SAMPLE DOCUMENT · Fictional company, project and people · Prepared by Alpha Seed (alphaseed.ca) to show AI document workflows · Not for use

EXAMPLE DESIGN CO.
Residential design (fictional)

200, 456 Sample Avenue SW, Calgary, AB
403-555-0142 · studio@example.org

Project Manual (excerpt)

Garage Suite: backyard suite above a double garage · 123 Example Street NW, Calgary, AB

PROJECT	**EDC-2614**
ISSUED FOR	Pricing
REVISION	0
DATE	Jul 27, 2026
PAGES	Excerpt

This excerpt contains the sections below. Read it with drawings A-000 to S-202, Rev 0. Sections not included are listed in the full project manual.

Section	Title
00 73 00	Supplementary Conditions
01 21 00	Allowances
01 29 00	Payment Procedures
01 56 00	Temporary Barriers and Enclosures
03 30 00	Cast-In-Place Concrete
07 21 00	Thermal Insulation
07 31 13	Asphalt Shingles
09 21 16	Gypsum Board Assemblies

SECTION 00 73 00 · SUPPLEMENTARY CONDITIONS

1.1 GENERAL

.1 These Supplementary Conditions amend the agreement between the Owner and the Contractor for the Work. Where they conflict with the agreement, these conditions govern.

1.2 SC-1 PAYMENT

.1 The Contractor shall submit one progress claim per month for Work performed to the last day of the month.

.2 The Owner shall pay each progress claim within 45 days after the claim is approved by the Owner.

1.3 SC-2 HOLDBACK

.1 The Owner shall retain a holdback of 10% of the value of Work performed, released in accordance with the Prompt Payment and Construction Lien Act (Alberta).

1.4 SC-3 COMPLETION AND LIQUIDATED DAMAGES

.1 The Contractor shall achieve Substantial Performance of the Work by December 18, 2026.

.2 If Substantial Performance is not achieved by that date, the Contractor shall pay the Owner liquidated damages of $250.00 per calendar day until it is achieved.

1.5 SC-4 CHANGES

.1 No change shall be made without a written change order signed by the Owner and the Contractor, except in an emergency.

1.6 SC-5 TEMPORARY HEAT AND WINTER PROTECTION

.1 All temporary heat, hoarding and winter protection required to complete the Work on schedule shall be provided by the Contractor at no additional cost to the Owner.

SAMPLE DOCUMENT · Fictional company, project and people · Prepared by Alpha Seed (alphaseed.ca) to show AI document workflows · Not for use

200, 456 Sample Avenue SW, Calgary, AB
403-555-0142 · studio@example.org

1.7 SC-6 INSURANCE

.1 The Contractor shall maintain commercial general liability insurance of not less than $2,000,000 per occurrence, and builder's risk insurance for the full value of the Work.

END OF SECTION 00 73 00

SECTION 01 21 00 · ALLOWANCES

1.1 CASH ALLOWANCES

.1 Include the following cash allowances in the Contract Price. Allowances cover supply of the item, delivered to site. Installation is included in the Contract Price.

.1 Kitchen cabinets and countertops: $11,500.00
.2 Bathroom vanity and top: $1,200.00
.3 Appliances (refrigerator, range, dishwasher, range hood, washer, dryer): $6,800.00
.4 Light fixtures: $1,500.00
.5 LVP flooring, material: $4.00 per square foot

.2 Differences between an allowance and the actual cost are adjusted by change order.

END OF SECTION 01 21 00

SECTION 01 29 00 · PAYMENT PROCEDURES

1.1 SCHEDULE OF VALUES

.1 Submit a schedule of values, by division, within 7 days of contract award. Progress claims are based on it.

1.2 PROGRESS CLAIMS

.1 Each claim shall show, for each line of the schedule of values: the value, percent complete, amount completed to date, previous claims and the amount of this claim, less holdback, plus GST.

.2 Each progress claim shall meet the requirements of a proper invoice under the Prompt Payment and Construction Lien Act (Alberta).

.3 Show approved change orders as separate lines.

END OF SECTION 01 29 00

SECTION 01 56 00 · TEMPORARY BARRIERS AND ENCLOSURES

1.1 WINTER PROTECTION

.1 Protect concrete from freezing for a minimum of 7 days after placement.

.2 Maintain a minimum of 10°C inside the building during drywall taping, painting and finish flooring, and for 48 hours before and after.

.3 Provide hoarding, tarps and temporary heat as required. See SC-5.

END OF SECTION 01 56 00

SAMPLE DOCUMENT · Fictional company, project and people · Prepared by Alpha Seed (alphaseed.ca) to show AI document workflows · Not for use

EXAMPLE DESIGN CO.
Residential design (fictional)

200, 456 Sample Avenue SW, Calgary, AB
403-555-0142 · studio@example.org

SECTION 03 30 00 · CAST-IN-PLACE CONCRETE

2.1 CONCRETE MIXES

.1 Footings and frost walls: 25 MPa at 28 days, maximum aggregate 20 mm.

.2 Vestibule slab (S2, heated): 25 MPa at 28 days.

.3 Garage slab (S1): 32 MPa at 28 days, air-entrained 5 to 8%, exposure class C-2, maximum water/cementing materials ratio 0.45.

3.1 PLACING AND CURING

.1 Saw-cut control joints within 24 hours, at a maximum of 3 m (10'-0") each way.

.2 Cure slabs for a minimum of 7 days with a curing compound or wet cure.

END OF SECTION 03 30 00

SECTION 07 21 00 · THERMAL INSULATION

2.1 PRODUCTS

.1 Batt insulation: mineral wool to CAN/ULC-S702.

.2 Exterior insulation board: semi-rigid mineral wool board, 25 mm (1"), RSI 0.74 (R-4.2).

3.1 THERMAL VALUES

.1 Exterior walls of the suite and stair (W1): R-24 (RSI 4.23) batts in 2x6 studs plus 25 mm (1") exterior mineral wool board, for R-28 nominal.

.2 Floor over the garage (F1): R-31 (RSI 5.46) batts.

.3 Attic (R1): R-50 (RSI 8.81) blown fibreglass.

.4 Separation wall (P1): 75 mm (3") mineral wool, for sound.

END OF SECTION 07 21 00

SECTION 07 31 13 · ASPHALT SHINGLES

3.1 INSTALLATION

.1 Eave protection: self-adhered membrane from the edge of the roof up the slope to a line at least 300 mm (12") inside the inner face of the exterior wall.

.2 Underlayment: synthetic, over the full roof area.

.3 Shingles: laminated, fastened per the manufacturer.

END OF SECTION 07 31 13

SECTION 09 21 16 · GYPSUM BOARD ASSEMBLIES

2.1 PRODUCTS

.1 Fire separations: 15.9 mm (5/8") Type X gypsum board. Bathroom walls: moisture-resistant board.

3.1 FIRE SEPARATION

.1 Garage to suite separation (P1, F1, W2): continuous, all joints taped and sealed, penetrations sealed with a listed firestop system. The separation shall be gas-tight.

END OF SECTION 09 21 16

SAMPLE