ABBREVIATIONS

A	ABOVE FINISHED FLOOR	A.F.F.
	ACOUSTIC TILE	ACT.
	ALUMINUM	ALUM.
	ANODIZED	ANOD.
	ARCHITECTURAL	ARCH.
B	BATT INSULATION	BATT INSUL.
	BEAM	BM.
	BOTH WAYS	B.W.
	BOTTOM	BOT.
	BARRIER FREE	B.F.
	BUILDING	BLDG.
	BUILT-UP ROOF	B.U.R.
C	CARPET	CPT.
	CATCH BASIN	C.B.
	CEILING	CLG.
	CENTER LINE	C.L.
	CERAMIC TILE	C.T.
	COLUMN	COL.
	COMBUSTIBLE	COMB.
	COMPLETE WITH	C/W
	CONCRETE	CONC.
	CONCRETE BLOCK	CONC.BL
	CONSTRUCTION	CONST.
	CONTROL JOINT	C.J.
	CONTINUOUS	CONT.
	CORRIDOR	CORR.
D	DIAMETER	DIA.
	DIMENSION	DIM.
	DISHWASHER	D.W.
	DOUBLE GLAZED	D.G.
	DOWN	DN.
	DRAWING	DWG.
	DRINKING FOUNTAIN	D.F.
E	EACH	EA.
	ELEVATION	ELEV.
	ELECTRICAL	ELEC.
	EQUAL	EQ.
	EXISTING	EXIST.
	EXPANSION JOINT	EXP. JT.
	EXPOSED	EXP.
	EXTERIOR	EXT.
F	FACE OF FOUNDATION	F.O.F.
	FINISH	FIN.
	FIRE -RESISTANCE RATING	F.R.R.
	FLOOR	FL.
	FLOOR DRAIN	F.D.
	FLOOR AREA RATIO	F.A.R.
	FIRE HOSE CABINET	F.H.C.
	FIRE EXTINGUISHER	F.E.
	FOOTING	FTG.
	FOUNDATION	FOUND.
G	GAUGE	GA.
	GEODETIC	GEO.
	GLASS	GL.
	GRADE	GR.
	GREATER THAN	>
	GROSS FLOOR AREA	G.F.A.
	GROUND FLOOR	GR.FLR.
	GYPSUM WALL BOARD	G.W.B.
H	HOLLOW METAL	H.M.
	HORIZONTAL	HORZ.
	HOSE BIBB	H.B.
	HOLLOW CORE	H.C.
	HOLLOW STEEL SECTION	H.S.S.
I	INTERIOR	INT.
	INSIDE FACE	I.F.
	INSULATION	INSUL.
J	JANITOR	JAN.
L	LAMINATED	LAM.
	LAVATORY	LAV.
	LESS THAN	<
M	MANHOLE	M.H.
	MANUFACTURER	MANF.
	MAXIMUM	MAX.
	MECHANICAL	MECH.
	METAL	MTL.
	MICROWAVE	M.W.
	MINIMUM	MIN.
	MISCELLANEOUS	MISC.
N	NATURAL	NAT.
	NOT APPLICABLE	N.A.
	NOT IN CONTRACT	N.I.C.
	NOT TO SCALE	N.T.S.
	NUMBER	NUM.
O	ON CENTER	O/C
	OPENING	OPG.
	OUTSIDE FACE	O.F.
	OVERHEAD DOOR	O.H.D.
P	PAINT	PT.
	PARTITION	PTN.
	PLATE	PL.
	PLASTIC LAMINATE	PLAM.
	PLYWOOD	PLY.
	POLYETHYLENE	POLY.
	PRECAST CONCRETE	P.C. CONC.
	PREFINISHED	PREFIN.
	PRESSED STEEL	P.S.
	PRESSURE TREATED	P.T.
	PROPERTY LINE	P.
Q	QUARRY TILE	Q.T.
R	RADIUS	R.
	RAINWATER LEADER	R.W.L.
	REINFORCING	REIN.
	REQUIRED	REQ.
	REFRIGERATOR	F.R.
	REVISED	REV.
	ROOM	RM.
	ROOF DRAIN	R.D.
	ROOF TOP UNIT	R.T.U.
	ROUGH OPENING	R.O.
	RUBBER COVE BASE	R.C.B.
S	SIMILAR	SIM.
	SLAB ON GRADE	S.O.G.
	SOAP DISPENSER	S.D.
	SOLID CORE	S.C.
	SPANDREL PANEL	S.P.
	SPECIFICATIONS	SPEC.
	SQUARE	SQ.
	STAINLESS STEEL	S.S.
	STEEL	STL.
	STORAGE	STOR.
	STOVE	ST.
	STRUCTURAL	STRUCT.
T	TELEVISION	T.V.
	TEXTURED	TEX.
	TOP OF	T/O
	TOUNGE AND GROOVE	T&G.
	TOWEL DISPENSER	T.D.
	TYPICAL	TYP.
U	UNDERSIDE	U/S
	UNDERWRITERS LABORATORIES OF CANADA	U.L.C.
	UNPROTECTED OPENING(S)	UP.O.
V	VAPOUR BARRIER	V.B.
	VENEER	VEN.
	VERTICAL	VERT.
	VESTIBULE	VEST.
	VINYL COMPOSITE TILE	V.C.T.
W	WAREHOUSE	W.H.
	WATER CLOSET	W/C
	WATERPROOF	W.P.
	WOOD	WD.







