

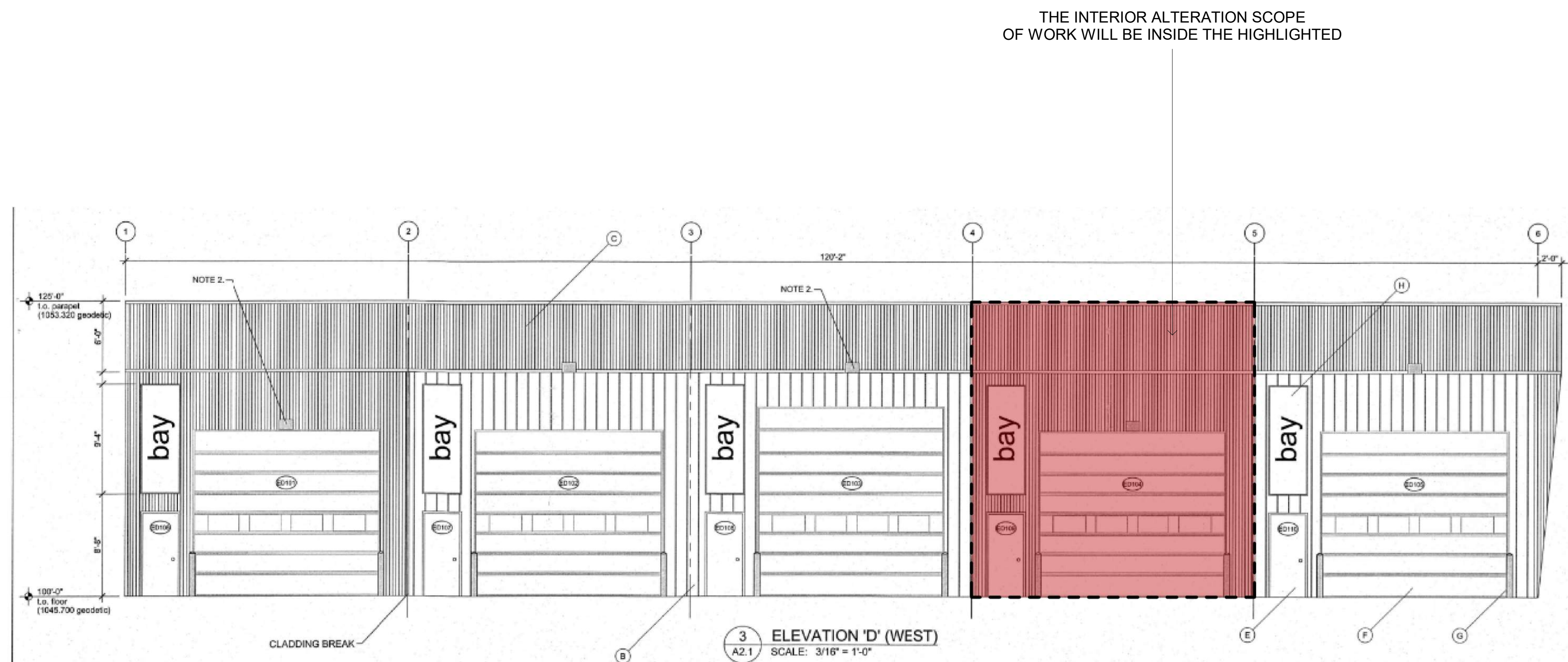
FLEX TRADEZ ACADEMY

Unit 1113 (Bay 1), 4905 - 30 ST SE,
Calgary, AB T2B 0P1

ISSUED FOR: BP SET OF DRAWINGS
ISSUE DATE: 2026-03-30

SHEET LIST

A000	COVER SHEET
A100	BUILDING CODE ANALYSIS & ASSEMBLIES
A101	SITE PLAN
A102	MAIN FLOOR PLAN & MEZZANINE FLOOR PLAN
A103	BUILDING SECTION



