

COLLECTIVE DESIGN

BOWNESS MIDBLOCK 4 UNIT & 4 SUITE R-CG

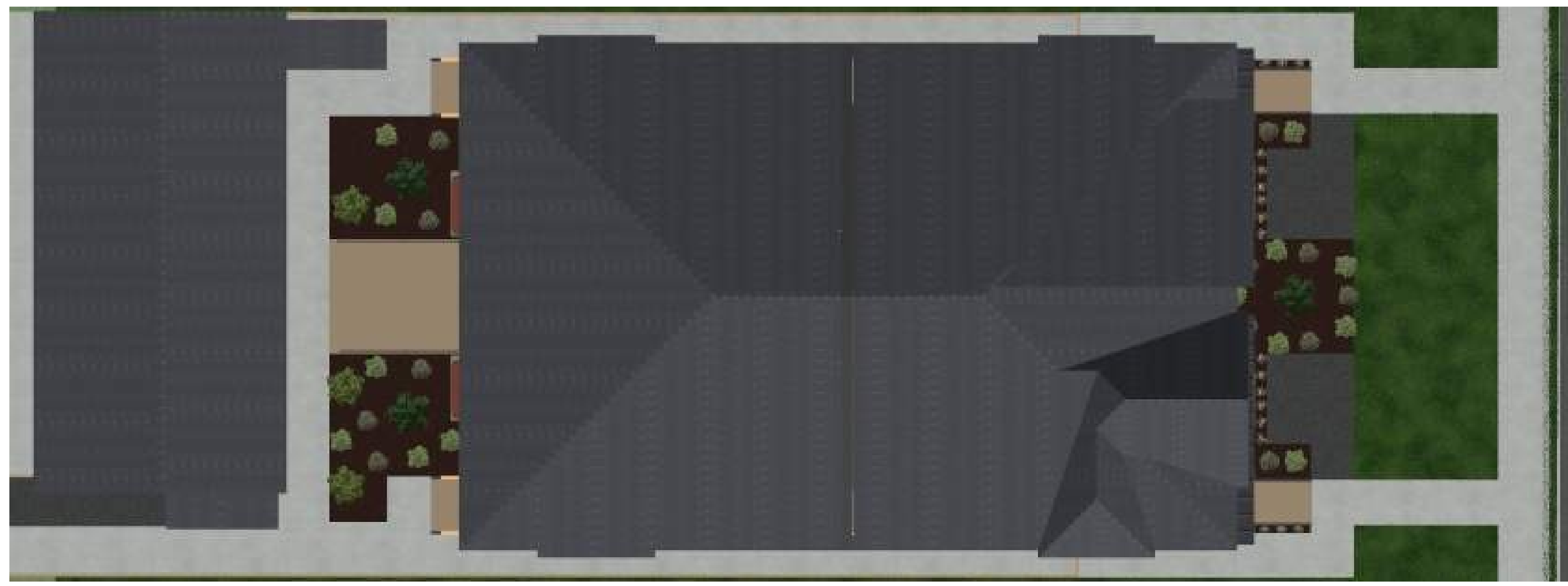
8831 34 AVE NW
LOT 4, BLOCK 20,
PLAN 5960AM

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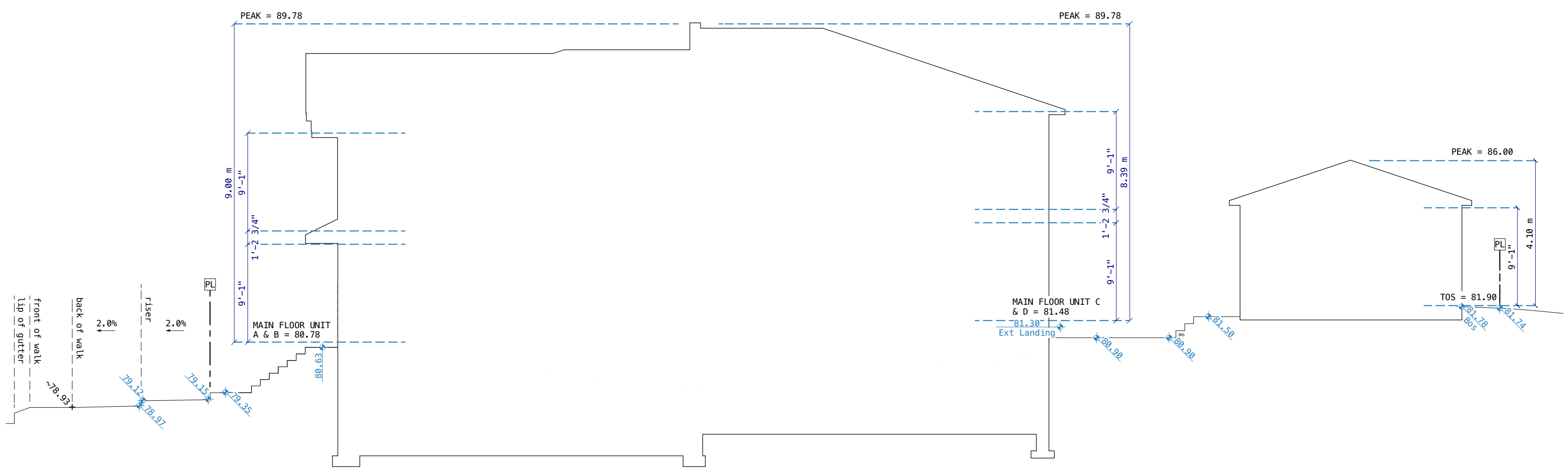
- A1 - COVER PAGE & BLOCK PLAN
- A2 - SITE & LANDSCAPE PLAN
- A3 - LOWER FLOOR & MAIN FLOOR PLAN
- A4 - UPPER FLOOR & ROOF PLAN
- A5 - ELEVATIONS
- A6 - ELEVATIONS



