CONCRETE

1. CONCRETE IS SPECIFIED AS PER THE "PERFORMANCE" ALTERNATE AS OUTLINED IN CSA A23.1. CONCRETE IS TO BE CAST-IN-PLACE. THE USE OF SHOTCRETE FOR ANY ELEMENTS REQUIRES APPROVAL BY THE ENGINEER. ANY COSTS ASSOCIATED WITH CHANGES TO BE MADE TO THE CONTRACT DOCUMENTS TO ACCOMMODATE SHOTCRETE AS WELL AS ANY ADDITIONAL TESTING IS TO BE PAID FOR BY THE CONTRACTOR.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR WORKING WITH THE CONCRETE SUPPLIER TO ENSURE THAT THE PLASTIC AND HARDENED MIX PROPERTIES MEET SITE REQUIREMENTS FOR PLACING, FINISHING, AND THE OWNERS' SPECIFIED PERFORMANCE REQUIREMENTS. THE GENERAL CONTRACTOR SHALL MEET THE DOCUMENTATION AND QUALITY CONTROL REQUIREMENTS OUTLINED UNDER THE "PERFORMANCE" ALTERNATE OF CSA A23.1.
3. THE SUPPLIER SHALL MEET ALL CERTIFICATION AND DOCUMENTATION REQUIREMENTS AS OUTLINED UNDER THE "PERFORMANCE" ALTERNATE OF CSA A23.1.
4. THE CONCRETE SUPPLIER SHALL BE CERTIFIED BY THE ALBERTA READY MIXED CONCRETE ASSOCIATION.
5. CONCRETE PROPERTIES:

PARKING AREAS			
ELEMENT	COMPRESSIVE STRENGTH (MPa) 28 DAY U.N.O.	EXPOSURE CLASS	COMMENTS
REINFORCED SLAB-ON-GRADE (EXTERIOR PAD)	35 MPa	C-1	5-8% AIR CONTENT

6. PORTLAND CEMENT SHALL BE TYPE GU UNLESS NOTED OTHERWISE.
7. CONCRETE SHALL HAVE A UNIT WEIGHT OF 23±1 kN/m³ (145±5 PCF) UNLESS NOTED OTHERWISE.
8. THE CONCRETE PROPERTIES USED IN DESIGN ARE BASED ON A MAXIMUM COARSE AGGREGATE SIZE OF NOT LESS THAN 19 mm, UNLESS NOTED OTHERWISE. ALL LOCATIONS PROPOSED BY THE CONTRACTOR FOR USE OF CONCRETE MIX DESIGNS WITH A MAXIMUM COARSE AGGREGATE SIZE SMALLER THAN 19 mm SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. ANY INCREASE IN REQUIRED CONCRETE STRENGTH OR INCREASE IN QUANTITY OF REINFORCEMENT DUE TO PROPOSED USE OF CONCRETE MIX WITH MAXIMUM COARSE AGGREGATE SIZE SMALLER THAN 19 mm TO BE PAID FOR BY THE CONTRACTOR.
9. RECYCLED AGGREGATE IS NOT TO BE USED WITHOUT WRITTEN APPROVAL BY THE ENGINEER.
10. SLUMP AND AGGREGATE SIZE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND SUPPLIER TO MEET PLACEMENT, AND FINISHING REQUIREMENTS WITHOUT SEGREGATION WHILE MEETING ALL OWNER SPECIFICATIONS.
11. MAXIMUM WATER/CEMENT RATIO AND AIR CONTENT TO MEET THE REQUIREMENTS FOR THE EXPOSURE CLASS AS OUTLINED IN CSA A23.1.
12. CURING OF CONCRETE TO MEET THE REQUIREMENTS FOR THE EXPOSURE CLASS AS OUTLINED IN CSA A23.1. CURING COMPOUNDS ARE NOT PERMITTED. REINFORCED SLAB ON GRADES ARE TO BE CURED FOR MINIMUM 7 DAYS.
13. ALL BOTTOM EDGES OF EXPOSED SLABS AND BEAMS, AS WELL AS EDGES OF WALLS AND COLUMNS, TO BE CHAMFERED 20 mm X 20 mm. ALL TOP EDGES OF EXPOSED SLABS, BEAMS, UPSTANDS AND STAIRS TO BE TOOLED UNLESS NOTED OTHERWISE. SEE ALSO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR OTHER FINISH REQUIREMENTS.
14. NO CALCIUM CHLORIDE IS PERMITTED, IN ANY FORM, IN ANY CONCRETE MIX WITHOUT THE EXPRESS WRITTEN CONSENT OF READ JONES CHRISTOFFERSEN LTD.
15. CURING AND PROTECTION OF CONCRETE FOR HOT, COLD OR DRY WEATHER IS TO BE AS PER CSA A23.1 AS A MINIMUM.
16. TAKE AT LEAST ONE CONCRETE TEST SET CONSISTING OF A SLUMP TEST, AIR ENTRAINMENT TEST, AND CASTING OF THREE CONCRETE CYLINDERS FOR COMPRESSIVE STRENGTH TESTING FOR EACH 60 m³ OR FRACTION THEREOF PLACED IN ANY ONE DAY. TEST ONE MOIST-CURED CYLINDER IN 7 DAYS AND TWO IN 28 DAYS.

