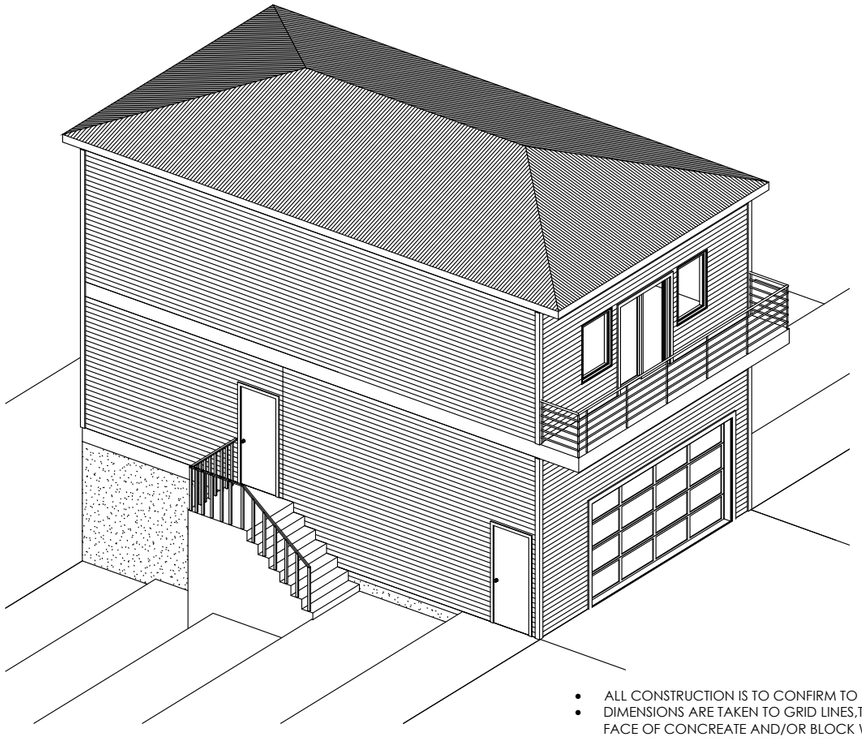
BACKYARD SUITE

6 Coral Spring gardens NE ,Calgary,AB



6 CORAL SPRINGS NE

AREA CALCULATION		
MAIN FLOOR AREA	730 SF	67.81 SM
UPPER FLOOR AREA	730 SF	67.81 SM
SUBTOTAL	**1460 SF**	**135.62 SM**
DEDUCT OPEN AREAS	0 SF	0 SM
BASEMENT AREA	247 SF	29.94 SM
TOTAL NET/COVERAGE AREA	**1707 SF**	**165.56 SM**

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A1.2	SITE PLAN
A1.3	BASEMENT PLAN
A1.4	MAIN FLOOR PLAN
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A1.6	ROOF PLAN
A1.7	FRONT ELEVATION
A1.8	REAR ELEVATION
A1.9	LEFT ELEVATION
A1.10	RIGHT ELEVATION
A1.11	GENERAL NOTES
S1.1	FOUNDATION PLAN
S1.2	CONSTRUCTION NOTES

GENERAL NOTES

- ALL CONSTRUCTION IS TO CONFIRM TO NBC 2023 ,ALBERTA EDITION
- DIMENSIONS ARE TAKEN TO GRID LINES,TO FACE OF EXTERIOR SHEATHING,TO FACE OF FRAMING,AND TO FACE OF CONCREATE AND/OR BLOCK WALLS.
- ALL LINEN CLOSETS TO BE PROVIDED WITH 4 SHELVES MINIMUM 12" DEEP.
- THE BUILDER IS RESPONSIBLE FOR REVIEWING DRAWINGS PRIOR TO CONSTRUCTION,AND IMMEDIATELY NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES OR NEED FOR ADDITIONAL INFORMATION.

