

# SITE PLAN

## LEGEND

ELEVATIONS ARE SHOWN THUS:  $\text{m}$  = 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:

- $\bullet$  denotes Calculation points
- $\boxtimes$  denotes Water Valve
- $\blacklozenge$  denotes Gas Valve
- $\odot$  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
- E- denotes Electrical Line
- A.G.T- 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 9  
 Block 9  
 Plan 100 GY

### MUNICIPAL ADDRESS:

271 HENDON DRIVE N.W.  
 Calgary, Alberta

**LOT COVERAGE DETAIL-UNIT#1**  
 (SINGLE LOT AND HOUSE)

LOT SIZE: 252.975 SQ M  
 HOUSE SIZE: 77.226 SQ M  
 COVERED PORCH: 0.000 SQ M  
 CANT.: 0.000 SQ M  
 GARAGE: 36.232 SQ M  
 WING WALL: 0.289 SQ M

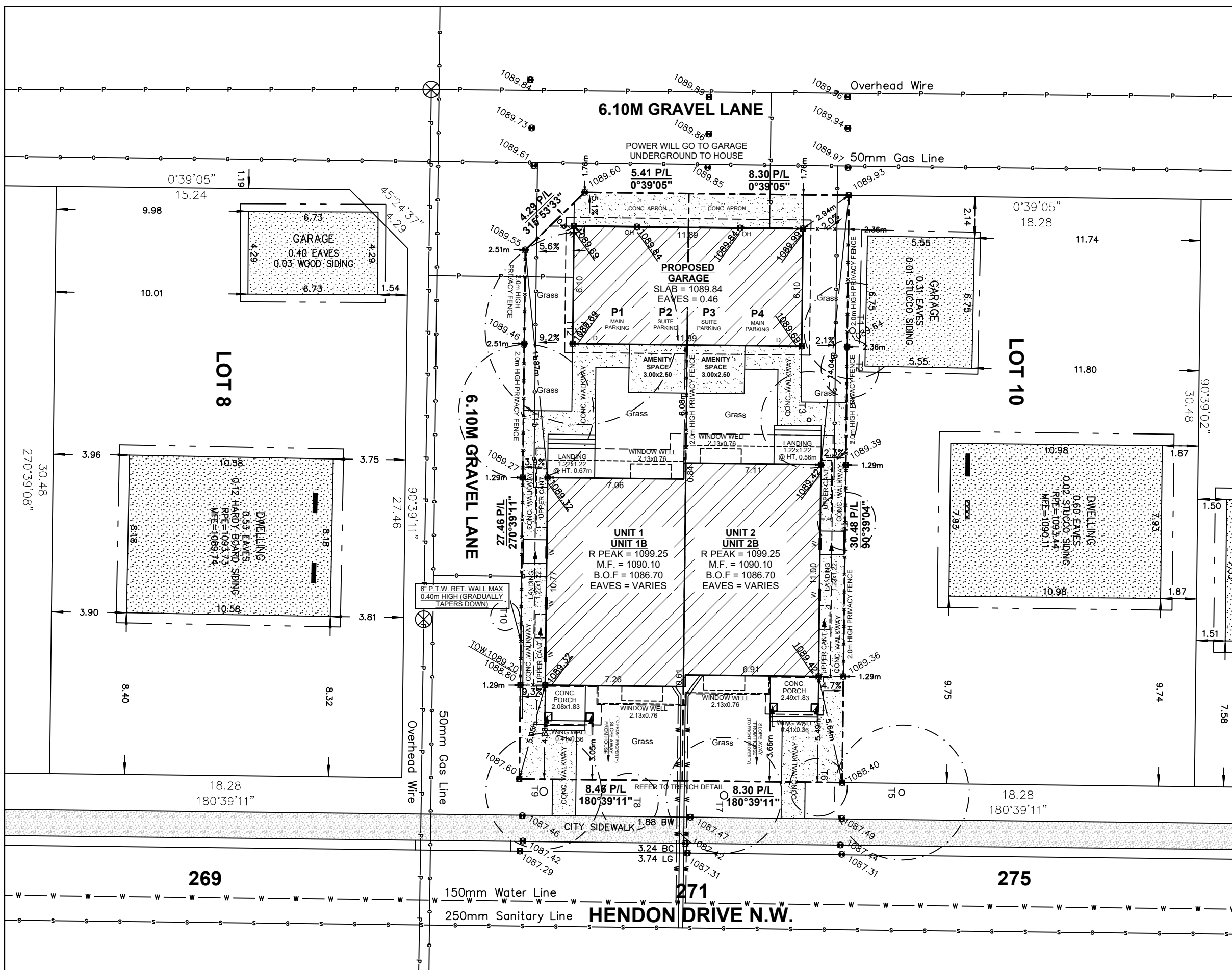
= 113.747/252.975  
 = 44.96%

**LOT COVERAGE DETAIL-UNIT#2**  
 (SINGLE LOT AND HOUSE)

LOT SIZE: 252.954 SQ M  
 HOUSE SIZE: 77.164 SQ M  
 COVERED PORCH: 0.000 SQ M  
 CANT.: 0.000 SQ M  
 GARAGE: 36.232 SQ M  
 WING WALL: 0.289 SQ M

