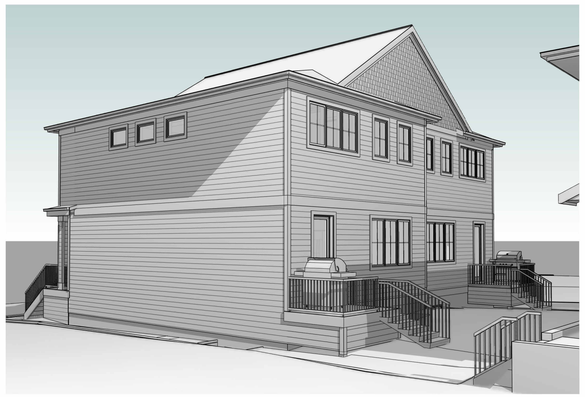
ACADIA ROW HOUSE

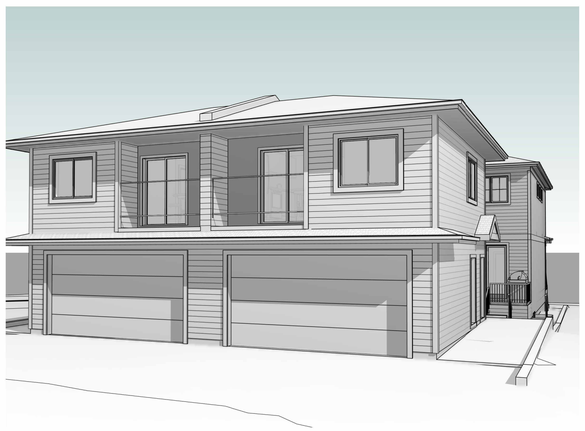
SEMI-DETACHED W/SUITES
101, 101B, 102 & 102B - 652 ACADIA DRIVE SE
CALGARY, ALBERTA
LOT 10 BLOCK 1 PLAN 4022JK

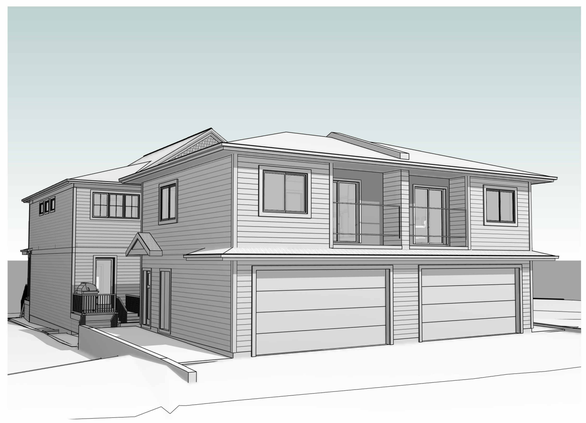












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SHEET LIST

SITE PLAN	A0.1
SITE GRADING PLAN	A0.1.1.1
LANDSCAPE PLAN	A0.1.2
BLOCK PLAN	A0.2
ORIGINAL SURVEY	A0.3
BASEMENT & FOUNDATION PLANS	A1.1
MAIN & UPPER FLOOR PLAN	A1.2
ROOF PLAN	A1.3a
FRONT & RIGHT ELEVATIONS	A2.1
REAR & LEFT ELEVATIONS	A2.2
SECTIONS	A3.1
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ELECTRICAL FLOOR PLANS	E1.0
GARAGE SUITES FLOOR PLANS	G1.1
GARAGE SUITES ELEVATIONS	G1.2
GARAGE SUITES ELEC.	G1.3
DETAILS	G1.4

UNIT #1& #2

SUITE 1/2
BASEMENT

SUITE 1/2	844 SF
	844 SF

EXTERIOR

SUITE 1/2 PATIO	186 SF
	186 SF
	1030 SF

UNIT 1/2
ABOVE GRADE DEVELOPMENT

MAIN FLOOR	899 SF
UPPER FLOOR	815 SF
	1715 SF

EXTERIOR

PORCH	62 SF
	62 SF

OTHER

UNIT 1/2 GARAGE	454 SF
	454 SF
	2230 SF

UNIT #3

GARAGE SUITE
ABOVE GRADE DEVELOPMENT

GARAGE SUITE - UPPER FLOOR	514 SF
GARAGE SUITE - FOYER	58 SF
GARAGE SUITE - MECH	32 SF
	604 SF

UNIT 1/2
OTHER

UNIT 1/2 GARAGE	454 SF
	454 SF

PROJECT INFO

CLIENT/PROJECT: **ACADIA SEMI-DETACHED**

LEGAL ADDRESS: LOT 10 BLOCK 1 PLAN 4022JK

CIVIC ADDRESS: 101, 102 & 201 - 652 ACADIA DRIVE SE

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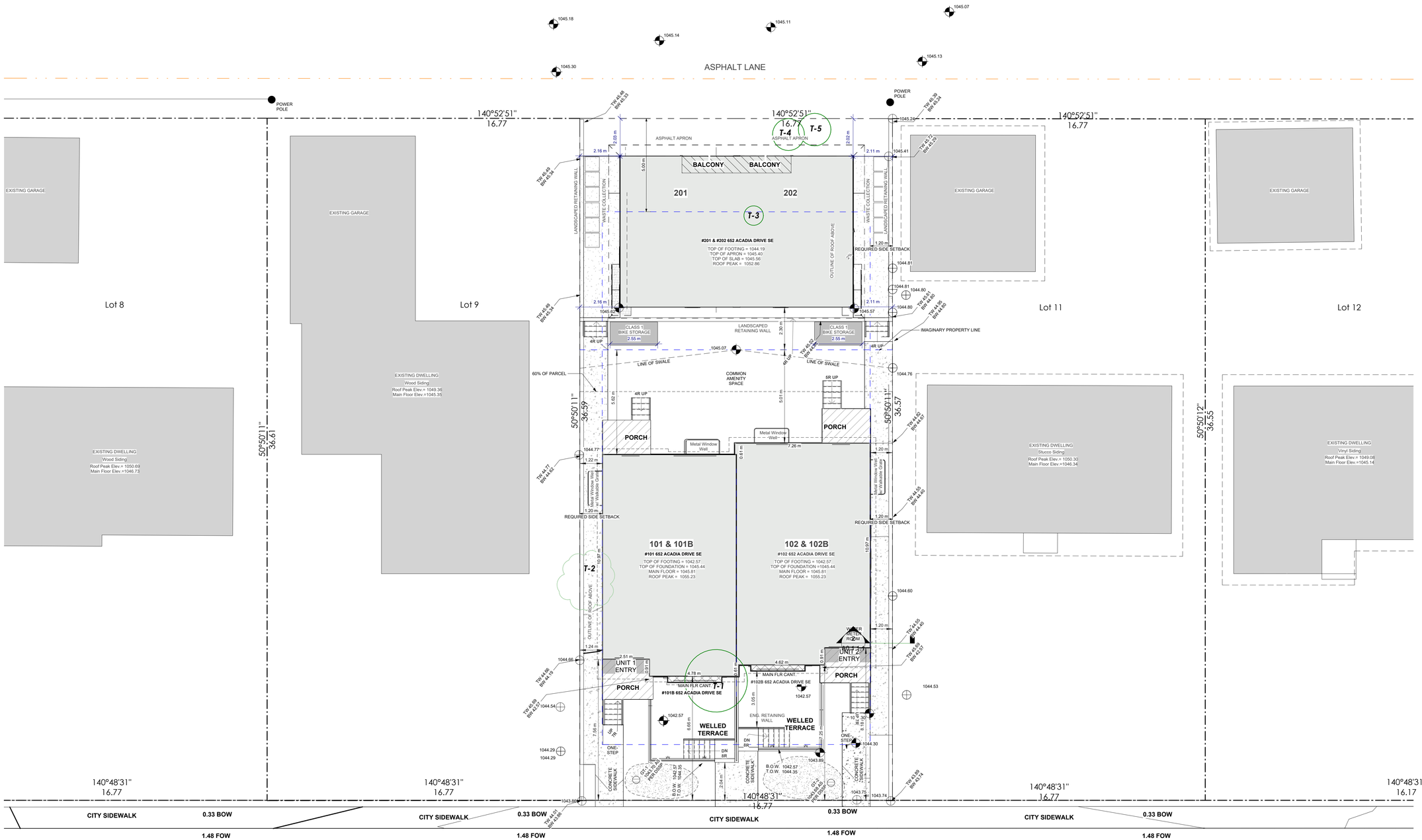
ARCH D / 24" x 36"

