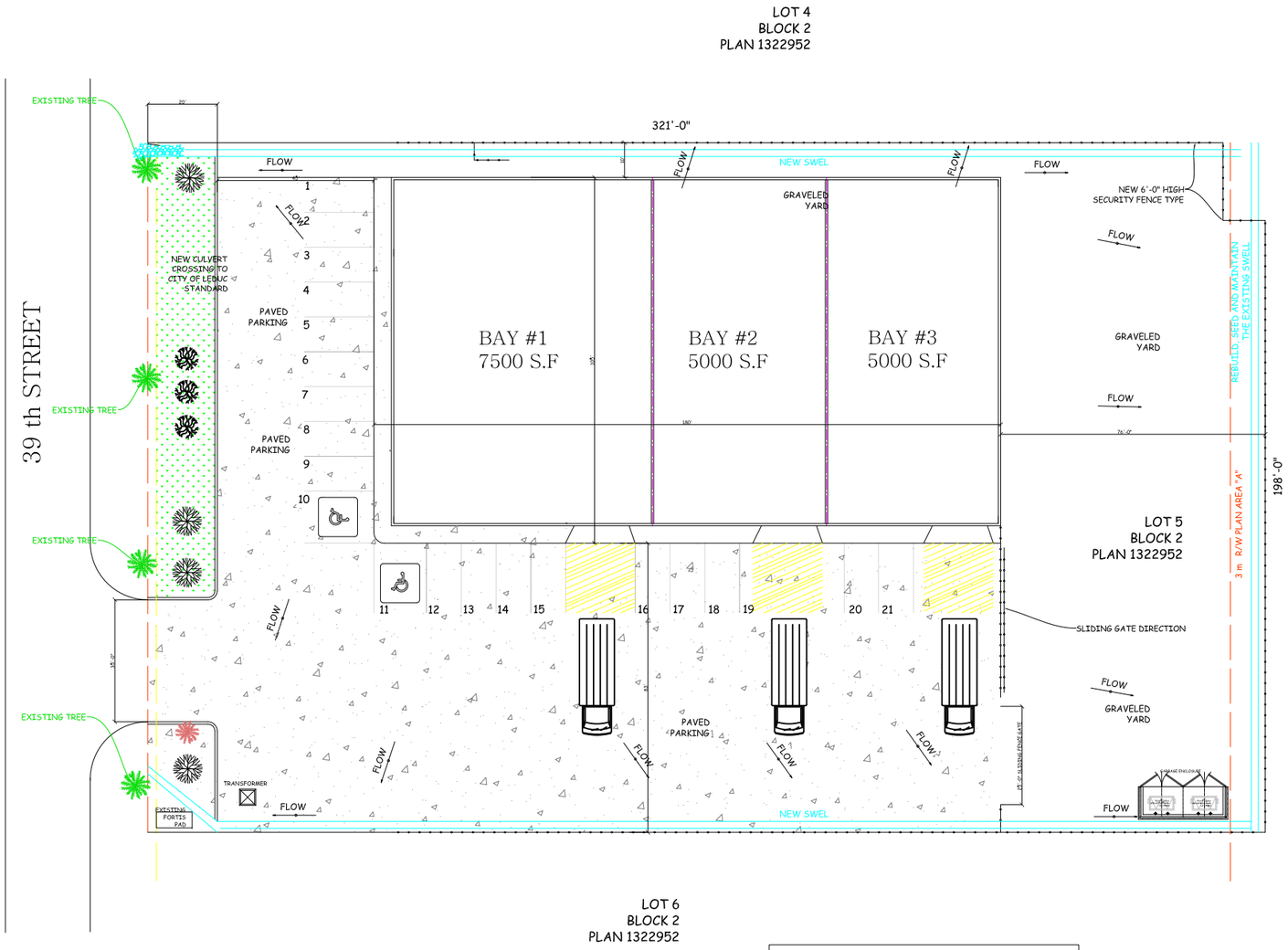


LOT SIZE:1.45 ACRE
BUILDING FOOT PRINT SIZE: 17 500 S.F.
PAVED PARKING SIZE: 12 175 S.F.
GRAVELED YARD SIZE: 15 048S.F

SITE PLAN

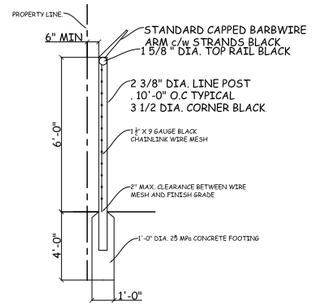
SCALE: 1"=20'-0"

LEGEND:

- SECURITY FENCE
- GRASE
- RIPRAP DRAINAGE

PROPOSED LANDSCAPING

SYMBL	COMMON NAME	CALIPER	HEIGHT	QUANTITY
	WHITE SPRUCE (PICEA GLUACA)		2.5m	4
	SWEDISH COLUMNAR (POPULUS TREMULA ERECTA)	60mm		4
	CHOKECHERRY (PRUNUS VIRGINIANA)	60mm	600mm	2
	SHRUBBY CINQUEFOIL (POTENTILLA FRUTICOSA)		600mm	3
	BAR HARBOUR JUNIPER (JUNIPERUS HORIZONTALIS)		600mm	3



SECURITY FENCE DETAIL

GENERAL NOTES

LEGAL DESCRIPTIONS

ADDRESS: 6205 -39 TH STREET, LEDUC, T9E 0Z3
LOT: 5
BLOCK: 2
PLAN: 1322952
LEDUC, AB.

ZONING

LI: LIGHT INDUSTRIAL

BUILDING INFORMATION

TWO STOREY OFFICE AND ONE STOREY SHOP
FACING ONE STREET
NOT SPRINKLRED
27'-00" EAVE HEIGHT
SINGLE SLOPE ¼: 12 SLOPE TO 30'-0"
NONCOMBUSTIBLE CONSTRUCTION

SHOP: 12 850 S.F.
OFFICE: 4 650 S.F.
MEZZANINE: 4 650 S.F.

TOTAL BUILDING FOOT PRINT = 17 500 S.F.

OCCUPANCY STATUS

MAJOR OCCUPANCY F DIVISION 2
SHOP
11 180 S.F.
CONSIDERED UNDER SENTENCE 3.2.2.76
ALBERTA BUILDING CODE - 2019 EDITION
MINOR OCCUPANCY D
OFFICE
5 810 S.F.
CONSIDERED UNDER SENTENCE 3.2.2.76
ALBERTA BUILDING CODE - 2019
MEZZANINE
5 810 S.F.
CONSIDERED UNDER SENTENCE 3.2.2.76
ALBERTA BUILDING CODE - 2019

PARKING COMPONENT

TOTAL STALLS= 25 STALLS

LANDSCAPING COMPONENT

TOTAL SITE AREA - 63 162 S.F.
9 % OF SITE AREA - 5 684 S.F.

TREES REQ'D .1/ 483.9 S.F.
= 5 684 / 483.9 = 11.75 = 12 TREES
TREES PROVIDED = 10 TREES
6 SHRUBS = 2 TREE
EXISTING TREES = 4 TREES

07-05-2024	PRELIMINARY	RV0

REVIEWS

CONSULTANT:

CUSTOMER:

Aritech Materials LTD

7611 Sparrow Drive, Unit 206, Leduc, AB Canada, T9E 0H3
Phone: 780.612. 4177
EMAIL: satishk@nanochemazone.com

Project:

ARITECH BUILDING
6205 - 39TH STREET
LEDUC, AB, T9E 0Z3

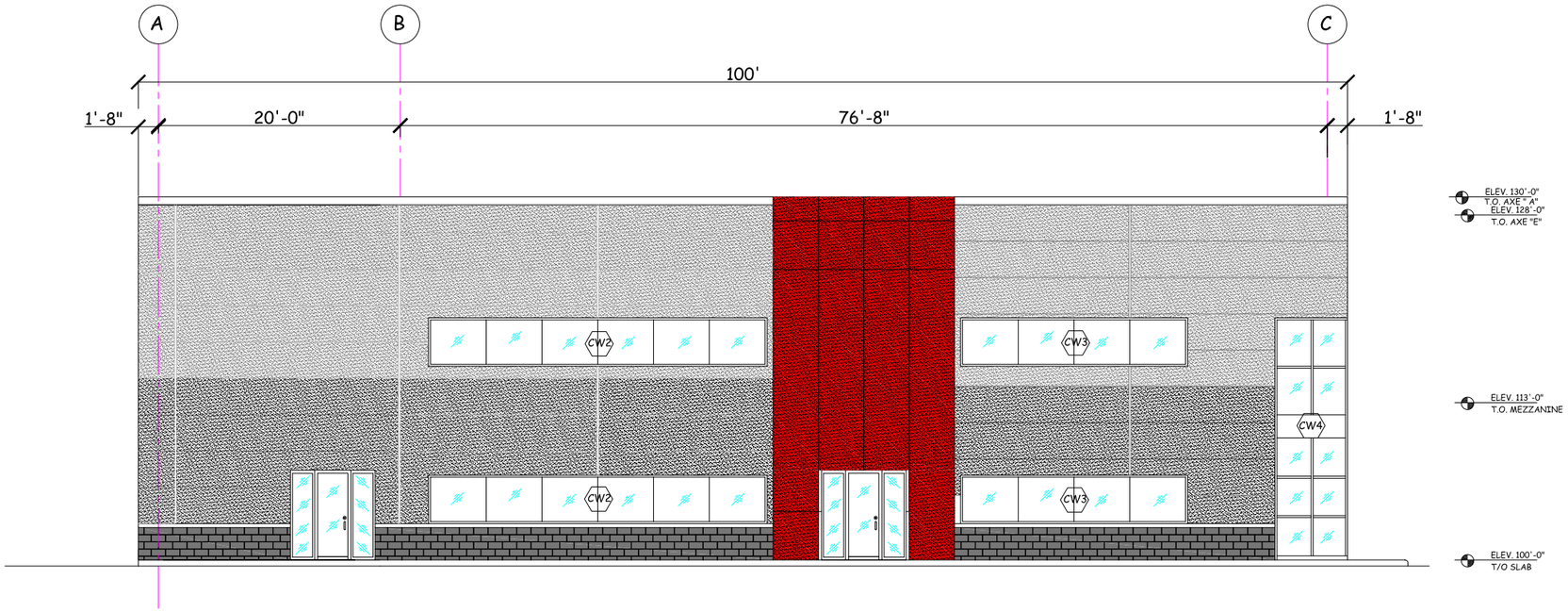
DRW TITLE:

SITE PLAN

CONTRACTOR:

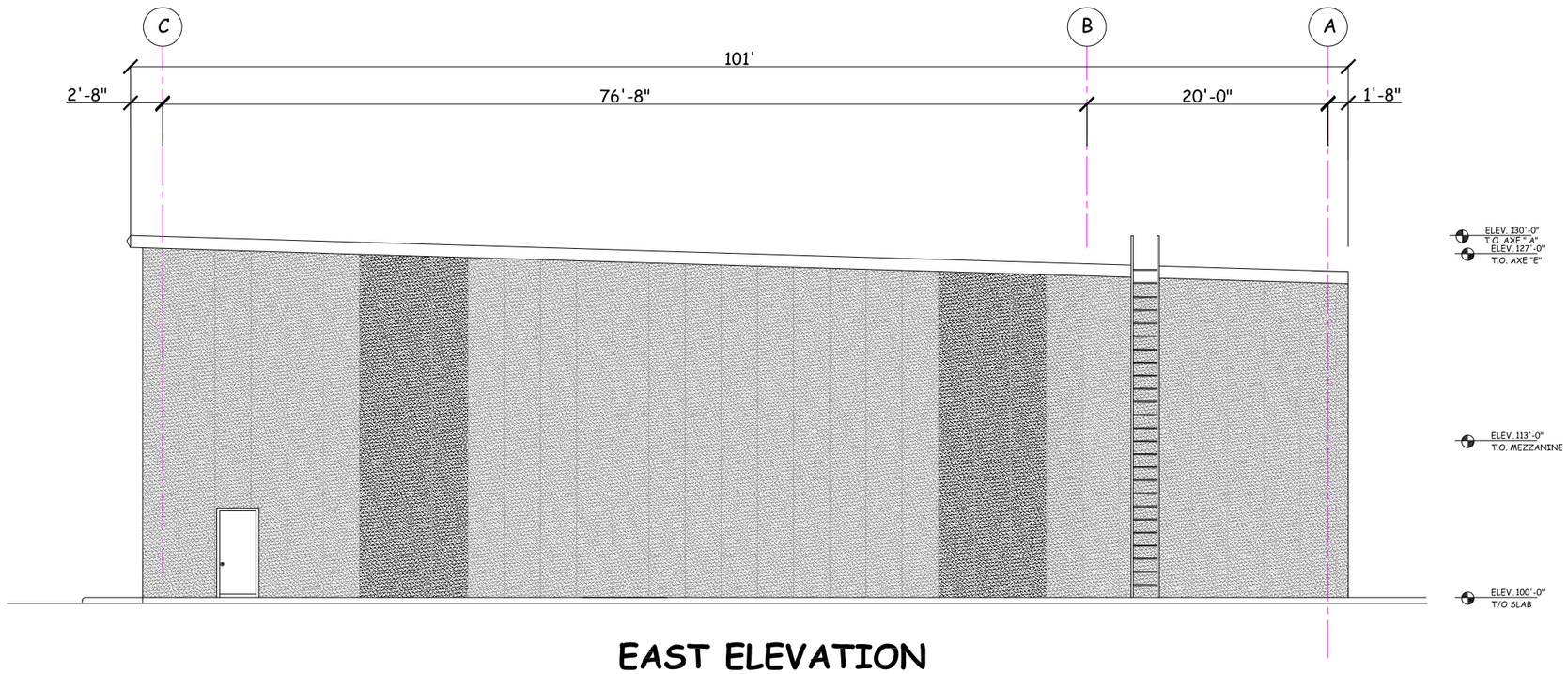
ABSK BUILDERS STRUCTURES INC
3603- 75 AVENUE, LEDUC, AB, Canada, T9E 0K3
MAILING ADRESS:POBOX 1130- NISKU, AB T9E 8A8
Phone: 780.446.2549/ 780.974.7361

conception: -	project no.: 814
drawn: N.IRMANI	CAD file: CADFILE
approved: S.MEJRI	client file:
scale: -	plot date: 07-05-2024
sheet number: A-1	rev: RV-0



WEST ELEVATION

SCALE: 1"=100"



EAST ELEVATION

SCALE: 1"=100"

05 /02/2024	PRELIMINARY	RV0

REVIEWS

CUSTOMER:

Aritech Materials LTD

7611 Sparrow Drive, Unit 206, Leduc, AB
Canada, T9E 0H3
Phone: 780.612. 4177
EMAIL: satishk@nanochemazone.com

Project:

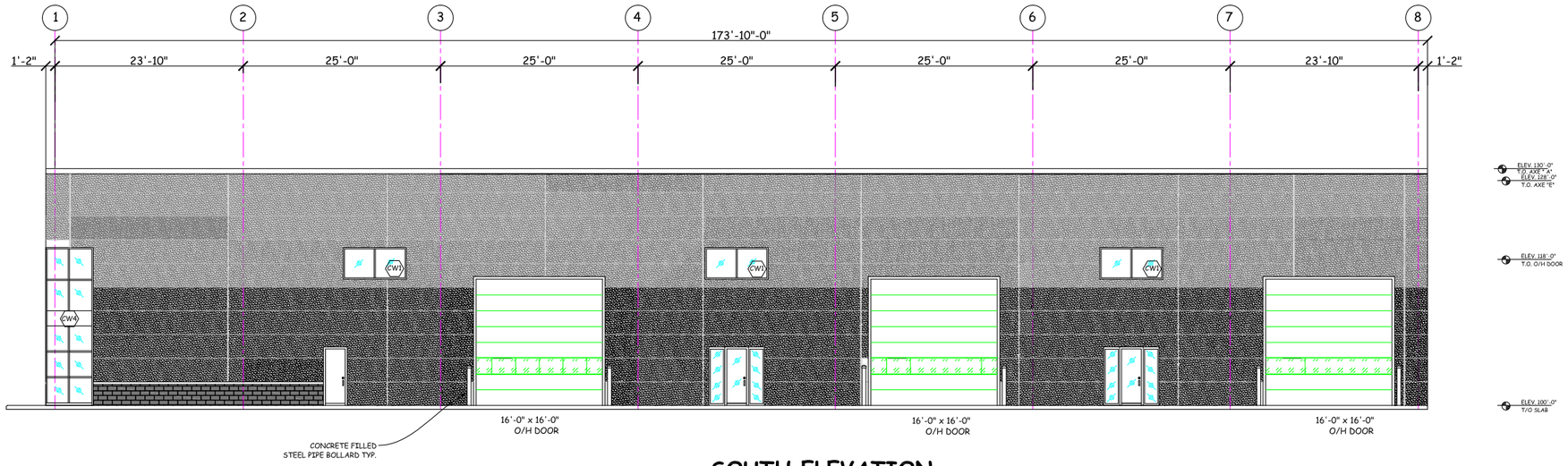
ARITECH BUILDING
6205 - 39TH STREET
LEDUC, AB, T9E 0Z3

BUILDING ELEVATION

CONTRACTOR:

ABSK BUILDERS STRUCTURES INC
3234 Winspear cr, sw, Edmonton, T6X 1P2
Phone: 780.446.2549
Email: abskinc@gmail.com

conception -	project no. 813
drawn N.I	CAD file CADFILE
approved S.MEJRI	client file
scale -	plot date 05-02-2024
sheet number A-2	rev RV-0



SOUTH ELEVATION

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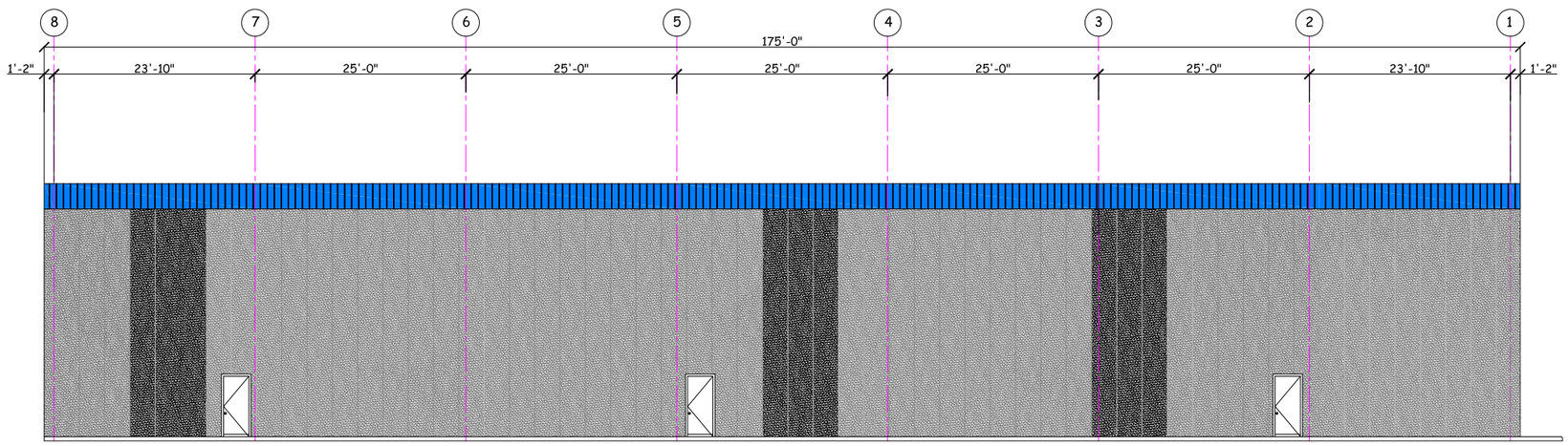


NORTH ELEVATION

SCALE: 1"=100"

05-02-2024	PRELIMINARY	RV0

REVIEWS

CONSULTANT:

CUSTOMER:

Aritech Materials LTD

7611 Sparrow Drive, Unit 206, Leduc, AB
Canada, T9E 0H3
Phone: 780.612. 4177
EMAIL: satishk@nanochemazone.com

Project:

ARITECH BUILDING
6205 - 39TH STREET
LEDUC, AB, T9E 0Z3

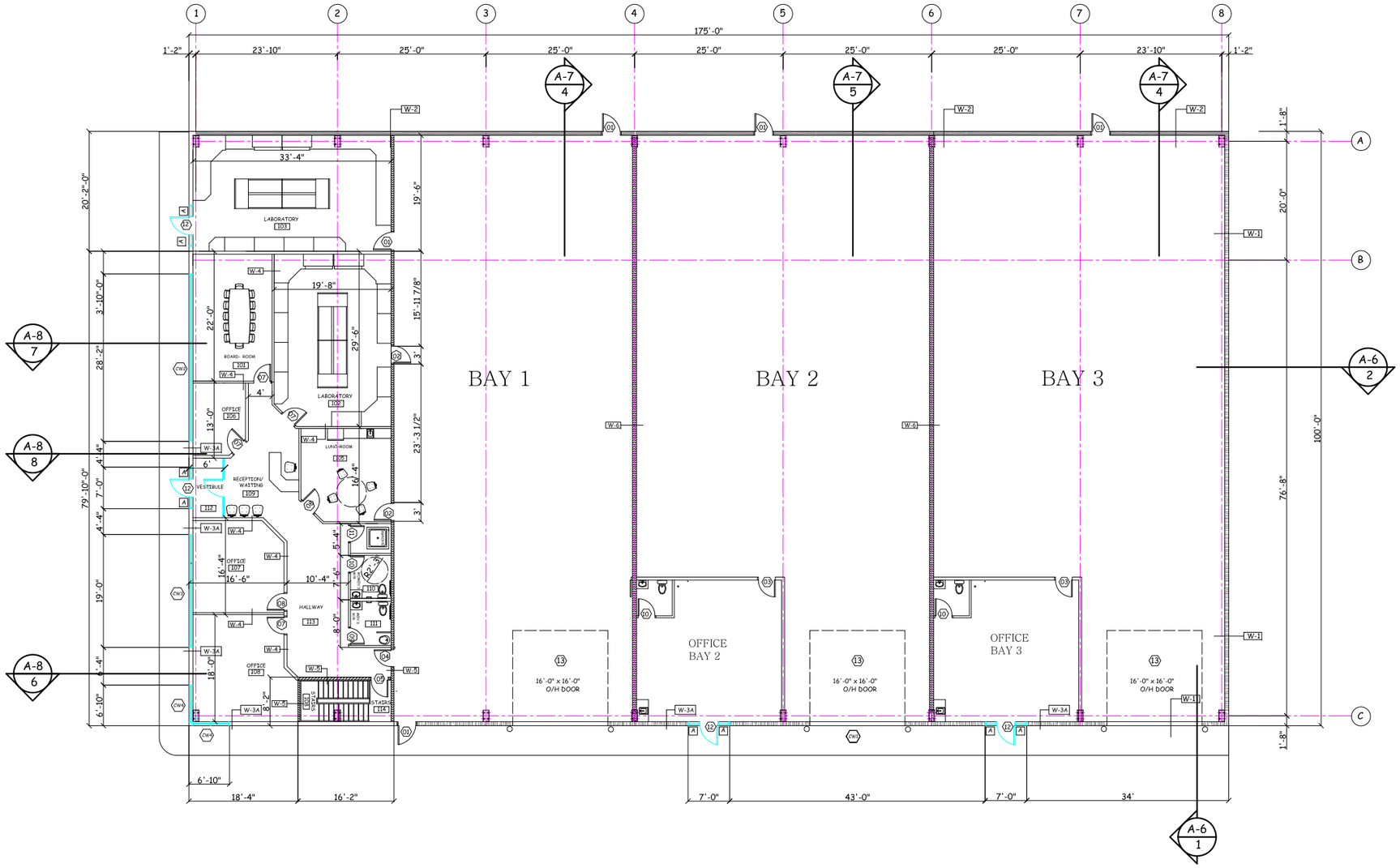
DRW TITLE:

ELEVATION 2 OF 2

CONTRACTOR:

ABSK BUILDERS
STRUCTURES INC
3234 Winspear cr, sw, Edmonton, T6X 1P2
Phone: 780.446.2549
Email: abskinc@gmail.com

conception -	project no. 813
drawn N.I	CAD file CADFILE
approved S.MEJRI	client file
scale -	plot date 002-2024
sheet number A-3	rev RV-0



MAIN FLOOR PLAN

SCALE: 1" = 100"

WALL LEGEND

W-1

1 HR. FIRE RATED
ULC #W803 ASSEMBLY

R30 PRE-FINISHED ROCK WOOL INSULATED PANELS
120MM
METAL CF GIRTS (GALVANIZED)
EXPOSED BUILDING FRAME (SHOP PRIMED)

W-2

2 HR. FIRE RATED
ULC #W803 ASSEMBLY

R30 PRE-FINISHED ROCK WOOL INSULATED PANELS
120MM
METAL CF GIRTS (SHOP PRIMED)
EXPOSED BUILDING FRAME (SHOP PRIMED)

W-3

2 HR. FIRE RATED
ULC #U301 ASSEMBLY

ABOVE ELEV. 103'-0"
PRE-FINISHED ROCK WOOL INSULATED PNALES
50MM
6 STEEL PURLINS (GALVANIZED)
ROCK WOOL BATT INSULATION
6 mil POLY VAPOUR BARRIER
1 LAYERS 5/8 " TYPE "X" GYPSUMBOARD
TAPED + PAINTED

ELEV. 100'-0" TO 103'-2"
CULTURED STONE
BUILDING PAPER
1 LAYERS 5/8 " EXTERIOR GYPSUMBORD
2x6 STUDS @ 16" O
ROCK WOOL INSULATION
6 mil PLOY VAPOUR BARRIER
1 LAYERS 5/8 " TYPE "X" GYPSUMBOARD
TAPED + PAINTED

W-3A

3/4 HR. FIRE RATED
ULC #W302 ASSEMBLY

ABOVE ELEV. 103'-2"
PRE-FINISHED ROCK WOOL INSULATED PANELS
50 MM
STEEL PURLIS (GALVANIZED)
FIBERGLASS BATT INSULATION
6 mil POLY VAPOUR BARRIER
1/2 "TYPE "X" GYPSUMBOARD
TAPED + PAINTED

ELEV. 100'-0" TO 103'-2"
CULTURED STONE
BUILDING PAPER
1/2 " PLYWOOD SHEATING
2x6 STUD @ 16" O/C
FIBERGLASS BATT INSULATION
6mil POLY VAPOUR BARRIER
1/2 " TYPE "X" GYPSUMBOARD
TAPED + PAINTED

W-4

1/2 " GYPSUMBOARD TAPED + PAINTED
3 5/8 " STEEL STUDS @ 16" O.C.
1/2 " GYPSUMBOARD TAPED + PAINTED

W-5

1 HR. FIRE RATED
ULC #W301 ASSEMBLY

5/8 " TYPE "X" GYPSUMBOARD TAPED + PAINTED
2x6 STEEL STUDS @ 16" O.C.
FIBERGLASS BATT INSULATION
5/8 " TYPE "X" GYPSUMBOARD
TAPED + PAINTED

W-6

2 HR. FIRE RATED
ULC #W803/W302 ASSEMBLY

2 LAYERS 5/8 " TYPE "X" GYPSUMBOARD
TAPED
6" Steel STUDS @ 16" O.C.
ROCKWOOL BATT INSULATION
2 LAYERS 5/8 " TYPE "X" GYPSUMBOARD
TAPED

05-02-2024	PRELIMINARY	RV0

REVIEWS

CONSULTANT:

CUSTOMER:

ARITECH Materials LTD

7611 Sparrow Drive, Unit 206, Leduc, AB
Canada, T9E 0H3
Phone: 780.612. 4177
EMAIL: satishk@nanochemazone.com

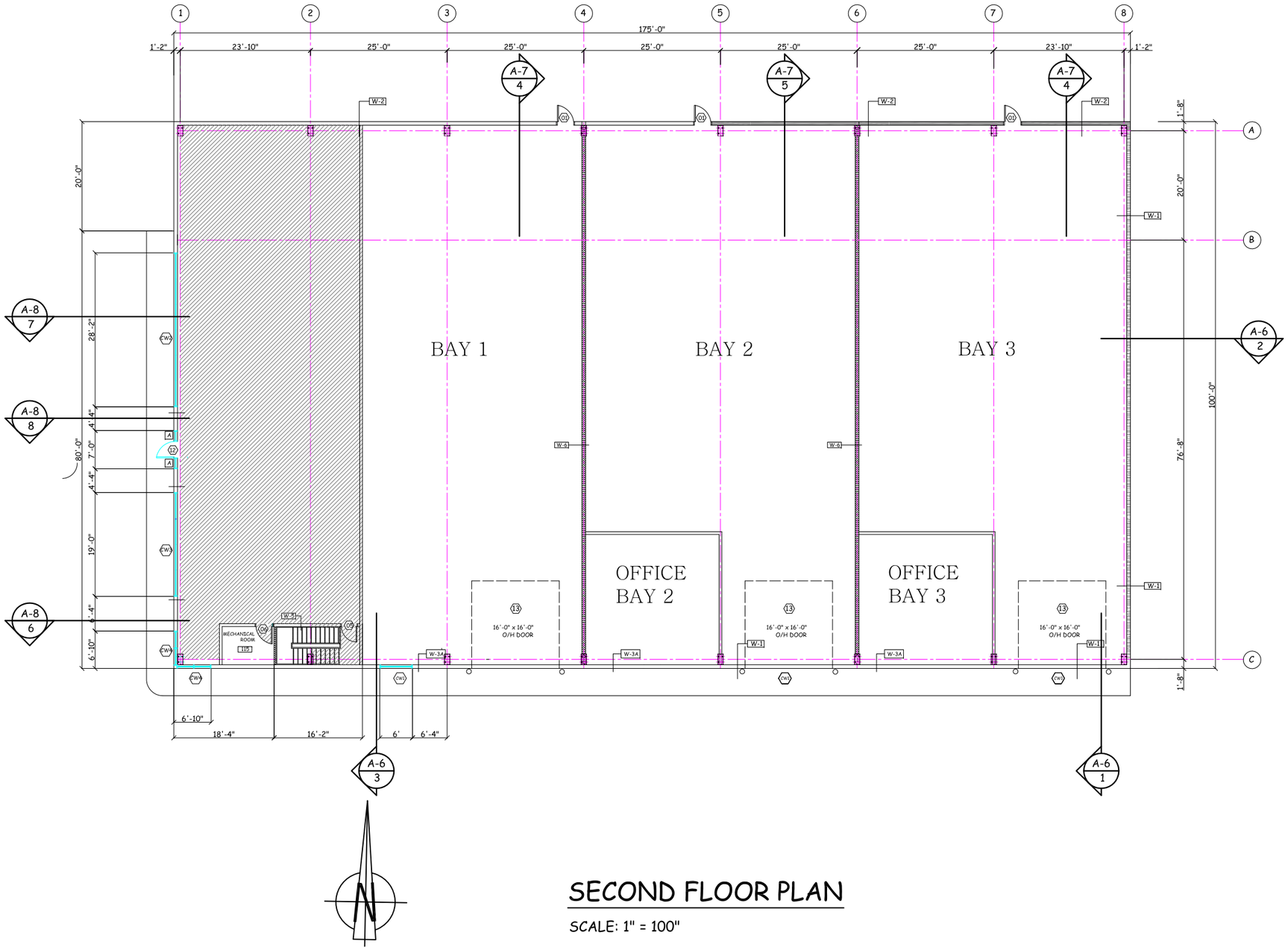
Project:

ARITECH BUILDING
6205 - 39TH STREET
LEDUC, AB, T9E 0Z3

DRW TITLE:
MAIN FLOOR PLAN

CONTRACTOR:
ABSK BUILDERS
STRUCTURES INC
3234 Winspear cr, sw, Edmonton, T6X 1P2
Phone: 780.446.2549
Email: abskinc@gmail.com

conception -	project no. 814
drawn N.II	CAD file CADFILE
approved S.MEJRI	client file
scale -	plot date 07-05-2024
sheet number A-4	rev RV-0



SECOND FLOOR PLAN

SCALE: 1" = 100"

WALL LEGEND

W-1

1 HR. FIRE RATED
ULC #W803 ASSEMBLY

R30 PRE-FINISHED ROCK WOOL INSULATED PANELS
120MM
METAL CF GIRTS (GALVANIZED)
EXPOSED BUILDING FRAME (SHOP PRIMED)

W-2

2 HR. FIRE RATED
ULC #W803 ASSEMBLY

R30 PRE-FINISHED ROCK WOOL INSULATED PANELS
120MM
METAL CF GIRTS (SHOP PRIMED)
EXPOSED BUILDING FRAME (SHOP PRIMED)

W-3

2 HR. FIRE RATED
ULC #U301 ASSEMBLY

ABOVE ELEV. 103'-0"
PRE-FINISHED ROCK WOOL INSULATED PNALES
50MM
6 STEEL PURLINS (GALVANIZED)
ROCK WOOL BATT INSULATION
6 mil POLY VAPOUR BARRIER
1 LAYERS 5/8 " TYPE "X" GYPSUMBOARD
TAPED + PAINTED

ELEV. 100'-0" TO 103'-2"
CULTURED STONE
BUILDING PAPER
1 LAYERS 5/8 " EXTERIOR GYPSUMBORD
2x6 STUDS @ 16" O
ROCK WOOL INSULATION
6 mil PLOY VAPOUR BARRIER
1 LAYERS 5/8 " TYPE "X" GYPSUMBOARD
TAPED + PAINTED

W-3A

3/4 HR. FIRE RATED
ULC #W302 ASSEMBLY

ABOVE ELEV. 103'-2"
PRE-FINISHED ROCK WOOL INSULATED PANELS
50 MM
STEEL PURLIS (GALVANIZED)
FIBERGLASS BATT INSULATION
6 mil POLY VAPOUR BARRIER
1/2 "TYPE "X" GYPSUMBOARD
TAPED + PAINTED

ELEV. 100'-0" TO 103'-2"
CULTURED STONE
BUILDING PAPER
1/2 " PLYWOOD SHEATING
2x6 STUD @ 16" O/C
FIBERGLASS BATT INSULATION
6mil POLY VAPOUR BARRIER
1/2 " TYPE "X" GYPSUMBOARD
TAPED + PAINTED

W-4

1/2 " GYPSUMBOARD TAPED + PAINTED
3 5/8 " STEEL STUDS @ 16" O.C.
1/2 " GYPSUMBOARD TAPED + PAINTED

W-5

1 HR. FIRE RATED
ULC #W301 ASSEMBLY

5/8 " TYPE "X" GYPSUMBOARD TAPED + PAINTED
2x6 STEEL STUDS @ 16" O.C.
FIBERGLASS BATT INSULATION
5/8 " TYPE "X" GYPSUMBOARD
TAPED + PAINTED

W-6

2 HR. FIRE RATED
ULC #W803/W302 ASSEMBLY

2 LAYERS 5/8 " TYPE "X" GYPSUMBOARD
TAPED
6" Steel STUDS @ 16" O.C.
ROCKWOOL BATT INSULATION
2 LAYERS 5/8 " TYPE "X" GYPSUMBOARD
TAPED

05-02-2024	PRELIMINARY	RV0

REVIEWS

CONSULTANT:

CUSTOMER:

ARITECH Materials LTD

7611 Sparrow Drive, Unit 206, Leduc, AB
Canada, T9E 0H3
Phone: 780.612. 4177
EMAIL: satishk@nanochemazone.com

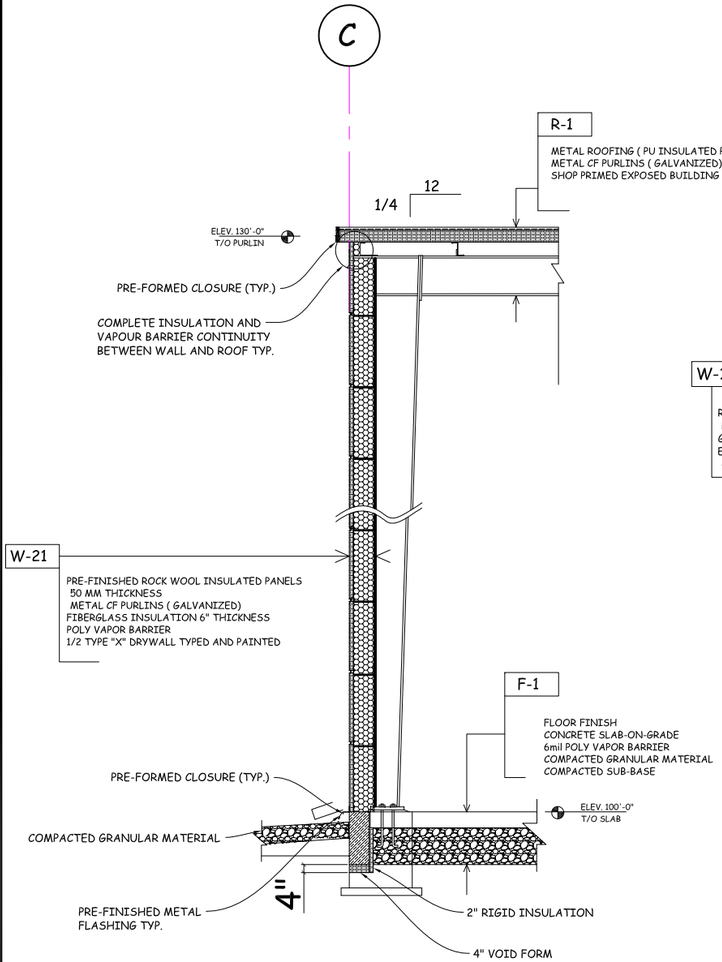
Project:

ARITECH BUILDING
6205 - 39TH STREET
LEDUC, AB, T9E 0Z3

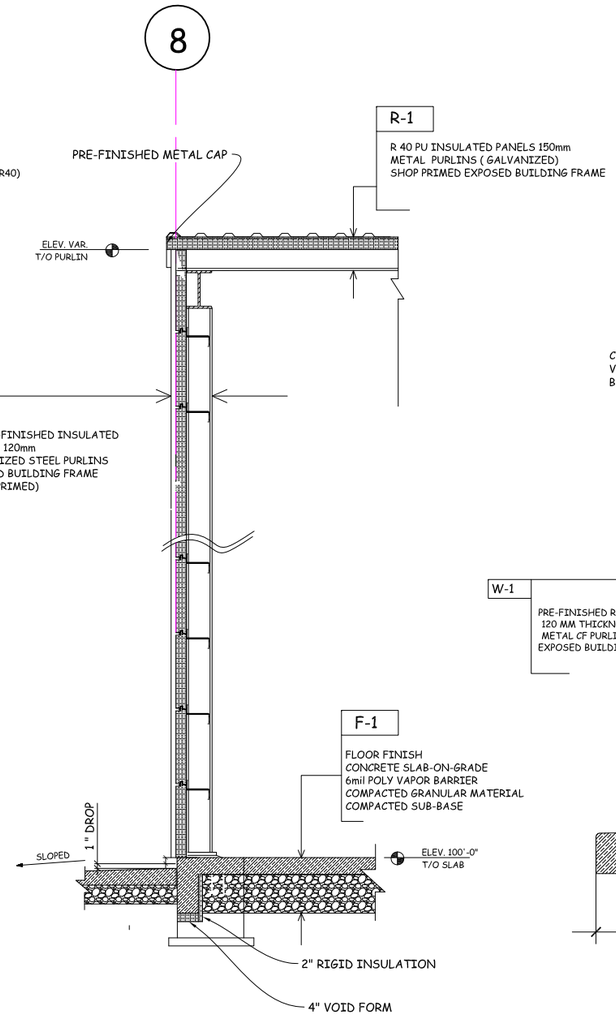
DRW TITLE:
SECOND FLOOR PLAN

CONTRACTOR:
ABSK BUILDERS STRUCTURES INC
3234 Winspear cr, sw, Edmonton, T6X 1P2
Phone: 780.446.2549
Email: abskinc@gmail.com

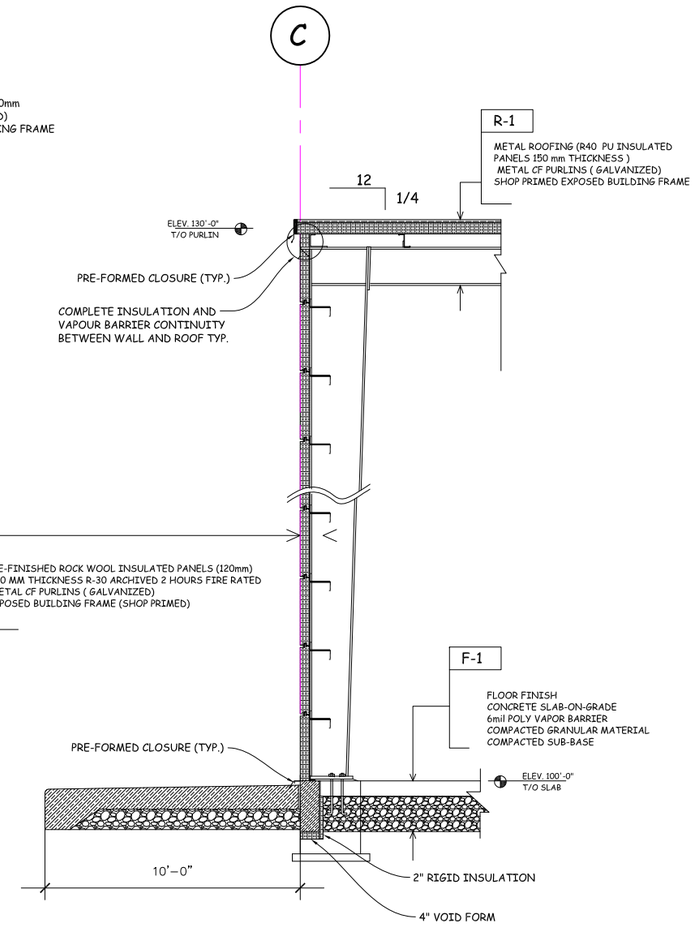
conception: -	project no.: 814
drawn: N.II	CAD file: CADFILE
approved: S.MEJRI	client file:
scale: -	plot date: 07-05-2024
sheet number: A-5	rev: RV-0



