1344 ACADIA DR SE
-ADDITION-

GENERAL NOTES (AS APPLICABLE):

1. ALL DRAWINGS ARE THE PROPERTY OF KRN RESIDENTIAL DESIGN. REPRODUCTION RIGHTS HAVE BEEN PROVIDED TO THE CLIENT FOR THE PURPOSE OF A SINGLE BUILDING CONSTRUCTION. NO OTHER INDIVIDUAL MAY REPRODUCE THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF KRN RESIDENTIAL DESIGN. ALL REPRODUCTIONS MUST BEAR THE NAME OF KRN RESIDENTIAL DESIGN.

2. ALL DIMENSIONS ARE IN METRIC MEASUREMENT UNLESS OTHERWISE SHOWN.

3. THIS DRAWING SHALL NOT BE SCALED. FOLLOW GIVEN DIMENSIONS ONLY.

4. ALL CROSS REFERENCES ARE TO KRN RESIDENTIAL DESIGN DRAWINGS ONLY UNLESS NOTED OTHERWISE.

5. DIMENSIONS ARE TO CENTERLINE OF INTERIOR WALLS, FACE OF EXTERIOR WALL OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

6. VERIFY ALL DIMENSIONS & SUITABILITY OF EXISTING CONDITIONS PRIOR TO COMMENCING WORK. CONFIRM ALL DRAWING DETAILS AND DIMENSIONS. REPORT ANY DISCREPANCIES TO KRN RESIDENTIAL DESIGN PRIOR TO ANY WORK PROCEEDING FOR THEIR CLARIFICATION AND INSTRUCTIONS.

7. ALL SHOP DRAWINGS TO BE ACQUIRED FOR ROOF TRUSSES, FLOOR TRUSSES, ETC. BEFORE COMMENCING CONSTRUCTION.

8. WINDOW SIZES ARE GIVEN IN METRIC (mm) BY WIDTH AND HEIGHT. ACTUAL SIZES MAY VARY. CONFIRM SIZES WITH CLIENT. ACTUAL R.O.S TO BE PROVIDED BY MANUFACTURER.

9. DOOR SIZES REFER TO O.S.M. AND GIVEN IN PLAN BY WIDTH. ALL DOOR HEIGHTS ASSUMED TO BE 2032mm (6'-8") UNLESS NOTED OTHERWISE. ACTUAL SIZES TO BE CONFIRMED WITH CLIENT. ACTUAL R.O.S TO BE PROVIDED BY MANUFACTURER.

10. ALL LINTELS TO BE MIN. 2-2x10 OVER ALL OPENINGS IN LOAD-BEARING WALLS UNLESS NOTED OTHERWISE.

11. APPLICATION OF WOOD PRESERVATIVE REQUIRED AT EXTREMITIES OF BEAMS SUPPORTED ON MASONRY WALLS.

12. MINIMUM FOUNDATION DEPTH BELOW FINISHED GROUND LEVEL IS 1500mm (5'-0")

13. ALL INTERIOR AND EXTERIOR FINISH MATERIALS TO BE CONFIRMED WITH CLIENT.

14. ALL FRAMING LUMBER USED SHALL BE S.P.F. #2 OR BTR. UNLESS NOTED OTHERWISE.

15. ALL VOID FORM MATERIAL BEING USED IN THIS CONSTRUCTION TO BE OF A BIODEGRADABLE MATERIAL.

16. BATT INSULATION MAY BE SUBSTITUTED WITH AN APPROVED SPRAY FOAM INSULATION OF EQUAL OR GREATER R-VALUE. TO BE INSTALLED BY A LICENSED SPRAY FOAM COMPANY.

17. MECHANICAL, ELECTRICAL AND PLUMBING AS PER CONTRACTOR (APPROX. LAYOUT PROVIDED AS PER PLAN).

18. AS A PRECAUTION, A FIREPROOF LINER SHOULD BE INSTALLED BETWEEN FIREBOX OF PREFABRICATED FIREPLACE AND COMBUSTIBLE MATERIALS.

19. CERTAIN DIMENSIONS MAY VARY ACCORDING TO THE MATERIAL USED AND / OR THE CONTRACTOR'S BUILDING METHODS. IF VARIATIONS EXIST BETWEEN THE BUILDING SITE AND PLANS, THE CONTRACTOR MUST ADVISE KRN RESIDENTIAL DESIGN AS SOON AS POSSIBLE.