SITE PIC. #1: *WEST SIDE OF BUILDING*
DATE: *24APR25*



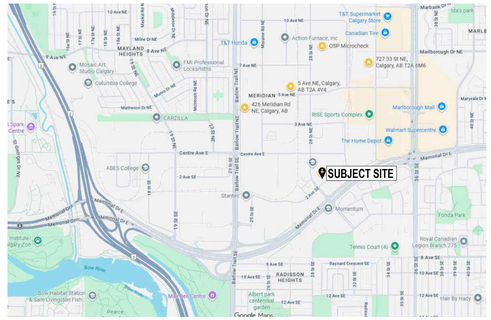
SITE PIC. #2: *NORTHEAST CORNER OF BUILDING*
DATE: *24APR25*



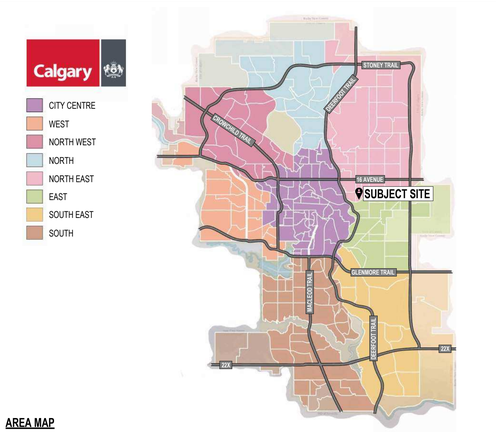
SITE PIC. #3: *SOUTHWEST CORNER OF BUILDING*
DATE: *24APR25*



SITE PIC. #4: *SOUTHEAST CORNER OF BUILDING*
DATE: *24APR25*



LOCATION MAP



AREA MAP

BASIS OF CODE CHECK : NBC - 2023 ALBERTA EDITION

PROJECT TYPE : EXTERIOR CHANGES AND ADDED DEMISING WALLS TO EXISTING BUILDING

MAJOR OCCUPANCY CLASSIFICATIONS A-3.1.2.1.(1) :

GROUP D

NUMBER OF STOREYS:	2 STOREYS
BUILDING FOOTPRINT:	1,100.17 m²
SPRINKLERED:	NO
FIRE ALARM 3.2.4.1.:	NO
STANDPIPE SYSTEM 3.2.5.8.:	NO
STREETS FACING 3.2.2.10 : (IF SPRINKLERED IGNORE)	3 STREETS
CONSTRUCTION:	COMBUSTIBLE OR NON-COMBUSTIBLE

