

COLLECTIVE DESIGN

KINGSLAND – MULTI FAMILY
5 UNIT & 5 SUITE
HGO DEVELOPMENT

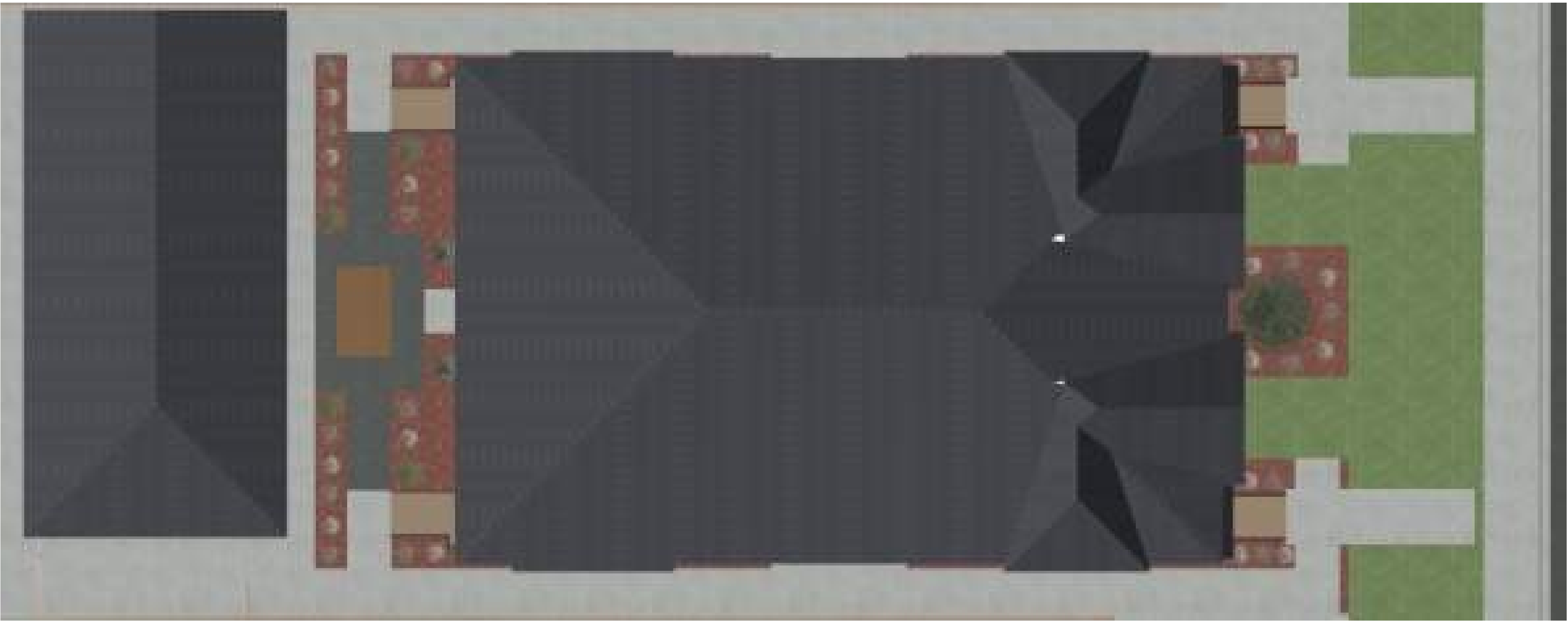
2409 25 AVE NW
THAT PORTION OF LOT 16 WHICH
LIES TO THE EAST OF THE WEST
15 FEET (4.57m) THEREOF ALL
OF LOT 17 AND THE WEST 20
FEET (6.10m) OF LOT 18
BLOCK 4, PLAN 5090AM

CONTENTS

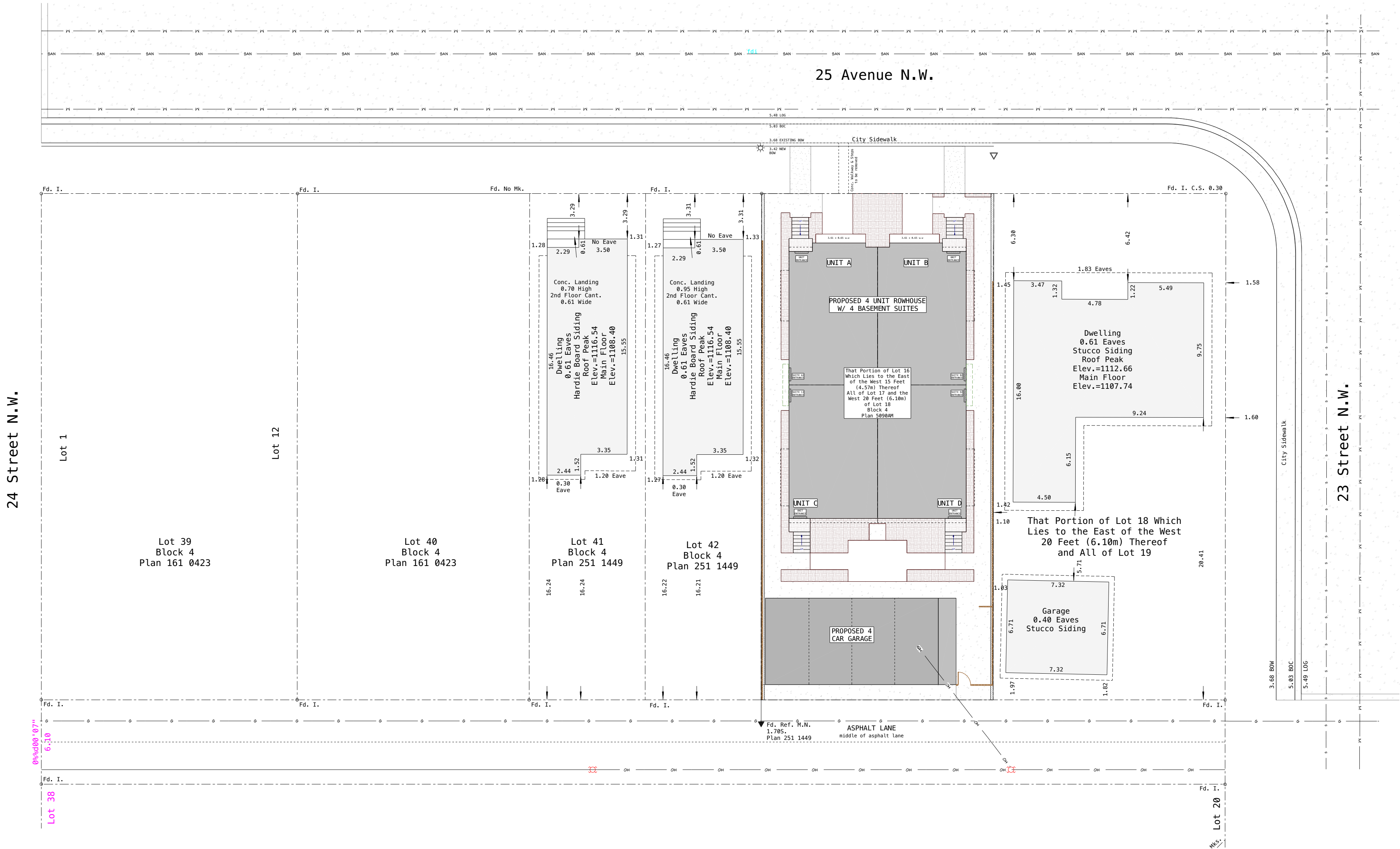
- A1 – COVER PAGE
- A2 – SITE PLAN
- A3 – LANDSCAPE PLAN
- A4 – BUILDING 1 FLOOR PLANS
- A5 – BUILDING 2 FLOOR PLANS
- A6 – ELEVATIONS
- A7 – ELEVATIONS
- A8 – GARAGE PLANS & ELEVATIONS



