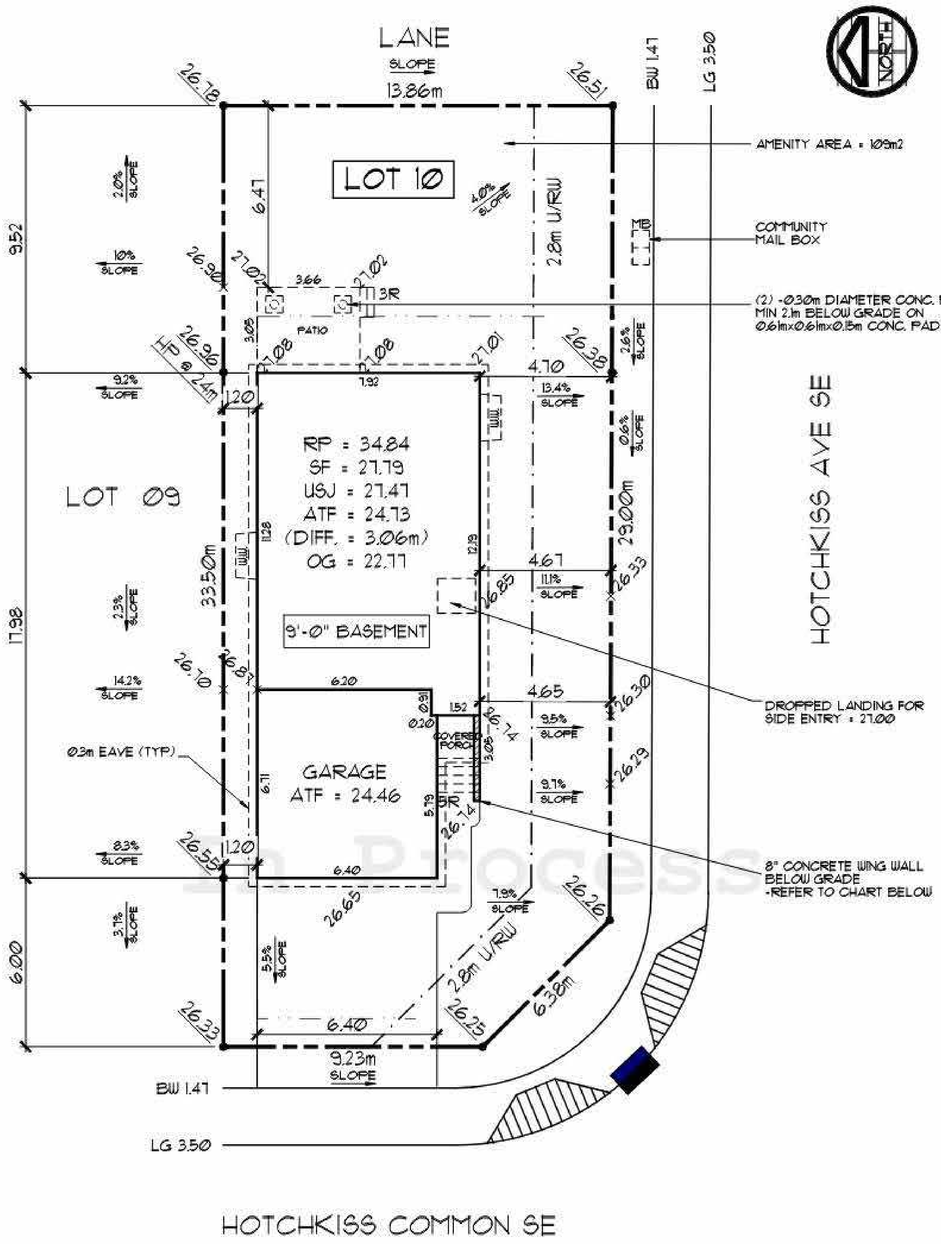


HOTCHKISS COMMON SE

PROJECT SITE

PROJECT SUMMARY

MUNICIPAL ADDRESS: 326 HOTCHKISS COMMON SE, CALGARY, AB CA.

PROJECT DESCRIPTION: DAY CARE

SCOPE OF WORK: INTERIOR RENOVATION

TOTAL AREA OF BUSSINESS: 2400 SQ.FT

BUILDING CLASSIFICATION

MAJOR OCCUPANCY CLASSIFICATION: GROUP - A, DIVISION 2.

