

LEGAL DESCRIPTION:

LOTS 12 AND 13, BLOCK 25, PLAN 36745

CIVIC ADDRESS:
4008 2 STREET N.W.

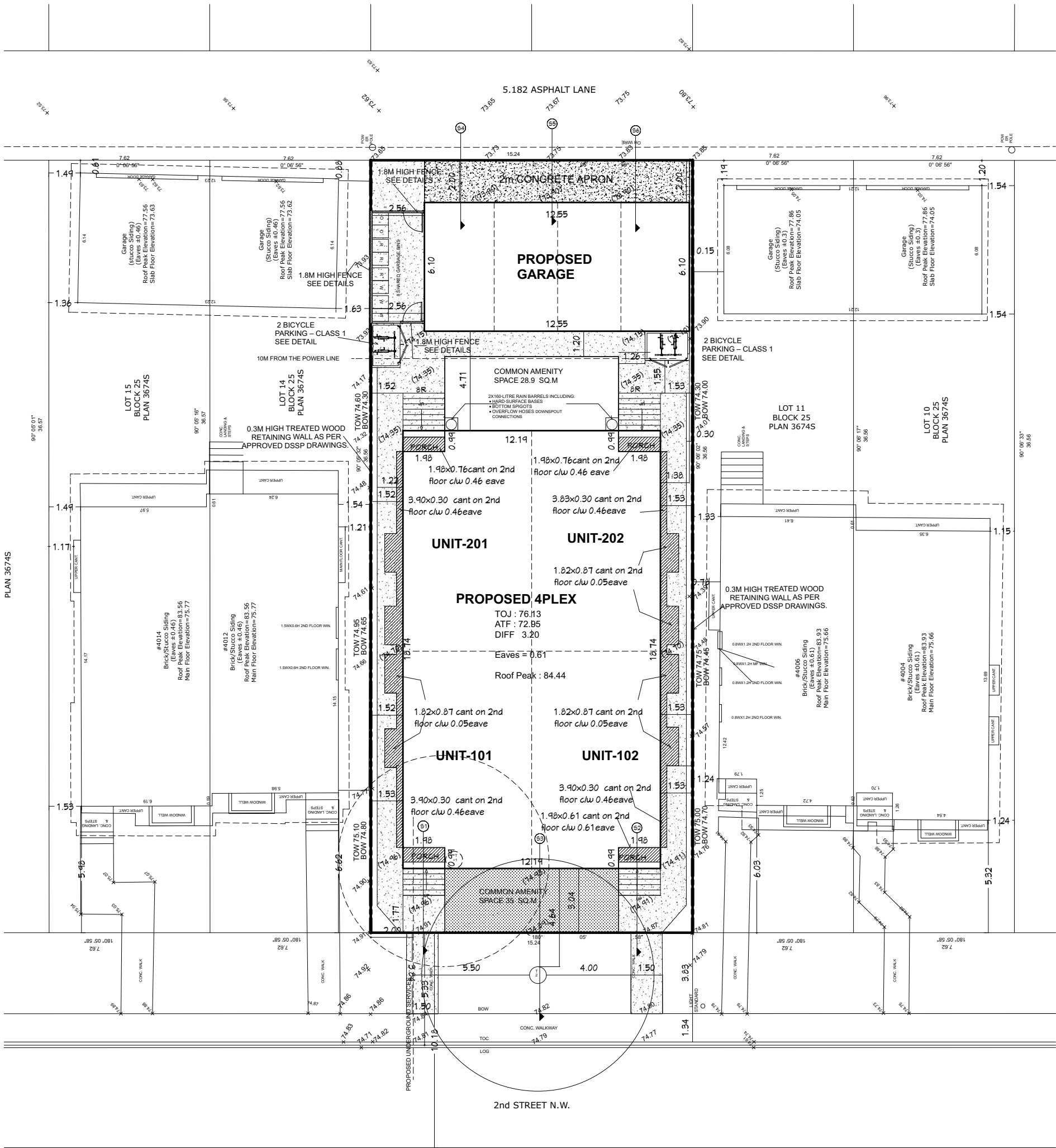
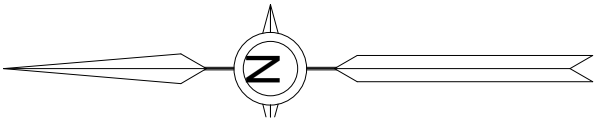
LOT AREA :557.24 SQ.M.
COVERAGE:
HOUSE : 252.7 SQ.M.
GARAGE : 76.5 SQ.M.

TOTAL : 329.2 SQ.M. (59 %)

MAXIMUM DENSITY 75 UNIT PER HECTARE
0.057 X75=4.2
TOTAL ALLOWED UNITS =4

TREE SCHEDULE

TREE NO.	TYPE	CALIPER (DIA.)	TREE ID	CANOPY (DIA.)	
T1	SPRUCE	0.8		±10	TO BE REMOVED
T2	ULMUS AMERICANA	0.8	T-32130810	±11	TO REMAIN



