

COLLECTIVE DESIGN

PARKDALE DEVELOPMENT

BUILDING 1 & GARAGE

4 UNIT & 4 SUITE

M-C1 DEVELOPMENT

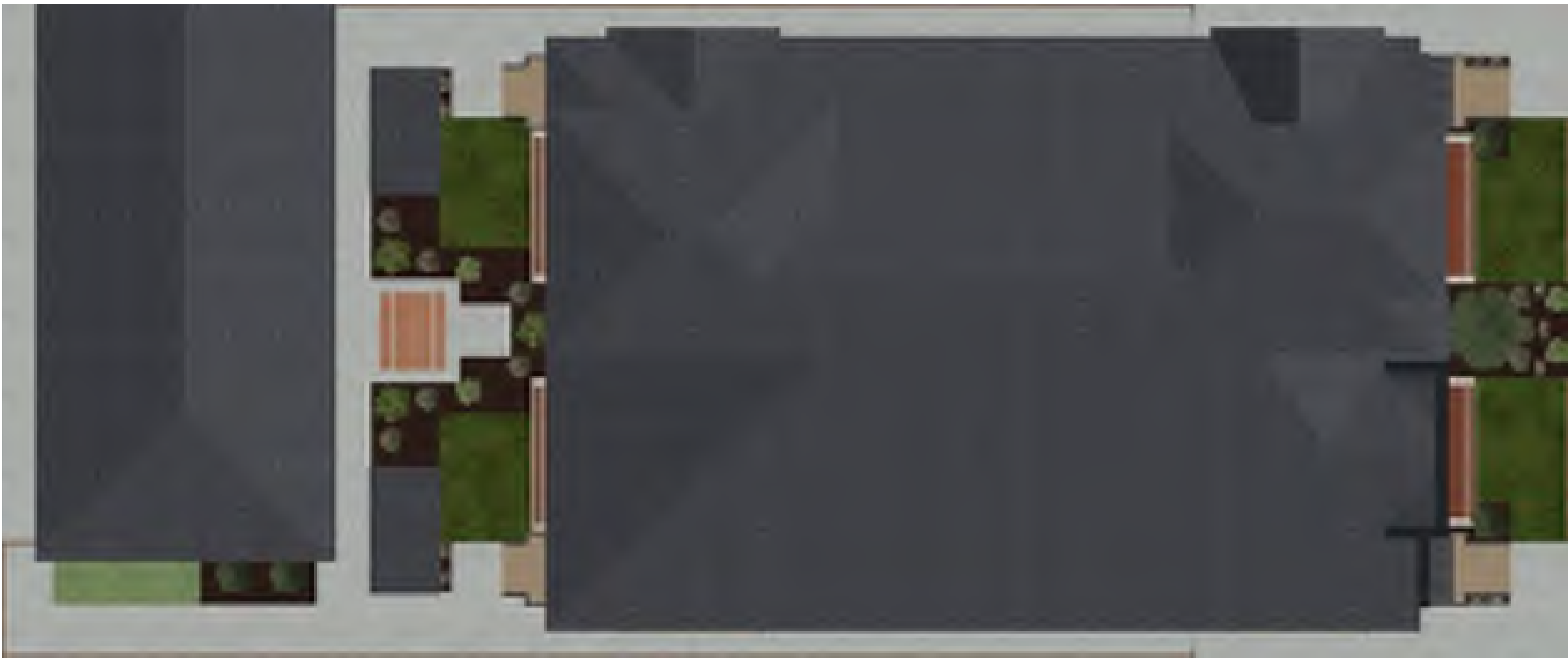
515 34 STREET NW
LOTS 13 & 14, BLOCK 42,
PLAN 8321 AF

