

LEGAL DESCRIPTION:

LOTS 6, BLOCK 15, PLAN 2376 HM

CIVIC ADDRESS:

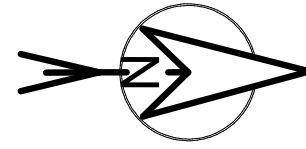
2027 39 STREET S.E.

LOT AREA : 585.97 SQ.M.

COVERAGE:

HOUSE : 252.7 SQ.M.

GARAGE : 76.5 SQ.M.



TOTAL : 329.2 SQ.M. (59%)

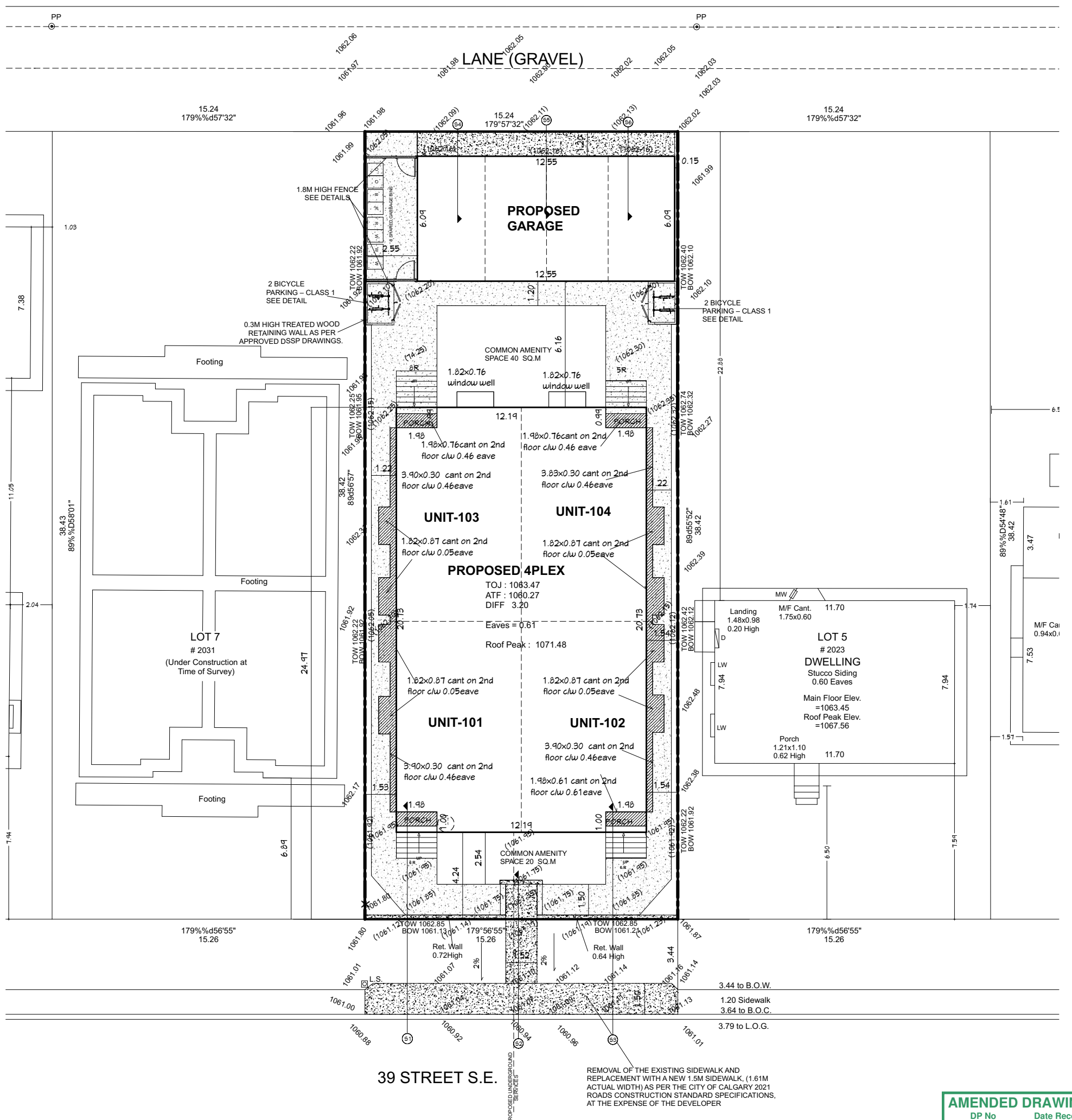
MAXIMUM DENSITY 75 UNIT PER HECTARE

0.057 X 75 = 4.2

TOTAL ALLOWED UNITS = 4

(1062.11) PROPOSED GRADES
(1062.16) EXISTING GRADES

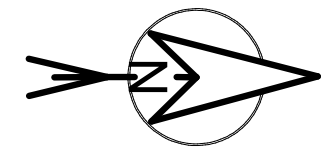
Tree #	Tree Type	Trunk	Canopy(r)	Height	location	
1	Coniferous	2x0.40m	3.0m	15.00m	inside subject property	to be removed
2	Deciduous	0.70m	4.0m	16.00m	inside subject property	to be removed



