

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.



Home & Commercial Inspection Services
 2100 Highway 107, Unit 107
 10710 Highway 107, Unit 107
 10710 Highway 107, Unit 107
 10710 Highway 107, Unit 107



6911 Waters Ave
 Niagara Falls, ON
 L2G 5X4

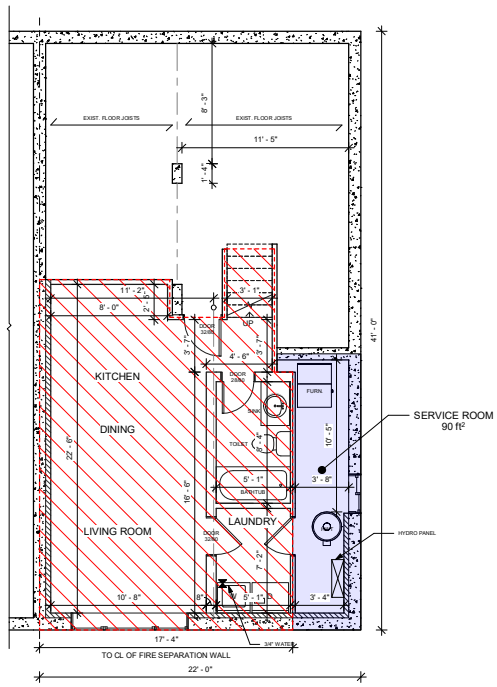
Revision Schedule		
No.	Description	Date

DATE AND STAMP TIME
 21/07/2023 10:41:02 a.m.

PROJECT NAME:
PROPOSED BASEMENT ADU

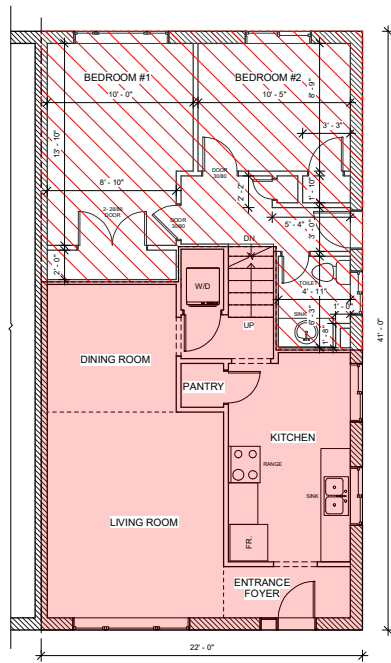
SHEET TITLE:
FLOOR PLAN / WINDOW CHART

DRAWN BY: J.K.
 CHECKED BY: J.K.
 SCALE: As indicated
 SHEET: 2 of 4
 DWG No. A-102



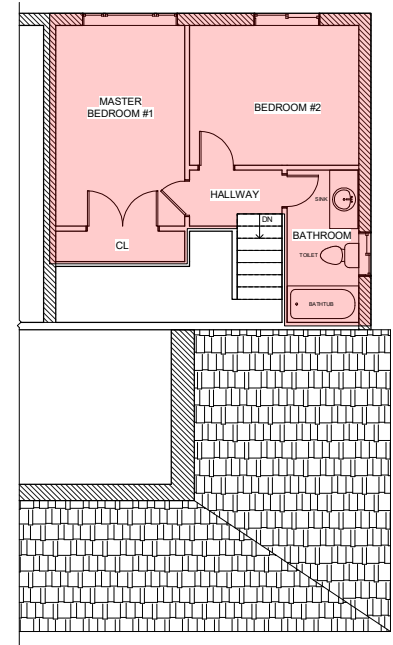
- ⊗ -NEW HARD WIRED INTERCONNECTED COMBINATION SMOKE/STROBE ALARMS MAIN FLOOR AND BASEMENT APARTMENT.
- ⊗ -NEW HARD WIRED INTERCONNECTED CO ALARMS MAIN FLOOR AND BASEMENT APARTMENT.
- -WALLS TO BE REMOVED
- -NEW PARTITION WALLS 2"x4" @ 16" O.C. - 1/2" DRYWALL EACH SIDE (SEE DETAIL #5) SIMILAR TO W1C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

1 PROPOSED EXISTING BASEMENT APARTMENT (UNIT #1) FLOOR PLAN (406 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.
- -EXIST. PLASTER FIRE SEPARATIONS PROVIDING 60 MIN. FRR (MINIMUM REQ'D IS 30 MINUTES)
- -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)

