

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.

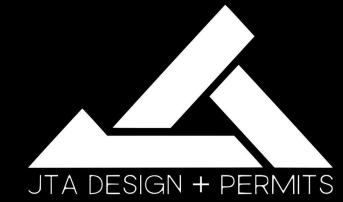
Learn more at:
Calgary.ca/development





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.
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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: 2026-03-11 9:02:45 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.

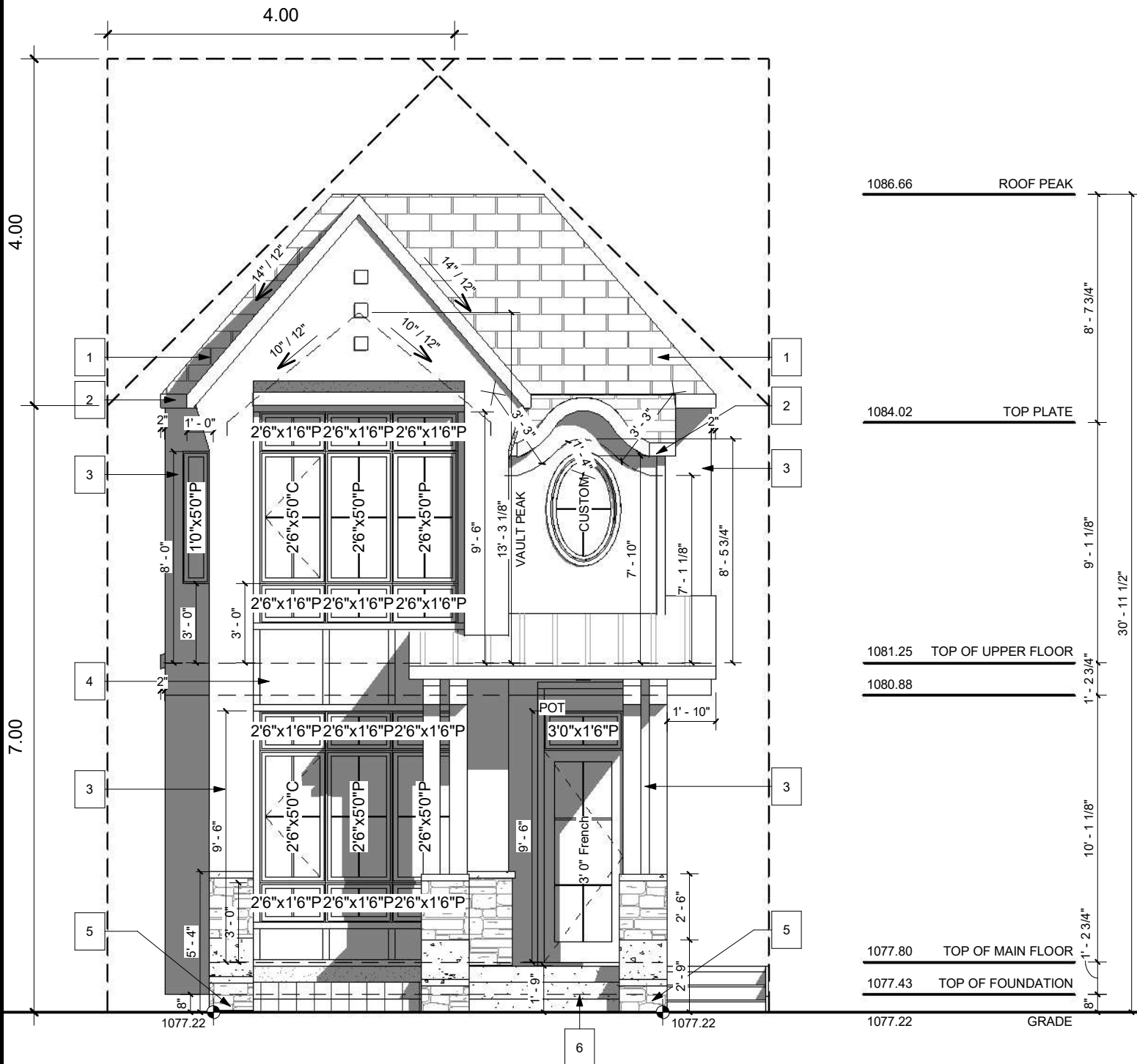
UPPER = 1026.42 SQ. FT.