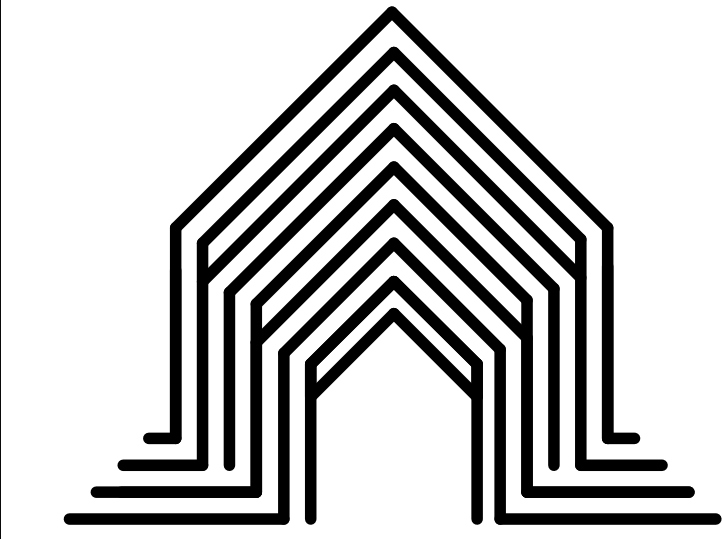
EXTERIOR IMAGE – BUILDING 1 FRONT
SCALE: NTS



AERIAL PLAN
SCALE: 1:200



BLOCK PLAN
SCALE: 1:200



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

RESPONSIBILITIES
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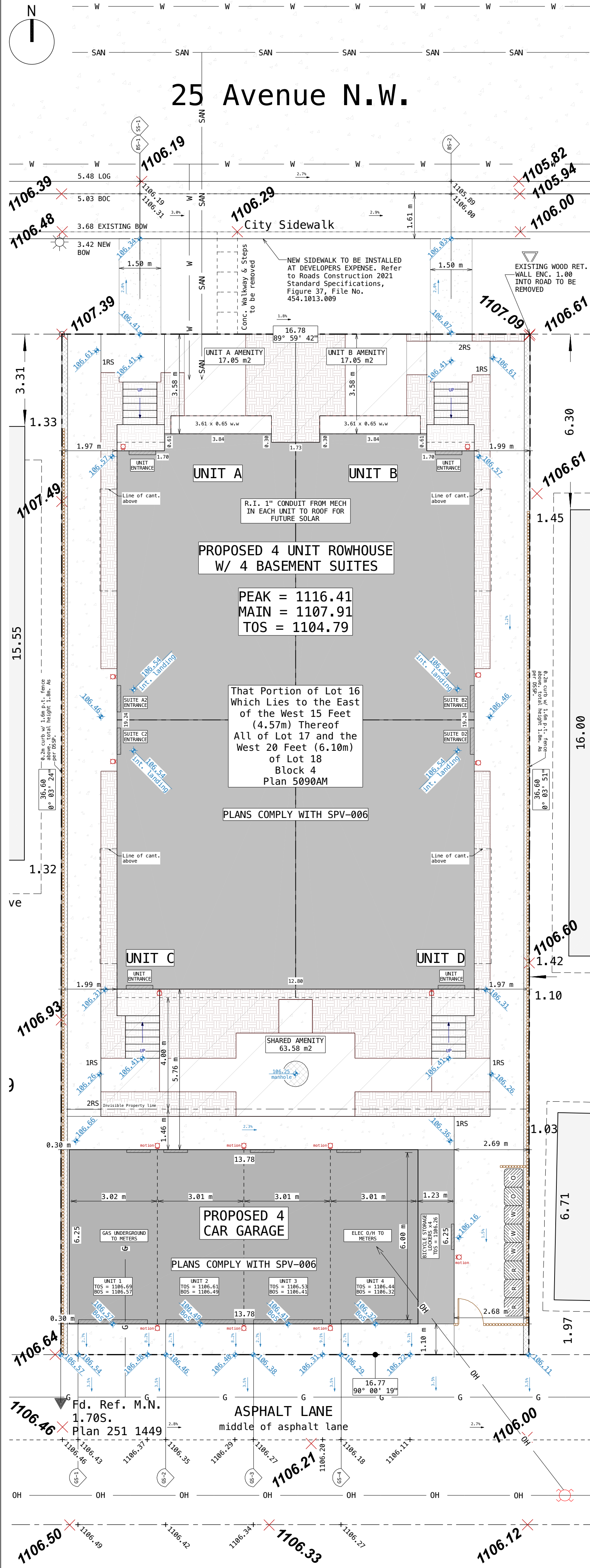
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PROPOSED UNITS: 5
PROPOSED SUITES: 5

