

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

LEGAL DESCRIPTION:
LOTS 12 AND 13, BLOCK 25, PLAN 3674S

CIVIC ADDRESS:
4008 2 STREET N.W.

LOT AREA :557.24 SQ.M.

CONCRETE WALKWAY/PORCH/PATIO = 130 SQ.M
PERMEABLE CONCRETE PAVER = 9 SQ.M

SOD = 25 SQ.M
MULCH = 37 SQ.M

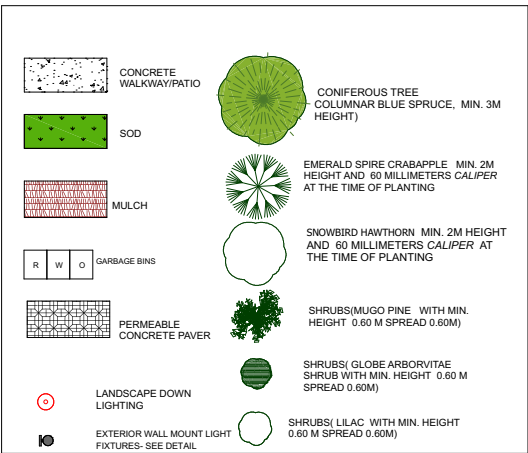
TOTAL LANDSCAPE PROVIDED 201 SQ.M = 36 %
TOTAL HARD LANDSCAPE = 139 SQ.M
TOTAL SOFT LANDSCAPE = 62 SQ.M
HARDSCAPE % OF TOTAL LANDSCAPE 69%

REQUIRED TREES/SHRUBS:

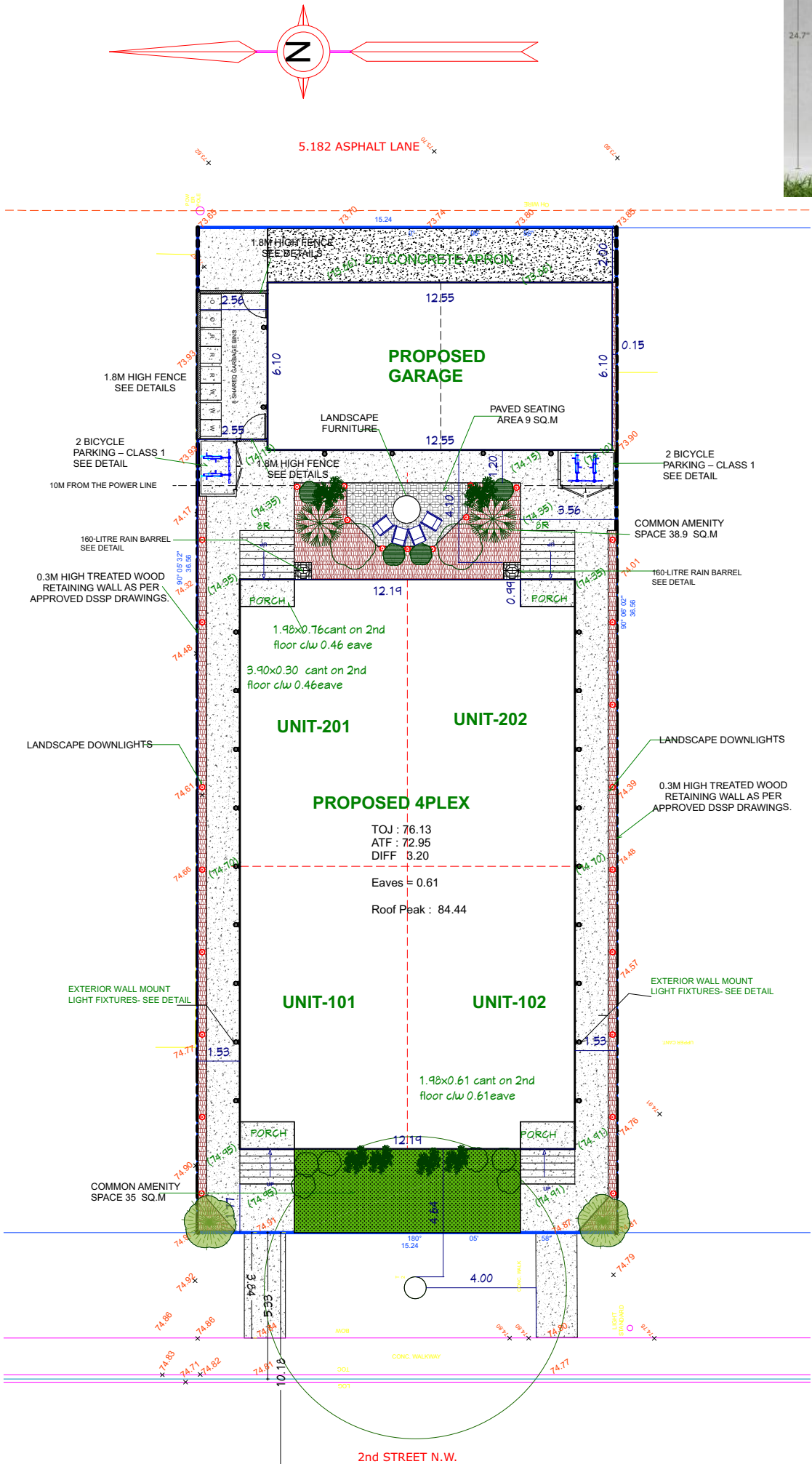
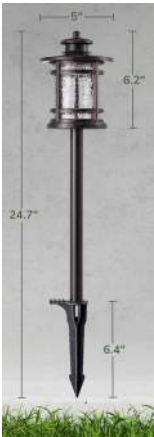
A MINIMUM OF 1.0 TREE AND 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110.0 SQUARE METERS OF **PARCEL AREA**.

