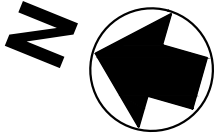


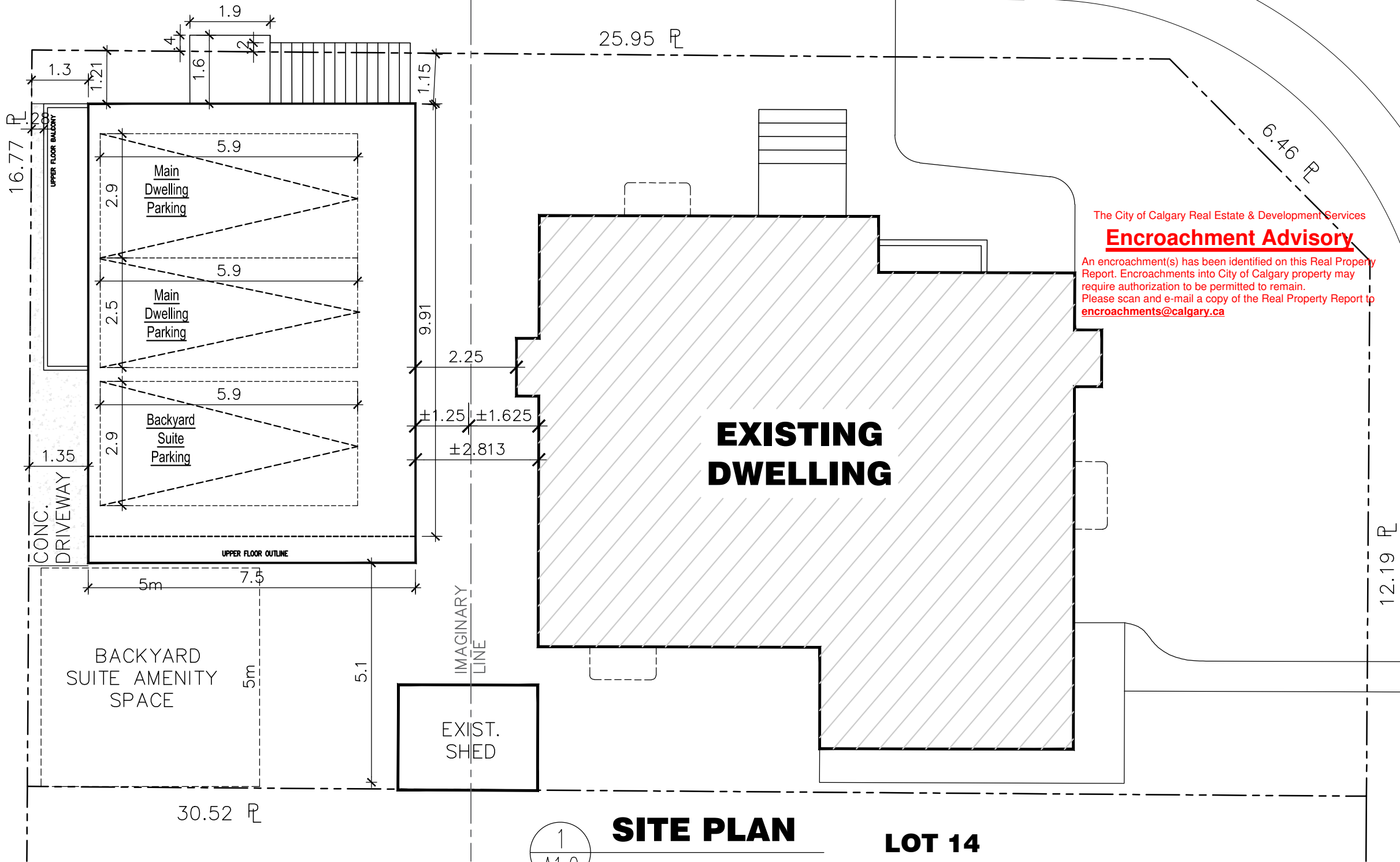
MAIDSTONE ROAD N.E.

Conc. Sidewalk



LANE

MAIDSTONE ROAD N.E.



