PURCHASE AGREEMENT

Cabin Creek - Town Homes, Patricia Street, JASPER, AB

This Agreement for the Sale of Land and the Construction of Home (the "**Agreement**") is made on_____, among or between:

JASPER MULTI-FAMILY LP
Three Hills, Alberta
Goods and Services Tax Registration
Number: 78814 6116 RT0001 (the "**Builder**")
ANHWP Registration Number:
18RB26841844

- and -

Purchaser:
presently of:
telephone: (the "**Purchaser**")
e-mail:

1. Construction and Purchase

1.1 The Builder agrees to construct a home built in accordance with the Alberta Building Code in effect at the date of issuance of the building permit for the Home (hereinafter defined) on the Land (hereinafter defined) by supplying all of the material and performing all of the work for the construction in accordance with the Agreement Documents (hereinafter defined).

1.2 The Purchaser agrees to purchase from the Builder a new home to be constructed on the Land, in the manner described below. The Purchaser acknowledges and agrees that the municipal addresses and legal descriptions of the Townhome Units comprising the Property have not yet been finalized and are therefore not included in this Agreement. The parties agree that the final municipal addresses and legal descriptions shall be determined and established pursuant to the final condominium plan, as approved by the Town of Jasper and Parks Canada, and shall be deemed incorporated into this Agreement upon such approval without requiring an amendment to this Agreement. Until the final condominium plan and approvals are obtained, the Property shall be described in accordance with this Agreement and the attached schedules, which collectively identify the lands and units intended to be conveyed. Upon registration of the final condominium plan and confirmation of the final legal descriptions and municipal addresses, such descriptions and addresses shall replace and supplement the preliminary descriptions contained herein and shall be binding upon the parties:

Model Type:

Municipal Address: TH #, ____ **Patricia Street, Jasper, Alberta**

Legal Description of the "**Land**": **UU/PLAN**
Excepting
Thereout
all Mines
& Minerals (the "**Home**")

1.3 A copy of the floor plan for the Home is attached to this Agreement and initialed by the parties;

1.4 A copy of the home specifications/selections is attached to this Agreement;

1.5 A copy of the home warranty provisions is attached to this Agreement;

1.6 Addendum(s)_____ is/are attached to this Agreement; (collectively, the "**Agreement Documents**")

2. Cancellation

2.1 The Builder and Purchaser agree that should the Builder not be able to commence construction within a period of one hundred and twenty (120) days from the date of this Agreement due to causes beyond the Builder's control, including, but not limited to, inability to obtain necessary permits, inability of a developer to convey title, failure of the Purchaser to qualify for a mortgage or failure to comply with provincial or municipal statutes, then the Builder may cancel this Agreement on written notice to the Purchaser. The Builder's liability to the Purchaser shall be limited to the refund of any monies paid by the Purchaser to the Builder after deducting any reasonable and necessary expenses incurred by the Builder prior to cancellation.

3. Payment

3.1 The Purchaser agrees to pay for the Home, together with interest at a rate of Eighteen Percent (18%) per annum on any part of the Total Purchase Price which is not paid when due, as follows:

Purchase Price (excluding Goods and Services Tax)	**$879,999.00**
Plus: Goods and Services Tax ("**GST**") (calculated @ 5%)	**$43,999.95**
Total Purchase Price (including net GST)	**$923,998.95**
(a) Less: Initial Deposit paid upon the signing of this Agreement:	**$87,999.00**
(b) **Balance of the Total Purchase Price** and Interest, if any, required on Substantial Completion and possession of the Land and Home, whichever occurs first.	**$835,999.95**

Initials _____

3.2 If required, the figures shown above will be adjusted so that the appropriate amount of GST is collected and remitted.

3.3 Other than the Initial Deposit and Additional Deposit, the Purchaser shall pay the Purchase Price by lawyer's trust cheque, wire transfer or such other manner as agreed upon by the solicitor for the Builder.

3.4 The Builder shall, at its sole discretion, be entitled to apportion the Total Purchase Price between the value of the construction of the Home and the value of the Land.

4. Conditions

4.1 **Conditions in Favour of the Purchaser**. This Agreement is subject to the following condition(s) in favour of the Purchaser, all of which may, unless otherwise indicated, be unilaterally waived by the Purchaser by written notice to the Builder on or before the expiry of the date for the satisfaction of the condition(s):

SUBJECT TO FINANCIAL APPROVAL ON OR BEFORE _____[DATE]

4.2 **Failure to meet or waive Conditions**. If either the Purchaser's Condition(s) or the Builder's Condition(s) are not met or waived on or before their respective condition date(s), this Agreement will become null and void.

4.3 **Additional Terms of Sale (if any)**:

- The following schedules are attached and form part of this Agreement:
  - Schedule A – "Property Map"
  - Schedule B - "Architectural Designs"
  - Schedule C - "Specification Sheet"
  - Schedule D - "New Home Warranty Documents"
  - Agreement Documents

_____

_____

5. Deposits

5.1 Subject to Section 2 of this Agreement, the Purchaser's Initial Deposit and Additional Deposit, if applicable, shall be promptly returned to the Purchaser if the Builder does not accept this offer within 30 days of the date of acceptance by the Purchaser.

The Purchaser's Initial Deposit and Additional Deposit, if applicable, and all other monies paid pursuant to this Agreement are non-refundable.

6. Adjustments

6.1 It is agreed that all payables normally arising out of the construction and completion of the Home and Land shall be paid by the Builder up to the Closing Date (as hereinafter defined) unless otherwise stated in this Section. In particular, the Builder agrees that it will pay all utility connections, course of construction and liability insurance, building permits, surveys, realty taxes, and utilities up to the Closing Date excepting the following costs which are to be paid by the Purchaser, namely:

- Real Property Report

_____

Effective on the Closing Date, the Purchaser agrees that all payables shall be paid by them. In addition, it is agreed that the Purchaser shall pay the following amounts in addition to the Purchase Price set out in Section 3:

i. Any fees or other costs charged by the Purchaser's lender, including but not limited to, brokerage fees, inspection fees and any CMHC (or other similar) mortgage insurance fee, if applicable. All legal fees and disbursements of any lawyer hired by the Purchaser.

7. Extras, Deletions, Substitutions, and Selections

7.1 The Purchaser acknowledges and agrees that the Home shall be constructed substantially in accordance with the plans and specifications determined by the Builder. The Purchaser shall have no right to request, direct, require, or approve any additions, removals, corrections, variations, substitutions, upgrades, downgrades, modifications, or other changes to the Home, the plans, the specifications, the materials, the finishes, or the construction of the Home.

7.2 The Builder may, at any time and from time to time, in its sole and absolute discretion, make Changes to the Home, provided that the Builder discloses any material Changes to the Purchaser in writing. Any such Changes shall be deemed accepted by the Purchaser and shall not require the Purchaser's consent, approval, signature, or execution of a change order.

7.3 The Builder reserves the right to make such Changes as the Builder considers necessary or desirable, including, without limitation, Changes arising from construction requirements, engineering requirements, municipal requirements, availability of materials, supplier changes, manufacturing changes, building code requirements, site conditions, regulatory requirements, design considerations, scheduling considerations, or any other circumstances affecting the construction or completion of the Home.

7.4 If any specified material, product, component, finish, fixture, appliance, or other item is unavailable, delayed, discontinued, impractical to obtain, or otherwise unsuitable in the Builder's judgment, the Builder may substitute such item with another item of comparable quality and utility, as determined by the Builder acting reasonably, and any such substitution shall be final and binding upon the Purchaser.

8. Specification Changes

8.1 The Builder, in its sole discretion and without further approval by the Purchaser, reserves the right to incorporate equivalent material where manufacturer's name or products become unavailable or discontinued for any reason or the Builder changes suppliers. Should an interior color selection no longer be available, the Purchaser will be notified for confirmation within the necessary time frame, as determined by the Builder acting in its sole discretion, to not delay construction ("Confirmation Period"). Failure by the Purchaser to make an interior color confirmation within the Selection Period shall result in the Builder, in its sole discretion and without further approval by the Purchaser, making the interior color selection for the Home.

9. Warranty

9.1 Notwithstanding anything contained in this Agreement, the Purchaser acknowledges and agrees that the Alberta *New Home Buyer Protection Act* (the "**NHBPA**") shall govern the Builder's Warranty provided in this Agreement, as required. The Builder shall enlist the Home with an Alberta Government approved warranty provider in a warranty program that meets the requirements of the NHBPA ("**Program**"), but shall not be required to provide any additional warranty coverage over and above the required coverage under the NHBPA, as may be offered by the warranty provider, unless specifically agreed to in writing. The Builder shall only offer such warranty coverage in effect at the time of this Agreement. The Builder warrants that it is an authorized user of the Government of Alberta public home registry and shall enter the information required to enlist the Home in the public home registry.

9.2 Any disputes arising under this Agreement regarding warranty coverage shall be settled using the dispute resolution procedure created by the Alberta *New Home Buyers Protection Act.*

10. Encumbrances

10.1 The Purchaser acknowledges their responsibility to be aware of the Plan of Condominium Subdivision (hereafter the "Subdivision"), the zoning and planning relating to the Lands and the surrounding area, and the Architectural Guidelines for the Subdivision, including but not limited to fencing restriction and guidelines, fencing colours, and landscaping. The Purchaser hereby specifically agrees to and accepts as encumbrances upon their title such caveats, utilities right of way, easements, building restrictions, development agreements, Home Owners Association caveats and encumbrances or other such encumbrances, regardless of the manner in which they are filed, as are reasonably required by the municipal authorities or the developer of the Lands, whether existing or to be filed in the future. The costs for meeting the architectural guidelines are the responsibility of the Purchaser.

11. Pre-Occupancy or Possession Inspection, Possession, and Seasonal Work

11.1 Although the Builder cannot guarantee a possession date until construction is well under way, the Builder agrees to give the Purchaser a minimum of 30 days prior written notice, advising that on a date to be specified in the notice, the Home will be ready for possession (the "**Closing Date**") and that an inspection shall take place on the date specified in such notice (the "**Inspection Date**"). Notwithstanding the foregoing, the Builder does not guarantee the completion or possession of the Home on the Closing Date in the event delays occur for which the Builder may not be responsible, or caused by unfavorable weather, strikes, fires, shortages of material, acts of God or any other causes beyond the control of the Builder.

11.2 On the Inspection Date, the Purchaser shall make an inspection of the Home together with a representative of the Builder at which time any deficiencies or defects will be noted in writing on an Orientation and Pre-possession inspection report for the Warranty Insurance Commencement Form. The Purchaser shall complete payment of any remaining amounts of the Total Purchase Price and shall take possession of the Home and the taking of possession will be deemed conclusively to prove that the Home is complete and in full compliance with this Agreement except as to matters noted at the time of inspection. Should the Purchaser elect not to participate in the inspection of the Home, the Purchaser will be deemed to have accepted the Home as is (except for deficiencies noted by the Builder or their authorized representative) and shall be deemed to waive all rights to object to any defects in workmanship, materials or construction of any kind, and all warranties of any kind, with the exception of those items that fall under the Program.

11.3 Notwithstanding the foregoing, it is strictly agreed between the parties that the Land and Home may not be possessed and/or occupied by the Purchaser until the Total Purchase Price and all other monies payable to the Builder under this Agreement have been received by the Builder or its solicitor. The payment of such money by the Purchaser shall be unconditional excepting the conditions regarding the *Alberta Prompt Payment and Construction Lien Act* (if required).

11.4 The Purchaser acknowledges and agrees that at the Closing Date, the Home could be ready for occupancy and may not be totally complete or subject to deficiencies for seasonal work which cannot be completed due to

weather conditions, or work which may have been only partially completed. The Purchaser acknowledges that we live in a northern climate and work on the exterior of the Home and Land are weather dependent and cannot be completed in cold or wet weather. Seasonal matters include but are not limited to grading, landscaping, concrete work, parging, exterior painting, and other items dependent on such work. Seasonal matters will typically be completed after the possession of the Home and shall not impact the transaction contemplated in this Agreement. It is strictly agreed between the parties that there will be no holdbacks of the Total Purchase Price for deficient items at closing, including deficiencies arising due to the seasonal nature of the work to be completed unless otherwise expressly agreed to in writing by the Builder or the Builder's solicitor, acting in its sole discretion, and under specific trust agreement as determined by the Builder. The Builder shall complete those items within a reasonable period of time. Notwithstanding the taking of possession of the Home by the Purchaser, the Purchaser acknowledges and agrees to allow the Builder, its agents, employees, inspectors, consultants, and any municipal employee to have the right of entry and access to the Home before and after the Closing Date to inspect the Home, and to complete any deficient items or seasonal work, and to do any work or make any repairs or modifications required to the Home.

11.5 The transaction will proceed according to normal real estate conveyancing practice in the Province of Alberta. For clarity, the Builder will provide a Transfer of Land to the Purchaser's lawyer on trust conditions designed to ensure that registration of the transfer in the Purchaser's name. To facilitate closing of the transaction, the Builder agrees to provide the Purchaser with a credit of up to $250.00 for the purchase of a basic title insurance policy to ensure the entire balance of the Total Purchase Price and all other monies due pursuant to this Agreement is paid to the Builder on the Closing Date. If the Purchaser obtains title insurance, they agree to provide a copy of the title insurance invoice to the Builder's lawyer concurrently with all closing documents and cash to close funds on the Closing Date.

12. <u>Title and Mortgage</u>

12.1 **Title**. The Builder agrees that title to the Home and Land will be free of all encumbrances within a reasonable time after the Purchaser takes possession of the Home, with the exception of those encumbrances, charges and interests:

a) which are for the benefit of the Land and intended to run with the Land, including but not limited to any caveat respecting homeowners association, utility rights of way, restrictive covenants and such other non-financial encumbrances as may be registered by developers of the Land, neighboring landowners, public authorities or utility companies, relating to access, use, architectural guidelines, drainage, rights of way, environmental protection, development agreements, and other similar matters; and

b) allowed pursuant to the Agreement and any mortgage which may have been placed by the Builder and is assumed by the Purchaser as part of the Total Purchase Price or, alternatively, a mortgage which the Purchaser may be placing on the Land for the purpose of payment of a portion of the Total Purchase Price.

In the event that separate title to the Land has not yet been created by way of legal subdivision, the Purchaser acknowledges and agrees that the title to the Land will be subject, after subdivision, to those encumbrances, charges and interest which are for the benefit of the Land and intended to run with the title to the Land, and which will be encumbrance, charges and interests which are normally associated with subdivision of land, and the Builder represents that such encumbrances, charges or interests will not affect the marketability of title in any material manner.

12.2 **Mortgage**. The Purchaser agrees to execute all documents required by the Lender/Mortgagee and/or its solicitor and to fulfill any and all conditions imposed by the Lender/Mortgagee to advance the Mortgage proceeds to the Builder. For the purpose of better carrying out the assignment of mortgage proceeds, the Purchaser appoints the Builder to be their lawful attorney with full power and authority to endorse and present for payment for its own account all cheques payable either to the Purchaser or to the Purchaser and Builder jointly issued by any mortgage company named in any mortgage registered against the Land or issued by any mortgage company solicitor and representing payment of the proceeds of any such mortgage. The Purchaser specifically acknowledges and agrees that this Power of Attorney has been given for valuable consideration and is irrevocable.

Payment shall be due pursuant to Clause 3 notwithstanding that the title to the Land may not be registered in the name of the Builder or the Purchaser at the time such payment is due.

The Builder agrees that if part of the monies payable are coming from the proceeds of a new first mortgage by the Purchaser, the Builder shall provide a registerable transfer of title to the Purchaser, provided that the Builder is advised by its solicitor that the Purchaser has executed: (i) any and all required documents and has delivered any and all information required by the Mortgagee in ample time to permit the mortgage money to be advanced in full on or before the Closing Date, (ii) an irrevocable direction in writing addressed to its Lender/Mortgagee that the mortgage and proceeds be paid to the Builder, and (iii) such other documents as may be required in the circumstances to ensure that the mortgage proceeds are, in fact, paid to the Builder.

If any of the above conditions are not met, then the Purchaser shall pay to the Builder on the Closing Date, all of the Total Purchase Price and any agreed to change orders issued pursuant to this Agreement with no allowance for the Mortgage proceeds, and the Purchaser shall do such interim financing as may be required to give effect to the Agreement. If the Builder agrees to permit the Purchaser to take possession of the Home, as a tenant-at-will only, while any of the Total Purchase Price remains unpaid, such outstanding amount shall bear interest at the rate stated in Clause 3 until paid.

12.3 Except where the Builder has given its written consent to the contrary, any amount of the Total Purchase Price that is not paid by the Purchaser to the Builder on the Closing Date shall bear interest at the rate prescribed in Clause 3 of this Agreement. If the Purchaser is unwilling or unable to complete the purchase, the Builder reserves the right to use any other legal remedies available to it, including without limitation, the termination of this Agreement and forfeiture of all Deposits and other monies paid by the Purchaser.

12.4 The Builder confirms that it is a resident of Canada. Non-resident holdbacks do not apply.

13. <u>Non-Canadian Prohibition</u>

13.1 Under the *Prohibition on the Purchase of Residential Property by Non-Canadians Act* (the "**PPRP Act**"), non-Canadians within the meaning of the PPRP Act are prohibited from directly or indirectly purchasing residential property in Canada unless the purchaser is exempt pursuant to the PPRP Act. Each Purchaser represents and warrants (on a joint and several basis if there is more than one person comprising the Purchaser) to the Builder that as of the date of execution of this Agreement and the Closing Date:

_____ The Purchaser is not a Non-Canadian, as defined in the PPRP Act and
[INITIAL] the regulations thereunder;

13.2 The Purchaser confirms that they have had the opportunity to obtain independent legal advice and fully appreciates the nature, extent, and consequences of the representation and warranty in Section 13.1 above. The Purchaser hereby indemnifies and holds harmless the Builder (and its affiliates, directors, officers, shareholders, agents and employees) from any and all damages, third party claims, costs and expenses whatsoever (including legal costs on a full solicitor and own client (full indemnity) basis, and all costs or penalties charged or levied by any governmental organization having jurisdiction) directly or indirectly arising out of, or relating to, the Purchaser's actual or alleged breach of the representation and warranty in this section 14, and such indemnity shall survive the completion or termination of this Agreement notwithstanding any contrary provision herein.

14. <u>Default and/or Termination</u>

14.1 **Default of the Purchaser**. If the Purchaser shall default on the payment of the Total Purchase Price or interest or any other amounts agreed to be paid by the Purchaser, or should the Purchaser default in the observance or performance of any of the covenants, conditions or provisions of this Agreement, the Builder may, at its sole discretion and option after the happening of any such event suspend any work upon the Home until such default is remedied and/or declare this Agreement null and void by providing seven (7) days' written notice to that effect served on the Purchaser or mailed or emailed to the Purchaser in accordance with Section 18.5 of this Agreement. Upon the expiry of the time limit in the notice, the rights and interests hereby created or then existing in favor of the Purchaser or derived under the terms of this Agreement shall cease and determine without any legal proceedings being taken or other act being performed by or on behalf of the Builder and the Land shall revert to and be transferred back to the Builder and the Purchaser shall have no right to reclaim any Deposits and other monies paid with this Agreement and the same may be retained as liquidated damages, in addition to, and without limiting any other remedy that may be available to the Builder either at law or in equity. Any election by the Builder not to terminate this Agreement shall not act as a waiver of the Builder's right to terminate this Agreement on any future breach in accordance with this Section 15.1.

Without limiting any of the Builder's legal or equitable rights set out in this Agreement, or otherwise, the Purchaser agrees that in the event of a Purchaser default in the observance or performance of the covenants, conditions or provisions of this Agreement, all costs incurred by the Builder with respect to the said default, including legal costs on a solicitor and client (full indemnity) basis are payable by the Purchaser to the Builder.

14.2 **Default of the Builder**. If the Builder fails to execute the work in accordance with the terms of this Agreement and the Agreement Documents, or defaults in performance of any provision herein or any provisions of the Agreement Documents, or fails to make timely payment to subcontractors or suppliers, or if builders' liens are registered against the Land and Home, or if the Builder should become insolvent or bankrupt, make a general assignment for the benefit of creditors, or if a receiver should be appointed, the Purchaser may, at its option, provide a written notice to the Builder requiring it to cure the default in such notice within seven (7) days after the delivery of such notice, failing which the Purchaser may take steps to cure such default and all direct, out of pocket costs shall be payable by the Builder or, in the case of bankruptcy, insolvency or an assignment for the benefit of its creditors, the Purchaser may terminate this Agreement.

14.3 **Acceleration on Default.** The Purchaser agrees that if default should be made in the payment of the Total Purchase Price, or any of the payables and charges which the Purchaser has agreed to pay under the terms of this Agreement, the whole of the Total Purchase Price shall at the option of the Builder become due and payable.

15. <u>Purchaser's Liability Re: Site Inspections</u>

15.1 The Purchaser understands and agrees that the construction site is potentially hazardous and that the Builder shall not be liable or responsible in any way with respect to any loss, injury or damage suffered by the Purchaser, any member of the Purchaser's family or any invitee or licensee of the Purchaser whatsoever by an access to the Land or Home resulting from any cause whatsoever during such visit or inspection of the Home prior to delivery of Possession by the Builder. The Purchaser also agrees to comply with all occupational health and safety rules and wear hard hats on site or any other safety equipment required by law or the Builder. No person under 18 years of age shall be allowed on site. Entrance to the site for inspection or visits by the Purchaser or any invitee or licensee shall be by-pass only which shall be issued by the Builder on request of the Purchaser which pass shall be for a specific date only and shall be signed by all visitors including the Purchaser acknowledging that the Builder is released from all claims for any injury or damage to person, clothing or property white visiting or inspecting the construction site.

16. <u>Identification</u>

16.1 Each individual comprising the Purchaser must provide photo identification to the Builder, in a form acceptable to the Builder, in order to complete the form of Individual Identification Information Record (or similar form) which is a mandatory requirement for all builders and Real Estate Brokerages in Canada under the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*. Each individual comprising the Purchaser acknowledges and agrees that the name(s) and address(es) inserted in this Agreement accurately matches their current Canadian government issued identification, unless otherwise stated.

17. <u>Miscellaneous</u>

17.1 **Developer's Requirements**. The Purchaser agrees to execute all documents required by the developer whom

the Builder purchased the Land from and to fulfill any and all conditions imposed by the developer to facilitate the transfer of Land to the Purchaser's name. Although the foregoing is not limited to the following, as a specific example, the Purchasers agree to execute any and all documents required by the developer for the homeowner's association as applicable.

17.2 **Tolerances**. Due to on-site conditions and procedures, specification dimensions and room sizes can vary from the plans, on similar models, within reason. All dimensions are approximate and are subject to a variance within reason. Square footage totals will change based off of reference points. Locations of ducting, vents, electrical etc. are subject to change based off of on-site conditions.

17.3 **Interpretation**. All words in this Agreement may be read and construed and enforced in the plural number or the singular if there are more than one Purchaser named and in such case, this Agreement shall be deemed to bind the Purchaser individually, as well as jointly and severally, and also the masculine gender shall be construed to include the feminine or a body corporate where the context of this Agreement so requires. The Builder and the Purchaser are collectively referred to in this Agreement as the "parties".

17.4 **Execution and Delivery**. This Agreement, including any written change order and amendment to this Agreement, may be signed electronically and sent by electronic delivery in portable document format ("**pdf**") and in counterpart, such that this procedure will be as effective as signing and delivering an original copy and that any documents or information exchanged between the parties will be considered delivered when they are sent. The parties agree to further execute such documents and to do such things as may be required to give effect to the spirit and intent of this Agreement. The parties further acknowledge and agree that in any legal proceedings between them respecting or in any way relating to this Agreement, each party waives the right to raise any defense based on the execution hereof in counterparts or the delivery of such executed counterparts by electronic means.

17.5 **Notices**. The parties may give each other written notices under this Agreement:

a) by e-mail using the e-mail address shown on this Agreement or such other email address provided to the other party in writing, or

b) by mail using the mailing address shown on this Agreement or such other mailing address provided to the other party in writing.

Any notice delivered by mail shall be deemed to have been received five (5) days after it has been posted in a prepaid addressed envelope and any notice sent by email shall be deemed to have been received on the date that iit has been sent.

17.6 **Dispute Resolution**. The Parties agree to attempt a peaceful resolution to all disputes. If a resolution of a dispute is not reached, the parties agree to use the mediation services offered by the Program prior to initiating or pursuing other legal action. Prior to the Purchaser filing an action in relation to this Agreement, the Purchaser shall deposit with the Builder or the Builder's solicitor (at the Builder's sole discretion) a reasonable estimate of the Builder's legal fees and costs, on a solicitor and client basis, to defend and bring to a conclusion the resulting court action through trial or otherwise. The estimate of costs shall be determined by the Builder in its absolute and sole discretion acting reasonably. In the event that the Purchaser is successful in its action against the Builder, the Builder shall return to the Purchaser the amount deposited by the Purchaser as set out above, without interest.

17.7 **Personal Information of Purchaser**. The Builder recognizes and respects the importance of privacy. Personal information that the Builder collects will be used for the purpose of properly constructing, arranging financing and warranty coverage and conveying title to the dwelling house. By signing the Purchase Agreement, the Purchaser authorizes the Builder, the Land Titles Office, the Purchaser's financial institution, the Builder's lawyers, the Purchasers' lawyers or any other organization or service provider working with the Builder to exchange personal information when necessary for these purposes.

17.8 **Management Approval**. In addition to any conditions set out in Section 4.2 above, this Agreement is subject to the following additional conditions, requiring the Builder's senior management to approve this Agreement within seven (7) days of the date in which the Purchaser removes the last of all of their conditions set out above. This condition will automatically lapse and be of no further force and effect after such time period unless, prior to the expiry of this time period, the Builder provides notice to the Purchaser that it will not be removing this condition. Upon such notice being provided by the Builder to the Purchaser, this Agreement shall be deemed to be null and void, and subject to Clause 2, all deposit monies paid by the Purchaser to the Builder shall be forthwith returned to the Purchaser.

17.9 **Jurisdiction**. This Agreement will be governed by the laws of the Province of Alberta. The parties submit to the exclusive jurisdiction of the Courts in the Province of Alberta regarding any dispute that may arise out of this transaction.

17.10 **Time of Essence**. Time is of the essence in this Agreement. All time periods, deadlines and dates in this Agreement shall be strictly followed and enforced. All times will be Alberta time unless otherwise stated.

17.11 **No Assignment**. No assignment of this Agreement shall be valid by either the Builder or Purchaser without the written consent of the other.

17.12 **Binding Effect**. This Agreement shall inure to the benefit of and be binding upon the parties and their respective heirs, administrators, executors, successors and assigns.

18. <u>Consent to Commercial Electronic Messages</u>

18.1 As a part of the Builder's efforts to effectively communicate to the Purchaser, the Builder uses email, social media messaging and other mediums to inform its Purchasers of the latest news, information and happenings of the Builder. Some of these messages may include content that would fit within the meaning of commercial electronic messages ("**CEMs**") within *An Act to promote the efficiency and adaptability of the Canadian economy by regulating certain activities that discourage reliance on electronic means of carrying out commercial activities,*

and to amend the Canadian Radio-Television and Telecommunications Commission Act, the Competition Act, the Personal Information Protection and Electronic Documents Act and the Telecommunications Act ("Anti-Spam Law"). The Purchaser hereby consents to receiving CEMs from the Builder for the purpose of providing news and information related to the current and future activities of the Builder and information on current and future promotions by the Builder.

19. Entire Agreement

19.1 This Agreement contains the entire agreement between the parties; the parties are not legally bound to honour any obligations other than those contained in this Agreement. This Agreement may be amended only by a further written agreement, signed by both parties. The Builder does not recognize any verbal or other agreements made between the Purchaser and any of the Builder's employees or sales representatives. Any changes made after the acceptance of this Agreement must be made in writing by using the change order process currently in place with the Builder and be signed by both the Purchaser and the Builder.

19.2 **Legal Representation**

Each party will be responsible for retaining their own lawyer in respect of this Agreement and transaction. The Builder's lawyers are McClelland Stolfa Reed, Upper Level 200 Connaught Drive, Jasper, AB, T0E 1E0. The Purchaser shall provide the Builder with the contact details of the Purchaser's solicitor a minimum of thirty (30) business days prior to the Closing Date, The Purchaser expressly acknowledges and agrees that any changes to the terms and conditions of the Agreement or failure by the Purchaser to provide the Purchaser's solicitor details to the Builder within five (5) days from the date of the waiver or satisfaction of the Purchaser's Conditions set out in Section 4.1 of this Agreement or any change in the Purchaser's solicitor's details within thirty (30) business days prior to the Closing Date will delay delivery of closing documents and will result in an additional administration fee of Five Hundred ($500.00) Dollars for each delay or changes to this Agreement, as the case may be, together with applicable late closing interest being payable on Closing. Any changes to the terms of the Agreement by the Purchaser shall be subject to the Builder's approval, acting in its sole unfettered discretion.

20. Purchaser's Acknowledgement and Offer

20.1 The Purchaser acknowledges that they have read and understand this Agreement and terms, conditions, limits and warranty exclusions that are contained in this Agreement. The Purchaser hereby offers to purchase the Home from the Builder on the terms outlined in this Agreement. The offer is open for the Builder's acceptance for 30 days from the date of execution by the Purchaser.

[remainder of page intentionally left blank]

20.2 Acceptance of this offer shall be only by the signature of the Builder's vice-president or someone with written authority to sign documents on the Builder's behalf.

