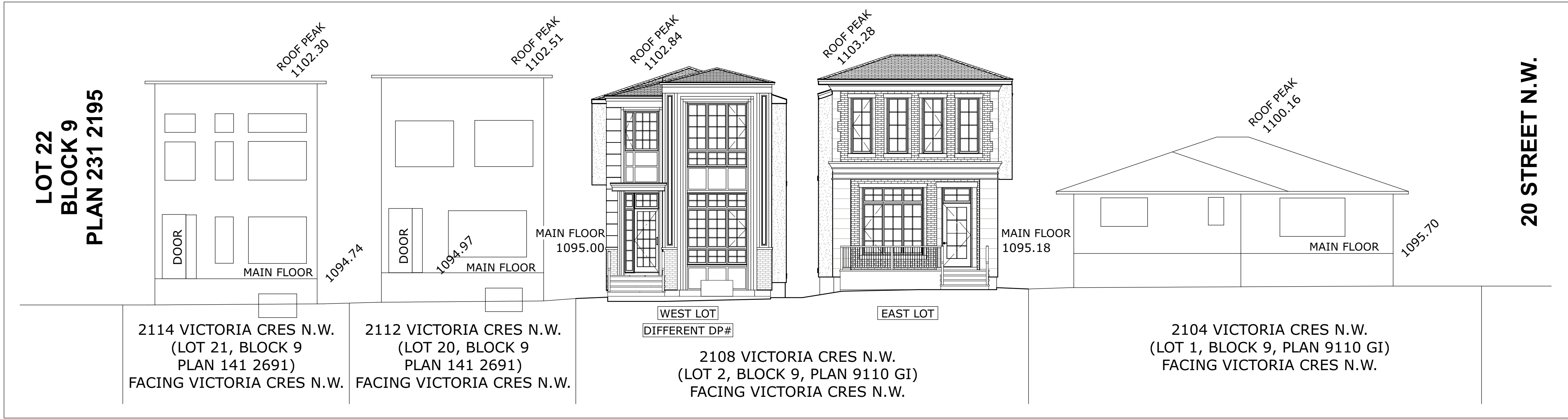
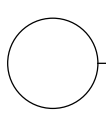




