

McDowell & Associates
501, 933 17 Avenue SW
Calgary, AB T2T 5R6
(403) 245 8361

Sunnyside Semi-Detached
937 4A Street NW
30 & 31; 30; 1948P

DRAWN BY
R. Paton



1. Report any discrepancies, errors & omissions on these drawings to McDowell & Assoc.
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A3



firm

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mcowelldesign.com

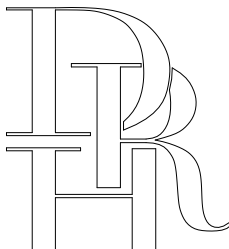
project

Sunnyside Semi-Detached
937 4A Street NW
30 & 31; 30; 1948P

PROJECT NO. 126-04 DATE ISSUED. June 23, 2026

DRAWN BY:
R. Paton

builder



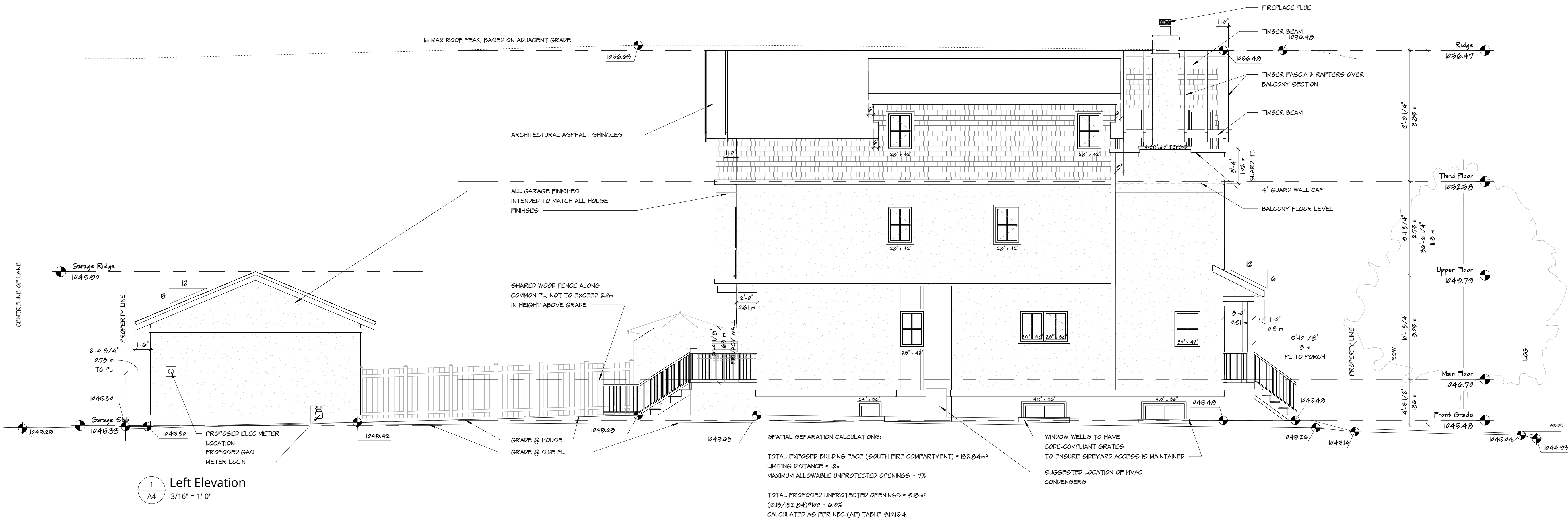
DREAM RIDGE HOMES
CUSTOM HOME BUILDER

GENERAL NOTES

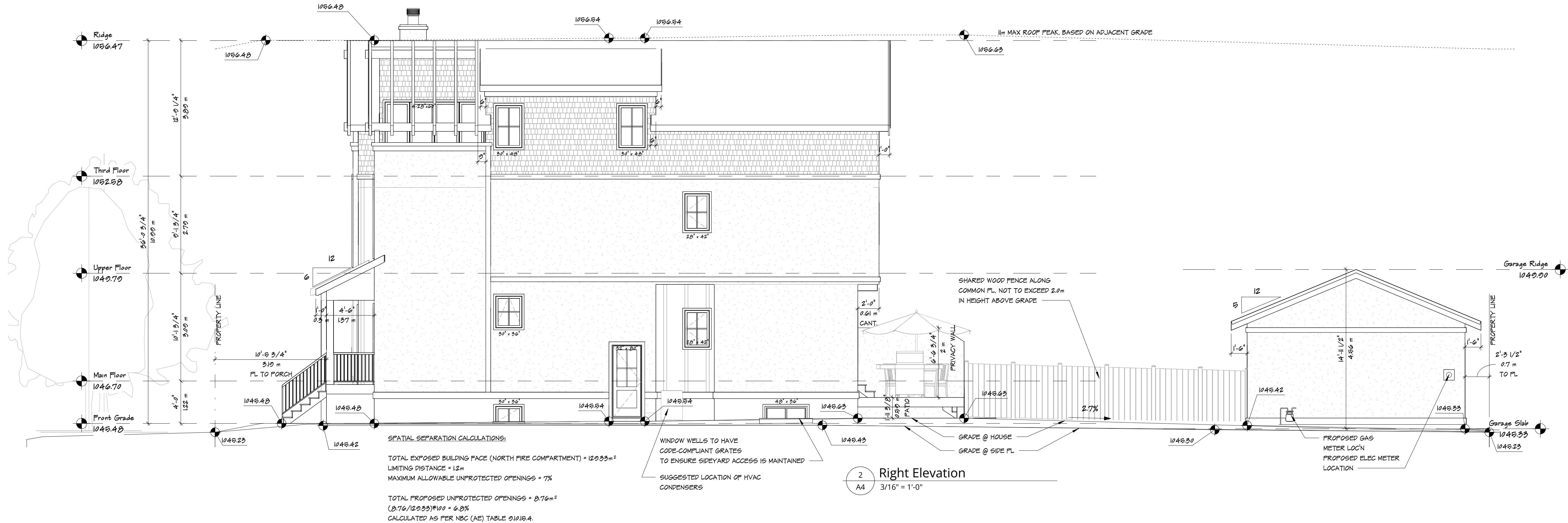
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Side Elevations

