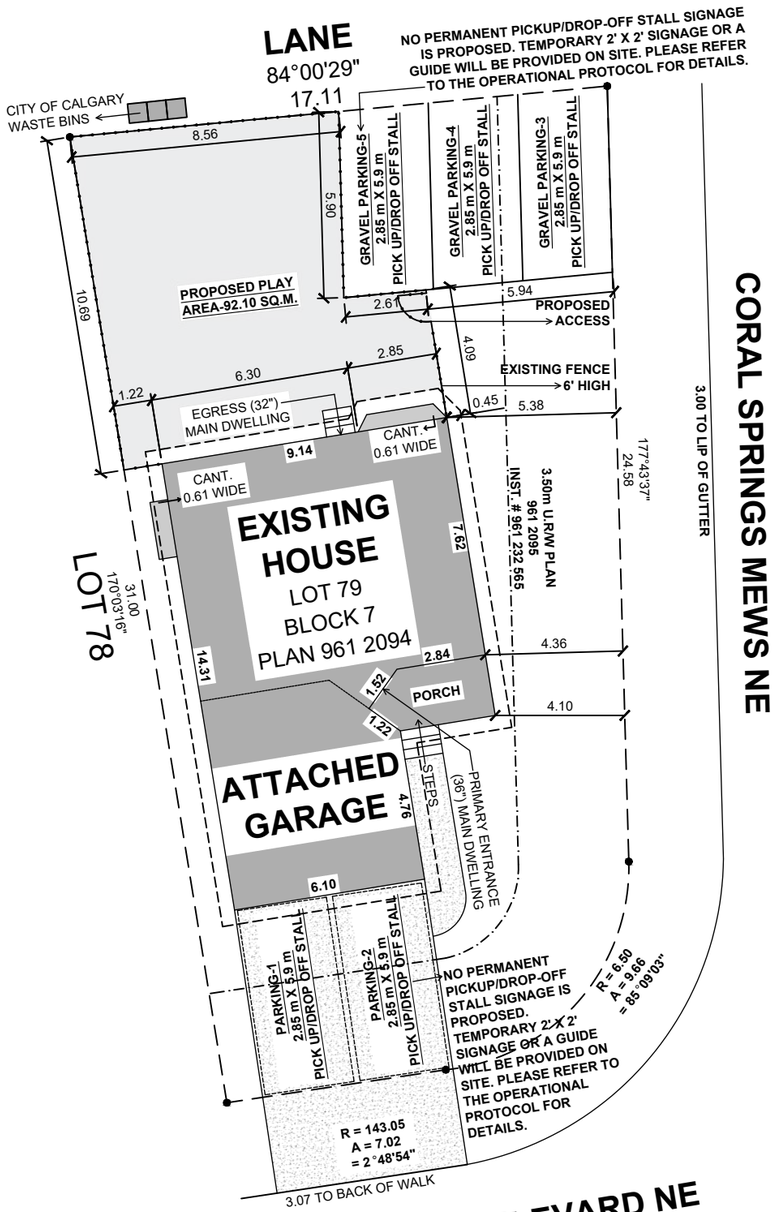
DAYCARE PROPOSAL
– PARKING & PLAYGROUND ANALYSIS

Project Address: **789 Coral Springs Boulevard NE, Calgary, AB**



ADDITIONAL CONSIDERATIONS

A dedicated drop-off and pick-up management plan will be implemented to ensure safe and efficient movement.
A parking attendant and parent cooperation strategy will be used during peak hours to minimize traffic congestion.
The site design ensures safe pedestrian access, clear circulation paths, and separation between vehicle movement and daycare operations.
All design elements will comply with applicable requirements of The City of Calgary and Alberta Health Services.

NOTES:
DO NOT SCALE THE DRAWING. THE CONSTRUCTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE DIMENSIONS.ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO GENIUS MASTERS CORPORATION WITHOUT DELAY.