DRAWING SCALE
1 : 200

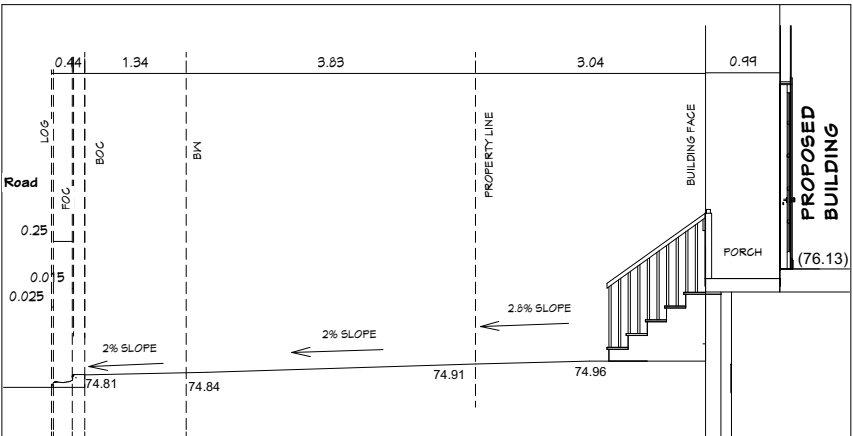
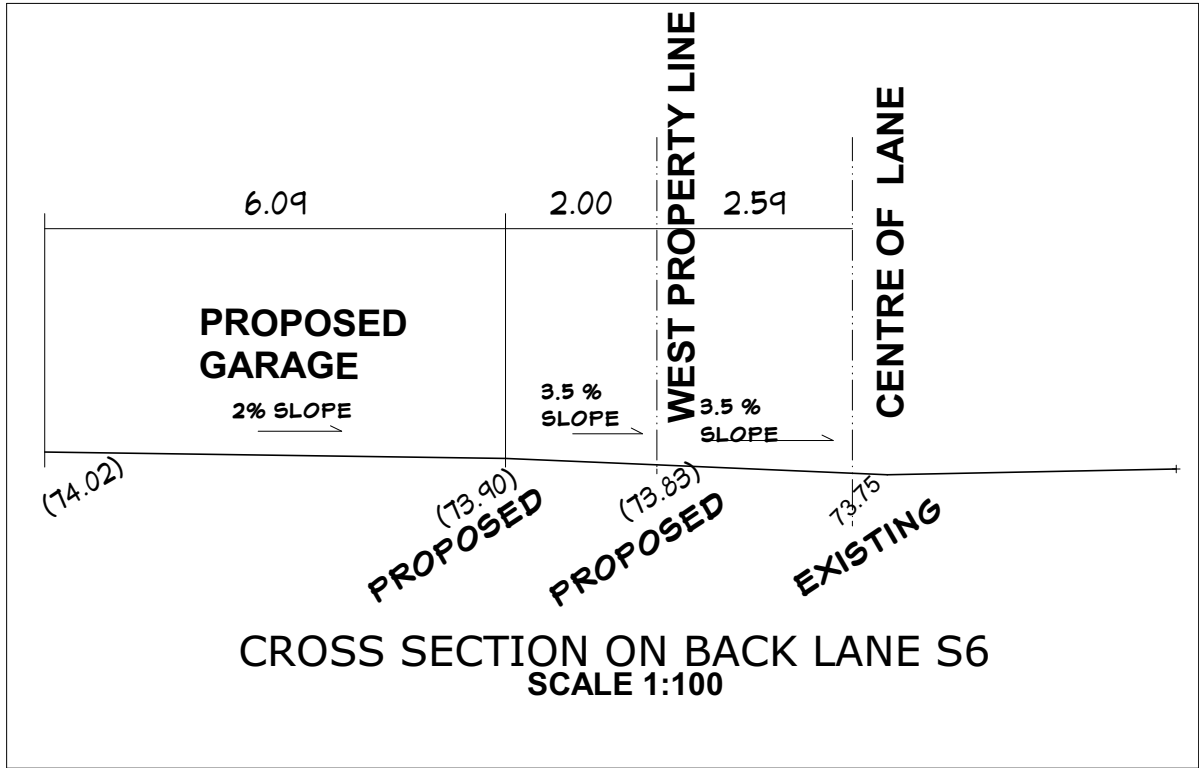