SHOP DRAWINGS

1. 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.
2. 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.
3. 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.
4. ALL SHOP DRAWINGS COMPRISING A REVISED SUBMISSION SHALL INDICATE THE REVISED CONTENT BY MEANS OF CLOUDING OR OTHER SUITABLE MARKINGS.

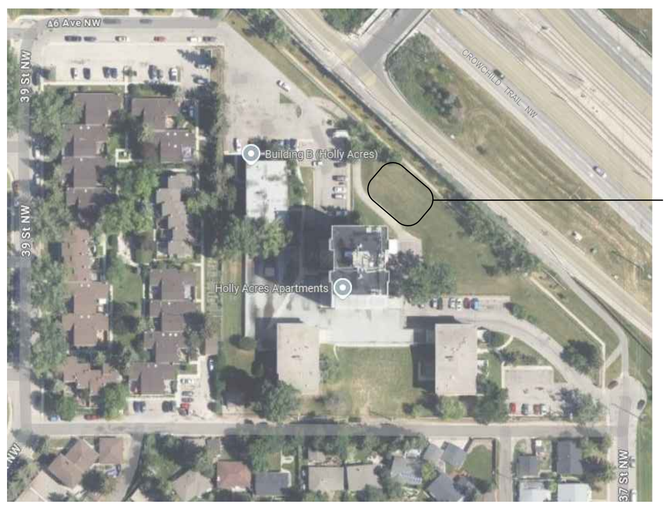
RENOVATIONS

1. 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.
2. MINOR MODIFICATIONS WILL BE REQUIRED TO THE WORK INDICATED ON THESE DRAWINGS TO REFLECT ACTUAL SITE CONDITIONS. THE CONTRACTOR WILL COOPERATE WITH THE CONSULTANT AND RJC IN THIS REGARD. MINOR MODIFICATIONS WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NOT RESULT IN A CHANGE IN THE CONTRACT PRICE.
3. 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.
4. PRIOR TO FABRICATION OF ANY STRUCTURAL MEMBERS, THE CONTRACTOR SHALL COMPLETE THIS SITE REVIEW OF CRITICAL "TIE-IN" DIMENSIONS AND CONFIRM ALL DIMENSIONS TO ENSURE PROPER FIT OF NEW WORK TO EXISTING. REPORT ANY DISCREPANCIES TO RJC PRIOR TO STARTING WORK.
5. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.
6. NEW OPENINGS TO BE CUT THROUGH EXISTING FLOOR SLAB OR WALLS SHALL BE CLEARLY MARKED OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY RJC ONCE THE MARKING OUT HAS BEEN COMPLETED SO THAT RJC CAN REVIEW THE PROPOSED LOCATIONS OF ALL NEW OPENINGS. DO NOT PROCEED WITH CUTTING OF NEW OPENINGS WITHOUT THE APPROVAL OF RJC.
7. UNLESS NOTED OTHERWISE AT ALL LOCATIONS WHERE NEW CONCRETE WILL BE IN CONTACT WITH EXISTING CONCRETE SURFACES, THE EXISTING CONCRETE SURFACE IS TO BE COMPLETELY CLEANED AND ROUGHENED BY HYDRODEMOLITION, BUSH HAMMERING, (OR APPROVED EQUAL) TO AN AMPLITUDE OF 6 mm (1/4").
8. CONTRACTOR TO ENSURE THAT UNDERGROUND OR IN-SLAB SERVICES ARE NOT DAMAGED THROUGH DEMOLITION, SAWCUTTING, HOLE AUGURING, EXCAVATION OR OTHER CONSTRUCTION ACTIVITIES.
9. 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).

