

401 Erin Woods DR SE Calgary



ARCHITECTURAL DRAWINGS:

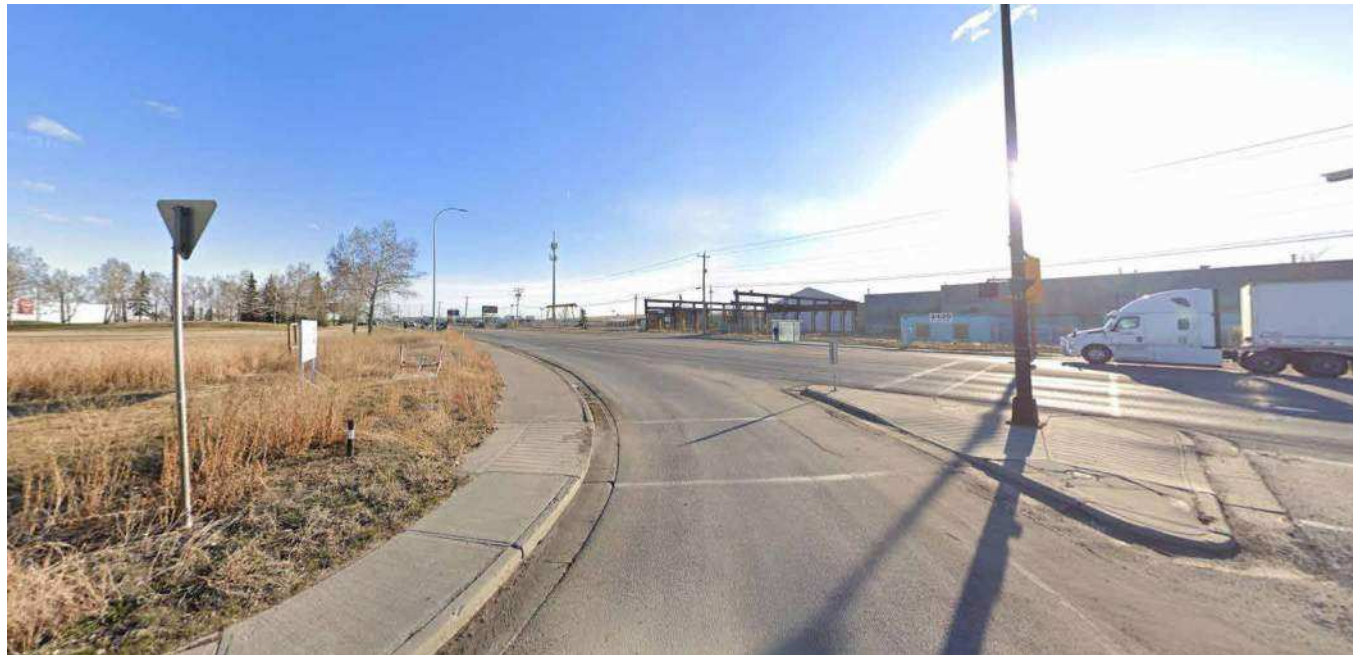
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|-------|--|
| A0.00 | COVER SHEET |
| A1.00 | SITE INFORMATION |
| A1.01 | SITE PLAN |
| A1.02 | FIRE ACCESS PLAN & SWEEP PATH ANALYSIS |
| A1.03 | SITE DETAILS |
| A2.01 | BUILDING 1 - MAIN FLOOR PLAN |
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| A2.03 | BUILDING 2 - MAIN FLOOR PLAN |
| A2.04 | BUILDING 2 - ROOF PLAN |
| A3.01 | BUILDING 1 - ELEVATION |
| A3.02 | BUILDING 2 - ELEVATION |
| A4.01 | SECTIONS |

