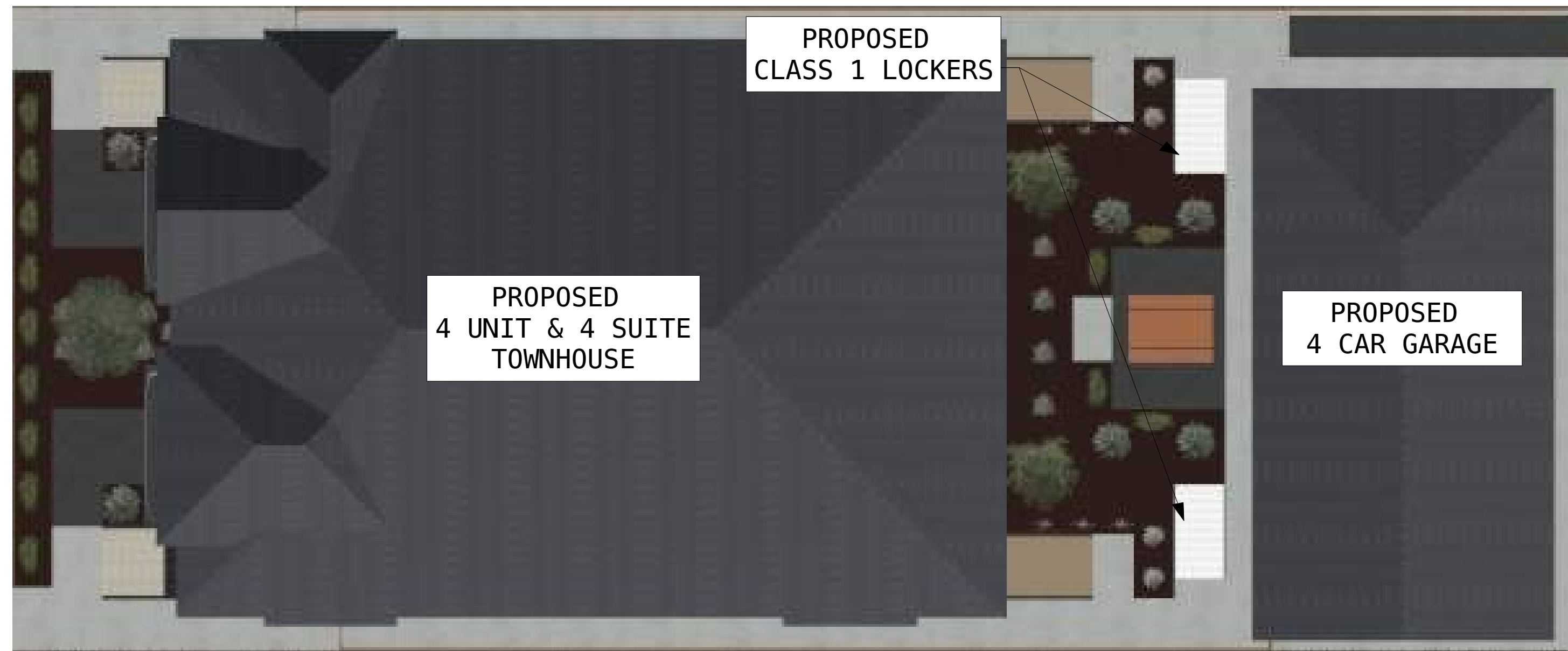


# COLLECTIVE DESIGN

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

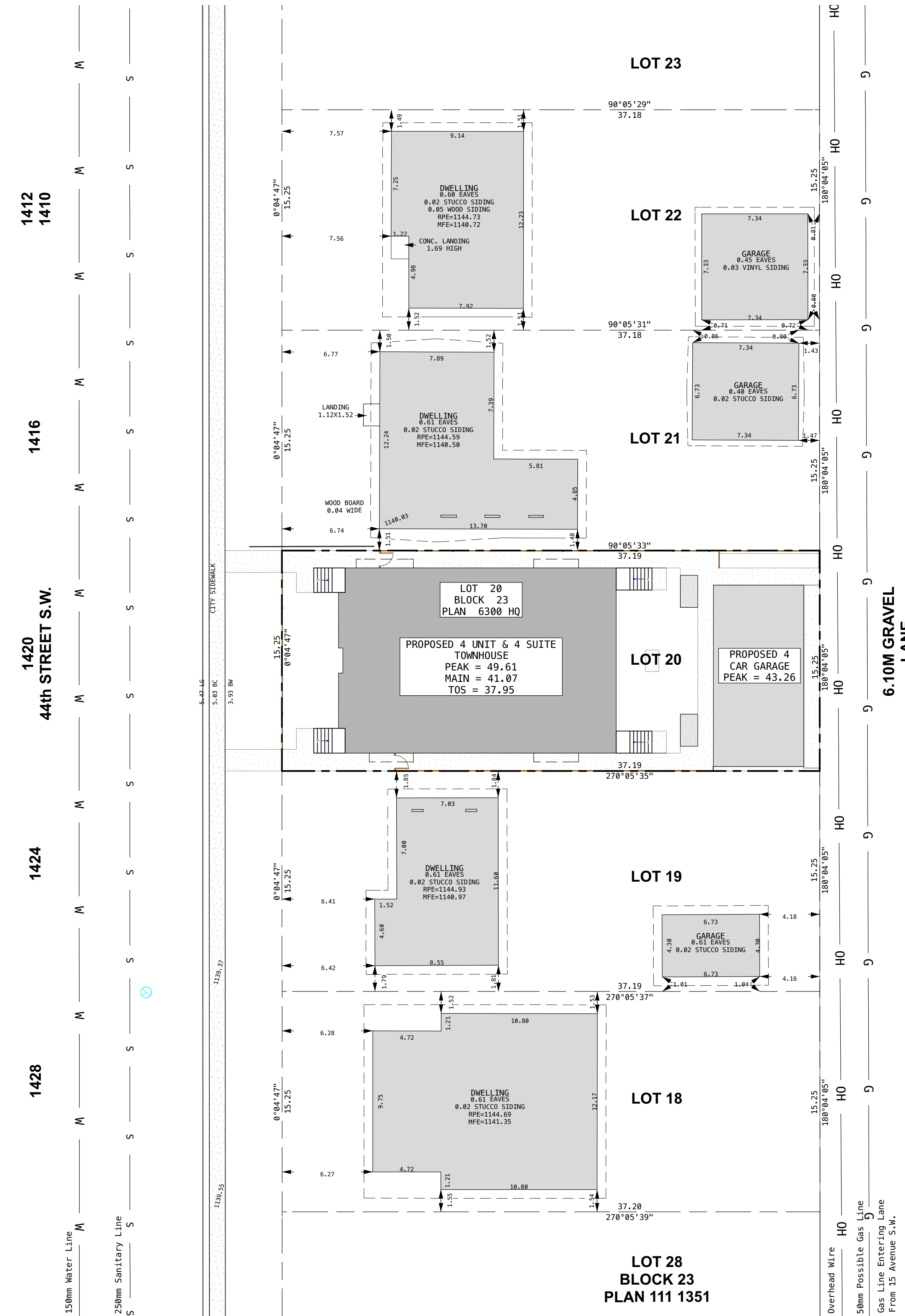
1420 44 St SW  
LOT 20, BLOCK 23,  
PLAN 3200 HQ



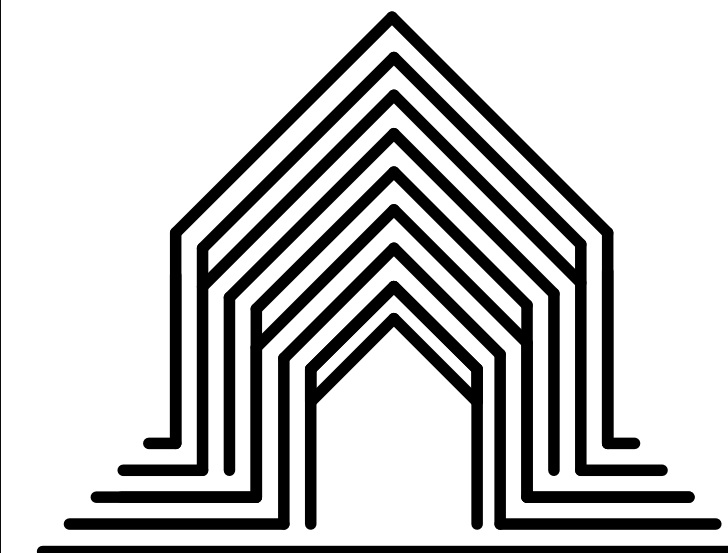
AERIAL IMAGE  
SCALE: NTS



EXTERIOR IMAGE  
SCALE: NTS



BLOCK PLAN  
SCALE: 1:200



### COLLECTIVE DESIGN

CONTACT INFO  
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EMAIL: clay@collectivedesign.ca

