

COLLECTIVE DESIGN

UPPER NORTH HAVEN – ROWHOUSE
5 UNIT & 5 SUITE
R-CG DEVELOPMENT

1215 57 AVE NW
LOT 1, BLOCK 39,
PLAN 751 0568

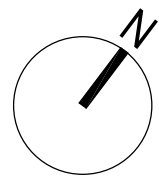
CONTENTS

- A1 – COVER PAGE & BLOCK PLAN
- A2 – SITE PLAN
- A3 – LANDSCAPE PLAN
- A4 – FLOOR PLANS
- A5 – FLOOR PLANS
- A6 – ELEVATIONS
- A7 – ELEVATIONS
- A8 – ELEVATIONS
- A9 – GARAGE PLANS & ELEVATIONS

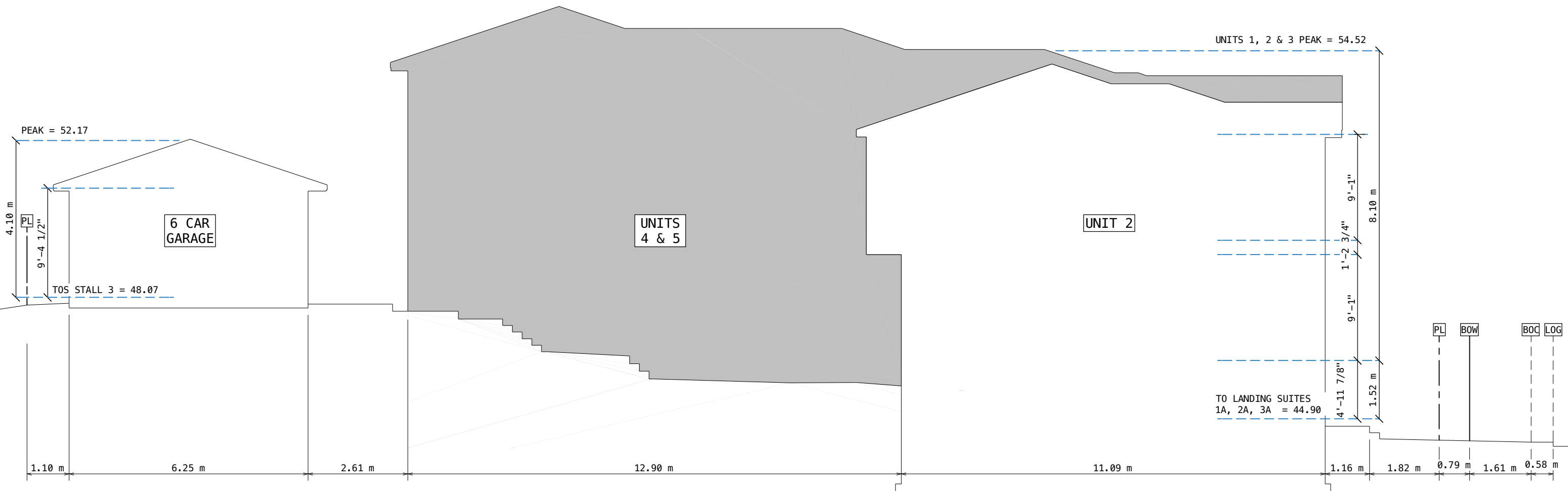


EXTERIOR IMAGE
SCALE: NTS

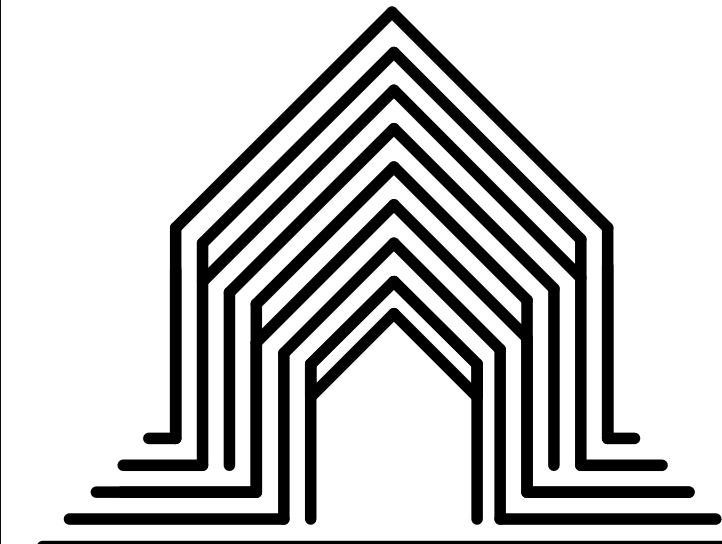
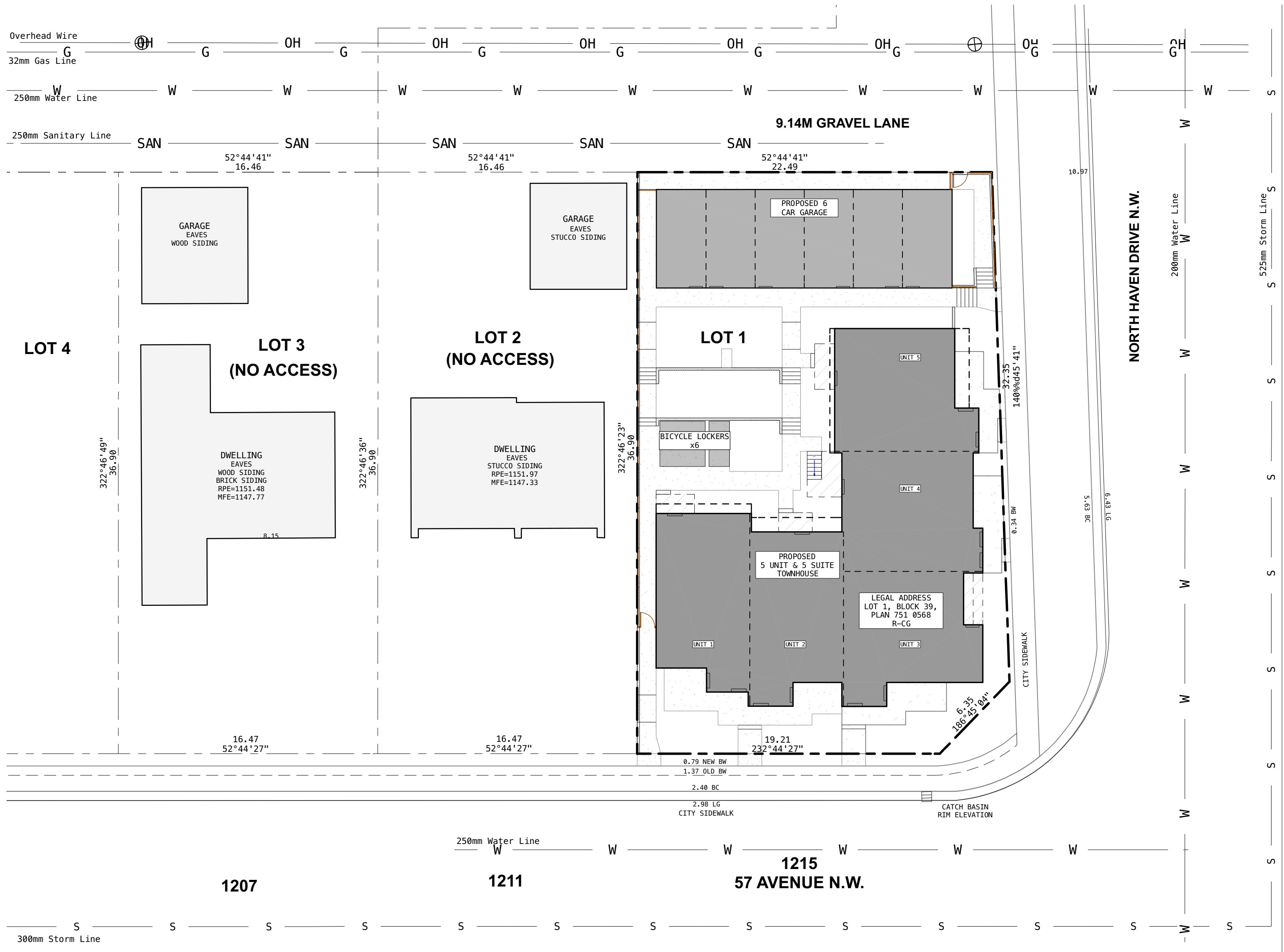
AERIAL IMAGE
SCALE: NTS



BLOCK PLAN
SCALE: 1=200



SITE SECTION
SCALE: 1=100



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

RESPONSIBILITIES

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PROPOSED UNITS: 5
PROPOSED SUITES: 5

UNIT	FLOOR	AREA
1	MAIN	675
	SECOND	621
	TOTAL	1296
2	MAIN	659
	SECOND	626
	TOTAL	1285
3	MAIN	671
	SECOND	602
	TOTAL	1273
4	MAIN	699
	SECOND	609
	TOTAL	1308
5	MAIN	684
	SECOND	670
	TOTAL	1354
	SUITE (1A)	545
	SUITE (2A)	557
	SUITE (3A)	551
	SUITE (4A)	588
	SUITE (5A)	552

PROJECT STAGE	DATE ISSUED
-Floor Plans	-05.26.26
-Issued for DP	-06.12.26
-	-
-	-

