

LEGAL DESCRIPTION:

LOTS 12 AND 13, BLOCK 25, PLAN 36745

CIVIC ADDRESS:
4008 2 STREET N.W.

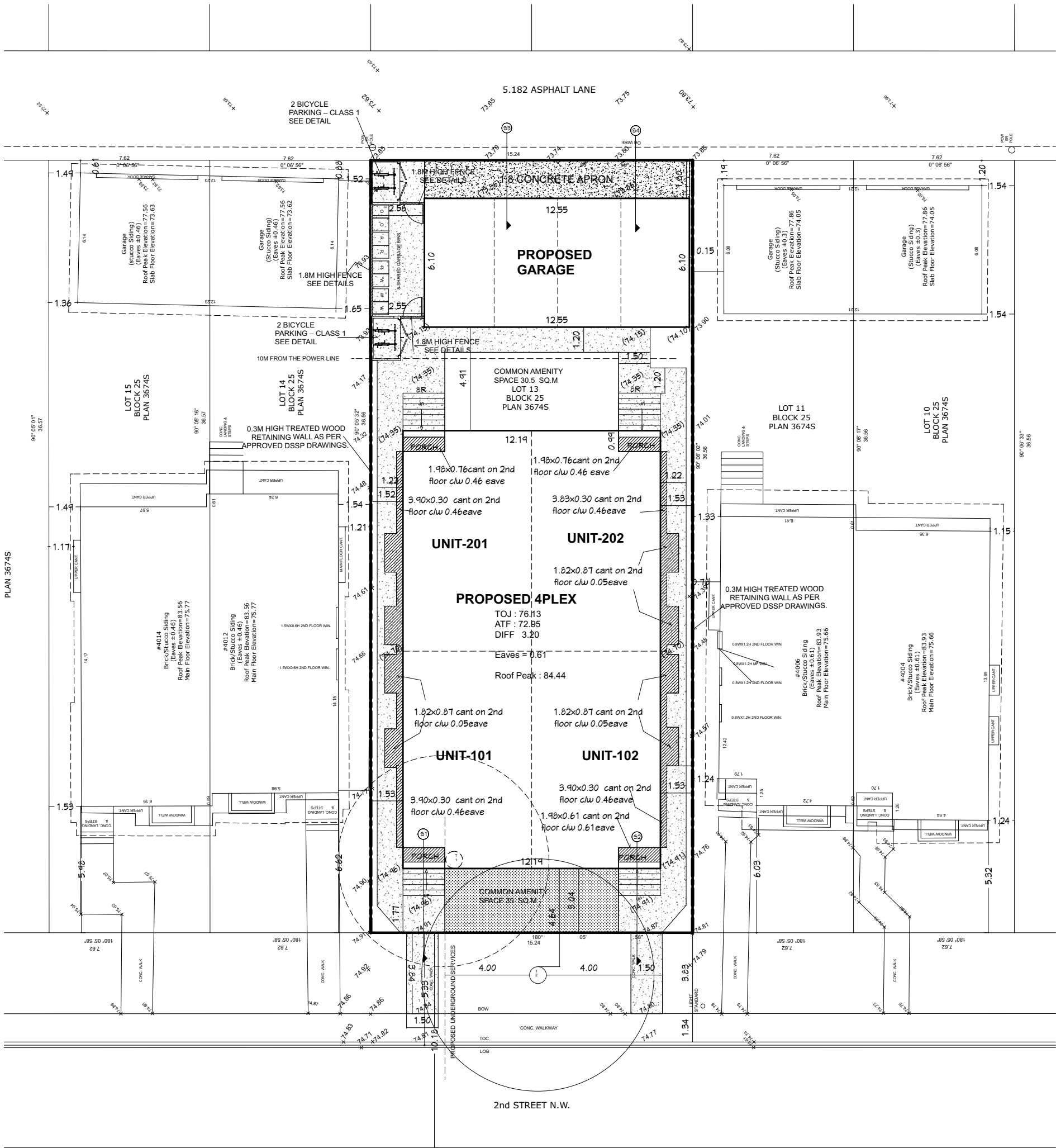
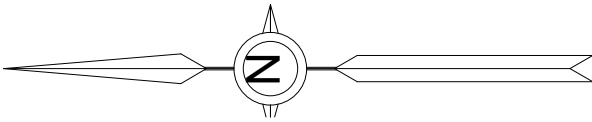
LOT AREA :557.24 SQ.M.
COVERAGE:
HOUSE : 252.7 SQ.M.
GARAGE : 76.5 SQ.M.

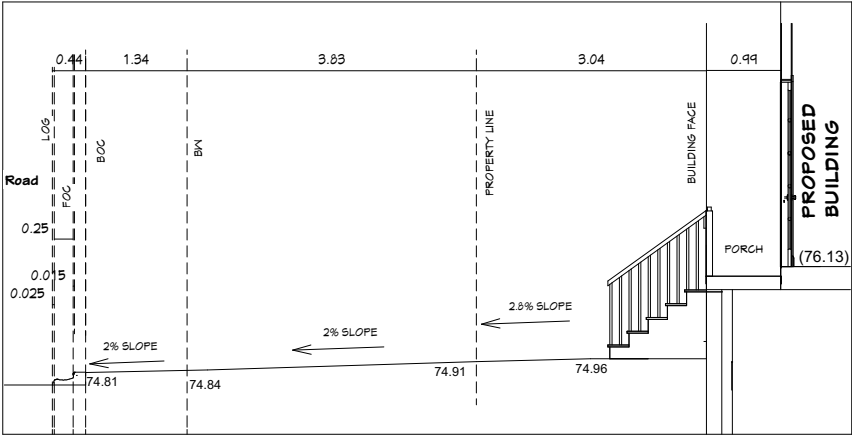
TOTAL : 329.2 SQ.M. (59 %)

