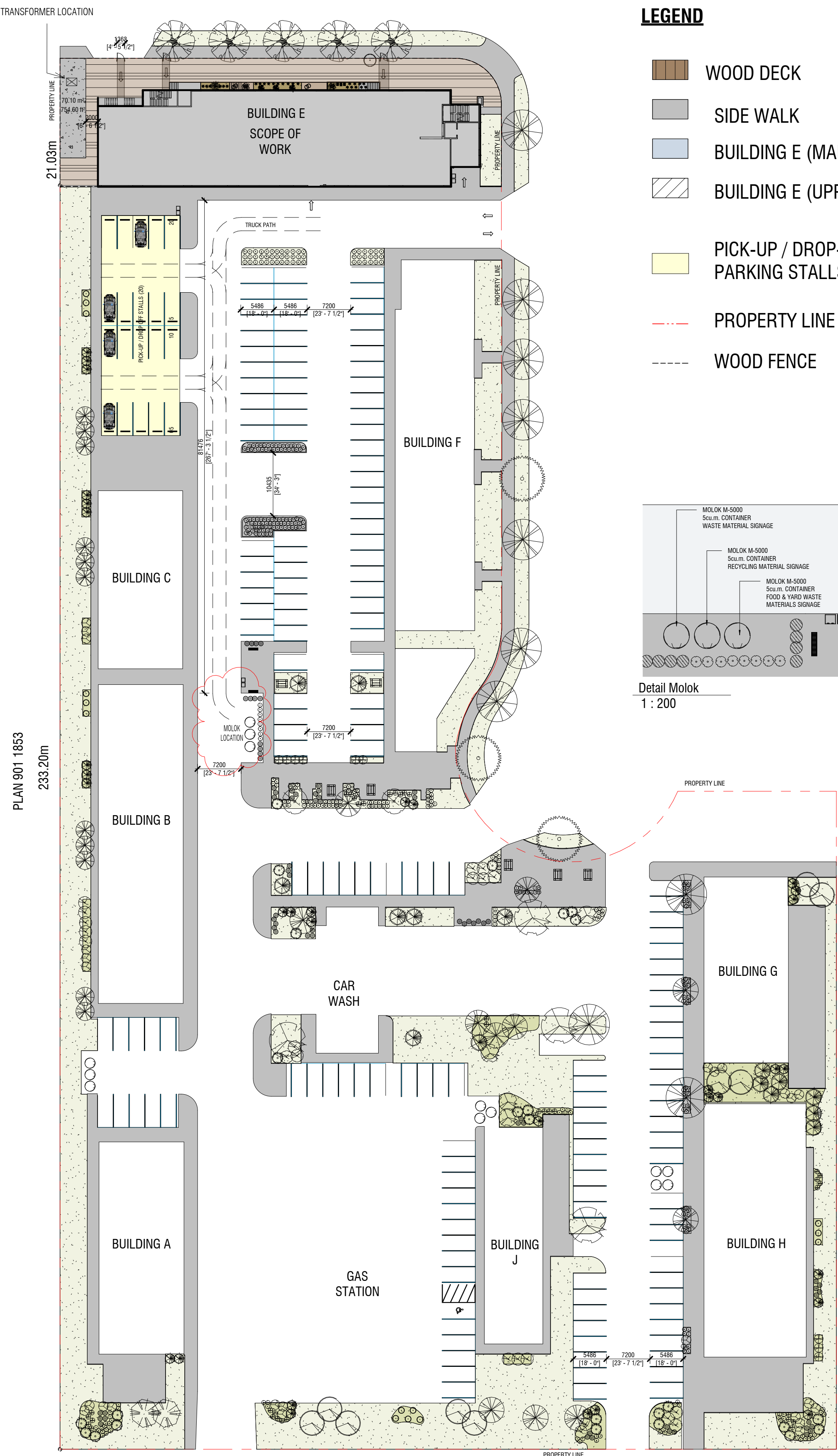




Site Plan
1 : 500

ROAD PLAN 741 0194

Context Map
1 : 150

ARCHITECTURAL

A0	Site Plan & Building Code Information
A0-01	PLAY GROUND
A001	EXTERNAL PLAYGROUND
A1-01	Main Floor- Wall & Door Types
A1-02	Main Floor- Floor & Finish
A1-02.1	Main Floor- Furniture
A1-03	Reflected Ceiling Plan
A1-04	Second& Third Floor
A1-A	Room 01 - Details
A1-B	Room 02 - Details
A1-C	Room 03
A1-D	Room 04 - Details
A1-E	Room 05- Details
A1-F	Room 06 - Details
A1-G	Room 07 & 08- Details
A1-H	Room 09- Details
A1-I	Room 10- Details
A1-J	Room 11- Details
A1-K	Room 12- Details
A1-L	Room 13- Details
A1-M	Room 14- Details
A2	Elevation Proposed East/ West
A3	Universal Washroom Details
A4	Images
A04	General Specifications
A5	Images
A6	Images
A7	Images

PROJECT AND LAND USE BYLAW INFORMATION

PROJECT TITLE: AUTHENTIC CHILDCARE CENTER
PROJECT TYPE: TENANT IMPROVEMENT
MUNICIPAL ADDRESS: 3950 SAGE HILL DRIVE N.W. - CALGARY, AB
LEGAL DESCRIPTION: BLOCK 7; PLAN 7410194
ZONING: COMMERCIAL AREA ZONING- COMMERCIAL COMMUNITY 1 (C-C1) DISTRICT
RESIDENTIAL AREA ZONING-MULTIRESIDENTIAL
LAND USE BYLAW: ZONING BYLAW 3357/2024
PERMITTED USES: N/A
DISCRETIONARY USES: FIRST TENANT (NEW CONSTRUCTION)
PREVIOUS USE: FIRST TENANT (NEW CONSTRUCTION)
PROPOSED USE: CHILDCARE FACILITY
SCOPE OF WORK: THE SCOPE OF THIS PROJECT CONSIST OF AN INTERIOR PARTITON IN THE EXISTING TENANT SPACE TO ACCOMODATE A CHILDCARE CENTRE, THERE ARE NO WALLS TO BE DEMOLISHED AND NO CHANGES PROPOSED TO EXTERIOR OF THE BUILDING;

NATIONAL BUILDING CODE 2023 (AE) - CODE ANALYSIS

