

• INDUSTRIAL DEVELOPMENT •



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GEOTECHNICAL EVALUATION REPORT
REFERENCE NO. 02509085.000
DATED: OCTOBER 08, 2025

[illegible]

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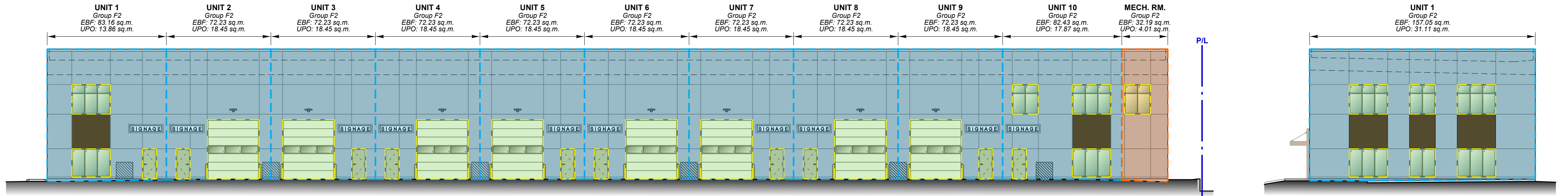
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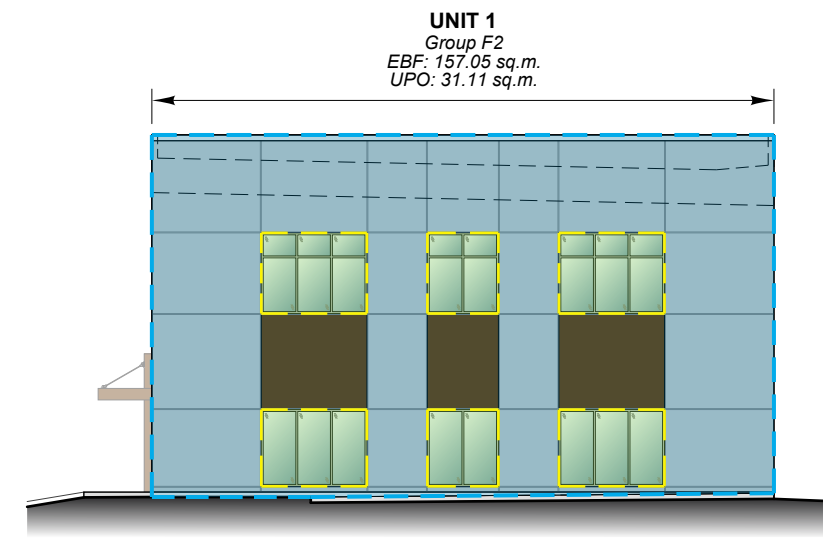
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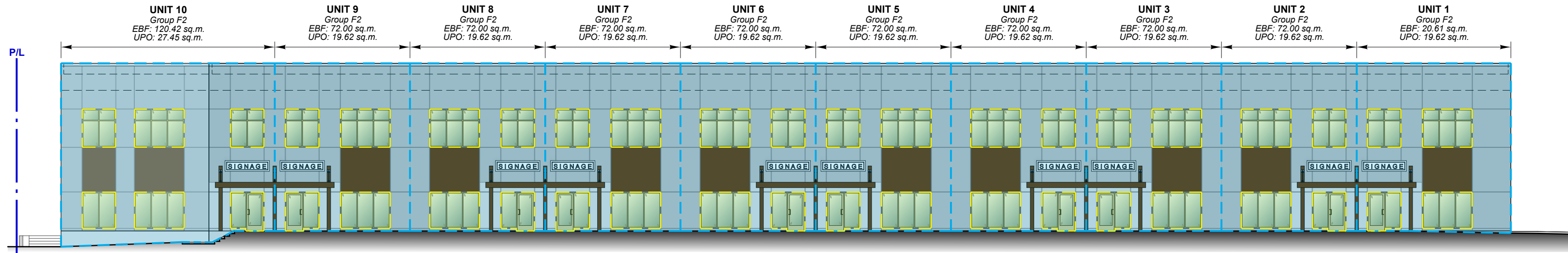
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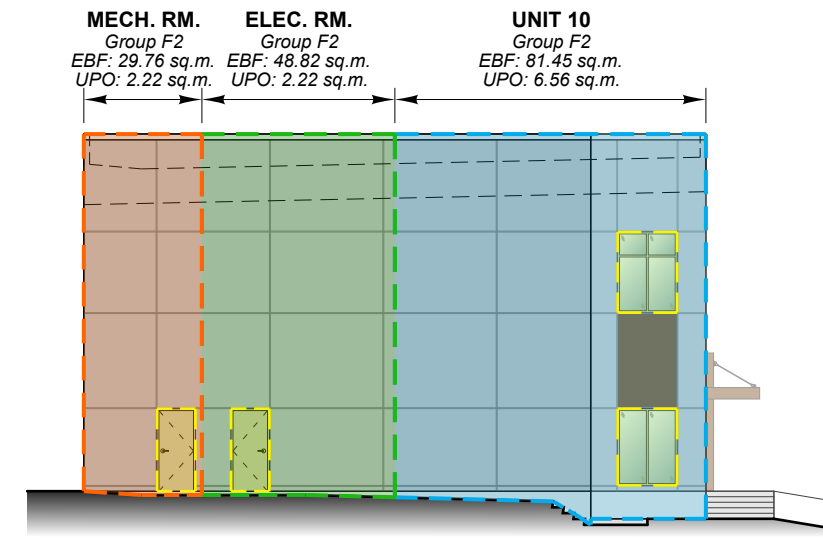
SPATIAL SEPARATION ELEVATION: NORTH
SCALE: 1:200



SPATIAL SEPARATION ELEVATION: EAST
SCALE: 1:200

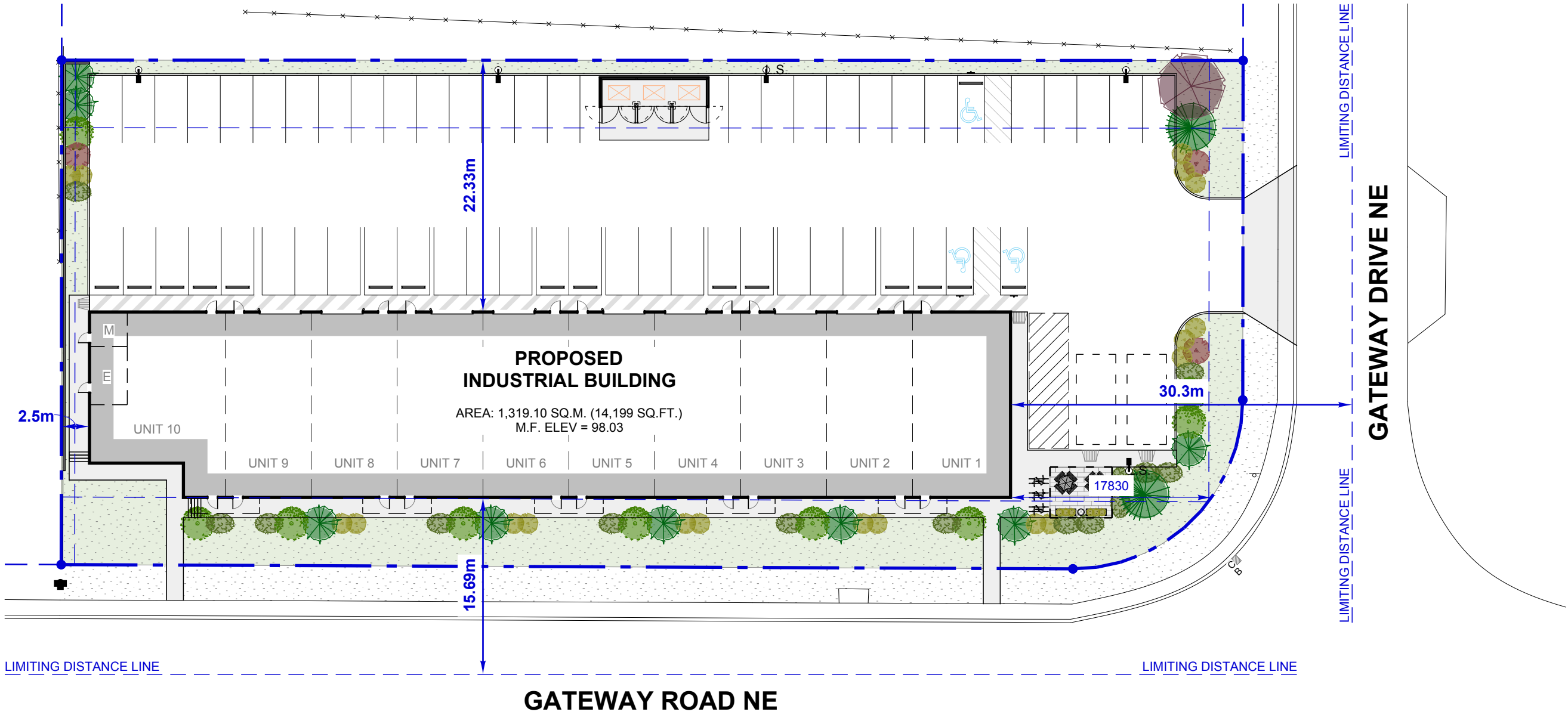


SPATIAL SEPARATION ELEVATION: SOUTH
SCALE: 1:200

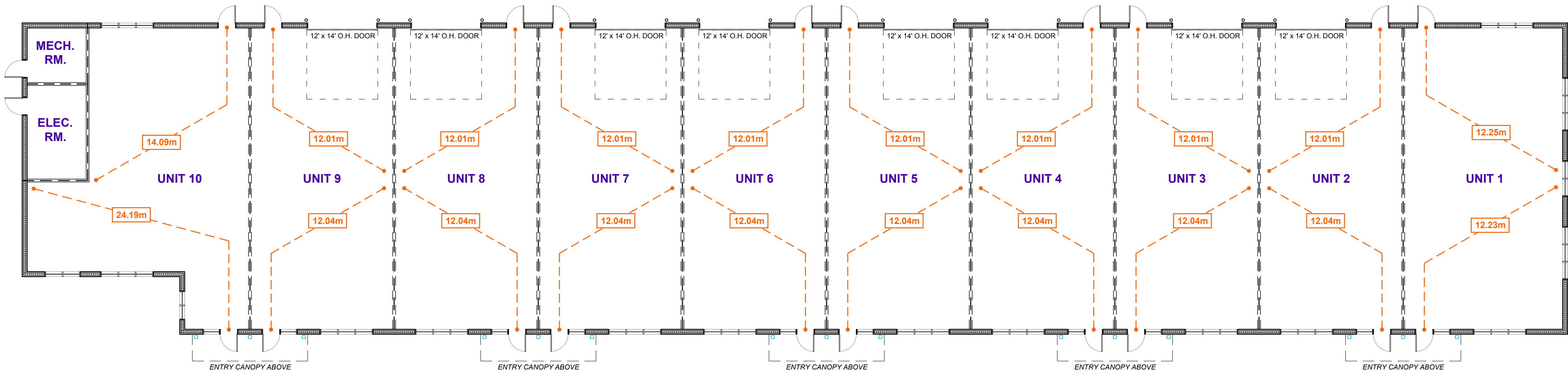


SPATIAL SEPARATION ELEVATION: WEST
SCALE: 1:200

SPATIAL SEPARATION & EXTERIOR WALL CONSTRUCTION								
LOCATION	LIMITING DISTANCE	AREA OF EBF (m2)	PERMITTED U.P.O (%)	PROPOSED U.P.O (%)	FIRE RATING	WALL CONSTRUCTION	WALL CONSTRUCTION	CODE REFERENCE
• NORTH WALL								
UNIT 1	22.32 m	83.16 m2	> 100%	16.67% (13.86 m2)	N/A	Comb. or Non-Comb.	Comb. or Non-Comb.	3.2.3.1-E & TABLE 3.2.3.7
TYP. UNIT (2 - 9)	22.32 m	72.23 m2	> 100%	25.54% (18.45 m2)	N/A	Comb. or Non-Comb.	Comb. or Non-Comb.	3.2.3.1-E & TABLE 3.2.3.7
UNIT 10	22.32 m	82.43 m2	> 100%	21.68% (17.87 m2)	N/A	Comb. or Non-Comb.	Comb. or Non-Comb.	3.2.3.1-E & TABLE 3.2.3.7
MECH. RM.	22.32 m	32.19 m2	> 100%	12.46% (4.01 m2)	N/A	Comb. or Non-Comb.	Comb. or Non-Comb.	3.2.3.1-E & TABLE 3.2.3.7
• EAST WALL								
UNIT 1	26.59 m	157.05 m2	> 100%	19.81% (31.11 m2)	N/A	Comb. or Non-Comb.	Comb. or Non-Comb.	3.2.3.1-E & TABLE 3.2.3.7
• SOUTH WALL								
UNIT 1	13.93 m	82.42 m2	> 100%	23.80% (19.62 m2)	N/A	Comb. or Non-Comb.	Comb. or Non-Comb.	3.2.3.1-E & TABLE 3.2.3.7
TYP. UNIT (2 - 9)	13.93 m	72.00 m2	> 100%	27.25% (19.62 m2)	N/A	Comb. or Non-Comb.	Comb. or Non-Comb.	3.2.3.1-E & TABLE 3.2.3.7
UNIT 10	13.93 m	120.42 m2	> 100%	22.79% (27.45 m2)	N/A	Comb. or Non-Comb.	Comb. or Non-Comb.	3.2.3.1-E & TABLE 3.2.3.7
• WEST WALL								
MECH. RM.	2.50 m	29.76 m2	34.00%	7.46% (2.22 m2)	1 hour	Non-Comb. or Comb.	Non-Comb.	3.2.3.1-E & TABLE 3.2.3.7
ELEC. RM.	2.50 m	48.82 m2	28.00%	4.55% (2.22 m2)	1 hour	Non-Comb. or Comb.	Non-Comb.	3.2.3.1-E & TABLE 3.2.3.7
UNIT 10	2.50 m	81.45 m2	22.00%	8.05% (6.56 m2)	2 hour	Non-Comb. or Comb.	Non-Comb.	3.2.3.1-E & TABLE 3.2.3.7



LIMITING DISTANCE PLAN
SCALE: 1: 400



EXIT ROUTES: MAIN FLOOR
SCALE: 1: 150

NATIONAL BUILDING CODE 2023 - ALBERTA EDITION			
PROJECT INFORMATION			
BUILDING AREA (m)	± 1,319.10 sq.m. (±14,199 sq.ft.)		
PROPOSED USES	GROUP D: OFFICE, BUSINESS SUPPORT SERVICES		
	GROUP E: RETAIL		
	GROUP F2: INDUSTRIAL SALES & SERVICES, INDUSTRIAL DISTRIBUTION		
NOTE: USES LISTED ABOVE ARE NOT A COMPREHENSIVE OR COMPLETE LIST OF FOR THIS BUILDING. THE LIST SHALL BE USED AS A GUIDE TO DETERMINE THE BUILDING CLASSIFICATION. FINAL USES FOR WILL BE DETERMINED UPON TENANT FIT-OUT.			
BUILDING CLASSIFICATION			
BUILDING TO CONFORM TO: [MOST RESTRICTIVE]	GROUP F, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED		3.2.2.81
MAJOR OCCUPANCY	REQUIREMENTS		CODE REFERENCE
GROUP D - BUSINESS & PERSONAL SERVICES	GROUP D, UP TO 2 STOREYS, SPRINKLERED		3.2.2.85
GROUP E - MERCANTILE	GROUP E, UP TO 2 STOREYS, SPRINKLERED		3.2.2.71
GROUP F2 - MEDIUM-HAZARD INDUSTRIAL	GROUP F, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED		3.2.2.81
CONSTRUCTION REQUIREMENTS			
DESCRIPTION	REQUIREMENT	NOTES	CODE REFERENCE
CODE PERMITTED BUILDING AREA (m2)	1,800 sq.m.	If 2 storeys in building height.	3.2.2.81
ACTUAL BUILDING AREA (m2)	1,319.10 sq.m.		For Information Only
NUMBER OF STOREYS	2		3.2.2.81
HEIGHT OF BUILDING (m)	10.34 m		For Information Only
NUMBER OF STREETS / ACCESS ROUTE	2		3.2.2.10 & 3.2.5.5
PERMITTED CONSTRUCTION	C OR NC		3.2.2.81
SPRINKLER SYSTEM THROUGHOUT	YES		3.2.2.18
STANDPIPE SYSTEM	NO	Rationale: Not more than 3 storeys.	3.2.5.8
FIRE DEPARTMENT CONNECTION	YES	Requirements: <45m from FDC to Hydrant & located 3m - 15m to Principal Entrance.	3.2.5.15
FIRE ACCESS TO ABOVE GRADE STOREYS	NO	Rationale: Building is sprinklered throughout.	3.2.5.1
FIRE ALARM SYSTEM	YES		3.2.4.1
ROOF ACCESS	YES	Rational: HVAC equipment located on roof.	3.2.5.3 & 3.6.4.7
HIGH BUILDING REQUIREMENTS	NO	Rational: Less than 18m in building height.	3.2.6
PUBLIC CORRIDORS / ACCESS TO EXITS (m)	N/A		3.3.1.9
FIREWALLS	NO		3.1.10
OCCUPANT LOAD	TBD	Rationale: Occupant Load to be determined upon tenant fit-outs.	Table 3.1.17.1
FIRE RESISTANCE RATINGS & FIRE SEPARATIONS			
DESCRIPTION	REQUIREMENT	NOTES	CODE REFERENCE
SEPARATIONS BETWEEN OCCUPANCIES	See Notes	Group D to Group E = NO FRR Group E to Group F2 = NO FR Group D to Group F2 = NO FR	TABLE 3.1.3.1
CLOSURES	See Notes	45 min FRR (< 3 Storeys) = 20 min Closure 45 min FRR = 45 min Closure 1 hour FRR = 45 min Closure	TABLE 3.1.8.4 & 3.1.8.12
MEZZANINES	NO FRR		3.2.1.1 & 3.2.8.2
FLOORS	45 MIN FRR (FS)	ONLY If of combustible Construction. - See Construction Notes for ULC Designs.	3.2.2.81
ROOFS	NO FRR		3.2.2.81
LOADBEARING WALLS, COLUMNS & ARCHES	45 MIN FRR (FS)	OR be of noncombustible Construction. - See Construction Notes for ULC Designs.	3.2.2.81
STORAGE GARAGE AS SEPARATE BUILDING	N/A		3.2.1.2
PUBLIC CORRIDORS	N/A		3.3.1.4
JANITOR ROOMS	N/A	TBD upon Tenant fit-outs.	3.3.1.22
COMMON LAUNDRY ROOMS	N/A		3.3.1.22
FIRE SEPARATIONS (ASSEMBLY OCCUPANCY)	N/A		3.3.2.2
FIRE SEPARATIONS (RESIDENTIAL OCCUPANCY)	N/A		3.3.4.2
STORAGE ROOMS - INCLUDING BIKE STORAGE	N/A	1.5 HR FRR (FS) - TBD upon Tenant fit-out.	3.3.5.6
REPAIR GARAGE (INDUSTRIAL OCCUPANCY)	N/A	2 HR FRR (FS) - TBD upon Tenant fit-out.	3.3.5.5
STORAGE GARAGE (INDUSTRIAL OCCUPANCY)	N/A	1.5 HR FRR (FS) - TBD upon Tenant fit-out.	3.3.5.6
STORAGE OF DANGEROUS GOODS	N/A	2 HR FRR (FS) - TBD upon Tenant fit-out.	3.3.6.2
TIRE STORAGE	N/A	2 HR FRR (FS) - TBD upon Tenant fit-out.	3.3.6.5
EXIT FIRE SEPARATIONS	45 MIN FRR (FS)	See Construction Notes for ULC Designs.	3.4.4.1
EXITS THROUGH LOBBIES	45 MIN FRR (FS)	See Construction Notes for ULC Designs.	3.4.4.2
ELEVATOR SHAFTS	N/A		TABLE 3.5.3.1
ELEVATOR MACHINE ROOMS	N/A		3.5.3.3
MECHANICAL ROOMS (FUEL FIRED)	1 HR FRR (FS)	See Construction Notes for ULC Designs.	3.6.2.1.(1)
MECHANICAL ROOMS (NON-FUEL FIRED)	N/A		3.6.2.1.(8)
ELECTRICAL ROOMS	N/A	Rational: Building is sprinklered throughout	3.6.2.1.(7)
WASTE & RECYCLING ROOMS	N/A		3.6.2.5
VERTICAL SERVICE SHAFTS	45 MIN FRR (FS)	See Construction Notes for ULC Designs.	3.6.3.1
EXIT CAPACITY			
DESCRIPTION	REQUIREMENT	NOTES	CODE REFERENCE
EGRESS FROM FLOOR AREAS	25.00 m	200.00 sq.m. Max. Floor Area for Group F2.	TABLE 3.3.1.5-B
PUBLIC CORRIDOR WIDTH	N/A		3.3.1.9
CRITERIA FOR ONE EXIT	N/A	200.00 sq.m. Max. Floor Area for Group F2; 25.00 m Max. Travel Distance for Group F2.	TABLE 3.4.2.1-B
MEANS OF EGRESS FROM MEZZANINES	N/A	150.00 sq.m. Max. Floor Area for Group F2; 10.00 m Max. Travel Distance for Group F2.	TABLE 3.4.2.2
TRAVEL DISTANCE - PERMITTED	45.00 m		3.4.2.5
TRAVEL DISTANCE - PROVIDED	24.19 m		For Information Only
EXIT WIDTHS - BASED ON OCCUPANT LOAD	N/A	TBD upon Tenant fit-outs.	3.4.3.2
EXIT WIDTHS - MINIMUM (mm)	See Notes	Stairs / Ramps = 1100mm; Doors = 850mm	TABLE 3.4.3.2-A
WASHROOMS			
DESCRIPTION	REQUIREMENT	NOTES	CODE REFERENCE
REQUIRED # OF WATER CLOSETS	TBD	TBD upon Tenant fit-outs.	TABLE 3.7.2.2-C
REQUIRED # OF LAVATORIES	TBD	TBD upon Tenant fit-outs.	3.7.2.3
ACCESSIBILITY (BARRIER-FREE)			
DESCRIPTION	REQUIREMENT	NOTES	CODE REFERENCE
COMPLIANCE	YES	Main Floor Only - 2nd Floor if area > 600m2	3.8.2.1 & 3.8.2.3
PARKING STALLS	2		TABLE 3.8.2.3
POWER DOOR OPERATORS	YES	Refer to Hardware Groups & Door Schedule.	3.8.2.7
WASHROOMS	YES	Design/compliance TBD upon tenant fit-out.	3.8.2.8
PATH OF TRAVEL	1000 mm		3.8.3.2
RAMP WIDTH	N/A		3.8.3.5
DOOR WIDTH	850 mm		3.8.3.6
ACCESSIBLE SIGNAGE	YES	Refer to accessibility notes	3.8.3.9
ADDITIONAL NOTES:			
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CLIENT:

MBG
METAL BUILDING GROUP

STRUCTURAL:

MECHANICAL / ELECTRICAL:

PROJECT INFORMATION:

PROPOSED

COMMERCIAL / INDUSTRIAL DEVELOPMENT

140 GATEWAY DRIVE NE
AIRDRIE, ALBERTA

LEGAL DESCRIPTION: LOT 14, BLOCK 4, PLAN 121 2718

STAMPS:

NOT FOR CONSTRUCTION

AXIOM ARCHITECTURE INC. (CALGARY)
PERMIT No. AC 13660
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

03	02	2026-08-14	Issued for 80% Client Review
02	01	2026-07-30	Prelim. Client Review - Revisions
01	--	2026-06-29	Issued for Prelim. Client Review
ISS:	REV:	DATE:	DESCRIPTION:

DRAWING TITLE:

CODE REVIEW & SPATIAL SEPARATION CALCULATIONS

JOB NUMBER: 25-098
DATE: JUNE 29, 2026
DRAWN BY: AC

A0.1

ACCESSIBILITY NOTES

ACCESSIBILITY REQUIREMENTS ARE IN ACCORDANCE WITH SECTION 3.8 OF THE NATIONAL BUILDING CODE 2023 - ALBERTA EDITION.

- 3.8.2. APPLICATION:**
- 3.8.2.2: ENTRANCES:**
 - ALL FEEDSTRAIR ENTRANCES TO A BARRIER-FREE STOREY OF A BUILDING SHALL BE BARRIER-FREE AND SHALL CONNECT TO A BARRIER-FREE EXTERIOR PATH OF TRAVEL, WITH THE EXCEPTION OF A SERVICE ENTRANCE.
 - A BARRIER-FREE ENTRANCE THAT INCLUDES MORE THAN ONE DOORWAY, ONLY ONE OF THE DOORWAYS IS REQUIRED TO BE DESIGNED IN ACCORDANCE WITH SUBSECTION 3.8.3.
 - 3.8.2.3: AREAS REQUIRING A BARRIER-FREE PATH OF TRAVEL:**
 - BARRIER-FREE PATH OF TRAVEL FROM A REQUIRED BARRIER FREE ENTRANCE SHALL BE PROVIDED THROUGHOUT THE ENTRANCE STOREY AND WITHIN ALL NORMALLY OCCUPIED FLOOR AREAS.
 - A BARRIER-FREE PATH OF TRAVEL FOR PERSONS USING WHEELCHAIRS IS NOT REQUIRED TO THE FOLLOWING ROOMS/SPACES: SERVICE ROOM, ELEVATOR MACHINE ROOMS, JANITORS ROOMS SERVICE SPACES, CRAWL SPACES, ATTIC OR ROOF SPACES.
 - A BARRIER-FREE PATH OF TRAVEL FOR PERSONS USING WHEELCHAIRS IS NOT REQUIRED FOR THE FLOOR LEVEL ABOVE OR BELOW THE ENTRANCE LEVEL IN BUILDINGS NOT MORE THAN 2 STOREYS IN BUILDING HEIGHT UNLESS FLOOR LEVEL:
 - i) IS SERVED BY A PASSENGER ELEVATING DEVICE,
 - ii) IS 600 SQ.M. OR MORE IN FLOOR AREA,
 - iii) CONTAINS FACILITIES THAT ARE NOT CONTAINED ON THE ENTRANCE LEVEL, BUT THAT ARE INTEGRAL TO THE PRINCIPAL FUNCTION OF THE ENTRANCE LEVEL, OR
 - iv) CONTAINS A PHYSICIANS CLINIC OR OFFICE.
 - REFER TO SECTION 3.8.2.3. OF THE BUILDING CODE FOR ADDITIONAL EXCEPTIONS.
 - 3.8.2.7: POWER DOOR OPERATORS:**
 - DOORS SHALL BE EQUIPPED WITH POWER DOOR OPERATORS IN COMPLIANCE WITH SUBSECTION 3.8.3, WHERE LOCATED
 - A) IN AN ENTRANCE DESCRIBED IN SECTION 3.8.2.2, INCLUDING THE INTERIOR DOORS OF A VESTIBULE.
 - B) IN A BARRIER-FREE PATH OF TRAVEL BETWEEN THE ENTRANCE AND THE ENTRANCE DOORS TO SUITES OR ROOMS SERVED BY A PUBLIC CORRIDOR OR CORRIDOR USED BY THE PUBLIC.
 - C) IN AN ENTRANCE TO A WASHROOM WITH A BARRIER-FREE WATER CLOSET.
 - ONLY THE ACTIVE LEAF IN MULTIPLE LEAF DOORS NEED CONFORM TO THE REQUIREMENTS.
 - WHERE MORE THAN ONE DOORWAY IS PROVIDED AT A BARRIER-FREE ENTRANCE, ONLY ONE IS REQUIRED TO COMPLY WITH THIS ARTICLE.

- 3.8.2.8: PLUMBING FACILITIES:**
 - EACH LOCATION WHERE WASHROOMS ARE PROVIDED IN A STOREY WITH A REQUIRED BARRIER-FREE PATH OF TRAVEL, AT LEAST ONE UNIVERSAL WASHROOM SHALL BE PROVIDED.
 - WHEN 2 OR MORE WATER CLOSETS OR COMBINATION OF MORE THAN ONE WATER CLOSET AND ONE URINAL ARE PROVIDED IN A WASHROOM LOCATED IN A STOREY WITH A REQUIRED BARRIER-FREE PATH OF TRAVEL, THE WASHROOM SHALL BE BARRIER-FREE.
 - WASHROOMS LOCATED WITHIN A SUITE OF RESIDENTIAL OCCUPANCY THAT IS NOT DESIGNED AS AN ACCESSIBLE SUITE OR CARE OCCUPANCY, NEED NOT CONFORM TO THIS SUBSECTION.

- 3.8.2.10: SIGNS AND INDICATORS:**
 - ACCESSIBLE SIGNAGE IN ACCORDANCE WITH SUBSECTION 3.8.3, SHALL BE INSTALLED TO INDICATE THE LOCATION OF BARRIER-FREE ENTRANCES, BARRIER-FREE WASHROOMS, BARRIER-FREE SHOWERS, BARRIER-FREE ELEVATORS, AND BARRIER-FREE PARKING SPACES.

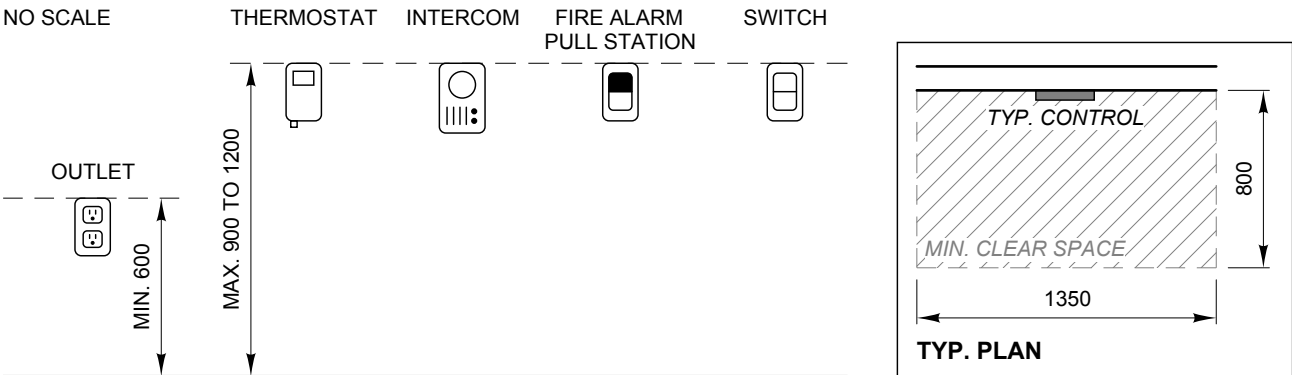
- 3.8.2.11: COUNTERS:**
 - WHERE A SERVICE COUNTER IS PROVIDED AT LEAST ONE SECTION OF IT SHALL COMPLY WITH SUBSECTION 3.8.3.

3.8.3. DESIGN:

- 3.8.3.2: BARRIER-FREE PATH OF TRAVEL:**
 - BARRIER-FREE PATH OF TRAVEL SHALL BE MINIMUM 1000MM.
 - THE CLEAR WIDTH OF A BARRIER-FREE PATH OF TRAVEL IS PERMITTED TO BE REDUCED TO NOT LESS THAN 850MM FOR A LENGTH OF NOT MORE THAN 600MM, PROVIDED THE CLEAR FLOOR SPACE AT EITHER END OF THE REDUCED-CLEAR WIDTH SECTION IS LEVEL WITHIN A RECTANGULAR AREA
 - A) WHOSE DIMENSION AT EACH END OF THE REDUCED-CLEAR WIDTH SECTION IS NOT LESS THAN 1 000MM, AND
 - B) WHOSE DIMENSION PERPENDICULAR TO EACH END OF THE REDUCED-CLEAR WIDTH SECTION IS NOT LESS THAN 1500MM.
 - WIDTH OF A BARRIER-FREE PATH OF TRAVEL MORE THAN 24M LONG SHALL BE INCREASED TO 1700MM LONG FOR A LENGTH OF 1700MM AT MAX. 24M INTERVALS
- 3.8.3.6: DOOR TO BARRIER-FREE WASHROOM:**
 - A DOOR IN A BARRIER-FREE PATH OF TRAVEL TO PROVIDE 850MM CLEAR WIDTH WHEN IN OPEN POSITION.
 - DOOR-OPERATING DEVICES SHALL
 - A) BE OPERABLE
 - i) WITH ONE HAND IN A CLOSED FIST POSITION, WITHOUT REQUIRING TIGHT GRASPING, PINCHING WITH FINGERS, OR TWISTING OF THE WRIST, AND
 - ii) UNLESS OTHERWISE STATED, WITH A FORCE NOT MORE THAN 22 N.
 - B) BE INSTALLED AT A HEIGHT BETWEEN 900MM AND 1100MM ABOVE THE FLOOR.
 - UNLESS EQUIPPED WITH A POWER DOOR OPERATOR, PROVIDE CLEAR WALL SPACE BESIDE THE DOOR FOR THE FULL HEIGHT OF THE DOOR OF:
 - A) 600MM BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS TOWARD THE APPROACH SIDE, AND
 - B) 300MM BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS AWAY FROM THE APPROACH SIDE
- 3.8.3.9: ACCESSIBLE SIGNS:**
 - REQUIRED VISUAL INFORMATION SIGNS SHALL COMPLY WITH CSA B651 "ACCESSIBLE DESIGN FOR THE BUILT ENVIRONMENT."
 - REQUIRED TACTILE INFORMATION SIGNS SHALL
 - A) HAVE BRAILLE AND TACTILE CHARACTERS IN ACCORDANCE WITH CSA B651 "ACCESSIBLE DESIGN FOR THE BUILT ENVIRONMENT."
 - B) BE INSTALLED ON THE WALL CLOSEST TO THE LATCH SIDE OF THE DOOR OR ON THE NEAREST WALL ON THE RIGHT SIDE OF THE DOOR WHERE THERE IS NO WALL AT THE LATCH SIDE, AND
 - C) BE CENTRED ON 1500MM ABOVE THE FINISHED FLOOR WITH THE EDGE OF THE SIGN LOCATED NOT MORE THAN 300MM FROM THE DOOR.
 - REQUIRED SIGNS SHALL INCORPORATE THE INTERNATIONAL SYMBOL OF ACCESS OR THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS AND APPROPRIATE GRAPHICAL OR TEXTUAL INFORMATION THAT CLEARLY INDICATES THE TYPE OF FACILITIES AVAILABLE.
- 3.8.3.12: ACCESSIBLE WATER CLOSET STALLS:**
 - CLEAR TURNING CIRCLE INSIDE STALL OF 1200MM Ø WITH NO PROJECTIONS INTO THIS SPACE.
 - HAVE A CLEAR LATERAL TRANSFER SPACE THAT IS 900MM WIDE X 1500MM LONG
 - HAVE CLEAR FLOOR SPACE OF 1700MM X 1700MM IN FRONT OF STALL.
 - PROVIDE A DOOR THAT
 - i) CAN BE LATCHED WITH A MECHANISM LOCATED 900MM - 1100MM ABOVE FLOOR AND CAPABLE OF BEING LATCHED WITH A CLOSED FIST, WITHOUT REQUIRING TIGHT GRASPING, PINCHING WITH FINGERS, OR TWISTING OF THE WRIST
 - ii) IS ALIGNED WITH THE TRANSFER SPACE ADJACENT TO THE WATER CLOSET OR WITH A CLEAR FLOOR SPACE NOT LESS THAN 1700MM X 1700MM WITHIN THE STALL
 - iii) HAS A CLEAR OPENING WIDTH OF 850MM WHEN OPEN
 - iv) IS SELF-CLOSING AND IS AJAR BY MAX. 50MM WHEN AT REST.
 - v) SWINGS OUTWARD UNLESS SUFFICIENT FLOOR SPACE WITHIN THE STALL WITH A MINIMUM 800MM X 1350MM CLEAR FLOOR SPACE IS PROVIDED IN THE STALL CLEAR OF THE DOOR SWING.
 - vi) FOR OUT-SWINGING DOOR: PROVIDE DOOR PULL ON THE INSIDE OF DOOR - 140MM LONG W/ MIDPOINT 200MM - 300MM FROM THE HINGED SIDE OF THE DOOR AND 800MM -1000MM ABOVE THE FLOOR.
 - PROVIDE DOOR PULL ON OUTSIDE OF THE DOOR NEAR THE LATCH.
 - TOILET IN BIF WASHROOM TO HAVE CIL AT 460MM - 480MM FROM THE ADJACENT WALL.
 - PROVIDE AN L-SHAPED GRAB BAR THAT:
 - i) IS MOUNTED ON SIDE WALL CLOSEST TO WATER CLOSET
 - ii) HAS HORIZONTAL & VERTICAL COMPONENTS NOT LESS THAN 760MM LONG MOUNTED WITH HORIZONTAL COMPONENT 750MM - 850MM ABOVE THE FLOOR & THE VERTICAL COMPONENT 150MM IN FRONT OF THE W/C.
 - PROVIDE A MIN. 600MM LONG GRAB BAR CENTRED OVER WATER CLOSET ON WALL BEHIND TOILET OR 2 GRAB BARS AT LEAST 300MM LONG ON EITHER SIDE OF THE FLUSH VALVE. GRAB BAR TO BE MOUNTED AT SAME HEIGHT AS HORIZONTAL MEMBER OF SIDE GRAB BAR OR 100MM ABOVE TOP OF TANK IF WATER CLOSET HAS A TANK.
 - PROVIDE COAT HOOK NOT MORE THAN 1200mm ABOVE THE FLOOR ON A SIDE WALL, AND NOT PROJECTING MORE THAN 50MM.
 - PROVIDE A TOILET PAPER DISPENSER MOUNTED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET 600MM TO 800MM ABOVE FLOOR AND MIN. 300MM FROM FRONT OF WATER CLOSET.

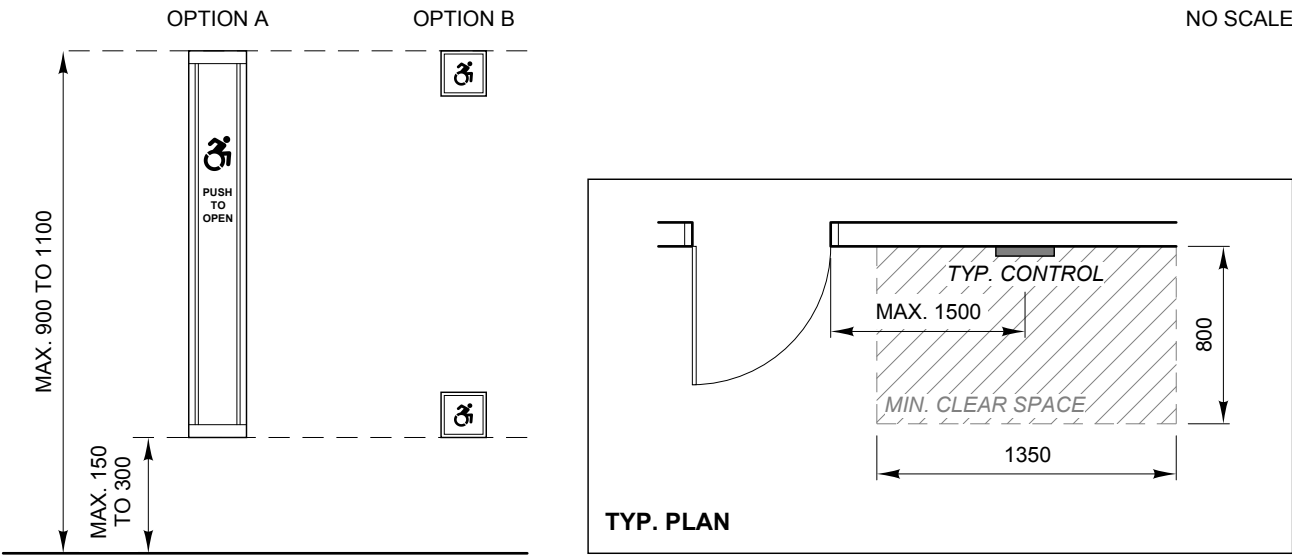
- 3.8.3.13: TYPICAL UNIVERSAL WASHROOM (SEPARATE ROOM):**
 - PROVIDE A DOOR THAT:
 - i) CAN BE LATCHED WITH A MECHANISM LOCATED 900MM - 1100MM ABOVE FLOOR AND CAPABLE OF BEING LATCHED WITH A CLOSED FIST, WITHOUT REQUIRING TIGHT GRASPING, PINCHING WITH FINGERS, OR TWISTING OF THE WRIST AND IS CAPABLE OF BEING LOCKED FROM THE INSIDE & RELEASED FROM THE OUTSIDE IN CASE OF EMERGENCY
 - ii) FOR OUT-SWINGING DOOR: PROVIDE DOOR PULL ON THE INSIDE OF DOOR - 140MM LONG W/ MIDPOINT 200MM - 300MM FROM THE HINGED SIDE OF THE DOOR AND 900MM -1000MM ABOVE THE FLOOR.
 - UNIVERSAL W/R TO HAVE LAVATORY AS PER 3.8.3.16.
 - UNIVERSAL W/R TO HAVE W/C AS PER 3.8.3.14, AND HAVE CIL AT 460MM - 480MM FROM THE ADJACENT WALL.
 - HAVE A CLEAR LATERAL TRANSFER SPACE THAT IS 900MM WIDE X 1500MM LONG
 - UNIVERSAL W/R TO HAVE GRAB BAR AS PER 3.8.3.12.
 - PROVIDE COAT HOOK NOT MORE THAN 1200mm ABOVE THE FLOOR ON A SIDE WALL, AND NOT PROJECTING MORE THAN 50MM.
 - PROVIDE A TOILET PAPER DISPENSER AS PER 3.8.3.12, AND
 - i) UNLESS A COUNTER IS PROVIDED HAVE A SHELF LOCATED NOT MORE THAN 1200MM ABOVE FLOOR (TOP OF TOILET DISPENSER MAY BE SUITABLE FOR THIS PURPOSE), AND
 - ii) BE DESIGNED TO ALLOW A WHEELCHAIR TO TURN IN AN OPEN SPACE NOT LESS THAN 1700MM Ø.
- 3.8.3.14: WATER CLOSET:**
 - SEAT HEIGHT TO BE 430MM - 460MM ABOVE FLOOR.
 - HAVE AN AUTOMATIC FLUSH OR BE EQUIPPED WITH HAND-OPERATED FLUSHING CONTROL THAT IS LOCATED 500MM - 900MM ABOVE FLOOR AND BE LOCATED NOT MORE THAN 350MM FROM TRANSFER SIDE.
 - EQUIPPED WITH SEAT LID OR OTHER BACK SUPPORT.
 - WHERE W/C IS EQUIPPED WITH A TANK, HAVE A SECURELY ATTACHED TANK TOP.
- 3.8.3.16: LAVATORY (SINK) AND MIRRORS:**
 - BE EQUIPPED WITH FAUCETS THAT OPERATE AUTOMATICALLY OR HAVE MANUAL CONTROL CAN BE OPERATED WITH A CLOSED FIST, WITHOUT REQUIRING TIGHT GRASPING, PINCHING WITH FINGERS, OR TWISTING OF THE WRIST AND THAT DOES NOT REQUIRE THE APPLICATION OF CONTINUOUS FORCE TO MAINTAIN WATER FLOW.
 - MINIMUM 400MM BETWEEN CIL OF SINK & ADJACENT WALL.
 - HAVE A CLEAR FLOOR SPACE CENTERED AT SINK OF 800MM WIDE X 1350MM OF WHICH NO MORE THAN 430MM IS BENEATH SINK.
 - RIM HEIGHT MAXIMUM OF 865MM ABOVE FLOOR.
 - CLEARANCE BELOW SINK OF MINIMUM:
 - 800MM WIDE
 - 735MM HIGH AT FRONT EDGE
 - 865MM HIGH AT POINT 200MM BACK FROM FRONT EDGE
 - 230MM HIGH OVER THE DISTANCE FROM A POINT 280MM TO A POINT 430MM BACK OF THE FRONT EDGE.
 - SINK TO HAVE INSULATED PIPES IF PRESENTING A BURN HAZARD.
 - PROVIDE AN AUTOMATIC SOAP DISPENSER OR BE NOT MORE THAN 1100MM ABOVE FLOOR & NOT MORE THAT 500MM FROM FRONT OF LAVATORY.
 - TOWEL DISPENSER OR HAND-DRYING EQUIPMENT CLOSE TO SINK & NOT MORE THAN 1200MM ABOVE THE FLOOR IN A SPOT ACCESSIBLE TO PERSONS IN WHEELCHAIRS.
 - AT LEAST ONE MIRROR SHALL BE MOUNTED WITH BOTTOM EDGE NOT MORE THAN 1000MM ABOVE THE FLOOR OR BE FIXED IN AN INCLINED POSITION TO BE USABLE BY PERSON IN A WHEELCHAIR.
- 3.8.3.20: COUNTERS:**
 - SERVICE COUNTERS IN A BARRIER-FREE PATH OF TRAVEL SHALL HAVE:
 - MIN. ONE BARRIER-FREE SECTION NOT LESS THAN 800MM LONG.
 - BARRIER FREE COUNTER SURFACE NOT MORE THAN 865MM HIGH.
 - KNEE SPACE BENEATH A BARRIER-FREE COUNTER TO BE USED AS A WORK SURFACE SHALL BE NOT LESS THAN: 800MM WIDE X 865MM HIGH X 485MM DEEP.
- 3.8.3.23: PARKING STALLS:**
 - BARRIER-FREE PARKING STALLS SHALL
 - A) BE DESIGNED AS A 2.4M WIDE PARKING STALL ADJACENT TO A 2.4M WIDE ACCESS AISLE WHERE THE ACCESS AISLE IS DEMARCATED TO INDICATE NO PARKING
 - B) HAVE A FIRM, SLIP RESISTANT LEVEL SURFACE.
 - C) BE CLEARLY MARKED AND IDENTIFIED BY
 - i) A VERTICALLY MOUNTED SIGN, LOCATED NEAR THE CENTRE LINE OF EACH DESIGNATED STALL, WITH THE CENTRE OF THE SIGN BETWEEN 1600MM - 2500MM FROM THE FINISHED SURFACE, AND
 - ii) THE INTERNATIONAL SYMBOL OF ACCESS PAINTED ON THE PAVEMENT
 - D) BE LOCATED ADJOINING A BARRIER-FREE PATH OF TRAVEL LEADING TO THE NEAREST BARRIER-FREE ENTRANCE, AND
 - E) BE DESIGNED SO THAT PARKED VEHICLES DO NOT OBSTRUCT ACCESS ONTO AN ELEVATED AND LEVEL SURFACE.

