



LIST OF DRAWINGS

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FLOOR AREA

BASEMENT	= 897.50 SQ. FT.
MAIN	= 934.17 SQ. FT.
UPPER	= 1026.42 SQ. FT.
TOTAL	= 1960.59 SQ. FT.



PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	05/03/2026	DP PLANS	A.R.
02.	12/06/2026	BP PLANS	AD.
03.	24/06/2026	REVISION	K.C.
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X _____

PRINTED: 2026-07-23 4:50:57 PM

PROJECT NAME:

7927 36 Ave NW (East)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

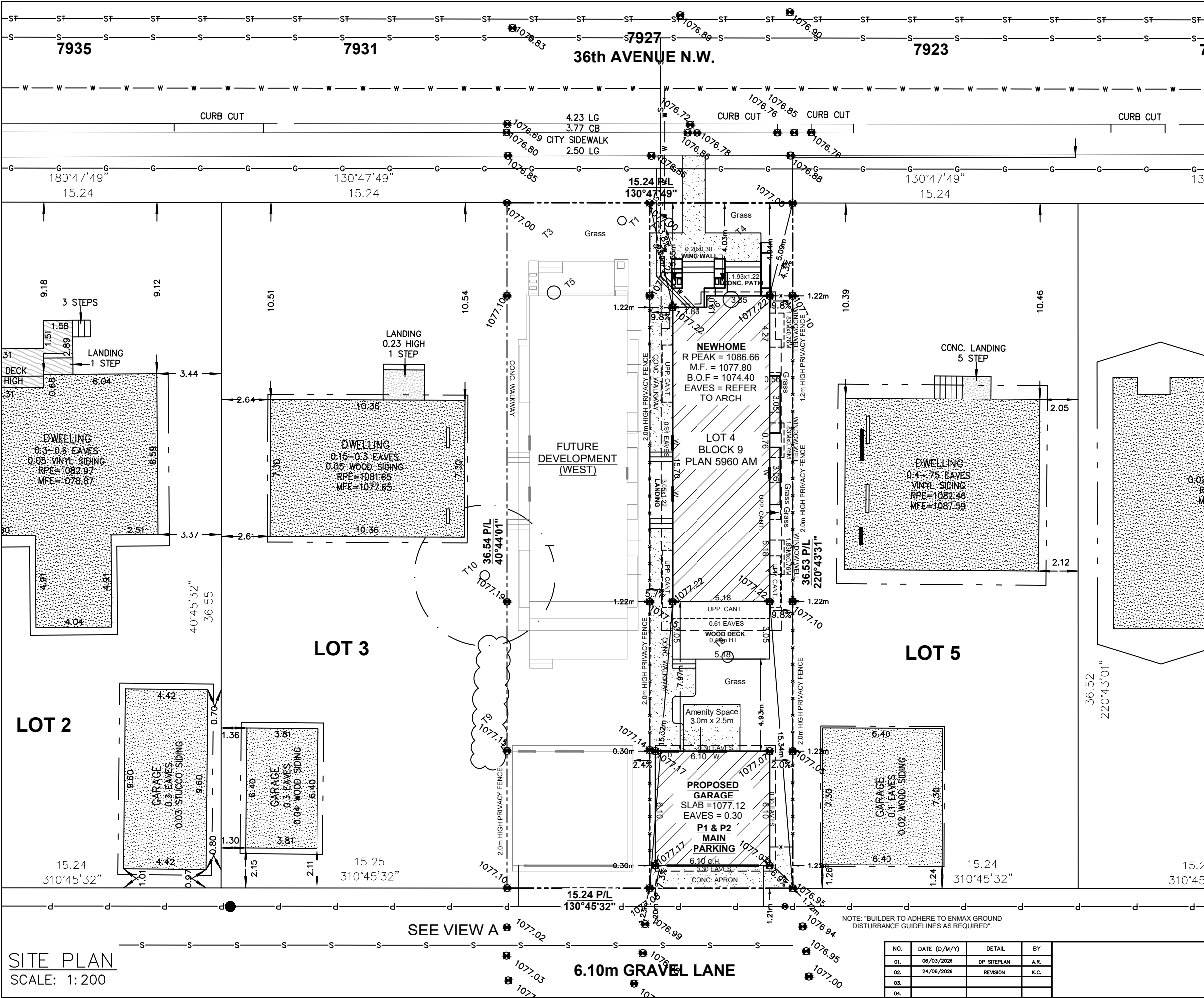
146-26

SCALE:

AS SHOWN

SHEET:

A-0.0



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: = 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:

	denotes Calculation points
	denotes Water Valve
	denotes Gas Valve
	denotes Manhole
	denotes Tree
	denotes Power Pole
	denotes Sign
	denotes Light Standard
	denotes Fence
	denotes Sanitary Line
	denotes Storm Line
	denotes Water Line
	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 warrantee 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%

PROJECT NAME AND ADDRESS:
420 53 Ave. S.W.
Calgary, Alberta
Lot 31 & 32
Block 11
Plan 1693 AF