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

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

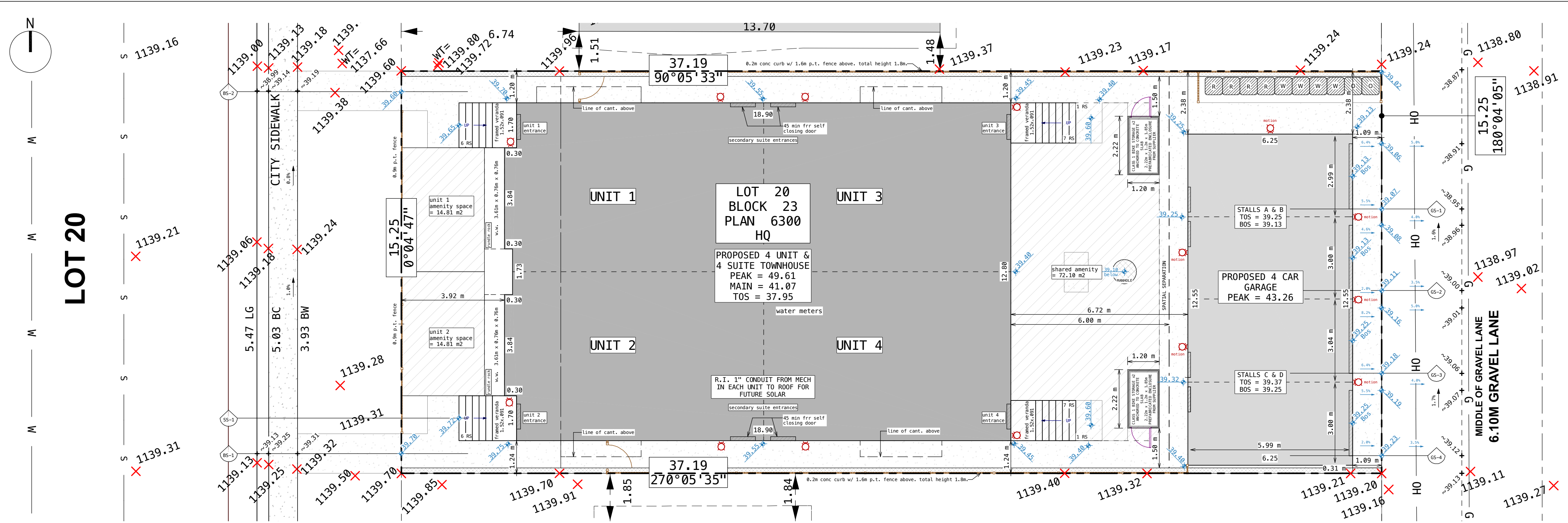
UNIT	FLOOR	AREA
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	SECOND	642
	TOTAL	1310
SUITE (A2)		615
2	MAIN	668
	SECOND	642
	TOTAL	1310
SUITE (B2)		615
3	MAIN	648
	SECOND	622
	TOTAL	1270
SUITE (C2)		597
4	MAIN	648
	SECOND	622
	TOTAL	1270
SUITE (D2)		597

PROJECT STAGE	DATE ISSUED
ISSUED FOR DP	02.18.26
-	-
-	-
-	-

DESIGN: CI  
DRAWN: CI+RG  
CHECKED: CI

A1 | 6

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**SITE PLAN**  
SCALE: 1=100

**SITE STATISTICS**

**BUILDING HEIGHT**  
Maximum building height = 11.00m  
Peak geodetic = 49.61m  
Proposed height = 9.91m

**RESIDENTIAL DENSITY**  
Lot area = ~ 0.0566651 ha  
Units = 4  
Density = 70.59 upha

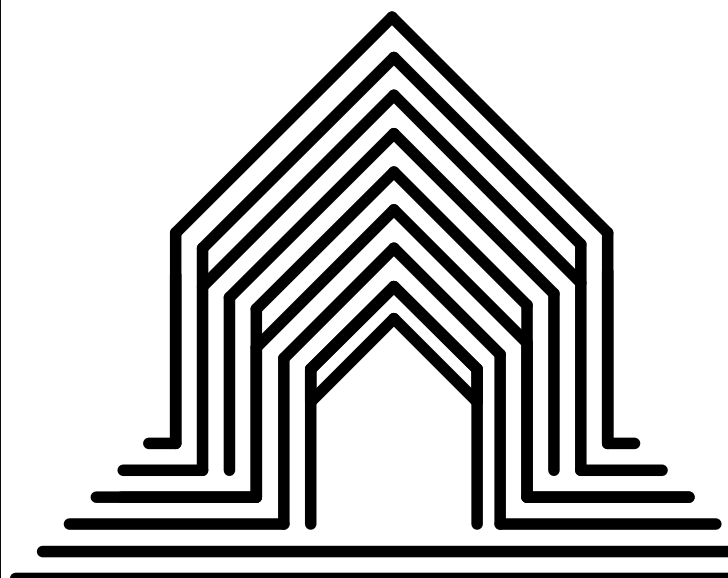
**PARCEL COVERAGE**  
Lot area = 566.65 m2  
Building Footprint = 243.74 m2  
Detached Garage = 78.44 m2  
Total coverage area = 322.18 m2 = 56.86%

