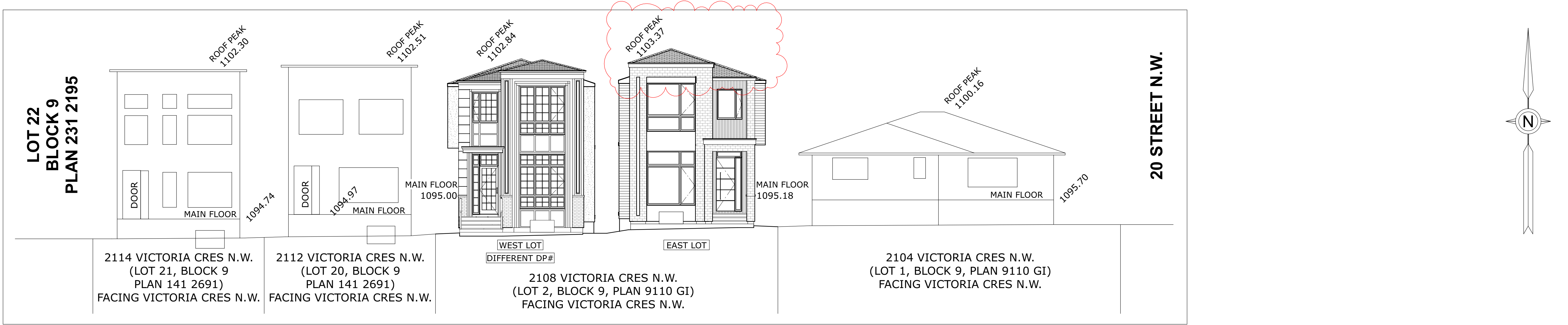
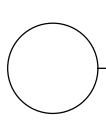




