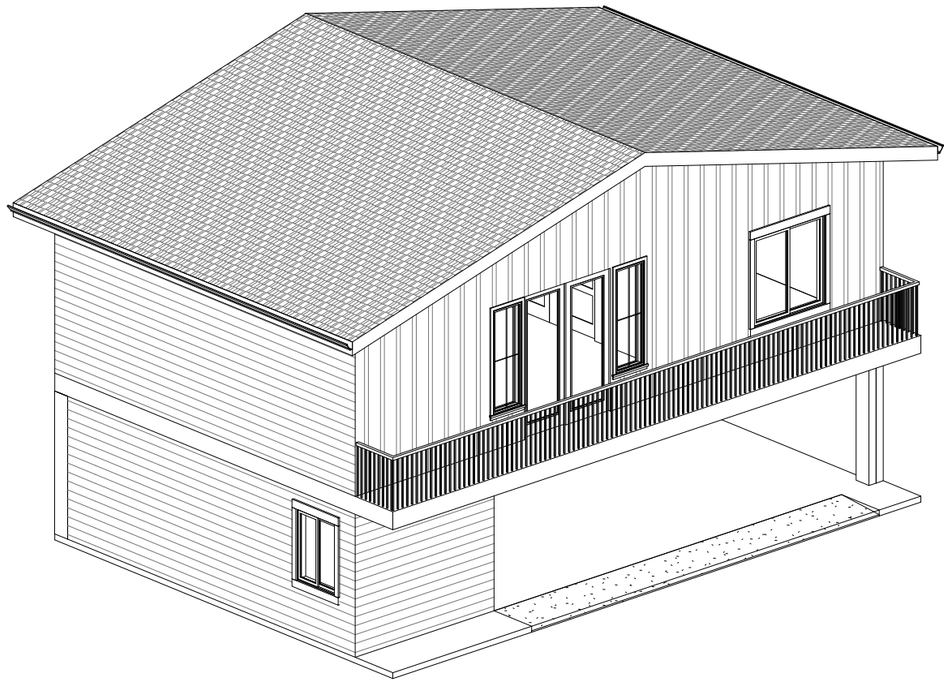
BACKYARD SUITE

631 WHITEHORN WAY NE



GENERAL NOTES

- All construction is to confirm to NBC 2023 ,Alberta edition
- Dimensions are taken to grid lines,to face of exterior sheathing,to face of framing,and to face of concrete and/or block walls.
- All linen closets to be provided with 4 shelves minimum 12" deep.
- The builder is responsible for reviewing drawings prior to construction,and immediately notifying the architect of any discrepancies or need for additional information.
- All structural lumber is to be # 2 SPF or better
- Walls less than 1.2 m (4' 0") from property line are to have minimum 45 minutes fire resistance rating.Engrd. roof trusses and floor joists system designs, dimensions, details, installation etc . shall be according to manufactures.specifications and shall be complete with all necessary blocking, hangers etc.
- Where step footing occurs the horizontal dimension of each step shall not less than 24" and the vertical dimension of each step
- Construction shall conform to the alberta building code & local building bylaws.

FOUNDATION:

- Dropped concrete wingwall/pile heights are to be as per the following for the riser condition noted and are intended to accommodate up yo 6" toe kick as well as slope to allow for water drainage.(measurements are from the top of subfloor to top of wingwall/pile) 1 rise step-18";2 rise step-25";3 rise step-31";4 rise step-39";5 rise step-47";6 rise step-55"
- Wood framing in contact with concrete must be treated or seprated from the concrete by polyethylene barrier or gasket.
- Step footing minimum 24" horizontally and maximum 24" vertically for firm soils.
- Beam pocket are to provide bearing required by beam manufacture.
- Provide galvanized metal window well drained to a rain water.
- All porches at front entry to be precast concrete and clad with stone where 3 risers or more.
- All porches at front entry to be precast concrete and clad with stone where 3 risers or more.
- All footing are to be on undisturbed or compacted granular fill.
- Basement concrete slab to be on coarse granular fill and perimeter sealed to wall,or 20mpa concrete with air /gas barrier below slab.all penetrations in the slab to be sealed in accordance with abc 2019,div.b part 9.25.3.6 locations of rough-in for radon/soil gas control extraction as per abc div.b part 9.14.4.
- sump pit cover to be air tight and equipped with weathers tripping as per abc.b part 9.25.3.3.