DESIGN: CI

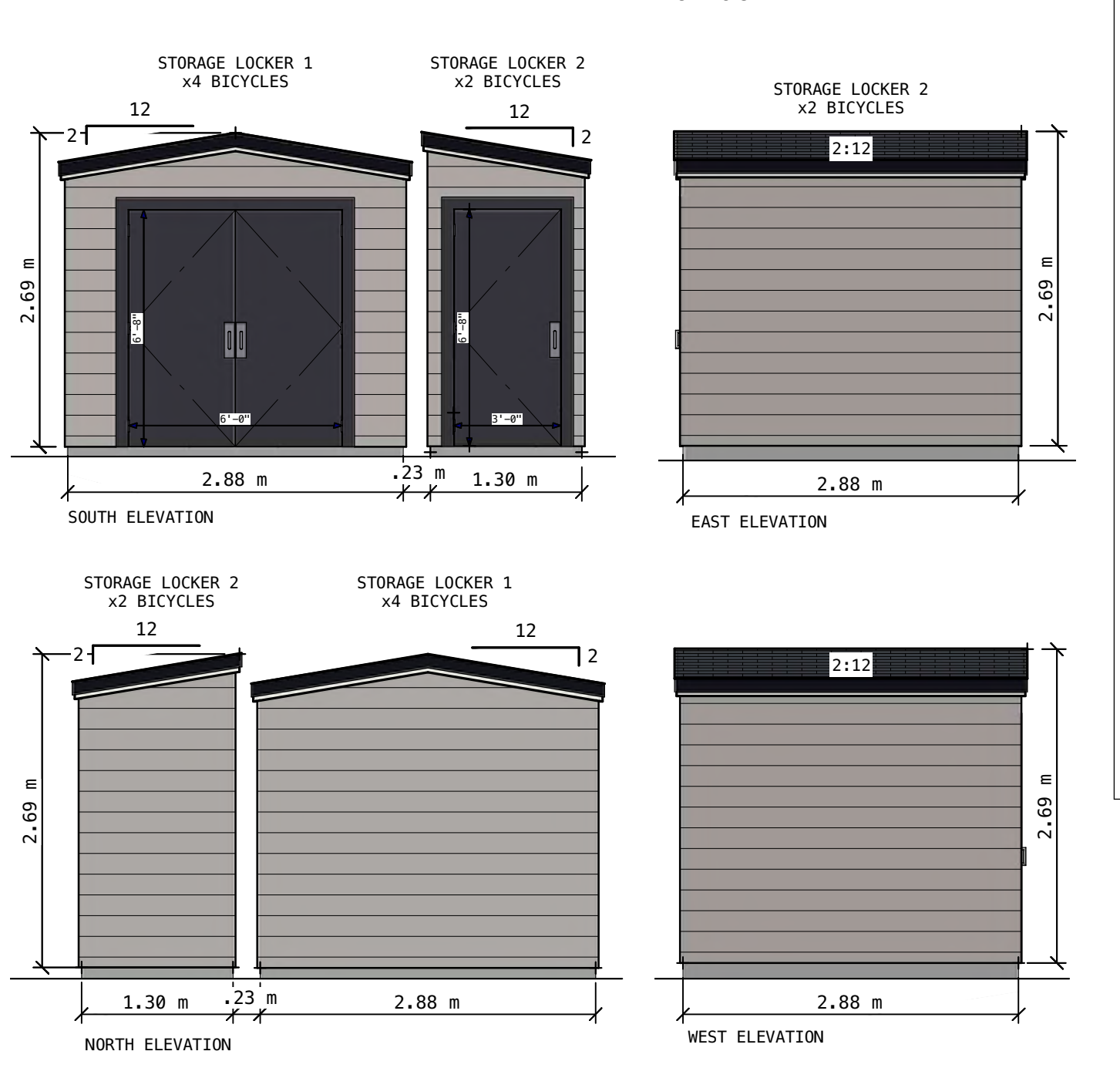
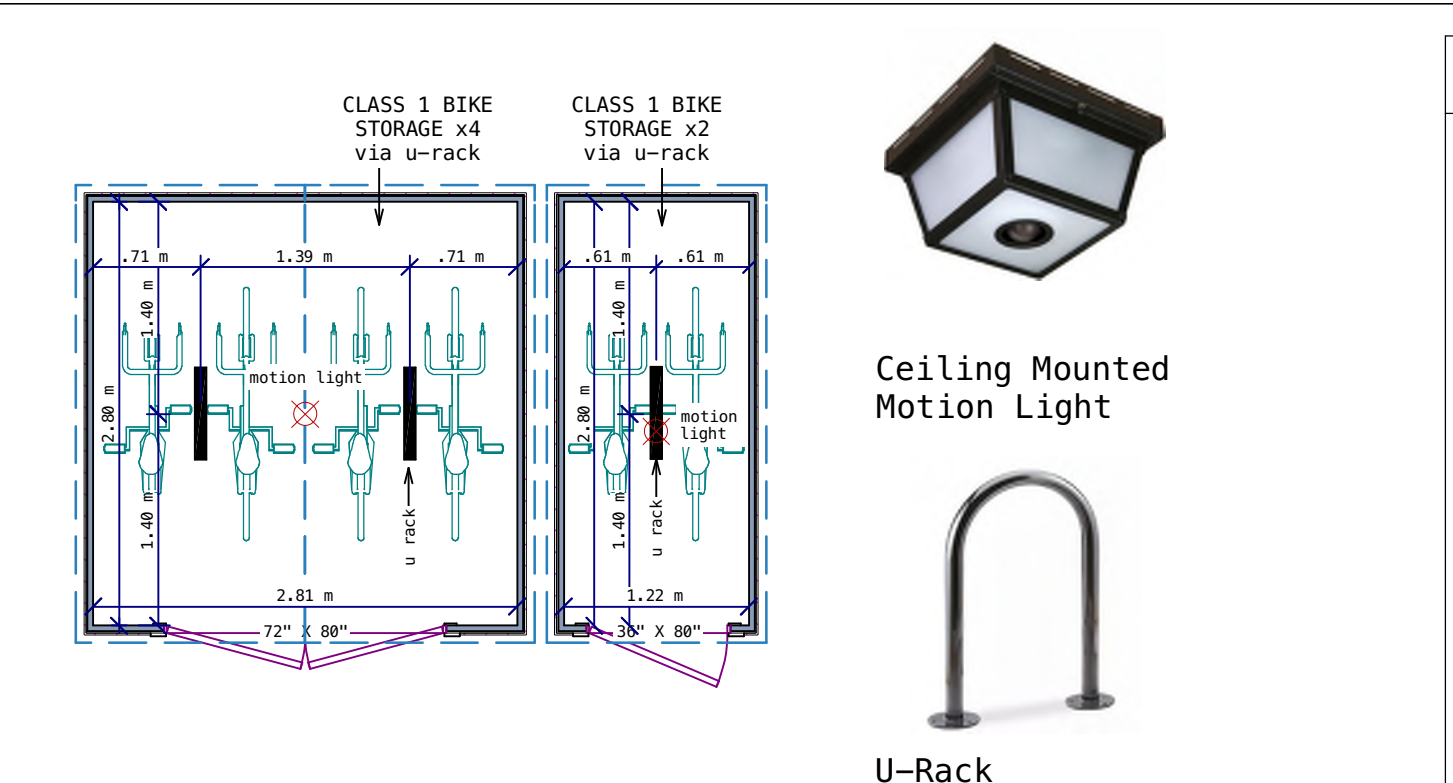
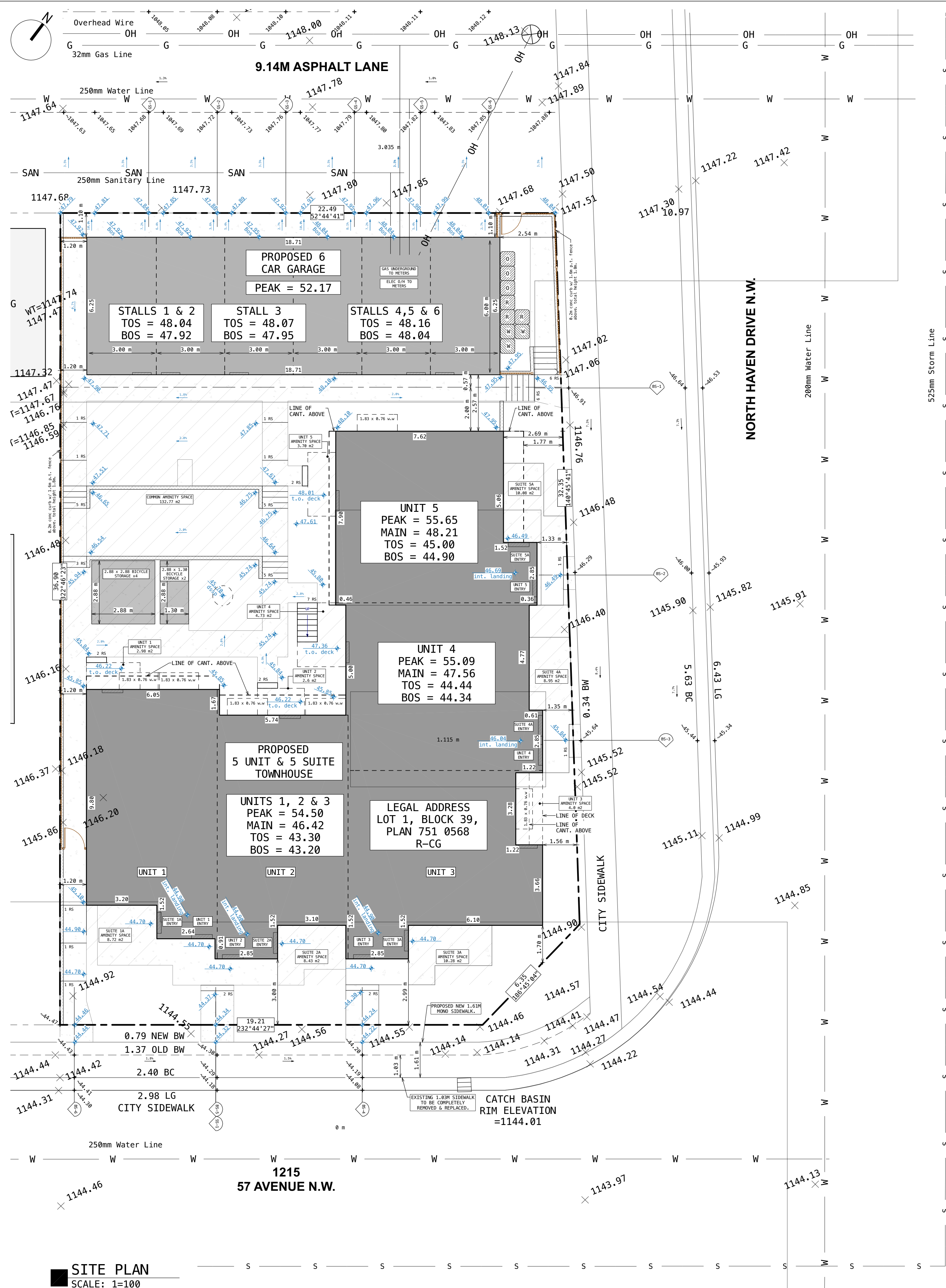