The City of Calgary Real Estate & Development Services

Encroachment Advisory

An encroachment(s) has been identified on this Real Property Report. Encroachments into City of Calgary property may require authorization to be permitted to remain. Please scan and e-mail a copy of the Real Property Report to encroachments@calgary.ca

EXISTING DWELLING

SITE PLAN

LOT 14

1
A1.0

SCALE: 1" = 100'

PROPOSED BACKYARD SUITE

**5366 MAIDSTONE ROAD N.E., CALGARY, ALBERTA
LOT13, BLOCK10, PLAN1071**

LOT COVERAGE:

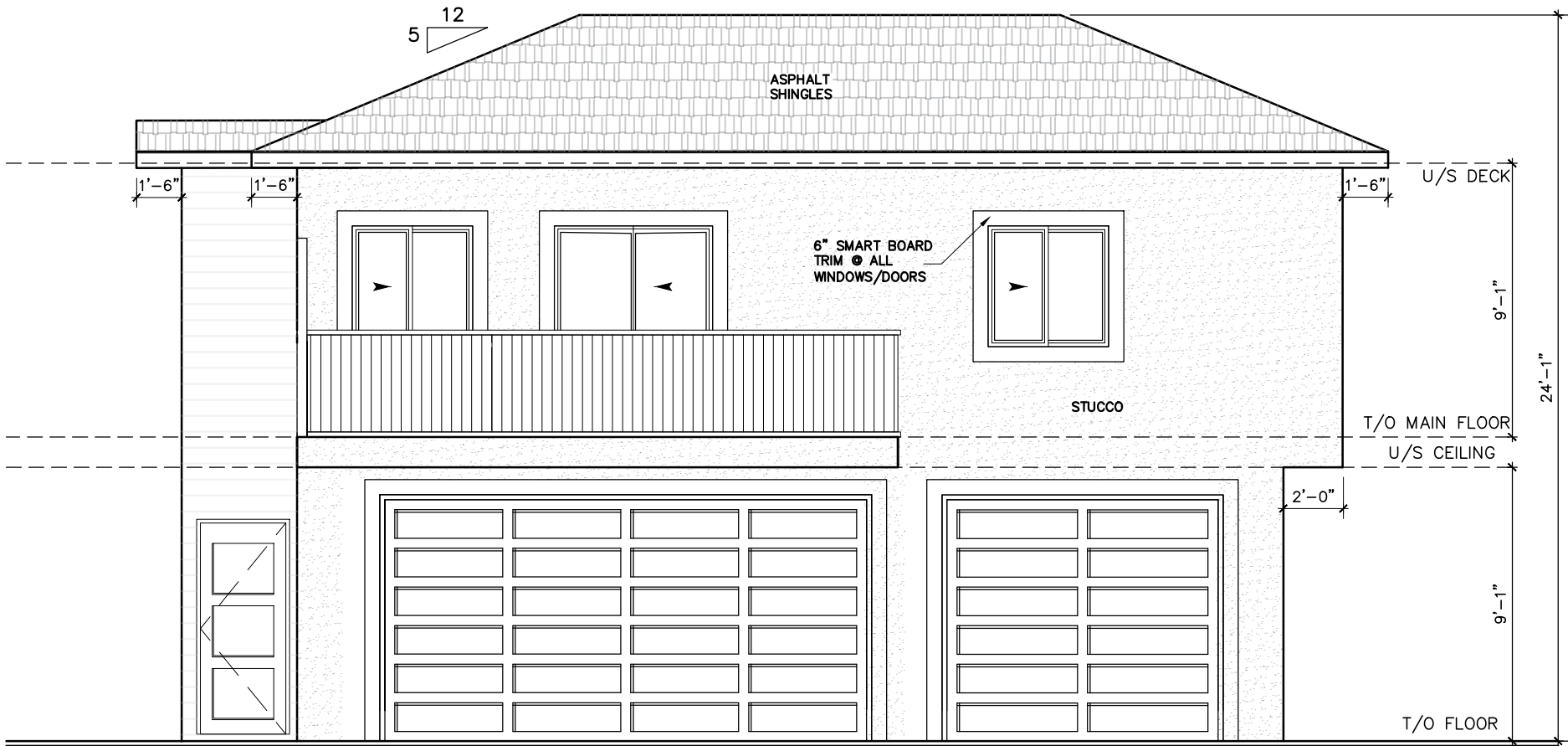
LOT AREA = 5392.6 SQ.FT.
45% = 2426.7SQ.FT.
EXISTING HOUSE = 1338.4 SQ.FT.
PROPOSED FOOTPRINT = 768 SQ.FT.
TOTAL COVERAGE AREA = 2106.4 SQ.FT. =39 %

GENERAL NOTES:

1. ALL CONSTRUCTION TO CONFORM TO N.B.C 2023
2. BUILDER SHALL BE RESPONSIBLE TO CONFIRM ALL DIMENSIONS AND INFORMATION ON DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR PROPER ADJUSTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. FINAL LOT GRADES MAY ALTER EXTERIOR APPEARANCE.
4. ALL BEAMS AND LINTELS TO BE #2 AND BETTER DRY SPRUCE UNLESS NOTIFIED OTHERWISE. AND SHALL HAVE A FULL END BEARING SUPPORT . ALL EXTERIOR LINTELS TO BE 2-2X10 #2 AND BETTER DRY SPRUCE UNLESS NOTIFIED OTHERWISE.
5. ALL CONSTRUCTION METHODS AND SPECIFICATIONS SHALL CONFORM TO THE ALBERTA BUILDING CODE AND

6. LOCAL BUILDING BY-LAWS.
7. WALLS ARE DIMENSIONED TO EDGE EDGE OF FRAMING. OPENING ARE DIM. TO CENTRE OF R.O.
8. CONTRACTOR TO DETERMINE SOIL CONDITIONS ARE SUITABLE BEFORE START OF CONSTRUCTION.
9. ALL FOOTINGS TO BE A MIN. OF 4' BELOW GRADE, WHERE STEP FOOTING ARE USED, THE VERTICAL DIMENSION OF EACH STEP SHALL NOT EXCEED 2'-0" AND HORIZONTAL DIMENSION OF EACH STEP SHALL NOT BE LESS THAN 2'-0" AS PER 9-15-3-8.
10. ALL MATERIALS SHALL BE INSTALLED AND / OR APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
11. BUILDER SHALL VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.
12. BUILDER TO VERIFY THAT ALL WOOD FRAMING MATERIAL IS GRADE STAMPED AND HAS LESS THAN 19% MOISTURE

13. CONTENT.
14. WRITTEN AND APPROVED SPECIFICATIONS WILL ALWAYS OVERRIDE DRAWINGS.
15. ALL PLANS AND PLOT PLANS ARE SUBJECT TO CHANGE DEPENDING ON ARCHITECTURAL CONTROL GUIDELINES AND APPROVALS.
16. DOORS AND WINDOWS ARE SHOWN IN NOMINAL SIZES. ROUGH OPENING SHALL BE AS MANUFACTURE'S SPECIFICATIONS.
17. DO NOT SCALE FROM DRAWINGS.
18. CONTRACTOR TO CALL CITY - PRIOR TO EXCAVATION - TO MARK THE UTILITY LINES INSIDE THE PROPERTY, CONTRACTOR TO CONFIRM THAT ALL EXCAVATION IS FAR FROM ANY UTILITY LINES AND TO INFORM THE DESIGNER WITH ANY ENCROACHMENT BETWEEN THE EXCAVATION AND THE UTILITY LINES.

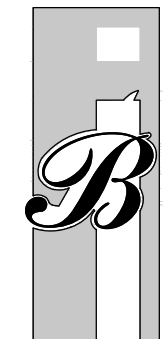


1
A2.1

FRONT ELEVATION

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

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE DESIGNER. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER.



AAB ARCD EIGN N INC.
168 Weston Manor SW
Calgary, Alberta T3H 5E6
(403) 830-5833

These blueprints are the property of AAB Design Ltd. All rights reserved, including the right of reproduction, in whole or in part, in any form without the written permission of AAB Design Ltd.

**PROPOSED
BACKYARD SUITE**

**5366 MAIDSTONE ROAD N.E., CALGARY, ALBERTA
LOT13, BLOCK10, PLAN1071**

GENERAL NOTES:
- TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.

