

COLLECTIVE DESIGN

WEST HILLHURST – ROWHOUSE
4 UNIT & 4 SUITE
R-CG DEVELOPMENT

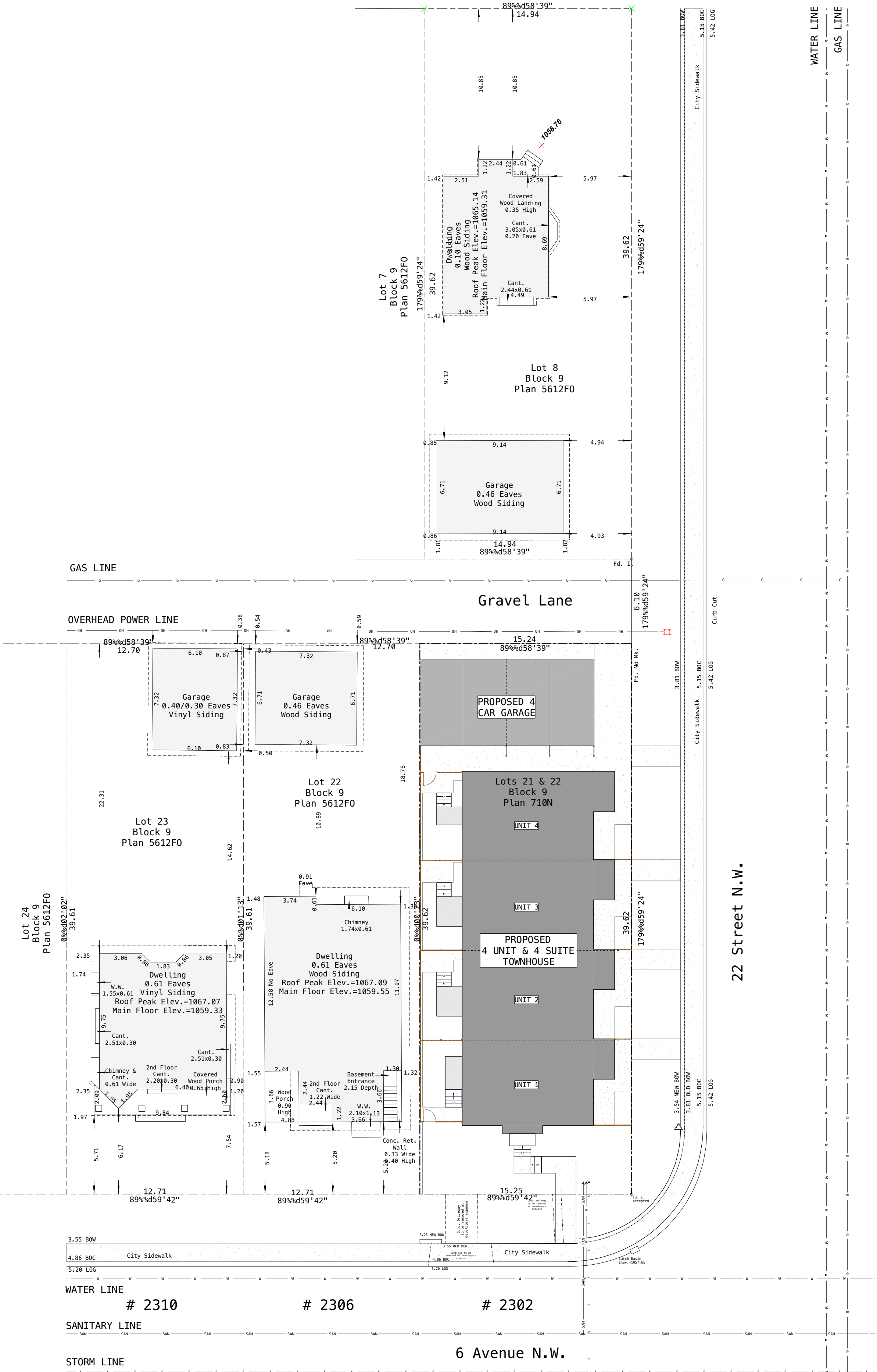
2302 6 AVE NW
LOTS 21 & 22, BLOCK 9,
PLAN 710 N

CONTENTS

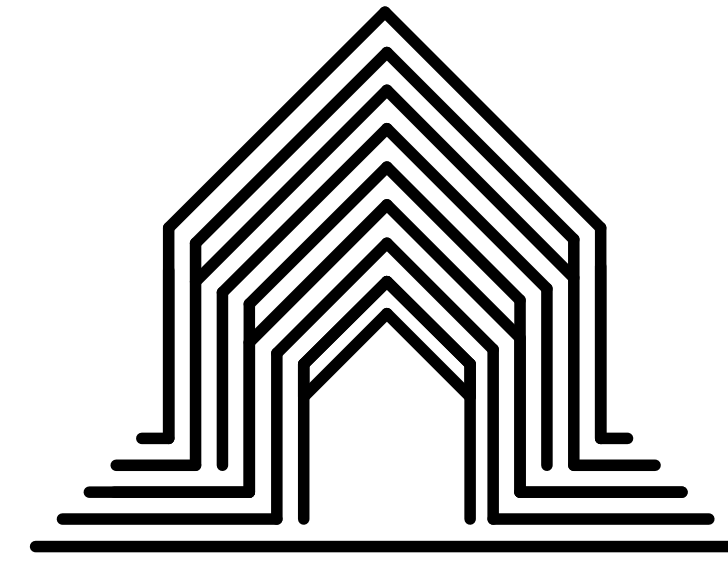
- A1 – COVER PAGE & BLOCK PLAN
- A2 – SITE PLAN
- A3 – LANDSCAPE PLAN
- A4 – LOWER FLOOR & MAIN FLOOR PLANS
- A5 – UPPER FLOOR & ROOF PLANS
- A6 – ELEVATIONS
- A7 – GARAGE PAGE



