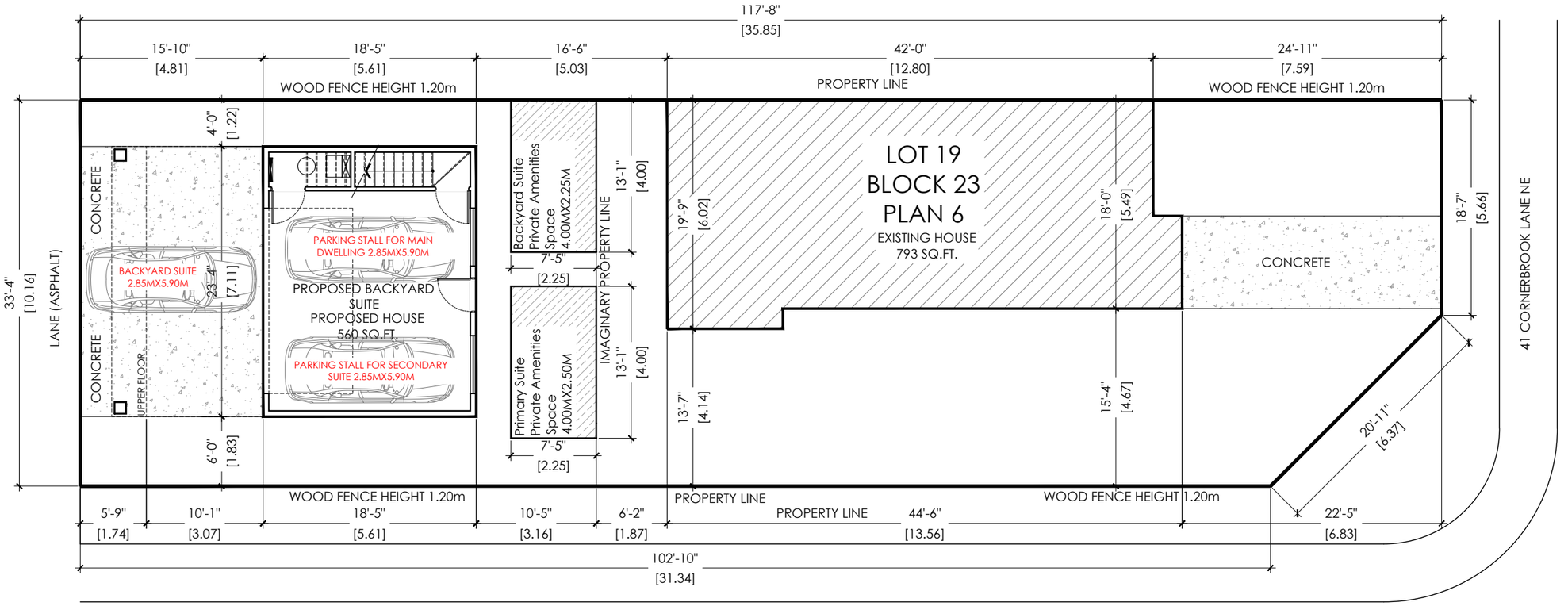


TOTAL PARCEL AREA = 3011.75 SQ.FT.

MAX. LOT COVERAGE = 45%

TOTAL BUILDING AREA ALLOWED :- 1355.28 SQ.FT.

BUILDING FOOT PRINT (A+B):- 1223 SQ.FT.

1. EXISTING HOUSE AREA (A):- 793 SQ.FT.
2. PROPOSED GARAGE AREA(B):- 430 SQ.FT.

PROPOSED COVERAGE:- 40.60%

TOTAL BUILDING AREA:- 1165 SQ.FT.

SITE PLAN
SCALE : 3/32"=1'-0"

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NO	DESCRIPTION	DATE
03		
02	ISSUED FOR BP	2026-07-04
01	ISSUED FOR REVIEW	2026-07-03

