GENERAL NOTES:

1. ALL CONSTRUCTION TO CONFORM TO NBC 2023 (ALBERTA EDITION)
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,
9. ALL MATERIALS SHALL BE INSTALLED AND / OR BUILDER SHALL VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.
10. BUILDER TO VERIFY THAT ALL WOOD FRAMING MATERIAL IS GRADE STAMPED AND HAS LESS THAN 19% MOISTURE CONTENT.
11. WRITTEN AND APPROVED SPECIFICATIONS WILL ALWAYS OVERRIDE DRAWINGS.
12. ALL PLANS AND PLOT PLANS ARE SUBJECT TO CHANGE DEPENDING ON ARCHITECTURAL CONTROL GUIDELINES AND APPROVALS.
13. DOORS AND WINDOWS ARE SHOWN IN NOMINAL SIZES.
14. 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.
17. ROOF SHALL BE VENTED WITH AN UNOBSTRUCTED VENT AREA OF NOT LESS THAN 1/300 OF THE CEILING AREA.
18. THE AREAS REQUIRING VENTILATION WITHIN THE ROOF SPACE OR ATTIC SHALL CONFORM TO NBC 2023 (AB EDITION) 9–19–1–1 & NBC 2023 (AB EDITION) 9–19–1–19

SLAB ON GRADE GARAGE NOTES

- 4" REINF. CONCRETE SLAB (25MPa) c/w 10M @16"o/c E/W CENTERED IN SLAB SLOPED 4" ON 6 MIL POLY VAPOUR BARRIER ON 6" MIN. GRANULAR MATERIAL COMPACTED TO SOIL ENG. SPECIFICATIONS,
- DO NOT POUR SLAB ON GRADE UNTILL THE BUILDING SHELL/ WALL/ ROOF HAS BEEN ERECTED AND BUILDING ENCLOSED
- ANY CRACKS ON THE SLAB MUST BE REPAIRED BY THE CONTRACTOR AT NO EXTRA COST OF THE OWNER

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 ERROR AND OMISSIONS
TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND
REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.