20.3 This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same agreement. Execution and delivery of this Agreement by either party may be sent by Fax or transmitted by electronic mail, or portal (including any electronic signature using the electronic platform www.docusign.com) or other electronic transmission method shall be equally as effective as delivery of an original executed counterpart of this Agreement.

This Agreement dated this _____ day of _____, 202__ at _____, _____
[CITY/TOWN] **[PROVINCE]**

Purchaser(s): _____ _____
PURCHASER SIGNATURE **PURCHASER SIGNATURE**

_____ _____
PURCHASER NAME **PURCHASER NAME**

Signed in the presence of:

_____
WITNESS SIGNATURE

_____
WITNESS NAME

BUILDER'S ACCEPTANCE

By the signature of its authorized officer, the Builder now accepts the Purchaser's offer dated this _____ day of _____, 202__ at _____, _____
[CITY/TOWN] **[PROVINCE]**

JASPER MULTI-FAMILY LP

Per: _____

Per: _____

Dated: _____

SCHEDULE A
Property Map



Initial: _____ _____ _____ _____ _____ _____

Rendering is for illustrative purposes only and may not reflect the exact layout, features, or finishes of the final home. Actual units may vary

Initial_____

SCHEDULE B
Architectural Designs





CABIN CREEK TOWNHOUSE BUILDING B

PARCEL: A PLAN: 111 163 (CLSR)
UNITS 12-17 1001 PATRICIA ST., JASPER, ALBERTA

1 2026-01-22 BUILDING PERMIT COM. CHANGE

Axiom Architecture Inc.
Suite 100 - 550 Laura Avenue Red Deer County, AB, T4E 0A5
Ph: 403-358-3311 www.AxiomArch.ca

ARCHITECTURAL
PROJECT #25-006

BCP
210 - 2nd St. N., Three Hills, AB T0M 2A0
Office: (403) 443-2601 Fax: (403) 443-2699

DEVELOPER / CLIENT

TWS Engineering Ltd.

STRUCTURAL
PROJECT #25-1880-001S

KB ENGINEERING LIMITED
RED DEER COUNTY, ALBERTA, CANADA
PHONE: 587.377.0232
EMAIL: KEON@KBENGINEERING.CA

MECHANICAL / ELECTRICAL
PROJECT #25.165

DRAWING LIST		
ARCHITECTURAL (AXIOM ARCHITECTURE INC.)		
DWG #	DRAWING DESCRIPTION	OVERALL REV 1
A0.1	BYLAW, CODE, & BUILDING INFORMATION	1
A0.2	ARCHITECTURALL SPECIFICATIONS	0
A1.1	SITE PLAN	0
A1.2	ENLARGED SITE PLAN	1
A1.3	SITE DETAILS	0
A2.1	BASEMENT FLOOR PLAN	0
A2.2	MAIN FLOOR PLAN	0
A2.3	SECOND FLOOR PLAN	1
A2.4	ROOF PLAN	0
A3.1	RCP BASEMENT FLOOR PLAN	0
A3.2	RCP MAIN FLOOR PLAN	0
A3.3	RCP SECOND FLOOR PLAN	0
A4.1	EXTERIOR ELEVATIONS	0
A4.2	EXTERIOR ELEVATIONS	1
A5.1	BUILDING SECTIONS	0
A5.2	WALL SECTIONS	1
A5.3	WALL SECTIONS	0
A6.1	BUILDING DETAILS	1
A6.2	BUILDING DETAILS	0
A6.3	BUILDING DETAILS	1
A6.4	BUILDING DETAILS	1
A7.1	DOOR AND WINDOW SCHEDULES & ELEVATIONS	0
A7.2	DOOR AND WINDOW DETAILS	0

Initial_____

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DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.

NATIONAL BUILDING CODE (AB EDITION) 2023		
Key	N.B.C (AE) Sentence	Code
BUILDING USE, CLASSIFICATION & DESIGN		
BC.001	9.10.2.1.	GROUP C - RESIDENTIAL OCCUPANCY
BC.002	9.10.6.1 & 9.10.8.1	3 STOREY COMBUSTIBLE/NON-COMBUSTIBLE CONSTRUCTION MAXIMUM 600 Sqm AREA FACING 2 STREETS (FIRELANES)
BC.003		NOT SPRINKLERED
BC.004	9.10.18.2.(5)	FIRE ALARM NOT REQUIRED
BC.005		STANDPIPE NOT REQUIRED
BC.006		UNSPRINKLERED BUILDING: WATER FOR FIRE FIGHTING NOT REQUIRED AS PER A.B.C. 3.2.5.7.(1)
FIRE SEPARATIONS AND RATINGS		
BC.101	9.10.9.16.(3)	SUITES (FIRE SEPARATION) = 1 HOUR
BC.102	9.10.8.10	FLOORS (FIRE SEPARATION) = N/R
ADDITIONAL INFORMATION		
BC.201	9.9.9.1.	EXITS LOCATED SO THAT IT SHALL NOT BE NECESSARY TO TRAVEL UP OR DOWN MORE THAN 1 STOREY TO REACH A LEVEL SERVED BY; -AN EXIT DOORWAY NOT MORE THAN 1.5m ABOVE THE ADJACENT GROUND LEVEL TRAVEL LIMIT MAY EXCEED 1 STOREY WHERE THAT FLOOR LEVEL; -IS SERVED BY AN OPENABLE WINDOW CONFORMING TO 9.9.9.1.(2) -HAS DIRECT ACCESS TO A BALCONY
BC.202	9.19.2.1.	ATTIC ACCESS REQUIRED: YES
BC.203	9.9.10.1	WINDOW AS A MEANS OF EGRESS FROM BEDROOM: YES EACH BEDROOM SHALL HAVE ATLEAST ONE OUTSIDE WINDOW OPENABLE FROM THE INSIDE
OCCUPANT LOAD		
BC.301	9.9.1.3.(2)	2 PERSONS PER SLEEPING UNIT PER DWELLING UNIT 2 x 4 ROOMS x6 UNITS = 48 PERSONS TOTAL OCCUPANCY: 48 PERSONS
SPATIAL SEPARATION		
BC.401	TABLE 9.10.15.4.	NORTH WALL GROUP C - NOT SPRINKLERED WALL AREA= 34.9 sqm MAX AREA= 40.0sqm L.D.: 15.28m OPENING AREA: 8.6sqm OPENING % ALLOWED: 100% OPENING % PROVIDED: 24.6% COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING
BC.402	TABLE 9.10.15.4.	EAST WALL GROUP C - NOT SPRINKLERED WALL AREA= 98.8 sqm MAX AREA= 100sqm L.D.: 1.9m OPENING AREA: 2.23sqm OPENING % ALLOWED: 8.5% OPENING % PROVIDED: 2.3% COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING
BC.403	TABLE 9.10.15.4.	SOUTH WALL GROUP C - NOT SPRINKLERED WALL AREA= 53.9 sqm MAX AREA= 100sqm L.D.: 9.6m OPENING AREA: 11.43sqm OPENING % ALLOWED: 70% OPENING % PROVIDED: 21.2% COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING
BC.404	TABLE 9.10.15.4.	WEST WALL GROUP C - NOT SPRINKLERED WALL AREA= 98.5 sqm MAX AREA= 100sqm L.D.: 11.06m OPENING AREA: 2.23sqm OPENING % ALLOWED: 92% OPENING % PROVIDED: 2.3% COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING
BARRIER-FREE DESIGN		
BC.501	9.5.2.1 & 3.8.2.1.(1).(a)	BARRIER FREE ACCESS REQUIRED: NO
BC.502	3.8.2.2.	BARRIER FREE ENTRANCE REQUIRED: NO
BC.506	3.8.2.5.(4)	BARRIER FREE PARKING: NO

BYLAW INFORMATION	TOWN OF JASPER LAND USE POLICY - VERSION 5.01 CONSOLIDATED REGULATIONS OF CANADA -c.1111
ZONING:	
MULTI-UNIT DWELLING DISTRICT (R3b)	
SITE SIZE:	
11,980.46sqm (128,956.62sqft) (2.96acres)	
SITE COVERAGE:	
REQUIRED:	MAXIMUM 40% SITE COVERAGE
EXISTING:	845.55sqm (9,101.41sqft)(7.05%)
NEW:	346.47sqm (3,729.33sqft)(2.89%)
TOTAL PROVIDED:	1,192.02sqm (12,830.74sqft)(9.95%)
BUILDING AREAS:	
BASEMENT FLOOR / FOOTPRINT:	346.47sqm (3,729.33sqft)
MAIN FLOOR:	346.47sqm (3,729.33sqft)
SECOND FLOOR:	344.04sqm (3,703.17sqft)
TOTAL GROSS FLOOR AREA:	1,036.98sqm (11,161.83sqft)
F.A.R.	0.09 (MAXIMUM DETERMINED BY DEVELOPMENT AUTHORITY)
BUILDING HEIGHT:	
REQUIRED:	-MAXIMUM OVERALL BUILDING HEIGHT TO RIDGE LINE MEASURED FROM GRADE IS 13.7m (44'-11 3/8") -MAXIMUM EAVE LINE OF 6.6m (21'-7 13/16") ABOVE GRADE AT ALL SIDES OF THE BUILDING
PROVIDED:	10.23m (33'-6 3/4")
FRONT YARD SETBACK:	
REQUIRED:	6.0m (19'-8 1/4")
PROVIDED: (N)	5.6m (18'-4 5/8") (EXISTING)
REAR YARD SETBACK:	
REQUIRED:	4.5m (14'-9 3/16")
PROVIDED: (S)	7.16m (23'-6")
SIDE YARD SETBACKS:	
REQUIRED:	1.8m (5'-10 7/8") OR, 4.5m (14'-9 3/16") IF ABUTTING A STREET
PROVIDED: (E)	35.54m (116'-7 1/4") (EXISTING)
PROVIDED: (W)	18.82m (6'-2 1/8") (EXISTING)
LANDSCAPING REQUIREMENTS:	
REQUIRED:	-NO MORE THAN 30% OF THE REQUIRED FRONT YARD SHALL BE HARD LANDSCAPED. (FRONT SETBACK AREA: 1,406.14sqm (15,135.61sqft)) -MINIMUM 30% OF THE SITE SHALL BE LANDSCAPED, OF WHICH 50% SHALL BE SOFT LANDSCAPED -COMBUSTIBLE LANDSCAPING MATERIALS MUST BE SETBACK MIN. 1.5m (4'-11 1/16") FROM A BUILDING
PROVIDED:	-FRONT YARD HARD LANDSCAPING: 41.15sqm (442.88sqft)(2.93%) -TOTAL LANDSCAPE AREA: 8,814.54sqm (94,876.93sqft)(73.57% OF SITE) -SOFT LANDSCAPE AREA: 8,231.52sqm (88,603.37sqft)(92.58% OF LANDSCAPE AREA) -HARD LANDSCAPE AREA: 583.02sqm (6,275.56sqft)(7.42% OF LANDSCAPE AREA) -SEE LANDSCAPE DRAWINGS FOR PROVIDED LANDSCAPING AND ADDITIONAL INFORMATION)
PARKING SPACES:	
REQUIRED:	1 PARKING STALL PER PRIMARY DWELLING UNIT (6 NEW UNITS & 18 EXISTING UNITS = 24 PARKING STALLS) NOTE: RELAXATION REQUIRED FOR PARKING IN FRONT SETBACK
PROVIDED:	48 STALLS (29 EXISTING, 19 NEW)

EXTERIOR WALL CONSTRUCTIONS:

1 — - FIBRE CEMENT SIDING c/w ALL REQUIRED HARDWARE & FLASHING AS PER MANUFACTURER
- 1/2" [12.7mm] PRESSURE TREATED PLYWOOD VERTICAL STRAPPING @ 16" [406mm] O/C (FASTENERS COMPATIBLE WITH PRESSURE TREATED STRAPPING)
- AIR BARRIER MEMBRANE (TYPAR COMMERCIAL OR APPROVED EQUIVALENT) (ALL JOINTS & PENETRATIONS TO BE TAPED)
- 3/8" [9.5mm] EXTERIOR GRADE PLYWOOD SHEATHING
- 2x6 [38mmx140mm] WOOD STUDS (SEE STRUCTURAL FOR SPACING)
- R20 BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" [12.7mm] GYPSUM BOARD

2 — - FIBRE CEMENT SIDING c/w ALL REQUIRED HARDWARE & FLASHING AS PER MANUFACTURER
- 1/2" [12.7mm] PRESSURE TREATED PLYWOOD VERTICAL STRAPPING @ 16" [406mm] O/C (FASTENERS COMPATIBLE WITH PRESSURE TREATED STRAPPING)
- AIR BARRIER MEMBRANE (TYPAR COMMERCIAL OR APPROVED EQUIVALENT) (ALL JOINTS & PENETRATIONS TO BE TAPED)
- 3/8" [9.5mm] EXTERIOR GRADE PLYWOOD SHEATHING
- WOOD TRUSSES (SEE STRUCTURAL FOR SIZE, DESIGN AND SPACING)

3 — - MANUFACTURED STONE VENEER SIDING c/w METAL LATH, MORTAR, DRAINAGE MAT. ALL REQUIRED HARDWARE & FLASHING AS PER MANUFACTURER
- 1/2" [12.7mm] PRESSURE TREATED PLYWOOD VERTICAL STRAPPING @ 16" [406mm] O/C (FASTENERS COMPATIBLE WITH PRESSURE TREATED STRAPPING)
- AIR BARRIER MEMBRANE (TYPAR COMMERCIAL OR APPROVED EQUIVALENT)
- 3/8" [9.5mm] EXTERIOR GRADE PLYWOOD SHEATHING
- 2x6 [38mmx140mm] WOOD STUDS (SEE STRUCTURAL FOR SPACING)
- R20 BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" [12.7mm] GYPSUM BOARD

4 — **EL. 91'-0" TO 12" ABOVE FINISHED GRADE**
- 2" [50.8mm] FOUNDATION ('SM') INSULATION DOWN FACE OF WALL TO TO FOOTING (PROVIDE 24" CONCRETE FACED INSULATION TO MIN. 12" [304.8mm] ABOVE FINISHED GRADE)
- DAMPPROOFING FROM 6" [152mm] ABOVE GRADE TO BOTTOM OF FOOTING)
- CAST-IN-PLACE CONCRETE WALL (SEE STRUCTURAL FOR THICKNESS AND REINFORCING)

EL. 12" ABOVE FINISHED GRADE TO 100'-6"
- FIBRE CEMENT SIDING c/w ALL REQUIRED HARDWARE & FLASHING AS PER MANUFACTURER
- 2"[50.8mm] FOUNDATION ('SM') INSULATION DOWN FACE OF WALL TO TO FOOTING c/w VERTICAL Z-BARS @ 16" [406.4mm] O/C
- CAST-IN-PLACE CONCRETE WALL (SEE STRUCTURAL FOR THICKNESS & REINFORCING)

5 — - FIBRE CEMENT SIDING c/w ALL REQUIRED HARDWARE & FLASHING AS PER MANUFACTURER
- 1/2" [12.7mm] PRESSURE TREATED PLYWOOD VERTICAL STRAPPING @ 16" [406mm] O/C (FASTENERS COMPATIBLE WITH PRESSURE TREATED STRAPPING)
- 3/8" [9.5mm] EXTERIOR GRADE PLYWOOD SHEATHING
- 2x6 [38mmx140mm] WOOD STUDS (SEE STRUCTURAL FOR SPACING) FULL DEPTH BATT INSULATION
- 3/8" [9.5mm] EXTERIOR GRADE PLYWOOD SHEATHING
- AIR BARRIER MEMBRANE (TYPAR COMMERCIAL OR APPROVED EQUIVALENT)
- 1/2" [12.7mm] PRESSURE TREATED PLYWOOD VERTICAL STRAPPING @ 16" [406mm] O/C
- FIBRE CEMENT SIDING c/w ALL REQUIRED HARDWARE & FLASHING AS PER MANUFACTURER

6 — - FIBRE CEMENT SIDING c/w ALL REQUIRED HARDWARE & FLASHING AS PER MANUFACTURER
- 1/2" [12.7mm] PRESSURE TREATED PLYWOOD VERTICAL STRAPPING @ 16" [406mm] O/C (FASTENERS COMPATIBLE WITH PRESSURE TREATED STRAPPING)
- 3/8" [9.5mm] EXTERIOR GRADE PLYWOOD SHEATHING
- AIR BARRIER MEMBRANE (TYPAR COMMERCIAL OR APPROVED EQUIVALENT)
- 2x4 [38mmx89mm] WOOD STUDS
- FULL DEPTH BATT INSULATION
- VOID SPACE

7 — - FIBRE CEMENT SIDING c/w ALL REQUIRED HARDWARE & FLASHING AS PER MANUFACTURER
- 1/2" [12.7mm] PRESSURE TREATED PLYWOOD VERTICAL STRAPPING @ 16" [406mm] O/C (FASTENERS COMPATIBLE WITH PRESSURE TREATED STRAPPING)
- AIR BARRIER MEMBRANE (TYPAR COMMERCIAL OR APPROVED EQUIVALENT)
- 3/8" [9.5mm] EXTERIOR GRADE PLYWOOD SHEATHING
- 2x8 [38mmx184.2mm] WOOD STUDS (SEE STRUCTURAL FOR SPACING)
- FULL DEPTH BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" [12.7mm] GYPSUM BOARD

8 — - MANUFACTURED STONE VENEER SIDING c/w METAL LATH, MORTAR, DRAINAGE MAT. ALL REQUIRED HARDWARE & FLASHING AS PER MANUFACTURER
- AIR BARRIER MEMBRANE (TYPAR COMMERCIAL OR APPROVED EQUIVALENT)
- 3/8" [9.5mm] EXTERIOR GRADE PLYWOOD SHEATHING
- 2x8 [38mmx184.2mm] WOOD STUDS (SEE STRUCTURAL FOR SPACING)
- FULL DEPTH BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" [12.7mm] GYPSUM BOARD

9 — - FIBRE CEMENT SIDING c/w ALL REQUIRED HARDWARE & FLASHING AS PER MANUFACTURER
- 1/2" [12.7mm] PRESSURE TREATED PLYWOOD VERTICAL STRAPPING @ 16" [406mm] O/C (FASTENERS COMPATIBLE WITH PRESSURE TREATED STRAPPING)
- 3/8" [9.5mm] EXTERIOR GRADE PLYWOOD SHEATHING
- 2x4 [38mmx89mm] WOOD STUDS
- VOID SPACE

WALL TYPES NOT USED
10 — 20

INTERIOR WALL CONSTRUCTIONS:

21 — - 5/8" [15.9mm] TYPE 'X' GYPSUM BOARD
- 2x4 [38mmx89mm] WOOD STUDS (SEE STRUCTURAL FOR SPACING)
- FULL DEPTH BATT INSULATION
- 1" [25.4mm] AIR SPACE
- 2x4 [38mmx89mm] WOOD STUDS (SEE STRUCTURAL FOR SPACING)
- 5/8" [15.9mm] TYPE 'X' GYPSUM BOARD

(1 HR FIRE RESISTANCE RATING) (STC 57)
(F.R.R REFER TO NBC - ALBERTA EDITION 2023
W13a 9.10.3.1.A)

22 — - 1/2" [12.7mm] GYPSUM BOARD
- 2x4 [38mmx89mm] WOOD STUDS @ 16" [400mm] O/C
- 1/2" [12.7mm] GYPSUM BOARD

23 — - 1/2" [12.7mm] GYPSUM BOARD
- 2x6 [38mmx140mm] WOOD STUDS @ 16" [400mm] O/C
- 1/2" [12.7mm] GYPSUM BOARD

24 — - 1/2" [12.7mm] GYPSUM BOARD
- 2x4 [38mmx89mm] WOOD STUDS @ 16" [400mm] O/C

25 — - 1/2" [12.7mm] GYPSUM BOARD
- 2x6 [38mmx140mm] WOOD STUDS @ 16" [400mm] O/C

26 — - 1/2" [12.7mm] GYPSUM BOARD
- 2x8 [38mmx184.2mm] WOOD STUDS @ 16" [400mm] O/C
- 1/2" [12.7mm] GYPSUM BOARD

27 — - 1/2" [12.7mm] GYPSUM BOARD
- 6mil POLY VAPOUR BARRIER
- 2x4 [38mmx89mm] WOOD STUDS (SEE STRUCTURAL FOR SPACING) @ 16" [400mm] O/C
- FULL DEPTH MINERAL INSULATION

28 — - 1/2" [12.7mm] GYPSUM BOARD
- 2x6 [38mmx140mm] WOOD STUDS (SEE STRUCTURAL FOR SPACING) @ 16" [400mm] O/C
- 2x8 [38mmx184mm] WOOD STUDS (SEE STRUCTURAL FOR SPACING) @ 16" [400mm] O/C
- 1/2" [12.7mm] GYPSUM BOARD

29 — - 1/2" [12.7mm] GYPSUM BOARD
- 2x4 [38mmx89mm] WOOD STUDS (ON FLAT) @ 16" [400mm] O/C

30 — - 5/8" [15.9mm] TYPE 'X' GYPSUM BOARD
- 2x4 [38mmx89mm] WOOD STUDS (SEE STRUCTURAL FOR SPACING)
- FULL DEPTH BATT INSULATION
- 1/2" [12.7mm] AIR SPACE
- 1/2" [12.7mm] OSB SHEATHING (SHEAR WALL SEE STRUCTURAL)
- 2x4 [38mmx89mm] WOOD STUDS (SEE STRUCTURAL FOR SPACING)
- 5/8" [15.9mm] TYPE 'X' GYPSUM BOARD

(1 HR FIRE RESISTANCE RATING) (STC 57)
(F.R.R REFER TO NBC - ALBERTA EDITION 2023
W13a 9.10.3.1.A)

WALL TYPES NOT USED
31 — 40

FLOOR CONSTRUCTIONS:

F1 — - FLOOR FINISH (BY OTTHERS) CONCRETE SLAB c/w SMOOTH TROWEL FINISH (SEE STRUCTURAL FOR SLAB THICKNESS AND REINFORCING)
- RADON BARRIER
- 6" [152.4mm] RADON GRAVEL BASE (SEE MECHANICAL FOR RADON MITIGATION DESIGN)
- NATIVE SUB GRADE
(SEE STRUCTURAL DRAWINGS & GEOTECHNICAL REPORT FOR GRAVEL AND SUBGRADE REQUIREMENTS)

F2 — - FLOOR FINISH (BY OTHERS)
- 3/4" [19mm] OSB T&G SHEATHING
- PRE-ENGINEERED I-JOISTS (SEE STRUCTURAL FOR SIZE AND SPACING)
-1/2" [12.7mm] GYPSUM BOARD (SEE RCP FOR EXTENT)

F3 — - VINYL DECK MEMBRANE (DURADECK OR APPROVED EQUIVALENT) (INSTALLED AS PER MANUFACTURING SPECIFICATIONS) (COLOR SELECTED BY OWNER)
- 3/4" [19mm] T&G EXTERIOR GRADE PLYWOOD SHEATHING
- MIN. 2% SLOPED PRESSURE TREATED WOOD JOISTS (SEE STRUCTURAL FOR SIZE AND SPACING)
- PRE-FINISHED VENTED METAL SOFFIT c/w J-TRIM

SIDEWALK CONSTRUCTIONS:

S1 — - CONCRETE SLAB c/w EDGE THICKENING AND BROOM FINISH (SEE STRUCTURAL FOR THICKNESS AND SLAB REINFORCING)
-2" [50.8mm] 'SM' RIGID INSULATION (ONLY REQUIRED WITHIN 4'-0" [1219.2mm] OF BUILDING
- GRAVEL BASE
- NATIVE SUBGRADE (SEE STRUCTURAL & GEOTECHNICAL REPORT FOR GRAVEL AND SUBGRADE REQUIRMENTS)

ROOF CONSTRUCTIONS:

R1 — - SNAP SEAM METAL ROOFING (INSTALLED AS PER MANUFACTURERS SPECIFICATIONS)
- SELF ADHERED ROOFING UNDERLAYMENT (FT SILVER SYNTHETICS OR EQUIVALENT)
- 1/2" [12.7mm] EXTERIOR GRADE SHEATHING
- WOOD TRUSSES (SEE STRUCTURAL FOR SIZE, DESIGN AND SPACING)
- R40 BLOWN INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" [12.7mm] GYPSUM BOARD

R2 — - SNAP SEAM METAL ROOFING (INSTALLED AS PER MANUFACTURERS SPECIFICATIONS)
- SELF ADHERED ROOFING UNDERLAYMENT (FT SILVER SYNTHETICS OR EQUIVALENT)
- 1/2" [12.7mm] EXTERIOR GRADE SHEATHING
- WOOD TRUSSES (SEE STRUCTURAL FOR SIZE, DESIGN AND SPACING)
- PREFINISHED VENTED METAL SOFFIT c/w J-TRIM

SYMBOL LEGEND:

101 — DOOR TAG
A — WINDOW TAG
1 — WALL CONSTRUCTION
Room Name — ROOM TAG
101 — ROOM TAG
1 — ELEVATION TAG
CE1 — CEILING TAG
1'-0" A.F.F.
1 Hr FIRE SEPARATION
_j_ — INSTALL BATT SOUND INSULATION OF APPROPRIATE THICKNESS
_t_ — INSTALL GYPSUM BOARD OF APPROPRIATE THICKNESS TO MATCH ADJACENT WALL THICKNESS
_f_ — WALLS TO BE FRAMED FULL HEIGHT TO U/S FLOOR AND/OR ROOF DECK
_s_ — SHEAR WALL (SEE STRUCTURAL FOR ADDITIONAL CONSTRUCTION)

NOTES:
1. SEE GENERAL NOTES (A8.1) FOR FURTHER WALL CONSTRUCTION INFORMATION.
2. RATED WALLS SHALL BE FRAMED TO UNDERSIDE OF FLOOR ASSEMBLY OR ROOF DECK.
3. ADD BLOCKING BETWEEN STUDS AS REQ'D TO SUPPORT ALL EDGES OF 1/2" TYPE 'X' GYPSUM BOARD OR USE 5/8" TYPE 'X' GYPSUM BOARD.
4. FIRE SEPARATIONS SHOWS AS:

CONSTRUCTION LEGEND:

NEW FRAMED WALL CONSTRUCTION
NEW CAST IN PLACE WALL CONSTRUCTION
NEW DOOR

Initial_____

ARCHITECTURAL:
Axiom Architecture Inc.
Suite 100 - 550 Laura Avenue Red Deer County, AB, T4E 0A5
Ph: 403-358-3311 www.AxiomArch.ca

STRUCTURAL:
TWS Engineering Ltd.

MECHANICAL/ ELECTRICAL:
KB ENGINEERING LIMITED
RED DEER COUNTY, ALBERTA, CANADA
PHONE: 587.377.0232
EMAIL: KEON@KBENGINEERING.CA

BCP
210 - 2nd St. N., Three Hills, AB T0M 2A0
Office: (403) 443-2001 Fax: (403) 443-2009

PROJECT INFORMATION:

CABIN CREEK TOWNHOUSE BUILDING B

PARCEL: A
PLAN: 111 163 (CLSR)
CIVIC ADDRESS: UNITS 12-17 1001 PATRICIA ST.
JASPER, ALBERTA

STAMPS:

AXIOM ARCHITECTURE INC. (RED DEER)
PERMIT No. AC 13659
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

ISS.	DATE	DESCRIPTION
1	2026-01-22	BUILDING PERMIT COM. CHANGE
0	2025-12-10	ISSUED FOR CONSTRUCTION

DRAWING TITLE:
BYLAW, CODE, & BUILDING INFORMATION

JOB NUMBER:	25-006
DATE:	DEC. 07, 2020
DRAWN BY:	MDC / KBK

A0.1

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ARCHITECTURAL NOTES

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 WARRANTED OR GUARANTEED BY OR ON BEHALF OF THE OWNER OR THE OWNER'S 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 CONSULTANTS FOR APPROVAL PRIOR TO FABRICATION.
5.) SECURITY OF BUILDING AND BUILDING MATERIALS DURING CONSTRUCTION AND 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 AND HANDLE ALL SITE UTILITY & 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 OFFICE, SANITARY & FIRST-AID FACILITIES ON SITE.
12.) PROVIDE AND MAINTAIN NECESSARY STAIRS, LADDERS, SCAFFOLDING, CHUTES, HOISTS, ENCLOSURES, BARRIERS, RAILINGS, PLATFORMS, ETC. 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 COORDINATION 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 ACCEPTANCE 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.

SUB TRADES 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 CONSULTANT, FAILURE TO DO SO WILL MEAN ACCEPTANCE OF THE STATED CONDITIONS AS FOUND OR STATED.
2.) THE SCOPE OF EVERY SUB TRADE'S 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 SPECIFICATIONS 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 PRIME CONSULTANT 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.) MECHANICAL AS-BUILT DRAWINGS.
   e.) ELECTRICAL AS-BUILT DRAWINGS.
   f.) 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/ELECTRICAL CONTRACTOR IS TO CO-ORDINATE WITH THE FOUNDATION AND FRAMING 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 SYSTEM AND COMPONENTS.
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 FORCE FLOW HEATER WITH INTEGRAL THERMOSTAT CONTROL SHALL BE INSTALLED DIRECTLY BESIDE THE WATER METER AND SPRINKLER SYSTEM TREE, IF APPLICABLE.