**AREA OF AMENITY SPACE**  
SHARED AMENITY SPACE = 72.10 m2  
UNIT 1 PRIVATE AMENITY = 14.81 m2  
UNIT 2 PRIVATE AMENITY = 14.81 m2

**TOTAL GROSS FLOOR AREA**  
Unit 1 = 1310 sf  
Unit 2 = 1310 sf  
Unit 3 = 1270 sf  
Unit 4 = 1270 sf  
Total = 5160 sf (479.38 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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DESIGN: CI  
DRAWN: CI+RG  
CHECKED: CI

A2 | 6

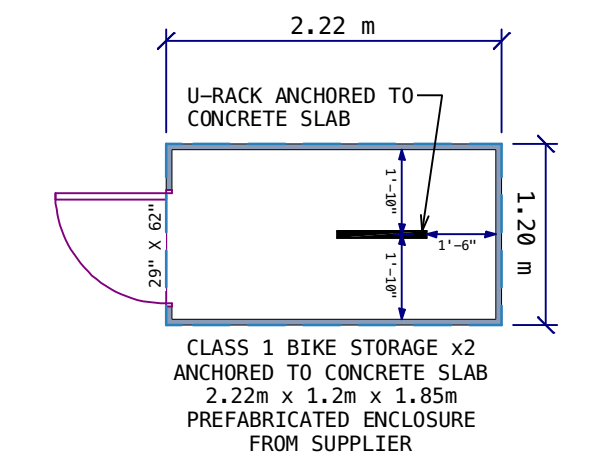
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**LEGEND**

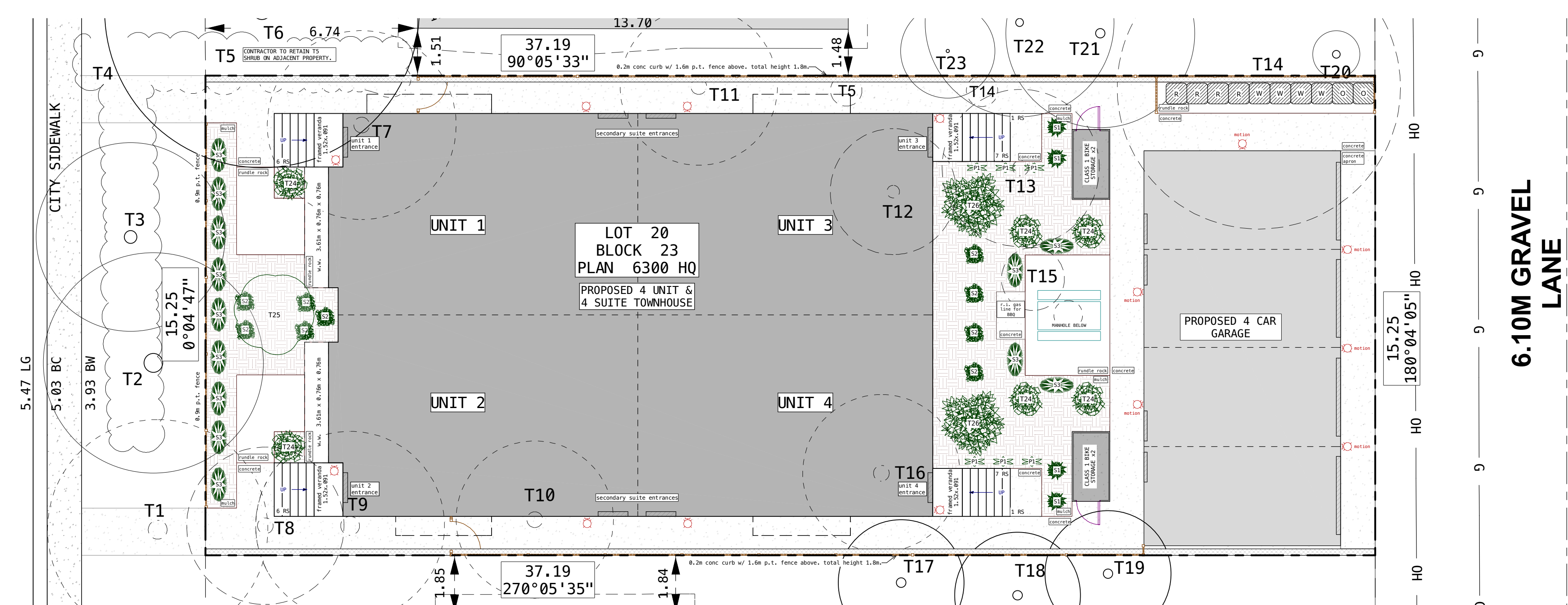
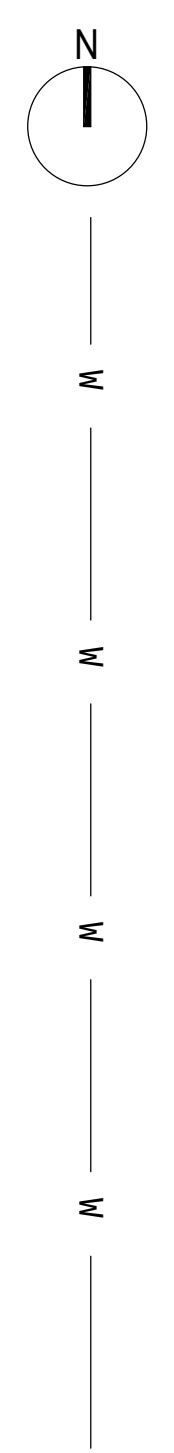
	PROPOSED STRUCTURE		= SITE SECTION
	PROPOSED GARAGE		= PROPOSED GRADE
	PROPOSED DECK / VERANDA		= EXISTING GRADE
	NEIGHBOURING STRUCTURE		= EXTRAPOLATED GRADE
	PROPOSED AMENITY SPACE		= PROPOSED SLOPE
	PROPOSED RETAINING WALL		COMPOST, WASTE & RECYCLING BINS
	CONCRETE		OVERHEAD ELECTRICAL LINE
	RUNDLE ROCK		CITY SANITATION LINE
	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		



