

COLLECTIVE DESIGN

PARKDALE DEVELOPMENT
BUILDING 1 & GARAGE
4 UNIT & 4 SUITE
M-C1 DEVELOPMENT

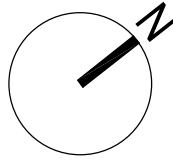
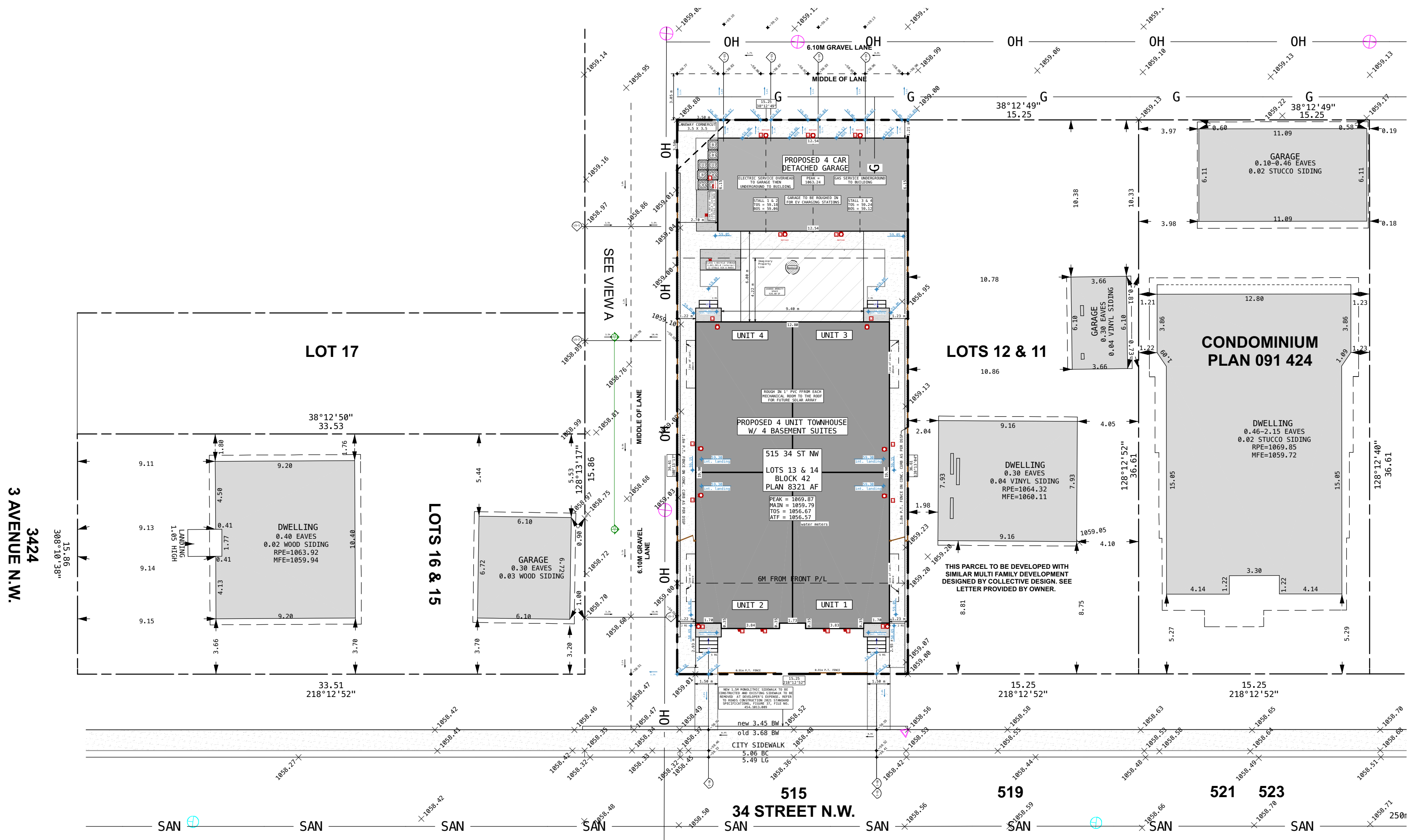
515 34 STREET NW
LOTS 13 & 14, BLOCK 42,
PLAN 8321 AF

CONTENTS

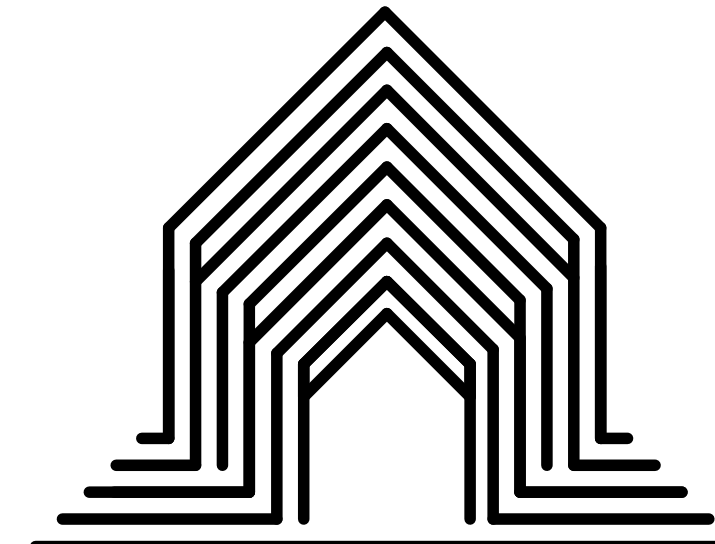
- A1 – COVER PAGE & BLOCK PLAN
- A2 – SITE PLAN
- A3 – LANDSCAPE PLAN
- A4 – BASEMENT DEV. & FOUNDATION PLAN
- A5 – MAIN, UPPER FLOOR & ROOF PLAN
- A6 – ELEVATIONS
- A7 – ELEVATIONS & GARAGE PLANS



EXTERIOR IMAGE
SCALE: NTS



BLOCK PLAN
SCALE: 1=200



COLLECTIVE DESIGN

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

RESPONSIBILITIES

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PROJECT NAME:
PARKDALE DEVELOPMENT
ADDRESS:
515 – 34 Street NW
LEGAL ADDRESS:
LOTS 13-14
BLOCK 42
PLAN 8321AF

DISTRICT ZONING: M-C1
PROPOSED UNITS: 4
PROPOSED SUITES: 4

UNIT	FLOOR	AREA
1	MAIN	- 701 SF
	SECOND	- 645 SF
	THIRD	- 315 SF
	TOTAL	- 1661 SF
	SUITE (A)	- 606 SF
2	MAIN	- 701 SF
	SECOND	- 645 SF
	TOTAL	- 1364 SF
	SUITE (B)	- 606 SF
3	MAIN	- 685 SF
	SECOND	- 629 SF
	THIRD	- 305 SF
	TOTAL	- 1619 SF
	SUITE (C)	- 591 SF
4	MAIN	- 685 SF
	SECOND	- 629 SF
	TOTAL	- 1314 SF
	SUITE (D)	- 591 SF

PROJECT STAGE	DATE ISSUED
-Design Draft Review	- 07.11.25
-DP Set	- 12.04.25
-DTR RESUBMISSION	- 02.19.26
-	-
-	-