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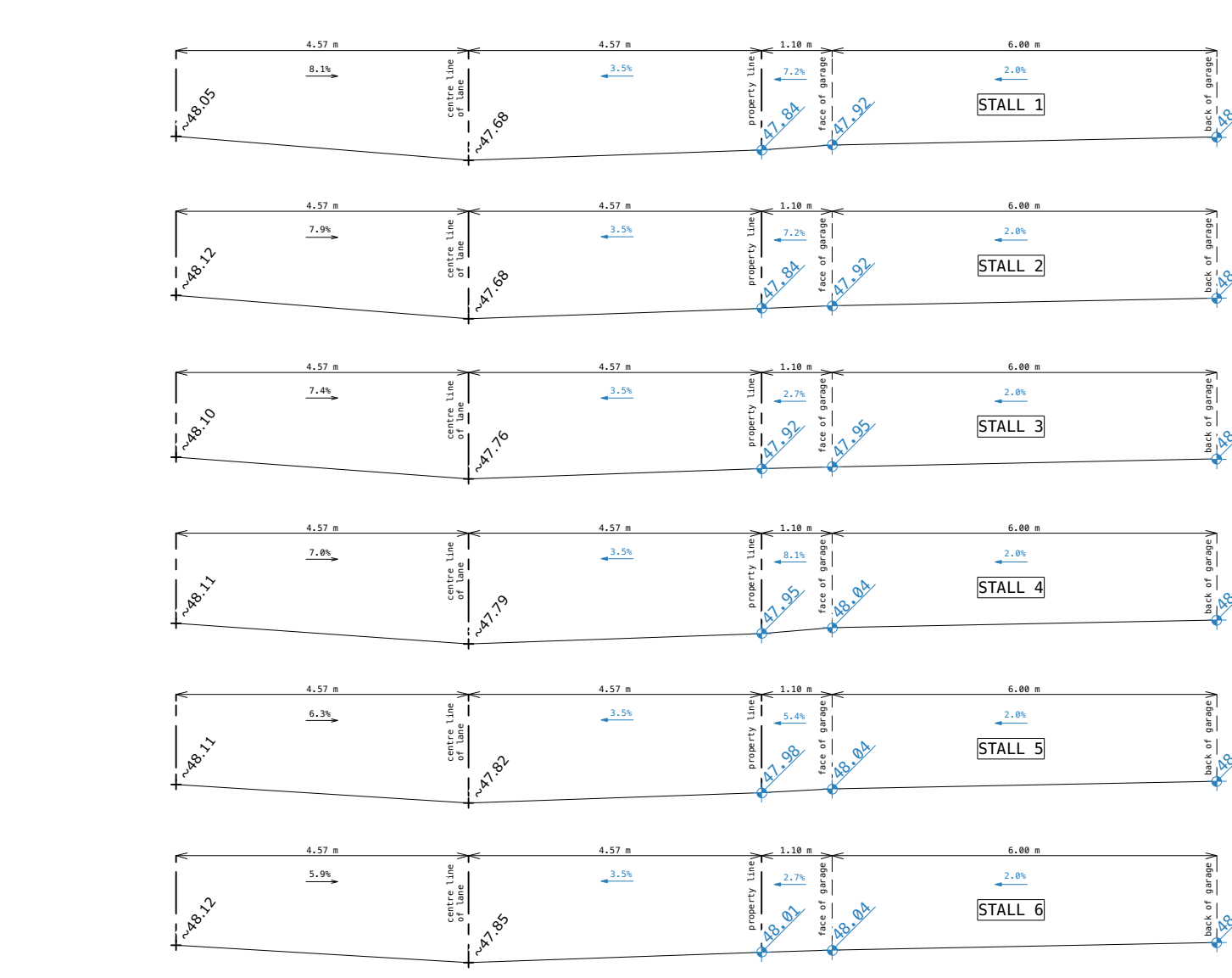
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