

COLLECTIVE DESIGN

ROSSCARROCK – TOWNHOUSE
4 UNIT & 4 SUITE
R-CG

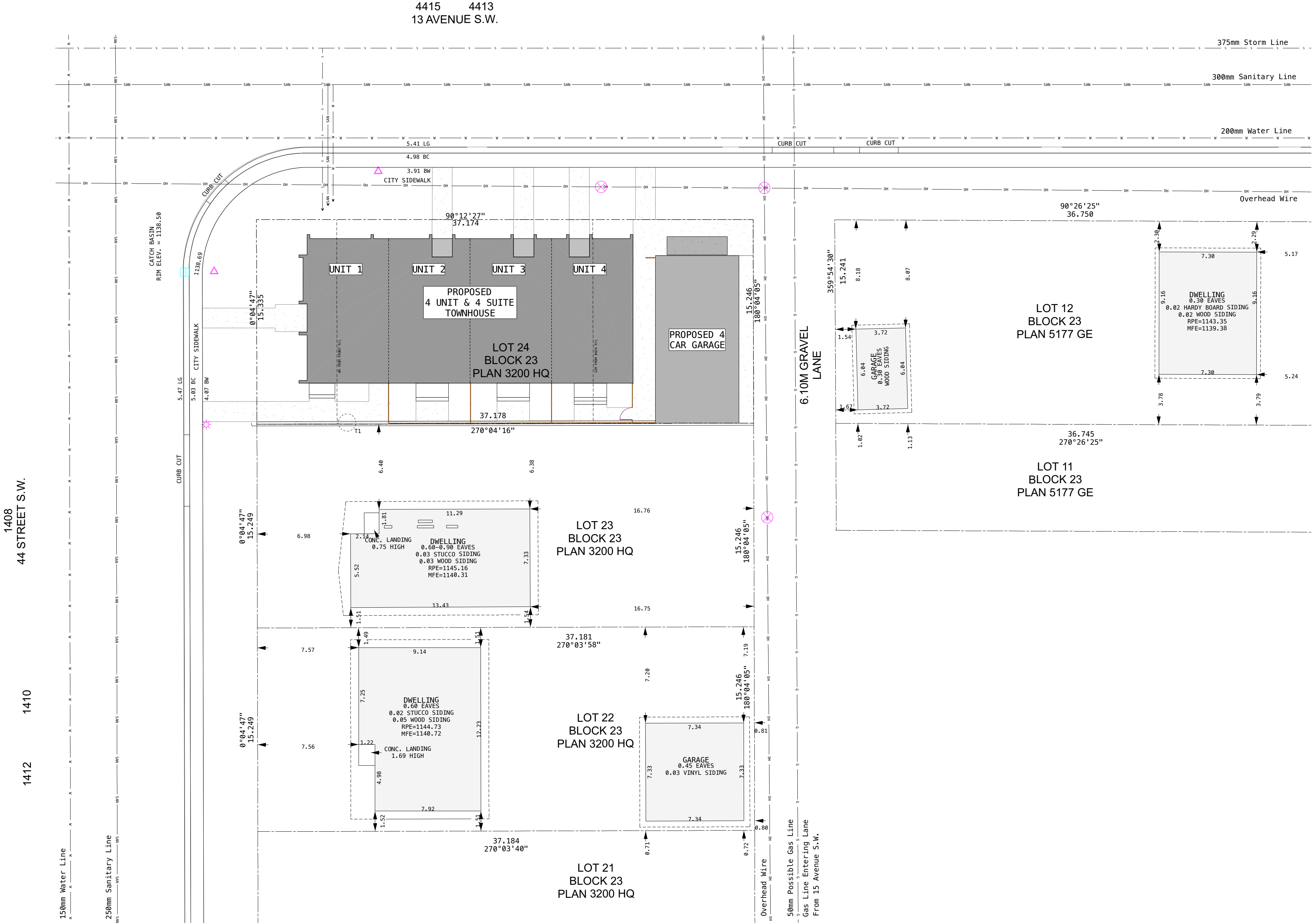
4413 13 Ave SW
LOT 24, BLOCK 23,
PLAN 3200 HQ

