

firm

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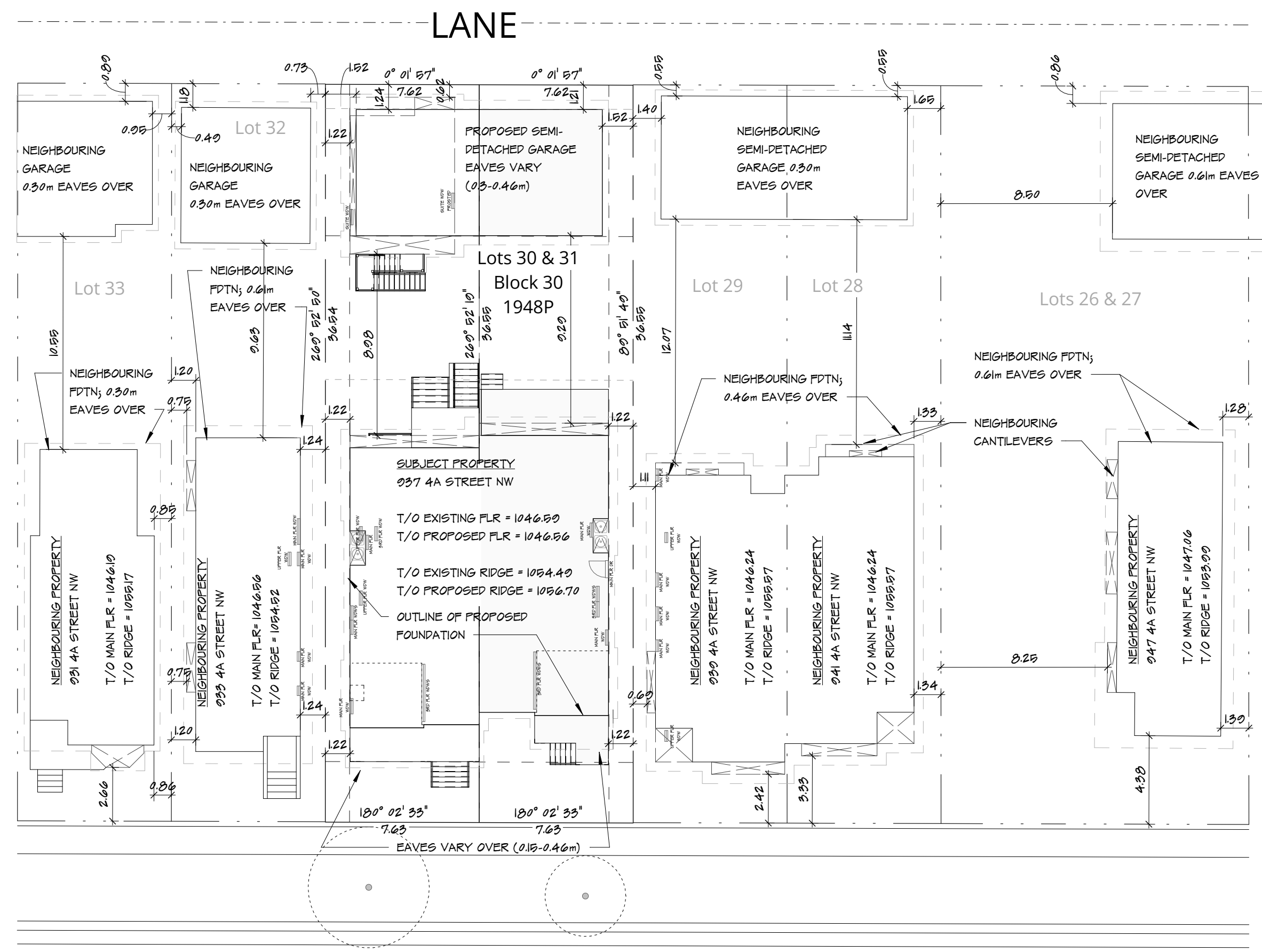
project