= 113.685/252.954  
 = 44.94%

PROJECT NAME AND ADDRESS: 271 HENDON DRIVE N.W. Calgary, Alberta	PROJECT: NEW HOME	SCALE: 1: 200
DATE: Lot 9 Block 9 Plan 100 GY	DATE: MAR 05, 2026	DIVISION NUMBER: S 01

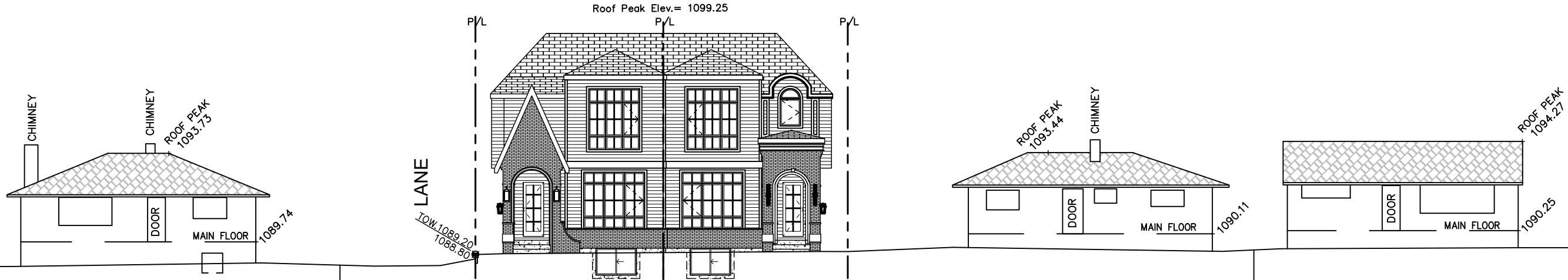


SITE PLAN  
 SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	02/04/2026	DP SITEPLAN	S.W.
02.			
03.			
04.			

LOT 7

LOT 12



269 HENDON DRIVE N.W.  
(LOT 8, BLOCK 9, PLAN 100 GY)  
FACING HENDON DRIVE N.W.

271 HENDON DRIVE N.W.  
(LOT 9, BLOCK 9, PLAN 100 GY)

275 HENDON DRIVE N.W.  
(LOT 10, BLOCK 9, PLAN 100 GY)  
FACING HENDON DRIVE N.W.

279 HENDON DRIVE N.W.  
(LOT 11, BLOCK 9, PLAN 100 GY)  
FACING HENDON DRIVE N.W.

EAST STREETSCAPE

STREETSCAPE

SCALE: 1:200

NEW HOME SQFT.

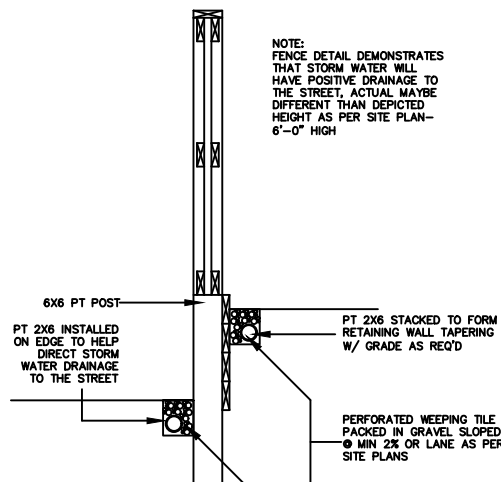
	UNIT #1 & 1B	UNIT #2 & 2B
GARAGES	390.00 SQ FT	390.00 SQ FT
BASEMENT	831.25 SQ FT	830.58 SQ FT
MAIN FLOOR	831.25 SQ FT	830.58 SQ FT
UPPER FLOOR	970.00 SQ FT	969.67 SQ FT
TOTAL	1801.25 SQ FT	1800.25 SQ FT

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 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.

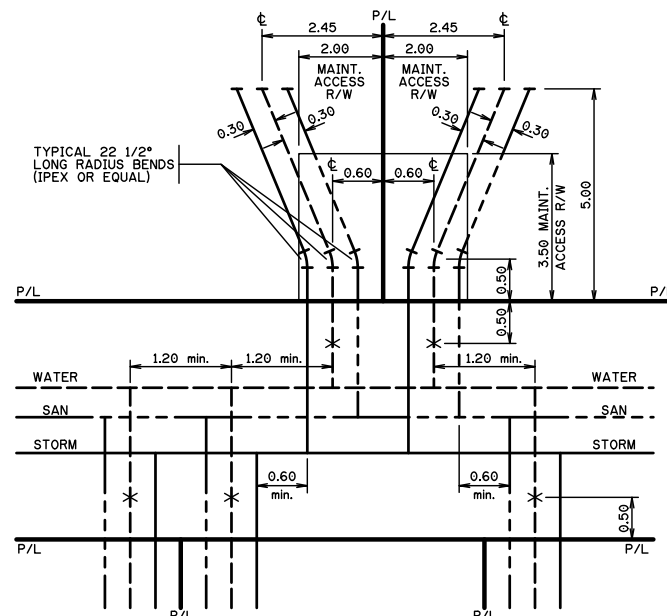
TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.30	5.00	6.00	In Adjacent Property	To Stay
T2	Bush	-	3.00	3.00	On Property Line	To Be Removed
T3	Deciduous	0.20	5.00	6.00	In Subject Property	To Be Removed
T4	Bush	-	3.00	3.00	On Property Line	To Be Removed
T5	Deciduous	0.30	7.00	6.00	In City Property	To Stay
T6	Bush	-	3.00	3.00	On Property Line	To Be Removed
T7	Deciduous	0.40	6.00	7.00	In City Property	To Stay
T8	Bush	-	3.00	3.00	On Property Line	To Be Removed
T9	Deciduous	0.40	6.00	7.00	In City Property	To Be Removed
T10	Bush	-	1.50	1.50	In City Property	To Stay
T11	Deciduous	0.50	7.00	8.00	On Property Line	To Stay
T12	Deciduous	0.60	10.00	9.00	In Subject Property	To Be Removed