SERVICE CONTROL MOUNTING



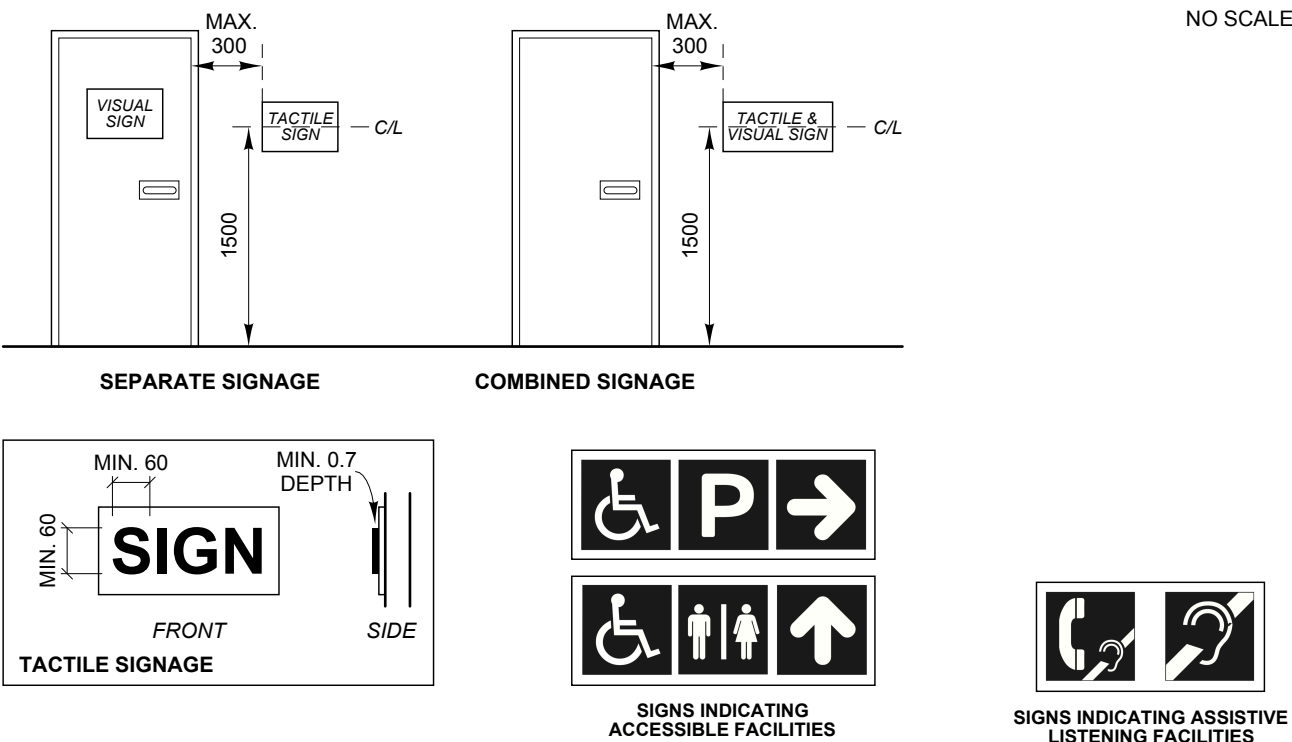
- GENERAL NOTES:**
- MOUNTING REQUIREMENTS OUTLINED ARE APPLICABLE TO CONTROLS WHERE LOCATED IN A STOREY WHERE A BARRIER-FREE PATH OF TRAVEL IS REQUIRED.
 - CONTROLS SHALL BE MOUNTED 900MM - 1200MM ABOVE FINISHED FLOOR SURFACE, AND MUST BE ADJACENT TO AND CENTRED ON EITHER THE LENGTH OR THE WIDTH OF A CLEAR FLOOR SPACE OF 1350MM BY 800MM.
 - CONTROLS MUST BE OPERABLE WITH ONE HAND IN A CLOSED FIST POSITION, WITHOUT REQUIRING TIGHT GRASPING, PINCHING WITH FINGERS, OR TWISTING OF THE WRIST.
 - CONTROLS MUST BE OPERABLE WITH A FORCE NOT MORE THAN 22 N.
 - WHERE CONTROLS PROVIDE A FEEDBACK SIGNAL TO THE USER, IT SHALL BE BOTH AUDIBLE AND VISIBLE (REFER TO NOTE A-3.8.3.8.(1)(c) - **NATIONAL BUILDING CODE 2023 - ALBERTA EDITION**).
 - OUTLETS TO BE LOCATED NO LOWER THAN 600mm ABOVE FINISHED FLOOR SURFACE.

POWER DOOR OPERATOR CONTROL MOUNTING

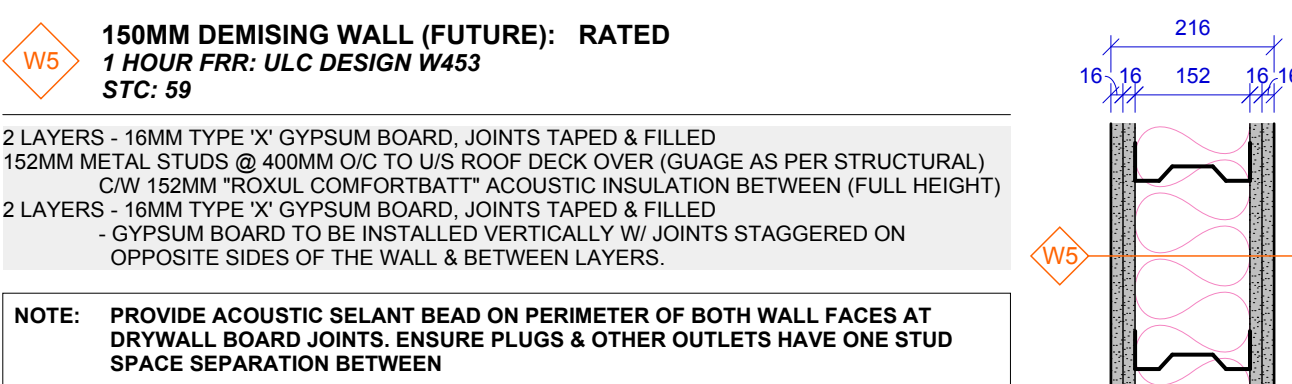
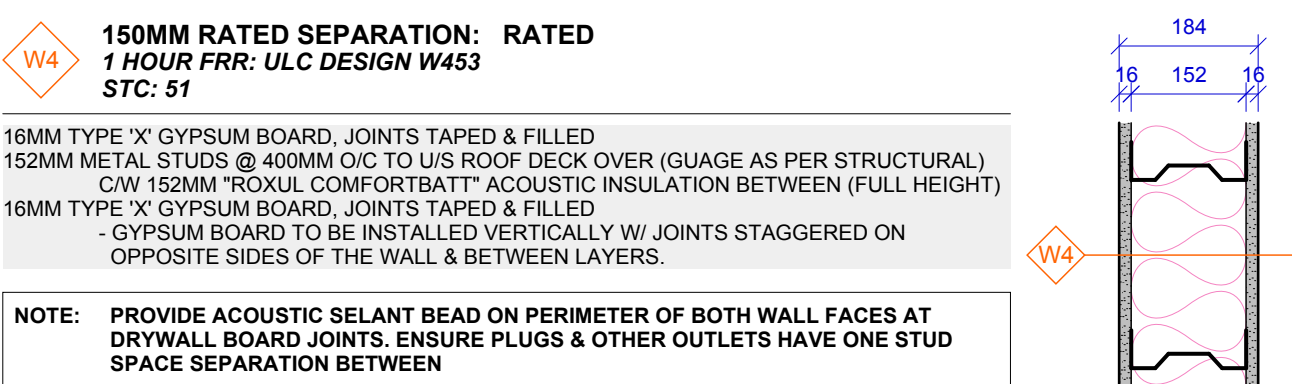


- GENERAL NOTES:**
- POWER DOOR OPERATORS MAY BE ACTIVATED EITHER AUTOMATICALLY OR THROUGH USE OF CONTROLS.
 - CONTROLS PROVIDED TO ACTIVATE POWER DOOR OPERATORS SHALL:
 - BE LOCATED IN A BARRIER-FREE PATH OF TRAVEL.
 - BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESS.
 - BE LOCATED CLEAR OF THE DOOR SWING BUT NO MORE THAN 1500MM FROM THAT DOOR SWING.
 - BE LOCATED ADJACENT TO AND CENTRED ON EITHER THE LENGTH OR THE WIDTH OF A CLEAR FLOOR SPACE OF 1350MM BY 800MM.
 - BE OPERABLE FROM A HEIGHT BETWEEN 1500MM - 300MM AS WELL AS 900MM - 1100MM ABOVE FINISHED FLOOR SURFACE.
 - BE OPERABLE BY TOUCHING/APPROACHING ANY PART OF THE CONTROL SURFACE WITH A FIST, ARM, OR FOOT.
 - UNLESS EQUIPPED WITH SAFETY SENSORS, POWER DOOR OPERATORS SHALL FULLY OPEN THE DOOR IN 3 SECONDS OR LESS, AND REQUIRE A FORCE NOT MORE THAN 65 N TO STOP MOVEMENT OF THE DOOR.
 - POWER DOOR OPERATOR CONTROLS TO FOLLOW SPECIFICATIONS AS FOLLOWS:**
 - OPTION A (CONTINUOUS PUSH PANEL): MCOM HTB-C-36, HTB-C-COMBO-36, OR APPROVED EQUAL.
 - OPTION B (SEPARATE PUSH PLATES): MCOM HPB-4X4, HTB-09W, HTB-08-HYB, OR APPROVED EQUAL

ACCESSIBLE SIGNAGE MOUNTING



- GENERAL NOTES:**
- REQUIRED TACTILE INFORMATION SIGNS SHALL:
 - HAVE BRAILLE AND TACTILE CHARACTERS IN ACCORDANCE WITH CLAUSES 4.5.6.2 AND 4.5.6.3 OF CSA B651 "ACCESSIBLE DESIGN FOR THE BUILT ENVIRONMENT."
 - BE INSTALLED ON THE WALL CLOSEST TO THE LATCH SIDE OF THE DOOR, OR ON THE NEAREST WALL ON THE RIGHT SIDE OF THE DOOR WHERE THERE IS NO WALL AT LATCH SIDE.
 - BE CENTRED 1500MM ABOVE THE FINISHED FLOOR SURFACE, WITH THE EDGE OF THE SIGN LOCATED NOT MORE THAN 300MM FROM THE DOOR ROUGH OPENING.
 - SIGNS REQUIRED BY ARTICLE 3.8.2.10 OF THE **NATIONAL BUILDING CODE 2023 - ALBERTA EDITION** SHALL INCORPORATE THE INTERNATIONAL SYMBOL OF ACCESS OR THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS AND APPROPRIATE GRAPHICAL/ TEXTUAL INFORMATION THAT CLEARLY INDICATES THE TYPE OF FACILITIES AVAILABLE.



1 RATED WALL CONSTRUCTION DETAILS
SCALE: 1:10

GENERAL NOTES

1. ACTUAL SITE CONDITIONS MAY VARY. SITE VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND NOTIFY CONSULTANTS OF ANY DISCREPANCIES IMMEDIATELY.
2. ALL WORK TO BE REVIEWED AND APPROVED BY OWNER PRIOR TO CONSTRUCTION.
3. PROVIDE MINIMUM 19MM FIR PLYWOOD BACKBOARD (PAINTED) FOR ELEC. & PHONE PANELS. PAINT ON PLYWOOD BACKBOARD TO BE FIRE RETARDANT.
4. PROVIDE WOOD BLOCKING AS REQUIRED FOR INSTALLATION OF WALL-HUNG FIXTURES, WASHROOM ACCESSORIES, MIRROR BRACKETS, GRAB BARS, STAIR RAILINGS, ETC. MINIMUM 38MM X 140MM FIR BASE BELOW MILLWORK ITEMS, COUNTERS AND BLOCKING AS REQUIRED TO MOUNT UPPER AND LOWER CABINETS.
5. PROVIDE ROXUL ACOUSTIC BATT INSULATION AT WALLS AROUND:
 - FUTURE WASHROOMS TO CEILING HEIGHT
 - FUTURE STAIRWELLS TO FULL HEIGHT
 - NOTE: - 38MM X 88MM FRAMED WALLS TO RECEIVE 65MM THICK BATTS
 - 38MM X 140MM FRAMED WALLS TO RECEIVE 89MM THICK BATTS.
6. REFER TO CONSTRUCTION NOTES ON SHEET A02 FOR ADDITIONAL INSULATION AND WALL HEIGHT INFORMATION.
7. ALL NEW GYPSUM WALL BOARD TO BE TAPED, FILLED AND SANDED SMOOTH READY TO ACCEPT FINISH.
8. OPENINGS FOR SERVICE LINES THAT PENETRATE RATED WALLS TO BE FIRESTOPPED TO SUIT WALL FIRE RESISTANCE RATINGS.
9. ALL WALLS WITH FIRE-RESISTANCE RATING TO HAVE JOINTS TAPED AND FILLED, WHERE MULTIPLE LAYERS OF GYPROC ARE TO BE APPLIED, STAGGER JOINTS BETWEEN LAYERS & BETWEEN BOARDS ON OPPOSITE SIDES OF THE WALL.
10. WALL ASSEMBLIES WITH REQUIRED SOUND RATINGS OF S.T.C. 50 OR MORE TO HAVE ACOUSTIC SEALANT BEAD AROUND ELECTRICAL BOXES & OTHER OPENINGS, AND AT THE JUNCTION OF INTERSECTING FRAMED WALLS & FLOORS, AND AT PERIMETER OF BOARD AGAINST TOP AND BOTTOM PLATES.
11. PREPARE, CLEAN AND LEVEL SUBSTRATE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS PRIOR TO FLOORING INSTALLATION.
12. ALL DOOR SIGNAGE TO BE REVIEWED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
13. ALL INTERIOR GRAPHICS & SIGNAGE BY OWNER. G.C. TO CONFIRM BLOCKING PROVIDED AT WALL FRAMING AS REQUIRED TO MOUNT LOGO SIGNAGE, CABINETRY, ETC.
14. INFORMATION FOR ALL INTERIOR DESIGN & INTERIOR FINISH MATERIALS AT COMMON AREAS IS TO BE PROVIDED BY THE PROJECT OWNERS.
15. PAINT FINISH (1 PRIME COAT, 2 FINISH COATS) TYPICAL AT:
 - EXPOSED STEEL STRINGERS & RAILINGS @ STAIRS
 - EXPOSED STRUCTURAL STEEL COLUMNS
 - EXPOSED PORTIONS OF BOLLARDS (UNLESS VINYL COVER PROVIDED)
 - ELECTRICAL & TELEPHONE BACKBOARDS
 - EXPOSED GYPROC & CONCRETE SURFACES TO MIN. 150MM ABOVE CEILING.
 - STEEL PIPE GUARDRAILS & HANDRAILS
 - STEEL MAN DOORS & FRAMES (2 FINISH COATS)
 - INSIDE MECH. & ELEC. ROOMS
 - ROOF ACCESS LADDERS (INTERIOR & EXTERIOR)
16. EXPOSED CONCRETE TO BE STRAPPED OUT W/ 65MM METAL STUDS & 13MM GYPROC TO MIN. 150MM ABOVE CEILING HEIGHT. REFER TO FLOOR PLAN NOTES FOR LOCATIONS.
17. REQUIRED SECURITY SYSTEMS (N.I.C.) TO BE APPROVED PRIOR TO INSTALL.
18. - RESERVED -
19. - RESERVED -
20. - RESERVED -

FLASHING NOTES

- THE FOLLOWING FLASHING NOTES APPLY TO THIS PROJECT AS PART OF THE ARCHITECTURAL SPECIFICATIONS**
- [9.27.3.8] FLASHING INSTALLATION**
- 1) EXCEPT AS PROVIDED IN SENTENCE (2), FLASHING SHALL BE INSTALLED AT
- A) EVERY HORIZONTAL JUNCTION BETWEEN CLADDING ELEMENTS,
 - B) EVERY HORIZONTAL OFFSET IN THE CLADDING, AND
 - C) EVERY HORIZONTAL LINE WHERE THE CLADDING SUBSTRATES CHANGE AND WHERE
 - i) THE SUBSTRATES DIFFER SUFFICIENTLY FOR STRESSES TO BE CONCENTRATED ALONG THAT LINE, OR
 - ii) THE INSTALLATION OF THE CLADDING ON THE LOWER SUBSTRATE MAY COMPROMISE THE DRAINAGE OF MOISTURE FROM BEHIND THE CLADDING ABOVE.
- 2) FLASHING SHALL BE INSTALLED OVER EXTERIOR WALL OPENINGS WHERE THE VERTICAL DISTANCE FROM THE BOTTOM OF THE EAVE TO THE TOP OF THE TRIM IS MORE THAN ONE-QUARTER OF THE HORIZONTAL OVERHANG OF THE EAVE.
- 3) FLASHING DESCRIBED IN SENTENCES (1) AND (3) SHALL
- A) EXTEND NOT LESS THAN 50 MM UPWARD INBOARD OF THE SHEATHING MEMBRANE OR SHEATHING INSTALLED IN LIEU OF THE SHEATHING MEMBRANE
 - B) HAVE A SLOPE NOT LESS THAN 6% TOWARD THE EXTERIOR AFTER THE EXPECTED SHRINKAGE OF THE BUILDING FRAME.
 - C) TERMINATE AT EACH END WITH AN END DAM
 - i) WITH A HEIGHT NOT LESS THAN 25MM OR 1/10 THE VALUE OF THE 1-IN-5 DRIVING RAIN WIND PRESSURE IN PA, AND
 - ii) AT THE HEIGHT DEFINED IN SUBCLAUSE (C)(ii), EXTENDING TO THE FACE OF THE ADJACENT CLADDING.
 - D) LAP NOT LESS THAN 101MM VERTICALLY OVER THE BUILDING ELEMENT BELOW, AND
 - E) TERMINATE IN A DRIP OFFSET NOT LESS THAN 5MM OUTWARD FROM THE OUTER FACE OF THE BUILDING ELEMENT BELOW
- 5) WHERE THE SILLS OF WINDOWS AND DOORS INSTALLED IN EXTERIOR WALLS ARE NOT SELF-FLASHING, FLASHING SHALL BE INSTALLED BETWEEN THE UNDERSIDE OF THE WINDOW OR DOOR AND THE WALL CONSTRUCTION BELOW.

- [9.27.4.1] REQUIRED SEALANTS**
- 1) SEALANT SHALL BE PROVIDED WHERE REQUIRED TO PREVENT THE ENTRY OF WATER INTO THE STRUCTURE.
- 2) SEALANT SHALL BE PROVIDED BETWEEN MASONRY, SIDING OR STUCCO AND THE ADJACENT DOOR AND WINDOW FRAMES OR TRIM, INCLUDING SILLS, UNLESS SUCH LOCATIONS ARE COMPLETELY PROTECTED FROM THE ENTRY OF RAIN.
- 3) SEALANT SHALL BE PROVIDED AT VERTICAL JOINTS BETWEEN DIFFERENT CLADDINGS MATERIALS UNLESS JOINT IS SUITABLY LAPPED OR FLASHED TO PREVENT THE ENTRY OF RAIN.
- [9.20.13.12] DRIPS BENEATH WINDOW SILLS**
- 1) WHERE NO FLASHING IS INSTALLED BENEATH WINDOW SILLS, A DRIP NOT LESS THAN 25mm FROM THE WALL SURFACE SHALL BE PROVIDED.
- [9.28.1.5] FLASHING AND CAULKING**
- 1) FLASHING AND CAULKING USED WITH STUCCO SHALL CONFORM TO SUBSECTION 9.27.3. AND 9.27.4, EXCEPT THAT IF ALUMINUM FLASHING IS USED, IT SHALL BE SEPARATED FROM THE STUCCO BY AN IMPERVIOUS MEMBRANE OR COATING.
- [9.27.3.3] REQUIRED SHEATHING MEMBRANE & INSTALLATION**
- 1) EXCEPT AS PER ARTICLES 9.27.3.4. - 9.27.3.6, AT LEAST ONE SHEATHING MEMBRANE LAYER SHALL BE APPLIED BENEATH CLADDING.
- 2) SHEATHING MEMBRANE REQUIRED IN SENTENCE (1) SHALL BE APPLIED SO THAT JOINTS ARE LAPPED NOT LESS THAN 100 MM
- 3) WHERE SHEATHING MEMBRANE REQUIRED IN SENTENCE (1) IS APPLIED HORIZONTALLY, UPPER SHEETS SHALL OVERLAP LOWER SHEETS.
- [9.23.16.14] WALL SHEATHING GAP**
- 2) A GAP OF NOT LESS THAN 2 MM SHALL BE LEFT BETWEEN SHEETS OF PLYWOOD, OSB OR WAFFERBOARD.

- ADDITIONAL NOTES:**
- 4" (100mm) HEIGHT FOR THE VERTICAL LEG OF METAL FLASHING TYPICAL.
 - 6" (150mm) EXTENSION ON BOTH SIDES FOR ALL MEMBRANE FLASHING & MEMBRANE FLASHING-TO-ROOF MEMBRANE LAPPING TRANSITIONS.
 - 6" (150mm) EXTENSION ON BOTH SIDES WHERE REINFORCEMENT MEMBRANE FLASHING BRIDGES EXPANSION, ISOLATION OR SIMILAR CONSTRUCTION JOINTS
 - 8" (200mm) VERTICAL EXTENSION FOR THE ROOF WATERPROOFING MEMBRANE AT ROOF-TO-WALL TRANSITIONS.
 - PROVIDE A MINIMUM 6% SLOPE FOR CAP FLASHING & HORIZONTAL FLASHING LEGS.
 - TYPICAL THROUGH-WALL FLASHING REQUIREMENTS:
 - EXTEND UP INBOARD SHEATHING BY 4" (100mm) MINIMUM.
 - MINIMUM 1" (25mm) END DAM ON EACH END OF FLASHING.
 - LAP MINIMUM 3/8" (10mm) VERTICALLY OVER EDGE OF MATERIAL BELOW.
 - TERMINATE W/ DRIP EDGE MINIMUM 1/4" (6mm) AWAY FROM BUILDING ELEMENT BELOW.
 - 9.20.13.12: WHERE NO FLASHING IS INSTALLED BENEATH WINDOW SILLS, SILL SHALL BE PROVIDED WITH A DRIP NOT LESS THAN 1" (25mm) FROM WALL SURFACE.
 - 9.27.3.8.(4)(c.): FLASHING SHALL TERMINATE AT EACH END WITH AN END DAM
 - i) NOT LESS THAN 1" (25mm) HIGH
 - ii) EXTENDING TO THE FACE OF ADJACENT CLADDING.

CONSTRUCTION NOTES

EXTERIOR WALL CONSTRUCTION

- W1**
- **CONCRETE FOUNDATION WALL:**
 - TREMDRAIN 6600' DRAINAGE BOARD (OR APPROVED EQ.) FROM GRADE TO B/O FOOTING
 - CONCRETE FOUNDATION WALL (REINFORCING & THICKNESS AS PER STRUCTURAL)
 - DAMPROOFING: PROVIDE CONTINUOUS PARAFLEX PARASAL G/M MEMBRANE TO GRADE.
 - WATERPROOFING: PROVIDE CONTINUOUS "PARAFLEX G/M" MEMBRANE (OR APPROVED EQ.) FROM GRADE TO B/O GRADE BEAM
 - OPTIONAL INTERIOR PAINTED FINISH (AS PER OWNER)
 - 50MM (2") XPS RIGID INSULATION TO MIN. 1200MM BELOW GRADE
- W2**
- **250MM PRECAST CONCRETE SANDWICH PANEL: NON-RATED**
 - 250MM PRECAST CONCRETE SANDWICH PANEL
 - 75MM CONCRETE WYTHE, 100MM INSULATION CORE, 75MM CONCRETE WYTHE
 - ALL JOINT FINISHING BY PANEL SUPPLIER
 - PAINT FINISH AT EXTERIOR AS PER ELEVATIONS.
- W2a**
- **250MM PRECAST CONCRETE SANDWICH PANEL: RATED**
 - 1 HOUR FRR: ULC DESIGN W457
 - 250MM PRECAST CONCRETE SANDWICH PANEL
 - 75MM CONCRETE WYTHE, 100MM INSULATION CORE, 75MM CONCRETE WYTHE
 - ALL JOINT FINISHING BY PANEL SUPPLIER
 - PAINT FINISH AT EXTERIOR AS PER ELEVATIONS.
- W2b**
- **250MM PRECAST CONCRETE SANDWICH PANEL: RATED**
 - 1 HOUR FRR: ULC DESIGN W457
 - 250MM PRECAST CONCRETE SANDWICH PANEL
 - 75MM CONCRETE WYTHE, 100MM INSULATION CORE, 75MM CONCRETE WYTHE
 - ALL JOINT FINISHING BY PANEL SUPPLIER
 - PAINT FINISH AT EXTERIOR AS PER ELEVATIONS.
- W3** - RESERVED -

INTERIOR WALL CONSTRUCTION

- W4**
- **150MM SERVICE SEPARATION: RATED**
 - 1 HOUR FRR: ULC DESIGN W453
 - 150MM TYPE 'X' GYPSUM BOARD, JOINTS TAPED & FILLED
 - 152MM METAL STUDS @ 400MM O/C TO U/S ROOF DECK OVER (GAUGE AS PER STRUCTURAL)
 - C/W 152MM 'ROXUL' COMFORTBATT ACOUSTIC INSULATION BETWEEN (FULL HEIGHT)
 - 16MM TYPE 'X' GYPSUM BOARD, JOINTS TAPED & FILLED
 - GYPSUM BOARD TO BE INSTALLED VERTICALLY W/ JOINTS STAGGERED ON OPPOSITE SIDES OF THE WALL & BETWEEN LAYERS.
- W5**
- **150MM DEMISING WALL (FUTURE): RATED**
 - 1 HOUR FRR: ULC DESIGN W453
 - 150MM TYPE 'X' GYPSUM BOARD, JOINTS TAPED & FILLED
 - 152MM METAL STUDS @ 400MM O/C TO U/S ROOF DECK OVER (GAUGE AS PER STRUCTURAL)
 - C/W 152MM 'ROXUL' COMFORTBATT ACOUSTIC INSULATION BETWEEN (FULL HEIGHT)
 - 2 LAYERS - 16MM TYPE 'X' GYPSUM BOARD, JOINTS TAPED & FILLED
 - GYPSUM BOARD TO BE INSTALLED VERTICALLY W/ JOINTS STAGGERED ON OPPOSITE SIDES OF THE WALL & BETWEEN LAYERS.
- W6** - RESERVED -

FLOOR CONSTRUCTION

- F1**
- **CONCRETE SLAB-ON-GRADE**
 - CONCRETE SLAB-ON-GRADE (THICKNESS & REINFORCING AS PER STRUCTURAL)
 - 10 MIL POLY VAPOUR BARRIER
 - 50MM XPS RIGID INSULATION AT PERIMETER OF SLAB FOR 12M GRAVEL FILL BASE (DEPTH & COMPACTION AS PER STRUCTURAL)

ROOF CONSTRUCTION

- R1**
- **BUILT-UP ROOF (FLAT): NON-RATED**
 - 2-PLY TYPE 'X' GYPSUM BOARD (OR APPROVED EQ.)
 - 150MM SBS SYSTEM COVER BOARD
 - 150MM POLY ISO RIGID INSULATION
 - C/W TAPERED INSULATION PACKAGE TOWARDS ROOF DRAINS
 - "HENRY BLUESKIN SA" AIR BARRIER MEMBRANE (OR APPROVED EQ.)
 - 13MM PLYWOOD SHEATHING
 - METAL ROOF DECK (AS PER STRUCTURAL)
 - STRUCTURAL FRAMING (AS PER STRUCTURAL)
 - STRUCTURAL FRAMING TO PROVIDE 2% SLOPE MIN.
- R2**
- **PRE-FAB METAL CANOPY: NON-RATED**
 - PRE-FABRICATED METAL CANOPY STRUCTURE AS PER SUPPLIER
 - C/W TE BACK ROOFS
 - COLOUR AS PER ELEVATIONS
- R3** - RESERVED -

PARAPET CONSTRUCTION

- P1**
- **TYPICAL PARAPET: NON-RATED**
 - 250MM PRECAST CONCRETE SANDWICH PANEL
 - 75MM CONCRETE WYTHE, 100MM INSULATION CORE, 75MM CONCRETE WYTHE
 - ALL JOINT FINISHING BY PANEL SUPPLIER
 - PAINT FINISH AT EXTERIOR AS PER ELEVATIONS.
 - 2-PLY SBS ROOF MEMBRANE (OR APPROVED EQ.)
- P2** - RESERVED -

ARCHITECTURAL:



CLIENT:



STRUCTURAL:

MECHANICAL / ELECTRICAL:

PROJECT INFORMATION:

PROPOSED

COMMERCIAL / INDUSTRIAL DEVELOPMENT

140 GATEWAY DRIVE NE
AIRDRIE, ALBERTA

LEGAL DESCRIPTION: LOT 14, BLOCK 4, PLAN 121 2718

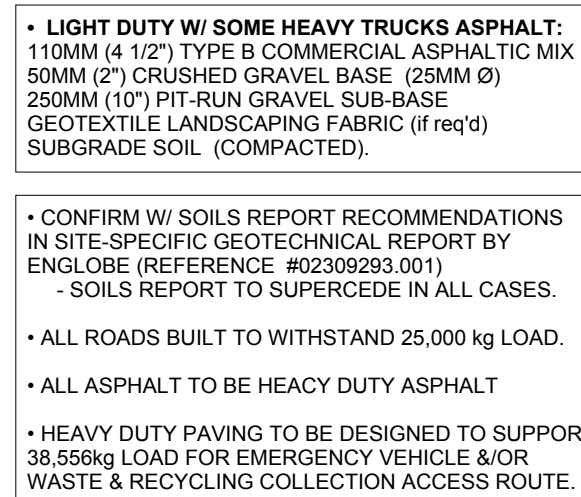
STAMPS:



MUNICIPAL ADDRESS:	140 GATEWAY DRIVE NE, AIRDIRE, ALBERTA
LEGAL DESCRIPTION:	LOTS 14, BLOCK 4, PLAN 1212718
LAND USE:	DC-27 - DIRECT CONTROL - SITE B
SITE AREA:	± 4,662.48 sq.m. (± 50,187 sq.ft.)
BUILDING AREA:	± 1,319.10 sq.m. (± 14,199 sq.ft.)
GROSS FLOOR AREA:	± 1,319.10 sq.m. (± 14,199 sq.ft.)
FLOOR AREA RATIO:	0.43 F.A.R.

VEHICLE	REQUIREMENTS:	3.0 STALLS PER 100 sq.m. GFA
	- COMMERCIAL - OTHER	
		$3.0 \times (1,319.10 \text{ sq.m.} / 100 \text{ sq.m.}) = 39.57$
	REQUIRED:	40 VEHICLE STALLS
	PROVIDED:	55 VEHICLE STALLS
NOTE: THE ADDITIONAL 15 STALLS WOULD ALLOW FOR A SECOND FLOOR/MEZZANINE LEVEL OF 500 SQ.M. EXACT SIZE/AREA TO BE DETERMINED BY FUTURE TENANTS.		

LOADING		1.0 X 1 FACILITIES = 1.0
	REQUIRED: PROVIDED:	1 LOADING STALLS 2 LOADING STALLS
BICYCLE		REQUIREMENTS: • NO BICYCLE STALL REQUIREMENTS FOR DC-27
		REQUIRED: 0 BICYCLE STALLS PROVIDED: 6 BICYCLE STALLS



OVERALL LENGTH:	14,643.1mm	LOCK-TO-LOCK TIME:	6 seconds
OVERALL HEIGHT:	3,708.4mm	FRONT BUMPER TO REAR BUMPER	13,125.45mm
OVERALL WIDTH:	2,438.4mm	FRONT OVERHANG TO BUMPER:	1,517.65mm
WHEELBASE: (tandem rear; to centre axle group)	6,864.4mm	REAR OVERHANG: (innermost rear axle to bumper)	4,775.2mm
TANDEM AXLE: (rear axle spacing hub to hub)	1,397mm	GROUND VEHICLE WEIGHT RATING:	36,650 kg (80,800 lbs)
LOCK-TO-LOCK TIME:	6 seconds	STEERING LOCK ANGLE/ MAXIMUM WHEEL ANGLE:	45 degrees

- MINIMUM 6.0M WIDTH
- MINIMUM 5.0M VERTICAL CLEARANCE
- MINIMUM 12.0M CIRCLE RADIUS
- MAX. 8% GRADE SLOPE FOR EQUIPMENT SET UP

- ACCESS ROUTE TO HAVE CAPACITY TO WITHSTAND 38,556 KG. (85,000 LB.) LOAD MINIMUM, INCLUDING NFPA 1901 POINT LOAD OF 517 KPA (75 PSI) OVER A 600MM 600MM (24" X 24") AREA FOR OUTRIGGER PAD SIZE.
- TURN-AROUND TO BE PROVIDED FOR FIRE FIGHTING ACCESS ROUTE GREATER THAN 90M IN LENGTH
- ROUTE CONNECTED TO PUBLIC THOROUGHFARE.

- MINIMUM CLEARANCES TO BE PROVIDED BETWEEN THE WATER SERVICE LINE THE FOUNDATION WALL OR PILES, UNLESS FOUNDATION DESIGN IS APPROVED FOR LESSER CLEARANCES BY THE STRUCT. CONSULTANT:
 - 4.0m FOR 100mm SERVICE LINE OR LARGER.
 - 3.0m FOR 50mm SERVICE LINE OR SMALLER.
 - 2.0m WHERE THE FOUNDATION WALL OR PILES EXTEND VERTICALLY A MINIMUM OF 2.0m BELOW THE INVERT OF THE WATER PIPE.
 - CONFIRM FINAL CLEARANCES WITH DSSP AND MECHANICAL SITE PLAN

- ALL PORTIONS OF WASTE & RECYCLING COLLECTION VEHICLE ROUTE & APPROACH TO BE STRUCTURALLY CAPABLE OF SUPPORTING MIN. 25,000kg.
- SEE GRADING & SITE SERVICING PLANS BY JUBILEE ENGINEERING FOR BALANCE OF GRADING & SITE SERVICING INFORMATION.
- SEE LANDSCAPING PLANS BY PLANT STUDIO FOR ALL LANDSCAPING CALCULATIONS AND PLANTINGS INFORMATION AND DETAILS.

	LIGHT DUTY ASPHALT (SEE DETAIL 1/DP1.0)
	PAINTED LINES
	PROPOSED LIGHT STANDARD
	EXISTING FIRE HYDRANT
	EXISTING SIGNAGE
	PROPOSED SIGNAGE
	EXISTING FENCE
	PROPOSED CHAINLINK FENCE
	EXISTING CATCH BASIN
	EXISTING GRADE GEODETIC
	PROPOSED GRADE GEODETIC
	PROPOSED MAN HOLE
	PROPOSED OGS

AXIOM ARCHITECTURE INC. (CALGARY)
PERMIT No. AC 13660
ISSUED PURSUANT TO THE
ARCHITECTS ACT OF ALBERTA

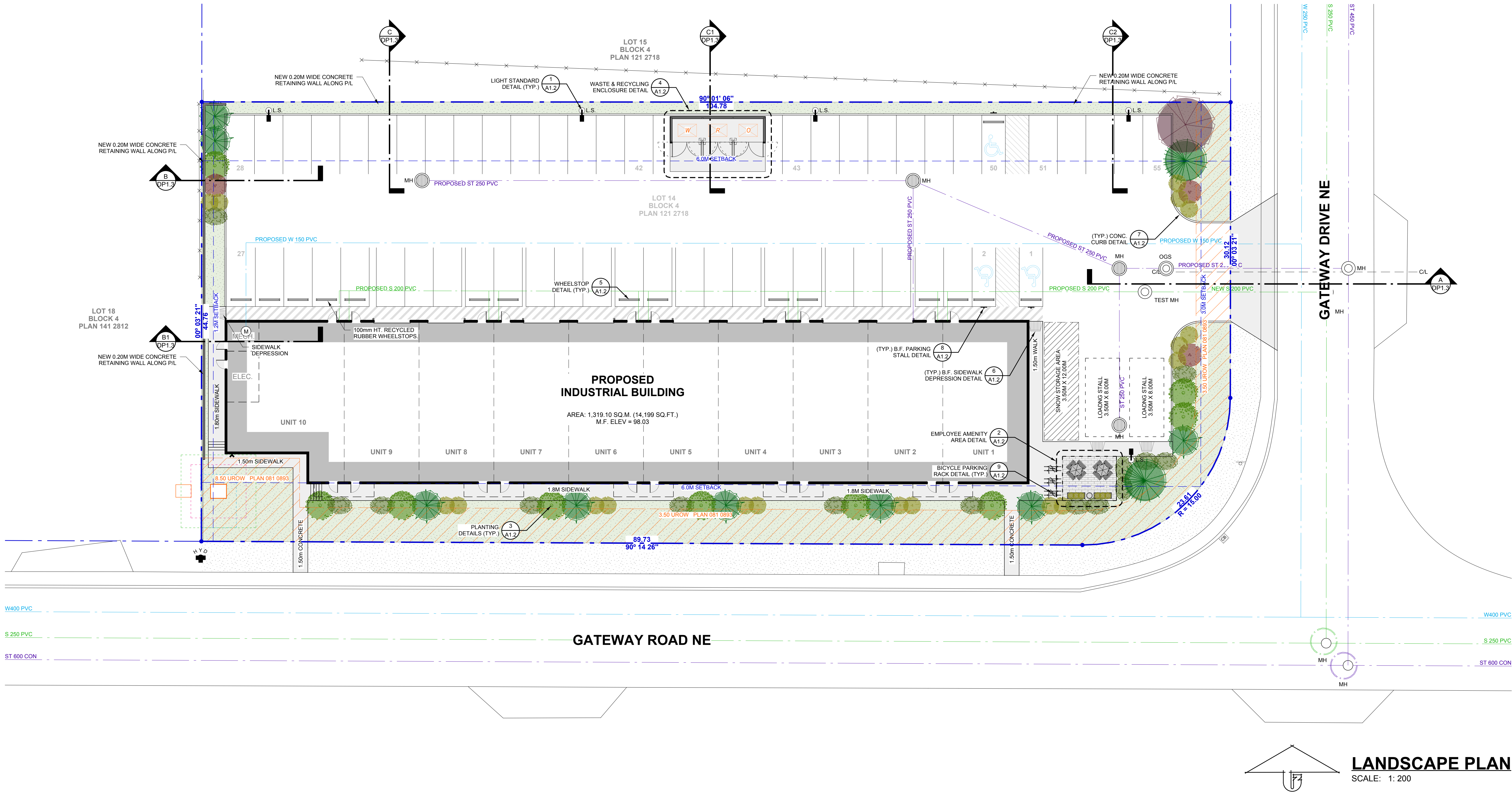
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SITE PLAN & SITE INFORMATION

JOB NUMBER:	25-098
DATE:	JUNE 29, 2026
DRAWN BY:	AC

A1.0

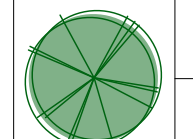
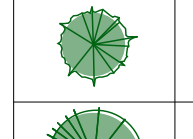
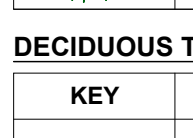
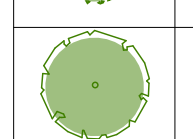
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ERRORS OR DISCREPANCIES IMMEDIATELY.



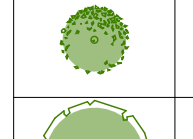
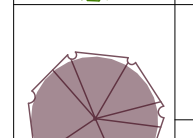
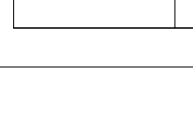
LANDSCAPING REQUIREMENTS	
LANDSCAPING REQUIREMENTS: - ALL SETBACK AREAS TO BE SOFT SURFACED LANDSCAPING 3.0M LANDSCAPE BUFFER ADJACENT TO THE FRONT PROPERTY LINE IN INDUSTRIAL AREAS. 1.0 TREE & 2.0 SHRUBS PER 45 SQ.M. REQUIRED LANDSCAPED AREA - MIN 5% SITE AREA TO BE LANDSCAPED	
REQUIRED LANDSCAPING: 4,862.48 sq.m. x 10% =	466.25 sq.m.
PROPOSED LANDSCAPING:	801.14 sq.m. (17.18%)
PLANTING REQUIREMENTS: 25%-75% OF ALL TREES TO BE DECIDUOUS TREES 50% OF TREE PLANTINGS TO BE LARGE IN SIZE - CONIFEROUS TREES: 2.5M HEIGHT - CONIFEROUS SHRUBS: MIN. 24" (600MM) HEIGHT OR 14" (350MM) SPREAD - DECIDUOUS TREES: 50MM CALIPER (SMALL) AND 70MM CALIPER (LARGE) - DECIDUOUS SHRUBS: MIN 18" (450mm) HEIGHT	
REQUIRED PLANTINGS: 466.25 sq.m. / 45.0 sq.m. = 10.36	11 TREES & 22 SHRUBS
PROPOSED PLANTINGS:	20 TREES & 35 SHRUBS

PLANT LIST

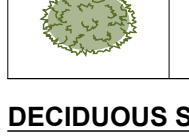
CONIFEROUS TREES

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	PLANT SIZE
	--	COLORADO SPRUCE	PICEA PUNGENS	2.5M HT. B & B: 800MM Ø ROOT BALL
	--	WHITE SPRUCE	PICEA GLAUCA	2.5M HT. B & B: 800MM Ø ROOT BALL
	8	COLUMNAR SPRUCE	PICEA PUNGENS 'FASTIGIATA'	3.0M HT. B & B: 900MM Ø ROOT BALL
	2	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	3.0M HT. B & B: 900MM Ø ROOT BALL

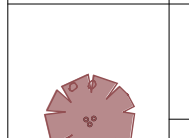
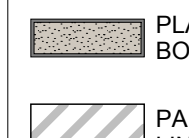
DECIDUOUS TREES

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	PLANT SIZE
	9	SWEDISH COLUMNAR ASPEN	POPULUS TREMULA 'ERECTA'	75MM CALIPER; B & B: 850MM X 550MM Ø ROOT BALL
	--	TREMBLING ASPEN	POPULUS TREMULOIDES	75MM CALIPER; B & B: 850MM X 550MM Ø ROOT BALL
	1	SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	50MM CALIPER; B & B: 650MM X 550MM Ø ROOT BALL
	--	SPRING SNOW FLOWERING CRABAPPLE	MALUS X SPRING SNOW	50MM CALIPER; B & B: 650MM X 550MM Ø ROOT BALL

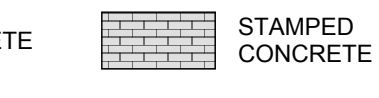
CONIFEROUS SHRUBS

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	PLANT SIZE
	14	CALGARY CARPET JUNIPER	JUNIPEROUS SABINA 'CALGARY CARPET'	600MM SPREAD MIN. (#5 CONTAINER SIZE)

DECIDUOUS SHRUBS

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	PLANT SIZE
	9	MANGO TANGO POTENTILLA	POTENTILLA FRUTICOSA 'MANGO TANGO'	600MM HT.; MIN. 4 MAJOR BASAL STEMS; ROOT SPREAD 300MM; #2 CONT.
	9	MORDEN BLUSH ROSE	ROSA 'MORDEN BLUSH'	600MM HT.; MIN. 4 MAJOR BASAL STEMS; ROOT SPREAD 300MM; #2 CONT.
	2	THREE LOBED SPIREA	SPIRAEA TRILOBATA	600MM HT.; MIN. 4 MAJOR BASAL STEMS; #2 CONT.
	1	BLOOMERANG LILAC	SYRINGA X 'PLENDA'	600MM HT.; MIN. 4 MAJOR BASAL STEMS; #2 CONT.

LANDSCAPE LEGEND:

GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK AS WELL AS WITH THE CURRENT CITY OF AIRDRIE STANDARDS AND SPECIFICATIONS (CURRENT EDITION).
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AT TIME OF CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO WORK COMMENCING.
- THE CONTRACTOR SHALL OBTAIN, AT THE CONTRACTOR'S SOLE EXPENSE, ALL UTILITY LOCATES PRIOR TO COMMENCING WORK.
- ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM. SPECIMEN GRADE SINGLE STEM STOCK - UNLESS NOTED OTHERWISE.
- DO NOT USE PLANTS IF: SOIL BALLS HAVE BEEN CRACKED OR BROKEN BEFORE OR DURING PLANTING OR WHEN BURLAP ROPES REQUIRED IN CONNECTION WITH THEIR TRANSPLANTING HAVE BEEN REMOVED.
- DO NOT USE PLANTS DAMAGED DURING CONTACT WITH EQUIPMENT, OR PLANTS THAT ARE WILTED, WIND BURNED OR STRESSED. CONTRACTOR TO REPLACE DAMAGED OR REJECTED PLANTS AT NO ADDITIONAL COST TO OWNER.
- STAKE OUT LOCATIONS OF TREES, SHRUBS AND PLANTING BEDS. LOCATIONS OF ALL PLANTS SHALL BE AS PER THE APPROVED LANDSCAPE PLANS. PLANTS INSTALLED THAT CONFLICT WITH THOSE DRAWINGS MAY REQUIRE TRANSPLANTING OR RELOCATION AS DIRECTED BY OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY THAT ALL MINIMUM CLEARANCES ARE PROVIDED BETWEEN PROPOSED TREES AND UNDERGROUND AND/OR OVERHEAD UTILITIES AS DEFINED BY THE LOCAL PARKS AND PLANNING DEPARTMENT.
- PART OF PLANT MATERIAL INSTALLATION SHALL INCLUDE SUFFICIENT PROTECTION TO PREVENT BARK AND TREE DAMAGE DUE TO FORAGING ANIMALS AND ANCHORING SYSTEM TO PREVENT ROOT BREAKAGE DUE TO STRONG WINDS. LANDSCAPE ARCHITECT NOT RESPONSIBLE FOR ANY DAMAGES THAT INCUR DUE TO IMPROPER INSTALLATION.
- ALL DEVELOPMENT AND CONSTRUCTION ACTIVITIES WITHIN 5 METERS OF EXISTING VEGETATION MUST BE SUPERVISED BY AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST.
- ALL PRUNING OF EXISTING VEGETATION MUST BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.
- ALL SITE GRADES SHALL MATCH EXISTING GRADES OF ADJACENT LANDS, WITH GRADING CONFINED TO THE SITE. SEE SURVEY PLAN AND CIVIL FOR ALL GRADING, CURB AND SERVICING INFORMATION.
- PLANTS IN PLANT LIST MAY BE SUBSTITUTED WITH OTHER LOCAL AREA ACCEPTABLE PLANTS. ANY SUBSTITUTIONS OF PLANT MATERIAL TO BE APPROVED BY THE ARCHITECT PRIOR TO SUBSTITUTIONS BEING MADE.
- CONTRACTOR TO ENSURE ADEQUATE SUPPORT FOR ALL PLANT MATERIAL NOTED ON DRAWINGS.
- ALL TREES AND SHRUBS ON PLANS ARE SHOWN AT MATURITY/FULL GROWTH.
- TREE PLANTINGS SHALL BE IN GROUPINGS OR MULCHED BEDS AND SHRUB PLANTINGS SHALL BE PLANTED IN GROUPS OF 3 OR MORE.
- ALL LANDSCAPED AREAS TO BE IRRIGATED W/UG SPRINKLER SYSTEM.
- ALL TREE AND SHRUB BEDS TO BE MULCHED WITH 75 mm BARK MULCH.
- ALL TREES TO BE MULCHED STARTING 50MM FROM THE ROOT FLARE (TRUNK) AND EXTENDING THE LENGTH OF HOLE.
- SOIL DEPTHS FOR PLANT MATERIAL SOIL DEPTH:
 - FOR TREES - 1200mm MIN
 - FOR PERENNIALS - 300mm MIN
 - FOR SHRUBS - 600mm MIN
- CERTIFIED NO. 1 CULTIVATED TURF FESCUE SOD; WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEALTHY GROWTH AND DELIVERED 24 HOURS FROM THE TIME OF CUTTING.
- SOD SHOWING SIGNS OF DETEIORATION DUE TO AGE OR LACK OF MOISTURE WILL BE REJECTED. SOD MUST BE FREE OF STONES, BURNS, DRY OR BARE SPOTS, TEARS AND DELIVERED MOIST, CUT IN STRIPS OF UNIFORM WIDTH AND THICKNESS.
- SOD TO BE INSTALLED ON 300MM OF TOPSOIL.
- MANAGEMENT OF WEED CONTROL, SNOW REMOVAL, AND OTHER LANDSCAPING MAINTENANCE FOR NEW DEVELOPED AREAS TO BE HANDLED WITH LANDSCAPED AREA MAINTENANCE.
- WEEDS WILL BE MITIGATED USING A COMBINATION OF PULLING, MOWING, SEED PRODUCTION PREVENTION, AND PLANTING OF HARDY TREE AND SHRUB SPECIES AS NOTED ON THE LANDSCAPE PLAN.