3 SECTION
A-4
SCALE: 1" = 1'-0"



2 SECTION
A-4
SCALE: 1" = 50"



1 SECTION
A-4
SCALE: 1" = 50"

07-05-2024	ISSUED FOR PERMIT	RV0

REVIEWS

CONSULTANT:

CUSTOMER:

Aritech Materials LTD

7611 Sparrow Drive, Unit 206, Leduc, AB
Canada, T9E 0H3
Phone: 780.612. 4177
EMAIL: satishk@nanochemazone.com

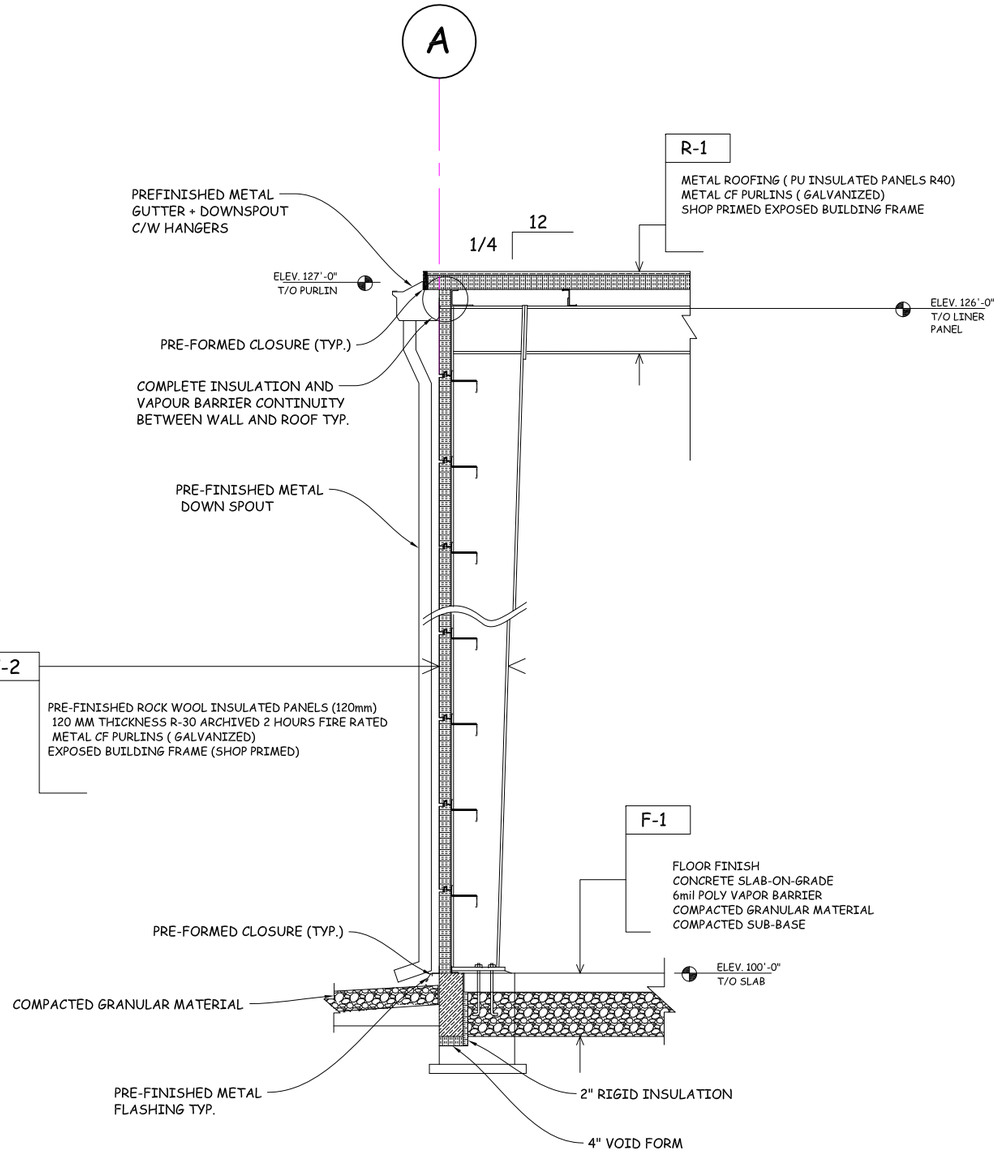
Project:

ARITECH BUILDING
6205 - 39TH STREET
LEDUC, AB, T9E 0Z3

DRW TITLE:
WALL SECTION 1 OF 3

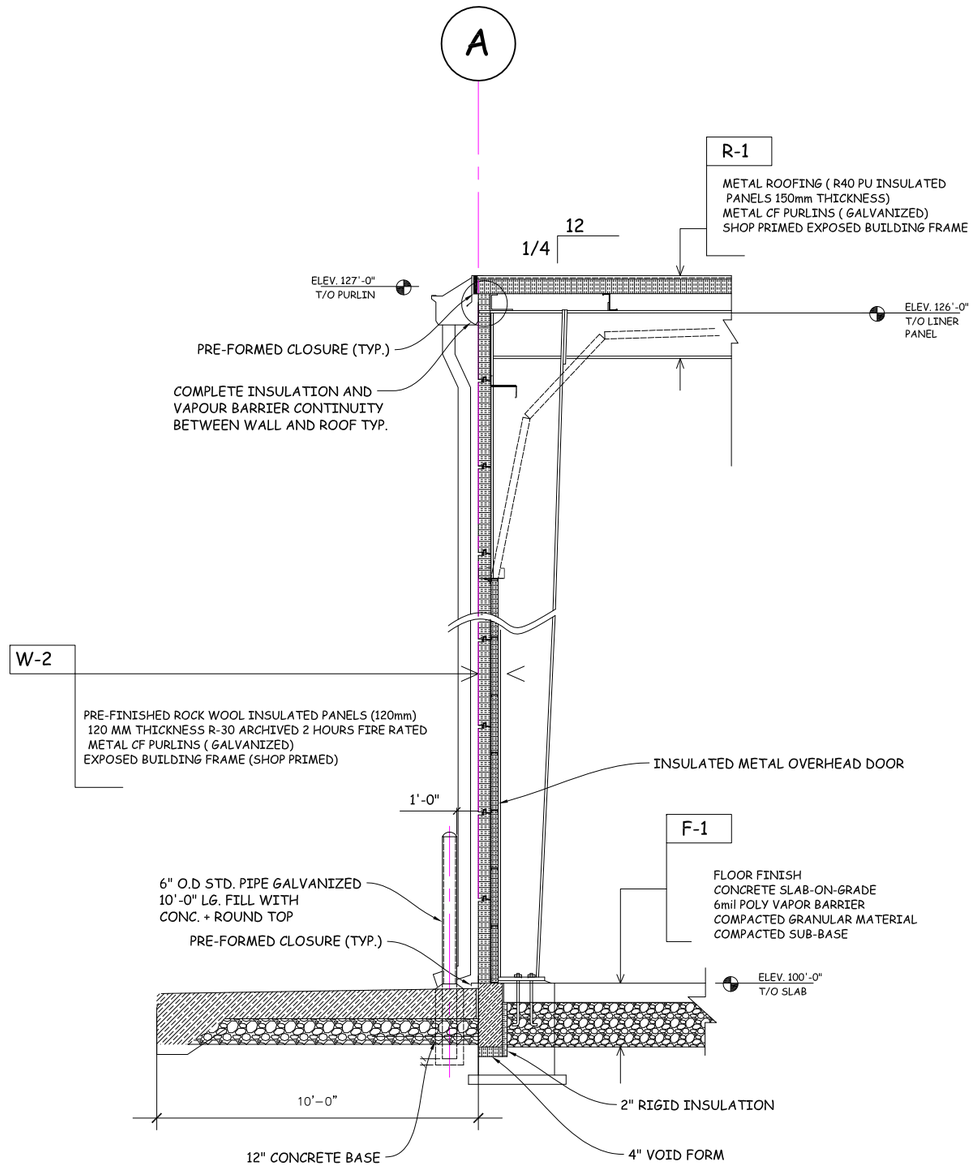
CONTRACTOR:
ABSK BUILDERS
STRUCTURES INC
3234 Winspear cr, sw, Edmonton, T6X 1P2
Phone: 780.446.2549
Email: abskinc@gmail.com

conception	S.MEJRI	project no.	814
drawn	N.I	CAD file	CADFILE
approved	S.MEJRI	client file	
scale	-	plot date	07-05-2024
sheet number	A-6	rev	RV-0



4 / A-4 SECTION

SCALE: 1" = 1'-0"



5 / A-4 SECTION

SCALE: 1" = 50"

07-05-2024	ISSUED FOR PERMIT	RV0

REVIEWS

CONSULTANT:

CUSTOMER:

Aritech Materials LTD

7611 Sparrow Drive, Unit 206, Leduc, AB
Canada, T9E 0H3
Phone: 780.612. 4177
EMAIL: satishk@nanochemazone.com

Project:

ARITECH BUILDING
6205 - 39TH STREET
LEDUC, AB, T9E 0Z3

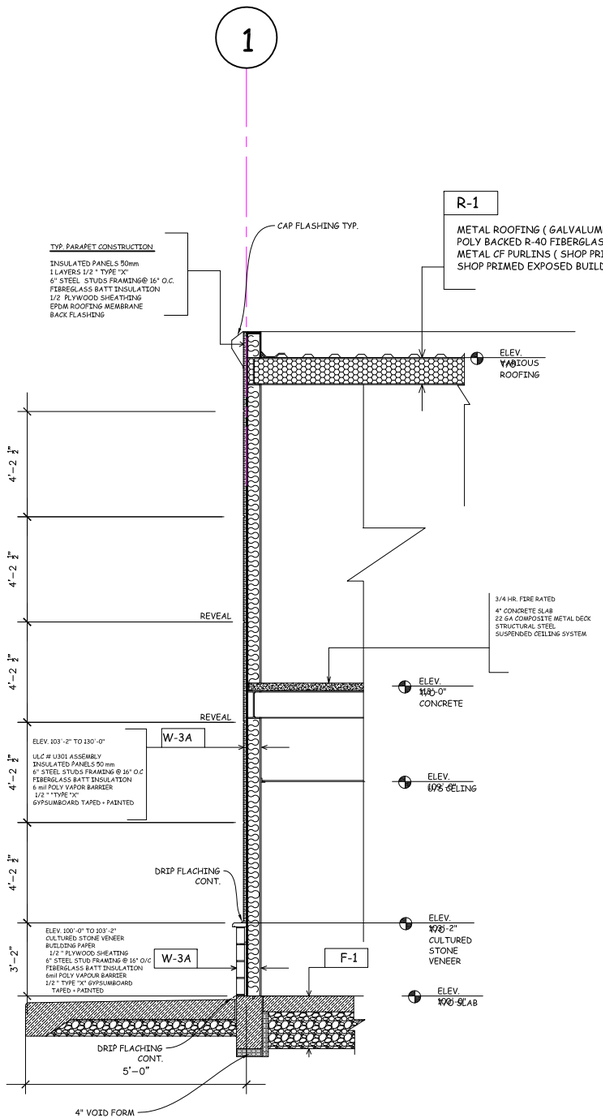
DRW TITLE:

WALL SECTION 2 OF3

CONTRACTOR:

ABSK BUILDERS
STRUCTURES INC
3234 Winspear cr, sw, Edmonton, T6X 1P2
Phone: 780.446.2549
Email: abskinc@gmail.com

conception S.MEJRI	project no. 814
drawn N.I	CAD file CADFILE
approved S.MEJRI	client file
scale -	plot date 07-05-2024
sheet number A-7	rev RV-0



6 / A-4 SECTION

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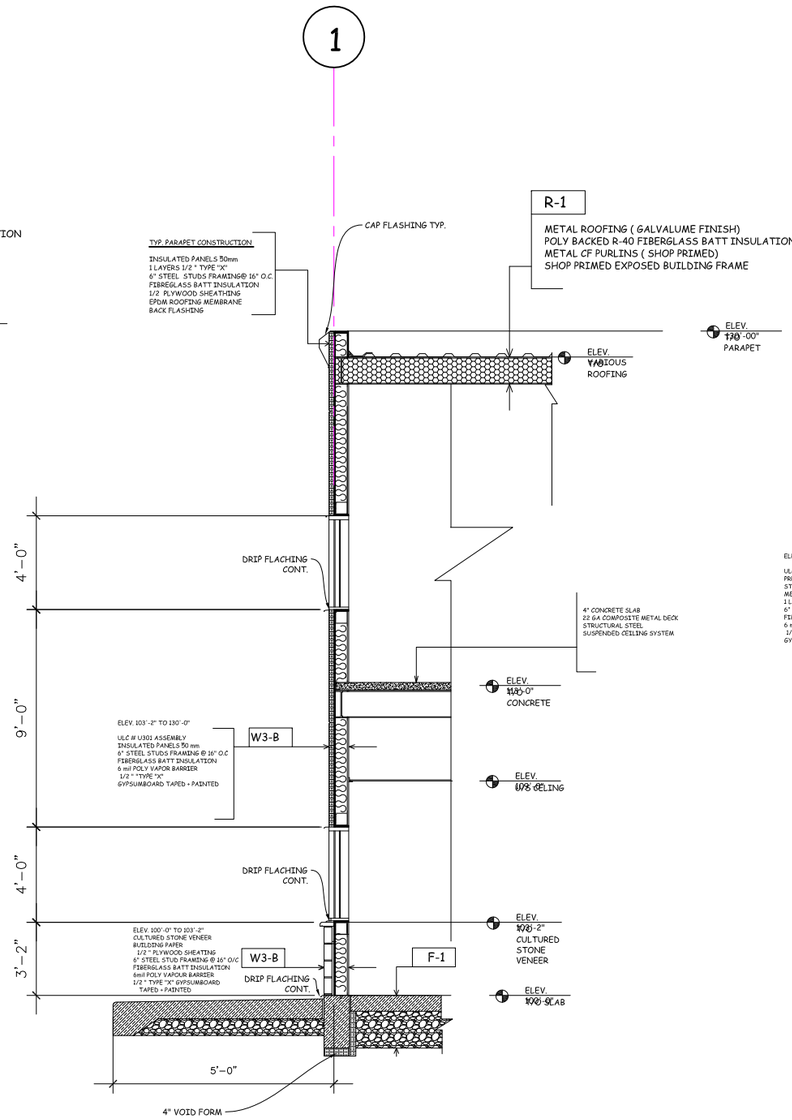

7 / A-4 SECTION

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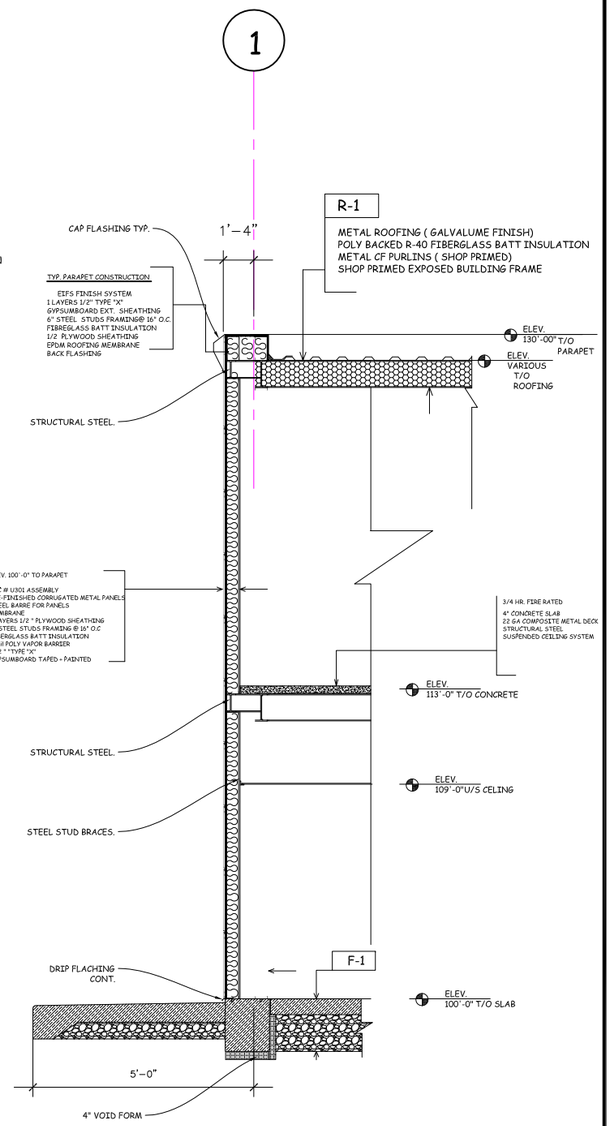


8 / A-4 SECTION

SCALE: 1" = 1'-0"

07/ 05/2024	ISSUED FOR PERMIT	RV0

REVIEWS

CONSULTANT:

CUSTOMER:

Aritech Materials LTD

7611 Sparrow Drive, Unit 206, Leduc, AB
Canada, T9E 0H3
Phone: 780.612. 4177
EMAIL: satishk@nanochemazone.com

Project:

ARITECH BUILDING
6205 - 39TH STREET
LEDUC, AB, T9E 0Z3

DRW TITLE:
WALL SECTION 3 of 3

CONTRACTOR:
ABSK BUILDERS
STRUCTURES INC
3234 Winspear cr, sw, Edmonton, T6X 1P2
Phone: 780.446.2549
Email: abskinc@gmail.com

conception	S.M	project no.	814
drawn	N.I	CAD file	CADFILE
approved	S.M	client file	
scale	-	plot date	07-05-2024
sheet number	A-8	rev	RV-0

DOOR AND DOOR HARDWARE

DOORS					TYPE									FINISH			HARDWARE																								REMARKS
DOOR NUMBER	DOOR TYPE	NUMBER REQ'D	DOOR SWING	DOOR SIZE	METAL	INSULATED METAL	WOOD SOLID CORE	WOOD WOLLOW CORE	ALUMINUM STOREFRONT	WIRED GLAZING	GLAZING	LOUVER	OVERHEAD DOOR	INSULATED STEEL PANELS	FRAME MATERIAL	FRAME TYPE	PREFINISHED	PAINTED	OILED/VARNISH	OTHER	PAIR OF BUTTS	NRP HINGES	BALL BEARING	PASSAGE SET	LOCKSET	PRIVACY SET	STORE ROOM SET	DEAD BOLT	SECURITY PLATE	FLUSH BOLT	SURFACE BOLT	PUSH PLATE	DOOR PULL	KICK PLATE	CLOSER	DOOR STOP	DOOR CHAIN	ASTRAGAL	THRESHOLD	WEATHER STRIPPING	CHAIN OPERATOR	ELECTRIC	DOOR SWEEP	FIRE RATING	
1	A	4	X	3'-0" x 7'-0"		●								PS	1		●			1½	●			●		●								●			●	●						
2	B	1	X	3'-0" x 7'-0"	●									PS	1		●			1½	●			●		●								●			●	●					90	
3	B	2	X	3'-0" x 7'-0"	●									PS	1		●			1½	●			●		●								●			●	●					90	
4	D	1	X	3'-0" x 7'-0"	●									PS	1		●			1½	●		●											●									60	
5	B	2	X	3'-0" x 7'-0"	●									PS	1		●			1½	●		●											●									60	
6	A	1	X	3'-0" x7'-0"	●									PS	1		●			1½	●						●																60	
7	A	4		3'-0" x 7'-0"			●							PS	1	●				1½	●		●																					
8	A	5		3'-0" x 7'-0"			●							PS	1	●				1½	●		●																					
9	A	1	X	3'-0" x7'-0"			●							PS	1	●				1½	●				●																			
10	A	1	X	3'-0" x 7'-0"			●							PS	1		●			1½	●				●																			
11	A	1	X	2'-8" x7'-0"	●									PS																													
12	C	3	X	3'-0" x 7'-0"					●		●			AL	4	●				1½				●			●								●				●					
13	C	1	X	3'-0" x 7'-0"					●		●			AL	3	●				1½				●			●								●				●					
14		1		12'-0" x 14'-0"		●							●			●																											
15		2		14'-0" x 14'-0"		●							●			●																											

