## BUILDING CODE ANALYSIS

NBC (AE) 2023 REFERENCE

| | | | | | |
|---|---|---|---|---|---|
| PROJECT: | 5550 SKYLINE WAY NE, CALGARY, AB | | | | |
| PROJECT SCOPE/DESCRIPTION: | DEVELOPMENT PERMIT - EXTERIOR/INTERIOR RENOVATIONS & MINOR CHANGES TO SITE | | | | |
| CIVIL ADDRESS: | 5550 SKYLINE WAY NE, CALGARY, AB | | | | |
| LEGAL ADDRESS: | PLAN: 7410331; BLOCK: 2; LOT: 3 AND LOT: 4 | | | | |
| LAND USE DESIGNATION: | INDUSTRIAL GENERAL - (IG) | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| BUILDING HEIGHT: | 24FT | | | | | |
| PROJECT AREAS: | SCOPE OF WORK AREA: | --- | | | | |
| | UNIT AREA: | MAIN FLOOR: 110,804FT², 2ND FLOORS: 17,108FT², TOTAL = 127,912FT² | | | | |
| | BUILDING FOOTPRINT: | 110,805FT² | | | | |
| | MEZZANINE AREAS: | --- | | | | |
| # OF STORIES: | ABOVE GRADE: | 2 | BELOW GRADE: | 0 | | |
| BUILDING CLASSIFICATION: | 3.2.2.76, GROUP F, DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED | | | | | |
| MAJOR OCCUPANCY: | F2 - WAREHOUSE | | MINOR OCCUPANCY(IES): | | GROUP D - OFFICE | |
| # OF STREETS FACING: | 3 | | | | | |
| PERMITTED CONSTRUCTION: | NON-COMBUSTIBLE | | | | | |
| FLOOR FRR: | 2HR | | | | | |
| DEMISING WALL FRR: | 1HR | | | | | |
| MEZZANINE FRR: | 1HR | | | | | |
| ROOF FRR: | N/A | | | | | |
| LOADBEARING ASSEMBLY FRR: | NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY | | | | | |

| FIRE SAFETY SYSTEMS | REQUIRED: | PROVIDED: | |
|---|---|---|---|
| FIRE ALARM: | Yes | Yes | |
| SPRINKLER: | Yes | Yes | |
| STANDPIPE: | Yes | Yes | |

| | | | |
|---|---|---|---|
| NUMBER OF EXITS: | 11 | MAXIMUM EXIT PATH OF TRAVEL: | 45M |
| OCCUPANT LOAD: | --- | LOAD SPECIFIED BY: | --- |

| | | | |
|---|---|---|---|
| BARRIER FREE CONSTRUCTION: | Yes | NOTES: | |

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 | 0 | |
| LAVATORIES: | 0 | 0 | 0 | |

| # PROVIDED | MEN'S | WOMEN'S | UNIVERSAL | UNISEX | |
|---|---|---|---|---|---|
| WATERCLOSETS: | 6 | 8 | 0 | 0 | |
| URINALS: | 6 | | 0 | 0 | |
| LAVATORIES: | 6 | 7 | 0 | 0 | |




PN

TN

1 DP0.01 SITE BY OTHERS NOT TO SCALE

## DRAWING SYMBOLS LEGEND

ROOM TAGS

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

ROOM FINISH TAG: ROOM NAME, ROOM NUMBER, WALL FINISH, FLOOR FINISH, DOOR & TRIM FINISH, BASEBOARD FINISH, CEILING FINISH

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"

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., REF. PAGE — VIEW TITLE, X/XX" = 1'-0", VIEW SCALE

DOOR SYMBOLS

EXISTING DOOR

NEW DOOR

CALLOUT SYMBOLS

DETAIL CALLOUT: VIEW No., REF. PAGE

SECTION CALLOUT: VIEW No., REF. PAGE

ELEVATION CALLOUT: VIEW No., 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 CONSULTANTS DRAWINGS SHALL BE READ IN CONJUNCTION WITH MECHANICAL AND ELECTRICAL CONSULTANTS DRAWINGS IF AVAILABLE

