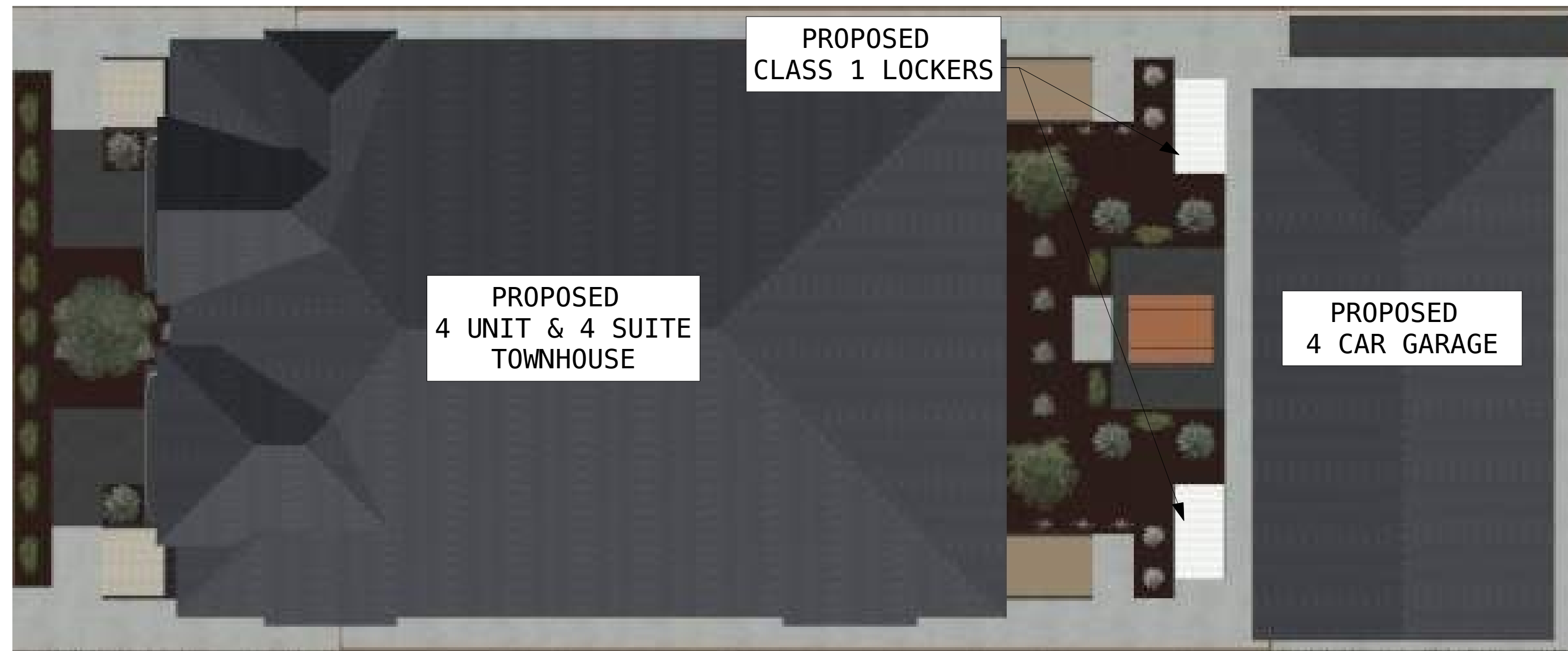


# COLLECTIVE DESIGN

## WESTGATE – TOWNHOUSE 4 UNIT & 4 SUITE R-CG DEVELOPMENT

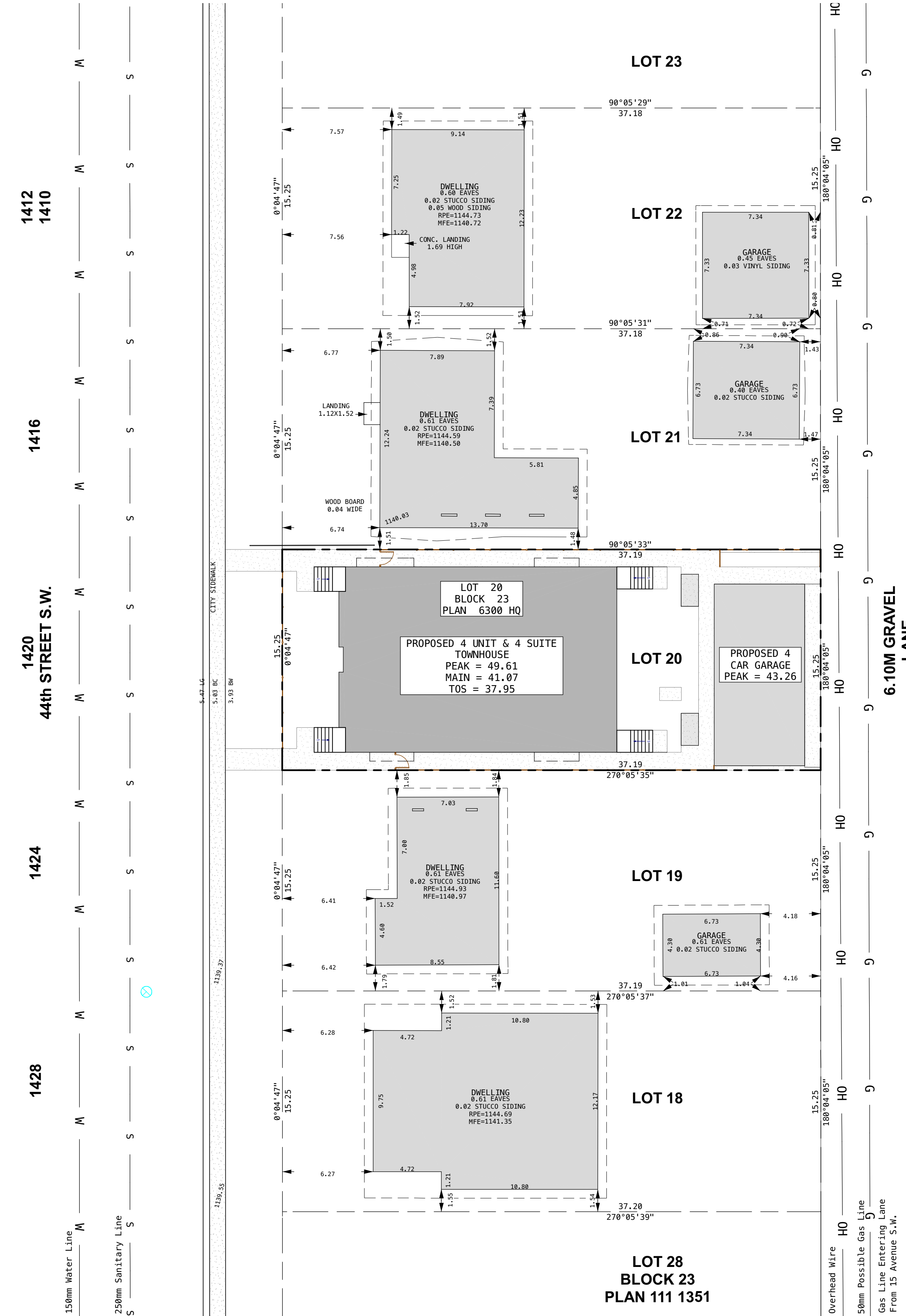
1420 44 St SW  
LOT 20, BLOCK 23,  
PLAN 3200 HQ



