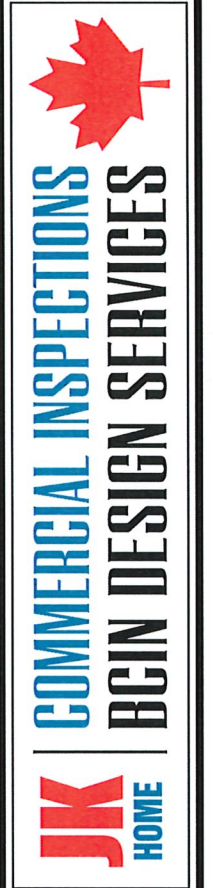


CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. ALL CHANGES MUST BE AUTHORIZED & APPROVED BY THE DESIGNER.

J.K. Home & Commercial Inspection Services
 www.jkinspectionsservices.ca
 20+ Years Experience in Real Estate Inspection
 BCRI # 21194 (Building Code Enforcement Number)
 John Kedzierski (Owner)
 111 Woodbine Ave., Unit 101, Markham, ON L3R 9K4
 Call: 905-215-8151 (417)
 jkinspectionsservices@gmail.com

REGISTRATION NO. 27214

2450 Woodfield Ave
 Niagara Falls,
 ON L2J 3B1

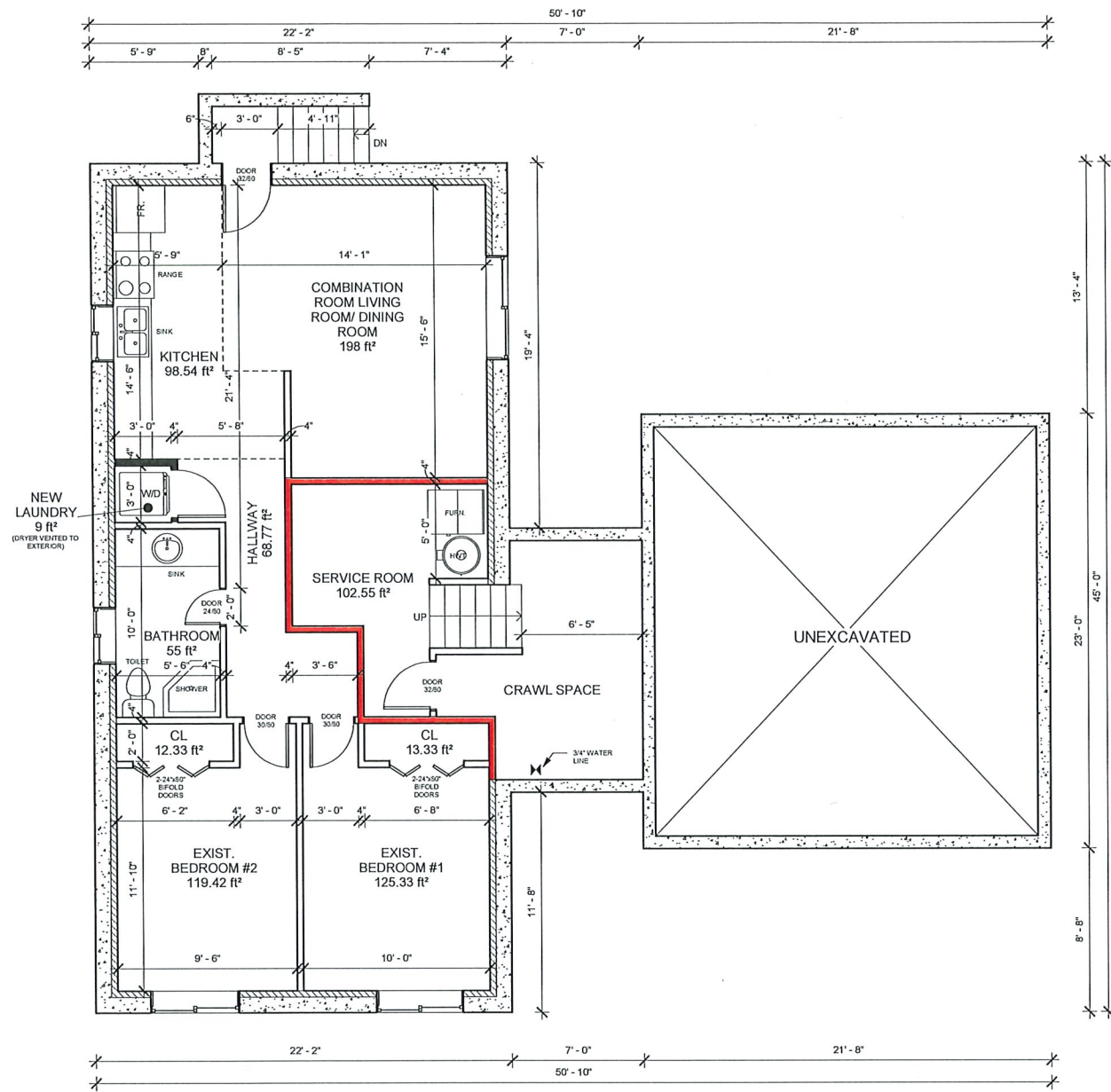
Revision Schedule		
No.	Description	Date

DATE AND STAMP TIME
 24/07/2023 03:35:08 p. m.

