

EMERALD VETERINARY AND SPECIALTY SERVICES

TENANT IMPROVEMENT | ISSUED FOR PERMIT

DRAWING LIST:

- A-G-001 FRONTISPIECE
- A-N-051 BUILDING CODE ANALYSIS AND LIFE SAFETY PLAN
- A-N-101 GROUND FLOOR - CONSTRUCTION PLAN
- A-N-111 GROUND FLOOR - EQUIPMENT PLAN
- A-N-151 GROUND FLOOR - CONSTRUCTION REFLECTED CEILING PLAN
- A-N-301 CROSS SECTION
- A-N-351 DOORS, WINDOWS AND HARDWARE SCHEDULE
- A-N-401 ENLARGED PLAN - ACCESSIBLE WC AND TYPICAL WALL TYPES
- A-N-901 3D RENDERS



RENDER FOR REFERENCE ONLY



CLIENT

PROJECT ADDRESS

THE MONDRIAN, BUILDING 1 UNIT CRU
1-C103, 8230 BROADCAST AVENUE SW,
CALGARY, T3H 6M1

ARCHITECTURE



MECHANICAL/ELECTRICAL



STRUCTURAL

OTHER

EMISSION

08			
07			
06			
05			
04	26.05.15	FOR TENDER	M-A-M
03	26.05.11	FOR COORDINATION	M-A-M
02	26.05.01	FOR PERMIT	M-A-M
01	26.04.21	FOR INFORMATION	M-A-M
NO	DATE	REVISIONS	BY

ARCHITECTURE

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PLANS ARE NOT INTENDED FOR CONSTRUCTION USE

SEAL



TITLE

FRONTISPIECE

SCALE

DATE

5.25.2026

DESIGN BY

D.E.W.

DRAWN BY

M.A.M

REVISED BY

M.E.A.

PROJECT NUMBER

25469

A-G-001

PROJECT CODE ANALYSIS

PROJECT NAME / ADDRESS:	EMERALD VETERINARY CLINIC / 8230 Broadcast Ave SW, Calgary, AB		
APPLICABLE CODES:	NATIONAL BUILDING CODE 2023 ALBERTA EDITION AND NECCB 2020		
TYPE OF PROJECT:	<input type="checkbox"/> NEW <input checked="" type="checkbox"/> CHANGE OF USE <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION	<input checked="" type="checkbox"/> PART 3 <input type="checkbox"/> PART 9	

GENERAL DESCRIPTION			
CODE HEADING	BUILDING	ARTICLE	COMMENT
MAJOR OCCUPANCY (BUILDING):	GROUP D, E, A2, C	3.1.2.1	
MAJOR OCCUPANCY (SUITE):	GROUP D	3.1.2.1	
BUILDING AREAS:	1,717m ²		
SUITE AREA:	166m ²		
# OF STOREY (UNDERGROUND):	2		
# OF STOREY (ABOVE GROUND):	6		
HEIGHT OF BUILDING (m):	20.5m	---	
NUMBER OF STREETS:	3		
BUILDING CODE CLASSIFICATION:	PARTIE 3	3.2.2.49	

FIRE RATING			
FLOOR RATING	1H	3.2.2.49	
MEZZANINE RATING	N/A	-	
ROOF RATING	N/A	-	
LOAD BEARING WALLS AND SUPPORT	SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF ASSEMBLY.		
PUBLIC CORRIDOR	45 min.	3.3.1.4	
JANITOR'S ROOM	-	3.3.1.22	
SERVICE ROOM	N/A	-	
BETWEEN SUITE	SEE FIRE RATING CROSS SECTION		
EXIT STAIR RATING	N/A	-	

