2085 SOUTH EDMONTON

BUILDING ADDITION

DRAWING LIST:

A-0.0	COVER SHEET, DRAWING LIST, BUILDING
	CODE SUMMARY, GENERAL NOTES
A-1.0	SITE + LANDSCAPING PLAN, SITE DETAILS

ARCHITECTURAL

DEMOLITION PLAN + PHOTOS, BUILDING ADDITION ROOF PLAN

ELEVATIONS

BUILDING AND WALL SECTIONS WALL SECTIONS + TYPICAL DETAILS

LEGENDS + SCHEDULES

STRUCTURAL MECHANICAL

GENERAL NOTES AND TYPICAL DETAILS PARTIAL FOUNDATION AND MAIN FLOOR PLAN

PARTIAL ROOF FRAMING PLAN FOUNDATION SECTIONS AND DETAILS ROOF FRAMING SECTIONS AND DETAILS

ELECTRICAL

POWER SUPPLY FRONT POWER AND LIGHTING

REAR POWER AND LIGHTING **SPECIFICATIONS**

CONSULTANTS:

ARCHITECTURAL

KEDDIE ARCHITECTURE INC 303, 2124 - 17 Street SW Calgary, Alberta T2T 4M4

CONTACT: CORINNE KEDDIE

TEL: 403.860.6297 EMAIL: csked@telus.net

STRUCTURAL

TRL & ASSOCIATES 100, 1615 - 10th Avenue SW Calgary, Alberta T3C 0J7

CONTACT: BRYAN RONEY TEL: 403.244.4944

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MECHANICAL

DMH DESIGNS LTD. 117 Royal Oak Green NW Calgary, Alberta T7G 6A7

HVAC PLAN, PLUMBING, DRAINAGE +

SPRINKLER PLAN

SPECIFICATION

MECHANICAL SCHEDULES +

CONTACT: DAVID PEDERSEN TEL: 403.620.3170 EMAIL: dmhdes@shaw.ca

ELECTRICAL

R. LAMONTAGNE. P. ENG. P.O. Box 2531 Didsbury, Alberta TOM OWO

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CONSTRUCTION GENERAL NOTES GENERAL NOTES:

SMOOTH TO RECEIVE NEW FINISHES.

. RVOE CLIPS, CADDY CLIPS OR EQUAL MUST BE

CEILING GRID. UNDER NO CIRCUMSTANCES

ARE TO BE USED TO ANCHOR PARTITIONS TO

SUPPLY, INSTALL AND TAPE ALL GYPSUM BOARD IN

STANDARDS MANUAL" TAPE, FILL, SAND, SMOOTH

PROVIDE METAL CORNER BEADS AND "J" MOLDS

AT ALL CORNERS AND ENDS OR GYPSUM BOARD

ACCORDANCE WITH A.W.C.C. "SPECIFICATION

AND LEVEL ALL JOINTS, EDGES, CORNERS ETC.

4. FURR GYPSUM BOARD TIGHT TO ALL STRUCTURAL COLUMNS WHERE SERVICES ARE NOT REQUIRED.

RESPECTIVELY.

ANCHORED TO SUBSTRATE.

OF NEW FINISH.

ACCORDANCE WITH MANUFACTURERS'

