

LOTS 9/45

PROPOSED
11.435
(136'53'13")

EXISTING
22.870
(136'53'13")

PROPOSED
11.435
(136'53'13")

3 PROPOSED 1.0m (40")
HT. WOOD OR CONC. RETAINING
WALLS TO BE SPACED 1.37m (54")
APART

PROPOSED 3.05m (10')
HT. CONC. RETAINING
WALL AS PER ENGINEER

LOT 18

17R STAIR TO
TOP OF CONC.
RETAINING WALL

65% LOT
DEPTH LINE

NOTE:
ALL EXISTING WOOD RETAINING
WALLS AT REAR OF PROPERTY
TO BE REMOVED AND NEW WOOD
AND CONCRETE RETAINING WALLS
TO BE ADDED. NEW BP IS BEING
APPLIED FOR

PROPOSED
HOUSE
197.73m²
30/60
EAVES

RP: 96.82
151.58-53
B5.5-55.17

61X3.1 U.F.
CANT. W/
Ø5 O/H.

LOT 19

PLAN SUBMITTED
FOR DP BY OTHER

No.	Variety	Calliper(mm)	Canopy(m)	Height(m)	Disposition	SERIAL
A	CONIFEROUS	700	6.0	10.0	TO REMAIN	N/A
B	DECIDUOUS	350	5.0	5.0	TO REMAIN	N/A
C	CONIFEROUS	800	5.0	10.0	TO REMAIN	N/A
D	DECIDUOUS	100	2.0	2.5	TO REMAIN	N/A
E	BUSH	--	1.0	1.2	TO REMAIN	N/A
F	BUSH	--	0.7	1.4	TO BE REMOVED	N/A
G	BUSH	--	1.4	1.0	TO BE REMOVED	N/A
H	BUSH	--	1.6	1.4	TO BE REMOVED	N/A
J	DECIDUOUS	450	7.0	9.0	HAS BEEN REMOVED	N/A

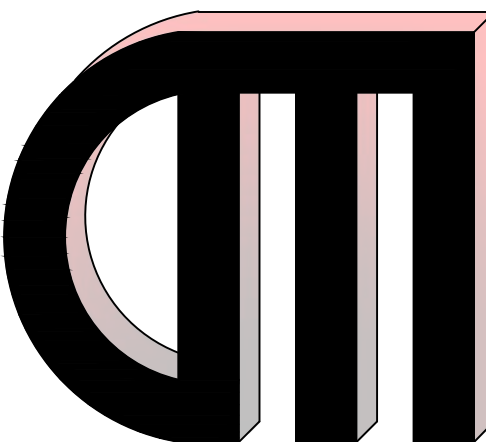
EXISTING GRADES
PROPOSED GRADES

IF NEW PROPERTY LINE FENCES
ARE NEEDED, THEY ARE TO BE
MAX 2.0m HT. (12m HT. IN FRONT YARD)