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Genius Masters Corporation
#1227, 3730 108 Ave NE
Calgary AB, T3N 1V9
(403) 671-6261
geniusmasters.ca

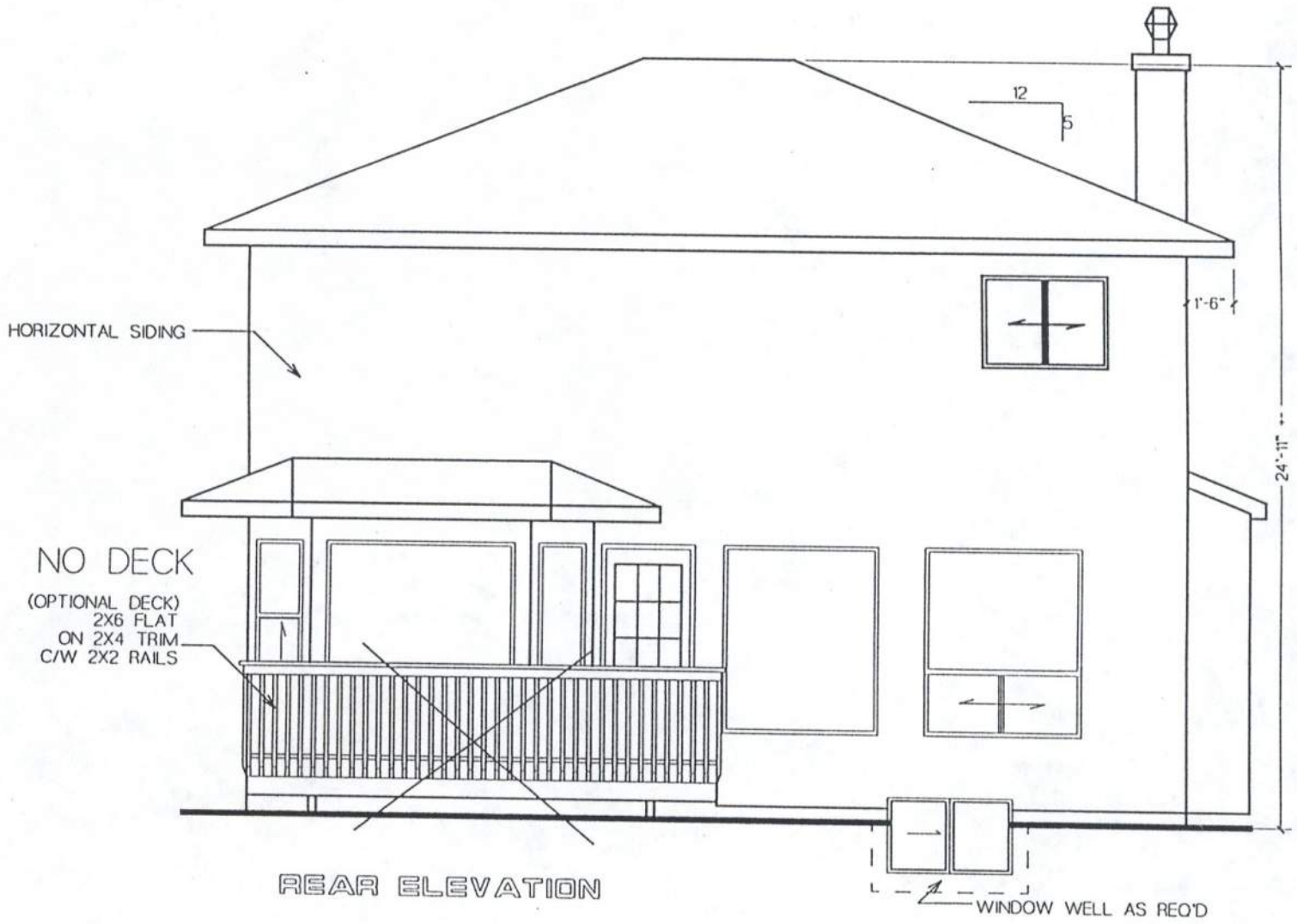
Address:
789 CORAL SPRINGS BOULEVARD NE CALGARY, AB