PRODUCT IMAGE



**CLASS 1 BICYCLE LOCKER PLANS**  
SCALE: 1=50



**LANDSCAPE PLAN**  
SCALE: 1=100

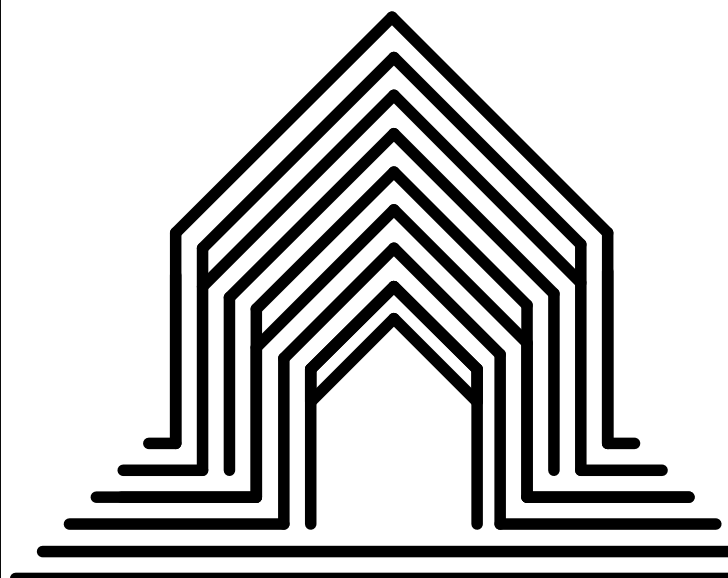
**LANDSCAPE STATISTICS**

**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>
<b>HARD SURFACES:</b>		
Concrete	=	129.91 m <sup>2</sup>
Rundle Rock	=	26.26 m <sup>2</sup>
<b>TOTAL</b>	<b>=</b>	<b>156.17 m<sup>2</sup> (69.82%)</b>
<b>SOFT SURFACES:</b>		
Mulch	=	67.52 m <sup>2</sup>
(Excluding under unit Entry Stairs)		
<b>TOTAL</b>	<b>=</b>	<b>67.52 m<sup>2</sup> (30.18%)</b>

<b>PLANTINGS REQUIRED</b>		
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	=	30 shrubs
S1 Golden Potentilla	=	(x4)
S2 Abbotswood Potentilla	=	(x13)
S3 Juniper Bush	=	(x13)
Plants Proposed	=	6 plants
P1 Prairie Grasses	=	(x6)

#	DIA.	SPRD.	HGT.	TYPE	SPECIES	STATUS
T1	0.60	7.00	12.00	CONIFEROUS	X	to be removed (in city property)
T2	0.60	7.00	12.00	CONIFEROUS	X	to remain in city property
T3	0.40	6.00	12.00	CONIFEROUS	X	to remain in city property
T4	1.50	1.50	1.50	BUSH	X	to remain in city property
T5	1.50	1.50	1.50	BUSH	X	to be 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	0.50	2.00	4.00	BUSH	X	to be removed
T16	0.50	5.00	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 x13
P1	---	---	---	planting	PRAIRIE GRASSES	to be planted x6



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**PROJECT STAGE**      **DATE ISSUED**  
 ISSUED FOR DP      02.18.26  
 -      -  
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DESIGN: CI  
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 CHECKED: CI