## LINE TYPE LEGEND

- HIDDEN ELEMENT ABOVE
- ROOF O/H
- HIDDEN ELEMENT BELOW
- ELEMENT BEING CUT THROUGH
- ELEMENT IN VIEW
- CENTER LINE
- DEMOLISHED LINE
- 5'-8" DIMENSION LINE
- BREAK LINE

## PHASING LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED
- DEMOLISHED AREA

## PROJECT CONSULTANT CONTACTS:


ARCHITECTURAL DESIGN

PDG PEAKE DESIGN GROUP

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

KIAN HEBENTON - PROJECT MANAGER
EMAIL: KIAN@PEAKEDESIGN.CA
PHONE: 1.825.904.9900

CONSULTANT

GENERAL CONTRACTOR

NCI CONSTRUCTION LTD.

BRENT BEFUS - PRESIDENT
EMAIL: BRENT@NCI-CONSTRUCTION.CA
PHONE: 403.809.3334

CONSULTANT

NAME - TITLE
EMAIL: XXXXX
PHONE: XXXXX
CELLULAR: XXXXXX


PLANS FOR EXTERIOR BUILDING AND MINOR SITE CHANGES TO

STEELHAUS - HUNTING

5550 SKYLINE WAY NE, CALGARY, AB

## SHEET LIST


| No. | SHEET NAME |
|---|---|
| DP0.01 | PROJECT INFORMATION |
| DP0.02 | TYPICAL SITE DETAILS |
| DP1.00 | EXISTING SITE & DEMO PLAN |
| DP1.01 | PROPOSED SITE PLAN |
| DP1.10 | SITE PHOTOS |
| DP1.20 | MAIN FLOOR DEMO PLAN |
| DP2.00 | PROPOSED MAIN FLOOR PLAN |
| DP2.10 | PROPOSED MAIN FLOOR CALLOUTS |
| DP2.20 | PROPOSED SECOND FLOOR CALLOUT |
| DP3.00 | EXTERIOR ELEVATIONS |


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: STEELHAUS TECHNOLOGIES INC.

BUILDER: NCI CONSTRUCTION LTD.

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 |
|---|---|---|
| 1 | ISSUE FOR DEMO PERMIT | 26-9-18 |
| 2 | ISSUE FOR DP | 26-10-14 |

