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NORR

2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

NORR Architects Engineers Planners
A Partnership of Corporations
Poon McKenzie Architects (Alberta) Inc., Poon McKenzie Holdings Inc.

Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

NOLAN HILL DAYCARE 2

250 NOLANRIDGE COURT NW
CALGARY, ALBERTA

NORR PROJECT NUMBER:ED1125-0106



LUXURIA DEVELOPMENTS

ISSUED FOR DEVELOPMENT PERMIT - NOVEMBER 14, 2025

SURVEY	CIVIL	ARCHITECTURE	STRUCTURAL
6135 10 ST SE CALGARY, AB, T2H 2K7 PHONE: (403) 207-0303	Jubilee Engineering Consultants Ltd. 3720 EDMONTON TRAIL CALGARY, AB, T2E 3P4 PHONE: (403) 276-1001	NORR Architects Engineers Planners 411 1 ST SE CALGARY, AB, T2G 5E7 PHONE: (403) 264-4000	NORR Architects Engineers Planners 411 1 ST SE CALGARY, AB, T2G 5E7 PHONE: (403) 264-4000
MECHANICAL	ELECTRICAL	INTERIORS	LANDSCAPE
NORR Architects Engineers Planners 411 1 ST SE CALGARY, AB, T2G 5E7 PHONE: (403) 264-4000	NORR Architects Engineers Planners 411 1 ST SE CALGARY, AB, T2G 5E7 PHONE: (403) 264-4000		Scatliff Miller Murray Inc. 815 1 ST SW CALGARY, AB, T2P 1N3 PHONE: (403) 262-9744

Building Areas

LEVEL	USE	GROSS FLOOR AREA		GROSS USABLE FLOOR AREA		VEHICULAR PARKING		BICYCLE PARKING			
		SM	SF	SM	SF	REQUIRED	PROVIDED	CLASS 1		CLASS 2	
Daycare (BLDG 02, Phase 02, Proposed)								REQUIRED	PROVIDED	REQUIRED	PROVIDED
Level 1	Daycare	520.6	5,603.9	338.4	3,642.4	12		0	0	1	
	CRU	399.3	4,297.9	378.8	4,077.4	16		0	0	2	
Level 2	Daycare	514.8	5,541.6	334.6	3,601.8	11		0	0	1	
Subtotal		1,434.7 SM	15,443 SF	1,051.8 SM	11,322 SF	39	39	0	0	4	4
Barrier Free Parking Included						3	3				
Fix Auto Shop (BLDG 03, Phase 01, Proposed)		SM	SF	SM	SF	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Level 1	Auto Service - Major	1,049.8	11,300.0	892.3	9,605.0	18		0	0	1	
Level 2	Office	244.3	2,629.6	207.7	2,235.2	4		1	1	1	
Subtotal		1,294.1 SM	13,930 SF	1,100.0 SM	11,840 SF	22	104	1	1	2	6
OVERALL TOTAL		2,728.8 SM	29,373.0 SF	2,151.8 SM	23,161.8 SF	61	143	1	1	6	10

Site Information

LAND USE DISTRICT	(I-C)	(I-C) Industrial Commercial District
LEGAL DESCRIPTION	PLAN 211 1656	BLOCK 45 LOT 8
MUNICIPAL ADDRESS	250 Nolanridge Court NW, Calgary, AB	
COMMUNITY	Nolan Hills	

SITE AREA - TOTAL			
PHASE 02	4,535.8 SM	48,822.9 SF	1.12 AC
TOTAL SITE	19,020.2 SM	204,545.0 SF	4.70 AC

Development Statistics

FAR		
PHASE 02		
Maximum	1.00	4,535.8 SM
Proposed	0.32	1,434.7 SM
TOTAL SITE		
Maximum	1.00	19,020.2 SM
Proposed	0.14	2,728.8 SM

BUILDING HEIGHT		
Maximum	12 M	
Proposed	9.5 M	

BUILDING SETBACKS	REQUIRED	PROPOSED
North	6.0 M	7.7M
South	6.0 M	23.0 M
East	1.2 M	1.2M
West	1.2 M	121.4 M



VICINITY MAP

DRAWING LIST - ARCHITECTURAL

DP00-00	COVER SHEET
DP10-01	SITE STATISTICS AND VICINITY PLAN
DP10-02	OVERALL SITE PLAN
DP10-03	WASTE & RECYCLING, SWEEP PATHS
DP10-04	SIGHT LINE SECTIONS AND SIGN DETAILS
DP10-07	3D RENDERINGS
DP20-01	OVERALL FLOOR PLANS
DP20-02	OVERALL ROOF PLANS
DP40-01	OVERALL BUILDING ELEVATIONS
DP43-01	OVERALL BUILDING SECTIONS