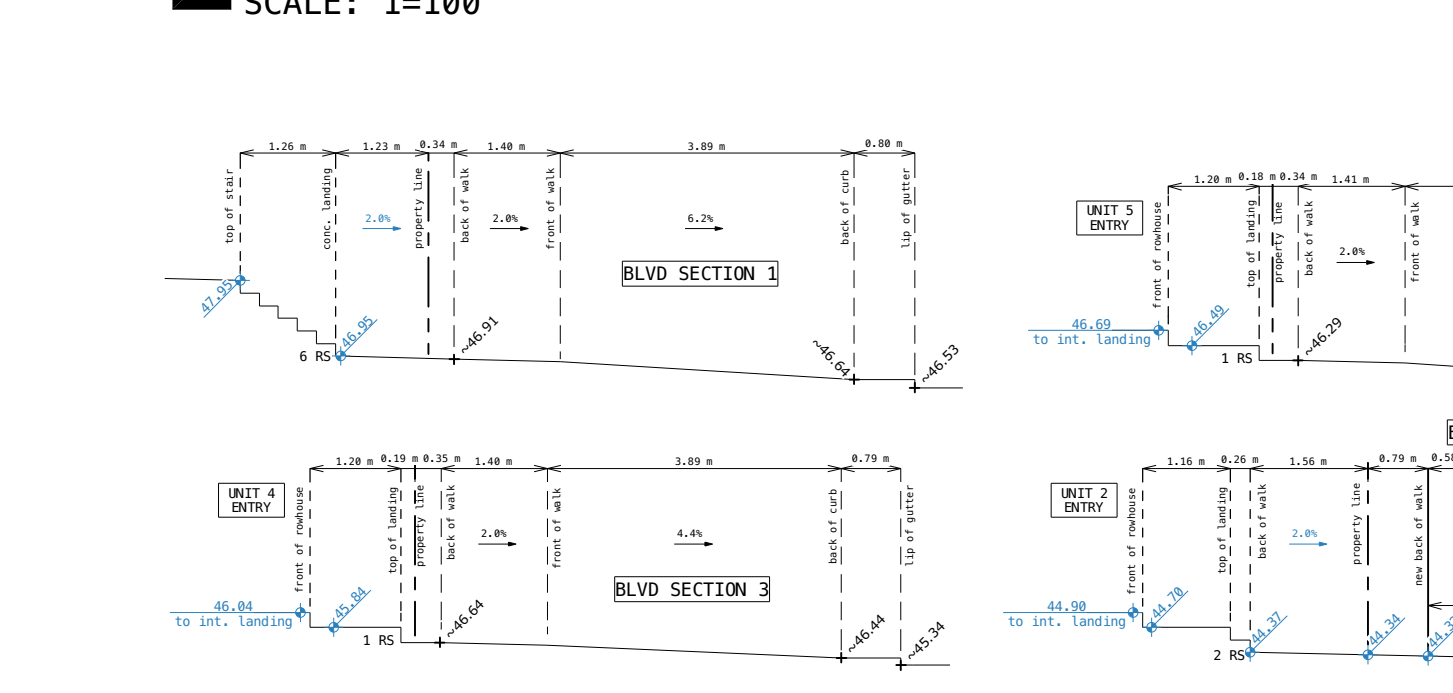
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CLASS 1 BICYCLE STORAGE
SCALE: 1=50