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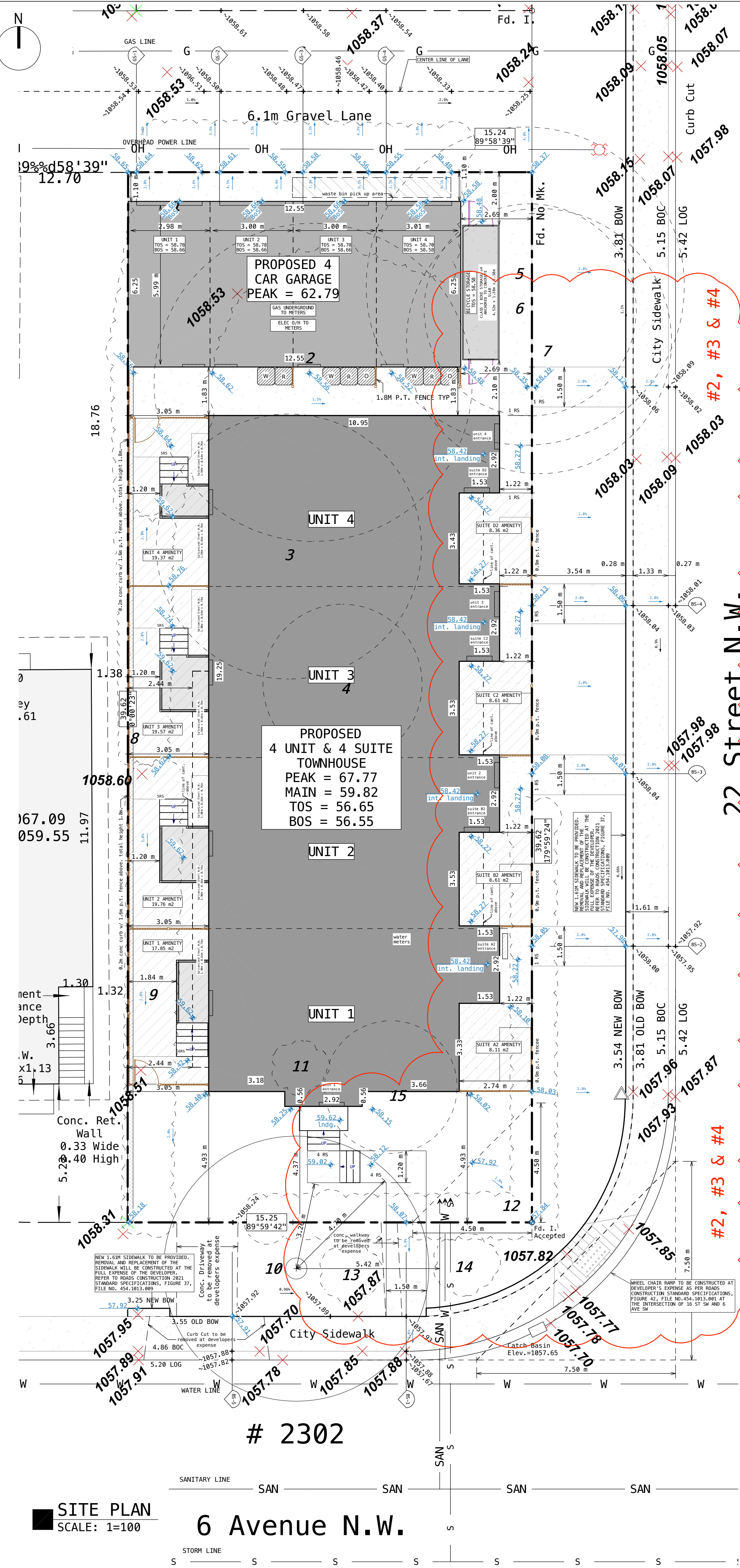
DISTRICT ZONING: R-CG
PROPOSED UNITS: 4
PROPOSED SUITES: 4

UNIT	FLOOR	AREA
1	MAIN	689
	SECOND	626
	TOTAL	1315
	SUITE (A2)	625
2	MAIN	704
	SECOND	686
	TOTAL	1390
	SUITE (B2)	650
3	MAIN	704
	SECOND	665
	TOTAL	1369
	SUITE (C2)	650
4	MAIN	706
	SECOND	650
	TOTAL	1356
	SUITE (D2)	640

PROJECT STAGE	DATE ISSUED
-FLOOR PLANS	-02.19.26
-ISSUED FOR DP	-03.10.26
-DTR Resub	-04.27.26
-DTR2 Resub	-06.29.26
-	-
-	-