GEOTECHNICAL ENGINEERING:

1.) A GEOTECHNICAL ENGINEER MUST BE HIRED BY THE OWNER TO PERFORM A GEOTECHNICAL INVESTIGATION OF THE SITE & PROVIDE A REPORT FOR THE USE OF THE STRUCTURAL ENGINEER TO DESIGN THE FOUNDATION.
2.) THE FOUNDATION CONTRACTOR SHALL REFER TO THE GEOTECHNICAL INVESTIGATION REPORT, AVAILABLE FROM THE STRUCTURAL CONSULTANT,
   PREPARED BY: UNION STREET GEOTECHNICAL LTD.
   REPORT NUMBER: USG2196
   DATE: OCT, 8, 2025
   FOR INFORMATION RELATED TO THE SITE PREPARATION, FOUNDATION CONSTRUCTION, INSPECTIONS, SLAB PREPARATION AND CONSTRUCTION, BACK FILLING AND MATERIALS AND PROCEDURES IN GENERAL.
3.) THE GENERAL CONTRACTOR MUST HIRE A GEOTECHNICAL ENGINEER TO PERFORM FIELD REVIEWS AND COMPACTION & MATERIALS TESTING.
4.) COMPACTION TESTS ARE TO BE PERFORMED ON THE SLAB SUBGRADE, THE SLAB BASE GRAVEL, AND BENEATH THE FOOTINGS, AS REQUIRED, WITH COPIES OF THE TEST RESULTS SUBMITTED TO THE STRUCTURAL ENGINEER.
5.) NATIONAL BUILDING CODE ALBERTA EDITION 2023 A, B, & C SCHEDULES WILL BE REQUIRED FOR GEOTECHNICAL ENGINEERING DESIGN & FIELD REVIEWS.

CONSTRUCTION INSURANCE:

1.) THE SUCCESSFUL CONTRACTOR WILL BE REQUIRED TO CARRY THE FOLLOWING INSURANCE COVERAGE:
   a.) PERSONAL BODILY INJURY, INCLUDING DEATH 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 THE PRIME CONSULTANT ARE TO BE NAMED THE CO-INSURED ON THE ABOVE STATED INSURANCE POLICY.
3.) NO CONSTRUCTION WORK IS TO BEGIN UNTIL SUCH INSURANCE IS IN PLACE AND EVIDENCE IN WRITING IS PRESENTED TO THE PRIME CONSULTANT, 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 DEFENSE COSTS RESULTING FROM THE GROWTH OF MOLDS, FUNGI, BIO-CONTAMINANTS OR ANY BYPRODUCT THEREFROM.
3.) PARTIES IN DISPUTE MAY GIVE NOTICE AT ANY TIME AND 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 DISPUTANT, 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 TO BE HELD WITH NINETY DAYS OF THE END OF NEGOTIATIONS PURSUANT TO SUB CLAUSE a.);
   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 OF 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 SUBCONTRACTOR'S 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 OVER THE DRAWINGS AND SPECIFICATIONS WHERE ANY CONFLICT ARISES.

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 ALBERTA EDITION 2023.
   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.

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. REFER TO GEOTECHNICAL REPORT
   b.) FOUNDATION REINFORCING (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 THE MECHANICAL DRAWINGS.
   e.) ELECTRICAL SYSTEM (BY ELECTRICAL CONSULTANT), AS SPECIFIED ON THE ELECTRICAL DRAWINGS.
   f.) AIR BARRIER, PRIOR TO INSTALLATION OF WINDOWS
   g.) INSULATION & VAPOUR BARRIER INSTALLATION, PRIOR TO INSTALLATION OF GYPSUM.
   h.) FIRE STOPS, PRIOR TO INSTALLATION OF GYPSUM & PRIOR TO INSTALLATION OF DROPPED CEILING.
   i.) FIRE RATED GYPSUM BOARD, PRIOR TO TAPING OF JOINTS
   j.) FINAL COMPLETION (BY PRIME CONSULTANT).
2.) CONSULTANT IS TO BE INFORMED A MINIMUM OF 48 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 ALBERTA BUILDING CODE, WHICH IS REQUIRED WHEN APPLYING FOR OCCUPANCY PERMIT.

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 RESPONSIBILITY OF THE CONTRACTOR.

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 REQUIREMENTS 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 MATERIALS, EQUIPMENT AND WORKMANSHIP, AND MAKE GOOD ON ANY DEFECTS ARISING DURING THAT 1 YEAR PERIOD.

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, AND
   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 DRAWING NOTES.
2.) ITEMS THAT MUST HAVE WRITTEN APPROVAL FROM THE OWNER OR CONSULTANT ARE:
   a.) BUILDING AND CONSTRUCTION DESIGNS AND MATERIALS THAT MAY ALTER ANY PHYSICAL SIZE, OR DETAIL, SHOWN 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.
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.

LEGAL SURVEY CERTIFICATE:

1.) GENERAL CONTRACTOR IS TO PROVIDE THE OWNER WITH A LEGAL SURVEY CERTIFICATE WITHIN 30 DAYS OF COMPLETION OF THE FOUNDATION. THIS CERTIFICATE IS TO SHOW THE NEW BUILDING LOCATION AND ALL STRUCTURES ON THE SITE. A COPY OF THIS CERTIFICATE IS ALSO TO BE SENT TO THE PRIME CONSULTANT.

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 CONSULTANT(S).

MANUFACTURERS:

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

04 MASONRY

STONE VENEER:

1.) STONE VENEER SHALL BE IMITATION STONE UNITS, COLOUR, STYLE & PATTERN SHALL BE BY THE OWNER OR AS INDICATED ON THE DRAWINGS.
2.) MORTAR SHALL BE NORMAL PORTLAND CEMENT GREY COLOUR, UNLESS NOTED, CONFORMING TO CSA A179M-1976, TYPE N, 5MPa AT 28 DAYS.
3.) REINFORCING SHALL BE 2.5lb FLAT DIAMOND GALVANIZED WIRE MESH ATTACHED WITH GALVANIZED NAILS OR STAPLES.
4.) INSTALL STONE VENEER AS PER MANUFACTURES SPECIFICATIONS AND GOVERNING CODES AND/OR STANDARDS.
5.) STONE WORK SHALL NOT BE LAID WHEN THE TEMPERATURE IS BELOW 40°F (4°C) UNLESS MEANS ARE PROVIDED TO HEAT AND PROTECT WORK.

05 METALS

SHOP FABRICATED STAIRS, LADDERS &/OR HANDRAILS:

1.) PROVIDE STEEL TO CAN/CSA-G40.20-04/G10.21-04 WITH THE FOLLOWING GRADES:
   a.) STEEL PLATES, BARS 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 FINSH 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 GRAY 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, OTHERWISE BOLT CONNECTIONS. COUNTERSINK EXPOSED FASTENINGS, CUT OFF BOLTS FLUSH WITH NUTS. EXPOSED CONNECTIONS TO BE OF SAME MATERIAL, COLOUR AND FINISH AS BASE MATERIAL ON WHICH THEY OCCUR. EXPOSED WELDS ARE TO BE CONTINUOUS FOR LENGTH OF EACH JOINT, FILE OR GRIND EXPOSED WELDS SMOOTH AND FLUSH.
6.) ALL STEEL SHALL BE THOROUGHLY CLEANED OF ALL LOOSE MILL SCALE, LOOSE RUST, OIL OR DIRT IN ACCORDANCE WITH SSPC-SP6-COMMERCIAL BLAST CLEANING. REMOVE ALL MARKS AND SURFACE IMPERFECTIONS FROM ARCHITECTURAL FINISH SURFACES EXPOSED TO VIEW AND REFINISH TO MATCH SURROUNDING SURFACES. CLEAN WELDS BY WIRE BRUSHING AND WASH DOWN WITH CLEAN WATER TO REMOVE THE CHEMICAL RESIDUES LEFT BY THE ELECTRODES.
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.

06 WOOD, PLASTICS AND COMPOSITES

CASEWORK (CABINETRY):

1.) MILLWORK FABRICATOR IS TO VISIT THE SITE AND VERIFY ALL DIMENSIONS PRIOR TO PRODUCING SHOP DRAWINGS, AND IS TO DOUBLE CHECK DIMENSIONS PRIOR TO FABRICATION.
2.) DETAILED SHOP DRAWINGS ON ALL MILLWORK ARE TO BE SUBMITTED TO CONSULTANT FOR REVIEW PRIOR TO ANY FABRICATION.
3.) CONSULTANT / OWNER SHALL PROVIDE COLOURS AND FINISHES AS SELECTED FROM MANUFACTURERS STANDARD SAMPLES, AS REQUIRED.
4.) GENERAL CONTRACTOR IS TO INSTALL BLOCKING AS REQUIRED FOR SUPPORT OF ALL WALL MOUNTED CASEWORK.
5.) ALL DOORS TO BE COMPLETE WITH FULLY CONCEALED, SPRING LOADED, 125 deg., NICKEL PLATED STEEL HINGES, BLUM OR EQUIVALENT. PROVIDE RUBBER CUSHION STOP FOR ALL DOORS.
6.) DRAWER SLIDES SHALL BE 100lb (45kg) CAPACITY, FULL EXTENSION, BALL BEARING, ZINC PLATED STEEL TRACK, ACCURIDE #3832 OR EQUIVALENT.
7.) ADJUSTABLE CABINET SHELVES TO BE SUPPORTED WITH 3/16" (5mm) STEEL PINS HOUSED IN MOULDED PLASTIC SET INTO 3/16" (5mm) DIA. HOLES DRILLED AT 1 1/4" (32mm) CENTERS OR EQUIVALENT.
8.) ADJUSTABLE STORAGE SHELVES TO HAVE 1/2" (13mm) RECESS MOUNTED, ZINC SHELF PILASTERS, K&V 255 OR EQUIVALENT WITH STD. ZINC PILASTER CLIPS, K&V 256 OR EQUIVALENT.
9.) PROVIDE DOOR & DRAWER DISK TUMBLER, CAM TYPE, INTERIOR SURFACE MOUNTED, DIE CAST STEEL NICKLE COATED LOCKS FOR HALF OF THE MILLWORK UNITS, TO BE CONFIRMED WITH OWNER PRIOR TO PRODUCING SHOP DRAWINGS.
10.) DOOR & DRAWER PULLS TO BE BRUSHED CHROME, 1/4" (6mm) DIA. x 4" (100mm) LONG 'D' PULL, TO BE CONFIRMED WITH OWNER PRIOR TO PRODUCING SHOP DRAWINGS.
11.) PLASTIC LAMINATE COUNTERTOPS TO HAVE ALL SURFACES AND EDGES FINISHED AND HAVE CHAMFERED EDGES. FOR PREFAB COUNTERTOPS PROVIDE MATCHING SIDE SPLASH FOR COUNTER INSTALLED AGAINST A SIDE WALL.
12.) CABINET CONSTRUCTION TO BE STANDARD STOCK MELAMINE, PANOLAM S411 OXFORD WHITE OR EQUIVALENT, ALL EXPOSED EDGES TO BE BANDED WITH 0.018" (0.5mm) MATCHING WHITE PVC TAPE.
13.) DOORS, DRAWER FRONTS & FINISHED END PANELS TO BE COLOURED &/OR PATTERNED MELAMINE, PANOLAM OR EQUIV., ALL EXPOSED EDGES ARE TO BE BANDED WITH 0.018" (0.5mm) MATCHING PVC TAPE. SEE DETAILS FOR EXTENT OF FINISH.

07 THERMAL AND MOISTURE PROTECTION

DAMPPROOFING EXTERIOR FOUNDATION WALL:

1.) INSTALL LIQUID NEOPRENE BITUMINOUS MEMBRANE CONFORMING TO CSGB-37-GP-36, EMULSIFIED ASPHALT FOR DAMPPROOFING OR WATERPROOFING, 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 DAMPPROOFING.
4.) DAMPPROOFING IS TO BE APPLIED TO THE FOUNDATION WALL PRIOR TO THE INSTALLATION OF RIGID INSULATION, IF APPLICABLE.

DECK MEMBRANE (DURADECK):

1.) INSTALL WELDED SEAM PVC WATERPROOFING MEMBRANE CONFORMING TO CGSB-37-GP-55M TO WOOD DECK SURFACES AS PER MANUFACTURER'S INSTRUCTIONS.
2.) MEMBRANE TO BE 0.06" (1.5mm) THICK, 50 oz/sq yd (1695 g/sqm), CAN/ULC-S107 CLASS C FLAMMABILITY. COLOUR AS CHOSEN BY THE OWNER FROM MANUFACTURER'S STANDARD COLOURS.
3.) SURFACE PREPARE WOOD DECKS BY FILLING JOINTS, KNOT HOLES & LOW AREAS WITH FILLER & SAND SMOOTH.
4.) INSTALL MEMBRANE WITH MIN. NUMBER OF SEAMS POSSIBLE. OVERLAP SEAMS 3/4" (19mm) & HEAT WELD. ADHERE MEMBRANE TO SUBSTRATE WITH ADHESIVE AND MECHANICALLY FASTEN ALL PERIMETER EDGES AND PENETRATIONS.
5.) ENSURE PROPER DRAINAGE WITH FLASHINGS, COUTER-FLASHINGS, DRIP FLASHINGS AND OVERLAPS.
6.) DO NOT INSTALL MEMBRANE WHEN TEMPERATURE IS BELOW 41°F (5°C) OR ABOVE 98°F (36°C).

INSULATION:

BATT INSULATION (ATTIC & WALLS) SHALL BE FIBROUS GLASS FRICTION FIT BATTS TO CAN/ULC-S702-97, TO THICKNESS OR R (RSI) VALUE INDICATED.
RIGID INSULATION (FOUNDATION & SIDEWALKS) SHALL BE EXTRUDED POLYSTYRENE (XPS) TO CAN/ULC-S701, TYPE 4, 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.
RIGID INSULATION (EXTERIOR WALLS) SHALL BE EXTRUDED POLYSTYRENE (XPS) TO CAN/ULC-S701, TYPE 3, MIN. COMPRESSIVE STRENGTH 20psi (140kPa), THERMAL RESISTANCE OF R5/INCH (RSI 0.87/25mm) TO THICKNESS INDICATED.
SPRAYED ON INSULATION (WALL/ROOF JUNCTION & AROUND OPENINGS) SHALL BE ONE COMPONENT POLYURETHANE TYPE SPRAY CONFORMING TO CAN/ULC-S705.1, THERMAL RESISTANCE R6/INCH (RSI 1.05/25mm), DENSITY 1.90 lb/ft³ (30.4 kg/m³), MAX. FLAME SPREAD 375 & SMOKE DEVELOPMENT 288. 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/m³), MAX. FLAME SPREAD 25 & SMOKE DEVELOPMENT 50.

VAPOUR BARRIER:

1.) SHEET VAPOUR BARRIER TO CONSIST OF POLYETHYLENE FILM TO CAN/CGSB-51.34-M86, 6mil (150 MICROMETRES) THICK. CAULKING SEALANT SHALL BE NON-HARDENING, NON-SKIMMING PERMANENTLY FLEXIBLE, ACOUSTICAL SEALANT CONFORMING TO CGSB 19-GP-21M.
2.) 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.
3.) INSTALL SHEET VAPOUR BARRIER ON THE WARM SIDE OF THE ASSEMBLY DIRECTLY BENEATH FINISH MATERIAL WITH LARGEST PRACTICAL SIZE SHEETS TO MINIMIZE JOINTS.
4.) 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.
5.) ALL STAPLING OF THE POLY IS ONLY TO BE DONE OVER AND THROUGH CAULKING LOCATIONS AT EDGES AND ENDS OF POLY SHEETS.
6.) ALL PENETRATIONS THROUGH VAPOUR BARRIER ARE TO HAVE A POLYETHYLENE COLLAR APPLIED AND SEALED TO COMPONENT AND VAPOUR BARRIER.
7.) 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 ACOUSTIC SEALANT.
8.) SPRAY APPLY POLYEURETHANE RIGID CELLULAR SPRAY AT WALL/ROOF AND WALL/FLOOR JUNCTIONS 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-1677-95.
2.) GENERAL CONTRACTOR/CONSTRUCTION MANAGER IS TO ENSURE THAT THE MOISTURE CONTENT 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, SHINGLE LAP ASPHALT FELT FOR DRAINAGE or LAP TYVEK 6" (150mm) AND SEAL WITH 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 FLANGE AND WRAPPED ONTO SILL PLATE BELOW WINDOW BASE FLANGE.
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.

SNAP SEAM / CONCEALED FASTENER METAL ROOF CLADDING:

1.) CONCEALED FASTENER METAL ROOF PANEL SYSTEM SIMILAR TO 'INDAL METALS' CLIPFIX 750, WITH MATCHING FLASHINGS AND CONCEALED FASTENING DEVICES, TRIM MEMBERS, CLOSURE STRIPS & CAULKING, ALL TO MANUFACTURER'S MIN. SPECIFICATIONS.
2.) THE METAL ROOF PANELS ARE TO BE OF 24ga. UNLESS NOTED, GALVALUME AZ-165 METAL SHEETS AND WHERE COLOURED WITH FACTORY COATED FINISH BY STELCO OR DOFASCO, 5000 SERIES BAKED ENAMEL FINISH, COLOUR FROM STANDARD COLOURS AS SELECTED BY THE OWNER, UNLESS NOTED.
3.) THE PANELS ARE TO BE 30" (750mm) WIDE UNLESS NOTED, WITH 1 3/4" (47mm) HIGH INTERLOCKING WATERTIGHT STANDING SEAMS. PANELS ARE TO BE ONE PIECE CONTINUOUS LENGTH, WHERE POSSIBLE. PROVIDE MIN. 24" (610mm) HORIZONTAL LAP JOINTS WHERE REQUIRED.
4.) CONCEALED ANCHORS AND FASTENING DEVICES ARE TO BE CONSTRUCTED AND INSTALLED TO MANUFACTURER'S MINIMUM SPECIFICATIONS AND MUST ALLOW FOR THERMAL EXPANSION AND CONTRACTION BETWEEN THE METAL PANELS AND BELOW AND/OR ADJACENT ROOF OR BUILDING STRUCTURE.
5.) ALL REQUIRED FLASHINGS & CLOSURE STRIPS ARE TO BE PROVIDED, AS WELL AS CAULKING AND SUITABLE FLEXIBLE FLASHING, TAKING INTO ACCOUNT THE ACTUAL THERMAL MOVEMENT OF THE ROOF CLADDING ABOUT ALL ROOF PENETRATIONS, EACH INSTALLED TO ENSURE WEATHER TIGHTNESS.
6.) DETAILED SHOP DRAWINGS WITH ANCHORAGE DETAILS AND FLASHING DETAILS ARE TO BE SUBMITTED TO BEARDEN ENGINEERING PRIOR TO ANY FABRICATION OR CONSTRUCTION.
7.) INSTALL UNDERSIDE OF METAL CLADDING, 30lb BUILDING PAPER CONTINUOUS & OVERLAPPED MIN. 4' (100mm) TO DRAIN, UNLESS NOTED.

METAL ROOFING GUARANTEE:

1.) BOTH THE GENERAL CONTRACTOR AND THE METAL ROOF INSTALLER ARE TO PROVIDE THE OWNER WITH A WRITTEN GUARANTEE FOR A PERIOD OF ONE YEAR AFTER BUILDING SUBSTANTIAL COMPLETION, GUARANTEEING THE WEATHER TIGHTNESS OF THE ROOF CLADDING AND ABOUT ALL ROOF PENETRATIONS.
2.) IF ANY LEAK(S) DEVELOP WITHIN THIS ONE YEAR PERIOD ANYWHERE ON THE ROOF, THEN THE ROOF WILL BE PROPERLY REPAIRED & ANY DAMAGED CAUSED BY LEAK(S) REPAIRED, AT NO EXTRA COST TO THE OWNER.

METAL SOFFIT & FASCIA:

1.) SOFFIT SHALL BE EXTERIOR SHEET ALUMINUM TO CAN/CGSB-93.1-M85 TYPE 1 CLASS F1S, 26ga (0.48mm) BASE METAL, 'V' CRIMPED FOR STIFFNESS, PERFORATED WITH ELONGATED SLITS AND PERFORATIONS TO CAN/CGSB-93.2-M91 TYPE SF-SOFFIT WITH FACTORY APPLIED BAKED ENAMEL FINISH, WHITE OR TO COLOUR AS NOTED ON DRAWINGS.
2.) FASCIA SHALL BE EXTERIOR SHEET METAL TO ASTM A526-80, 26ga (0.48mm) WITH FACTORY APPLIED BAKED ENAMEL FINISH, 5000 SERIES, TO COLOUR AS SPECIFIED ON THE DRAWINGS.
3.) PROVIDE MATCHING COLOUR TRIM, CLOSURES & FLASHINGS, AS NOTED OR REQUIRED FOR COMPLETE INSTALLATION AS PER MANUFACTURERS SPECIFICATIONS.

FIBRE-CEMENT SIDING:

1.) HORIZONTAL SIDING SHALL BE 5/16" (8mm) x 7 1/4" (185mm) (6" (150mm) EXPOSURE) LAP SIDING BOARDS WITH WOOD GRAIN FINISH, CONFORMING TO ASTM C1186, GRADE II, TYPE A. "HARDI-PLANK" LAP SIDING WITH CEDARMILL FINISH & FACTORY PRIMER, OR EQUIVALENT.
2.) TRIM BOARDS SHALL BE 7/16" (11mm) THK FIBRE-CEMENT BOARDS WITH WOOD GRAIN FINISH, CONFORMING TO ASTM C1186, GRADE 11, TYPE A. "HARDITRIM PANELS WITH CEDARMILL FINISH & FACTORY PRIMER, OR EQUIVALENT.
3.) INSTALL SIDING, TRIM & FLASHING TO MANUFACTURER'S SPECIFICATIONS.
4.) FINISH SIDING AND TRIM AS PER MANUFACTURERS SPECIFICATIONS WITH ONE COAT OF ACRYLIC EXTERIOR GRADE PAINT.

FLASHING & SHEET METAL:

1.) GALVANIZED FLASHING &/OR TRIM FOR UNEXPOSED AREAS SHALL BE SHEET STEEL 26ga, TO ASTM A526-80 WITH Z275 DESIGNATION PVC COATING TO ASTM A525M-80. NAILED WITH #12 HOT DIPPED ZINC COATED, ANNULAR RINGED NAILS.
2.) PREFINISHED FLASHING &/OR TRIM FOR EXPOSED AREAS SHALL BE SHEET STEEL 26ga, 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.) 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.
6.) BACK PAINT SHEET METAL WITH BITUMINOUS PAINT ON ALL SURFACES IN CONTACT WITH CONCRETE, MASONRY OR OTHER CEMENTITIOUS MATERIAL.
7.) INSTALL COUNTER FLASHING FOR ALL FLAT ROOF PERIMETERS AND ANY PROJECTIONS THROUGH MEMBRANE ROOFING.

EAVESTROUGHING & DOWNSPOUTS:

1.) SEAMLESS ALUMINUM EAVESTROUGHING & DOWNSPOUTS SHALL BE FORMED FROM SHEET STEEL 26ga CONFORMING TO ASTM A526-80 WITH FACTORY APPLIED BAKED ENAMEL FINISH, 5000 SERIES, COLOUR AS NOTED ON DRAWINGS OR AS SELECTED BY THE OWNER, TO 5" (125mm) SQUARE UNLESS NOTED, USING CONTINUOUS ROLLING PROCESS.
2.) SECURE EAVESTROUGHING TO BUILDING WITH PREFINISHED GALVANIZED STEEL STRAPS & SPACERS, IN MAXIMUM 50'-0" (15m) 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.) VERTICAL PORTIONS OF DOWNSPOUTS SHALL BE OPEN FACED, UNLESS NOTED.
5.) ALL DOWNSPOUTS WHICH DISCHARGE ONTO A SIDEWALK OR PUBLIC WALKWAY SHALL HAVE A SIDEWALK DRAIN TRENCH WITH CHECKER PLATE COVER INSTALLED (OR ADVISE PRIME CONSULTANT OF ALTERNATIVE METHOD), SLOPED TO DRAIN RAINWATER AWAY FROM THE BUILDING.

SNOW GUARDS:

1.) PROVIDE SNOW RETENTION SYSTEM THAT CLAMPS TO THE ROOFING METAL PROFILE RIDGES, 12ga STAINLESS STEEL ONE PIECE CLAMPS AND 16ga BARS, COLOUR TO MATCH ROOF CLADDING. SIMILAR TO 'SNOBAR' BY SNOBLOX-SNOJAX.
2.) LOCATION AND EXTENT OF SNOW STOPS SHALL BE AS INDICATED ON THE DRAWINGS. INSTALLATION, CONNECTION, DESIGN AND NUMBER OF BARS SHALL BE DETERMINED BY MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS BASED ON SNOW LOAD AND ROOF SLOPE.

FIRE SEPARATION FIRESTOPPING:

1.) PIPING, TUBING, DUCTS, CHIMNEYS, OPTICAL FIBRE CABLES, ELECTRICAL WIRES AND CABLES, TOTALLY ENCLOSED NONCOMBUSTIBLE RACEWAYS, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR BUILDING SERVICES THAT PENETRATE A FIRE SEPARATION, A MEMBRANE FORMING PART OF AN FIRE RATED ASSEMBLY OR A FIRE WALL SHALL BE SEALED BY A FIRE STOP SYSTEM THAT, WHEN TESTED IN ACCORDANCE WITH CAN/ULC-S115, HAS AN 'F' RATING NOT LESS THAN THAT REQUIRED FOR A CLOSURE IN A FIRE SEPARATION AS PER NBC (ALBERTA EDITION) 2023.
2.) THE CONTINUITY OF A FIRE SEPARATION SHALL BE MAINTAINED BY ACCEPTED FIRE STOPPING MATERIALS WHERE IT ABUTS ANOTHER FIRE SEPARATION, A FLOOR, A CEILING, A ROOF, OR AN EXTERIOR WALL ASSEMBLY.
3.) THE GENERAL CONTRACTOR/PROJECT OR CONSTRUCTION MANAGER IS TO ENSURE THAT ACCEPTED FIRE STOPPING MATERIALS AND METHODS ARE INCORPORATED IN STRICT ACCORDANCE WITH THE ULC LIST OF EQUIPMENT & MATERIAL MANUALS ENTITLED 'FIRE STOP SYSTEMS & COMPONENTS', PARTS I & II. EXAMPLES OF FIRE STOPPING MATERIALS ARE MINERAL WOOL & CERAMIC FIBRE INSULATIONS, AND APPROVED FIRE STOP SEALANTS & CAULKINGS, SEE MECHANICAL DRAWINGS &/OR ULC MANUALS FOR SPECIFIC SYSTEM DESIGNS. IF MORE INFORMATION IS REQUIRED CONTACT THE MECHANICAL DESIGN CONSULTANT.
4.) THE GYPSUM BOARD SUBTRADE/CONTRACTOR IS RESPONSIBLE FOR ENCLOSING ALL RECESSED ELECTRICAL LIGHT FIXTURES WITH RATED GYPSUM BOARD WHERE FIXTURES PENETRATE A RATED CEILING/WALL (TO MATCH FIRE SEPARATION RATING). SIMILAR TO ULC DESIGN #I517.

08 OPENINGS

METAL DOORS & METAL FRAMES:

1.) ALL EXTERIOR METAL DOORS ARE TO BE 18ga. INSULATED CORE.
2.) ALL INTERIOR METAL DOORS ARE TO BE 18ga. HONEYCOMB CORE UNLESS NOTED.
3.) ALL METAL DOORS ARE TO HAVE TACK WELD SEAMS AT 6" (150mm) CENTERS GRIND AND FILL SEAMS SMOOTH WITH WHITE LIGHTNING FILLER.
4.) ALL METAL DOOR, SIDELIGHT &/OR WINDOW FRAMES ARE TO BE 16ga., 1 PIECE (FULL WELD) CONSTRUCTION.
5.) FOR RATED DOORS, SIDELIGHTS OR WINDOWS PROVIDE WIRED SAFETY GLASS, TYPE 1, 6mm (1/4") POLISHED BOTH SIDES, WIRE MESH TYPE 3 (SQUARE) TO CAN/CGSB-12.11-M90.

WOOD DOORS AND FRAMES:

1.) INTERIOR WOOD DOORS SHALL CONFORM TO CSA 0132.2 EITHER 1 3/4" (45mm) SOLID OR 1 3/8" (35mm) HOLLOW CORE (AS DETAILED ON DRAWINGS), PAINT GRADE DOORS SHALL BE UNFINISHED HARDBOARD, STAIN GRADE DOORS SHALL BE OAK VENEER, UNLESS NOTED OTHERWISE.
2.) WOOD FRAMES ARE TO BE SOLID WOOD FOR JAMBS, STOPS AND CASING, FINISH TO MATCH DOOR, UNLESS NOTED.
3.) WOOD DOORS IN WOOD FRAMES AS DETAILED ON DOOR AND HARDWARE SCHEDULE TO BE PRE-HUNG FLUSH DOOR UNITS TO FINISH SPECIFIED.