Required Trees 5.1
Provided Trees 6

Required Shrubs 15.2
Provided Shrubs 16



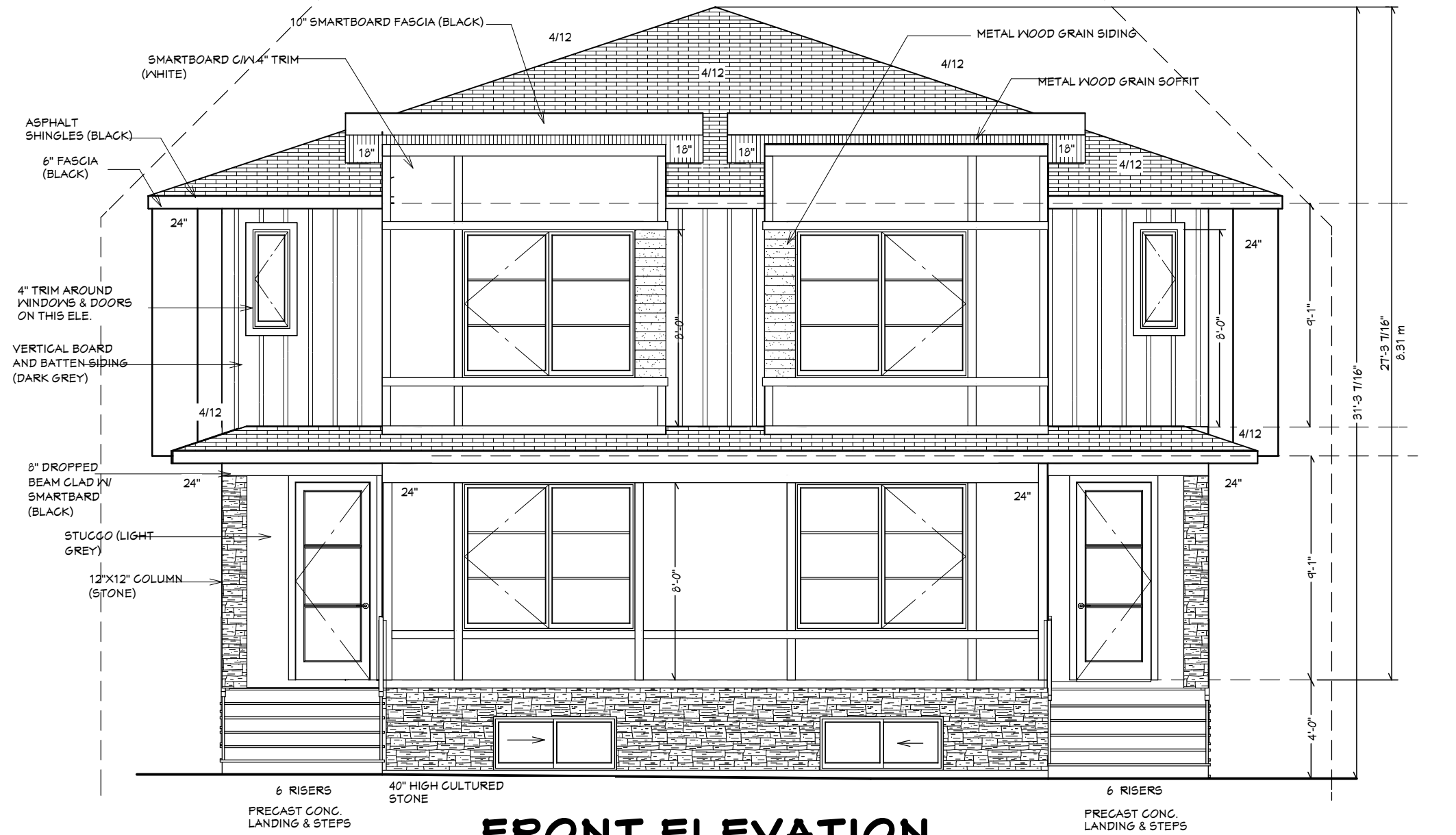
- NOTE:**
1. IRRIGATION BY UNDERGROUND SPRINKLER IRRIGATION SYSTEM FOR ALL SOFT LANDSCAPE AREAS.
 2. AT LEAST 50.0% OF THE PROVIDED DECIDUOUS TREES AS HAVING A MINIMUM CALIPER OF 75MM.
 3. ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES
 4. LOW WATER IRRIGATION SYSTEM IS PROVIDED;
 5. THE DELIVERY OF THE IRRIGATED WATER IS CONFINED TO TREES AND SHRUBS;
 6. TREES AND SHRUBS WITH SIMILAR WATER REQUIREMENTS ARE GROUPED TOGETHER.
 7. 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.



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.