LEGAL: _____

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

DRAWN BY: _____ AE

CHECKED BY: _____ ML

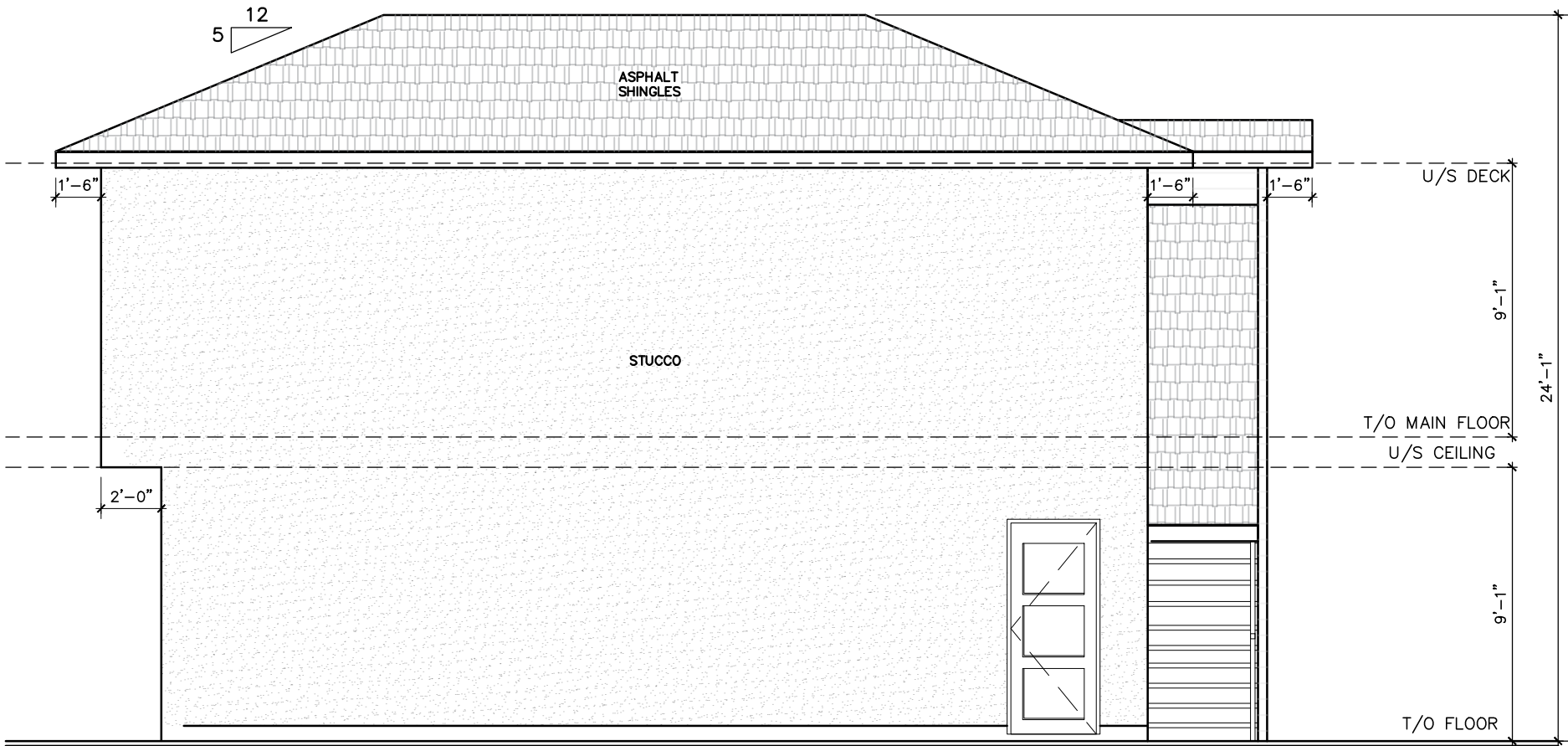
JOB NUMBER: _____

ISSUE DATE: JULY. 29, 2024

REVISIONS: _____

SHEET TITLE: **PROPOSED
FRONT ELEVATION**

SHEET NUMBER: **A2.1**



1
A2.2

REAR ELEVATION

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

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE DESIGNER. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER.



AAB ARCD E S I G N I N C.

168 Weston Manor SW
Calgary, Alberta T3H 5E6
(403) 830-5833

These blueprints are the property of AAB Design Ltd. All rights reserved, including the right of reproduction, in whole or in part, in any form without the written permission of AAB Design Ltd.

AAB ARCD E S I G N I N C.

**PROPOSED
BACKYARD SUITE**

5366 MAIDSTONE ROAD N.E., CALGARY, ALBERTA
LOT13, BLOCK10, PLAN1071

GENERAL NOTES:
- TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.