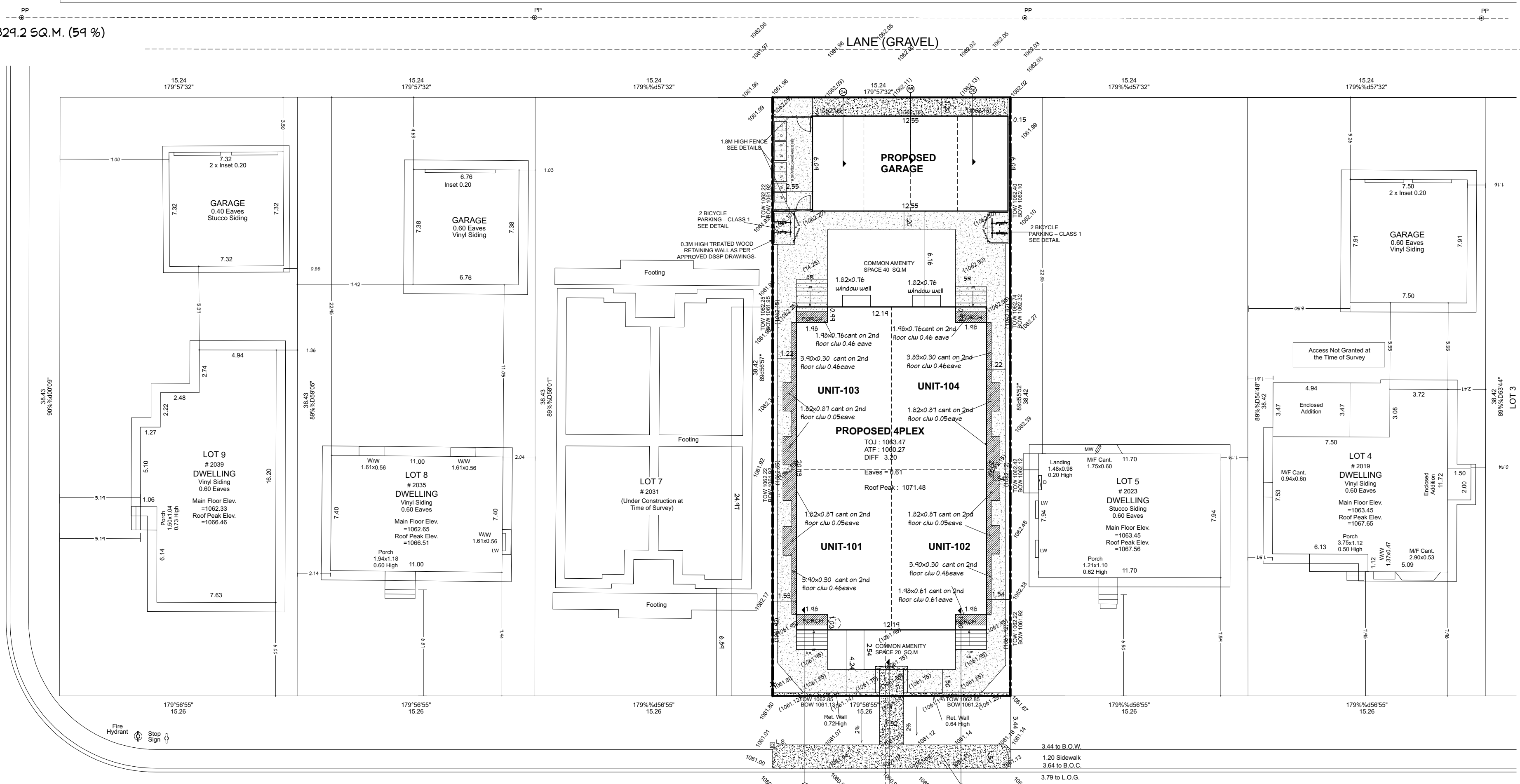
REMOVAL OF THE EXISTING SIDEWALK AND REPLACEMENT WITH A NEW 1.5M SIDEWALK, (1.61M ACTUAL WIDTH) AS PER THE CITY OF CALGARY 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS, AT THE EXPENSE OF THE DEVELOPER