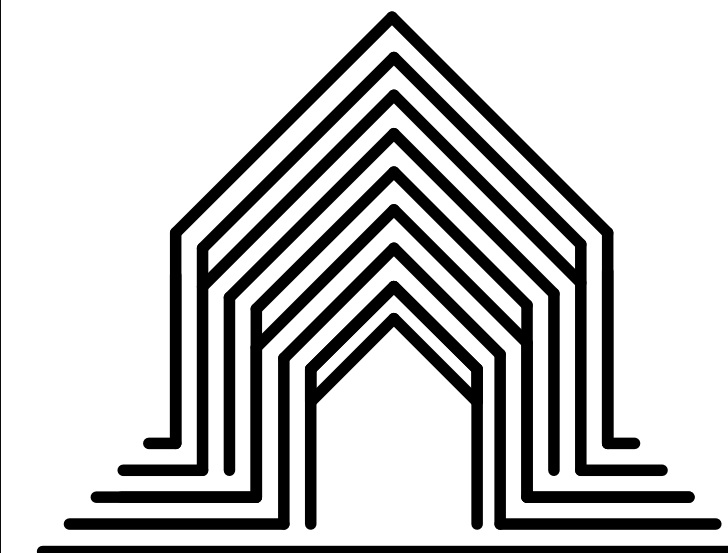
**AERIAL IMAGE**  
SCALE: NTS



**EXTERIOR IMAGE**  
SCALE: NTS



**BLOCK PLAN**  
SCALE: 1:200



### COLLECTIVE DESIGN

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

**RESPONSIBILITIES**  
**COLLECTIVE DESIGN**  
It is Collective Design's responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. We will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc, due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

**HOMEOWNER AND GENERAL CONTRACTOR**  
A review of final drawings, prior to the start of construction, is the responsibility of the home owner/ developer and General Contractor. Any discrepancies between these drawings and the provided consultant drawings are to be provided in writing to Collective Design. Any errors or omissions due to items not specified by the above parties are not the responsibility of Collective Design.

**TRADES, SUPPLIERS & CONSULTANTS**  
The plans provided by Collective Design form only PART of the construction documents. A specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases. THE SPECIFICATION OVERRIDES THESE DRAWINGS. Collective Design is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

**PROJECT NAME:**  
WESTGATE TOWNHOUSE  
**ADDRESS:**  
1420 44 ST SW  
**LEGAL ADDRESS:**  
LOT 20, BLOCK 23,  
PLAN 3200 HQ

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

UNIT	FLOOR	AREA
1	MAIN	668
	SECOND	642
	TOTAL	1310
SUITE (A2)		615
2	MAIN	668
	SECOND	642
	TOTAL	1310
SUITE (B2)		615
3	MAIN	648
	SECOND	622
	TOTAL	1270
SUITE (C2)		597
4	MAIN	648
	SECOND	622
	TOTAL	1270
SUITE (D2)		597