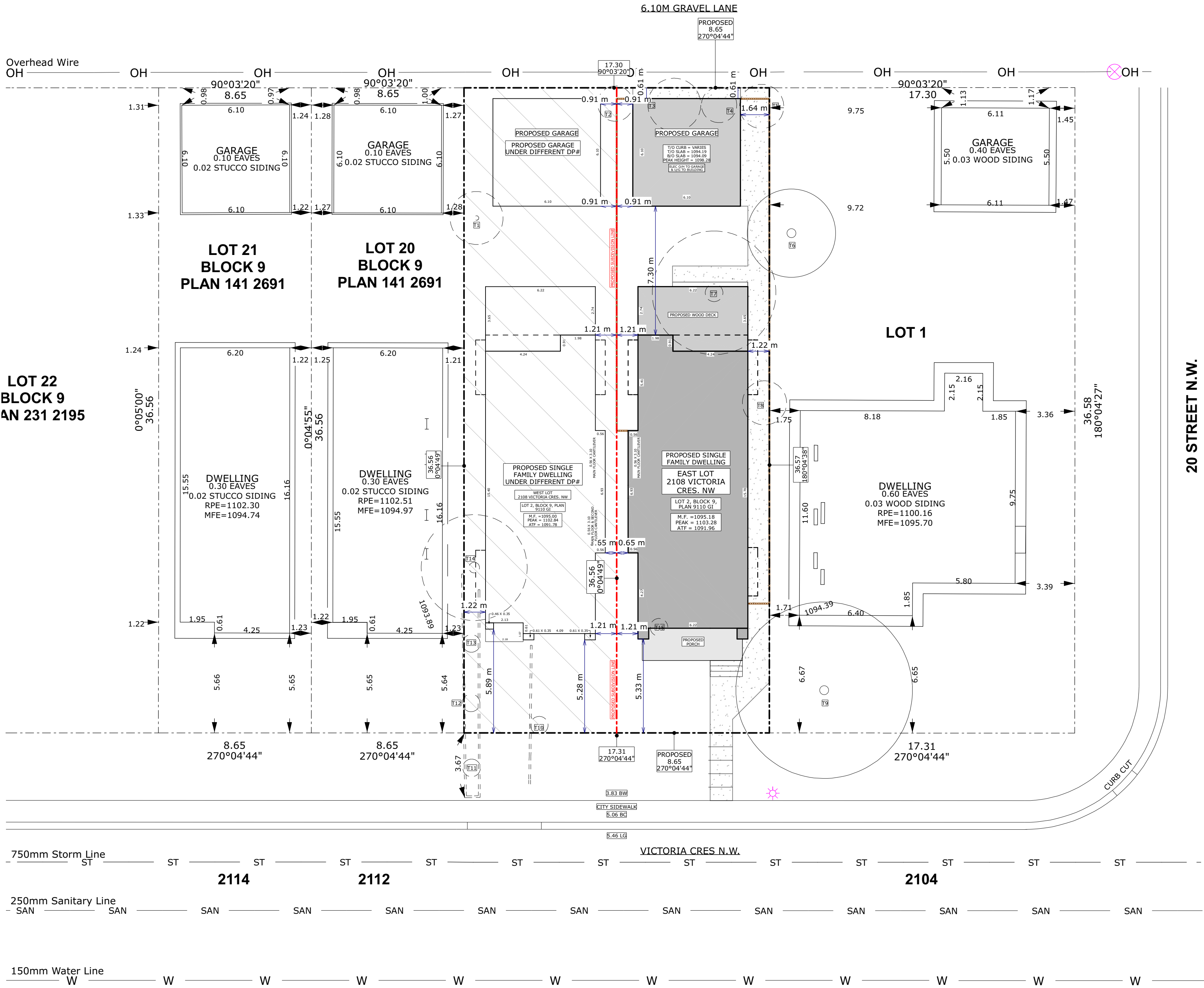
 SOUTH STREETScape
SCALE: 1 = 100

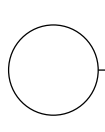
SITE / BLOCK LEGEND			
	PROPOSED HOUSE		OVERHEAD ELECTRICAL LINE
	PROPOSED GARAGE		CITY SANITATION LINE
	CONCRETE		CITY WATER LINE
	CRUSHED LIMESTONE		CITY STORM LINE
	MULCH		CITY GAS LINE
	SOD		PROPERTY LINE
	EXISTING TREE TO REMAIN		PROPOSED GRADE
	EXISTING TREE TO BE REMOVED		EXISTING GRADE
			EXTRAPOLATED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

m/d/y
08.25.26

AREAS	S.F.
MAIN FLOOR	1,108 SF
SECOND FLOOR	1,185 SF
TOTAL (GFA)	2,293 SF

BASEMENT DEV. 1,006 SF

REAR DECK 226 SF
PORCH 107 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

DRAWN BY
VM

SHEET

SCALE
AS NOTED

A2 / 7



VM DESIGNS

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vaughn@vmdesigns.ca

ISSUED SETS
Revised DP Set

m/d/y
08.25.26

AREAS
MAIN FLOOR
SECOND FLOOR
TOTAL (GFA)

S.F.
1,108 SF
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LEGAL ADDRESS
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PLAN 9110GI

PROJECT
VIC EAST

DRAWING
SITE PLAN &
BUILDING STATS

ZONING
R-CG

PROJECT TAG
26-10-NSH-01

DRAWN BY
VM

SHEET

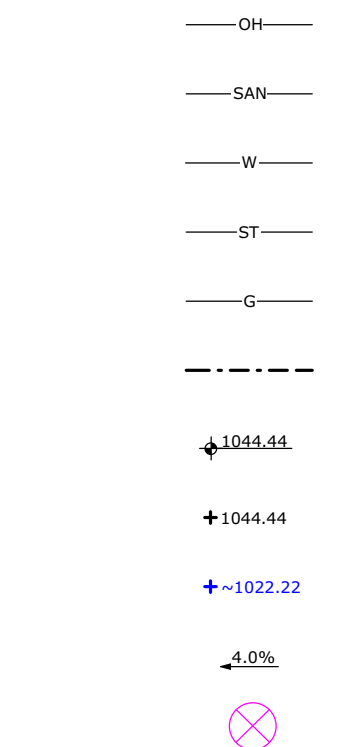
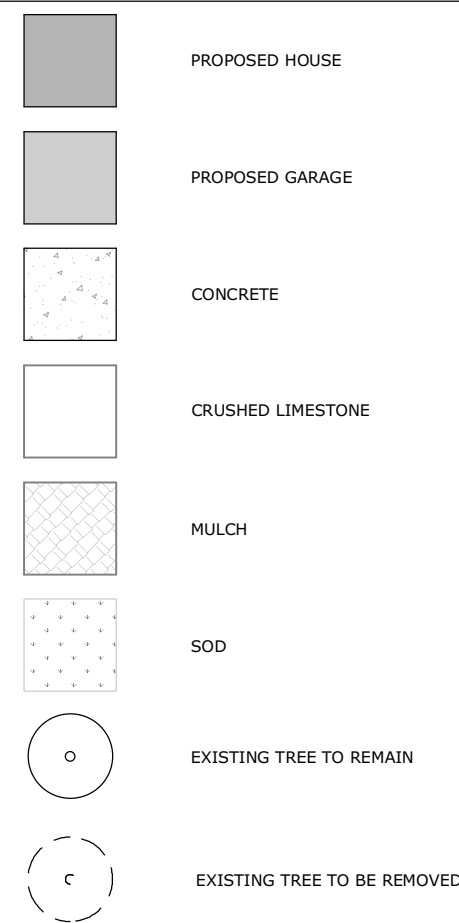
SCALE
AS NOTED

A3 / 7

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



BUILDING STATISTICS

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT PLANE = 11.00m

PROPOSED PEAK GEODETIC = 1103.28

PROPOSED HEIGHT = 9.03 m

9.03 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 = 103.70 m2 (1,116.24 sf)
GARAGE = 37.16 m2 (400.00 sf)
TOTAL COVERED AREA = 140.86 m2 (1,516.24 sf)
TOTAL COVERED AREA ALLOWED = 142.29 m2 (1,531.59 sf)