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

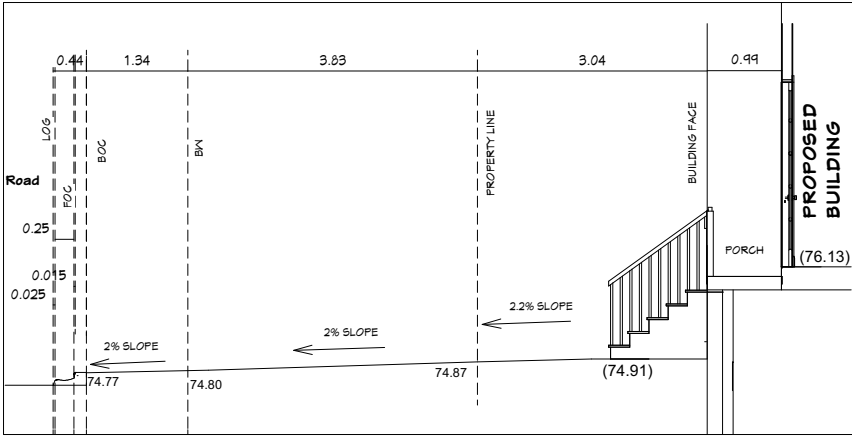
TREE SCHEDULE

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

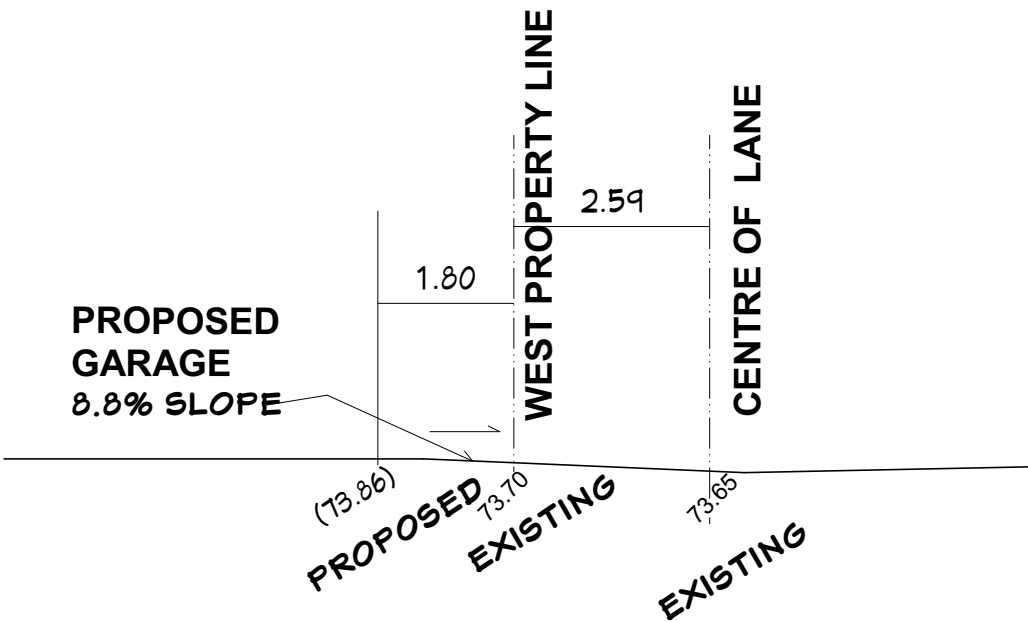




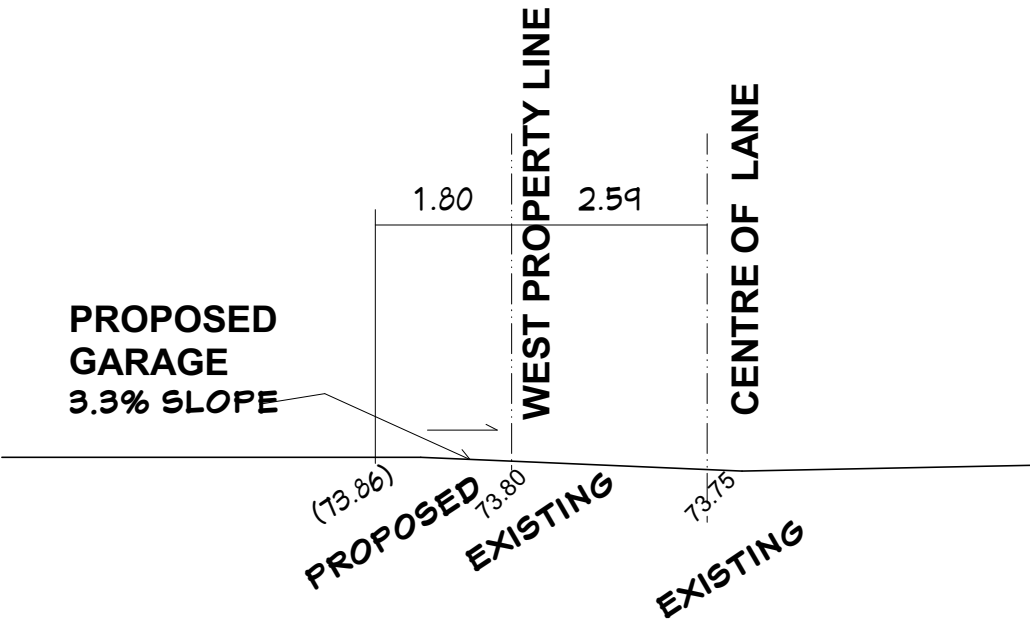
WALKWAY CROSS SECTION-S1
SCALE 1:100



WALKWAY CROSS SECTION-S2
SCALE 1:100



CROSS SETON ON BACK LANE S3
SCALE 1:100



CROSS SETON ON BACK LANE
S54
SCALE 1:100