PROJECT NAME:
PROPOSED BASEMENT ADU

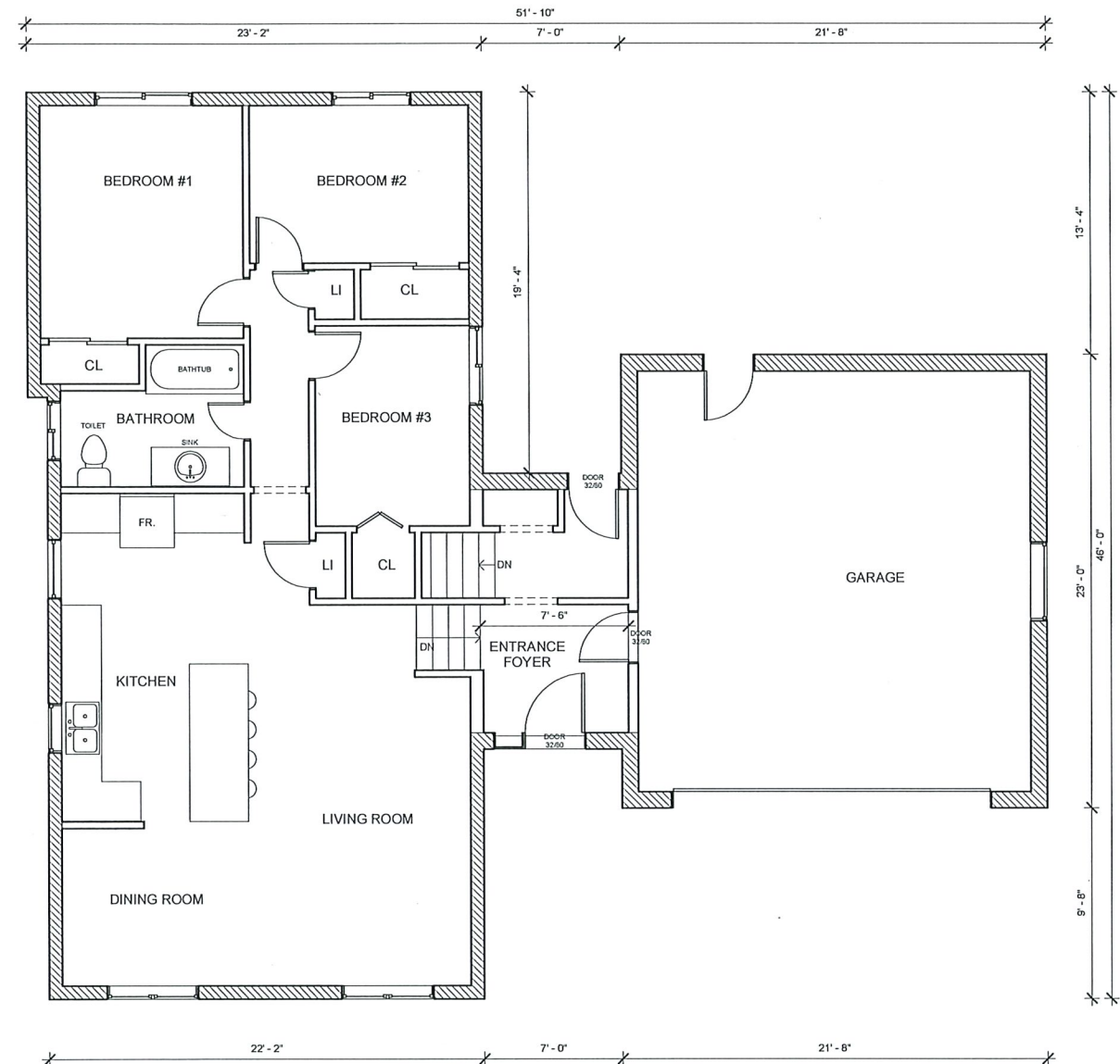
SHEET TITLE:
FLOOR PLAN / WINDOW CHART

DRAWN BY: D.C.
 CHECKED BY: J.K.
 SCALE: 1/4" = 1'-0"
 SHEET: 2 of 4
 DWG No. A-102.A



- ⊗ -NEW HARD WIRED INTERCONNECTED COMBINATION SMOKE/STROBE ALARMS MAIN FLOOR AND BASEMENT APARTMENT.
- ⊗ -NEW HARD WIRED INTERCONNECTED CO ALARMS MAIN FLOOR AND BASEMENT APARTMENT.
- -NEW PARTITION WALLS 2"x4" @ 16" O.C. - 1/2" DRYWALL EACH SIDE (SEE DETAIL #5) SIMILAR TO W1C WALL ASSEMBLY
- -NEW 30 MINUTE FIRE RATED WALL W4A - WALL ASSEMBLY STC RATING 50 (SEE DETAIL #2)
- - - - - WALLS TO BE REMOVED
- Ⓐ -NEW 20 MINUTE FIRE RATED DOOR WITH SELF-CLOSING, SELF-LATCHING DEVICE

1 PROPOSED BASEMENT APARTMENT FLOOR PLAN (SQ.FT)
 1/4" = 1'-0"



- ⊗ -NEW HARD WIRED INTERCONNECTED COMBINATION SMOKE/STROBE ALARMS MAIN FLOOR AND BASEMENT APARTMENT.
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- -NEW 30 MINUTE FIRE RATED WALL W4A - WALL ASSEMBLY STC RATING 50 (SEE DETAIL #2)
- - - - - EXIST. PLASTER FIRE SEPARATIONS PROVIDING 60 MIN. FRR (MINIMUM REQ'D IS 30 MINUTES)

2 EXISTING MAIN FLOOR PLAN (SQ.FT)
 1/4" = 1'-0"

EXISTING MAIN FLOOR WALLS AND CEILING ARE PLASTER CONSTRUCTION
 -16mm PLASTER WITH 9.5mm GYPSUM LATH WITH 2"x4" FRAMING PROVIDES 60 MINUTE FIRE RESISTANCE RATING TABLE 2.3.4B-SB2

CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. ALL CHANGES MUST BE AUTHORIZED & APPROVED BY THE DESIGNER.