FRAMING:

- Framers to install top chord blocking on joists where joists are more than 8" from an interior partition wall.
- Engineered beams,i-joists,roof trusses,and metal hanger connections are to be designed and by the manufacture.
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- Framers to install top chord blocking on joists where joists are more than 8" from an interior partition wall.
- Wood framing in contact with concrete must be treated or separated from the concrete by polyethylene barrier or gasket.
- All interior door opening sin stud framing walls are to be spaces a minimum of 4" from the adjacent wall,unless noted otherwise.
- Provide and install solid blocking and backing within the walls for all washroom accessories,handrails,guards,and fixtures as required for anchoring.
- Attic to be vented minimum 1:300 of area.not less than 25% of the opening are to be located at the top of the space and not less then 25% of the opening are to be located at the bottom of the space.
- Western style stringers unless noted otherwise.
- Wood stud framing behind kitchen cabinetry to be 16" on center.

BEAM AND HEADERS:

- All header are to be 2 ply 2x10 unless noted otherwise.
- Joist depth is to be as noted in the construction assemblies.
- Joist depth is to be as noted in the construction assemblies.

COLUMNS:

- Solid bearing to be at least as wide as the supported member and per abc 9.17.4.2.
- Solid bearing in wood framed walls is to be designed by others wheer loads from manufactured products are to be supported.

WINDOWS:

- All bedroom windows to be provided with egress hardware.
- All doors and windows referenced on the plans are shown nominal size,all rough opening size requirements are to be per the manufacturer requirements.
- All windows within 6'-7" of adjacent ground level and all entrance doors to dwelling units are to be resistant to forced entry.
- All bedroom is to have a window with a minimum 0.35 square meter unobstructed open area with a clear width of 380mm(1'-3").
- A guard is required where the top of window sill is located less than 450mm(1'-6") above finished floor and the distance from the finished floor to the adjacent grade is greater than 1800mm(5'-11").
- A guard is required where the top of window sill is located less than 900mm(2'-11") above the surface of the tread,ramp or landing.

window performance ratings in accordance with the requirements of ABC 2019,div.b part 9.7.4.2 and 9.36.2.7 to be provided by window supplier.
max u-value/min, temperature index(i) based on 2.5% January design temperature:
Calgary(-30°c):max.u-value=1.6,min.i=68
airdrie(-32°c):max.u-value=1.6,min.i=77
the following minimum performance requirements are based on aama/wdma/csa 101/i.s.2/a440-08(nafs-08) and csa a440s1-09 with update no.1(canadian suppliment to nafs-08).
terrain type:rough
product height is <20m above grade
max.performance grade:25
max positive design pressure:1200 pa
min negative design pressure:1200pa
min.water penetration resistance test pressure:260pa
min air infiltration/exfiltration:a2

- Windows in a window well to be provided 760mm(2'6")clearence where intended for egress.where the diffrence in elevation between the grade in a window well and the adjacent grade exceeds 600mm(2'-0")a gaurd conforming to the requiremtns of abc 2019,div.b part 9.8 is to be provided.
- Windows are to match performance energy model calculations,drawing# emc-04.see elevations.
- All windows are to be intalled using $\frac{2^{1}}{2}$" exterior rated,washer/wafer head screws.

