

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATUMS, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER IMMEDIATELY. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN CONSENT.
C O N S E N T
PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED SINGLE
FAMILY DWELLING

PROJECT NO. 0001

REVISIONS	No.	Description	YY-MM-DD

COVER PAGE

SCALE:

A0.0

DATE: 2025-09-02

DRAWN BY: Author



PROPOSED SINGLE FAMILY DWELLING
804 VARSITY ESTATES PLACE N.W.
CALGARY, AB.

ISSUED FOR DEVELOPMENT PERMIT
APRIL 20, 2026



1 FRONT VIEW

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATUMS, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER IMMEDIATELY. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN CONSENT.
 C O N S E N T
 PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED SINGLE FAMILY DWELLING
 804 VARSITY ESTATES PLACE N.W.
 CALGARY, AB.

PROJECT NO. 0001

REVISIONS	No.	Description	YY-MM-DD

3D VIEWS

SCALE:

A0.1

DATE: 2025-09-02

DRAWN BY: Author



1 REAR VIEW

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATUMS, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER IMMEDIATELY. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN CONSENT.
 C O N S E N T
 PRIME DESIGN SOLUTIONS LTD © 2022

**PROPOSED SINGLE
 FAMILY DWELLING**
 804 VARSITY ESTATES PLACE N.W.
 CALGARY, AB.

PROJECT NO. 0001

REVISIONS

No.	Description	YY-MM-DD

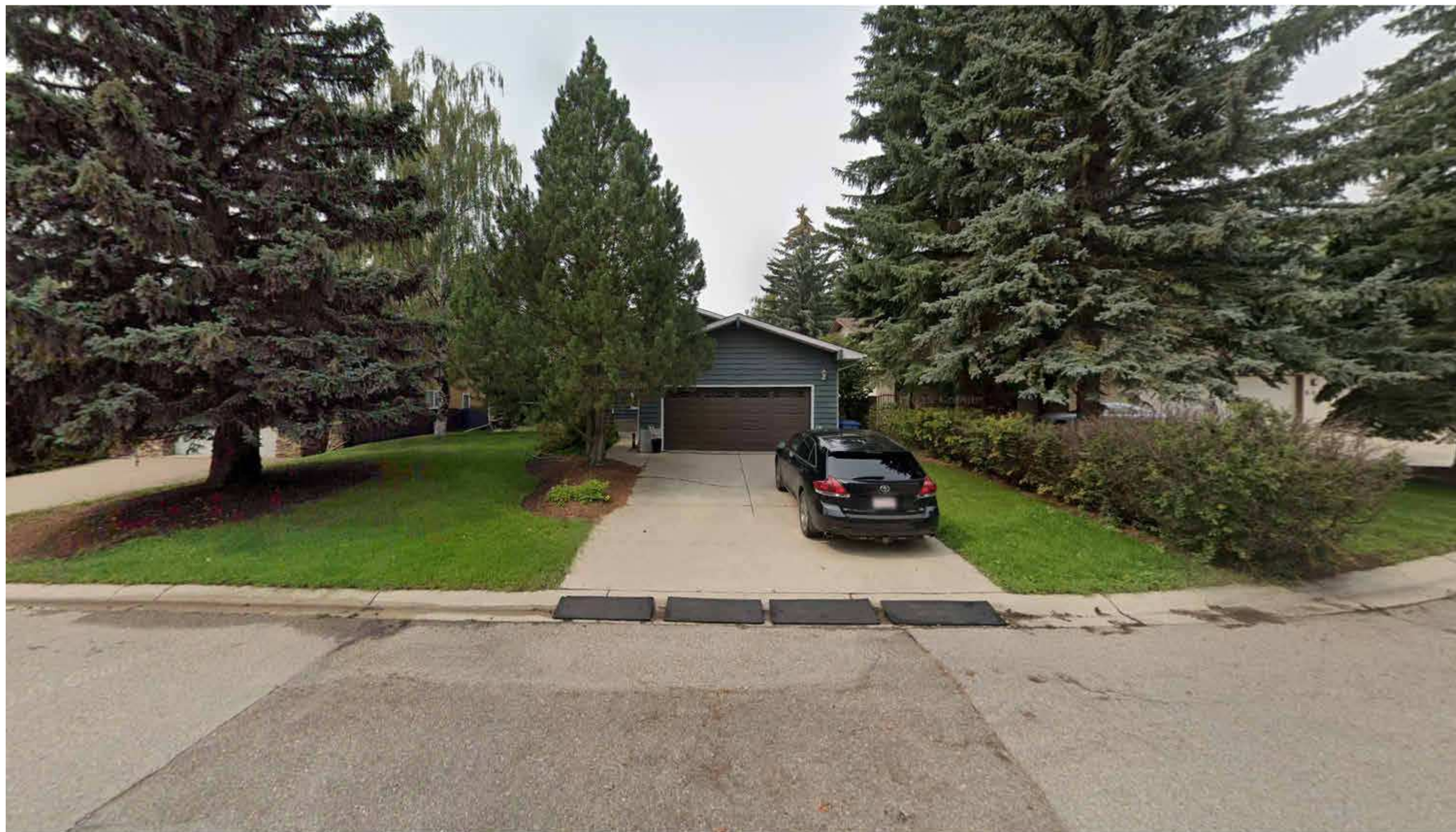
3D VIEWS

SCALE:

