

CUT OPENING FOR NEW EXTERIOR TYPE DOOR & PROVIDE LINTEL SEE NOTE NO. 13.

TIE NEW CONCRETE TO EXISTING W/ 1-10M ROD 200mm LONG & MIN. 100mm INTO WALL EVERY OTHER COURSE

UNDERPINNING NUMBERS INDICATE SEQUENCE OF WORK

WALL INSULATION SEE NOTE NO.10

RSI 1.41 RIGID INSUL. TO MIN. 600mm BELOW GRADE

FLOOR DRAIN

NEW GUARD SEE SECTION 'A'

CONNECT NEW WEeping TILE TO EXISTING

POURED CONCRETE SLAB & STEPS 32MPa W/ 5%-8% AIR ENTRAINMENT

PLAN

BOND BEAM REQUIRED FOR MASONRY SEE NOTE NO. 11

GUARD SEE NOTE NO.12

GRANULAR BACKFILL

MASONRY OR POURED CONC. SEE NOTE NO.11

100mm WEeping TILE W/ 150mm STONE COVER CONNECT TO EXISTING

EXTERIOR LIGHT

PROVIDE DEADBOLT @ EXTERIOR DOOR

HANDRAIL W/ 50mm CLEARANCE FROM WALL

NOSING REINF. W/ 10M BARS

10M @ 300mm O.C. DOWELS

BOTTOM REINFORCING 10M @ 300mm O.C. W/ MIN. 30mm CONC. COVER

TEMP. STEEL 10M @ 300mm O.C.

100mm WEeping TILE TO CONNECT TO EXISTING

UNDERPINNING BEYOND SEE DETAIL B01b & B01c

U/S OF FOOTINGS & STEP FOOTINGS MIN. 1200mm BELOW GRADE

SECTION 'A'

MASONRY OR POURED CONC. SEE NOTE NO.11

100mm WEeping TILE W/ 150mm STONE COVER CONNECT TO EXISTING

CONNECT DRAIN TO:
- STORM SEWER
- SUMP PIT
- SANITARY SEWER IN BUILDING IF A TRAP & CLEANOUT IS PROVIDED, AND IS AUTHORIZED BY THE MUNICIPALITY

