

COLLECTIVE DESIGN

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

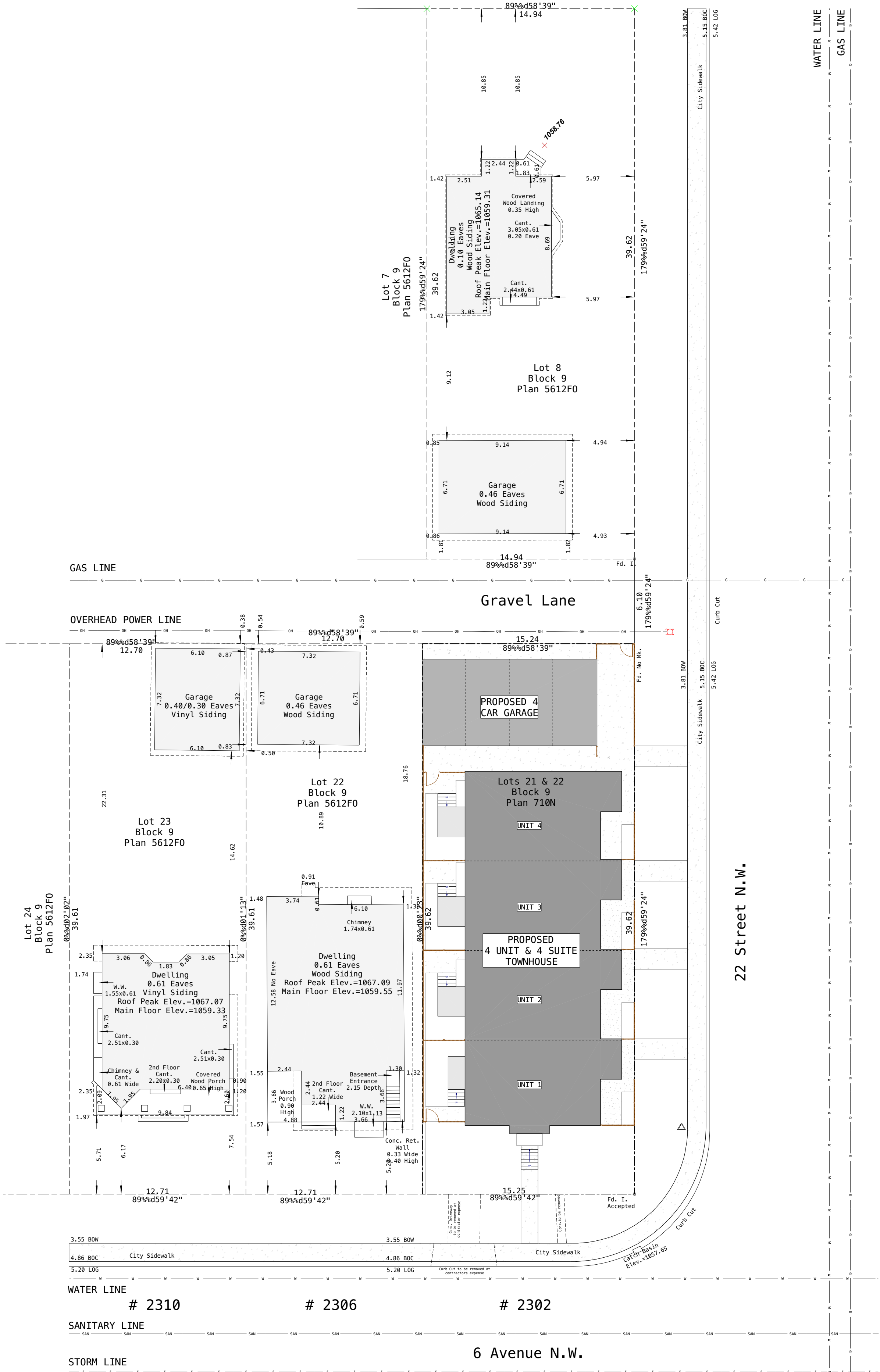
2302 6 AVE NW
LOTS 21 & 22, BLOCK 9,
PLAN 710 N

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- A2 – SITE PLAN
- A3 – LANDSCAPE PLAN
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- 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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ROWHOUSE
ADDRESS:
2302 6 AVE NW
LEGAL ADDRESS:
LOTS 21 & 22,
BLOCK 9
PLAN 710 N

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

UNIT	FLOOR	AREA
1	MAIN	709
	SECOND	646
	TOTAL	1355
	SUITE (A2)	677
2	MAIN	726
	SECOND	695
	TOTAL	1421
	SUITE (B2)	670
3	MAIN	725
	SECOND	674
	TOTAL	1399
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4	MAIN	727
	SECOND	650
	TOTAL	1377
	SUITE (D2)	660