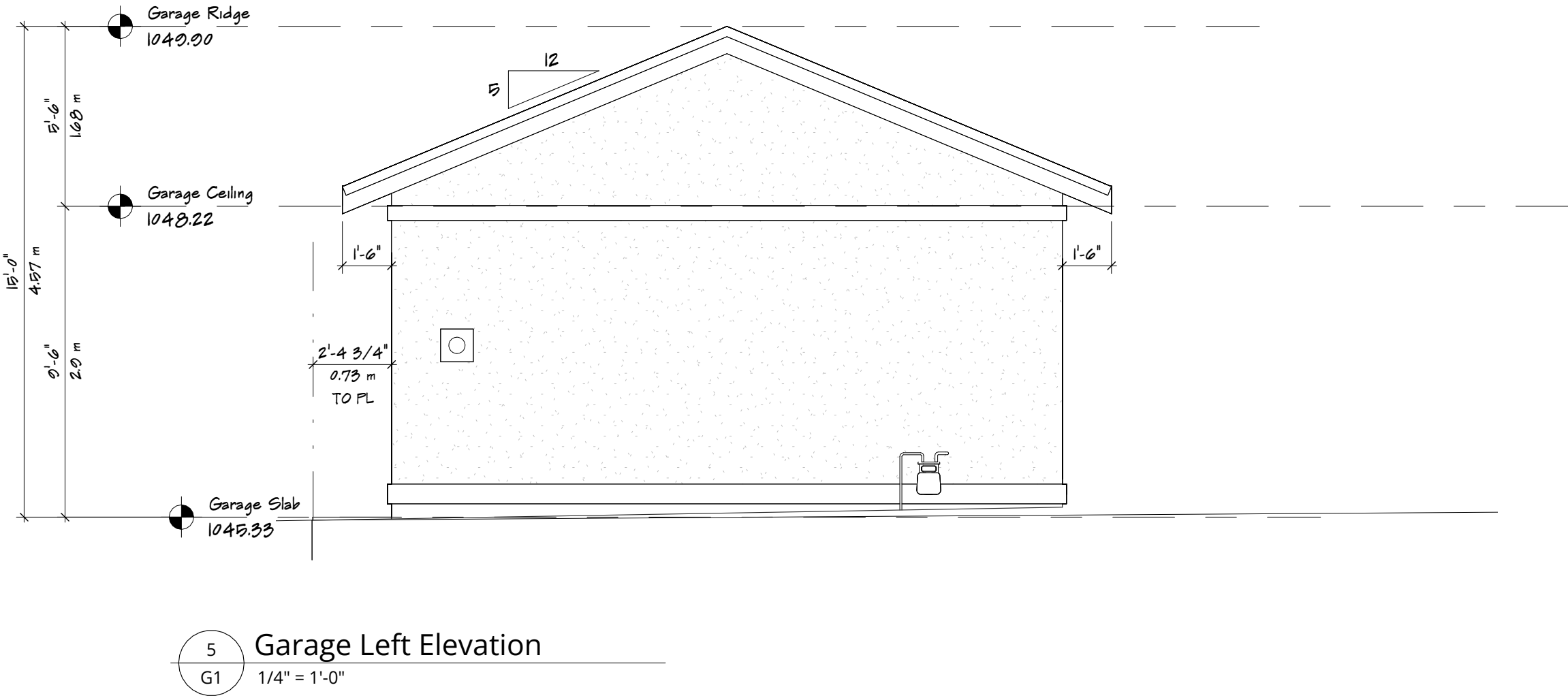