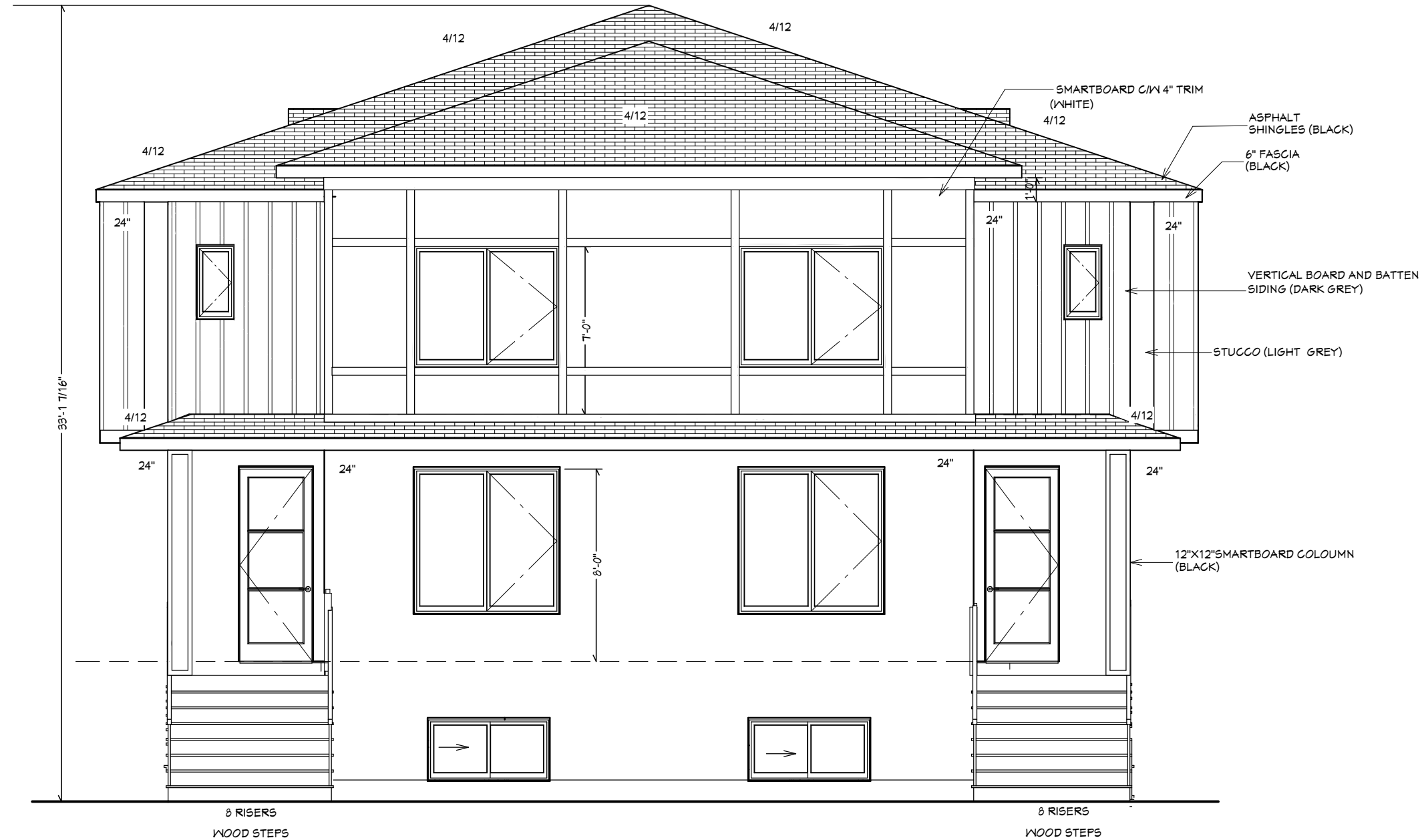
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FRONT ELEVATION

UNIT -101

UNIT -102



REAR ELEVATION

UNIT -104

UNIT -103

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6/23/2026

SCALE

Revisions	date
1	

Municipal Address:

4008 2 St NW

LEGAL DESCRIPTION

LOTS 12 AND 13, BLK 25, PLN 3674S

Project:

FOURPLEX

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

ARCHI DESIGN INC.

hassan@archidesigns.ca
Tel: 587.438.5721



6/23/2026

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ISSUED FOR

1	Revisions	date

SCALE
3/16"=1'-0"