CONTENTS

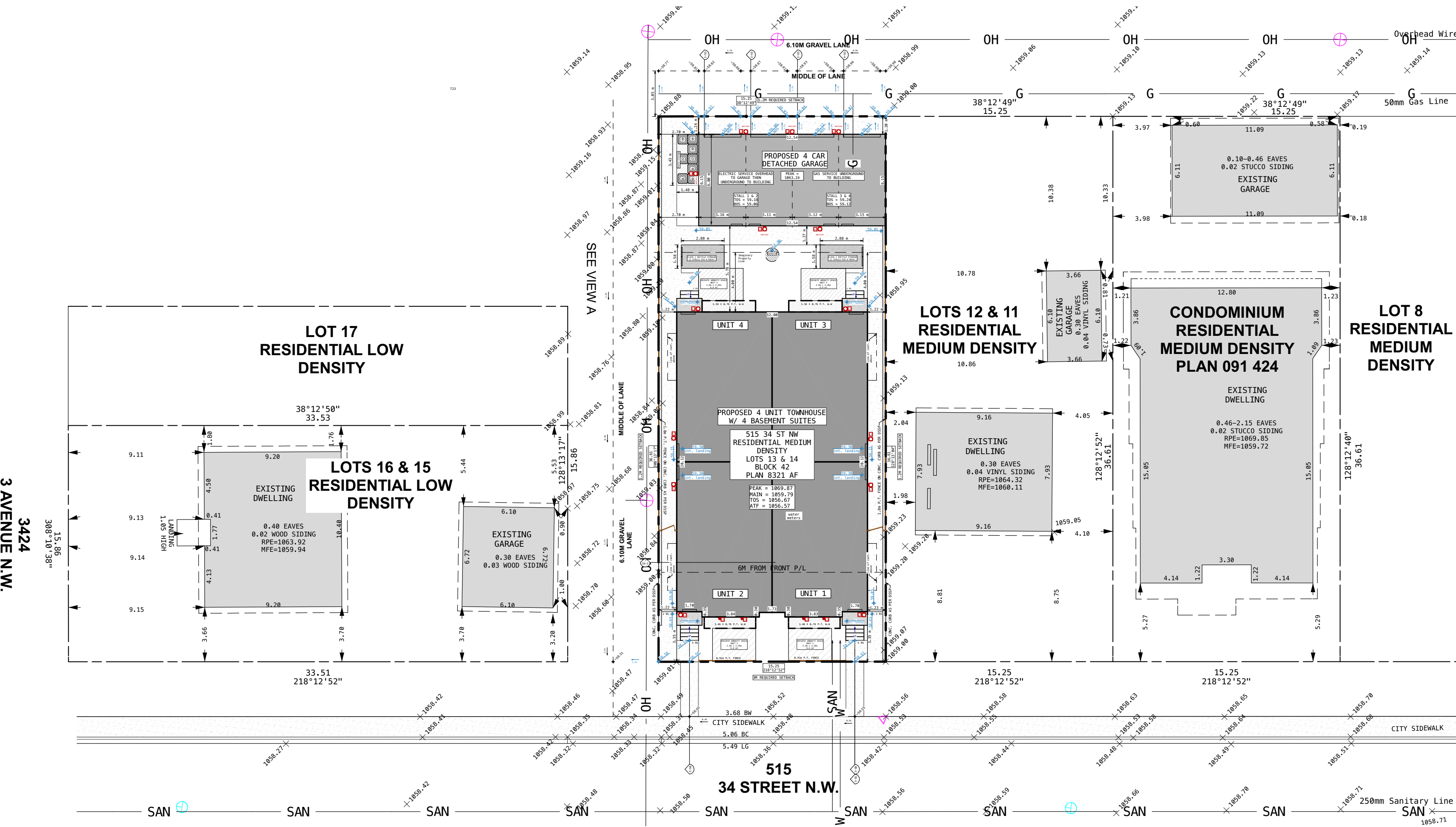
- A1 – COVER PAGE & BLOCK PLAN
- A2 – SITE PLAN
- A3 – LANDSCAPE PLAN
- A4 – BASEMENT DEV. & FOUNDATION PLAN
- A5 – MAIN, UPPER FLOOR & ROOF PLAN
- A6 – ELEVATIONS
- A7 – ELEVATIONS & GARAGE PLANS