DRAWING LIST - CIVIL

SP1	SITE SERVING PLAN
SP2	SITE GRADING PLAN

DRAWING LIST - LANDSCAPE

L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE DETAILS

DRAWING LIST - ELECTRICAL

E02-01	ELECTRICAL SITE PLAN
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LOOKING EAST TO SITE



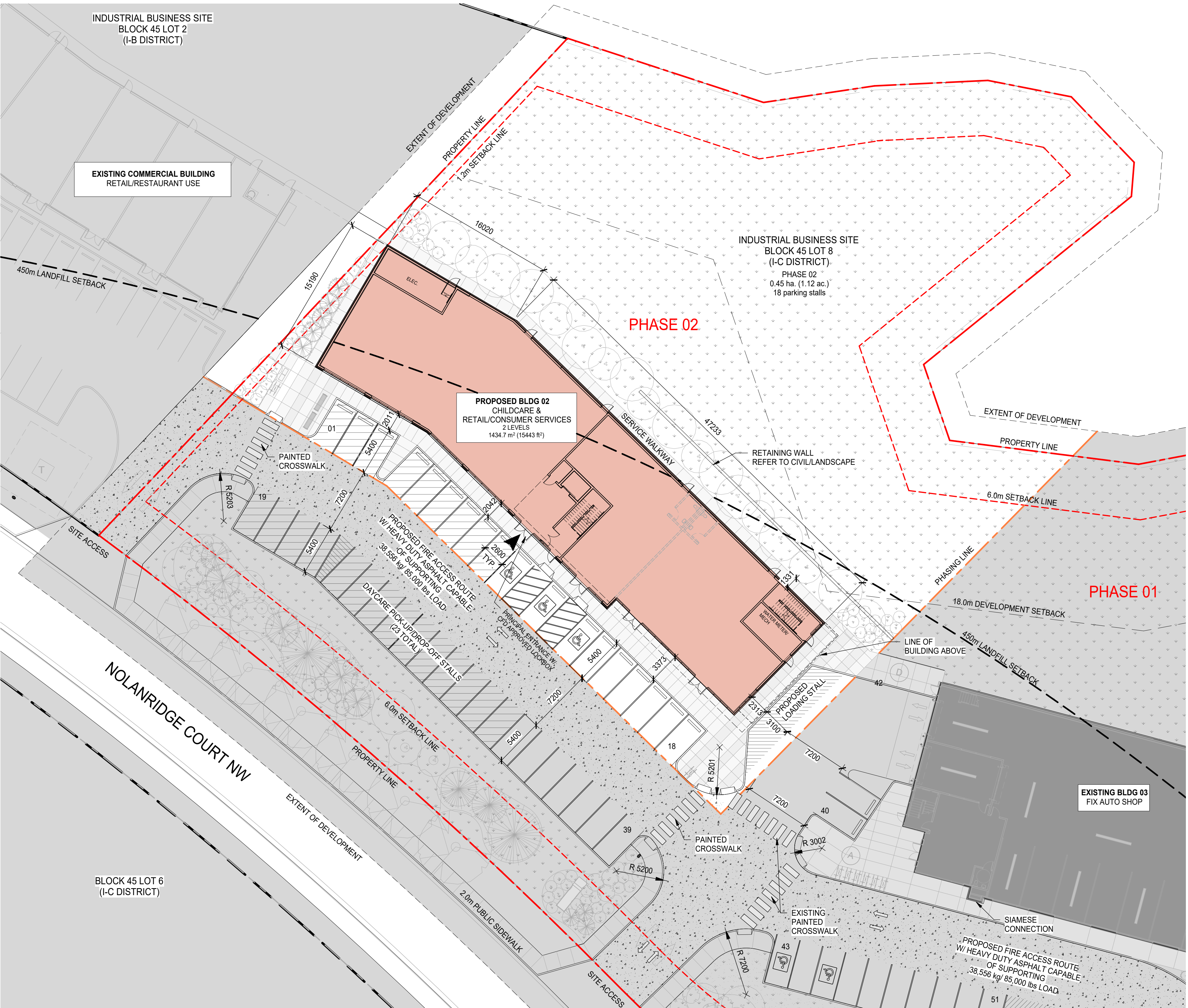
LOOKING NORTHWEST TO SITE



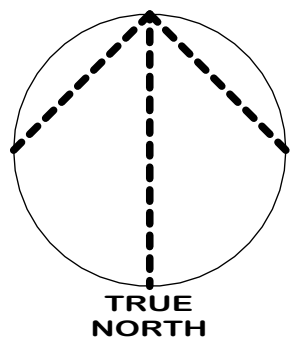
LOOKING SOUTHWEST TO SITE



LOOKING NORTHEAST TO SITE



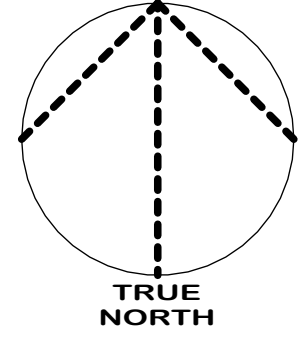
1 DP1001 ENLARGED SITE PLAN
SCALE: 1 : 250



DATE	ISSUED FOR	REV
2025-11-14	DEVELOPMENT PERMIT	
4		
This drawing has been prepared solely for the use of LUXURIA GROUP and there are no representations of any kind made by NORR Architects Engineers Planners to any party with whom NORR Architects Engineers Planners has not entered into a contract.		
This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.		
Project Component		
3 Key Plan		
Consultants		
Survey: Jubilee Engineering Consultants Ltd.		
Architecture: NORR Architects Engineers Planners		
Structural: NORR Architects Engineers Planners		
Mechanical: NORR Architects Engineers Planners		
Electrical: NORR Architects Engineers Planners		
Interiors: NORR Architects Engineers Planners		
Landscape: Scatiff Miller Murray Inc.		
Seal(s)		
2		
NORR		
2300, 411 – 1st Street SE Calgary, AB, Canada T2G 4Y5 norr.com		
NORR Architects Engineers Planners A Partnership of Corporations		
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AARPE Arian Todor, P.Eng., APEGA Chris Piel, P.Eng., APEGA		
Project Manager D. Ho		Drawn L. George
Project Leader		Checked Checker
Client LUXURIA GROUP		
Project NOLAN HILL DAYCARE 2		
250 NOLANRIDGE COURT NW CALGARY, ALBERTA		
Drawing Title SITE STATISTICS AND VICINITY PLAN		
Scale As indicated		
Project No. ED1125-0106		
Drawing No. DP10-01		