PROJECT REQUIREMENTS			
NUMBER OF EXITS	REQUIRED :	1	OCCUPANT LOAD ≤ 60 PERS. & SUITE ≤ THE VALUE PERMITTED BY T. 3.3.1.5-B.
	PROPOSED :	1	
TRAVEL DISTANCE	25m	3.3.1.5.(1 d) i)	TRAVEL DISTANCE DOES NOT EXCEED 25 m.
SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> NOT REQUIRED		
	PROPOSED :	<input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> IN LIEU OF ROOF RATING	<input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> BASEMENT <input type="checkbox"/> NONE
	STANDPIPE REQUIRED	YES	3.2.5.8.
	FIRE ALARM REQUIRED	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> NOT REQUIRED PROPOSED : <input type="checkbox"/> SINGLE STAGE <input checked="" type="checkbox"/> TWO STAGE <input type="checkbox"/> NONE	3.2.4.1
WATER SERVICE/SUPPLY IS ADEQUATE	YES		
HIGH BUILDING	NO		
PERMITTED CONSTRUCTION	<input type="checkbox"/> COMBUSTIBLE PERMITTED <input checked="" type="checkbox"/> NON-COMBUSTIBLE REQUIRED		
PROPOSED CONSTRUCTION	<input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> COMBINAISON		
HEAVY TIMBER CONSTRUCTION	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		
OCCUPANT LOAD BASED ON :	<input checked="" type="checkbox"/> m ² / PERSON <input type="checkbox"/> DESIGN OF THE BUILDING 166m ² / 9.30 m ² per person = 18 persons 4 permanent staff plus 2 patients per exam room × 3 exam rooms = 10 persons		
HAZARDOUS SUBSTANCES :	NO		

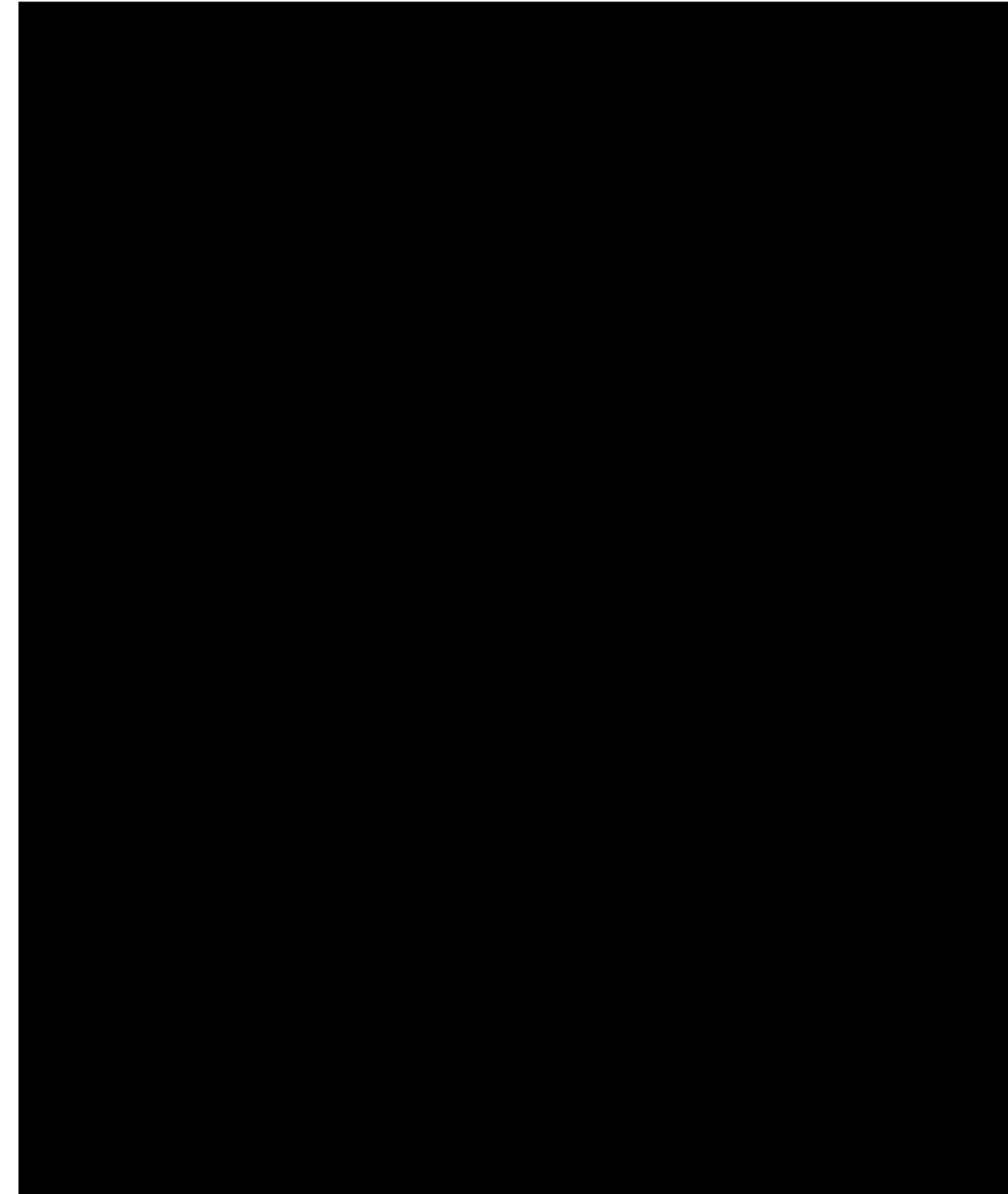
MEZZANINE			
CLOSED MEZZANINE AREA:	N/A	SUITE AREA IN WHICH THE MEZZANINE IS LOCATED:	N/A %: N/A
OPEN MEZZANINE AREA:	N/A	FLOOR AREA IN WHICH THE MEZZANINE IS LOCATED:	N/A %: N/A