REVISION HISTORY		DATE
ISSUED FOR CONSTRUCTION	SL	26.04.16
DSSP ALIGNMENT	JH	26.05.21
DSSP UPDATED	JH	26.05.26
IFC R1	EMC	26.07.24
IFC GARAGE LD & SPRINKLER	JH	26.08.11
REVISED DEVELOPMENT PERMIT	JH	26.10.07

DEVELOPMENT PERMIT SET

COVER PAGE

A0.0



1 **PROPOSED SITE PLAN**
1 : 100

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SITE COVERAGE CALCULATIONS:

BYLAW REQUIREMENT H-GO ZONING:

SITE AREA:
612.25 m²/(0.061ha)
2 RESIDENTIAL UNITS
32.79 units /ha
ALLOWED COVERAGE: 275.51 m² 45%

ACTUAL PROVIDED:

HOUSE FOOTPRINT:	166.17 m²	
FRONT ENTRY COV.:	3.83 m²	
TOTAL UNIT 1&2:	**170.00 m²**	
GARAGE SUITES:	100.94 m²	
TOTAL GARAGE:	**100.94 m²**	
TOTAL ON SITE:	270.94 m²	44.25%

SITE LEGEND:

PROPERTY LINES:
SETBACKS:
UTILITY R.O.W. & CAVEATS:
ROOF OVERHANG:
ELECTRICAL:
STORM/SEWER:
WATER LINES:
GAS LINES:
PROPOSED RESIDENCE:
PROPOSED CANTILEVERS:
PROPOSED GARAGES:
EXISTING BUILDINGS:
CONCRETE PATHS, ETC:
GRAVEL:
WOOD DECKS/PORCHES:
PROPOSED GEODETICS: 100.00
EXISTING GEODETICS: 100.00

DISCLAIMER:

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UNIT #1& #2

SUITE 1/2
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SUITE 1/2	844 SF
	844 SF

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	1030 SF

UNIT 1/2
ABOVE GRADE DEVELOPMENT

MAIN FLOOR	899 SF
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	1715 SF

EXTERIOR

PORCH	62 SF
	62 SF

OTHER

UNIT 1/2 GARAGE	454 SF
	454 SF
	2230 SF

UNIT #3

GARAGE SUITE
ABOVE GRADE DEVELOPMENT

GARAGE SUITE - UPPER FLOOR	514 SF
GARAGE SUITE - FOYER	58 SF
GARAGE SUITE - MECH	32 SF
	604 SF

UNIT 1/2
OTHER

UNIT 1/2 GARAGE	454 SF
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PROJECT INFO

CLIENT/PROJECT: **ACADIA SEMI-DETACHED**
LEGAL ADDRESS: LOT 10 BLOCK 1 PLAN 4022JK
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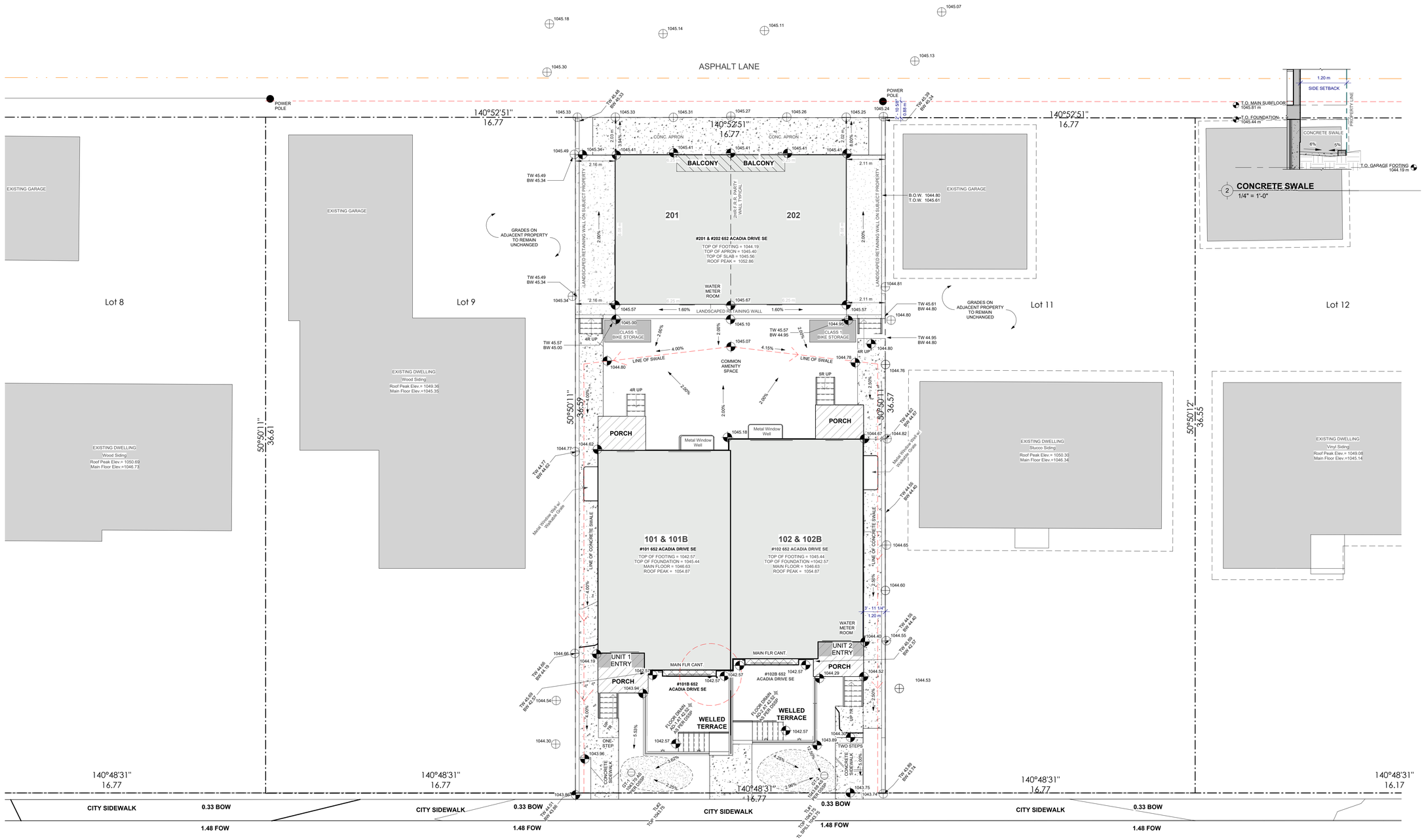
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DEVELOPMENT PERMIT SET