LEGAL:

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

DRAWN BY: AE

CHECKED BY: ML

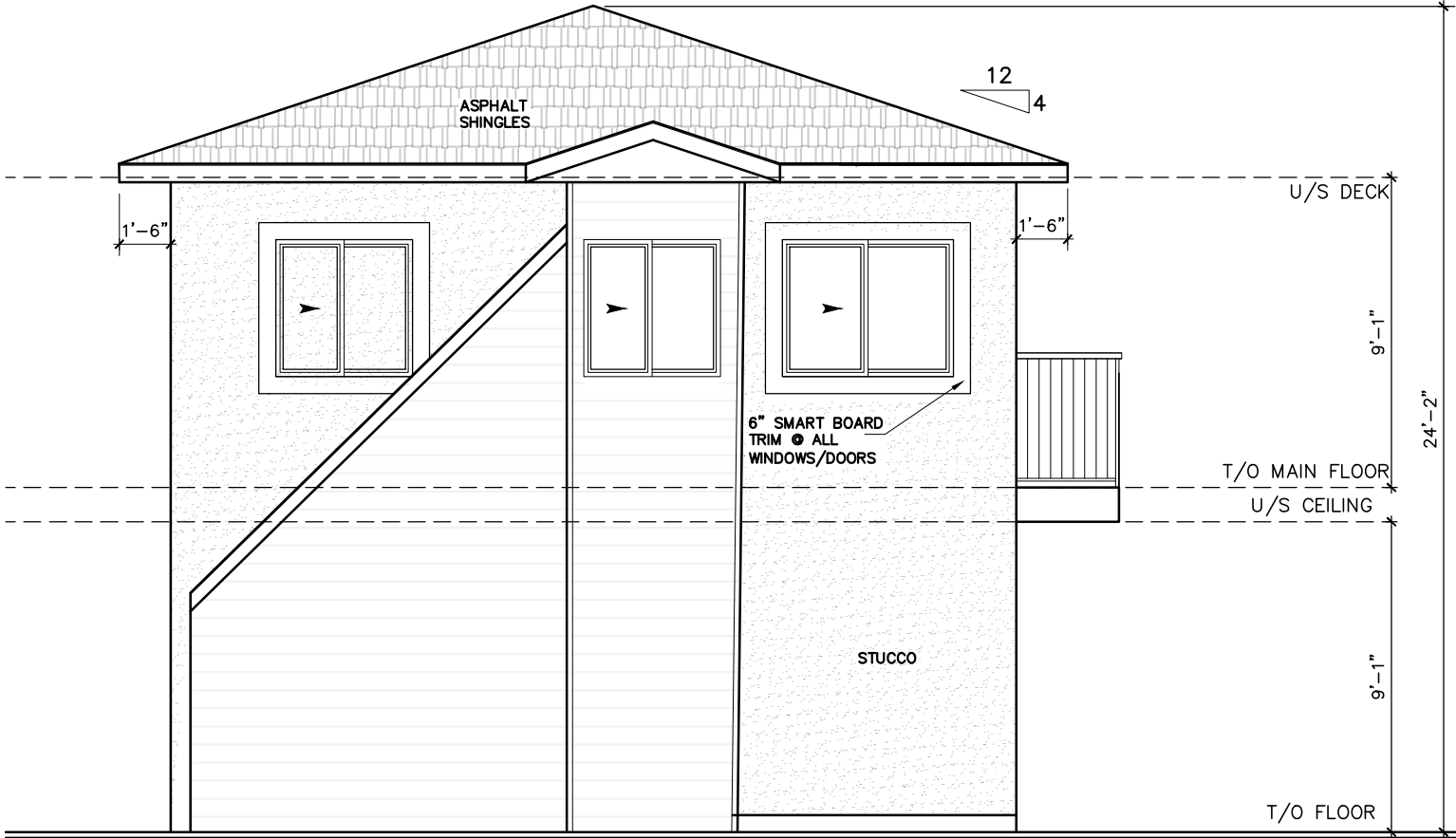
JOB NUMBER: ---

ISSUE DATE: JULY. 29, 2024

REVISIONS:

SHEET TITLE:
**PROPOSED
REAR ELEVATION**

SHEET NUMBER:
A2.2

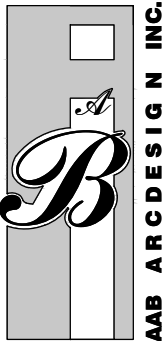


1
A2.3

LEFT ELEVATION

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

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE DESIGNER. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER.



168 Weston Manor SW
Calgary, Alberta T3H 5E6
(403) 830-5833

These blueprints are the property of AAB Design Ltd. All rights reserved, including the right of reproduction, in whole or in part, in any form without the written permission of AAB Design Ltd.

A.A.B. ARCD EIGN INC.

PROPOSED
BACKYARD SUITE

5366 MAIDSTONE ROAD N.E., CALGARY, ALBERTA
LOT13, BLOCK10, PLAN1071

GENERAL NOTES:

- TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.