FLOOR AREAS:	**MAIN FLOOR**	**(BAY B) 2ND FLOOR**	**(BAY E) 2ND FLOOR**	**TOTAL G.F.A.**
	1,100.17 m²	149.26 m²	137.38 m²	1,386.81 m²

BASIC CONSTRUCTION REQUIREMENTS: (3.2.2.64)

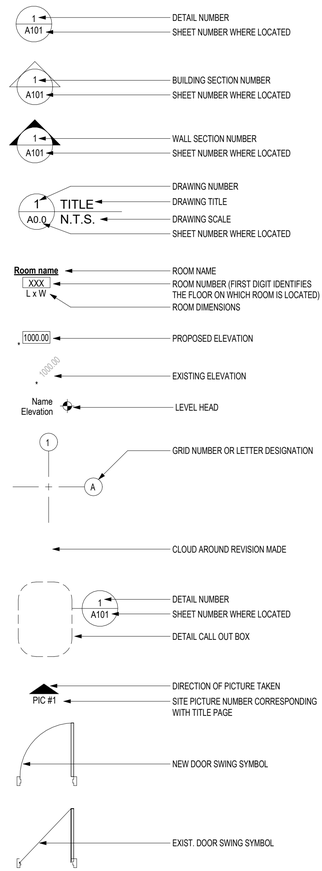
SEPARATIONS BETWEEN OCCUPANCIES: 1 HR.
- UP TO 2 STOREYS (2 ACTUAL STOREYS)
- BUILDING NOT MORE THAN 1,200 m² IF 2 STOREYS (1,100.17 m² ACTUAL)

2. COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION PERMITTED SINGLY OR IN COMBINATION

a) FLOOR ASSEMBLIES: SHALL BE FIRE SEPARATIONS
IF OF COMBUSTIBLE CONST. F.R.R. NOT < 45min
IF OF NON-COMBUSTIBLE CONST. NO F.R.R. REQ'D

b) LOADBEARING WALLS,COLS & ARCHES: (SUPPORTING AN ASSEMBLY REQ'D TO HAVE A F.R.R.) i) HAVE F.R.R. NOT < 45min OR ii) NON-COMBUSTIBLE CONST.

DRAWING REFERENCE SYMBOLS



GENERAL NOTES:

1. DEVIATION FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER ARE SUBJECT TO CORRECTION AT THE CONTRACTORS EXPENSE.
2. THE CONTRACTOR IS TO COMPLY WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS.
3. THESE DRAWINGS AND DETAILS ARE, BY THEIR VERY NATURE, SCHEMATIC AND DO NOT DEPICT EVERY CONDITION, DETAIL, CONNECTION, ETC. WHICH WILL OCCUR.
4. KNOWLEDGEABLE, PROPERLY LICENSED CONTRACTORS AND JOB CONTRACTORS MUST BE RELIED UPON TO ACHIEVE PROPER INSTALLATION OF MATERIALS, FLASHINGS, WEATHER SEALINGS, MATERIAL TRANSITIONS, SEPARATIONS, CONNECTIONS, ANCHORAGES, ETC.
5. FOR THE AVOIDANCE OF DOUBT, ALL DIMENSIONS ARE MEASURED TO WALL STRUCTURE AND NOT THE FINISHES UNLESS OTHERWISE NOTED.

GENERAL NOTES

METRIC :

ALL DIMENSIONS ARE IN METRES AND MILLIMETRES UNLESS OTHERWISE NOTED. IMPERIAL IN BRACKETS.

VERIFY ALL DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE ARCHITECT/DESIGNER FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ENTIRE ARCHITECTURAL PACKAGE.

