

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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A7	LAND SURVEY



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

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,
PLAN 9110GI

PROJECT

VIC WEST

DRAWING

COVER PAGE

ZONING
R-CG

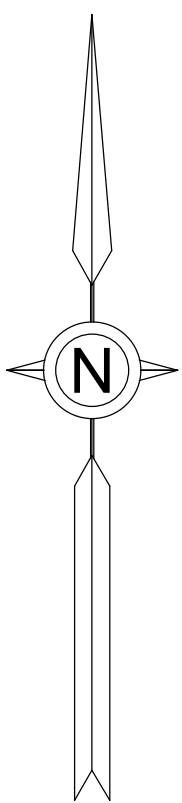
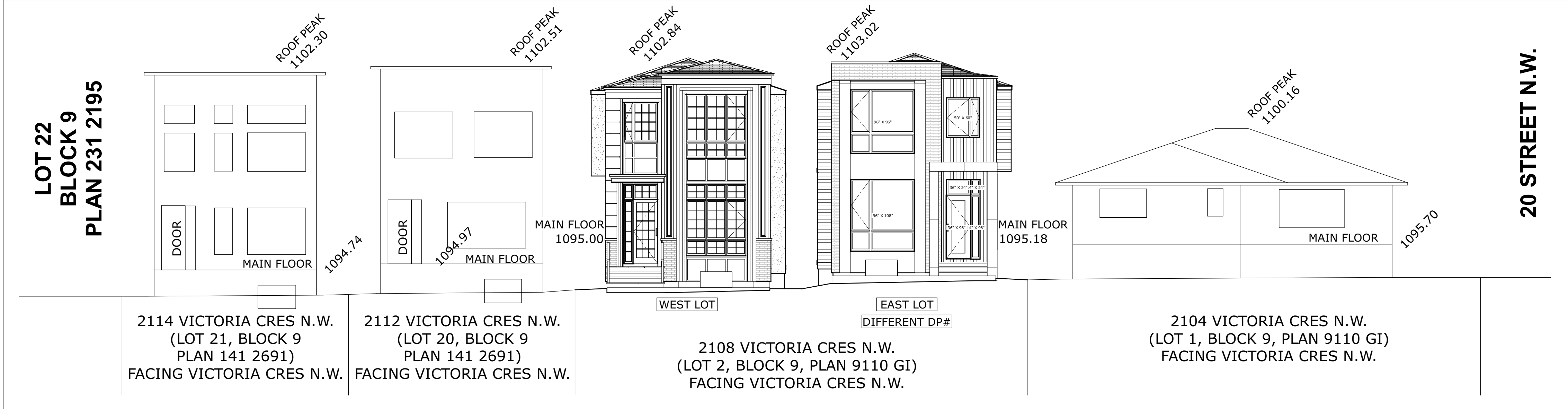
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SHEET

SCALE
AS NOTED

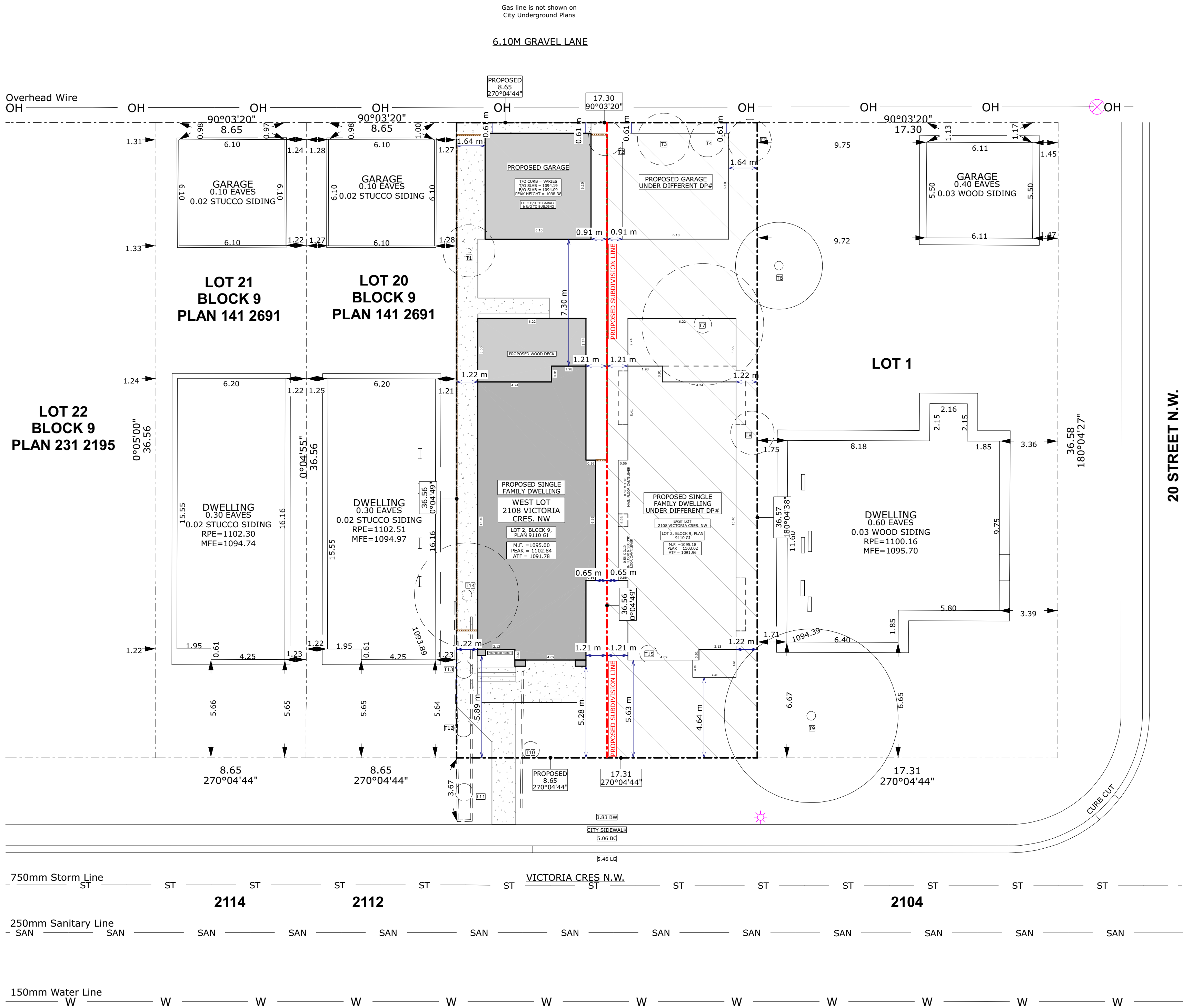
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SOUTH STREETSCAPE
SCALE: 1 = 100