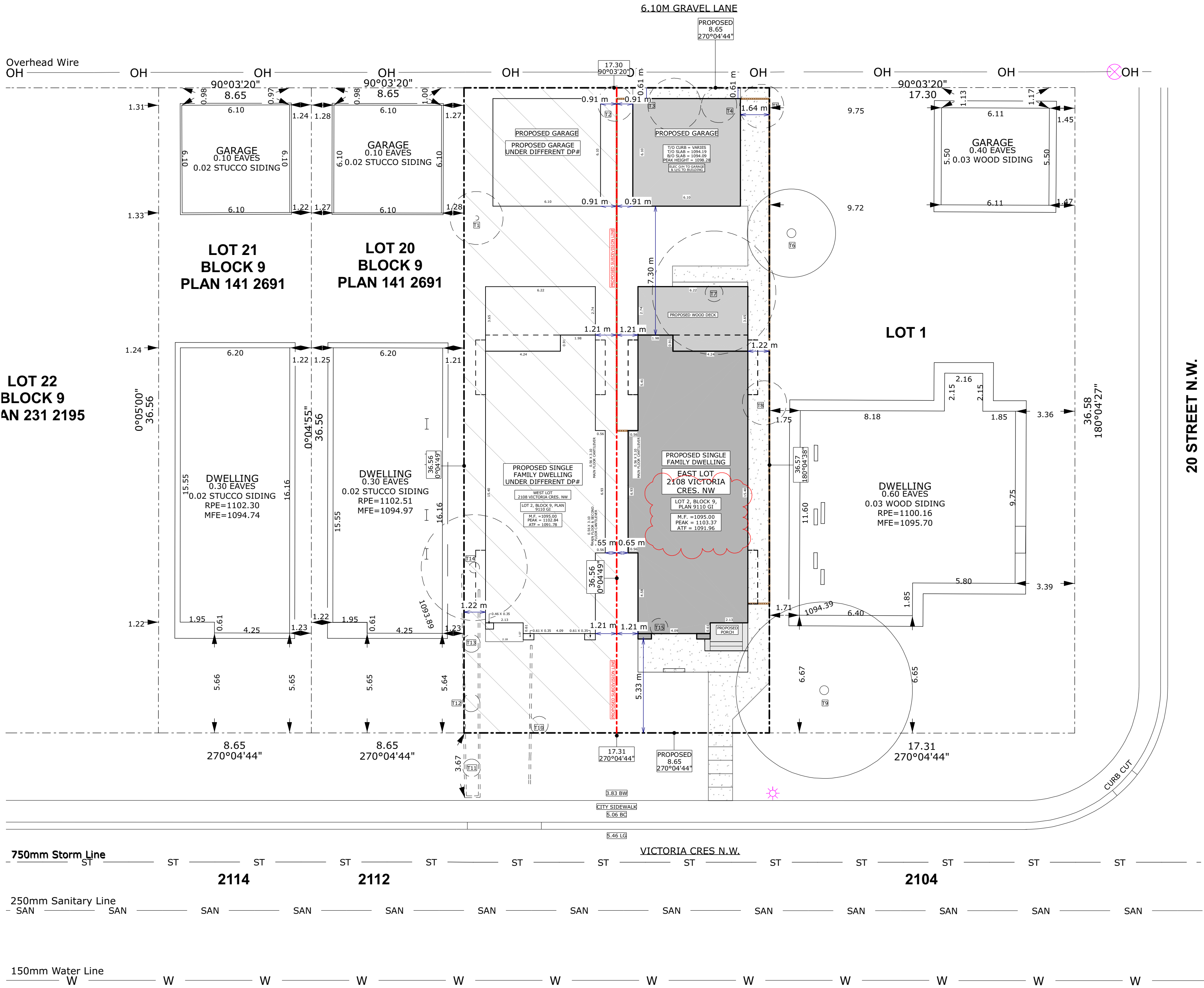
 SOUTH STREETScape
SCALE: 1 = 100

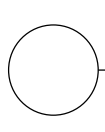
SITE / BLOCK LEGEND			
	PROPOSED HOUSE		OVERHEAD ELECTRICAL LINE
	PROPOSED GARAGE		CITY SANITATION LINE
	CONCRETE		CITY WATER LINE
	CRUSHED LIMESTONE		CITY STORM LINE
	MULCH		CITY GAS LINE
	SOD		PROPERTY LINE
	EXISTING TREE TO REMAIN		PROPOSED GRADE
	EXISTING TREE TO BE REMOVED		EXISTING GRADE
			EXTRAPOLATED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

not shown on
'ground Plans

Gas line is not shown on
City Underground Plans



 BLOCK PLAN
SCALE: 1 = 150



VM DESIGNS

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vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
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COA Set - roof rev.	06.29.26

AREAS	S.F.
MAIN FLOOR	1,120 SF
SECOND FLOOR	1,199 SF
TOTAL (GFA)	2,319 SF

BASEMENT DEV.	1,019 SF
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REAR DECK	226 SF
PORCH	39 SF

GARAGE (DETACHED)	400 SF
-------------------	--------

STREET ADDRESS

EAST LOT
2108 VICTORIA CRES. NW

LEGAL ADDRESS

LOT 2, BLOCK 9,
PLAN 9110GI

PROJECT

VIC EAST

DRAWING

BLOCK PLAN

ZONING R-CG	PROJECT TAG 26-10-NSH-01
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DRAWN BY VM	SHEET
SCALE AS NOTED	A2 / 7



VM DESIGNS

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PROJECT

VIC EAST

DRAWING

SITE PLAN &
BUILDING STATS

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

DRAWN BY	SHEET
VM	

SCALE	A3 / 7
AS NOTED	

BUILDING STATISTICS

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT PLANE = 11.00m

PROPOSED PEAK GEODETIC = 1103.37

PROPOSED HEIGHT = 9.12 m

PARCEL COVERAGE

LOT AREA = 632.39 m2 (6,807.09 sf)

TO BE SUBDIVIDED

EAST LOT AREA = 316.19 m2 (3,403.54 sf)

BUILDING FOOTPRINT = 104.02 m2 (1,119.65 sf)

GARAGE = 37.16 m2 (400.00 sf)

TOTAL COVERED AREA = 141.18 m2 (1,519.65 sf)

TOTAL COVERED AREA ALLOWED = 142.29 m2 (1,531.59 sf)

