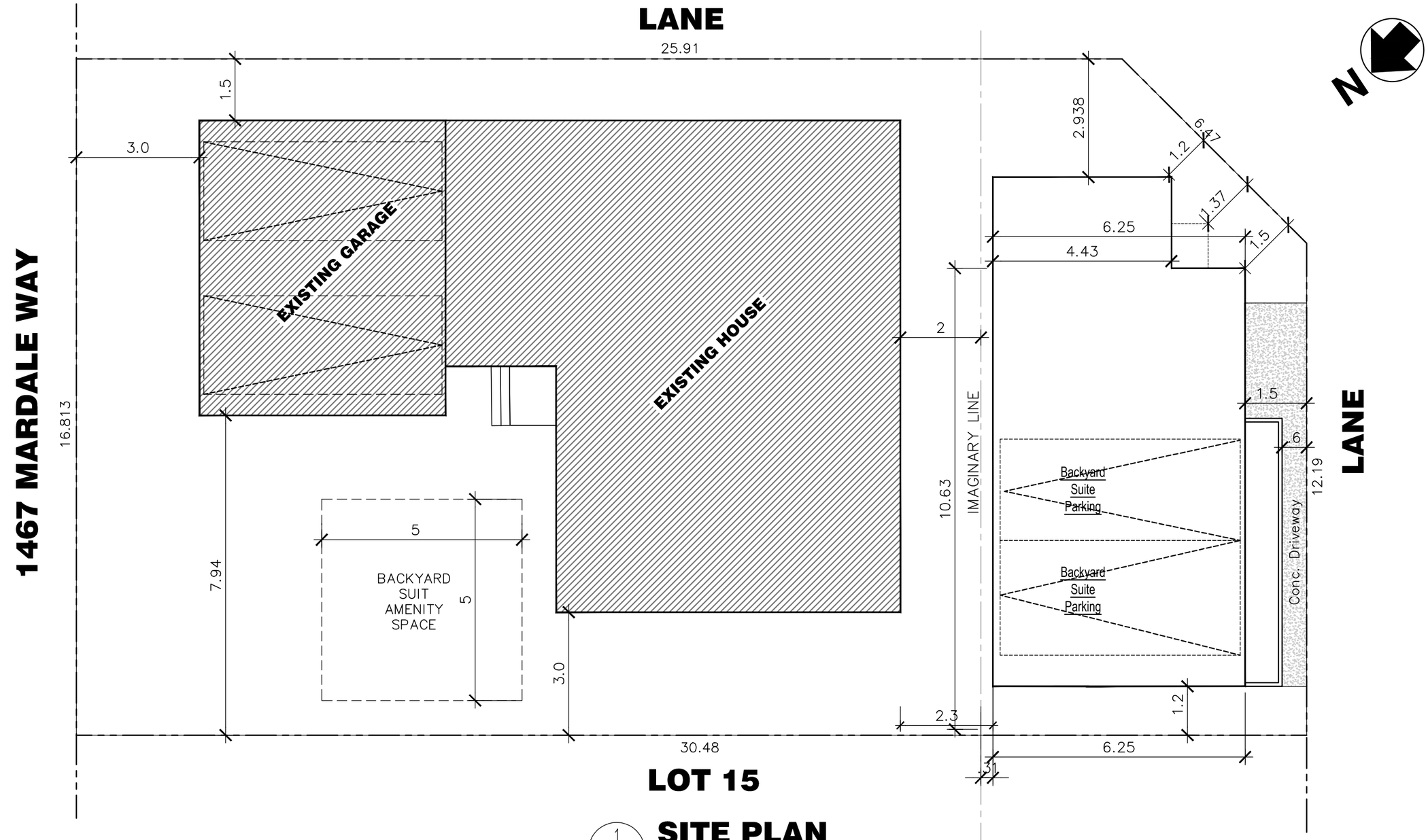


1 / A-1 **SITE PLAN**

SCALE: 1 = 100

PROPOSED BACKYARD SUITE

1467 MARDALE WAY NE 108957
Lot 14, Block 10, Plan 132 L.K

GENERAL NOTES:

1. ALL CONSTRUCTION TO CONFORM TO NATIONAL BUILDING CODE 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, 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.