PROJECT STAGE	DATE ISSUED
ISSUED FOR DP	02.18.26
DTR 1	04.16.26

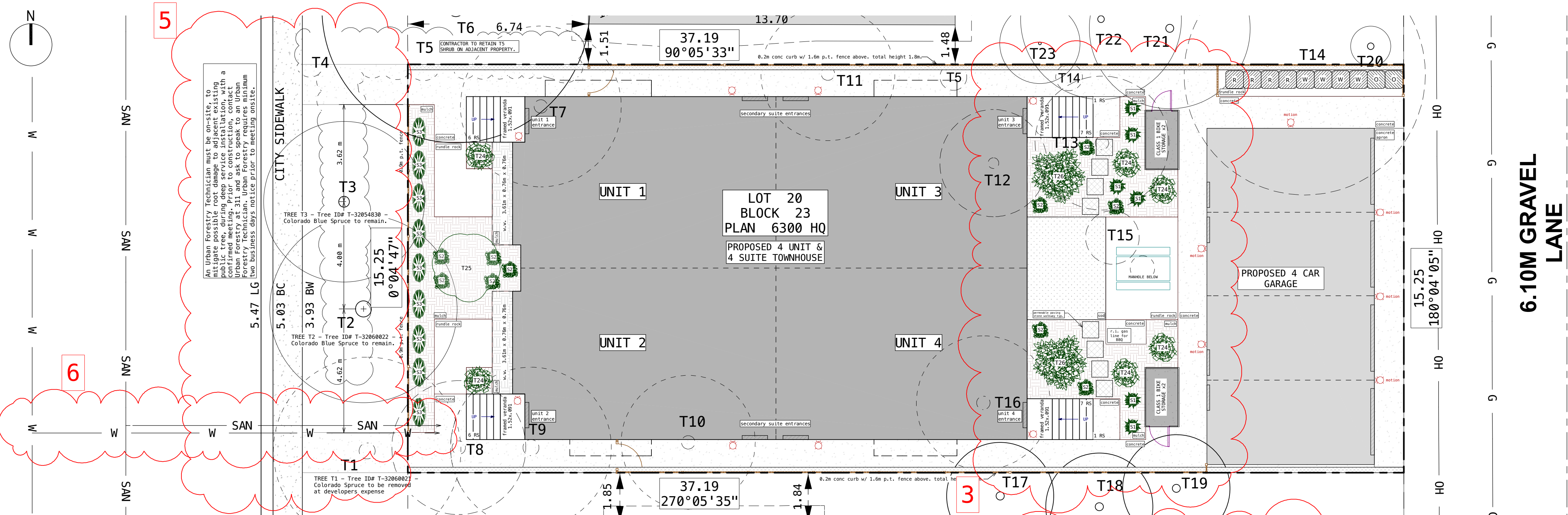


**DESIGN:** CI  
**DRAWN:** CI+RG  
**CHECKED:** CI

A1 | 6

COLLECTIVE DESIGN YYC INC. 2025  
Any use, in whole or in part, without written consent is prohibited.





### 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.  
 -All deciduous trees shown on plan shall have a 60mm calliper or greater at the time of planting  
 -All coniferous trees shown on plan shall be 2m or greater in height at the time of planting.

LOT AREA	=	566.65 m <sup>2</sup>
BUILDING & GARAGE AREA	=	322.18 m <sup>2</sup>
GARAGE APRON & GARBAGE AREA	=	20.78 m <sup>2</sup>
LANDSCAPED AREA	=	223.69 m <sup>2</sup>
HARD SURFACES:		
Concrete	=	115.02 m <sup>2</sup>
Rundle Rock	=	27.30 m <sup>2</sup>
TOTAL	=	142.32 m <sup>2</sup> (63.62%)
SOFT SURFACES:		
Mulch	=	62.11 m <sup>2</sup>
(Excluding under unit Entry Stairs (2.59%))		
Sod	=	11.24 m <sup>2</sup>
TOTAL	=	73.35 m <sup>2</sup> (33.79%)

**PLANTINGS REQUIRED**

Trees required = 1 tree per 110m<sup>2</sup> of lot area (x6)

Trees existing = 0  
 Trees proposed = 7  
 Trees total = 9 trees

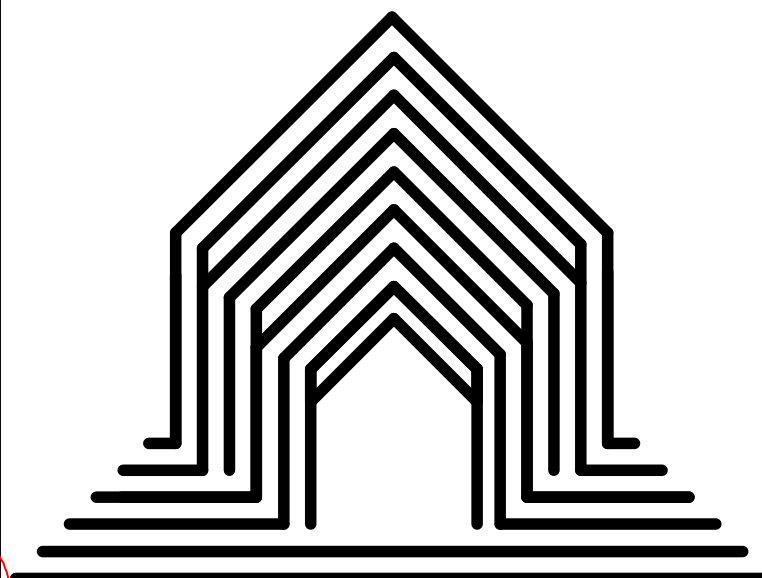
Proposed Deciduous Trees = 7 trees  
 T24 Columnar Aspen = (x6)  
 T25 Princess Kay Plum = (x1)

Proposed Coniferous Trees = 2 trees  
 T26 Skybound White Cedar = (x2)

Shrubs required = 3 shrubs per 110m<sup>2</sup> of lot area (x18)

Shrubs proposed = 25 shrubs  
 S1 Golden Potentilla = (x6)  
 S2 Abbotswood Potentilla = (x10)  
 S3 Juniper Bush = (x9)