PROPERTY ADDRESS:
41 CORNERBROOK LANE NE

PROJECT:
Proposed Backyard-Suite

DRAWING NAME:
Site Plan

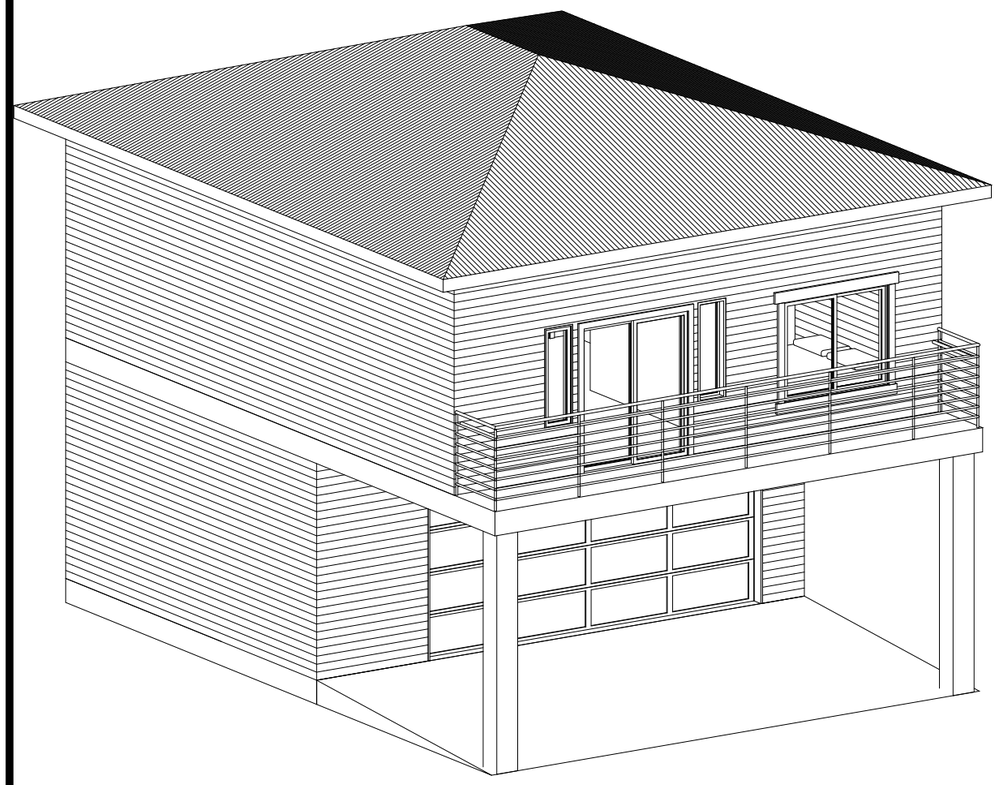
PROJECT NUMBER:
2721

DATE: 26-07-04 **SCALE:** As Noted

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

BACKYARD SUITE

41 CORNERBROOK LANE NE ,Calgary,AB



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.
- Engineered beams,i-joists,roof trusses,and metal hanger connections are to be designed and by the manufacture.
- 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. Builder 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

1.	A1.0	Site Plan
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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03		
02	ISSUED FOR BP	2026-07-04
01	ISSUED FOR REVIEW	2026-07-03

