

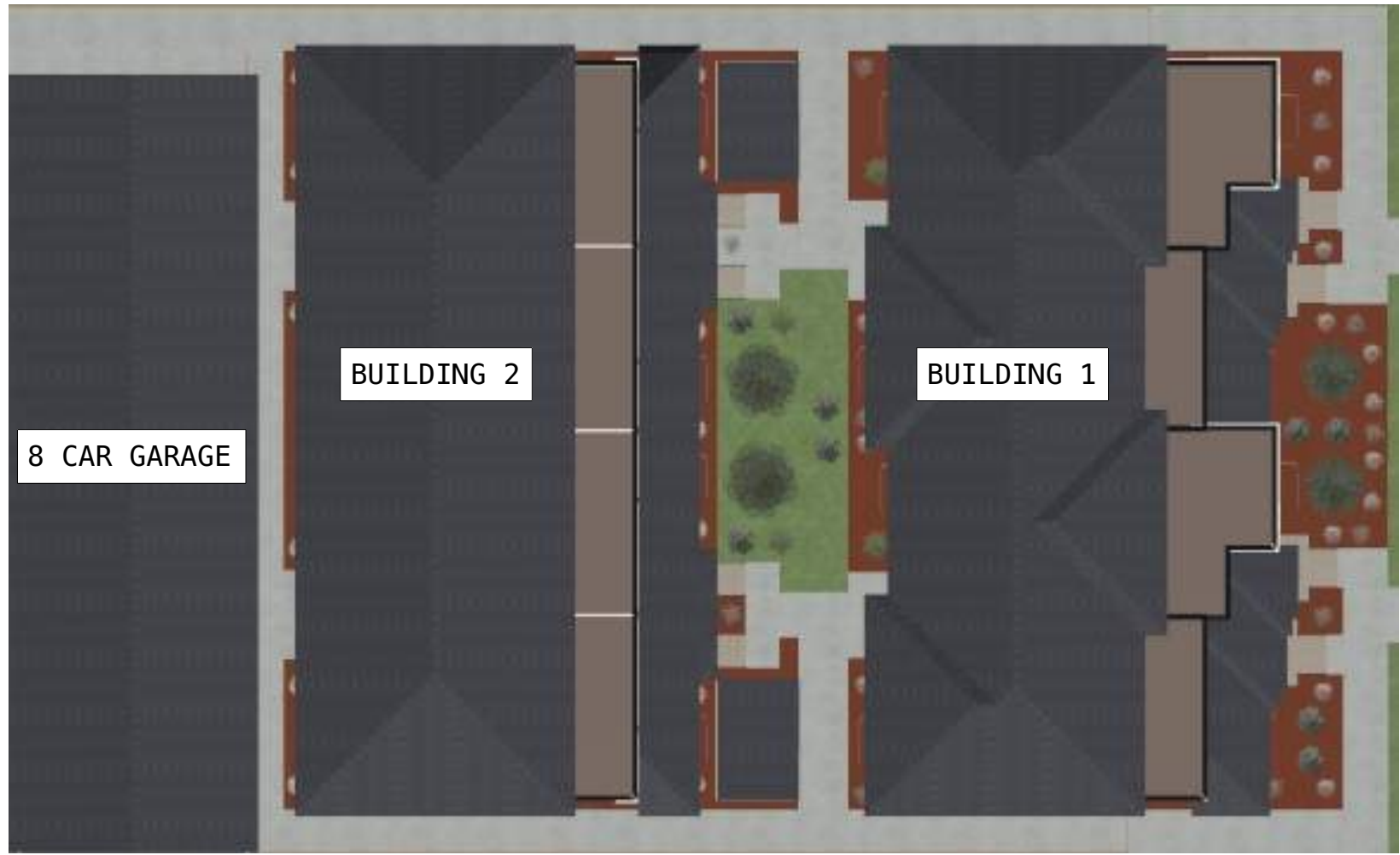
COLLECTIVE DESIGN

KILLARNEY M-C1
TWO BUILDINGS
8 UNIT & 8 SUITE

1923 25A STREET SW
LOTS 12-14, BLOCK 4
PLAN 5561 0

CONTENTS

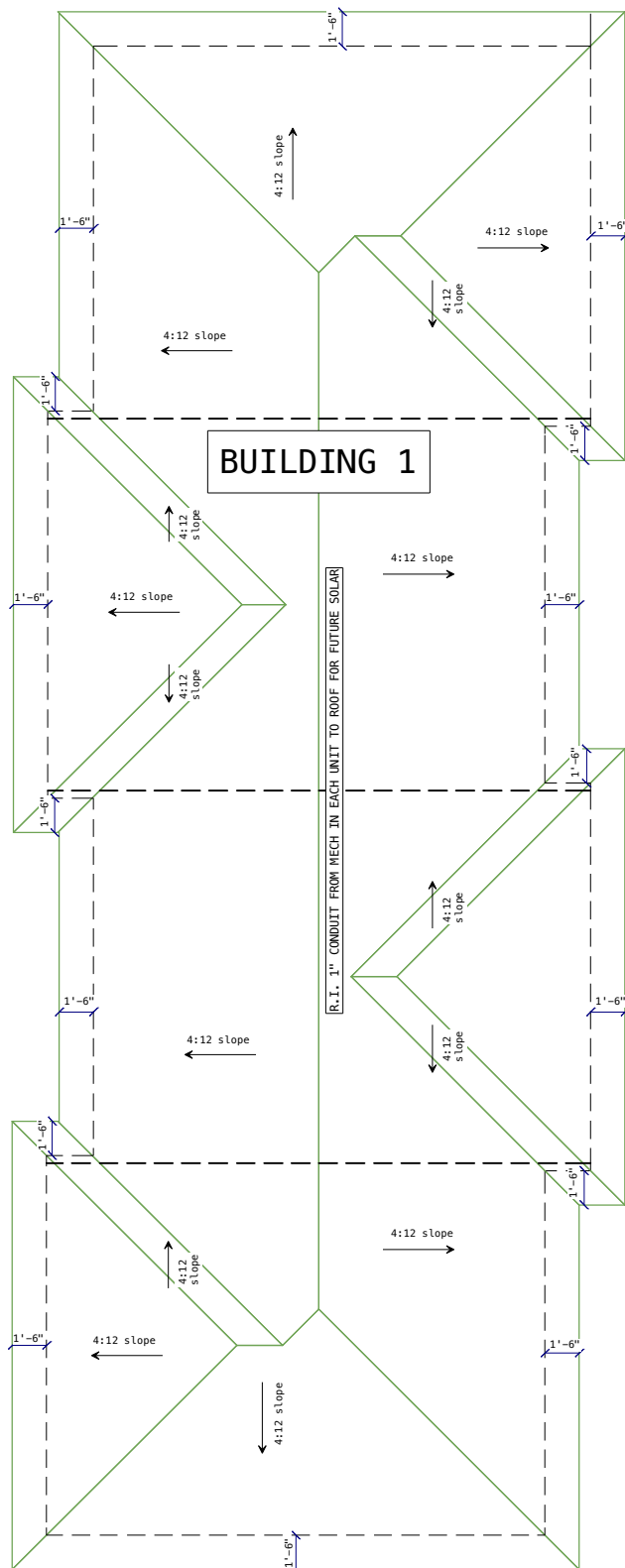
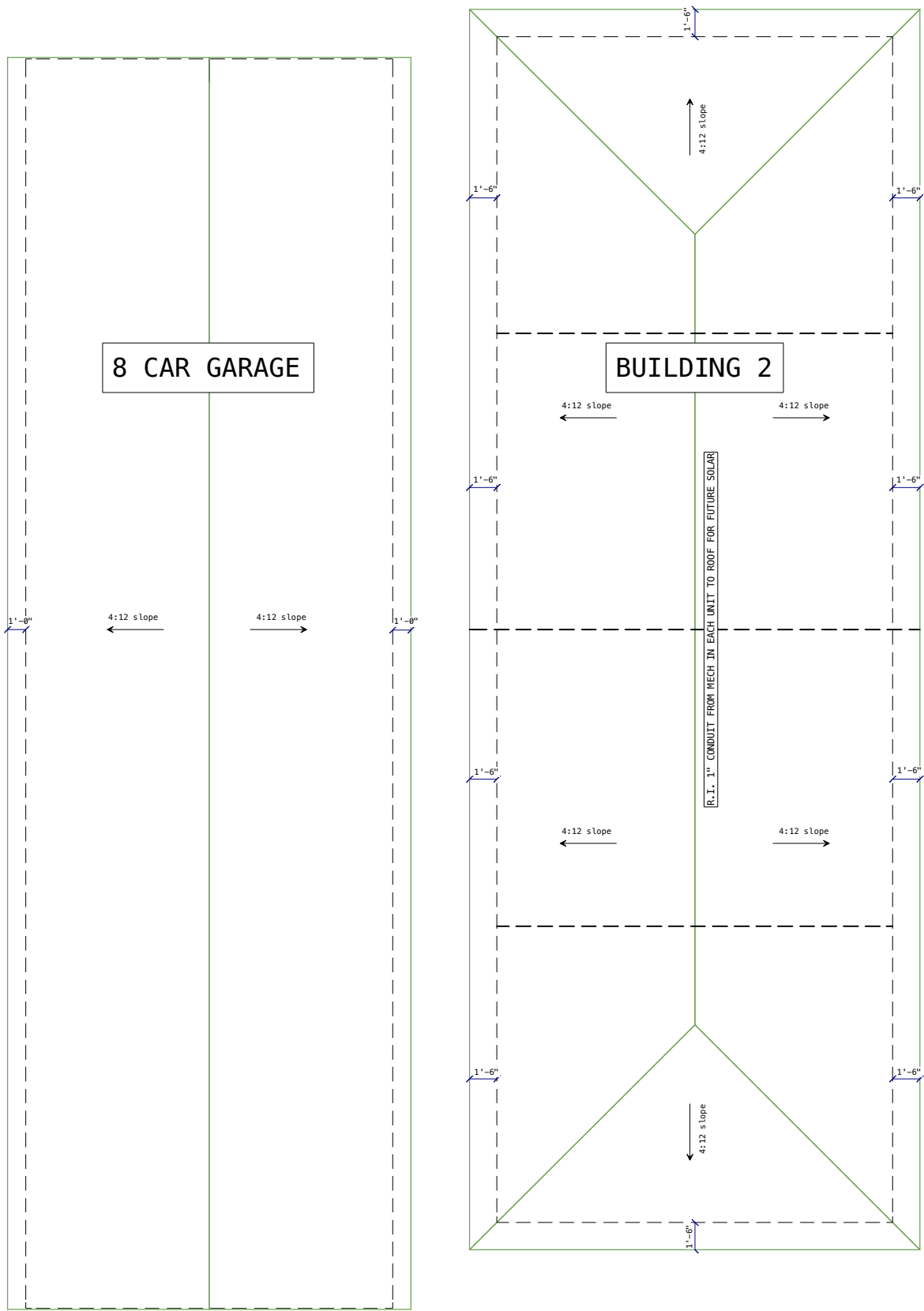
- A1 – COVER PAGE, EXT. IMAGES, ROOF PLAN & BLOCK PLAN
- A2 – SITE PLAN & DETAILS
- A3 – LANDSCAPE PLAN & DETAILS
- A4 – BUILDING 1 FLOOR PLANS
- A5 – BUILDING 1 FLOOR PLANS
