

This is a **contextual** application What's the difference?

The information below came from the Land Use Bylaw, please visit

for more information.



VS.



Contextual Single Detached Dwelling

These types of homes are classified as a **permitted use** and can only exist in developed areas. A permitted use means the building meets specific **Use Rules** and building design requirements that follow all the Land Use Bylaw rules. Because no relaxations can be requested and the property meets all the criteria, The City and the public **CANNOT** provide comments.

Who can comment on the application:

- The City
- The public

Single Detached Dwelling

These types of homes are classified as a **discretionary use** in developed areas. Relaxations on Land Use Bylaw Rules can be requested by applicants. A discretionary use means The City and the public **CAN** comment on the use of the building and how the design may impact or align with policies and the community context, i.e. setbacks, height, size, etc.

Who can comment on the application:

- The City
- The public

Tip: Anytime you see the word 'contextual,' it will be a permitted use = no comments, no relaxations.

Contextual Single Detached dwelling applications follow a strict set of rules, are restricted in size and placement based on the neighbouring properties and cannot propose any relaxations of the Land Use Bylaw. As part of the application process, The City completes a review on all applications to determine if all the contextual rules are being met.

What if the application does not meet the rules?

If the application does not meet the contextual rules, The City informs the applicant that they can change their application to meet the rules or the application will become a discretionary use **Single Detached** dwelling which would allow The City and the public to comment.

The City has reviewed this application and determined that it meets the contextual rules.

These plans and renderings are presented on the Development Map for information only without the ability to provide commentary.

Learn more at:
Calgary.ca/development



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: \bullet = 1000.00 METRES. (GEODETIC)
 DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 ELEVATIONS ARE REFERRED TO GEODETIC DATUM
 AND ARE DERIVED FROM ASCMS 55269 AND 179085
 ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
 WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.
 THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

- \bullet ----- denotes Calculation points
 - \square ----- denotes Water Valve
 - \diamond ----- denotes Gas Valve
 - \odot ----- denotes Manhole
 - \odot ----- denotes Tree
 - \bullet ----- denotes Power Pole
 - \triangle ----- denotes Sign
 - \odot ----- denotes Light Standard
 - X-X- denotes Fence
 - S ----- denotes Sanitary Line
 - ST ----- denotes Storm Line
 - W ----- denotes Water Line
 - G ----- denotes Gas Line
 - denotes Electrical Line
 - denotes A.G.T Line
 - denotes Utility Right of Way Line
 - denotes Property Line
 - denotes Door
 - denotes Main Floor Windows
 - denotes Second Floor Windows
 - denotes Basement Floor Windows
 - denotes Shed Hatch
 - denotes Detached Garage Hatch
 - denotes Main Building Hatch
 - denotes Concrete and Asphalt Hatch
 - denotes Wood Hatch
- 'Cant.' denotes Cantilevers
 'Enc.' denotes Encroach(es)
 'BW' denotes Back of Walkway
 'BOW' denotes Bottom of Wall
- 'Conc.' denotes Concrete
 'Ret.' denotes Retaining
 'BC' denotes Back of Curb
 'TOW' denotes Top of Wall

Disclaimer
 The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warranty or guarantee is given as to the accuracy or completeness of those records. service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

LAND USE: R-CG Residential
 Grade Oriented Infill

SCALE 1:200

LEGAL DESCRIPTION:

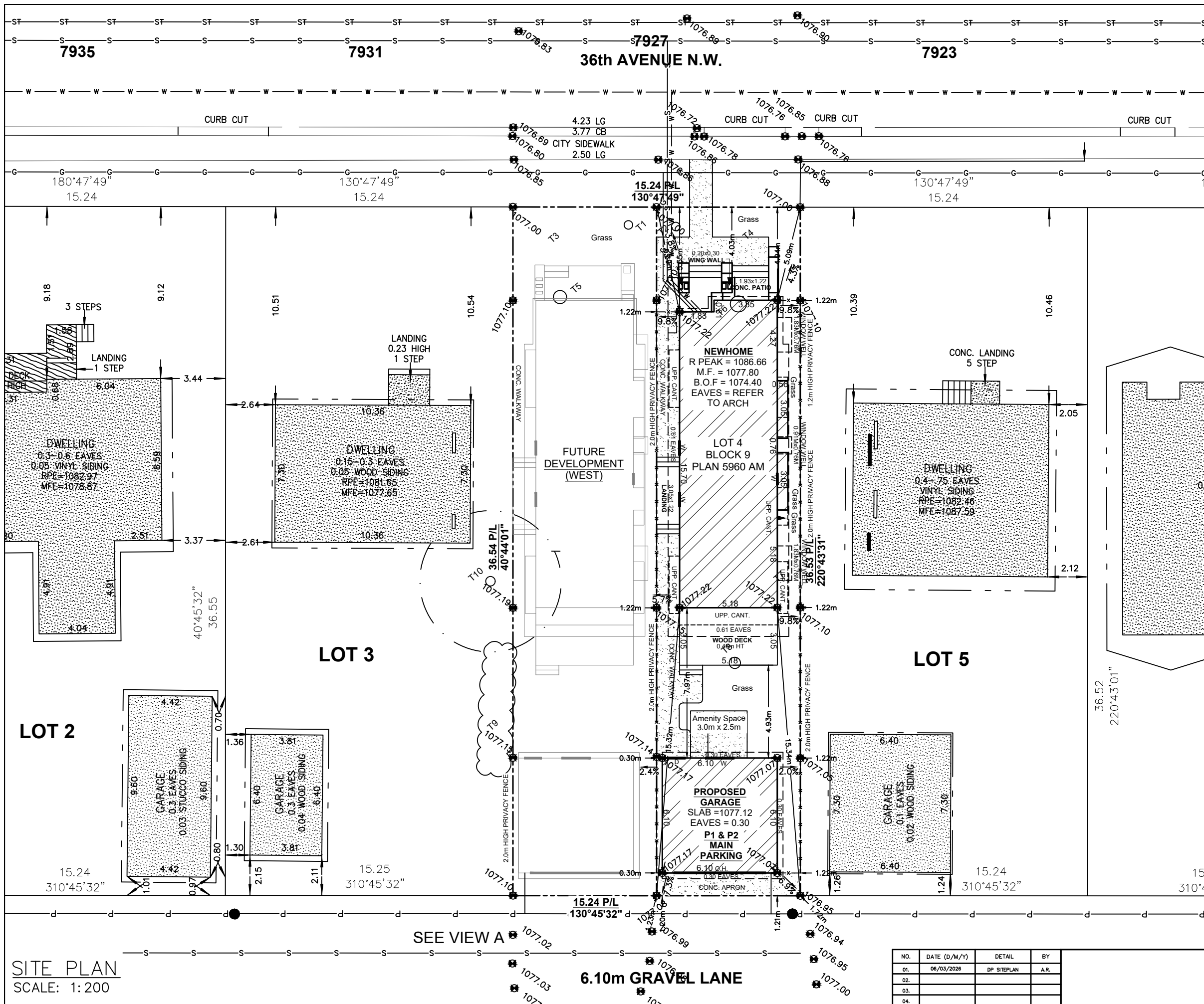
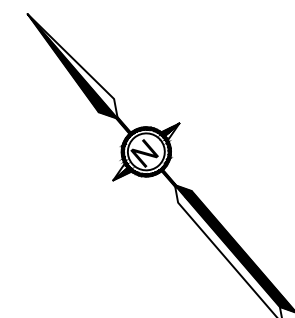
Lot 4
 Block 9
 Plan 5960 AM
MUNICIPAL ADDRESS:
 7927 36 AVE NW
 Calgary, Alberta (East)