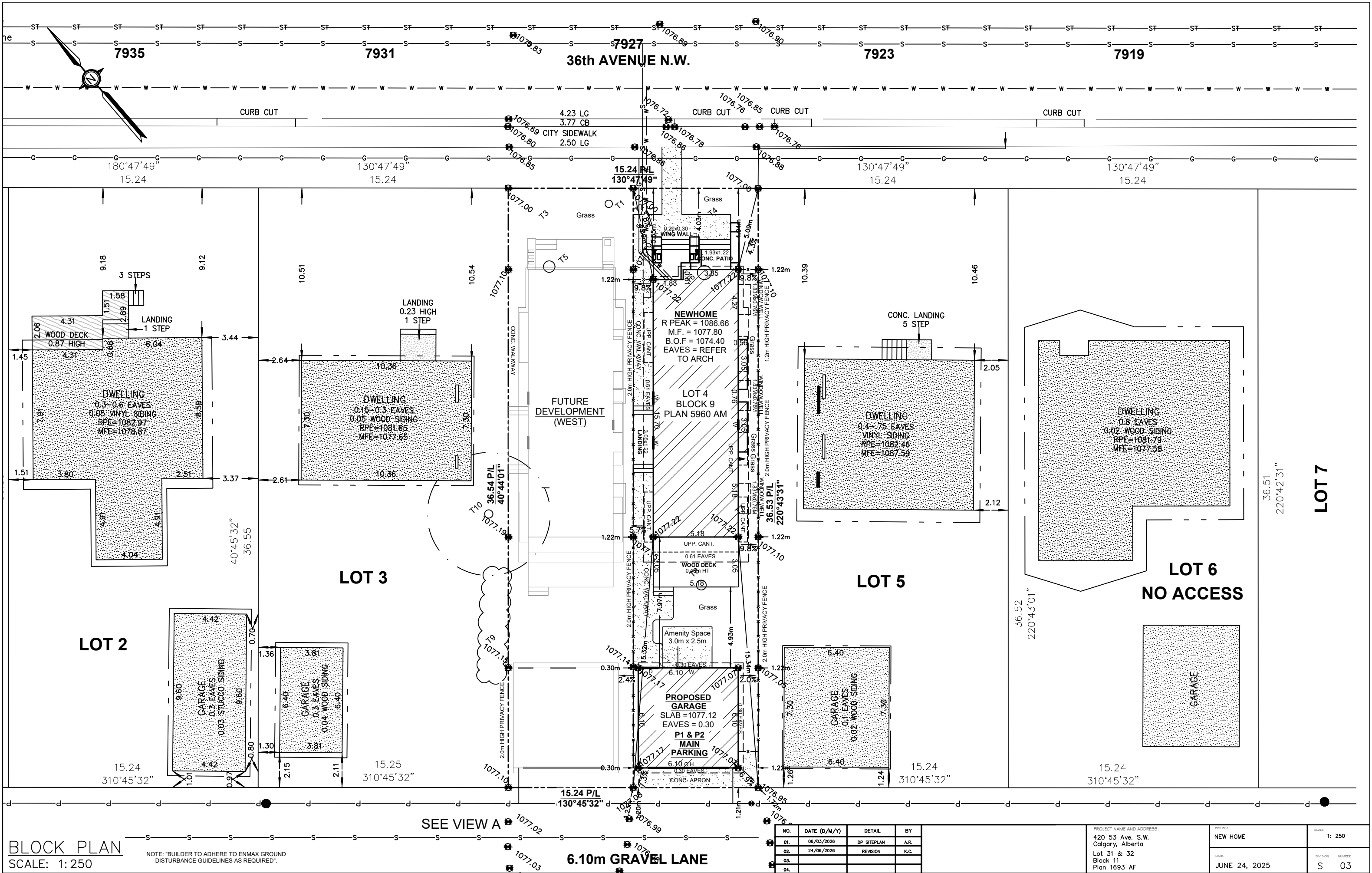
PROJECT:
NEW HOME

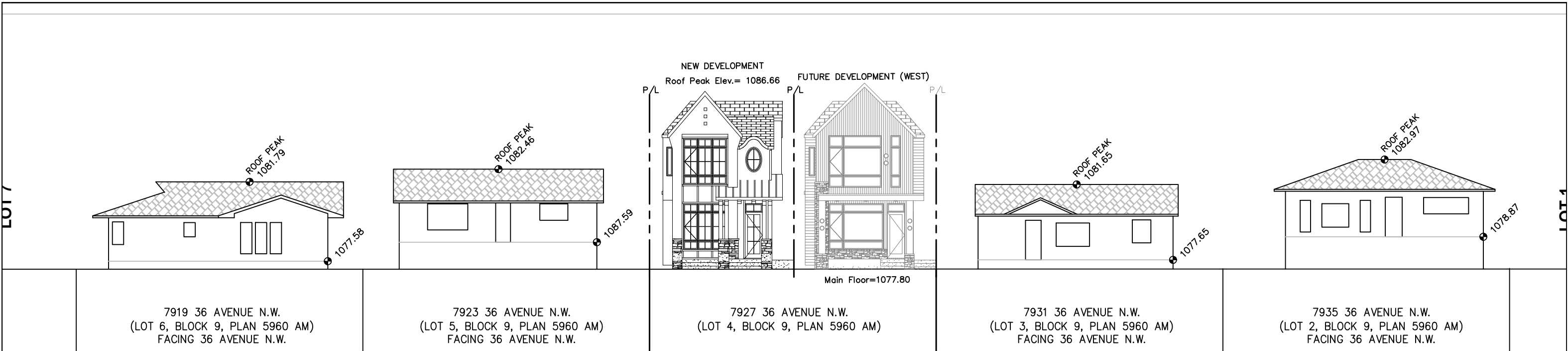
DATE:
JUNE 24, 2025

SCALE:
1: 200

DIVISION NUMBER:
S 01

NO.	DATE (D/M/Y)	DETAIL	BY
01.	06/03/2026	DP SITEPLAN	A.R.
02.	24/06/2026	REVISION	K.C.
03.			
04.			





STREETSCAPE
SCALE: 1:200

NORTHEAST STREETSCAPE

NEW HOME SQFT.

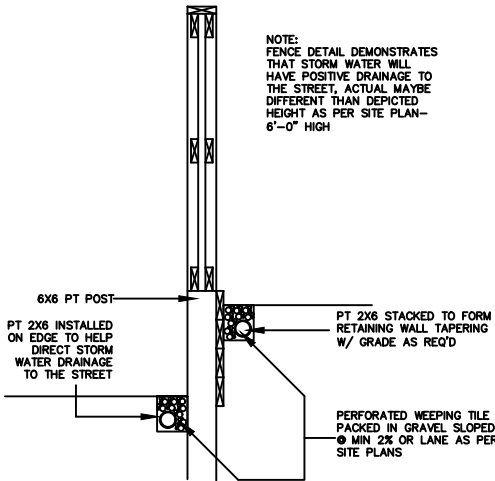
	NEW HOME
GARAGES	400.00 SQ FT
BASEMENT	897.50 SQ FT
MAIN FLOOR	934.17 SQ FT
UPPER FLOOR	1026.42 SQ FT
TOTAL	1960.59 SQ FT

NOICES-

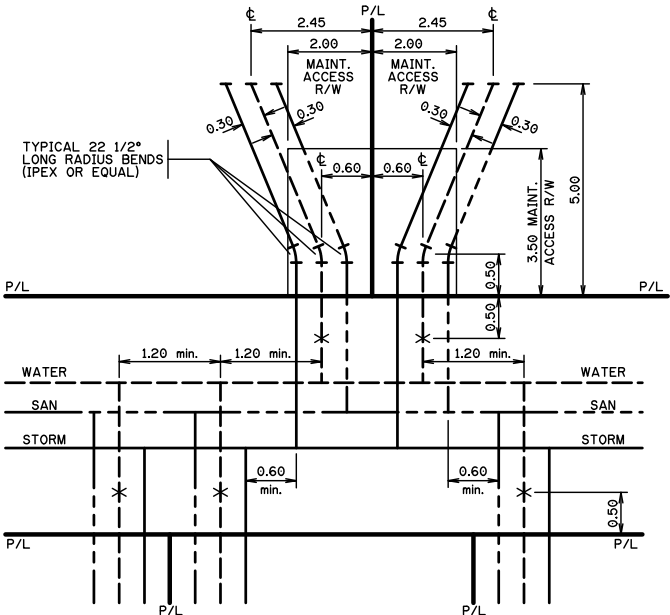
- A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
- DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
- SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
- THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
- DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
- WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
- 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.
- 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

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04.			

PROJECT NAME AND ADDRESS:

420 53 Ave. S.W.
Calgary, Alberta
Lot 31 & 32
Block 11
Plan 1693 AF

PROJECT:

NEW HOME

SCALE:

AS SHOWN

DATE:

JUNE 24, 2025

DIVISION:

S 02

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLE
- 2

8" ALUMNIMUM FASCIA
- 3

SMOOTH STUCCO
FINISH - WHITE
- 4

BOARD & BATTEN -
BLACK
- 5

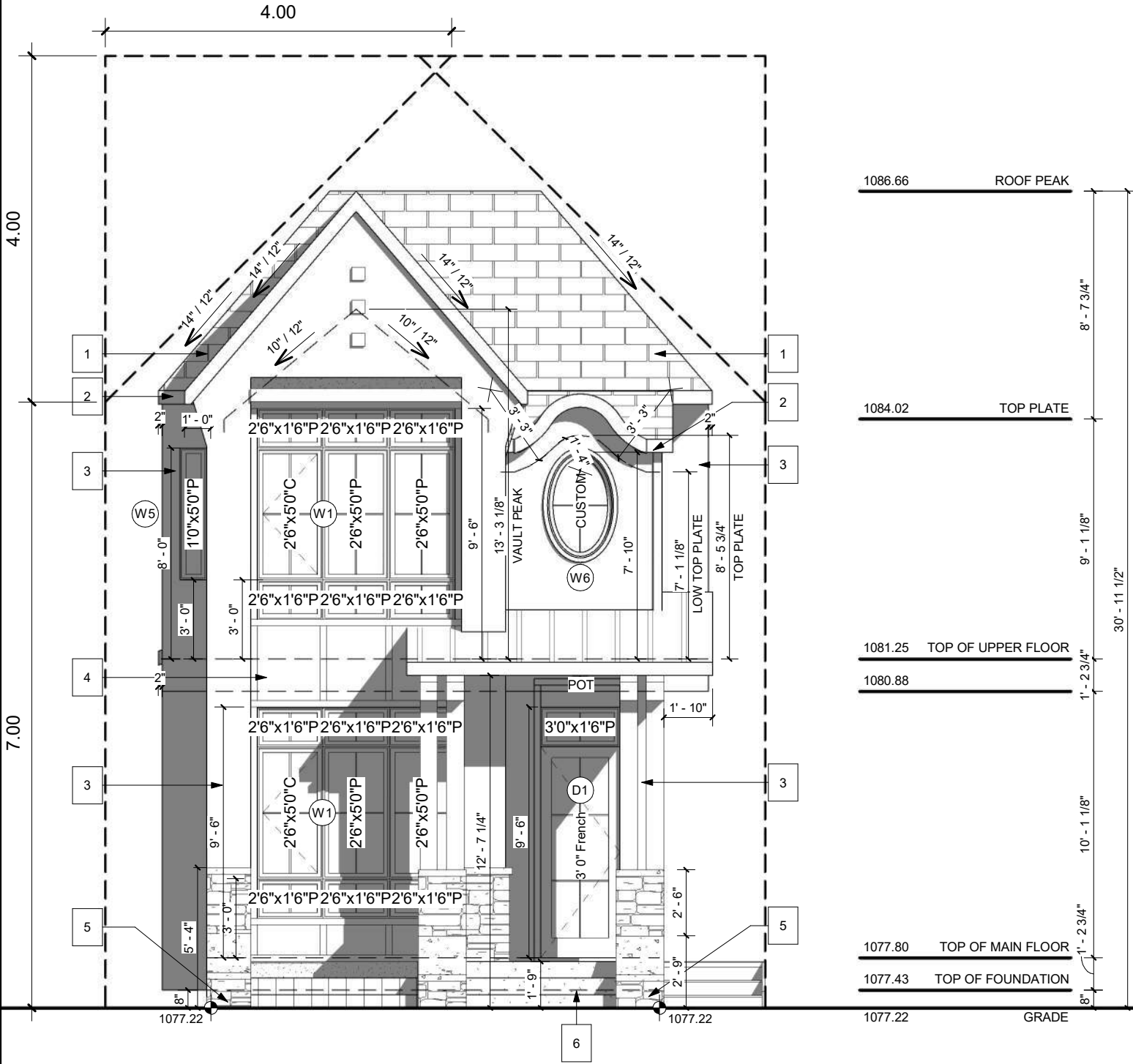
STONE - GRAY
- 6

CAST-IN-PLACE CONCRETE
- 7

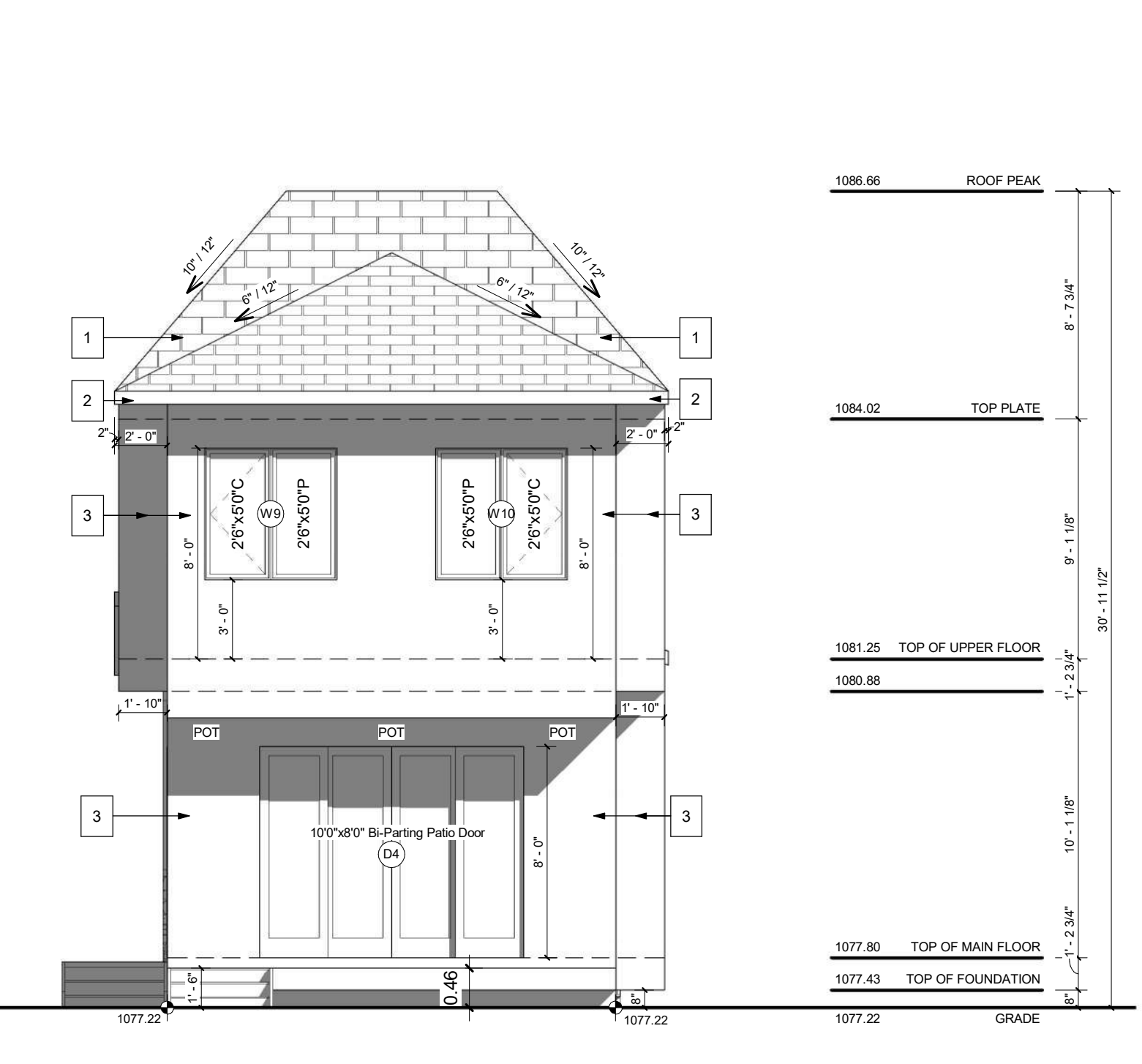
CONCRETE PARGING

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"

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03.	--	--	--
04.	--	--	--
05.	--	--	--

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CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-07-23 4:51:01 PM



PROJECT NAME:

7927 36 Ave NW (East)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

146-26

SCALE:

AS SHOWN

SHEET:

A-2.0

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLE
- 2

8" ALUMNIMUM FASCIA
- 3

SMOOTH STUCCO
FINISH - WHITE
- 4

BOARD & BATTEN -
BLACK
- 5

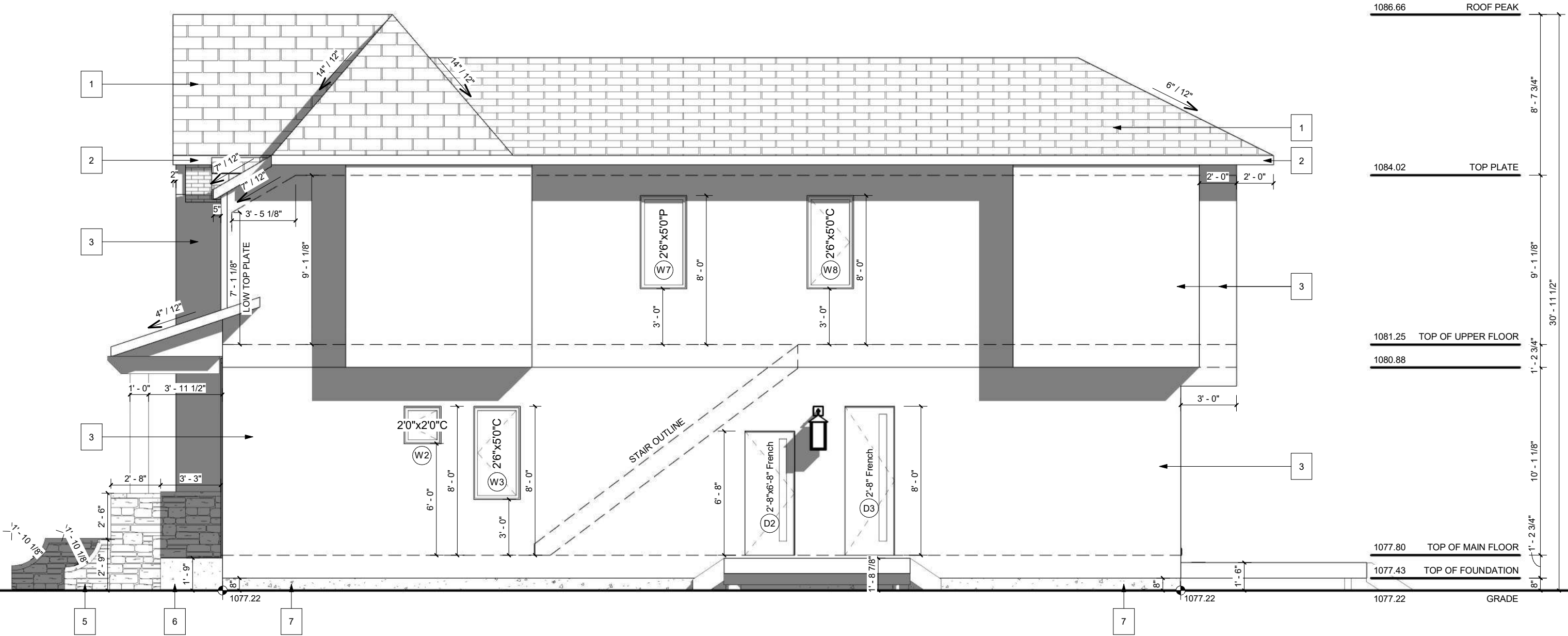
STONE - GRAY
- 6

CAST-IN-PLACE CONCRETE
- 7

CONCRETE PARGING

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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03.	--	--	--
04.	--	--	--
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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-07-23 4:51:01 PM