FENCE SECTION DETAIL

SCALE: NTS



TRENCH DETAIL

SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	02/04/2026	DP SITEPLAN	S.W.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:  
271 HENDON DRIVE N.W.  
Calgary, Alberta  
Lot 9  
Block 9  
Plan 100 GY

PROJECT:  
NEW HOME  
DATE:  
MAR 05, 2026

SCALE:  
AS SHOWN  
DIVISION NUMBER:  
S 02



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 Elevation
A-2.1	Rear Elevation
A-2.2	Right Elevation
A-2.3	Left Elevation
A-3.0	Garage Plan
A-3.1	Garage Elevations 1
A-3.2	Garage Elevations 2
A-3.3	Garage Section

**BASEMENT FLOOR AREA**  
 UNIT #1: 831.25 SQ. FT.  
 UNIT #2: 830.58 SQ. FT.

**MAIN FLOOR AREA**  
 UNIT #1: 831.25 SQ. FT.  
 UNIT #2: 830.58 SQ. FT.

**UPPER FLOOR AREA**  
 UNIT #1: 970.00 SQ. FT.  
 UNIT #2: 969.67 SQ. FT.

**TOTAL**  
 UNIT #1: 1801.25 SQ. FT.  
 UNIT #2: 1800.25 SQ. FT.



PROJECT NOTES:

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**ISSUES:**

NO.	DATE(D/M/Y)	DETAIL	BY
01.	02/04/2026	CONCEPT	S.W.
02.	02/04/2026	DP PLAN	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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 Design | Drafting | Planning | Permits

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

PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:  
 X \_\_\_\_\_

PRINTED: 2026-04-10 3:05:22 PM

PROJECT NAME:  
 271 Hendon Drive NW  
 CALGARY, AB

DESIGNER: JT	JOB #: 163-26
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SCALE: AS SHOWN	SHEET: A-0.0
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**EXTERIOR FINISHES:**

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 SIDING FINISH - WHITE
- 4 BRICK FINISH - WHITE
- 5 BOARD & BATTEN - DARK GREY
- 6 CONC. PARGING
- 7 CAST-IN PLACE CONCRETE

**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)

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05.	--	--	--

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PROJECT: **SEMI DETACHED**

STATUS: -  
 SIGNATURES: X \_\_\_\_\_

PRINTED: 2026-04-10 3:05:26 PM

PROJECT NAME:  
 271 Hendon Drive NW  
 CALGARY, AB

DESIGNER: JT      JOB #: 163-26

SCALE: AS SHOWN      SHEET: A-2.0



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

**EXTERIOR FINISHES:**

- |                         |                              |
|-------------------------|------------------------------|
| 1 ASPHALT SHINGLES      | 5 BOARD & BATTEN - DARK GREY |
| 2 8" ALUMINUM FASCIA    | 6 CONC. PAVING               |
| 3 SIDING FINISH - WHITE | 7 CAST-IN PLACE CONCRETE     |
| 4 BRICK FINISH - WHITE  |                              |

**VENTED SOFFIT NOTES:**  
 -VENTED SOFFIT (FRONT AND BACK)  
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**ISSUES:**

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02.	02/04/2026	DP PLAN	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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STATUS: -

