This is a **contextual** application

What's the difference?

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



Permitted use

vs.



Discretionary use

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.



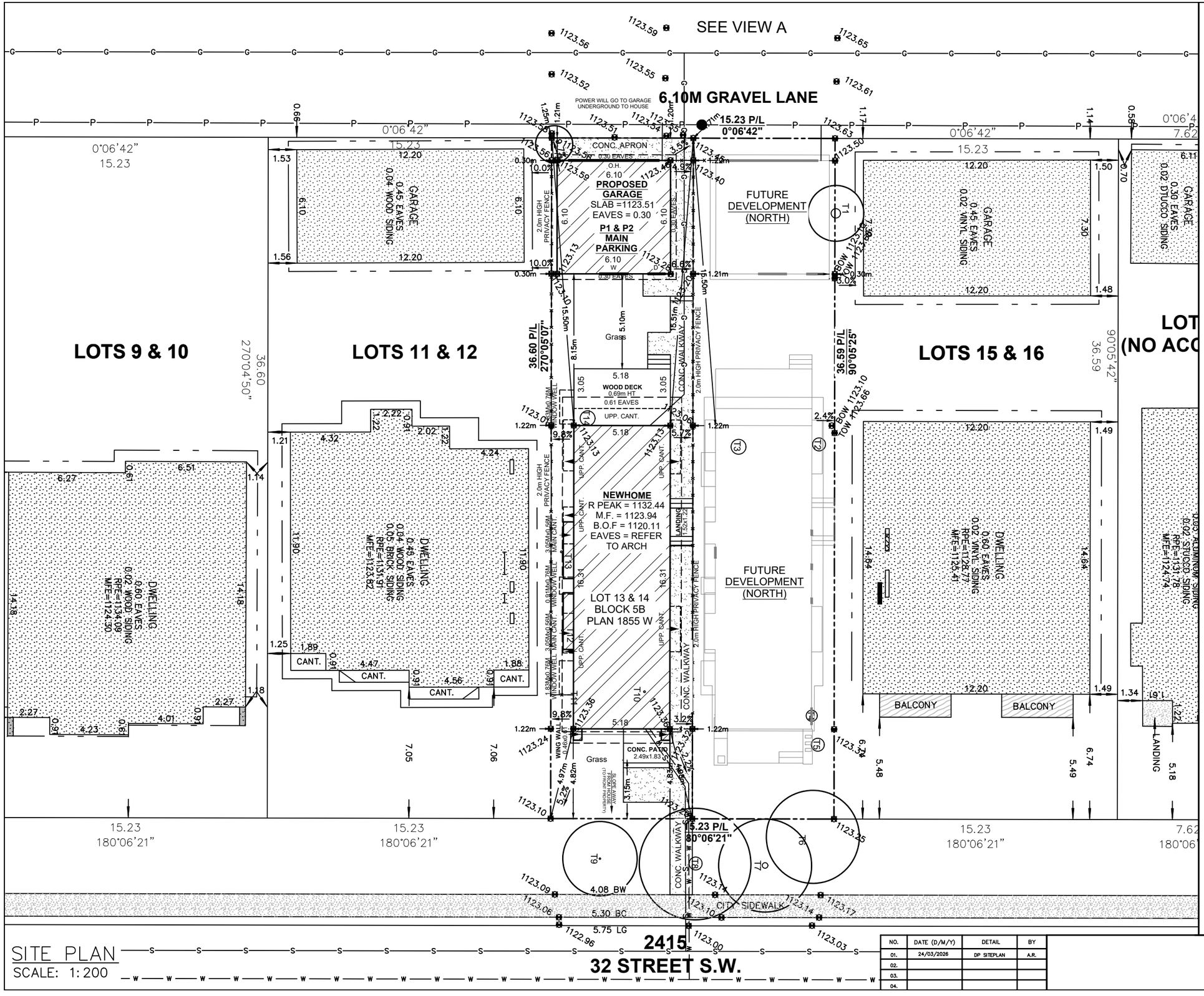
The City has reviewed this application and determined that it meets the contextual rules.

