This is a **contextual** application

What's the difference?

The information below came from the Land Use Bylaw, please visit calgary.ca/development 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.



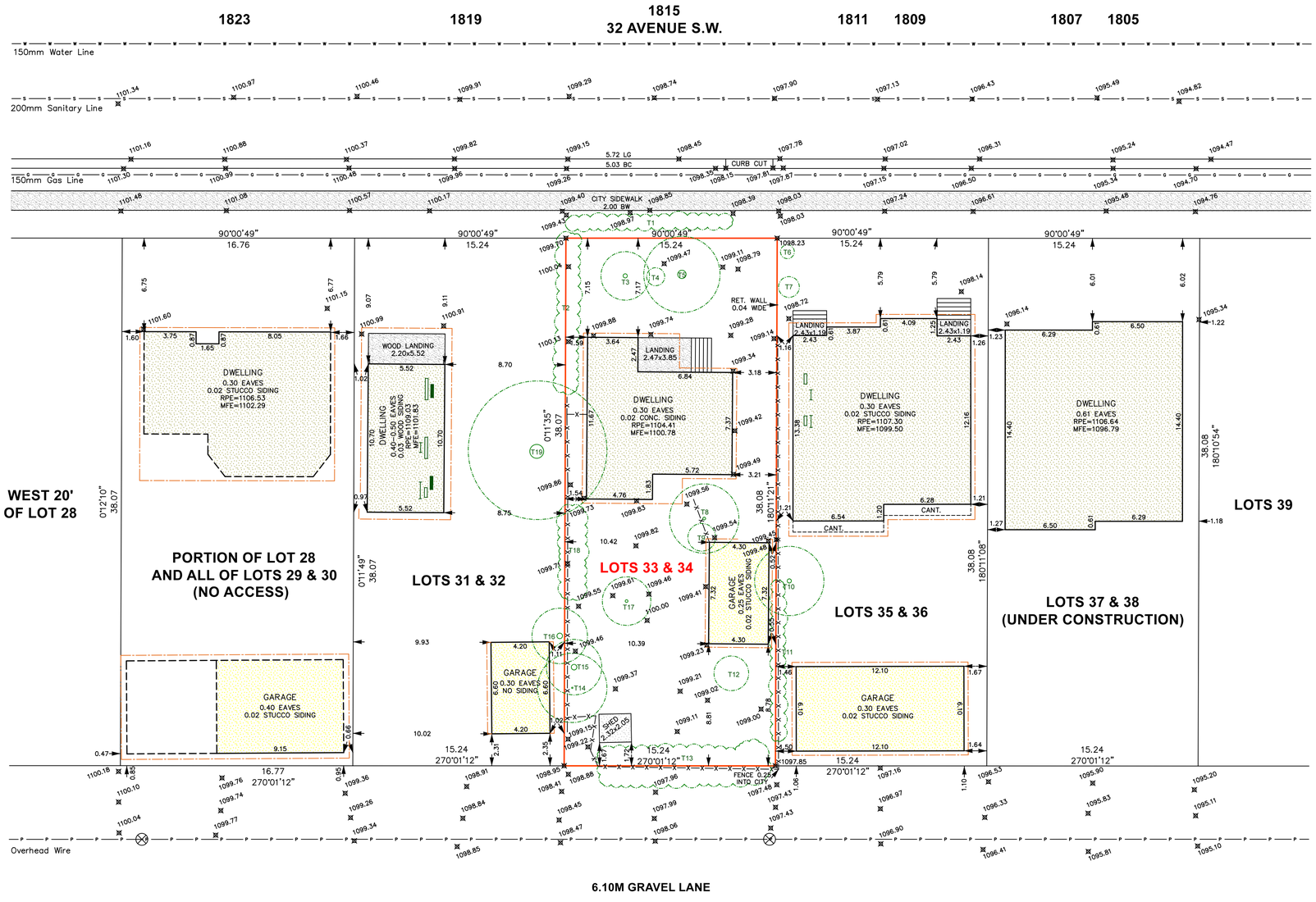
The City has reviewed this application and determined that it meets the contextual rules.

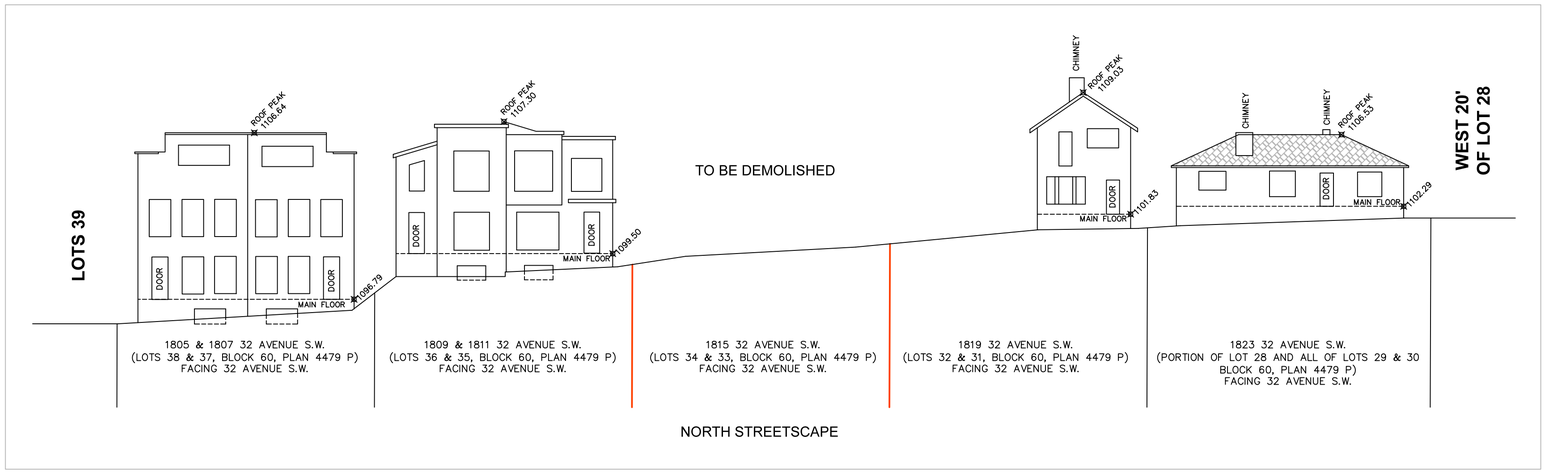
These plans and renderings are presented on the Development Map for information only without the ability to provide commentary.