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

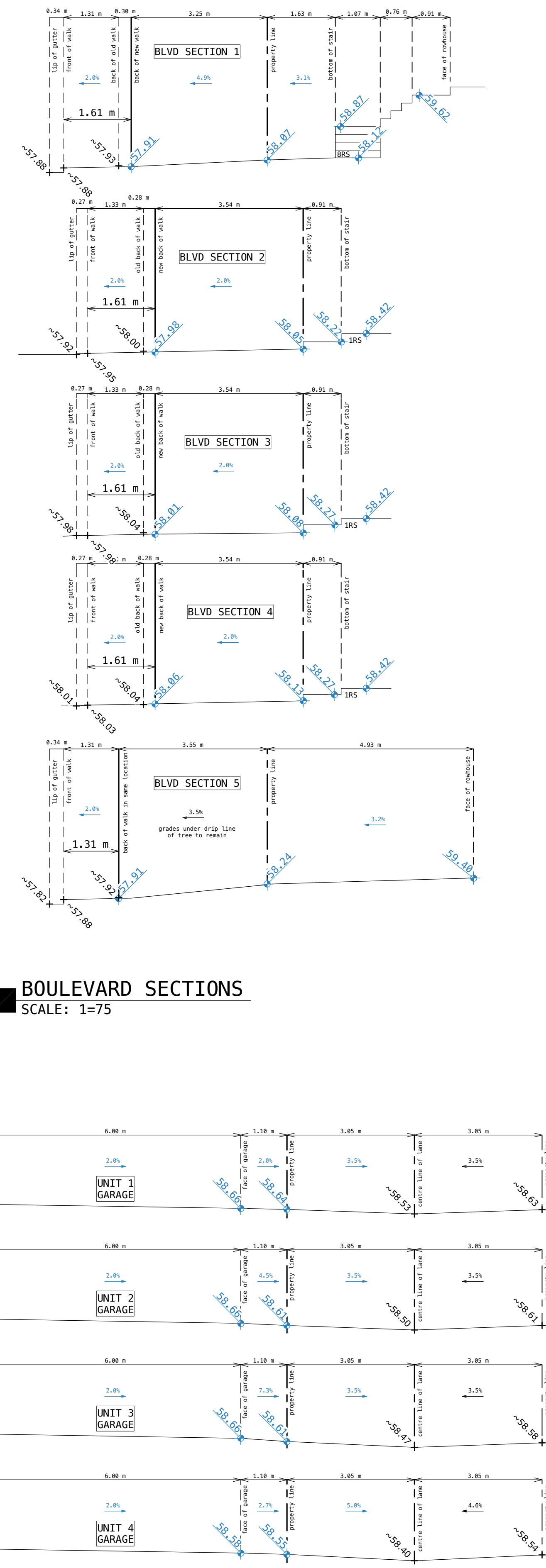
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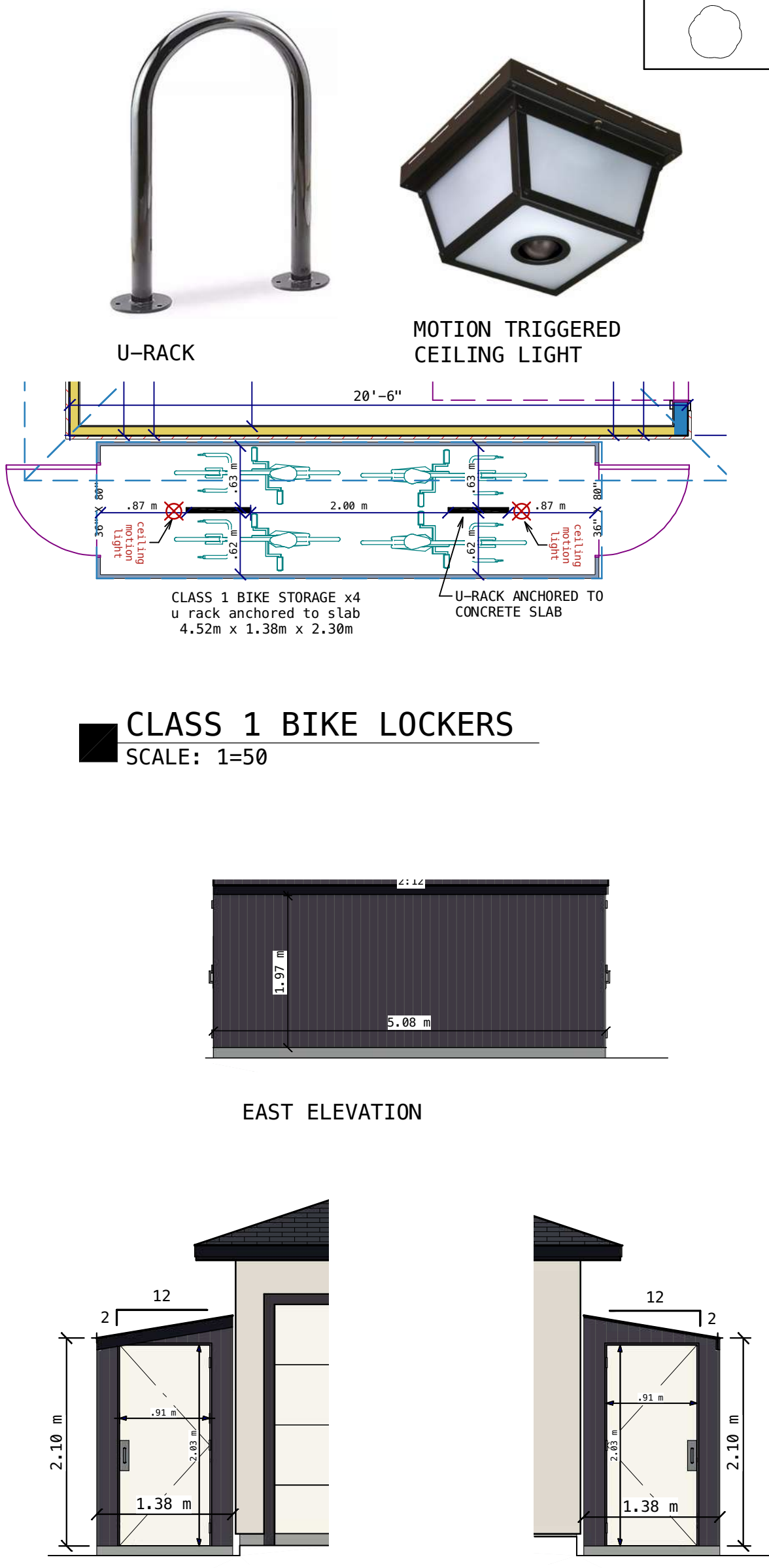
SITE PLAN
SCALE: 1=100

