

WEST LOT
2108 VICTORIA CRES. NW

SINGLE FAMILY DWELLING

LOT 2, BLOCK 9, PLAN 9110GI

BANFF TRAIL, NW CALGARY, LOT ZONING: R-CG

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VM DESIGNS

587-377-7279
vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Design Draft 1.0	04.15.26
Design Draft 1.1	04.21.26
Design Draft 1.2	04.23.26
Design Draft 1.3	04.24.26
DP Set	04.28.26
DP Set - Rev. to East lot	05.04.26

AREAS	S.F.
MAIN FLOOR	1,121 SF
SECOND FLOOR	1,193 SF
TOTAL (GFA)	2,314 SF

BASEMENT DEV.	1,019 SF
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REAR DECK	226 SF
PORCH	23 SF

GARAGE (DETACHED)	400 SF
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STREET ADDRESS

WEST LOT
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LEGAL ADDRESS

LOT 2, BLOCK 9,
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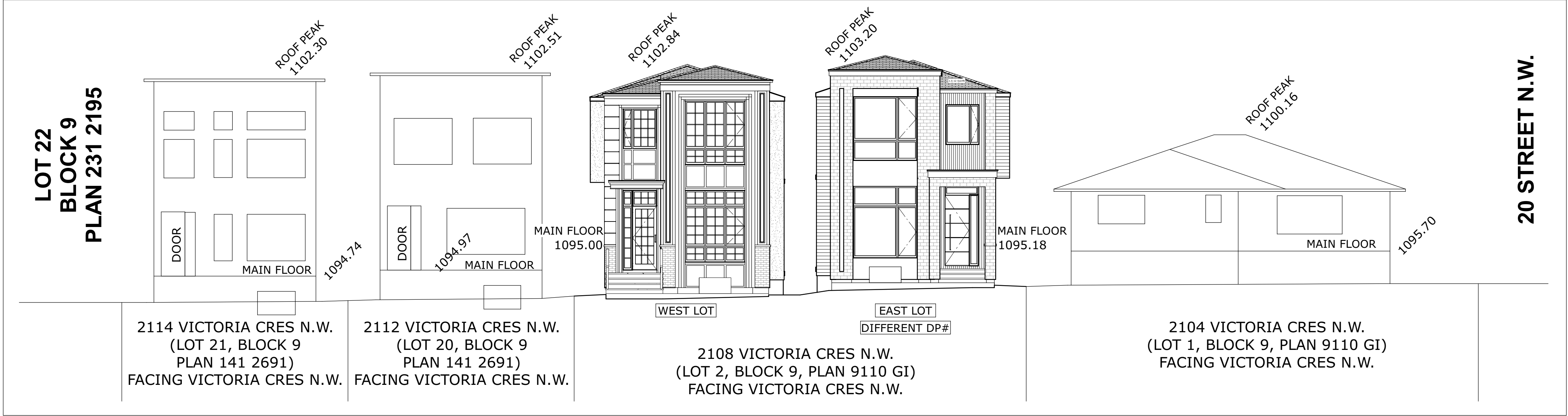
PROJECT

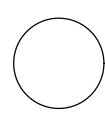
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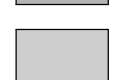
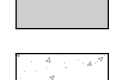
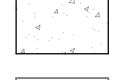
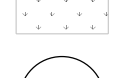
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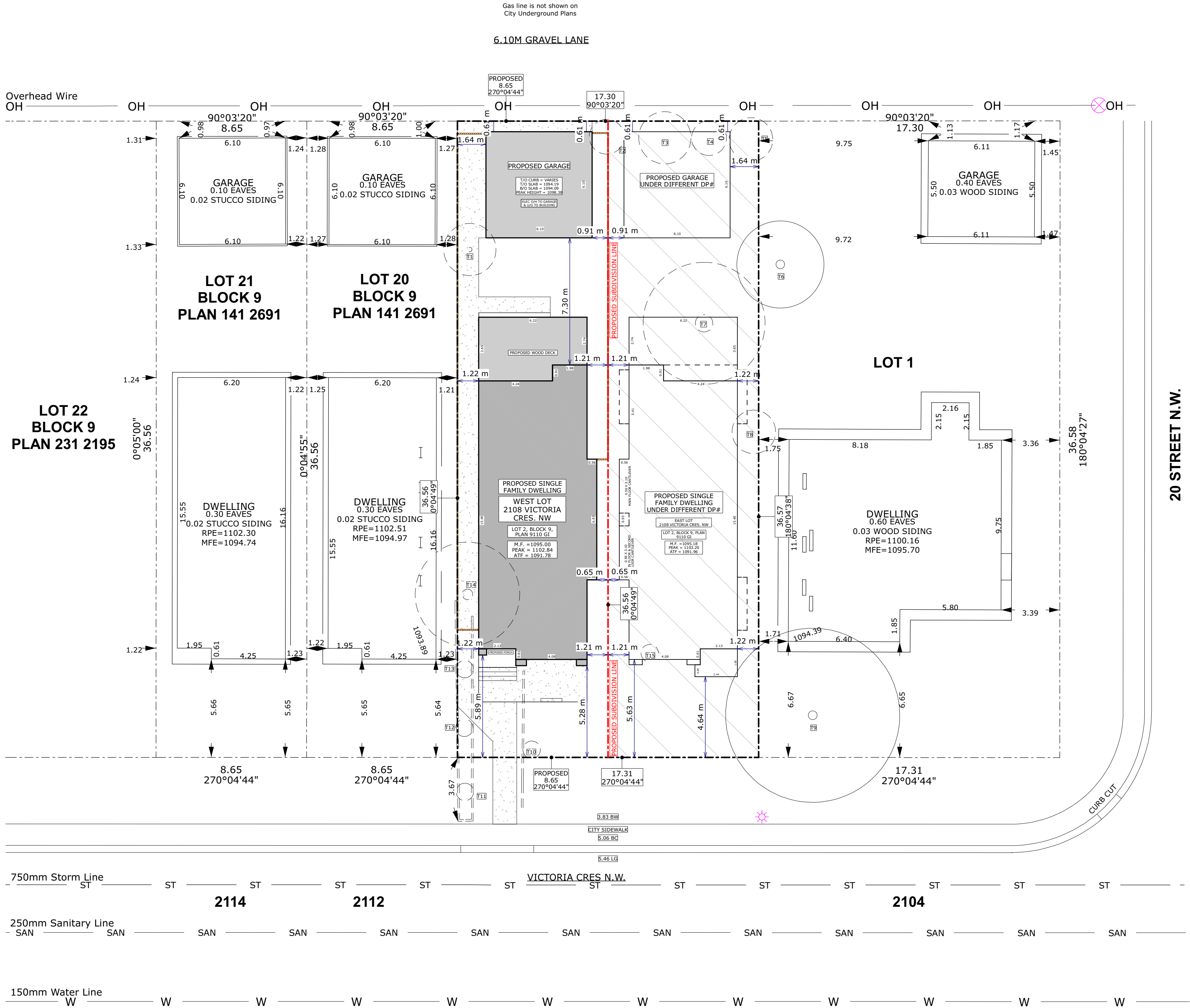
ZONING R-CG	PROJECT TAG 26-10-NSH-01
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SCALE AS NOTED	A1 / 7

