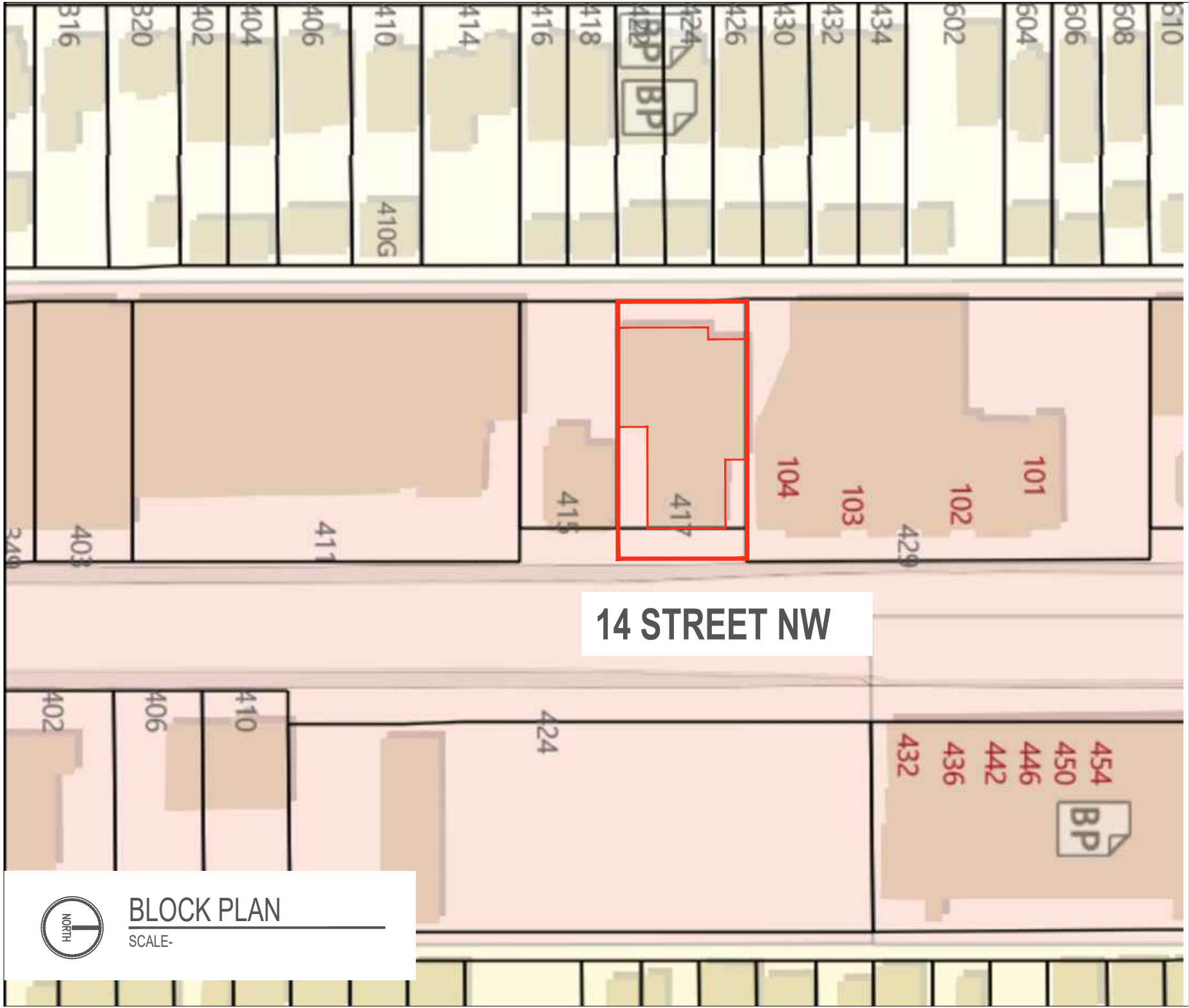




SCOPE OF THIS APPLICATION:

1- Revisions to site plan, Expanding front lobby.
2- Converting existing vacant 4th floor to residential units.

DEVELOPMENT INFORMATION:

PROJECT TITLE: – BLAZA BUILDING
PROJECT TYPE: – INTERIOR ALTERATIONS
MUNICIPAL ADDRESS: – 417, 14 Street NW, CALGARY, AB
LEGAL DESCRIPTION: – PLAN 6219L, BLOCK 2, LOT 21
ZONING: – C-COR212.8h16 COMMERCIAL-CORRIDOR 2
LAND USE BYLAW: – LAND USE BYLAW IP2007
PERMITTED USE: – OFFICE, HEALTHCARE SERVICE
DISCRETIONARY USE: – INTERIOR ALTERATIONS
PREVIOUS USE: – VACANT
PROPOSED USE: – RESIDENTIAL UNITS
DEVELOPMENT SCOPE: – THE SCOPE OF THIS PROJECT CONSISTS OF INTERIOR RENOVATION OF THE EXISTING LOBBY AND COMMON AREAS.
– REVISIONS TO SITE PLAN, EXPANDING FRONT LOBBY.
– CONVERTING EXISTING VACANT 4TH FLOOR TO RESIDENTIAL UNITS.
BUILDING FOOTPRINT: – 5578 ft² (518.20 m²)
AREA OF RENOVATION: – 5098 ft² (473.6 m²)