Learn more at:
Calgary.ca/development

20-0006340-8322

SITE PLAN





NORTH STREETSCAPE

MUNICIPAL ADDRESS:
1815 32 AVENUE S.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOTS 33 & 34
BLOCK 60
PLAN 4479 P

PREPARED FOR: Mauricio Polania

DATE OF SURVEY: June 15th, 2026

0 2 4 8 12 16 20 METRES

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.'–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:

1. 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: 0.999731
2. Distances are in ground and are shown in metres and decimals thereof.
3. Distances along curves are arc distances.
4. Elevations are derived from ASCM 202762.
5. Existing spot elevations are shown thus: 1000.00
6. The Certificate of Title 031 400 871 which was Searched on the 19th day of June, 2026 and includes the following instruments:
   Mortgage No. 091 007 054
7. The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 86, 210, 224 & 226 in Sec.08–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 (Ø±)	Canopy (Ø±)	Height (±)	Location
T1	Bush	–	1.10	1.50	In City Property
T2	Tree Line	–	2.00	3.50	On Property Line
T3	Coniferous	0.30	3.50	2.50	In Subject Property
T4	Bush	–	1.30	1.50	In Subject Property
T5	Deciduous	0.60	5.50	7.00	In Subject Property
T6	Bush	–	1.00	2.00	In Adjacent Property
T7	Bush	–	1.50	2.20	In Adjacent Property
T8	Deciduous	0.20	5.00	5.00	In Subject Property
T9	Bush	–	2.00	2.00	In Subject Property
T10	Deciduous	0.30	5.00	5.00	In Adjacent Property
T11	Bush	–	1.00	2.50	On Property Line
T12	Bush	–	2.50	3.00	In Subject Property
T13	Bush	–	3.00	3.00	On Property Line
T14	Deciduous	0.10	5.00	5.00	In Subject Property
T15	Deciduous	0.40	4.00	5.00	In Subject Property
T16	Coniferous	0.40	4.00	13.00	In Adjacent Property
T17	Deciduous	0.20	3.50	3.00	In Subject Property
T18	Tree Line	–	2.00	5.00	On Property Line
T19	Deciduous	1.00	10.00	6.00	In Adjacent Property

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER P 309
HORIZON LAND SURVEYS INC.

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File No.: 260642	Date: 19/Jun/2026
Surveyed: RW/SA	Drawn: LZ/SS

Horizon Land Surveys Inc.
130 Bowness Centre N.W. P. 403–719–0272
Calgary, Alberta, T3B 5M5 F. 403–775–4171

PRELIMINARY CONSTRUCTION DRAWINGS

PROPOSED SINGLE FAMILY DWELLING
ISSUED SEPTEMBER 16, 2026

1815 32 AVE SW
CALGARY, ALBERTA
LOT 34, BLOCK 60, PLAN 4479P



GENERAL NOTES

GENERAL

- DRAWINGS ARE DRAWN TO SCALE AS INDICATED AND SCALING MAY VARY SLIGHTLY DUE TO REPRODUCTION. CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO ELEANOR DESIGNS AND PRIOR TO CONSTRUCTION.

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

FOUNDATIONS

- FOOTINGS TO REST ON NATIVE, UNDISTURBED SOIL
- FINAL EXTERIOR GRADES MAY VARY FROM THOSE SHOWN IN DRAWINGS. CONTRACTOR TO VERIFY PRIOR TO POURING FOUNDATIONS
- ALL CONCRETE PAD FOOTINGS AND PILES TO BE VERIFIED BY STRUCTURAL ENGINEER TO MEET SOIL CONDITIONS OF THE BUILDING SITE.

STRUCTURAL

- TRUSS MANUFACTURER TO PROVIDE TRUSS LAYOUT AND VERIFY ALL ROOF SLOPES. TRUSSES ARE TO BE DESIGNED TO THE CURRENT EDITION OF THE BUILDING CODE AND BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE WITHIN ALBERTA.
- ALL BEAMS AND LINTELS AS PER THE ALBERTA BUILDING CODE APPLICABLE TABLES.
- JOIST SUPPLIER TO PROVIDE FLOOR LAYOUTS AND ENGINEERING FOR FLOOR SYSTEM.

FRAMING

- ALL FRAMING TO BE S.P.F. #2 OR BETTER AS PER PLAN.
- DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR SHEATHING TO FACE OF PARTITION WALL STUDS UNLESS NOTED OTHERWISE.

