

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

No.	Variety	Calliper(mm)	Canopy(m)	Height(m)	Disposition	SERIAL
A	CONIFEROUS	100	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

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
196.86m²
30/60
EAVES

RP: 96.80
191.58-59
59.6-59.17

61X3.1 U.F.
CANT. W/
05 O/H.

LOT 19

PLAN SUBMITTED
FOR DP BY OTHER

EXISTING GRADES

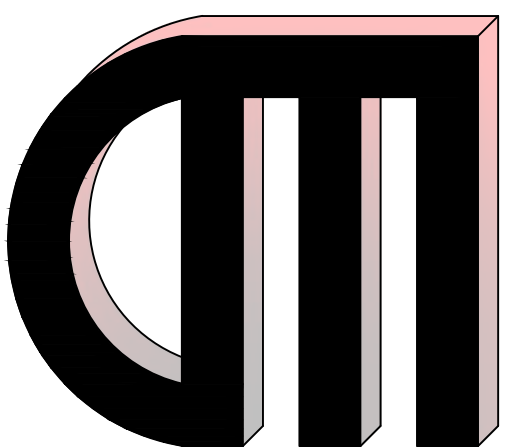
PROPOSED GRADES

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

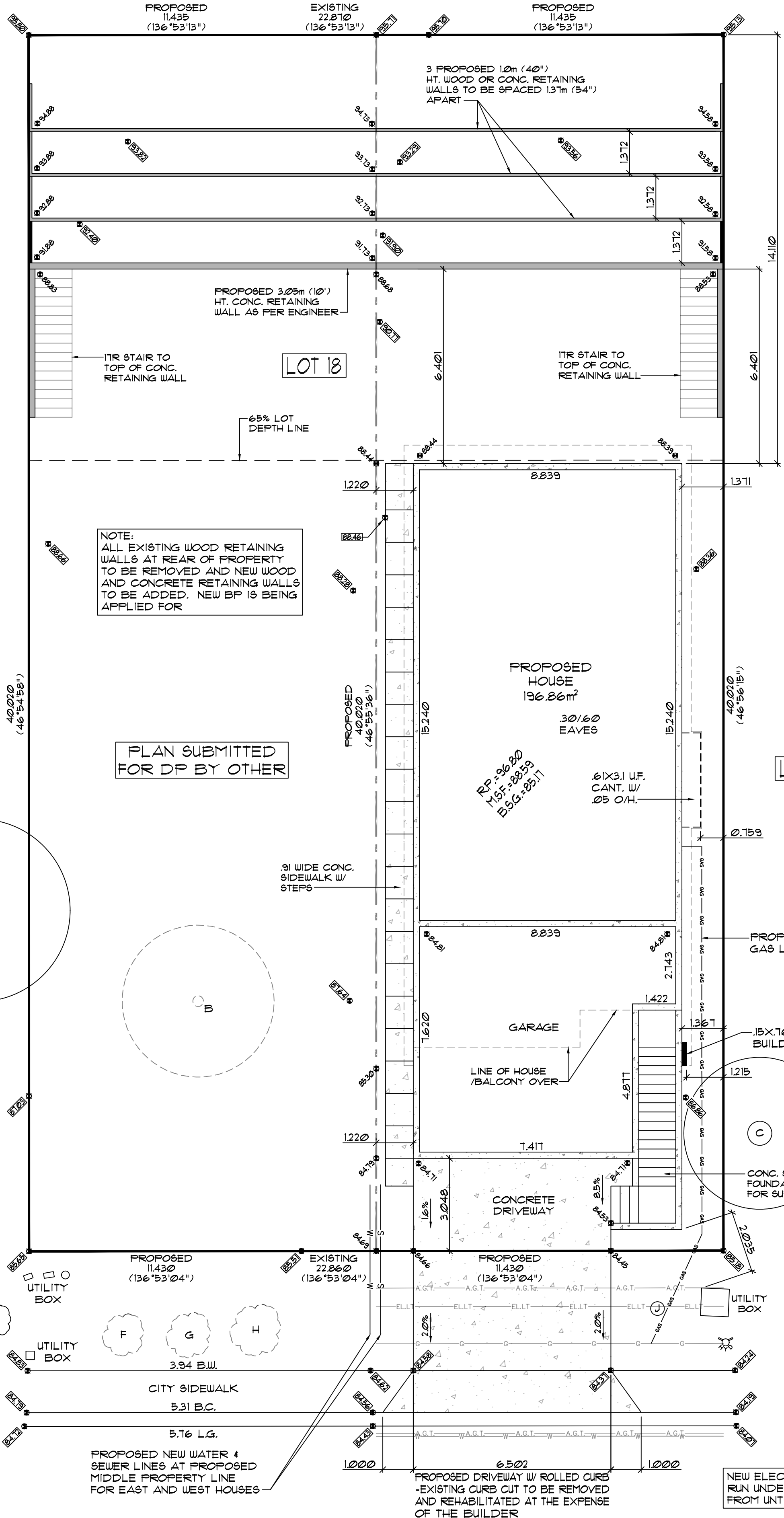
CUSTOMER NAME:
HEXAGON HOMES

JOB NUMBER: 26-005



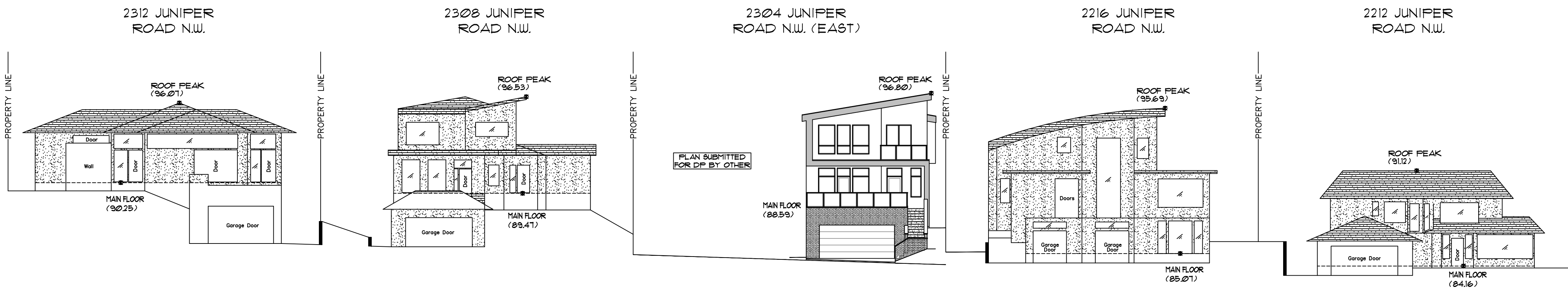
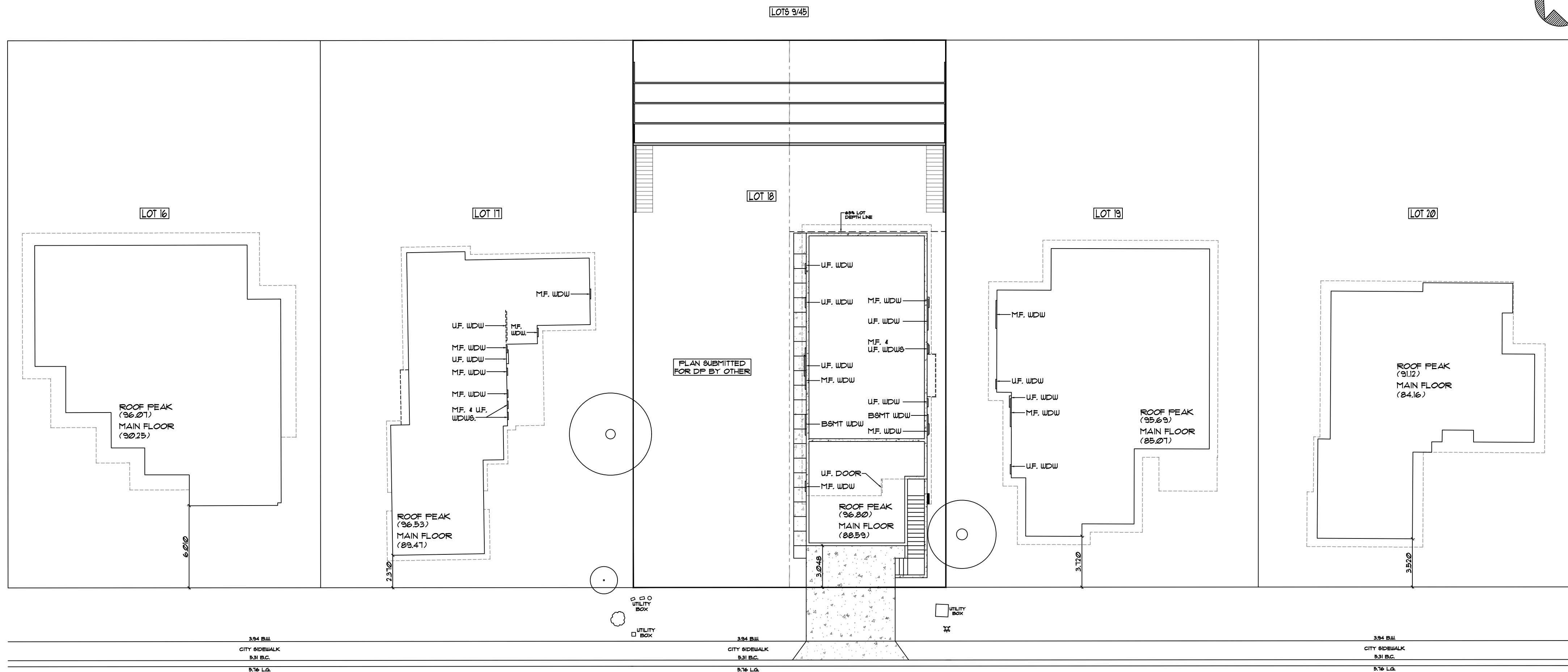
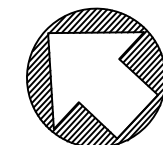
DESIGNS BY MAILLOT
6028 SILVER RIDGE DRIVE N.W.
CALGARY, ALBERTA T3B 3B4
TEL.: 403-512-7317