1 OVERALL SITE PLAN
DP10-02 SCALE: 1 : 300



- NOTES**
- REFER TO LANDSCAPE PLANS FOR EXISTING AND PROPOSED TREES, SIDEWALKS, WALKWAYS AND FEATURES.
 - REFER TO ELECTRICAL DRAWINGS FOR PROPOSED SITE LIGHTING.
 - NO SURFACE PARKING (VISITORS INCLUDED) SHALL EXCEED 4% SLOPE IN ANY DIRECTION.
 - INSTALL REGULAR ASPHALT AT PARKING STALL LOCATIONS, HEAVY DUTY ASPHALT WHERE INDICATED.
 - WHEEL STOPS TO BE 100mm HIGH AND PLACED 600mm FROM FRONT OF PARKING STALL (TYP.).
 - ARROWS SHOWN ON ASPHALT INDICATE DIRECTION OF TRAVEL.
 - ALL INFORMATION ABOUT SITE SERVICES, PEDESTALS, CONDUIT, UTILITY RIGHT OF WAY AND GRADING IS FOR REFERENCE ONLY - REFER TO CIVIL DRAWINGS FOR ADDITIONAL DETAILS.
 - CAST-IN-PLACE EXTERIOR CONCRETE RISERS IN WALKWAYS TO BE COMPLETED BY SITE CONTRACTOR. RISERS SHOWN ARE ESTIMATED BASED ON GRADES. ALL RISER COUNTS AND LOCATIONS TO BE CONFIRMED - REFER TO CIVIL.
 - ALL BUILT ELEMENTS WITHIN THE PROPERTY LINE ARE PROPOSED UNLESS NOTED OTHERWISE. NO PARKING ANYTIME/FIRE LANE SIGNAGE TO BE POSTED ON ALL INTERNAL ROADS LESS THAN 6.5m.
 - FIRE ACCESS ROUTE - HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING MIN. 38,556kg (85,000lbs) LOAD & NFPA 1901-POINT LOAD OF 517kPa OVER 24x24" AREA.

