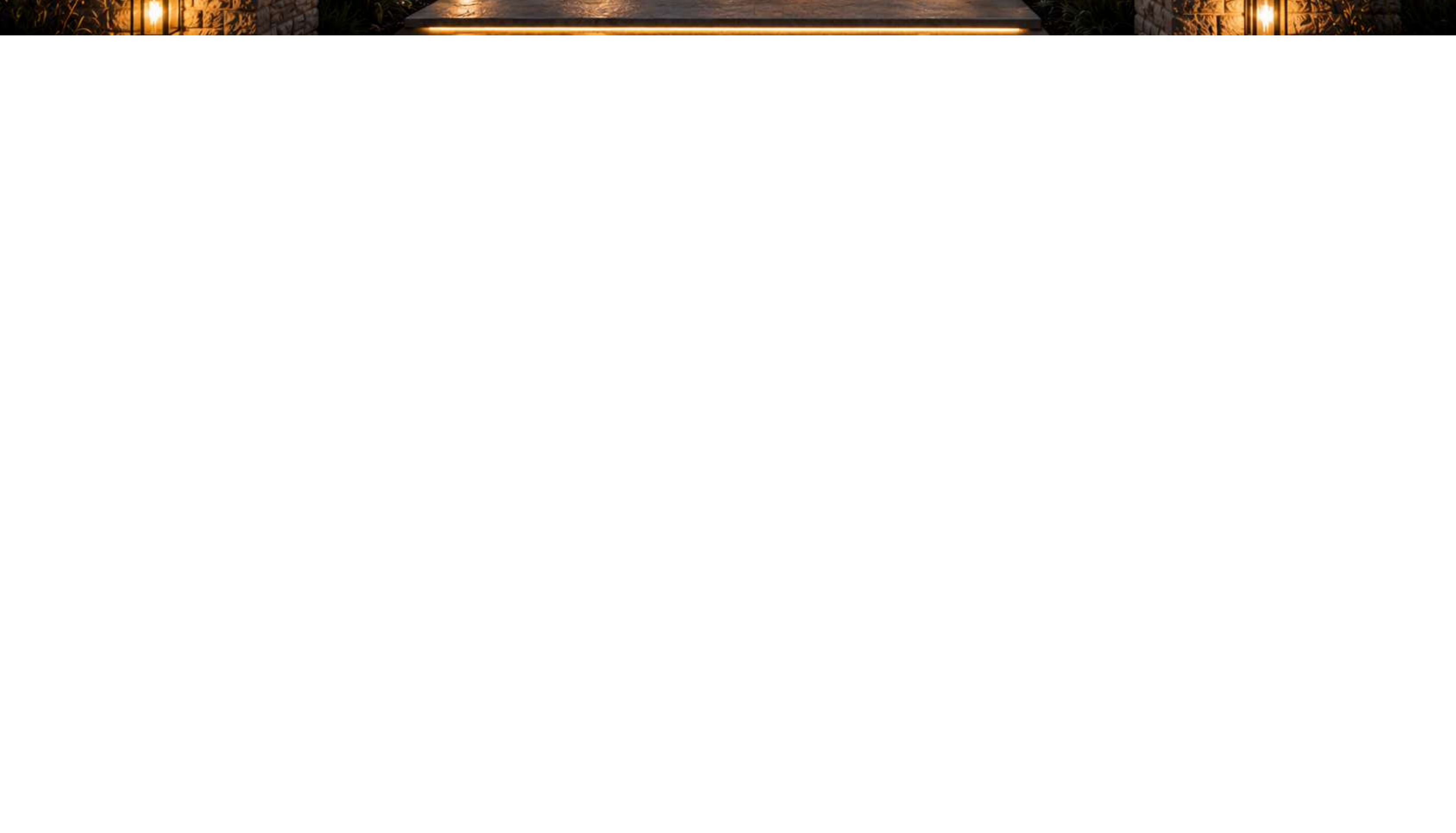




FLOOR AREA		LIST OF DRAWINGS	
BASEMENT	= 2055.50 SQ. FT.	A-1.0	Foundation Plan
ATTACHED GARAGE	= 624.07 SQ. FT.	A-1.1	Basement Floor Plan
MAIN	= 2055.50 SQ. FT.	A-1.2	Main Floor Plan
TOTAL	= 2055.50 SQ. FT.	A-1.3	Roof Plan
		A-2.0	Front & Rear Elevations
		A-2.1	Left & Right Elevations



GENERAL 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.