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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SECOND FLOOR	1,193 SF
TOTAL (GFA)	2,314 SF

BASEMENT DEV. 1,019 SF

REAR DECK 226 SF
PORCH 23 SF

GARAGE (DETACHED) 400 SF

STREET ADDRESS
WEST LOT
2108 VICTORIA CRES. NW

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

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

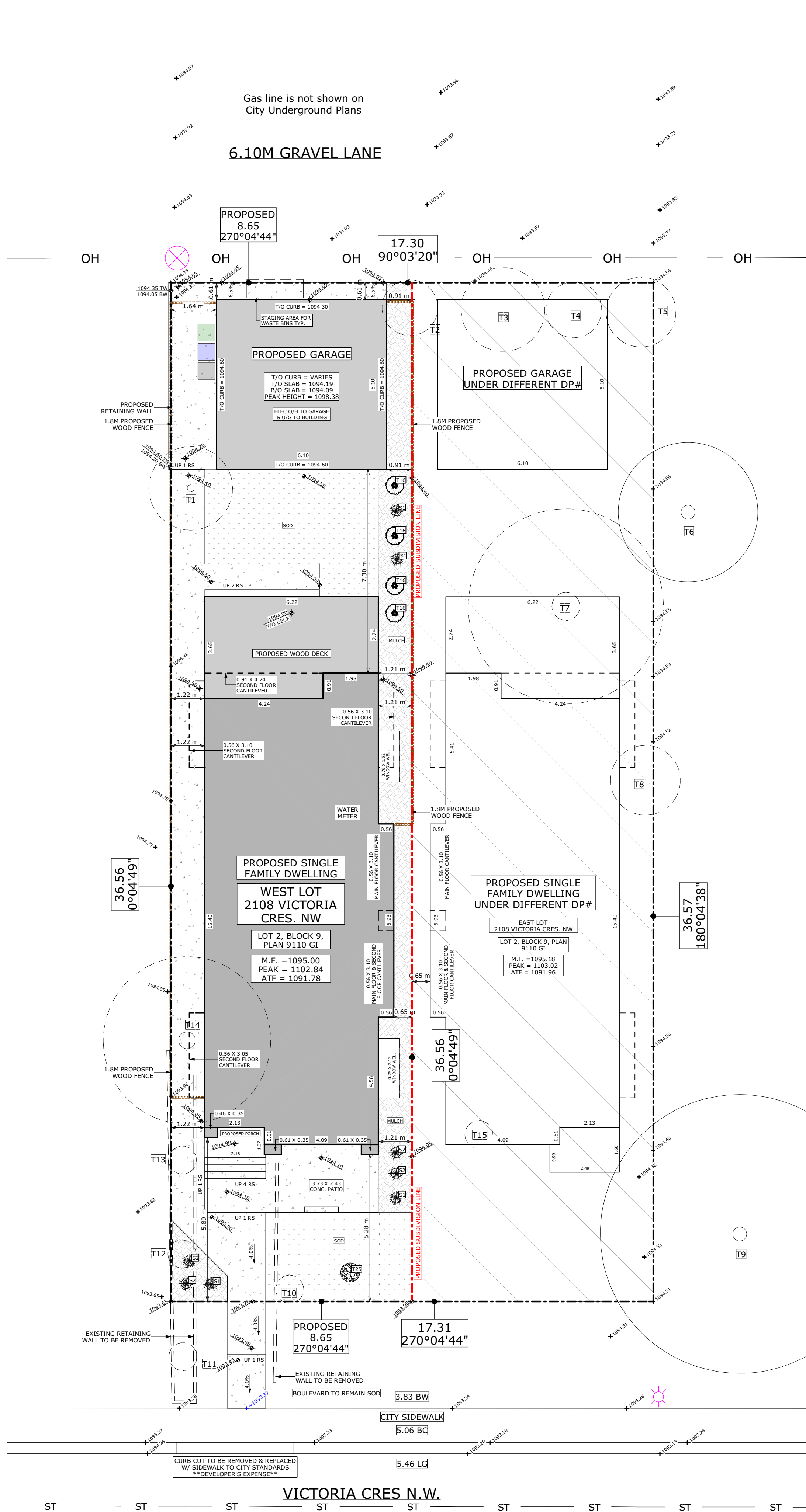
- SOD TO BE A DROUGHT TOLERANT GRASS SPECIES.
- MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.
- 300mm OF TOPSOIL TO BE APPLIED EVERYWHERE ON SITE EXCEPT UNDER WALKWAYS.