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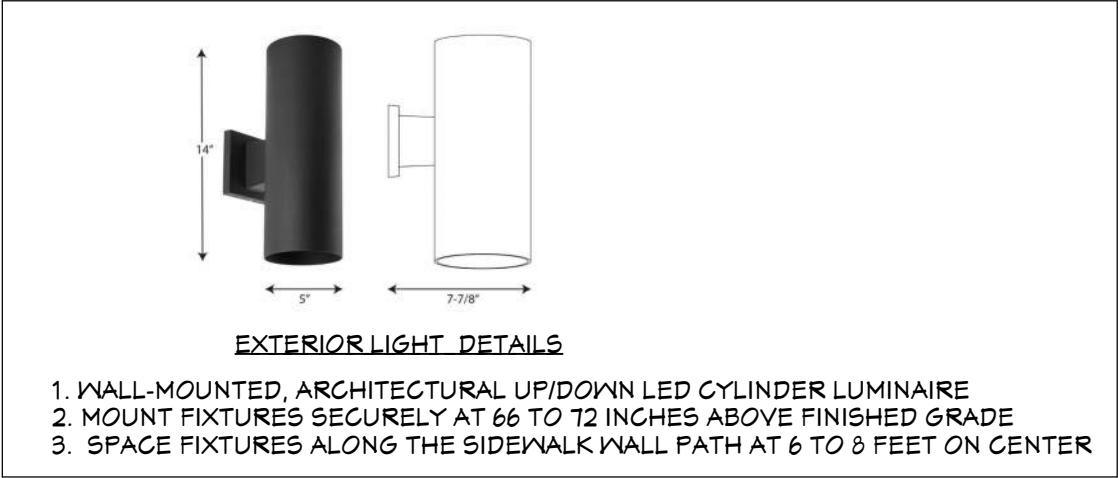
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