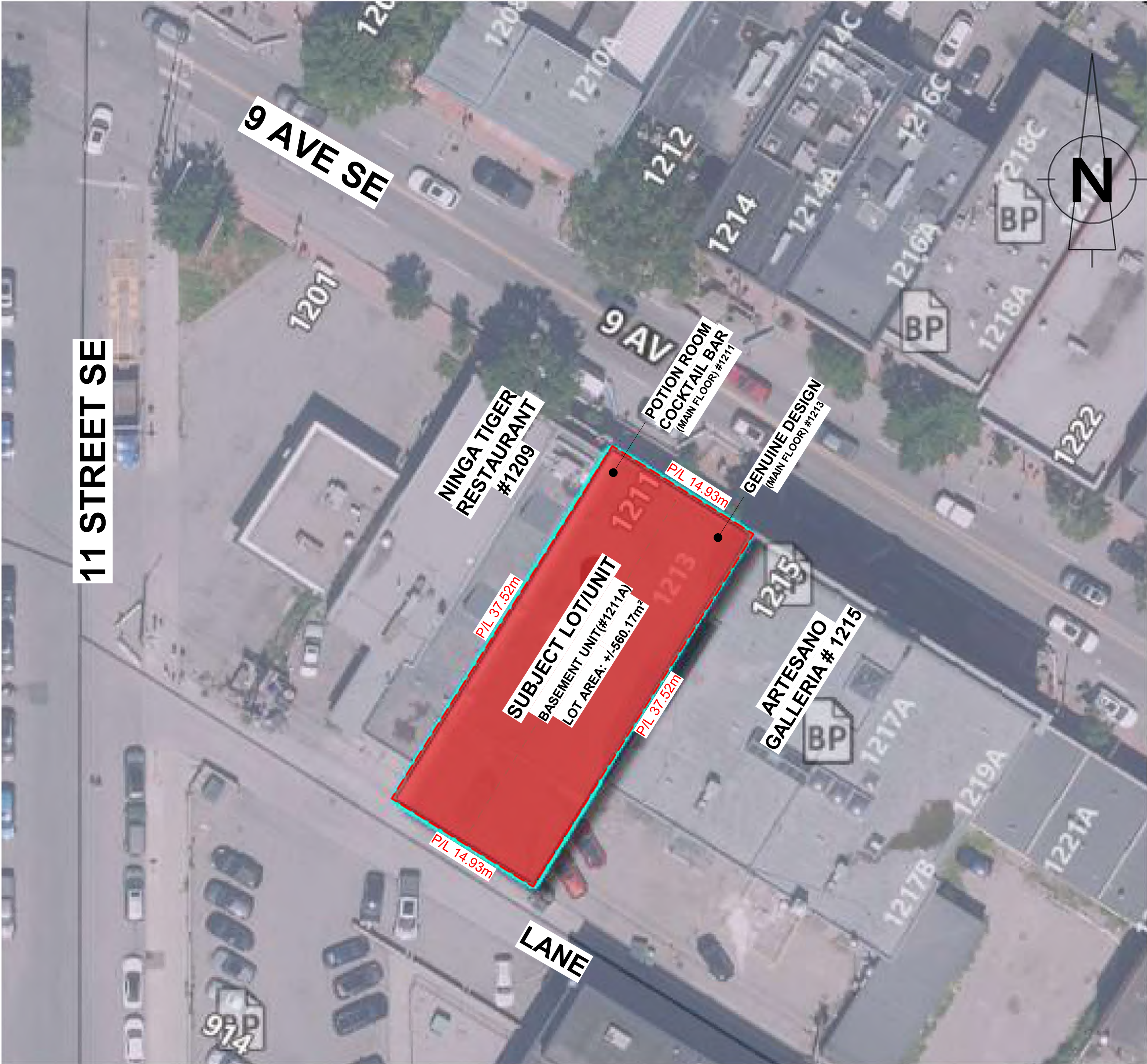




1 SITE PLAN
1 : 250

SITE INFORMATION

MUNICIPAL ADDRESS
1211A 9 AVE SE, CALGARY AB

LEGAL ADDRESS
PLAN: A3; BLOCK: 01; LOT: 6 & 7

ZONING
DC - DIRECT CONTROL

TOTAL LOT AREA
+/-560.17 SQ.M (+/-6,029 SQ.FT)