DP ARCHITECTURAL DRAWING LIST

SHEET	DRAWING TITLE
DP0.0	TITLE SHEET
DP1.0	SITE PLAN & SITE INFORMATION
DP2.0	MAIN FLOOR PLAN
DP2.1	SECOND FLOOR PLAN
DP3.0	EXTERIOR ELEVATIONS
DP4.0	BUILDING SECTION

REV	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION
1	18SEP26	ISSUED FOR DEVELOPMENT PERMIT

ISSUANCES

BP#:

DP#:

COM-TECH
www.comtechdesign.com
Address: 214 1235 26th Avenue SE Calgary, AB T2G 1R7 Phone: 403.283.3040

CLIENT:
FEDERATION OF CALGARY COMMUNITIES

CONTACT PERSON:
LAYNE MARTIN (layne@comtechdesign.com)

PROJECT:
PLAZA 28 - 2908 EXTERIOR RENOVATION

MUNICIPAL ADDRESS:
2908 2nd Ave S.E.
Calgary, AB

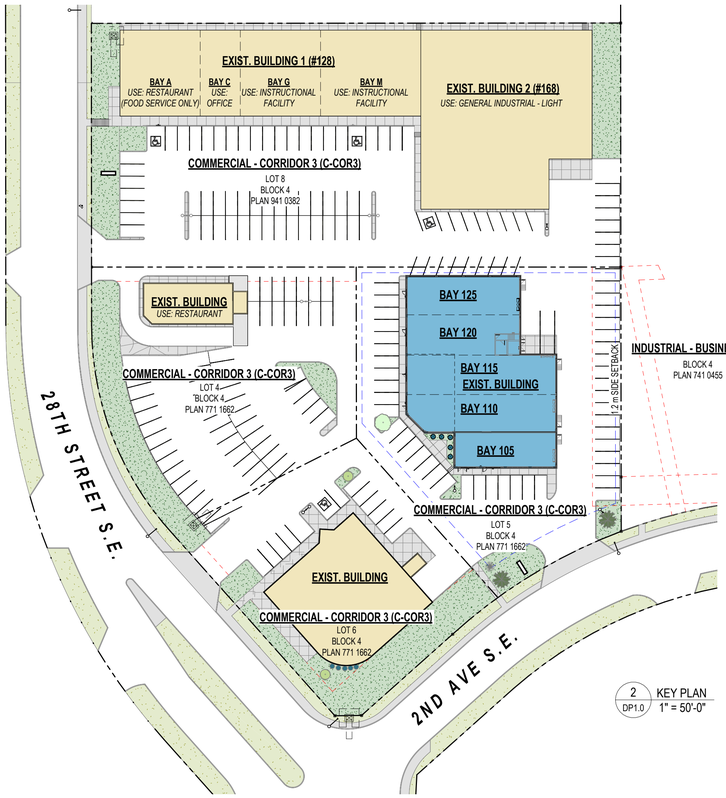
LEGAL ADDRESS:
LOT: 5
BLOCK: 4
PLAN: 771 1662