44.54 %

GFA FLOOR AREA

MAIN FLOOR = 1,108.24 sf
SECOND FLOOR = 1,185.12 sf
TOTAL = 2,293.36 sf

BASEMENT DEV. = 1,006.61 sf

TOTAL = 2,297 sf

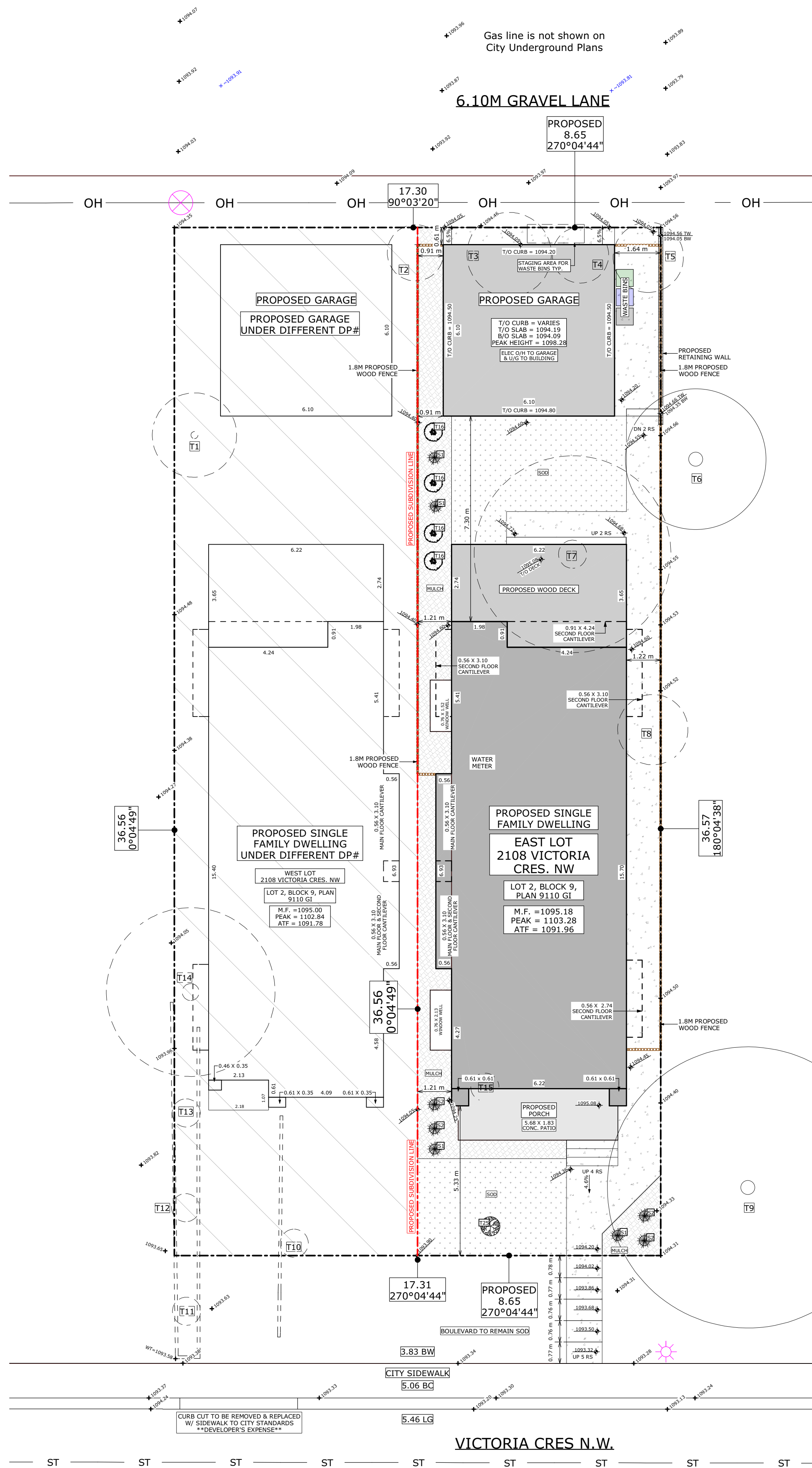
PARKING STALLS PROVIDED ON-SITE

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

2 stalls

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
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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)
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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



SITE PLAN

SCALE: 1 = 100



VM DESIGNS

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vaughn@vmdesigns.ca

ISSUED SETS
Revised DP Set

m/d/y
08.25.26

AREAS
MAIN FLOOR
SECOND FLOOR
TOTAL (GFA)

S.F.
1,108 SF
1,185 SF
2,293 SF

BASEMENT DEV.

1,006 SF

REAR DECK

226 SF

PORCH

107 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
FRONT, BACK & LEFT
ELEVATIONS