A0.2

DATE: 2025-09-02

DRAWN BY: Author



1 SOUTH VIEW FROM VARSITY ESTATES PLACE N.W



2 SOUTH EAST VIEW FROM VARSITY ESTATES PLACE N.W



3 WEST VIEW FROM VARSITY ESTATES DRIVE N.W



4 SOUTH WEST VIEW FROM VARSITY ESTATES PLACE N.W

No.	Description	YY-MM-DD

SEAL

TRUE NORTH



THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATES, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER IMMEDIATELY. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN CONSENT.
PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED SINGLE FAMILY DWELLING
804 VARSITY ESTATES PLACE N.W., CALGARY, AB.

PROJECT NO. 0001

REVISIONS

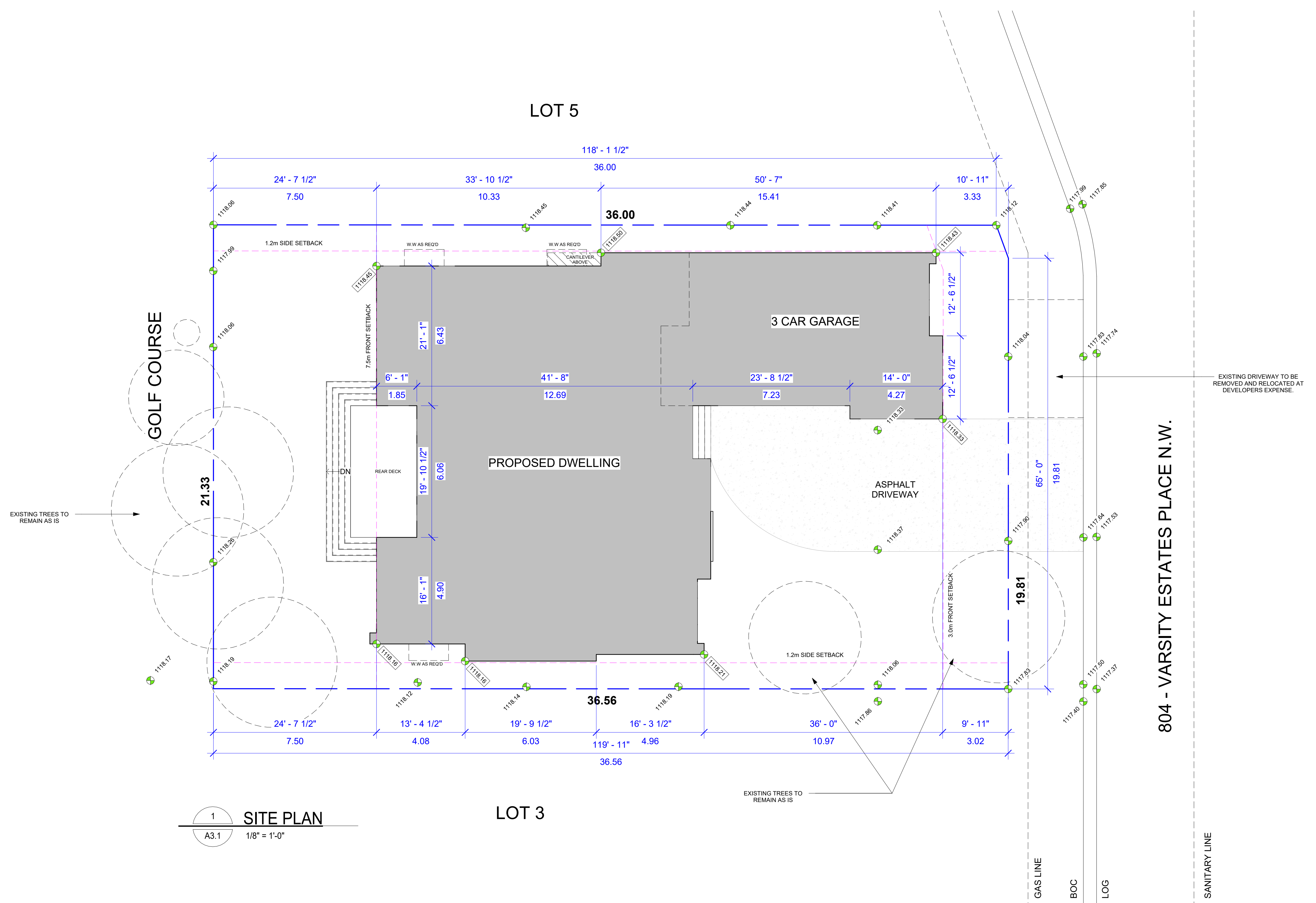
No.	Description	YY-MM-DD

SITE PLAN

SCALE: 1/8" = 1'-0"

A1.1

DATE: 2025-09-02
DRAWN BY: Author



1 SITE PLAN
A3.1 1/8" = 1'-0"

LOT COVERAGE

SITE AREA:	8,392 ft ²
BUILDING FOOTPRINT:	2,700 ft ²
GARAGE FOOTPRINT:	939 ft ²
TOTAL COVERAGE:	3,639 ft ²
LOT COVERAGE %:	43% (MAX. 45% PERMITTED)

REVISIONS	No.	Description	YY-MM-DD

DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 4
Block 14
Plan 1846LK

MUNICIPAL ADDRESS: 804 Varsity Estates Place N.W.
Calgary, Alberta

DATE OF SURVEY: March 18th, 2026.