6 Avenue N.W.

GARAGE SECTIONS
SCALE: 1=75



BOULEVARD SECTIONS
SCALE: 1=75

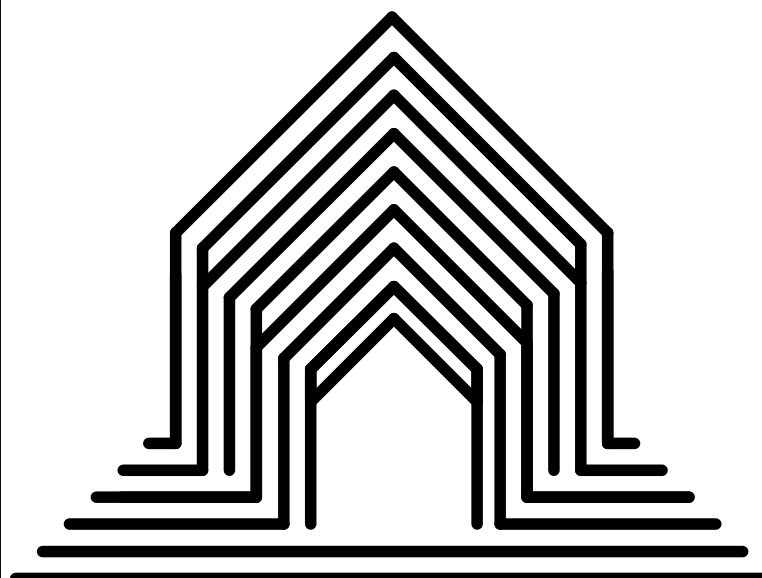


CLASS 1 LOCKER 4x - ELEVATIONS
SCALE: 1:50

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	= 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
	TREE TYPE 16	TREE TO BE REMOVED
	TREE TYPE 17	
	TREE TYPE 18	

SITE STATISTICS

BUILDING HEIGHT	
Maximum building height	= 11.00m
Peak geodetic	= 1167.77m
Proposed Height Building 1	= 9.65m
RESIDENTIAL DENSITY	
Lot area = ~ 0.060379 ha	
Units = 4	
Density	= 66.2482 upha
PARCEL COVERAGE	
Lot area	= 603.79 m2
Building	= 260.31 m2
Detached Garage	= 78.40 m2
Total coverage area	= 338.71 m2 = (56.09%)
AREA OF AMENITY SPACE	
Unit 1 Amenity Space	= 8.11 m2
Unit 2 Amenity Space	= 8.61 m2
Unit 3 Amenity Space	= 8.61 m2
Unit 4 Amenity Space	= 8.36 m2
Suite A2 Amenity Space	= 17.85 m2
Suite B2 Amenity Space	= 19.76 m2
Suite C2 Amenity Space	= 19.57 m2
Suite D2 Amenity Space	= 19.37 m2
Shared Amenity	= 74.28 m2
TOTAL	= 181.64 m2
TOTAL GROSS FLOOR AREA	
Unit 1 = 1315 sf	
Unit 2 = 1390 sf	
Unit 3 = 1369 sf	
Unit 4 = 1356 sf	
Total	= 5430 sf (504.46 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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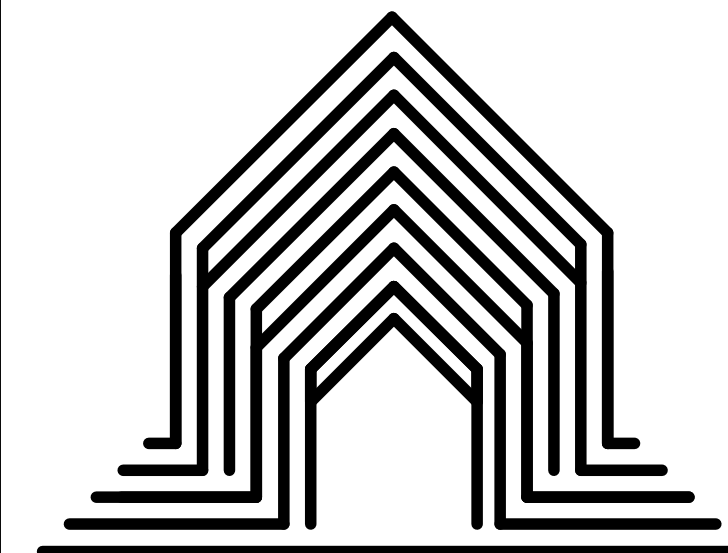
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DESIGN: CI	A2 7
DRAWN: CI+RG	
CHECKED: CI	