ZONING
R-CG

PROJECT TAG
26-10-NSH-01

DRAWN BY
VM

SHEET

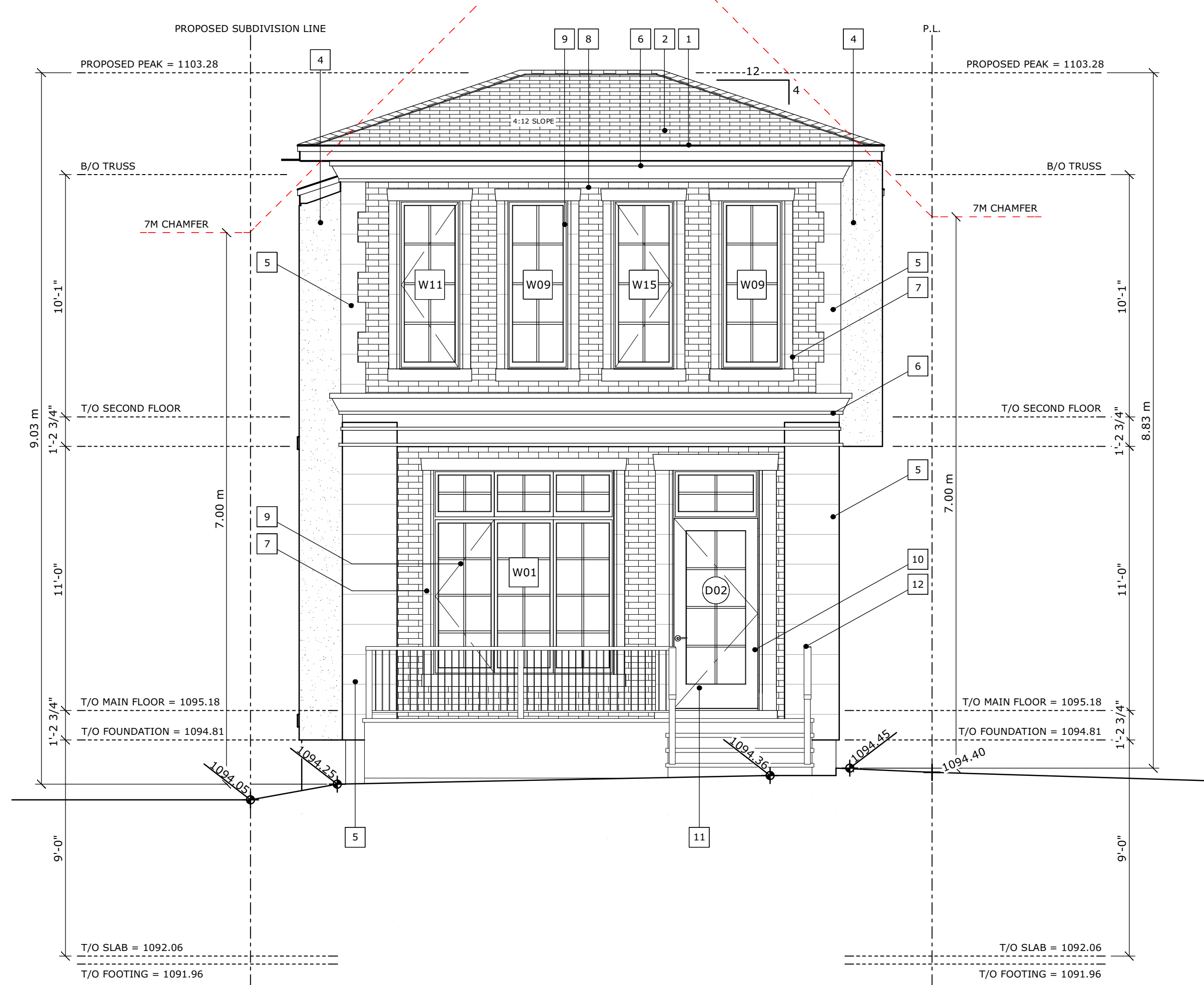
SCALE
AS NOTED

A5 / 7



BACK ELEVATION (NORTH)

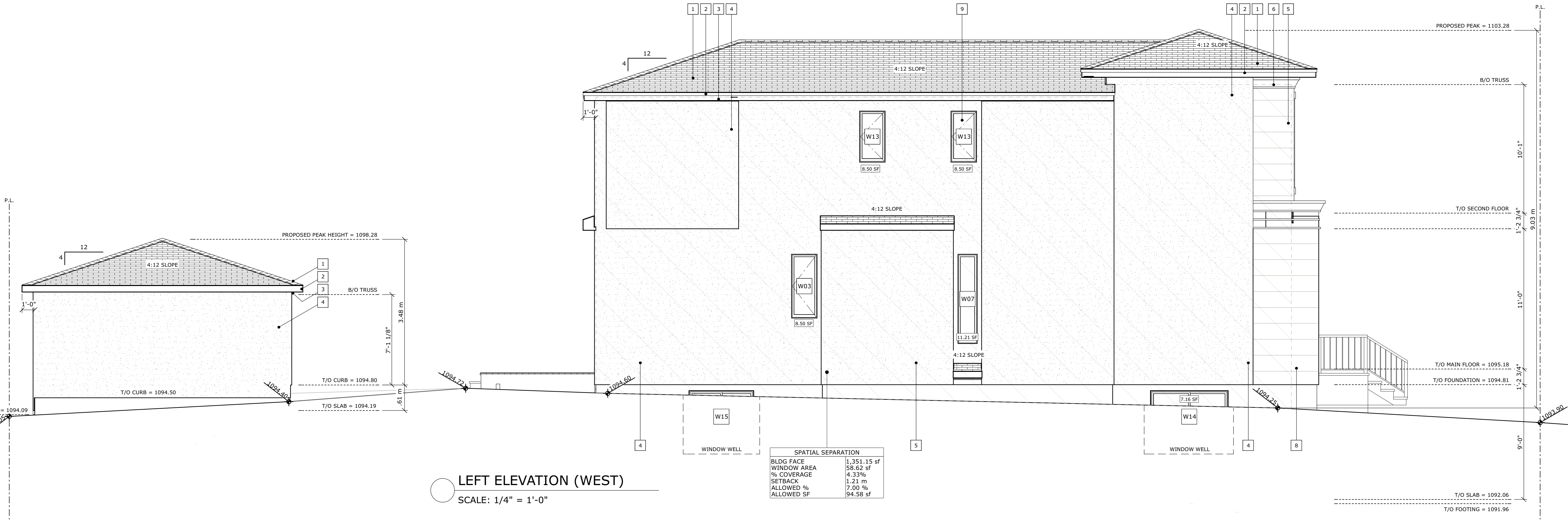
SCALE: 1/4" = 1'-0"