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



LEGEND

ELEVATIONS ARE SHOWN THUS: 1000.00 = 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
- —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 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 13 & 14
Block 5B
Plan 1855 W

MUNICIPAL ADDRESS:

2415 32 ST SW
Calgary, Alberta (South)

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 278.570 SQ M
HOUSE SIZE: 84.495 SQ M
COVERED PORCH: 0.00 SQ M
CANT.: 3.406 SQ M
GARAGE: 37.161 SQ M
WING WALL: 0.289 SQ M

= 125.351/278.570
= 44.99%

SITE PLAN
SCALE: 1: 200

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

PROJECT NAME AND ADDRESS:
2415 32 ST SW
Calgary, Alberta
Lot 13 & 14
Block 5B
Plan 1855 W

PROJECT: NEW HOME

DATE: MAR 24, 2026

SCALE: 1: 200

DIVISION: S NUMBER: 01

SEE VIEW A

100 Gas Line

Overhead Wire

6.10M GRAVEL LANE

POWER WILL GO TO GARAGE UNDERGROUND TO HOUSE

15.23 P/L 0°06'42"

0°06'42" 15.23

0°06'42" 7.62

CONC. APRON

PROPOSED GARAGE
SLAB =1123.51
EAVES = 0.30

P1 & P2 MAIN PARKING

FUTURE DEVELOPMENT (NORTH)

GARAGE
0.04 WOOD SIDING
0.45 EAVES

GARAGE
0.02 VINYL SIDING
0.45 EAVES

GARAGE
0.02 DTUCCO SIDING
0.30 EAVES

2.0m HIGH PRIVACY FENCE

CONC. WALKWAY

Grass

WOOD DECK
0.69m HT
0.61 EAVES

UPP. CANT.

NEWHOME
R PEAK = 1132.44
M.F. = 1123.94
B.O.F = 1120.11
EAVES = REFER TO ARCH

LOT 13 & 14
BLOCK 5B
PLAN 1855 W

CONC. PATIO
2.49x1.83

36.60 P/L 270°05'07"

36.59 P/L 90°05'25"

90°05'42" 36.59

90°05'51" 36.59

36.60 270°04'50"

36.60 270°04'32"

LOTS 9 & 10

LOTS 11 & 12

LOTS 15 & 16

LOT 17 (NO ACCESS)

LOT 8

LOT 18

DWELLING
0.60 EAVES
0.02 WOOD SIDING
RPE=1134.09'
MFE=1124.30

DWELLING
0.45 EAVES
0.04 WOOD SIDING
0.05 BRICK SIDING
RPE=1131.91'
MFE=1123.82

DWELLING
0.60 EAVES
0.02 VINYL SIDING
RPE=1126.77'
MFE=1125.41

DWELLING
NO EAVES
0.03 ALUMINUM SIDING
0.02 STUCCO SIDING
RPE=1131.78
MFE=1124.74

BALCONY

BALCONY

CITY SIDEWALK

15.23 P/L 180°06'21"

15.23 180°06'21"

15.23 180°06'21"

7.62 180°06'21"

2415 32 STREET S.W

BLOCK PLAN
SCALE: 1: 250

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

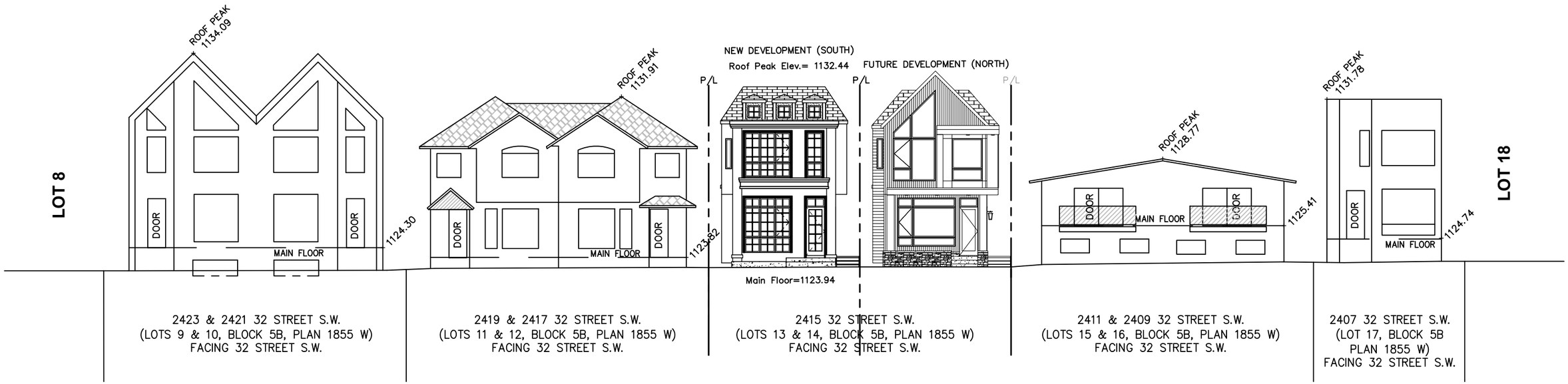
PROJECT NAME AND ADDRESS:
2415 32 ST SW
Calgary, Alberta
Lot 13 & 14
Block 5B
Plan 1855 W

PROJECT: NEW HOME

DATE: MAR 24, 2026

SCALE: 1: 250

DIVISION: S NUMBER: 02



2423 & 2421 32 STREET S.W.
(LOTS 9 & 10, BLOCK 5B, PLAN 1855 W)
FACING 32 STREET S.W.