BUILDING OCC. CLASSIFICATION: MAJOR OCCUPANCY:
GROUP A2 - UP TO 2 STOREYS (3.2.2.25)
GROUP A2 - CHILDCARE FACILITY

FIRE ALARM: PROVIDED: YES

SPRINKLERS: PROVIDED: YES

BUILDING CONSTRUCTION: REQUIRED: NON-COMBUSTIBLE
PROVIDED: NON-COMBUSTIBLE

F.R.R.: SEPARATION OF MAJOR OCCUPANCIES (TABLE3.1.3.1)
GROUP E TO GROUP C=2HR FRR

FIRE SEPARATION BETWEEN SUITES (NBC AE 3.3.3): 3.2.1.4.FLOOR ASSEMBLY OVER BASEMENT
1) A FLOOR ASSEMBLY IMMEDIATELY ABOVE A BASEMENT SHALL BE CONSTRUCTED AS A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING CONFORMING TO THE REQUIREMENTS OF ARTICLES 3.2.2.20. TO 3.2.2.90. FOR A FLOOR ASSEMBLY, BUT NOT LESS THAN 45MIN.
2)ALL LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING A FLOOR ASSEMBLY IMMEDIATELY ABOVE A BASEMENT SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT REQUIRED BY SENTENCE (1) FOR THE FLOOR ASSEMBLY.

WATER CLOSETS (3.7.2.2-A(11)): REQUIRED: 1 MALE / 1 FEMALE
PROVIDED: 1 MALE / 1 FEMALE
PROVIDED: 14 WCs (2 For adults + 12 For kids) - 3.7.2.2(5) Table 3.7.2.2A

OCCUPANT LOAD CALCULATION: 223 (200 CHILDREN) (Division B- Table 3.1.17.1)

BUILDING AREA: 964 SQ.M (~10,374.21 SQ.FT)

TENANT AREA: CHILDCARE FACILITY:883.90 SQ.M
OUTDOOR PLAYGROUND AREA:464.66 SQ.M

BUILDING HEIGHT (NUMBER OF STOREYS): 3 STOREYS + 1 STOREY BASEMENT

PARKING STALLS REQUIRED : 1 STALL PER 10 CHILDREN
PROVIDE: 20 STALLS

CONTACT INFORMATION

FARHAD MORTEZAEI-Principal
farhad@fmarch.ca
(403)453-4413

PROJECT TITLE

AUTHENTIC CHILDCARE CENTER
3650 SAGE HILL DR. NW- CALGARY, AB

ISSUED FOR:

DEVELOPMENT PERMIT AND BUILDING PERMIT
DP2025-05543 |

#215, 4015 University Avenue NW
Calgary, AB. T3B 6K3 | 1.403.453.4413
farhad@fmarch.ca | www.fmarch.ca

Project No.:
25-012

Project Title:
AUTHENTIC CHILDCARE 2

Project Address:
#1000, 3950 SAGE HILL DRIVE N.W.
CALGARY, AB

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Date:

2026-04-28 9:21:57 AM

Revisions:

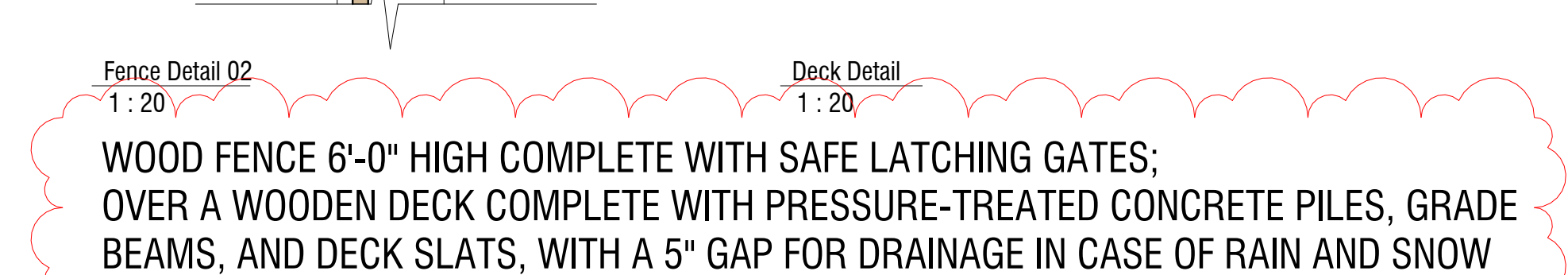
AMENDED DRAWINGS
DP No Date Received
DP2026-05543 04-28-2026
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Drawing:

Key Plan:

Sheet No.:

A0

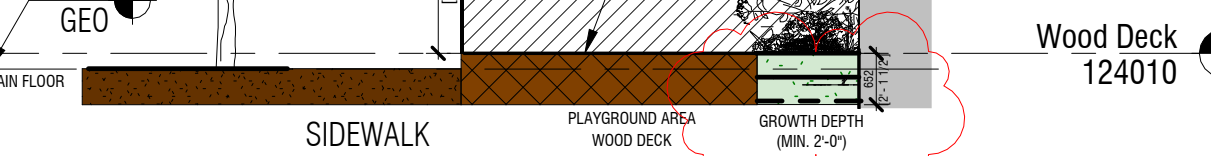


OUTDOOR PLAYGROUND CALCULATION

CHILDREN - UNDER 19 MONTHS (56) - 70.00m²
CHILDREN - 3-4 YEARS (144) - 324.00m²

East Elevation.
1 : 200

LANDSCAPE LEGEND:



LEGEND

WOOD DECK
SIDE WALK
BUILDING E (MAIN FLOOR)
BUILDING E (UPPER LEVEL)

