

JACKSONPORT

UNIT 2

INTERIOR PARTITIONING

ISSUED FOR BUILDING PERMIT COMMENT

RESPONSE

#129, 10985-38th Street N.E.
Calgary, Alberta

LIST OF DRAWINGS

ARCHITECTURAL

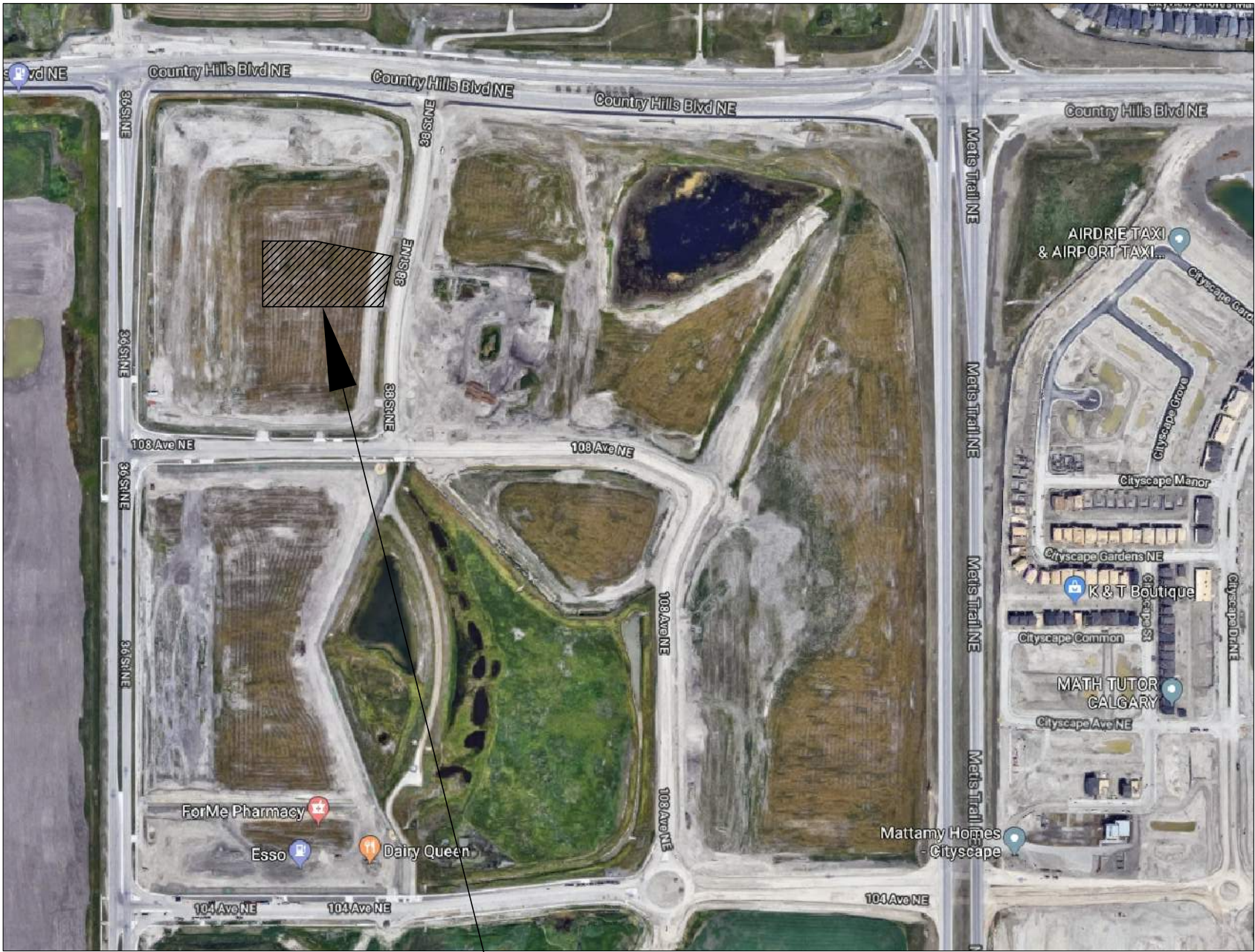
- A-0.0 COVER SHEET
- A-2.0 PROPOSED MAIN AND SECOND FLOOR PLANS
- M&E-2.0 MAIN AND SECOND FLOOR RCP & MECH/ELEC PLANS