2419 & 2417 32 STREET S.W.
(LOTS 11 & 12, BLOCK 5B, PLAN 1855 W)
FACING 32 STREET S.W.

2415 32 STREET S.W.
(LOTS 13 & 14, BLOCK 5B, PLAN 1855 W)
FACING 32 STREET S.W.

2411 & 2409 32 STREET S.W.
(LOTS 15 & 16, BLOCK 5B, PLAN 1855 W)
FACING 32 STREET S.W.

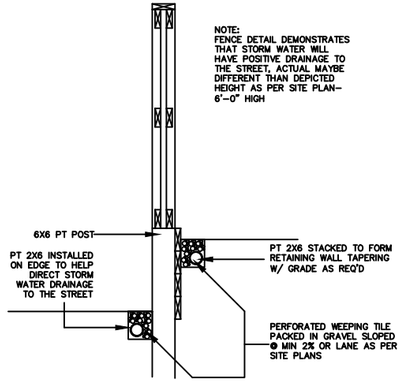
2407 32 STREET S.W.
(LOT 17, BLOCK 5B
PLAN 1855 W)
FACING 32 STREET S.W.

STREETSCAPE
SCALE: 1:200

EAST STREETSCAPE

NEW HOME SQFT.

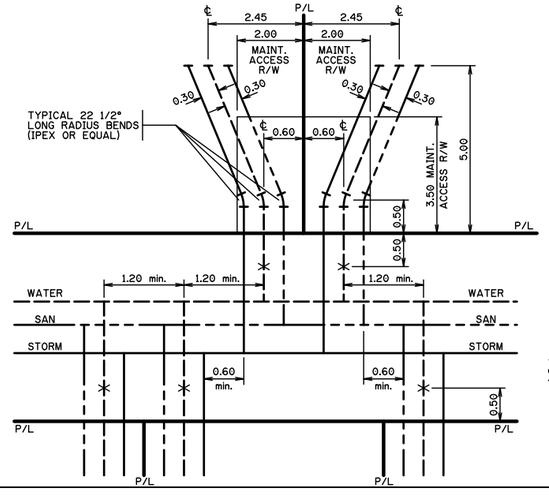
	NEW HOME
GARAGES	400.00 SQ FT
BASEMENT	1079.50 SQ FT
MAIN FLOOR	946.17 SQ FT
UPPER FLOOR	1033.83 SQ FT
TOTAL	1980.00 SQ FT



FENCE SECTION DETAIL
SCALE: NTS

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.



TRENCH DETAIL
SCALE: 1:200

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.10	3.00	5.00	On Property Line	To Be Removed
T2	Deciduous	0.70	10.00	6.00	In Subject Property	To Be Removed
T3	Coniferous	0.80	7.00	12.00	In Subject Property	To Be Removed
T4	Deciduous	0.60	10.00	8.00	In Subject Property	To Be Removed
T5	Deciduous	0.70	12.00	8.00	In Subject Property	To Be Removed
T6	Honeysuckle Species	–	5.00	3.00	In City Property	To Be Removed
T7	White Spruce	0.30	5.00	9.00	In City Property	Proposed for Removal
T8	White Spruce	0.70	6.00	9.00	In City Property	Proposed for Removal
T9	Silver Maple	0.08	4.00	3.00	In City Property	To Stay
T10	Coniferous	0.10	3.00	5.00	In Subject Property	To Be Removed
T11	Bush	–	6.00	4.00	In Subject Property	To Be Removed
T12	Deciduous	0.10	4.00	5.00	In Subject Property	To Be Removed
T13	Deciduous	0.10	4.00	5.00	In Subject Property	To Be Removed
T14	Deciduous	0.80	10.00	8.00	In Subject Property	To Be Removed
T15	Bush	–	2.00	3.00	On Property Line	To Be Removed

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

PROJECT NAME AND ADDRESS:
2415 32 ST SW
Calgary, Alberta
Lot 13 & 14
Block 5B
Plan 1855 W

PROJECT: NEW HOME

SCALE: AS SHOWN

DATE: MAR 24, 2026

DIVISION: S NUMBER: 03







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

FLOOR AREA

BASEMENT	= 1079.50 SQ. FT.
MAIN	= 946.17 SQ. FT.
UPPER	= 1033.83 SQ. FT.
TOTAL	= 1980.00 SQ. FT.

