

COLLECTIVE DESIGN

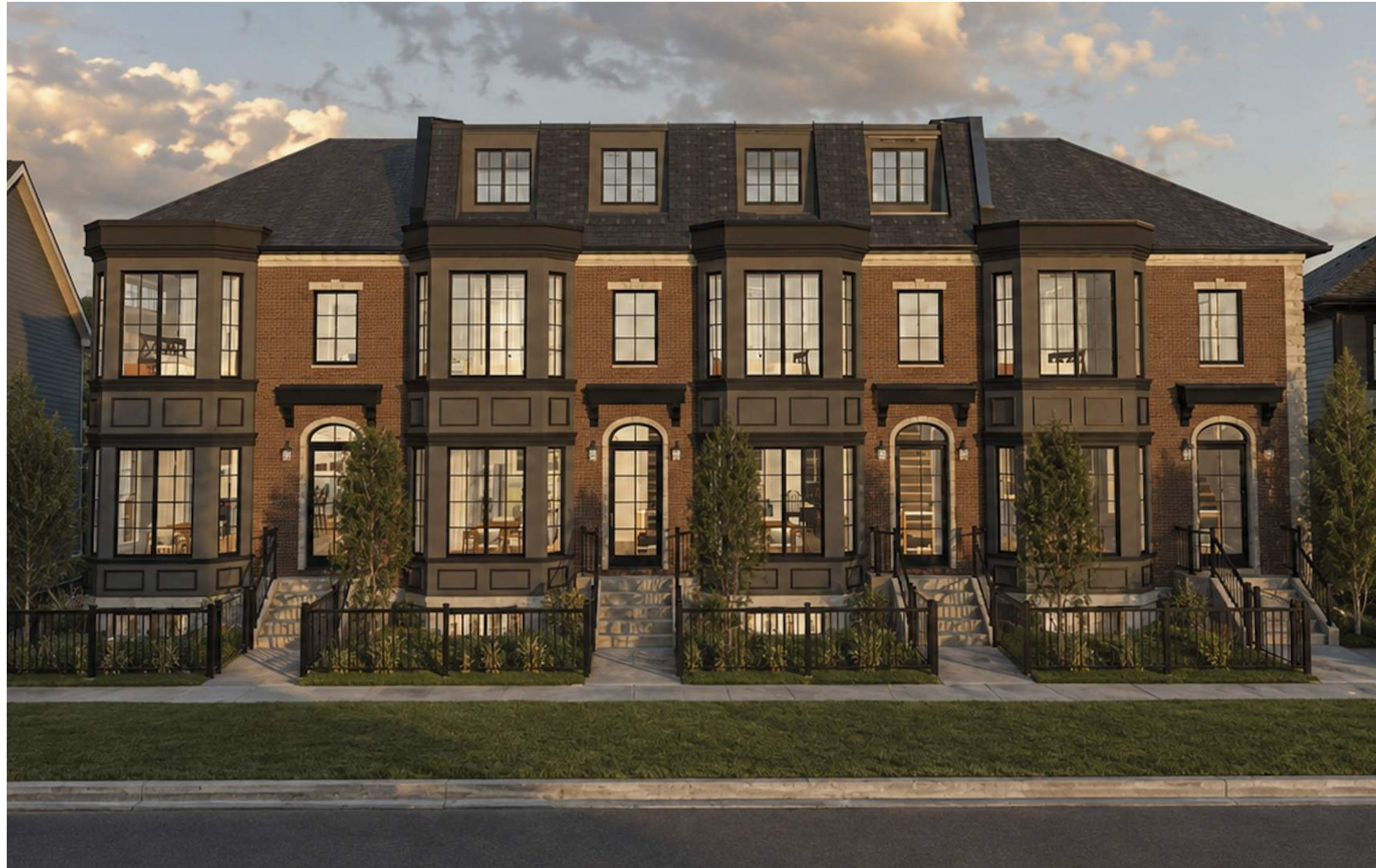
SUNALTA – H-G0
8 UNIT & 8 SUITE
DEVELOPMENT

1633 & 1635 13 AVE SW

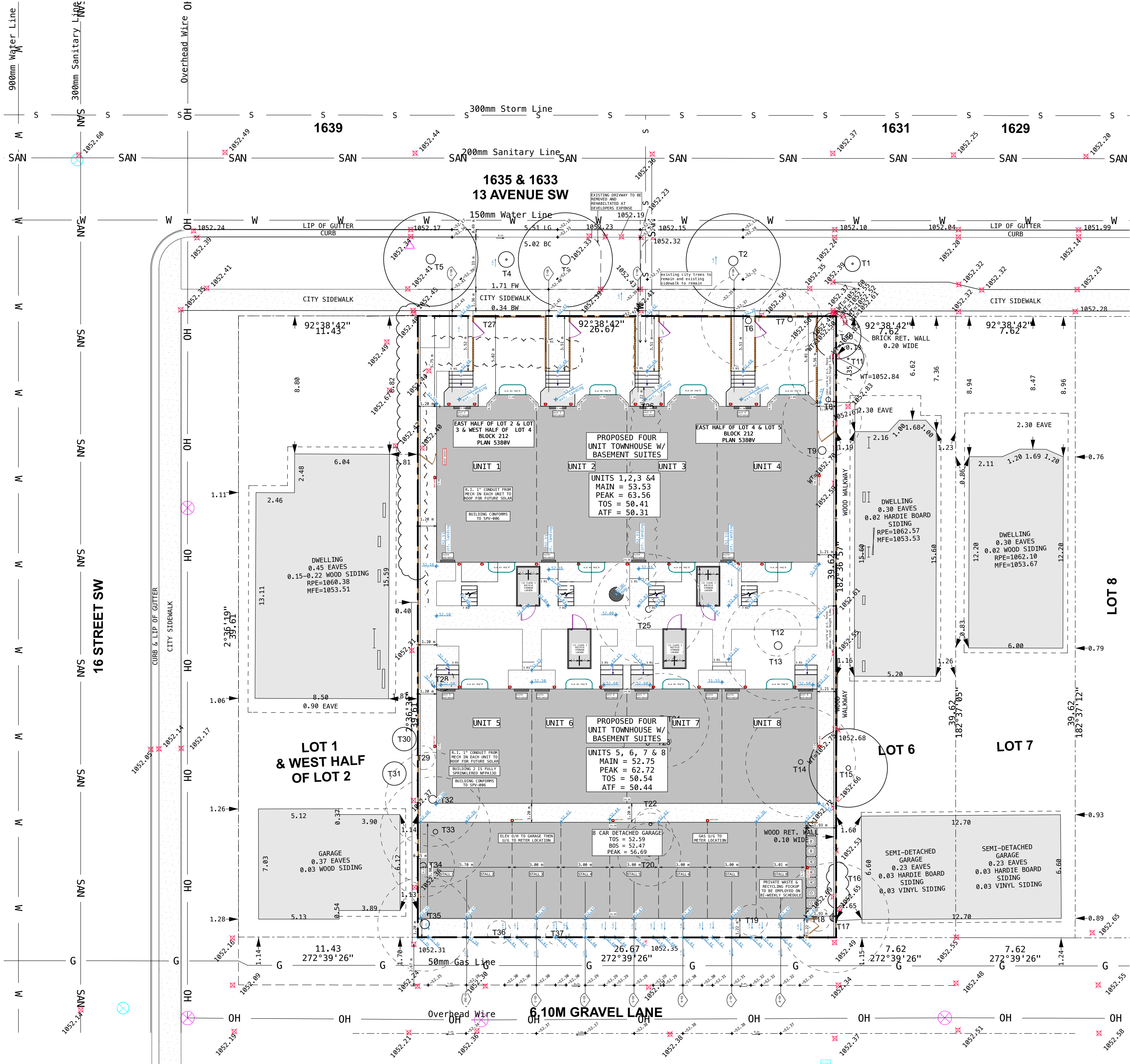
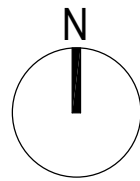
Plan:5380V;Block:
212;Lot:2,3,4 & 5

