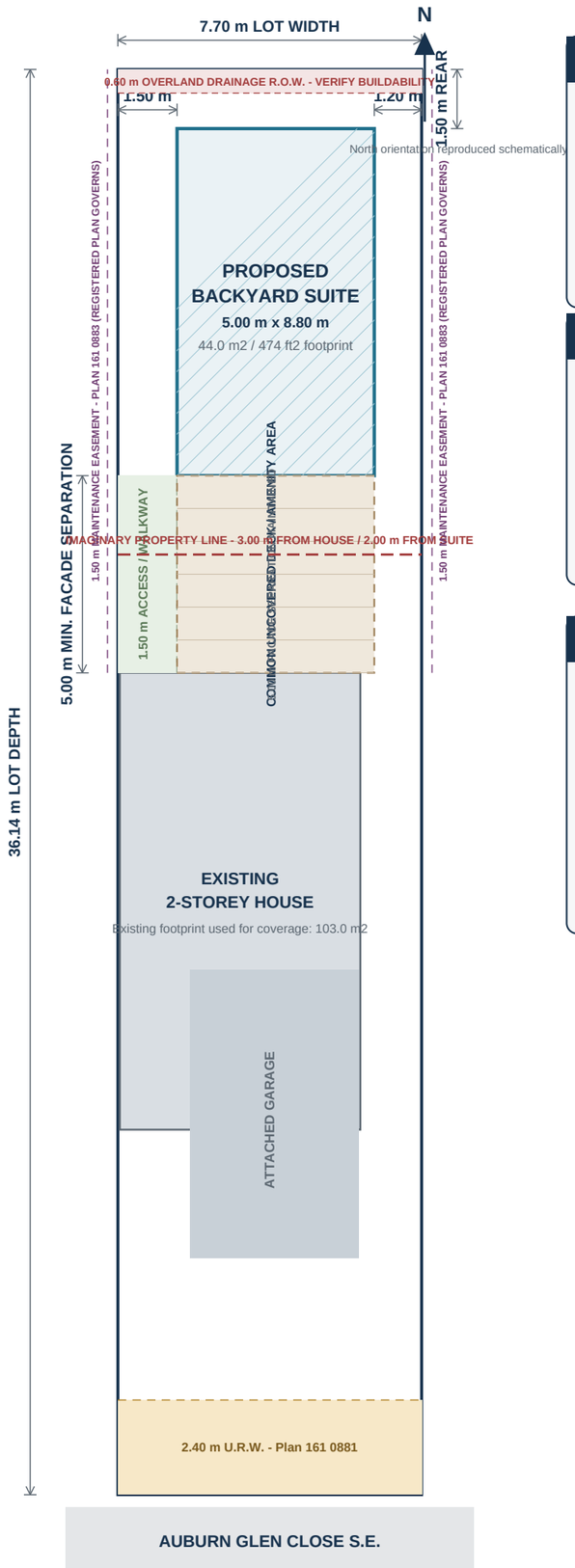
PRELIMINARY SITE PLAN - PROPOSED BACKYARD SUITE

104 Auburn Glen Close S.E., Calgary, Alberta | Lot 46, Block 68, Plan 161 0880



PROJECT DATA

Parcel area	**280.9 m2 (survey)**
Existing house footprint	**103.0 m2 (owner sketch; verify)**
Proposed suite footprint	**44.0 m2 (474 ft2)**
Combined site coverage	**147.0 m2 / 52.3%**
Conceptual maximum referenced	**60%; district confirmation required**
Parking	**3 existing front/garage stalls shown**
Common deck	**Uncovered; separate from 44.0 m2 footprint**

SETBACK / PLACEMENT SUMMARY

Rear property line	**1.50 m proposed**
Left side property line	**1.50 m proposed**
Right side property line	**1.20 m proposed**
Main house facade	**5.00 m proposed minimum**
Original 20 ft width	**Not feasible with two 1.2 m side setbacks**
Original 15 ft separation	**4.57 m - increased to 5.00 m**

REGISTERED / SITE CONSTRAINTS

1. Utility R.O.W.: Reg. 161081724 / Plan 161 0881.
2. 1.50 m maintenance: Reg. 161081730 / Plan 161 0883.
3. Drainage: Reg. 161081725 / Plan 161 0882.
4. Rear swale and existing grades must be preserved or redesigned by a qualified civil professional.
5. Obtain current title and instruments before construction.
6. Confirm utility service route and emergency access.
7. Confirm deck height, guards, foundation and permit status.
8. No work to begin from this preliminary drawing.

