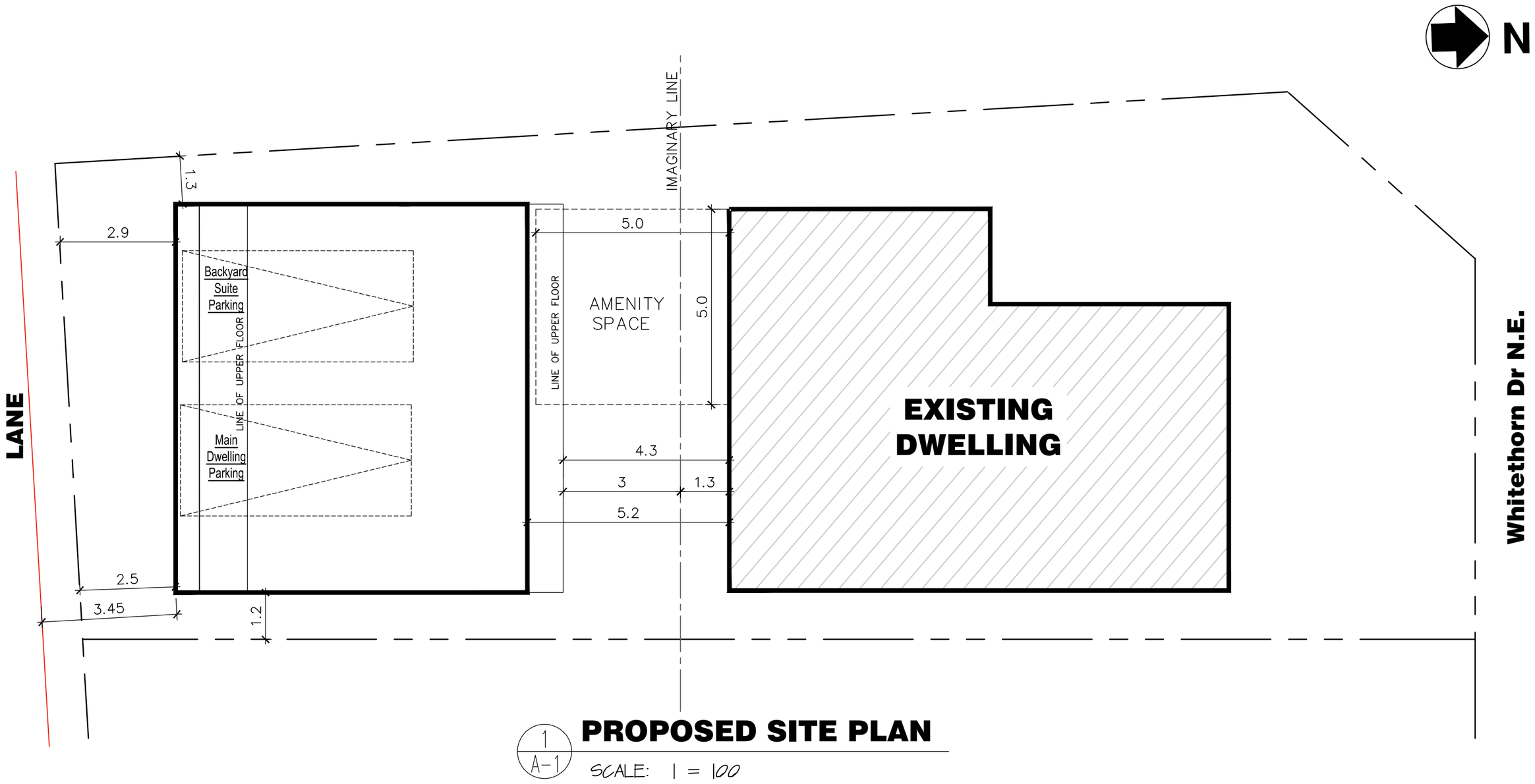


PROPOSED SITE PLAN

1 / A-1

SCALE: 1 = 100

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 LOCAL BUILDING BY–LAWS.
6. WALLS ARE DIMENSIONED TO EDGE EDGE OF FRAMING. OPENING ARE DIM. TO CENTRE OF R.O.
7. CONTRACTOR TO DETERMINE SOIL CONDITIONS ARE SUITABLE BEFORE START OF CONSTRUCTION.
8. 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.
9. ALL MATERIALS SHALL BE INSTALLED AND / OR APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
10. BUILDER SHALL VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.