- A6 – BUILDING 2 FLOOR PLANS
- A7 – BUILDING 2 FLOOR PLANS
- A8 – ELEVATIONS
- A9 – ELEVATIONS
- A10 – GARAGE PLANS



AERIAL IMAGE
SCALE: NTS



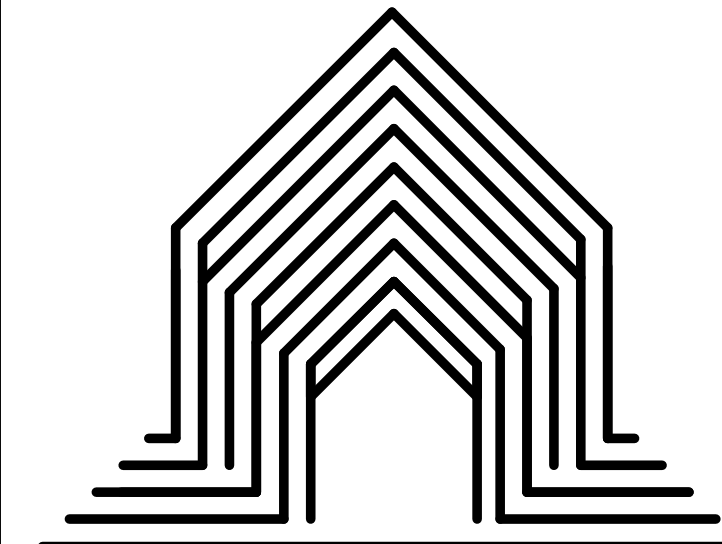
EXTERIOR IMAGE
SCALE: NTS



ROOF PLAN
SCALE: 1=100



BLOCK PLAN
SCALE: 1=200



COLLECTIVE DESIGN

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

PROJECT NAME:
Killarney M-C1
ADDRESS:
1923 25A Street SW
LEGAL ADDRESS:
LOTS 12-14, BLOCK 4, PLAN 5561 0