JOHN TRINH & ASSOCIATES

Design | Drafting | Planning | Permits

www.johntrinh.ca - 403.472.8184

*We specialize in New Homes, Duplex, Renovations and Commercial projects

NO.	DATE(D/M/Y)	DETAIL	BY
01.	15/06/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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 NBC AE AND ANY OTHER GOVERNING AUTHORITIES.

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

MUNICIPAL ADDRESS:
6107 Longmoor Way
SW
Calgary, Alberta

PROJECT:
NEW HOME

STATUS:
DP

PROJECT NUMBER: 297 - 26

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

LAST REVISION DATE: *

SCALE:

DRAWING SET:

SHEET NAME:
Cover Page

PAGE:

A-0.0

EXTERIOR FINISHES:

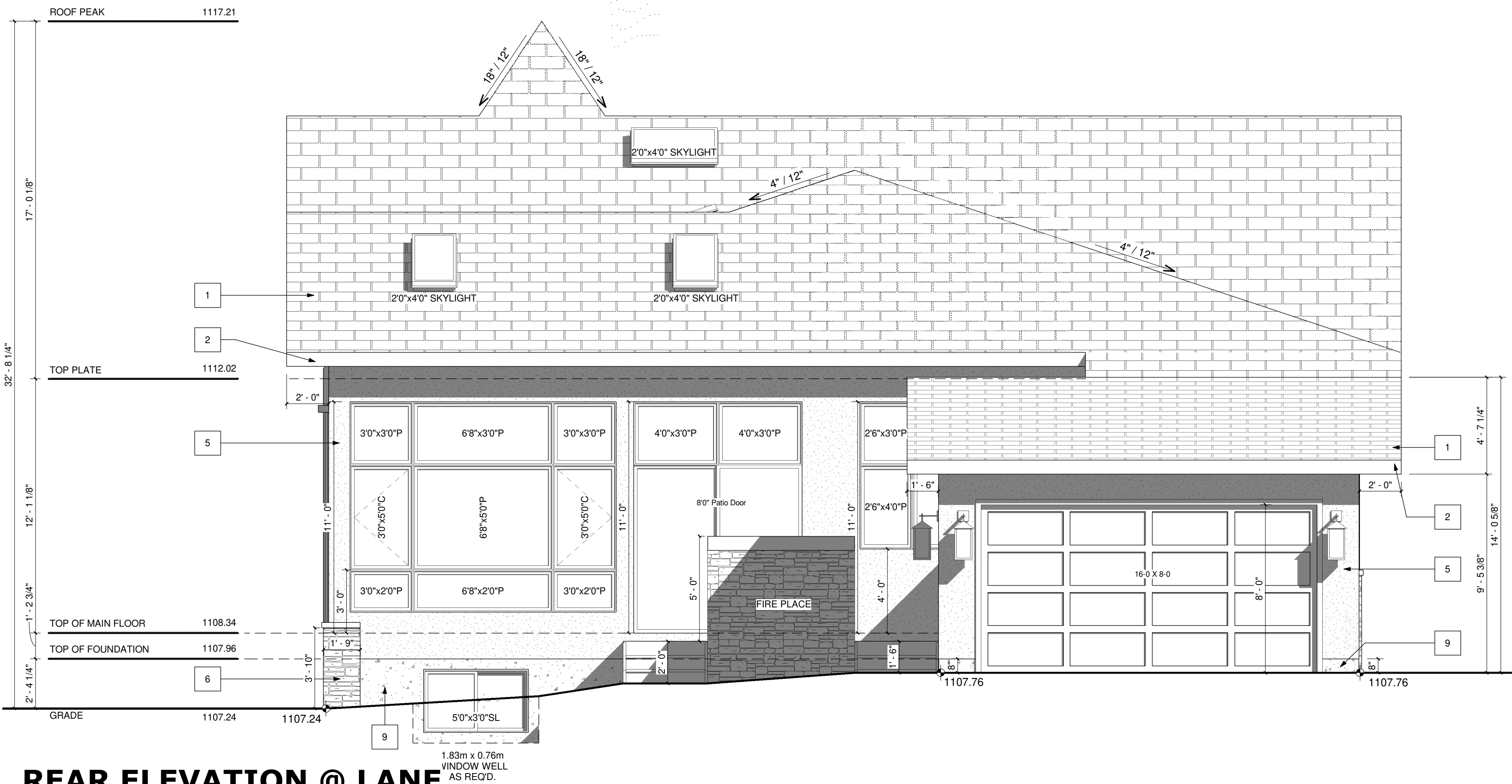
- 1 ASPHALT SHINGLE ROOF
- 2 ALUMINUM FASCIA - BLACK
- 3 ALUMINUM SOFFIT - BLACK
- 4 SMOOTH STUCCO FINISH
- 5 STUCCO FINISH - WHITE
- 6 STONE CLADDING AS SPEC'D
- 7 VERTICAL SIDING - DARK GREY
- 8 SMARTBOARD - PAINTED DARK GREY
- 9 CONCRETE PARGING
- 10 CAST-IN-PLACE CONCRETE