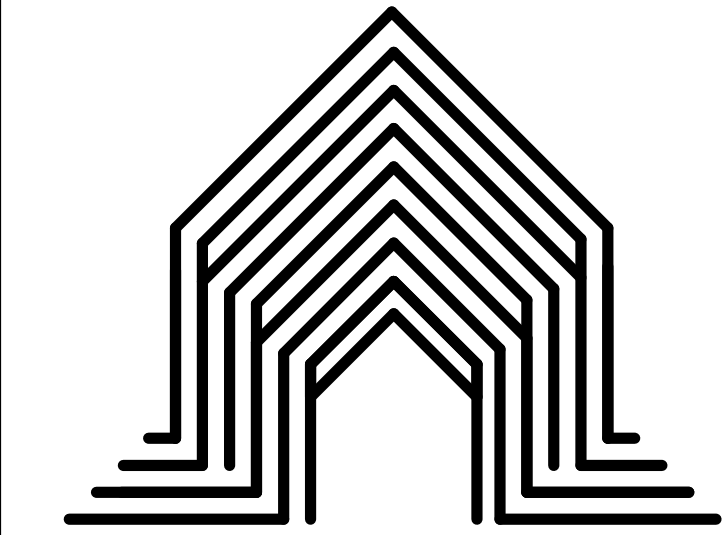
EXTERIOR IMAGE
SCALE: NTS



AERIAL IMAGE
SCALE: NTS



BLOCK PLAN
SCALE: 1=200



COLLECTIVE DESIGN

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

RESPONSIBILITIES

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

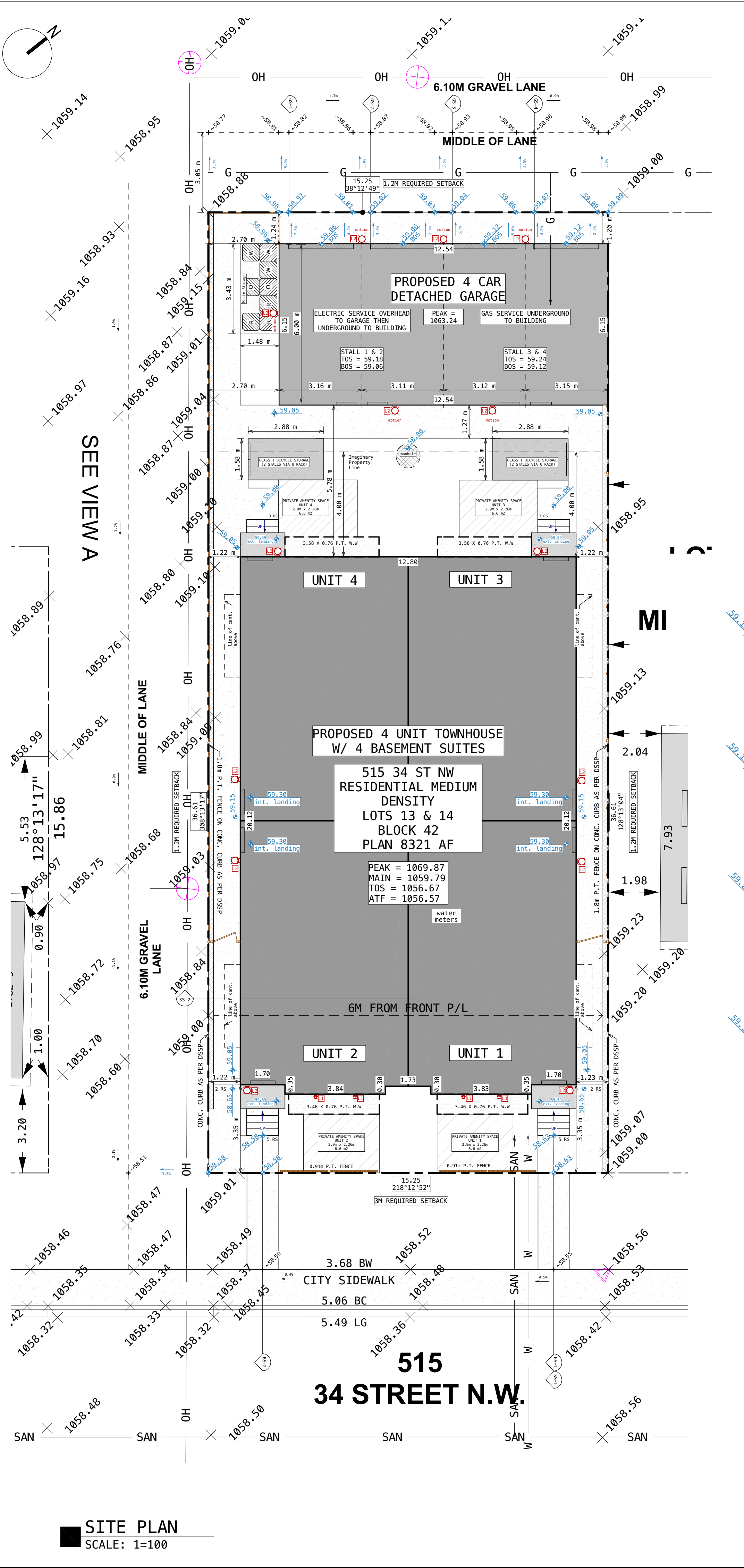
DISTRICT ZONING: M-C1
PROPOSED UNITS: 4
PROPOSED SUITES: 4