LEGEND:

1. DOOR SWINGS:

R - RIGHT
L - LEFT
D - DOUBLE
DA - DOUBLE ACTING
X - SEE PLAN FOR DOOR SWING

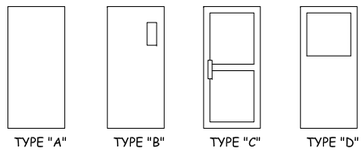
2. FRAME MATERIAL:

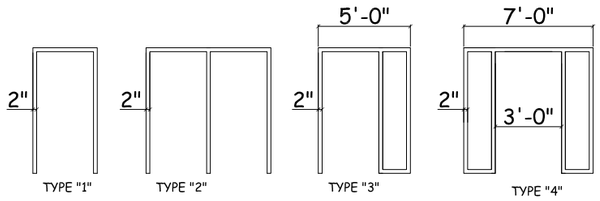
AL - ALUMINUM
PS - PRESSED STEEL (WELDED)
WD - WOOD
ST - STEEL (KNOCK-DOWN)

3.FIRE RATING:

20 - 20 MINUTES
45 - 45 MINUTES
1 - 1 HOUR
1.5 - 1½ HOURS
2 - 2 HOURS
2.5 - 2½ HOURS

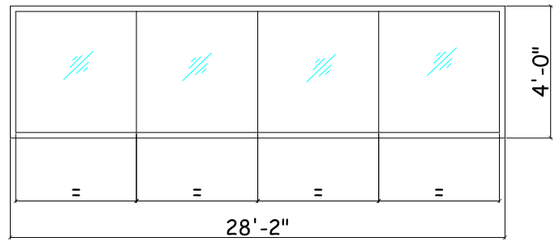
4. DOOR + FRAME TYPE:



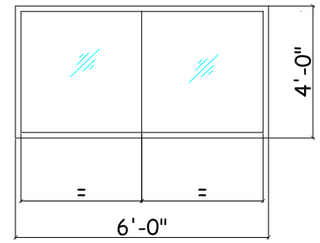


ROOM FINISHES SCHEDULE

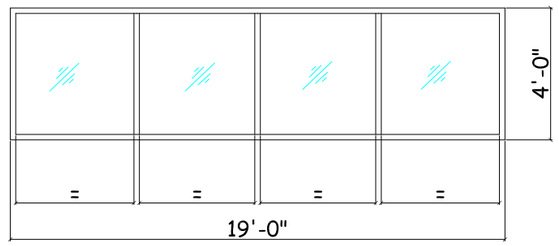
ROOM		FLOOR						BASE		N.WALL				E.WALL				S.WALL				W.WALL				CELLING				REMARKS
ROOM NUMBER	ROOM NAME	EPOXY FLOORING	HARDENED CONCRETE	300x300 VINYL TILE (VCT)	CARPET	CERAMIC TILE (CT)	T-6 PLYWOOD SHEATING	4" RUBBER	4" CERAMIC	PAINTED GYPSUMBOARD	CERAMIC TILE	EXPOSED FRAME	PAINTED CONCRETE BLOCK	GLAZING w/METAL FRAME	PAINTED GYPSUMBOARD	CERAMIC TILE	EXPOSED FRAME	PAINTED CONCRETE BLOCK	GLAZING w/ METAL FRAME	PAINTED GYPSUMBOARD	CERAMIC TILE	EXPOSED FRAME	PAINTED CONCRETE BLOCK	GLAZING w/ METAL FRAME	PAINTED GYPSUMBOARD	CERAMIC TILE	EXPOSED FRAME	PAINTED CONCRETE BLOCK	GLAZING w/ METAL FRAME	PAINTED DRYWALL	SUSPENDED T- BAR	PLYWOOD SHEATING	REFINISHED METAL	EXPOSED FRAME/STRUCTURE	
101	BOARDROOM	●						●		●				●				●				●				●									
102	LABORATORY 1	●						●		●				●				●				●				●									
103	LABORATORY 2	●						●		●				●				●				●				●									
104	LABORATORY 3	●						●		●				●				●				●				●									
105	LUNCHROOM	●						●		●				●				●				●				●									
106	OFFICE	●						●		●				●				●				●				●									
107	OFFICE	●						●		●				●				●				●				●									
108	OFFICE	●						●		●				●				●				●				●									
109	RECEPTION	●						●		●				●				●				●				●									
110	MEN'S WASHROOM					●				●	●			●	●			●	●			●	●			●									
111	WOMEN'S WASHROOM					●				●	●			●	●			●	●			●	●			●									
112	VESTIBULE	●								●	●			●	●			●	●			●	●			●									
113	HALLWAY	●								●				●				●				●												●	
114	STAIRS	●						●		●				●				●				●								●					
115	MECHANICAL ROOM	●						●		●				●				●				●								●					
203	OFFICE BAY 2	●						●		●				●				●				●								●					
204	OFFICE BAY3	●						●		●				●				●				●								●					



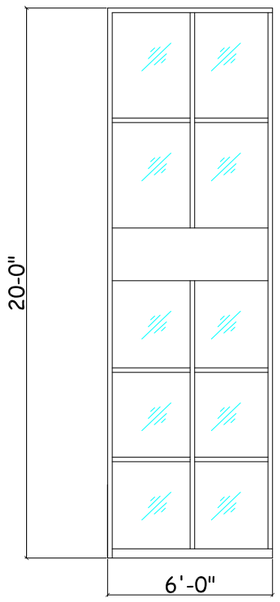
CW2: ANODIZED BLACK ALUMINUM WINDOW FRAME



CW1: ANODIZED BLACK ALUMINUM WINDOW FRAME



CW3: ANODIZED BLACK ALUMINUM WINDOW FRAME



CW4: ANODIZED BLACK ALUMINUM WINDOW FRAME

07/05/2024	ISSUED FOR PERMIT	RV0

REVIEWS

CONSULTANT:

Aritech Materials LTD

7611 Sparrow Drive, Unit 206, Leduc, AB
Canada, T9E 0H3
Phone: 780.612. 4177
EMAIL: satishk@nanochemazone.com

Project:

ARITECH BUILDING
6205 - 39TH STREET
LEDUC, AB, T9E 0Z3

DRW TITLE:
FINISH/DOOR SCHEDULE

CONTRACTOR:
ABSK BUILDERS
STRUCTURES INC
3234 Winspear cr, sw, Edmonton, T6X 1P2
Phone: 780.446.2549
Email: abskinc@gmail.com

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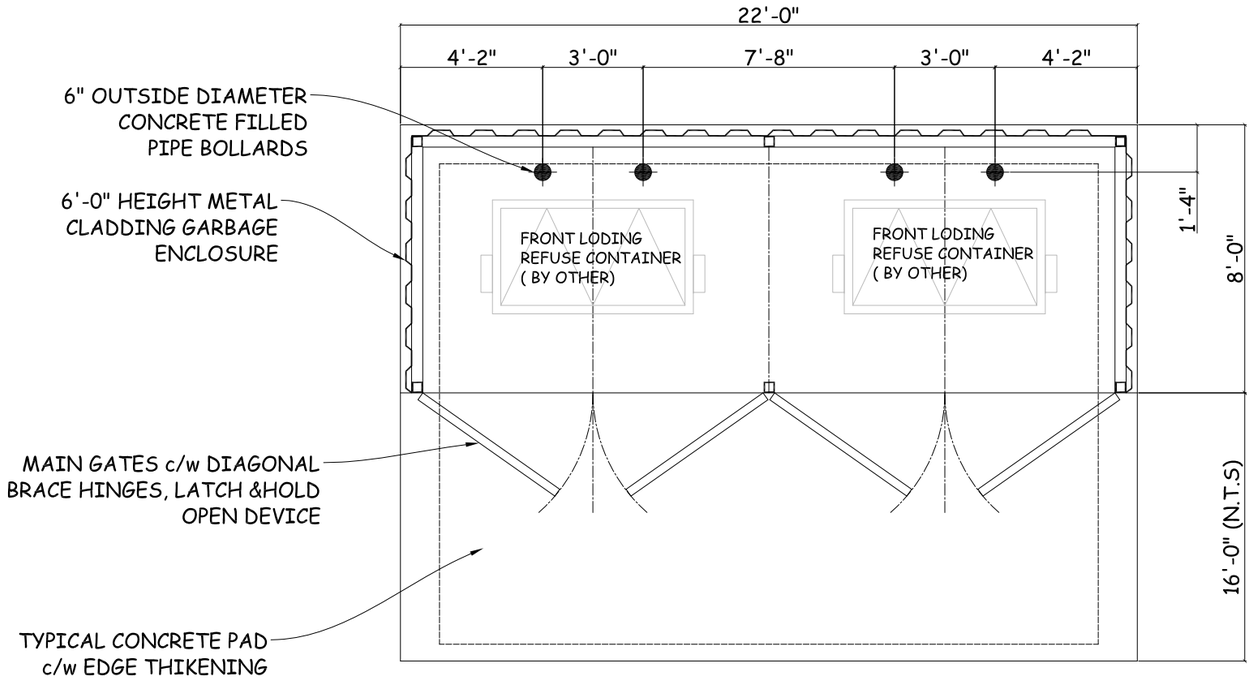
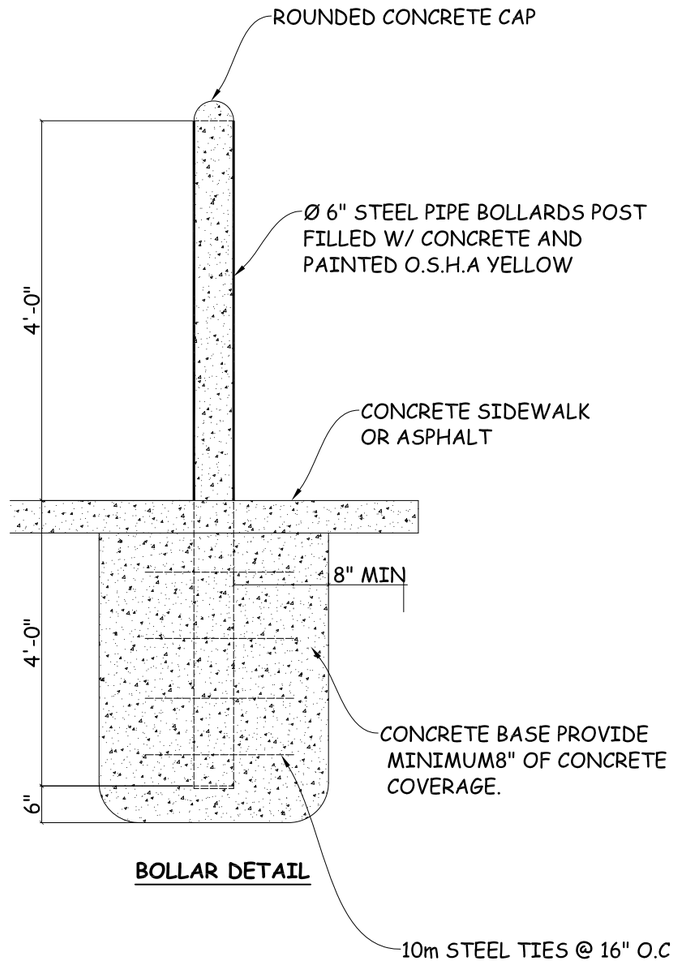
drawn	N.I	CAD file	CADFILE
approved	S.M	client file	
sheet number	A-9	rev	RV-0