ARCHITECTURAL:

Calgary Office: 5917 1A Street SW, Calgary, AB, T2H 0G4
Ph. 403 253 2853 www.AxiomArch.ca

CLIENT:

METAL BUILDING GROUP

STRUCTURAL:

MECHANICAL / ELECTRICAL:

PROJECT INFORMATION:

PROPOSED

COMMERCIAL / INDUSTRIAL DEVELOPMENT

140 GATEWAY DRIVE NE
AIRDRIE, ALBERTA

LEGAL DESCRIPTION: LOT 14, BLOCK 4, PLAN 121 2718

STAMPS:

NOT FOR CONSTRUCTION

AXIOM ARCHITECTURE INC. (CALGARY)
PERMIT No. AC 13660
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

03	02	2026-08-14	Issued for 80% Client Review
02	01	2026-07-30	Prelim. Client Review - Revisions
01	--	2026-06-29	Issued for Prelim. Client Review

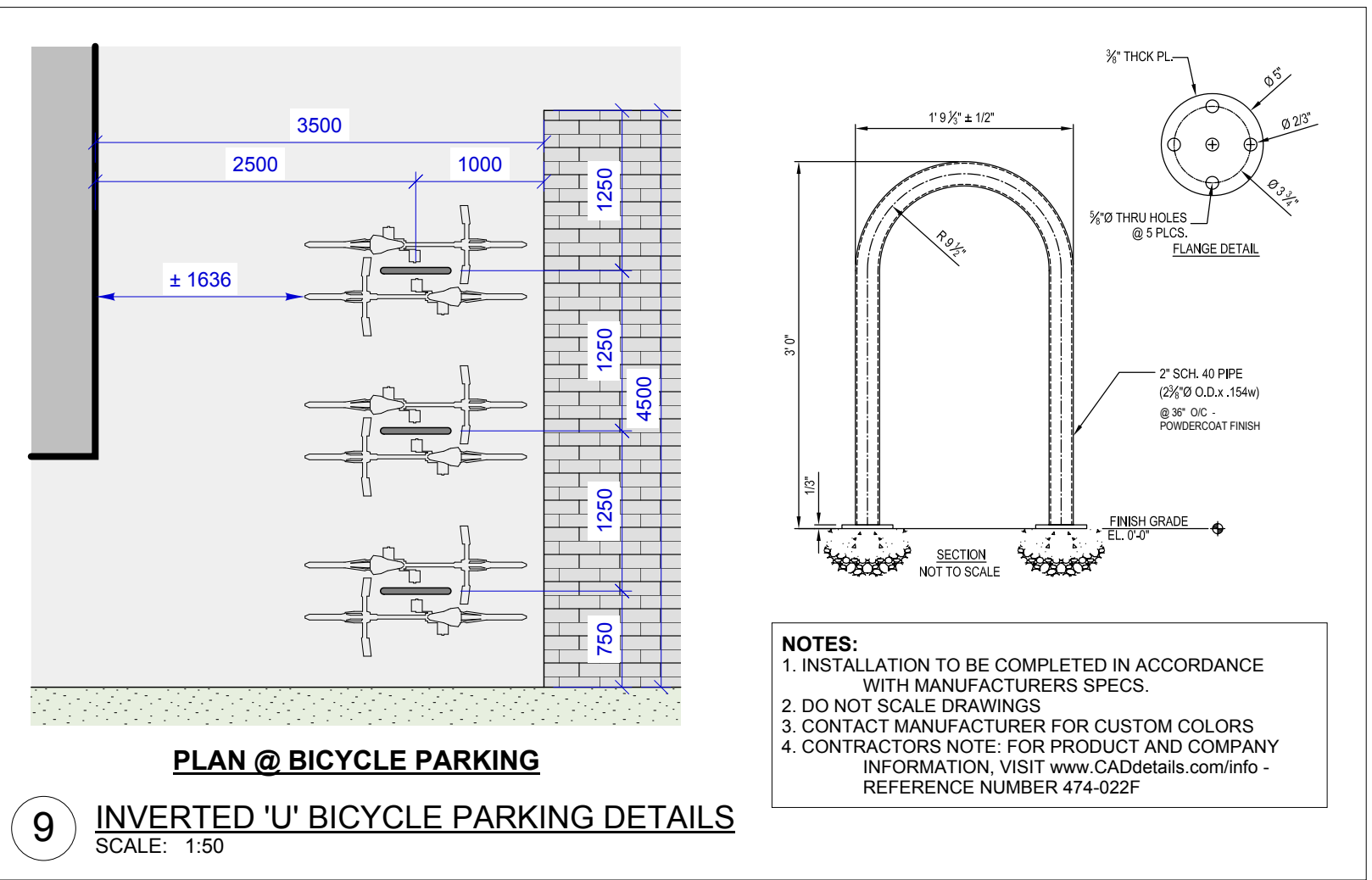
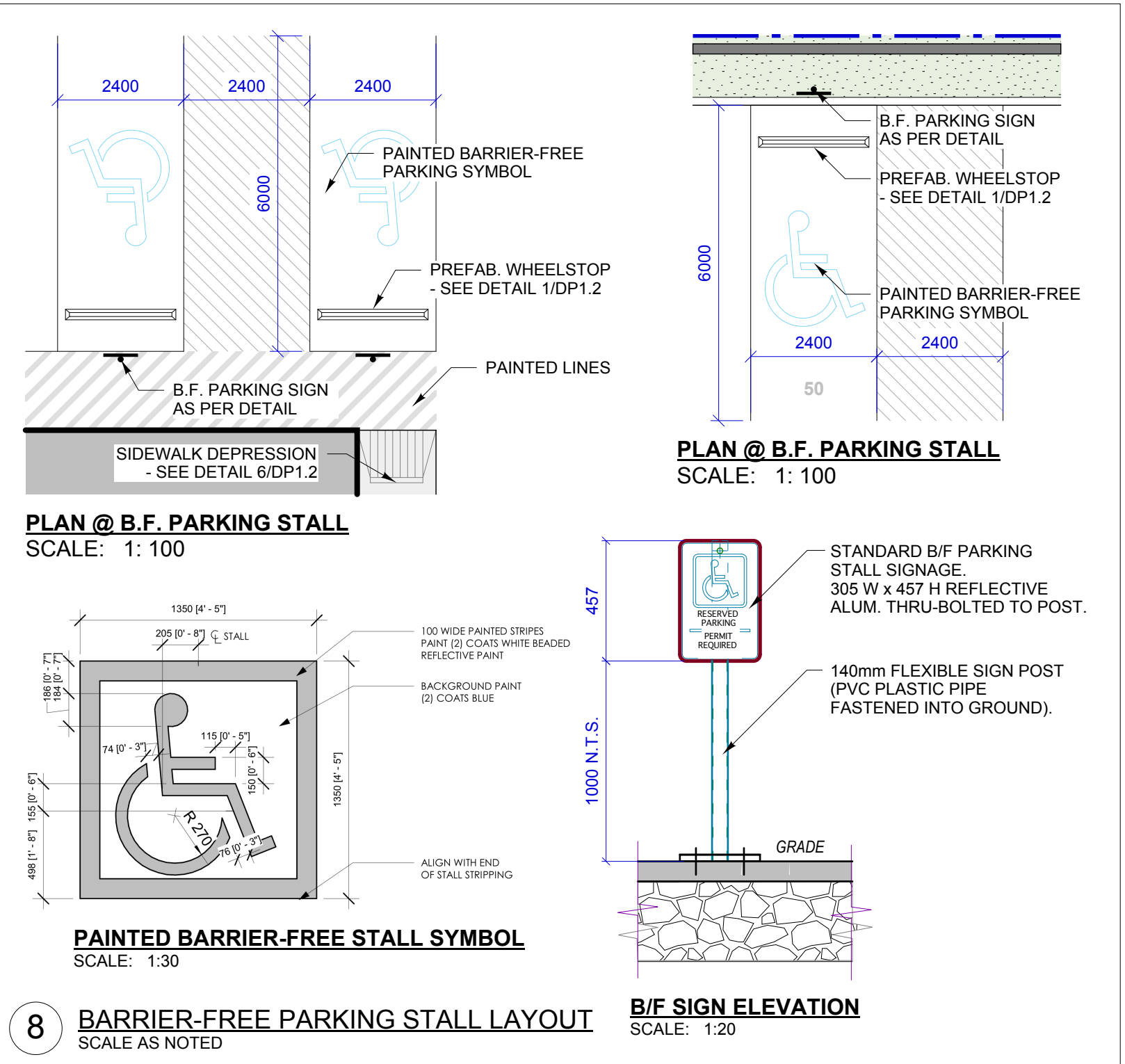
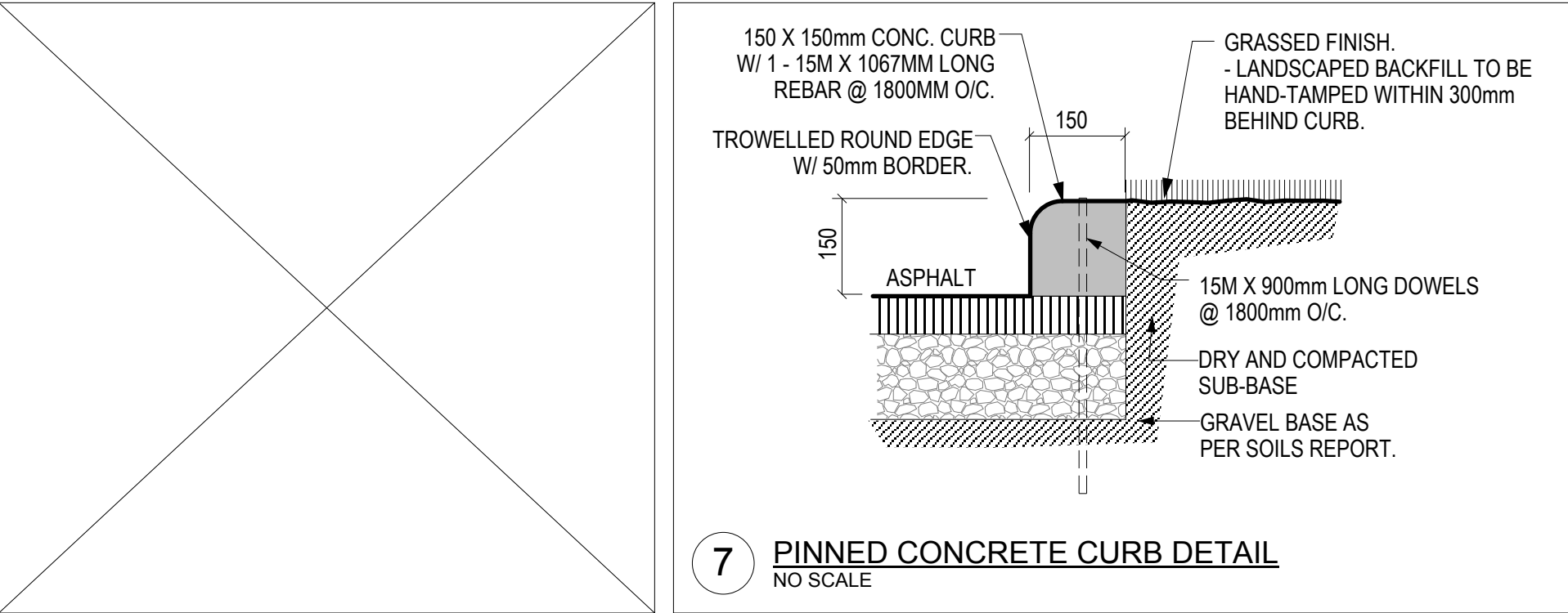
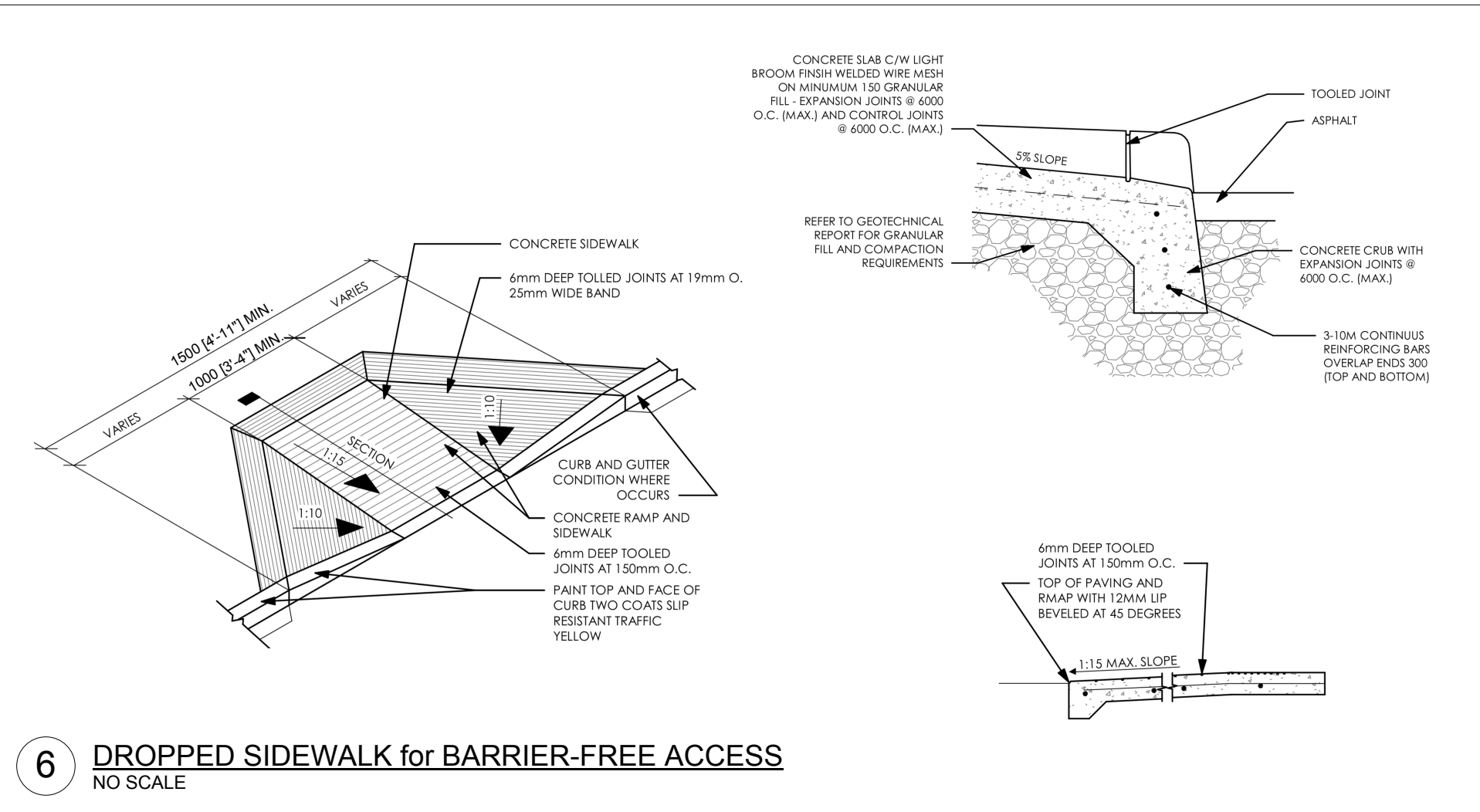
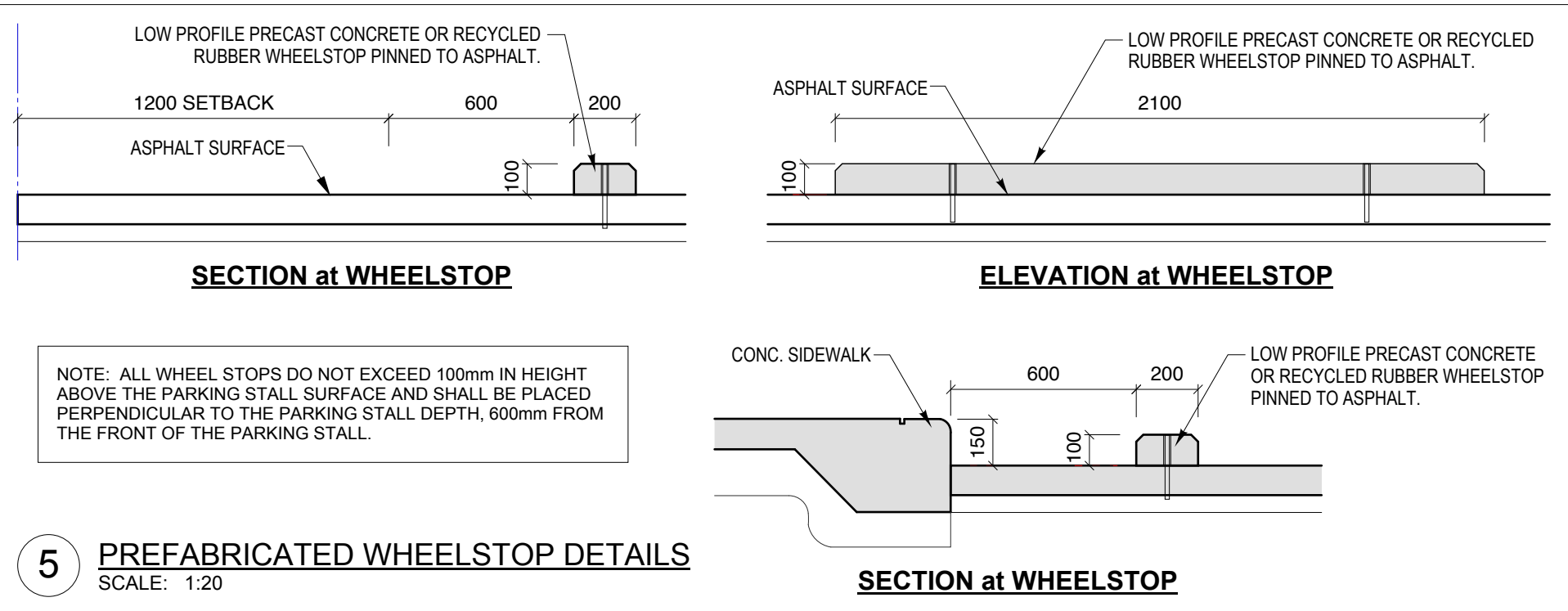
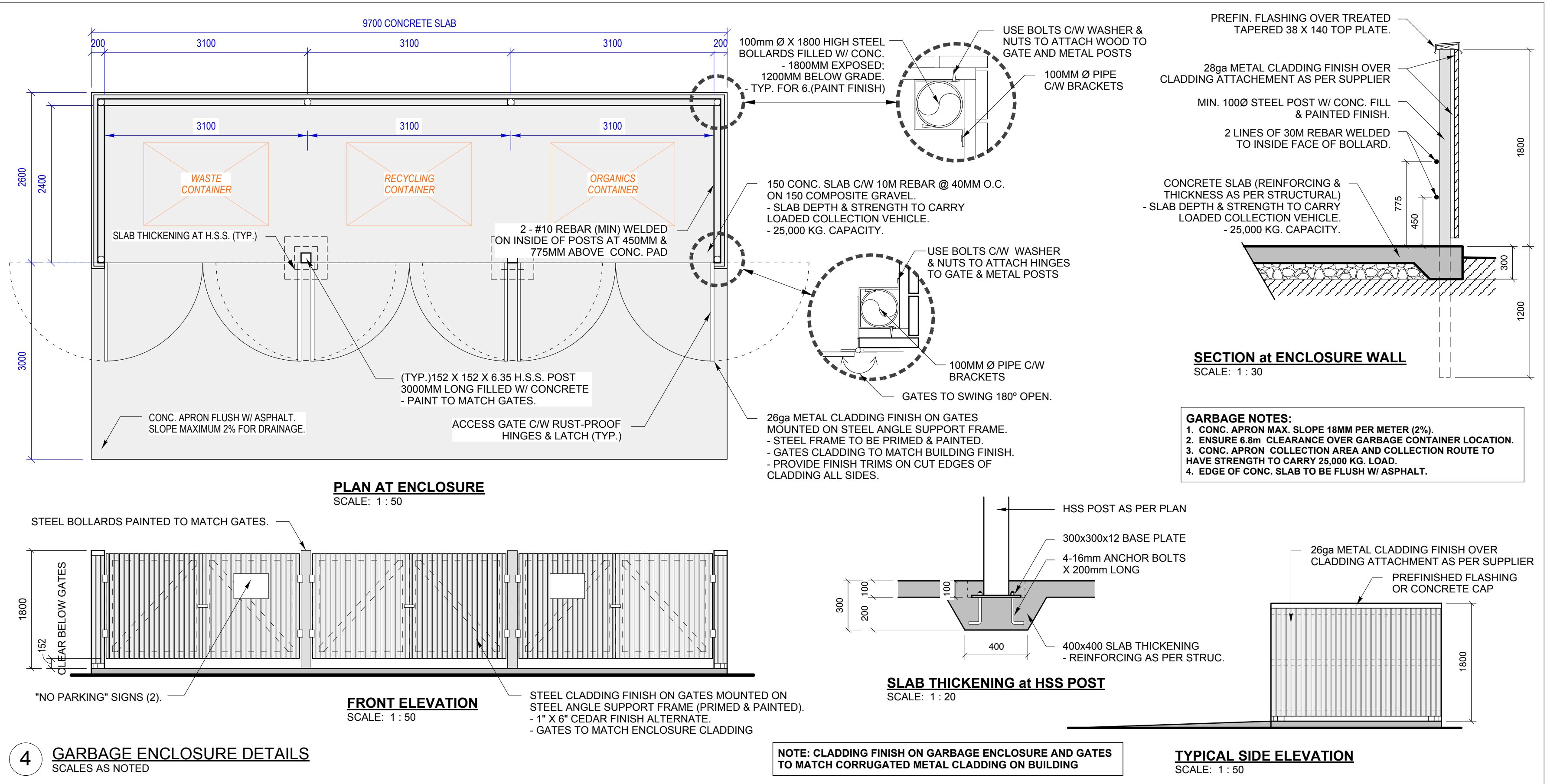
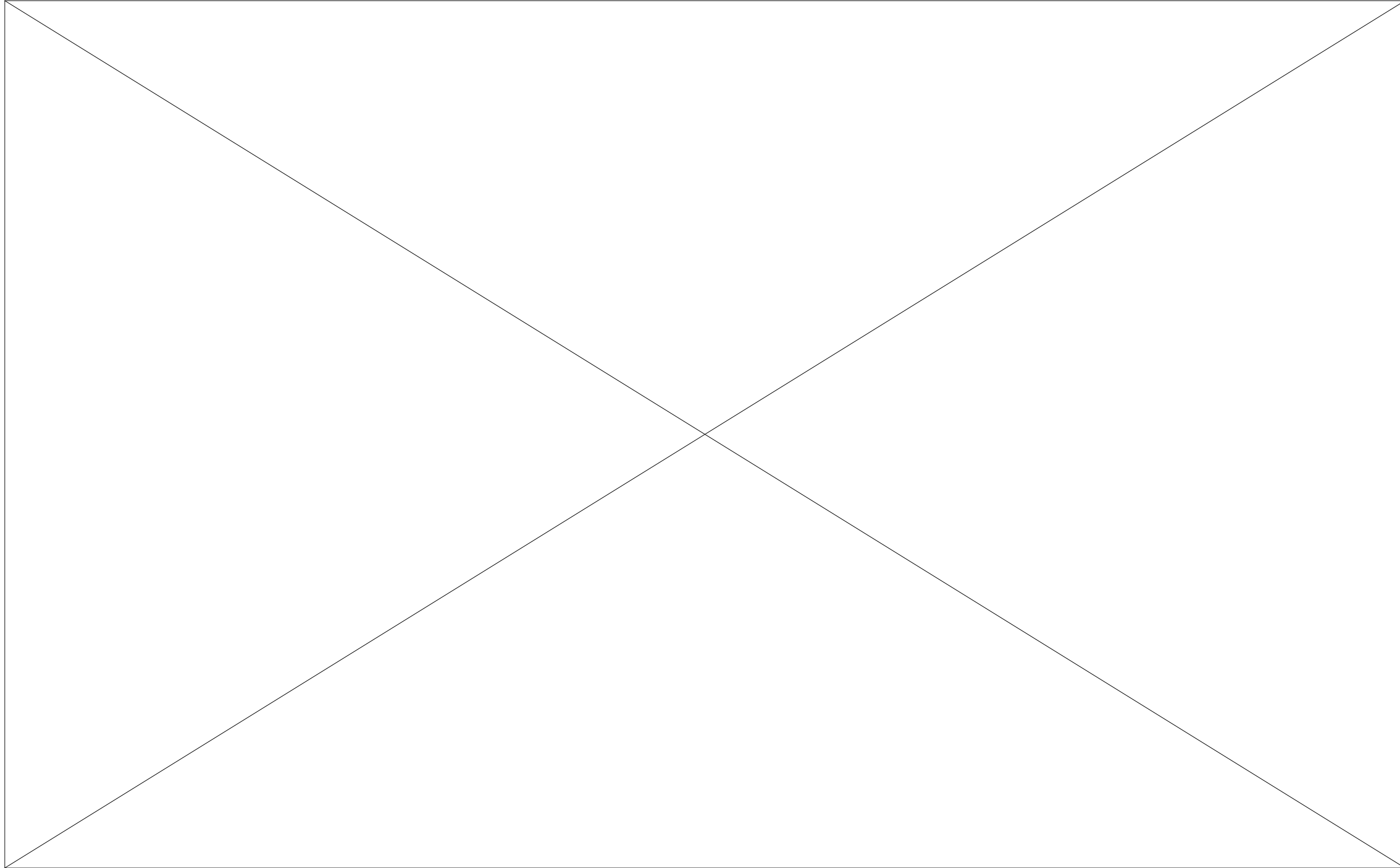
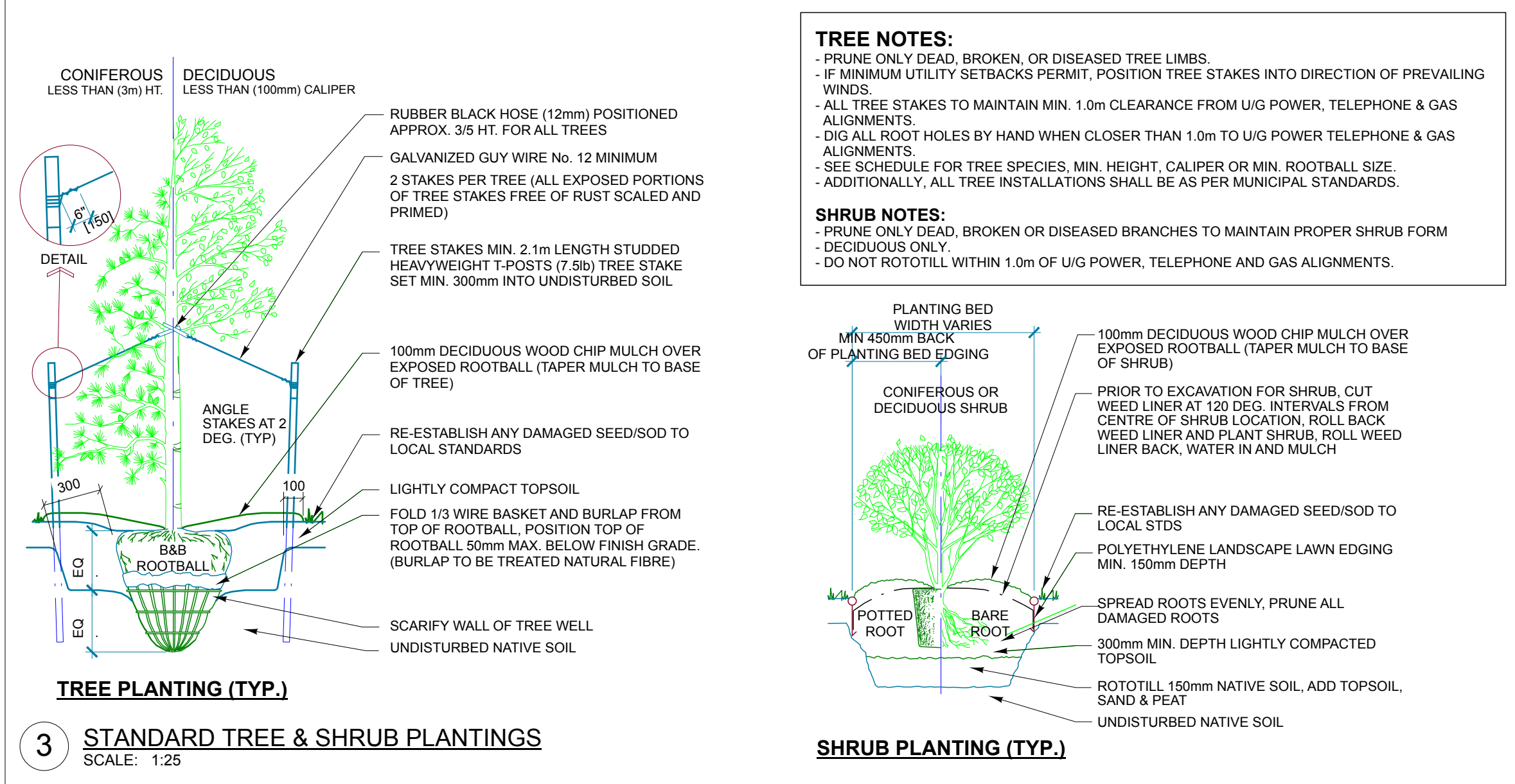
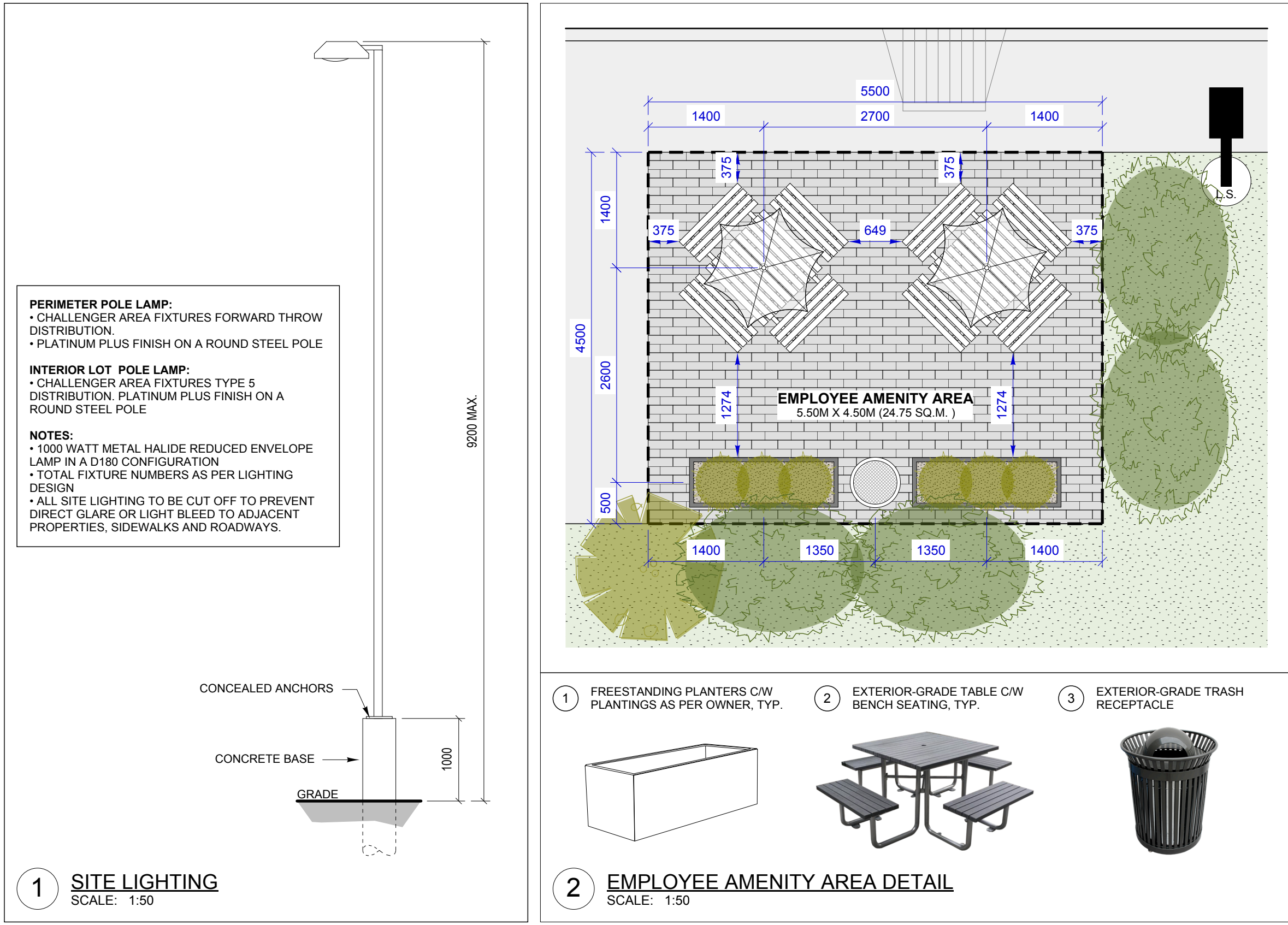
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DRAWING TITLE:

LANDSCAPE PLAN & NOTES

JOB NUMBER: 25-098
DATE: JUNE 29, 2026
DRAWN BY: AC

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ARCHITECTURAL:
Axiom
Architecture Inc.
Calgary Office: 5917 1A Street SW, Calgary, AB, T2H 0G4
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www.AxiomArch.ca

CLIENT:
MBG
METAL BUILDING GROUP

STRUCTURAL:

MECHANICAL / ELECTRICAL:

PROJECT INFORMATION:

PROPOSED

COMMERCIAL / INDUSTRIAL DEVELOPMENT

140 GATEWAY DRIVE NE
AIRDRIE, ALBERTA

LEGAL DESCRIPTION: LOT 14, BLOCK 4, PLAN 121 2718

STAMPS:

NOT FOR CONSTRUCTION

AXIOM ARCHITECTURE INC. (CALGARY)
PERMIT No. AC 13660
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REVISIONS:

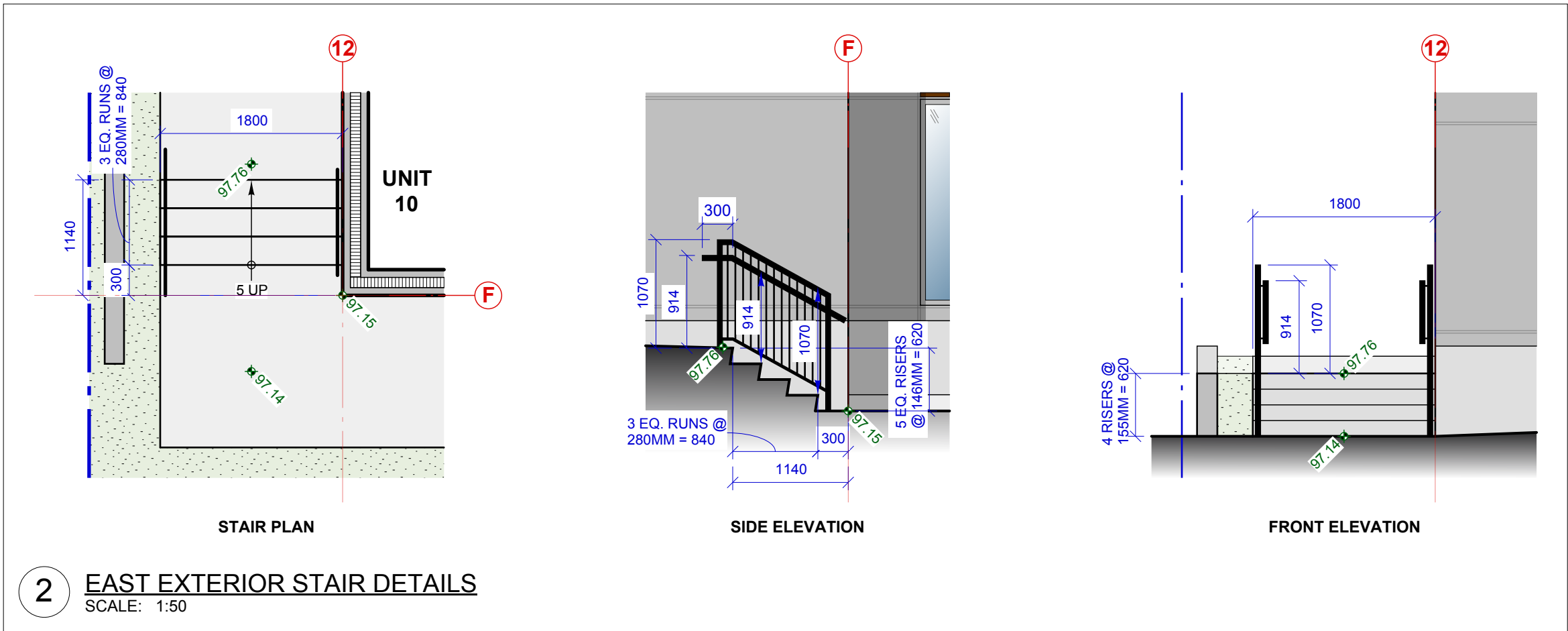
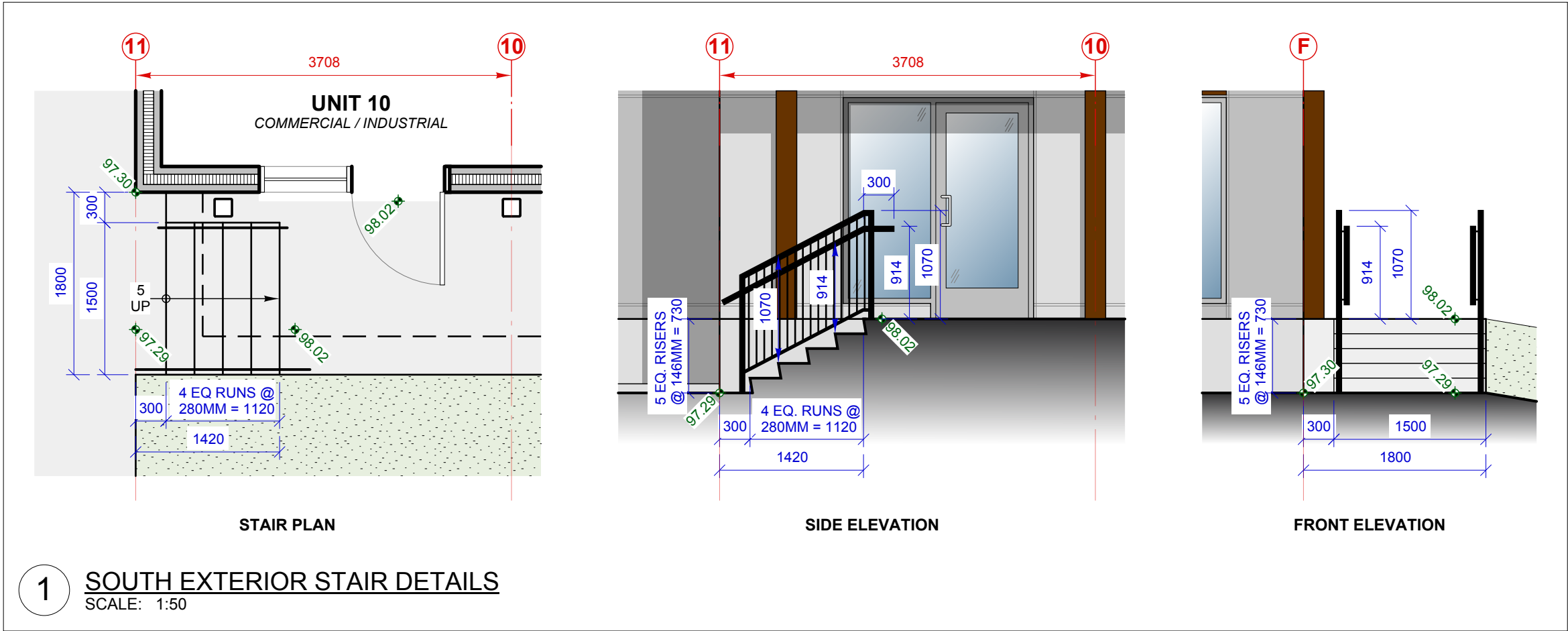
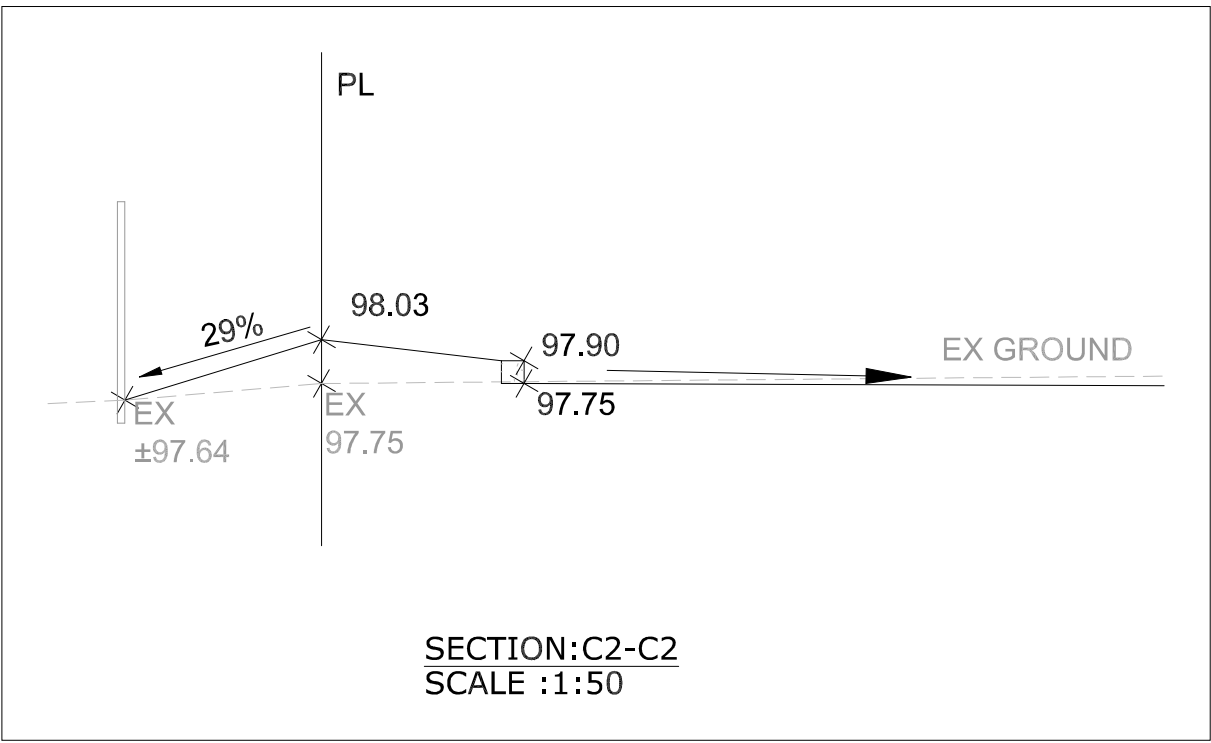
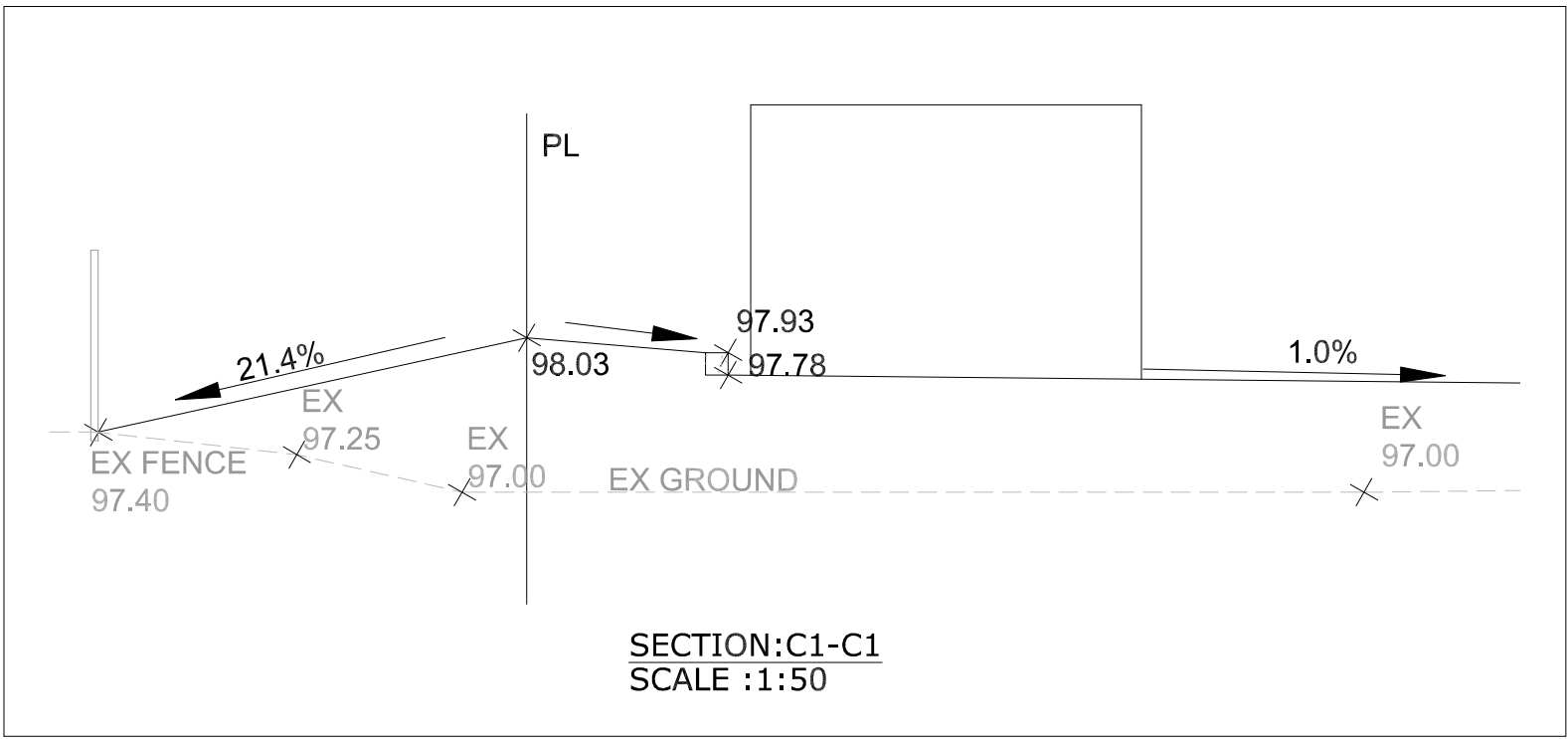
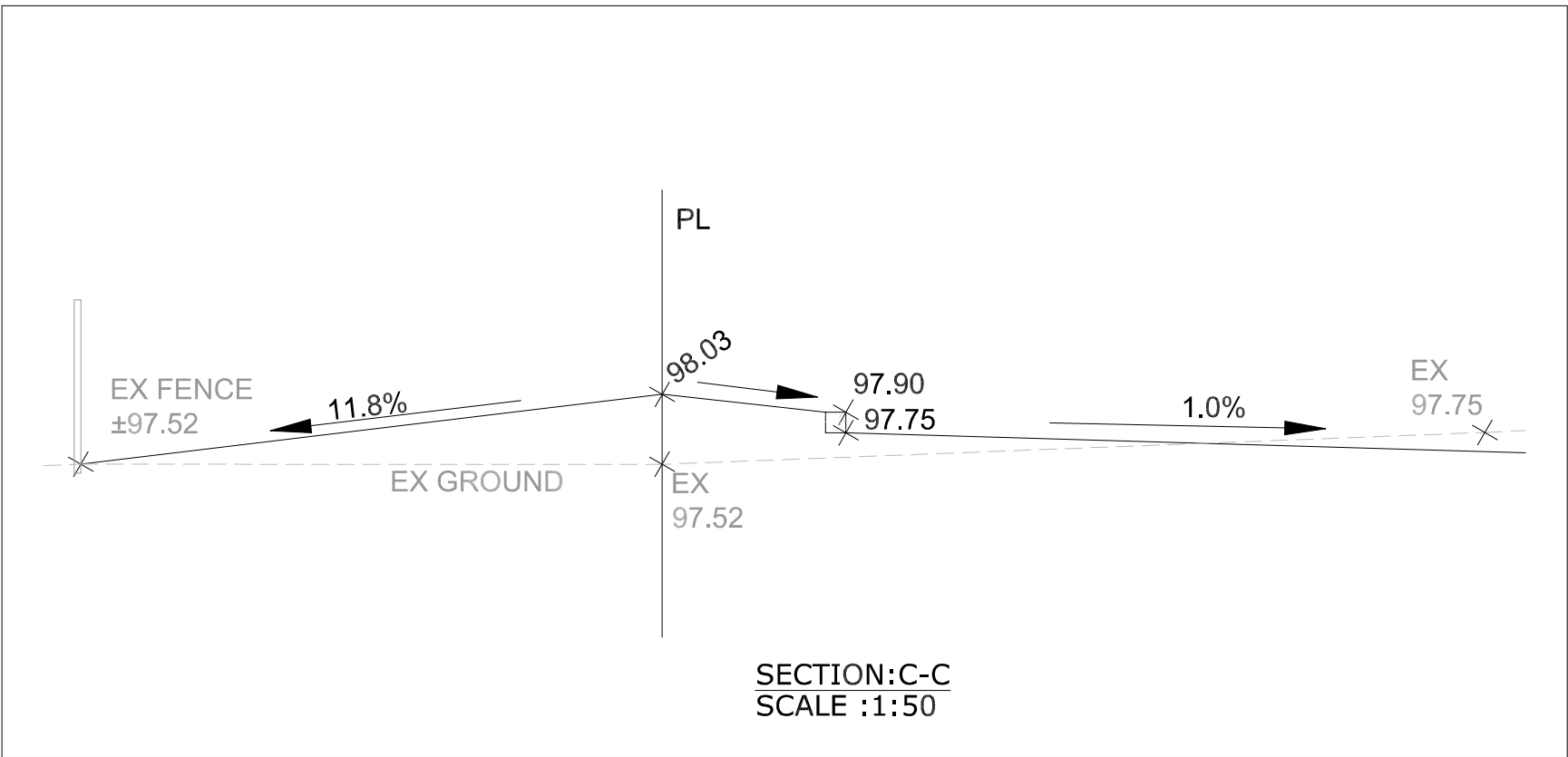
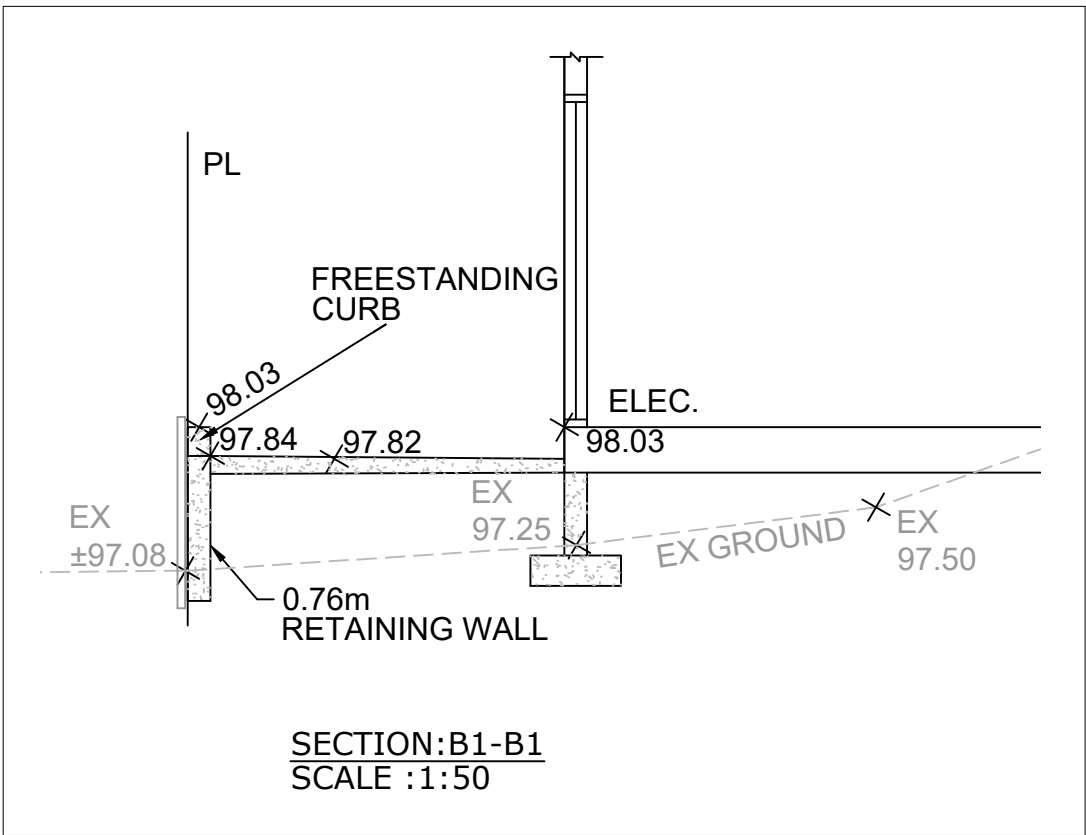
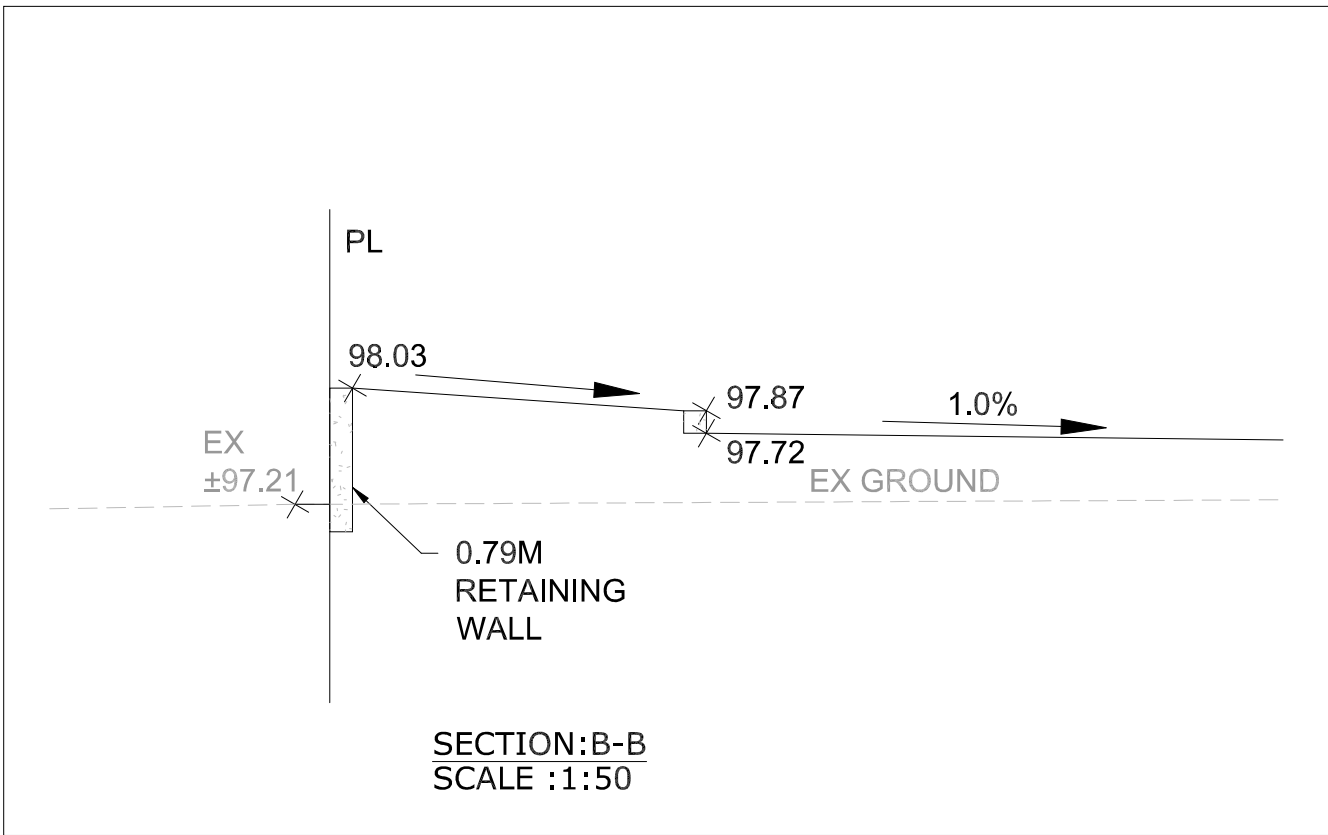
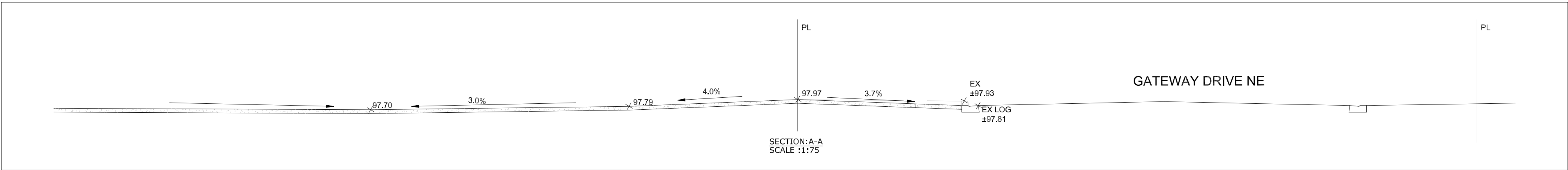
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DRAWING TITLE:

SITE DETAILS

JOB NUMBER: 25-098
DATE: JUNE 29, 2026
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ARCHITECTURAL:

Axiom
Architecture Inc.

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Ph: 403 253 2853
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CLIENT:

MBG
METAL BUILDING GROUP

STRUCTURAL:

MECHANICAL / ELECTRICAL:

PROJECT INFORMATION:

PROPOSED

COMMERCIAL / INDUSTRIAL DEVELOPMENT

140 GATEWAY DRIVE NE
AIRDRIE, ALBERTA

LEGAL DESCRIPTION: LOT 14, BLOCK 4, PLAN 121 2718

STAMPS:

NOT FOR CONSTRUCTION

AXIOM ARCHITECTURE INC. (CALGARY)
PERMIT No. AC 13660
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

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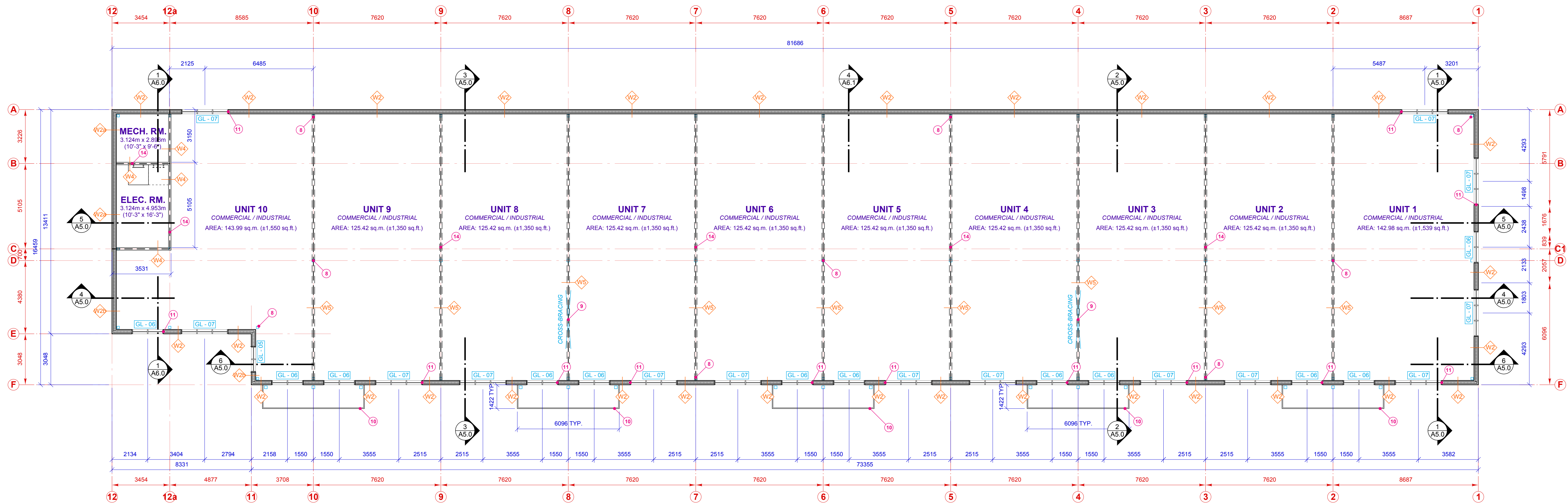
SITE SECTIONS & EXTERIOR STAIR DETAILS

JOB NUMBER: 25-098

DATE: JUNE 29, 2026

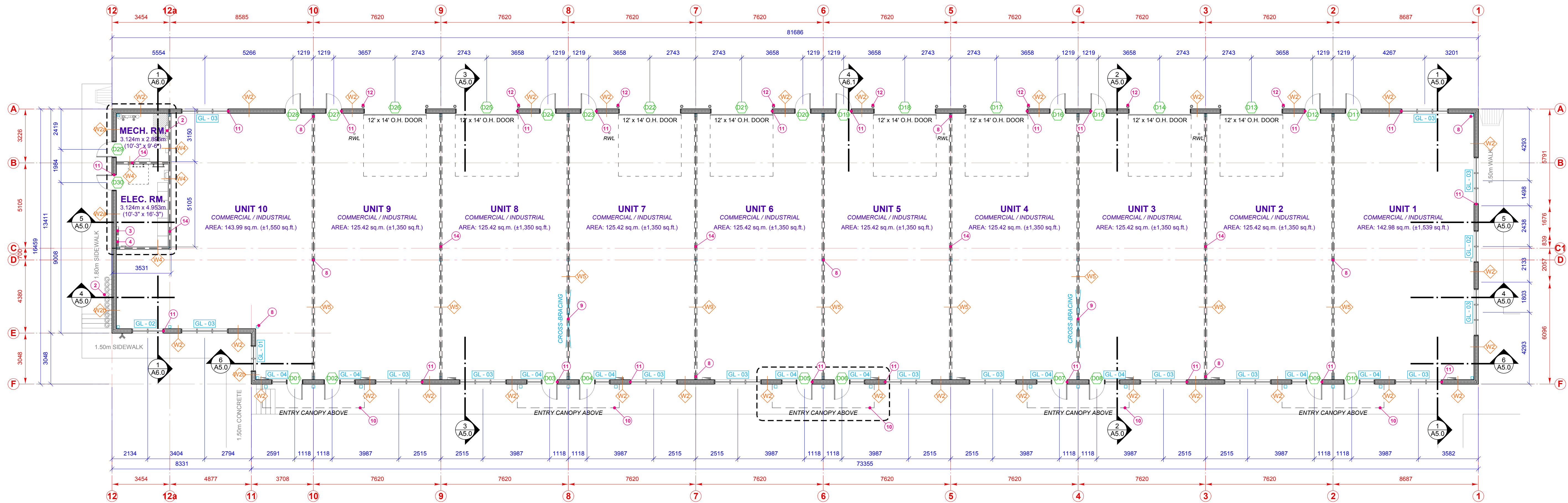
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FLOOR PLAN NOTES

- UNDERSLAB RADON COLLECTION PIT & LINE TO EXTERIOR WALL AS PER DETAIL 4 ON SHEET A7.0 AND MECHANICAL DRAWINGS BY **KD MECHANICAL**. CONFIRM LOCATIONS WITH SITE CONDITIONS.
- PROPOSED LOCATION FOR GAS & WATER METER BANKS. REFER TO MECHANICAL DRAWINGS BY **KD MECHANICAL**.
- PROPOSED ELECTRICAL PANEL LOCATIONS. REFER TO ELECTRICAL DRAWINGS BY **KD ELECTRICAL**.
- PROPOSED LOCATION FOR FIRE ALARM CONTROL PANEL (FACP). REFER TO MECHANICAL DRAWINGS BY **ENGINECTRA**.
- PROPOSED LOCATIONS FOR FLOOR DRAINS. FINAL LOCATION TO BE CONFIRMED BY MECHANICAL CONSULTANT DRAWINGS.
- FLOOR DRAIN AT OVERHEAD DOOR OPENINGS. REFER TO MECHANICAL DRAWINGS BY **KD MECHANICAL** FOR SIZE.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS BY **KD MECHANICAL & ELECTRICAL** FOR SERVICE ROOM EQUIPMENT LAYOUT.
- PROPOSED COLUMNS, POSTS AND BEAMS AS PER STRUCTURAL DRAWINGS BY **MOLI INDUSTRIES LTD.**
- CROSS BRACING AS PER STRUCTURAL DRAWINGS BY **BRICKHOUSE STRUCTURAL ENGINEERING INC.**
- PROPOSED CANOPY / ROOF FRAMING ABOVE AS PER STRUCTURAL DRAWINGS BY **MOLI INDUSTRIES LTD.**
- CONFIRM ROUGH OPENING FOR WINDOWS & DOORS WITH SUPPLIER SHOP DRAWINGS. SHIM AROUND OPENING AS NEEDED & FINISH W/ 13MM GYPROC ON THE INTERIOR BUTT INTO FRAME. CAULK JOINT.
- TYPICAL CONCRETE BOLLARDS ADJACENT TO EACH SIDE OF O.H. DOOR OPENING. REFER TO DETAIL 2 ON SHEET A8.0
- PROVIDE FIRESTOPPING AT SERVICE LINE PENETRATION OF RATED WALLS. FRAME IN LINES AS TIGHTLY AS POSSIBLE & FINISH W/ 5/8" TYPE 'X' GYPSUM BOARD (FULL HEIGHT).
- DASHED LINE INDICATES FIRE SEPARATION. ENSURE SMOKE-TIGHT BARRIER BETWEEN DWELLING UNITS.
- RESERVED -
- RESERVED -
- RESERVED -



UPPER FLOOR PLAN

SCALE: 1: 125

MAIN FLOOR PLAN

SCALE: 1: 125

AREA: 1,319.10 sq.m. (± 14,199 sq.ft.)

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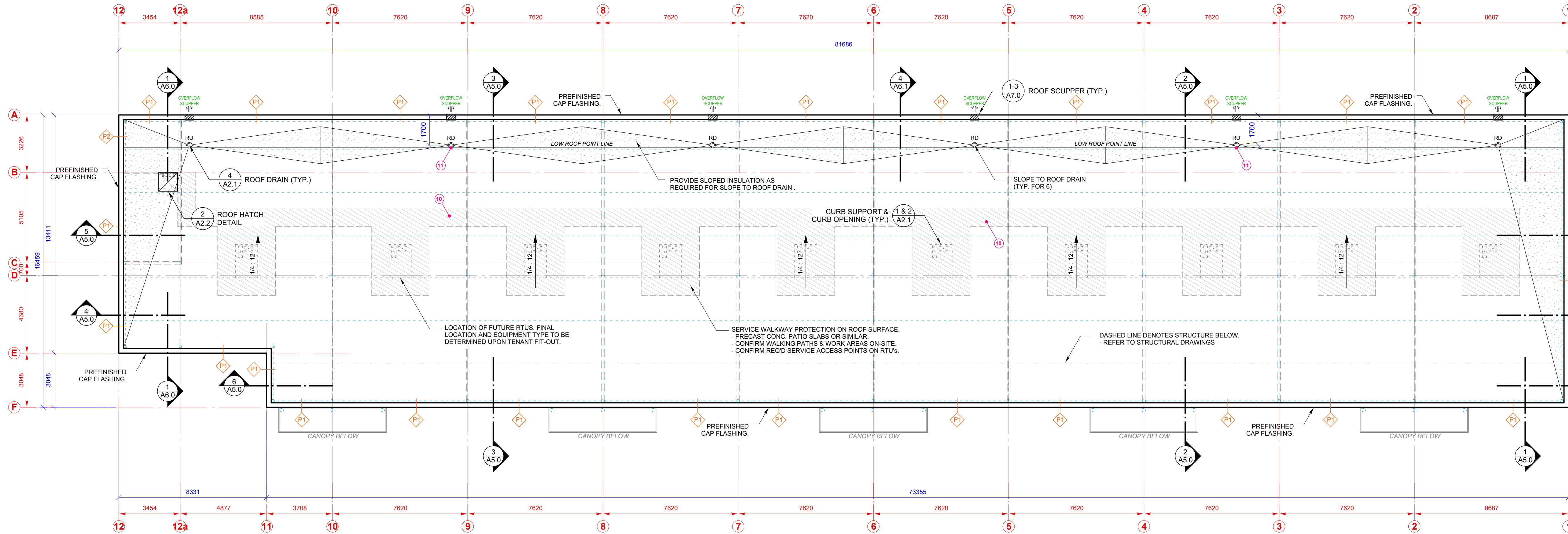
DRAWING TITLE:

MAIN FLOOR PLAN & UPPER FLOOR PLAN

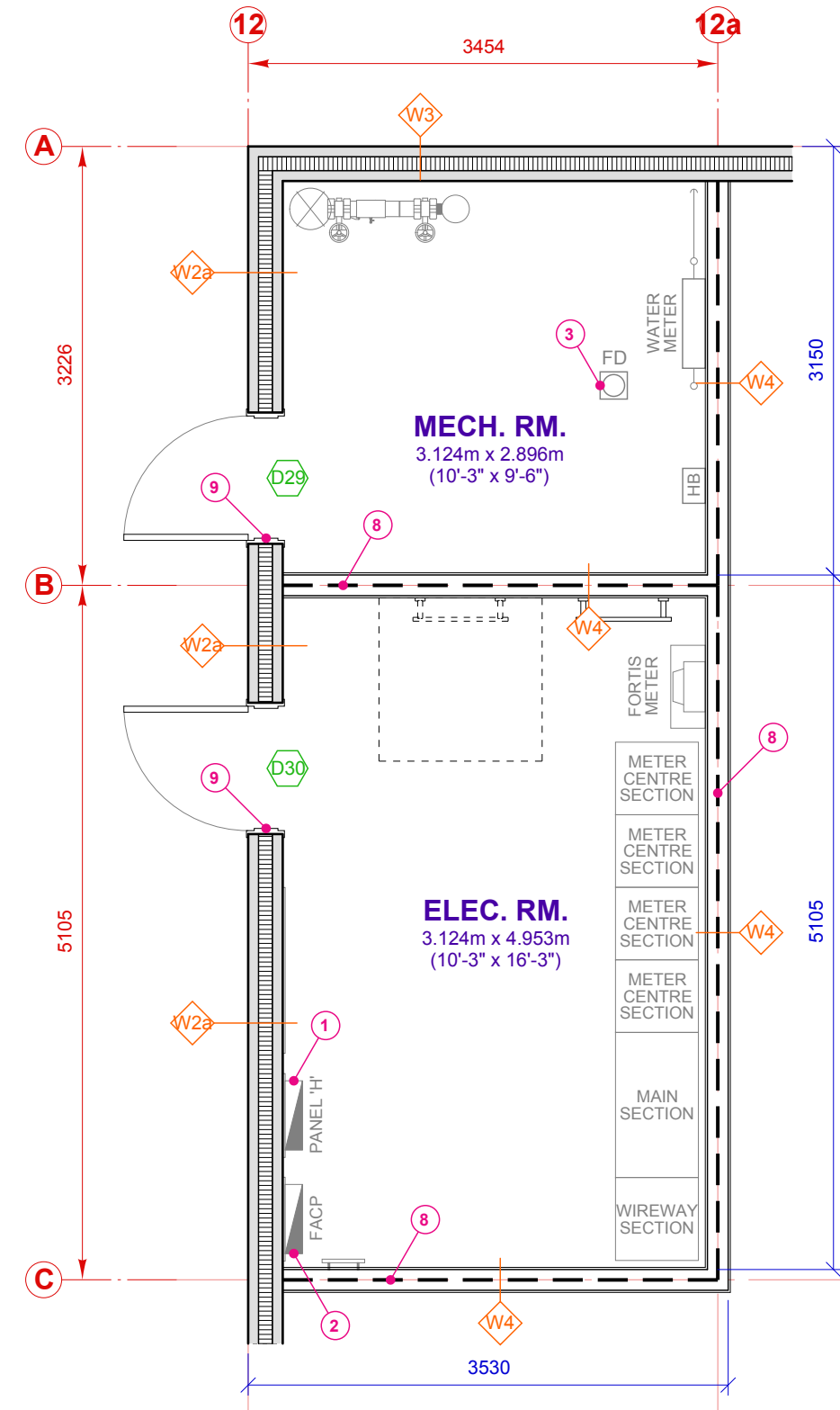
JOB NUMBER: 25-098
DATE: JUNE 29, 2026
DRAWN BY: AC

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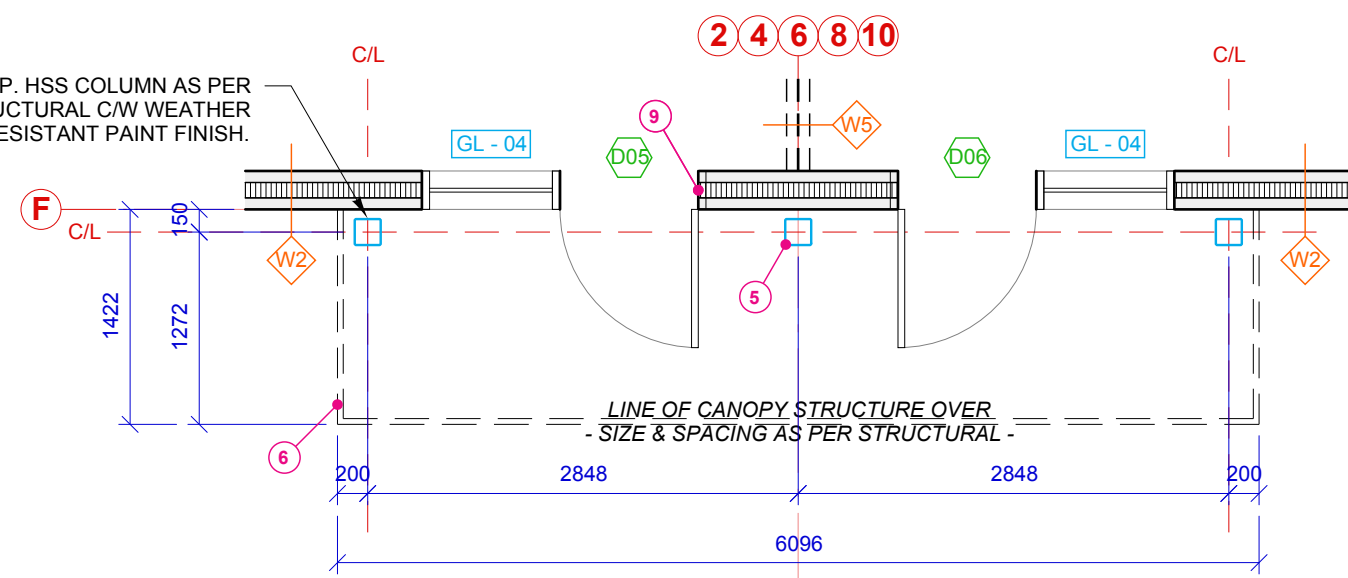


ROOF PLAN
SCALE: 1: 125

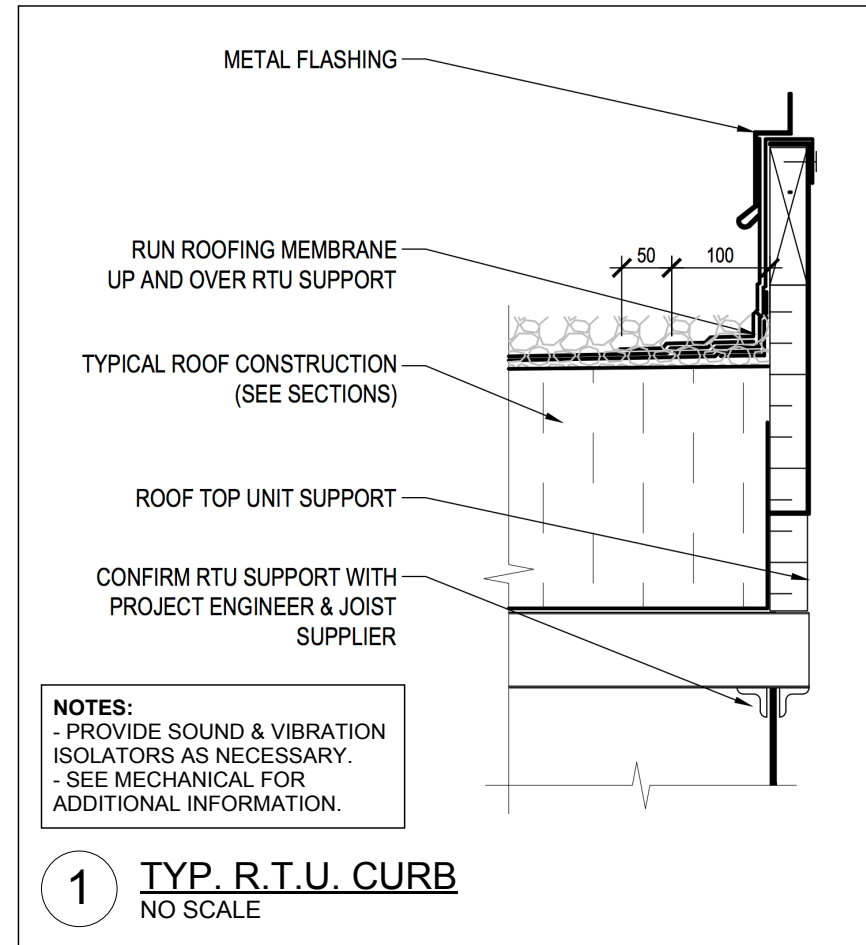


- FLOOR PLAN NOTES**
- PROPOSED ELECTRICAL PANEL LOCATIONS. REFER TO ELECTRICAL DRAWINGS BY **KD ELECTRICAL**.
 - PROPOSED LOCATION FOR FIRE ALARM CONTROL PANEL (FACP). REFER TO MECHANICAL DRAWINGS BY **ENGINECTRA**.
 - PROPOSED LOCATIONS FOR FLOOR DRAINS. FINAL LOCATION TO BE CONFIRMED BY MECHANICAL CONSULTANT DRAWINGS.
 - REFER TO MECHANICAL AND ELECTRICAL DRAWINGS BY **KD MECHANICAL & ELECTRICAL** FOR SERVICE ROOM EQUIPMENT LAYOUT.
 - PROPOSED COLUMNS, POSTS AND BEAMS AS PER STRUCTURAL DRAWINGS BY **MOLI INDUSTRIES LTD.**
 - PROPOSED CANOPY / ROOF FRAMING ABOVE AS PER STRUCTURAL DRAWINGS BY **MOLI INDUSTRIES LTD.**
 - PROVIDE FIRESTOPPING AT SERVICE LINE PENETRATION OF RATED WALLS. FRAME IN LINES AS TIGHTLY AS POSSIBLE & FINISH W/ 5/8" TYPE 'X' GYPSUM BOARD (FULL HEIGHT)
 - DASHED LINE INDICATES FIRE SEPARATION. ENSURE SMOKE-TIGHT BARRIER BETWEEN DWELLING UNITS.
 - CONFIRM ROUGH OPENING FOR WINDOWS & DOORS WITH SUPPLIER SHOP DRAWINGS. SHIM AROUND OPENINGS AS NEEDED & FINISH W/ 13MM GYPROC ON THE INTERIOR BUTT INTO FRAME. CALK JOINT.
 - PROVIDE PRECAST CONC. PATIO SLABS (OR APPROVED SIMILAR) FOR WALKWAYS TO ROOF TOP UNITS. CONFIRM FINAL NUMBER REQ'D & ENSURE ROOF DRAINAGE IS NOT IMPEDED. SLABS TO BE PLACED ON ADJUSTABLE PEDESTALS W/ MIN. 13MM DRAINAGE GAP TO PROTECT ROOF MEMBRANE.
 - G.C. TO CONFIRM PROPOSED ROOF DRAIN LOCATIONS ARE PLACED CLEAR OF BEAMS & PURLINS BELOW.
 - SEE SHEET A2.2 FOR ALL ROOF ACCESS DETAILS INCLUDING LADDER PLANS, SECTIONS, ELEVATIONS AND ADDITIONAL DETAILS

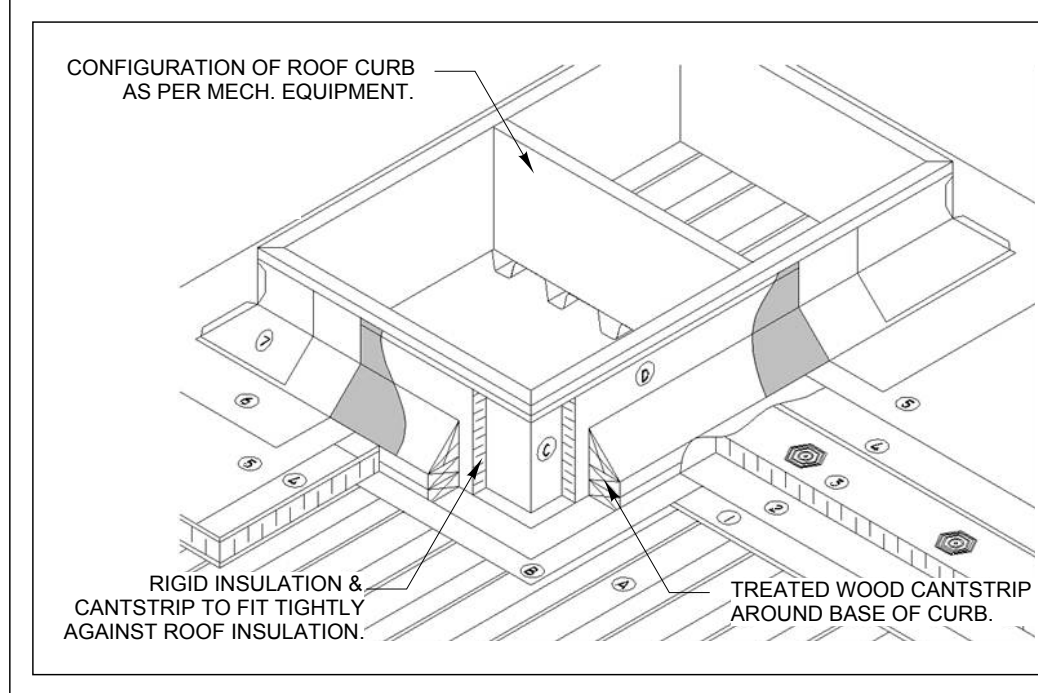
1 SERVICE ROOMS PLAN
SCALE: 1: 50



2 ENTRY CANOPY PLAN
SCALE: 1: 50



1 TYP. R.T.U. CURB
NO SCALE



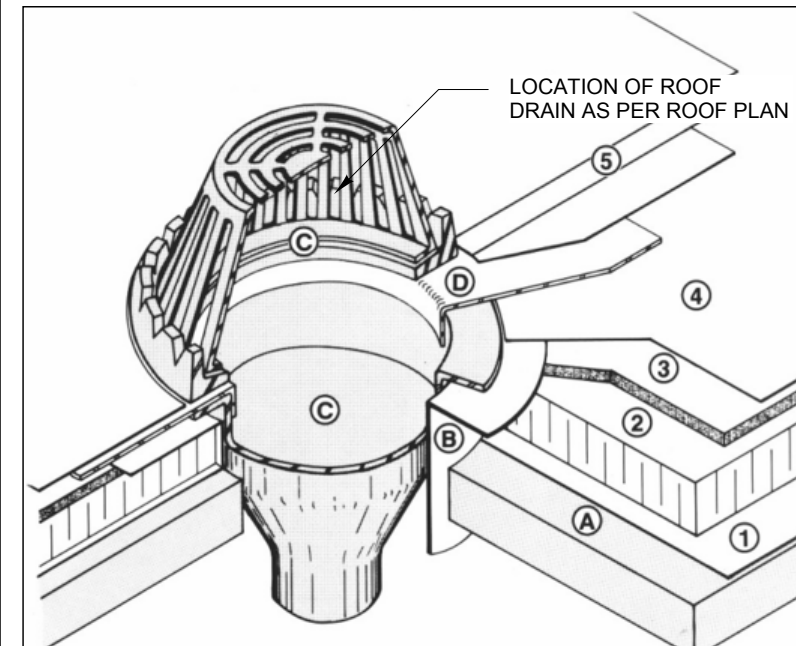
TYPICAL CURBED PLUMBING VENT:

- VAPOUR RETARDANT: "HENRY BLUESKIN SA" SELF-ADHERED AIR/VAPOUR BARRIER
- PRIMARY INSULATION: RIGID POLY ISO INSULATION
- SECONDARY INSULATION: RIGID POLY ISO INSULATION - SLOPED (MIN. 2%)
- PRIMARY MEMBRANE AND MEMBRANE PROTECTION: 2-PLY SBS ROOF MEMBRANE (OR APPROVED EQUAL). MEMBRANE REQUIRED TO CLOSE IN ROOF OPENING TO BE SEALED TO 2-PLY SBS ROOF MEMBRANE SURFACE
- MEMBRANE FLASHING AROUND PERIMETER OF CURB & MECHANICALLY FASTENED
- METAL FLASHING FROM UNDERSIDE TOP LIP OF CURB TO OVER CANTSTRIP BLOCKING

- A: WOOD ROOF JOISTS (AS PER STRUCTURAL) C/W 13MM PLYWOOD SHEATHING ABOVE
B: AIR/VAPOUR SEAL TO BE SEALED TO FACE OF CURB AT OPENING
C: TREATED SLOPED WOOD BLOCKING: 200MM TO 300MM HEIGHT MECHANICAL CURB
D: FIBER CANT STRIP AROUND BASE OF CURB
E: FIBERGLASS BATT INSULATION
F: SLOPED LEAD CAP FLASHING
G: VENT EXTENSION AND SEALANT

- ROOFING CONTRACTOR TO ENSURE THAT THE FINISHED ROOF SURFACE AT THE CURB LOCATIONS DOES NOT OBSTRUCT THE DRAINAGE OF THE ROOF SURFACE.

3 TYP. CURBED PLUMBING VENT
NO SCALE



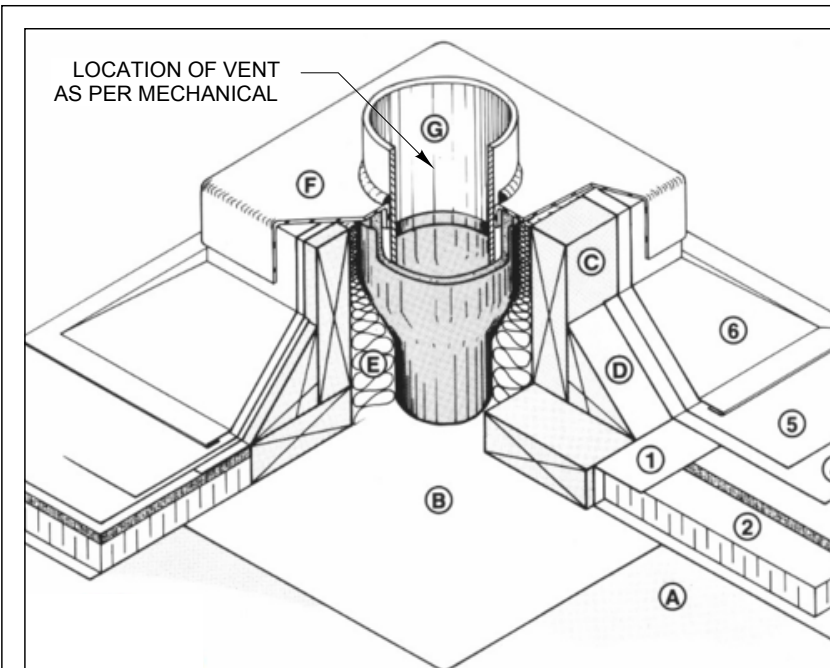
TYPICAL ROOF DRAIN PENETRATION:

- VAPOUR RETARDANT: "HENRY BLUESKIN SA" SELF-ADHERED AIR/VAPOUR BARRIER
- PRIMARY INSULATION: RIGID POLY ISO INSULATION
- SECONDARY INSULATION: RIGID POLY ISO INSULATION - SLOPED (MIN. 2%)
- PRIMARY MEMBRANE AND MEMBRANE PROTECTION: 2-PLY SBS ROOF MEMBRANE (OR APPROVED EQUAL). MEMBRANE REQUIRED TO CLOSE IN ROOF OPENING TO BE SEALED TO 2-PLY SBS ROOF MEMBRANE SURFACE
- MEMBRANE FLASHING AROUND PERIMETER OF CURB & MECHANICALLY FASTENED

- A: WOOD ROOF JOISTS (AS PER STRUCTURAL) C/W 13MM PLYWOOD SHEATHING ABOVE
B: OPTIONAL METAL SLEEVE TO BE CONFIRMED BY OWNER PRIOR TO INSTALLATION.
C: ROOF DRAIN ASSEMBLY; REFER TO MECHANICAL DRAWINGS BY OTHERS
D: LEAD FLASHING

- ROOFING CONTRACTOR TO ENSURE THAT THE FINISHED ROOF SURFACE AT THE CURB LOCATIONS DOES NOT OBSTRUCT THE DRAINAGE OF THE ROOF SURFACE.

4 TYP. ROOF DRAIN
NO SCALE



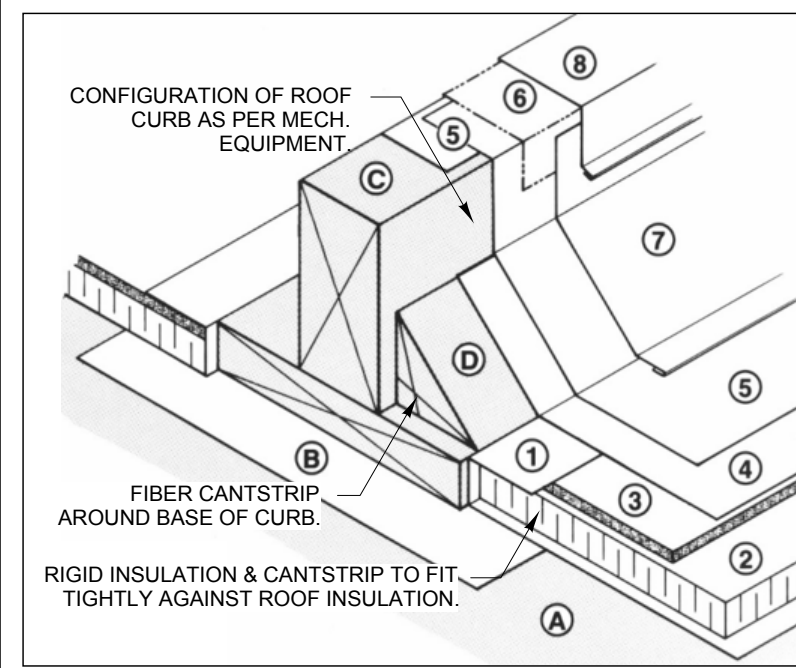
TYPICAL MECHANICAL CURB OPENING:

- VAPOUR RETARDANT: "HENRY BLUESKIN SA" SELF-ADHERED AIR/VAPOUR BARRIER
- PRIMARY INSULATION: RIGID POLY ISO INSULATION
- SECONDARY INSULATION: RIGID POLY ISO INSULATION - SLOPED (MIN. 2%)
- PRIMARY MEMBRANE AND MEMBRANE PROTECTION: 2-PLY SBS ROOF MEMBRANE (OR APPROVED EQUAL). MEMBRANE REQUIRED TO CLOSE IN ROOF OPENING TO BE SEALED TO 2-PLY SBS ROOF MEMBRANE SURFACE
- MEMBRANE FLASHING AROUND PERIMETER OF CURB & MECHANICALLY FASTENED
- METAL FLASHING FROM UNDERSIDE TOP LIP OF CURB TO OVER CANTSTRIP BLOCKING

- A: WOOD ROOF JOISTS (AS PER STRUCTURAL) C/W 13MM PLYWOOD SHEATHING ABOVE
B: AIR/VAPOUR SEAL TO BE SEALED TO FACE OF CURB AT OPENING
C: TREATED SLOPED WOOD BLOCKING: 200MM TO 300MM HEIGHT MECHANICAL CURB
D: FIBER CANT STRIP AROUND BASE OF CURB

- ROOFING CONTRACTOR TO ENSURE THAT THE FINISHED ROOF SURFACE AT THE CURB LOCATIONS DOES NOT OBSTRUCT THE DRAINAGE OF THE ROOF SURFACE.