GARAGE SECTIONS
SCALE: 1=100



BOULEVARD SECTIONS
SCALE: 1=100

LEGEND

PROPOSED STRUCTURE

PROPOSED GARAGE

PROPOSED DECK / VERANDA

NEIGHBOURING STRUCTURE

PROPOSED AMENITY SPACE

PROPOSED RETAINING WALL

CONCRETE

RUNDLE ROCK

BROUGHT RESISTANT SOD

MULCH

SHRUB - TYPE 1

SHRUB - TYPE 2

SHRUB - TYPE 3

PLANTINGS - TYPE 1

TREE TYPE 30

TREE TYPE 31

TREE TYPE 32

TREE TYPE 33

A1

= SITE SECTION

44.44

= PROPOSED GRADE

1844.44

= EXISTING GRADE

44.44

= EXTRAPOLATED GRADE

4.0%

= PROPOSED SLOPE

R O W

COMPOST, WASTE & RECYCLING BINS

-----ELEC-----

OVERHEAD ELECTRICAL LINE

--- SANI ---

CITY SANITATION LINE

--- W ---

CITY WATER LINE

-----ST-----

CITY STORM LINE

-----G-----

CITY GAS LINE

PROPERTY LINE

TREE TO REMAIN

TREE TO BE REMOVED

SITE STATISTICS

BUILDING HEIGHT	
Maximum building height	= 10.00m
Peak geodetic	= 55.65m
Proposed height	= 9.25m
RESIDENTIAL DENSITY	
Lot area	= ~ 0.0871067 ha
Units	= 6
Density	= 71.936 upha

PARCEL COVERAGE	
Lot area	= 842.77 m2
Building 1 footprint	= 314.71
Detached Garage	= 117.29 m2
Total coverage area	= 410.77 m2 (48.74%)

AREA OF AMENITY SPACE	
Common Amenity	= 132.77 m2
Unit 1 Deck Amenity	= 2.98 m2
Unit 2 Deck Amenity	= 2.60 m2
Unit 3 Deck Amenity	= 4.00 m2
Unit 4 Deck Amenity	= 4.73 m2
Unit 5 Deck Amenity	= 3.70 m2
Suite 1A Amenity	= 8.72 m2
Suite 2A Amenity	= 8.43 m2
Suite 3A Amenity	= 10.28 m2
Suite 4A Amenity	= 8.95 m2
Suite 5A Amenity	= 10.08 m2
Total	= 197.24 m2

TOTAL GROSS FLOOR AREA	
Unit 1	= 1296 sf
Unit 2	= 1285 sf
Unit 3	= 1273 sf
Unit 4	= 1308 sf
Unit 5	= 1354 sf
Total	= 6516 sf (605.36 m2)

PARKING STALLS PROVIDED ON-SITE	
Parking stalls required	= 5
Units	= 5
Suites	= 5
Parking stalls provided	= 6

CLASS 1 BICYCLE STORAGE	
Class 1 bicycle storage required	= 5
Class 1 bicycle storage provided	= 6

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DRAWN: CI+RG
CHECKED: CI

A2 | 9

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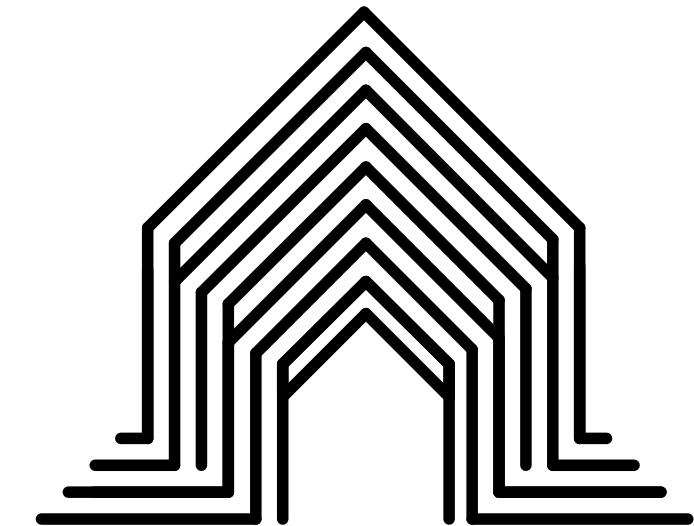