DRAWING NOTES

Purpose: preliminary planning and feasibility review.
Base information: Vista Geomatics plot plan dated May 10, 2016 and owner sketch received August 25, 2026.
Dimensions govern over graphic scale. Field verify all conditions.
The proposed building is diagrammatic and is not a legal survey.
A current Real Property Report, title review, grading design, and professional permit drawings may be required by the City.
Do not obstruct registered rights-of-way without written approval.

KEY CALGARY RULES CHECKED

- Rear setback for suite portion: 1.5 m minimum.
- Side setback: 1.2 m minimum unless district says otherwise.
- Typical facade separation: 5.0 m minimum.
- Parking, amenity space, height, privacy, access, servicing, and parcel coverage remain subject to full permit review.

DRAWING STATUS

PRELIMINARY - NOT FOR CONSTRUCTION

For City pre-application discussion and consultant coordination.

DRAWING: SP-1

DATE: 2026-08-25

SCALE: 1:150 AT A3 / DIMENSIONS GOVERN

[redacted]

Source geometry transcribed from owner-supplied documents; current registered information and field conditions must be verified.

SITE PLAN REVIEW, CALCULATIONS & SUBMISSION CHECKLIST

104 Auburn Glen Close S.E., Calgary, Alberta

DIMENSION RECONCILIATION

Item	Owner sketch	Drafted plan
Suite width	20'-0" / 6.096 m	5.00 m / 16'-5"
Suite depth	27'-0" / 8.230 m	8.80 m / 28'-10"
Footprint	540 ft2 / 50.2 m2	474 ft2 / 44.0 m2
Rear setback	5'-0" / 1.524 m	1.50 m
House separation	15'-0" / 4.572 m	5.00 m / 16'-5"
Side setbacks	one 5'-0" shown	1.50 m + 1.20 m

PARCEL COVERAGE

Survey parcel area: 280.9 m2

Existing house footprint used: 103.0 m2 (owner value; verify)

Proposed suite footprint: 5.00 x 8.80 = 44.0 m2

Combined footprint: 147.0 m2

Calculated coverage: 147.0 / 280.9 = 52.3%

At a 60% reference cap, remaining margin = 21.5 m2.

Decks, sheds and other covered structures may affect coverage.

CRITICAL SITE ISSUES

1. **Rear drainage corridor**
   The proposed rear edge touches the 1.50 m setback while the survey shows a 0.60 m drainage R.O.W. and swale. Confirm permitted foundation location and maintain drainage.

2. **Access rights-of-way**
   Review Plan 161 0883 and the current title. Do not assume an access R.W. can be occupied by walls, eaves, steps, meters or mechanical equipment.

3. **House separation / deck**
   Maintain 5.0 m facade separation. The common deck is uncovered and separate from the suite footprint; coordinate its height, guards and window-well clearance.

4. **Servicing**
   Show proposed water, sanitary, electrical and gas routes. Confirm capacity, trench clearances and shut-offs before permit submission.

5. **Parking and access**
   Retain required parking stalls and provide a clear, lighted pedestrian path from the street to the suite entrance.

PERMIT-SUBMISSION CHECKLIST

- [ ] Current land title and all registered instruments
- [ ] Current Real Property Report / legal survey update
- [ ] Development permit drawings, if required
- [ ] Building permit architectural plans
- [ ] Site plan with all setbacks and projections
- [ ] Parcel coverage calculation
- [ ] Existing and proposed grades / drainage plan
- [ ] Utility and servicing plan
- [ ] Parking stall dimensions and access path
- [ ] Floor plans, elevations and building height
- [ ] Window, balcony and privacy treatment
- [ ] Tree, waste/recycling and mechanical locations
- [ ] Structural, energy and fire-safety details
- [ ] Qualified professional review as required

