

EAST 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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A1	COVER PAGE
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A5	FRONT, BACK & LEFT ELEVATIONS
A6	RIGHT ELEVATION & GARAGE ELEVATIONS+PLANS
A7	LAND SURVEY



VM DESIGNS

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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	1,125 SF
SECOND FLOOR	1,193 SF
TOTAL (GFA)	2,318 SF

BASEMENT DEV.	1,019 SF
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REAR DECK	226 SF
PORCH	40 SF

GARAGE (DETACHED)	400 SF
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STREET ADDRESS

EAST LOT
2108 VICTORIA CRES. NW

LEGAL ADDRESS

LOT 2, BLOCK 9,
PLAN 9110GI

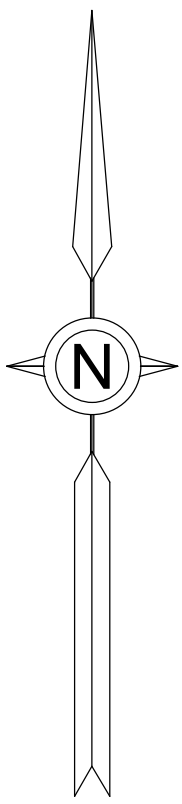
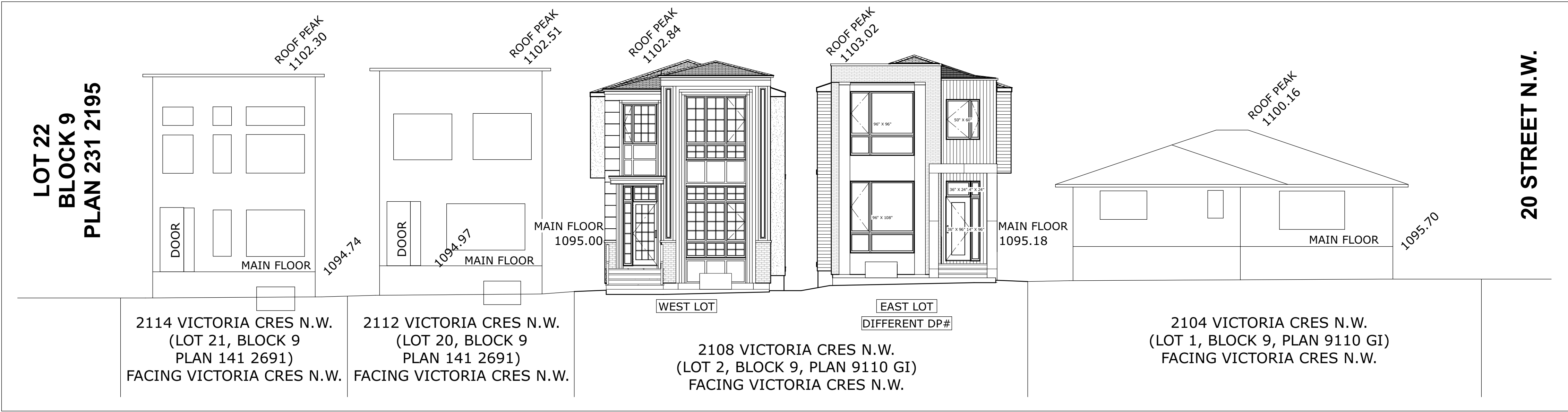
PROJECT