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

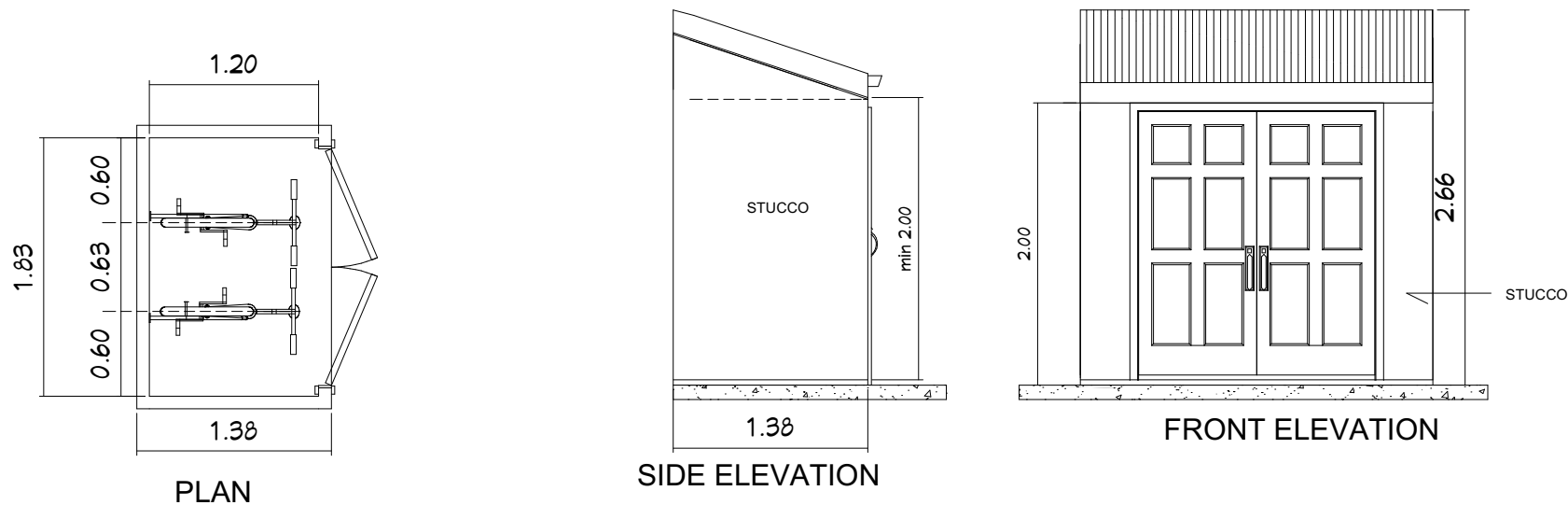
DRAWING SCALE
1 : 200
1 : 100

DRAWN ON
3/29/2026

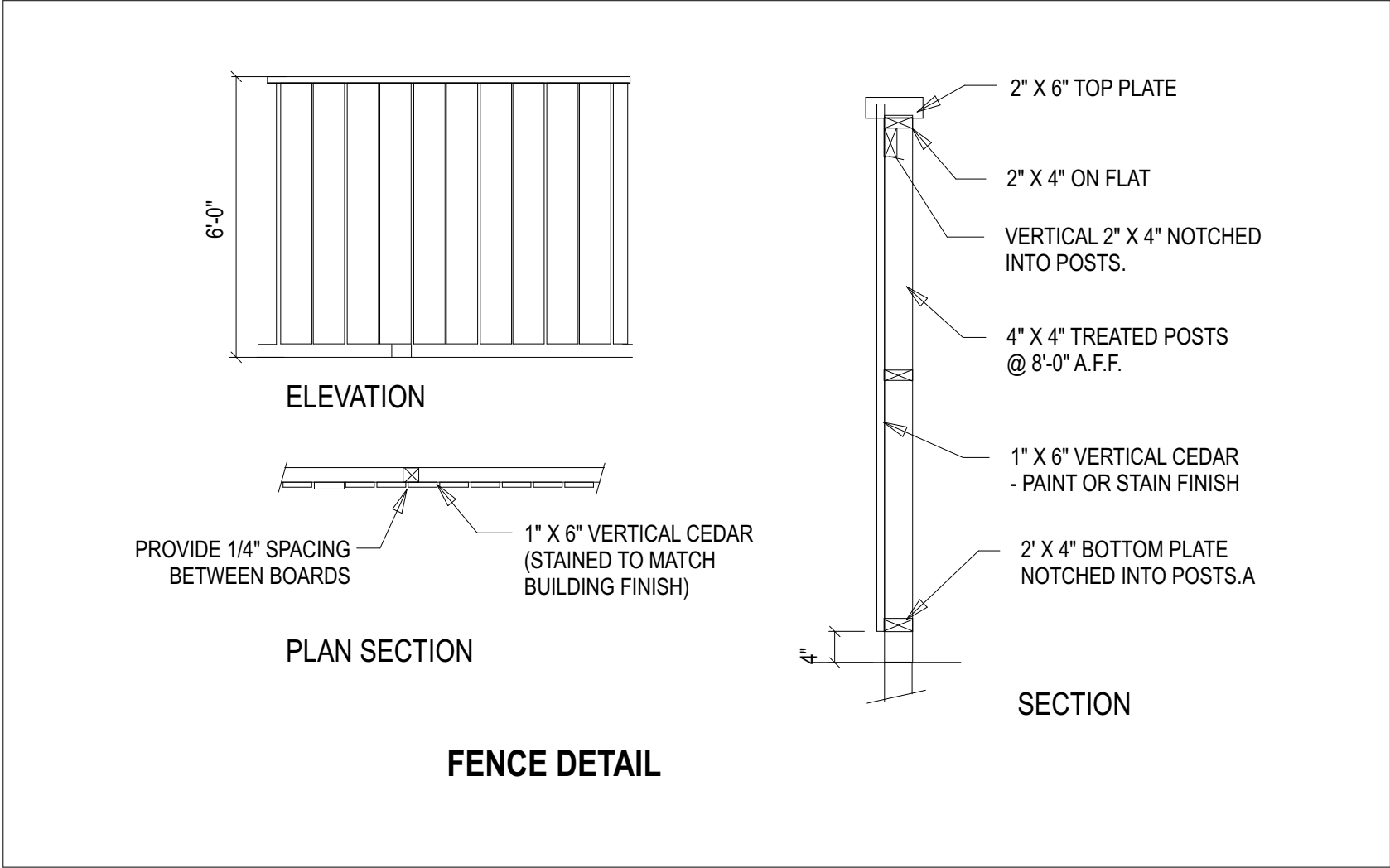
STREETSCAPE
CROSS SECTIONS

4008 2 ST NW.
CALGARY, AB

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



**CLASS 1 BICYCLE PARKING
DETAILS SCALE 1:50**



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 = 123 SQ.M