RSI 1.41 RIGID INSULATION TO MIN. 600mm BELOW GRADE

PROPOSED DOOR
EXTERIOR SLAB 75mm POURED CONCRETE 32MPa W/ 5% TO 8% AIR ENTRAINMENT 100mm CRUSHED STONE

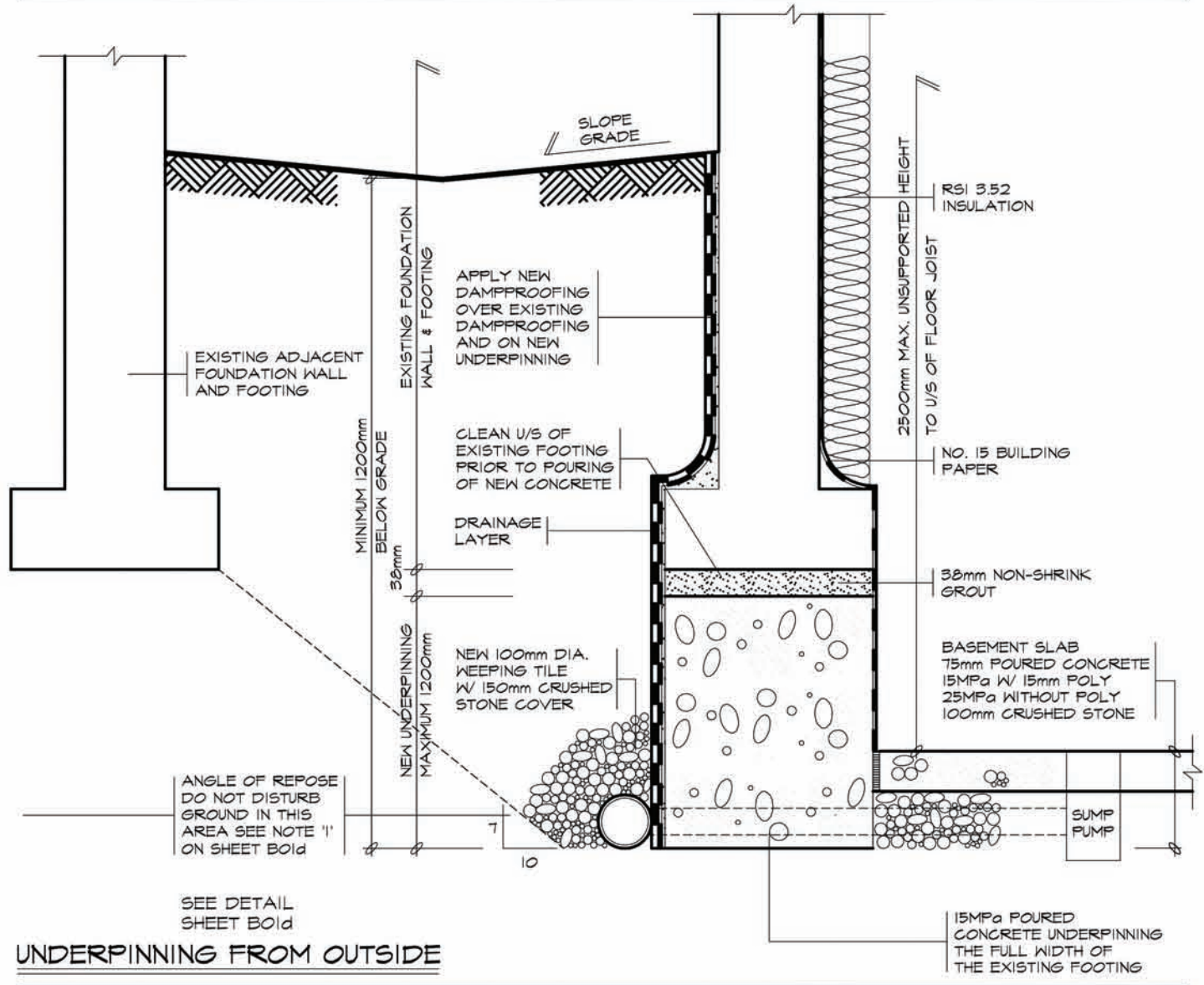
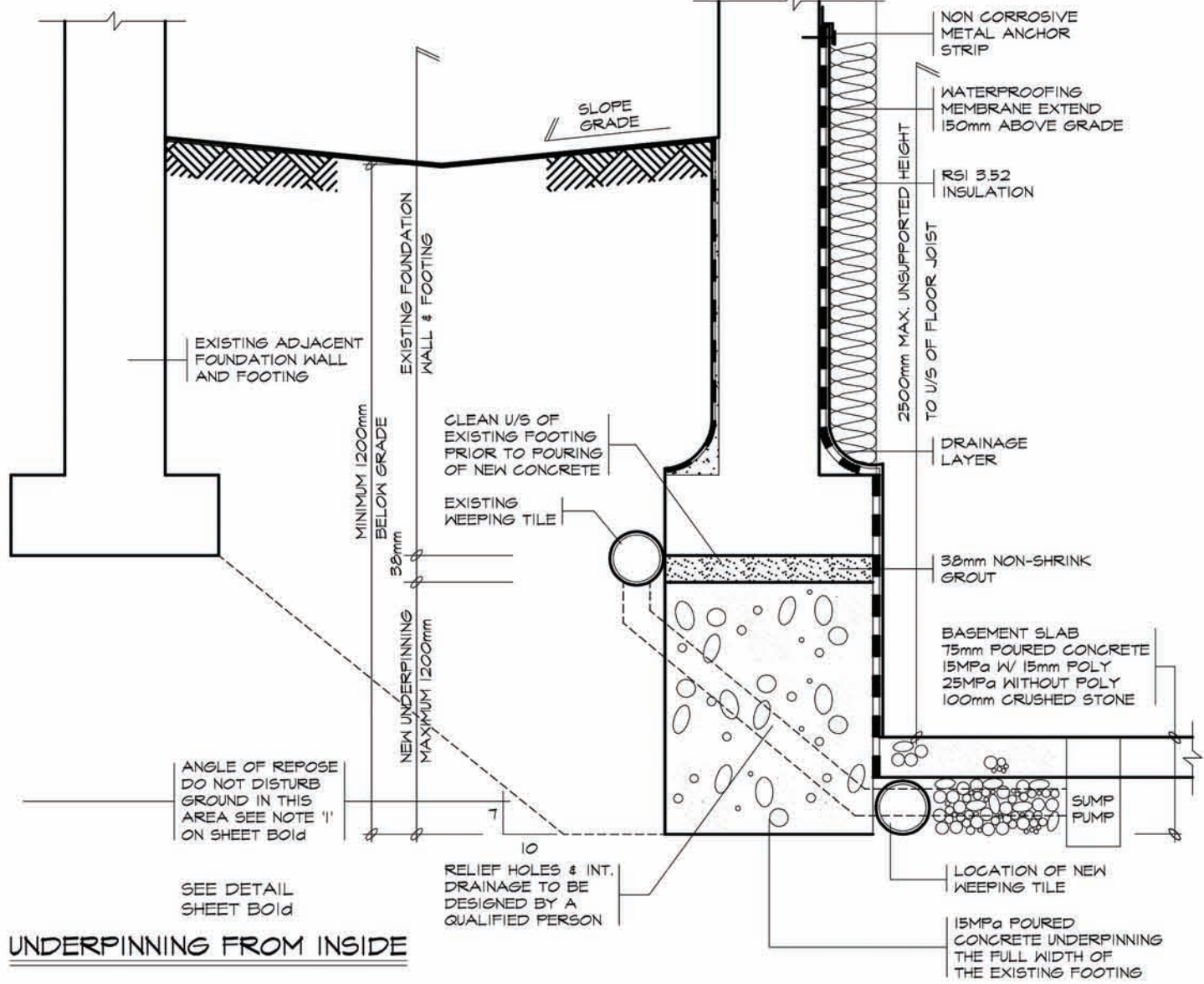
EXISTING BASEMENT SLAB
CLEANOUT