LOT COVERAGE DETAIL:

(SINGLE LOT AND HOUSE)

LOT SIZE: 278.237 SQ M
 HOUSE SIZE: 86.787 SQ M
 COVERED PORCH: 0.00 SQ M
 CANT.: 3.406 SQ M
 GARAGE: 37.161 SQ M
 WING WALL: 0.303 SQ M

= 124.251/278.237
 = 44.65%

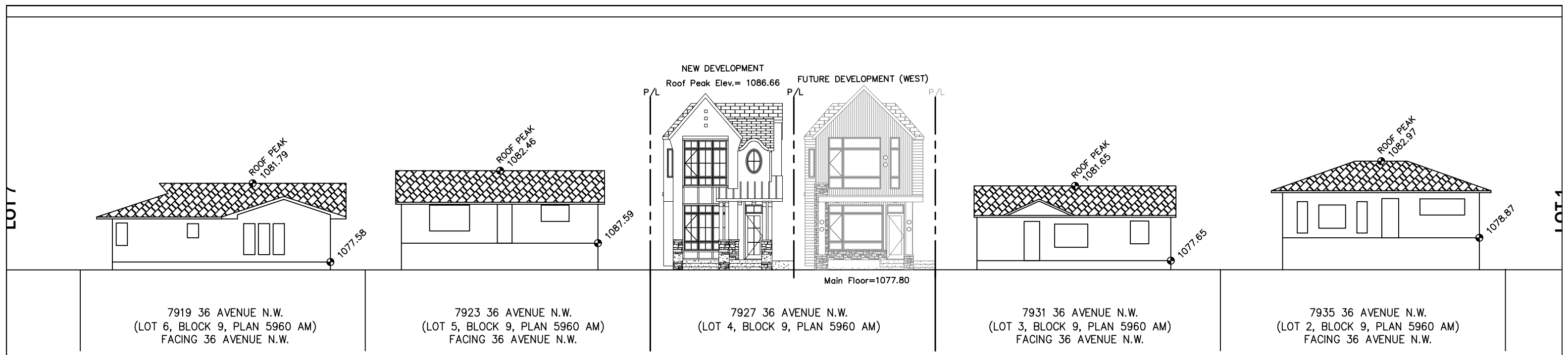


SITE PLAN

SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	06/03/2026	DP SITEPLAN	A.R.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:		PROJECT:	SCALE:
420 53 Ave. S.W. Calgary, Alberta		NEW HOME	1:200
Lot 31 & 32 Block 11 Plan 1693 AF		DATE:	DIVISION NUMBER
		AUG 26, 2025	S 01



STREETSCAPE
SCALE: 1:200

NORTHEAST STREETSCAPE

NEW HOME SQFT.

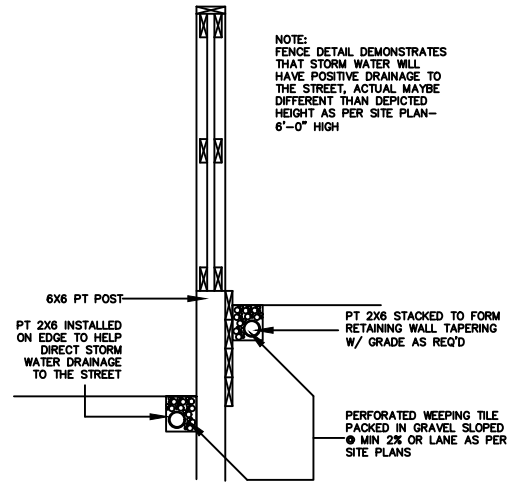
	NEW HOME
GARAGES	400.00 SQ FT
BASEMENT	897.50 SQ FT
MAIN FLOOR	934.17 SQ FT
UPPER FLOOR	1026.42 SQ FT
TOTAL	1960.59 SQ FT

NOTES-

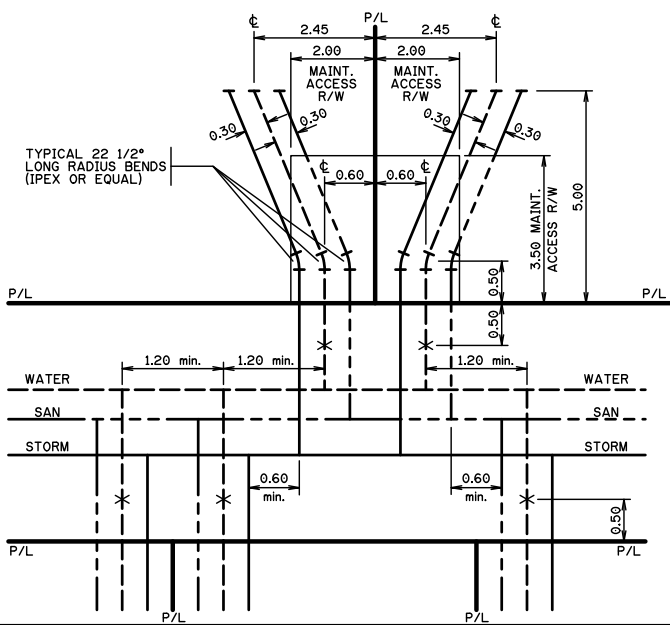
1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
3. SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
4. THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
5. DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
6. WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
7. THE DEEP SERVICE LINES ARE TO BE FLARED INTO SEPARATE TRENCHES INSIDE THE PROPERTY AND EXTENDED TO 3.5m INSIDE OF P/L OR 5.0m INSIDE OF P/L WHEN CROSSING THE SHALLOW UTILITY EASEMENT. A SINGLE LONG RADIUS 22½ DEGREE BEND IS PERMITTED ON THE STORM AND SANITARY SERVICES RESPECTIVELY, AND SHALL BE LOCATED ON PROPERTY AT THE P/L WITHIN THE MAINTENANCE RIGHT OF WAY.
8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.

TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Disposition
T1	Coniferous	0.40	6.5	14.0	In Subject Property	To Be Removed
T2	Coniferous	0.45	6.0	14.0	In Subject Property	To Be Removed
T3	Bush	---	3.5	4.0	In Subject Property	To Be Removed
T4	Bush	---	3.0	3.5	In Subject Property	To Be Removed
T5	Coniferous	0.70	8.5	16.0	In Subject Property	To Be Removed
T6	Coniferous	0.85	9.0	15.5	In Subject Property	To Be Removed
T7	Bush	---	4.5	5.5	In Subject Property	To Be Removed
T8	Deciduous	0.60	4.5	7.0	In Subject Property	To Be Removed
T9	Coniferous	0.50	7.5	12.0	In Adjacent Property	To Stay
T10	Bush	---	1.5	2.5	In Adjacent Property	To Stay



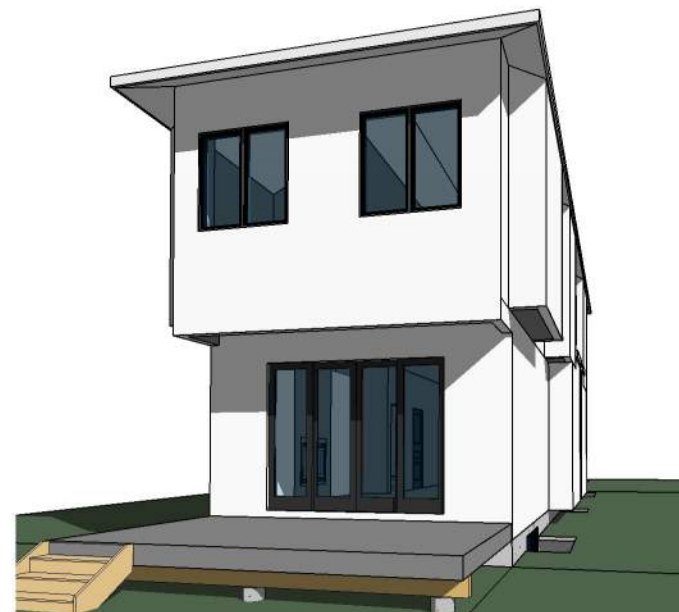
FENCE SECTION DETAIL
SCALE: NTS



TRENCH DETAIL
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	06/03/2026	DP SITEPLAN	A.R.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS: 420 53 Ave. S.W. Calgary, Alberta	PROJECT: NEW HOME	SCALE: AS SHOWN
Lot 31 & 32 Block 11 Plan 1693 AF	DATE: AUG 26, 2025	DIVISION NUMBER: S 02



LIST OF DRAWINGS

A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front & Rear Elevations
A-2.1	Right Elevation
A-2.2	Left Elevation
A-4.0	Garage Plan
A-4.1	Garage Elevation 1
A-4.2	Garage Elevation 2
A-4.3	Garage Section



PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION. JOHN TRINH & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.

ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	06/03/26	DP PLANS	A.R.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X _____

PRINTED: 2026-05-27 11:39:02 AM

PROJECT NAME:

7927 36 Ave NW (East)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

146-26

SCALE:

AS SHOWN

SHEET:

A-0.0

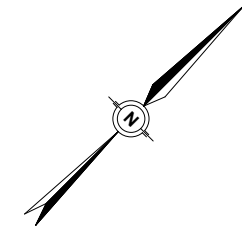
FLOOR AREA

BASEMENT = 897.50 SQ. FT.

MAIN = 934.17 SQ. FT.

UPPER = 1026.42 SQ. FT.

TOTAL = 1960.59 SQ. FT.



FOR RADON PIPE SIZE:
 -THE CODE IS NOT SPECIFIC ON THE TYPE OF PIPE THAT MAY BE USED, ONLY ON THE DIMENSION OF NOT LESS THAN 100mm (4")