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- A1 – COVER PAGE & BLOCK PLAN
- A2 – SITE
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- A9 – ELEVATIONS
- A10 – ELEVATIONS
- A11 – GARAGE PLAN



EXTERIOR IMAGE
SCALE: NTS



BLOCK PLAN
SCALE: 1=150

COLLECTIVE DESIGN

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

PROJECT NAME:
SUNALTA H-G0
DEVELOPMENT
ADDRESS:
1633 & 1635 13 AVE SW
LEGAL ADDRESS:
Plan:5380V;Block:
212;Lot:2,3,4 & 5

DISTRICT ZONING: H-G0
PROPOSED UNITS: 8
PROPOSED SUITES: 8

UNIT	FLOOR	AREA
1	MAIN	709
	SECOND	660
	TOTAL	1369
	SUITE (1A)	705
2	MAIN	637
	SECOND	566
	THIRD	302
	TOTAL	1505
3	MAIN	637
	SECOND	570
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	TOTAL	1498
4	MAIN	638
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	TOTAL	1356
5	MAIN	704
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	THIRD	384
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	TOTAL	1274
	SUITE (8A)	476

PROJECT STAGE	DATE ISSUED
-DESIGN DRAFT	-07.07.26
-DP SET	-09.25.26
-	-
-	-
-	-

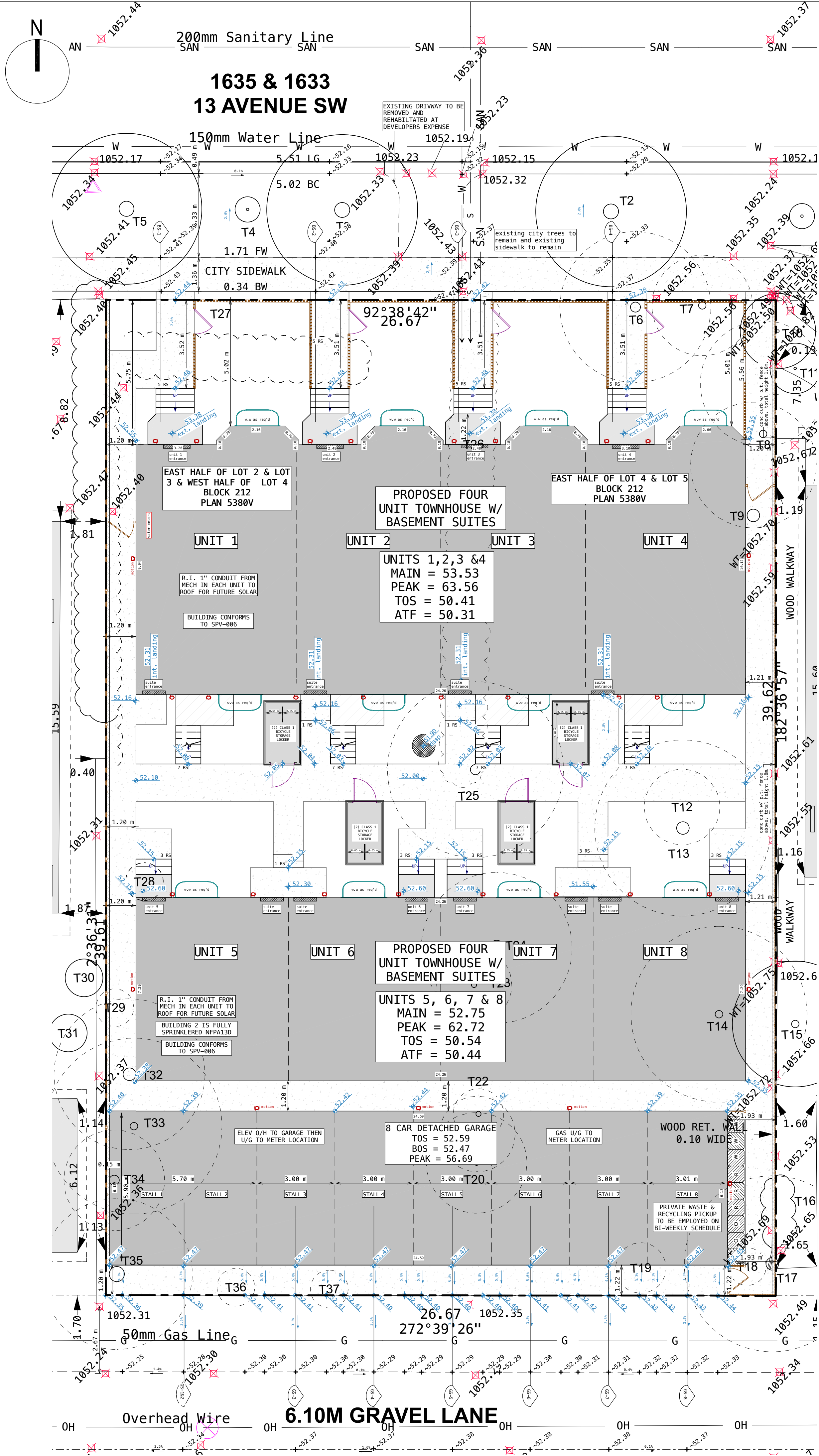
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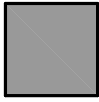
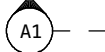
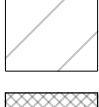
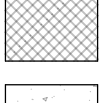
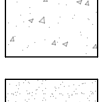
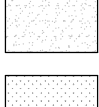
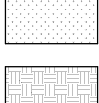
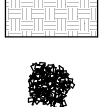
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LEGEND		
	PROPOSED STRUCTURE	 = SITE SECTION
	PROPOSED GARAGE	 = PROPOSED GRADE
	PROPOSED DECK / VERANDA	 = EXISTING GRADE
	NEIGHBOURING STRUCTURE	 = EXTRAPOLATED GRADE
	PROPOSED AMENITY SPACE	 = PROPOSED SLOPE
	PROPOSED RETAINING WALL	 COMPOST, WASTE & RECYCLING BINS
	CONCRETE	 OVERHEAD ELECTRICAL LINE
	RUNDLE ROCK	 CITY SANITATION LINE
	DROUGHT RESISTANT 500	 CITY WATER LINE
	MULCH	 CITY STORM LINE
	SHRUB - TYPE 1	 CITY GAS LINE
	SHRUB - TYPE 2	 PROPERTY LINE
	SHRUB - TYPE 3	 TREE TO REMAIN
	SHRUB - TYPE 4	 TREE TO BE REMOVED
	TREE - TYPE 38	
	TREE - TYPE 39	