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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.	21/09/2026	DP PLANS	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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

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 _____

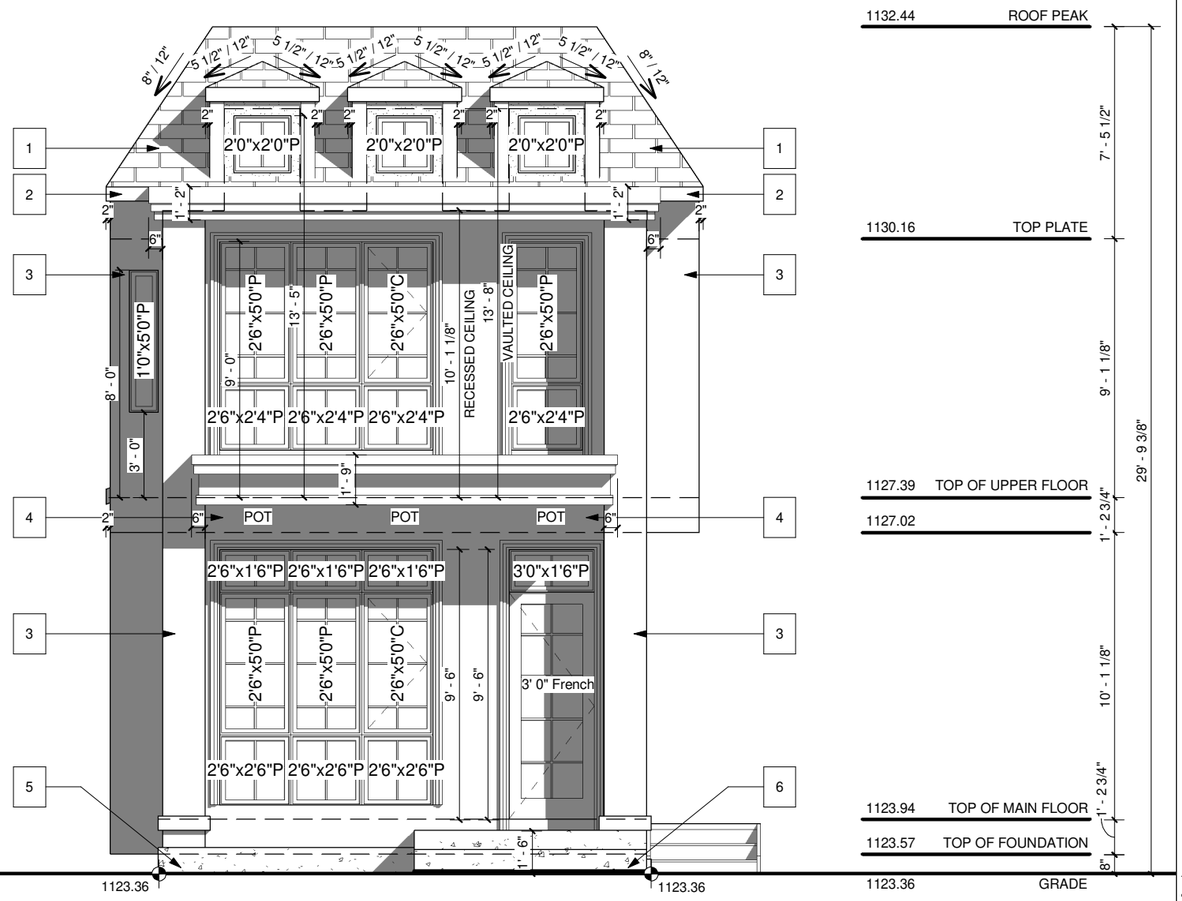
PRINTED: 2026-09-21 1:18:29 PM

PROJECT NAME:
2415 32 St SW (SOUTH)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	446 - 26
SCALE:	SHEET:
AS SHOWN	A-0.0