44.65 %

GFA FLOOR AREA

MAIN FLOOR = 1,120 sf

SECOND FLOOR = 1,199 sf

TOTAL = 2,319 sf

BASEMENT DEV. = 1,019 sf

TOTAL = 2,318 sf

PARKING STALLS PROVIDED ON-SITE

DWELLING UNITS: 1

PARKING STALLS PER DWELLING UNIT = 2

PROVIDED VIA GARAGE

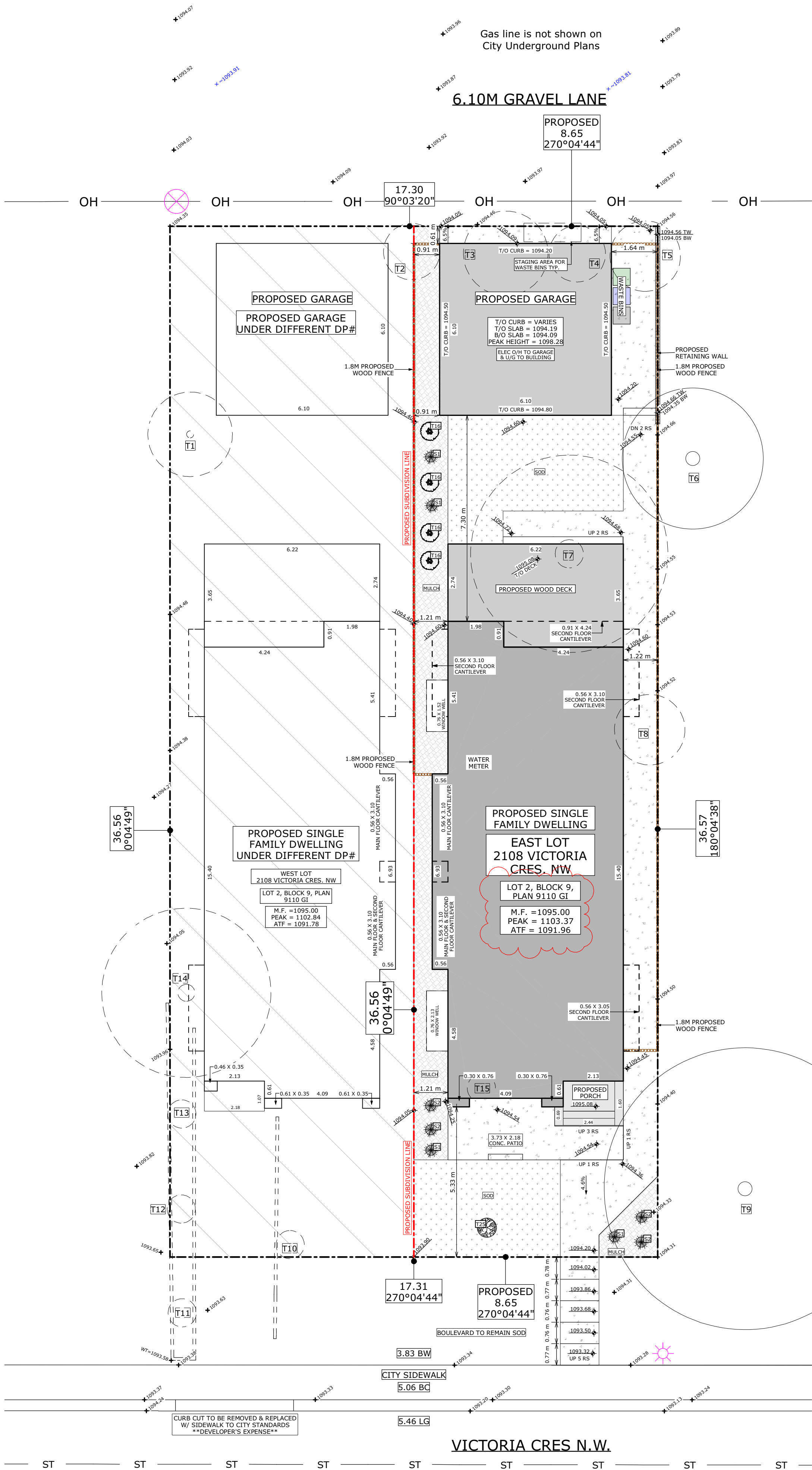
2 stalls

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

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S1	Bush	-	0.60	0.60	In Subject Property	To be planted (x6) - Phenomenal Lavender - Lavandula X Intermedia
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SITE PLAN

SCALE: 1 = 100

EAST LOT
2108 VICTORIA CRES. NW

SINGLE FAMILY DWELLING

LOT 2, BLOCK 9, PLAN 9110GI

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

CONTENTS	
A1	COVER PAGE
A2	BLOCK PLAN
A3	SITE PLAN & BUILDING STATS
A4	FLOOR PLANS
A5	FRONT, BACK & LEFT ELEVATIONS
A6	RIGHT ELEVATION & GARAGE ELEVATIONS+PLANS
A7	LAND SURVEY



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STREET ADDRESS

EAST LOT
2108 VICTORIA CRES. NW

LEGAL ADDRESS

LOT 2, BLOCK 9,
PLAN 9110GI

PROJECT

VIC EAST

DRAWING

COVER PAGE

ZONING R-CG	PROJECT TAG 26-10-NSH-01
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DRAWN BY VM	SHEET
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SCALE AS NOTED	A1 / 7
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STREET ADDRESS
EAST LOT
2108 VICTORIA CRES. NW