SOD = 25 SQ.M
MULCH = 54.5 SQ.M

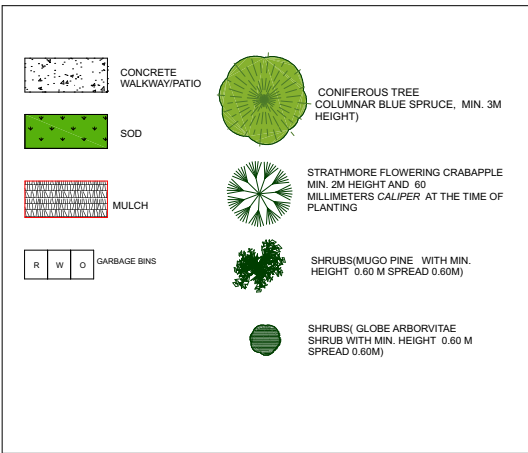
TOTAL LANDSCAPE PROVIDED	202.5 SQ.M = 36.33%
TOTAL HARD LANDSCAPE	= 123 SQ.M
TOTAL SOFT LANDSCAPE	= 79.5 SQ.M
HARDSCAPE % OF TOTAL LANDSCAPE	60.07%

REQUIRED TREES/SHRUBS:

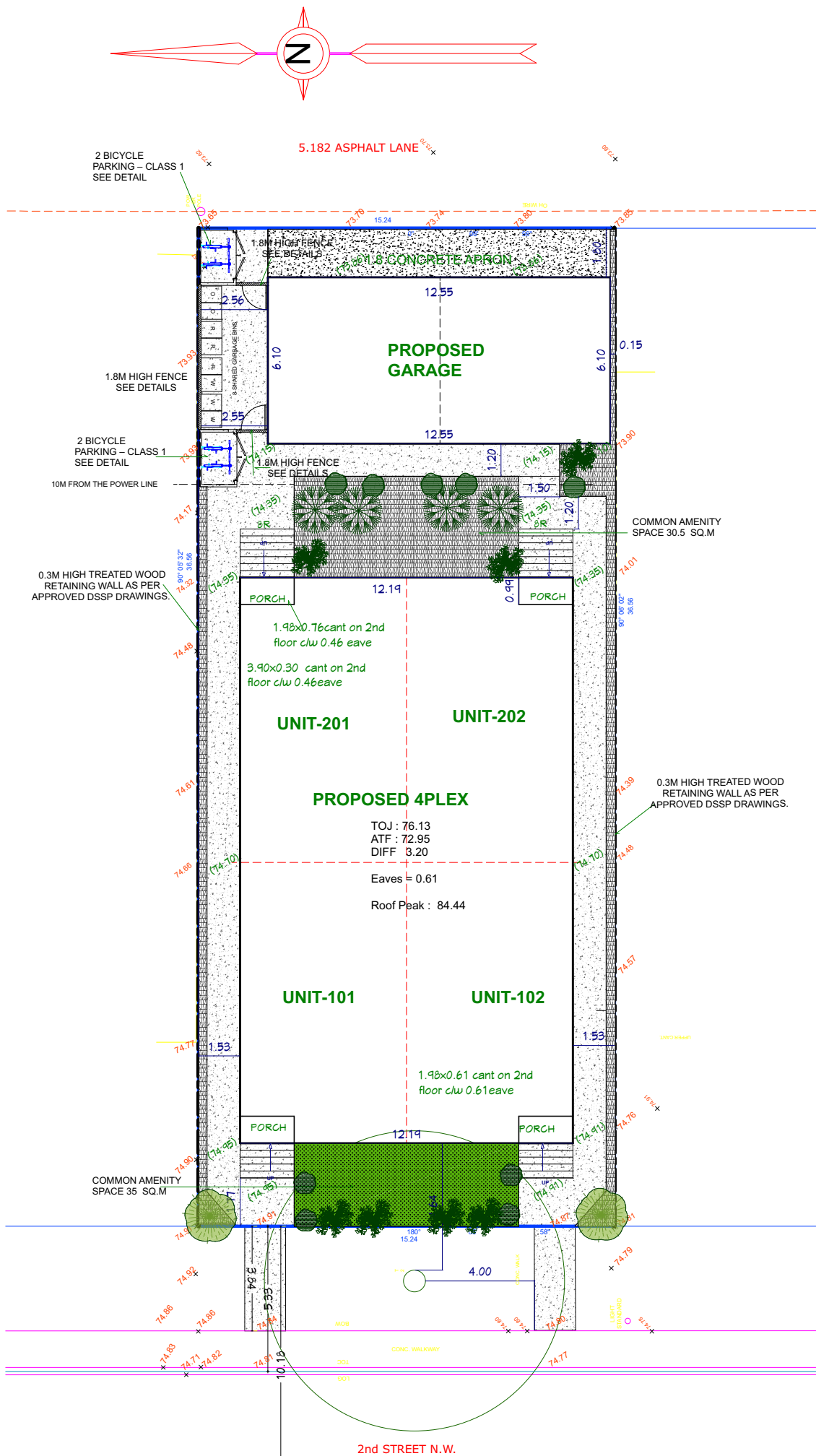
A MINIMUM OF 1.0 TREE AND 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110.0 SQUARE METERS OF **PARCEL AREA**.