A3 | 6

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P1 - Prairie Grasses



S1 - Abbotswood Potentilla



S2 - Golden Potentilla



S3 - Juniper Bush



T24 - Columnar Aspen



T25 - Princess Kay



T26 - White Cedar



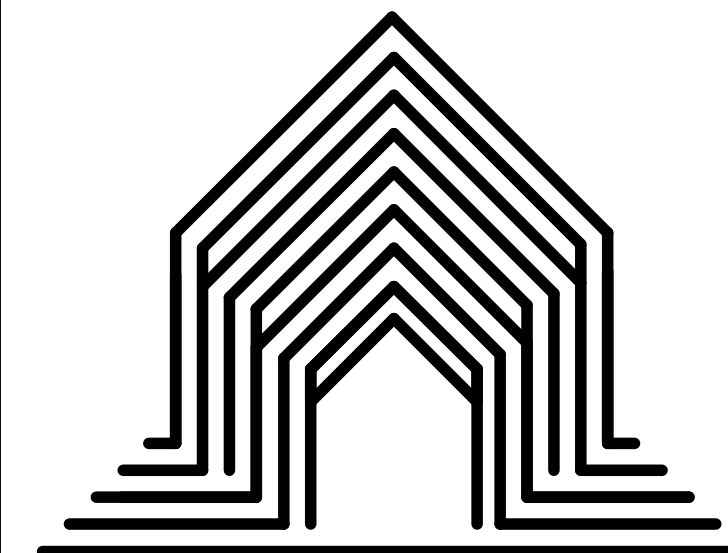
Exterior Wall Sconce



Picnic Bench

LEGEND	
	PROPOSED STRUCTURE
	PROPOSED GARAGE
	PROPOSED DECK / VERANDA
	NEIGHBOURING STRUCTURE
	PROPOSED AMENITY SPACE
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	RUNDLE ROCK
	DROUGHT RESISTANT SOD
	MULCH
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	SHRUB - TYPE 2
	SHRUB - TYPE 3
	PLANT - TYPE 1
	TREE - TYPE 24
	TREE - TYPE 25
	TREE - TYPE 26
	AL = SITE SECTION
	W-1.5L = PROPOSED GRADE
	X-100.0-0.0 = EXISTING GRADE
	X-0.0-0.0 = EXTRAPOLATED GRADE
	4.0% = PROPOSED SLOPE
	COMPOST, WASTE & RECYCLING BINS
	---ELEC--- OVERHEAD ELECTRICAL LINE
	---SANI--- CITY SANITATION LINE
	---W--- CITY WATER LINE
	---ST--- CITY STORM LINE
	---G--- CITY GAS LINE
	--- --- PROPERTY LINE
	○ TREE TO REMAIN
	○ TREE TO BE REMOVED

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



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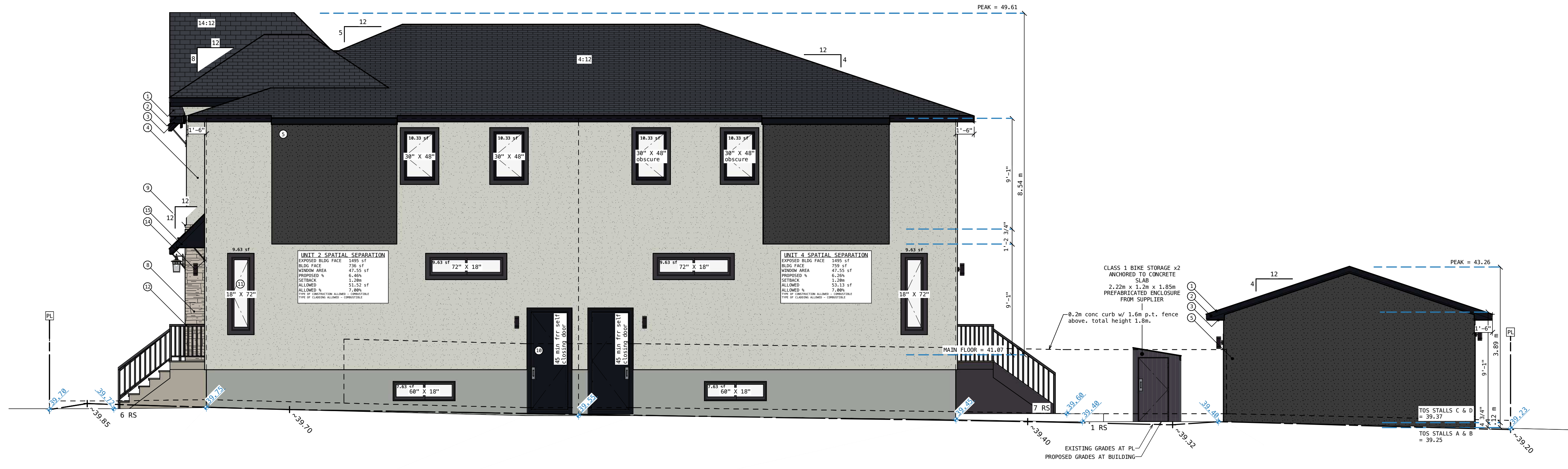
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**A5 | 6**

