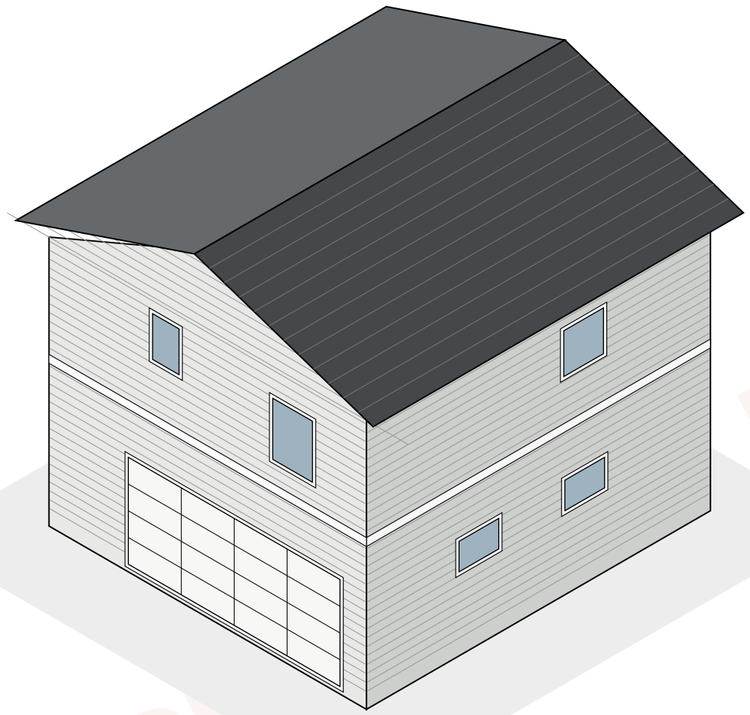
# GARAGE SUITE

Backyard suite above a double garage

**123 Example Street NW, Calgary, AB**

ISSUED FOR PRICING · REV 0 · JULY 27, 2026



*View from the lane (north-west). Illustrative only.*

**SAMPLE DRAWING SET · NOT FOR CONSTRUCTION**

Fictional sample prepared by Alpha Seed (alphaseed.ca) to show document workflows. Not for permit, pricing or construction. Names, addresses, dates and the legal description are invented.

## PROJECT DATA

| | |
|---|---|
| USE | Backyard suite above a private garage (1 dwelling unit + 2-car garage) |
| LAND USE DISTRICT | R-CG (Land Use Bylaw 1P2007) |
| LOT | 50'-0" x 120'-0" = 6,000 SF (557.4 m²), lane at rear |
| BUILDING FOOTPRINT | 624 SF (58.0 m²), 24'-0" x 26'-0" |
| SUITE FLOOR AREA | 624 SF (58.0 m²) gross, level 2. Max. 75.0 m² |
| BUILDING HEIGHT | 7.41 m above grade to ridge (max. 7.5 m) |
| REAR SETBACK | 5'-0" (1.52 m). Min. 1.5 m (suite), 0.6 m (garage) |
| SIDE SETBACK (WEST) | 4'-0" (1.22 m). Min. 1.2 m |
| CONSTRUCTION | 2 storeys, wood frame (NBC Part 9) |
| SEPARATION | Garage to suite: 1-hour fire separation and STC 50, including supporting structure |
| BUILDING CODE | National Building Code - 2023 Alberta Edition |
| ENERGY | NBC(AE) 9.36, Tier 1 (designer to confirm) |

## PROJECT TEAM

| | |
|---|---|
| OWNER | Pat & Sam Example |
| DESIGN | Example Design Co., 403-555-0142 |
| STRUCTURAL | Truss and engineered floor supplier (stamped shop drawings) |
| CONTRACTOR | To be selected (this issue is for pricing) |

## GENERAL NOTES

1. All work to conform to the National Building Code - 2023 Alberta Edition, the Land Use Bylaw 1P2007 and all bylaws of The City of Calgary.
2. Do not scale drawings. Verify all dimensions on site and report discrepancies to the designer before proceeding.
3. Exterior dimensions are to the outside face of sheathing; interior dimensions are to the face of studs unless noted.
4. Engineered floor joists, LVL beams and roof trusses by supplier. Submit shop drawings stamped by a professional engineer registered in Alberta before fabrication.
5. Footings bear on undisturbed soil, minimum 4'-0" below finished grade. Allowable bearing assumed 75 kPa - verify on site.
6. Fire separation between garage and suite, including the supporting structure: 1-hour rating and STC 50 (see assemblies P1, F1, W2).
7. Provide radon rough-in below the vestibule slab (living space on slab).
8. Energy: NBC(AE) 2023 Section 9.36, Tier 1. Designer to confirm effective RSI of each assembly.
9. Smoke and CO alarms interconnected within the suite; locations per electrical drawings (by others).
10. Mechanical ventilation (HRV), plumbing and electrical by licensed trades under separate permits.

## ABBREVIATIONS

AFF above finished floor
CLR clear
DBL double
EL. elevation
FRR fire-resistance rating
LSL laminated strand lumber
LVL laminated veneer lumber
O.C. on centre
O.H. overhead
PT pressure-treated
R.O. rough opening
STC sound transmission class
T/O top of
U/S underside
XPS extruded polystyrene


**EXAMPLE DESIGN CO.**
Residential design (fictional)

200, 456 Sample Avenue SW, Calgary, AB
403-555-0142 · studio@example.org


PROJECT
**Garage Suite: backyard suite above a double garage**

ADDRESS
123 Example Street NW, Calgary, AB

LEGAL / ZONING
Lot 00, Block 0, Plan 000 0000 (fictional) · R-CG

OWNER
Pat & Sam Example

ISSUED FOR
**PRICING** **REV 0**

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 0 | Jul 27, 2026 | Issued for pricing |

**SAMPLE**
**NOT FOR CONSTRUCTION**
Fictional project for a document-workflow demo. Not designed or reviewed by a registered professional. No seal.

| DRAWN | CHECKED | DATE |
|---|---|---|
| EDC | EDC | 2026-07-27 |

SCALE
AS NOTED

DRAWING LIST


| | |
|---|---|
| **A-000** | **Cover sheet, project data & notes** |
| A-100 | Site plan |
| S-101 | Foundation plan |
| A-101 | Level 1 plan (garage) |
| A-102 | Level 2 plan (suite) |
| A-103 | Roof plan |
| A-201 | Elevations: north & south |
| A-202 | Elevations: east & west |
| A-301 | Building sections |
| A-401 | Details & assemblies |
| A-501 | Schedules & stair |
| S-201 | Level 2 floor framing plan |
| S-202 | Roof framing plan |


Prepared by Alpha Seed as a fictional sample · alphaseed.ca

SHEET TITLE
**COVER SHEET, PROJECT DATA & NOTES**

**A-000**