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EXTERIOR CLADDING SCHEDULE	
①	ASPHALT ROOFING
②	6" ALUMINUM FASCIA black
③	VENTED ALUMINUM SOFFIT black
④	STUCCO sea pearl
⑤	STUCCO night gray
⑥	STUCCO CONTROL JOINT
⑦	4" CORNER TRIM charcoal
⑧	WOODEN STONE CAP charcoal
⑨	STONE VENEER
⑩	VINYL WINDOWS
⑪	FIBRE GLASS DOOR
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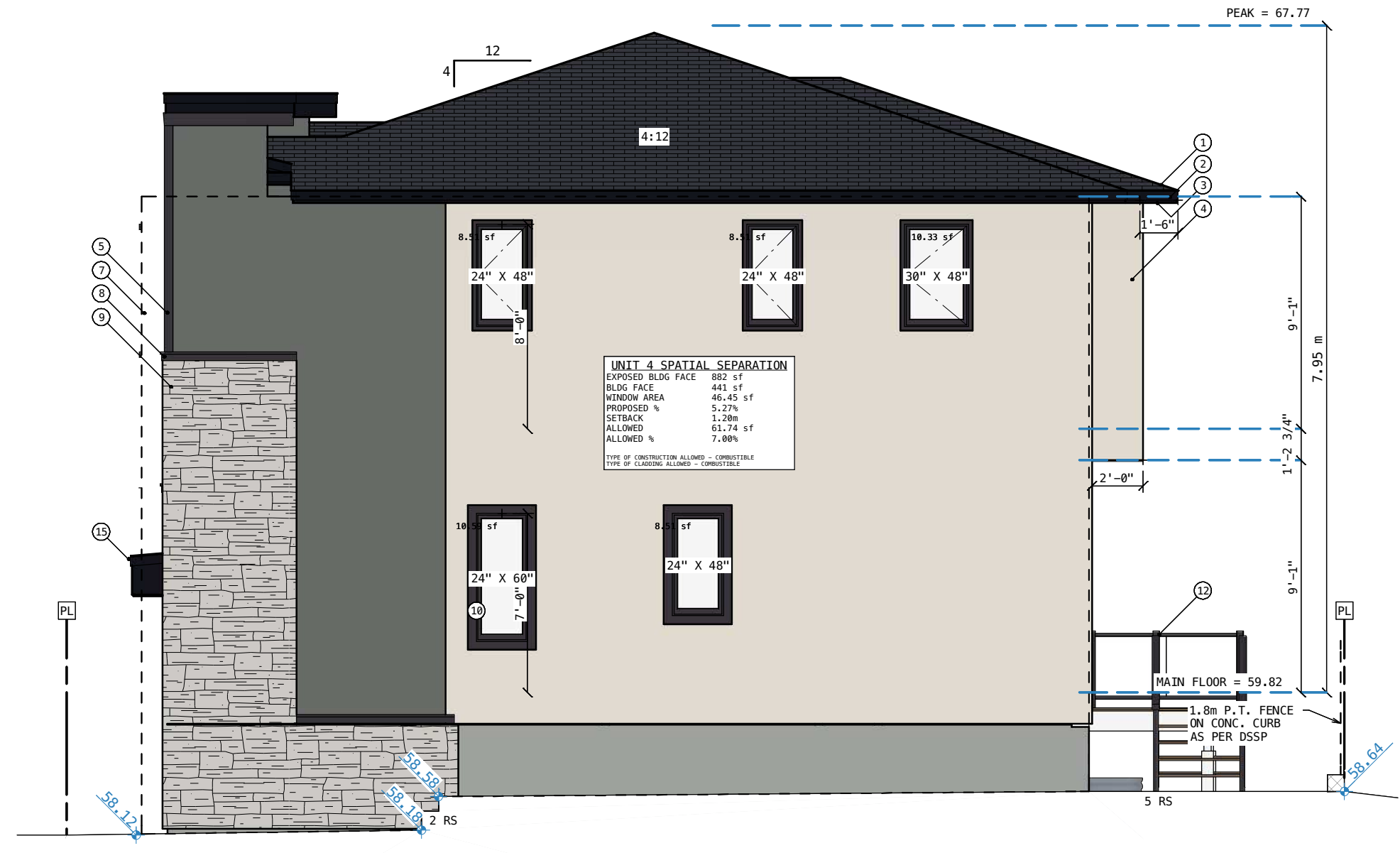
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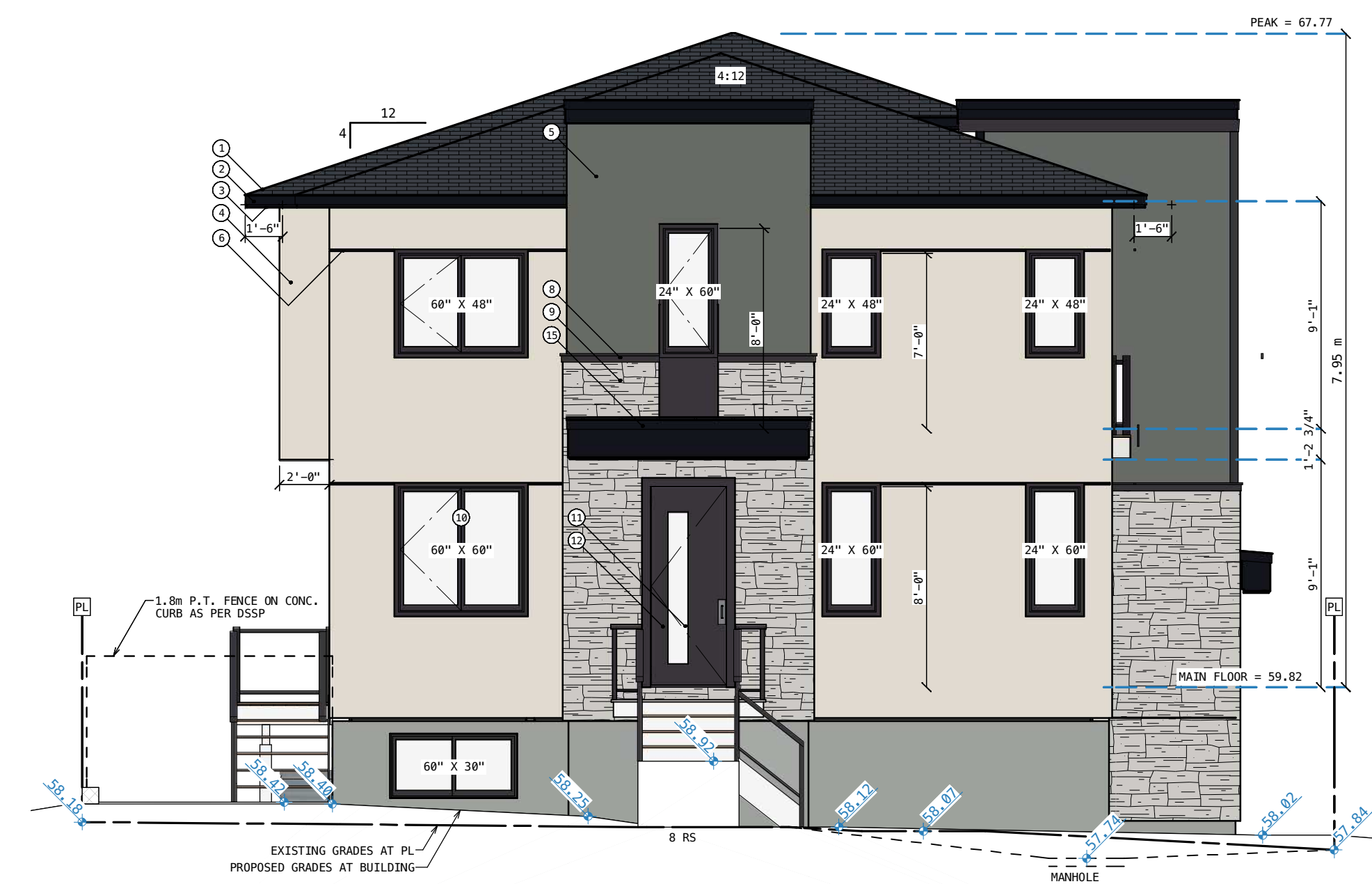
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RIGHT ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