DOORS:

- Doors between garage and dwelling unit to be equipped with self closing device,weather stripping and 20minfire resistance ratingmax u-value=1.6,as per section 9.36.2.7max u-value=1.6,as per section 9.36.2.7
- MAX U-value=1.6,as per section 9.36.2.7
- Exterior doors are to match performance labels(d1 or d2) as per qualistst performance energy model calculations,drawing #emc-04. see elevations.

General Details

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to them.

1. Buiilder must check and verify all detals and dimensions and report any discrepancies to the designer prior to any on site construction
2. All construction details and practices to conform to current alberta bulding code and all other applicable regulations/bylaws
3. Do not scale drawings written dimensions have precedence over scaled dimensions
4. Square footage shown on plans a guideline only, do not price building based on this number.
5. All materials shall be installed and or applied as per manufacturers specifications and instructions
6. Brookfield residential recognizes that there are methods of construction and or procedures other than those described in the specifications and or detailed on the drawings and welcomes constructive proposals from the trades involved.
7. Final site grades may alter exterior appearance
8. All lintels to be 2-200 #2 spruce unless noted otherwise
9. All written specs overrie drawings
10. All loose material, and any soil which may have become wet or soft due to rain water ingress, snow or thawing within the footing areas must be removed by hand prior to placement of concrete .
11. Window and door sizes shown are nominal only exact dimensions and rough opening sizes are to be supplied by the window manufacturer prior to start of construction.
12. All doors to be 6'-8" in height unless noted otherwise.
13. Concrete foundation wall window buck material is to be placed directly below the ladder sill
14. Engineered floor joist manufacturer is to verify all engineered floor joist and beam spans and provide a layout, design and drawings engineered floor joists are to be design with a maximum live load deflection of L/483 floor loads are 40 psf live load is 10pse dead load
15. Roof truss manufacturer is to verify all roof slopes and truss design and provide a layout design and drawings roof trusses are to be approved by an engineer regstered in the province of alberta,
16. Electrical outlets and media outlets may not be as shown on plans due to site conditions and building code requirements
17. All vacufo R.I should be a min 3' to max 2' from wall outlet or as per manufacturers specifications
18. Provide door to space containing furnace as per abc 9.7.2.3(2)
19. All interior/exterior stair handrails and guards shall conform to abc 9.8.7. &9.8.8
20. Smoke alarms shall conform 10 abc 9.10.19
21. Slab on grade damproofed as per abc 9.13.21
22. Soil gas provisions as per current abc 9.13.4
23. Stepped concrete strip footings shall have maximun rise of 24" (600m as per abc 9.15.3.9
24. Roof/attic spaces requiring ventlation shall conform to abc 9.19.1.1 $ 9.19.13
25. Provide protection for insulation from mechanigal damage as fer abc 9.25.2.3 (7) and 9.25.23.161
26. Flashing at horzontal junctions and exterior openings to conform to abc 9.27.3.8.
27. Carbon monoxide detector location and install to conform to abc 9.32.3.9
28. Ventilation requirements to conform to including all tables within abc 9.36
29. Attic access to be weatherstripped and insulated as per abc 9.36.2.7.
30. Provice interior damproofing and air/vapour barriers as per abc 9.36.29 & 9.13.
31. Flasing ,interior damproofing and air/vpour barrer joints to conform to abc 9.36.2.10

Abbreviations

Window abbreviations

1.	P	Picture/fixed
2.	SH	Single hung
3.	SHF	Single hung fixed - picture windon with Simulated divided lite mullion
4.	AW	Awning window
5.	C	Casement window
6.	SLD	Horizontal slider window
7.	SL	Door side lite window
8.	WOCD	Window opening control device

Drafting abbreviations

1.	W/	With
2.	C/W	Complete with
3.	MANUF	Manufanctuer:
4.	SQ.FT.	Square fee
5.	LIN.FT	Lineal feet
6.	W.I.C	Walk in closet
7.	INSUL	Insulation
8.	P/L	Point load
9.	MECH	Mechanical room
10.	HRV	Heat recovery ventilator
11.	R/I	Rough in
12.	OPT	Optional
13.	FNDH	Foundation
14.	DBH	Drop bulkhead