PROJECT STAGE	DATE ISSUED
-FLOOR PLANS	-02.19.26
-ISSUED FOR DP	-03.10.26
-	-
-	-
-	-

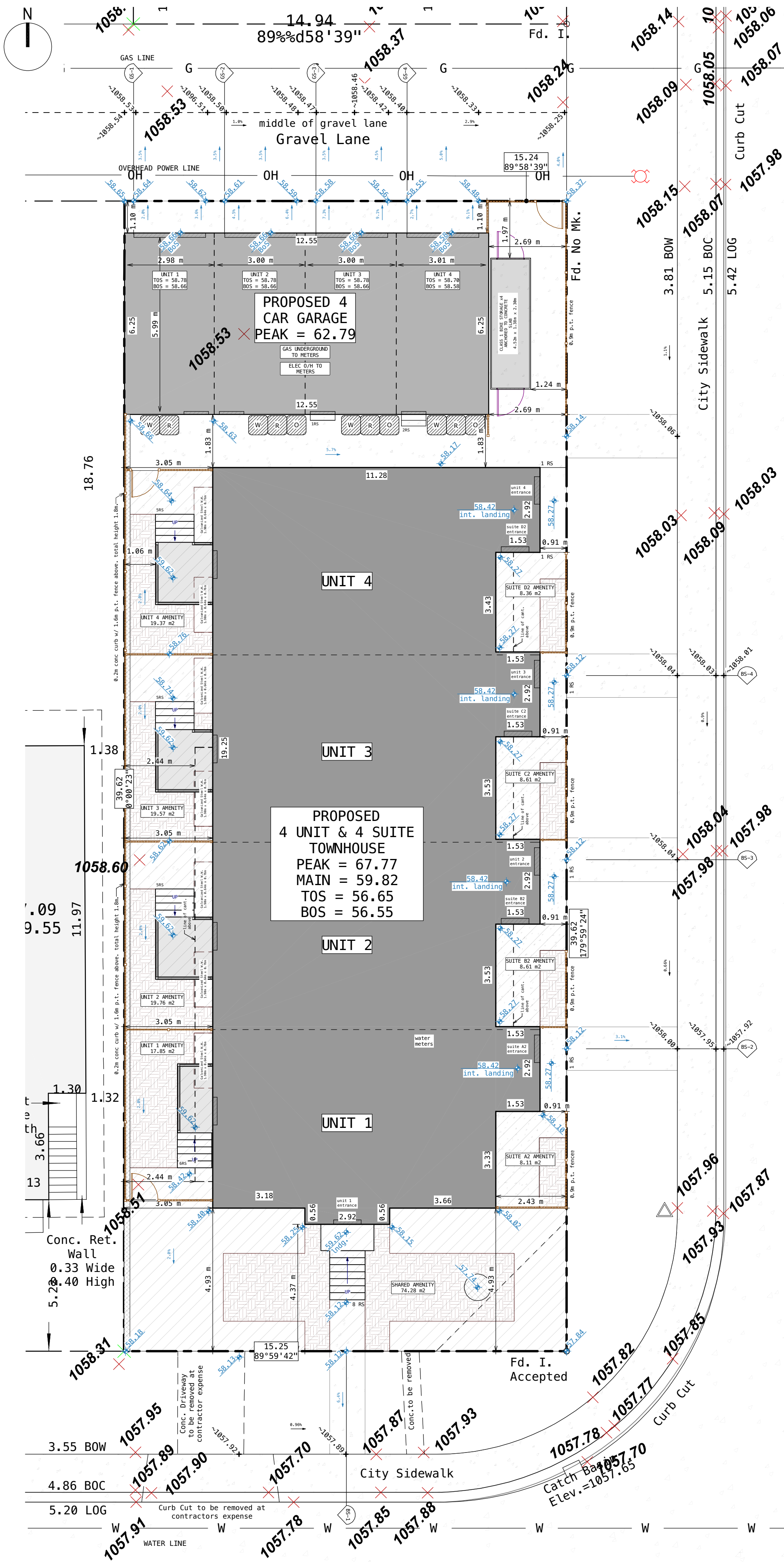
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DRAWN: CI+RG

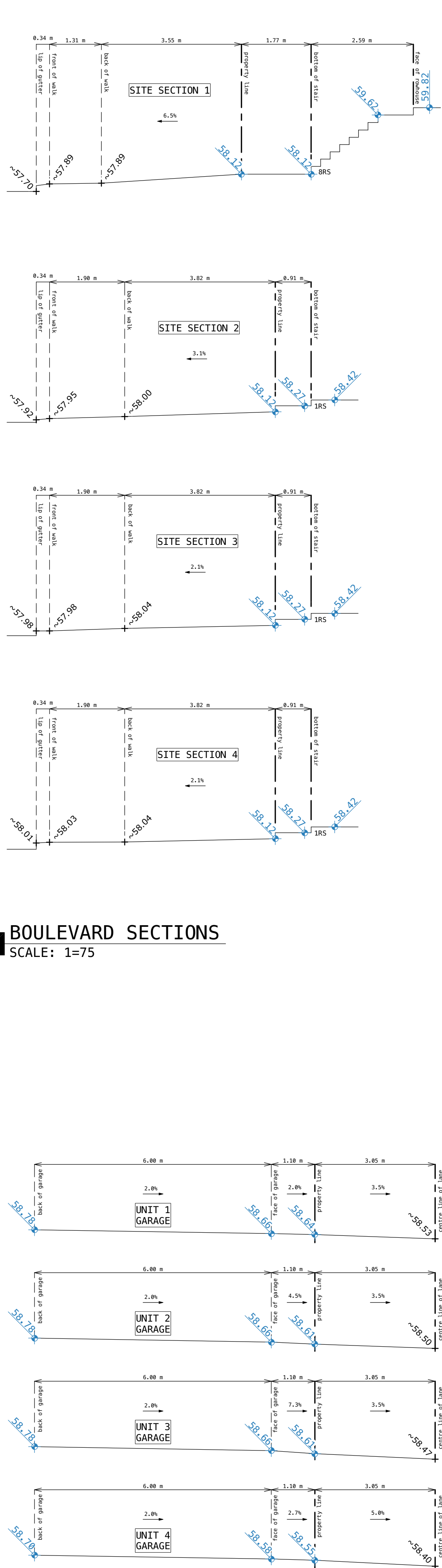
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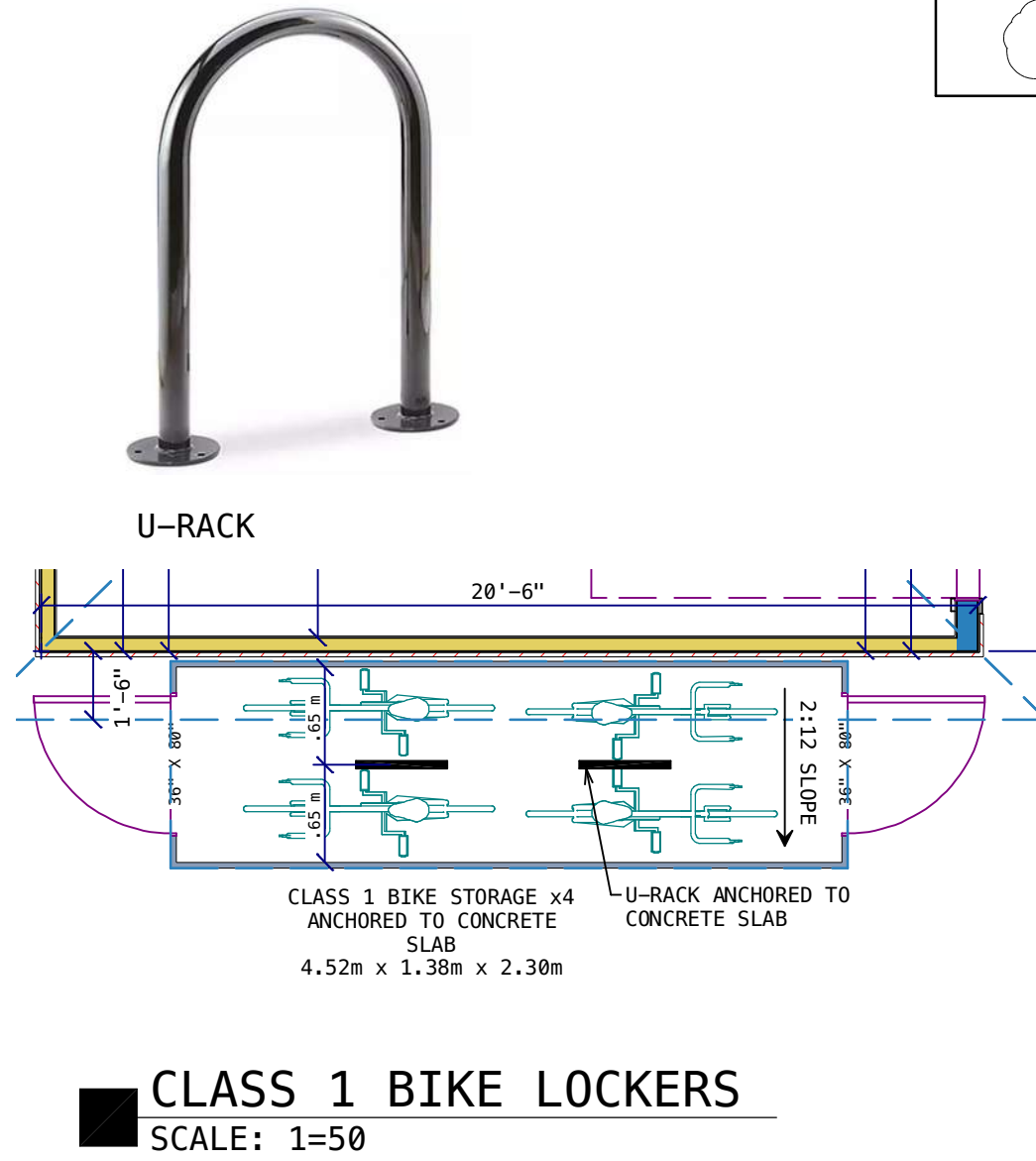
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SITE PLAN
SCALE: 1=100