WITH CONCRETE FILL SECURED TO THE EXISTING

SLAB. LEVEL AND PREPARE TO SUIT INSTALLATION

USED TO ADHERE ALL NEW PARTITIONS TO T-BAR

- CONSTRUCT PARTITIONS RIGHT TO THE FLOOR, ALI THESE DRAWINGS ARE TO BE READ IN PARTITIONS ARE TO BE TAPED, FILLED AND SANDED
- SHALL PARTITIONS BE SCREWED INTO T-BAR. ONLY "RAWL" NAILING ANCHORS OR LOW VELOCITY "HILTI" WITH MAXIMUM PENETRATION OF 19MM
 - THE CONTRACTOR SHALL REVIEW THE EXISTING PREMISES CAREFULLY PRIOR TO COMMENCING CONSTRUCTION; ANY SITE CONDITION OR THE ARCHITECT IMMEDIATELY PRIOR TO PROCEEDING WITH WORK.
 - ALL WORK TO COMPLY WITH THE MOST CURRENT EDITION OF THE ALBERTA BUILDING CODE (2006 ABC) AND REFERENCED DOCUMENTS, PLUS ANY AND ALL AUTHORITIES HAVING JURISDICTION DURING ALL PHASES OF WORK.
- . NEW SWING DOORS SHALL BE LOCATED 100mm (4") FROM ADJACENT PARTITIONS UNLESS NOTED PREVAILING COMMONLY RECOGNIZED
- . PROVIDE ADEQUATE SOLID WOOD BLOCKING IN WALLS WHERE WALL MOUNTED ACCESSORIES CONSTRUCTION INDUSTRY STANDARDS, (INCLUDING GRAB BARS) ARE REQUIRED PRIOR TO BOARDING. INSTALL LEVEL AND PLUMB, RIGIDLY SPECIFICATIONS. PROVIDE OPERATING & MAINTENANCE MANUALS WHEN APPLICABLE. INSTALL ALL FIXTURES AND ACCESSORIES IN
- INSTRUCTIONS, AND IN ACCORDANCE WITH TO BE NEW UNLESS OTHERWISE NOTED, AND BARRIER FREE GUIDELINES, BASED ON THE LATEST INSTALLED ACCORDING TO MANUFACTURERS' BRITISH COLUMBIA BUILDING CODE (2006 BCBC). RECOMMENDATIONS. FILL ALL HOLES/TRENCHES IN FLOOR SLAB DUE TO MECHANICAL AND ELECTRICAL ALTERATIONS

BOARD C/W ULC LABEL.

- O. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE INDICATED BY THE CONSTRUCTION TYPE ON THE DRAWINGS, ALL COMPONENTS OF THE ASSEMBLY ARE TO BE APPROVED MATERIALS WITH INSTALLATION/FABRICATION PROCEDURES PER DIRECTIONS OF THE ULC NUMBER AND / OR REQUIREMENTS OF THE ABC 2006. ALL FIRE
- ALL PENETRATIONS THOUGH FIREWALLS, ARE TO BE PACKED WITH MINERAL FIBRE INSULATION AND CAULKED TO MAINTAIN INTEGRITY OF THE SEPARATION. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN FIRESTOPPING UNLESS NOTED
- STRUCTURE ARE TO HAVE DEFLECTION TRACKS. . METAL ROOF DECK CEILING TO BE SUITABLE FOR PAINT WITHOUT ADDITIONAL PREPARATION BY
- 4. ALL RWL TO BE TIGHT TO BACK OF COLUMN, FRAME OUT AND FINISH COLUMN AS TIGHT AS POSSIBLE TO 5. FLOOR FINISHES ARE TO TERMINATE CENTERED
- . TRANSITION STRIPS ARE NOT TO OCCUR IN 1/4" HEIGHT MAXIMUM DIFFERENCE OVER RUN OF
- AND BASE FINISH. . ALL FLOOR FINISHES TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS AND
- P. ALL TILE FLOORS MUST HAVE CONTROL JOINTS ALIGNING WITH BASE BUILDING FLOOR JOINTS.
- O. PROVIDE SILVER METAL TRANSITION STRIPS / EDGE PROTECTION BETWEEN FLOORING TYPES.

- INFORMATION WITH REGARD TO AREAS THAT WILL NEED PREPARATION AND FINISHING. . USE THE LARGEST CONTINUOUS PIECE OF MATERIAL, AS PROVIDED BY THE MANUFACTURER TO COMPLETE INSTALLATION OF EACH WALL
- . ALL WALL FINISHES TO BE INSTALLED OR APPLIED AS PER MANUFACTURERS' SPECIFICATIONS AND RECOMMENDATIONS.
- . ALL MISCELLANEOUS METALS, TRIMS, ETC. TO BE PAINTED TO MATCH ADJACENT WALL FINISH.
- S. ALL FIRE EXTINGUISHER, HOSE AND ELECTRICAL CABINETS TO BE PAINTED TO MATCH ADJACENT
- WALL FINISH.

- . FINISHES TO CONTINUE TO NEAREST FULL HEIGHT DOOR FRAME, DESIGN ELEMENT OR CORNER,

- . ASSUME ALL WALLS PAINTED U.N.O.
- 8. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST M.P.I. PAINTING SPECIFICATION

INFORMATION WITH REGARD TO AREAS THAT WILL NEED PREPARATION AND FINISHING. . CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PATCHING THAT MAY BE REQUIRED TO PROVIDE A SMOOTH SUBSTRATE SUITABLE FOR INSTALLING

REFER TO CONSTRUCTION PLANS FOR COMPLETE

NEW FLOOR FINISH. . ALL FLOOR FINISHES TO BE FLUSH WITH COLUMN BUILDING PERIMETER AND INTERIOR WALLS.