DAYCARE

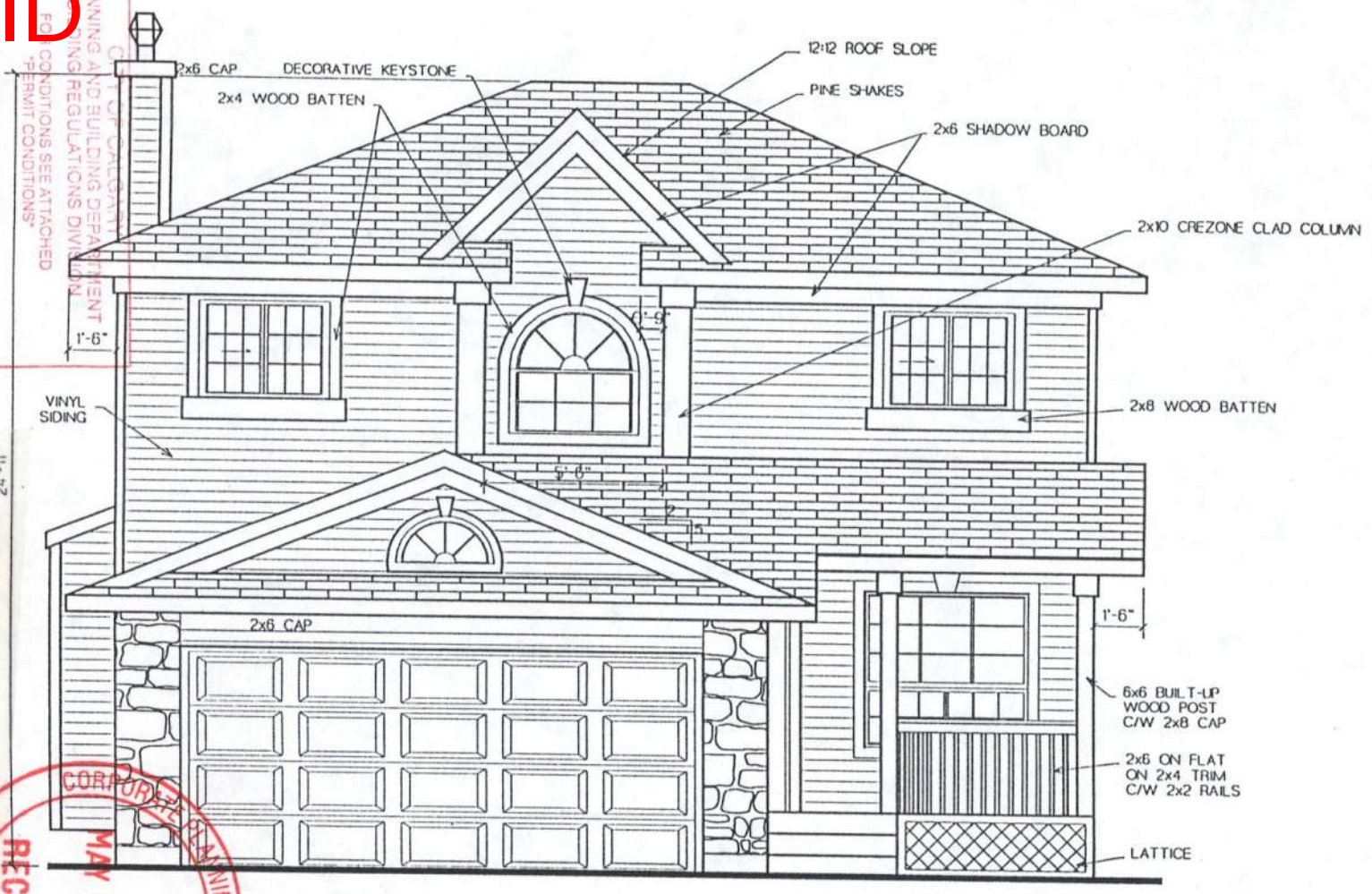
Date:	Scale:
APR. 2026	1:100

Drawing Title:
SITE PLAN

Drawing No.
A0



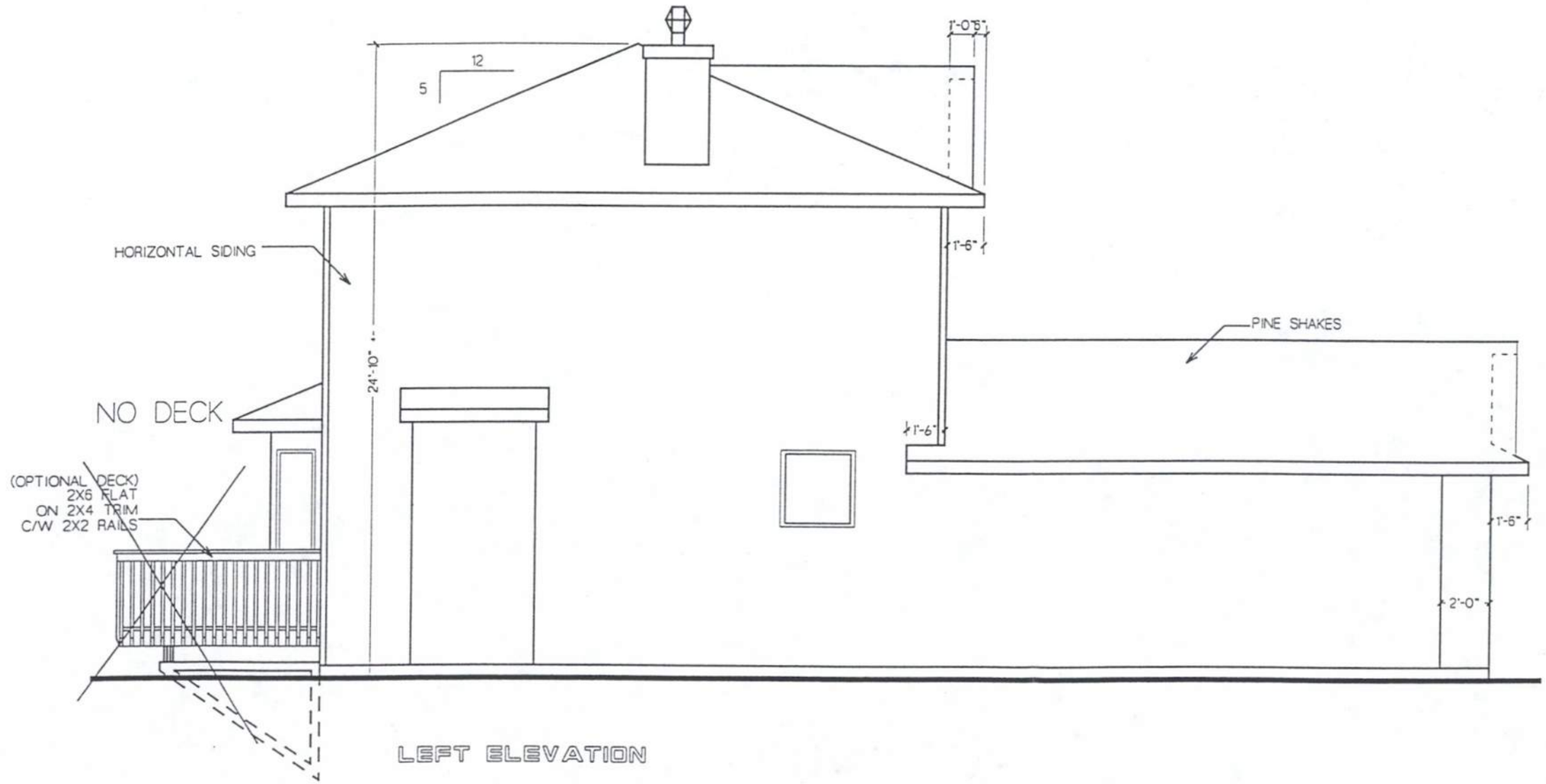
REAR ELEVATION



FRONT ELEVATION

VOID
PLANNING AND BUILDING DEPARTMENT
BUILDING REGULATIONS DIVISION
FOR CONDITIONS SEE ATTACHED "PERMIT CONDITIONS"
DATE: JUN 22 1998
EXAMINED BY MARCO CIVITARESE
B.P. No: 98/06713
BUILDING REGULATIONS DIVISION
SP98/06713
RECEIVED
MAY 29 1998
CITY OF CALGARY
PLANNING APPLICATIONS GROUP
98/06713

Address : 789 CORAL SPRINGS BLVD. NE		Customer : MODELHOME	
Drawn By: S.K.	Model : TRINITY 'A'	Job # : 4557	Page 1/7
These blueprints are the property of Sterling Homes Ltd. 5716 - 1st Street SE, Calgary, Alberta T2H 1H9. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Sterling Homes Ltd.	SCALE: 3/16" = 1'-0"	Main Flr : 807 SQ.FT.	STERLING HOMES
	Date : MAY 5, 1998	2nd Flr : 655 SQ.FT.	
B-file #	BSMNT. DEVL:	Total Sq Ft : 1462 SQ.FT.	



LEFT ELEVATION

CITY OF CALGARY
PLANNING AND BUILDING DEPARTMENT
BUILDING REGULATIONS DIVISION
FOR CONDITIONS SEE ATTACHED
DATED JUN 22 1998
EXAMINED BY MARCO CIVITARESE
B.P. No: 98/06713

VOID

Customer : MODELHOME
Job # : 4557
Main Flr : 807 SQ.FT.
2nd Flr : 655 SQ.FT.
Total Sq Ft : 1462 SQ.FT.