A0.00



Location Plan

Pictures surrounding site



#1



#4



#2



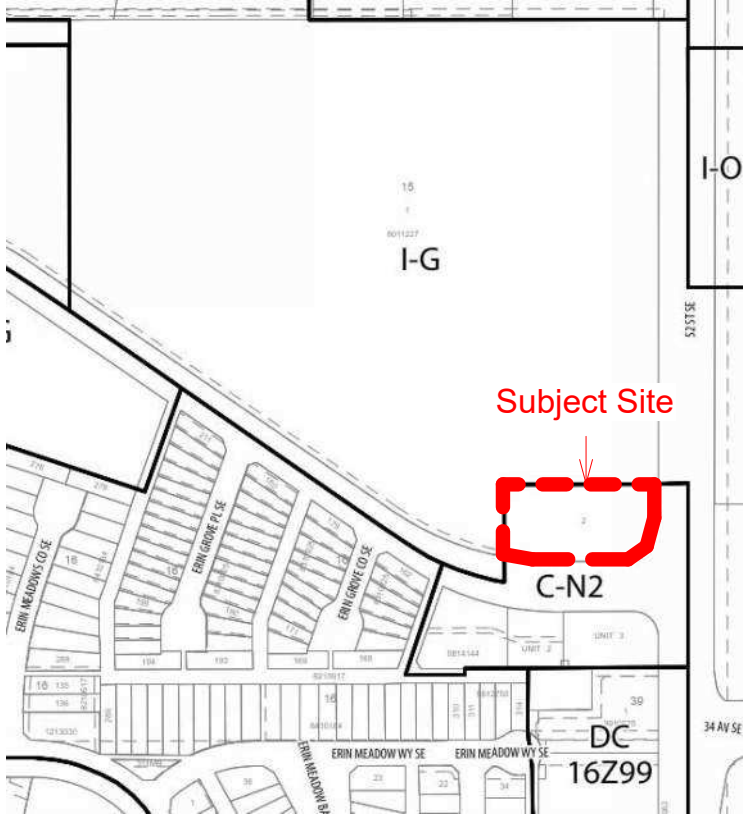
#5



#3



#6



PARKING CALCULATION

Motor vehicle parking stalls:

Retail & Consumer service - 4 stalls/100 sq.m GUFA
For 778 sq.m.- **31.12 stalls**
Health Care Service 4 Stalls/100 SQ.m. GUFA
For 300 SQ.m. - **12 stalls**

Restaurant Food service only - 2.85 stalls/10 sq. m. of public area
Public area = 50% of 150.75
= 75.37 sq.m.
= **21.48 stalls**

Total required Motor vehicle parking stalls = 64.6 stalls
= 65 stalls
Provided stalls = **41 stalls**
Short of 24 stalls

According to Building code - Table 3.8.2.5.

For 65 Parking stalls = no of designated stalls for use by
persons with physical disabilities are 4
Barrier free parkign stalls = 4 (Provided same)

LAND USE BYLAW ANALYSIS

ADDRESS: 401 ERIN WOODS DR SE. CALGARY,AB
LEGAL ADDRESS: LOT 2, BLOCK 15, PLAN 801 1227
LAND USE DESIGNATION: C-N2 F1.0H10 - COMMERCIAL NEIGHBOURHOOD 2 DISTRICT

SITE AREA: [APPROX. 4009.00 M2]

FLOOR AREA RATIO 1.0 [ACTUAL 0.33].

MAX BUILDING HEIGHT: 10 M. [ACTUAL 5.50M]

PROPOSED GFA : 1344.5 SQM

PROPOSED DENSITY : 17.46 UNITS PER HECTARE

LANDSCAPE/ TREES CALCULATION:

UNDER GROUND IRRIGATION SYSTEM [TREES AND SHRUB REQUIRED ARE PROVIDED]

FRONT SETBACK(SOUTH):

The front setback area must have a minimum depth of 3.0 metres. [3 M PROVIDED]

REAR SETBACK(NORTH):

The parcel shares a rear property line with a parcel designated as:
a I-G district, there is a requirement of 1.2m rear setback. [1.2 M PROVIDED]

SIDE SETBACK(EAST):

The parcel shares a side property line with a lane, LRT corridor, or street,
the side setback area must have a minimum depth of 3.0 metres. [3 M PROVIDED]

SIDE SETBACK(WEST):

The parcel shares a side property line with a parcel designated as:
a I-G district, there is a requirement of 1.2m rear setback. [1.2 M PROVIDED]

MINIMUM REQUIRED MOTOR VEHICLE PARKING STALLS:

[65 REQUIRED 41 PROVIDED]

MINIMUM REQUIRED CLASS 2 BICYCLE PARKING STALLS:

[5 REQUIRED. 6 PROVIDED]

Bicycle Parking Class 2:

Retail & Consumer service - 1 bicycle parking stall/250 sq.m GUFA
For 778 sq.m. = 3.11 **stalls**

Health Care Service - 1 stalls/250 sq.m. GUFA
For 300 SQ.m. = 1.2 **stalls**

Restaurant Food service only - 1 stall/250 sq. m. of public area
Public area = 150.75 sq.m
= **0.60 stalls**

Total required biycle parking stalls = 4.91 stalls

Provided Class 2 bicycle parling stalls = **6 stalls**

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401, 1040 - 7 Ave. Sw Calgary, Alberta, Canada
Tel:403 - 269 - 5959 Fax:403 - 233 - 8149
www.mcplus.ca

client

consultants

phase / date

NOTE:

Issue Description

Issue Date

Project Title
Erin Wood Commercial

Project Municipal Address
401 Erin Woods Dr SE

Project Legal Address
LOT 2, BLOCK 15,
PLAN 801 1227

MC+A file No.
2023-MC-1260(2026)