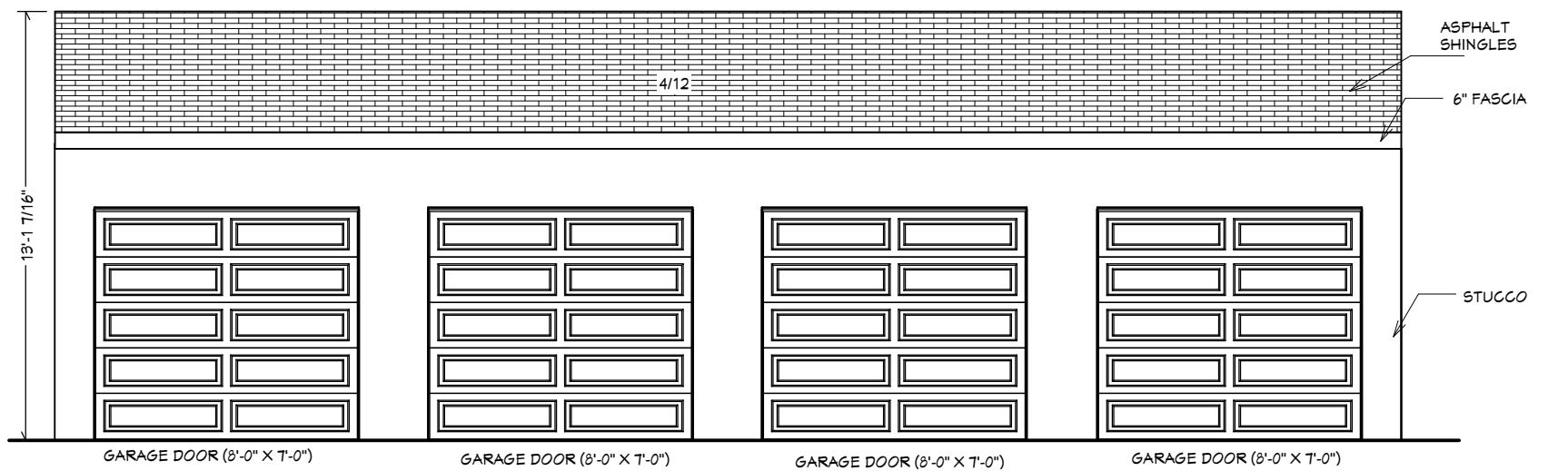
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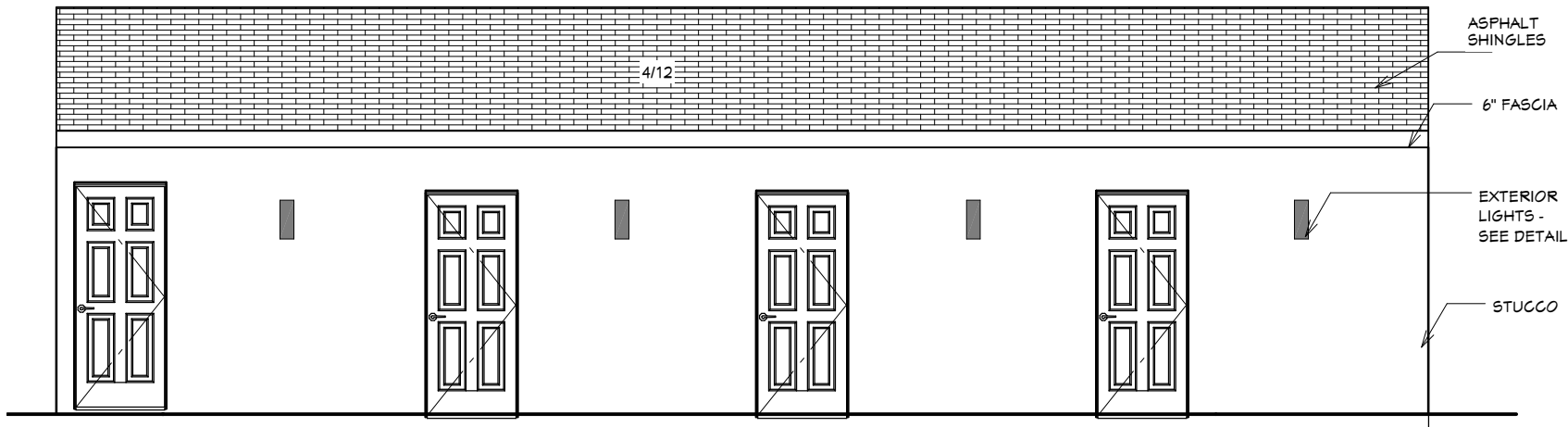