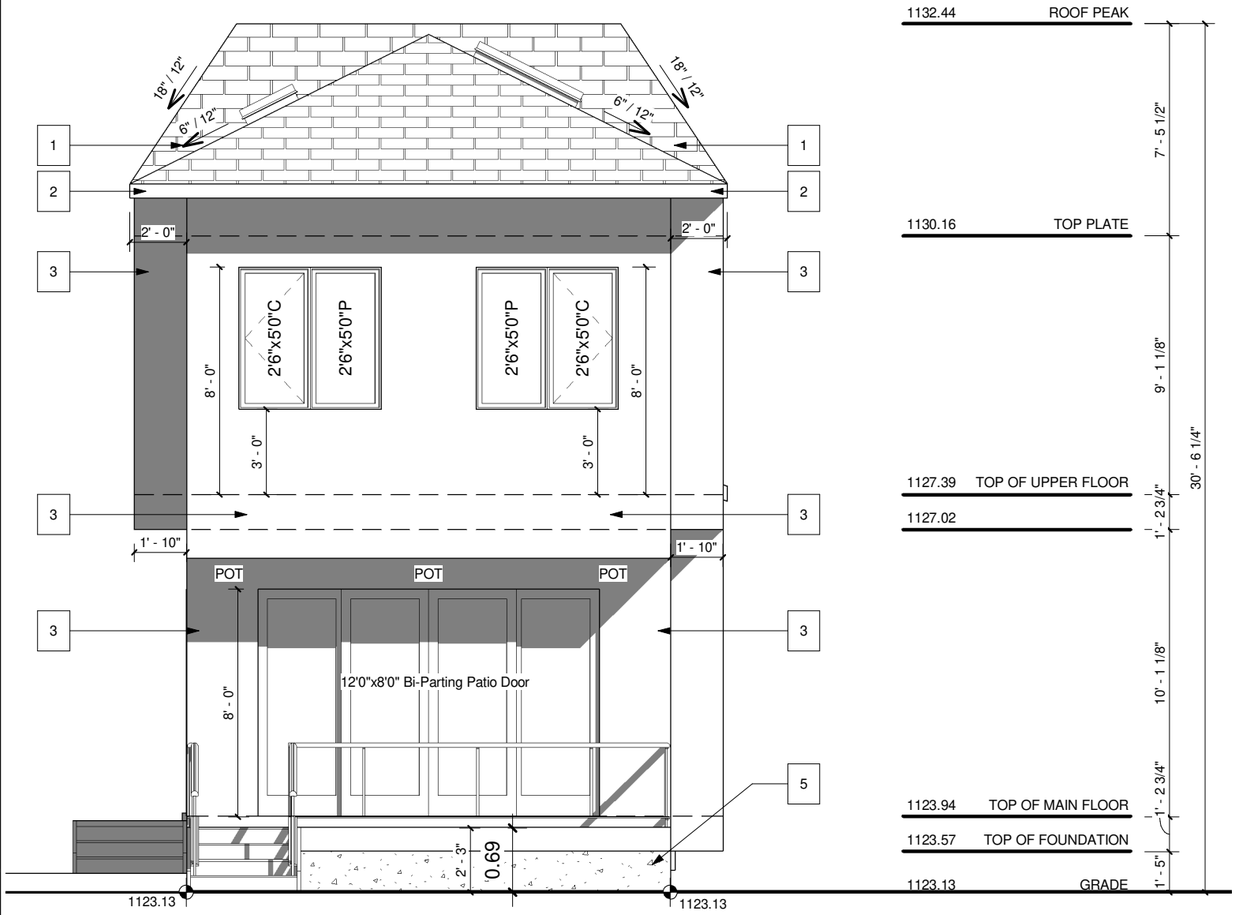
EXTERIOR FINISHES:

1	ASPHALT SHINGLE	4	SMOOTH STUCCO FINISH - GREY
2	6" ALUMNIMUM FASCIA	5	CONCRETE PARGING
3	SMOOTH STUCCO FINISH - WHITE	6	CAST-IN-PLACE CONCRETE



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

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)



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

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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.	21/09/2026	DP PLANS	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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