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.



DRAWING SCALE
1 : 200

DRAWN ON
3/29/2026

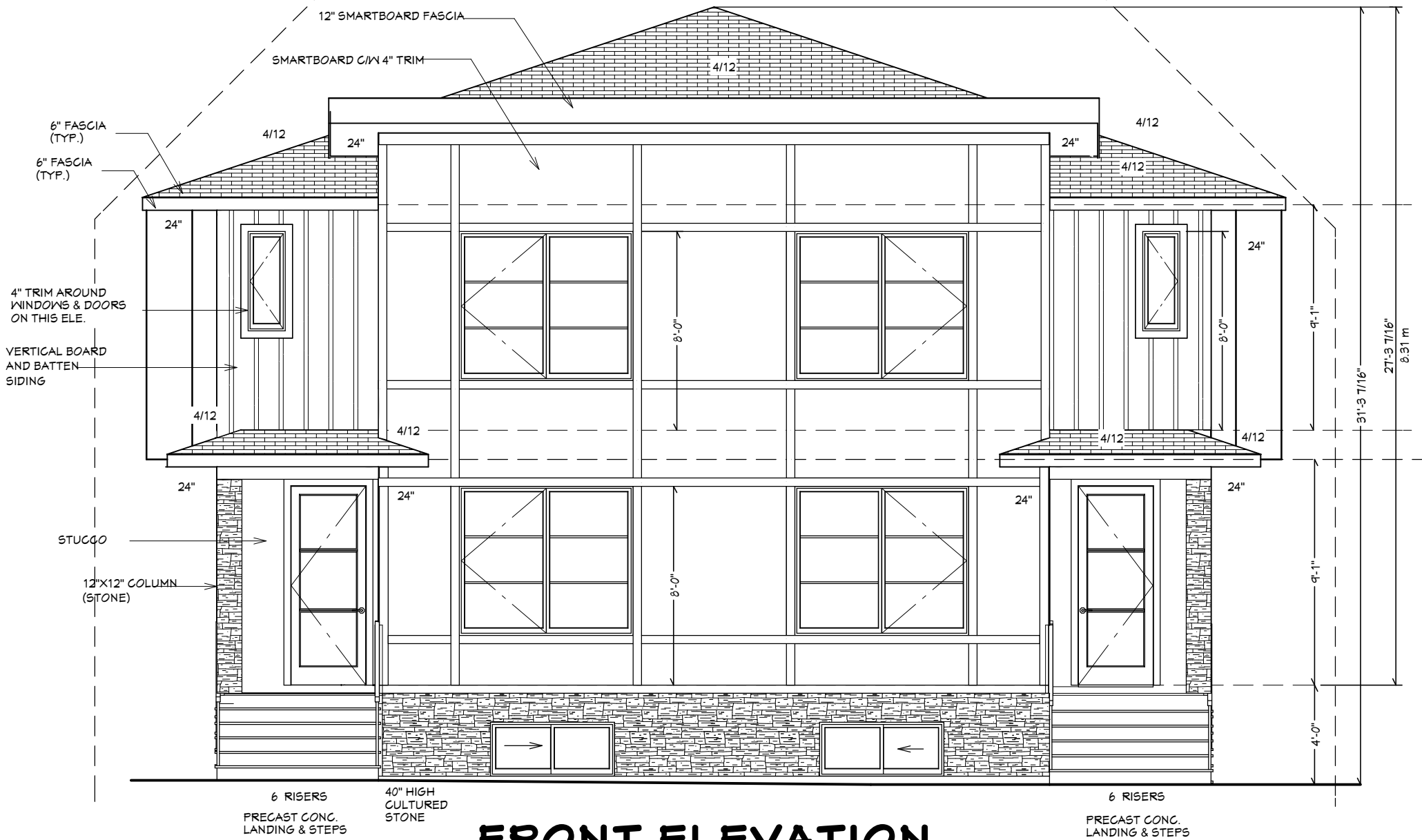
LANDSCAPE

4008 2 ST NW.
CALGARY, AB

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



SOLAR READINESS STATEMENT
THE DEVELOPMENT WILL BE SOLAR READY, WITH THE ROOFTOP INFRASTRUCTURE ROUGHED IN TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS.



