

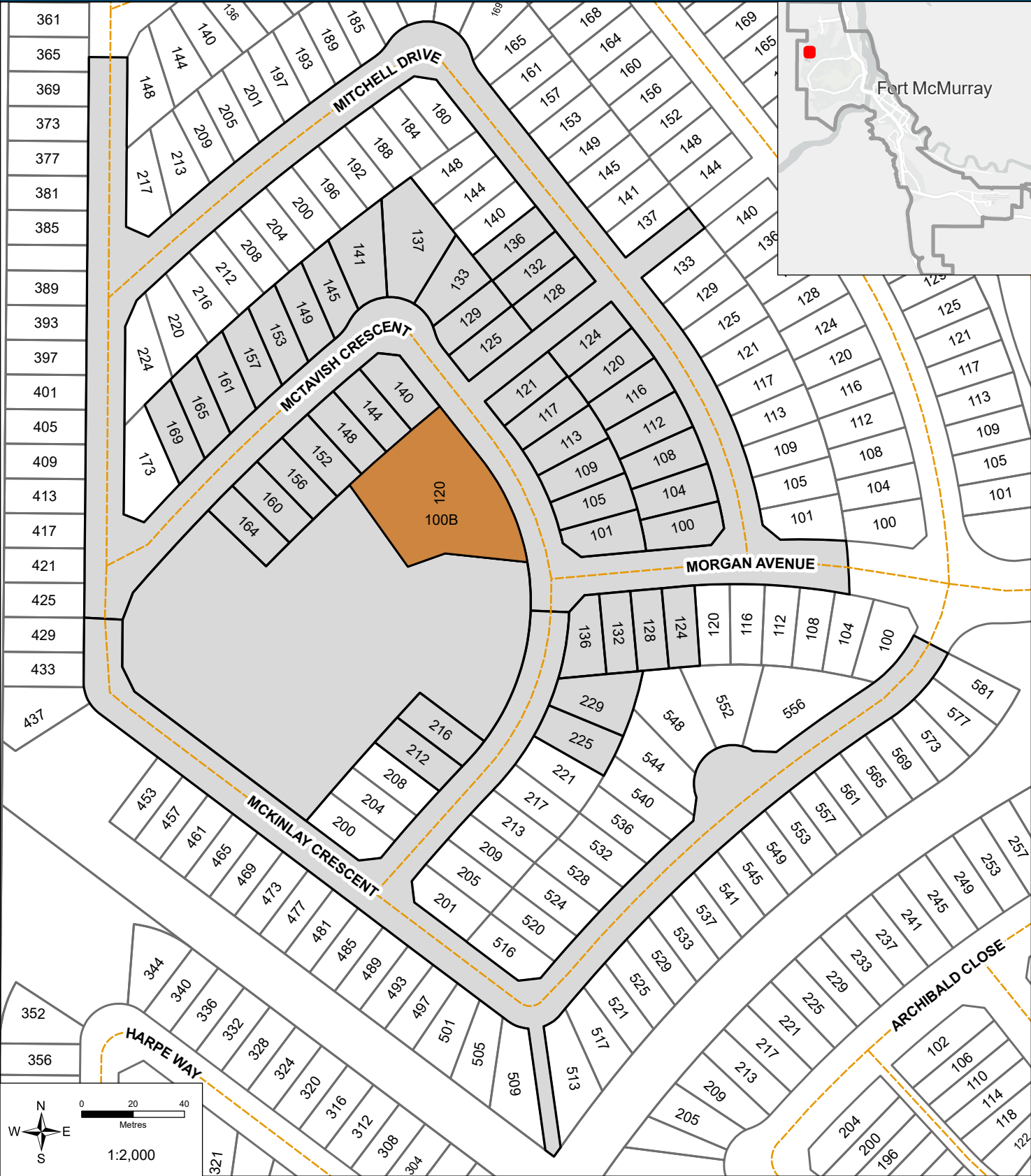
EXHIBIT LIST

File Number	Appellant
SDAB 2025-005	SpeedPro Signs Fort McMurray

Legal Description	Civic Address
Unit 297, Plan 0220695	120 McTavish Crescent, Fort McMurray

Exhibit #	Description	Filing Date
	Subject Area Map	2025-08-15
1.	Notice of Appeal (3 pages)	2025-08-13
2.	Development Permit Refusal No. 2025-DP-00235 (2 pages)	2025-08-13
3.	Planner's Report (59 pages)	2025-10-09

SUBJECT AREA MAP
Notification



120 MCTAVISH CRESCENT
Block 297, Plan 0220695



In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 99/059, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

SDAB 2025-005
Received by the
Subdivision and
Development
Appeal Board
August 13, 2025

Section 1 – Property Information

Legal Land Description: (i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)

Lot Unit 297	Block	Plan Condominium 0220695	ATS
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Civic Address

120 McTavish Cres

Development Permit Number or type of Order

2025-DP-00235

Section 2 - Appellant Information

NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.

Appellant Name (If the Appellant is a company, enter the complete legal name of the company)

SpeedPro Signs Fort McMurray

Agent¹ Name (if applicable)

Contact Name (if different) and position held

Debbie Hahn

Mailing Address

City/Town

Province

Postal Code

ATIA s. 20(1)

Telephone Number (Daytime)

Alternate Telephone Number

Email Address

Section 3 – Appeal (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit

Subdivision Application

Notice of Order

☐ Approval

☐ Condition of Approval

☒ Refusal

☐ Approval

☐ Condition of Approval

☐ Refusal

☐ Notice of Order

☒ I/We are the Applicant or Land Owner of the subject property

☒ I/We are a person affected by an order, decision or development permit

Section 4 – Reasons for Appeal

Section 678 and 686 Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any photographs, drawings or plans for clarification.

I/We hereby appeal the decision of the Approval Authority for the following reason(s):

Please see attached

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

ATIA s. 20(1)

August 5, 2025

Date

Signature of Appellant/Agent

If an Agent is representing the property owner, a letter is required from the owner giving consent to a property inspection.

Registered Owner:

I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as necessary for the purpose of this Appeal.

ATIA s. 20(1)
X Blm Ogunyile (Aug 8, 2025 10:50:49 MDT)

Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

Clerk of the Subdivision and Development Appeal Board, 7th Floor, Jubilee Center, 9909 Franklin Avenue, Fort McMurray AB T9H 2K4
Telephone: 780-743-7001 Email: sdab@rmwb.ca

Protection of Privacy

The personal information you provide on this form is collected under the authority of section 4(c) of the Protection of Privacy Act. It will be used to process your appeal with the Subdivision and Development Appeal Board (SDAB). Your information will be disclosed in accordance with section 13(1) of the Protection of Privacy Act. If you have any questions regarding the collection or use of this personal information, please contact the Legislative Officer – SDAB, 7th Floor, 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4, or call 780-788-2222.

For Office Use Only

Appeal #:	Fee:	Appeal Hearing Date:	Date Applicant Notified:	Date Appellant Notified:
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¹ Agent — A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Subdivision and Development Appeal Board.

Section 4 - Reasons for Appeal

The property in question is a new commercial building that is allowed in that area because it is a daycare. The issue is to have signage on the building due to,

“The subject property is located within the RMH-1 – Modified Manufactured Home District, and in accordance with Section 8.3 of the amended Sign Regulations, fascia signs are not identified as either a permitted or discretionary use within this land use district.”

It is important that signage is allowed on the building for not only identification for public knowledge and customer direction but also for ease in the event any emergency vehicles are called there.



Section 1 - Principal Information			
Registered Property Owner(s) Name 2610740 Alberta Inc		Registered Owner(s) Bim Ogunye	
Registered Address 117 Nicholson Drive		Fort McMurray, Alberta, T9K 0Z6	
Section 2 - Agent Information			
Agent Name SpeedPro Signs Fort McMurray		Contact Name (if different) and position held Debbie Hahn	
Mailing Address ATIA s. 20(1)	City/Town	Province	Postal Code
Telephone Number ATIA s. 20(1)	Alternate Telephone Number	Email Address	

Section 4 – Acknowledgement and Certification

By signing below, I/We do hereby authorize the above noted agent to act solely on my/our behalf with respect to:

- I/We provide authority to the agent, as identified in section 2, to represent the registered owner(s) identified in section 1 to:
 - file an appeal/request for review on behalf of the registered owner(s) described on this form;
 - discuss the issues or matters of the appeal/review with the municipality;
 - prepare and submit disclosure regarding the appeal/review;
 - represent the registered owner(s) at hearings before the subdivision and development appeal board and
- I understand that the registered owner continues to be subject to all provisions required by the *Municipal Government Act* and its attendant regulations and any authorization of an agent is not a substitute for any of those provisions.
- I understand that the registered owner is liable for any costs awarded against the agent by a subdivision and development appeal board, or for any change in the permit or order that may result from a hearing.
- The agent has disclosed the qualifications, professional designations, certifications, or affiliations of the agent, if any, with respect to the appeal.
- I may revoke authorization at any time in writing to the subdivision and development appeal board clerk.

Bim Ogunye

Bim Ogunye

08/08/2025

Signature of the Principal

Printed name of the Signatory Person and Title

Date (mm/dd/yyyy)

Signature:

ATIA s. 20(1)

Bim Ogunye (Aug 8, 2025 10:49:22 MDT)

Email: director@kloriouskids.com

Protection of Privacy

The personal information you provide on this form is being collected under the authority of section 4(c) of the *Protection of Privacy Act*. The personal information is used to process your designation of an agent for appeals with the Subdivision and Development Appeals Board. If you have any questions about the collection and use of the personal information contact the Legislative Officer, 7th Floor 9909 Franklin Avenue, Fort McMurray AB T9H 2K4 ; or call 780.788.2222



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

DEVELOPMENT PERMIT: #2025-DP-00235

July 28, 2025

Debbie Hahn

ATIA s. 20(1)

Attention: Debbie Hahn

Dear Debbie Hahn,

**RE: DEVELOPMENT PERMIT DECISION: Fascia Sign at 120 McTavish Crescent
Condominium Unit: 297, Plan: 0220695**

Your application for a development permit at the above-mentioned location has been REFUSED by the Development Officer. The reasons for the refusal are outlined in the enclosed Development Permit Decision.

We are enclosing this Development Permit Decision, in duplicate, and request that you **PLEASE READ CAREFULLY.**

Should you require further information, please contact the undersigned.

Yours truly,

The Regional Municipality of Wood Buffalo

Per: Phyllis Agyemang, Planner I

E: Phyllis.Agyemang@rmwb.ca T: 780-743-7084

Planning and Development Services

Attachments:

Development Permit #2025-DP-00235 REFUSAL Fascia Sign
Notice of Appeal Application





DEVELOPMENT PERMIT: #2025-DP-00235 REFUSAL

DATE: Monday, July 28, 2025

APPLICANT: Debbie Hahn

Civic Address: 120 McTavish Crescent

Legal Address: Condominium Unit: 297, Plan: 0220695

DEVELOPMENT PERMIT REFUSED: Fascia Sign

This Development was REFUSED by the Development Officer for the following reasons, in accordance with the Municipality's *Land Use Bylaw No. 99/059 as amended in 25/003*:

Section 8.3 – The permitted and discretionary uses for each sign type in residential districts.

The Land Use Bylaw does not identify fascia signs as either a permitted or discretionary use within the RMH-1 – Modified Manufactured Home District. As such, signage of this type is not allowed in this district.

Given that the proposed fascia sign does not comply with the Land Use Bylaw, and the Development Authority does not have the discretion to approve it, the application is hereby refused.

DATE OF DECISION: Friday, July 25, 2025

ATIA s. 20(1)

Development Officer

IMPORTANT NOTE

1. Under the Municipal Government Amendment Act, this decision may be appealed within twenty-one (21) days after the day of the decision being posted.
2. An appeal shall contain a statement of the grounds of appeal and shall be delivered personally or by registered mail to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB, T9H 2K4 within the prescribed period of twenty-one (21) days.
3. Upon delivery of a Notice of Appeal, the appellant shall pay to the Regional Municipality of Wood Buffalo, where the appellant is the owner of the site, or his agent, a fee of \$500.00.

Having received the Notice of Decision, I understand and acknowledge the reason for Refusal and further to this, I understand that I may have the Right of Appeal.

Date

Applicant's Signature



REPORT TO SUBDIVISION AND DEVELOPMENT APPEAL BOARD

File: SDAB 2025-005
Appellants: Debbie Hahn
Subject: Development Permit Refusal 2025-DP-00235
Legal Description: Condominium Unit 297, Plan 022 0695
Civic Address: 120 McTavish Crescent
Land Use Designation: RMH-1 – Modified Manufactured Home District

Development Permit Application: 2025-DP-00235

Development Permit Refusal Date: July 28, 2025

Appeal Application Date: August 14, 2025

Introduction

1. This appeal stems from the refusal of Development Permit 2025-DP-00235, submitted for the installation of an illuminated fascia sign associated with an approved Childcare Facility at 120 McTavish Crescent, legally described as Condominium Unit 297, Plan 022 0695.

Chronology

2. July 15, 2025 - The Development Authority received an online application for the installation of a Fascia sign on a newly constructed building.
3. July 17, 2025 - The application was assigned to a planner for review.
4. July 25, 2025 - A secondary facie check was conducted, revealing that fascia signs are neither a permitted nor discretionary use in the RMH-1 – Modified Manufactured Home District.
5. July 28, 2025 - The Development Authority refused the development permit **(Attachment 1)** for the following reasons:
 - a. The Land Use Bylaw does not list fascia signs as either a permitted or discretionary use within the RMH-1 – Modified Manufactured Home District.
 - b. The development authority interpreted that as, fascia signs are not permitted in the subject land use district.
 - c. Given that the proposed fascia sign does not comply with the Land Use Bylaw and the Development Authority does not have the discretion to issue an approval.

As the application was refused at the secondary facie stage, no agency circulation was conducted.

Discussion

6. The subject property is in the RMH-1 – Modified Manufactured Home District. The purpose of this District is to provide for the development of manufactured home subdivisions which will allow for an attached garage in the Urban Service Area.
7. The proposed signage is associated with a Childcare Facility that was approved by the Development Authority on June 14, 2023 (**Attachment 2**).
8. The development Authority's approval of the childcare facility was appealed and subsequently upheld by the SDAB (SDAB 2023-003) on September 14, 2023 (**Attachment 3**).
9. Childcare Facility is a Discretionary Use in the RMH-1 District.
10. Section 8.3 of the Sign Bylaw (24/002) outlines permitted and discretionary sign types in all residential districts. Per section 8.3, no signs are permitted in the RMH-1 – Modified Manufactured Home District.
11. Based on the information contained in the sign plan submitted for this application (**Attachment 4**), the proposed sign meets the sign provisions for Fascia Signs and would have been approved with standard conditions if located in a district where fascia signs are allowed.
12. To permit the proposed sign, a site-specific land use bylaw amendment would be required to include fascia signs as a discretionary use in the RMH-1 District.
13. The development authority is of the view that the proposed signage is consistent with the approved development of the land and will not negatively impact surrounding uses.

Recommendation:

14. THAT the Subdivision and Development Appeal Board uphold the decision of the Development Authority.

Rationale:

15. In accordance with the Municipality's Land Use Bylaw No. 99/059 as amended in 25/003:
 - a. Section 8.3 –The permitted and discretionary uses for each sign type in residential districts. Fascia Signs are not listed as either permitted or discretionary uses within RMH-1- District. As such, the proposed signage is not allowed in this District.
 - b. The development authority does not have the discretion to approve a use that is not contemplated for any land use district without a land use bylaw amendment.

Attachments:

1. Refused Development Permit 2025-DP-00235
2. Development Permit Approval 2021-DP-00531
3. Notice of SDAB Decision (SDAB 2023-003)
4. Proposed Sign Plan
5. Review Form
6. Notice of Appeal

**REPORT TO SUBDIVISION AND DEVELOPMENT APPEAL BOARD
FILE #**

Prepared By:

ATIA s. 20(1)

Phyllis Agyemang
Planner/ Development Officer

October 8, 2025

Reviewed and
Supported By:

ATIA s. 20(1)

Shailesh Makwana
Supervisor
Planning and Development Services

October 8, 2025

Presented to:

Subdivision and Development Appeal Board



DEVELOPMENT PERMIT: #2025-DP-00235

July 28, 2025

Debbie Hahn

ATIA s. 20(1)

Attention: Debbie Hahn

Dear Debbie Hahn,

**RE: DEVELOPMENT PERMIT DECISION: Fascia Sign at 120 McTavish Crescent
Condominium Unit: 297, Plan: 0220695**

Your application for a development permit at the above-mentioned location has been REFUSED by the Development Officer. The reasons for the refusal are outlined in the enclosed Development Permit Decision.

We are enclosing this Development Permit Decision, in duplicate, and request that you **PLEASE READ CAREFULLY.**

Should you require further information, please contact the undersigned.

Yours truly,

The Regional Municipality of Wood Buffalo
Per: Phyllis Agyemang, Planner I
E: Phyllis.Agyemang@rmwb.ca T: 780-743-7084
Planning and Development Services

Attachments:

Development Permit #2025-DP-00235 REFUSAL Fascia Sign
Notice of Appeal Application





DEVELOPMENT PERMIT: #2025-DP-00235 REFUSAL

DATE: Monday, July 28, 2025

APPLICANT: Debbie Hahn

Civic Address: 120 McTavish Crescent

Legal Address: Condominium Unit: 297, Plan: 0220695

DEVELOPMENT PERMIT REFUSED: Fascia Sign

This Development was REFUSED by the Development Officer for the following reasons, in accordance with the Municipality's *Land Use Bylaw No. 99/059 as amended in 25/003*:

Section 8.3 – The permitted and discretionary uses for each sign type in residential districts.

The Land Use Bylaw does not identify fascia signs as either a permitted or discretionary use within the RMH-1 – Modified Manufactured Home District. As such, signage of this type is not allowed in this district.

Given that the proposed fascia sign does not comply with the Land Use Bylaw, and the Development Authority does not have the discretion to approve it, the application is hereby refused.

DATE OF DECISION: Friday, July 25, 2025

ATIA s. 20(1)

Development Officer

IMPORTANT NOTE

1. Under the Municipal Government Amendment Act, this decision may be appealed within twenty-one (21) days after the day of the decision being posted.
2. An appeal shall contain a statement of the grounds of appeal and shall be delivered personally or by registered mail to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB, T9H 2K4 within the prescribed period of twenty-one (21) days.
3. Upon delivery of a Notice of Appeal, the appellant shall pay to the Regional Municipality of Wood Buffalo, where the appellant is the owner of the site, or his agent, a fee of \$500.00.

Having received the Notice of Decision, I understand and acknowledge the reason for Refusal and further to this, I understand that I may have the Right of Appeal.

Date

Applicant's Signature





Permit Number
2021-DP-00531

June 14, 2023

Applicant

KLORIOUS SERVICES INC. ADEBIMBOLA OGUNYE

ATIA s. 20(1)

Owner

KLORIOUS SERVICES INC.

ATIA s. 20(1)

**RE: Child Care Facility
120 MCTAVISH CRES
Lot: Block: 297 Plan: 0220695**

Your application for a development permit at the above location has been approved by the Development Officer. This approval is subject to the conditions as outlined in the enclosed Development Permit.

PLEASE READ PERMIT CONDITIONS CAREFULLY AND RETURN A SIGNED COPY TO OUR OFFICE.

This development permit shall expire and no longer be valid after one year from the date of decision of the permit if no construction has been initiated. Any other necessary permits shall be in place prior to commencement of any construction or occupancy. In the case of a change of use within an existing structure, where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

IMPORTANT NOTE

1. Under the Municipal Government Amendment Act, this approval may be appealed within twenty one (21) days after the day of decision being posted. Should this decision be appealed within twenty one (21) days after the Date of Decision, this permit shall not become effective until the Subdivision and Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby. Commencement of the approved Development prior to expiry of the appeal period is at your own risk.
2. An appeal shall contain statement of the grounds of appeal and shall be delivered personally or by registered mail so as to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4 within the prescribed time period of twenty one (21) days.
3. Upon delivery of Notice of Appeal, the appellant shall pay to the Regional Municipality of Wood Buffalo, where the appellant is the owner of the site, or his agent, a fee of \$500.00.

Compliance with other legislation - A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out development in accordance with:

- a. the requirements of the Safety Codes Act, Environment Protection and Enhancement Act and Natural Resources Conservation Board Act;
- b. the requirements of any other Federal, Provincial, or Municipal statute, regulation code or standard; and
- c. the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

The Municipality is not responsible for not does the Municipality have any obligation whatsoever to determine what other legislation may apply to a development, nor monitor or enforce compliance with such legislation.

REGIONAL MUNICIPALITY OF WOOD BUFFALO
Planning & Development Department
per:

ATIA s. 20(1)

June 14, 2023

Date

Lee-Anne Kumka
Planner III/Development Officer
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Lee-Anne.Kumka@rmwb.ca

9909 Franklin Avenue, Fort McMurray, Alberta, Canada, T9H 2K4 www.rmwb.ca
Anzac • Conklin • Draper • Fort Chipewyan • Fort Fitzgerald • Fort MacKay
Fort McMurray • Gregoire Lake Estates • Janvier • Mariana Lake • Sapræ Creek Estates

Applicant: Adebimbola Ogunye

Issued : June 14, 2023

Development Permit

120 MCTAVISH CRES

Lot	Block	Plan	Section	Township	Range
	297	0220695	35	89	10

Day Care Center (Child Care Facility)

Child Care Facility

Advertising Date June 22, 2023

- This development was approved by the Development Officer and is subject to the conditions attached to this permit.
- All conditions stated on this development permit must be complied with.
- You have one year from Date of Decision to commence construction. All appropriate building/mechanical permits must be applied for and issued. In the case of a change of use within an existing structure where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

Regional Municipality of Wood Buffalo
Planning & Development Department
per:

ATIA s. 20(1)

Issued : June 14, 2023

Date

Lee-Anne Kumka
Planner III/Development Officer
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Lee-Anne.Kumka@rmwb.ca

Advisory Notes:

- 1 Any signage proposed for this development shall require a separate application and approval.
- 2 The sump shall be installed so that discharge is as per the requirements of the Sewage Bylaw.
- 3 The developer shall install all appropriate signage at access/egress locations in accordance with the requirements of the Engineering Department.
- 4 Site services shall be in accordance with the Engineering Standards of the Regional Municipality of Wood Buffalo – Fort McMurray Urban Service Area and the standards set by the Franchise Utilities operating within the Fort McMurray Urban Service Area.
- 5 A Utility Installation Permit is required from the developer and shall be obtained from Engineering Services Division prior to installing underground utilities.
- 6 It shall be the developer's responsibility and expense to terminate, at the main, all sanitary and water services which will not be utilized in this development.
- 7 A route permit shall be required for this development and shall be applied for through the Planning and Development Department.
- 8 Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by this development shall be the full responsibility of the developer to restore.
- 9 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695.
- 10 A Health Certificate may be required for this development. Please contact the Health Inspector for the necessary information.
- 11 A Municipal Business License may be required for this development. Please contact the Licensing Enforcement Officer for information and an application, if required.
- 12 The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
- 13 All Federal, Provincial and Municipal statutes and regulations shall be met, including the Alberta Building Code.
- 14 -A Water Meter Permit will be required but because this is within private area (services are not Municipal), a Utility Connection Permit will not be required. Note that similar approvals will likely be required by the "condo board/management".

Advisory notes:

-May want to verify existing connections with condo (ie. check record drawings).

Proposed sizes, locations etc. may not match existing stubs.

-It is suggested to add a valve on the water connection.

- 15 1. A construction fire safety plan is required to be submitted and accepted prior to the commencement of construction activities.
 1b. An operational fire safety plan is required to be submitted and accepted prior to occupancy of the building.
 2. Ensure a Life Safety Plan is included at the building permit application phase, detailing information such as: travel distances to exits, fire separations and associated fire resistance ratings, design occupant loads, total building area, and the 3.2.2. building code major occupancy classification.
 3. A daycare facility with an occupant load more than 40 persons requires the installation of a fire alarm system.
 4. A building greater than 600 sq. m. in building area requires to be provided with access routes for fire department vehicles.
 5. Ensure emergency lighting is provided in conformance with the Building Code.
 6. Ensure exit signs are installed as required in conformance with the Building Code.
 7. Ensure fire extinguishers are installed in conformance with NFPA 10, "Standard for Portable Fire Extinguishers" 2013 edition.
 8. Confirm the type of cooking, including volume/frequency of cooking, that will occur on the premises so that it can be determined whether a commercial cooking equipment exhaust system and/or fire extinguishing system are required.
 9. There appears to be an interconnected floor space between the ground floor and the basement which would require the whole building to be fire sprinklered throughout in conformance with the National Building Code 2019 Alberta Edition.
- 16 ATCO Transmission high pressure pipelines has no objections.
 Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.
- 17 Thank you for the opportunity to comment on the above referenced application for New Commercial Development – Child Care Facility 2021 DP 00531. Alberta Health Services, Safe Healthy Environments (AHS SHE) reviews and provides comment on land use applications from a public health perspective.
 It is understood that this application proposes to construct a commercial childcare facility with a fenced play area. Documents submitted for this application, have been reviewed. AHS SHE has no objection to the application. However, it is imperative that the applicant abide by the Public Health Act and all applicable Regulations and Standards, including the Institutions Regulation AR 143/1981. The applicant must also ensure that all other Regulatory Agency concerns are addressed. The applicant must contact our office to complete the approval process for the facility and address/provide more information on the following:
- Detailed plans for the kitchen (if food will be prepared and served at the facility) showing dimensions, floor finishes, etc.
 - Information on the proposed purpose/use for the basement space, including the kitchen
 - Submit a Social Care Facility Registration Form
- I may be contacted by email or phone with any questions or concerns. Thank you.

Conditions:

- 1 This development is classified as a Child Care Facility and is a Discretionary Use - Planning Commission in the RMH – 1 Modified Manufactured Home District.
- 2 Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.
- 3 Construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.
- 4 The garbage and waste material shall be stored in weather-proof and animal-proof containers and shall be visually screened in a manner compatible with the design and external materials of the principal buildings on the site. If a wood screen fence is used, it shall be constructed in accordance with drawing 10-301 of the Engineering Servicing Standards.
- 5 The building location, orientation, capacity and/or use shall be as indicated on the approved drawings. Any changes to the approved plans shall be submitted to the Development Officer for further approval.
- 6 The landscaping shall be completed as per the approved plans within one (1) year from the date of building occupancy or within two (2) years from the date of Development Permit issuance, whichever is sooner. Any changes to the approved Landscape Plans shall be submitted to the Development Officer for approval prior to the landscaping being installed.
- 7 A minimum of 15 on-site parking stalls shall be provided as indicated on the approved plan. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material and shall be completed prior to the issuance of an Occupancy Permit. Should a seasonal allowance be required for paving the parking lot, the developer shall provide a written request for the seasonal allowance together with an automatically renewable and irrevocable letter of credit equal to 100 percent of the cost of paving the parking lot. A minimum of 2 of the required stalls shall be accessible parking stalls. These parking stalls shall be hard-surfaced, level, located close to an entrance, and shall be designated with the International Symbol of Access.
- 8 A minimum of one loading space shall be provided for this development. Loading shall be designed and located so that all vehicles using those spaces can be parked and maneuvered entirely within the bounds of the site before moving onto adjacent streets or lands.
- 9 All parking stalls shall be graded such that no slope in any direction is less than 0.5% and not more than 4%, to the satisfaction of the Development Officer. All soft landscaped areas shall have a minimum slope of 2% away from buildings.
- 10 A final site grading plan shall be prepared to the satisfaction of the Engineering Department and shall be approved prior to occupancy of any buildings.
- 11 The applicant shall enter into a Development Agreement with the Municipality to pay for the installation of public utilities, other than telecommunication systems or works, which are necessary to serve the development.
- 12 Any excess fill must be deposited on a site approved by the Municipality. Please contact the Engineering Department and/or the Environmental Branch of the Public Works Department.
- 13 Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any franchise utility and shall be registered on title by Utility Right-of-Way Plan.
- 14 Should it be necessary to alter any on site Municipal or franchise utilities, all cost shall be borne by the developer.
- 15 There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development construction. The developer may apply to the Development Officer to utilize these lands.
- 16 All on site lighting shall be located, oriented and shielded so as to restrict the unnecessary illumination of adjacent residential properties.

