

COLLECTIVE DESIGN

INGLEWOOD – ROWHOUSE
5 UNIT & 5 SUITE
H-GO DEVELOPMENT

1302 11 AVE SE

LOTS 35 & 36,
BLOCK 5,
PLAN A3

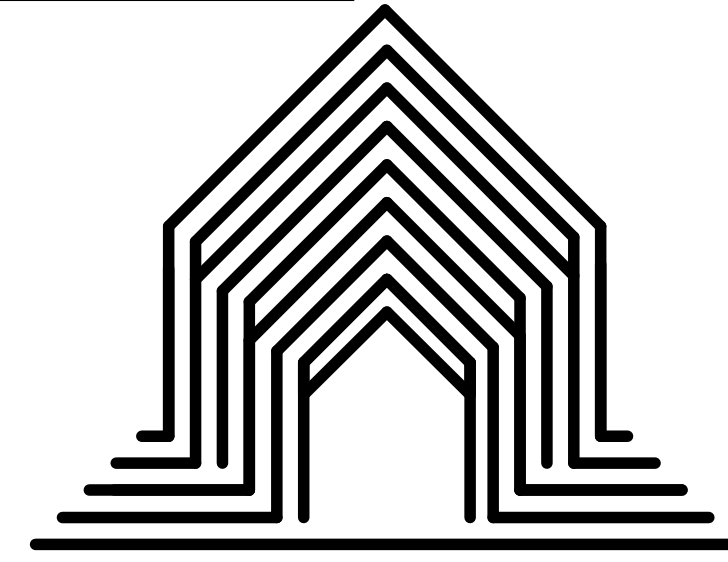
CONTENTS

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- A8 – ELEVATIONS



EXTERIOR IMAGES
SCALE: NTS

DESIGN CONSULTANT



COLLECTIVE DESIGN

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

PRIME CONSULTANT



PROJECT NAME:
inglewood
rowhouse
ADDRESS:
1302 11 ave se
LEGAL ADDRESS:
lots 25 & 36,
block 5, plan a3

DISTRICT ZONING: MU-1 > H-GO
PROPOSED UNITS: 5
PROPOSED SUITES: 5

UNIT	FLOOR	AREA
1	MAIN	583
	SECOND	541
	THIRD	461
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	TOTAL	1369
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	SECOND	742
	TOTAL	1378
	SUITE (5A)	693

PROJECT STAGE	DATE ISSUED
- design draft	- 07.23.26
- DP Set	- 08.16.26
-	-
-	-
-	-

DESIGN: CI

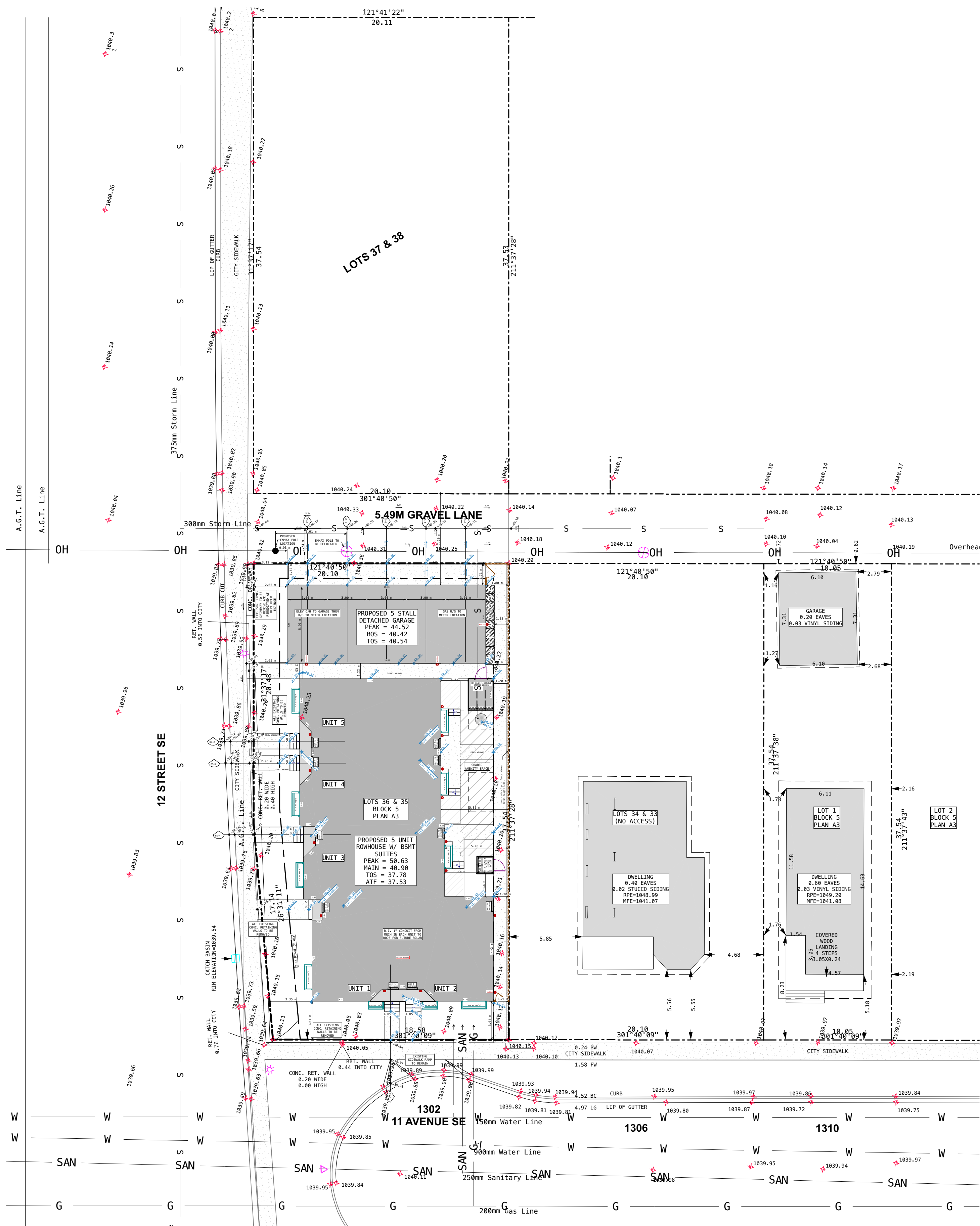
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A1