TOTAL = 1960.59 SQ. FT.

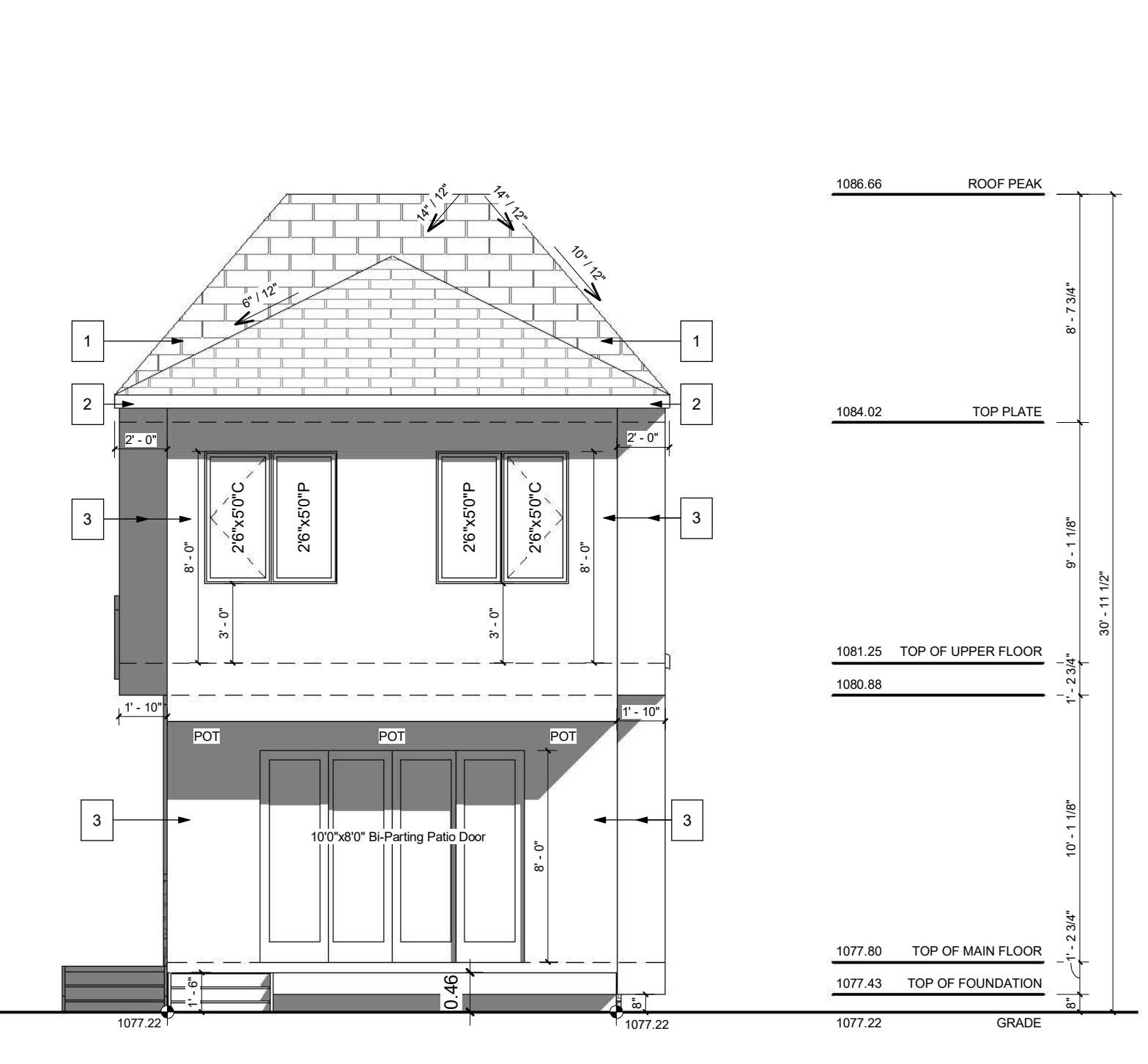
EXTERIOR FINISHES:

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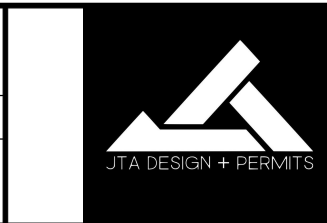
ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT: **NEW HOME**

STATUS: -

SIGNATURES: X

PRINTED: 2026-03-11 9:02:48 AM



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

DESIGNER: JT JOB #: 146-26

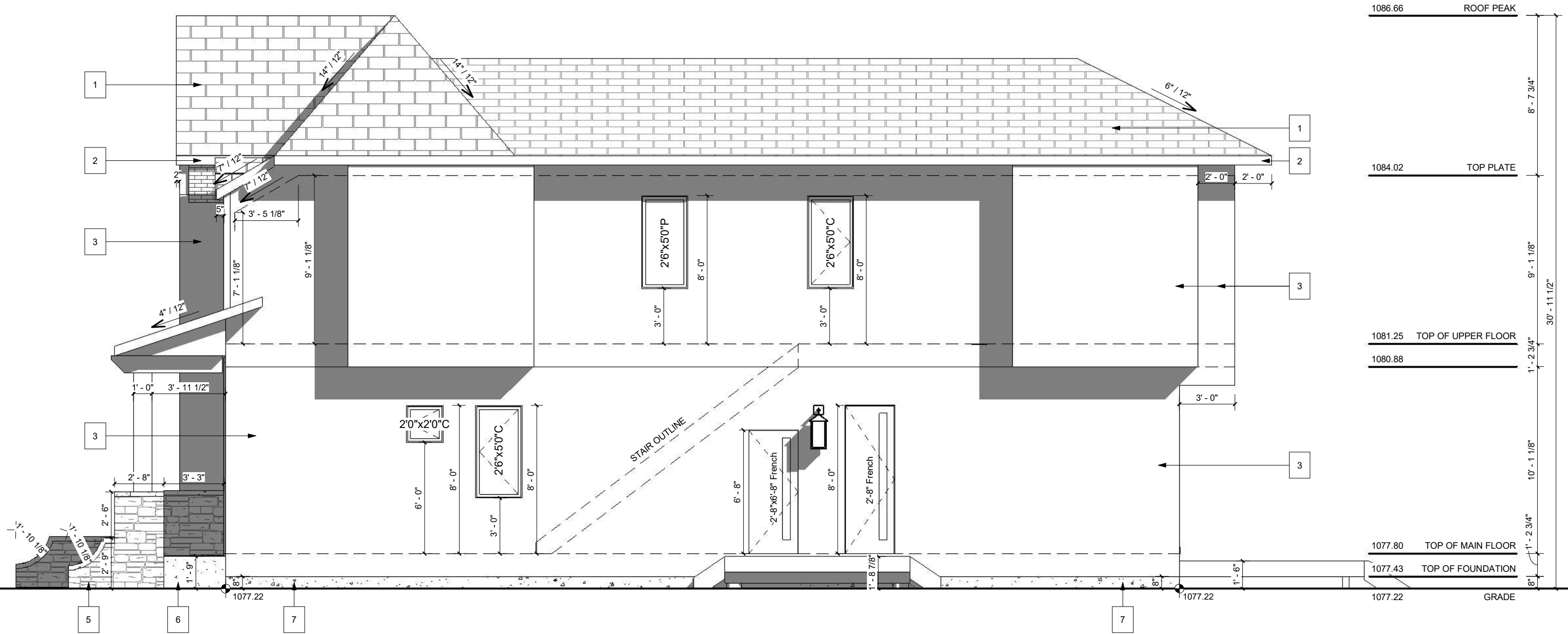
SCALE: AS SHOWN SHEET: A-2.0

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"

PROJECT NOTES:

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PROJECT: NEW HOME
STATUS: -
SIGNATURES: X
PRINTED: 2026-03-11 9:02:49 AM



