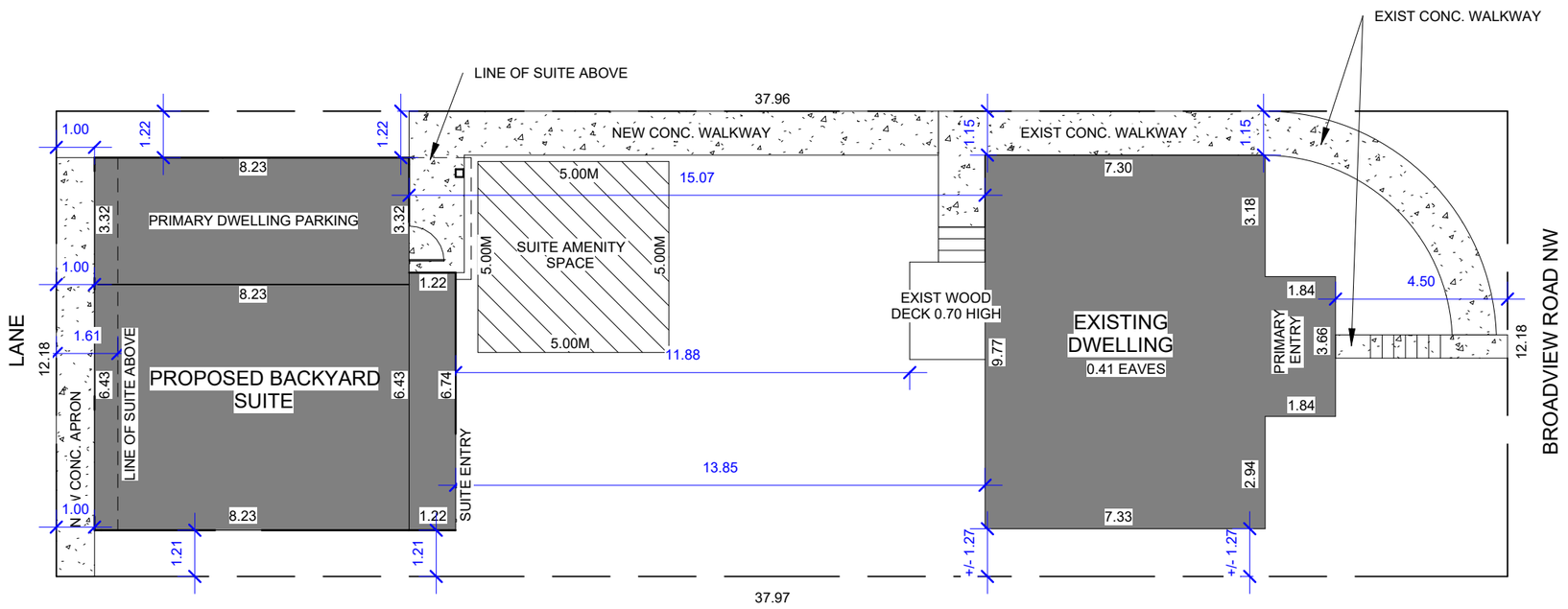


1 / A1.0 SITE PLAN
1 : 150

GENERAL NOTES:

- TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.
- ALL LOADBEARING LINTELS TO BE 2-2X10 #2 SPRUCE UNLESS NOTED OTHERWISE.
- FINAL EXTERIOR GRADES MAY VARY
- WINDOW AND DOOR SIZES SHOWN ARE APPROXIMATE ONLY. EXACT ROUGH OPENINGS TO BE SUPPLIED BY MANUFACTURER PRIOR TO CONSTRUCTION.
- MECHANICAL LAYOUT AND SPECS. SUPPLIED BY OTHERS.
- ROOF SHALL BE VENTED WITH AN UNOBSTRUCTED VENT AREA OF NOT LESS THAN 1/300 OF THE CEILING AREA.
- TRUSSES MANUFACTURER TO PROVIDE TRUSS LAYOUT AND VERIFY ALL ROOF SLOPES.
- TRUSSES ARE TO BE APPROVED BY AN ENGINEER REGISTERED IN THE PROVINCE OF ALBERTA.
- THE AREAS REQUIRING VENTILATION WITHIN THE ROOF SPACE OR ATTIC SHALL CONFORM TO THE NATIONAL BUILDING CODE 2023 ALBERTA EDITION 9-19-1-1 & 9-19-1-19
- ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATED AS PER THE NATIONAL BUILDING CODE 2023 ALBERTA EDITION 9-19--2-1 (1) & 9-19-2-1 (2)
- SMOKE ALARMS TO CONFORM TO THE NATIONAL BUILDING CODE 2023 ALBERTA EDITION 9-10-18-2 & 9-10-18-3
- IF WEEPING TILE IS REQUIRED SLAB ON GROUND SHALL BE DAMPROOFED AS PER THE NATIONAL BUILDING CODE 2023 ALBERTA EDITION 9-13-1-2 & 9-1-6
- FLASHING, INTERIOR DAMPROOFING AND VAPOR JUNCTIONS AS PER THE NATIONAL BUILDING CODE 2023 ALBERTA EDITION 9-20-13
- PROVIDE INTERIOR DAMPROOFING AND VAPOR BARRIER AS PER THE NATIONAL BUILDING CODE 2023 ALBERTA EDITION 9-26-5 & 9-13-5-3 & 9-13-1-3
- ALL EXTERIOR WALLS WHERE MONO TRUSSES ARE ATTACHED SHALL BE SEALED & TAPERED BEFORE INSTALLING TRUSSES

ERRORS AND OMISSIONS:

PLAN PERUSAL AND CONFIRMATION IS ESSENTIAL PRIOR TO CONSTRUCTION. HOWEVER, ERRORS AND OMISSIONS MAY OCCUR ON THE DRAWINGS. SUCH ERRORS AND OMISSIONS ARE OVERRULED BY ANY ADDENDUMS & SPECIFICATIONS.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR SUCH ERRORS AND OMISSIONS. TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.

LOT COVERAGE

LOW DENSITY MIXED HOUSING (R-G) (R-GM) DISTRICT

MAXIMUM LOT COVERAGE = 60%

LOT AREA= 4978.04 SQ.FT.

EXISTING LOT COVERAGE = 844.13 SQ.FT.

PROPOSED SUITE = 952.50 SQ.FT.

TOTAL LOT COVERAGE = 1796.63 SQ.FT. (**36.09%**)

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WWW.PRIMEDESIGNSYYC.COM
720 28 ST. N.E. UNIT #128 CALGARY, AB
CONSULTANT

SEAL

NORTH

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATUMS, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNERS IMMEDIATELY. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNERS AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN CONSENT.
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PROPOSED BACKYARD SUITE
1606 BROADVIEW ROAD NW
CALGARY, ALBERTA

PROJECT NO. TBD

REVISION
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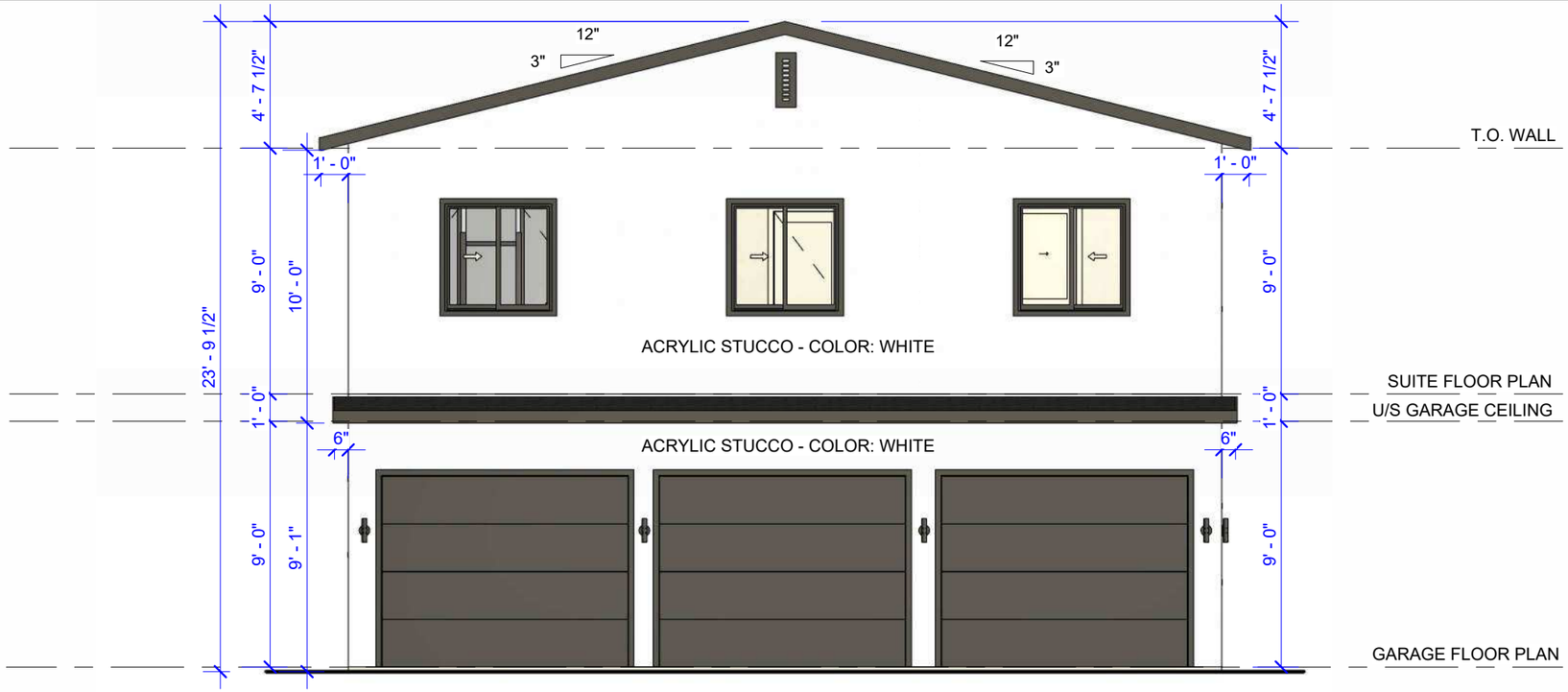
SITE PLAN

