COLLECTIVE DESIGN

ROSSCARROCK – TOWNHOUSE
4 UNIT & 4 SUITE
R–CG

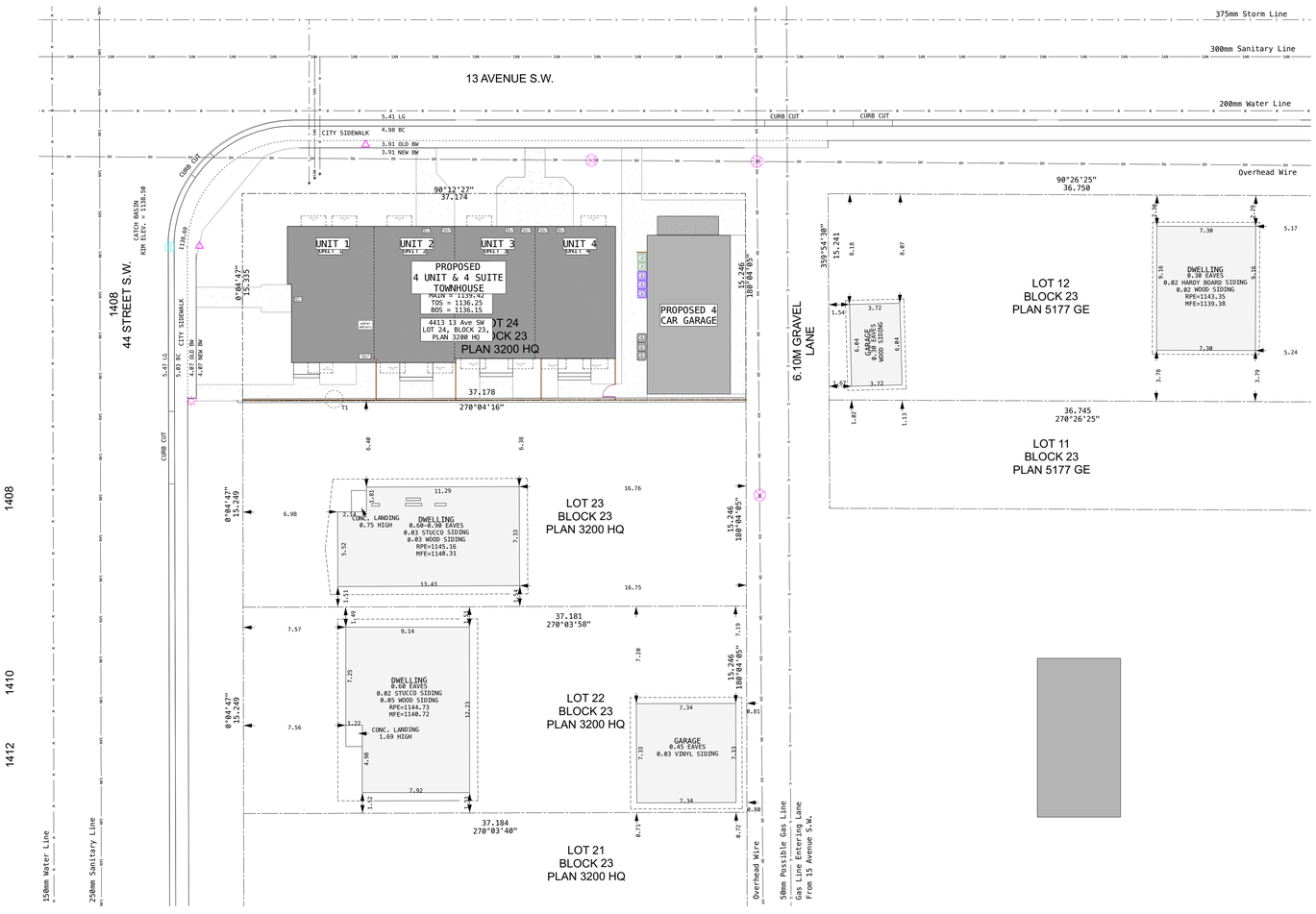
4413 13 Ave SW
LOT 24, BLOCK 23,
PLAN 3200 HQ