LEGAL:

SCALE:

3/16" = 1'-0"

DRAWN BY:

AE

CHECKED BY:

ML

JOB NUMBER:

ISSUE DATE:

JULY. 29, 2024

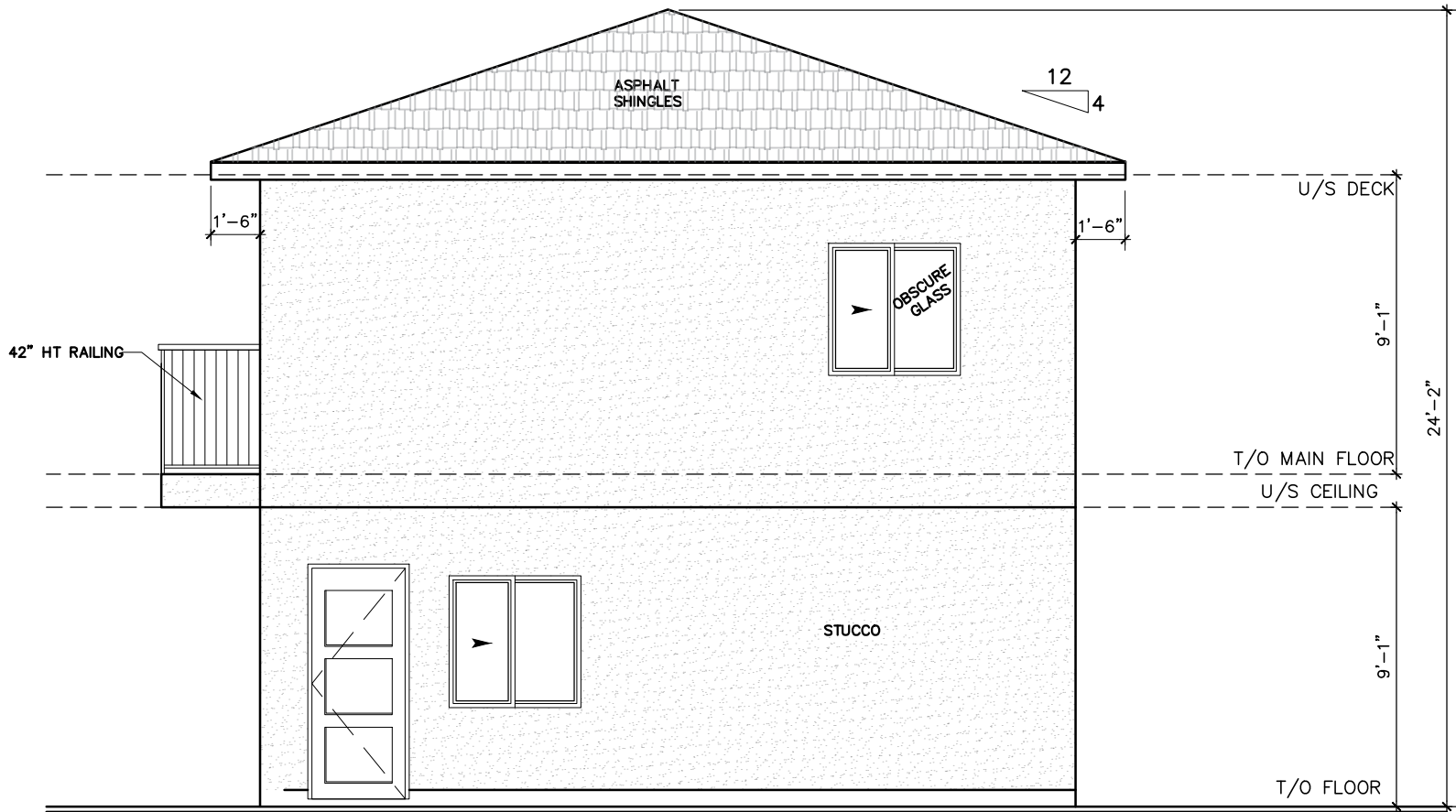
REVISIONS:

SHEET TITLE:

PROPOSED
LEFT ELEVATION

SHEET NUMBER:

A2.3



1
A2.4

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

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE DESIGNER. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER.

168 Weston Manor SW
Calgary, Alberta T3H 5E6
(403) 830-5833

These blueprints are the property of AAB Design Ltd. All rights reserved, including the right of reproduction, in whole or in part, in any form without the written permission of AAB Design Ltd.

AAB ARCD E S I G N I N C.