UNIT	FLOOR	AREA
1	MAIN	- 709 SF
	SECOND	- 652 SF
	THIRD	- 319 SF
	TOTAL	- 1680 SF
	SUITE (A)	- 622 SF
2	MAIN	- 719 SF
	SECOND	- 662 SF
	TOTAL	- 1381 SF
	SUITE (B)	- 622 SF
3	MAIN	- 693 SF
	SECOND	- 637 SF
	THIRD	- 309 SF
	TOTAL	- 1639 SF
	SUITE (C)	- 609 SF
4	MAIN	- 704 SF
	SECOND	- 637 SF
	TOTAL	- 1341 SF
	SUITE (D)	- 609 SF

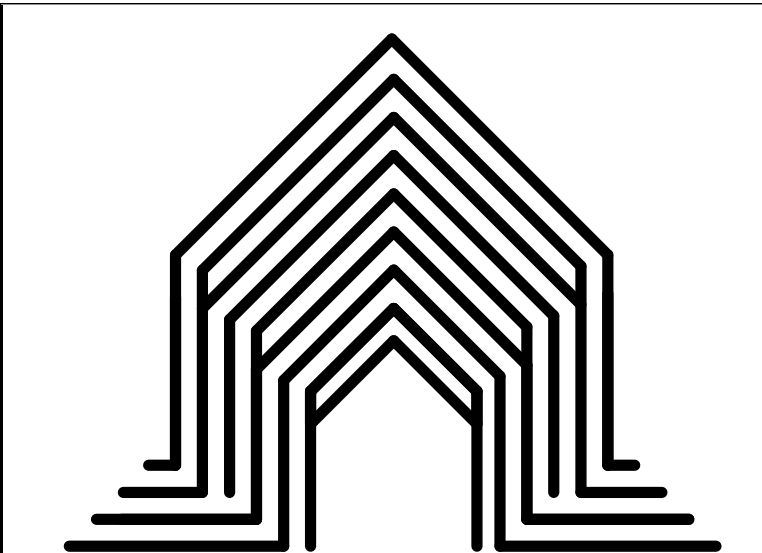
PROJECT STAGE	DATE ISSUED
-Design Draft Review	- 07.11.25
-DP Set	- 12.08.25
-	-
-	-
-	-

DESIGN: CI	A1 7
DRAWN: CI/RG	
CHECKED: CI	

COLLECTIVE DESIGN YYC INC. 2025
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SITE PLAN
SCALE: 1=100