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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

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

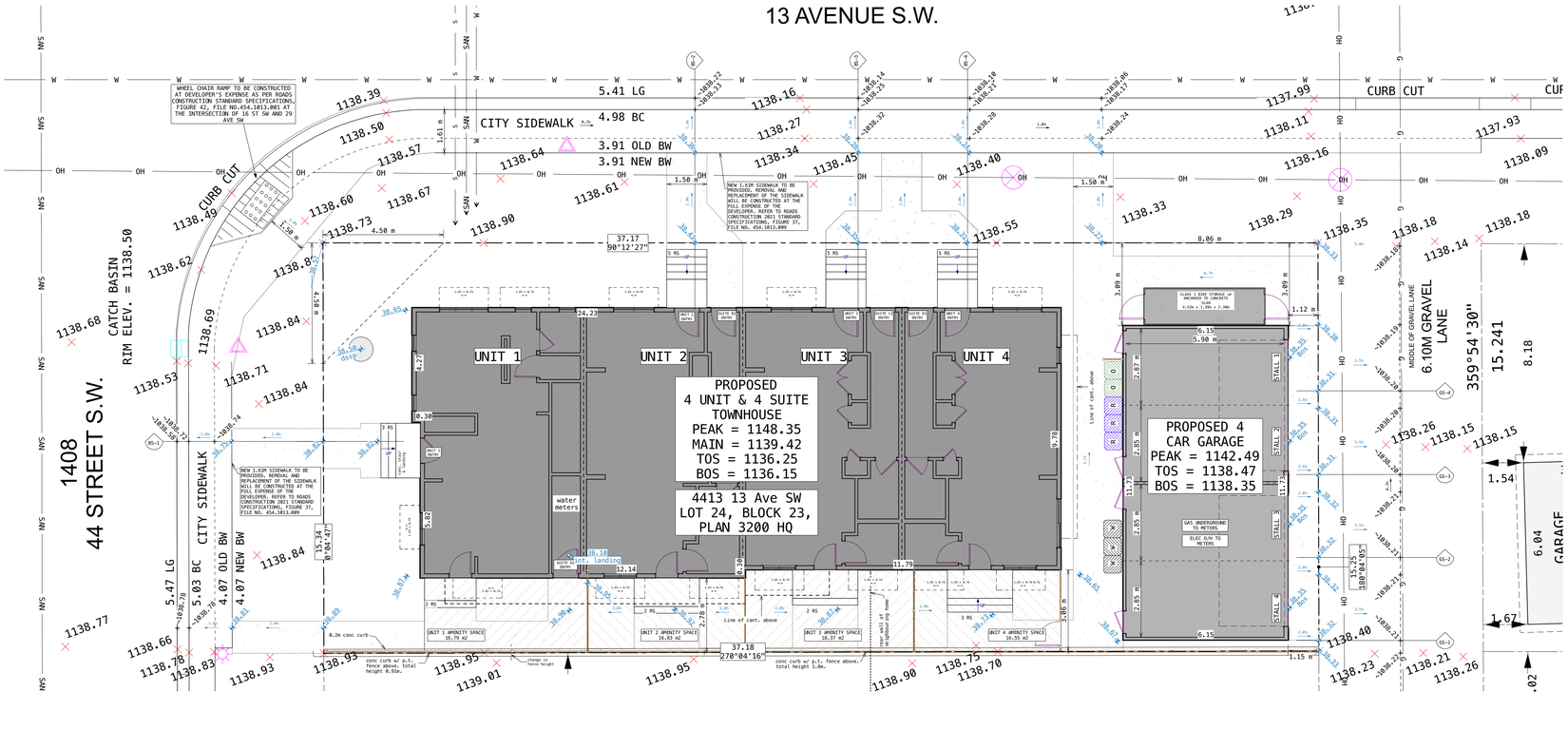
UNIT	FLOOR	AREA
1	MAIN	679
	SECOND	659
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	SUITE (A2)	628
2	MAIN	648
	SECOND	633
	TOTAL	1281
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	SUITE (D2)	582