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

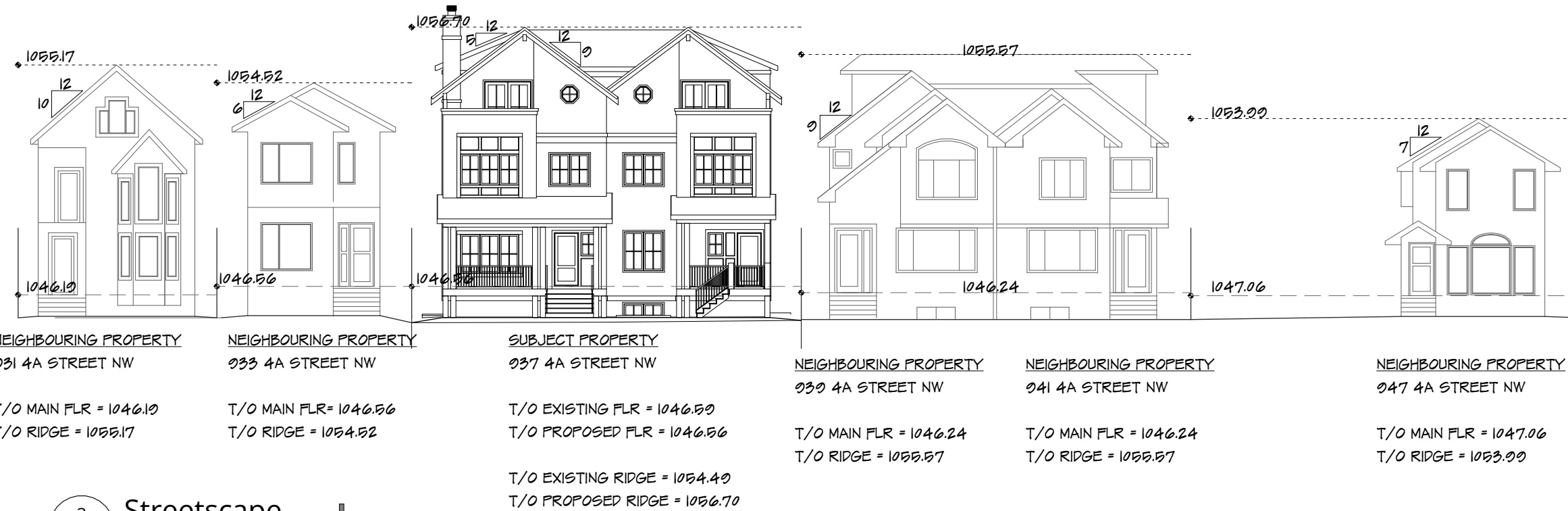
PROJECT NO. 126-04 DATE ISSUED. Mar. 22, 2026