FLOOR FINISH GENERAL NOTES

- . FINISHES TO EXTEND UNDER ALL MILLWORK AND EQUIPMENT U.N.O.
- UNDER SWING DOORS WHEN DOORS ARE IN FL CLOSED POSITION.
- WHEELCHAIR ACCESSIBLE AREAS. . USE THE LARGEST CONTINUOUS PIECE OF MATERIAL, AS PROVIDED BY THE MANUFACTURER TO COMPLETE INSTALLATION OF EACH FLOOR
- RECOMMENDATIONS.

WALL FINISH GENERAL NOTES

- REFER TO CONSTRUCTION PLANS FOR COMPLETE

- CONJUNCTION WITH ALL CONSULTANT DRAWINGS
- ALL DIMENSIONS GIVEN IN IMPERIAL. DRAWINGS ARE NOT TO BE SCALED. . IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING ALL OMISSIONS, DISCREPANCIES, INCLUDING DIMENSIONS, TO THE ATTENTION OF THE ARCHITEC
- PRIOR TO THE COMMENCEMENT OF ANY WORK. DIMENSIONS FOUND TO BE DIFFERENT THAN THOSE SHOWN ON THE DRAWINGS, SHALL BE REPORTED TO
- CONSTRUCTION STANDARDS FOR MATERIAL AND WORKMANSHIP QUALITY MUST COMPLY WITH
- MANUFACTURERS' RECOMMENDATIONS AND
- SPRINKLERED . PROVIDE SHALL MEAN SUPPLY AND INSTALL. ALL MATERIAL, EQUIPMENT, FIXTURES AND FITTINGS COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
- . WHERE TYPE "X" GYPSUM BOARD IS NOTED ON DRAWINGS, PROVIDE FIRE RESISTANT GYPSUM
- THAT WHEREVER A FIRE SEPARATION IS REQUIRED AS 6.1 EVERY FLOOR AREA INTENDED FOR
- EXTENT AND ALL JOINTS TO BE AIRTIGHT AND PENETRATIONS CAULKED. (3.4.2.5.(1)(C)).
- 2. ALL PARTITIONS THAT CONTINUE TO THE U/S OF
- 5. CONCRETE SLABS ARE PRESUMED TO BE IRREGULAR, THE CONTRACTOR IS TO ANTICIPATE TOPPING, THOROUGHLY CLEAN EXISTING CONCRETE SLAB OF ALL ADHESIVE AND DEBRIS. FLOAT TO LEVEL FLOOR PRIOR TO INSTALLATION OF NEW FLOOR FINISHES AND WALL CONSTRUCTION. LEVELING BED TO BE
- 6. ALL EXISTING SURFACES TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION & CONSTRUCTION AND SHOULD BE THOROUGHLY CLEANED WHEN CONSTRUCTION COMPLETE.
- ANY PATCHING, REPAIR, REFINISHING, RECONSTRUCTION AND REPAINTING WORK REQUIRED AS A RESULT OF PERFORMANCE OF WORK OF THIS CONTRACT SHALL INCORPORATE AND BE PERFORMED WITH MATERIALS TO MATCH SAME AND SHALL MAINTAIN REQUIRED FIRE
- B. PROVIDE AND MAINTAIN CONTINUOUS AIR/VAPOUR BARRIER SYSTEM. CAULK AROUND OPENINGS AND GAPS WITH SEALANT TO ACHIEVE CONTINUOUS BARRIER. ALL NAIL HOLES IN EXTERIOR WOODWORK TO BE FILLED WITH APPROVED FILLER PRIOR TO FINISHING. SEAL ALL EXTERIOR JOINTS WITH APPROVED SEALANT.

P. IN EXTERIOR WALLS WHERE DISSIMILAR MATERIALS

- MEET ON THE CAVITY FACE OF THE INNER WALL, LAP THE JOINT OF THE DISSIMILAR MATERIALS WITH AIR/MOISTURE BARRIER (AMB/VB) MEMBRANE TO MINIMUM 150mm EACH SIDE OF THE JOINT. TYPICAL AT ALL HORIZONTAL AND VERTICAL JOINTS REFER ALSO TO SECTION AND PLAN DETAILS,
- 20. AT ALL TRANSITIONS OF MATERIALS (i.e. EIFS, BRIC METAL PANELS, ETC.), JOINTS TO BE CAULKED.
- . PROVIDE STUCCO FINISH ON BACK SIDE OF MOULDING AT ALL PARAPET RETURNS AND MOULDING TERMINATIONS.
- 2. SEAL ALL BRICK TIE PENETRATIONS @DENSE GLASS WITH BAKOR ADHESIVE. 3. PROVIDE AND MAINTAIN CONTINUOUS ACOUSTIC
- 24. EXTERIOR GLAZING UNITS TO BE OF CLEAR ANODIZED FINISH, FIXED HERMETICALLY SEALED DOUBLE GLAZED THERMALLY INSULATED GLASS IN PREFINISHED THERMALLY BROKEN ALUMINUM