DRAWING:
TITLE SHEET

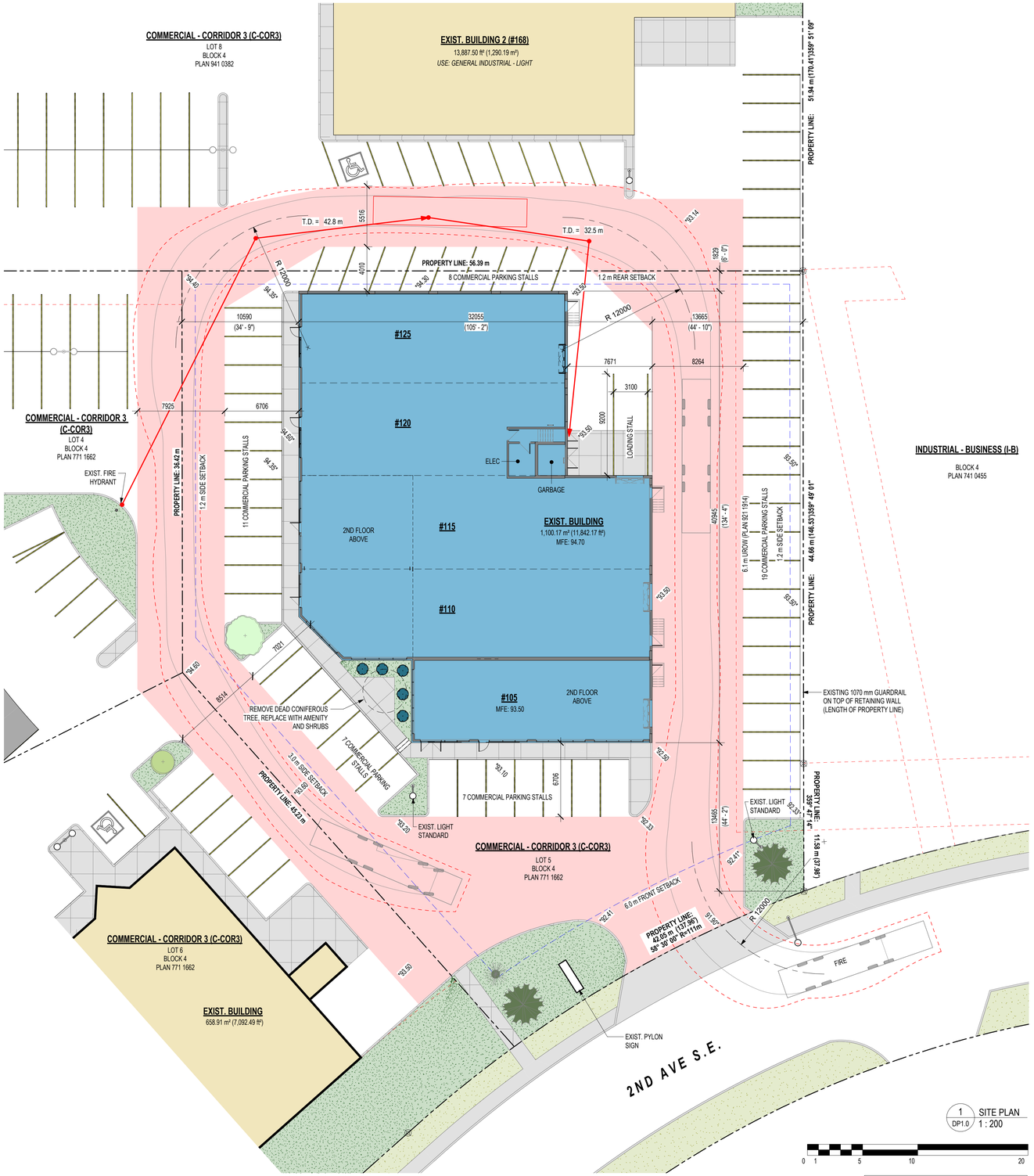
DRAWN BY:	DATE:	
CAS	18SEP26	DP0.0
SCALE: As indicated	CHECKED BY: LGM	

2026-09-18 3:46:04 PM

Y:\Projects\2026 Projects\COM-TECH\Plaza 28 - Rashid\2 PRODUCTION\Revit\2908_DP-11SEP26-BLDG.rvt



2 DP1.0 KEY PLAN 1" = 50'-0"



1 DP1.0 SITE PLAN 1 : 200

LANDSCAPE LEGEND - BUILDING 3

REQ'D	QTY.	TYPE	SIZE/HGT.	SPECIES
N/A	5	CONIFEROUS SHRUB	600 mm HEIGHT OR SPREAD	DWARF MUGO PINE (Pinus Mugo Pumilio) LIME GLOW JUNIPER (Juniperus Horizontalis 'Lime Glow')
N/A	2	CONIFEROUS TREE LARGE (Exist)	EXISTING	EXISTING
N/A	1	CONIFEROUS TREE SMALL (Exist)	EXISTING	EXISTING
N/A	1	DECIDUOUS TREE LARGE (Exist)	EXISTING	EXISTING

LANDSCAPING REQUIREMENTS

LANDSCAPING PROVIDED		
HARD LANDSCAPING	153 m²	1646 ft²
SOFT LANDSCAPING	216 m²	2320 ft²
LANDSCAPING PROVIDED	368 m²	3966 ft²

SURFACE TREATMENT

CONCRETE SIDEWALK	153 m²	1,646 ft²
GRASS	216 m²	2,320 ft²

NOTE:
- ALL LANDSCAPING IS EXISTING AND TO REMAIN AS IS.