CLIENT
Flex Tradez
Academy - Testing
& Training Services
Flex Tradez Academy Inc.
#1113 4905 30 ST SE
Calgary, AB T2B 0P1
NAME: Ali Kajangwe
EMAIL: sungchul.kim@pantos.ca
PHONE: (778) 682-3415
CELL: (587) 577-3318

ARCHITECTURE
PiXEL
ARCHITECTURE
Pixel Architecture Studio Inc.
1124 PANAMOUNT BLVD. NW
Calgary, AB, T3K 0J7
NAME: FADY GIRGIS
EMAIL: ADMIN@PIXELARCH.COM
PHONE: (403) 399-9030
CELL: (403) 399 - 9030

MECHANICAL
MNA
QUALITY CONSULTING
MNA QUALITY CONSULTING
500 4 Ave SW, Calgary, AB T2P
2V6
NAME: Kyle Xie
EMAIL: kyle@mnaquality.com
PHONE: 403.770.6586
CELL: 403.770.6586

PROJECT DATA

LEGAL DESCRIPTION
BLOCK 4
LOT 12
PLAN 1311016

MUNICIPAL ADDRESS
Unit 1113 (Bay 3), 4905 - 30 ST SE,
Calgary, Alberta

SITE AREA
11606.83 sq. m., 1.160 HECTARES
(2.87 ACRES)

BUILDING AREA FOOTPRINT
BUILDING #1: 624.85 sq. m. (6,726 sq. ft.)
BUILDING #2: 557.98 sq. m. (6,005 sq. ft.)
BUILDING #3: 806.70 sq. m. (8,683 sq. ft.)
EXISTING: 1,124.33 sq. m. (12,102 sq. ft.)
ADDITION: 758.09 sq. m. (8,160 sq. ft.)
TOTAL: 3,871.93 sq. m. (41,677 sq. ft.)

LOT COVERAGE
33.4%
(3,871.93 sq. m. of 11606.83 sq. m.)

FLOOR AREA RATIO
1.0

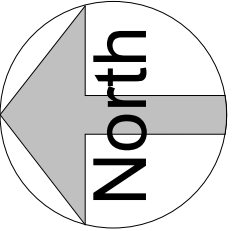
ZONING
I-G (INDUSTRIAL GENERAL)

BUILDING USE
GENERAL INDUSTRIAL - LIGHT

SETBACKS
FRONT (EAST) 6.0m
SIDE (NORTH) 0m*
SIDE (SOUTH) 0m*
REAR (WEST) 0m*
* CALGARY L.U.B. IP2007 - 916(b)(ii) & 917(b)(ii)

PRINCIPAL BUILDING MAXIMUM ALLOWABLE
HEIGHT
PRINCIPAL BUILDING: 16.00m (52'-0")
ACTUAL HEIGHT: PEAK = 7.62m (25'-0")

SURVEY INFORMATION
TAKEN FROM SURVEYS PROVIDED BY PARKLAND
TECHNICAL.



CLIENT
**Flex Tradez
Academy- Testing
& Training Services**

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Pixel Architecture Studio Inc.