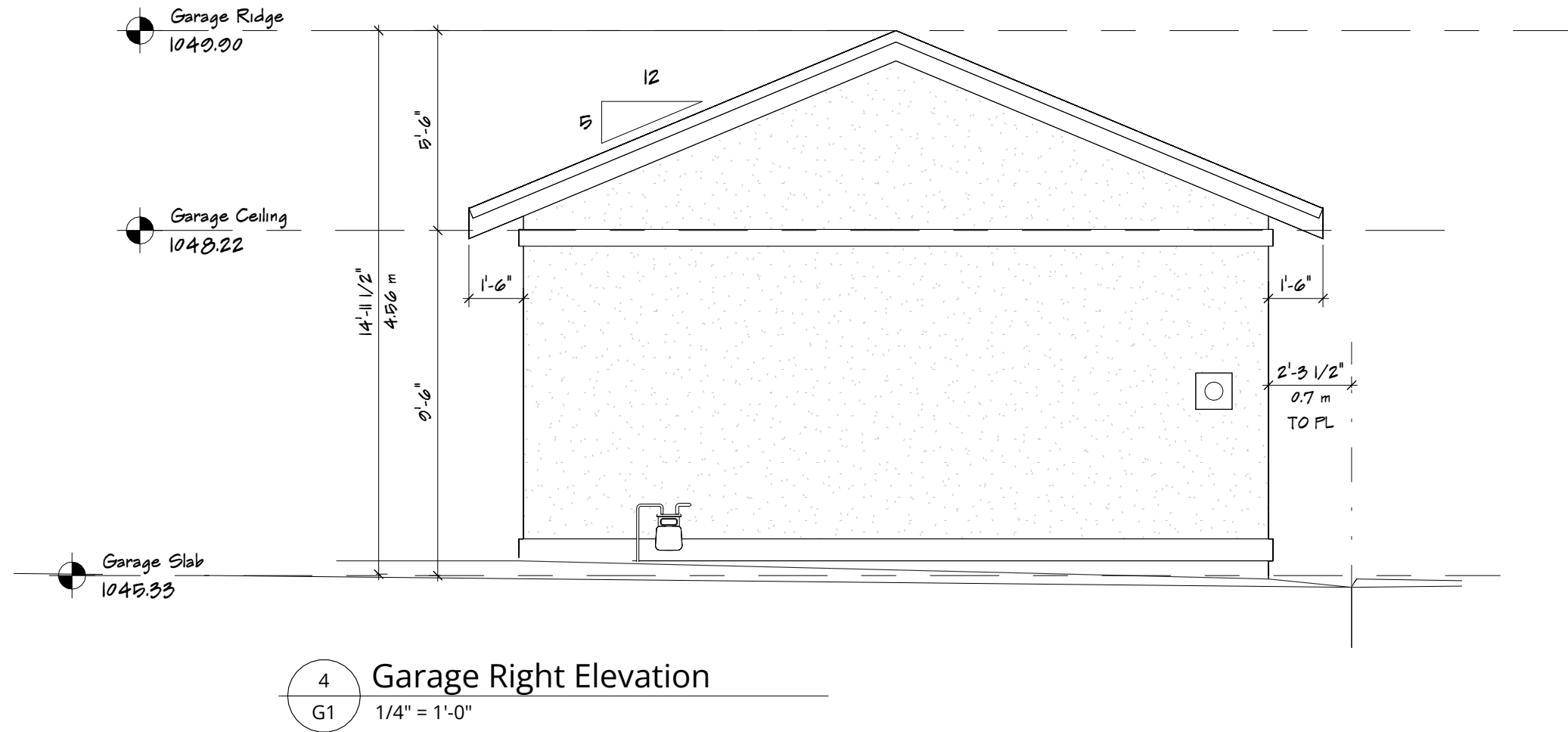