SCALE: 1:250

NOTES:
Elevations are shown thus: [Symbol] = 1000.00 metres. (Geodetic)
Elevations are geodetic and derived from ASGM: 156905 ELEV: 1117.832
All dimensions are ground in metres and decimals thereof unless otherwise shown.
All distances on curves are arc distances.
Bearings are grid (37M, CAN17) and derived from GNSS Observations.
All fences are within 0.2 metres of the property lines unless otherwise shown.
All notes are measured to fascia unless otherwise shown.
Unless noted otherwise, lines outside of property are not to scale.

LEGEND:

Acc - Accessory	Calculation points shown thus: X
A/C - Air conditioner	Elevations shown thus: [Symbol]
Bldg - Building	Found iron posts shown thus: [Symbol]
BOC - Back of curb	Fire hydrants shown thus: [Symbol]
BOW - Back of Walk	Lamp standards shown thus: [Symbol]
Calc - Calculated	Manholes shown thus: [Symbol]
Cantr - Cantilever	Power poles shown thus: [Symbol]
Conc - Concrete	Street signs shown thus: [Symbol]
CS - Countersink	Electrical meter shown thus: [Symbol]
DH - Drill hole	Gas meter shown thus: [Symbol]
Dis - Discharge	Property lines shown thus: [Symbol]
ELEV - Elevation	Right of way shown thus: [Symbol]
Fd - Found	Eaves shown thus: [Symbol]
Fl - Iron post	Fences shown thus: [Symbol]
LOG - Lip of gutter	Overhead lines shown thus: [Symbol]
M.A. - Maintenance access	Goaline shown thus: [Symbol]
M.F. - Main floor	Sidewalk shown thus: [Symbol]
Mk - Mark	Stormline shown thus: [Symbol]
O.D. - Overland drainage	Waterline are shown thus: [Symbol]
Ret - Retaining	
R.P. - Roof peak	
R/W - Right of way	
W/O - Walkout basement	
W.W. - Window well	
Coniferous Tree - [Symbol]	Deciduous Tree - [Symbol]

This plan represents the best information of the time of survey
ZOOM SURVEYS LTD. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan.
All underground installations should be located by the respective authorities prior to construction.
CALL UTILITY SAFETY PARTNERS: 1-800-242-3477

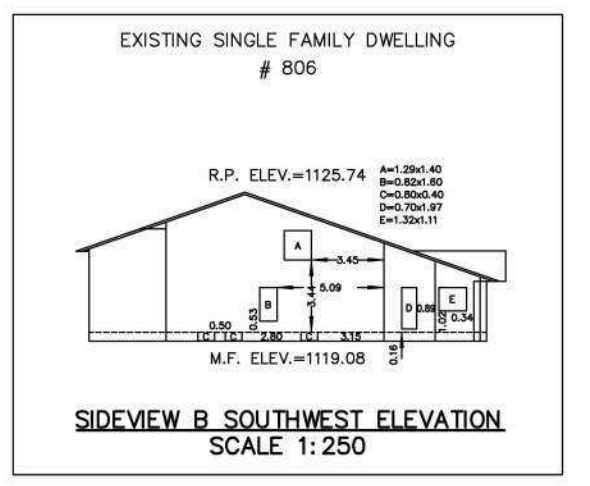
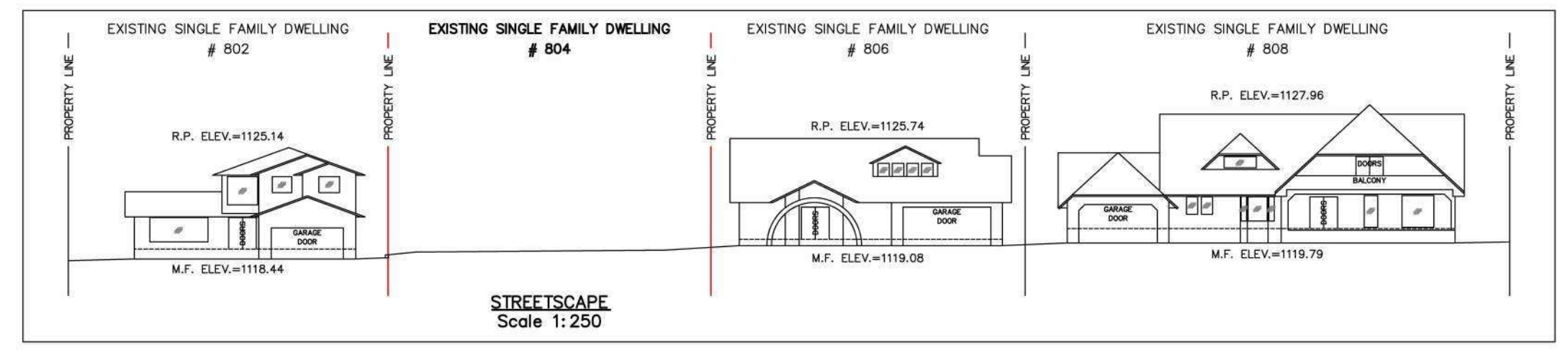
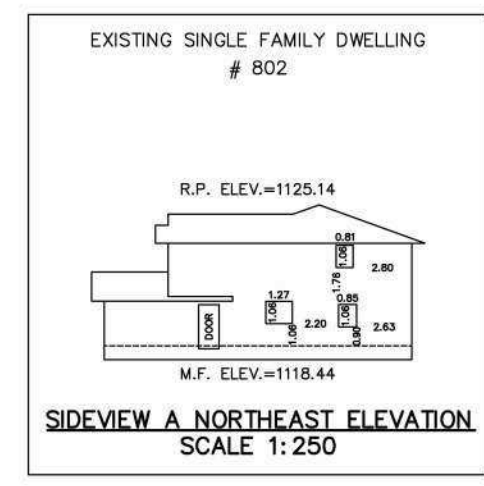
Tree Schedule