STERLING HOMES

Page 2 / 7

Address : 789 CORAL SPRINGS BLVD. NE
Drawn By: S.K.
Model : TRINITY 'A'
SCALE: 3/16" = 1'-0"
Date : MAY 5, 1998
B&MNT. DEVL:
B-file #

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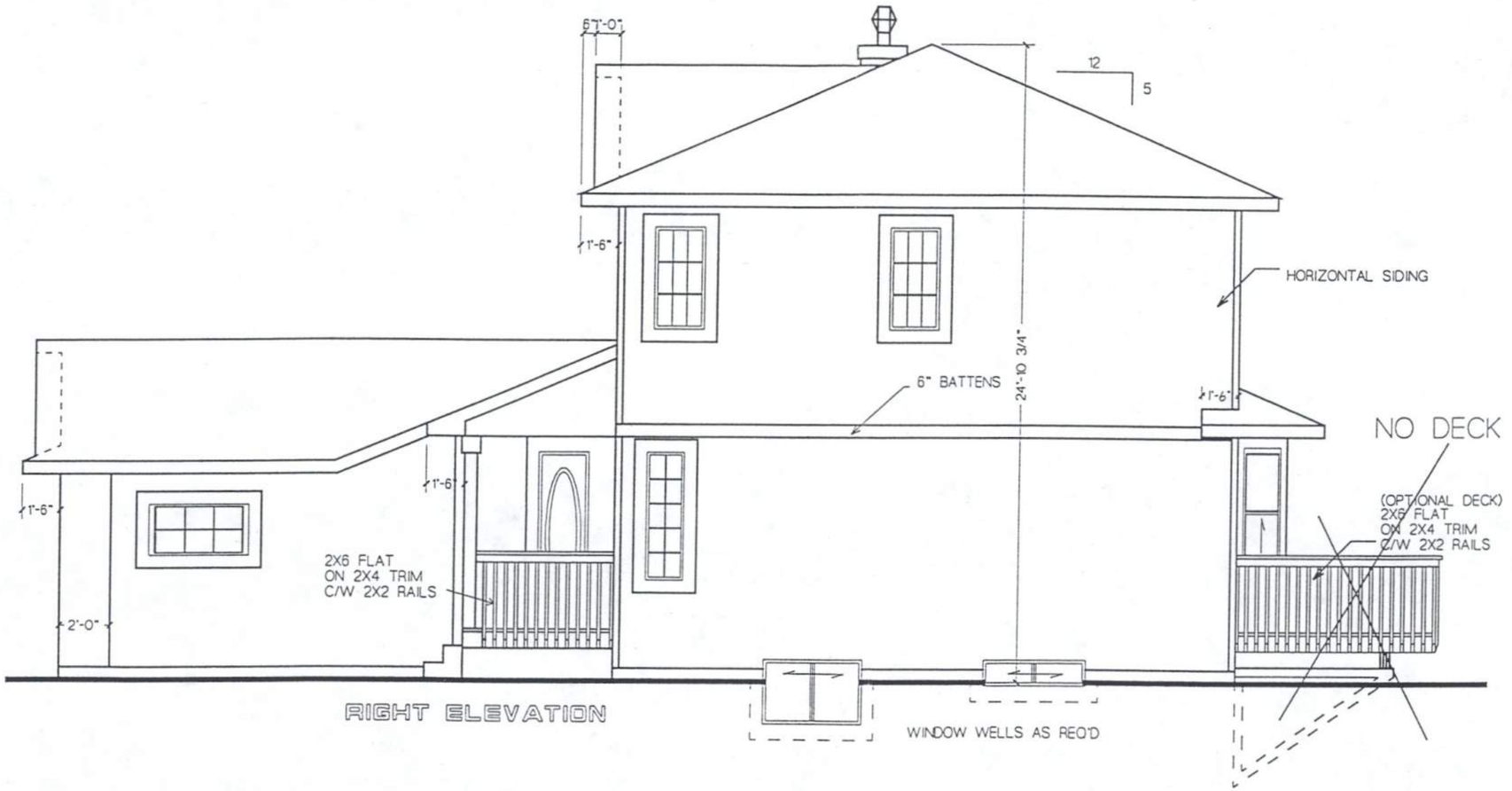