PROPERTY ADDRESS:
41 CORNERBROOK LANE NE

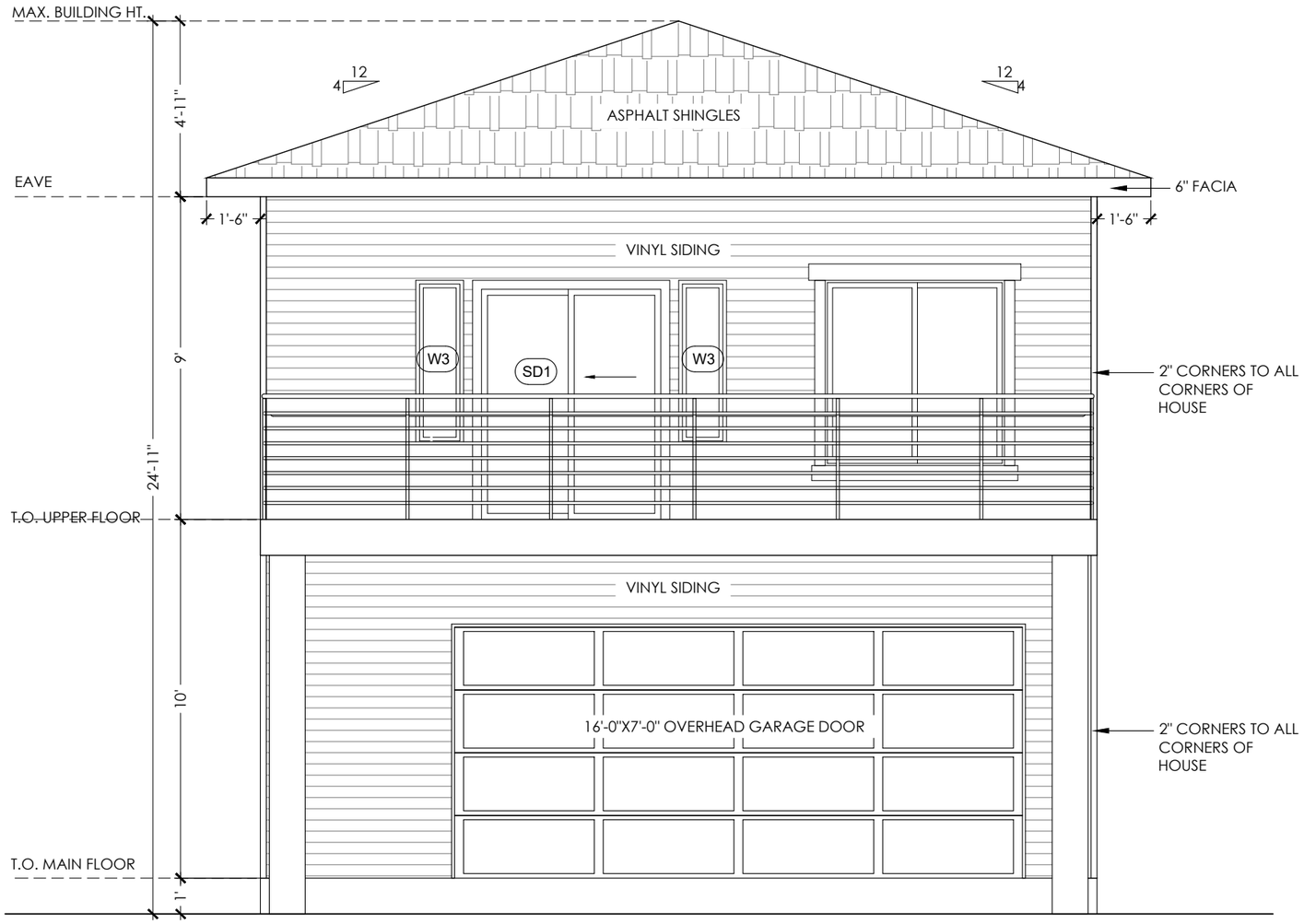
PROJECT:
Proposed Backyard-Suite

DRAWING NAME:
Site Plan

PROJECT NUMBER:
2721

DATE: 26-07-04 **SCALE:** As Noted

DRAWN BY: SH **REVIEWED BY:** RP **PAGE:** 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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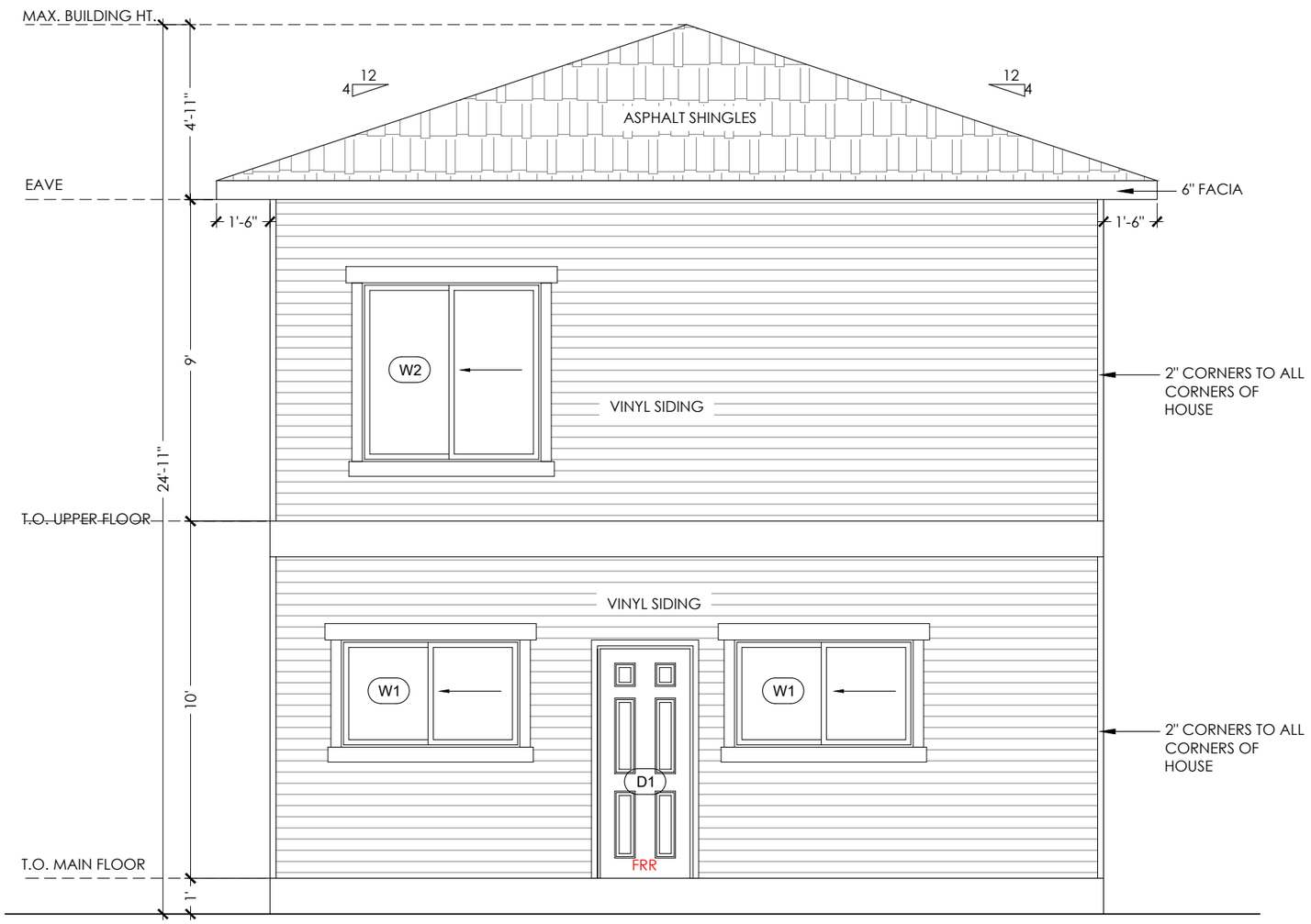
PROJECT:
Proposed Backyard-Suite

DRAWING NAME:
Front Elevation

PROJECT NUMBER:
2721

DATE: 26-07-04 **SCALE:** As Noted

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



Wall face Area = 467 Sq.ft.
Glazing Allowed = ???
Proposed Glazing = 45 Sq.ft.