SITE STATISTICS

BUILDING HEIGHT

Maximum building height = 12.00m

Bldg 1 peak geodetic = 1063.56
Bldg 1 max height = 11.07m
Bldg 2 peak geodetic = 1062.72
Bldg 2 max height = 10.57m

RESIDENTIAL DENSITY

Lot area = ~ 0.1056 ha
Units = 8
Density = 75.76 upha

PARCEL COVERAGE

Lot area = 1055.90 m2
Building 1 = 249.54 m2
Building 2 = 176.96 m2
Detached Garage = 150.63 m2
Bicycle Storage = 14.01 m2
Total coverage area = 591.14 m2 = 55.98%

AREA OF AMENITY SPACE

Total Shared Amenity 9.85 m2

TOTAL GROSS FLOOR AREA

Unit 1 = 1369 sf
Unit 2 = 1505 sf
Unit 3 = 1498 sf
Unit 4 = 1356 sf
Unit 5 = 1274 sf
Unit 6 = 1265 sf
Unit 7 = 1269 sf
Unit 8 = 1274 sf
Total = 10810 sf (1004.28 m2)

FLOOR AREA RATIO

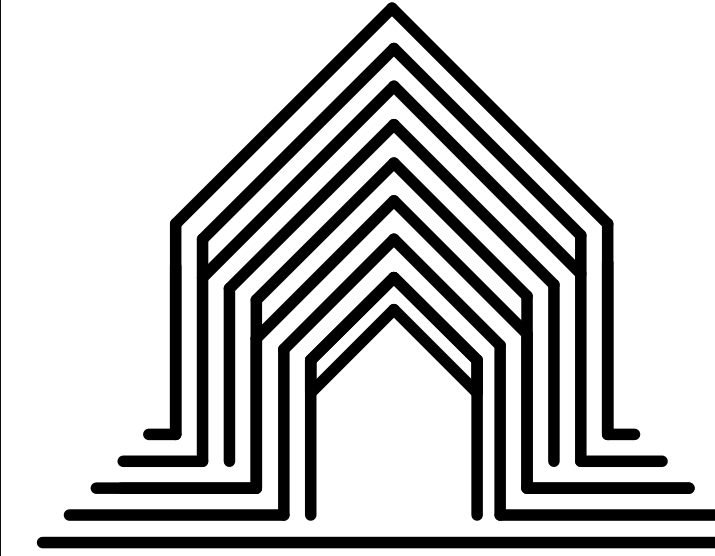
Gross Floor Area = 10810 sf
Parcel Area = 11366 sf
FAR = 0.95

PARKING STALLS PROVIDED ON-SITE

Parking stalls required = 8
Units = 8
Suites = 8
Parking stalls provided = 8

CLASS 1 BICYCLE STORAGE

Class 1 bicycle storage required = 8
Class 1 provided via u rack = 8
Class 1 bicycle storage provided = 8