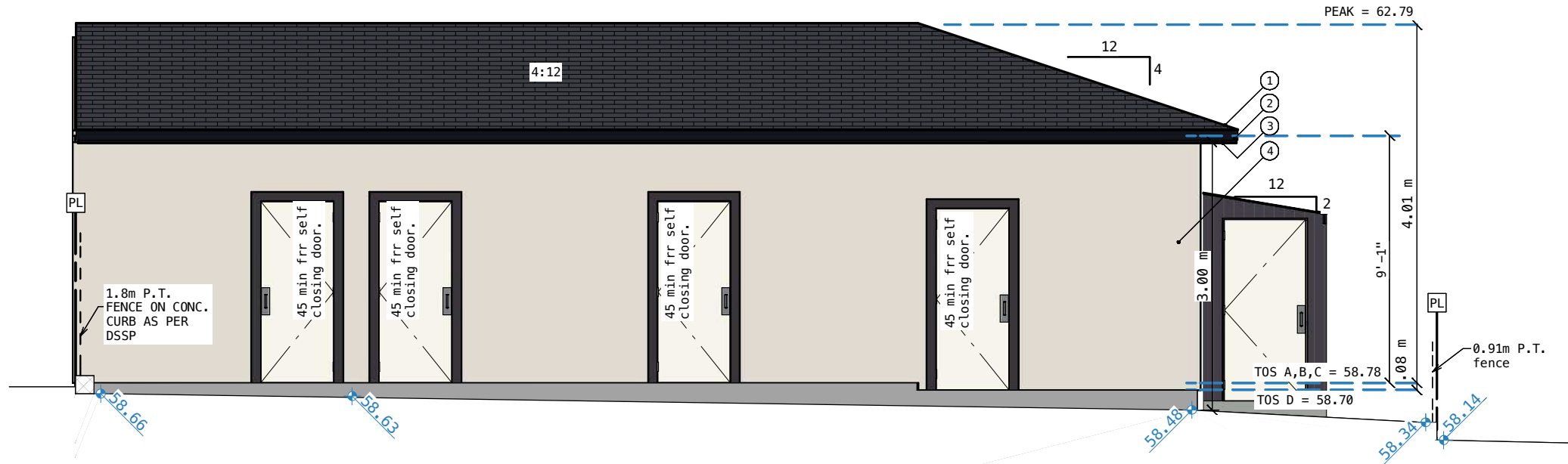
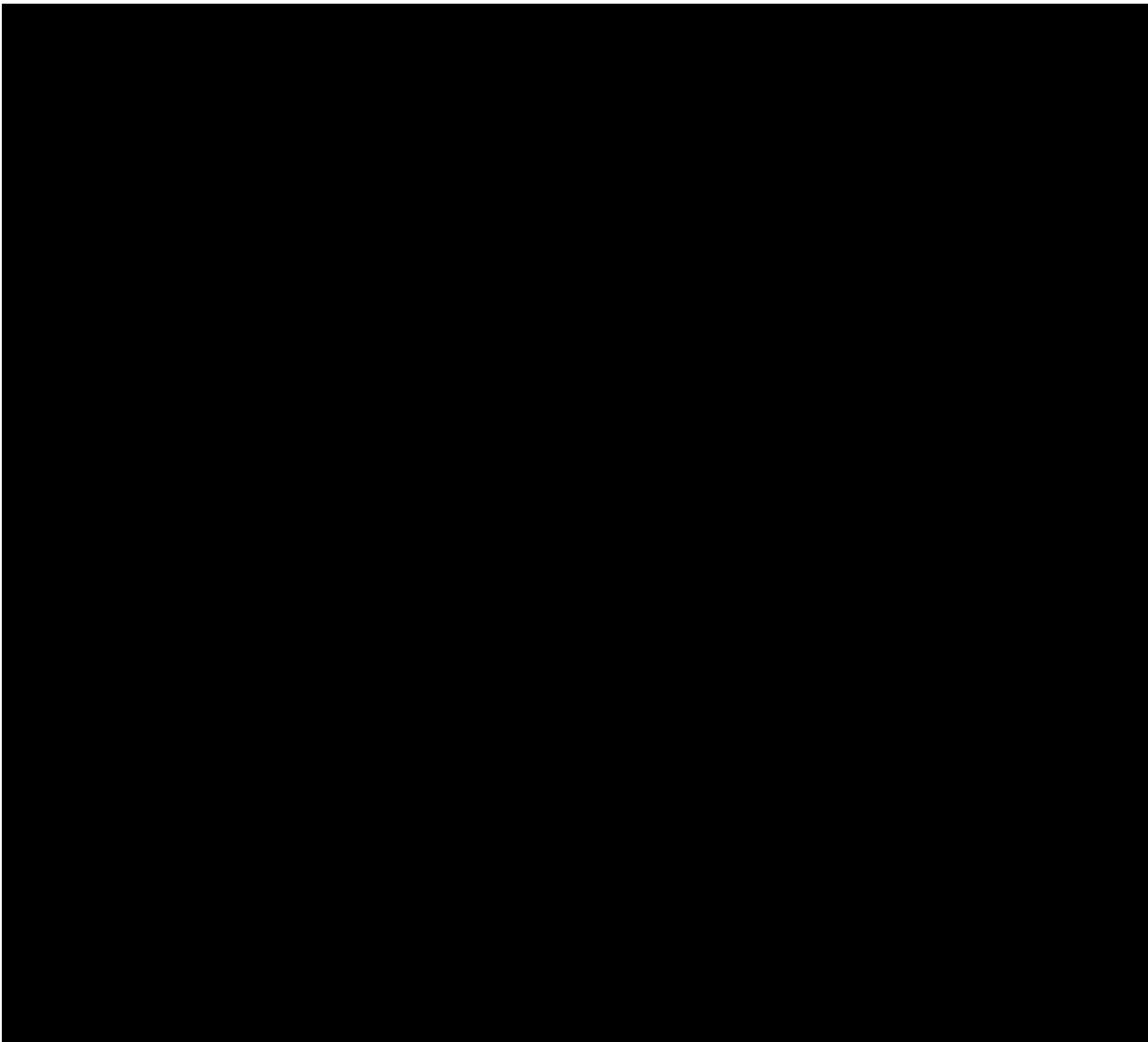
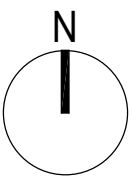
FRONT ELEVATION (EAST)
SCALE: 3/16"=1'-0"