EXTERIOR IMAGE
SCALE: NTS



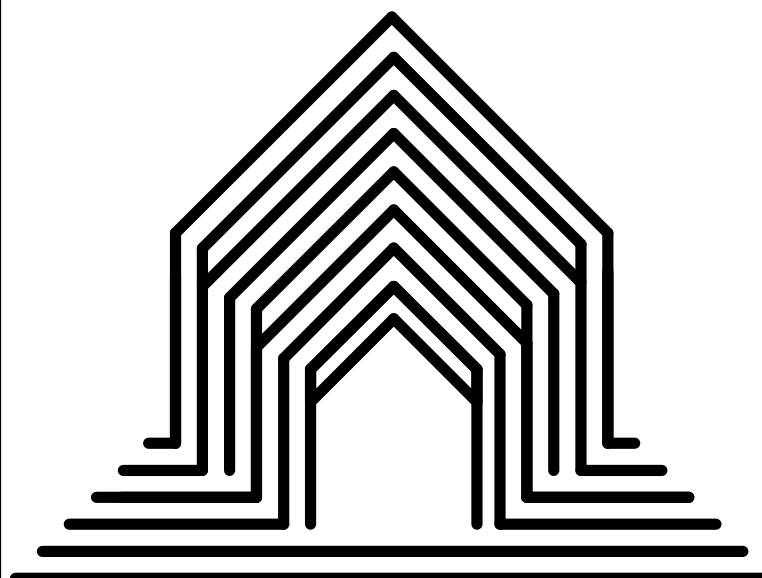
AERIAL IMAGE
SCALE: NTS



SITE SECTION
SCALE: 1=100



BLOCK PLAN
SCALE: 1=200



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CONTACT INFO
PHONE: 403-671-2856
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RESPONSIBILITIES

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BOWNESS MIDBLOCK
ADDRESS:
8831 34 AVE NW
LEGAL ADDRESS:
LOT 4, BLOCK 20,
PLAN 5960AM