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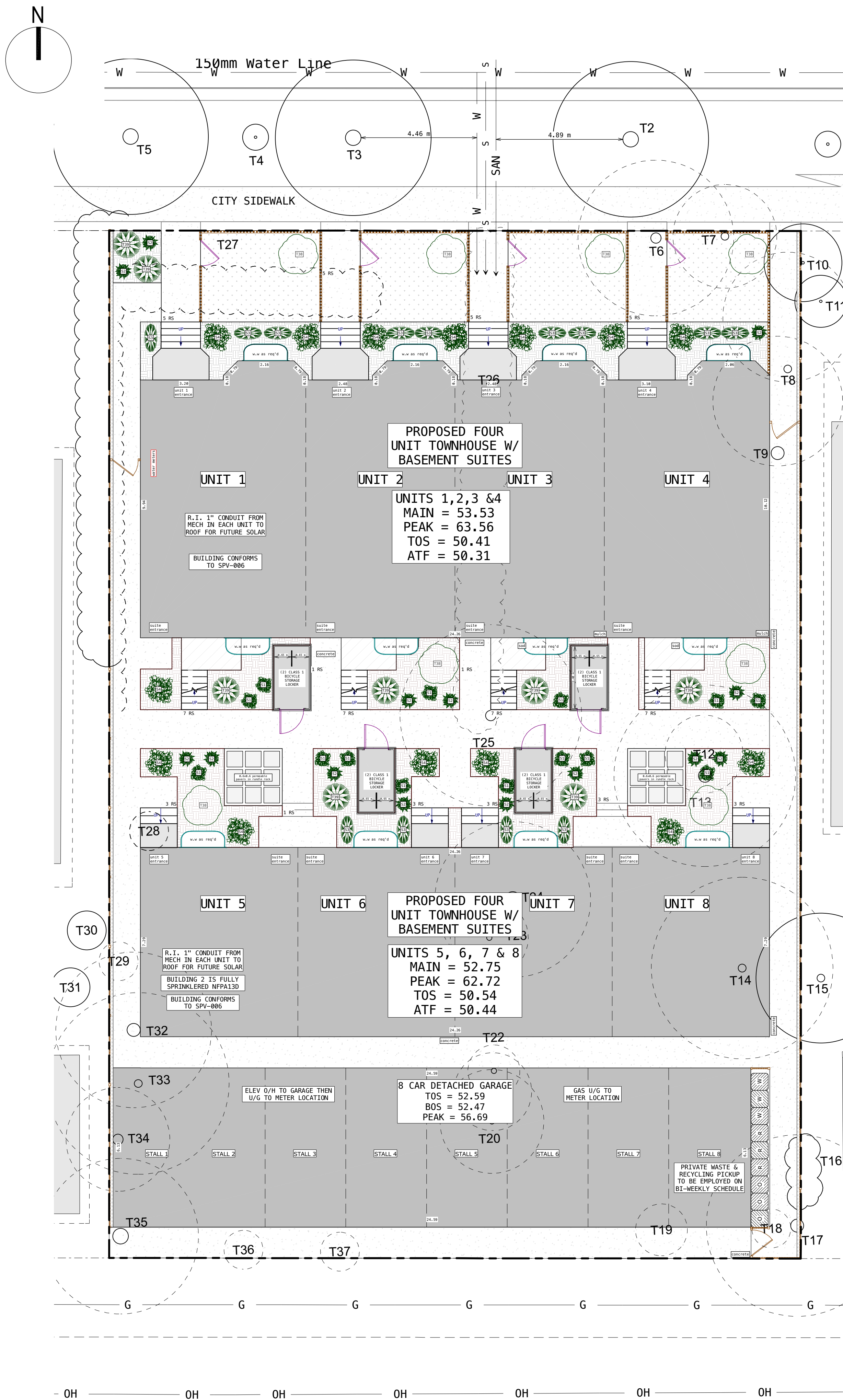
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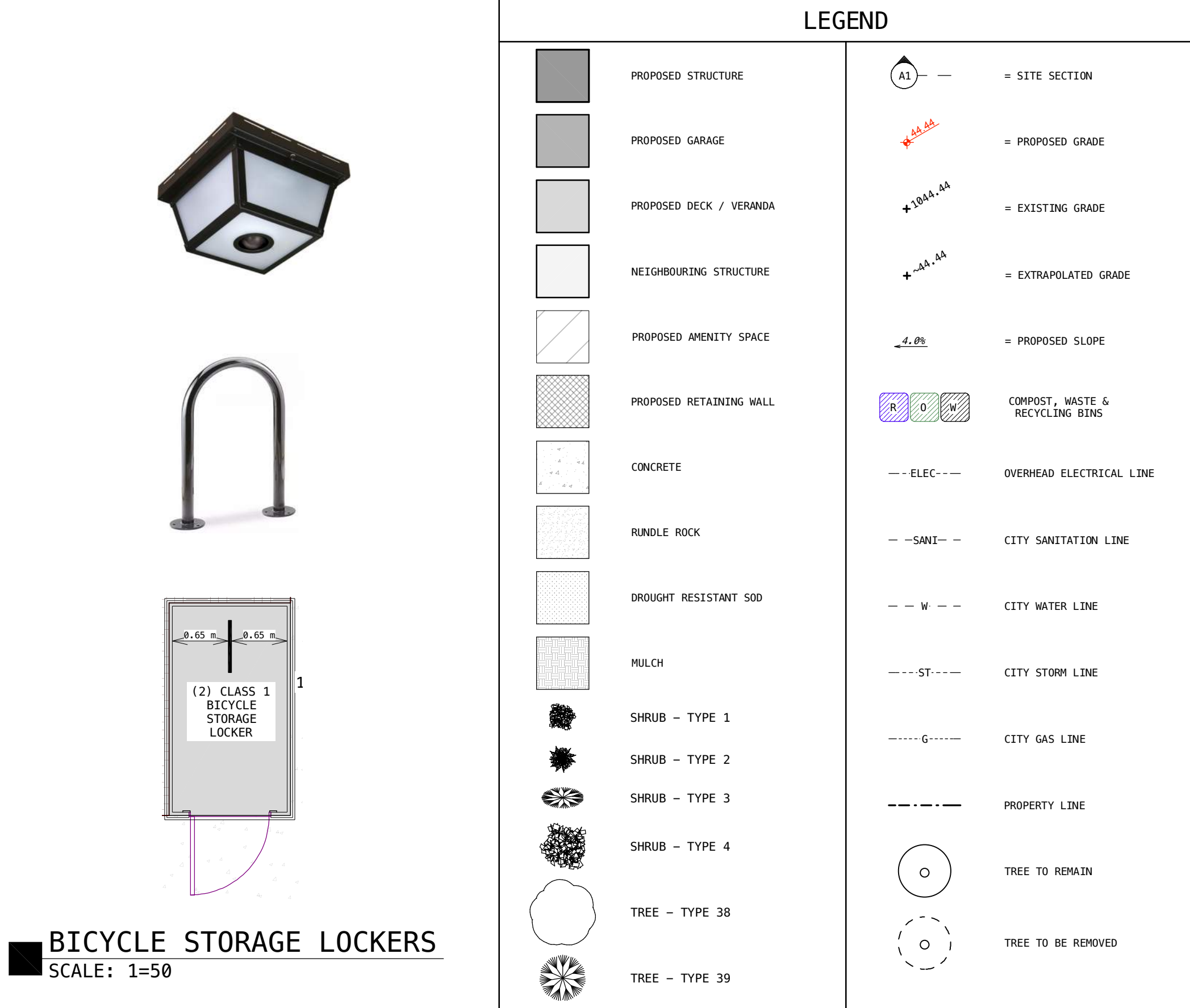
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LANDSCAPE PLAN
SCALE: 1=100



TREE SCHEDULE (meters)									
#	DIA.	SPRD.	HGT.	TYPE	SPECIES	STATUS			
T1	0.18	1.00	3.00	DECIDUOUS	T-32254454: QUERCUS MACROCARPA	to remain			
T2	0.60	6.00	7.00	DECIDUOUS	T-32020810: ULMUS AMERICANA	to remain			
T3	0.60	6.00	7.00	DECIDUOUS	T-32064239: ULMUS AMERICANA	to remain			
T4	0.18	1.00	3.00	DECIDUOUS	T-5119325: QUERCUS MACROCARPA	to remain			
T5	0.60	6.00	7.00	DECIDUOUS	T-32064240: ULMUS AMERICANA	to remain			
T6	0.40	6.00	7.00	DECIDUOUS	X	to be removed			
T7	0.30	4.00	5.00	DECIDUOUS	X	to be removed			
T8	0.30	5.00	6.00	DECIDUOUS	X	to be removed			
T9	0.50	5.00	6.00	DECIDUOUS	X	to be removed			
T10	0.10	3.00	2.00	DECIDUOUS	X	to remain			
T11	0.10	2.00	4.00	CONIFEROUS	X	to remain			
T12	---	5.00	3.00	BUSH	X	to be removed			
T13	0.50	7.00	9.00	DECIDUOUS	X	to be removed			
T14	0.30	7.00	5.00	DECIDUOUS	X	to be removed			
T15	0.30	5.00	4.00	DECIDUOUS	X	to remain			
T16	1.00	1.50	1.50	HEDGE	X	to be partially removed			
T17	0.50	7.00	6.00	DECIDUOUS	X	to be removed			
T18	---	1.50	1.50	BUSH	X	to be removed			
T19	---	1.50	2.00	BUSH	X	to be removed			
T20	0.20	4.00	4.00	DECIDUOUS	X	to be removed			
T21	0.10	3.00	4.00	DECIDUOUS	X	to be removed			
T22	0.20	2.00	3.00	DECIDUOUS	X	to be removed			
T23	0.20	3.00	4.00	DECIDUOUS	X	to be removed			
T24	0.60	6.00	5.00	DECIDUOUS	X	to be removed			
T25	0.40	7.00	5.00	DECIDUOUS	X	to be removed			
T26	---	1.50	2.00	HEDGE	X	to be removed			
T27	---	1.50	2.00	HEDGE	X	to be partially removed			
T28	---	1.50	3.00	BUSH	X	to be removed			
T29	---	1.50	3.00	BUSH	X	to be removed			
T30	---	1.50	3.00	BUSH	X	to remain			
T31	---	2.50	2.00	BUSH	X	to remain			
T32	0.50	6.00	8.00	DECIDUOUS	X	to be removed			
T33	0.30	7.00	8.00	DECIDUOUS	X	to be removed			
T34	0.40	4.00	12.00	CONIFEROUS	X	to be removed			
T35	0.60	6.00	8.00	DECIDUOUS	X	to be removed			
T36	---	1.50	3.00	BUSH	X	to be removed			
T37	---	1.50	4.00	BUSH	X	to be removed			
T38	0.06	---	---	DECIDUOUS	PRINCESS KAY PLUM	to be planted x8			
T39	---	2.00	---	CONIFEROUS	SKYBOUND WHITE CEDAR	to be planted x8			
S1	---	0.60	0.60	BUSH	GOLDEN POTENTILLA	to be planted x14			
S2	---	0.60	0.60	BUSH	ABBOTSWOOD POTENTILLA	to be planted x14			
S3	---	0.60	0.60	BUSH	DWARF MUGO PINE	to be planted x13			
S4	---	0.60	0.60	BUSH	MEYER'S DWARF LILAC	to be planted x14			