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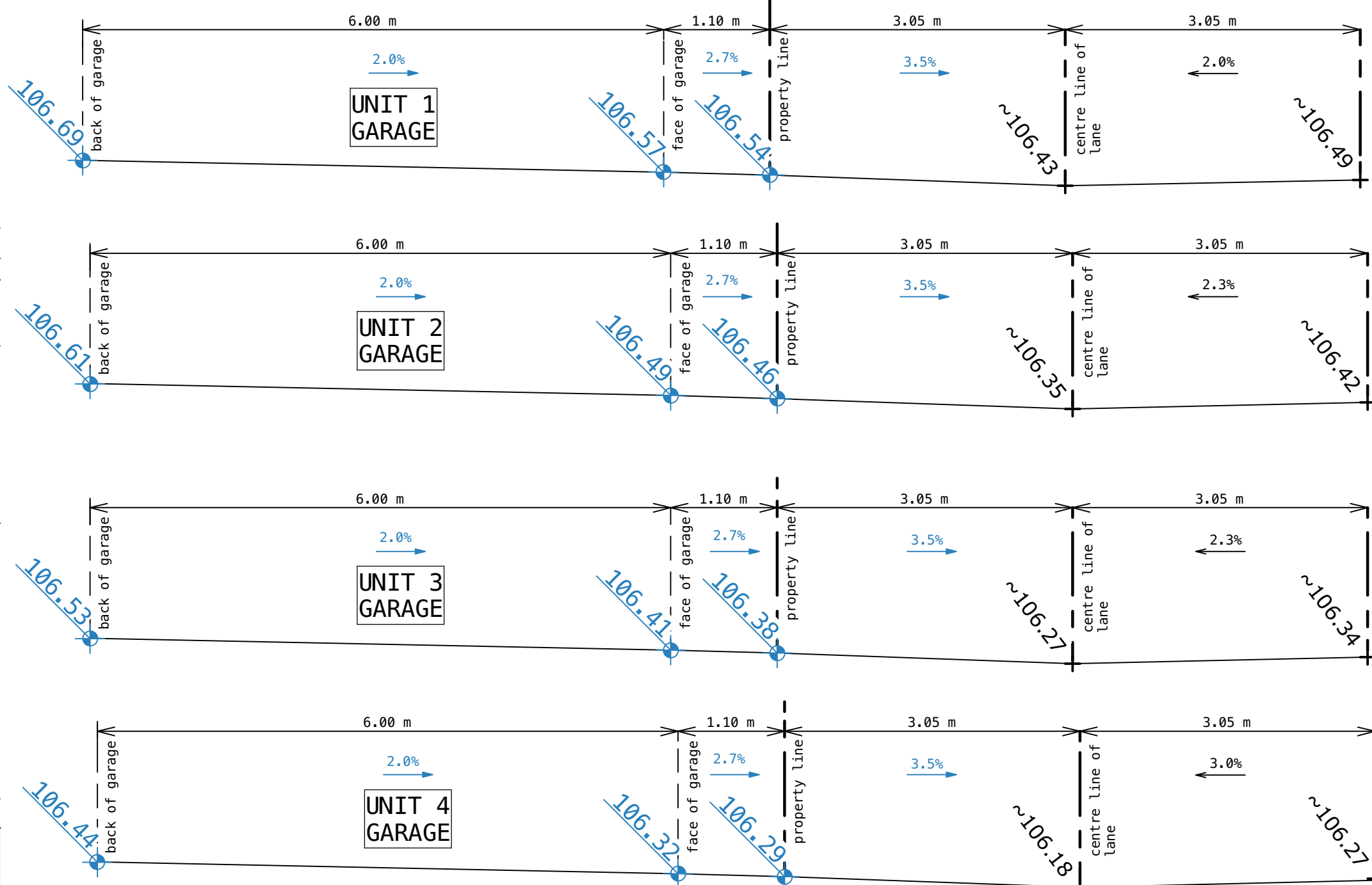
PROJECT STAGE	DATE ISSUED
DP SET	04.21.26