DISTRICT ZONING: R-CG
PROPOSED UNITS: 4
PROPOSED SUITES: 4

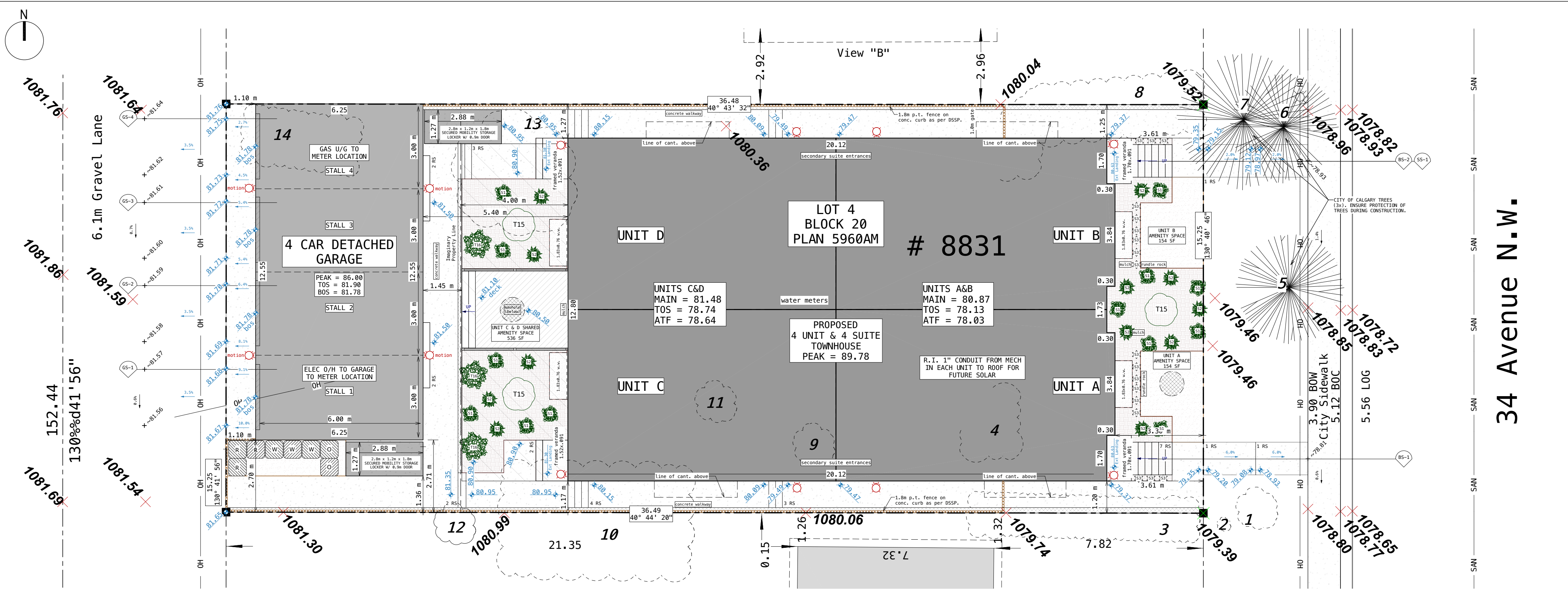
UNIT	FLOOR	AREA
A	MAIN	709
	SECOND	680
	TOTAL	1389
SUITE (A2)		655
B	MAIN	709
	SECOND	680
	TOTAL	1389
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	SECOND	661
	TOTAL	1350
SUITE (C2)		636
D	MAIN	690
	SECOND	660
	TOTAL	1350
SUITE (D2)		636

PROJECT STAGE	DATE ISSUED
- DP Set	- 11.24.25
-	-
-	-
-	-

DESIGN: CI
DRAWN: CI, RG
CHECKED: CI

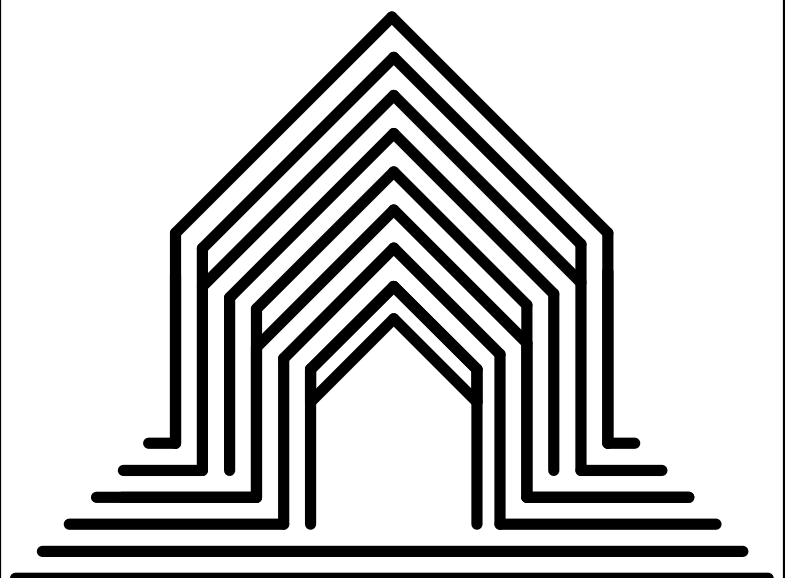
A1 | 6

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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
	RUNDLE ROCK		CITY SANITATION LINE
	MULCH		CITY WATER LINE
	SHRUB - TYPE 1		CITY STORM LINE
	SHRUB - TYPE 2		CITY GAS LINE
	SHRUB - TYPE 3		PROPERTY LINE
	TREE - TYPE 15		TREE TO REMAIN
	TREE - TYPE 16		TREE TO BE REMOVED