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: 2026-09-21 1:18:32 PM

JTA DESIGN + PERMITS

PROJECT NAME:
2415 32 St SW (SOUTH)
CALGARY, ALBERTA

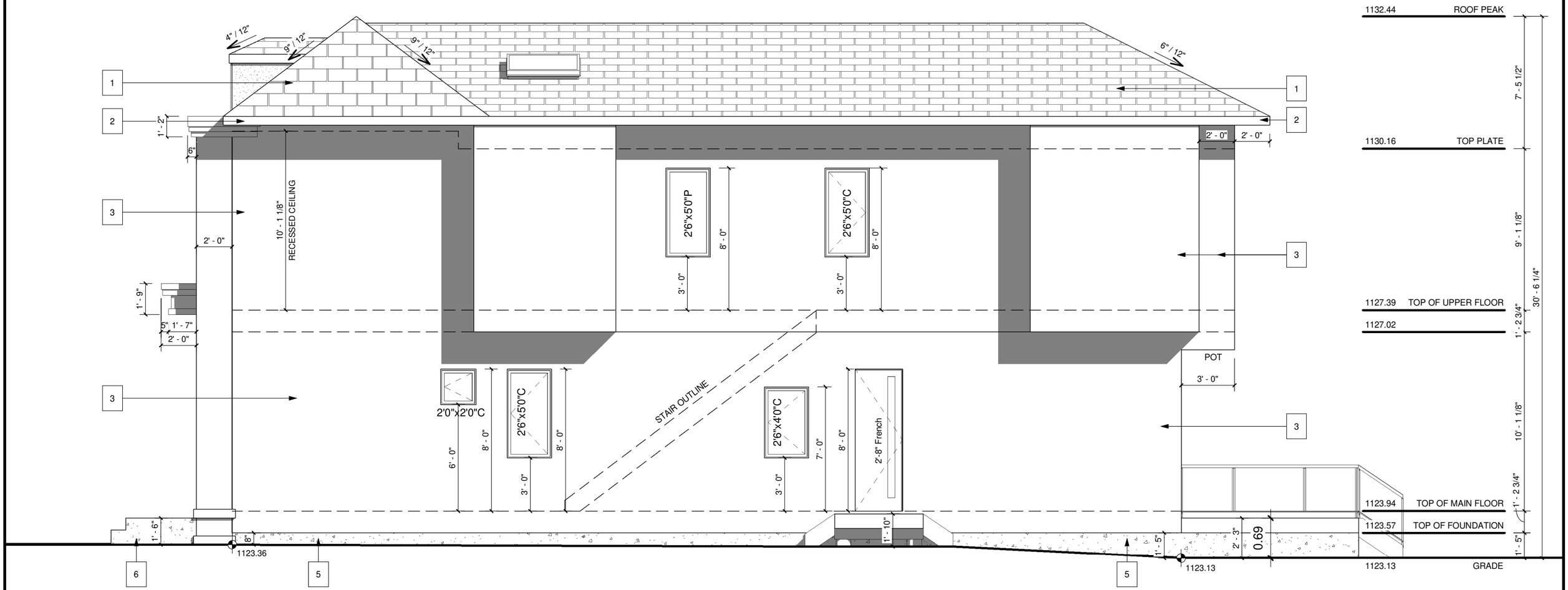
DESIGNER:	JOB #:
JT	446 - 26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLE
2	6" ALUMNIMUM FASCIA
3	SMOOTH STUCCO FINISH - WHITE
4	SMOOTH STUCCO FINISH - GREY
5	CONCRETE PARGING
6	CAST-IN-PLACE CONCRETE

WINDOW CALCULATION
WALL AREA = 1235.79 SQ. FT.
WINDOW AREA = 57.13 SQ. FT.
TOTAL: 57.13 / 1235.79 = 4.62%

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:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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.	21/09/2026	DP PLANS	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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

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: 2026-09-21 1:18:32 PM

JTA DESIGN + PERMITS

PROJECT NAME:
2415 32 St SW (SOUTH)
CALGARY, ALBERTA

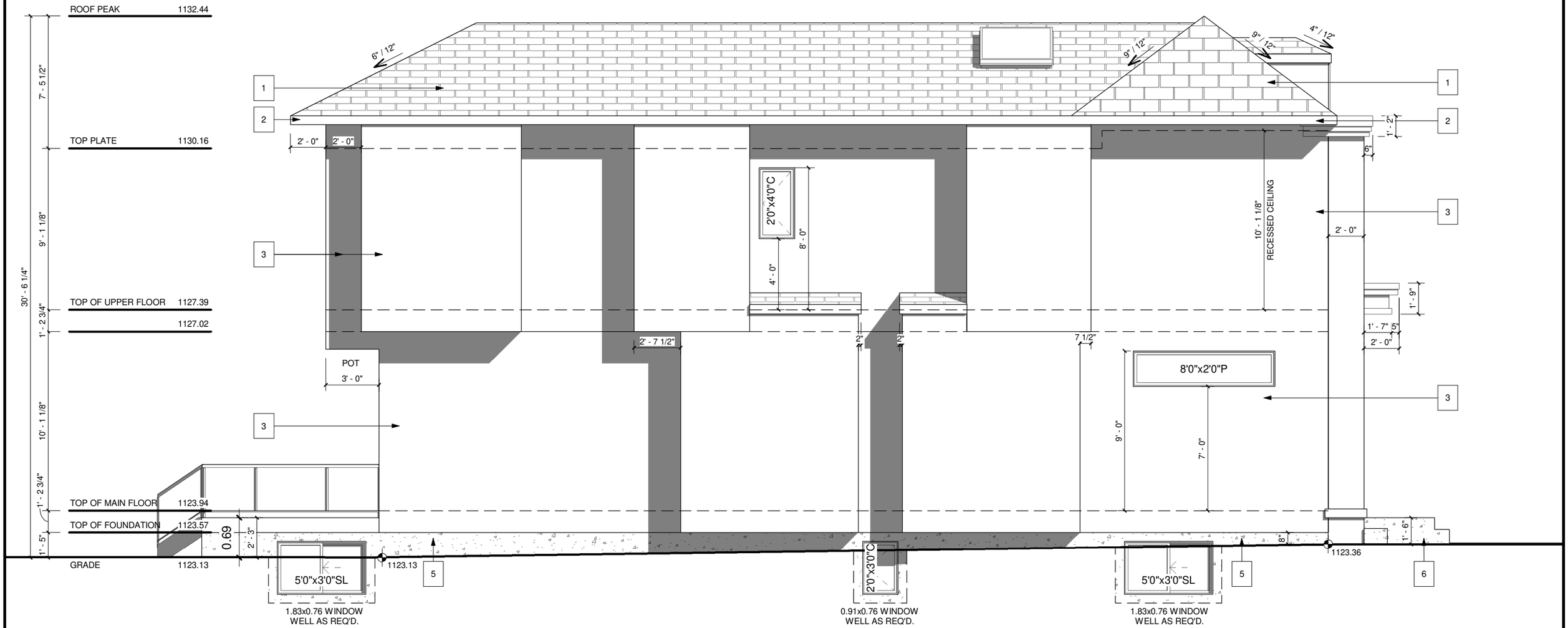
DESIGNER:	JOB #:
JT	446 - 26
SCALE:	SHEET:
AS SHOWN	A-2.1

