



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

ISSUED FOR DEVELOPMENT PERMIT
JULY 28, 2026

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.
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

PROJECT NO. 0001

REVISIONS

No.	Description	YY-MM-DD

COVER PAGE

SCALE:

A0.0

DATE: 2025-09-02

DRAWN BY: Author



1 FRONT VIEW



T: +1.403.681.2365
T: +1.403.970.7417
INFO@PRIMEDESIGNSYYC.COM
WWW.PRIMEDESIGNSYYC.COM
720 28 ST. N.E. UNIT #128 CALGARY, AB
CONSULTANT

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.
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

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,
DATES, 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

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

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
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 PHOTOS

SCALE:

A0.3

DATE: 2025-09-02

DRAWN BY: Author

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.
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
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

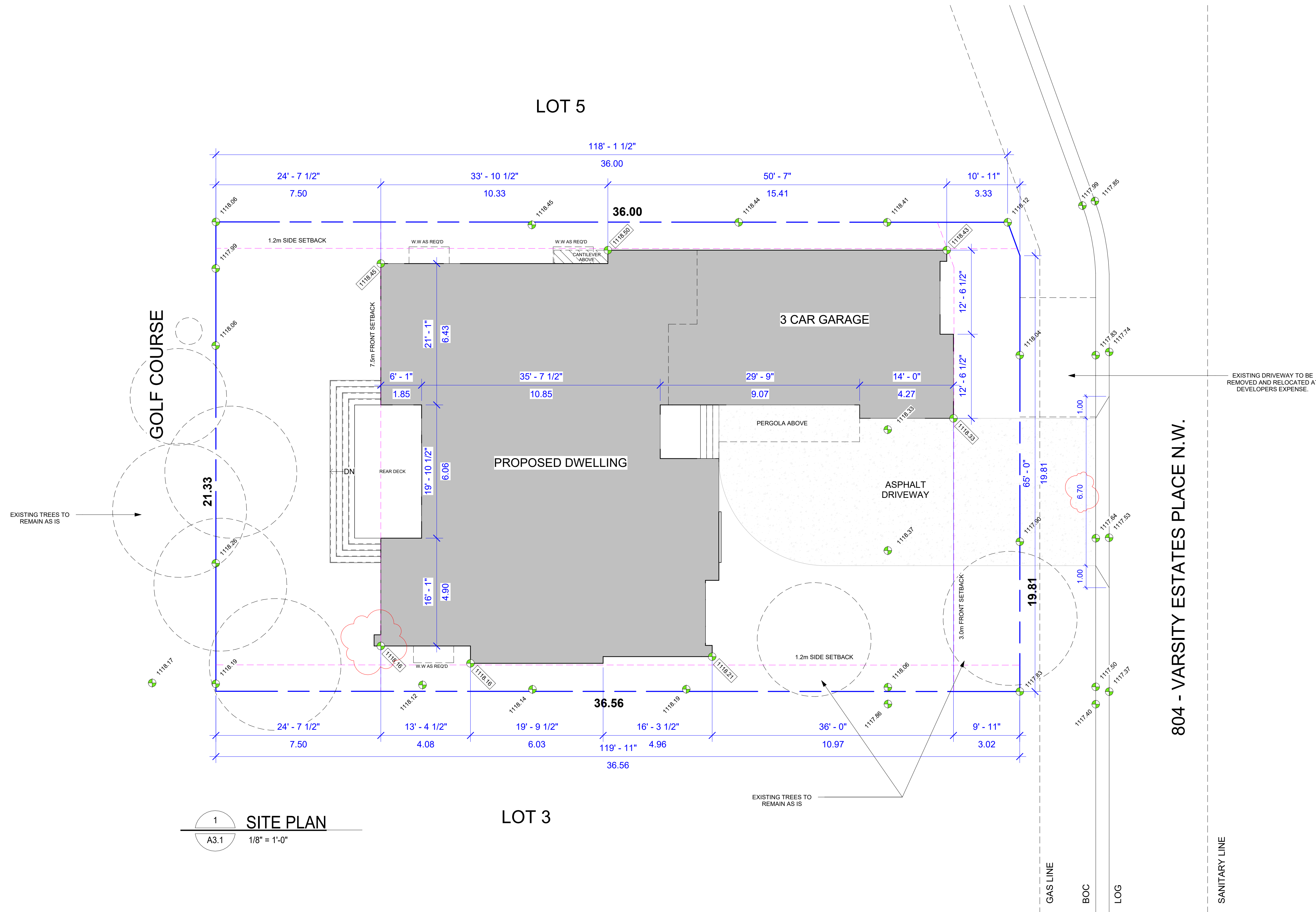
SITE PLAN

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

A1.1

DATE: 2025-09-02

DRAWN BY: Author



LOT COVERAGE

SITE AREA:	8,392 ft ²
BUILDING FOOTPRINT:	2,652 ft ²
GARAGE FOOTPRINT:	939 ft ²
COVERED ENTRANCE:	185 ft ²
TOTAL COVERAGE:	3,776 ft ²
LOT COVERAGE %:	45% (MAX. 45% PERMITTED)