FOUNDATION:

- DROPPED CONCRETE WINGWALL/PILE HEIGHTS ARE TO BE AS PER THE FOLLOWING FOR THE RISER CONDITION NOTED AND ARE INTENDED TO ACCOMODATE UP YO 6" TOE KICK AS WELL AS SLOPE TO ALLOW FOR WATER DRAINAGE.(MEASUREMENTS ARE FROM THE TOP OF SUBFLOOR TO TOP OF WINGWALL/PILE) 1 RISE STEP-18";2 RISE STEP-25";3 RISE STEP-31";4 RISE STEP-39";5 RISE STEP-47";6 RISE STEP-55"
- WOOD FRAMING IN CONTACT WITH CONCRETE MUST BE TREATED OR SEPRATED FROM THE CONCRETE BY POLYETHYLENE BARRIER OR GASKET.
- STEP FOOTING MINIMUM 24" HORIZONTALLY AND MAXIMUM 24" VERTICALLY FOR FIRM SOILS.
- BEAM POCKET ARE TO PROVIDE BEARING REQUIRED BY BEAM MANUFACTURE.
- PROVIDE GALVANIZED MATEL WINDOW WELL DRAINED TO A RAIN WATER.
- ALL PORCHES AT FRONT ENTRY TO BE PRECAST CONCRETE AND CLAD WITH STONE WHERE 3 RISERS OR MORE.
- ALL PORCHES AT FRONT ENTRY TO BE PRECAST CONCRETE AND CLAD WITH STONE WHERE 3 RISERS OR MORE.
- ALL FOOTING ARE TO BE ON UNDISTURBED OR COMPACTED GRANULAR FILL.
- BASEMENT CONCRETE SLAB TO BE ON COARSE GRANULAR FILL AND PERIMETER SEALED TO WALL,OR 20MPa CONCRETE WITH AIR /GAS BARRIER BELOW SLAB.ALL PENETRATIONS IN THE SLAB TO BE SEALED IN ACCORDANCE WITH ABC 2019,DIV.B PART 9.25.3.6 LOCATIONS OF ROUGH-IN FOR RADON/SOIL GAS CONTROL EXTRACTION AS PER ABC DIV.B PART 9.14.4.
- SUMP PIT COVER TO BE AIR TIGHT AND EQUIPPED WITH WEATHERS TRIPPING AS PER ABC.B PART 9.25.3.3.

FRAMING:

- FRAMERS TO INSTALL TOP CHord BLOCKING ON JOISTS WHEREJOISTS ARE MORE THAN 8" FROM AN INTERIOR PARTITION WALL.
- ENGINEERED BEAMS,I-JOISTS,ROOF TRUSSES,AND METAL HANGER CONNECTIONS ARE TO BE DESIGNED AND BY THE MANUFACTURE.
- ENGINEERED BEAMS,I-JOISTS,ROOF TRUSSES,AND METAL HANGER CONNECTIONS ARE TO BE DESIGNED AND BY THE MANUFACTURE.
- FRAMERS TO INSTALL TOP CHord BLOCKING ON JOISTS WHEREJOISTS ARE MORE THAN 8" FROM AN INTERIOR PARTITION WALL.
- WOOD FRAMING IN CONTACT WITH CONCRETE MUST BE TREATED OR SEPARATED FROM THE CONCRETE BY POLYETHYLENE BARRIER OR GASKET.
- ALL INTERIOR DOOR OPENINGSIN STUD FRAMING WALLS ARE TO BE SPACES A MINIMUM OF 4" FROM THE ADJACENT WALL,UNLESS NOTED OTHERWISE.
- PROVIDE AND INSTALL SOLID BLOCKING AND BACKING WITHIN THE WALLS FOR ALL WASHROOM ACCESSORIES,HANDRAILS,GAURDS,AND FIXTURES AS REQUIRED FOR ANCHORING.
- ATTIC TO BE VENTED MINIMUM 1:300 OF AREA.NOT LESS THAN 25% OF THE OPENING ARE TO BE LOCATED AT THE TOP OF THE SPACE AND NOT LESS THEN 25% OF THE OPENING ARE TO BE LOCATED AT THE BOTTOM OF THE SPACE.
- WESTERN STYLE STRINGERS UNLESS NOTED OTHERWISE.
- WOOD STUD FRAMING BEHIND KITCHEN CABINETERY TO BE 16" ON CENTER.

FRAMING:

- WESTERN STYLE STRINGERS UNLESS NOTED OTHERWISE.
- WOOD STUD FRAMING BEHIND KITCHEN CABINETERY TO BE 16" ON CENTER.

BEAM AND HEADERS:

- ALL HEADER ARE TO BE 2 PLY 2X10 UNLESS NOTED OTHERWISE.
- JOIST DEPTH IS TO BE AS NOTED IN THE CONSTRUCTION ASSEMBLIES.
- JOIST DEPTH IS TO BE AS NOTED IN THE CONSTRUCTION ASSEMBLIES.