PROJECT

| DATE | PROJECT No. |
|---|---|
| 26-10-14 | 26-127 |

CLIENT NAME: STEELHAUS

PROJECT NAME: STEELHAUS HUNTING

ADDRESS: 5550 SKYLINE WAY NE, CALGARY

DRAWING

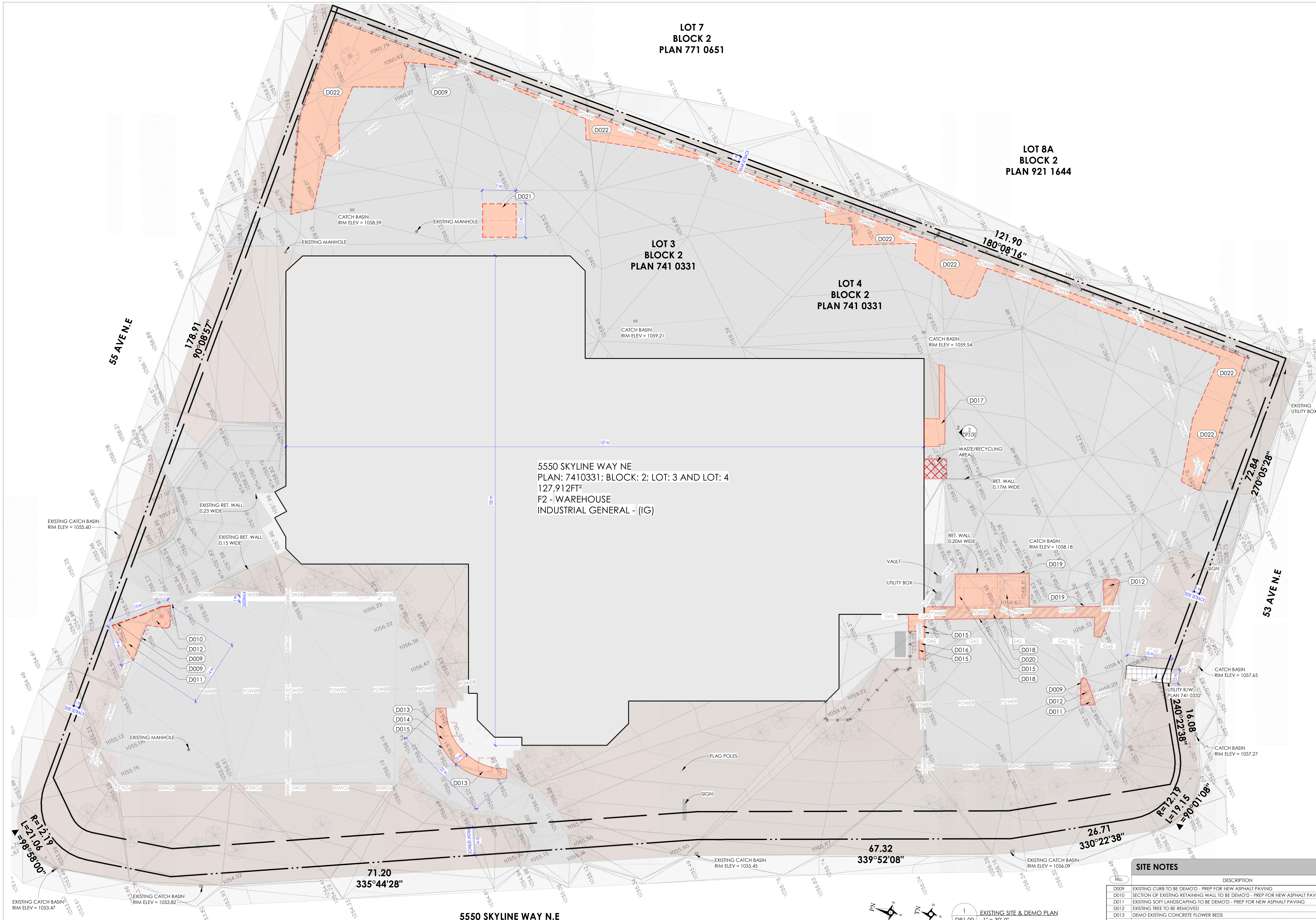
| DRAWN | CHECKED |
|---|---|
| KMH | Checker |

DRAWING TITLE: PROJECT INFORMATION

SHEET: DP0.01

STEELHAUS HUNTING

26-127




NOTE: ALL EXISTING SITE ELEMENTS ARE TO REMAIN UNLESS SPECIFICALLY NOTED FOR REMOVAL BY A DEMOLITION KEYNOTE.