20. CONTRACTOR RESPONSIBLE TO LOCATE ALL SERVICES ON PROPERTY PRIOR TO DIGGING.

21. REQUIRED APPROVALS AND PERMITS TO BE OBTAINED FROM THE AUTHORITIES HAVING JURISDICTION PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.

22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (CURRENT EDITION) AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

23. KRN RESIDENTIAL DESIGN DOES NOT ASSUME LIABILITY FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS, NOR THE CONSTRUCTION METHODS BEING USED BY YOUR BUILDER AND/OR CONTRACTOR(S).

ELEVATION NOTES (AS APPLICABLE)

- GENERAL -

1. FINISH GRADE ELEVATIONS AS PER DEVELOPER / SURVEYOR'S REQUIREMENTS.
2. BASEMENT WINDOWS BELOW GRADE WILL BE PROTECTED BY GALVANIZED STEEL WINDOWS WELLS, AND A GRAVEL-FILLED 4" DRAIN, CONNECTED TO PERIMETER DRAIN AND INSTALLED ACCORDING TO THIS PLAN.
3. DOWNSPOUTS TO BE DETERMINED ON SITE.
4. MATERIAL COLOUR SELECTION AS PER OWNER / CONTRACTOR.
5. FLASHING AS PER CODE.
6. SOFFITS, FASCIA, EAVESTROUGHS & DOWNSPOUTS TO BE PREFINISHED METAL. WHERE ROOF SOFFITS PROJECT TO LESS THAN 1.2 METERS FROM THE PROPERTY LINE, THE CENTER LINE OF A LANE OR PUBLIC THOROUGHFARE OR AN IMAGINARY LINE BETWEEN TWO BUILDINGS OR FIRE COMPARTMENTS ON THE SAME PROPERTY THEY SHALL BE PROTECTED BY UNVENTED ALUMINUM CONFORMING TO CAN/CGSB-93.2-M, "PREFINISHED ALUMINUM SIDING, SOFFITS, AND FASCIA, FOR RESIDENTIAL USE."
7. CONTRACTOR TO ENSURE THE UNOBSTRUCTED VENT AREA TO BE A MINIMUM OF 1/300 OF THE INSULATED CEILING AREA FOR ROOFS WITH A SLOPE GREATER THEN 1 IN 6 AND MINIMUM OF 1/150 OF THE INSULATED CEILING AREA FOR ROOF WITH A SLOPE OF 1 IN 6 OR LESS. VENTS MAY BE ROOF TYPE, EAVE TYPE, GABLE-END TYPE, OR IN COMBINATION. THEY SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING, WITH A MINIMUM OF 25% OF THE REQUIRED OPENING LOCATED AT THE TOP OF THE SPACE AND A MINIMUM OF 25% OF THE REQUIRED OPENING LOCATED AT THE BOTTOM OF THE SPACE. ALL VENTS TO COMPLY WITH CAN3-A93-M "NATIONAL AIRFLOW VENTILATORS FOR BUILDINGS"
8. GLASS THERMAL SPECS AS PER OWNER / CONTRACTOR.

- STUCCO / CULTURED STONE -

1. HOUSE WRAP / BUILDING PAPER BEHIND ALL BUILD OUTS.
2. DIAMOND MESH @ ALL CORNERS.

- BRICK / STONE -

1. 1" AIRSPACE BEHIND BRICK.
2. WEEPING HOLES @ BOTTOM COURSES.

- DECK / WOOD VERANDA -

1. PRESSURE TREATED LUMBER AND / OR COMPOSITE LUMBER DECKING TO BE USED.



AREAS		
EXIST. MAIN FLOOR	98.20m²	1,057ft²
EXIST. SECOND FLOOR	71.55m²	770ft²
PROP. SECOND FLOOR	31.19m²	336ft²
EXIST. BASEMENT	98.20m²	1,057ft²
EXIST. GARAGE	40.88m²	440ft²
TOTAL HOUSE SQUARE FOOTAGE =		2,163ft²

LOT COVERAGE CALCULATIONS

LOT SIZE =	548.13m²	5,900ft²
50% COVERAGE =	274.06m²	2,950ft²

AREAS	m²	ft²
MAIN FLOOR	00.00m²	000ft²
COVERED ENTRY	0.00m²	000ft²
TOTAL	00.00m²	000ft²