DOOR AND WINDOWS

- WINDOWS AND DOOR SIZES SHOWN ARE TO BE VERIFIED BY MANUFACTURER. EXACT ROUGH OPENINGS TO BE SUPPLIED BY MANUFACTURER PRIOR TO CONSTRUCTION.
-WINDOW MANUFACTURER TO ENSURE ALL WINDOWS SUPPLIED TO COMPLY WITH NAFS REQUIREMENTS.
  - MINIMUM PERFORMANCE GRADE 30
  - MIN. POSITIVE DESIGN PRESSURE 1440PA
  - MIN. NEGATIVE DESIGN PRESSURE 1440PA
  - MIN. WATER PENETRATION PRESSURE 330 PA
  - MIN. CANADIAN AIR INFILTRATION A2

ALL REQUIREMENTS CALCULATED AS PER WWW.FENESTRATIONCANADA.CA ONLINE CALCULATOR FOR WINDOWS WITHIN 10mm OF GRADE ON ROUGH TERRAIN TYPE. MANUFACTURER CALCULATIONS TO SUPERCEDE ARCHITECTURAL DWGS.
- MAXIMUM U VALUE FOR ALL WINDOW TO BE 2.0

MECHANICAL

- MECHANICAL LAYOUT AND SPECS. SUPPLIED BY MECHANICAL CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO ENSURE THAT ALL MECHANICAL SYSTEMS COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND CONFORM WITH ALL APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES.

ELECTRICAL

- ELECTRICAL LAYOUT SHOWN IS TO BE USED AS A GUIDELINE ONLY. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ENSURE THAT DESIGN AND SYSTEMS COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND CONFORM WITH ALL APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES.

DRAWING INDEX

SHEET #	SHEET NAME
.AS.1	SITE PLAN - PROPOSED
A1.1	FLOOR PLANS - PROPOSED
A1.2	FLOOR PLANS - PROPOSED
A3.0	FRONT & REAR ELEVATION - PROPOSED
A3.1	RIGHT ELEVATION - PROPOSED
A3.2	LEFT ELEVATION - PROPOSED
G1.0	GARAGE PLANS - PROPOSED

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(825) 734-5525
eleanordesigns.co

BUILDER:

No.	Date:	Description:	By:
1.	16-SEP-26	RI-DP DRAWINGS	AK

MAIN FLOOR:	921.32 sq.ft.
UPPER FLOOR:	977.08 sq.ft.
LOFT FLOOR:	682.83 sq.ft.
GARAGE:	410.00 sq.ft.
BSMT DEV.:	724.49 sq.ft.

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CLIENT:

MARDA LOOP

1815 32 Ave SW
LOT 34, BLOCK 60,
PLAN 4479 P

STATUS:
NOT ISSUED FOR CONSTRUCTION

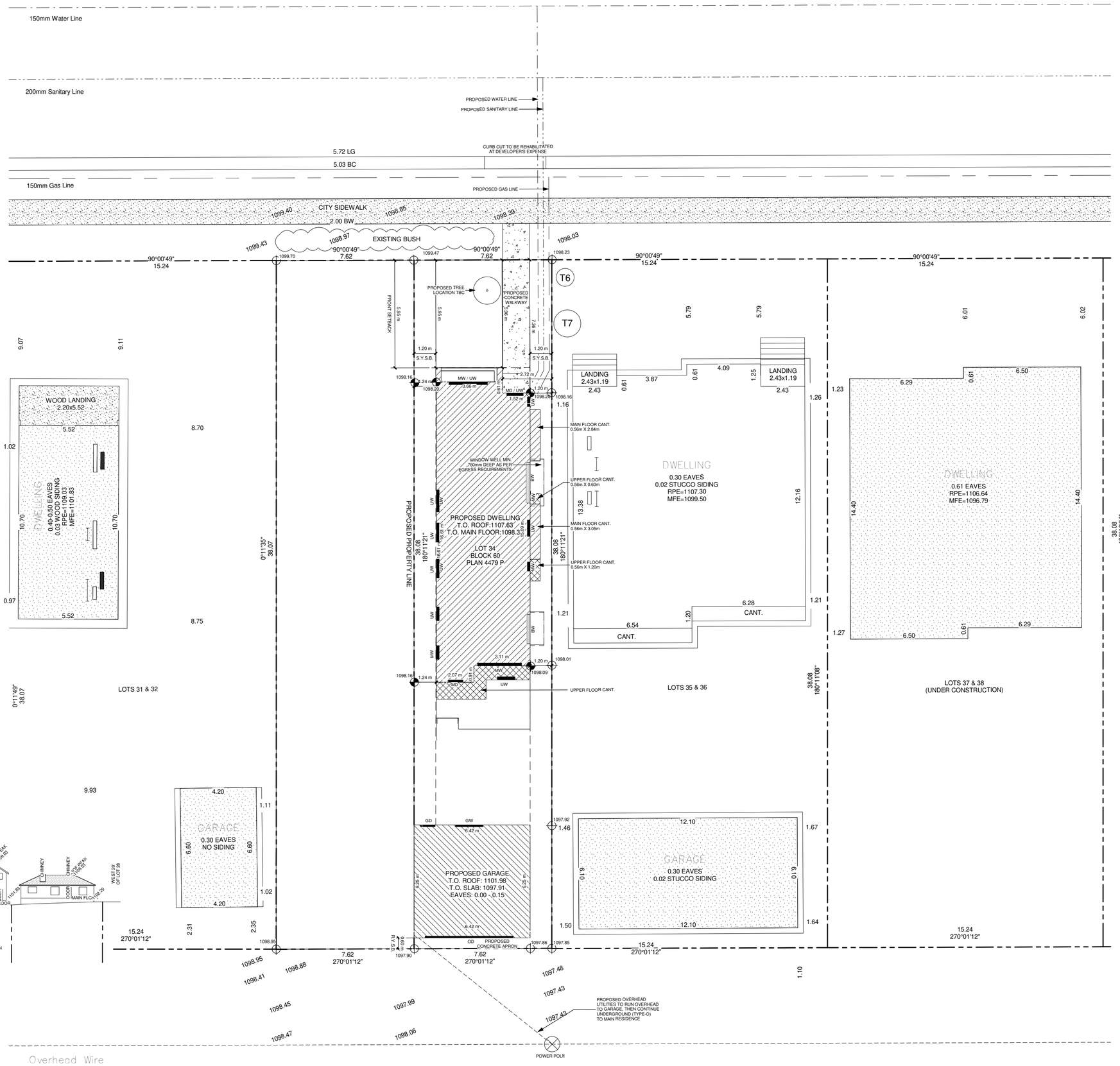
DRAWING NAME:
COVER SHEET

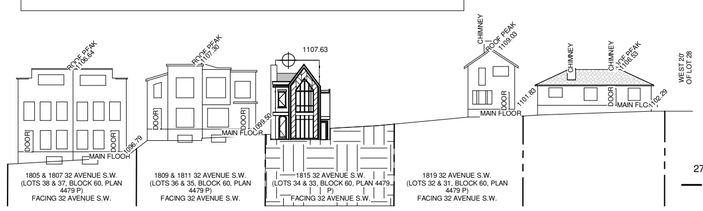
DRAWN BY:	CHECKED BY:
A.K.	A.K.

SCALE: 1/8" = 1'-0"
PRINTED ON 18x24 PAPER

SHEET #:
--

1819 | 1815 32 AVENUE S.W. | 1811 | 1809 | 1807 | 1805





1 SITE PLAN - PROPOSED
1 : 150

LEGEND

EXISTING PROPERTY LINES...	
EXISTING SETBACK LINES...	
PROPOSED COVERED ENTRY...	
PROPOSED CANTILEVER...	
PROPOSED RESIDENCE...	
PROPOSED DETACHED GARAGE...	
PROPOSED ROOF OVERHANG...	
PROPOSED CONCRETE...	
PROPOSED WINDOW/ DOOR OPENING...	
MAIN FLOOR WINDOWS...	MW
MAIN FLOOR DOORS...	MD
BASEMENT WINDOWS...	BW
UPPER FLOOR DOORS...	UW
GARAGE WINDOWS...	GW
OVERHEAD GARAGE DOORS...	OD
GARAGE DOORS	GD
EXISTING GEODETIC...	xx.xx
PROPOSED GEODETIC...	xx.xx

LOT INFORMATION

LEGAL ADDRESS:
LOT 34, BLOCK 60, PLAN 4479P
MUNICIPAL ADDRESS:
1815 32 AVENUE SW
CALGARY, ALBERTA

PROPOSED USE:
SINGLE FAMILY DWELLING

SITE INFORMATION

SITE AREA (EXISTING):
3122.00 sq.ft. = 290.04m2

LANED
RC-2 - 1P2007
MAX. BUILDING HEIGHT: 10.00m
FRONT YARD SETBACK: 5.95m
SIDE YARD SETBACKS: 1.20m
REAR YARD SETBACK: 7.50m

SITE COVERAGE:

SITE COVERAGE BREAKDOWN:

PRINCIPAL BUILDING:	890.96 sq.ft. = 82.77m2
COVERED PORCH/DECK:	65.00sq.ft. = 6.03m2
DETACHED GARAGE:	430.00 sq.ft. = 39.94m2
TOTAL COVERAGE:	**128.74m2 / 44.38%**

SQUARE FOOTAGE SUMMARY - MAIN RESIDENCE

MAIN FLOOR:	921.32 sq.ft.
UPPER FLOOR:	977.08 sq.ft.
LOFT FLOOR:	682.83 sq.ft.
TOTAL ABOVE GRADE:	**2581.23 sq.ft.**
BASEMENT DEVELOPMENT:	724.49 sq.ft.
TOTAL AREA DEVELOPED:	**3305.72 sq.ft.**
DETACHED GARAGE:	430.00 sq.ft.

DISCLAIMER

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THIS PROPERTY DOES NOT FALL WITHIN THE OVERLAND FLOW REGION OF THE FLOODWAY / FLOOD FRINGE ACCORDING TO THE MAP FROM www.calgary.ca

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BUILDER:

No.	Date:	Description:	By:
1..	16-SEP-26	RI-DP DRAWINGS	AK

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CLIENT:
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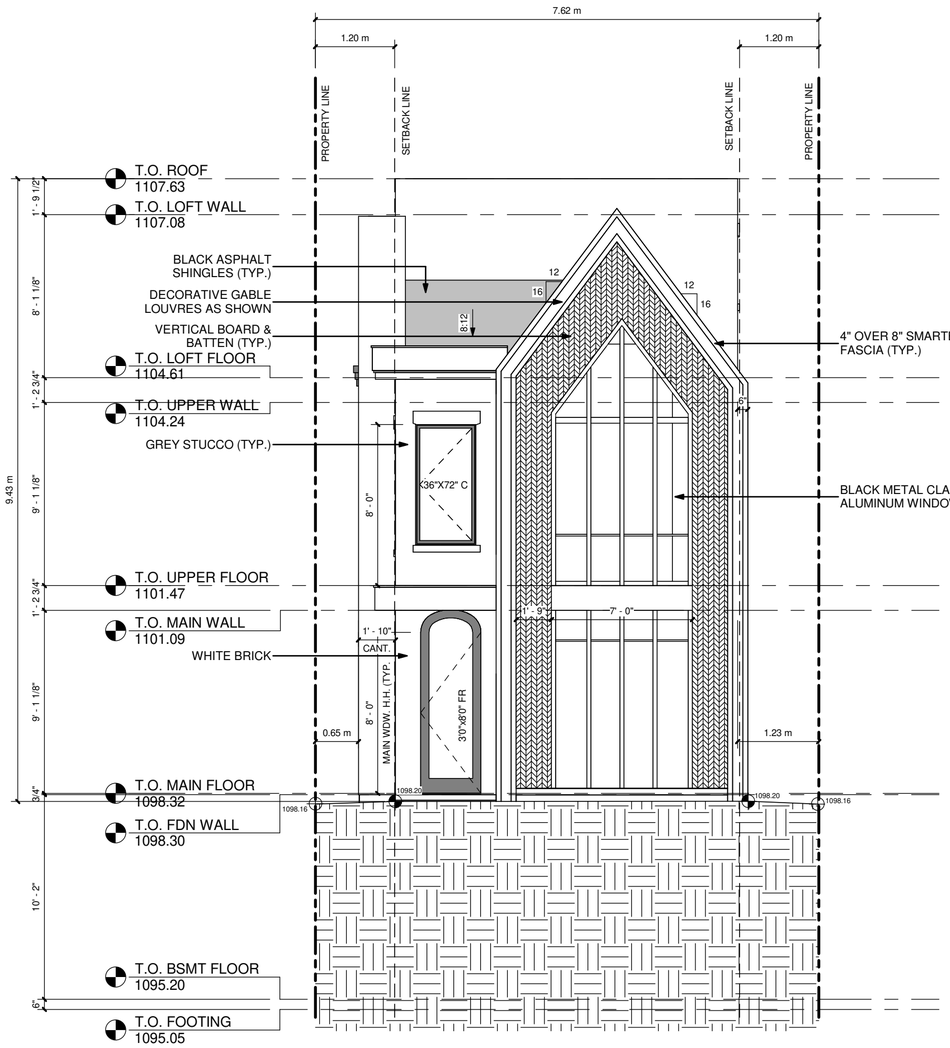
STATUS:
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DRAWING NAME:
SITE PLAN - PROPOSED

DRAWN BY:	CHECKED BY:
A.K.	A.K.

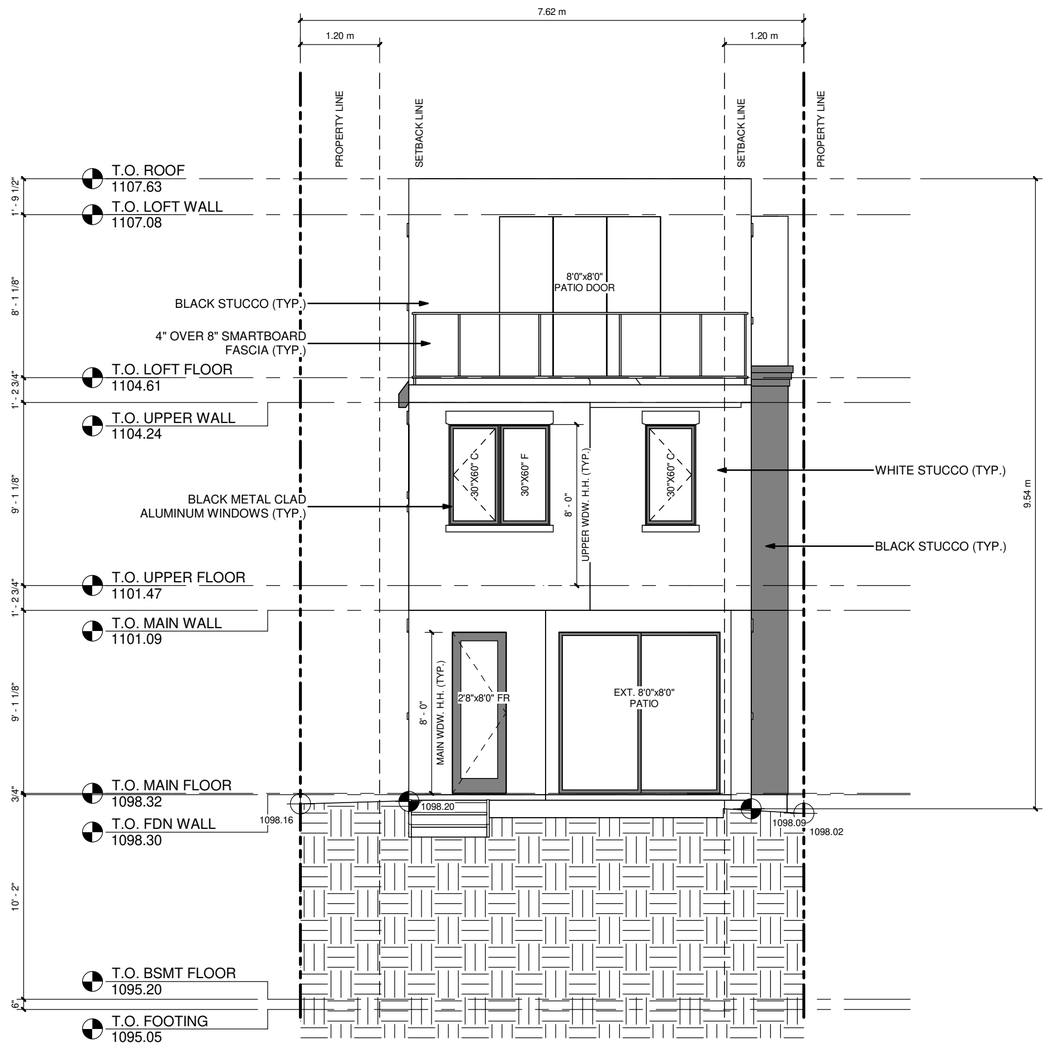
SCALE: As indicated
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SHEET #:
.AS.1



