

COLLECTIVE DESIGN

FOREST LAWN
4 UNIT & 4 SUITE
M-C1 DEVELOPMENT

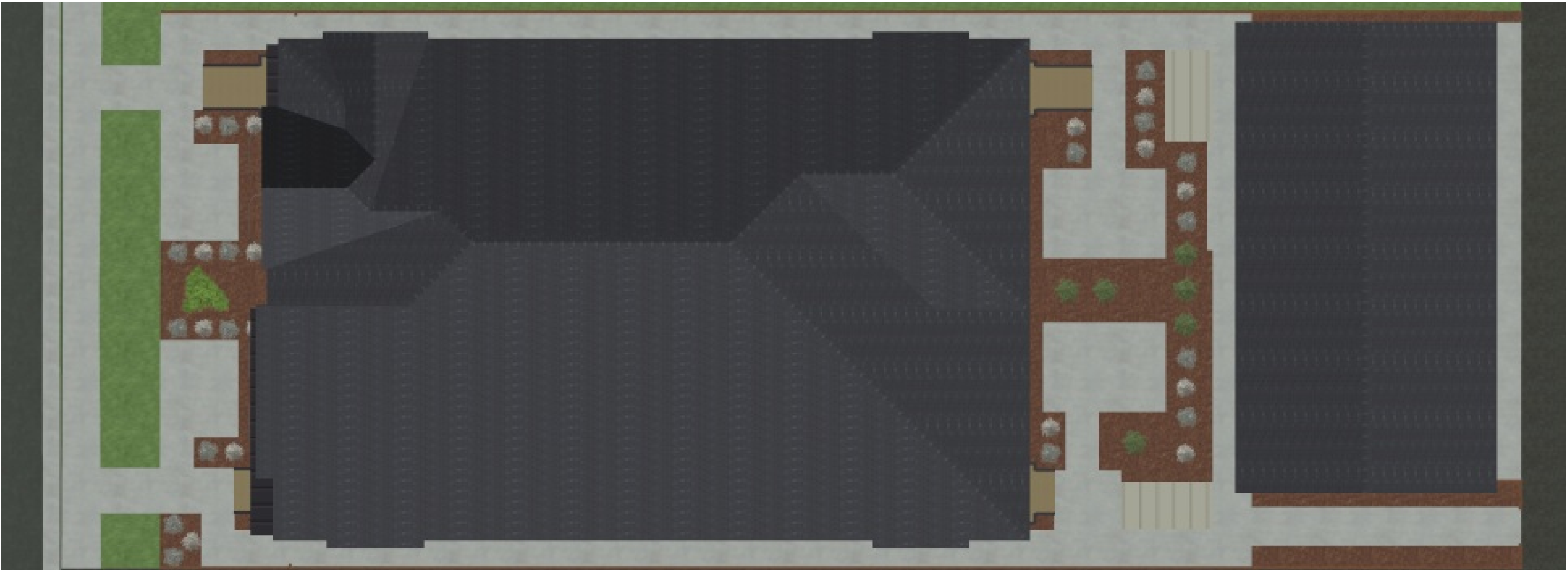
1726 42 St SW
LOT 6, BLOCK 2,
PLAN 5252GL