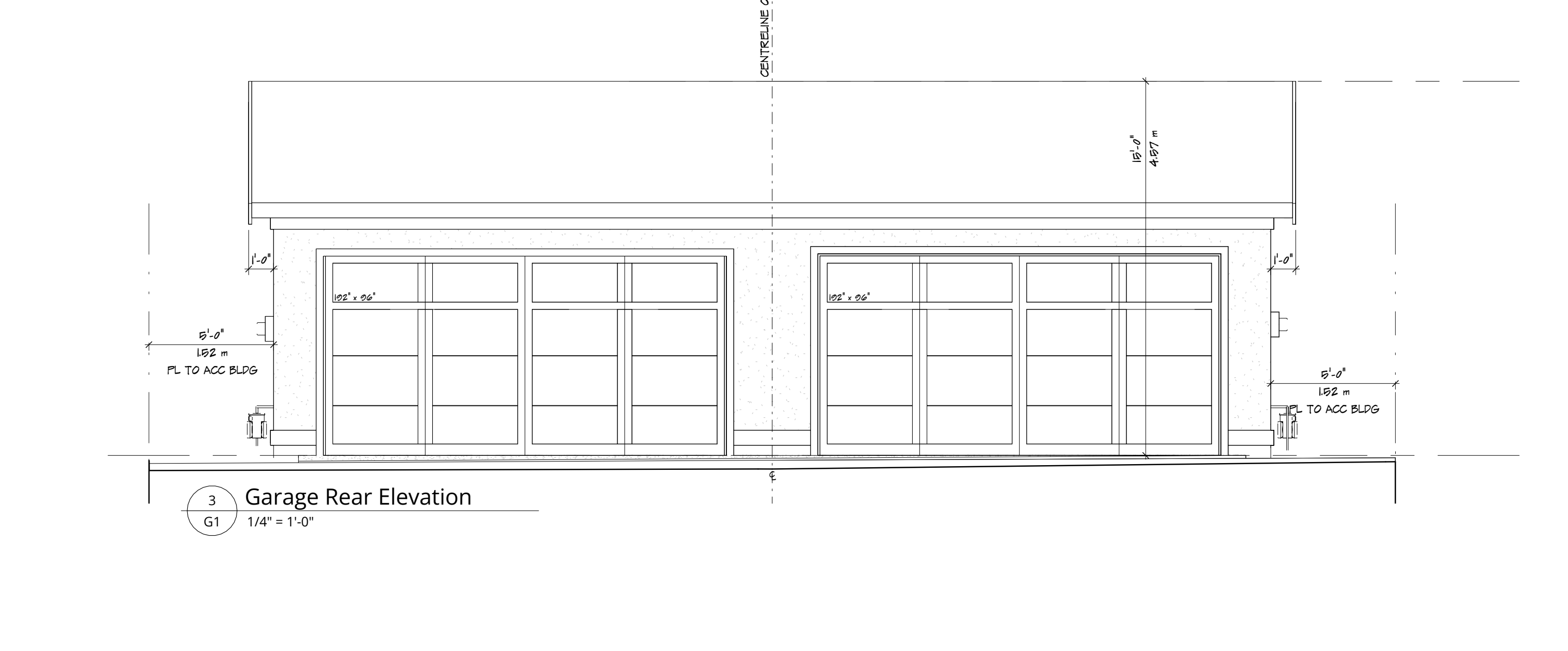
A4