GARAGE 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		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
	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

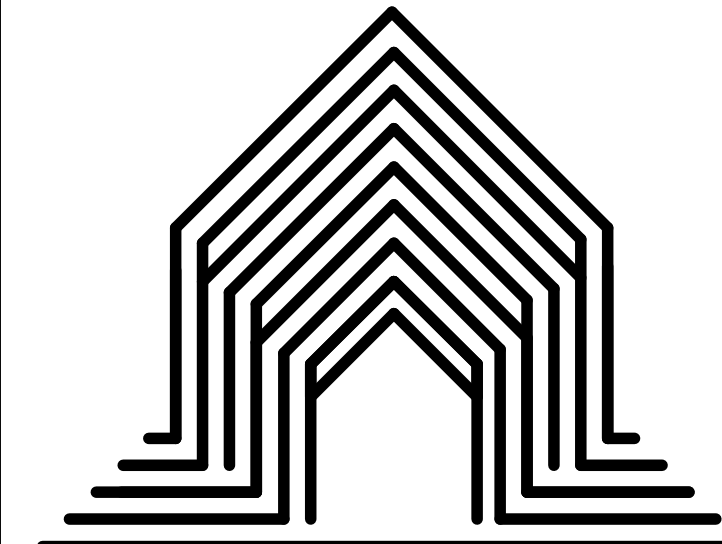
PARCEL COVERAGE
Lot area = 603.79 m2
Building = 268.17 m2
Detached Garage = 78.40 m2
Total coverage area = 346.57 m2 = (57.40%)