PREMANUFACTURED PVC SLIDING DOORS:

1.) PREMANUFACTURED EXTRUDED, MULTI-CHAMBERED HIGH IMPACT RESISTANT, RIGID PVC WITH FUSION WELDED MITERED CORNERS. STANDARD JAMB WIDTH 6-7/16" (163mm) WITH INTEGRAL NAILING FIN AND INTERIOR JAMB EXTENSIONS.
2.) WINDOWS TO MEET OR EXCEED CSA-A440-98 AND CAN/CSA-A440-M90 STANDARDS AND HAVE A WIND LOAD RESISTANCE RATING OF C-3. FOR FIXED WINDOWS HAVE A WATER TIGHTNESS RATING OF B-3 AND FOR OPERABLE WINDOWS A RATING OF B-7. AIR TIGHTNESS RATING OF A-3 FOR OPERABLE WINDOWS. COLOUR TO BE CHOSEN BY OWNER FROM MANUFACTURER'S STANDARD RANGE OF COLOURS.
3.) GLAZING SHALL BE FACTORY SEALED INSULATING UNITS OF 1/8" (3mm) FLOAT GLASS USING A DUAL SEAL CONSTRUCTION WITH 1/2" (12mm) AIR SPACE, LOW-E. FOR OTHER THAN CLEAR GLAZING, PROVIDE GLAZING SAMPLE FOR APPROVAL PRIOR TO FABRICATION.
4.) SCREENS FOR OPERABLE WINDOWS TO BE ALUMINUM MESH WITH EXTRUDED ALUMINUM SASH. MANUFACTURER'S STANDARD HARDWARE IN FINISH TO MATCH WINDOW FRAME.
5.) ERECT AND SECURE WINDOWS IN PREPARED OPENINGS PLUMB AND SQUARE FREE OF WARPS OR SUPERIMPOSED LOADS IN CONFORMANCE WITH CSA-A440.4-19. PROVIDE SHIMS UNDER SILL FRAME AT SETTING BLOCK LOCATIONS. CONCEAL ALL ANCHORS. AVOID ANCHORAGE OF WINDOW AT HEAD AND SILL TO MINIMIZE AIR BARRIER PENETRATIONS. INSTALL SEALANT AROUND WINDOW.

METAL-CLAD PLASTIC WINDOW:

1.) SHOP FABRICATED WINDOWS; PRE-FINISHED ALUMINUM CLAD EXTRUDED, MULTI-CHAMBERED, HIGH IMPACT RESISTANT, RIGID PVC WITH FUSION WELDED MITRED CORNERS WITH FIXED OR OPERATING SASH, SHOP GLAZED, 'DURABUILT WINDOWS' - HYBRIDEX 910 OR SIMILAR, TO CONFIGURATION AND STYLE AS INDICATED ON THE DRAWINGS
2.) WINDOWS TO MEET OR EXCEED CSA-A440 STANDARDS AND HAVE A WIND LOAD RESISTANCE RATING OF C-3. FOR FIXED WINDOWS HAVE A WATER TIGHTNESS RATING OF B-3 AND FOR OPERABLE WINDOWS A RATING OF B-7. AIR TIGHTNESS RATING OF A-3 FOR OPERABLE WINDOW. COLOUR TO BE CHOSEN BY OWNER FROM MANUFACTURER'S STANDARD RANGE OF COLOURS.
3.) GLAZING SHALL BE FACTORY SEALED UNITS OF 3mm (1/8") FLOAT GLASS USING A DUAL SEAL CONSTRUCTION WITH 12mm (1/2") AIRSPACE, LOW-E RATING. FOR OTHER THAN CLEAR GLAZING, PROVIDE GLAZING SAMPLE FOR APPROVAL PRIOR TO FABRICATION.
4.) SCREENS FOR OPERABLE WINDOWS TO BE ALUMINUM MESH WITH EXTRUDED ALUMINUM SASH WITH MANUFACTURER'S STANDARD HARDWARE WITH FINISH TO MATCH WINDOWS FRAME.
5.) ERECT AND SECURE WINDOWS IN PREPARED OPENINGS PLUMB AND SQUARE, FREE FROM WARPS OR SUPERIMPOSED LOADS. PROVIDE SHIMS UNDER SILL FRAME AT SETTING BLOCK LOCATIONS. CONCEAL ALL ANCHORS. AVOID ANCHORAGE OF WINDOW AT HEAD AND SILL TO MINIMIZE AIR/VAPOUR BARRIER PENETRATIONS. INSTALL SPRAY INSULATION AND SEALANT AROUND WINDOWS.

DOOR HARDWARE:

1.) ALUMINUM DOORS, IF APPLICABLE, ARE TO HAVE HARDWARE SUPPLIED AND INSTALLED BY DOOR MANUFACTURER WITH THE EXCEPTION OF MASTER KEYED CYLINDERS WHICH ARE TO BE BY HARDWARE SUPPLIER.
2.) HARDWARE SHALL BE GRADE 2 or BETTER, SATIN NICKEL FINISH & STYLE AS CHOSEN BY THE OWNER FROM SUPPLIERS REGISTERED IN THE PROVINCE OF ALBERTA, WELL ESTABLISHED, WITH ADEQUATE EQUIPMENT AND MAINTENANCE FACILITIES.
3.) ENSURE ALL HARDWARE IS ADJUSTED AND WORKING PROPERLY PRIOR TO TAKE OVER BY OWNER. PROVIDE THE BUILDING MAINTENANCE STAFF OR OWNER WITH MANUFACTURERS INSTRUCTION, AND 2 SETS OF WRENCHES FOR CLOSERS AND LOCKSETS, AS APPLICABLE. BRIEF STAFF ON PROPER CARE, LUBRICATION AND ADJUSTMENTS FOR ALL HARDWARE.
4.) PROVIDE THE HARDWARE AS LISTED ON THE DRAWINGS AND NOTED BELOW AND/OR AS INDICATED IN HARDWARE SCHEDULE INCLUDED WITHIN THE SPECIFICATIONS BOOKLET, IF APPLICABLE.
5.) LOCKSETS TO BE GRANDMASTER KEYED DURING CONSTRUCTION WITH 6 KEYS, (ALL KEYS TO BE RETURNED AND ACCOUNTED FOR). OWNER IS RESPONSIBLE TO GET ALL LOCKSETS CHANGED TO THE KEYING SYSTEM THEY REQUIRE, UNLESS DIRECTED OTHERWISE BY OWNER.
6.) THRESHOLDS, AS NOTED FOR DOORS, SHALL BE OF APPROPRIATE WIDTH TO SUIT OVERALL JAMB THICKNESS.
7.) DOOR STOPS SHALL BE INSTALLED FOR DOORS AS NOTED AND BE:
   WALL BASE MOUNTED WHERE DOOR SWINGS AGAINST A WALL.
   RUBBER DOME BUMPER MOUNTED ON MILLWORK WHEN DOOR SWINGS AGAINST MILLWORK.
   FLOOR OR HINGE MOUNTED FOR ANY OTHER DOOR NOT AGAINST WALL. (FLOOR STOPS SHALL NOT BE USED IN ANY LOCATION WHERE PERSONS MAY TYPICALLY WALK WHEN DOOR IS CLOSED)
8.) DOOR HINGES SHALL BE BALL BEARING TYPE FOR RATED, SOLID WOOD AND INTERIOR METAL DOORS. EXTERIOR DOORS TO HAVE NON-REMOVABLE PIN HINGES AND LOCK GUARDS.
9.) WEATHERSTRIPPING AS INDICATED SHALL BE SURFACE MOUNTED NEOPRENE AND TO INCLUDE SURFACE MOUNTED NEOPRENE DOOR BOTTOM SWEEP.

09 FINISHES

GYPSUM BOARD:

1.) ALL WORK IS TO BE DONE IN ACCORDANCE WITH CSA A82.31, MANUFACTURER'S INSTRUCTIONS AND THE MANUAL OF GYPSUM WALLBOARD CONSTRUCTION OF THE GYPSUM DRYWALL CONTRACTORS INTERNATIONAL.
2.) GYPSUM BOARD SHALL CONFORM TO CSA A82.27-M, THICKNESS AND RATING, AS REQUIRED, AS SPECIFIED ON THE DRAWINGS AND AS NOTED BELOW:
   a.) GYPSUM BOARD USED IN COLD OR UNHEATED SPACES SHALL BE 'DENS-GLASS' TYPE.
   b.) GYPSUM BOARD USED IN HIGH HUMIDITY AREAS OR WHERE EXPOSED TO WATER SHALL BE WATER RESISTANT GRADE CONFORMING TO CSA A82.27-M SIMILAR TO 'GEORGIA PACIFIC MOISTURE-GUARD'.
   c.) WHERE INDICATED ABUSE RESISTANT GYPSUM BOARD SHALL BE HEAVY PAPER FACED, TYPE 'X' CORE, TAPERED EDGES, ENDS SQUARE CUT CONFORMING TO ASTM C1396/C1396M.
   d.) ALL TILE AREAS SHALL BE BACKED WITH TILE BACKER BOARD, HIGH DENSITY, FIBRE REINFORCED CEMENTITOUS BOARD, SMOOTHED EDGES, SQUARE CUT ENDS CONFORMING TO ASTM C1325
3.) WHETHER DENS-GLASS TYPE OR WATER RESISTANT, ALL GYPSUM BOARD USED IN FIRE SEPARATIONS AND FIRE RATED ASSEMBLIES, AS NOTED ON DRAWINGS, MUST ALSO BE FIRE RATED (i.e.: TYPE 'X').
4.) 1/2" TYPE 'X' FIREGUARD GYPSUM BOARD WHEN USED IN FIRE RATED ASSEMBLIES SHALL BE INSTALLED VERTICALLY OR IF INSTALLED HORIZONTALLY SHALL HAVE BLOCKING INSTALLED BEHIND HORIZONTAL JOINTS.
5.) APPLY PLASTIC MILLCORE EDGING TO ALL EXPOSED ENDS OR EDGES, ABOUT ALL WALL OPENINGS AND WHERE GYPSUM BOARD JOINS ANY OTHER MATERIAL. USE METAL CORNER BEADS ON ALL EXTERIOR CORNERS.
6.) FASTEN PANELS WITH SCREWS SPACED AS REQUIRED FOR NAILS IN CSA A82.31, & FOR SINGLE LAYER OR BASE LAYER USE TYPE 'S' SCREWS MIN. 10mm (3/8") FROM PANEL EDGES. FOR FACE (2ND LAYER) INSTALL TYPE 'G' SCREWS AT ALL BUTT ENDS MIN. 38mm (1 1/2") FROM PANEL EDGES & TYPE 'S' SCREWS ALONG LONG EDGES MIN. 38mm (1 1/2") FROM EDGE.
7.) IN TAPING, USE THE THREE COAT METHOD WITH THE WIDTH OF THE SKIM COATS BEING MIN. 12" (305mm) FOR TAPERED EDGES AND 24" (610mm) FOR BUTT JOINTS.
8.) GYPSUM BOARD CONTROL JOINTS MUST BE INSTALLED FOR WALLS WHERE DIMENSION EXCEEDS 30'-0" (9.0m) OR 300SqFt (30m²) AND LOCATED BESIDE OPENINGS, WHERE POSSIBLE.
9.) APPLY F.R.P. PANEL GLUED TO GYPSUM BOARD 3'-0" (915mm) ABOUT JANITORS MOP SINK, IF APPLICABLE, COMPLETE WITH CAULKING ALL AROUND.
10.) MECHANICAL FLUE LOCATED ABOVE RATED CEILINGS SHALL BE ENCLOSED & RATED TO THE UNDERSIDE OF THE ROOF DECK WITH CONSTRUCTION HAVING A FIRE RESISTANCE RATING EQUAL TO THE ROOF RATING, SEE WALL CONSTRUCTION SCHEDULE.

EXTERIOR PAINTING AND FINISHING:

ALL COLOURS ARE TO BE SPECIFIED BY THE OWNER, UNLESS NOTED.
METAL DOORS & FRAMES, STAIRS, HANDRAILS AND MISC. METAL:
   1st COAT ZINC CHROMATE PRIMER CONFORMING TO CAN/CGSB 1.132-M90 AND 2 COATS OF ALKYD ENAMEL LOW GLOSS CONFORMING TO CAN/CGSB 1.59-M89

INTERIOR PAINTING AND FINISHING:

ALL COLOURS ARE TO BE SPECIFIED BY THE OWNER, UNLESS NOTED.
DRYWALL WALLS & CEILINGS (IF APPLICABLE):
   1st COAT PRIMER SEALER CONFORMING TO CAN/CGSB-1.119-M89 AND 2 COATS OF EGG SHELL LATEX ENAMEL CONFORMING TO CAN/CGSB 1.195-95.
METAL DOORS & FRAMES, METAL HANDRAILS AND MISCELLANEOUS METAL:
   1st COAT ALKYD METAL PRIMER CONFORMING TO 1-GP-48M AND 2 COATS OF INTERIOR ALKYD SEMI-GLOSS PAINT CONFORMING TO CAN/CGSB 1.57-M90.
PAINTED WOOD DOORS AND FRAMES, HANDRAILS AND TRIM:
   1st COAT ALKYD WOOD PRIMER CONFORMING TO CAN/CGSB 1.38-M91 AND 2 COATS OF LATEX ENAMEL PAINT CONFORMING TO CAN/CGSB 1.195-95.
STAINED WOOD DOORS & FRAMES, HANDRAILS AND TRIM:
   1st COAT WOOD STAIN CONFORMING TO CAN/CGSB 1.145-M90-TYPE II, 2nd COAT SANDING SEALER OR SHELLAC AND 2 COATS ALKYD VARNISH CONFORMING TO CAN/CGSB 1.36-M90-TYPE II.

31 EARTHWORK

SITE CLEARING:

1.) ALL TOPSOIL, ORGANIC MATTER, EXISTING CONCRETE AND STRUCTURES, UNACCEPTABLE FILL AND DEBRIS IS TO BE REMOVED FROM THE BUILDING AREA AND ALSO FROM ANY SIDEWALK AND PAVED AREAS.
2.) ANY SOFT SPOTS ENCOUNTERED ARE TO BE REMOVED AND FILLED WITH AN APPROVED NON-EXPANDING MATERIAL AND PLACED AS APPROVED BY GEO-TECHNICAL ENGINEER PRIOR TO WORK BEING DONE.
3.) BASE GRAVEL UNDER SLABS, SIDEWALKS, CONCRETE APRONS, ASPHALT PAVING AND EXTERIOR STAIRS (AS NOTED/SHOWN ON THE DRAWINGS AND/OR SPECIFICATIONS) ARE NOT INCLUDED IN ANY SITEWORK ALLOWANCES SPECIFIED IN THE TENDER DOCUMENTS.

SITE GRADING ADJACENT TO BUILDING AND ROOF WATER:

1.) SITE GRADING ADJACENT TO THE BUILDING SHOULD BE SUCH AS TO SHED SURFACE RUNOFF AWAY FROM THE STRUCTURE.
2.) PROVIDE PRECAST SPLASH PADS FOR DOWNSPOUTS DISCHARGING ONTO PAVEMENT OR GRAVEL SURFACING, INSTALLED TO SHED WATER AWAY FROM THE STRUCTURE.
3.) PROVIDE 4'-0" (1200mm) RAIN WATER DISCHARGE LEADERS FOR DOWNSPOUTS DISCHARGING ONTO GRASSED OR LANDSCAPED AREAS.

GRADING OF SIDEWALKS AND ENTRANCE SLABS:

1.) ALL EXTERIOR SIDEWALKS, ENTRANCE SLABS AND LANDINGS ARE TO BE CONSTRUCTED SO THAT THEY SLOPE AWAY FROM THE BUILDING WITH A MAXIMUM SLOPE OF 1:50, UNLESS NOTED ON THE DRAWINGS, SO THAT DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING IS GUARANTEED.

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 THE CIVIL ENGINEER, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

WEEPING TILE:

1.) CORRUGATED PLASTIC DRAINAGE TUBING TO CGSB 41-GP-29MA, TYPE 2; 6" (150mm) DIAMETER, OR AS NOTED ON DRAWINGS.
2.) SUPPLY AND INSTALL WEEPING TILE AS INDICATED ON DRAWINGS. THE WEEPING TILE SHALL BE LAID WITH A SLIGHT FALL TO THE DRAINS.
3.) THE PIPE SHALL BE PLACED WITH PERFORATIONS ON THE UNDERSIDE, WRAPPED WITH GEOTEXTILE CLOTH. JOIN THE LENGTHS OF PIPES WITH STANDARD SNAP-ON COUPLINGS. PROVIDE ALL STANDARD TIES, BANDS AND WYES REQUIRED.
4.) SURROUND THE TILE WITH 12" (300mm) OF WASHED GRAVEL DRAINAGE COURSE.

32 EXTERIOR IMPROVEMENTS

ASPHALT PAVED PARKING LOT CONSTRUCTION:

1.) PARKING LOT AREAS ARE TO BE CONSTRUCTED TO THE DESIGN SPECIFICATIONS AS PER THE SOILS REPORT.
2.) SOILS CONSULTANT IS TO VERIFY ON SITE DURING EXCAVATION THAT THE SOILS MOISTURE & WATER CONDITIONS ARE AS EXPECTED.
3.) PROVIDE PAVEMENT MARKING AS INDICATED ON SITE PLAN USING YELLOW ALKYD PAINT, CONFORMING TO CGSB 1-GP-74M. LINES SHALL BE 4" (100mm) WIDTH TO 0.18mm DRY FILM THICKNESS.

Initial______

ARCHITECTURAL:
Axiom Architecture Inc.
Suite 100 - 550 Laura Avenue Red Deer County, AB, T4E 0A5
Ph: 403-358-3311 www.AxiomArch.ca

STRUCTURAL:
TWS Engineering Ltd.

MECHANICAL/ ELECTRICAL:
KB ENGINEERING LIMITED
RED DEER COUNTY, ALBERTA, CANADA
PHONE: 587.377.0232
EMAIL: KEON@KBENGINEERING.CA

BCP
210 - 2nd St. N., Three Hills, AB T0M 2A0
Office: (403) 443-2601 Fax: (403) 443-2699

PROJECT INFORMATION:

CABIN CREEK TOWNHOUSE BUILDING B

PARCEL: A
PLAN: 111 163 (CLSR)
CIVIC ADDRESS: UNITS 12-17 1001 PATRICIA ST.
JASPER, ALBERTA

STAMPS:

AXIOM ARCHITECTURE INC. (RED DEER)
PERMIT No. AC 13659
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

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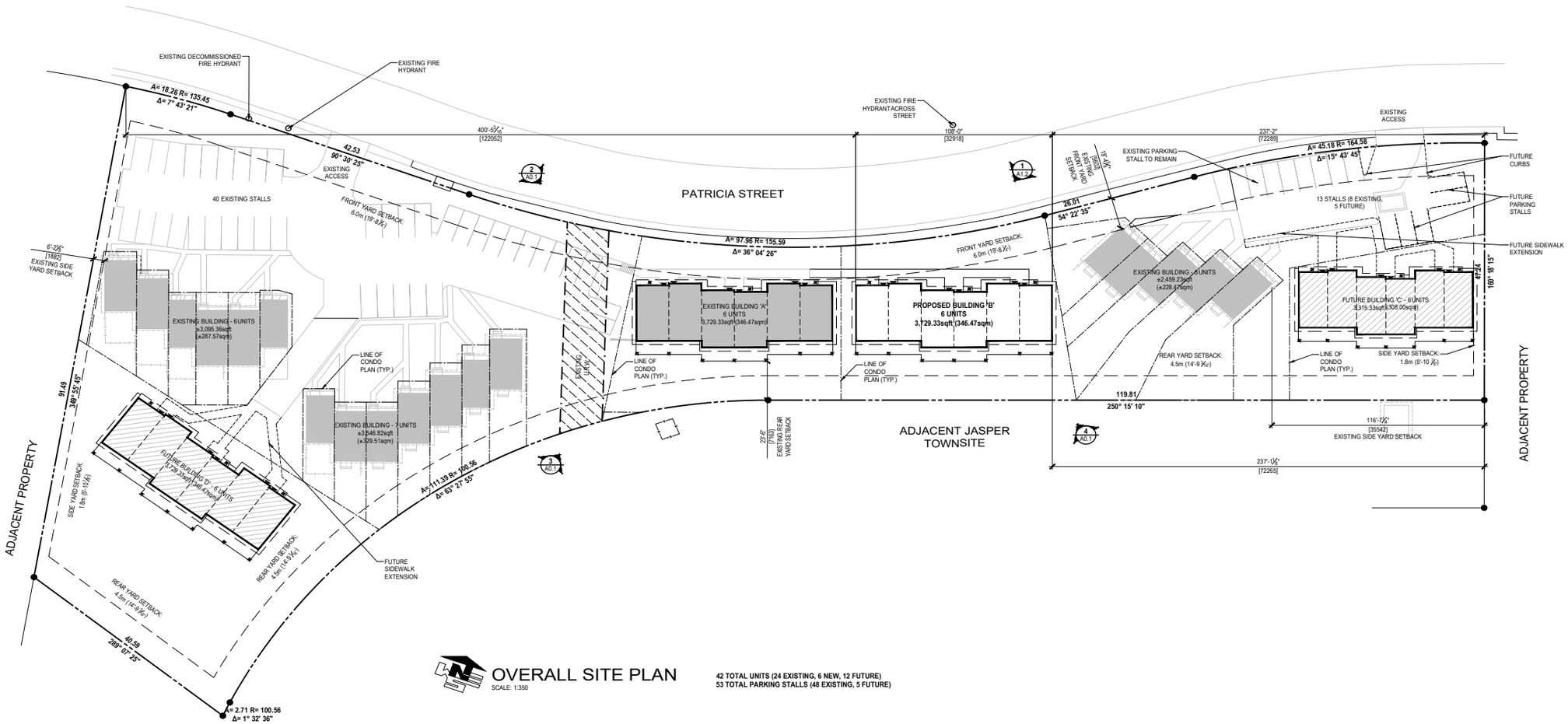
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ARCHITECTURAL SPECIFICATIONS

JOB NUMBER:	25-006
DATE:	DEC. 07, 2020
DRAWN BY:	MDC / KBK

A0.2

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OVERALL SITE PLAN

SCALE: 1:350

42 TOTAL UNITS (24 EXISTING, 6 NEW, 12 FUTURE)
53 TOTAL PARKING STALLS (48 EXISTING, 5 FUTURE)

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STRUCTURAL:
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MECHANICAL/ ELECTRICAL:
KB ENGINEERING LIMITED
RED DEER COUNTY, ALBERTA, CANADA
PHONE: [redacted]
EMAIL: [redacted]

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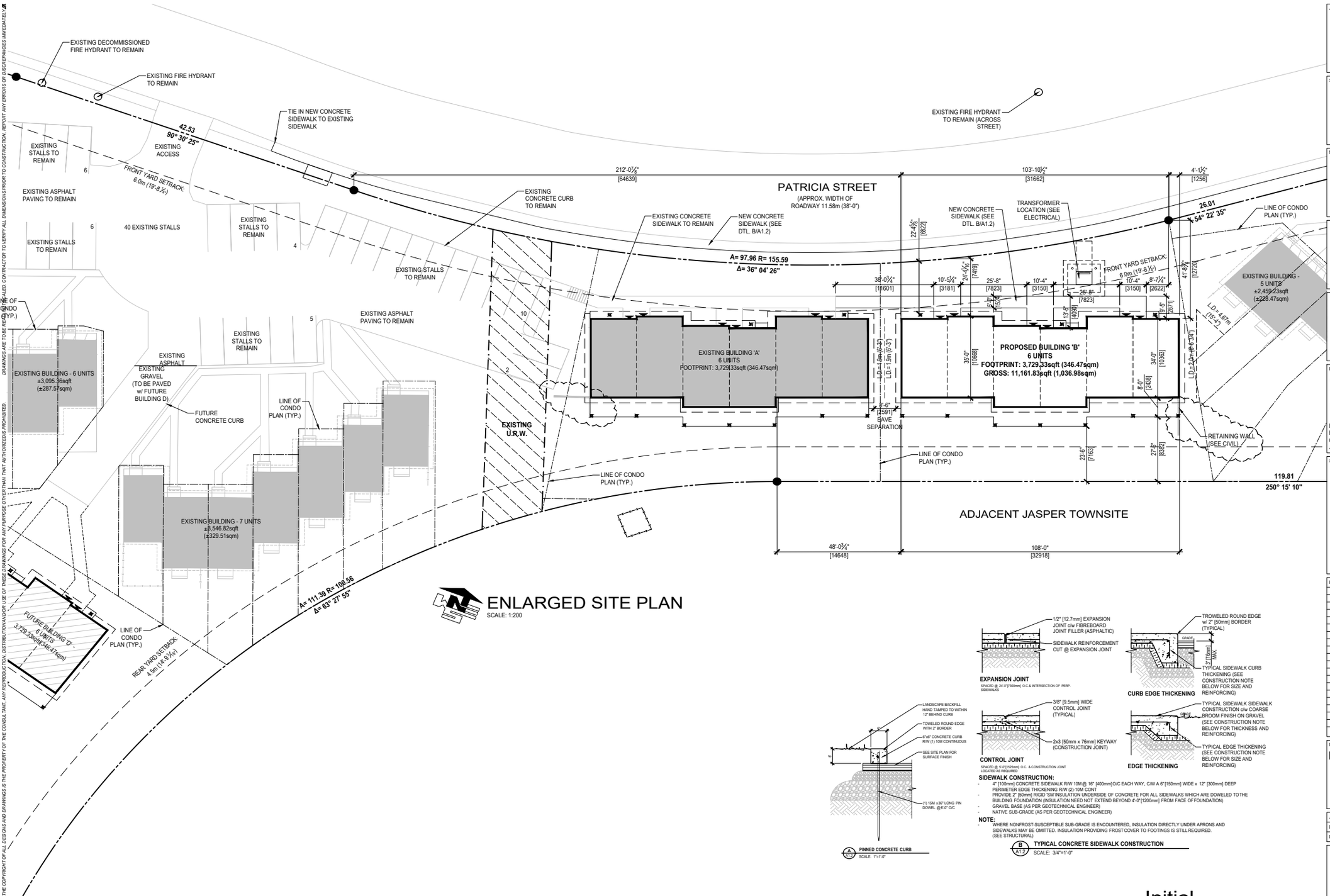
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OVERALL SITE PLAN

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A1.1



ENLARGED SITE PLAN

SCALE: 1:200

A/A1.1 PINNED CONCRETE CURB
SCALE: 1"=1'-0"

SIDEWALK CONSTRUCTION:

- 4" [100mm] CONCRETE SIDEWALK R/W 10M @ 16" [400mm] O/C EACH WAY, C/W A 6"[150mm] WIDE x 12" [300mm] DEEP PERIMETER EDGE THICKENING R/W (2)-10M CONT
- PROVIDE 2" [50mm] RIGID 'SM' INSULATION UNDERSIDE OF CONCRETE FOR ALL SIDEWALKS WHICH ARE DOWELED TO THE BUILDING FOUNDATION (INSULATION NEED NOT EXTEND BEYOND 4'-0"[1200mm] FROM FACE OF FOUNDATION)
- GRAVEL BASE (AS PER GEOTECHNICAL ENGINEER)
- NATIVE SUB-GRADE (AS PER GEOTECHNICAL ENGINEER)

NOTE:

- WHERE NONFROST-SUSCEPTIBLE SUB-GRADE IS ENCOUNTERED, INSULATION DIRECTLY UNDER APRONS AND SIDEWALKS MAY BE OMITTED. INSULATION PROVIDING FROST COVER TO FOOTINGS IS STILL REQUIRED. (SEE STRUCTURAL)

B/A1.2 TYPICAL CONCRETE SIDEWALK CONSTRUCTION
SCALE: 3/4"=1'-0"

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ARCHITECTURAL:
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Ph: 403-358-3311
www.AxiomArch.ca

STRUCTURAL:
TWS Engineering Ltd.

MECHANICAL/ ELECTRICAL:
KB ENGINEERING LIMITED
RED DEER COUNTY, ALBERTA, CANADA
PHONE: 587.272.0888
EMAIL: KBENG@KBENGINEERING.CA

BCP
210 - 2nd St. N., Three Hills, AB T0M 2A0
Office: (403) 443-2801 Fax: (403) 443-2699

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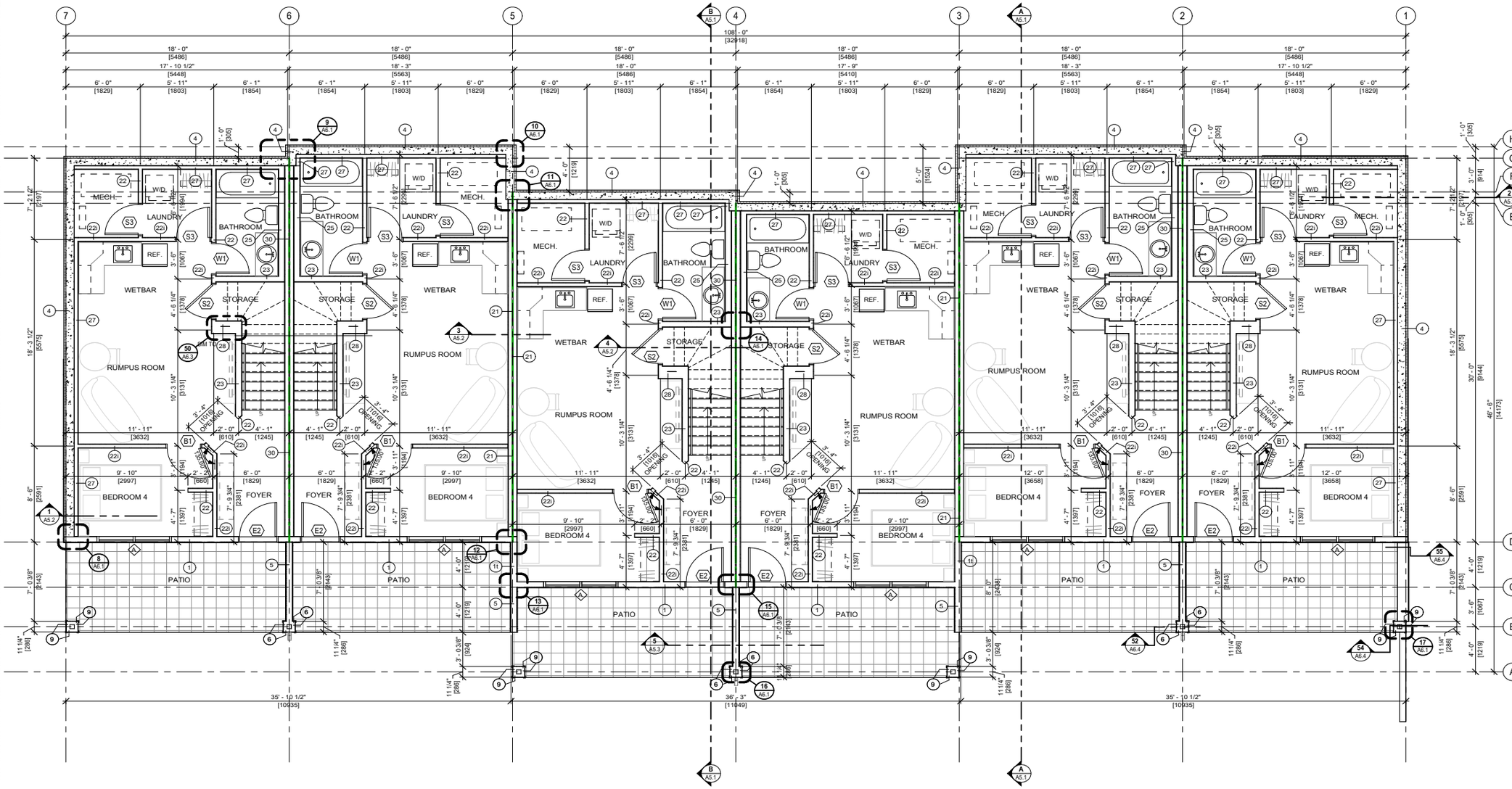
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ENLARGED SITE PLAN

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BASMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

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www.AxiomArch.ca

STRUCTURAL:
TWS Engineering Ltd.