PROPOSED SITE LIGHTING
SCALE: NTS



PROPOSED SITE PLANTINGS
SCALE: NTS

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 = 1055.90 m2

LANDSCAPING AREA = 444.85 m2

Lot area = 1055.90 m2
Building 1 = 249.54 m2
Building 2 = 176.96 m2
Detached Garage = 150.63 m2
Carport Apron = 29.42 m2
Waste Collection Area = 4.50 m2
Total = 611.05 m2

1055.90 - 611.54 = 444.85 m2

SOFT SURFACE AREA = 163.54 m2 (36.76%)

Wood Mulch Bed = 102.53 m2
Drought Resistant Sod = 61.01 m2

HARD SURFACE AREA = 281.31 m2 (63.24%)

Concrete = 271.47 m2
Ruddle Rock = 9.85 m2

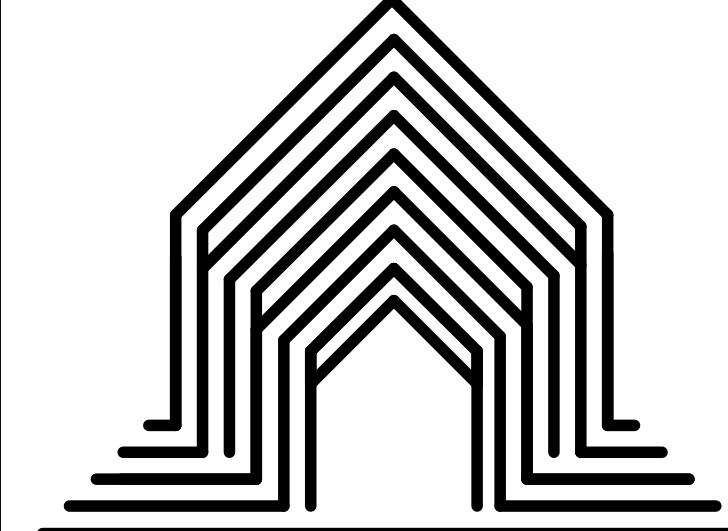
PLANTINGS REQUIRED

Trees required = 1 tree per 110m2 of landscaped area
= 10 trees
Existing public trees = 0 trees
Trees proposed = 16 trees

Proposed deciduous tree = Princess Kay Plum (x8)
T38 (Prunus Nigra)
Proposed deciduous tree = Skybound White Cedar (x8)
T39 (Thuja occidentalis 'Skybound')

Shrubs required = 3 shrubs per 110m2 of landscaped area
= 29 shrubs
Shrubs proposed = 55 shrubs

Proposed shrub = Golden Potentilla (x14)
S1
Proposed shrub = Abbotswood Potentilla (x14)
S2
Proposed shrub = Dwarf Mugo Pine (X13)
S3
Proposed shrub = Meyer's Dwarf Lilac (x14)
S4



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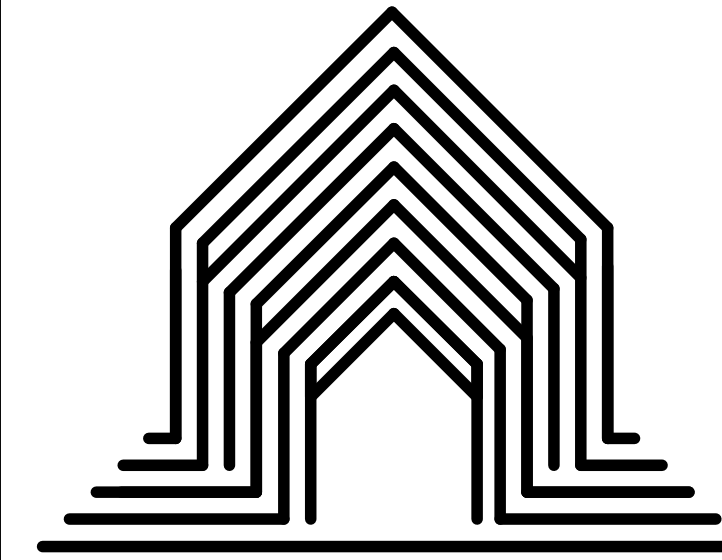


FRONT ELEVATION – NORTH – BUILDING 1
SCALE: 3/16"=1'-0"



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

EXTERIOR CLADDING SCHEDULE	
①	ASPHALT ROOFING
②	6" ALUMINUM FASCIA black
③	VENTED ALUMINUM SOFFIT black
④	JAMES HARDIE SMOOTH BOARD charcoal dull
⑤	JAMES HARDIE SMOOTH BOARD night gray
⑥	4" CORNER TRIM colour varies
⑦	STUCCO beige
⑧	BRICK VENEER
⑨	BRICK CAP
⑩	STONE CORNER DETAIL
⑪	VINYL WINDOWS
⑫	FIBRE GLASS DOOR
⑬	RAILING
⑭	WOOD BRACKETS
⑮	STEEL INSULATED GARAGE DOOR