11. BUILDER TO VERIFY THAT ALL WOOD FRAMING MATERIAL IS GRADE STAMPED AND HAS LESS THAN 19% MOISTURE CONTENT.
12. WRITTEN AND APPROVED SPECIFICATIONS WILL ALWAYS OVERRIDE DRAWINGS.
13. ALL PLANS AND PLOT PLANS ARE SUBJECT TO CHANGE DEPENDING ON ARCHITECTURAL CONTROL GUIDELINES AND APPROVALS.
14. DOORS AND WINDOWS ARE SHOWN IN NOMINAL SIZES. ROUGH OPENING SHALL BE AS MANUFACTURE'S SPECIFICATIONS.
15. DO NOT SCALE FROM DRAWINGS.
16. 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.

PROPOSED BACKYARD SUITE

4103 Whitethorn Dr NE

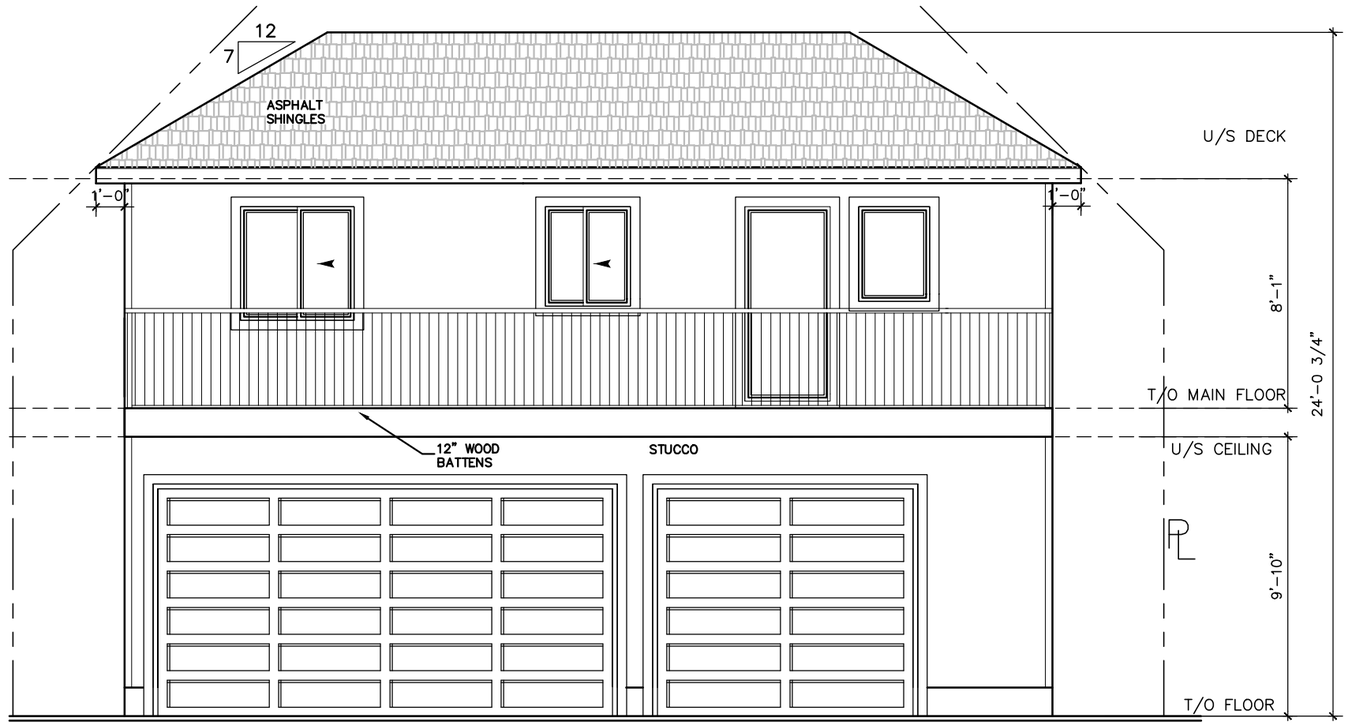
LOT 113, BLOCK 5, PLAN 781 0991

COVERAGE CALCULATIONS:

LOT AREA:	5000 SQ FT
ALLOWED COVERAGE:	45% = 2250 SQ FT
HOUSE COVERAGE:	1181 SQ FT
PROPOSED COVERAGE:	905 SQ FT
TOTAL COVERAGE AREA:	2082 SQ FT
TOTAL LOT COVERAGE:	41.7%

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1
A2.1

FRONT ELEVATION

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

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PROPOSED BACKYARD SUITE

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LOT 113, BLOCK 5, PLAN 781 0991

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LEGAL:

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

DRAWN BY: RH

CHECKED BY: ML

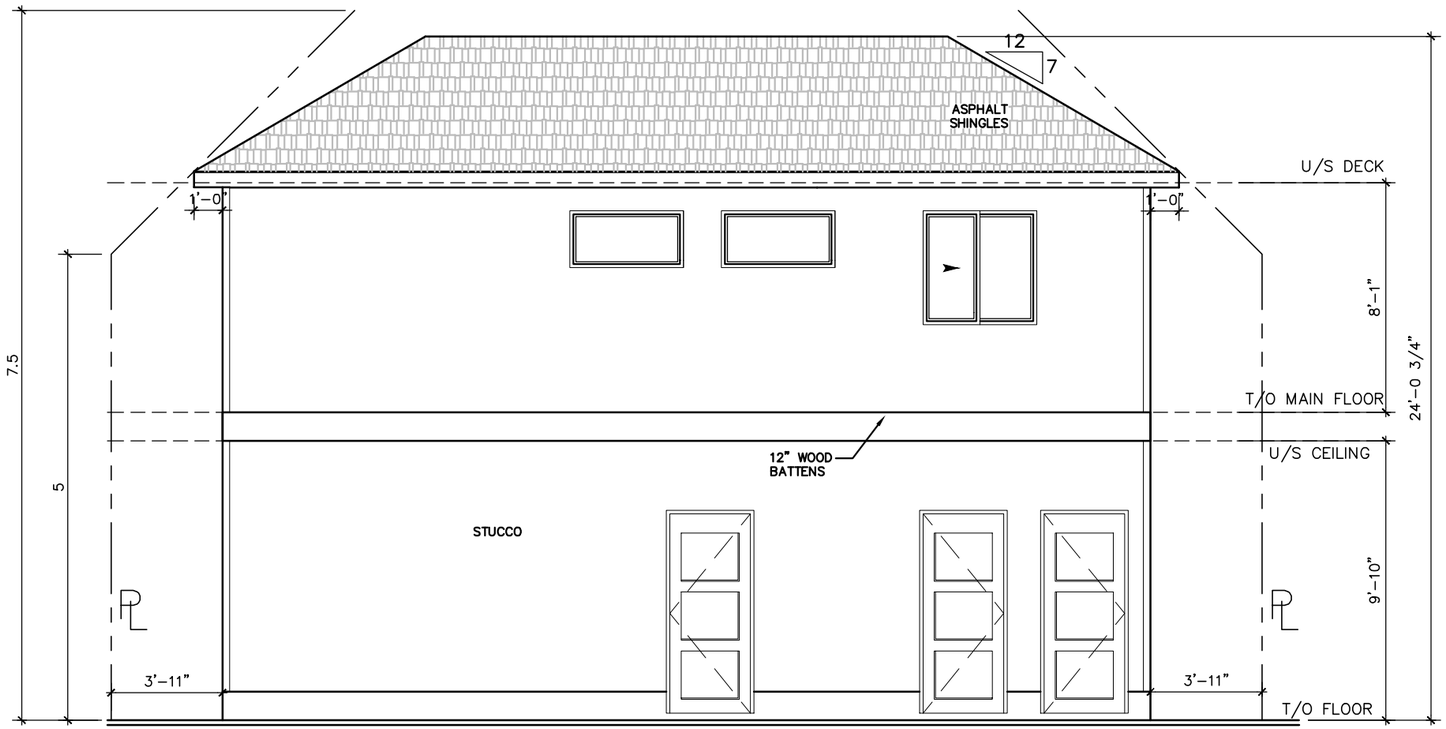
JOB NUMBER: ---

ISSUE DATE: JUNE.06-26

REVISIONS: ---

SHEET TITLE:
PROPOSED FRONT ELEVATION

SHEET NUMBER:
A2.1



1 / A2.2 **REAR ELEVATION**

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

TABLE 9.10.14.4-A
- EXPOSED BUILDING FACE AREA: 570 ft² / 53 m²
- GLAZED OPENINGS AREA: (22X3)+16+(8X2)= 98 ft² / 9.1m²
- LIMITING DISTANCE (IL): 3 m
- ALLOWABLE AREA OF GLAZED OPENINGS: 19%
- RATIO OF UNPROTECTED OPENINGS: 17.2%

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PROPOSED BACKYARD SUITE

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LEGAL:

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

DRAWN BY: RH

CHECKED BY: ML

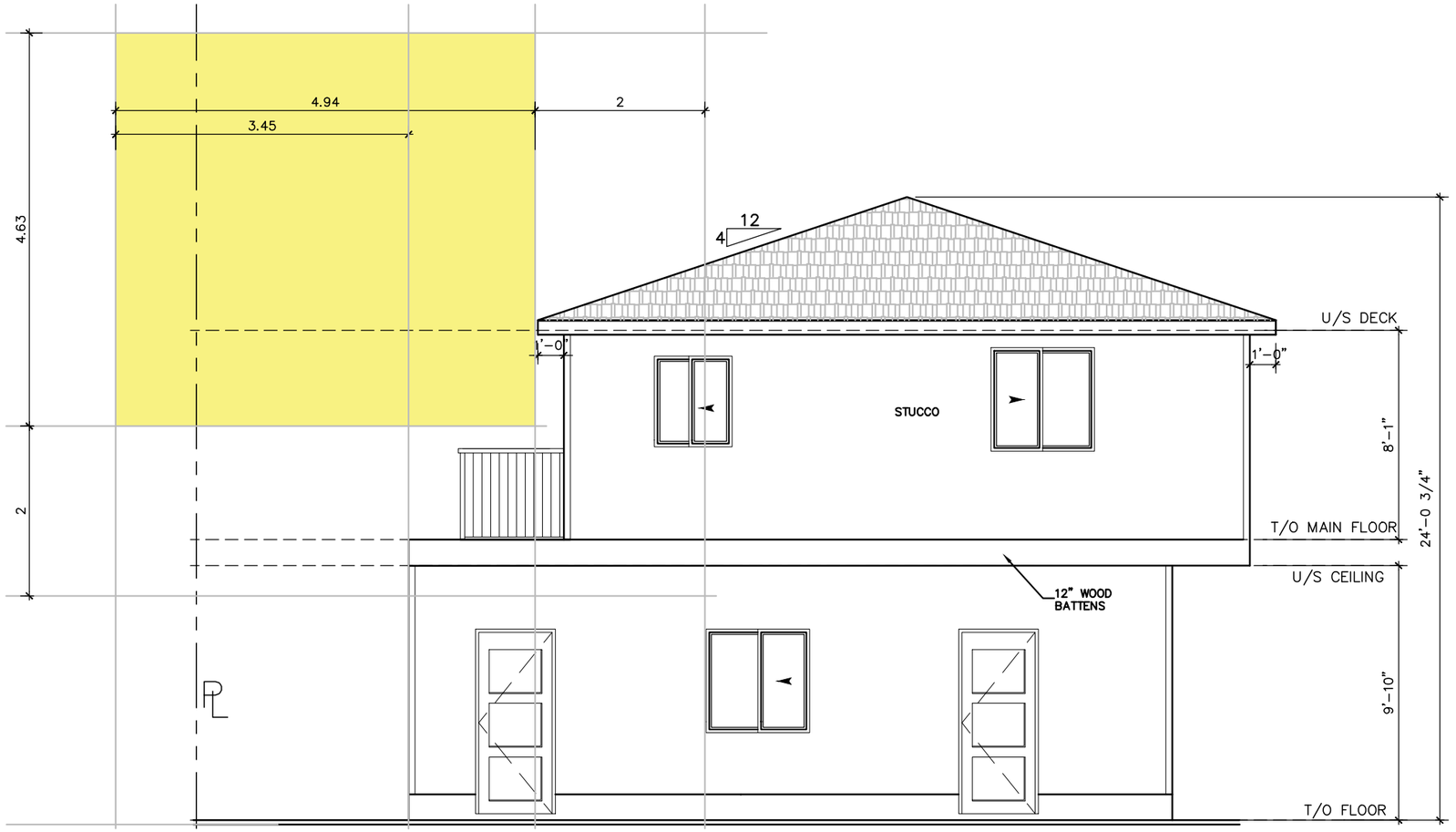
JOB NUMBER: ---

ISSUE DATE: JUNE.06-26

REVISIONS: ---

SHEET TITLE: **PROPOSED REAR ELEVATION**

SHEET NUMBER: **A2.2**