COVERAGE CALCULATIONS:

LOT AREA: 5388 SQ FT
ALLOWED COVERAGE: 45%= 2425 SQ FT
EXISTING COVERAGE: 1300 SQ FT
EXISTING GARAGE: 480 SQ FT
PROPOSED BACKYARD SUIT: 790 SQ FT
TOTAL COVERAGE AREA: 2570 SQ FT
PROPOSED LOT COVERAGE: 47.5%

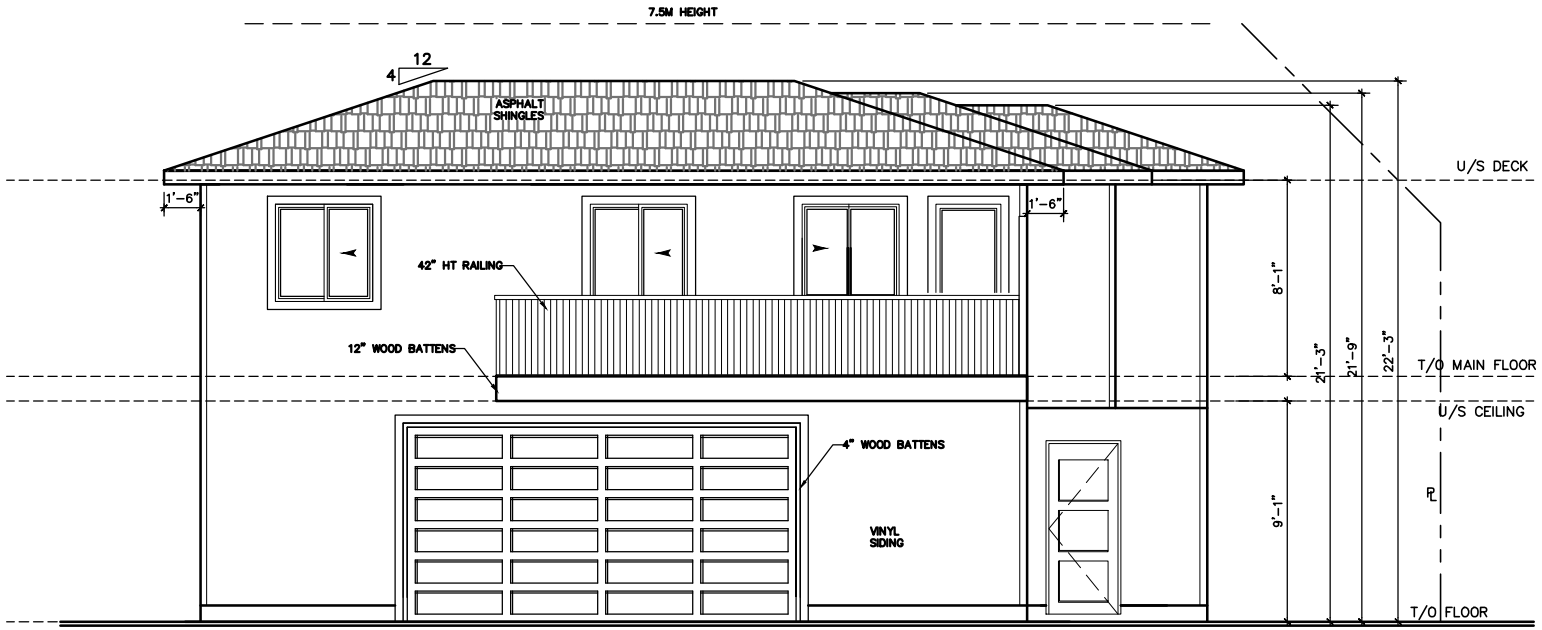
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9.27.5.7.(2) FASTENERS FOR VINYL CLADDING, INSULATED VINYL CLADDING AND POLYPROPYLENE CLADDING SHALL PENETRATE THROUGH THE NAIL HOLDING BASE OR NOT LESS THAN 32 MM INTO THE FRAMING. THE MAXIMUM SPACING OF 400 MM O.C. APPLIES TO NAILS AND STAPLES USED TO ATTACH HORIZONTALLY APPLIED VINYL, INSULATED VINYL AND POLYPROPYLENE SIDING, UNLESS A GREATER SPACING IS PERMITTED IN AN EVALUATION REPORT PREPARED BY AN ACCREDITED CERTIFICATION ORGANIZATION

9.27.5.7.(2) FASTENERS FOR VINYL CLADDING, INSULATED VINYL CLADDING AND POLYPROPYLENE CLADDING SHALL PENETRATE THROUGH THE NAIL HOLDING BASE OR NOT LESS THAN 32 MM INTO THE FRAMING.