Flooring abbreviations

1.	HWD	Hardwood
2.	V	Vinvy
3.	VP	Vinyl plank
4.	CARP	Carpet
5.	UNFIN	Unfinished

Index

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2.	A1.1	Info sheet
3.	A1.2	Main floor plan
4.	A1.3	Upper floor plan
5.	A1.4	Roof plan
6.	A1.5	Front Elevation
7.	A1.6	Rear Elevation
8.	A1.7	Right Elevation
9.	A1.8	Left Elevation
10.	A1.9	General Notes
12.	S1.1	Foundation Plan
13.	S1.2	Construction Notes

Symbol legend

Symbol descriptcen

1.	TB	Towel bar
2.	TP	Toilet paper holder
3.	H.B.	Hose bib
4.	FD	Floor drain
5.	EFD	Emergency floor drain
6.	VAC	Vacu-flo rough-in

NAFS

North american fenestration standard

1.	Terrain	Open
2.	Height	<=10m
3.	Performance class	R
4.	Performance grade	Pg#0
5.	Window u values	See window ro document

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Email:- info@asdesigners.ca
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All contractors must abide to all applicable Municipal, Provincial and Federal Laws and regulations, as well as the National Building Code.

All work to conform to the 2023 National Building Code - Alberta Edition, 2019 Alberta Fire Code and comply with any regulations pertaining to the Authority having Jurisdiction.

Contractor must visit the site to familiarize himself with the project prior to submitting his price.

Contractor must verify and check all job dimensions, drawings and specifications on site, and report any errors, omission and discrepancies prior to commencement of work.

