

746 41 AVENUE NE

ISSUED FOR DEVELOPMENT PERMIT & CHANGE OF USE

JANUARY 2025



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04	2025.03.10	ISSUED FOR DEVELOPMENT PERMIT & CHANGE OF USE REVISIONS

PROJECT TEAM

CLIENT

PROJECT

NEW OFFICE &
WAREHOUSE SPACE

746 41 AVENUE NE
CALGARY, AB

DATE:	DRAWN/CHECKED:
2024.12.17	HR

SCALE:	PROJECT NO:
AS NOTED	2416

SHEET TITLE

COVER SHEET

DP000

PROJECT INFORMATION:

MUNICIPAL ADDRESS:
SUITES 1, 2, 3 & 4 - 746 41 AVENEUE NE CALGARY, AB

LEGAL ADDRESS:
LOTS 9 & 10, BLOCK 6, PLAN 453AD

LAND USE DESIGNATION:
I-G INDUSTRIAL GENERAL

PROJECT DESCRIPTION:
DEVELOPMENT PERMIT NEW ADDITION & CHANGE OF USE
FOR A OFFICE SPACE & WAREHOUSE

LANDUSE BYLAW:
1-G INDUSTRIAL GENERAL

MAX 1600 SQUARE METERS

MAX FLOOR AREA RATIO IS 933/1142 SQ. M = 0.82
EXISTING FLOOR AREA RATIO: 453/1142 SQ. M = 0.40

BUILDING HEIGHT - NO MAXIMUM HEIGHTS.

OFFICE AREA MUST NOT EXCEED 50% OF GROSS FLOOR
AREA OF BUILDING.

FRONT SETBACK: FROM STREET 4.0 METERS
REAR SETBACK: TO A LANE THERE IS NO REQUIREMENT
SIDE SETBACK: COMMERCIAL DISTRICT NO REQUIREMENT

SYMBOL LEGEND:

NORTH

1

GRIDLINE

D###

DOOR NUMBER

G###

WINDOW TYPE

00

DEMOLITION NOTE

00

REVISION

12'-0"

12'-0" ELEVATION HEIGHT

U/S

GWB

U/S GWB ELEVATION LOCATION

W#

WALL ASSEMBLY TYPE TAG

B1

6 1/2"

CEILING / BULKHEAD TYPE

P3

FINISH TAG (INTERIOR OR EXTERIOR)

00

FIXTURE & EQUIPMENT TAG

1

A1

DETAIL / SECTION / ELEVATION

1

A1

WALL SECTION

SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"

SHEET NUMBER:

FILLED ARROW: SECTION

UNFILLED ARROW: ELEVATION

BUILDING CODE ANALYSIS:			
THE FOLLOWING NOTES PROVIDE INFORMATION HIGHLIGHTING BUILDING DESIGN CRITERIA. IT IS NOT INTENDED TO DESCRIBE ALL DESIGN & CONSTRUCTION REQUIREMENTS. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE BUILDING CODE.			
THE BUILDING ARE TO BE CONSTRUCTED UNDER PART 3 OF THE NATIONAL BUILDING CODE 2023 ALBERTA EDITION.			
MAJOR OCCUPANCIES:			
TENANT OCCUPANCY:	GROUP F3 - LOW HAZARD INDUSTRIAL OCCUPANCY = 62% OF BUILDING AREA GROUP D - BUSINESS AND PERSONAL SERVICES = 38% OF BUILING AREA		
	GROUP F, DIVISION 3; ONE STOREY	3.2.2.88	
	MAX AREA FACING 1 STREET OF 1600 SQUARE METERS		
	COMBUSTABLE OR NON COMBUSTABLE CONSTRUCTION		
	LOADBEARING WALLS COLUMNS & ARCHES SHALL HAVE A FIRE RATING OF 45 MIN OR BE OF NON COMBUSTABLE CONSTRUCTION.		
	GROUP D; UP TO 2 STOREYS	3.2.2.64	
	MAX AREA FACING 1 STREET OF 1000 SQUARE METERS		
	COMBUSTABLE OR NON COMBUSTABLE CONSTRUCTION		
	LOADBEARING WALLS COLUMNS & ARCHES SHALL HAVE A FIRE RATING OF 45 MIN OR BE OF NON COMBUSTABLE CONSTRUCTION.		
UNIT AREA TOTAL:	EXISTING	±4,876 SQ. FT (453 SQ. M)	
	PROPOSED NEW BUILDING	±2,578 SQ. FT (240 SQ. M) MAIN FLOOR ±2,578 SQ. FT (240 SQ. M) SECOND FLOOR	
	TOTAL NEW AREA	±5,156 SQ. FT (480 SQ. M)	
OCCUPANT LOAD:	BUSINESS & PERSONAL SERVICES 9.30 SQUARE M PER PERSON 240/9.30 = 26 PEOPLE PROPOSED OCCUPANCY 26 PEOPLE & 10 PER WAREHOUSE	3.1.17	
FIRE SEPARATION	1 HOUR FRR REQUIRED	3.1.3.1	
SEPARATION OF SUITES	EACH SUITE SHALL BE SEPARATED FROM ADJOINING SUITES BY A 1 HOUR FIRE RATING	3.3.1.1	
EXITING:	TWO EXITS REQUIRED FOR GROUP F3 & D ADDITION ONE EXIT ACCEPTABLE FOR AREA 200 SQUARE M	3.4.2.1	
LOCATION OF EXITS:	MAXIMUM TRAVEL DISTANCE TO EXIT IS 25m @ GROUP D	3.4.2.1.A	
	MAXIMUM TRAVEL DISTANCE TO EXIT IS 15m @ GROUP F3	3.4.2.1.A	
EXIT WIDTHS:	CORRIDORS & PASSAGEWAYS	1100mm	3.4.3.2.8)
	DOORWAYS	800mm	
FIRE ALARM:	FIRE ALARM NOT REQUIRED	3.2.4.1.2)	
WATER CLOSETS:	1 FOR EACH 25 MALES & 1 FOR EACH 25 FEMALES STAFF 25 MALES & 25 FEMALES = 2 UNISEX BARRIER FREE WASHROOMs PROVIDED @ GROUP D OCCUPANCY.	3.7.2.2.)	
	1 BARRIER FREE UNISEX WASHROOM FOR F3 INDUSTRIAL OCCUPANY WITH OCCUPANT LOAD LESS THAN 10.	3.7.2.2.2)	
BARRIER FREE DOORS:	ALL DOORS LOCATED IN A BARRIER FREE PATH OF TRAVEL TO HAVE A MINIMUM CLEAR WIDTH OF 800mm IN THE OPEN POSITION.	3.8.	
POWER DOOR OPERATOR	POWER OPERATOR IS REQUIRED AT A WASHROOM WITH A BARRIER FREE WATER CLOSET	3.8.2.7	
VISUAL SIGNAL	WHERE A FIRE ALARM IS INSTALLED, VISUAL SIGNALS SHALL BE PROVIDED IN ADDITION TO ALARM SIGNALS IN A UNIVERSAL WASHROOM.	3.8.3.13	
EMERGENCY LIGHTING	EMERGENCY LIGHTING IS REQUIRED	3.2.7.3.J)	
STORAGE ROOM	STORAGE ROOM SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY 1 HOUR FIRE SEPARATION.	3.3.4.3.	
FLAME SPREAD RATING	FLAME SPREAD RATING OF INTERIOR WALLS AND CEILINGS FINISHES IS 150 MAX	3.1.13.2	