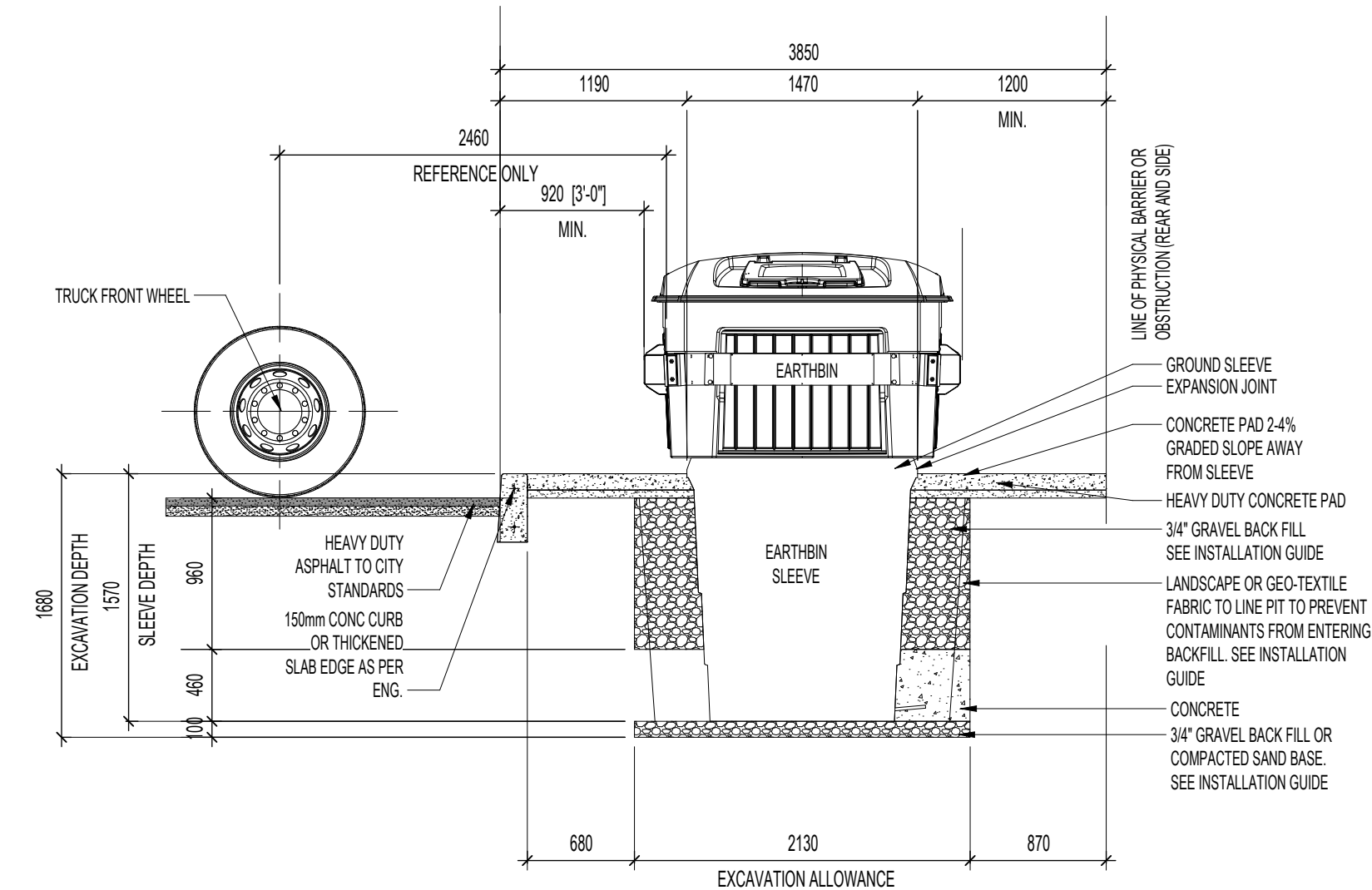
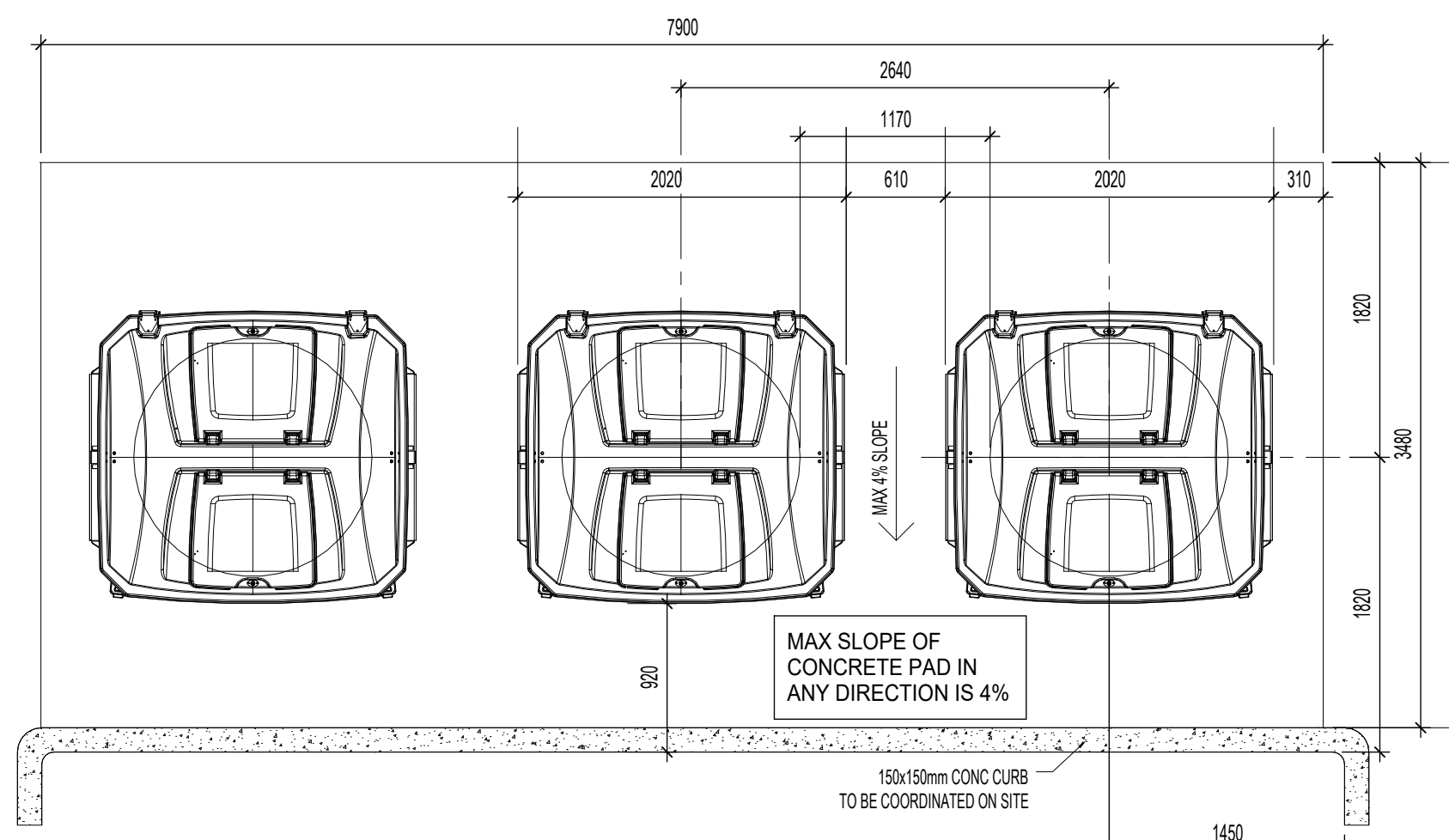
- LEGEND**
- FIRE TRUCK PATH AND FIRE DEPT. ACCESS - TURNING RADIUS AS INDICATED
 - PROPERTY LINE - DELINEATES SCOPE OF WORK
 - PROPERTY SETBACK LINE
 - PHASING LINE
 - UTILITY RIGHT OF WAY (UROW) - REFER TO CIVIL
 - HEAVY DUTY ASPHALT
 - PRINCIPAL ENTRANCE
 - BARRIER FREE PARKING SIGNAGE/SYMBOL
 - COMMERCIAL PARKING SIGNAGE
 - ELECTRICAL METER
 - ELECTRIC VEHICLE CHARGER (SERVES 2 STALLS)
 - FIRE DEPARTMENT CONNECTION
 - GAS METER
 - LOADING ZONE
 - WATER METER
 - NO PARKING
 - TRANSFORMER
 - FIRE HYDRANT
 - BIKE RACK
 - WALK RAMP
 - AREA DRAIN
 - CATCH BASIN
 - MANHOLE
 - DIRECTION OF TRAVEL
 - MAIL BOXES
 - EXISTING POWERPOLE
 - EXISTING POWERPOLE TO BE REMOVED, SERVICE DISCONNECTED
 - SITE SIGNAGE

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Project Component		
3 Key Plan		
Consultants		
Survey: Jubilee Engineering Consultants Ltd. Civil: NORR Architects Engineers Planners Architecture: NORR Architects Engineers Planners Structural: NORR Architects Engineers Planners Mechanical: NORR Architects Engineers Planners Electrical: NORR Architects Engineers Planners Interiors: NORR Architects Engineers Planners Landscape: Scatiff Miller Murray Inc.		
Seal(s)		
2		
NORR 2300, 411 - 1st Street SE Calgary, AB, Canada T2G 4Y5 norr.com NORR Architects Engineers Planners A Partnership of Corporations P.O. Box 10000, Calgary, Alberta T2G 4Y5 Jonathan Hughes, Architect, AIA, OAA, AIBC, MAIA, AANB, AARPE Adrian Todor, P.Eng., APEGA Chris P. P.Eng., APEGA		
Project Manager D. Ho		Drawn L. George
Project Leader		Checked Checker
Client LUXURIA GROUP		
Project NOLAN HILL DAYCARE 2		
250 NOLANRIDGE COURT NW CALGARY, ALBERTA		
Drawing Title OVERALL SITE PLAN		
Scale As indicated		
Project No. ED1125-0106		
Drawing No. DP10-02		