FRONT ELEVATION (SOUTH)

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

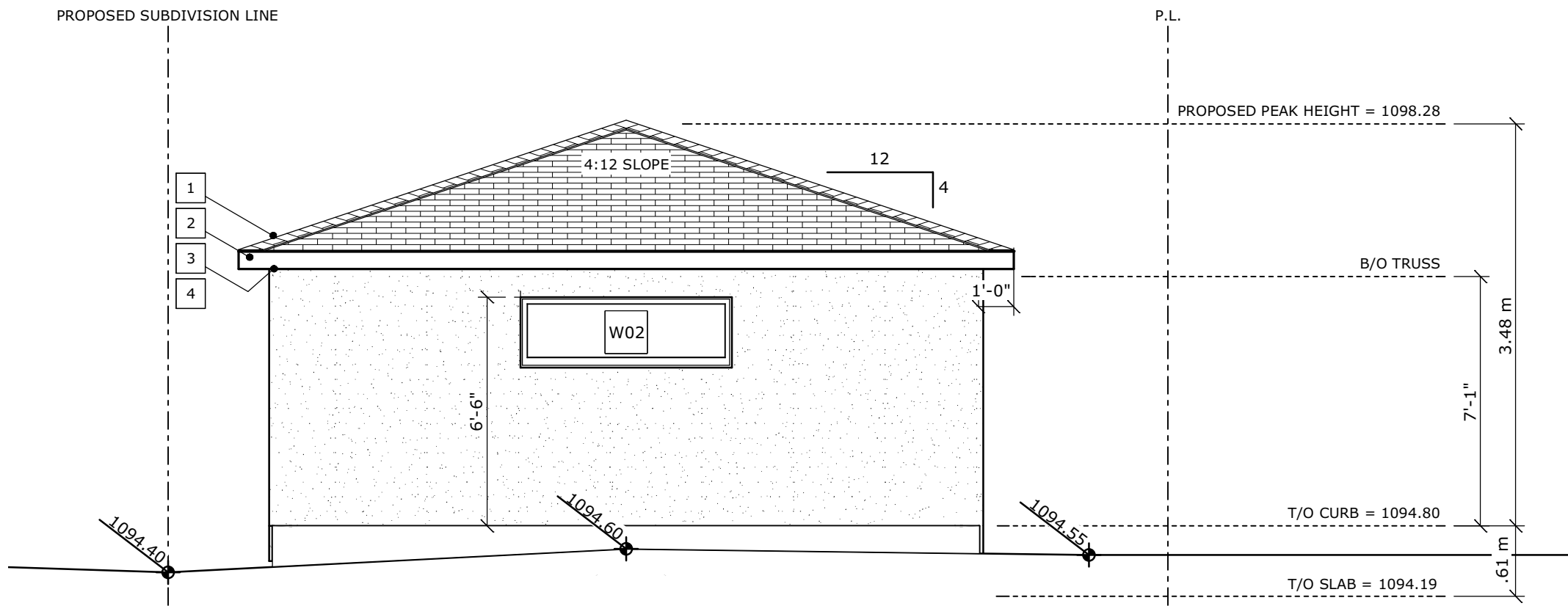
EXTERIOR CLADDING SCHEDULE	
1	ASPHALT SHINGLES
2	METAL FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
4	SMOOTH STUCCO - BEIGE
5	LIMESTONE PANEL
6	LIMESTONE MOLDING
7	LIMESTONE CASING
8	RED BRICK VENEER
9	VINYL CLAD WINDOWS - BLACK
10	FIBREGLOSS DOOR - BLACK
11	FIBREGLOSS INSULATED GARAGE DOOR - CHARCOAL
12	RAILING - BLACK