PROPOSED
UNIT #746

1
DP001

VICINITY PLAN
SCALE: NTS

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CLIENT

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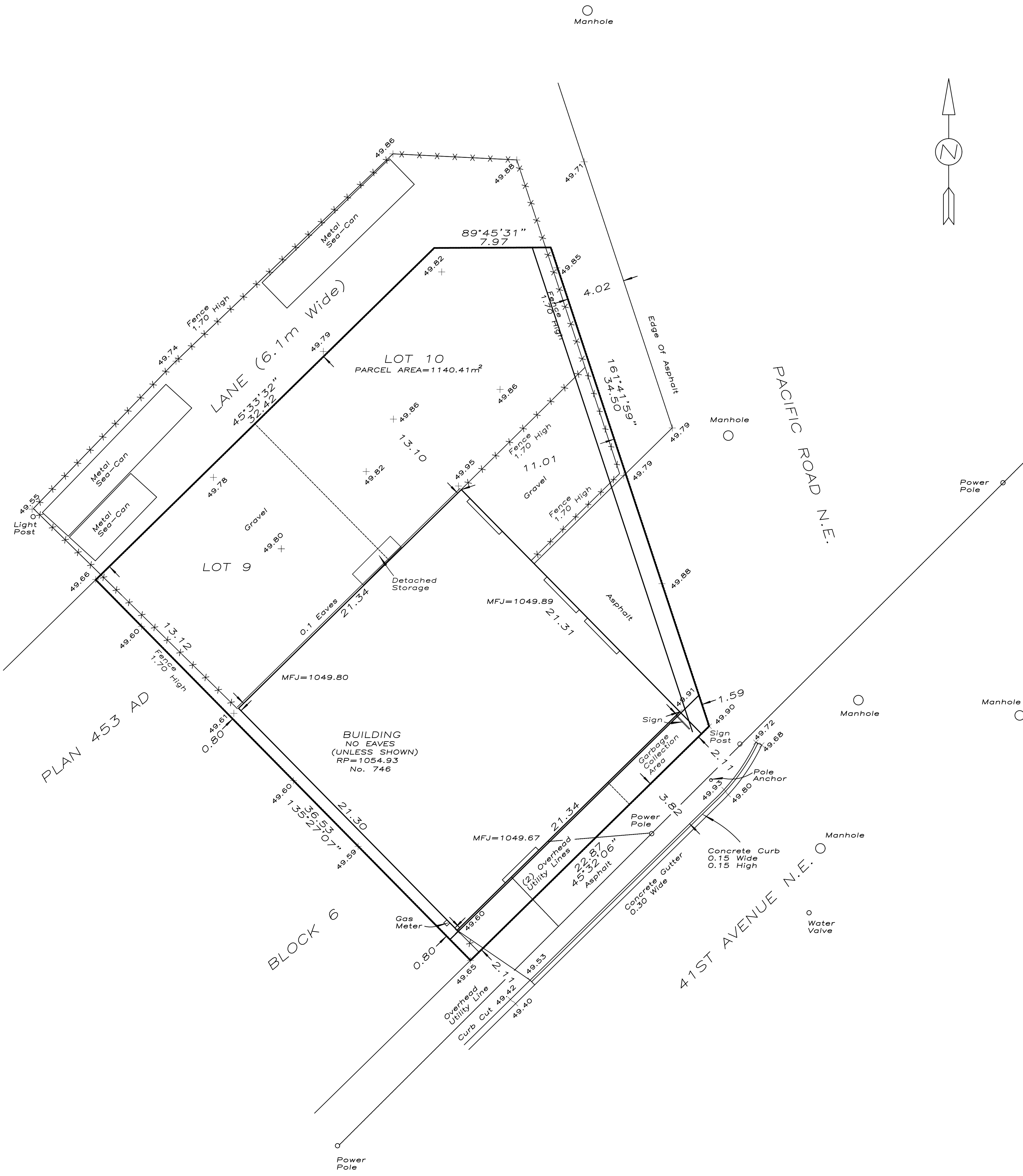
SCALE: AS NOTED
PROJECT NO: 2416