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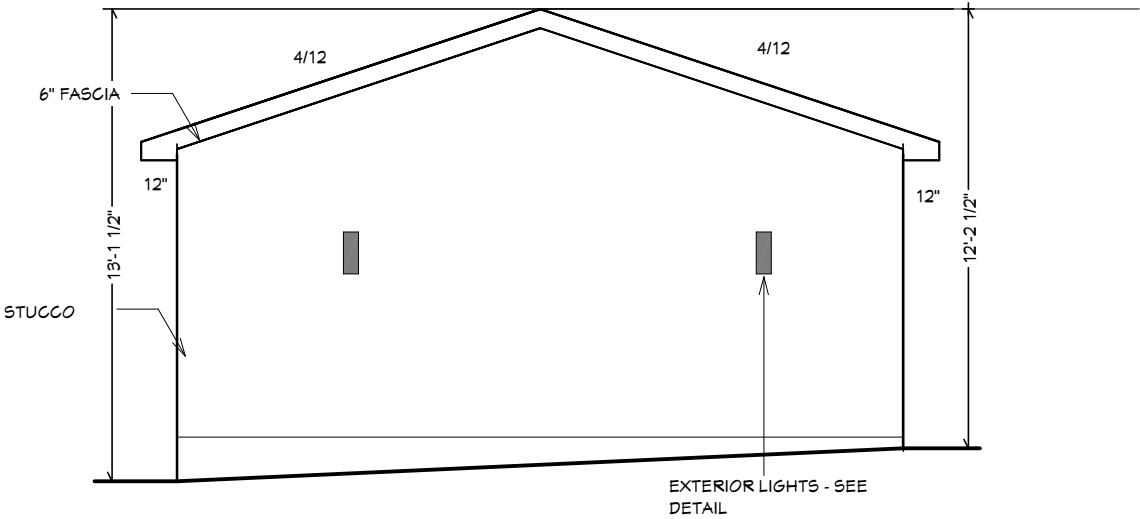