BARRIER. AVOID SOUND TRANSMISSION THROUGH

DIRECT CONTACTS AT ACOUSTICALLY TREATED

- 25. WRAP ENTIRE PERIMETER OF ROUGH OPENINGS WITH PEEL AND STICK BEFORE INSTALLATION OF WINDOW FRAMES. TYPICAL FOR ALL WINDOWS AND DOORS. 26. ALL DOORS AND WINDOWS SHOWN ON PLANS ARE
- NOMINAL SIZES, REFER TO DOOR SCHEDULE AND WINDOW SCHEDULE FOR ACTUAL SIZES. CONFIRM ROUGH OPENING SIZE AND INSTALLATION REQUIREMENTS WITH MANUFACTURER. VERIFY EACH INDIVIDUAL ROUGH OPENING PRIOR TO FABRICATION.
- 7. Exterior doors and windows to be installed SQUARE AND PLUMB AS PER THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATION. 28. EXTERIOR WALL SHEATHING (INCLUDING STUCCO
- CEILING BUREAU STANDARDS. 29. MECHANICAL LINES ARE NOT TO BE IN CONTACT WITH STUD WALL OR CONCRETE WALL / FLOOR ASSEMBLIES. ISOLATE PIPES FROM STRUCTURE TO AVOID SOUND TRANSMISSION. INSULATE MECHANICAL PIPING. INSTALL NEOPRENE RUBBER PAD ON TOP OF BOTTOM PLATES BEFORE ALL

TO BE INSTALLED AS PER ALBERTA WALL AND

- 30. PROVIDE 1/2" EXTERIOR GRADE PLYWOOD @ ALL SIGNAGE, AWNINGS, LIGHT FIXTURE LOCATIONS
- 31. PROVIDE SOLID BLOCKING AS REQUIRED FOR FIXTURES ATTACHMENT (ARCHITECTURAL ITEMS -WASHROOM ACCESSORIES, HANDRAILS, ETC. MECHANICAL ITEMS - FANS, THERMOSTAT, ETC. ELECTRICAL ITEMS - ALARMS, FIXTURES, ETC.)

MECHANICAL CLAMPS ARE IN PLACE.

LEVELED, CENTERED IN THE OPENING PROVIDED, AND READY FOR OPERATION. 33. CONFIRM ALL SIZES OF TENANT'S EQUIPMENT AND

32. ALL APPLIANCES TO BE CONNECTED, INSTALLED,

34. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW BY ARCHITECT.

35. CONTRACTOR TO PROVIDE SAMPLES OF ALL FINISHES AND MATERIALS TO ARCHITECT FOR GENERAL PROJECT DESCRIPTION THE PROJECT INVOLVES AN ADDITION TO THE EXISTING BUILDING. VALUE VILLAGE TENANT INTERIOR FIT-OUT NOT INCLUDED IN PROJECT

BUILDING CODE SYNOPSIS

- APPLICABLE BUILDING CODE .1 THIS REPORT IDENTIFIES BUILDING CODE REQUIREMENTS BASED UPON COMPLIANCE WITH THE CURRENT ALBERTA BUILDING CODE 2006 (ABC), REFERENCES STATED HEREIN ARE TO THE ABC 2006 UNLESS OTHERWISE NOTED
- 2.2 THE FIRE SEPARATION ASSEMBLIES FOR THIS PROJECT ARE BASED UPON THE UNDERWRITERS' LABORATORIES OF CANADA