GENERAL NOTES

METRIC :

ALL DIMENSIONS ARE IN METRES AND MILLIMETRES UNLESS OTHERWISE NOTED. IMPERIAL IN BRACKETS.

VERIFY ALL DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE ARCHITECT/DESIGNER FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ENTIRE ARCHITECTURAL PACKAGE.

SITE INFORMATION

LOT AREA:
TOTAL LOT AREA: 0.80 acres (0.32 ha) 3,245.92 m²

ZONING:
LAND USE BYLAW - 1P2007
COMMERCIAL - CORRIDOR 3 (C-COR3) DISTRICT

USE:
OFFICE
SERVICE ORGANIZATION

BUILDING AREA:

MAIN FLOOR:	1,100.17m² (11,842.17 ft²)
(#115) 2ND FL. OFFICE:	149.26 m² (1,606.66 ft²)
(#105) 2ND FL. OFFICE:	137.38 m² (1,478.76 ft²)
TOTAL AREA:	1,386.81 m² (14,927.59 ft²)
FOOTPRINT:	1,100.17m² (11,842.17 ft²)

PARCEL COVERAGE:
BUILDING FOOTPRINT = 1,100.17 m²
LOT AREA = 3,245.92 m²
1,100.17 m² / 3,245.92 m² = **33.89% PARCEL COVERAGE**

FAR: 1,386.81 m² (G.F.A.) / 3,245.92 m² (LOT AREA) = **0.43**

PARKING:
TOTAL PARKING PROVIDED: 52 STALLS

NOTE: ALL SITE ELEMENTS ARE EXISTING AND TO REMAIN AS IS, UNLESS OTHERWISE NOTED.

REV	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION
1	18SEP26	ISSUED FOR DEVELOPMENT PERMIT

ISSUANCES

BP#:
DP#:

COM-TECH
www.comtechdesign.com
Address: 214 1235 26th Avenue SE Calgary, AB T2G 1R7 Phone: 403.283.3040

CLIENT: FEDERATION OF CALGARY COMMUNITIES
CONTACT PERSON: LAYNE MARTIN (layne@comtechdesign.com)
PROJECT: **PLAZA 28 - 2908 EXTERIOR RENOVATION**

MUNICIPAL ADDRESS:	LEGAL ADDRESS:
2908 2nd Ave S.E. Calgary, AB	LOT: 5 BLOCK: 4 PLAN: 771 1662

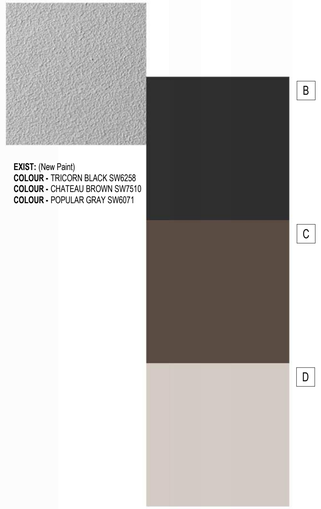
DRAWING: **SITE PLAN & SITE INFORMATION**

DRAWN BY:	DATE:	
CAS	18SEP26	DP1.0
SCALE: As indicated	CHECKED BY: LGM	

2026-09-18 3:46:07 PM

Y:\Projects\2026 Projects\COM-TECH\Plaza 28 - Rashid\2 PRODUCTION\Revit\2908_DP-11SEP26-BLDG.rvt

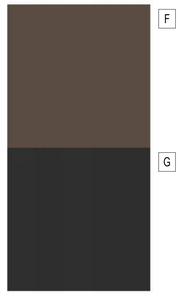
EXISTING STUCCO (PAINTED)



EXIST: (New Paint)
COLOUR - TRICORN BLACK SW6258
COLOUR - CHATEAU BROWN SW7510
COLOUR - POPULAR GRAY SW6071

EXISTING MASONRY (PAINTED)