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 = 101.64 m2

TOTAL GROSS FLOOR AREA
Unit 1 = 1355 sf
Unit 2 = 1421 sf
Unit 3 = 1399 sf
Unit 4 = 1377 sf
Total = 5552 sf (515.80 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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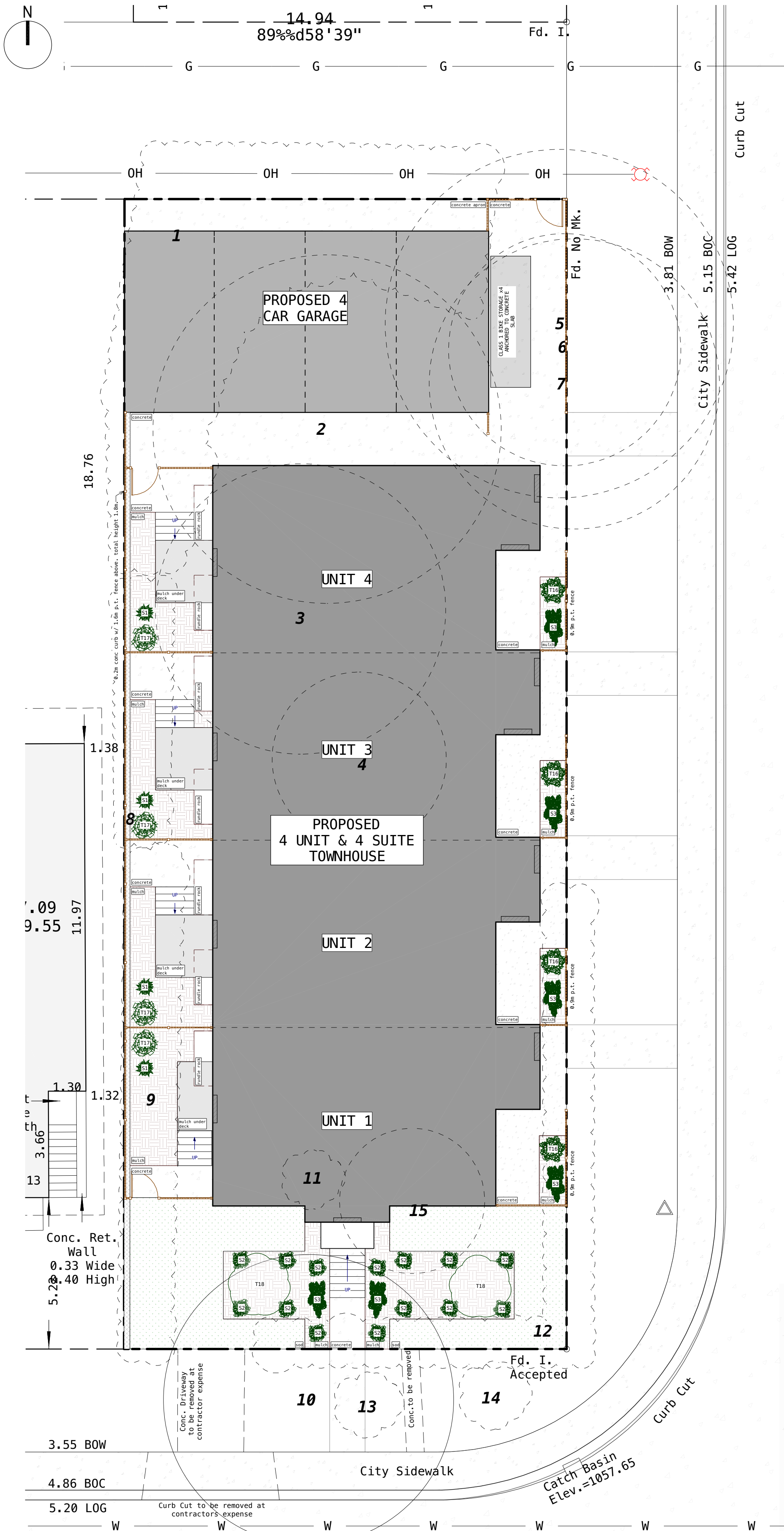
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LANDSCAPE PLAN
SCALE: 1=100



Outdoor Lighting



S1 - Golden Potentilla



S2 - Abbotswood Potentilla



S3 - Golden Potentilla



T18 - Princess Kay



T16 - Columnar Aspen



T17 - White Cedar

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 = 603.79 m²

BUILDING & GARAGE AREA = 346.57 m²

GARAGE APRON = 13.82 m²

TOTAL = 360.39 m²

LANDSCAPED AREA = 243.40 m²

HARD SURFACES:

Concrete = 109.51 m²

Rundle Rock = 8.56 m²

TOTAL = 118.07 m² (48.51%)

SOFT SURFACES:

Mulch = 62.63 m²

Mulch Under Decks = 18.73 m² (7.69%)

Sod = 43.97 m²

TOTAL = 106.60 m² (43.79%)

PLANTINGS REQUIRED

Trees required = 1 tree per 110m² of lot area

= 6

Trees existing = 0

Trees proposed = 8

Trees total = 8

T16 Proposed deciduous tree = Columnar Aspen (x4)

(Populus Tremula 'Erecta')

T17 Proposed coniferous tree = Skybound White Cedar (x4)

(Thuja Occidentalis)

T18 Proposed deciduous tree = Princess Kay Plum (x2)

(Prunus Nigra)

Shrubs required = 3 shrubs per 110m² of lot area

= 18 shrubs

Shrubs proposed = 28 shrubs

S1 Proposed shrub = Golden Potentilla(x4)

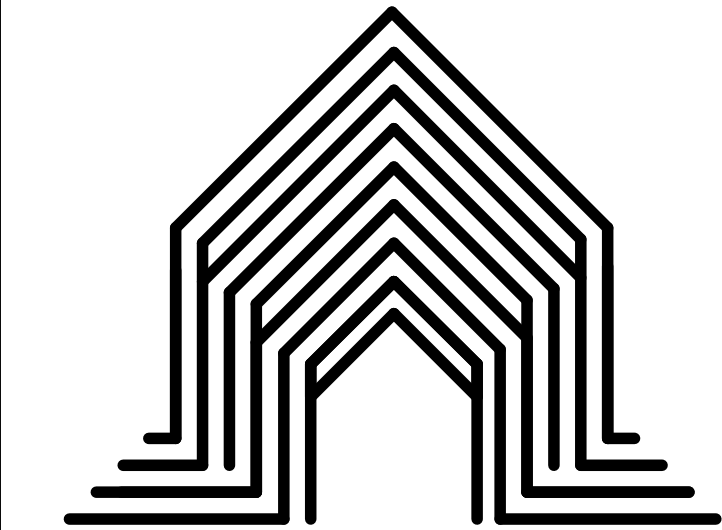
S2 Proposed shrub = Abbotswood Potentilla(x14)

S3 Proposed shrub = Juniper Bush (x6)