SHEET TITLE

VICINITY PLAN &
CODE REVIEW

DP001

SKETCH PLAN SHOWING ELEVATIONS



LEGAL DESCRIPTION :

LOTS 9 AND 10
BLOCK 6 (the "Property")
PLAN 453 AD
CLIENT : SOUTHERN ALBERTA CONSTRUCTION (the "Client")

CIVIC ADDRESS :
746 - 41ST AVENUE N.E.
CALGARY, ALBERTA

Date of Survey : DECEMBER 12 TO 14 ,2024.

LEGEND :
All dimensions are in metres and decimals thereof.
Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of the survey.
Subject property is outlined thus :
Eaves are dimensioned to the fascia line and shown thus :
Fences outlined thus :
Overhead Utility Line Shown Thus :
MFJ denotes Main Floor Joist
RP denotes Roof Peak
Elevations shown thus :
Add 1000m to all elevations
Elevations are geodetic and derived from ASCM's 291716 and 33555.
W.Pang Surveys Inc. is not liable for any digging based on underground utility locates.

Deciduous trees shown thus :
Hedges shown thus :
Tree dimensions noted as follows:
TD=trunk diameter, CD=canopy diameter, HT=height

Dated at Calgary, Alberta
this 16 day of DECEMBER 2024.

SCALE = 1:200
0 1 2 3 4 5 10m
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W. PANG SURVEYS INC.
805, Southland Park I
10201 Southport Road S.W.
Calgary, AB T2W 4X9
TEL: 242-8040
FAX: 242-8017
info@pangsveys.com
FILE: 2024-2083
Drawn by: P.C.

