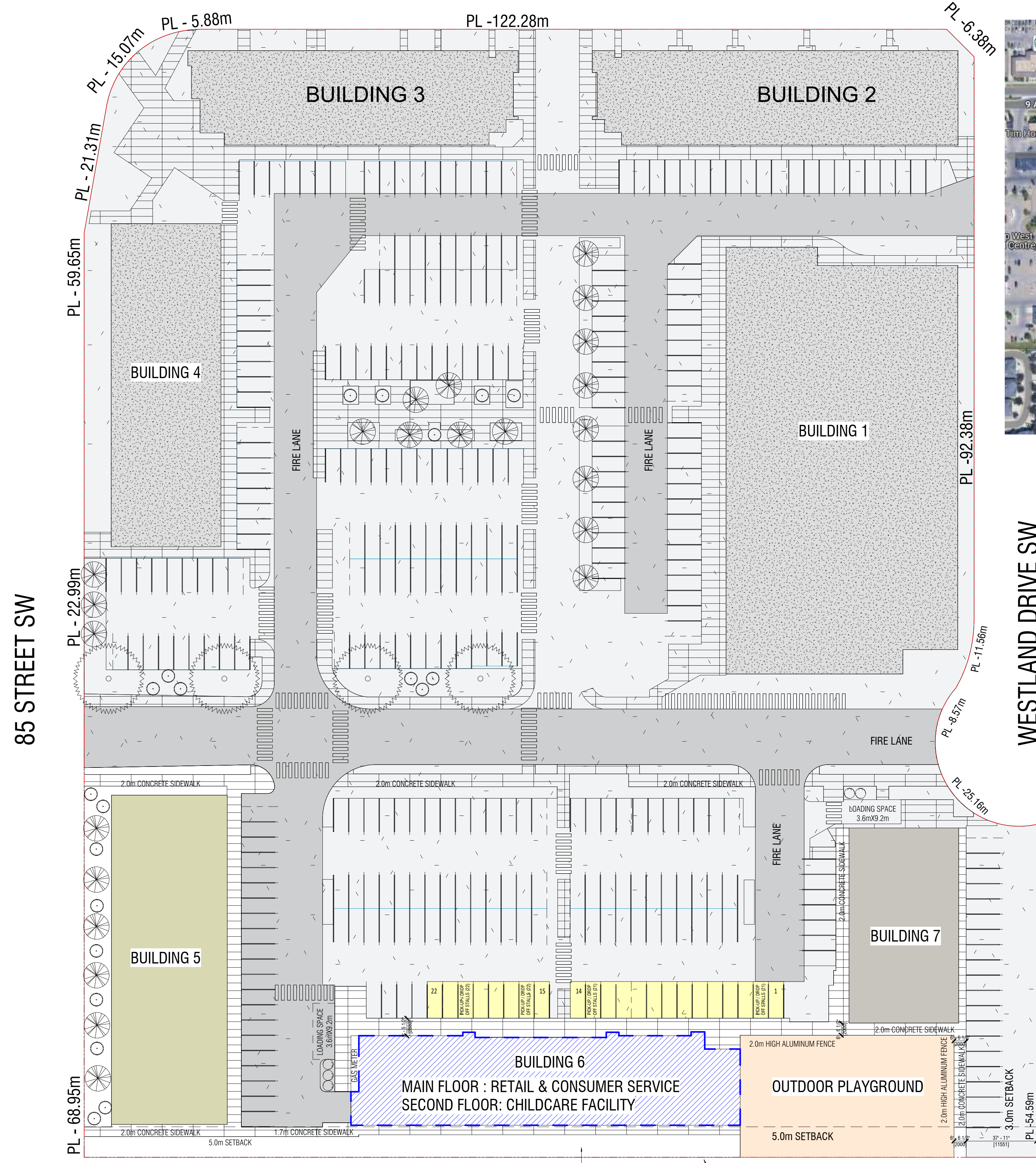


9TH AVENUE SOUTHWEST



- LEGEND**
- BUILDING 6 - SCOPE OF WORK - GROUP A2 - CHILDCARE FACILITY
 - OUTDOOR PLAYGROUND - = 653.00 SQ.M
 - BUILDING 5 - MAIN FLOOR : RETAIL AND CONSUMER SERVICES
2ND FLOOR : OFFICE
 - BUILDING 7 - RETAIL AND CONSUMER SERVICES -
 - PICK-UP / DROP-OFF PARKING STALLS