1 / A2.1 **FRONT ELEVATION**
SCALE: 3/16" = 1'-0"

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE DESIGNER. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER.

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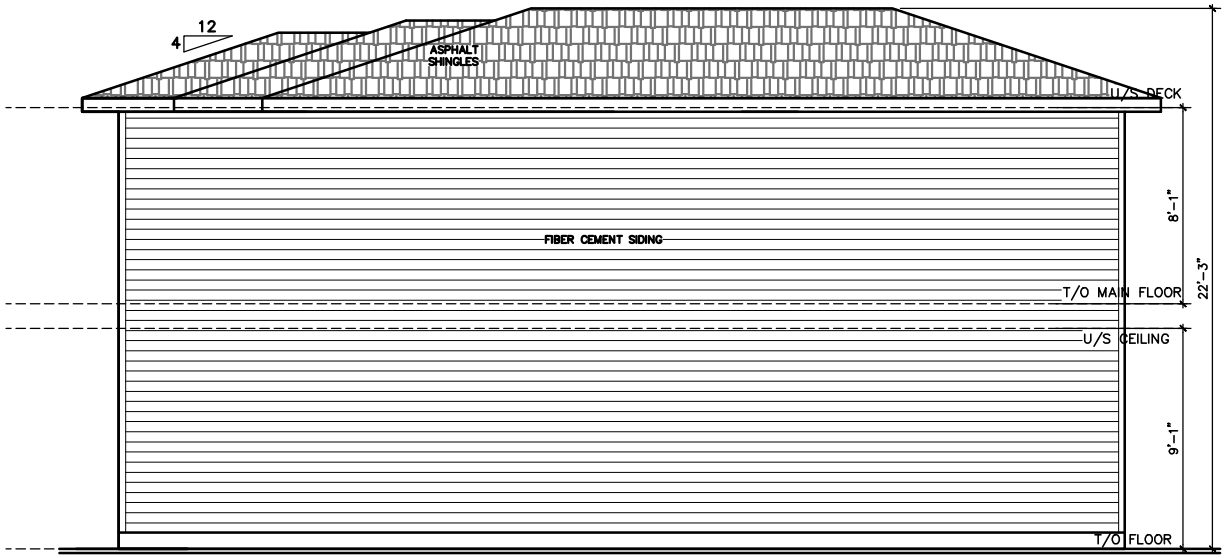
PROPOSED BACKYARD SUITE

1467 MARDALE WAY NE 108957
Lot 14, Block 10, Plan 132 L.K

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: AE
CHECKED BY: ML
JOB NUMBER: ---
ISSUE DATE: April. 3, 2024
REVISIONS: ---

SHEET TITLE: **PROPOSED FRONT ELEVATION**
SHEET NUMBER: **A2.1**



1 A2.2 **REAR ELEVATION**

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

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PROPOSED BACKYARD SUITE

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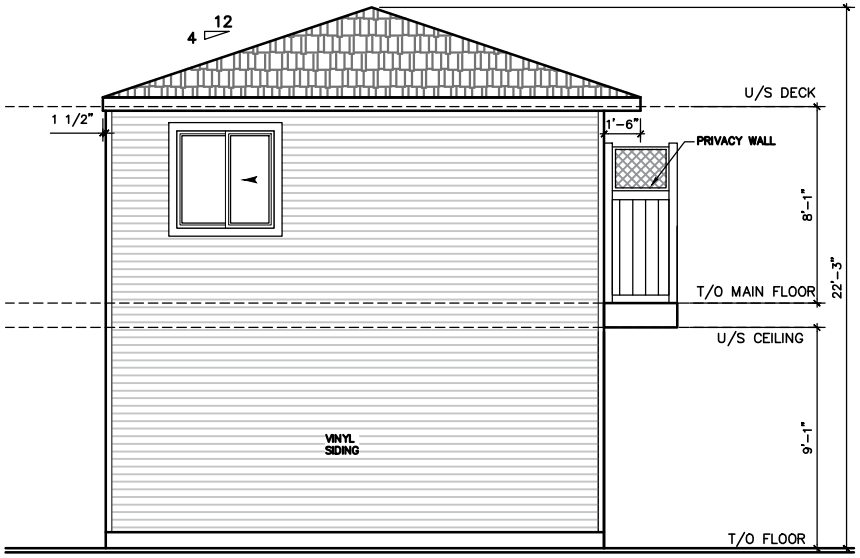
LEGAL:
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JOB NUMBER: ---
ISSUE DATE: April. 3, 2024
REVISIONS: ---