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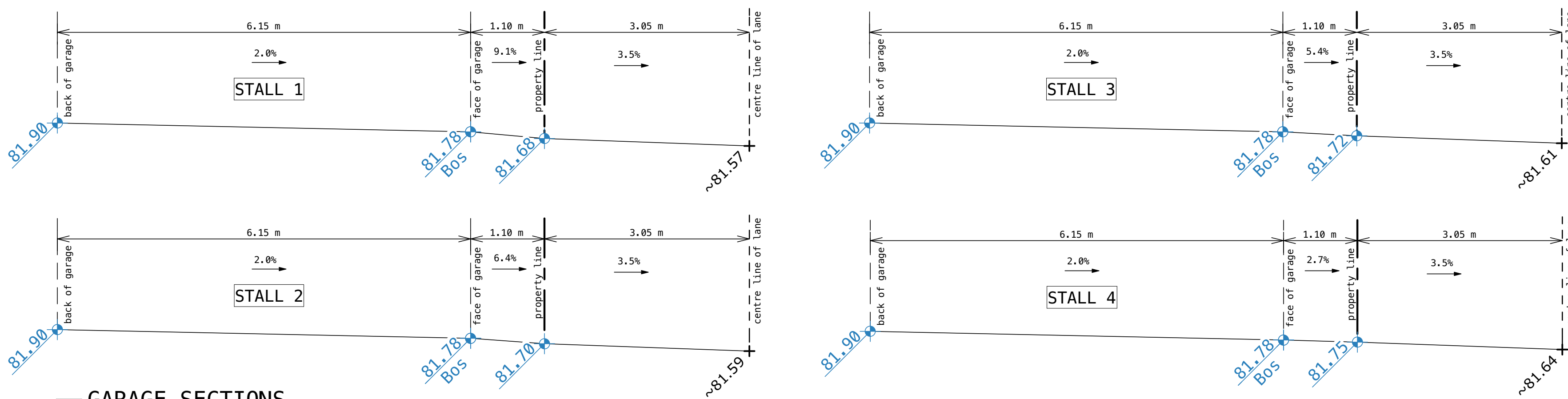
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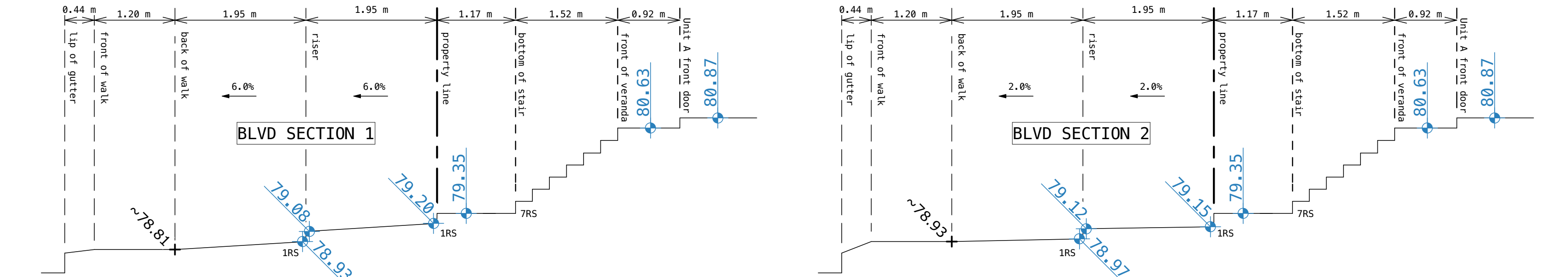
SITE PLAN & LANDSCAPE PLAN

SCALE: 1=100



GARAGE SECTIONS

SCALE: 1=50



BOULEVARD SECTION

SCALE: 1=50

SITE STATISTICS

BUILDING HEIGHT
 Maximum building height = 11m
 Peak geodetic = 10.31m
 Proposed height = 89.39m

RESIDENTIAL DENSITY
 Lot area = ~ 0.0547772 ha
 Units = 4
 Density = 73.0231 upha

PARCEL COVERAGE
 Lot area = 547.77 m²
 Building Footprint = 259.86 m²
 Detached Garage = 78.40 m²
 Total coverage area = 338.26 m²
 = 60.82%

AREA OF AMENITY SPACE
 UNIT A AMENITY SPACE = 14.31 m²
 UNIT B AMENITY SPACE = 14.31 m²
 UNIT C & D SHARED AMENITY SPACE = 49.80 m²
 TOTAL = 78.42 m²

TOTAL GROSS FLOOR AREA
 Unit A = 1389 sf
 Unit B = 1389 sf
 Unit C = 1350 sf
 Unit D = 1350 sf
 Total = 5478 sf (508.92 m²)

PARKING STALLS PROVIDED ON-SITE
 Parking stalls required = 4
 Units = 4
 Suites = 4
 Parking stalls provided = 4

CLASS 1 BICYCLE STORAGE
 Class 1 bicycle storage required = 4
 Class 1 bicycle storage provided = 4

LANDSCAPE STATISTICS

NOTES:
 -Underground Low-Water-Irrigation System to be provided only for shrubs and trees.
 -All sodded areas to be planted with a drought tolerant grass species.
 -Minimum soil depth of 600mm for planting beds with shrubs and 300mm in all other areas.