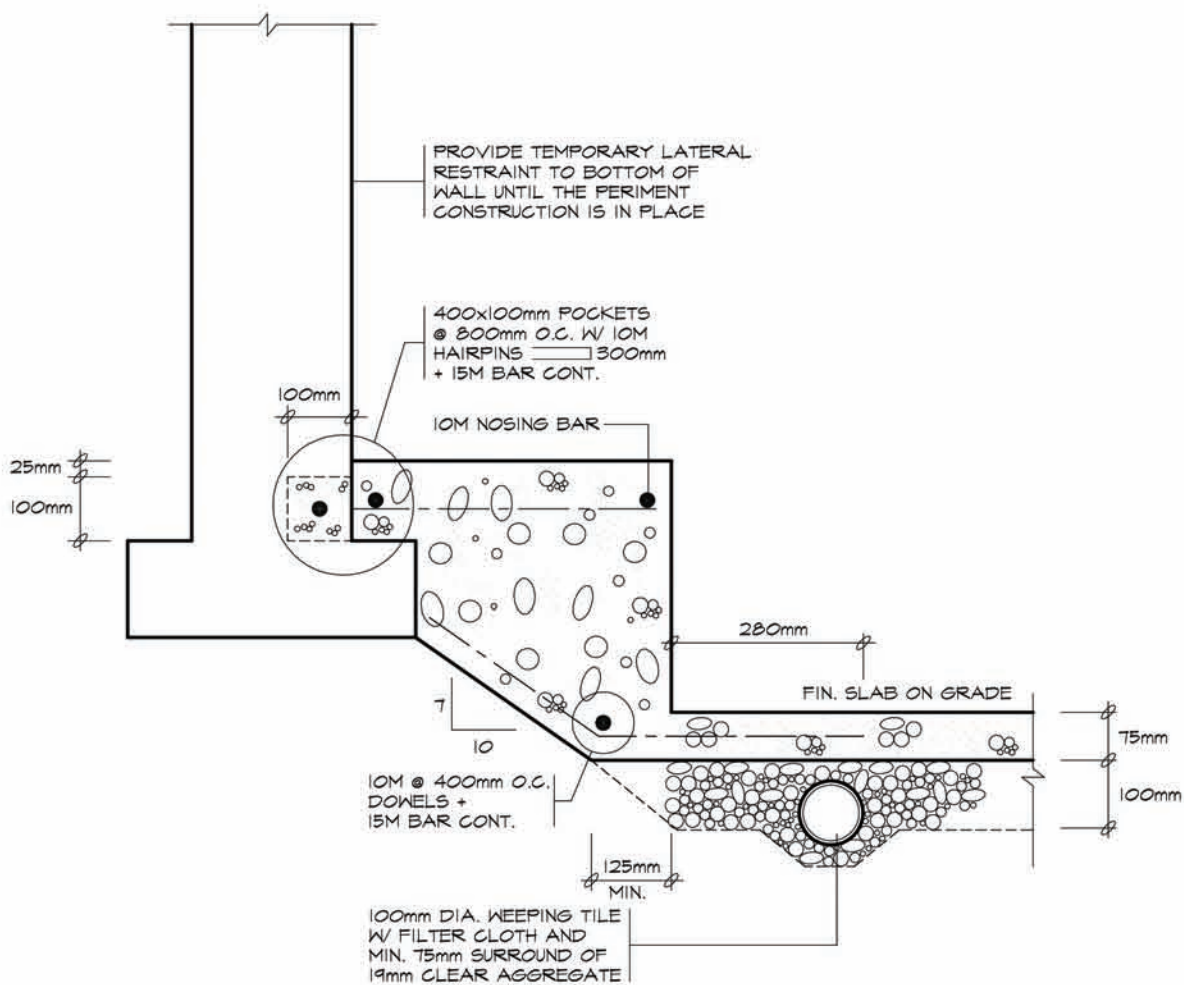
38mm NON-SHRINK GROUT

CLEAN U/S OF EXISTING FOOTING PRIOR TO POURING OF NEW CONCRETE

15MPa POURED CONCRETE UNDERPINNING THE FULL WIDTH OF THE EXISTING FOOTING

SECTION 'B'