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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
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	RUNDLE ROCK		CITY SANITATION LINE
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	SHRUB - TYPE 1		CITY GAS LINE
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	SHRUB - TYPE 3		TREE TO REMAIN
	TREE - TYPE 19		TREE TO BE REMOVED
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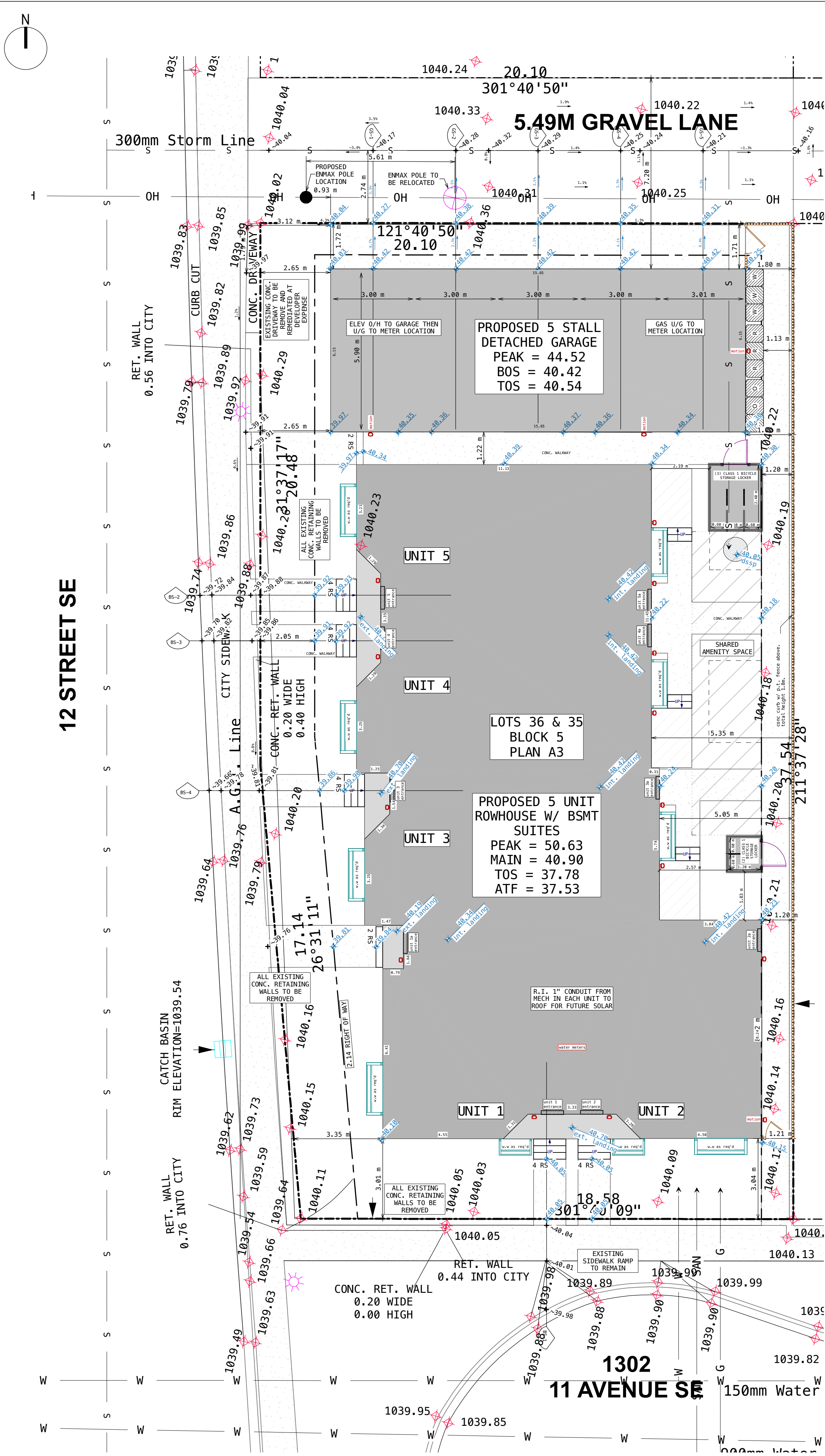
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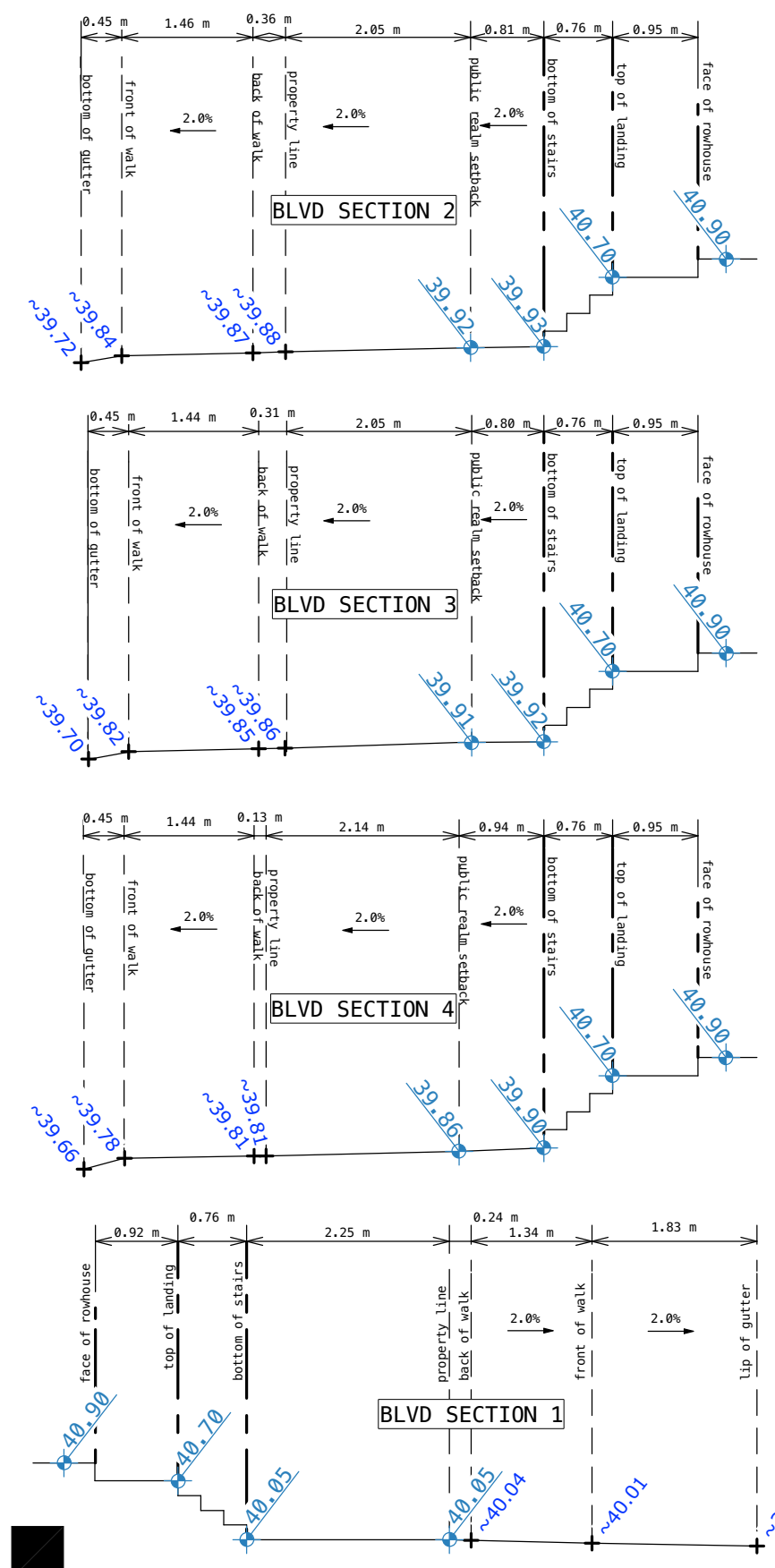
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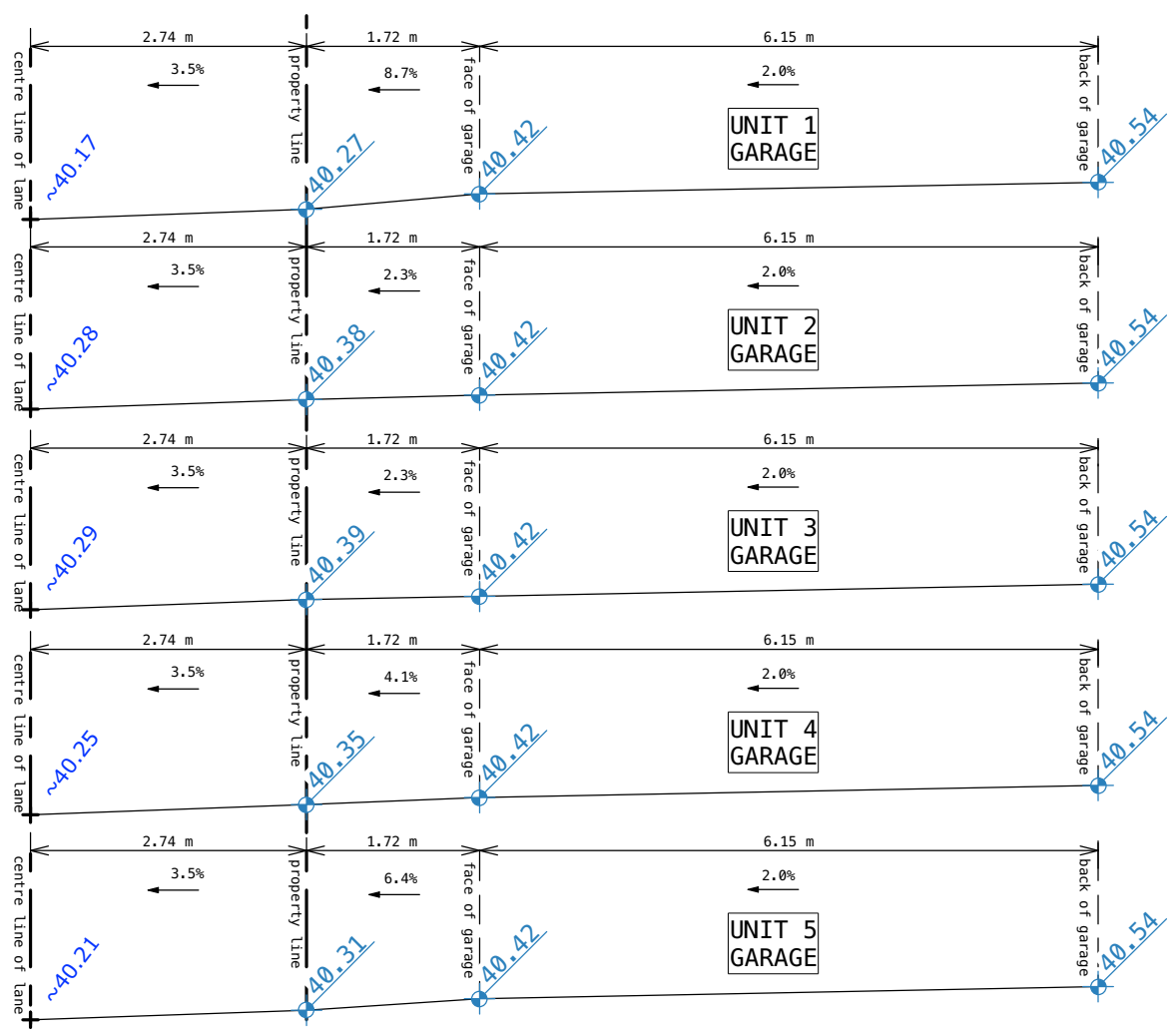
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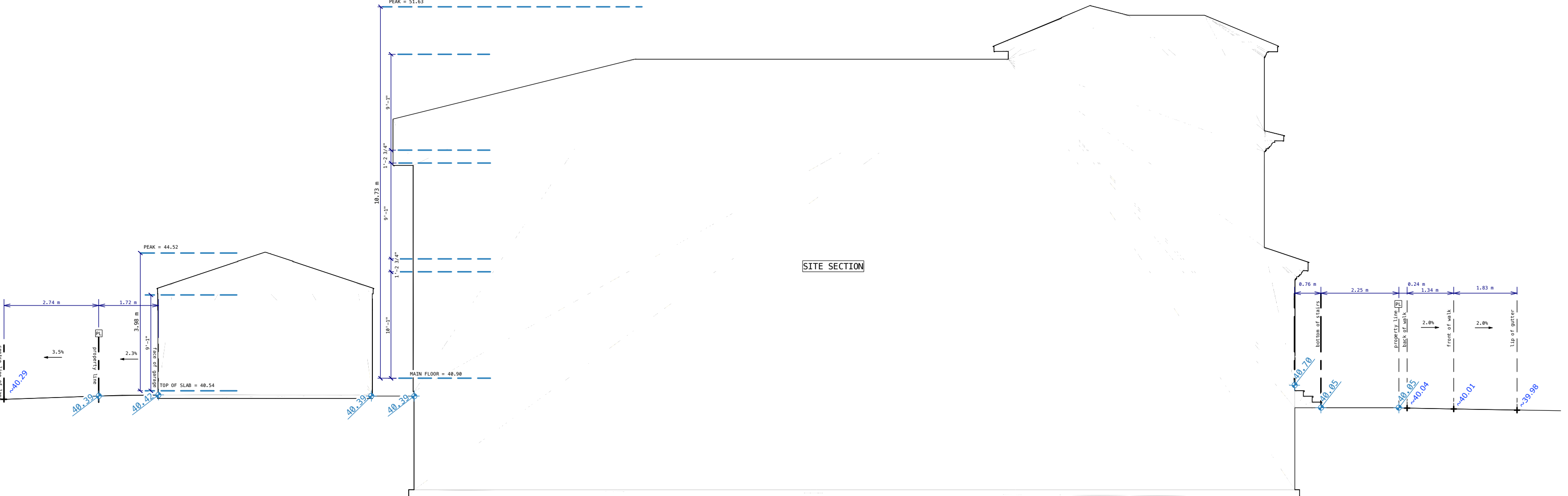
SITE PLAN
SCALE: 1=100