LOT AREA = 547.77 m²
 BUILDING & GARAGE AREA = 338.27 m²
 GARAGE APRON = 13.81 m²
 AMS LOCKERS x2 = 7.32 m²
 LANDSCAPED AREA = 196.73 m²

HARD SURFACES:
 Concrete = 123.01 m²
 Rundle Rock = 7.65 m²
TOTAL = 130.66 m² (66.42%)

SOFT SURFACES:
 Mulch = 66.07 m²
TOTAL = 66.07 m² (33.58%)

PLANTINGS REQUIRED
 Trees required = 1 tree per 110m² of lot area (x5)
 Trees existing = 0
 Trees proposed = 6
 Trees total = 6 trees
 Proposed Deciduous Trees = 3 trees
 T15 Princess Kay Plum = (x3)
 Proposed Coniferous Trees = 3 trees
 T16 Skybound White Cedar = (x3)
 Shrubs required = 3 shrubs per 110m² of lot area (x15)
 Shrubs proposed = 43 shrubs
 S1 Golden Potentilla = (x13)
 S2 Abbotswood Potentilla = (x12)
 S3 Prairie Grasses = (x18)



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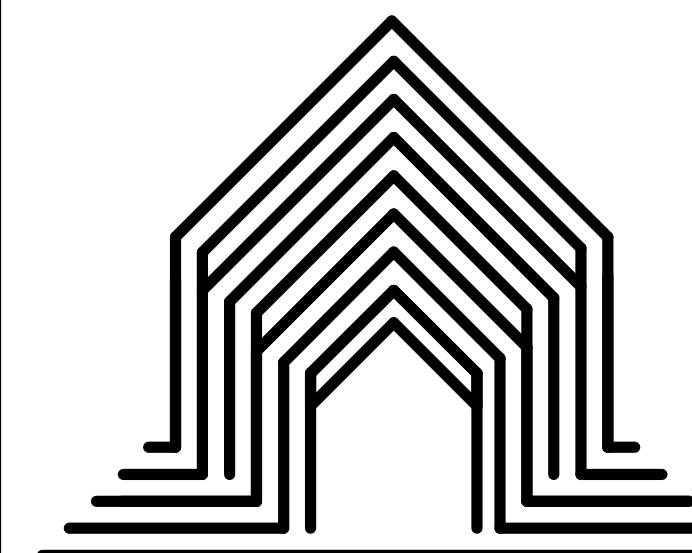
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EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA black
3	VENTED ALUMINUM SOFFIT black
4	JAMES HARDIE SIDING cobblestone
5	JAMES HARDIE BOARD & BATTEN Evening Blue
6	JAMES HARDIE BOARD & BATTEN charcoal
7	4" CORNER TRIM charcoal
8	BRICK VENEER
9	BRICK CAP
10	VINYL WINDOWS
11	FIBRE GLASS DOOR
12	RAILING
13	STEEL INSULATED GARAGE DOOR
14	WOOD BRACKETS
15	STANDING SEAM ROOF