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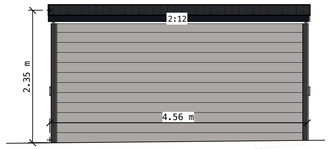
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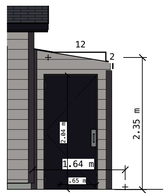
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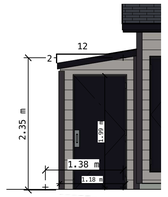
SITE PLAN
SCALE: 1:100



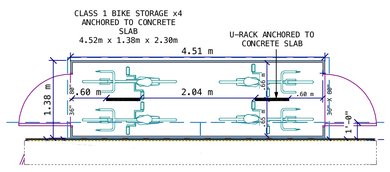
NORTH ELEVATION



EAST ELEVATION

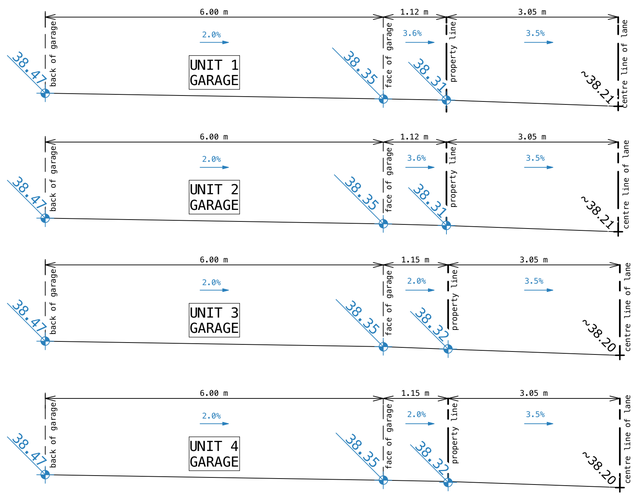


WEST ELEVATION

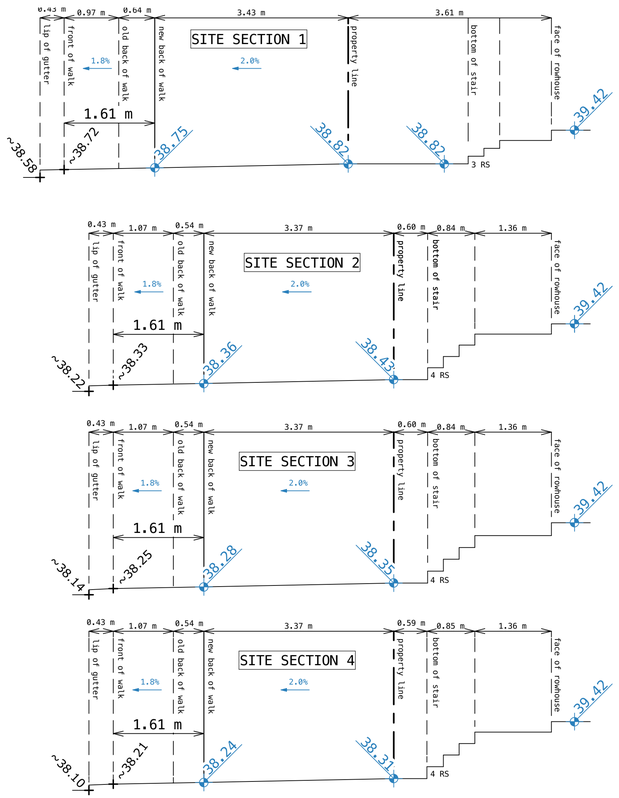


FLOORPLAN

CLASS 1 BIKE LOCKERS
SCALE: 1=50



GARAGE SECTIONS
SCALE: 1=50



BOULEVARD SECTIONS
SCALE: 1=50

SITE STATISTICS

BUILDING HEIGHT
Maximum building height = 11.00m
Peak geodetic = 1148.35m
Proposed Height Building 1 = 9.95m

