BUILDING CODE ANALYSIS

NBC (AE) 2023 REFERENCE

PROJECT:	26-180 LEE - GW COMMERCIAL
PROJECT SCOPE/DESCRIPTION:	CHANGE OF USE DEVELOPMENT PERMIT
CIVIL ADDRESS:	UNIT 7-8 - 700 33 ST NE, CALGARY, ALBERTA
LEGAL ADDRESS:	LOT 4, BLOCK 8, PLAN 0111197
LAND USE DESIGNATION:	I-C (INDUSTRIAL COMMERCIAL)

BUILDING HEIGHT:	23'				
PROJECT AREAS:	SCOPE OF WORK AREA:	9,103FT² - 846M²			
	UNIT AREA:	9,103FT² - 846M²			
	BUILDING FOOTPRINT:	36,122FT² - 3,356M²			
	MEZZANINE AREAS:	0			
# OF STORIES:	ABOVE GRADE:	1	BELOW GRADE:	0	
BUILDING CLASSIFICATION:	3.2.2.78 - GROUP F, DIVISION 2, UP TO 3 STOREYS				
MAJOR OCCUPANCY:	F2 - MEDIUM HAZARD		MINOR OCCUPANCY(IES):	D - BUSINESS AND PERSONAL SERVICES	
# OF STREETS FACING:	1				
PERMITTED CONSTRUCTION:	CONBUSTIBLE AND NONCOMBUSTIBLE				
FLOOR FRR:	45MIN				
DEMISING WALL FRR:	1.5HR				
MEZZANINE FRR:	45MIN IF COMBUSTIBLE				
ROOF FRR:	45MIN IF COMBUSTIBLE				
LOADBEARING ASSEMBLY FRR:	NOT LESS THAN SUPPORTED ASSEMBLY				

FIRE SAFETY SYSTEMS	REQUIRED:	PROVIDED:	
FIRE ALARM:	No	No	
SPRINKLER:	No	No	
STANDPIPE:	Yes	Yes	

NUMBER OF EXITS:	3	MAXIMUM EXIT PATH OF TRAVEL:	30m
OCCUPANT LOAD:	5	LOAD SPECIFIED BY:	TENANT

BARRIER FREE CONSTRUCTION:	Yes	NOTES:	1 UNIVERSAL WASHROOM PROVIDED

WASHROOM REQUIREMENTS & PROVISION — 3.7.2.2.(16) - WASHROOM COUNTS BASED ON STAFF LOAD

# REQUIRED BY CODE	MEN'S	WOMEN'S	UNIVERSAL	
WATERCLOSETS:	0	0	1	
LAVATORIES:	0	0	1	

# PROVIDED	MEN'S	WOMEN'S	UNIVERSAL	UNISEX	
WATERCLOSETS:	0	0	1	0	
URINALS:	0		0	0	
LAVATORIES:	0	0	1	0	

DRAWING SYMBOLS LEGEND

ROOM TAGS

ROOM TAG: Name, 101 — ROOM NAME, ROOM NUMBER

ROOM FINISH TAG: Name, 101 — ROOM NAME, ROOM NUMBER; WALL FINISH (W 1 2 3 4 WWWW); FLOOR FINISH; DOOR & TRIM FINISH (D 1 2 3 4 WWWW); BASEBOARD FINISH; CEILING FINISH (C 1 2 WWWW)

ASSEMBLY TAGS

FLOOR TAG: XX — FLOOR NO.

WALL TAG: XX — WALL NO.

CEILING TAG: CLG. NO. XX; CLG. HEIGHT 1' - 0"

EXITING TAGS

EXIT DOOR TAG: NEW EXIT "A"

POWER OPERATOR TAG

EXIT PATH TAG: XX (lengthm)

OPENING TAGS

DOOR TAG: XX — DOOR NO.