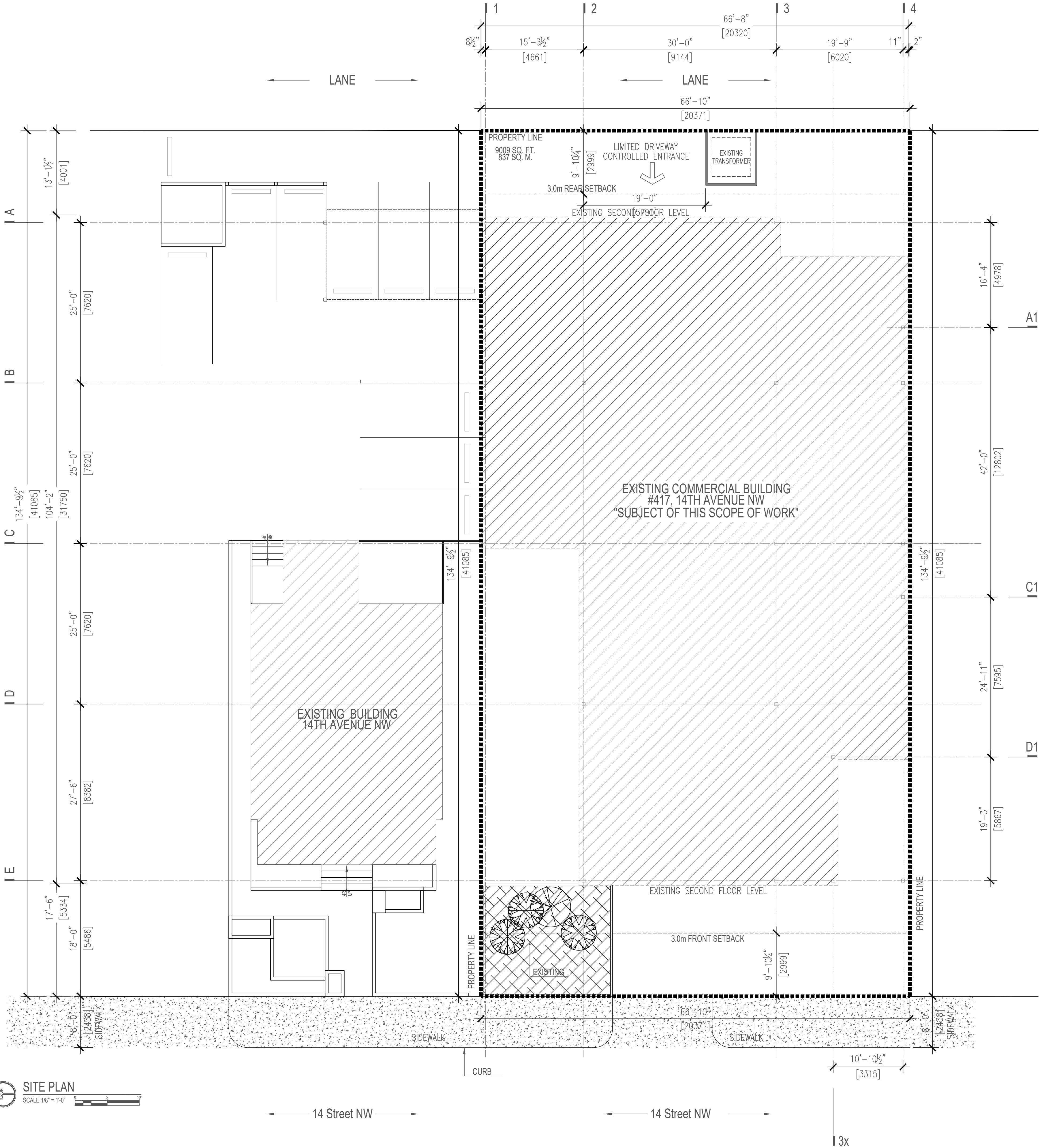
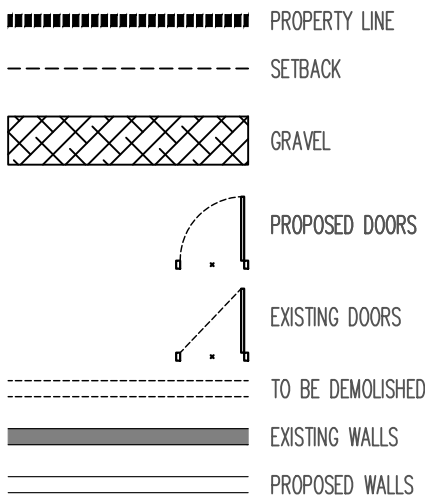
NATIONAL BUILDING CODE 2023 (AE) - CODE ANALYSIS:

BUILDING OCC. CLASSIFICATION: – GROUP C, UP TO 4 STOREYS (3.2.2.52)
NUMBER OF STOREYS: – 4 STOREY
BUILDING AREA: – 538m² (MAXIMUM PERMITTED AREA 4500m²)
FACING NO. OF STREETS: – 2 STREETS
CONSTRUCTION: – ALLOWED: COMBUSTIBLE/NON-COMBUSTIBLE
– PROVIDED: NON-COMBUSTIBLE
FIRE RESISTANCE RATING: – FLOOR ASSEMBLIES TO BE 1 HR. F.R.R.
SPRINKLERS: – REQUIRED: NO
– PROVIDED: YES
FIRE ALARM: – REQUIRED: YES (3.2.4.1)
– PROVIDED: YES
TENANT OCC. CLASSIFICATION: – FOURTH FLOOR (RESIDENTIAL)
FIRE SEPARATION: – 1 HR FOR FLOOR ASSEMBLIES
1 HR FOR LOADBEARING WALLS, COLUMNS
NO. OF EXITS: – REQUIRED: 1 EXITS
PROVIDED: 2 EXITS
EXIT WIDTH: – REQUIRED:
DOORS: 850MM (3.4.3.2–A)(3.8.3.6.)
CORRIDORS: 1100 MM (3.4.3.2–A)
PROVIDED:
DOORS: 900MM
CORRIDOR: 1500MM