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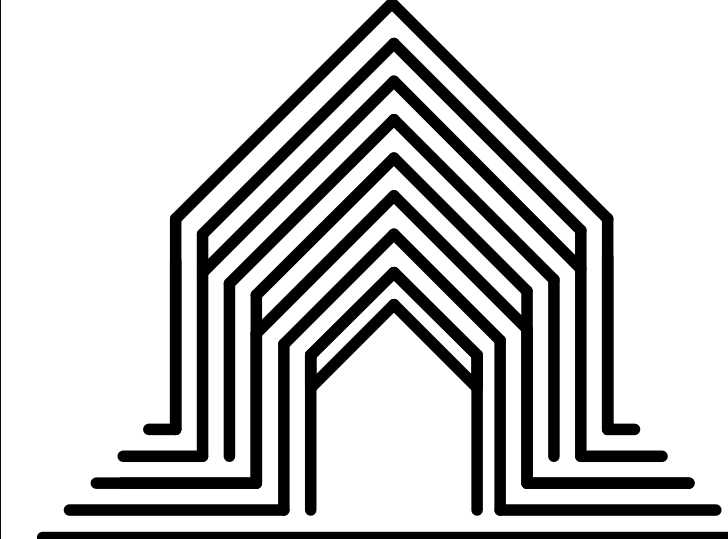
- A1 – COVER PAGE & BLOCK PLAN
- A2 – SITE & LANDSCAPE PLAN
- A3 – BASEMENT DEV. & FOUNDATION PLAN
- A4 – MAIN & UPPER FLOOR PLAN
- A5 – ELECTRICAL PLANS
- A6 – ELEVATIONS
- A7 – GARAGE PAGE



EXTERIOR IMAGES
SCALE: NTS



BLOCK PLAN
SCALE: 1:200



COLLECTIVE DESIGN

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

RESPONSIBILITIES

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ROSSCARROCK TOWNHOUSE

ADDRESS:
4413 13 Ave SW

LEGAL ADDRESS:
LOT 24, BLOCK 23, PLAN 3200 HQ

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

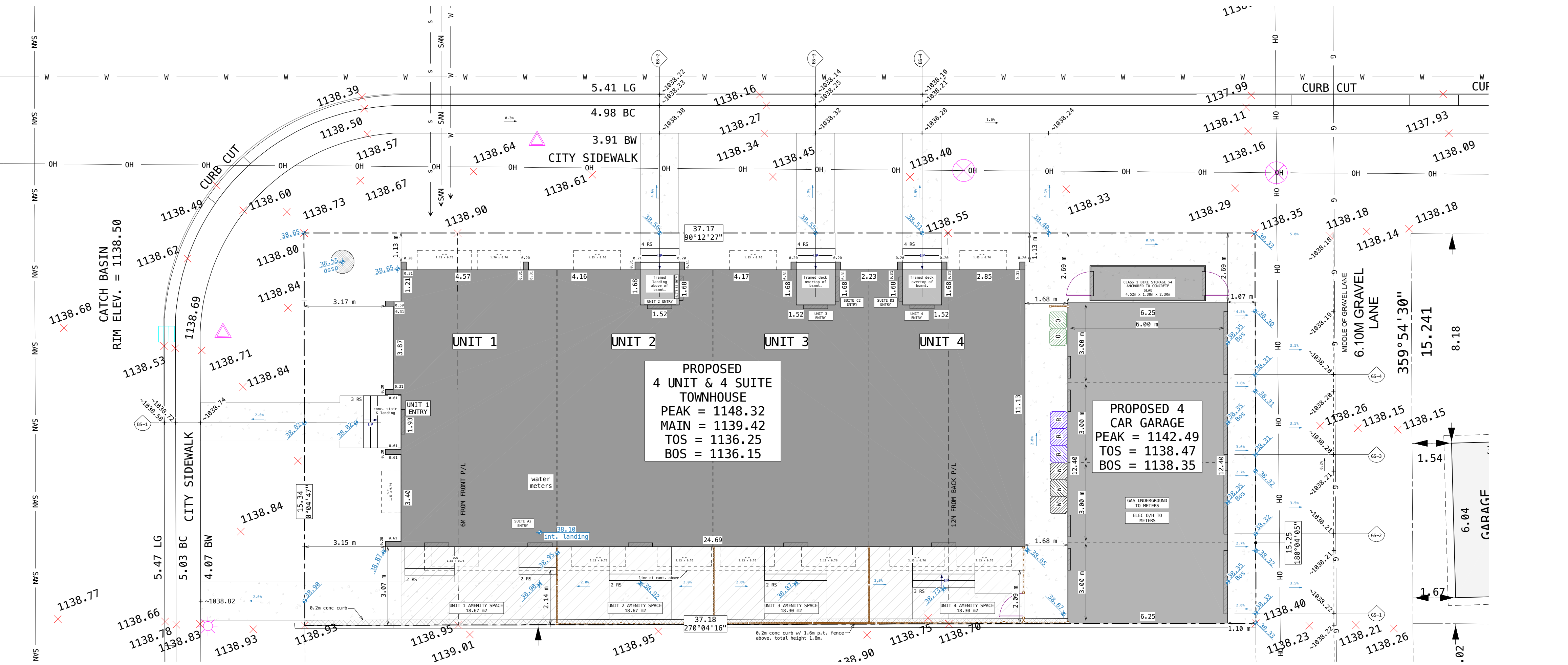
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1	MAIN	722
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	TOTAL	1347
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PROJECT STAGE	DATE ISSUED
ISSUED FOR DP	-03.06.26
-	-
-	-
-	-
-	-