GENERAL CONTRACTOR & DESIGN

MERMAC CONSTRUCTION

4799 - 68 Avenue SE
Calgary, AB T2C 5C1

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Fax Machine: 403-720-8122



1 BLOCK PLAN
A-0.0 N.T.S.

10985 - 38th Street N.E.

BUILDING CODE REVIEW

APPLICABLE BUILDING CODE: ALBERTA BUILDING CODE 2014

MUNICIPAL ADDRESS

#129, 10985-38th STREET NE
CALGARY, ALBERTA

LEGAL DESCRIPTION

LOT: 5
BLOCK: 1
PLAN: 151 2086

LAND USE DESIGNATION

DIRECT CONTROL - 15Z2007
(CITY OF CALGARY LAND USE BYLAW 1P2007)

UNIT GROSS FLOOR AREA

212.8 m² (2291 ft²)

BUILDING CLASSIFICATION

GROUP F (INDUSTRIAL), DIVISION 2
A.B.C. 2014: A-3.1.2.1.(1)
SPRINKLERED
TWO STOREYS
FACING 1 STREET

TENANCY USE

OFFICE / WAREHOUSE

BUILDING TO CONFORM TO 3.2.2.77.

- THE BUILDING IS SPRINKLERED THROUGHOUT
- THE BUILDING IS NOT MORE THAN 4 STOREYS IN BUILDING HEIGHT.
- THE BUILDING AREA IS NOT MORE THAN 4800m² IF 2 STOREYS IN BUILDING HEIGHT.
- THE BUILDING CAN BE CONSTRUCTED OF COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION.
- FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN (IF OF COMBUSTIBLE CONSTRUCTION).
- MEZZANINES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN (IF OF COMBUSTIBLE CONSTRUCTION).
- LOAD BEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN, OR BE OF NON-COMBUSTIBLE CONSTRUCTION.
- LOAD BEARING WALLS, COLUMNS AND ARCHES SUPPORTING A FIRE SEPARATION SHALL

SEPARATION OF MAJOR OCCUPANCIES

AS PER ARTICLE 3.1.3.1.

REQUIRED FIRE RESISTANCE RATINGS OF FIRE SEPARATIONS:

- BETWEEN D & D OCCUPANCIES: NO MIN. F.R.R.
- BETWEEN D & F-2 OCCUPANCIES: NO MIN. F.R.R.
- BETWEEN F-2 & F-2 OCCUPANCIES: NO MIN. F.R.R.