VIC EAST

DRAWING

COVER PAGE

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



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SOUTH STREETSCAPE

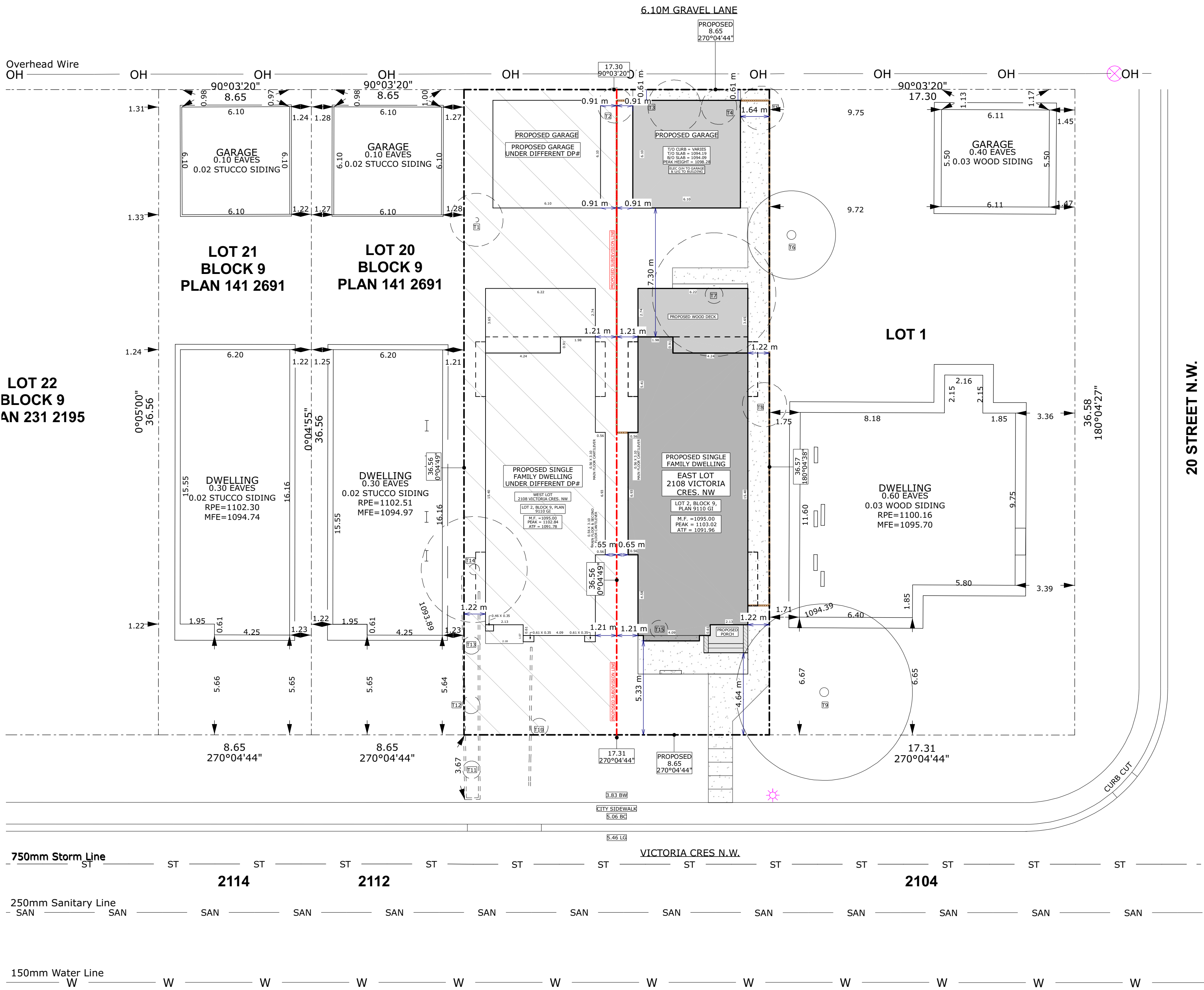
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SITE / BLOCK LEGEND			
	PROPOSED HOUSE		OVERHEAD ELECTRICAL LINE
	PROPOSED GARAGE		CITY SANITATION LINE
	CONCRETE		CITY WATER LINE
	CRUSHED LIMESTONE		CITY STORM LINE
	MULCH		CITY GAS LINE
	SOD		PROPERTY LINE
	EXISTING TREE TO REMAIN		PROPOSED GRADE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

AREAS

	S.F.
MAIN FLOOR	1,125 SF
SECOND FLOOR	1,193 SF
TOTAL (GFA)	2,318 SF

BASEMENT DEV. 1,019 SF

REAR DECK 226 SF

PORCH 40 SF

GARAGE (DETACHED) 400 SF

STREET ADDRESS

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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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SCALE AS NOTED	A2 / 7