CONTENTS

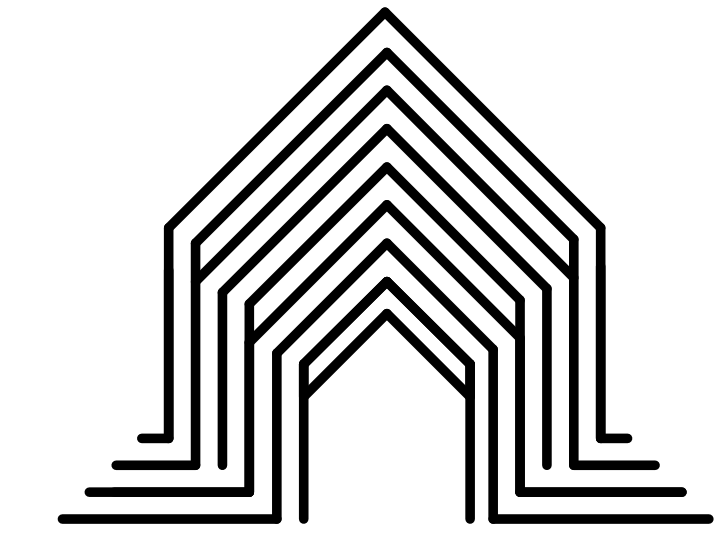
- A1 – COVER PAGE
- A2 – BLOCK PLAN
- A3 – SITE PLAN
- A4 – LANDSCAPE PLAN
- A5 – LOWER & MAIN FLOOR PLAN
- A6 – UPPER FLOOR & ROOF PLAN
- A7 – ELEVATIONS
- A8 – ELEVATIONS



front elevation (nts)



aerial (nts)



COLLECTIVE DESIGN

CONTACT INFO
PHONE: 403-671-2856
EMAIL: clay@collectivedesign.ca

PROJECT NAME:
Forest Lawn
Mid Block M-C1

ADDRESS:
1726 42 St SW

LEGAL ADDRESS:
Lot 6, Block 2
Plan 5252GL

DISTRICT ZONING: M-C1

PROPOSED UNITS: 4

PROPOSED SUITES: 4

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	TOTAL	1354
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	SECOND	654
	TOTAL	1319
	SUITE (3B)	613
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	SECOND	654
	TOTAL	1319
	SUITE (4B)	579

PROJECT STAGE	DATE ISSUED
-DESIGN DRAFT	- 05.02.24
-DESIGN SIGN OFF	- 06.12.24
-DP DRAFT	- 07.08.24
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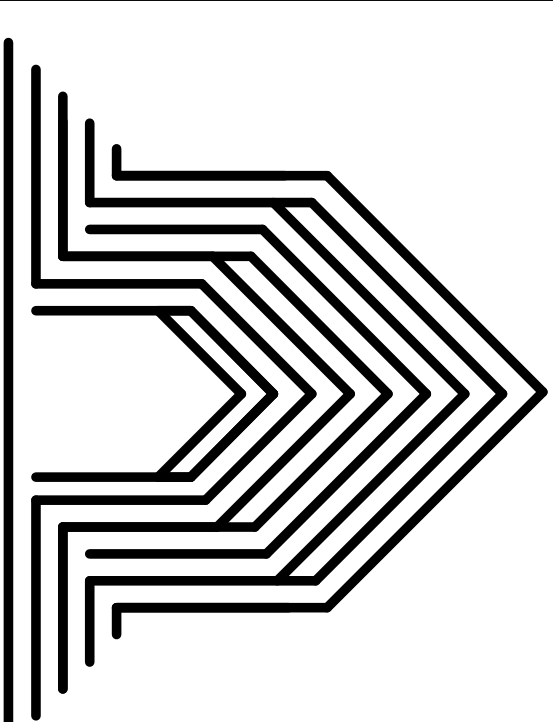
DESIGN: CI

DRAWN: CI

CHECKED: CI

COVER PAGE

A1 / 8



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	SECOND	654
	TOTAL	1319
6	SUITE (4B)	579
	MAIN	665
	SECOND	654
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	SUITE (5B)	579
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	SECOND	654
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	SECOND	654
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	MAIN	665
100	SECOND	654
	TOTAL	1319
	SUITE (75B)	579