EXTERIOR FINISHES:

1	ASPHALT SHINGLE	4	SMOOTH STUCCO FINISH - GREY
2	6" ALUMNIMUM FASCIA	5	CONCRETE PARGING
3	SMOOTH STUCCO FINISH - WHITE	6	CAST-IN-PLACE CONCRETE

WINDOW CALCULATION
WALL AREA = 1248.06 SQ. FT.
WINDOW AREA = 32.79 SQ. FT.
TOTAL: 32.79 / 1248.06 = 2.63%

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"

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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.	21/09/2026	DP PLANS	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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

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

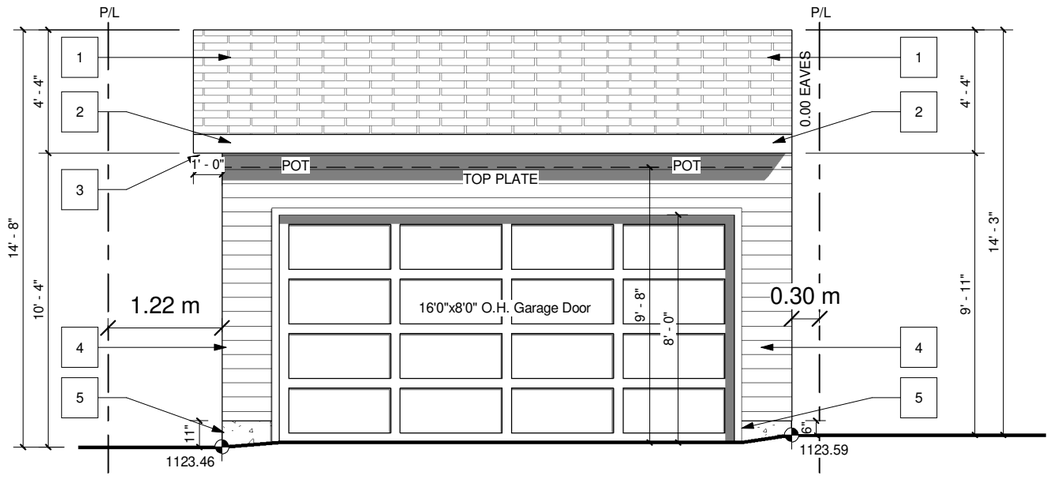
PROJECT: NEW HOME
STATUS: -
SIGNATURES: X _____
PRINTED: 2026-09-21 1:18:33 PM

JTA DESIGN + PERMITS

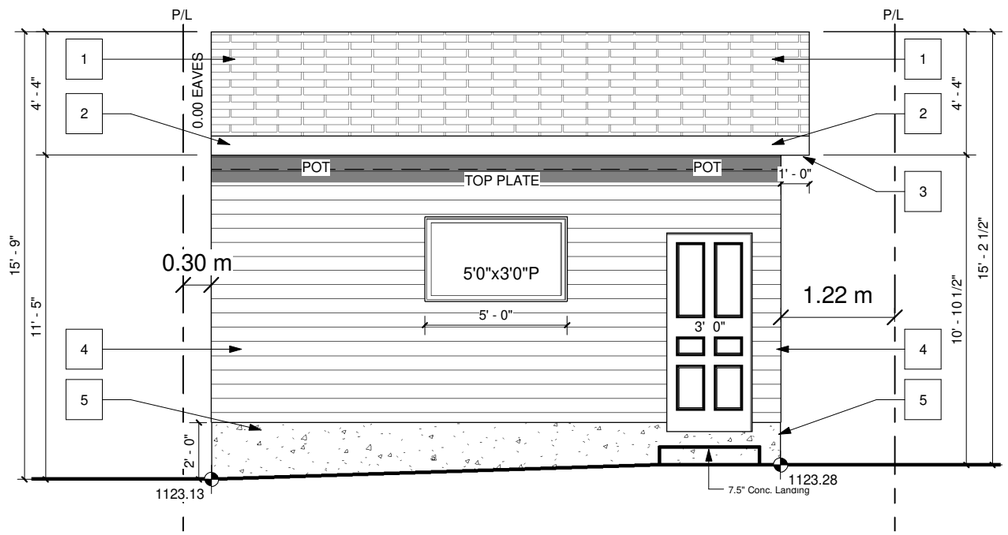
PROJECT NAME: 2415 32 St SW (SOUTH) CALGARY, ALBERTA
DESIGNER: JT
JOB #: 446 - 26
SCALE: AS SHOWN
SHEET: A-2.2