BLVD SECTIONS
SCALE: 1=75



GARAGE SECTIONS
SCALE: 1=75



SITE SECTION
SCALE: 1=100

SITE STATISTICS

BUILDING HEIGHT

Maximum building height = 12.8m
Peak geodetic = 1050.63m
Proposed height = 11.53m

RESIDENTIAL DENSITY

Lot area = ~ 0.07413 ha
Units = 5
Density = 67.45 upha

PARCEL COVERAGE

Lot area = 741.30 m2
Building Footprint = 295.02 m2
Detached Garage = 96.29 m2
Total coverage area = 394.30 m2 (53.19%)

AMENITY SPACE

Unit 1 = 57 sf
Unit 2 = 57 sf
Unit 3 = 37 sf
Unit 4 = 37 sf
Unit 5 = 37 sf
Shared = 323 sf
Total = 548 sf (50.91 m2)

TOTAL GROSS FLOOR AREA

Unit 1 = 1585 sf
Unit 2 = 1607 sf
Unit 3 = 1372 sf
Unit 4 = 1369 sf
Unit 5 = 1378 sf

PARKING STALLS PROVIDED ON-SITE

Parking stalls required = 5
Units = 5x0.5 = 2.5
Suites = 5x0.5 = 2.5
Parking stalls provided = 5

ALTERNATIVE MOBILITY STORAGE LOCKERS

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

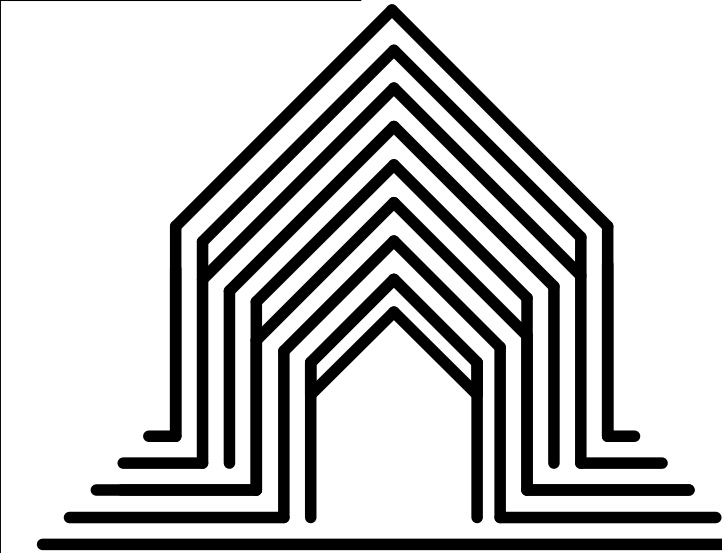
CLASS 1 BICYCLE STORAGE

Class 1 bicycle storage required = 5
Units = 5x1.0 -2.5 = 2.5
Suites = 5x1.0 -2.5 = 2.5
Class 1 bicycle storage provided = 5