DESIGN: CI	A1 8
DRAWN: CI+RG	
CHECKED: CI	

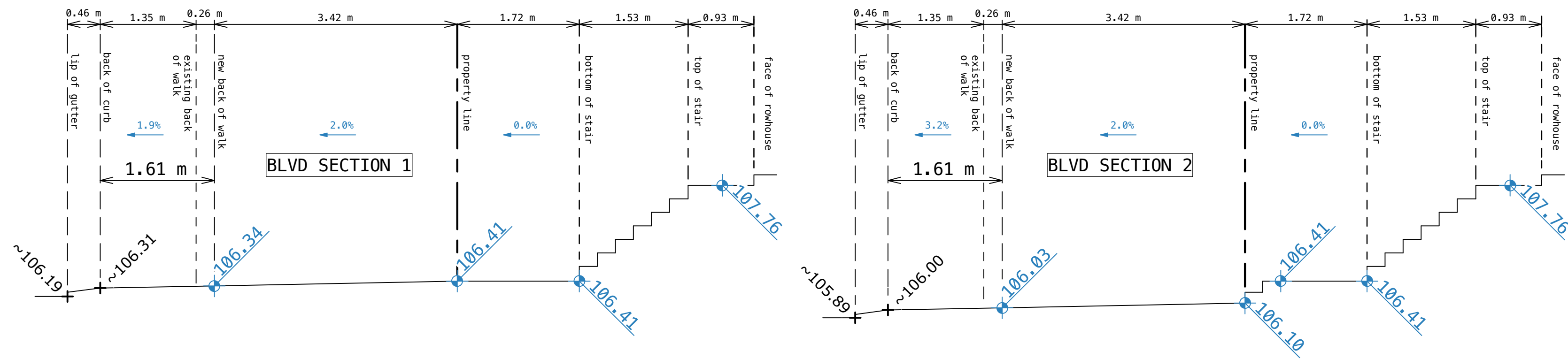
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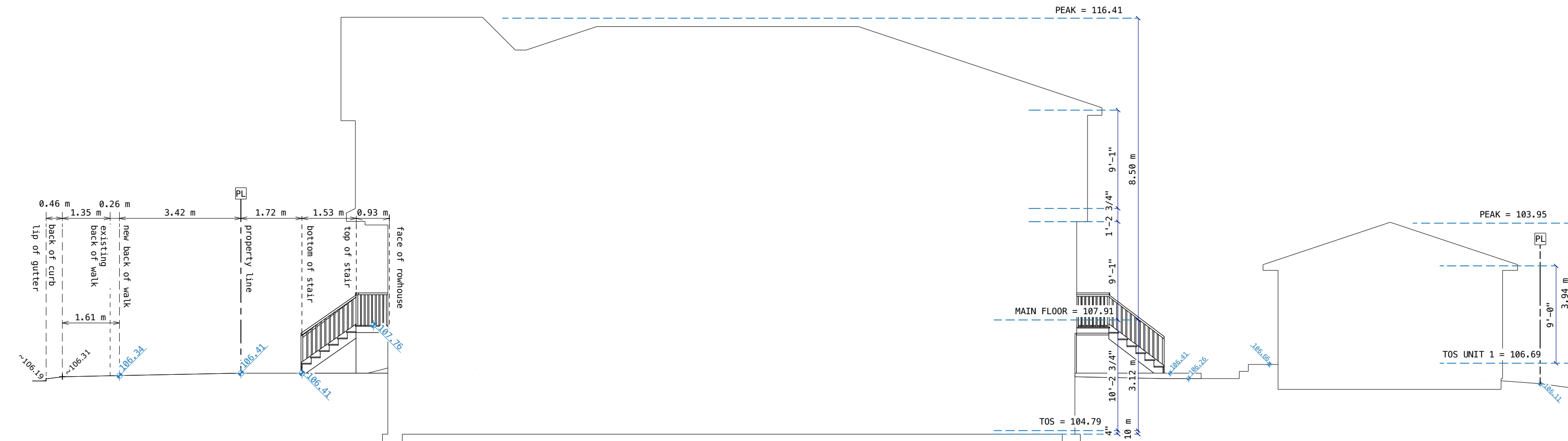
SITE PLAN
SCALE: 1=100



GARAGE SECTIONS
SCALE: 1:50



BOULEVARD SECTIONS
SCALE: 1:50



SITE SECTION
SCALE: 1:100

LEGEND			
	PROPOSED STRUCTURE		= SITE SECTION
	PROPOSED CARPORT		= 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
	TREE - TYPE 14		CITY GAS LINE
	TREE - TYPE 15		PROPERTY LINE
	TREE - TYPE 16		TREE TO REMAIN
	SHRUB - TYPE 1		TREE TO BE REMOVED
	SHRUB - TYPE 2		
	PLANT - P1		

SITE STATISTICS

BUILDING HEIGHT

Maximum building height = 11.00m
Building peak geodetic = 10.10m
Proposed height = 10.10m

RESIDENTIAL DENSITY

Lot area = ~ 0.061367 ha
Units = 4
Density = 65.18 upha

PARCEL COVERAGE

Lot area = 613.67 m²
Building footprint = 252.32 m²
Garage & Bicycle Storage = 86.14 m²
Total coverage area = 275.21 m²
= 57.63%

AREA OF AMENITY SPACE

Shared Amenity = 83.21 m²
Unit A Amenity = 17.05 m²
Unit B Amenity = 17.05 m²
Total Amenity = 117.31 m²

TOTAL GROSS FLOOR AREA

Unit A = 1390 sf
Unit B = 1390 sf
Unit C = 1329 sf
Unit D = 1329 sf
Total = 5438 sf (505.21 m²)

FLOOR TO AREA RATIO

GFA = 505.21 m²
Lot Area = 613.67 m²
FAR = 0.82

PARKING STALLS PROVIDED ON-SITE

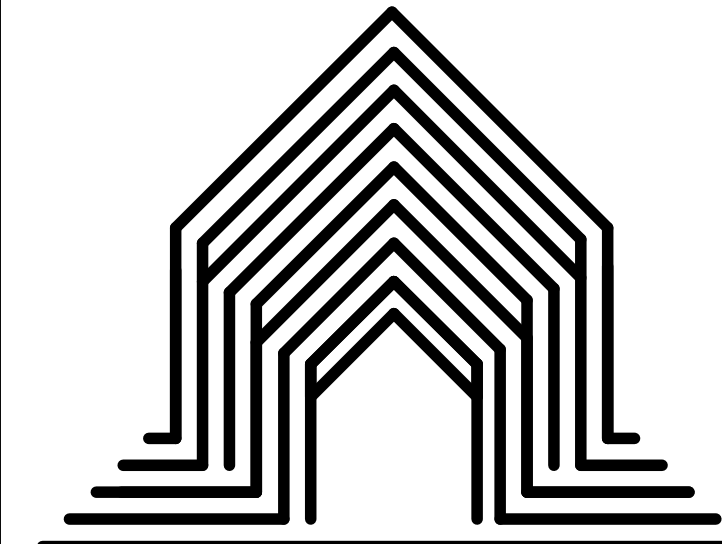
Parking stalls required = 4
Units = 4
Suites = 4
Parking stalls provided = 4

ALTERNATIVE MOBILITY STORAGE LOCKERS

Alternative mobility storage lockers required = 0
Alternative mobility storage lockers provided = 0