TENANT FLOOR AREAS

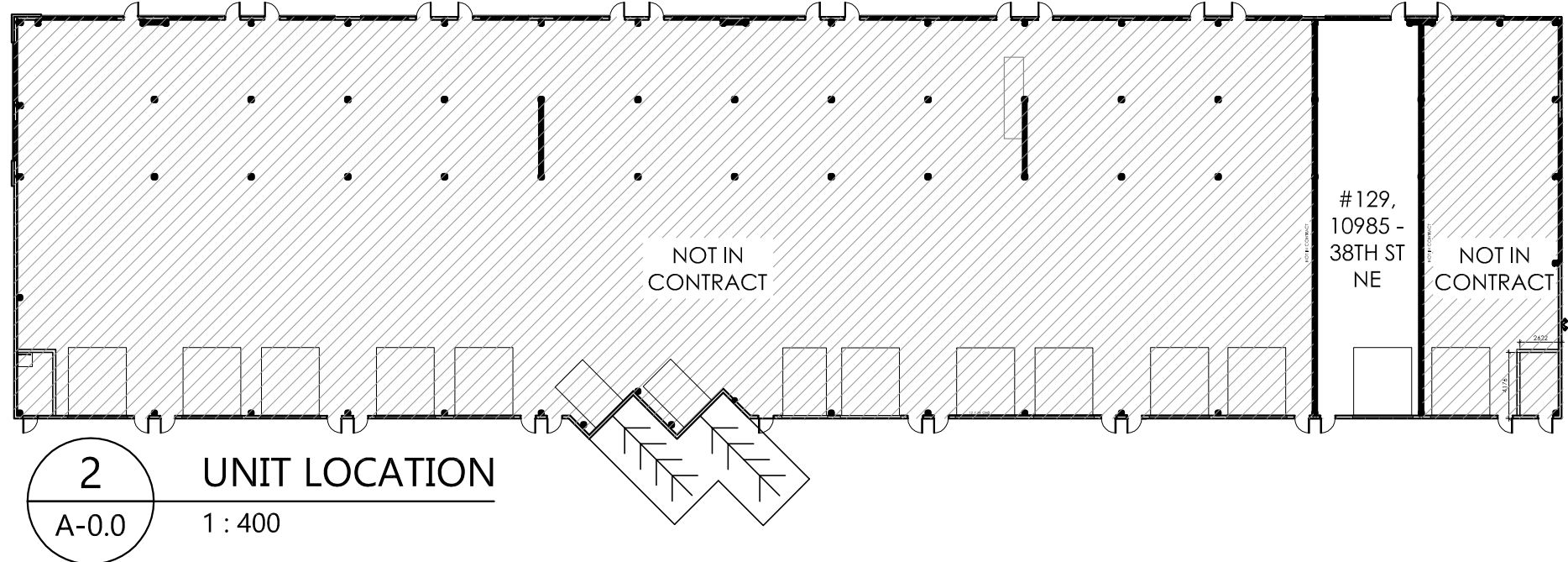
MAIN FLOOR OFFICE & W/R	78.4 m ²	(844 ft ²)
SECOND FLOOR OFFICE & W/R	57.4 m ²	(618 ft ²)
WAREHOUSE:	77.0 m ²	(829 ft ²)
TOTAL TENANT AREA:	212.8 m ²	(2291 ft ²)

MAXIMUM OCCUPANT LOAD

OFFICE AREA:	135.8 m ² / 9.30 m ²	= 14.60 PERSONS
WAREHOUSE AREA:	77.0 m ² / 28.0 m ²	= 2.75 PERSONS
TOTAL MAX. OCCUPANT LOAD		= 18 PERSONS

WASHROOM COUNT

TOTAL OCCUPANCY: 18 PERSONS (9 EACH SEX)
BUSINESS AND PERSONAL SERVICES OCCUPANCIES
CONFORM TO A.B.C. 2014, TABLE 3.7.2.2.
1-25 PERSONS OF EACH SEX:
MINIMUM 1 WATER CLOSETS FOR EACH SEX
NUMBER OF WATER CLOSETS PROVIDED: 1



EGRESS DOORWAYS

AS PER ARTICLE 3.3.1.5.

MIN. TWO EGRESS DOORWAYS LOCATED SO THAT ONE DOORWAY COULD PROVIDE EGRESS FROM THE ROOM OR SUITE AS REQUIRED BY ARTICLE 3.3.1.3. IF THE OTHER DOORWAY BECOMES INACCESSIBLE TO THE OCCUPANTS DUE TO A FIRE WHICH ORIGINATES IN THE ROOM OR SUITE, SHALL BE PROVIDED FOR EVERY ROOM AND EVERY SUITE INTENDED FOR AN OCCUPANT LOAD MORE THAN 60, IN A FLOOR AREA WHERE THE TRAVEL DISTANCE IS MORE THAN 25m, OR THE AREA OF THE ROOM OR SUITE IS MORE THAN:
- 300 m² (IF ROOM OR SUITE IS OF GROUP 'D' OCCUPANCY)
- 200 m² (IF ROOM OR SUITE IS OF GROUP 'F-2' OCCUPANCY)

TRAVEL DISTANCE

AS PER ARTICLE 3.3.1.6.