COMMERCIAL	2730.7					
TOTAL COMM. GFA	m² PER BIN REQ'D	BIN SIZE	INITIAL BINS	TOTAL # OF BINS	TOTAL REQUIRED	
GFA (m²)	based on 3yd³	yd³	based on 3yd³		m²	
2730.7	1000	3.00	3	3	8,1921	

BIN TYPE BREAKDOWN						SURPLUS/ DEFICIT
Recycling Waste	57.00%	4.669497	6.50	1	1	1.83
Compostable...	31.00%	2.539551	6.50	1	1	3.96
Landfill Waste	12.00%	0.983052	6.50	1	1	5.52
Grease			3.00		1	3.00
TOTAL		8.1921	19.5			8.79

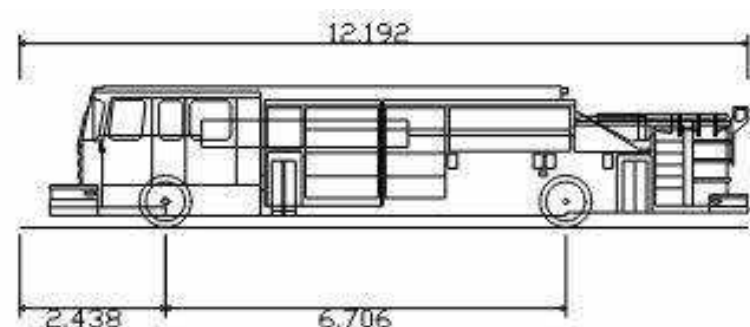
- * UNDERGROUND STORAGE BINS USED: EARTHBIN
- * STORAGE ROOM TO BE MECHANICALLY VENTED
- * WASTE / RECYCLING STAGING/PICK-UP AREA MUST HAVE A CAPACITY TO CARRY A LOADED COLLECTION VEHICLE OF 25,000 KG
- * MAXIMUM SLOPE IN STORAGE ROOM AND COLLECTION STAGING AREA IS 2% IN ANY DIRECTION
- * REFER TO MANUFACTURER MANUAL AND SPECIFICATIONS



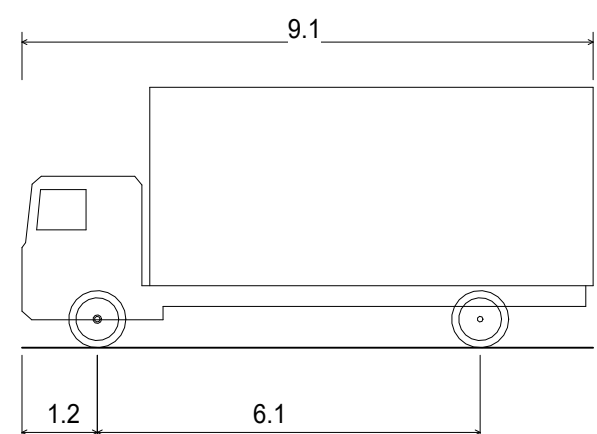
5 EARTH BIN DETAILS
DP10-03 SCALE: 1 : 40



EARTHBIN (REFERENCE ONLY)