NO	DESCRIPTION	DATE
03		
02	ISSUED FOR BP	2026-08-07
01	ISSUED FOR REVIEW	2026-08-06

PROPERTY ADDRESS:
631 WHITEHORN WAY NE

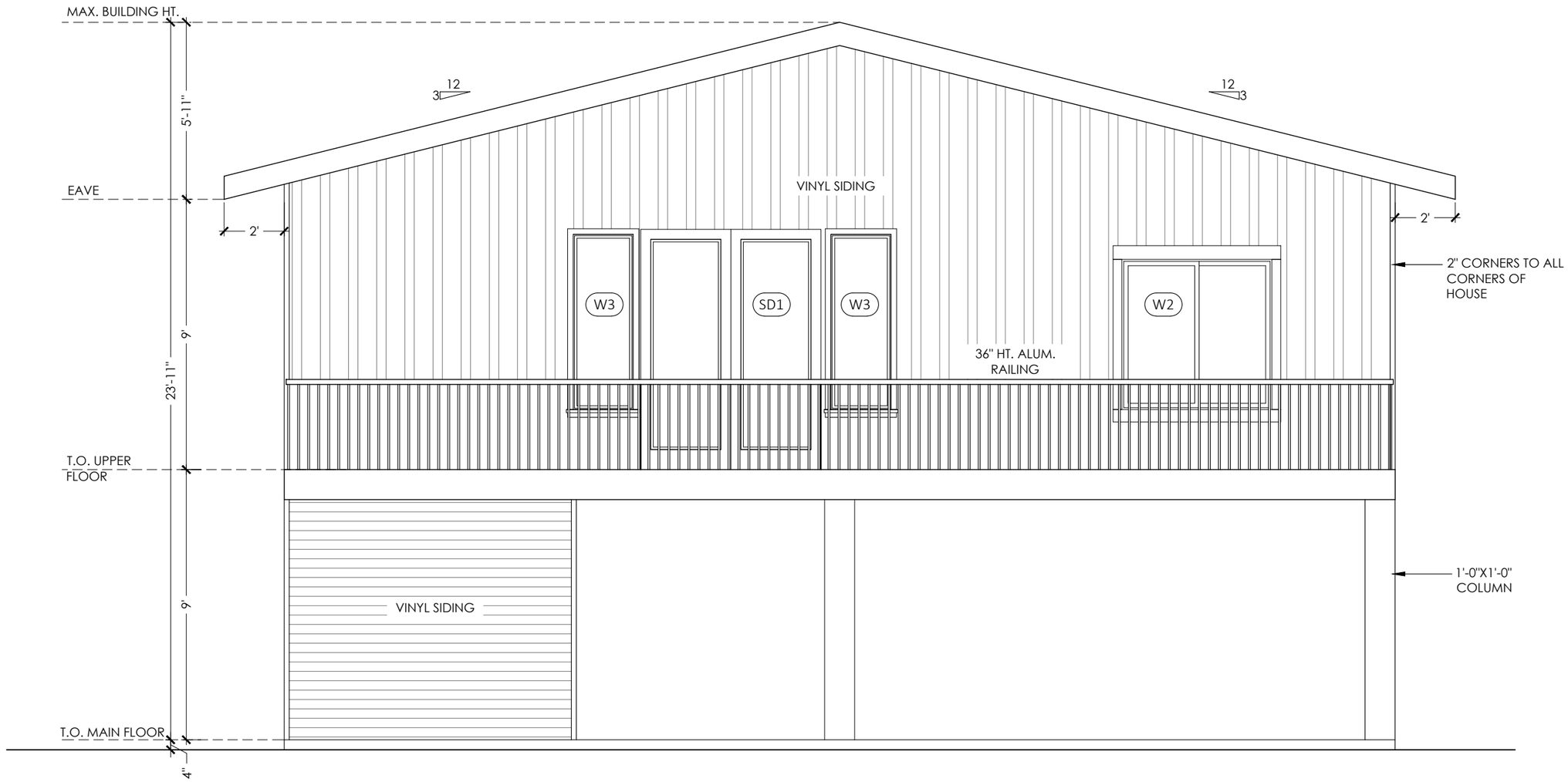
PROJECT:
Proposed Backyard-Suite

DRAWING NAME:
Site Plan

PROJECT NUMBER:
2601

DATE: 26-08-05 **SCALE:** As Noted

DRAWN BY:	REVIEWED BY:	PAGE:
SH	RP	A1.0



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

NOTE:The windows must also meet energy efficiency requirements (e.g., U-value, glazing type).