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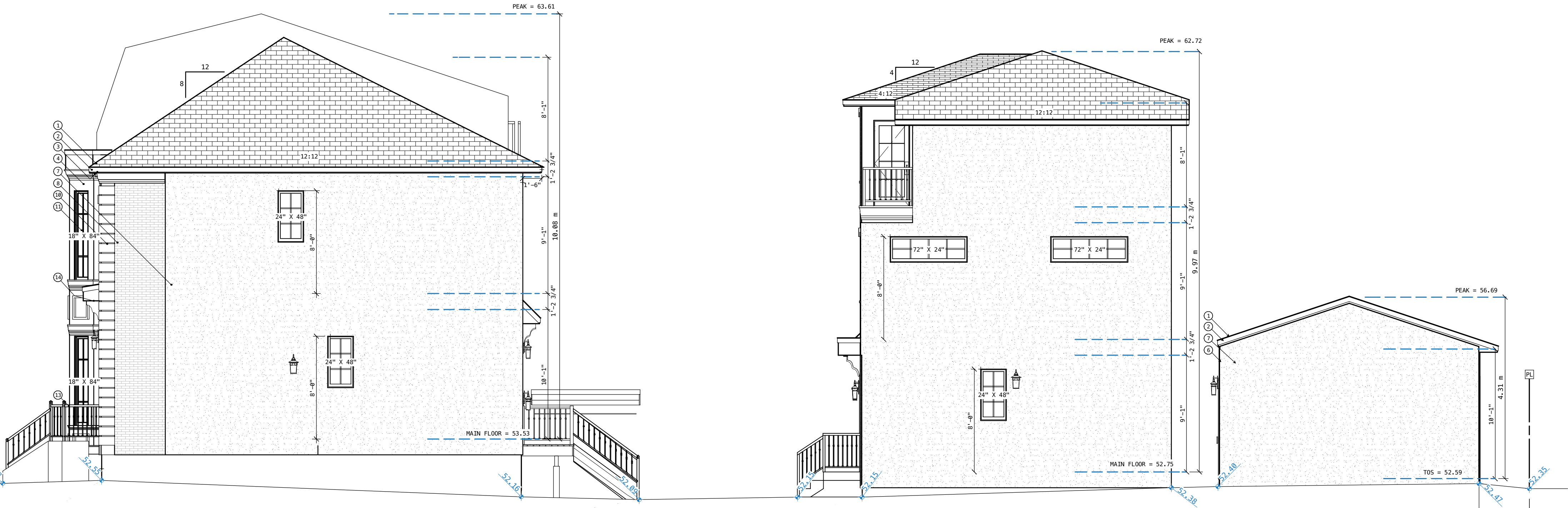
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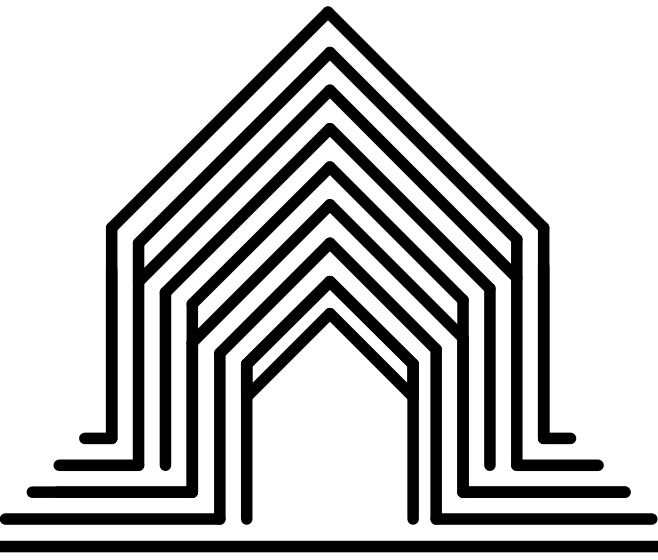


SIDE ELEVATION – EAST
SCALE: 3/16"=1'-0"



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

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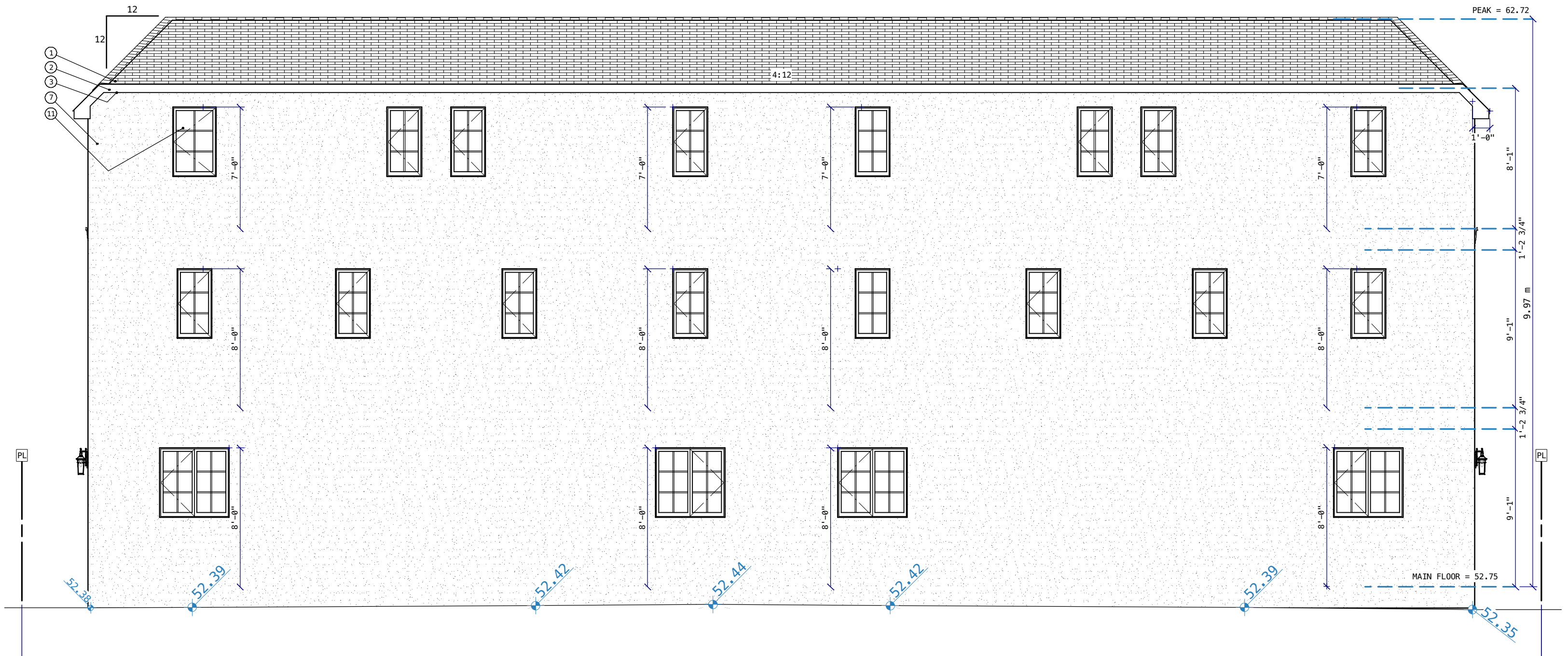
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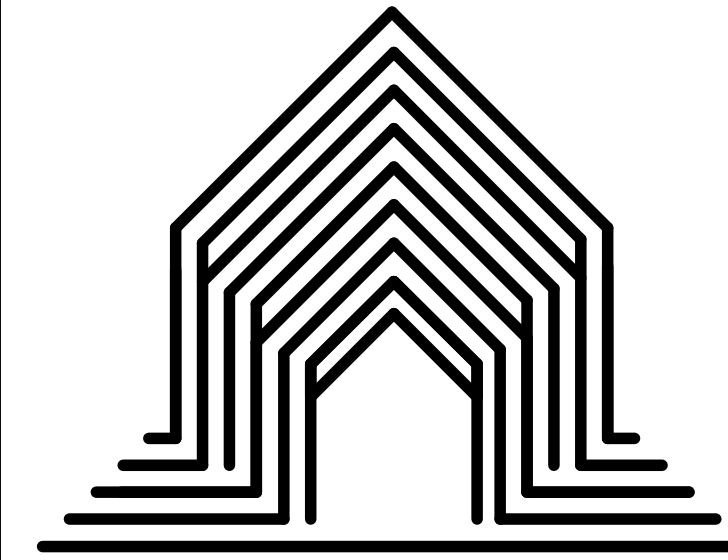