Tree	Type	#	Spread	Height
1	Coniferous	0.60	6.00	12.00
2	Deciduous	0.30	5.00	12.00
3	Bush	---	2.00	3.00
4	Bush	---	1.00	2.00
5	Bush	---	1.00	2.00
6	Bush	---	2.00	8.00
7	Bush	---	2.00	1.00
8	Bush	---	2.00	6.00
9	Coniferous	0.40	5.00	10.00
10	Bush	---	1.00	1.00
11	Bush	---	1.00	2.00
12	Bush	---	2.00	4.00
13	Bush	---	1.00	3.00
14	Bush	---	1.00	3.00
15	Bush	---	1.00	3.00
16	Bush	---	1.00	3.00
17	Bush	---	4.00	6.00
18	Coniferous	0.60	6.00	12.00
19	Coniferous	0.60	6.00	12.00
20	Coniferous	0.60	6.00	12.00
21	Coniferous	0.60	6.00	12.00

Digitally Signed at Calgary, Alberta on Mar 20 2026

P 335
ZOOM SURVEYS LTD.

ADAM BARKWELL ALBERTA LAND SURVEYOR
© COPYRIGHT, ZOOM SURVEYS LTD. 2026
This document is not valid unless it bears an original or digital signature in blue ink and a Zoom Survey Ltd. permit stamp in red ink.



SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED.
THE CONTRACTOR SHALL VERIFY ALL LEVELS,
DIMENSIONS AND DIMENSIONS PRIOR TO
COMMENCEMENT OF WORK. ALL ERRORS AND
OMISSIONS MUST BE REPORTED TO THE
DESIGNER IMMEDIATELY. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF
THE DESIGNER AND MUST NOT BE REPRODUCED,
IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN
CONSENT.
PRIME DESIGN SOLUTIONS LTD © 2022

**PROPOSED SINGLE
FAMILY DWELLING**
804 VARSITY ESTATES PLACE N.W.
CALGARY, AB.

PROJECT NO. 0001

REVISIONS

No.	Description	YY-MM-DD
1	Revision 1	Date 1

**PROPOSED BLOCK
PLAN &
STREETSCAPE**

SCALE: 1" = 30'-0"

A1.3

DATE: 2025-09-02
DRAWN BY: Author

DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 4
Block 14
Plan 1846LK

MUNICIPAL ADDRESS: 804 Varsity Estates Place N.W.
Calgary, Alberta

DATE OF SURVEY: March 18th, 2026.

SCALE: 1:250

NOTES:
Elevations are shown thus: [Symbol] = 1000.00 metres. (Geoidal)
Elevations are geoidal and derived from ASGM: 156805 ELEV: 1117.632
All dimensions are ground in metres and decimals thereof unless otherwise shown.
All distances on curves are arc distances.
Bearings are grid (3TM, CM14) and derived from GNSS Observations.
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise, lines outside of property are not to scale.

LEGEND:

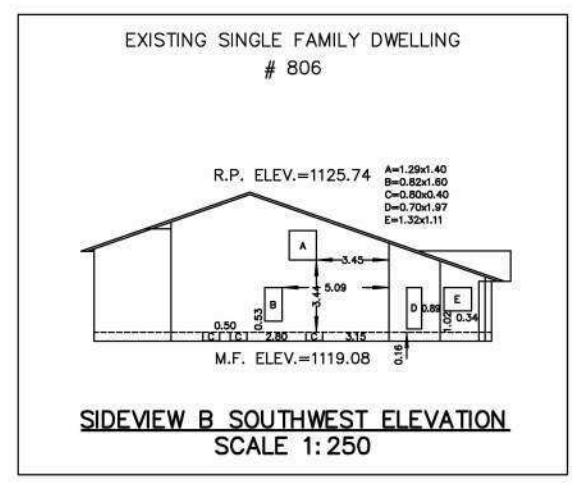
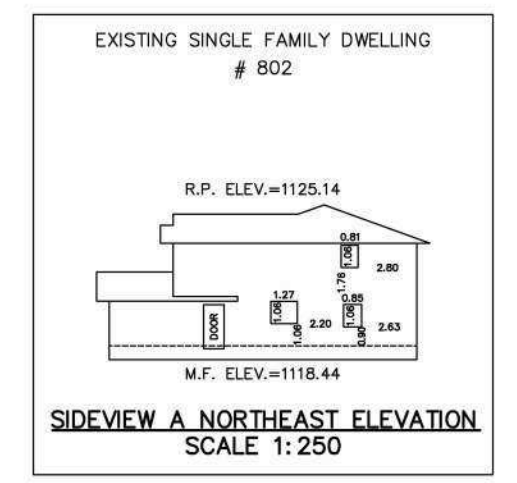
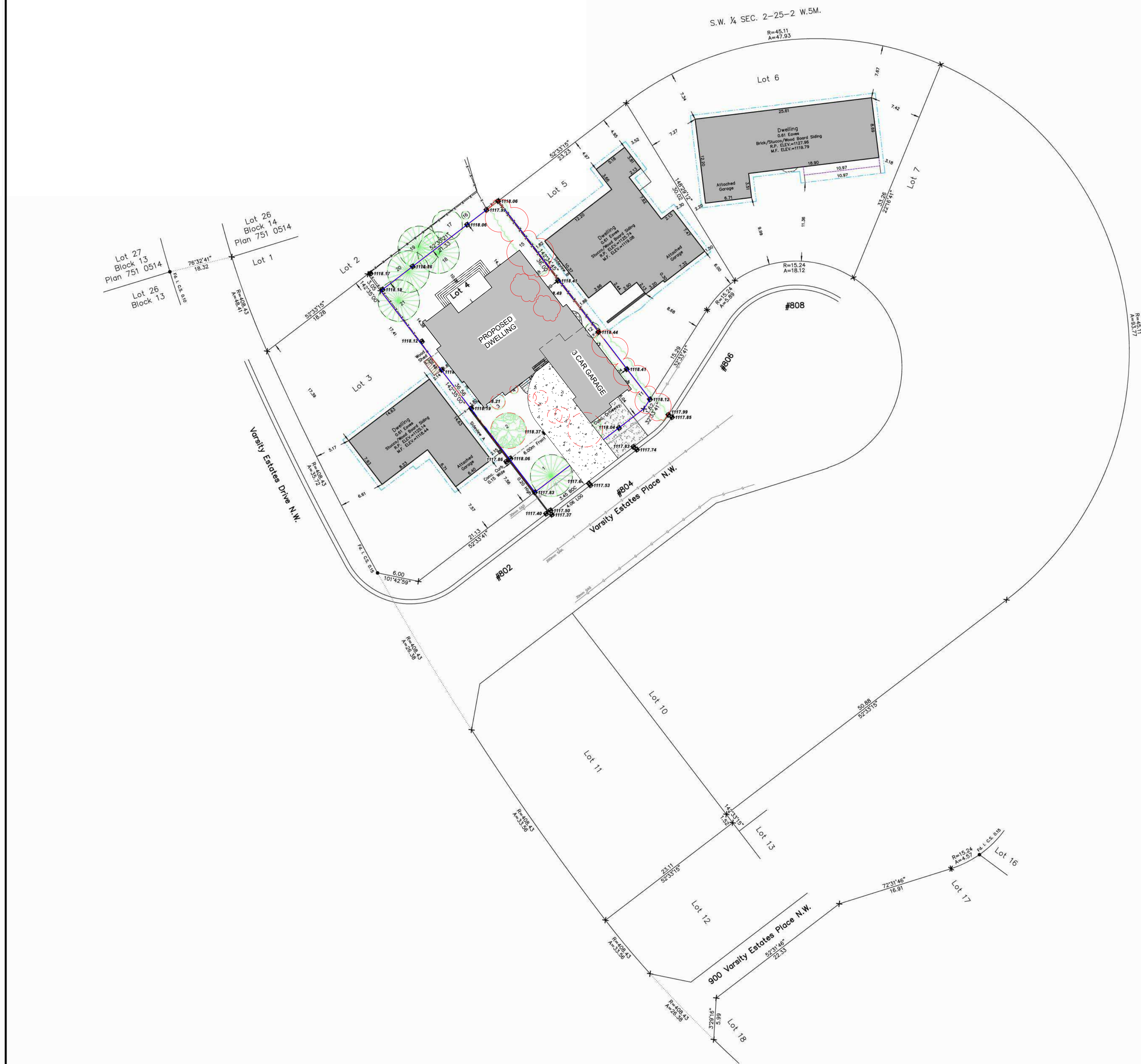
Acc. - Accessory	Calculation points shown thus: X
A/C - Air conditioner	Elevations shown thus: [Symbol]
Bldg - Building	Found iron posts shown thus: [Symbol]
BOC - Back of curb	Fire hydrants shown thus: [Symbol]
BOW - Back of Walk	Lamp standards shown thus: [Symbol]
Calc. - Calculated	Manholes shown thus: [Symbol]
Cont. - Continer	Power poles shown thus: [Symbol]
Conc. - Concrete	Street signs shown thus: [Symbol]
C.S. - C/Sterank	Electrical meter shown thus: [Symbol]
DH - Drill hole	Gas meter shown thus: [Symbol]
Enc. - Encroaches	Property lines shown thus: [Symbol]
ELEV - Elevation	Right of way shown thus: [Symbol]
FE - Found	Cover shown thus: [Symbol]
L - Iron post	Fences shown thus: [Symbol]
LOD - Lip of gutter	Overhead lines shown thus: [Symbol]
M.A. - Maintenance access	Gasline shown thus: [Symbol]
M.F. - Main floor	Sanitaryline shown thus: [Symbol]
Mk. - Mark	Stormline shown thus: [Symbol]
O.D. - Overland drainage	Waterline are shown thus: [Symbol]
Ret. - Retaining	
R.P. - Roof peak	
R/W - Right of way	
W/O - Walkout basement	
W.W. - Window well	
Coniferous Tree	Deciduous Tree