JK Home & Commercial Inspection Services
 www.jkinspectionsservices.ca
 2019 Licensed as a Civil Building Inspector
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 jkhomeinspectors@gmail.com

MMAN BQ1921234
 2019/07/23

COMMERCIAL INSPECTIONS
BGIN DESIGN SERVICES

JK HOME

2450 Woodfield Ave
 Niagara Falls,
 ON L2J 3B1

Revision Schedule

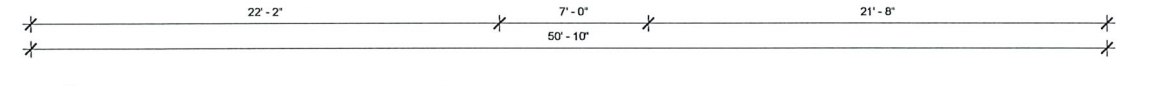
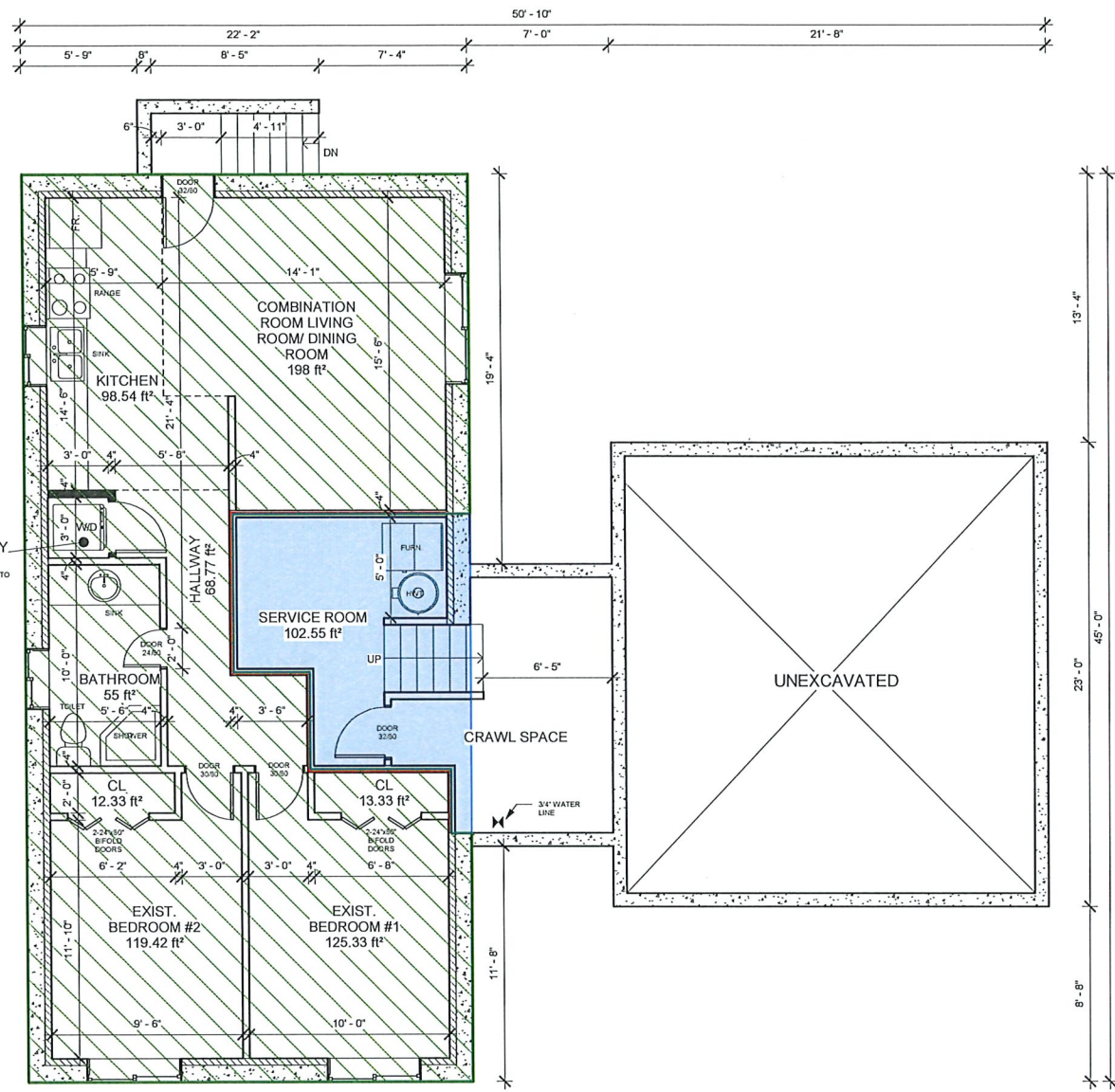
No.	Description	Date

DATE AND STAMP TIME
 24/07/2023 03:35:09 p. m.