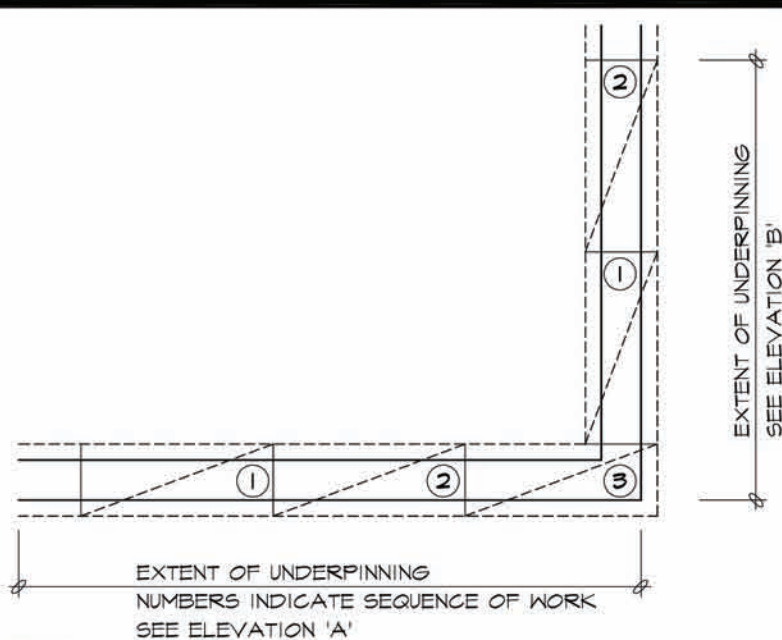




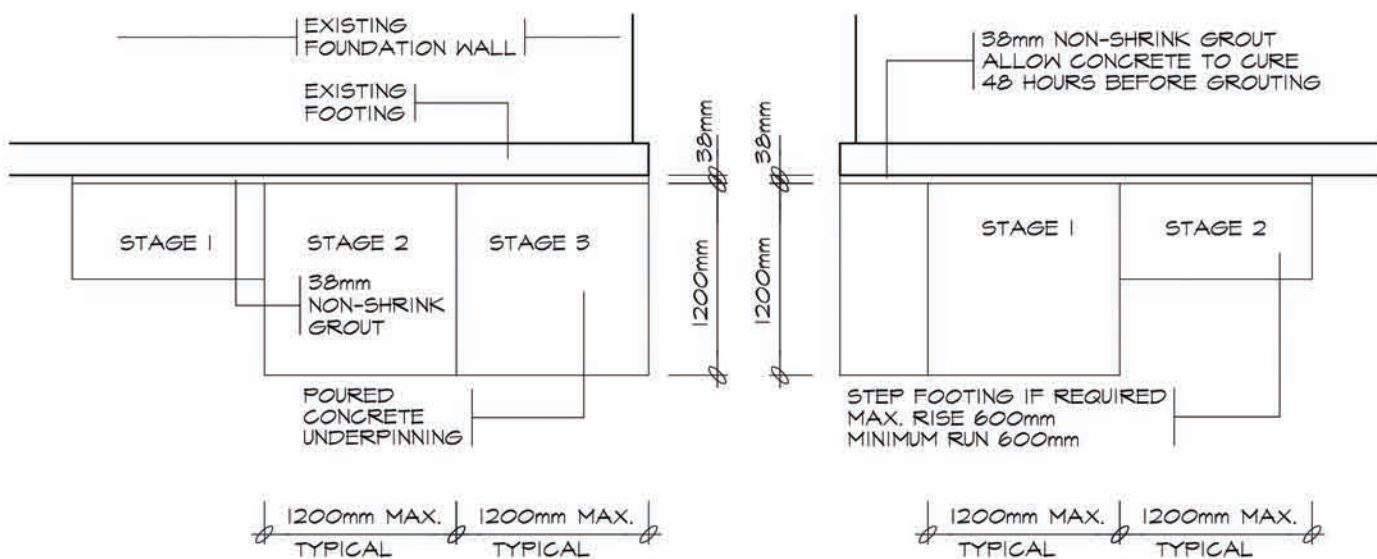
GENERAL NOTES

1. EXCAVATION FOR THE PROPOSED WORK SHOULD NOT UNDERMINE THE FOUNDATIONS OF ADJOINING BUILDINGS, OR CAUSE DAMAGE TO UTILITIES, ROADS AND SIDEWALKS. A MAXIMUM 7:10 ANGLE OF REPOSE SHALL BE MAINTAINED UNLESS OTHERWISE CERTIFIED BY A GEOTECHNICAL ENGINEER
2. PROVIDE ALL BRACING, SHORING AND NEEDLING NECESSARY FOR THE SAFE EXECUTION OF THIS WORK.
3. CONCRETE STRENGTH SHALL BE A MINIMUM 15MPa AT 28 DAYS

LOWERING OF BASEMENT FLOOR SLAB FROM INSIDE



PLAN



ELEVATION 'A'

ELEVATION 'B'

GENERAL NOTES

1. WHERE THE FOUNDATIONS OF A BUILDING ARE TO BE CONSTRUCTED BELOW THE LEVEL OF THE FOOTINGS OF AN ADJACENT BUILDING AND WITHIN THE ANGLE OF REPOSE OF THE SOIL, OR THE UNDERPINNING EXCEEDS 1200mm OF LATERALLY UNSUPPORTED HEIGHT OR THE SOIL IS CLAY OR SILT, THE UNDERPINNING & RELATED CONSTRUCTION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
2. EXCAVATION SHALL BE UNDERTAKEN IN A MANNER SO AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTY, STRUCTURES, UTILITIES, ROADS & SIDEWALKS. CONTACT YOUR LOCAL UTILITIES PRIOR TO COMMENCING EXCAVATION.
3. MINIMUM CONCRETE STRENGTH FOR UNDERPINNING SHALL BE 15MPa AT 28 DAYS. ALL EXTERIOR CONCRETE SHALL BE 32MPa W/ 5%-8% AIR ENTRAINMENT.
4. CONCRETE SHALL BE CURED MINIMUM 48 HOURS BEFORE GROUTING AND PROCEEDING TO THE NEXT STAGE.
5. SHORE & BRACE WHERE NECESSARY TO ENSURE THE SAFETY & STABILITY OF THE EXISTING STRUCTURE DURING UNDERPINNING.
6. WEEPING TILE IS TO DRAIN TO THE STORM SEWER, DITCH, DRYWELL OR INSTALL COVERED SUMP PIT WITH AN AUTOMATIC PUMP.
7. FOOTINGS
450mmx100mm POURED CONC. FOOTING
ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL

8. CONCRETE
MINIMUM COMPRESSIVE STRENGTH OF 32MPa @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT
9. EXTERIOR STAIRS
200mm RISE MAXIMUM 125mm MINIMUM
210mm RUN MINIMUM 355mm MAXIMUM
235mm TREAD MINIMUM 355mm MAXIMUM
10. INSULATION
- MIN. RSI 3.52 (R20) INSULATION & VAPOUR BARRIER ON THE INSIDE FACE OF THE EXPOSED FOUNDATION WALL
- MIN. RSI 1.76 (R10) INSULATION FOR 600mm BELOW GRADE AT WALKOUT LANDING
11. RETAINING WALL
250mm MASONRY OR POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 1200mm
PROVIDE 25M VERTICAL REINFORCEMENT @ 600mm O.C. AND A BOND BEAM CONTAINING AT LEAST ONE 15M REINFORCEMENT FOR BACKFILL HEIGHTS TO A MAX. OF 2400mm
12. PRE-ENGINEERED GUARDS
1070mm HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 1800mm; 900mm FOR LESSER HEIGHTS. MAXIMUM 100mm BETWEEN VERTICAL PICKETS
13. LINTELS (FOR MAX. 1200mm OPENINGS)
 1. SOLID MASONRY: 2- 90mmx90mmx6mm ANGLES
 2. BRICK VENEER: 1- 90mmx90mmx6mm L + 2-38x184
 3. WOOD FRAME/SIDING: 2-38x184

MINIMUM ROOM AREAS

APARTMENTS FOR ONE OR TWO PERSONS WHERE SPACE IS NOT PARTITIONED

REQUIRED SPACE	MINIMUM AREA
LIVING, DINING, KITCHEN & SLEEPING SPACE	13.5M ² IN TOTAL
OTHER PARTITIONED APARTMENTS	
LIVING AREA	13.5M ²
	11.0M ² IF LIVING AREA IS COMBINED W/ DINING & KITCHEN SPACE
DINING AREA	7.0M ²
	3.25M ² IF DINING AREA IS COMBINED W/ ANOTHER SPACE
KITCHEN	3.7M ²
AT LEAST ONE BEDROOM	9.8M ²
	8.8M ² IF A BUILT IN CLOSET IS PROVIDED
	4.2M ² IF THE BEDROOM AREA IS COMBINED W/ ANOTHER SPACE
OTHER BEDROOMS	7.0M ²
	6.0M ² IF A BUILT IN CLOSET IS PROVIDED
	4.2M ² IF THE BEDROOM AREA IS COMBINED W/ ANOTHER SPACE

• MINIMUM CEILING HEIGHT SHALL BE NOT LESS THAN 1950mm

MINIMUM WINDOW AREAS FOR LIGHT

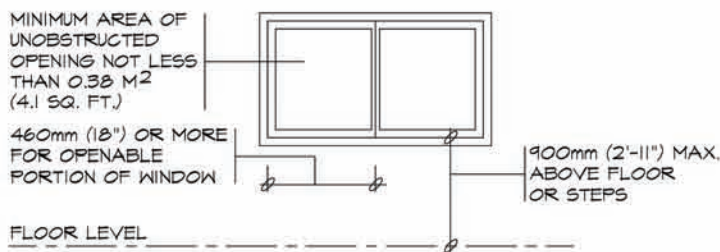
LOCATION	MINIMUM UNOBSTRUCTED GLASS AREA
LAUNDRY ROOM, KITCHEN, WATER CLOSET ROOM	WINDOWS NOT REQUIRED
LIVING/DINING ROOMS	5% OF FLOOR AREA
BEDROOMS AND OTHER FINISHED ROOMS	2 1/2% OF FLOOR AREA

- WHERE A DOOR ON THE SAME LEVEL AS A BEDROOM IS NOT PROVIDED, A WINDOW THAT IS ABLE TO BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS PROVIDING AN INDIVIDUAL UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.35M² WITH NO DIMENSION LESS THAN 380mm SHALL BE PROVIDED. IF THIS WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 550mm SHALL BE PROVIDED IN FRONT OF THE OPERATING SASH.
- NEW OPENINGS IN EXTERIOR WALLS ARE NOT PERMITTED IF THE DISTANCE FROM THE WALL TO AN ADJACENT LOT LINE IS LESS THAN 1200mm