Phase
Development Permit

Date
07-21-2026

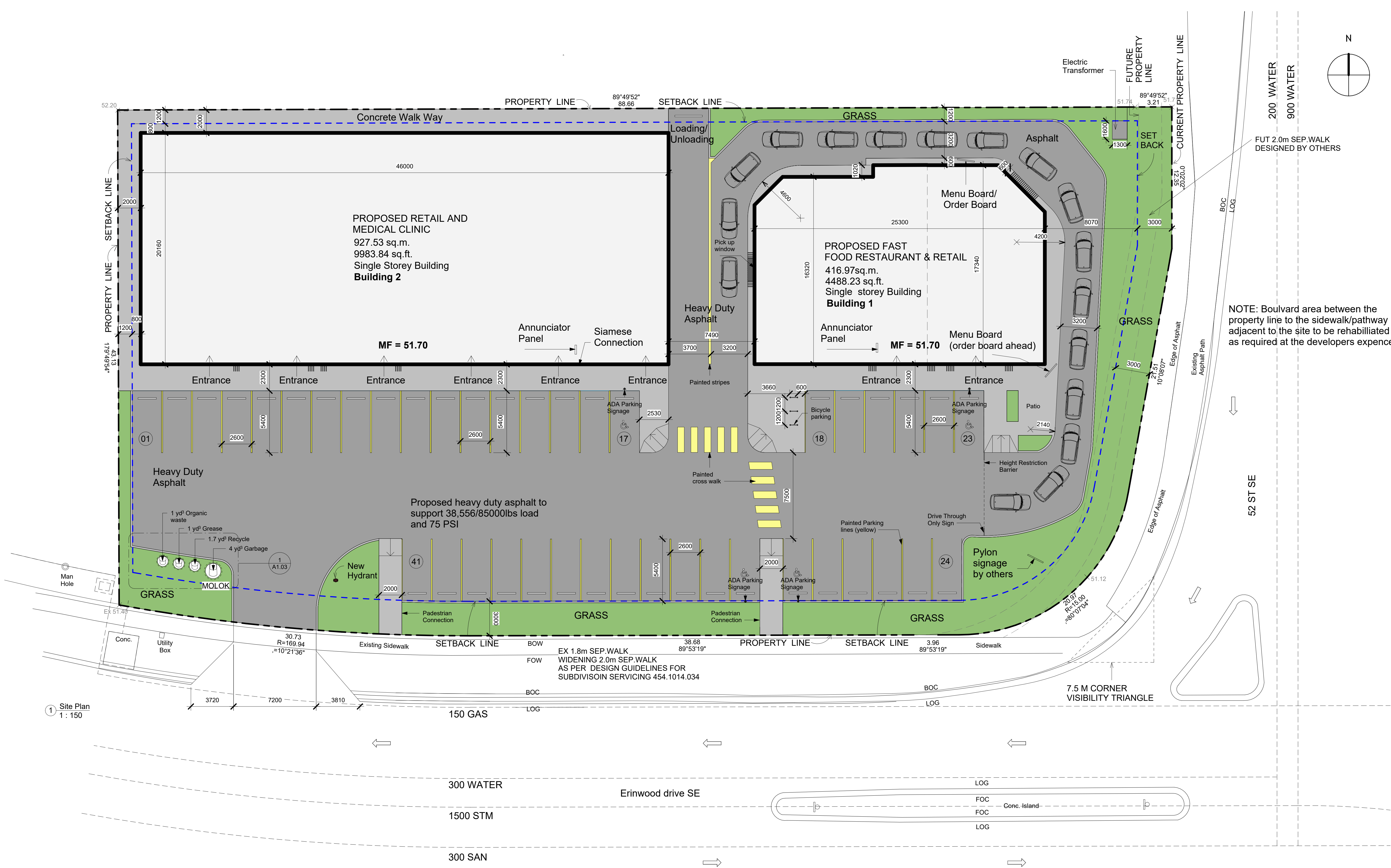
Scale

Drafted By
N.S.
Checked By
M.C.

Sheet Title
Site Information

Sheet Number

A1.00



1 Site Plan
1 : 150

ADDRESS: 401 ERIN WOODS DR SE, CALGARY, AB
LEGAL ADDRESS: LOT 2, BLOCK 15, PLAN 801 1227
ZONING: C-N2

PARCEL AREA: 43,152.52 SFT 4,009.00 M2

TOTAL GROSS FLOOR AREA: 14472.07 SFT 1344.5 M2

BILDINDG 1: MAIN FLOOR: 4488.23 SFT 416.97 sq.m
BUILDING 2 MAIN FLOOR: 9983.84 SFT 927.53 sq.m.

Note:
For site grading and servicing, refere drawings 01, 02 from Richview Engineering
For Site Lighting, refere drawing E0-2 from KEEN Engineering
For Landscape, refere Drawing L-1 from Navagrah

Note: All retail entrances are proposed and
are subject to change as per tenent
requirements