MECHANICAL/ ELECTRICAL:
KB ENGINEERING LIMITED
RED DEER COUNTY, ALBERTA, CANADA
PHONE: 587.377.0232
EMAIL: KEON@KBENGINEERING.CA

BCP
210 - 2nd St. N., Three Hills, AB T0M 2A0
Office: (403) 443-2001 Fax: (403) 443-2009

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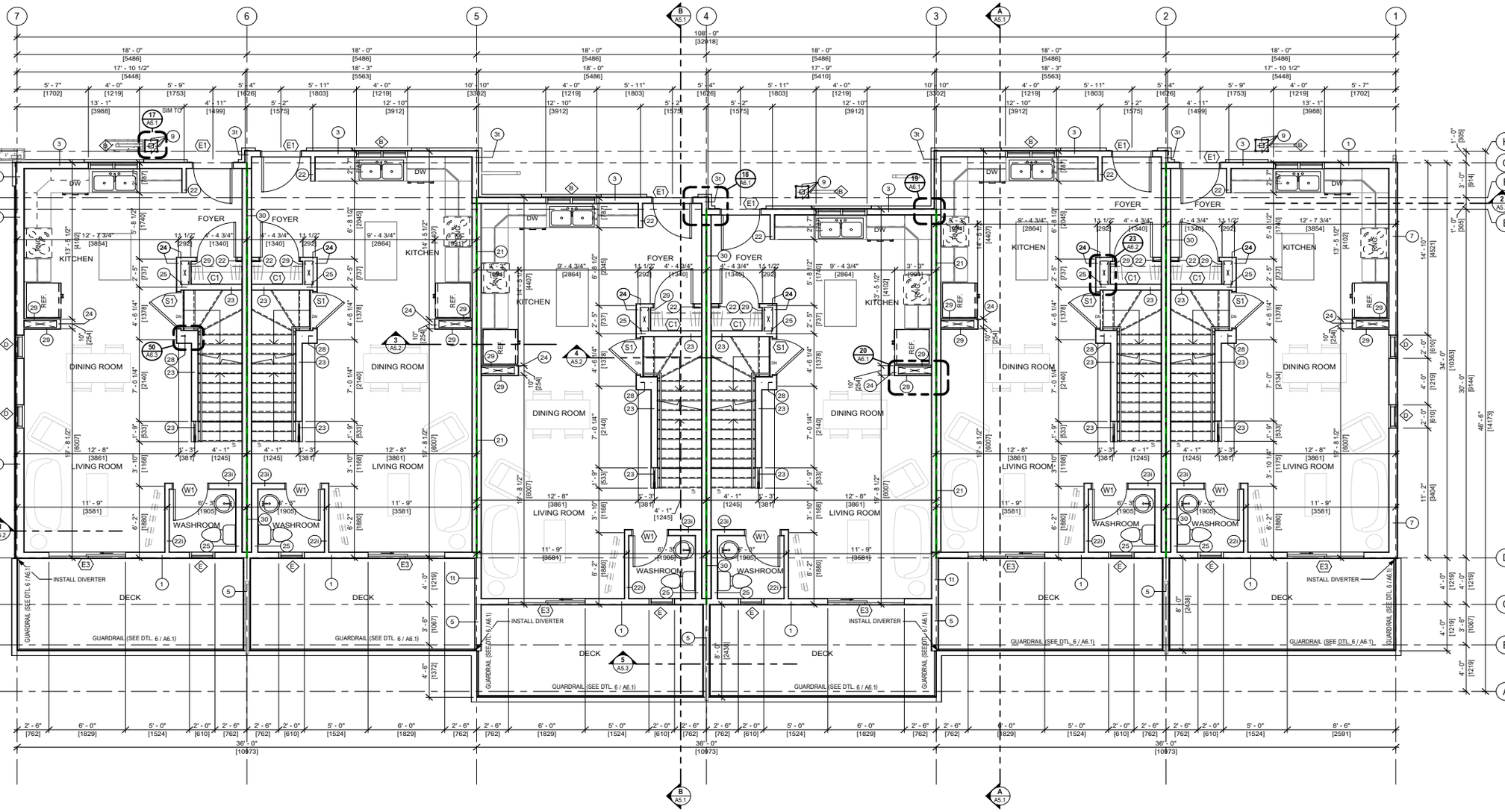
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BASEMENT FLOOR PLAN

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A2.1



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

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www.AxiomArch.ca

STRUCTURAL:
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MECHANICAL/ ELECTRICAL:
KB ENGINEERING LIMITED
RED DEER COUNTY, ALBERTA, CANADA
PHONE: 587.377.0232
EMAIL: KEON@KBENGINEERING.CA

BCP
210 - 2nd St. N., Three Hills, AB T0M 2A0
Office: (403) 443-2001 Fax: (403) 443-2009

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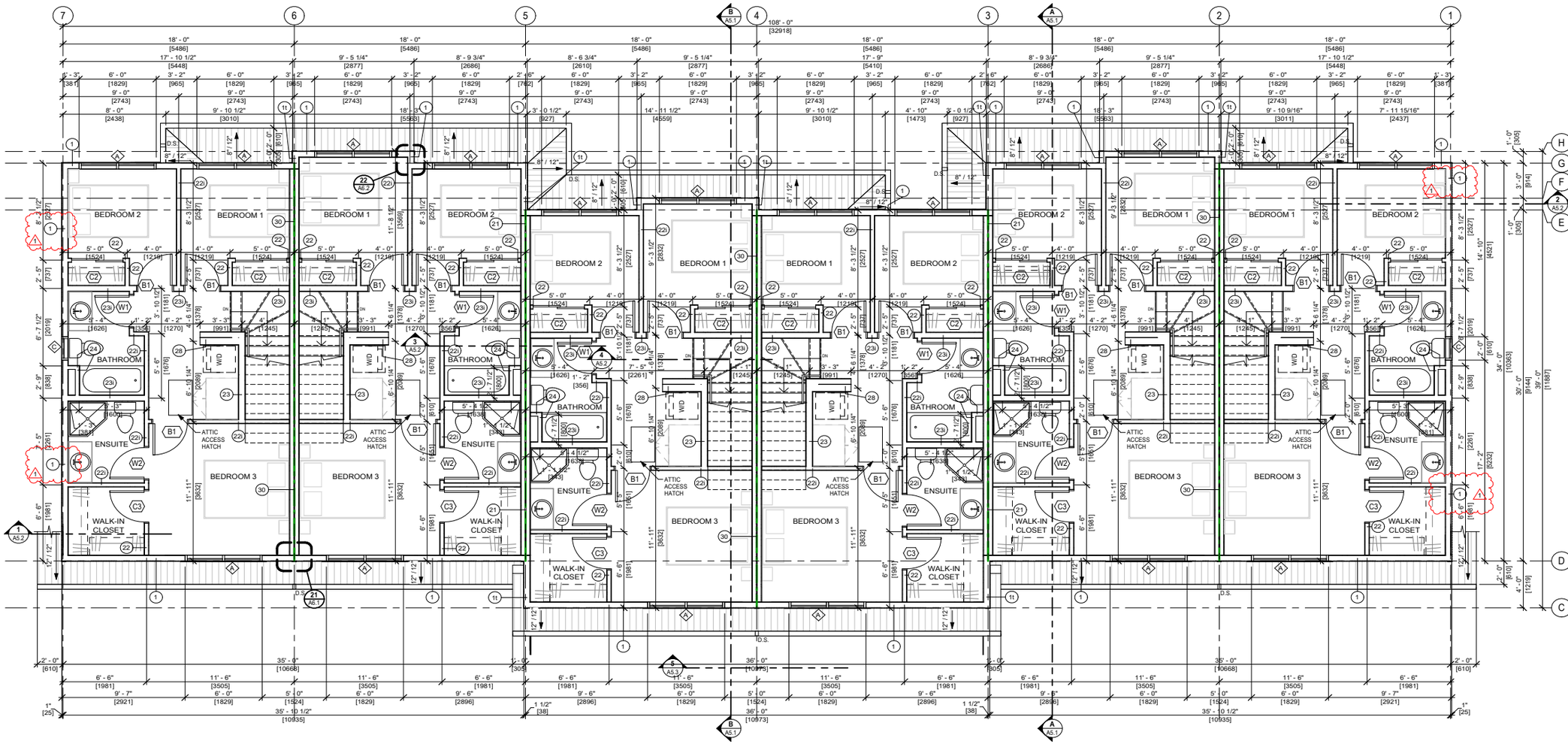
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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

Initial_____

ARCHITECTURAL:

Axiom Architecture Inc.
Suite 100 - 550 Laura Avenue Red Deer County, AB, T4E 0A5
Ph: 403-358-3311
www.AxiomArch.ca

STRUCTURAL:

TWS Engineering Ltd.

MECHANICAL/ ELECTRICAL:

KB ENGINEERING LIMITED
RED DEER COUNTY, ALBERTA, CANADA
PHONE: 587.377.0232
EMAIL: KEON@KBENGINEERING.CA

BCP
210 - 2nd St. N., Three Hills, AB T0M 2A0
Office: (403) 443-2001 Fax: (403) 443-2009

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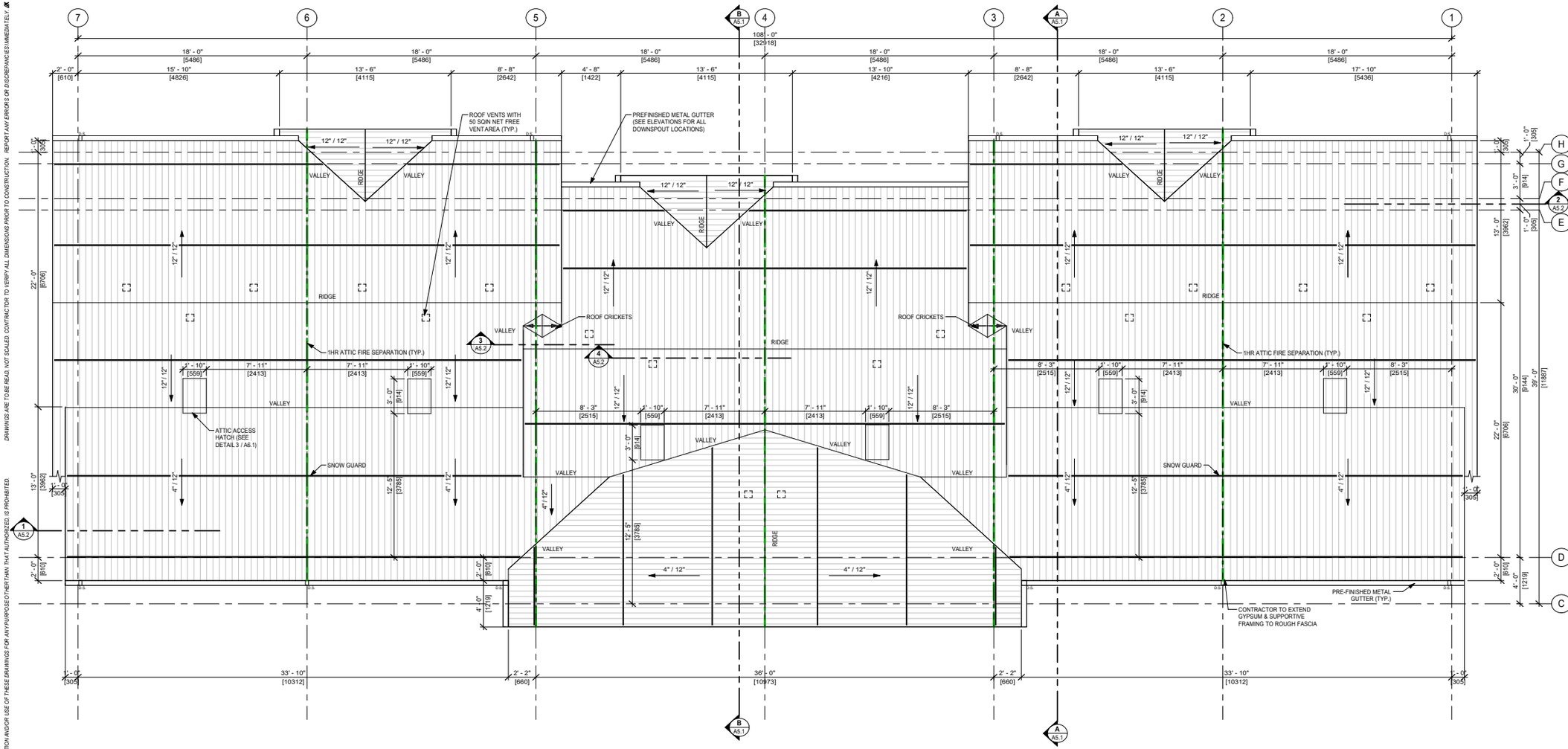
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DRAWING TITLE:

SECOND FLOOR PLAN

JOB NUMBER:	25-006
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A2.3



ROOF PLAN

SCALE: 1/4" = 1'-0"

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Ph: 403-358-3311
www.AxiomArch.ca

STRUCTURAL:
TWS Engineering Ltd.

MECHANICAL/ ELECTRICAL:
KB ENGINEERING LIMITED
RED DEER COUNTY, ALBERTA, CANADA
PHONE: 587.377.0232
EMAIL: KEON@KBENGINEERING.CA

BCP
210 - 2nd St. N., Three Hills, AB T0M 2A0
Office: (403) 443-2001 Fax: (403) 443-2009

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JASPER, ALBERTA

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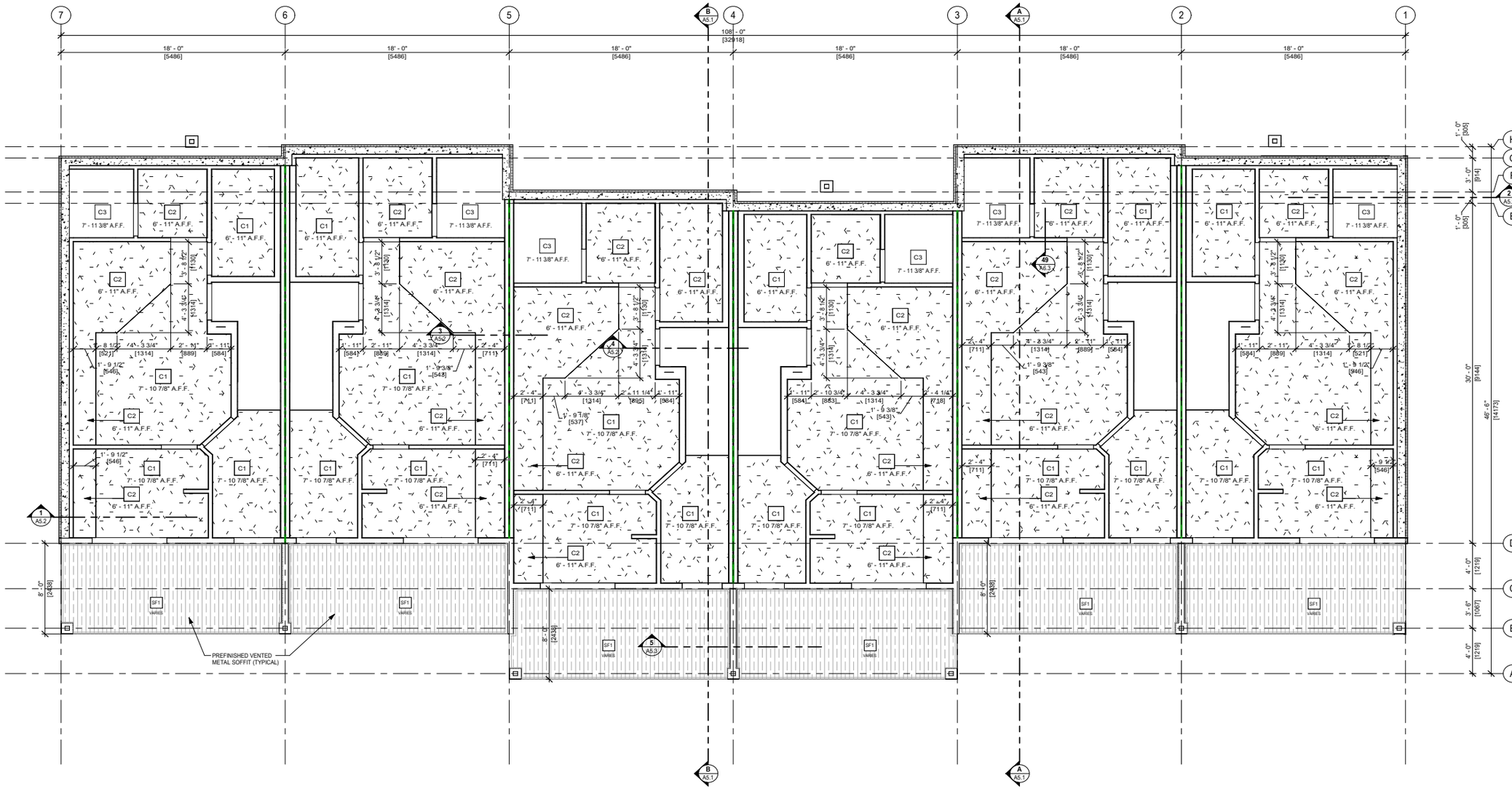
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DRAWING TITLE:
ROOF PLAN

JOB NUMBER:	25-006
DATE:	DEC. 07, 2020
DRAWN BY:	MDC / KBK

A2.4

Initial_____



REFLECTED CEILING PLAN
BASEMENT FLOOR

SCALE: 1/4" = 1'-0"

CEILING FINISHES:

C1	- 1/2" [12.7mm] GYPSUM BOARD c/w STIPPLED FINISH
C2	- 2x4 [38mmx89mm] WOOD STUDS (ON FLAT) @ 16" [400mm] O/C - 1/2" [12.7mm] GYPSUM BOARD c/w STIPPLED FINISH
C3	- EXPOSED FLOOR STRUCTURE
SF1	- PREFINISHED METAL VENTED SOFFIT c/w J-TRIM (COLOUR TO MATCH BLACK)

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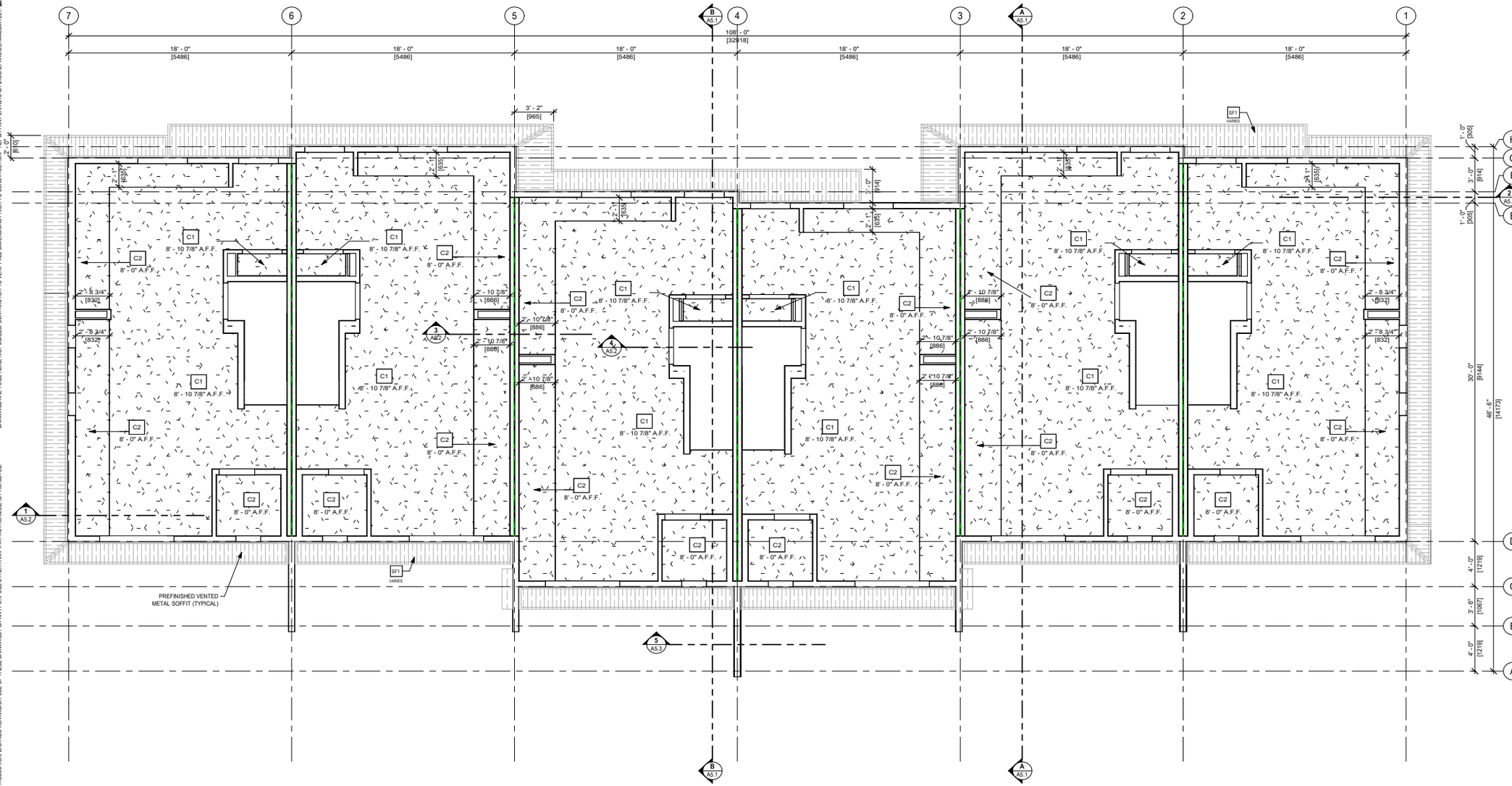
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RCP BASEMENT FLOOR PLAN

JOB NUMBER:	25-006
DATE:	DEC. 07, 2020
DRAWN BY:	MDC / KBK

A3.1



REFLECTED CEILING PLAN MAIN FLOOR

SCALE: 1/4" = 1'-0"

CEILING FINISHES:

C1	- 1/2" [12.7mm] GYPSUM BOARD c/w STIPPLED FINISH
C2	- 2x4 [38mmx89mm] WOOD STUDS (ON FLAT) @ 16" [400mm] O/C - 1/2" [12.7mm] GYPSUM BOARD c/w STIPPLED FINISH
C3	- EXPOSED FLOOR STRUCTURE
SF1	- PREFINISHED METAL VENTED SOFFIT c/w J-TRIM (COLOUR TO MATCH BLACK)

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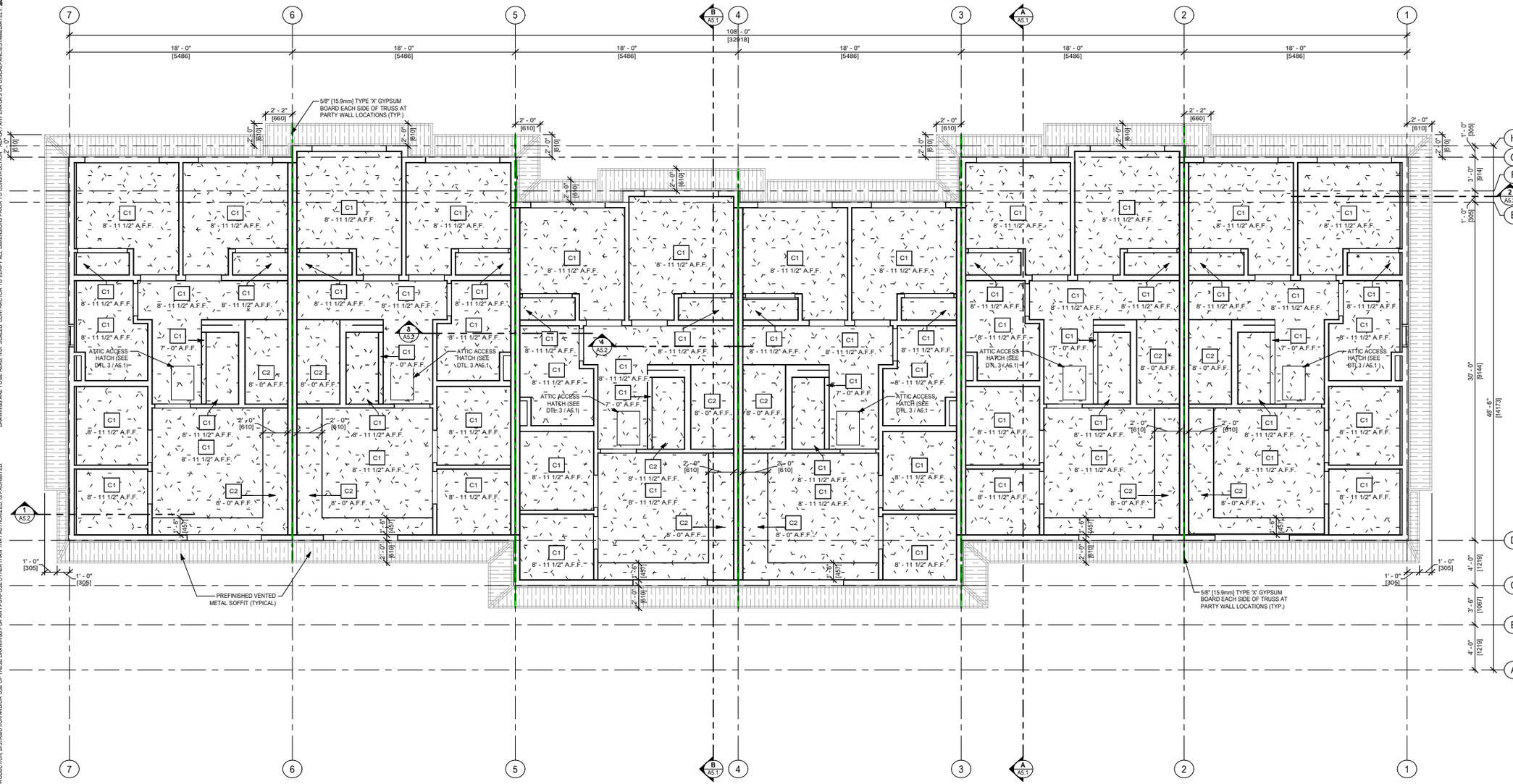
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DRAWING TITLE:

RCP MAIN FLOOR PLAN

JOB NUMBER:	25-006
DATE:	DEC. 07, 2020
DRAWN BY:	MDC / KBK

A3.2



REFLECTED CEILING PLAN SECOND FLOOR

SCALE: 1/4" = 1'-0"

CEILING FINISHES:

C1	- 1/2" [12.7mm] GYPSUM BOARD c/w STIPPLED FINISH
C2	- 2x4 [38mmx89mm] WOOD STUDS (ON FLAT) @ 16" [400mm] O/C - 1/2" [12.7mm] GYPSUM BOARD c/w STIPPLED FINISH
C3	- EXPOSED FLOOR STRUCTURE
SF1	- PREFINISHED METAL VENTED SOFFIT c/w J-TRIM (COLOUR TO MATCH BLACK)

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BCP
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NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

WEST ELEVATION

SCALE: 1/4" = 1'-0"

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Office: (403) 443-2001 Fax: (403) 443-2009

PROJECT INFORMATION:

CABIN CREEK TOWNHOUSE BUILDING B

PARCEL: A
PLAN: 111 163 (CLSR)
CIVIC ADDRESS: UNITS 12-17 1001 PATRICIA ST.
JASPER, ALBERTA

STAMPS:

AXIOM ARCHITECTURE INC. (RED DEER)
PERMIT No. AC 13659
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

ISS.	DATE	DESCRIPTION
1	2026-01-16	BUILDING PERMIT COM. CHANGE
0	2025-12-10	ISSUED FOR CONSTRUCTION

DRAWING TITLE:
EXTERIOR ELEVATIONS

JOB NUMBER:	25-006
DATE:	DEC. 07, 2020
DRAWN BY:	MDC / KBK

A4.1

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SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND	
TAG	DESCRIPTION
1	HARDIEPLANK LAP SIDING (COLOUR: MONTEREY TAUPE OR APPROVED EQUIVALENT)
2	HARDIEPLANK LAP SIDING (COLOUR: GRAY SLATE OR APPROVED EQUIVALENT)
3	HARDIEPLANK LAP SIDING (COLOUR: RICH ESPRESSO OR APPROVED EQUIVALENT)
4	HARDIESHINGLE SIDING (COLOUR: MONTEREY TAUPE OR APPROVED EQUIVALENT)
5	HARDIESHINGLE SIDING (COLOUR: GRAY SLATE OR APPROVED EQUIVALENT)
6	HARDIETRIM BATTEN BOARD (COLOUR: MONTEREY TAUPE OR APPROVED EQUIVALENT)
7	HARDIETRIM BATTEN BOARD (COLOUR: MIDNIGHT BLACK OR APPROVED EQUIVALENT)
8	CERTAINTEED STONE VENEER (12X24 STONE PANEL) (COLOUR: POCONO AUTUMN OR APPROVED EQUIVALENT)
9	CONCRETE FACED RIGID INSULATION (COLOUR: DARK GREY OR APPROVED EQUIVALENT)
10	HARDIETRIM FASCIA (COLOUR: MIDNIGHT BLACK OR APPROVED EQUIVALENT)
11	PREFINISHED STANDING SEAM METAL ROOFING (COLOUR: BLACK)
12	PREFINISHED VENTED METAL SOFFIT (COLOUR: BLACK)
13	PRIMED & PAINTED METAL MAN DOOR (COLOUR TO MATCH MONTEREY TAUPE)
14	PREFINISHED ALUMINUM SLIDING DOOR (COLOUR: BLACK)
15	PREFINISHED PVC WINDOW (COLOUR: BLACK)
16	PREFINISHED METAL GUARDRAIL (COLOUR: BLACK)
17	PREFINISHED METAL GUTTER & DOWNSPOUTS (COLOUR: BLACK)
18	PREFINISHED INTAKE & EXHAUST VENT COVER (COLOUR: BLACK)
19	PREFINISHED METAL CAP FLASHING (COLOUR: BLACK)

Initial_____

ARCHITECTURAL:
Axiom Architecture Inc.
Suite 100 - 550 Laura Avenue Red Deer County, AB, T4E 0A5
Ph: 403-358-3311
www.AxiomArch.ca

STRUCTURAL:
TWS Engineering Ltd.