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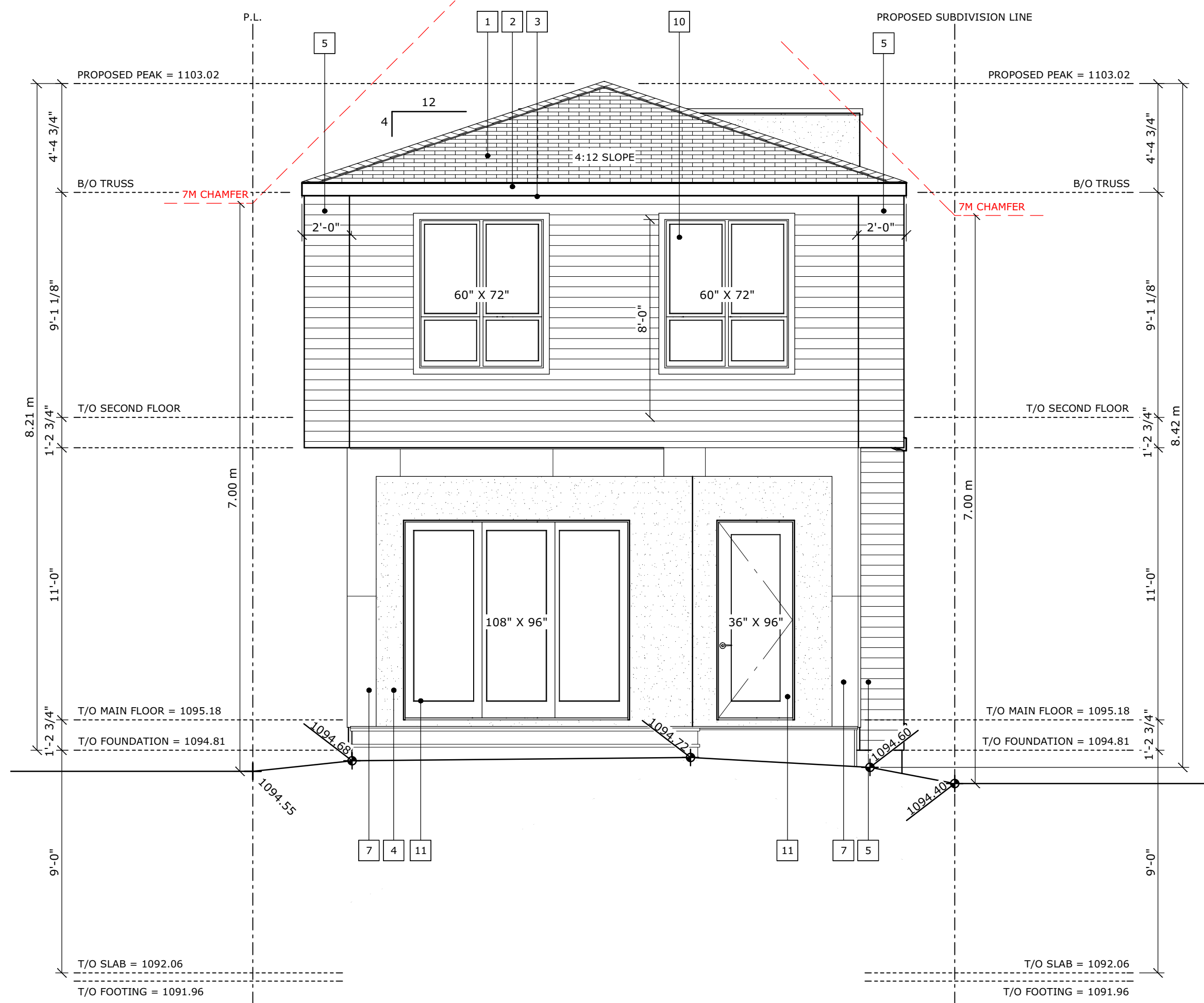
PROJECT
VIC EAST

DRAWING
FRONT, BACK & LEFT
ELEVATIONS

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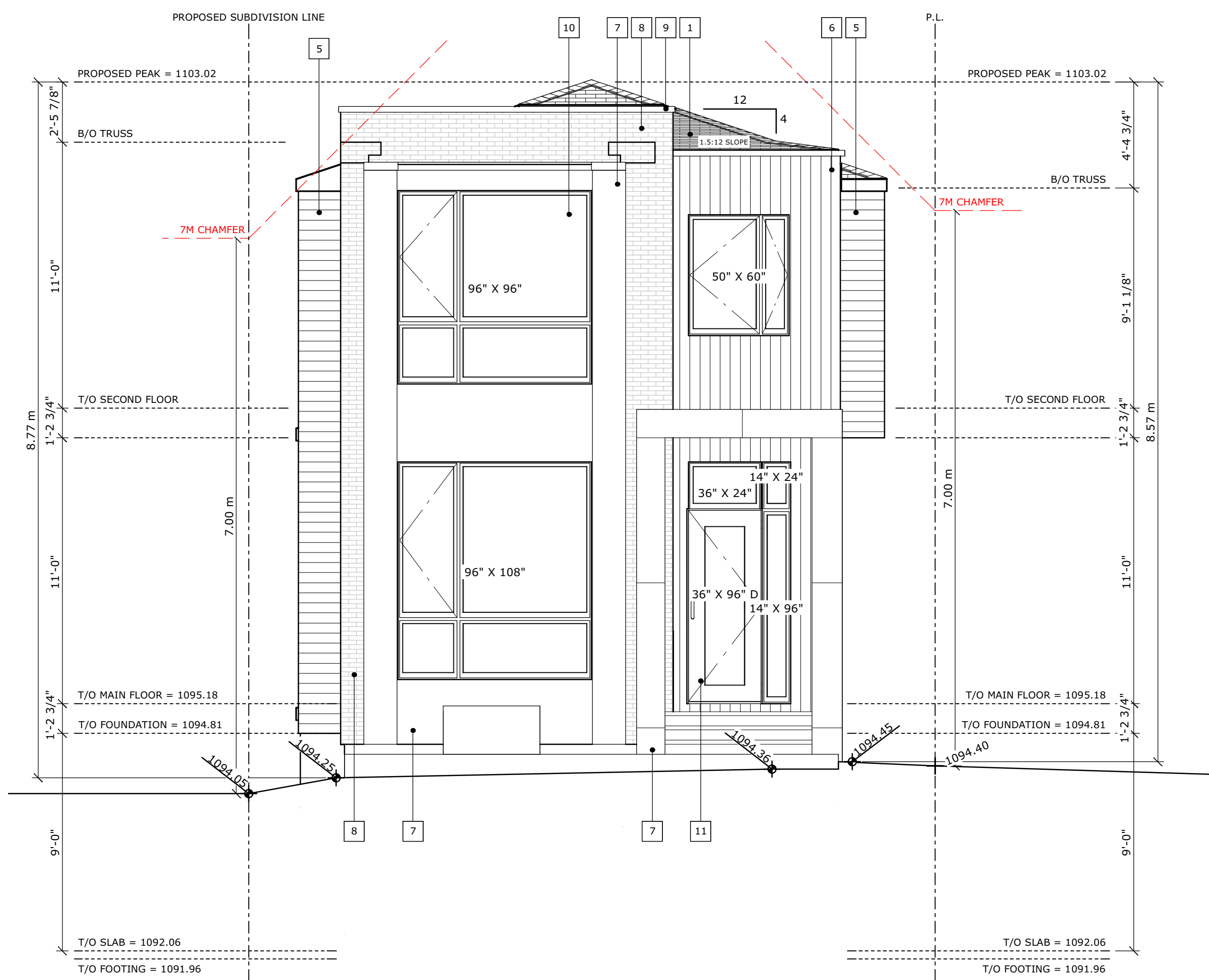
DRAWN BY VM	SHEET
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SCALE AS NOTED	A5 / 7
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BACK ELEVATION (NORTH)