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04.	-	-	-
05.	-	-	-

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PROJECT: **NEW HOME**

STATUS: -

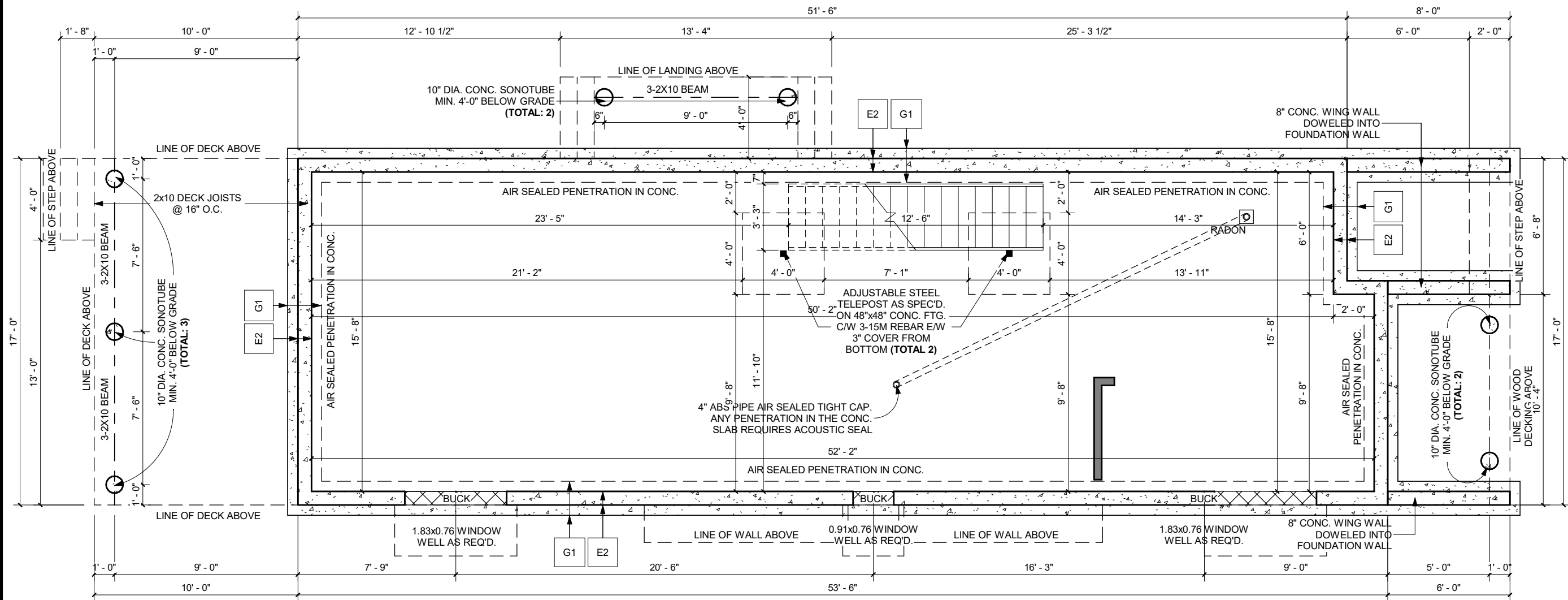
SIGNATURES:
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PRINTED: 2026-05-27 11:39:02 AM

PROJECT NAME:
 7927 36 Ave NW (East)
 CALGARY, ALBERTA

DESIGNER: JT JOB #: 146-26

SCALE: AS SHOWN SHEET: A-1.0

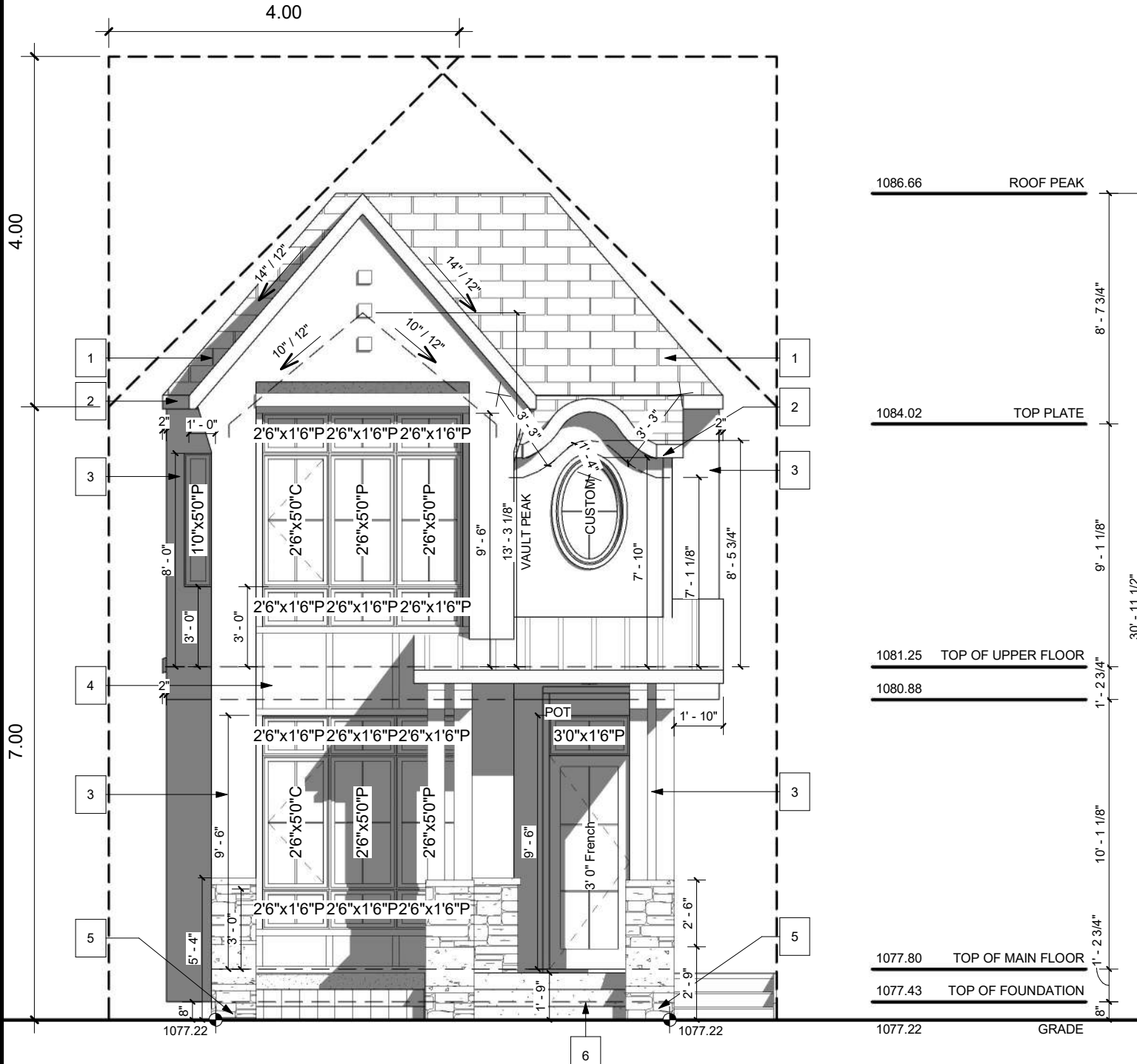


FOUNDATION PLAN
 SCALE: 3/16" = 1'-0"