CITY OF CALGARY
PLANNING AND BUILDING DEPARTMENT
BUILDING REGULATIONS DIVISION
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PERMIT CONDITIONS
DATED JUN 22 1998
EXAMINED BY MARCO CIVITARESE
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VOID

Address : 789 CORAL SPRINGS BLVD. NE
Customer : MODELHOME
Drawn By: S.K.
Model : TRINITY 'A'
Job # : 4557
SCALE: 3/16" = 1'-0"
Main Flr : 807 SQ.FT.
Date : MAY 5, 1998
2nd Flr : 655 SQ.FT.
BSMNT. DEVL:
Total Sq Ft : 1462 SQ.FT.
E-file #

STERLING HOMES

Page 3

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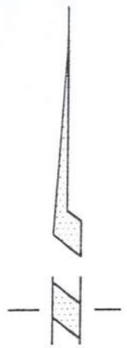
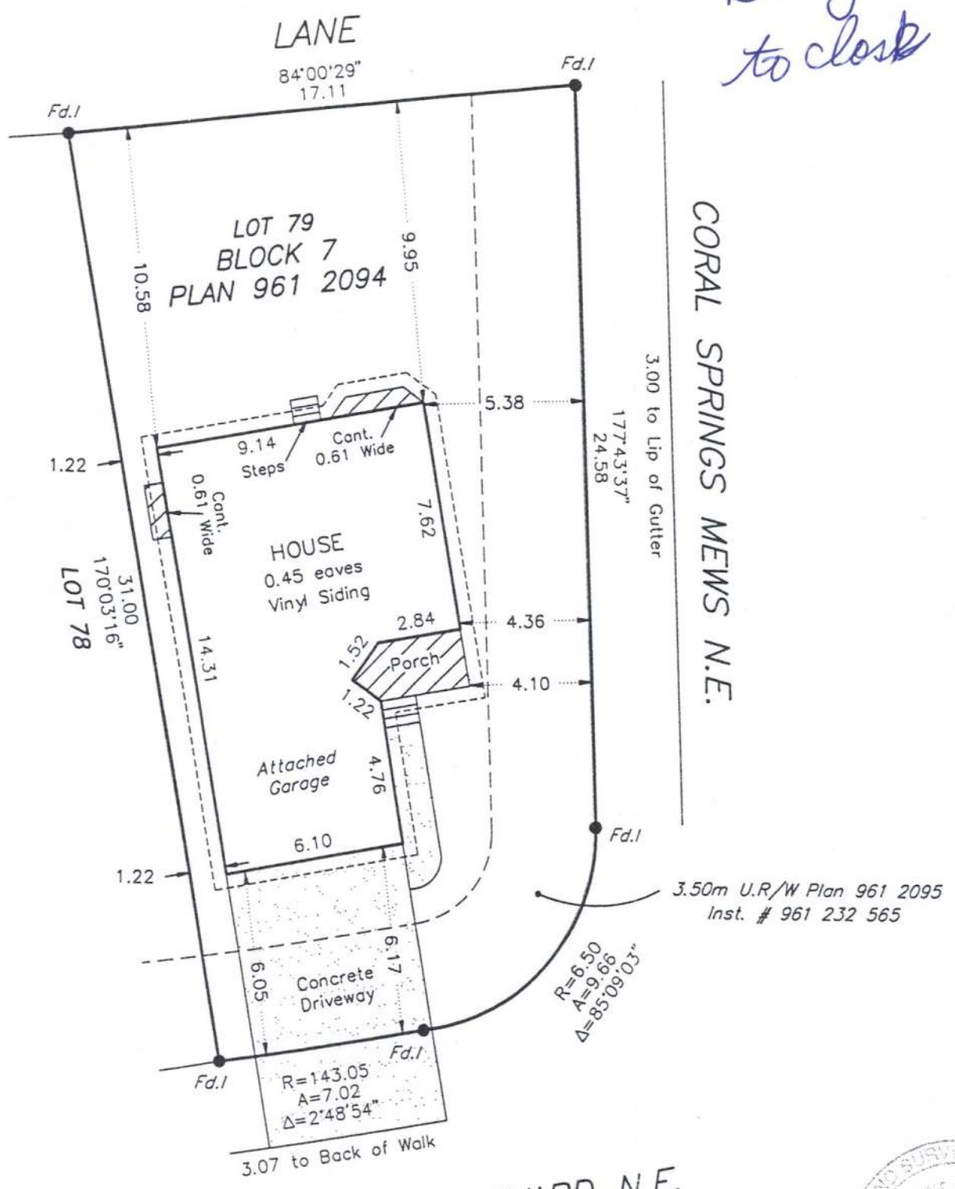
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Doug here is RPR to close file