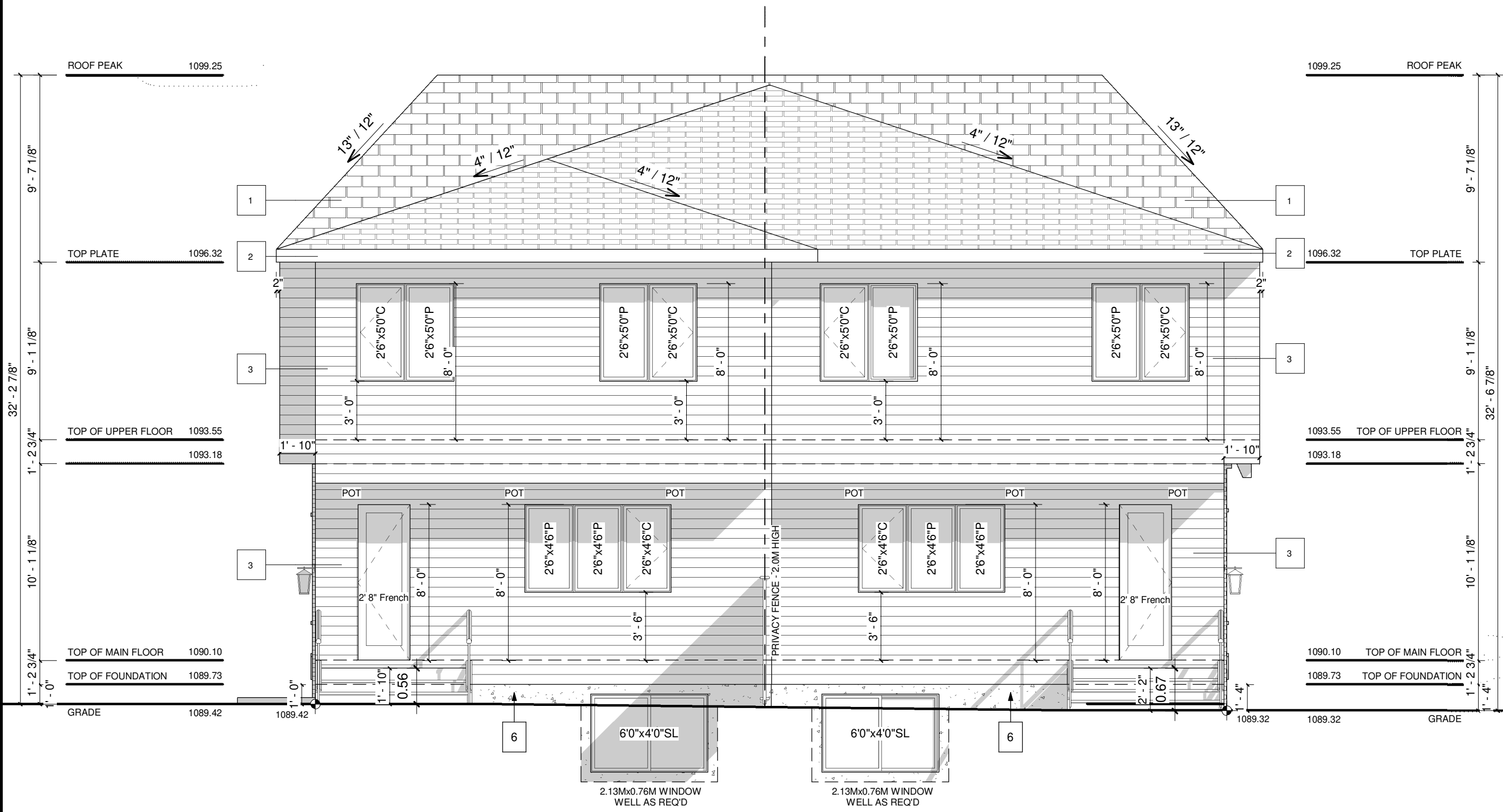
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PRINTED: 2026-04-10 3:05:27 PM

PROJECT NAME:  
 271 Hendon Drive NW  
 CALGARY, AB

DESIGNER: JT JOB #: 163-26

SCALE: AS SHOWN SHEET: A-2.1



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

**EXTERIOR FINISHES:**

- |                         |                              |
|-------------------------|------------------------------|
| 1 ASPHALT SHINGLES      | 5 BOARD & BATTEN - DARK GREY |
| 2 8" ALUMINUM FASCIA    | 6 CONC. PARGING              |
| 3 SIDING FINISH - WHITE | 7 CAST-IN PLACE CONCRETE     |
| 4 BRICK FINISH - WHITE  |                              |

**WINDOW CALCULATION**  
 WALL AREA = 882.42 SQ. FT.  
**WINDOW AREA = 45.07 SQ. FT.**  
 TOTAL: 45.07/882.42 = 5.11%

**VENTED SOFFIT NOTES:**  
 -VENTED SOFFIT (FRONT AND BACK)  
 -VENTED SOFFIT ON SIDES IF ITS CLEAR 1.29m  
 -NON VENTED SIDES SOFFIT IF WITHIN 1.29m  
 (SOFFIT ARE PRE-FIN ALUM)

PROJECT NOTES:

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**ISSUES:**

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01.	02/04/2026	CONCEPT	S.W.
02.	02/04/2026	DP PLAN	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: **SEMI DETACHED**