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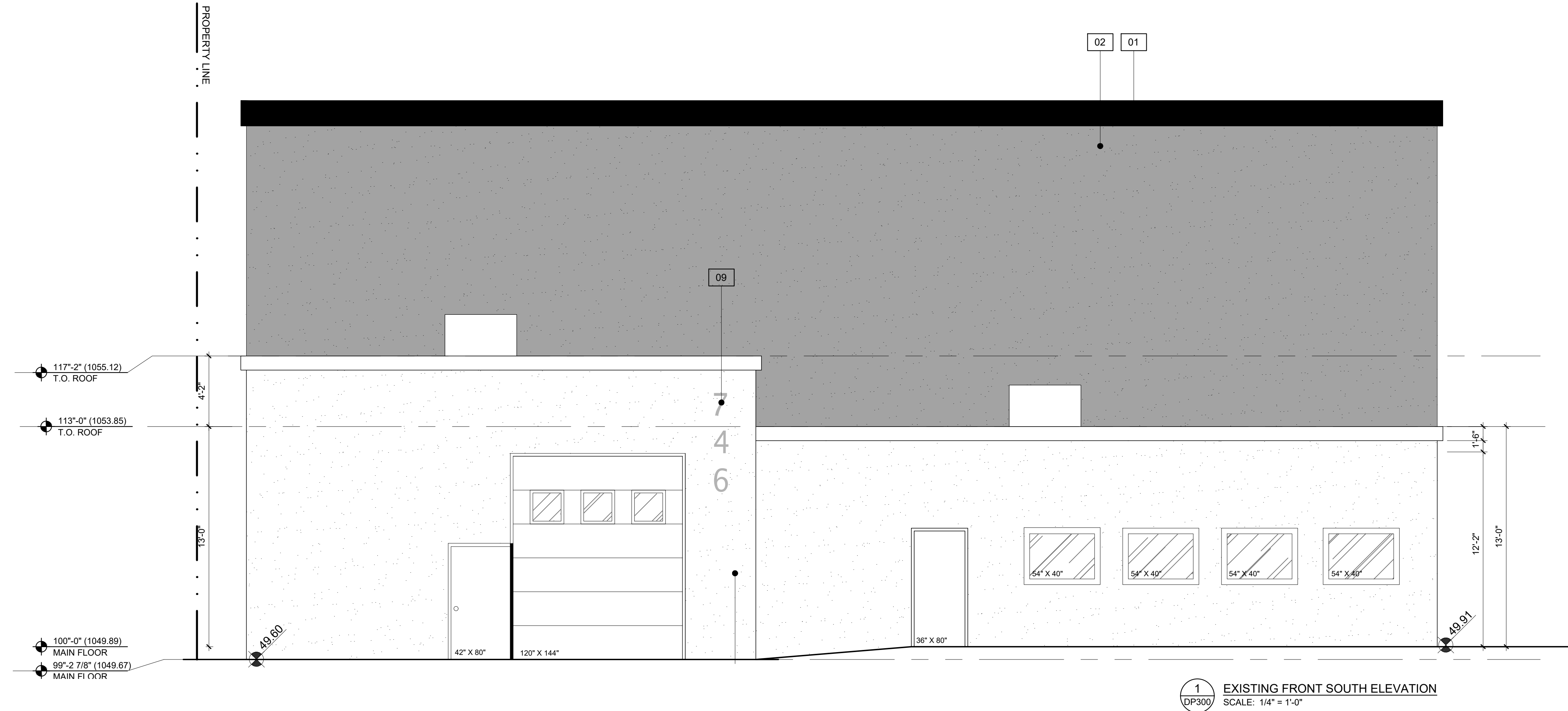
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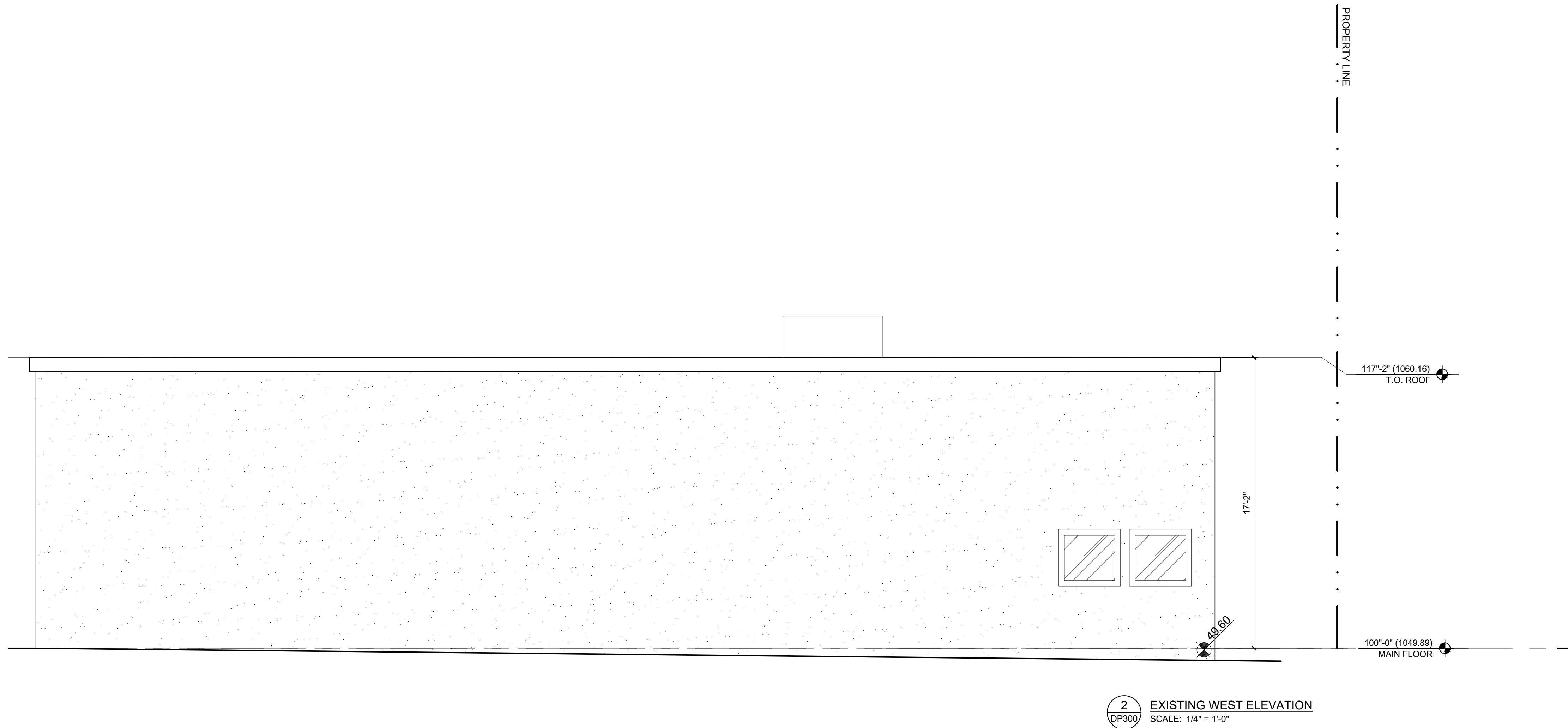
SHEET TITLE