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 0 5 10 15 20 25 METRES

NOTES:

Elevations are shown thus: ± 1000.00 metres. (Heads/c) (Tails/c)

Elevations are geodetic and derived from ASGM: 156605 ELEV: 1117.432

All dimensions are ground in metres and decimals thereof unless otherwise shown.

All distances on curves are arc distances.

Bearings are grid (3TH CAN14) 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
A/C - Air conditioner
Bdy - Building
BDC - Back of curb
BOW - Back of Walk
Cals - Calculated
Cant. - Cantilever
Conc. - Concrete
C/S - Countersink
DH - Drill hole
Enc. - Encroaches
ELEV - Elevation
Fd. - Found
I. - Iron post
LOG - Lip of gutter
M.A. - Maintenance access
M.F. - Main floor
Mk. - Mark
O.D. - Overland drainage
Ret. - Retaining
R.P. - Roof peak
R/W - Right of way
W/O - Walkout basement
W.W. - Window well

Calculation points shown thus: X
Elevations shown thus: 1117.432
Found iron posts shown thus: 1117.432
Fire hydrants shown thus: 1117.432
Lamp standards shown thus: 1117.432
Manholes shown thus: 1117.432
Power poles shown thus: 1117.432
Street signs shown thus: 1117.432
Electrical meter shown thus: 1117.432
Gas meter shown thus: 1117.432
Property lines shown thus: 1117.432
Right of way shown thus: 1117.432
Eaves shown thus: 1117.432
Fences shown thus: 1117.432
Overhead lines shown thus: 1117.432
Gullies shown thus: 1117.432
Sanitarylines shown thus: 1117.432
Stormline shown thus: 1117.432
Waterline are shown thus: 1117.432

Coniferous Tree Deciduous Tree

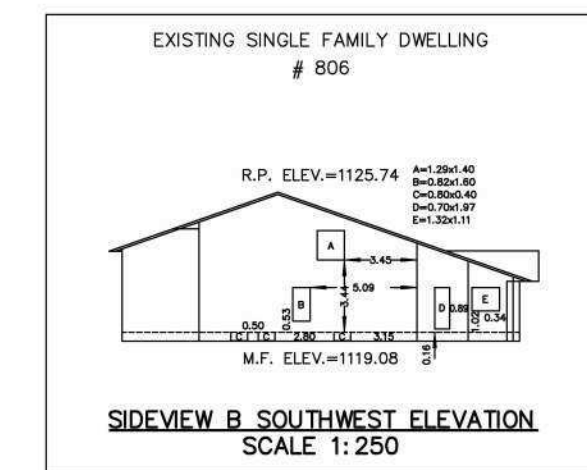
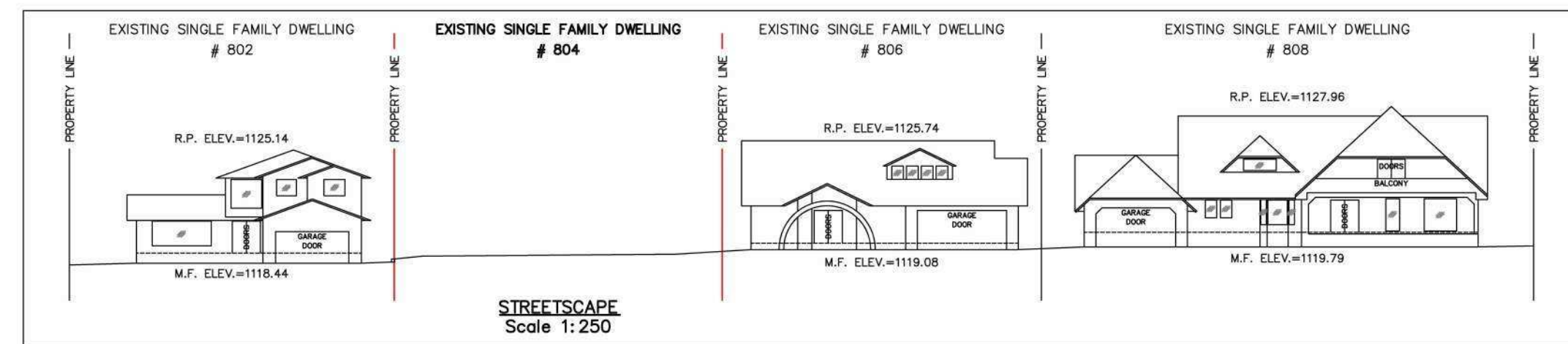
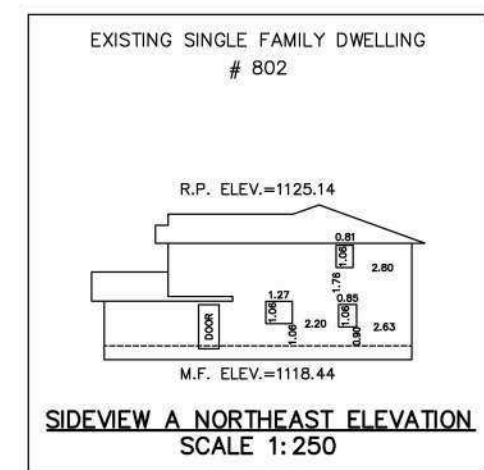
This plan represents the best information at the time of survey.
ZOOM SURVEYS LTD. and its employees take no responsibility for the
location of any underground conduits, pipes or other facilities whether
shown on or omitted from this plan.
All underground installations should be located by the respective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