STATUS: -

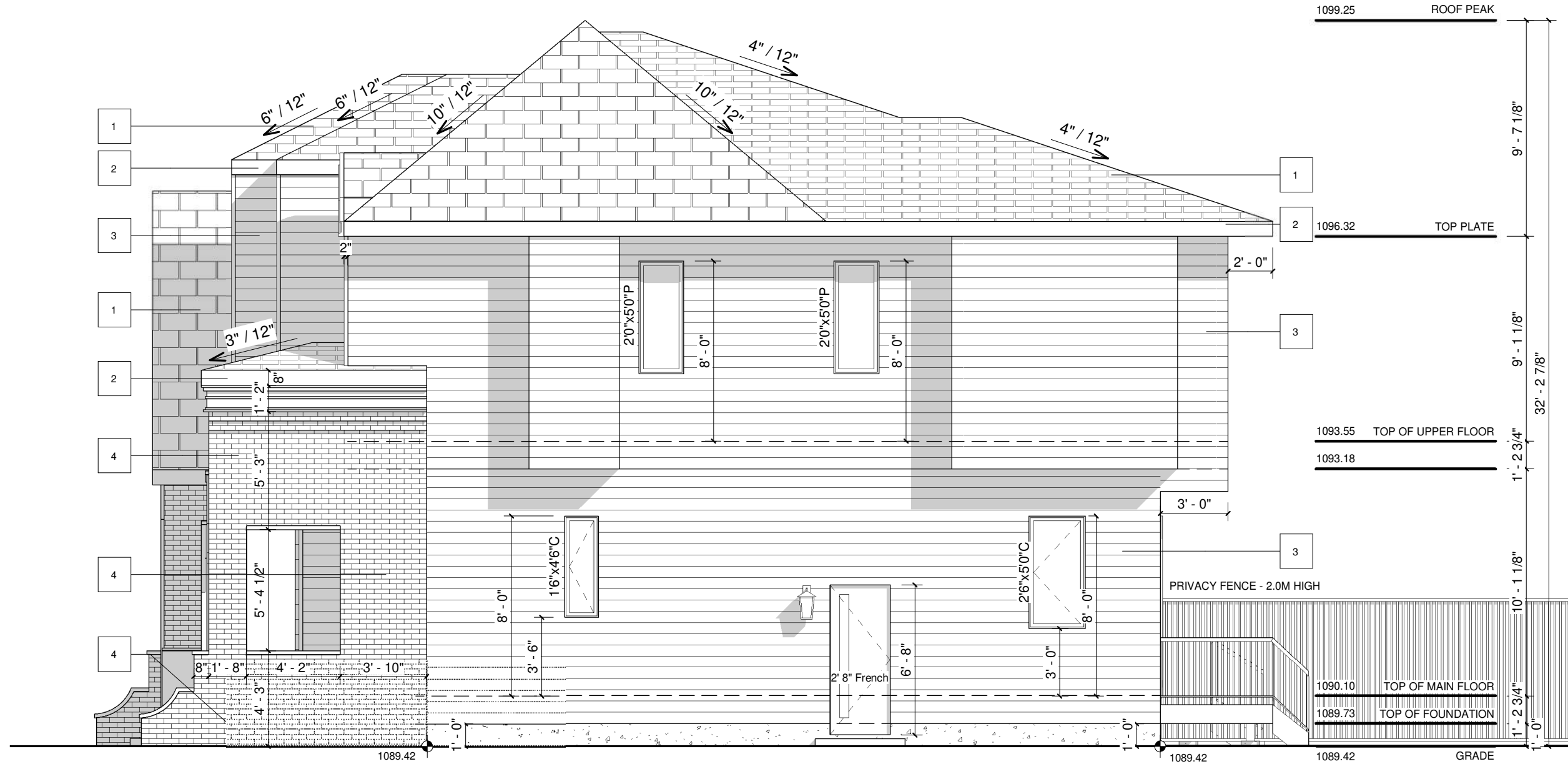
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PROJECT NAME:  
 271 Hendon Drive NW  
 CALGARY, AB

DESIGNER: JT JOB #: 163-26

SCALE: AS SHOWN SHEET: A-2.2



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

**EXTERIOR FINISHES:**

- |                         |                              |
|-------------------------|------------------------------|
| 1 ASPHALT SHINGLES      | 5 BOARD & BATTEN - DARK GREY |
| 2 8" ALUMINUM FASCIA    | 6 CONC. PARGING              |
| 3 SIDING FINISH - WHITE | 7 CAST-IN PLACE CONCRETE     |
| 4 BRICK FINISH - WHITE  |                              |

**WINDOW CALCULATION**  
 WALL AREA = 877.21 SQ. FT.  
**WINDOW AREA = 58.20 SQ. FT.**  
 TOTAL: 58.20/877.21 = 6.63%

**VENTED SOFFIT NOTES:**  
 -VENTED SOFFIT (FRONT AND BACK)  
 -VENTED SOFFIT ON SIDES IF ITS CLEAR 1.29m  
 -NON VENTED SIDES SOFFIT IF WITHIN 1.29m  
 (SOFFIT ARE PRE-FIN ALUM)

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**ISSUES:**

NO.	DATE(D/M/Y)	DETAIL	BY
01.	02/04/2026	CONCEPT	S.W.
02.	02/04/2026	DP PLAN	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: **SEMI DETACHED**