PROJECT NAME:
PROPOSED BASEMENT ADU

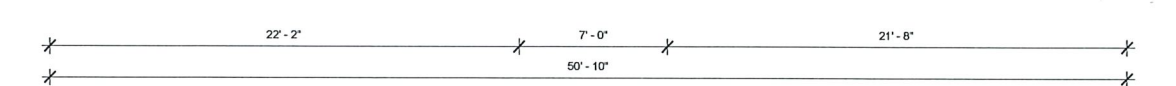
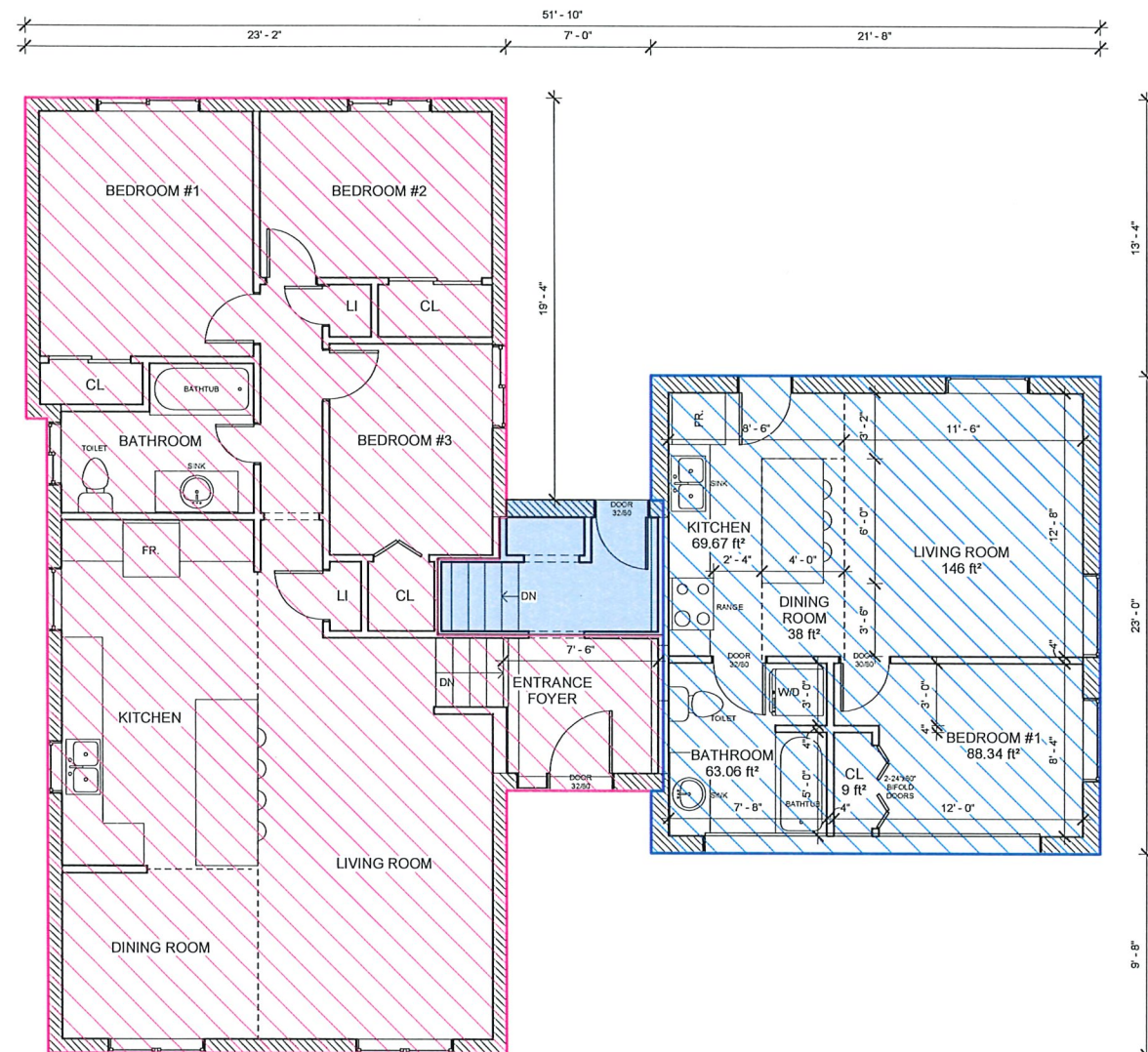
SHEET TITLE:
FLOOR PLAN / WINDOW CHART

DRAWN BY: _____ Author
 CHECKED BY: _____ Checker
 SCALE: 1/4" = 1'-0"
 SHEET: _____ of _____
 DWG No. **A-102.B**



- ⊗ -NEW HARD WIRED INTERCONNECTED COMBINATION SMOKE/STROBE ALARMS MAIN FLOOR AND BASEMENT APARTMENT.
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- -WALLS TO BE REMOVED
- Ⓐ -NEW 20 MINUTE FIRE RATED DOOR WITH SELF-CLOSING, SELF-LATCHING DEVICE
- ▨ -EXISTING FINISHED BASEMENT - PROPOSED ADU #1 - 862.87 ft² (80.16 m²)
- ▨ -EXISTING MAIN FLOOR DWELLING 1079 ft² (100.24 m²) (INCLUDING CANTILEVERS)
- ▨ -EXISTING GARAGE PROPOSED TO BE CONVERTED TO ADU #2 490 ft² (45.52 m²)
- -EXISTING SERVICE ROOM 197 ft² (18.30 m²)