SITE PLAN
A0.1



1 **PROPOSED SITE GRADING PLAN**
1 : 100

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SITE COVERAGE CALCULATIONS:

BYLAW REQUIREMENT H-GO ZONING:

SITE AREA: 612.25 m² (0.061ha)

2 RESIDENTIAL UNITS 32.79 units /ha ALLOWED COVERAGE:	612.25 m²	
	275.51 m²	45%

ACTUAL PROVIDED:

HOUSE FOOTPRINT:	166.17 m²	
FRONT ENTRY COV.:	3.83 m²	
TOTAL UNIT 1&2:	**170.00 m²**	
GARAGE SUITES:	100.94 m²	
TOTAL GARAGE:	**100.94 m²**	
TOTAL ON SITE:	270.94 m²	44.25%

SITE LEGEND:

PROPERTY LINES:
SETBACKS:
UTILITY R.O.W. & CAVEATS:
ROOF OVERHANG:
ELECTRICAL:
STORM/SEWER:
WATER LINES:
GAS LINES:
PROPOSED RESIDENCE:
PROPOSED CANTILEVERS:
PROPOSED GARAGES:
EXISTING BUILDINGS:
CONCRETE PATHS, ETC:
GRAVEL:
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PROPOSED GEODETICS: 100.00
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SUITE 1/2	844 SF
	844 SF

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ABOVE GRADE DEVELOPMENT

MAIN FLOOR	899 SF
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PORCH	62 SF
	62 SF

OTHER

UNIT 1/2 GARAGE	454 SF
	454 SF
	2230 SF

UNIT #3

GARAGE SUITE
ABOVE GRADE DEVELOPMENT

GARAGE SUITE - UPPER FLOOR	514 SF
GARAGE SUITE - FOYER	58 SF
GARAGE SUITE - MECH	32 SF
	604 SF

UNIT 1/2
OTHER

UNIT 1/2 GARAGE	454 SF
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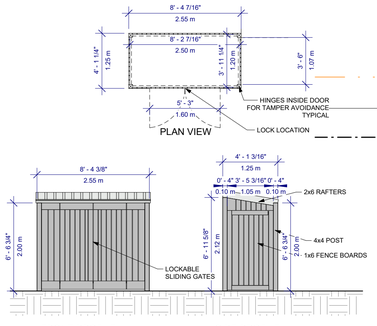
CLIENT/PROJECT:	**ACADIA SEMI-DETACHED**
LEGAL ADDRESS:	LOT 10 BLOCK 1 PLAN 4022JK
CIVIC ADDRESS:	101, 102 & 201 - 652 ACADIA DRIVE SE

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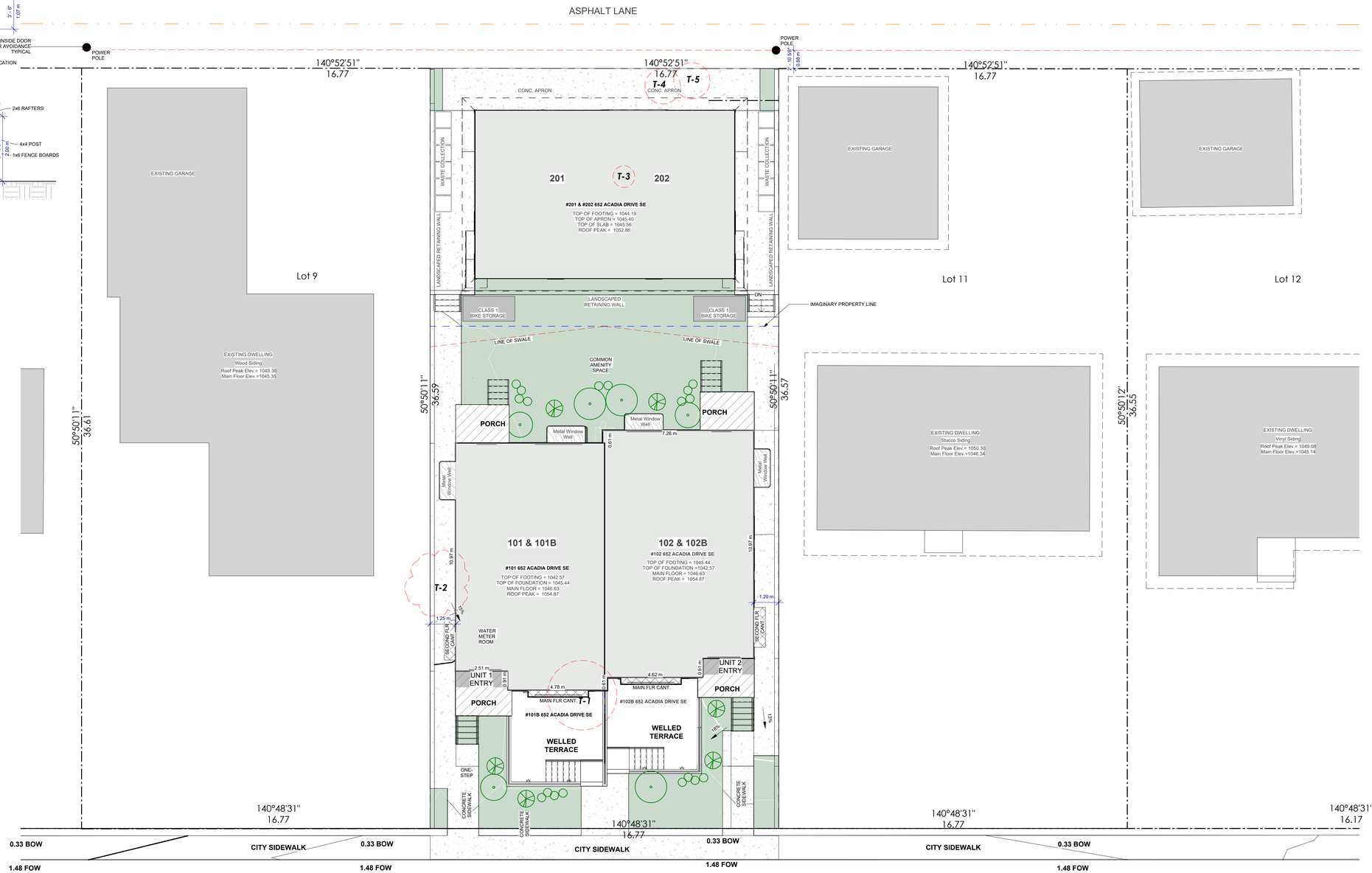
REVISION HISTORY		DATE
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REVISED DEVELOPMENT PERMIT	JH	26.10.07