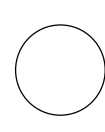


 SOUTH STREETSCAPE
SCALE: 1 = 100

SITE / BLOCK LEGEND			
	PROPOSED HOUSE		OVERHEAD ELECTRICAL LINE
	PROPOSED GARAGE		CITY SANITATION LINE
	CONCRETE		CITY WATER LINE
	CRUSHED LIMESTONE		CITY STORM LINE
	MULCH		CITY GAS LINE
	SOD		PROPERTY LINE
	EXISTING TREE TO REMAIN		PROPOSED GRADE
	EXISTING TREE TO BE REMOVED		EXISTING GRADE
			EXTRAPOLATED GRADE
			PROPOSED SLOPE
			POWER POLE

TREE SCHEDULE:						
Tree No.	Variety	Trunk (m)	Canopy (m)	Height (m)	Location	STATUS & NAME
T1	Deciduous	0.25	3.00	4.00	In Subject Property	To be removed
T2	Bush	-	2.00	3.00	In Subject Property	To be removed
T3	Bush	-	3.00	3.00	In Subject Property	To be removed
T4	Bush	-	2.00	2.00	In Subject Property	To be removed
T5	Bush	-	2.50	2.00	In Subject Property	To be removed
T6	Coniferous	0.50	5.00	15.00	In Subject Property	To remain
T7	Deciduous	1.00	7.00	12.00	In Subject Property	To be removed
T8	Bush	-	2.50	4.00	In Subject Property	To be removed
T9	Deciduous	0.50	10.00	15.00	In Adjacent Property	To remain
T10	Bush	-	1.00	1.00	In Subject Property	To be removed
T11	Bush	-	1.00	1.00	In City Property	To be removed (T-51056842 - COTONEASTER)
T12	Bush	-	1.00	1.00	In Subject Property	To be removed
T13	Bush	-	1.00	1.00	In Subject Property	To be removed
T14	Deciduous	0.60	6.00	10.00	In Subject Property	To be removed
T15	Bush	-	1.00	2.00	In Subject Property	To be removed
T16	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x4) - Brandon White Cedar - Thuja Occidentalis 'Brandon' **MATURE HEIGHT 13' - 3.96M**
T17	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x1) - Top Gun Bur Oak - Quercus Macrocarpa 'Top Gun'
S1	Bush	-	0.60	0.60	In Subject Property	To be planted (x6) - Phenomenal Lavender - Lavandula X Intermedia
S2	Bush	-	0.60	0.60	In Subject Property	To be planted (x5) - Pygmy Caragana - Caragana Pygmae



 BLOCK PLAN
SCALE: 1 = 150



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TOTAL (GFA)	2,314 SF

BASEMENT DEV. 1,019 SF

REAR DECK 226 SF
PORCH 23 SF

GARAGE (DETACHED) 400 SF

STREET ADDRESS
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LEGAL ADDRESS
LOT 2, BLOCK 9,
PLAN 9110GI

PROJECT
VIC WEST

DRAWING
BLOCK PLAN

ZONING R-CG PROJECT TAG 26-10-NSH-01

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SCALE AS NOTED A2 / 7



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LEGAL ADDRESS

LOT 2, BLOCK 9,
PLAN 9110GI

PROJECT

VIC WEST

DRAWING

SITE PLAN &
BUILDING STATS

ZONING R-CG	PROJECT TAG 26-10-NSH-01
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SCALE AS NOTED	A3 / 7

BUILDING STATISTICS

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT PLANE = 11.00m

PROPOSED PEAK GEODETIC = 1102.84

PROPOSED HEIGHT = 8.78 m

PARCEL COVERAGE

LOT AREA = 632.39 m2 (6,807.09 sf)
TO BE SUBDIVIDED
WEST LOT AREA = 316.19 m2 (3,403.54 sf)
BUILDING FOOTPRINT = 104.15 m2 (1,121.07 sf)
GARAGE = 37.16 m2 (400.00 sf)
TOTAL COVERED AREA = 141.31 m2 (1,521.07 sf)
TOTAL COVERED AREA ALLOWED = 142.29 m2 (1,531.59 sf)