1 FRONT ELEVATION - PROPOSED

3/16" = 1'-0"



2 REAR ELEVATION - PROPOSED

3/16" = 1'-0"

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STATUS:
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DRAWING NAME:
FRONT & REAR ELEVATION - PROPOSED

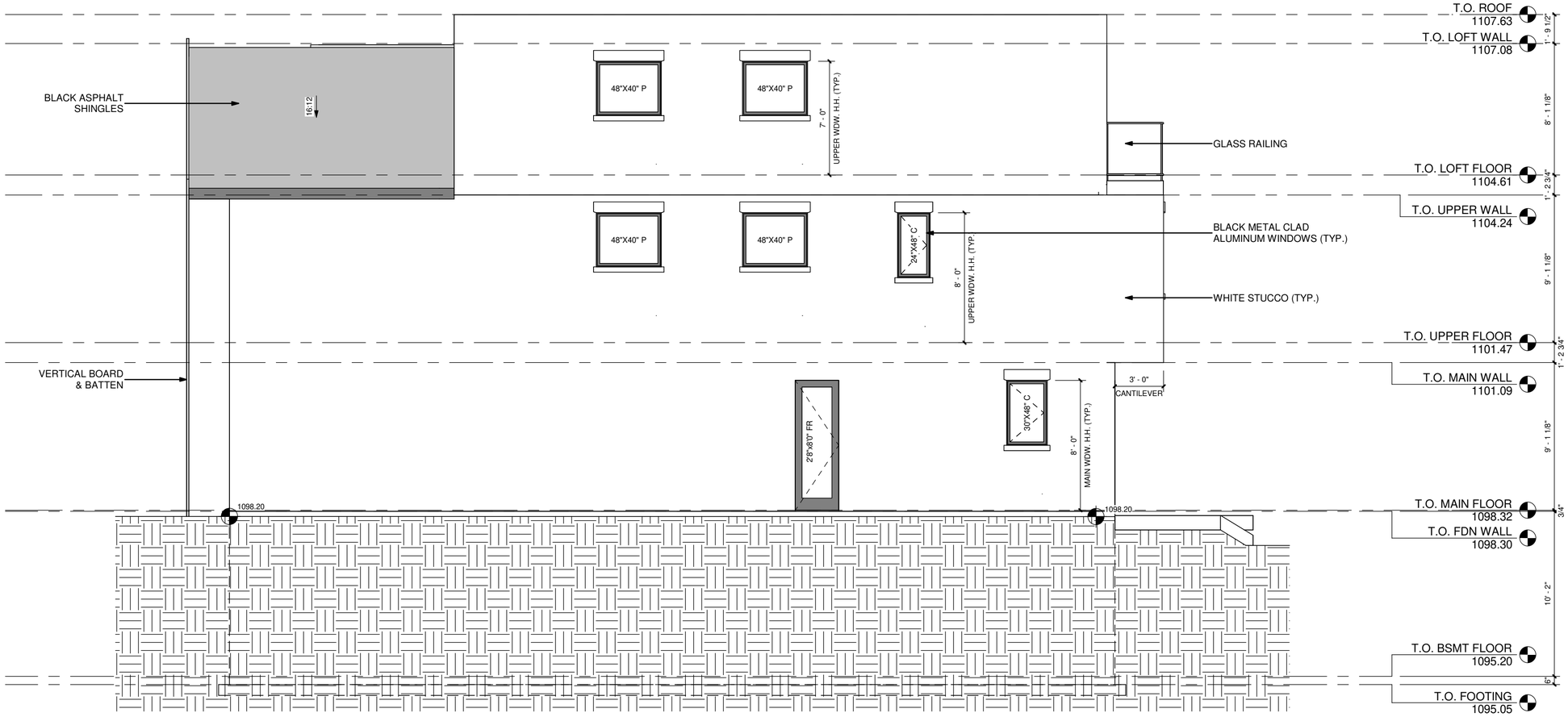
DRAWN BY:	CHECKED BY:
A.K.	A.K.

SCALE: 3/16" = 1'-0"
PRINTED ON 18x24 PAPER

SHEET #:

A3.0

LIMITING DISTANCE
ACTUAL:
LIMITING DISTANCE - 1.23m
TOTAL EXPOSING FACE - 1341.66 sq.ft.
WINDOW AREA - 87.25 sq.ft.
% OPENINGS - 6.5%
PER A.B.C.
ALLOWABLE OPENINGS: 7.0% (93.92 sq.ft.)



1 RIGHT ELEVATION - PROPOSED
3/16" = 1'-0"

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BUILDER:

No.	Date:	Description:	By:
1.	16-SEP-26	RI-DP DRAWINGS	AK

MAIN FLOOR:	921.32 sq.ft.
UPPER FLOOR:	977.08 sq.ft.
LOFT FLOOR:	682.83 sq.ft.
GARAGE:	410.00 sq.ft.
BSMT DEV.:	724.49 sq.ft.