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

TREE SCHEDULE:

Tree No.	Variety	Trunk (m)	Canopy (m)	Height (m)	Location	STATUS & NAME
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SITE PLAN

SCALE: 1 = 100



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LOT 2, BLOCK 9,
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VIC WEST

DRAWING

SITE PLAN &
BUILDING STATS

ZONING

R-CG

DRAWN BY

VM

SCALE

AS NOTED

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SHEET

A3 / 7



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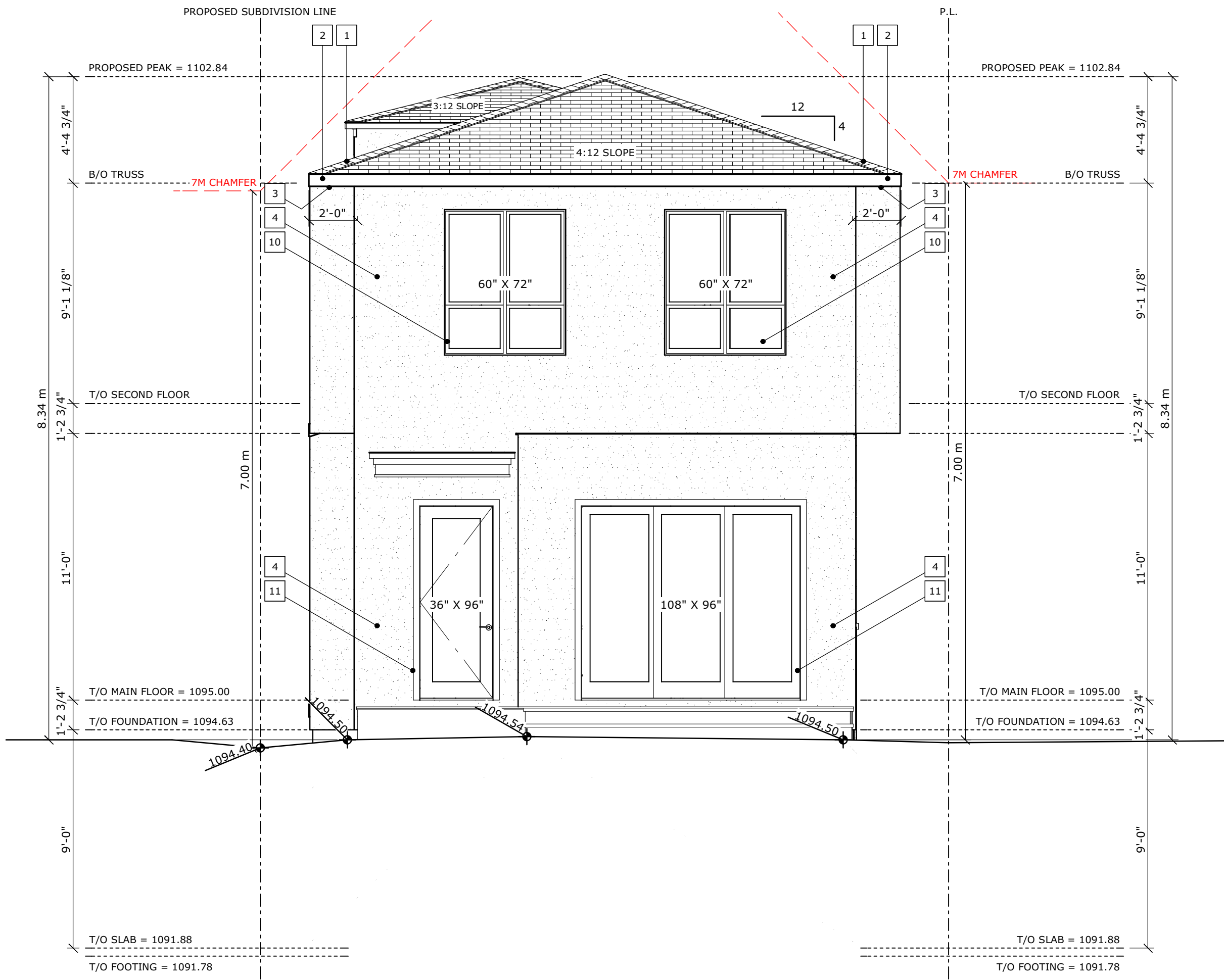
PROJECT
VIC WEST