SCALE: 1 : 150

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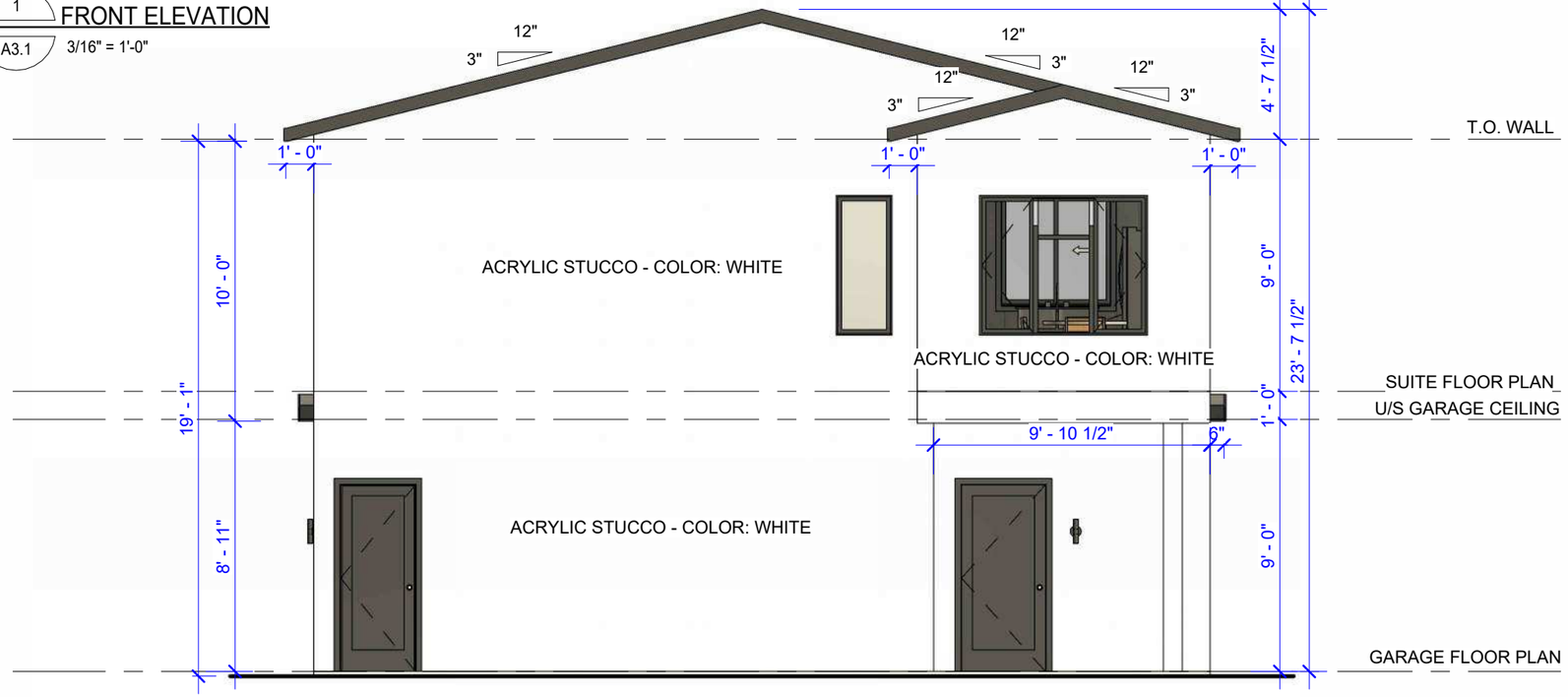
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DRAWN BY: J.H.