DISTRICT
ZONING: M-C1
PROPOSED
UNITS: 8
PROPOSED
SUITES: 8

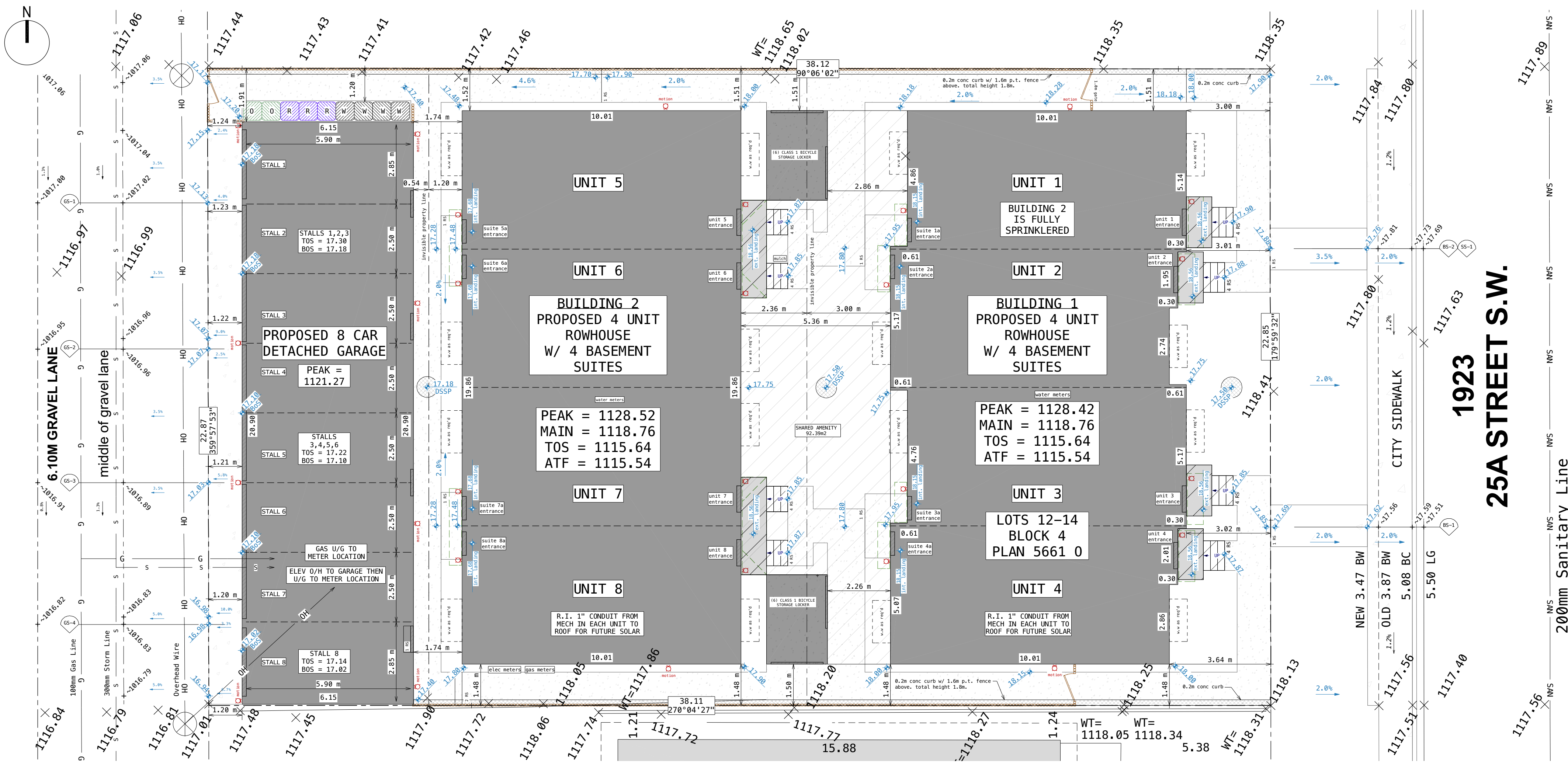
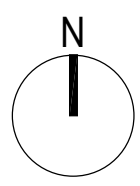
UNIT	FLOOR	AREA
1	MAIN	536
	SECOND	469
	THIRD	292
	TOTAL	1297
	SUITE (A2)	492
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PROJECT STAGE	DATE ISSUED
-DP Submission	-04.31.26