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DESIGN: CI

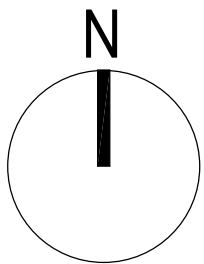
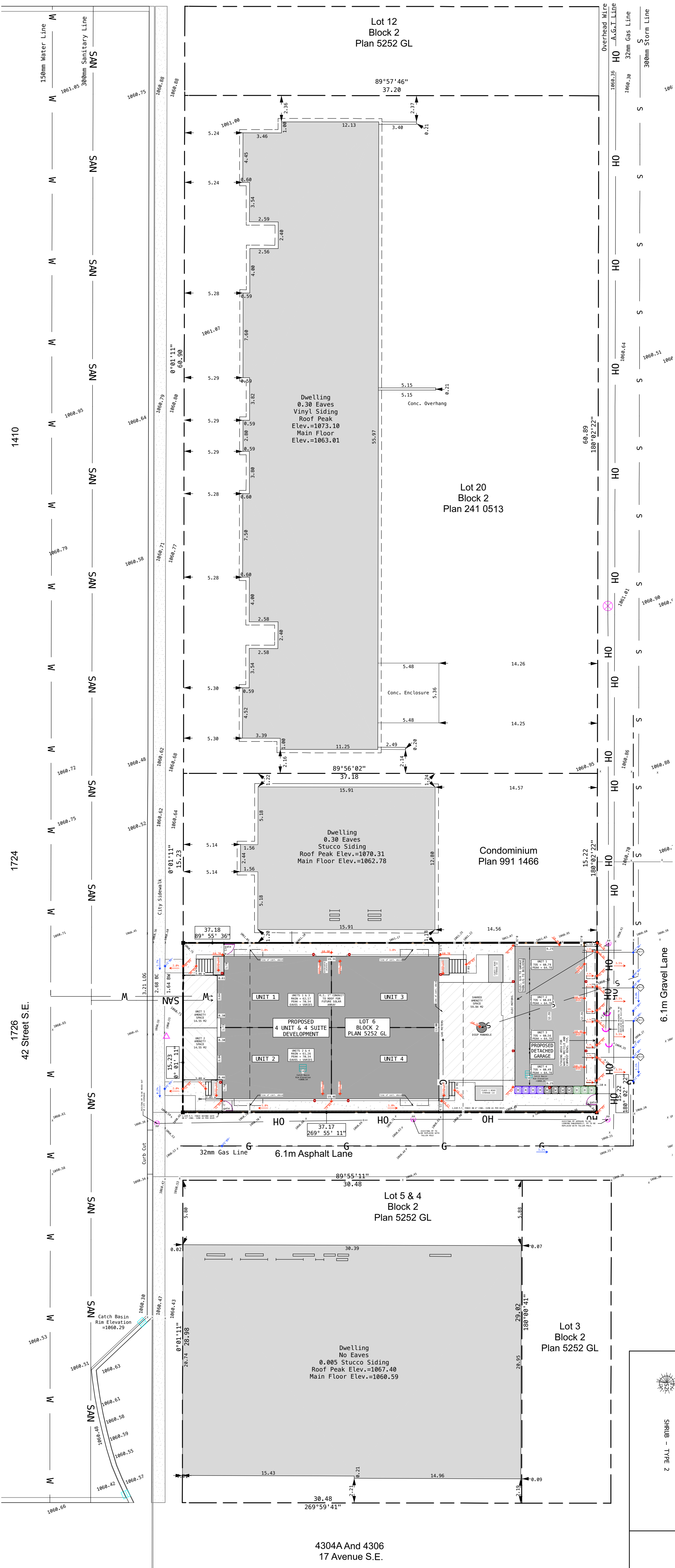
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BLOCK PLAN