44.69 %

GFA FLOOR AREA

MAIN FLOOR = 1,121 sf
SECOND FLOOR = 1,193 sf
TOTAL = 2,314 sf

BASEMENT DEV. = 1,019 sf

TOTAL = 2,314 sf

PARKING STALLS PROVIDED ON-SITE

DWELLING UNITS: 1
PARKING STALLS PER DWELLING UNIT = 2
PROVIDED VIA GARAGE

2 stalls

SITE PLAN NOTES

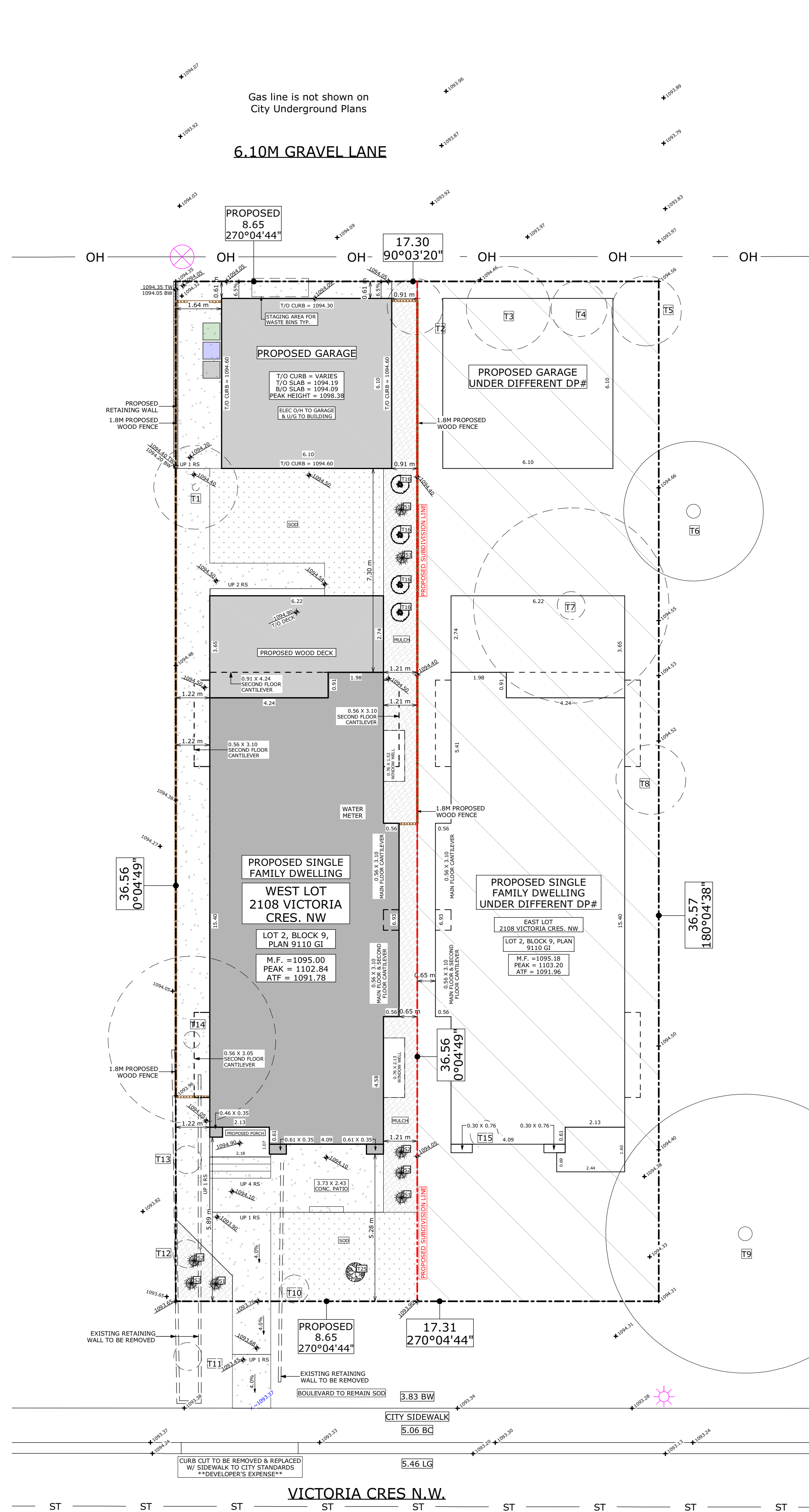
- SOD TO BE A DROUGHT TOLERANT GRASS SPECIES.
- MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.
- 300mm OF TOPSOIL TO BE APPLIED EVERYWHERE ON SITE EXCEPT UNDER WALKWAYS.