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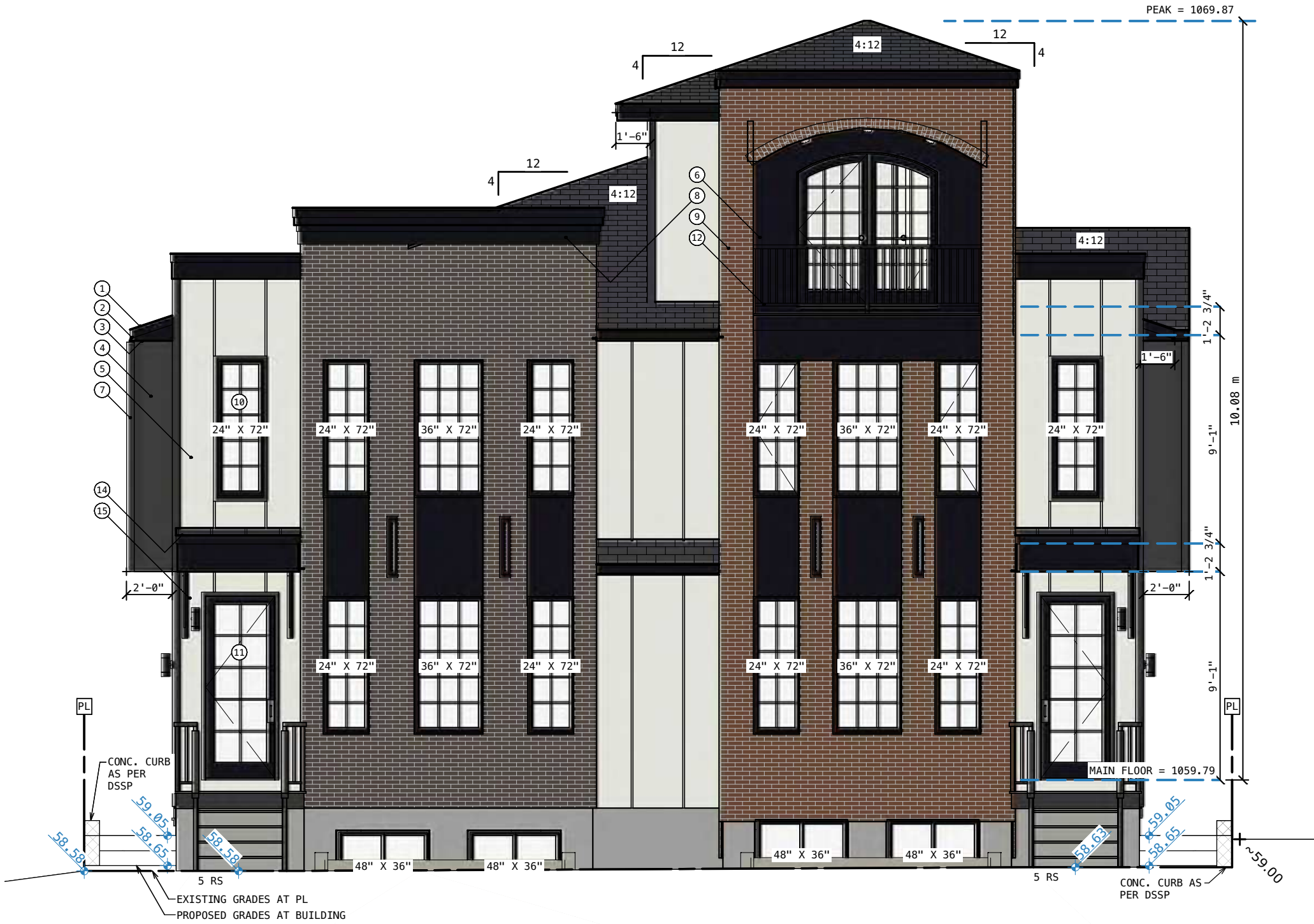
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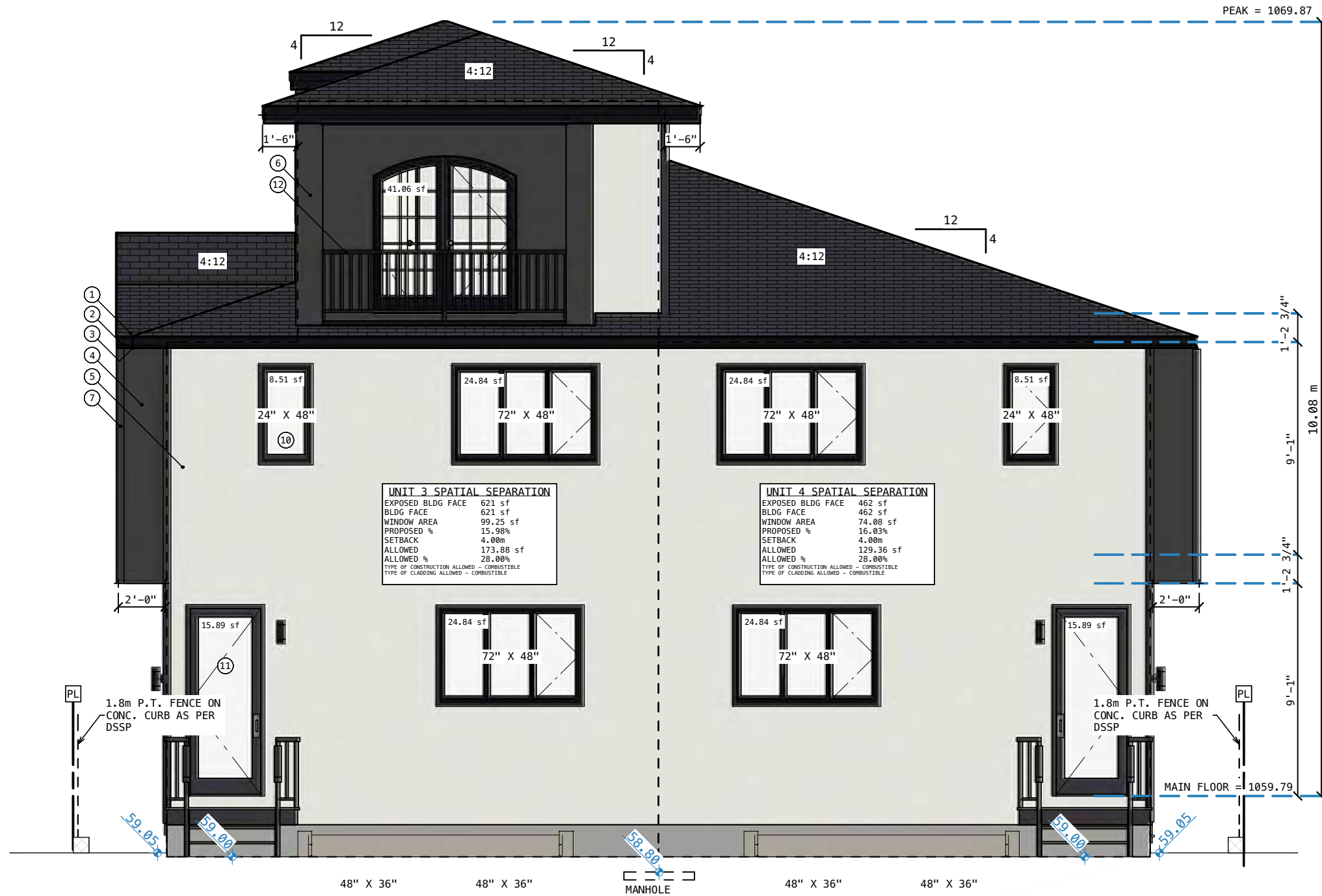
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FRONT ELEVATION (EAST)
SCALE: 3/16"=1'-0"