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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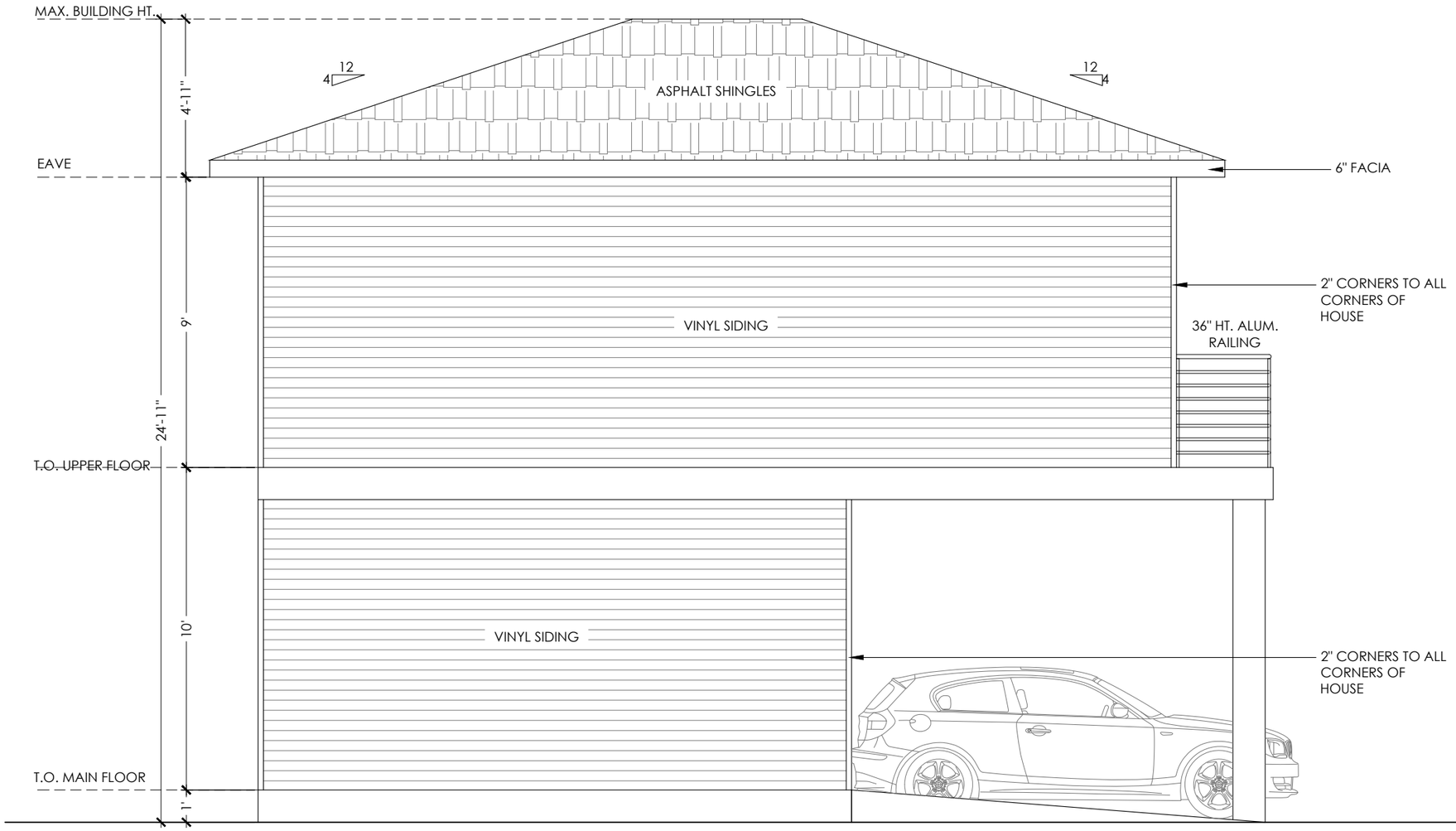
PROJECT:
Proposed Backyard-Suite

DRAWING NAME:
Rear Elevation

PROJECT NUMBER:
2721

DATE: 26-07-04
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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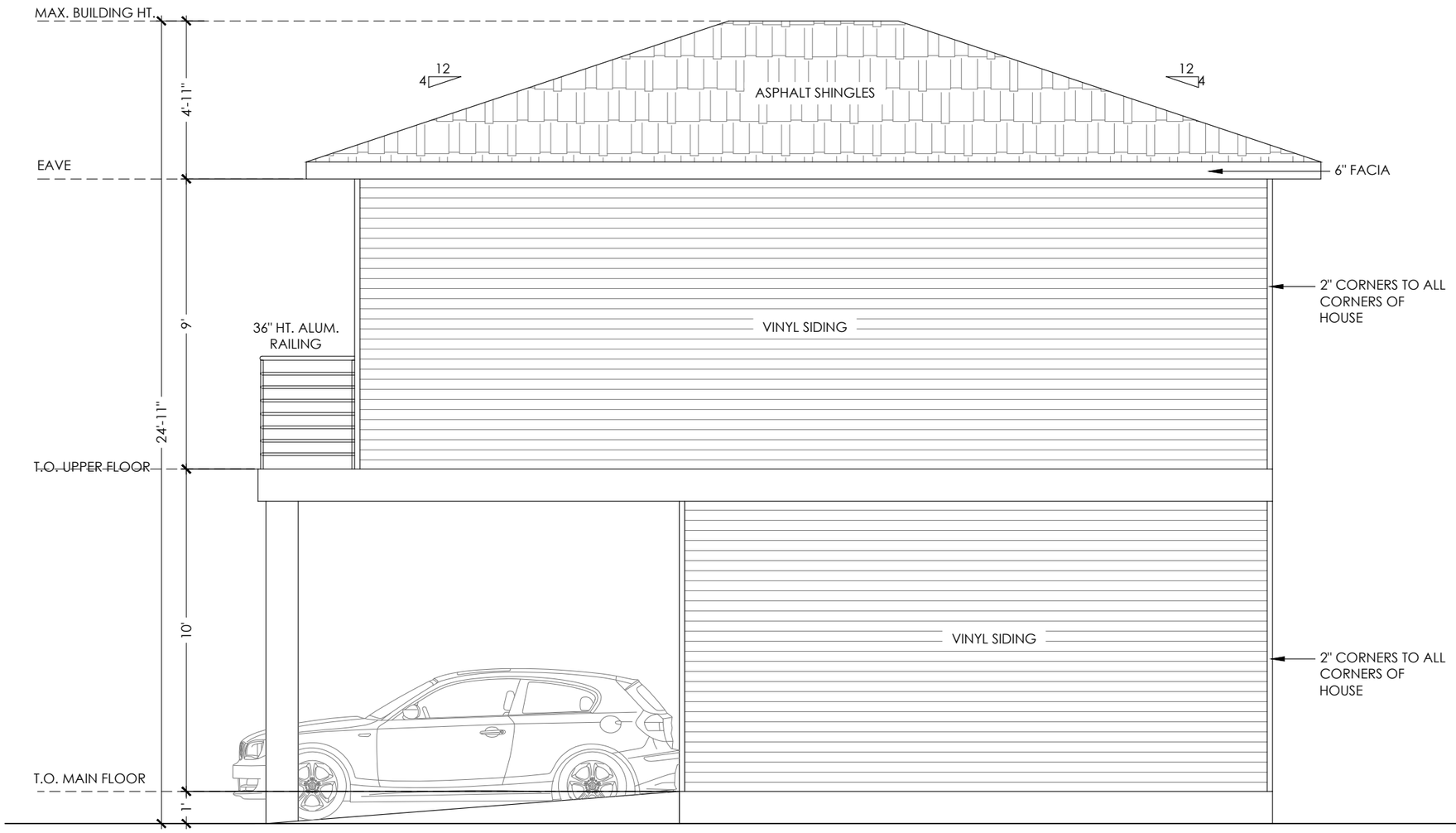
PROJECT:
Proposed Backyard-Suite