COLUMNS:

- SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER AND PER ABC 9.17.4.2.
- SOLID BEARING IN WOOD FRAMED WALLS IS TO BE DESIGNED BY OTHERS WHEER LOADS FROM MANUFACTURED PRODUCTS ARE TO BE SUPPORTED.

WINDOWS:

- ALL BEDROOM WINDOWS TO BE PROVIDED WITH EGRESS HARDWARE.
- ALL DOORS AND WINDOWS REFERENCED ON THE PLANS ARE SHOWN NOMINAL SIZE,ALL ROUGH OPENING SIZE REQUIREMENTS ARE TO BE PER THE MANUFACTURER REQUIREMENTS.
- ALL WINDOWS WITHIN 6'-7" OF ADJACENT GROUND LEVEL AND ALL ENTRANCE DOORS TO DWELLING UNITS ARE TO BE RESISTANT TO FORCED ENTRY.
- ALL BEDROOM IS TO HAVE A WINDOW WITH A MINIMUM 0.35 SQUARE METER UNOBSTRUCTED OPEN AREA WITH A CLEAR WIDTH OF 380mm(1'-3").
- A GAURD IS REQUIRED WHERE THE TOP OF WINDOW SILL IS LOCATED LESS THAN 450mm(1'-6") ABOVE FINISHED FLOOR AND THE DSITANCE FROM THE FIMISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm(5'-11").
- A GAURD IS REQUIRED WHERE THE TOP OF WINDOW SILL IS LOCATED LESS THAN 900mm(2'-11") ABOVE THE SURFACE OF THE TREAD,RAMP OR LANDING.

WINDOW PERFORMANCE RATINGS IN ACCORDANCE WITH THE REQUIREMENTS OF ABC 2019,DIV.B PART 9.7.4.2 AND 9.36.2.7 TO BE PROVIDED BY WINDOW SUPPLIER.
MAX U-VALUE/MIN, TEMPRATURE INDEX(I) BASED ON 2.5% JANUARY DESIGN TEMPRATURE:
CALGARY(-30°C):MAX.U-VALUE=1.6,MIN.I=68
AIRDRIE(-32°C):MAX.U-VALUE=1.6,MIN.I=77
THE FOLLOWING MINIMUM PERFORMANCE REQUIREMENTS ARE BASED ON AAMA/WDMA/CSA 101/I.S.2/A440-08(NAFS-08) AND CSA A440S1-09 WITH UPDATE NO.1(CANADIAN SUPPLIMENT TO NAFS-08).
TERRAIN TYPE:ROUGH
PRODUCT HEIGHT IS <20M ABOVE GRADE
MAX.PERFORMANCE GRADE:25
MAX POSITIVE DESIGN PRESSURE:1200 PA
MIN NEGATIVE DESIGN PRESSURE:1200PA
MIN.WATER PENETRATION RESISTANCE TEST PRESSURE:260PA
MIN AIR INFILTRATION/EXFILTRATION:A2

- WINDOWS IN A WINDOW WELL TO BE PROVIDED 760mm(2'6")CLEARENCE WHERE INTENDED FOR EGRESS.WHERE THE DIFFRENCE IN ELEVATION BETWEEN THE GRADE IN A WINDOW WELL AND THE ADJACENT GRADE EXCEEDS 600mm(2'-0")A GAURD CONFORMING TO THE REQUIREMTNS OF ABC 2019,DIV.B PART 9.8 IS TO BE PROVIDED.
- WINDOWS ARE TO MATCH PERFORMANCE ENERGY MODEL CALCULATIONS,DRAWING# EMC-04.SEE ELEVATIONS.
- ALL WINDOWS ARE TO BE INTALLED USING $\frac{2}{3}$" EXTERIOR RATED,WASHER/WAFER HEAD SCREWS.

DOORS:

- DOORS BETWEEN GARAGE AND DWELLING UNIT TO BE EQUIPPED WITH SELF CLOSING DEVICE,WEATHER STRIPPING AND 20MINFIRE RESISTANCE RATINGMAX U-VALUE=1.6,AS PER SECTION 9.36.2.7MAX U-VALUE=1.6,AS PER SECTION 9.36.2.7
- MAX U-VALUE=1.6,AS PER SECTION 9.36.2.7
- EXTERIOR DOORS ARE TO MATCH PERFORMANCE LABELS(D1 OR D2) AS PER QUALISTST PERFORMANCE ENERGY MODEL CALCULATIONS,DRAWING #EMC-04. SEE ELEVATIONS.

AS DESIGNERS INC.