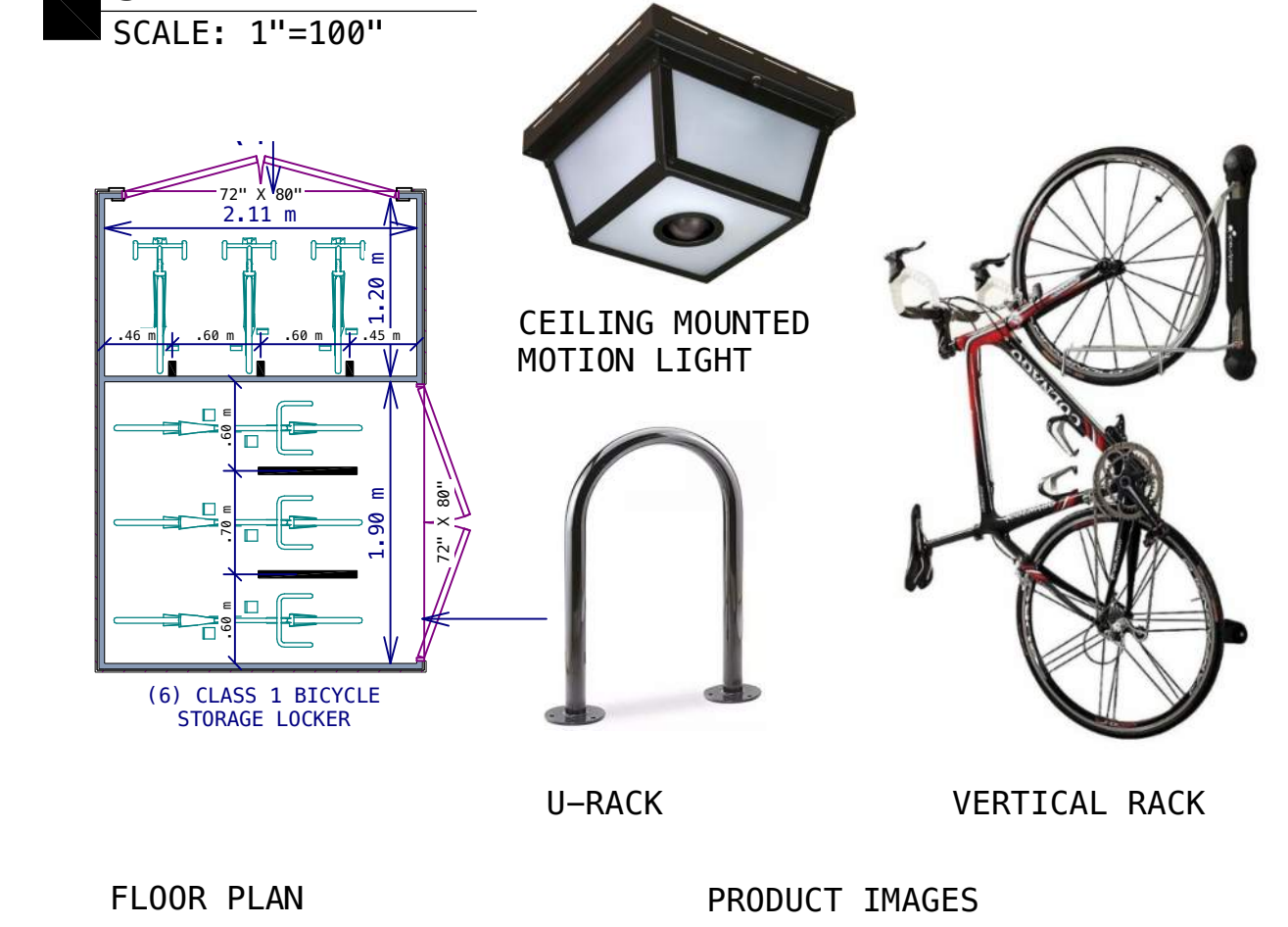
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DRAWN: CI+RG
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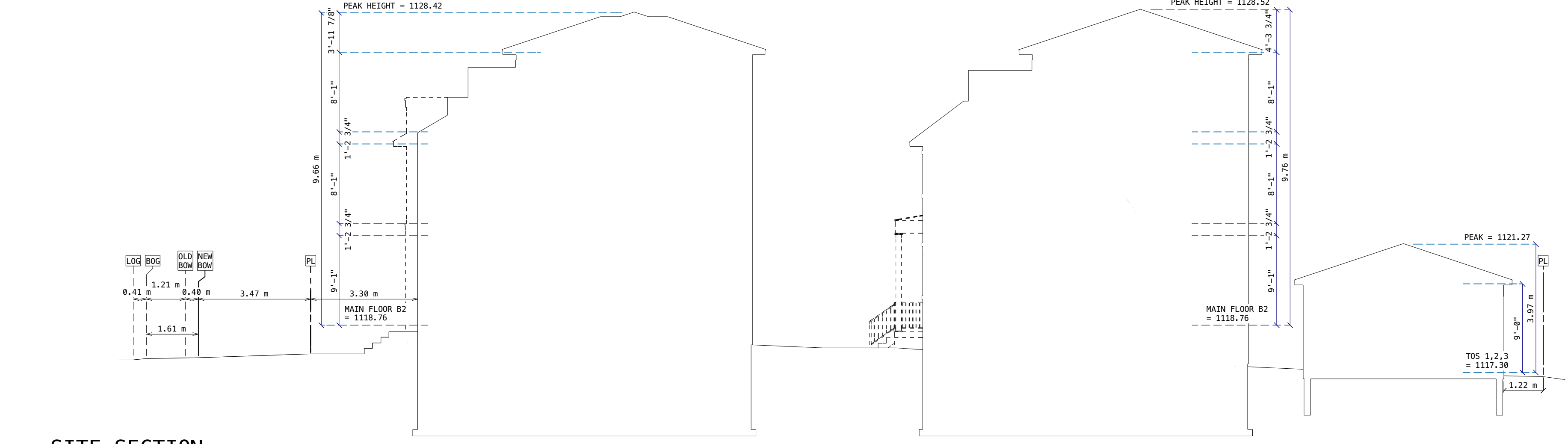


SITE PLAN
SCALE: 1"=100"