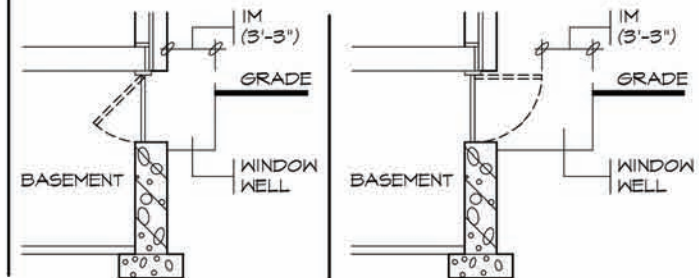
EGRESS REQUIREMENTS

EGRESS PROVIDED FROM APARTMENT	CONDITIONS
A SEPARATE DOOR LEADING DIRECTLY TO THE EXTERIOR FROM THE ACCESSORY APARTMENT	SMOKE ALARMS IN EACH DWELLING
A 'SHARED EXIT', SUCH AS A STAIRWAY USED BY BOTH UNITS	1/2 HOUR FIRE SEPARATION AROUND EXIT, AND INTERCONNECTED SMOKE ALARMS IN BOTH UNITS AND ALL COMMON AREAS.
EGRESS AVAILABLE ONLY THROUGH ANOTHER DWELLING	AN EGRESS WINDOW MUST BE PROVIDED. INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED IN BOTH UNITS, AND ALL COMMON AREAS, OR THE ENTIRE BUILDING MUST BE SPRINKLERED, AND SMOKE ALARMS INSTALLED IN BOTH UNITS.

EGRESS WINDOW



WINDOW WELL FOR EGRESS WINDOW



SEPARATION BETWEEN UNITS

REQUIRED FIRE SEPARATIONS/CLOSURES	CONDITIONS
30 MINUTE FIRE SEPARATION (12.7mm TYPE 'X' GYPSUM BD. CEILING)	SMOKE ALARM IN BOTH UNITS
15 MINUTE HORIZONTAL FIRE SEPARATION	INTERCONNECTED SMOKE ALARMS IN BOTH UNITS AND IN ALL COMMON AREAS
NO FIRE SEPARATIONS	THE ENTIRE BUILDING MUST BE SPRINKLERED
20 MINUTE LABELED DOORS, UNLABELED MINIMUM 45mm THICK SOLID CORE WOOD DOOR OR METAL CLAD	EQUIPPED WITH SELF CLOSERS
UNRATED CLOSURES	THE APARTMENT FLOOR AREA MUST BE SPRINKLERED