IF MORE THAN ONE EGRESS DOORWAY IS REQUIRED FROM A ROOM OR SUITE REFERRED TO IN ARTICLE 3.3.1.5., THE TRAVEL DISTANCE WITHIN THE ROOM OR SUITE TO THE NEAREST EGRESS DOORWAY SHALL NOT EXCEED:
- 40 M IN A BUSINESS AND PERSONAL SERVICES (GROUP D) OCCUPANCY
- 45 M IN A FLOOR AREA THAT CONTAINS AN OCCUPANCY OTHER THAN A HIGH-HAZARD INDUSTRIAL OCCUPANCY, PROVIDED IT IS SPRINKLERED THROUGHOUT.

LOCATION OF EXITS

AS PER ARTICLE 3.4.2.5.

IF MORE THAN ONE EXIT IS REQUIRED FROM A FLOOR AREA, THE EXITS SHALL BE LOCATED SO THAT THE TRAVEL DISTANCE TO AT LEAST ONE EXIT SHALL BE NOT MORE THAN:
- 40 M IN A BUSINESS AND PERSONAL SERVICES OCCUPANCY
- 45 M IN A FLOOR AREA THAT CONTAINS AN OCCUPANCY OTHER THAN A HIGH-HAZARD INDUSTRIAL OCCUPANCY, PROVIDED IT IS SPRINKLERED THROUGHOUT.

INTEGRITY OF EXITS

AS PER ARTICLE 3.4.4.4.

FIRE SEPARATION OF EXITS

45 MIN. F.R.R. AS REQUIRED BY ARTICLE 3.4.4.1.(1)

COMPONENT FIRE SEPARATIONS

STORAGE ROOMS: NO MIN. F.R.R. REQUIREMENT IN ACCORDANCE WITH ARTICLE 3.3.1.26.

SERVICE ROOM RATING

3.6.2.1.(5): 1HR. RATING REQ'D FOR SERVICE ROOM

AUTO DOOR OPENERS

3.8.3.3.(5): AUTO DOOR OPENER IS **NOT REQUIRED**

DRAWING ABBREVIATIONS.

A.B.C.	ALBERTA BUILDING CODE	GB	GYPSUM BOARD
ADJ.	ADJUSTABLE	GWB	GYPSUM WALL BOARD
A.F.F.	ABOVE FINISHED FLOOR	HORIZ.	HORIZONTAL
ALUM.	ALUMINUM	H.B.	HOSE BIB
ARCH.	ARCHITECTURAL	HSS	HOLLOW STEEL SECTION
AVB	AIRE/VAPOUR BARRIER	INSUL.	INSULATION
BLDG.	BUILDING	INT.	INTERIOR
BM.	BEAM	L.A.M.	LIQUID APPLIED MEMBRANE
BM. PKT.	BEAM POCKET	MAX.	MAXIMUM
BRG.	BEARING	MECH.	MECHANICAL
C/W	COMPLETE WITH	MEMB.	MEMBRANE
C.A.	COMBUSTIBLE AIR	MIRR.	MIRRORED
CANT.	CANTILEVERED	MTL	METAL
CAB.	CABINETS	MFR	MANUFACTURER
C.G.	CORNER GUARD	MIN.	MINIMUM
CLR	CLEAR	N/A	NOT APPLICABLE
CNSTR.	CONSTRUCTION	N.I.C.	NOT IN CONTRACT
COL.	COLUMN	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	O/C	ON CENTRE
COR.	CORRIDOR	OPEN'G	OPENING
DBL	DOUBLE	O/H	OVERHEAD
DEC.	DECORATED	O.H.	OVERHANG
DTL	DETAIL	PTDF	PRESSURE TREATED DOUGLAS FIR
DW	DISHWASHER	PLAM	PLASTIC LAMINATE
DWG.	DRAWING	PLY.	PLYWOOD
DV	DRYER VENT	R.O.	ROUGH OPENING
D.LOC	DRYER LOCATION	RM.	ROOM
ELEC.	ELECTRICAL	R.D.	ROOF DRAIN
ENG.	ENGINEERED	SIM.	SIMILAR
EQ.	EQUAL	S.A.M.	SELF-ADHERING MEMBRANE
EQUIP.	EQUIPMENT	SSD	SEE STRUCTURAL DRAWINGS
EXT.	EXTERIOR	SCED	SEE CIVIL ENGINEERING DRAWINGS
F.A.	FIRE ALARM	SDS	SEE DOOR SCHEDULE
F.E.C.	FIRE EXTINGUISHER CABINET	SED	SEE ELECTRICAL DRAWINGS
F.F.	FINISHED FLOOR	SIDD	SEE INTERIOR DESIGN DRAWINGS
F.D.	FLOOR DRAIN	SLD	SEE LANDSCAPE DRAWINGS
F.O.	FACE OF CONSTRUCTION	SMD	SEE MECHANICAL DRAWINGS
F.O.C.	FACE OF CURB	S.S.	STAINLESS STEEL
F.O.S.	FACE OF STUDS	U.N.O.	UNLESS NOTED OTHERWISE
F.R.T.	FIRE RETARDANT TREATED	U/S	UNDERSIDE
FLASH	FLASHING	TYP.	TYPICAL
F.A.U.	FORCED AIR UNIT	T.O.	TOP OF
FURR	FURRING	WH	WATER HEATER
GSM	GALVANIZED SHEET METAL	W/	WITH