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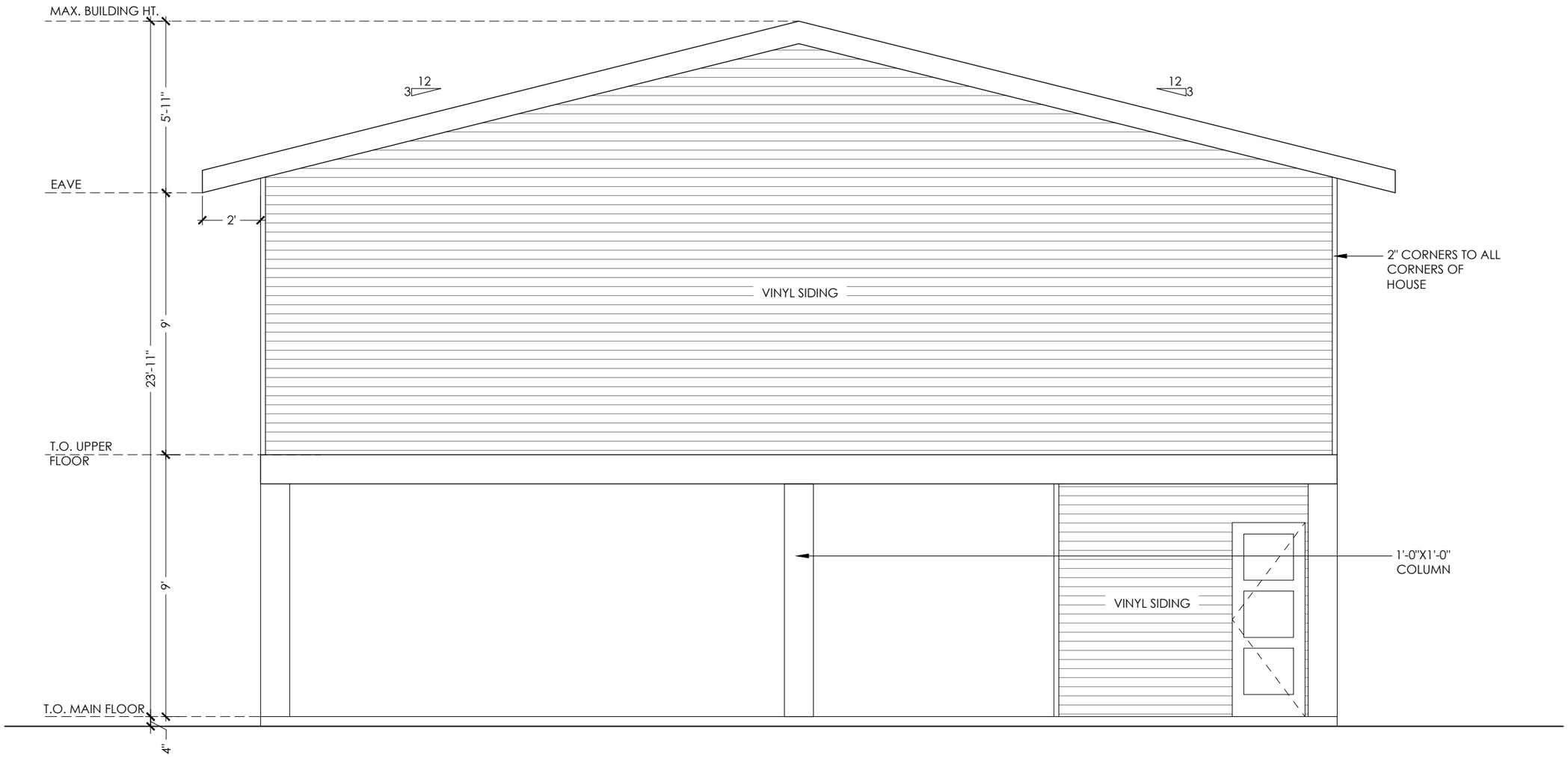
PROJECT:
Proposed Backyard-Suite

DRAWING NAME:
Front Elevation

PROJECT NUMBER:
2601

DATE: 26-08-05 **SCALE:** As Noted

DRAWN BY:	REVIEWED BY:	PAGE:
SH	RP	A1.5



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

NOTE:The windows must also meet energy efficiency requirements (e.g., U-value, glazing type).