CONCRETE REINFORCEMENT

1. REINFORCEMENT SHALL CONFORM TO THE FOLLOWING STANDARDS:
   A. 10M AND LARGER (U.N.O.) – CSA G30.18 GRADE 400R
2. UNLESS OTHERWISE NOTED CONCRETE COVER TO REINFORCEMENT SHALL BE THE LARGEST:
   A. CONCRETE CAST AGAINST EARTH OR GROUND --------- 75 mm
   B. COVER TO TOP SURFACE (SLAB-ON-GRADE) --------- 50 mm
3. DO NOT SUBSTITUTE DEFORMED WIRE FOR REINFORCING BARS WITHOUT PRIOR APPROVAL OF THE RJC.
4. SUPPORT REINFORCING WITH CHAIRS, ACCESSORIES, OR REINFORCING BARS AS REQUIRED. CHAIRS, BOLSTERS, BAR SUPPORTS AND SPACERS ARE TO BE EPOXY COATED OR PLASTIC. THE USE OF PEBBLES, PIECES OF BROKEN STONE OR BRICK, PIPE, OR WOODEN BLOCKS WILL NOT BE PERMITTED.
5. PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN CONCRETE COVER AS SPECIFIED. ALL SUPPORTS AND BARS MUST BE TIED TOGETHER TO MAINTAIN REINFORCING STEEL SECURELY IN PLACE DURING CONCRETE PLACEMENT.
6. REINFORCING BARS TO BE GALVANIZED STEEL UNLESS NOTED OTHERWISE.
7. REINFORCEMENT SHOP DRAWINGS TO BE SUBMITTED FOR RJC REVIEW AND APPROVAL PRIOR TO FABRICATION

North



1 / S-1 KEY PLAN N.T.S.

LIST OF DRAWINGS

S-1 – GENERAL NOTES AND KEY PLAN

S-2 – SITE PLAN AND DETAILS

DRAWINGS

1. 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.
2. 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.
3. 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.
4. GENERAL NOTES SHALL BE READ IN CONJUNCTION WITH THE TYPICAL DETAILS AND PROJECT SPECIFICATIONS.

GENERAL

1. SECTION MARK SHOWN THUS 4 / S-2 MEANS SECTION #4 ON DRAWING S-2.
2. THE GENERAL CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN STRUCTURAL AND OTHER DISCIPLINES DRAWINGS FOR CLARIFICATION.
3. CONCRETE WORK
   SHALL CONFORM TO CSA A23.1, CSA A23.2, CSA A23.3 AND REFERENCED DOCUMENTS.
4. DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION OF RJC.
5. DEFINITIONS:
   A. RJC: READ JONES CHRISTOFFERSEN OR ITS REPRESENTATIVE.
   B. 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

ARCH.	ARCHITECTURAL	MECH.	MECHANICAL
CL.	CENTER LINE	MIN.	MINIMUM
CONT.	CONTINUOUS	N.I.C.	NOT IN CONTRACT
C/W	COMPLETE WITH	N.T.S.	NOT TO SCALE
DET.	DETAIL	O.C.	ON CENTER
DP.	DEEP (I.E. DEPTH OF BEAM)	O/C	ON CENTER
DWG.	DRAWING	OPP.	OPPOSITE
EA.	EACH	REQ'D	REQUIRED
EL.	ELEVATION	SIM.	SIMILAR
ELEC.	ELECTRICAL	SPEC.	SPECIFICATIONS
EQ.	EQUAL	SYM.	SYMMETRICAL
E.S.	EACH SIDE	THK.	THICK
EXIST.	EXISTING	T.O.	TOP OF
EXT.	EXTERIOR	TYP.	TYPICAL
G.L.	GRID LINE	U.N.O.	UNLESS NOTED OTHERWISE
H., HORIZ.	HORIZONTAL	U/S	UNDERSIDE
INT.	INTERIOR	V., VERT.	VERTICAL
LG.	LONG	W/	WITH
MAX.	MAXIMUM		

DESIGN CODE

1. 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.