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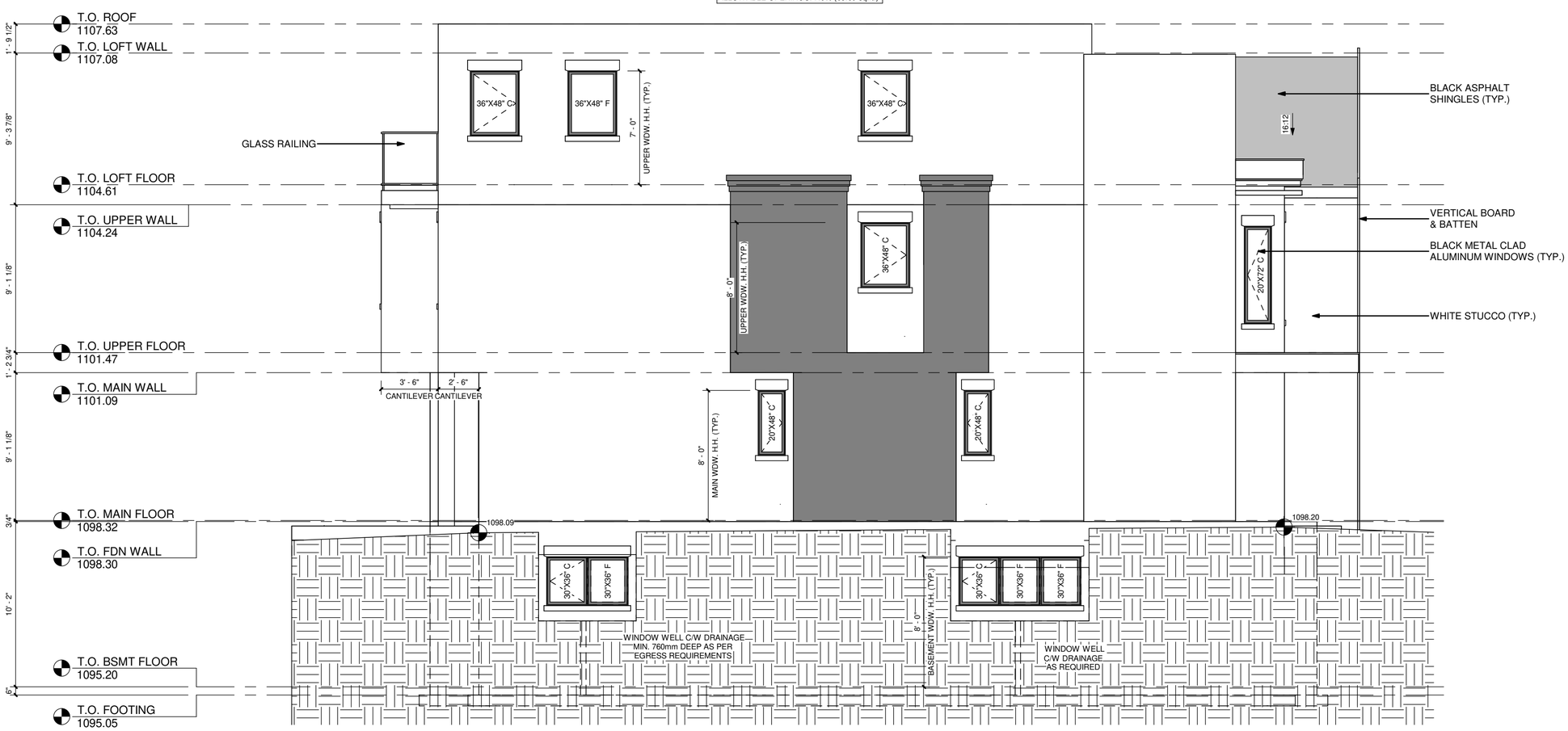
DRAWING NAME:
RIGHT ELEVATION - PROPOSED

DRAWN BY:	CHECKED BY:
A.K.	A.K.

SCALE: 3/16" = 1'-0"
PRINTED ON 18x24 PAPER

SHEET #:
A3.1

LIMITING DISTANCE
ACTUAL:
LIMITING DISTANCE - 1.22m
TOTAL EXPOSING FACE - 909.85 sq.ft.
WINDOW AREA - 59.80 sq.ft.
% OPENINGS - 6.6%
PER A.B.C.
ALLOWABLE OPENINGS: 7.0% (63.69 sq.ft.)



1 LEFT ELEVATION - PROPOSED
3/16" = 1'-0"

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BUILDER:

No.	Date:	Description:	By:
1.	16-SEP-26	RI-DP DRAWINGS	AK

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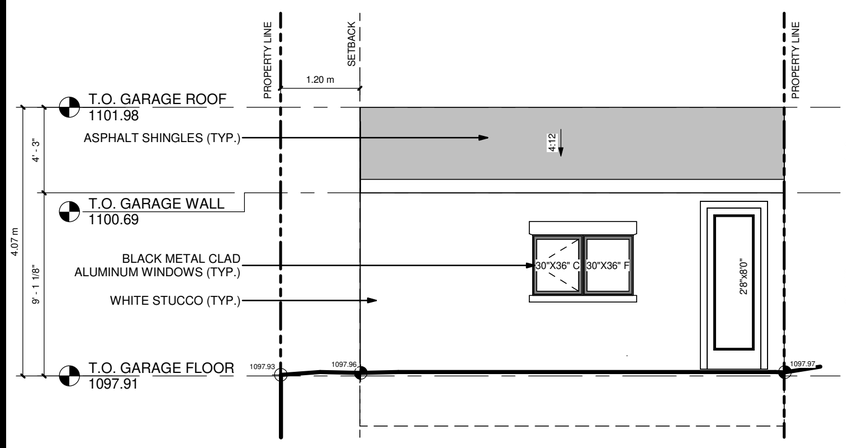
STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:
LEFT ELEVATION - PROPOSED

DRAWN BY:	CHECKED BY:
A.K.	A.K.