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"

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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.	21/09/2026	DP PLANS	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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

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 _____

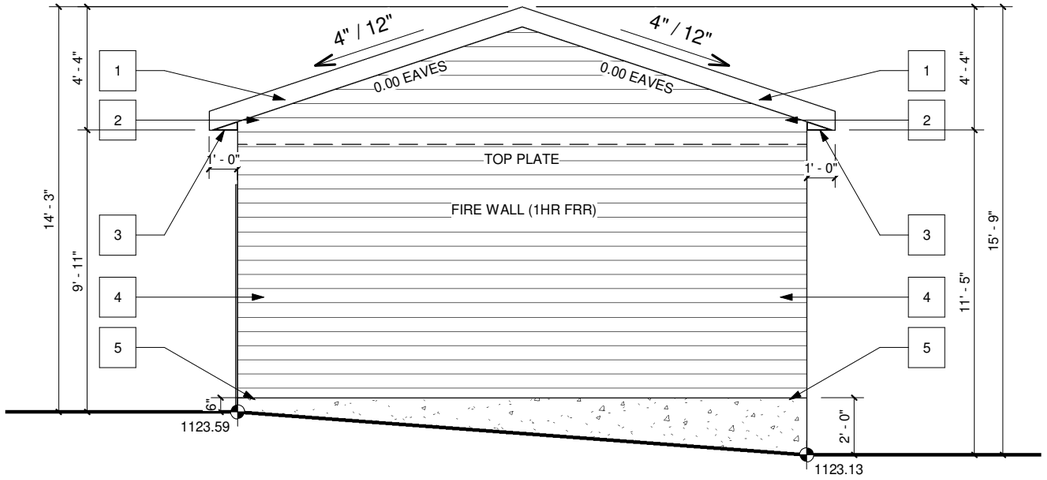
PRINTED: 2026-09-21 1:18:33 PM

PROJECT NAME:
2415 32 St SW (SOUTH)
CALGARY, ALBERTA

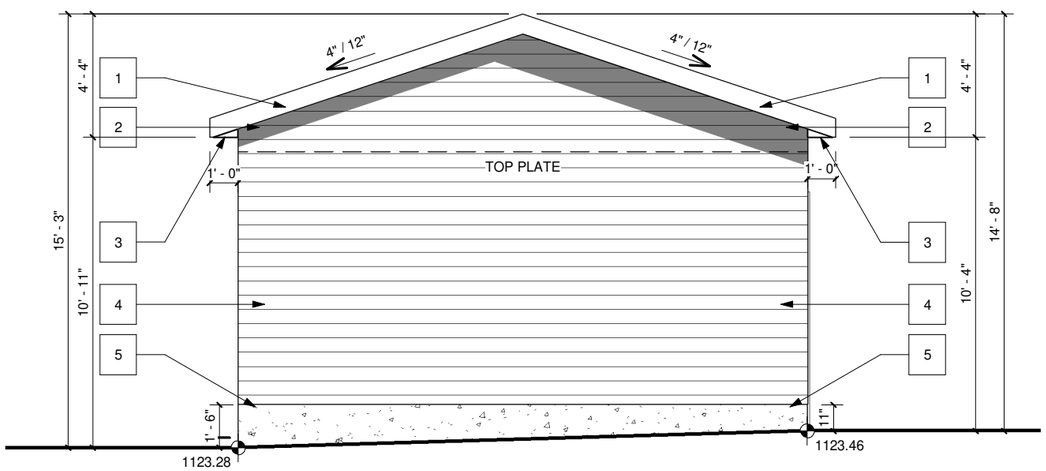
DESIGNER:	JOB #:
JT	446 - 26
SCALE:	SHEET:
AS SHOWN	A-4.1

EXTERIOR FINISHES:

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



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



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

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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.	21/09/2026	DP PLANS	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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

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: 2026-09-21 1:18:33 PM

PROJECT NAME:
2415 32 St SW (SOUTH)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	446 - 26
SCALE:	SHEET:
AS SHOWN	A-4.2