LEGAL ADDRESS
LOT 2, BLOCK 9,
PLAN 9110GI

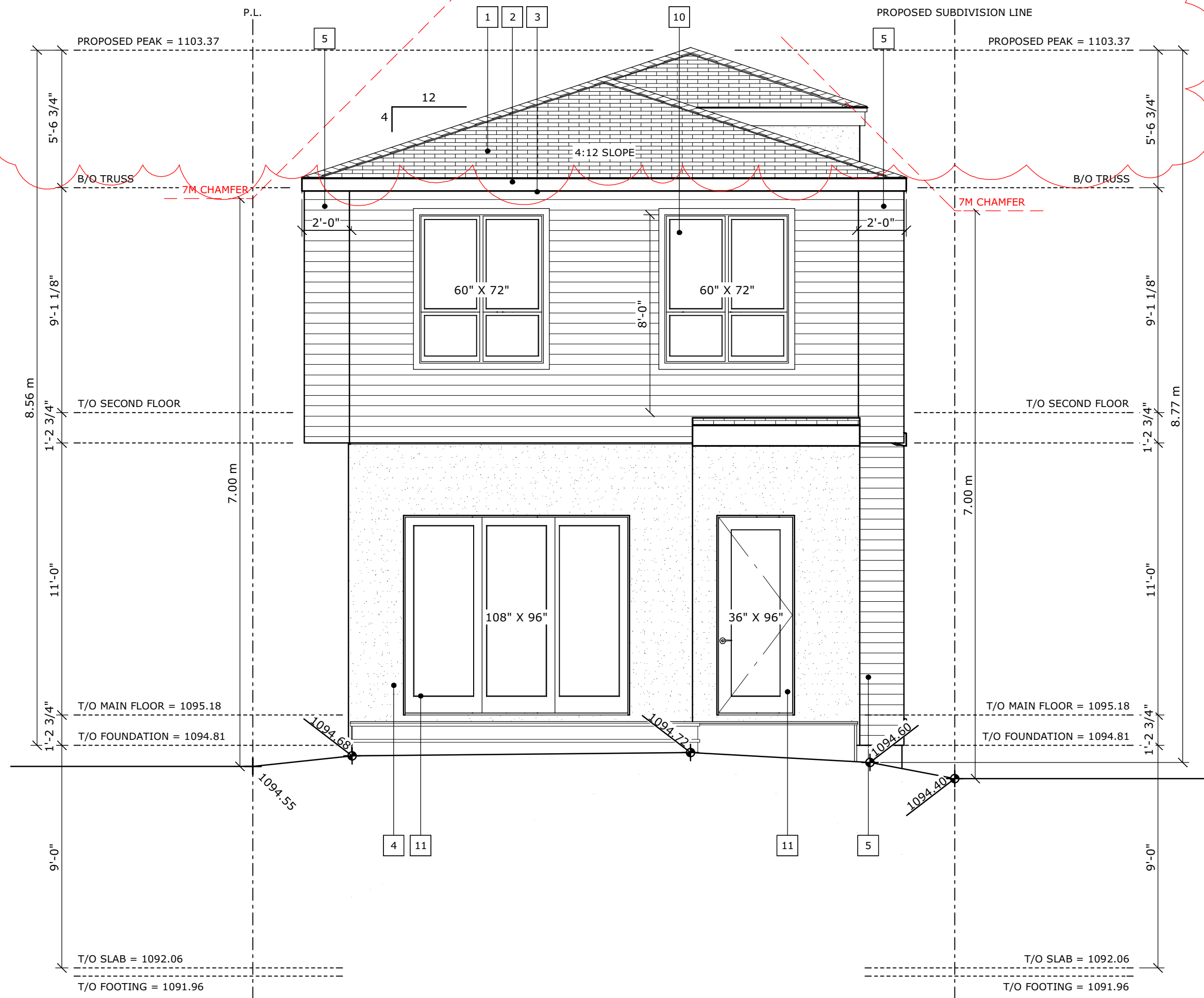
PROJECT
VIC EAST

DRAWING
FRONT, BACK & LEFT
ELEVATIONS

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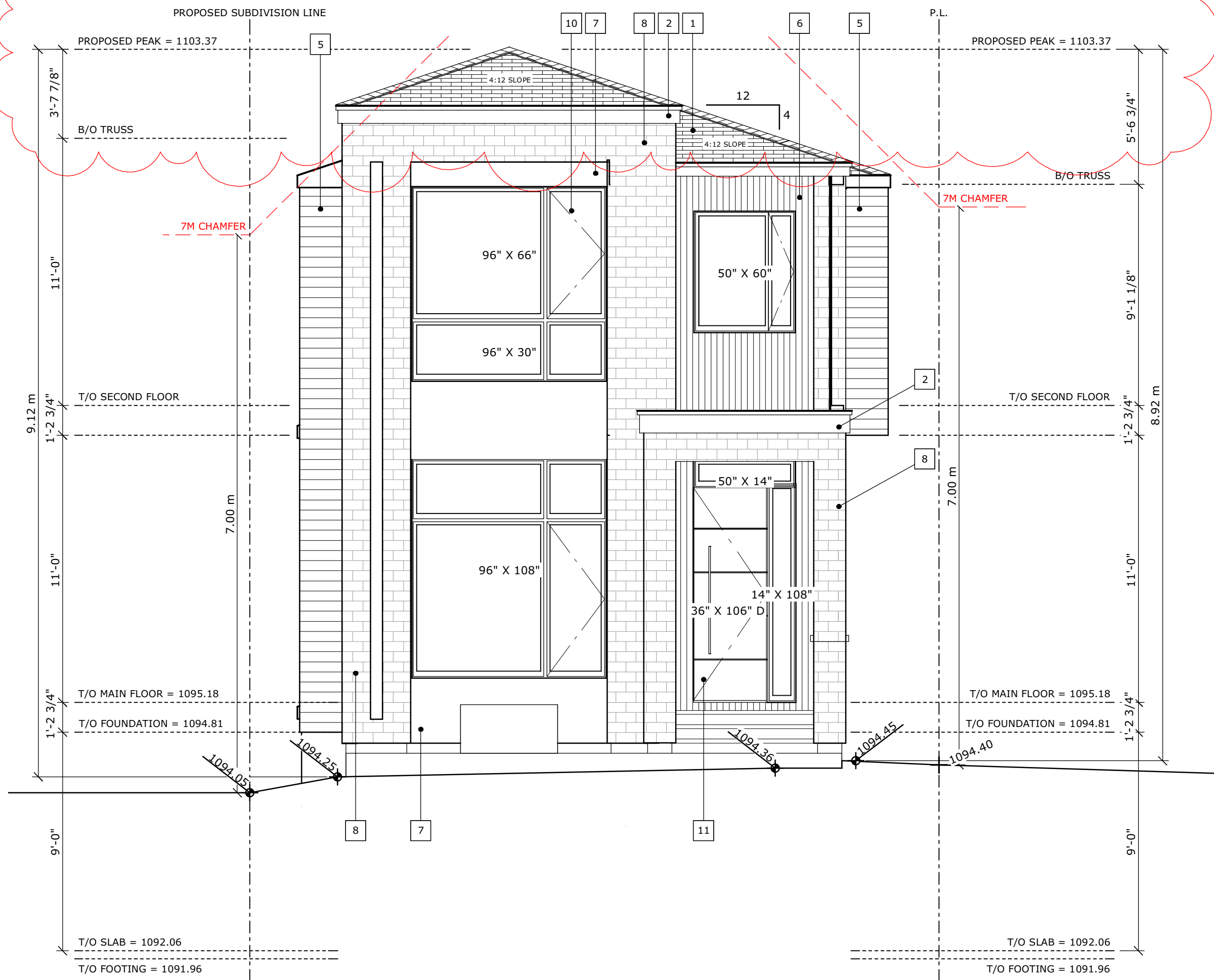
DRAWN BY VM	SHEET
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SCALE AS NOTED	A5 / 7
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BACK ELEVATION (NORTH)