#	DIA.	SPRD.	HGT.	TYPE	SPECIES	STATUS
T1	0.60	7.00	12.00	CONIFEROUS	T-32060021	to be removed (in city property)
T2	0.60	7.00	12.00	CONIFEROUS	T-32060022	to remain in city property
T3	0.40	6.00	12.00	CONIFEROUS	T-32054830	to remain in city property
T4	---	1.50	1.50	BUSH	X	to remain in city property
T5	---	1.50	1.50	BUSH	X	partially removed
T6	0.60	10.00	12.00	CONIFEROUS	X	to remain
T7	0.50	6.00	12.00	CONIFEROUS	X	to be removed
T8	0.50	5.00	12.00	CONIFEROUS	X	to be removed
T9	0.60	6.00	12.00	CONIFEROUS	X	to be removed
T10	0.50	5.00	12.00	CONIFEROUS	X	to be removed
T11	0.50	5.00	10.00	DECIDUOUS	X	to be removed
T12	0.40	4.00	12.00	CONIFEROUS	X	to be removed
T13	0.50	5.00	12.00	CONIFEROUS	X	to be removed
T14	0.50	9.00	5.00	DECIDUOUS	X	to be removed
T15	---	2.00	4.00	BUSH	X	to be removed
T16	0.50	2.00	12.00	CONIFEROUS	X	to be removed
T17-19	0.30	4.00	6.00	CONIFEROUS	X	to remain
T20	0.25	1.50	12.00	DECIDUOUS	X	to remain
T21	0.30	6.00	8.00	CONIFEROUS	X	to remain
T22	0.25	6.00	8.00	DECIDUOUS	X	to remain
T23	0.10	3.00	5.00	DECIDUOUS	X	to remain
T24	0.86	---	---	CONIFEROUS	COLUMNAR ASPEN	to be planted x6
T25	0.86	---	---	CONIFEROUS	PRINCESS KAY PLUM	to be planted x1
T26	---	---	2.00	DECIDUOUS	SKYBOUND WHITE CEDAR	to be planted x2
S1	---	0.60	0.60	BUSH	GOLDEN POTENTILLA	to be planted x4
S2	---	0.60	0.60	BUSH	ABBOTSFORD POTENTILLA	to be planted x13
S3	---	0.60	0.60	BUSH	JUNIPER BUSH	to be planted x3
P1	---	---	---	PLANTING	PRAIRIE GRASSES	to be planted x6



### COLLECTIVE DESIGN

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

### RESPONSIBILITIES

**COLLECTIVE DESIGN**  
 It is Collective Design's responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. We will make all revisions, additions, or corrections where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases. THE SPECIFICATION OVERRIDES THESE DRAWINGS. Collective Design is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

**HOMEOWNER AND GENERAL CONTRACTOR**  
 A review of final drawings, prior to the start of construction, is the responsibility of the home owner/developer and General Contractor. Any discrepancies between these drawings and the provided consultant drawings are to be provided in writing to Collective Design. Any errors or omissions due to items not specified by the above parties are the responsibility of Collective Design.

**TRADES, SUPPLIERS & CONSULTANTS**  
 The plans provided by Collective Design form only PART of the construction documents. A specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases. THE SPECIFICATION OVERRIDES THESE DRAWINGS. Collective Design is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

### PROJECT NAME:

**WESTGATE TOWNHOUSE**  
**ADDRESS:**  
 1420 44 ST SW  
**LEGAL ADDRESS:**  
 LOT 20, BLOCK 23,  
 PLAN 3200 HQ

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

UNIT	FLOOR	AREA
1	MAIN	668
	SECOND	642
	TOTAL	1310
SUITE (A2)		615
2	MAIN	668
	SECOND	642
	TOTAL	1310
SUITE (B2)		615
3	MAIN	648
	SECOND	622
	TOTAL	1270
SUITE (C2)		597
4	MAIN	648
	SECOND	622
	TOTAL	1270
SUITE (D2)		597

**PROJECT STAGE**      **DATE ISSUED**  
 ISSUED FOR DP      02.18.26  
 DTR 1                    04.16.26  
 -                            -  
 -                            -  
 -                            -

**DESIGN:** CI  
**DRAWN:** CI+RG  
**CHECKED:** CI

**A3** | **6**

COLLECTIVE DESIGN YYC INC. 2025  
 Any use, in whole or in part, without written consent is prohibited.