CLASS 1 BICYCLE STORAGE

Class 1 bicycle storage required = 4
Class 1 bicycle storage provided = 4



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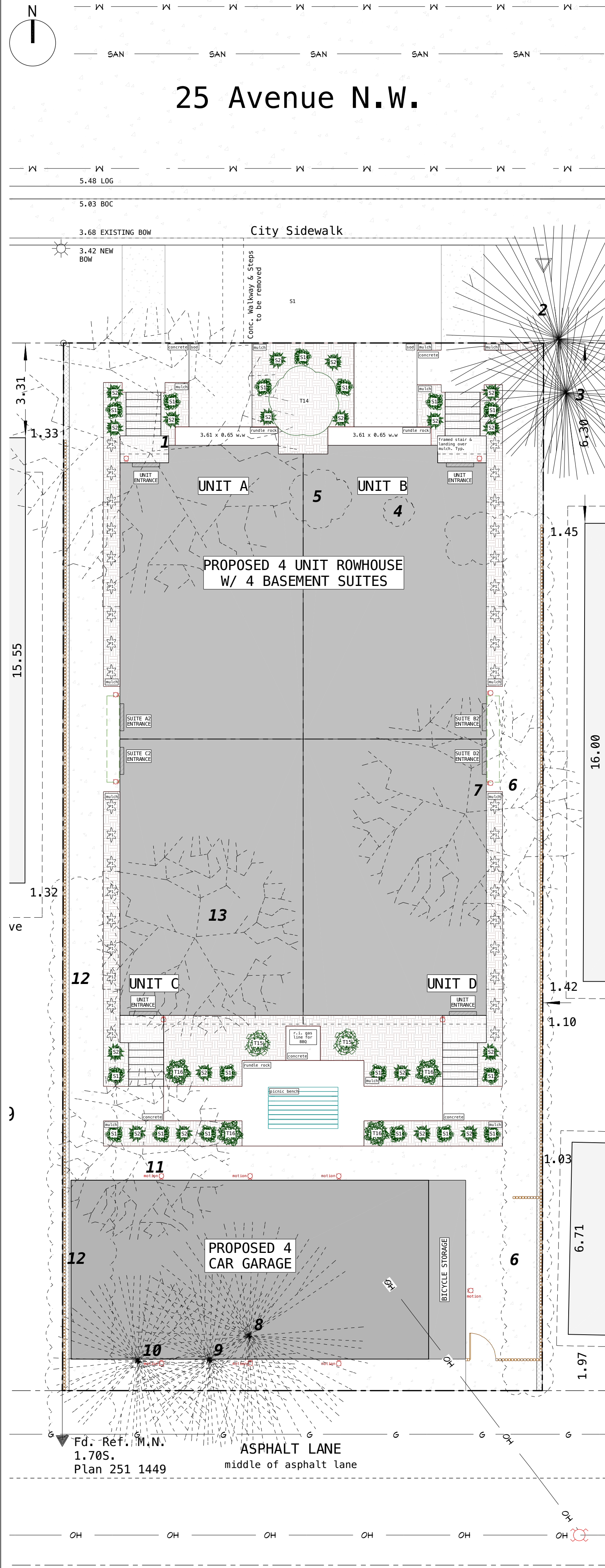
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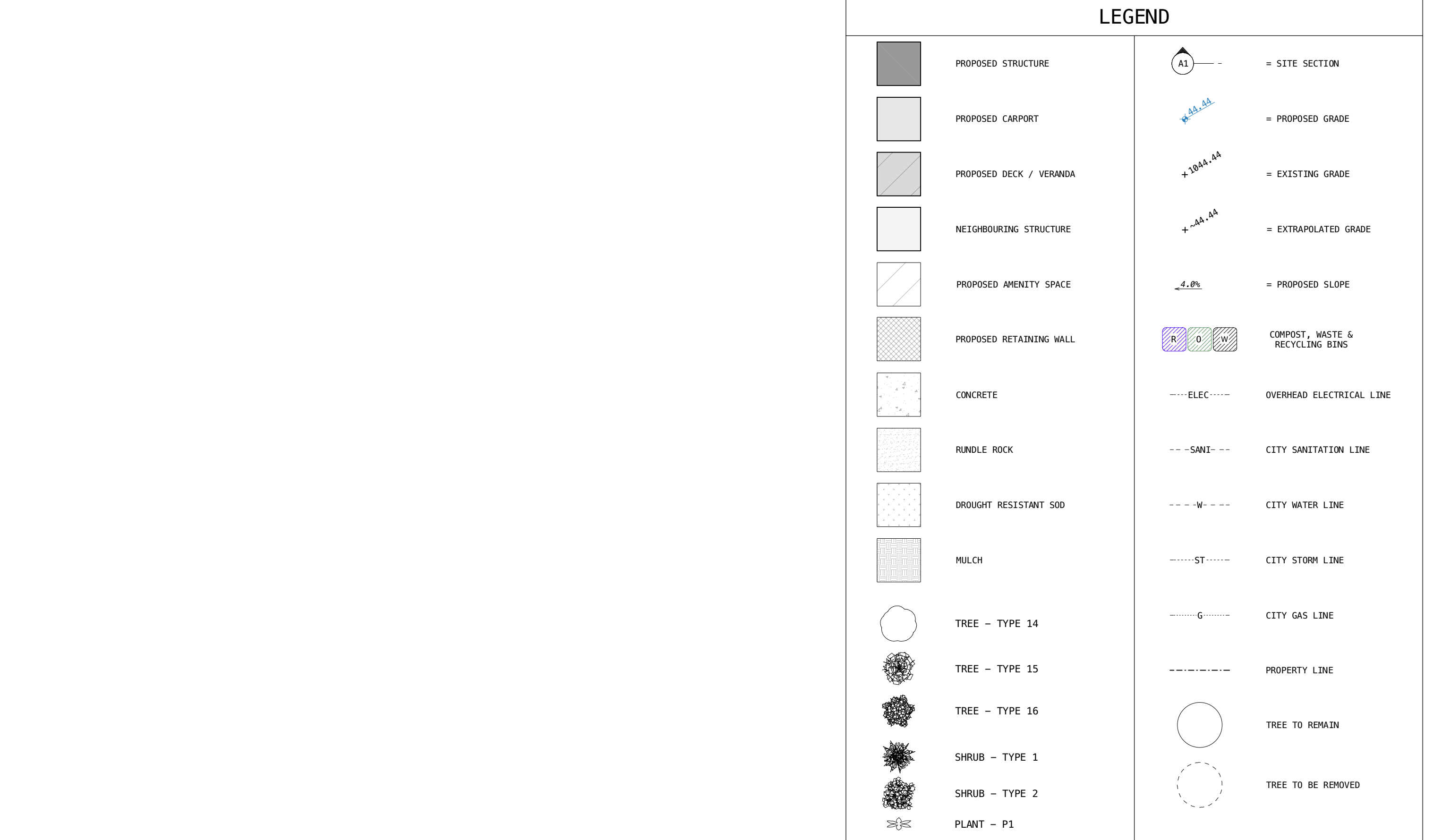
A2