FRONT ELEVATION

UNIT -101

UNIT -102



UNIT -202

UNIT -201

REAR ELEVATION

ISSUED FOR		
1	Revisions	
		date

SCALE

3/16"=1'-0"

Municipal Address:

4008 2 St NW

LEGAL DESCRIPTION

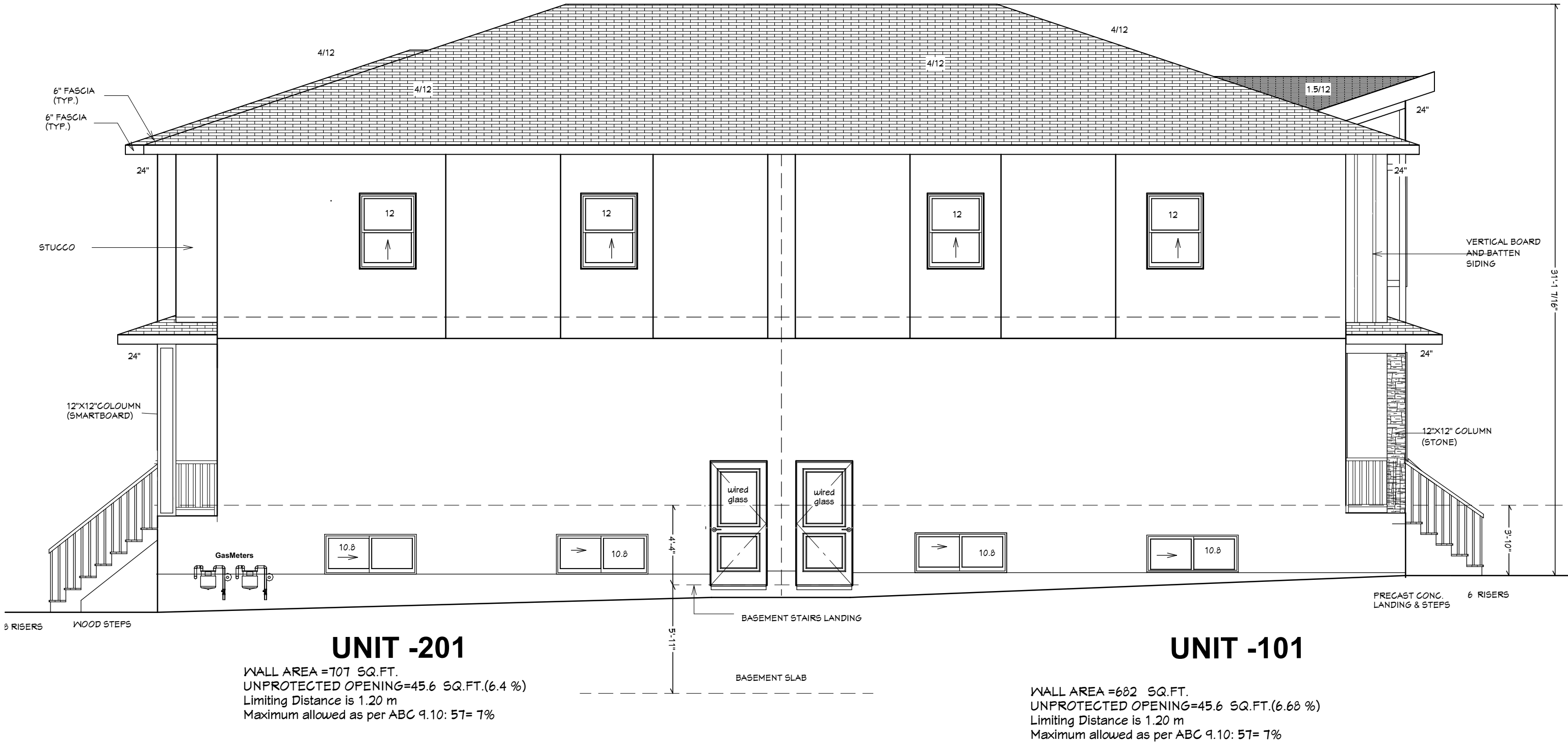
LOTS 12 AND 13, BLK 25, PLN 3674S

Project:

FOURPLEX

AREA:

MAIN FLOOR : 2624
SECOND FLOOR: 2648
TOTAL SQ.FT. : 5272



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:

FOURPLEX

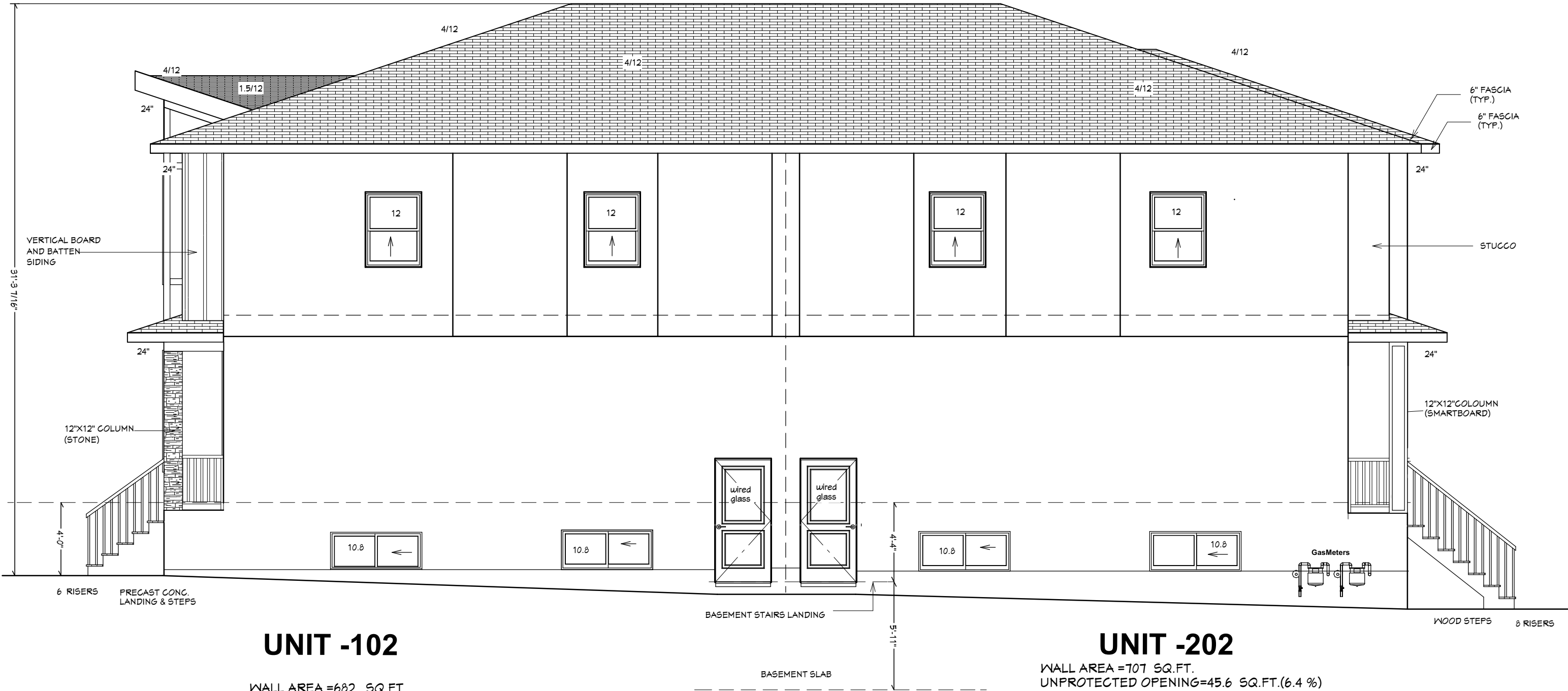
AREA:

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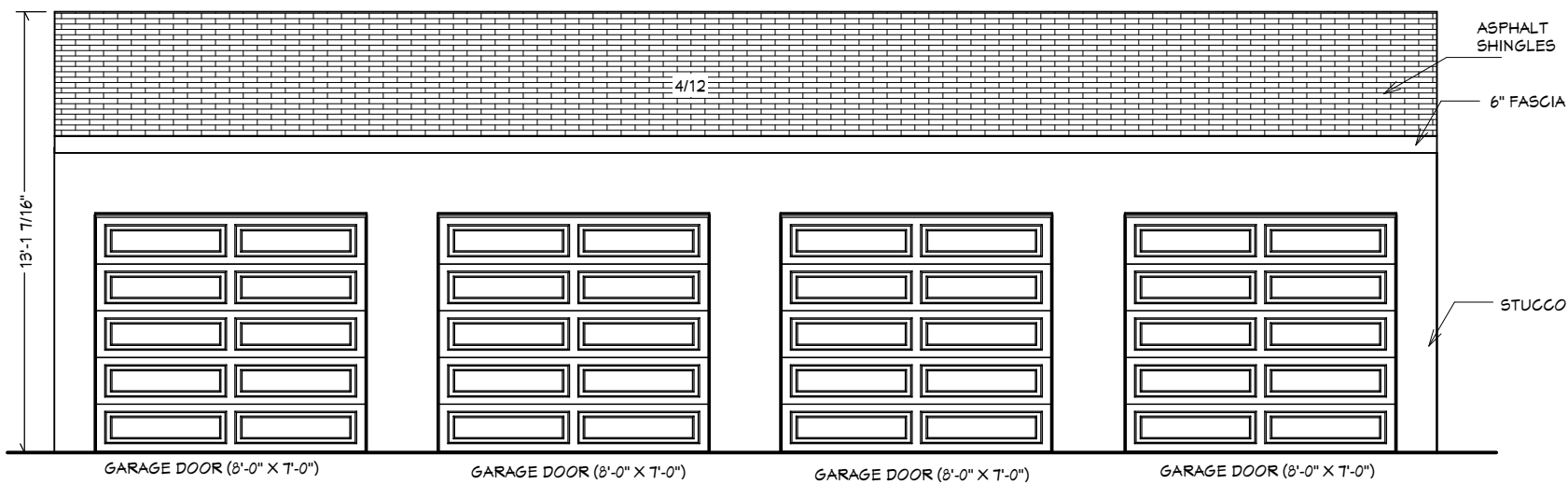
UNIT -102