AMENDED DRAWINGS
 DP No: DP2026-01221 Date Received: JUL 2, 2026
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

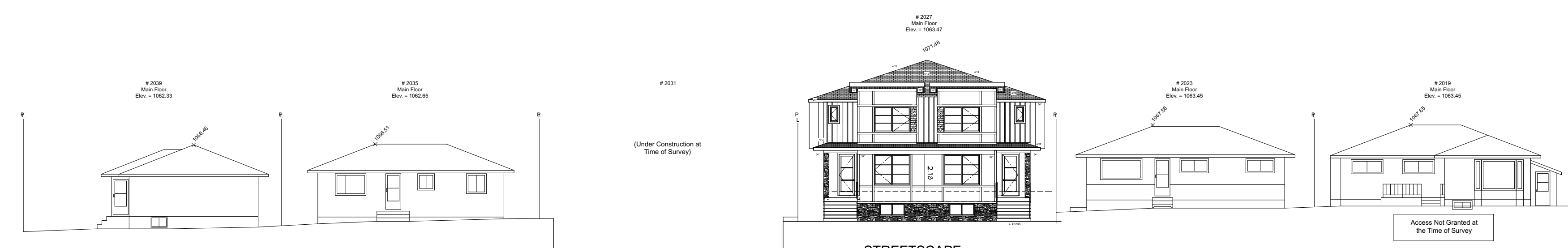
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 LOTS 6, BLOCK 15, PLAN 2376 HM
 CIVIC ADDRESS:
 2027 39 STREET S.E.
 LOT AREA : 585.97 SQ.M.
 COVERAGE:
 HOUSE : 252.7 SQ.M.
 GARAGE : 76.5 SQ.M.



TOTAL : 329.2 SQ.M. (54 %)



REMOVAL OF THE EXISTING SIDEWALK AND REPLACEMENT WITH A NEW 1.5M SIDEWALK, (1.61M ACTUAL WIDTH AS PER THE CITY OF CALGARY 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS, AT THE EXPENSE OF THE DEVELOPER



STREETSCAPE

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 Data Reviewed
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LOTS 6, BLOCK 15, PLAN 2376 HM

CIVIC ADDRESS:
2027 39 STREET S.E.

LOT AREA :585.97 SQ.M.

CONCRETE WALKWAY/PORCH/PATIO = 161 SQ.M
PERMEABLE CONCRETE PAVER = 9 SQ.M

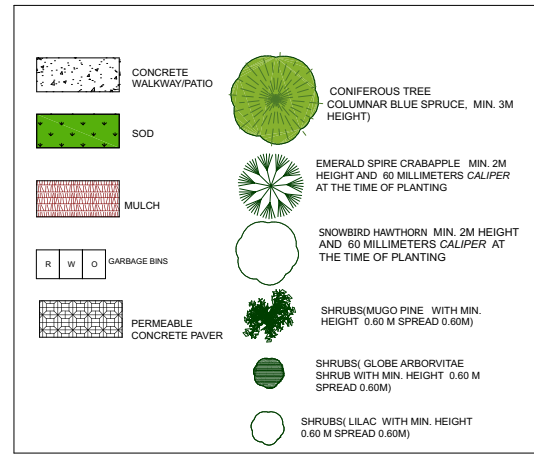
SOD = 20.5 SQ.M
MULCH = 52 SQ.M

TOTAL LANDSCAPE PROVIDED 242.5 SQ.M = 41.4 %
TOTAL HARD LANDSCAPE = 170 SQ.M
TOTAL SOFT LANDSCAPE = 72.5 SQ.M
HARDSCAPE % OF TOTAL LANDSCAPE 70%

REQUIRED TREES/SHRUBS:

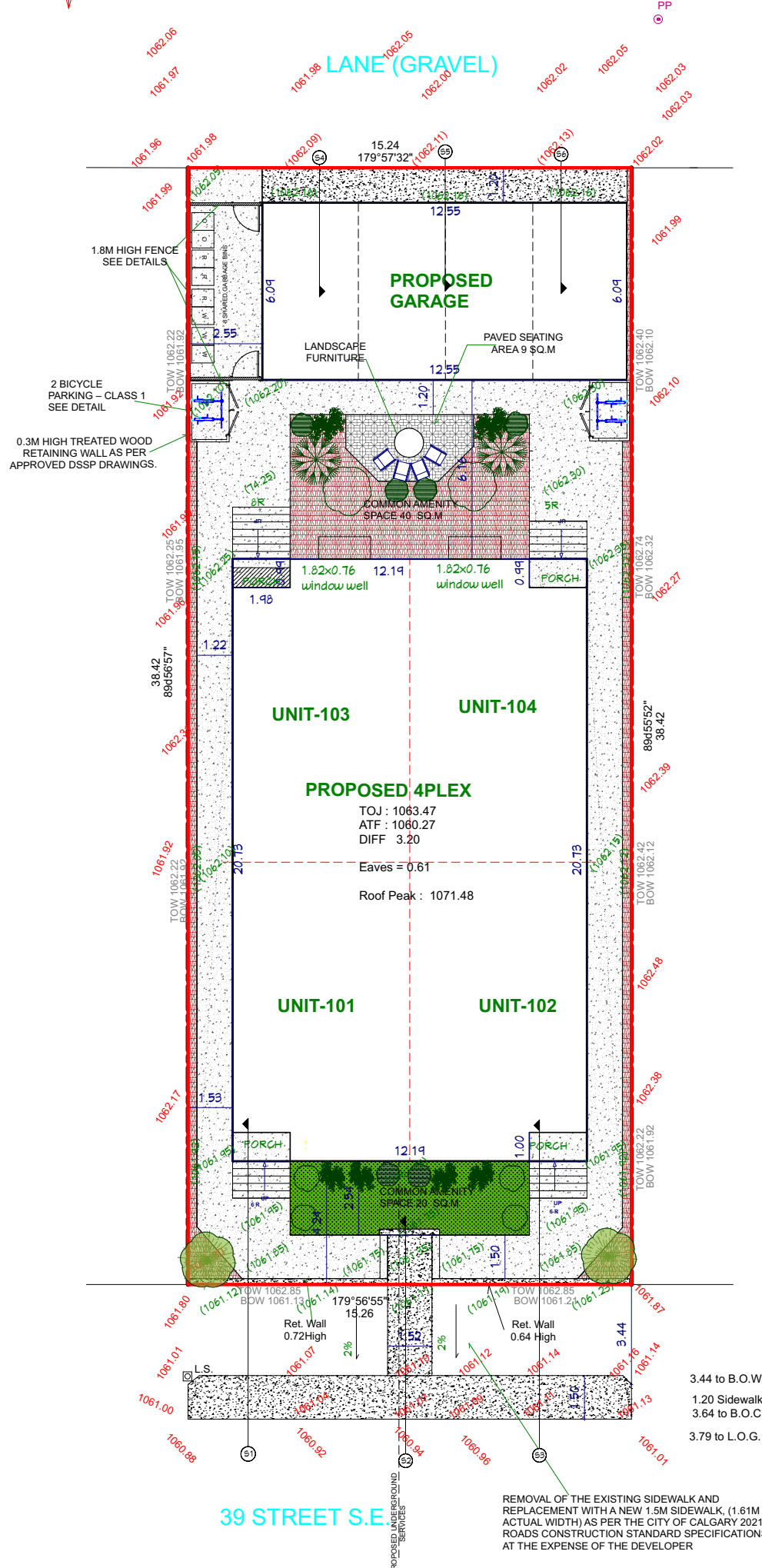
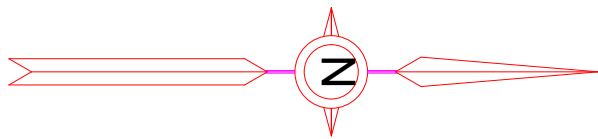
A MINIMUM OF 1.0 TREE AND 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110.0 SQUARE METERS OF **PARCEL AREA**.

Required Trees	5.3
Provided Trees	6
Required Shrubs	15.9
Provided Shrubs	16



NOTE:

- IRRIGATION BY UNDERGROUND SPRINKLER IRRIGATION SYSTEM FOR ALL SOFT LANDSCAPE AREAS.
- AT LEAST 50.0% OF THE PROVIDED DECIDUOUS TREES AS HAVING A MINIMUM CALIPER OF 75MM.
- ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES
- LOW WATER IRRIGATION SYSTEM IS PROVIDED;
- THE DELIVERY OF THE IRRIGATED WATER IS CONFINED TO TREES AND SHRUBS;
- TREES AND SHRUBS WITH SIMILAR WATER REQUIREMENTS ARE GROUPED TOGETHER.
- A MINIMUM 300MM DEPTH TOPSOIL IS REQUIRED FOR SOD AREAS. A MINIMUM 600MM DEPTH TOPSOIL IS REQUIRED FOR TREES AND SHRUBS BEDS. TREES AND SHRUBS BEDS. MAY INCREASED 1.0M OF TOPSOIL.