LEGEND

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#	DIA.	SPRD.	HGT.	TREE SCHEDULE (meters)		STATUS
				TYPE	SPECIES	
T1	---	---	2.50	BUSHLINE	X	to be removed
T2	1.00	12.00	14.00	DECIDUOUS	X	to be removed
T3	0.60	10.00	7.00	DECIDUOUS	X	to be removed
T4	0.70	6.00	8.00	DECIDUOUS	X	to be removed
T5	0.45	12.00	15.00	DECIDUOUS	X	to be removed
T6	0.60	8.00	15.00	DECIDUOUS	X	to be removed
T7	0.35	10.00	15.00	DECIDUOUS	X	to be removed
T8	---	2.50	---	TREELINE	X	to be removed
T9	---	1.85	2.50	BUSHLINE	X	to be removed
T10	0.80	10.00	20.00	DECIDUOUS	X	to be removed
T11	---	2.00	2.00	BUSH	X	to be removed
T12	---	1.20	2.00	BUSHLINE	X	to be removed
T13	---	2.20	1.00	BUSH	X	to be removed
T14	---	2.30	2.50	BUSH	X	to be removed
T15	0.25	5.00	11.00	DECIDUOUS	X	to be removed
T16	0.60	---	---	DECIDUOUS	COLUMNAR ASPEN	to be planted x4
T17	---	---	2.00	CONIFEROUS	SKYBOUND WHITE CEDAR	to be planted x4
T18	0.60	---	---	DECIDUOUS	PRINCESS KAY PLUM	to be planted x2
S1	---	0.60	0.60	BUSH	GOLDEN POTENTILLA	to be planted x4
S2	---	0.60	0.60	BUSH	ABBOFSWOOD POTENTILLA	to be planted x14
S3	---	0.60	0.60	BUSH	JUNIPER BUSH	to be planted x6



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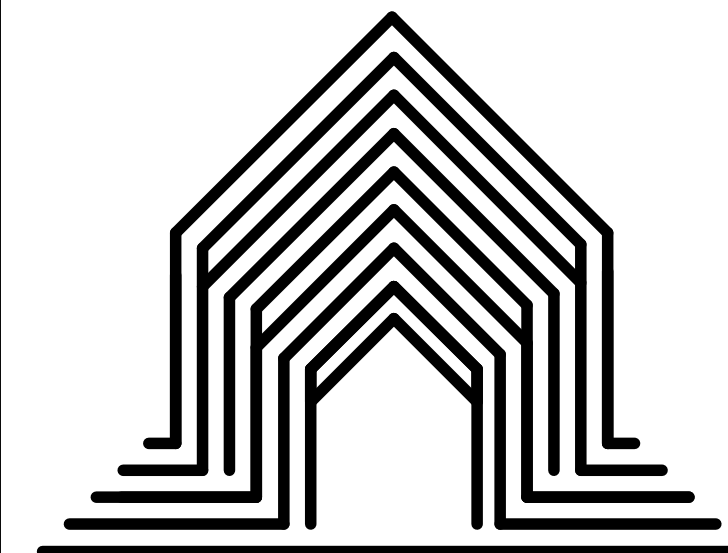
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EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA black
3	VENTED ALUMINUM SOFFIT black
4	STUCCO sea pearl
5	STUCCO night gray
6	STUCCO CONTROL JOINT
7	4" CORNER TRIM charcoal
8	WOODEN STONE CAP charcoal
9	STONE VENEER
10	VINYL WINDOWS
11	FIBRE GLASS DOOR
12	RAILING
13	STEEL INSULATED GARAGE DOOR
14	METAL BRACKETS
15	STANDING SEAM ROOF



