

1
R1.0
KEY PLAN
N.T.S.

RENOVATIONS

- THE CONTRACT DOCUMENTS ARE BASED ON ASSUMED AS-BUILT DIMENSIONS FOR THE EXISTING BUILDING STRUCTURE AND ASSUMPTIONS IN ACCORDANCE WITH DETAILING AND PLACING PRACTICE. THESE ASSUMPTIONS MAY VARY FROM THE ACTUAL ON-SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT OF ANY ACTUAL VARIATIONS FROM THE ASSUMED CONDITIONS.
- MINOR MODIFICATIONS WILL BE REQUIRED TO THE WORK INDICATED ON THESE DRAWINGS TO REFLECT ACTUAL SITE CONDITIONS. THE CONTRACTOR WILL COOPERATE WITH RJC IN THIS REGARD. MINOR MODIFICATIONS WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NOT RESULT IN A CHANGE IN THE CONTRACT PRICE.
- ENSURE THAT ALL NECESSARY JOB DIMENSIONS ARE TAKEN AND ALL TRADES ARE COORDINATED FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF SUCH DIMENSIONS, AND FOR COORDINATION.
- COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORMWORK, FALSEWORK, SHORING, BRACING, ETC., REQUIRED TO COMPLETE THE WORK (SUBMIT SHORING DRAWINGS SEALED BY A SPECIALTY STRUCTURAL ENGINEER).

SCOPE OF WORK

- REPLACE WINDOWS AND DOORS AS SHOWN ON BUILDING ELEVATIONS AND WINDOW SCHEDULE.
- REMOVE EXISTING JULIETTE BALCONY RAILINGS AND EMBEDS. REPAIR CONCRETE AND REPAINT TO MATCH EXISTING.
- INSTALL NEW ALUMINUM PICKET JULIETTE BALCONY RAILINGS.
- REMOVE GARBAGE ENCLOSURE.

WALL ASSEMBLIES

TYPICAL WALL ASSEMBLY:

- GYPSUM BOARD
- POLYETHYLENE VAPOUR BARRIER
- 38mm WOOD STRAPPING WITH FIBERGLASS BATT INSULATION
- PAINTED CONCRETE WALL (THICKNESS VARIES)

SHOP DRAWINGS

- AS PART OF OUR CONSTRUCTION PHASE SERVICES, RJC WILL REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON RJC'S DRAWINGS BY MEANS OF APPROPRIATE RATIONAL SAMPLING PROCEDURES AND COMMENT ON THE ACCURACY WITH WHICH THE CONTRACTOR PREPARED THE DRAWINGS.
- REVIEW OF SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND IS NOT AN APPROVAL OF THE DETAILED DESIGN INHERENT IN THE SHOP DRAWINGS. RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS AND FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DRAWINGS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INFORMATION PERTAINING TO THE FABRICATION PROCESS, TECHNIQUES FOR CONSTRUCTION AND INSTALLATION, AND FOR CO-ORDINATION OF THE WORK OF ALL SUB-TRADES.
- FOR SPECIFIC SHOP DRAWING SUBMITTAL REQUIREMENTS, SEE APPROPRIATE MATERIAL SECTIONS AND THE SPECIFICATIONS.
- SHOP DRAWINGS SHALL BE COMPLETE AND INCLUDE ANY REQUIRED SEALS FROM A PROFESSIONAL ENGINEER REGISTERED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED PRIOR TO SUBMISSION.
- ALL SHOP DRAWINGS COMPRISING A REVISED SUBMISSION SHALL INDICATE THE REVISED CONTENT BY MEANS OF CLOUDING OR OTHER SUITABLE MARKINGS.

STAGING

- CONTRACTOR TO PROVIDE SAFE ACCESS TO EXECUTE THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS. ACCESS MAY BE COMPRISED OF: SCAFFOLDING, SWINGSTAGE STAGING, FALSE WORK, COMBINATIONS OF THE PROCEEDING OR OTHER METHODS APPROVED BY WORKERS' COMPENSATION BOARD OF ALBERTA.
- ALL ACCESS SHALL BE SUITABLE FOR THE SAFE AND EFFICIENT PERFORMANCE OF THE WORK.
- ALL ACCESS SHALL BE CAPABLE OF RESISTING ITS DEAD LOAD AND THE LIVE LOAD OF THE WORKERS AND STORED MATERIALS. LIVE LOADING TO CONFORM TO CAN/CSA S269.2 M87, ACCESS SCAFFOLD FOR CONSTRUCTION PURPOSES, CLAUSE 5.2.1.(B).
- PUBLIC ACCESS TO BE MAINTAINED AT ALL TIMES.
- PHASING OF ACCESS IS ACCEPTABLE.

