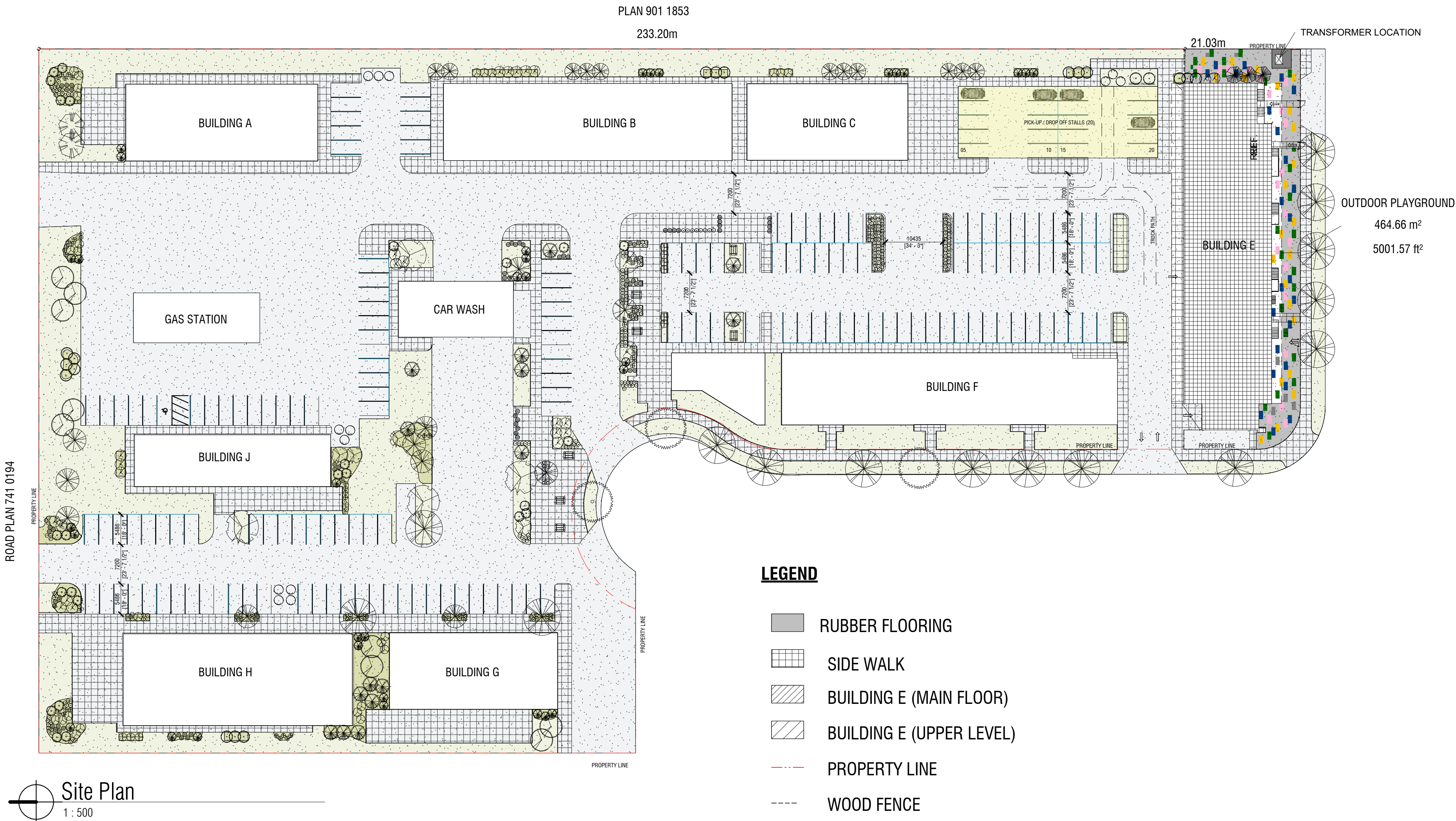




PROJECT AND LAND USE BYLAW INFORMATION

PROJECT TITLE: AUTHENTIC CHILDCARE -EXPANSION
PROJECT TYPE: TENANT IMPROVEMENT
MUNICIPAL ADDRESS: 3650 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: 2 MALE / 2 FEMALE
PROVIDED: 11 WCs (1 For adults + 10 For kids) - 3.7.2.2(5) Table 3.7.2.2A
- 2 FEMALE
- 2 MALE
- 1 UNIVERSAL WASHROOM

OCCUPANT LOAD CALCULATION:

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

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
A1-03	Reflected Ceiling Plan
A2	Elevation Proposed East/ West
A3	Universal Washroom Details
A4	General Specifications

CONTACT INFORMATION

PROJECT TITLE

ISSUED FOR:

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

BUILDING PERMIT
DEVELOPMENT PERMIT AND BUILDING PERMIT

#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:
3650 SAGE HILL DRIVE N.W.
CALGARY, AB

Notes:

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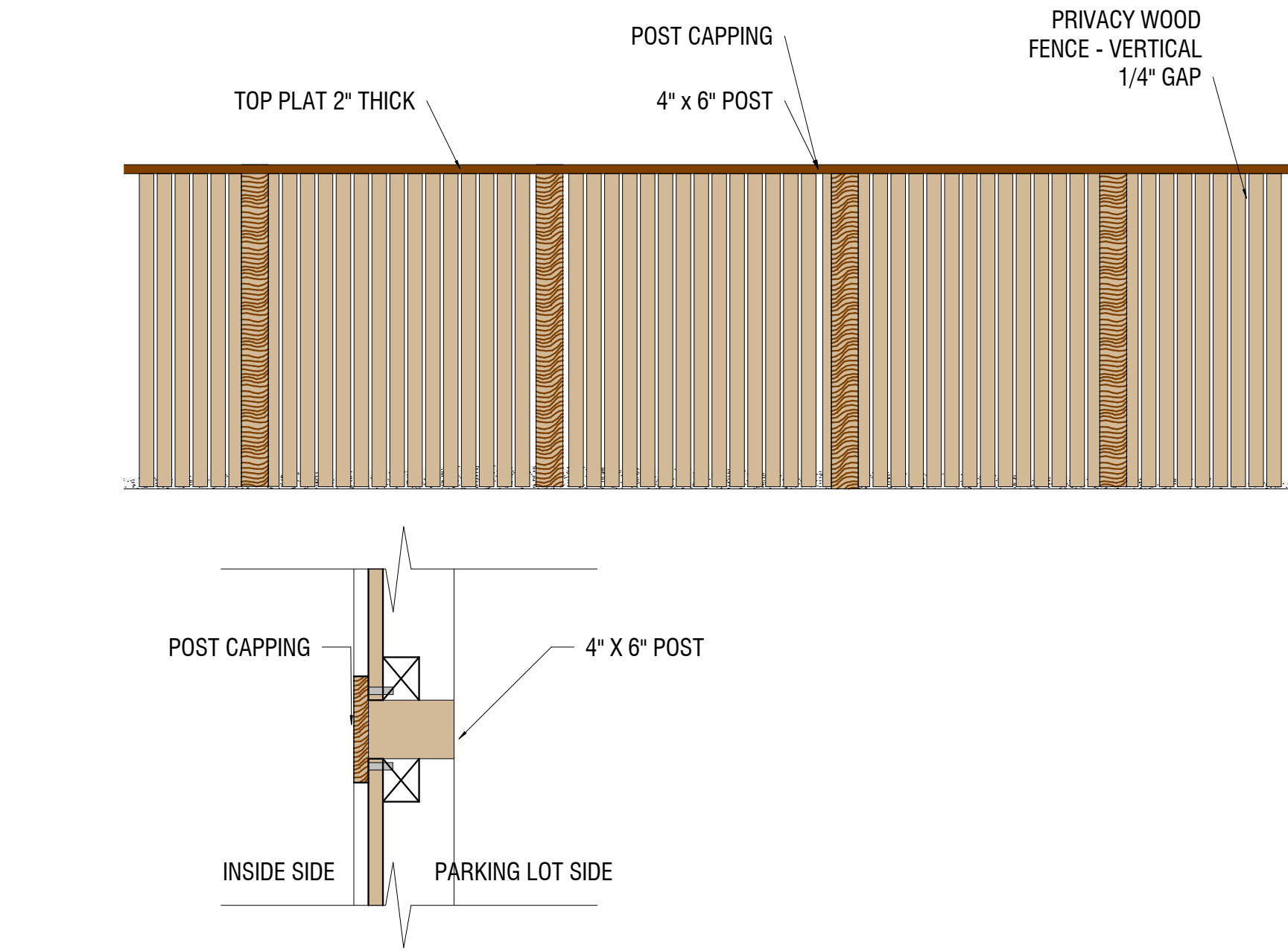
Drawing:

BUILDING CLASSIFICATION

Key Plan:

Sheet No.:

A0



WOOD FENCE 6'-0" HIGH COMPLETE WITH SAFE LATCHING GATES;
OVER A WOODEN DECK COMPLETE WITH PRESSURE-TREATED CONCRETE PILES, GRADE
BEAMS, AND DECK SLATS, WITH A 5" GAP FOR DRAINAGE IN CASE OF RAIN AND SNOW

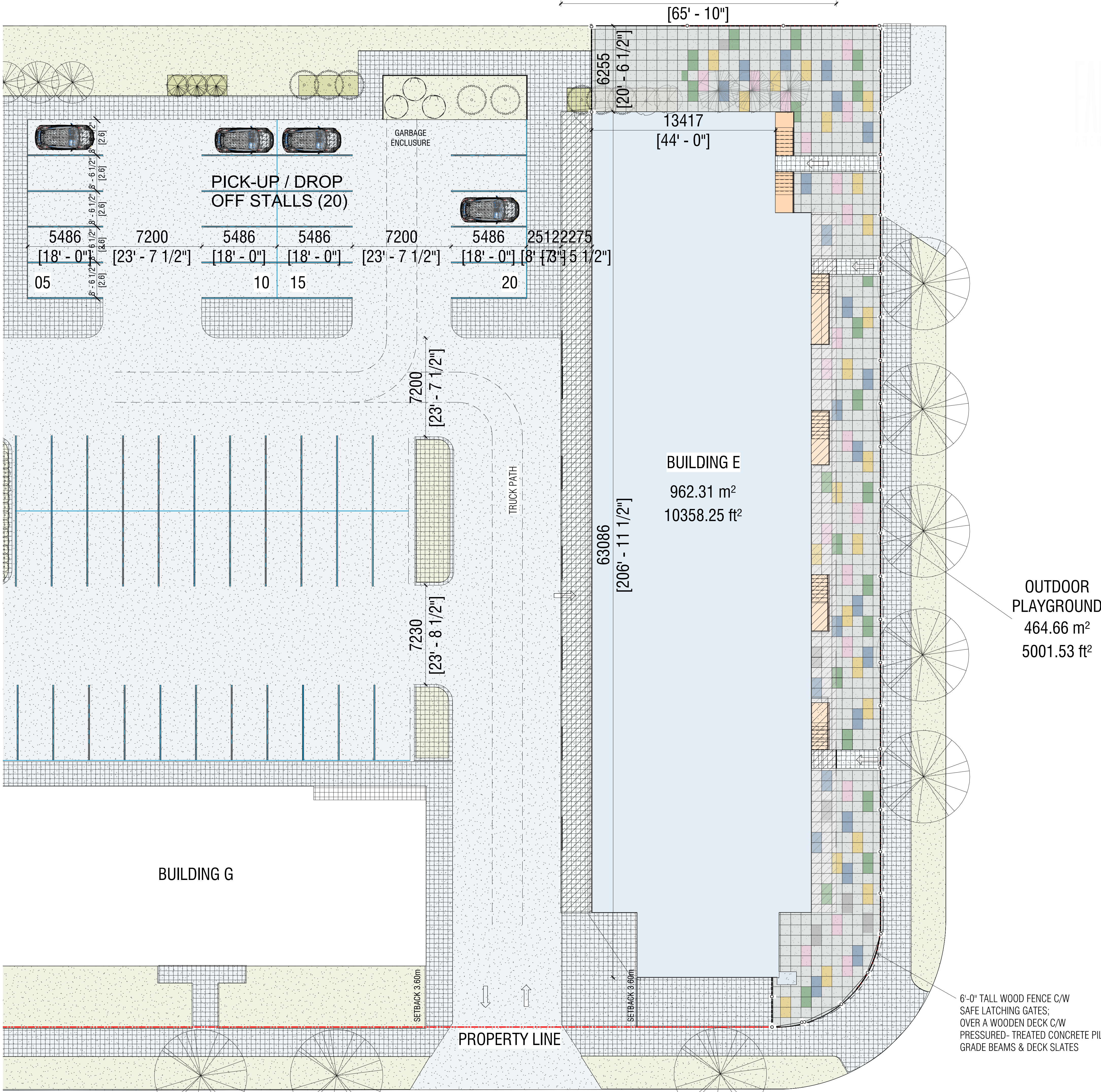
*** NOTE 1:**
POWER POLE INSIDE THE PLAYGROUND AREA TO BE WRAPPED WITH HIGH-DENSITY
FOAM, MINIMUM THICKNESS OF 2", ADHERED USING SUITABLE CONTACT ADHESIVE