STATUS: -

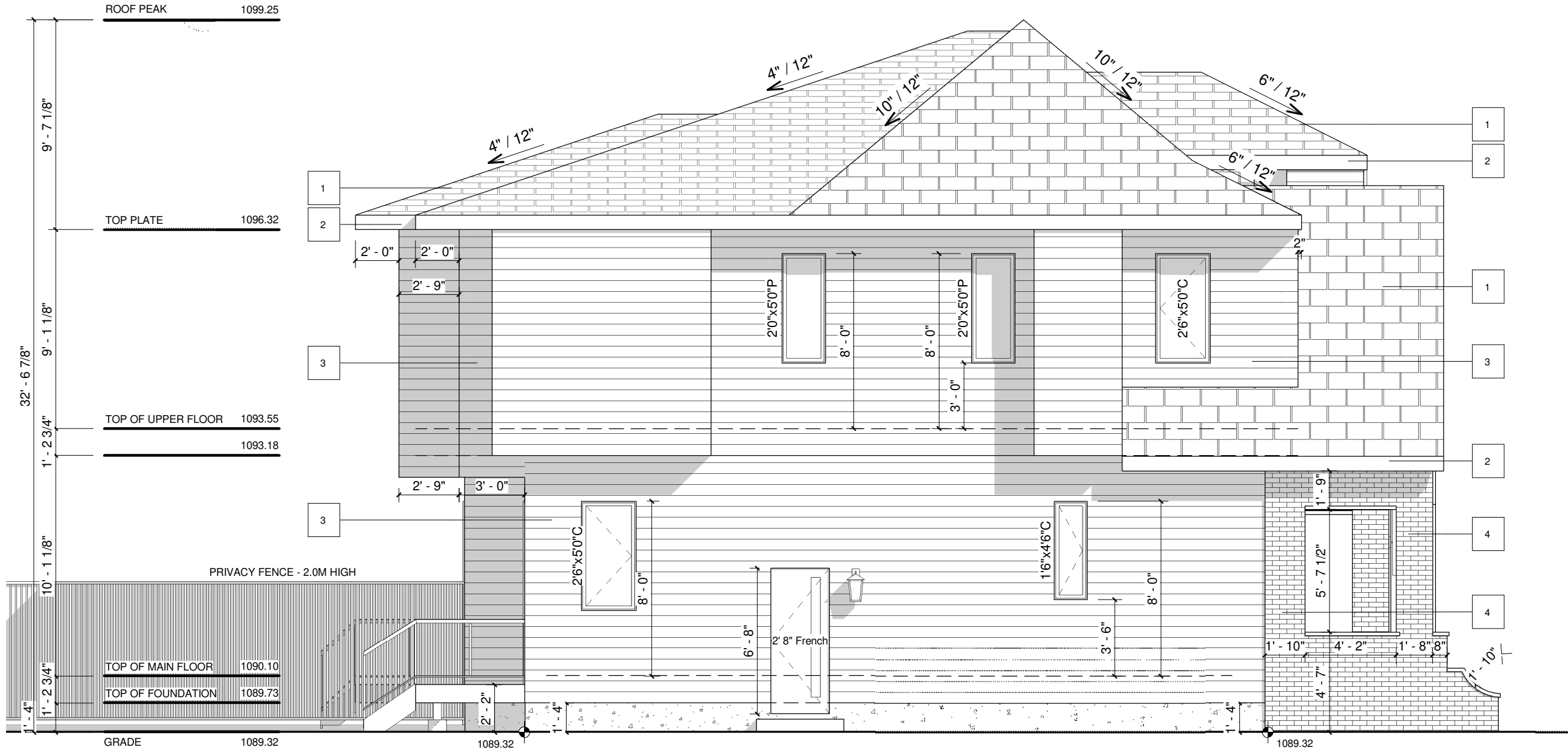
SIGNATURES:  
 X \_\_\_\_\_

PRINTED: 2026-04-10 3:05:29 PM

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 271 Hendon Drive NW  
 CALGARY, AB