SHEET TITLE: **PROPOSED REAR ELEVATION**

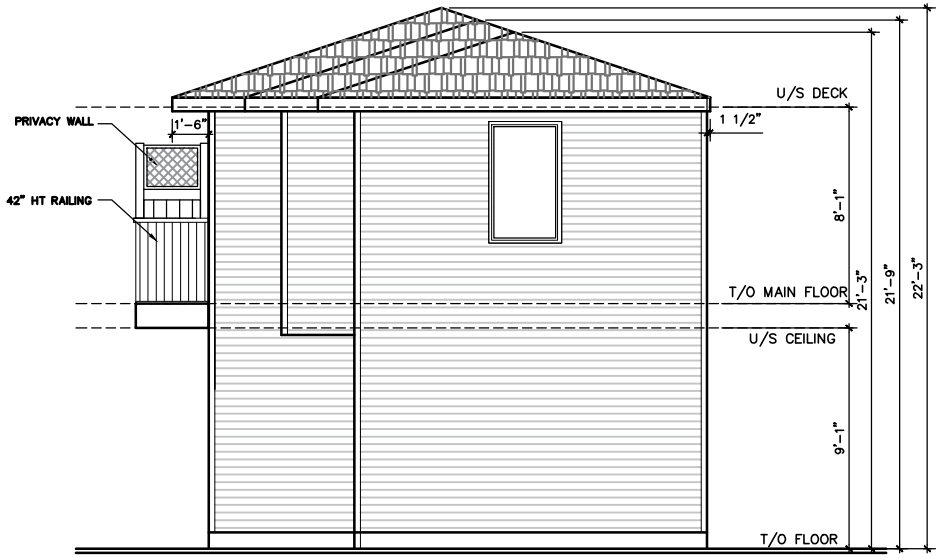
SHEET NUMBER: **A2.2**

TABLE 9.10.15.4
- EXPOSED BUILDING FACE AREA: 371 ft² /34.5 m²
- GLAZED OPENINGS AREA: 18.9x2=37.8 ft² /3.5 m²
- LIMITING DISTANCE (IL): 2.3 m
- ALLOWABLE AREA OF GLAZED OPENINGS: 13.8%
- RATIO OF UNPROTECTED OPENINGS: 10.1%

TABLE 9.10.15.4
- EXPOSED BUILDING FACE AREA: 371 ft² /34.5 m²
- GLAZED OPENINGS AREA: 4 ft² /.4 m²
- LIMITING DISTANCE (IL): 1.2 m
- ALLOWABLE AREA OF GLAZED OPENINGS: 7%
- RATIO OF UNPROTECTED OPENINGS: 1.6%



1 A2.3 **LEFT ELEVATION**
SCALE: 3/16" = 1'-0"



2 A2.3 **RIGHT ELEVATION**
SCALE: 3/16" = 1'-0"

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PROPOSED BACKYARD SUITE

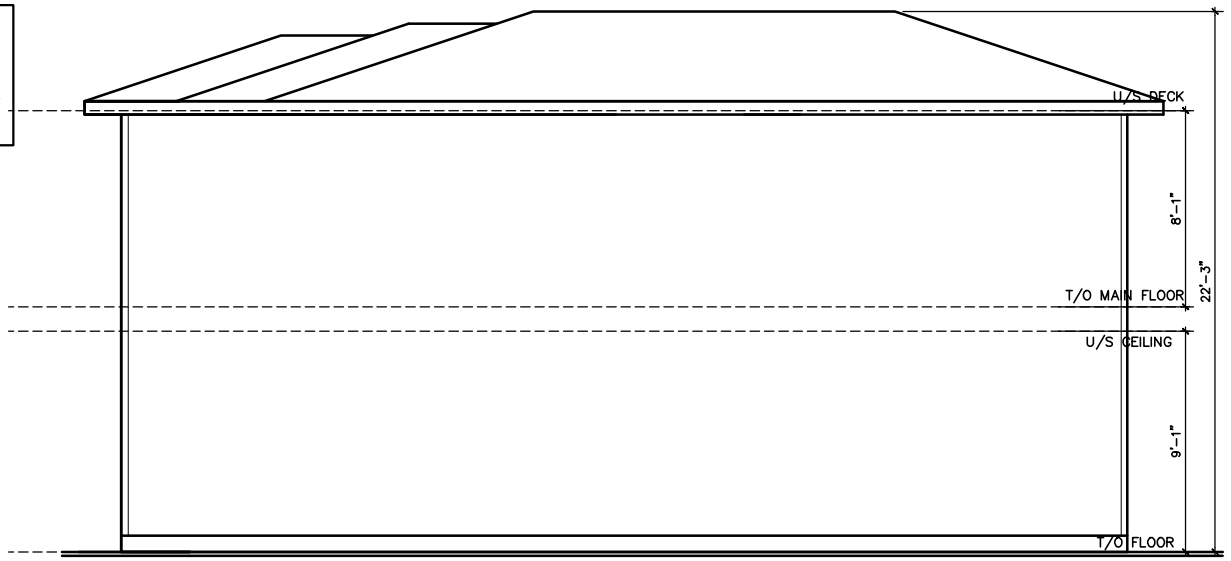
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LEGAL:
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DRAWN BY: AE
CHECKED BY: ML
JOB NUMBER: ---
ISSUE DATE: April. 3, 2024
REVISIONS: ---