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NO	DESCRIPTION	DATE
03		
02	ISSUED FOR BP	2026-06-13
01	ISSUED FOR REVIEW	2026-06-12

PROPERTY ADDRESS:
6 Coral Springs Gardens NE

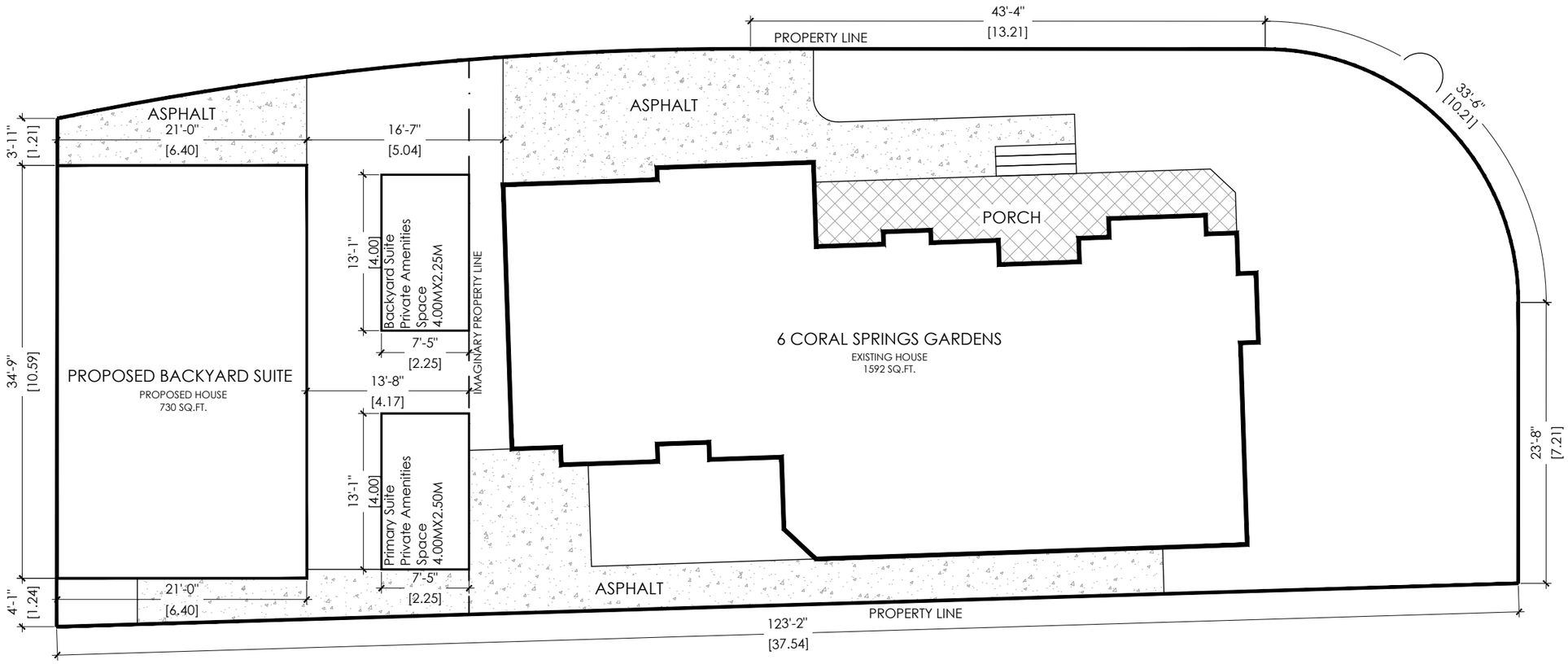
PROJECT:
Proposed Backyard-Suite

DRAWING NAME:
Site Plan

PROJECT NUMBER:
2710

DATE: 26-06-13 **SCALE:** As Noted

DRAWN BY:	REVIEWED BY:	PAGE:
SH	RP	A1.1



TOTAL PARCEL AREA = 5552 SQ.FT.
MAX. LOT COVERAGE = 45%
TOTAL BUILDING AREA ALLOWED :- 2498.4 SQ.FT.

BUILDING FOOT PRINT (A+B):- 2322 SQ.FT.
1. EXISTING HOUSE AREA (A):- 1592 SQ.FT. 2. PROPOSED GARAGE AREA(B):- 730 SQ.FT.
PROPOSED COVERAGE:- 41.82%
TOTAL BUILDING AREA:- 1460 SQ.FT.