GLOBAL SURVEYS CORP.
306, 301-14th Street N.W.
Calgary, Alberta T2N 2A1
Phone (403) 283-5455





DESCRIPTION OF PROPERTY

Lot(s)	79
Block	7
Plan	961 2094

I, Dennis G. Clayton, Alberta Land Surveyor do hereby certify that this Report was prepared and performed under my personal supervision and in accordance with the Manual Of Standard Practice of the Alberta Land Surveyor's Association and supplements thereto. Accordingly, within those standards as of the date of this Report, I am of the opinion that:

1. The Plan illustrates the boundaries of the Property, the permanent visible improvements situated thereon, registered easements and rights-of-way affecting the Property.
2. The improvements shown on this Plan are entirely within the boundaries of the subject Property unless otherwise noted, and;
3. No visible encroachments exist on the subject Property from any improvement situated on an adjacent property unless otherwise noted, and;
4. No visible encroachments exist onto utility-rights-of-way, other rights-of-way or easements within the Property boundaries unless otherwise noted.
5. Title information is based on a title search dated May 27th A.D. 1998, C.of T. no. 961 232 562 +12 .
6. Unless otherwise specified the dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
7. Distances are in metres and decimals thereof.
8. This document is not valid unless it bears an original signature (in blue ink) and a red Global Surveys Corp. permit stamp.
9. Purpose : This Report and related Plan and Survey have been prepared and performed only for the benefit of the Client, the Client's purchaser (if this was prepared to facilitate a sale) and any of their legal advisors and lenders/mortgagees. Copying is permitted only for the benefit of those parties. Where applicable, registered easements and utility-rights-of-way have been shown on this Plan. Other matters affecting the Property, such as restrictive covenants or municipal requirements, have not been illustrated. Unless otherwise shown, Property corner markers have not been placed during the Survey for this Report. This Plan should not be used to establish Property boundaries due to the high degree of risk of the user making an error in measurement.
10. *Property is subject to Restrictive Covenant # 961 232 568.*
11. *Property is subject to Restrictive Covenant # 961 232 569.*

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
Global Surveys Corp.

Dated this 26th day of October A.D. 1998.

MUNICIPAL ADDRESS: 789 Coral Springs Boulevard N.E. CALGARY, ALBERTA	Dennis G. Clayton, A.L.S.
CLIENT Sterling Homes	
FILE NO. 4557	Drawn by: K. Kostiuk
SCALE 1: 200	G.S.C. FILE NO. 9805651