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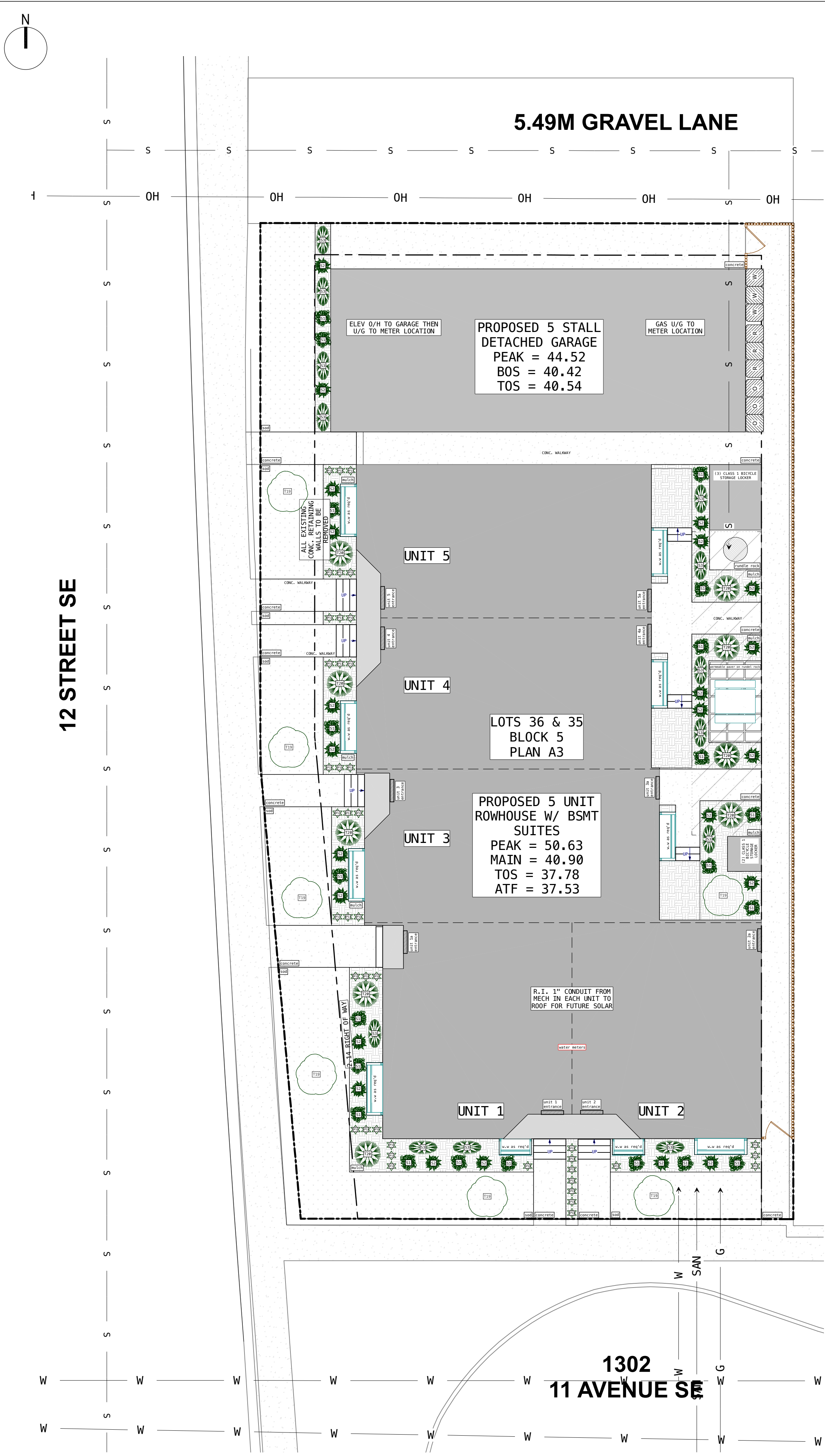
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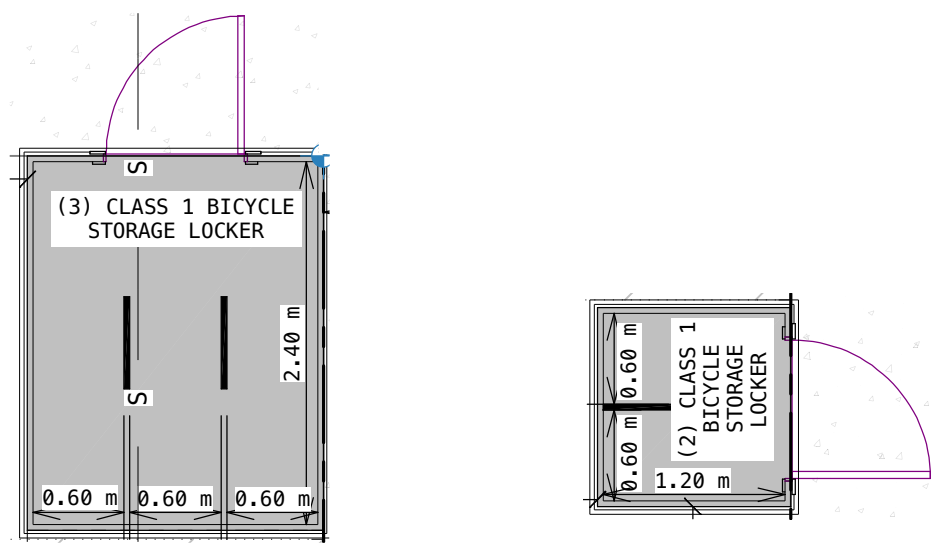
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LANDSCAPE PLAN
SCALE: 1=100



BICYCLE STORAGE LOCKERS
SCALE: 1=50



BICYCLE STORAGE PRODUCT IMAGES
SCALE: NTS



dwarf mugo pine



golden potentilla



abbotswood potentilla



columnar blue spruce



princess kay plum

PROPOSED SITE PLANTINGS
SCALE: NTS



PROPOSED SITE LIGHTING
SCALE: NTS

LEGEND	
	PROPOSED STRUCTURE
	PROPOSED GARAGE
	PROPOSED DECK / VERANDA
	NEIGHBOURING STRUCTURE
	PROPOSED AMENITY SPACE
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TREE SCHEDULE (meters)						
#	DIA.	SPRD.	HGT.	TYPE	SPECIES	STATUS
T1	0.05	0.50	7.00	DECIDUOUS	X	to remain
T2	0.05	0.50	7.00	DECIDUOUS	X	to remain
T3	0.05	0.50	7.00	DECIDUOUS	X	to remain
T4	0.05	0.50	7.00	DECIDUOUS	X	to remain
T5	0.05	0.50	7.00	DECIDUOUS	X	to remain
T6	0.20	1.00	12.00	DECIDUOUS	X	to remain
T7	0.20	1.00	12.00	DECIDUOUS	X	to remain
T8	0.20	1.00	12.00	DECIDUOUS	X	to remain
T9	0.20	1.00	12.00	DECIDUOUS	X	to remain
T10	0.20	1.00	12.00	DECIDUOUS	X	to remain
T11	0.20	1.00	12.00	DECIDUOUS	X	to remain
T12	0.20	1.00	12.00	DECIDUOUS	X	to remain
T13	0.20	1.00	12.00	DECIDUOUS	X	to remain
T14	0.20	1.00	12.00	DECIDUOUS	X	to remain
T15	0.20	1.00	12.00	DECIDUOUS	X	to remain
T16	0.20	1.00	12.00	DECIDUOUS	X	to remain
T17	0.20	1.00	12.00	DECIDUOUS	X	to remain
T18	0.20	1.00	12.00	DECIDUOUS	X	to remain
T19	0.06	---	2.00	DECIDUOUS	PRINCESS KAY PLUM	to be planted x7
T20	0.06	---	2.00	DECIDUOUS	COLUMNAR BLUE SPRUCE	to be planted x9
S1	0.60	0.60	0.60	BUSH	GOLDEN POTENTILLA	to be planted x21
S2	0.60	0.60	0.60	BUSH	ABBOTSWOOD POTENTILLA	to be planted x23
S3	0.60	0.60	0.60	BUSH	DWARF MUGO PINE	to be planted x13

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.
-All exterior lighting types shall be LED and equal to or less than 40w.