5 TYP. CURB MECHANICAL DUCT OPENING
NO SCALE



TYPICAL MECHANICAL CURB SUPPORT:

- VAPOUR RETARDANT: "HENRY BLUESKIN SA" SELF-ADHERED AIR/VAPOUR BARRIER
- PRIMARY INSULATION: RIGID POLY ISO INSULATION
- SECONDARY INSULATION: RIGID POLY ISO INSULATION - SLOPED (MIN. 2%)
- PRIMARY MEMBRANE AND MEMBRANE PROTECTION: 2-PLY SBS ROOF MEMBRANE (OR APPROVED EQUAL). MEMBRANE REQUIRED TO CLOSE IN ROOF OPENING TO BE SEALED TO 2-PLY SBS ROOF MEMBRANE SURFACE
- MEMBRANE FLASHING AROUND PERIMETER OF CURB & MECHANICALLY FASTENED
- ALTERNATE CAP SHEET
- METAL FLASHING FROM UNDERSIDE TOP LIP OF CURB TO OVER CANTSTRIP BLOCKING
- METAL FLASHING

- A: WOOD ROOF JOISTS (AS PER STRUCTURAL) C/W 13MM PLYWOOD SHEATHING ABOVE
B: AIR/VAPOUR SEAL TO BE SEALED TO FACE OF CURB AT OPENING
C: TREATED WOOD BLOCKING: 200MM TO 300MM HEIGHT MECHANICAL CURB
D: FIBER CANT STRIP AROUND BASE OF CURB

- ROOFING CONTRACTOR TO ENSURE THAT THE FINISHED ROOF SURFACE AT THE CURB LOCATIONS DOES NOT OBSTRUCT THE DRAINAGE OF THE ROOF SURFACE.

6 TYP. CURB SUPPORT FOR MECH. EQUIPMENT
NO SCALE

ARCHITECTURAL:

Axiom
Architecture Inc.
Calgary Office: 5917 1A Street SW, Calgary, AB, T2H 0G4
Ph. 403 253 2853
www.AxiomArch.ca

CLIENT:

MBG
METAL BUILDING GROUP

STRUCTURAL:

MECHANICAL / ELECTRICAL:

PROJECT INFORMATION:

PROPOSED

COMMERCIAL / INDUSTRIAL DEVELOPMENT

140 GATEWAY DRIVE NE
AIRDRIE, ALBERTA

LEGAL DESCRIPTION: LOT 14, BLOCK 4, PLAN 121 2718

STAMPS:

NOT FOR CONSTRUCTION

AXIOM ARCHITECTURE INC. (CALGARY)
PERMIT No. AC 13660
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

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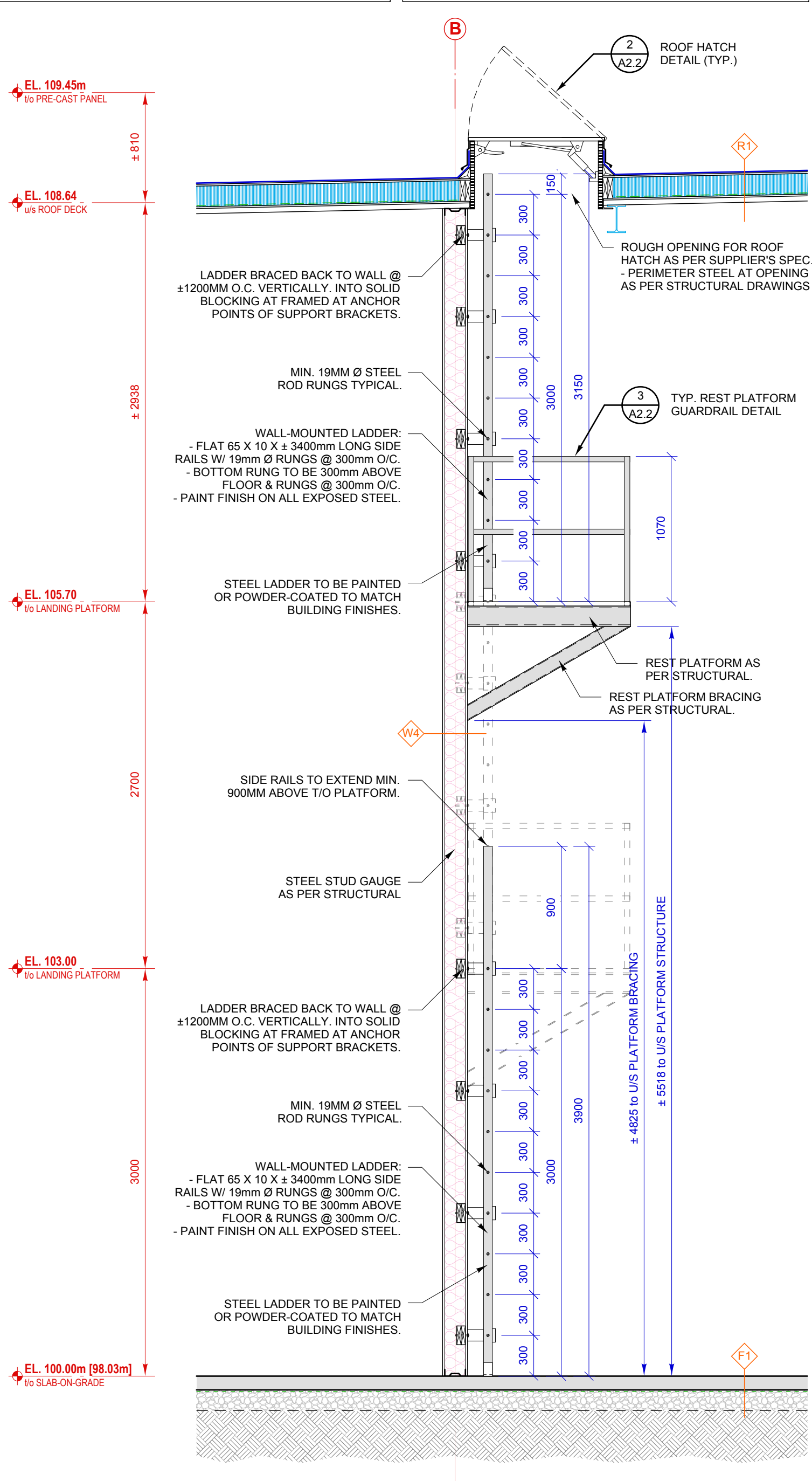
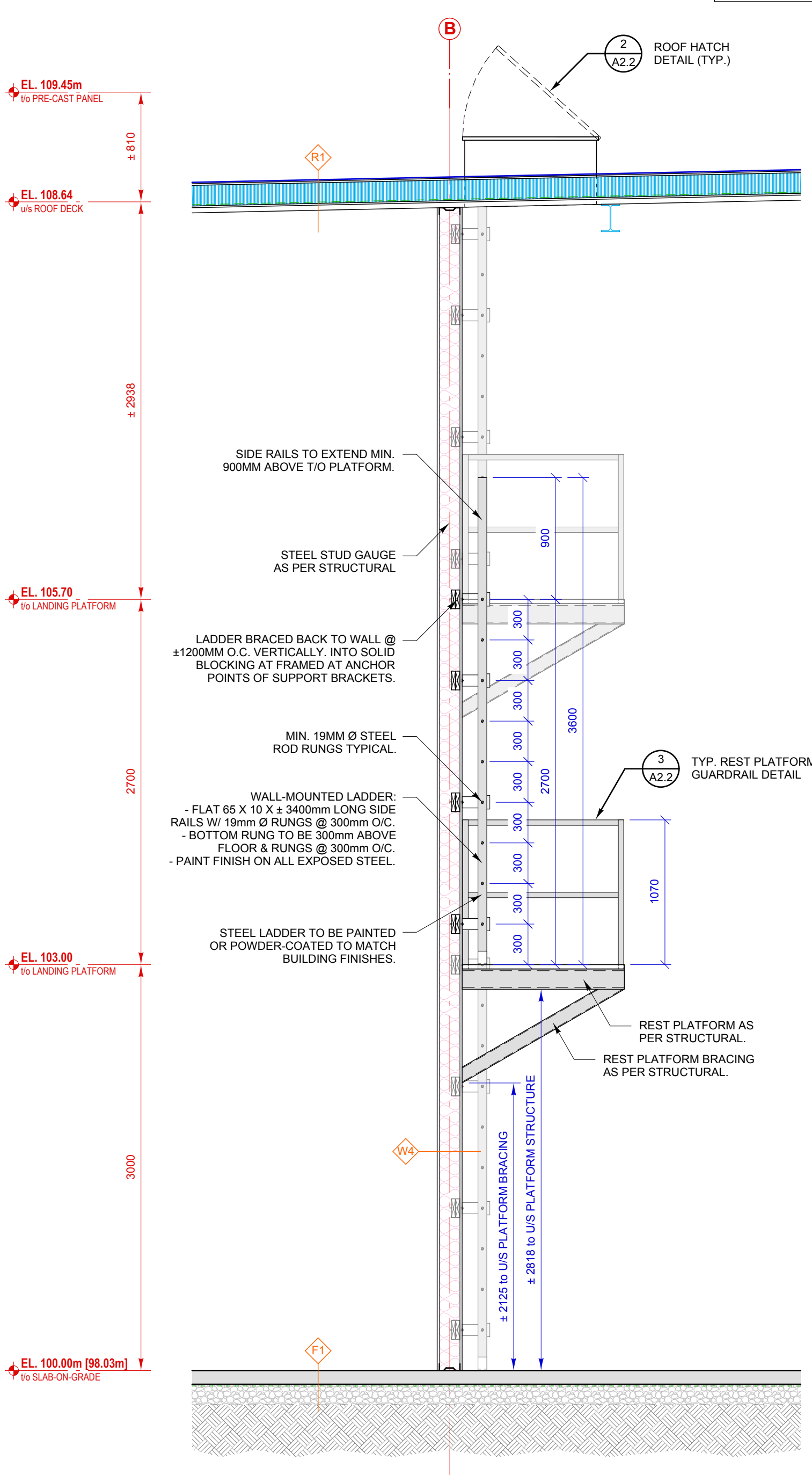
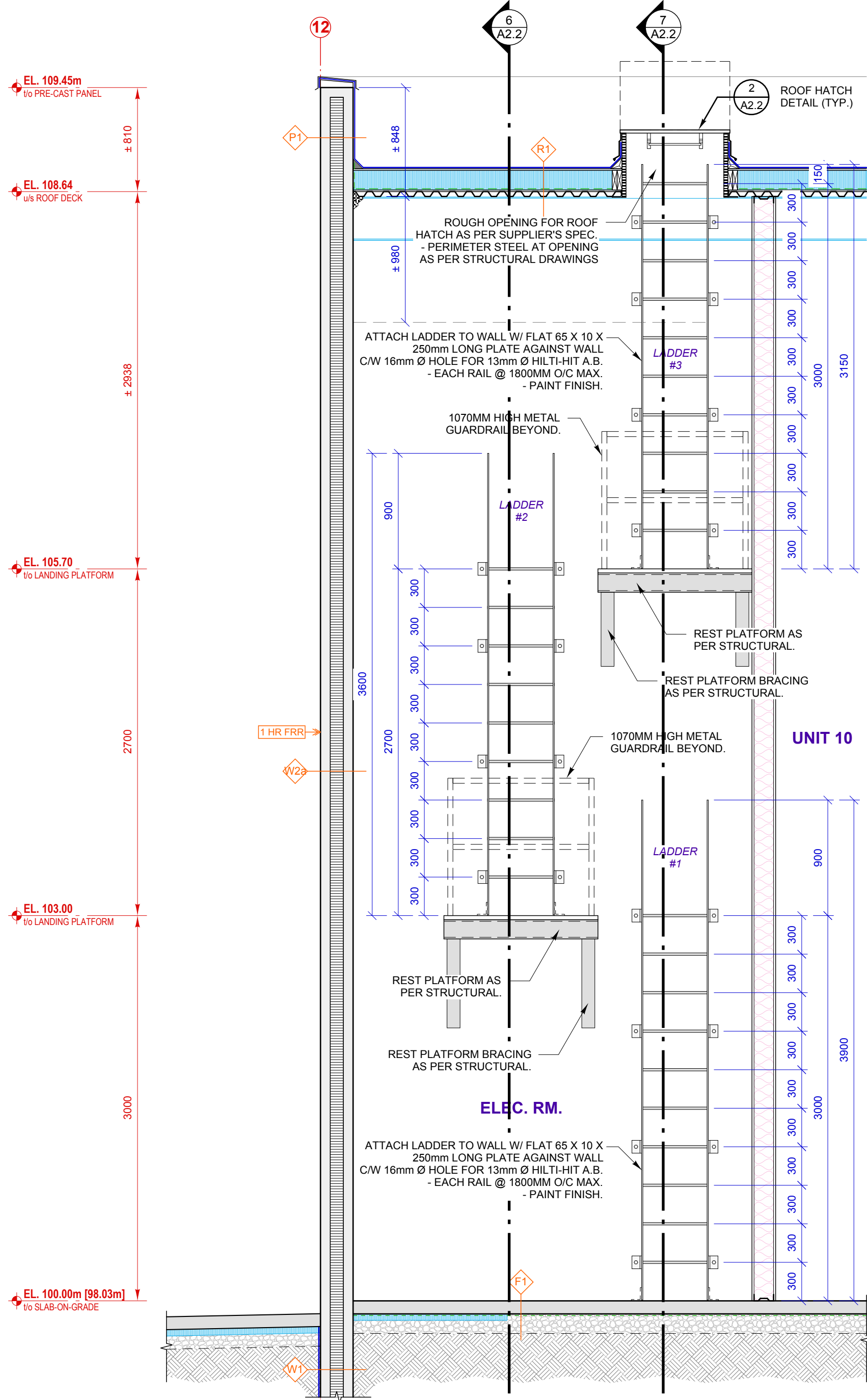
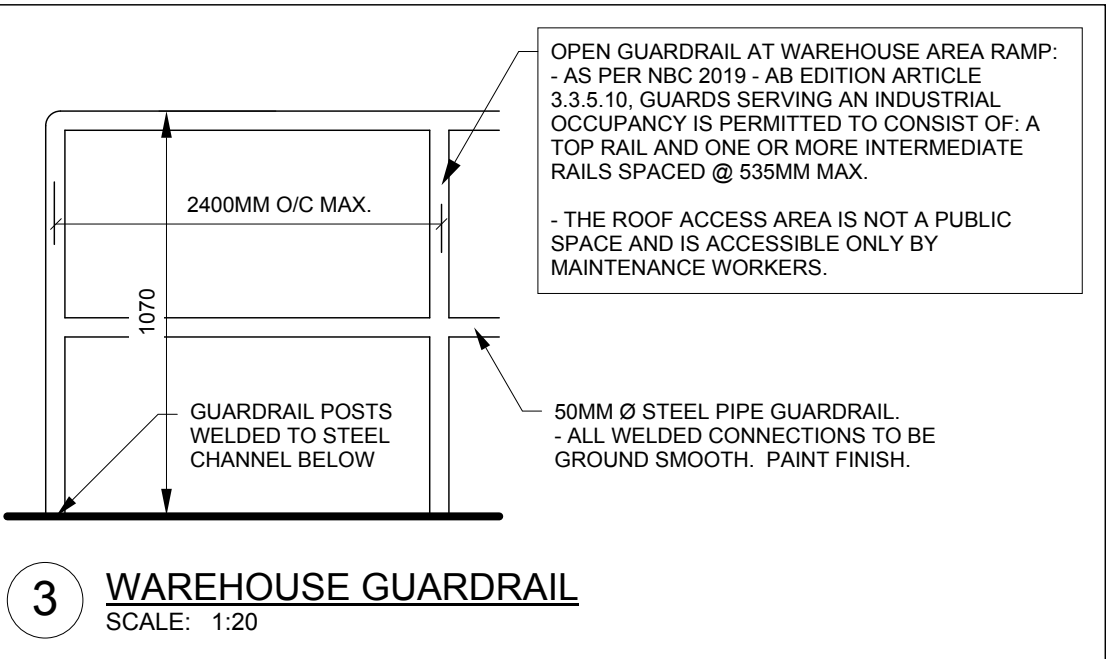
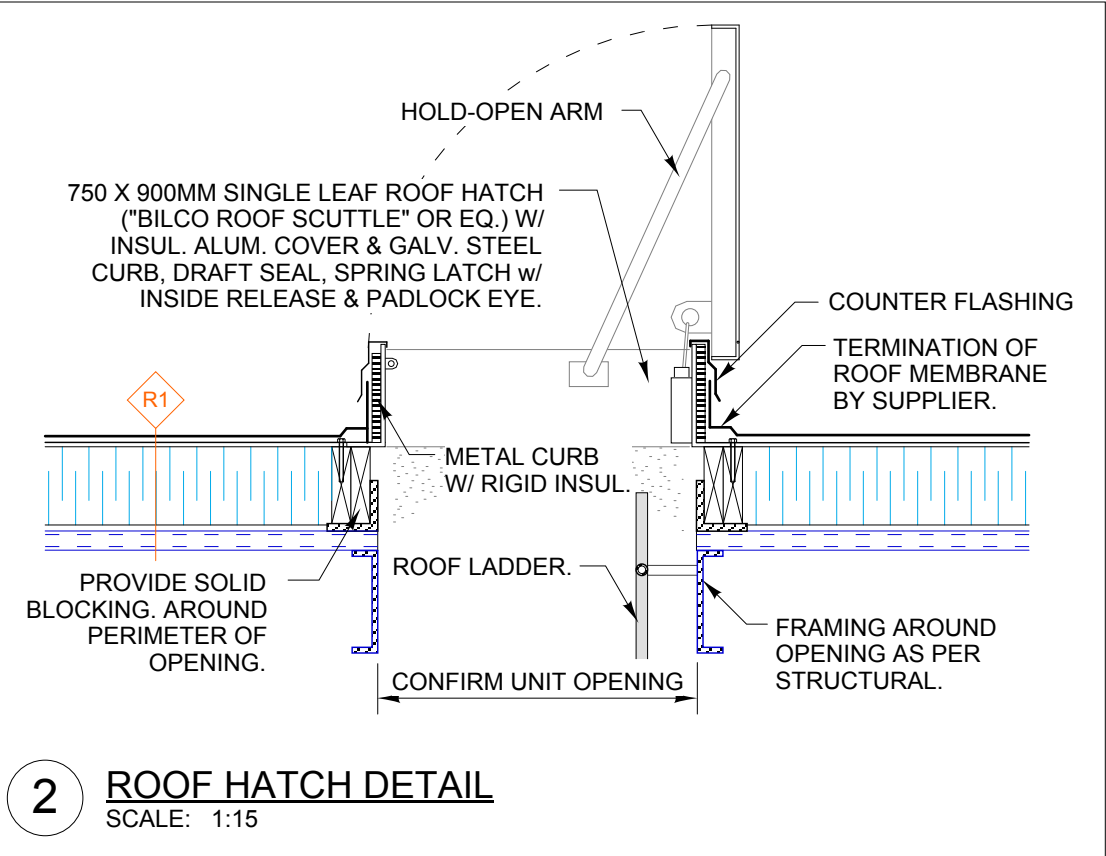
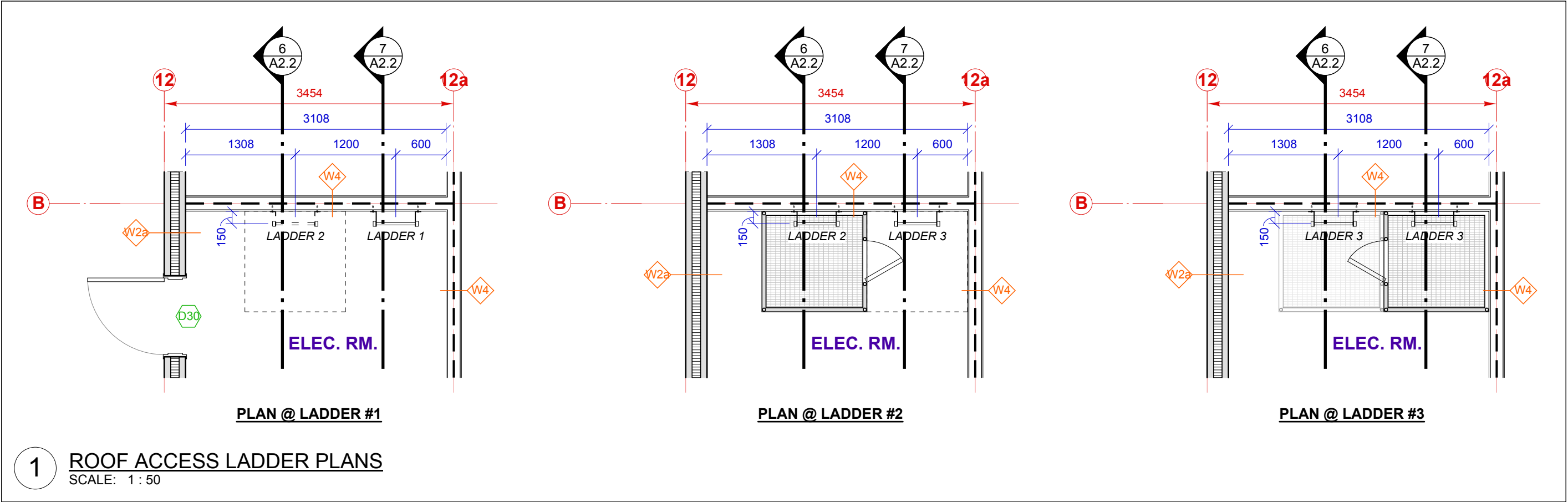
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DRAWING TITLE:

ROOF PLAN, ROOF DETAILS & ENLARGED PLANS

JOB NUMBER: 25-098
DATE: JUNE 29, 2026
DRAWN BY: AC

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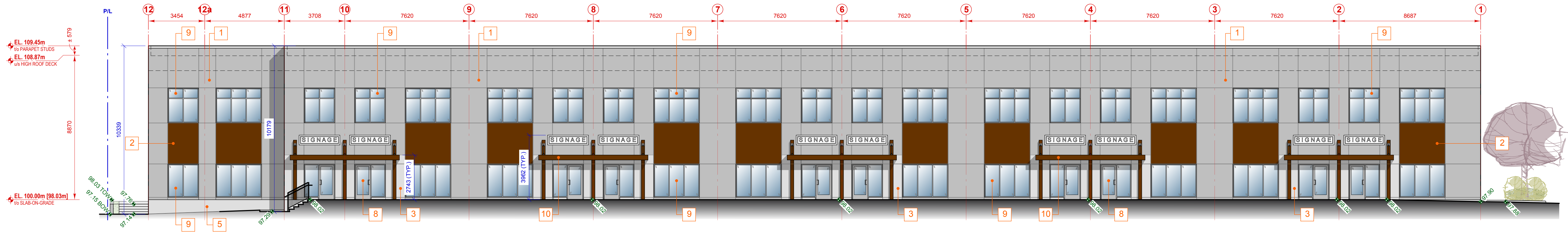
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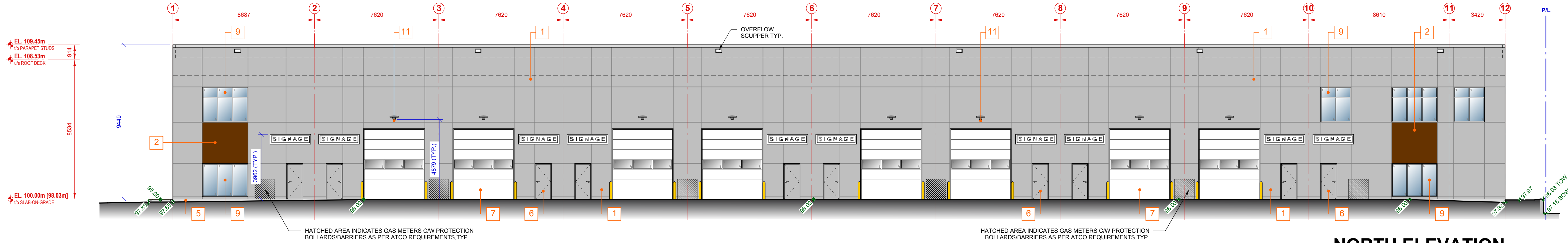
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ROOF ACCESS DETAILS

JOB NUMBER: 25-098
DATE: JUNE 29, 2026
DRAWN BY: AC

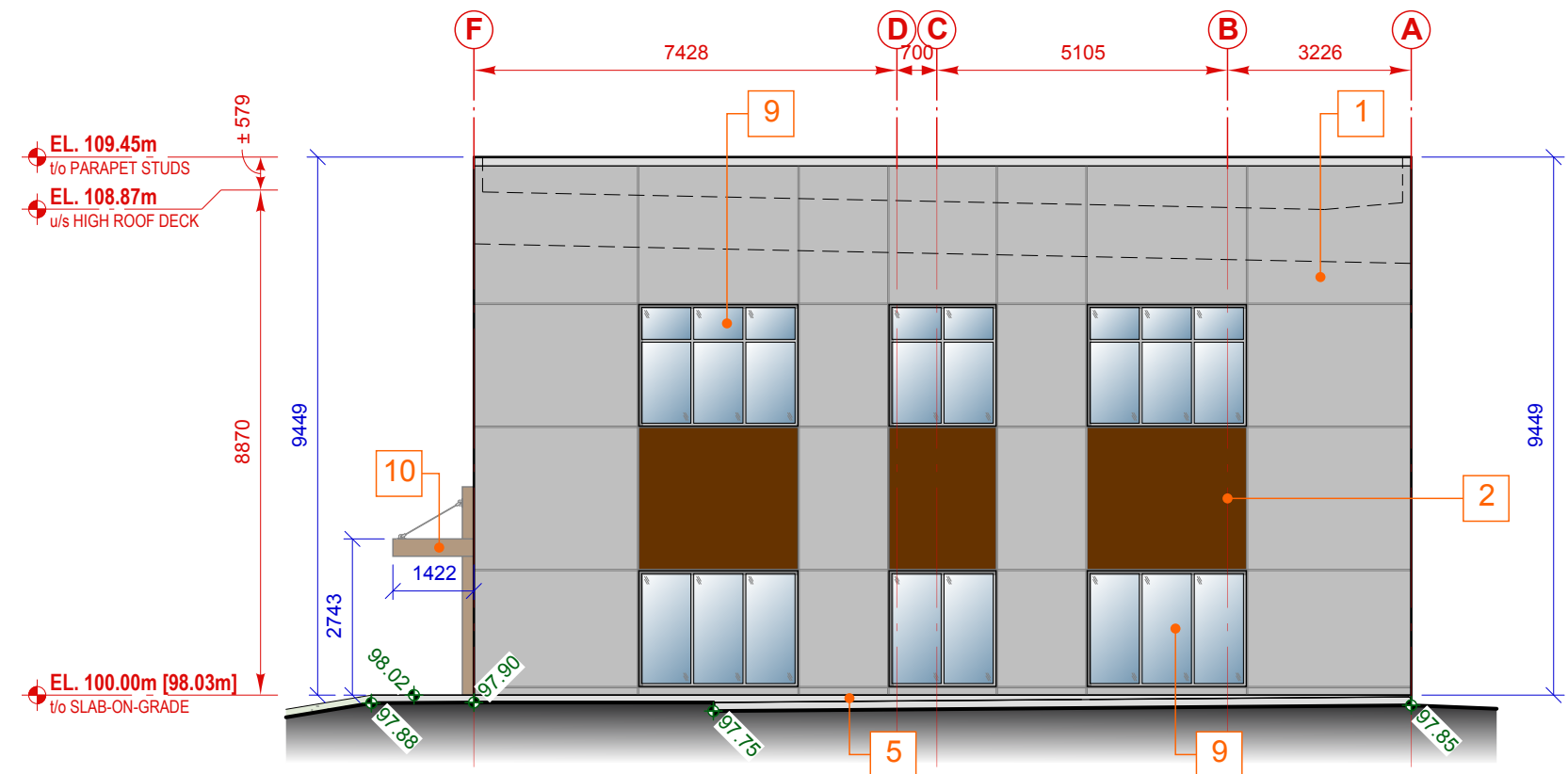
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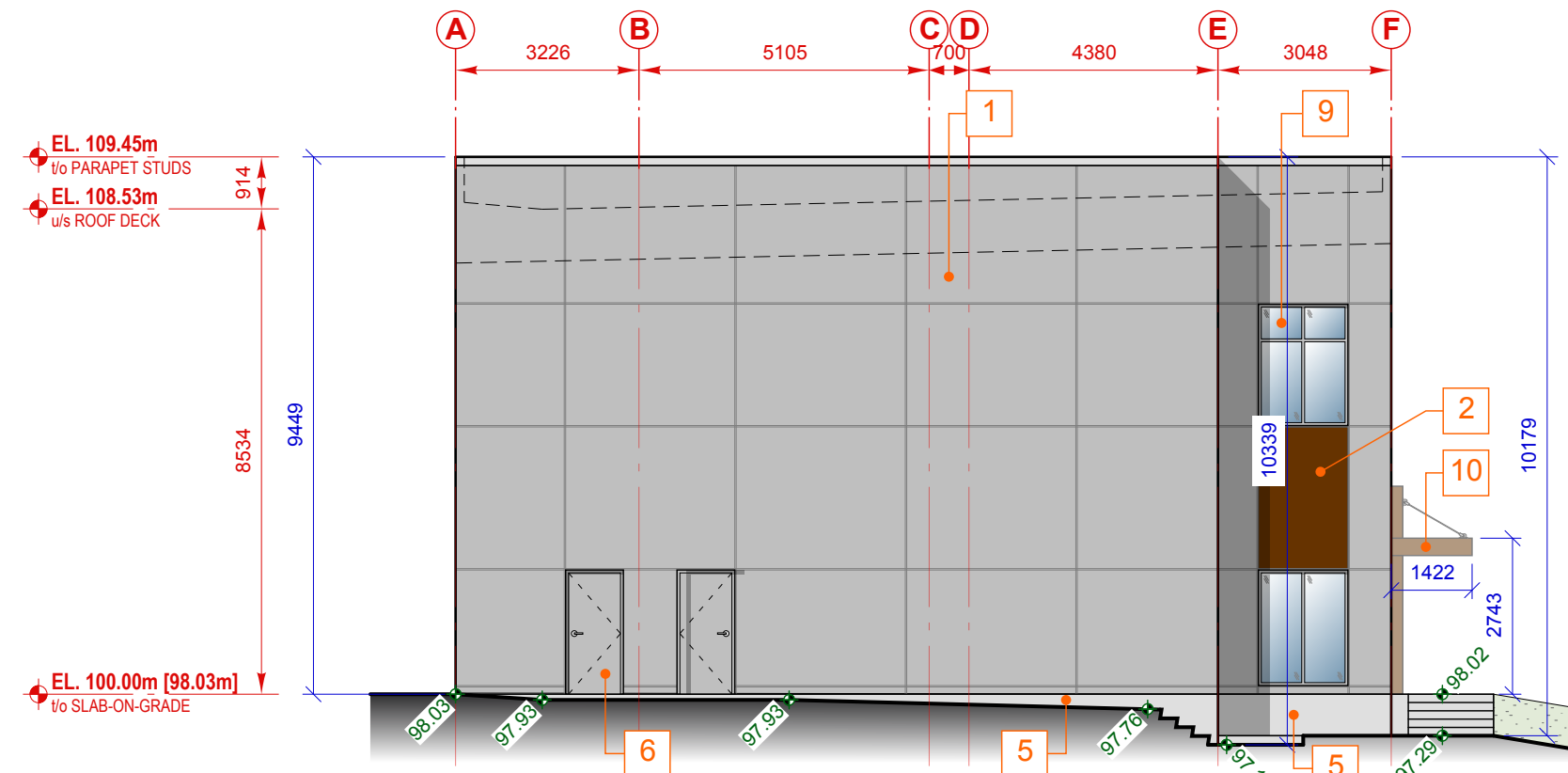
SOUTH ELEVATION
SCALE: 1:125



NORTH ELEVATION
SCALE: 1:125



EAST ELEVATION
SCALE: 1:125



WEST ELEVATION
SCALE: 1:125

TENANCY SIGNAGE DETAIL

SCALE: 1:30

2500

600

SIGNAGE

QUANTITY: 20 **SIZE:** 3.50m x 0.605m **SIGNAGE AREA:** 1.50 sq.m.

ALL SIGNAGE TO BE LED BACKLIT, INDIVIDUAL CHANNEL CUT LETTERS- TYP. TBD. MOUNTED DIRECTLY TO BUILDING. ALL FASTENERS AND POWER SUPPLY TO BE CONCEALED. SIGN PROJECTION MAX. 1'-0" (0.3M)

NOTE: TYPICAL HEIGHT OF SIGNAGE AS INDICATED ON ALL ELEVATIONS.

EXTERIOR FINISHES

1	PRE-CAST CONCRETE SANDWICH PANELS COLOUR: MEDIUM GREY - PAINTED
2	PRE-CAST CONCRETE SANDWICH PANELS COLOUR: BROWN - PAINTED
3	PRE-CAST CONCRETE SANDWICH PANELS COLOUR: LIGHT GREY - PAINTED
4	- RESERVED -
5	CONCRETE UPSTAND C/W PARGING COLOUR: GREY
6	INSULATED METAL MAN DOOR COLOUR: PAINTED GREY
7	12' X 14' INSULATED OVERHEAD DOOR C/W GLAZING ROW COLOUR: WHITE C/ CLEAR GLAZING
8	ANODIZED ALUMINUM STORERONT WINDOWS & DOORS C/W CLEAR GLAZING COLOUR: GREY FRAMES
9	ANODIZED ALUMINUM WINDOWS C/W CLEAR GLAZING COLOUR: GREY FRAMES
10	METAL CANOPY C/W TIE BACKS & SUPPORT COLUMNS. COLOUR: PAINTED BROWN - TO MATCH PLANK CLADDING
11	BUILDING MOUNTED LED WALL PACK AS PER ELECTRICAL ENGINEER'S SPECIFICATIONS
12	- RESERVED -

FINISH NOTES:

- EXTERIOR FINISHES TYPICAL ON ALL ELEVATIONS.
- ALL BUILDING-MOUNTED LIGHTING FIXTURES ARE TO BE CUT OFF TO ELIMINATE LIGHT BLEED TO ADJACENT PROPERTIES.
- PROVIDE FLASHING OVER ALL EXTERIOR DOORS AND WINDOWS AND ANY OTHER AREA REQUIRED FOR WEATHER PROOFING.
- IF THERE IS A DISCREPANCY BETWEEN GRADES ON THESE ELEVATIONS AND THE SITE PLAN, THE SITE PLAN WILL RULE.

ARCHITECTURAL:

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CLIENT:

MBG
METAL BUILDING GROUP

STRUCTURAL:

MECHANICAL / ELECTRICAL:

PROJECT INFORMATION:

PROPOSED

COMMERCIAL / INDUSTRIAL DEVELOPMENT

140 GATEWAY DRIVE NE
AIRDRIE, ALBERTA

LEGAL DESCRIPTION: LOT 14, BLOCK 4, PLAN 121 2718

STAMPS:

NOT FOR CONSTRUCTION

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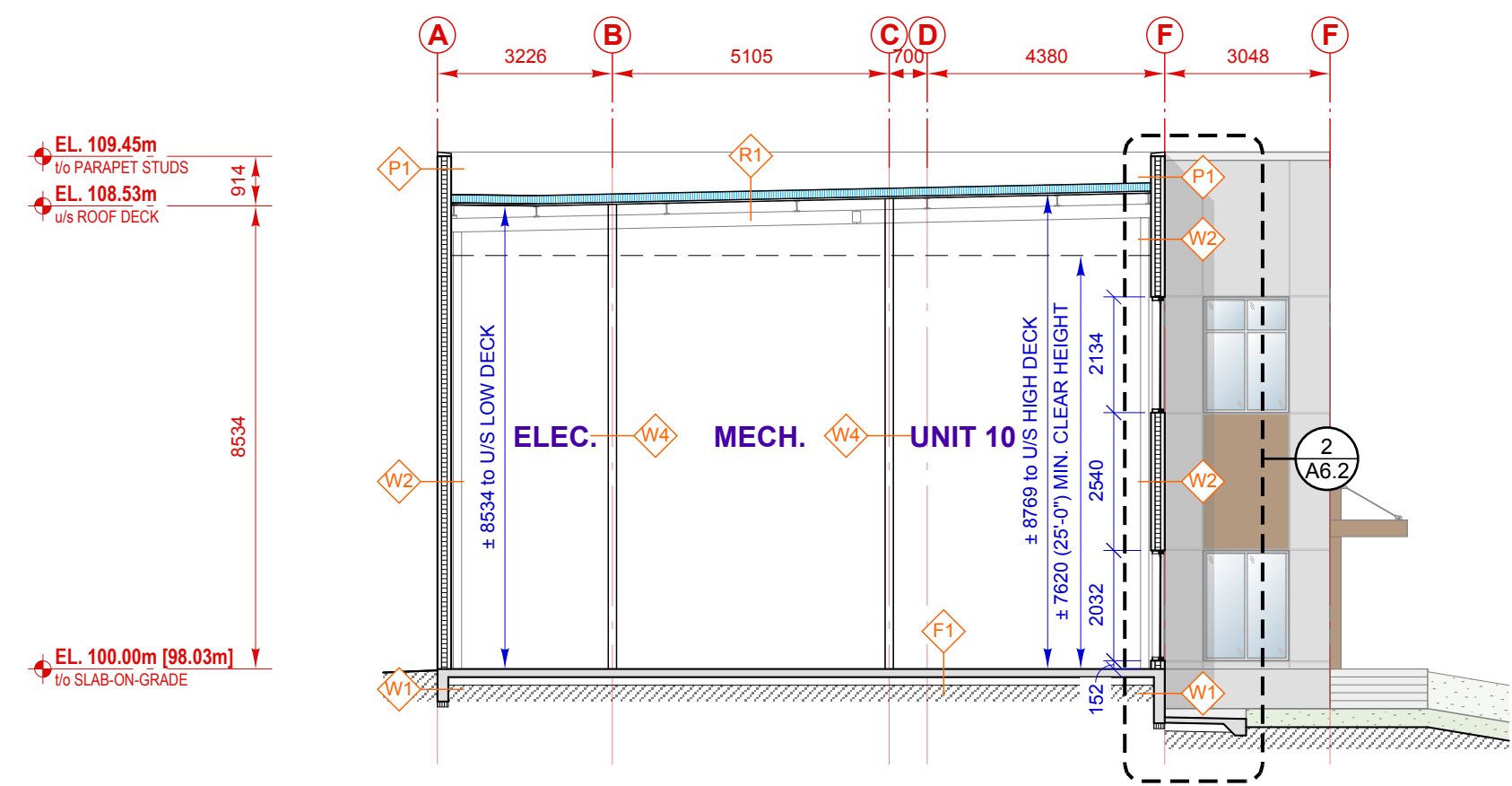
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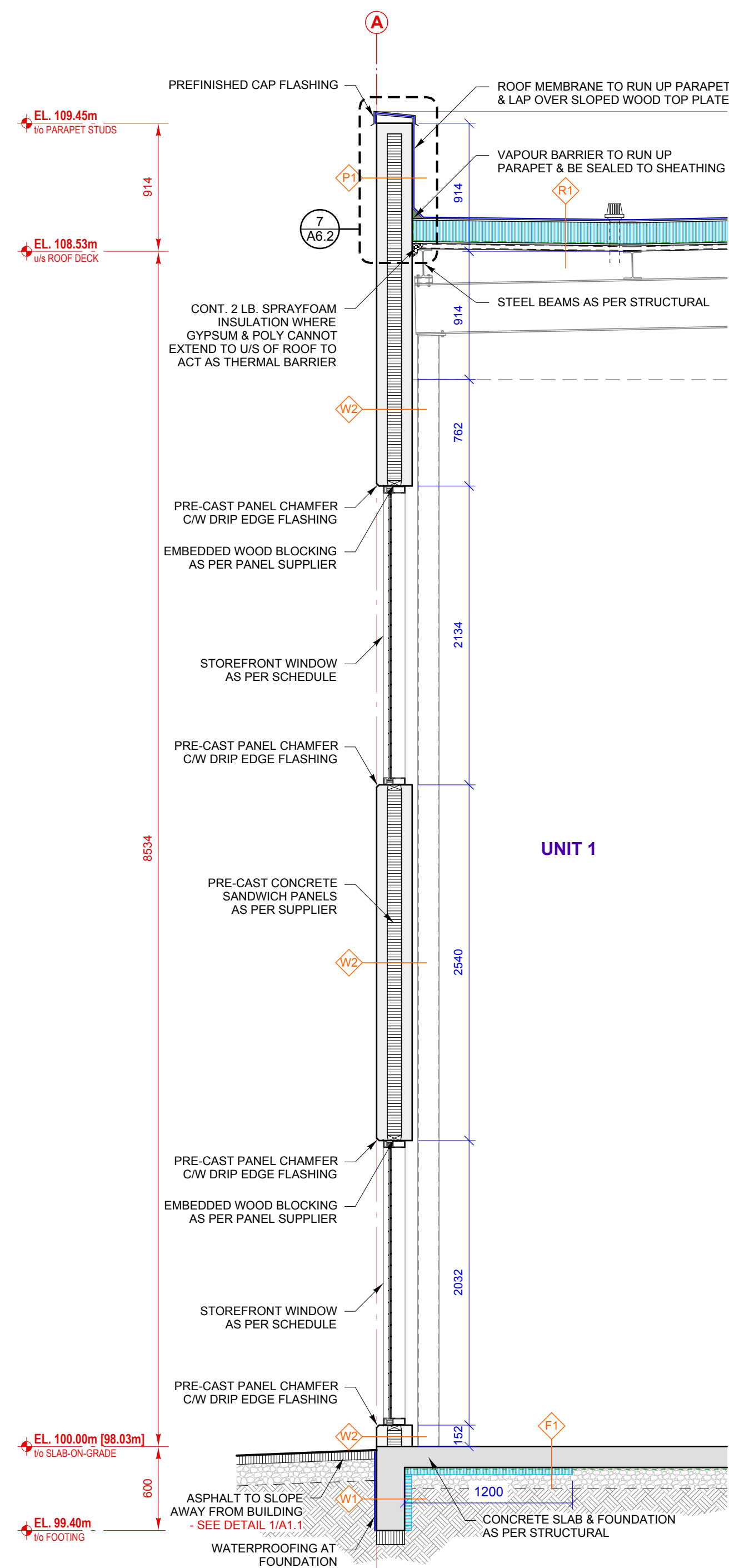
ELEVATIONS

JOB NUMBER: 25-098
DATE: JUNE 29, 2026
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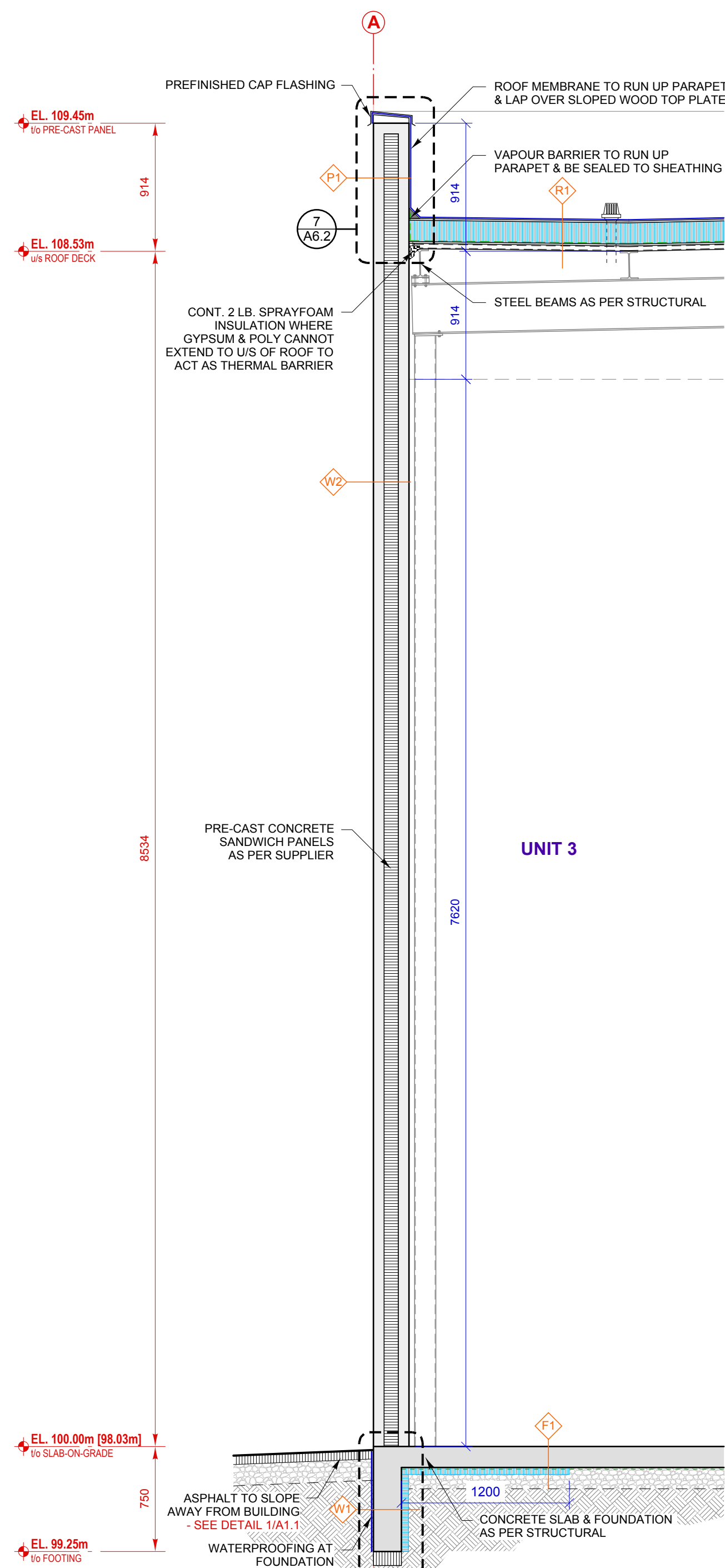
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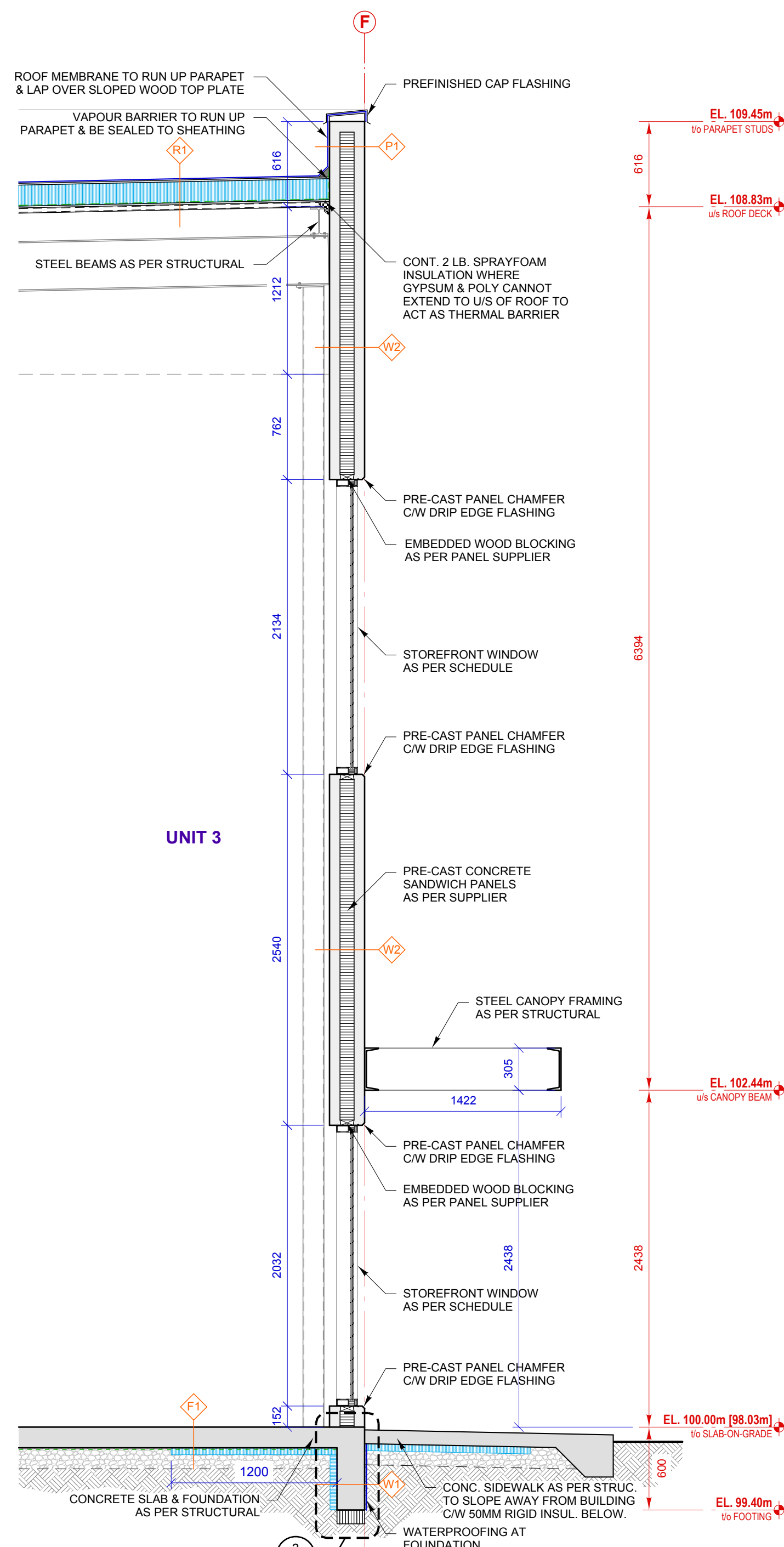
1 BUILDING SECTION THRU' UNIT 10
SCALE: 1 : 125