CONSTRUCTION ACCESS
TO BE FROM JUNIPER ROAD

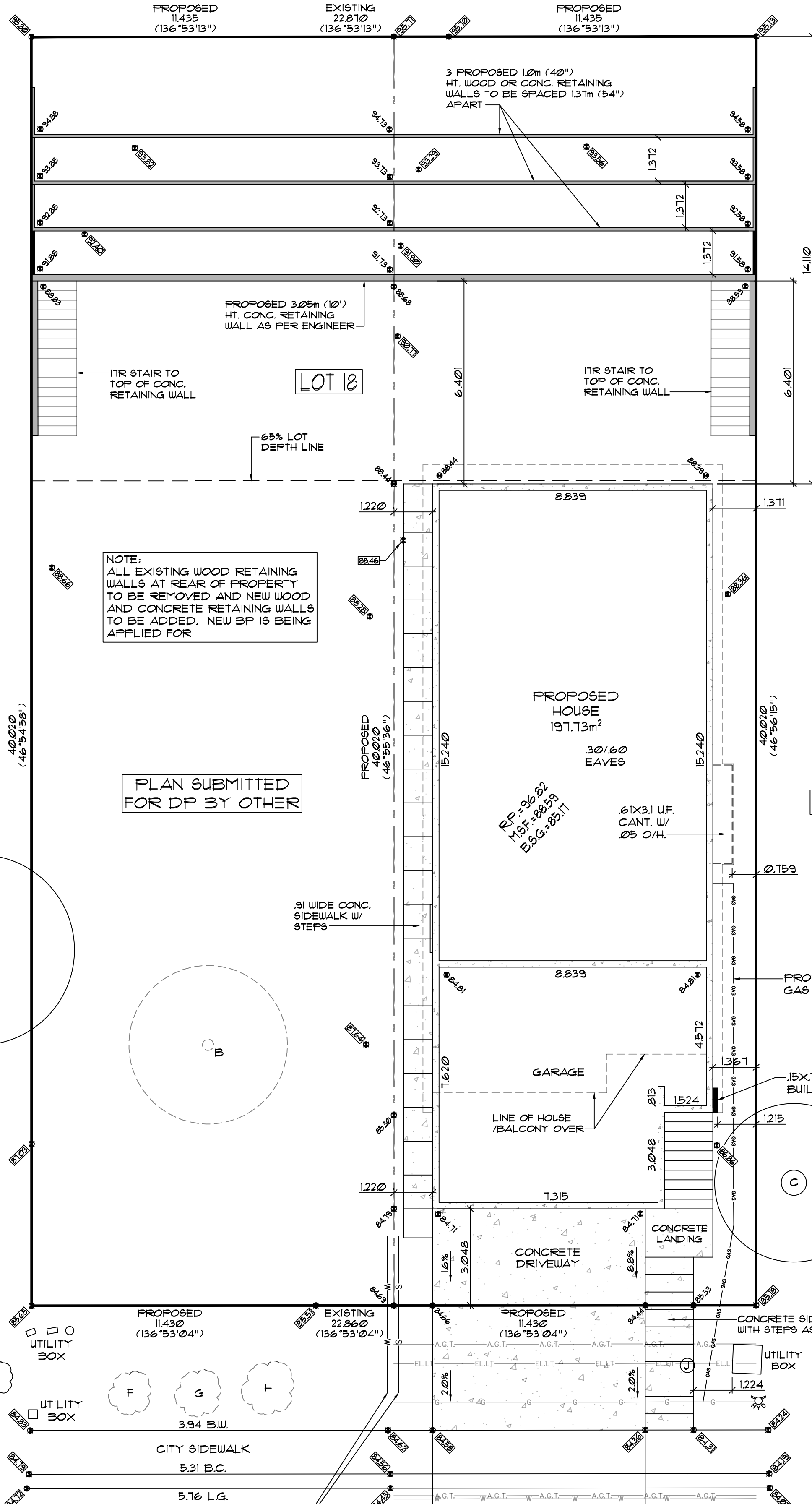
CUSTOMER NAME:

JOB NUMBER: 26-005



DESIGNS BY MAILLOT
6028 SILVER RIDGE DRIVE N.W.
CALGARY, ALBERTA T3B 3B4
TEL.: 403-512-7317

SUBDIVISION: BRIAR HILL
LOT: 18 (EAST)
BLOCK: 23
PHASE/PLAN#: PLAN 4683GP
MODEL NAME: CUSTOM
SCALE: 1:100
DRAWN BY: DARREN MAILLOT
DATE DRAWN: AUG. 25, 2026
HOUSE & GARAGE AREA: 197.73m²
LOT AREA: 457.28m²
BUILDING COVERAGE: 43.2%
ROOF PEAK: 96.82
TOP OF MAIN FLOOR: 88.59
ACTUAL TOP OF FTG. (HOUSE): 85.02
ACTUAL TOP OF FTG. (GARAGE): 83.49
BASEMENT HT: 10'-0" CLEAR HT.