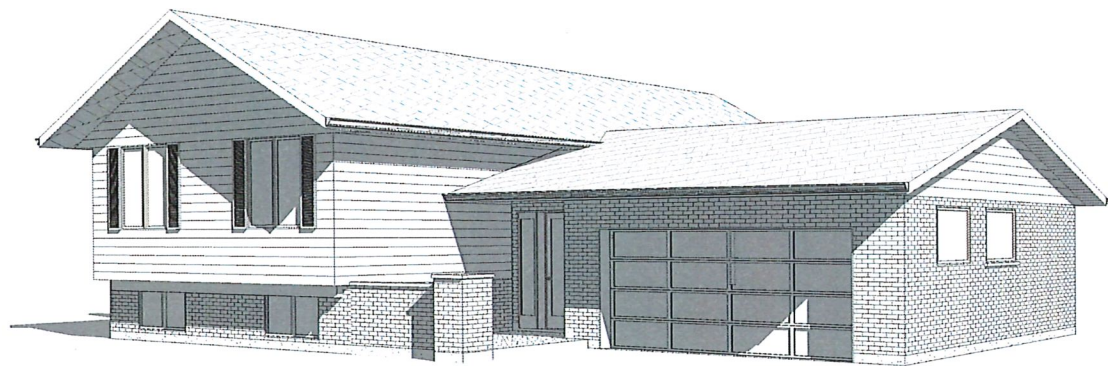
1 PROPOSED BASEMENT APARTMENT FLOOR PLAN (SQ.FT)
 1/4" = 1'-0"



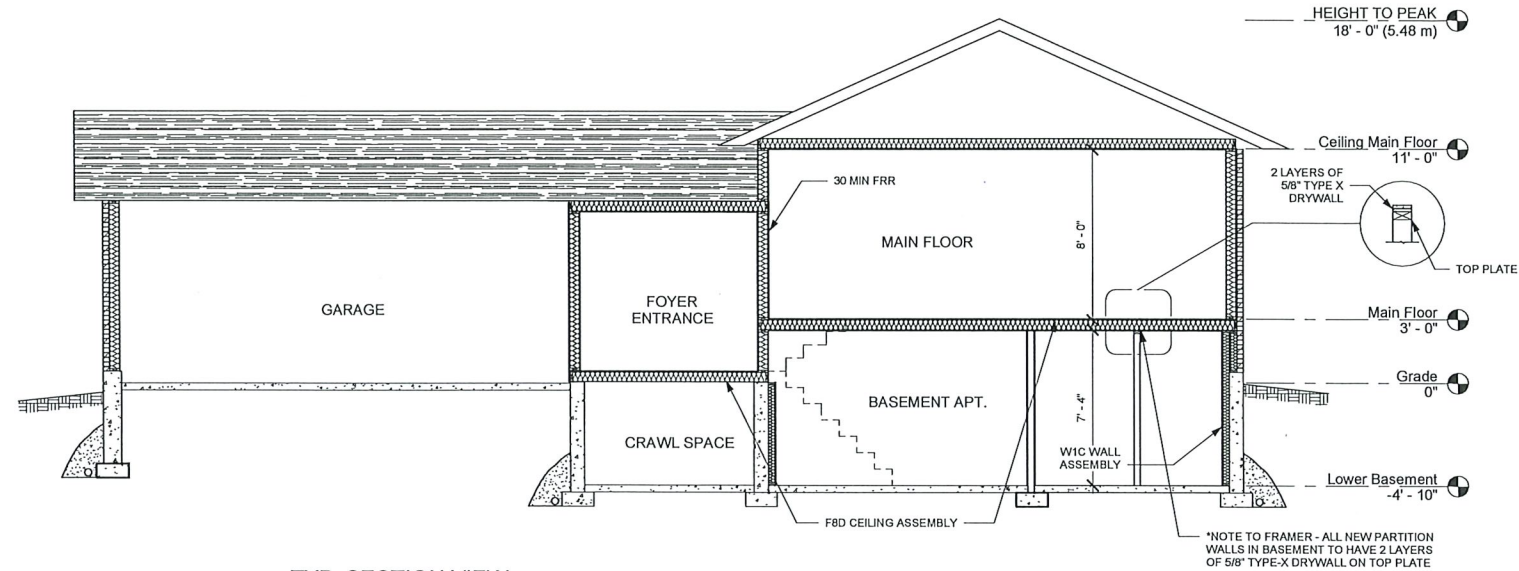
- ⊗ -NEW HARD WIRED INTERCONNECTED COMBINATION SMOKE/STROBE ALARMS MAIN FLOOR AND BASEMENT APARTMENT.
- ⊗ -NEW HARD WIRED INTERCONNECTED CO ALARMS MAIN FLOOR AND BASEMENT APARTMENT.
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 -16mm PLASTER WITH 9.5mm GYPSUM LATH WITH 2"x4" FRAMING PROVIDES 60 MINUTE FIRE RESISTANCE RATING TABLE 2.3.4B-SB2



1 3D VIEW



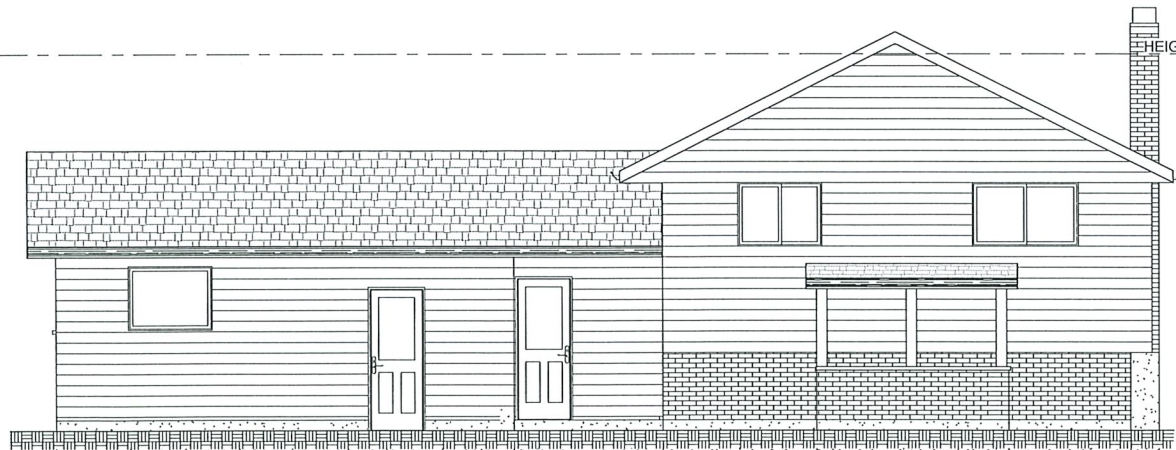
2 TYP. SECTION VIEW
1/4" = 1'-0"