## SITE NOTES

| No. | DESCRIPTION |
|---|---|
| D009 | EXISTING CURB TO BE DEMO'D - PREP FOR NEW ASPHALT PAVING |
| D010 | SECTION OF EXISTING RETAINING WALL TO BE DEMO'D - PREP FOR NEW ASPHALT PAVING |
| D011 | EXISTING SOFT LANDSCAPING TO BE DEMO'D - PREP FOR NEW ASPHALT PAVING |
| D012 | EXISTING TREE TO BE REMOVED |
| D013 | DEMO EXISTING CONCRETE FLOWER BEDS |
| D014 | DEMO EXISTING SECTION OF ENTRY SIDEWALK - UP TO 10' IN DEPTH TO WIDEN DRIVE AISLE |
| D015 | DEMO EXISTING CURB |
| D016 | DEMO EXISTING CONCRETE RAMP - PREP FOR NEW B/F ACCESS RAMP |
| D017 | DEMO EXISTING CONCRETE WALK WAY - PREP FOR NEW CONCRETE WALKWAY |
| D018 | DEMO EXISTING CONCRETE PAD |
| D019 | DEMO EXISTING CHAIN LINK FENCE |
| D020 | DEMO EXISTING WALK WAY - PREP FOR NEW ASPHALT PAVING |
| D021 | DEMO EXISTING EXTERIOR OPEN STORAGE STRUCTURE |
| D022 | REMOVE & LEVEL EXISTING ROUGH SURFACE AREA AND PREP FOR NEW PAVING |

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: STEELHAUS

BUILDER: NCI CONSTRUCTION LTD.

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 |
|---|---|---|
| 1 | ISSUE FOR DP | 26-10-14 |

PROJECT

DATE: 26-10-14
PROJECT No.: 26-127
CLIENT NAME: STEELHAUS
PROJECT NAME: STEELHAUS HUNTING
ADDRESS: 5550 SKYLINE WAY NE, CALGARY