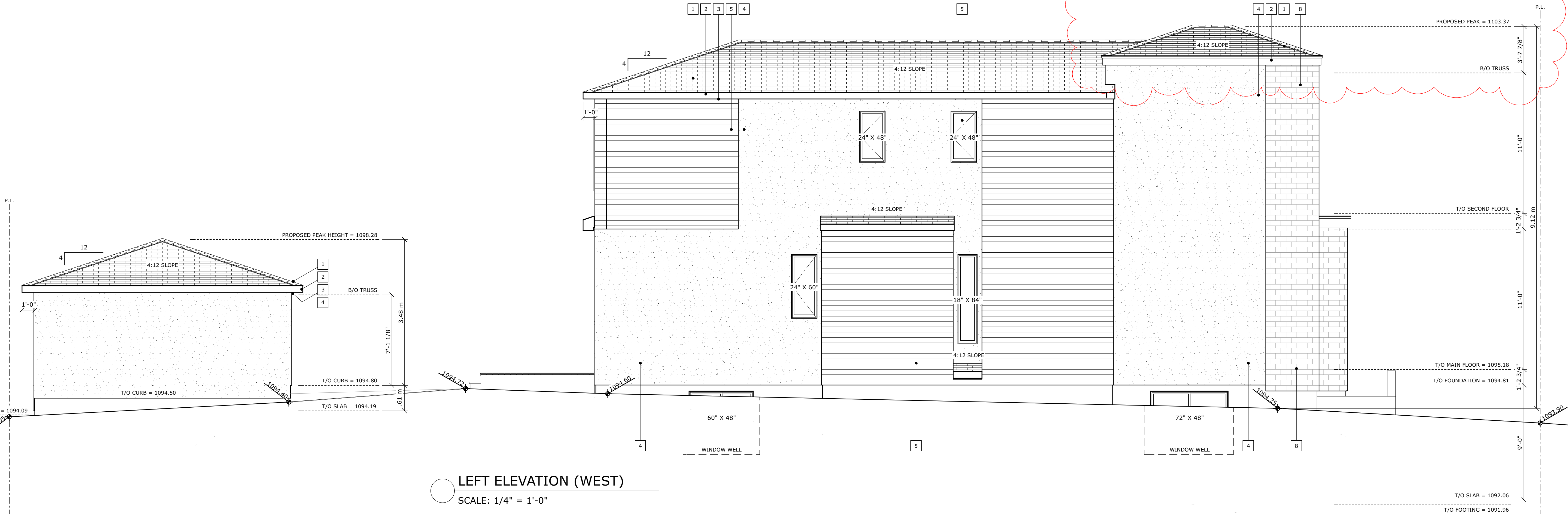
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FRONT ELEVATION (SOUTH)