WINDOW TAG: 11 xxx" — WINDOW NO., LINTEL HEIGHT

ANNOTATION TAGS

DRAWING NOTE TAGS: XX-XX

MATERIAL TAGS: XX.XX.XX

VIEW TITLE

PN; TRUE NORTH; PROJECT NORTH

TN

VIEW No. 1 / AX.XX; REF. PAGE; VIEW TITLE X/XX" = 1'-0"; VIEW SCALE

DOOR SYMBOLS

EXISTING DOOR

NEW DOOR

CALLOUT SYMBOLS

DETAIL CALLOUT: VIEW No. 1 / AX.XX; REF. PAGE

SECTION CALLOUT: VIEW No. 1 / AX.XX; REF. PAGE

ELEVATION CALLOUT: VIEW No. 1 / A9.2.4; REF. PAGE

GENERAL NOTES

- CONTRACTOR SHALL UNDERTAKE ALL WORK IN ACCORDANCE WITH THE NBC (AE) 2023

- CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND INSPECTIONS REQUIRED BY THE AUTHORITY WITHIN THE RESPECTED JURISDICTION

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY STAMPED DRAWINGS REQUIRED FOR PLAN CHECKERS

- CONTRACTOR IS RESPONSIBLE FOR ALL EXTRA COSTS INCURRED FOR CHANGES REQUIRED BY PLAN CHECKERS IF CONSTRUCTION STARTS PRIOR TO BUILDING PERMIT APPROVAL

- NO CONTRACT REVISIONS OR EXTRAS WILL BE ALLOWED FOR FAILURE TO VERIFY SITE CONDITIONS AND DIMENSIONS. REPORT TO DESIGNER IF CLARIFICATION BETWEEN DRAWINGS AND/OR SPECIFICATIONS IS REQUIRED. A MINIMUM OF SEVEN (7) DAYS PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL, AT HIS OWN EXPENSE, ALTER ANY COMPLETED WORK TO THE SATISFACTION OF THE DESIGNER AS A RESULT OF FAILURE TO NOTIFY THE DESIGNER OF CONFLICTS BETWEEN INDIVIDUAL DRAWINGS AND/OR EXISTING SITE CONDITIONS

- CONTRACTOR SHALL BE FAMILIARIZED WITH THE SITE CONDITIONS AND THE LANDLORD'S CONSTRUCTION REQUIREMENTS, PRIOR TO BID SUBMISSION. CONTRACTOR SHALL ACCEPT SITE AS IS AND ASSUME ALL COSTS TO ENSURE PREMISES ARE COMPLETED FOR INTENDED USE

- CONTRACTOR SHALL CONDUCT A MANDATORY SITE REVIEW PRIOR TO COMMENCEMENT OF WORK, ANY SITE CONDITIONS WHICH ARE DIFFERENT THAN SHOWN SHALL BE REPORTED TO THE CONSULTANT IMMEDIATELY

- DIMENSIONS SHOWN ARE FROM THE FACE OF DRYWALL TO THE FACE OF DRYWALL UNLESS NOTED OTHERWISE. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE IS TO BE VERIFIED BY DESIGNER. DO NOT SCALE DRAWINGS

- INSTALL CONCEALED BLOCKING IN WALLS PRIOR TO INSTALLATION OF DRYWALL AT ALL AREAS REQUIRING SUPPORT FOR SURFACE MOUNTED EQUIPMENT OR MATERIALS, INCLUDING BUT NOT LIMITED TO MILLWORK, CASEWORK, TRIM AND FURNITURE

- CONTRACTOR SHALL ENSURE PARTITIONS AND DOORS ARE ADJUSTED IN THICKNESS TO FULLY RECESS DOOR HARDWARE AND ELECTRICAL EQUIPMENT

- DESIGN CONSULTANT'S DRAWINGS SHALL BE READ IN CONJUNCTION WITH MECHANICAL AND ELECTRICAL CONSULTANT'S DRAWINGS IF AVAILABLE

ABBREVIATIONS

NOT ALL ABBREVIATIONS MAY BE PRESENT IN THE DRAWINGS

A

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ACT	ACOUSTIC
ADJ	ADJUSTABLE
A/C	AIR CONDITIONING
AVB	AIR VAPOUR BARRIER
ABC	ALBERTA BUILDING CODE
ALUM	ALUMINUM