DESIGN: CI
DRAWN: CI+RG
CHECKED: CI

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SITE PLAN
SCALE: 1:100

SITE STATISTICS

BUILDING HEIGHT
Maximum building height = 11.00m
Peak geodetic = 1148.32m
Proposed Height Building 1 = 9.92m

RESIDENTIAL DENSITY
Lot area = ~ 0.0966126 ha
Units = 6
Density = 70.48828_u/ha

PARCEL COVERAGE
Lot area = 568.12 m2
Building 1 footprint = 258.69 m2
Detached Garage = 78.41 m2

Total coverage area = 337.10 m2 = (59.34%)

AREA OF AMENITY SPACE
Unit 1 Amenity Space = 18.67 m2
Unit 2 Amenity Space = 18.67 m2
Unit 3 Amenity Space = 18.30 m2
Unit 4 Amenity Space = 18.30 m2

TOTAL = 73.94 m2

TOTAL GROSS FLOOR AREA
Unit 1 = 1392 sf
Unit 2 = 1347 sf
Unit 3 = 1347 sf
Unit 4 = 1347 sf

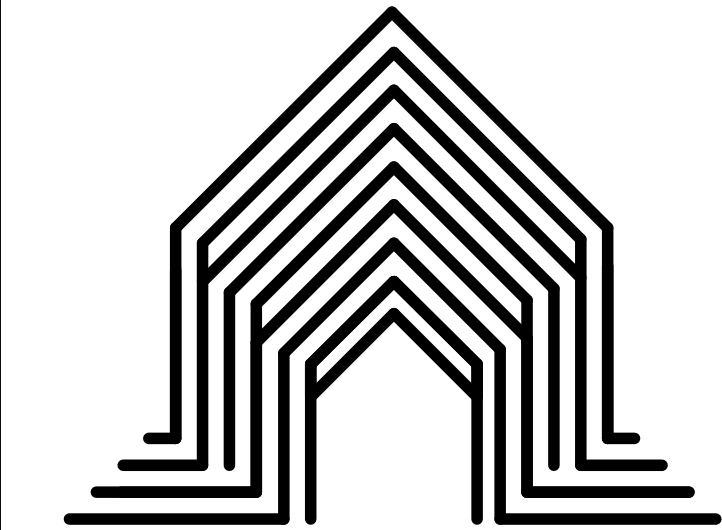
Total = 5443 sf (505.67 m2)

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

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
	RUMBLE 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 2		
	TREE - TYPE 3		