BEIGE MASONRY: (New Paint)
COLOUR - CHATEAU BROWN SW7510
COLOUR - TRICORN BLACK SW6258



EXTERIOR FINISHES LEGEND

= - EXIST. 8"x8" C.M.U. (PAINTED)
Colour - Popular Gray SW 6071 (or equal)

A - METAL BACKING MOUNT (FOR FUTURE SIGNAGE)
Colour = Black

B - EXISTING STUCCO (PAINTED)
Colour - Tricorn Black SW 6258 (or equal)

C - EXISTING STUCCO (PAINTED)
Colour - Chateau Brown SW7 510 (or equal)

D - EXISTING STUCCO (PAINTED)
Colour - Popular Gray SW 6071 (or equal)

E - EXISTING MASONRY (TO REMAIN)

F - EXIST. 8"x8" C.M.U. (PAINTED)
Colour - Chateau Brown SW 7510 (or equal)

G - EXIST. 8"x8" C.M.U. (PAINTED)
Colour - Tricorn Black SW 6258 (or equal)

H - ALUMINUM CAP FLASHING
Colour = Black
(PAINTED OR REPLACED)

J - (3' x 7') STOREFRONT MAN DOOR - SINGLE
Colour - Clear Anodized (to match)

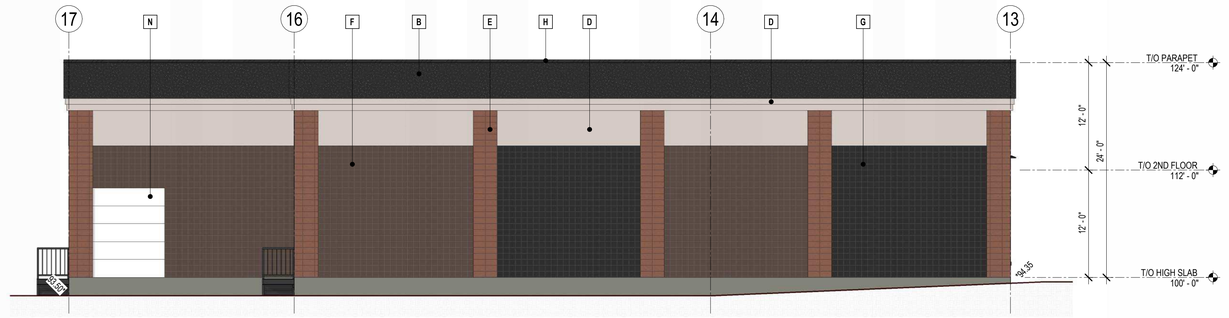
K - (6' x 7') STOREFRONT MAN DOOR - DOUBLE
Colour - Clear Anodized (to match)

L - (3' x 7') MAN DOOR - SINGLE
Colour - White

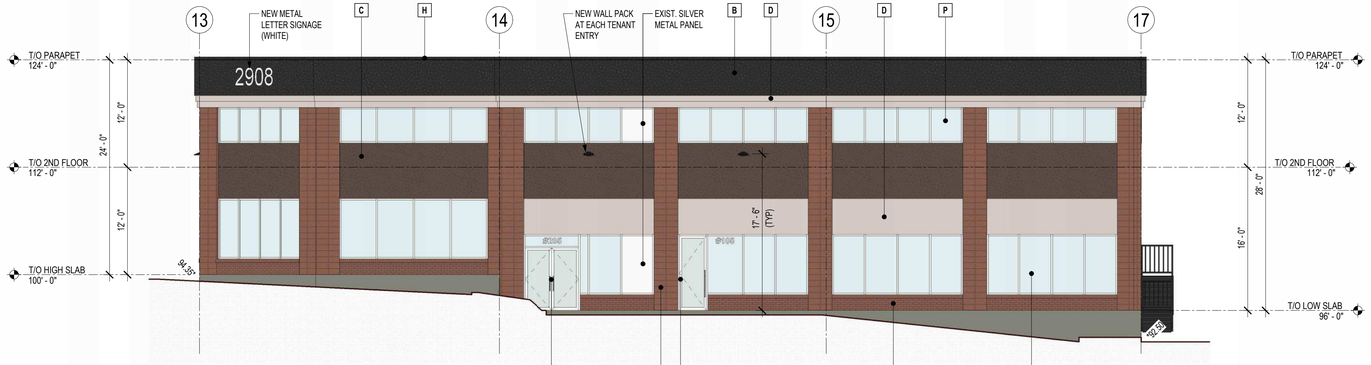
M - (6' x 7') MAN DOOR - DOUBLE
Colour - White