EAST ELEVATION



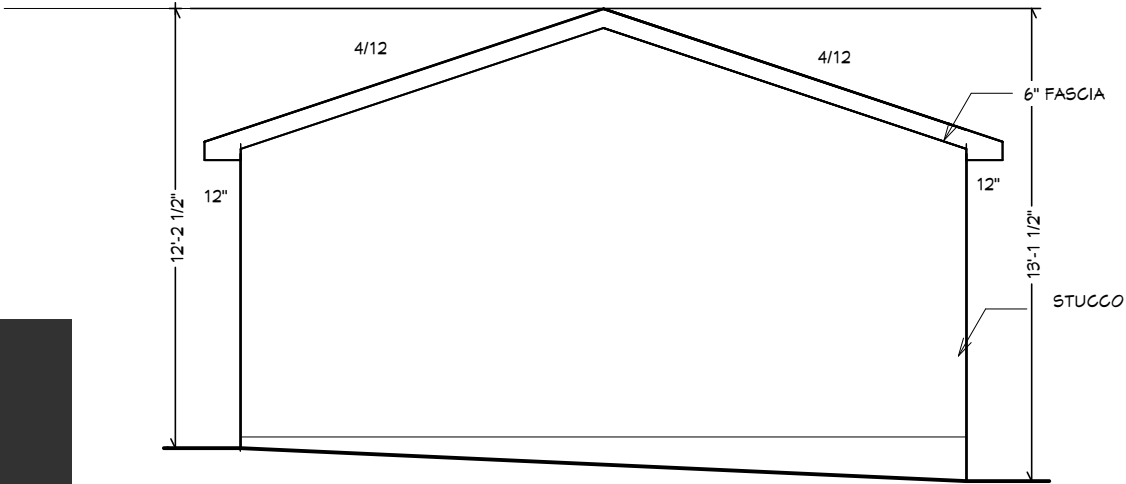
WEST ELEVATION

GARAGE DRAWINGS

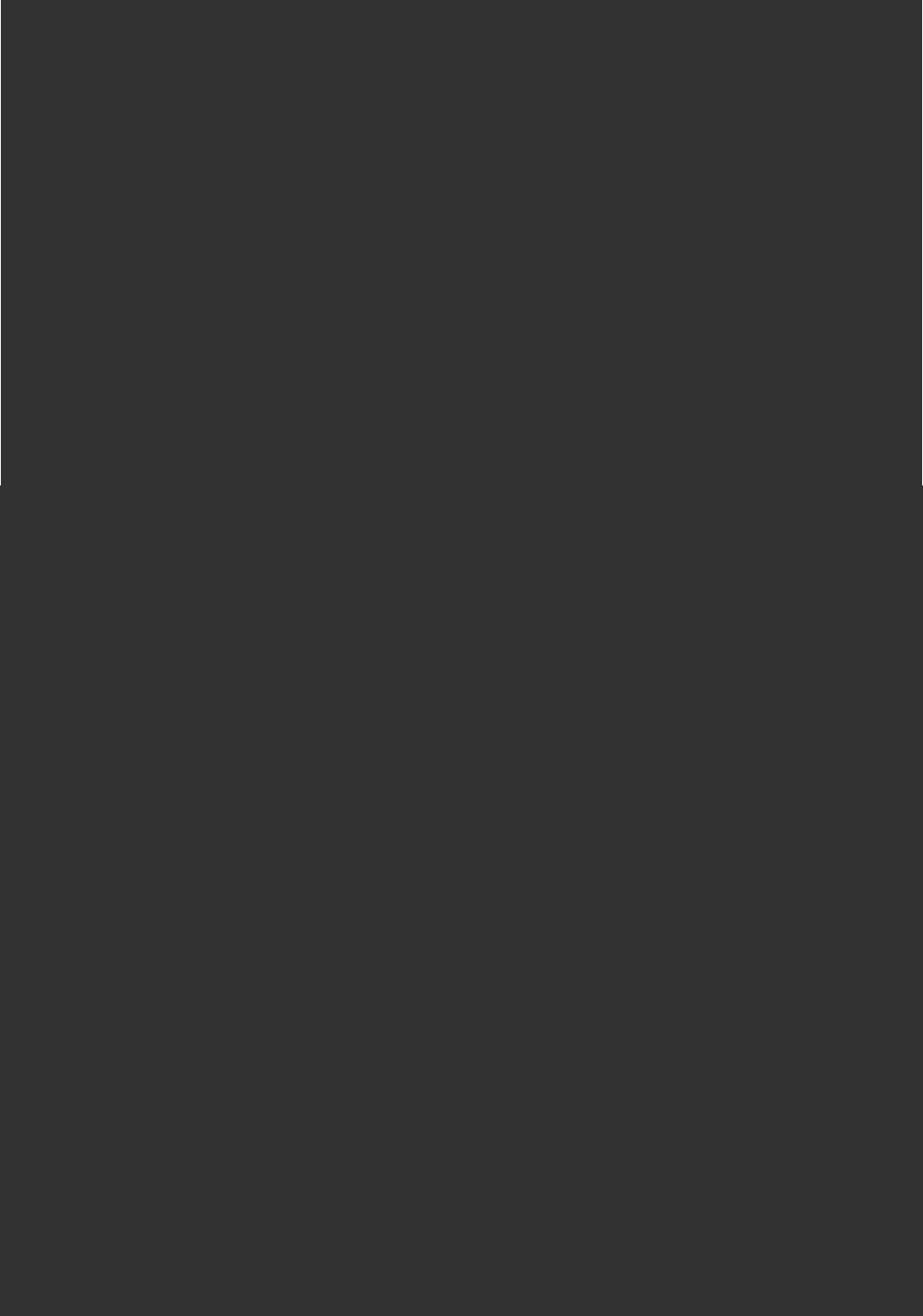