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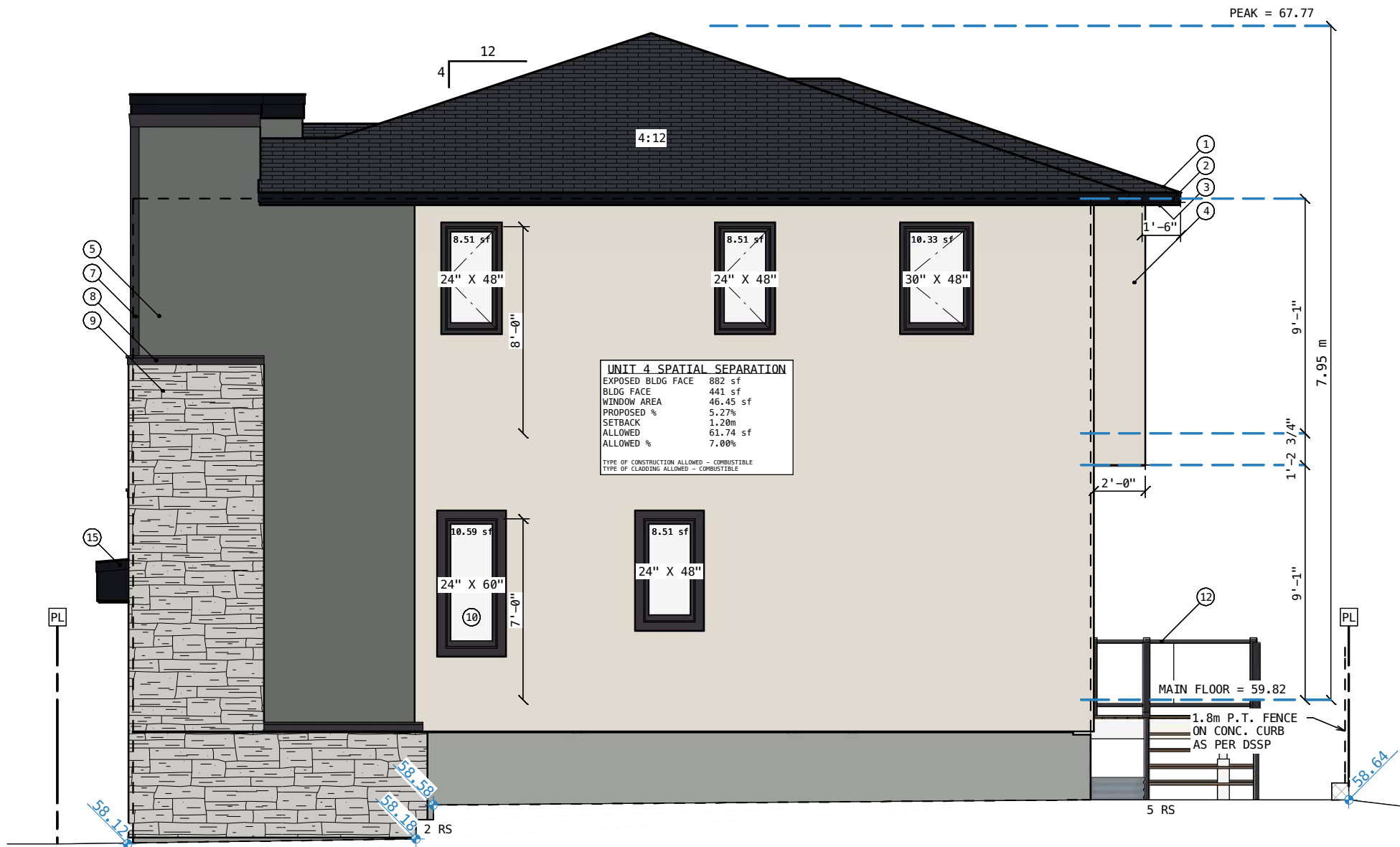
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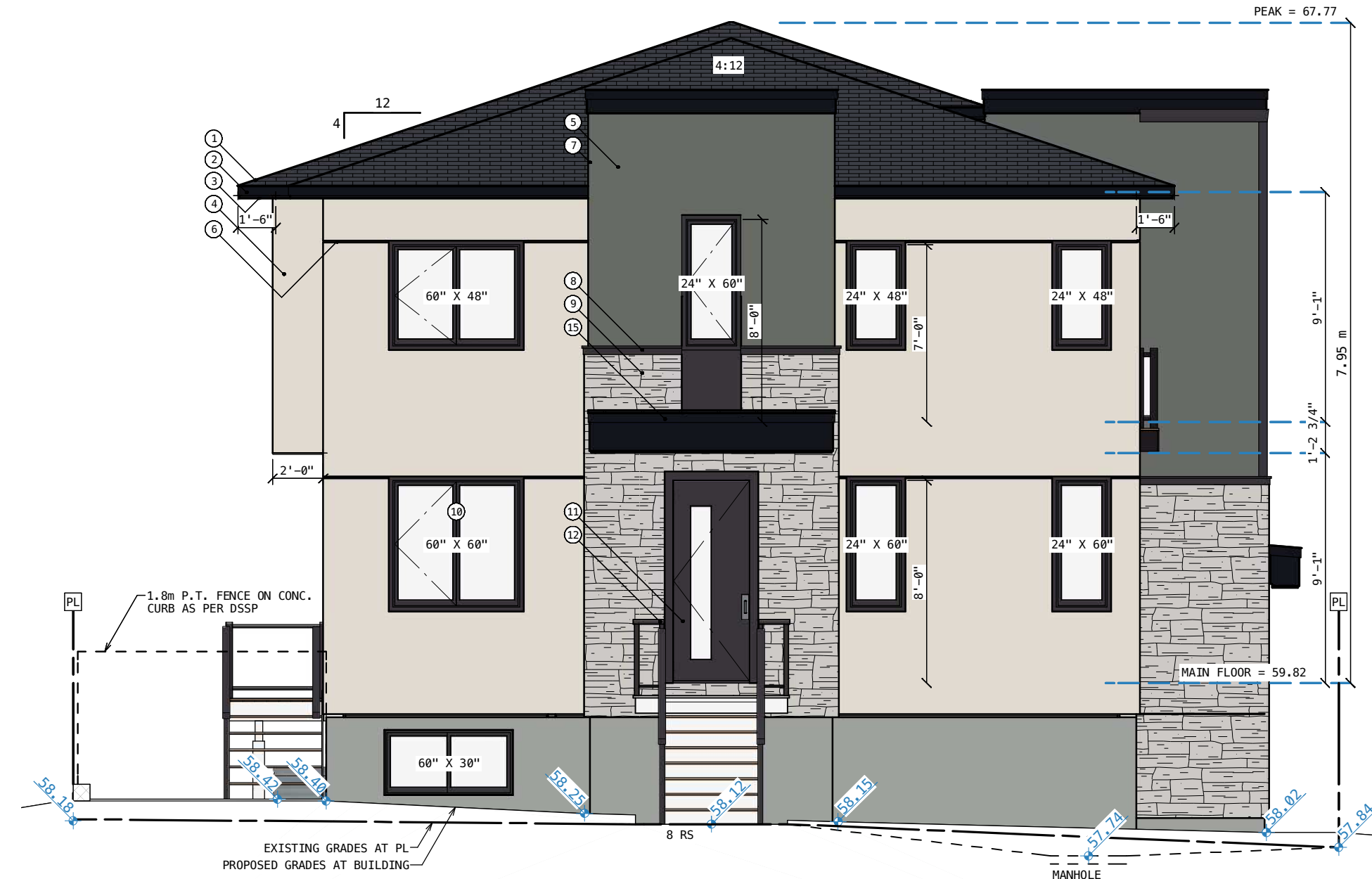
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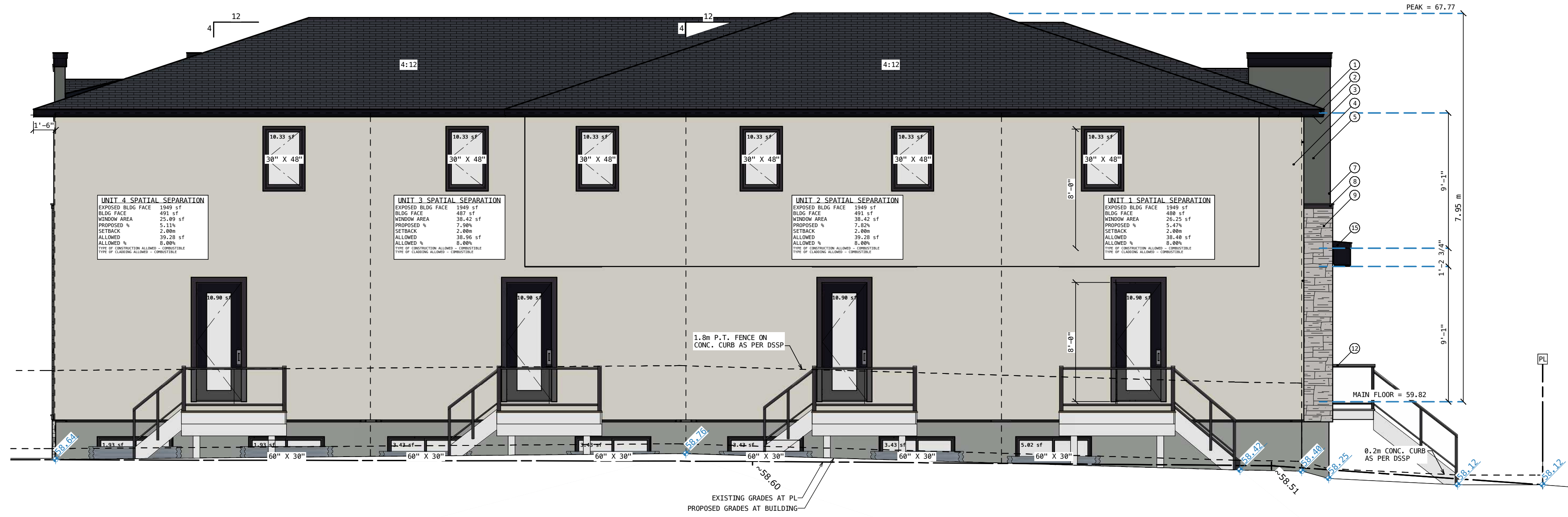
RIGHT ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