RESIDENTIAL DENSITY
Lot area = ~ 0.0966126 ha
Units = 4
Density = 70.40828 upha

PARCEL COVERAGE
Lot area	= 568.12 m2
Building 1 footprint	= 238.98 m2
Detached Garage	= 72.21 m2

Total coverage area = 311.19 m2 = (54.77)

AREA OF AMENITY SPACE
Unit 1 Amenity Space	= 16.79 m2
Unit 2 Amenity Space	= 16.83 m2
Unit 3 Amenity Space	= 18.37 m2
Unit 4 Amenity Space	= 16.55 m2

TOTAL = 73.94 m2

TOTAL GROSS FLOOR AREA
Unit 1 = 1388 sf
Unit 2 = 1281 sf
Unit 3 = 1207 sf
Unit 4 = 1225 sf

Total = 5101 sf (473.90 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	A1 = SITE SECTION
PROPOSED GARAGE	44.44 = PROPOSED GRADE
PROPOSED DECK / VERANDA	+1044.44 = EXISTING GRADE
NEIGHBOURING STRUCTURE	+44.44 = EXTRAPOLATED GRADE
PROPOSED AMENITY SPACE	4.0% = PROPOSED SLOPE
PROPOSED RETAINING WALL	R O M = COMPOST, WASTE & RECYCLING BINS
CONCRETE	ELEC = OVERHEAD ELECTRICAL LINE
RUNDLE ROCK	SANI = CITY SANITATION LINE
DROUGHT RESISTANT SOD	W = CITY WATER LINE
MULCH	ST = CITY STORM LINE
SHRUB - TYPE 1	G = 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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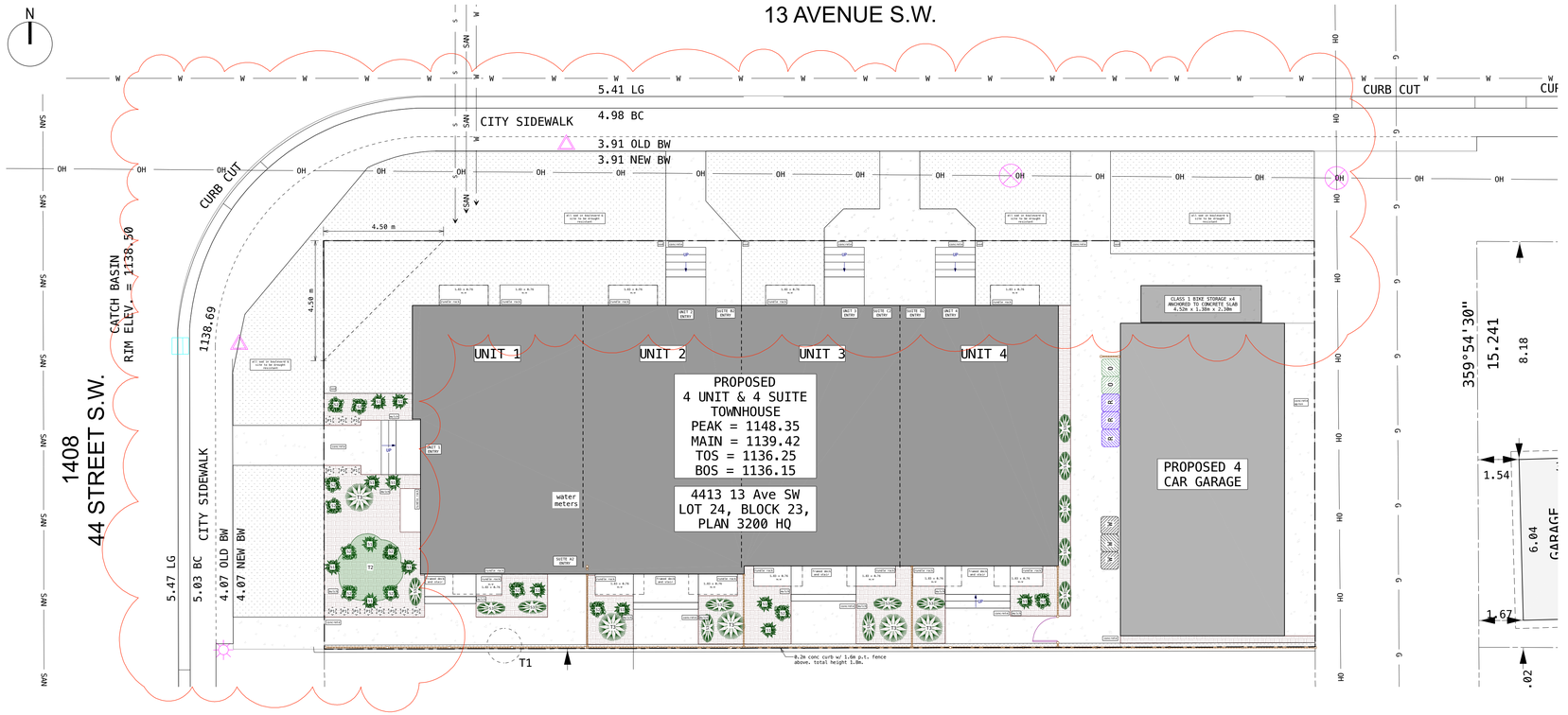
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DRAWN: CI
CHECKED: CI