SITE PLAN
SCALE : 3/32"=1'-0"

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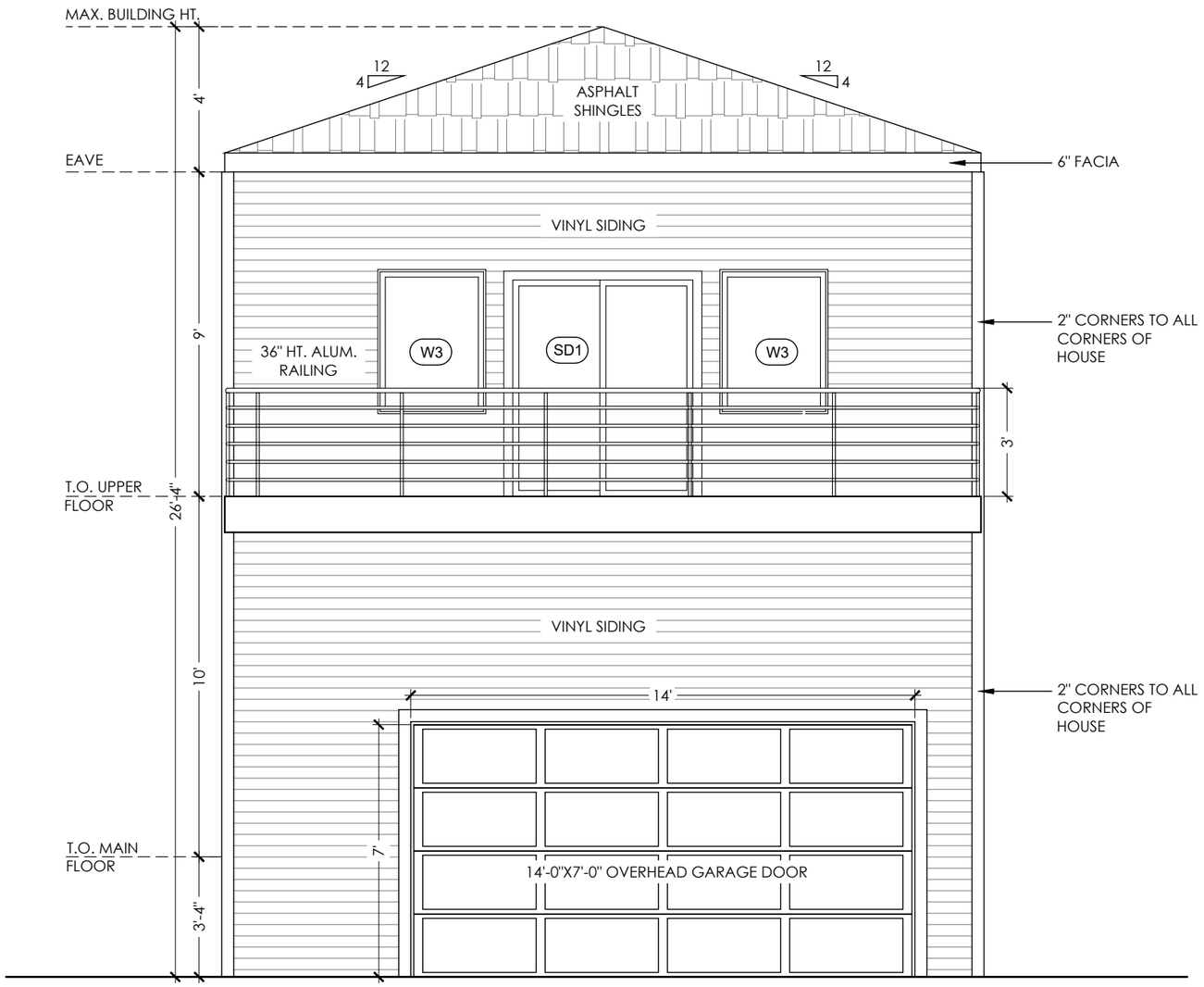
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2710

DATE: 26-06-13 **SCALE:** As Noted

DRAWN BY: SH **REVIEWED BY:** RP **PAGE:** A1.2



FRONT ELEVATION
SCALE : 1/4"=1'-0"

NOTE:The windows must also meet energy efficiency requirements (e.g., U-value, glazing type).