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ROSSCARROCK TOWNHOUSE

ADDRESS:
4413 13 Ave SW

LEGAL ADDRESS:
LOT 24, BLOCK 23, PLAN 3200 HQ

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

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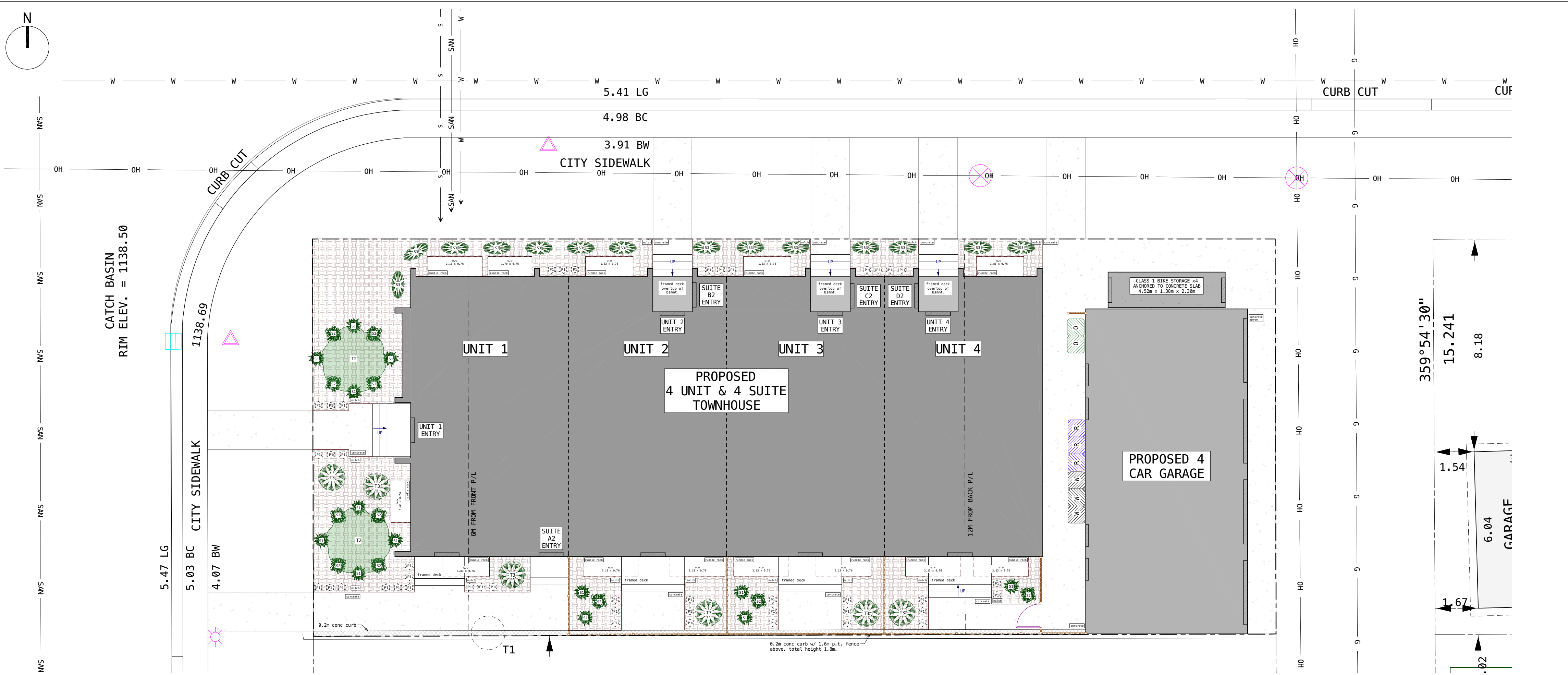
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LANDSCAPE PLAN
SCALE: 1:100

#	DIA.	SPRD.	HGT.	TREE SCHEDULE (meters)		STATUS
				TYPE	SPECIES	
T1	---	1.30	2.50	BUSH	X	to be removed
T2	---	---	2.00	CONIFEROUS	SKYBOUND WHITE CEDAR	to be planted x6
T3	0.60	---	---	DECIDUOUS	PRINCESS KAY PLUM	to be planted x2
S1	---	0.60	0.60	BUSH	GOLDEN POTENTILLA	to be planted x13
S2	---	0.60	0.60	BUSH	ABBOTSFORD POTENTILLA	to be planted x11
S3	---	0.60	0.60	BUSH	JUNIPER BUSH	to be planted x14
P1	---	---	---	PLANTING	PRAIRIE GRASSES	to be planted x44

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 = 568.12 m2

BUILDING & GARAGE AREA = 337.10 m2
GARAGE APRON = 13.61 m2

TOTAL = 350.73 m2

LANDSCAPED AREA = 217.39 m2

HARD SURFACES:
Concrete = 94.06 m2
Rundle Rock = 19.44 m2

TOTAL = 113.50 m2 (52.21%)

SOFT SURFACES:
Mulch = 88.20 m2
Mulch under Decks = 15.93 m2 (7.22%)