DRAWING NAME:
Left Elevation

PROJECT NUMBER:
2721

DATE: 26-07-04 **SCALE:** As Noted

DRAWN BY:	REVIEWED BY:	PAGE:
SH	RP	A1.7



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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PROPERTY ADDRESS:
41 CORNERBROOK LANE NE

PROJECT:
Proposed Backyard-Suite

DRAWING NAME:
Right Elevation

PROJECT NUMBER:
2721

DATE: 26-07-04 **SCALE:** As Noted

DRAWN BY:	REVIEWED BY:	PAGE:
SH	RP	A1.8

AS PER SECTION 9.36.2.10 - NOTES PERTAINING TO LEAKAGE PATHS IN

PROBLEMATIC AREAS
FOUNDATION TO SILL PLATE AND RIM JOISTS
ALL JOINTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.
INTERIOR WALL INTERFACE
INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS WITH AN INTERIOR PLANE OF AIR TIGHTNESS MUST BE MADE AIRTIGHT BY EITHER SEALING ALL JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL, OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL.
RIM JOIST
ALL JOINTS AT THE THE RIM JOIST ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.
CANTILEVERED FLOOR
CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES/EXTERIOR SPACE MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.
WINDOW HEAD
THE INTERFACE BETWEEN WINDOW HEAD/JAMB AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.
WINDOW SILL
THE INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.
MECHANICAL FLUES AND CHIMNEY
STEEL-LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR METAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL AND SEALANT CAPABLE OF WITHSTANDING HIGH TEMPERATURES

PLUMBING STACKS
PLUMBING VENT STACK PIPES THAT PENETRATES THE BUILDING ENVELOPE MUST BE MADE AIR TIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT STACK PIPE WITH A COMPATIBLE MATERIAL OR SHEATHING TAPE, OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIR TIGHTNESS AND SEALING IT TO THE TOP PLATE
SKYLIGHTS
THE INTERFACE BETWEEN THE SKYLIGHT AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE SKYLIGHT.
WALL TO CEILING
ALL JOINTS AT THE TRANSITION BETWEEN THE ABOVE GRADE WALL AND CEILING MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.
WALL VENTED DUCTS
DUCT THAT PENETRATE THE BUILDING ENVELOPE SHALL BE CONSTRUCTED AIRTIGHT BY SEALING THE PENETRATION THROUGH THE BUILDING ENVELOPE.
ELECTRICAL PENETRATION IN WALLS
ELECTRICAL PENETRATIONS IN WALLS, INCLUDING ELECTRICAL OUTLETS, WIRING, SWITCHES, AND RECESSED FIXTURES THROUGH THE PLANE OF AIR TIGHTNESS MUST BE AIRTIGHT. OPTIONS INCLUDE USING COMPONENT THAT IS DESIGNED TO BE AIRTIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL, OR BY COVERING THE COMPONET WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.
**ANY SERVICES INSTALLED IN THE EXTERIOR WALLS REQUIRED ADDITIONAL DOCUMENTATION DEMONSTRATING THE WALLS MAINTAIN THE MINIMUM REQUIRED EFFECTIVE RSI INSULATION VALUE FOR THE WALL

SPECIFIC REQUIREMENTS:
EFFECTIVE INSULATION OF CEILING, WALLS, AND FLOORS MEET THE REQUIREMENTS OF TABLE 9.36.2.6.A AND TABLE 9.36.2.6.B FOR THE CORRECT CLIMATE ZONE
THE THERMAL CHARACTERISTICS OF WINDOWS, DOOR AND SKYLIGHTS MEET THE REQUIREMENTS OF TABLE 9.36.2.7.A,B AND C FOR THE CORRECT CLIMATE ZONE
EFFECTIVE INSULATION OF FOUNDATIONS MEET THE REQUIREMENTS OF TABLE 9.36.2.8.A OR B FOR THE CORRECT CLIMATE ZONE
DUCTS LOCATED OUTSIDE THE THERMAL ENCLOSURE ARE SEALED AND INSULATED TO THE EXTERIOR WALL INSULATION REQUIREMENTS
DAMPERS ARE INSTALLED AT AIR INLETS AND EXHAUSTS WHERE REQUIRED
PIPING FOR HEATING OR COOLING SYSTEM IS LOCATED WITHIN THE THERMAL ENCLOSURE OR ARE FULLY INSULATED
HVAC EQUIPMENT IS LOCATED WITHIN THERMAL ENCLOSURE OR DESIGNATED TO BE INSTALLED OUTSIDE OF THERMAL ENCLOSURE
TEMPERATURE CONTROLS ARE INSTALLED ON HEATING AND COOLING EQUIPMENT
INDOOR POOLS ARE COVERED OR HAVE AN HRV/DEHUMIDIFIER
HVAC AND SWH EQUIPMENT MEET MINIMUM PERFORMANCE REQUIREMENTS DETERMINED IN TABLES 9.36.3.10 AND 9.36.4.2
SERVICE WATER HEATING PIPES ARE INSULATED AT THE INLET AND OUTLET OF STORAGE TANKS
SERVICE WATER HEATERS HAVE TEMPERATURE CONTROLS
THE AIR BARRIER DETAILS, AND LOCATIONS HAVE BEEN IDENTIFIED
GAS FIRED FURNACE - LESS THAN 220 000 BTU/Hr (66kW) - ANNUAL FUEL USE EFFICIENCY (AFUE) MUST BE GREATER THAN OR EQUAL TO 92%
9.36.2.10 (5) - ALL JOINTS OF THE AIR BARRIER SYSTEM MUST BE STRUCTURALLY SUPPORTED.
WITHOUT HRV'S, EVERY DUCT OR OPENING INTENDED TO DISCHARGE AIR TO THE OUTDOORS SHALL BE EQUIPPED WITH A MOTORIZED DAMPER OR GRAVITY OR SPRING OPERATED BACKFLOW DAMPER. 9.36.3.3.
MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS PLACED WITHIN AND PARALLEL TO AN EXTERIOR WALL ARE REQUIRED TO BE INSULATED TO THE EFFECTIVE THERMAL RESISTANCE REQUIRED FOR THE WALL AT THE PROJECTED AREA OF THE SYSTEM COMPONENT.