SITE / BLOCK LEGEND

	PROPOSED HOUSE	— OH —	OVERHEAD ELECTRICAL LINE
	PROPOSED GARAGE	— SAN —	CITY SANITATION LINE
	CONCRETE	— W —	CITY WATER LINE
	CRUSHED LIMESTONE	— ST —	CITY STORM LINE
	MULCH	— G —	CITY GAS LINE
	SOD	---	PROPERTY LINE
	EXISTING TREE TO REMAIN	↗ 1044.44	PROPOSED GRADE
	EXISTING TREE TO BE REMOVED	+ 1044.44	EXISTING GRADE
		+ 1022.22	EXTRAPOLATED GRADE
		4.0%	PROPOSED SLOPE
			POWER POLE

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S2	Bush	-	0.60	0.60	In Subject Property	To be planted (x5) - Pygmy Caragana - Caragana Pygmae



SITE PLAN

SCALE: 1 = 100



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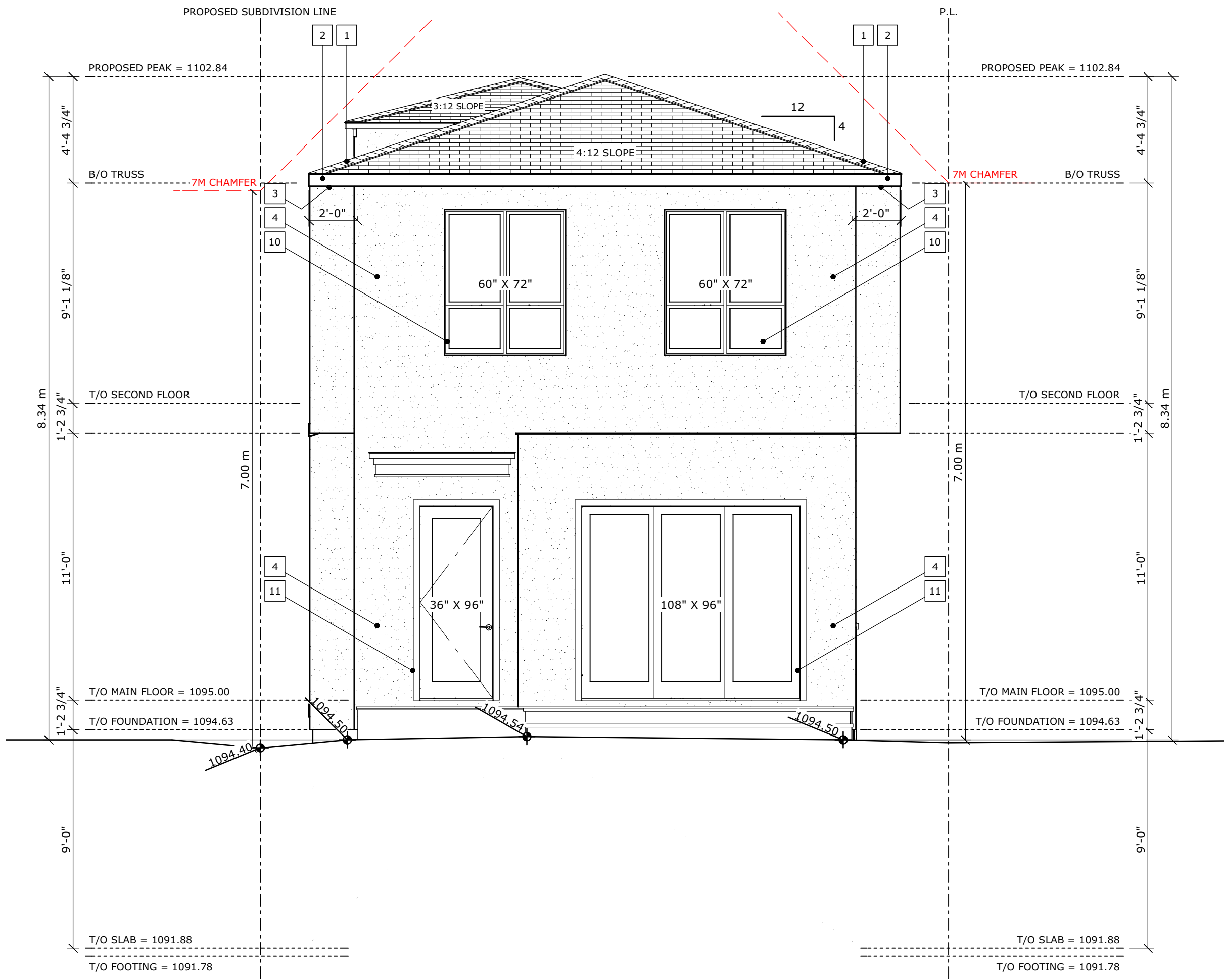
PROJECT
VIC WEST