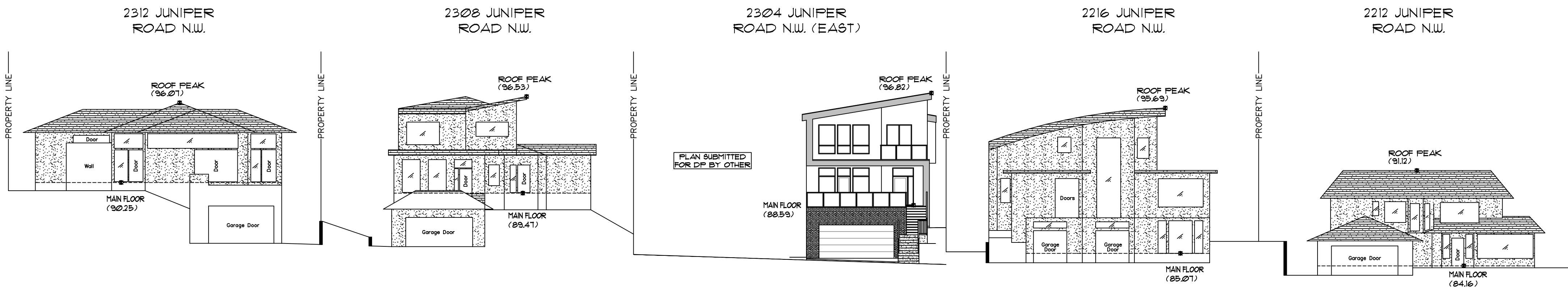
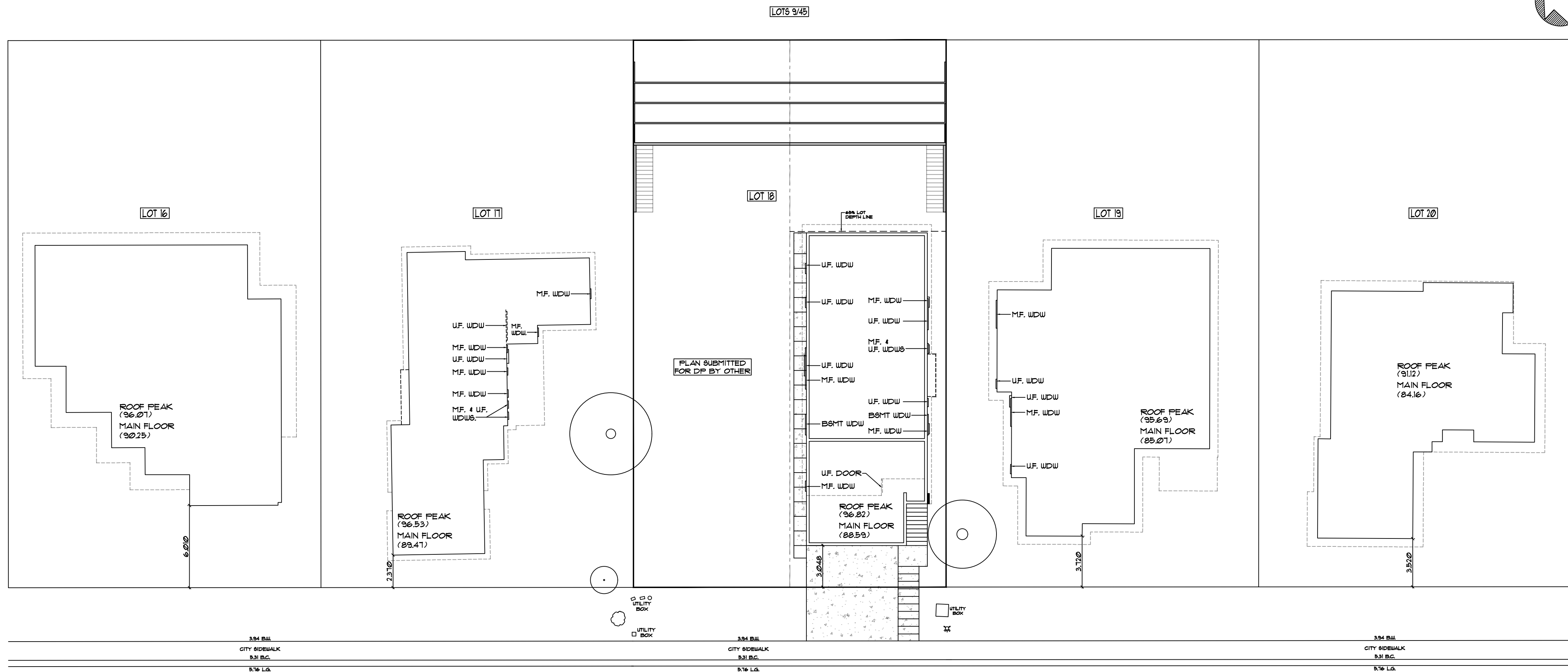
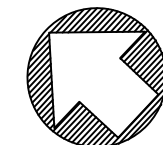