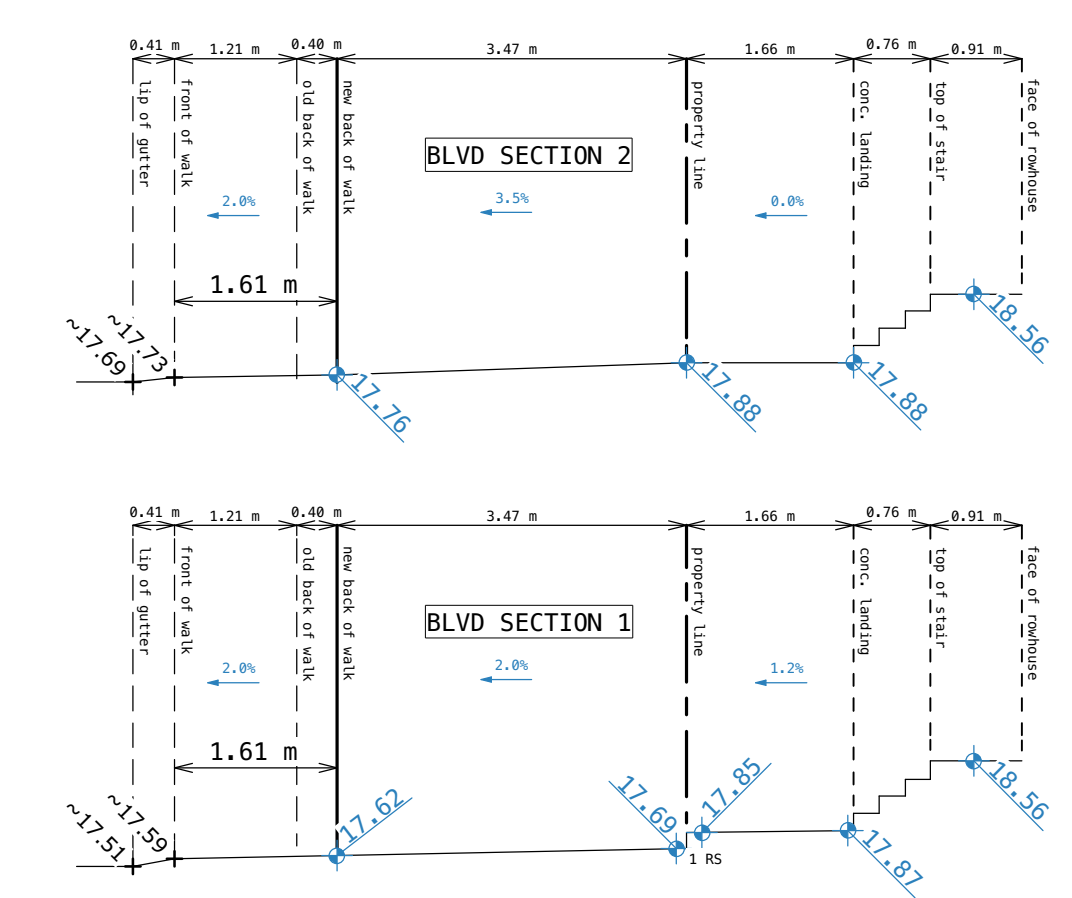


FLOOR PLAN PRODUCT IMAGES

BICYCLE STORAGE LOCKERS x2
SCALE: 1=50



SITE SECTION
SCALE: 1=100

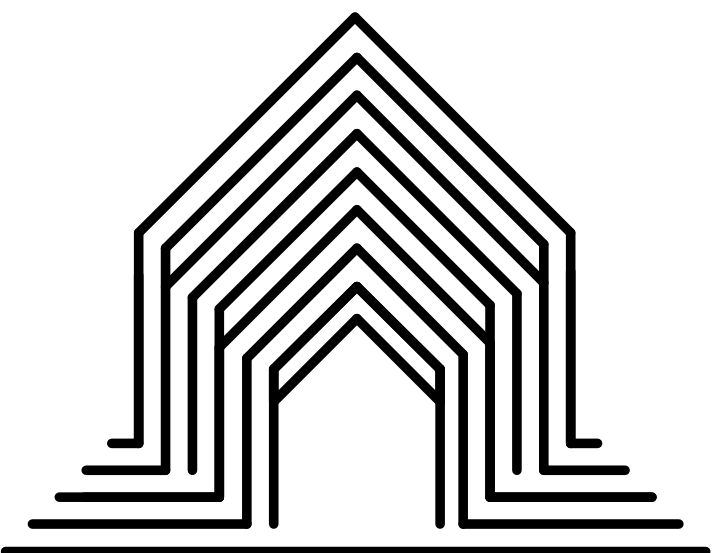


BLVD SECTIONS
SCALE: 1=75

SITE STATISTICS

BUILDING HEIGHT Maximum building height = 14.00m Bldg 1 peak geodetic = 1128.42 Bldg 1 max height = 18.42m Bldg 2 peak geodetic = 1128.52 Bldg 2 max height = 11.04m	TOTAL GROSS FLOOR AREA Unit 1 = 1242 sf Unit 2 = 1236 sf Unit 3 = 1263 sf Unit 4 = 1242 sf Unit 5 = 1236 sf Unit 6 = 1263 sf Total = 7482 sf (695.11 m2)
RESIDENTIAL DENSITY Lot area = ~ 0.0870849 ha Units = 8 Density = 91.86 upha	PARKING STALLS PROVIDED ON-SITE Parking stalls required = 8 Units = 8 Suites = 8 Parking stalls provided = 8
PARCEL COVERAGE Lot area = 870.85 m2 Building 1 = 280.29 m2 Building 2 = 198.78 m2 Detached Garage = 128.49 m2 Bicycle Storage = 14.04 m2 Total coverage area = 541.60 m2 62.19%	CLASS 1 BICYCLE STORAGE Class 1 bicycle storage required = 8 Class 1 provided via u rack = 6 Class 1 provided via wall hook = 6 Class 1 bicycle storage provided = 12
AREA OF AMENITY SPACE Unit 1 (3rd floor) 13.94 m2 Unit 2 (3rd floor) 9.66 m2 Unit 3 (3rd floor) 13.94 m2 Unit 4 (3rd floor) 9.66 m2 Unit 5 (3rd floor) 9.85 m2 Unit 6 (3rd floor) 10.83 m2 Unit 7 (3rd floor) 10.83 m2 Unit 8 (3rd floor) 9.85 m2 Total Amenity 86.96 m2	

SITE / BLOCK LEGEND		
	PROPOSED STRUCTURE	OVERHEAD ELECTRICAL LINE
	PROPOSED VERANDA / COVERED DECK	CITY SANITATION LINE
	PROPOSED AMENITY SPACE	CITY WATER LINE
	NEIGHBOURING STRUCTURE	CITY STORM LINE
	PROPOSED RETAINING WALL	CITY GAS LINE
	CONCRETE	PROPERTY LINE
	RUNLE ROCK	SITE SECTION
	DROUGHT RESISTANT SOD	PROPOSED GRADE
	MULCH	EXISTING GRADE
	ASPHALT	EXTRAPOLATED GRADE
	DECIDUOUS - TYPE 1	PROPOSED SLOPE
	CONIFEROUS - TYPE 1	EXISTING SLOPE
	DECIDUOUS - TYPE 2	COMPOST, WASTE & RECYCLING MOLONK
	EXISTING TREE TO REMAIN	FIRE HYDRANT
	EXISTING TREE TO BE REMOVED	POWER POLE
		SHRUB - TYPE 1
		SHRUB - TYPE 2
		SHRUB - TYPE 3
		SHRUB - TYPE 4



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PROPOSED SUITES: 8

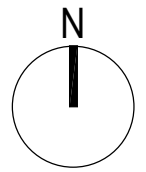
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CHECKED: CI

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LANDSCAPE PLAN
SCALE: 1"=100"



skybound white cedar



columnar aspen



princess kay plum



abbotswood potentilla



golden potentilla



snow berry



PROPOSED SITE LIGHTING
SCALE: NTS

PROPOSED SITE PLANTINGS
SCALE: NTS

SITE / BLOCK LEGEND			
	PROPOSED STRUCTURE		OVERHEAD ELECTRICAL LINE
	PROPOSED VERANDA / COVERED DECK		CITY SANITATION LINE
	PROPOSED AMENITY SPACE		CITY WATER LINE
	NEIGHBOURING STRUCTURE		CITY STORM LINE
	PROPOSED RETAINING WALL		CITY GAS LINE
	CONCRETE		PROPERTY LINE
	RUNDLE ROCK		= SITE SECTION
	DROUGHT RESISTANT 500		= PROPOSED GRADE
	MULCH		= EXISTING GRADE
	ASPHALT		= EXTRAPOLATED GRADE
	DECIDUOUS - TYPE 1		= PROPOSED SLOPE
	CONIFEROUS - TYPE 1		= EXISTING SLOPE
	DECIDUOUS - TYPE 2		COMPOST, WASTE & RECYCLING HOLOK
	EXISTING TREE TO REMAIN		FIRE HYDRANT
	EXISTING TREE TO BE REMOVED		POWER POLE
			SHRUB - TYPE 1
			SHRUB - TYPE 2
			SHRUB - TYPE 3
			SHRUB - TYPE 4