FRONT ELEVATION – SOUTH
SCALE: 3/16"=1'-0"



RIGHT ELEVATION – EAST
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 pearl gray
5	JAMES HARDIE SIDING deep ocean
6	JAMES HARDIE BOARD AND BATTEN aged pewter
7	4" CORNER TRIM egg shell
8	WICK VENEER
9	BRICK 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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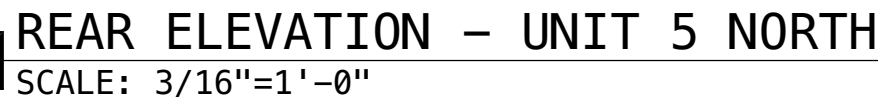
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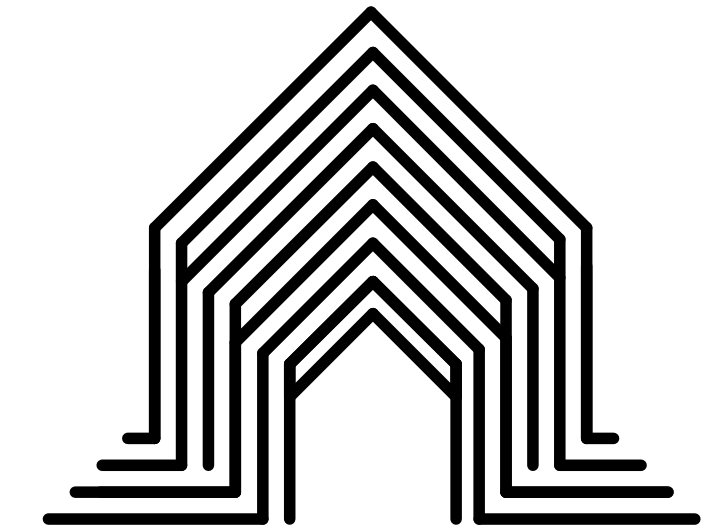
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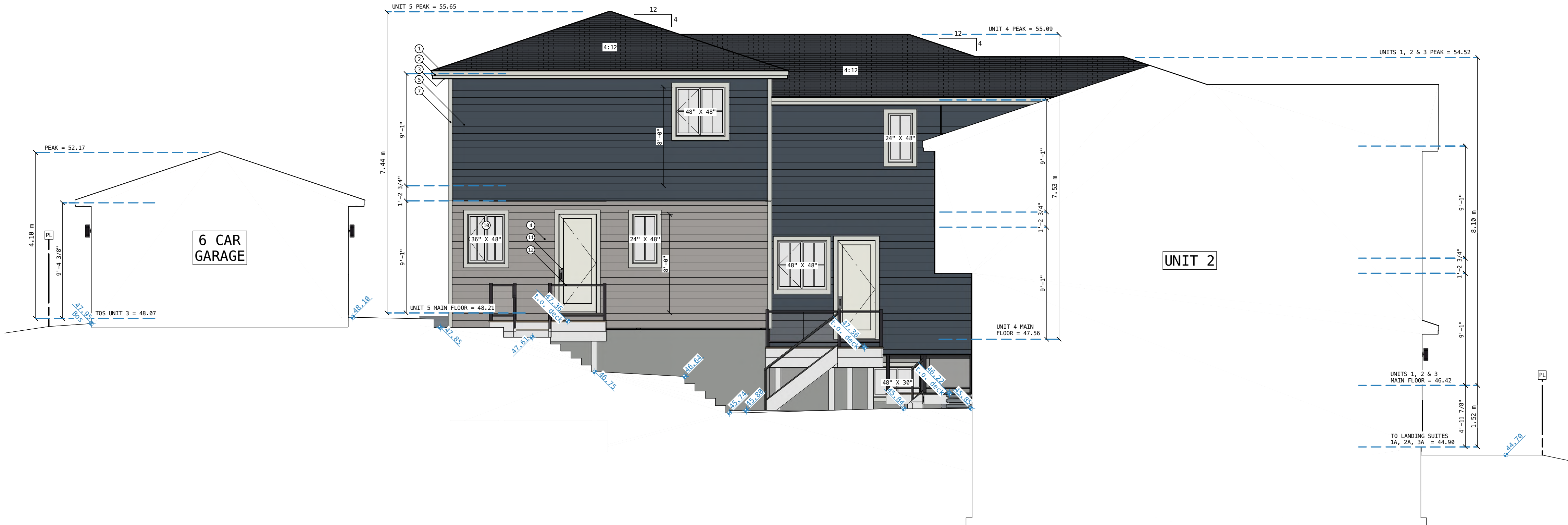
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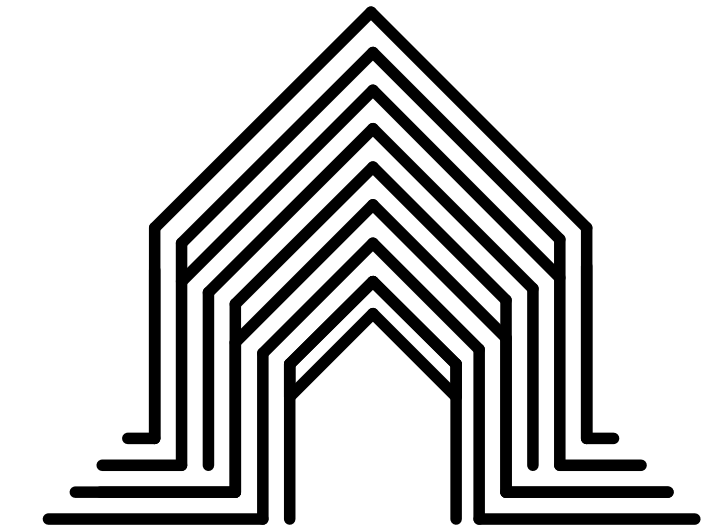