P1 - Prairie Grasses



S1 - Abbotswood Potentilla



S2 - Golden Potentilla



S3 - Juniper Bush



T24 - Columnar Aspen



T25 - Princess Kay



T26 - White Cedar



Exterior Wall Sconce



Picnic Bench

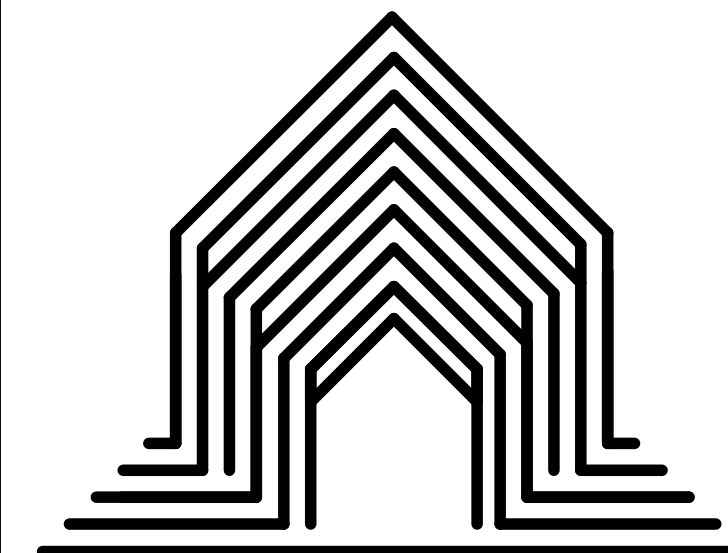
3

**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
	DROUGHT RESISTANT SOD		CITY WATER LINE
	MULCH		CITY STORM LINE
	SHRUB - TYPE 1		CITY GAS LINE
	SHRUB - TYPE 2		PROPERTY LINE
	SHRUB - TYPE 3		TREE TO REMAIN
	PLANT - TYPE 1		TREE TO BE REMOVED
	TREE - TYPE 24		
	TREE - TYPE 25		
	TREE - TYPE 26		

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA black
3	VENTED ALUMINUM SOFFIT black
4	STUCCO beige
5	STUCCO black
6	JAMES HARDIE BOARD AND BATTEN black
7	STUCCO EXPANSION JOINT
8	STONE VENEER
9	STONE CAP
10	VINYL WINDOWS
11	FIBRE GLASS DOOR
12	RAILING
13	STEEL INSULATED GARAGE DOOR
14	METAL BRACKETS
15	STANDING SEAM ROOF



## COLLECTIVE DESIGN

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

**RESPONSIBILITIES**  
**COLLECTIVE DESIGN**  
 It is Collective Design's responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. We will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc, due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

**HOMEOWNER AND GENERAL CONTRACTOR**  
 A review of final drawings, prior to the start of construction, is the responsibility of the home owner/developer and General Contractor. Any discrepancies between these drawings and the provided consultant drawings are to be provided in writing to Collective Design. Any errors or omissions due to items not specified by the above parties are the responsibility of Collective Design.

**TRADES, SUPPLIERS & CONSULTANTS**  
 The plans provided by Collective Design form only PART of the construction documents. A specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases.  
 THE SPECIFICATION OVERRIDES THESE DRAWINGS. Collective Design is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

**PROJECT NAME:**  
 WESTGATE TOWNHOUSE  
**ADDRESS:**  
 1420 44 ST SW  
**LEGAL ADDRESS:**  
 LOT 20, BLOCK 23,  
 PLAN 3200 HQ

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

UNIT	FLOOR	AREA
1	MAIN	668
	SECOND	642
	TOTAL	1310
SUITE (A2)		615
2	MAIN	668
	SECOND	642
	TOTAL	1310
SUITE (B2)		615
3	MAIN	648
	SECOND	622
	TOTAL	1270
SUITE (C2)		597
4	MAIN	648
	SECOND	622
	TOTAL	1270
SUITE (D2)		597

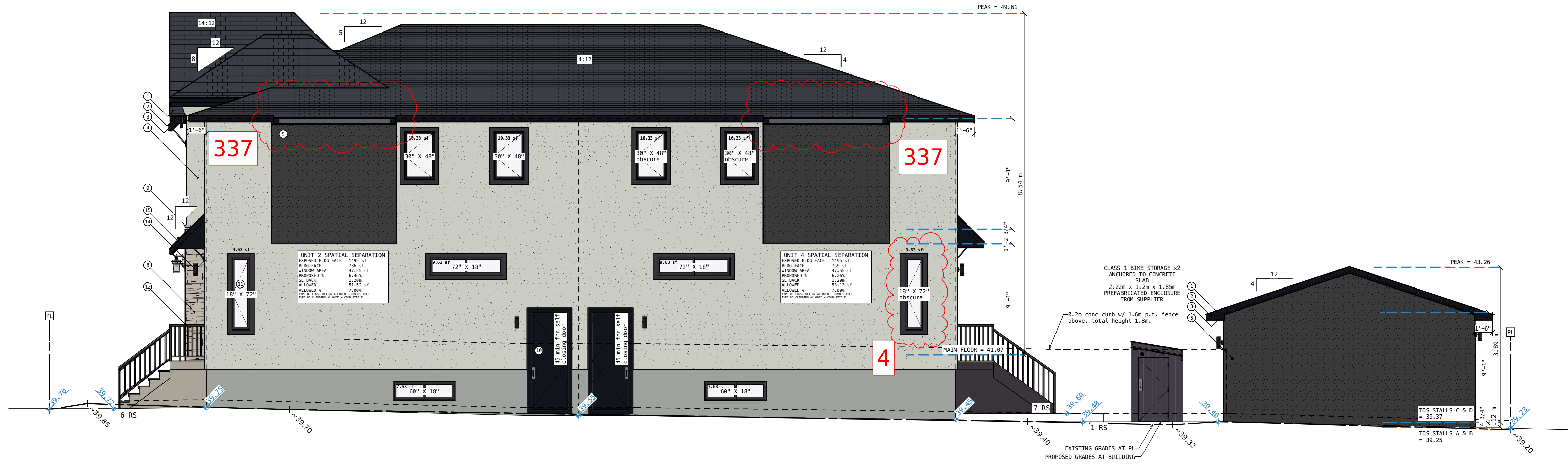
PROJECT STAGE	DATE ISSUED
ISSUED FOR DP	02.18.26
DTR 1	04.16.26
-	-
-	-
-	-



**DESIGN:** CI  
**DRAWN:** CI+RG  
**CHECKED:** CI

A5 | 6

COLLECTIVE DESIGN YYC INC. 2025  
 Any use, in whole or in part, without written consent is prohibited.