PROPOSED NEW WATER &
SEWER LINES AT PROPOSED
MIDDLE PROPERTY LINE
FOR EAST AND WEST HOUSES

PROPOSED DRIVEWAY W/ ROLLED CURB
-EXISTING CURB CUT TO BE REMOVED
AND REHABILITATED AT THE EXPENSE
OF THE BUILDER

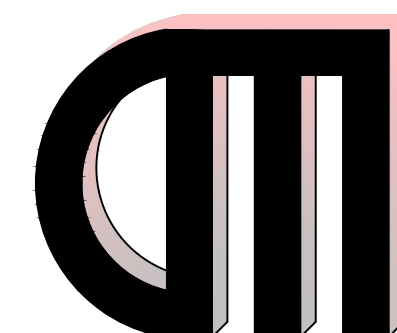
NEW ELECTRICAL TO
RUN UNDERGROUND
FROM UTILITY BOX

2304 JUNIPER
ROAD N.W. (EAST)

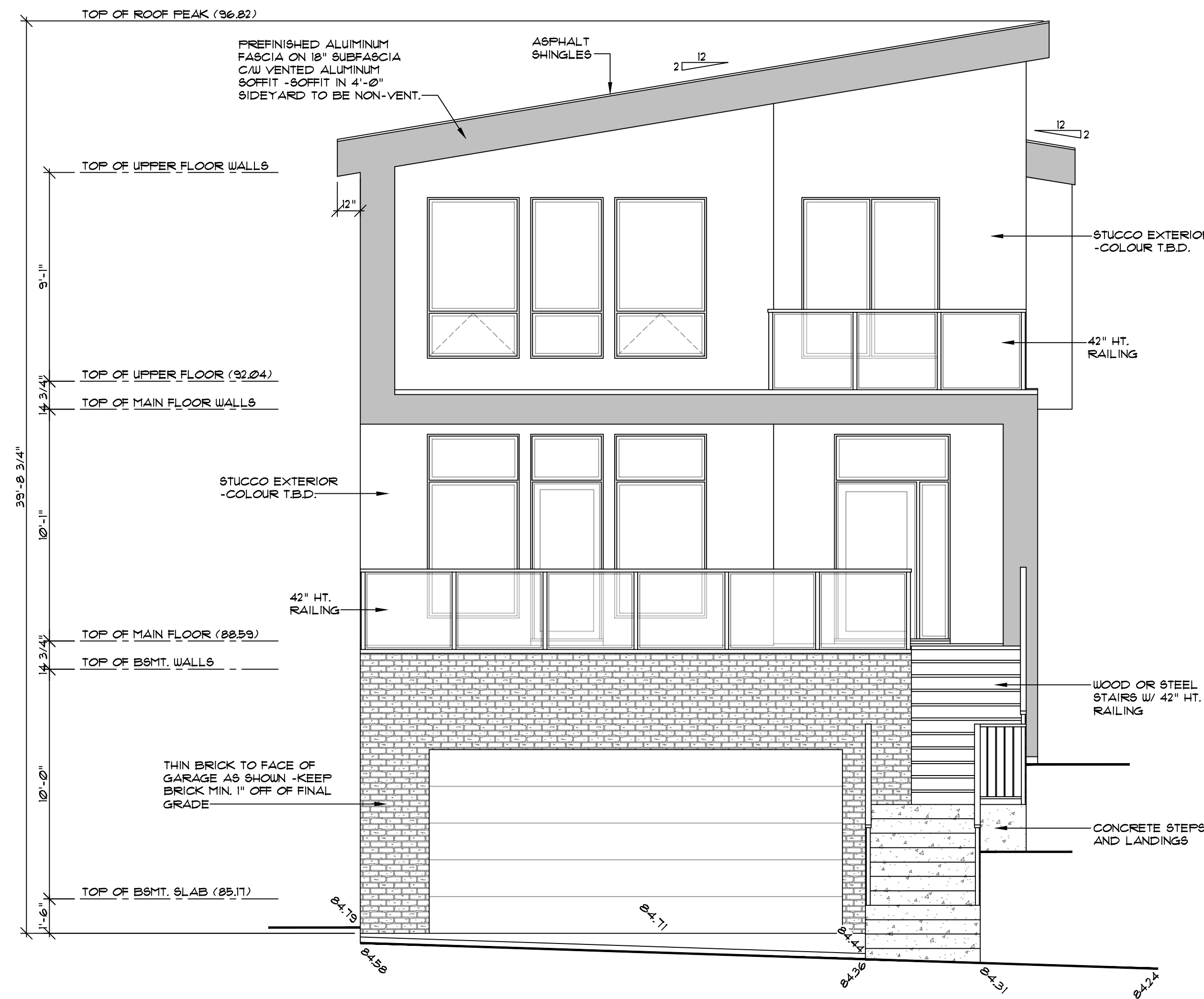


LOTS 16-20/BLOCK 23/PLAN 4683GP

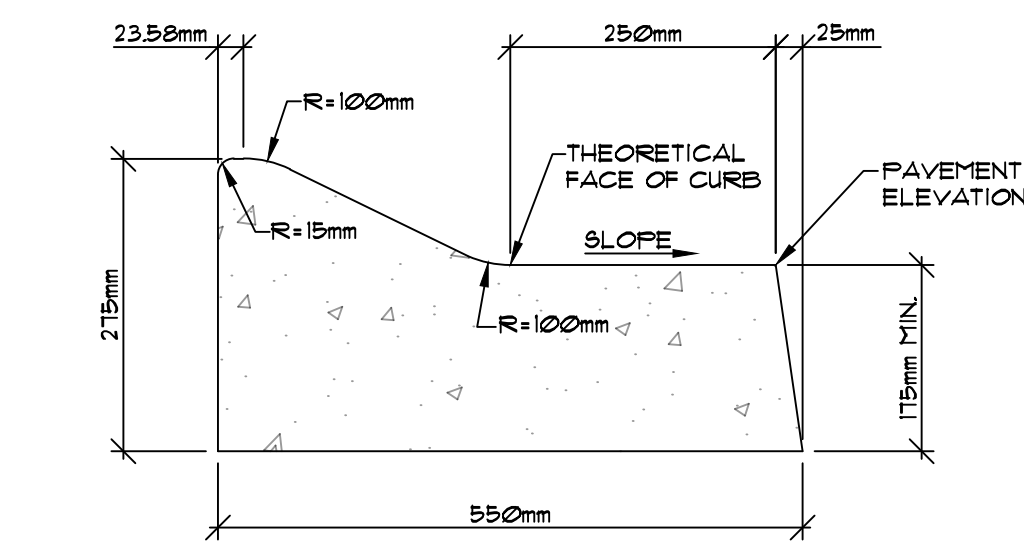
CUSTOMER NAME: [REDACTED] JOB NUMBER: 26-005 SCALE: 1:200
BLOCK PLAN / WINDOW LOCATIONS / STREETSCAPE / LANDSCAPE