BUILDING HEIGHT: ONE STOREY

FACING STREET: 1

CONSTRUCTION / REMODEL AREA: 2400 SQ.FT

SPRINKLERS: N/A

CONSTRUCTION TYPE: COMBUSTIBLE CONSTRUCTION

TOTAL OCCUPANT LOAD: 50 PEOPLE (44 KIDS & 6 STAFF)

FIRE ALARM: YES

EMERGENCY LIGHTING: YES

EXIT SIGNS: YES

WASHROOM REQUIREMENTS

TOTAL OCCUPANT LOAD = 50 PEOPLE (13 INFANTS)

WATER CLOSETS PROVIDED: 4 (As per 10 per head)

FINISHES SCHEDULE

FLOOR: EXISTING FLOORING

WALL: PAINTED

CEILING: EXISTING DRYWALL CEILING

STANDARD NOTES

1. ONE SET OF LANDLORD APPROVED DRAWINGS TO BE KEPT ON SITE AND AVAILABLE FOR CHECKING AT ALL TIMES DURING CONSTRUCTION.

2. ALL MATERIALS TO MEET FLAME SPREAD RATING REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

3. DEMISING WALLS ARE NOT DESIGNED TO ACCOMMODATE LOADING. ALL FIXTURES MUST BE FLOOR SUPPORTED.

4. ALL QUARRY TILE FLOORS MUST HAVE CONTROL JOINTS ALIGNING WITH BASE BUILDING FLOOR JOINTS.

5. DRYWALL CEILING MUST HAVE ACCESS PANELS TO ALLOW ACCESS FOR BUT NOT LIMITED TO REHEAT COILS, V.A.V. BOXES, ELECTRICAL JUNCTION BOXES OR PLUMBING CLEAN OUTS. REFER TO ENGINEERING DRAWINGS FOR LOCATIONS.

6. TENANT CONTRACTOR MUST APPLY FOR AND PICK UP BUILDING PERMIT FROM CITY AUTHORITIES AND PAY FOR SAME PRIOR TO COMMENCING WORK.

7. PRIOR TO CUTTING OR CORING CONCRETE FLOORING, THE TENANT'S CONTRACTOR MUST CHECK FLOOR FOR ANY ELECTRICAL, MECHANICAL OR EQUIPMENT LOCATIONS. ANY PENETRATION THROUGH FLOOR MUST BE WATERTIGHT.

8. TENANT CONTRACTOR MUST CHECK WITH TENANT COORDINATOR AND PICK UP RULES AND REGULATIONS PRIOR TO ANY CONSTRUCTION.

9. TENANT CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS (BUILDING, ELECTRICAL, PLUMBING, HVAC) PRIOR TO COMMENCEMENT OF WORK AND PROVIDE PROOF TO TENANT COORDINATOR. CONTRACTOR SHALL ALSO FURNISH TO TENANT COORDINATOR FOR APPROVAL PRIOR TO CONSTRUCTION THE FOLLOWING:

- CONSTRUCTION SCHEDULES
- LIST OF ALL SUB-CONTRACTORS
- CERTIFICATE OF INSURANCE
- SIGN DETAILS

GENERAL NOTES

1. ALL CONSTRUCTION METHODS AND SPECIFICATIONS TO CONFORM TO A.B.C 2019 AND LOCAL BUILDING BYLAWS.
2. ALL DIMENSIONS ARE APPROXIMATE, BUILDER SHALL BE RESPONSIBLE TO CONFIRM ALL DIMENSIONS AND INFORMATION ON DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR PROPER ADJUSTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM ALL FIRE-RATED WALLS, FLOORS, DOORS, SHAFTS, ETC. ON SITE WITH DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR PROPER ADJUSTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. GENERAL CONTRACTOR MUST READ THESE ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH MECHNICAL AND ELECTRICAL DRAWING AND NOTIFY TO THE CONSULTANTS IN CASE OF ANY ERRORS BEFORE THE CONSTRUCTION STARTS.
5. WALLS ARE DIMENSIONED TO FINISHES. OPENING ARE DIM. TO CENTER OF R.O. CONTRACTOR TO PROVIDE MARGIN FORR ROUGH OPENING.
6. INSTALLATION OF PRODUCTS NOTED OR APPROVED SHALL BE IN STRICT ACCORDANCE WITH THAT MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR SPECIFICATIONS. WHERE IN CONFLICT WITH GOVERNING CODES AND/OR REGULATIONS, THE CODES AND/OR REGULATIONS SHALL APPLY.
7. GENERAL CONTRACTOR TO VERIFY THAT ALL WOOD FRAMING OR MATERIALL (IF USED) IS GRADE STAMPED AND HAS LESS THAN 19% MOISTURE CONTENT.
8. WRITTEN AND APPROVED SPECIFICATIONS WILL ALWAYS OVERRIDE DRAWINGS.
9. DOORS AND WINDOWS ARE SHOWN IN NOMINAL SIZES. ROUGH OPENING SHALL BE AS MANUFACTURER'S SPECIFICATIONS.
10. ALL FIRE RATED GYPSUM BOARD SURFACES TO BE CONT. FROM TOP OF FLOOR SLAB TO TOP OF STUD WALL U.N.O.
11. GENERAL CONTRACTOR MUST VISIT SITE TO REVIEW EXISTING CONDITIONS WHICH MAY AFFECT THE WORK.
12. DO NOT SCALE FROM DRAWINGS.
13. CONTRACTOR MUST REVIEW AND DISCUSS THESE DRWINGS WITH THE OWNER BEFORE PRICING, CONTACT DESIGNER IF THERE ARE ANY CHANGES OR NEED ANY CLARIFICATIONS.
14. ALL MILLWORK MEASUREMENTS SHOWN IN ARCHITECTURAL DRAWING IS APPROX. REFER TO MILLWORK SUPPLIER'S DRAWING.
15. WHERE ALTERNATE PRODUCTS, MATERIALS OR METHODS ARE PROPOSED; COMPLETE AND APPROPRIATE DETAILS, LITERATURE AND SAMPLES SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING OR FABRICATION.
16. CONTRACTOR SHALL PROVIDE AND PAY FOR 'X-RAY' OR OTHER TESTS WHICH ARE NECESSARY TO DETERMINE EXISTING EMBEDDED AND HIDDEN BUILDING COMPONENTS PRIOR TO CUTTING THROUGH WALLS AND FLOORS. CONTRACTOR TO BE RESPONSIBLE FOR ANY DAMAGE ARISING FROM CUTTING AND FOR THE COST OF REPAIRS.
17. ANY WORK AND PROCEDURES TO BE PERFORMED IN ACCORDANCE WITH THE 'LEASE AGREEMENT'
18. WORK TO BE CARRIED OUT WITH MINIMAL DISRUPTIONS TO NORMAL BUILDING OPERATIONS AND TO OTHER TENANTS.
19. CONTRACTORS SHALL PROVIDE, MAINTAIN, AND PAY FOR INSURANCE COVERAGE FOR 'GENERAL LIABILITY AND PROPERTY' AS SET FORTH BY THE LANDLORD AND TENANT UNLESS OTHERWISE STIPULATED BUT NOT RESTRUCTED TO THE ABOVE.
20. DOCUMENT ALL CHANGES TO DRAWINGS AND PROVIDE 'AS-BUILT' DRAWINGS TO THE TENANT AT COMPLETION OF CONSTRUCTION.

CONSTRUCTION NOTES

1. PROVIDE BLOCKING IN WALLS AS REQUIRED FOR ALL MILLWORK INCLUDING FOR EQUIPMENT, UPPER CABINETS, KITCHEN COUNTER AND CABINETS, WASHROOM ACCESSORIES, GRAB AR, ETC.
2. SEAL PENETRATIONS THROUGH FIRE SEPARATIONS WITH FIRE STOPPING MATERIAL.
3. CAULK OR SEAL ALL OPENINGS INTO OR THROUGH WALLS, FLOORS, CEILING, AND VOID SPACES.
4. ALL INTERIOR DIMENSIONS ARE TO FACE OF GWB U.N.O
5. TAPE, SAND AND PAINT ALL INTERIOR GWB PARTITIONS AND THE INTERIOR GWB.
6. CONTRACTOR TO GET APPROVAL OF ALL FINISH SAMPLES FROM THE OWNER BEFORE PROCEDDING.

FINISH NOTES

1. ENSURE ALL FINISHED FLOOR SURFACES ARE FLUSH AND SMOOTH AT JOINT.
2. SLOPE ALL FLOORING TO DRAINS AS REQUIRED.
3. ALL WALL TILE AND GROUT TO BE SEALED.
4. THE FLOORING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL MINOR FLOOR PATCHING THAT MAY BE REQUIRED TO PROVIDE A SMOOTH SUBSTRATE. THE STARTING OF WORK BY THE FLOORING CONTRACTOR SHALL BE DEEMED AS ACCEPTANCE OF THE SUBSTRATE SURFACE.
5. A SMOOTH FLAT TRANSITION IS REQUIRED AT ALL TRANSITION BETWEEN VARIOUS FLOORING TYPES.
6. ALL EXISTING SURFACES STRIPPED OF EXISTING FINISHES, SHALL BE ADEQUATELY PREPARED TO ACCEPT THE NEW FINISHES SPECIFIED.