DESIGN: CI

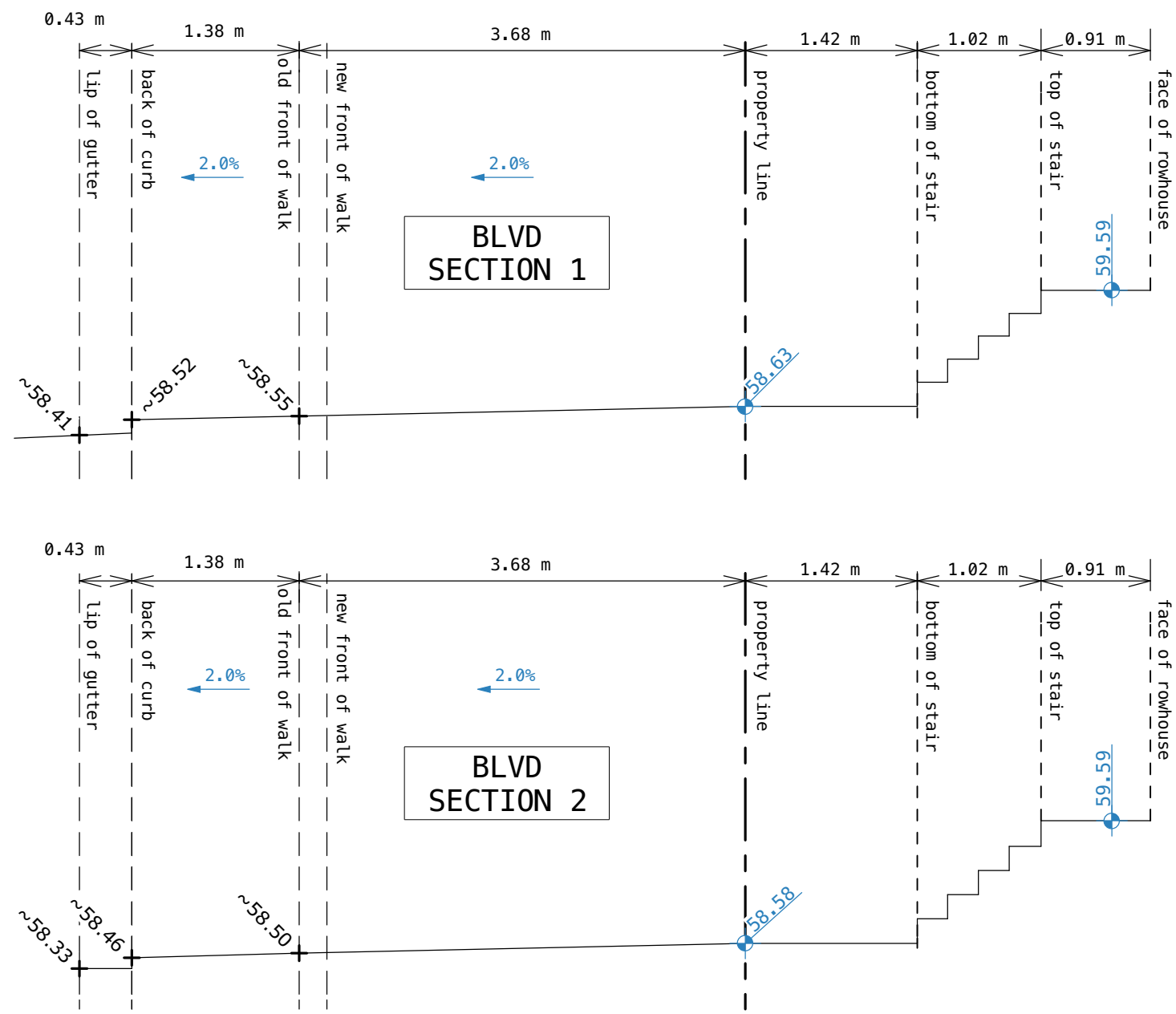
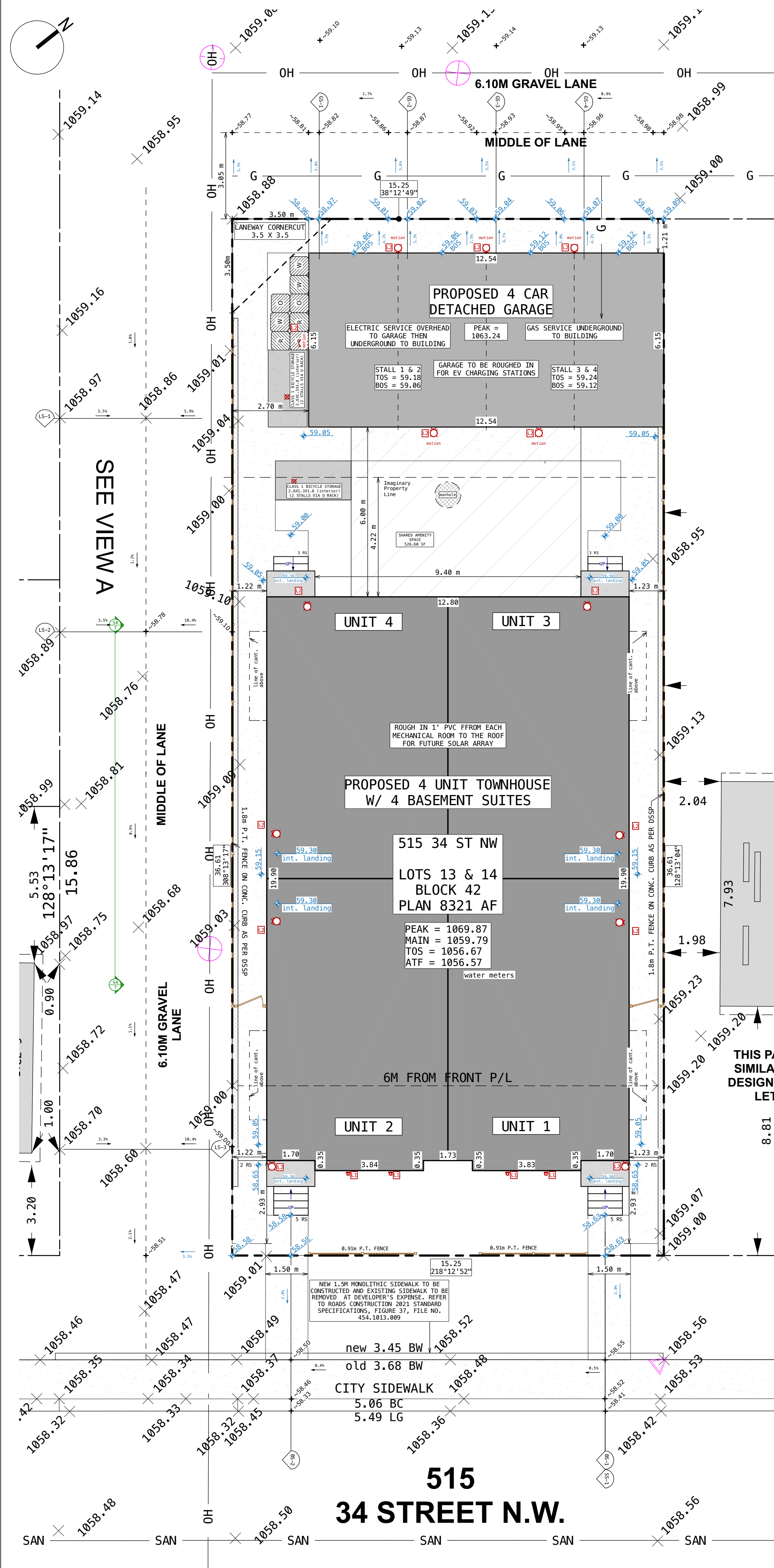
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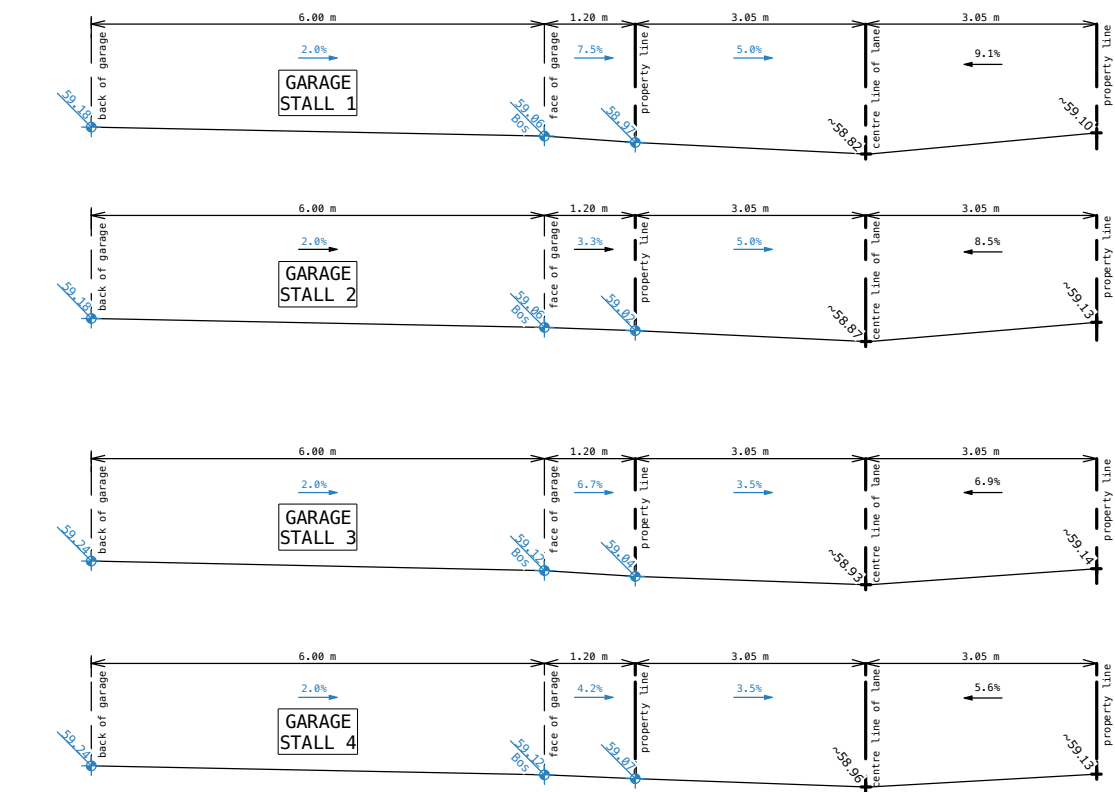