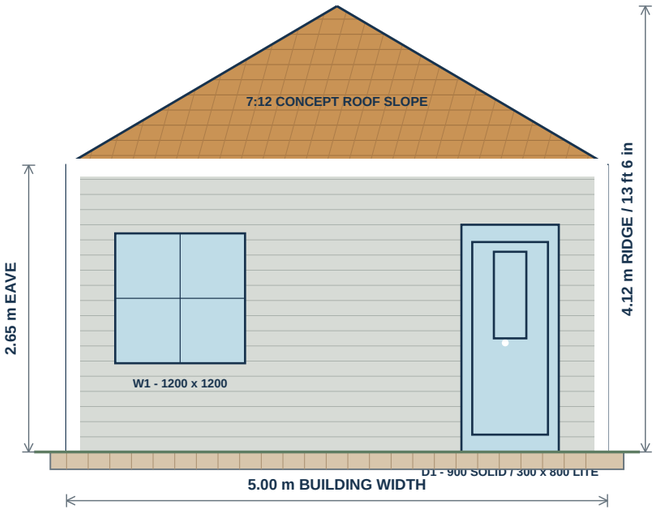
DESIGN DECISION NEEDED

Confirm whether to retain the compliant 5.00 x 8.80 m footprint or redesign within the 5.30 m maximum width.

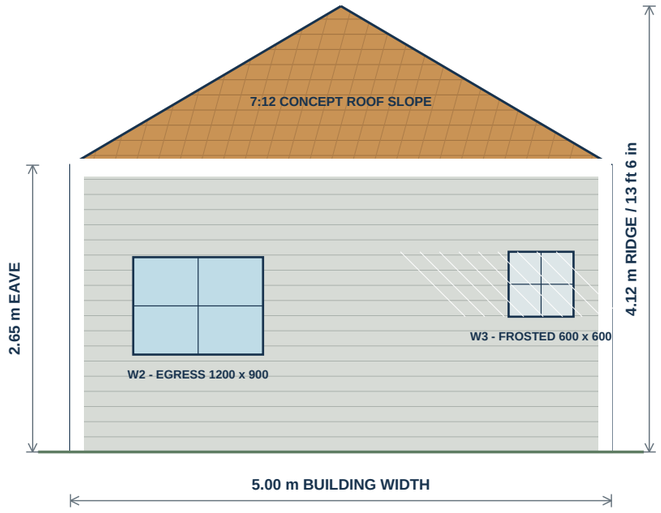
Any enlargement must preserve setbacks, access and drainage.

GARDEN SUITE ELEVATIONS - FRONT & REAR

104 Auburn Glen Close S.E., Calgary | Mayne-adapted one-bedroom backyard suite



HOUSE-FACING / FRONT ELEVATION



REAR ELEVATION

EXTERIOR MATERIAL PALETTE

Roof: charcoal architectural asphalt shingles.

Gable: warm cedar-look shingles, sealed or low-maintenance.

Walls: horizontal fibre-cement siding, warm grey.

Trim / fascia / corner boards: white or cream.

Doors and window frames: dark charcoal or black.

Deck: uncovered wood/composite common deck; no porch roof.

Final colours to coordinate with the existing house.

HEIGHT / ROOF NOTES

Concept eave height: 2.65 m above finished grade.

Concept ridge height: 4.12 m / approximately 13 ft 6 in.

Concept roof slope: 7:12, ridge parallel to 8.80 m depth.

Final height is measured using Calgary bylaw grade rules.

Rear angular-plane compliance must be confirmed from surveyed grade.

Roof drainage must discharge and remain on the subject parcel.

No roof is proposed over the common deck.

Foundation and roof structure require permit engineering.

OPENING SCHEDULE

D1: 900 x 2100 mm solid entry door with 300 x 800 mm lite.

W1: 1200 x 1200 mm living-room window facing main house.

W2: 1200 x 900 mm bedroom casement egress window.

W3: 600 x 600 mm frosted service/laundry window.

No openings on either side elevation.