**SOUTH ELEVATION**  
 SCALE: 3/16"=1'-0"

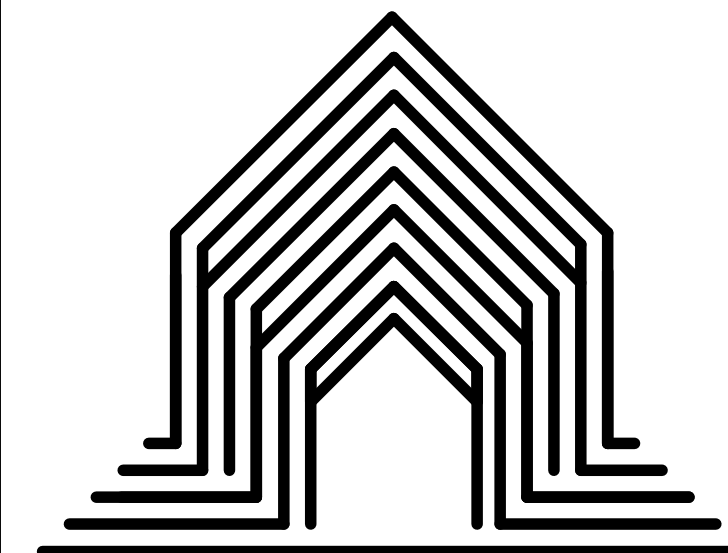


**WEST ELEVATION**  
 SCALE: 3/16"=1'-0"



**EAST ELEVATION**  
 SCALE: 3/16"=1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA black
3	VENTED ALUMINUM SOFFIT black
4	STUCCO beige
5	STUCCO black
6	JAMES HARDIE BOARD AND BATTEN black
7	STUCCO EXPANSION JOINT
8	STONE VENEER
9	STONE CAP
10	VINYL WINDOWS
11	FIBRE GLASS DOOR
12	RAILING
13	STEEL INSULATED GARAGE DOOR
14	METAL BRACKETS
15	STANDING SEAM ROOF



## COLLECTIVE DESIGN

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

**RESPONSIBILITIES**  
**COLLECTIVE DESIGN**  
 It is Collective Design's responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. We will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc, due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

**HOMEOWNER AND GENERAL CONTRACTOR**  
 A review of final drawings, prior to the start of construction, is the responsibility of the home owner/ developer and General Contractor. Any discrepancies between these drawings and the provided consultant drawings are to be provided in writing to Collective Design. Any errors or omissions due to items not specified by the above parties are not the responsibility of Collective Design.

**TRADES, SUPPLIERS & CONSULTANTS**  
 The plans provided by Collective Design form only PART of the construction documents. A specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases.  
 THE SPECIFICATION OVERRIDES THESE DRAWINGS. Collective Design is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

**PROJECT NAME:**  
 WESTGATE TOWNHOUSE  
**ADDRESS:**  
 1420 44 ST SW  
**LEGAL ADDRESS:**  
 LOT 20, BLOCK 23,  
 PLAN 3200 HQ

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

UNIT	FLOOR	AREA
1	MAIN	668
	SECOND	642
	TOTAL	1310
SUITE (A2)		615
2	MAIN	668
	SECOND	642
	TOTAL	1310
SUITE (B2)		615
3	MAIN	648
	SECOND	622
	TOTAL	1270
SUITE (C2)		597
4	MAIN	648
	SECOND	622
	TOTAL	1270
SUITE (D2)		597

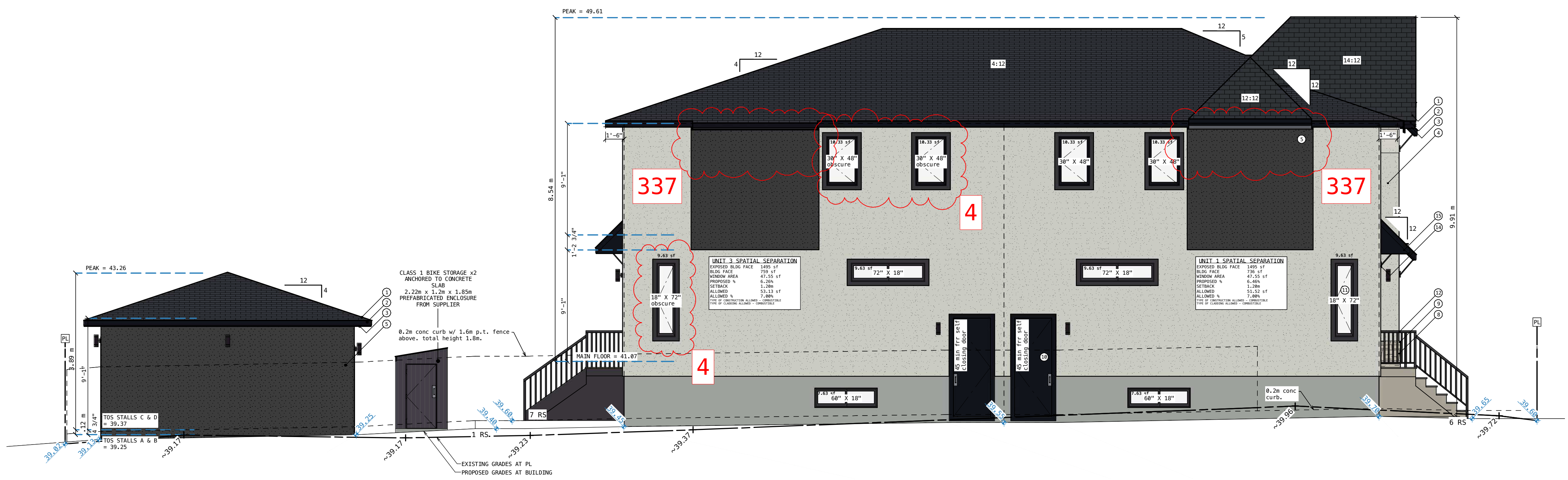
PROJECT STAGE	DATE ISSUED
ISSUED FOR DP	02.18.26
DTR 1	04.16.26
-	-
-	-
-	-