FRONT ELEVATION – NORTH – BUILDING 2
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BACK ELEVATION – SOUTH – BUILDING 2
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5	MAIN	479
	SECOND	411
	THIRD	384
	TOTAL	1274
6	MAIN	473
	SECOND	410
	THIRD	382
	TOTAL	1265
7	MAIN	478
	SECOND	410
	THIRD	381
	TOTAL	1269
8	MAIN	473
	SECOND	411
	THIRD	382
	TOTAL	1274

PROJECT STAGE	DATE ISSUED
-DESIGN DRAFT	-07.07.26
-DP SET	-09.25.26
-	-
-	-
-	-

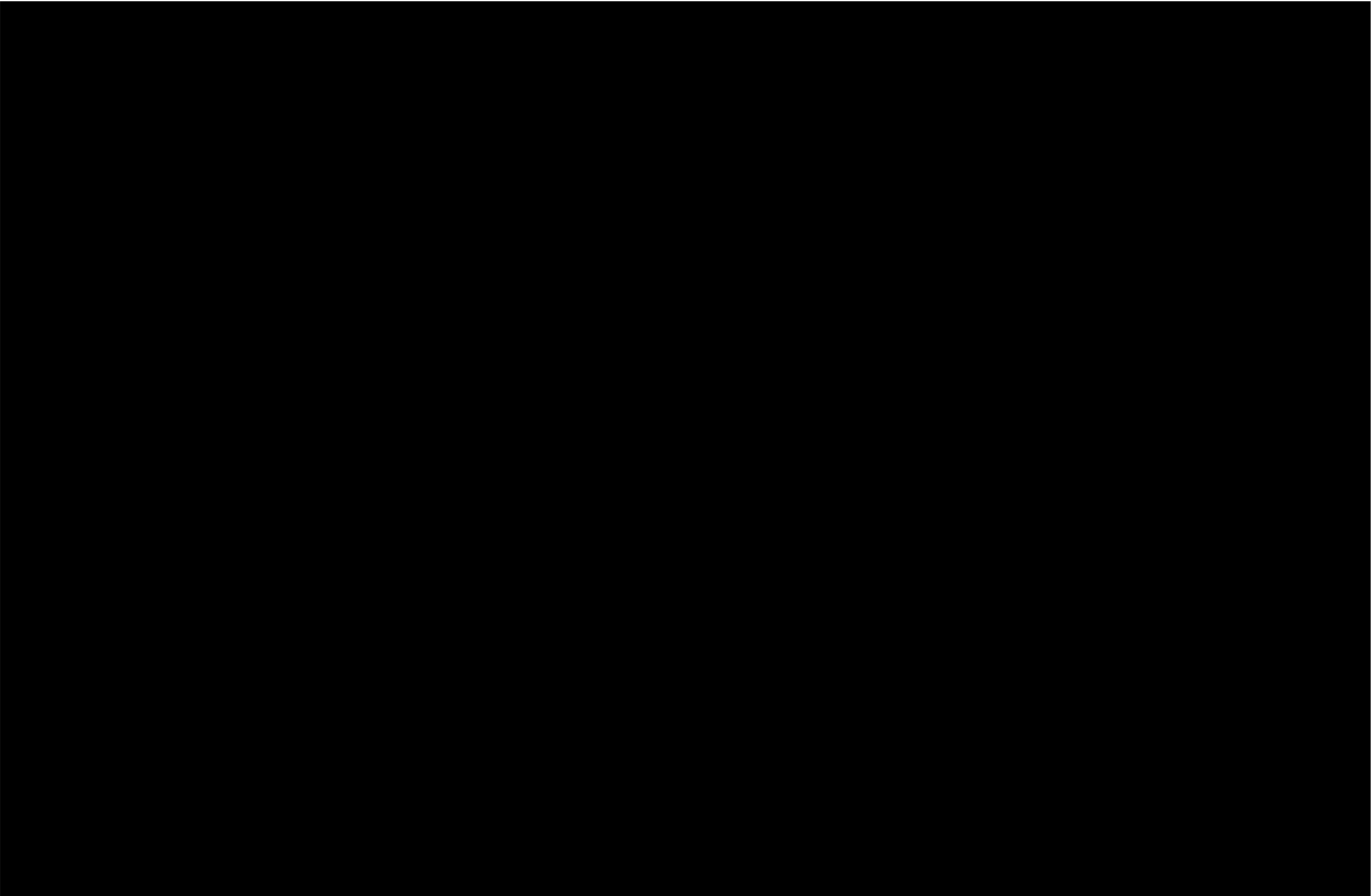
DRAWN: CI & JR

CHECKED: CI

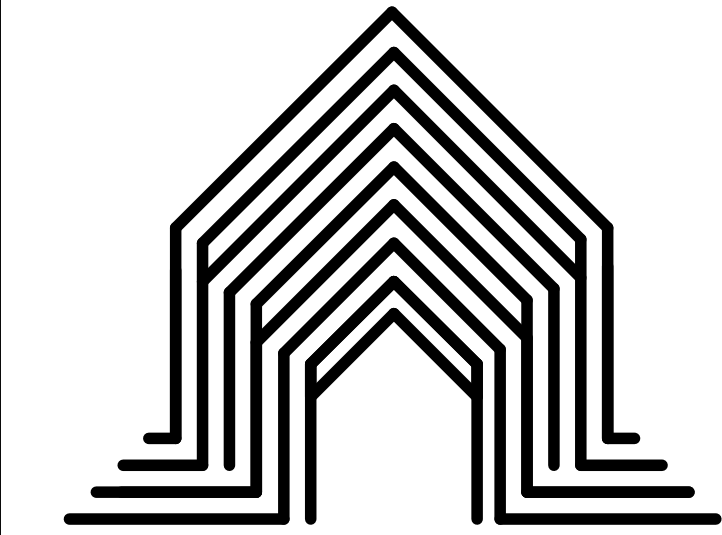
A10

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written consent is prohibited.