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Seal:

Site Servicing:

Structural:

Mechanical:

Electrical:

INTERIOR PARTITIONING

UNIT 2 - JACKSONPORT

#129, 10985 - 38th STREET NE
CALGARY, AB

Issuance:

1. 19/01/2018 - ISSUED FOR CLIENT REVIEW
2. 16/05/2018 - ISSUED FOR BUILDING PERMIT
3. 05/06/2018 - ISSUED FOR BP COMMENT RESP.

Drawing Title:

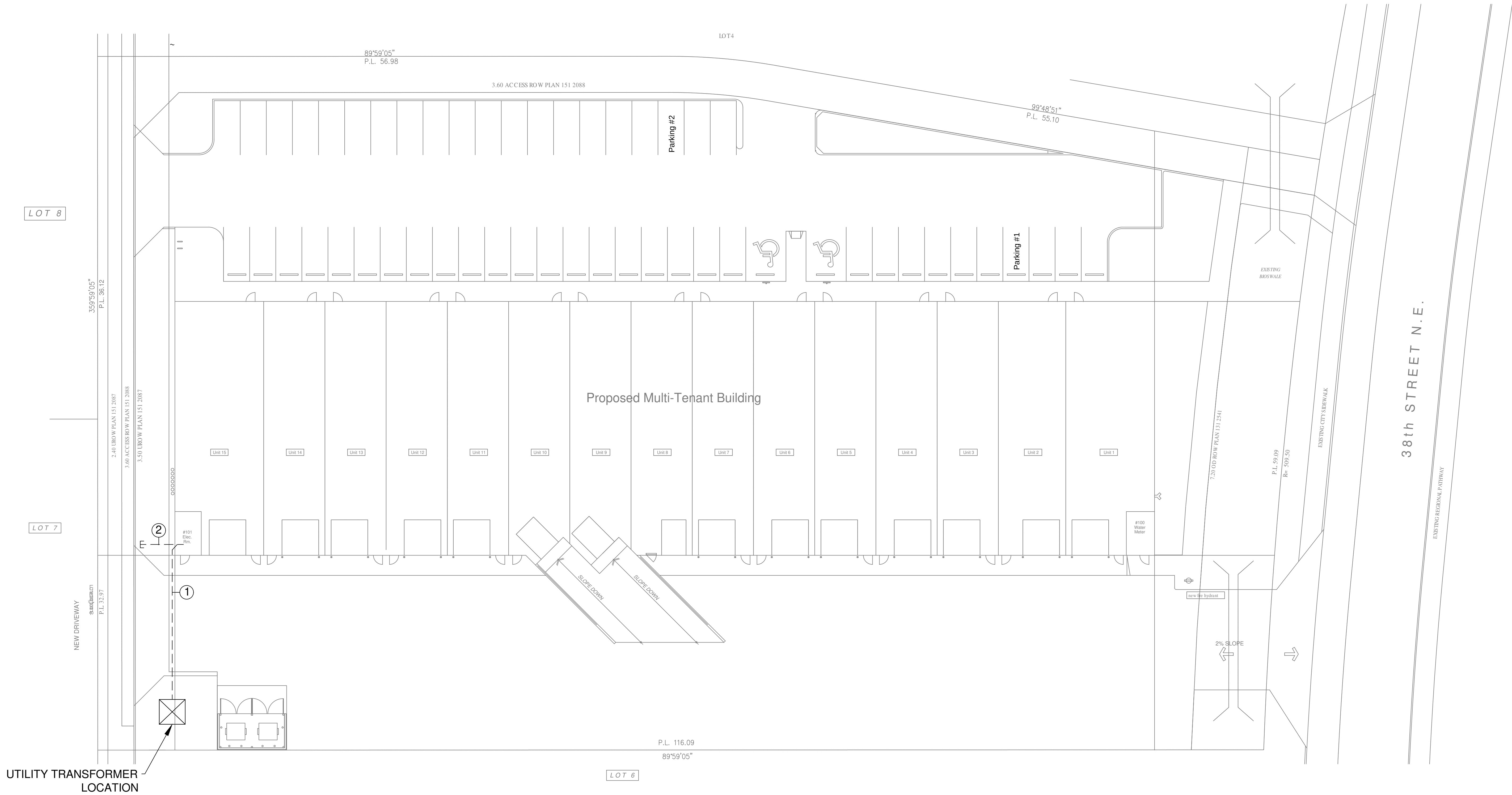
COVER SHEET

JOB No.:

DATE: JAN 2017

DRAWN: JW

A-0.0



- NOTES:**
- MAIN SERVICE FEEDERS. SEE SINGLE LINE DIAGRAM PROVIDE SPARE 150MM DUCT
 - INSTALL 100MM PUC DUCT FOR TELEPHONE AND A 50MM PUC DUCT FOR CABLE TV. COORDINATE REQUIREMENTS AND LOCATIONS WITH UTILITY COMPANIES.

ELECTRICAL LEGEND	
	SURFACE MOUNTED FLUORESCENT LUMINAIRE
	SURFACE MOUNTED INCANDESCENT/HID/FLUORESCENT LUMINAIRE
	WALL MOUNTED INCANDESCENT/HID/FLUORESCENT LUMINAIRE
	COMBINATION EXIT SIGN AND EMERGENCY LIGHT C/W BATTERY