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

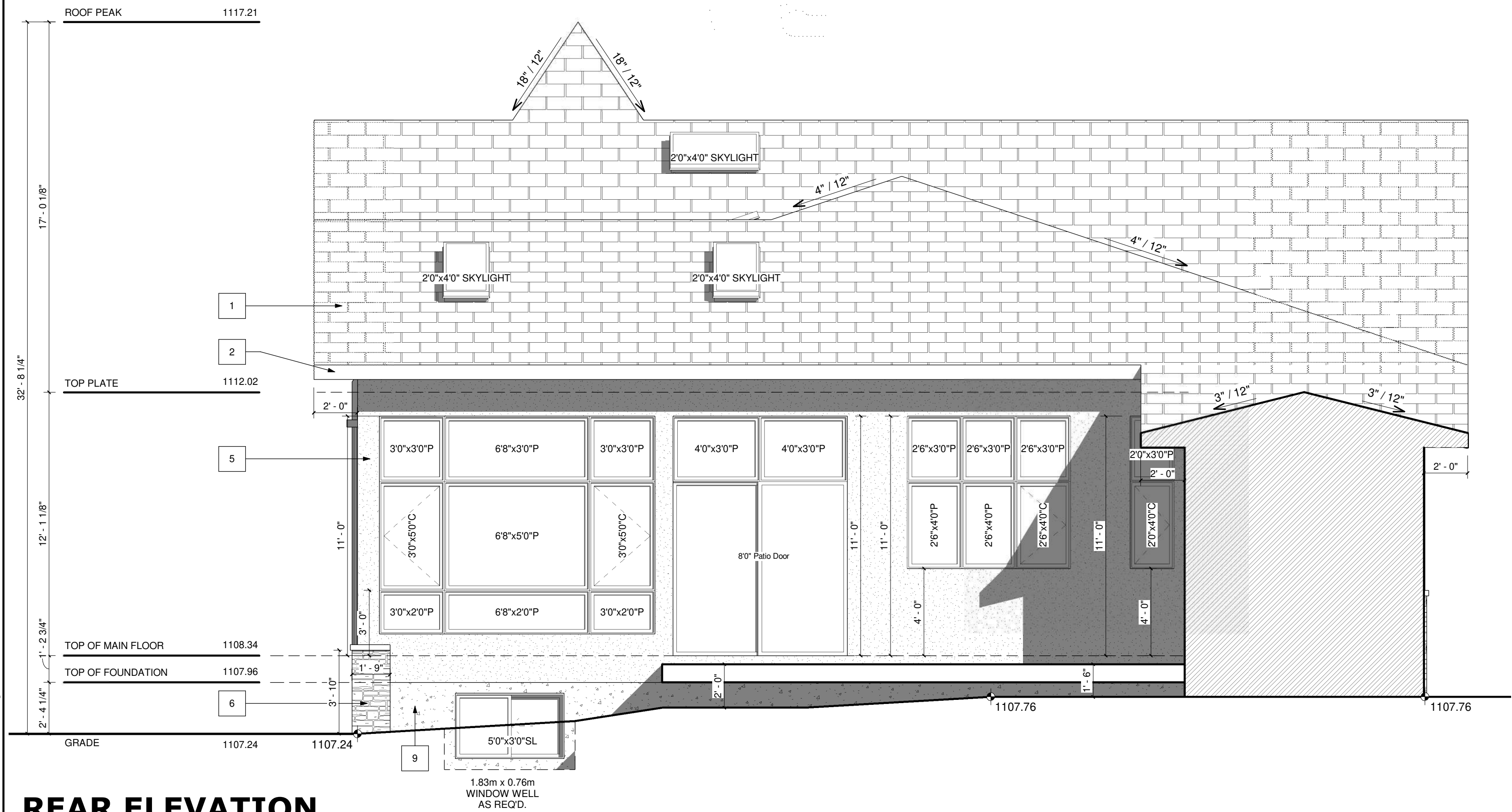


VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

REAR ELEVATION @ LANE
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



GENERAL 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

JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits

www.johntrinh.ca - 403.472.8184

"We specialize in New Homes, Duplex, Renovations and Commercial projects"

NO.	DATE(D/M/Y)	DETAIL	BY
01.	15/06/2026	DP PLANS	D.J.
02.	-	-	-