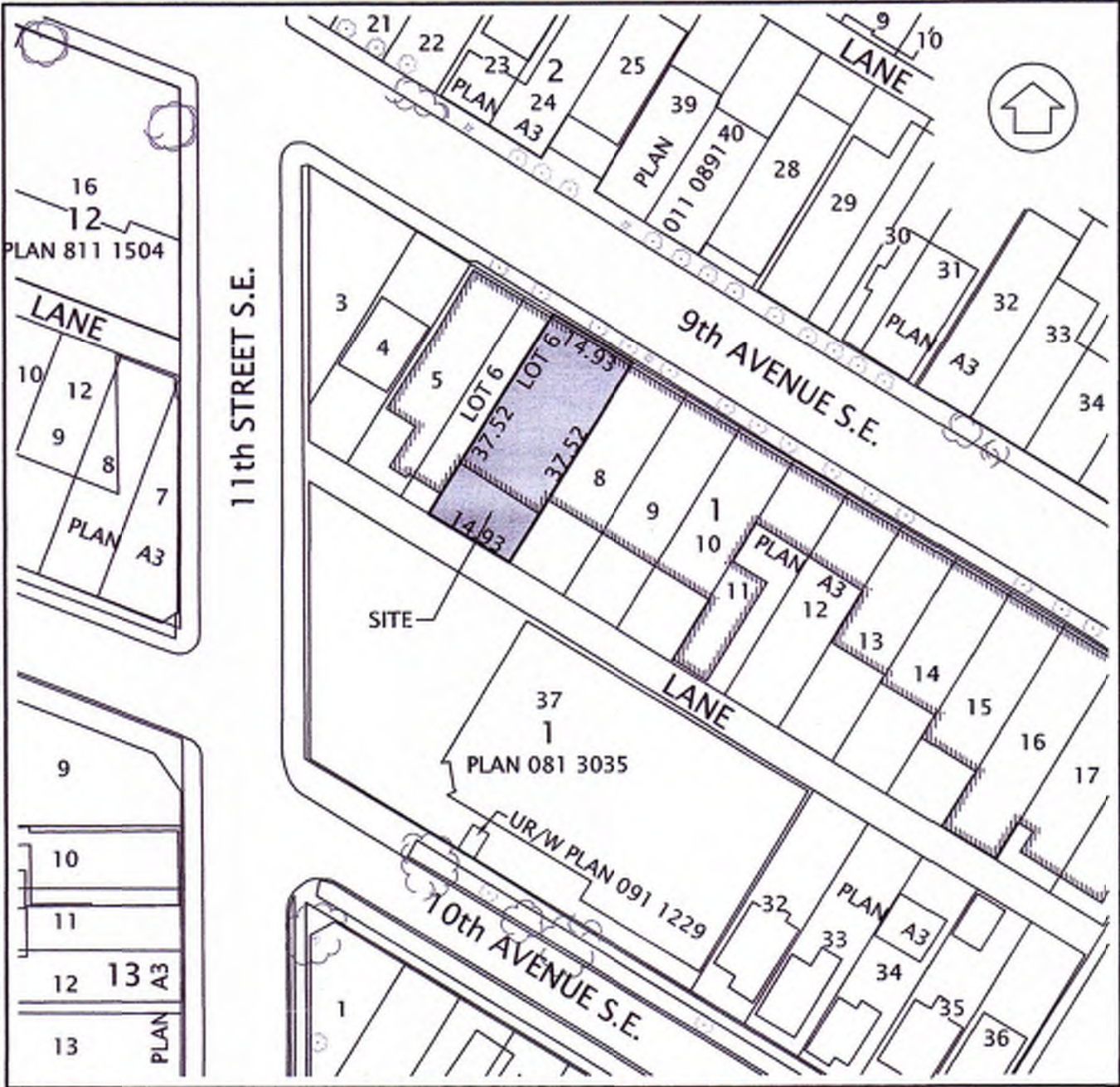
BUILDING FLOOR AREA
+/-389.56 SQ.M (+/-4,193 SQ.FT)