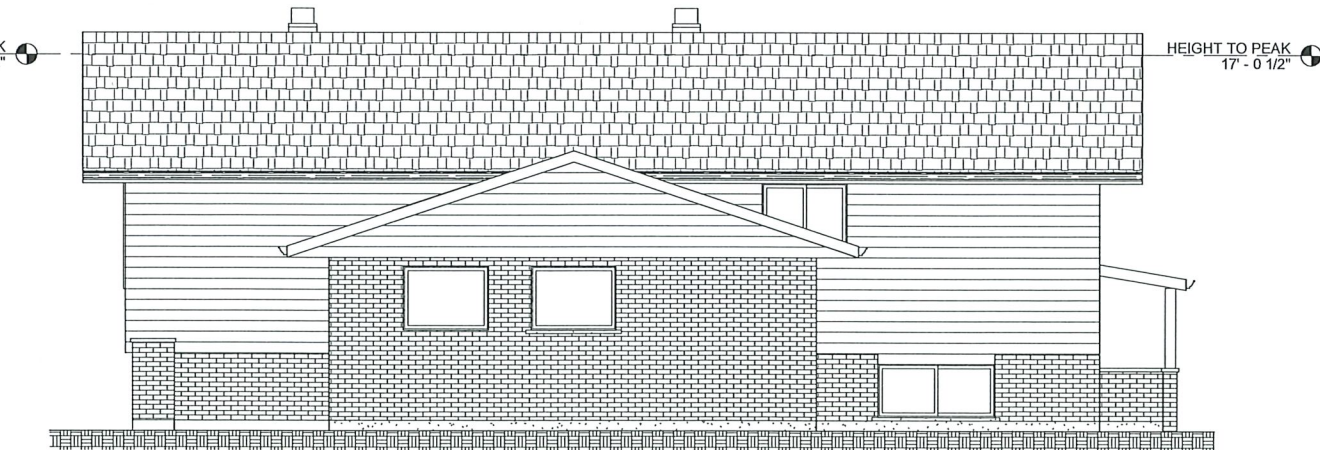
3 FRONT ELEVATION
1/4" = 1'-0"



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



5 REAR ELEVATION
1/4" = 1'-0"



6 RIGHT ELEVATION
1/4" = 1'-0"

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JK Home & Commercial Inspection Services
www.jkinspectionsservices.ca
2374 Lakeshore Rd. E. Unit 100, Niagara Falls, ON L2G 2K9
John Kedziemski (Owner)
113 Woodward St., St. Catharines ON L2R 1K4
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jkinspectionsservices@gmail.com

DESIGNED BY: BGIN #21234
DATE: 24/07/2023
BY: [Signature]

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JK HOME

2450 Woodfield Ave
Niagara Falls,
ON L2J 3B1

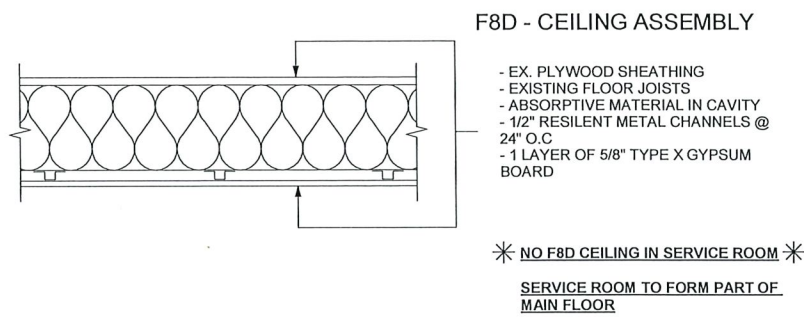
Revision Schedule		
No.	Description	Date

DATE AND STAMP TIME
24/07/2023 03:35:17 p. m.