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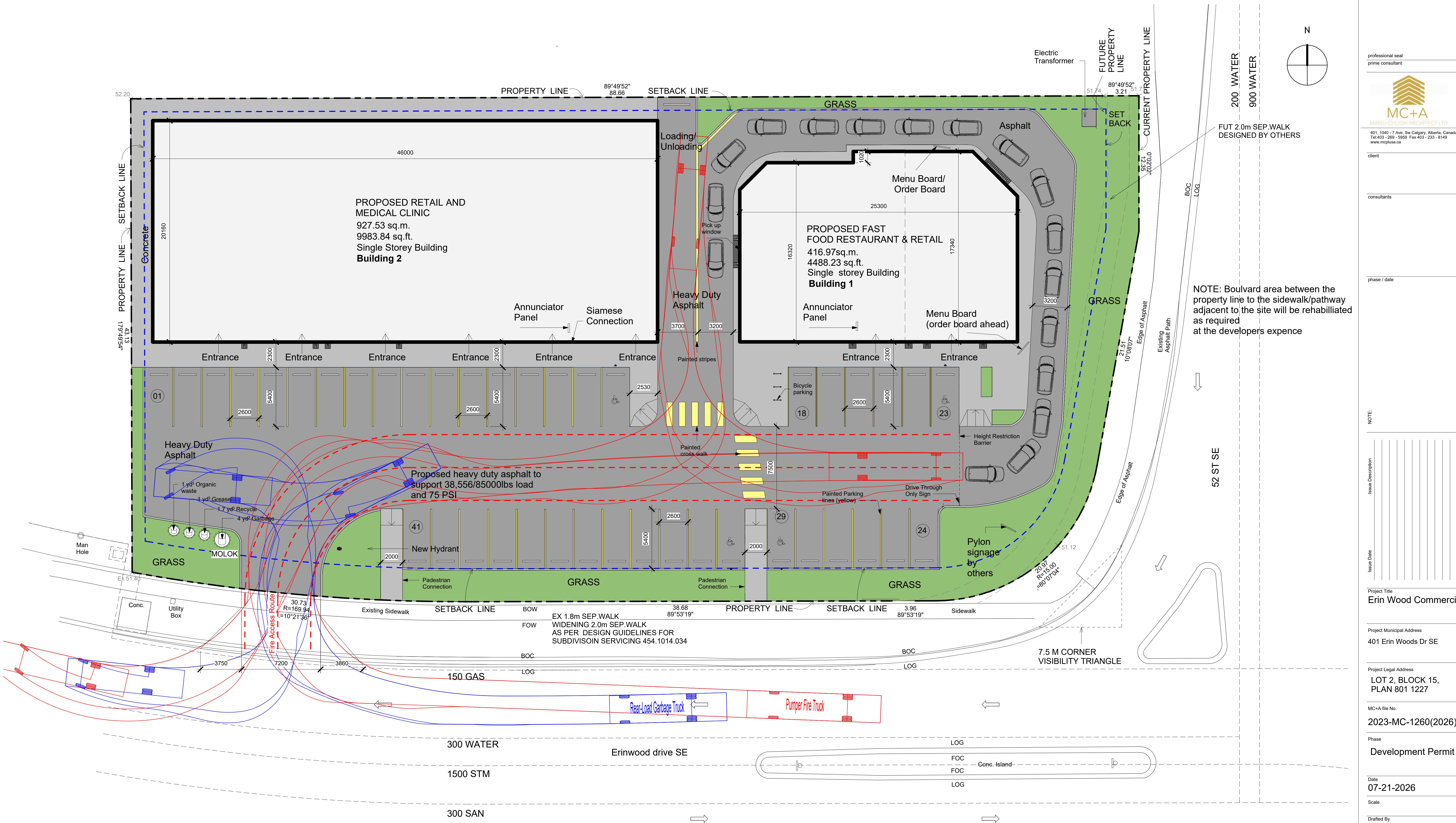
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Sheet Title