SURVEY PLAN

DP100



MATERIAL LEGEND	
01	METAL SIDING COLOR: BLACK
02	ACRYLIC STUCCO SMOOTH FINISH COLOR: CHARCOAL GREY
03	ACRYLIC STUCCO SMOOTH FINISH COLOR: RUST
04	BLACK ANODIZED ALUMINUM WINDOWS & DOORS, TRIPLE GLAZED
05	WALL MOUNTED BARN LIGHT BLACK WITH CLEAR LENS
06	WALL MOUNTED METAL HALIDE BLACK WITH CLEAR LENS
07	WHITE OVERHEAD DOOR
08	BUILDING SIGNAGE
09	ADDRESS NUMBERS



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SHEET TITLE

**EXISTING
ELEVATIONS**

DP300

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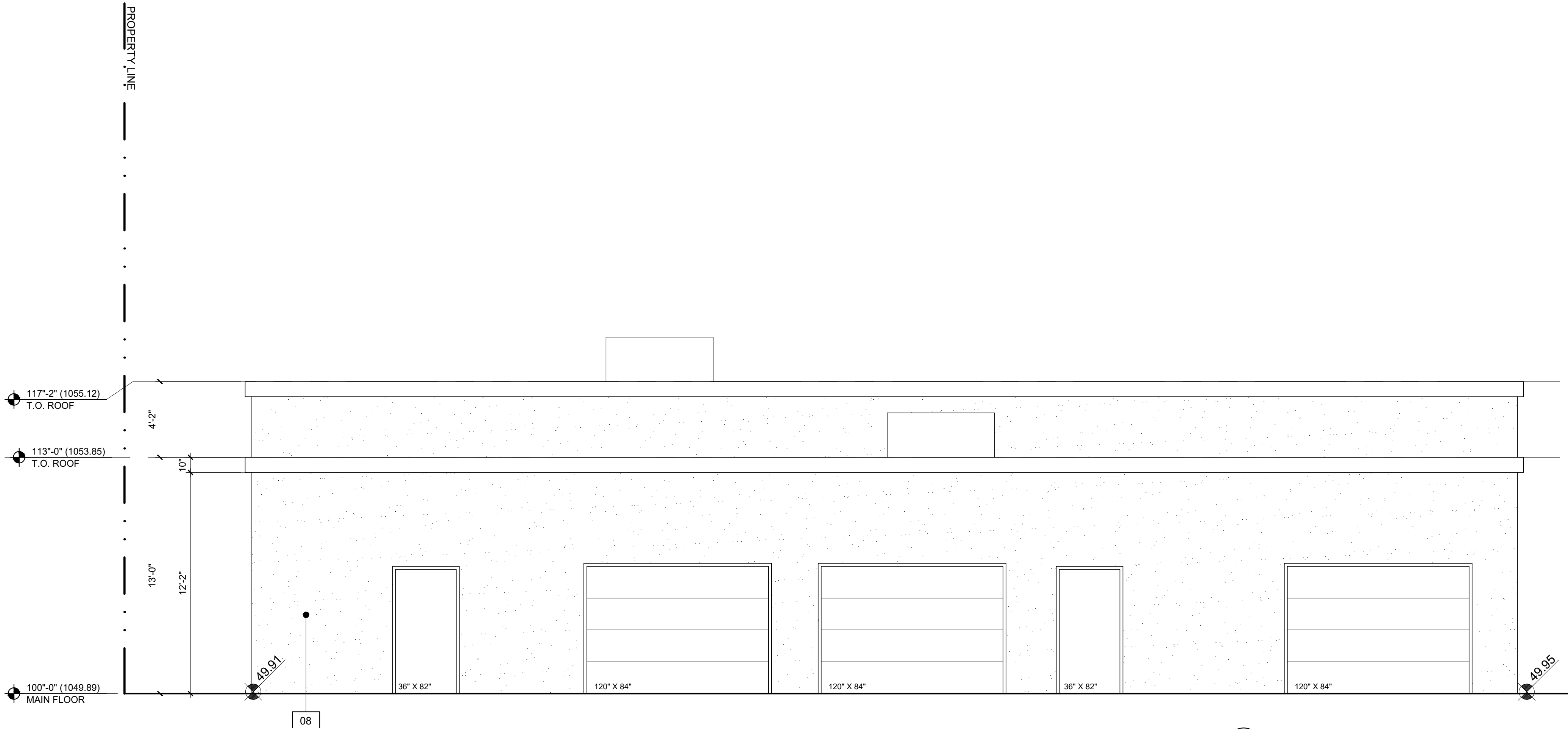
SCALE: AS NOTED
PROJECT NO: 2416