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LANDSCAPE PLAN
SCALE: 1:100

TREE SCHEDULE (meters)

#	DIA.	SPRD.	HGT.	TYPE	SPECIES	STATUS
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 x12
S3	---	0.60	0.60	BUSH	JUNIPER BUSH	to be planted x13
P1	---	---	---	PLANTING	PRAIRIE GRASSES	to be planted x14

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 = 312.41 m2
GARAGE APRON = 13.32 m2

TOTAL = 325.73 m2

LANDSCAPED AREA = 242.39 m2

HARD SURFACES:
Concrete = 115.41 m2
Rundle Rock = 18.07 m2

TOTAL = 133.48 m2 (55.07%)

SOFT SURFACES:
Mulch = 53.85 m2
Sod = 55.06 m2

TOTAL = 108.91 m2 (44.93%)

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

Trees existing = 0
Trees proposed = 6
Trees total = 6

T2 Proposed deciduous tree = Princess Kay Plum (x1)
(Prunus Nigra)
T3 Proposed coniferous tree = Skybound White Cedar (x5)
(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 (x13)

P1
Proposed Plant = Prairie Grasses (x14)

LEGEND

- PROPOSED STRUCTURE
- PROPOSED GARAGE
- PROPOSED DECK / VERANDA
- NEIGHBOURING STRUCTURE
- PROPOSED AMENITY SPACE
- PROPOSED RETAINING WALL
- CONCRETE
- RUNDLE ROCK
- DROUGHT RESISTANT SOD
- MULCH
- SHRUB – TYPE 1
- SHRUB – TYPE 2
- SHRUB – TYPE 3
- PLANT – TYPE 1
- TREE – TYPE 2
- TREE – TYPE 3
- A1 = SITE SECTION
- 96.66 = PROPOSED GRADE
- +1044.44 = EXISTING GRADE
- +43.44 = EXTRAPOLATED GRADE
- 4.0% = PROPOSED SLOPE
- R C W = COMPOST, WASTE & RECYCLING BINS
- ELEC = OVERHEAD ELECTRICAL LINE
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- PROPERTY LINE
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- TREE TO BE REMOVED