Consultant

NO	DESCRIPTION	DATE

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Client

Project

DAYCARE

Address

326 HOTCHKISS COMMON SE,
CALGARY, AB.

Sheet

COVER PAGE

Project Number 228

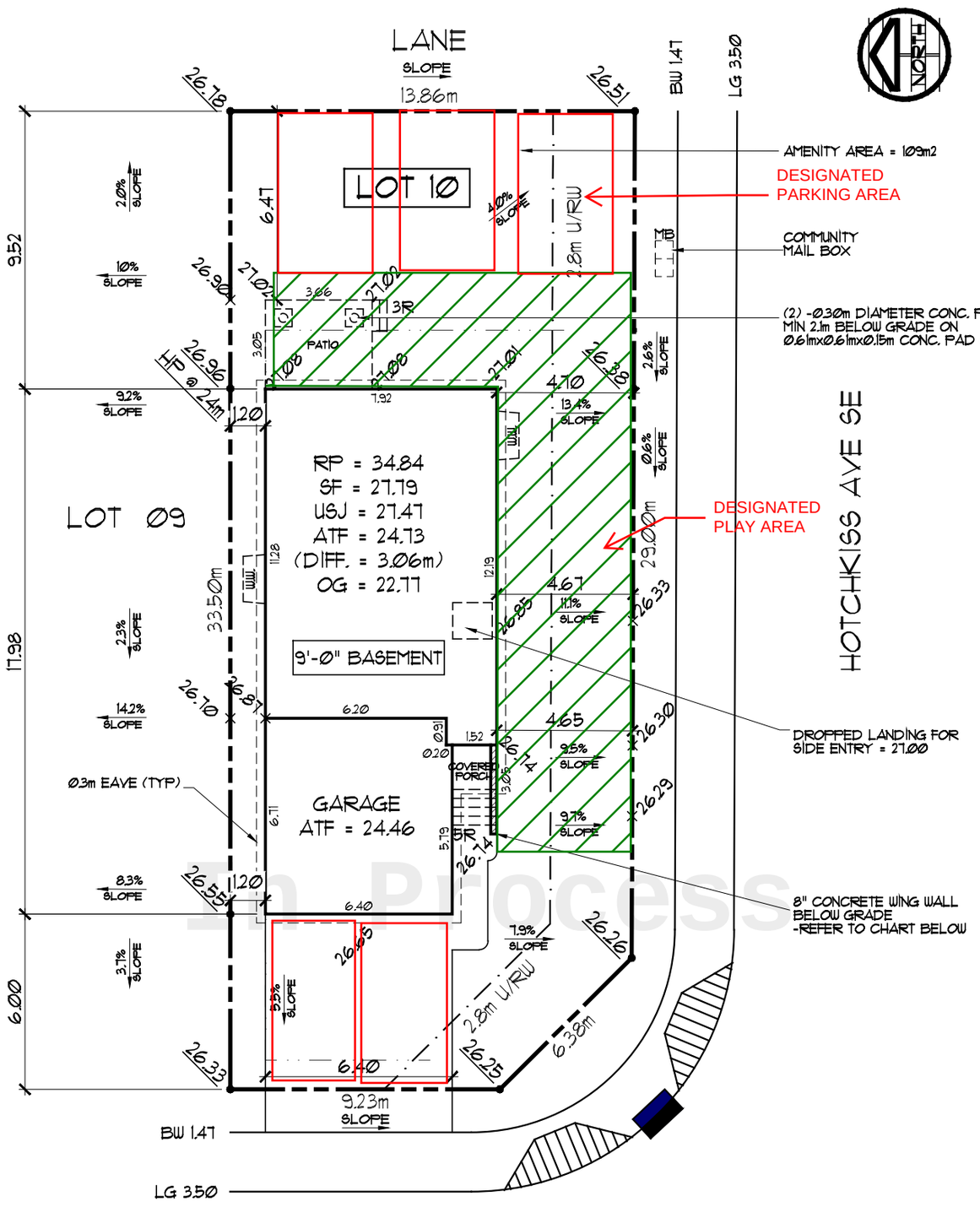
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Scale

BUILDWISE DESIGN & CONSTRUCTION

DESIGNING & BUILDING YOUR VISION WISELY

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In Process

HOTCHKISS COMMON SE

AREA CALCULATIONS
DRIVEWAY= 47.84 m²
SIDEWALK= 5.92 m²

ALL RETAINING WALLS & DEVELOPER FENCES ARE LOCATED INSIDE THE PROPERTY LINE

RETAINING WALLS ALONG SIDE PROPERTY LINES MAY BE REQUIRED IF SLOPE OF GRADE EXCEEDS 3:1

BUILDER TO CONFIRM ALL GRADES PRIOR TO CONSTRUCTION

MIN. POURED CONCRETE WALK & DRIVEWAY

WW. 0.76mX1.68m/1.55m WINDOW WELLS

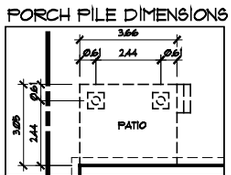
WINGWALL/PILE HT. VS RISERS
(DISTANCE FROM TOP OF SUBFLOOR TO TOP OF WINGWALL/PILE)