SMOKE ALARMS AND CARBON MONOXIDE DETECTORS

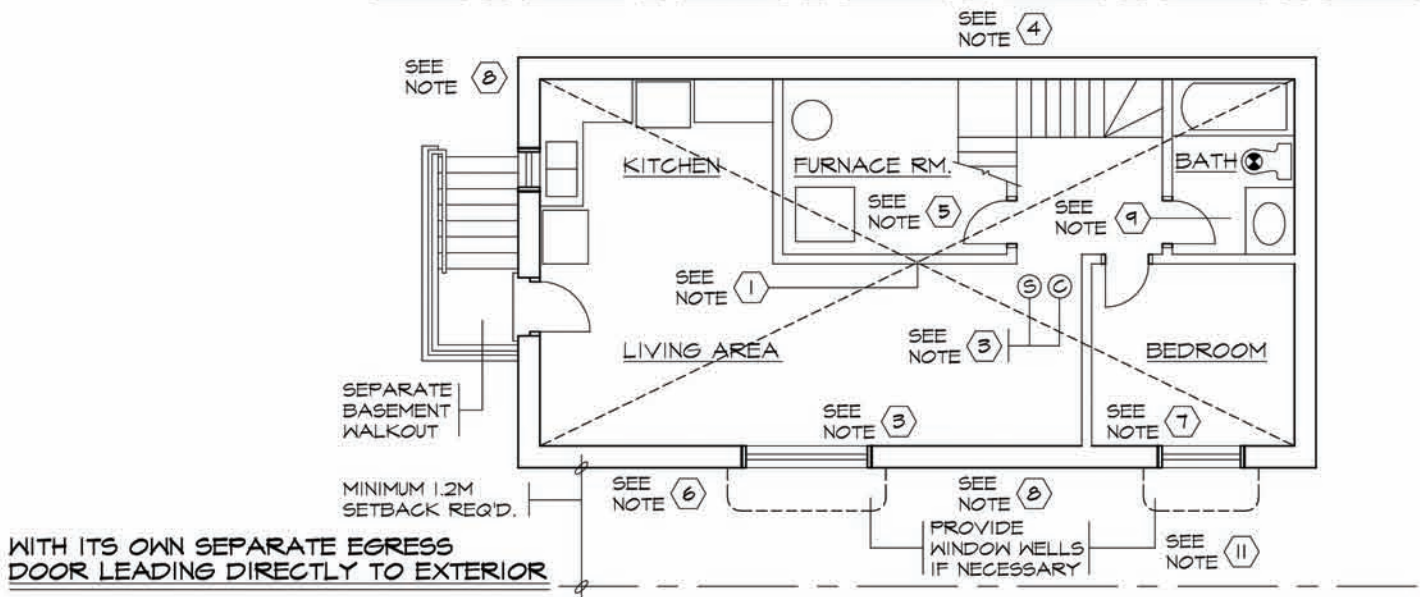
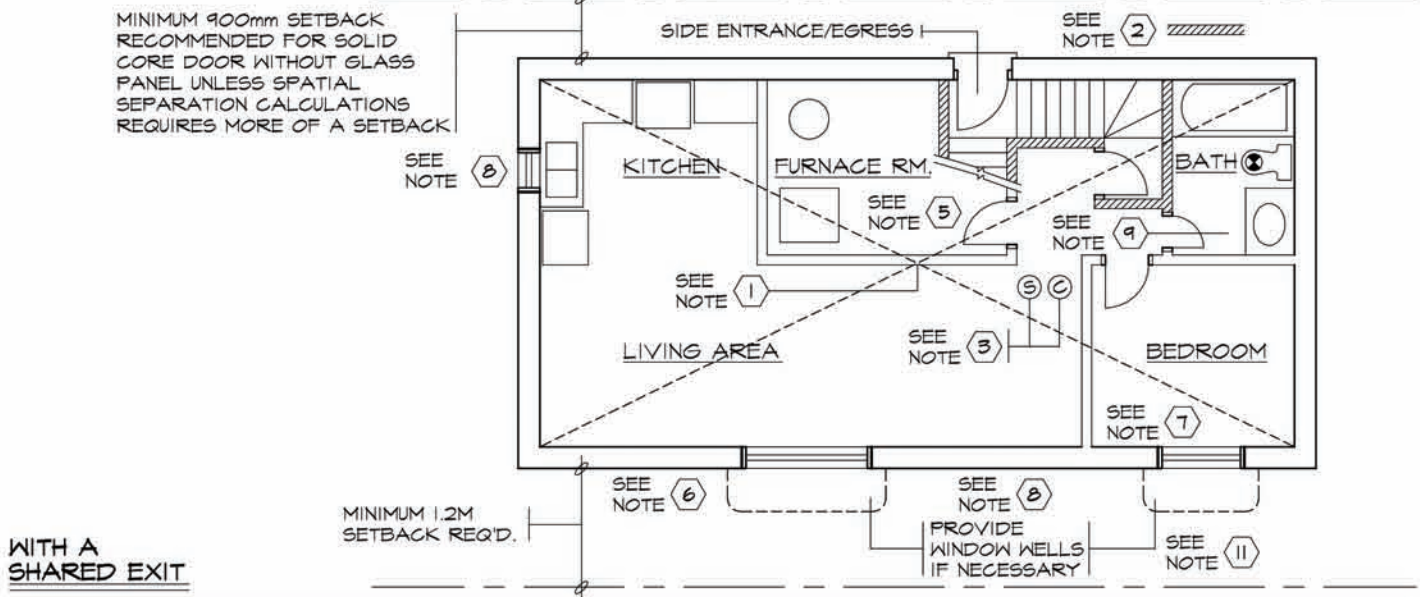
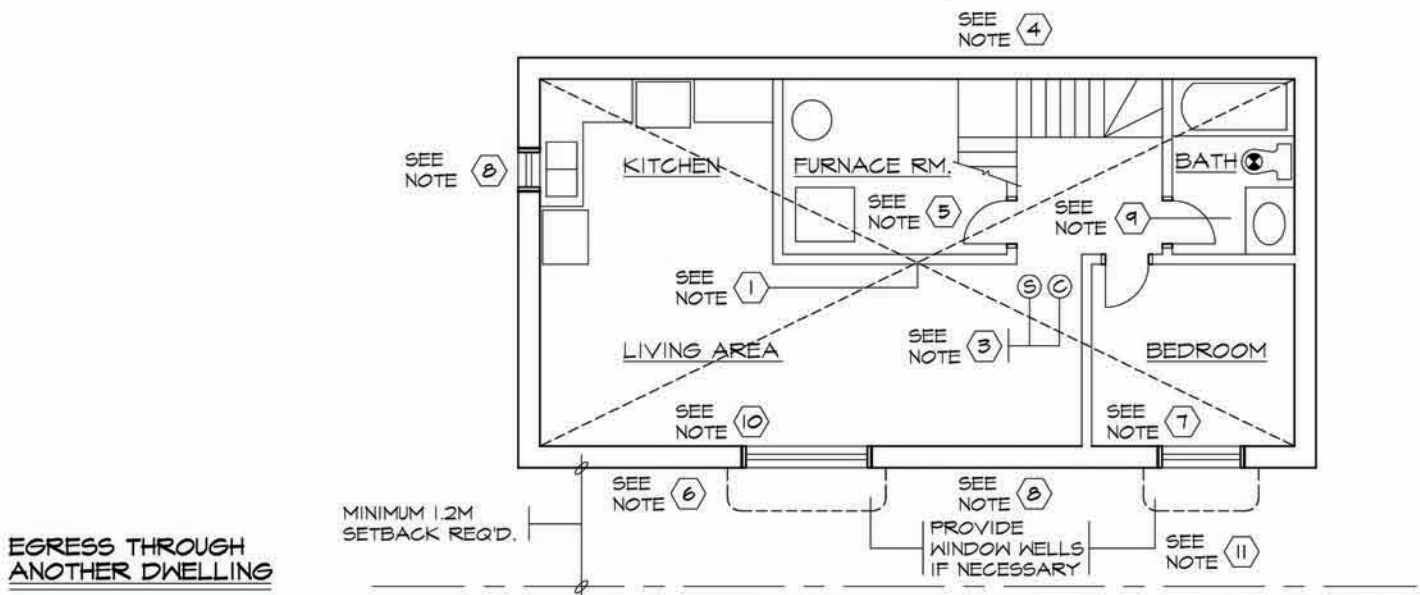
REQUIRED SMOKE ALARMS WITHIN EACH DWELLING UNIT	MAY BE BATTERY OPERATED EXCEPT WHERE SMOKE ALARMS ARE REQUIRED TO BE INTERCONNECTED DUE TO SEPARATION BETWEEN UNITS AND EGRESS REQUIREMENTS. ALARMS MUST BE LOCATED ON OR NEAR THE CEILING WITHIN 5M OF BEDROOM DOORS.
REQUIRED CARBON MONOXIDE DETECTORS WITHIN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA	MUST CONFORM TO CAN/CSA-6.19 OR UL 2034. CO DETECTORS MAY BE BATTERY OPERATED OR PLUGGED INTO AN ELECTRICAL OUTLET.