WESTLAND DRIVE SW

LOT 11

LOT 12

ARCHITECTURAL

A0	Site Plan & Building Code Information
A01.1	Proposed Main Floor - Outdoor Playground
A01.2	Proposed Second Floor
A02	Floor & Finish
A03	Ceiling Plan
A04	Elevations
A05	Details-Washrooms
A06	Details- Universal Washroom
A06-1	Fixtures- Finishes
A07	Details-Staff Room
A08	Details-
A09	Details- Reception
A10	General Specifications

PROJECT AND LAND USE BYLAW INFORMATION

PROJECT TITLE: ZCA - ZEBRA CROSSING ACADEMY WESTSPRINGS
PROJECT TYPE: TENANT IMPROVEMENT
MUNICIPAL ADDRESS: 930, 85th STREET S.W
 BUILDING 6
LEGAL DESCRIPTION: LOT: 13 BLOCK: 1 PLAN: 241 0165
ZONING: C-COR2 f0.35h10.0
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 PARTITION IN THE EXISTING TENANT SPACE TO ACCOMMODATE A CHILDCARE CENTRE, THERE ARE NO WALLS TO BE DEMOLISHED AND NO CHANGES PROPOSED TO EXTERIOR OF THE BUILDING;

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Project No.:
25-016

Project Title:
ZEBRA CROSSING ACADEMY WESTSPRINGS

Project Address:
**930, 85th STREET S.W
 BUILDING 6
 LOT: 13 BLOCK:1 PLAN: 241 0165**

Notes:
 1. This drawing is the sole property of Farhad Mortezaee 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 & BUILDING PERMIT

Date:
2026-04-09 11:12:10 AM

Revisions:

NATIONAL BUILDING CODE 2023 (AE) - CODE ANALYSIS

BUILDING OCC. CLASSIFICATION: OCCUPANCIES:
 GROUP E - MERCANTILE OCCUPANCY (BUILDING CLASSIFICATION)
 GROUP A DIV. 2 - ASSEMBLY OCCUPANCY - CHILDCARE FACILITY
 GROUP F DIV. 2 - MEDIUM-HAZARD INDUSTRIAL OCCUPANCY

FIRE ALARM: REQUIRED: YES
 PROVIDED: YES

SPRINKLERS: REQUIRED: YES
 PROVIDED: YES

BUILDING CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
 MAXIMUM 1,800 Sqm AREA
 FACING 2 STREET (FIRE LANE REQUIRED)

F.R.R.: SEPARATION OF MAJOR OCCUPANCIES (TABLE 3.1.3.1)
 GROUP E TO GROUP C = 2HR FRR

FIRE SEPARATION BETWEEN SUITES (NBC AE 3.3.3): OCCUPANCY SEPARATIONS:
 A2 / E = 2 HOUR
 A2 / F2 = 2 HOUR
 E / F2 = N/R

LOADBEARING WALLS AND COLUMNS = 2 HOUR RATING (HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY)
 FLOORS (FIRE SEPERATION) = 1 HOUR
 EXIT (FIRE SEPARATION) = 2 HOURS
 ELEVATOR SHAFT (FIRE SEPARATION) = 2 HOURS
 MECHANICAL ROOMS (FIRE SEPARATION) = 1 HOUR
 F.R.R. OF FIRE SEPARATION = MINIMUM RATING OF CLOSURE
 1 HOUR = 3/4 HOUR
 1.5 HOUR = 1 HOUR
 2 HOUR = 1.5 HOUR

WATER CLOSETS (3.7.2.2-A(11)): REQUIRED: 5 MALE / 5 FEMALE
 PROVIDED: 13 WCs (2 For adults + 10 For kids) - 3.7.2.2(5) Table 3.7.2.2A
 - 1 UNIVERSAL WASHROOM

OCCUPANT LOAD CALCULATION: 245 (212 CHILDREN) (Division B- Table 3.1.17.1)

BUILDING AREA: BUILDING 6
 MAIN FLOOR 910.49m2
 TENTANT USE MAIN FLOOR: 46.45m2
 TENTANT USE SECOND FLOOR 915.52m2

TENANT AREA: CHILDCARE FACILITY:
 OUTDOOR PLAYGROUND AREA:

BUILDING HEIGHT (NUMBER OF STOREYS): 2 STOREYS
PARKING STALLS REQUIRED: 1 STALL PER 10 CHILDREN
 PROVIDED: 22 STALLS



Site Plan
 1 : 400

CONTACT INFORMATION

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 (403)453-4413

PROJECT TITLE

ZEBRA CROSSING ACADEMY - WESTSPRING

ISSUED FOR:

DEVELOPMENT PERMIT / BUILDING PERMIT

A0