	WALL MOUNTED EMERGENCY LIGHTING BATTERY PACK C/W EMERGENCY HEADS
	LINE VOLTAGE SWITCH
	THREE WAY SWITCH
	120/208V PANEL
	SINGLE RECEPTACLE
	DUPLEX RECEPTACLE
	MOTOR

FIRE ALARM DEVICES	
	FIRE ALARM PULLSTATION
	FIRE ALARM STROBE
	ISOLATION MODULE (TYPICAL)
	ZONE ADDRESS MODULE
	TAMPER VALVE
	FLOW SWITCH
	CEILING MOUNTED EXIT LIGHT DOUBLE FACE

1

SITE PLAN

E-1.0

SCALE: 1:200

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PERMIT NUMBER 11972

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Mechanical: **Olsen Engineering**
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Electrical: **ANDREAS CONSULTING**
(P) 403-274-5186
ANDREASENGINEERING@GMAIL.COM

**Proposed Multi-tenant Building
for
JACKSONPORT LOT 5**

**10985 38th Street N.E.
Calgary, Alberta**

Revisions:

ISSUED FOR BUILDING PERMIT.	JUNE 19 2017
ISSUED FOR CONSTRUCTION	JANUARY 4, 2017

Drawing Title:

SITE PLAN.

JOB No.	16-272
DATE:	JANUARY 4, 2017
DRAWN:	JT

E-1.0