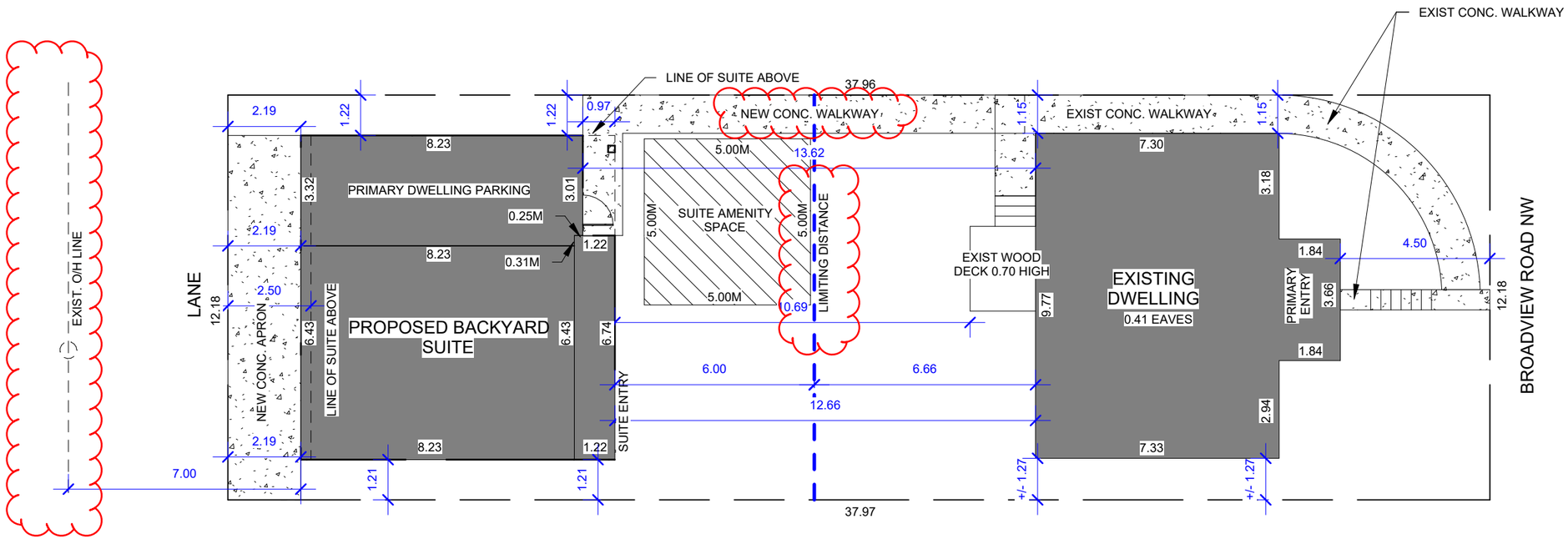


1 SITE PLAN
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GENERAL NOTES:

- 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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CONSULTANT