DRAWING
FRONT, BACK & LEFT
ELEVATIONS

ZONING R-CG	PROJECT TAG 26-10-NSH-01
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DRAWN BY VM	SHEET
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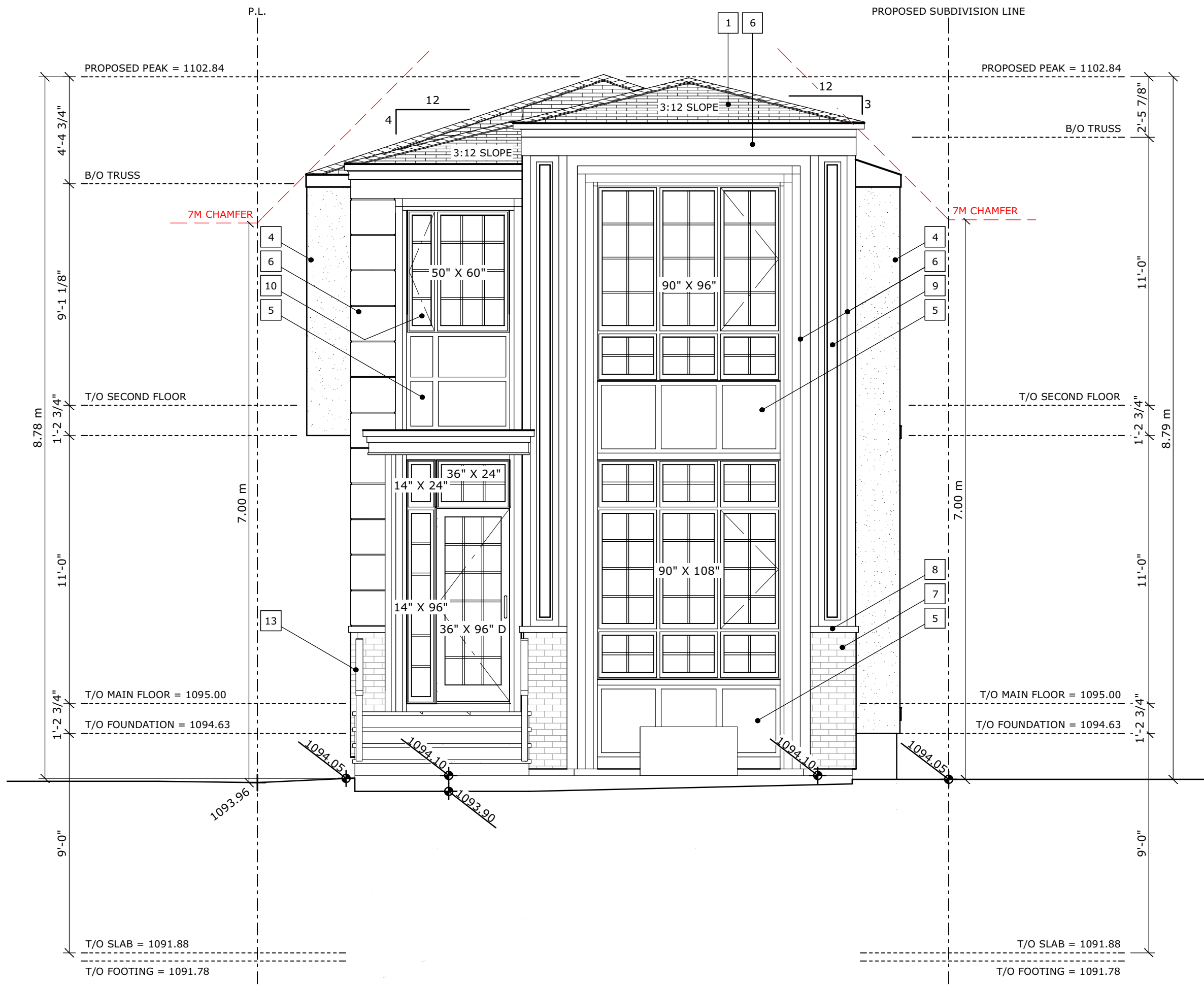
SCALE AS NOTED	A5 / 7
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BACK ELEVATION (NORTH)

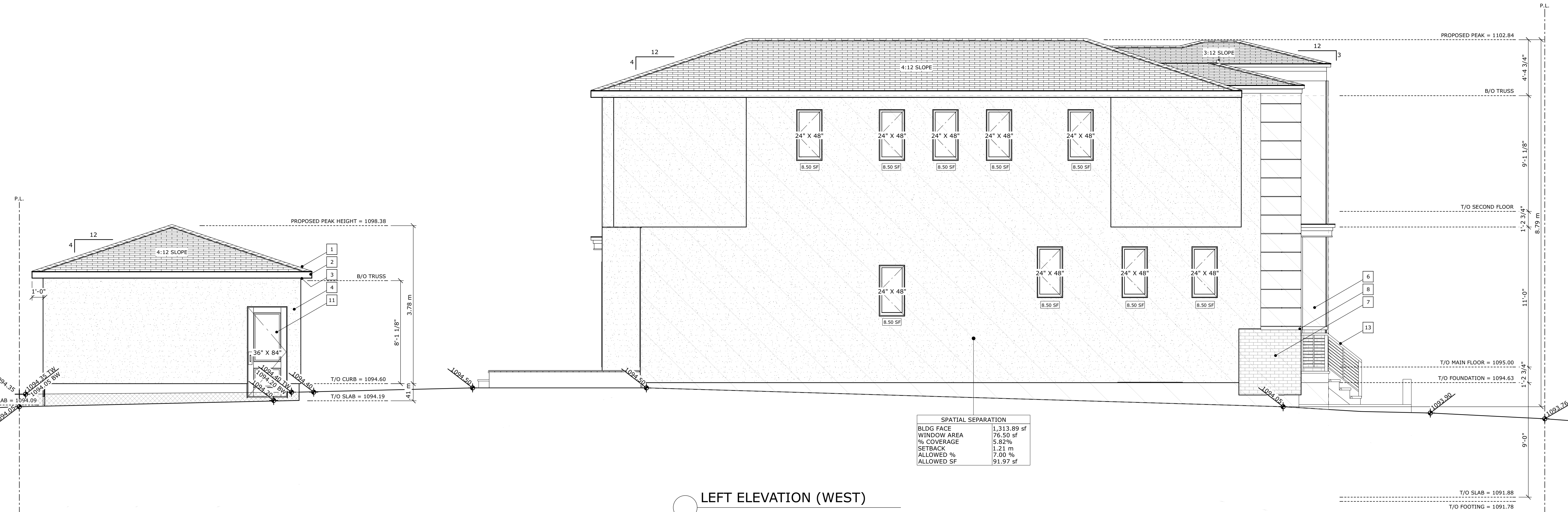
SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT SHINGLES
2	6" METAL FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
4	SMOOTH STUCCO - WHITE
5	JAMES HARDIE SMARTBOARD - BLACK
6	ARCHITECTURAL PANEL - OFF WHITE
7	BRICK VENEER - BLACK
8	BRICK CAP
9	STONE INSERT - BLACK
10	VINYL CLAD WINDOWS - BLACK
11	FIBREGLASS DOOR - BLACK
12	FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL
13	RAILING - BLACK