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" ALUMNIMUM FASCIA
- 3

SMOOTH STUCCO
FINISH - WHITE
- 4

BOARD & BATTEN -
BLACK
- 5

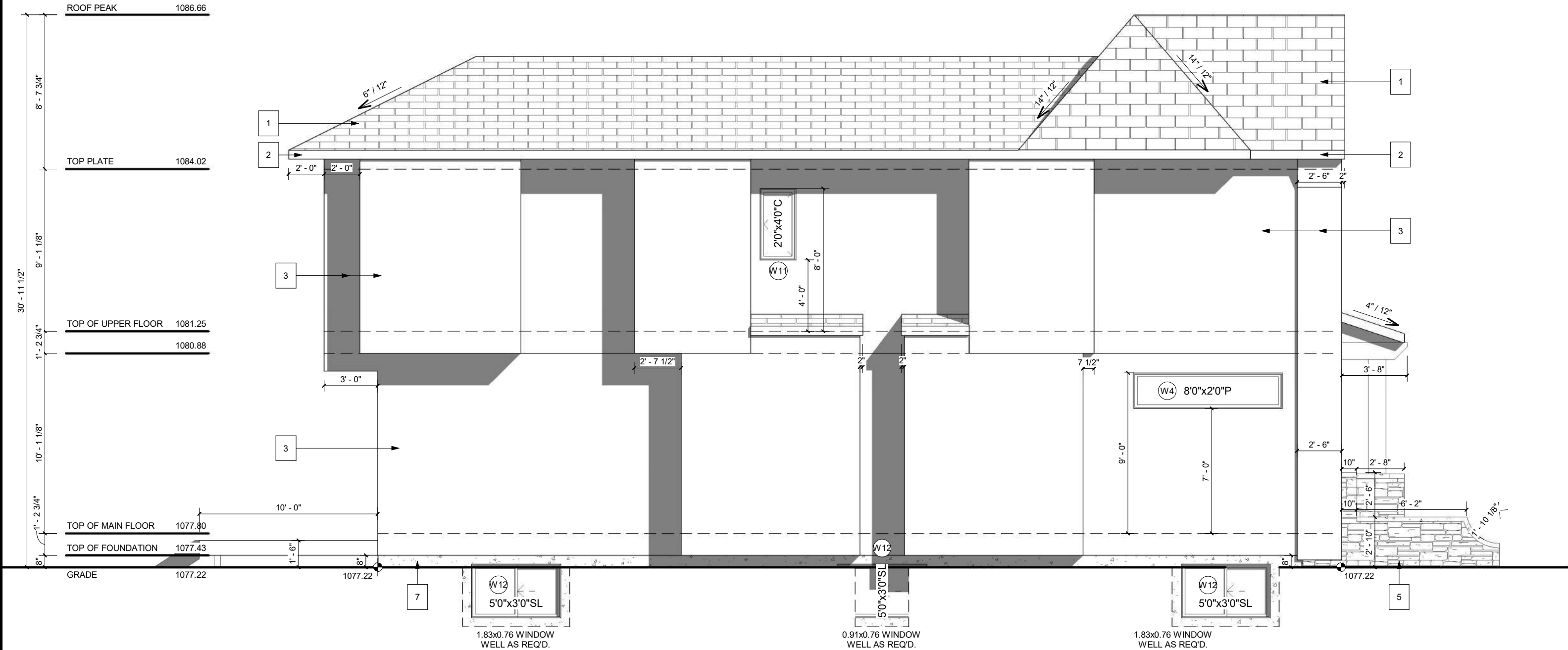
STONE - GRAY
- 6

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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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

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PROJECT NAME:

7927 36 Ave NW (East)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

146-26

SCALE:

AS SHOWN

SHEET:

A-2.2

EXTERIOR FINISHES:

- 1

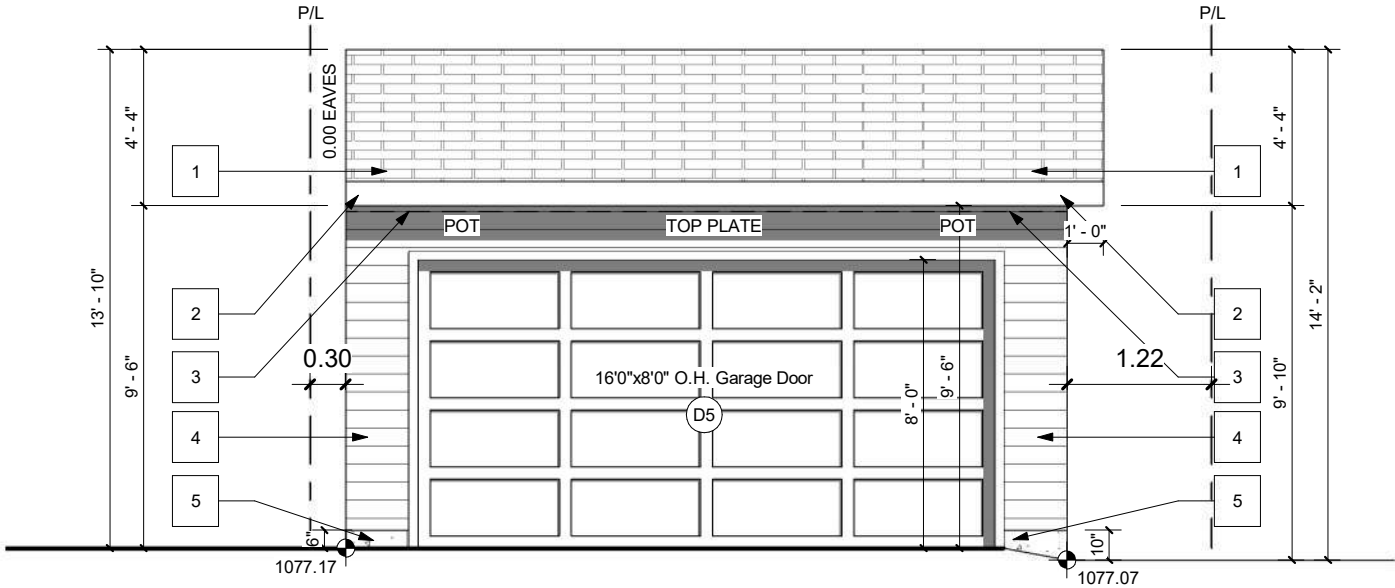
ASPHALT SHINGLES
- 2

8" ALUMINUM FASCIA
- 3

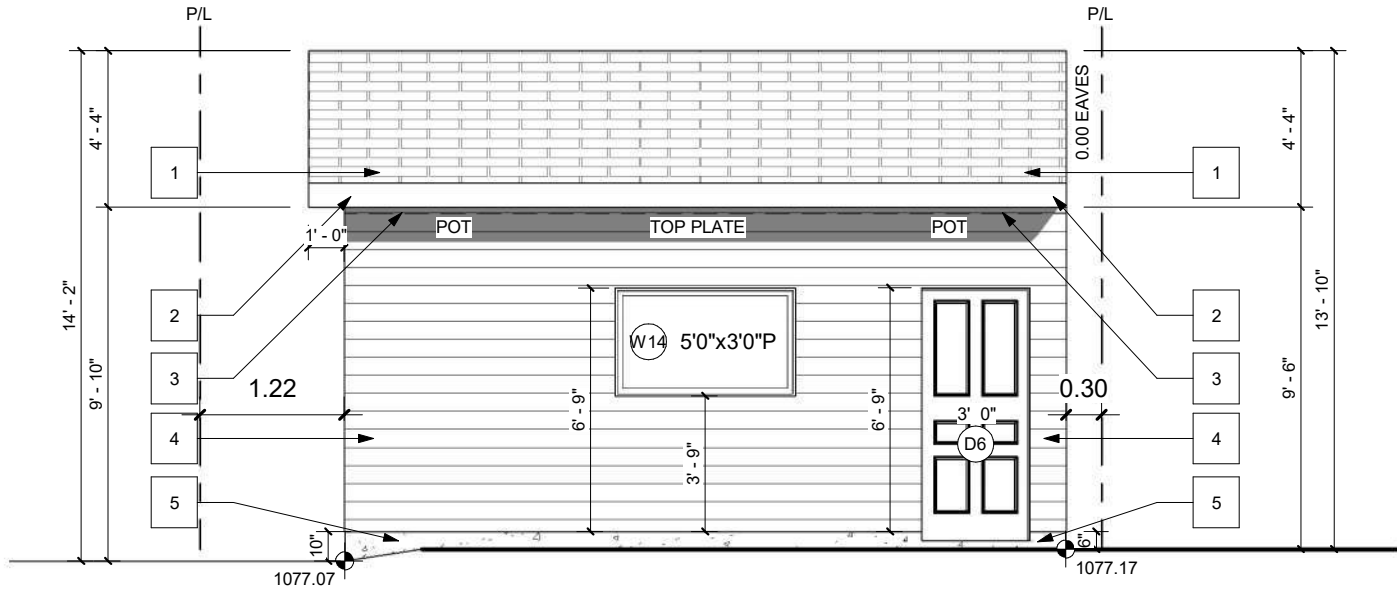
ALUMINUM SOFFIT
- 4

HARDIE FINISH
- 5

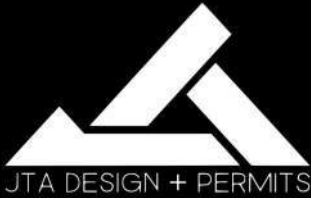
CONC. PARGING



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



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



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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X _____

PRINTED: 2026-07-23 4:51:03 PM

PROJECT NAME:

7927 36 Ave NW (East)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

146-26

SCALE:

AS SHOWN

SHEET:

A-4.1

EXTERIOR FINISHES:

- 1

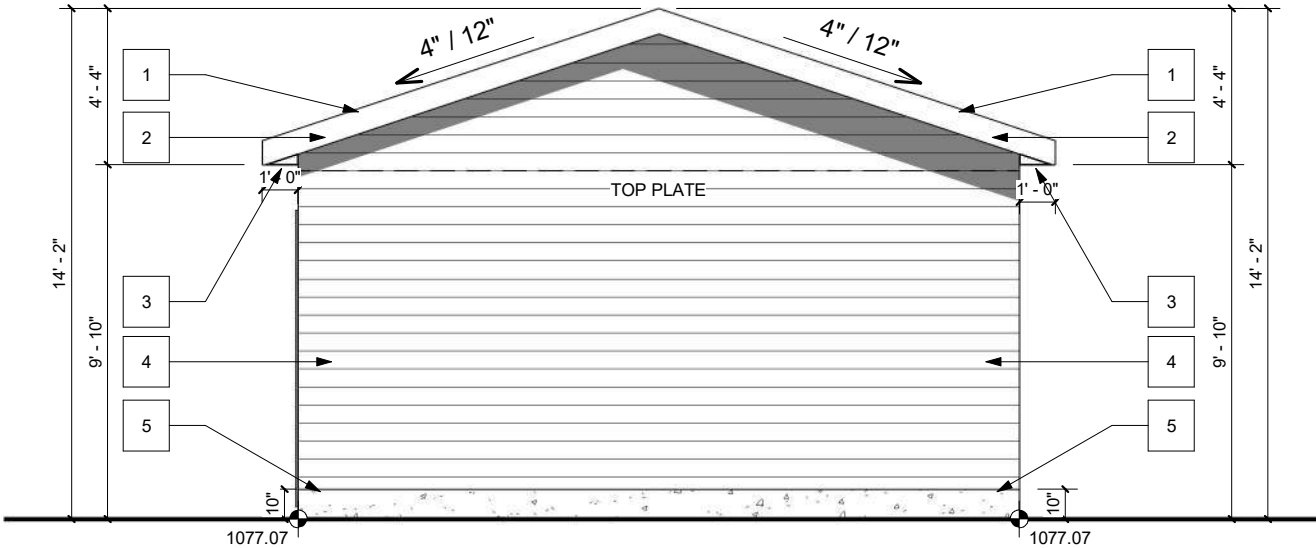
ASPHALT SHINGLES
- 2

8" ALUMINUM FASCIA
- 3

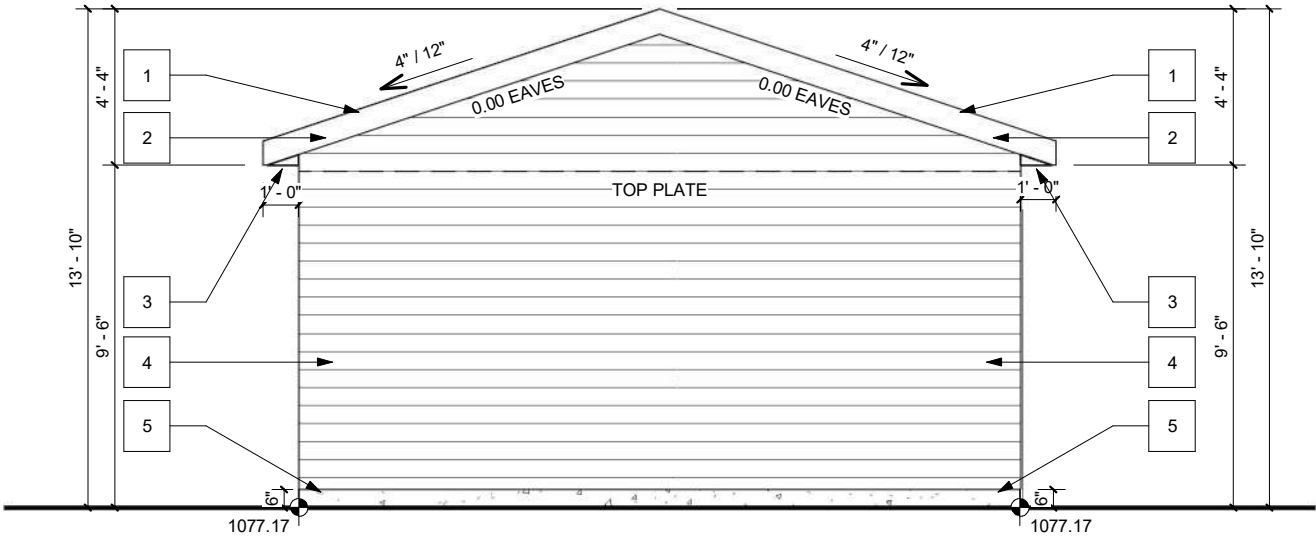
ALUMINUM SOFFIT
- 4

HARDIE FINISH
- 5

CONC. PARGING



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



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



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NEW HOME

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SIGNATURES:
X _____

PRINTED: 2026-07-23 4:51:03 PM

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

DESIGNER: JT	JOB #: 146-26
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SCALE: AS SHOWN	SHEET: A-4.2
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