This plan represents the best information at the time of survey
ZOOM SURVEYS LTD. and its employees take no responsibility for the
location of any underground conduits, pipes or other facilities whether
shown on or omitted from this plan.
All Underground installations should be located by the respective
authorities prior to construction.
CALL UTILITY SAFETY PARTNERS: 1-800-242-3477

Tree Schedule

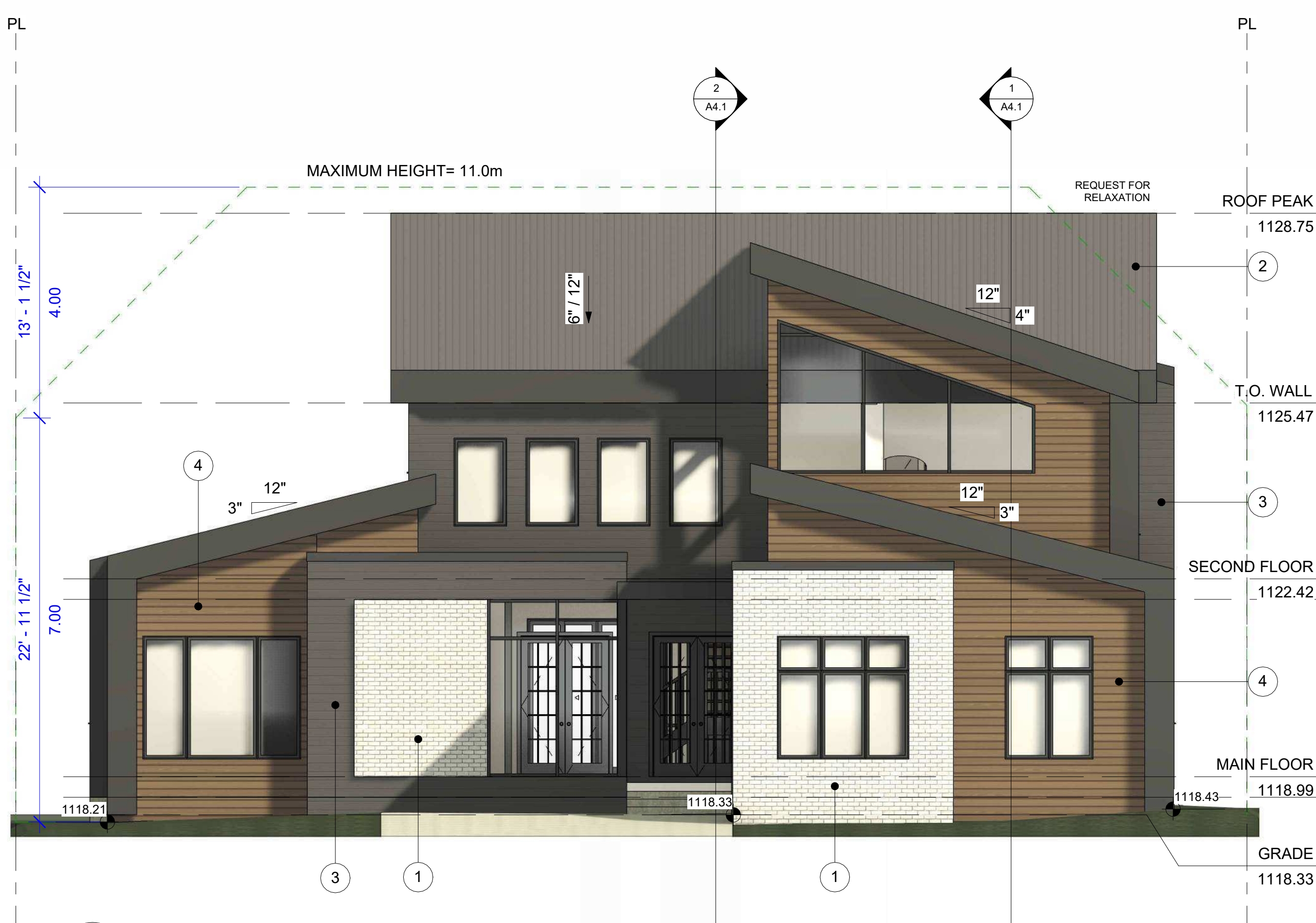
Tree	Type	#	Spread	Height	
TO REMAIN AS IS	1	Coniferous	0.60	6.00	12.00
TO REMAIN AS IS	2	Deciduous	0.30	5.00	12.00
TO BE REMOVED	3	Bush	---	2.00	3.00
TO BE REMOVED	4	Bush	---	1.00	2.00
TO BE REMOVED	5	Bush	---	1.00	2.00
TO BE REMOVED	6	Bush	---	2.00	8.00
TO BE REMOVED	7	Bush	---	2.00	1.00
TO BE REMOVED	8	Bush	---	2.00	6.00
TO BE REMOVED	9	Coniferous	0.40	5.00	10.00
TO REMAIN AS IS	10	Bush	---	1.00	1.00
TO BE REMOVED	11	Bush	---	1.00	2.00
TO BE REMOVED	12	Bush	---	2.00	4.00
TO BE REMOVED	13	Bush	---	1.00	3.00
TO BE REMOVED	14	Bush	---	1.00	3.00
TO BE REMOVED	15	Bush	---	1.00	3.00
TO REMAIN AS IS	16	Bush	---	1.00	3.00
TO REMAIN AS IS	17	Bush	---	4.00	6.00
TO REMAIN AS IS	18	Coniferous	0.60	6.00	12.00
TO REMAIN AS IS	19	Coniferous	0.60	6.00	12.00
TO REMAIN AS IS	20	Coniferous	0.60	6.00	12.00
TO REMAIN AS IS	21	Coniferous	0.60	6.00	12.00