1 A3.1 **FRONT ELEVATION**

3/16" = 1'-0"



2 A3.1 **REAR ELEVATION**

3/16" = 1'-0"

ALL GRADES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ON SITE.

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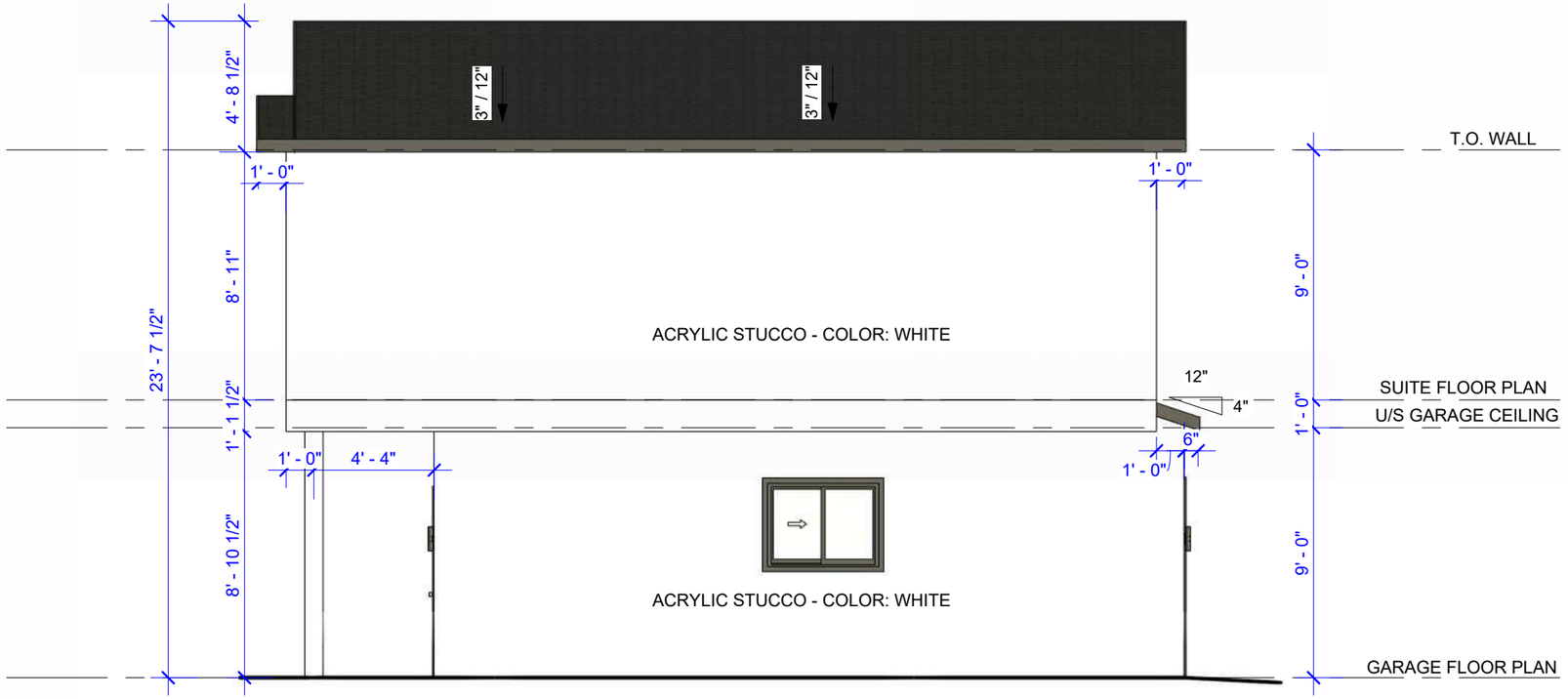
FRONT & REAR ELEVATIONS