DRAWN BY. R. Paton

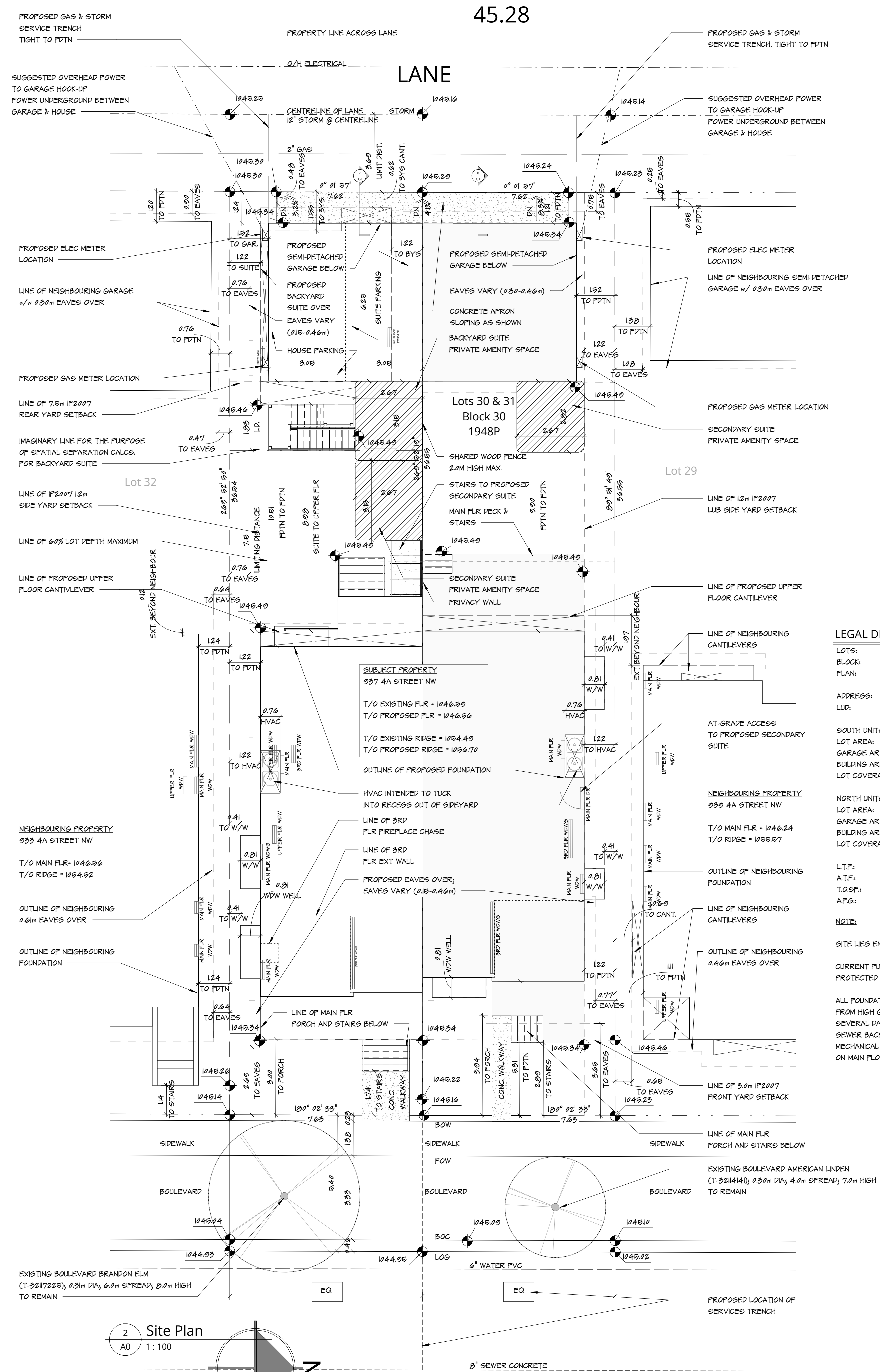
builder



1 Block Plan
A0 1:200
4A STREET NW



3 Streetscape
A0 1:200



2 Site Plan
A0 1:100
4A STREET NW

LEGAL DESCRIPTION:

LOTS: 30 & 31
BLOCK: 30
PLAN: 1048P
ADDRESS: 937 4A STREET NW
LID: R-CG
SOUTH UNIT:
LOT AREA: 27855 SQ. M
GARAGE AREA: 3000 SQ. M
BUILDING AREA: 8705 SQ. M
LOT COVERAGE: (3000+8705)/27855 = 44.0%

NORTH UNIT:
LOT AREA: 27897 SQ. M
GARAGE AREA: 3000 SQ. M
BUILDING AREA: 8720 SQ. M
LOT COVERAGE: (3000+8720)/27897 = 48.0%

LTP: --
ATP: 104852
TOSP: 104656
APG: 104834

NOTE:

SITE LIES ENTIRELY IN FLOOD PRINCE

CURRENT PUBLISHED 100 YEAR FLOOD LEVEL = 1046.70m
PROTECTED FLOOD PRINCE 100 YEAR GROUNDWATER LEVEL = 1048.80m

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

GENERAL NOTES

1. Report any discrepancies, errors & omissions on these drawings to McDowell & Assoc.
2. If the layout (Structural, Architectural, or Otherwise) is modified from that which is shown on these plans, approvals are required prior to proceeding.
3. Submit shop drawings to McDowell & Assoc. prior to construction.
4. It is the responsibility of the Contractor to study and understand the entire drawing set prior to commencing any stage of construction.

Block Plan,
Streetscape &
Site Plan

A0

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1 Front Elevation
1/4" = 1'-0"

2 Rear Elevation
1/4" = 1'-0"

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Front & Rear Elevations

A3