A2 / 8

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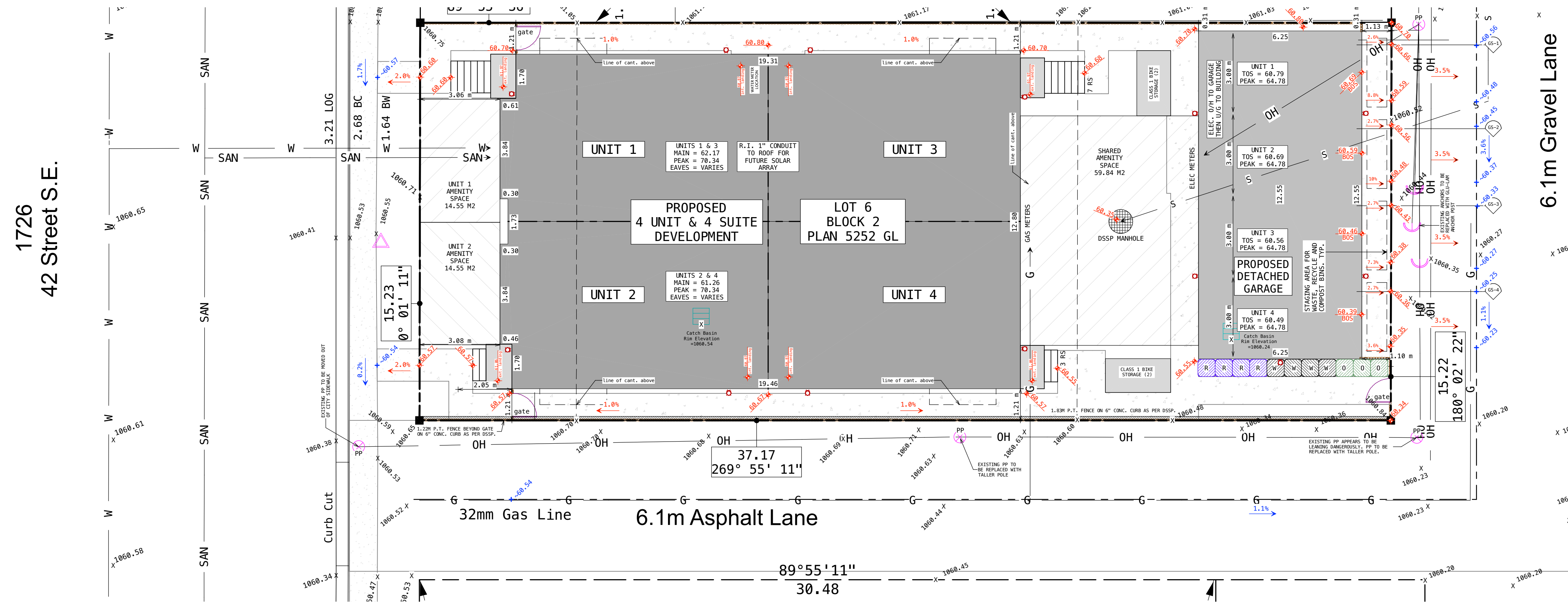
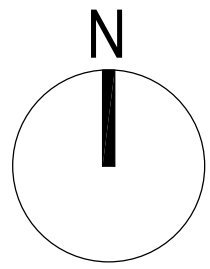


BLOCK PLAN

SCALE: 1=200

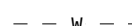
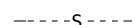
LEGEND





SITE PLAN
SCALE: 1=100

LEGEND

	PROPOSED STRUCTURE		= SITE SECTION
	PROPOSED GARAGE		= PROPOSED GRADE
	PROPOSED DECK / VERANDA		= EXISTING GRADE
	NEIGHBOURING STRUCTURE		= EXTRAPOLATED GRADE
	PROPOSED AMENITY SPACE		= PROPOSED SLOPE
	PROPOSED RETAINING WALL		COMPOST, WASTE & RECYCLING BINS
	CONCRETE		OVERHEAD ELECTRICAL LINE
	GRAVEL		CITY SANITATION LINE
	DROUGHT RESISTANT SOO		CITY WATER LINE
	MULCH		CITY STORM LINE
	DECIDUOUS - TYPE 1		CITY GAS LINE
	CONIFEROUS - TYPE 1		PROPERTY LINE
	SHRUB - TYPE 1		
	SHRUB - TYPE 2		