1 RISER	=18" (Ø.46m)
2 RISER	=25" (Ø.64m)
3 RISER	=31" (Ø.79m)
4 RISER	=39" (Ø.99m)
5 RISER	=47" (1.19m)
6 RISER	=55" (1.40m)

ENSURE ADEQUATE DRAINAGE AWAY FROM ALL FOUNDATIONS

ENSURE ADEQUATE FROST WALL FOOTING COVERAGE BELOW FINAL GRADE (1.22m MIN.)

PORCH PILE DIMENSIONS



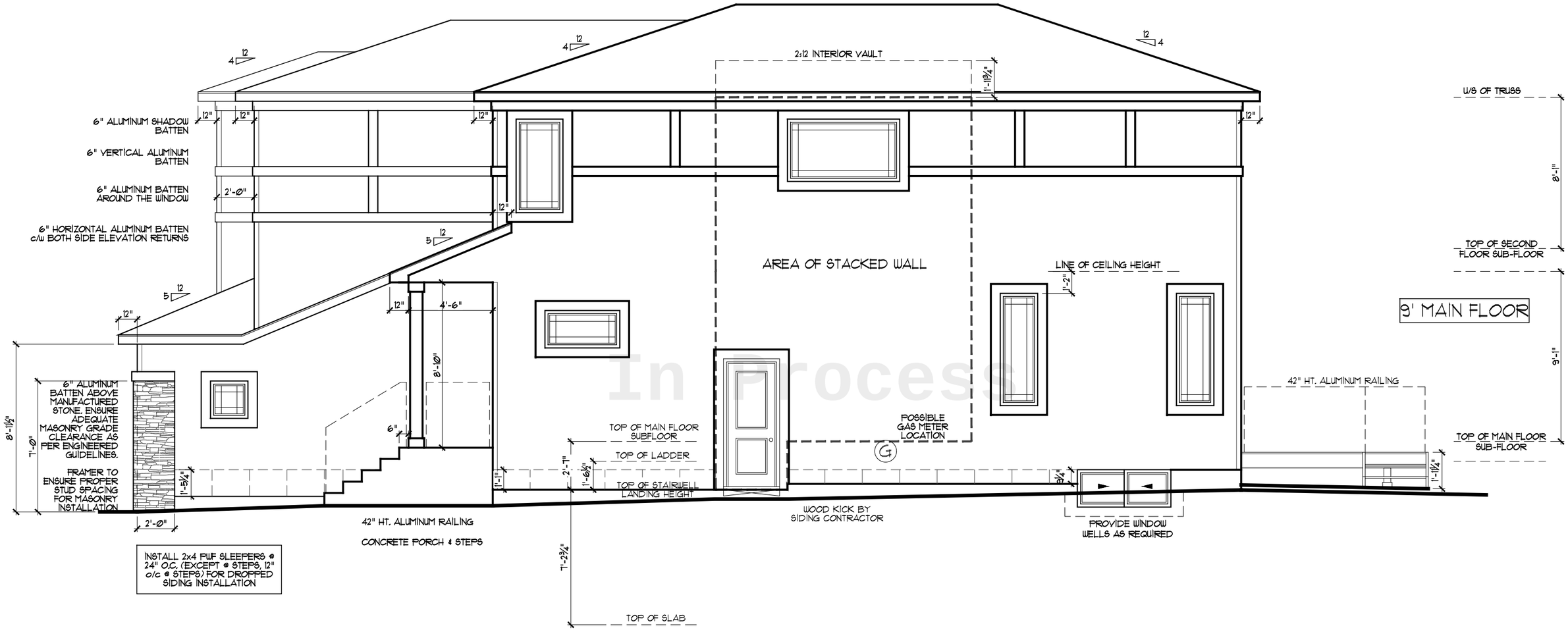
NOTE TO HOMEOWNER:
IF YOUR HOME IS EQUIPPED WITH A SWALE IN THE REAR YARD, IT IS TO FACILITATE PROPER DRAINAGE OF THE LOT AND MUST NOT BE TAMPERED WITH IN THE COURSE OF LANDSCAPING YOUR LOT!