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LANDSCAPE PLAN
SCALE: 1=100



TREE SCHEDULE (meters)						
#	DIA.	SPRD.	HGT.	TYPE	SPECIES	STATUS
T1	0.65	10.00	8.00	DECIDUOUS	X	to be removed
T2	0.50	8.00	8.00	CONIFEROUS	X	to remain
T3	0.60	8.00	8.00	CONIFEROUS	X	to remain
T4	1.00	1.50	1.50	BUSH	X	to be removed
T5	---	2.00	2.00	BUSH	X	to be removed
T6	1.40	2.00	2.00	BUSH	X	to be removed
T7	0.30	8.00	4.00	DECIDUOUS	X	to be removed
T8	0.60	8.00	10.00	CONIFEROUS	X	to be removed
T9	0.30	6.00	8.00	CONIFEROUS	X	to be removed
T10	0.60	6.00	10.00	CONIFEROUS	X	to be removed
T11	0.30	6.00	6.00	DECIDUOUS	X	to be removed
T12	---	2.00	3.00	BUSH	X	to be removed
T13	0.35	7.00	6.00	DECIDUOUS	X	to be removed
T14	0.86	---	---	DECIDUOUS	JAPANESE LILAC	to be planted x1
T15	---	---	2.00	CONIFEROUS	SKYBOUND WHITE CEDAR	to be planted x2
T16	0.86	---	---	CONIFEROUS	COLUMNAR ASPEN	to be planted x4
S1	---	0.60	0.60	BUSH	ABBOTSFORD POTENTILLA	to be planted x17
S2	---	0.60	0.60	BUSH	GOLDEN POTENTILLA	to be planted x18
P1	---	0.60	0.60	PLANT	PRAIRIE GRASS	to be planted x36



T14 – Japanese Lilac



T15 – Skybound White Cedar



T16 – Columnar Aspen



S1 – Abbotswood Potentilla



S2 – Golden Potentilla



P1 – Prairie Grasses



EXT LIGHTING
SCALE: NTS



PICNIC BENCH
SCALE: NTS

LANDSCAPE STATISTICS

NOTES:
-Underground Low-Water-Irrigation System to be provided only for shrubs and tr
ees.
-All sodded areas to be planted with a drought tolerant grass spec
ies.
-Minimum soil depth of 600mm for planting beds with shrubs and 300mm in all other are
as.

LOT AREA = 613.67 m2

LANDSCAPING AREA = 259.74 m2

Lot area = 613.67 m2
Building footprint = 252.32 m2
4 Stall Garage & Bicycle lockers = 86.14 m2
Garage Apron = 15.47 m2
Total = 353.93 m2

613.67 – 353.93 = 259.74 m2 or 57.67%

SOFT SURFACE AREA = 81.81 m2 (31.49%)

Wood Mulch Bed Excluding Under Staircase = 68.93 m2

Sod = 12.88 m2

SOFT SURFACE NOT INCLUDED
Mulch Under Staircase = 13.54 m2 (5.37%)

HARD SURFACE AREA = 217.62 m2 (63.14%)
Concrete = 140.40 m2
Rundle Rock = 23.97 m2

PLANTINGS REQUIRED
Trees required = 1 tree per 110m2 of lot area = 6 trees
Trees proposed = 7 trees

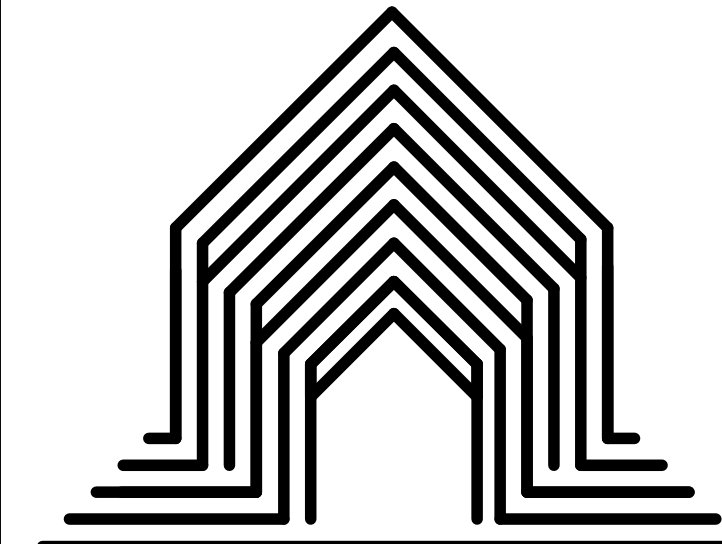
Proposed deciduous tree = Japanese Lilac (x1)
T14 (Syringa Reticulata)
Proposed coniferous tree = Skybound White Cedar (x2)
T15 (Thuja Occidentalis)
Proposed deciduous tree = Columnar Aspen (x4)
T16 (Populus Tremula Erecta)

Shrubs required = 3 shrubs per 110m2 of lot area = 15 shrubs
Shrubs proposed = 35 shrubs

S1 – Proposed shrub = Abbotswood Potentilla (x17)

S2 – Proposed shrub = Golden Potentilla(x18)

P1 – Proposed plantings = Prairie Grasses(x36)