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NORTH

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PROPOSED BACKYARD SUITE
1606 BROADVIEW ROAD NW
CALGARY, ALBERTA

PROJECT NO. TBD

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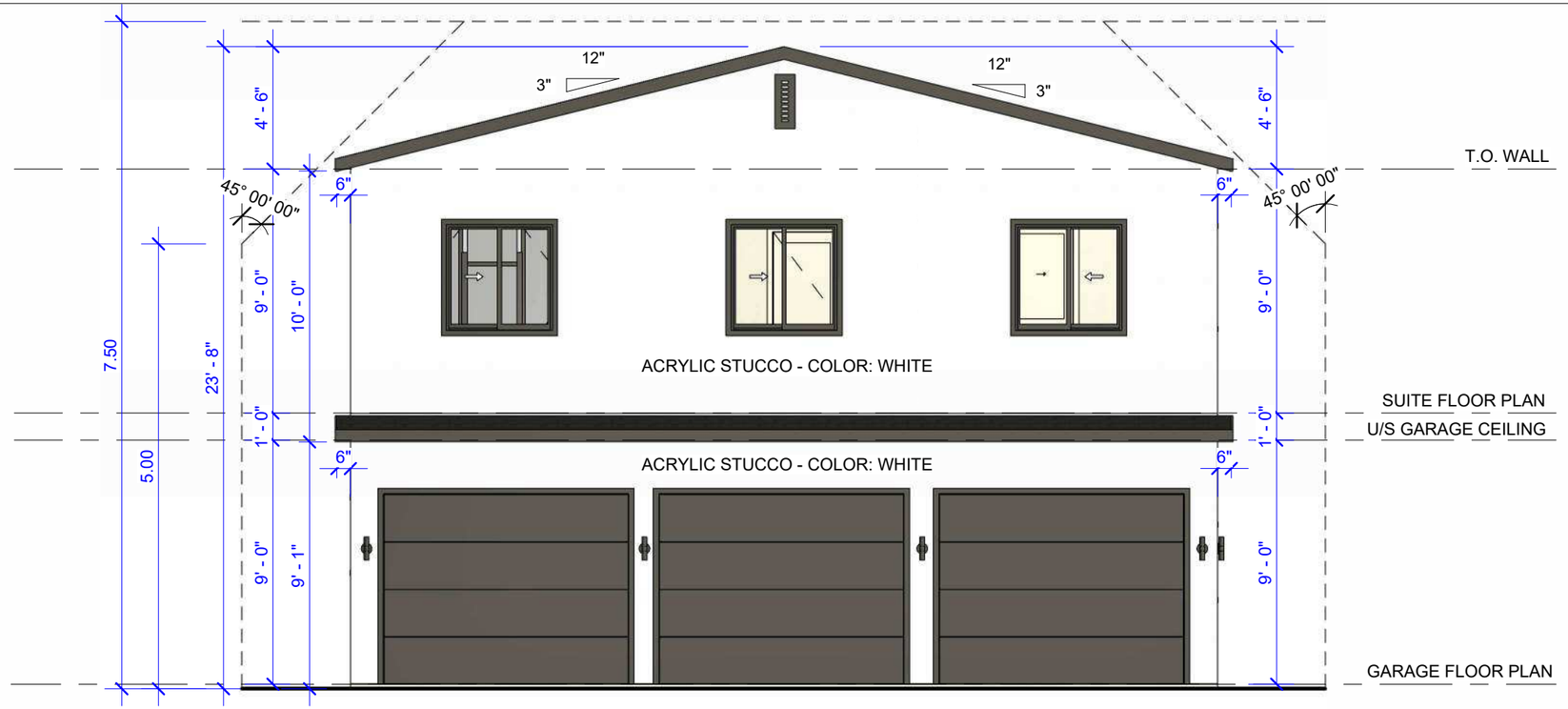
SITE PLAN