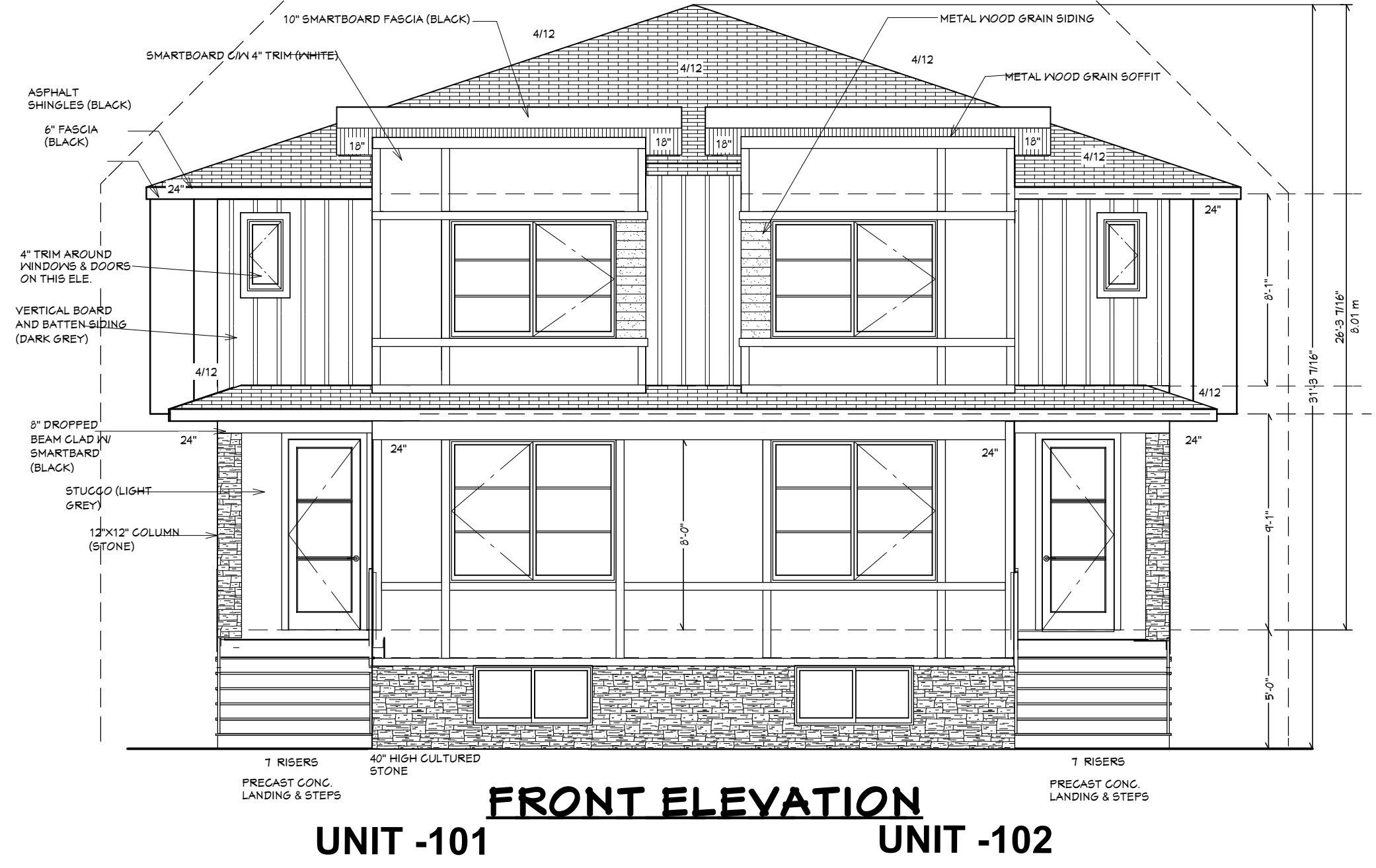
3.44 to B.O.W.
1.20 Sidewalk
3.64 to B.O.C.
3.79 to L.O.G.

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SOLAR READINESS STATEMENT:

DWELLING UNITS WILL BE SOLAR-READY AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC PANELS FOR ELECTRICITY GENERATION. SOLAR PV READY DETAILS SHALL CONSIDER SECTION 64 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RENEWABLE ENERGY SYSTEMS." SOLAR-READY MUST INCLUDE INSTALLATION OF AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, ELECTRICAL METALLIC TUBING, OR CABLES WITH A METAL ARMOUR OR METAL SHEATH THAT CONNECT FROM THE ATTIC SPACE OF THE UNITS TO UNIT/SUITE ELECTRICAL PANELS.