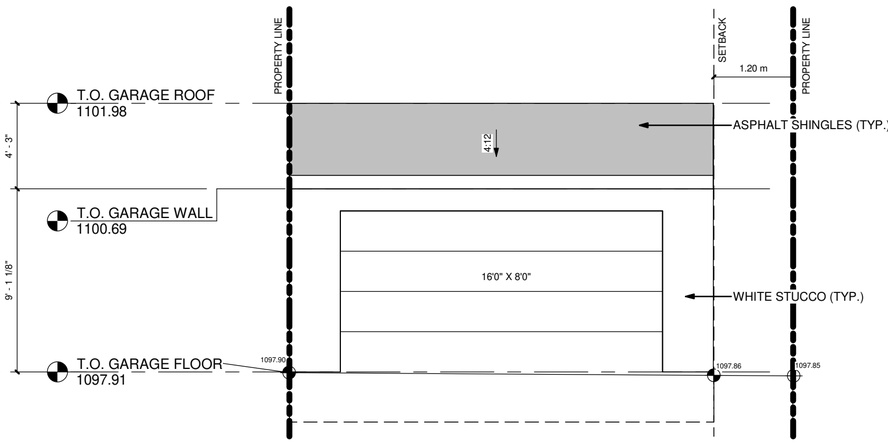
SCALE: 3/16" = 1'-0"
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SHEET #:
A3.2



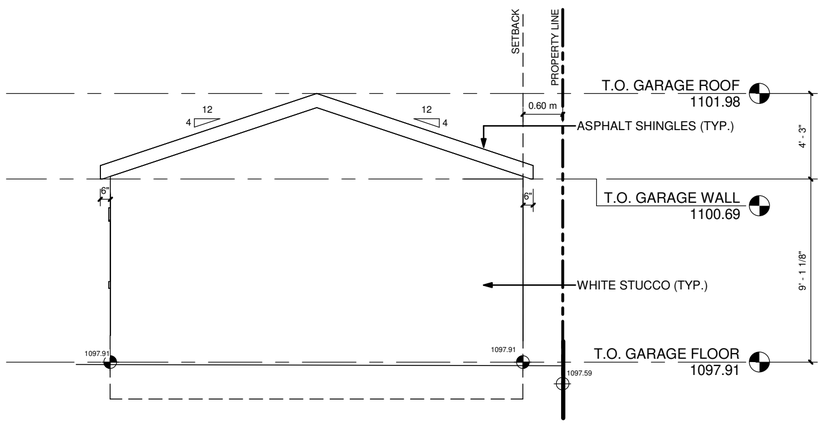
2 GARAGE FRONT ELEV. - PROPOSED

3/16" = 1'-0"



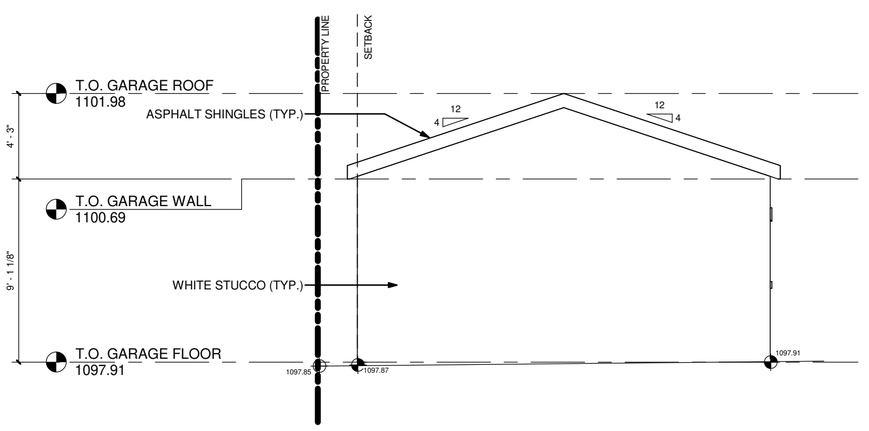
3 GARAGE REAR ELEV. - PROPOSED

3/16" = 1'-0"



4 GARAGE RIGHT ELEV. - PROPOSED

3/16" = 1'-0"



5 GARAGE LEFT ELEV. - PROPOSED

3/16" = 1'-0"

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BUILDER:

No.	Date:	Description:	By:
1.	16-SEP-26	RI-DP DRAWINGS	AK

MAIN FLOOR:	921.32 sq.ft.
UPPER FLOOR:	977.08 sq.ft.
LOFT FLOOR:	682.83 sq.ft.
GARAGE:	410.00 sq.ft.
BSMT DEV.:	724.49 sq.ft.

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CLIENT:

MARDA LOOP

1815 32 Ave SW
LOT 34, BLOCK 60,
PLAN 4479 P

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:
GARAGE PLANS - PROPOSED

DRAWN BY:	CHECKED BY:
A.K.	A.K.

SCALE: 3/16" = 1'-0"
PRINTED ON 18x24 PAPER

SHEET #:
G1.0