MECHANICAL/ ELECTRICAL:
KB ENGINEERING LIMITED
RED DEER COUNTY, ALBERTA, CANADA
PHONE: 587.377.0232
EMAIL: KEON@KBENGINEERING.CA

BCP
210 - 2nd St. N., Three Hills, AB T0M 2A0
Office: (403) 443-2001 Fax: (403) 443-2009

PROJECT INFORMATION:

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0	2025-12-10	ISSUED FOR CONSTRUCTION

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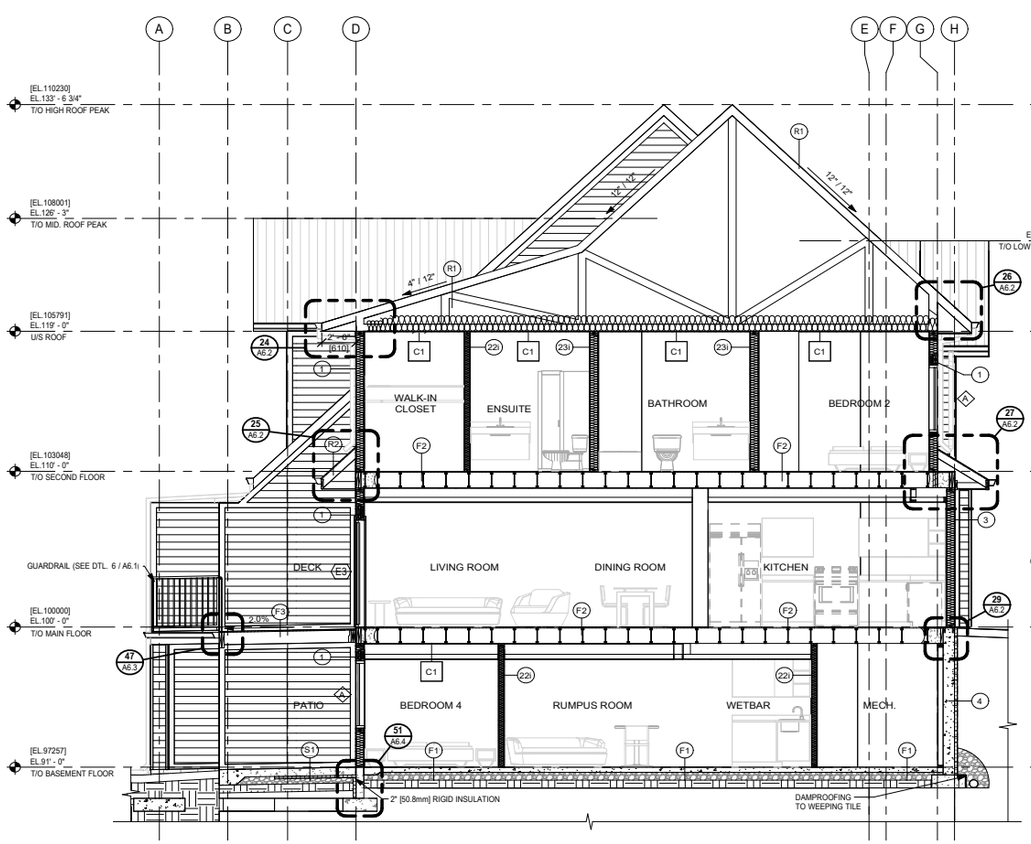
EXTERIOR ELEVATIONS

JOB NUMBER:	25-006
DATE:	DEC. 07, 2020
DRAWN BY:	MDC / KBK

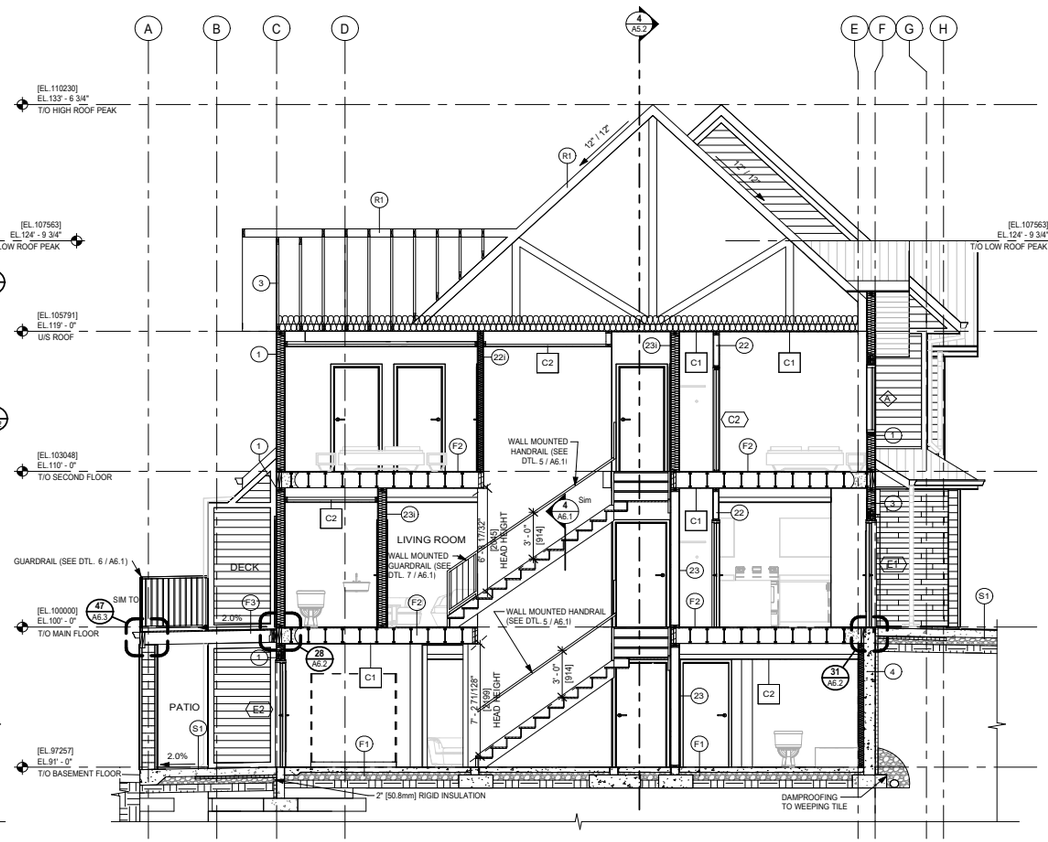
A4.2

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A BUILDING SECTION A
A2.1 SCALE: 1/4" = 1'-0"



B BUILDING SECTION B
A2.1 SCALE: 1/4" = 1'-0"

STAIR DATA: BASEMENT TO MAIN

RISE:	14 RISERS @ 6.42" [196mm]= 9'-0" BASEMENT TO MAIN FLOOR
RUN:	1" PLYWOOD TREAD c/w 1" NOSINGS BASEMENT TO MAIN FLOOR: STRAIGHT RUN c/w 30° WINDERS (13 RUNS)
STRINGERS:	2x12 FULL DEPTH STRINGER EACH SIDE w/ 3/4" PLYWOOD LEDGER GLUED & SCREWED TO STRINGER FOR TREAD & RISER SUPPORT. PLUS ONE 2x12 CUTOUT CENTRE STRINGER (FINISH SUPPORT)

STAIR DATA: MAIN TO SECOND

RISE:	16 RISERS @ 6.25" [191mm]= 10'-0" MAIN TO SECOND FLOOR
RUN:	1" PLYWOOD TREAD c/w 1" NOSINGS MAIN TO SECOND FLOOR: STRAIGHT RUN c/w 30° WINDERS (15 RUNS)
STRINGERS:	2x12 FULL DEPTH STRINGER EACH SIDE w/ 3/4" PLYWOOD LEDGER GLUED & SCREWED TO STRINGER FOR TREAD & RISER SUPPORT. PLUS ONE 2x12 CUTOUT CENTRE STRINGER (FINISH SUPPORT)

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EMAIL: KEON@KBENGINEERING.CA

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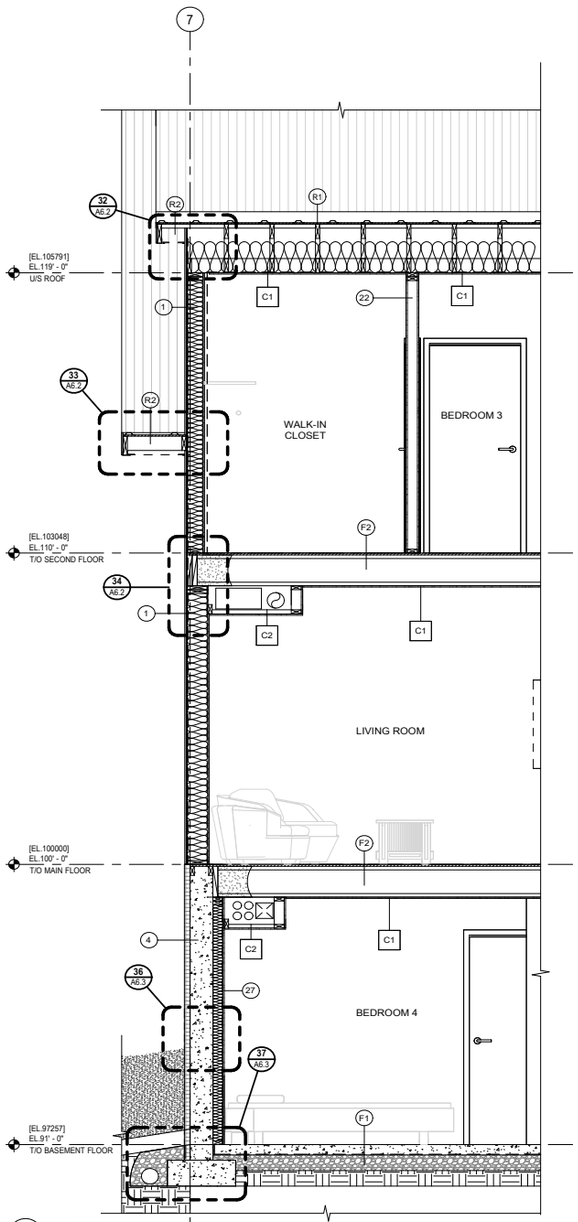
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BUILDING SECTIONS

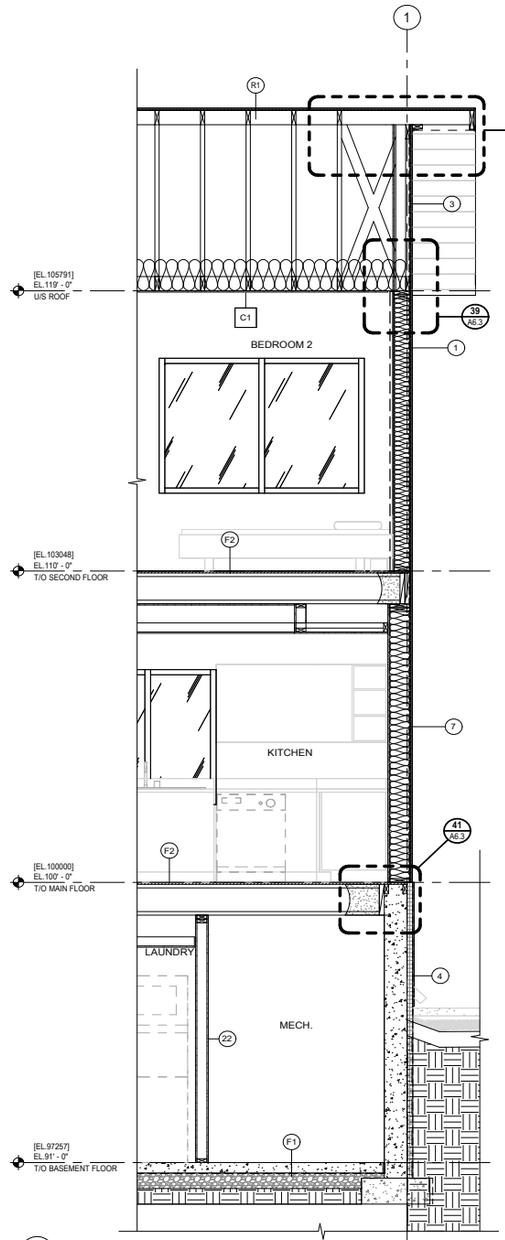
JOB NUMBER:	25-006
DATE:	DEC. 07, 2020
DRAWN BY:	MDC / KBK

A5.1

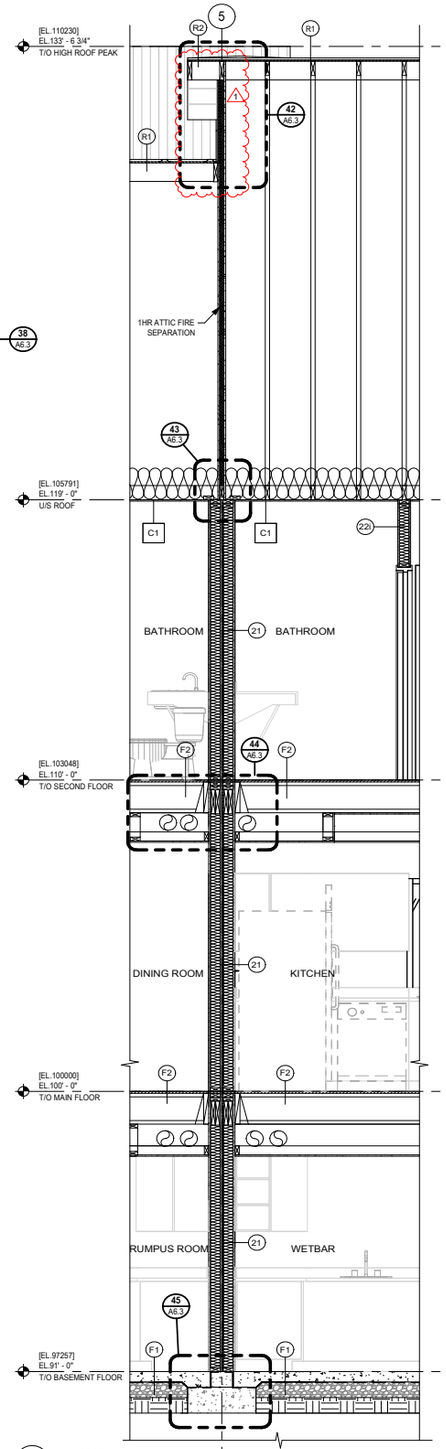
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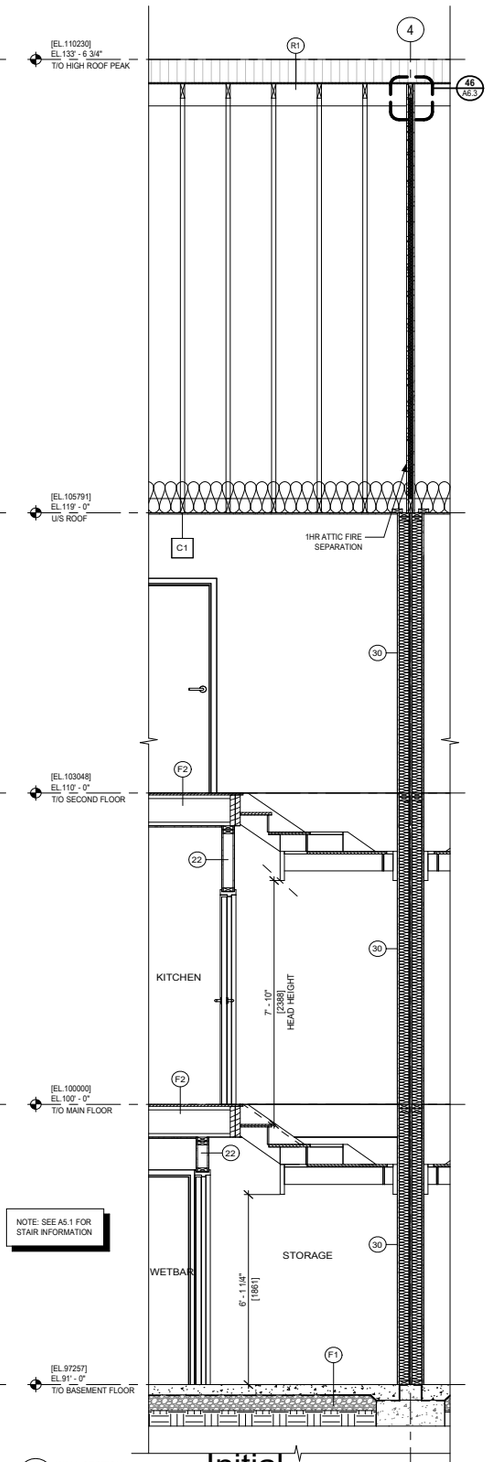
1 WALL SECTION
A2.1 SCALE: 1/2" = 1'-0"



2 WALL SECTION
A2.1 SCALE: 1/2" = 1'-0"



3 WALL SECTION
A2.1 SCALE: 1/2" = 1'-0"



4 WALL SECTION
A2.1 SCALE: 1/2" = 1'-0"

NOTE: SEE A5.1 FOR STAIR INFORMATION

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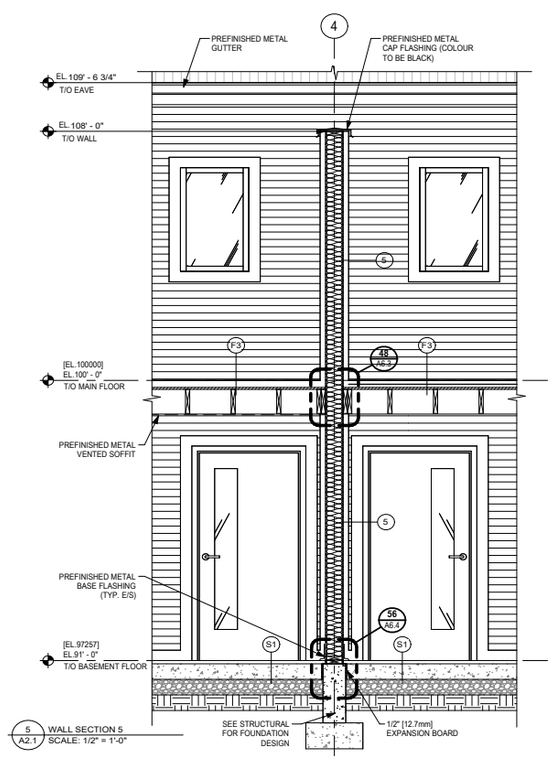
DRAWING TITLE:
WALL SECTIONS

JOB NUMBER:	25-006
DATE:	DEC. 07, 2020
DRAWN BY:	MDC / KBK

A5.2

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5 / A2.1 WALL SECTION 5
SCALE: 1/2" = 1'-0"

Initial_____

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Office: (403) 443-2001 Fax: (403) 443-2699

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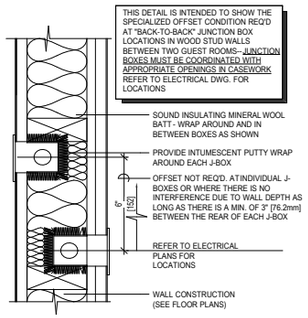
WALL SECTIONS

JOB NUMBER:	25-006
DATE:	DEC. 07, 2020
DRAWN BY:	MDC / KBK

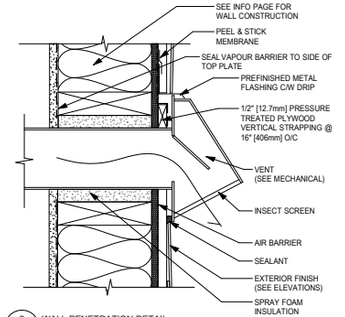
A5.3

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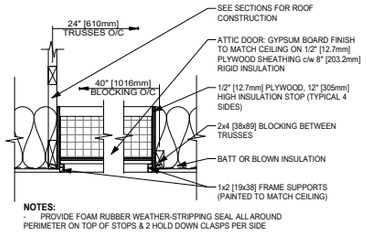
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1 ELEC — ELECTRICAL PLUG DETAIL
SCALE: 3" = 1'-0"

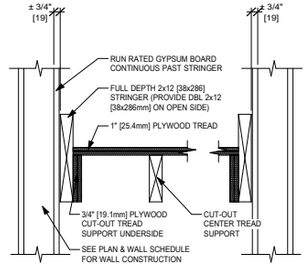


2 MECH — WALL PENETRATION DETAIL
SCALE: 3" = 1'-0"

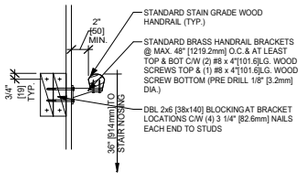


NOTES:
- PROVIDE FOAM RUBBER WEATHER-STRIPPING SEAL ALL AROUND PERIMETER ON TOP OF STOPS & 2 HOLD DOWN CLASPS PER SIDE

3 A3.3 — NON-RATED ATTIC ACCESS HATCH DETAIL
SCALE: 1" = 1'-0"

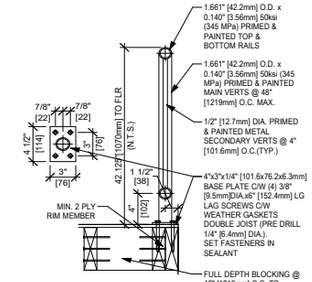


4 A5.1 — STRINGER SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



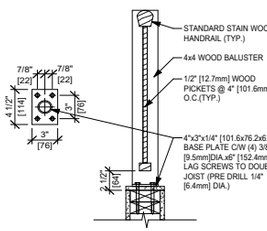
NOTES:
- EXTEND ONE HANDRAIL 12" [305mm] BEYOND STAIR AT TOP & BOTTOM, THAT HANDRAIL MUST BE CONTINUOUS THROUGH LANDING.
- TERMINATE END OF HANDRAIL BY RETURNING TO WALL, TYP. ALL HANDRAILS.

5 A5.1 — WALL MOUNTED WOOD HANDRAIL DETAIL
SCALE: 1 1/2" = 1'-0"

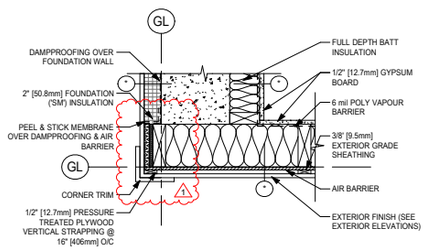


NOTES:
- GRIND SMOOTH ALL WELDS. PAINT FINISH.

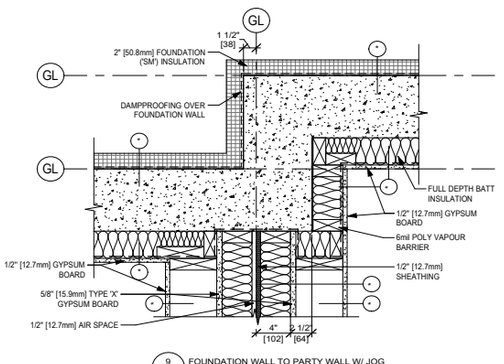
6 A5.1 — PIPE GUARDRAIL TO WOOD FLOOR DETAIL
SCALE: 1 1/2" = 1'-0"



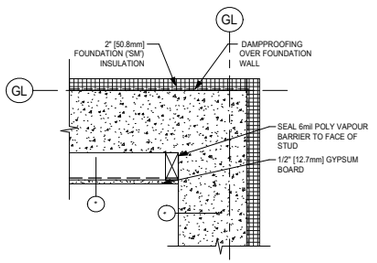
7 A5.1 — WALL MOUNTED WOOD GUARDRAIL DETAIL
SCALE: 1 1/2" = 1'-0"



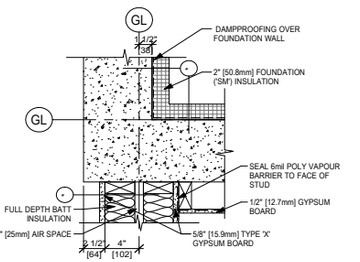
8 A2.1 — EXTERIOR CORNER CONNECTION
SCALE: 1 1/2" = 1'-0"



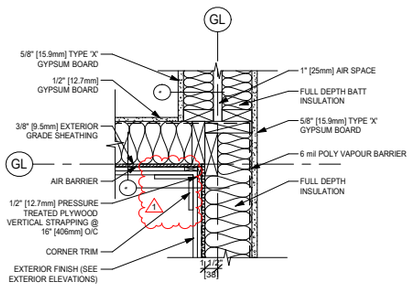
9 A2.1 — FOUNDATION WALL TO PARTY WALL W/ JOG
SCALE: 1 1/2" = 1'-0"



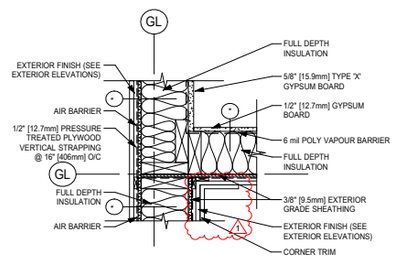
10 A2.1 — EXTERIOR CONC. WALL TO INT. WALL
SCALE: 1 1/2" = 1'-0"



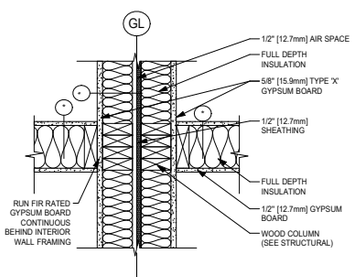
11 A2.1 — EXTERIOR CONC. WALL TO PARTY WALL
SCALE: 1 1/2" = 1'-0"



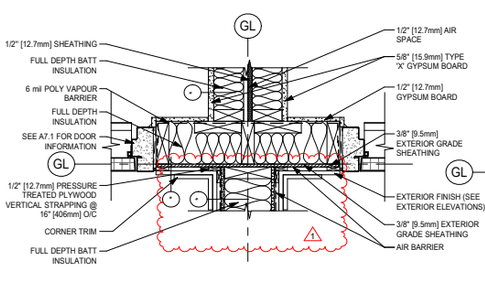
12 A2.1 — PARTY WALL TO PATIO CORNER WALLS
SCALE: 1 1/2" = 1'-0"



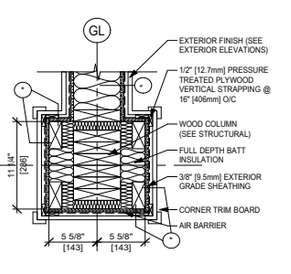
13 A2.1 — EXTERIOR WALL CORNER TO PATIO WALL
SCALE: 1 1/2" = 1'-0"



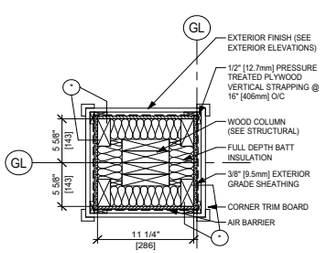
14 A2.1 — INTERIOR WALLS TO PARTY WALL
SCALE: 1 1/2" = 1'-0"



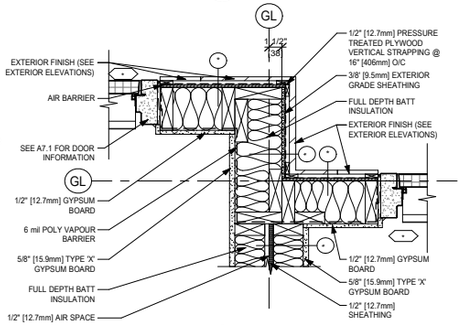
15 A2.1 — EXTERIOR WALL TO PATIO WALL
SCALE: 1 1/2" = 1'-0"



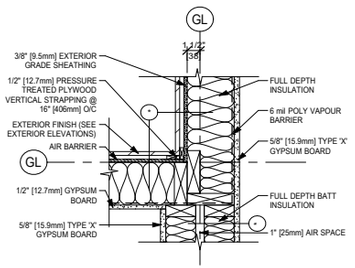
16 A2.1 — EXTERIOR PATIO COLUMN
SCALE: 1 1/2" = 1'-0"



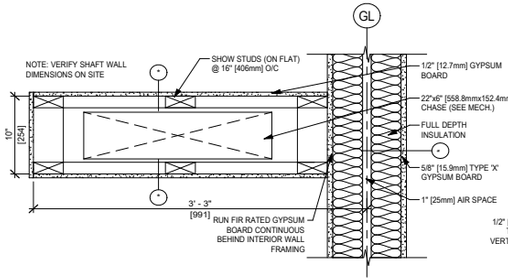
17 A2.1 — EXTERIOR PATIO COLUMN
SCALE: 1 1/2" = 1'-0"



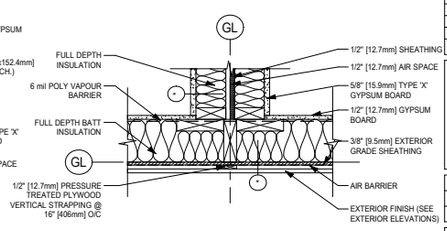
18 A2.2 — EXTERIOR WALL JOG TO PARTY WALL
SCALE: 1 1/2" = 1'-0"



19 A2.2 — EXTERIOR STONE CORNER TO PARTY WALL
SCALE: 1 1/2" = 1'-0"



20 A2.2 — INTERIOR MECH. WING WALL
SCALE: 1 1/2" = 1'-0"



21 A2.3 — EXTERIOR WALL TO PARTY WALL
SCALE: 1 1/2" = 1'-0"

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BCP
210 - 2nd St. N., Three Hills, AB T0M 2A0
Office: (403) 443-2001 Fax: (403) 443-2009

PROJECT INFORMATION:

CABIN CREEK TOWNHOUSE BUILDING B

PARCEL: A
PLAN: 111 163 (CLSR)
CIVIC ADDRESS: UNITS 12-17 1001 PATRICIA ST. JASPER, ALBERTA

STAMPS:

AXIOM ARCHITECTURE INC. (RED DEER)
PERMIT No. AC 13659
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

ISS.	DATE	DESCRIPTION
1	2026-01-22	BUILDING PERMIT COM. CHANGE
0	2025-12-10	ISSUED FOR CONSTRUCTION

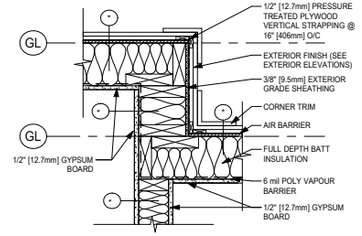
DRAWING TITLE:
BUILDING DETAILS

JOB NUMBER:	25-006
DATE:	DEC. 07, 2020
DRAWN BY:	MDC / KBK

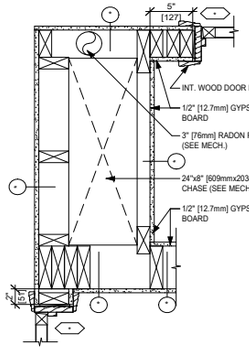
A6.1

DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.