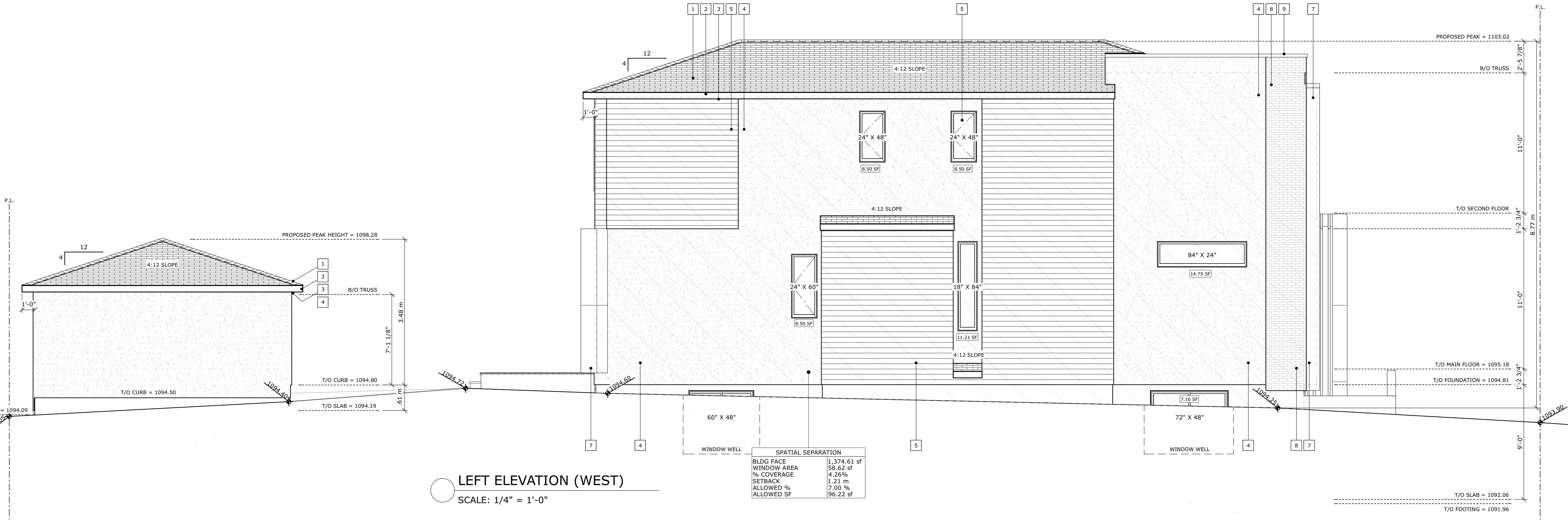
SCALE: 1/4" = 1'-0"



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 - LIGHT GRAY
5	HORIZONTAL JAMES HARDIE SIDING - BLACK
6	VERTICAL JAMES HARDIE SIDING - BLACK
7	METAL PANEL - BLACK
8	BRICK VENEER - WHITE
9	BRICK CAP
10	VINYL CLAD WINDOWS - BLACK
11	FIBREGLASS DOOR - BLACK
12	FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL



LEFT ELEVATION (WEST)

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

SPATIAL SEPARATION	
BLDG FACE	1,374.61 sf
WINDOW AREA	58.62 sf
% COVERAGE	4.26%
SETBACK	1.21 m
ALLOWED %	7.00 %
ALLOWED SF	96.22 sf