B

B/C	BACK OF CURB
BF	BARRIER FREE
BM	BEAM
BRG	BEARING
BSMT	BASEMENT
BLK	BLOCK
BLKG	BLOCKING
BH	BULKHEAD
BLDG	BUILDING
B/O	BY OTHERS

C

CAB	CABINET
CANT	CANTILEVER
CPT	CARPET
CIP	CAST IN PLACE
CLG	CEILING
C/L	CENTER LINE
CT	CERAMIC TILE
C/O	CLEAN OUT
CLR	CLEAR
CW	COLD WATER
COL	COLUMN
COMP	COMPACTED
C/W	COMPLETE WITH
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT

D

DBO	DESIGN BY OTHERS
DEG(F)	DEGREE
DEMO	DEMOLITION
DIA(Ø)	DIAMETER
DIM	DIMENSION
D/W	DISHWASHER
DCW	DOMESTIC COLD WATER
DHW	DOMESTIC HOT WATER
DN	DOWN
DWG	DRAWING(S)
DRY	DRYER (CLOTHES)
DV	DRYER VENT
DW	DRYWALL
DWX	DRYWALL TYPE X

E

ELEC	ELECTRICAL
EP	ELECTRICAL PANEL
ELEV	ELEVATION
ENG	ENGINEERED
EF	EXHAUST FAN
EXST	EXISTING
EQMT	EQUIPMENT

F

F/O	FACE OF
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
F/G	FINISHED GRADE
FP	FIREPLACE
FR	FIRE RATED
FRR	FIRE RESISTANCE RATING
FIX	FIXTURE
FLS	FLASHING
FD	FLOOR DRAIN
FJ	FLOOR JOIST
FTG	FOOTING
FDTN	FOUNDATION
FURN	FURNITURE
FURR	FURRING

G

GALV	GALVANIZED
GA	GAUGE
GL	GLASS
GLAM	GLUE LAMINATED
GR	GRADE
GWB	GYPSUM WALL BOARD

H

HW	HARDWOOD
HDR	HEADER
HTR	HEATER
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HGT	HEIGHT
HCM	HOLLOW CORE METAL
HCW	HOLLOW CORE WOOD
HSS	HOLLOW STRUCTURAL SECTION
HR	HOUR (RATED ASSEMBLY)
HB	HOSE BIB
HW	HOT WATER
HWT	HOT WATER TANK
HWH	HOT WATER HEATER

I

INSUL	INSULATION

J

JT	JOINT

L

LAV	LAVITORY
LG	LAMINATED GLASS
L/L	LOWER LEVEL

M

MAT	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBREBOARD
MECH	MECHANICAL
MEZZ	MEZZANINE
MH	MAN HOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETERS
MIR	MIRROR
MR	MOISTURE RESISTANT

N

NA	NOT APPLICABLE
NIC	NOT IN CONCTRACT
#	NUMBER
NTS	NOT TO SCALE

O

O/C	ON CENTER
OWSJ	OPEN WEB STEEL JOIST
OSB	ORIENTED STRAND BOARD
OD	OUTSIDE DIAMETER
O/F	OUTSIDE FACE
O/H	OVER HANG
OH	OVER HEAD

P

PNT	PAINTED
PLAM	PLASTIC LAMINATE
PLY	PLYWOOD
POLY	POLYETHYLENE
PVC	POLYVINYL CHLORIDE
PT	PRESSURE TREATED
PL	PROPERTY LINE

R

RAD(R)	RADIUS
RHS	RECTANGULAR HOLLOW SECTION
RCP	REFLECTED CEILING PLAN
REINF	REINFORCED
R/W	RETAINING WALL
R/A	RETURN AIR
REQD	REQUIRED
REV	REVISION
R	RISER
RD	ROOF DRAIN
RO	ROUGH OPENING
RWB	RUBBER WALL BASE