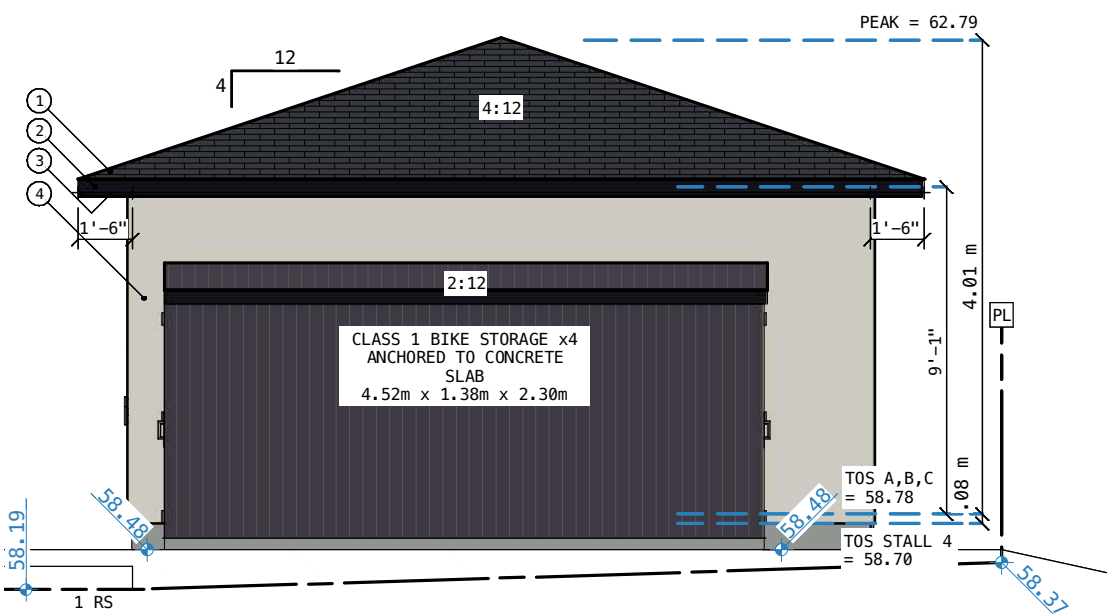
LEFT ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