INTERCONNECTED FLOORS 3.2.8 MEZZANINES AND OPENINGS THROUGH FLOOR ASSEMBLIES	

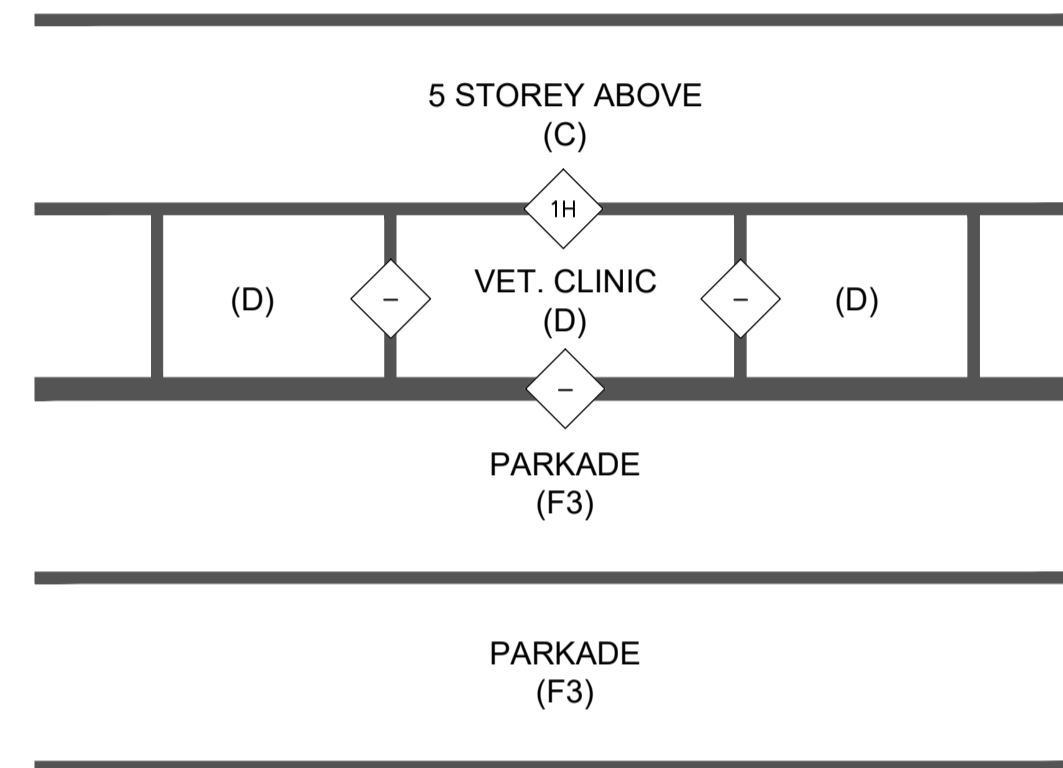
ACCESSIBILITY		
ACCESSIBLE WC:	3.8.2.8	YES
POWER DOOR OPERATOR:	3.8.2.7.(2)	YES
ACCESSIBLE PATH OF TRAVEL:	3.8.3.2 AND 3.8.3.3	YES