SCALE: 1 : 150

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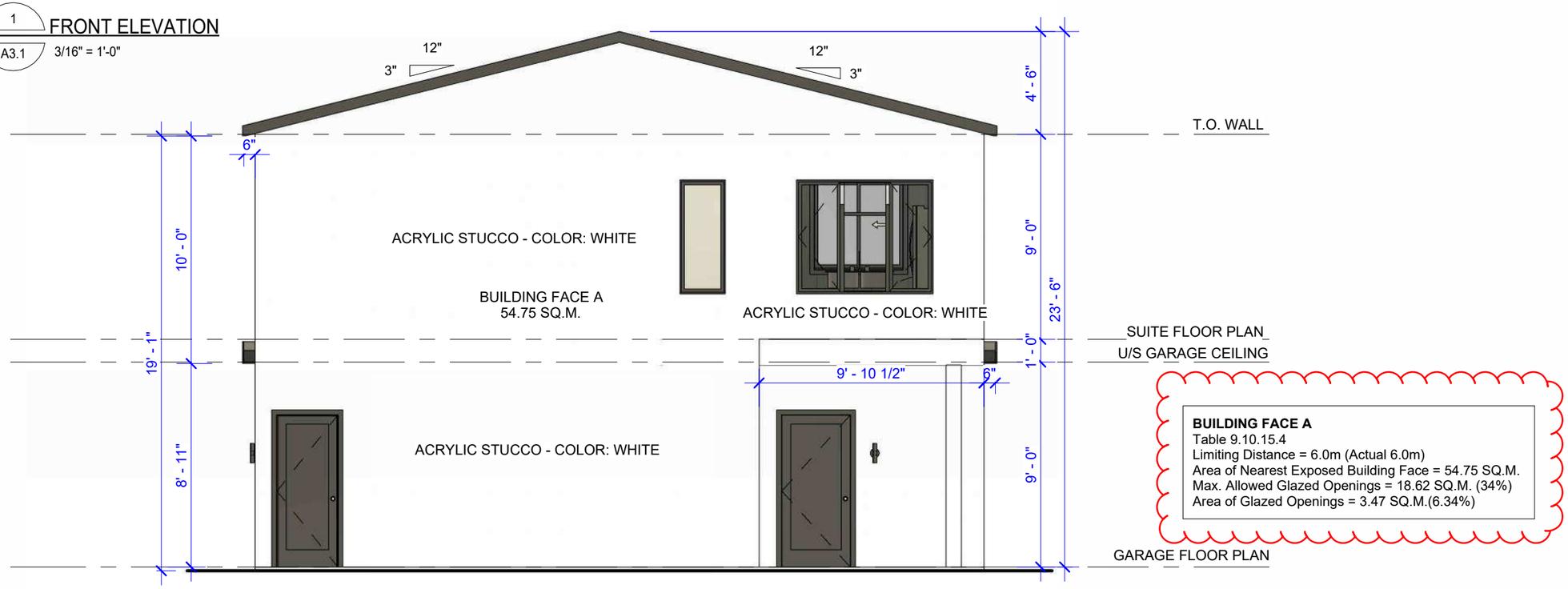
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DRAWN BY: J.H.



1 A3.1 **FRONT ELEVATION**

3/16" = 1'-0"



BUILDING FACE A
Table 9.10.15.4
Limiting Distance = 6.0m (Actual 6.0m)
Area of Nearest Exposed Building Face = 54.75 SQ.M.
Max. Allowed Glazed Openings = 18.62 SQ.M. (34%)
Area of Glazed Openings = 3.47 SQ.M.(6.34%)

2 A3.1 **REAR ELEVATION**

3/16" = 1'-0"

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

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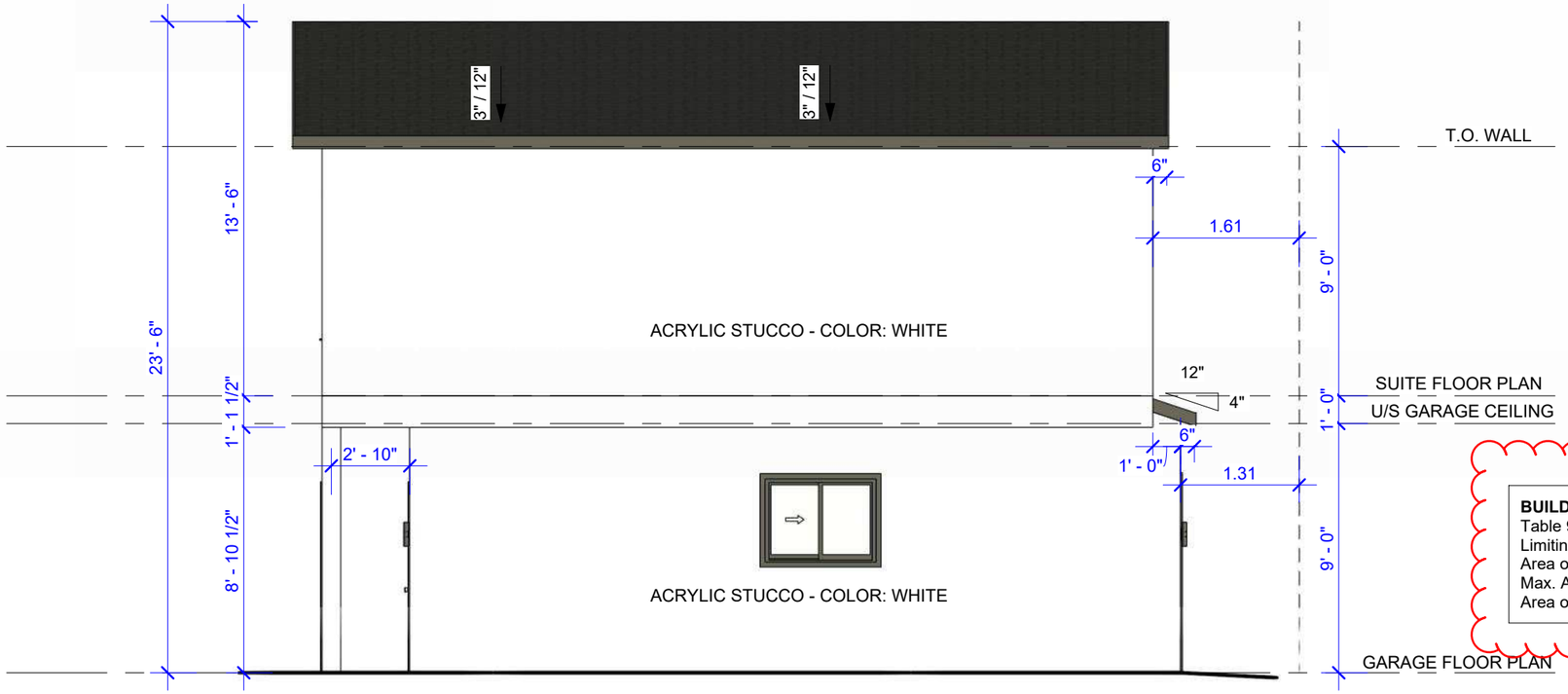
FRONT & REAR ELEVATIONS