LIST OF DRAWINGS

- | | |
|------|--|
| R1.0 | GENERAL NOTES AND KEY PLAN |
| R1.1 | WINDOW SCHEDULE |
| R2.0 | NORTH AND SOUTH ELEVATIONS |
| R2.1 | EAST AND WEST ELEVATIONS |
| R2.2 | PLAN VIEWS |
| R3.0 | TYPICAL WINDOW AND DOOR SECTIONS AND DETAILS |
| R3.1 | TYPICAL SECTIONS AND DETAILS |

DRAWINGS

- THIS SET OF DRAWINGS SHOWS THE COMPLETED PROJECT. THE DRAWINGS DO NOT SHOW COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORMWORK, FALSE WORK, SHORING, ETC. REQUIRED TO COMPLETE THE WORK.
- THE USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISIONS COLUMN. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" IN THE REVISIONS COLUMN, BY READ JONES CHRISTOFFERSEN LTD. THE DRAWINGS SHALL NOT BE USED FOR PRICING, COSTING, OR TENDER UNLESS SO INDICATED IN THE REVISION COLUMN. PRICING OR COSTING DRAWINGS ARE NOT COMPLETE AND ANY PRICES BASED ON PRICING OR COSTING DRAWINGS MUST INCLUDE ALLOWANCES FOR THIS.
- THE INFORMATION ON THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECT OR WORKS. THE INFORMATION ON THESE DRAWINGS APPLIES SOLELY TO THIS PROJECT.
- GENERAL NOTES SHALL BE READ IN CONJUNCTION WITH THE TYPICAL DETAILS AND PROJECT SPECIFICATIONS.

GENERAL

- SECTION MARK SHOWN THUS  MEANS SECTION #4 ON DRAWING R3.0.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN STRUCTURAL AND OTHER DISCIPLINES DRAWINGS FOR CLARIFICATION.
- DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION OF RJC.
- DEFINITIONS:
 - RJC: READ JONES CHRISTOFFERSEN OR ITS REPRESENTATIVE.
 - GENERAL CONTRACTOR: FOR THE PURPOSES OF THESE DRAWINGS, THE USE OF THE TERM "CONTRACTOR" OR "GENERAL CONTRACTOR" SHALL REFER TO THE PRIME PERSON OR COMPANY RESPONSIBLE FOR CONSTRUCTION OF THE PROJECT AND THE COORDINATION OF TRADES AND SUBCONTRACTORS. THIS MAY BE THE GENERAL CONTRACTOR, OR A CONSTRUCTION MANAGER.

ABBREVIATIONS

- | | |
|----------------------|-----------------------------------|
| CONT. ——— CONTINUOUS | N.T.S. ——— NOT TO SCALE |
| GA. ——— GAUGE | O/C ——— ON CENTER |
| MAX. ——— MAXIMUM | SIM. ——— SIMILAR |
| MIN. ——— MINIMUM | TYP. ——— TYPICAL |
| | U.N.O. ——— UNLESS NOTED OTHERWISE |

DESIGN CODE

- THE COMPLETED BASE BUILDING STRUCTURE SHOWN ON THE STRUCTURAL DRAWINGS HAS BEEN DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE NATIONAL BUILDING CODE – 2023 ALBERTA EDITION WHICH IS BASED ON THE NATIONAL BUILDING CODE OF CANADA 2020.

FIELD REVIEW BY READ JONES CHRISTOFFERSEN (RJC)

- RJC PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE DRAWINGS. THIS REVIEW IS NOT A "FULL TIME" REVIEW BUT IS CONDUCTED WITH SUCH FREQUENCY AS RJC DEEMS APPROPRIATE TO OBSERVE VARIOUS STAGES OF THE WORK AND TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY RJC. FIELD REVIEW BY RJC IS NOT CARRIED OUT FOR THE CONTRACTOR'S BENEFIT, NOR DOES IT MAKE RJC GUARANTORS OF THE CONTRACTOR'S WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. RJC SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- PROVIDE 24 HOURS ADVANCE NOTICE OF EACH REQUIRED FIELD REVIEW. FIELD REVIEWS SHALL BE SCHEDULED TO BE CARRIED OUT DURING NORMAL BUSINESS HOURS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH RJC.
- THE WORK TO BE REVIEWED SHALL BE GENERALLY COMPLETE.