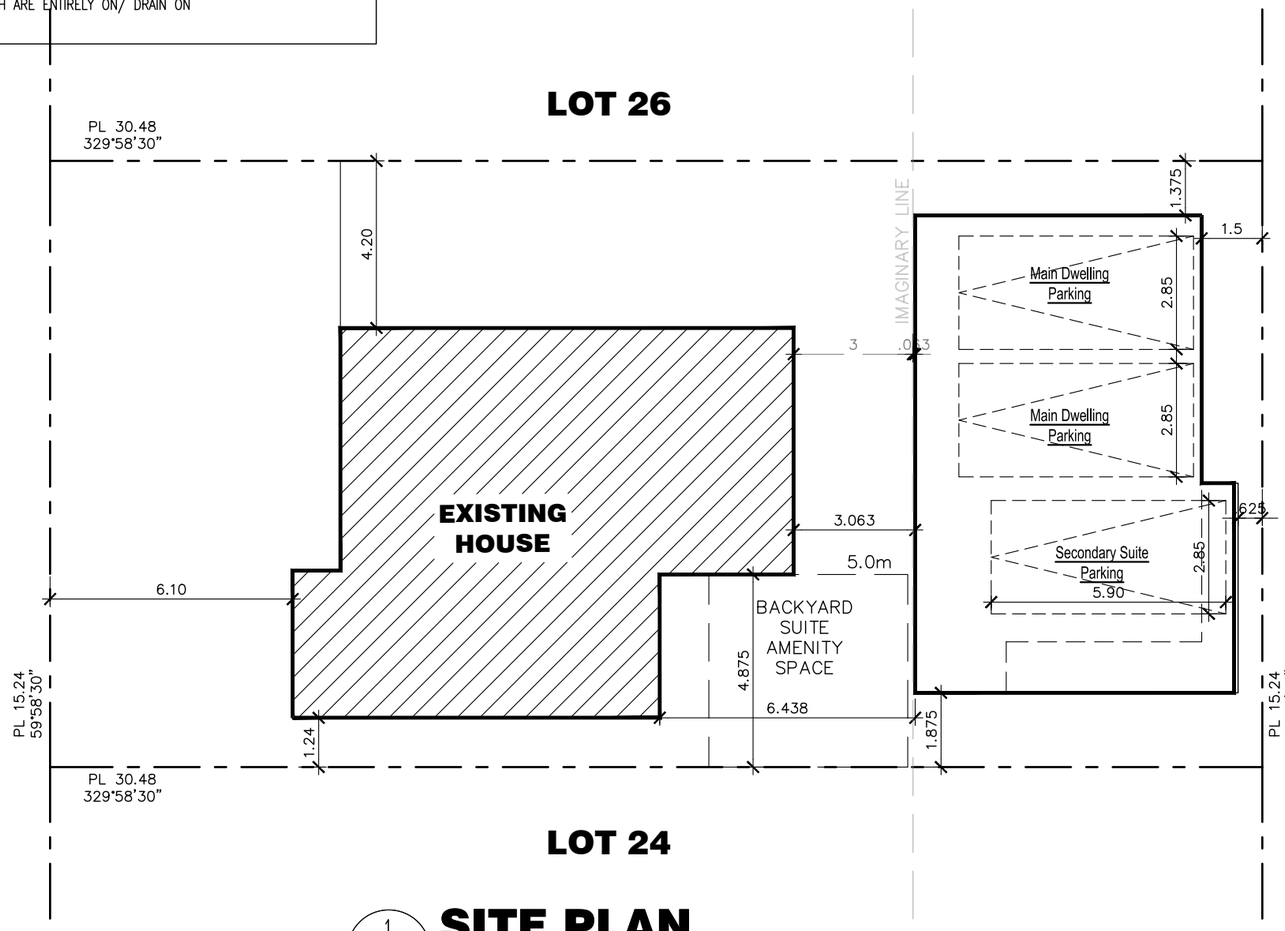
GARAGE NOTES

- ALL EXTERIOR WALLS & CEILING TO BE INSULATED, 1/2" DRYWALL, SANDED AND PAINTED ONE COAT (OPTION).
- ALL EAVES AND EAVES–TROUGH ARE ENTIRELY ON/ DRAIN ON THE SUBJECT PARCEL.

COVERAGE CALCULATIONS:

LOT SIZE:	5,000 SQ FT
ALLOWED COVERAGE:	45% = 2,250 SQ FT
EXISTING COVERAGE:	1,119.3 SQ FT
PROPOSED COVERAGE:	973.4 SQ FT
TOTAL COVERAGE AREA:	2,092.7 SQ FT
PROPOSED LOT COVERAGE:	41.8%

N



1 / A1.1 **SITE PLAN**
SCALE: 1 = 150

PROPOSED BACKYARD SUITE

4917 RUNDLEWOOD RD NE, CALGARY, ALBERTA

Lot 25, Block 5, Plan 731 204

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1.0



1 / A2.1 FRONT ELEVATION (PROPOSED)

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

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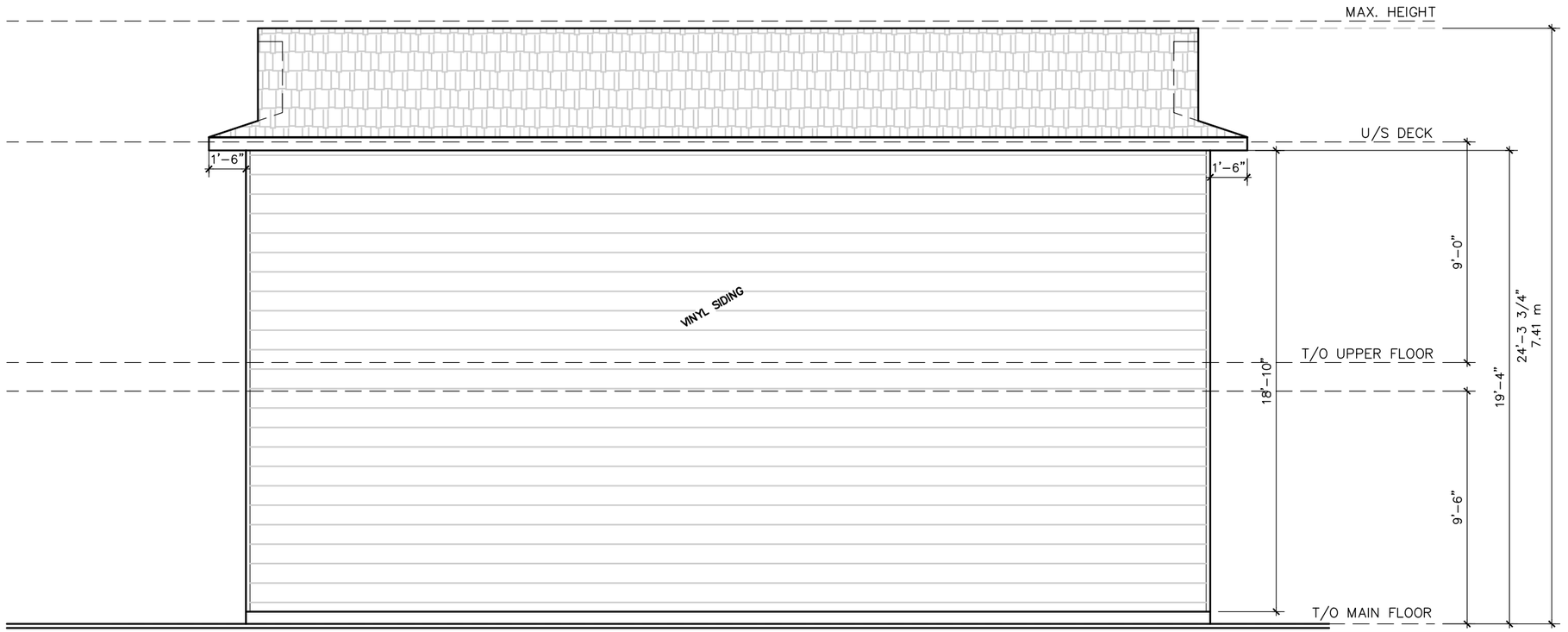
GENERAL NOTES:
- TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.