SUBDIVISION: BRIAR HILL
LOT: 18 (EAST)
BLOCK: 23
PHASE/PLAN#: PLAN 4683GP
MODEL NAME: CUSTOM
SCALE: 1:100
DRAWN BY: DARREN MAILLOT
DATE DRAWN: OCT. 8, 2026
HOUSE & GARAGE AREA: 196.86m²
LOT AREA: 457.28m²
BUILDING COVERAGE: 43%
ROOF PEAK: 96.80
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.



NEW ELECTRICAL TO
RUN UNDERGROUND
FROM UTILITY BOX

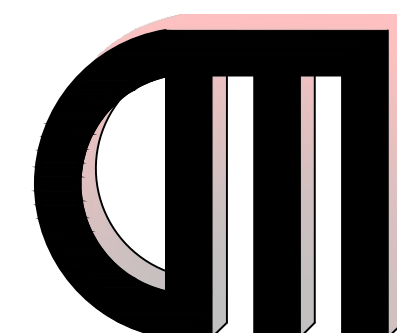
2304 JUNIPER
ROAD N.W. (EAST)



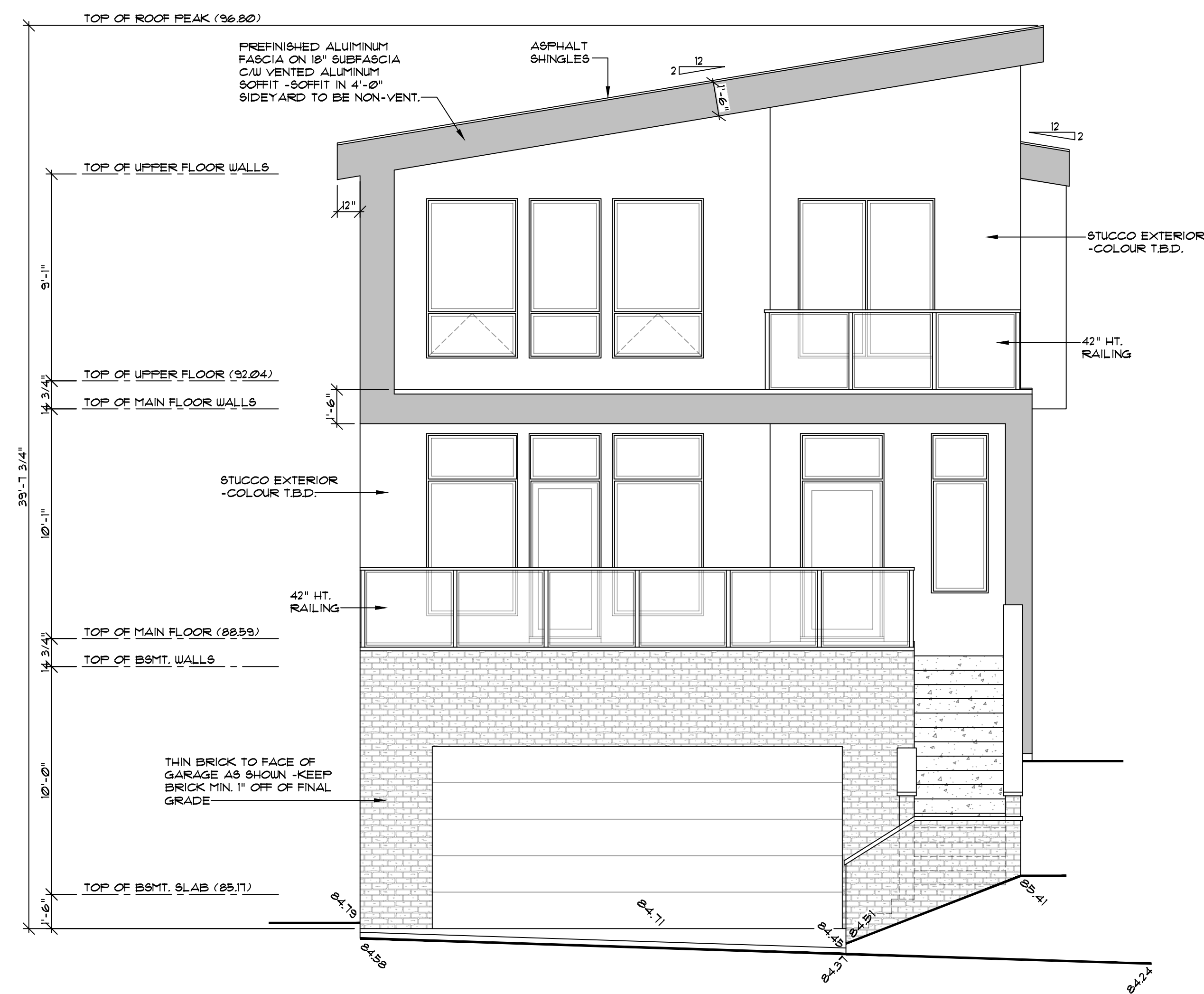
LOTS 16-20/BLOCK 23/PLAN 4683GP

CUSTOMER NAME: HEXAGON HOMES JOB NUMBER: 26-005 SCALE: 1:200

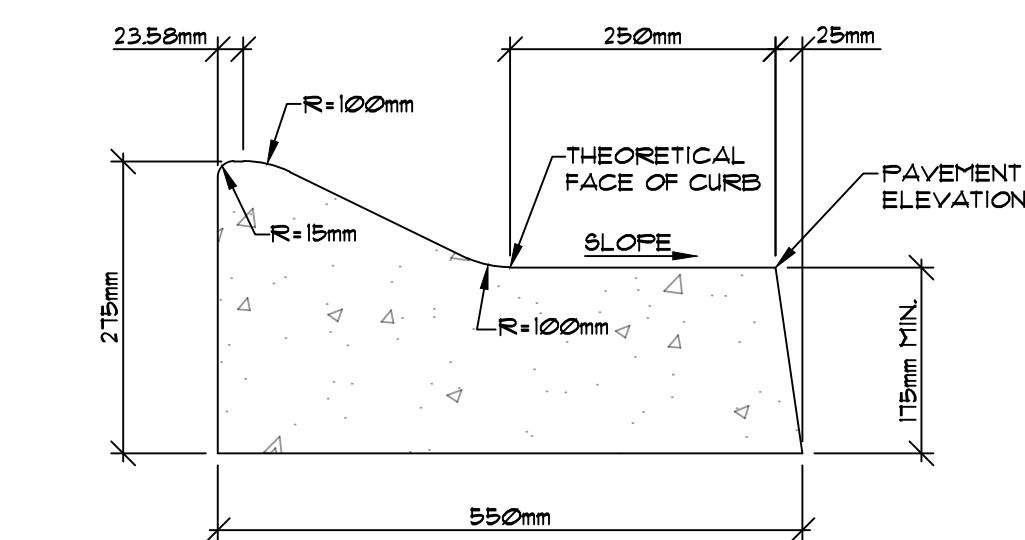
BLOCK PLAN / WINDOW LOCATIONS / STREETSCAPE / LANDSCAPE