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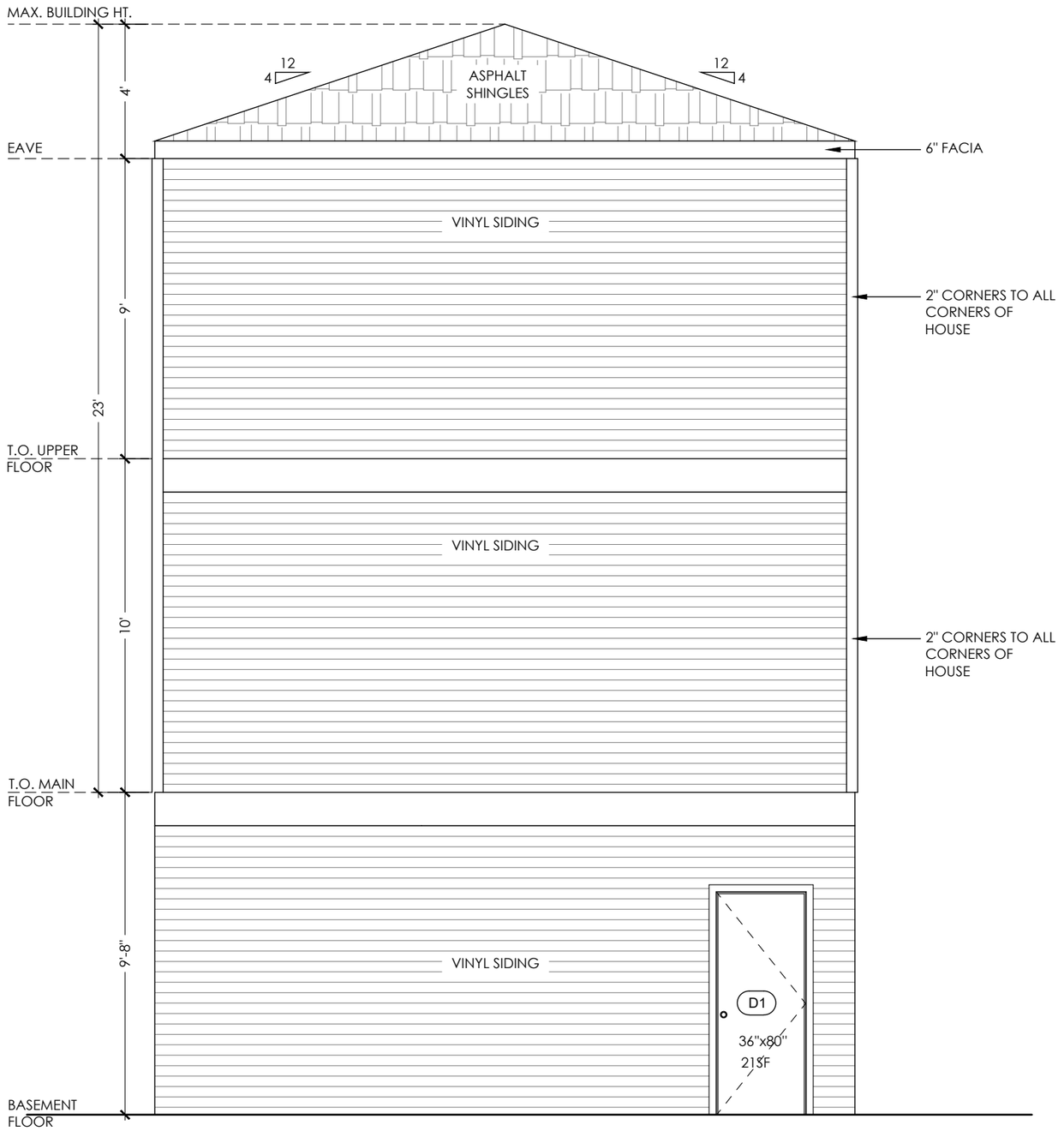
PROJECT:
Proposed Backyard-Suite

DRAWING NAME:
Front Elevation

PROJECT NUMBER:
2710

DATE: 26-06-13 | **SCALE:** As Noted

DRAWN BY:	REVIEWED BY:	PAGE:
SH	RP	A1.7



	TOTAL AREA BUILDING FACE	LIMITING DISTANCE	ALOWABLI % OF GLAZING OPENING	PROPOSED % OF GLAZING OPENING
REAR HOUSE ELE	646.32(60 Sq.m)	4'-1" (1.2m)	7%	3.25%

REAR ELEVATION
SCALE : 1/4"=1'-0"

NOTE:The windows must also meet energy efficiency requirements (e.g., U-value, glazing type).