LOT AREA = 741.30 m²

Landscape area = 298.47 (40.26%)

Garage Apron = 26.83 m²
Waste Area = 4.15 m²

Landscaped Area:

Hard Surface = 116.38 m² (38.99%)
Concrete = 107.32 m²
Rubble Rock = 9.06

Soft Surface = 164.57 m² (55.13%)
Mulch = 72.00 m²
Sod = 92.57 m²

PLANTINGS REQUIRED
Trees required = 1 tree per 110.0m² of lot area (x7)

Trees existing = 0
Trees proposed = 16
Trees total = 16 trees

Proposed Deciduous Trees = 7 trees
T19 princess Kay Plum =(x7)

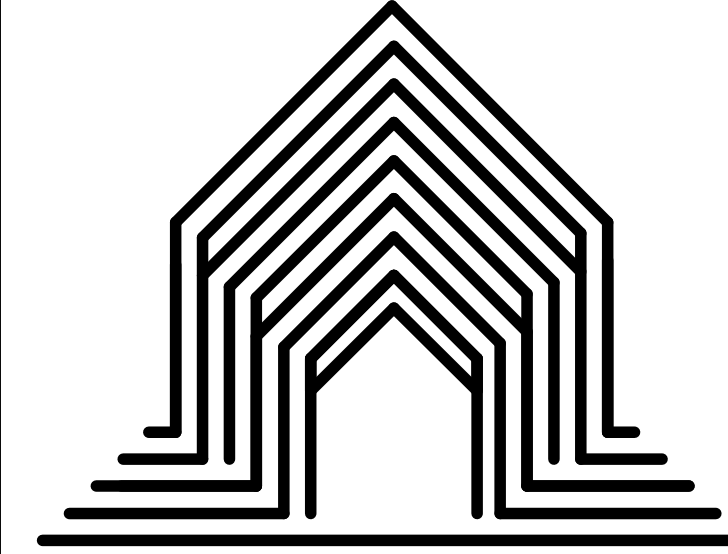
Proposed Coniferous Trees = 9 trees
T20 Columnar Blue Spruce =(x9)

Shrubs required = 3 shrubs per 110.0m² of lot area (x21)

Shrubs proposed = 57 shrubs
S1 Golden Potentilla =(x21)
S2 Abbotswood Potentilla =(x23)
S3 Dwarf Mugo Pine =(x13)

Total Plants = 73 Trees & Shrubs

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inglewood rowhouse
ADDRESS:
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lots 25 & 36,
block 5, plan a3

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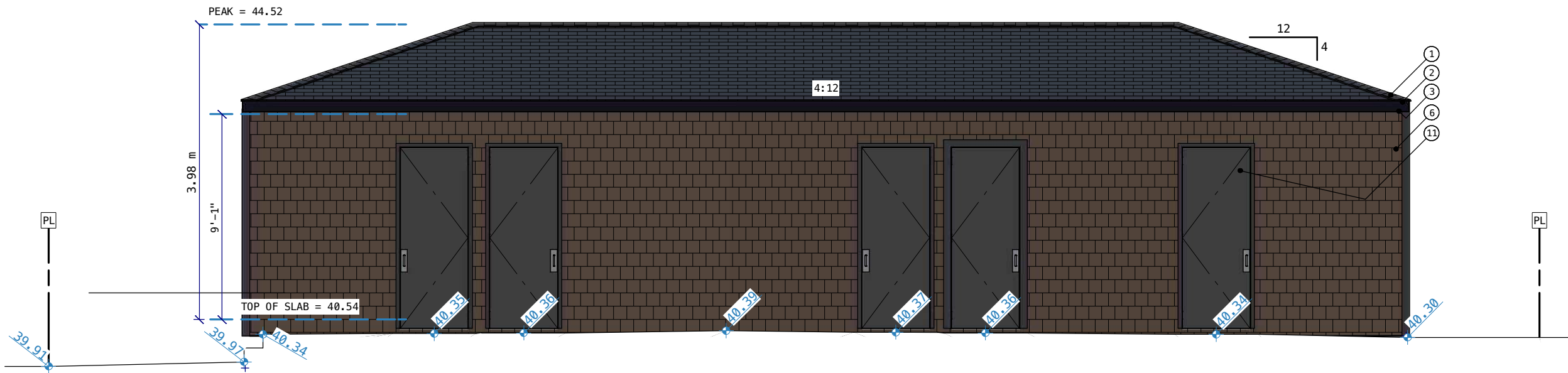
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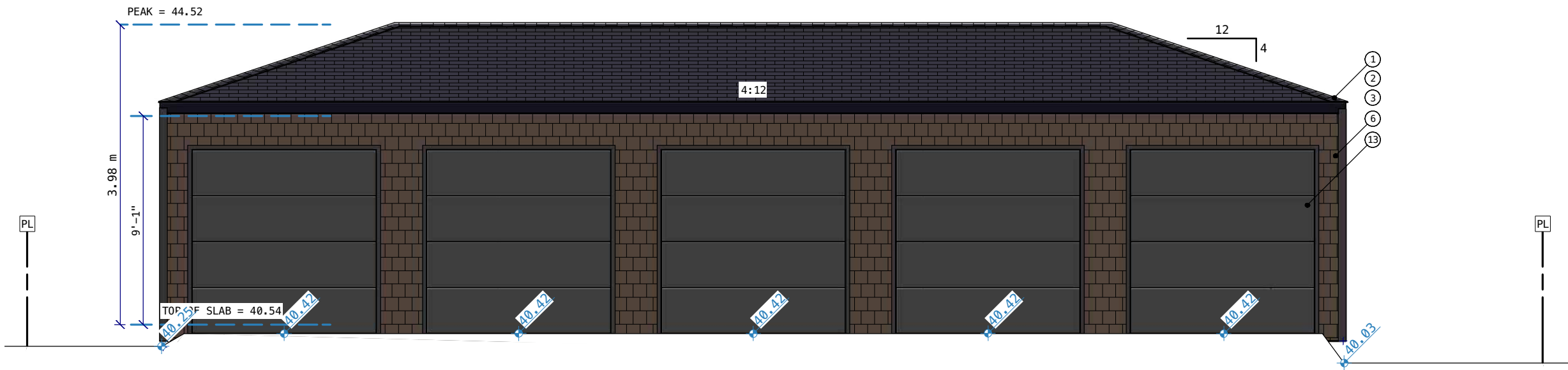
EXTERIOR CLADDING SCHEDULE	
①	ASPHALT ROOFING
②	4" ALUMINUM FASCIA black
③	VENTED ALUMINUM SOFFIT black
④	JAMES HARDIE SHAKES pebble brown
⑤	JAMES HARDIE BOARD AND BATTEN midnight black
⑥	JAMES HARDIE SIDING pearl gray
⑦	4" CORNER TRIM colour varies
⑧	BRICK VENEER
⑨	BRICK CAP
⑩	WIND WINDOWS
⑪	FIBRE GLASS DOOR
⑫	RAILING
⑬	STEEL INSULATED GARAGE DOOR
⑭	STANDING SEAM ROOF