**PROPOSED
BACKYARD SUITE**

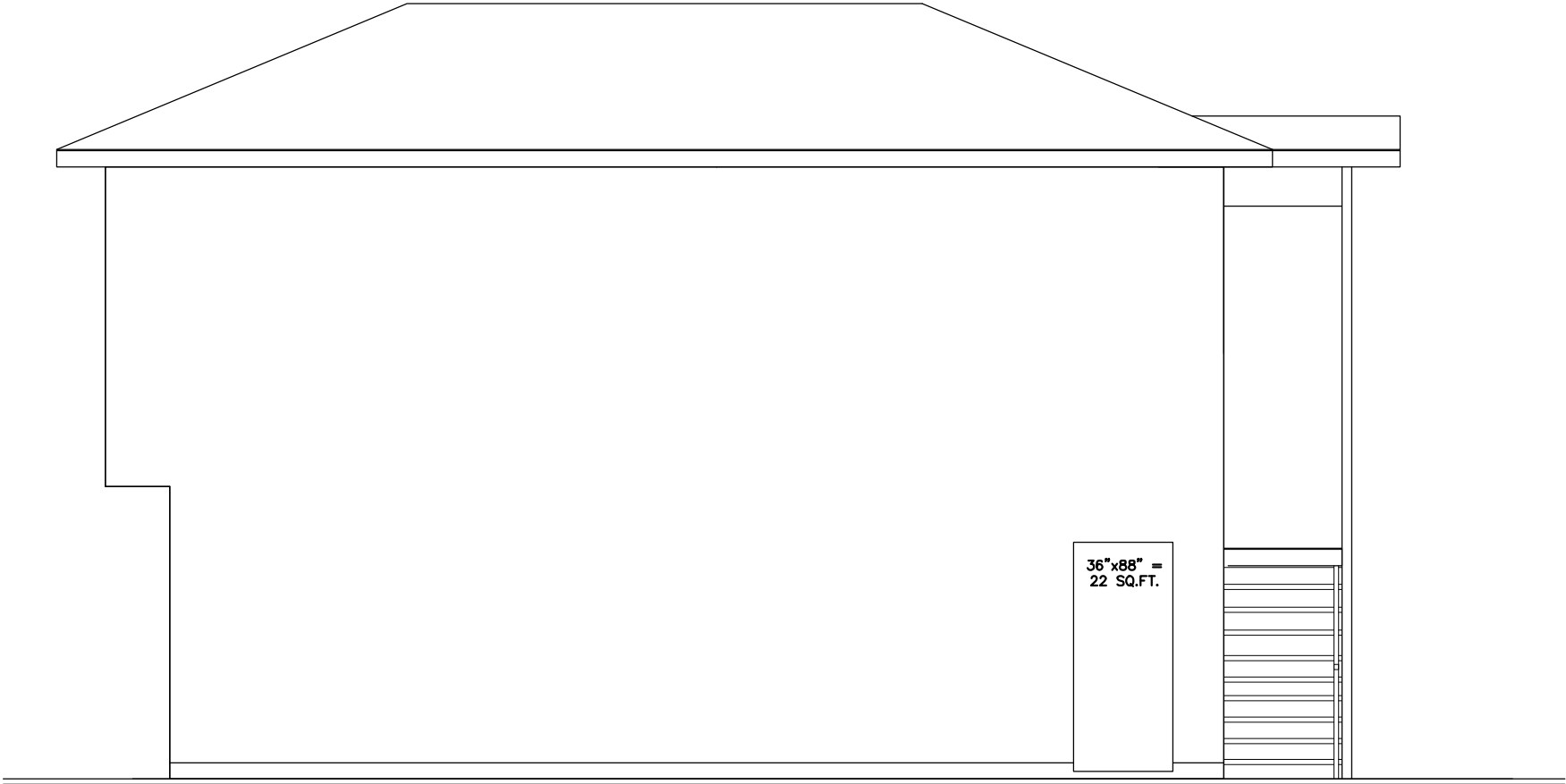
5366 MAIDSTONE ROAD N.E., CALGARY, ALBERTA
LOT13, BLOCK10, PLAN1071

GENERAL NOTES:
- TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.