03.	-	-	-
04.	-	-	-
05.	-	-	-
06.	-	-	-

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 NBC AE AND ANY OTHER GOVERNING AUTHORITIES.

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

MUNICIPAL ADDRESS:

6107 Longmoor Way
SW
Calgary, Alberta

PROJECT:

NEW HOME

STATUS:

DP

PROJECT NUMBER:

297 - 26

DRAWING SET:

DESIGN BY:

JT

DRAWN BY:

JT

LAST REVISION BY:

LAST REVISION DATE:

SCALE:

1/4" = 1'-0"

PAGE:

SHEET NAME:
Front & Rear Elevations

A-2.0

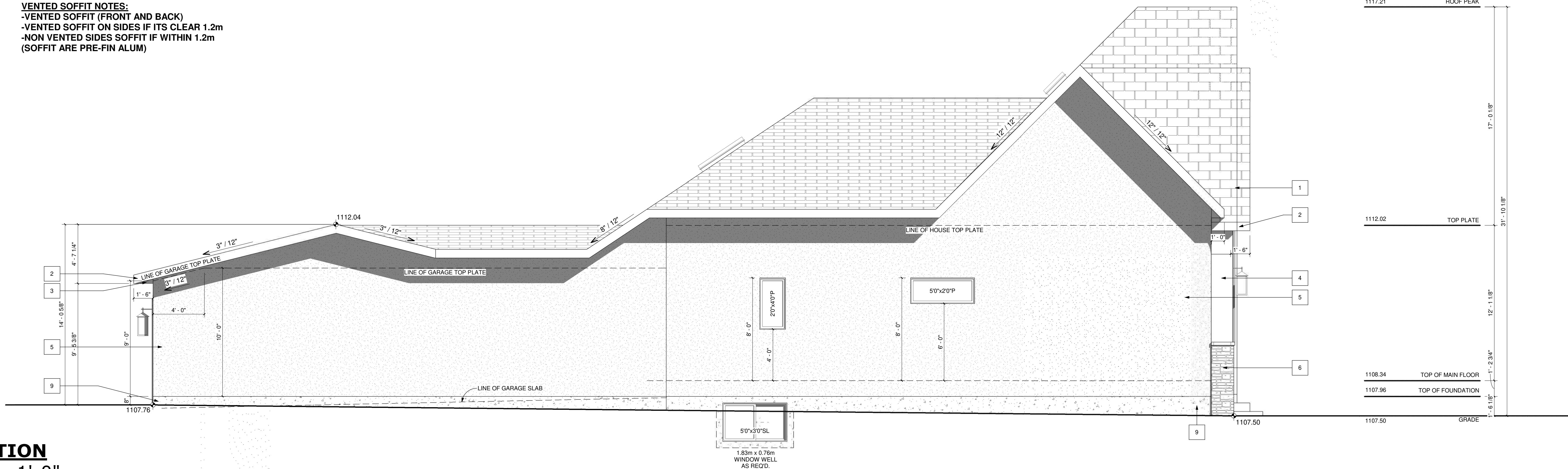
EXTERIOR FINISHES:

- 1
- ASPHALT SHINGLE ROOF
- 2
- ALUMINUM FASCIA - BLACK
- 3
- ALUMINUM SOFFIT - BLACK
- 4
- SMOOTH STUCCO FINISH
- 5
- STUCCO FINISH - WHITE
- 6
- STONE CLADDING AS SPEC'D
- 7
- VERTICAL SIDING - DARK GREY
- 8
- SMARTBOARD - PAINTED DARK GREY
- 9
- CONCRETE PARGING
- 10
- CAST-IN-PLACE CONCRETE

WINDOW CALCULATION:
@ 1.22m LIMITING DISTANCE
WALL AREA = 1076.00 SQ. FT.
WINDOW AREA = 22.60 SQ. FT.
TOTAL: 22.60 / 1076.00 = 2.10%

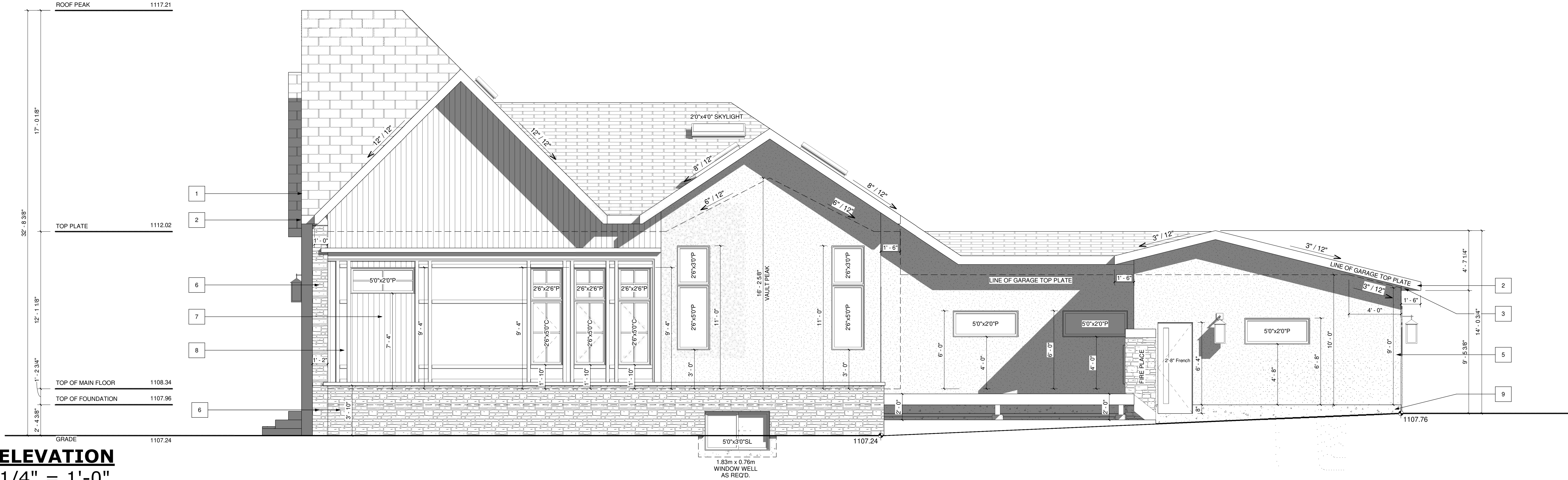
VENTED SOFFIT NOTES:

- 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: 1/4" = 1'-0"