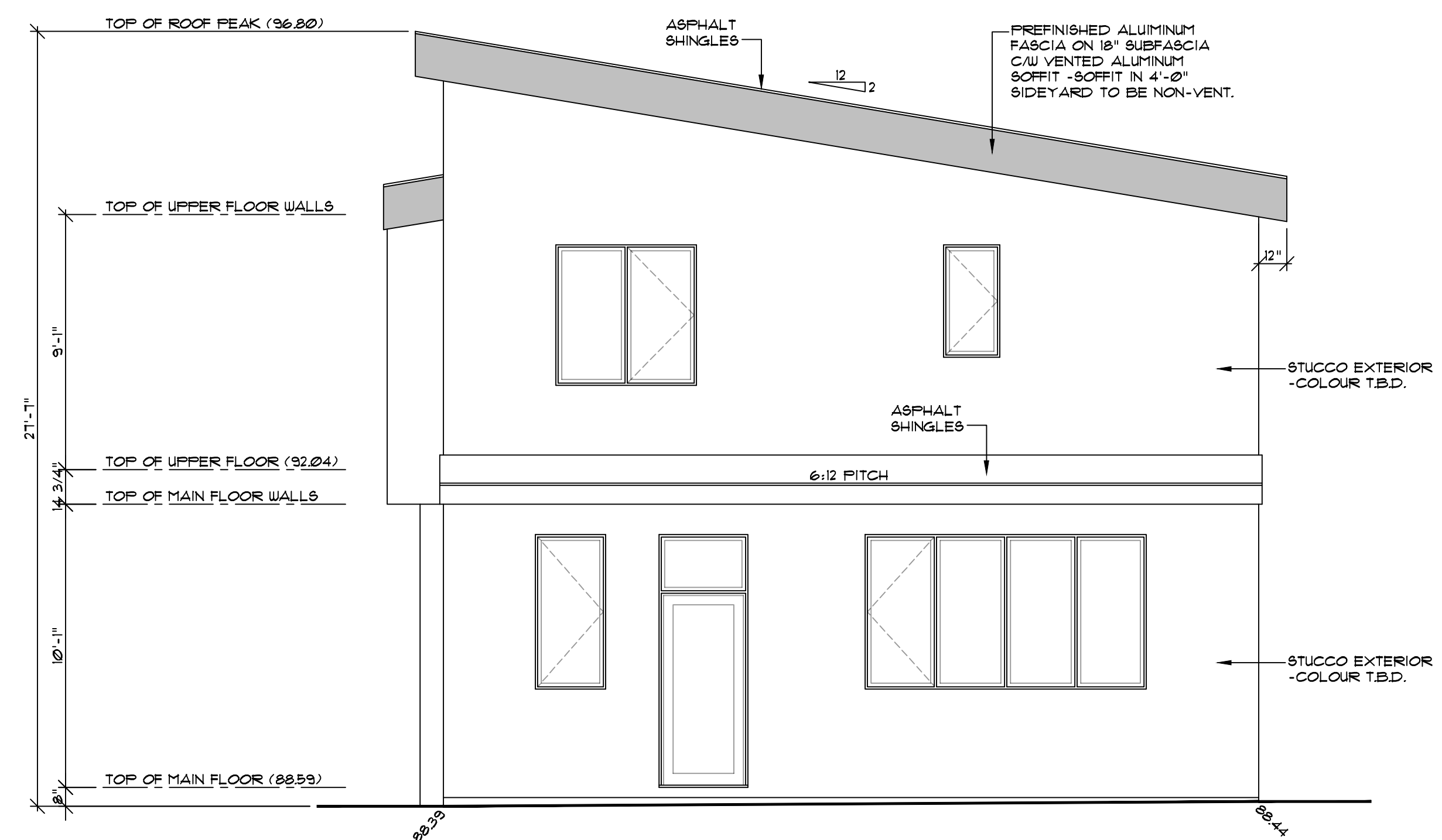
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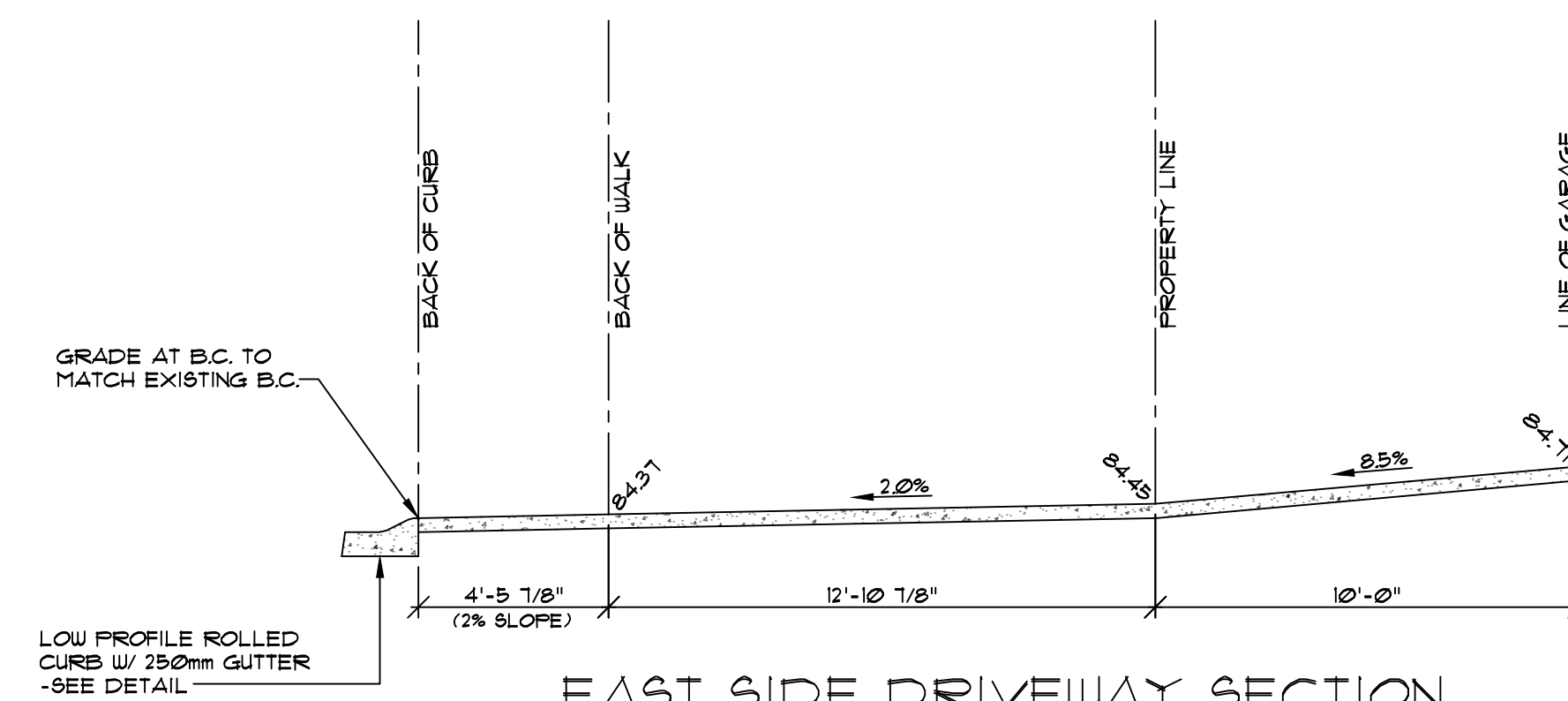
FRONT ELEVATION (SOUTH)
2304 JUNIPER ROAD N.W. (EAST)