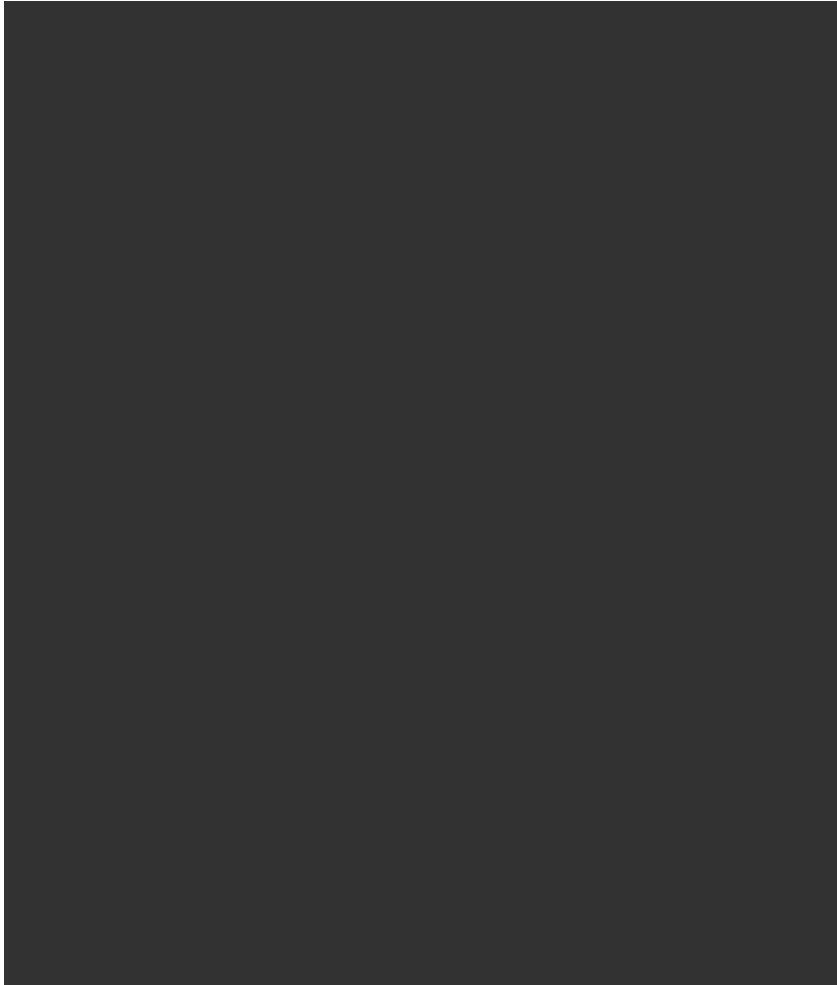


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NORTH ELEVATION



SOUTH ELEVATION



GARAGE DRAWING