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PAGE NO.
1
 6/30/2026

SCALE	
1	Revisions
	date

Municipal Address:
2027 39 ST SE
 LEGAL DESCRIPTION
 LOTS 6, BLOCK 15, Plan 2376 HM

Project:
FOURPLEX
 AREA: MAIN FLOOR : 2636
 SECOND FLOOR: 2668
 TOTAL SQ.FT. : 5304

ARCHI DESIGN INC.
 hassan@archidesigns.ca
 Tel: 587.438.5721

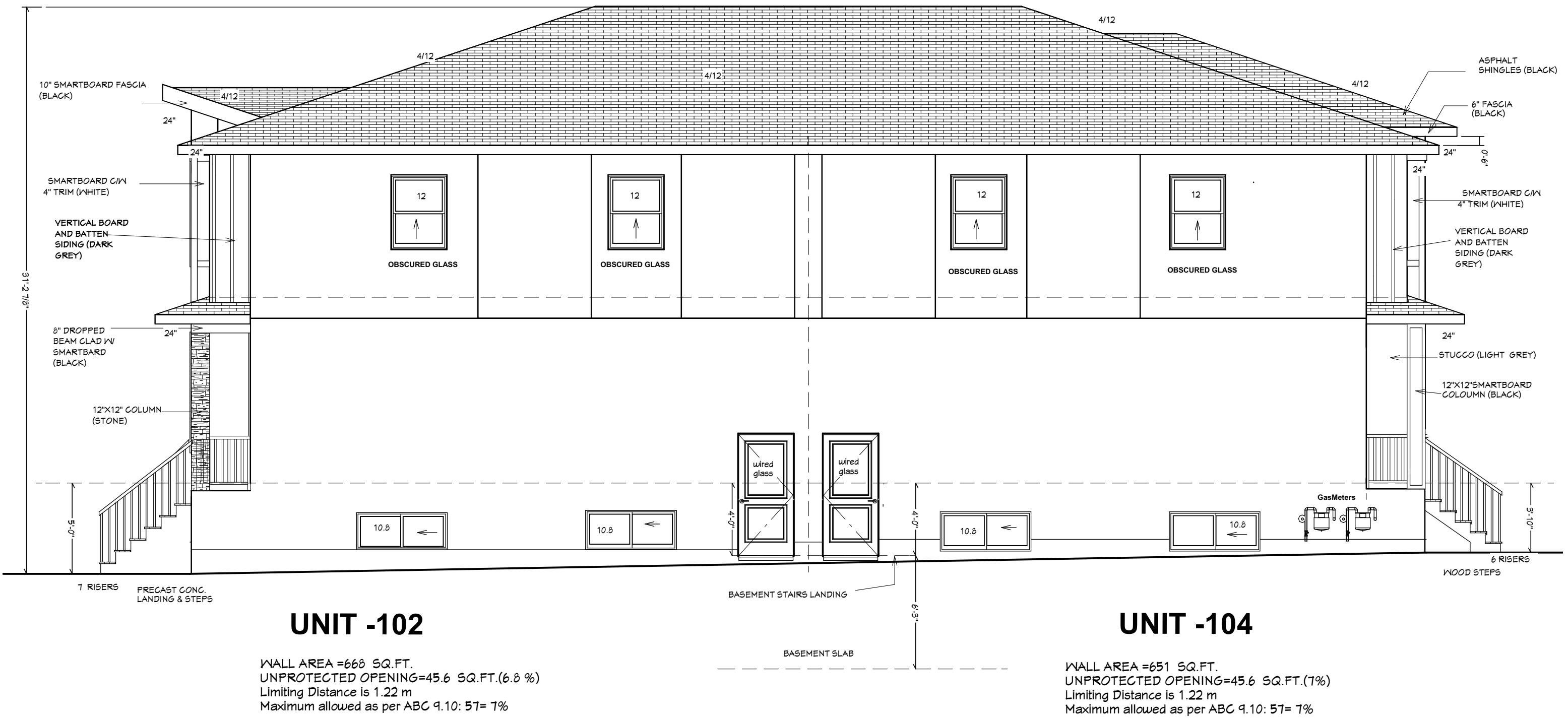


ISSUED FOR	SCALE
1	3/16"=1'-0"
Revisions	
date	

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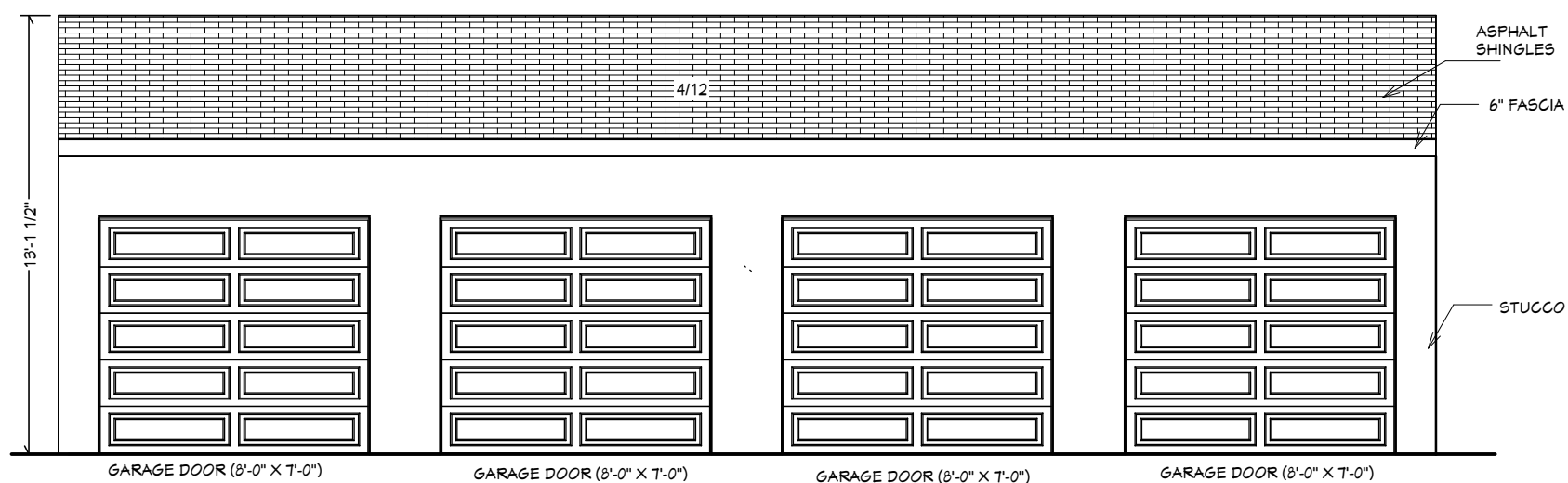
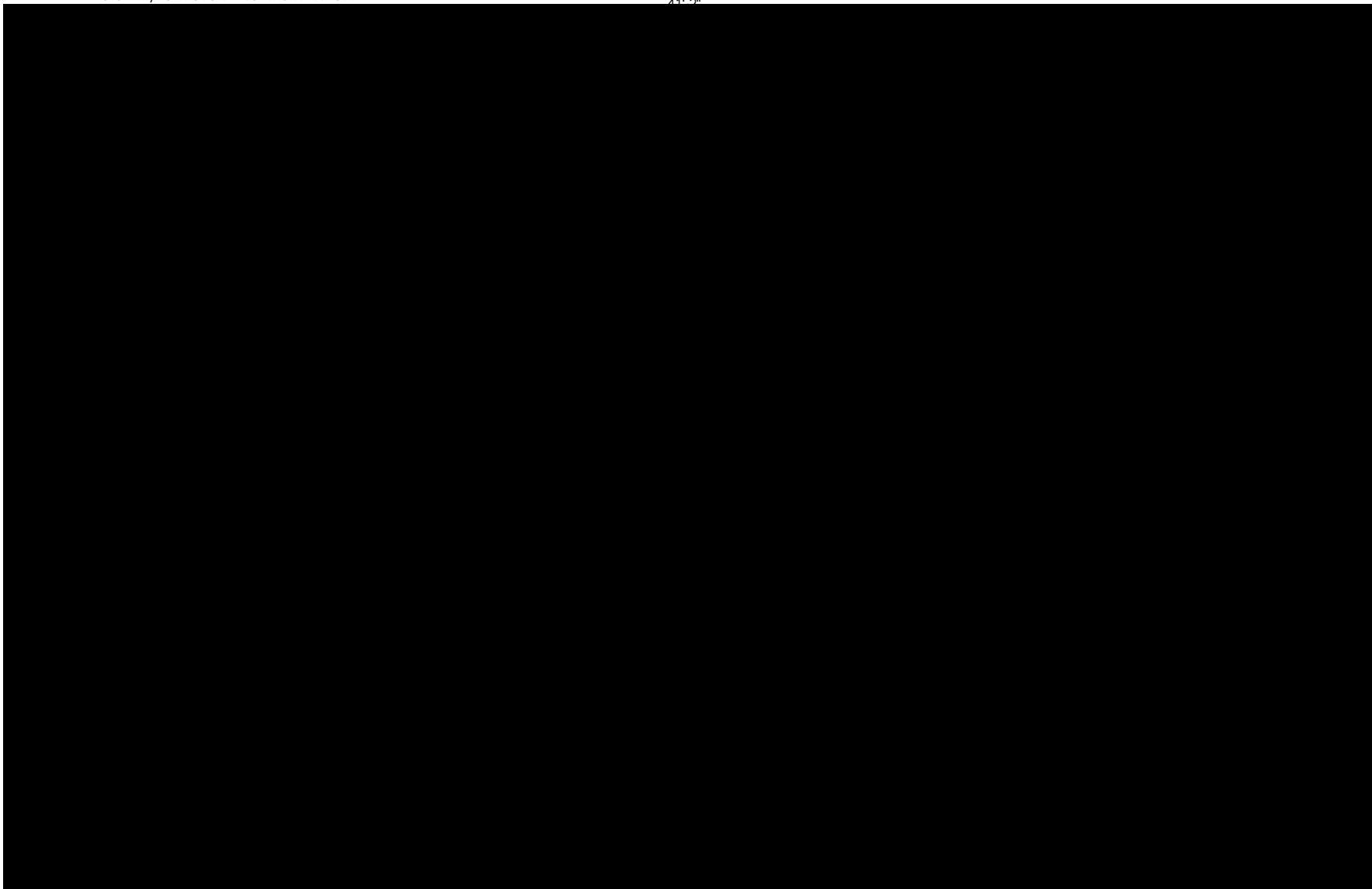