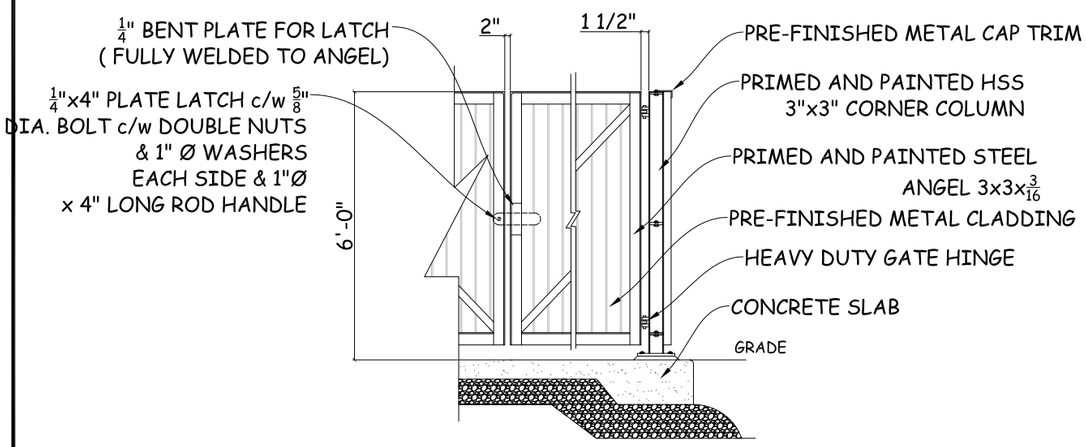


DOUBLE STEEL REFUSE CONTAINER ENCLOSURE

SCALE: 1"=20'-0"

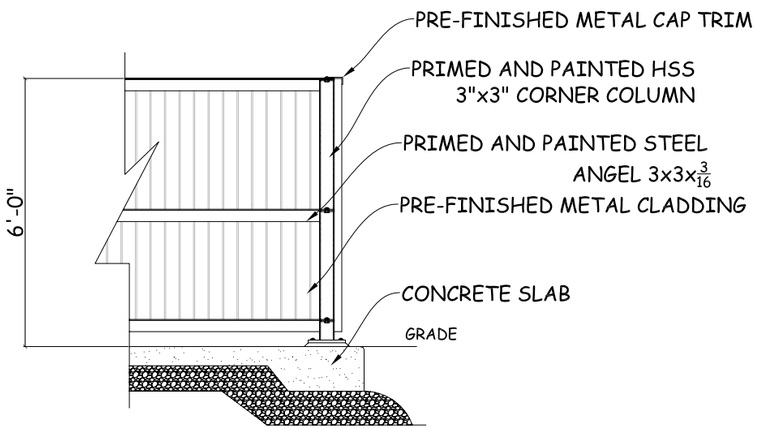


BOLLAR DETAIL



STEEL ENCLOSURE GATE CONSTRUCTION

SCALE: 1"=20'-0"



METAL CLADDING REFUSE SECTION

SCALE: 1"=20'-0"

07/ 05/2024	ISSUED FOR PERMIT	RV0

REVIEWS

CONSULTANT:

Aritech Materials LTD

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DRW TITLE:

DETAIL

CONTRACTOR:
ABSK BUILDERS STRUCTURES INC
3234 Winspear Cr Sw, Edmonton , AB, Canada, TT6X 1P2
Phone: 780.446.2549
EmaiL: abskinc@gmail.com

conception	S.M	project no.	814
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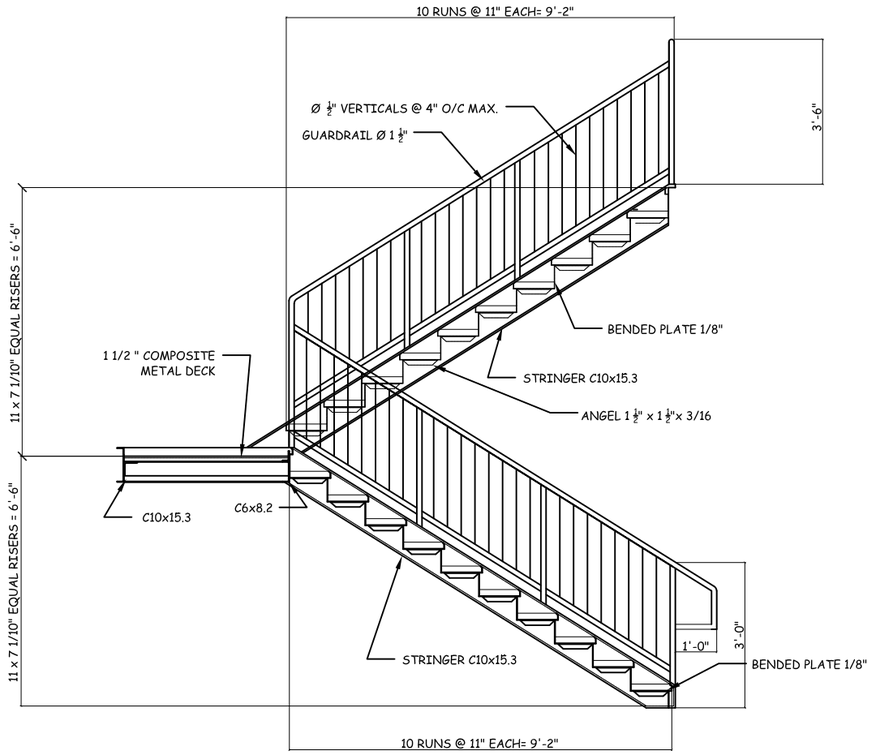
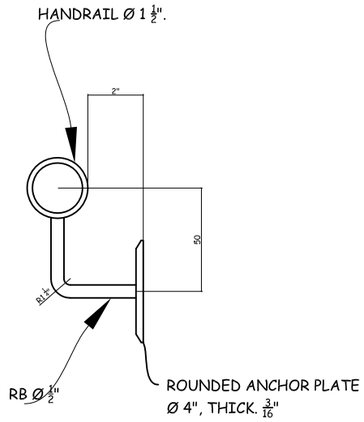
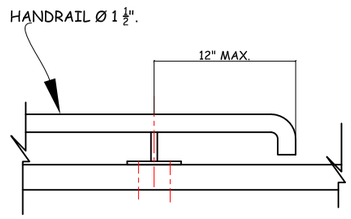
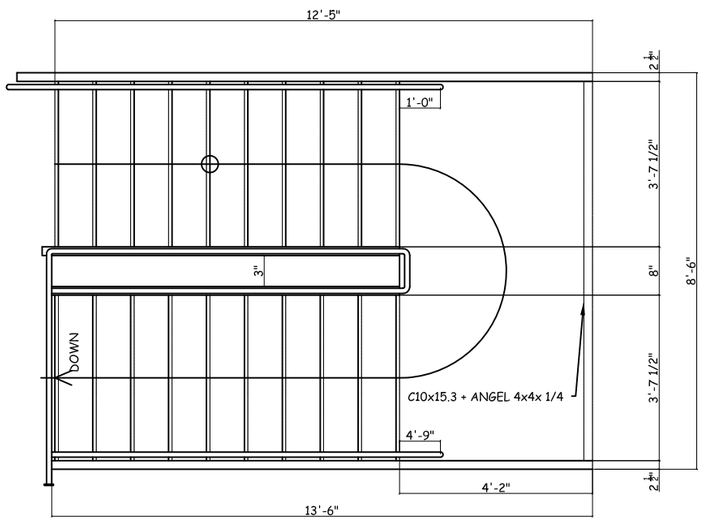
approved	S.M	client file	
scale	-	plot date	07-05-2024
sheet number	A-10	rev	RV-0



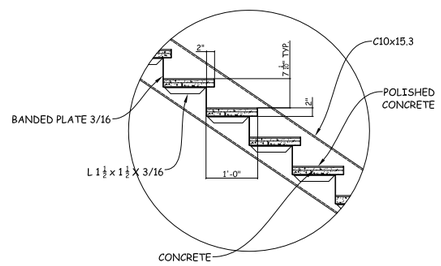




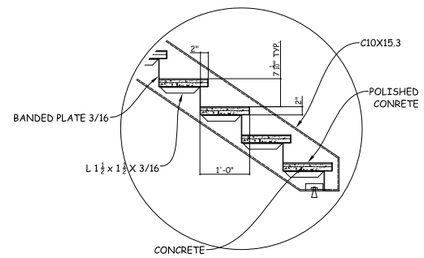
HANDRAIL DETAIL



STAIRS



DETAIL B / A-11



DETAIL D / A-11

07/05/2024	ISSUED FOR PERMIT	RV0

REVIEWS

CONSULTANT:

CUSTOMER:

Aritech Materials LTD

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DRW TITLE:
STAIRS

CONTRACTOR:
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EmaiL: abskinc@gmail.com

conception: -	project no.: 814
drawn: N.I	CAD file: CADFILE
approved: S.M	client file:
scale: -	plot date: 07-05-2024
sheet number: A-11	rev: RV-0