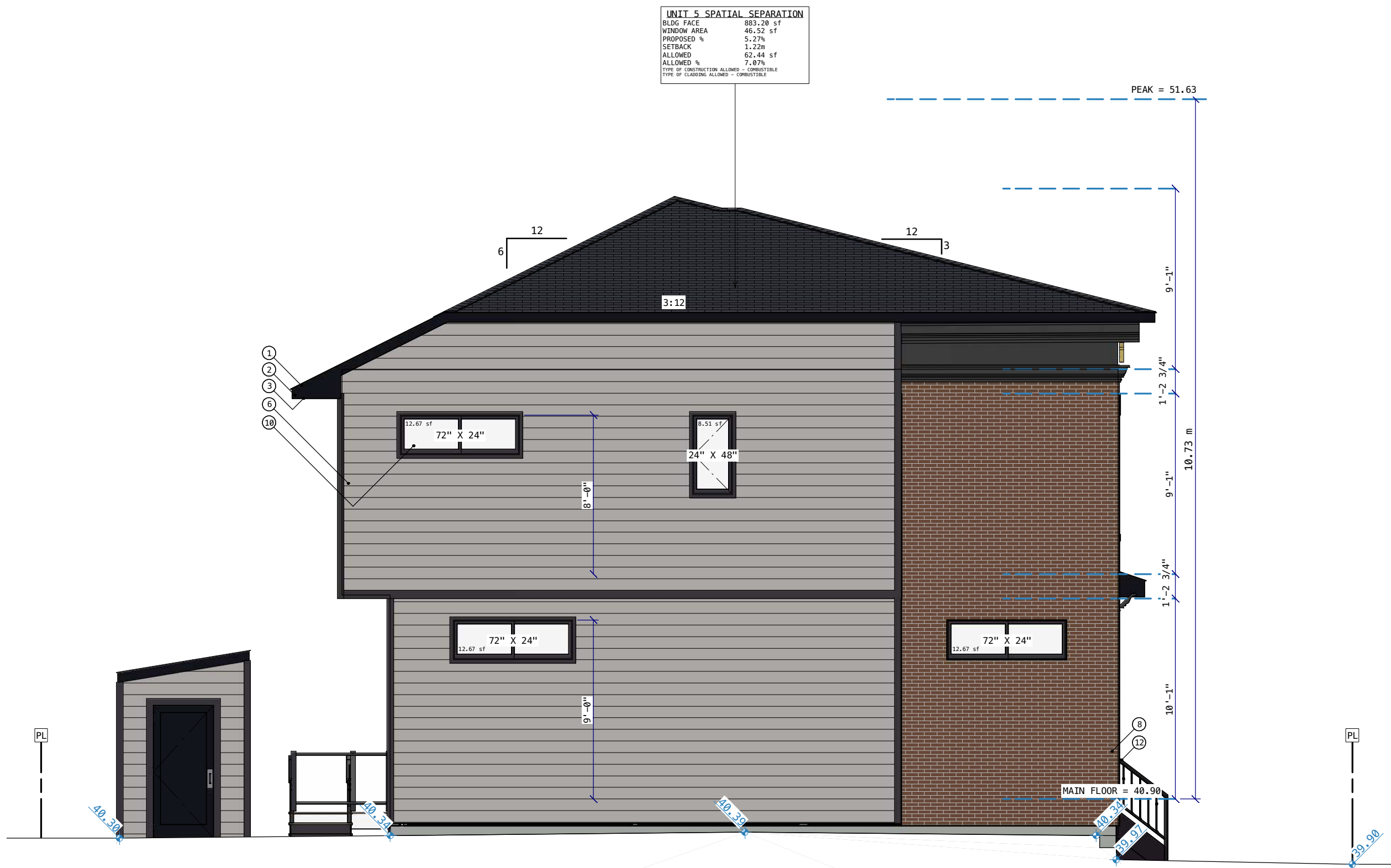
FRONT ELEVATION – SOUTH
SCALE: 3/16"=1'-0"