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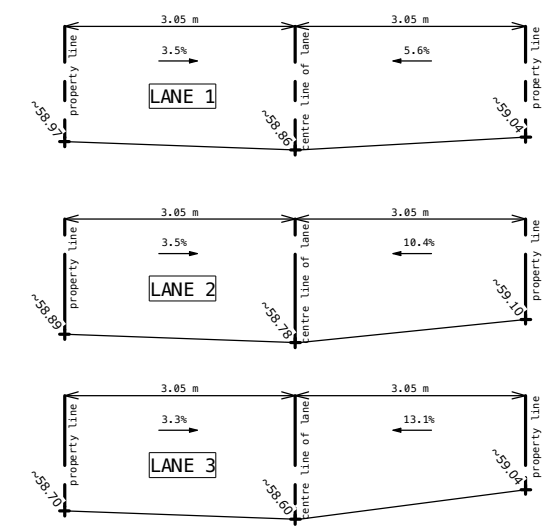
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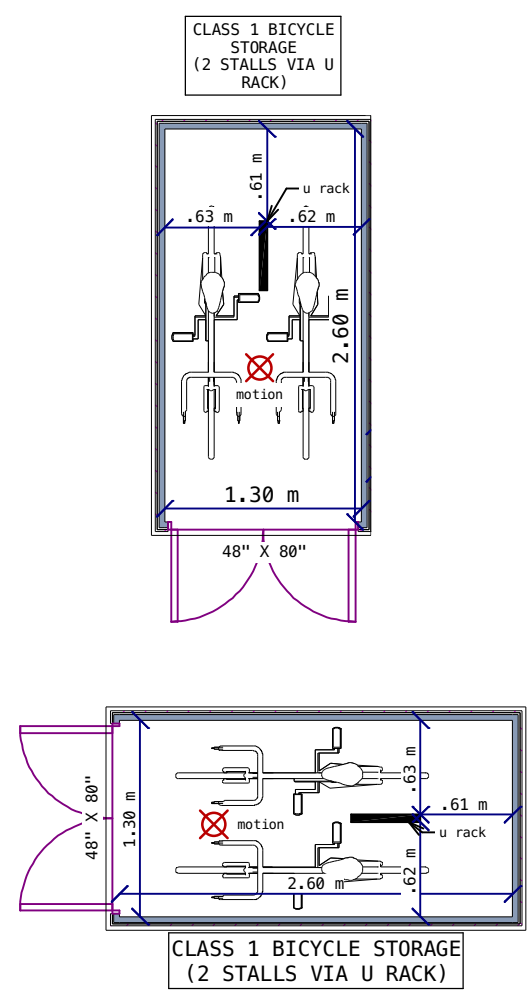
BOULEVARD SECTIONS
SCALE: 1=50