SITE STATISTICS

BUILDING HEIGHT

Maximum building height = 11.00m
Bldg 1 peak geodetic = 49.72m
Proposed height = 9.92m

Maximum building height = 8.6m
Bldg 2 peak geodetic = 49.72m
Proposed height = 8.6m

RESIDENTIAL DENSITY

Lot area = ~ 0.0565 ha
Units = 4
Density = 70.71 upha

PARCEL COVERAGE

Lot area	= 565.62 m2
Building 1 footprint	= 252.58 m2
Detached Garage	= 78.40 m2
Class 1 Bicycle Locker	= 6.50 m2
Total coverage area	= 337.48 m2
	= 59.67%

AREA OF AMENITY SPACE

Unit 1	14.55 m2
Unit 2	14.55 m2
Shared Amenity	59.84 m2
Total Amenity	88.94 m2

TOTAL GROSS FLOOR AREA

Unit 1 = 1354 sf
Unit 2 = 1354 sf
Unit 3 = 1319 sf
Unit 4 = 1319 sf
Total = 5346 sf (496.66 m2)

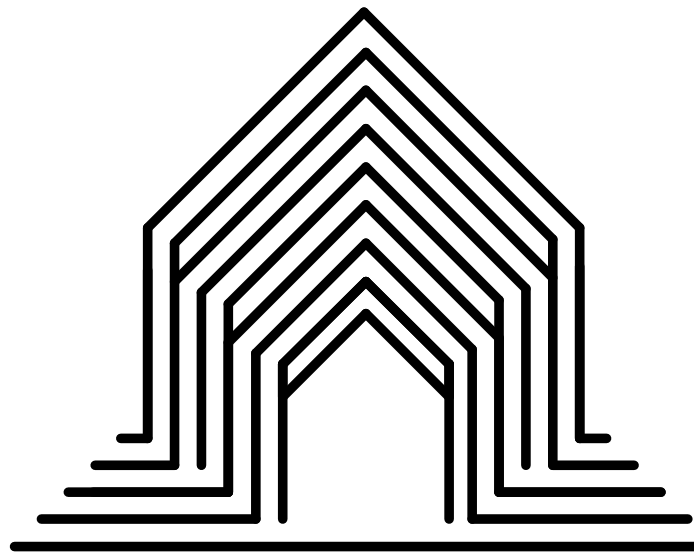
PARKING STALLS PROVIDED ON-SITE

$$\begin{aligned}\text{Parking stalls required} &= (8 \times 0.625) \times 0.75 \\ &= 3.75\end{aligned}$$

```
Units = 4
Suites = 4
Parking stalls provided = 4
```

CLASS 1 BICYCLE STORAGE

Class 1 stalls required = $(8 \times 0.625) \times 0.75$
= 3.75
Class 1 bicycle lockers required = 4
Class 1 bicycle lockers provided = 4



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[illegible]

DESIGN: CI

DRAWN: CI

CHECKED: CI

SITE PLAN

A3 / 8

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[illegible]