- 17 Before any construction starts, the applicant shall ensure that the site is fully fenced, as per the approved fencing plan, in order to prevent any damage to Municipal infrastructure and landscaping surrounding the site, to ensure controlled and safe access and egress of the site, and to provide safe pedestrian access on and through any municipal lands adjacent to the site. The site access locations shall be established as per the fencing plan and will be maintained and operated to the satisfaction of the Development Authority. The fencing is to remain in place and in good working condition until all construction activities have ceased and a Full Development Completion Certificate has been issued.
- 18 The applicant shall provide security in a form acceptable to the Municipality in the amount of \$88,627.35 as a guarantee for completion of the landscaping requirements. When the Municipality is satisfied that the site landscaping has been successfully installed and growing for a minimum of sixty (60) days and a Partial Development Completion Certificate has been issued, 50% of the Landscaping security can be returned. The following year once a Final Development Completion Certificate has been issued and the Landscaping passes a final Inspection the remainder of the security can be returned.
- 19 Any required removal or modification of existing on-site underground storage tanks and the management of identified contaminants shall be undertaken to the satisfaction of the appropriate authorities prior to the construction of the approved development and all applicable permits received from the local Fire Authority.
- 20 A Development Completion Certificate is required and shall be applied for by the applicant on completion of the conditions of development and prior to occupancy.
- 21 A water meter permit may be required. Please contact Underground Services Division for details at 780-799-7493. 780-788-1456 ext. 5832
- 22 A service connection permit may be required. Please apply at <https://www.rmwb.ca/en/permits-and-development/applications-licences-and-permits.aspx>.
- 23 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695 or follow up on our permitting website: <https://aca.woodbuffalo.ab.ca/citizenaccess/>
- 24 The applicant shall provide payment in a form acceptable to the Municipality in the amount of \$2,225.51 as Development Charges prior to issuance of the Development Permit.
- 25 The applicant shall provide security in a form acceptable to the Municipality in the amount of \$20,000 as a guarantee for completion of the Engineering requirements.
- 26 The applicant shall provide security in a form acceptable to the Municipality in the amount of \$10,450.00 as a guarantee for the installation and maintenance of the construction fencing.

DAYCARE FACILITY
C/O KLORIOUS SERVICES INC.

5028 MACTAVISH CRESCENT
FORT MCMURRAY, AB.
T9K 2N9, CANADA

CONDOMINIUM PLAN: 0220695
UNIT 297

GENERAL NOTES AND SPECIFICATIONS

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ABC CODE, LATEST EDITION AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS. THE GC IS RESPONSIBLE FOR CONSTRUCTION SAFETY AS REQUIRED BY THE OCCUPATIONAL HEALTH AND SAFETY ACT OF ALBERTA
2. DO NOT SCALE THE DRAWINGS. REPORT ERRORS, OMISSIONS AND DISCREPANCIES ON THE DRAWINGS DURING THE TENDER PERIOD FOR CLARIFICATION TO BEC LIMITED VIA EMAIL AT INFO@BECLIMITED.CA.
3. THE CONTRACTOR AND OWNER ASSUME ALL LIABILITIES IN REGARDS TO THESE PLANS AND CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THESE INCLUDE, BUT ARE NOT LIMITED TO BUILDING PERMITS, INSURANCE, TEMPORARY POWER, WORKERS COMPENSATION, DEMOLITION COSTS ETC.
5. PROTECT AND MAINTAIN ALL EXISTING CONSTRUCTIONS AROUND SITE. KEEP STREET AND LANE REASONABLY CLEAN AND PROMPTLY REMOVE RUBBISH FROM THE BUILDING AND PROPERTY. THE CONTRACTOR SHALL CONFINED HIS APPARATUS, STORAGE OF MATERIALS AND OPERATIONS OF HIS WORKFORCE TO AREAS DESIGNATED BY THE OWNER. ANY PORTIONS OF EXISTING CONSTRUCTION DAMAGED AND/OR DESTROYED DURING THE CONSTRUCTION AND THAT ARE NOT PART OF THIS WORK SHALL BE REPAIRED AND/OR REPLACED AT NO COST TO THE LANDLORD OR ANY TENANT.
6. STRUCTURAL DESIGN LOADS SHALL BE INDICATED ON THE STRUCTURAL DRAWINGS AND THE GC SHALL NOT EXCEED THESE LOADS.
7. DUE TO ONSITE CONDITIONS, THE SPECIFICATIONS, PROCEDURES AND DIMENSIONS CAN VARY WITHIN REASONABLE LIMITS WHILE STILL MAINTAINING CODE REQUIREMENTS FOR RESIDENTIAL CONSTRUCTION. IN SUCH A CASE, THE GC MUST INFORM THE DESIGNER THAT SUCH A CHANGE IS BEING MADE AND ALLOW THE DESIGNER TO RECORD THIS ON THE DRAWINGS TO PREVENT FUTURE CONFLICT.
8. THE GRADE LINE SHOWN ON THE DRAWINGS IS A SUGGESTED LINE. THIS MUST BE VERIFIED ONSITE AND RECORDED AS THE ACTUAL GRADE.
9. ALL WINDOW AND DOOR SCHEDULES ARE APPROXIMATE ONLY AND SHALL BE VERIFIED BY THE WINDOW AND DOOR MANUFACTURERS.
10. WOOD CONSTRUCTION SHALL BE EXECUTED IN ACCORDANCE WITH SECTION 9.23 OF ABC, UNLESS OTHERWISE NOTED. ALL WOOD STUDS, COLUMNS, CRIPPLES AND LINTELS SHALL BE #2 SPF GRADE OR BETTER UNLESS OTHERWISE NOTED.

FRAMING NOTES:

- EXTERIOR WALLS SHALL BE 2 x 6 SPRUCE @ 19.2" O.C.
- EXTERIOR GARAGE WALLS SHALL BE 2 x 6 SPRUCE @ 19.2" O.C.
- INTERIOR WALLS SHALL BE 2 X 4 KILN DRIED SPRUCE @ 19.2" O.C.
- ALL BEAMS TO BE ENGINEERED BY THE SUPPLIER
- WALL AND ROOF SHEATHING SHALL BE ½" OSB
- ENGINEERED FLOOR SYSTEM SHALL BE 3" OSB T&G SUB FLOOR. THE SUB FLOOR SHALL BE GLUED AND NAILED AS PER SUPPLIER'S INSTRUCTIONS
- REAR DECKS SHALL HAVE A NAILER BOARD FOR INSTALLATION.
- FRONT PORCH/VERANDA SHALL HAVE A 1 ½" X 6 PRESSURE TREATED WOOD
- DECKING OVER 2 X 8 SPRUCE JOISTS WITH ALUMINUM RAILING
- THE INTERIOR ACCESS STAIRS SHALL BE A HOUSED STRINGER, ROUTERED OUT 2 X 10 STUDS OR GLULAM EXPOSED ON BOTH SIDES.
- INTERIOR BASEMENT WALLS FROST WALLS SHALL BE 2 X 4 WOOD STUDS AT 24" O.C. AND FULL HEIGHT OF THE CONCRETE FOUNDATION WALL
- FRAMERS TO PROVIDE FULL BEARING SUPPORT TO ALL POSTS, LINTELS ETC.
- ALL WINDOW HEADERS TO BE A MINIMUM OF 2-PLY 2X10 #2 SPRUCE UNLESS NOTED OTHERWISE.
- ALL DIMENSIONAL LUMBER TO BE GRADED #2 SPF OR GREATER
- PROVIDE SOUND BLOCKING AT 24" O.C. UNDER ALL PARTITION WALLS RUNNING PARALLEL TO FLOOR JOISTS.

11. CONCRETE NOTES:

- ALL CONCRETE SHALL BE CSA TYPE HS (FORMERLY TYPE 50) - 32 MPA UNLESS OTHERWISE STATED
- PILE DESIGN AND DEPTH SHALL BE AS PER THE ENGINEER
- FOUNDATION WALL - 9 FT TOOL AND WILL REQUIRE REBAR IF REQUIRED BY THE ENGINEER
- THE FRONT WALKWAY SHALL BE CONSTRUCTED USING POURED CONCRETE AND SHALL NOT BE LESS THAN 4 FT. WIDE.
- GARAGE SLAB TO BE FINISHED SMOOTH AND SLOPED 4" TOWARDS THE GARAGE DOOR.
- DAMP PROOFING REQUIRED BELOW SLAB
- ALL STEP FOOTINGS TO HAVE A MINIMUM OF 600MM RISE AND 600MM RUN.
- ALL CONCRETE FOUNDATION WALLS TO HAVE 6 HORIZONTAL ROWS OF REINFORCEMENT BARS
- ALL WINDOW WELLS TO BE A MINIMUM OF 30" DEEP OR HIGHER.

12. STAIR CONSTRUCTION:

MAX. RISE = 8"
MIN. RUN = 8.5"
MIN. TREAD = 9.5"
MIN. HEAD ROOM = 6' - 8"
HANDRAIL HEIGHT = 32" to 36"

13. ROOFING, SIDING AND STONE:

- ROOFING: COMES WITH A 25 YEAR WARRANTY. 3 TAB ASPHALT SHINGLES
- ANY SOFFIT PROJECTING INTO THE 12M SIDE SETBACK SHALL HAVE NO OPENINGS AND SHALL BE PROTECTED WITH MATERIALS AS OUTLINED IN THE ALBERTA BUILDING CODE GUIDELINES
- EAVES TROUGH SHALL BE 4" PRE-FINISHED ALUMINUM.
- VINYL SIDING SHALL BE AS PER PLAN AND WITH MAINTENANCE FREE CAPPING
- EXTERIOR STONE WORK SHALL CONFORM TO THE DRAWING AND AS OUTLINED IN THE ALBERTA BUILDING CODE
- PROVIDE ADEQUATE VENTILATION AND ACCESS TO ROOF SPACE.
- ALL ATTIC SPACE HATCHES SHALL BE WEATHER STRIPPED AND INSULATED WITH R-50 BATT INSULATION AND 6 MIL POLY VAPOUR BARRIER
- FLASHING IS REQUIRED FOR ALL HORIZONTAL JUNCTIONS AND EXTERIOR OPENINGS.

GENERAL NOTES AND SPECIFICATIONS

14. HEATING:
- THE HUMIDIFIER SHALL BE FLOW THROUGH/D RIP TYPE
 - COLD AIR RETURNS AND HEAT REGISTERS SHALL BE WHITE AS PER THE SUPPLIER
 - HRV SIZING SHALL BE AS PER THE ALBERTA BUILDING CODE WITH THE MAIN CONTROLS MOUNTED BY THE MAIN THERMOSTAT WITH PUSH BUTTONS AND TIMERS IN BATHS ONLY
 - EXHAUST VENTS IN ALL BATHROOMS SHALL BE 4"
 - THE FURNACE SHALL BE 96% EFFICIENT, 2 STAGE AND SIZE OF FURNACE SHALL BE DETERMINED BY HOUSE MODEL. AN HRV SHALL BE PROVIDED AND AN INTELLIGENT THERMOSTAT.
 - THE FINAL LOCATION OF COLD AIR RETURNS AND HEAT DUCTING SHALL BE DETERMINED ONSITE BY THE HEATING CONTRACTOR AND MAY BE ADJUSTED AS REQUIRED BY SITE CONDITIONS.
 - SUPPLY VENTILATION IN ALL ROOMS: NATURAL OR MECHANICAL
 - INSTALL RADON GAS VENTILATION ROUGH IN CENTERED BENEATH BASEMENT CONCRETE SLAB AND TERMINATED IN MECHANICAL ROOM.
 - EXTERIOR PENETRATIONS THROUGH EXTERIOR MEMBRANES SHOULD HAVE SOME BACKING SUPPORT FOR POLY VAPOUR BARRIER.
15. ELECTRICAL WORK:
- ALL CARBON MONOXIDE DETECTORS SHALL BE MOUNTED IN EACH ROOM ON EACH FLOOR
 - SMOKE DETECTORS SHALL BE MOUNTED IN ALL AREAS AS REQUIRED BY THE ALBERTA BUILDING CODE.
 - ELECTRICAL PANEL SHALL BE LOCATED IN THE BASEMENT AND ALL ELECTRICAL DISTRIBUTION WIRING SHALL BE COMPLETED FROM THE BASEMENT TO OTHER AREAS OF THE HOUSE.
 - ALL ELECTRICAL WORK TO COMPLY WITH ALBERTA BUILDING CODE AND CANADIAN ELECTRICAL CODE REQUIREMENTS.
16. INSULATION AND DRYWALL:
- ALL EXTERIOR HOUSE WALLS SHALL HAVE R-20 FIBERGLASS FRICTION FIT BATTS
 - BASEMENT INSULATION SHALL BE R-12 FIBERGLASS BATT INSULATION BETWEEN STUDS AND AT THE FULL HEIGHT OF BASEMENT FOUNDATION WORK. INSULATION SHALL BE R-20 FIBERGLASS FRICTION FIT BATTS AT ALL JOIST ENDS.
 - ALL CANTILEVER INSULATION SHALL BE R-28 FRICTION FIT BATTS.
 - ALL ATTIC INSULATION SHALL BE LOOSE FILL FIBERGLASS OR CELLULOSE (BLOWN). FIBERGLASS FRICTION FIT BATTS SHALL BE INSTALLED IN VAULTED CEILINGS.
 - ALL EXTERIOR WALLS SHALL HAVE A 6MM VAPOUR BARRIER AND CONTINUOUS CAULKING AT ALL JOINTS AND AROUND ALL DOOR OPENINGS.
 - ATTIC ACCESS AREAS SHALL HAVE FRICTION FIT BATT INSULATION.
 - ALL INTERIOR DRYWALL SHALL BE ½" GYPSUM BOARD AND SCREWED AND NAILED WHERE APPLICABLE.
 - ALL DRYWALL CEILINGS SHALL HAVE A ½" DRYWALL CEILING SURFACE, SPATTERED TEXTURE DESIGN THROUGHOUT THE HOME.
 - GARAGE SHALL BE INSULATED WITH VAPOR BARRIER AND A MINIMUM OF ½" OF DRYWALL TO BE INSTALLED ON THE INTERIOR OF THE GARAGE.
 - FOR ALL SPACING GREATER THAN 400MM O.C., 15.9MM GYPSUM BOARD SHALL BE USED FOR THE WORK.
 - ALL INSULATION SHALL BE PROTECTED FROM DAMAGE PRIOR TO INSTALLATION.
17. FIREPLACE:
- A GAS BURNING FIREPLACE SHALL BE SUPPLIED AND INCLUDE A DIRECT VENT WITH 20,000 BTU GAS BURNER TECHNOLOGY, HEAT RATED CIRCULATING FIREBOX. IF THE FIREPLACE CANTILEVER IS 0.06M ABOVE GRADE, THEN THE UNDERSIDE MUST BE PROTECTED IN THE SAME WAY AS THE SOFFIT WITH NO OPENINGS AND SHALL BE PROTECTED WITH THE MATERIALS CONFORMING TO THE ALBERTA BUILDING CODE
 - ELECTRICAL FIREPLACE CAN BE USED AND ARE OPTIONAL INSTEAD OF GAS UNITS.
18. PLUMBING WORK:
- ALL ROUGH IN PLUMBING TO BE VENTED AS PER THE PLUMBING CODE
 - NO PLUMBING TO BE COMPLETED ON EXTERIOR WALLS. IF THE EXTERIOR WALL SIDE IS REQUIRED, AN ADDITIONAL FURRING WALL SHALL BE CONSTRUCTED AND PLUMBING RUN THROUGH THE INTERIOR WALL SECTION ONLY.
19. ALL EXTERIOR EXPOSED STEEL TO BE PAINTED UNLESS NOTED OTHERWISE
20. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONCRETE FOUNDATION WORK
21. ALL INTERIOR DOOR FRAMES TO BE LOCATED 4" FROM THE FACE OF THE WALL TO THE FACE OF THE DOOR FRAME UNLESS NOTED OTHERWISE.
22. PROVIDE CONTINUOUS ROD AND CAULK JOINT AT ALL EXTERIOR WINDOWS, DOORS, CONTROL JOINTS AND OTHER LOCATIONS AS PER GOOD CONSTRUCTION PRACTICE.
23. SEAL AIR/VAPOUR BARRIER TO PERIMETER OF ALL DOOR FRAMES AND WINDOW FRAMES.
24. ALL FIRE SEPARATIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE OR ROOF ABOVE. ALL OPENINGS AND PENETRATIONS MUST BE PACKED AND SEALED WITH FIRE STOPPING MATERIAL. ALL MATERIALS MUST BE UL C LISTED. PRODUCT DATA TO BE APPROVED BY DESIGNER PRIOR TO INSTALLATION.
25. PROVIDE MINIMUM SLOPE AWAY FROM BUILDING FOR ALL GRADING.
26. PROVIDE MINIMUM 2% SLOPE FOR ALL EXTERIOR CONCRETE SLABS UNLESS NOTED OTHERWISE.
27. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NATIONAL BUILDING CODE: NBC 2019 (AE), AS A MINIMUM AND AS INDICATED ON THESE DRAWINGS, THE STRINGENT TAKING PRECEDENCE.
28. CONFORM TO ALL MUNICIPAL BYLAWS, RULES AND REGULATIONS GOVERNING THE WORK. KEEP BUILDING AND PROPERTY CLEAN OF DEBRIS AND MATERIALS AT ALL TIMES.

DRAWING INDEX

ARCHITECTURAL

A0	COVER SHEET
A1	SITE PLAN
A1b	AREA SURVEY PLAN
A1c	SWEPT PATH ANALYSIS
A1d	TYPICAL SITE DETAIL
A1e	TEMP. SITE FENCING
A1f	EGRESS PATH
A2	LANDSCAPING PLAN
A2b	LANDSCAPING DETAIL
A3	MAIN FLOOR PLAN
A4	BASEMENT PLAN
A5	ROOF PLAN
A5B	ROOF DETAIL
A6	E/W ELEVATION
A7	N/S ELEVATION
A8	WINDOW/DOOR SCHEDULE
A9	CROSS-SECTION
A9B	CROSS-SECTION DETAIL
A10	STAIR DETAIL
A11	ADDITIONAL DETAIL

ARCHITECTURAL/LANDSCAPING
EFG ARCHITECTS

STRUCTURAL
BEC LIMITED

MECHANICAL
BEC LIMITED

ELECTRICAL
BEC LIMITED

CIVIL
BY OTHERS

GEOTECHNICAL
BY OTHERS

ENERGY EFFICIENCY
BY OTHERS

ADDITIONAL CONSULTANTS



architects inc.
9834-105 Street NW
Edmonton, AB, T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ. FT

Rev.	yy-mm-dd	Revision	Drawing Issue	Drawn by
5	2023-03-20	ISSUED FOR PERMITS		MK
4	2023-03-10	ISSUED FOR PERMITS		MK
3	2023-01-15	DESIGN UPDATE		AG
2	2023-11-30	DESIGN UPDATE		AG
1	2023-11-30	DEVELOPMENT PERMIT REVIEW		MK



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PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

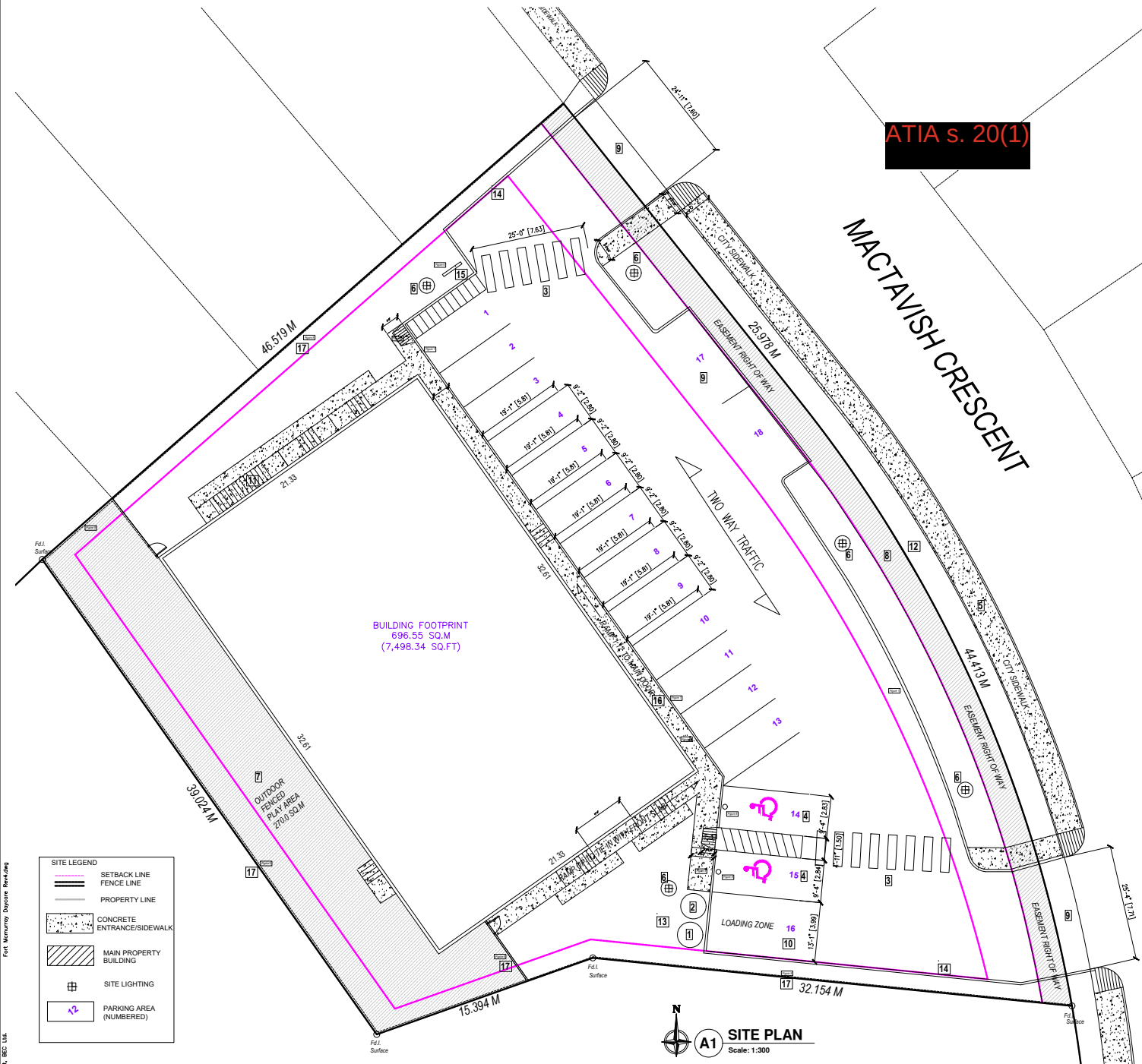
DRAWING

COVER SHEET

Project number	Date
BEC-217	MARCH 20, 2023
Drawn by	Scale
M.K.	1" = 1'-0"
	Checked by
	A.G.

REVISION

REV 5



ATIA s. 20(1)

PROJECT INFORMATION AND DESCRIPTION:	
LEGAL DESCRIPTION:	CONDOMINIUM PLAN: 0220695, UNIT 297
MUNICIPAL ADDRESS:	5028 MACTAVISH CRESCENT, FORT MCMURRAY, AB.
ZONING:	RMH-1: MODIFIED MANUFACTURED HOME DISTRICT
AREA OF LOT:	8,092.05 M2 (26,550 SQ.FT)
SPRINKLERED:	NO
FIRE ALARMED:	YES
PRINCIPAL BUILDING AREA:	7,498.34 SQ. FT. (696.55 SQ.M)
SITE COVERAGE:	696.55 / 8,092.05 = 8.61%
MAX. BUILDING HEIGHT:	6.0M
MAX. LOT COVERAGE:	45%
MIN. SOFT LANDSCAPING:	30%
SETBACKS:	FRONT: 6.0M REAR: 2.0M SIDE YARD: 1.2M.
GROSS BUILDING AREA:	MAIN FLOOR: 7,498.34 SQ.FT BASEMENT: 7,498.34 SQ.FT
PARKING AVAILABLE:	18, 2 ACCESSIBLE STALLS
BICYCLE STALLS:	6 STALLS
ONSITE VEHICLE LOADING:	1 STALL
BUILDING CODE ANALYSIS:	
PROPOSED USES:	GROUP A, DIVISION 2, DAYCARE FACILITY
BUILDING OCCUPANCY CLASS:	GROUP A, DIVISION 2, DAYCARE FACILITY SECTION 3.2.2.25: GROUP A, DIVISION 2, UP TO 2 STOREYS 1 STOREY MAXIMUM AREA - 1,600M2 FACING 1 STREET COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION IS PERMITTED ROOF ASSEMBLIES SHALL HAVE A 45MIN FIRE RATING LOAD BEARING WALLS, COLUMNS SHALL HAVE A 45MIN FIRE RATING
MAX. OCCUPANT LOAD:	CHILDREN + STAFF: 166 PERSONS.
SEPARATION OF OCCUPANCIES:	NOT REQUIRED
EGRESS DOORWAYS:	A MINIMUM OF 2 EGRESS DOORWAYS LOCATED SO THAT ONE DOORWAY COULD PROVIDE EGRESS FROM THE SUITE IF THE OTHER DOORWAY BECOMES INACCESSIBLE TO THE OCCUPANTS DUE TO A FIRE WHICH ORIGINATES IN THE SUITE, SHALL BE PROVIDED FOR EVERY SUITE WITH OCCUPANTS MORE THAN 60. TRAVEL DISTANCE IS MORE THAN 25M AND THE AREA OF THE SUITE IS MORE THAN 600M2.
MIN. NO. OF EXITS:	EVERY FLOOR AREA INTENDED FOR OCCUPANCY SHALL HAVE AT LEAST 2 EXITS
EXIT WIDTH:	EXIT CORRIDOR/PASSAGEWAY: 1.1M RAMPS: 1.1M STAIRS: 0.9M DOORWAYS: 0.8M
POWER OPERATOR:	REQUIRED ON MAIN ENTRANCE AND VESTIBULE DOOR

- SITE KEY NOTES:**
1. MOLOK CLASSIC GARBAGE BINS: 5M3
 2. MOLOK CLASSIC RECYCLE BINS: 5M3
 3. PARKING LOT CROSS WALK LOCATION: ACCESS TO GARBAGE BINS.
 4. BARRIER FREE PARKING LOCATIONS: 2 STALLS.
 5. EXISTING MUNICIPAL SIDEWALK ON FRONT OF PROPERTY.
 6. EXTERIOR LIGHTING POSTS.
 7. SOFT LANDSCAPED AREA AT REAR OF BUILDING: USED FOR FENCED OUTDOOR DAYCARE PLAYGROUND FACILITY. TOTAL AREA OF PLAYSPACE PROVIDED: 285 SQ.M. REFER TO FENCE SPECIFICATIONS.
 8. 2.0M EASEMENT: NO CONSTRUCTION IN SPACE. REFER TO RESTRICTIVE COVENANT 022454362 FOR ADDITIONAL INFORMATION.
 9. FRONT ENTRANCES TO PARKING AREA: 2 ENTRANCES AT NORTH AND SOUTH OF PROPERTY. TWO WAY TRAFFIC WITH 7.0M WIDTH AS PER ENGINEERING SERVICING STANDARD.
 10. 20 MINUTE LOADING ZONE AT SOUTH EAST SECTION OF BUILDING: PARKING SPOT 1.
 11. SIDE BASEMENT ENTRANCE
 12. MUNICIPAL GRASSSED AREA
 13. FENCED GARBAGE ENCLOSURE
 14. SIDE CURBS AT PROPERTY SIDE SETBACK
 15. BICYCLE RACK
 16. BARRIER FREE RAMP TO MAIN ENTRANCE OF BUILDING.
 17. PROPERTY SHALL BE FENCED FULLY AS PER MUNICIPAL REQUIREMENTS.
TOTAL PERIMETER FENCING: 133.091M
ADDITIONAL FENCING FOR DAYCARE: 9.957M

ADDITIONAL CONSULTANTS

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architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision / Drawing Issue	Drawn by
4	2023-03-20	ISSUED FOR PERMITS	MK
3	2023-03-10	ISSUED FOR PERMITS	MK
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1	2023-11-30	DEVELOPMENT PERMIT REVIEW	MK