FRONT ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"



LEFT ELEVATION (WEST)

SCALE: 1/4" = 1'-0"

SPATIAL SEPARATION	
BLDG FACE	1,313.89 sf
WINDOW AREA	76.50 sf
% COVERAGE	5.82%
SETBACK	1.21 m
ALLOWED %	7.00 %
ALLOWED SF	91.97 sf



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DRAWING

RIGHT & GARAGE
ELEVATIONS

ZONING
R-CG

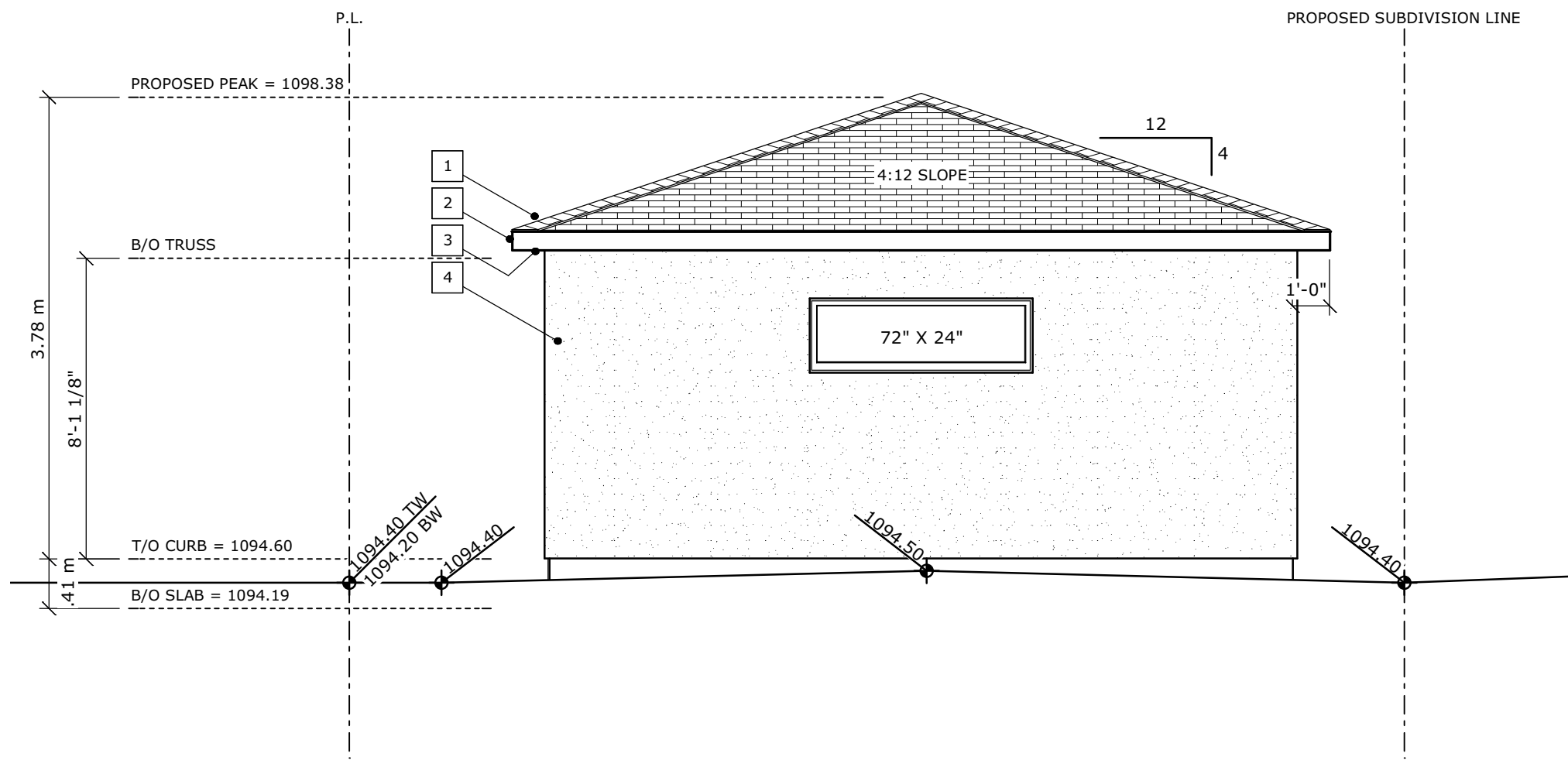
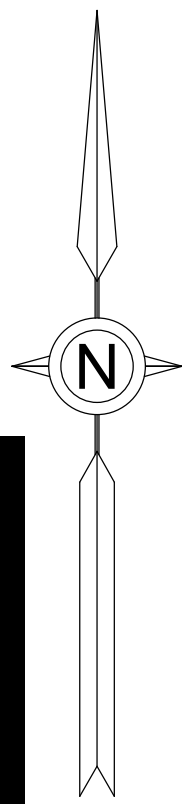
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SCALE
AS NOTED