2 EXISTING MAIN FLOOR APARTMENT (UNIT #2) (512 SQ.FT) / EXISTING MAIN FLOOR PART OF UNIT #1 (389 SQ.FT)
 1/4" = 1'-0"



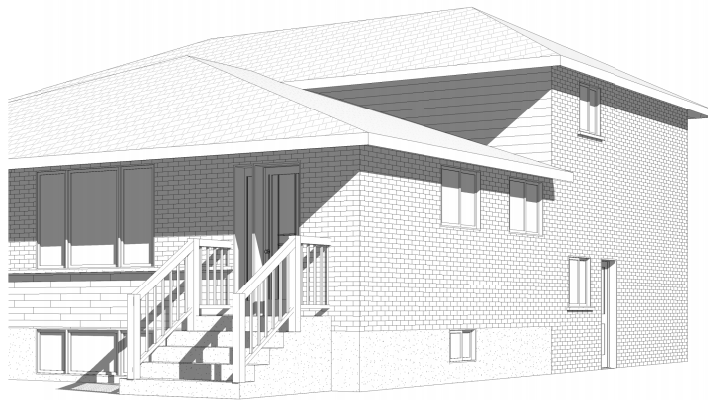
- ⊗ -HARD WIRED INTERCONNECTED COMBINATION SMOKE/STROBE ALARMS MAIN FLOOR AND BASEMENT APARTMENT.
- ⊗ -HARD WIRED INTERCONNECTED CO ALARMS MAIN FLOOR AND BASEMENT APARTMENT.

3 EXISTING SECOND FLOOR PART OF UNIT #2 (383 SQ.FT)
 1/4" = 1'-0"

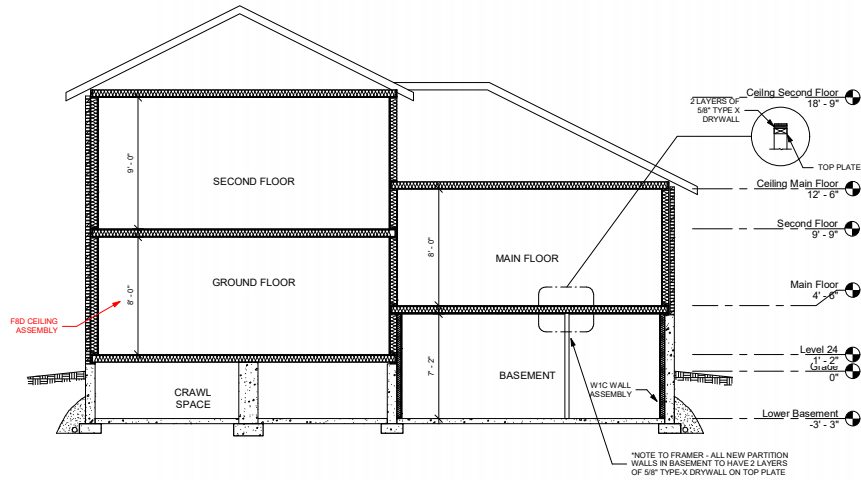
CONTRACTOR NOT TO RELY ON THESE WINDOW SIZES FOR ORDERING WINDOWS - CONTRACTOR MUST MEASURE EACH WINDOW						
NATURAL LIGHT 9.7.2.3. (PART II COMPLIANCE ALTERNATIVE C107 - WINDOWS MAY BE REDUCED BY 50%)						
BASEMENT APT. WINDOW SIZES FRAME SIZE (F.S) GLASS AREA (G.A)			NATURAL AND MECHANICAL VENTILATION 9.32 (TYPE I - 9.32.3 HOUSE)			
BASEMENT APT. WINDOW COMPLIANCE						
REQ'D % WINDOW	ROOMS FRAME SIZE (GLASS AREA)	ROOM AREAS SQFT	WINDOW SIZE *TYPE	MIN. NAT. LIGHT REQ'D	NATURAL VENTILATION + MECHANICAL VENTILATION	WINDOW COMPLY

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

- -BASEMENT + PART MAIN FLOOR UNIT #1 - 795 SQ.FT
- -PART MAIN FLOOR + 2nd FLOOR UNIT #2 - 895 SQ.FT
- -SERVICE ROOM 90 SQ.FT