CONSULTANT

CONSULTANT

- LIST OF EQUIPMENT AND MATERIALS, FIRE RESISTANCE (ULC) UNLESS OTHERWISE NOTED . <u>AUTHORITY HAVING JURISDICTION</u>
- 3.1 THE AUTHORITY HAVING JURISDICTION FOR THIS PROJECT IS THE CITY OF EDMONTON. 4. BUILDING CLASSIFICATION
- 4.1 MAJOR CLASSIFICATION GROUP E (MERCANTILE) 3.2.2.60 GROUP E, UP TO 3 STOREYS, MAXIMUM BUILDING AREA: 7,200 m² IF 1 STOREY IN BUILDING HEIGHT
- . <u>BUILDING AREA</u> 5.1 THE BUILDING ADDITION AREA IS 938.19 m² (10,098.88 sf).
- THE EXISTING BUILDING AREA IS 4,525.63 m² (48,715.07 sf). THE TOTAL BUILDING AREA IS 5,463.82 m² (58,813.95 sf).
- OCCUPANCY SHALL BE SERVED BY AT LEAST 2 EXITS (3.4.2.1(1)). SEPARATIONS MUST BE CONTINUOUS WITHIN THEIR 6.2 TRAVEL DISTANCE TO AT LEAST ONE EXIT
 - Shall be not more than 45 m OCCUPANCY LOAD AND EXIT CAPACITIES
 - 7.1 REFER TO OCCUPANCY LOAD TABLE BELOW. 7.2 THE EXIT CAPACITY BASED ON 1-914mm DOOR IS: 914 / 6.1 PER PERSON = 150 MAXIMUM CAPACITY PER DOOR.
 - 7.3 FOR VALUE VILLAGE: TOTAL EXIT WIDTH REQUIRED = 4,578.84 mm TOTAL EXIT WIDTH PROVIDED = 7,280.00 mm
 - 8.1 CONTROLS INTENDED FOR OPERATION BY OCCUPANTS WILL BE MOUNTED BETWEEN 400mm AND 1200mm ABOVE THE FLOOR
 - 8.2 APPROPRIATE SIGNS WILL BE PROVIDED INDICATING LOCATIONS OF BARRIER-FREE FACILITIES (3.8.3.1.)

8. <u>BARRIER-FREE CONSTRUCTION</u>

- 8.3 EVERY DOOR IN A BARRIER-FREE PATH OF TRAVEL WILL HAVE A CLEAR WIDTH OF NOT LESS THAN 800mm IN THE OPEN POSITION (3.8.3.3.(1)). DOOR HARDWARE IN A BARRIER-FREE PATH OF TRAVEL WILL BE OF A DESIGN THAT DOES NOT REQUIRE TIGHT GRASPING AND TWISTING OF THE WRIST AS THE ONLY MEANS OF OPERATION (3.8.3.3.(3) CLOSERS ON THE INTERIOR DOORS IN A
- BARRIER-FREE PATH OF TRAVEL WILL INCLUDE A DELAYED (3 SECOND) CLOSING TIME (3.8.3.3.(9)). EXCEPT WITHIN SUITES OR WHERE POWER DOOR OPERATORS ARE USED. DOORS IN A BARRIER-FREE PATH OF TRAVE WILL HAVE A CLEAR SPACE BEYOND THE LATCH SIDE OF 600mm WHERE THE DOOR
- 300mm WHERE THE DOOR SWINGS AWAY (3.8.3.3.(10)).8.4 A BARRIER-FREE WASHROOM SHALL BE

SWINGS TOWARD THE APPROACH SIDE, AND

DESIGNED ACCORDING TO (3.8.3.8., 3.8.3.9.,

3.8.3.10., 3.8.3.11. AND 3.8.3.12.). OCCUPANCY LOAD TABLE VALUE VILLAGE | AREA | AREA/PERSON | WAREHOUSE | 523.57 m² | 28 m²/person | 18.70 SALES 2,708.15 m² 3.7 m²/person 731.93

750.63 TOTAL OCCUPANCY WATER CLOSET REQUIREMENTS

- BASED ON SECTION 7.2.2.8 WATER CLOSETS FOR MERCANTILE OCCUPANCIES: 1) FOR EVERY 300 MALES 1) FOR EVERY 150 FEMALES TOTAL OCCUPANCY 375.32
- 375.31 THEREFORE (5) WATER CLOSETS ARE REQUIRED: (2) FOR MALES (3) FOR FEMALES

HEREFORE TENANT WILL BE REQUIRED TO ADD (2)

THERE ARE (3) EXISTING WATER CLOSETS,

ADDITIONAL WATER CLOSETS.

FEMALES

11-07-06 BUILDING PERMIT

CONSTRUCTION MANAGER

11-03-03 DEVELOPMENT PERMIT

NO. YYY-MM-DD REVISION / DRAWING ISSUE



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2085 SOUTH **EDMONTON ADDITION**

10127 + 10133 - 34th AVENUE NW EDMONTON, AB

DRAWING TITLE COVER SHEET, DRAWING LIST, BUILDING CODE SUMMARY, GENERAL NOTES

BUILDING PERMIT PROJECT NO. DRAWING NO.

DRAWING ISSUED