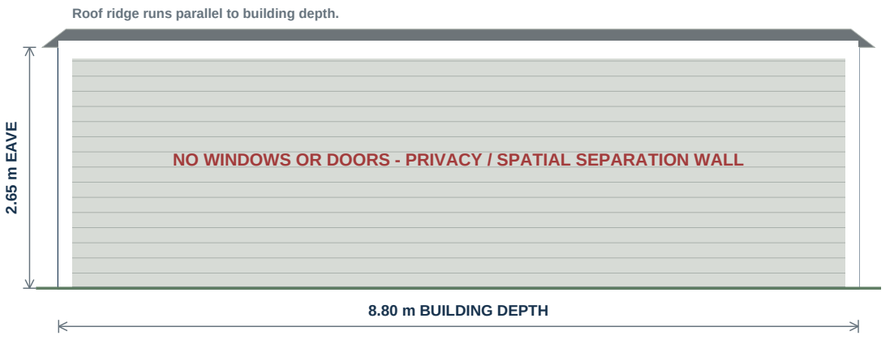
Verify W2 clear opening >= 0.35 m2, minimum dimension 380 mm.

House-facing suite glazing: 1.68 m2 total at 2.0 m limiting distance.

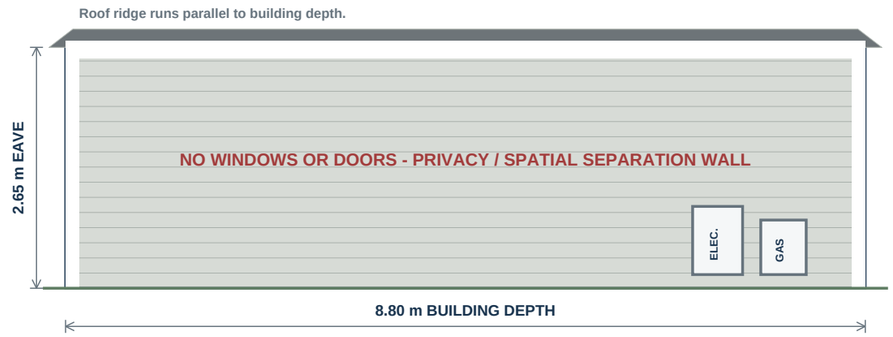
Window head heights and rough openings to be coordinated.

GARDEN SUITE ELEVATIONS - SIDE WALLS & NOTES

104 Auburn Glen Close S.E., Calgary | Mayne-adapted one-bedroom backyard suite



LEFT SIDE ELEVATION - NO OPENINGS



RIGHT SIDE ELEVATION - NO OPENINGS

PRIVACY / SPATIAL-SEPARATION STRATEGY

1. Both side walls are shown without windows or exterior doors.
2. Bedroom egress is provided on the rear elevation.
3. Living-room daylight is provided from the house-facing facade and optional roof skylights shown on the floor plan.
4. Wall fire-resistance ratings and cladding depend on limiting distance and Alberta Building Code calculations.
5. Eaves, gutters, meters and mechanical equipment must remain within the approved setbacks and registered rights-of-way.
6. Final utility locations must retain the 1.50 m access route.
7. Exhaust outlets must meet clearances from openings and lines.

COMMON DECK COORDINATION

1. The deck is uncovered and separate from the suite footprint.
2. It occupies part of the 5.0 m separation between the buildings.
3. Maintain access to the existing house window well.
4. Confirm finished deck height relative to both exit thresholds.
5. Guards and stairs depend on height above adjacent grade.
6. Coordinate deck foundations with suite/house foundations, utilities, drainage swale and frost protection.
7. Do not add a roof without revising site coverage and setbacks.
8. Confirm development/building permit treatment with Calgary.

PERMIT DRAWING FOLLOW-UP

Foundation plan and details
Roof and wall framing plans
Building section and assemblies
Spatial-separation calculations
Energy-efficiency calculations
Electrical / lighting plan
Plumbing / HVAC plan
Grading and servicing plan
Updated site plan / title review
Professional seals where required