1 Left Elevation
3/16" = 1'-0"



2 Right Elevation
3/16" = 1'-0"



RESIDENTIAL DESIGN



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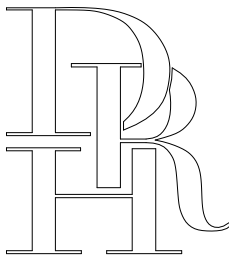
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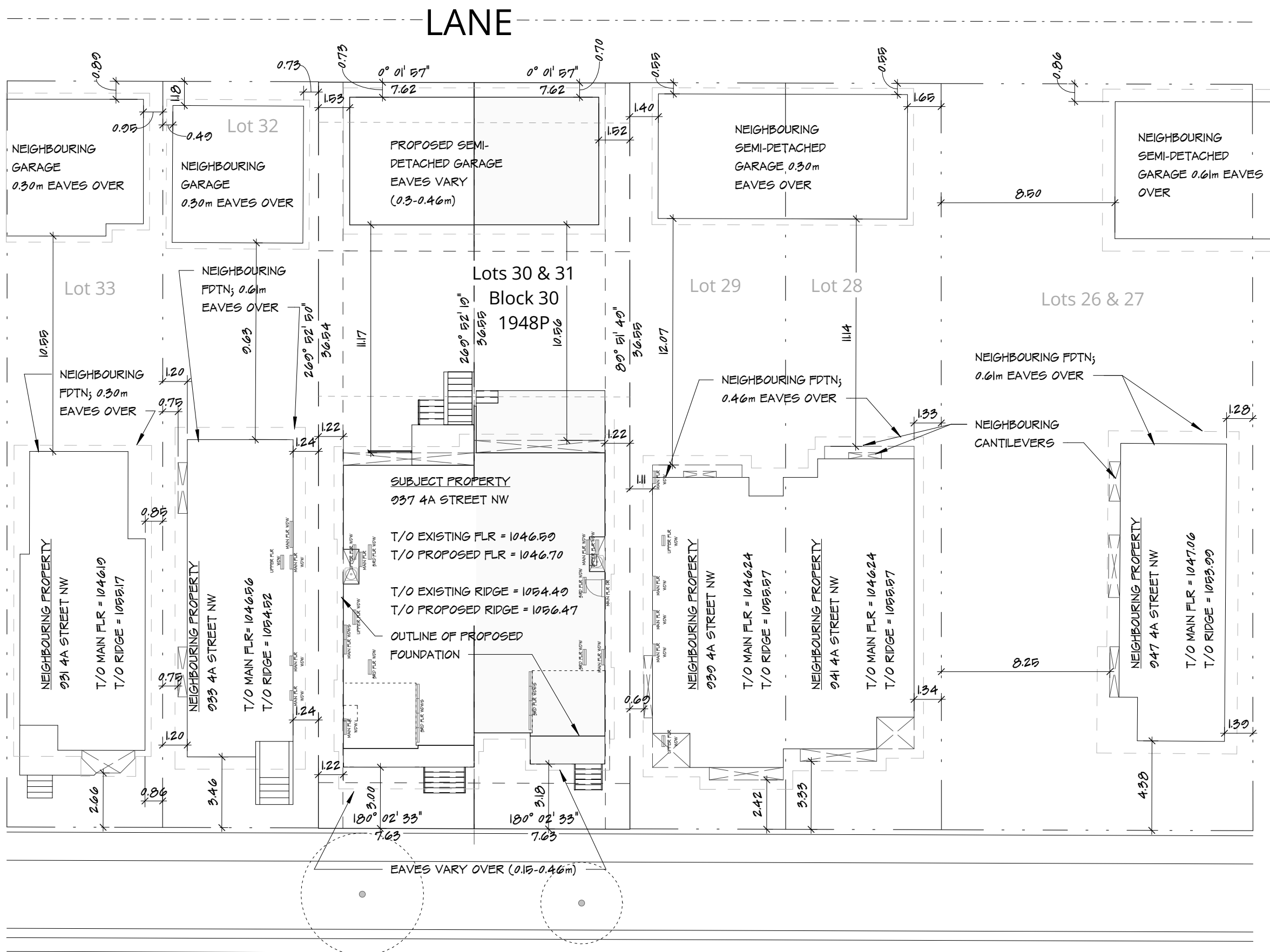
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Garage Plans,
Elevations &
Sections