S1 – Golden Potentilla


S2 – Abbotswood Potentilla


S3 – Juniper Bush


T2 – White Cedar


T3 – Princess Kay

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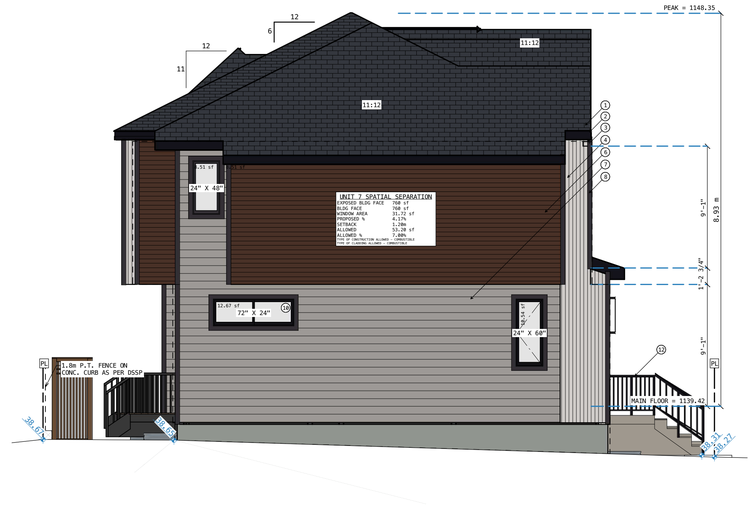
A3 | 7

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EXTERIOR CLADDING SCHEDULE
1 ASPHALT ROOFING
2 6" ALUMINUM FASCIA black
3 VENTED ALUMINUM SOFFIT black
5 3 1/2" VERTICAL SIDING colonial white
6 3 1/2" VERTICAL SIDING granite gray
6b JAMES HARDIE HORIZONTAL SIDING brown
7 JAMES HARDIE SIDING pearl gray
10 4" CORNER TRIM charcoal
11 BRICK VENEER
12 VINYL WINDOWS
13 FIBRE GLASS DOOR
14 RAILING
15 STEEL INSULATED GARAGE DOOR
19 METAL CAP midnight black
15 STANDING SEAM ROOF



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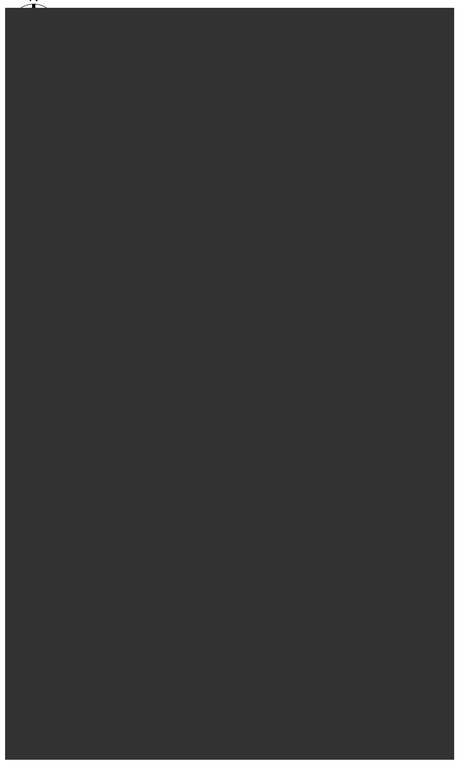
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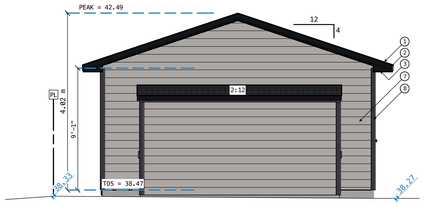
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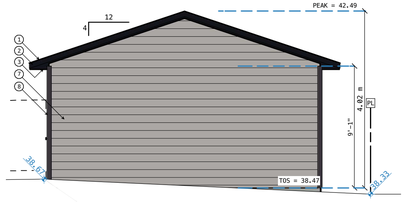
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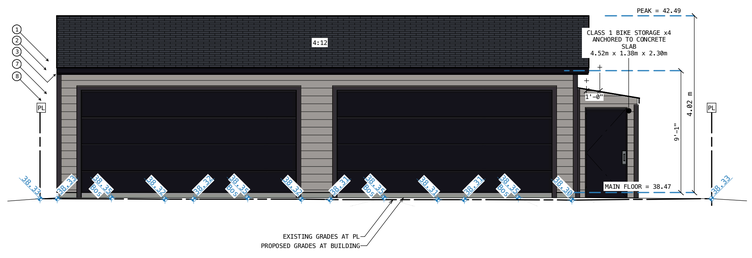
GARAGE ELEVATION LEFT
SCALE: 3/16"=1'-0"



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



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



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

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