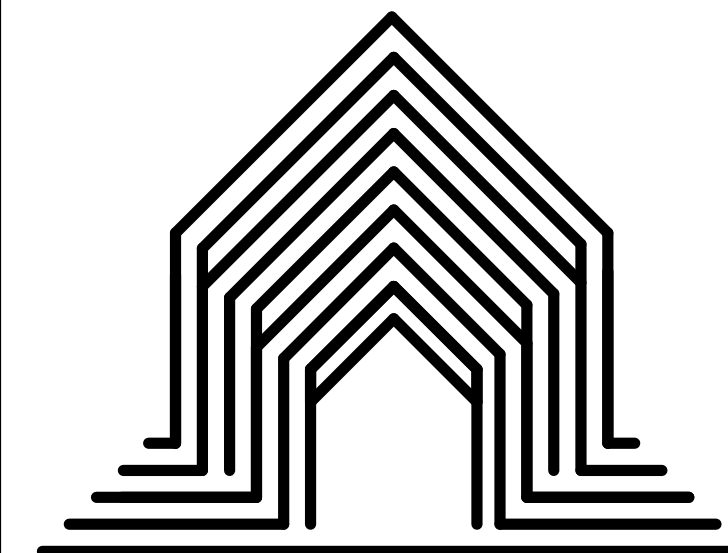


REAR ELEVATION (WEST)
SCALE: 3/16"=1'-0"



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

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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CHECKED: CI

A6

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7



SCALE: 3/16"=1'-0'



SCALE: 3/16"=1'-0"



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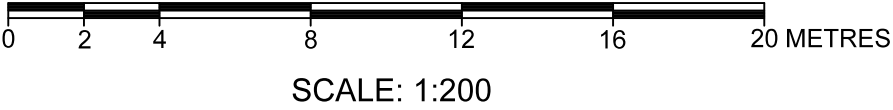
SITE PLAN

MUNICIPAL ADDRESS:
515 34 STREET N.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOTS 14 & 13
BLOCK 42
PLAN 8321 AF