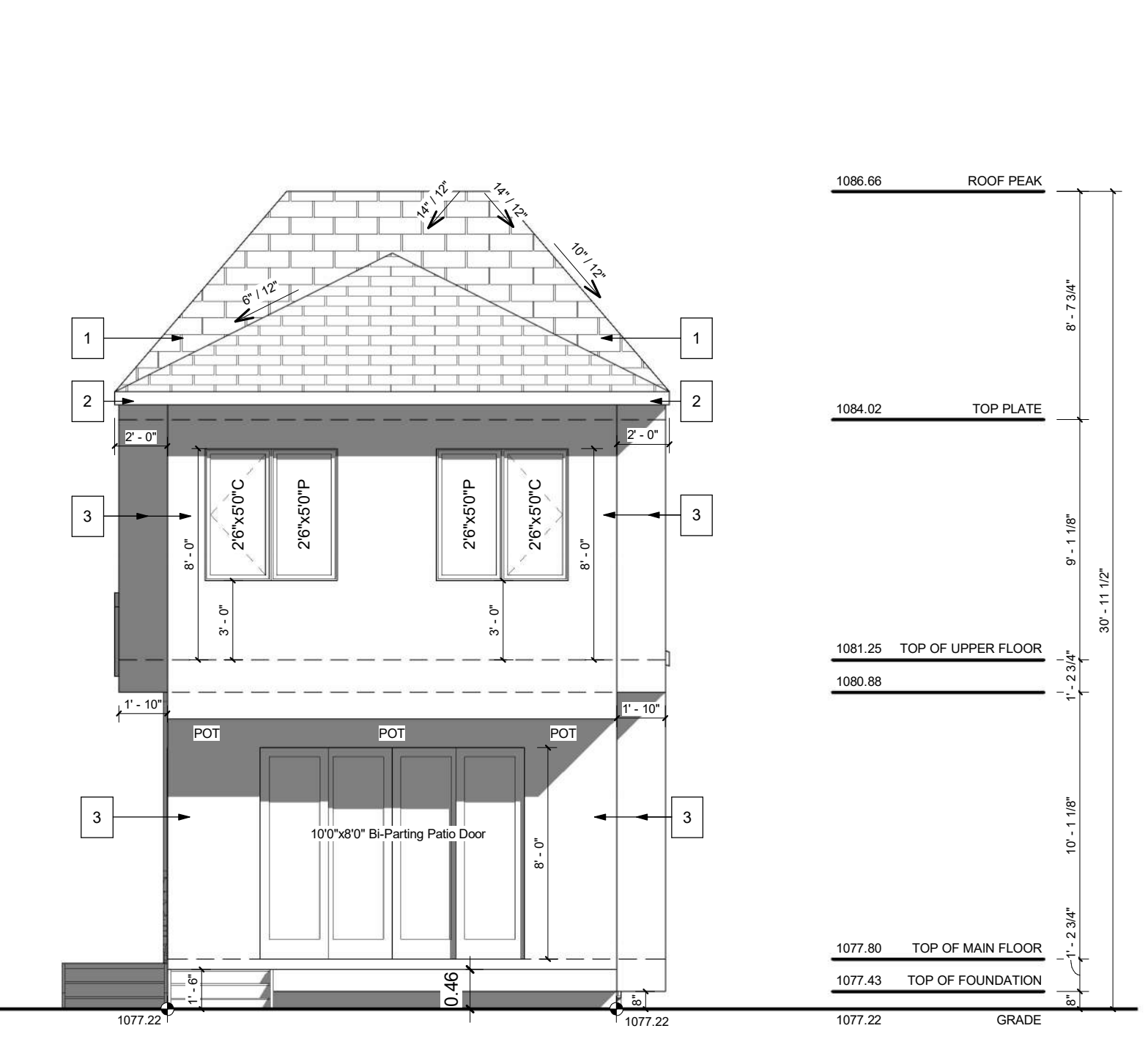
EXTERIOR FINISHES:

- 1 ASPHALT SHINGLE
- 2 8" ALUMNIMUM FASCIA
- 3 SMOOTH STUCCO FINISH - WHITE
- 4 BOARD & BATTEN - BLACK
- 5 STONE - GRAY
- 6 CAST-IN-PLACE CONCRETE
- 7 CONCRETE PARGING

VENTED SOFFIT NOTES:
 -VENTED SOFFIT (FRONT AND BACK)
 -VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
 -NON VENTED SIDES SOFFIT IF WITHIN 1.2m
 (SOFFIT ARE PRE-FIN ALUM)



FRONT ELEVATION
 SCALE: 3/16" = 1'-0"



REAR ELEVATION
 SCALE: 3/16" = 1'-0"

PROJECT NOTES:

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PROJECT: **NEW HOME**

STATUS: -

SIGNATURES: X

PRINTED: 2026-05-27 11:39:05 AM



PROJECT NAME:
 7927 36 Ave NW (East)
 CALGARY, ALBERTA

DESIGNER: JT

SCALE: AS SHOWN

JOB #: 146-26

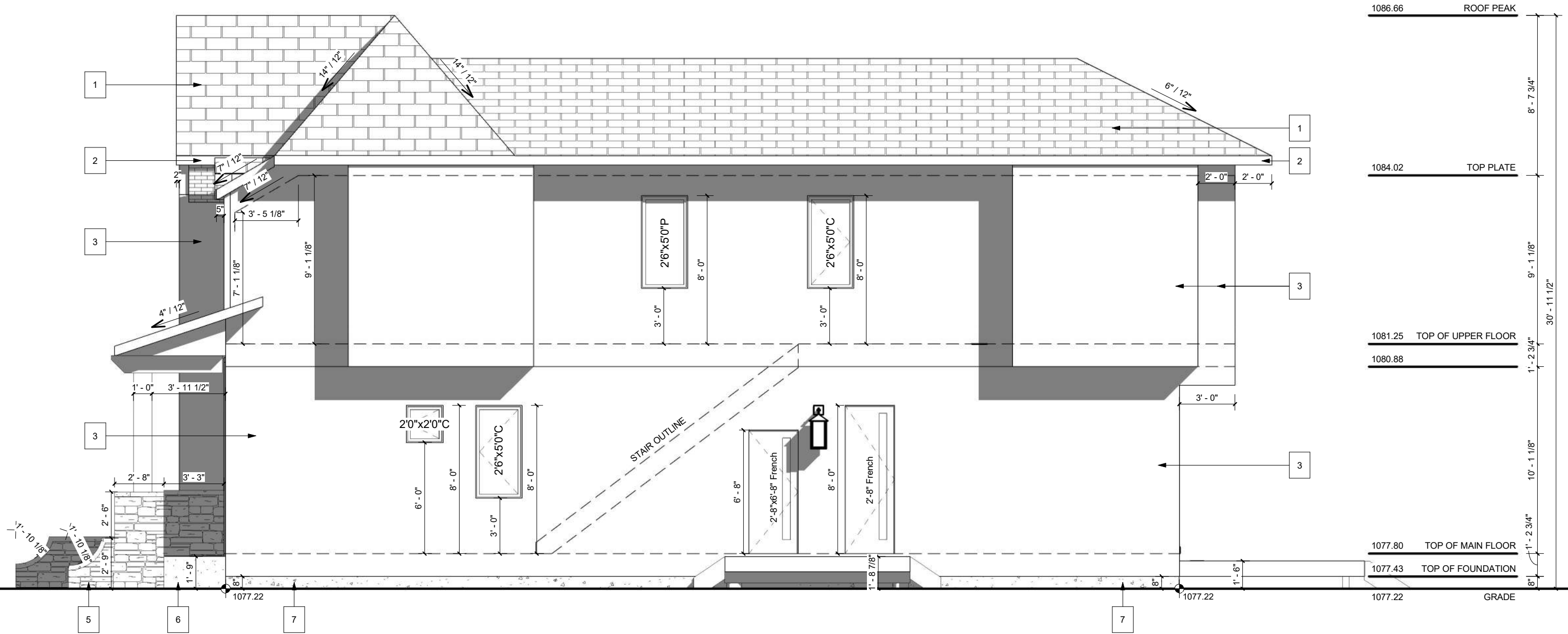
SHEET: A-2.0

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLE
- 2 8" ALUMINUM FASCIA
- 3 SMOOTH STUCCO FINISH - WHITE
- 4 BOARD & BATTEN - BLACK
- 5 STONE - GRAY
- 6 CAST-IN-PLACE CONCRETE
- 7 CONCRETE PARGING

WINDOW CALCULATION
 WALL AREA = 1211.25 SQ. FT.
 WINDOW AREA = 54.28 SQ. FT.
 TOTAL: 54.28/1211.25 = 4.50%

VENTED SOFFIT NOTES:
 -VENTED SOFFIT (FRONT AND BACK)
 -VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
 -NON VENTED SIDES SOFFIT IF WITHIN 1.2m
 (SOFFIT ARE PRE-FIN ALUM)



RIGHT ELEVATION
 SCALE: 3/16" = 1'-0"

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PROJECT: **NEW HOME**

STATUS: -

SIGNATURES: X

PRINTED: 2026-05-27 11:39:06 AM



PROJECT NAME:
 7927 36 Ave NW (East)
 CALGARY, ALBERTA

DESIGNER: JT JOB #: 146-26

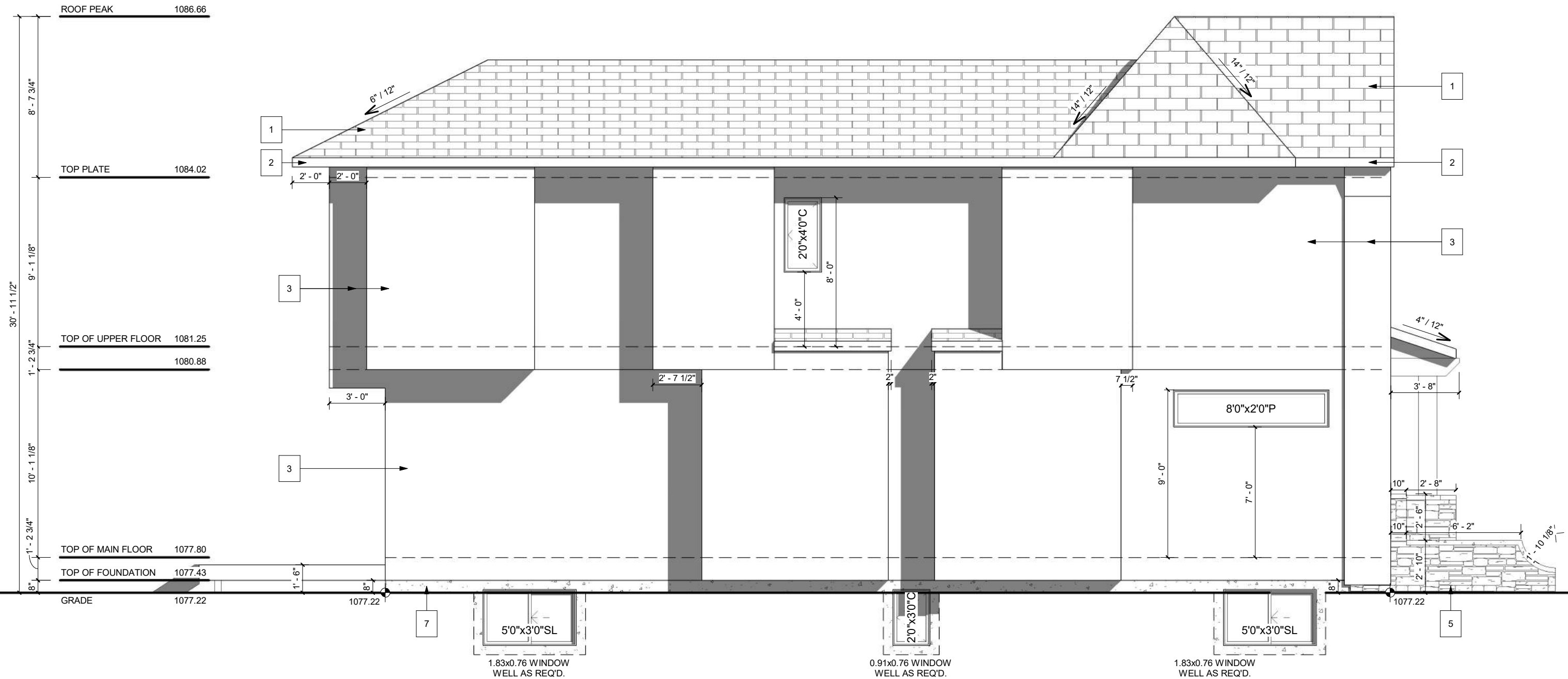
SCALE: AS SHOWN SHEET: A-2.1

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLE
- 2 8" ALUMINUM FASCIA
- 3 SMOOTH STUCCO FINISH - WHITE
- 4 BOARD & BATTEN - BLACK
- 5 STONE - GRAY
- 6 CAST-IN-PLACE CONCRETE
- 7 CONCRETE PARGING