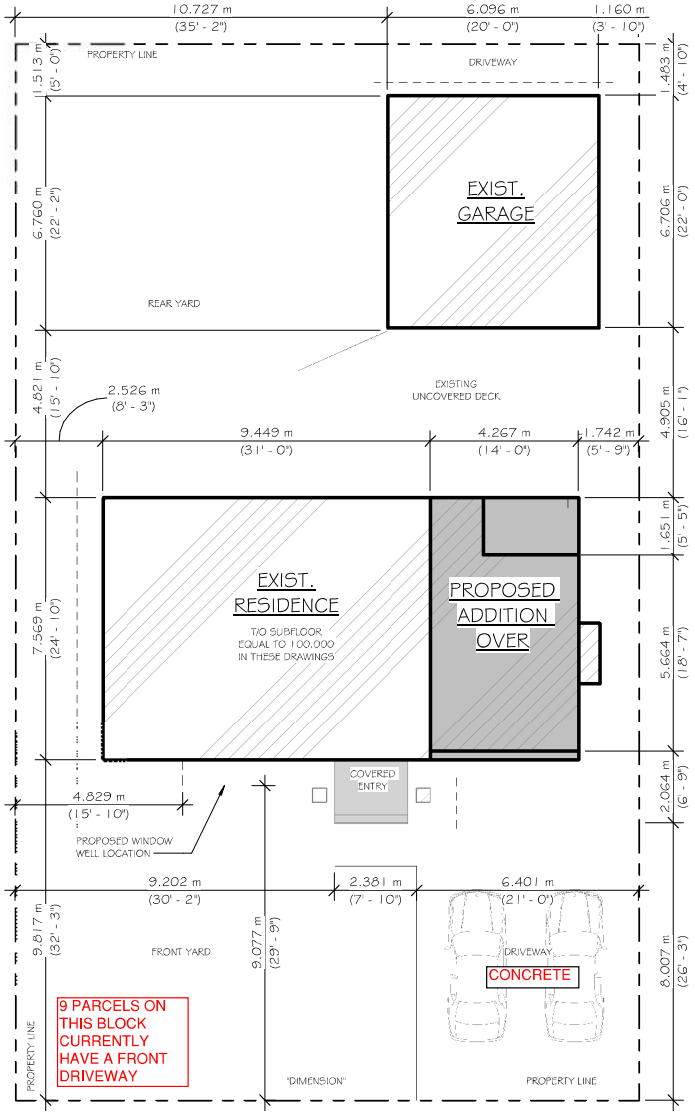
00.00% OF ALLOWABLE 50.00%

F.A.R CALCULATIONS

LOT SIZE =	548.13m²	5,900ft²
75% F.A.R. =	411.09m²	4,425ft²

AREAS	m²	ft²
MAIN FLOOR	00.00m²	0,000ft²
TOTAL	00.00m²	0,000ft²

00.00% OF ALLOWABLE 75.00%



N W E S

1 / A1.1 SITE PLAN
1 : 100

KRN RESIDENTIAL DESIGN LTD.

PROJECT
1344 ACADIA DR SE.