DEVELOPMENT PERMIT SET

SITE GRADING PLAN
A0.1.1.1



4 CLASS 1 BICYCLE STORAGE DETAIL
3/16" = 1'-0"



ACADIA DRIVE SE

 # 648 **# 652** **# 656** **# 660**

1 PROPOSED LANDSCAPING PLAN
1 : 100

LANDSCAPING LEGEND

TREE LEGEND

TYPE	REQUIRED	PROVIDED	SIZE:
CONNIFEROUS TREE	3	6	2.0M TALL
DECIDUOUS TREE	3	6	60mm CAL.
SHRUB LOCATIONS	18	18	0.6m SPREAD

LANDSCAPING REQUIREMENTS

TOTAL SITE AREA: 6599.40 SQ.FT. (613.33 m2)
TOTAL LANDSCAPED AREA: 2780.89 SQ.FT. (42.14% SITE COV.)

SOFTSCAPE:
MULCH: 60.5 SQ.FT.
GRASS: 1451 SQ.FT.
TOTAL: 1511.5 SQ.FT. (54.35%)
(REQUIRED): (30%)

HARDSCAPE:
CONCRETE: 1269 SQ.FT.
TOTAL: 1524 SQ.FT. (45.63%)
(REQUIRED): N/A

NOTES:
- ALL LANDSCAPING SHOWN IS ILLUSTRATIVE ONLY AND MAY NOT REFLECT EXACT CONDITIONS ON SITE OR FINAL PRODUCT
- ALL GRASS TO BE DROUGHT RESISTANT VARIETIES.
- ALL LANDSCAPED AREAS TO HAVE MIN 300mm DEEP TOPSOIL
- IRRIGATION PROVIDED - UNDERGROUND SYSTEM, LOW IRRIGATION

PLANTING SPECIES BASELINE:

ACCEPTABLE CONIFEROUS TREES
- COLORADO BLUE SPRUCE OR COLUMNAR BLUE SPRUCE
- BRISTLECONE PINE

ACCEPTABLE DECIDUOUS TREES
- TOBA OR SNOWBIRD HAWTHORN
- SHOWY MOUNTAIN ASH
- AMUR CHERRY
- AMUR MAPLE

ACCEPTABLE SHRUBS - MIN 0.6m SPREAD OR HEIGHT AT TIME OF PLANTING
- TO BE CONFIRMED BASED ON CITY OF CALGARYS YARDSMART GUIDELINES AND AVAILABILITY AT TIME OF PLANTING.

https://www.calgary.ca/water/programs/water-wise-trees-andshrubs.html

TREE PROTECTION NOTES:
EXISTING PUBLIC TREES TO BE PROTECTED ON SITE
- MIN 1.2M TALL CONSTRUCTION FENCING TO BE PROVIDED AT 4.0M FROM TRUNK. DO NOT EXTEND FENCING OVER EXISTING PUBLIC SIDEWALK LOCATIONS
- SIGNAGE TO BE POSTED ON EACH TREE WITH TREE PROTECTION PLAN AGREEMENT
- TYPICAL FENCING TO BE SOLID WOOD FRAME W/ ORANGE SNOW FENCING STAPLED TO OUTSIDE

AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE DURING EXCAVATION OF THE PROPOSED WALKWAY AND PUBLIC SIDEWALK IN ORDER TO MITIGATE ANY DAMAGE TO ADJACENT PUBLIC TREES. CONTACT URBAN FORESTRY BY PHONING 311 AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF EXCAVATION. IF CANOPIES OR ROOT SYSTEMS ARE DAMAGED TO THE POINT WHERE THE TREE BECOMES UNSTABLE, THEN URBAN FORESTRY WILL REQUIRE THEIR REMOVAL USING AN APPROVED INDEMNIFIED TREE CONTRACTOR AT APPLICANT'S EXPENSE, PLUS COMPENSATION FOR THE REMOVED TREE.

Trees

Tree	Tree	Trunk Diameter (measured at 1.4m above ground)	Crown(m)	Height	
T1	CONIFER	0.3	3.5	6.0	To be Removed
T2	Elm	0.7	7.0	7.0	To be Removed
T3	Elm	0	0.0	0.0	To be Removed
T4	Elm	0	0.0	0.0	To be Removed
T5	Elm	0	0.0	0.0	To be Removed