TREE SCHEDULE (meters)						
#	DIA.	SPEED.	HGT.	TYPE	SPECIES	STATUS
T1	0.50	4.50	5.00	DECIDUOUS	X	to remain
T2	---	1.20	2.30	BUSH	X	to be removed
T3	---	1.50	3.00	BUSH	X	to remain
T4	0.10	2.50	4.00	DECIDUOUS	X	to be removed (on property line)
T5	0.50	5.00	6.00	DECIDUOUS	X	to remain
T6	0.40	5.00	5.00	DECIDUOUS	X	to be removed
T7	---	1.00	1.30	BUSH	X	to be removed (on property line)
T8	0.20	4.00	5.00	DECIDUOUS	X	to remain
T9	0.20	3.00	6.00	DECIDUOUS	X	to remain
T10	0.40	1.00	3.00	DECIDUOUS	X	to remain
T11	0.60	3.50	5.00	DECIDUOUS	X	to be removed (on property line)
T12	0.70	5.50	6.00	DECIDUOUS	X	to be removed
T13	---	1.20	1.70	BUSH	T-32233729 (Syringa)	to remain (in city Property)
T14	0.60	6.00	11.00	CONIFEROUS	X	to be removed
T15	0.60	7.50	11.00	CONIFEROUS	X	to be removed
T16	0.15	3.50	4.00	DECIDUOUS	X	to be removed
T17	0.30	6.00	8.00	DECIDUOUS	T-32048060 (Betula Pendula)	to remain (in city Property)
T18	0.60	5.00	10.00	DECIDUOUS	X	to remain
T19	---	1.30	2.00	BUSH	X	to be removed
T20	0.40	4.00	4.00	DECIDUOUS	X	to be removed
T21	0.20	2.00	4.00	DECIDUOUS	X	to be removed
T22	0.30	3.50	4.00	DECIDUOUS	X	to be removed
T23	0.40	6.50	5.00	DECIDUOUS	X	to be removed
T24	0.30	4.00	6.00	DECIDUOUS	X	to remain
T25	0.25	4.00	6.00	DECIDUOUS	X	to be removed (on property line)
T26	0.30	3.00	5.00	DECIDUOUS	X	to remain
T27	0.50	5.00	6.00	DECIDUOUS	X	to remain
T28	---	2.50	2.00	BUSH	X	to be removed
T29	0.60	5.00	11.00	CONIFEROUS	X	to be removed
T30	0.50	4.50	5.00	DECIDUOUS	X	to be removed
T31	0.10	3.00	4.00	DECIDUOUS	X	to be removed
T32	0.70	8.00	12.00	CONIFEROUS	X	to be removed
T33	0.15	3.00	4.00	DECIDUOUS	X	to be removed
T34a	0.865	---	---	DECIDUOUS	PRINCESS KAY PLUM	to be planted
T34b	0.865	---	---	DECIDUOUS	PRINCESS KAY PLUM	to be planted
T35a	0.865	---	---	DECIDUOUS	COLUMNAR ASPEN	to be planted
T35b	0.865	---	---	DECIDUOUS	COLUMNAR ASPEN	to be planted
T36a	---	---	4.00	CONIFEROUS	SKYBOUND WHITE CEDAR	to be planted
T36b	---	---	3.00	CONIFEROUS	SKYBOUND WHITE CEDAR	to be planted
S1	---	0.60	0.60	BUSH	GOLDEN POTENTILLA	to be planted
S2	---	0.60	0.60	BUSH	ABBOTSFORD POTENTILLA	to be planted
S3	---	0.60	0.60	BUSH	SNOWBERRY BUSH	to be planted

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 = 870.85 m2

REQUIRED LANDSCAPED AREA REDUCED BY 3% VIA STREET ORIENTED MULTI-RESIDENTIAL LANDSCAPING OPTION

REQUIRED LANDSCAPED AREA REDUCED BY 3% VIA ENHANCED LANDSCAPING OPTION

LANDSCAPING AREA = 273.51 m2

Lot area	=	870.85	m2
Building 1	=	200.29	m2
Building 2	=	198.78	m2
Detached Garage	=	128.49	m2
Class 1 Bike Storage	=	14.04	m2
Carport Apron	=	25.43	m2
Landings & Stairs	=	13.90	m2
Window Wells	=	16.41	m2
Total	=	597.34	m2

870.85-597.34 = 273.51 m2

SOFT SURFACE AREA = 107.98 m2 (38.34%)

Wood Mulch Bed	=	79.95	m2
Drought Resistant Sod	=	28.03	m2

HARD SURFACE AREA = 168.66 m2 (61.66%)

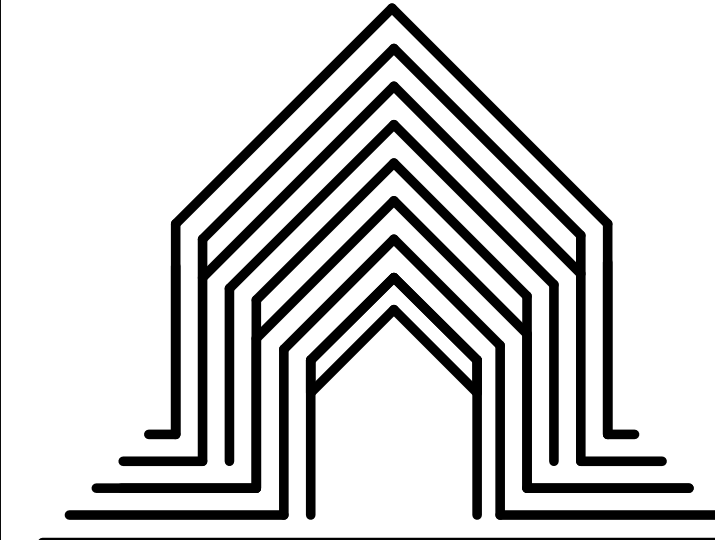
Concrete = 168.66 m2

PLANTINGS REQUIRED

ENHANCED LANDSCAPING
Trees required = 1 tree per 25m2 of landscaped area
= 11 trees
Existing public trees = 2 trees
Trees proposed = 15 trees

Proposed deciduous tree = Princess Kay Plum (x2)
T34a (Prunus Nigra)
Proposed deciduous tree = Princess Kay Plum (x2)
T34b (Prunus Nigra)
Proposed deciduous tree = Columnar Aspen (x2)
T35a (Populus Tremula Erecta)
Proposed deciduous tree = Columnar Aspen (x2)
T35b (Populus Tremula Erecta)
Proposed coniferous tree = Skybound White Cedar (x4)
T36a (Thuja Occidentalis)
Proposed coniferous tree = Skybound White Cedar (x3)
T36b (Thuja Occidentalis)

Shrubs required = 2 shrubs per 25m2 of landscaped area
= 22 shrubs
Shrubs proposed = 38 shrubs
Proposed shrub = Goldfinger Potentilla (x11)
S1
Proposed shrub = Abbotswood Potentilla (x14)
S2
Proposed shrub = Snowberry (x13)
S3