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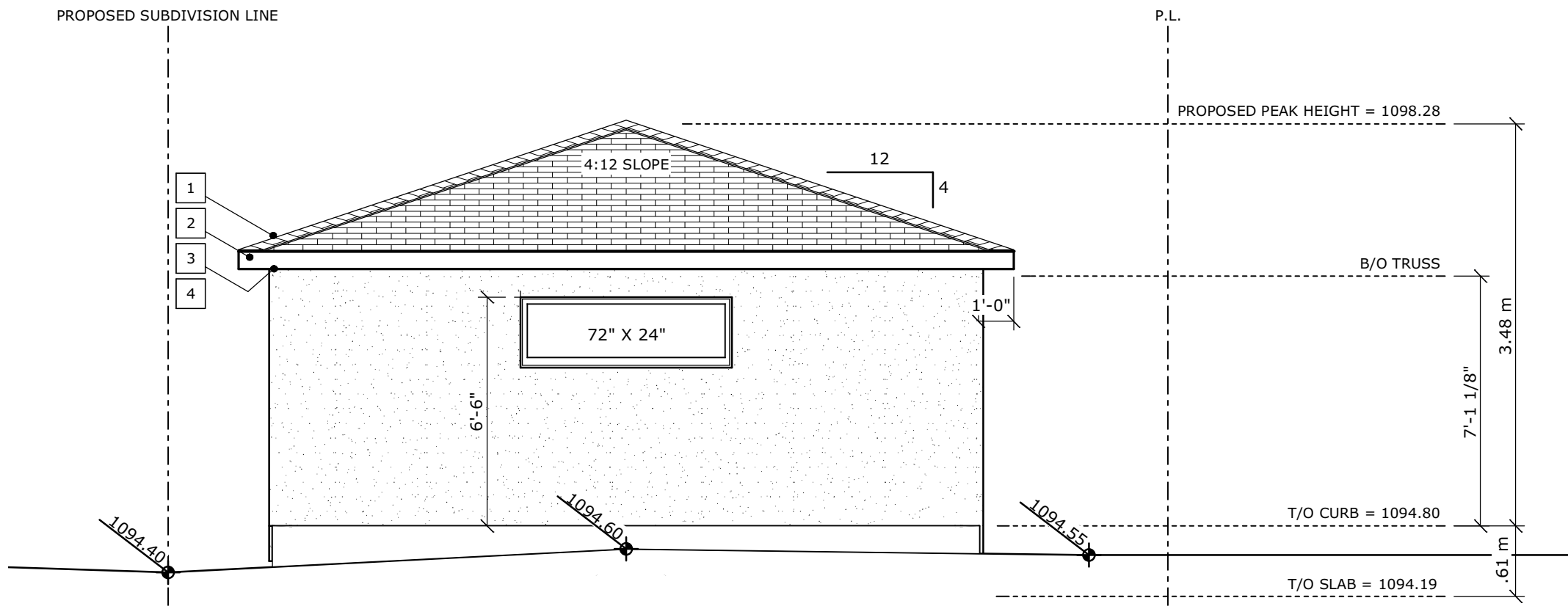
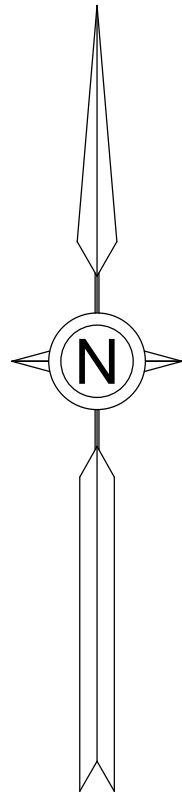
PROJECT
VIC EAST