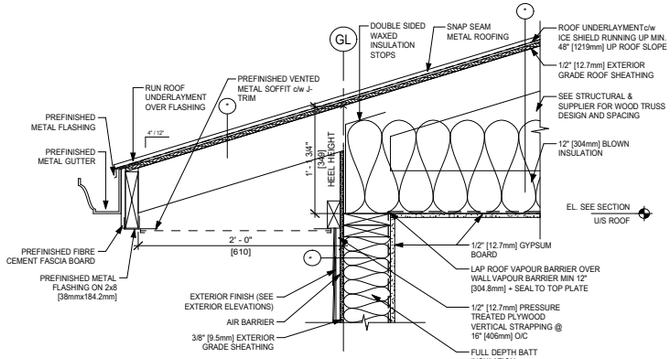
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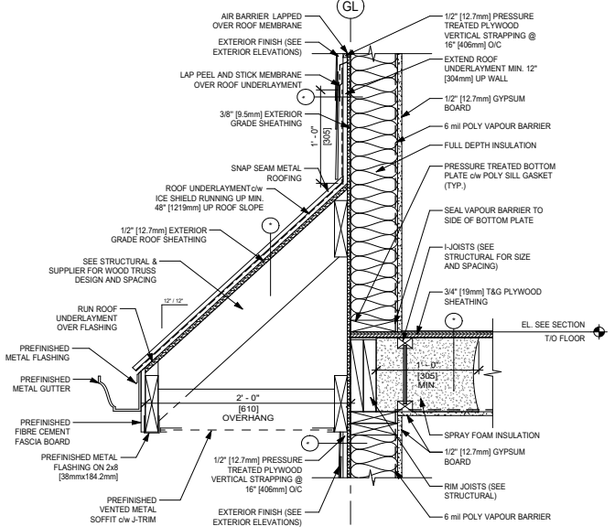
22 / A2.3 EXTERIOR JOGGED WALL TO INTERIOR WALL
SCALE: 1 1/2" = 1'-0"



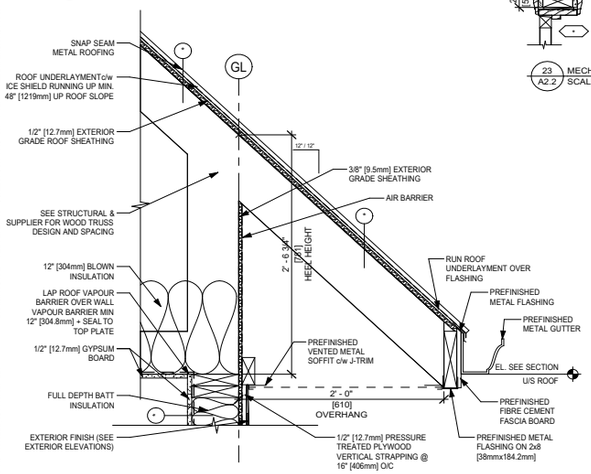
23 / A2.2 MECH. CHASE OPENING
SCALE: 1 1/2" = 1'-0"



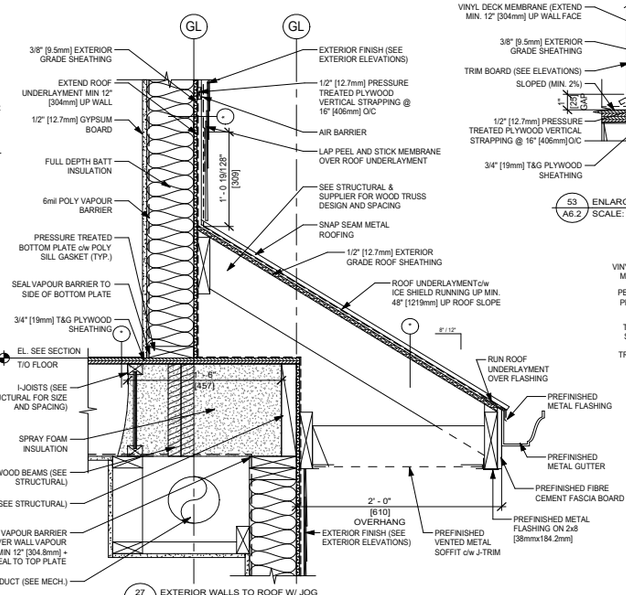
24 / A5.1 EXTERIOR WALL TO ROOF
SCALE: 1 1/2" = 1'-0"



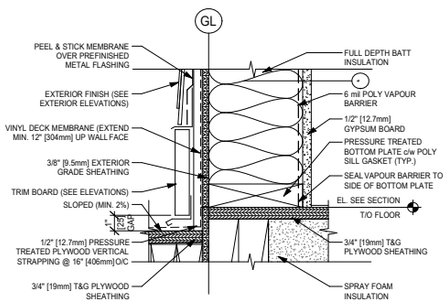
25 / A5.1 ROOF TO EXTERIOR WALL
SCALE: 1 1/2" = 1'-0"



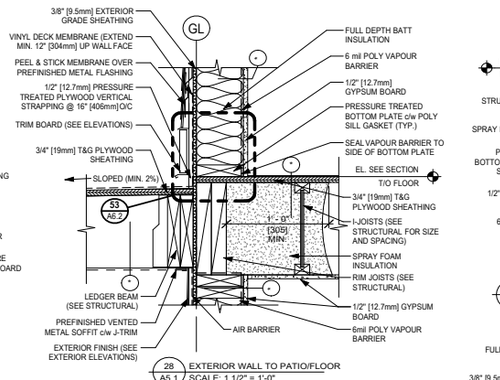
26 / A5.1 EXTERIOR WALL TO ROOF
SCALE: 1 1/2" = 1'-0"



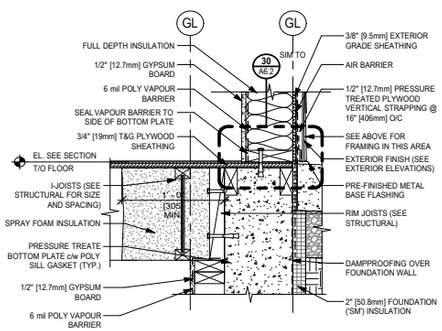
27 / A5.1 EXTERIOR WALLS TO ROOF W/ JOG
SCALE: 1 1/2" = 1'-0"



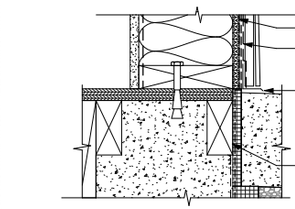
53 / A6.2 ENLARGED EXT. WALL TO PATIO/FLOOR
SCALE: 3" = 1'-0"



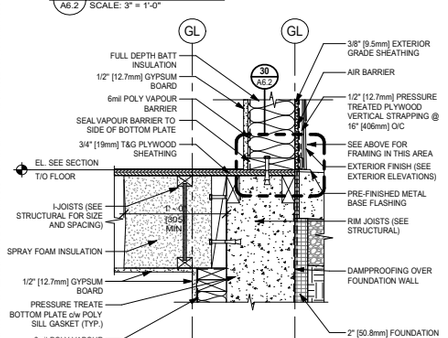
28 / A5.1 EXTERIOR WALL TO PATIO/FLOOR
SCALE: 1 1/2" = 1'-0"



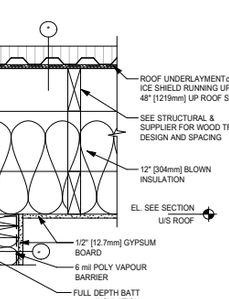
29 / A5.1 EXTERIOR WALLS TO FLOOR CONNECTION
SCALE: 1 1/2" = 1'-0"



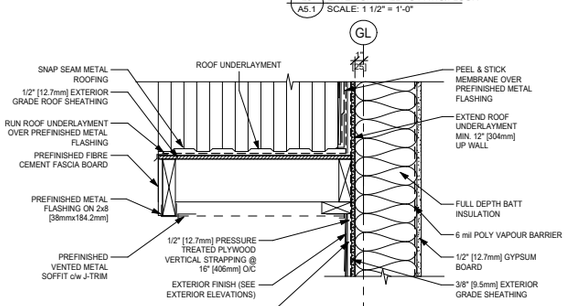
30 / A6.2 ENLARGED CONNECTION DETAIL
SCALE: 3" = 1'-0"



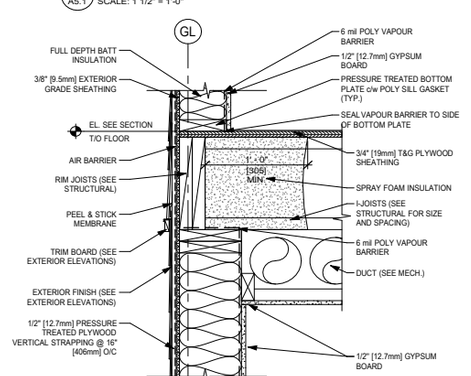
31 / A5.1 EXTERIOR WALLS TO FLOOR CONNECTION
SCALE: 1 1/2" = 1'-0"



32 / A5.2 ROOF LOOKOUT DETAIL
SCALE: 1 1/2" = 1'-0"



33 / A5.2 ROOF OVERHANG DETAIL
SCALE: 1 1/2" = 1'-0"



34 / A5.2 EXT. WALLS TO FLOOR W/ DUCT CHASE
SCALE: 1 1/2" = 1'-0"

Initial_____

ARCHITECTURAL:
Axiom Architecture Inc.
Suite 100 - 550 Laura Avenue Red Deer County, AB, T4E 0A5
Ph: 403-358-3311
www.AxiomArch.ca

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MECHANICAL/ ELECTRICAL:
KB ENGINEERING LIMITED
RED DEER COUNTY, ALBERTA, CANADA
PHONE: 587.377.0232
EMAIL: KEON@KBENGINEERING.CA

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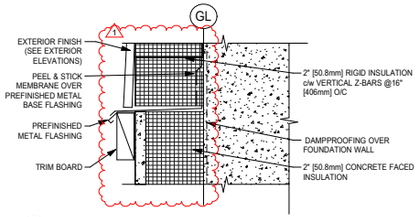
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BUILDING DETAILS

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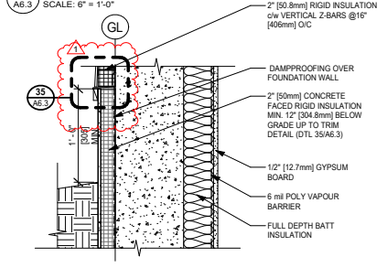
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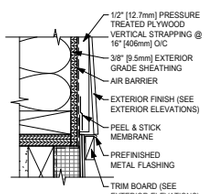
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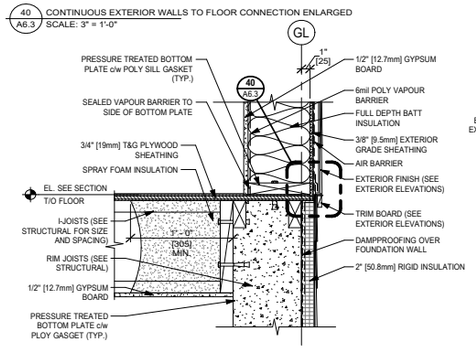
35 A6.3 ENLARGED FOUNDATION WALL DETAIL
SCALE: 6" = 1'-0"



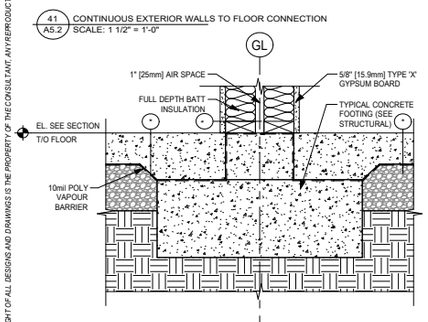
36 A5.2 TRANSITION OF FINISHES DETAIL
SCALE: 1 1/2" = 1'-0"



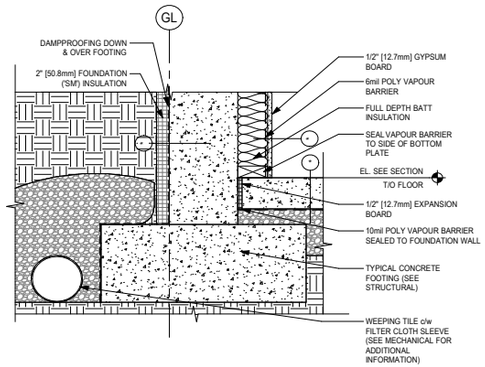
40 A6.3 CONTINUOUS EXTERIOR WALLS TO FLOOR CONNECTION ENLARGED
SCALE: 3" = 1'-0"



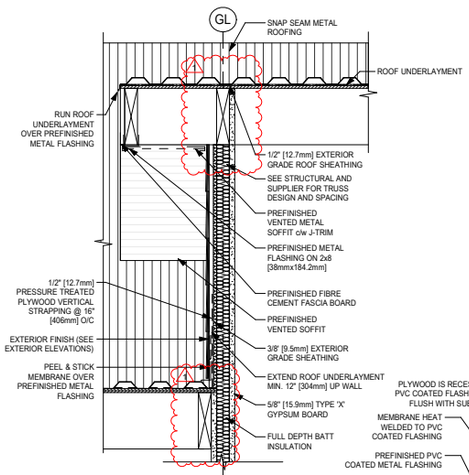
41 A5.2 CONTINUOUS EXTERIOR WALLS TO FLOOR CONNECTION
SCALE: 1 1/2" = 1'-0"



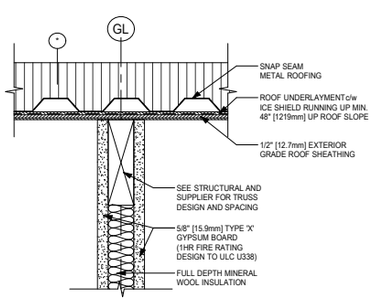
45 A5.2 PARTY WALL TO FOUNDATION
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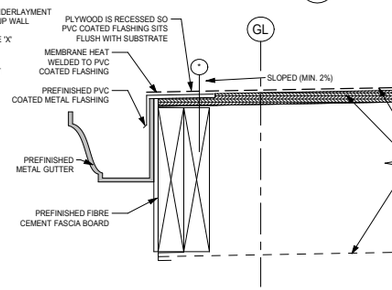
37 A5.2 EXTERIOR WALL TO FOUNDATION
SCALE: 1 1/2" = 1'-0"



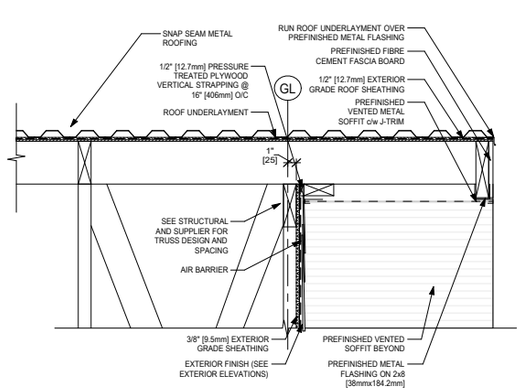
42 A5.2 MULTIPLE ROOF CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"



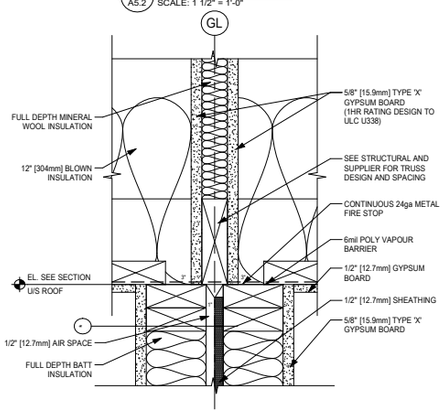
46 A5.2 RATED TRUSS TO ROOF DETAIL
SCALE: 3" = 1'-0"



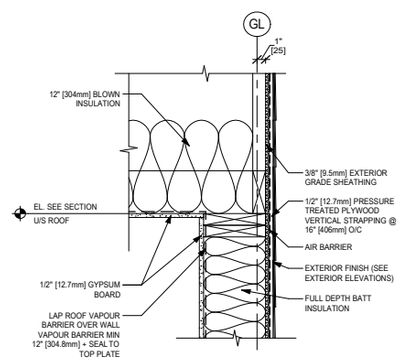
47 A5.1 END OF BALCONY DETAIL
SCALE: 3" = 1'-0"



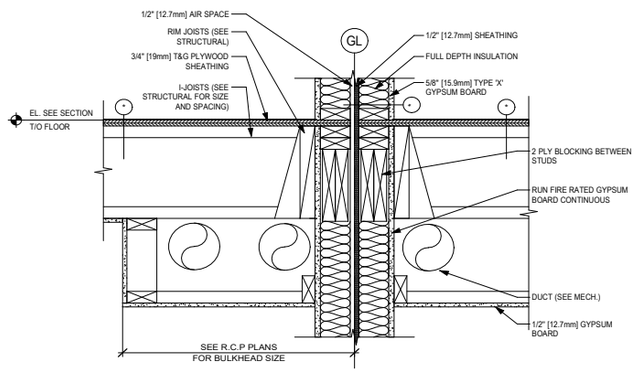
38 A5.2 ROOF LOOKOUT W/ CROSS BRACING
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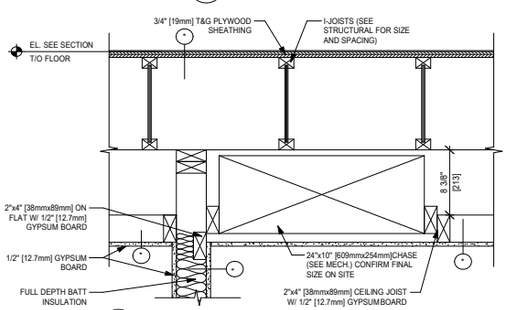
43 A5.2 RATED TRUSS TO U/S ROOF
SCALE: 3" = 1'-0"



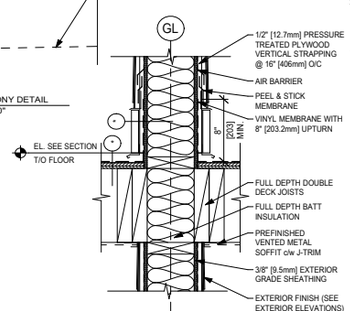
39 A5.2 EXT. WALL TO TRUSS DETAIL
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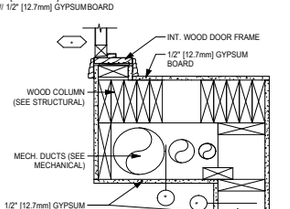
44 A5.2 MECH. DUCT CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"



49 A3.1 BULKHEAD U/S OF FLOOR
SCALE: 1 1/2" = 1'-0"



48 A5.3 DECK FLOORING TO DECK DIVIDER DETAIL
SCALE: 1 1/2" = 1'-0"



50 A2.1 INT. WALL MECH. DUCT OPENINGS
SCALE: 1 1/2" = 1'-0"

Initial_____

ARCHITECTURAL:
Axiom Architecture Inc.
Suite 100 - 550 Laura Avenue Red Deer County, AB, T4E 0A5
Ph: 403-358-3311
www.AxiomArch.ca

STRUCTURAL:
TWS Engineering Ltd.

MECHANICAL/ ELECTRICAL:
KB ENGINEERING LIMITED
RED DEER COUNTY, ALBERTA, CANADA
PHONE: 587.377.0232
EMAIL: KEON@KBENGINEERING.CA

BCP
210 - 2nd St. N., Three Hills, AB T0M 2A0
Office: (403) 443-2001 Fax: (403) 443-2699

PROJECT INFORMATION:

CABIN CREEK TOWNHOUSE BUILDING B

PARCEL: A
PLAN: 111 163 (CLSR)
CIVIC ADDRESS: UNITS 12-17 1001 PATRICIA ST. JASPER, ALBERTA

STAMPS:

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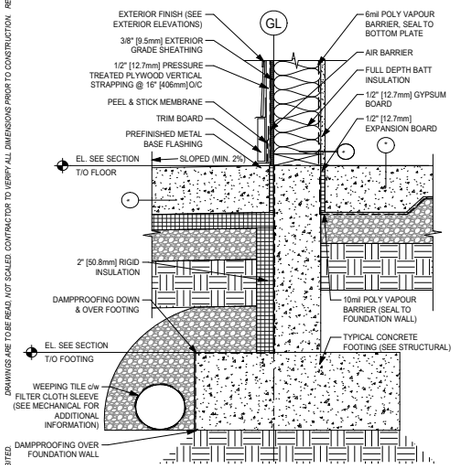
ISS.	DATE	DESCRIPTION
1	2026-01-22	BUILDING PERMIT COM. CHANGE
0	2025-12-10	ISSUED FOR CONSTRUCTION

DRAWING TITLE:
BUILDING DETAILS

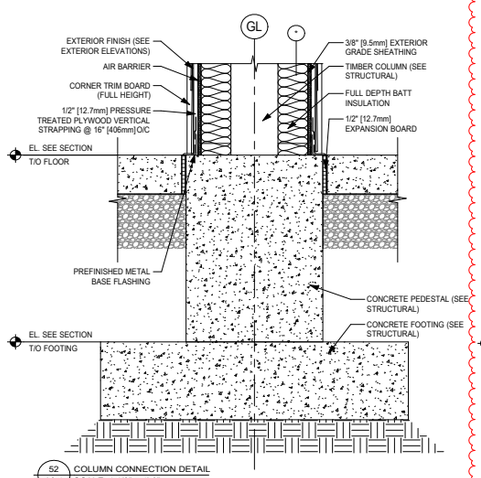
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DRAWN BY:	MDC / KBK

A6.3

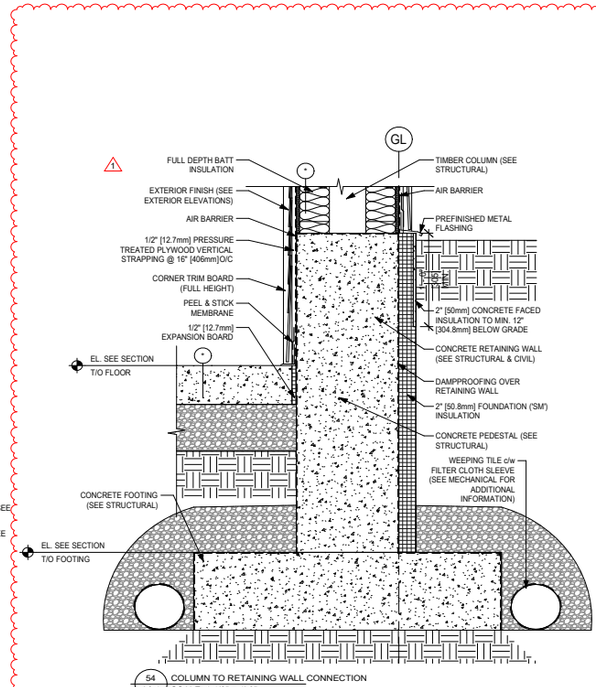
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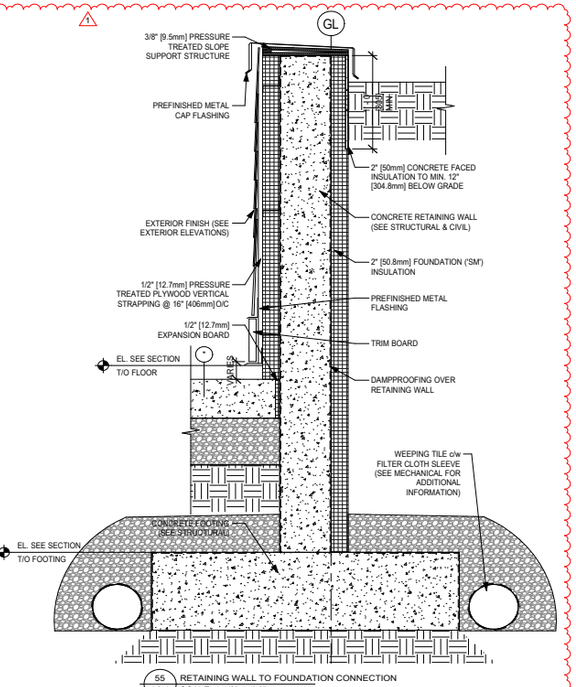
51 / A5.1 EXT. WALL TO FOUNDATION
SCALE: 1 1/2" = 1'-0"



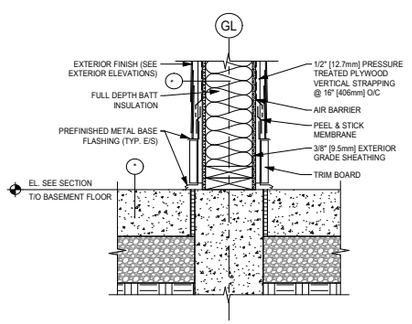
52 / A2.1 COLUMN CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"



54 / A2.1 COLUMN TO RETAINING WALL CONNECTION
SCALE: 1 1/2" = 1'-0"



55 / A2.1 RETAINING WALL TO FOUNDATION CONNECTION
SCALE: 1 1/2" = 1'-0"



56 / A5.3 DIVIDING WALL BASE CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"