HOUSE WINDOW CALCULATION:
@ 6.30m LIMITING DISTANCE
WALL AREA = 720.09 SQ. FT.
WINDOW AREA = 144.83 SQ. FT.
TOTAL: 144.83 / 720.09 = 15.95%



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL 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

JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits
www.johntrinh.ca - 403.472.8184
"We specialize in New Homes, Duplex,
Renovations and Commercial projects"

NO.	DATE(D/M/Y)	DETAIL	BY
01.	15/06/2026	DP PLANS	D.J.
02.	-	-	-
03.	-	-	-
04.	-	-	-
05.	-	-	-
06.	-	-	-

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 NBC AE AND ANY OTHER GOVERNING
AUTHORITIES.

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

MUNICIPAL ADDRESS:
6107 Longmoor Way
SW
Calgary, Alberta

PROJECT:
NEW HOME

STATUS:
DP

PROJECT NUMBER: 297 - 26

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

LAST REVISION DATE: *

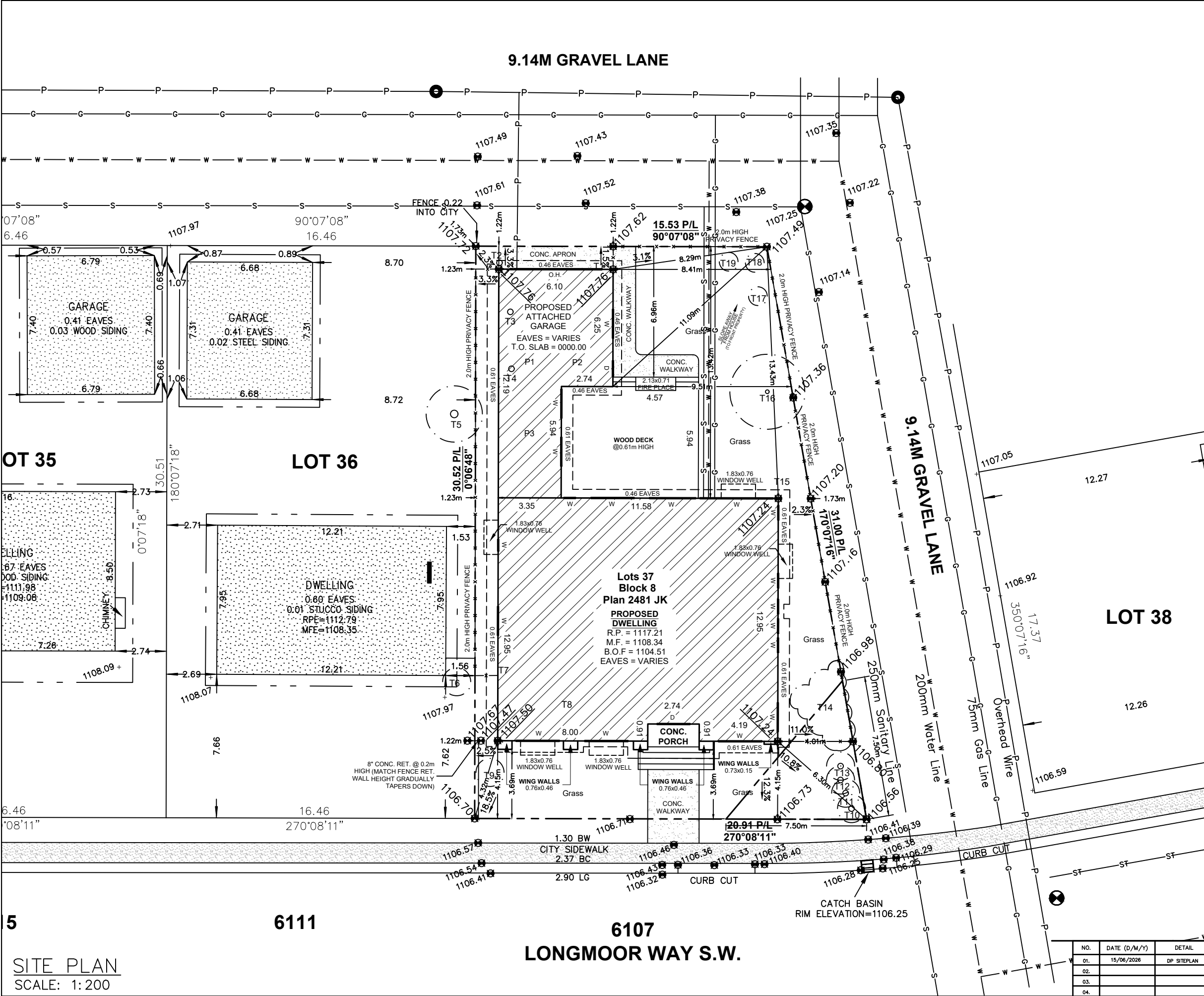
SCALE: 1/4" = 1'-0"