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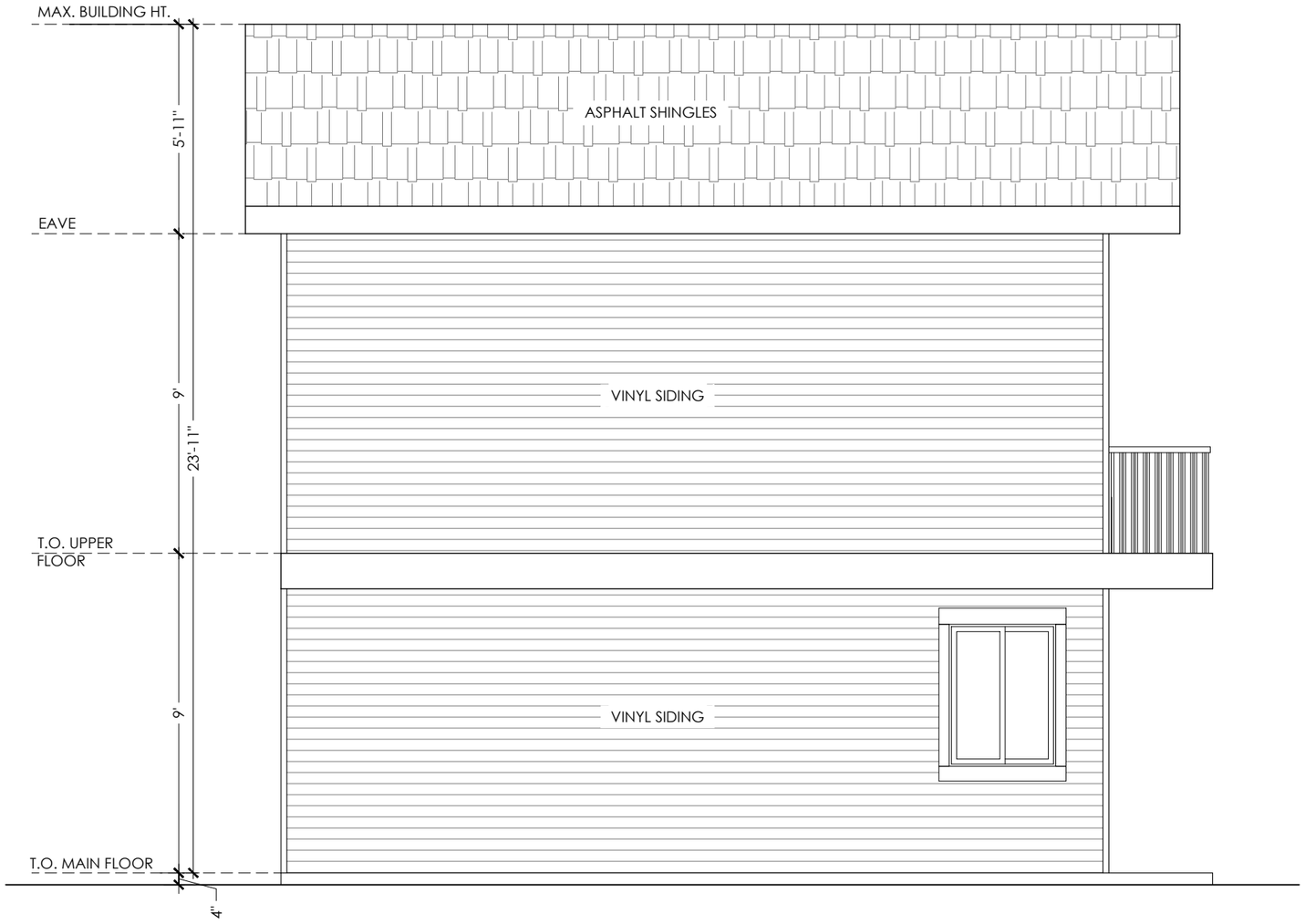
PROJECT:
Proposed Backyard-Suite

DRAWING NAME:
Rear Elevation

PROJECT NUMBER:
2601

DATE: 26-08-05 **SCALE:** As Noted

DRAWN BY:	REVIEWED BY:	PAGE:
SH	RP	A1.6



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

NOTE:The windows must also meet energy efficiency requirements (e.g., U-value, glazing type).