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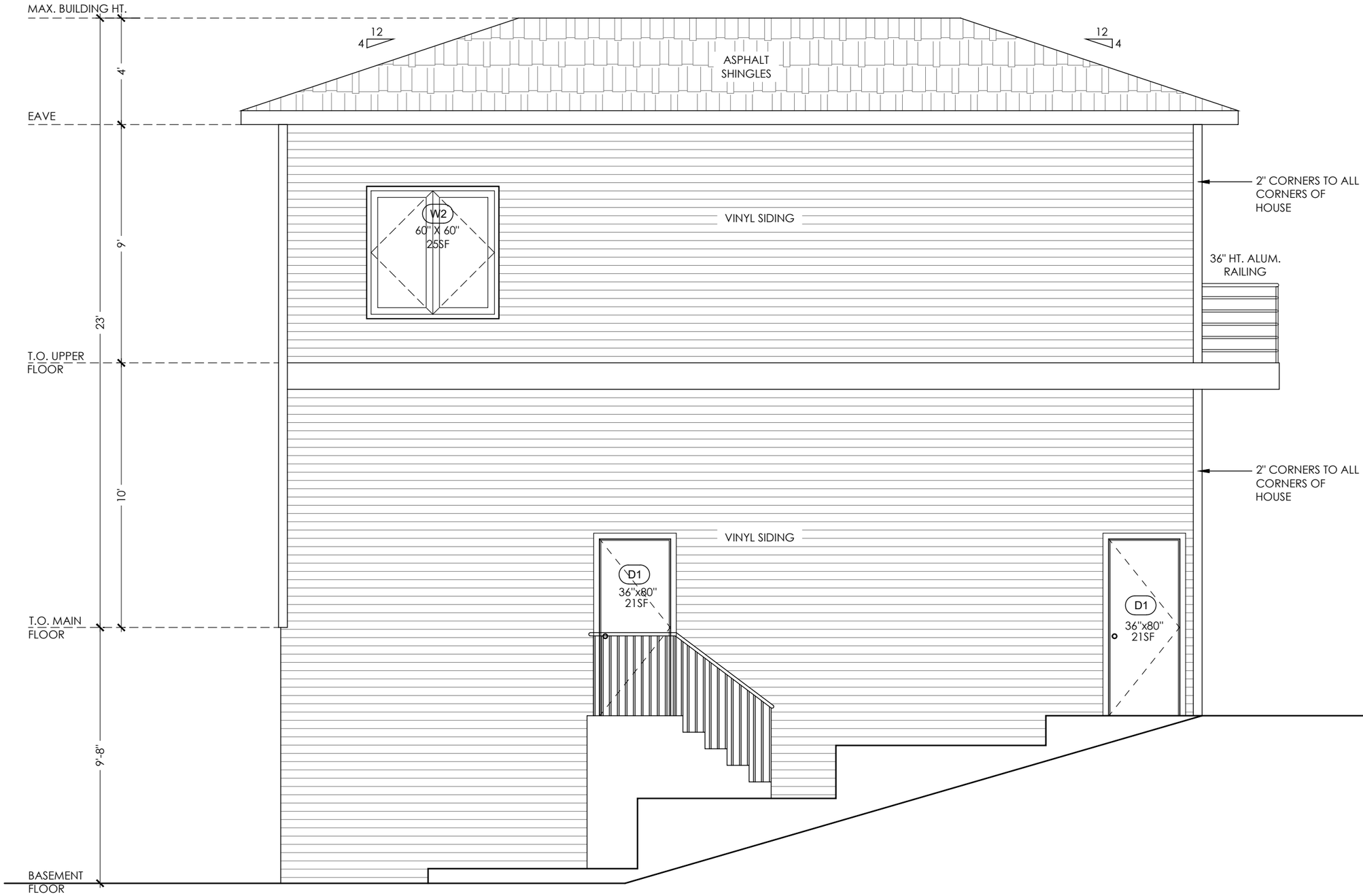
PROJECT:
Proposed Backyard-Suite

DRAWING NAME:
Rear Elevation

PROJECT NUMBER:
2710

DATE: 26-06-13 **SCALE:** As Noted

DRAWN BY:	REVIEWED BY:	PAGE:
SH	RP	A1.8



	TOTAL AREA BUILDING FACE	LIMITING DISTANCE	ALOWABLI % OF GLAZING OPENING	PROPOSED % OF GLAZING OPENING
LEFT HOUSE ELE	1039.11.32(96.53 Sq.m)	13'-8" (4.17m)	30%	6.45%

LEFT ELEVATION
SCALE : 1/4"=1'-0"

NOTE:The windows must also meet energy efficiency requirements (e.g., U-value, glazing type).