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

A3.1

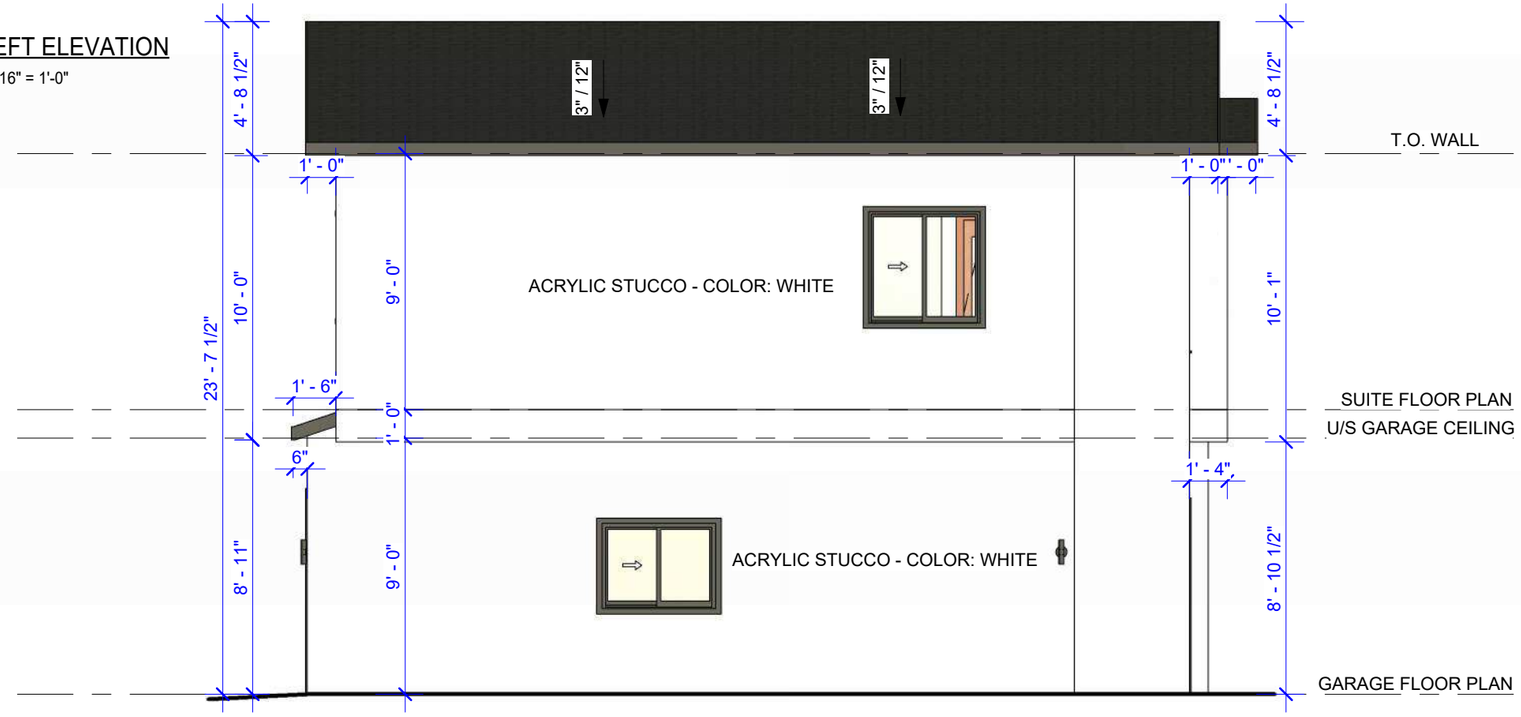
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DRAWN BY: JH



1 A3.2 LEFT ELEVATION

3/16" = 1'-0"



2 A3.2 RIGHT ELEVATION

3/16" = 1'-0"

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PROPOSED BACKYARD SUITE
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CALGARY, ALBERTA

PROJECT NO. TBD

REVISION
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LEFT & RIGHT ELEVATIONS

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

A3.2

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DRAWN BY: JH