Site Plan

Sheet Number

A1.01



Note: For site grading details please refer A1.02 Site Plan

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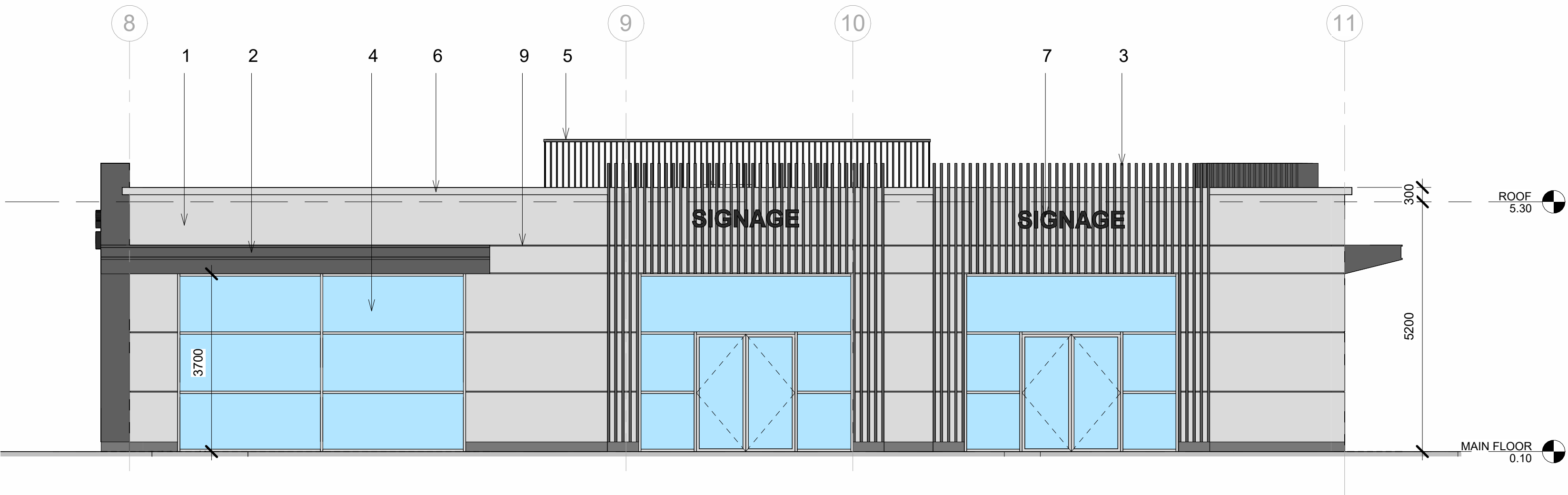
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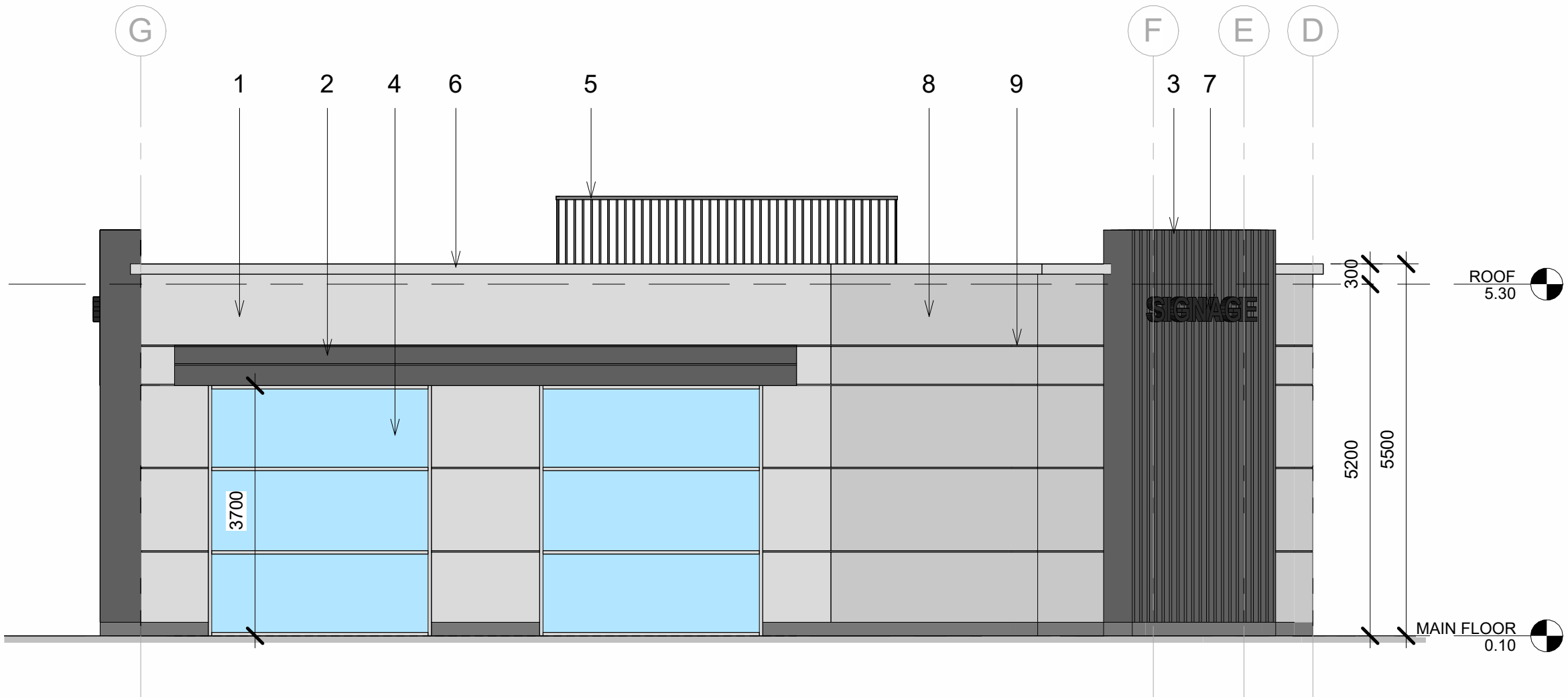
Fire Access Plan &
Sweep Path Analysis