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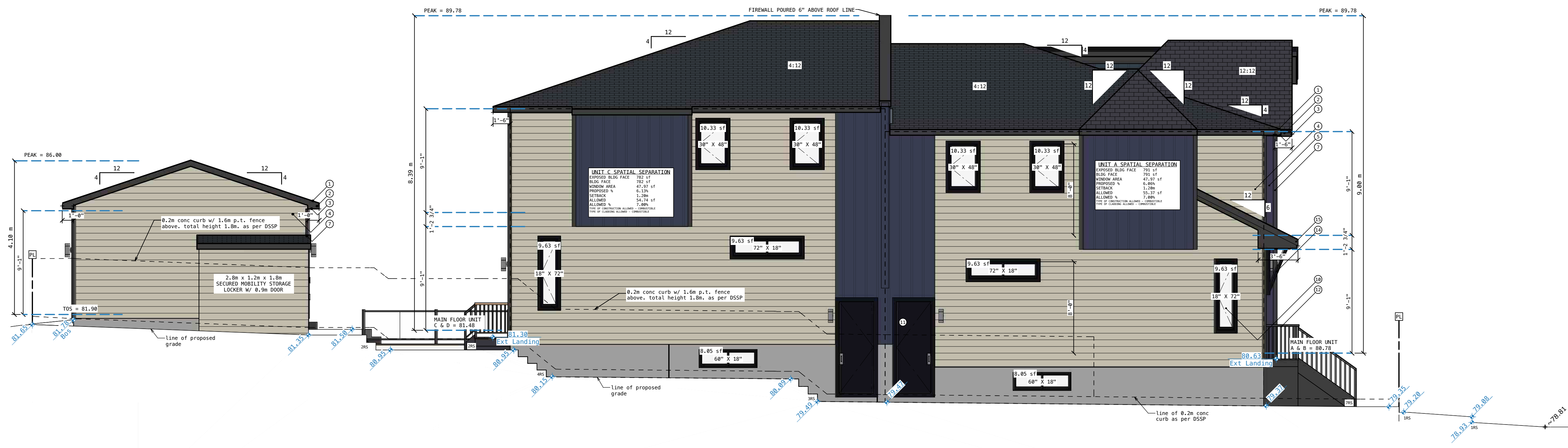
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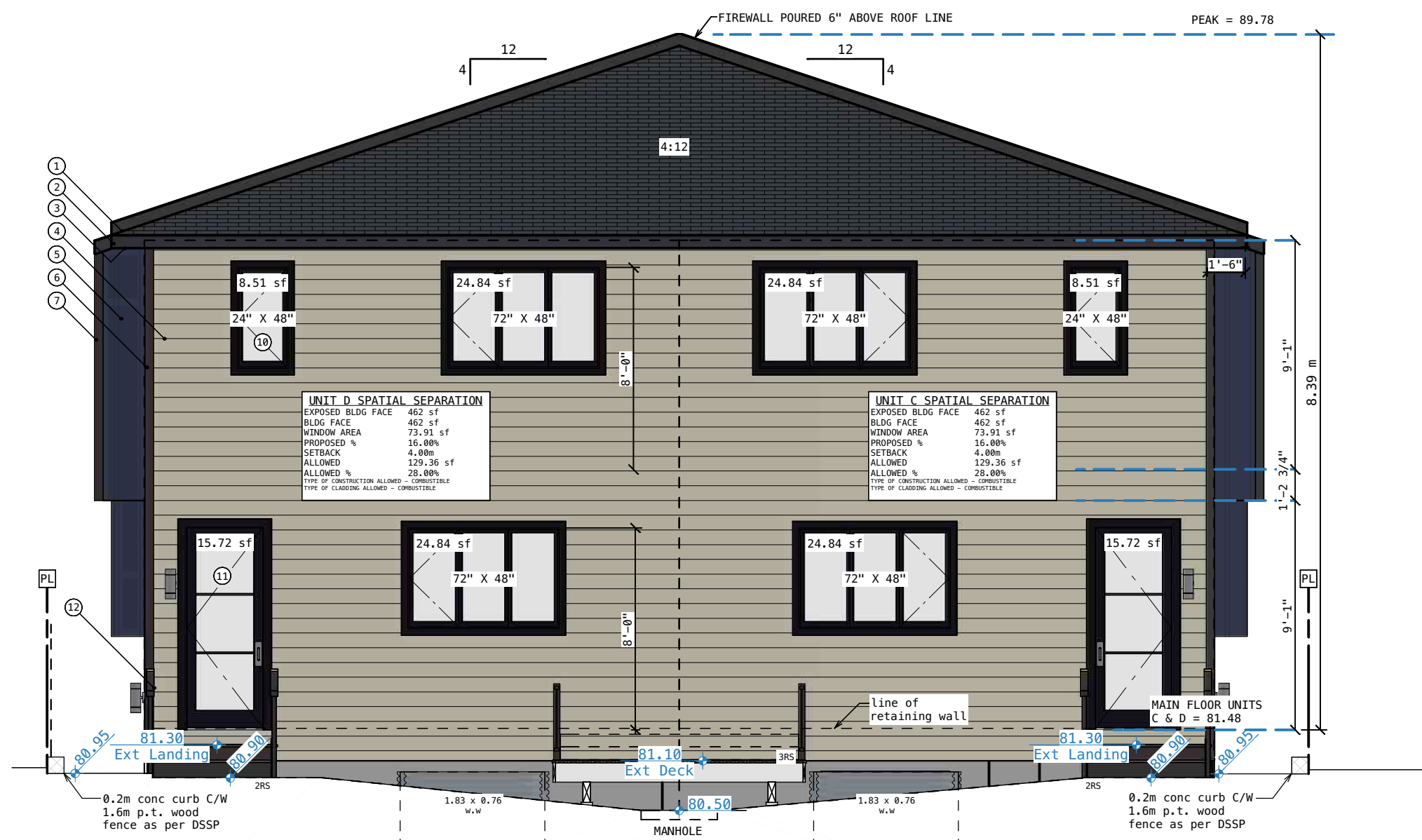
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LEFT ELEVATION (SOUTH)
 SCALE: 3/16"=1'-0"