DESIGNER: JT JOB #: 163-26

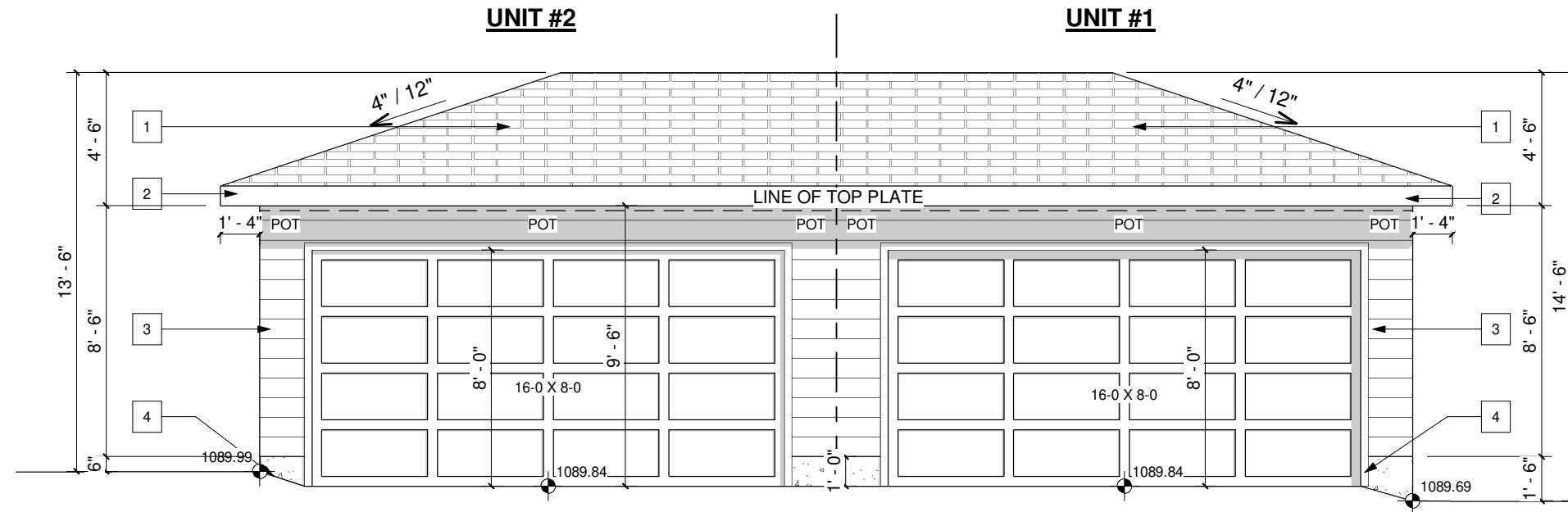
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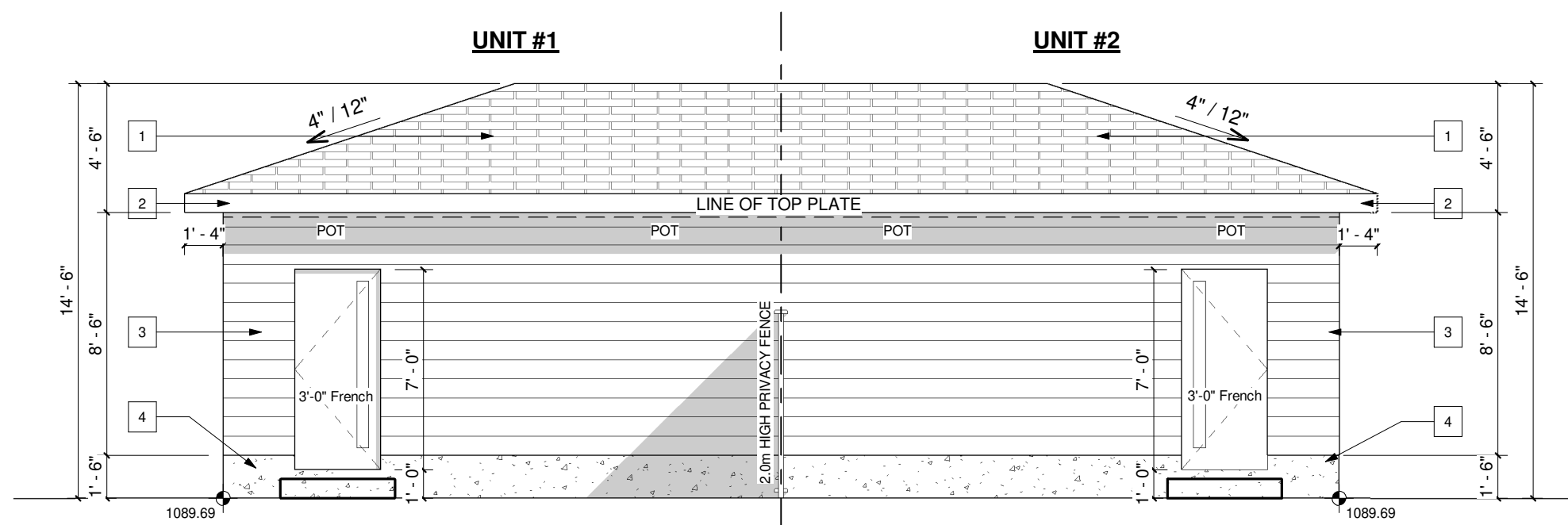
**LEFT ELEVATION**  
 SCALE: 3/16" = 1'-0"

**EXTERIOR FINISHES:**

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM EAVES
- 3 SIDING FINISH - WHITE
- 4 CONC. PAVING



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



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

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**ISSUES:**

NO.	DATE(D/M/Y)	DETAIL	BY
01.	02/04/2026	CONCEPT	S.W.
02.	02/04/2026	DP PLAN	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:  
X \_\_\_\_\_

PRINTED: 2026-04-10 3:05:30 PM

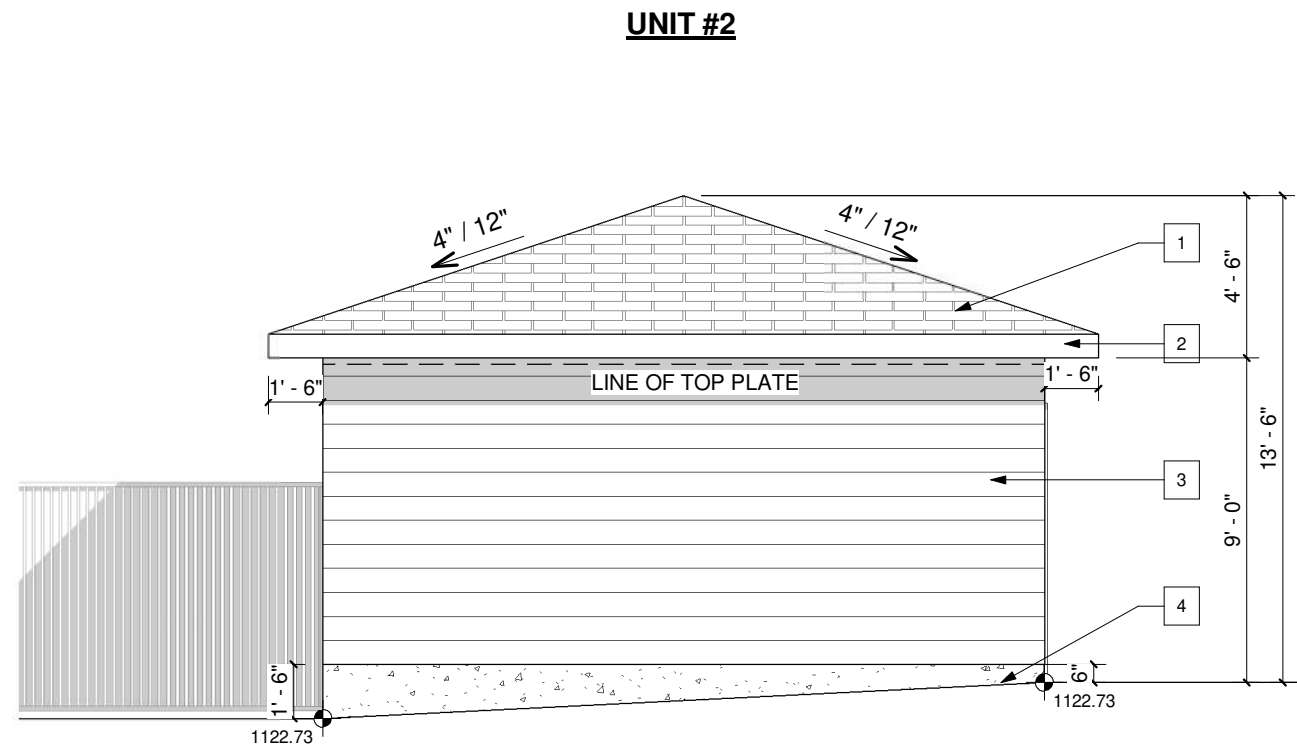
PROJECT NAME:  
271 Hendon Drive NW  
CALGARY, AB