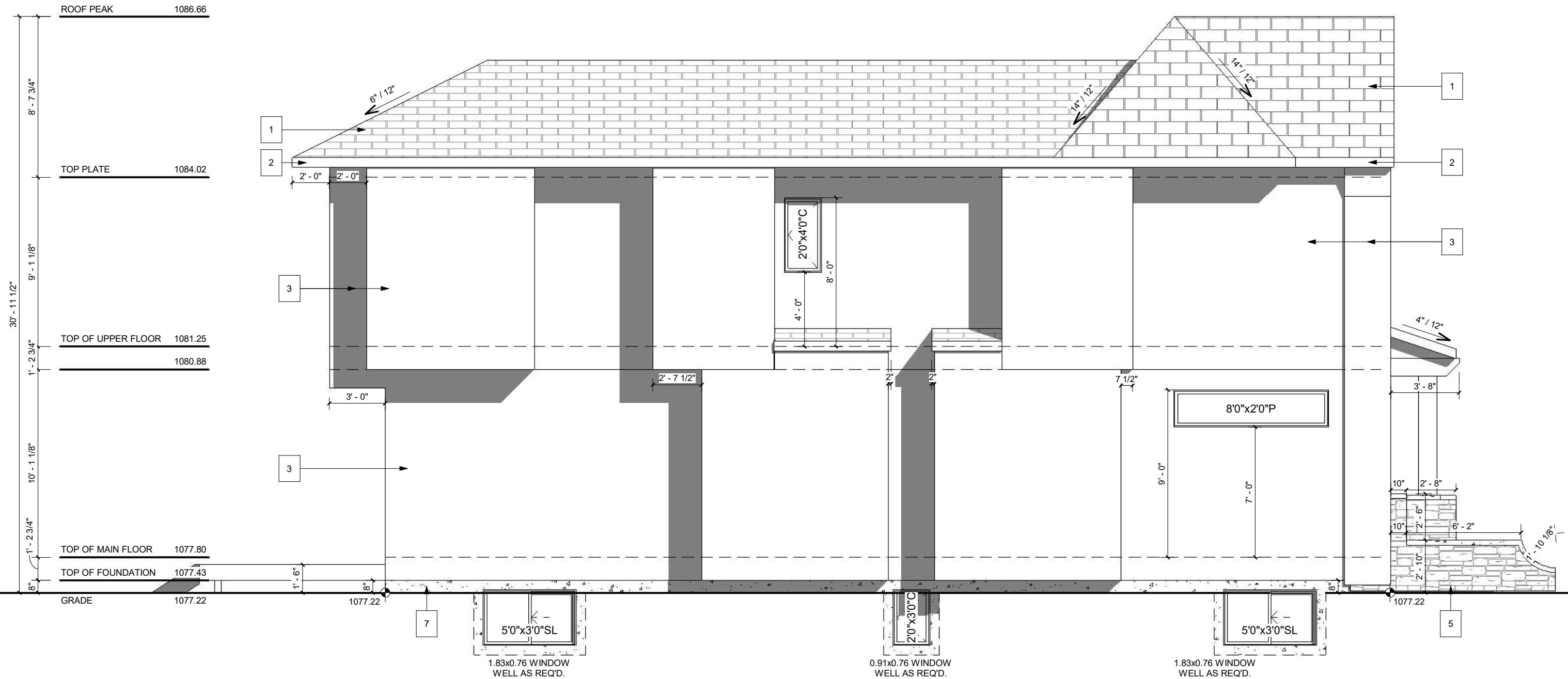
PROJECT NAME: 7927 36 Ave NW (East) CALGARY, ALBERTA
DESIGNER: JT **JOB #:** 146-26
SCALE: AS SHOWN **SHEET:** A-2.1