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DESIGN: CI

DRAWN: CI+RG

CHECKED: CI

A3

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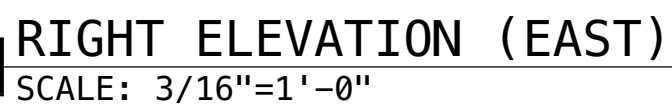
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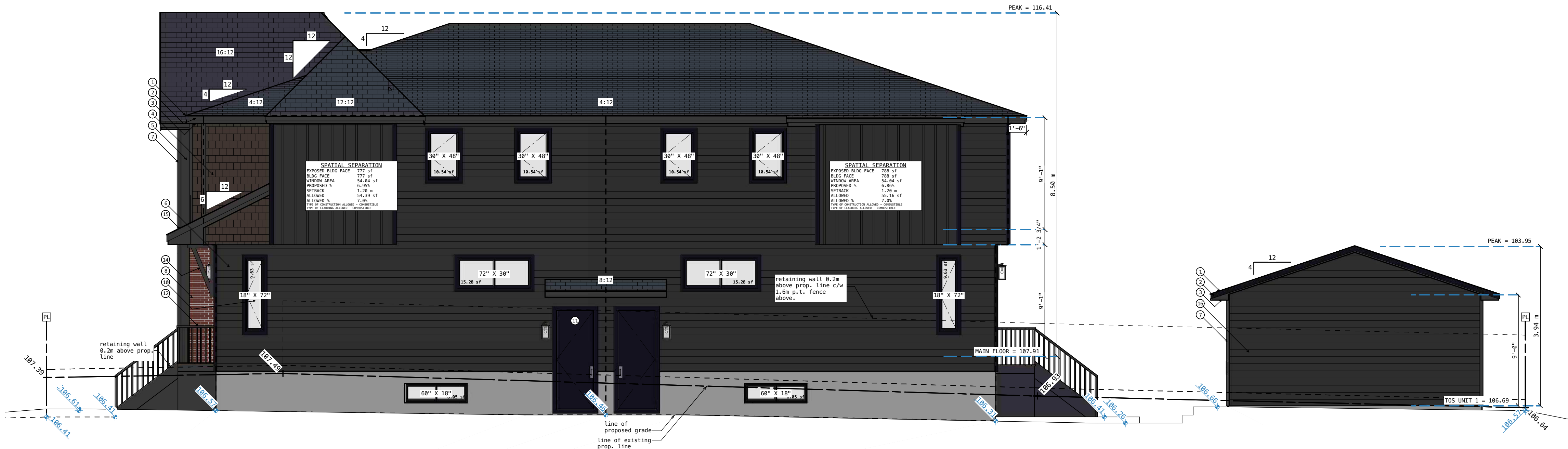
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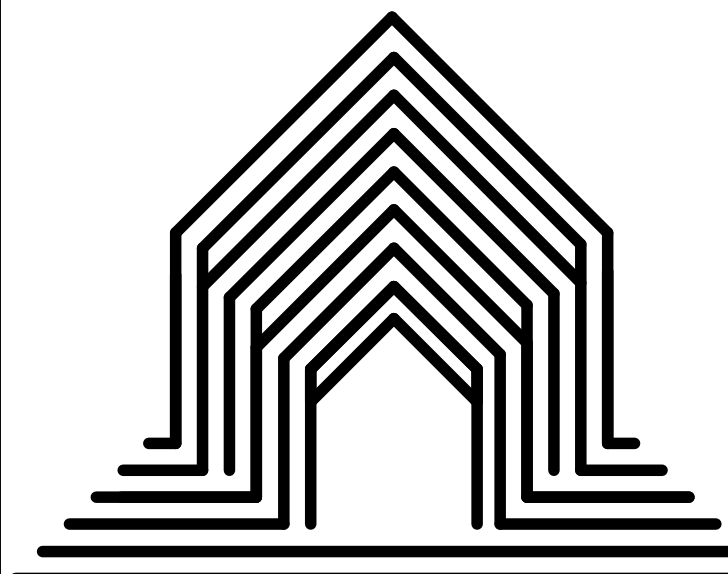


REAR ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



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

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA black
3	VENTED ALUMINUM SOFFIT black
4	SHAKES pebble brown
5	JAMES HARDIE BOARD AND BATTEN black
6	JAMES HARDIE SIDING black
7	4" CORNER TRIM charcoal
8	BRICK VENEER
9	BRICK CAP
10	VINYL SIDING
11	FINE GLASS DOOR
12	RAILING
13	STEEL INSULATED GARAGE DOOR
14	WOOD BRACKETS
15	STANDING SEAM ROOF
16	JAMES HARDIE SIDING white



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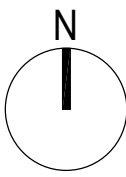
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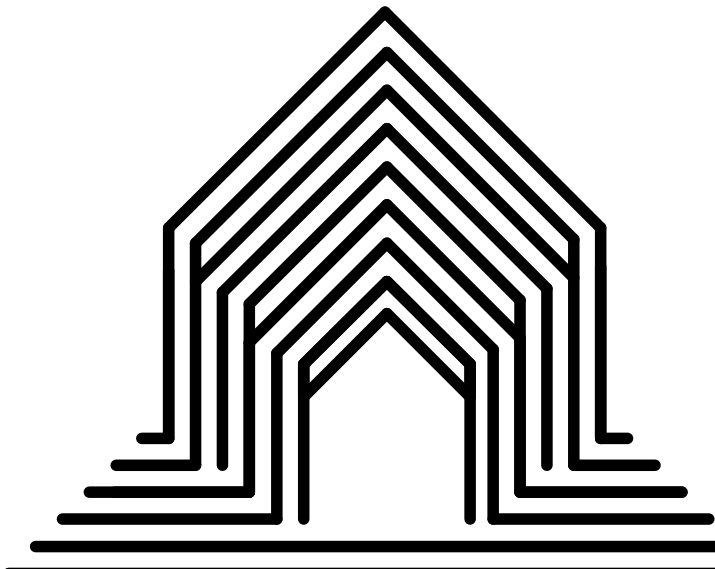
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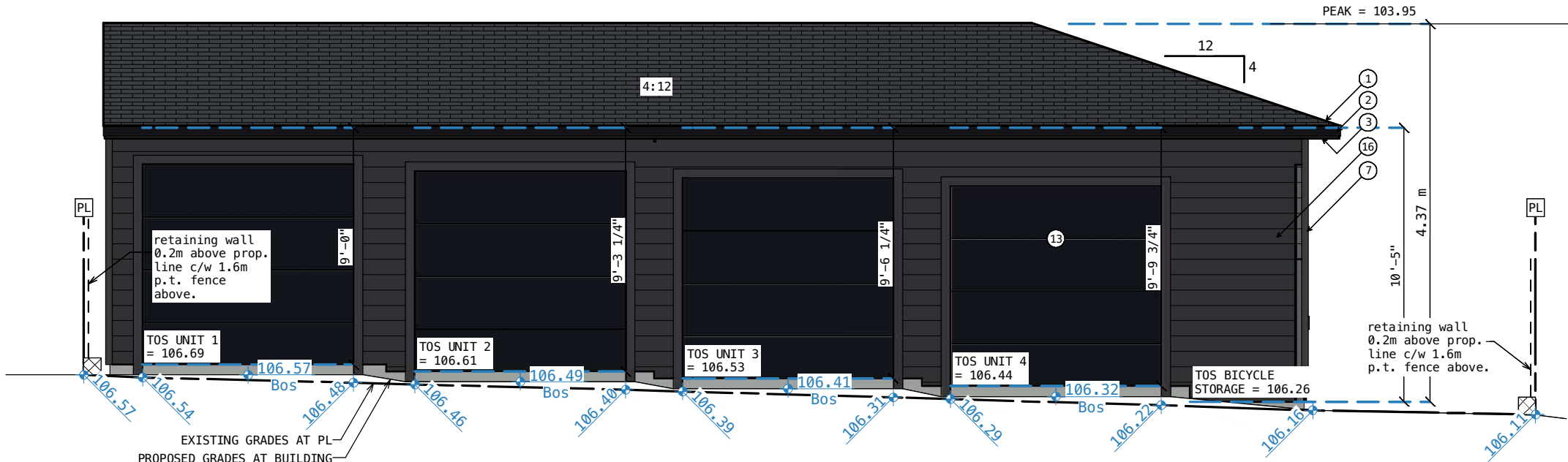
DRAWN: CI+RG