LOT COVER 136.01 m2	LOT/BLOCK/PHASE: LOT 10 / BLOCK 14 / PHASE 3 PLAN NUMBER: 2412024 MUNICIPAL ADDRESS: 326 HOTCHKISS COMMON SE		JOB #: 310050 (SPEC)
LOT AREA 451.98 m2	MODEL: MODEL		
	START DATE: 2025-04-09	LTF: 24.12	
% OF COVERAGE 30.1 %	REVISED DATE: 2025-05-08	ZONING: RG	
	DESIGNER: EM	SCALE: 1:200	

Sterling HOMES

BR/ FCR AND PLOT PLAN

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In Process

SIDE ELEVATION - A - PRAIRIE

SCALE: 3/16"=1'-0"

FINAL CONSTRUCTION RELEASE

BR, FCR AND PLOT PLAN

Sterling HOMES

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Design Date: JAN. 2020 | Original Design: C.S. / J.L.

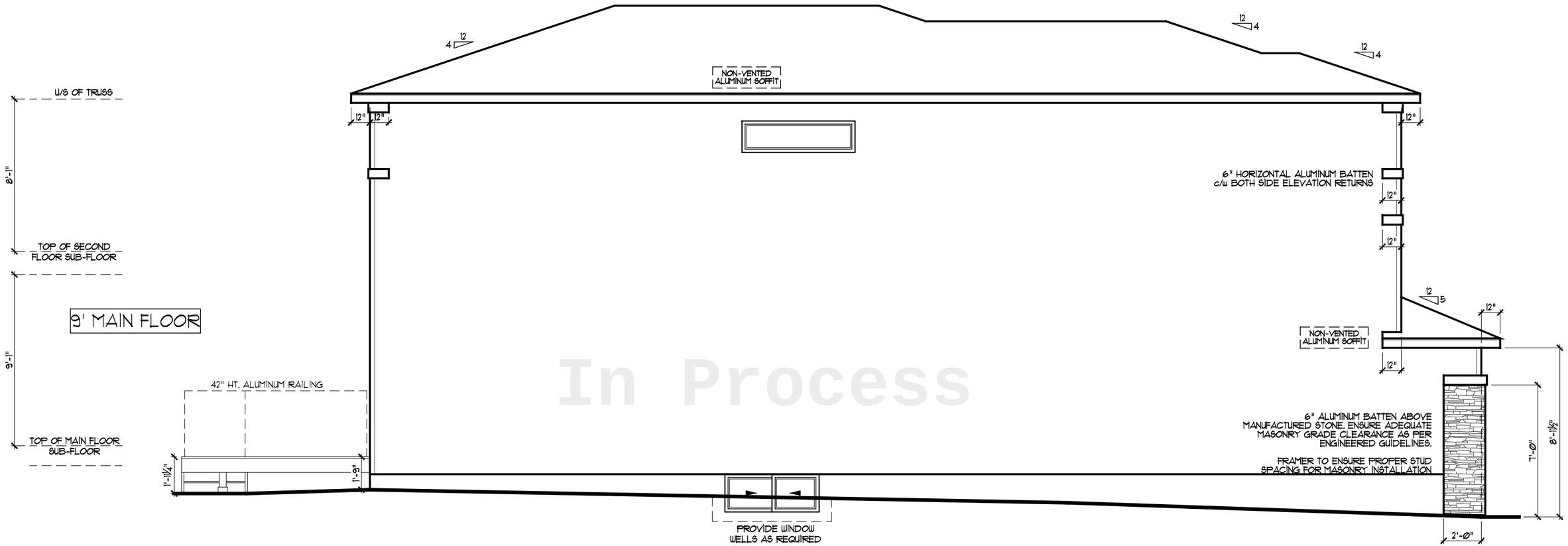
JOB #:	ADDRESS: 326 HOTCHKISS COMMON SE, CALGARY			
310050	MODEL: BIRKLEY-2	Start Date: 2024-04-08	MAIN FLOOR:	979 SQFT.
	Job# Designer: EM / M.S.	Revised Date: 2024-05-30	UPPER FLOOR:	1236 SQFT.
SPEC	Spec Update: ADVANTAGE '25	Developed Bsmt:	TOTAL HOME SQFT.:	2215 SQFT.

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ERRORS AND OMISSIONS

HOME PLAN PERUSAL AND CONFIRMATION IS ESSENTIAL PRIOR TO HOME CONSTRUCTION. HOWEVER, ERRORS AND OMISSIONS MAY OCCUR ON THE PLANS. SUCH ERRORS AND OMISSIONS ARE OVERRULED BY ANY ADDENDUMS, SPECIFICATIONS AND OFFER TO PURCHASE. THE BUILDER WILL NOT BE RESPONSIBLE FOR SUCH ERRORS AND OMISSIONS. PLEASE NOTE THAT THESE PLANS DO NOT FORM PART OF THE CONTRACT AGREEMENT.