GARAGE SECTIONS
SCALE: 1=100



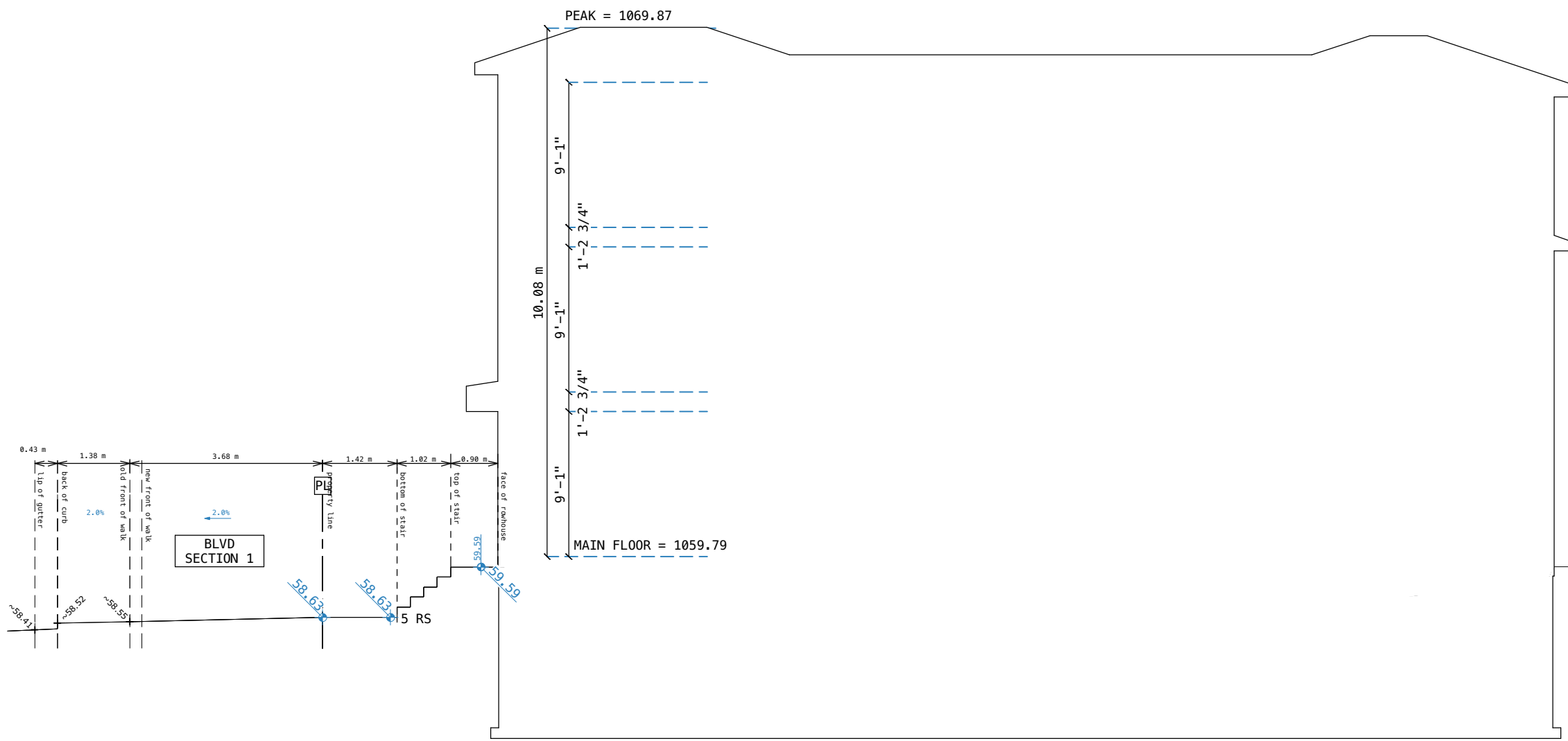
LANEWAY SECTIONS
SCALE: 1=100



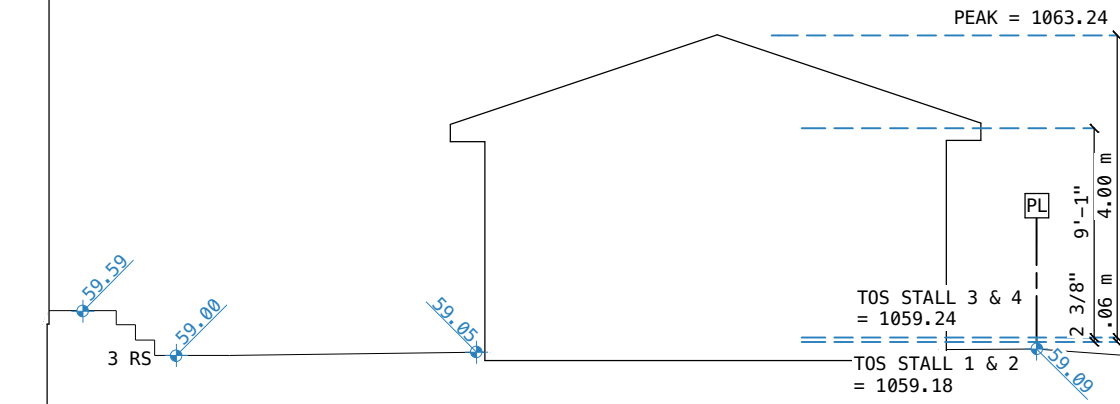
CLASS 1 BIKE STORAGE
SCALE: 1=50



U-Rack



SITE SECTION
SCALE: 1=100



LEGEND	
	PROPOSED STRUCTURE
	PROPOSED GARAGE
	PROPOSED DECK / VERANDA
	NEIGHBOURING STRUCTURE
	PROPOSED AMENITY SPACE
	PROPOSED RETAINING WALL
	CONCRETE
	RUNDLE ROCK
	MULCH
	SHRUB - TYPE 1 & 4
	SHRUB - TYPE 2
	SHRUB - TYPE 3
	TREE - TYPE 20
	TREE - TYPE 21
	TREE - TYPE 22
	= SITE SECTION
	= PROPOSED GRADE
	= EXISTING GRADE
	= EXTRAPOLATED GRADE
	= PROPOSED SLOPE
	COMPOST, WASTE & RECYCLING BINS
	OVERHEAD ELECTRICAL LINE
	CITY SANITATION LINE
	CITY WATER LINE
	CITY STORM LINE
	CITY GAS LINE
	PROPERTY LINE
	TREE TO REMAIN
	TREE TO BE REMOVED

SITE STATISTICS

BUILDING HEIGHT

Maximum building height = 14m
Peak geodetic = 11.24m
Proposed height = 10.08m

RESIDENTIAL DENSITY

Lot area = ~ 0.0588004 ha
Units = 4
Density = 71.68 upha

PARCEL COVERAGE

Lot area = 558.00 m²
Building 1 footprint = 257.49 m²
Detached Garage = 77.13 m²
Total coverage area = 334.62 m² (59.96%)

AREA OF AMENITY SPACE

Shared Amenity Space = 48.73 m²

TOTAL GROSS FLOOR AREA

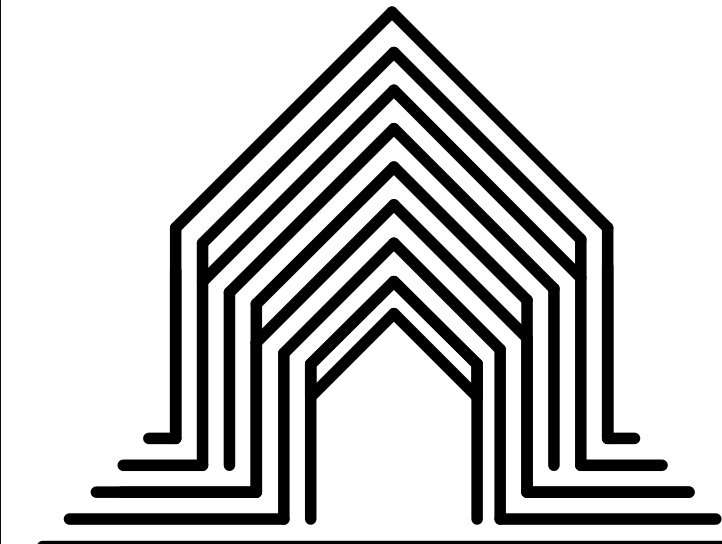
Unit 1 = 1661 sf
Unit 2 = 1364 sf
Unit 3 = 1619 sf
Unit 4 = 1314 sf
Total = 5961 sf (553.78 m²)