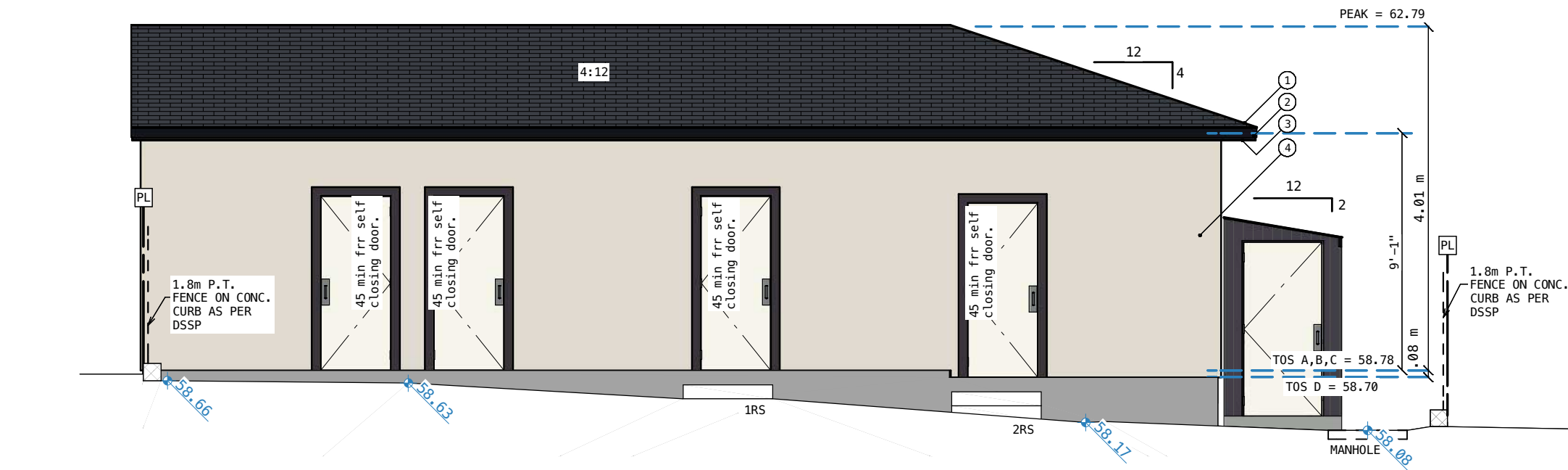
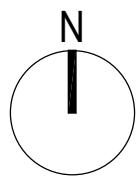
FRONT ELEVATION (EAST)
SCALE: 3/16"=1'-0"



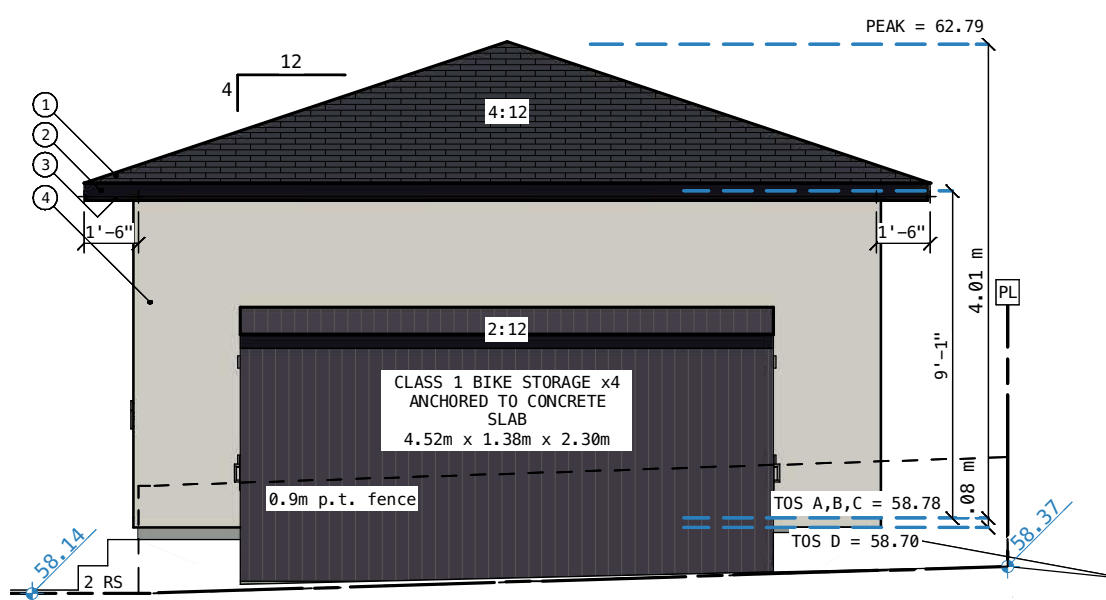
LEFT ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