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)
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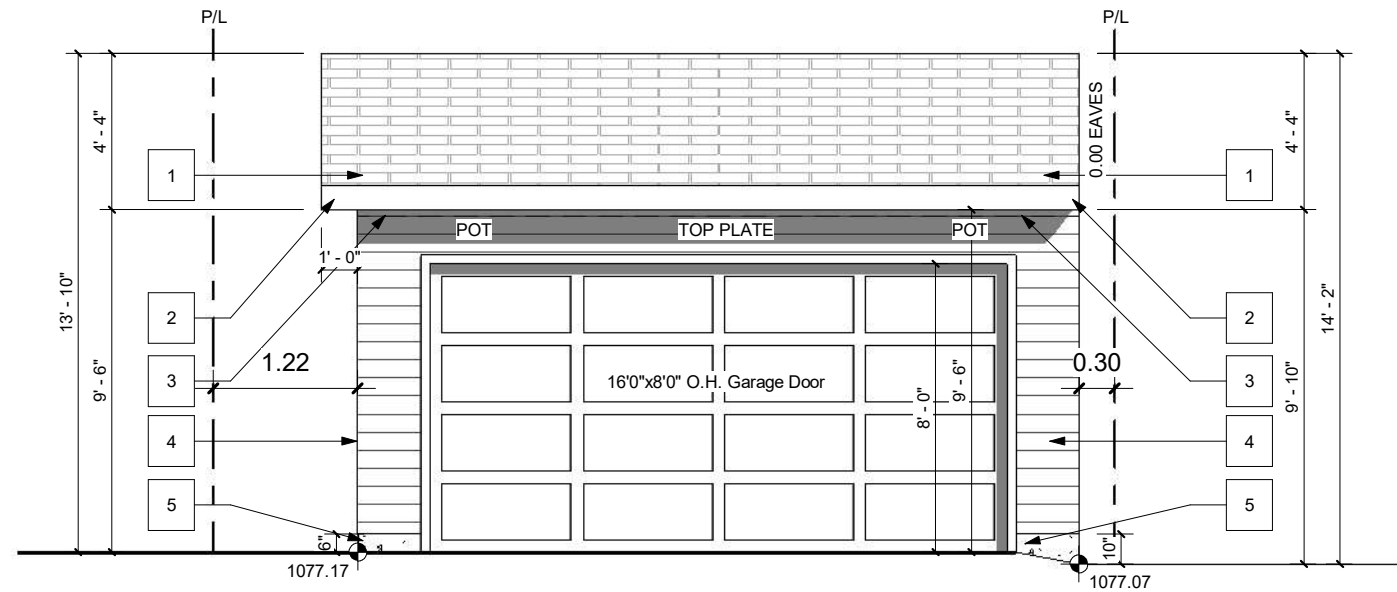


LEFT ELEVATION
 SCALE: 3/16" = 1'-0"