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



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515 - 34 Street NW

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LOTS 13-14

BLOCK 42

PLAN 8321AF

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-DP Set
-DTR RESUBMISSION

DATE ISSUED

- 07.11.25
- 12.04.25
- 02.19.26

DESIGN: CI

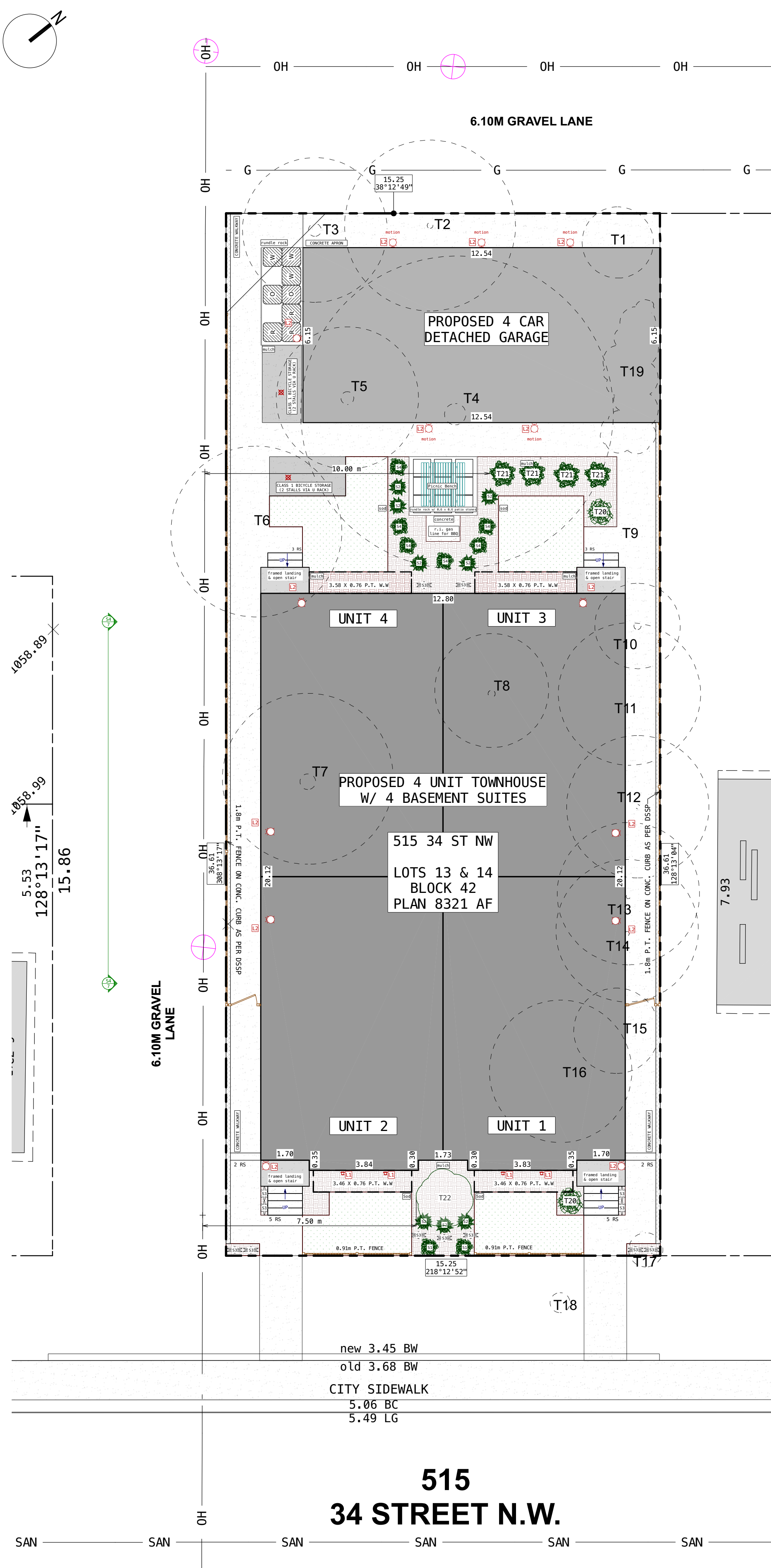
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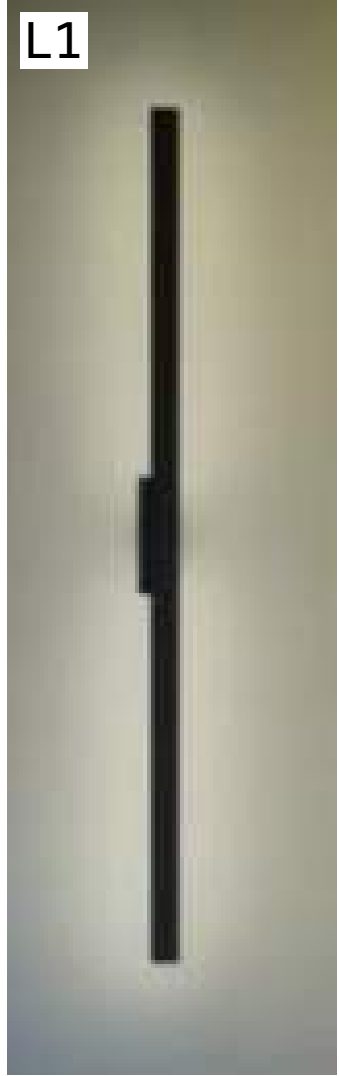
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515
34 STREET N.W.

LANDSCAPE PLAN
SCALE: 1=100



EXTERIOR LIGHTING
SCALE: NTS



S1 - Golden Potentilla



S3 - Prairie Grasses

PLANTINGS
SCALE: NTS



PICNIC BENCH
SCALE: NTS



REFER TO 3RD FLOOR
FOR LOCATIONS



S2 - Juniper Bush



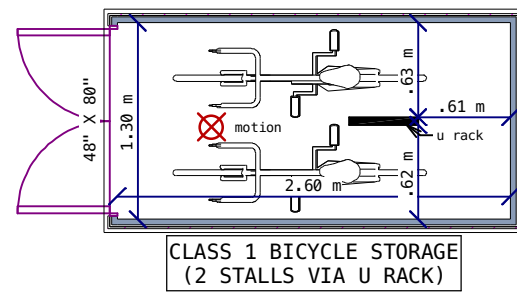
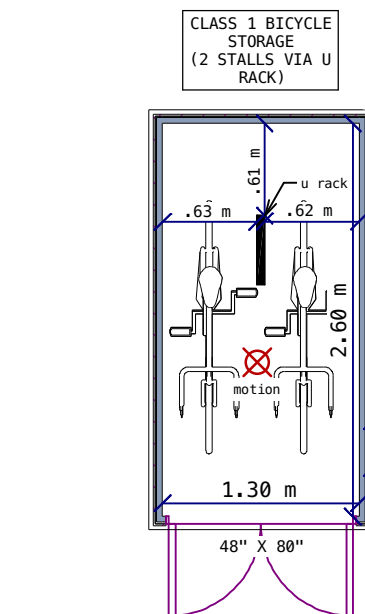
T20 - Columnar Aspen



T21 - Columnar Blue Spruce



T22 - Princess Kay



CLASS 1 BIKE STORAGE
SCALE: 1=50



U-Rack

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 & 4		CITY STORM LINE
	SHRUB - TYPE 2		CITY GAS LINE
	SHRUB - TYPE 3		PROPERTY LINE
	TREE - TYPE 20		TREE TO REMAIN
	TREE - TYPE 21		TREE TO BE REMOVED
	TREE - TYPE 22		