CHECKED: CI

ELEVATIONS

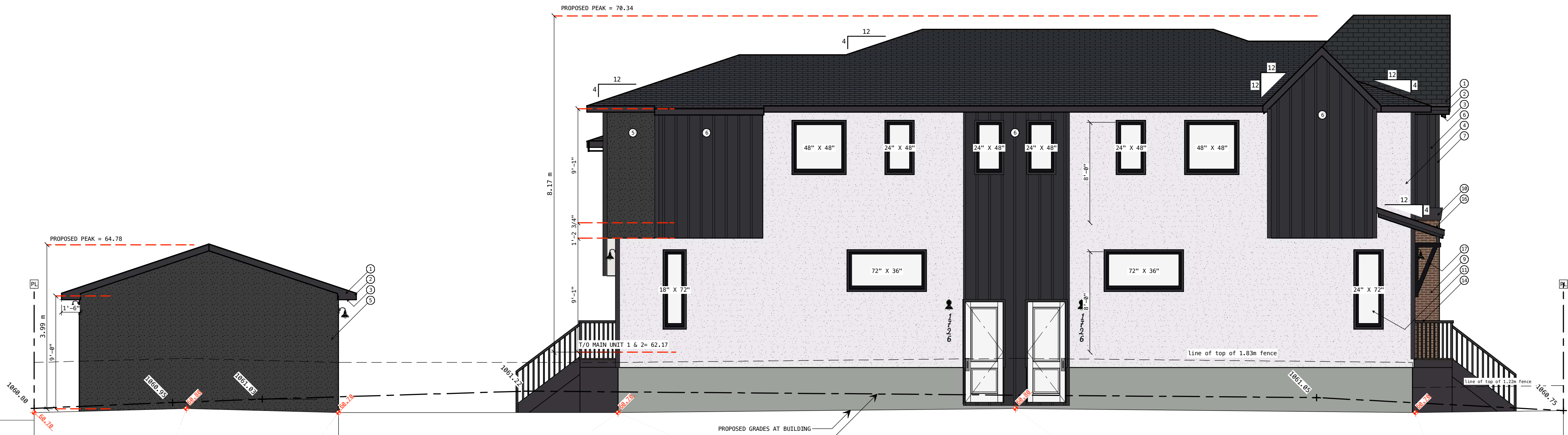
A7 / 8

Architectural elevation drawing of a two-story building. The drawing includes dimensions for window sizes (e.g., 30" x 60", 48" x 72"), roof slopes (e.g., 12:12, 4:12), and overall building dimensions. A red dashed line indicates the existing grade, and a blue dashed line indicates the proposed grade. A red box highlights the existing main unit, and a blue box highlights the proposed main unit. The drawing is labeled "PROPOSED GRADES AT BUILDING" and "EXISTING GRADES AT PROPERTY LINE".

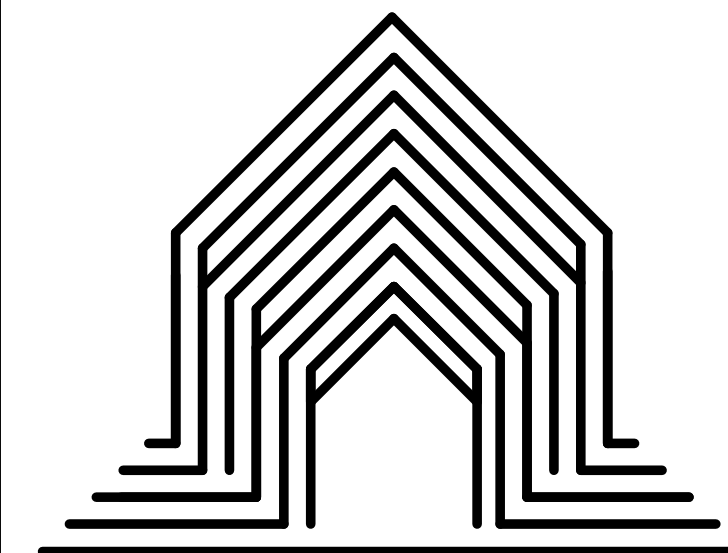
ELEV - FRONT - WEST
SCALE: 3/16"=1'-0"



ELEV - REAR - EAST
SCALE: 3/16"=1'-0"



ELEV - LEFT - NORTH
SCALE: 3/16"=1'-0"