PROJECT NAME:
**PROPOSED
BASEMENT ADU**

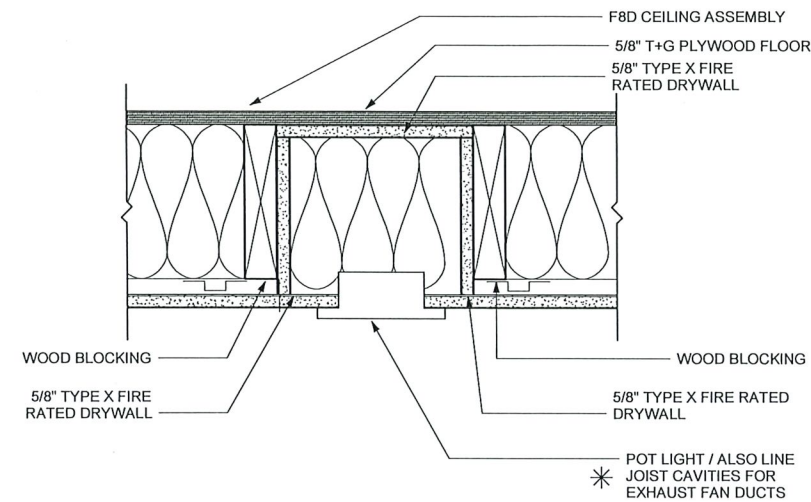
SHEET TITLE:
**SECTION AND
ELEVATIONS**

DRAWN BY: D.C.
CHECKED BY: J.K.
SCALE: As indicated
SHEET: 3 of 4
DWG No. A-103



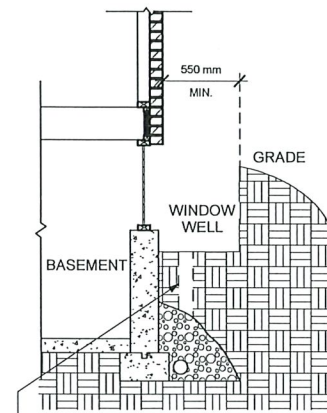
HORIZONTAL FIRE SEPARATION 15 MIN. REQ'D / STC RATING OF 50 REQ'D / 30 MINUTES PROVIDED

① 1 1/2" = 1'-0"



POT LIGHT PENETRATION INTO NEW F8D CEILING FIRE SEPARATION

④ 3" = 1'-0"

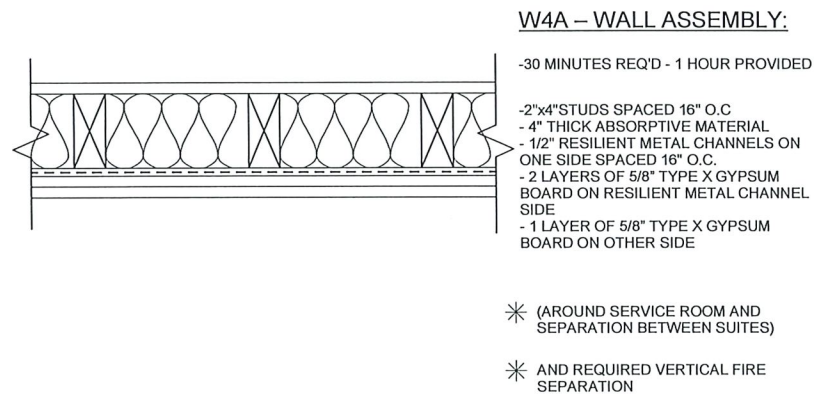


NEW 4" Ø WEEPING TILE WITH 3/4" CLEARANCE STONE TO STONE BED OVER EXISTING WEEPER FOR DRAINAGE

9.9.10. Egress from Bedrooms
9.9.10.1. Egress Windows or Doors for Bedrooms
 (1) Except where a door on the same floor level as the bedroom provides direct access to the exterior, every floor level containing a bedroom in a suite shall be provided with at least one outside window that,
 (a) is operable from the inside without the use of tools,
 (b) provides an individual, unobstructed open portion having a minimum area of 0.35 m² with no dimension less than 380 mm, and
 (c) maintains the required opening described in Clause (b) without the need for additional support.
 (2) Except for basement areas, the window required in Sentence (1) shall have a maximum sill height of 1 000 mm above the floor.
 (3) When sliding windows are used, the minimum dimension described in Sentence (1) shall apply to the operable portion of the window.
 (5) Where a window required in Sentence (1) opens into a window well, a clearance of not less than 550 mm shall be provided in front of the window.
 (6) Where the sash of a window referred to in Sentence (5) swings towards the window well, the operation of the sash shall not reduce the clearance in a manner that would restrict escape in an emergency.
 (7) Where a protective enclosure is installed over the window well referred to in Sentence (5), such enclosure shall be operable from the inside without the use of keys, tools or special knowledge of the opening mechanism.

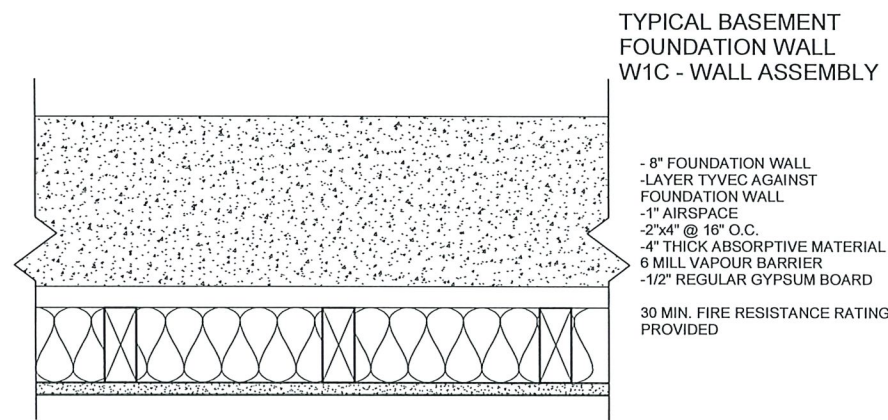
EGRESS WINDOW WELL DETAIL (IF BELOW OR AT GRADE)

⑦ 1/2" = 1'-0"