Tree Schedule				
Tree	Type	#	Spread	Height
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 BARKER, 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.



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

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 0 5 10 15 20 25 METRES

NOTES:

Elevations are shown thus: $\square$ = 1000.00 metres. (Geodetic)

Elevations are geodetic and derived from ASGM: 156505 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, CM114) 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
A/C - Air conditioner
Bldg - Building
BOC - Back of curb
BOW - Back of Walk
Calc. - Calculated
Cont. - Contender
Conc. - Concrete
C.S. - Countersink
DH - Drill hole
Enc. - Encroaches
ELEV - Elevation
Fd. - Found
I. - Iron post
LOD - Lip of gutter
M.A. - Maintenance access
M.F. - Main floor
Mk. - Mark
O.D. - Overland drainage
Ret. - Retaining
R.P. - Roof peak
R/W - Right of way
W/O - Walkout basement
W.W. - Window well

Calculation points shown thus:
Elevations shown thus:
Found iron posts shown thus:
Fire hydrants shown thus:
Lamp standards shown thus:
Manholes shown thus:
Power poles shown thus:
Street signs shown thus:
Electrical meter shown thus:
Gas meter shown thus:
Property lines shown thus:
Right of ways shown thus:
Crown shown thus:
Fences shown thus:
Overhead lines shown thus:
Gasline shown thus:
Sanitaryline shown thus:
Stormline shown thus:
Waterline are shown thus:

Coniferous Tree $\square$ Deciduous Tree $\square$

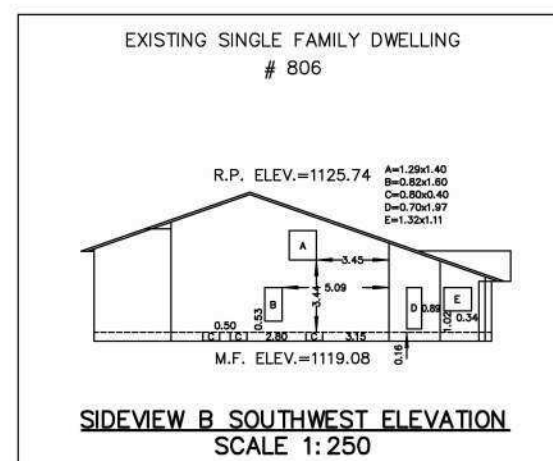
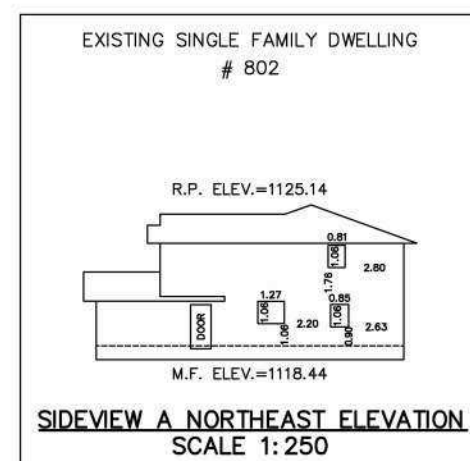
This plan represents the best information at the time of survey
ZOOM SURVEYS LTD. and its employees take no responsibility for the
location of any underground conduits, pipes or other facilities whether
shown or omitted from this plan.
All underground installations should be located by the respective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

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

Digitally Signed at Calgary, Alberta on Mar. 20 2026

P-335
ZOOM
SURVEYS LTD.

ADAM BARNIE, 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.





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
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