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In Process

TOTAL WINDOW COVERAGE	
TOTAL WINDOW AREA =	16.09 SQFT
TOTAL WALL AREA =	119.52 SQFT
TOTAL WINDOW AREA FOR THIS ELEVATION=	14 %
TOTAL PERMITTED FOR THIS ELEVATION=	70%

SIDE ELEVATION - A - PRAIRIE

SCALE: 3/16"=1'-0"

FINAL CONSTRUCTION RELEASE

BP / FOR AND PLOT PLAN

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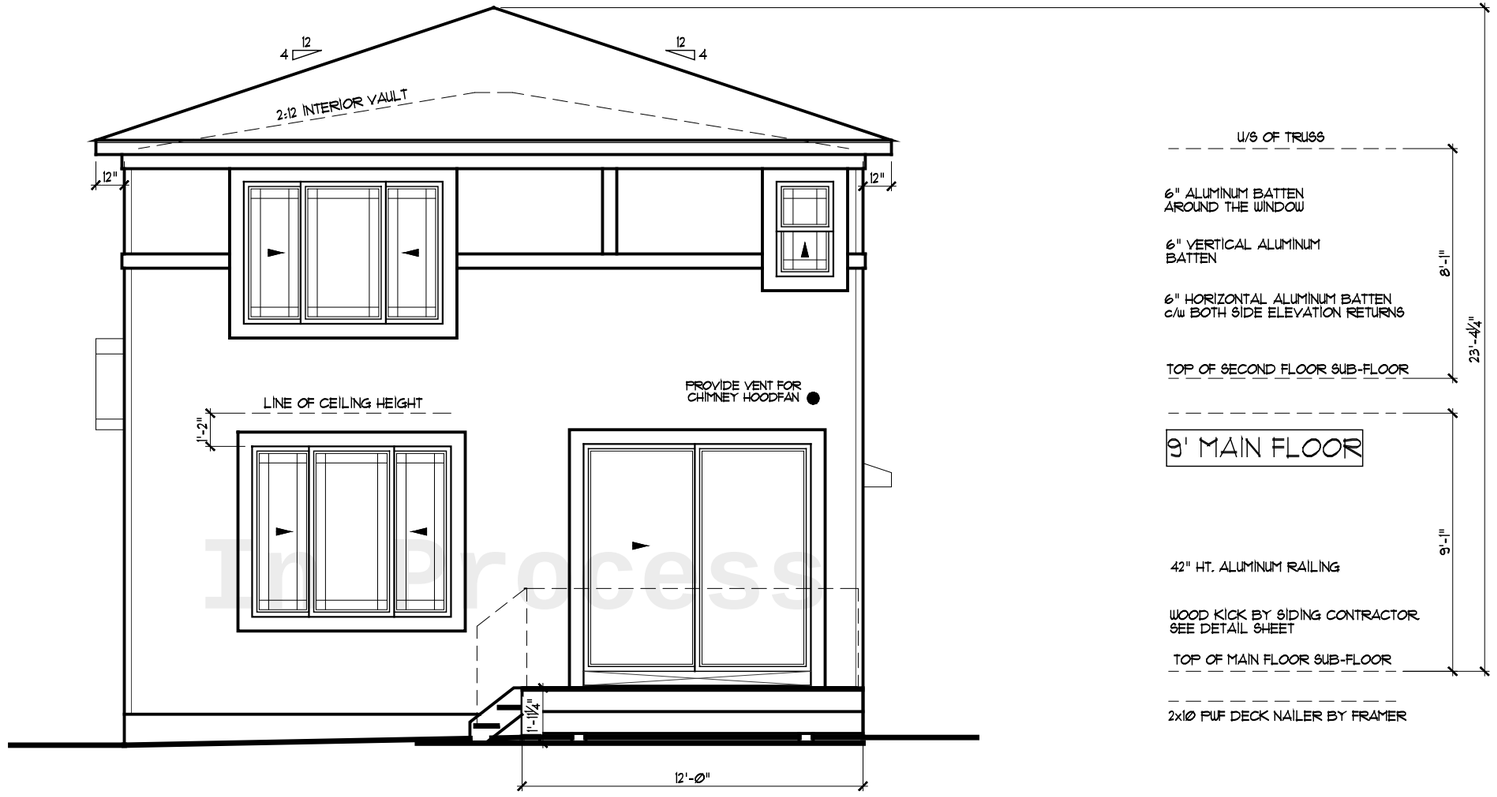
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In Process

REAR ELEVATION - A - PRAIRIE
SCALE: 3/16"=1'-0"