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

A3.1

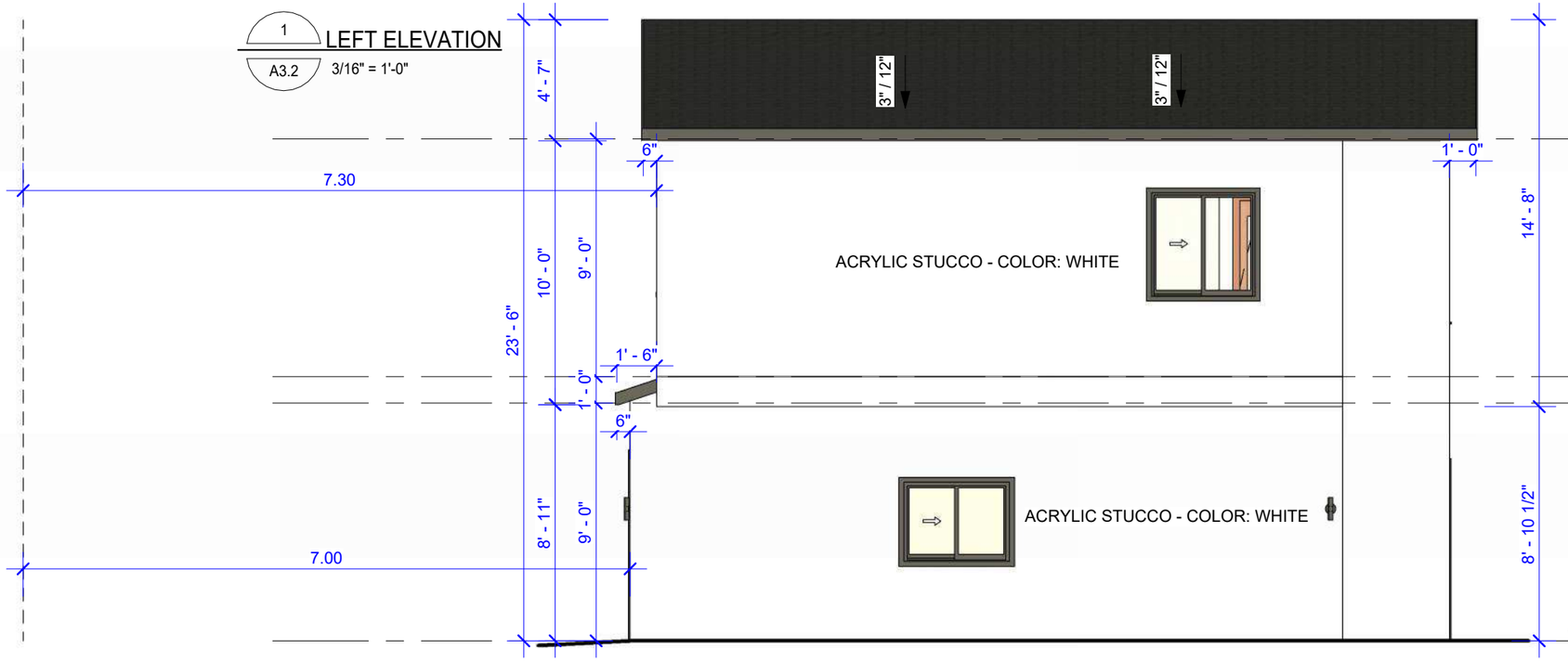
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DRAWN BY: JH