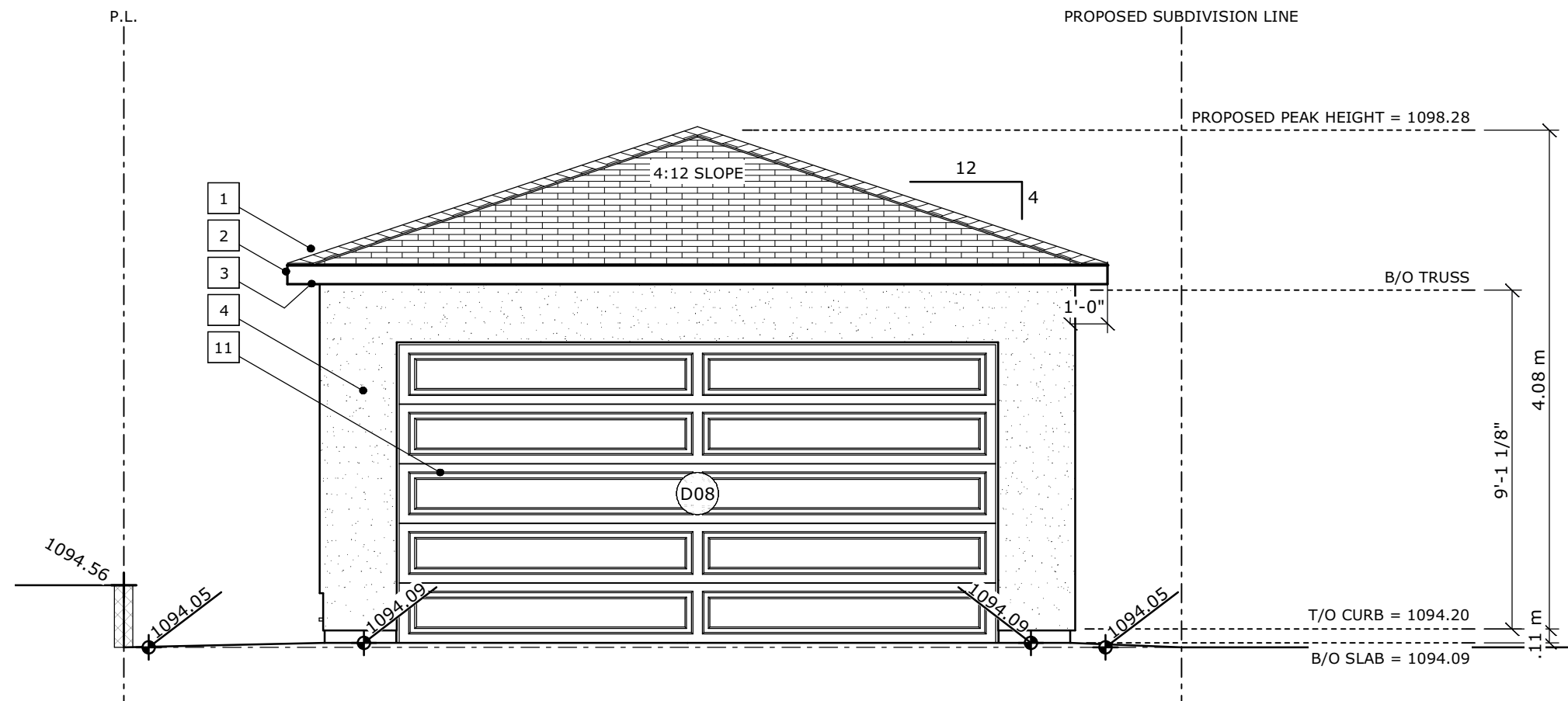
LEFT ELEVATION (WEST)

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

SPATIAL SEPARATION	
BLDG FACE	1,351.15 sf
WINDOW AREA	58.62 sf
% COVERAGE	4.33%
SETBACK	1.21 m
ALLOWED %	7.00 %
ALLOWED SF	94.58 sf