1
A2.3

RIGHT ELEVATION

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

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LEGAL:

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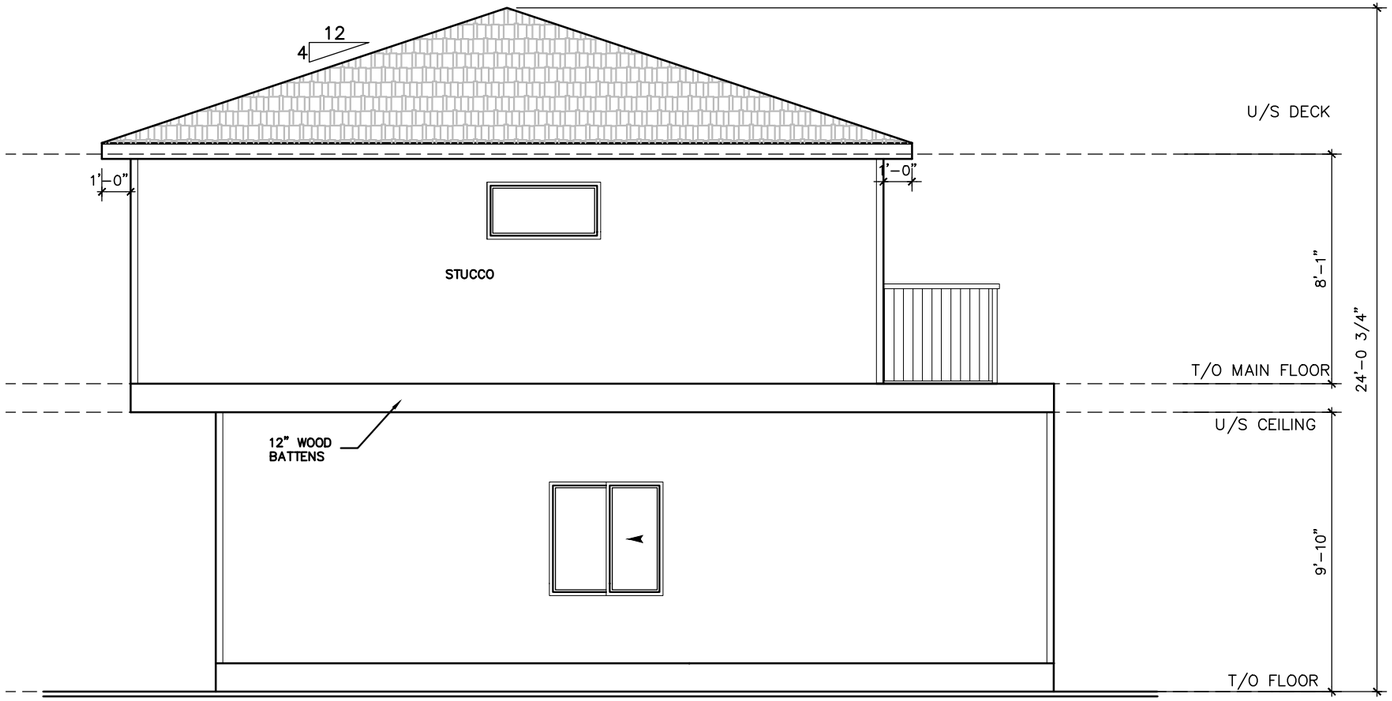
JOB NUMBER: ---