LEFT ELEVATION - UNIT 1 WEST
SCALE: 3/16"=1'-0"



RIGHT ELEVATION - UNITS 4 & 5 WEST
SCALE: 3/16"=1'-0"

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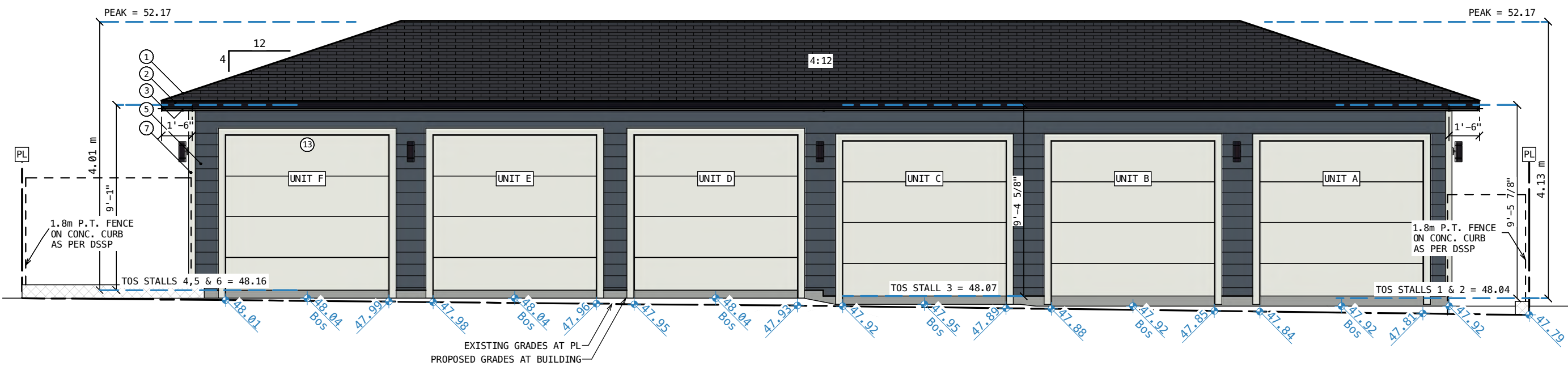
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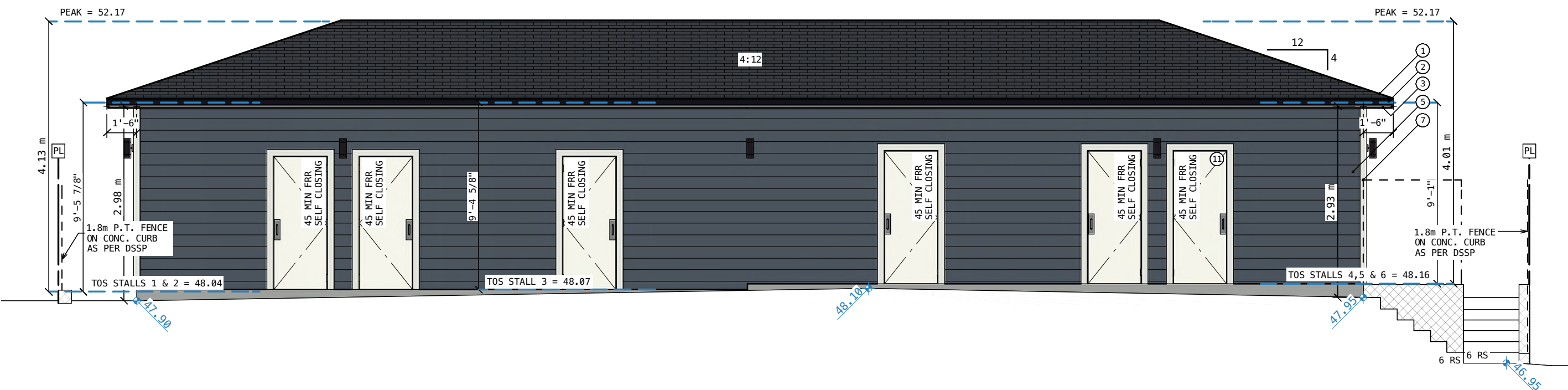
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GARAGE FLOOR PLAN

SCALE: 3/16"=1'-0"



GARAGE ROOF PLAN

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