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

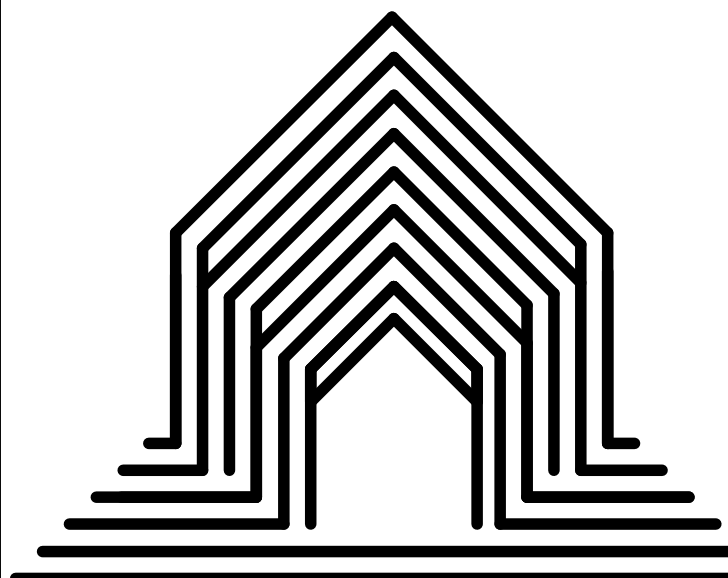


**WEST ELEVATION**  
 SCALE: 3/16"=1'-0"



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

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
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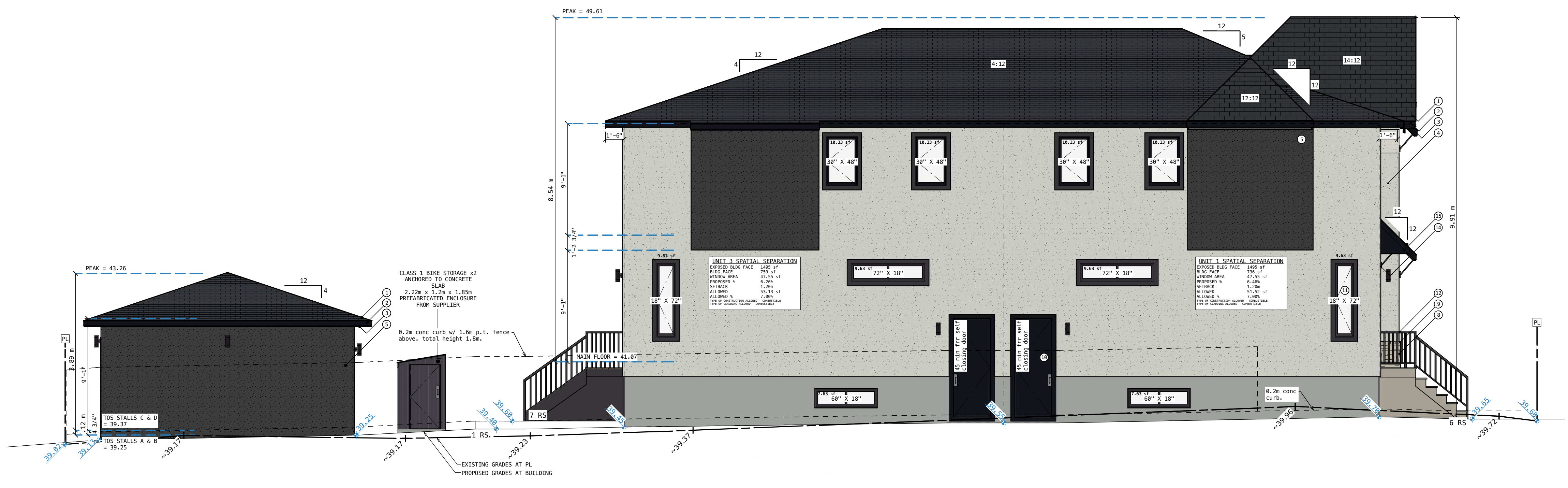
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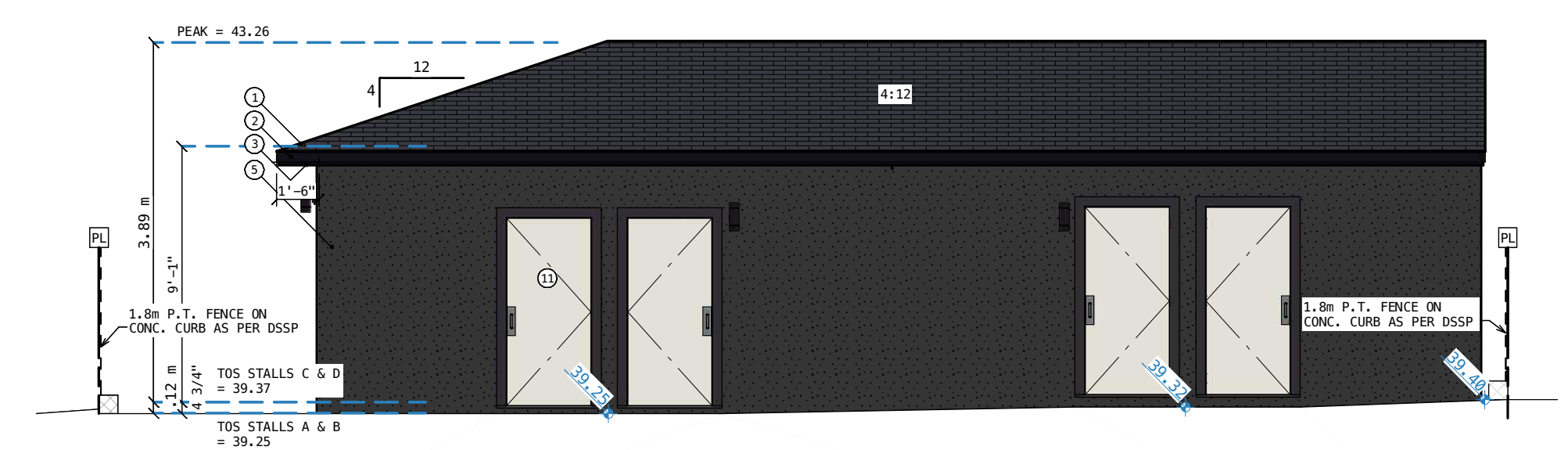
DESIGN: CI  
 DRAWN: CI+RG  
 CHECKED: CI