BUILDING FACE A
Table 9.10.15.4
Limiting Distance = 1.2m (Actual 1.22m)
Area of Nearest Exposed Building Face = 51.01 SQ.M.
Max. Allowed Glazed Openings = 3.57 SQ.M. (7%)
Area of Glazed Openings = 1.11 SQ.M.(2.18%)

1 A3.2 LEFT ELEVATION
3/16" = 1'-0"



BUILDING FACE A
Table 9.10.15.4
Limiting Distance = 1.2m (Actual 1.21m)
Area of Nearest Exposed Building Face = 53.61 SQ.M.
Max. Allowed Glazed Openings = 3.75 SQ.M. (7%)
Area of Glazed Openings = 2.40 SQ.M.(4.74%)

2 A3.2 RIGHT ELEVATION
3/16" = 1'-0"

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

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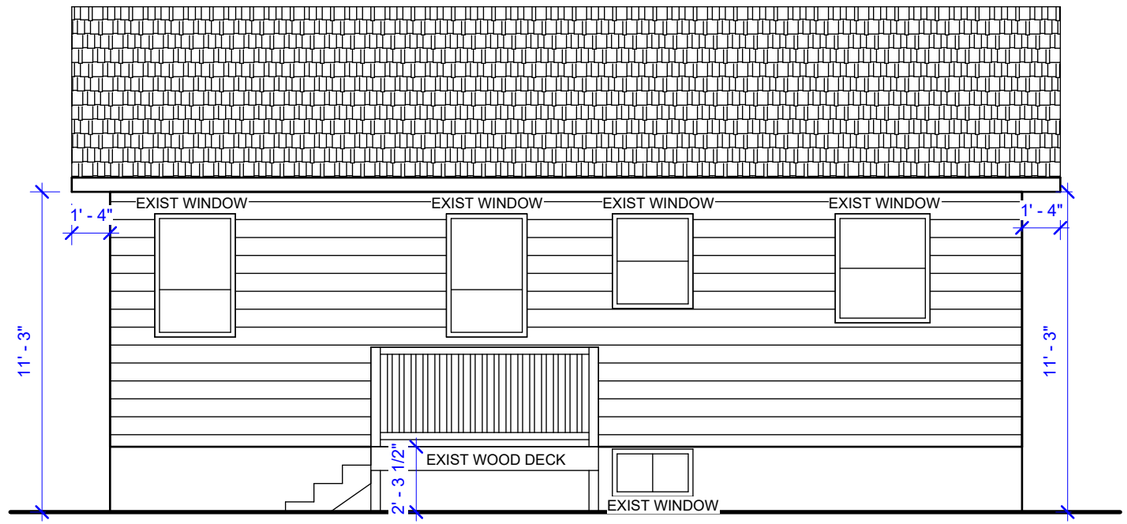
LEFT & RIGHT ELEVATIONS

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

A3.2

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DRAWN BY: JH



1 / A3.3 EXISTING DWELLING REAR ELEVATION
3/16" = 1'-0"

BUILDING FACE A
Table 9.10.15.4
Limiting Distance = 6.0m (Actual 6.66m)
Area of Nearest Exposed Building Face = 33.52SQ.M.
Max. Allowed Glazed Openings = 23.13 SQ.M. (69%)
Area of Glazed Openings = 4.78 SQ.M.(14.26%)

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

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EXISTING DWELLING REAR ELEVATION

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

A3.3

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