Sheet Number

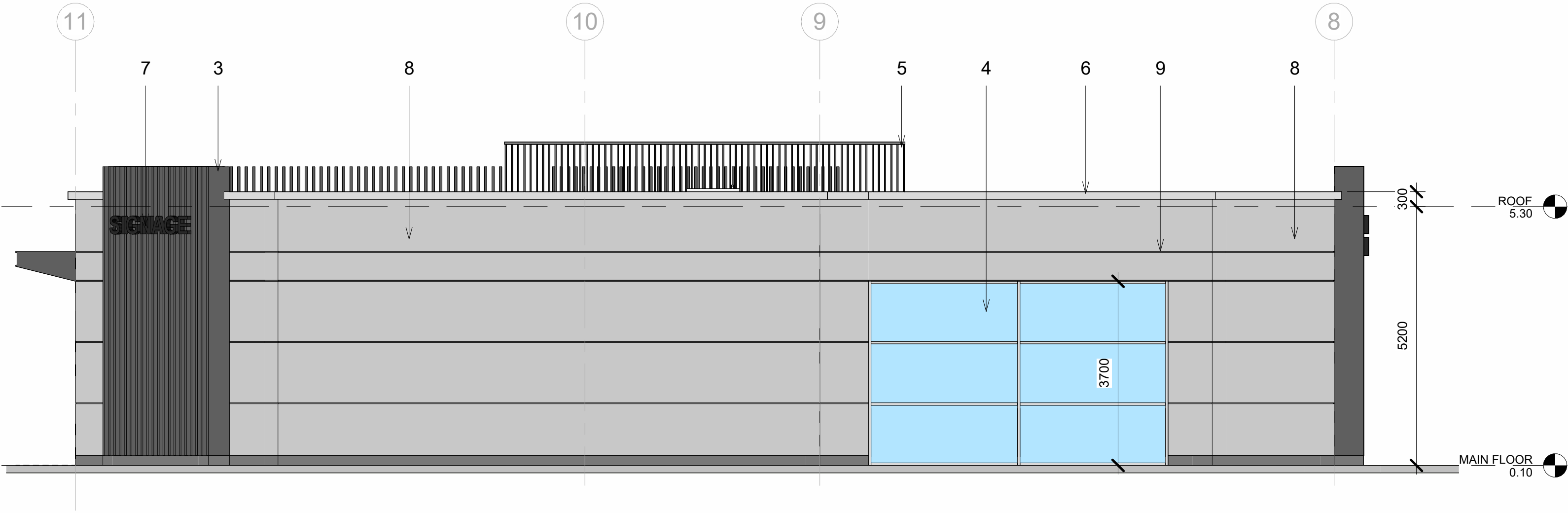
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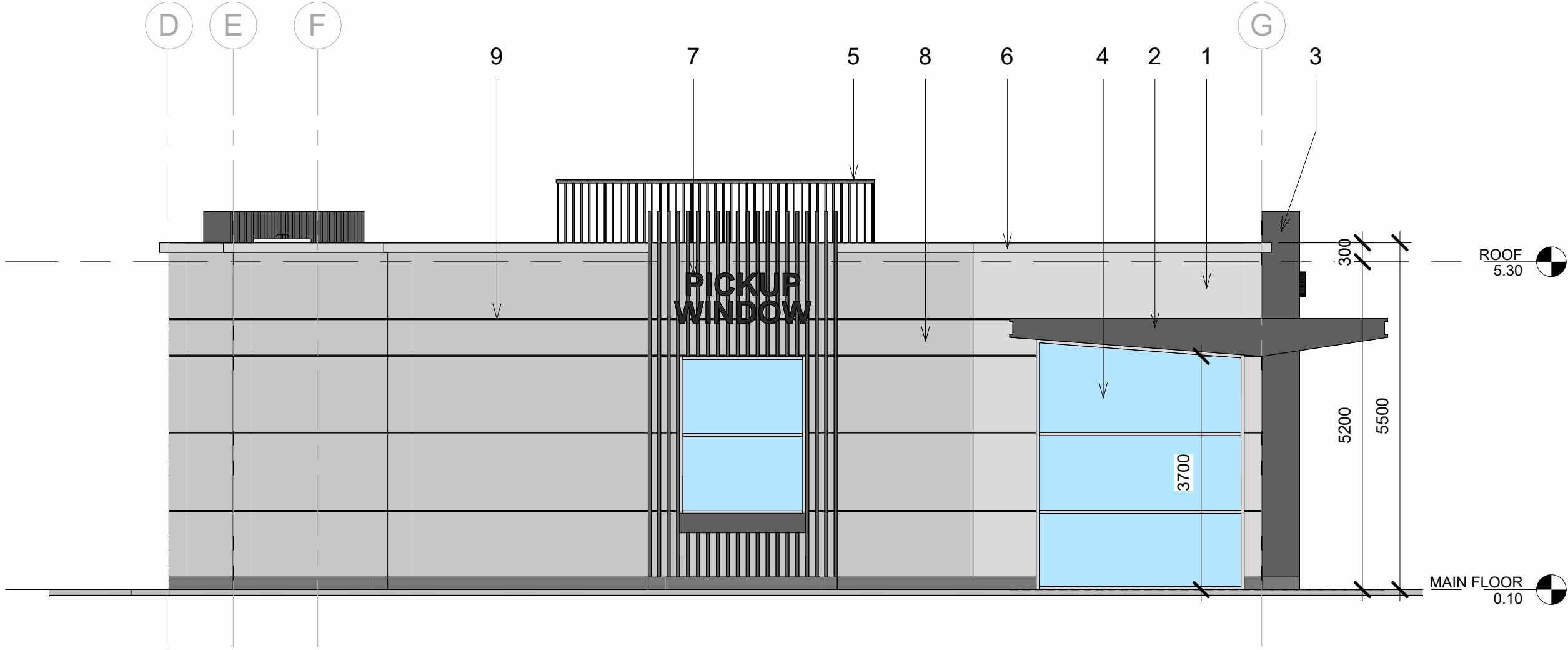
① South Elevation - Building 1
1 : 75