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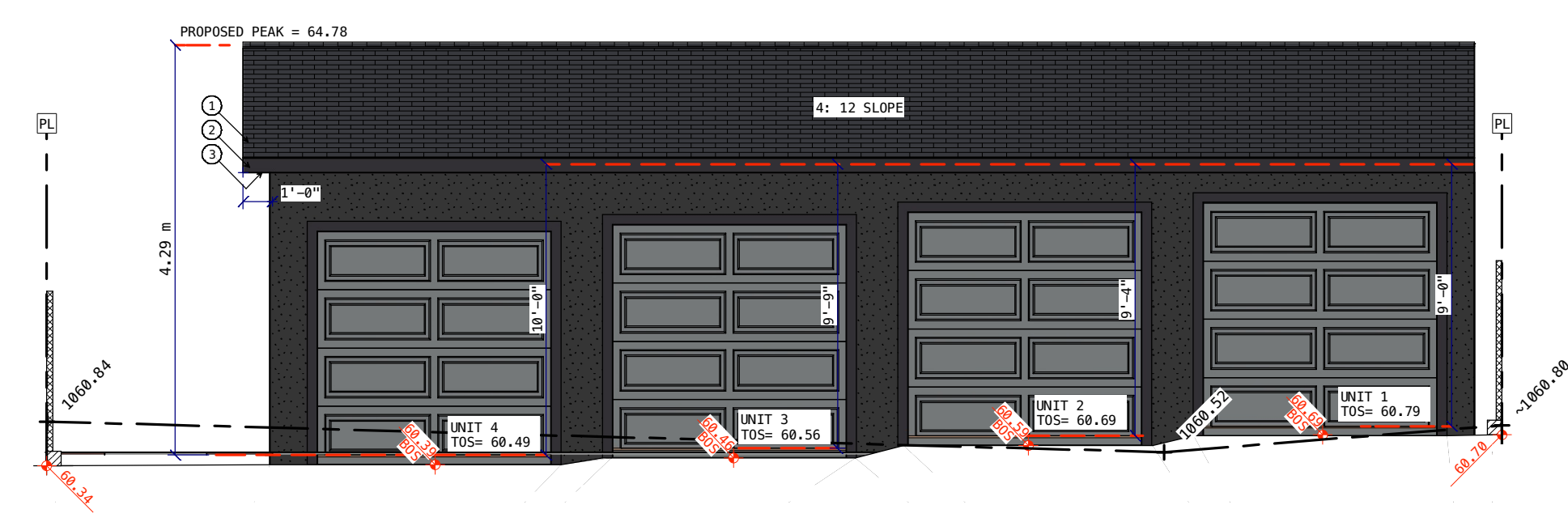
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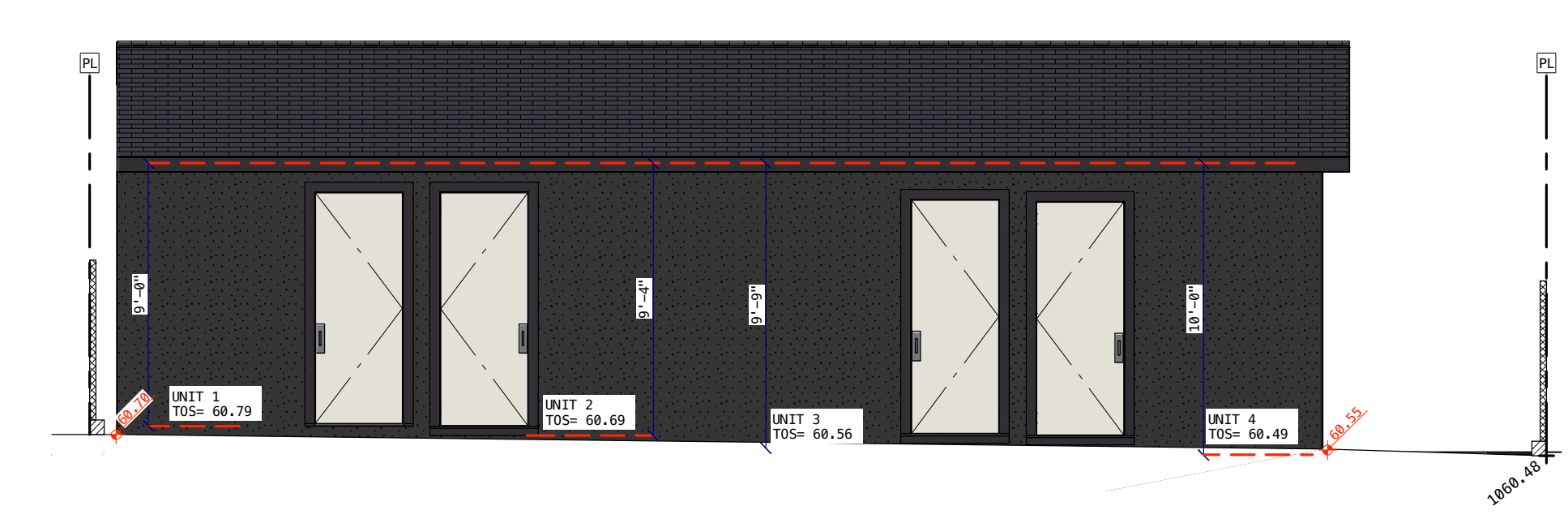
ELEVATIONS