S

SG	SEMI GLOSS
SHTG	SHEATHING
SPEC	SPECIFICATIONS/ REFER TO SPECIFICATIONS
SHS	SQUARE HOLLOW SECTION
SS	STAINLESS STEL
STD	STANDARD
STRUCT	STRUCTURAL
ST	STEEL
STB	SET BACK

T

TEMP	TEMPERATURE
TRR	TEMPERATURE RISE RATING
TG	TEMPERED GLASS
TBD	TO BE DETERMINED
TME	TO MATCH EXISTING
T&G	TONGUE AND GROOVE
T/O	TOP OF
TYP	TYPICAL

U

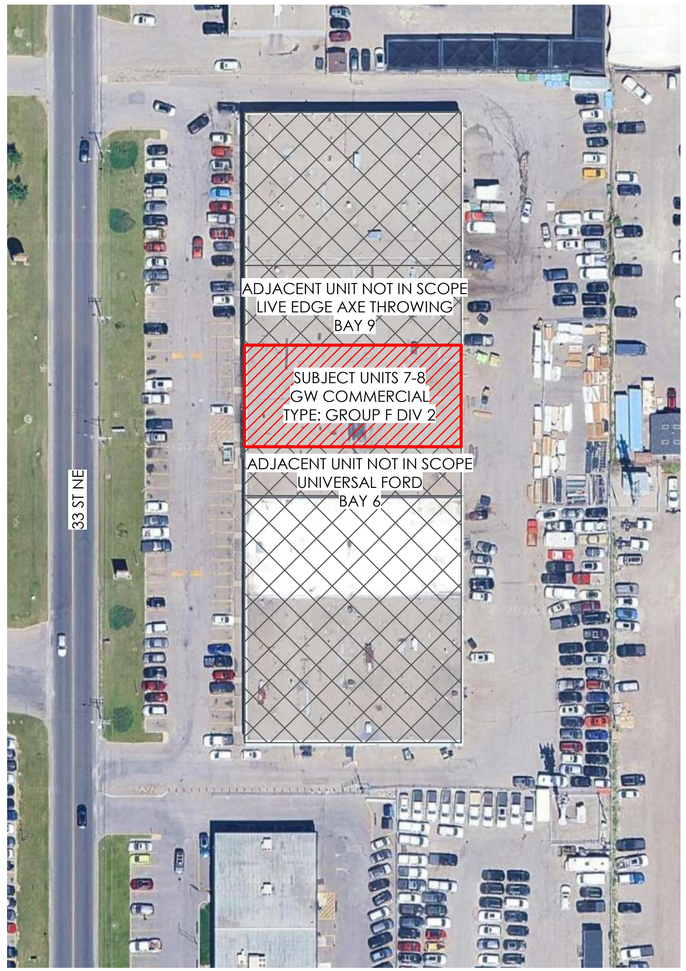
UG	UNDERGROUND
U/L	UPPER LEVEL
U/S	UNDERSIDE
UNO	UNLESS NOTED OTHERWISE

V

VTY	VANITY
VB	VAPOUR BARRIER

W

WIC	WALK IN CLOSET
WR	WASHROOM
WC	WATER CLOSET
WT	WEIGHT
WG	WIRED GLASS
W/	WITH
WO	WALK-OUT
WD	WOOD



PN; TN

1 / A0.00 — SITE BY OTHERS NOT TO SCALE

PHASING LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

LINE TYPE LEGEND

- HIDDEN ELEMENT ABOVE
- ROOF O/H
- HIDDEN ELEMENT BELOW
- ELEMENT BEING CUT THROUGH
- ELEMENT IN VIEW
- CENTER LINE
- DEMOLISHED LINE
- 5'-6" DIMENSION LINE
- BREAK LINE

PROJECT CONSULTANT CONTACTS:

ARCHITECTURAL DESIGN

PEAKE DESIGN GROUP

KEN STAVES - PRINCIPAL
EMAIL: KEN@PEAKEDESIGN.CA
PHONE: 1.825.904.9893

STUART LANG - PROJECT MANAGER
EMAIL: STUART@PEAKEDESIGN.CA
PHONE: 1.825.904.9896

CLIENT

ANICE THOMSON-WELCH - OWNER
EMAIL: GWHEAVYTRUCK@GMAIL.COM
PHONE: 1.403.422.0944

PLANS FOR CHANGE OF USE DEVELOPMENT PERMIT FOR

GW COMMERCIAL

UNIT 7-8 - 700 33 ST NE, CALGARY, ALBERTA

SHEET LIST

No.	SHEET NAME
A0.00	PROJECT INFORMATION
A1.00	SITE PLAN
A1.10	EGRESS PLAN
A2.00	OVERALL FLOOR PLAN

MUNICIPAL

PDG
PEAKE DESIGN GROUP
27, 5080 12A Street S.E. Calgary, AB, T2G 5K9
Phone: (403) 271-8333
Email: info@peakedesign.ca
www.peakedesign.ca

CLIENT

BUILDER

PROFESSIONAL SEAL

CONSULTANTS

NOTE

DISCLAIMER:
THIS DRAWING IS PROTECTED BY COPYRIGHT LAW AND SHOULD NOT BE REPRODUCED IN ANY MANNER OR FOR ANY PURPOSE EXCEPT BY WRITTEN PERMISSION OF PEAKE DESIGN GROUP

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND TO REPORT ANY ERRORS AND/OR OMISSIONS TO PEAKE DESIGN GROUP

DRAWINGS AND SPECIFICATIONS FROM PEAKE DESIGN GROUP COMPRISING THE ENUMERATED ISSUANCE ARE OUR BEST, ACCURATE REPRESENTATION OF DOCUMENTED REVISIONS. IN THE CASE OF ANY DISCREPANCY, OMISSION, OR CONFLICT BETWEEN THE ENUMERATED ISSUANCE DOCUMENTS AND THE PREVIOUS CONTRACT DOCUMENTS, THE CONTRACTOR IS TO PROMPTLY NOTIFY PEAKE DESIGN GROUP.