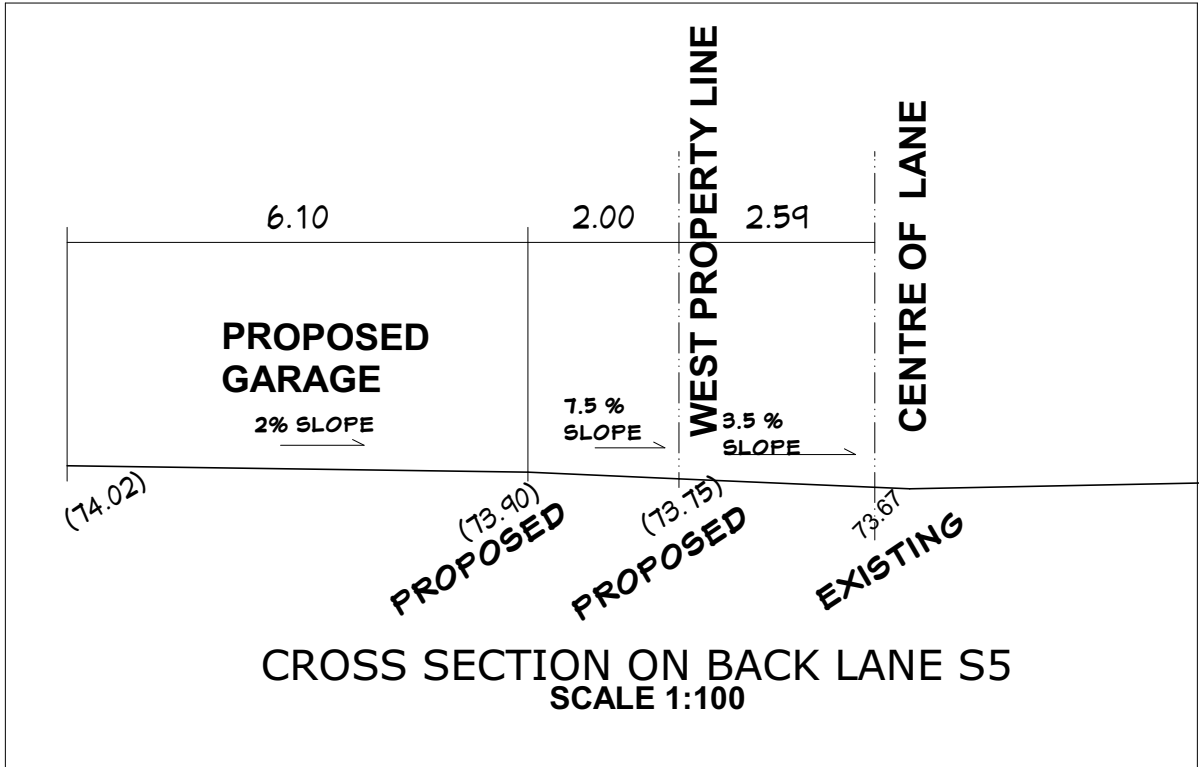
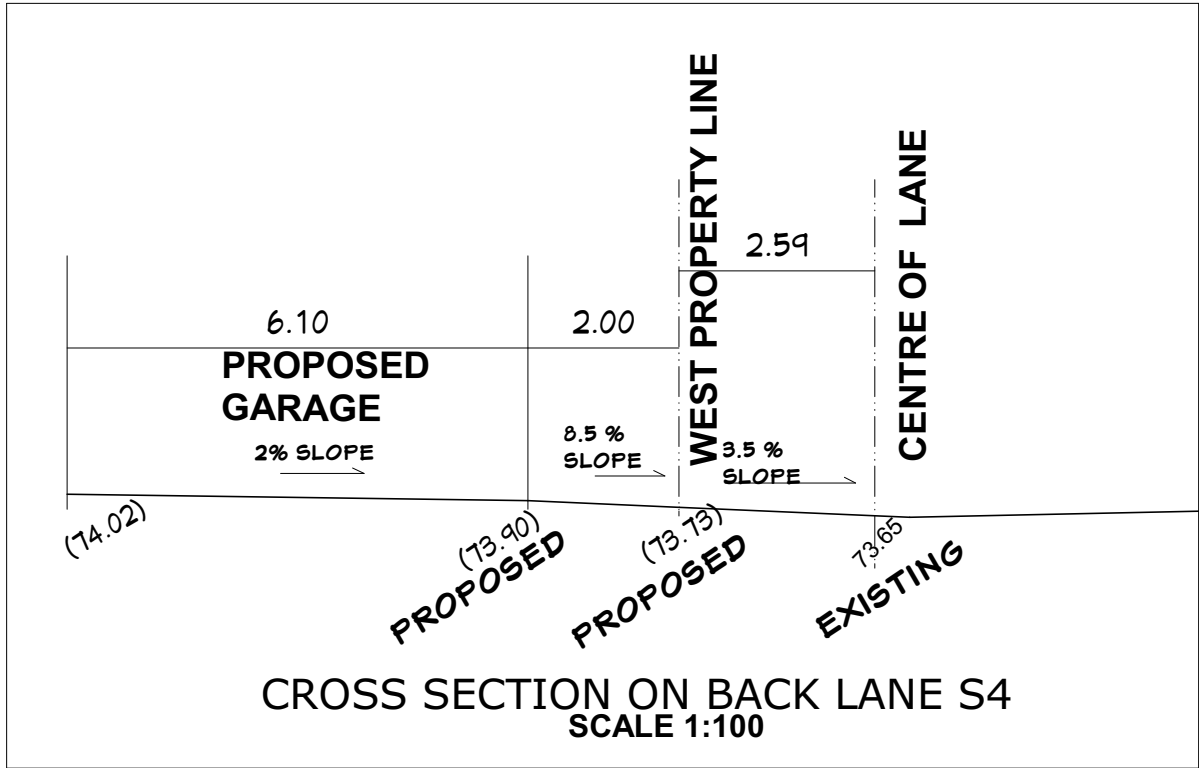
DRAWN ON
5/12/2026