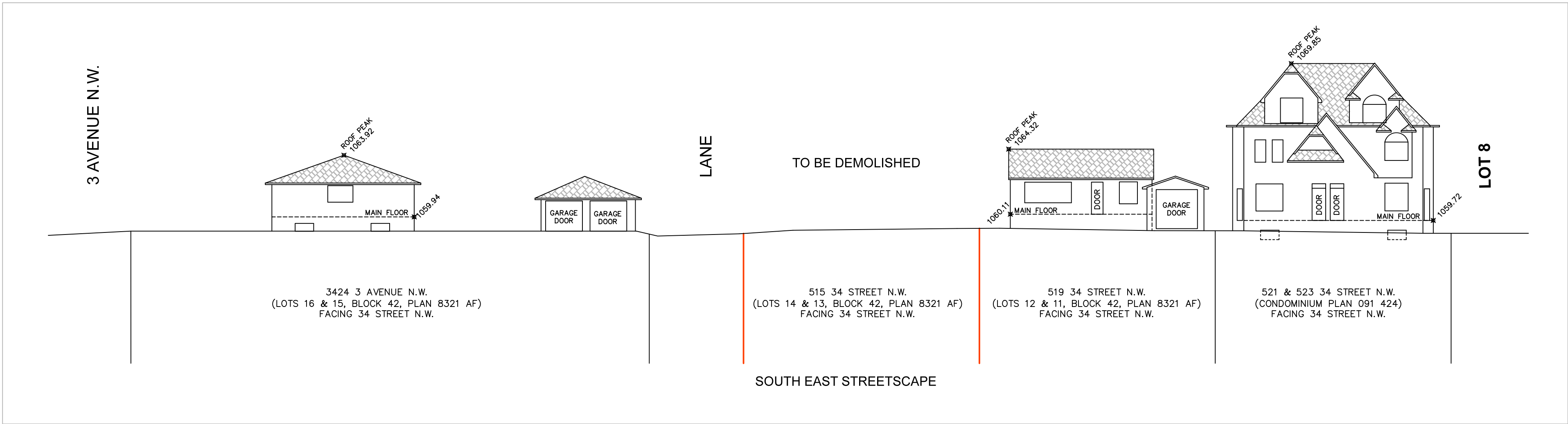
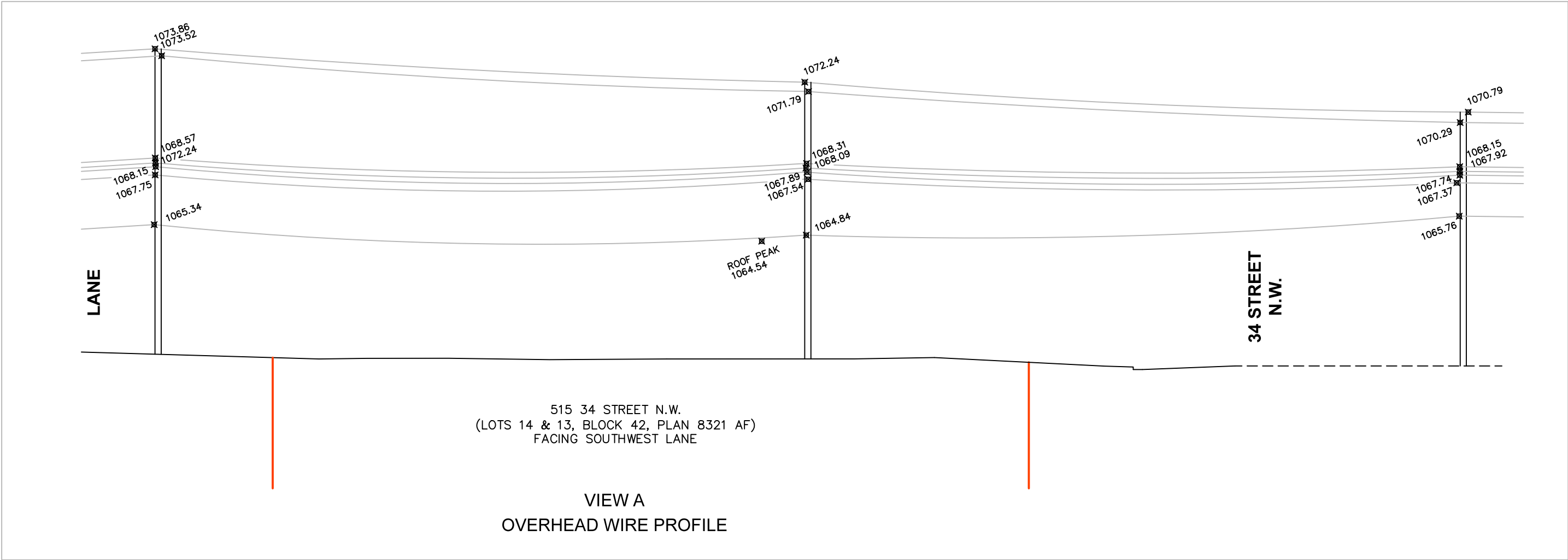
PREPARED FOR: Apex Luxury Homes