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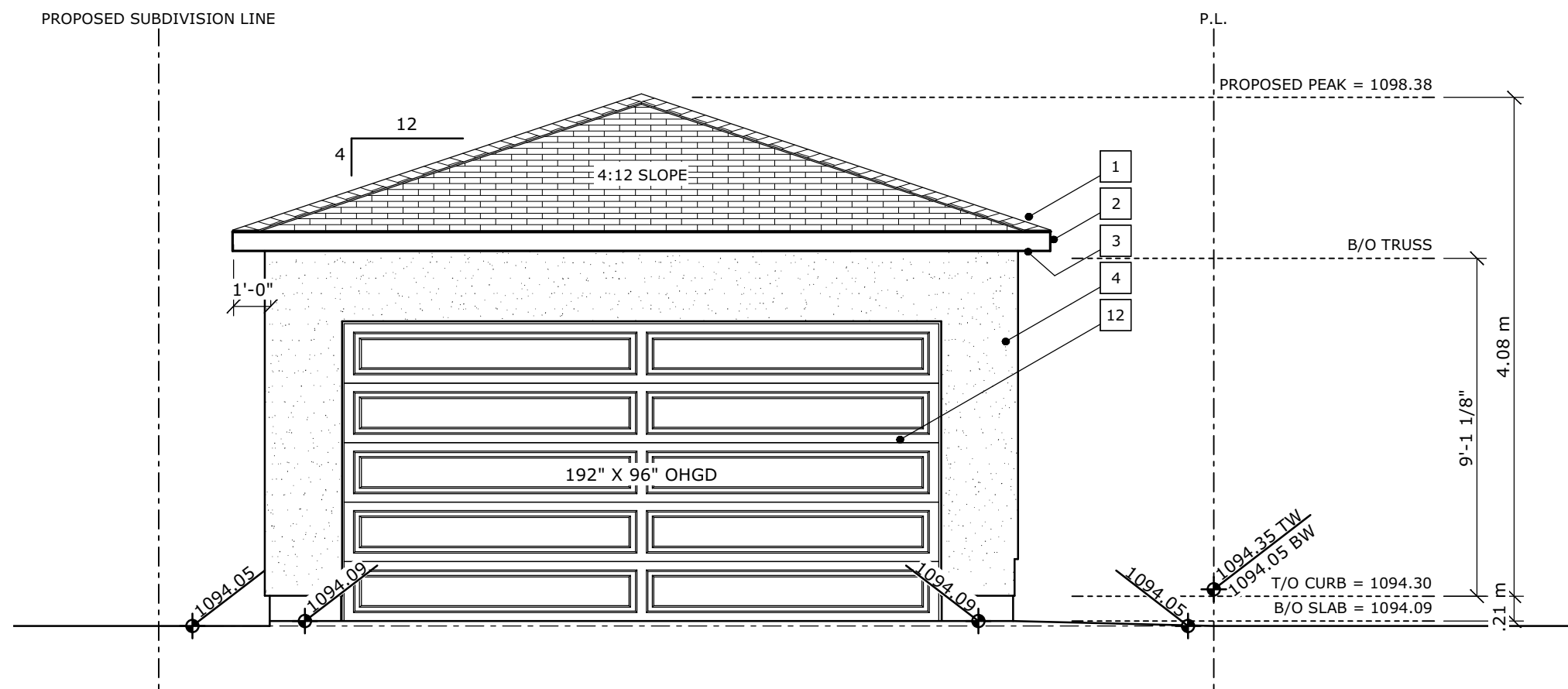
SHEET

A6 / 7



GARAGE YARD ELEVATION (SOUTH)