PLOT PLAN

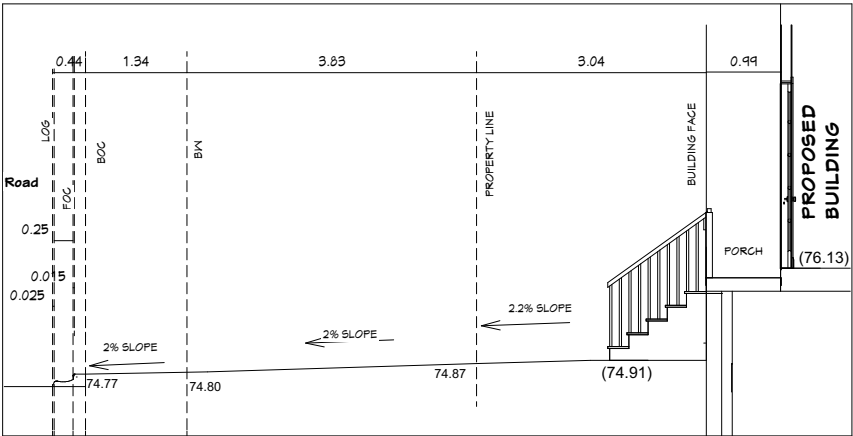
4008 2 ST NW.
CALGARY, AB

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

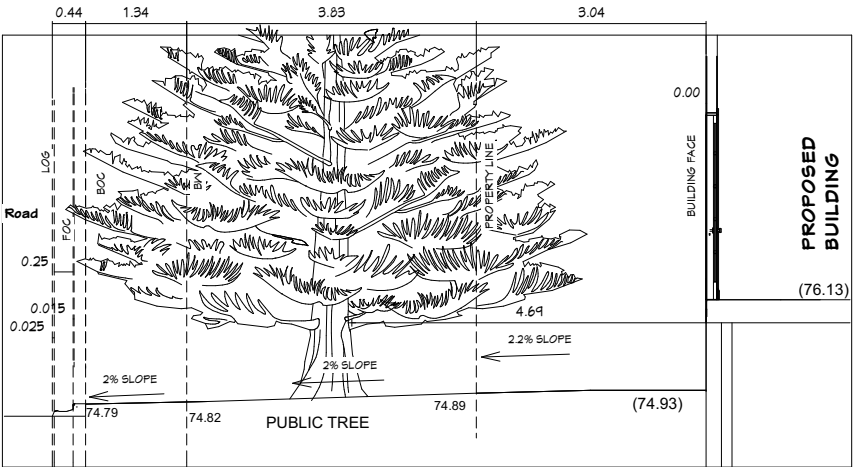




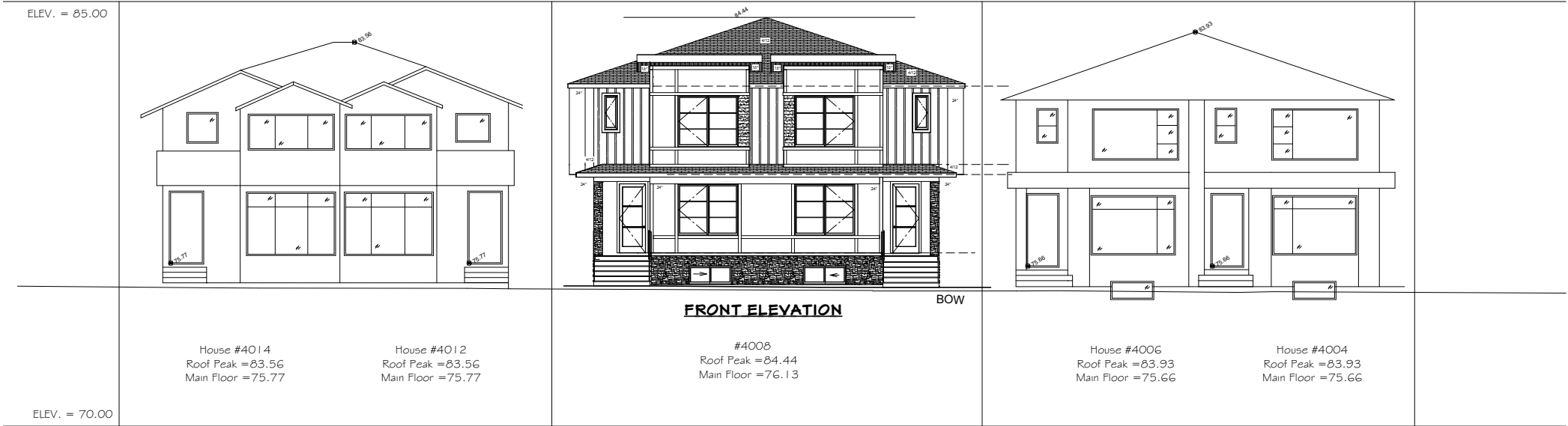
WALKWAY CROSS SECTION-S1
SCALE 1:100



WALKWAY CROSS SECTION-S2
SCALE 1:100



BOULEVARD CROSS SECTION-S3
SCALE 1:100



2th STREET N.W.
(STREETSCAPE SCALE 1:200)

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

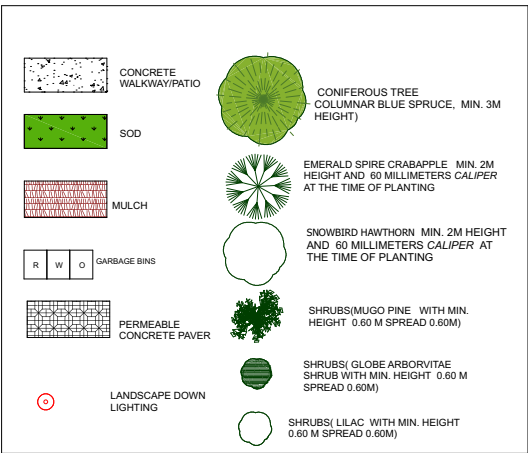
TOTAL LANDSCAPE PROVIDED 201 SQ.M = 36 %
TOTAL HARD LANDSCAPE = 139 SQ.M
TOTAL SOFT LANDSCAPE = 62 SQ.M
HARDSCAPE % OF TOTAL LANDSCAPE 69%

REQUIRED TREES/SHRUBS:

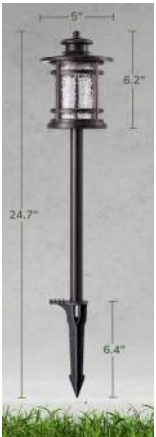
A MINIMUM OF 1.0 TREE AND 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110.0 SQUARE METERS OF **PARCEL AREA**.