TEMPERATURE CONTROL:
9.36.3.6 - THE TEMPERATURE CONTROLS ARE GENERALLY REQUIRED FOR HEATING AND COOLING EQUIPMENT. THE ACCURACY OF THE CONTROL MUST BE BETTER THAN PLUS OR MINUS 0.5 DEGREES CELCIUS.
9.12.1.3 - PROTECTION FROM FREEZING - THE BOTTOM OF EXCAVATION SHALL BE KEPT FROM FREEZING THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
9.3.1.9 - COLD WEATHER REQUIREMENTS - WHEN THE AIR TEMPERATURE IS BELOW 5 DEGRESS CELCIUS CONCRETE SHALL BE KEPT AT A TEMPERATURE OF NOT LESS THAN 10 DEGRESS WHILE BEING MIXED AND PLACED AND BE MAINTAINED AT A TEMPERATURE

CONSTRUCTION ASSEMBLIES

CONCRETE FLOOR
- 6" CONCRETE SLAB w REBAR SUPPORT
- 6 MIL POLY VAPOUR BARRIER
- 2.5" FORMULAR XPS RIGID INSULATION
- 5" COMPACTED GRAVEL

EXTERIOR WALLS
- EXTERIOR CLADDING - SIDING AS REQD
- 7/16" (12.5mm) OSB SHEATHING OR EQUAL
- 2x6" STUDS @ 24" O/C
- R-22 BATT INSULATION
- 6 mil VAPOUR BARRIER
- 1/2" GYPSUM BOARD

ROOF/CEILING
- ASPHALT SHINGLES AS SPECIFIED
- ASPHALT IMPREGNATED PAPER
- APPROVED WOOD TRUSSES @ 24" O/C
- R-50 LOOSE FILL INSULATION
- 6 mil VAPOUR BARRIER
- 1/2" DOMTAR CEILING BOARD

GENERAL NOTES
SCALE : NTS

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AS DESIGNERS INC.
Email:- info@asdesigners.ca
Cell:- +1(825)558-7007

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NO	DESCRIPTION	DATE
03		
02	ISSUED FOR BP	2026-07-04
01	ISSUED FOR REVIEW	2026-07-03

PROPERTY ADDRESS:
41 CORNERBROOK LANE NE

PROJECT:
Proposed Backyard-Suite

DRAWING NAME:
General Notes

PROJECT NUMBER:
2721

DATE: 26-07-04 **SCALE:** As Noted

DRAWN BY:	REVIEWED BY:	PAGE:
SH	RP	A1.9

SPECIFICATIONS

1- GENERALALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN COMPLIANCE WITH THE LATEST REVISION OF THE FOLLOWING:
- ALBERTA BUILDING CODE
- CSA STANDARDS, IN PARTICULAR:
-A23.1 CONCRETE MATERIALS AMD METHODS OF CONCRETE CONSTRUCTION
-A23.2 METHODS OF TEST FOR COMCRETE
-A23.3 DESIGN OF CONCRETE STRUCTURES FOR BUILDINGS
-A5 PORTLAND CEMENT (PART OF A3000 CEMENTITIOUS MATERIALS COMPENDIUM)
-G30.18 BILLET STEEL BARS FOR CONCRETE REINFORCEMENT.

2- CONCRETE REINFORCEMENT
2.1- DEFORMED BARS OF NEW MATERIAL CONFORMING TO G30.18, GRADE 400 MPA (60 ksi) FABRICATE AND PLACE REINFORCING IN ACCORDANCE WITH CSA STANDARD A23.1 WITH THE FOLLOWING CONCRETE COVER:
CONCRETE WALLS 3”
FOUNDATION 3"
PROVIDE MINIMUM 24” LAP FOR 15M.
ENSURE REINFORCEMENT IS CLEAN AND FREE OF MUD, MOST RUST AMD MLL SCALE
2.2-CAST-IN-PLACE CONCRETE
- ALL CONCRETE TO BE SUPPLIED AND PLACED IN ACCORDANCE WITH CSA STANDARD A23.1
- ALL CONCRETE TO ATTN A MINIMUM 28 DAY COMPRESSNE STRENGTH OF 4640 Psi (30 MPa) USING SOLUABLE RESISTANT TYPE 50 CEMENT. MAXIMUM AGGREGATE 19mm (3/4”). SLUMP 80mm ± 20mm (3 ¼” ± ¾”), MAXIMUM WATER CEMENT RATIO 0.45.
- MAXIMUM AGGREGATE 19mm (3/4”),SLUMP 80mm ± 20mm (3 ¼” ± ¾”), MAXIMUM WATER CEMENT RATIO 0.45.
- AIR ENTRADOMENT FOR EXPOSED CONCRETE SHALL BE 6% ± 1%
- CONCRETE FINISH FOR HORIZONTAL SURFACES TO BE BROOM FINISH.