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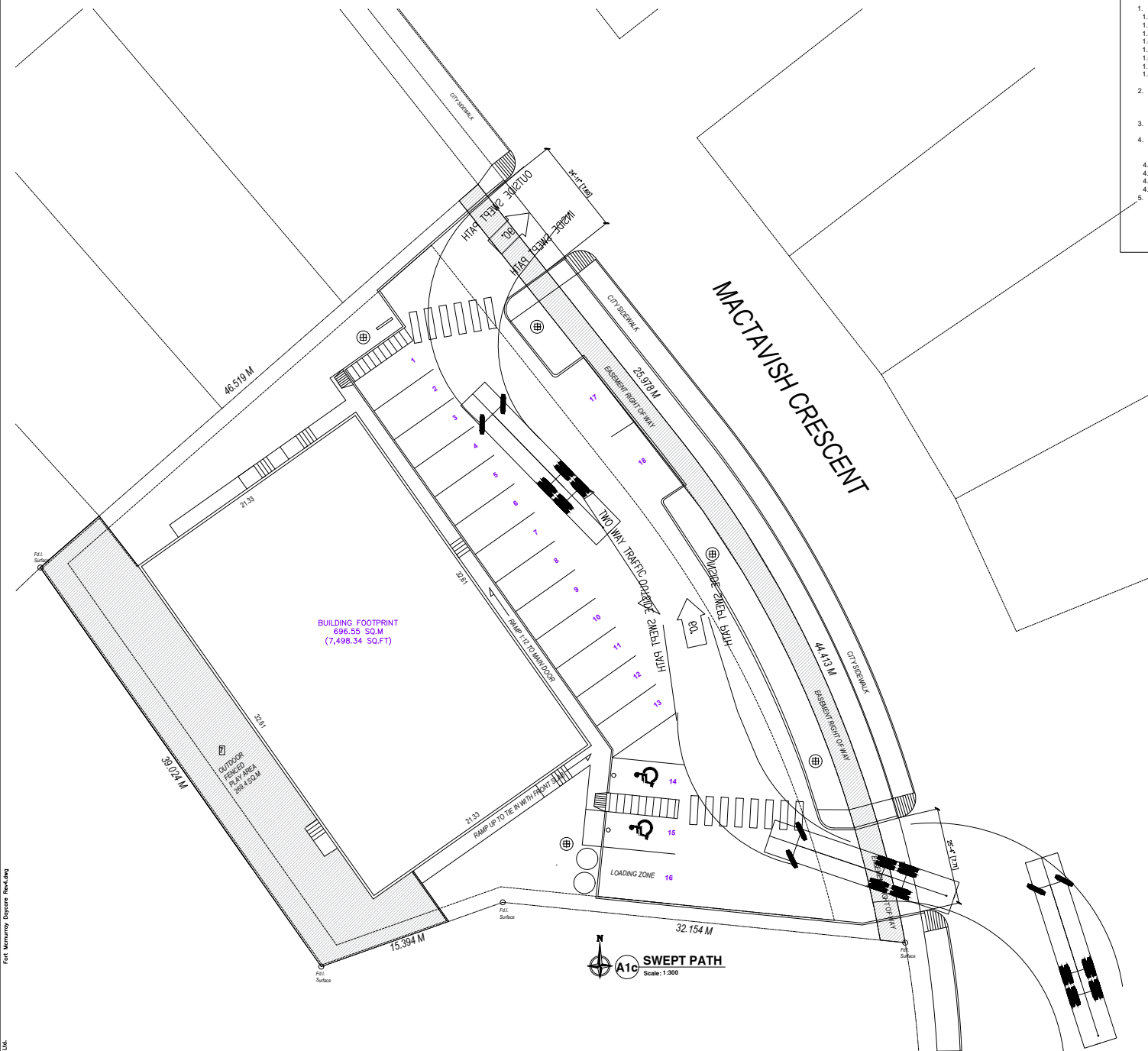
PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

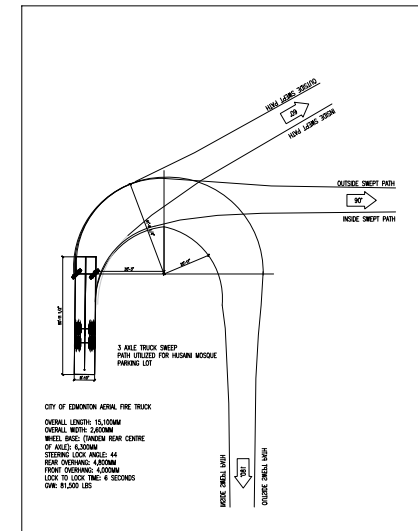
SITE PLAN

Project number	Date
BEC-217	MARCH 20, 2023
Drawn by	Scale
M.K.	1:300
Checked by	REVISION
A.G.	REV 4



GENERAL NOTES:

1. AERIAL FIRE TRUCK UTILIZED FOR REVIEW:
 - 1.1. OVERALL LENGTH: 15100 MM
 - 1.2. OVERALL WIDTH: 2600MM
 - 1.3. WHEEL BASE: 6000MM
 - 1.4. STEERING LOCK ANGLE: 44 DEGREES
 - 1.5. REAR OVERHANG: 4800MM
 - 1.6. FRONT OVERHANG: 4000MM
 - 1.7. LOCK TO LOCK TIME: 6 SECONDS
 - 1.8. GVW (LARGEST): 81,500 LBS
2. IN ACCORDANCE WITH SECTION 3.2.5.5 AND SECTION 3.2.5.6 (1) OF THE ALBERTA BUILDING CODE, THE DESIGN AND CONSTRUCTION OF THE FIRE DEPARTMENT ACCESS ROUTES INVOLVES MULTIPLE VARIABLES AND SHOULD BE COMPLETED IN CONJUNCTION WITH CONSULTATION WITH THE LOCAL FIRE DEPARTMENT.
3. THE TURNS IDENTIFIED ON THE DRAWING SHOW UNOBSTRUCTED TRAVEL AND CONTINUOUS MOVEMENT AROUND THE COMPLETE BUILDING.
4. THE SWEEP PATH FOR A GARAGE TRUCK HAS NOT BEEN IDENTIFIED ON THIS DRAWING BECAUSE THE DIMENSIONS AND SIZE OF THE TRUCK ARE SMALLER THAN THE COE AERIAL FIRE TRUCK.
 - 4.1. OVERALL LENGTH:
 - 4.2. OVERALL WIDTH:
 - 4.3. STEERING ANGLE:
 - 4.4. GVW (LARGEST): 51,000 LBS
5. TWO ENTRANCES PROVIDED FOR EMERGENCY VEHICLE ACCESS.
BOTH ENTRANCES ARE ON THE SOUTH SIDE OF THE PROPERTY AND 7.0M WIDE



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BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

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PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE	SWEPT PATH ANALYSIS
------------------	---------------------

Project number BEC-217	Date MARCH 10, 2023
	Scale 1:300
Drawn by M.K.	Checked by A.G.

A1c	REVISION
	REV 3

Page 22

A1c

REV 3

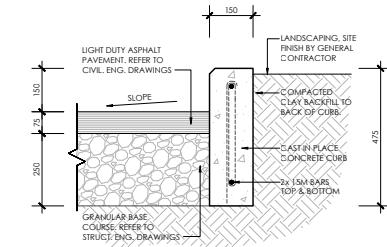


FIGURE 1: TYPICAL CURB DETAIL

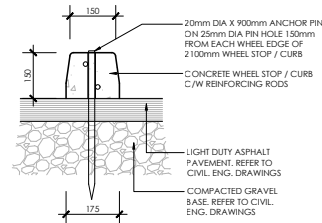


FIGURE 2: TYPICAL WHEEL STOP DETAIL

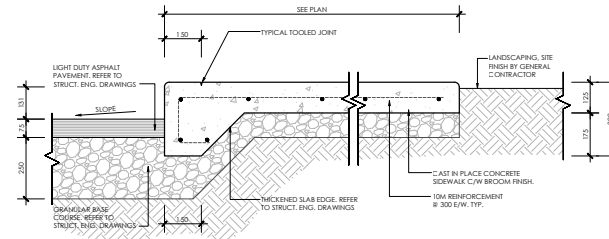


FIGURE 3: TYPICAL SIDEWALK CURB DETAIL

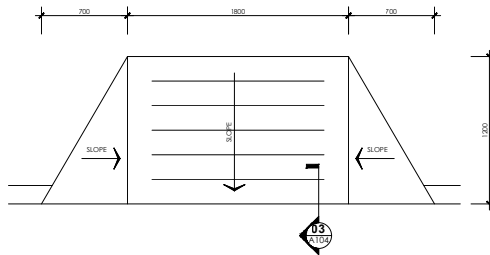


FIGURE 4: TYPICAL DROP-CURB DETAIL

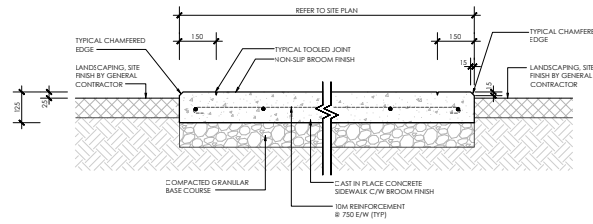


FIGURE 5: TYPICAL SIDECURB DETAIL

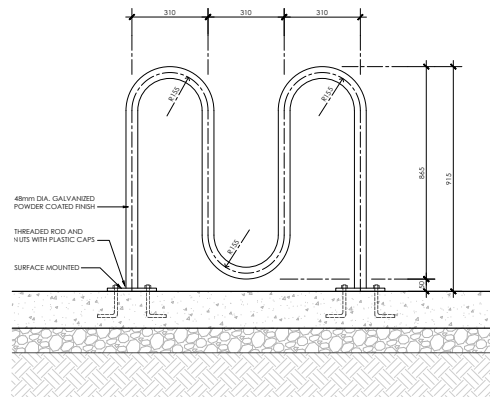


FIGURE 6: TYPICAL BICYCLE RACK DETAIL

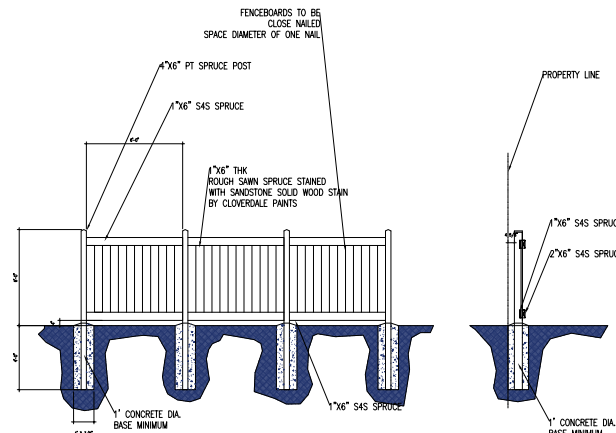


FIGURE 7: TYPICAL FENCING DETAIL

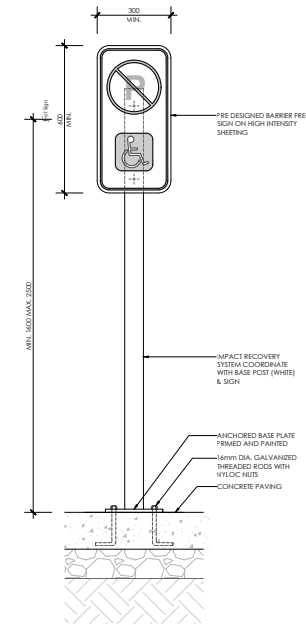


FIGURE 8: TYPICAL BARRIER FREE PARKING SIGN DETAIL

- FENCING NOTES:
1. ALL WOOD TO BE PRE-STAINED WITH SANDSTONE SOLID WOOD STAIN BY CLOVERDALE PAINTS
 2. ALL HARDWARE TO BE GALVANIZED
 3. ALL STAIN TO BE APPLIED TO MANUFACTURER'S SPECIFICATIONS
 4. PRESSURE TREATED POSTS TO BE TREATED WITH A SOLUTION OF PENTACHLOROPHENOL AND PETROLEUM TO CARBONS
 5. NAILS TO BE 3" COATED FOR STRINGERS TO POSTS AND 2" APPROX. FOR BOARDS
 6. ALL DIMENSIONS AS NOTED ON THE DESIGN
 7. ALL PLANNED MATERIALS SHALL BE AT LEAST 10% BETTER
 8. THE CURB AND THE TENDON MAY BE CONSTRUCTED WITH A LOWER FENCE POST AND A DIFFERENT COLOUR AS LONG AS ALL PARTIES ARE IN AGREEMENT. ALL FENCES THAT ARE IN VIEW OF THE PUBLIC SHALL MEET THE MINIMUM CONSTRUCTION AND DESIGN STANDARD SET ON THIS DRAWING.

ADDITIONAL CONSULTANTS

efg
architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ. FT

Rev.	yy-mm-dd	Revision / Drawing Issue	Drawn by
2	2023-03-10	ISSUED FOR PERMITS	MK
1	2023-01-15	OWNER REVIEW	AG
1	2023-01-15	DEVELOPMENT PERMIT REVIEW	MK

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8735 53 AVENUE NW
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TEL: 587-754-0217
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PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING
TITLE

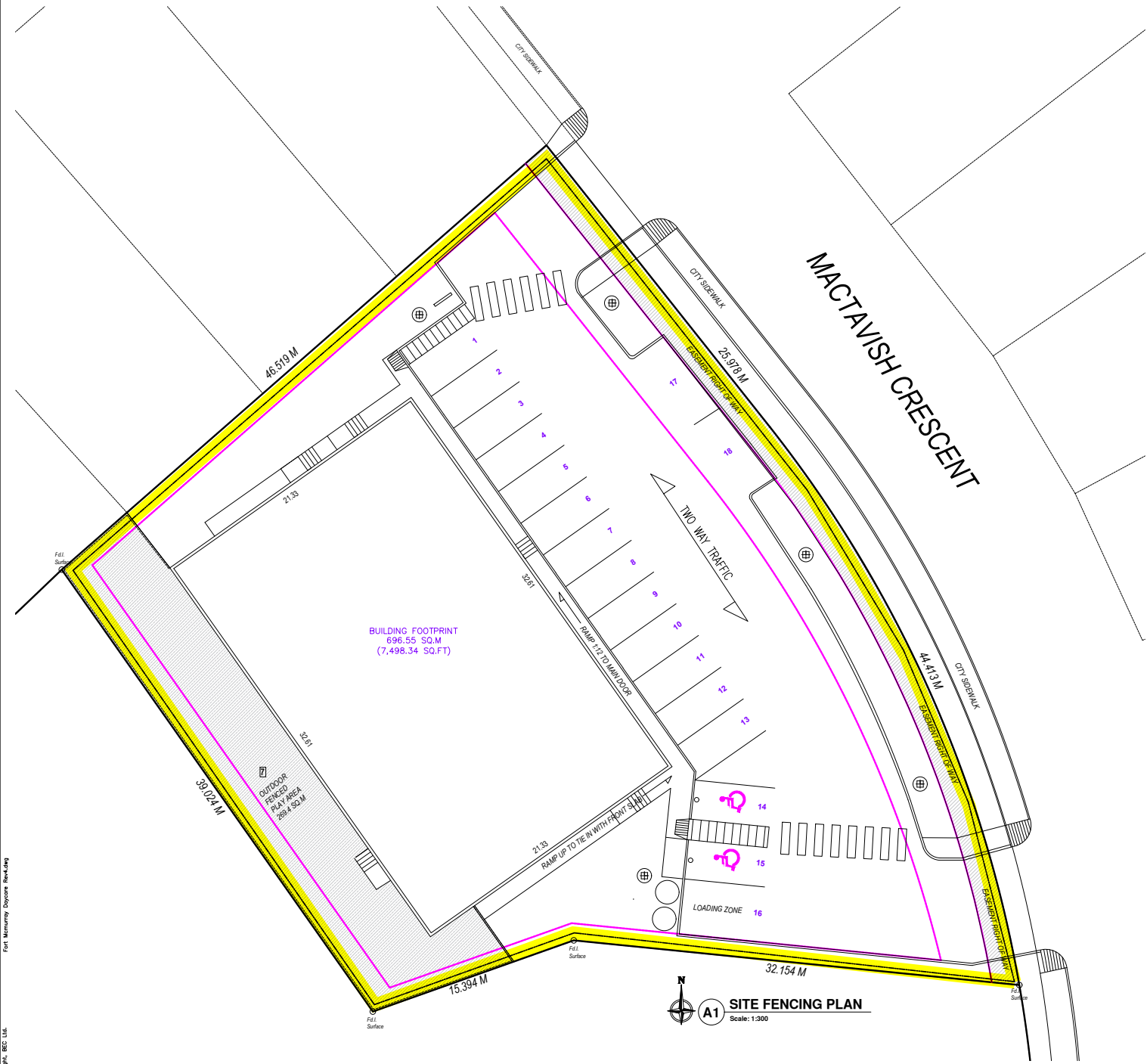
ADDITIONAL DETAIL

Project number	Date
BEC-217	MARCH 10, 2023

Drawn by	Checked by
M.K.	A.G.

REVISION
REV 2

A1d



CONSTRUCTION FENCING:
FULL SITE MUST BE FENCED DURING
CONSTRUCTION AS PER MUNICIPAL
REQUIREMENTS.
LENGTH OF FENCING: 44M+39M+15M+39M+46M+26M=209M

ADDITIONAL CONSULTANTS

efg

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9834-105 Street NW

Edmonton, AB. T5K 1A6

BUILDER

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BASEMENT AREA: 7,498 SQ. FT

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1	2023-01-15	OWNER REVIEW	AG
1	2023-01-15	DEVELOPMENT PERMIT REVIEW	MK
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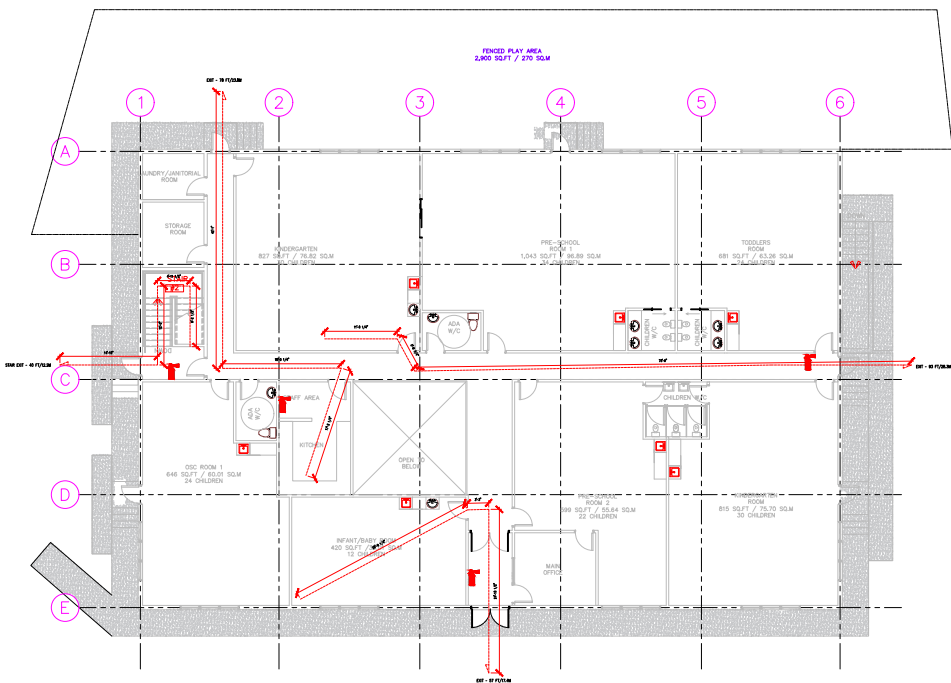
PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING
TITLE
SITE FENCING (TEMPORARY)

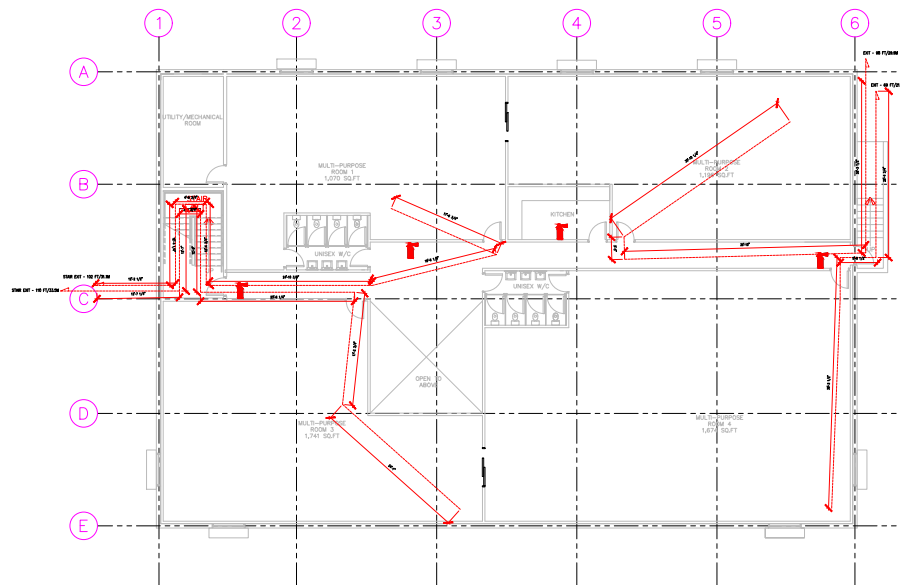
Project number BEC-217	Date MARCH 10, 2023
Drawn by M.K.	Scale NOT TO SCALE
Checked by A.G.	REVISION REV 2

A1e

Page 24



EGRESS PLAN MAIN FLOOR
Scale: 3/8" = 1'-0"



EGRESS PLAN BASEMENT
Scale: 3/8" = 1'-0"

TRAVEL DISTANCE AND ACCESS TO EXITS:

1. EXIT DISTANCES SHALL NOT EXCEED 30M FROM ANY POINT AS PER 3.4.2.5 (F) OF NBCC 2019 (AE).
2. FIRE EXITS IN OPEN SPACES ACCEPTABLE IN SINGLE STOREY STRUCTURES AND AS LONG AS DISTANCE TO EXIT IS LESS THAN 15M.
3. GENERAL CONTRACTOR MUST INSTALL RATED DOORS WHERE REQUIRED.



ADDITIONAL CONSULTANTS

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architects inc.
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Edmonton, AB. T5K 1A6

BUILDER

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BASEMENT AREA: 7,498 SQ. FT.

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Rev. yy-mm-dd	Revision /Drawing Issue	Drawn by	

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PROJECT

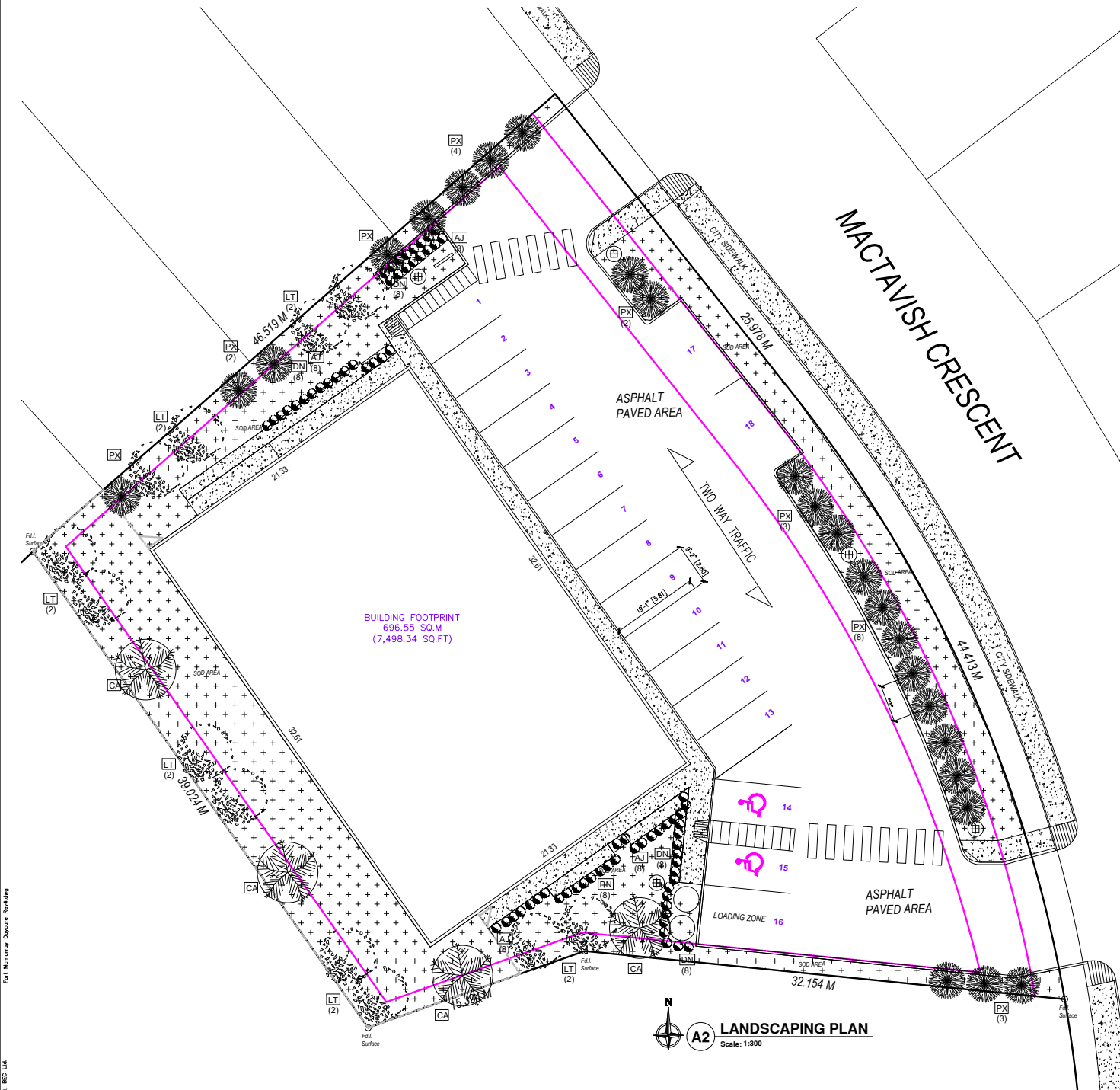
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
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SITE FENCING (TEMPORARY)

Project number	Date
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M.K.	NOT TO SCALE
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A.G.	REV 2

Fort McMurray Dispose Rev. 04/2017
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LANDSCAPING SCHEDULE									
No.	Tree/Shrub Name	Botanical Name	Tree/Shrub Legend	Deciduous (D)/Coniferous (C)	Quantity of Trees	Tree Canopy w/ Full Height	Caliper of Trunk	Planting Height	Max. Height
LT	Poplar	Populus X		(D)	24	10'	50mm		60'
DN	Larch/Tamarack	Larix Laricina		(C)	12	8'	50mm	3.5m	40'
CA	Columnar Aspen	Populus tremula Eruse		(D)	4	10'	50mm		40'
AJ	Andromeda Juniper	Juniperus horizontalis		(C)	32			450mm	
DN	Dwarf Nivalis	Pyrola asarifolia		(D)	40			450mm	

LANDSCAPING CALCULATIONS:
SIDE SETBACKS: 1.2M
REAR SETBACK: 2.0M
FRONT SETBACK: 6.0M

REQUIRED LANDSCAPED SPACE: 30% OF 2,466.33 SQ.M = 739.9 SQ.M
PROVIDED LANDSCAPED SPACE: 754.3 SQ.M
TREES REQUIRED FOR LANDSCAPED AREA: $739.9/25 = 30$ TREES
TREES REQUIRED FOR PARKING: $18/5 = 4$ TREES
TOTAL NO. SHRUBS REQUIRED (YARD): $739.9/25 = 30$ SHRUBS

TOTAL TREES REQUIRED: 34 TREES
TOTAL SHRUBS REQUIRED: 30 SHRUBS

TOTAL TREE AND SHRUB COUNT PROVIDED:
DECIDUOUS TREES: 28
CONIFEROUS TREES: 12
DECIDUOUS SHRUBS: 40
CONIFEROUS SHRUBS: 32

LANDSCAPING PLAN ACCEPTABLE IN ACCORDANCE WITH WOOD BUFFALO LAND USE BYLAW.

- GENERAL NOTES:
- ALL LANDSCAPING AND PLANTING TO BE COMPLETED IN ACCORDANCE WITH CITY OF FORT McMURRAY PLANTING GUIDELINES AS SET OUT IN THE WOOD BUFFALO ZONING BYLAW.
 - ONE TREE REQUIRED FOR 25M² OF LANDSCAPED AREA
 - ONE SHRUB REQUIRED FOR 25M² OF LANDSCAPED AREA
 - ALL AREAS IN TOWN OF FORT McMURRAY BOULEVARDS, DAMAGED DURING CONSTRUCTION TO RECEIVE SOD ON 150MM DEPTH COMPACTED CLASS B TOPSOIL TYPICAL.
 - EXISTING TREES ALONG EDGE OF ROADWAY OR IN ANY OTHER LOCATION TO REMAIN IN PLACE.
 - ALL TREES ON LOT TO BE REMOVED FOR CONSTRUCTION.
 - ALL SHRUBS ON PROPERTY TO BE PLANTED ON THE GROUND ON MULCH BED. THE MULCH BED SHALL BE A MINIMUM OF 2 FEET IN DEPTH AS PER GOOD CONSTRUCTION PRACTICE.
 - ALL UTILITIES SHALL BE CONFIRMED BY CALLING ALBERTA ONE CALL (1-800-242-3447) AND ALL UTILITIES SHALL BE MARKED OUT PRIOR TO THE START OF ANY CONSTRUCTION (SUBSCRIBED AND NON-SUBSCRIBED UTILITIES).
 - ALL QUANTITIES SHALL BE VERIFIED PRIOR TO THE START OF THE CONSTRUCTION AND DESIGNER/OWNER NOTIFIED IN CASE OF DISCREPANCIES.
 - DESIGN DRAWINGS SHALL BE ON SITE AT ALL TIMES FOR CONSTRUCTION OF THE PROJECT.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN AND SAFE WORKSITE AT ALL TIMES IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND OSHA REQUIREMENT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL AND SEDIMENTATION CONTROL AND SHALL ENSURE THAT ALL EFFORTS ARE MADE TO PREVENT EROSION AND SEDIMENT MOVEMENT ONTO ROADS AND DRAINAGE AREAS.