Required Trees 5.1
Provided Trees 6

Required Shrubs 15.2
Provided Shrubs 16



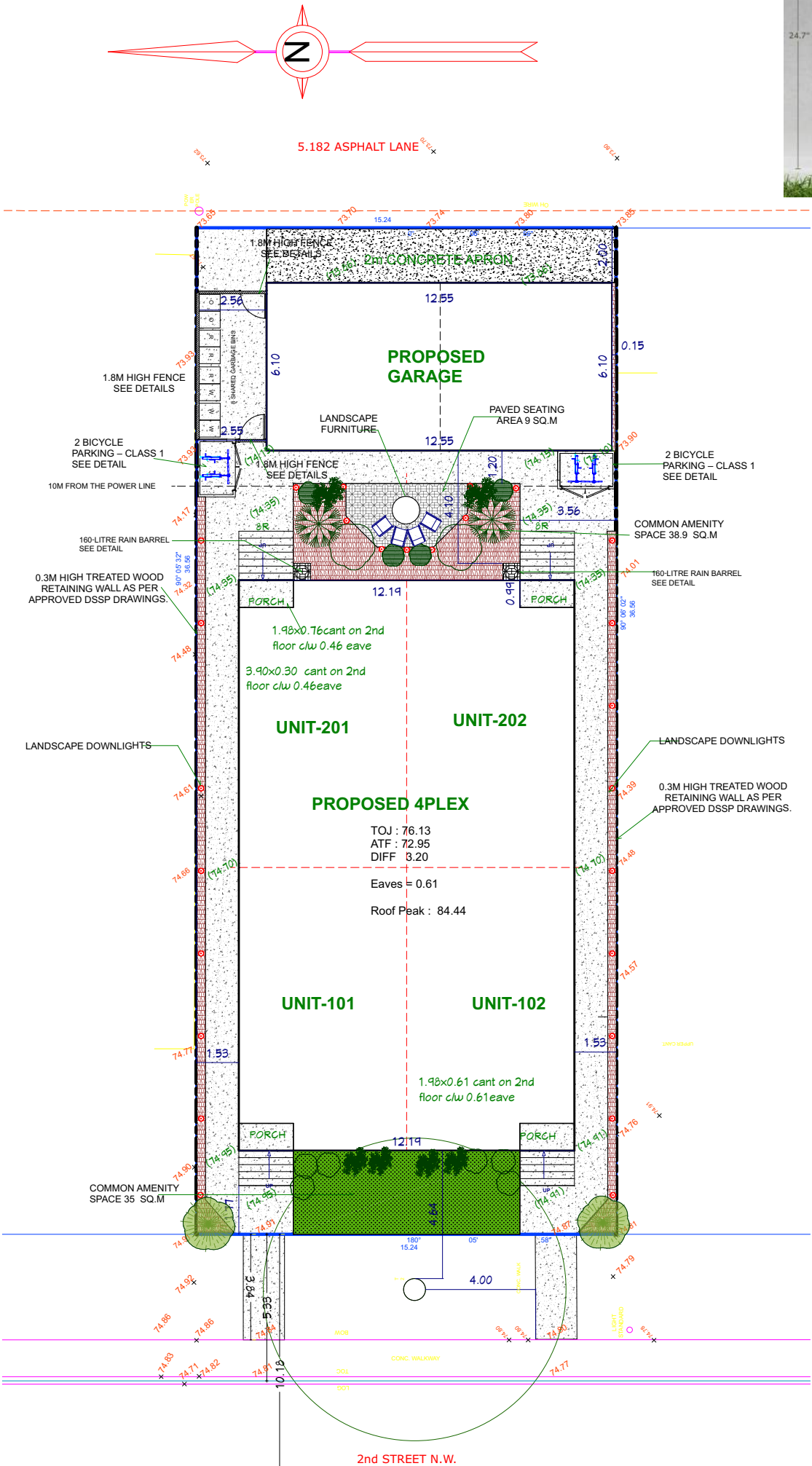
- NOTE:**
1. IRRIGATION BY UNDERGROUND SPRINKLER IRRIGATION SYSTEM FOR ALL SOFT LANDSCAPE AREAS.
 2. AT LEAST 50.0% OF THE PROVIDED DECIDUOUS TREES AS HAVING A MINIMUM CALIPER OF 75MM.
 3. ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES
 4. LOW WATER IRRIGATION SYSTEM IS PROVIDED;
 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.



LANDSCAPE DOWN LIGHTING



160-LITRE RAIN BARREL DETAIL



DRAWING SCALE
1 : 200

DRAWN ON
5/12/2026

LANDSCAPE

4008 2 ST NW.
CALGARY, AB

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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.



UNIT -101

UNIT -102



UNIT -104

UNIT -103

5/12/2026

PAGE NO.
2

ISSUED FOR

1

Revisions

date

SCALE

3/16"=1'-0"

Municipal Address:

4008 2 St NW

LEGAL DESCRIPTION

LOTS 12 AND 13, BLK 25, PLN 3674S

Project:

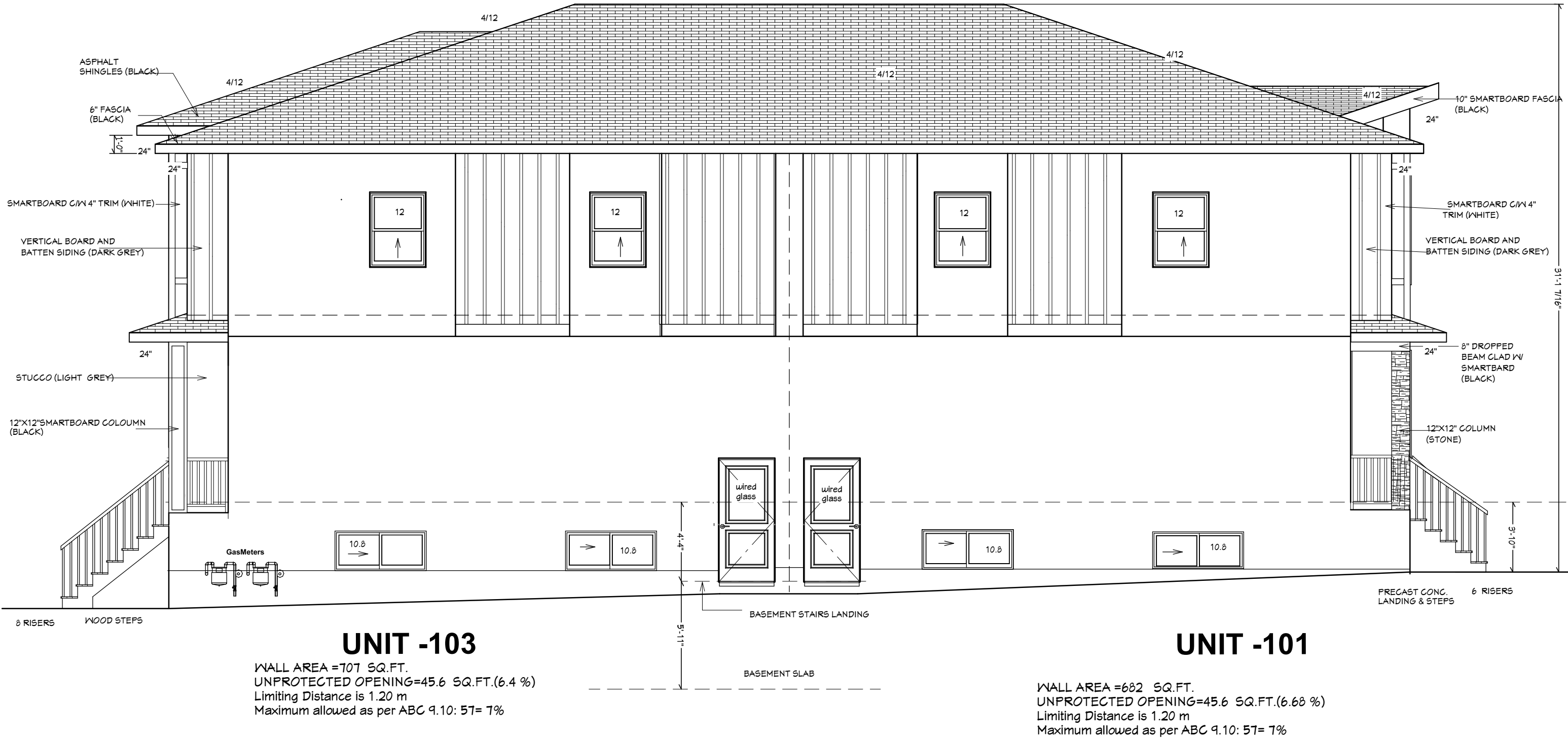
AREA: MAIN FLOOR : 2636
SECOND FLOOR: 2668
TOTAL SQ.FT. : 5304

FOURPLEX

ARCHI DESIGN INC.

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Tel: 587.438.5721

ARCHIDESIGN



LEFT ELEVATION

ISSUED FOR		date
Revisions	1	

SCALE

3/16"=1'-0"

Revisions

date

Municipal Address:

4008 2

4008 2 St NW

LOTS 12 AND 13, BLK 25, PLN 3674S

Project:

FOURPLEX

MAIN FLOOR: 2636

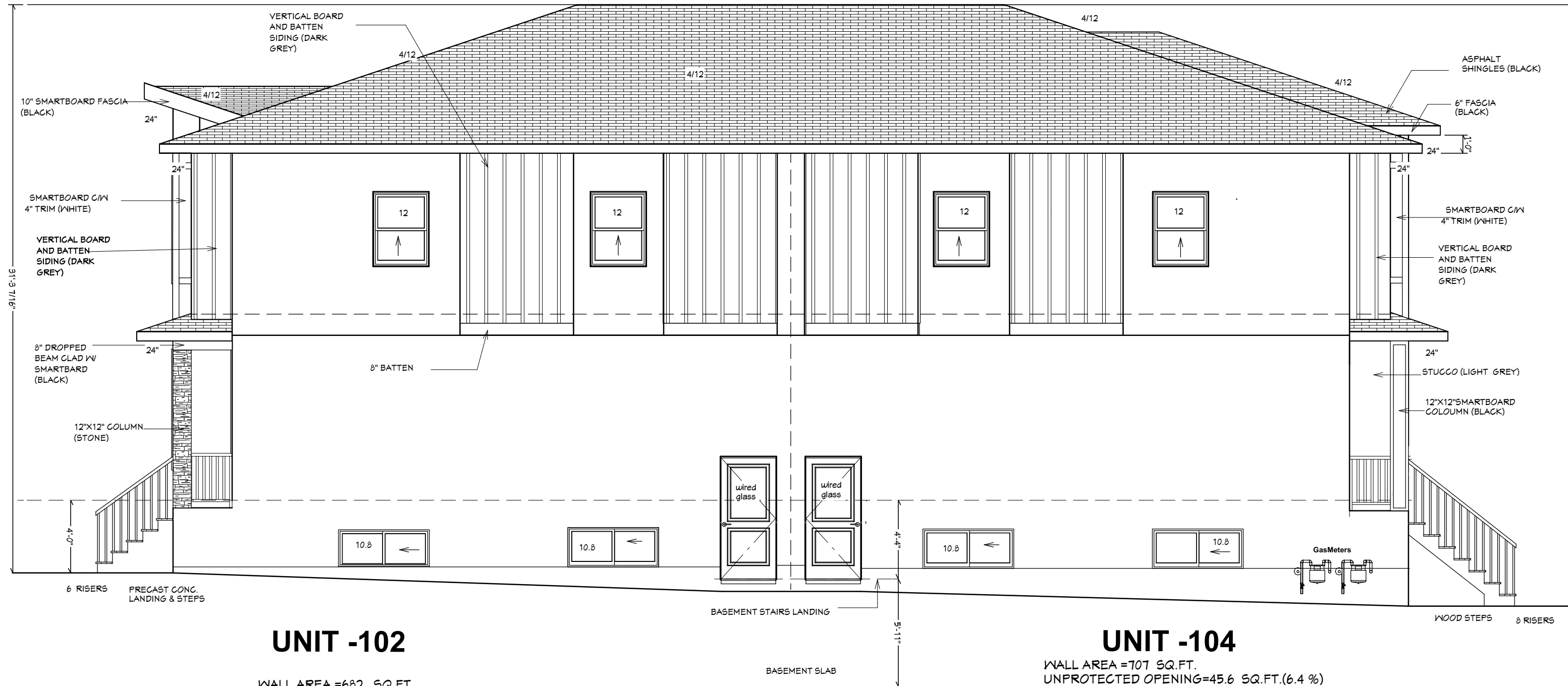
MAIN FLOOR: 2636

TOTAL SQ.FT.: 5304

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UNIT -102

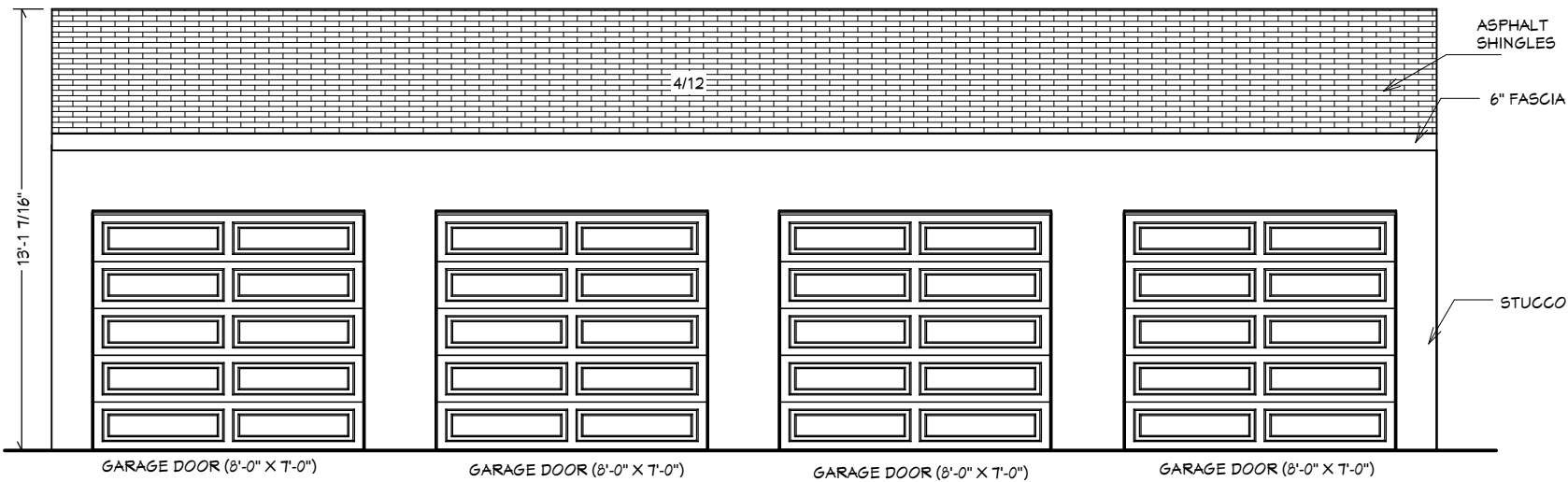
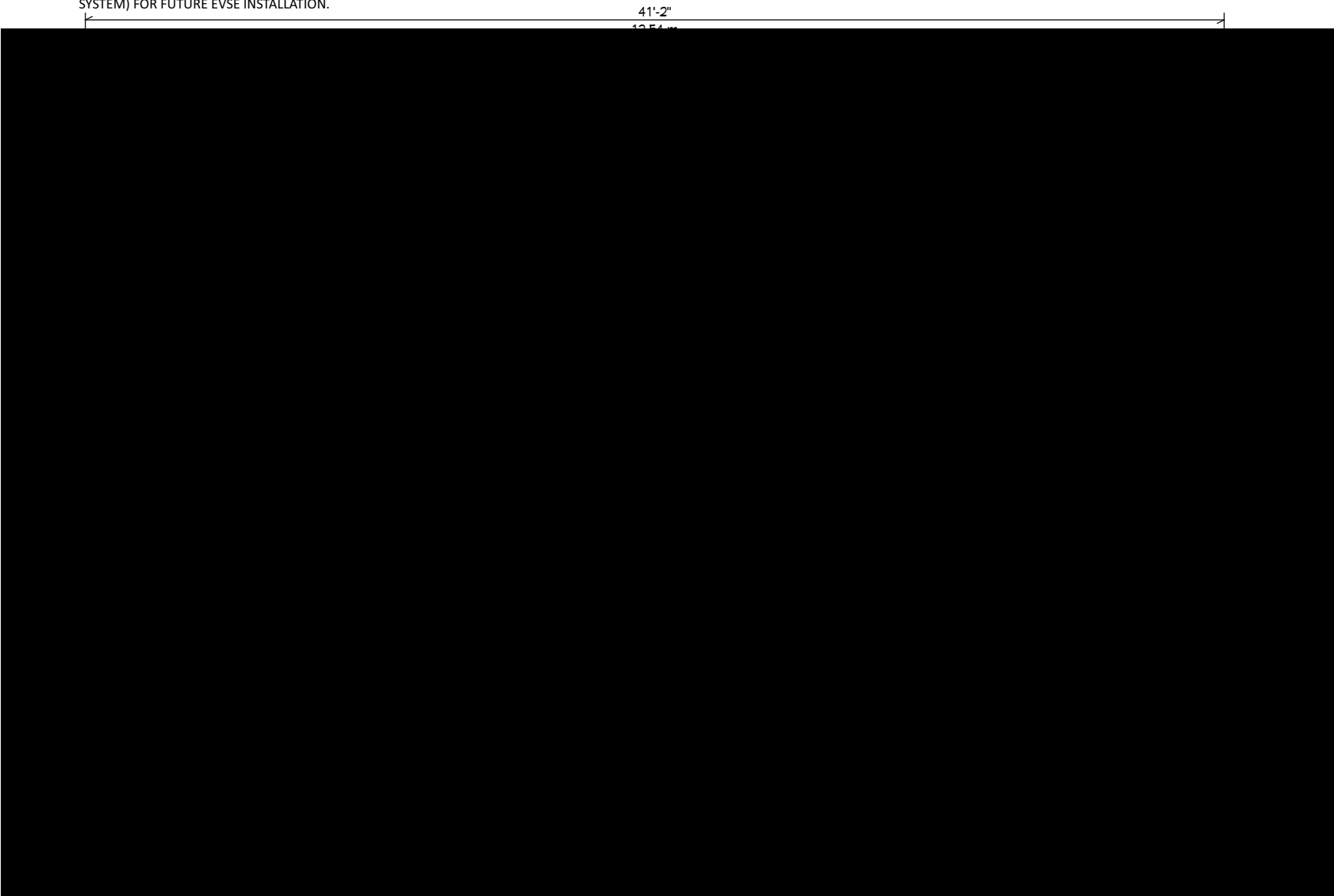
WALL AREA = 682 SQ.FT.
UNPROTECTED OPENING = 45.6 SQ.FT. (6.68 %)
Limiting Distance is 1.20 m
Maximum allowed as per ABC 9.10: 57 = 7%