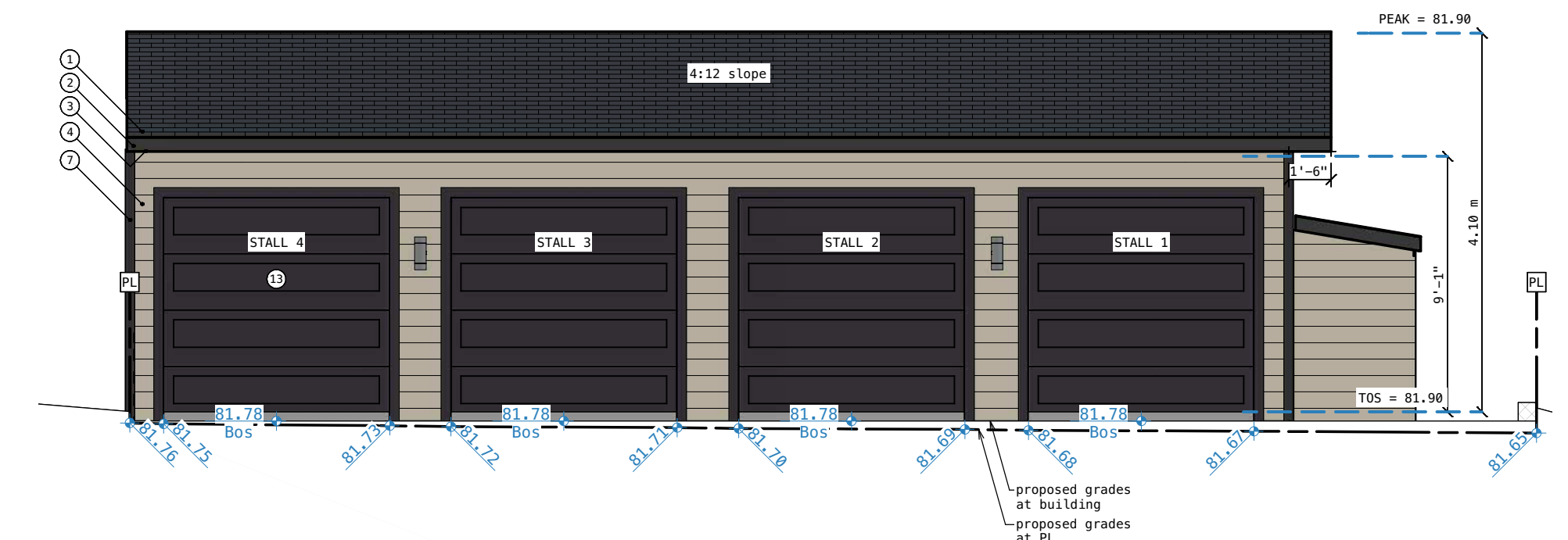
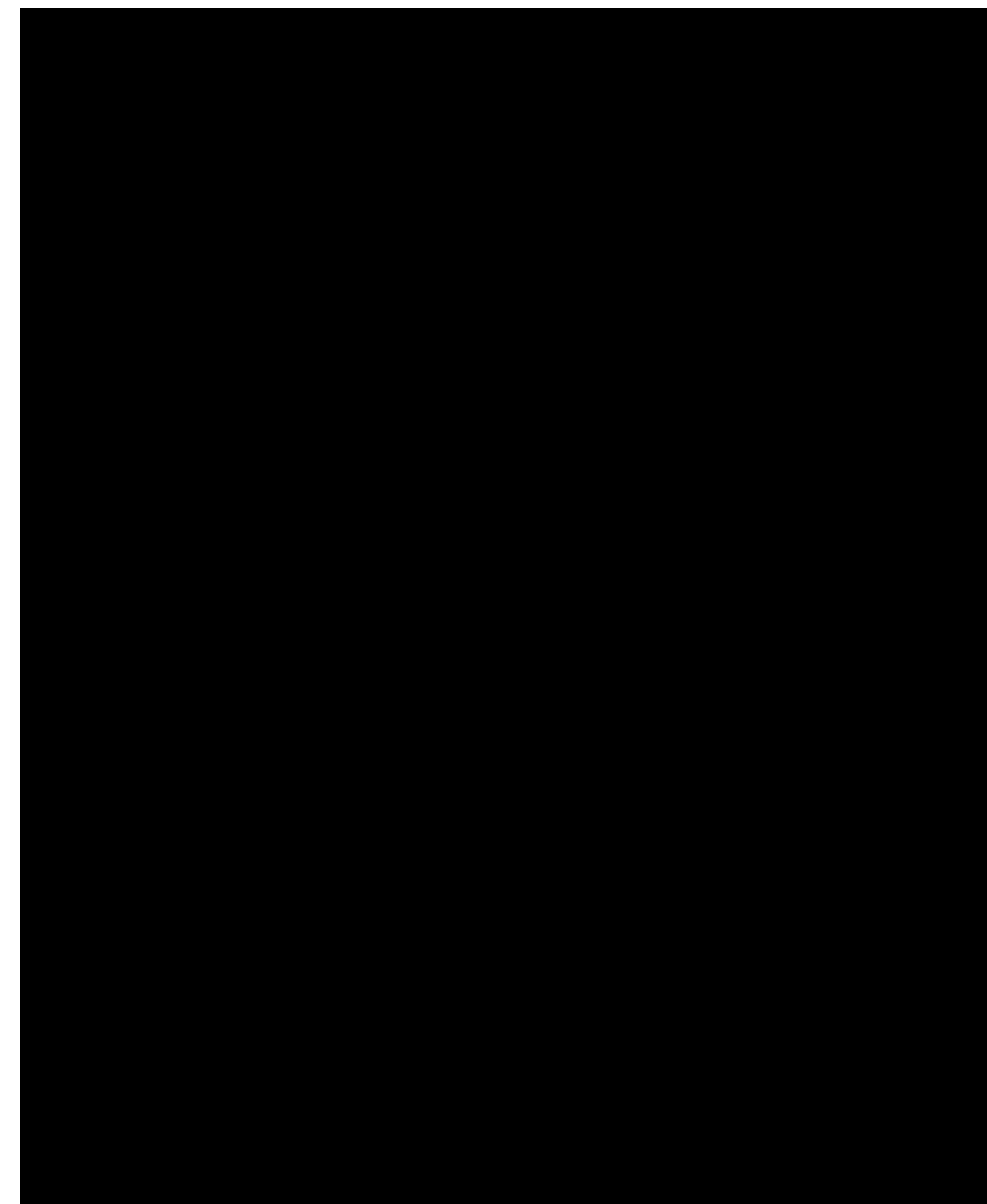
RIGHT ELEVATION (NORTH)
 SCALE: 3/16"=1'-0"