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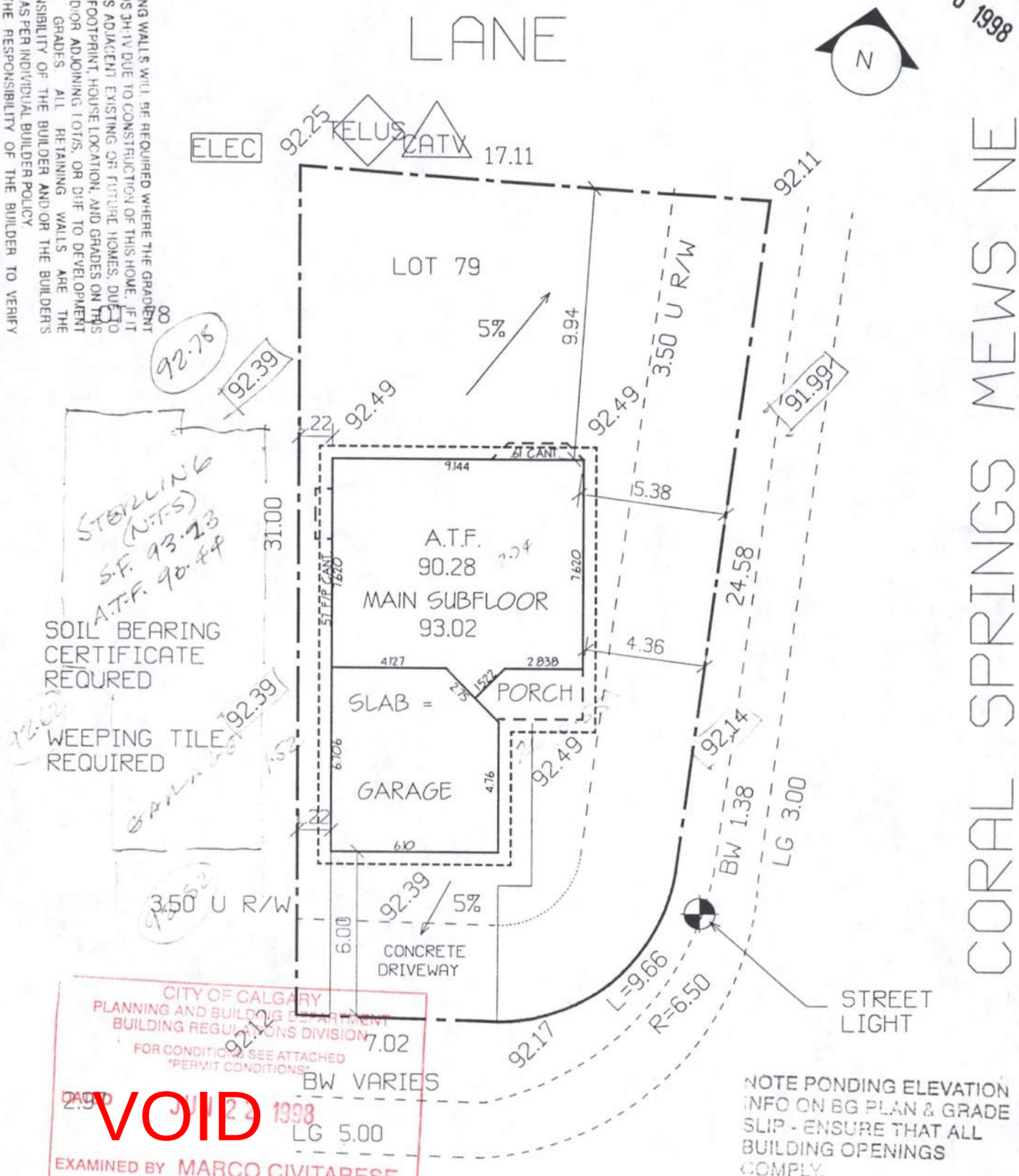
STERLING HOMES

ALE: 1:200
DATE: MAY 5, 1998
DRAWN: S. KLENK

RETAINING WALLS WILL BE REQUIRED WHERE THE GRADIENT EXCEEDS 3H:1V DUE TO CONSTRUCTION OF THIS HOME, IF IT AFFECTS ADJACENT EXISTING OR FUTURE HOMES, DUE TO HOUSE FOOTPRINT, HOUSE LOCATION, AND GRADES ON THIS LOT AND/OR ADJOINING LOTS, OR DUE TO DEVELOPMENT DESIGN GRADES. ALL RETAINING WALLS ARE THE RESPONSIBILITY OF THE BUILDER AND/OR THE BUILDER'S CLIENT AS PER INDIVIDUAL BUILDER POLICY. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY COMPLIANCE TO THIS CONDITION.

ENSURE ADEQUATE FROST COVER IS PROVIDED TO ALL FOOTINGS

MAY 06 1998



NOTE PONDING ELEVATION INFO ON BG PLAN & GRADE SLIP - ENSURE THAT ALL BUILDING OPENINGS COMPLY.

CITY OF CALGARY
PLANNING AND BUILDING DEPARTMENT
BUILDING REGULATIONS DIVISION
FOR CONDITIONS SEE ATTACHED "PERMIT CONDITIONS"
DATED JUN 22 1998
EXAMINED BY MARCO CIVITARESE
B.P. No: 98/06713

VOID

789 CORAL SPRINGS BLVD. NE

LOT 79 BLOCK 7 PLAN N/R
L.T.F. 89.37 A.T.F. 90.28
LOT COVERAGE 26%
LOT AREA 453.67 SQ. M.
SUBDIVISION CORAL SPRINGS PHASE 7B
MODEL TRINITY 'A' JOB 4557

NOTES:
- REFER TO HOUSE PLAN FOR EXACT BUILDING DIMENSIONS
- ALL MEASUREMENTS SHOWN ARE IN METERS AND DECIMALS
- ALL DIMENSIONS AND SERVICES MUST BE CONFIRMED BY BUILDER AND ANY DISCREPANCIES REPORTED TO DESIGNER PRIOR TO EXCAVATION