SITE LEGEND	
	SITE LIGHTING PARKING LOT (QTY 5)
	MOLOK GARBAGE DISPOSAL (QTY 2)
	BIKE RACK - 8 (QTY AND LOCATION TBD)
	SOD ON CLASS B TOP SOIL (QTY 8,000 SQ.FT APPROX.)
	SHRUBS W/ CLASS B TOPSOIL AND 100MM MULCH (QTY: 30 EACH)
	1.8M WOODEN FENCED PLAYGROUND AREA (REAR OF BUILDING)

ADDITIONAL CONSULTANTS

efg
architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ. FT

Rev.	yy-mm-dd	Revision / Drawing Issue	Drawn by
1	2023-03-20	ISSUED FOR PERMITS	AG
2	2023-03-10	ISSUED FOR PERMITS	AG
3	2023-01-15	DESIGN UPDATE: DEVELOPMENT REVIEW	AG
2	2022-11-30	OWNER REVIEW	AG
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

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EDWARD F. GOOCH
REGISTERED
03/30/2023
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PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT McMURRAY, AB.

DRAWING TITLE

LANDSCAPING

Project number	Date
BEC-217	MARCH 20, 2023
Drawn by	Scale
M.K.	1" = 1'-0"
	Checked by
	A.G.

REVISION

A2

REV 5

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

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PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

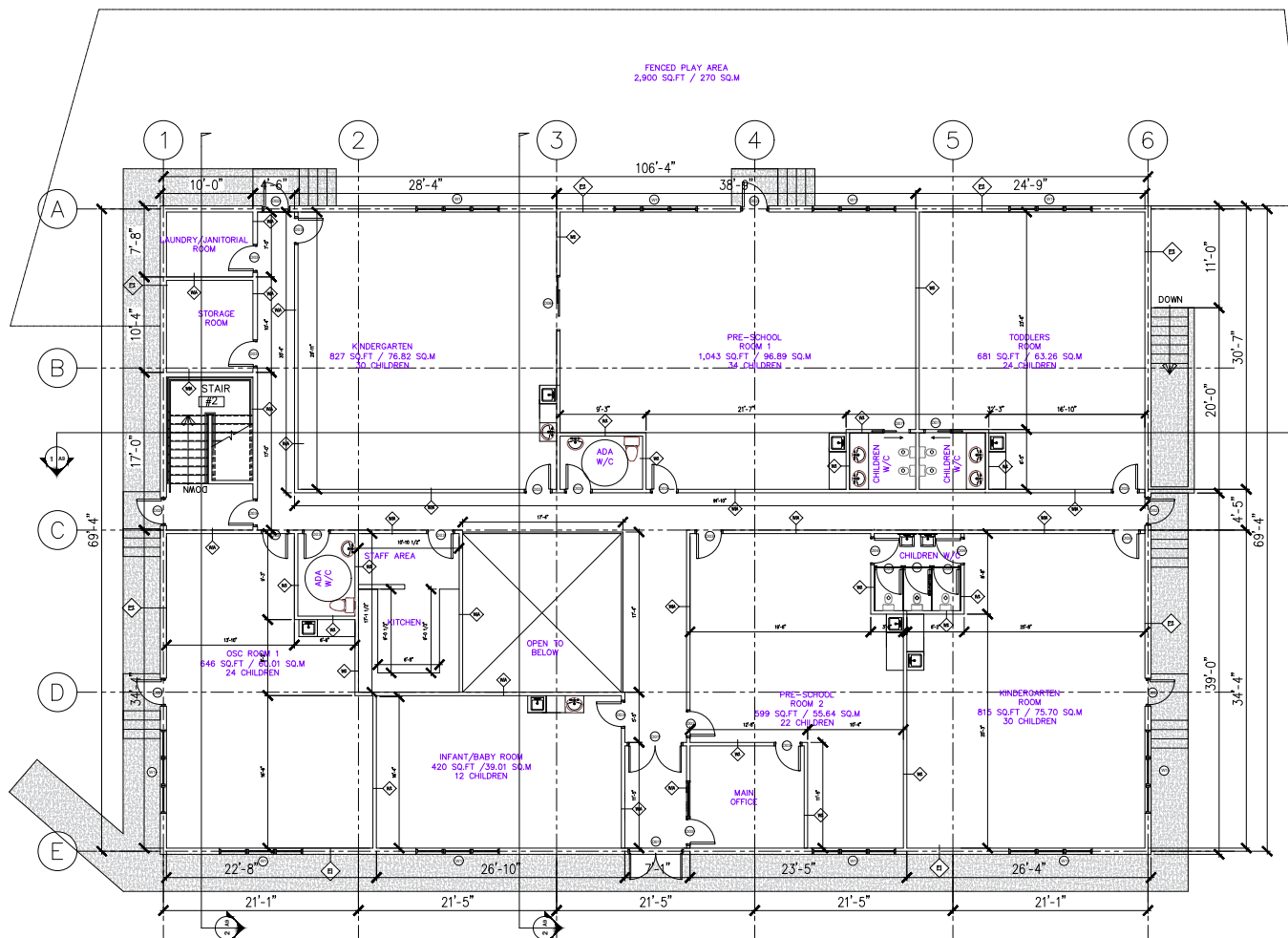
LANDSCAPING DETAIL

Project number	Date MARCH 10, 2023	
BEC-217	Scale $\frac{3}{8}$ " - 1'-0"	
Drawn by M.K.	Checked by A.G.	
A2b		REVISION REV 2

A2b

REV 2





ATIA s. 20(1)



A3 MAIN FLOOR PLAN

Scale: 3/8" = 1'-0"

INTERIOR WALLS:

FIRE RATED INTERIOR WALL ASSEMBLY: 1 HOUR

- Interior air film
- 2" Type X gypsum board sheathing: Taped, Fil, Sanded, Primed
- 6" x 18GA Steel Stud framing at 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- 2" Type X gypsum board sheathing, 1 on each side: Taped, Fil, Sanded, Primed and Painted
- Interior Air film

FIRE RATED INTERIOR WALL ASSEMBLY: 2 HOURS, STC 50

- Interior air film
- 2" Type X gypsum board sheathing: Taped, Fil, Sanded, Primed
- 6" x 18GA Steel Stud framing at 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- Resilient Channel on one side
- 2" Type X gypsum board sheathing, 2 on each side: Taped, Fil, Sanded, Primed and Painted
- Interior Air film

TYPICAL INTERIOR WALL ASSEMBLY: NO FIRE RATING

- Interior air film
- 2" gypsum board sheathing: Taped, Fil, Sanded, Primed
- 6" x 18GA Steel Stud framing at 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- 2" gypsum board sheathing, 1 on each side: Taped, Fil, Sanded, Primed and Painted
- Interior Air film

TYPICAL EXTERIOR PLUMBING WALL ASSEMBLY: NO FIRE RATING

- Exterior Wall Assembly
- 3" x 18GA Steel Stud framing at 16" O.C.
- 3" Glass Fibre acoustic insulation batts in stud cavity
- 2" Gypsum board sheathing, 1 on each side: Taped, Fil, Sanded, Primed and painted
- Interior Air Film

- 1" x 2" furring strips @ 16" O.C.
- 1" rigid XPS between furring strips
- 6 Mil poly vapour barrier
- 2" fiberglass-mat faced gypsum board sheathing
- 6" x 18GA galvanized steel stud framing @ 16" o.c.
- 6" glass fibre thermal insulation batts in stud cavity
- 10 Mil Poly vapour retarder
- 2" fire rated Type X gypsum board, Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY:

- Exterior finish above/below level 106'-0": 2" Vinyl siding
- 1" x 2" furring strips @ 16" O.C.
- 1" rigid XPS between furring strips
- 6 Mil poly vapour barrier
- 2" fiberglass-mat faced gypsum board sheathing
- 6" x 18GA galvanized steel stud framing @ 16" o.c.
- 6" glass fibre thermal insulation batts in stud cavity
- 10 Mil Poly vapour retarder
- 2" fire rated Type X gypsum board, Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY:

- 8" cast in place concrete below 106'-0" level
- 2x6 Framing @ 16" o.c. with R24 insulation
- 6mil poly vapour barrier
- 2" Gypsum board
- Interior air film

ROOF CONSTRUCTION:

TYPICAL INSULATED ROOF ASSEMBLY

- 180 polyester reinforced SBS modified granular cap sheet, torch applied
- 180 polyester reinforced SBS modified base sheet, factory laminated to glass reinforced asphaltic board adhered in adhesive
- Two 4" layers rigid EPS primary insulation, edges staggered, adhered
- SBS modified bitumen vapour retarder with hi-laminated woven polyethylene facer, self adhered in primer
- 2" glass-faced gypsum board leveling surface, mechanically fastened with 12 plates and screws per sheet
- steel/wood roof deck (see structural drawings for further information)

FLOOR CONSTRUCTION:

TYPICAL INSULATED INTER FLOOR ASSEMBLY: 2 HOUR

- Finished flooring materials
- 2" Plywood sheathing
- T&G Floor sheathing 3/4"
- 11 1/2" TJI Joists @ 16" O.C. w/o insulation
- 4 layers of 2" Type X gypsum board on one side: Taped, filled, sanded, primed and painted.

TYPICAL INSULATED INTER FLOOR ASSEMBLY: 1 HOUR

- Finished flooring materials
- 2" Plywood sheathing
- T&G Floor sheathing 3/4"
- 11 1/2" TJI Joists @ 16" O.C. w/o insulation
- 2 layers of 2" Type X gypsum board on one side: Taped, filled, sanded, primed and painted.

DAYCARE GENERAL NOTES AND ANALYSIS

EMPLOYEE REQUIREMENTS:

- 12-19 Months: 8 Children + 2 Staff
- 19 Months - 3 years: 18 Children + 3 Staff
- 3 years - 4 years: 48 Children + 6 Staff
- 4 years - 5 years: 50 Children + 5 Staff
- 5 years and Older: 24 Children + 2 Staff

TOTAL STAFF: 18

PARKING REQUIREMENTS:

Total Staff: 18

TOTAL PARKING PROVIDED: 18 STALLS

DROP OFF PARKING REQUIREMENTS:

Total Children: 148

TOTAL DROP-OFF PARKING: 10 stalls

PLAYGROUND CALCULATION:

Total Children: 148

Children > 19 Months: 8

Children < 19 Months: 140

Total Playground required = 315 Sq.M

Playground Space Provided area = 270 Sq.M

Daycare Facility backing onto green space with play park

Additional Playspace available. Daycare operator to provide additional information as per Early Learning and Childcare regulation.

CHILDREN SPACING REQUIREMENTS:

BABIES: 0-15 Months = 8

TODDLERS: 19 Months - 3 years = 18

PRE-SCHOOL: 3 years - 4 years = 48

KINDER: 4 years - 5 years = 50

OSC: 6 years - 12 years = 24

TOTAL: 148

ADDITIONAL CONSULTANTS



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BUILDER

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PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING

TITLE

MAIN FLOOR PLAN

Project number

BEC-217

Date

MARCH 10, 2023

Scale

3/8" = 1'-0"

Drawn by

M.K.

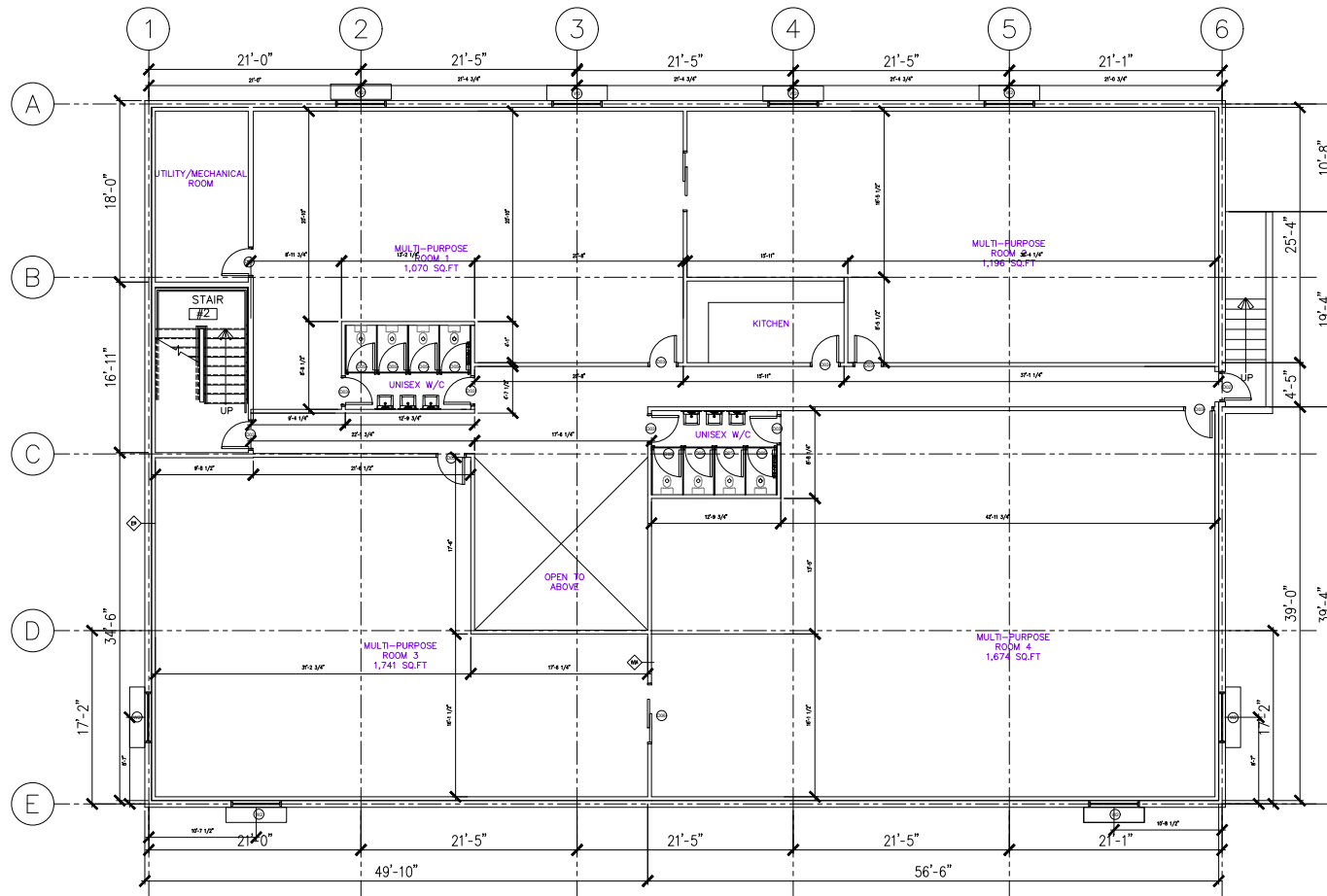
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A.G.

REVISION

REV 3

Page 28



A4 BASEMENT PLAN

Scale: 1:300

INTERIOR WALLS:

FIRE RATED INTERIOR WALL ASSEMBLY: 1 HOUR

- Interior air film
- 2" Type X gypsum board sheathing: Taped, Fil, Sanded, Primed
- 6" x 18GA Steel Stud framing at 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- 2" Type X gypsum board sheathing, 1 on each side: Taped, Fil, Sanded, Primed and Painted
- Interior Air film

FIRE RATED INTERIOR WALL ASSEMBLY: 2 HOURS, STC 50

- Interior air film
- 2" Type X gypsum board sheathing: Taped, Fil, Sanded, Primed
- 6" x 18GA Steel Stud framing at 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- Resilient Channel on one side
- 2" Type X gypsum board sheathing, 2 on each side: Taped, Fil, Sanded, Primed and Painted
- Interior Air film

TYPICAL INTERIOR WALL ASSEMBLY: NO FIRE RATING

- Interior air film
- 2" gypsum board sheathing: Taped, Fil, Sanded, Primed
- 6" x 18GA Steel Stud framing at 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- 2" gypsum board sheathing, 1 on each side: Taped, Fil, Sanded, Primed and Painted
- Interior Air film

TYPICAL EXTERIOR PLUMBING WALL ASSEMBLY: NO FIRE RATING

- Exterior Wall Assembly
- 3 1/2" x 18GA Steel Stud framing at 16" O.C.
- 3 1/2" Glass Fibre acoustic insulation batts in stud cavity
- 2" Gypsum board sheathing, 1 on each side: Taped, Fil, Sanded, Primed and painted
- Interior Air Film

EXTERIOR WALLS:

FIRE RATED EXTERIOR WALL ASSEMBLY: 1 HOUR

- Exterior finish below level 106'-0": Masonry/Stone by eldorado stone
- Exterior finish above level 106'-0": 3/4" Vinyl siding
- 1" x 1 1/2" furring strips @ 16" O.C.
- 1" rigid XPS between furring strips
- 6 Mil poly vapour barrier
- 2" fiberglass-mat faced gypsum board sheathing
- 6" x 18GA galvanized steel stud framing @ 16" o.c.
- 6" glass fibre thermal insulation batts in stud cavity
- 10 Mil Poly vapour retarder
- 2" fire rated 1/2" Type X gypsum board, Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY:

- Exterior finish above/below level 106'-0": 3/4" Vinyl siding
- 1" x 1 1/2" furring strips @ 16" O.C.
- 1" rigid XPS between furring strips
- 6 Mil poly vapour barrier
- 2" fiberglass-mat faced gypsum board sheathing
- 6" x 18GA galvanized steel stud framing @ 16" o.c.
- 6" glass fibre thermal insulation batts in stud cavity
- 10 Mil Poly vapour retarder
- 2" fire rated 1/2" Type X gypsum board, Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY:

- 8" cast in place concrete below 106'-0" level
- 2x6 Framing @ 16" o.c. with R24 insulation
- 6mil poly vapour barrier
- 2" Gypsum board
- Interior air film

ROOF CONSTRUCTION:

TYPICAL INSULATED ROOF ASSEMBLY

- 180 polyester reinforced SBS modified granular cap sheet, torch applied
- 180 polyester reinforced SBS modified base sheet, factory laminated to glass reinforced asphaltic board adhered in adhesive
- Two 4" layers rigid EPS primary insulation, edges staggered, adhered
- SBS modified bitumen vapour retarder with hi-laminated woven polyethylene facer, self adhered in primer
- 2" glass-faced gypsum board leveling surface, mechanically fastened with 12 plates and screws per sheet
- steel/wood roof deck (see structural drawings for further information)

FLOOR CONSTRUCTION:

TYPICAL INSULATED INTER FLOOR ASSEMBLY: 2 HOUR

- Finished flooring materials
- 2" Plywood sheathing
- T&G Floor sheathing 3/4"
- 11 1/2" TJI Joists @ 16" O.C. w/o insulation
- 4 layers of 2" Type X gypsum board: Taped, filled, sanded, primed and painted

TYPICAL INSULATED INTER FLOOR ASSEMBLY: 1 HOUR

- Finished flooring materials
- 2" Plywood sheathing
- T&G Floor sheathing 3/4"
- 11 1/2" TJI Joists @ 16" O.C. w/o insulation
- 2 layers of 2" Type X gypsum board on one side: Taped, filled, sanded, primed and painted

ATIA s. 20(1)

ADDITIONAL CONSULTANTS



BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT.
BASEMENT AREA: 7,498 SQ. FT.

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
1	2023-03-10	ISSUED FOR PERMITS	MK
2	2023-11-30	OWNER REVIEW	AG
1	2023-11-30	DEVELOPMENT PERMIT REVIEW	MK

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PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

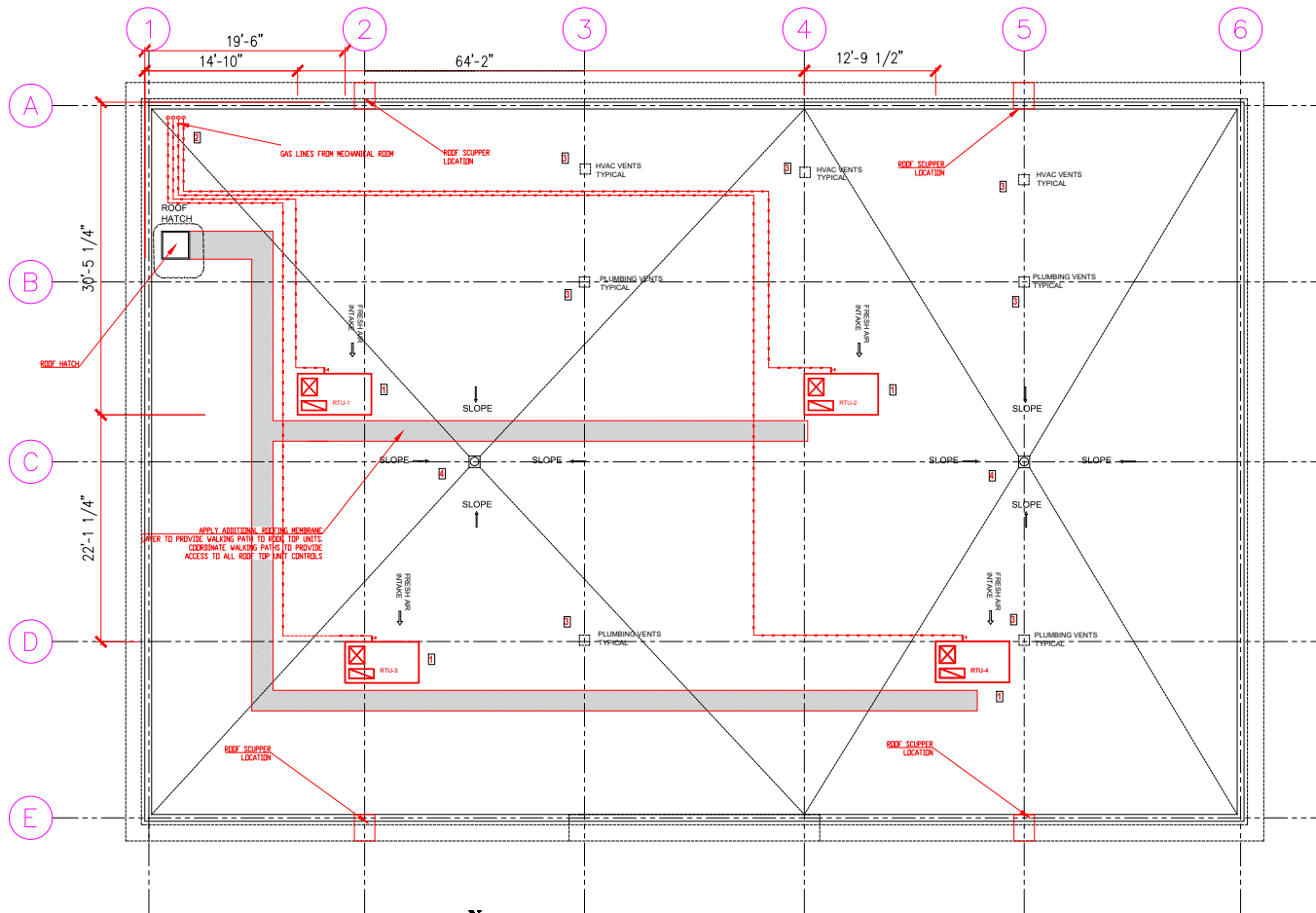
DRAWING TITLE

BASEMENT PLAN

Project number	Date
BEC-217	MARCH 10, 2023
Drawn by	Checked by
M.K.	A.G.

REVISION
REV 2

Page 29



PREFINISHED 26GA GALVANIZED ONE PIECE SCUPPER - PAINTED TO MATCH EXTERIOR FINISH COLOUR

FIGURE 1: TYPICAL SCUPPER DETAIL MOUNTED IN PARAPET

ROOF PLAN

Scale: 1:300

INTERIOR WALLS:

FIRE RATED INTERIOR WALL ASSEMBLY: 1 HOUR

- Interior air film
- 2" TYPE X gypsum board sheathing: Taped, Fil, Sanded, Primed
- 6" x 18GA Steel Stud framing @ 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- 2" Type X gypsum board sheathing, 1 on each side: Taped, Fil, Sanded, Primed and Painted
- Interior Air film

FIRE RATED INTERIOR WALL ASSEMBLY: 2 HOURS, STC 50

- Interior air film
- 2" TYPE X gypsum board sheathing: Taped, Fil, Sanded, Primed
- 6" x 18GA Steel Stud framing @ 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- Resilient Channel on one side
- 2" Type X gypsum board sheathing, 2 on each side: Taped, Fil, Sanded, Primed and Painted
- Interior Air film

TYPICAL INTERIOR WALL ASSEMBLY: NO FIRE RATING

- Interior air film
- 2" gypsum board sheathing: Taped, Fil, Sanded, Primed
- 6" x 18GA Steel Stud framing @ 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- 2" gypsum board sheathing, 1 on each side: Taped, Fil, Sanded, Primed and Painted
- Interior Air film

TYPICAL EXTERIOR PLUMBING WALL ASSEMBLY: NO FIRE RATING

- Exterior Wall Assembly
- 3 1/2" x 18GA Steel Stud framing @ 16" O.C.
- 3 1/2" Glass Fibre acoustic insulation batts in stud cavity
- 2" Gypsum board sheathing, 1 on each side: Taped, Fil, Sanded, Primed and painted
- Interior Air Film

- 1" x 1/2" furring strips @ 16" O.C.
- 1" rigid XPS between furring strips
- 6 Mil poly vapour barrier
- 2" fiberglass-mat faced gypsum board sheathing
- 6" x 18GA galvanized steel stud framing @ 16" o.c.
- 6" glass fibre thermal insulation batts in stud cavity
- 10 Mil Poly vapour retarder
- 2" fire rated Type X gypsum board, Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY:

- Exterior finish above/below level 106'-0": 1/2" Vinyl siding
- 1" x 1/2" furring strips @ 16" O.C.
- 1" rigid XPS between furring strips
- 6 Mil poly vapour barrier
- 2" fiberglass-mat faced gypsum board sheathing
- 6" x 18GA galvanized steel stud framing @ 16" o.c.
- 6" glass fibre thermal insulation batts in stud cavity
- 10 Mil Poly vapour retarder
- 2" fire rated Type X gypsum board, Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY:

- 8" cast in place concrete below 106'-0" level
- 2x6 Framing @ 16" o.c. with R24 insulation
- 6mil poly vapour barrier
- 2" Gypsum board
- Interior air film

ROOF CONSTRUCTION:

TYPICAL INSULATED ROOF ASSEMBLY

- 180 polyester reinforced SBS modified granular cap sheet, torch applied
- 180 polyester reinforced SBS modified base sheet, factory laminated to glass reinforced asphaltic board adhered in adhesive
- Two 4" layers rigid EPS primary insulation, edges staggered, adhered
- SBS modified bitumen vapour retarder with hi-laminated woven polyethylene facer, self adhered in primer
- 2" glass-faced gypsum board leveling surface, mechanically fastened with 12 plates and screws per sheet
- steel/wood roof deck (see structural drawings for further information)

FLOOR CONSTRUCTION:

TYPICAL INSULATED INTER FLOOR ASSEMBLY: 2 HOUR

- Finished flooring materials
- 2" Plywood sheathing
- T&G Floor sheathing 3/4"
- 11 1/2" TJI Joists @ 16" O.C. w/o insulation
- 4 layers of 2" Type X gypsum board: Taped, filled, sanded, primed and painted

TYPICAL INSULATED INTER FLOOR ASSEMBLY: 1 HOUR

- Finished flooring materials
- 2" Plywood sheathing
- T&G Floor sheathing 3/4"
- 11 1/2" TJI Joists @ 16" O.C. w/o insulation
- 2 layers of 2" Type X gypsum board on one side: Taped, filled, sanded, primed and painted

DAYCARE GENERAL NOTES AND ANALYSIS

EMPLOYEE REQUIREMENTS:

- 12-19 Months: 8 Children = 2 Staff
- 19 Months - 3 years: 18 Children = 3 Staff
- 3 years - 4 years: 48 Children = 6 Staff
- 4 years - 6 years: 50 Children = 5 Staff
- 6 years and Older: 24 Children = 2 Staff

TOTAL STAFF: 18

PARKING REQUIREMENTS:

- Total Staff: 18
- TOTAL PARKING PROVIDED: 18 STALLS

DROP OFF PARKING REQUIREMENTS:

- Total Children: 148
- TOTAL DROP-OFF PARKING: 10 stalls

PLAYGROUND CALCULATION:

- Total Children: 148
- Children > 19 Months: 8
- Children < 19 Months: 140

Total Playground required = 315 Sq.M

Playground Space Provided area = 270 Sq.M
Daycare Facility backing onto green space with play park
Additional Playspace available. Daycare operator to provide additional information as per Early Learning and Childcare regulation.