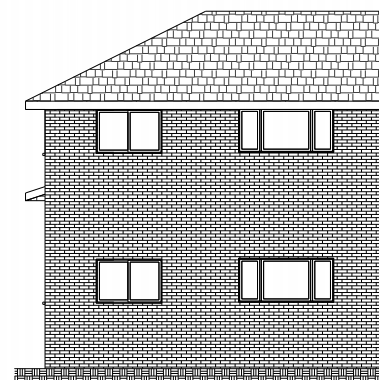
① 3D VIEW



② TYP. SECTION VIEW
1/4" = 1'-0"



③ FRONT ELEVATION
1/4" = 1'-0"



⑤ REAR ELEVATION
1/4" = 1'-0"



⑥ RIGHT ELEVATION
1/4" = 1'-0"

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BCIN DESIGN SERVICES

JK HOME
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BCIN DESIGN SERVICES

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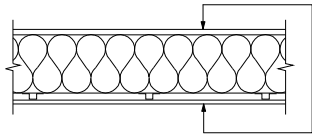
Revision Schedule		
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21/07/2023 10:41:09 a. m.

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



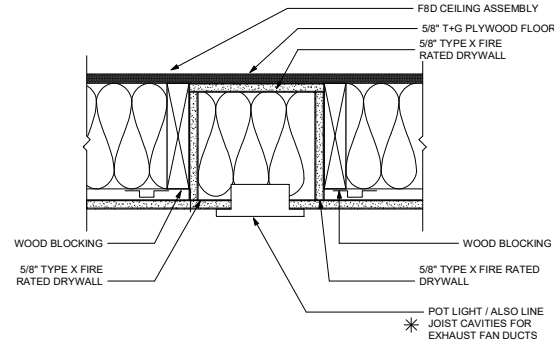
F8D - CEILING ASSEMBLY

- EX. PLYWOOD SHEATHING
- EXISTING FLOOR JOISTS
- ABSORPTIVE MATERIAL IN CAVITY
- 1/2" RESILIENT METAL CHANNELS @ 24" O.C.
- 1 LAYER OF 5/8" TYPE X GYPSUM BOARD

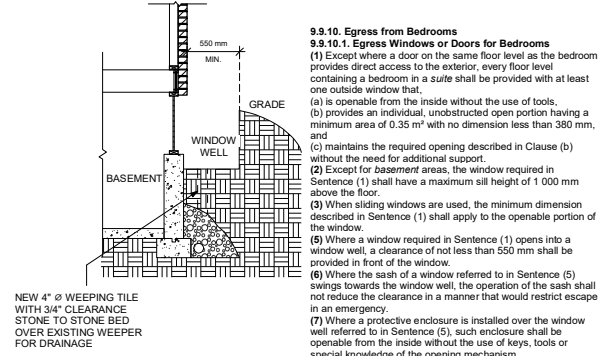
* **NO F8D CEILING IN SERVICE ROOM** *

SERVICE ROOM TO FORM PART OF MAIN FLOOR

HORIZONTAL FIRE SEPARATION 15 MIN. REQ'D / STC RATING OF 50 REQ'D / 30 MINUTES PROVIDED
 1 1/2" = 1'-0"



POT LIGHT PENETRATION INTO NEW F8D CEILING FIRE SEPARATION
 4 3" = 1'-0"



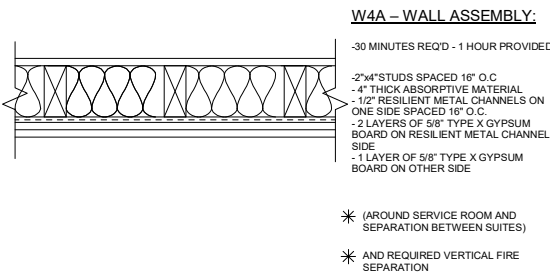
EGRESS WINDOW WELL DETAIL
 7 1/2" = 1'-0"

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JK HOME

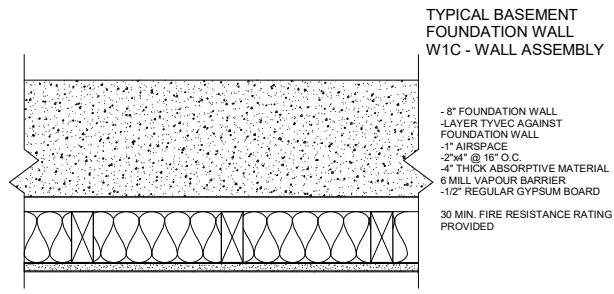


W4A - WALL ASSEMBLY:

- 30 MINUTES REQ'D - 1 HOUR PROVIDED
- 2"x4" STUDS SPACED 16" O.C.
- 4" THICK ABSORPTIVE MATERIAL
- 1/2" RESILIENT METAL CHANNELS ON ONE SIDE SPACED 16" O.C.
- 2 LAYERS OF 5/8" TYPE X GYPSUM BOARD ON RESILIENT METAL CHANNEL SIDE
- 1 LAYER OF 5/8" TYPE X GYPSUM BOARD ON OTHER SIDE

* (AROUND SERVICE ROOM AND SEPARATION BETWEEN SUITES)
 * AND REQUIRED VERTICAL FIRE SEPARATION

VERTICAL FIRE SEPARATION OF 30 MIN. REQ'D, STC RATING OF 50 REQ'D - 1 HOUR PROVIDED
 2 3" = 1'-0"

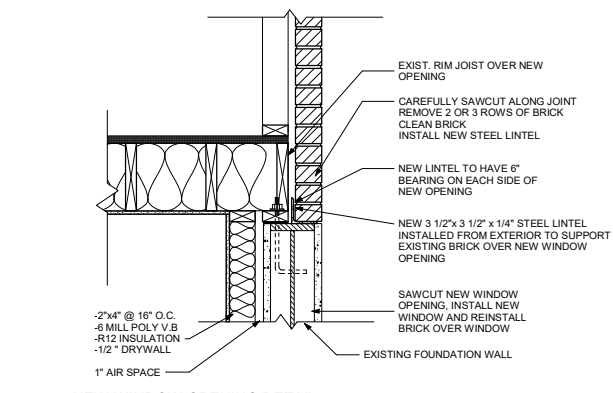


TYPICAL BASEMENT FOUNDATION WALL W1C - WALL ASSEMBLY

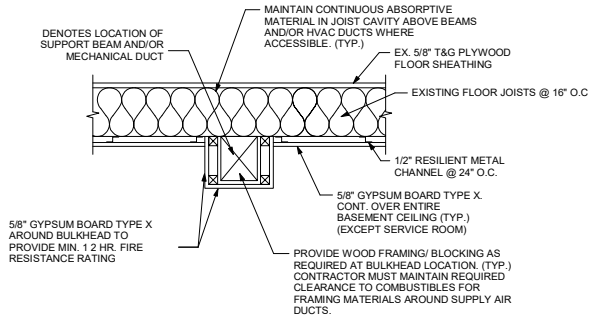
- 8" FOUNDATION WALL
- 1 LAYER TYPE C AGAINST FOUNDATION WALL
- 1" AIRSPACE
- 2"x4" @ 16" O.C.
- 4" THICK ABSORPTIVE MATERIAL
- 6 MILL VAPOUR BARRIER
- 1/2" REGULAR GYPSUM BOARD
- 30 MIN. FIRE RESISTANCE RATING PROVIDED

W1C WALL ASSEMBLY AROUND FOUNDATION WALLS
 30 MIN. FIRE RESISTANCE RATING PROVIDED

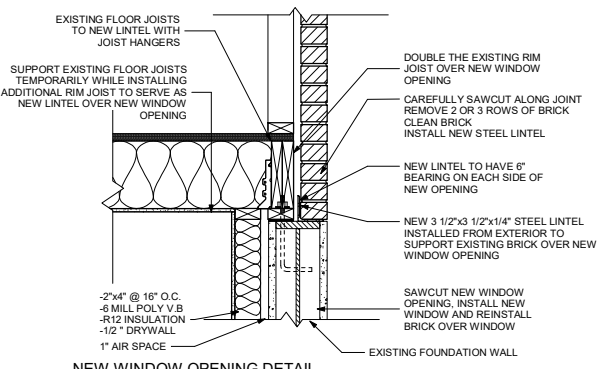
EXTERIOR BASEMENT FOUNDATION WALL DETAIL W1C
 5 3" = 1'-0"



NEW WINDOW OPENING DETAIL (JOISTS PARALLEL TO RIM JOIST)
 8 1 1/2" = 1'-0"



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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PROJECT NAME:
PROPOSED BASEMENT ADU

SHEET TITLE:
DETAILS

DRAWN BY: D.C.
 CHECKED BY: J.K.
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