PROPOSED TENANT SPACE FLOOR AREA
BASEMENT FLOOR: +/-389.56 SQ.M (+/-4,193 SQ.FT)

3.1.17 OCCUPANT LOAD
THE MAXIMUM OCCUPANT LOAD FOR THE PROPOSED FACILITY SHALL BE 299 PERSONS, INCLUDING BOTH STAFF AND CUSTOMERS.
IN ACCORDANCE WITH SENTENCE 3.1.17.1.(2) OF THE APPLICABLE BUILDING CODE, A PERMANENT SIGN INDICATING THE MAXIMUM PERMITTED OCCUPANT LOAD SHALL BE POSTED IN A CONSPICUOUS LOCATION WITHIN THE TENANT SPACE AND MAINTAINED IN A LEGIBLE CONDITION AT ALL TIMES (SEE DWG. A2.00)

3.7.2.2. WATER CLOSETS REQUIREMENTS
WATER CLOSET FOR ASSEMBLY OCCUPANCY; TOTAL OCCUPANT LOAD = 299
REQUIRED:
MALES = 150, MINIMUM 3 WATER CLOSETS REQUIRED
FEMALES = 150, MINIMUM 6 WATER CLOSETS REQUIRED
TOTAL REQUIRED = 9 WATER CLOSETS
PROVIDED:
IN TOTAL 10 WATER CLOSETS ARE PROVIDED

NOTE:
THE EXISTING FLOOR ASSEMBLY ABOVE THE BASEMENT IS REQUIRED TO HAVE A FIRE-RESISTANCE RATING (FRR) OF 1 HOUR OR 2 HOURS, DEPENDING ON THE OCCUPANCY CLASSIFICATION OF THE UNITS ABOVE. THE DEVELOPER'S INTENT IS TO APPLY A 2-HOUR FIRE-RATED SPRAY-APPLIED FIRE-RESISTIVE MATERIAL (SFRM) TO THE UNDERSIDE OF THE EXISTING FLOOR ASSEMBLY.



2 LOCATION PLAN
1 : 250

BUILDING CODE ANALYSIS

BUILDING CODE REVIEW BASED ON 2023 NBC(AE)

PROJECT DESCRIPTION: INTERIOR ALTERATION AND TENANT IMPROVEMENT OF AN EXISTING VACANT BASEMENT SUITE FOR CONVERSION INTO AN ART & ASSEMBLY OCCUPANCY SPACE.

BUILDING AREA: 389.56m² (4193.33 ft²)
NUMBER OF STOREY: 1 STOREY ABOVE GRADE
OCCUPANCY: MAIN FLOOR: RESTAURANT BOUTIQUE A-2 (ASSEMBLY OCCUPANCY)
BASEMENT: PROPOSED ART & ASSEMBLY SPACE E (MERCANTILE OCCUPANCY)
A-2 (ASSEMBLY OCCUPANCY)

BUILDING CLASSIFICATION:
GOVERNING ARTICLE: 3.2.2.25 (NOT SPRINKLERED)
BUILDING CLASSIFICATION: GROUP/DIVISION: A-2 (ASSEMBLY OCCUPANCY)

MULTIPLE OCCUPANCY (3.1.3):
SPRINKLERED: - NO
CONSTRUCTION TYPE: - COMBUSTIBLE / NON-COMBUSTIBLE PERMITTED
STOREYS: - 1
STREET FACING(3.2.2.10): - 1
MAXIMUM AREA PERMITTED (m²): - 1600
FIRE RESISTANCE RATING (MIN.): FLOOR: 2 HRS IS REQUIRED(BETWEEN GROUP E ABOVE & A-2)
MEZZ. : N/A
ROOF: EXISTING