DRAWING SET:

SHEET NAME:
Left & Right Elevations

PAGE:

A-2.1



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: $\blacksquare$ = 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:

$\blacksquare$	denotes Calculation points
$\boxtimes$	denotes Water Valve
$\blacklozenge$	denotes Gas Valve
$\bullet$	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 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

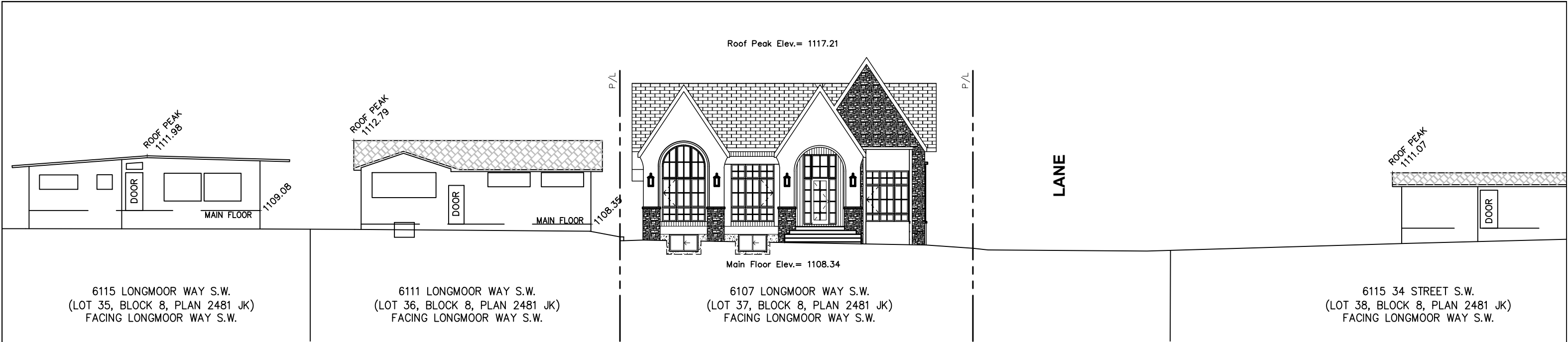
LEGAL DESCRIPTION:
Lots 37
Block 8
Plan 2481 JK
MUNICIPAL ADDRESS:
6107 Longmoor Way SW
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 555.774 SQ M
HOUSE SIZE: 190.962 SQ. M.
COVERED PORCH: 0.00 SQ M
CANT.: 0.00 SQ M
ATTACHED GARAGE: 58.018 SQ M
WING WALL: 1.394 SQ M

TOTAL: 250.374/555.774
= 45.00%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	15/06/2026	DP SITEPLAN	D.J.	6107 Longmoor Way SW Calgary, Alberta	NEW HOME	1: 200
02.				Lots 7	DATE:	DIVISION NUMBER
03.				Block 5	15 JUN. 2025	S 01
04.				Plan 5282 JK		