FINAL CONSTRUCTION RELEASE

BP/DP FOR AND PLOT PLAN

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JOB #: 310050 | SPEC

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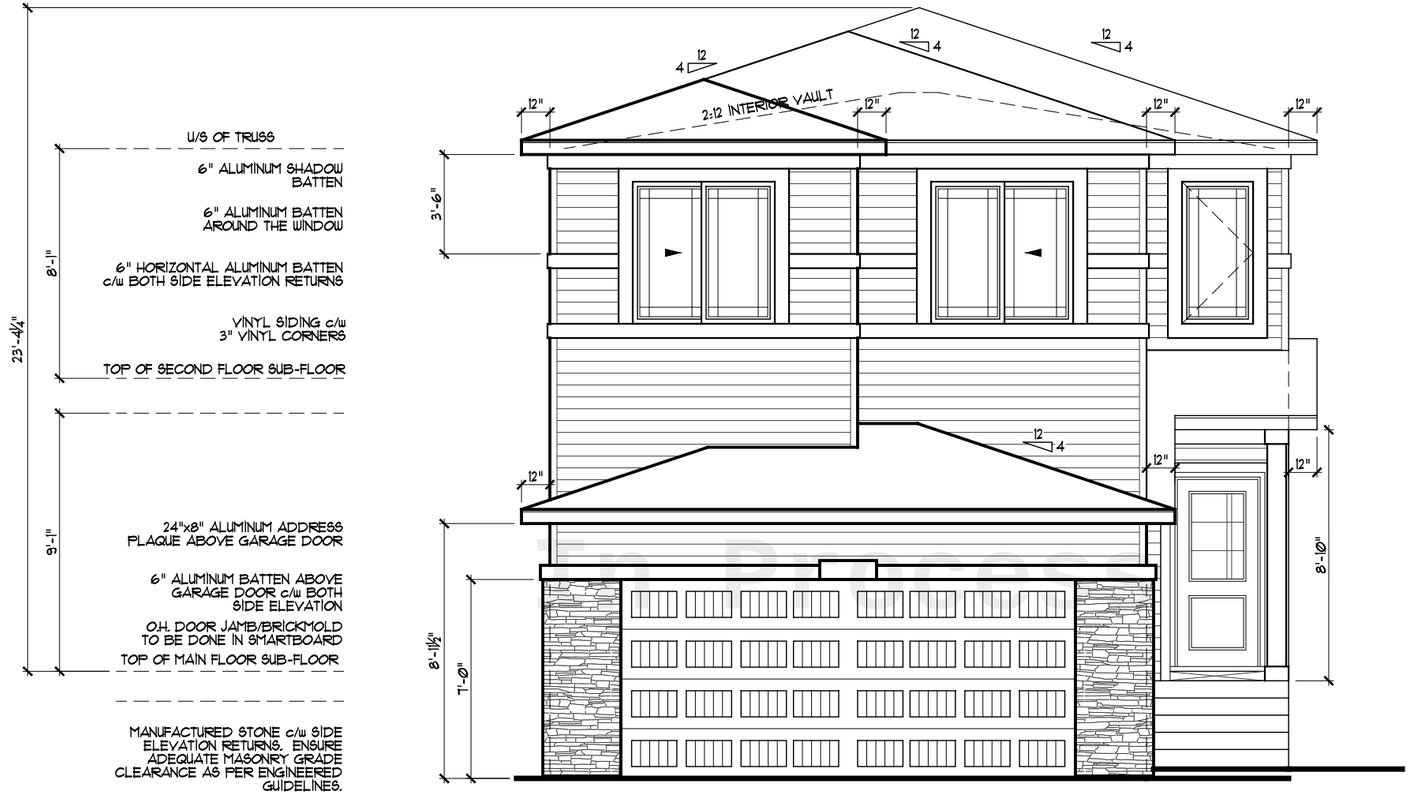
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ASPHALT SHINGLES

9' MAIN FLOOR

PORCH COLUMN DETAIL
3-2x6 POST BUILT UP TO 8"x8" SMARTBOARD CLAD COLUMN C/W 6" SMARTBOARD CAPS.
FRAMER SUBTRACT 2" PER SIDE FOR SMARTBOARD OR STONE FINISH

4" ALUMINUM BATTEN AROUND THE FRONT DOOR

42" HT ALUMINUM RAILING

WOOD KICK BY SIDING CONTRACTOR

CONCRETE PORCH AND STEPS

FRONT ELEVATION - A - PRAIRIE - OPT 4 BDRM W/ OPT. ENSUITE

SCALE: 3/16"=1'-0"

FINAL CONSTRUCTION RELEASE

BR/FOR AND PLOT PLAN

Sterling HOMES

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