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%

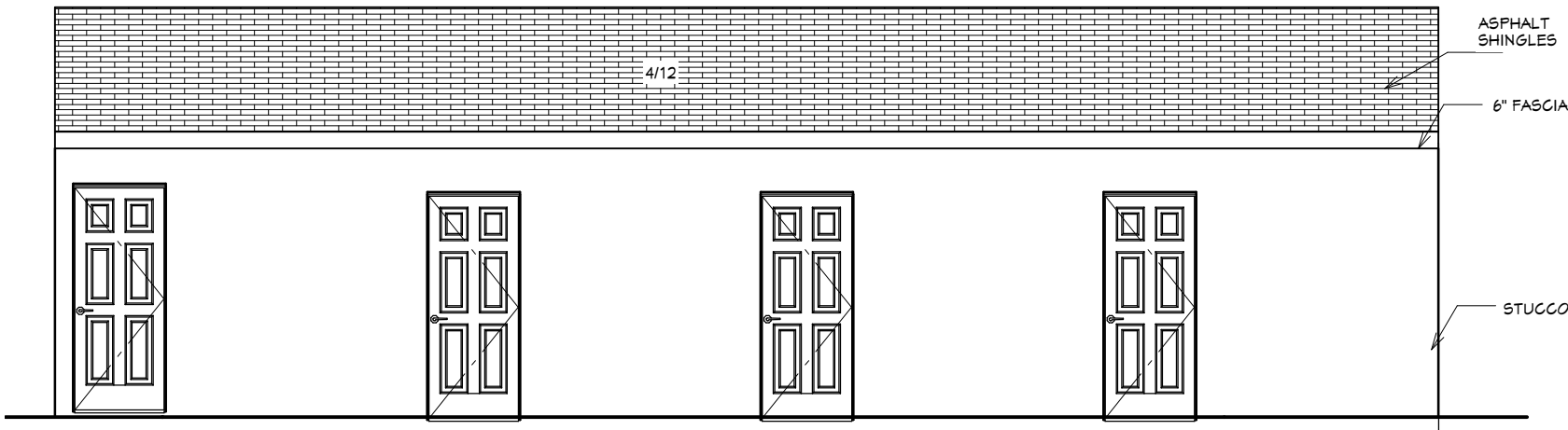
UNIT -202

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

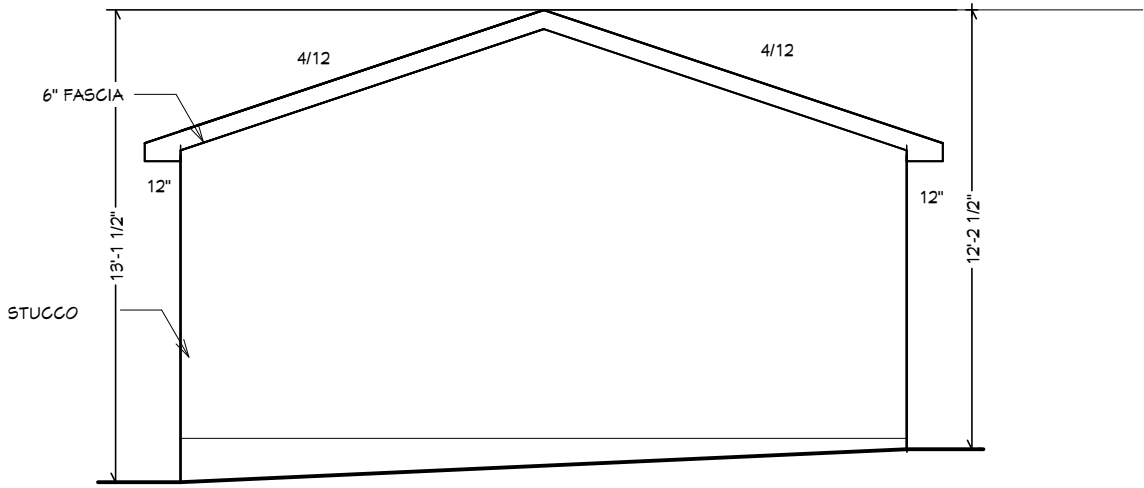


EAST ELEVATION

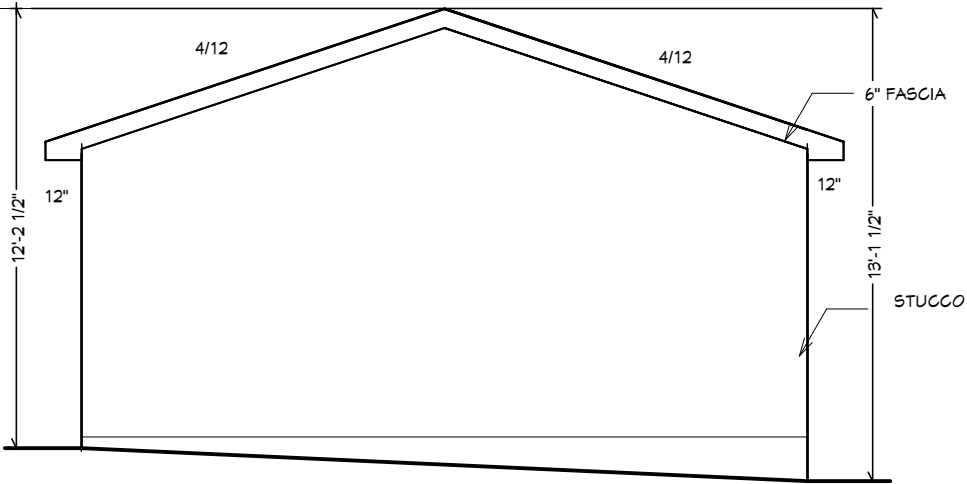


WEST ELEVATION

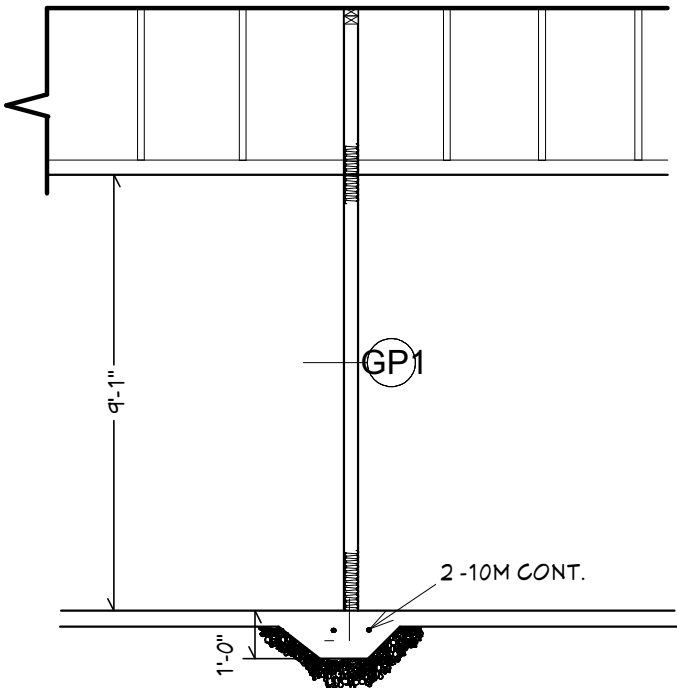
GARAGE DRAWINGS



NORTH ELEVATION



SOUTH ELEVATION



FIRE / PARTYWALL DETAIL

GARAGE DRAWINGS

(SIDE TO SIDE)