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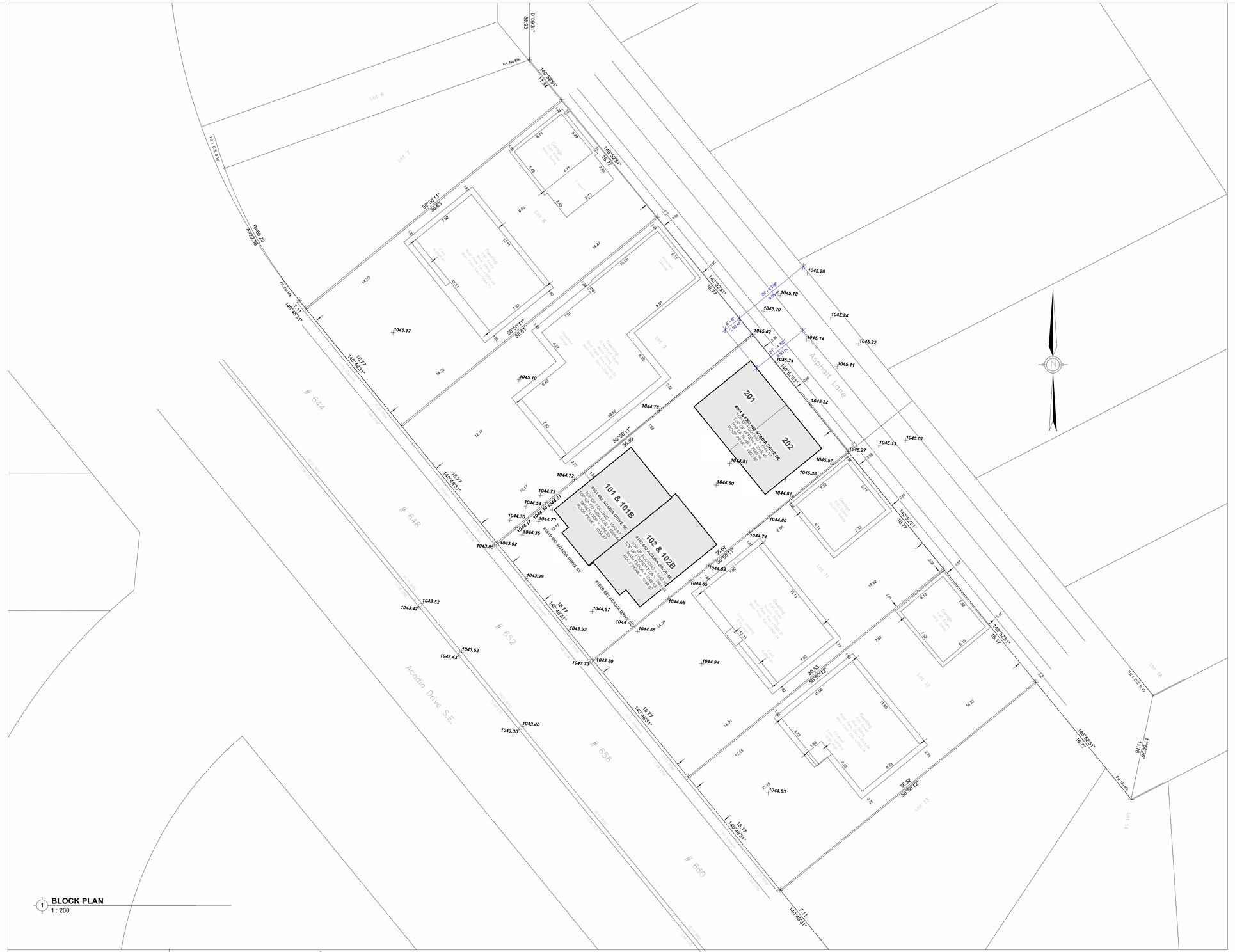
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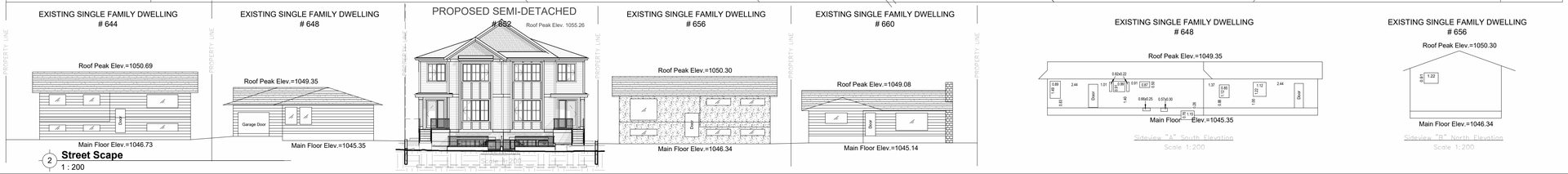
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REVISED DEVELOPMENT PERMIT	JH	26.10.07

DEVELOPMENT PERMIT SET

LANDSCAPE PLAN
A0.1.2



1 **BLOCK PLAN**
1 : 200



2 **Street Scape**
1 : 200

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	844 SF

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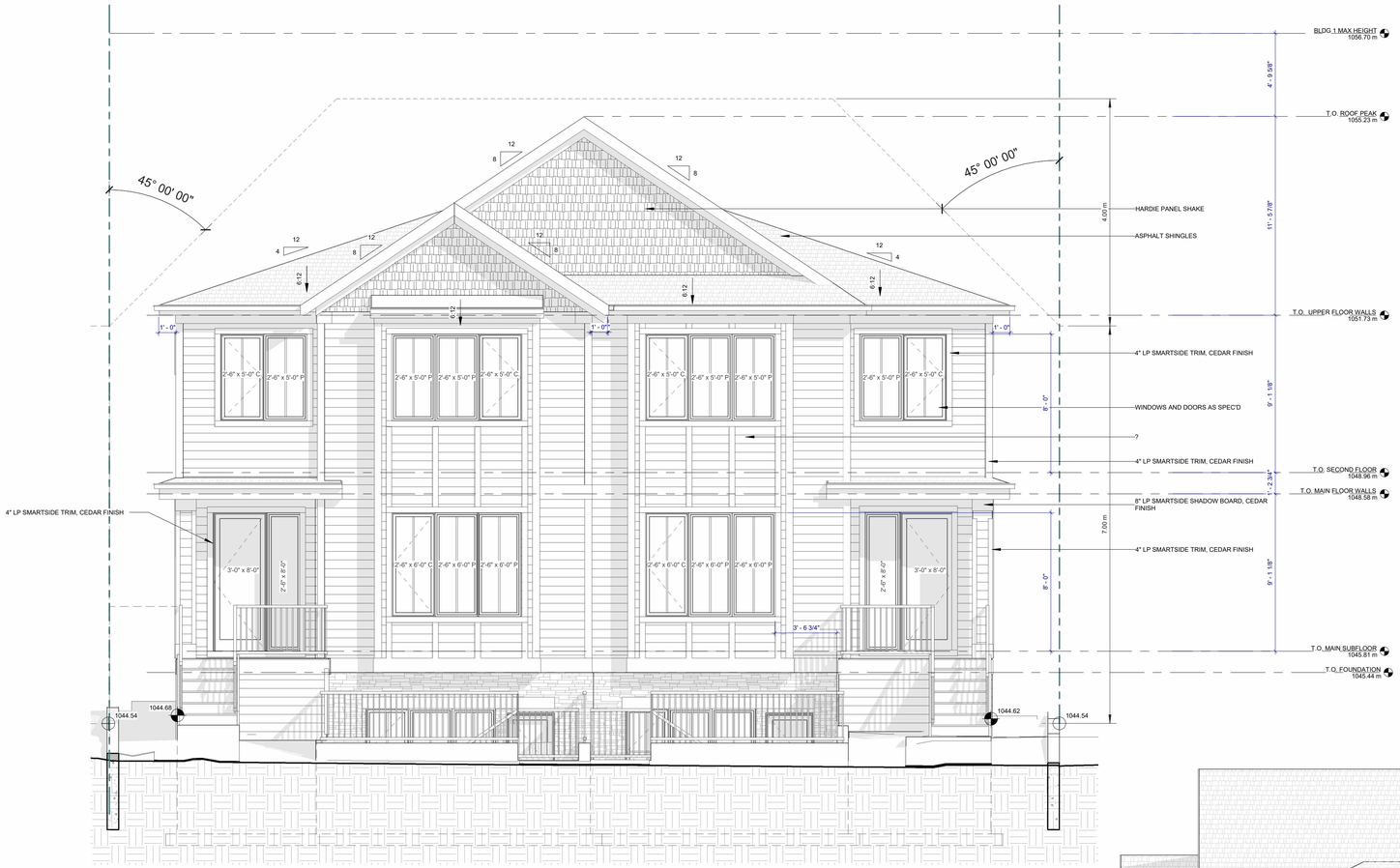
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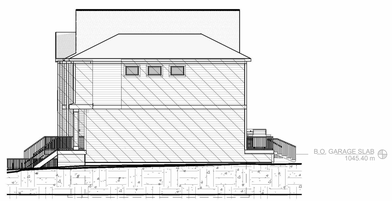
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DEVELOPMENT PERMIT SET