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 = 558.00 m²

Landscape area = 203.28 (36.43%)

Townhouse = 257.49 m²
Garage = 77.13
Garage Apron = 15.05 m²
Waste Area = 5.05 m²
Total = 354.72 m²

Landscaped Area:

Hard Surface = 128.88 m² (63.40%)
Concrete = 123.94 m²
Rundle Rock = 4.94 m²
Soft Surface = 74.44 m² (36.60%)
Mulch = 35.89 m²
Sod = 38.55 m²

PLANTINGS REQUIRED

Trees required = 1 tree per 110m² of lot area (x5)

Trees existing = 0
Trees proposed = 7
Trees total = 7 trees

Proposed Deciduous Trees = 3 trees
T20 Columnar Aspen =(x2)
T22 Princess Kay Plum =(x1)

Proposed Coniferous Trees = 4 trees
T21 Columnar Blue Spruce =(x4)

Shrubs required = 3 shrubs per 110m² of lot area (x15)

Shrubs proposed = 27 shrubs
S1 Golden Potentilla =(x2)
S2 Juniper bush =(x8)
S3 Prairie Grass =(x11)
S4 Golden Currant =(x6)

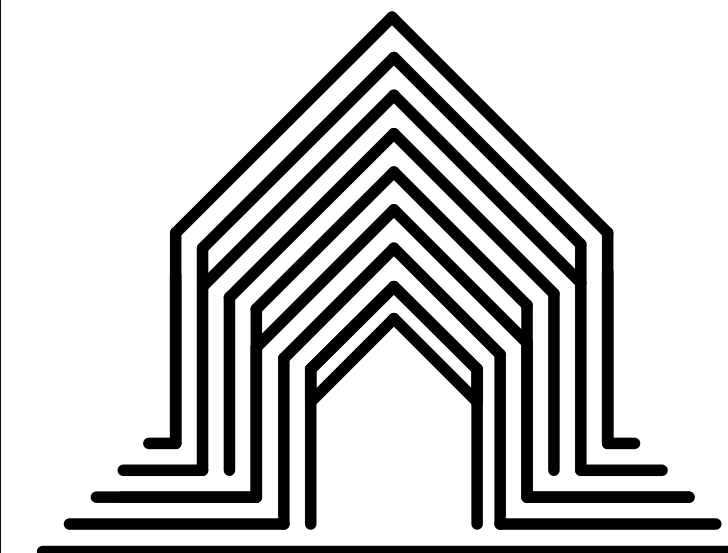
Total Plants = 34 Trees & Shrubs

Low Water Irrigation Plants = 13 Trees & Shrubs (40.63%)

TREE SCHEDULE (meters)						
#	DIA.	SPRD.	HGT.	TYPE	SPECIES	STATUS
T1	---	2.50	3.00	BUSH	X	to be removed
T2	0.20	3.00	3.00	DECIDUOUS	X	to be removed
T3	0.45	5.00	5.00	DECIDUOUS	X	to be removed
T4	0.75	12.00	10.00	DECIDUOUS	X	to be removed
T5	0.45	5.00	5.00	DECIDUOUS	X	to be removed
T6	---	6.00	4.00	BUSH	X	to be removed
T7	0.55	3.00	5.50	DECIDUOUS	X	to be removed
T8	0.25	4.00	5.00	DECIDUOUS	X	to be removed
T9	---	5.00	5.00	BUSH	X	to be removed
T10	0.25	3.00	9.00	DECIDUOUS	X	to be removed
T11	---	5.00	5.00	BUSH	X	to be removed
T12	0.15	2.50	5.00	DECIDUOUS	X	to be removed
T13	0.15	2.50	5.00	DECIDUOUS	X	to be removed
T14	0.15	2.50	5.00	DECIDUOUS	X	to be removed
T15	0.22	3.00	5.00	DECIDUOUS	X	to be removed
T16	0.27	5.00	5.00	DECIDUOUS	X	to be removed
T17	---	1.20	1.00	BUSH	X	to be removed
T18	---	0.70	0.60	BUSH	X	City of Calgary bush to remain
T19	---	2.50	2.00	BUSH	X	to be removed
T20	0.075	---	---	DECIDUOUS	COLUMNAR ASPEN	to be planted x2
T21	---	---	3.00	CONIFEROUS	COLUMNAR BLUE SPRUCE	to be planted x4
T22	0.06	---	---	DECIDUOUS	PRINCESS KAY PLUM	to be planted x1
S1	---	0.60	0.60	BUSH	GOLDEN POTENTILLA	to be planted x2
S2	---	0.60	0.60	BUSH	JUNIPER BUSH	to be planted x8
S3	---	0.60	0.60	planting	PRAIRIE GRASSES	to be planted x11
S4	---	0.60	0.60	BUSH	GOLDEN CURRANT	to be planted x6



CLASS 1 BIKE STORAGE VIEW
SCALE: NTS



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515 - 34 Street NW

LEGAL ADDRESS:

LOTS 13-14

BLOCK 42

PLAN 8321AF

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	SUITE (E)	- 591 SF

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- - -
- - -

DESIGN: CI

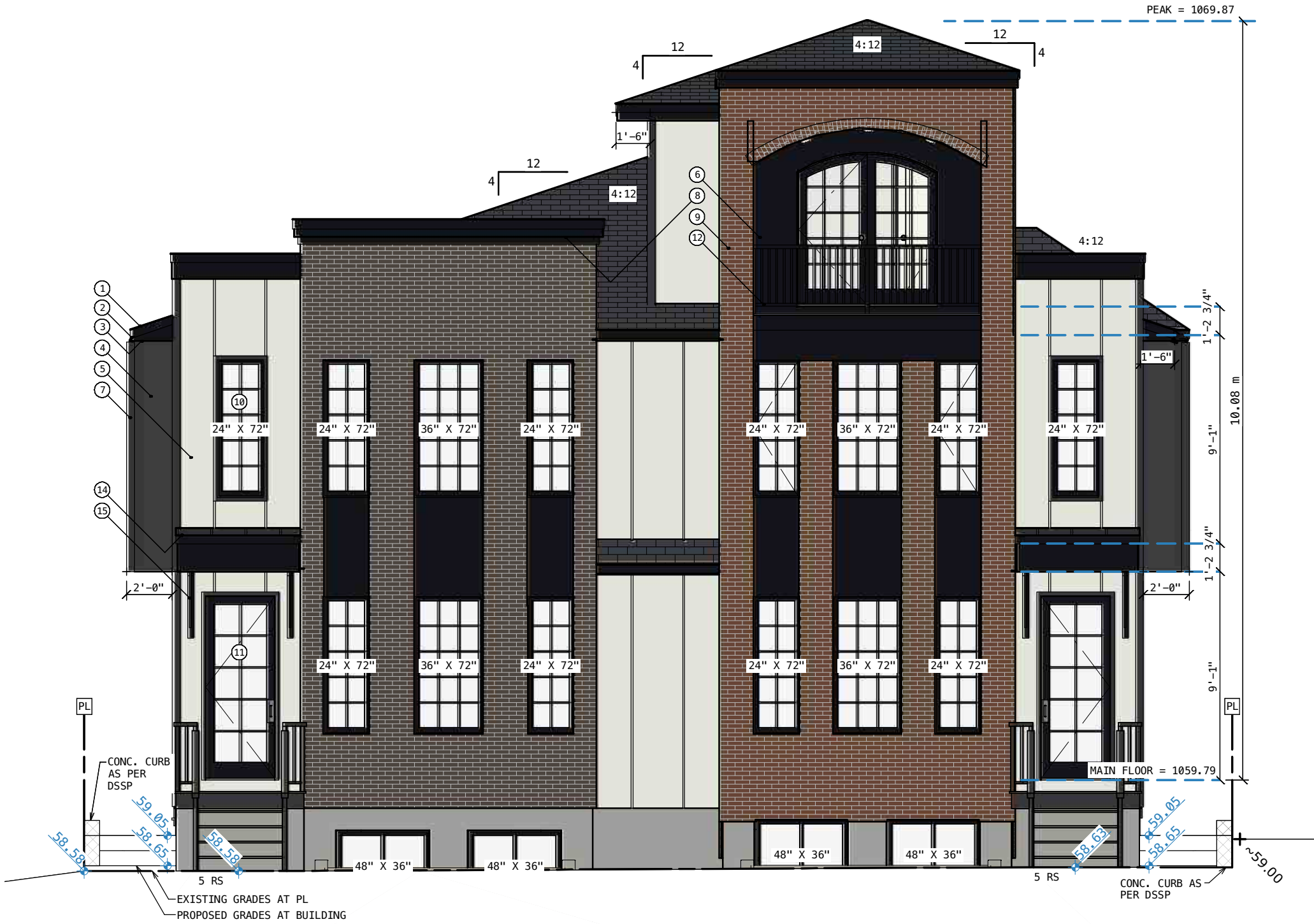
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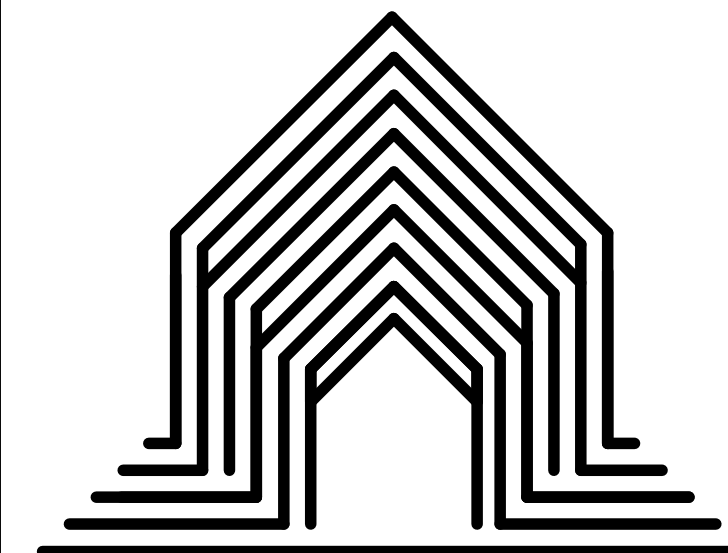
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EXTERIOR CLADDING SCHEDULE	
①	ASPHALT ROOFING
②	6" ALUMINUM FASCIA black
③	VENTED ALUMINUM SOFFIT black
④	SMOOTH SMARTBOARD charcoal
⑤	SMOOTH SMARTBOARD arctic white
⑥	SMOOTH SMARTBOARD black
⑦	4" CORNER TRIM charcoal
⑧	CROWN MOULDING black
⑨	BRICK VENEER
⑩	VINYL WINDOWS
⑪	FIBRE GLASS DOOR
⑫	RAILING charcoal
⑬	STEEL INSULATED GARAGE DOOR charcoal
⑭	STANDING SEAM ROOF
⑮	METAL BRACKETS