DESIGN LOADS

1. SPECIFIED UNIFORM LOADS

		LIVE LOAD
A.	EXTERIOR PAD	12 kPa
B.	BLUE STAR – PD100-01 GENERATOR	31 kN (6,925 lbs)

2. THIS DESIGN IS BASED ON CLIFTON ENGINEERING GROUP INC. COMMUNICATION DATED OCTOBER 8, 2024, WHICH INDICATES THAT THE SOIL HAS A BEARING CAPACITY THAT EXCEEDS 25kPa AND GEOTECHNICAL INVESTIGATIONS ARE NOT NECESSARY.

FIELD REVIEW BY READ JONES CHRISTOFFERSEN (RJC)

1. RJC PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE STRUCTURAL 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.
2. 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.
3. THE WORK TO BE REVIEWED SHALL BE GENERALLY COMPLETE.

rjc Creative Thinking Practical Results

Read Jones Christoffersen Ltd.
Engineers
rjc.ca

1816 Crowchild Trail NW, Suite 200
Calgary, AB T2M 3Y7 Canada
tel 403-283-5073

AMENDED DRAWINGS
DP No: DP2026-03080 | Date Received: MMM DD YYYY
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

No.	Revision	Date	By
2	ISSUED FOR BUILDING PERMITS AND CONSTRUCTION	DEC. 4, 2024	VCL
1	ISSUED FOR CLIENT REVIEW	NOV. 27, 2024	VCL

Drawing Notes

1. 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.
2. 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.
3. 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

PROFESSIONAL ENGINEER ALBERTA
VIOLET C. Y. LIM
123806
2024-12-03

PERMIT TO PRACTICE
READ JONES CHRISTOFFERSEN LTD.
Signature _____
Date 2024-12-03
PERMIT NUMBER: P 152
The Association of Professional Engineers, Geologists and Geophysicists of Alberta
APEGA Member # 93800

Project Name

HOLLY ACRES GENERATOR REPLACEMENT

4501 37 STREET NW, CALGARY, AB

Sheet Title

GENERAL NOTES AND KEY PLAN

Drawn By	SCT	Scale	AS NOTED
Designed By	BBF	Date	DECEMBER 2024
RJC Project Number		CAL.139676.0001	