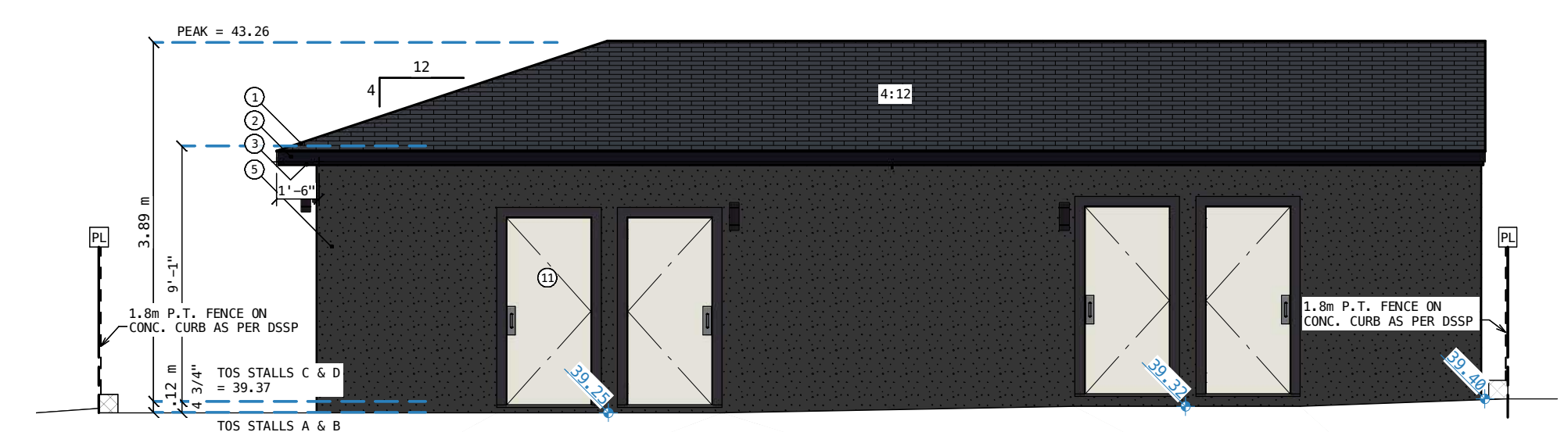
**DESIGN:** CI  
**DRAWN:** CI+RG  
**CHECKED:** CI

A6 | 6

COLLECTIVE DESIGN YYC INC. 2025  
 Any use, in whole or in part, without written consent is prohibited.



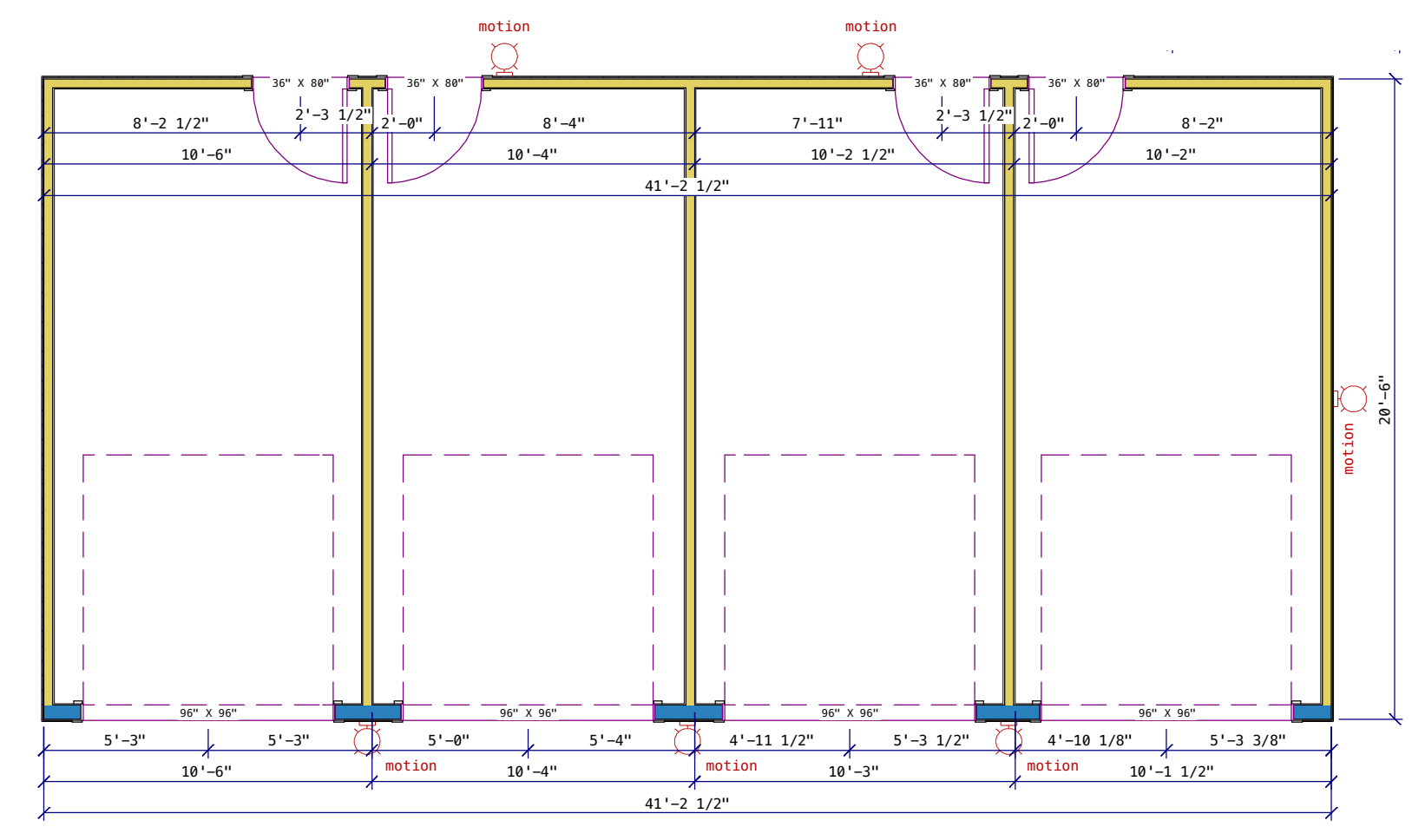
**NORTH ELEVATION**  
 SCALE: 3/16"=1'-0"