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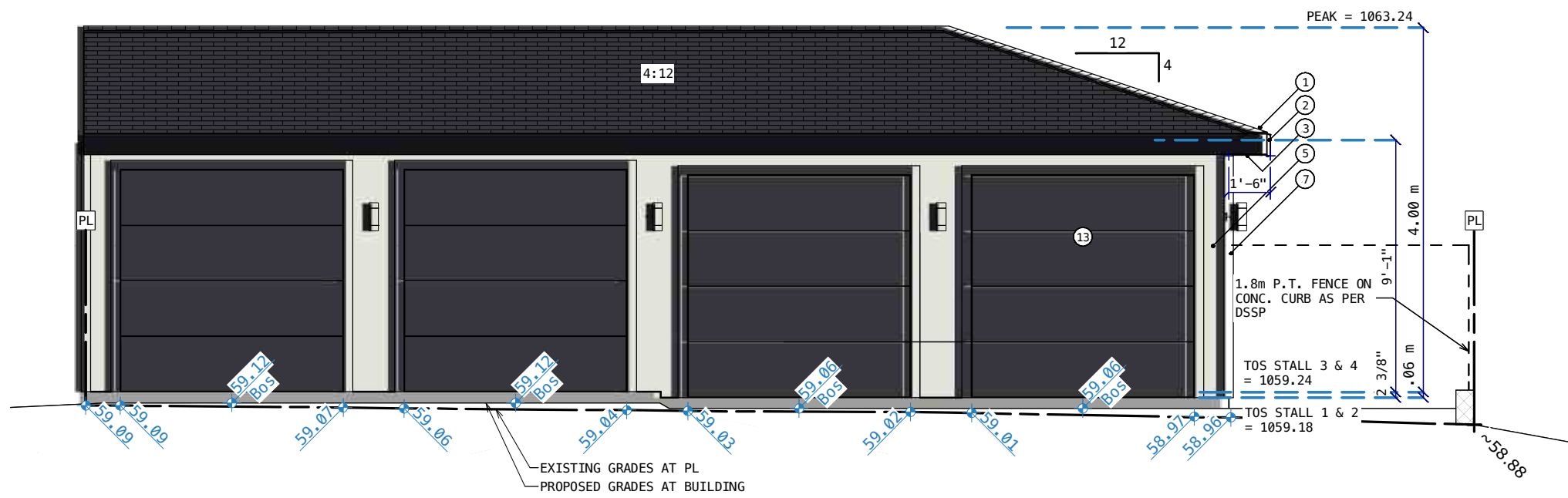
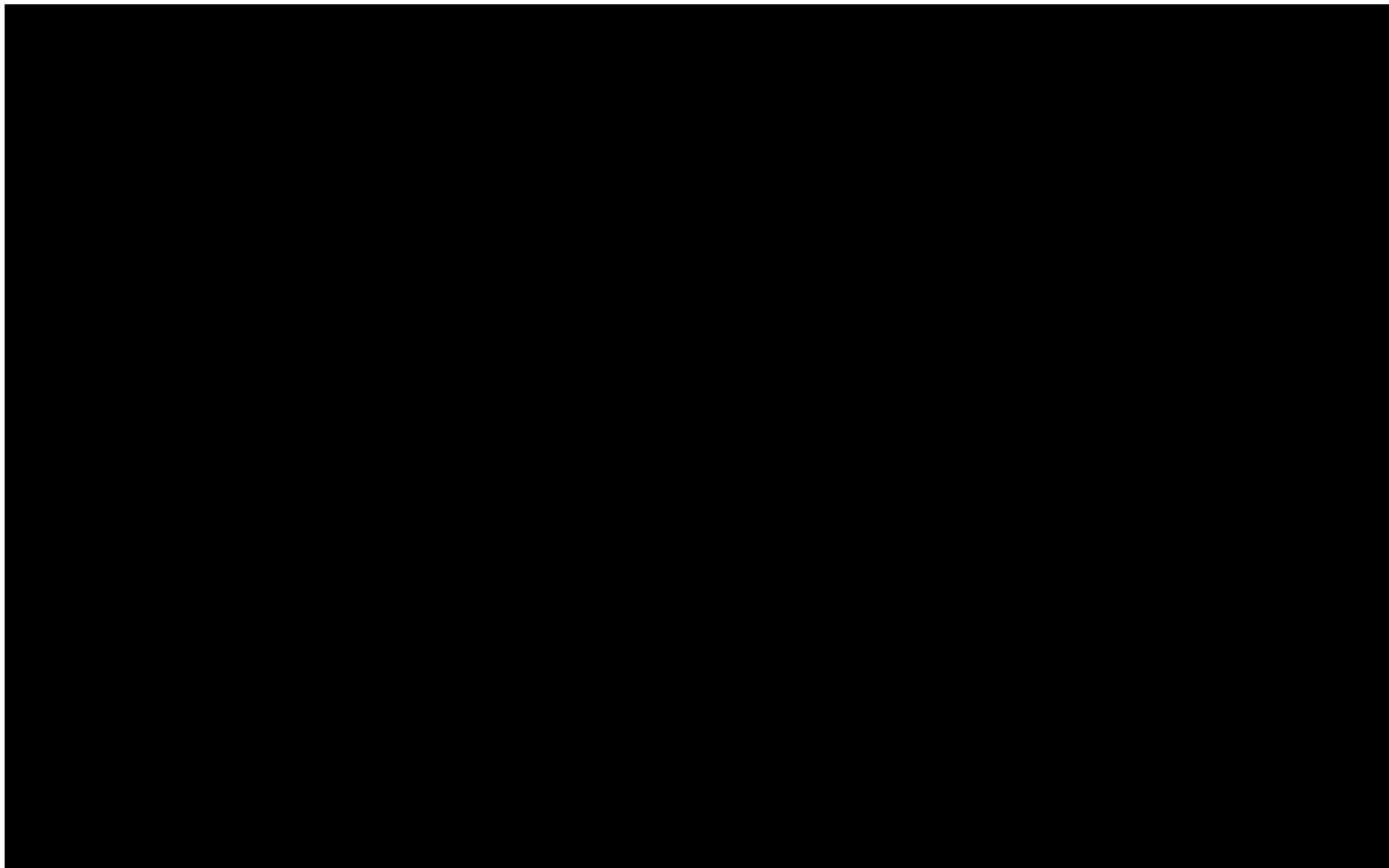
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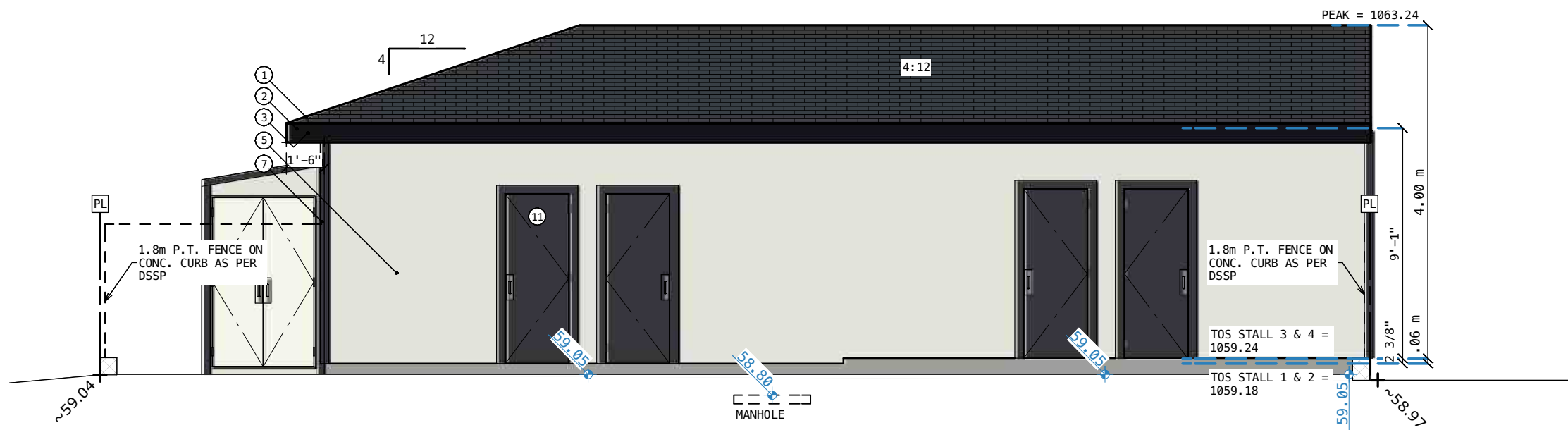




RIGHT ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"

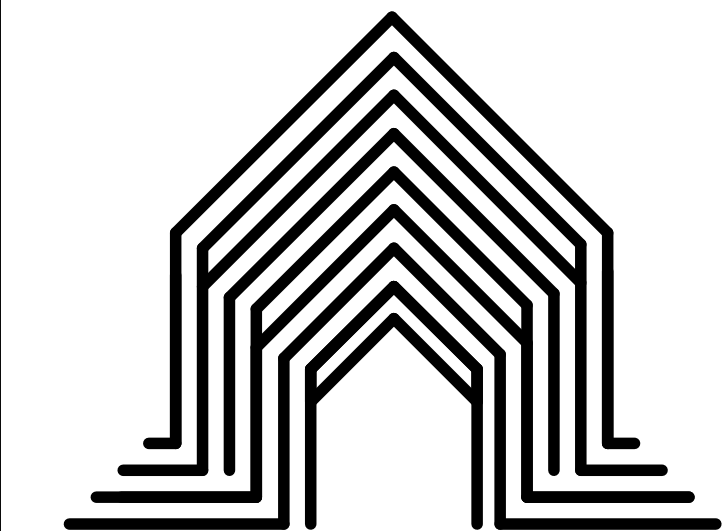


GARAGE ELEVATION - LANEWAY
SCALE: 3/16"=1'-0"



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

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1	MAIN	– 701 SF
	SECOND	– 645 SF
	THIRD	– 315 SF
	TOTAL	– 1661 SF
	SUITE (A)	– 606 SF
2	MAIN	– 701 SF
	SECOND	– 645 SF
	TOTAL	– 1364 SF
	SUITE (B)	– 606 SF
3	MAIN	– 685 SF
	SECOND	– 629 SF
	THIRD	– 305 SF
	TOTAL	– 1619 SF
	SUITE (C)	– 591 SF
4	MAIN	– 685 SF
	SECOND	– 629 SF
	TOTAL	– 1314 SF
	SUITE (D)	– 591 SF

PROJECT STAGE	DATE ISSUED
-Design Draft Review	– 07.11.25
-DP Set	– 12.04.25
-DTR RESUBMISSION	– 02.19.26
-	-
-	-

DESIGN: CI

DRAWN: CI/RG

CHECKED: CI

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COLLECTIVE DESIGN YYC INC. 2025
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