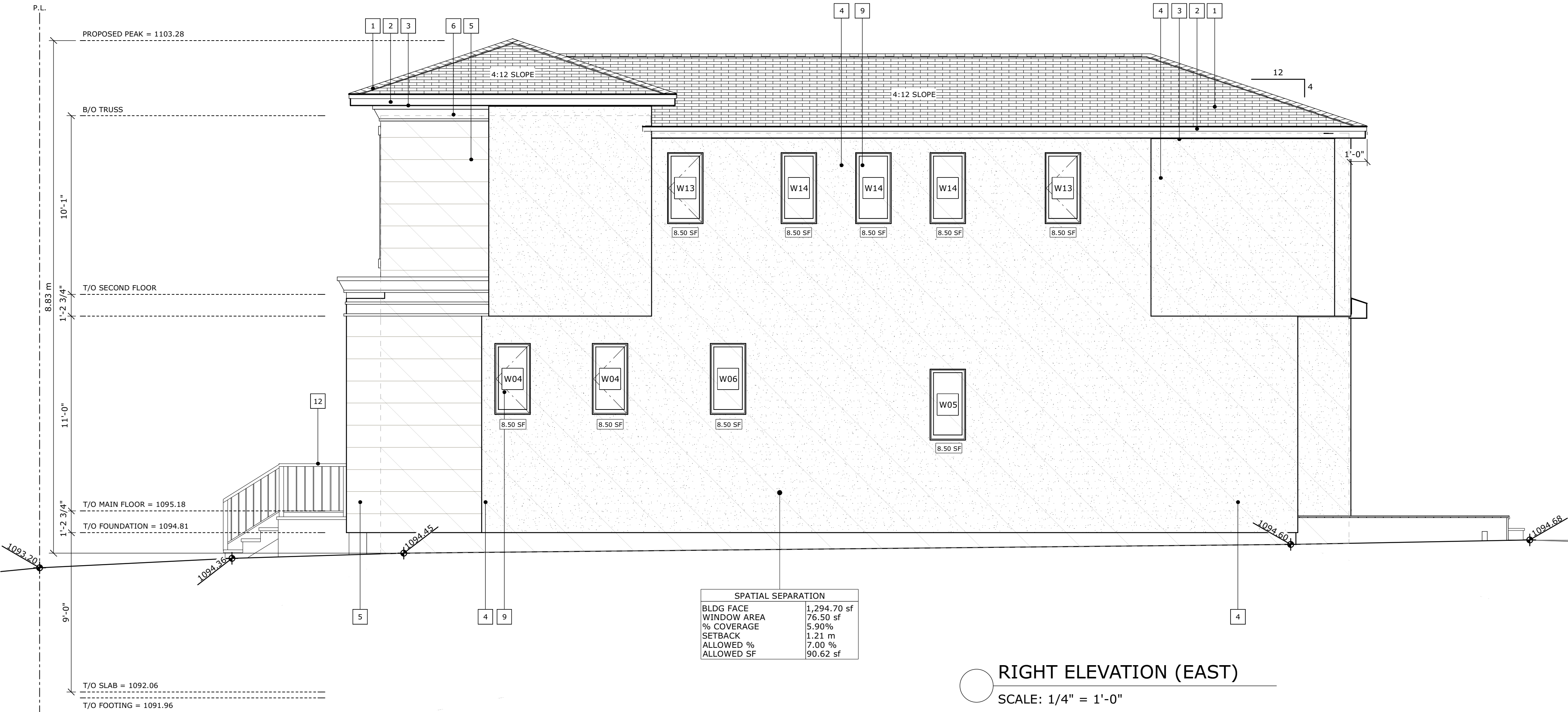
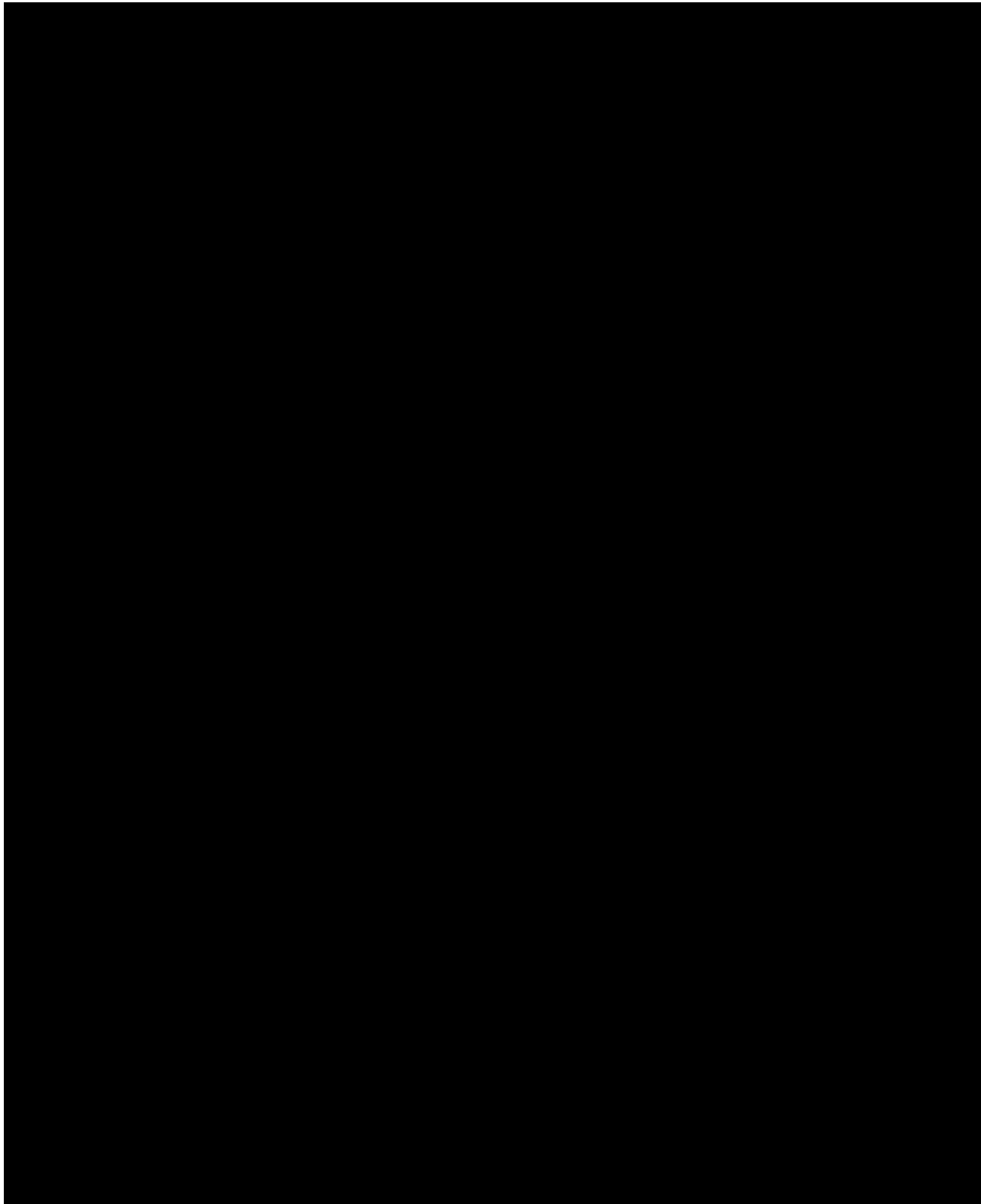