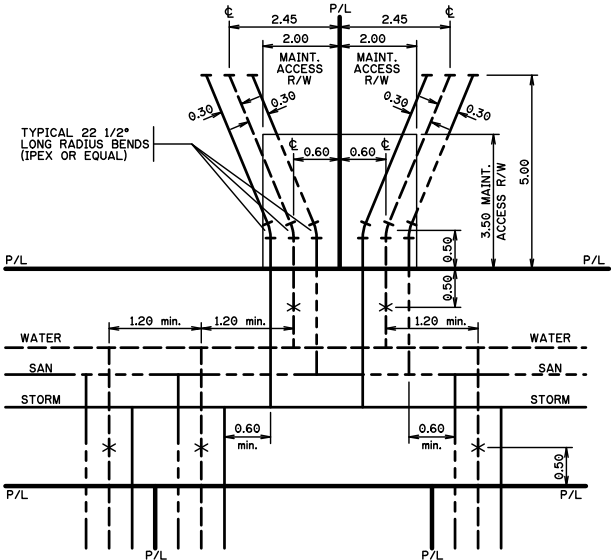
SOUTH STREETSCAPE

STREETSCAPE
SCALE: 1: 200

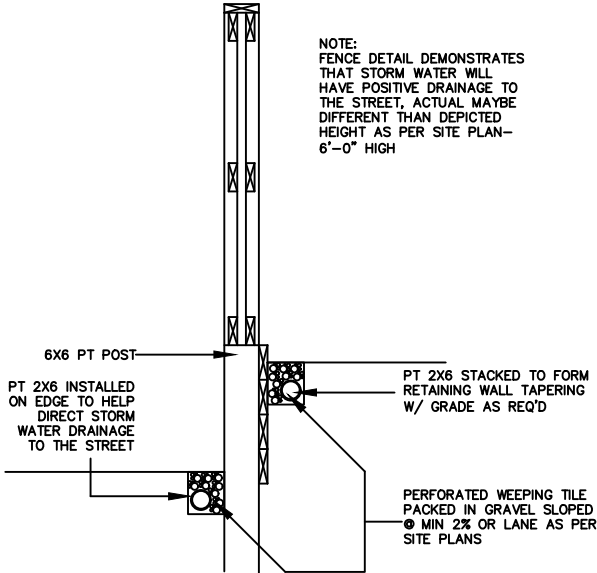
SINGLE FAMILY SQFT.	
	NEW HOME
ATTACHED GARAGE	624.07 SQ FT
BASEMENT	2055.50 SQ FT
MAIN FLOOR	2055.50 SQ FT
TOTAL AREA	2055.50 SQ FT

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 22.5 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: NTS



FENCE SECTION DETAIL
SCALE: NTS

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Bush	—	1.50	1.50	In Subject Property	To Be Removed
T2	Coniferous	0.30	4.00	5.00	In Subject Property	To Be Removed
T3	Coniferous	0.30	2.00	3.00	In Subject Property	To Be Removed
T4	Coniferous	0.30	4.00	3.00	In Subject Property	To Be Removed
T5	Deciduous	0.40	3.00	4.00	In Adjacent Property	To Stay
T6	Bush	—	1.50	1.50	In Adjacent Property	To Stay
T7	Bush	—	1.00	1.50	In Subject Property	To Be Removed
T8	Hedge	—	1.50	1.50	In Subject Property	To Be Removed
T9	Bush	—	1.50	1.50	In Subject Property	To Be Removed
T10	Deciduous	0.30	1.50	1.50	In Subject Property	To Stay
T11	Deciduous	0.30	1.50	1.50	In Subject Property	To Stay
T12	Deciduous	0.30	1.50	1.50	In Subject Property	To Stay
T13	Deciduous	0.30	1.50	1.50	In Subject Property	To Stay
T14	Hedge	—	1.50	1.50	In Subject Property	To Stay
T15	Bush	—	2.50	2.00	In Subject Property	To Be Removed
T16	Coniferous	0.20	4.00	5.00	In Subject Property	To Stay
T17	Bush	—	1.00	1.00	In Subject Property	To Stay
T18	Bush	—	1.00	1.00	In Subject Property	To Stay
T19	Bush	—	1.00	1.00	In Subject Property	To Stay

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE:
01.	15/06/2026	DP SITEPLAN	D.J.	6107 Longmoor Way SW Calgary, Alberta	NEW HOME	AS SHOWN
02.				Lots 7		
03.				Block 5		
04.				Plan 5282 JK	15 JUN. 2026	S 02