**A6 | 6**

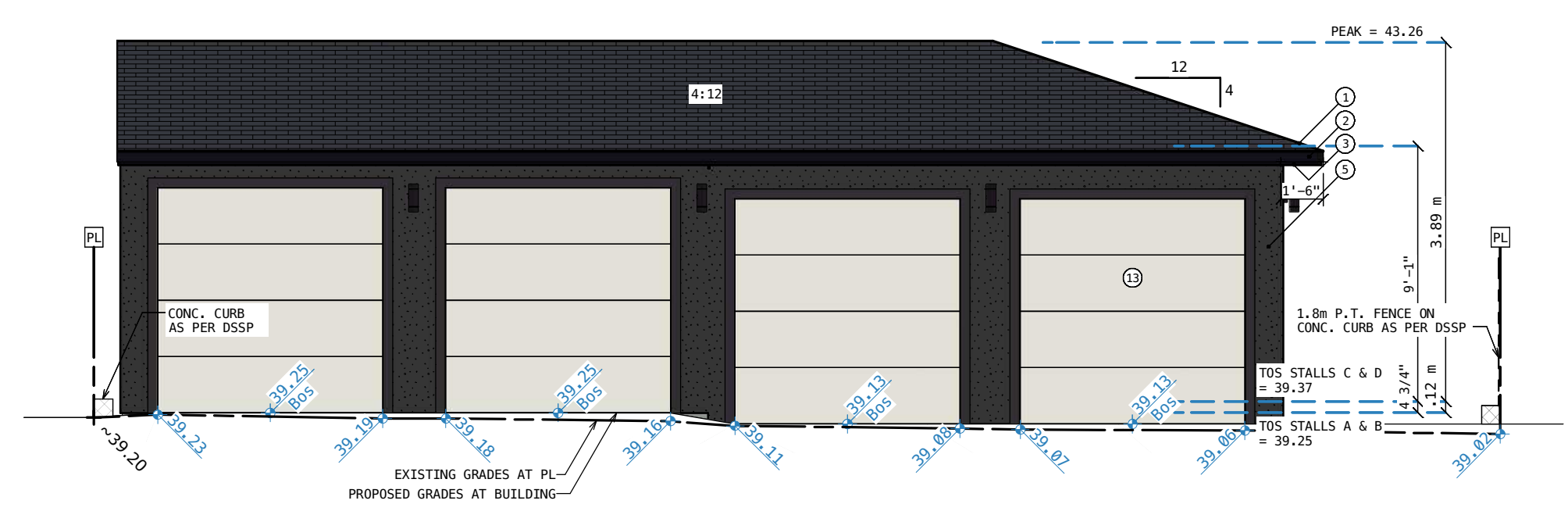
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**NORTH ELEVATION**  
 SCALE: 3/16"=1'-0"



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



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