④ East Elevation - Building 1
1 : 75



② North Elevation - Building 1
1 : 75



③ West Elevation - Building 1
1 : 75

MATERIAL LEGEND

1. INSULATED METAL PANEL - LIGHT GREY
2. CANOPY IN METAL PANEL - DARK GREY
3. ALUMINIUM LOUVERS - DARK GREY
4. DOUBLE GLAZED SEALED UNITS CLEAR IN ANODIZED ALUMINIUM FRAME
5. RTU METAL SCREENING - DARK GREY
6. CORNICE
7. EXTERIOR SIGNAGE AS PER TENANT REQUIREMENT
8. EIFS - LIGHT GREY TO MATCH INSULATED METAL PANEL
9. REVEALS



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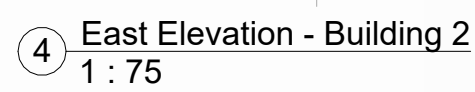
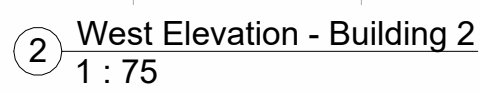
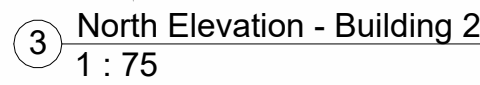
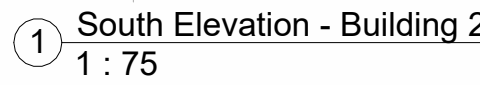
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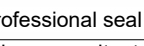
Building 1 - Elevation

Sheet Number

A3.01



1. INSULATED METAL PANEL - LIGHT GREY
2. CANOPY IN METAL PANEL - DARK GREY
3. ALUMINIUM LOUVERS - DARK GREY
4. DOUBLE GLAZED SEALED UNITS CLEAR IN ANODIZED ALUMINIUM FRAME
5. RTU METAL SCREENING - DARK GREY
6. CORNICE
7. EXTERIOR SIGNAGE AS PER TENANT REQUIREMENT
8. EIFS - LIGHT GREY TO MATCH INSULATED METAL PANEL
9. REVEALS



ent

Consultants

Phase / date

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Project Legal Address

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LAN 801 1227

C+A file No.

2023-MC-1260(2026)

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Crafted By

U.S.

Checked By _____

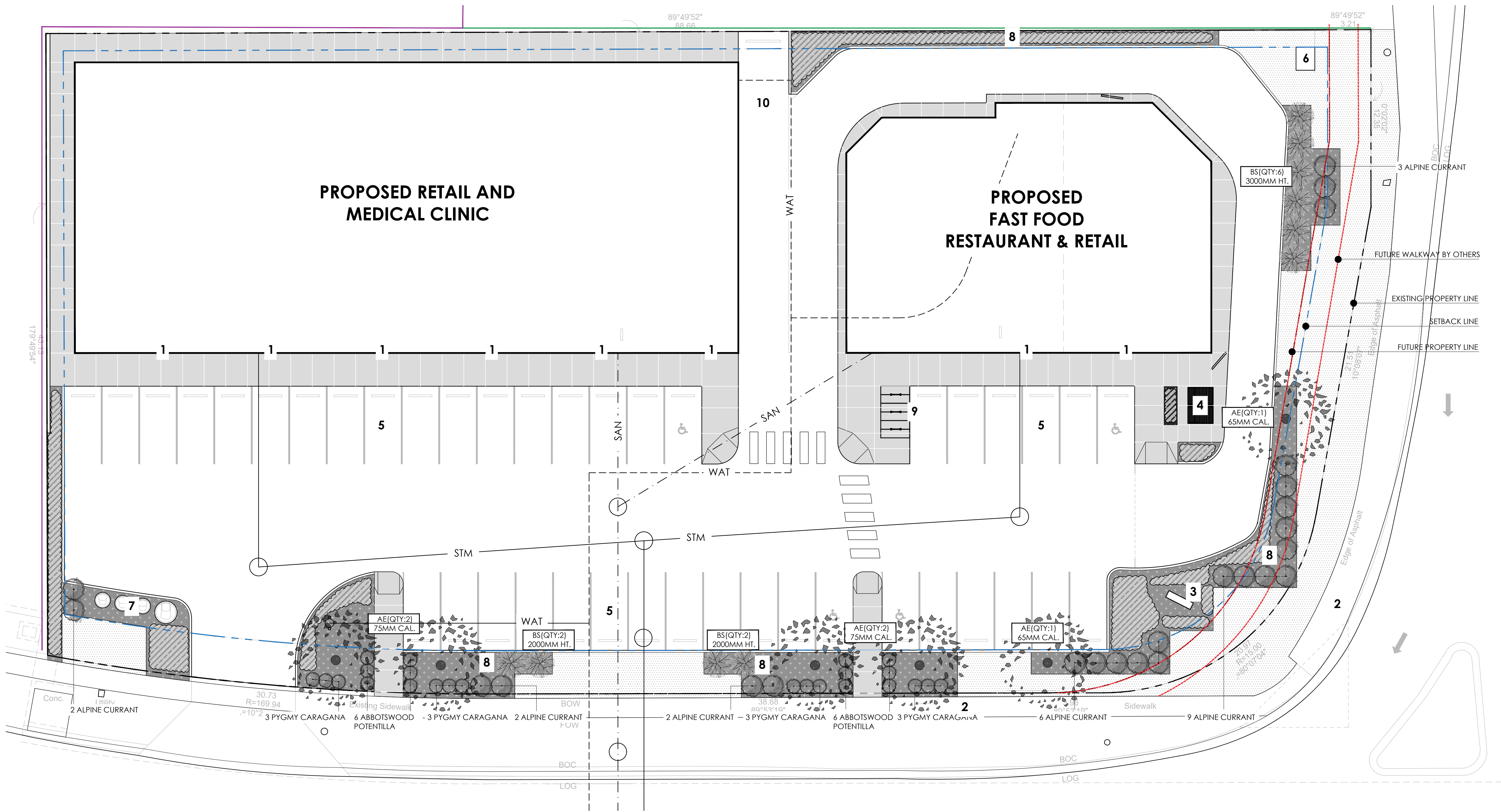
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Sheet Title

