

PROPOSED BACKYARD SUITE

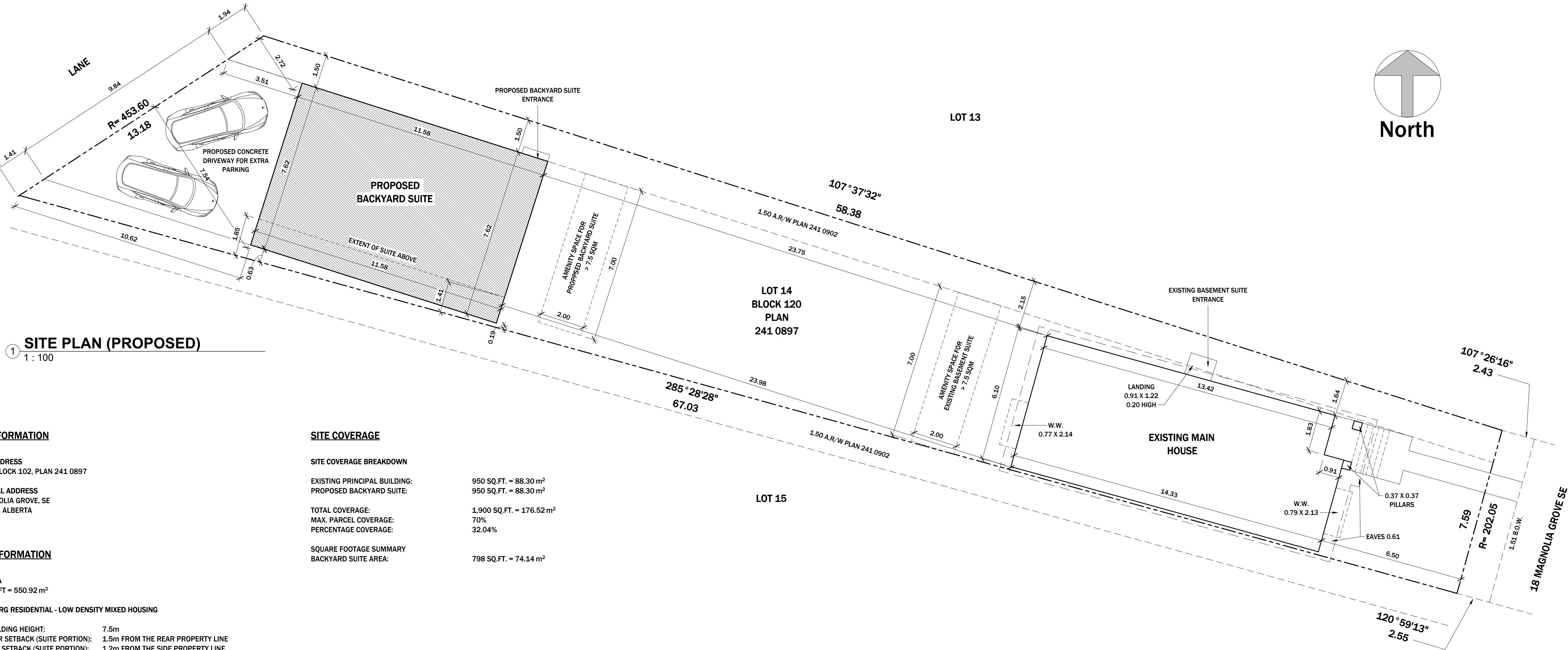
LOT 14, BLOCK 102, PLAN 241 0897
18 MAGNOLIA GROVE, SE, CALGARY

ISSUED FOR DEVELOPMENT PERMIT



SHEET LIST

A0.1	COVER PAGE
A1.0	SITE PLAN
A2.1	PROPOSED MAIN FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS



1 SITE PLAN (PROPOSED)
1 : 100

LOT INFORMATION

LEGAL ADDRESS
LOT 14, BLOCK 102, PLAN 241 0897

MUNICIPAL ADDRESS
18 MAGNOLIA GROVE, SE
CALGARY, ALBERTA

SITE INFORMATION

SITE AREA
5,930 SQFT = 550.92 m²

ZONING - RG RESIDENTIAL - LOW DENSITY MIXED HOUSING

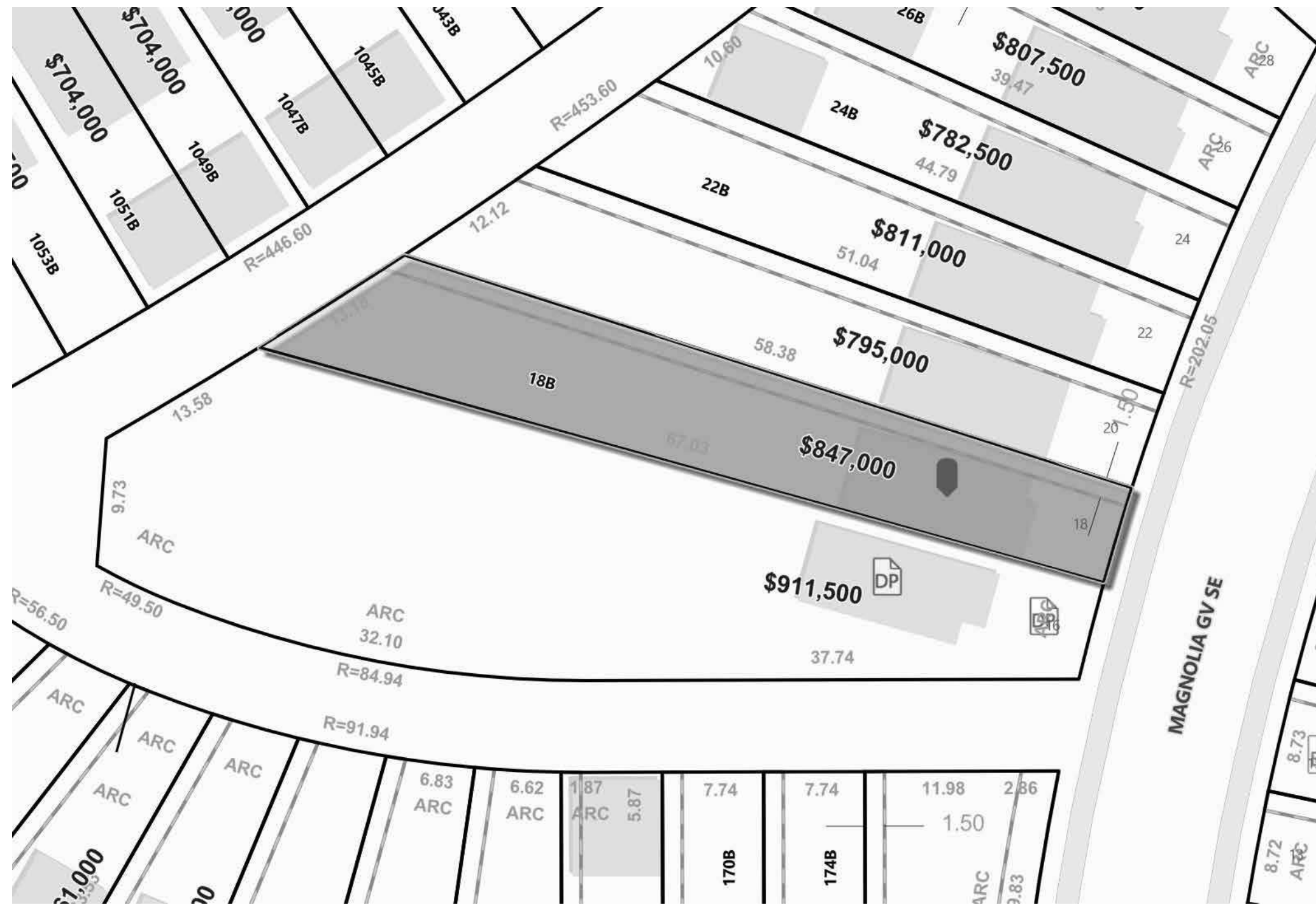
MAX. BUILDING HEIGHT: 7.5m
MIN. REAR SETBACK (SUITE PORTION): 1.5m FROM THE REAR PROPERTY LINE
MIN. SIDE SETBACK (SUITE PORTION): 1.2m FROM THE SIDE PROPERTY LINE
MIN. SEPARATION (HOUSE TO SUITE): 5.0m
MAX. SUITE FLOOR AREA: 75 m² / (807.30 SQFT)
PARKING (SUITE TENANT STALL): 1 STALL (MIN. 2.5 X 5.9m)
AMENITY SPACE: MIN. 7.5 m² (NO SIDE IS LESS THAN 1.5m)

SITE COVERAGE

SITE COVERAGE BREAKDOWN

EXISTING PRINCIPAL BUILDING: 950 SQ.FT. = 88.30 m²
PROPOSED BACKYARD SUITE: 950 SQ.FT. = 88.30 m²
TOTAL COVERAGE: 1,900 SQ.FT. = 176.52 m²
MAX. PARCEL COVERAGE: 70%
PERCENTAGE COVERAGE: 32.04%

SQUARE FOOTAGE SUMMARY
BACKYARD SUITE AREA: 798 SQ.FT. = 74.14 m²



NUMBER		BP NUMBER	
GENERAL NOTES			
Contractors must verify all dimensions, drawings, and details pertaining to scope of work to be performed. Any discrepancies, errors or omissions are to be reported to the Designer prior to proceeding with work.			
Specifications shall take precedence over drawings.			
REVISIONS			
Revision Schedule			
Revision Number	Revision Date	Revision Description	Issued to
1	DD/MMM/YY		
2			
3			
4			
5			
6			
7			
8			
CONSULTANTS			
CIVIL:			
STRUCTURAL:			
MECHANICAL:			
ELECTRICAL:			
LANDSCAPE:			
SEAL(S)			



A 3D perspective rendering of a two-story house. The house features a gabled roof with dark grey horizontal siding. The front facade is composed of two sections: a smaller gabled section on the left with dark grey siding, and a larger section on the right with white horizontal siding. A white door is located at the base of the white-siding section, and a white-framed window is positioned above it. The house is set against a plain white background with a soft shadow cast to the left.



DP NUMBER		BP NUMBER	
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REVISIONS

Revision Schedule			
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CONSULTANTS

CIVIL:

STRUCTURAL:

MECHANICAL:

ELECTRICAL:

LANDSCAPE:

SEAL(S)

PROJECT NAME AND ADDRESS

PROPOSED BACKYARD SUITE

LOT 14, BLOCK 102, PLAN 241 0897
18 MAGNOLIA GROVE, SE, CALGARY

DRAWING TITLE

EXTERIOR ELEVATIONS

DEVELOPMENT PERMIT DRAWINGS

DP ISSUE DATE	DESIGNER / AT
BP ISSUE DATE	PROJECT DESIGNER
PROJECT ISSUE DATE 09/JUN/2026	SCALE 1/4" = 1'-0"

SHEET

A3.0

PROJECT JOB NUMBER



A line drawing of a two-story house with horizontal siding. The house has a gabled roof and a small porch on the left side. There are several windows and doors visible on the exterior walls.



SEAL(S)

DEVELOPMENT PERMIT DRAWINGS	
DP ISSUE DATE	DESIGNER /AT
BP ISSUE DATE	PROJECT DESIGNER
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SHEET

PROJECT JOB NUMBER