DRAWING
RIGHT & GARAGE
ELEVATIONS

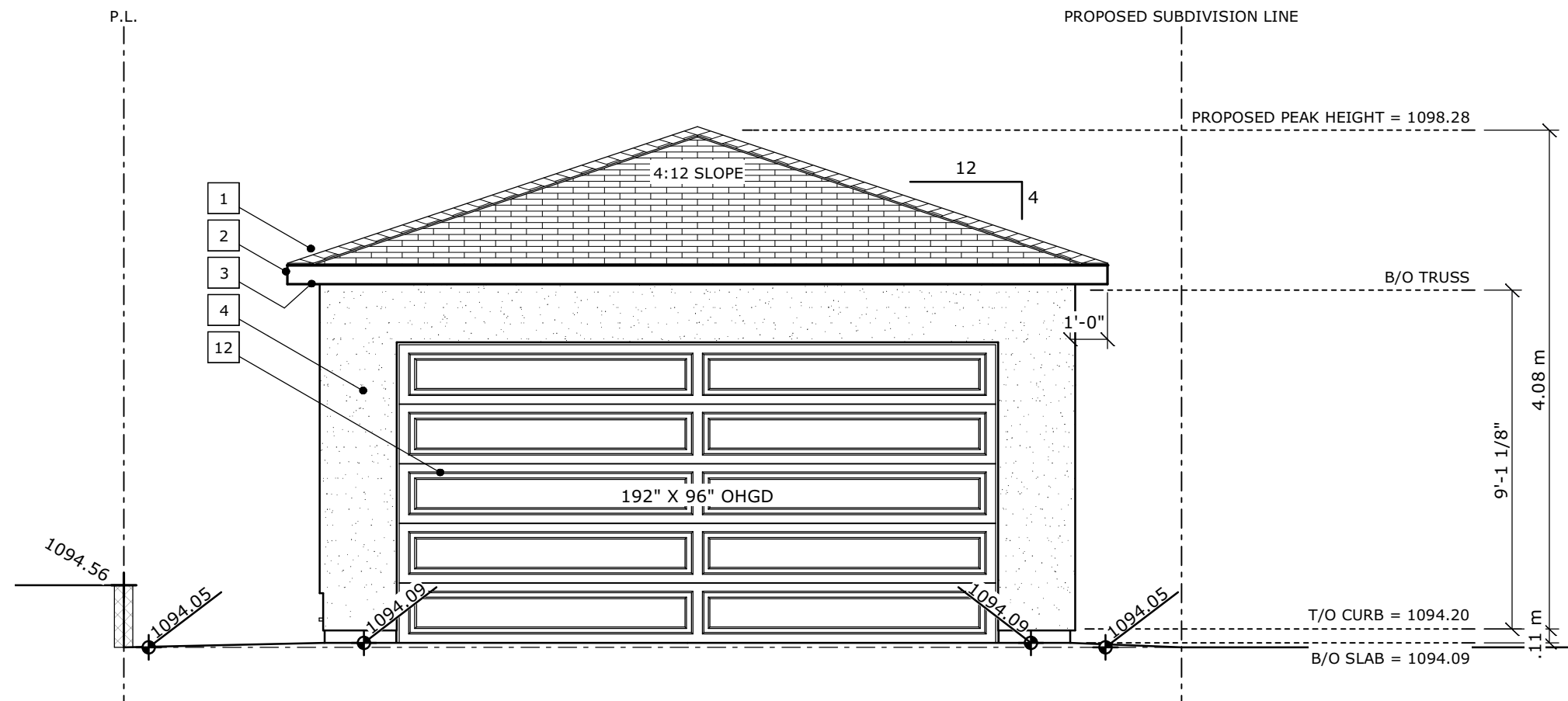
ZONING	PROJECT TAG
R-CG	26-10-NSH-01

DRAWN BY	SHEET
VM	

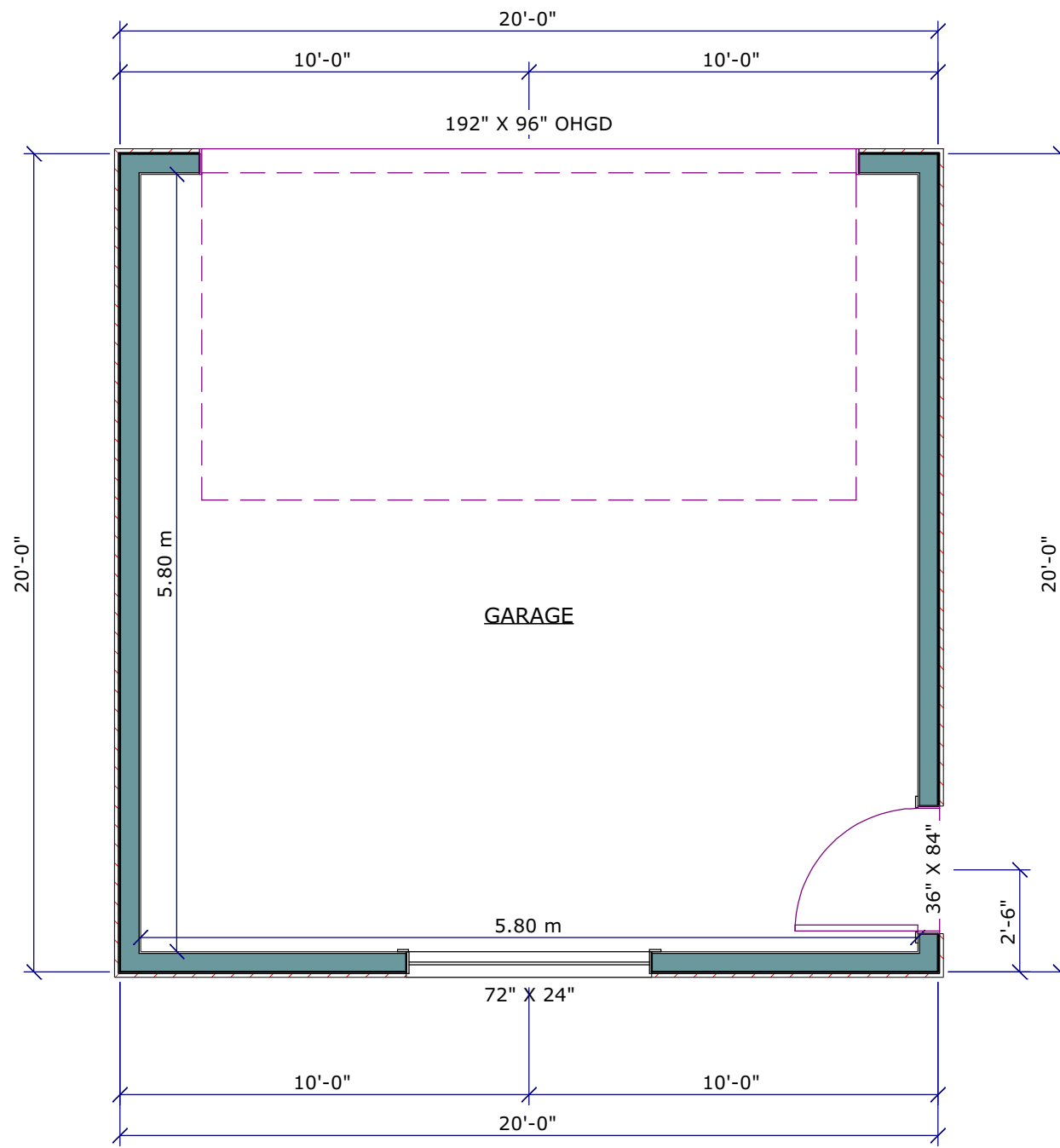
SCALE	A6 / 7
AS NOTED	



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

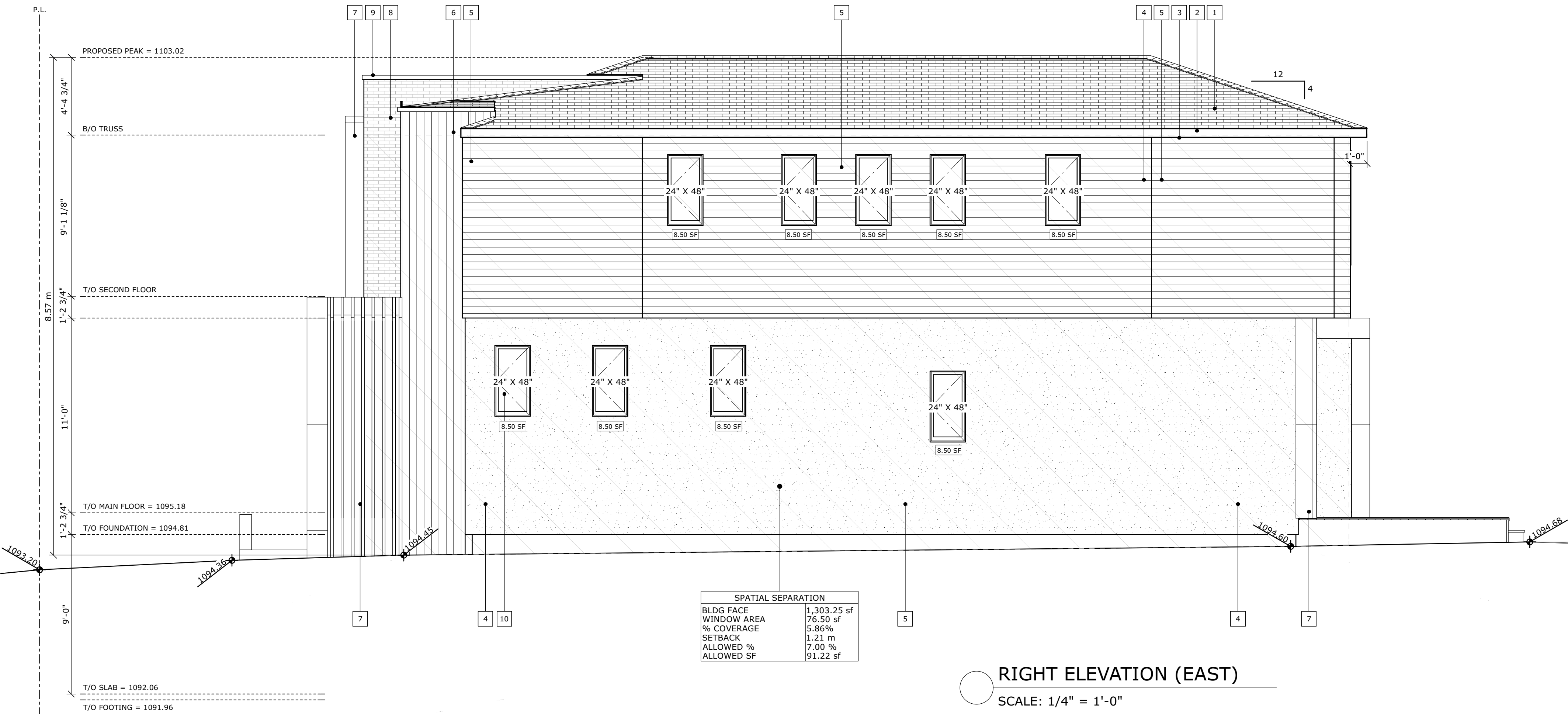


GARAGE LANEWAY ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

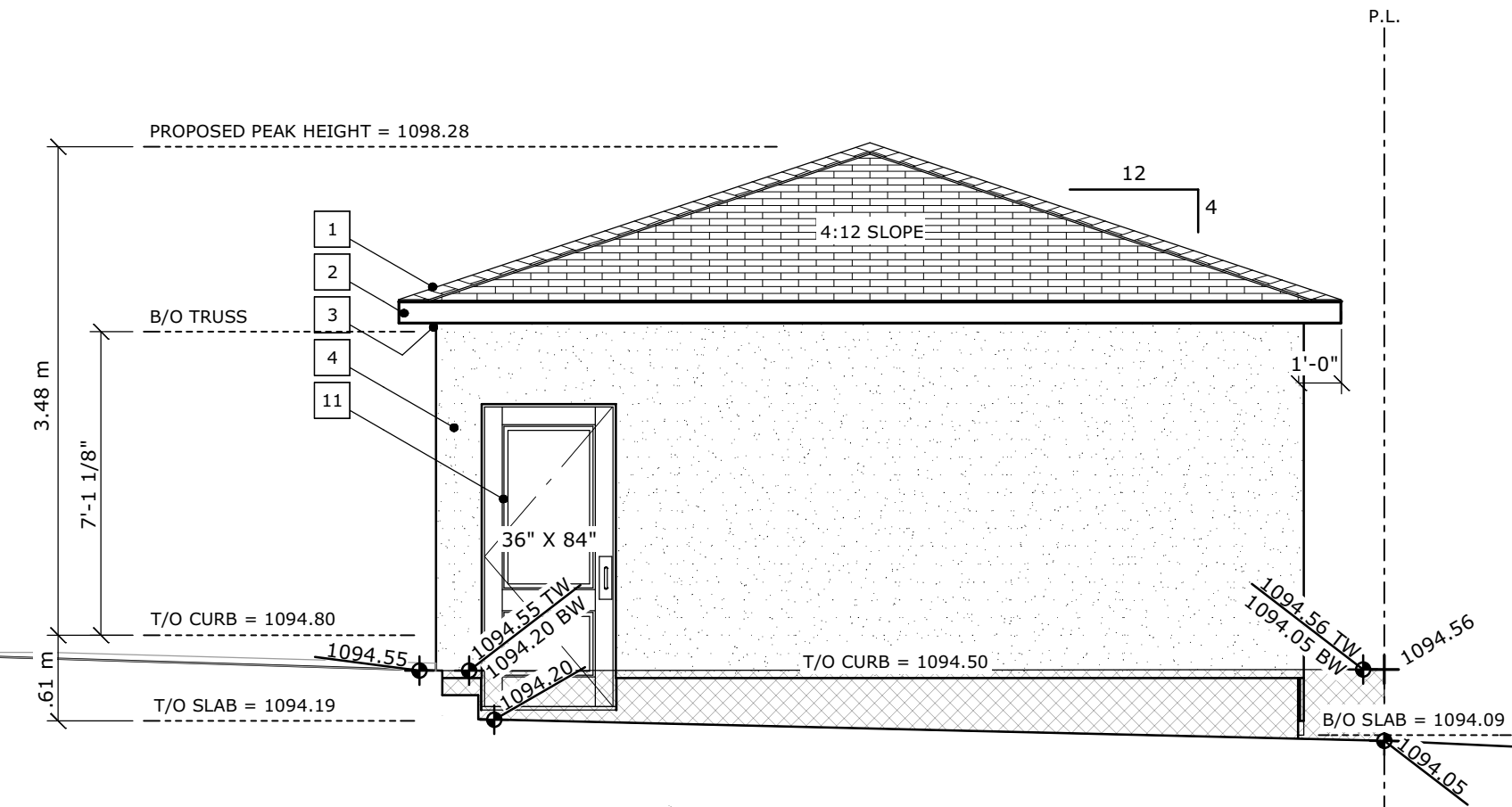


GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

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



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



SPATIAL SEPARATION	
BLDG FACE	1,303.25 sf
WINDOW AREA	76.50 sf
% COVERAGE	5.86%
SETBACK	1.21 m
ALLOWED %	7.00 %