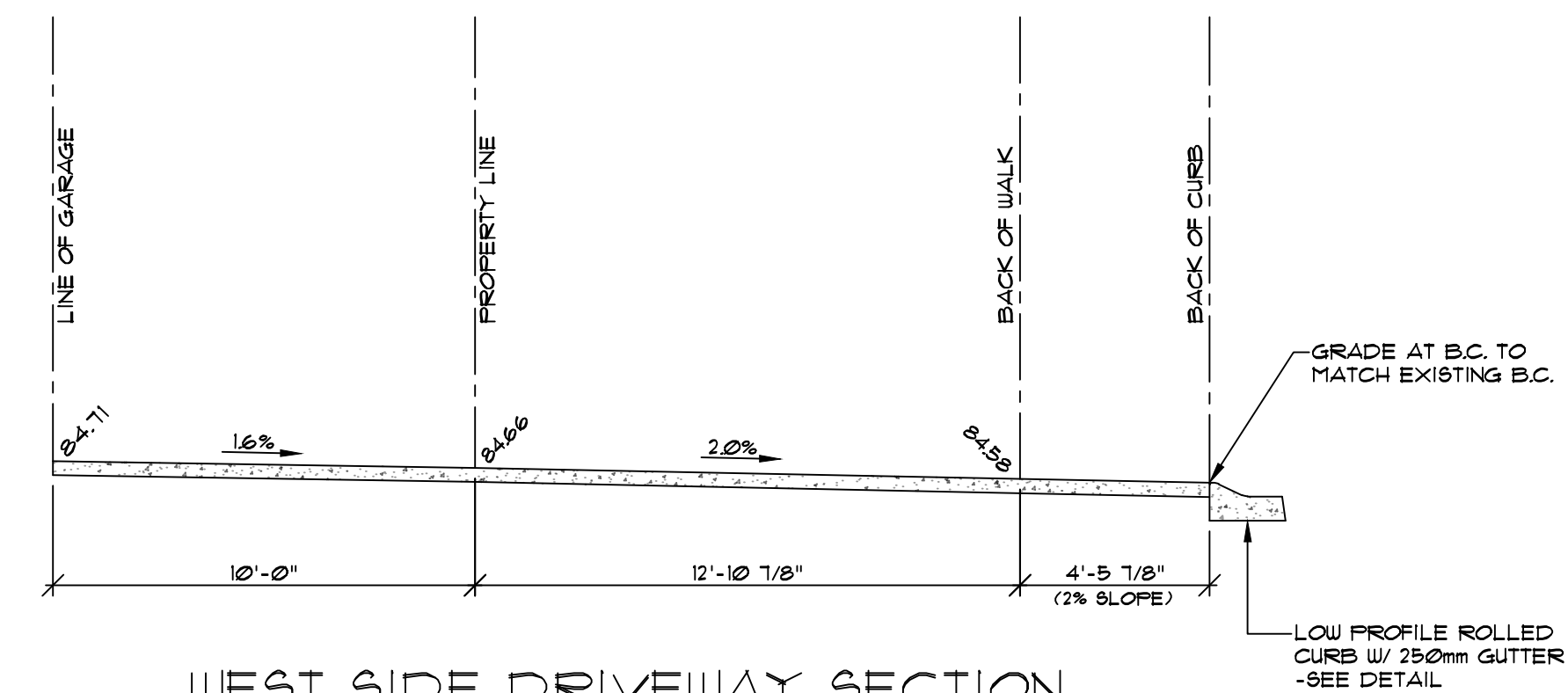
LOW PROFILE ROLLED CURB DETAIL



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



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

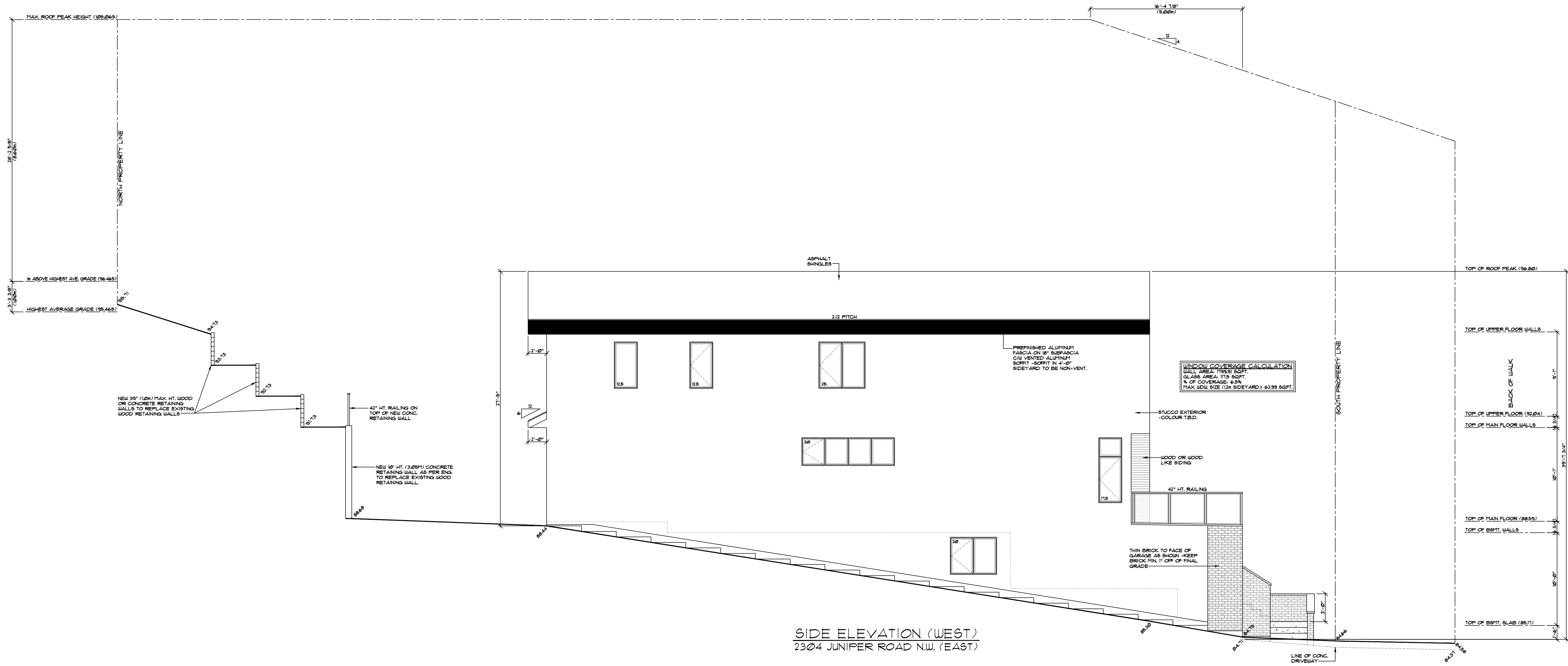


WEST SIDE DRIVEWAY SECTION
2304 JUNIPER ROAD N.W. (EAST)

Address : 2304 JUNIPER ROAD N.W. (EAST)		Customer : HEXAGON HOMES		Job # : 26-005		Model : N/A		Page 1	
Designed by: DARREN MAILLOT		Main Fir : 1190 sqft.		Scale: 1/4"=1'-0"		Date : OCT 8, 2026		BSMT. DEVL. : 1143 sqft.	
Drawn by: DARREN MAILLOT		2nd Fir : 1801 sqft.		Total sq ft : 3591 sqft.					
Revisions:		DEVELOPMENT PERMIT PLANS							



Address: 2304 JUNIPER ROAD N.W. (EAST)		Customer: HEXAGON HOMES	
Designed by: DARREN MAILLOT	Job #: 26-005	Model:	N/A
Drawn by: DARREN MAILLOT	Main Flr: 1130 SQFT.	Scale:	3/16"=1'-0"
Revisions:	2nd Flr: 1801 SQFT.	Date:	OCT. 8, 2016
	Total Sq Ft: 3591 SQFT.	Bmtl. Dev:	1143 SQFT.
DEVELOPMENT PERMIT PLANS			



Address: 2304 JUNIPER ROAD N.W. (EAST)		Customer: HEXAGON HOMES	
Designed by: DARREN MAILLOT	Job #:	26-005	Model:
Drawn by: DARREN MAILLOT	Main Flr:	1730 SQFT.	Scale:
Revisions:	2nd Flr:	1801 SQFT.	Date:
	Total Sq Ft:	3531 SQFT.	Bmtl. Dev:
DEVELOPMENT PERMIT PLANS		Page	3