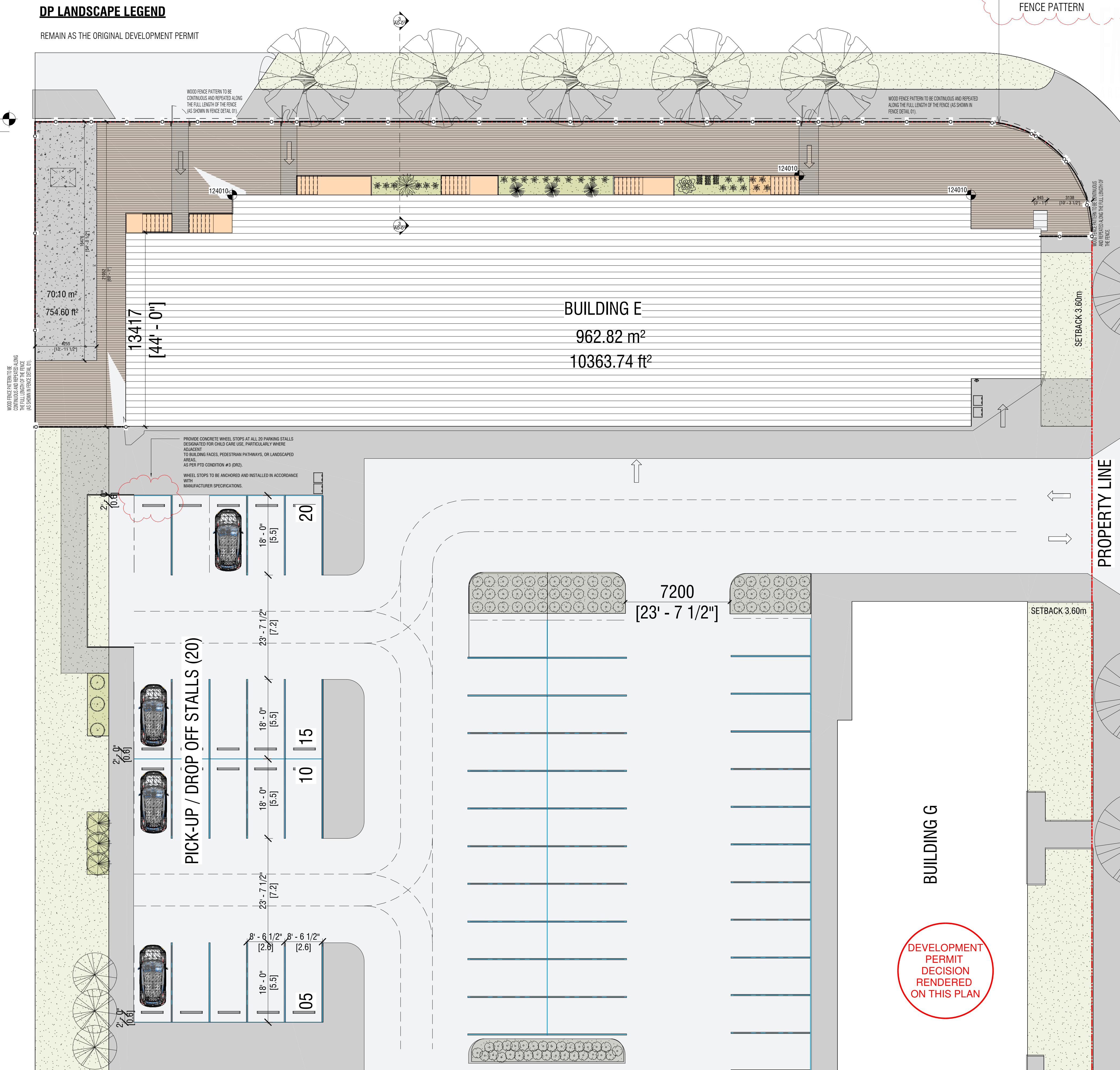
PICK-UP / DROP-OFF
PARKING STALLS

--- PROPERTY LINE
---- WOOD FENCE

	Winter Green Boxwood
	Blue Ice Bog Rosemary
	Red Leaf Rose
	Munstead Lavender
	Bearberry
	Ivory Halo Dogwood