WINDOW CALCULATION
 WALL AREA = 1259.51 SQ. FT.
 WINDOW AREA = 26.04 SQ. FT.
 TOTAL: 26.04/1259.51 = 2.10%

VENTED SOFFIT NOTES:
 -VENTED SOFFIT (FRONT AND BACK)
 -VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
 -NON VENTED SIDES SOFFIT IF WITHIN 1.2m
 (SOFFIT ARE PRE-FIN ALUM)

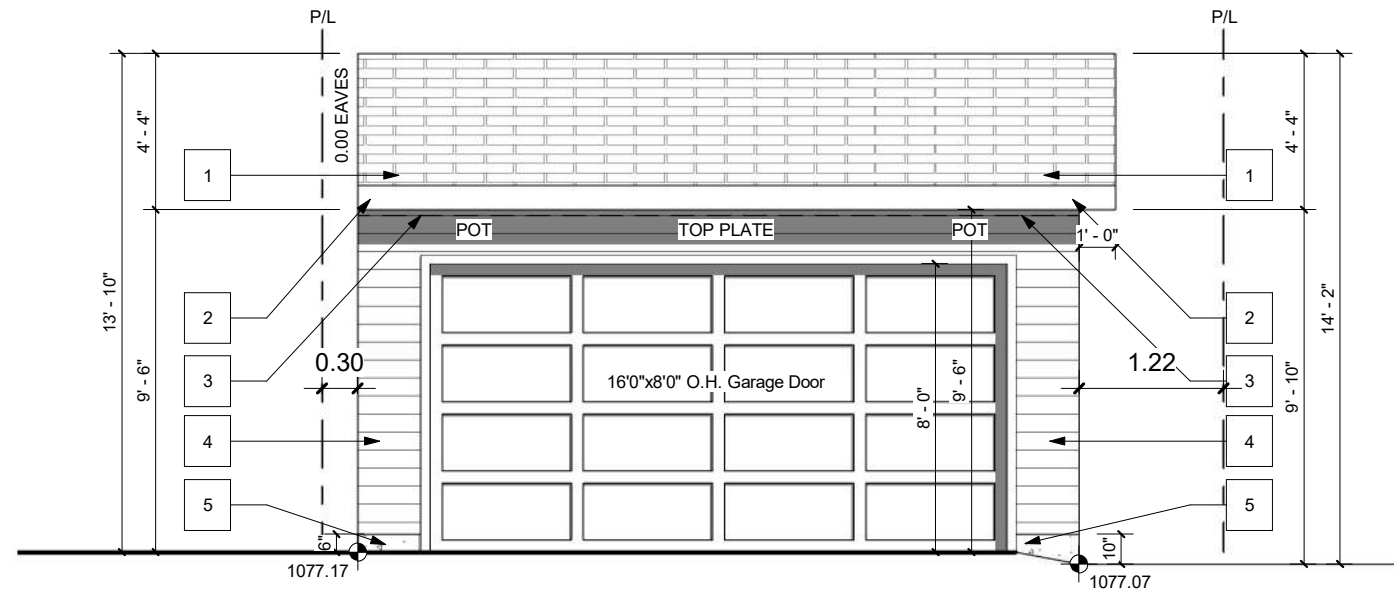


LEFT ELEVATION
 SCALE: 3/16" = 1'-0"

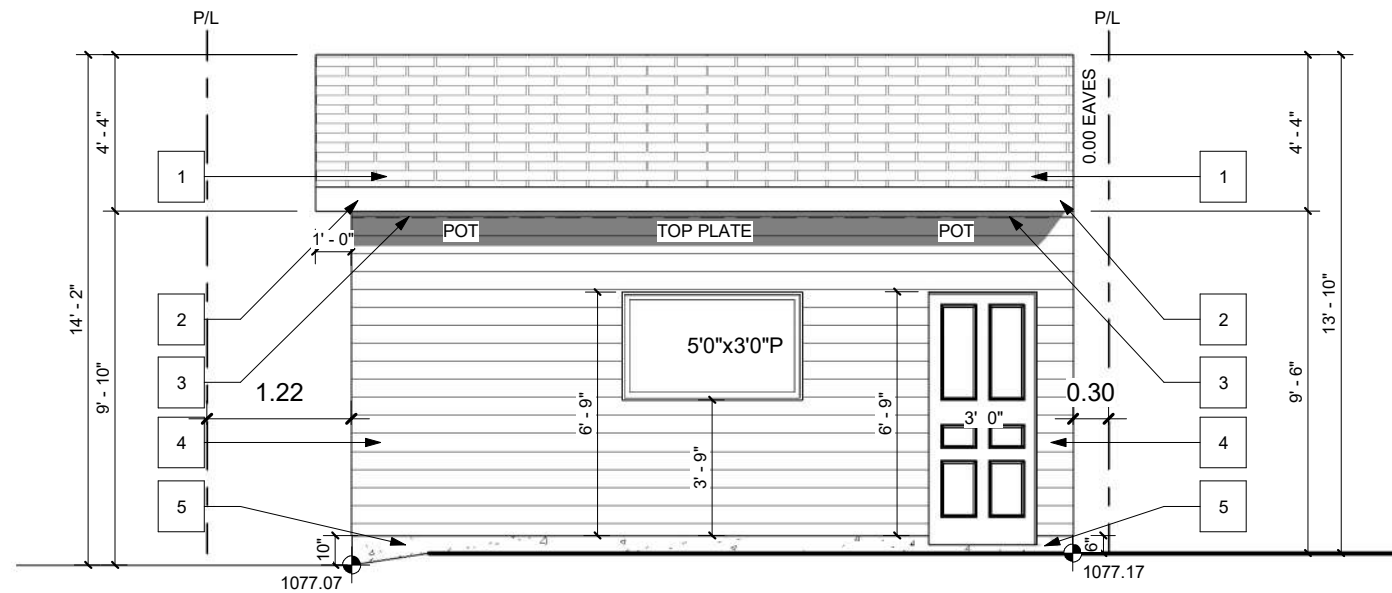
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NO.	DATE(D/M/Y)	DETAIL	BY																										
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EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 ALUMINUM SOFFIT
- 4 HARDIE FINISH
- 5 CONC. PARGING



GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



GARAGE REAR
SCALE: 3/16" = 1'-0"



PROJECT NOTES:

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PROJECT: **NEW HOME**

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-05-27 11:39:07 AM

PROJECT NAME:
7927 36 Ave NW (East)
CALGARY, ALBERTA

DESIGNER: JT JOB #: 146-26

SCALE: AS SHOWN SHEET: A-4.1

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 ALUMINUM SOFFIT
- 4 HARDIE FINISH
- 5 CONC. PARGING



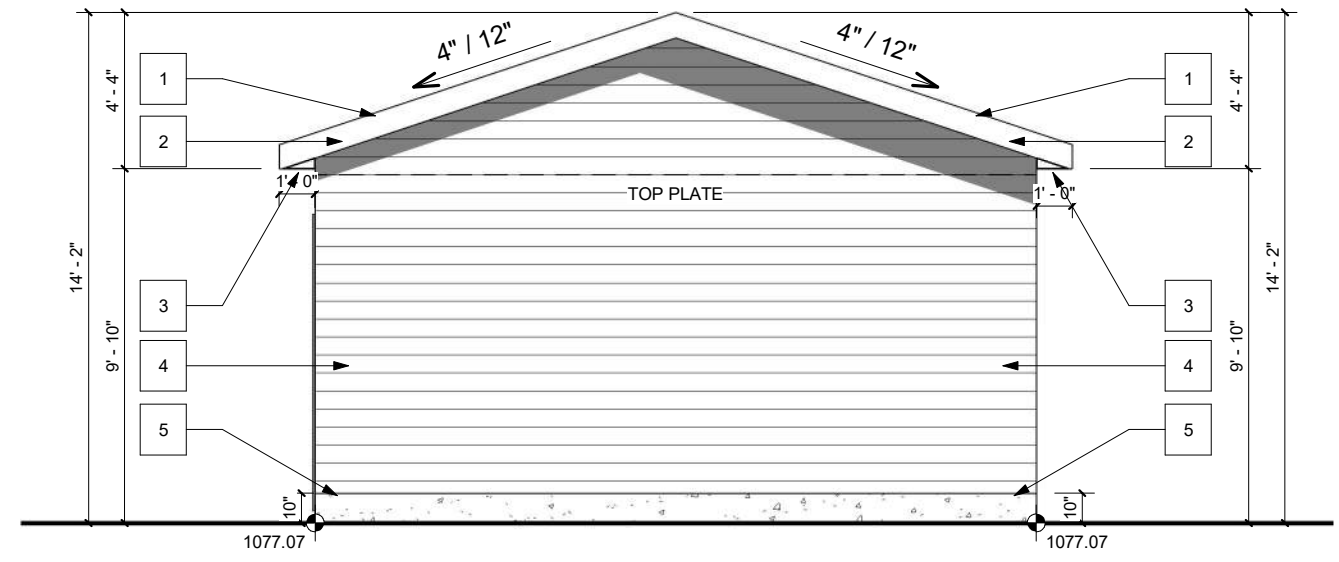
PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION. JOHN TRINH & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.

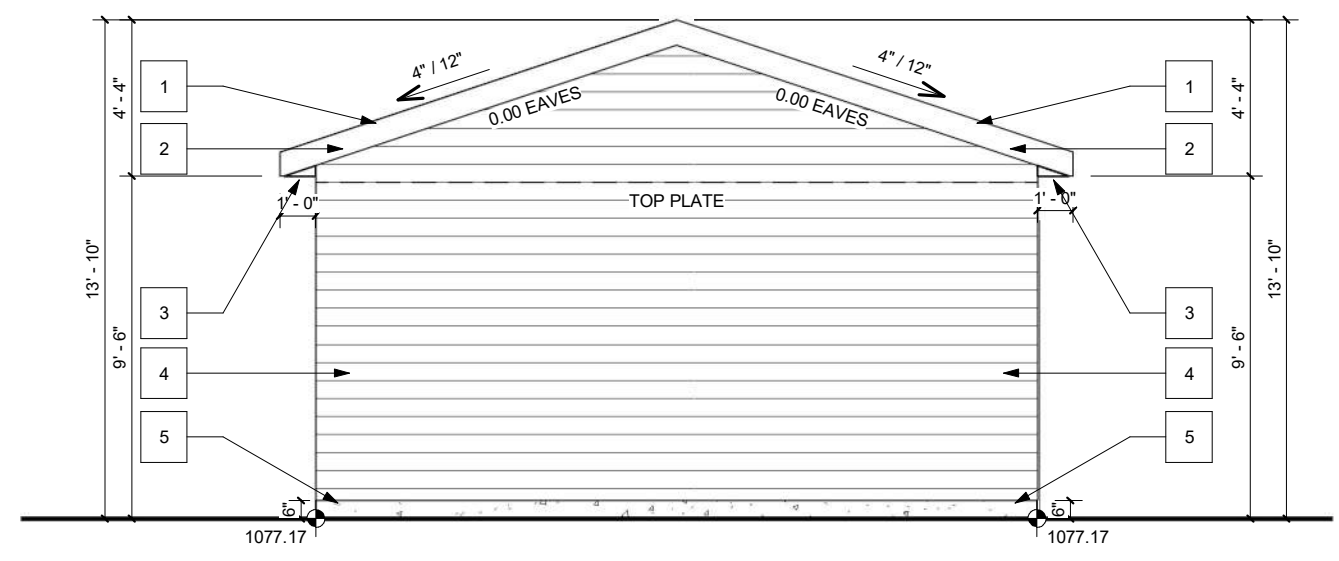
ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	06/03/26	DP PLANS	A.R.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



GARAGE LEFT
SCALE: 3/16" = 1'-0"



GARAGE RIGHT
SCALE: 3/16" = 1'-0"

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT: **NEW HOME**

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-05-27 11:39:07 AM

PROJECT NAME:
7927 36 Ave NW (East)
CALGARY, ALBERTA

DESIGNER: JT JOB #: 146-26

SCALE: AS SHOWN SHEET: A-4.2