DRAWING
FRONT, BACK & LEFT
ELEVATIONS

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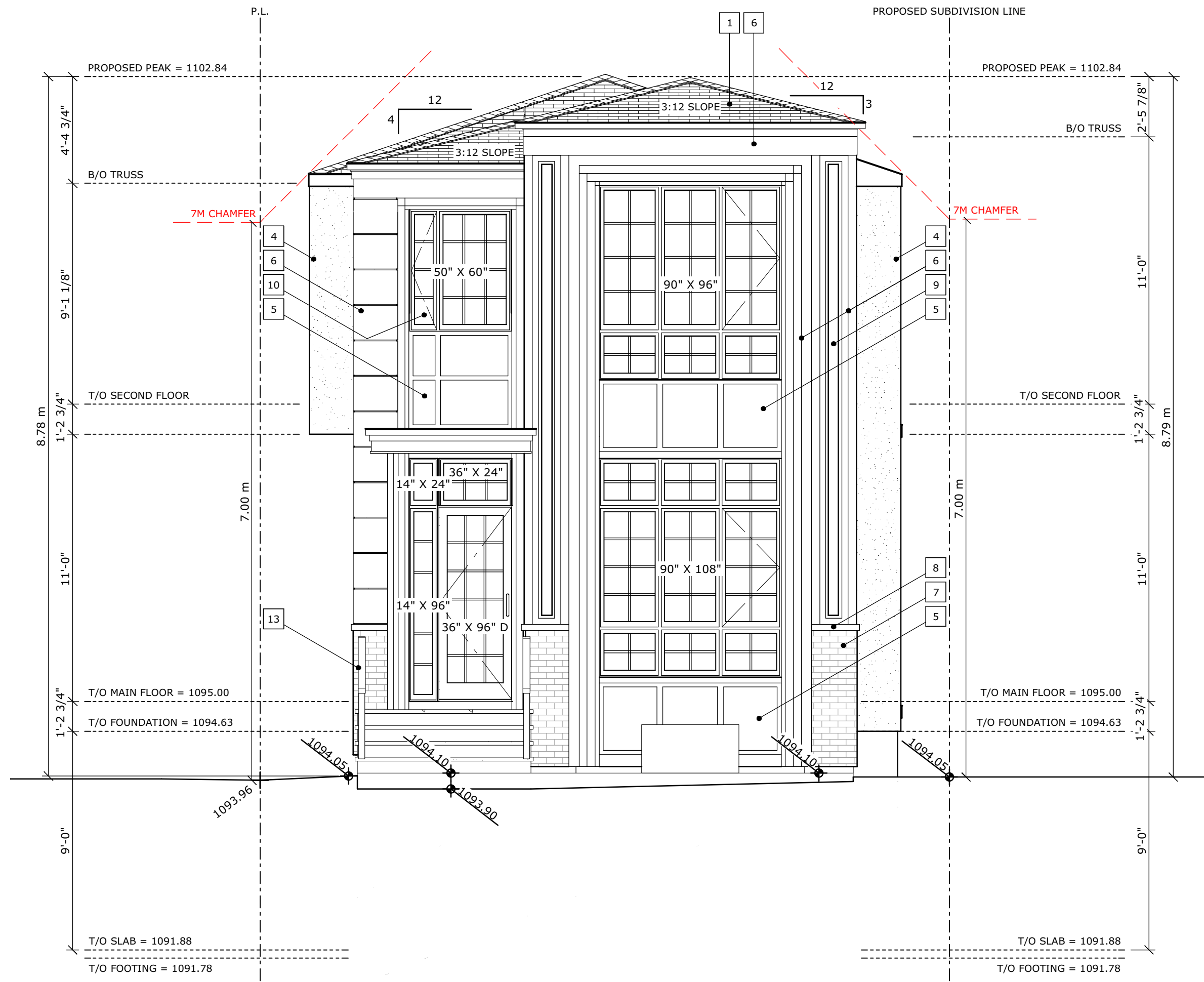
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SCALE AS NOTED	A5 / 7
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BACK ELEVATION (NORTH)

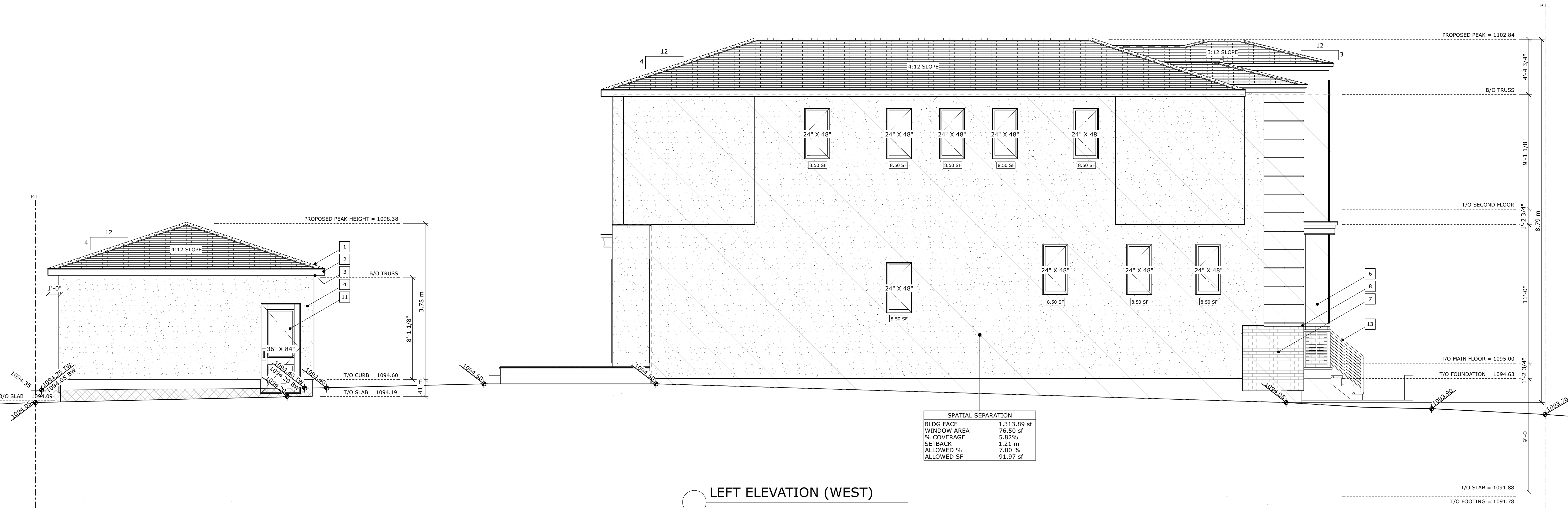
SCALE: 1/4" = 1'-0"



FRONT ELEVATION (SOUTH)