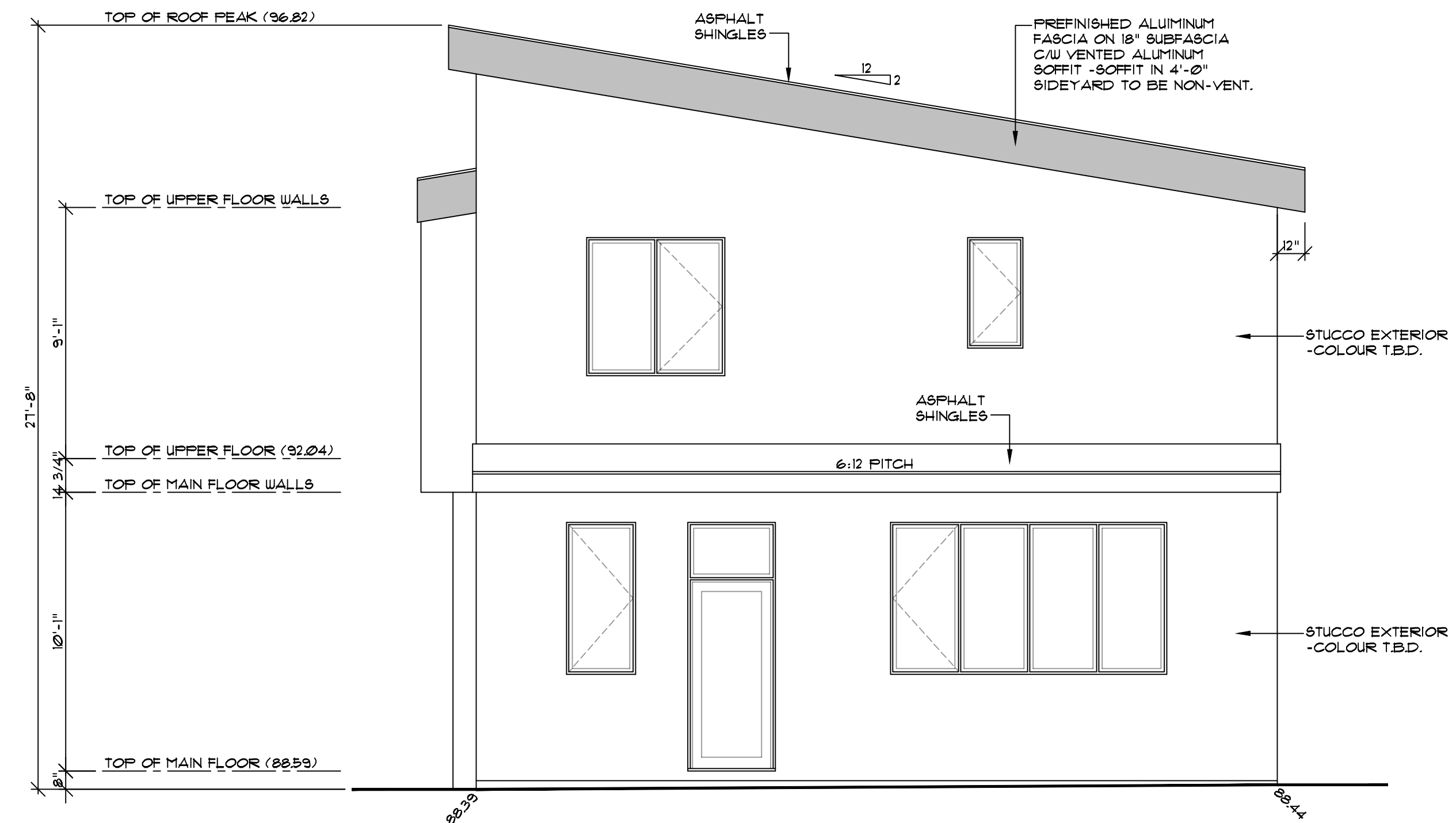
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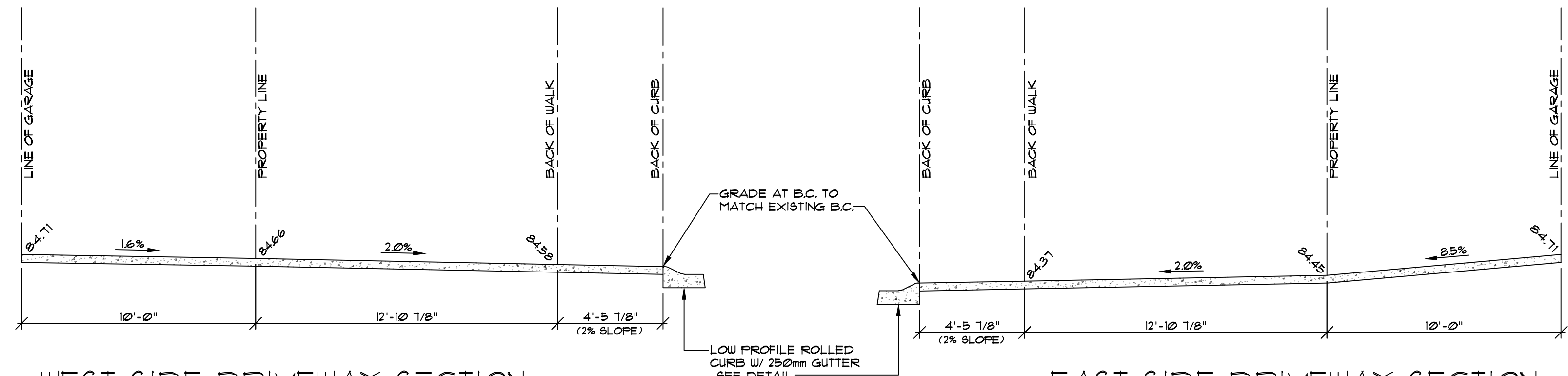
FRONT ELEVATION (SOUTH)
2304 JUNIPER ROAD N.W. (EAST)