SHEET TITLE

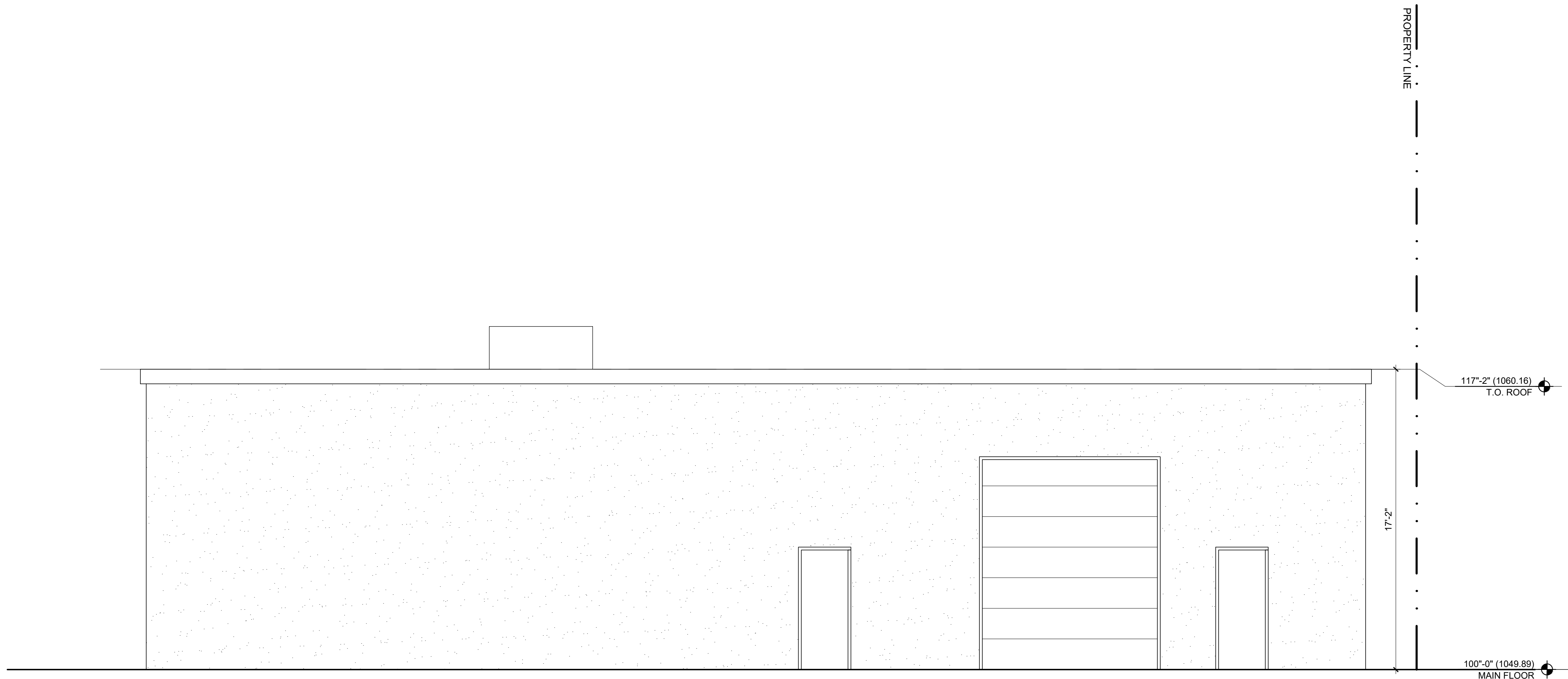
PROPOSED
ELEVATIONS

DP301

MATERIAL LEGEND	
01	METAL SIDING COLOR: BLACK
02	ACRYLIC STUCCO SMOOTH FINISH COLOR: CHARCOAL GREY
03	ACRYLIC STUCCO SMOOTH FINISH COLOR: RUST
04	BLACK ANODIZED ALUMNUM WINDOWS & DOORS. TRIPLE GLAZED
05	WALL MOUNTED BARN LIGHT BLACK WITH CLEAR LENS
06	WALL MOUNTED METAL HALIDE BLACK WITH CLEAR LENS
07	WHITE OVERHEAD DOOR
08	BUILDING SIGNAGE
09	ADDRESS NUMBERS