BLOCK PLAN
A0.2

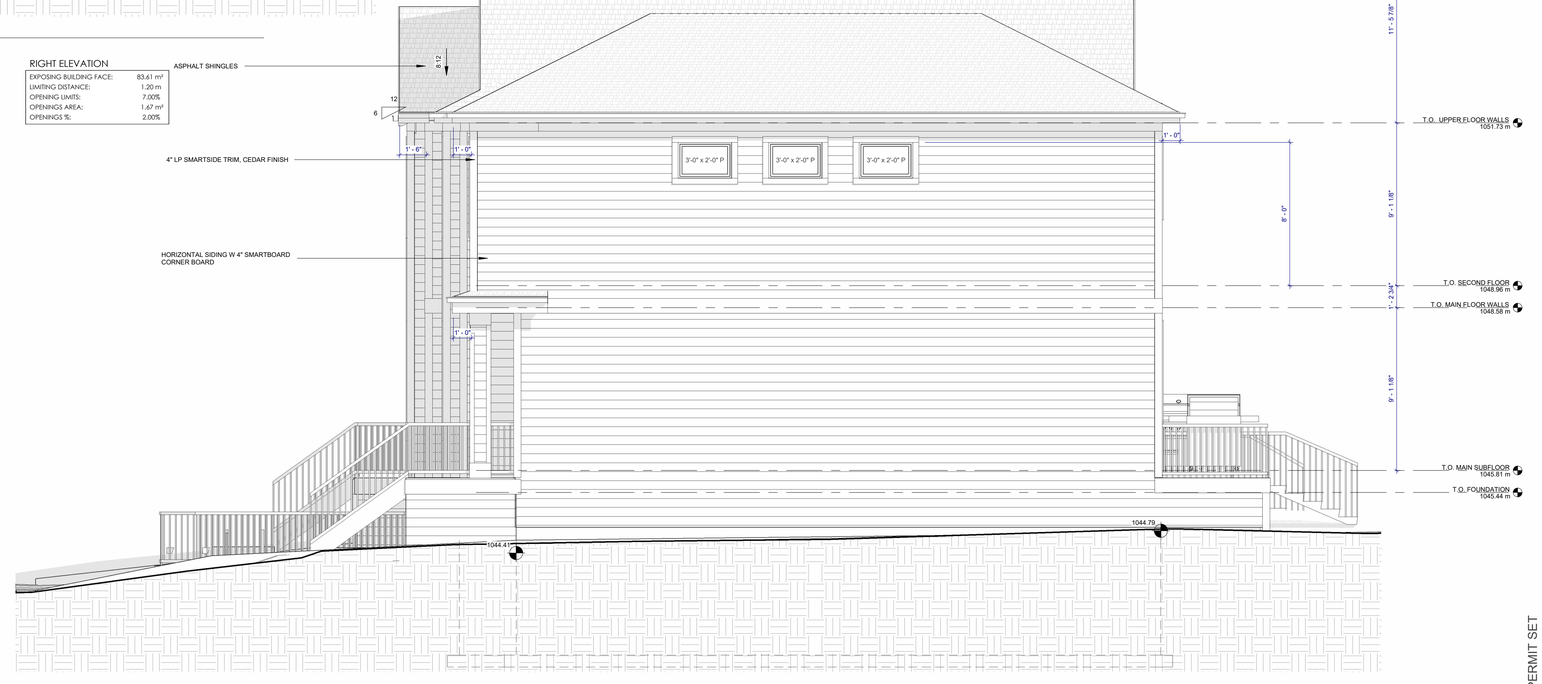


1 **FRONT ELEVATION**
1/4" = 1'-0"



RIGHT ELEVATION

EXPOSING BUILDING FACE:	83.61 m²
LIMITING DISTANCE:	1.20 m
OPENING LIMIT:	7.00%
OPENINGS AREA:	1.67 m²
OPENINGS %:	2.00%



4 **RIGHT ELEVATION**
1/4" = 1'-0"

PRIMARY BUILDING TO REMAIN AS PER APPROVED DP2025-05401

ellergodt DESIGN

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UNIT #1& #2

SUITE 1/2
BASEMENT

SUITE 1/2	844 SF
	844 SF

EXTERIOR

SUITE 1/2 PATIO	186 SF
	186 SF
	1030 SF

UNIT 1/2
ABOVE GRADE DEVELOPMENT

MAIN FLOOR	899 SF
UPPER FLOOR	815 SF
	1715 SF

EXTERIOR

PORCH	62 SF
	62 SF

OTHER

UNIT 1/2 GARAGE	454 SF
	454 SF
	2230 SF

UNIT #3

GARAGE SUITE
ABOVE GRADE DEVELOPMENT

GARAGE SUITE - UPPER FLOOR	514 SF
GARAGE SUITE - FOYER	58 SF
GARAGE SUITE - MECH	32 SF
	604 SF

UNIT 1/2
OTHER

UNIT 1/2 GARAGE	454 SF
	454 SF

PROJECT INFO

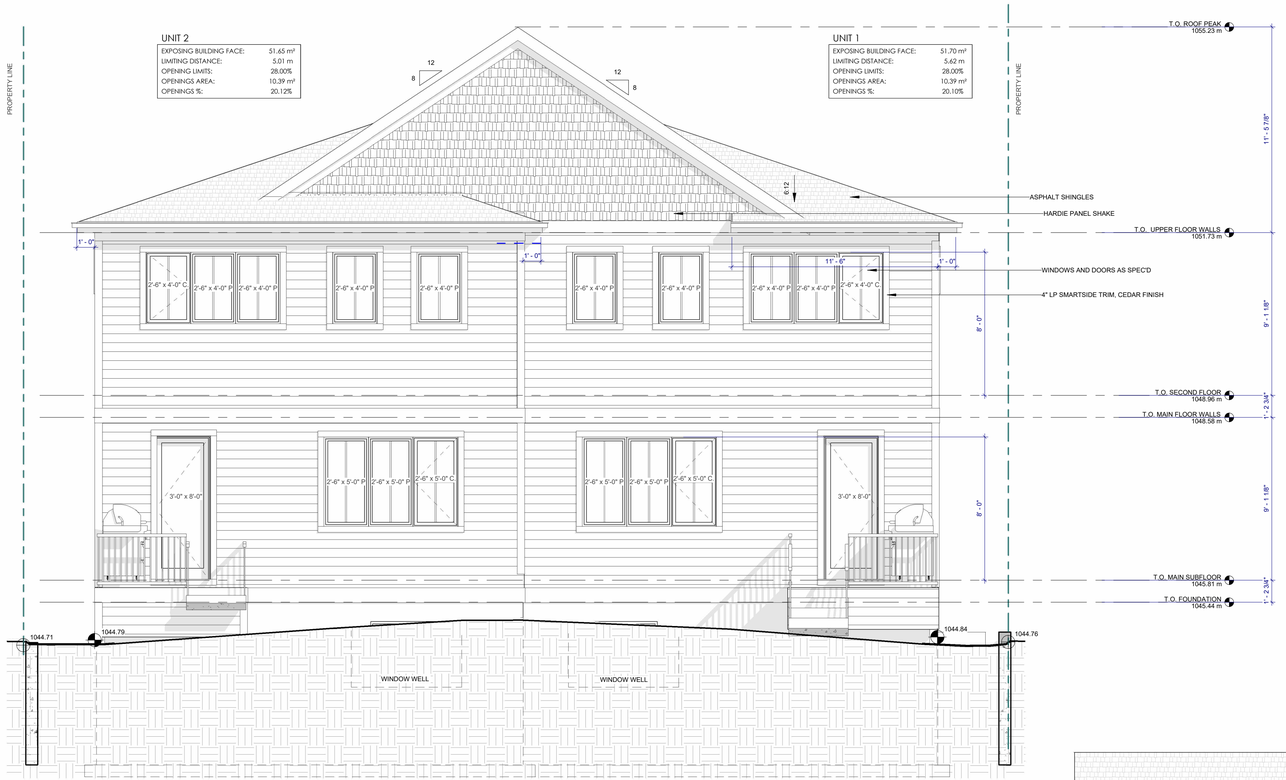
CLIENT/PROJECT: **ACADIA SEMI-DETACHED**
LEGAL ADDRESS: LOT 10 BLOCK 1 PLAN 4022JK
CIVIC ADDRESS: 101, 102 & 201 - 652 ACADIA DRIVE SE