PRELIMINARY NOT FOR CONSTRUCTION

1	ISSUED FOR CLIENT REVIEW	OCT. 2, 2025	MTW
No.	Revision	Date	By

Drawing Notes

- All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
- These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.
- Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

Project Name

EXUD CONDOMINIUM - RAILING AND WINDOW REPLACEMENT

1209 6TH STREET SW, CALGARY, AB

Sheet Title

GENERAL NOTES AND KEY PLAN

Drawn By	CJN	Scale	AS NOTED
Designed By	MIL	Date	OCTOBER 2025
RJC Project Number	CAL.027668.0023		

Sheet Number	Revision
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R1.0

PRELIMINARY
NOT FOR
CONSTRUCTION

1	ISSUED FOR CLIENT REVIEW	OCT. 2, 2025	MTW
No.	Revision	Date	By

- Drawing Notes
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Seal

Project Name
**EXUD CONDOMINIUM -
RAILING AND WINDOW
REPLACEMENT**

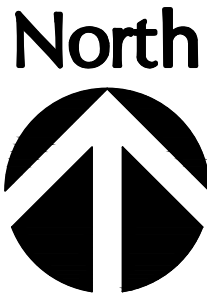
1209 6TH STREET SW, CALGARY, AB
Sheet Title
PLAN VIEWS

Drawn By C.J.N. Scale AS NOTED
Designed By MIL Date OCTOBER 2025
RJC Project Number CAL.027668.0023