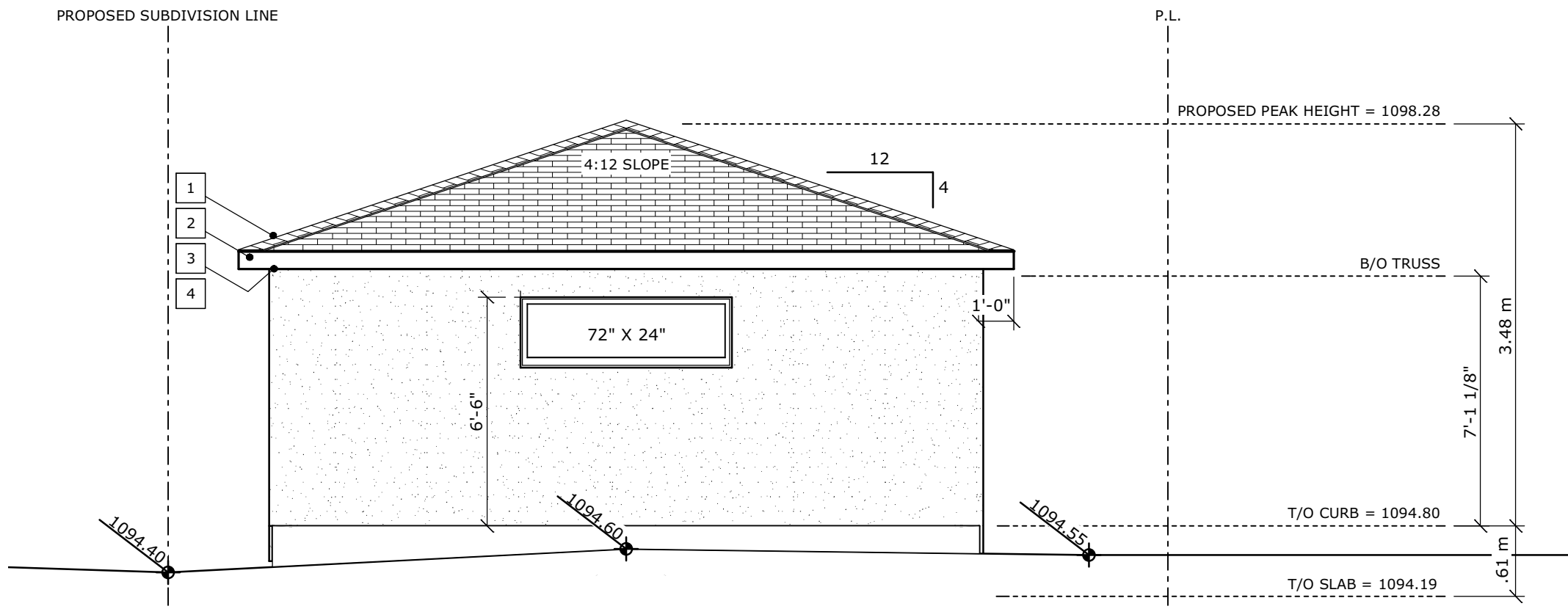
SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT SHINGLES
2	METAL FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
4	SMOOTH STUCCO - LIGHT GRAY
5	HORIZONTAL JAMES HARDIE SIDING - BLACK
6	VERTICAL METAL SLATS - BLACK
7	METAL PANEL - BLACK
8	STONE VENEER - WHITE
9	STONE CAP
10	VINYL CLAD WINDOWS - BLACK
11	FIBREGLOSS DOOR - BLACK
12	FIBREGLOSS INSULATED GARAGE DOOR - CHARCOAL