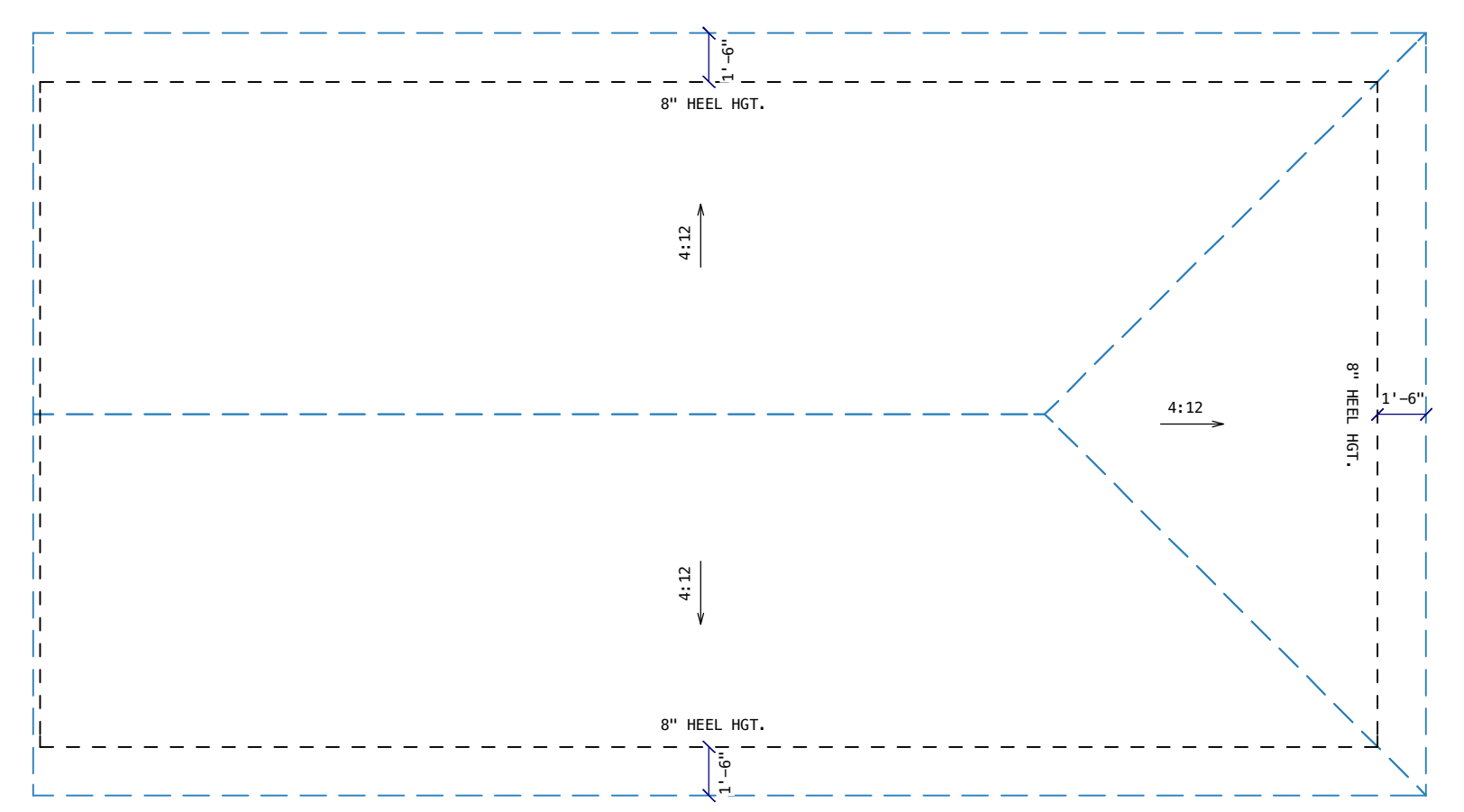
**WEST ELEVATION - GARAGE**  
 SCALE: 3/16"=1'-0"



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



**GARAGE FLOOR PLAN**  
 SCALE: 3/16"=1'-0"



**GARAGE FLOOR PLAN**  
 SCALE: 3/16"=1'-0"