3- EXCAVATION AND FILL AND SITE PREPARATION
REMOVE ALL ORGANIC AND DELETERIOUS MATERIAL FROM THE STE. FOLLOWNG THIS REMOVAL SCARIFY TO A MINIMUM DEPTH OF 150mm (6”) AND MOISTURE CONDITION TO WITHIN 2 PERCENT ABOVE OPTIMUM MOISTURE CONTENT. FOLLOWING MOISTURE CONDITIONING, THE STRIPPED AREAS SHOULD BE PROOF-ROLLED TO IDENTIFY LOOSENED OR SOFTENED AREAS, ANY SOFT AREAS SHOULD BE OVER-EXCAVATED AND BACKFLLED TO 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSTY (SPDDM).
- SHOULD FILL BE REQUIRED TO RAISE SUBGRADE ELEVATION, IT SHOULD BE COMPACTED TO 98 PERCENT SPDDM IN LIFTS NOT GREATER THAN 150mm (6”) INCOMPACTED THICKNESS.

4- SLAB ON GRADE CONSTRUCTION
4.1- ANY FILL AND TOPSOIL MATERIAL SHOULD BE REMOVED FROM THE BUILDINGAREA. THE EXPOSED SURFACE SHOULD BE PROOF-ROLLED AND COMPACTED TO A DENSITY OF 95% STANDARD PROCTOR MAX. DRY DENSITY.
4.2- CONCRETE SLAB (SEE PLAN FOR THICKNESS AND REINFORCING) SHALL BE LAID ON 6mil POLY VAPOUR BARRIER WITH 12" (305 mm) OVERLAPS ON ALL SIDES OFSHEETS.
4.3- ALL SLABS ARE TO BE UNDERLAIN BY A GRAVEL BASE, COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY. SOFT SPOTS ARE TO BE FILLED WITH GRAVEL IN MAXIMUM LIFTS OF 6" (150 mm), AND COMPACTED TO 98% STANDARDPROCTOR MAX. DRY DENSITY.
4.4- ANY FILL REQUIRED TO RAISE THE LEVEL OF THE SUB-GRADE MUST CONSIST OF WELL GRADED GRANULAR OR NON-EXPANSIVE COHESIVE MATERIAL, TO WITHIN 8" (200mm) OF THE UNDERSIDE OF THE FLOOR SLAB. THE UPPER 8" (200mm) OF FILL SHALL CONSIST OF WELL GRADED GRANULAR BASE COURSE. ALL FILL TO BEPLACED IN LIFTS NOT EXCEEDING 6" (150mm), COMPACTING EACH LIFT TOMINIMUM 100% STANDARD PROCTOR MAX. DRY DENSITY.
4.5- THE GENERAL CONTRACTOR IS TO ENSURE THAT THE SOIL'S ENGINEER IS ONSITE TO INSPECT THE SLAB SUBGRADE AND WATER CONDITIONS PRIOR TO ANY COMPACTION BEING DONE TO DETERMINE WHETHER OR NOT THE EXPOSED SUBGRADE IS ACCEPTABLE AND TO DETERMINE IF FURTHER EXCAVATION, FILL OR COMPACTION IS REQUIRED. ALL SUBGRADE MATERIAL AND SLAB BASE GRAVEL AND THEIR COMPACTION ARE TO BE REVIEWED, TESTED & APPROVED BY SOIL'S ENGINEER. IF THIS IS NOT DONE AND IF LATER THE SLAB ON GRADE SETTLES CAUSING DAMAGE WITHIN THE BUILDING, THEN THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING THE SAME TO THE SATISFACTION OF THE OWNER, AT NO EXTRA COST.
4.6- CONCRETE FOR ALL INTERIOR SLABS (HEATED SPACES ONLY) IS TO HAVE NO FLYASH & IS NOT TO BE AIR ENTRAINED. EXTERIOR SLABS SHALL HAVE NO FLY ASH BUT ARE TO HAVE AIR ENTRAINMENT OF 4% - 6%.
4.7- PROVIDE 1/8" x 1" (3mm x 25mm) SAW CUT CONTROL JOINTS AT MAX. 20'-0" (6.0m)CENTERS EACH WAY, UNLESS NOTED.
4.8- FOR ALL AREAS OF THE FLOOR SLAB WHICH WILL BE EXPOSED TO WATER, THE SAW CUT CONTROL JOINTS ARE TO BE FILLED COMPLETELY WITH A COLD APPLIED RUBBER ASPHALT COMPOUND, 'PARAS BY EDOCO HEALY OR AN APPROVED ALTERNATE, APPLIED IMMEDIATELY AFTER THE SAW CUTS ARE DONE.
4.9- MEASURES SHOULD BE TAKEN TO ENSURE WATER IS NOT ALLOWED TO POND ON THESUBGRADE DURING OR AFTER CONSTRUCTIONS AS UNCONTROLLED DETERIMENTAL SWELLING MAY RESULT. SIMLARLY IT IS CRITICAL TO ENSURE THAT EXPOSED SUBGRADE IS NOT PERMITTED TO DRY OUT DURING CONSTRUCTION PRIOR TO FLOOR SLAB PLACEMENT.
4.10- IMPORTED LOW TO MEDIUM PLASTIC COHESIVE GENERAL ENGINEERED FILL, SUCH AS THE SITE CLAY TILL, MAY BE USED AS INTERRIOR SUBGRADE FILL PROVIDED THAT THE FILL IS PLACED AND COMPACTED PRIOR TO FOUNDATION EXCAVATIONS. THIS MATERIAL SHOULD BE MOISTURE CONDITIONED TO BETWEEN 0 AND 2 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY, COHESIVE ENGINEERED FILL SHOUD BE COMPACTED WITH RELATIVELY LARGE, SHEEPSFOOT, COMPACTION EQUIPMENT.