DESIGNER: JT      JOB #: 163-26

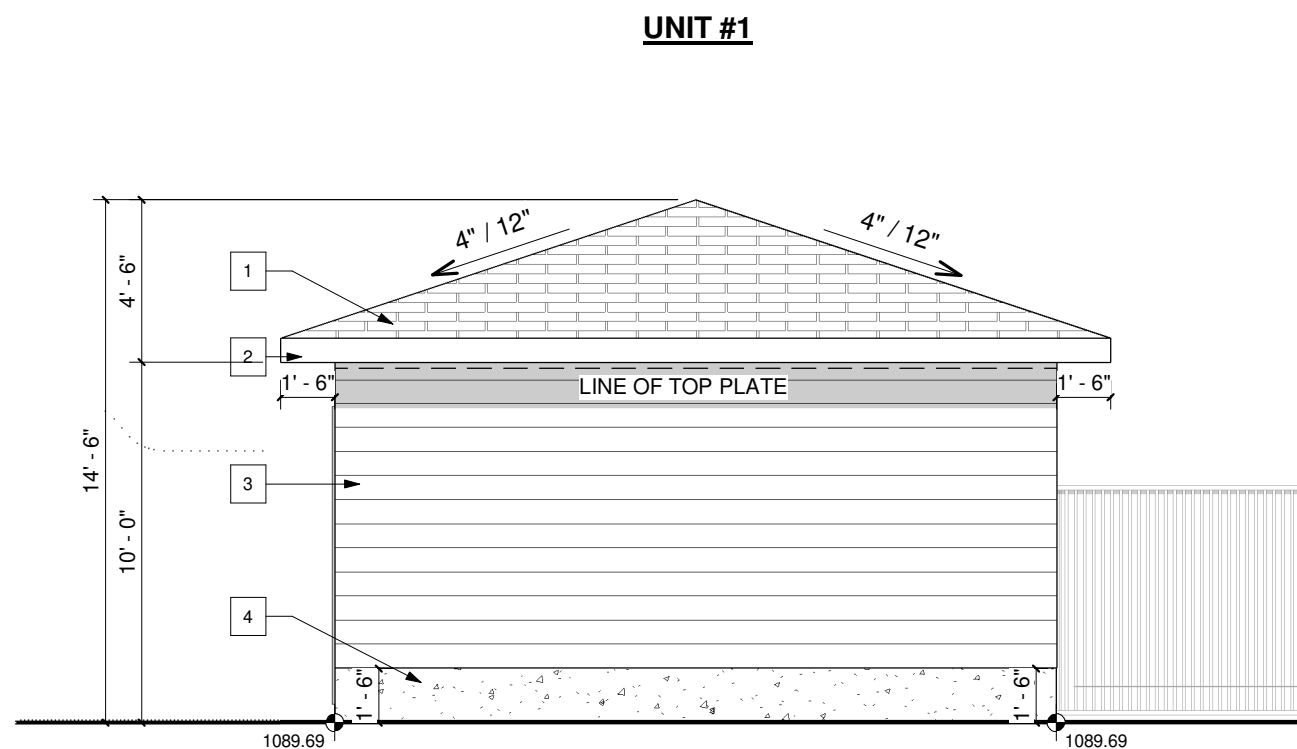
SCALE: AS SHOWN      SHEET: A-3.1

**EXTERIOR FINISHES:**

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM EAVES
- 3 SIDING FINISH - WHITE
- 4 CONC. PAVING



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



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

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 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.	02/04/2026	CONCEPT	S.W.
02.	02/04/2026	DP PLAN	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

**JOHN TRINH & ASSOCIATES**  
Design | Drafting | Planning | Permits

[www.johntrinh.ca](http://www.johntrinh.ca) - 403.472.8184

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PROJECT NAME:

271 Hendon Drive NW  
CALGARY, AB

DESIGNER:

JT

JOB #:

163-26

SCALE:

AS SHOWN

SHEET:

A-3.2