LOW PROFILE ROLLED CURB DETAIL



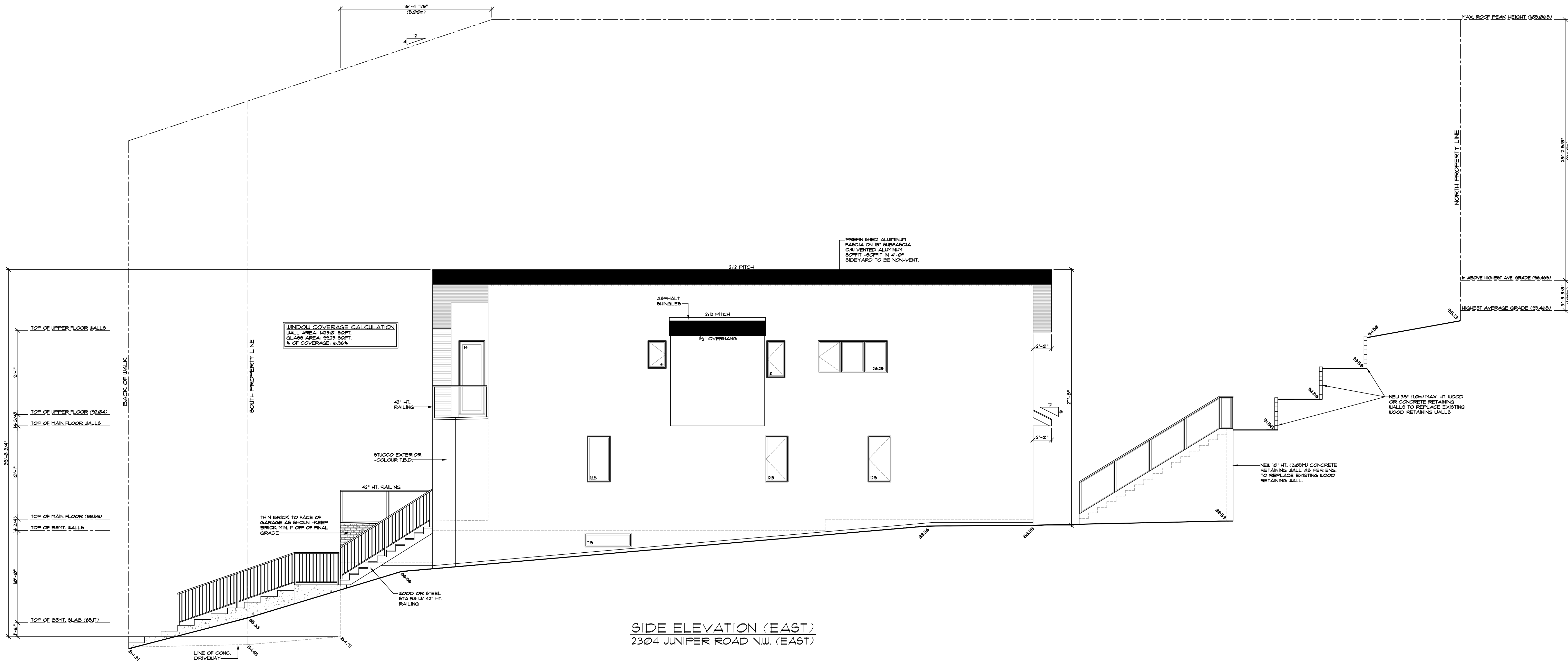
REAR ELEVATION (NORTH)
2304 JUNIPER ROAD N.W. (EAST)



WEST SIDE DRIVEWAY SECTION
2304 JUNIPER ROAD N.W. (EAST)