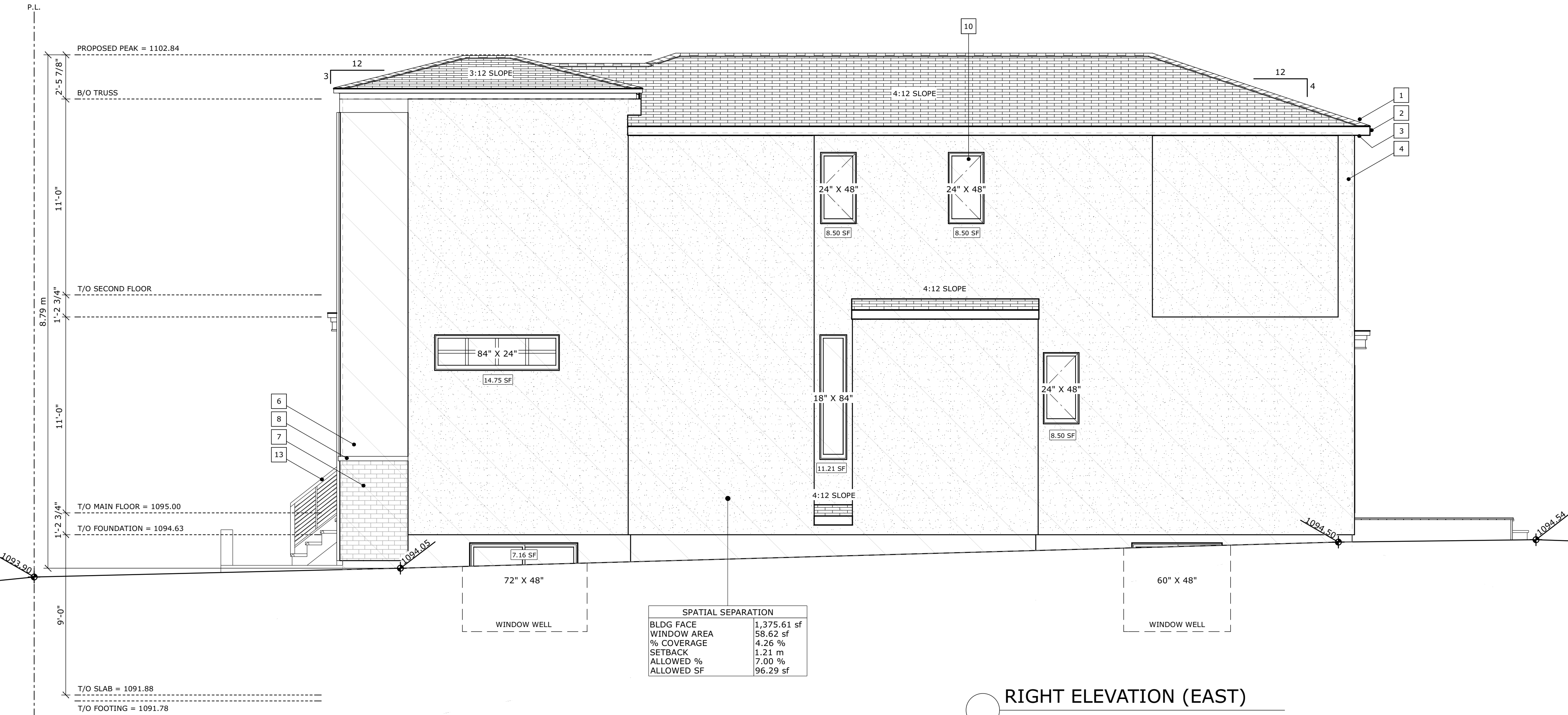
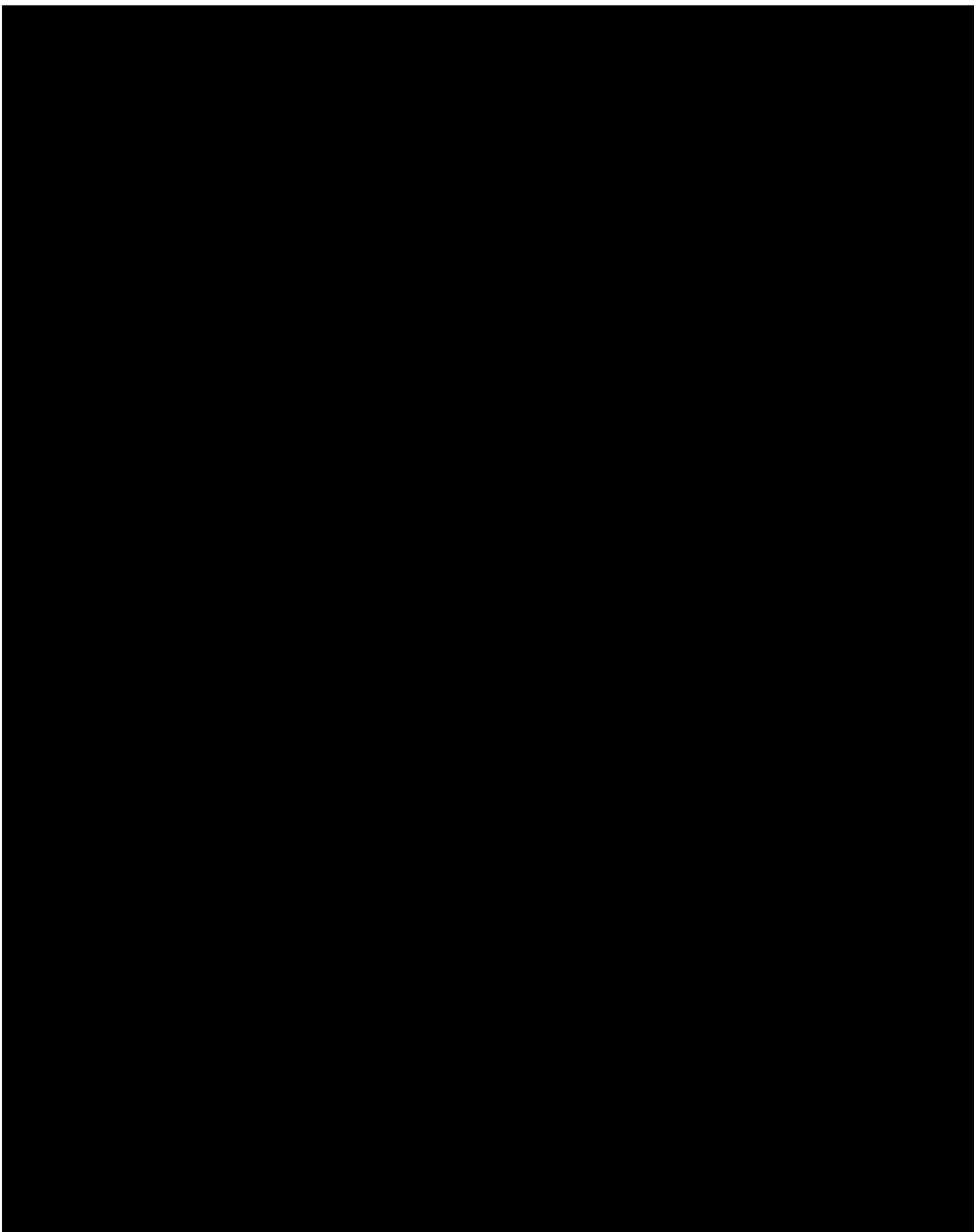
SCALE: 1/4" = 1'-0"



GARAGE LANEWAY ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT SHINGLES
2	6\"
3	VENTED ALUMINUM SOFFIT - BLACK
4	SMOOTH STUCCO - WHITE
5	JAMES HARDIE SMARTBOARD - BLACK
6	ARCHITECTURAL PANEL - OFF WHITE
7	BRICK VENEER - BLACK
8	BRICK CAP
9	STONE INSERT - BLACK
10	VINYL CLAD WINDOWS - BLACK
11	FIBREGLASS DOOR - BLACK
12	FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL
13	RAILING - BLACK



RIGHT ELEVATION (EAST)

SCALE: 1/4" = 1'-0"