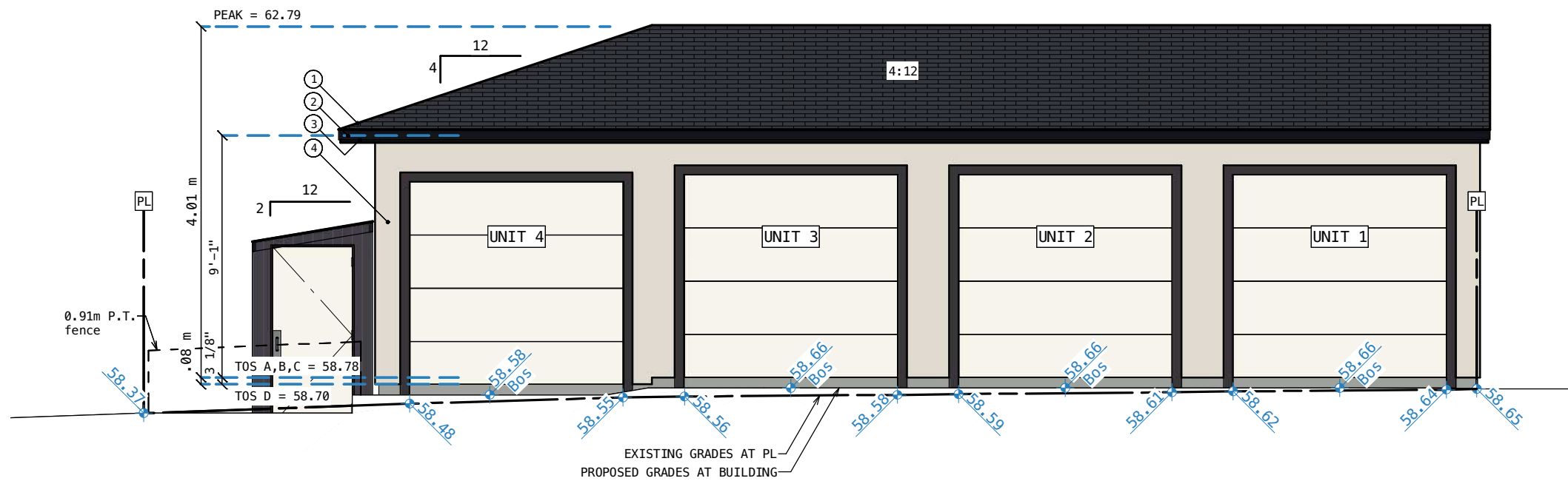
REAR ELEVATION (WEST)
SCALE: 3/16"=1'-0"



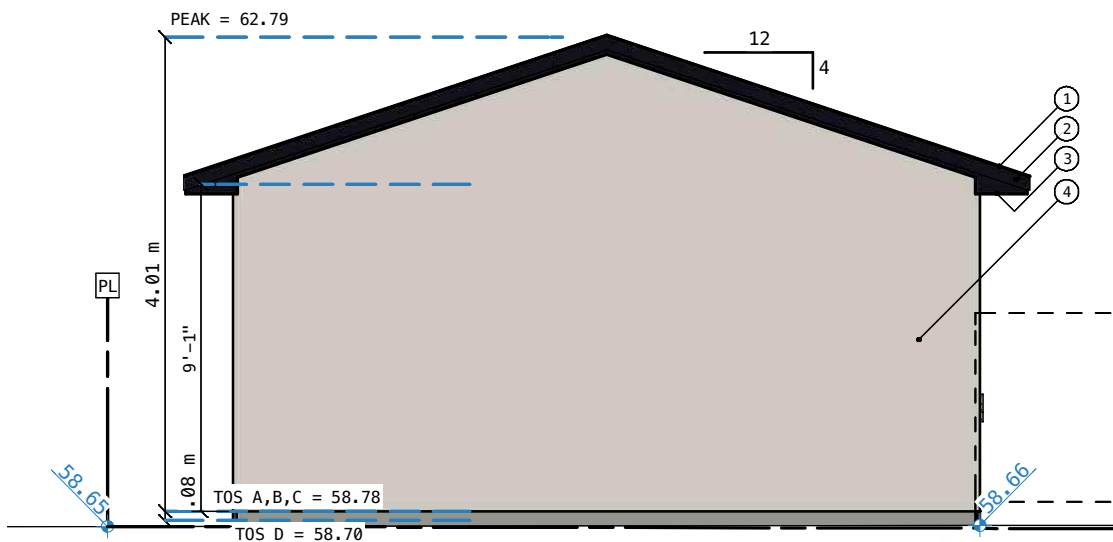
YARD ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



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

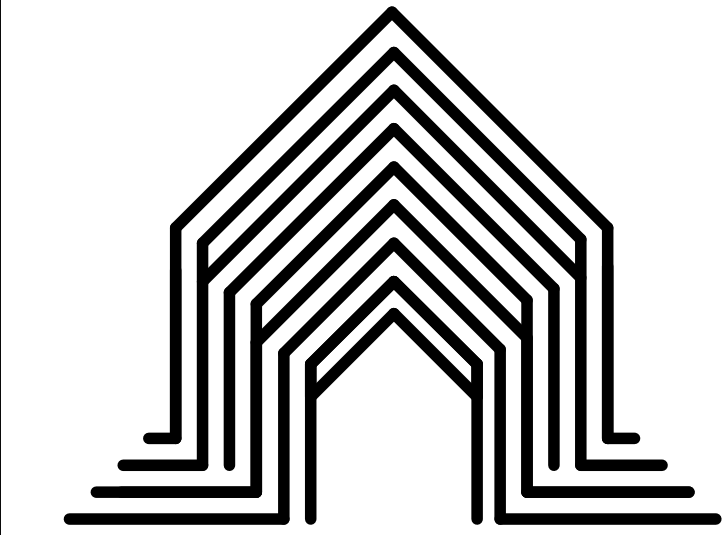


LANEWAY ELEVATION (SOUTH)
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