A8 / 8

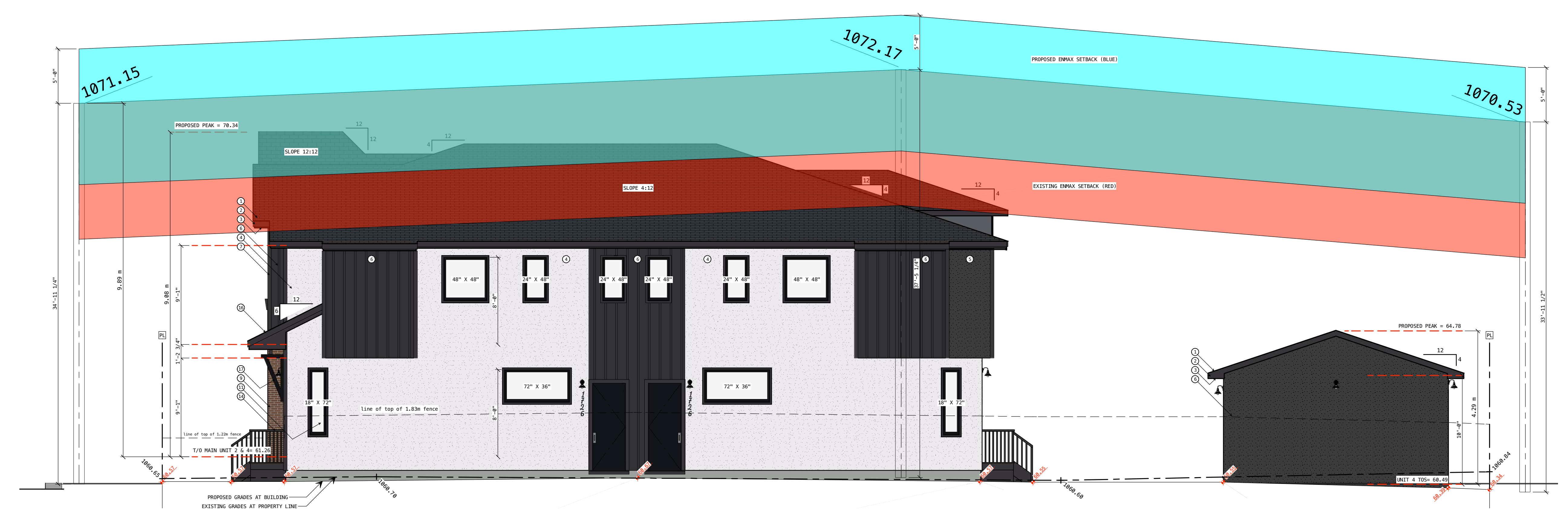
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ELEV - GARAGE - LANE
SCALE: 3/16"=1'-0"



ELEV - GARAGE - YARD
SCALE: 3/16"=1'-0"



ELEV - RIGHT - SOUTH
SCALE: 3/16"=1'-0"