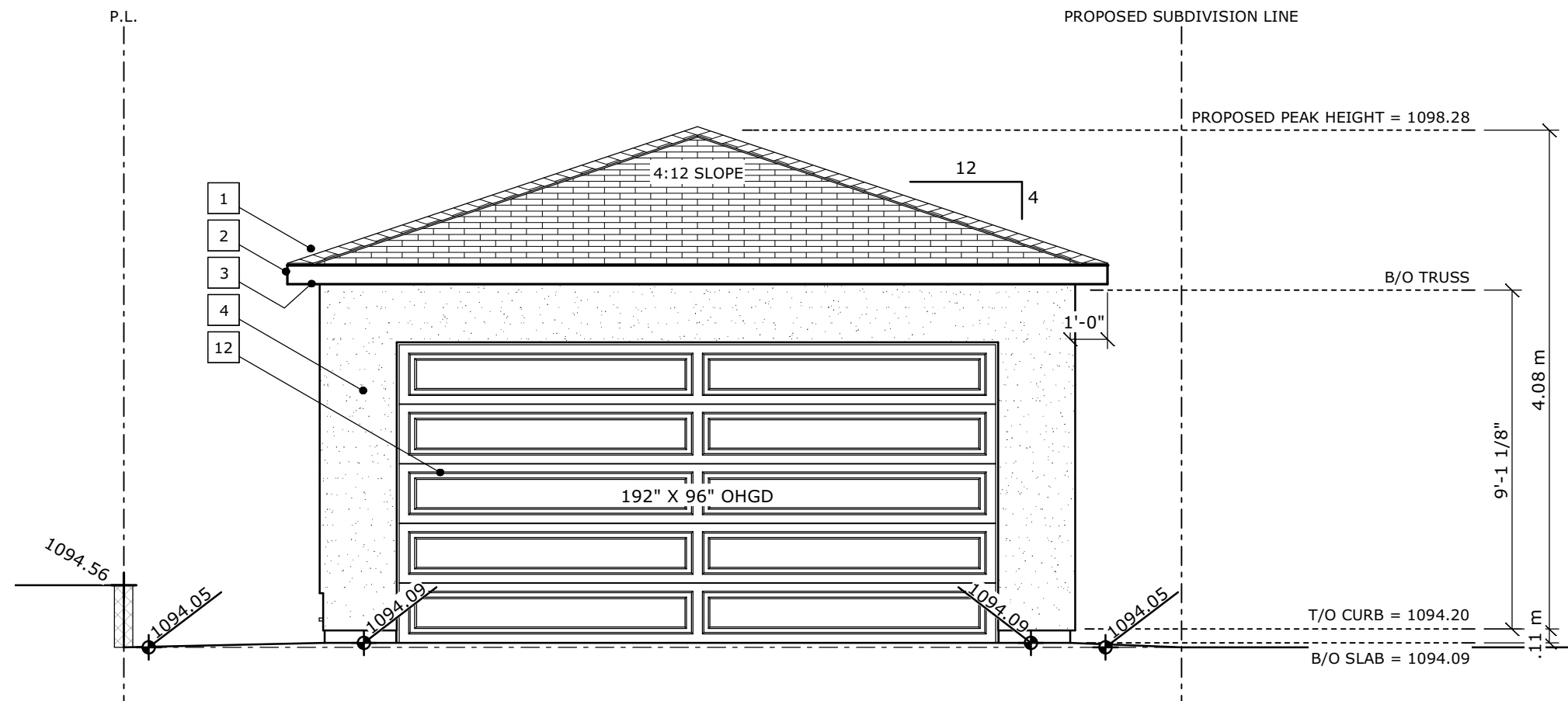


LEFT ELEVATION (WEST)

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

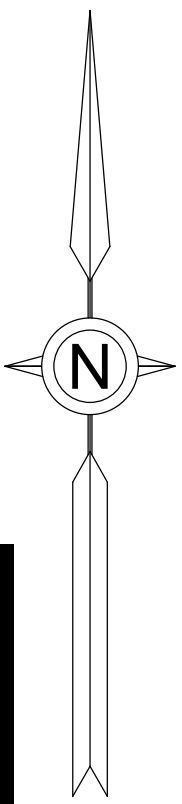
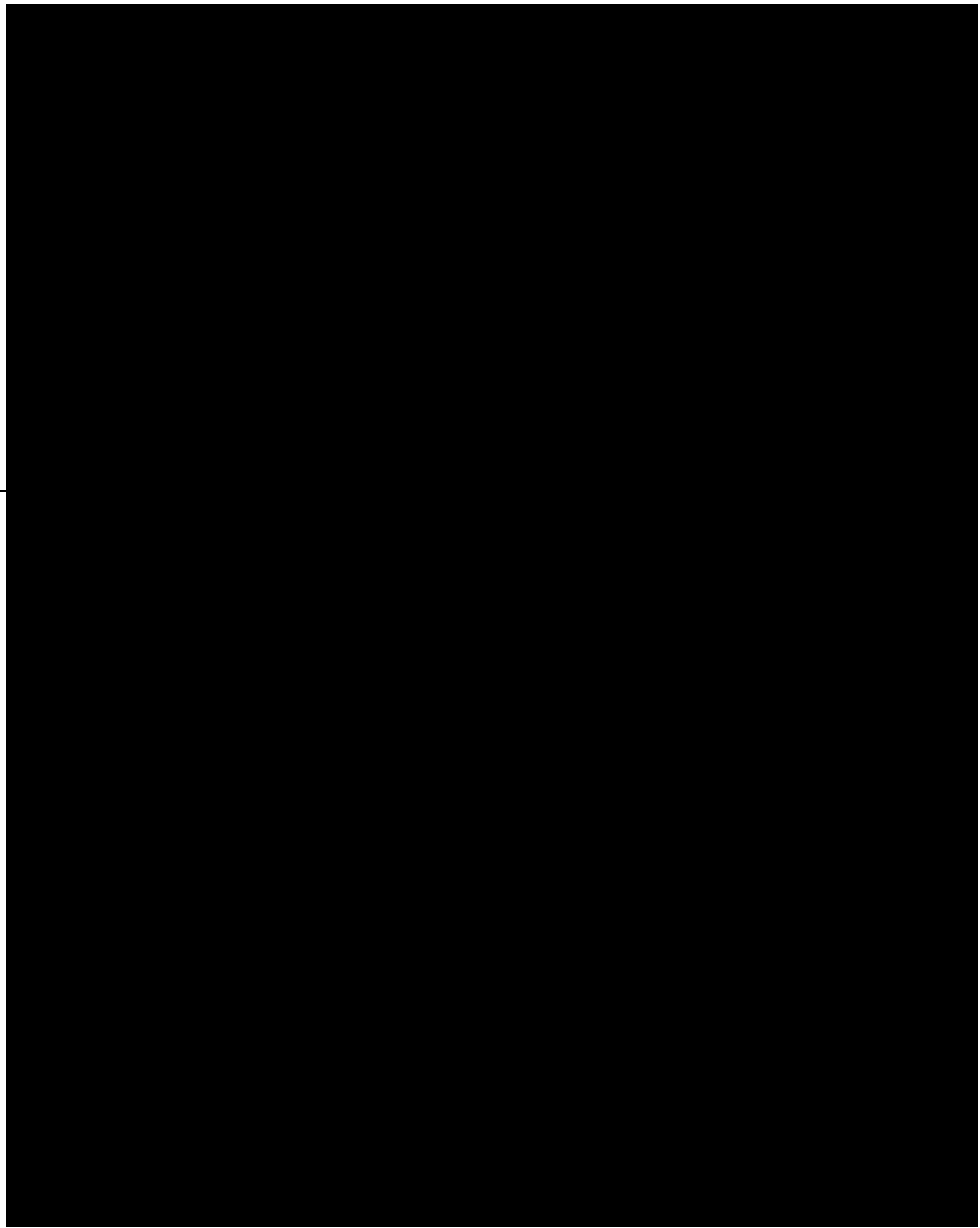