ISSUES		
No.	DESCRIPTION	DATE

SEAL

CIVIL

LANDSCAPE

ELECTRICAL

MECHANICAL

STRUCTURAL

PRIME CONSULTANT

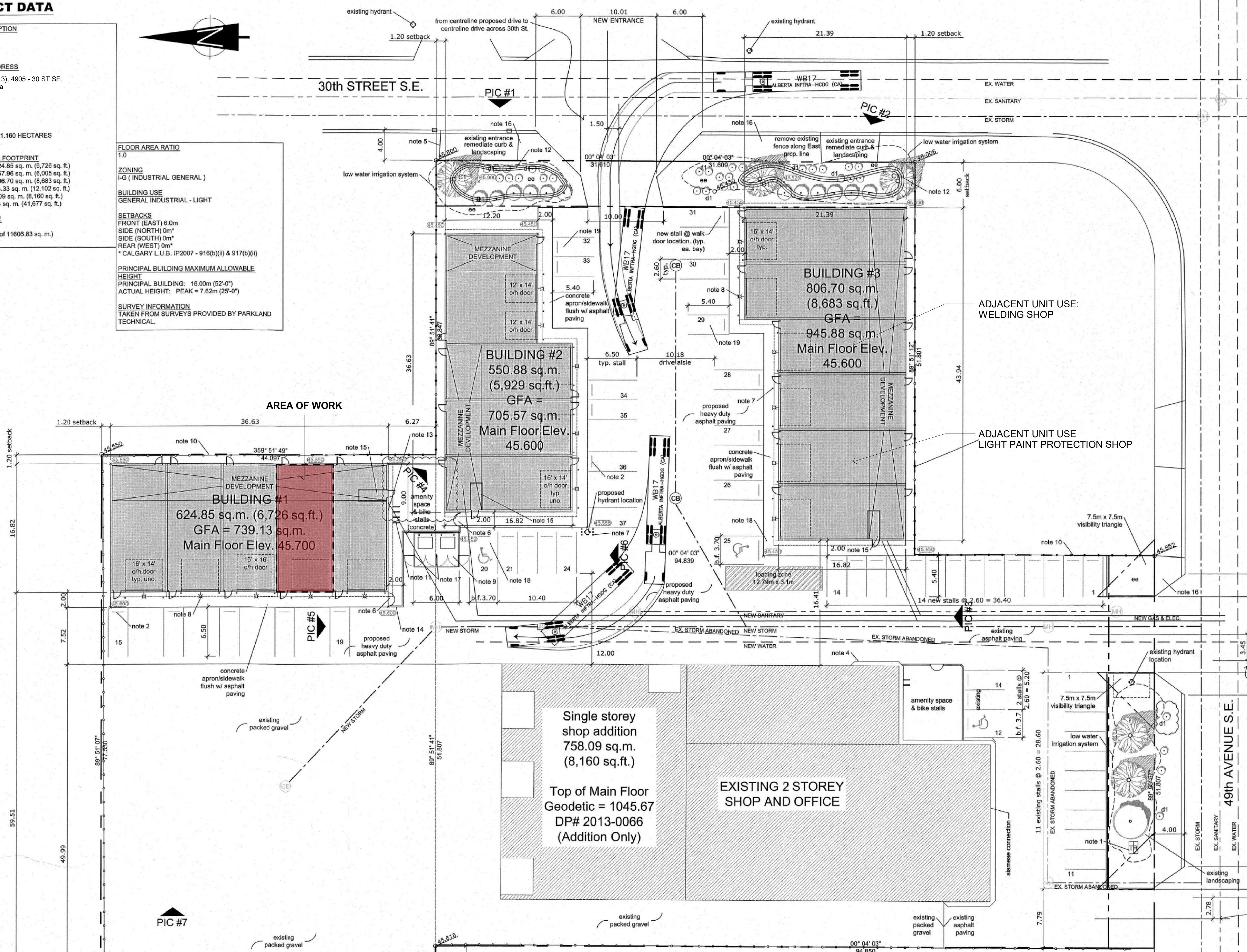


PROJECT
FLEX TRADEZ ACADEMY
Unit 1113 (Bay 1), 4905 - 30 ST SE,
Calgary, AB T2B 0P1

PROJECT NO:
Project Number
DRAWN BY:
Author
PROJECT MGR:
Designer
CHECKED BY:
Checker
APPROVED BY:
Approver

SHEET TITLE
SITE PLAN

SHEET NUMBER
A101
ISSUE



1 Site Plan
1 : 250

PROJECT DATA

LEGAL DESCRIPTION
BLOCK 4
LOT 12
PLAN 1311016

MUNICIPAL ADDRESS
BUILDING #1: #1000 4905 30 ST S.E.
BUILDING #2: #2000 4905 30 ST S.E.
BUILDING #3: #3000 4905 30 ST S.E.

EXISTING BUILDING:
3024 49th AVE S.E.