TOTAL = 88.20 m2 (40.57%)

PLANTINGS REQUIRED
Trees required = 1 tree per 110m2 of lot area
= 6

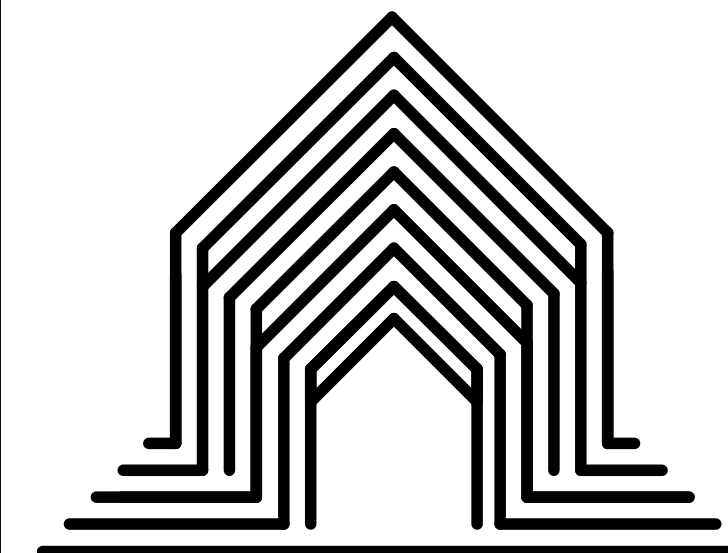
Trees existing = 0
Trees proposed = 8
Trees total = 8

T2 Proposed deciduous tree = Princess Kay Plum (x2)
(Prunus Nigra)
T3 Proposed coniferous tree = Skybound White Cedar (x6)
(Thuja Occidentalis)

Shrubs required = 3 shrubs per 110m2 of lot area
= 18 shrubs
Shrubs proposed = 38 shrubs

S1 Proposed shrub = Golden Potentilla(x13)
S2 Proposed shrub = Abbotswood Potentilla(x11)
S3 Proposed shrub = Juniper Bush (x14)

P1 Proposed Plant = Prairie Grasses (x44)



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Outdoor Lighting



S1 - Golden Potentilla



S2 - Abbotswood Potentilla



S3 - Juniper Bush

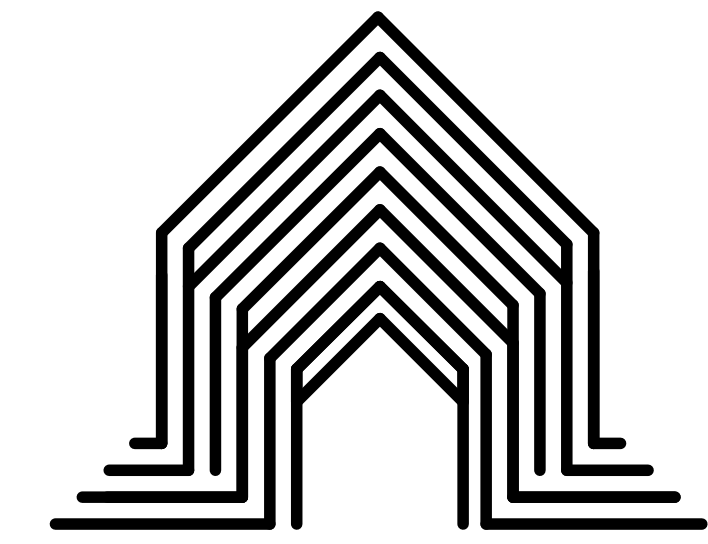


T2 - White Cedar



T3 - Princess Kay

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA black
3	VENTED ALUMINUM SOFFIT black
4	3 1/2" VERTICAL SIDING natural white
5	3 1/2" VERTICAL SIDING granite gray
6	CEDAR TONGUE & GROOVE SIDING brown stain
7	JAMES HARDIE SIDING pearl gray
8	4" CORNER TRIM charcoal
9	BRICK VENEER
10	VINYL WINDOWS
11	FIBRE GLASS DOOR
12	RAILING
13	STEEL INSULATED GARAGE DOOR
14	METAL CAP midnight black
15	STANDING SEAM ROOF
16	CORRUGATED METAL black