 GARAGE YARD ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



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

EXTERIOR CLADDING SCHEDULE	
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2	METAL FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
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STREET ADDRESS

EAST LOT
2108 VICTORIA CRES. NW

LEGAL ADDRESS

LOT 2, BLOCK 9,
PLAN 9110GI

PROJECT

VIC EAST

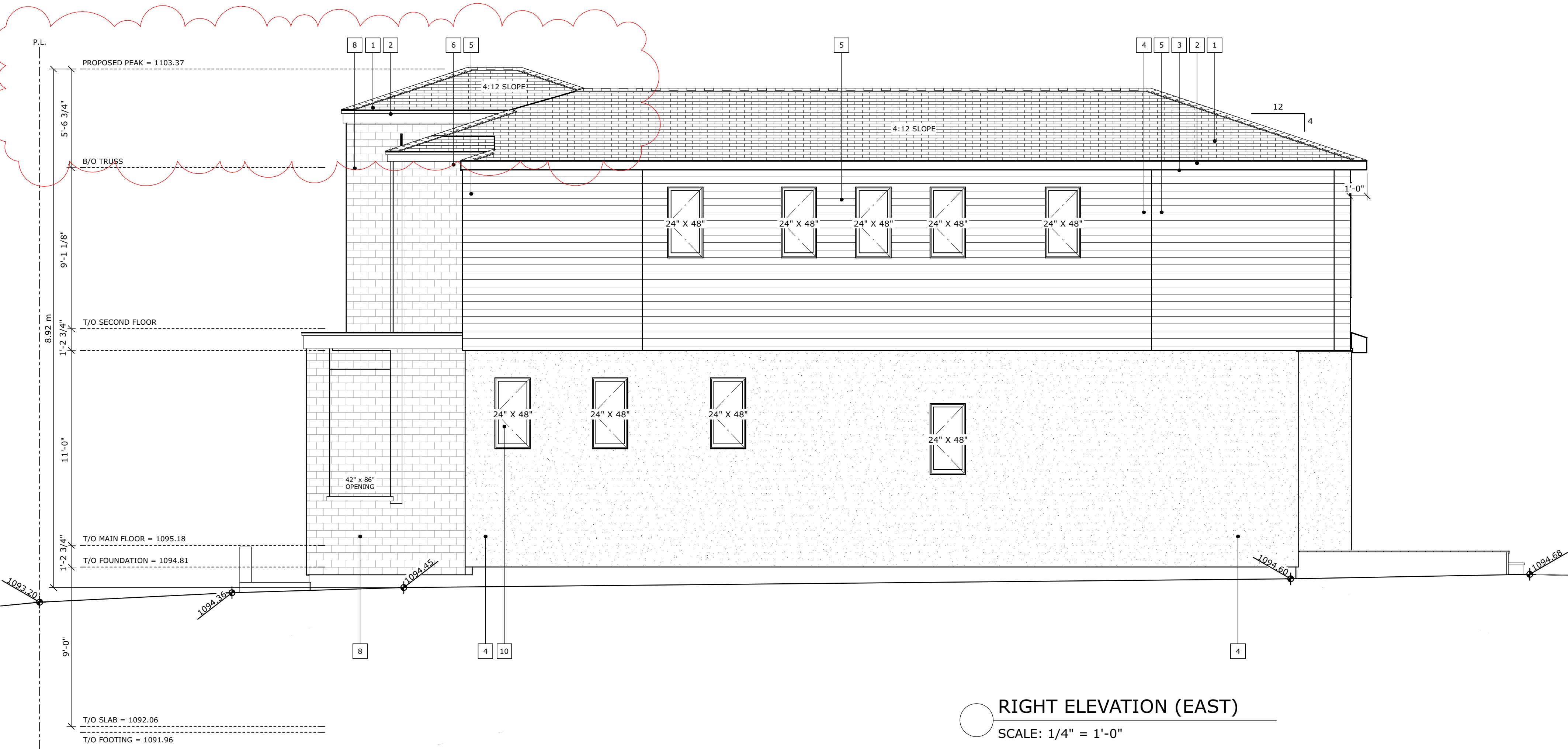
DRAWING

RIGHT & GARAGE
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	A6 / 7
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 RIGHT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