DATE OF SURVEY: October 06th, 2025



- LEGEND:
- Subject Property Line
 - Right of Way Line
 - Eave Line
 - Fence Line
 - Sanitary Line
 - Storm Line
 - Water Line
 - Gas Line
 - Overhead Wire
 - A.G.T. Line
 - Door
 - Second Floor Window
 - Main Floor Window
 - Basement Floor Window
 - Calculation points
 - Power Pole
 - Power Anchor
 - Light Pole
 - Manhole
 - Catch Basin
 - Water Valve
 - Gas Valve
 - Sign
 - Fire Hydrant
 - Tree
 - Main Building Hatch
 - Detached Garage Hatch
 - Shed Hatch
 - Concrete and Asphalt Hatch
 - Wood Hatch
 - Roof Hatch
- 2F.-Second Floor
B.C.-Back of Curb
BW.-Back of Walkway
Cont.-Cantilever
Conc.-Concrete
Elev.-Elevation
- Enc.-Encroach(es)
L.-Length of Arc
LG.-Lip of Gutter
M.F.-Main Floor
MFE.-Main Floor Elevation
R.-Radius
- R/W.-Right of Way
Ret.-Retaining
RPE.-Roof Peak Elevation
WB.-Bottom of Wall
WT.-Top of Wall

- NOTE:
- The basis of this plan is as follows:
Datum: North American Datum 1983 (original)
Projection: 3° Transverse Mercator
Reference Meridian: 114° west longitude
Combined Scale Factor: 0.999735
 - Distances are in ground and are shown in metres and decimals thereof.
 - Distances along curves are arc distances.
 - Elevations are derived from ASCM 129106.
 - Existing spot elevations are shown thus: X 100.00
 - The Certificate of Title, 971 298 706, which was Searched on the 14th day of October, 2025, and includes the following instruments:
Restrictive Covenant No. 7969 AH
 - The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 90, 93, 115 & 182 in Sec.19-Twp.24-Rge.1-W.5M.
(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)



TREE SCHEDULE:

Tree No.	Variety	Trunk (#s)	Canopy (#s)	Height (m)	Location
T1	Hedge	-	2.50	3.00	In Subject Property
T2	Deciduous	0.20	3.00	3.00	In Subject Property
T3	Deciduous	0.45	5.00	5.00	In Subject Property
T4	Deciduous	0.75	12.00	10.00	In Subject Property
T5	Deciduous	0.45	5.00	5.00	In Subject Property
T6	Hedge	-	6.00	4.00	In Subject Property
T7	Deciduous	0.55	3.00	5.50	In Subject Property
T8	Deciduous	0.25	4.00	5.00	In Subject Property
T9	Hedge	-	5.00	5.00	In Subject Property
T10	Deciduous	0.25	3.00	9.00	In Subject Property
T11	Hedge	-	5.00	5.00	In Subject Property
T12	Deciduous	0.15	2.50	5.00	In Subject Property
T13	Deciduous	0.15	2.50	5.00	In Subject Property
T14	Deciduous	0.15	2.50	5.00	In Subject Property
T15	Deciduous	0.22	3.00	5.00	In Subject Property
T16	Deciduous	0.27	5.00	5.00	In Subject Property
T17	Hedge	-	1.20	1.00	In Subject Property
T18	Hedge	-	0.70	0.60	In Subject Property
T19	Hedge	-	2.50	2.00	In Subject Property