CHILDREN SPACING REQUIREMENTS:

- BABIES: < 19 Months = 8
- TODDLERS: 19 Months - 3 years = 18
- PRE-SCHOOL: 3 years - 4 years = 48
- KINDER: 4 years - 6 years = 50
- OSC: 6 years - 12 years = 24

TOTAL: 148

ADDITIONAL CONSULTANTS

efg
architects inc
9834-105 Street NW
Edmonton, AB, T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ. FT

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PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

ROOF PLAN

Project number

BEC-217

Date

MARCH 20, 2023

Scale

1" = 1'-0"

Drawn by

M.K.

Checked by

A.G.

REVISION

REV 2

Page 30

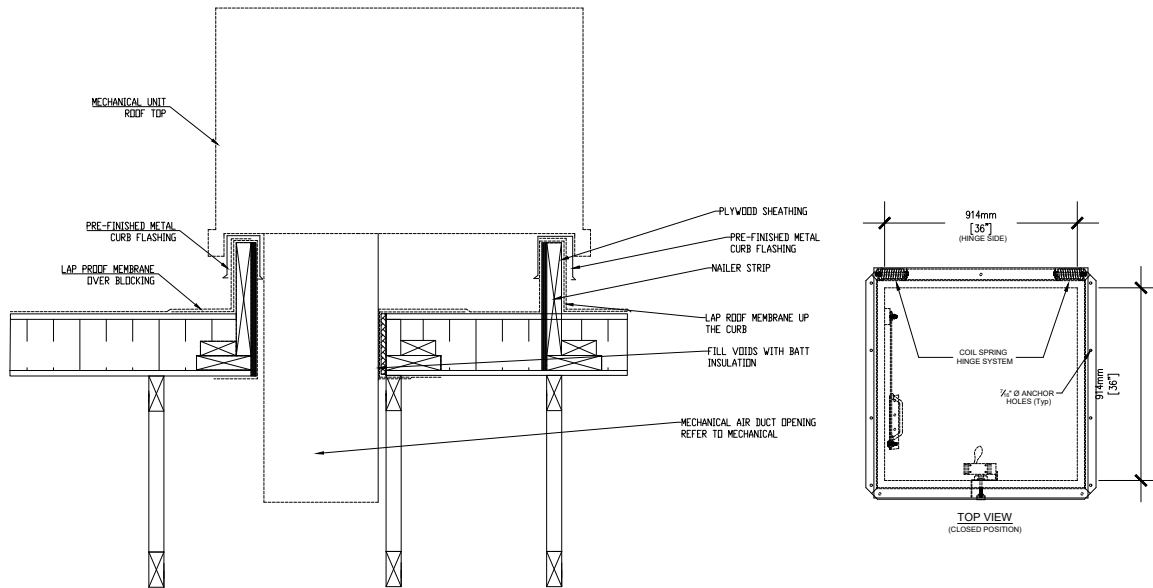


FIGURE 1: TYPICAL ROOF MECHANICAL DETAIL
Scale: 1/8" = 1'-0"

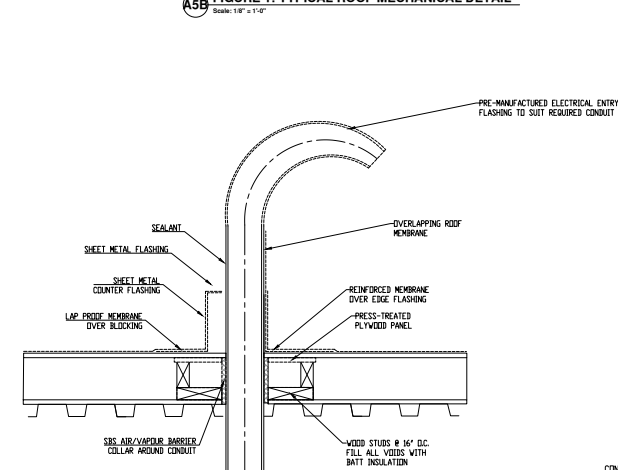


FIGURE 2: TYPICAL ROOF CONDUIT DETAIL
Scale: 1/8" = 1'-0"

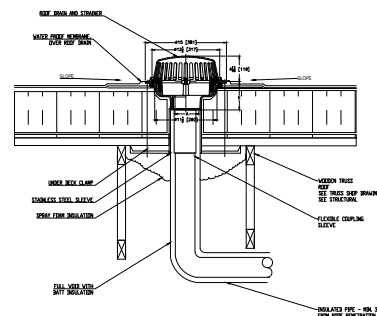


FIGURE 3: TYPICAL ROOF DRAIN DETAIL
Scale: 1/8" = 1'-0"

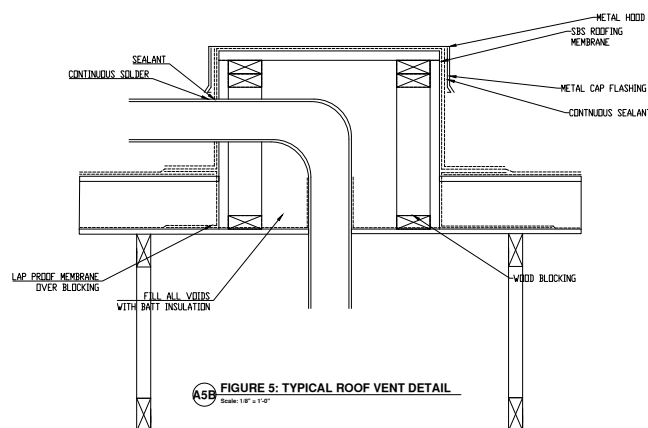


FIGURE 5: TYPICAL ROOF VENT DETAIL
Scale: 1/8" = 1'-0"

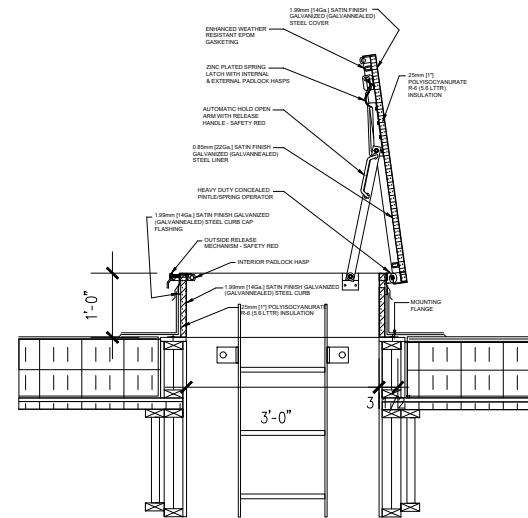


FIGURE 6: TYPICAL ROOF HATCH DETAIL
Scale: 1/8" = 1'-0"

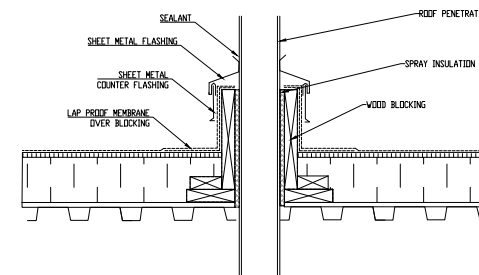


FIGURE 4: TYPICAL PLUMBING VENT DETAIL
Scale: 1/8" = 1'-0"

ADDITIONAL CONSULTANTS

efg
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9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

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BASEMENT AREA: 7,498 SQ. FT.

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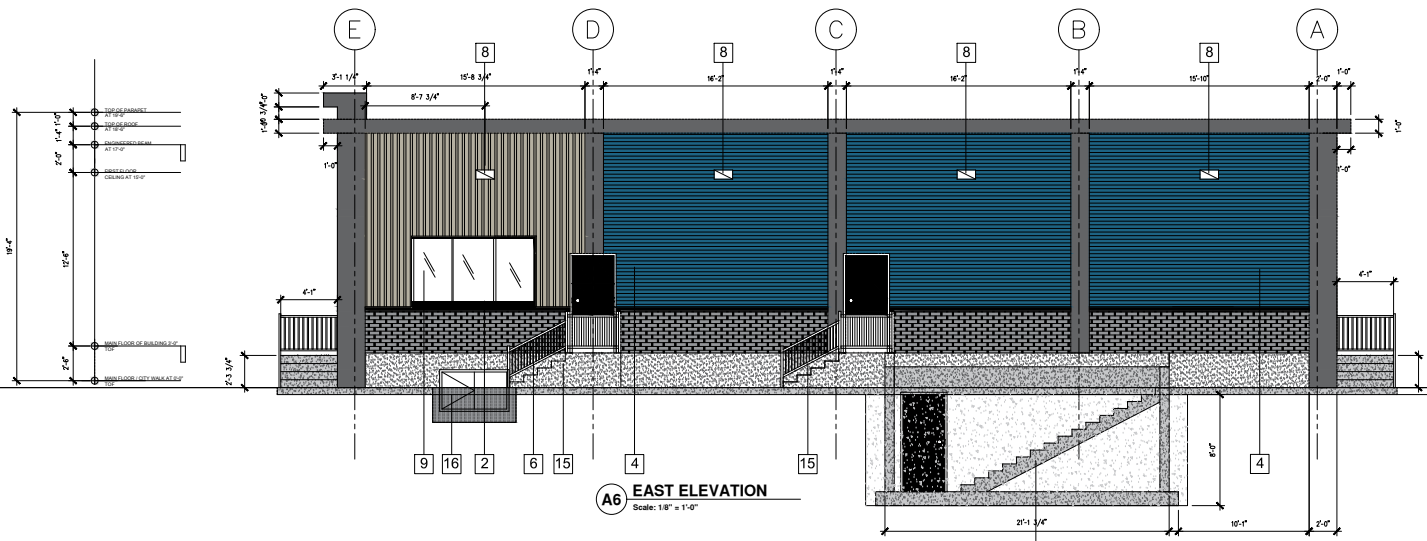
PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING
TITLE

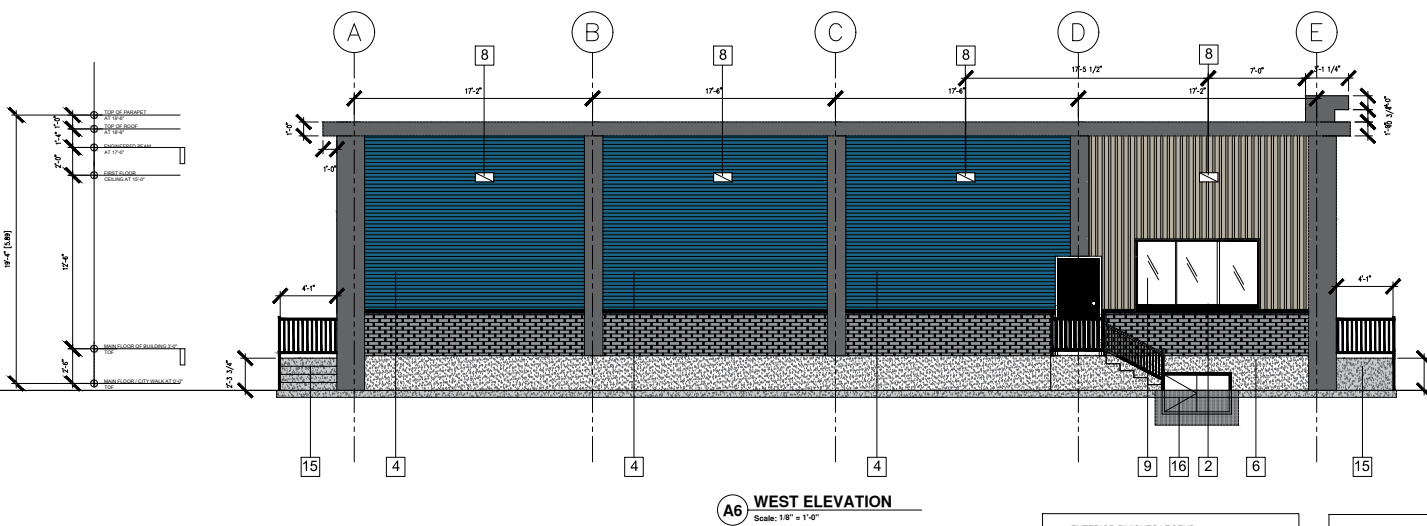
ADDITIONAL DETAIL

Project number	Date
BEC-217	MARCH 10, 2023
Drawn by	Scale
M.K.	1:300
Checked by	Checked by
A.G.	A.G.

REVISION	REV 2
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ATIA s. 20(1)



- EXTERIOR FINISHES LEGEND**
- 1 MITTEN 12" ALUMINUM TRIM FLASHING FOR PARAPET/BANDS/SOFFIT - FLAGSTONE
 - 2 MITTEN 12" ALUMINUM TRIM FLASHING FOR LEDGING/SHADOW BANDS - SLATE
 - 3 VERSETTA LEDGESTONE - GRAPHITE BY MITTEN PRODUCTS OR BLACK RIVER STACKED STONE BY ELDORADO STONE. CONTRACTOR TO USE CORNER PIECE FOR CORNERS
 - 4 JAMES HARDIE LAP SIDING HORIZONTAL SIDING - EVENING BLUE (CEMENT BOARD SIDING)
 - 5 JAMES HARDIE VERTICAL SIDING - LIGHT MIST (CEMENT BOARD SIDING)
 - 6 PRE-CAST EXPOSED AGGREGATE CONCRETE TRIM
 - 7 ANODIZED ALUMINUM DOOR WITH TRIPE PLANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK (KAWNEER BRAND).
 - 8 LED EXTERIOR POT LIGHTING - 6" WITH BLACK TRIM - HUBBELL LIGHTING
 - 9 ANODIZED ALUMINUM WINDOWS WITH TRIPE PLANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK (KAWNEER BRAND)

- EXTERIOR FINISHES LEGEND**
- 10 PVC TRIM WINDOWS WITH TRIPE PLANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK BY ALL WEATHER WINDOWS.
 - 11 6' FENCED PLAY AREA ON ROOF DECK FOR CHILD CARE FACILITY.
 - 12 ROOF DECK STAIR ACCESS
 - 13 SIGNAGE BY LANDLORD - CUSTOM
 - 14 ROOF DECK FENCING FOR PLAYGROUND: WHITE VINYL
 - 15 PVC SLIDING DOOR AT BALCONY, CLEAR GLAZED.
 - 16 4TH FLOOR CONSTRUCTED WITH 3.0M SETBACK.
 - 17 HARDIE PANEL SELECT CEDARMILL VERTICAL SIDING, KHAKHI BROWN. (CEMENT BOARD SIDING).

ADDITIONAL CONSULTANTS

efg
architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

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EDWARD F. BOON
REGISTERED
03/30/2023
ALBERTA

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5028 MACTAVISH CRESCENT,
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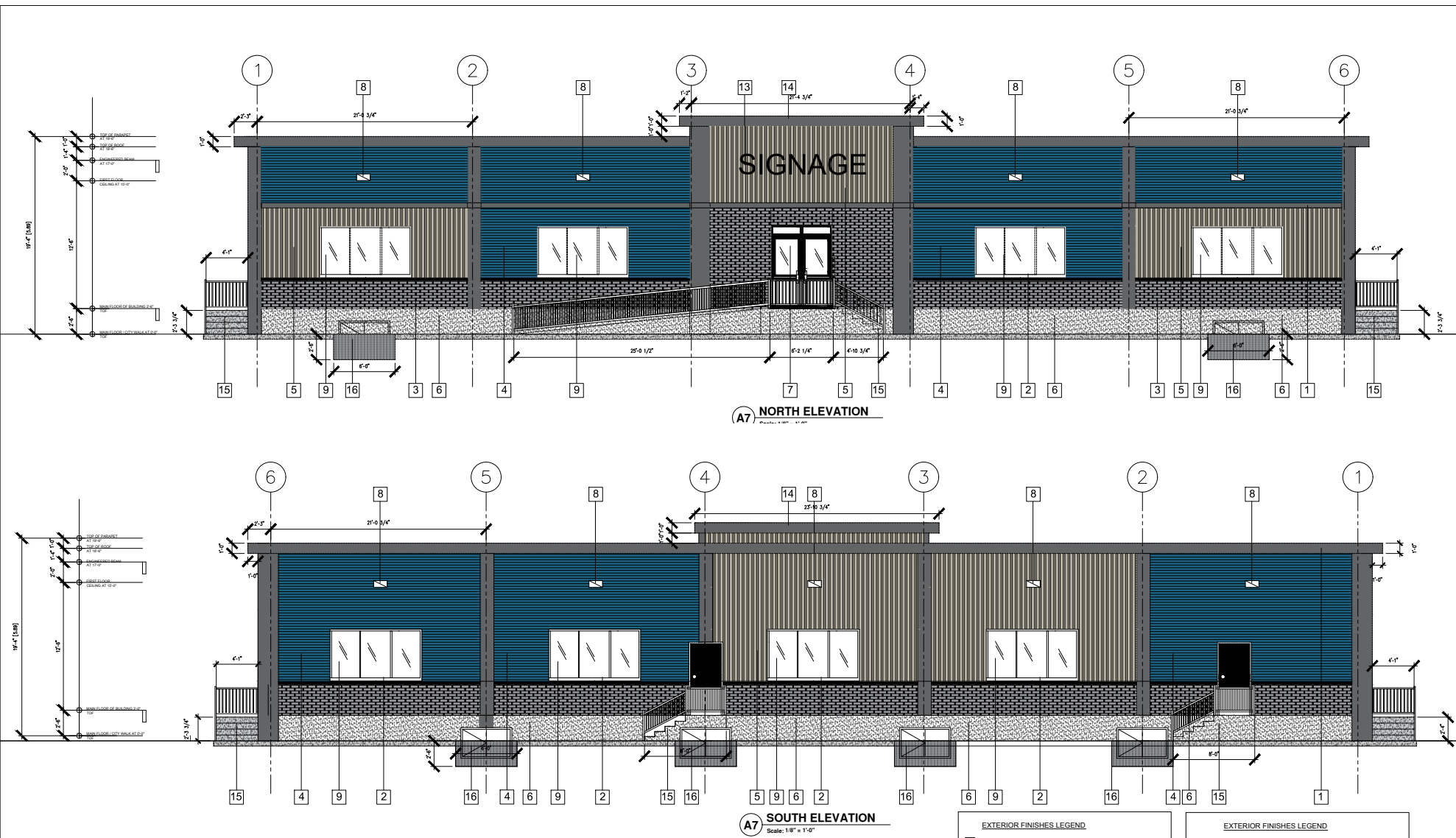
DRAWING
TITLE
EAST/WEST ELEVATION

Project number BEC-217	Date MARCH 10, 2023
Drawn by M.K.	Scale 1/8" = 1'-0"
Checked by A.G.	REVISION

A6
REV 3

Fort McMurray Dispose Rev.1.dwg
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ATIA s. 20(1)



A7 NORTH ELEVATION
Scale: 1/8" = 1'-0"

A7 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

- EXTERIOR FINISHES LEGEND**
- 1 MITTEN 12" ALUMINUM TRIM FLASHING FOR PARAPET/BANDS/SOFFIT - FLAGSTONE
 - 2 MITTEN 12" ALUMINUM TRIM FLASHING FOR LEDGINGS/SHADOW BANDS - SLATE
 - 3 VERSETTA LEDGESTONE - GRAPHITE BY MITTEN PRODUCTS OR BLACK RIVER STACKED STONE BY ELDORADO STONE. CONTRACTOR TO USE CORNER PIECE FOR CORNERS
 - 4 JAMES HARDIE LAP SIDING HORIZONTAL SIDING - EVENING BLUE (CEMENT BOARD SIDING)
 - 5 JAMES HARDIE VERTICAL SIDING - LIGHT MIST (CEMENT BOARD SIDING)
 - 6 PRE-CAST EXPOSED AGGREGATE CONCRETE TRIM
 - 7 ANODIZED ALUMINUM DOOR WITH TRIPLE PLANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK (KAWNEER BRAND)
 - 8 LED EXTERIOR POT LIGHTING - 6" WITH BLACK TRIM - HUBBELL LIGHTING
 - 9 ANODIZED ALUMINUM WINDOWS WITH TRIPLE PLANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK (KAWNEER BRAND)

- EXTERIOR FINISHES LEGEND**
- 10 PVC TRIM WINDOWS WITH TRIPLE PLANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK BY ALL WEATHER WINDOWS.
 - 11 6" FENCED PLAY AREA ON ROOF DECK FOR CHILD CARE FACILITY.
 - 12 ROOF DECK STAIR ACCESS
 - 13 SIGNAGE BY LANDLORD - CUSTOM
 - 14 ROOF DECK PARAPET AS PER ARCHITECTURAL DESIGN REQUIREMENT.
 - 15 MAIN FLOOR EXIT STAIRS. CONCRETE PRE-FABRICATED STAIRS
 - 16 ALUMINUM WINDOW WELLS BY TECSTEEL INC.
 - 17

ADDITIONAL CONSULTANTS

efg
architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ. FT

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EDWARD F. GOUGH
REGISTERED
ENGINEER
03/30/2023
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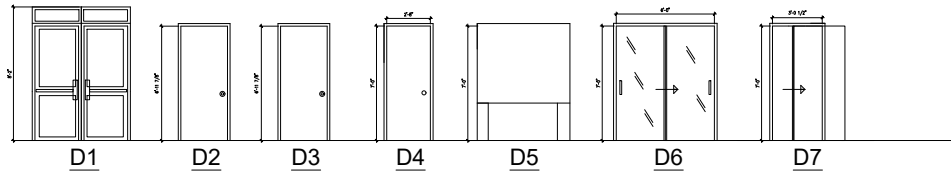
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DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING
TITLE
NORTH/SOUTH ELEVATION

Project number	Date
BEC-217	MARCH 10, 2023
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A7

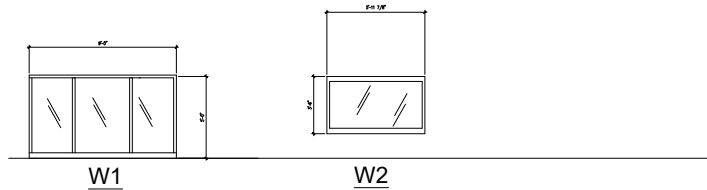
REV 3



DOOR SCHEDULE									
NO.	SIZE	DESCRIPTION	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	ULC	HARDWARE	
D01	8'x6'	EXTERIOR	ALUMINUM	ANODIZED	ALUMINUM	ANODIZED	N/A	DOOR LOCK, TRIPLE PANE GLASS, WEATHER STRIPPING, DOOR CLOSER, PUSH PADDLE FOR EXITING	
D2	3' X 7'	EXTERIOR	INSULATED METAL	PAINTED	THERMALLY BROKEN PRESSED METAL FRAME	PAINTED	1 HOUR	DOOR LOCK, WEATHER STRIPPING, 1 HOUR RATING, DOOR CLOSER	
D3	3' X 7'	INTERIOR	HOLLOW METAL	PAINTED	PRESSED METAL FRAME	PAINTED	1 HOUR	DOOR LOCK, WEATHER STRIPPING, 1 HOUR RATING, DOOR CLOSER	
D4	3' X 7'	INTERIOR	HOLLOW CORE WOOD	PAINTED	WOODEN FRAME	PAINTED	NA	LOCK, PAINTED	
D5	3' X 7'	INTERIOR	ALUMINUM	ANODIZED	ALUMINUM	ANODIZED	NA	TOILET DOOR PARTITIONING WITH LOCK SYSTEM	
D6	6' X 7'	INTERIOR	HOLLOW CORE WOOD	PAINTED	WOODEN FRAME	PAINTED	NA	POCKET DOOR/SLIDING DOOR - 6'-0", LOCK SYSTEM	
D7	3' X 7'	INTERIOR	HOLLOW CORE WOOD	PAINTED	WOODEN FRAME	PAINTED	NA	POCKET/SLIDING DOOR, 3'-0", LOCK SYSTEM	

A10 Door Schedule

Scale: NTS



WINDOW SCHEDULE						
NO.	SIZE	DESCRIPTION	MATERIAL	FRAME	FINISH	GLASS TYPE
W1	9' W X 5'H	PICTURE	ALUMINUM	ALUMINUM - KAWNEER	ANODIZED	TRIPLE PANE
W2	5'W X 3'H	SLIDER	PVC	PVC	GREY PAINTED	TRIPLE PANE

A10 Window Schedule

Scale: NTS

WINDOW NOTES:	
1.	ALL WINDOWS SUPPLIED IN THIS BUILDING HAVE THE FOLLOWING GLASS PERFORMANCE: MODEL: LOW-E HS3-C180 DESCRIPTION: TRIPLE PANE, TWO LOW-E COATING, ARGON U-VALUE: 0.153 R-VALUE: 7.521 SOLAR HEAT GAIN: 0.560 VISIBLE LIGHT TRANSMITTANCE: 70%

ADDITIONAL CONSULTANTS



9834-105 Street NW
Edmonton, AB, T5K 1A6

BUILDER

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DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
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WINDOWS SPECIFICATIONS

Project number

BEC-217

Date

MARCH 10, 2023

Scale

1/8" = 1'-0"

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M.K.

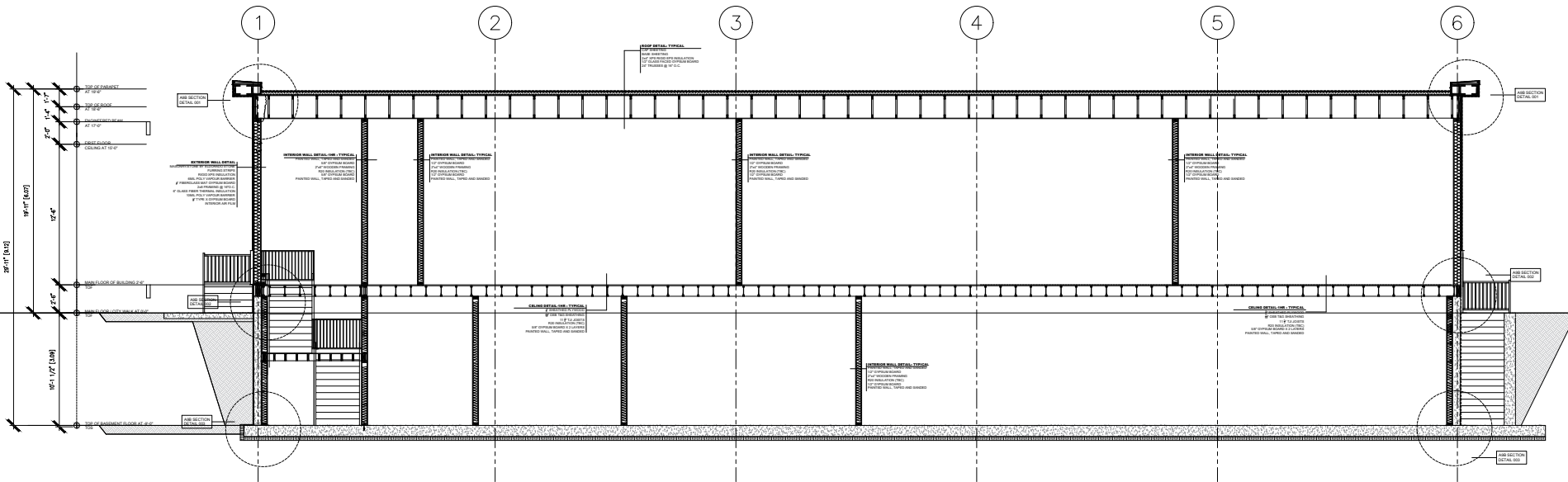
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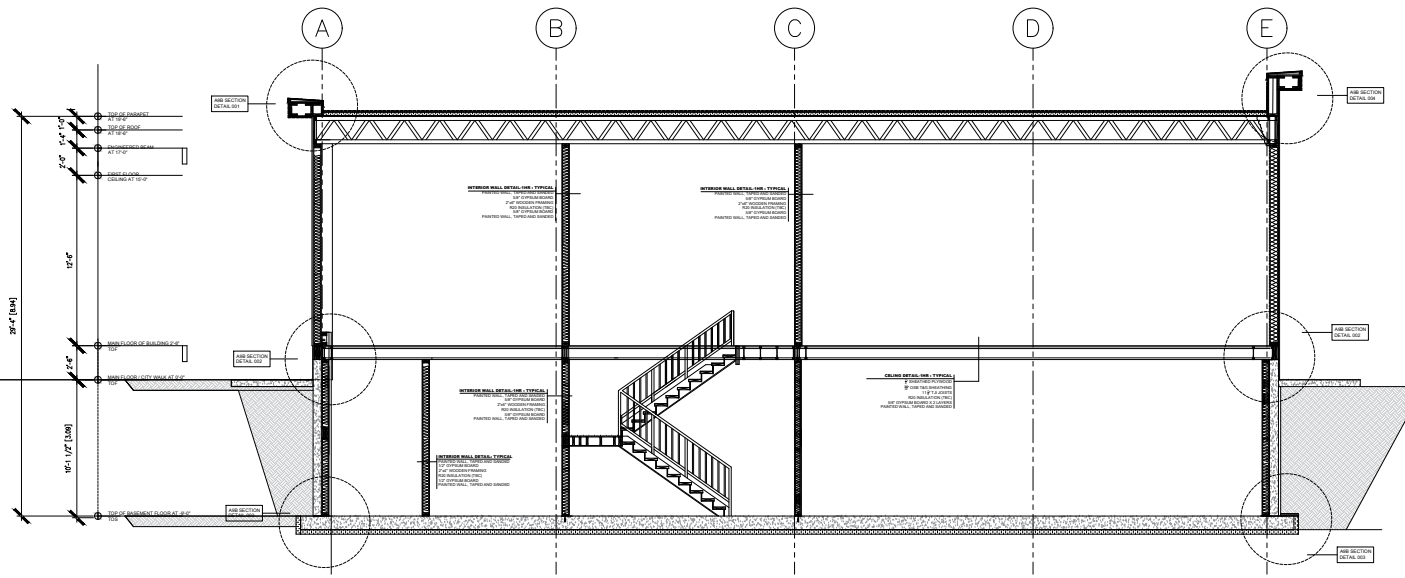
REVISION

REV 3

A8
Page 34



A9 EAST WEST CROSS SECTION
Scale: 1/8" = 1'-0"



A9 NORTH SOUTH CROSS-SECTION
Scale: 1/8" = 1'-0"

ADDITIONAL CONSULTANTS

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9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ. FT

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2	2023-03-10	ISSUED FOR PERMITS	MK
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PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

CROSS SECTION DETAIL

Project number	Date
BEC-217	MARCH 10, 2023

Drawn by	Checked by
M.K.	A.G.