LEGAL:

SCALE: 3/16" = 1'-0"
DRAWN BY: FL
CHECKED BY: ---
JOB NUMBER: ---
ISSUE DATE: November 27, 2024
REVISIONS: ---

SHEET TITLE: **REAR ELEVATION (PROPOSED)**

SHEET NUMBER: **A2.1**



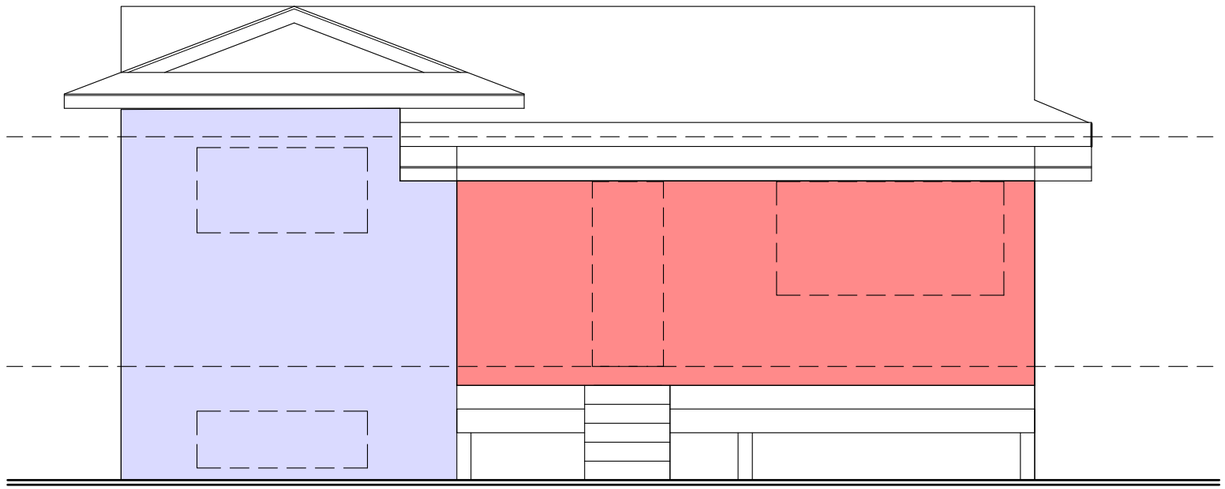
1 A2.2 REAR ELEVATION (PROPOSED)

SCALE: 3/16" = 1'–0"

TABLE 9.10.15.4

ELEVATION A:
- EXPOSED BUILDING FACE AREA: 149.3 ft² / 13.9m²
- GLAZED OPENINGS AREA: 18+12 = 30ft² / 2.8m²
- LIMITING DISTANCE (IL): 6.438m
- ALLOWABLE AREA OF GLAZED OPENINGS: 88%
- RATIO OF UNPROTECTED OPENINGS: 20%

ELEVATION B:
- EXPOSED BUILDING FACE AREA: 146.3 ft² / 13.6m²
- GLAZED OPENINGS AREA: 32+16.3 = 48.3ft² / 4.5m²
- LIMITING DISTANCE (IL): 3m
- ALLOWABLE AREA OF GLAZED OPENINGS: 34%
- RATIO OF UNPROTECTED OPENINGS: 33%