4.11- SLAB ON GRADE FLOORS SHOULD REST ON AT LEAST 150 mm (6”) OF COMPACTED SCREENINGS GRAVEL. THIS GRANULAR BEDDING COURSE SHOULD BE COMPACTED TO 100 PERCENT OF STANDARD PROCTOR DENSITY IN LIFTS NOT EXCEEDING 150mm (6”) IN COMPACTED THICKNESS.

4.12- PROVIDE 6 mil POLYETHYLENE VAPOUR BARRIERS IMMEDIATELY BELOW THE FLOOR SLAB, UNLESS OTHERWISE INSTRLUCTED.

4.13- PROVIDE SITE DRAINAGE AWAT FROM THE BUILDING.

5- DESIGN LOADS

GROUND SNOW LOAD	(Ss)	35.5 PSF
RAIN LOAD	(Sr)	2.1 PSF
Importance Factor	(Is)	1.0
Cb		0.8
Cs		1.0
Cw		1.0
Ca		1.0
WIND LOAD		
$q(\frac{1}{50})$		9.4 PSF
Importance Factor	(Iw)	1.0
Ce		1.0
CpCg		ACCORDING TO ABC/NBC
ROOF DEAD LOAD		15 PSF
ROOF SNOW LOAD		31 PSF
FLOOR DEAD LOAD		20 PSF
FLOOR LIVE LOAD		40 PSF
LATERAL EARTH PRESSURE		30 LB/FT3

6- CONTRACTING REQUIREMENTS
6.1- THE FOUNDATION CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE MECHANICAL AND ARCHITECTURAL DRAWINGS TO ENSURE THAT ALL SLEEVES, HOLES, OR OPENINGS REQUIRED FOR THE MECHANICAL, ELECTRICAL AND ARCHITECTURAL WORK ARE ALLOWED FOR IN THE FOUNDATION, PRIOR TO POURING ANY CONCRETE. IF THIS IS NOT DONE THEN THE FOUNDATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELATED COSTS OF INSTALLING SLEEVES, HOLES, OR OPENINGS IN THE FOUNDATION WHEN THE WORK IS DONE.
6.2- CONTRACTOR IS RESPONSIBLE TO PREVENT SOIL IN EXCAVATED AREAS FROM FREEZING.
6.3- CONCRETE IS NOT TO BE PLACED AGAINST ANY SURFACE WITH A TEMPERATURE LESS THAN 4° C. (40°F.).
6.4- PROVISIONS MUST BE MADE TO PROTECT FRESH CONCRETE FROM TEMPERATURES BELOW 4° C. (40° F.). THIS PROTECTION CAN BE ACHIEVED BY ADEQUATE INSULATION BLANKETS, ENCLOSING CONCRETE SURFACES WITH RAISED TARPS OR ENCLOSE STRUCTURE COMPLETE WITH HEAT. TAKE EXTRA CARE TO HEAT EDGES OF CONCRETE SLABS.
6.5- THE TEMPERATURE OF THE CONCRETE IS NOT TO BE LESS THAN 16° C. (60° F.) OR MORE THAN 27° C. (80° F.) WHEN BEING POURED.
6.6- ALL SURFACES OF CONCRETE JUST POURED MUST BE MAINTAINED AT 21° C. (70°F.) OR MORE FOR THE FIRST THREE DAYS OR NOT LESS THAN 10° C. (50° F.) FOR THE FIRST FIVE DAYS. AT THE END OF THIS PERIOD THE CONCRETE MAY BE COOLED DOWN BY 1° C. (2° F.) PER HOUR UNTIL REACHING OUTSIDE OR ROOM TEMPERATURE.
6.7- EXISTING BUILDING IN ADJACENT (IN CASE) TO THE NEW BUILDING SHALL BE CHECKED AND REVIEWED BY A PROFESSIONAL ENGINEER FOR ADDITIONAL LOAD DUE TO SNOW DRIFT AND SNOW SLIDING OF THE NEW BUILDING'S ROOF PRIOR TO CONSTRUCTION.
6.8- CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS TO PROTECT EXISTING BUILDINGS FOUNDATION DURING CONSTRUCTION. PROVISIONS MUST BE MADE TO PROTECT EXISTING BUILDINGS FOUNDATION DURING EXCAVATION FOR NEW CONSTRUCTION.
6-9 CONCRETE MIX SHALL CONFORM TO CSA A23.1-M. THE CONCRETE MIX DESIGN SHALL BE SUBMITTED TO A THIRD PARTY MATERIALS ENGINEER FOR TESTING AND CERTIFICATION. TEST RESULTS AND CERTIFIED MIX DESIGN SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW PRIOOR TO COMMENCING CONSTRUCTION.
6.10 ALL EXCAVATION, FILL OR BACKFILL SHALL BE PLACED WITH CARE, COMPACTED WITH THE PROPER EQUIPMENT AND METHODS TO ENSURE NO DAMAGE TO ANY ADJACENT EXISTING BUILDING AND FOUNDATION.

CONSTRUCTION NOTES
SCALE : N.A

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DRAWN BY: SH **REVIEWED BY:** RP **PAGE:** S1.2