ALLOWED SF	91.22 sf



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LOT 2, BLOCK 9,
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PROJECT

VIC EAST

DRAWING

LAND SURVEY

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

DRAWN BY VM 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
0 2 4 8 12 16 20 METRES

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.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (cm)	Canopy (m)	Height (m)	Location
T1	Deciduous	0.25	3.00	4.00	In Subject Property
T2	Bush	-	2.00	3.00	In Subject Property
T3	Bush	-	3.00	3.00	In Subject Property
T4	Bush	-	2.00	2.00	In Subject Property
T5	Bush	-	2.50	2.00	In Subject Property
T6	Coniferous	0.50	5.00	15.00	In Subject Property
T7	Deciduous	1.00	7.00	12.00	In Subject Property
T8	Bush	-	2.50	4.00	In Subject Property
T9	Deciduous	0.50	10.00	15.00	In Adjacent Property
T10	Bush	-	1.00	1.00	In Subject Property
T11	Bush	-	1.00	1.00	In City Property
T12	Bush	-	1.00	1.00	In Subject Property
T13	Bush	-	1.00	1.00	In Subject Property
T14	Deciduous	0.60	8.00	10.00	In Subject Property
T15	Bush	-	1.00	2.00	In Subject Property



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File No.: 260328 Date: 26/Mar/2026
Surveyed: YR/DT Drawn: LZ/EM
Horizon Land Surveys Inc.
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Calgary, Alberta, T3B 5M5 F. 403-775-4171