REVISION
REV 2

A9

Fort. McMurray Disposal Rev. 4/23
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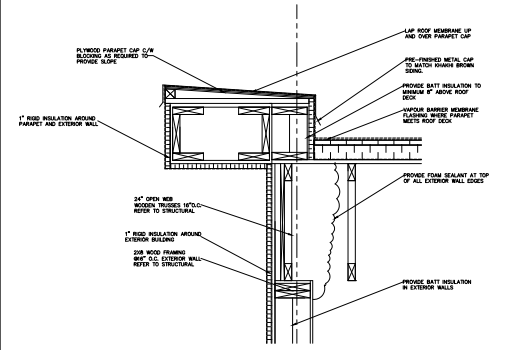


FIGURE 1: PARAPET/CANOPY DETAIL SECTION
Scale: 1/8" = 1'-0"

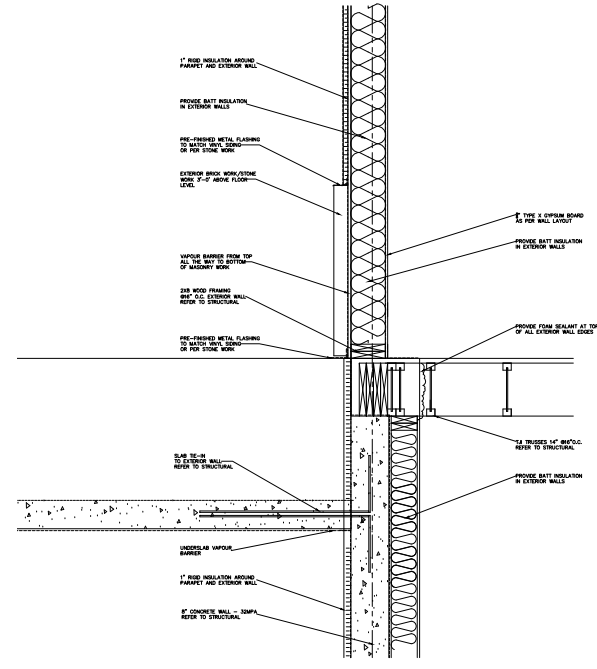


FIGURE 2: CONCRETE FLOOR/WALL DETAIL
Scale: 1/8" = 1'-0"

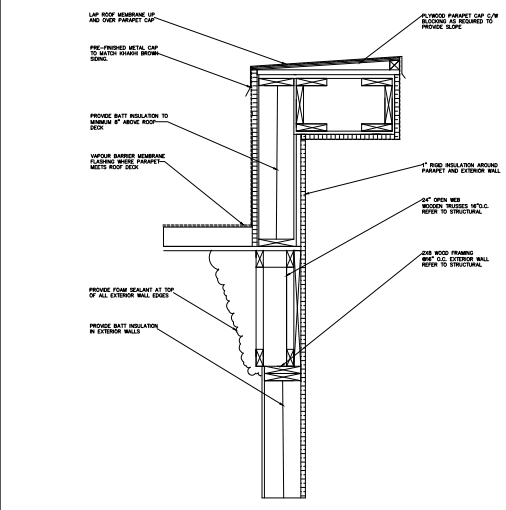


FIGURE 4: PARAPET/CANOPY DETAIL SECTION
Scale: 1/8" = 1'-0"

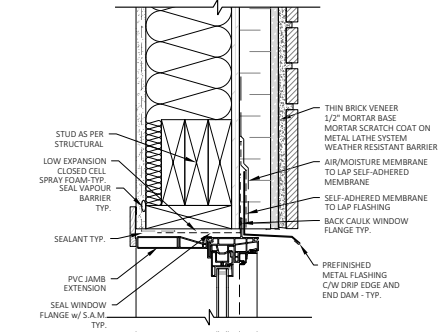


FIGURE 5: TYPICAL WINDOW HEADER DETAIL WITH MASONRY WORK

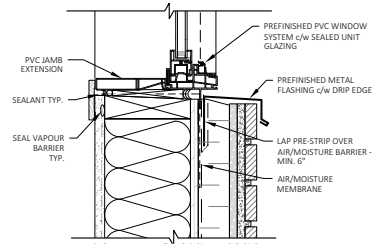


FIGURE 6: TYPICAL WINDOW SILL DETAIL WITH MASONRY WORK

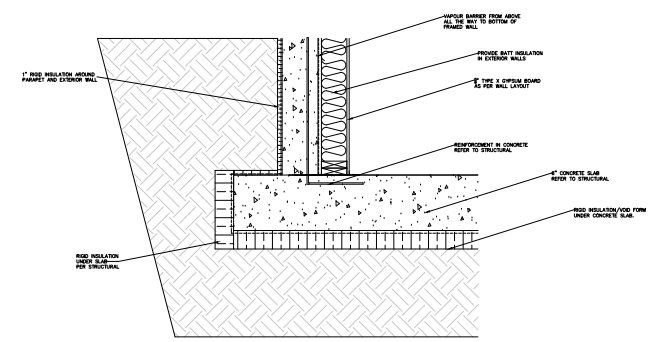


FIGURE 3: CONCRETE FOUNDATION DETAIL
Scale: 1/8" = 1'-0"

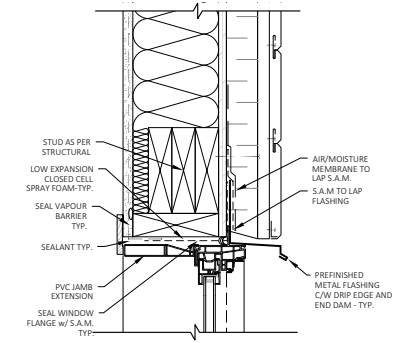


FIGURE 7: TYPICAL WINDOW HEADER DETAIL WITH CEMENT BOARD SIDING

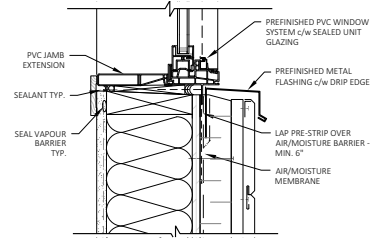


FIGURE 8: TYPICAL WINDOW SILL DETAIL WITH CEMENT BOARD SIDING

ADDITIONAL CONSULTANTS

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BUILDER

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3	2023-03-10	ISSUED FOR PERMITS	MM
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DAYCARE FACILITY

5028 MACTAVISH CRESCENT,

FORT MCMURRAY, AB.

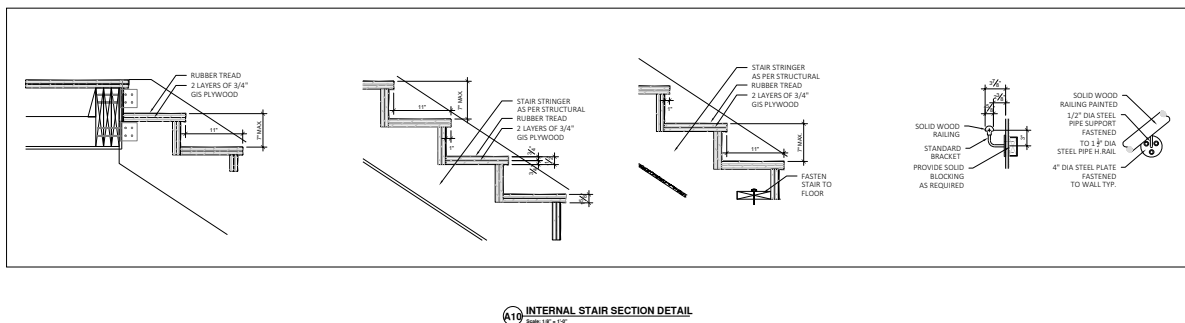
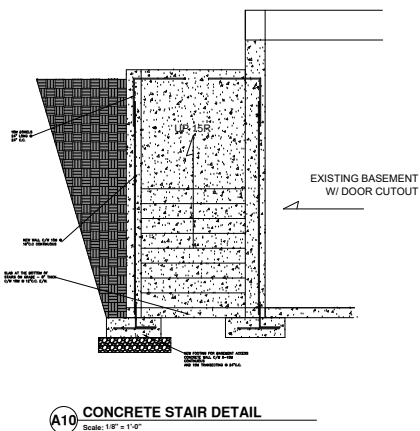
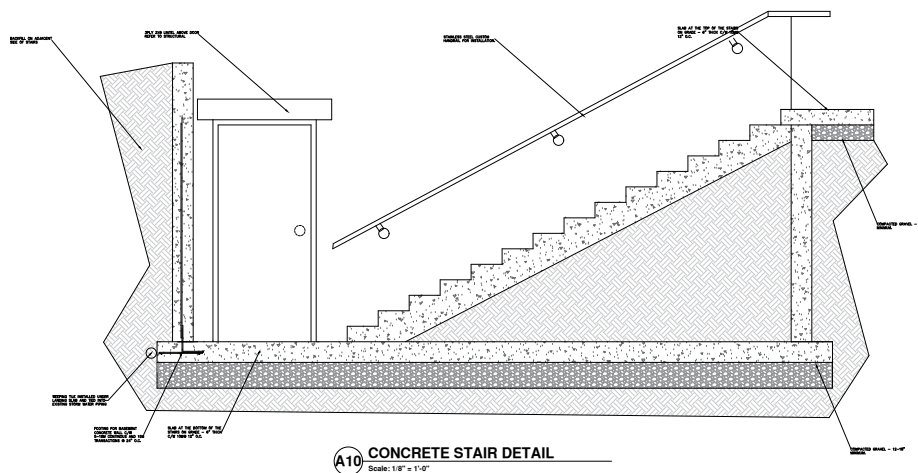
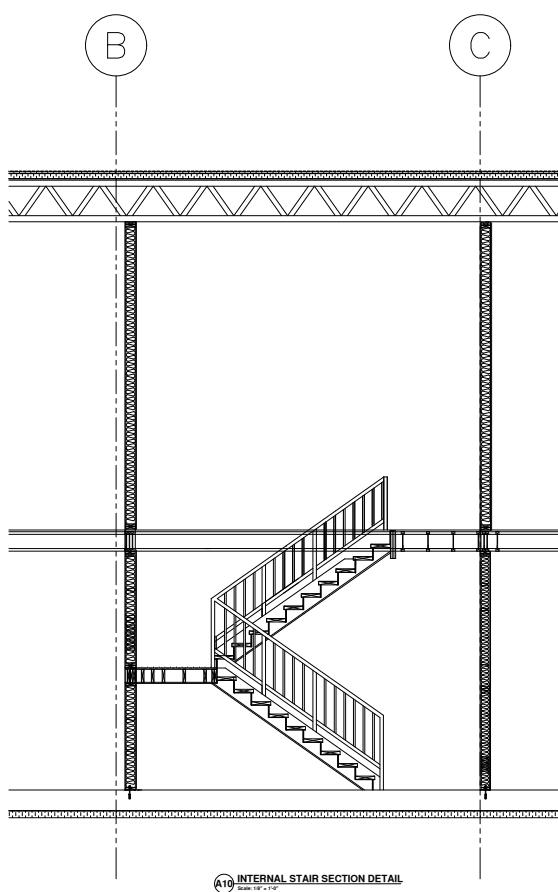
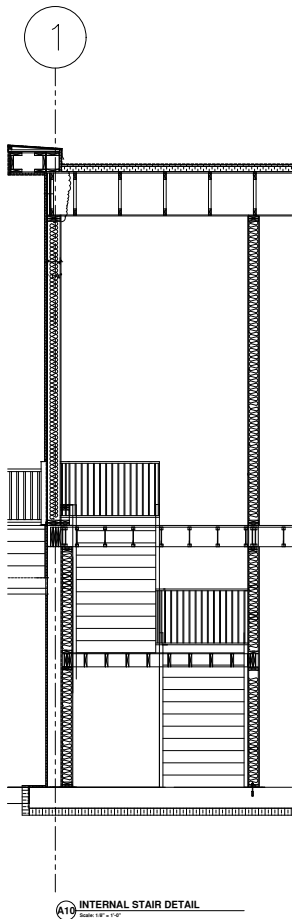
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SECTION DETAILS

Project number	Date
BEC-217	MARCH 10, 2023
Drawn by	Scale
M.K.	1/8" = 1'-0"
	Checked by
	A.G.

A9b

REV 2



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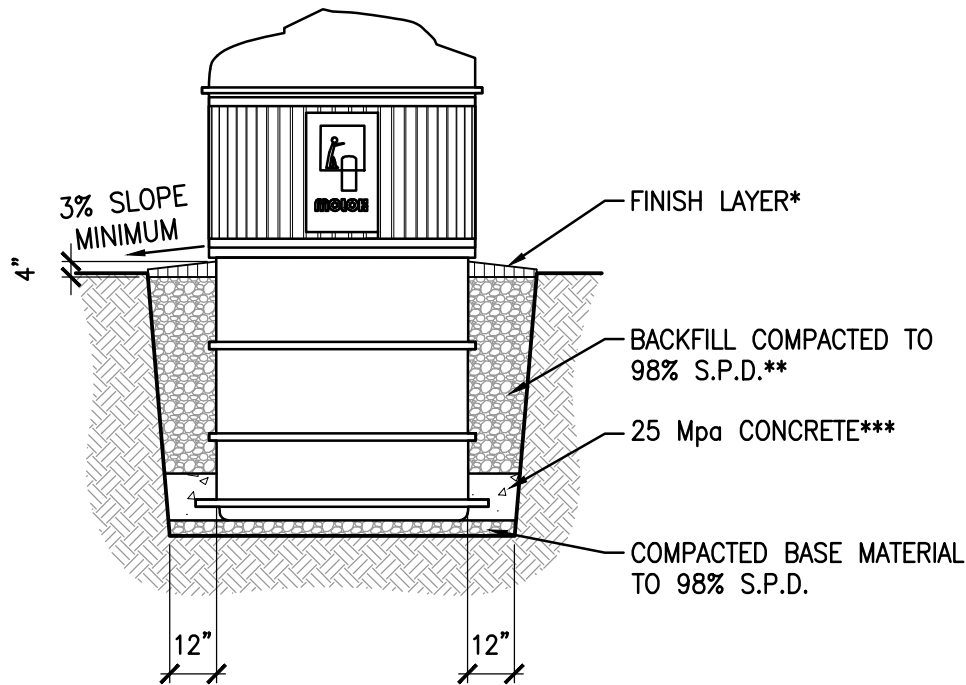
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5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

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STAIR DETAILS

Project number	Date
BEC-217	MARCH 10, 2023
Scale	1/8" = 1'-0"
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REVISION
A10
REV 1



NOTES:

*FINE GRAVEL, ASPHALT, TOP SOIL, ETC, MAY BE USED AS FINISH LAYER. REFER TO SITE PLAN AND LANDSCAPE DRAWINGS.

**BACKFILL USING SUITABLE BALLAST MATERIAL (EG. GRANULAR 'A'). EXCAVATED SOIL MAY BE USED IF SUITABLE. DO NOT USE MATERIAL THAT CAN FREEZE (CLAY, SILT, OR MUD). STONES WITH DIAMETER GREATER THAN 100mm TO BE REMOVED. COMPACT BALLAST CAREFULLY EVERY 200mm.

***M-5000, M-3000, M-1300, AND M-GREASE TO HAVE 300mm THICK CONCRETE. M-800, M-300, AND M-STORAGE TO HAVE 100mm THICK CONCRETE.

CONTAINERS TO BE MINIMUM 300mm FROM OTHER CONTAINERS, WALLS, STRUCTURES, AND UNDERGROUND UTILITIES AND SERVICES.

OPTIONS:

FRAMING: RECYCLED PLASTIC FRAMING (GREY)
 LINERS: STANDARD LIFTING BAG
 LIDS: STANDARD LID (BLACK)
 -RECYCLING w/ CARDBOARD SLOT

FIGURE 1: TYPICAL MOLOK DETAIL
FOLLOW SUPPLIER RECOMMENDATIONS

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PROJECT
 DAYCARE FACILITY
 5028 MACTAVISH CRESCENT,
 FORT MCMURRAY, AB.

DRAWING TITLE

ADDITIONAL DETAILS

Project number BEC-217	Date MARCH 10, 2023
Scale 1" = 1'-0"	Checked by A.G.
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A11

ATIA s. 20(1)

Prior to installing the landscaping have the Landscape Contractor contact the Landscape Development Technician to discuss the landscaping of this property.

MACTAVISH CRESCENT

ASPHALT
PAVED AREA

TWO WAY TRAFFIC

ASPHALT
PAVED AREA

BUILDING FOOTPRINT
696.55 SQ.M
(7,498.34 SQ.FT)



A2 LANDSCAPING PLAN
Scale: 1:300

LANDSCAPING SCHEDULE

No.	Tree/Shrub Name	Botanical Name	Tree/Shrub Legend	Deciduous (D)/Coniferous (C)	Quantity of Trees	Tree Canopy w/ Full Height	Caliper of Trunk	Planting Height	Max. Height
(2)	Poplar	Populus X		(D)	24	10'	50mm	60"	
(1)	Larch/Tamarack	Larix Laricina		(C)	12	8'	50mm	3.5m	40'
(2)	Columnar Aspen	Populus tremula Columnar		(D)	4	10'	50mm	40"	
(1)	Andromeda Juniper	Juniperus horizontalis Andromeda		(C)	32		450mm		
(1)	Dwarf Nivalis	Juniperus horizontalis Dwarf Nivalis		(C)	40		450mm		

LANDSCAPING CALCULATIONS:

SIDE SETBACKS: 1.2M
REAR SETBACK: 2.0M
FRONT SETBACK: 6.0M

REQUIRED LANDSCAPED SPACE: 30% OF 2,466.33 SQ.M = 739.9 SQ.M
PROVIDED LANDSCAPED SPACE: 754.3 SQ.M
TREES REQUIRED FOR LANDSCAPED AREA: $739.9/25 = 30$ TREES
TREES REQUIRED FOR PARKING: $18/5 = 4$ TREES
TOTAL NO. SHRUBS REQUIRED (YARD): $739.9/25 = 30$ SHRUBS

TOTAL TREES REQUIRED: 34 TREES
TOTAL SHRUBS REQUIRED: 30 SHRUBS

TOTAL TREE AND SHRUB COUNT PROVIDED:
DECIDUOUS TREES: 28
CONIFEROUS TREES: 12
DECIDUOUS SHRUBS: 40
CONIFEROUS SHRUBS: 32

LANDSCAPING PLAN ACCEPTABLE IN ACCORDANCE WITH
WOOD BUFFALO LAND USE BYLAW.

GENERAL NOTES:

- ALL LANDSCAPING AND PLANTING TO BE COMPLETED IN ACCORDANCE WITH CITY OF FORT McMURRAY PLANTING GUIDELINES AS SET OUT IN THE WOOD BUFFALO ZONING BYLAW.
- ONE TREE REQUIRED FOR 25M² OF LANDSCAPED AREA.
- ONE SHRUB REQUIRED FOR 25M² OF LANDSCAPED AREA.
- ALL AREAS IN TOWN OF FORT McMURRAY BOULEVARDS, DAMAGED DURING CONSTRUCTION TO RECEIVE SOO ON 150MM DEPTH COMPACTED CLASS B TOPSOIL TYPICAL.
- EXISTING TREES ALONG EDGE OF ROADWAY OR IN ANY OTHER LOCATION TO REMAIN IN PLACE.
- ALL TREES ON LOT TO BE REMOVED FOR CONSTRUCTION.
- ALL SHRUBS ON PROPERTY TO BE PLANTED ON THE GROUND ON MULCH BED. THE MULCH BED SHALL BE A MINIMUM OF 2 FEET IN DEPTH AS PER GOOD CONSTRUCTION PRACTICE.
- ALL UTILITIES SHALL BE CONFIRMED BY CALLING ALBERTA ONE CALL (1-800-242-3447) AND ALL UTILITIES SHALL BE MARKED OUT PRIOR TO THE START OF ANY CONSTRUCTION (SUBSCRIBED AND NON-SUBSCRIBED UTILITIES).
- ALL QUANTITIES SHALL BE VERIFIED PRIOR TO THE START OF THE CONSTRUCTION AND DESIGNER/OWNER NOTIFIED IN CASE OF DISCREPANCIES.
- DESIGN DRAWINGS SHALL BE ON SITE AT ALL TIMES FOR CONSTRUCTION OF THE PROJECT.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN AND SAFE WORKSITE AT ALL TIMES IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND OSHA REQUIREMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL AND SEDIMENTATION CONTROL AND SHALL ENSURE THAT ALL EFFORTS ARE MADE TO PREVENT EROSION AND SEDIMENT MOVEMENT ONTO ROADS AND DRAINAGE AREAS.

SITE LEGEND

⊕ SITE LIGHTING PARKING LOT
(QTY 5)

Ⓜ MOLOK GARBAGE DISPOSAL
(QTY 2)

Ⓜ BIKE RACK - 8
(QTY AND LOCATION TBD)

Ⓜ SOD ON CLASS B TOP SOIL
(QTY 8,000 SQ.FT APPROX.)

Ⓜ SHRUBS W/ CLASS B TOPSOIL
AND 100MM MULCH
(QTY: 30 EACH)

Ⓜ 1.8M WOODEN
FENCED PLAYGROUND AREA
(REAR OF BUILDING)

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3	2023-01-15	DESIGN UPDATE: DEVELOPMENT REVIEW	AG
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DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT McMURRAY, AB.

DRAWING TITLE

LANDSCAPING

Project number: BEC-217
Date: MARCH 20, 2023
Scale: 1" = 1'-0"
Checked by: A.G.
Drawn by: M.K.

REVISION
REV 5

Page 39

1.0 GENERAL NOTES:

- 1.1. No construction shall commence prior to authorization from local authorities.
- 1.2. All construction to be consistent with local and provincial construction standards and national plumbing codes.
- 1.3. Contractor to confirm all service location points on site prior to construction.

2.0 GENERAL PIPE TRENCHING & BACKFILL:

- 2.1. Excavate trenches to alignment and depth indicated or required and to uniform width, sufficiently wide to conform to safety requirements.
- 2.2. Excavate soft areas of subgrade, fill with approved material and compact to minimum 100% of standard proctor density (spd).
- 2.3. Where compaction may not be achieved please refer to geotechnical consulting representative.
- 2.4. Class-b bedding to be used throughout, or an municipally approved equivalent.
- 2.5. Grade and shape pipe trench to give uniform and even bearing for each length of pipe c/w bell holes at each joint as required.
- 2.6. Backfill trenches using fill materials specified by geotechnical report and/or on-site geotechnical representatives.
- 2.7. All backfill to be clean native or engineered fill, unfrozen and uniformly compacted in layers not exceeding 150mm to 98% standard proctor density (spd), 98% spd for final 600mm to subgrade elevation, performed in a manner that avoids damage or displacement of services.
- 2.8. Remove and replace the frozen material with appropriate bedding material.
- 2.9. Compact material around pipe with hand tampers properly shaped to ensure full compaction below haunches. do not use mechanical tampers over top of pipe where cover is less than 300 mm.
- 3.0 FROST BOX:
- 3.1. Use dow hi-40 styrofoam or approved equivalent for storm and sanitary services with less than 2.0m ground cover.
- 3.2. Use dow hi-40 styrofoam or approved equivalent for water services with less than 3.0m ground cover.
- 3.3. Pipe insulation requirements may vary, confirm with municipality standards and guidelines for minimum depth requirements.

4.0 WATER:

- 4.1. Pipe and pipe fittings:
 - 4.1.1. Provide factory-fabricated pipe and pipe fittings of sizes, types, pressure ratings, and joining methods indicated.
 - 4.1.2. Steel pipe and pipe fittings:
 - 4.1.2.1. Pipe: to ANSI/AWWA C200.
 - 4.1.2.2. Fittings: to ANSI/AWWA C208.
 - 4.1.2.3. Internal lining: cement-mortar, to ANSI/AWWA C205.
 - 4.1.2.4. External coating: polyethylene jacket.
 - 4.1.3. Polyvinyl chloride (PVC) pipe and fittings:
 - 4.1.3.1. Pipe: AWWA C900 (100 to 300mm) DR 18. AWWA C905 (350 or greater) DR 25
 - 4.1.3.2. Fittings: to CSA B137.3.
 - 4.1.3.3. Joints: gasketed bell end, to CSA B137.3.
 - 4.1.4. Polyethylene (PE) pipe and fittings:
 - 4.1.4.1. Pipe sizes up to and including NPS 6: to CSA B137.1.
 - 4.1.4.2. Pipe sizes over NPS 6: to CGSB 418GP82M.
 - 4.1.4.3. Fittings: cast iron, to ANSI/AWWA C110/A21.10.
 - 4.1.4.4. Joints: butt welded and/or mechanical.
 - 4.1.4.5. Copper pipe: to ASTM B88.

4.2. Valves, valve boxes, and valve casings

- 4.2.1. Valves are to be placed within road right of way or landscaped areas. valves are not permitted within sidewalk or curb & gutters.
- 4.2.2. Gate valves: to ANSI/AWWA C500, non-rising stem, square body, to open counter-clockwise.
- 4.2.3. Valve boxes: cast iron, adjustable over a minimum of 450mm complete with valve operating extension rod.
- 4.2.4. Corporation main stops, curb stops and curb boxes: to ANSI/AWWA C800-89.
- 4.2.5. Steel pipe casings to conform to AWWA C200, minimum tensile strength 207 mpa.
- 4.2.6. Provide type 'b' (screw type) valve casing set with plug
- 4.2.7. Provide type 'b' (screw type) middle extension for valves with depths in excess of 3.0m from top of operating nut.
- 4.2.8. Operating nut must be between 1.5m and 2.5m to surface grade use valve stem risers (extensions) with stone catcher flange.
- 4.2.9. Depth of valve casing to paved finished grade to be within 0mm to 5mm.

4.3. Installation of pipe and pipe fittings

- 4.3.1. Steel pipe: install to ANSI/AWWA M11.
- 4.3.2. PVC & PE pipe: install in accordance with manufacturer's installation instructions.
- 4.4. Joint connection methods
 - 4.4.1. Steel to steel:
 - 4.4.1.1. Welded: to ANSI/AWWA c206
 - 4.4.1.2. Steel flanges: to ANSI/AWWA c207
 - 4.4.2. PVC to PVC:
 - 4.4.2.1. Gasketed bell-end joints: to CSA B137.3.
 - 4.4.2.2. Solvent cemented joints: to CSA B137.3.
 - 4.4.3. PVC to cast iron fittings:
 - 4.4.3.1. Rubber gasket joints: to ANSI/AWWA C111/A21.11.
 - 4.4.4. PE to PE:
 - 4.4.4.1. Thermal butt fusion welded joints: in accordance with manufacturer's recommendations.
 - 4.4.5. PE to cast iron fittings:
 - 4.4.5.1. Flanged joints: in accordance with manufacturer's recommendations.

4.5. Hydrant

- 4.5.1. Hydrants: to ANSI/AWWA C502-94, compression type, complying with requirements of local authority having jurisdiction.
- 4.5.2. Locate and set hydrants plumb, locate pumper nozzle perpendicular to the roadway set to grade, with nozzle 500mm above ground minimum, locate control valve min 0.3m and max 1.2m from hydrant.
- 4.5.3. Hydrant valves are to be placed within road right of way or landscaped areas. valves are not permitted within sidewalk or curb & gutters.
- 4.6. Testing procedures
 - 4.6.5. Disinfection (chlorination) test water line as per AWWA standard C851, and by continuous feed method as per or local authority having jurisdiction.
 - 4.6.8. Pressure and leakage test water line as per AWWA standard C805 and AWWA manual M23, or local authority having jurisdiction.
 - 4.6.7. Super chlorinated water shall not be discharged to the storm sewer system without de-chlorination of discharge water.
 - 4.6.8. Bacteriological testing shall be carried out on all installed works and shall be commissioned into use only after acceptable test results are achieved.
 - 4.6.9. Strathcona County Officials to be notified 24 hours prior to chlorination, flushing and bacteriological sample collection.