OUTDOOR PLAYGROUND CALCULATION
Compliance with the Early Learning and Child Care Regulation



LEGEND

- RUBBER FLOORING
- SIDE WALK
- BUILDING E (MAIN FLOOR)
- BUILDING E (UPPER LEVEL)
- PROPERTY LINE
- WOOD FENCE



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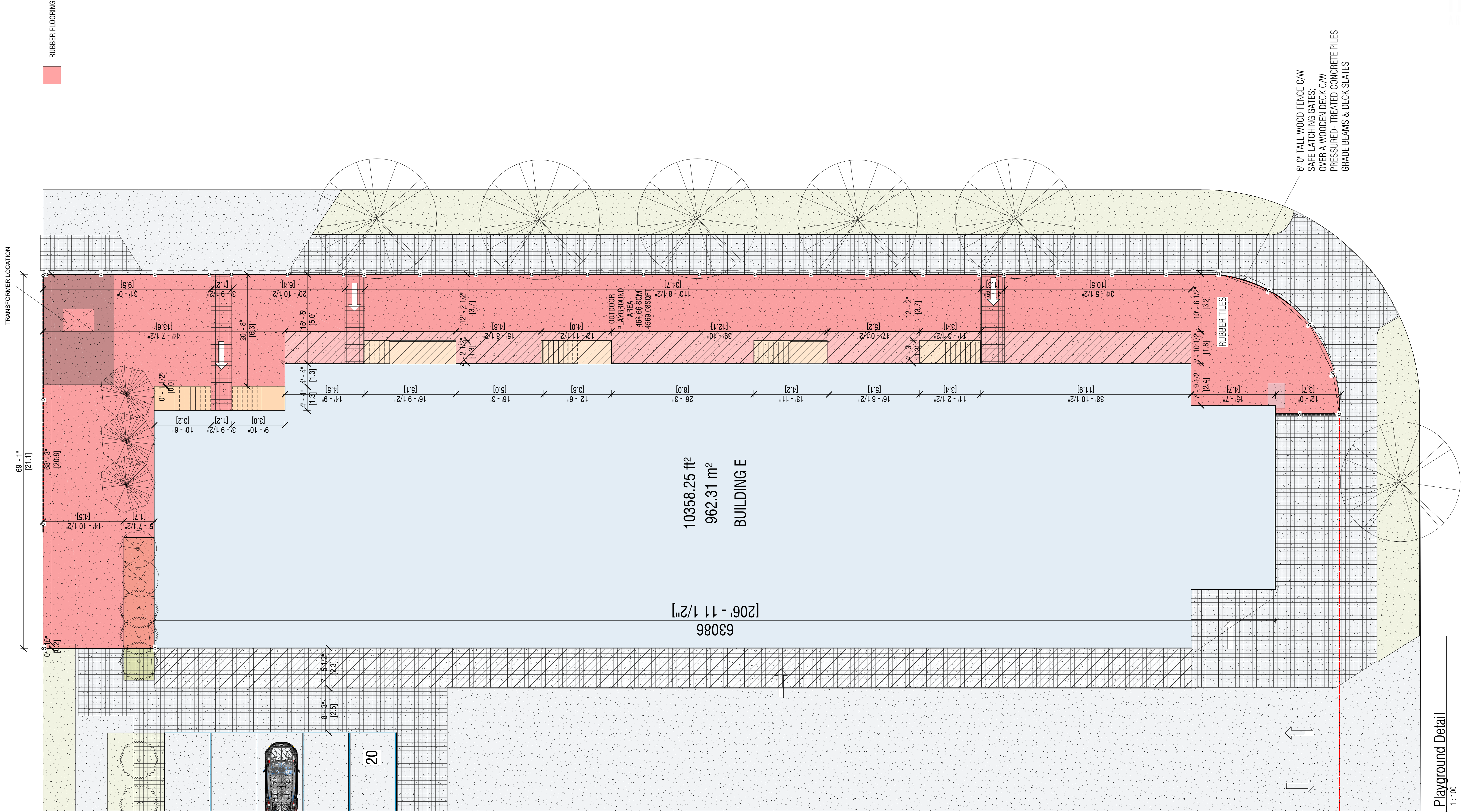
Drawing:

Key Plan:

Sheet No.:

A0-01

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Project No.:
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Sheet No.:



1 East Elevation
1 : 100



West 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

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Revisions:

Drawing:
ELEVATIONS

Key Plan:

Sheet No.:

A2

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