1
DP301
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2
DP301
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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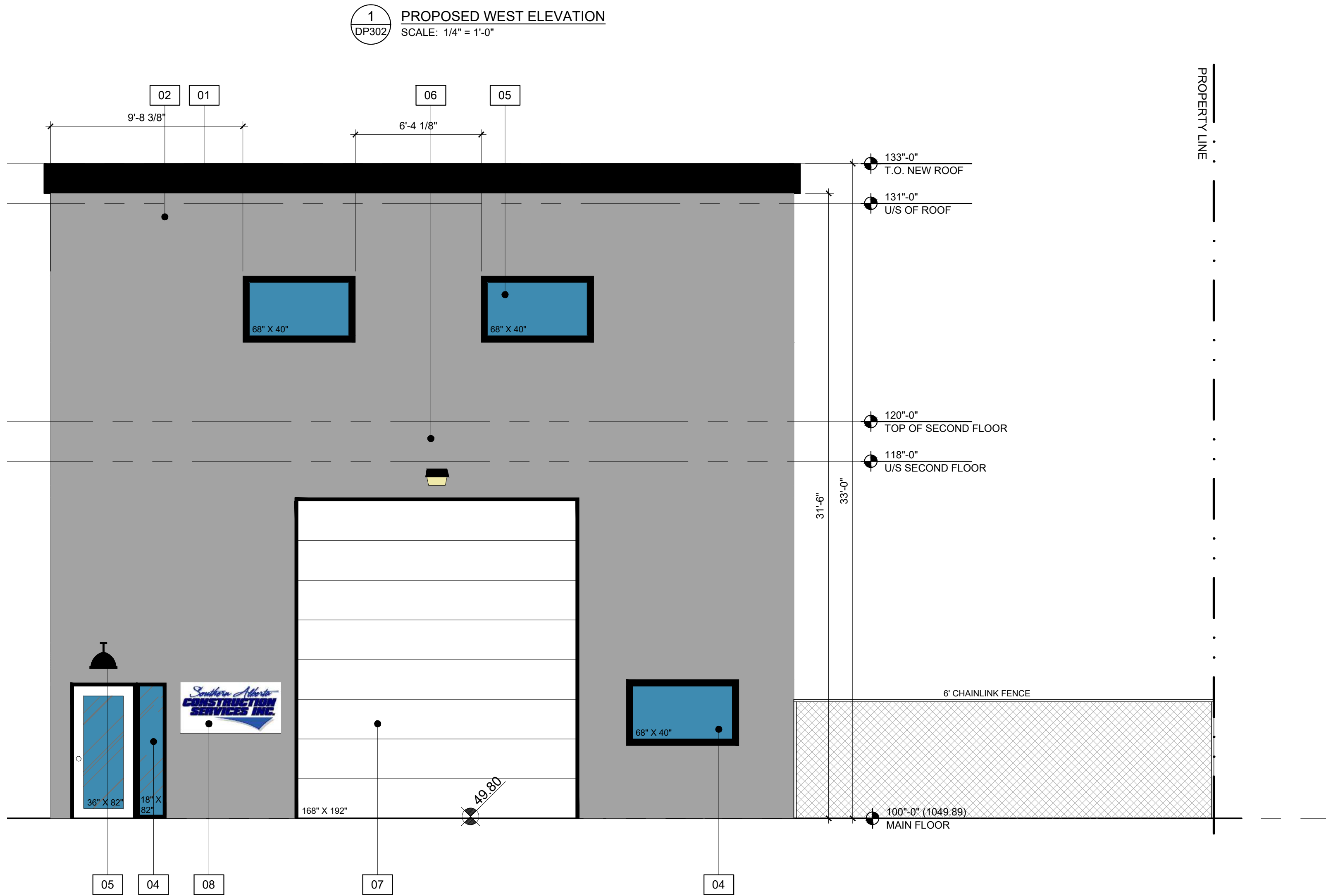
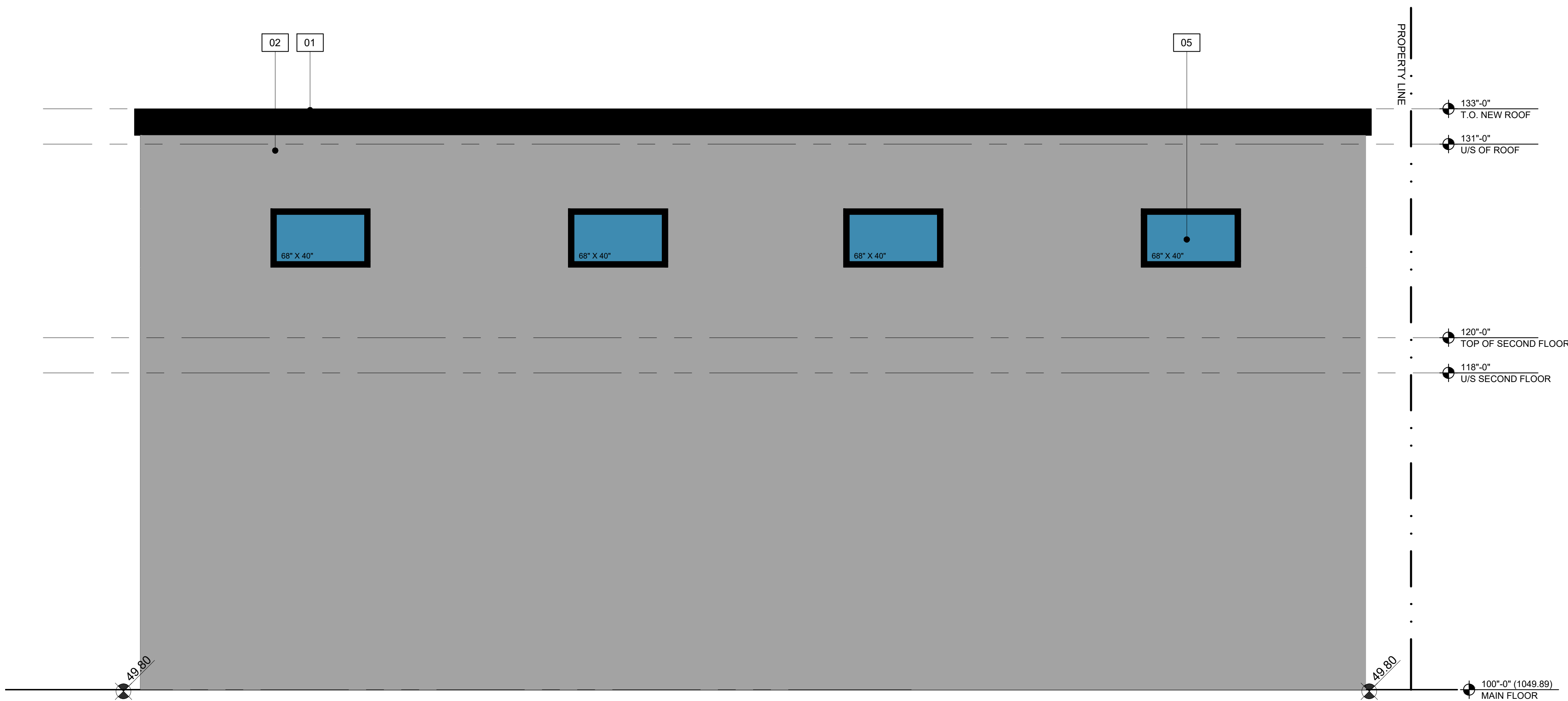
DATE: 2024.12.17
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SHEET TITLE