5. SANITARY AND STORM:

- 5.1. Materials schedule
 - 5.1.1. PVC pipe and PVC pipe fittings:
 - 5.1.1.1. Smooth wall pipe: CSA B182.1 (100 to 150mm) SDR 35 or SDR 28.CSA B182.2-95 (200 to 675mm) SDR 35 or SDR 28.
 - 5.1.1.2. Ultra rib pipe: CSA B182.4 (200mm to 600mm) or ASTM F794 or approved equivalent.
 - 5.1.1.3. Joints: rubber gasketed, bell end.
 - 5.1.2. Non-reinforced concrete pipe:
 - 5.1.2.1. Pipe: CSA A257.0 class 3 sulfate resistant cement.CSA 257.1 (up to 600mm) class 3 sulfate resistant cement
 - 5.1.2.2. Joints: rubber gasket to CSA A257.3-M92.
 - 5.1.2.3. GROUT: non-shrinking cement mortar or bituminous sealant approved by manufacturer of precast components.
 - 5.1.3. Corrugated steel:
 - 5.1.3.1. Pipe: CSA-G401 galvanized.
 - 5.1.3.2. Joints: welded.
 - 5.1.4. Precast manhole
 - 5.1.4.1. Type: ASTM C76 sulfate resistant cement c/w galvanized ladder rungs.
 - 5.1.4.2. Joints: rubber gasket to CSA A257.3-M92.
 - 5.1.5. Precast manhole base, slab top:
 - 5.1.5.1. Type: sulfate resistant cement.
 - 5.1.5.2. GROUT: non-shrinking cement mortar or bituminous sealant approved by manufacturer of precast components.
 - 5.1.6. Manhole cover:
 - 5.1.6.1. Type: F80 or as specified.
 - 5.1.6.2. Material: standard cast iron.
 - 5.1.7. Catch basin:
 - 5.1.7.1. Type: as detailed.
 - 5.1.8. Catch basin cover:
 - 5.1.8.1. Hard surfaces: frame and cover F38 or as specified landscape surfaces: frame and cover F39 or as specified.
 - 5.1.8.2. Type: as detailed, standard cast iron.

5.2. Installation notes

- 5.2.1. Lay pipes with bell-end upgrade.
- 5.2.2. Provide and utilize "laser" type instrument to control line and grade for grades less than 0.5% for steeper grades, use approved and accepted methods of establishing grades.

6. EARTHWORKS TESTING:

- 6.1. General requirements
 - 6.1.1. Applicable test methods for earthwork testing specified in this section:
 - 6.1.2. Particle size analysis of fill materials: testing for conformance with specified gradation limits will utilize testing sleeves complying with CAN/CSGS-8.2-M88, sieves, testing, woven wire, metric.
 - 6.1.3. Compaction testing: to ASTM D698, laboratory compaction characteristics of soil using standard effort.
 - 6.1.4. Compaction testing: to ASTM D698, laboratory compaction characteristics of soil using standard effort.
- 6.2. Testing agency services
 - 6.2.1. Comply with requirements as outlined in municipal standards.
 - 6.2.2. Coordinate with testing agency in site sampling for testing.
- 6.3. Fill material testing
 - 6.3.1. Provide on site, for testing purposes, 1.0 m³ of each type of imported fill material.
 - 6.3.2. Imported fill materials will be tested, before placement, for conformance with requirements specified by Geo-technical Engineer's recommendation and specification.
 - 6.3.3. Native excavated material to be used as fill material will, before placement, be inspected for compliance with requirements specified by Geo-technical Engineer's recommendation and specification.
- 6.4. Compaction testing
 - 6.4.1. Compaction testing will be performed during fill material placement operations to ensure that specified minimum compaction requirements are met.

7. EARTHWORKS:**7.1. General requirements**

- 7.1.1. "earth excavation" includes:
 - 7.1.1.1. Removal and disposal of obstructions, the extent of which is visible on ground surface.
 - 7.1.1.2. Removal and disposal of earth and other materials encountered, of any classification, except rock.
 - 7.1.1.3. Trenches in excess of 3.00m in width and pits in excess of 9m in either length or width will be classified as open excavation.

7.2. Unauthorized excavation

- 7.2.1. Unauthorized excavation shall be any excavation beyond elevations and dimensions indicated, without specific direction by consultant.
- 7.2.2. Fill unauthorized excavation to elevations and dimensions indicated, as directed by consultant.
- 7.2.3. Unauthorized excavation and remedial work shall be at contractor's expense.
- 7.3. Excavation levels
 - 7.3.1. Notify consultant if unsuitable bearing materials are encountered at indicated elevations.
 - 7.3.2. Carry excavation deeper and replace excavated material with suitable materials if and as directed by consultant.
 - 7.3.3. Notify consultant if bearing conditions are fulfilled at elevations above those indicated.
 - 7.3.4. Adjust excavation elevations if and as directed by consultant.

7.4. Preparation prior to commencing excavation:

- 7.4.1. Contact all affected utility companies regarding exact location and current status of all utilities, voltage of underground and overhead power lines and presence of natural gas lines.
- 7.4.2. Notify consultant if any utility lines have been omitted from or incorrectly indicated on drawings.
- 7.4.3. Identify known underground utilities, stake and flag locations identify and flag surface and aerial utilities.
- 7.4.4. Notify utility company to remove and relocate utility lines.
- 7.4.5. Expose building connections, service connections and utilities to be crossed to confirm horizontal and vertical alignment of existing utilities.
- 7.4.6. Expose existing utility lines by hand excavation to confirm location before machine digging within 600mm of lines.
- 7.4.7. Maintain and protect existing above and below grade utilities which pass through work area, protect active utility lines exposed by excavation, from damage, hand excavate to final elevations and dimensions.
- 7.4.8. Where existing pipes, ducts or other underground services intersect a trench, support trench in a manner approved by utility.
- 7.4.9. Where existing overhead line poles are adjacent to excavations, temporarily support poles in a manner approved by utility.

7.5. Dewatering

- 7.5.1. Maintain excavations free of water, provide pumps, piping, temporary drains, trenches, sumps, and related equipment to remove water.
- 7.5.2. Do not use sanitary sewers or private property for discharge of water.

7.6. Excavating

- 7.6.1. Strip topsoil from areas to be excavated or filled.
- 7.6.2. Do not excavate under wet conditions or when such conditions are anticipated.

7.7. Backfilling

- 7.7.1. Ensure areas to be backfilled are free of debris, snow, ice, water and that surfaces are not frozen, do not backfill over porous, wet, or spongy subgrade surfaces.
- 7.7.2. Backfill systematically, as early as possible, to allow maximum time for natural settlement.

7.8. Compaction

- 7.8.1. Compact fill materials using only mechanical methods. do not use hydraulic methods.
- 7.8.2. Do not perform compaction using vehicles and other equipment not designed for compaction.
- 7.8.3. Maintain optimum moisture content of materials being compacted, as required to attain specified compaction density.

8.0 SITE EXCAVATING, FILLING AND GRADING:**8.1. Excavation**

- 8.1.1. Excavate to elevations and dimensions indicated on drawings within a tolerance of ± 50 mm.

8.2. Placement and compaction of fill materials

- 8.2.1. Backfill excavations and fill to required subgrade elevations using fill materials specified by geotech recommendation.
- 8.2.2. Place fill materials in layers not exceeding loose thickness specified by geotech recommendation.
- 8.2.3. Compact each layer of fill to minimum percentages of standard proctor density specified by geotech recommendation.

8.3. Grading

- 8.3.1. Make changes in grade natural, blend slopes into level areas.
- 8.3.2. Unless otherwise indicated on drawings, slope grade away from building minimum 1:20.
- 8.3.3. Grade and shape surfaces within following tolerances from subgrade elevations indicated on drawings:
 - 8.3.3.1. Landscaped areas: ± 50 mm.
 - 8.3.3.2. Under paved areas: ± 50 mm.
 - 8.3.3.3. Under sidewalks: ± 50 mm.

DRAWING LEGEND	
C1.0	General Notes and Information
C2.0	Storm water management Plan
C3.0	Existing Grading Plan
C4.0	New Grading Plan
C4.0	Additional Detail

CIVIL LEGEND:	
Distances are in meters and decimals thereof	
Elevations are in meters and decimals thereof	
Manholes	○
Fire hydrant	⊗
Water shut off valve	⊗
Catch basin	⊗
Elevations	×
Water Line	—
Sanitary Line	—
Storm water Line	—
Gas Line	—
Vent Line	—
Check Valve	—
Backwater Valve	—
Backwater Valve Union or Flange	—
Clean out	—
Hose bib/line freeze hose bib	—
Floor drain/ Roof drain	—

ADDITIONAL CONSULTANTS

efg
architects inc
9834-105 Street NW
Edmonton, AB, T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ. FT

2	2023-03-10	SUBMIT FOR PERMITS	AG
1	2023-01-11	DRAWING REVIEW	AG
1	2023-01-15	PERMIT COMMENT PERMIT REVIEW	MR
Rev.	yy-mm-dd	Revision	Drawing Issue
			Drawn by

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PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT McMURRAY, AB.

DRAWING**TITLE****CIVIL NOTES**

Project number
BEC-217

Date
MARCH 10, 2023

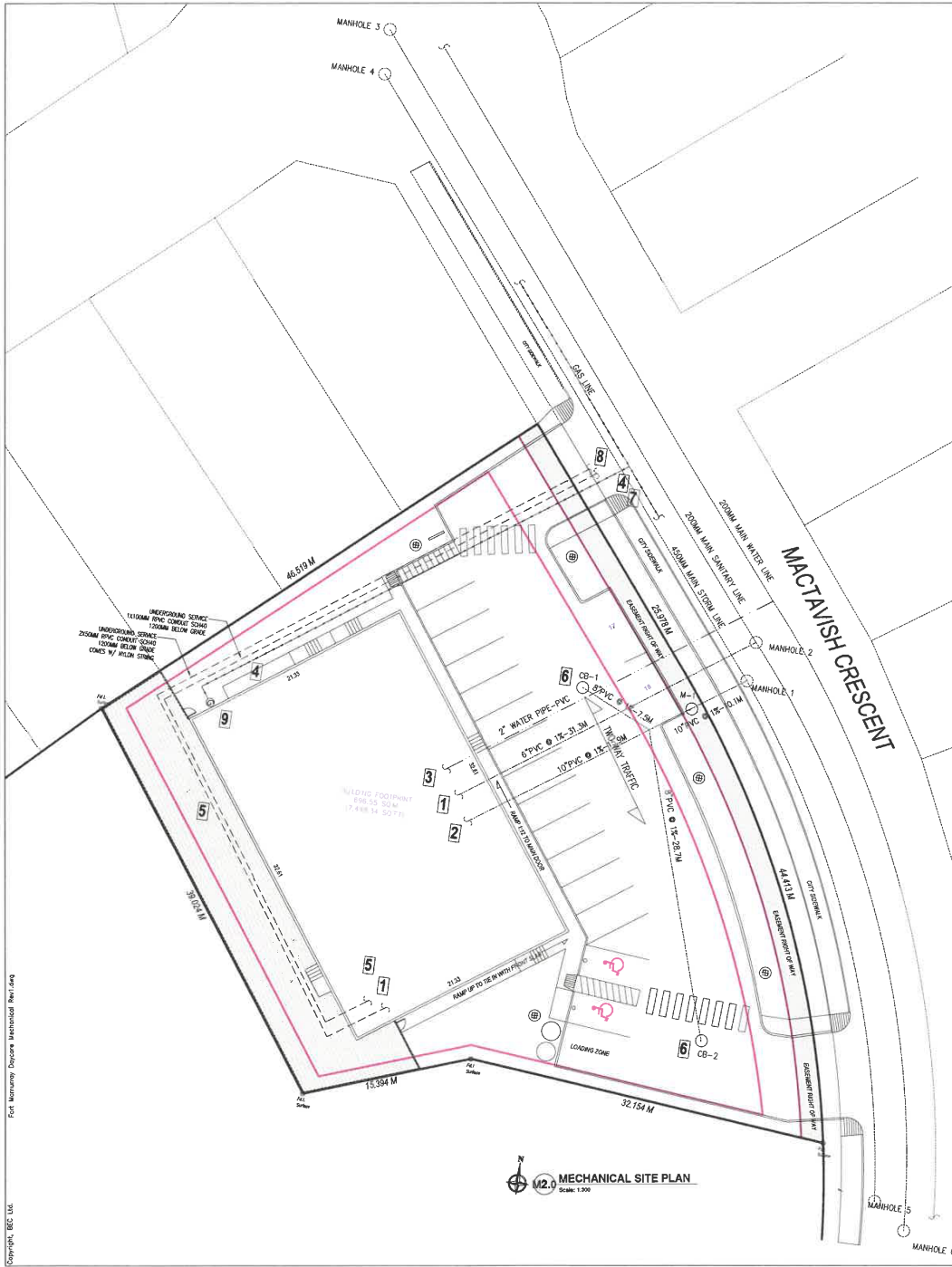
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M.K.

Checked by
A.G.

REVISION
C1.0

REV 2



KEY NOTES:

- 1 150MM SANITARY LINE INTO BUILDING
- 2 200MM STORM LINE INTO BUILDING
- 3 50MM WATER LINE INTO BUILDING
- 4 NEW 62.5MM GAS LINE INTO BUILDING. GAS METER LOCATED OUTSIDE.
- 5 WATER METER LOCATED IN THE MECHANICAL ROOM
- 6 STORM CATCHMENT BASINS IN PARKING LOT.
- 7 MECHANICAL CONTRACTOR TO VERIFY EXACT LOCATION OF GAS LINE WITH UTILITY COMPANY.
- 8 ELECTRICAL POWER AND COMMUNICATION CONDUITS INSTALLED IN THIS LOCATION. MECHANICAL CONTRACTOR TO VERIFY WITH ELECTRICAL CONTRACTOR AND ON ELECTRICAL SITE PLAN.
- 9 LOCATION OF NEW GAS METER INTO BUILDING.

MECHANICAL SPECIFICATIONS

- GENERAL PROVISIONS:**
1. CONSTRUCTION ACTIVITIES SHALL FOLLOW THE FOLLOWING SEQUENCE:
 - CLEARING AND GRUBBING
 - STRIPPING AND PRE-GRADING OF LOT
 - INSTALLATION OF WATER, SANITARY AND STORM WATER SERVICE
 - INSTALLATION OF SHALLOW UTILITIES INCLUDING GAS SERVICE
 - FINAL LANDSCAPING
 2. ALL CONSTRUCTION ACTIVITIES SHALL BE UNDERTAKEN IN ACCORDANCE WITH PLUMBING CODES AND ANY APPLICABLE BYLAWS.
 3. PIPE BEDDING SHALL BE CLASS 8 BEDDING.
 4. ALL ENGINEERED FILL SHALL BE COMPACTED TO 98% OF A ONE POINT PROCTOR DENSITY AT NATIVE MOISTURE CONTENT EXCEPT THE TOP METER, WHICH IS TO BE COMPACTED TO 100% OF ONE POINT PROCTOR AT NATIVE MOISTURE CONTENT. WHERE EXISTING MOISTURE CONTENT IS MORE THAN 10% ABOVE PLASTIC LIMIT, MATERIAL MUST BE DRIED OR MIXED TO BRING WITHIN 10%.
 5. ENSURE PROPER COMPACTION AROUND MAN HOLES, CATCH BASINS AND VALVES.
- WATER MAIN:**
1. UP TO 150MM WATER SERVICE PIPE: IPX5 D15, 100MM AND OVER C-900 PVC CLASS 1505 TO CSA B137.2
 2. WATER MAIN FITTINGS SHALL BE PVC "GIRTHPROOF" TO CSA B137.2
 3. COORDINATE TO ASSURE COMPLETE STERILIZATION OF WATER LINES
 4. THRUST BLOCKING SHALL BE TYPE 50 SULPHATE RESISTANT CONCRETE.
- SANITARY DRAIN:**
1. SANITARY SEWER IS TO BE D150 PIPE, TO D150 AND CSA B162.1 AND CSA B162.2
- STORM SEWER:**
1. STORM SEWER IS TO BE LESS THAN 200MM, D150, 200MM AND OVER PVC ULTRA-BLUE.
- MANHOLES AND CATCH BASINS:**
1. ALL CONCRETE MANHOLES AND CATCH BASINS ARE TO BE MANUFACTURED USING TYPE 50 SULPHATE RESISTANT PORTLAND CEMENT
 2. ALL MANHOLES AND CATCH BASIN MANHOLES ARE TO BE 1200MM MINIMUM, USE RUBBER CASSETS IN JOINTS, UNLESS OTHERWISE NOTED.
 3. ALL CATCH BASINS TO BE 1000MM MINIMUM, USE RUBBER CASSETS IN JOINTS, UNLESS OTHERWISE NOTED.
 4. COVERS OF MANHOLES AND CATCH BASINS TO BE CAST IRON OR GRAY IRON CASTING SPECIFICATION AND TO ASTM A48 CLASS 20
 5. PIPE CONNECTIONS TO MANHOLES AND CATCH BASINS SHALL BE WATER TIGHT
 6. PIPE CROSSINGS SHALL BE SUPPORTED BY SANDFILL FILLED WITH 1:1.5 MIX OF CEMENT AND SAND.
- FROST BOX:**
1. ALL PIPING WITH LESS THAN 2M (6FT) COVER SHALL BE COMPLETE WITH FROST BOX CONSISTING OF 50MM THICK D150X600MM INSULATION.

GENERAL NOTES:

1. MUNICIPAL WATER MAIN, SEWER AND SANITARY SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONFIRM ON SITE PRIOR TO START OF CONSTRUCTION.
2. WATER, SEWER AND STORM SERVICES MUST BE INSTALLED FROM SERVICE MAINS TO PROPERTY LINE. BEFORE PROCEEDING WITH INSTALLATION OF STORM AND SANITARY DRAINAGE INSIDE PROPERTY.
3. CONFIRM ON SITE EXISTING SANITARY AND STORM SEWER INVERT ELEVATIONS BEFORE INSTALLATION OF NEW SERVICE CONNECTION. PRIOR TO INSTALLATION, MECHANICAL CONTRACTOR SHALL CHECK THE LOCATION AND INVERT ELEVATION OF ALL SERVICES WITH LOCAL AUTHORITIES. ENSURE 2M MINIMUM DISTANCES PROVIDED BETWEEN GAS AND OTHER SERVICES.
4. THE OWNER MUST CONFORM TO THE REQUIREMENTS OF THE CITY EROSION AND SEDIMENTATION CONTROL GUIDELINES AND FIELD MANUAL.
5. IN GENERAL, RUN SANITARY PIPING AT 2% SLOPE, RUN STORM PIPING AT 1% SLOPE.
6. THE STORM WATER PIPING SHALL BE INSTALLED MINIMUM 2M DEEPLY FINISHED GRADE.
7. CONNECT ALL EXISTING AND NEW RAIN WATER LEADERS FROM BUILDING ROOFS TO STORM WATER SYSTEM.
8. ALL WATER CONNECTION, SANITARY DRAIN, STORM WATER DRAINAGE SHALL BE DESIGNED AND DEVELOPED IN STRICT ACCORDANCE WITH THE REGIONAL MUNICIPALITY OF WOODBURN ENGINEERING SERVICES STANDARDS AND DEVELOPMENT PROCEDURES.

CIVIL LEGEND:

Distances are in meters and decimals thereof

Elevations are in meters and decimals thereof

- Manholes
- Fire hydrant
- Water shut off valve
- Catch basin
- Elevations
- Water Line
- Sanitary Line
- Storm water Line
- Gas Line
- Vent Line
- Check Valve
- Backwater Valve
- Union or Flange
- Clean out
- Hose bib/Non freeze hose bib
- Floor drain/ Roof drain

ACCEPTED

ATIA s. 20(1)

ENGINEERING DEPARTMENT

ADDITIONAL CONSULTANTS

efg
architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT.
BASEMENT AREA: 7,498 SQ. FT.

2	2023-03-10	ISSUED FOR PERMITS	MK
1	2023-11-20	OWNER REVIEW	AG
1	2023-11-20	DEVELOPMENT PERMIT REVIEW	MK
Rev. yy-mm-dd		Revision / Drawing Issue	Drawn by

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PERMIT TO PROTECT
MUNICIPAL ENGINEERING AND
CONSTRUCTION ACTS
MARCH 10, 2023
PERMIT NUMBER: P13143
For Approval of Professional
Engineers and Geoscientists of Alberta
RM ID: 89746

SEAL

PROFESSIONAL ENGINEER
ALBERTA
MARCH 10, 2023
RM ID: 89746

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PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING

MECHANICAL SITE PLAN

Project number	Date
BEC-217	MARCH 10, 2023
Scale	1" = 1'-0"
Drawn by	Checked by
M.K.	A.G.

M2.0 REV 2



STORM WATER PONDING REQUIREMENT			
	M2	Hectares	Acres
TOTAL AREA OF DEVELOPMENT	2466.33	0.247	0.609
STORM WATER MAXIMUM ALLOWED VOLUME	L/s/Ha	Volume (L/s)	Volume (CF/S)
	35.00	8.632	0.305
SURFACE AREAS	M2	Hectares	Acres
GRASS AREA	754.30	0.075	0.186
GRAVEL AREA	0.00	0.000	0.000
PAVED AREA	1014.70	0.101	0
ROOF AREA	697.00	0.070	0.172
TOTAL AREA	2466.00	0.247	0.609
COMBINED RUN OFF COEFFICIENT	FACTOR	COEFFICIENT	
GRASS AREA	0.3	0.023	
GRAVEL AREA	0.5	0	
PAVED AREA	0.95	0.096	
ROOF AREA	0.95	0.066	
TOTAL AREA (SUM OF COEFFICIENTS)	2.7	0.185	
POST DEVELOPMENT RUNOFF COEFFICIENT			
TOTAL AREA IN HA / SUM OF COEFFICIENTS	0.751		
STORAGE VOLUME REQUIRED IN M3/HA TO RETAIN PRE-DEVELOPMENT RATE OF OUTFLOW (1:5 YEAR)			
1:5 year Runoff rate	63.9	mm/hr	10 min IDF
1:25 year Runoff rate	95.1	mm/hr	10 min IDF
STORAGE REQUIRED: BASED ON 5 YEAR EVENT	USING RATIONAL METHOD		
101mm/hr - 67.7 mm/hr x 10min x 60s/min			
Q1=C x I x A / 360	0.033	Q (1:5)	
Q2=C x I x A / 360	0.049	Q (1:25)	
V = Q1 x 10 min x 60s/min (1:5 year flood)	19.728	M3	
V=Q2 x 10min x 60s/min (1:25 year flood)	29.361	M3	
POND AREA CALCULATED FROM VOLUME (0.1M DEPTH)	197.281	M2	
	2122.745	FT2	
POND AREA PROVIDED PER DESIGN	3297.000	FT2	
ORIFICE SIZING (BASED ON POND VOLUME)			
Q (RELEASE) = Q (MAX) x AREA			
Q (MAX)	0.033	M3/S/Ha	
Q (RELEASE)	0.008	M3/S	
A = Q (RELEASE)/ (0.61 x SQRT (2GH))	0.003	M2	
RADIUS (MM)	29.537	MM	
DIAMETER (MM)	59.074	MM	

STORM WATER POND REQUIREMENTS:

POST DEVELOPMENT RUNOFF COEFFICIENT:

$$C = [(0.3 \times \text{GRASS}) + (0.5 \times \text{GRAVEL}) + (0.95 \times \text{PAVED}) + (0.95 \times \text{ROOF})] / \text{TOTAL AREA}$$

1:5 YEAR POST DEVELOPMENT RUN-OFF RATE
(10 MIN IDF = 63.9 MM/HR)
 $Q = C \times I \times A / 60$

1:25 YEAR POST DEVELOPMENT RUN-OFF RATE
(10 MIN IDF = 95.1 MM/HR)
 $Q = C \times I \times A / 60$

[Data obtained from the Page 362 of Regional Municipality of Wood Buffalo's Engineering servicing standards and development procedures]

STORAGE REQUIRED (1:25 YEAR RATE - 1:5 YEAR RATE) X
10 MIN X 60S/MIN
 $V = (Q \text{ 1:25}) - (Q \text{ 1:5}) \times 10 \text{ MIN} \times 60 \text{S/MIN}$

POND REQUIRED: 19.73 M3
POND CREATED: 30.62 M3

CIVIL LEGEND:

Distances are in meters and decimals thereof

Elevations are in meters and decimals thereof

Manholes

Fire hydrant

Water shut off valve

Catch basin

Elevations

Water Line

Sanitary Line

Storm water Line

Gas Line

Vent Line

Check Valve

Backwater Valve

Backwater Valve

Union or Flange

Clean out

Hose bib/Non freeze hose bib

Floor drain/ Roof drain

ADDITIONAL CONSULTANTS

efg
architects inc.
9834-105 Street NW
Edmonton, AB, T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ. FT

2 2023-03-10 ISSUED FOR PERMITS MK

1 2022-11-30 OWNER REVIEW AG

1 2022-11-30 DEVELOPMENT PERMIT REVIEW MK

Rev. yy-mm-dd Revision /Drawing Issue Drawn by

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MARCH 10, 2023
PERMIT NUMBER: P12183
The Association of Professional Engineers and Geoscientists of Alberta
RM ID: 89746

PROFESSIONAL ENGINEER ALBERTA
ALANOR N. GORVAT
2023
MARCH 10, 2023
RM ID: 89746

PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

STORM MANAGEMENT

Project number

DATE

BEC-217

MARCH 10, 2023

Scale

1" = 1'-0"

Drawn by

Checked by

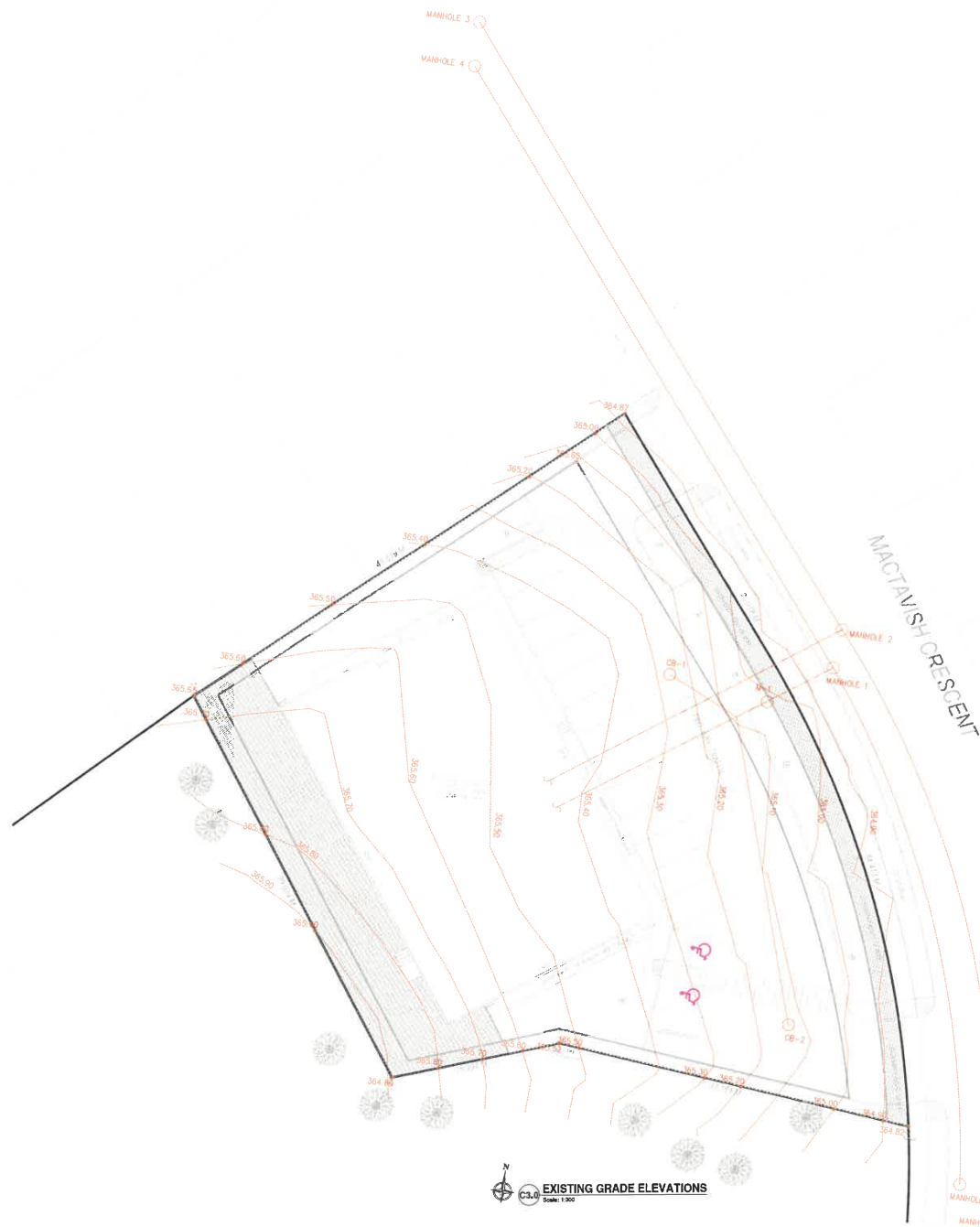
M.K.