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4, PLAN 5561 0

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PROPOSED
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PROPOSED
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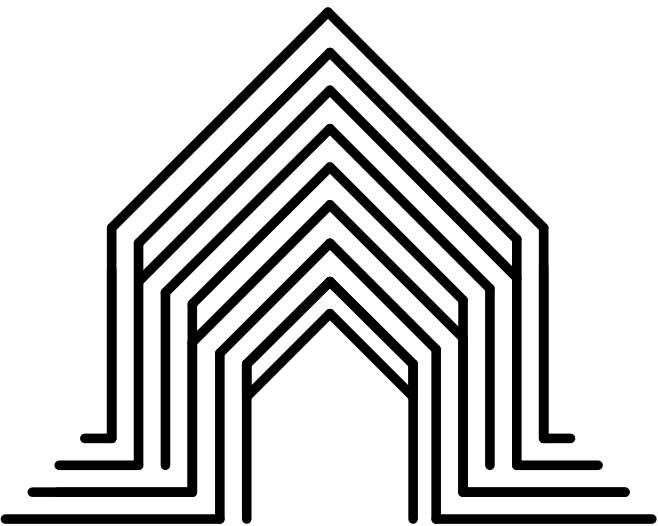
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A8 / 10

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



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

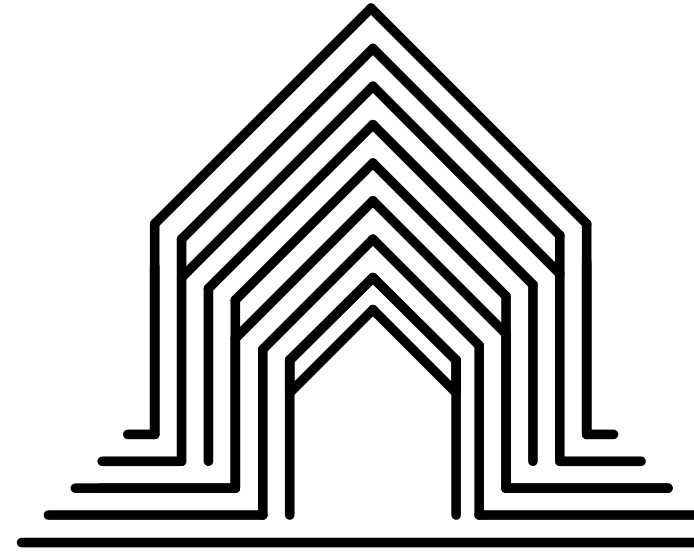


FRONT ELEVATION – EAST – BUILDING 2
SCALE: 3/16"=1'-0"



REAR ELEVATION – WEST – BUILDING 2
SCALE: 3/16"=1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA black
3	VENTED ALUMINUM SOFFIT black
4	JAMES HARDIE SIDING white
5	STUCCO eggshell
6	STUCCO WINDOW STILL white
7	4" CORNER TRIM white
8	STONE VENEER
9	STONE CAP
10	VINYL WINDOWS
11	FIBRE GLASS DOOR
12	RAILING
13	STEEL INSULATED GARAGE DOOR
14	WOOD BRACKETS
15	STANDING SEAM ROOF



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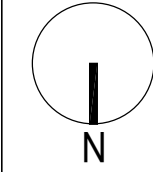
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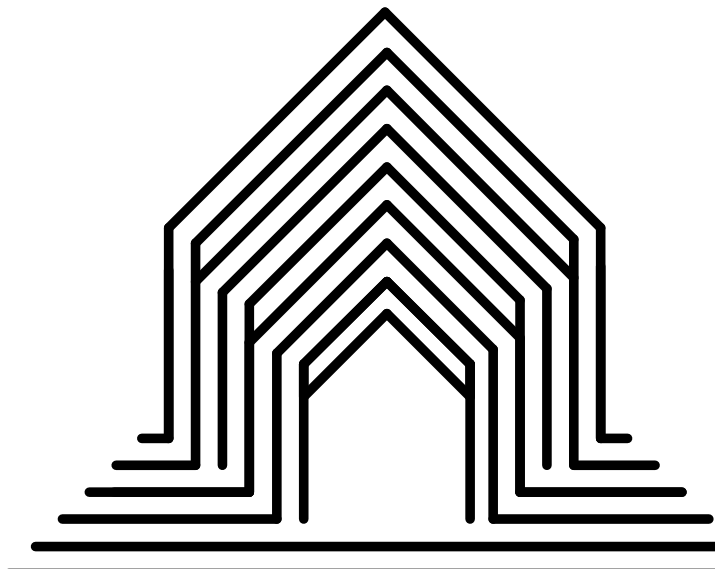
RIGHT ELEVATION - SOUTH
SCALE: 3/16"=1'-0"