DP LANDSCAPE LEGEND

REMAIN AS THE ORIGINAL DEVELOPMENT PERMIT



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Date: 2026-04-28 9:22:00 AM

Revisions

AMENDED DRAWINGS

DP No	Date Received
DP2026-05543	04-28-2026

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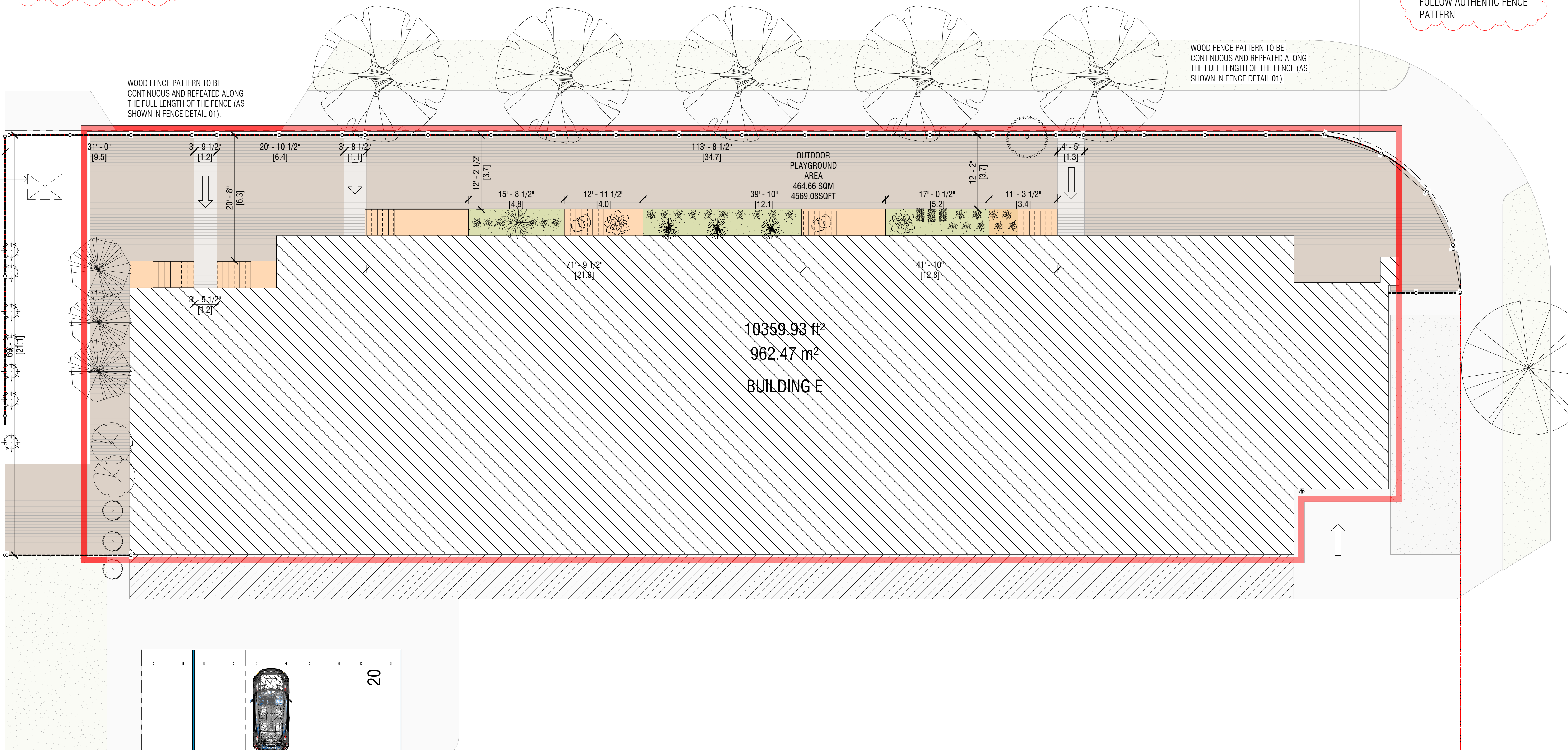
Drawing:

Key Plan:

Sheet No.

A0-01

OF 10



Revisions

A photograph showing the exterior of a modern building with large, multi-paned windows. The building has a light-colored, possibly white, facade. In the foreground, there is a wooden deck or walkway. Landscaping includes various green shrubs and a large bush with orange flowers. The sky is overcast.

Sheet No.:

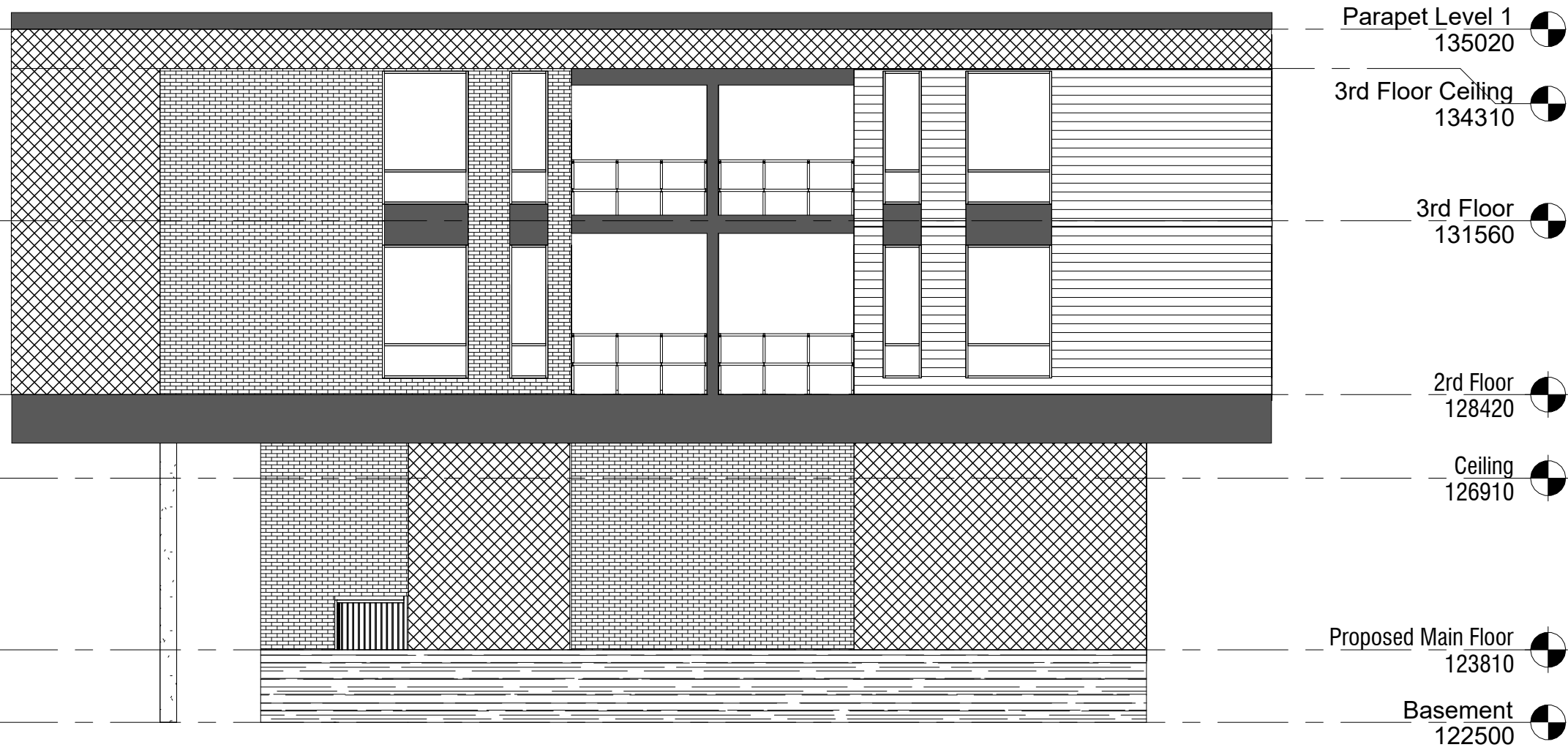
OF 10



1 East Elevation
1 : 100



2 West Elevation
1 : 100



3 North Elevation
1 : 100



4 South Elevation
1 : 100

Material Legend

A) STUCCO LIGHT GRAY COLOR	B) STUCCO DARK EARTHTONE COLOR	C) DARK GREEN HARDIE SIDING	D) WOOD COLOR METAL PANEL MATERIALS	E) RED COLOR BRICK MATERIAL	F) BLACK COLOR CULTURED STONE

BLACK COLOR ALUMINUM WINDOW & DOORS
GLASS IN WINDOWS COLOR- CLEAR
INSULATED DOOR COLOR- BLACK

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

#215, 4015 University Avenue NW
Calgary, AB. T3B 6K3 | 1.403.453.4413
farhad@fmarch.ca | www.fmarch.ca

Project No.: 25-012

Project Title:
AUTHENTIC CHILDCARE 2

Project Address:
4100, 2650 SAGE HILL DRIVE NW,
3650, SAGE HILL DRIVE NW- CALGARY
CALGARY, AB

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Revisions:

AMENDED DRAWINGS
DP No DP2026-05543 Date Received 04-28-2026
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Drawing:
ELEVATIONS

Key Plan:

Sheet No.:

A2

OF 10