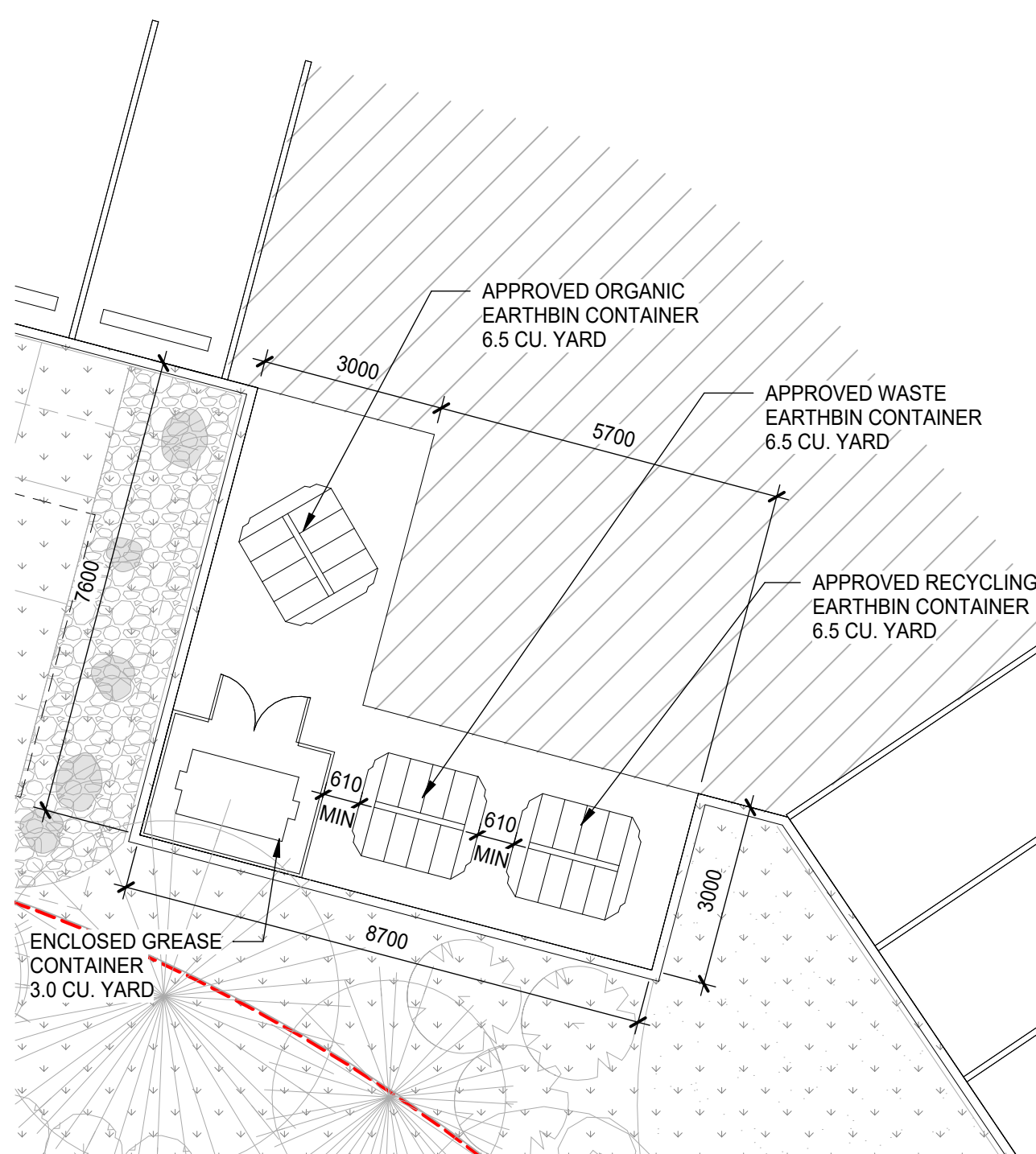


<u>PUMPER FIRE TRUCK</u>	
OVERALL LENGTH	12.192m
OVERALL WIDTH	2.489m
OVERALL BODY HEIGHT	2.361m
MIN. BODY GROUND CLEARANCE	0.200m
TRACK WIDTH	2.489m
LOCK-TO-LOCK TIME	5.00s
MAX WHEEL ANGLE	45.00°

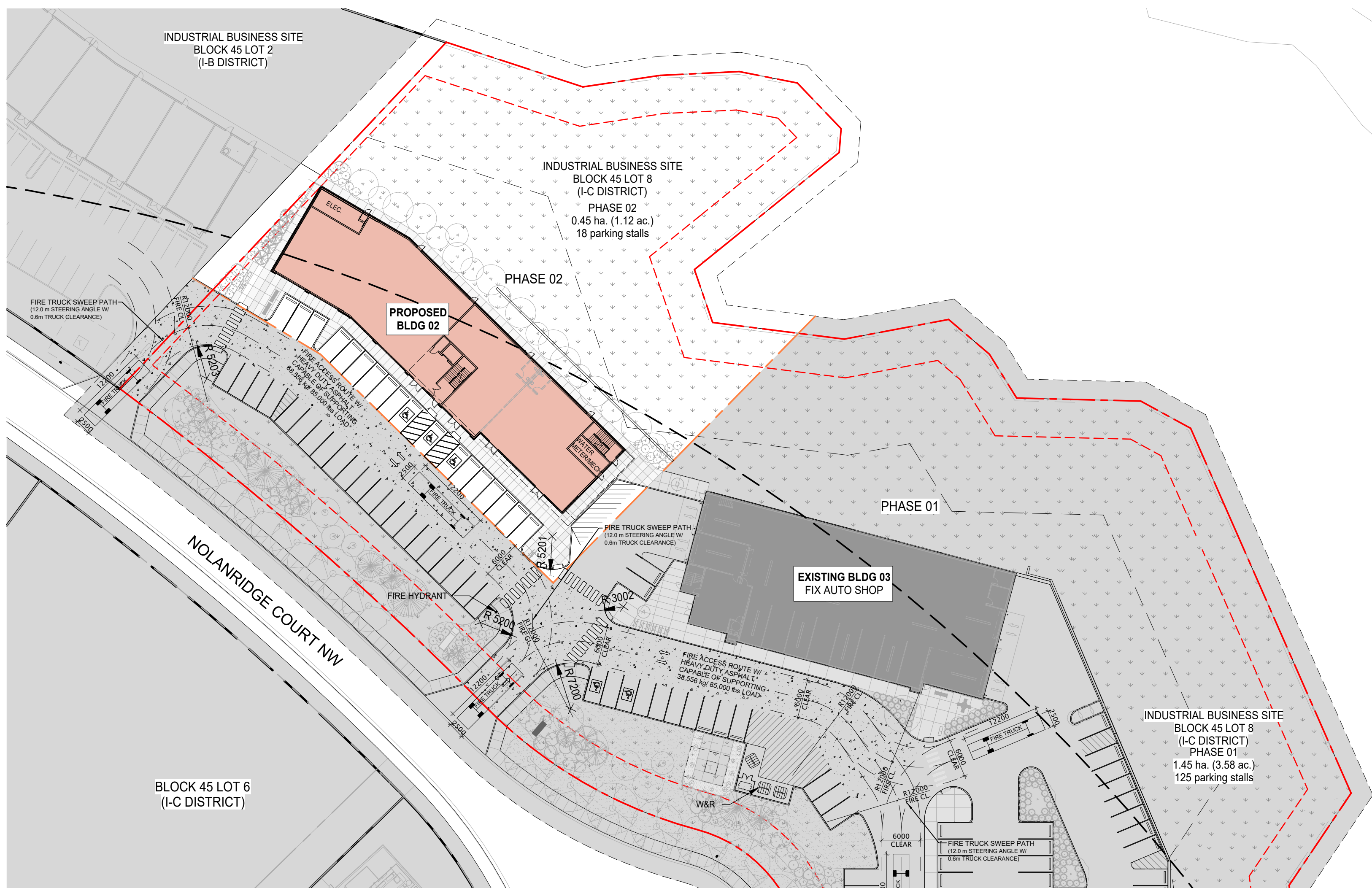


<u>SU9 - SINGLE UNIT or BUS</u>	
OVERALL LENGTH	9.100m
OVERALL WIDTH	2.600m
OVERALL BODY HEIGHT	4.150m
MIN. BODY GROUND CLEARANCE	0.445m
TRACK WIDTH	2.800m
LOCK-TO-LOCK TIME	4.00s
CURB TO CURB TURNING RADIUS	12.800m