ISSUE DATE: JUNE.06-26

REVISIONS: ---

SHEET TITLE:
PROPOSED RIGHT ELEVATION

SHEET NUMBER:
A2.3



1 / A2.4 **LEFT ELEVATION**

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

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PROPOSED BACKYARD SUITE

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LEGAL:

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

DRAWN BY: RH

CHECKED BY: ML

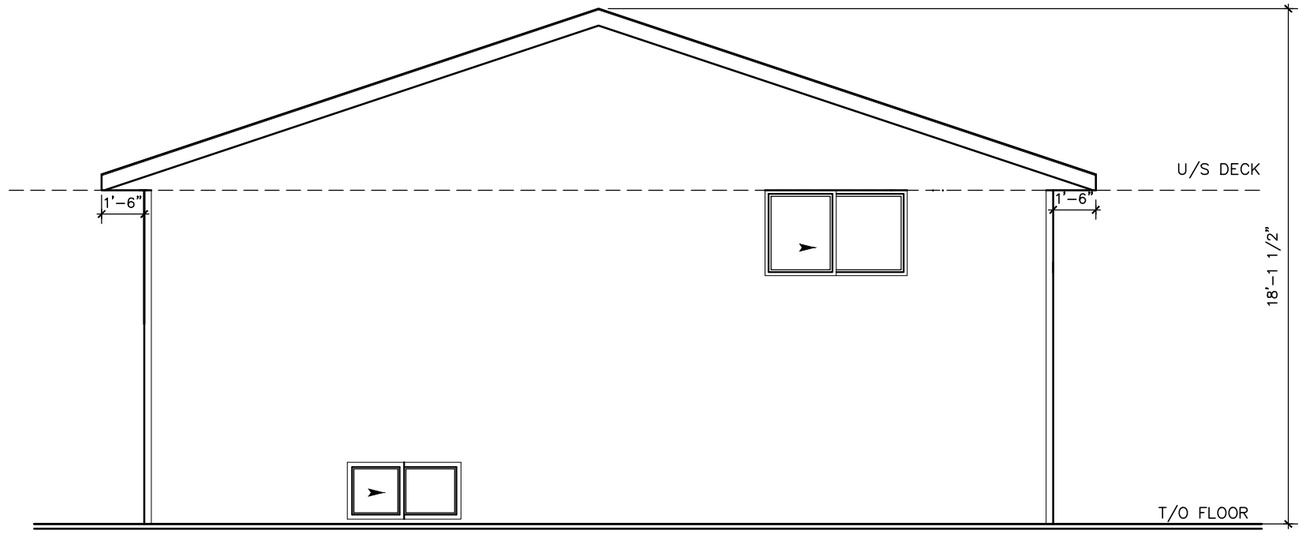
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SHEET TITLE:
PROPOSED LEFT ELEVATION

SHEET NUMBER:
A2.4



1 / A2.5 **BACKYARD SUITE REAR ELEVATION**

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

TABLE 9.10.14.4-A
- EXPOSED BUILDING FACE AREA: 375.6 ft² / 35 m²
- GLAZED OPENINGS AREA: 15+8 = 23 ft² / 2.2 m²
- LIMITING DISTANCE (IL): 1.3 m
- ALLOWABLE AREA OF GLAZED OPENINGS: 7.6%
- RATIO OF UNPROTECTED OPENINGS: 6.4%

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LEGAL:

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

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JOB NUMBER: ---

ISSUE DATE: JUNE.06-26

REVISIONS: ---

SHEET TITLE: **EXISTING REAR ELEVATION**

SHEET NUMBER: **A2.5**