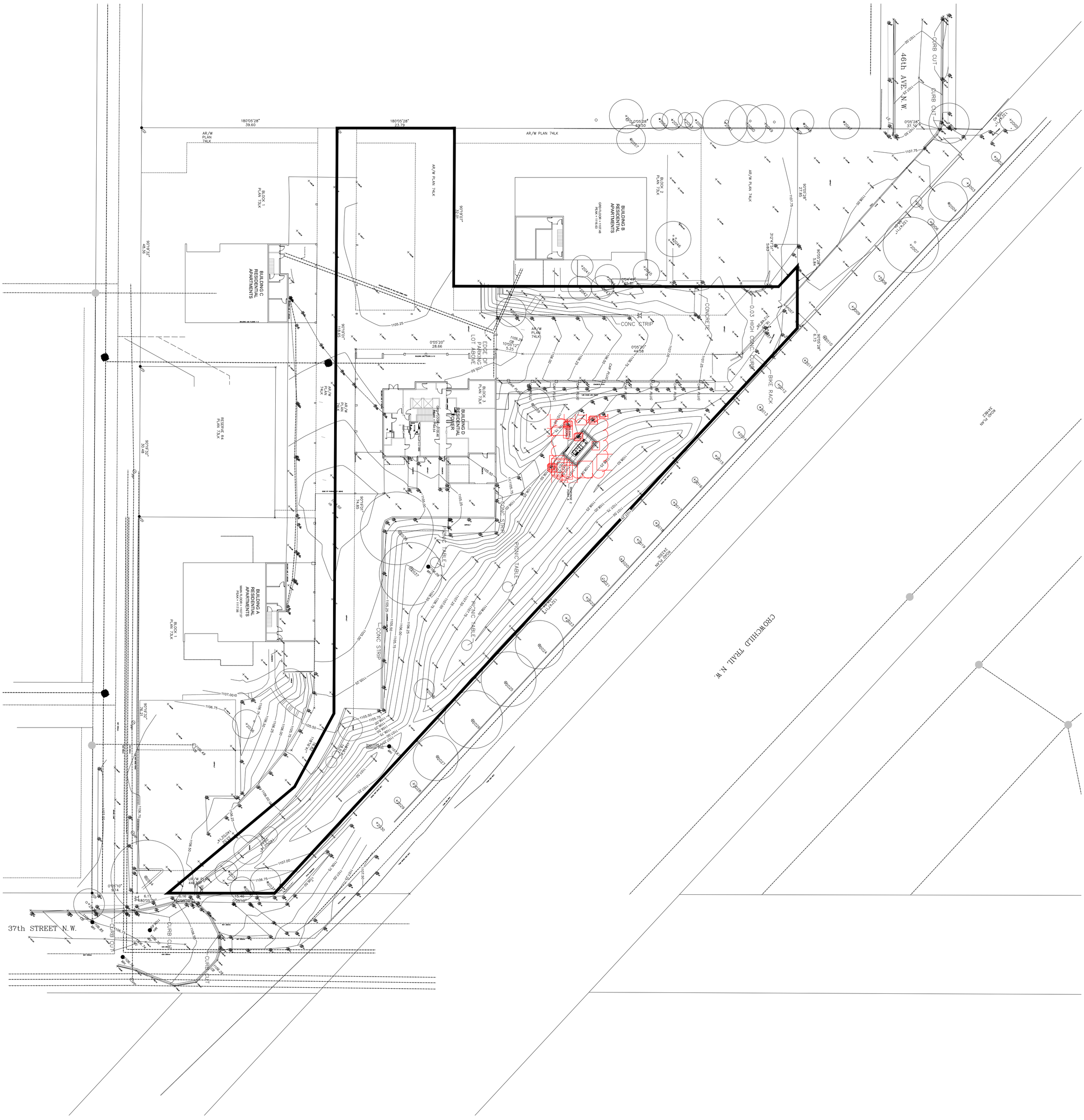
Sheet Number **S-1** Revision **.**

NORTH

1 DP-1R1

SITE PLAN

SCALE: 1:400



SITE STATISTICS

ZONING:
S-FUD

MUNICIPAL ADDRESS:
4501 37 ST NW, CALGARY, AB, T2L 2J5

LEGAL DESCRIPTIONS:
PLAN 73LK
BLOCK 3
LOT -

SITE AREA:
67,37.81 sqm (+/- 1.66 ac)

BUILDING AREA:
579.336 sqm (6,235 sqft)

PARKING
EXISTING UNDERGROUND AND SURFACE PARKING TO REMAIN

LANDSCAPE
EXISTING LANDSCAPE TO REMAIN

GARBAGE
EXISTING INTERIOR BINS TO REMAIN

LOCATION PLAN

AMENDED DRAWINGS
DP No
DP2026-03080
Date Received
MMM DD YYYY
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

SITE PLAN

DP-1R1

DRAWN BY: SN
DWG DATE: 05.12.24
SUBM DATE: 00.00.00
SCALE: 1:400
FILE:

KUMLIN SULLIVAN ARCHITECTURE STUDIO LTD.
310, 5819 2 Street S.W., Calgary, Alberta, T2H 0H3
Phone: (403) 283-8361 Fax: (403) 252-7877

HOLLY ACRES GENERATOR

DEVELOPMENT PERMIT

DP REVISIONS

05-08-26
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All drawings to remain property of the Architect

This drawing supercedes previous issues.

Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centerline of demising walls, unless noted otherwise on the drawing.

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