PLUMBING AND FIXTURES REQUIREMENTS (3.7)				
MAJOR OCCUPANCY:	GROUP D - BUSINESS AND PERSONAL SERVICES			
RATIO:	MALE / FEMALE = 50:50 EXCEPT NOTED OTHERWISE THE PLUMBING FIXTURE CALCULATION IS BASED ON THE ACTUAL EXPECTED OCCUPANCY, WHICH IS 10 PERSONS MAXIMUM AT ANY GIVEN TIME (4 PERMANENT STAFF PLUS 2 PATIENTS PER EXAM ROOM × 3 EXAM ROOMS = 10 PERSONS)			
	OCCUPANT LOAD	NBC REF.	FIXTURES REQUIRED	FIXTURES PROVIDED
	10	3.7.2.2. 2)	1 UNISEX	1 ADA WC
TOTAL:	10	3.7.2.2. 2)	1 UNISEX	1 ADA WC

SPATIAL CALCULATIONS T-9.10.14.4-A				
	NORTH	EAST	SOUTH	WEST
LIMITING DISTANCE (m)	N/A	N/A	N/A	N/A
UNPROTECTED OPENING PERMITTED	N/A	N/A	N/A	N/A
UNPROTECTED OPENING PROPOSED	N/A	N/A	N/A	N/A
TYPE OF CONST. REQUIRED (C/N/C)	N/A	N/A	N/A	N/A
FIRE RESISTANCE RATING	N/A	N/A	N/A	N/A
TYPE OF CLADDING REQUIRED	N/A	N/A	N/A	N/A



01 GROUND FLOOR - LIFE SAFETY PLAN
A-N-051 SCALE: 1:100



02 FIRE RATING CROSS SECTION
A-N-051 SCALE: N/A



03 SITE PLAN
A-N-051 SCALE: N/A

SPECIFIC NOTES - FIRE RATING	
FR.1	ALL MECHANICAL AND ELECTRICAL COMPONENT GOING THROUGH A FIRE RATED CEILING, WALL OR FLOOR MUST HAVE THE SAME FIRE RATING PROPERTIES.
FR.2	ALL REQUIRED SEALANT, FIRE AND SMOKE BARRIERS MUST MEET THE SAME FIRE RESISTANCE REQUIREMENTS AS THE SURFACE THEY ARE APPLIED ON.
FR.3	GC MUST REFER TO THE ENG. DRAWINGS FOR FIRE BARRIER DEVICES REQUIRED FOR DUCTING AND VENTING.
FR.3	GC MUST INFORM THE ARCHITECT BEFORE PROCEEDING WITH A FIRE RATED DETAIL THAT IS NOT SHOWN ON THE DRAWINGS.
FR.4	GC MUST ENSURE THE INTEGRITY AND CONTINUITY OF EXISTING FIRE SEPARATIONS, IF APPLICABLE.

LEGEND - LIFE SAFETY PLAN	
—————	EGRESS PATH
—————	1 HOUR FIRE RATING (ULC Des W453)
—————	45 MIN FIRE RATING

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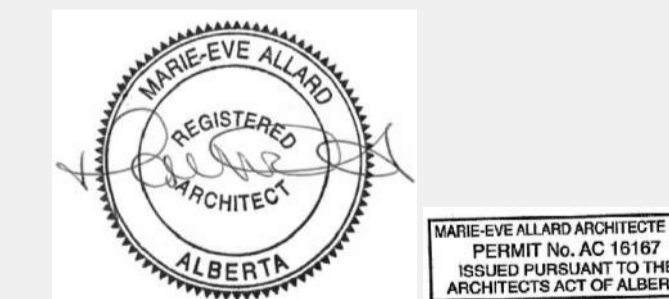
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TITLE

BUILDING CODE ANALYSIS AND LIFE SAFETY PLAN

SCALE INDICATED

DATE 5.25.2026

DESIGN BY M.E.A.

DRAWN BY M.E.A. - M.A.M.

REVISED BY M.E.A.

PROJECT NUMBER 25469

A-N-051



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 RECEPTION



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 TREATMENT



RENDER FOR INFORMATION ONLY



 EXAM ROOM



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 STAFF ROOM



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3D RENDERS

SCALE

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5.15.2026

DESIGN BY

D.E.W.

DRAWN BY

M.A.M

REVISED BY

M.E.A.

PROJECT NUMBER

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A-N-901