GARAGE YARD ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

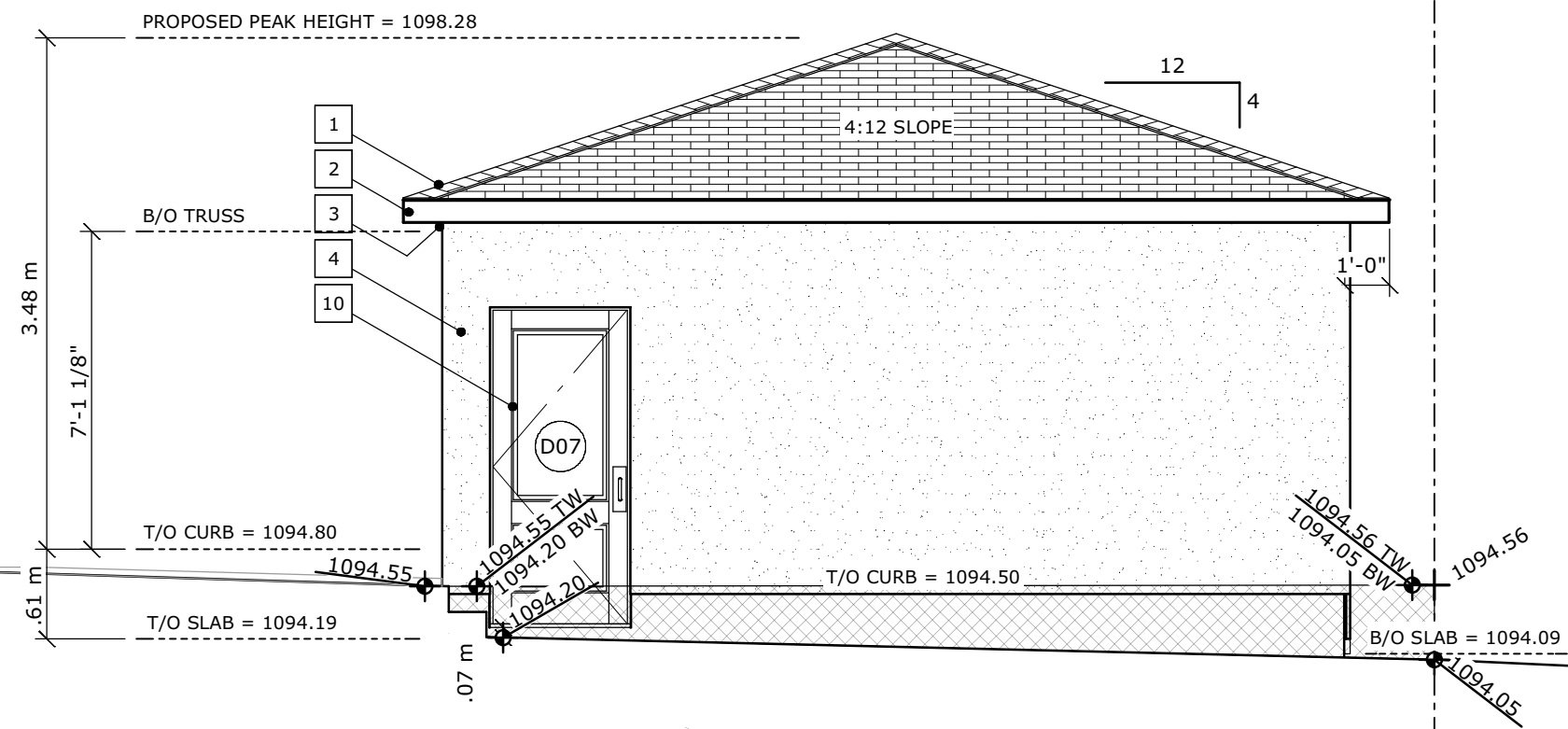


GARAGE LANEWAY ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT SHINGLES
2	METAL FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
4	SMOOTH STUCCO - BEIGE
5	LIMESTONE PANEL
6	LIMESTONE MOLDING
7	LIMESTONE CASING
8	RED BRICK VENEER
9	VINYL CLAD WINDOWS - BLACK
10	FIBREGLASS DOOR - BLACK
11	FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL
12	RAILING - BLACK



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



AREAS	S.F.
MAIN FLOOR	1,108 SF
SECOND FLOOR	1,185 SF
TOTAL (GFA)	2,293 SF

BASEMENT DEV.	1,006 SF
---------------	----------

REAR DECK	226 SF
PORCH	107 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
RIGHT & GARAGE
ELEVATIONS

ZONING
R-CG

PROJECT TAG
26-10-NSH-01

DRAWN BY
VM
SCALE
AS NOTED

SHEET
A6 / 7



VM DESIGNS

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vaughn@vmdesigns.ca

ISSUED SETS m/d/y
Revised DP Set 08.25.26

AREAS S.F.
MAIN FLOOR 1,108 SF
SECOND FLOOR 1,185 SF
TOTAL (GFA) 2,293 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

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

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.'-Encroachment
'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:
- 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
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T4	Bush	-	2.00	2.00	In Subject Property
T5	Bush	-	2.50	2.00	In Subject Property
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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.
130 Bowness Centre N.W. P. 403-719-0272
Calgary, Alberta, T3B 5M5 F. 403-775-4171