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



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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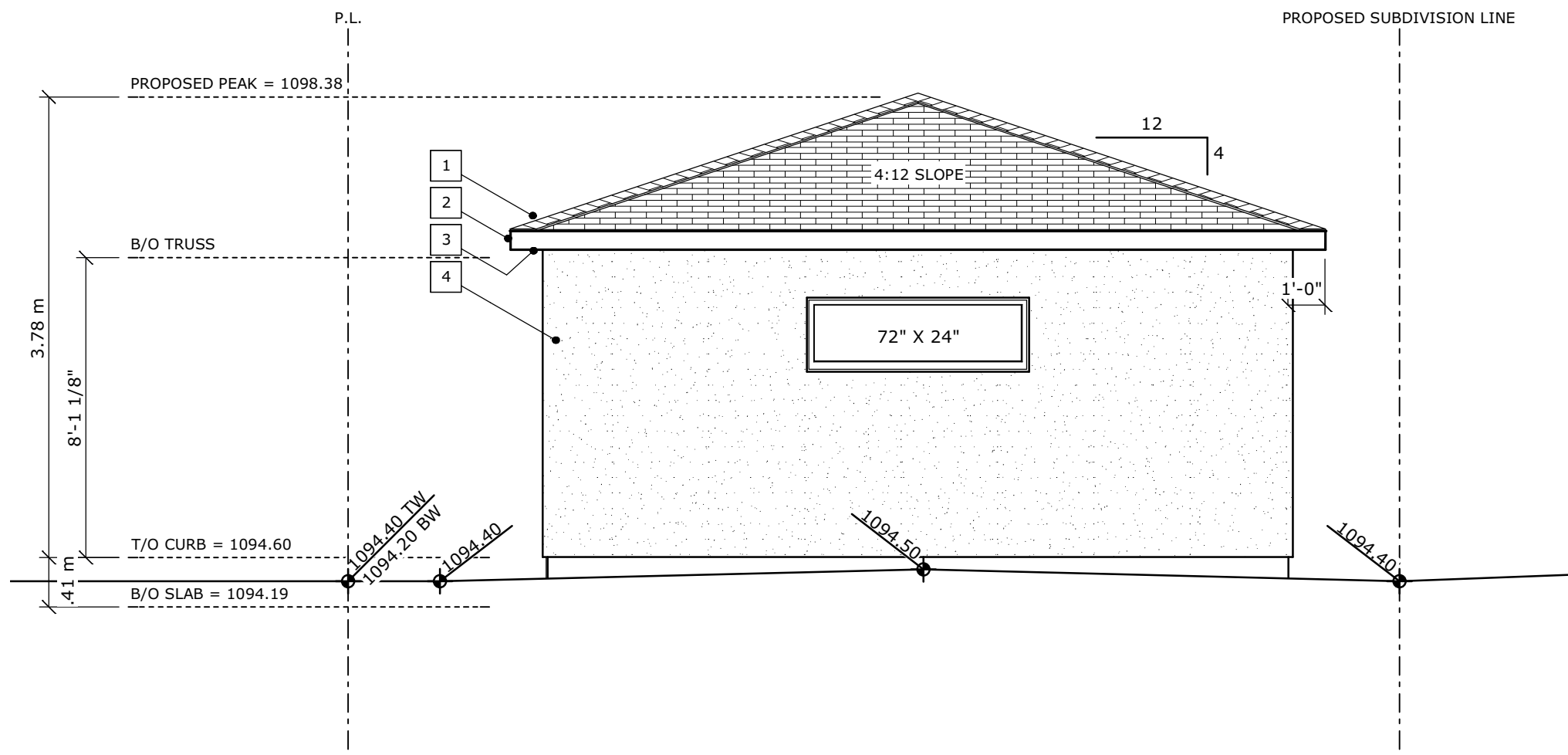