LEGAL:
SCALE: 3/16" = 1'-0"
DRAWN BY: AE
CHECKED BY: ML
JOB NUMBER: ---
ISSUE DATE: JULY. 29, 2024
REVISIONS:

SHEET TITLE: **PROPOSED
RIGHT ELEVATION**
SHEET NUMBER: **A2.4**

TABLE 9.10.14.4–A
– EXPOSED BUILDING FACE AREA: 642.6ft ² /59.7m ²
– GLAZED OPENINGS AREA: 22ft ² /2m ²
– LIMITING DISTANCE (IL): ±1.2m
– ALLOWABLE AREA OF GLAZED OPENINGS: 7%
– RATIO OF UNPROTECTED OPENINGS: 3.35%

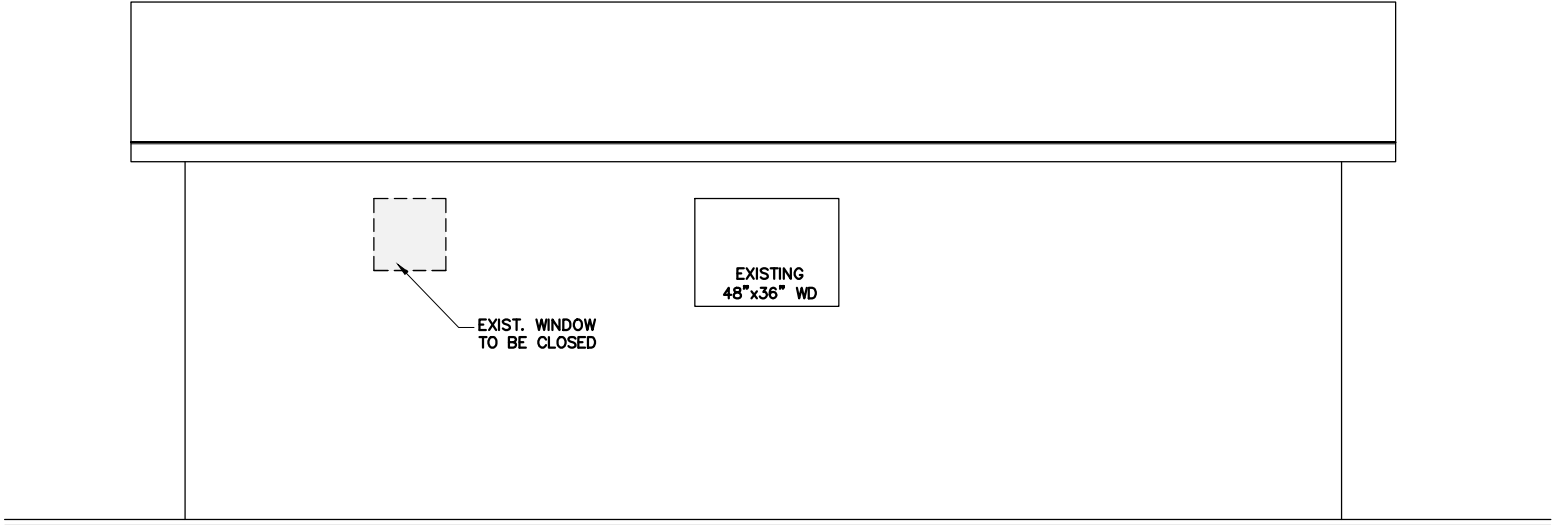


1
A2.5

BACKYARD SUITE REAR ELEVATION

SCALE: 3/16" = 1'–0"

TABLE 9.10.14.4–A
– EXPOSED BUILDING FACE AREA: 319 ft ² /29.6 m ²
– GLAZED OPENINGS AREA: 12 ft ² /1.1 m ²
– LIMITING DISTANCE (IL): ±1.625 m
– ALLOWABLE AREA OF GLAZED OPENINGS: 9%
– RATIO OF UNPROTECTED OPENINGS: 3.7%



2
A2.5

EXISTING HOUSE REAR ELEVATION

SCALE: 3/16" = 1'–0"

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE DESIGNER. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER.



168 Weston Manor SW
Calgary, Alberta T3H 5E6
(403) 830-5833

These blueprints are the property of AAB Design Ltd. All rights reserved, including the right of reproduction, in whole or in part, in any form without the written permission of AAB Design Ltd.

AAB ARCD E S I G N I N C.

PROPOSED
BACKYARD SUITE

5366 MAIDSTONE ROAD N.E., CALGARY, ALBERTA
LOT13, BLOCK10, PLAN1071

GENERAL NOTES:

- TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.

LEGAL:

SCALE: 3/16" = 1'–0"

DRAWN BY: AE

CHECKED BY: ML

JOB NUMBER: --

ISSUE DATE: AUG. 17, 2024

REVISIONS:

--

--

--

--

--

SHEET TITLE:

UNPROTECTED
OPENINGS CALCULATION

SHEET NUMBER:

A2.5