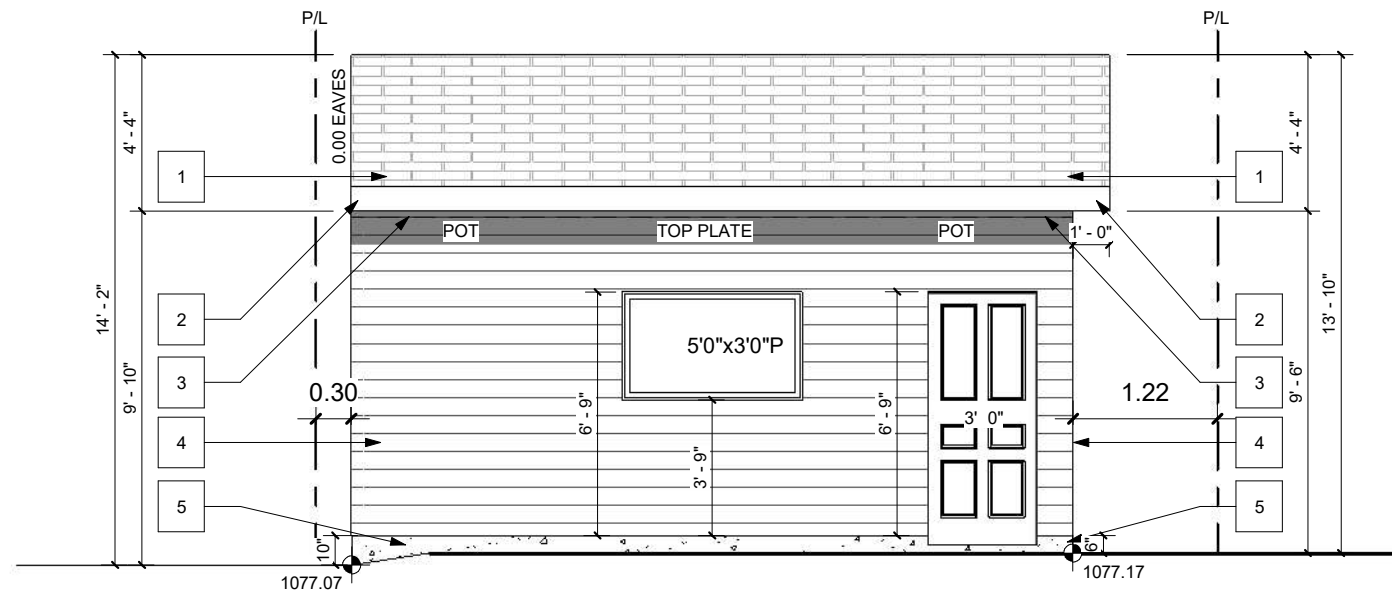
<p>PROJECT NOTES:</p>	<p>DO NOT SCALE DRAWINGS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION. JOHN TRINH & ASSOCIATES INC. ASSUMES 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.</p>	<p>ISSUES:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE(D/M/Y)</th> <th>DETAIL</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>01.</td> <td>06/03/2026</td> <td>DP PLANS</td> <td>A.R.</td> </tr> <tr> <td>02.</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>03.</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>04.</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>05.</td> <td>--</td> <td>--</td> <td>--</td> </tr> </tbody> </table>	NO.	DATE(D/M/Y)	DETAIL	BY	01.	06/03/2026	DP PLANS	A.R.	02.	--	--	--	03.	--	--	--	04.	--	--	--	05.	--	--	--	<p>COPYRIGHT: ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED BY OR DISCLOSED TO, ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION.</p> <p>ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.</p>	<p>PROJECT: NEW HOME</p> <p>STATUS: -</p> <p>SIGNATURES: X</p> <p>PRINTED: 2026-03-11 9:02:50 AM</p>	<p>JTA DESIGN + PERMITS</p>	<p>PROJECT NAME: 7927 36 Ave NW (East) CALGARY, ALBERTA</p> <p>DESIGNER: JT JOB #: 146-26</p> <p>SCALE: AS SHOWN SHEET: A-2.2</p>
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EXTERIOR FINISHES:

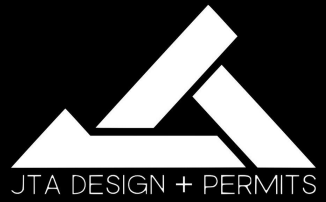
- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 ALUMINUM SOFFIT
- 4 HARDIE FINISH
- 5 CONC. PARGING