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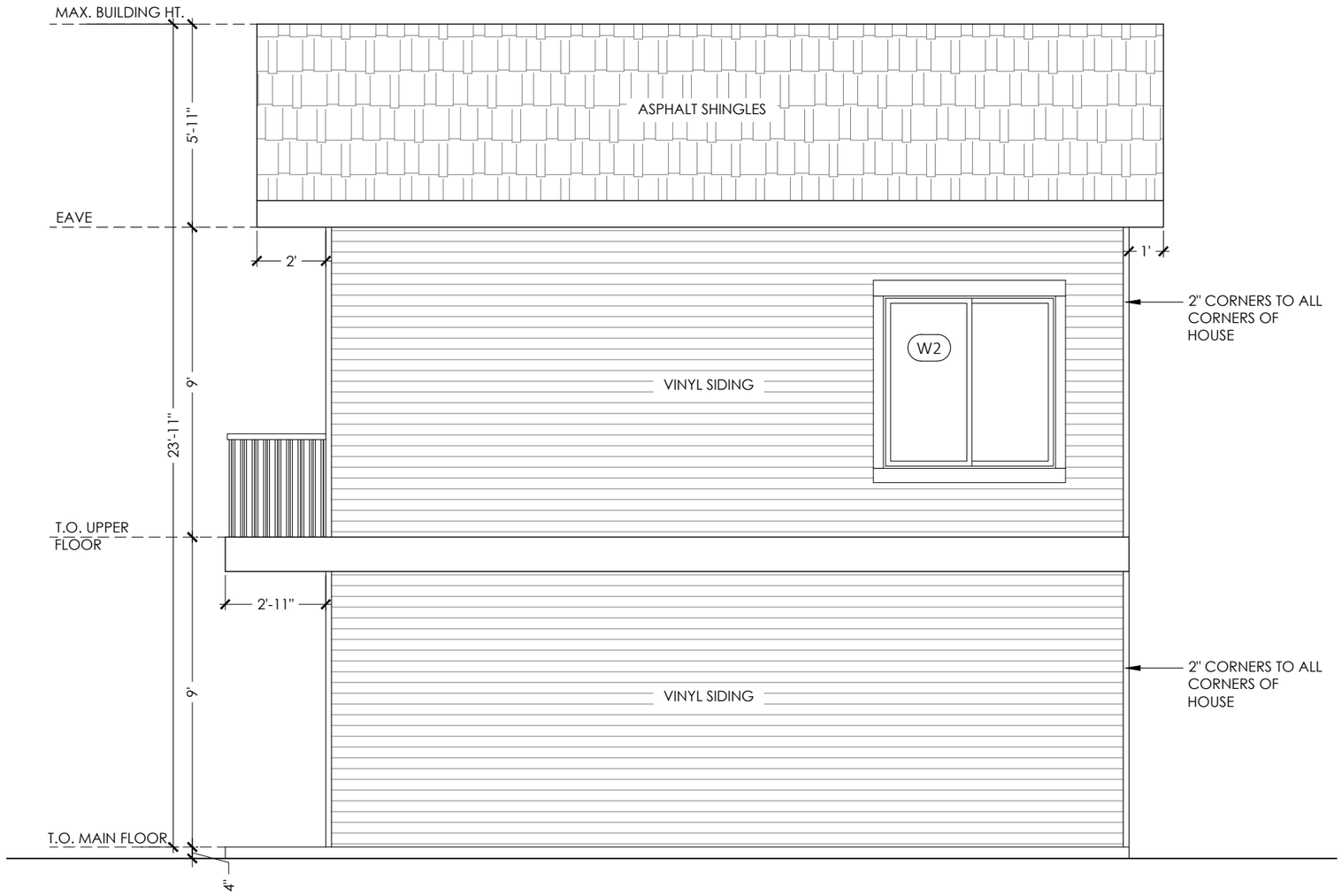
PROJECT:
Proposed Backyard-Suite

DRAWING NAME:
Left Elevation

PROJECT NUMBER:
2601

DATE: 26-08-05 **SCALE:** As Noted

DRAWN BY:	REVIEWED BY:	PAGE:
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RIGHT ELEVATION
SCALE : 1/4"=1'-0"

NOTE:The windows must also meet energy efficiency requirements (e.g., U-value, glazing type).

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631 WHITEHORN WAY NE

PROJECT:
Proposed Backyard-Suite

DRAWING NAME:
Right Elevation

PROJECT NUMBER:
2601

DATE: 26-08-05 **SCALE:** As Noted

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