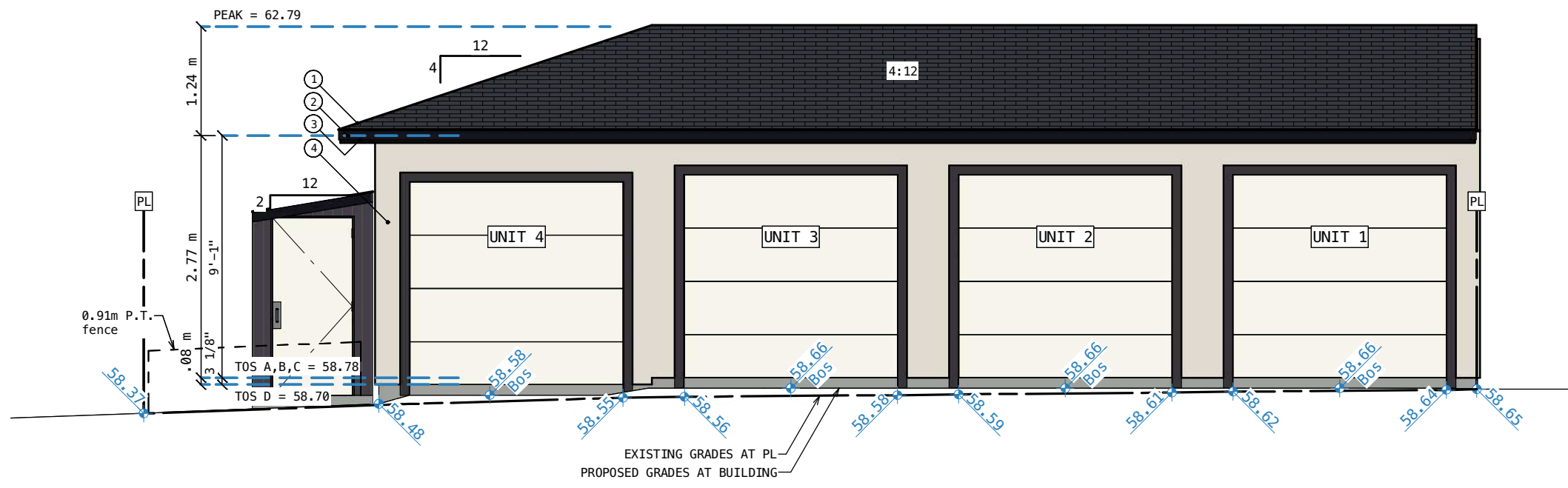
REAR ELEVATION (WEST)
SCALE: 3/16"=1'-0"



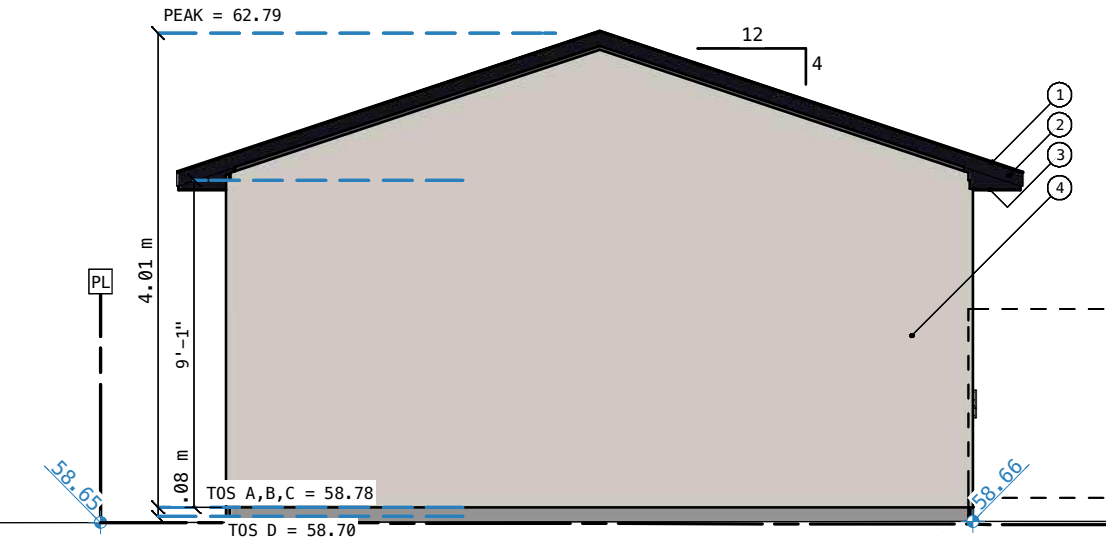
YARD ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



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

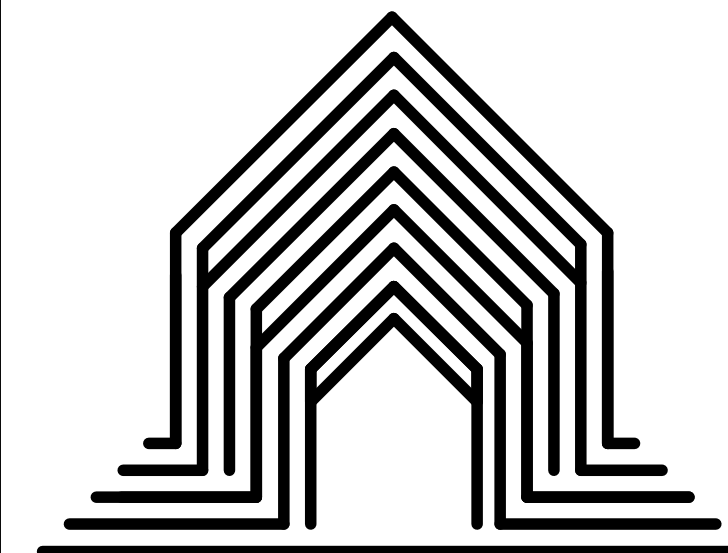


LANEWAY ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



SIDE ELEVATION (WEST)
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A7

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