CONTENTS

A001	SITE PLAN DEVELOPMENT INFORMATION BUILDING CODE ANALYSIS
A002	EXISTING / PROPOSED MAIN FLOOR PLAN
A003	EXISTING / PROPOSED SECOND FLOOR PLAN
A004	EXISTING / PROPOSED THIRD FLOOR PLAN
A005	EXISTING / PROPOSED FOURTH FLOOR PLAN
A006	FOURTH FLOOR PLAN
A007	WALL ASSEMBLY, FOURTH FLOOR PLAN
A008	FLOOR FINISH, FOURTH FLOOR PLAN
A009	WALL FINISH, FOURTH FLOOR PLAN
A010	REFLECTED CEILING, FOURTH FLOOR PLAN
A011	SECTIONS
A012	BUILDING ELEVATIONS
A013	BUILDING ELEVATIONS
A014	GENERAL SPECIFICATIONS

LEGEND



Project No.:
23-006
Project Title:
BLAZA BUILDING
Project Address:
417, 14 Street, NW
Calgary, Alberta
Legal Address:
Plan 6219L, Block 2, Lot 21

Notes
1. This drawing is the sole property of FarMor Architecture and shall not be reproduced or used in any way without written permission by the above.
2. Read all dimensions, do not scale from drawing.
3. Verify all dimensions and datum prior to construction start and any/all errors, omissions and/or discrepancies are to be reported immediately.

Issued for:
DEVELOPMENT PERMIT

Date:
2025-09-05

Revisions:
BP2024-11693 - R01
BP2024-11693 - R02

DRAWING:
SITE PLAN

SHEET NUMBER:

A001

Project No.:
23-006

Project Title:
BLAZA BUILDING

Project Address:
**417, 14 Street, NW
Calgary, Alberta**

Legal Address:
Plan 6219L, Block 2, Lot 21

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Issued for:
DEVELOPMENT PERMIT

Date:
2026-01-23

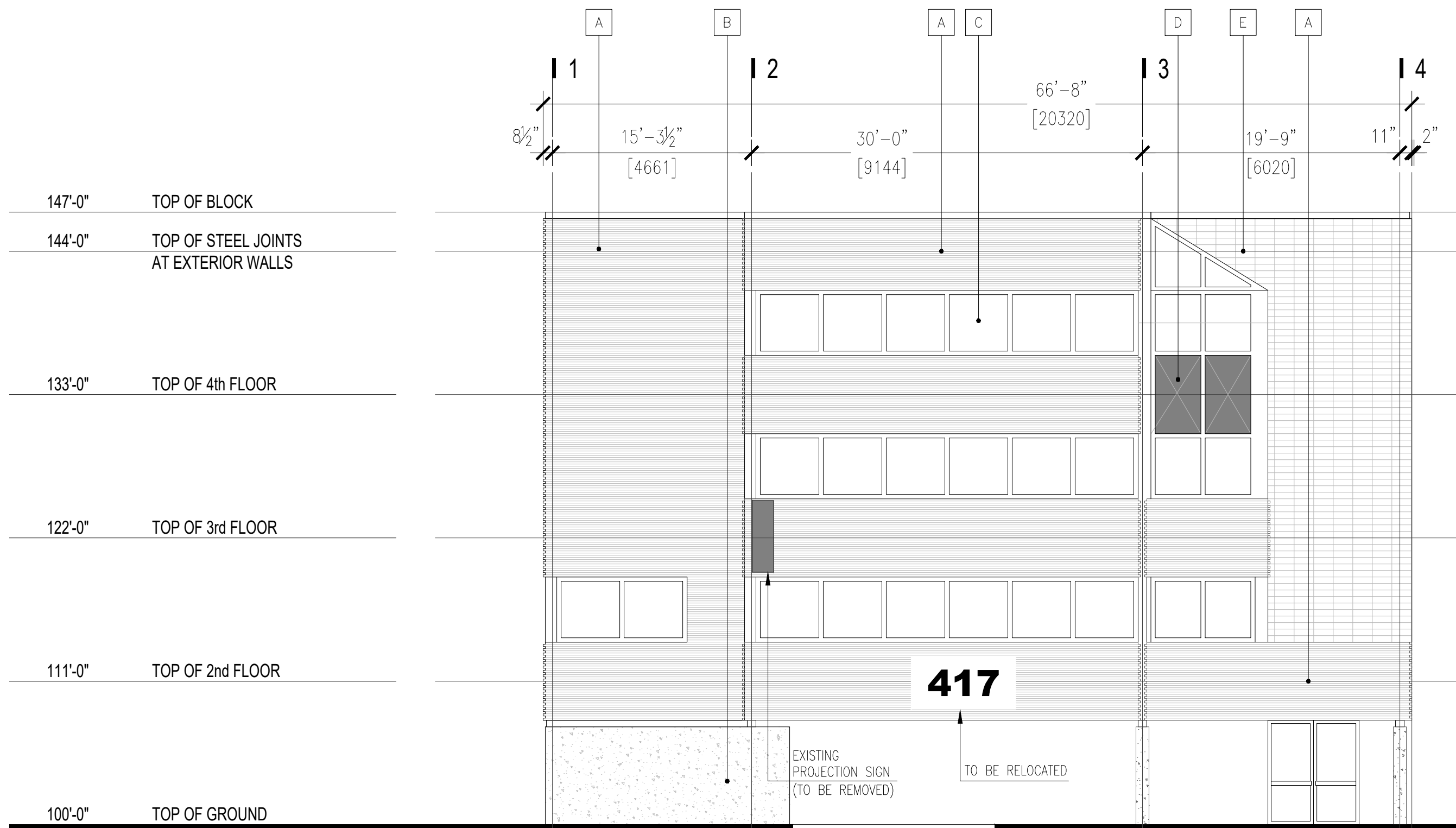
Revisions:

BP2024-11693 - R01
BP2024-11693 - R02

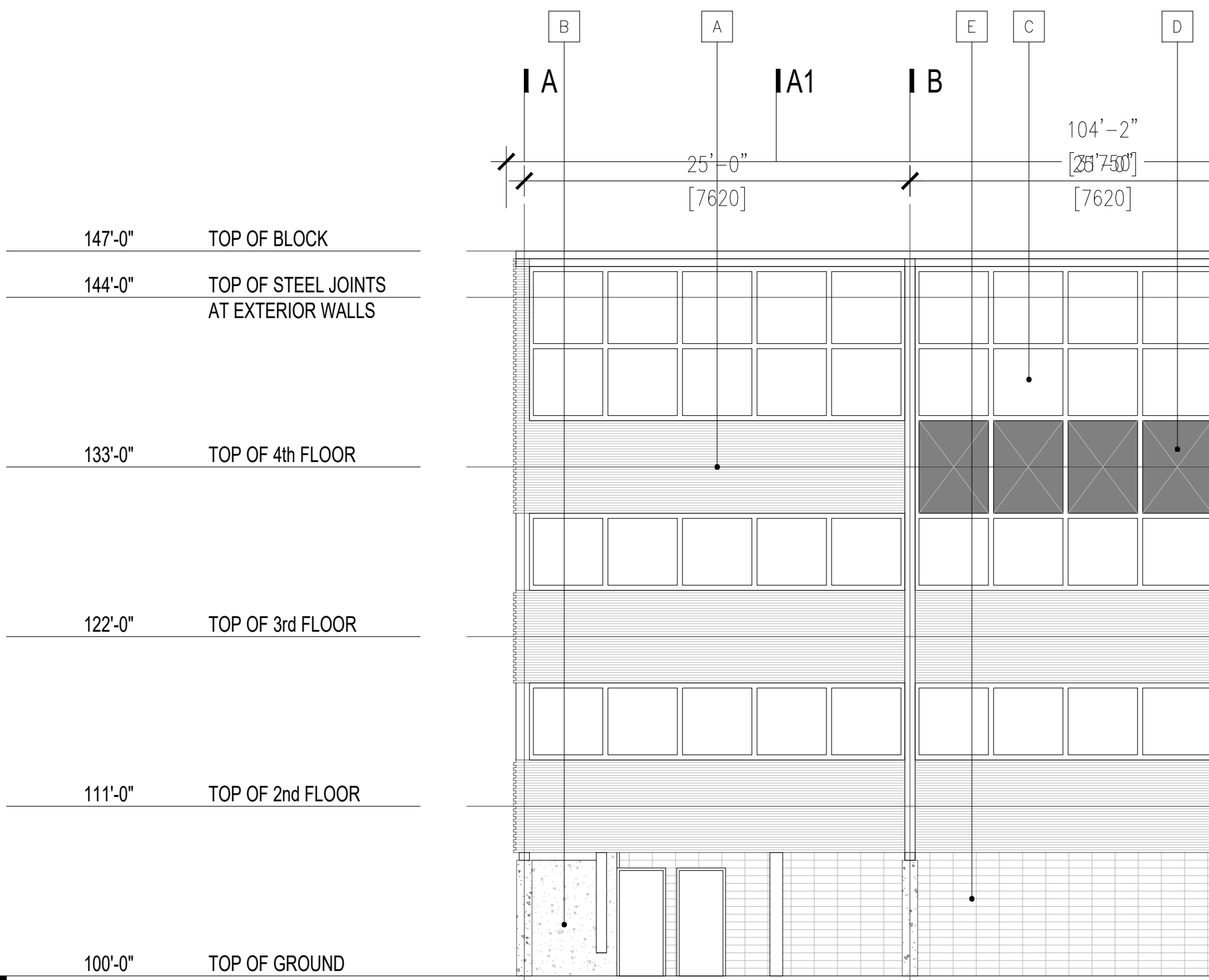
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ELEVATIONS

SHEET NUMBER:

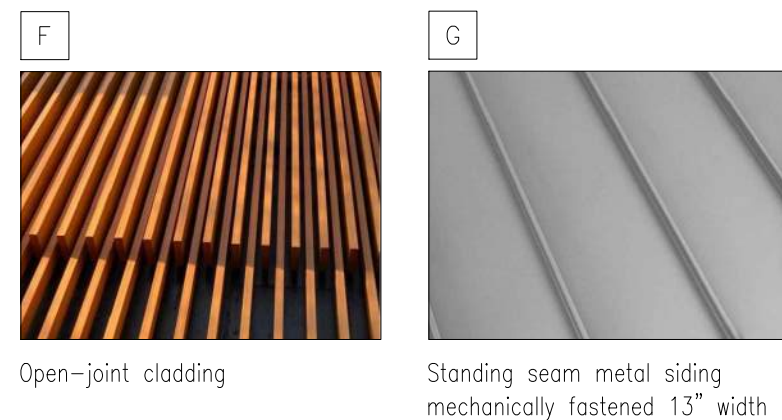
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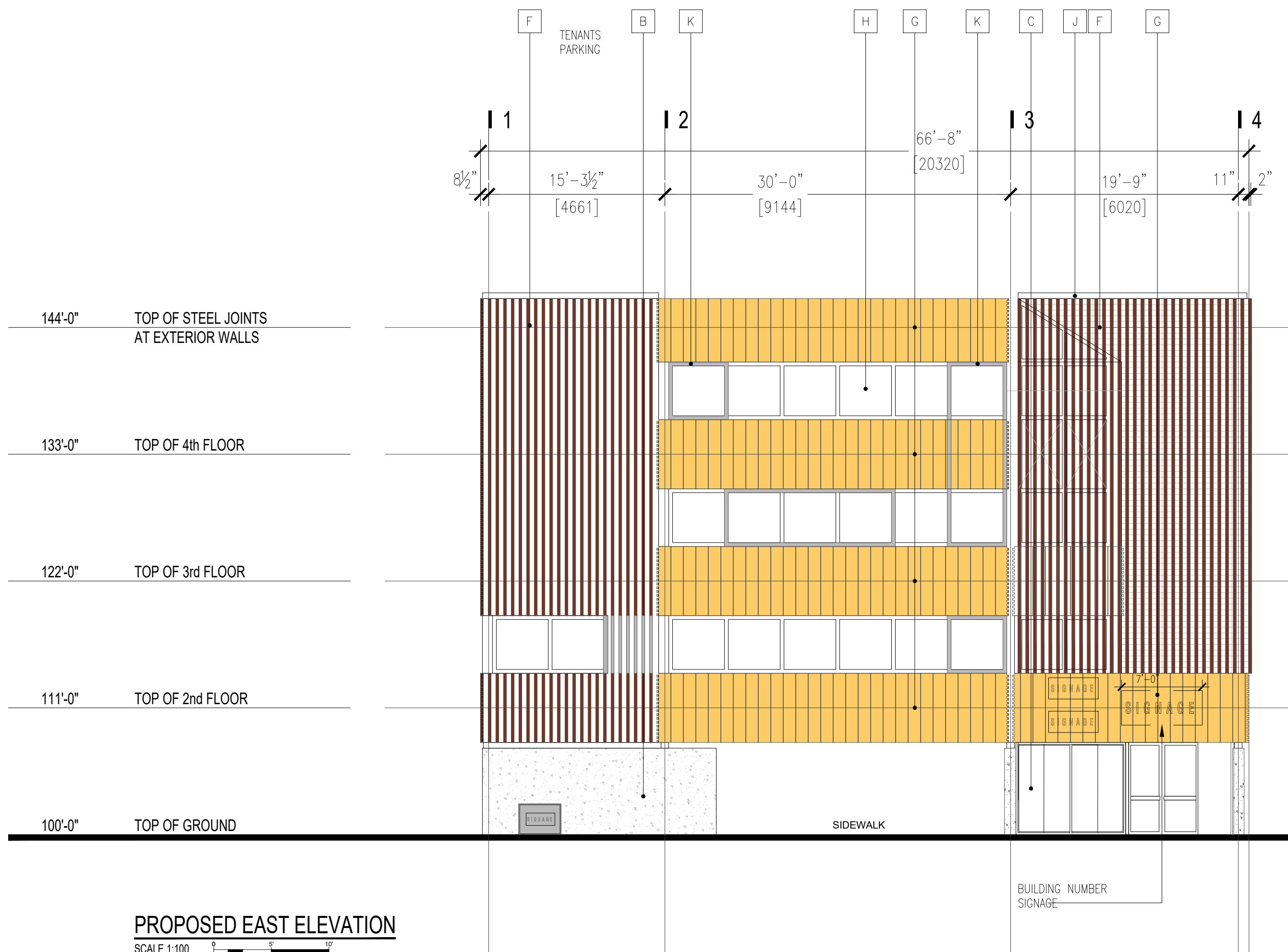
EXISTING SITUATION