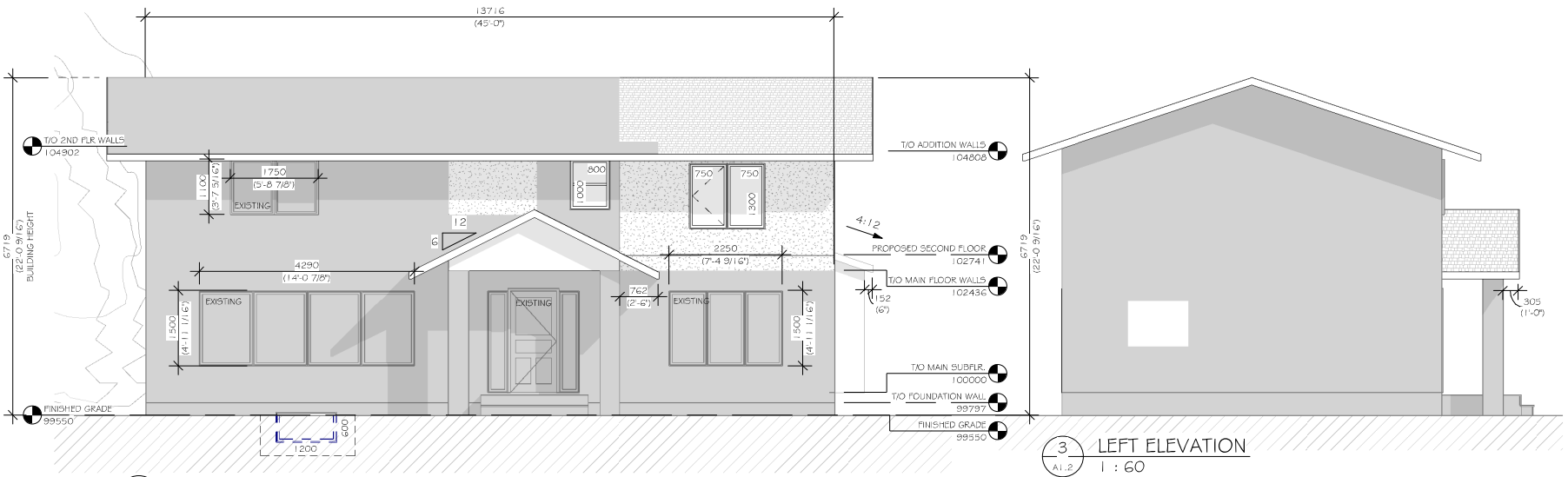
Calgary, Alberta

DRAWING
COVER SHEET, GENERAL & ELEVATION NOTES

DESIGN	KMO
DRAWN	KMO
DATE	JULY 28, 2026
PROJECT	240929

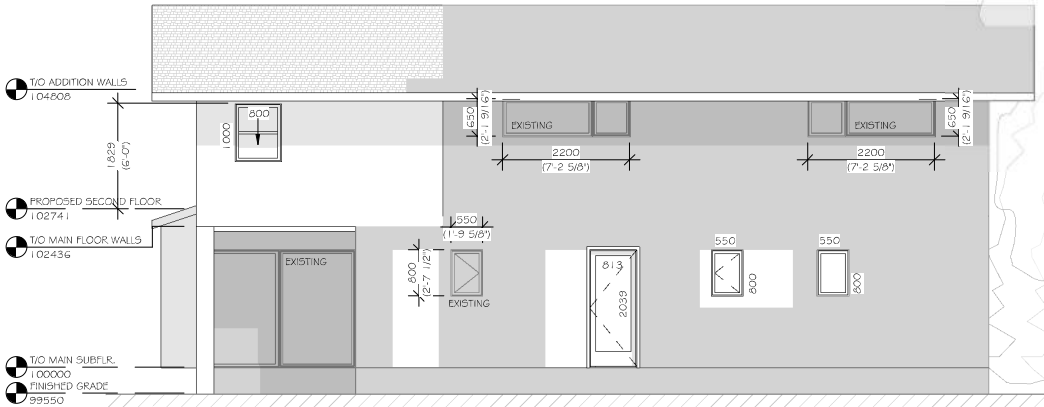
SHEET NO. A1.1 • REVISION


N
PROPERTIES WITH DRIVEWAYS
Subway
Temporarily closed
Bonavista Peking House
Acadia Dr SE
Lake Bonavista Dr SE
Lake Twintree Crescent SE
Lake Twintree Dr
1204
1208
1212
1214
1216
1220
1224
1228
1232
1236
1240
1244
1248
1252
1256
1260
1304
1308
1312
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1320
1324
1328
1332
1330
1336
1340
1344
1348
South Gate Lake Bonavista
Scuffed Cards
SUBJECT PROPERTY
1344 ACADIA DRIVE SE
Lake Bonavista Dr
144 Lake Bon
Scout Group

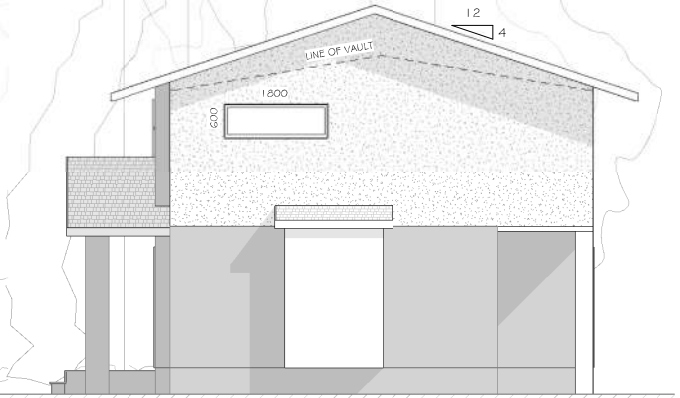


1 A1.2 FRONT ELEVATION
1 : 60

3 A1.2 LEFT ELEVATION
1 : 60



2 A1.2 REAR ELEVATION
1 : 60



4 A1.2 RIGHT ELEVATION
1 : 60

KRN RESIDENTIAL DESIGN LTD.

PROJECT
1344 ACADIA DR SE.
Calgary, Alberta

DRAWING
ELEVATIONS

DESIGN	KMO
DRAWN	KMO
DATE	JULY 28, 2026
PROJECT	240929

SHEET NO. A1.2
REVISION