UNIT -104

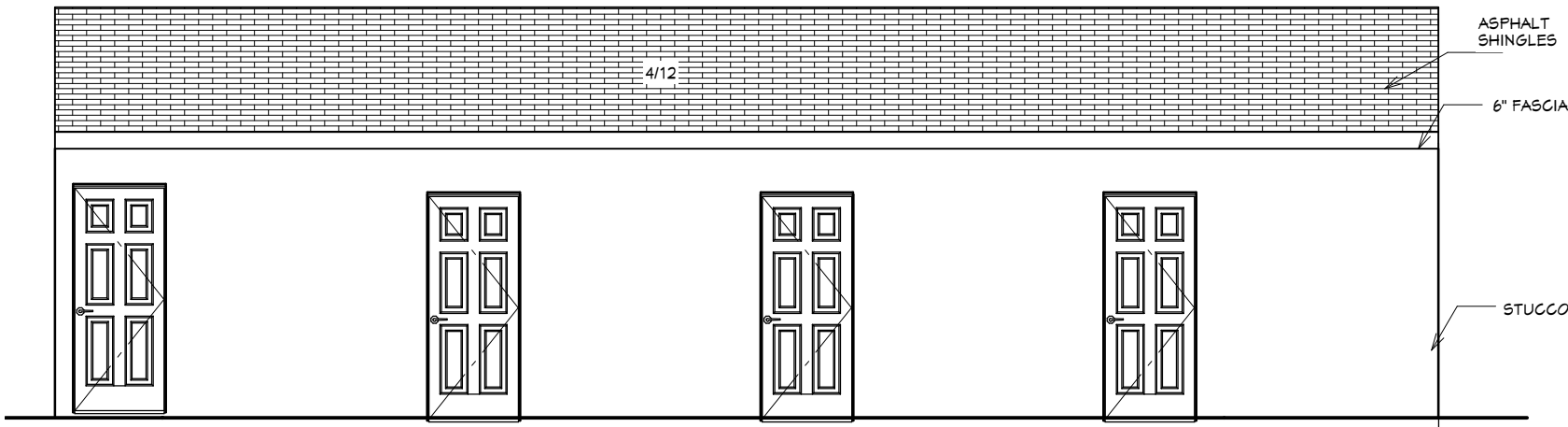
WALL AREA = 707 SQ.FT.
UNPROTECTED OPENING = 45.6 SQ.FT. (6.4 %)
Limiting Distance is 1.20 m
Maximum allowed as per ABC 9.10: 57 = 7%

RIGHT ELEVATION

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.



EAST ELEVATION



WEST ELEVATION

GARAGE DRAWINGS