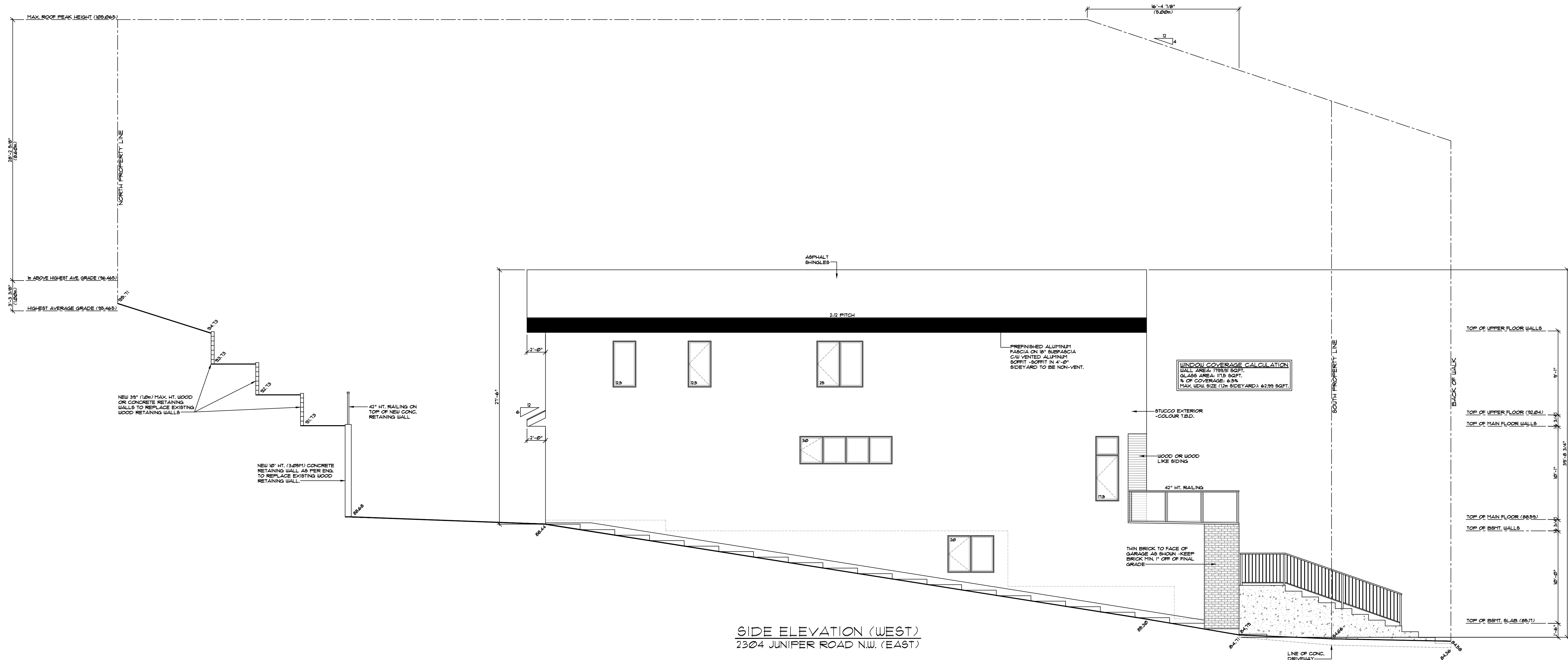
EAST SIDE DRIVEWAY SECTION
2304 JUNIPER ROAD N.W. (EAST)

Customer :		Model :	N/A	Page
Address : 2304 JUNIPER ROAD N.W. (EAST)	Job # :	26-005	1/4"=1'-0"	1
Designed by: DARREN MAILLOT	Main Flr :	1790 sqft.	Scale:	
Drawn by: DARREN MAILLOT	2nd Flr :	1801 sqft.	Date :	AUG 25, 2026
Revisions:	Total Sq Ft :	3591 sqft.	BSMNT. DEVL:	1143 sqft.
DEVELOPMENT PERMIT PLANS				



SIDE ELEVATION (EAST)
2304 JUNIPER ROAD N.W. (EAST)

Address: 2304 JUNIPER ROAD N.W. (EAST)	Customer:		Page
Designed by: DARREN MAILLOT	Job #:	26-005	N/A
Drawn by: DARREN MAILLOT	Main Flr:	1730 SQFT.	3 1/16" = 1'-0"
Revisions:	2nd Flr:	1801 SQFT.	Aug 25, 2026
DEVELOPMENT PERMIT PLANS	Total Sq Ft:	3531 SQFT.	Bmt. Dev.: 1143 SQFT.



SIDE ELEVATION (WEST)
2304 JUNIPER ROAD N.W. (EAST)

Address: 2304 JUNIPER ROAD N.W. (EAST)	Customer:	Job #:	26-005	Model:	N/A	Page	3
Designed by: DARREN MAILLOT		Main Flr:	1730 SQFT.	Scale:	3/16"=1'-0"		
Drawn by: DARREN MAILLOT		2nd Flr:	1801 SQFT.	Date:	AUG 25, 2026		
Revisions:		Total Sq Ft:	3531 SQFT.	Bmt. Dev.:	1143 SQFT.		
DEVELOPMENT PERMIT PLANS							