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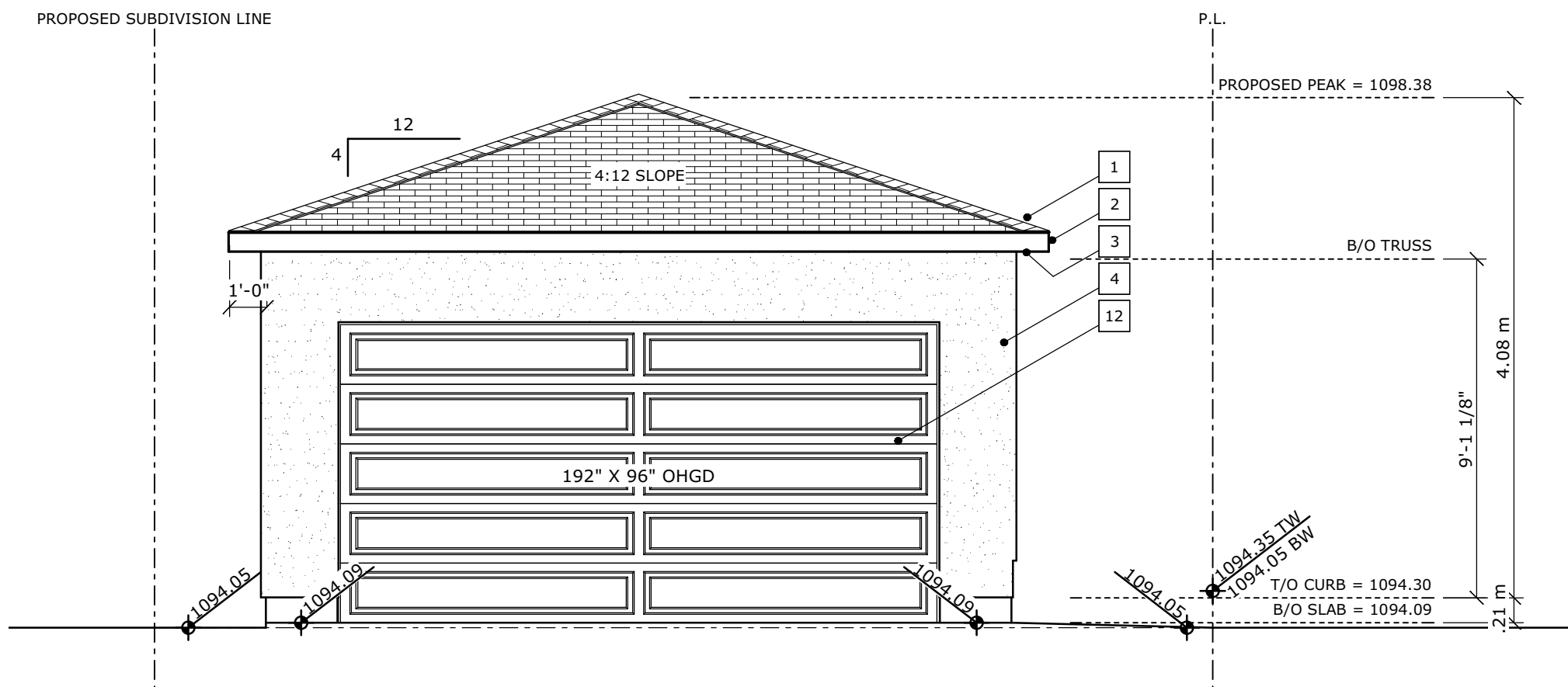
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SCALE AS NOTED	A6 / 7
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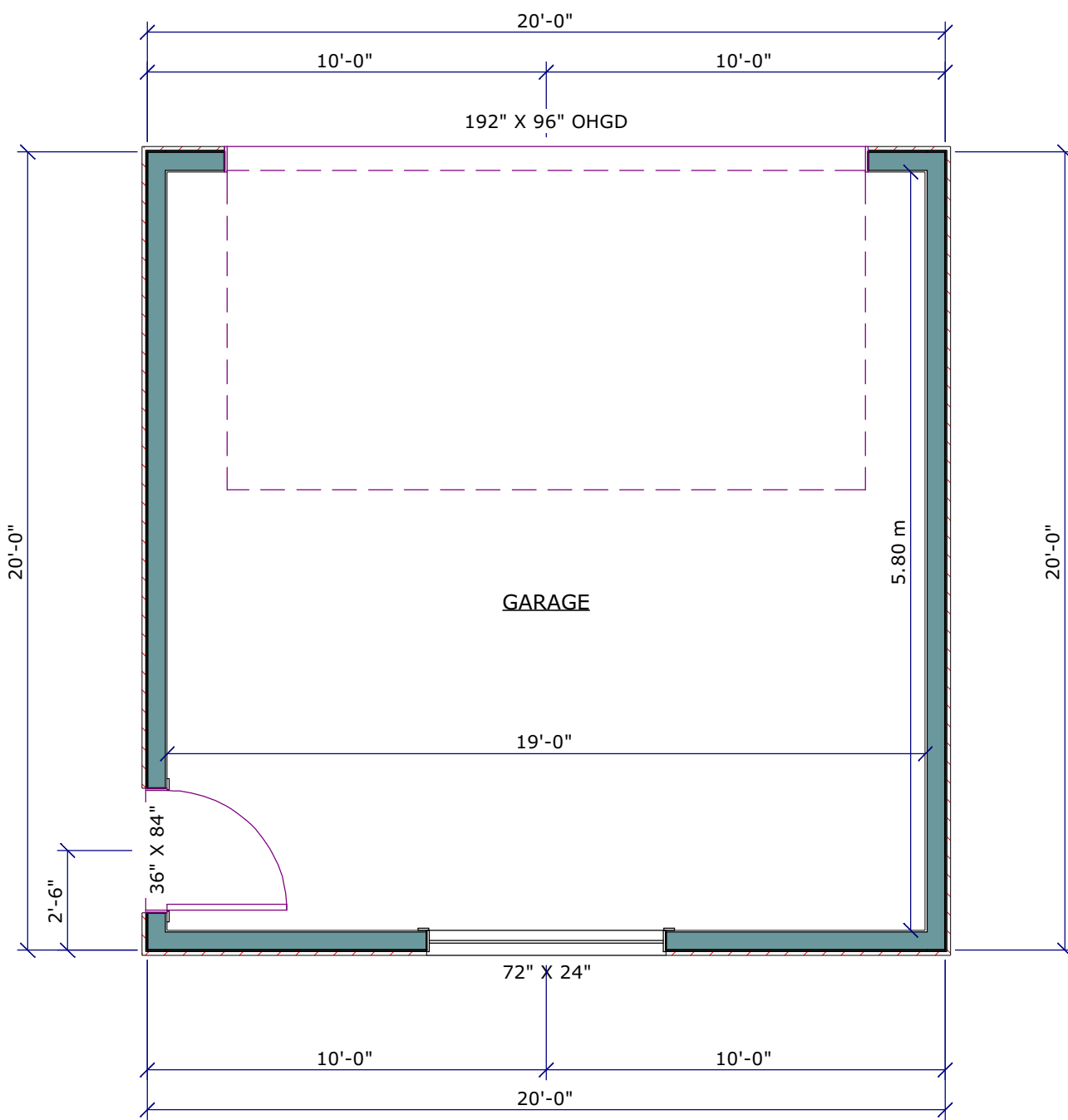