A.G.

REVISION

C2.0

REV 2



SITE SERVING GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL USE THE SURVEY DRAWINGS FOR EXACT DIMENSIONS AND FOR CONSTRUCTION.
2. MECHANICAL CONTRACTOR SHALL VERIFY ALL SITE UTILITIES AND REPORT DISCREPANCIES BACK TO THE ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION. DESIGNER DOES NOT ACCEPT ANY LIABILITY FOR EXISTING SITE CONDITIONS.
3. OWNER SHALL OBTAIN A LOT GRADING CERTIFICATE FROM THE LAND SURVEYOR AT PROJECT COMPLETION FOR FINAL GRADING APPROVAL.
4. ALL SEWER INVERTS AT THE PROPERTY LINE MUST NOT VARY FROM THE MUNICIPALITY APPROVED ELEVATION.
5. ALL SERVICES INSTALLED ON THE PRIVATE PROPERTY SHALL BE INSTALLED WITHIN A 0.5M TOLERANCE FOR EASIER CONNECTION TO THE UTILITY COMPANY.
6. ALL APPROACHES/ENTRANCES INTO THE SITE ARE PER THE MUNICIPALITY OF WOOD BUFFALO ENGINEERING STANDARDS.
7. REFER TO ARCHITECTURAL DESIGN DRAWINGS FOR PARKING REQUIREMENTS FOR THE PROJECT.
8. ALL WORK AND MATERIALS ARE AS DESCRIBED IN THE REGIONAL MUNICIPALITY OF WOOD BUFFALO ENGINEERING SERVING STANDARDS AND DEVELOPMENT REQUIREMENTS.
9. THIS BUILDING IS NOT EQUIPPED WITH A SPRINKLER SYSTEM.
10. THIS BUILDING IS FULLY FIRE ALARMED.
11. ALL ELEVATIONS SHALL BE VERIFIED ONSITE PRIOR TO START OF CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER PRIOR TO START OF CONSTRUCTION FOR REVIEW.
12. FIRE HYDRANTS SHALL BE LOCATED WITHIN 45M FROM THE ENTRANCE OF THE BUILDING. ADDITIONAL HYDRANTS NOT REQUIRED.

MUNICIPAL ADDRESS
5028 MACTAVISH CRESCENT
FORT MCMURRAY, ALBERTA
(COUNTY OF WOOD BUFFALO)

LEGAL DESCRIPTION
PLAN: 852 2444
CONDOMINIUM PLAN: 25735.

MANHOLES AND CATCHBASIN ELEVATIONS:
INFORMATION FROM LNDT TECHNOLOGIES IN NOVEMBER 2021

MANHOLE 1:
RM ELEV: 364.99
N.INV: 360.85
S.INV: 360.83

MANHOLE 2:
RM ELEV: 364.93
N.INV: 360.10
S.INV: 360.08

MANHOLE 3:
RM ELEV: 364.61
N.INV: 360.75
S.INV: 360.72
E.INV: 360.79

MANHOLE 4:
RM ELEV: 364.70
N.INV: 361.07
S.INV: 361.04
E.INV: 361.06

MANHOLE 5:
RM ELEV: 364.70
N.INV: 360.53
S.INV: 360.53
E.INV: 360.51
W.INV: 360.55

MANHOLE 6:
RM ELEV: 364.28
N.INV: 358.03
S.INV: 358.04
E.INV: 359.00
W.INV: 359.05

CATCH BASIN 1:
RM ELEVATION: 365.10

CATCH BASIN 2:
RM ELEVATION: 365.10

SAMPLING MANHOLE 1:
RM ELEVATION: 365.10

ACCEPTED

JUN 12 2023

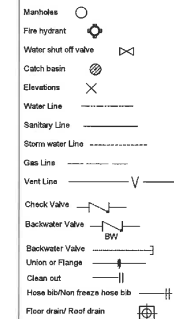
ATIA s. 20(1)

ENGINEERING DEPARTMENT

CIVIL LEGEND:

Distances are in meters and decimals thereof

Elevations are in meters and decimals thereof



ADDITIONAL CONSULTANTS

efg
architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ. FT

Rev.	yy-mm-dd	Revision (Drawing Issue)	Drawn by
2	2023-03-15	REVISED FOR PERMITS	MK
1	2023-11-30	OWNER REVIEW	AG
1	2023-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI
ENGINEERING AND
CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T5E 5G2
TEL: 587-784-0217
INFO@BECLIMITED.CA

PERMIT STAMP



SEAL



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PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING

TITLE

**EXISTING CONTOUR
AND ELEVATIONS**

Project number	Date
BEC-217	MARCH 10, 2023
Drawn by	Scale
M.K.	1"=10'
Checked by	Checked by
A.G.	A.G.

C3.0 REV 2

ACCEPTED
ATIA s. 20(1)
ENGINEERING DEPARTMENT

SITE SERVICING GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL USE THE SURVEY DRAWINGS FOR EXACT DIMENSIONS AND FOR CONSTRUCTION.
2. MECHANICAL CONTRACTOR SHALL VERIFY ALL SITE UTILITIES AND REPORT DISCREPANCIES BACK TO THE ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION. DESIGNER DOES NOT ACCEPT ANY LIABILITY FOR EXISTING SITE CONDITIONS.
3. OWNER SHALL OBTAIN A LOT GRADING CERTIFICATE FROM THE LAND SURVEYOR AT PROJECT COMPLETION FOR FINAL GRADING APPROVAL.
4. ALL SEWER INVERTS AT THE PROPERTY LINE MUST NOT VARY FROM THE MUNICIPALITY APPROVED ELEVATION.
5. ALL SERVICES INSTALLED ON THE PRIVATE PROPERTY SHALL BE INSTALLED WITHIN A 0.5M TOLERANCE FOR EASER CONNECTION TO THE UTILITY COMPANY.
6. ALL APPROACHES/ENTRANCES INTO THE SITE ARE PER THE MUNICIPALITY OF WOOD BUFFALO ENGINEERING STANDARDS.
7. REFER TO ARCHITECTURAL DESIGN DRAWINGS FOR PARKING REQUIREMENTS FOR THE PROJECT.
8. ALL WORK AND MATERIALS ARE AS DESCRIBED IN THE REGIONAL MUNICIPALITY OF WOOD BUFFALO ENGINEERING SERVICING STANDARDS AND DEVELOPMENT REQUIREMENTS.
9. THIS BUILDING IS NOT EQUIPPED WITH A SPRINKLER SYSTEM.
10. THIS BUILDING IS FULLY FIRE ALARMED.
11. ALL ELEVATIONS SHALL BE VERIFIED ONSITE PRIOR TO START OF CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER PRIOR TO START OF CONSTRUCTION FOR REVIEW.
12. FIRE HYDRANTS SHALL BE LOCATED WITHIN 45M FROM THE ENTRANCE OF THE BUILDING. ADDITIONAL HYDRANTS NOT REQUIRED.

MUNICIPAL ADDRESS
5028 MACTAVISH CRESCENT
FORT MCMURRAY, ALBERTA
(COUNTY OF WOOD BUFFALO)

LEGAL DESCRIPTION
PLAN: B52 2444
CONDOMINIUM PLAN: 25735.

MANHOLES AND CATCHBASIN ELEVATIONS: INFORMATION FROM LINDT TECHNOLOGIES IN NOVEMBER 2021

MANHOLE 1:
RM ELEV: 364.99
N.INV: 360.85
S.INV: 360.83

MANHOLE 2:
RM ELEV: 364.93
N.INV: 360.10
S.INV: 360.08

MANHOLE 3:
RM ELEV: 364.61
N.INV: 360.75
S.INV: 360.72
E.INV: 360.79

MANHOLE 4:
RM ELEV: 364.70
N.INV: 361.07
S.INV: 361.04
E.INV: 361.06

MANHOLE 5:
RM ELEV: 364.70
N.INV: 360.53
S.INV: 360.53
E.INV: 360.51
W.INV: 360.55

MANHOLE 6:
RM ELEV: 364.28
N.INV: 359.03
S.INV: 359.04
E.INV: 359.00
W.INV: 359.06

CATCH BASIN 1:
RM ELEVATION: 365.10

CATCH BASIN 2:
RM ELEVATION: 365.10

SAMPLING MANHOLE 1:
RM ELEVATION: 365.10

CIVIL LEGEND:

Distances are in meters and decimals thereof

Elevations are in meters and decimals thereof

Manholes	○
Fire hydrant	⊕
Water shut off valve	⊕
Catch basin	⊕
Elevations	×
Water Line	—
Sanitary Line	—
Storm water Line	—
Gas Line	—
Vent Line	—
Check Valve	—
Backwater Valve	—
Backwater Valve	—
Union or Flange	—
Clean out	—
Hose bib/tap freeze hose bib	—
Floor drain/ Root drain	—

NEW GRADE ELEVATIONS
Scale: 1:300

ADDITIONAL CONSULTANTS

efg
architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ. FT

2	2023-03-12	REVISED FOR PERMITS	MK
1	2023-11-05	CHANGER REVIEW	AD
1	2023-11-05	DEVELOPMENT PERMIT REVIEW	MK
Rev. yy-mm-dd	Revision (Drawing Issue)	Drawn by	

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CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 887-754-0517
INFO@BECLIMITED.CA

PERMIT STAMP

PERMIT TO PREPARE
BASEMENT FOUNDATIONS AND
CONSTRUCTION JACOBI
MARCH 10, 2023
PERMIT NUMBER: P42163
The Engineer of Professional
and Geotechnical of Alberta
RM ID: 89746

SEAL

PROFESSIONAL ENGINEER
ALBERTA
MARCH 10, 2023
RM ID: 89746

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PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

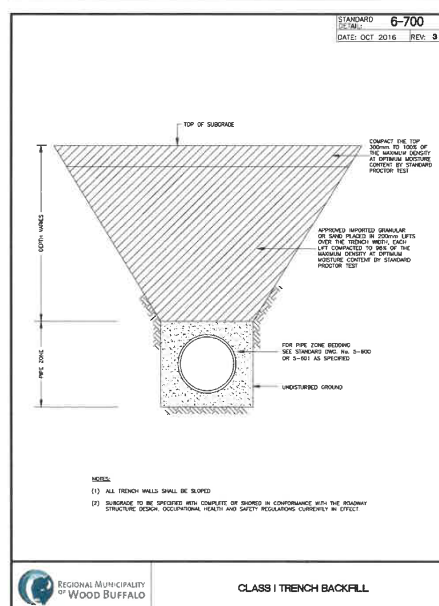
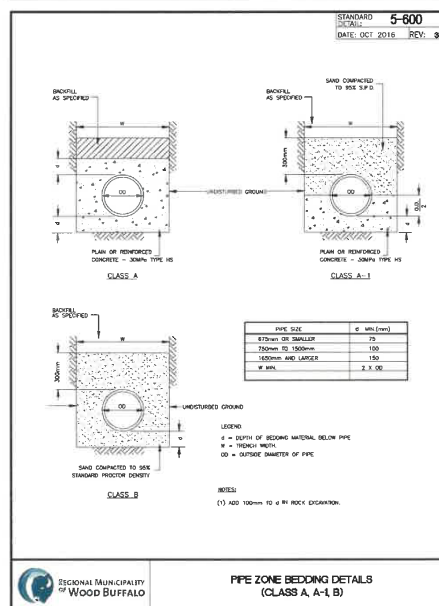
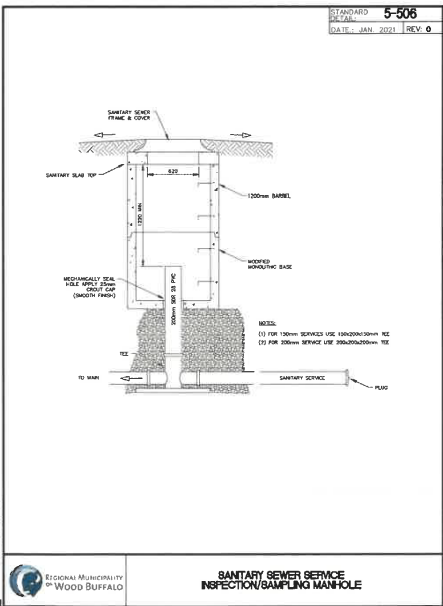
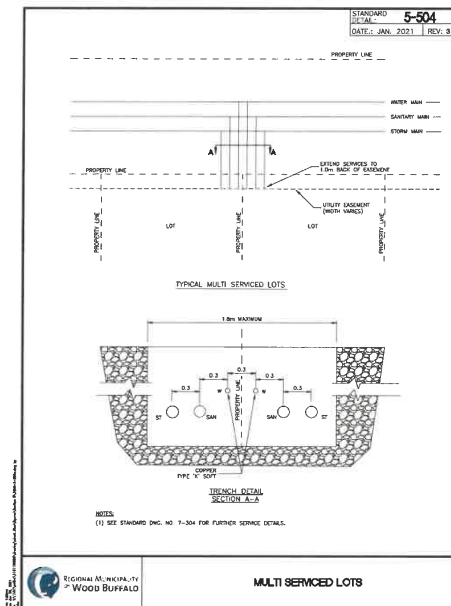
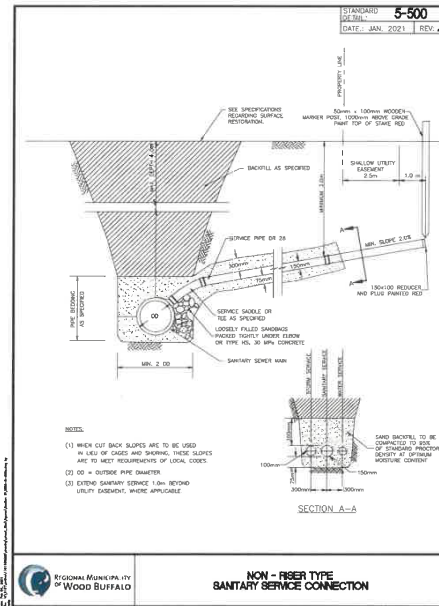
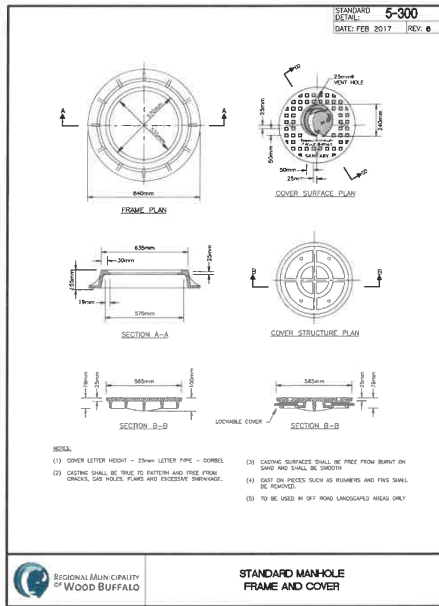
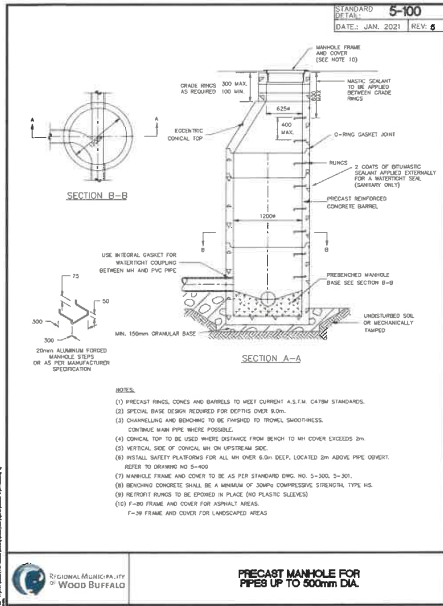
DRAWINGS

TITLE

NEW GRADING PLAN

Project number	Date
BEC-217	MARCH 10, 2023
Scale	1" = 1'-0"
Drawn by	Checked by
M.K.	A.G.

REVISION
C4.0 REV 2



ADDITIONAL CONSULTANTS

efg
architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ. FT

2 2023-03-10 REVISED FOR PERMITS MK

1 2022-11-30 SHAWEN REVIEW AG

1 2022-11-30 DEVELOPMENT PERMIT REVIEW MK

Rev. yy-mm-dd Revision (Drawing Issue) Drawn by

BURHANI
ENGINEERING AND
CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T5E 5G2
TEL: 587-754-0517
INFO@BECIMITED.CA

PERMIT STAMP

REPORT TO INSPECTOR
Burhani Engineering and Construction Limited
Contractors License
MARCH 10, 2023
PERMIT NUMBER: P12183
The Engineer's and Geotechnical Engineer's
Professional Seal
RM ID: 89746

SEAL

PROFESSIONAL ENGINEER
ALBERTA
MARCH 10, 2023
RM ID: 89746

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PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT McMURRAY, AB.

DRAWING
TITLE

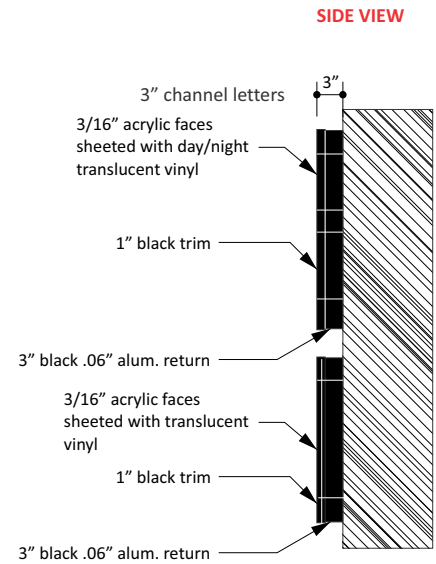
INSTALLATION DETAILS

Project number Date
BEC-217 MARCH 10, 2023

Scale
1" = 1'-0"

Drawn by Checked by
M.K. A.G.

REVISION
C5.0 REV 2



- A (x1) NEW ILLUMINATED CHANNEL LETTERS**
3" deep illuminated channel letters, 3" aluminum channel c/w white acrylic faces sheeted with day/night translucent vinyl, faces secured to channel with 1" trim. Illumination method - white LED's, thru wall wiring, power supply installed inside the building.
- B (x1) NEW ILLUMINATED SHAPED ILLUMINATED CAN**
3" deep pan, 3" aluminum channel c/w white acrylic faces sheeted with translucent graphics, faces secured to channel with 1" trim. Illumination method - white LED's, thru wall wiring, power supply installed inside the building.



DAYTIME VIEW



NIGHTTIME VIEW



ONSITE
SIGN



10214 Centennial Dr.
Fort McMurray, AB, T9H 1Y5
P 587.536.6464
on-sitesign.com

JOB SITE Klorious Kids
Ft. McMurray

CLIENT

SALES DATE July 16, 2025
FILE 14755-68924
JO 14755 **WO** 68924

DESIGNER: Casey

NOTES:

COLOUR DATA

- A** ☐ WHITE ACRYLIC FACES
☒ BLACK CHANNEL / BLACK TRIM
☒ 3M 3635-222 BLACK (dual colour vinyl)
day copy black / night copy white
- B** ☐ WHITE ACRYLIC FACES
☒ BLACK CHANNEL / BLACK TRIM
☒ DIGITALLY PRINTED TRANSLUCENT VINYL
IJ3630-20 White Digital Media/
8520 Matte Lamine



SCALE NTS

Date: _____ Customer Signature: _____

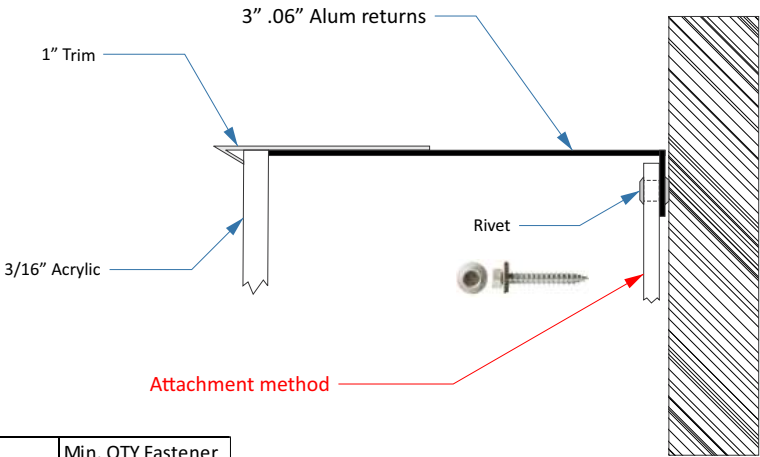
All images, designs, concepts & content of this presentation are the property of Onsite Sign.

MOA

SIDE VIEW

Wall Attachment Method

Plywood / OSB #14x2" Unslotted Hex Head with EPDM Bonded Washer 3"x1/4" LAG Screw Placement	Concrete 5/16" x 1-3/4" LTD Concrete Anchor Hex Head Placement
---	---



Wall Type	Fasteners	Min. QTY Fastener
1/2" Plywood	#14 Wood Screws (Prefered)	23
	#12 Wood Screws	25
	1/2" Female Liberty Anchors with Threaded Rod	10
	1/4" Lag Screw	11
	3/8" Lag Screw	21
3/4" Plywood	#14 Wood Screws (Prefered)	18
	#12 Wood Screws	16
	1/2" Female Liberty Anchors with Threaded Rod	18
	1/4" Lag Screw	10
	3/8" Lag Screw	10
1/2" OSB	#14 Wood Screws (Prefered)	15
	#12 Wood Screws	13
Hollow Concrete Block	1/4" Tapcon screws (1" embedment) (Prefered)	41
	HILTI HIT-HY 270 with Threaded Rod & Screen (2" embedment)	39
Precast or Reinforced Concrete	1/4" Tapcon screws (1" embedment) (Prefered)	24
	1/4" Tapcon screws (1 1/2" embedment)	10
	3/8" HILTI Kwik Bolt TZ Expansion Anchor (2" embedment)	10
	HILTI HVU Capsule with 3/8" HAS Rod (3 1/2" embedment)	10
	1/4" Buildex Tapcon (1" Embedment) (Min Space: 24"Vert., 16" Horiz.) (Prefered)	10
Single Wythe Brick	HILTI HIT-HY 270 w/ 3/8" Threaded Rod (6" embedment)	10
	1/4" ASTM A193 Gr B7	12
Thru Wall	3/8" ASTM A193 Gr B7 (Prefered)	10
Aluminum Mullion 1/8" tk.	#12 Self Drilling Tech Screw	10
1/4" Tk. Steel	12-24 Pt. Type 5 Self Tapping Screw (Prefered)	10



ONSITE SIGN

SpeedPro
Signs - Graphics - Solutions

10214 Centennial Dr.
Fort McMurray, AB, T9H 1Y5
P 587.536.6464
on-sitesign.com

JOB SITE Klorious Kids
Ft. McMurray

CLIENT

SALES DATE July 16, 2025
FILE 14755-68924
JO 14755 WO 68924

DESIGNER: Casey

NOTES:



VOLTAGE REQUIREMENT
POWER SUPPLY TO OPERATE AT
120 - VOLT CIRCUIT



EXTERNAL POWER SUPPLY

SCALE NTS



Permanent Sign Review Form – Urban

Date	2024-07-24
Reviewer	Phyllis Agyemang
Permit Number	2025-DP-00235
Applicant/Contact	Debbie Hahn – Speed Pro

Required Documentation

☒	Site Plan – indication of address, legal description of site area, and sign company information. - Must illustrate the exact location of the proposed sign with dimensions to at least two (2) property lines. - Must illustrate the exact location of the proposed sign with dimensions to any other signs on the property. - Illustrate all registered easements and right of ways on the subject property.
☒	Signage Plan – signs shall be drafted to scale and must include the following: - Sign dimensions – including width and length, sign area used for advertising and any changeable copy - Total height of the sign - Clearance height of the sign
☒	Building Elevations – elevation drawings showing the location of the sign. May not be applicable for portable signs.
☒	Certificate of Title – No more than 30 days old at time of application.
☒	Letter of Authorization – If Applicant is not the registered owner, a letter of authorization from the owner shall accompany the Certificate of Title

Subject Property Information

Civic Address	120 McTavish Crescent
Legal Address	Plan 0220695, Unit 297
Zoning	Modified Manufactured Home District - RMH -1
Signage Type	Fascia Sign



Exemption Information

A Development Permit is not required for the following signs provided that they otherwise comply with this By-law (Section 3.3.1)

- a. A-Board Signs
- b. Construction Site Identification Signs
- c. Display of Flags that are not commercial in nature
- d. Election Sign
- e. Identification Sign
- f. Incidental Sign
- g. Internal Sign
- h. Murals that do not include advertising
- i. Official Sign
- j. Poster Board Sign
- k. Private Sale Sign
- l. Real Estate Sale or Lease Sign and Real Estate Directional Sign
- m. Subdivision Directional Sign
- n. a Portable Sign placed by the Municipality
- o. a sign which is posted or exhibited inside a building other than a window sign
- p. a sign posted or exhibited in or on a motor vehicle, sea-can or trailer if the motor vehicle, sea-can or trailer is located on private land and not parked at the same approximate location for more than forty-eight (48) consecutive hours
- q. a Temporary Sign for a non-profit organization advertising an event that does not exceed 1.0 sq.m. provided that the sign is removed within forty-eight hours of the completion of the event to which the sign relates
- r. a Traffic or Directional Sign authorized by the Municipality or Alberta Transportation
- s. a sign posted or exhibited on a bus shelter or bench by the Municipality or Alberta Transportation
- t. a sign that is posted or exhibited solely for the identification of the land or building on a parcel including signs identifying the occupants, if the sign is:
 - i. less than 1.0 sq. m in area; and
 - ii. posted only at each public entrance provided from a road to the building
- u. a sign that is posted or exhibited for the sale, lease or rental of land or a building if the sign is:
 - i. 1.0 sq. m or less in area; and
 - ii. Posted on a side of a building or on a parcel, facing an adjacent road; or
- v. A change in the copy of a sign.

Is a development permit required?

☒ Yes, permit required

☐ No, sign is exempt



Fascia (Figure 6.6, 6.7 and 6.8)

Directions: Confirm that the application meets the requirements of the Land Use Bylaw. Delete pages of the review form that do not apply to the sign being applied for.

Signage Information

	Proposed Sign Dimensions	LUB Dimensions
Height		N/A
Width		N/A
Area	Sign Area=3.18m x 1.21m or 3.85m ² Which is less than 25% of the front façade.	Maximum 25% of front façade of individual unit & 2.0m ² for multi- residential units
Clearance	3.7m	Minimum 2.7 m
Projection	0.07	Maximum 0.3 m

Note: Fascia Sign Provisions Sec. 6.5, Page 44

Eligibility and Design

Is the Fascia sign a permitted use? Sec. 8.3	☐ yes	☒ no
Is the Facia Sign for a multi-unit residential building? If yes, review (section 6.5.1b).	☐ yes	☒ no
Does the Facia Sign project more than 0.15m over a lane, loading area or parking lot? Sec. 6.5.4	☐ yes	☒ no
Does the Facia Sign have an electrical component and is located by a window? Sec. 6.5.5	☐ yes	☒ no
Is the frontage clearly defined or divided into separate units? Sec. 6.5.2c	☒ yes	☐ no
Does the Facia sign include any third-party advertising? Sec. 6.5.7	☐ yes	☒ no
Is the Fascia sign an identification sign? Sec. 6.5.6	☒ yes	☐ no
Is the Fascia sign located on a building containing more than one commercial unit? Sec. 6.5.8	☐ yes	☒ no
Will the proposed Facia Sign be illuminated? Sec. 6.5.9	☒ yes	☐ no
Does the Facia Sign consist partially or entirely of a digital component? Sec. 6.5.10	☐ yes	☒ no
Is the proposed signage compliant with all Land Use Bylaw 99/059 provisions? Are revisions are required?	☐ Compliant	☒ Non-compliant



Additional Comments:

--

Reviewer Decision:

A copy of this review form (PDF, all pages), including decision, should be saved to the property file, digital and physical, and uploaded to Accela.

Decision Date:	July 25, 2025	Advertising Date:	
Name / Position:	Phyllis Agyemang, Planner I		

	Decision
☐	Approve
☒	Reject <i>Signs are not contemplated as permitted or discretionary uses in the RMH-1 District</i>
Additional comments and information:	