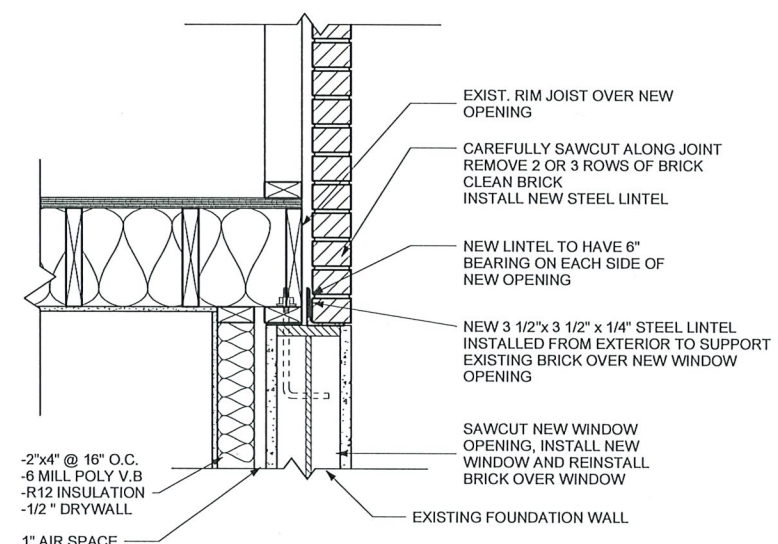
VERTICAL FIRE SEPARATION OF 30 MIN. REQ'D, STC RATING OF 50 REQ'D - 1 HOUR PROVIDED

② 3" = 1'-0"



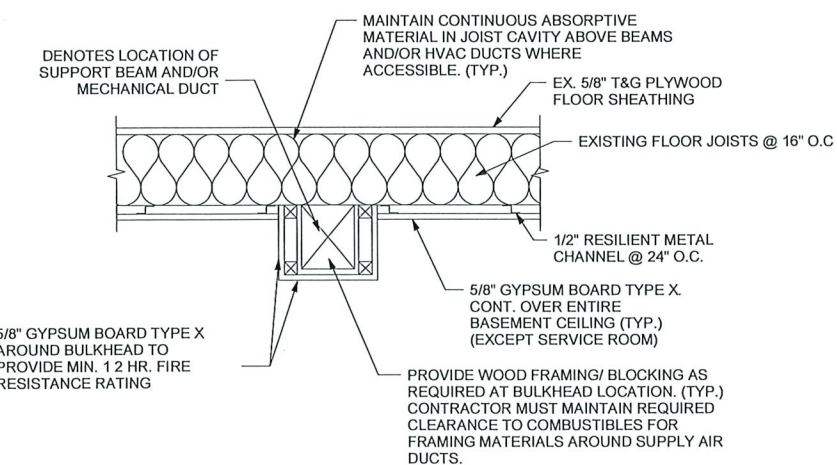
EXTERIOR BASEMENT FOUNDATION WALL DETAIL W1C

⑤ 3" = 1'-0"



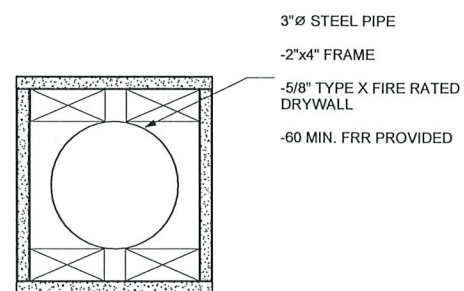
NEW WINDOW OPENING DETAIL (JOISTS PARALLEL TO RIM JOIST)

⑧ 1 1/2" = 1'-0"



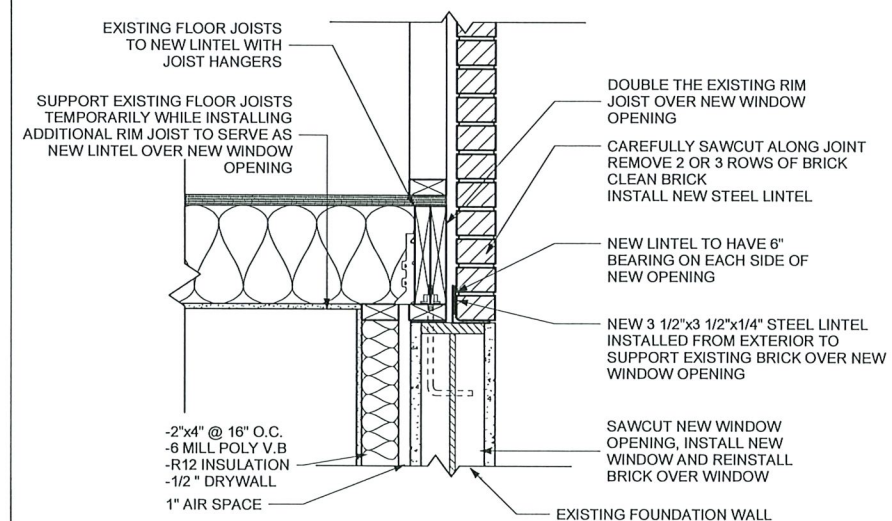
TYP. FIRE PROTECTION DETAIL BEAMS/DUCTS IN CEILINGS

③ 1" = 1'-0"



TYPICAL FIRE PROTECTION DETAIL OF STEEL COLUMN SUPPORTING BEAM

⑥ 3" = 1'-0"



NEW WINDOW OPENING DETAIL (JOIST PERPENDICULAR TO RIM JOIST)

⑨ 1 1/2" = 1'-0"

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 2014 Experience in 4 City Rating System
 100% 5 Star Rating
 John Kelderski (Owner)
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COMMERCIAL INSPECTIONS
 BCIN DESIGN SERVICES

COMMERCIAL INSPECTIONS
BCIN DESIGN SERVICES

JK HOME

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 ON L2J 3B1

Revision Schedule		
No.	Description	Date

DATE AND STAMP TIME
 24/07/2023 03:35:19 p. m.

PROJECT NAME:
PROPOSED BASEMENT ADU

SHEET TITLE:
DETAILS

DRAWN BY: D.C.
 CHECKED BY: J.K.
 SCALE: As indicated
 SHEET: 4 of 4
 DWG No. A-104