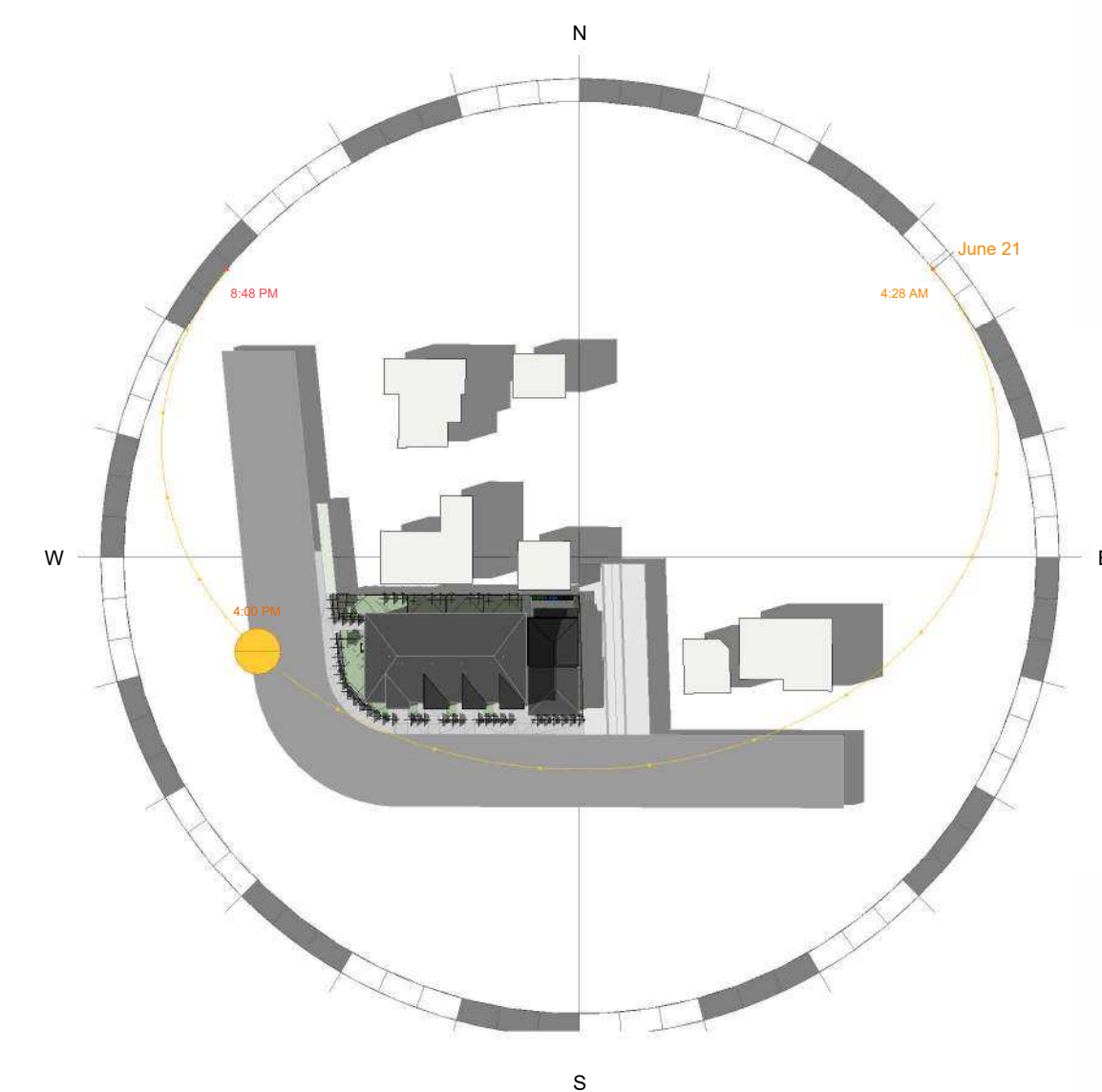
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11 SHADOW STUDY-SUMMER - 4 PM



9 SHADOW STUDY-FALL- 4 PM



12 SHADOW STUDY-WINTER - 4 PM