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REVISION HISTORY		DATE
ISSUED FOR CONSTRUCTION	SL	26.04.16
DSSP ALIGNMENT	JH	26.05.21
DSSP UPDATED	JH	26.05.26
IFC R1	EMC	26.07.24
IFC GARAGE LD & SPRINKLER	JH	26.08.11
REVISED DEVELOPMENT PERMIT	JH	26.10.07

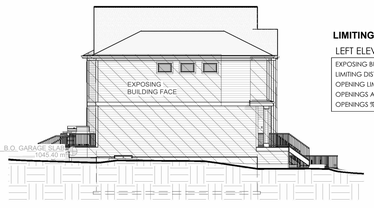
DEVELOPMENT PERMIT SET

FRONT & RIGHT ELEVATIONS
A2.1



1 **REAR ELEVATION**
1/4" = 1'-0"

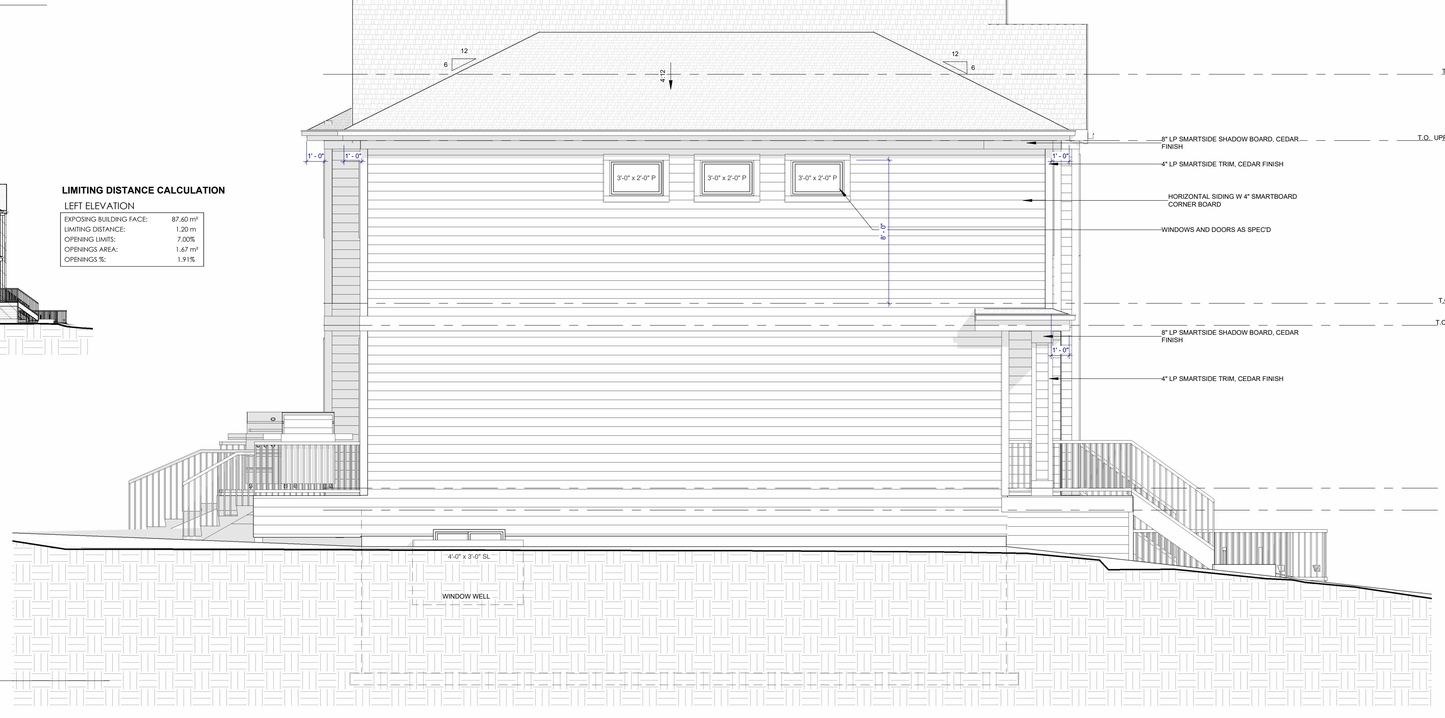




LIMITING DISTANCE CALCULATION

LEFT ELEVATION

EXPOSING BUILDING FACE:	87.60 m²
LIMITING DISTANCE:	1.20 m
OPENING LIMITS:	7.00%
OPENINGS AREA:	1.67 m²
OPENINGS %:	1.91%



2 **LEFT ELEVATION**
1/4" = 1'-0"

UNIT #1& #2

SUITE 1/2
BASEMENT

SUITE 1/2	844 SF
	844 SF

EXTERIOR

SUITE 1/2 PATIO	186 SF
	186 SF
	1030 SF

UNIT 1/2
ABOVE GRADE DEVELOPMENT

MAIN FLOOR	899 SF
UPPER FLOOR	815 SF
	1715 SF

EXTERIOR

PORCH	62 SF
	62 SF

OTHER

UNIT 1/2 GARAGE	454 SF
	454 SF
	2230 SF

UNIT #3

GARAGE SUITE
ABOVE GRADE DEVELOPMENT

GARAGE SUITE - UPPER FLOOR	514 SF
GARAGE SUITE - FOYER	58 SF
GARAGE SUITE - MECH	32 SF
	604 SF

UNIT 1/2
OTHER

UNIT 1/2 GARAGE	454 SF
	454 SF

PROJECT INFO

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DEVELOPMENT PERMIT SET

REAR & LEFT ELEVATIONS
A2.2

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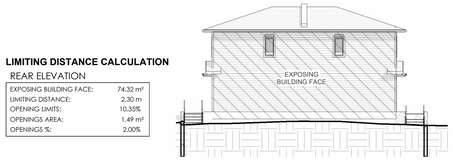
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PRIMARY BUILDING TO REMAIN AS PER APPROVED DP2025-05401