EXISTING HOUSE REAR ELEVATION & SPATIAL SEPARATION

104 Auburn Glen Close S.E., Calgary, Alberta

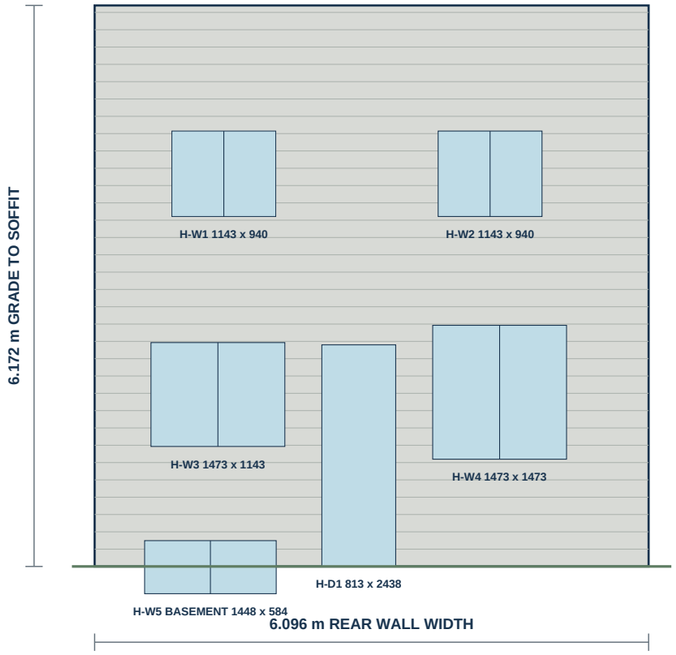
EXISTING HOUSE - OPENING CALCULATION

Exposing building face: 6.096 x 6.172 = 37.625 m2.
H-W1 upper left: 1.143 x 0.940 = 1.074 m2.
H-W2 upper right: 1.143 x 0.940 = 1.074 m2.
H-W3 lower left: 1.473 x 1.143 = 1.684 m2.
H-W4 lower right: 1.473 x 1.473 = 2.170 m2.
H-D1 door/transom (conservative full opening): 1.982 m2.
H-W5 basement: 1.448 x 0.584 = 0.846 m2.
Aggregate measured openings: 8.830 m2.
Actual percentage: 8.830 / 37.625 = 23.47%.
Imaginary-line limiting distance: 3.00 m.
LD-squared allowance: 3.00 x 3.00 = 9.000 m2.
Preliminary margin: 9.000 - 8.830 = 0.170 m2.
Result: PASS PRELIMINARILY - margin is small; field verify.

GARDEN SUITE - OPENING CALCULATIONS

House-facing EBF: 5.00 x 2.65 + gable = 16.925 m2.
Limiting distance to imaginary line: 2.00 m.
W1: 1.20 x 1.20 = 1.440 m2.
D1 glazed lite only: 0.30 x 0.80 = 0.240 m2.
Aggregate front glazing: 1.680 m2 / 9.93%.
LD-squared allowance: 2.00 x 2.00 = 4.000 m2 - PASS.
Rear EBF: 16.925 m2; limiting distance 1.50 m.
W2 + W3: 1.080 + 0.360 = 1.440 m2 / 8.51%.
LD-squared allowance: 1.50 x 1.50 = 2.250 m2 - PASS.
Left EBF: 8.80 x 2.65 = 23.320 m2; openings 0%.
Right EBF: 23.320 m2; openings 0%.
Wall ratings, cladding and soffits require separate code review.
Calculations use preliminary geometry and measured dimensions.

EXISTING HOUSE REAR ELEVATION - OPENING LOCATIONS APPROXIMATE



SPATIAL-SEPARATION BASIS / LIMITATIONS

1. The imaginary property line is located within the 5.00 m building separation: 3.00 m from the existing house and 2.00 m from the suite.
2. Preliminary opening allowances use the limiting-distance-squared alternative described in NBC/ABC Part 9 spatial-separation provisions.
3. The complete exterior door/transom opening is counted for the existing house, which is conservative if portions are opaque.
4. The suite entrance door must remain predominantly solid; only the stated 300 x 800 mm glazed lite is included.
5. Opening areas are based on owner measurements. Permit calculations normally use verified rough-opening dimensions.
6. Existing opening locations shown on the elevation are scaled approximately from the supplied photograph; their areas are dimension-based.
7. A qualified Alberta code professional and the City must confirm the applicable code edition, calculation method and construction requirements.
8. Changes to opening sizes, building separation, wall height, grade or imaginary-line position require recalculation.
9. Rear-house roof is hipped; the exposing-building-face calculation uses the measured rectangular wall to underside of soffit.
10. The common platform is uncovered and approximately 457 mm above grade; maintain basement-window clearance and emergency access.