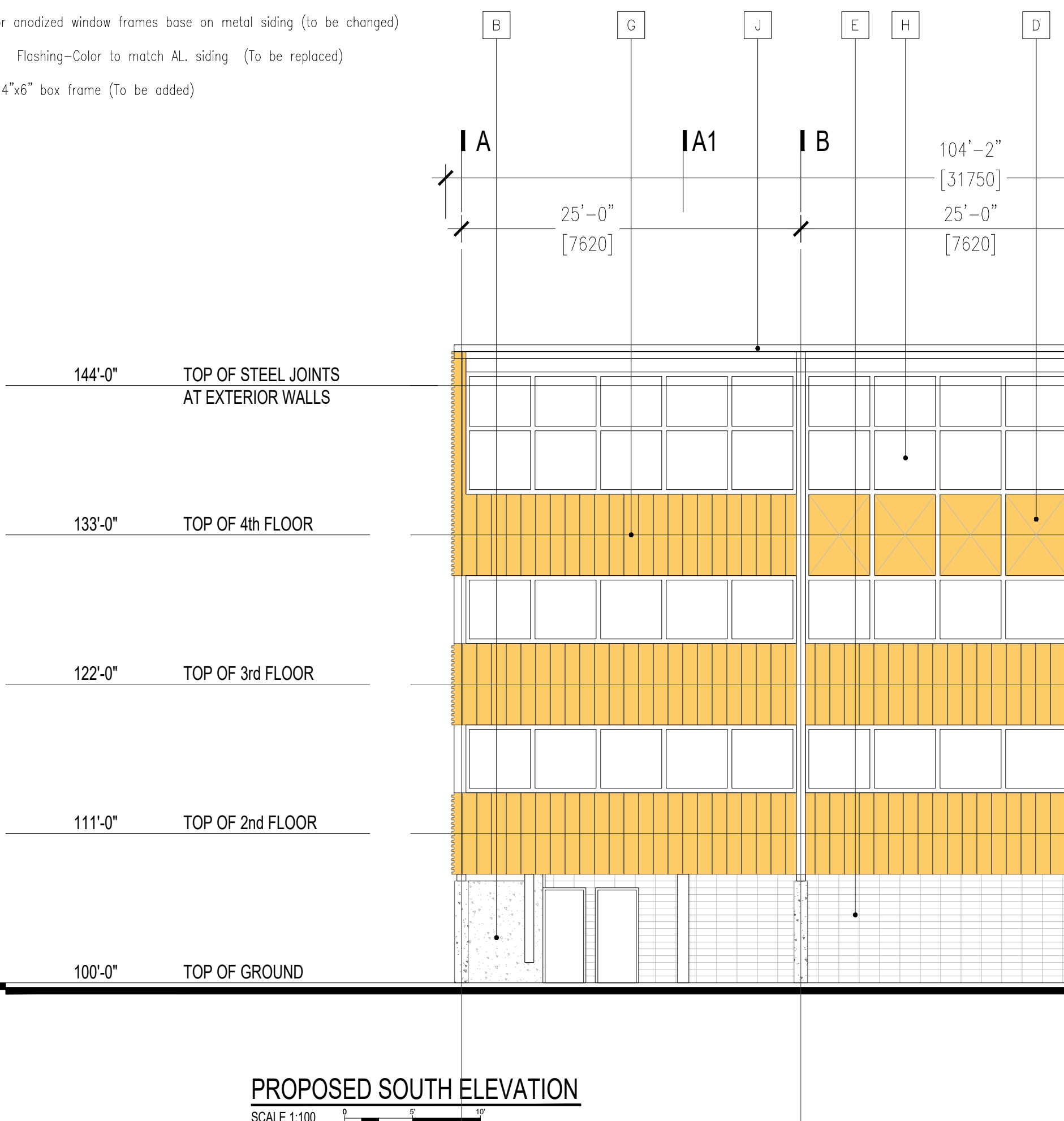
EXISTING SITUATION



- A AL deep rib siding (To be replaced)
- B Sandblasted concrete (To remain as is)
- C Window/Skylight glazing
- D Color curtain wall spandrel panel base on metal siding (to be changed)
- E Concrete block (To remain as is)
- F Open-joint cladding (To be added)
- G Standing seam metal siding mechanically fastened 13" width (To be added)
- H Color anodized window frames base on metal siding (to be changed)
- J AL Flashing-Color to match AL siding (To be replaced)
- K AL 4"x6" box frame (To be added)



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

Project No.:
23-006

Project Title:
BLAZA BUILDING

Project Address:
417, 14 Street, NW
Calgary, Alberta

Legal Address:
Plan 6219L, Block 2, Lot 21

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Issued for:
DEVELOPMENT PERMIT

Date:
2026-01-23

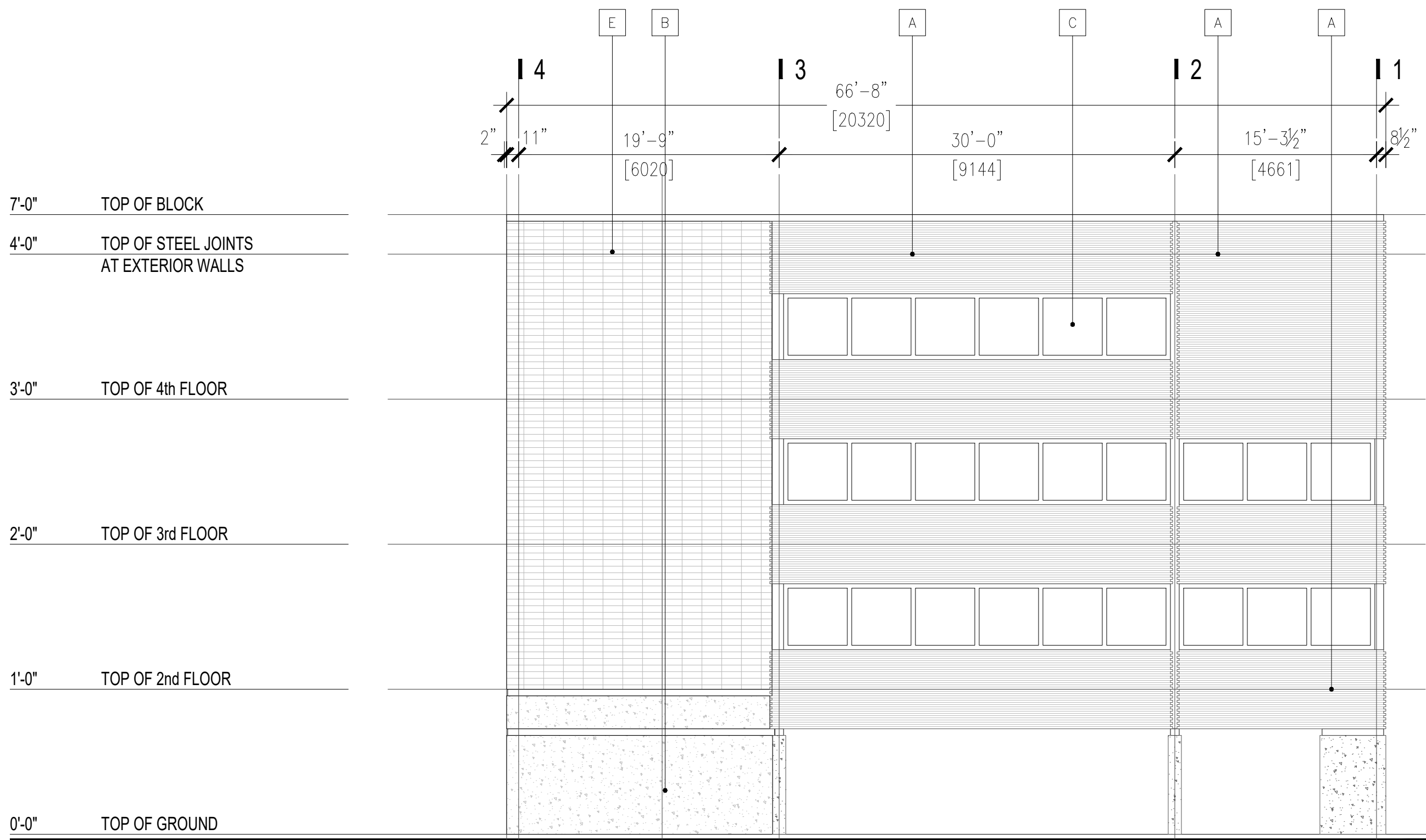
Revisions:

BP2024-11693 - R01
BP2024-11693 - R02

DRAWING:
ELEVATIONS

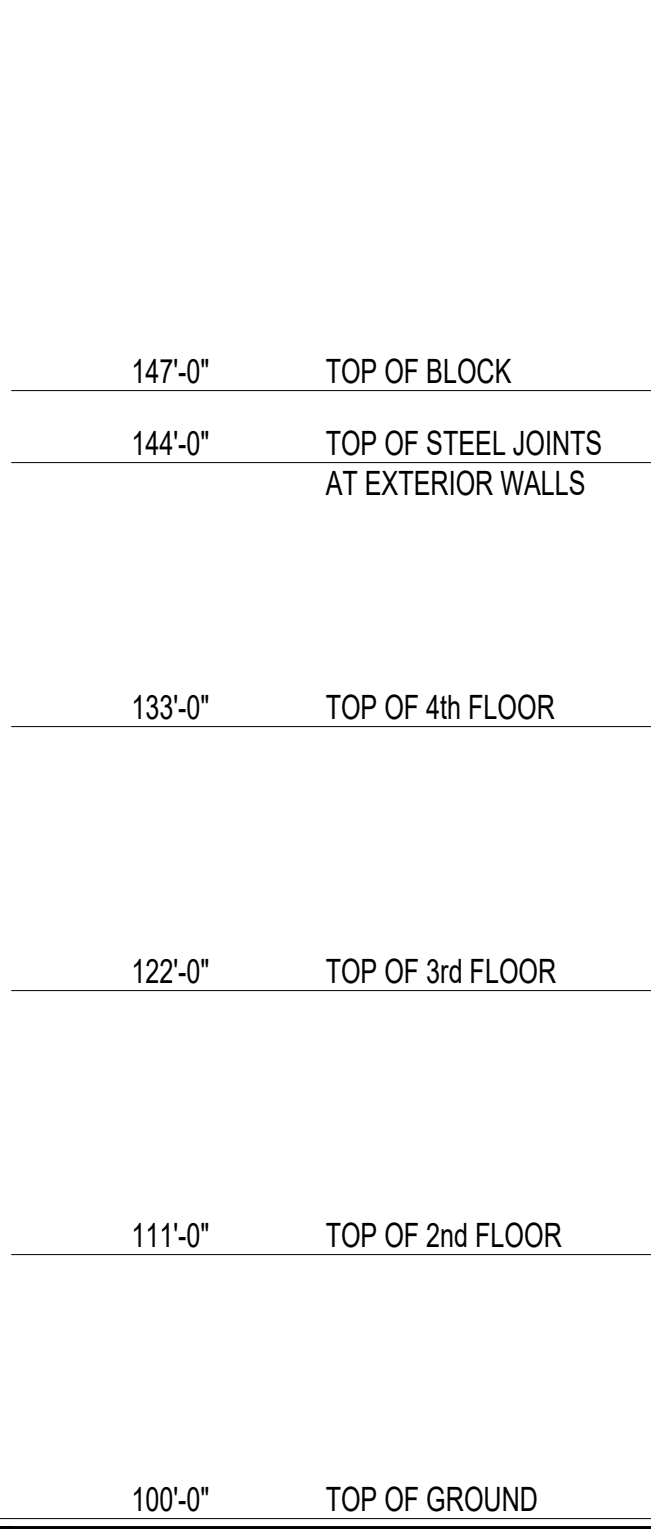
SHEET NUMBER:

A013



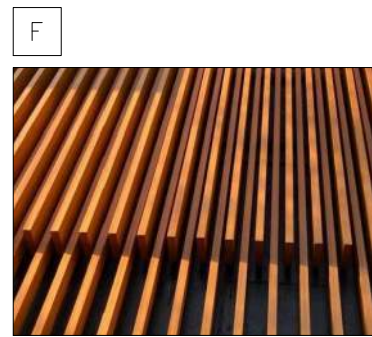
EXISTING WEST ELEVATION
SCALE 1:100

EXISTING SITUATION



EXISTING NORTH ELEVATION
SCALE 1:100

EXISTING SITUATION

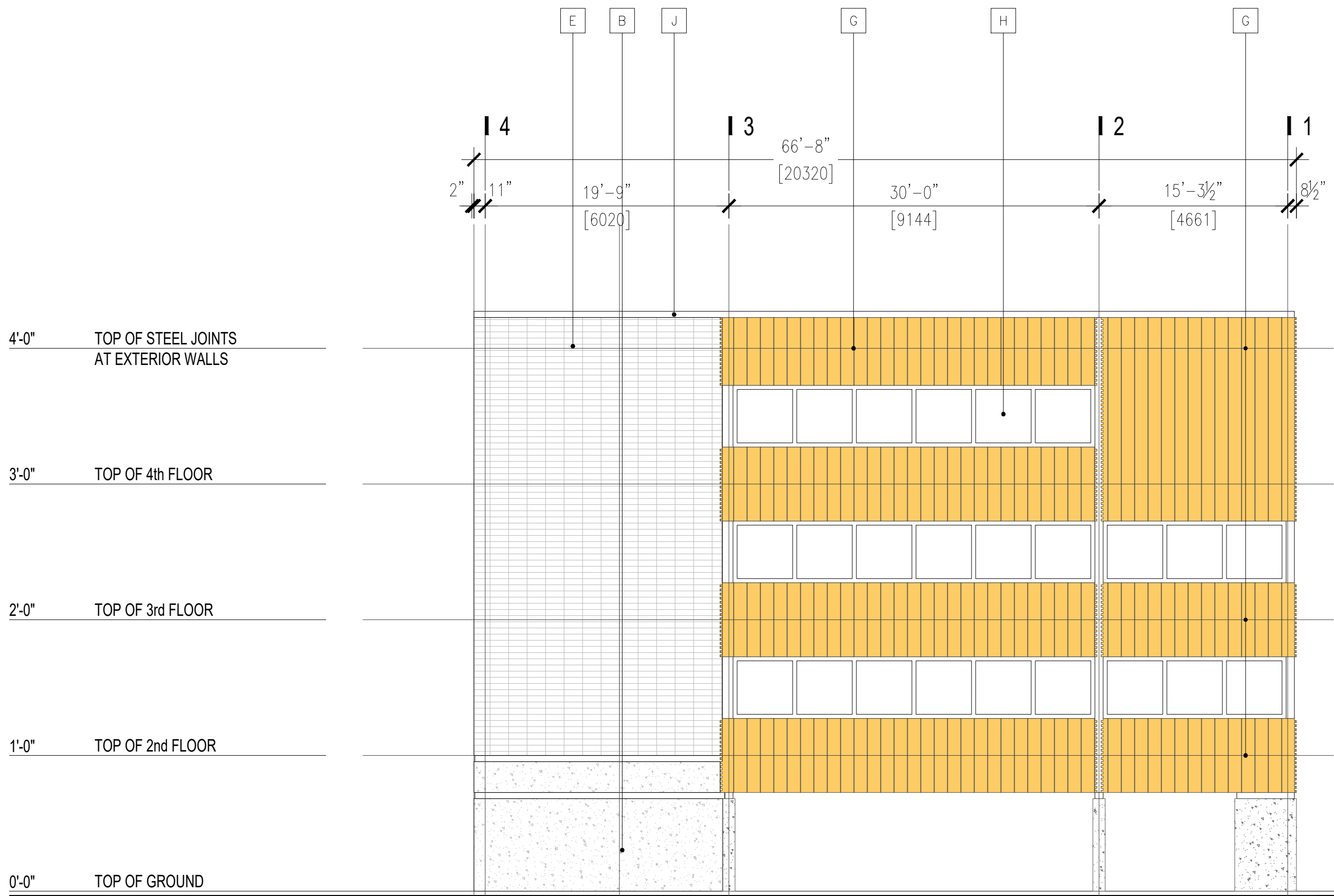


Open-joint cladding

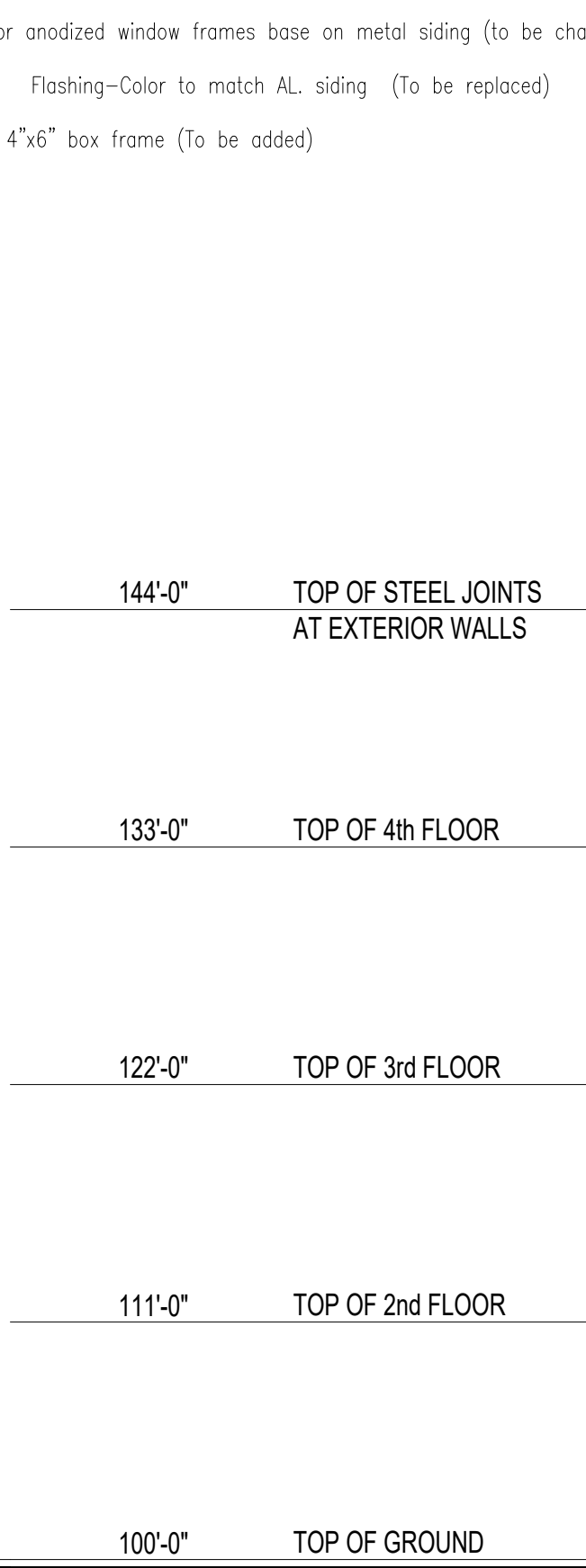


Standing seam metal siding
mechanically fastened 13" width

- A AL, deep rib siding (To be replaced)
- B Sandblasted concrete (To remain as is)
- C Window/Skylight glazing (To remain as is)
- D Color curtain wall spandrel panel base on metal siding (to be changed)
- E Concrete block (To remain as is)
- F Open-joint cladding (To be added)
- G Standing seam metal siding mechanically fastened 13" width (To be added)
- H Color anodized window frames base on metal siding (to be changed)
- J AL, Flashing-Color to match AL siding (To be replaced)
- K AL, 4"x6" box frame (To be added)



PROPOSED WEST ELEVATION
SCALE 1:100



PROPOSED NORTH ELEVATION
SCALE 1:100