SITE AREA
11609.93 sq. m. (1.160 HECTARES
(2.87 ACRES))

BUILDING AREA FOOTPRINT
BUILDING #1: 624.85 sq. m. (6,726 sq. ft.)
BUILDING #2: 557.96 sq. m. (6,005 sq. ft.)
BUILDING #3: 806.70 sq. m. (8,683 sq. ft.)
EXISTING: 1,124.33 sq. m. (12,102 sq. ft.)
ADDITION: 758.69 sq. m. (8,160 sq. ft.)
TOTAL: 3,871.93 sq. m. (41,677 sq. ft.)

LOT COVERAGE
33.4%
3,871.93 sq. m. of 11609.93 sq. m.)

FLOOR AREA RATIO
1.0

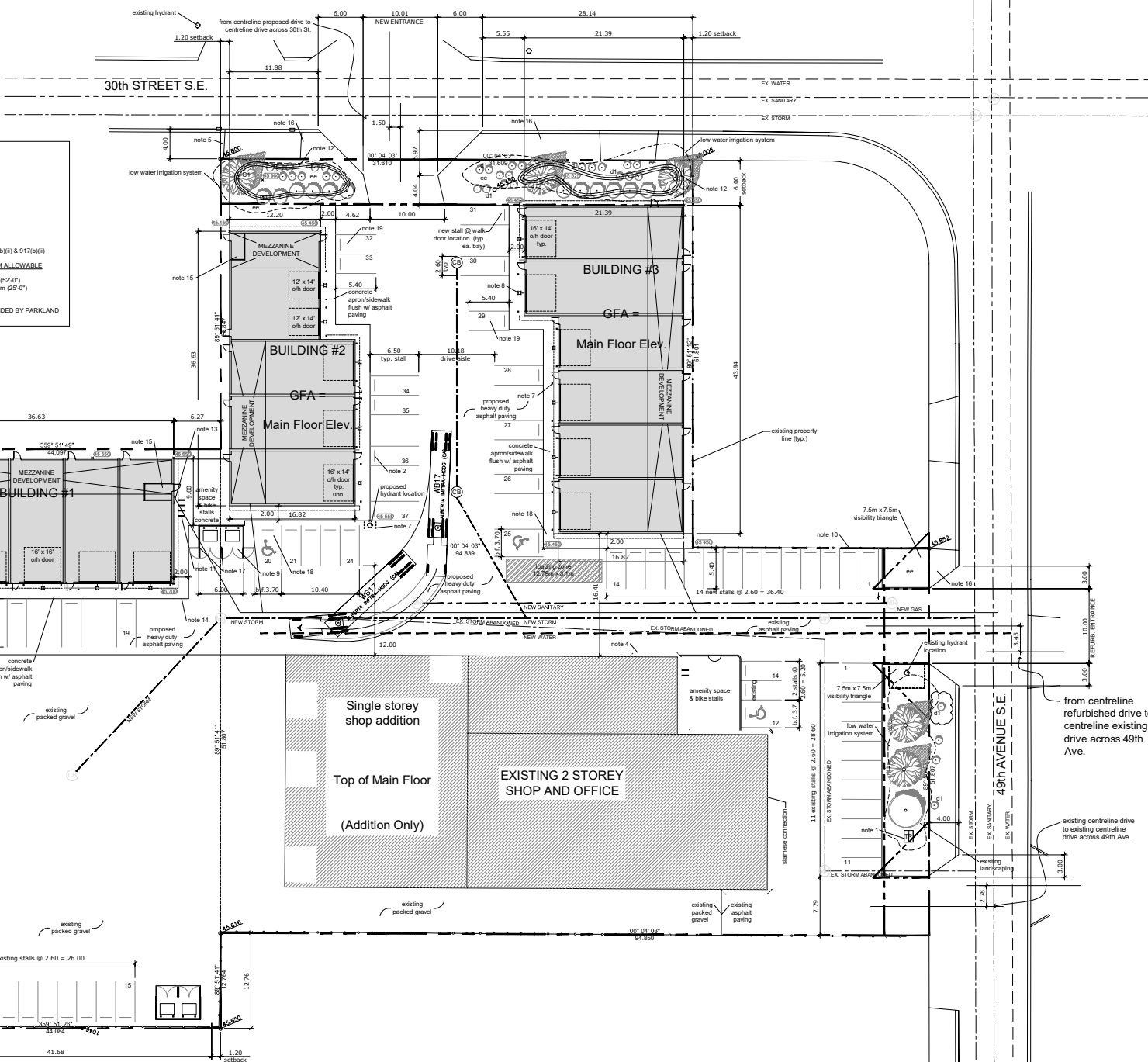
ZONING
G1 (INDUSTRIAL GENERAL)