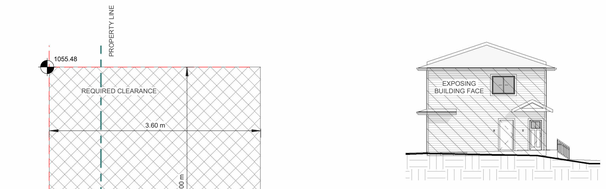
LIMITING DISTANCE CALCULATION

REAR ELEVATION

EXPOSING BUILDING FACE:	74.32 m²
LIMITING DISTANCE:	2.30 m
OPENING LIMITS:	10.33%
OPENINGS AREA:	1.49 m²
OPENINGS %:	2.00%



1 **UNIT - REAR ELEVATION**
1/4" = 1'-0"



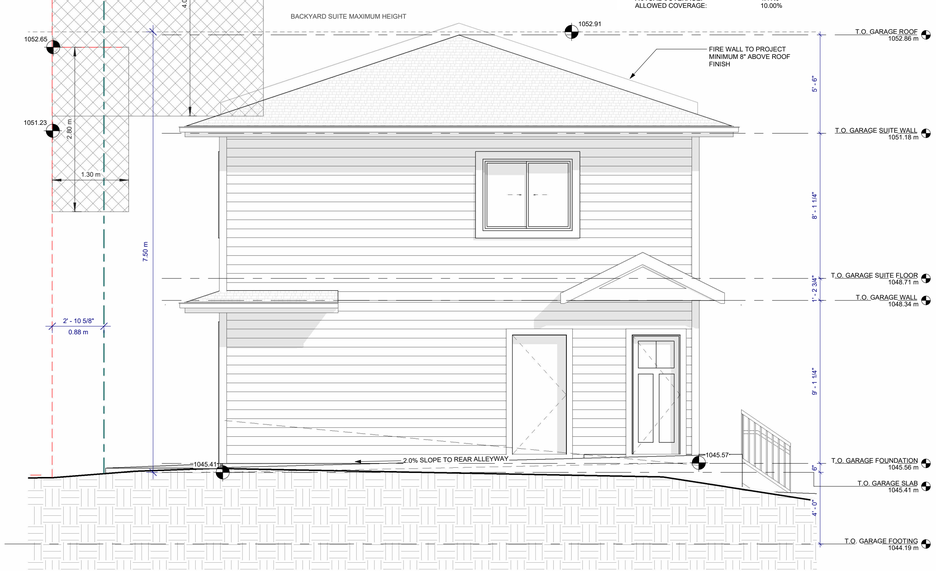
LIMITING DISTANCE CALCULATION

RIGHT ELEVATION

EXPOSING BUILDING FACE:	48.58 m²
LIMITING DISTANCE:	2.14 m
OPENING LIMITS:	10.00%
OPENINGS AREA:	2.14 m²
OPENINGS %:	4.41%

LIMITING DISTANCE CALCULATION

WALL FACE AREA:	522.9 ft²	48.58 m²
WINDOW AREA:	23.0 ft²	2.14 m²
LIMITING DISTANCE:	2.16 m	
ACTUAL COVERAGE:	**4.41%**	
ALLOWED COVERAGE:	10.00%	



2 **UNIT - RIGHT ELEVATION**
1/4" = 1'-0"



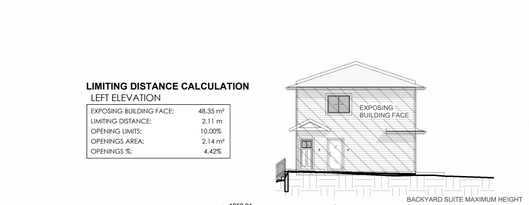
LIMITING DISTANCE CALCULATION

BUILDING CODE 9.10.14.4.
(1) THE MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENING IN AN EXPOSING BUILDING FACE SHALL
c) WHERE THE LIMITING DISTANCE IS NOT LESS THAN 1.2m, BE EQUAL TO OR LESS THAN
i) THE LIMITING DISTANCE SQUARED, FOR RESIDENTIAL OCCUPANCIES, BUSINESS AND PERSONAL SERVICES OCCUPANCIES AND LOW-HAZARD INDUSTRIAL OCCUPANCIES

LIMITING DISTANCE: 6.52m
LIMITING DISTANCE²: 42.51m²
OPENING AREAS: 33.95m²



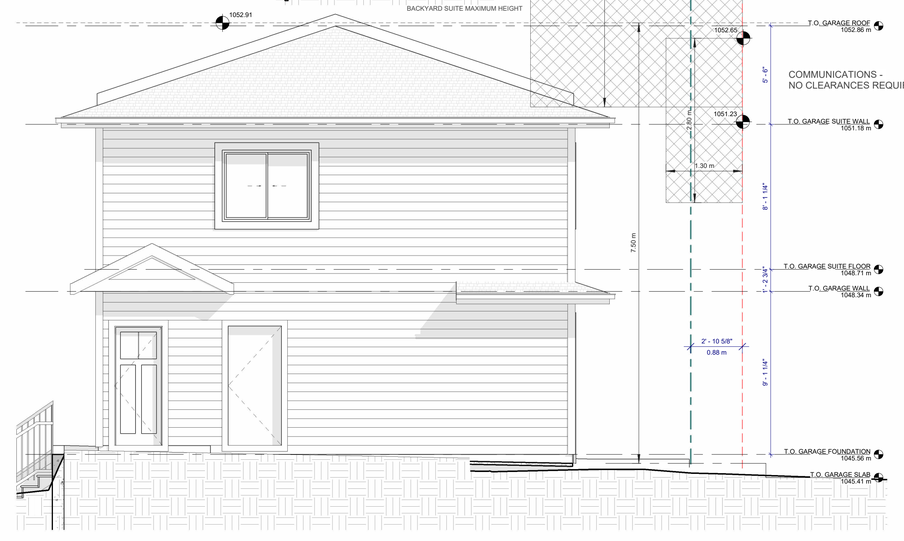
3 **UNIT - FRONT ELEVATION**
1/4" = 1'-0"



LIMITING DISTANCE CALCULATION

LEFT ELEVATION

EXPOSING BUILDING FACE:	48.35 m²
LIMITING DISTANCE:	2.11 m
OPENING LIMITS:	10.00%
OPENINGS AREA:	2.14 m²
OPENINGS %:	4.42%



4 **UNIT - LEFT ELEVATION**
1/4" = 1'-0"

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OTHER

UNIT 1/2 GARAGE	454 SF
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DEVELOPMENT PERMIT SET

GARAGE SUITES
ELEVATIONS

G1.2