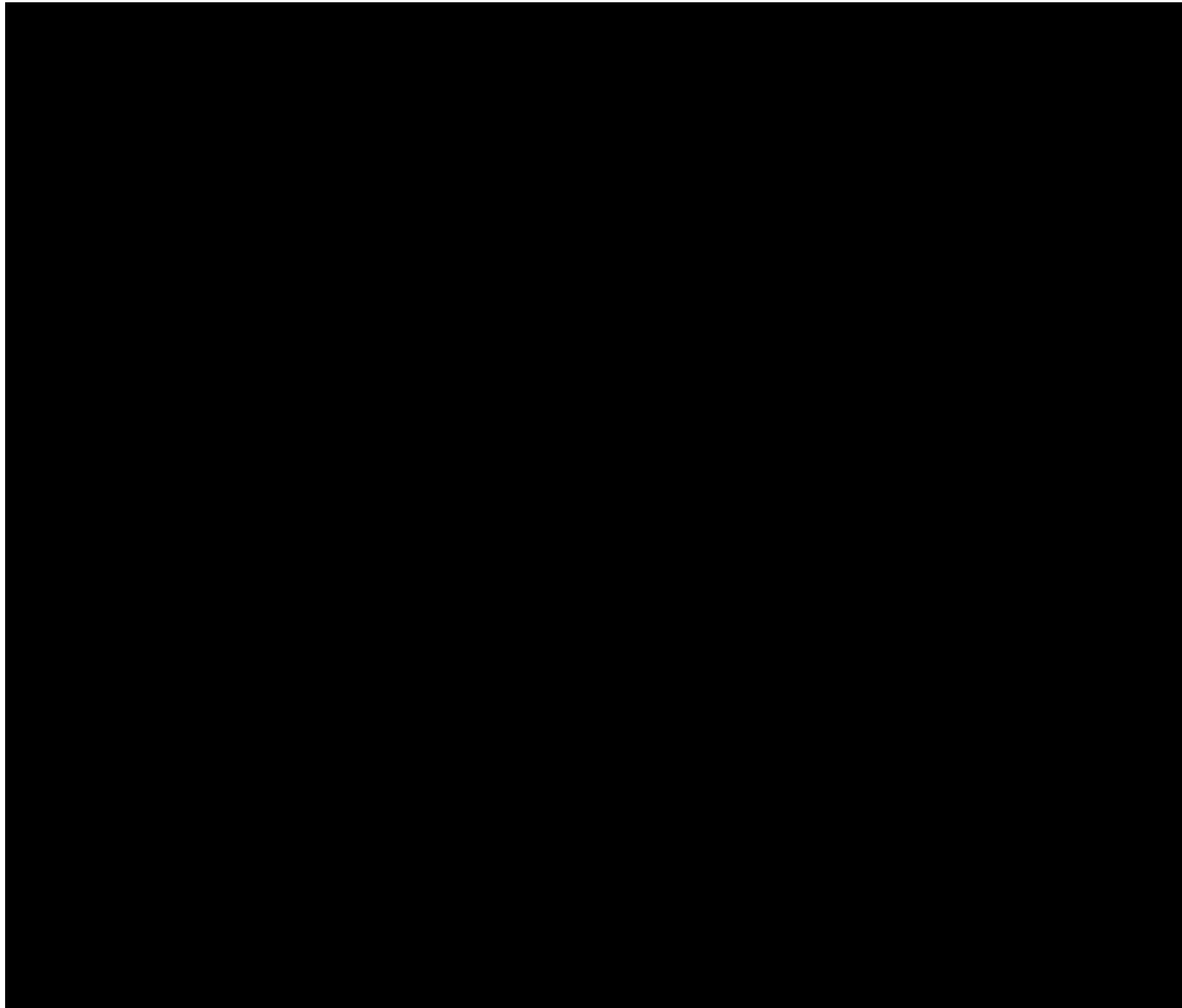
GARAGE ELEVATION – YARD – SOUTH
SCALE: 3/16"=1'-0"



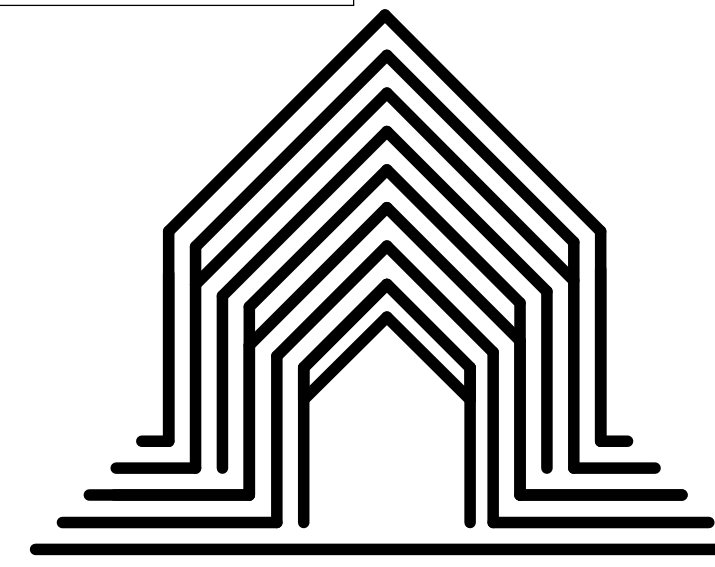
GARAGE ELEVATION – LANE – NORTH
SCALE: 3/16"=1'-0"



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



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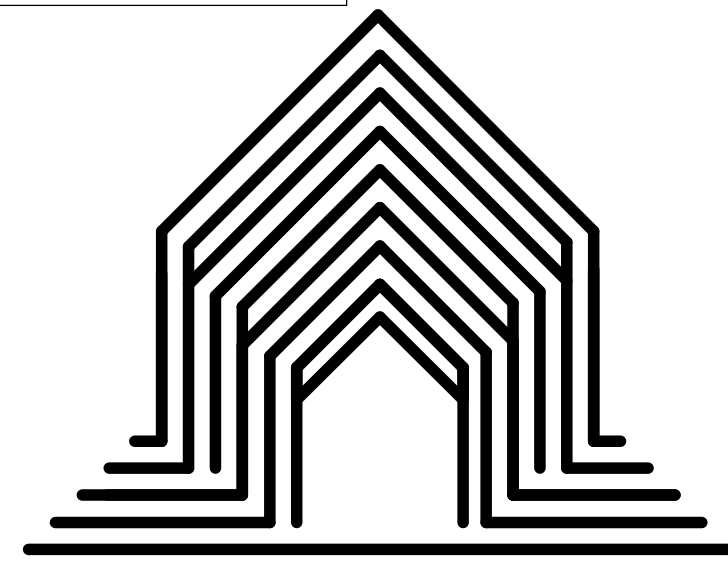


RIGHT ELEVATION – EAST
SCALE: 3/16"=1'-0"



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

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