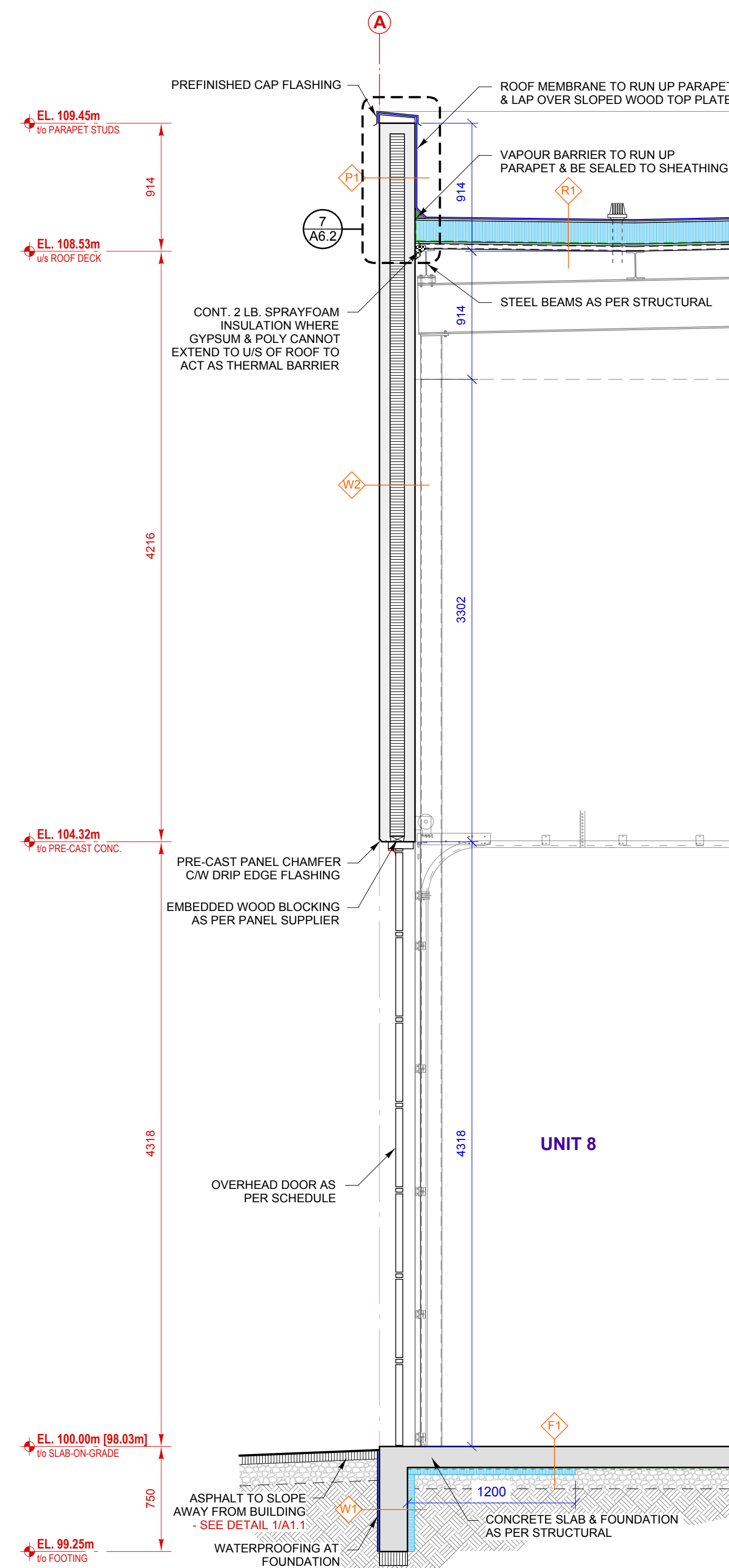
2 TYP. SECTION THRU' WINDOWS @ G/L
SCALE: 1 : 30



3 TYP. SECTION THRU' PRECAST PANELS
SCALE: 1 : 30



4 TYP. SECTION THRU' STOREFRONT
SCALE: 1 : 30



5 TYP. SECTION THRU' OH DOOR
SCALE: 1 : 30

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STRUCTURAL:

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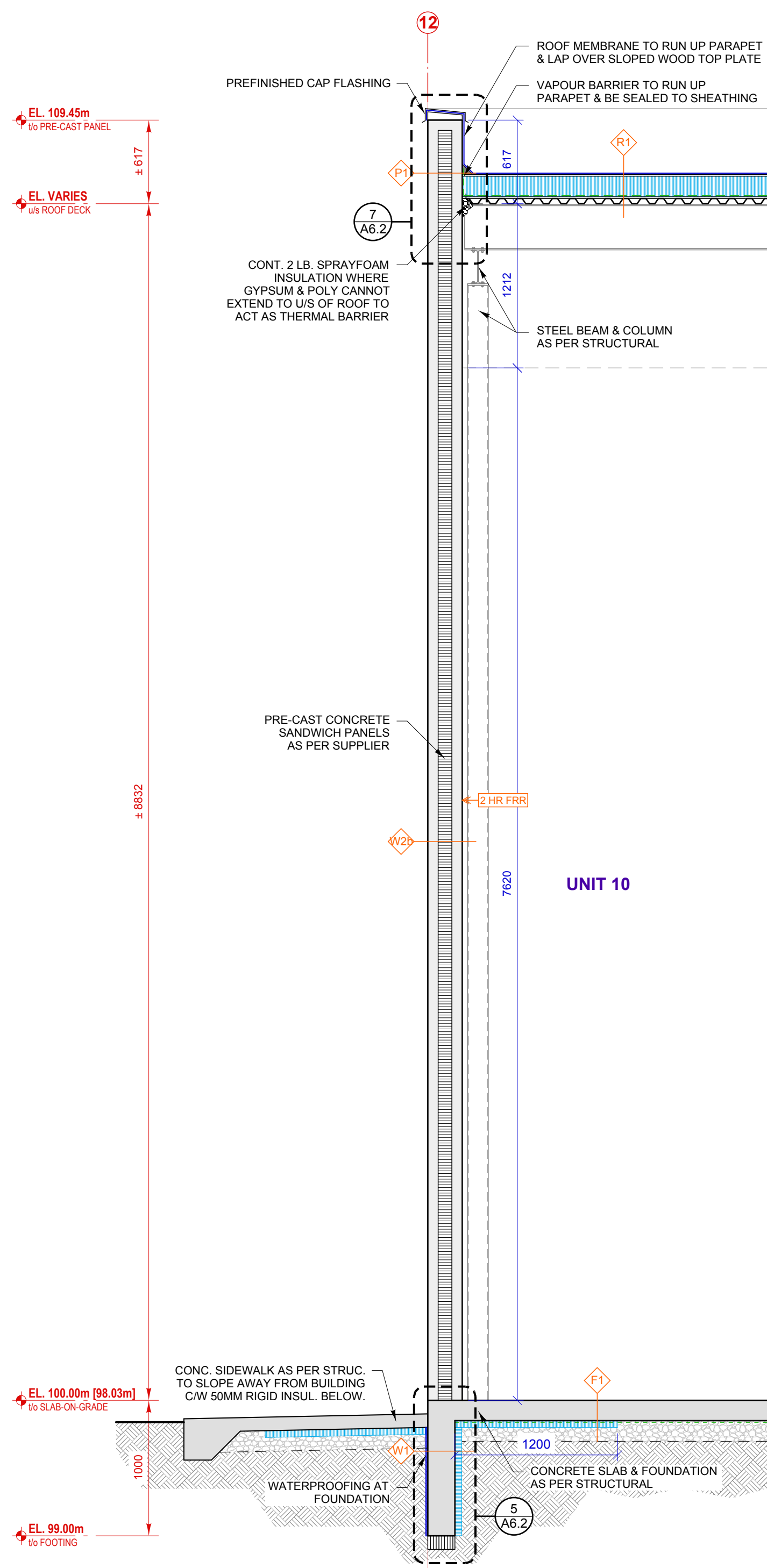
PROJECT INFORMATION:
PROPOSED
COMMERCIAL / INDUSTRIAL DEVELOPMENT
140 GATEWAY DRIVE NE
AIRDRIE, ALBERTA
LEGAL DESCRIPTION: LOT 14, BLOCK 4, PLAN 121 2718
STAMPS:
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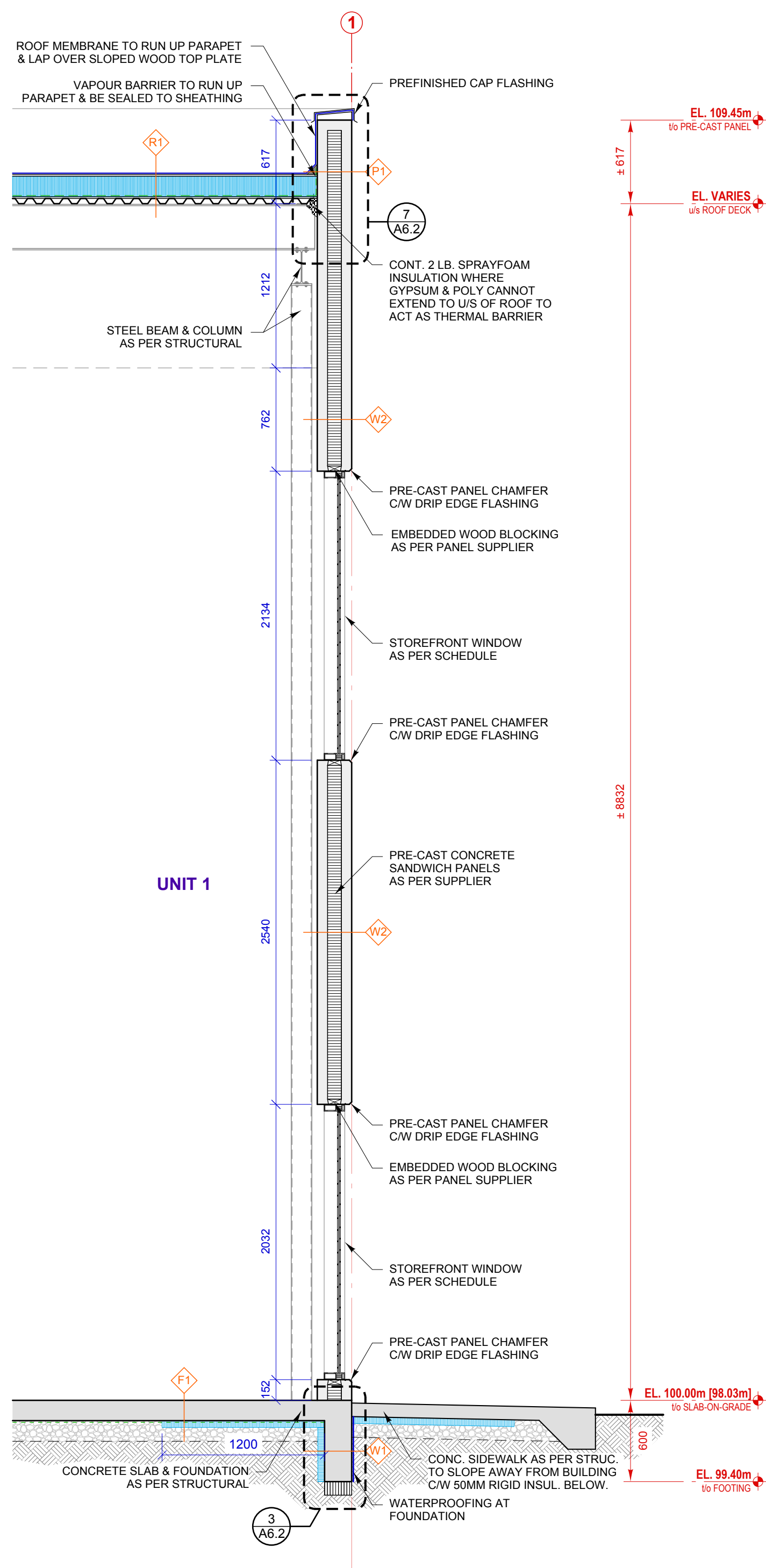
ISS: REV: DATE: DESCRIPTION:
DRAWING TITLE:
BUILDING SECTION & WALL SECTIONS
JOB NUMBER: 25-098
DATE: JUNE 29, 2026
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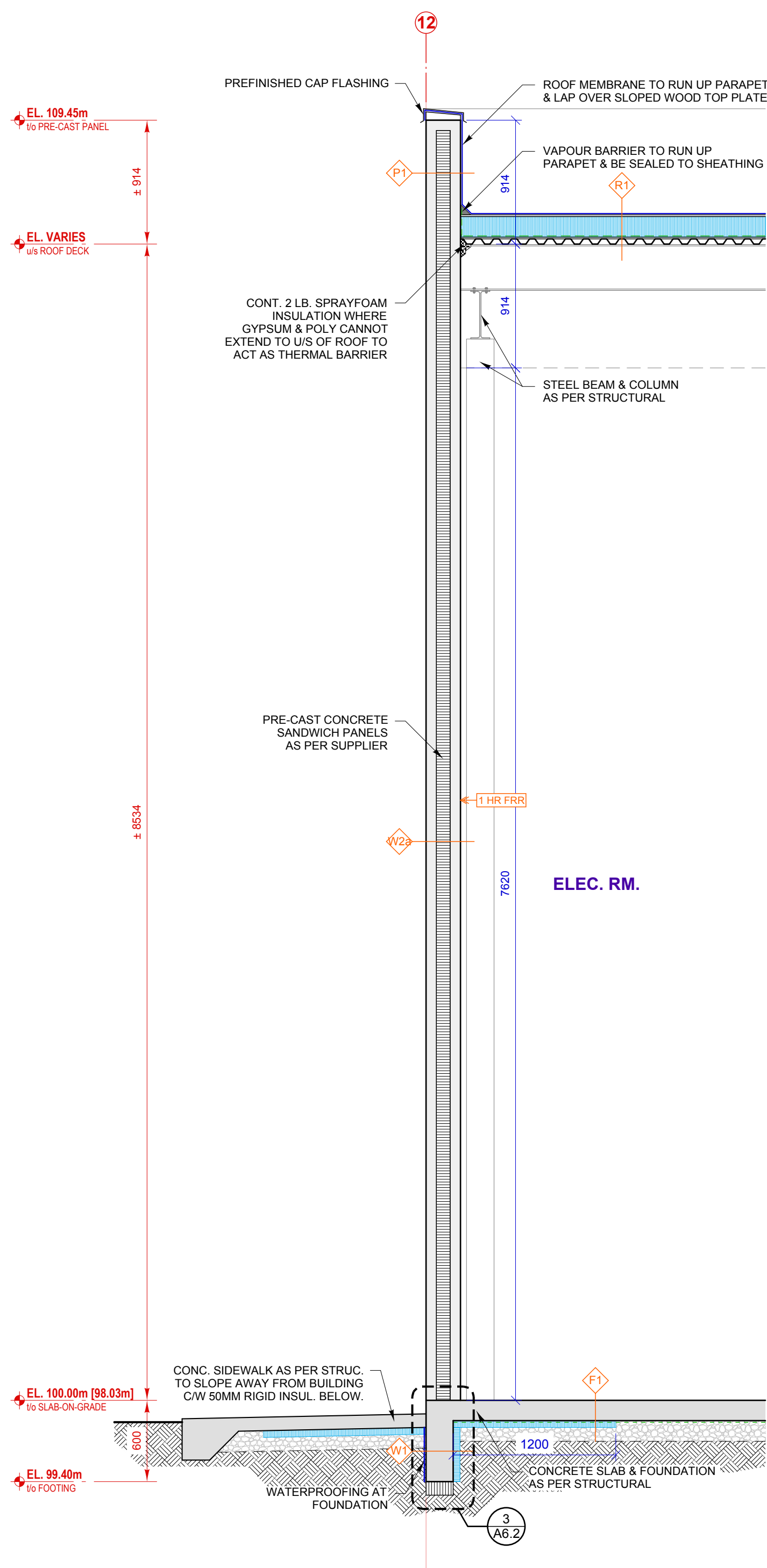
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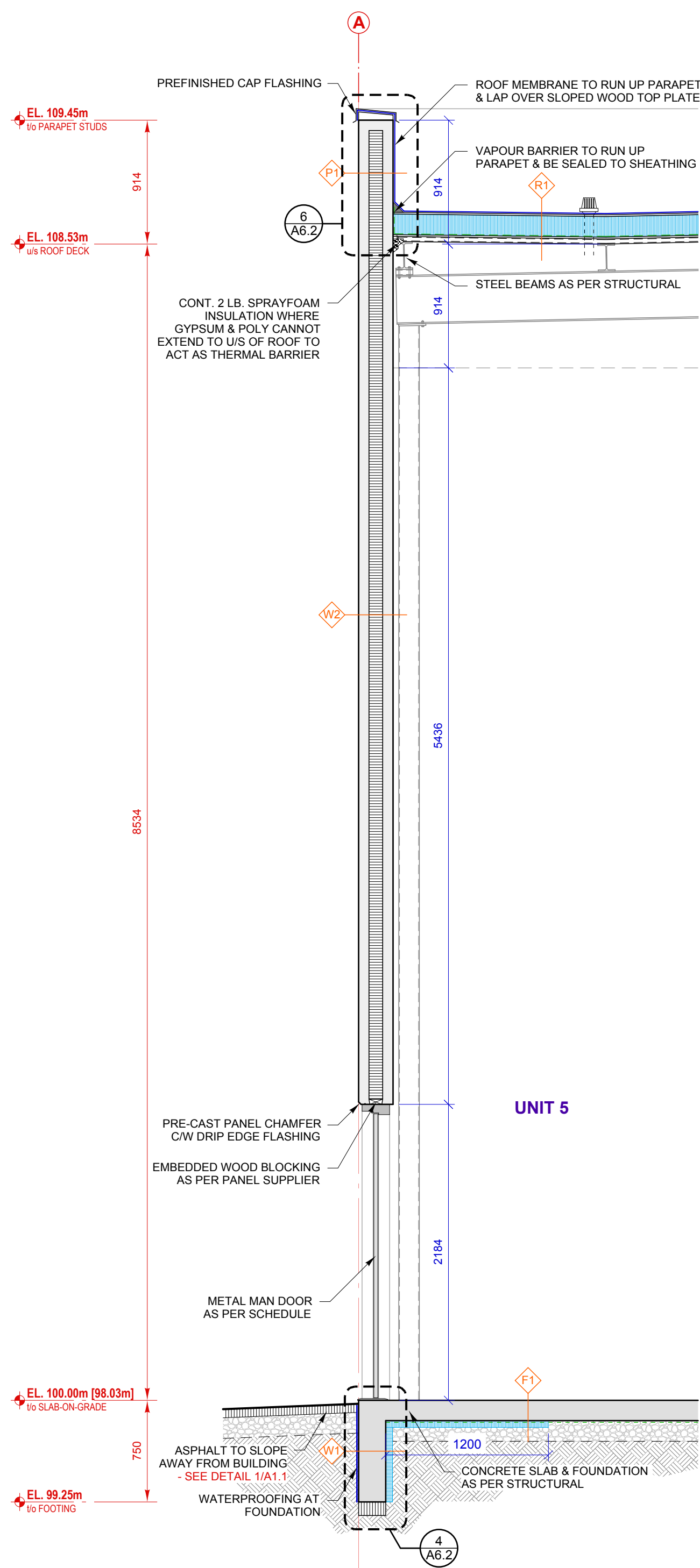
1 TYP. SECTION THRU' RATED EXTERIOR WALL (2 HR)
SCALE: 1:30



2 TYP. SECTION THRU' WINDOWS @ G/L 1
SCALE: 1:30



3 TYP. SECTION THRU' RATED EXTERIOR WALL (1 HR)
SCALE: 1:30



4 TYP. SECTION THRU' MAN DOOR
SCALE: 1:30

ARCHITECTURAL:

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140 GATEWAY DRIVE NE
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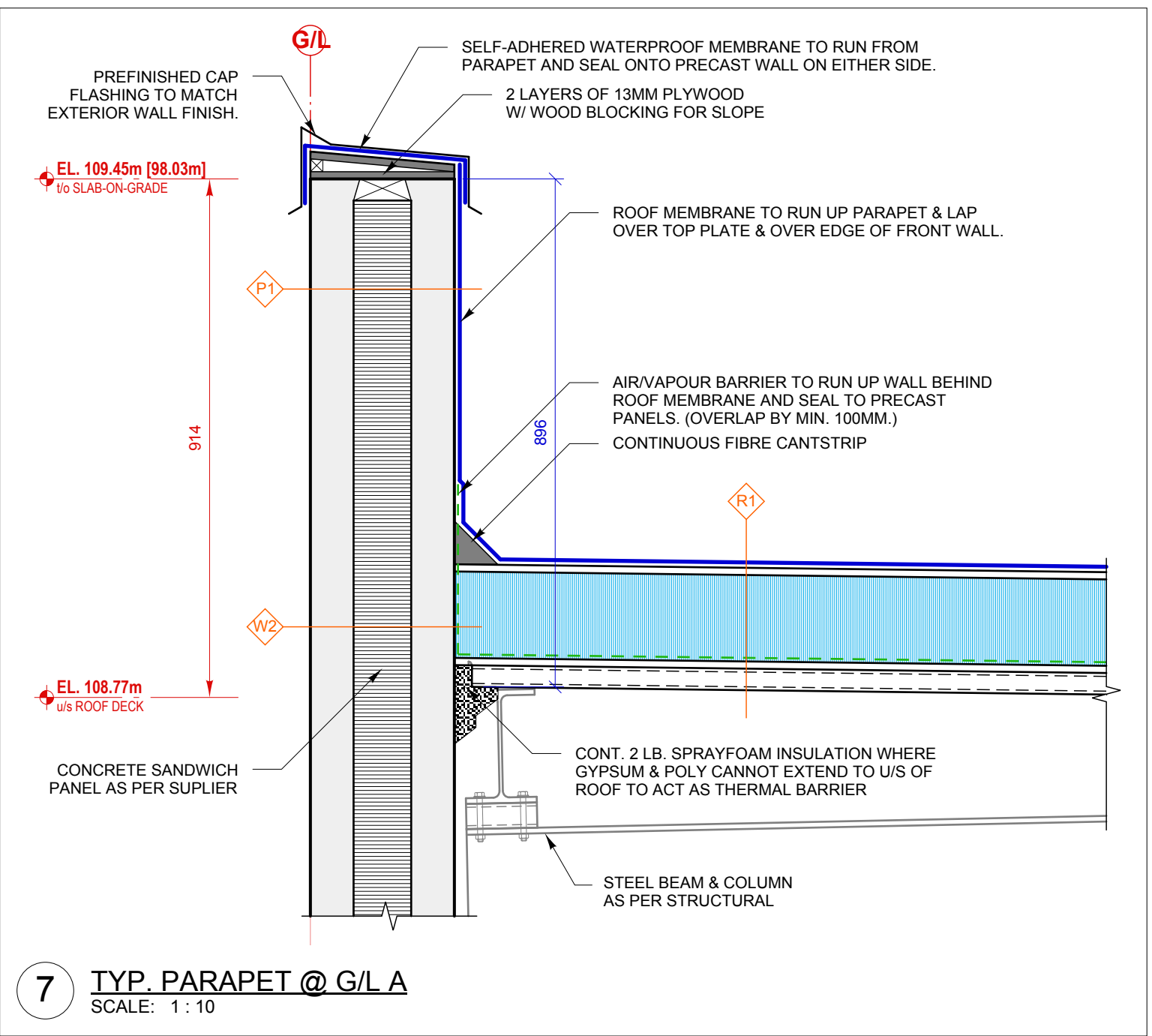
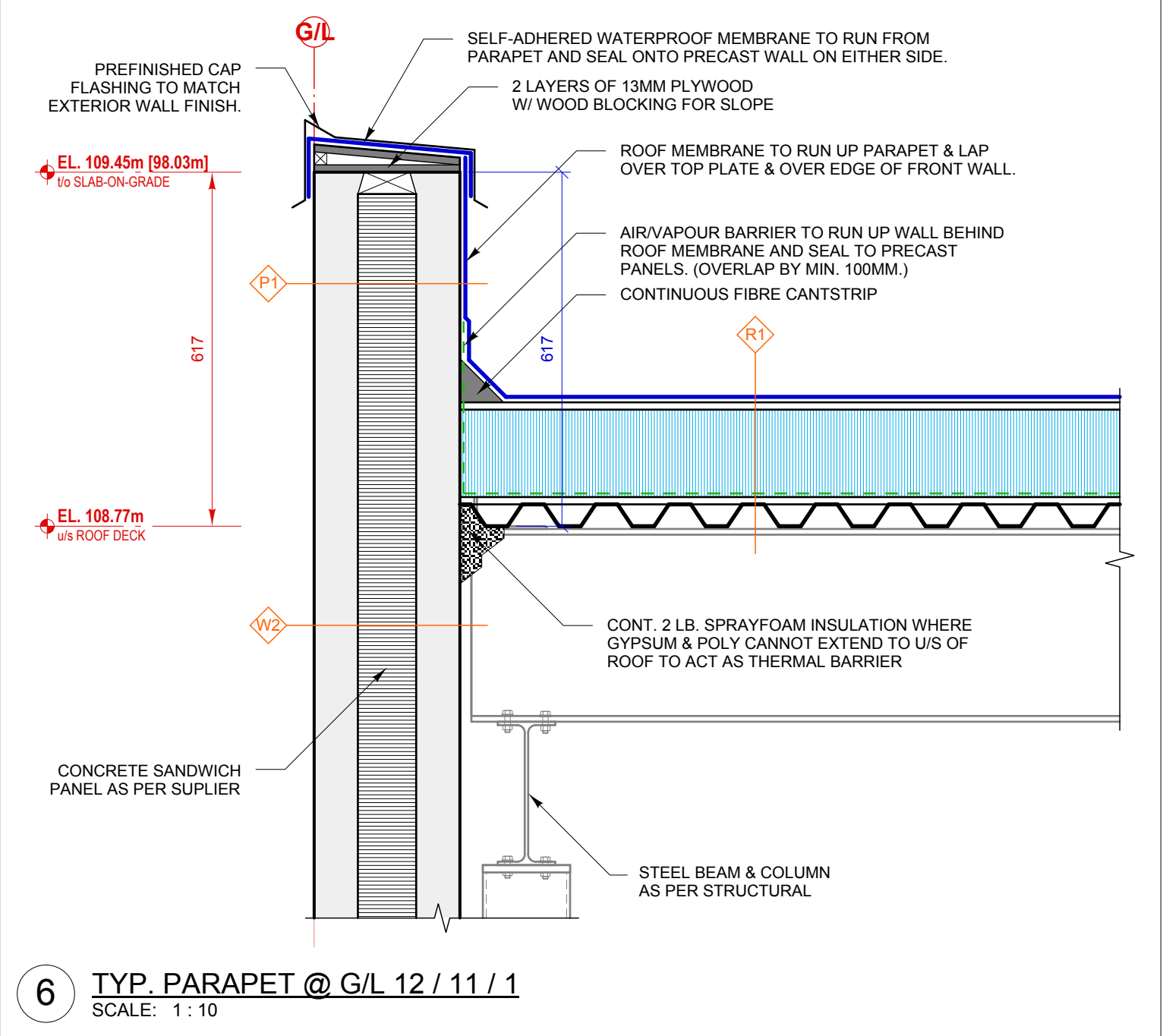
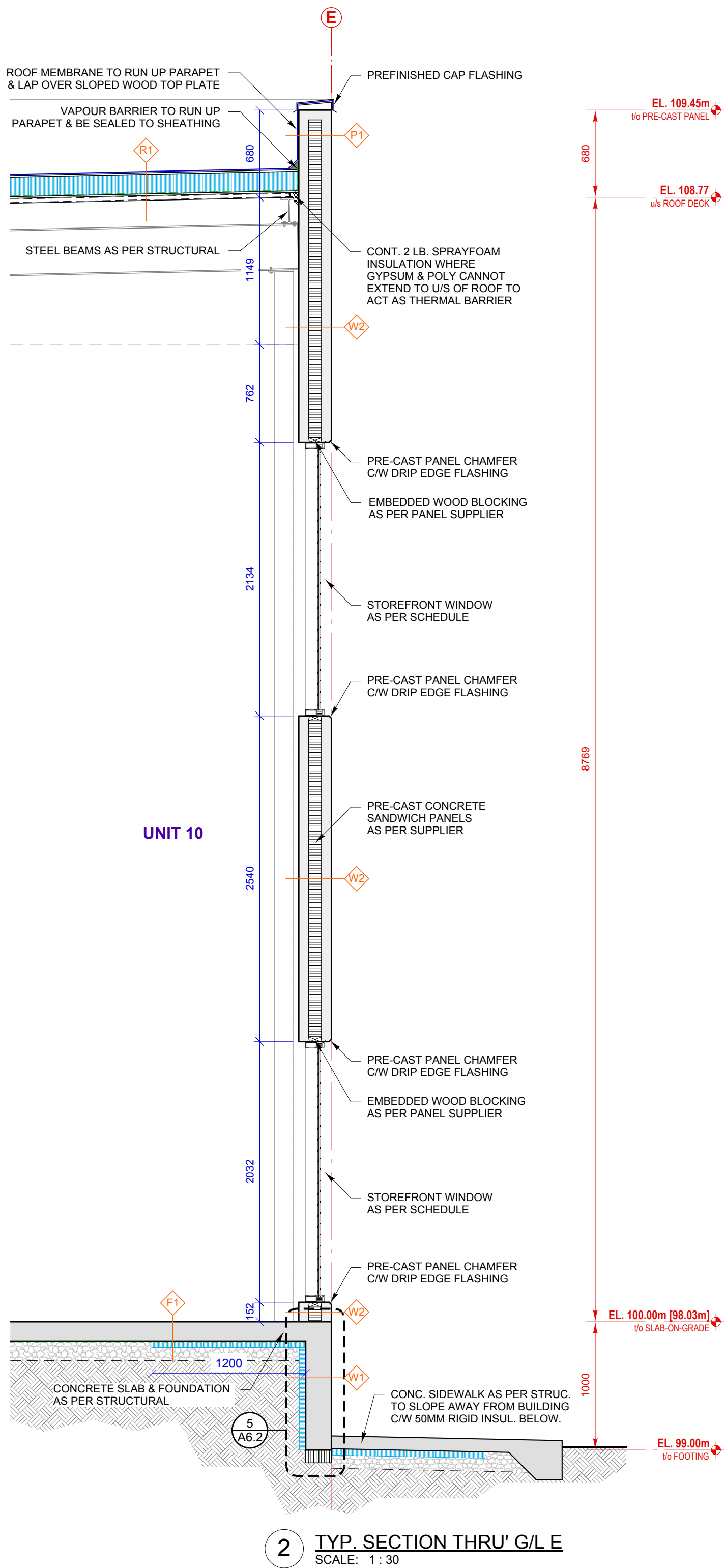
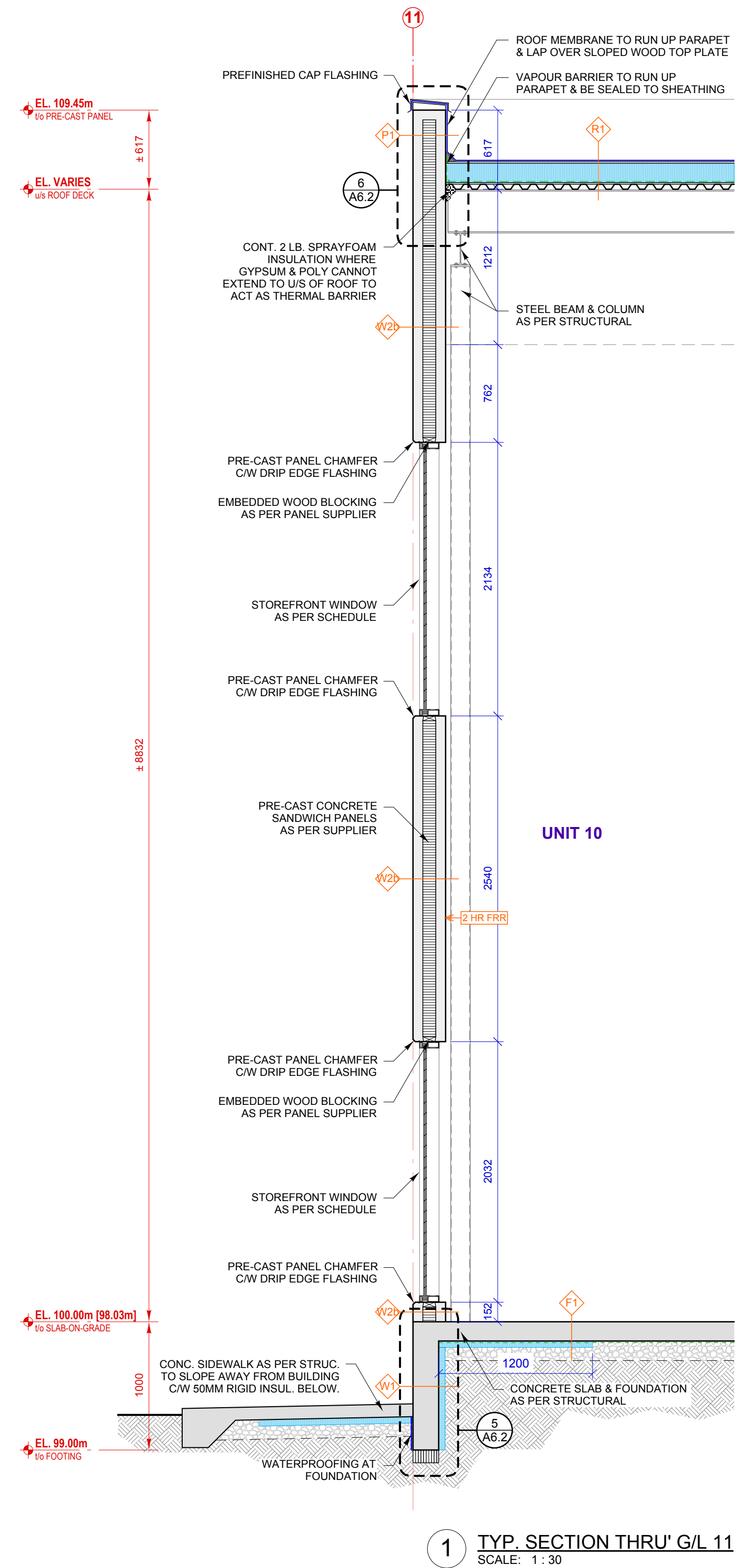
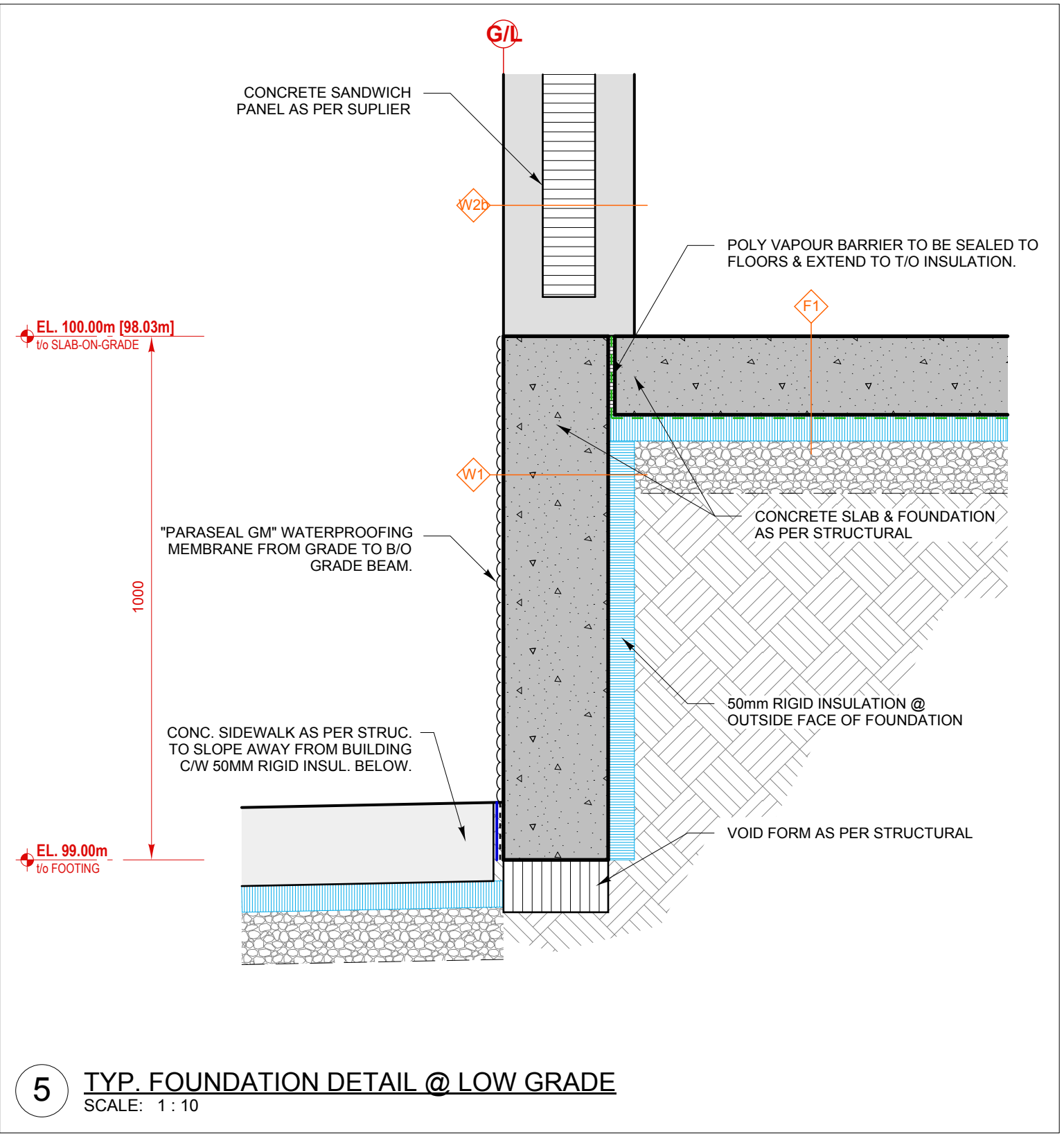
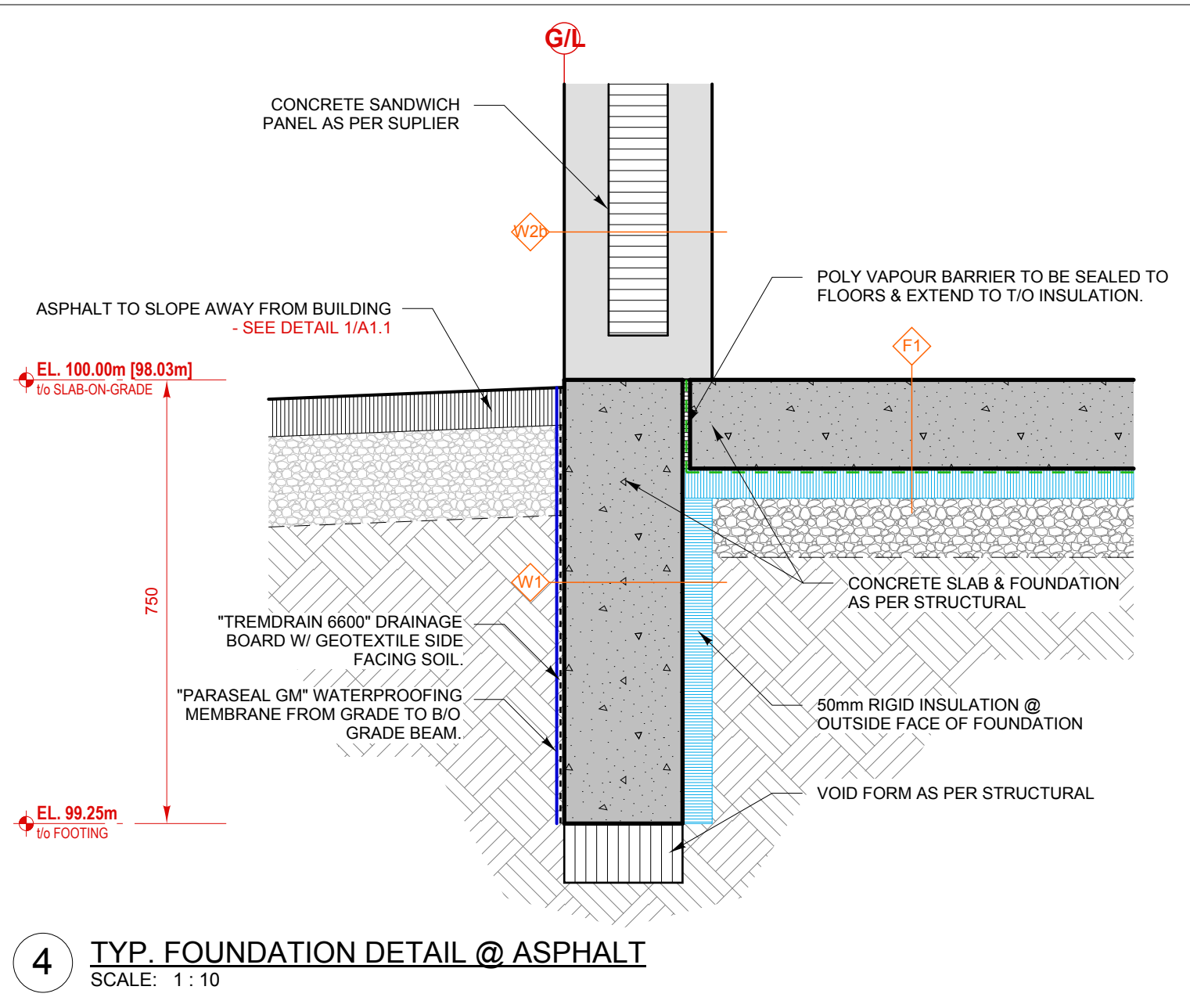
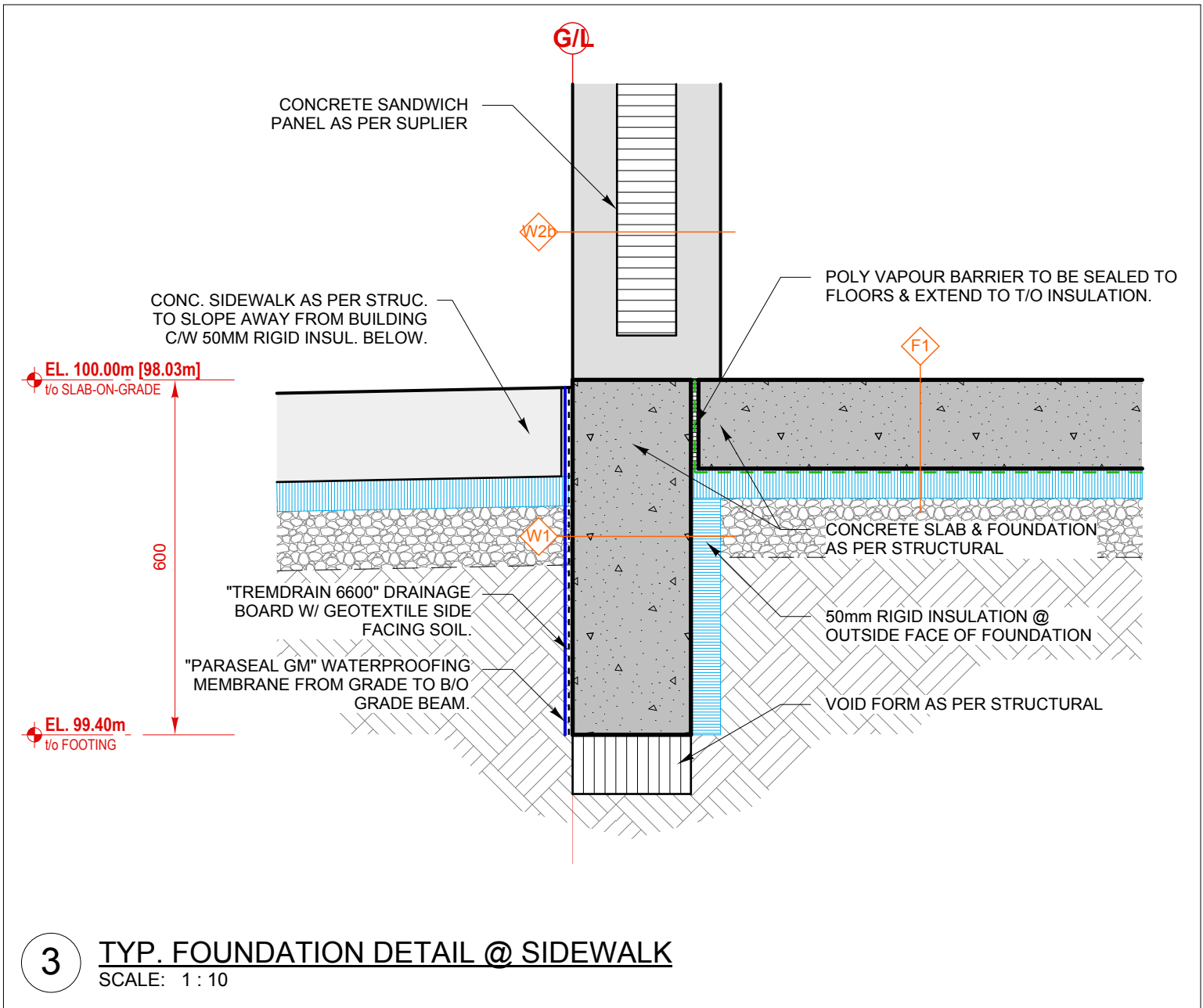
DRAWING TITLE:

WALL SECTIONS

JOB NUMBER: 25-098
DATE: JUNE 29, 2026
DRAWN BY: AC

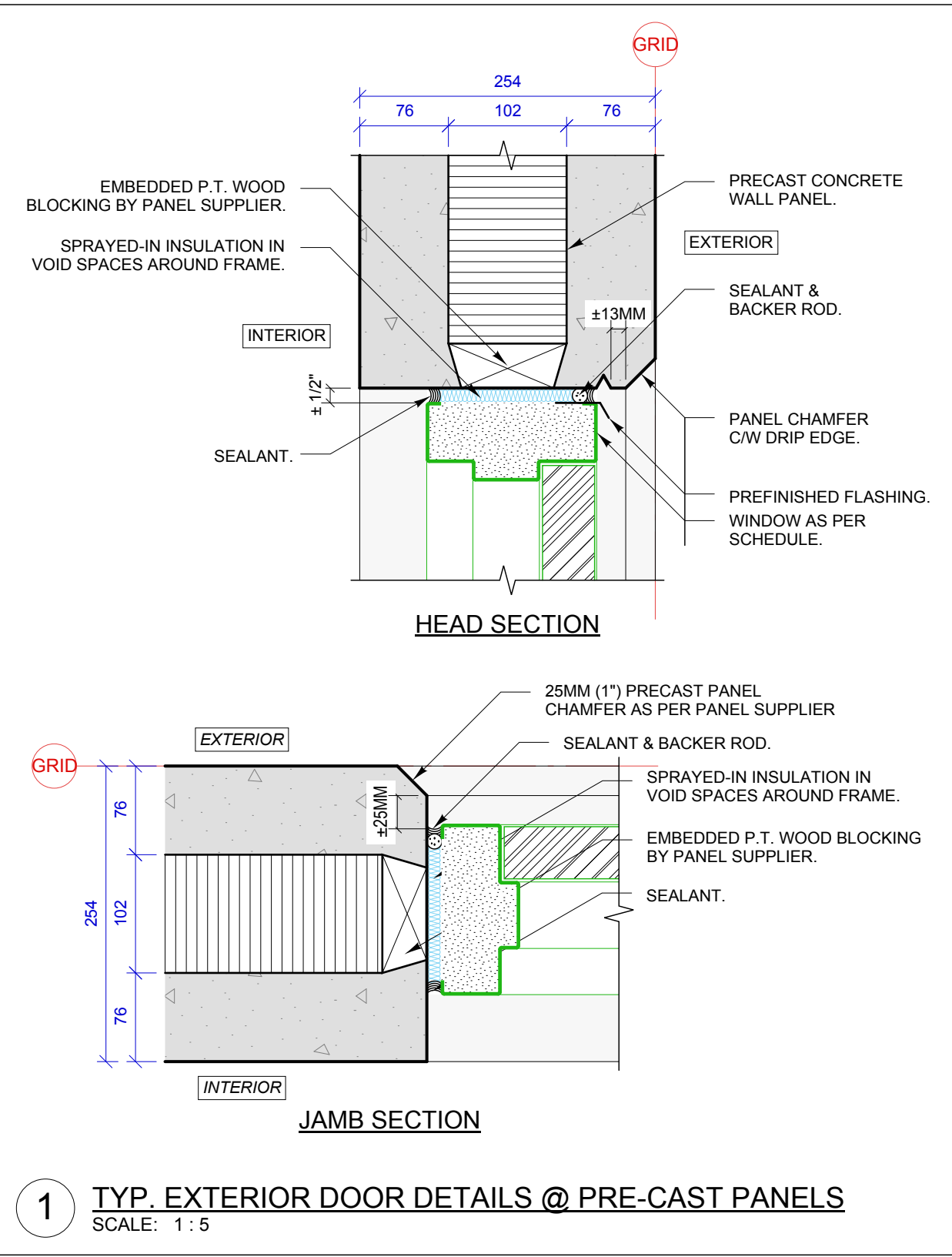
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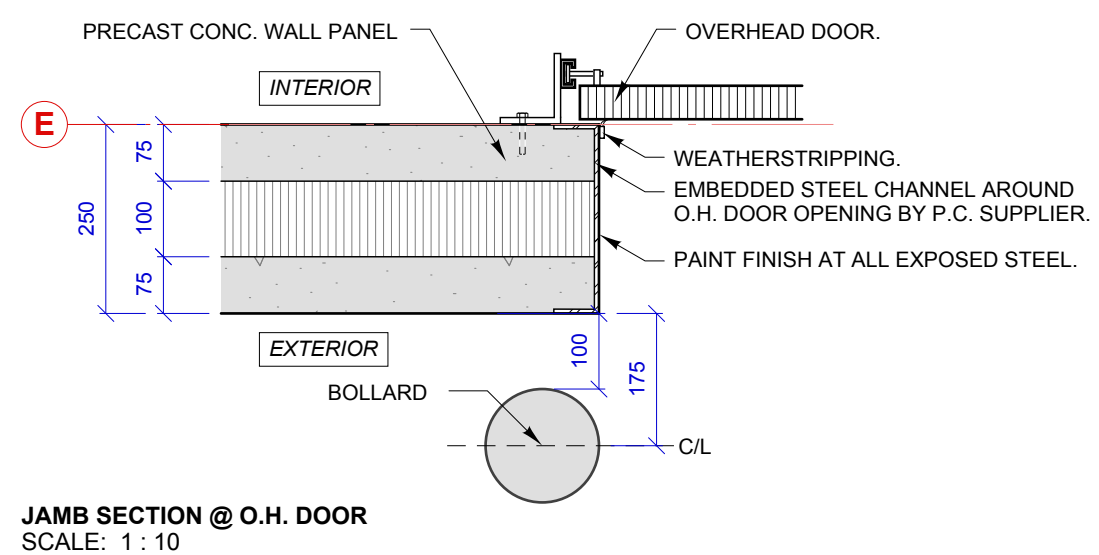


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ISS:	REV:	DATE:	DESCRIPTION:

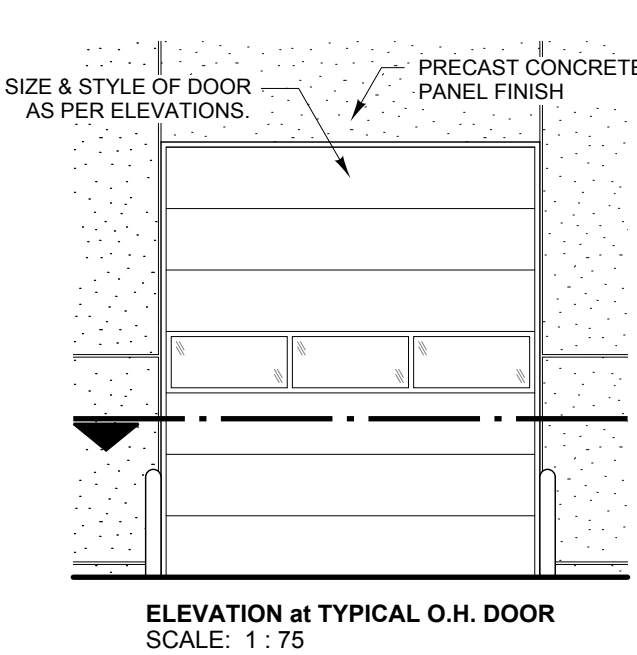
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1 TYP. EXTERIOR DOOR DETAILS @ PRE-CAST PANELS
SCALE: 1:5

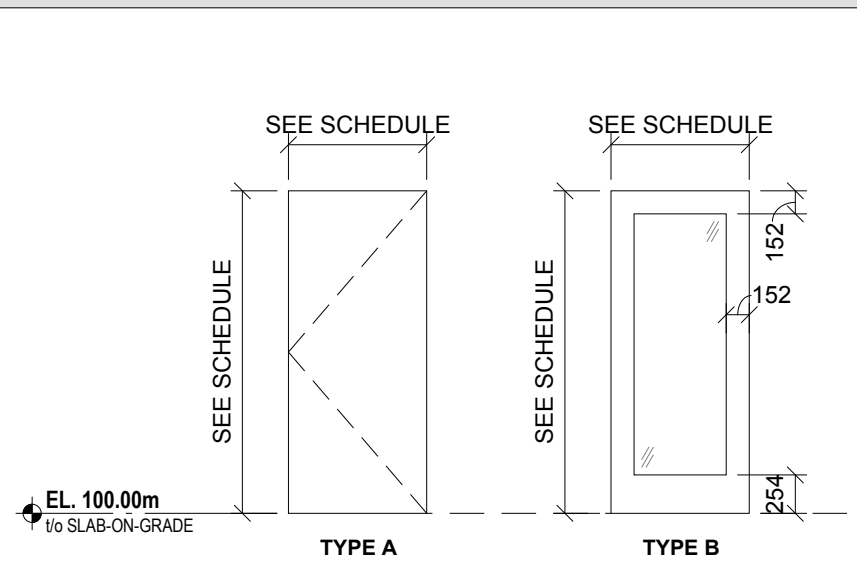


2 OH DOOR OPENING DETAILS
SCALE: AS NOTED

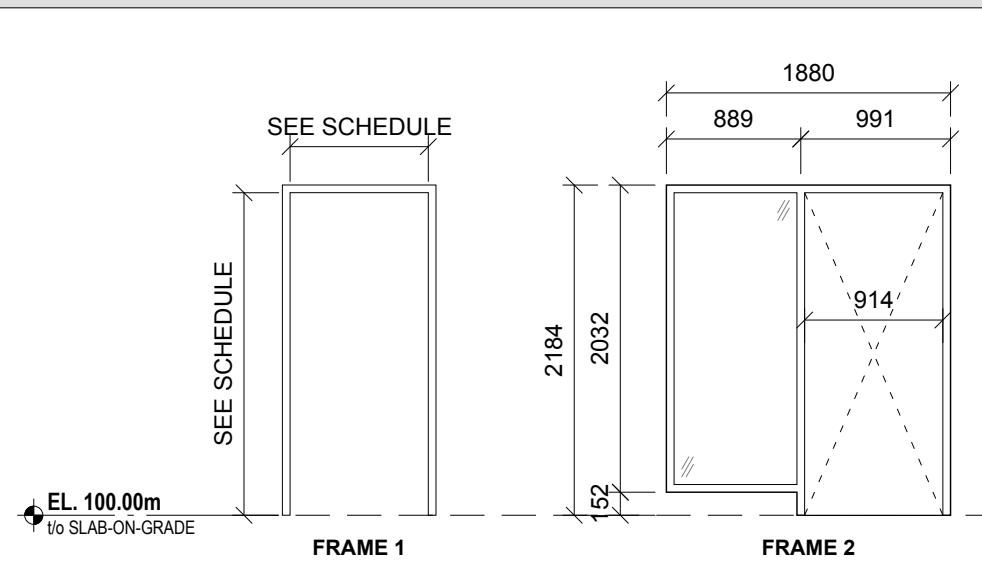


DOOR SCHEDULE													
TAG	LOCATION	WIDTH	HEIGHT	DOORS				FRAMES				HARDWARE GROUP	FIRE RATING (MIN)
				TYPE	MATERIAL	FINISH	GLAZING	TYPE	MATERIAL	FINISH	GLAZING		
D01	UNIT 10	914	2134	B	INSUL. ALUMINUM	PREFINISHED	YES	2	INSUL. ALUMINUM	PREFINISHED	YES	HG - 1	--
D02	UNIT 9	914	2134	B	INSUL. ALUMINUM	PREFINISHED	YES	2	INSUL. ALUMINUM	PREFINISHED	YES	HG - 1	--
D03	UNIT 8	914	2134	B	INSUL. ALUMINUM	PREFINISHED	YES	2	INSUL. ALUMINUM	PREFINISHED	YES	HG - 1	--
D04	UNIT 7	914	2134	B	INSUL. ALUMINUM	PREFINISHED	YES	2	INSUL. ALUMINUM	PREFINISHED	YES	HG - 1	--
D05	UNIT 6	914	2134	B	INSUL. ALUMINUM	PREFINISHED	YES	2	INSUL. ALUMINUM	PREFINISHED	YES	HG - 1	--
D06	UNIT 5	914	2134	B	INSUL. ALUMINUM	PREFINISHED	YES	2	INSUL. ALUMINUM	PREFINISHED	YES	HG - 1	--
D07	UNIT 4	914	2134	B	INSUL. ALUMINUM	PREFINISHED	YES	2	INSUL. ALUMINUM	PREFINISHED	YES	HG - 1	--
D08	UNIT 3	914	2134	B	INSUL. ALUMINUM	PREFINISHED	YES	2	INSUL. ALUMINUM	PREFINISHED	YES	HG - 1	--
D09	UNIT 2	914	2134	B	INSUL. ALUMINUM	PREFINISHED	YES	2	INSUL. ALUMINUM	PREFINISHED	YES	HG - 1	--
D10	UNIT 1	914	2134	B	INSUL. ALUMINUM	PREFINISHED	YES	2	INSUL. ALUMINUM	PREFINISHED	YES	HG - 1	--
D11	UNIT 1	914	2134	A	INSUL. METAL	PAINTED	--	1	INSUL. METAL	PAINTED	--	HG - 2	--
D12	UNIT 2	914	2134	A	INSUL. METAL	PAINTED	--	1	INSUL. METAL	PAINTED	--	HG - 2	--
D13	UNIT 2	3658 (12')	4267 (14')	SECTIONAL OVERHEAD DOOR, TRACK AND HARDWARE BY DOOR SUPPLIER - SEE OVERHEAD DOOR SCHEDULE & DETAILS THIS SHEET									
D14	UNIT 3	3658 (12')	4267 (14')	SECTIONAL OVERHEAD DOOR, TRACK AND HARDWARE BY DOOR SUPPLIER - SEE OVERHEAD DOOR SCHEDULE & DETAILS THIS SHEET									
D15	UNIT 3	914	2134	A	INSUL. METAL	PAINTED	--	1	INSUL. METAL	PAINTED	--	HG - 2	--
D16	UNIT 4	914	2134	A	INSUL. METAL	PAINTED	--	1	INSUL. METAL	PAINTED	--	HG - 2	--
D17	UNIT 4	3658 (12')	4267 (14')	SECTIONAL OVERHEAD DOOR, TRACK AND HARDWARE BY DOOR SUPPLIER - SEE OVERHEAD DOOR SCHEDULE & DETAILS THIS SHEET									
D18	UNIT 5	3658 (12')	4267 (14')	SECTIONAL OVERHEAD DOOR, TRACK AND HARDWARE BY DOOR SUPPLIER - SEE OVERHEAD DOOR SCHEDULE & DETAILS THIS SHEET									
D19	UNIT 5	914	2134	A	INSUL. METAL	PAINTED	--	1	INSUL. METAL	PAINTED	--	HG - 2	--
D20	UNIT 6	914	2134	A	INSUL. METAL	PAINTED	--	1	INSUL. METAL	PAINTED	--	HG - 2	--
D21	UNIT 6	3658 (12')	4267 (14')	SECTIONAL OVERHEAD DOOR, TRACK AND HARDWARE BY DOOR SUPPLIER - SEE OVERHEAD DOOR SCHEDULE & DETAILS THIS SHEET									
D22	UNIT 7	3658 (12')	4267 (14')	SECTIONAL OVERHEAD DOOR, TRACK AND HARDWARE BY DOOR SUPPLIER - SEE OVERHEAD DOOR SCHEDULE & DETAILS THIS SHEET									
D23	UNIT 7	914	2134	A	INSUL. METAL	PAINTED	--	1	INSUL. METAL	PAINTED	--	HG - 2	--
D24	UNIT 8	914	2134	A	INSUL. METAL	PAINTED	--	1	INSUL. METAL	PAINTED	--	HG - 2	--
D25	UNIT 8	3658 (12')	4267 (14')	SECTIONAL OVERHEAD DOOR, TRACK AND HARDWARE BY DOOR SUPPLIER - SEE OVERHEAD DOOR SCHEDULE & DETAILS THIS SHEET									
D26	UNIT 9	3658 (12')	4267 (14')	SECTIONAL OVERHEAD DOOR, TRACK AND HARDWARE BY DOOR SUPPLIER - SEE OVERHEAD DOOR SCHEDULE & DETAILS THIS SHEET									
D27	UNIT 9	914	2134	A	INSUL. METAL	PAINTED	--	1	INSUL. METAL	PAINTED	--	HG - 2	--
D28	UNIT 10	914	2134	A	INSUL. METAL	PAINTED	--	1	INSUL. METAL	PAINTED	--	HG - 2	--
D29	MECH. RM.	914	2134	A	INSUL. METAL	PAINTED	--	1	INSUL. METAL	PAINTED	--	HG - 2	--
D30	MECH. RM.	914	2134	A	INSUL. METAL	PAINTED	--	1	INSUL. METAL	PAINTED	--	HG - 2	--

DOOR TYPES



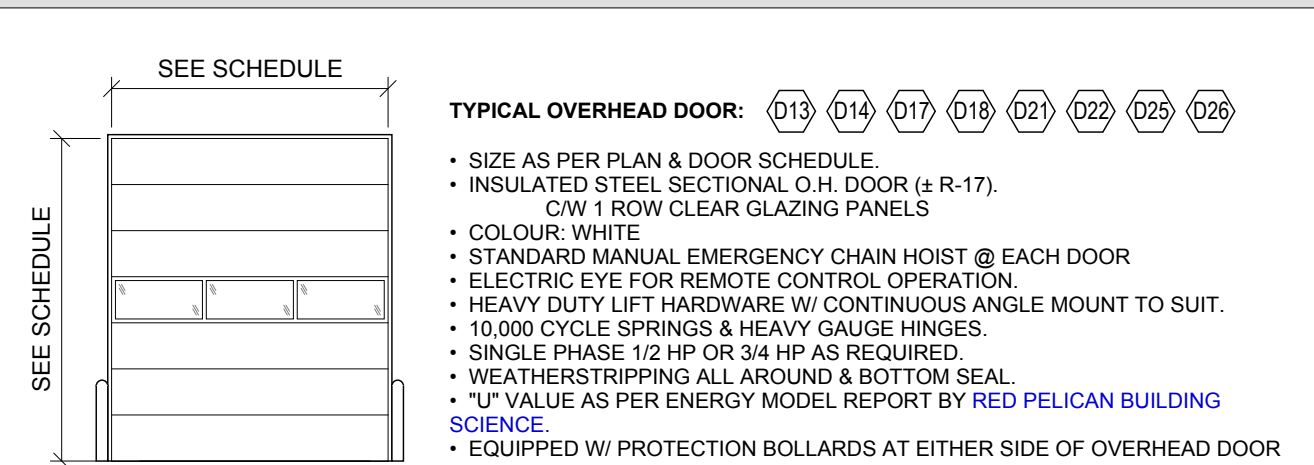
FRAME TYPES



HARDWARE GROUPS

- HARDWARE GROUP 1**
- EXTERIOR CYLINDER
 - INTERIOR THUMB TURN
 - PUSH/PULL
 - D-SHAPE HANDLES
 - CLOSER (HEAVY DUTY)
 - BARRIER-FREE OPERATOR (2 POINT)
 - WEATHER STRIPPING
 - THRESHOLD (HEAVY DUTY)
 - 3 HINGES
- HARDWARE GROUP 2**
- LOCKSET
 - DEADBOLD
 - CLOSER (HEAVY DUTY)
 - WEATHER STRIPPING
 - THRESHOLD (HEAVY DUTY)
 - DOOR SWEEP
 - 3 HINGES

OVERHEAD DOOR SCHEDULE

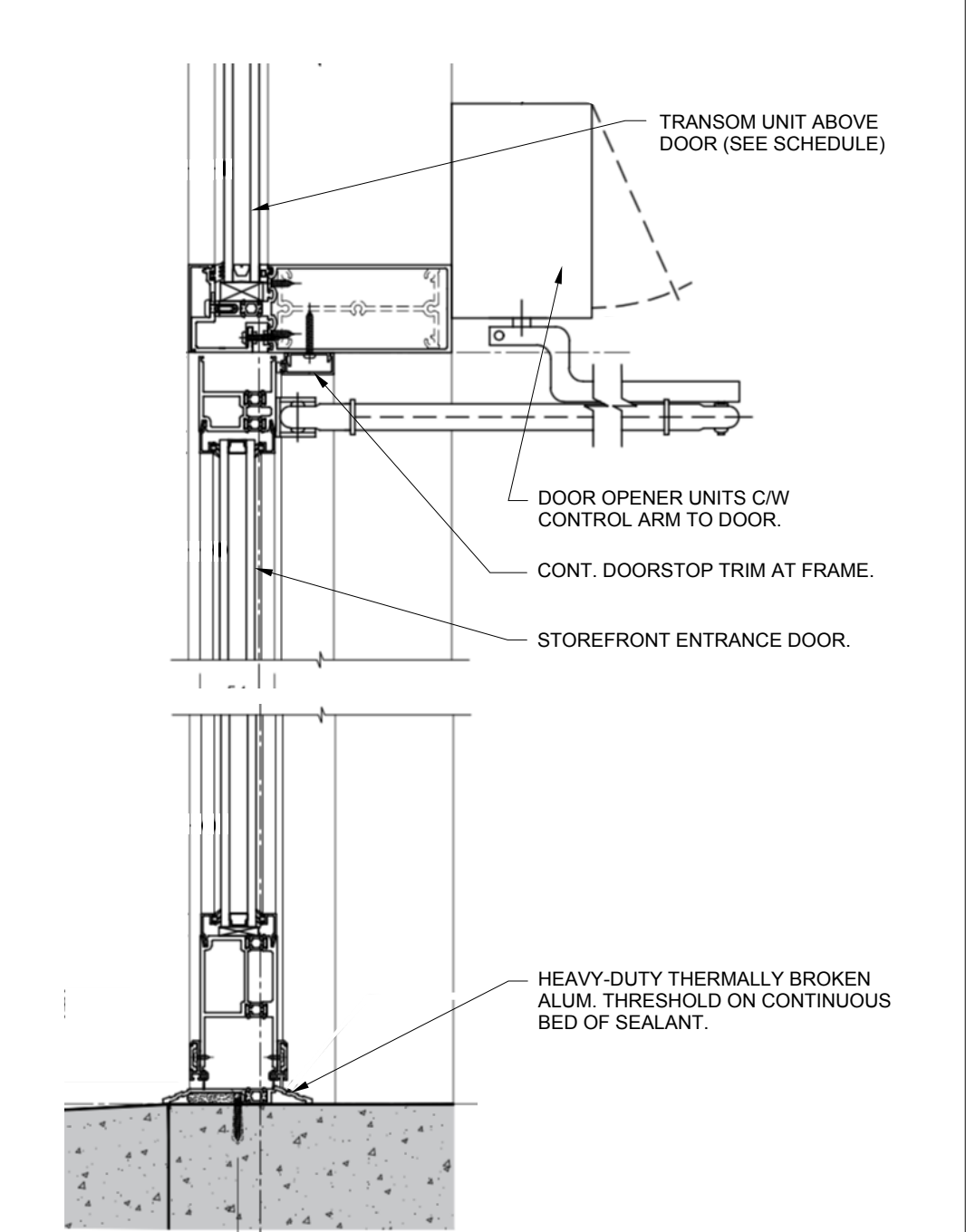


NECB NOTES

- IN CASE OF DISCREPANCY BETWEEN THESE NOTES AND THE FINAL ENERGY MODELLING REPORT BY RED PELICAN BUILDING SCIENCE, THE ENERGY MODELLING REPORT INFORMATION WILL SUPERCEDE.**
1. TYPICAL EXTERIOR MAN DOORS AND STOREFRONT DOORS & WINDOWS TO HAVE A U-VALUE AS PER NECB COMPLIANCE REPORT BY D.B.K. ENGINEERING
 2. NECB 3.2.4.4.(1): DOORS THAT ACT AS ENVIRONMENTAL SEPARATORS SHALL HAVE AN AIR LEAKAGE RATE NOT GREATER THAN 0.50 L/(s·sq.m.) WHEN TESTED IN ACCORDANCE WITH ASTM E283 "Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Differences Across the Specimen" AT PRESSURE DIFFERENTIAL OF 75 Pa.
 3. NECB 3.2.4.4.(3): MAIN ENTRY EXTERIOR DOORS THAT ACT AS ENVIRONMENTAL SEPARATORS ARE PERMITTED TO HAVE AN AIR LEAKAGE RATE NOT GREATER THAN 5.0 L/(s·sq.m.) WHEN TESTED AS A COMPLETE ASSEMBLY IN ACCORDANCE WITH ASTM E283 "Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Differences Across the Specimen" AT PRESSURE DIFFERENTIAL OF 75 Pa. PROVIDED THAT THE TOTAL AREA OF SUCH DOORS DOES NOT EXCEED 2% OF THE GROSS WALL AREA CALCULATED IN ACCORDANCE WITH ARTICLE 3.1.1.6.
 4. NECB 3.2.4.4.(2): OVERHEAD DOORS THAT ACT AS ENVIRONMENTAL SEPARATORS SHALL HAVE AN AIR LEAKAGE RATE NOT GREATER THAN 5.00 L/(s·sq.m.) WHEN TESTED AS A COMPLETE ASSEMBLY IN ACCORDANCE WITH ASTM E283 "Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Differences Across the Specimen" AT PRESSURE DIFFERENTIAL OF 75 Pa.

DOOR NOTES

- OWNER TO CONFIRM ALL DOOR TYPES, FRAME TYPES & FINISHES PRIOR TO CONSTRUCTION.
- OWNER TO CONFIRM ALL DOOR HARDWARE & LOCKING SYSTEMS (INCLUDING SECURITY) PRIOR TO CONSTRUCTION.
- OWNER TO CONFIRM ALL (IF ANY) EXTERIOR DOORS WITH NO EXTERIOR HARDWARE.
- REFER TO FLOOR PLANS FOR DOOR SWING DIRECTION
- REFER TO SUPPLIER DOOR SCHEDULES FOR ROUGH OPENING AND QUANTITY OF EACH DOOR.
- REFER TO FLOOR PLANS FOR DOOR SWING DIRECTION.
- ALL DOOR SIGNAGE TO BE CONFIRMED BY OWNER.
- DOORS THAT FORM PART OF A WINDOW TYPE ARE NOTED IN THE COMMENTS
- ALL EXTERIOR DOORS SHALL CONFORM TO NECB COMPLIANCE REPORT BY RED PELICAN BUILDING SCIENCE. SEE ALSO NECB NOTES ON SHEET A8.1



3 TYP. STOREFRONT ENTRANCE DOOR
SCALE: NO SCALE

ARCHITECTURAL:

Axiom
Architecture Inc.
Calgary Office: 5917 1A Street SW, Calgary, AB, T2H 0G4
Ph. 403 253 2853
www.AxiomArch.ca

CLIENT:

MBG
METAL BUILDING GROUP

STRUCTURAL:

MECHANICAL / ELECTRICAL:

PROJECT INFORMATION:

PROPOSED

COMMERCIAL / INDUSTRIAL DEVELOPMENT

140 GATEWAY DRIVE NE
AIRDRIE, ALBERTA

LEGAL DESCRIPTION: LOT 14, BLOCK 4, PLAN 121 2718

STAMPS:

NOT FOR CONSTRUCTION

AXIOM ARCHITECTURE INC. (CALGARY)
PERMIT No. AC 13660
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

NO.	DATE	DESCRIPTION	
03	02	2026-08-14	Issued for 80% Client Review
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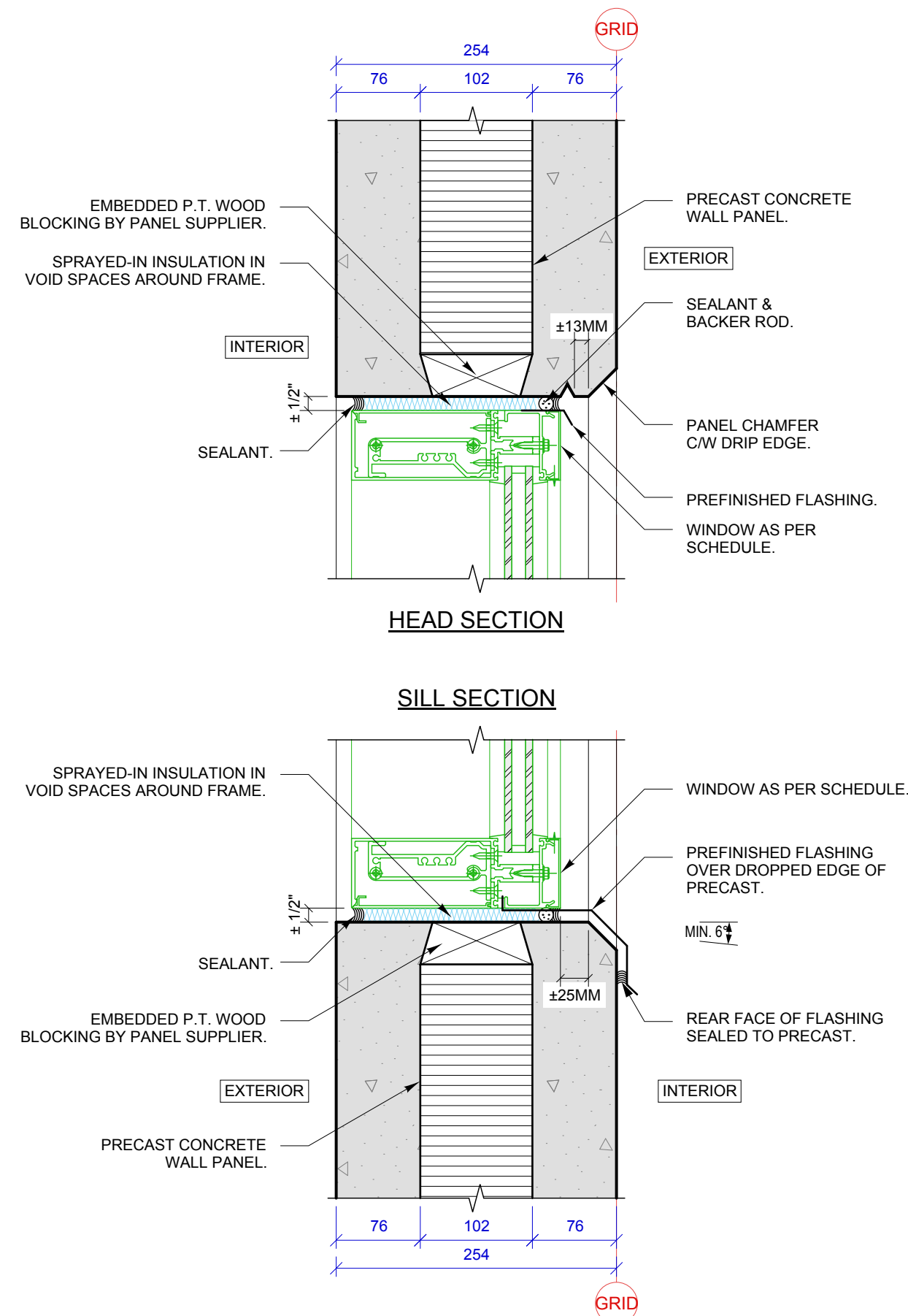
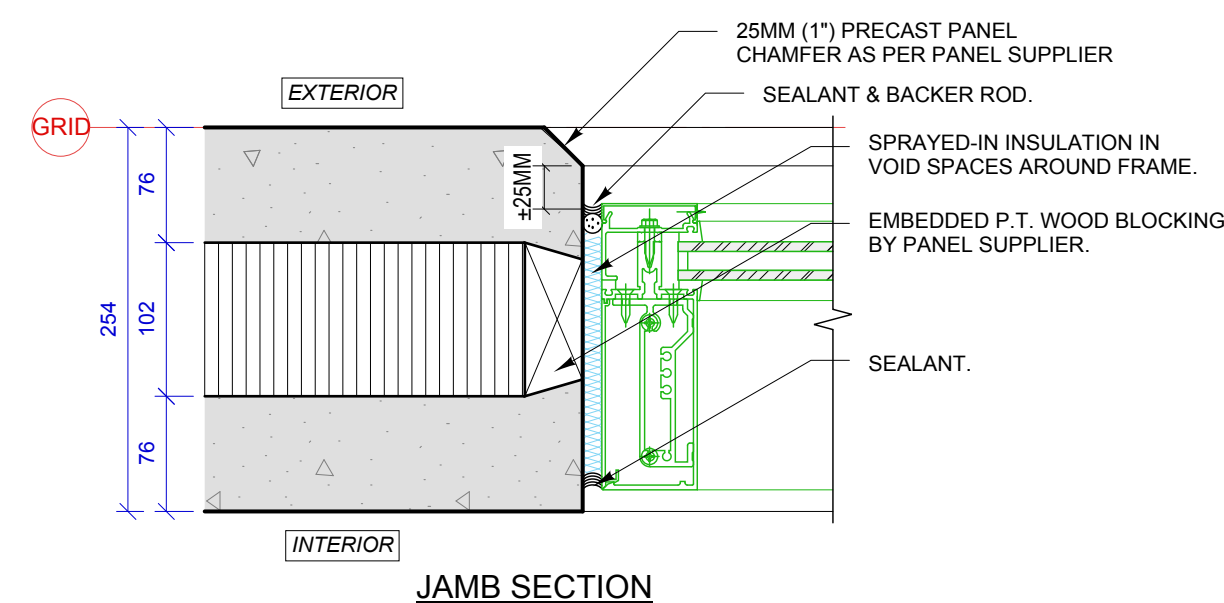
DRAWING TITLE:

DOOR SCHEDULE, NOTES & DETAILS

JOB NUMBER: 25-098
DATE: JUNE 29, 2026
DRAWN BY: AC

A8.0

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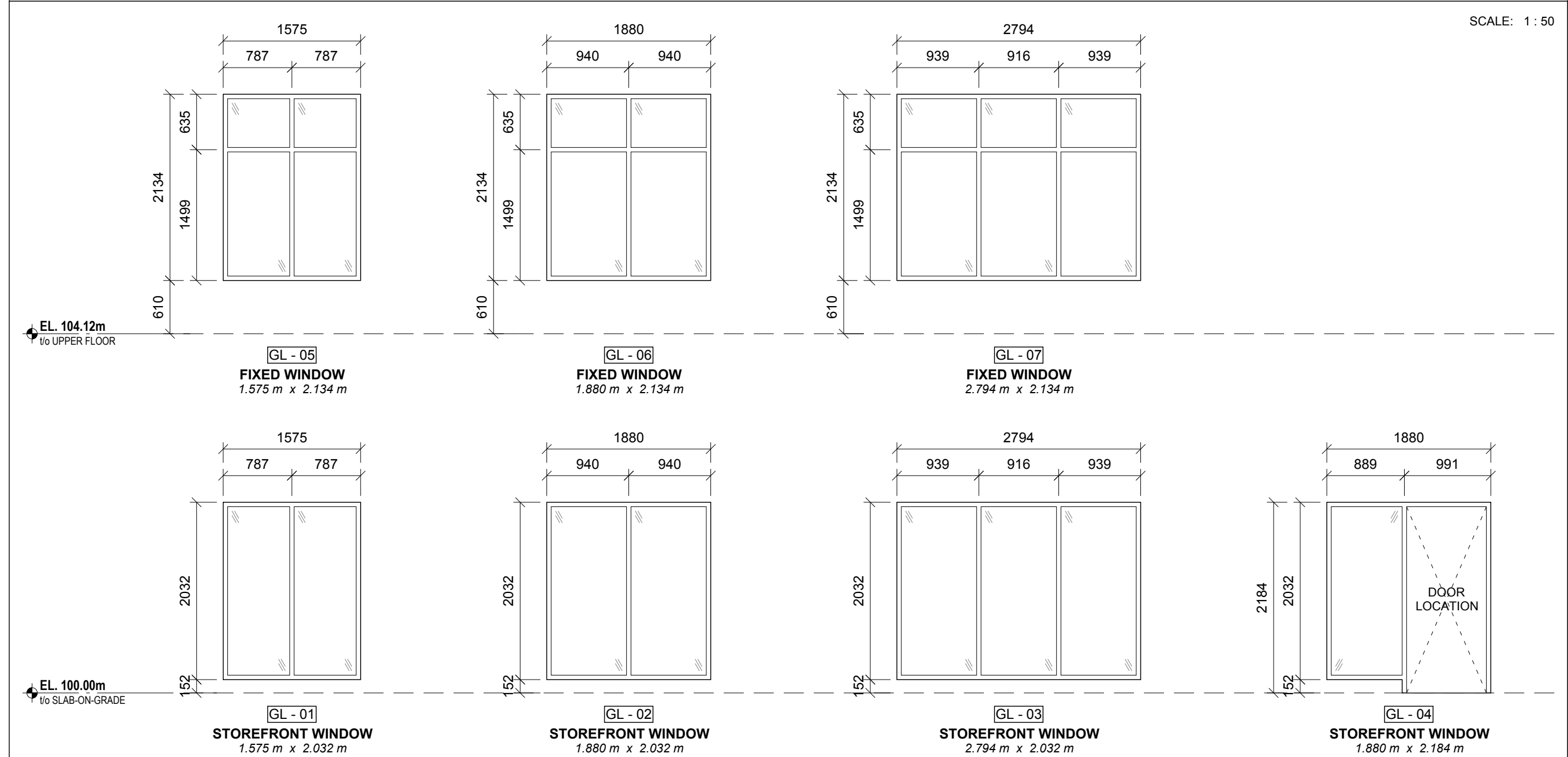


1 TYP. EXTERIOR DOOR DETAILS @ PRE-CAST PANELS
SCALE: 1:5

WINDOW SCHEDULE

[illegible]

WINDOW ELEVATIONS



GENERAL WINDOW NOTES

- REQUIRED ROUGH OPENING & QUANTITY OF WINDOWS TO BE CONFIRMED BY SUPPLIER
- TYPICAL ALL WINDOWS (OWNER TO CONFIRM):
 - LOW-E COATING
 - THERMALLY BROKEN FRAMES
 - BLACK ANODIZED FRAMES
 - SEALED UNIT GLAZING
- WINDOW TYPE TO BE SPECIFICALLY DESIGNED FOR INTEGRATION WITH CONCRETE SANDWICH PANELS
 - ALL WINDOWS & DOORS TO CONFORM TO ENERGY CODE COMPLIANCE REPORT BY **RED PELICAN BUILDING SCIENCE** WINDOW PERFORMANCE (AIR & WATER TIGHTNESS) TO BE DETERMINED BY NAFS-11 AIR & WATER TESTS
- WINDOW SUPPLIER TO PROVIDE SHOP DRAWINGS TO ARCHITECT AND ENVELOPE CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING. SHOP DRAWINGS SHALL SHOW WINDOW PROFILES, DRAINAGE CHANNELS AND MEMBRANE INTEGRATION W/ ADJACENT ASSEMBLIES. SHOP DRAWINGS MUST BE STAMPED BY MANUFACTURER.

NECB NOTES

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1. TYP. EXTERIOR MAIN DOORS AND STOREFRONT DOORS & WINDOWS TO HAVE A U-VALUE AS PER NECB COMPLIANCE REPORT BY EMBE CONSULTING ENGINEERS LTD.

2. NECB 3.2.4.4 (1): DOORS THAT ACT AS ENVIRONMENTAL SEPARATORS SHALL HAVE AN AIR LEAKAGE RATE NOT GREATER THAN 0.50 L/(s.m²) WHEN TESTED IN ACCORDANCE WITH ASTM E283 "Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Differences Across the Specimen" AT PRESSURE DIFFERENTIAL OF 75 Pa.

3. NECB 3.2.4.4 (3): MAIN ENTRY EXTERIOR DOORS THAT ACT AS ENVIRONMENTAL SEPARATORS ARE PERMITTED TO HAVE AN AIR LEAKAGE RATE NOT GREATER THAN 5.0 L/(s.m²) WHEN TESTED AS A COMPLETE ASSEMBLY IN ACCORDANCE WITH ASTM E283 "Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Differences Across the Specimen" AT PRESSURE DIFFERENTIAL OF 75 Pa. PROVIDED THAT THE TOTAL AREA OF SUCH DOORS DOES NOT EXCEED 2% OF THE GROSS WALL AREA CALCULATED IN ACCORDANCE WITH ARTICLE 3.1.1.6.

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ARCHITECTURAL:



CLIENT:



STRUCTURAL:

MECHANICAL / ELECTRICAL:

PROJECT INFORMATION:

PROPOSED

**COMMERCIAL /
INDUSTRIAL
DEVELOPMENT**

140 GATEWAY DRIVE NE
AIRDRIE, ALBERTA

LEGAL DESCRIPTION: LOT 14, BLOCK 4, PLAN 121 2718

STAMPS:

AXIOM ARCHITECTURE INC. (CALGARY)
PERMIT No. AC 13660
 ISSUED PURSUANT TO THE
 ARCHITECTS ACT OF ALBERTA

REVISIONS:

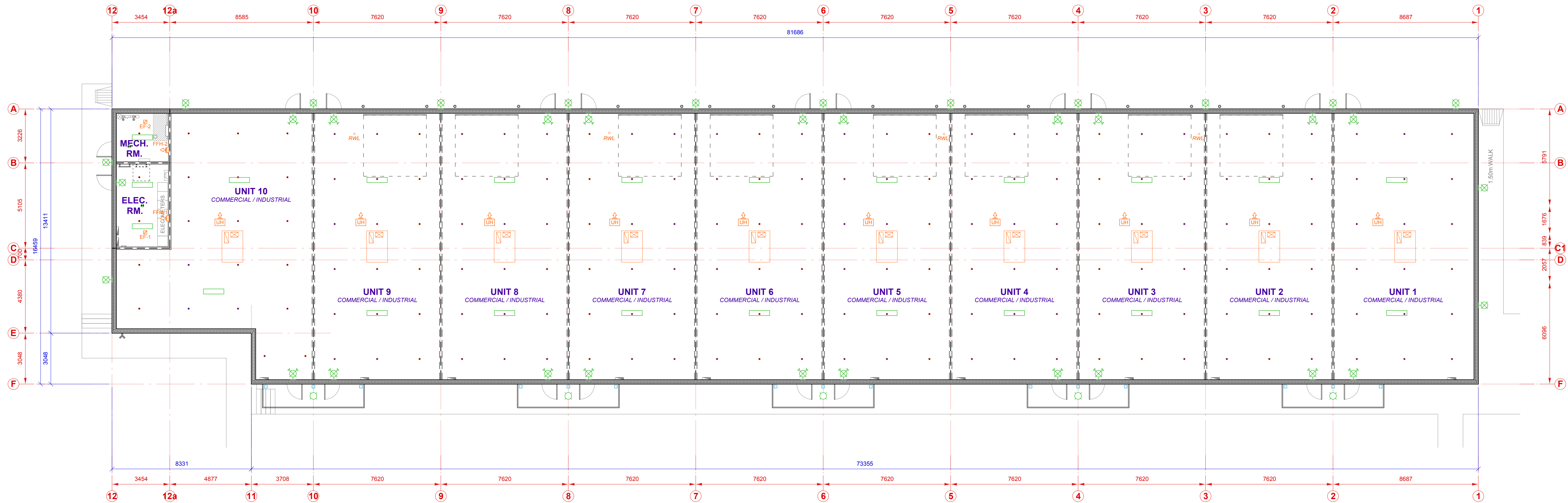
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DRAWING TITLE:

WINDOW SCHEDULE, NOTES
& DETAILS

JOB NUMBER:	25-098
DATE:	JUNE 29, 2026
DRAWN BY:	AC

A8.1



CEILING FINISHES

C-1 EXPOSED STRUCTURE

STRUCTURE, DUCTING, PIPING, ETC. TO REMAIN EXPOSED.

OWNER TO CONFIRM PAINT FINISH (IF APPLICABLE)

NOTES:

- ALL FUTURE CEILING FINISHES ARE AS PER FUTURE TENANTS
- FINAL CEILING HEIGHTS A.F.F. AS PER FUTURE TENANTS

MECH. & ELEC. FIXTURES LEGEND

MECHANICAL:

FUTURE RTU LOCATION

UNIT HEATER

FORCE FLOW HEATER

EXHAUST FAN

SPRINKLER HEAD

ELECTRICAL:

EXTERIOR WALL-MOUNTED LIGHT FIXTURE

EMERGENCY POWER BATTERY PACK C/W REMOTE HEADS AND EXIT LIGHT

SUSPENDED LIGHT FIXTURE

SMOKE DETECTOR

ELECTRICAL PANEL

GENERAL NOTES:

- NUMBER OF FIXTURES TO BE CONFIRMED WITH MECHANICAL & ELECTRICAL DRAWINGS BY KD MECHANICAL & ELECTRICAL.
- NUMBER AND LOCATION OF EMERGENCY LIGHT FIXTURES AND EXIT SIGNS TO BE CONFIRMED WITH ELECTRICAL DRAWINGS BY KD ELECTRICAL.
- SPRINKLER LOCATIONS SHOWN ARE APPROXIMATE ONLY. FINAL HEAD NUMBER & LOCATIONS AS PER SPRINKLER DRAWINGS BY OTHERS.

WALL & CEILING MEMBRANE PENETRATION NOTES:

- ALL ELECTRICAL AND SIMILAR SERVICE OUTLET BOXES THAT PENETRATE CEILING AND WALL ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING MUST BE TIGHTLY FIT AS PER ARTICLE 9.10.5.1. OF THE NATIONAL BUILDING CODE 2023 - ALBERTA EDITION.
- IF BOXES ARE LOCATED ON BOTH SIDES OF A WALL REQUIRED TO HAVE A FIRE-RESISTANCE RATING, THEY SHALL BE OFFSET WHERE NECESSARY TO MAINTAIN THE INTEGRITY OF THE FIRE SEPARATION.

ARCHITECTURAL:

Axiom

Architecture Inc.