EXTERIOR CLADDING SCHEDULE	
①	ASPHALT ROOFING
②	6" ALUMINUM FASCIA black
③	VENTED ALUMINUM SOFFIT black
④	JAMES HARDIE SMOOTH BOARD charcoal dull
⑤	JAMES HARDIE SMOOTH BOARD night gray
⑥	4" CORNER TRIM colour varies
⑦	STUCCO beige
⑧	BRICK VENEER
⑨	BRICK CAP
⑩	STONE CORNER DETAIL
⑪	VINYL WINDOWS
⑫	FIBRE GLASS DOOR
⑬	RAILING
⑭	WOOD BRACKETS
⑮	STEEL INSULATED GARAGE DOOR



COLLECTIVE DESIGN

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

PROJECT NAME:
SUNALTA H-GO
DEVELOPMENT
ADDRESS:
1633 & 1635 13 AVE SW
LEGAL ADDRESS:
Plan:5380V;Block:
212;Lot:2,3,4 & 5

DISTRICT ZONING: H-GO
PROPOSED UNITS: 8
PROPOSED SUITES: 8

UNIT	FLOOR	AREA
1	MAIN	709
	SECOND	660
	TOTAL	1369
	SUITE (1A)	705
2	MAIN	637
	SECOND	566
	THIRD	302
	TOTAL	1505
3	SUITE (2A)	639
	MAIN	637
	SECOND	570
	THIRD	303
4	TOTAL	1498
	SUITE (3A)	638
	MAIN	699
	SECOND	657
5	TOTAL	1356
	SUITE (4A)	704
	MAIN	479
	SECOND	411
6	THIRD	384
	TOTAL	1274
	SUITE (5A)	476
	MAIN	473
7	SECOND	410
	THIRD	382
	TOTAL	1265
	SUITE (6A)	475
8	MAIN	478
	SECOND	410
	THIRD	381
	TOTAL	1269
8	SUITE (7A)	475
	MAIN	473
	SECOND	411
	THIRD	382
8	TOTAL	1274
	SUITE (8A)	476

PROJECT STAGE	DATE ISSUED
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-DP SET	-09.25.26
-	-
-	-
-	-

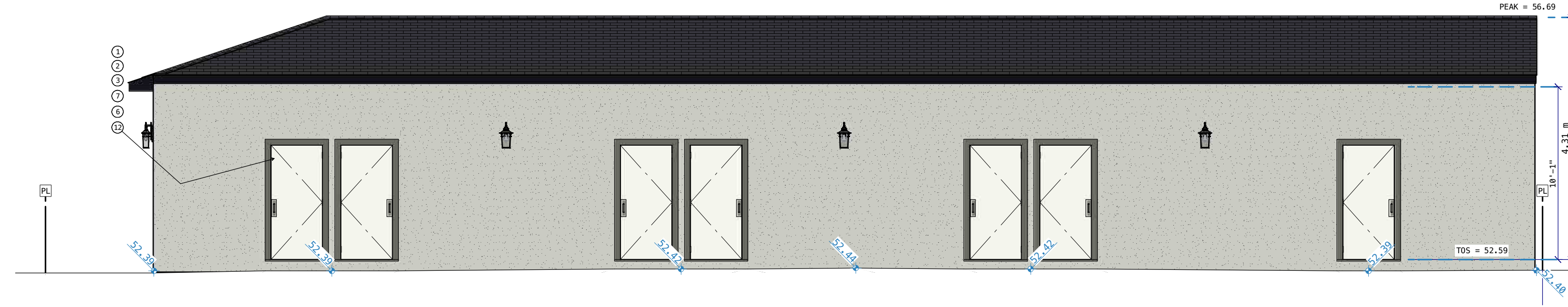
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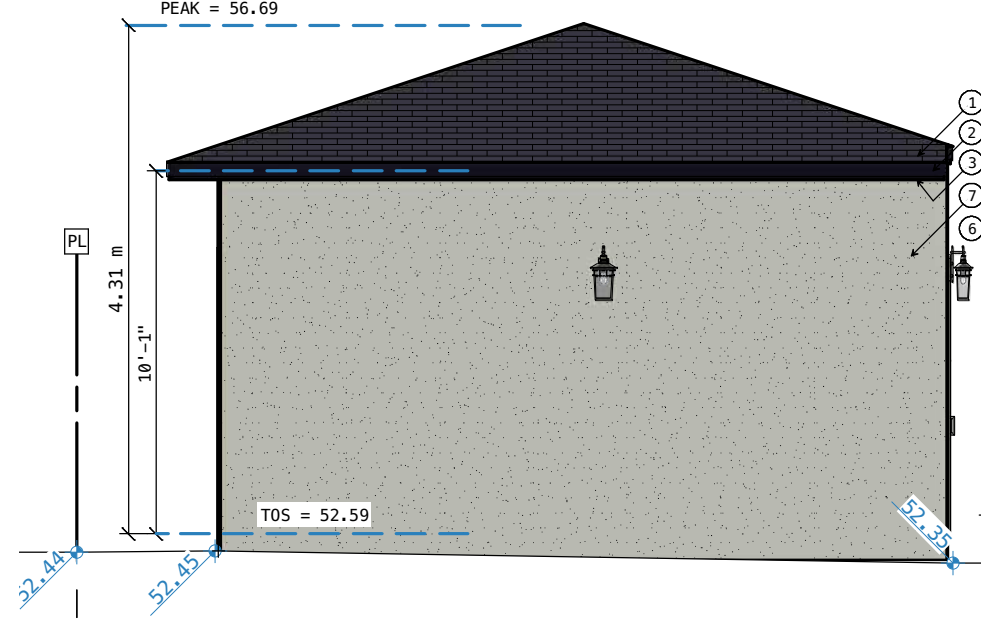
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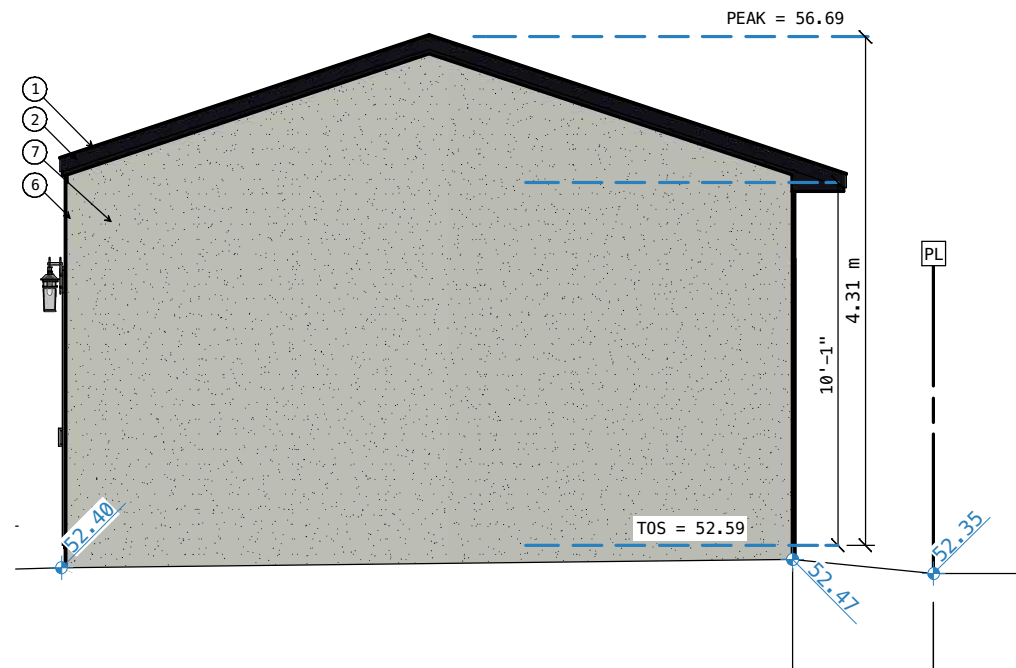
GARAGE ELEVATION - LANE
SCALE: 3/16"=1'-0"



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



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



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