PROPOSED
ELEVATIONS &
SECTIONS

DP302



REVISIONS:

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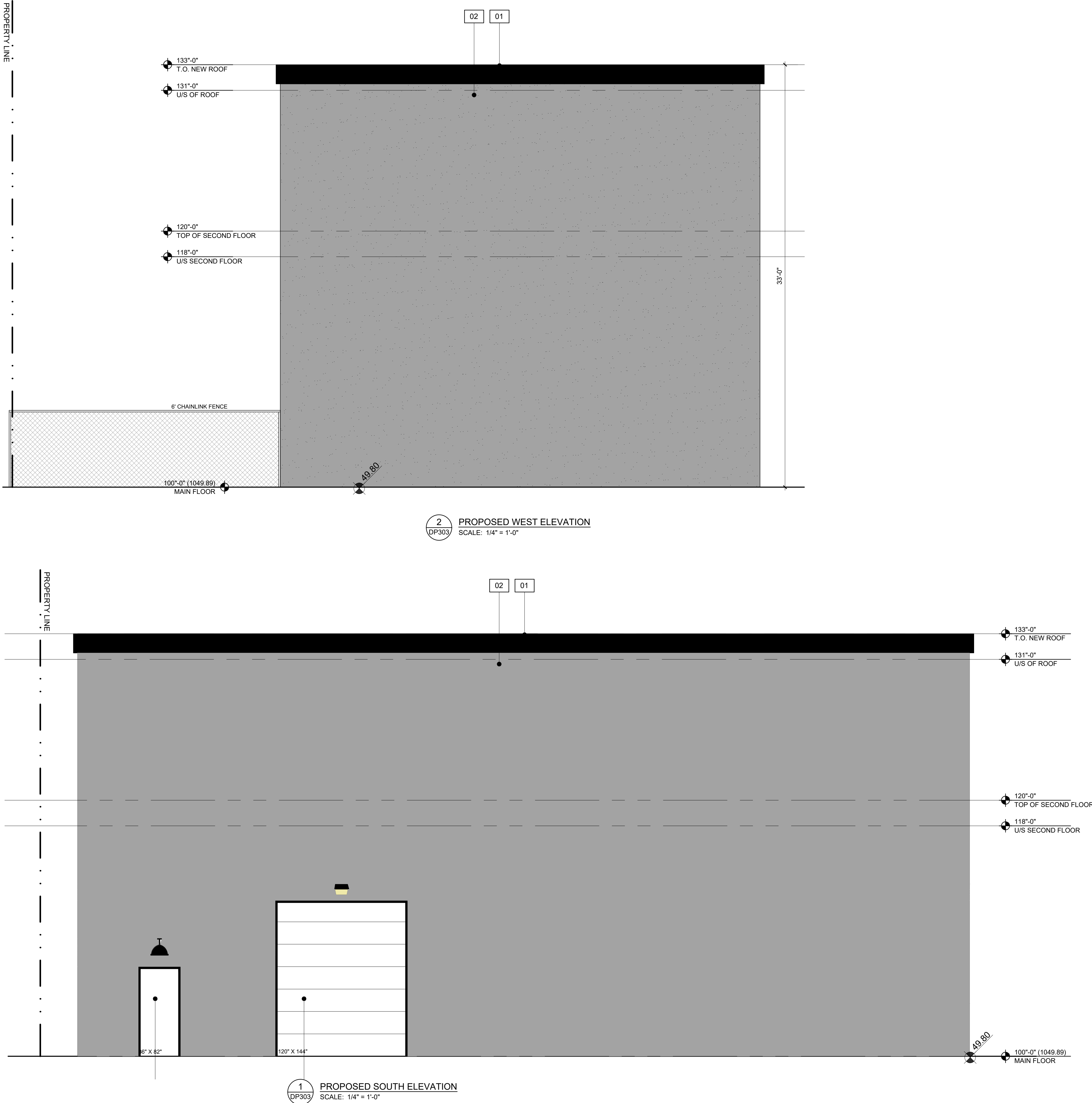
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SHEET TITLE

PROPOSED
ELEVATIONS &
SECTIONS

DP303





1
DP500

DESIGN INTENT
SCALE: NTS



2
DP500

DESIGN INTENT
SCALE: NTS



3
DP500

DESIGN INTENT
SCALE: NTS



4
DP500

DESIGN INTENT
SCALE: NTS

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PROPOSED
RENDERINGS

DP500