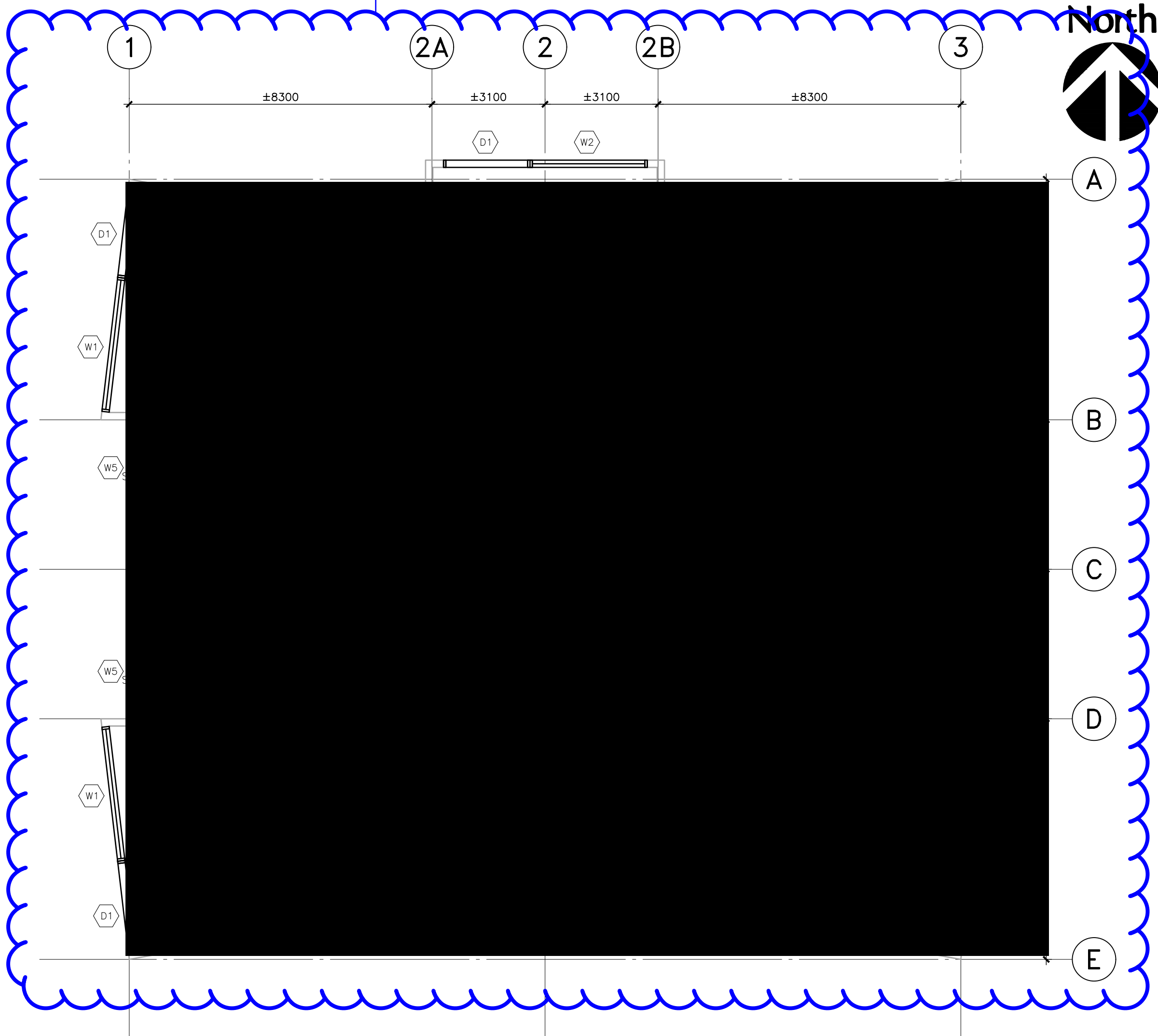
Sheet Number Revision
R2.2



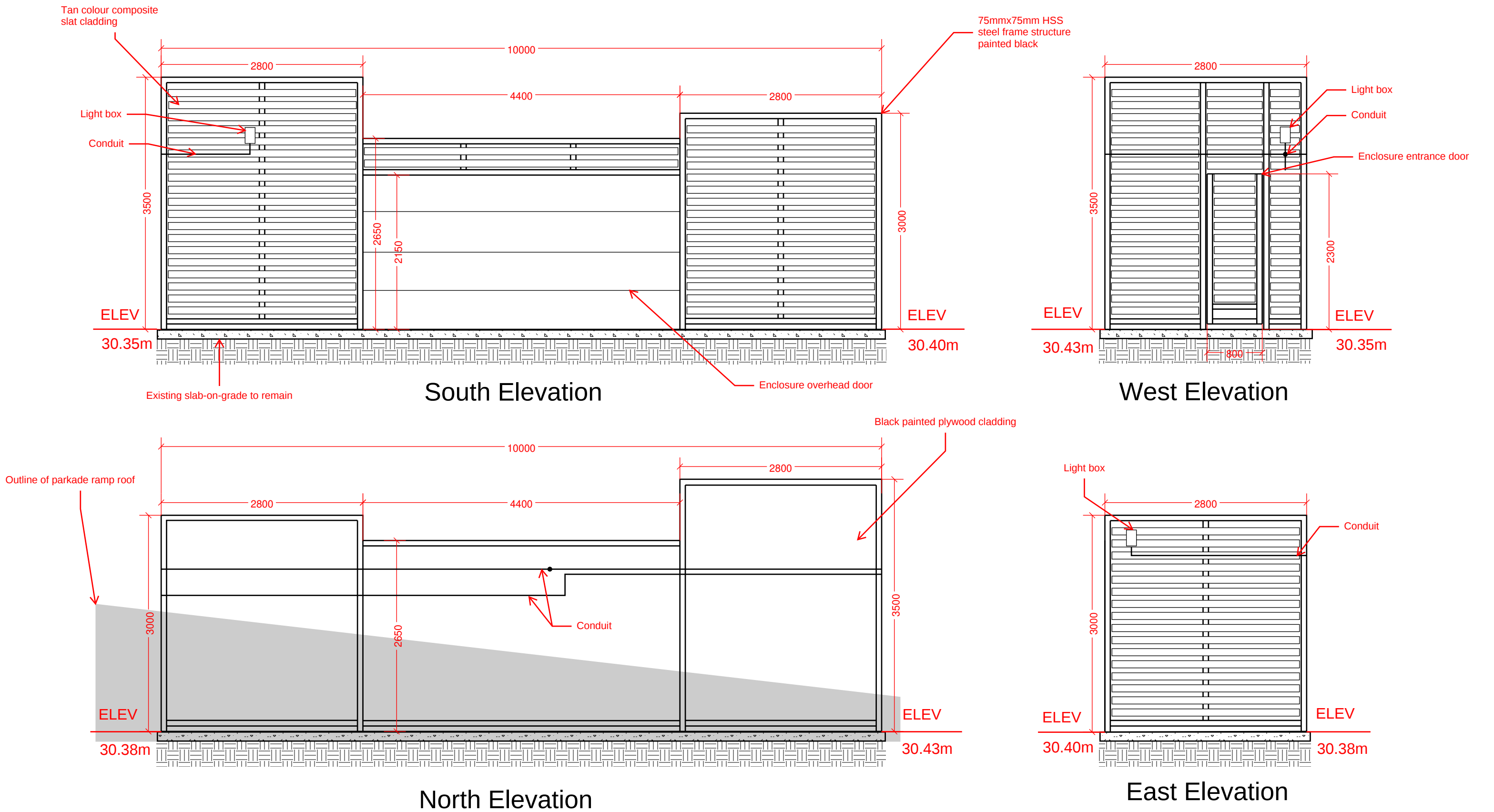
2
R2.2
GARBAGE ROOM DEMOLITION PLAN
N.T.S.



Existing



1
R2.2
TYPICAL FLOOR PLAN
1:100



Project Name
Exud Condominium Garbage Enclosure Removal

Sketch Title
Existing Enclosure Elevations

Dwg. Ref.
Scale **N.T.S.**
Date **2025/12/18**
Project No. **CAL.027668.0023**
Sketch Number **SK-01**
Rev. **00**