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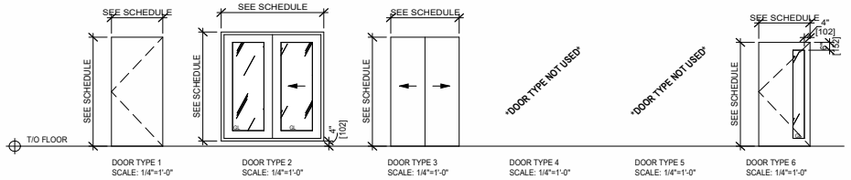
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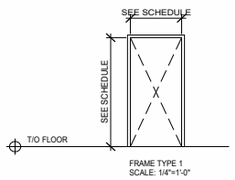
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DOOR TYPES:



DOOR TYPE 1 SCALE: 1/4"=1'-0" | DOOR TYPE 2 SCALE: 1/4"=1'-0" | DOOR TYPE 3 SCALE: 1/4"=1'-0" | DOOR TYPE 4 SCALE: 1/4"=1'-0" | DOOR TYPE 5 SCALE: 1/4"=1'-0" | DOOR TYPE 6 SCALE: 1/4"=1'-0"

FRAME TYPES:



FRAME TYPE 1 SCALE: 1/4"=1'-0"

DOOR HARDWARE GROUPS:

EXTERIOR 1
- 1-1/2 PAIR HINGES
- NON-REMOVABLE PIN
- LEVER HANDLES
- ENTRANCE LOCKSET
- DEADBOLT
- VIEWFINDER
- WEATHER STRIPPING
- THRESHOLD

EXTERIOR 2
- PATIO DOOR HARDWARE BY MANUFACTURER

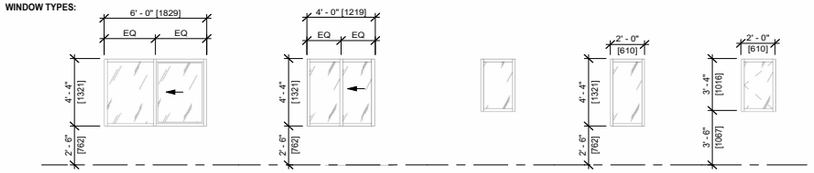
CLOSET 1
- 3 PAIR HINGES
- LEVER DUMMY HANDLES (EXTERIOR SIDE ONLY)
- BALL CATCH
- DOOR STOP

CLOSET 2
- SLIDING DOOR HARDWARE BY MANUFACTURER

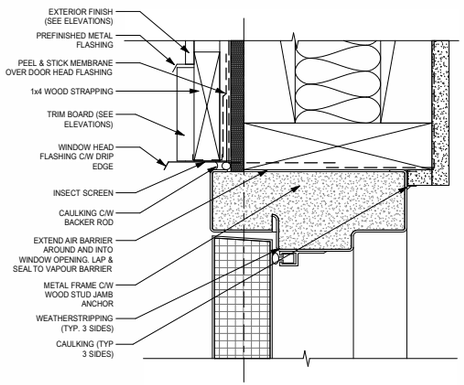
INTERIOR
- 1-1/2 PAIR HINGES
- PASSAGE LATCHSET
- LEVER HANDLES
- DOOR STOP

PRIVACY
- 1-1/2 PAIR HINGES
- PRIVACY LOCKSET
- LEVER HANDLES
- DOOR STOP

WINDOW TYPES:



WINDOW A SCALE: 1/4"=1'-0" | WINDOW B SCALE: 1/4"=1'-0" | WINDOW C SCALE: 1/4"=1'-0" | WINDOW D SCALE: 1/4"=1'-0" | WINDOW E SCALE: 1/4"=1'-0"



a A7.1 EXT. METAL DOOR (HEAD) SCALE: 6" = 1'-0"

DOOR SCHEDULE - EXTERIOR

DOOR						FRAME				MISCELLANEOUS	
TAG	LOCATION	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR FRAME TYPE	DOOR FRAME DETAIL	DOOR FRAME MATERIAL	DOOR FRAME FINISH	HARDWARE GROUP	COMMENTS
E1	FOYER	3' - 0" x 6' - 8"	6	INSULATED METAL	PAINTED	1	a,b,c,d,e	METAL	PAINTED	ENTRANCE 1	
E2	PATIO	3' - 0" x 6' - 8"	6	INSULATED METAL	PAINTED	1	a,b,c,d,e	METAL	PAINTED	ENTRANCE 1	
E3	DECK	6' - 0" x 6' - 10 1/2"	2	PVC	PRE-FINISHED	-	k,m,n	ALUMINUM	PRE-FINISHED	ENTRANCE 2	(2) - 3' - 0" DOORS

DOOR SCHEDULE - INTERIOR

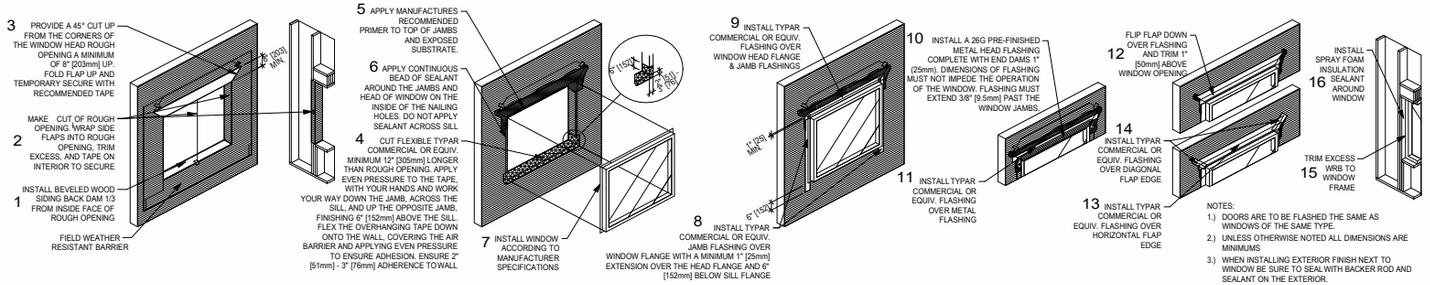
DOOR						FRAME				MISCELLANEOUS	
TAG	LOCATION	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR FRAME TYPE	DOOR FRAME DETAIL	DOOR FRAME MATERIAL	DOOR FRAME FINISH	HARDWARE GROUP	COMMENTS
B1	BEDROOMS	2' - 8" x 6' - 8"	5	HOLLOW CORE WOOD	PAINTED	1	f	WOOD	PAINTED	PRIVACY	
C1	MAIN FLOOR CLOSET	3' - 0" x 6' - 8"	1	HOLLOW CORE WOOD	PAINTED	1	-	WOOD	PAINTED	CLOSET 1	
C2	BEDROOM CLOSETS	4' - 0" x 6' - 8"	3	HOLLOW CORE WOOD	PAINTED	-	-	-	-	CLOSET 2	(2) - 2' - 0" DOORS
C3	WALK IN CLOSET	2' - 8" x 6' - 8"	1	HOLLOW CORE WOOD	PAINTED	1	f	WOOD	PAINTED	INTERIOR	
S1	STAIR	3' - 0" x 6' - 8"	1	HOLLOW CORE WOOD	PAINTED	1	f	WOOD	PAINTED	INTERIOR	
S2	STORAGE	3' - 0" x 6' - 8"	1	HOLLOW CORE WOOD	PAINTED	1	f	WOOD	PAINTED	INTERIOR	
S3	LAUNDRY/MECH.	2' - 8" x 6' - 8"	1	HOLLOW CORE WOOD	PAINTED	1	f	WOOD	PAINTED	INTERIOR	
W1	WASHROOM/ BATHROOM	2' - 8" x 6' - 8"	1	HOLLOW CORE WOOD	PAINTED	1	f	WOOD	PAINTED	PRIVACY	
W2	ENSUITE	2' - 8" x 6' - 8"	1	HOLLOW CORE WOOD	PAINTED	1	f	WOOD	PAINTED	PRIVACY	

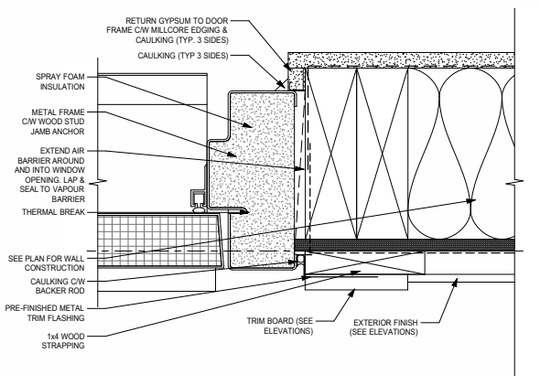
DOOR NOTES

1	REFER TO GENERAL NOTES (DWG. A8.1) FOR ADDITIONAL DOOR & HARDWARE INFORMATION
2	ALL FINAL DOOR STYLES, SIZES, AND FINISHES TO BE CONFIRMED BY OWNER PRIOR TO CONSTRUCTION
3	CONFIRM ALL QUANTATIES OF DOORS PRIOR TO CONSTRUCTION
4	PROVIDE HIGH SECURITY LOCK GRADE HARDWARE FOR ALL EXTERIOR DOORS
5	DOOR TO BE PART OF WINDOW TYPE NOTED IN COMMENTS

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	SILL HEIGHT	MATERIAL	DETAIL	WINDOW TYPE	COMMENTS
A	6' - 0"	4' - 4"	2' - 6"	METAL CLAD PVC	g,h,j,p,q,r	DOUBLE PANE, LOW-e SEALED UNIT, CLEAR NON-REFLECTIVE	PICTURE x1, SLIDER x1, THERMALLY BROKEN FRAMES
B	4' - 0"	4' - 4"	2' - 6"	METAL CLAD PVC	g,h,j,p,q,r	DOUBLE PANE, LOW-e SEALED UNIT, CLEAR NON-REFLECTIVE	PICTURE x1, SLIDER x1, THERMALLY BROKEN FRAMES
C	2' - 0"	3' - 4"	3' - 6"	METAL CLAD PVC	s,t,u	DOUBLE PANE, LOW-e SEALED UNIT, CLEAR NON-REFLECTIVE	PICTURE x1, THERMALLY BROKEN FRAMES
D	2' - 0"	4' - 4"	2' - 6"	METAL CLAD PVC	s,t,u	DOUBLE PANE, LOW-e SEALED UNIT, CLEAR NON-REFLECTIVE	PICTURE x1, THERMALLY BROKEN FRAMES
E	2' - 0"	3' - 4"	3' - 6"	METAL CLAD PVC	g,h,j	DOUBLE PANE, LOW-e SEALED UNIT, CLEAR NON-REFLECTIVE	CASEMENT x1, THERMALLY BROKEN FRAMES

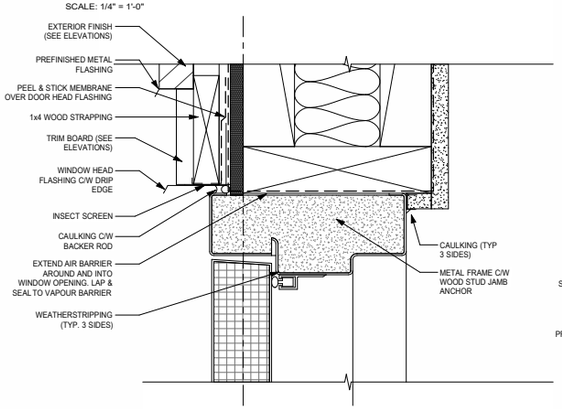




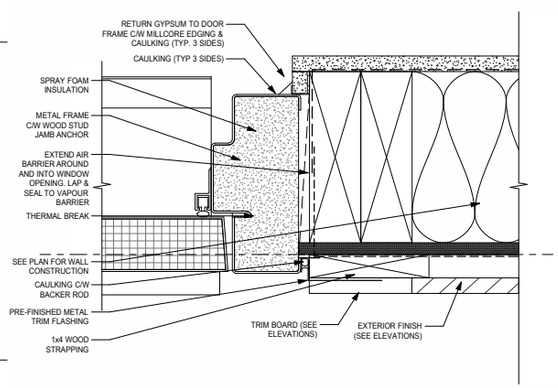
b A7.1 EXT. METAL DOOR (JAMB) SCALE: 6" = 1'-0"

WINDOW TREATMENT FOR EXTERIOR INSULATION

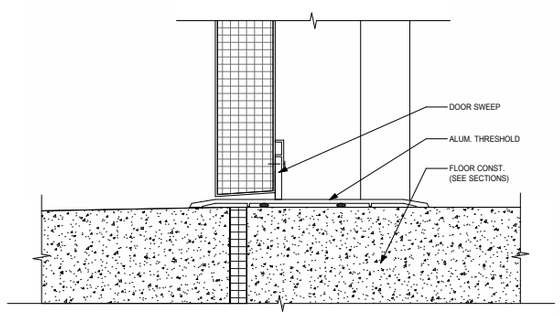
SCALE: 1/4" = 1'-0"



c A7.1 EXT. METAL DOOR (STONE HEAD) SCALE: 6" = 1'-0"

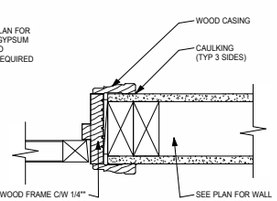


d A7.1 EXT. METAL DOOR (STONE JAMB) SCALE: 6" = 1'-0"



e A7.1 EXT. METAL DOOR (SILL) SCALE: 6" = 1'-0"

NOTE:
SEE FLOOR PLAN FOR STUD SIZE & GYPSUM THICKNESS TO DETERMINE REQUIRED JAMB DEPTH



f A7.1 INT. WOOD FRAME DOOR DETAIL SCALE: 3" = 1'-0"

Initial_____

ARCHITECTURAL:
Axiom Architecture Inc.
Suite 100 - 550 Laura Avenue Red Deer County, AB, T4E 0A5
Ph: 403-358-3311
www.AxiomArch.ca

STRUCTURAL:
TWS Engineering Ltd.

MECHANICAL/ ELECTRICAL:
KB ENGINEERING LIMITED
RED DEER COUNTY, ALBERTA, CANADA
PHONE: 587.377.0232
EMAIL: KEON@KBENGINEERING.CA

BCP
210 - 2nd St. N., Three Hills, AB T0M 2A0
Office: (403) 443-2001 Fax: (403) 443-2699

PROJECT INFORMATION:

CABIN CREEK TOWNHOUSE BUILDING B

PARCEL: A
PLAN: 111 163 (CLSR)
CIVIC ADDRESS: UNITS 12-17 1001 PATRICIA ST.
JASPER, ALBERTA

STAMPS:

AXIOM ARCHITECTURE INC. (RED DEER)
PERMIT No. AC 13659
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

ISS.	DATE	DESCRIPTION
0	2025-12-10	ISSUED FOR CONSTRUCTION

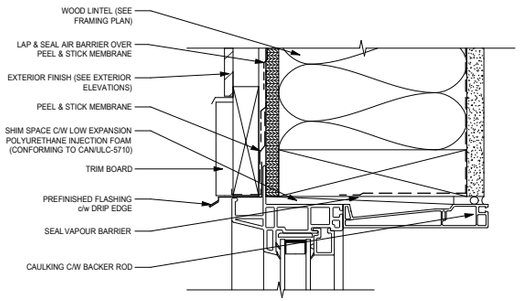
DRAWING TITLE:

DOOR AND WINDOW SCHEDULES & ELEVATIONS

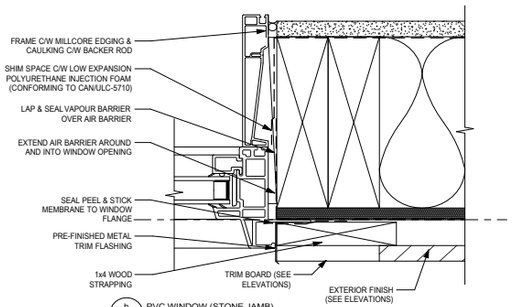
JOB NUMBER:	25-006
DATE:	DEC. 07, 2020
DRAWN BY:	MDC / KBK

A7.1

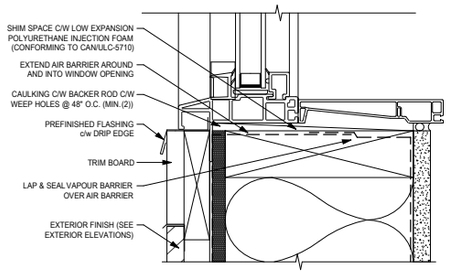
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DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.



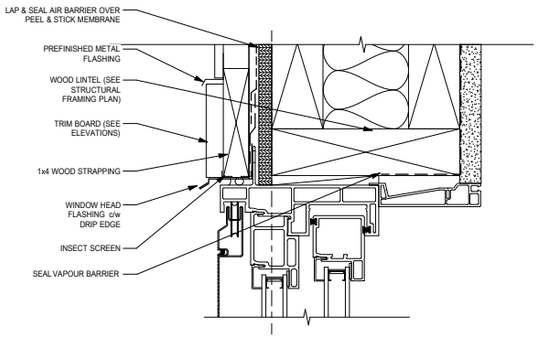
g A7.1 PVC WINDOW (STONE HEAD)
SCALE: 6" = 1'-0"



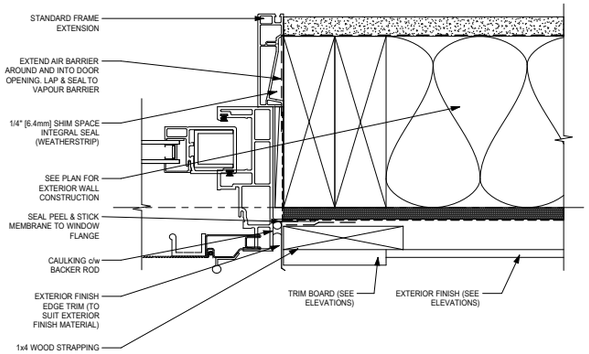
h A7.1 PVC WINDOW (STONE JAMB)
SCALE: 6" = 1'-0"



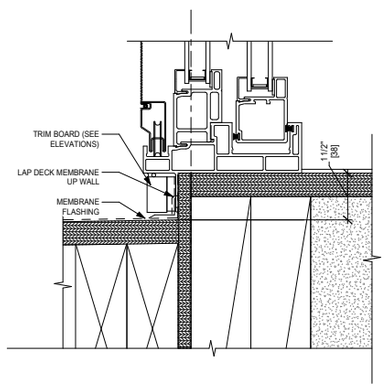
j A7.1 PVC WINDOW (STONE SILL)
SCALE: 6" = 1'-0"



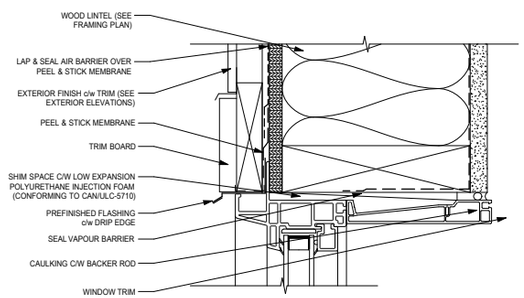
k A7.1 PVC SLIDING DOOR (HEAD)
SCALE: 6" = 1'-0"



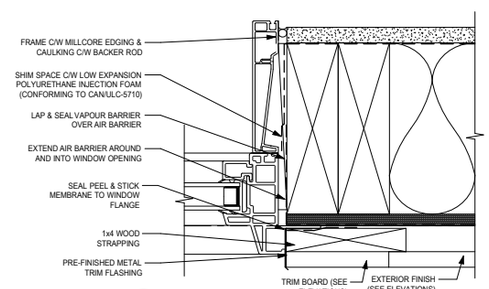
m A7.1 PVC SLIDING DOOR (JAMB)
SCALE: 6" = 1'-0"



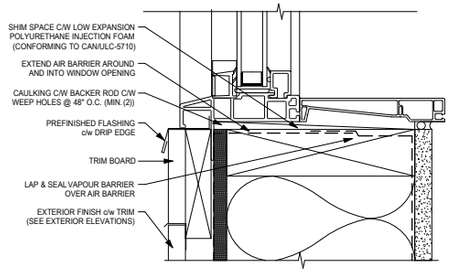
n A7.1 PVC SLIDING DOOR (SILL)
SCALE: 6" = 1'-0"



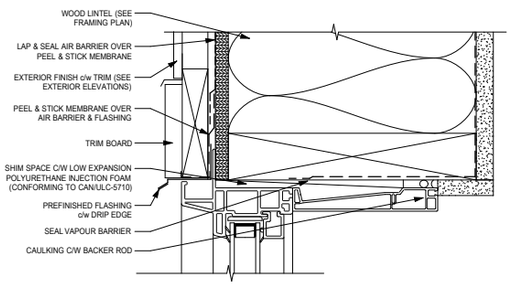
p A7.1 PVC WINDOW (2x6 HEAD)
SCALE: 6" = 1'-0"



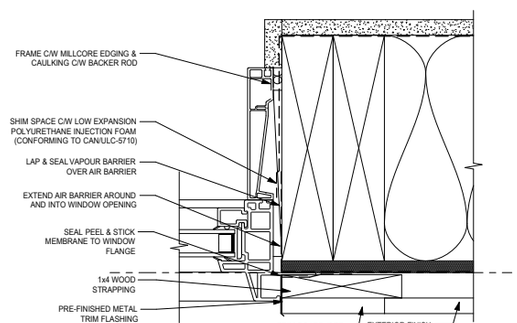
q A7.1 PVC WINDOW (2x6 JAMB)
SCALE: 6" = 1'-0"



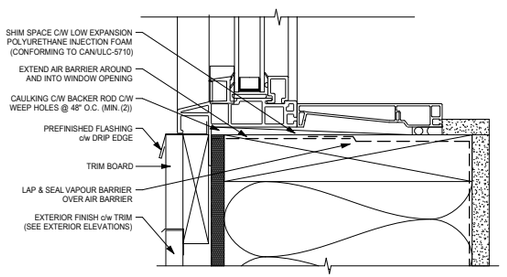
r A7.1 PVC WINDOW (2x6 SILL)
SCALE: 6" = 1'-0"



s A7.1 PVC WINDOW (2x8 HEAD)
SCALE: 6" = 1'-0"



t A7.1 PVC WINDOW (2x8 JAMB)
SCALE: 6" = 1'-0"



u A7.1 PVC WINDOW (2x8 SILL)
SCALE: 6" = 1'-0"

Initial_____

ARCHITECTURAL:
Axiom Architecture Inc.
Suite 100 - 550 Laura Avenue Red Deer County, AB, T4E 0A5
Ph: 403-358-3311
www.AxiomArch.ca

STRUCTURAL:
TWS Engineering Ltd.

MECHANICAL/ ELECTRICAL:
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RED DEER COUNTY, ALBERTA, CANADA
PHONE: 587.377.0232
EMAIL: KEON@KBENGINEERING.CA

BCP
210 - 2nd St. N., Three Hills, AB T0M 2A0
Office: (403) 443-2001 Fax: (403) 443-2009

PROJECT INFORMATION:

CABIN CREEK TOWNHOUSE BUILDING B

PARCEL: A
PLAN: 111 163 (CLSR)
CIVIC ADDRESS: UNITS 12-17 1001 PATRICIA ST. JASPER, ALBERTA

STAMPS:

AXIOM ARCHITECTURE INC. (RED DEER)
PERMIT No. AC 13659
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

ISS.	DATE	DESCRIPTION
0	2025-12-10	ISSUED FOR CONSTRUCTION

DRAWING TITLE:

DOOR AND WINDOW DETAILS

JOB NUMBER:	25-006
DATE:	DEC. 07, 2020
DRAWN BY:	MDC / KBK

A7.2

SCHEDULE C
Specification Sheet

SPECIFICATIONS

Concrete:

- 10" deep footings
- 8" thick foundation walls
- Footings/ Foundation walls 30mpa
- Foundation membrane, Foundation coating
- Weeping tile and ¾" washed rock
- 4" thick concrete basement floor
- 5" thick exterior patio slab

Framing:

- Floor system – pre-manufactured & engineered
- Sub floors 23"/32" OSB T&G glued & screwed
- Exterior walls 2"x6" (2@ 2"x8") @ 16" on center
- Interior walls 2"x4" @ 16" on center (Basement Load Bearing 12" on center)
- Roof sheeting – 1/2" plywood with H clips
- Wall sheeting – 3/8" OSB
- Roof trusses – pre-manufactured & engineered

Exterior:

- Windows – casement, vinyl (black ext, white Int), dual HS4 with argon
- Doors – 36" steel insulated, handle/keypad deadbolt, dual HS4 with argon
- Patio sliding door – 72", dual HS4 with argon
- James Hardie siding
- Cementous Rock accents
- Black Aluminum soffit, fascia & eaves trough
- Dark Grey metal roof, snap-lok hidden screws
- Rear covered concrete patio– 8'x18'
- Rear balcony off main floor– 8'x18' c/w Duradeck and Black aluminum Railing
- Lot graded, with topsoil and seeded grass
- Fencing surrounding perimeter of each unit with rear gate

Initial _____

Insulation:

- Foundation insulation- 2" Rigid below grade, 2" concrete faced above grade
- Exterior walls R-24 fiber batt
- Attic R-40 cellulose blow in
- Party walls (between homes) Roxul safe and sound insulation
- Spray foam around windows and doors
- 6 mil poly vapor barrier

Drywall:

- ½" Standard drywall
- 5/8" type X on party walls
- Square corner bead
- Textured Ceiling finish

Plumbing/Bathrooms/Kitchen:

- 1 exterior hose bib at rear patio
- Kitchen sink – Standard Double Basin
- Water connection for fridge ice/water
- Basement Wet Bar sink
- Shut off valves as per code
- 50 gallon high efficiency natural gas Hot Water Tank
- Elongated Oval energy saving tall toilets

Master en-suite:

- 38" corner shower with shower stall, Toilet, Quartz Vanity, floor tile w/ in-floor heat

Upstairs bathroom:

- 60" shower stall, Toilet, Vanity, floor tile w/ in-floor heat

Powder room on Main:

- Toilet, and Vanity

Basement bathroom:

- Toilet, Vanity, floor tile w/ in-floor heat
- Tub/ Shower

Electrical & Mechanical:

- 100 amp service
- Smoke detectors/C02 detector as per code, hard-wired, linked
- Light fixtures – ceiling mount LED
- Ceiling fan – in upstairs Bedrooms, and Living Room
- 110 CFM Quiet Bathroom Fans
- Exterior dark sky compliant LED fixtures
- GFI bathroom plugs & 4 exterior plugs
- Two stacking washer/dryer locations (Basement/Second Floor)
- Internet – Cat6 – living room, kitchen & every bedroom
- Furnace – Gas, high efficiency
- Programmable thermostat
- Ventilation fan switch
- Main Floor Electrical Fireplace and Mantle

Cabinets & Finishing:

- Kitchen cabinets & bathroom vanities – white modern finish
- Kitchen Tile backsplash full height to bottom of upper cabinets
- Countertops - Quartz
- Designer bathroom lit mirrors
- Walls: Light Grey Paint. 1 primer coat & 2 finish coats
- Doorframes and Casing: Semigloss white Paint. 1 primer coat & 2 finish coats
- Interior doors – Wood frames with wood hollow core doors
- Interior Black door hardware
- Bathrooms: chrome fixtures and accessories
- 4 ½" baseboards
- 3 ½" casing

Closets:

- wire organizers and shelving

Flooring:

Initial _____

- Main floor– Luxury Vinyl Plank
- Basement and stairs – Luxury Vinyl Plank
- Upper floor, upper stairs, basement bedroom – carpet
- Upper and lower Bathrooms – Tile w/ in-floor heating

Measurements for Appliances:

Main floor kitchen:

- Stove 30"
- Dishwasher 24"
- Fridge 37" max
- Microwave/fan above stove 30"

Basement Wet Bar:

- Apartment sized fridge 32" max

Second Floor Laundry:

- Stacking Washer/Dryer 36" max

Basement Laundry:

- stacking washer/dryer 36" max

SCHEDULE D
New Home Warranty

Progressive
HOME WARRANTY

MULTI FAMILY
HIGHLIGHT SHEET - ALBERTA



Progressive Home Warranty provides new home warranty insurance protection that meets or exceeds the requirements of the New Home Buyer Protection Act. Our home warranties are provided by leading national insurance companies. In addition, Progressive Home Warranty acts as the administrator to ensure that every policy is interpreted fairly.

The Progressive Home Warranty Program is designed to specifically protect new home buyers. We represent excellence and can assure you that our builders have met high standards of accountability in the areas of finance, construction and customer satisfaction.

Materials & Labour Warranty

1YEAR

The first year of warranty covers against defects (items that do not conform to warranty standards) in workmanship and materials that appear after you move in to your new home.

Mechanical Systems Warranty

2 YEAR

In the second year, the warranty extends to the crucial mechanical systems of the home. This coverage extends to any defect in materials and labour supplied for the gas, electrical, plumbing, heating, ventilation, and air conditioning delivery systems.

Foundation Water Penetration Warranty

5 YEAR

For the first five years Progressive includes coverage for the many elements that provide protection to what is called the “building envelope”. We warrant against water penetration and a number of other hazards that threaten the comfort and beauty of your new home.

Structural Defect Warranty

10 YEAR

This warranty covers against any defect in materials and labour that result in a failure of the load bearing components of the home or the structural damage that might result from such a failure for 10 full years.

$3,300,000 Total Policy Limit

The total warranty coverage for each condominium unit is $130,000. Common Property in the building is covered to a maximum of $130,000 per unit times the number of units in the building to a maximum of $3,300,000.

Additional Living Expense Coverage up to $15,000

Progressive Home Warranty will ensure families have a place to live if they have to move out of their home because of a structural defect up to $150 per day to a maximum of $15,000.

Initial _____

IT’S WHO WE ARE

1.866.996.9776 info@progressivewarranty.com www.progressivewarranty.com