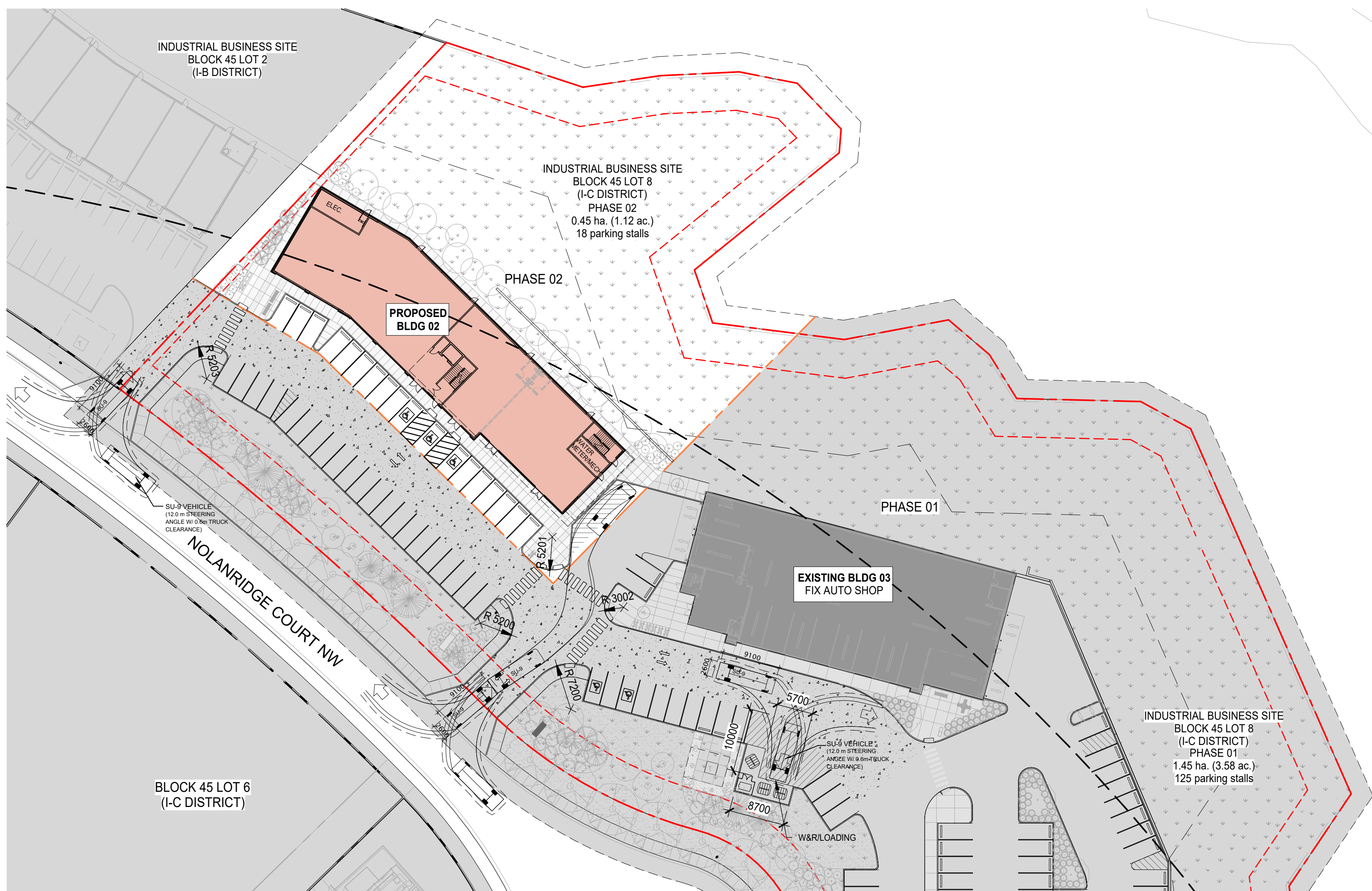
4 TRUCK DIMENSIONAL INFO
DP10-03 SCALE: 1:1



3 WASTE & RECYCLING
DP10-03 SCALE: 1 : 100



2 SITE PLAN - FIRE TRUCK SWEPT PATH
DP10-03 SCALE: 1 : 500



1 SITE PLAN - W&R TRUCK SWEEP PATH
DP10-03 SCALE: 1 : 500

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Project Component

Key Plan

Consultants

Survey: Jubilee Engineering Consultants Ltd.
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Project Manager

D. Ho	L. George
Project Leader	Checked Checker

Client

LUXURIA GROUP

Proj	
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NOLAN HILL DAYCARE 2

250 NOLANRIDGE COURT NW
CALGARY, ALBERTA

WASTE & RECYCLING, SWEEP PATHS

Scale

As indicated

Project No.

ED1125-0106

Drawing No.