Building 2 - Elevation

Sheet Number

A3.02



GENERAL NOTES

- THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.
- ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
- ALL PLANTING BEDS TO HAVE A MINIMUM OF 75MM DEPTH CHARCOAL MULCH UNLESS OTHERWISE NOTED.
- ALL SOFT SURFACE LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND IRRIGATION SYSTEM, WITH EXTENT OF WATERING LIMITED TO TREES AND SHRUBS ONLY.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS.

LANDSCAPE ANALYSIS

SITE AREA: 4055.04 SQ.M.

PROVIDED LANDSCAPED SETBACK AREA = 531.17 SQ.M.

TOTAL NUMBER OF REQUIRED TREES = 16
1 TREE/35 SQ.M. OF LANDSCAPED SETBACK AREA

TOTAL NUMBER OF REQUIRED SHRUBS = 31
2 SHRUBS/35 SQ.M. OF LANDSCAPED AREA

TOTAL TREES PROVIDED = 16
DECIDUOUS TREES PROVIDED = 6
DECIDUOUS TREES WITH MIN 75MM CALLIPER REQUIRED = 4
PROVIDED = 4
REMAINING DECIDUOUS TREES TO HAVE MIN. 50MM CALLIPER

CONIFEROUS TREES PROVIDED = 10
CONIFEROUS TREES WITH MIN 3000MM HEIGHT REQUIRED = 5
PROVIDED = 6
REMAINING CONIFEROUS TREES TO HAVE MIN. 2000MM HEIGHT

TOTAL SHRUBS PROVIDED = 48

LEGEND

- REGULAR GREY COLOR CONCRETE
- LANDSCAPE PLANTING BED WITH DOUGLAS SMALL NUGGET MULCH
- SOD
- PICNIC TABLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- PERENNIALS/ DECORATIVE GRASSES
- BIKE RACK
TOTAL QUANTITY: 3 RACK/ 6 STALLS
- EXISTING FENCE TO REMAIN
- PROPOSED CHAIN-LINK FENCE

PLANTING SCHEDULE

common name	latin name	size/ spread	quantity
deciduous trees (TOTAL QUANTITY: 6)			
AE AMERICAN ELM	ULMUS AMERICANA	75MM CAL.	04
AE AMERICAN ELM	ULMUS AMERICANA	65MM CAL.	02
coniferous trees (TOTAL QUANTITY: 10)			
BS BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	3000MM HT.	06
BS BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	2000MM HT.	04
common name			
deciduous shrubs (TOTAL QUANTITY: 48)			
ALPINE CURRANT	RIBES ALPINUM	600MM HT.	24
ABBOTSWOOD POTENTILLA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	600MM HT.	12
PYGMY CARAGANA	CARAGANA PYGMAEA	600MM HT.	12

DESIGN ELEMENTS

- BUILDING ENTRY
- PUBLIC SIDEWALK
- PYLON SIGNAGE
- PATIO WITH PICNIC TABLE
- VEHICLE PARKING
- TRANSFORMER
- MOLOK BINS
- LANDSCAPE PLANTING BED
- BIKE PARKING
- LOADING AREA



SEAL

ISSUED FOR COORDINATION
COORDINATION
COORDINATION
DP

DATE
260611
260625
260707
260715

NOT FOR CONSTRUCTION

SCALE 1:150
DATE 260715
DRAWN BY JC
CHECKED BY YN

DP
L-1

LAYOUT PLAN

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