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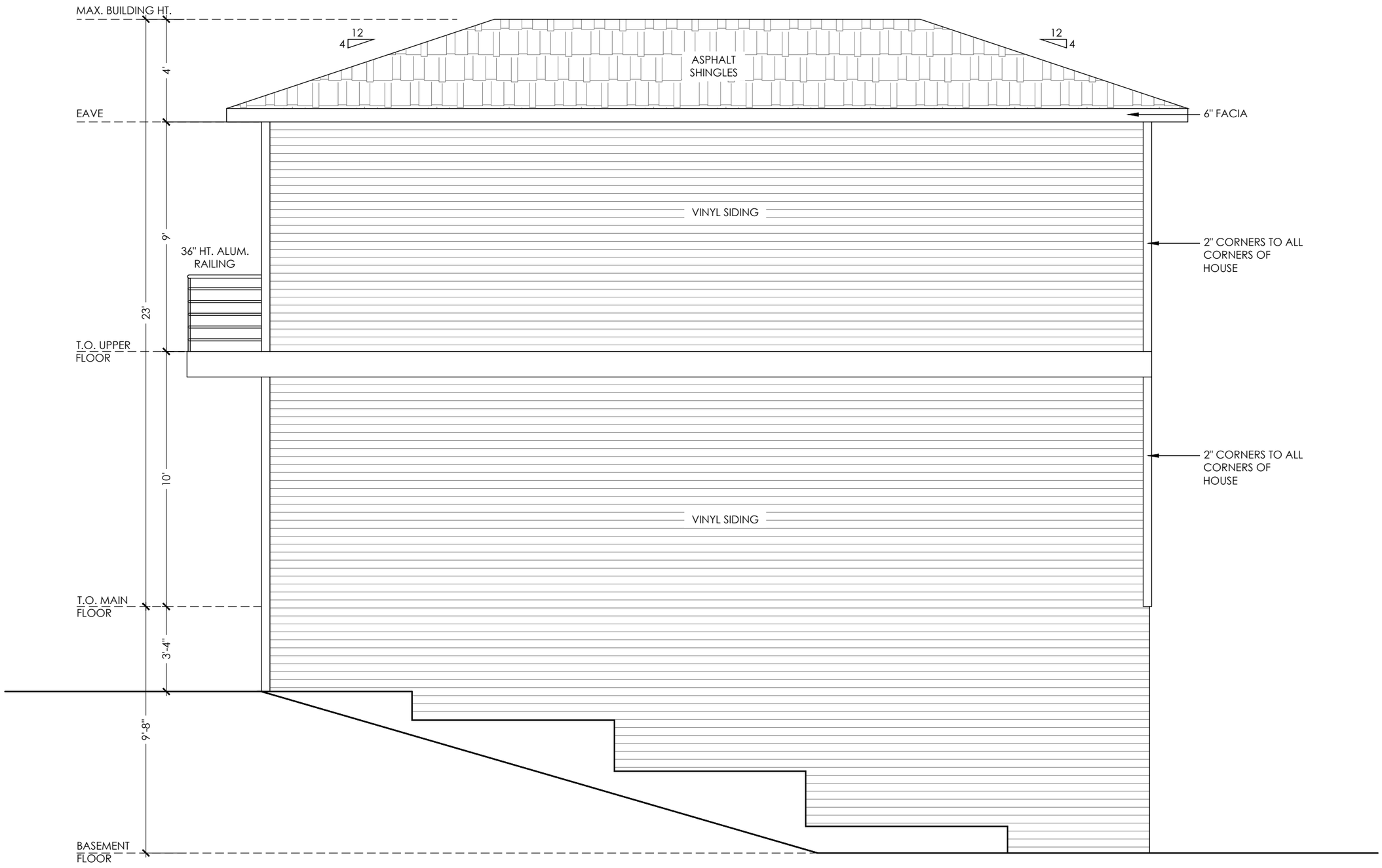
PROJECT:
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DRAWING NAME:
Left Elevation

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2710

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RIGHT ELEVATION
SCALE : 1/4"=1'-0"

NOTE:The windows must also meet energy efficiency requirements (e.g., U-value, glazing type).

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Proposed Backyard-Suite

DRAWING NAME:
Right Elevation

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