Digitally Signed at Calgary, Alberta on Mar: 20 2026
P-335
2008
ZOOM SURVEYS LTD.
ADAM BARNWELL ALBERTA LAND SURVEYOR
© COPYRIGHT, ZOOM SURVEYS LTD. 2026
This document is not valid unless it bears an
original or digital signature in blue ink and a
Zoom Surveys Ltd. permit stamp in red ink.

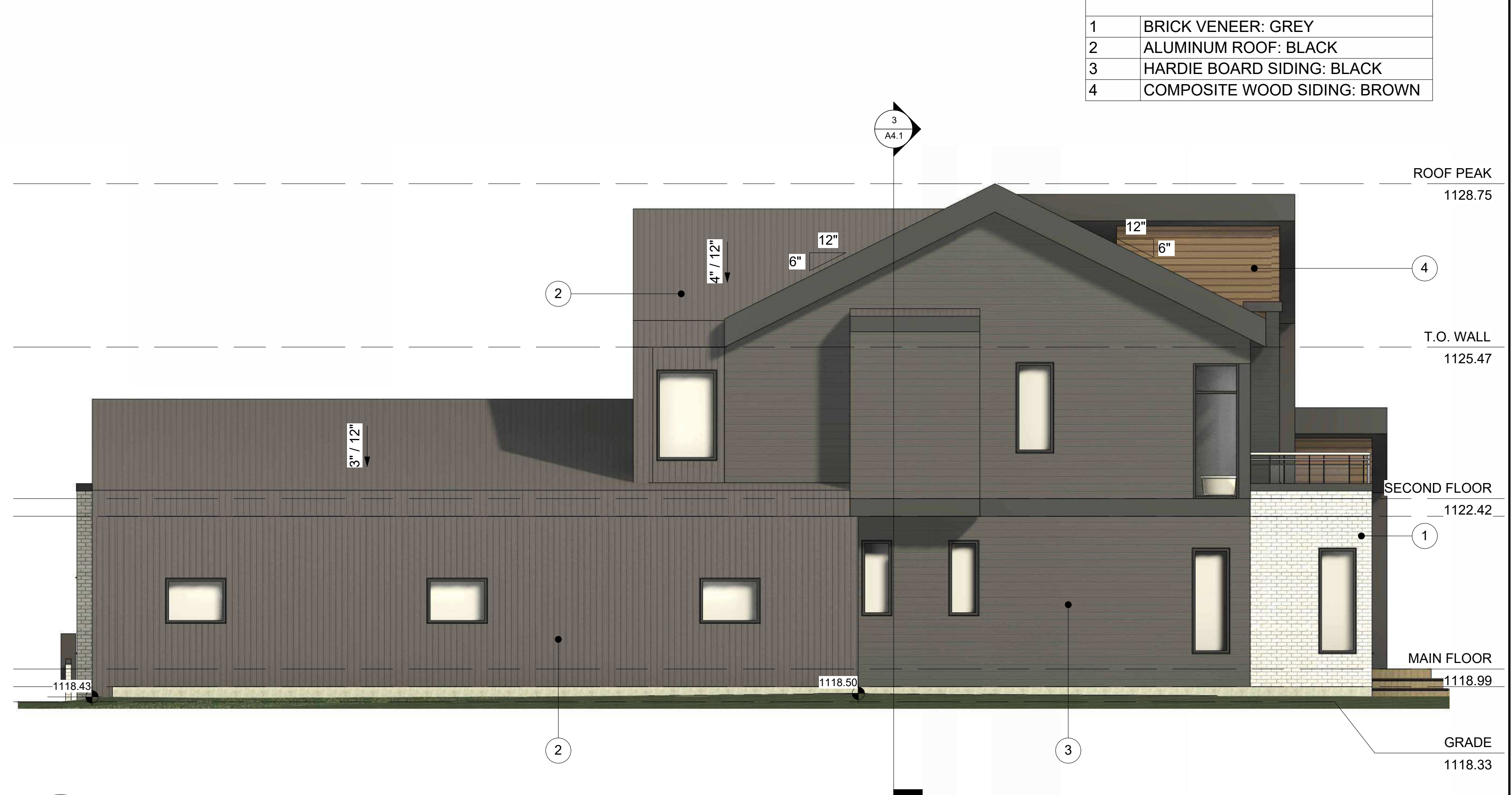


1 PROPOSED BLOCK PLAN
1" = 30'-0"

MATERIAL LEGEND	
NO	DESCRIPTION
1	BRICK VENEER: GREY
2	ALUMINUM ROOF: BLACK
3	HARDIE BOARD SIDING: BLACK