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



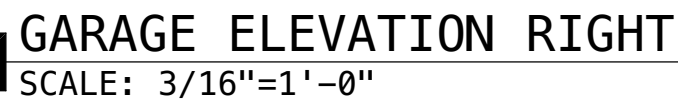
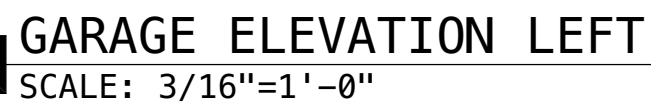
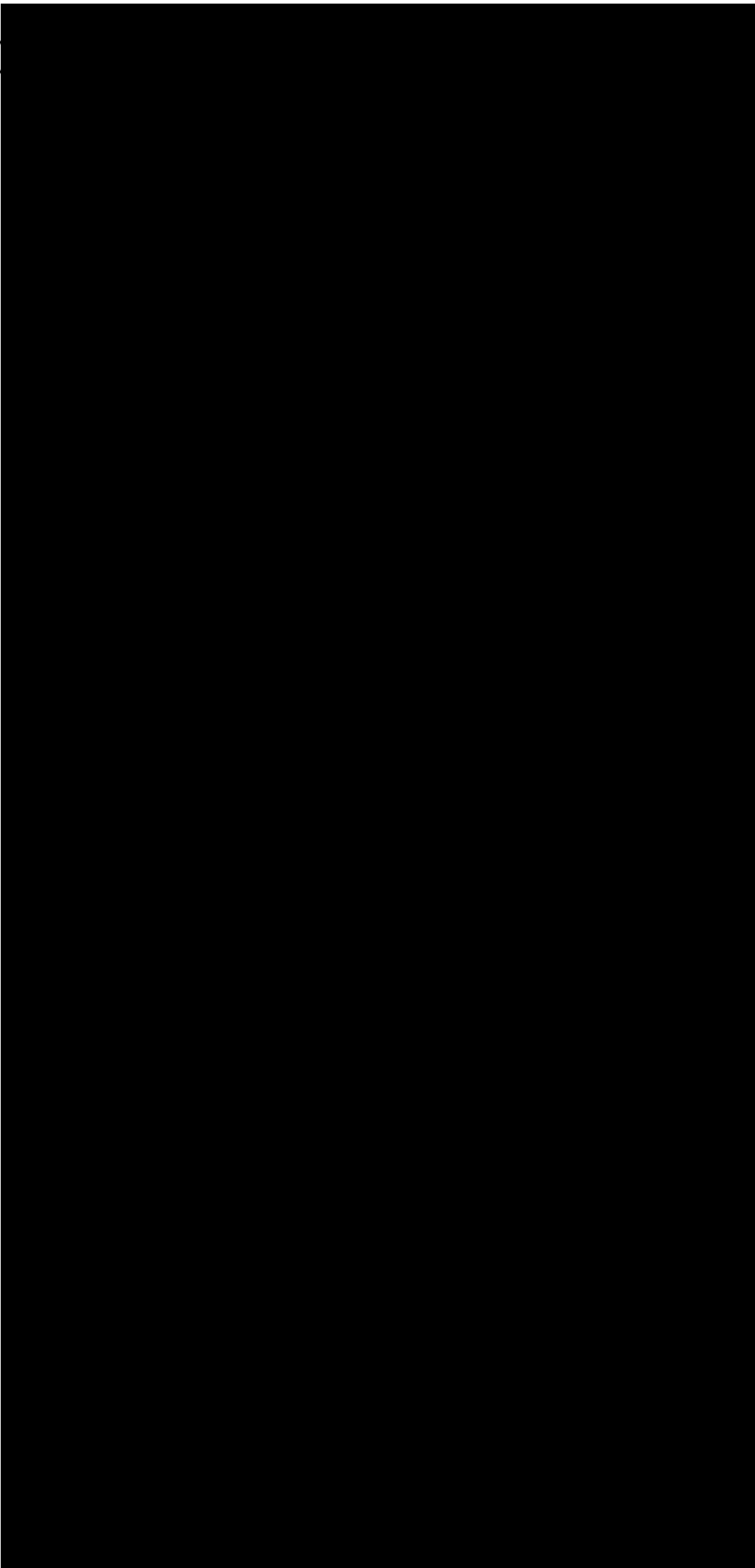
LEFT ELEVATION (EAST)
SCALE: 3/16"=1'-0"



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



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



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