2 A2.2 EXISTING HOUSE REAR ELEVATION

SCALE: 3/16" = 1'–0"

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LEGAL:

SCALE: 3/16" = 1'–0"

DRAWN BY: FL

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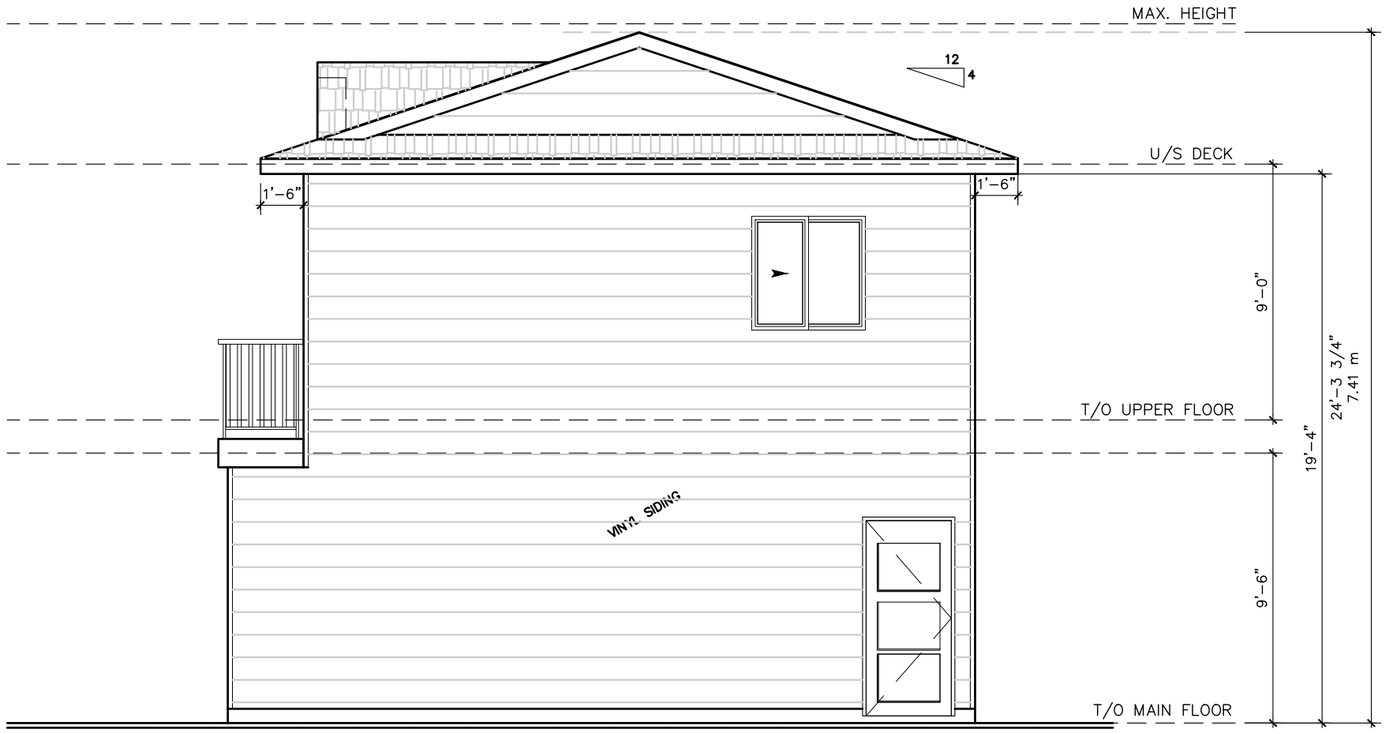
JOB NUMBER: ---

ISSUE DATE: November 27, 2024

REVISIONS: ---

SHEET TITLE: **REAR ELEVATION (PROPOSED)**

SHEET NUMBER: **A2.2**



1 / A2.3 **RIGHT ELEVATION (PROPOSED)**

SCALE: 3/16" = 1'–0"

TABLE 9.10.15.4

- EXPOSED BUILDING FACE AREA: 480.7 ft² / 44.7m²
- GLAZED OPENINGS AREA: 16 + 20.6 = 36.6 ft² / 3.4m²
- LIMITING DISTANCE (IL): 1.375m
- ALLOWABLE AREA OF GLAZED OPENINGS: 8%
- RATIO OF UNPROTECTED OPENINGS: 7.6%

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LEGAL:

SCALE: 3/16" = 1'–0"