4	COMPOSITE WOOD SIDING: BROWN



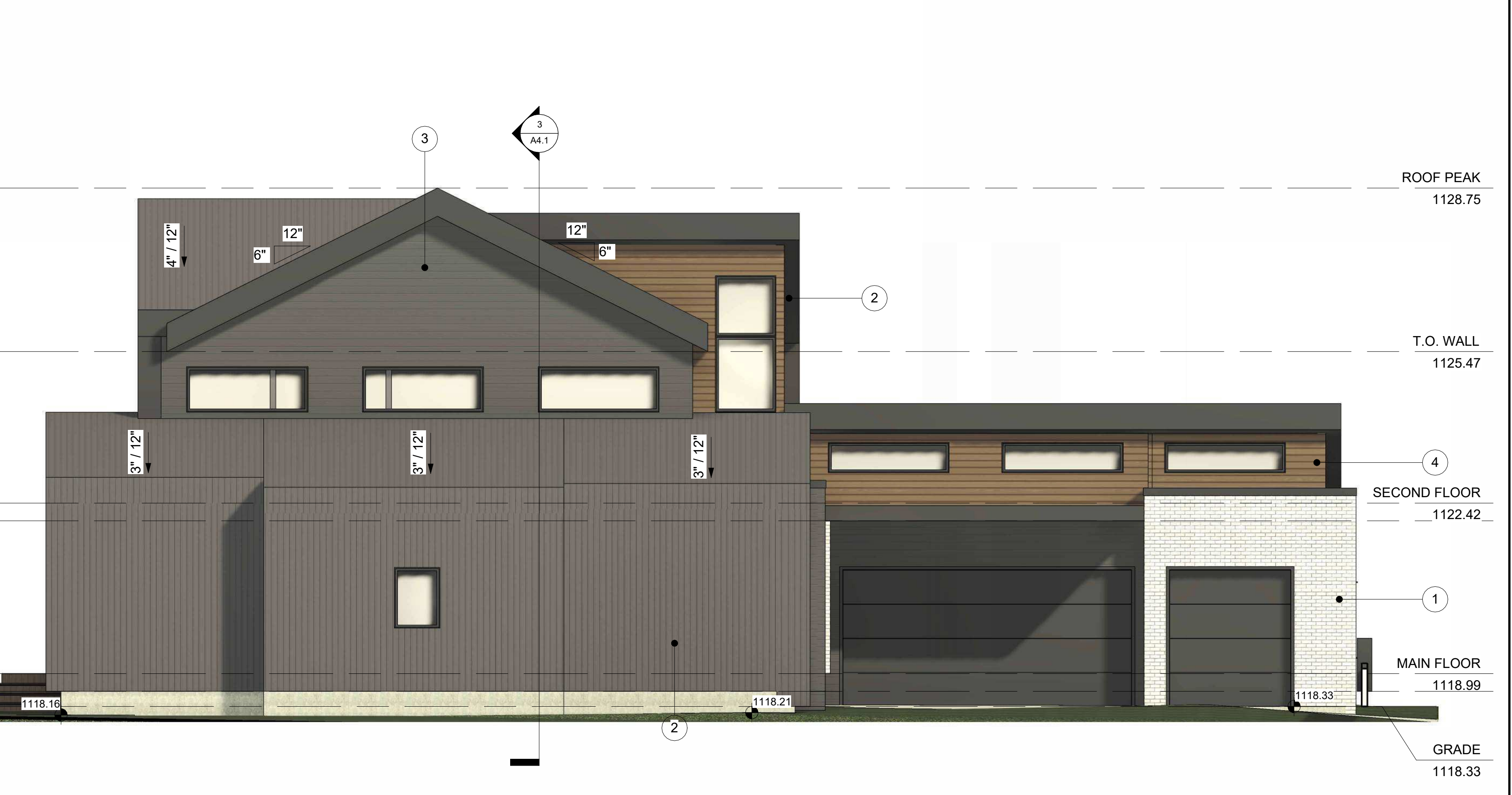
1 EAST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATUMS, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER IMMEDIATELY. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF PRIME DESIGN SOLUTIONS LTD. © 2022

PROPOSED SINGLE FAMILY DWELLING
804 VARSITY ESTATES PLACE N.W.
CALGARY, AB.

PROJECT NO. 0001

REVISIONS	No.	Description	YY-MM-DD

ELEVATIONS

SCALE: 3/16" = 1'-0"

A3.1

DATE: 2025-09-02

DRAWN BY: Author