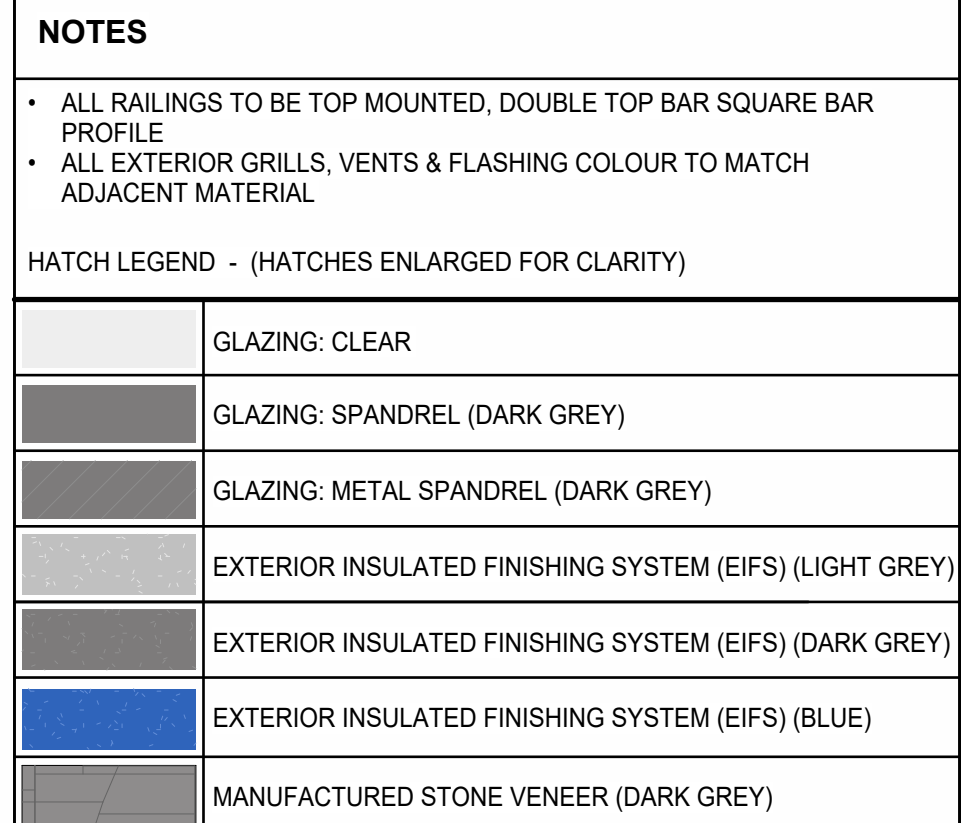
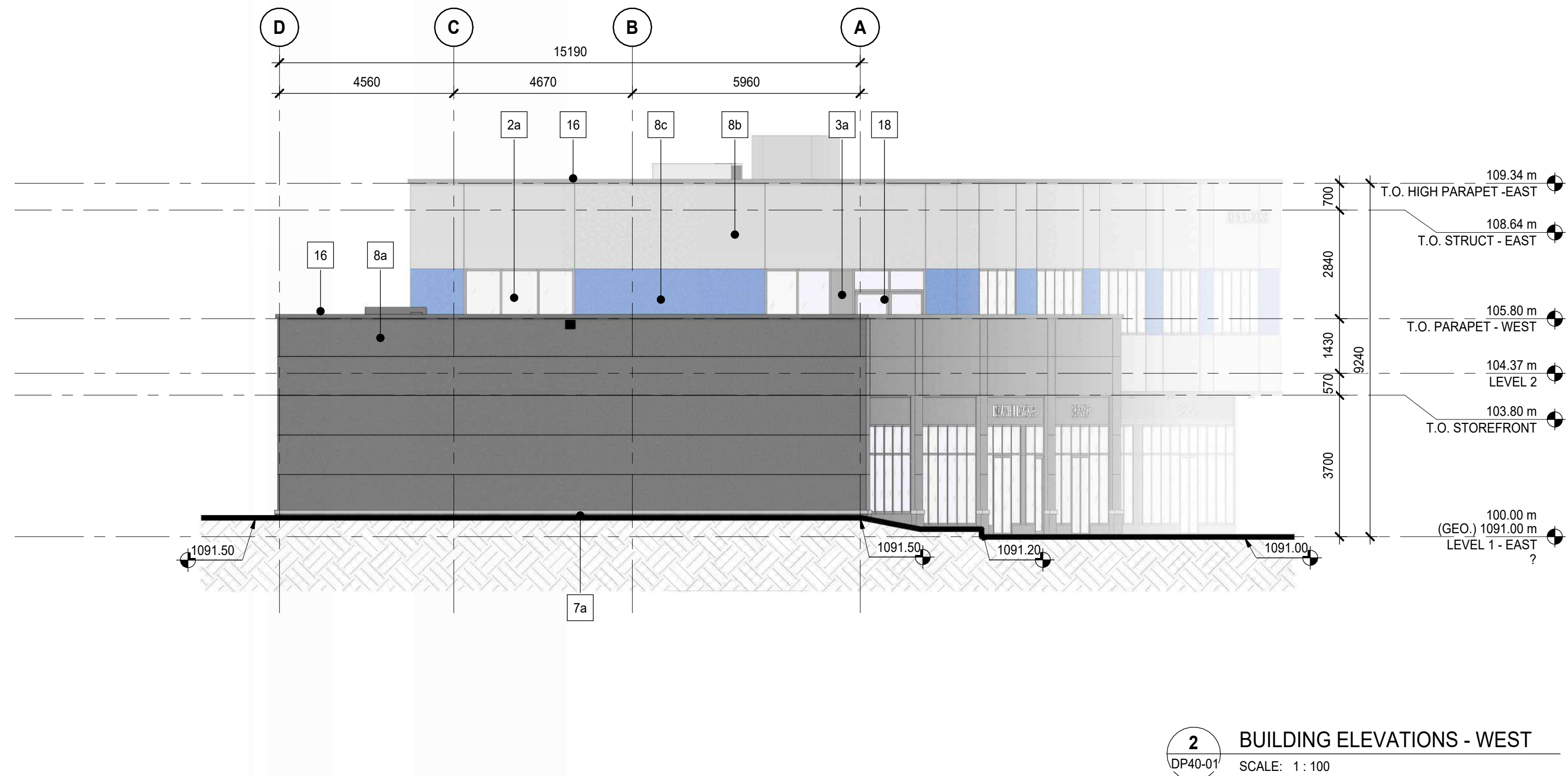
DP10-03

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Drawing No. **DP40-01**