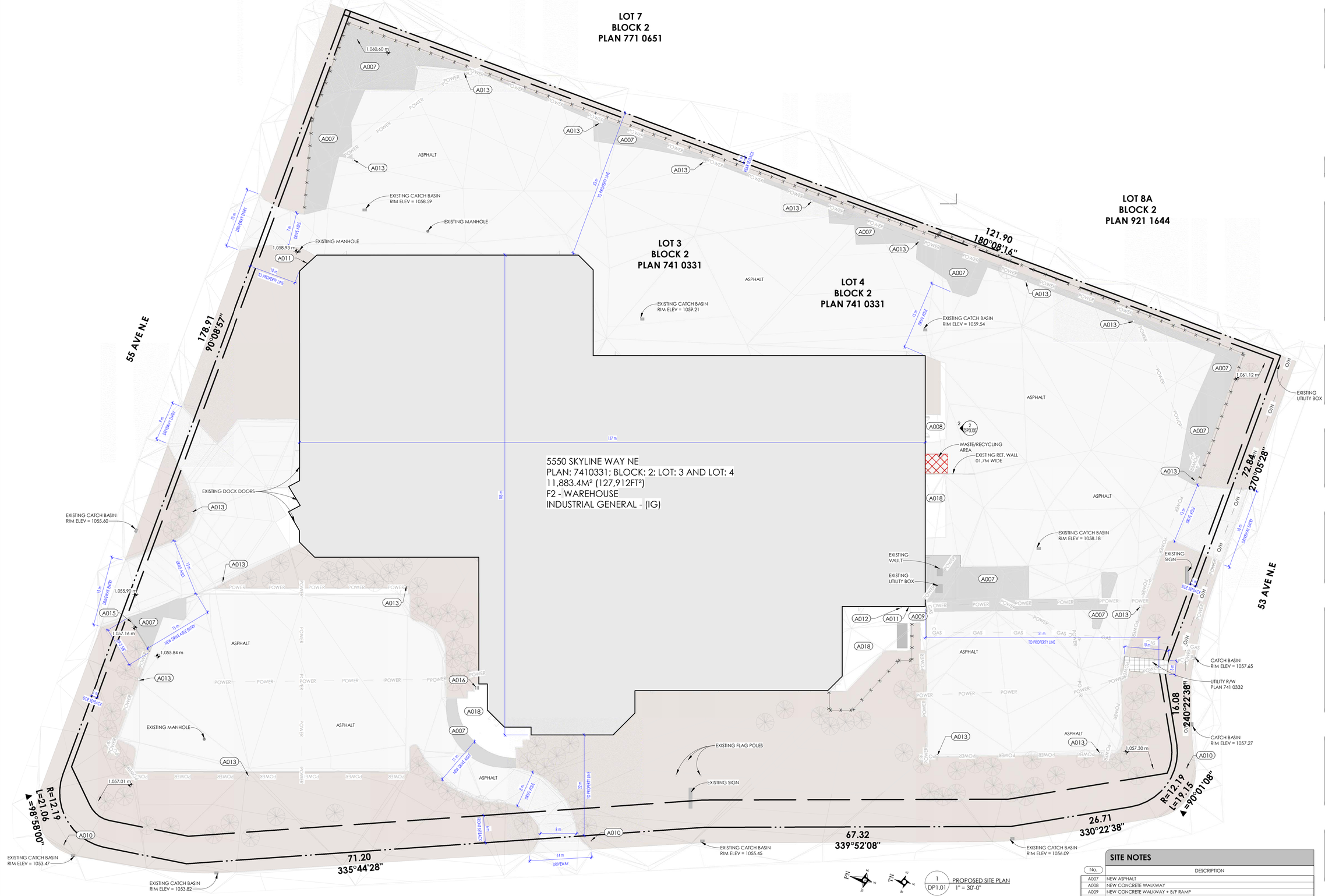
DRAWING

DRAWN: KMH
CHECKED: Checker
DRAWING TITLE: EXISTING SITE & DEMO PLAN

SHEET: DP1.00

STEELHAUS HUNTING

26-127




1 DP1.01 PROPOSED SITE PLAN
1" = 30'-0"

## SITE NOTES

| No. | DESCRIPTION |
|---|---|
| A007 | NEW ASPHALT |
| A008 | NEW CONCRETE WALKWAY |
| A009 | NEW CONCRETE WALKWAY + B/F RAMP |
| A010 | EXISTING FIRE HYDRANT |
| A011 | EXISTING SIAMESE SPRINKLER CONNECTION |
| A012 | EXSITING GAS METER |
| A013 | EXISTING LAMP POST |
| A015 | NEW 6" HIGH, 6" WIDE CURB |
| A016 | BIKE RACKS |
| A018 | CONCRETE PAD |

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
STEELHAUS TECHNOLOGIES INC.
NCI CONSTRUCTION LTD.

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 |
|---|---|---|
| 1 | ISSUE FOR DP | 26-10-14 |

PROJECT

| DATE | PROJECT No. |
|---|---|
| 26-10-14 | 26-127 |

CLIENT NAME: STEELHAUS
PROJECT NAME: STEELHAUS HUNTING
ADDRESS: 5550 SKYLINE WAY NE, CALGARY

DRAWING

| DRAWN | CHECKED |
|---|---|
| KMH | Checker |

DRAWING TITLE: PROPOSED SITE PLAN

SHEET: DP1.01

STEELHAUS HUNTING
26-127



1 DP1.10 SITE PHOTO 1
1/8" = 1'-0"



2 DP1.10 SITE PHOTO 2
1/8" = 1'-0"



3 DP1.10 SITE PHOTO 3
1/8" = 1'-0"




4 DP1.10 SITE PHOTO 4
1/8" = 1'-0"

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
STEELHAUS TECHNOLOGIES INC.

BUILDER
NCI CONSTRUCTION LTD.

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 |
|---|---|---|
| 1 | ISSUE FOR DP | 26-10-14 |