PLUMBING, HEATING AND VENTILATION

CENTRAL HEATING SYSTEM	EXISTING SYSTEM MAY SERVE BOTH UNITS PROVIDED i) BOTH UNITS ARE EQUIPPED WITH SMOKE ALARMS, AND ii) A SMOKE DETECTOR IS INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION.
NATURAL VENTILATION (OPENABLE WINDOWS/DOORS) FOR LIVING/DINING ROOMS, BEDROOMS, KITCHEN	MINIMUM 0.28M ² (3SQ. FT.) PER ROOM OR COMBINATION OF ROOMS
NATURAL VENTILATION (OPENABLE WINDOW) FOR BATHROOMS OR WATER CLOSET ROOMS	MINIMUM 0.09M ² (0.97SQ. FT.)
MECHANICAL VENTILATION, IF NATURAL VENTILATION IS NOT PROVIDED	ONE-HALF AIR CHANGE PER HOUR IF THE ROOM IS MECHANICALLY COOLED IN SUMMER, AND ONE AIR CHANGE PER HOUR IF IT IS NOT.

REQUIRED PLUMBING FACILITIES

- KITCHEN SINK
- LAUNDRY FACILITIES
- BATHROOM WITH LAVATORY, TOILET AND BATHTUB OR SHOWER STALL



NOTES RELATING TO PLANS ABOVE 1

1. MINIMUM 30 MINUTE FIRE SEPARATION UNLESS INTERCONNECTED SMOKE ALARMS ARE PROVIDED IN BOTH UNITS AND ALL COMMON AREAS, IN WHICH CASE, A 15 MINUTE FIRE SEPARATION WOULD ONLY BE REQUIRED. INSTALLING SPRINKLERS IN THE BUILDING WOULD WAIVE ALL FIRE SEPARATION REQUIREMENTS.
2. MIN. 30 MINUTE FIRE SEPARATION AROUND SHARED EXIT.
3. SEE REQUIRED INSTALLATION INFORMATION FOR SMOKE ALARMS & CARBON MONOXIDE DETECTORS ON ATTACHED SHEET B02a.
4. STAIRWELL TO BE ENCLOSED AT TOP MOST, OR AT BOTTOM MOST LEVELS.
5. EXISTING FURNACE MAY SERVE BOTH UNITS PROVIDED A SMOKE DETECTOR IS INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.
6. MINIMUM 5% OF LIVING/DINING FLOOR AREA OF NATURAL LIGHT (GLASS AREA) TO BE PROVIDED.
7. MINIMUM 2 1/2% OF BEDROOM AND OTHER FINISHED ROOMS FLOOR AREAS OF NATURAL LIGHT (GLASS AREA) TO BE PROVIDED.
8. 3 SQ. FT. CLEAR OPENING OF NATURAL VENTILATION REQUIRED FOR LIVING/DINING, BEDROOMS & KITCHEN
9. 1 SQ. FT. CLEAR OPENING OF NATURAL VENTILATION REQUIRED FOR BATHROOMS. MECHANICAL VENT PROVIDING 1 AIR CHANGE PER HOUR IS ACCEPTABLE.
10. AN EGRESS WINDOW OR CASEMENT WINDOW, AS DESCRIBED ON ATTACHED SHEET, MUST BE PROVIDED IN THE ACCESSORY APARTMENT. OR, THE ENTIRE BUILDING IS TO BE SPRINKLERED AND SMOKE ALARMS INSTALLED IN BOTH UNITS.
11. FOR WINDOWS USED AS MEANS OF ESCAPE, WITHIN WINDOW WELLS, SEE ATTACHED SHEET FOR CLEARANCES.