N - OVERHEAD DOOR
Colour = White
Size Varies, See Floor Plans

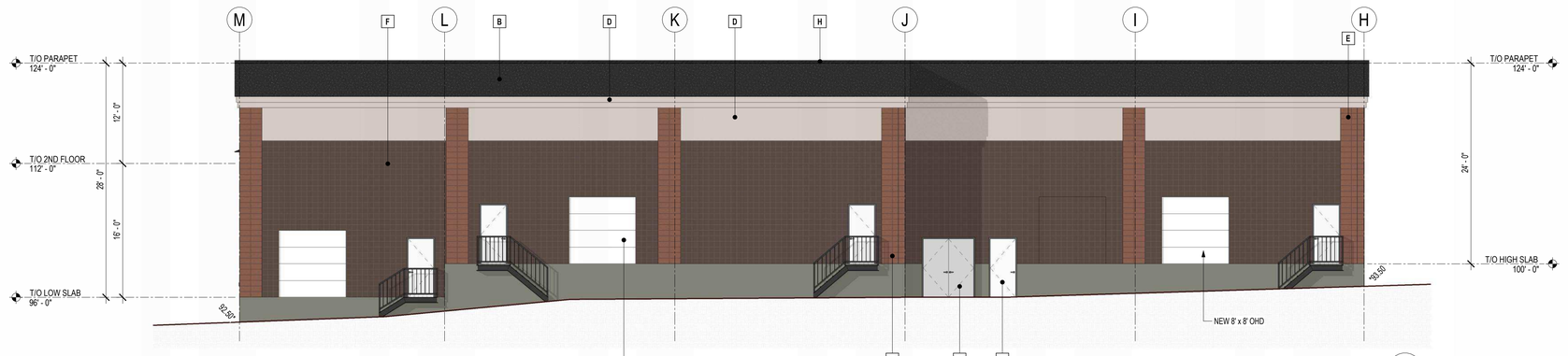
P - STOREFRONT GLAZING UNITS
Frame - Clear Anodized



4 DP3.0 NORTH ELEVATION
1/8" = 1'-0"



3 DP3.0 SOUTH ELEVATION
1/8" = 1'-0"



2 DP3.0 EAST ELEVATION
1/8" = 1'-0"



1 DP3.0 WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

IMPERIAL :

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED. METRIC IN BRACKETS.

VERIFY ALL DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE ARCHITECT/DESIGNER FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ENTIRE ARCHITECTURAL PACKAGE.

REV	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION
1	18SEP26	ISSUED FOR DEVELOPMENT PERMIT

ISSUANCES

BP#:

DP#:

COM-TECH
www.comtechdesign.com
Address: 214 1235 26th Avenue SE Calgary, AB T2G 1R7 Phone: 403.283.3040

CLIENT:
FEDERATION OF CALGARY COMMUNITIES

CONTACT PERSON:
LAYNE MARTIN (layne@comtechdesign.com)

PROJECT:
PLAZA 28 - 2908 EXTERIOR RENOVATION

MUNICIPAL ADDRESS:
2908 2nd Ave S.E.
Calgary, AB

LEGAL ADDRESS:
LOT: 5
BLOCK: 4
PLAN: 771 1662

DRAWING:
EXTERIOR ELEVATIONS

DRAWN BY:	DATE:	
CAS	18SEP26	DP3.0
SCALE: 1/8" = 1'-0"	CHECKED BY: LGM	

2026-09-18 3:46:3 PM

Y:\Projects\2026 Projects\COM-TECH\Plaza 28 - Rashid\0 PRODUCTION\Revit\2908_DP-11SEP26-BLDG.rvt