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



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PROPOSED
SUITES: 8

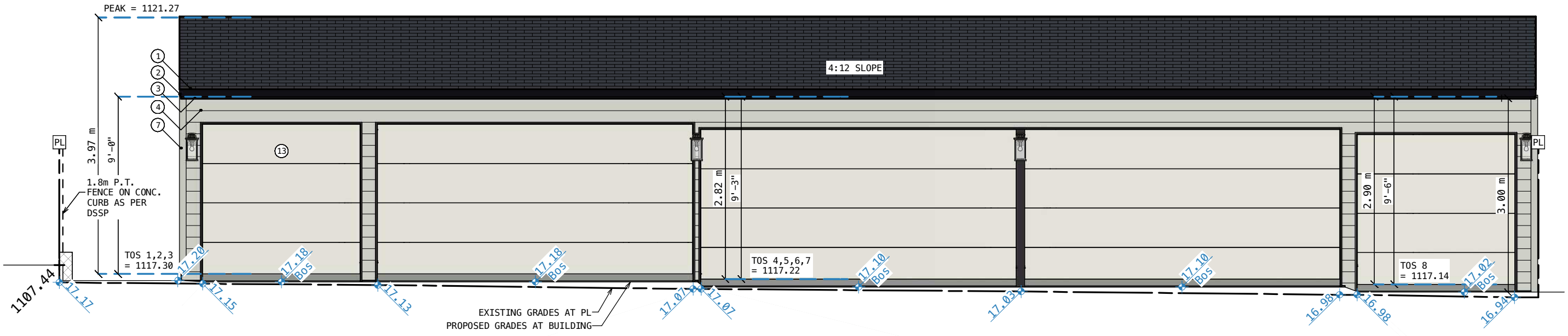
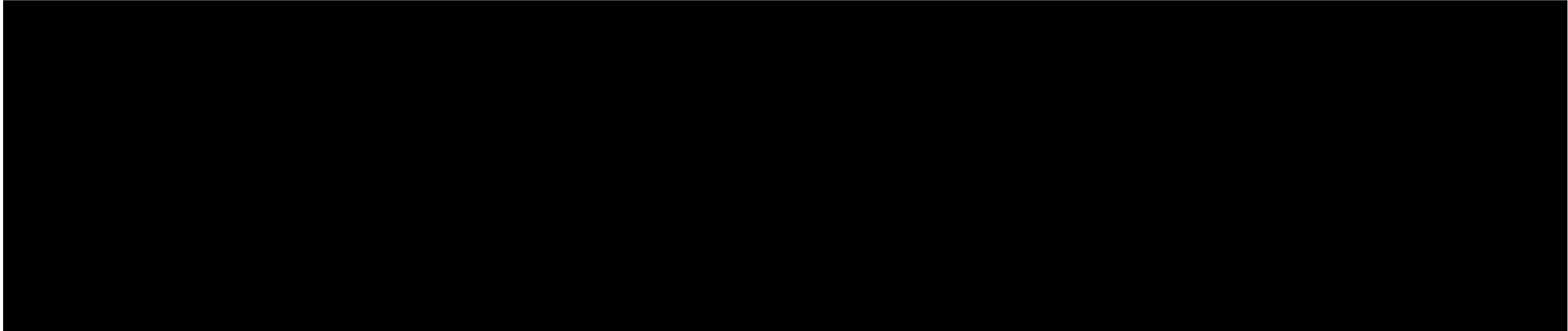
UNIT	FLOOR	AREA
1	MAIN	536
	SECOND	469
	THIRD	292
	TOTAL	1297
	SUITE (A2)	492
2	MAIN	543
	SECOND	476
	THIRD	292
	TOTAL	1311
	SUITE (B2)	519
3	MAIN	536
	SECOND	470
	THIRD	293
	TOTAL	1299
	SUITE (C2)	514
4	MAIN	542
	SECOND	476
	THIRD	292
	TOTAL	1310
	SUITE (D2)	498
5	MAIN	535
	SECOND	468
	THIRD	292
	TOTAL	1295
	SUITE (A2)	492
6	MAIN	535
	SECOND	468
	THIRD	292
	TOTAL	1295
	SUITE (B2)	513
7	MAIN	535
	SECOND	468
	THIRD	292
	TOTAL	1295
	SUITE (C2)	513
8	MAIN	535
	SECOND	468
	THIRD	292
	TOTAL	1295
	SUITE (D2)	492

PROJECT STAGE	DATE ISSUED
-DP Submission	-04.31.26
-	-
-	-
-	-
-	-

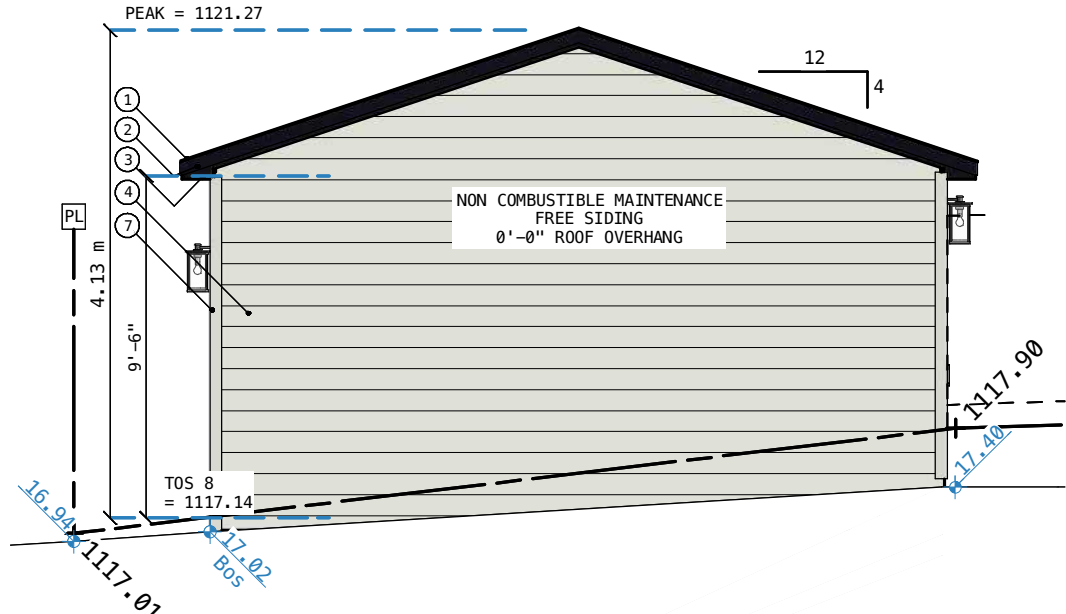
DESIGN: CI
DRAWN: CI+RG
CHECKED: CI

A10 / 10

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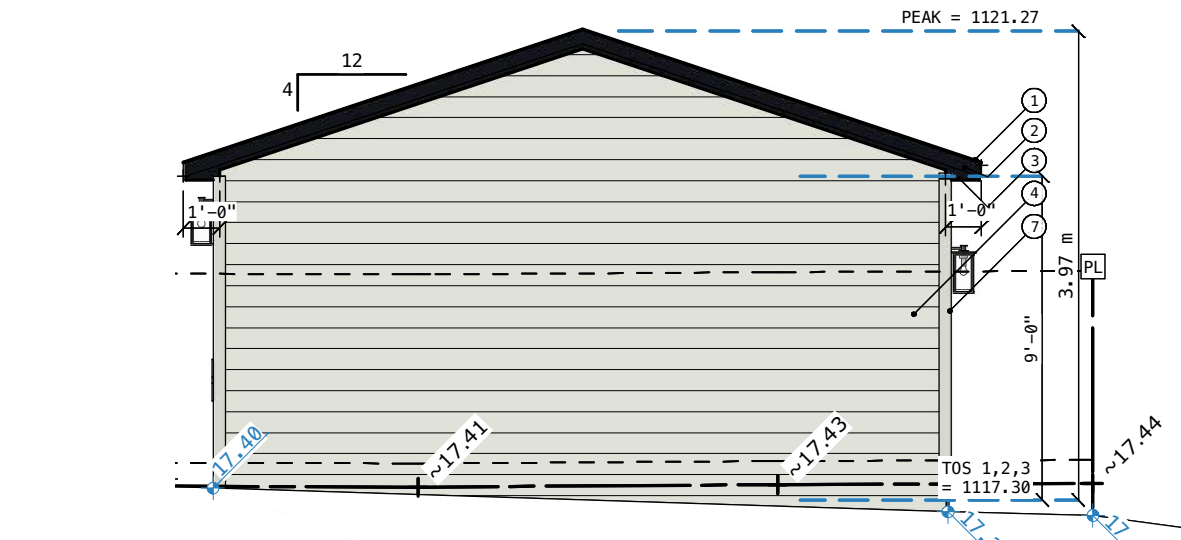
GARAGE ELEVATION - LANE
SCALE: 3/16"=1'-0"



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



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



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