ISSUE SCHEDULE

No.	DESCRIPTION	DATE

PROJECT

DATE	PROJECT No.
26-9-17	26-180

CLIENT NAME: GW COMMERCIAL

PROJECT NAME: LEE - GW COMMERCIAL

ADDRESS: UNIT 7-8, 700 33 ST NE, CALGARY, ALBERTA

DRAWING

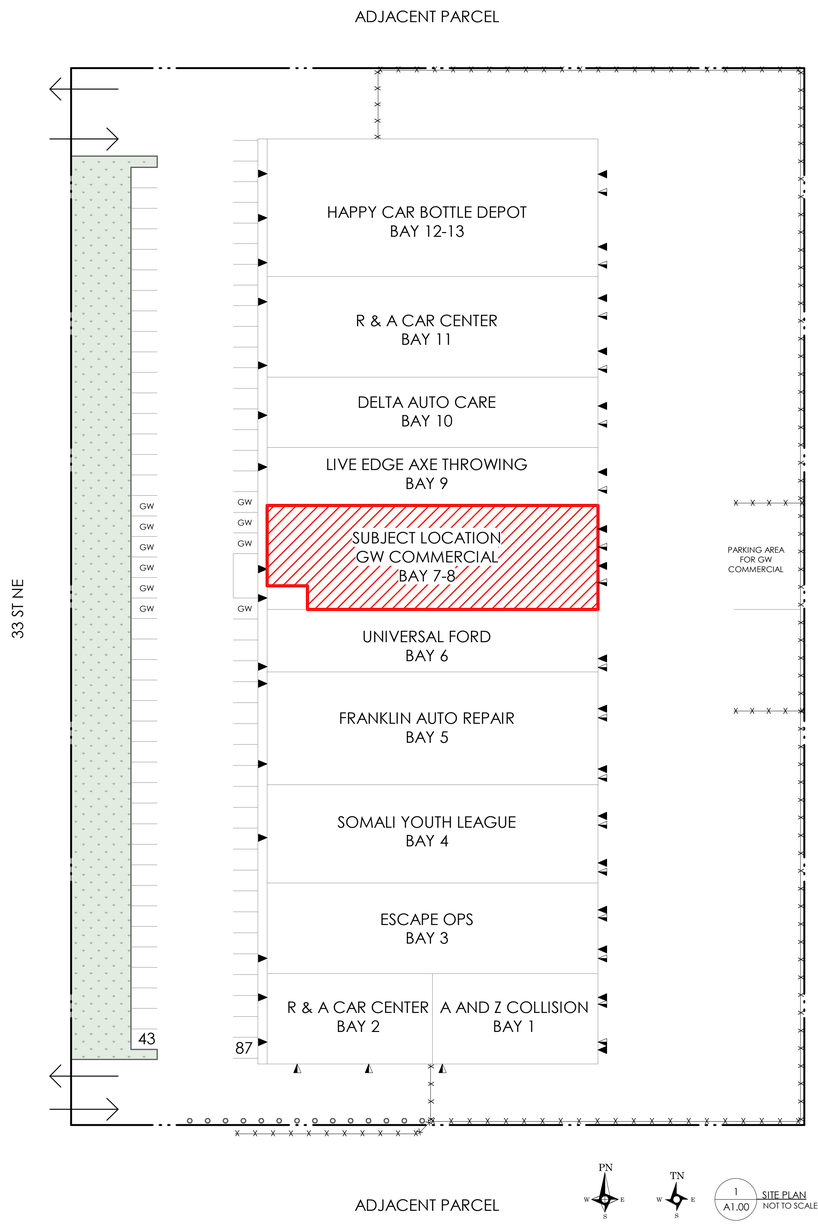
DRAWN	CHECKED
SBL	KMH

DRAWING TITLE: PROJECT INFORMATION

SHEET: A0.00

LEE - GW COMMERCIAL

26-180



SITE SYMBOLS

BOLLARDS

FENCE

MANDOOR:

GARAGE DOOR:

MUNICIPAL

PDG

PEAKE DESIGN GROUP

27, 5080 12A Street S.E. Calgary, AB, T2G 5K9
Phone: (403) 271-8333
Email: info@peakedesign.ca
www.peakedesign.ca

CLIENT

BUILDER

PROFESSIONAL SEAL

CONSULTANTS

NOTE

DISCLAIMER:
THIS DRAWING IS PROTECTED BY COPYRIGHT LAW AND SHOULD NOT BE REPRODUCED IN ANY MANNER OR FOR ANY PURPOSE EXCEPT BY WRITTEN PERMISSION OF PEAKE DESIGN GROUP

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND TO REPORT ANY ERRORS AND/OR OMISSIONS TO PEAKE DESIGN GROUP

DRAWINGS AND SPECIFICATIONS FROM PEAKE DESIGN GROUP COMPRISING THE ENUMERATED ISSUANCE ARE OUR BEST, ACCURATE REPRESENTATION OF DOCUMENTED REVISIONS. IN THE CASE OF ANY DISCREPANCY, OMISSION, OR CONFLICT BETWEEN THE ENUMERATED ISSUANCE DOCUMENTS AND THE PREVIOUS CONTRACT DOCUMENTS, THE CONTRACTOR IS TO PROMPTLY NOTIFY PEAKE DESIGN GROUP.

ISSUE SCHEDULE

No.	DESCRIPTION	DATE

PROJECT

DATE	PROJECT No.
26-9-17	26-180

CLIENT NAME: GW COMMERCIAL

PROJECT NAME: LEE - GW COMMERCIAL

ADDRESS: UNIT 7-8, 700 33 ST NE, CALGARY, ALBERTA

DRAWING

DRAWN	CHECKED
SBL	KMH

DRAWING TITLE: SITE PLAN

SHEET: A1.00

LEE- GW COMMERCIAL

26-180