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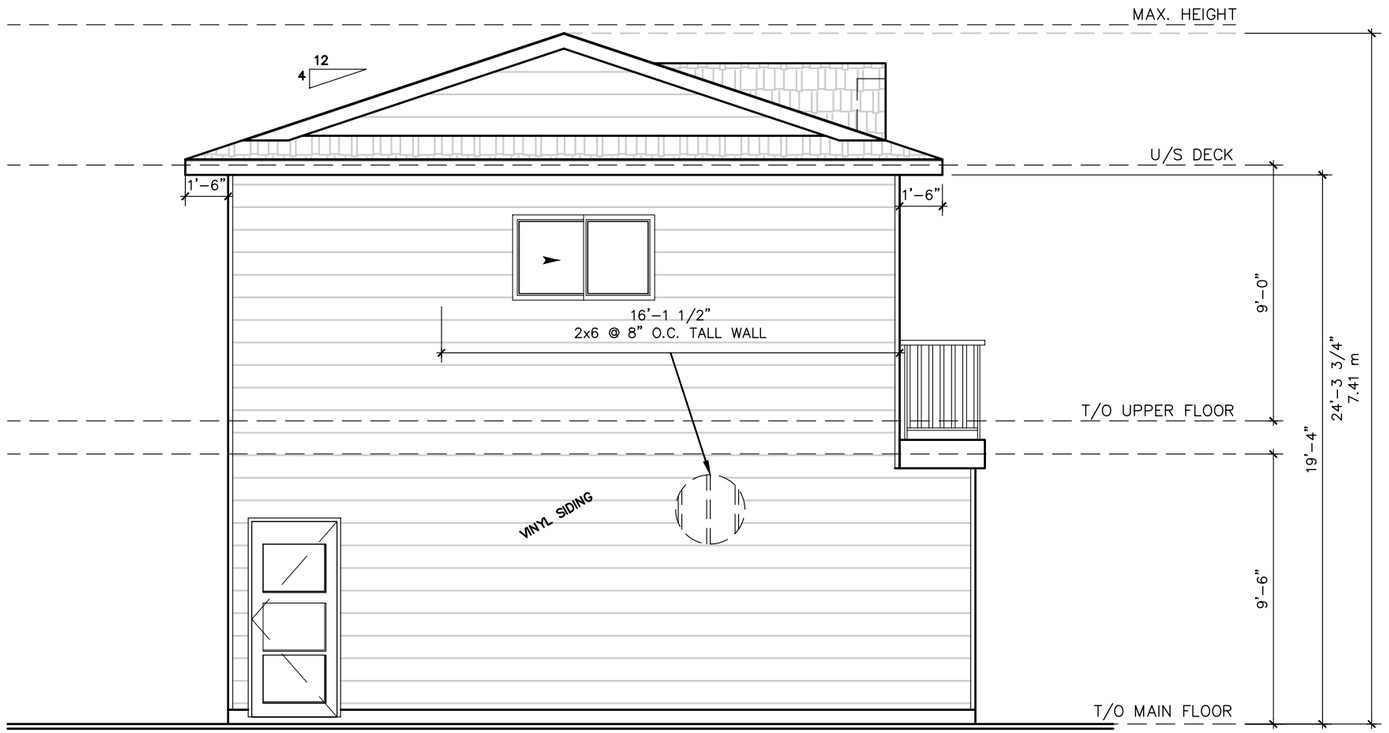
JOB NUMBER: ---

ISSUE DATE: November 27, 2024

REVISIONS: ---

SHEET TITLE: **RIGHT ELEVATION (PROPOSED)**

SHEET NUMBER: **A2.3**



1 / A2.4 **LEFT ELEVATION (PROPOSED)**

SCALE: 3/16" = 1'–0"

TABLE 9.10.15.4

- EXPOSED BUILDING FACE AREA: 480.7 ft² / 44.7m²
- GLAZED OPENINGS AREA: 15 +20.6 = 35.6ft² / 3.3m²
- LIMITING DISTANCE (IL): 1.875m
- ALLOWABLE AREA OF GLAZED OPENINGS: 10%
- RATIO OF UNPROTECTED OPENINGS: 7.4%

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LEGAL:

SCALE: 3/16" = 1'–0"

DRAWN BY: FL

CHECKED BY: ---

JOB NUMBER: ---

ISSUE DATE: November 27, 2024

REVISIONS: ---

SHEET TITLE: **LEFT ELEVATION (PROPOSED)**

SHEET NUMBER: **A2.4**