GARAGE YARD ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

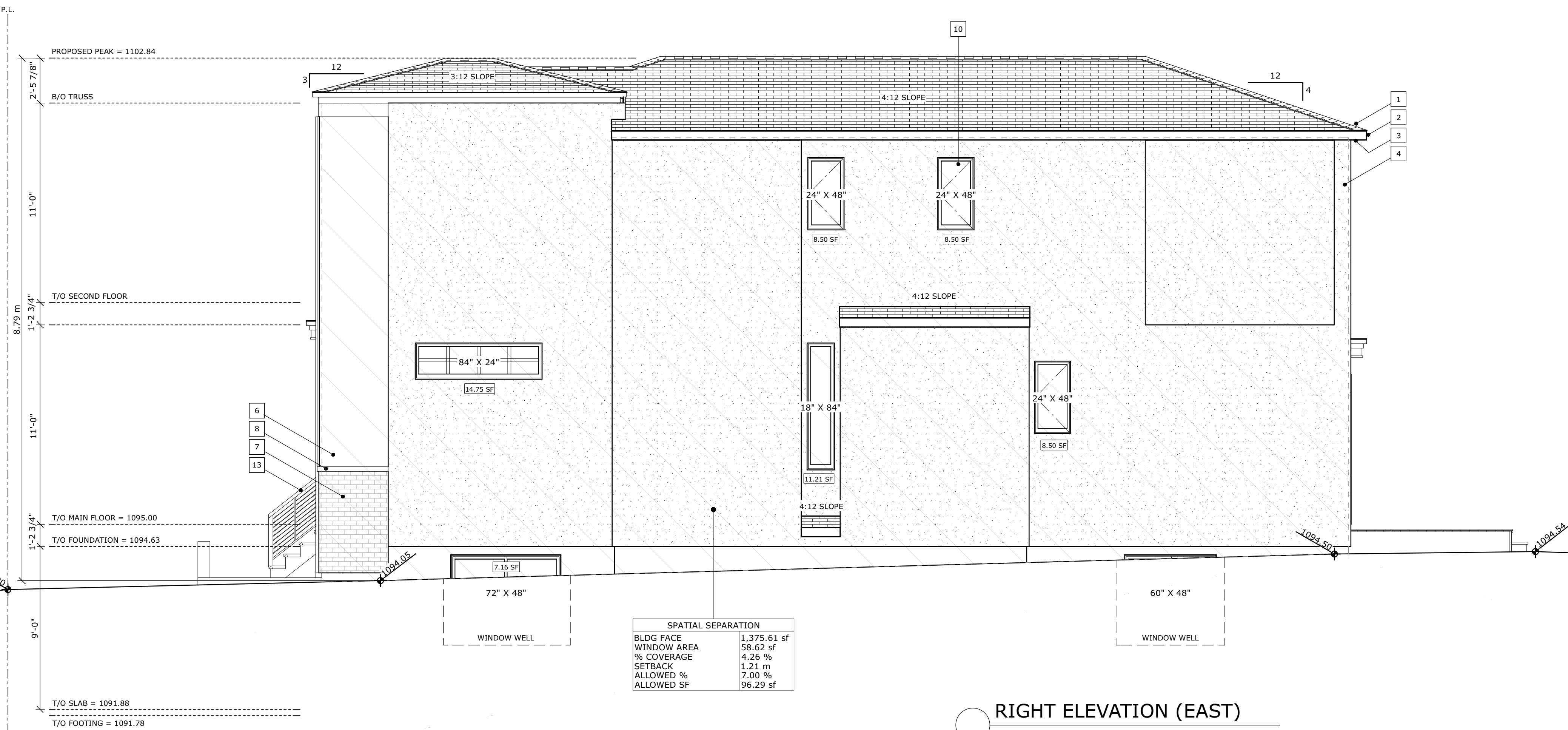


GARAGE LANEWAY ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

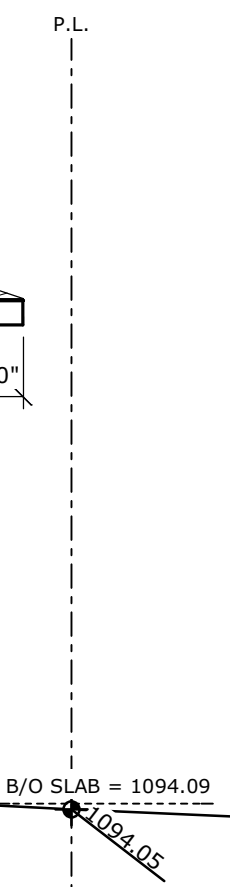
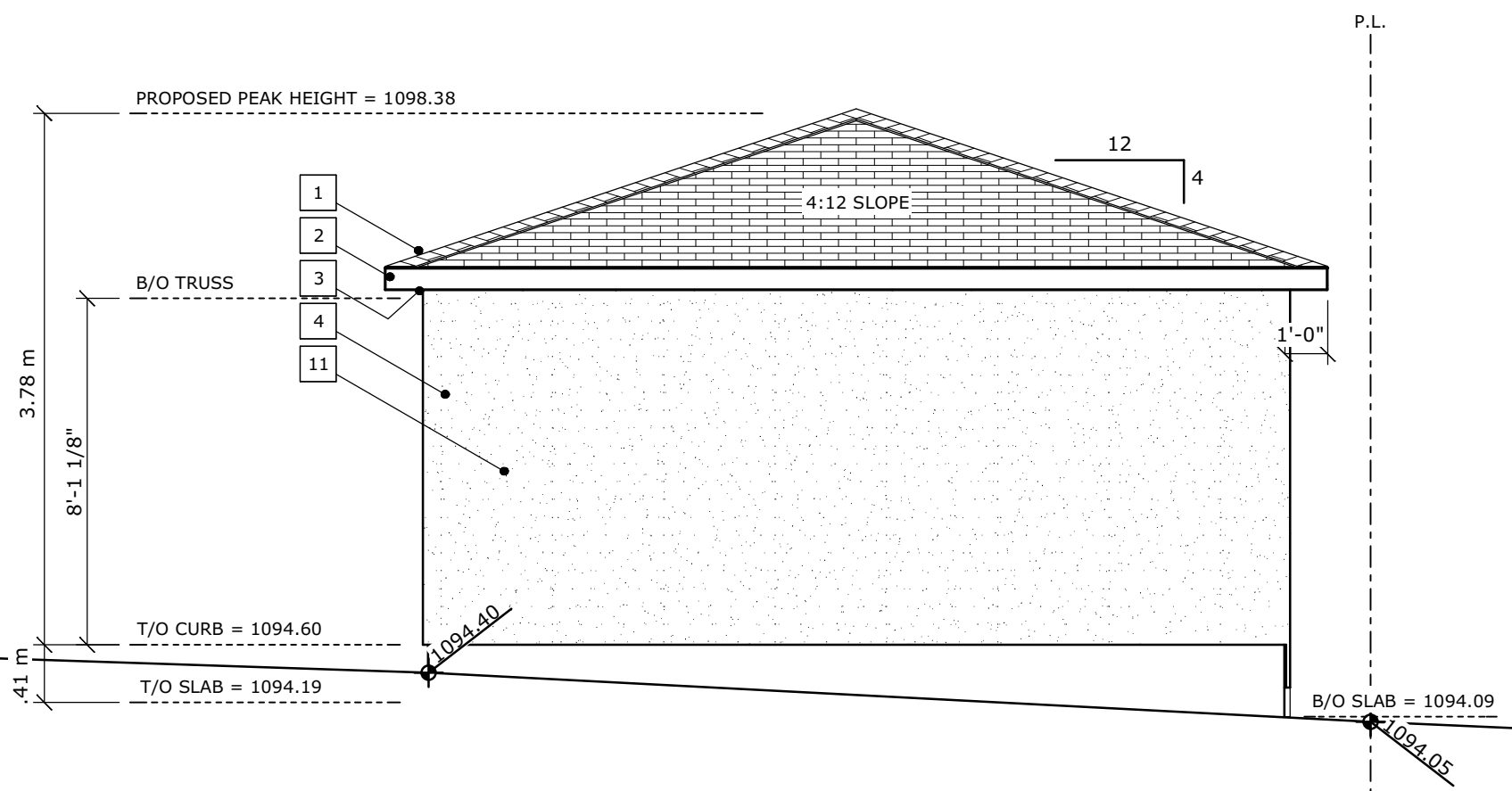
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11	FIBREGLASS DOOR - BLACK
12	FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL
13	RAILING - BLACK



GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"





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SHEET

SCALE
AS NOTED

A7 / 7

SITE PLAN

MUNICIPAL ADDRESS:
2108 VICTORIA CRES N.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 2
BLOCK 9
PLAN 9110 GI

PREPARED FOR: National Star Homes

DATE OF SURVEY: March 24th, 2026

SCALE: 1:200

LEGEND:

Subject Property Line	Right of Way Line
Eave Line	Fence Line
Sanitary Line	Storm Line
Water Line	Gas Line
Overhead Wire	A.G.T. Line
Door	Second Floor Window
Main Floor Window	Basement Floor Window
Calculation points	Power Pole
Power Anchor	Light Pole
Manhole	Catch Basin
Water Valve	Gas Valve
Sign	Fire Hydrant
Tree	Main Building Hatch
Detached Garage Hatch	Shed Hatch
Concrete and Asphalt Hatch	Wood Hatch
Roof Hatch	

'2F.'-Second Floor
'BC'-Back of Curb
'BW'-Back of Walkway
'Cant.'-Cantilever