EXITS (3.4.4.1):
TRAVEL DISTANCE TO EXITS (3.4.2.5):
30m IS REQUIRED WHERE THERE IS TWO EXITS PROVIDED
FIRE ALARM (3.2.4.1): NOT REQUIRED

3.4.3.2. EXIT WIDTH 6.1mm/PERSONS FOR CORRIDOR, RAMPS, DOORWAYS - 6.1mmx299= 1823.9mm.
PROVIDED: 2 EXIST @1800mm = 1800mm & 1 EXIST @ 915mm = 915mm; TOTAL = 2715mm - IN COMPLIANCE
3.4.3.2.- A MINIMUM WIDTH OF DOORWAYS - 2'-9 1/2" (850mm). PROVIDED
3.4.3.2.- A MINIMUM WIDTH OF CORRIDOR - 3'-6" (1100mm). PROVIDED
3.4.3.4. MIN. HEAD ROOM CLEARANCE - 6'-9" (2050mm). PROVIDED
3.4.3.4. MIN. HEADROOM FOR DOORWAYS - 6'-8" (2030mm). PROVIDED
3.4.3.4. MIN HEADROOM FOR DOOR CLOSER OR OTHER DEVICES 6'-6" (1980mm)

3.3.2.7. DOORS IN ASSEMBLY OCCUPANCY
1) A DOOR EQUIPPED WITH A LATCHING MECHANISM IN AN ACES TO EXIT FROM OR SUITE OF ASSEMBLY OCCUPANCY CONTAINING AN OCCUPANT LOAD MORE THAN 100 SHALL BE EQUIPPED WITH A DEVICE THAT COMPLIES WITH SENTENCE 3.4.6.16.(3).
3.4.6.16.(2). IF A DOOR IS EQUIPPED WITH A LATCHING MECHANISM, A DEVICE COMPLYING WITH SENTENCE (3) SHALL BE INSTALLED ON
a) EVERY EXIT DOOR FROM A FLOOR AREA CONTAINING AN ASSEMBLY OCCUPANCY HAVING AN OCCUPANT LOAD MORE THAN 100
3.4.6.16.(3). THE DEVICE REQUIRED IN SENTENCE (2) SHALL
a) EXTEND ACROSS NOT LESS THAN ONE HALF OF THE WIDTH OF THE DOOR,
b) RELEASE THE LATCH, AND
c) ALLOW THE DOOR TO SWING WIDE OPEN WHEN A FORCE NOT MORE THAN THAT SPECIFIED
IN SENTENCE 3.8.3.6.(8) IS APPLIED TO THE DEVICE IN THE DIRECTION OF TRAVEL TO THE EXIT.
3.8.3.6.(8) EXCEPT FOR POWER DOOR OPERATOR THE FORCE APPLIED TO THE LATCH-RELEASING DEVICE IS NOT MORE THAN 38 N IN CASE OF AN EXTERIOR SWINGING DOOR
NOTE: GC TO MODIFY EXISTING EXIT DOORS TO ACCOMMODATE PANIC BARS



SIGN / SEAL

B2D ARCHITECTURE INC.
PERMIT No. AC 17799
ISSUED PURSUANT TO THE
ARCHITECTS ACT OF ALBERTA



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These Design documents are prepared Solely for the use by the Party with whom the b2d has entered into a Contract and there no Representations of any kind made by the b2d to any Party with whom the b2d has not entered into contract.

Revision Schedule			
Rev. No.	Revision	By	Date

PROPOSED
ART &
ASSEMBLY
SPACE

1211A 9 AVE SE,
CALGARY AB

SITE / LOCATION
PLAN & BUILDING
CODE REVIEW

JOB NUMBER	
SCALE 1 : 250	DATE 2026-05-15
DRAWN ED	CHECKED AG
APP'D	REV. NO
DWG NUMBER	

A1.00