PROJECT

| DATE | PROJECT No. |
|---|---|
| 26-10-14 | 26-127 |

CLIENT NAME
STEELHAUS

PROJECT NAME
STEELHAUS HUNTING

ADDRESS
5550 SKYLINE WAY NE, CALGARY

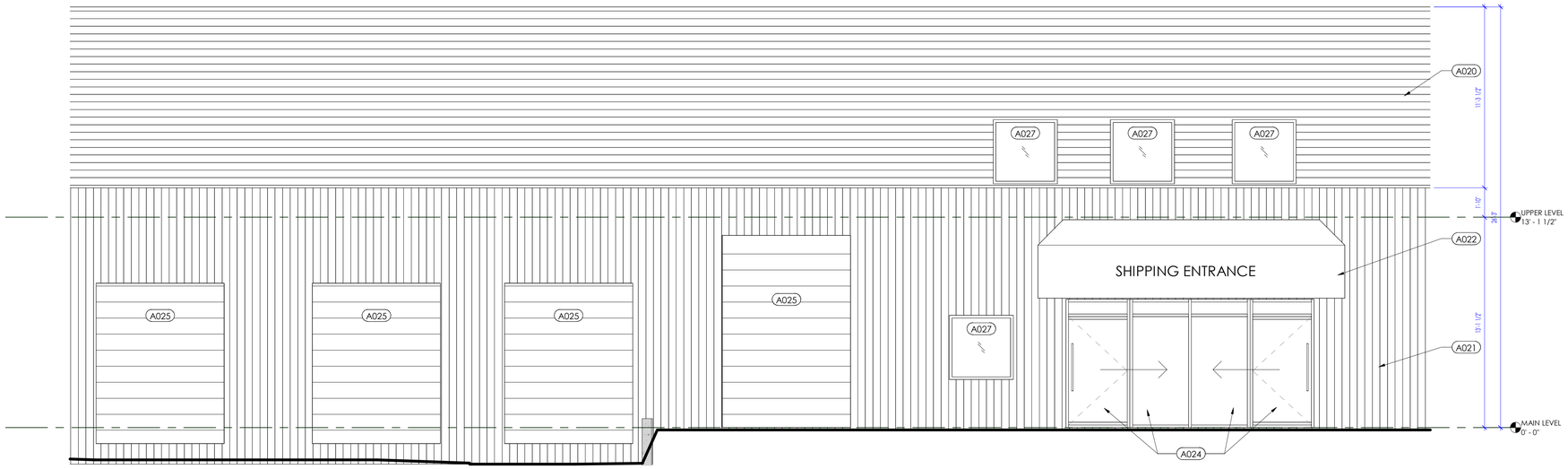
DRAWING

| DRAWN | CHECKED |
|---|---|
| KMH | Checker |

DRAWING TITLE
SITE PHOTOS

SHEET
DP1.10

STEELHAUS HUNTING
26-127




1 DP3.00 EXISTING NORTH EXTERIOR ELEVATION
1/4" = 1'-0"




2 DP3.00 PROPOSED NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

## PROJECT NOTES

| No. | DESCRIPTION |
|---|---|
| A019 | NEW ENTRY DOORS |
| A020 | EXISTING ACM SIDING TO REMAIN - TAN |
| A021 | EXISTING CONCRETE PANELING TO REMAIN - GREY |
| A022 | EXISTING ENTRY CANOPY TO BE DEMO'D - WHITE |
| A023 | INFILL EXTERIOR WALL TO MATCH EXISTING - GREY |
| A024 | EXISTING GLASS SLIDING DOORS TO BE DEMO'D |
| A025 | EXISTING OH DOORS TO REMAIN |
| A026 | EXISTING RETAINING WALL TO REMAIN |
| A027 | EXISTING WINDOWS TO REMAIN |

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
STEELHAUS TECHNOLOGIES INC.

BUILDER
NCI CONSTRUCTION LTD.

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 |
|---|---|---|
| 1 | ISSUE FOR DP | 26-10-14 |

PROJECT

| DATE | PROJECT No. |
|---|---|
| 26-10-14 | 26-127 |

CLIENT NAME: STEELHAUS

PROJECT NAME: STEELHAUS HUNTING

ADDRESS: 5550 SKYLINE WAY NE, CALGARY

DRAWING

| DRAWN | CHECKED |
|---|---|
| KMH | Checker |

DRAWING TITLE: EXTERIOR ELEVATIONS

SHEET: **DP3.00**

STEELHAUS HUNTING

26-127