Calgary Office: 5917 1A Street SW, Calgary, AB, T2H 0G4

Ph. 403 253 2853

www.AxiomArch.ca

CLIENT:

MBG

METAL BUILDING GROUP

STRUCTURAL:

MECHANICAL / ELECTRICAL:

PROJECT INFORMATION:

PROPOSED

COMMERCIAL / INDUSTRIAL DEVELOPMENT

140 GATEWAY DRIVE NE
AIRDRIE, ALBERTA

LEGAL DESCRIPTION: LOT 14, BLOCK 4, PLAN 121 2718

STAMPS:

NOT FOR CONSTRUCTION

AXIOM ARCHITECTURE INC. (CALGARY)

PERMIT No. AC 13660

ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

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DRAWING TITLE:

REFLECTED CEILING PLAN

JOB NUMBER: 25-098

DATE: JUNE 29, 2026

DRAWN BY: AC

A9.0

REFLECTED CEILING PLAN

SCALE: 1: 125

00 CONTRACTING REQUIREMENTS

RESPONSIBILITY OF THE GENERAL CONTRACTOR/PROJECT MANAGER:

1. REVIEW AND CONFIRM ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION START.
2. REVIEW OF ALL CONSTRUCTION DOCUMENTS, ANY REPRESENTATIONS IN THESE DOCUMENTS (DWGS & SPECS) ARE FURNISHED MERELY FOR THE GENERAL INFORMATION OF THE CONTRACTORS AND ARE NOT IN ANY WAY WARRANTY OF THE OWNER OR ON BEHALF OF THE OWNER OR THE OWNERS CONSULTANTS AND SUB-CONSULTANTS' EMPLOYEES AND NEITHER THE OWNER NOR ITS CONSULTANTS OR ITS EMPLOYEES SHALL BE LIABLE FOR ANY REPRESENTATIONS, NEGLIGENT OR OTHERWISE CONTAINED IN THESE DOCUMENTS.
3. COORDINATION WITH ALL SUB TRADES AND SUPPLIERS.
4. GETTING ANY REQUESTED SHOP DRAWINGS OR SAMPLES TO THE OWNER FOR APPROVAL PRIOR TO FABRICATION.
5. SECURITY OF BUILDING AND BUILDING MATERIALS DURING CONSTRUCTION UNTIL CLIENT TAKE OVER.
6. ALL TEMPORARY AND PERMANENT UTILITY COSTS
7. LOCATING ALL UTILITIES, NOTIFYING AUTHORITY HAVING JURISDICTION WHEN ANY WORK IS PLANNED IN THE VICINITY OF THE UTILITY, RELOCATION OR REMOVAL OF EXISTING SERVICES AS REQUIRED, AND SUPPORT, ADEQUATE PROTECTION, AND MAINTENANCE OF SERVICES AFFECTED BY WORK UNDER THIS CONTRACT.
8. COORDINATE & HANDLE ALL SITE UTILITY AND MUNICIPALITY SERVICE CHARGES FOR THE FOLLOWING, WITH ACTUAL CHARGES BEING PAID BY THE OWNER DIRECTLY: ELECTRICAL SERVICES, GAS SERVICE, WATER & SEWER SERVICES, CURB CUT CHARGES, AND PHONE & CABLE SERVICES.
9. BUILDING PERMIT AND ANY OTHER PERMITS REQUIRED FOR COMPLETION OF WORK.
10. PRODUCING AND CIRCULATING MINUTES OF ALL SITE MEETINGS, WITHIN 4 WORKING DAYS.
11. PROVIDE AND MAINTAIN SUITABLE SANITARY & FIRST-AID FACILITIES ON SITE.
12. PROVIDE AND MAINTAIN NECESSARY STAIRS, LADDERS, SCAFFOLDING, CHUTES, HOISTS, ENCLOSURES, BARRIERS, RAILING, PLATFORMS, TO FACILITATE PERFORMANCE OF WORK.
13. ERECT AND MAINTAIN TEMPORARY SITE ENCLOSURE APPROPRIATE TO SITE CONDITIONS.
14. PROVIDE TEMPORARY DRAINAGE AND PUMPING NECESSARY TO KEEP SITE FREE FROM WATER.
15. PROVIDE AND MAINTAIN WASTE & RECYCLING FACILITIES ON SITE.
16. BE RESPONSIBLE FOR COLLECTION AND MAINTENANCE OF WORK IN A TIDY CONDITION, FREE FROM ACCUMULATION OF WASTE PRODUCTS AND DEBRIS. PROVIDE PROGRESSIVE CLEANING TO REMOVE WASTE, SNOW & ICE.
17. PROVIDE FINAL CLEANING PRIOR TO SUBSTANTIAL COMPLETION.
18. START OF ANY CONSTRUCTION MEANS EXCEPT ANY MEANS OF THE EXISTING CONDITIONS.
19. REPAIRING OR REPLACING ANY OTHER WORK OR PROPERTY DAMAGED BY WORK FROM THIS CONTRACT. MAKE GOOD EXISTING SIDEWALKS AND CURBS.

SUBTRADES RESPONSIBILITY:

1. ALL SUB TRADES ARE TO REVIEW AND CONFIRM THE EXISTING SITE & SERVICE CONDITIONS PRIOR TO START OF CONSTRUCTION, AND REPORT ANY ERRORS OR DISCREPANCIES TO THE ARCHITECT. FAILURE TO DO SO WILL MEAN ACCEPTANCE OF THE STATED CONDITIONS AS FOUND OR STATED.
2. THE SCOPE OF EVERY SUB TRADES WORK SHALL BE IN ACCORDANCE WITH THE TRADE DEFINITIONS OF THE ALBERTA CONSTRUCTION TENDERING SYSTEM (ACTS).
3. EVERY SUB TRADE MUST EXAMINE ALL DRAWINGS AND ALL SPECS INCLUDING MECHANICAL AND ELECTRICAL DIVISIONS, SO THAT THEY ARE FULLY CONVERSANT WITH ALL CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE CONTRACT DURING CONSTRUCTION.

MECHANICAL/ELECTRICAL SUB TRADES RESPONSIBILITIES:

1. THE MECHANICAL/ELECTRICAL CONTRACTOR IS TO SUBMIT THE FOLLOWING IN DUPLICATE TO THE OWNER UPON SUBSTANTIAL COMPLETION OF THE PROJECT:
 - a. MECHANICAL OPERATION & MAINTENANCE MANUALS; C/W APPLICABLE GUARANTEE CERTIFICATES ON ALL EQUIPMENT.
 - b. AIR BALANCE CERTIFICATE.
 - c. ELECTRICAL OPERATION & MAINTENANCE MANUALS; C/W APPLICABLE GUARANTEE CERTIFICATES ON ALL EQUIPMENT.
 - d. VERIFICATION OF FIRE ALARM SYSTEM (IF APPLICABLE) C/W CERTIFICATE BY QUALIFIED PROFESSIONAL ENGINEER.
2. TURN OVER OF THE FACILITY TO THE OWNER UPON COMPLETION:
 - a. COMMISSIONING FACILITY TO THE OWNER.
 - b. PROVIDE SCHEDULE OF ALL NECESSARY PERIODIC MAINTENANCE OF ALL EQUIPMENT.
3. THE MECHANICAL CONTRACTOR IS TO CO-ORDINATE WITH THE FOUNDATION AND ALL OTHER SUB CONTRACTORS TO ENSURE ALL SLEEVES, HOLES AND OPENINGS REQUIRED FOR THE MECHANICAL/ELECTRICAL WORK ARE ALLOWED FOR PRIOR TO CONSTRUCTION.
4. ALL MECHANICAL AND ELECTRICAL SERVICE PENETRATIONS THROUGH FIRE RATED ASSEMBLIES ARE TO BE FIRE STOPPED IN ACCORDANCE WITH THE ULC FIRE STOP SYSTEMS AND SEALING.
5. FOR MECHANICAL ROOMS WITH COLD AIR INTAKES ALL COLD AIR INTAKE DUCTS SHALL BE INSULATED AND ANY WATER LINES AND WATER METERS WITHIN THE SAME ROOM SHALL BE INSULATED AND HEAT TRACED IF WITHIN 6'-0" OF THE COLD AIR INTAKE. IN ADDITION A 3KW ELECTRIC FLOW FLOOR HEATER WITH INTEGRAL THERMOSTAT CONTROL SHALL BE INSTALLED DIRECTLY BESIDE THE WATER METER AND SPRINKLER SYSTEM TREE, IF APPLICABLE.

CONSTRUCTION INSURANCE:

1. THE SUCCESSFUL CONTRACTOR WILL BE REQUIRED TO CARRY THE FOLLOWING INSURANCE COVERAGE:
 - a. PERSONAL BODILY INJURY, INCLUDING DUE DUTY INSURANCE IN THE AMOUNT OF NOT LESS THAN \$5,000,000.00.
 - b. PROPERTY DAMAGE INSURANCE IN THE AMOUNT NOT LESS THAN \$5,000,000.00.
 - c. OWNER AUTOMOBILE LIABILITY INSURANCE IN THE AMOUNT NOT LESS THAN \$5,000,000.00.
 - d. BUILDERS RISK INSURANCE IN THE TOTAL AMOUNT OF THE CONTRACT.
2. THE GENERAL CONTRACTOR, THE OWNER, AND AXIOM ARCHITECT INC. ARE TO BE NAMED THE CO-INSURED ON THE ABOVE STATED POLICY.
3. NO CONSTRUCTION WORK IS TO BEGIN UNTIL SUCH INSURANCE IS IN PLACE AND EVIDENCE IN WRITING IS PRESENTED TO RICK BALBI ARCHITECT LTD., CERTIFYING THE SAME.

LIABILITY & DISPUTE RESOLUTION:

1. THE PRIME CONSULTANT'S LIABILITY, IN THE EVENT OF A CLAIM AGAINST IT OR ANY OF ITS EMPLOYEES, AGENTS OR REPRESENTATIVES RELATED TO THE CONSULTING SERVICES FOR THIS PROJECT, WHETHER IN CONTRACT OR TORT, IS LIMITED TO THE TOTAL AMOUNT OF FEES PAID BY THE CLIENT TO THE PRIME CONSULTANT RELATED TO THIS PROJECT AND AT THE TIME THE CLAIM IS MADE, AND SHALL ONLY BE RECOVERABLE FROM THE PRIME CONSULTANT IN RESPECT OF THE LOSS OR DAMAGE WHICH IS DIRECTLY ATTRIBUTABLE TO NEGLIGENT ACTS OR OMISSIONS OF THE PRIME CONSULTANT. IN ANY EVENT THE PRIME CONSULTANT SHALL NOT, UNDER ANY CIRCUMSTANCES BE LIABLE FOR CONSEQUENTIAL LOSS OR DAMAGE, SUCH AS LOSS DUE TO DELAYS TO THE PROJECT, LOSS OF EARNINGS OR LOSS OF PROFITS HOWSOEVER CAUSED.
2. THE PRIME CONSULTANT WILL NOT BE HELD LIABLE FOR ANY TYPE OF LOSS, DAMAGE CLAIM, INJURY OR DEFENCE COSTS RESULTING FROM THE GROWTH OF MOLDS, FUNGI, BIO-CONTAMINANTS OR ANY BY PRODUCT THEREFROM.
3. PARTIES IN DISPUTE MAY GIVE NOTICE AT ANY TIME & WITH RESPECT TO ANY DISPUTE, THE DISPUTE SHALL BE:
 - a. FIRSTLY, REFERRED TO TWO REPRESENTATIVES, ONE A REPRESENTATIVE OF THE PRIME CONSULTANT, AND THE OTHER A REPRESENTATIVE OF THE DISTANT, FOR SETTLEMENT NEGOTIATIONS. FAILING FINAL RESOLUTION OF THE MATTER WITHIN THIRTY DAYS FROM SUCH REFERENCE.
 - b. THE DISPUTE SHALL BE REFERRED TO A MEDIATOR MUTUALLY AGREED UPON BY THE PARTIES FOR NON-BINDING MEDIATION. THE PLACE OF MEDIATION SHALL BE RED DEER IN THE PROVINCE OF ALBERTA. THE COSTS OF SUCH MEDIATION SHALL BE BORNE EQUALLY BY THE PARTIES. SUCH MEDIATION IS TO BE HELD WITH NINETY DAYS OF THE END OF NEGOTIATIONS PURSUANT TO SUB CLAUSE 8.1.
 - c. FAILING FINAL RESOLUTION OF THE MATTER BY MEDIATION, THE PARTIES MAY REFER THE MATTER TO BINDING ARBITRATION IN ACCORDANCE WITH THE PROVISIONS OF THE ARBITRATION ACT OF THE PROVINCE OF ALBERTA. THE PLACE OF THE ARBITRATION SHALL BE RED DEER IN THE PROVINCE OF ALBERTA. SUCH ARBITRATION SHALL BE BY A SINGLE ARBITRATOR WHO SHALL BE AGREED UPON BY THE PARTIES, FAILING WHICH SUCH SINGLE ARBITRATOR SHALL BE APPOINTED PURSUANT TO THE PROVISIONS OF THE APPLICABLE ARBITRATION ACT.

DELAY CLAIMS:

1. THE CONTRACTOR AND THE SUBCONTRACTORS SHALL HAVE NO CLAIM OR RIGHT OF ACTION AGAINST THE OWNER OR THE PROPERTY OR THE CONSULTANTS FOR DAMAGES, COSTS, EXPENSES, LOSS OF PROFITS OR OTHERWISE HOWSOEVER BECAUSE OR BY REASON OF ANY DELAY IN THE FULFILLMENT OF THE CONTRACT WITH THE TIME LIMITED THEREFORE OCCASIONED BY ANY CAUSE OR EVENT WITHIN OR WITHOUT THE CONTRACTOR'S AND/OR SUBCONTRACTORS CONTROL, AND WHETHER OR NOT SUCH DELAY MAY HAVE RESULTED FROM ANYTHING DONE OR NOT DONE BY THE OWNER AND/OR THE CONSULTANTS UNDER THIS CONTRACT.

CONFLICT BETWEEN DOCUMENTS:

1. DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH EACH OTHER, AND IN THE CASE OF CONFLICTS THE DRAWINGS GENERALLY GOVERN WITH MORE DETAILED DRAWINGS TAKING PRECEDENCE. INFORM CONSULTANT(S) OF ANY CONFLICTS FOR CONFIRMATION.
2. TENDER INSTRUCTIONS SHALL GOVERN THE DRAWINGS AND SPECIFICATIONS WHERE ANY CONFLICT ARISES.

MINIMUM CONSTRUCTION STANDARDS:

1. ALL CONSTRUCTION IS TO MEET THE FOLLOWING CODES & STANDARDS, THE MORE STRINGENT TO GOVERN:
 - a. ALBERTA BUILDING CODE.
 - b. NATIONAL BUILDING CODE.
 - c. LOCAL BYLAWS.
 - d. WORKMEN'S COMPENSATION ACT.

WRITTEN 1-YEAR GUARANTEE:

1. ALL MATERIAL USED WITHIN THE BUILDING SHALL BE NEW, FIRST QUALITY, REGULAR PRODUCTION RUN ITEMS, FREE FROM DEFECTS AND COMPLETE WITH APPLICABLE WARRANTIES.
2. ALL INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND DATA, OR TO COMMON ACCEPTED TRADE PRACTICES, BUT NOT LESS THAN TO OWNER'S APPROVAL.
3. THE GENERAL CONTRACTOR/PROJECT MANAGER SHALL FURNISH THE OWNER WITH A WRITTEN 1-YEAR GUARANTEE (FROM DATE OF ACCEPTANCE), COVERING ALL MATERIALS, EQUIPMENT AND WORKMANSHIP, AND MAKE GOOD ON ANY DEFECTS ARISING DURING THAT 1-YEAR PERIOD.

01 GENERAL REQUIREMENTS

HEALTH, SAFETY AND REGULATORY REQUIREMENTS:

1. ALL CONSTRUCTION IS TO MEET THE FOLLOWING CODES & STANDARDS, THE MORE STRINGENT TO GOVERN:
 - a. NATIONAL BUILDING CODE 2023 - ALBERTA EDITION, (NBC 2023 - AB ED.).
 - b. LOCAL BYLAWS.
 - c. WORKMEN'S COMPENSATION ACT.
 - d. OCCUPATIONAL HEALTH AND SAFETY ACT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SITE SAFETY PROCEDURES IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT.

GENERAL SPECIFICATIONS:

1. THE PLANS AND DESIGN HEREIN ARE, AND AT ALL TIMES REMAIN, THE EXCLUSIVE PROPERTY OF AXIOM ARCHITECTURE INC., AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.
2. ANY DISCREPANCIES WITHIN THE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK OR PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. THE CONTRACTOR OR THE OWNER SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND CONDITIONS SHOWN ON THE DRAWINGS OR NOTED IN THE SPECIFICATIONS, ANY VARIANCES WITHIN THE DRAWINGS AND SPECIFICATIONS, OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE, ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.
4. THE CONTRACTOR AND THE OWNER SHALL ENSURE THAT THE CONSTRUCTION COMPLIES WITH ALL NATIONAL, PROVINCIAL, AND LOCAL STATUTES AND REGULATIONS.
5. THE CONTRACTOR OR OWNER SHALL INSTALL ALL MATERIALS, EQUIPMENT AND COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ACCEPTED METHODS OF GOOD BUILDING PRACTICE.
6. CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT SHALL NOT EXCEED THE DESIGN LOADINGS.
7. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DEPARTURE FROM THE DRAWINGS AND SPECIFICATIONS BY ANY CONSULTANT, WHEN APPLICABLE, OF ANY WORK.
8. DIMENSIONS SHALL IN ALL CASES TAKE PRECEDENCE TO SCALE.

SHOP DRAWINGS:

1. SHOP DRAWING SUBMITTALS (TO PRIME CONSULTANT), AS REQUIRED PER DISCIPLINE, SHALL CONSIST OF: FOUR (4) COPIES OR ONE (1) ELECTRONIC FILE FOR EACH REQUIRED SHOP DRAWING, MUST BEAR EVIDENCE OF REVIEW BY GENERAL CONTRACTOR AND BE SUBMITTED A MINIMUM OF TEN (10) WORKING DAYS PRIOR TO DATE REVIEWED SUBMITTALS WILL BE NEEDED.
2. CONSULTANTS REVIEW OF SHOP DRAWINGS AND DATA SHEETS COVERS GENERAL DESIGN CONCEPT ONLY. ERRORS OR DISCREPANCIES WILL BE MARKED IF NOTICED, BUT THIS REVIEW WILL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO COMPLETE THE WORK AS SHOWN AND SPECIFIED IN THE CONTRACT DOCUMENTS.
3. DISTRIBUTION OF SHOP DRAWINGS TO TRADES AFFECTED IS THE CONTRACTOR'S RESPONSIBILITY.
4. PROVIDE SHOP DRAWINGS FOR CLADDING AND FENESTRATIONS (WINDOWS/DOORS), SHOP DRAWINGS SHOULD INCLUDE CLADDING ATTACHMENTS AND STRUCTURAL ASPECTS OF FENESTRATION.

SITE REVIEWS:

1. THE OWNER OR CONTRACTOR MUST CONTACT CONSULTANT(S) TO PERFORM ON SITE REVIEWS AT THE FOLLOWING STAGES:
 - a. EXCAVATION, SHORING & UNDERPINNING, GROUNDWATER INVESTIGATION & CONTROL, STRUCTURAL CAPACITY OF SOILS AND BACKFILL MATERIAL & COMPACTION AS REQUIRED BY THE GEOTECHNICAL CONSULTANT.
 - b. FOUNDATION (BY STRUCTURAL CONSULTANT), AS SPECIFIED ON FOUNDATION DRAWINGS.
 - c. STRUCTURAL FRAMING (BY STRUCTURAL CONSULTANT), AS SPECIFIED ON THE STRUCTURAL DRAWINGS.
 - d. MECHANICAL SYSTEM (BY MECHANICAL CONSULTANT), AS SPECIFIED ON MECHANICAL DRAWINGS.
 - e. ELECTRICAL SYSTEM (BY ELECTRICAL CONSULTANT), AS SPECIFIED ON THE ELECTRICAL DRAWINGS.
 - f. VAPOUR BARRIER (BY RATED GYPSUM BOARD AND SUBSTANTIAL COMPLETION (BY PRIME CONSULTANT), WHEN APPROXIMATELY 95% OF BUILDING AND FINISHING IS COMPLETE.
 - g. BUILDING ENVELOPE CONSTRUCTION AND ASSEMBLY.
 - h. FINAL COMPLETION (BY PRIME CONSULTANT).
2. CONSULTANT IS TO BE INFORMED A MINIMUM OF 24 HOURS PRIOR TO EACH INSPECTION. THESE SITE REVIEWS BY CONSULTANT ARE REQUIRED REGARDLESS OF INSPECTIONS OR REVIEWS PERFORMED BY OTHER PERMIT ISSUING AGENCIES. FAILURE TO OBTAIN THESE SITE REVIEWS WILL RESULT IN THE CONSULTANT(S) NOT ISSUING THE SIGNED AND SEALED SCHEDULE C2 - ASSURANCE OF PROFESSIONAL FIELD REVIEW AND COMPLIANCE FROM THE NATIONAL BUILDING CODE 2023 - ALBERTA EDITION, WHICH IS REQUIRED WHEN APPLYING FOR OCCUPANCY PERMIT.

PRODUCTS:

1. ALL PRODUCTS, MATERIALS, EQUIPMENT, PARTS OR ASSEMBLIES SHALL BE NEW, NOT DAMAGED OR DEFECTIVE, REGULAR PRODUCTION RUN ITEMS, OF BEST QUALITY COMPATIBLE WITH DOCUMENTS REOMTS FOR PURPOSE INTENDED COMPLETE WITH APPLICABLE WARRANTIES.
2. DELIVER, STORE AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS IN ORDER TO PREVENT DAMAGE, DETERIORATION AND SOILING.
3. ALL INSTALLATIONS SHALL BE DONE AS PER MANUFACTURER'S PRINTED INSTRUCTIONS AND DATA, OR TO COMMON ACCEPTED TRADE PRACTICES, BUT NOT LESS THAN TO ENGINEER'S APPROVAL.
4. THE GENERAL CONTRACTOR/PROJECT MANAGER SHALL FURNISH THE OWNER WITH A WRITTEN 1-YEAR GUARANTEE (FROM DATE OF ACCEPTANCE), COVERING ALL MATERIAL, EQUIPMENT AND WORKMANSHIP, AND MAKE GOOD ON ANY DEFECTS ARISING DURING THAT 1-YEAR PERIOD.
5. ALL BUILDING ENCLOSURE PRODUCT INFORMATION SUBMITTALS TO BE PROVIDED TO THE OWNER INCLUDING CLADDING, FLASHING, MEMBRANES, SEALANTS AND INSULATION.

PRODUCT OPTIONS:

1. ALTERNATES FOR ANY ITEM/MATERIAL/EQUIPMENT STATED ON THESE DRAWINGS ARE DEEMED APPROVED IF:
 - a. THEY MEET OR EXCEED THE RECOMMENDED STANDARDS SET OUT IN THE ALBERTA AND NATIONAL BUILDING CODES.
 - b. THEY MEET OR EXCEED THE SPECIFICATIONS SET OUT FOR THAT PARTICULAR ITEM, MATERIAL AND/OR EQUIPMENT STATED ON THE DRAWINGS, OR
 - c. THEY MEET OR EXCEED THE SPECIFICATIONS SET OUT IN OUR SPECIFICATIONS BOOK, IF APPLICABLE OR IN OUR DRAWINGS.
2. ITEMS THAT MUST HAVE WRITTEN APPROVAL FROM THE OWNER OR ENGINEER ARE:
 - a. BUILDING AND CONSTRUCTION DESIGNS AND MATERIALS THAT MAY ALTER ANY PHYSICAL SIZE, OR ANY DETAIL, SEWN IN THESE PLANS.
 - b. ANY ITEM THAT DEALS WITH THE STRUCTURAL RIGIDITY OF ANY STRUCTURAL PORTION OF THE BUILDING ITSELF.
 - c. ANY ITEM WHERE THERE WOULD NOW BE A NEW COLOUR, TEXTURE, AND/OR FINISH OTHER THAN THAT SPECIFIED ON OUR DRAWINGS.
 - d. BUILDING ENCLOSURE MATERIALS AND/OR SUBSTITUTIONS.
3. IF A SUB TRADE OR SUPPLIER MAKES THE ASSUMPTION THAT THEIR ITEM IS ACCEPTABLE, BUT IS THEN FOUND TO NOT MEET OR EXCEED THE SPECIFICATIONS AFTER IT IS INSTALLED, THEN THAT SUB TRADE OR SUPPLIER MAY BE REQUIRED TO REMOVE, CORRECT AND/OR REPLACE THAT ITEM, AT THEIR OWN COST, AS REQUIRED, TO BRING IT UP TO THE SPECIFICATIONS.

02 EXISTING CONDITIONS

DIMENSIONS:

1. ALL DIMENSIONS ARE TO BE CONFIRMED PRIOR TO STARTING CONSTRUCTION AND ANY ERRORS OR DISCREPANCIES ARE TO BE REPORTED TO AXIOM ARCHITECT INC.

MANUFACTURERS:

1. ALL MANUFACTURERS ARE TO CONFIRM THE SITE CONDITIONS AND SITE MEASUREMENTS WITH THE GENERAL CONTRACTOR PRIOR TO ANY FABRICATION AND REPORT TO ARCHITECT ANY ERRORS OR DISCREPANCIES.

BUILDING ELEVATION:

1. THE ACTUAL GEODETIC ELEVATIONS OF THE BUILDING'S MAIN FLOOR, RELATIVE TO THE SURROUNDING SITE, SITE SERVICES, SITE DRAINAGE AND ROAD, IS TO BE THE RESPONSIBILITY OF GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LEGAL SURVEY CERTIFICATE:

1. GENERAL CONTRACTOR TO PROVIDE THE OWNER WITH A LEGAL SURVEY CERTIFICATE WITHIN 30 DAYS OF THE COMMENCEMENT OF WORK. THE CERTIFICATE IS TO COVER THE FOUNDATION, EXTERIOR FINISHES AND ALL STRUCTURES ON SITE. A COPY OF THIS CERTIFICATE IS ALSO TO BE SENT TO AXIOM ARCHITECT INC.

03 CONCRETE

PRECAST CONCRETE SANDWICH PANELS PANELS:

1. ALL CONCRETE AND REINFORCING TYPES ARE AS PER SUPPLIER/MANUFACTURER, (REFER TO MANUFACTURER DRAWINGS AND SPECS BY KNELSON).
2. INSULATION TYPE USED IN SANDWICH PANEL AS PER KNELSON (REFER TO MANUFACTURER DRAWINGS AND SPECS).
3. ALL ATTACHEMENT DETAILS AND SPECS ARE AS PER SUPPLIER/MANUFACTURER, (REFER TO MANUFACTURER DRAWINGS AND SPECS BY KNELSON).
4. ALL ERECTION AND SITE GUIDELINES ARE AS PER SUPPLIER/MANUFACTURER, (REFER TO MANUFACTURER DRAWINGS AND SPECS BY KNELSON).

04 METALS

FLASHING & SHEET METAL:

1. GALVANIZED FLASHING &/OR TRIM FOR UNEXPOSED AREAS SHALL BE SHEET STEEL 26ga, TO ASTM A526-80 WITH Z275 DESIGNATION ZINC COATING TO ASTM A525M-80. NAILED WITH #12 HOT DIPPED ZINC COATED, ANNUAL RINGED NAILS.
2. PREPARED FINISHED FLASHING &/OR TRIM FOR EXPOSED AREAS (ROOF FLASHINGS, CAP FLASHINGS) SHALL BE SHEET STEEL 24ga, TO ASTM A526-80 WITH FACTORY APPLIED BAKED ENAMEL FINISH, 5000 SERIES, COLOUR AS PER DRAWINGS OR AS SELECTED BY THE OWNER. SCREWED WITH CADMIUM PLATED OR COLOUR COATED, SELF TAPPING SCREWS.
3. PROVIDE FLASHINGS FOR FLAT ROOF PERIMETERS, ROOF CURBS & SIMILAR OPENINGS, EAVES, RAKES, VALLEYS, OVER EXTERIOR WINDOWS & DOORS, ANY HORIZONTAL TRANSITIONS BETWEEN DIFFERENT EXTERIOR FINISH MATERIALS, AND ANY OTHER AREAS INDICATED ON DRAWINGS.
4. PROVIDE EDGE TRIM AT ALL OPENING EDGES AND AT ALL VERTICAL TRANSITIONS BETWEEN DIFFERENT EXTERIOR FINISH MATERIALS.
5. PROVIDE FLASHING END DAMS MIN 25mm (1") TO PREVENT WATER RUNNING HORIZONTALLY OFF THE END OF THE FLASHING.
6. PROVIDE STANDING SEAM LAPS TO CONNECT PARAPET CAP FLASHING AT CORNERS.
7. FORM FLASHINGS IN MAXIMUM PRACTICAL LENGTHS, CONSTRUCT JOINTS TO ALLOW FOR MOVEMENT USING FLAT 'S' LOCK SEAMS COMPLETE WITH CAULKING, MAINTAIN MIN. 2" (50mm) LAP ON JOINTS. FORM DRIP EDGE ON BOTTOM OF VERTICAL FLASHINGS.
8. BACK PAINT SHEET METAL WITH BITUMINOUS PAINT ON ALL SURFACES IN CONTACT WITH CONCRETE, MASONRY OR OTHER CEMENTITIOUS MATERIAL (ONLY REQUIRED FOR ALUMINUM FLASHING).
9. INSTALL COUNTER FLASHING FOR ALL FLAT ROOF PERIMETERS AND ANY PROJECTIONS THROUGH ROOFING MEMBRANE.
10. EXPOSED FLASHING TO MATCH ADJACENT FINISHING MATERIALS WHERE NOTED ON ARCHITECTURAL DRAWINGS. SEE FLASHING NOTES & DETAILS ON SHEET A0.2

NON-LOADBEARING STEEL STUDS:

1. NON-LOAD BEARING STEEL STUDS SHALL CONFORM TO CAN/CSA - S136-94 "COLD FORMED STEEL STRUCTURAL MEMBERS AND ASTM A653 "STANDARD SPECIFICATION OF STEEL SHEET, ZINC COATED (GALVANIZED) BY THE HOT DIP PROCESS, STRUCTURAL (PHYSICAL) QUALITY."
2. ALL COLD FORMED STEEL STUDS AND TRACKS ARE TO POSSESS THE FOLLOWING MINIMUM STRENGTHS: BASE STEEL THICKNESS WELD STRENGTH TENSILE STRENGTH UP TO 0.049in (18ga) (1.22mm) 33ksi (230MPa) 45ksi (310MPa) 0.120in (16ga) (1.52mm) & OVER 50ksi (345MPa) 65ksi (450MPa)
3. EACH STUD AND TRACK SHALL BE CLEARLY MARKED BY THE MANUFACTURER TO INDICATE BASE STEEL THICKNESS.
4. EACH STUD SHALL BEAR FULLY INTO THE TOP AND BOTTOM TRACK, AND BE ATTACHED TO EACH SIDE USING MINIMUM #6 SELF DRILLING SCREWS.
5. WALL ASSEMBLIES SHALL BE COMPLETE WITH MINIMUM 2 ROWS OF LATERAL STUD BRACING, OR AS DETAILED ON THE DRAWINGS.

SHOP FABRICATED STAIRS, LADDERS &/OR HANDRAILS:

1. PROVIDE STEEL TO CAN/CSA-G40-20-04/G1021-04 WITH THE FOLLOWING GRADES:
 - a. STEEL PLATE: 300W, 300W BASE AND MISC. STEEL, GRADE 300W.
 - b. HSS AND W-SECTION MEMBERS; GRADE 350W.
 - c. PIPE: STANDARD WEIGHT, GRADE B.
2. FASTENERS SHALL BE NON-CORROSIVE (STAINLESS STEEL OR HOT-DIPPED GALVANIZED STEEL) OF SAME MATERIAL, COLOUR AND FINISH AS THE METAL, TO WHICH THEY ARE APPLIED UNLESS OTHERWISE NOTED AND OF SIZES AND TYPES TO SUIT APPLICATION.
3. INTERIOR STEEL IS TO BE COMPLETE WITH ONE COAT OF GREY PRIMER, CONFORMING TO CISA/CPMA 1-73a 1975 (UNLESS NOTED) AND FINISHED AS PER FINISH SCHEDULE OR NOTES. EXTERIOR STEEL IS TO BE HOT DIP GALVANIZED AFTER FABRICATION AND FINISHED AS PER FINISH SCHEDULE OR NOTES.
4. STEEL FABRICATOR IS TO PROVIDE SHOP DRAWINGS TO ENGINEERING CONSULTANT FOR REVIEW, PRIOR TO FABRICATION AND PROVIDE SETTING TEMPLATES FOR COORDINATION WITH OTHER TRADES AS REQUIRED.
5. FABRICATOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO PROCEEDING WITH SHOP FABRICATION. FABRICATE COMPONENTS, WHERE POSSIBLE, IN LARGEST PRACTICAL SECTIONS, SQUARE, STRAIGHT, TRUE, FREE FROM WARPAGE AND OTHER DEFECTS, ACCURATELY CUT, MACHINE, FILE AND FIT JOINTS, CORNERS, COPES AND MITRES, WELD CONNECTIONS WHERE POSSIBLE, OTHER THAN WELD BOLTS TO THICK METAL, TO THICK METAL, BY WELDING.
6. STEEL FABRICATOR IS TO PROVIDE SHOP DRAWINGS TO ENGINEERING CONSULTANT FOR REVIEW, PRIOR TO FABRICATION AND PROVIDE SETTING TEMPLATES FOR COORDINATION WITH OTHER TRADES AS REQUIRED.
7. INSTALL COMPONENTS SQUARE, STRAIGHT, TRUE TO LINE, ACCURATELY FITTED WITH TIGHT JOINTS AND INTERSECTIONS, SECURELY ANCHOR COMPONENTS IN PLACE, UNLESS OTHERWISE INDICATED ANCHOR COMPONENTS AS FOLLOWS, UNLESS OTHERWISE DETAILED:
 - a. TO CONCRETE OR SOLID MASONRY WITH EXPANSION SHIELDS & BOLTS.
 - b. TO HOLLOW MASONRY CONSTRUCTION WITH TOGGLE BOLTS.
 - c. TO THIN METAL WITH SCREWS OR BOLTS.
 - d. TO THICK METAL, WITH BOLTS OR BY WELDING.
 - e. TO WOOD WITH BOLTS FOR HEAVY AND MEDIUM DUTY FASTENINGS, WITH SCREWS FOR LIGHT DUTY FASTENINGS.

05 WOOD, PLASTICS, COMPOSITE

MILLWORK (CABINETRY):

1. MILLWORK FABRICATOR IS TO VISIT THE SITE AND VERIFY ALL DIMENSIONS PRIOR TO PRODUCING SHOP DRAWINGS AND/OR MATERIALS TO BE ORDERED.
2. DETAILED SHOP DRAWINGS ON ALL MILLWORK ARE TO BE SUBMITTED TO AXIOM ARCHITECT INC. (OR INTERIOR DESIGNER IF APPLICABLE) FOR REVIEW PRIOR TO ANY FABRICATION.
3. DESIGNER/OWNER SHALL PROVIDE COLOURS AND FINISHES AS SELECTED FROM MANUFACTURERS STANDARD COMPLEXES.
4. GENERAL CONTRACTOR TO INSTALL BLOCKING AS REQUIRED FOR SUPPORT OF ALL WALL MOUNTED CABINETS.
5. ALL CABINETY DOORS TO BE COMPLETE WITH FULLY CONCEALED, SPRINGLOADED, 125 DEG. NICKEL PLATED STEEL HINGES, "BLUM" OR EQUIVALENT. PROVIDE RUBBER CUSHION STOP FOR ALL DOORS. (DESIGNER TO CONFIRM ALL FINISHES PRIOR TO INSTALLATION).

07 THERMAL AND MOISTURE PROTECTION

DAMPPROOFING EXTERIOR FOUNDATION WALL:

1. INSTALL ASPHALTIC, WATER BASED EMULSION DAMPROOFING DESIGNED FOR APPLICATION TO THE EXTERIOR SIDE OF BELOW GRADE FOUNDATIONS AND WALLS IN ACCORDANCE WITH ASTM D1227. INSTALLED TO FULL HEIGHT ON FOUNDATION WALLS UP TO FINISHED GRADE.
2. APPLY IN TWO CONTINUOUS AND UNIFORM COATS, TO EXTENT INDICATED ON THE DRAWINGS AND TO MANUFACTURERS RECOMMENDATIONS.
3. DO NOT APPLY EMULSIFIED ASPHALT IN TEMPERATURES UNDER 50°F (10°C). CONCRETE IS TO HAVE AGED A MIN. OF 28 DAYS PRIOR TO APPLICATION OF WATERPROOFING.
4. WATERPROOFING IS TO BE APPLIED TO THE EXTERIOR WALLS AND ELEVATOR PIT WALLS BELOW GRADE PRIOR TO THE INSTALLATION OF RIGID INSULATION, IF APPLICABLE.

WATERPROOFING & DRAINAGE FOR EXTERIOR FOUNDATION WALLS:

1. INSTALL PARAPET DAMPROOFING MEMBRANE ON TOP OF TYPICAL BELOW GRADE FOUNDATIONS AND WALLS IN ACCORDANCE WITH ASTM D1227. INSTALLED TO FULL HEIGHT ON FOUNDATION WALLS UP TO FINISHED GRADE.
2. INSTALL TREMPDRAIN 6000 DRAINAGE BOARD TO THE EXTERIOR SIDE OF ALL FOUNDATION WALLS. INSTALLED TO FULL HEIGHT ON FOUNDATION WALLS UP TO FINISHED GRADE.

INSULATION:

1. BATT INSULATION SHALL BE FIBROUS GLASS FRICTION FIT BATTS TO CAN/ULC-S702-97, TO THICKNESS OR R (RSI) VALUE INDICATED.
2. RIGID INSULATION (FOUNDATION & SIDEWALKS) SHALL BE EXTRUDED POLYSTYRENE (XPS) TO CAN/ULC-S701, TYPE A, MIN. COMPRESSIVE STRENGTH 30psi (210KPa), THERMAL RESISTANCE R5/INCH (RSI 0.87/25mm) TO THICKNESS INDICATED. ADHESIVES: TO CGSB 71-GP-24M, TYPE C-MEDIUM TROWEL CONSISTENCY AND/OR TYPE D-GUN OR KNIFE CONSISTENCY.
3. RIGID INSULATION (ROOF) SHALL BE POLYISOCYANURATE (ISO) TO CAN/ULC-S704, MIN. COMPRESSIVE STRENGTH 20psi (140KPa), THERMAL RESISTANCE OF R5.7/INCH (RSI 1.00/25mm) TO THICKNESS INDICATED.
4. MINERAL WOOL INSULATION (FIRE STOPPING) SHALL BE MINERAL WOOL FIBRE TYPE, FIRE BATT INSULATION PRODUCT, CONFORMING TO CAN/ULC-S702-97, TYPE 1, THERMAL RESISTANCE OF R4.3/INCH (RSI 0.78/25mm), FLAME SPREAD RATING 0 (ZERO).

SPRAY-APPLIED INSULATION:

1. SPRAYED ON INSULATION (AROUND WINDOW & DOOR OPENINGS) SHALL BE ONE COMPONENT LOW-EXPANSION INJECTION FOAM CONFORMING TO CAN/ULC-S710.1, THERMAL RESISTANCE R3.7/INCH (RSI 0.65/25mm), DENSITY 1.25 lb/ft. (20.66 kg/m³), MAX. FLAME SPREAD 10 & SMOKE DEVELOPMENT 50.
2. FOR EXPOSED SPRAYED INSULATION PROVIDE CEMENTITIOUS OR MINERAL FIBRE FIREPROOF PROTECTIVE COATING CONFORMING TO CAN/ULC-S101 WITH A MIN. DENSITY OF 12 pcf (200 kg/m). MAX. FLAME SPREAD 25 & SMOKE DEVELOPMENT 50.

VAPOUR BARRIER:

1. SHEET VAPOUR BARRIER (BELOW SLAB-ON-GRADE) TO CONSIST OF POLYETHYLENE FILM TO CAN/CGSB-51.34-M88, 10 mil (250 MICROMETERS) THICK. CAULKING SEALANT SHALL BE NON-HARDENING, NON SKIMMING PERMANENTLY FLEXIBLE, ACQUSTIC SEALANT CONFORMING TO CGSB 19-GP-21M.
2. SHEET VAPOUR BARRIER (ROOF) TO CONSIST OF POLYETHYLENE FILM TO CAN/CGSB-51.34-M88, 6mil (150 MICROMETERS) THICK. CAULKING SEALANT SHALL BE NON-HARDENING, NON-SKIMMING PERMANENTLY FLEXIBLE, ACQUSTIC SEALANT CONFORMING TO CGSB 19-GP-21M.
3. GENERAL CONTRACTOR/CONSTRUCTION MANAGER IS TO ENSURE THAT THE MOISTURE CONTENT WITHIN THE BUILDING ENVELOPE AND ITS FRAMING ELEMENTS DOES NOT EXCEED 19% BEFORE APPLYING VAPOUR BARRIER AND ANY INTERIOR FINISHES.
4. INSTALL SHEET VAPOUR BARRIER ON THE WARM SIDE OF THE ASSEMBLY DIRECTLY BENEATH FINISH MATERIAL WITH LARGEST PRACTICAL SIZE SHEETS TO MINIMIZE JOINTS.
5. ALL VAPOUR BARRIER IS TO BE LAPPED A MIN. OF 4" (100mm) AT JOINTS AND IF POSSIBLE OVER A SOLID MEMBER (Eg. STUD, JOIST BOTTOM, WALL PLATE, OR SOLID BLOCKING), WITH CAULKING BETWEEN POLY AND STAPLED INTO THE SUPPORT MEMBER.
6. ALL STAPLING OF THE POLY IS ONLY TO BE DONE OVER AND THROUGH CAULKING LOCATIONS AT EDGES AND ENDS OF POLY SHEETS.
7. ALL PENETRATIONS THROUGH VAPOUR BARRIER ARE TO HAVE A POLYETHYLENE COLLAR APPLIED AND SEALED TO COMPONENT AND VAPOUR BARRIER.
8. INSTALL POLYETHYLENE PANS BEHIND ELECTRICAL BOXES IN EXTERIOR WALLS SEALED TO WALL WITH CAULKING, STAPLED AND SEALED TO ADJACENT VAPOUR BARRIER. SEAL PENETRATIONS THROUGH PANS WITH ACQUSTIC SEALANT WHERE VAPOUR BARRIER IS NOT CONTINUOUS AND AROUND WINDOW & DOOR OPENINGS.
9. THOROUGHLY INSPECT VAPOUR BARRIER PRIOR TO INSTALLATION OF DRYWALL AND REPAIR PUNCTURES, RIPS AND TEARS WITH SEALING TAPE.

AIR BARRIER:

1. SHEET AIR BARRIER TO BE WEATHER RESISTANT BREATHABLE MEMBRANE CONSISTING OF DBL PLY 15lb ASPHALT FELT OR COMMERCIAL GRADE SPUNBONDED OLEFIN, NON-WOVEN, NON-PERFORATED (TYVEK) CONFORMING TO ASTM E-1677-85 UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS.
2. GENERAL CONTRACTOR/CONSTRUCTION MANAGER IS TO ENSURE THE MOISTURE CONTENT OF ANY WOOD WITHIN THE FRAMING AND SHEATHING ELEMENTS FOR THE BUILDING SHELL DOES NOT EXCEED 19% BEFORE APPLYING AIR BARRIER AND ANY EXTERIOR FINISHES.
3. INSTALL SHEET AIR BARRIER OVER EXTERIOR SHEATHING, SINGLE LAP ASPHALT FELT FOR DRAINAGE OR LAP TYVEK (OR OTHER AS PER DWGS. 8" (150mm) OVERLAP). SEAL WITH SEALING TAPE. MEMBRANE SHALL BE FREE OF HOLES, TEARS AND PUNCTURES. MEMBRANE TO RUN FULL HEIGHT OF WALL AND SEALED AT TOP.
4. ALL WINDOW AND DOOR PENETRATIONS SHALL BE TAPED AS PER MANUFACTURER'S INSTRUCTIONS. AIR BARRIER SHALL BE LAPPED OVER WINDOW HEAD, JAMB AND WRAPPED INTO SILL PLATE BELOW WINDOW BASE FLANGE. (SEE DETAIL A8 & A8.1)
5. FOR ENTIRE SILL, AND EXTENDING 6" (150mm) UP OPENING ON EACH SIDE PROVIDE PEEL & STICK MEMBRANE FLASHING LAPPED OVER AIR BARRIER.
6. THOROUGHLY INSPECT AIR BARRIER PRIOR TO INSTALLATION OF EXTERIOR FINISH AND REPAIR PUNCTURES, RIPS AND TEARS WITH SEALING TAPE.

SBS 2-PLY ROOFING (INSULATED):

1. THE ENTIRE ROOFING SYSTEM IS TO BE CONSTRUCTED TO THE MINIMUM REQUIREMENTS AS SET FORTH IN THE "MANUAL ON GOOD ROOFING PRACTICES" BY THE ALBERTA ROOFING CONTRACTORS ASSOCIATION LTD. (A.R.C.A.). INSULATED LOOSE LAID, BALLASTED EPDM SINGLE PLY ROOFING.
2. DO NOT APPLY ROOFING MEMBRANE DURING UNSUITABLE WEATHER. WHEN AMBIENT TEMPERATURE IS BELOW 18°C (0°F), WHEN DECK SURFACE IS DAMP, WHEN PRECIPITATION IS OCCURRING, OR WIND VELOCITY EXCEEDS 14KM/HR (9MPH).
3. SBS ROOFING TO BE AN ADHERED SBS BASE SHEET WITH INTEGRAL ASPHALTIC BOARD AND TORCHED ON CAP SHEET (HEAVY MODIFIED PLUS 180) OR BETTER). A COLD APPLIED ADHESIVE CAN BE UTILIZED FOR THE INSULATION/BASE SHEET.
4. EQUIPMENT LOADS SHALL BE SUPPORTED ON STRUCTURAL CURBS AS DETAILED EXCEPT LOADS UNDER 200lbs (91kg) MAY BE SUPPORTED BY FREE FLOATING SLEEPERS OR SUPPORT PADS LAID OVER THE ROOFING SYSTEM, PROVIDE EITHER 1" (25mm) TYPE 4 INSULATION OR ADDITIONAL PLY OF MEMBRANE BETWEEN SUPPORT AND ROOF MEMBRANE.
5. ROOFING SUPPLIER IS TO SUPPLY THE OWNER, THROUGH THE CONTRACTOR, WITH A MIN. 20 YEAR MANUFACTURERS WRITTEN WARRANTY ON THE ROOFING SYSTEM OR AN A.R.C.A CERTIFICATE OF ASSURANCE COVERING THE ENTIRE ROOFING SYSTEM.
6. A 5 YEAR A.R.C.A. LTD. CERTIFICATE OF ASSURANCE IS TO BE PROVIDED COVERING THE ENTIRE ROOFING SYSTEM UPON COMPLETION OF THE PROJECT.
7. PROVIDE REPORTING FOR FULL ROOF ASSEMBLY THAT DEMONSTRATES COMPLIANCE WITH NBC-AE 2023 WIND UPLIFT REQUIREMENTS AND CONFORMS TO CAN/CSA-A123 (OR A LETTER FROM A PROFESSIONAL ENGINEER WHERE TESTING IS NOT AVAILABLE.)

EAVESTROUGHING & DOWNSPOUTS:

1. PREFINISHED EAVESTROUGHING & DOWNSPOUTS SHALL BE FORMED FROM SHEET STEEL 26ga CONFORMING TO ASTM A526-80 WITH FACTORY APPLIED BAKED ENAMEL FINISH, 5000 SERIES TO MIN. 5" (125mm) SQUARE UNLESS NOTED, USING CONTINUOUS ROLLING PROCESS.
2. SECURE EAVESTROUGHING TO BARRING TO FORMED AND PREFINISHED GALV. STEEL STRAPS & SPACERS, IN MAXIMUM 2'-0" (600mm) LENGTHS SLOPED TO DOWNSPOUTS.
3. INSTALL DOWNSPOUTS WITH ELLS & TEES AS REQUIRED, SECURED TO WALL WITH PREFINISHED GALV. STEEL STRAPS AT 6'-0" (1829mm) CENTERS, MIN. 2 PER DOWNSPOUT.
4. ALL DOWNSPOUTS WHERE THE DOWNSPOUT IS TO BE INSTALLED SHALL HAVE PRECAST SPLASH PADS INSTALLED SLOPED TO DRAIN RAIN WATER AWAY FROM BUILDING.
5. VERTICAL PORTIONS OF DOWNSPOUTS SHALL BE FULLY CLOSED, UNLESS NOTED OTHERWISE.

EXTERIOR DRYWALL: WHERE NOTED

1. ALL WORK TO BE DONE IN ACCORDANCE WITH CSA A82.3