BUILDING USE
GENERAL INDUSTRIAL - LIGHT

SETBACKS
FRONT (EAST) 6.0m
SIDE (NORTH) 0m*
SIDE (SOUTH) 0m*
REAR (WEST) 0m*
* CALGARY L.U.B. IP2007 - 918(b)(i) & 917(b)(i)

PRINCIPAL BUILDING MAXIMUM ALLOWABLE
HEIGHT
PRINCIPAL BUILDING: 16.00m (52'-0")
ACTUAL HEIGHT: PEAK = 7.62m (25'-0")

SURVEY INFORMATION
TAKEN FROM SURVEYS PROVIDED BY PARKLAND
TECHNICAL



IRONWOOD
BUILDING SYSTEMS
Calgary, Alberta 403 277 1950 ironwood.ca

ryan schmidt
architecture studio ltd

- GENERAL NOTES:
1. ALL CONSTRUCTION AND RELATED WORK SHALL COMPLY WITH THE 2006 EDITION OF THE ALBERTA BUILDING CODE (A.B.C.), APPLICABLE STANDARDS AND LOCAL BYLAWS AND REGULATIONS.
 2. ONE FULL SET OF APPROVED CONSTRUCTION DOCUMENTS IS TO BE KEPT ON SITE AND AVAILABLE FOR CHECKING AT ALL TIMES DURING CONSTRUCTION.
 3. ENSURE ACCESS TO ALL FIRE EXITS ARE MAINTAINED DURING CONSTRUCTION.
 4. ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF GIRTS, FACE OF CONCRETE, FACE OF BLOCK OR CENTRE LINE OF GRID UNLESS NOTED OTHERWISE. FOR STRUCTURAL DRAWINGS, ALL INTERIOR DIMENSIONS ARE FROM CENTRE LINE OF WALL, CENTRE LINE OF CONCRETE PILE, CENTRE LINE OF CONCRETE FOOTING, CENTRE LINE OF STEEL OR CENTRE LINE OF GRID UNLESS NOTED OTHERWISE.
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 6. DETAILS SHOWN ARE TYPICAL TO THE IRONWOOD SYSTEM. REFER TO CONTRACT DOCUMENTS FOR SPECIFIC INCLUSIONS.
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 9. THE ENGINEER(S) / ARCHITECT(S) DO NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR METHODS, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
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5	AS-BUILT	JULY 3/15	LAS
4	ISSUED FOR BUILDING PERMIT	MAR. 12/14	LAS
3	REVISED PER CLIENT	JAN. 13/14	LAS
2	RE-ISSUED FOR DEVEL. PERMIT	DEC. 18/13	LAS
1	MECH. ROOMS DEL. CONDO 2 RESIZED	DEC. 3/13	LAS
0	ISSUED FOR DEVELOPMENT PERMIT	SEPT. 19/13	LAS
NO.	DESCRIPTION	DATE	BY
DRAWING ISSUE NUMBER / REVISIONS			

STAMPS

CLIENT
IRONWOOD CONSTRUCTION SERVICES
CALGARY, ALBERTA

PROJECT
BLUEBIRD CONDOS
CALGARY, ALBERTA

TITLE
SITE & LANDSCAPING PLAN

SCALE 1 : 250	DATE MAY 2013	DRAWING NO. A0.2
DRAWN BY LAS	CHECKED BY FILE NO. 121611C	