'Conc.'-Concrete
'Elev.'-Elevation
'Enc.'-Encroach(es)
'L'-Length of Arc
'LG'-Lip of Gutter
'M.F.'-Main Floor
'MFE'-Main Floor Elevation
'R'-Radius
'R/W'-Right of Way
'Ret.'-Retaining
'RPE'-Roof Peak Elevation
'WB'-Bottom of Wall
'WT'-Top of Wall

NOTE:

- The basis of this plan is as follows:
Datum: North American Datum 1983 (original)
Projection: 3° Transverse Mercator
Reference Meridian: 114° west longitude
Combined Scale Factor: 0.999729
- Distances are in ground and are shown in metres and decimals thereof.
- Distances along curves are arc distances.
- Elevations are derived from ASCM 265751.
- Existing spot elevations are shown thus:  109.00
- The Certificate of Title 961 307 852 which was Searched on the 14th day of February, 2026 and includes the following instruments:
Caveat No. 1358 GL
Release of Dower Rights No. 971 099 383
- The utilities information is acquired from "The City of Calgary Engineering Department" Drawing No. 09, 10, 44, 45, 197 & 198 in Sec.29-Twp.24-Rge.1-W.5M.
(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

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File No.: 260328 Date: 26/Mar/2026
Surveyed: YR/DT Drawn: LZ/EM
Horizon Land Surveys Inc.
130 Bowness Centre N.W. P. 403-719-0272
Calgary, Alberta, T3B 5M5 F. 403-775-4171