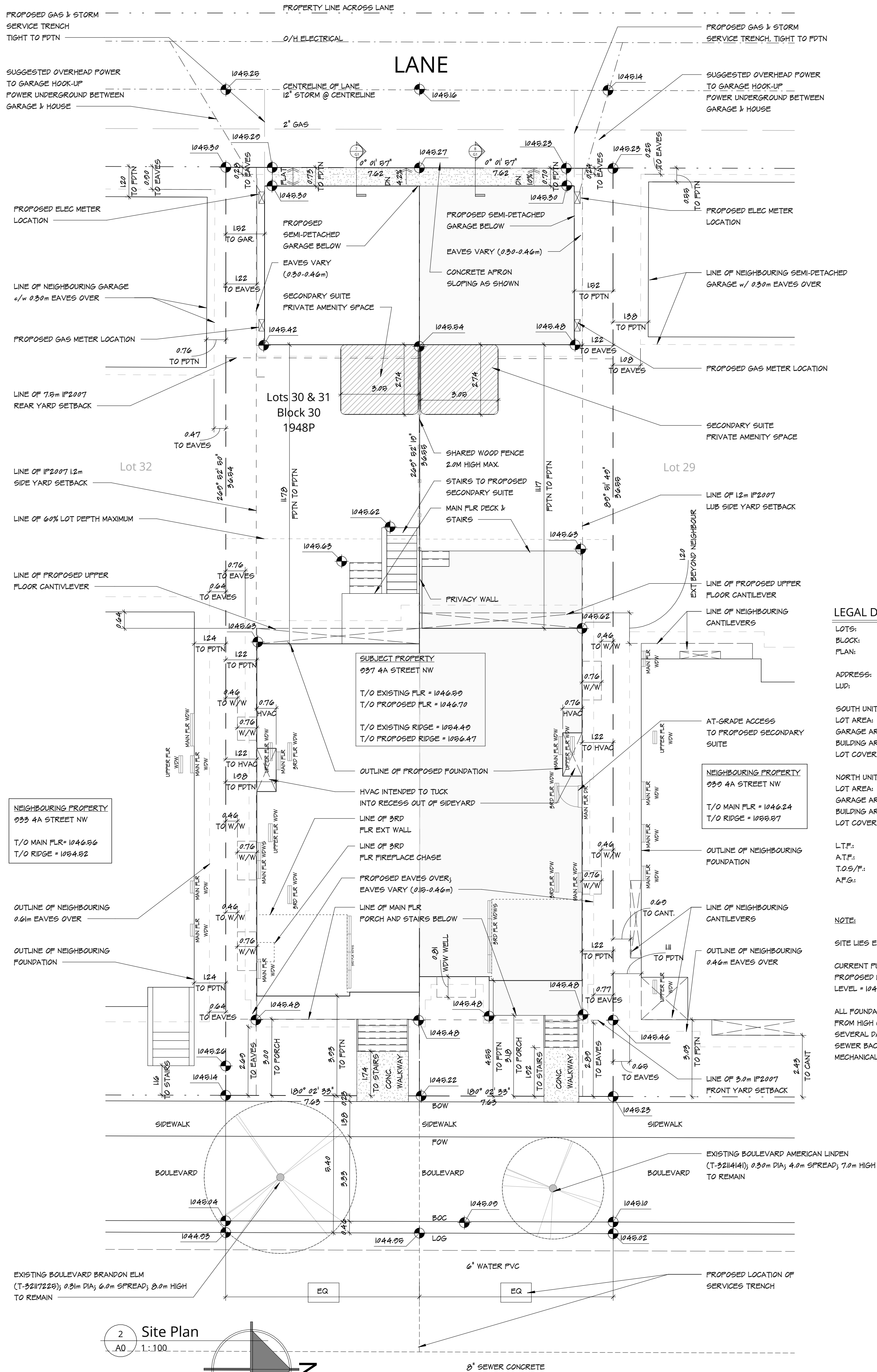
G1



1 Block Plan
A0 1:200



3 Streetscape
A0 1:200



2 Site Plan
A0 1:100

4A STREET NW

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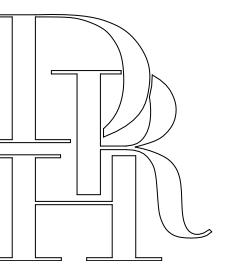
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DREAM RIDGE HOMES
CUSTOM HOME BUILDER

LEGAL DESCRIPTION:

LOTS:	30 & 31
BLOCK:	30
PLAN:	1048P
ADDRESS:	937 4A STREET NW
LUP:	R-CG
SOUTH UNIT:	
LOT AREA:	278.55 SQ. M
GARAGE AREA:	38.09 SQ. M
BUILDING AREA:	87.05 SQ. M
LOT COVERAGE:	(38.09+87.05)/278.55 = 44.0%
NORTH UNIT:	
LOT AREA:	278.97 SQ. M
GARAGE AREA:	38.09 SQ. M
BUILDING AREA:	87.28 SQ. M
LOT COVERAGE:	(38.09+87.28)/278.97 = 48.0%
L.T.P.:	--
A.T.P.:	1049.66
T.O.S./P.:	1046.70
A.P.G.:	1049.48

NOTE:

SITE LIES ENTIRELY IN FLOOD FRINGE

CURRENT PUBLISHED 100 YEAR FLOOD LEVEL = 1046.70m
PROPOSED PROTECTED FLOOD FRINGE 100 YEAR GROUNDWATER LEVEL = 1049.50m

ALL FOUNDATIONS TO BE DESIGNED TO PREVENT STRUCTURAL DAMAGE FROM HIGH GROUNDWATER ASSUMED TO REMAIN SUSTAINED FOR SEVERAL DAYS.
SEWER BACK-UP VALVE PROVIDED IN BASEMENT (SEE PLANS A) & MECHANICAL SHUT-OFF ON MAIN FLOOR

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Block Plan,
Streetscape &
Site Plan

A0