FRONT ELEVATION (EAST)
SCALE: 3/16"=1'-0"



REAR ELEVATION (WEST)
SCALE: 3/16"=1'-0"

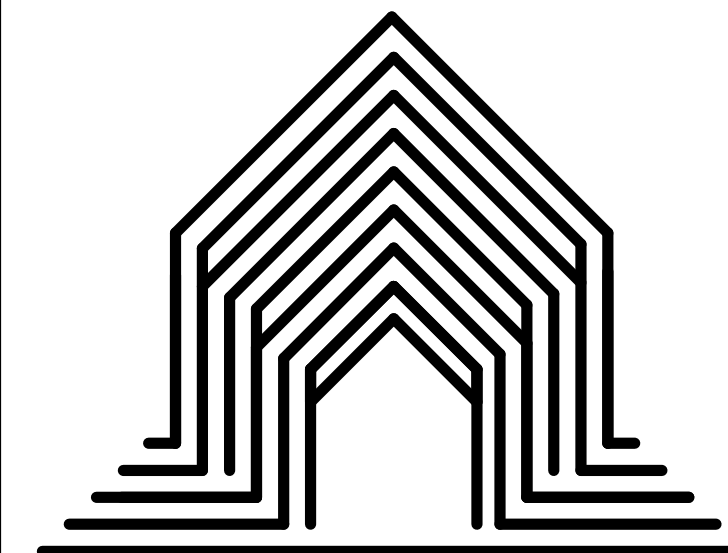


GARAGE ELEVATION (LANE)
SCALE: 3/16"=1'-0"



GARAGE ELEVATION (YARD)
SCALE: 3/16"=1'-0"

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