CHECKED: CI

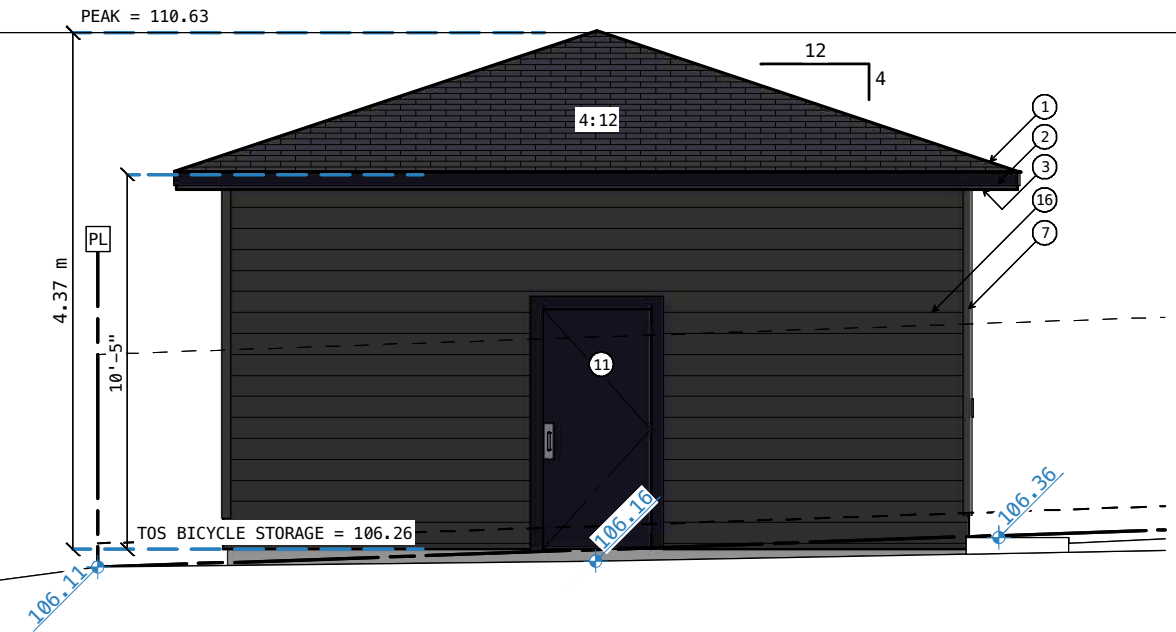
A8

8

COLLECTIVE DESIGN YYC INC. 2025
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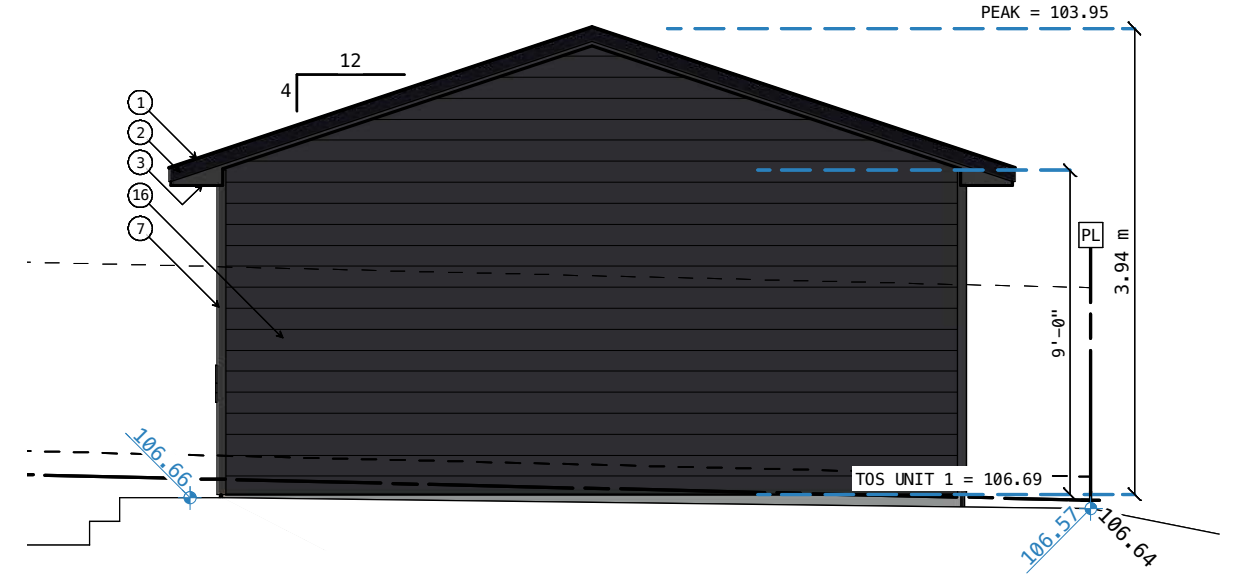
GARAGE ELEVATION – LANE
SCALE: 3/16"=1'-0"



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



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



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