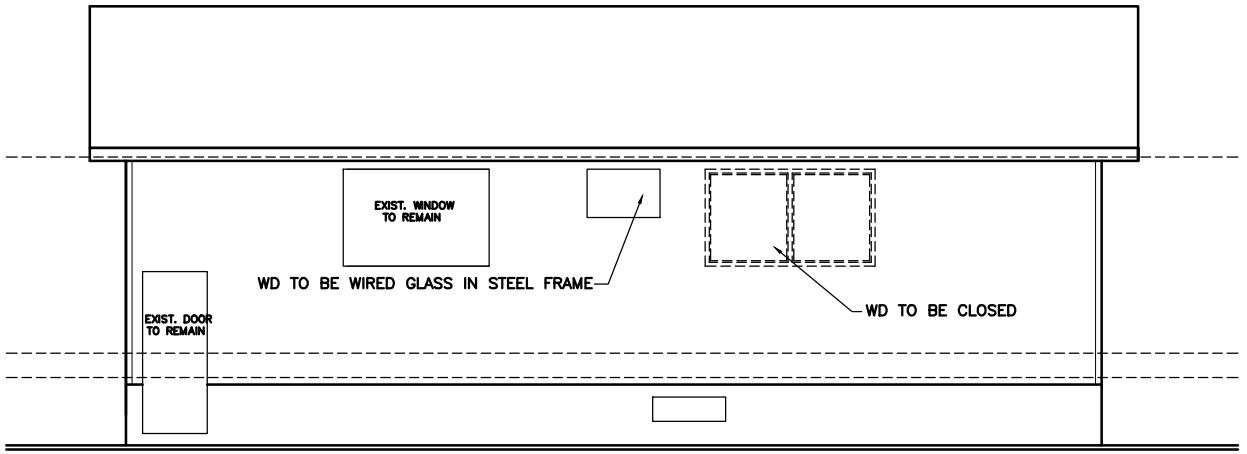
SHEET TITLE: **PROPOSED RIGHT / LEFT ELEVATION**
SHEET NUMBER: **A2.3**

TABLE 9.10.15.4
- EXPOSED BUILDING FACE AREA: 718 ft² / 66.6 m²
- LIMITING DISTANCE (IL): .3 m
- ALLOWABLE AREA OF GLAZED OPENINGS: 0%
- RATIO OF UNPROTECTED OPENINGS: 0%



1 / A2.4 **BACKYARD SUITE REAR ELEVATION**
SCALE: 3/16" = 1'-0"

TABLE 9.10.15.4
- EXPOSED BUILDING FACE AREA: 470.3 ft² / 43.69 m²
- GLAZED OPENINGS AREA: 24+17.8+3 = 44.8 ft² /4.2 m²
- LIMITING DISTANCE (IL): 2 m
- ALLOWABLE AREA OF GLAZED OPENINGS: 10.5%
- RATIO OF UNPROTECTED OPENINGS: 9.6%



2 / A2.4 **REAR ELEVATION EXISTING HOUSE**
SCALE: 3/16" = 1'-0"

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PROPOSED BACKYARD SUITE

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LEGAL:
SCALE: 3/16" = 1'-0"
DRAWN BY: AE
CHECKED BY: ML
JOB NUMBER: ---
ISSUE DATE: April. 3, 2024
REVISIONS: ---

SHEET TITLE:
UNPROTECTED OPENINGS CALCULATION

SHEET NUMBER:
A2.4