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



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



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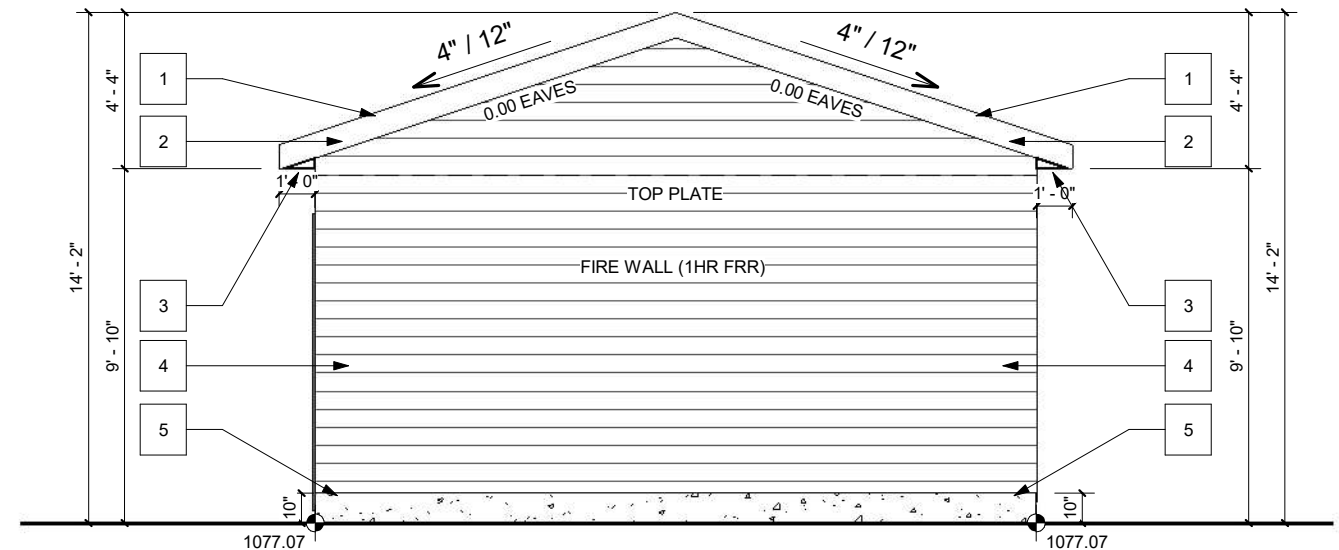
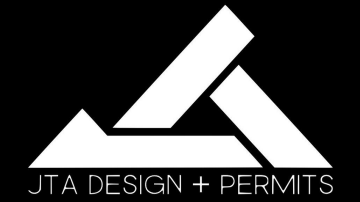
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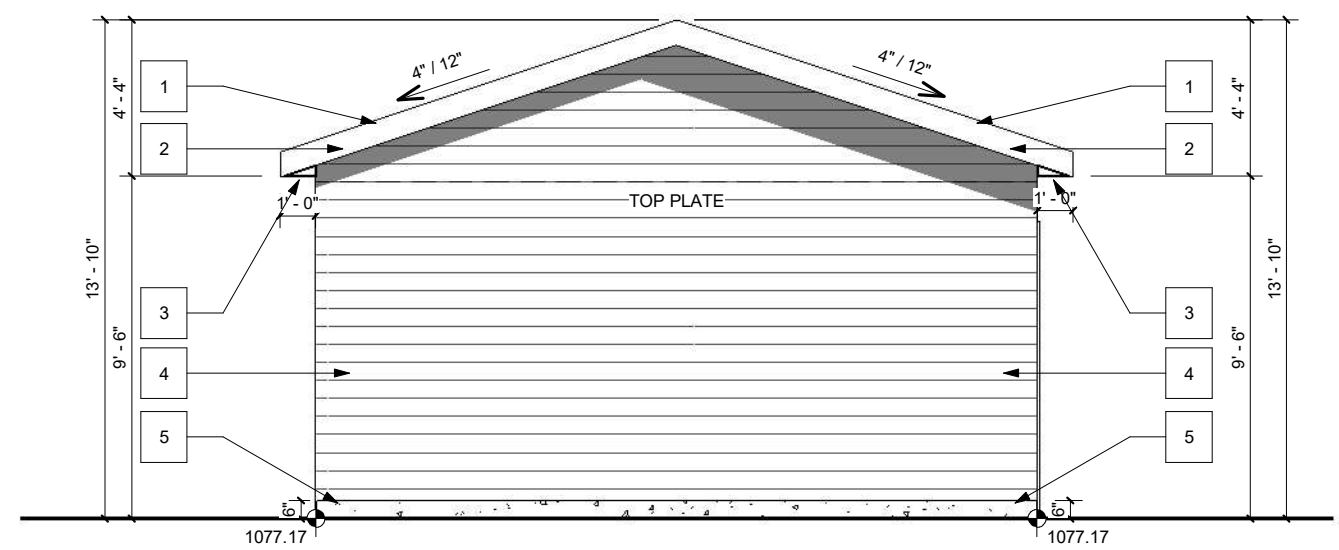
SCALE: AS SHOWN SHEET: A-4.1

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
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- 5 CONC. PARGING



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



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

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