RIGHT ELEVATION

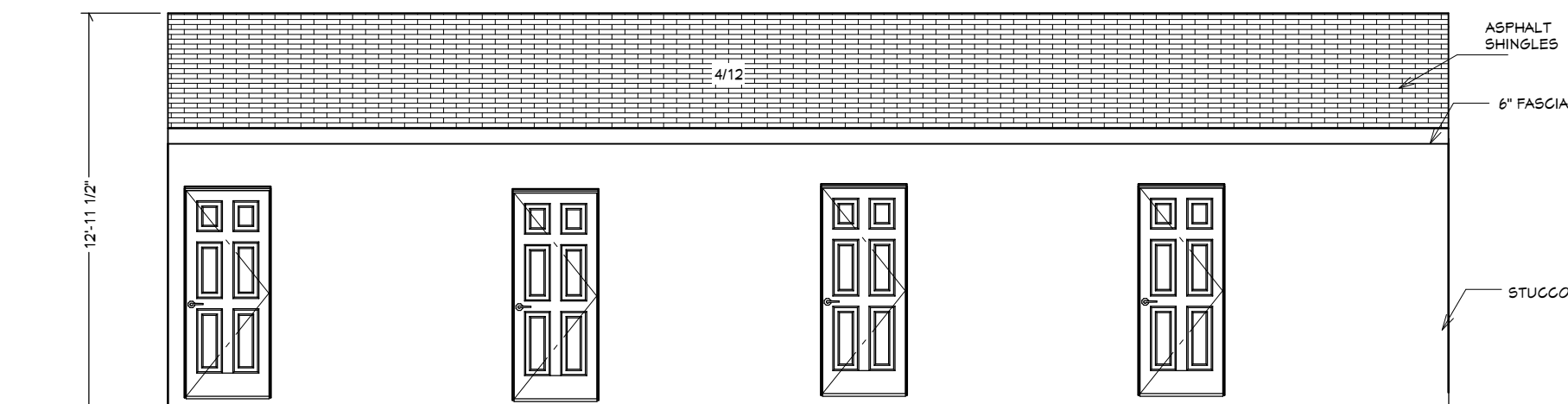
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NOTE:

STALLS EQUIPPED WITH AN ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLATION (EVSE INSTALLATION), AND FOUR STALLS CONSIDERED EV CAPABLE (CAPABLE OF SUPPORTING A MINIMUM OF 40 AMPS AT 208 VOLTS OR 240 VOLTS FOR ELECTRIC VEHICLE CHARGING WHICH MUST INCLUDE THE INSTALLATION OF DISTRIBUTION PANELS, ELECTRICAL CAPACITY, AND WALL AND FLOOR PENETRATIONS TO ACCOMMODATE FUTURE CHARGING CABLING, AND MAY INCLUDE AN ELECTRIC VEHICLE ENERGY MANAGEMENT SYSTEM) FOR FUTURE EVSE INSTALLATION.



WEST ELEVATION



EAST ELEVATION

GARAGE DRAWINGS

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PAGE NO.
8
6/30/2026

SCALE	3/16"=1'- 0"	
ISSUED FOR	Revisions	date
1		

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