

GENERAL NOTES

CODE AND PROCEDURES

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE. THE OWNER / BUILDER IS RESPONSIBLE FOR ENSURING THAT ANY CHANGES TO THE CODE ARE COMPLIED WITH AND ALL AMENDMENTS ARE INCORPORATED IN THE CONSTRUCTION OF THIS PLAN. ALL WORK SHALL CONFORM TO LOCAL CODES AND BYLAWS. IT IS THE OWNER/BUILDERS RESPONSIBILITY TO NOTIFY AG DESIGN OF ANY REQUIREMENTS THAT EXCEED THE ONTARIO BUILDING CODE.

SMOKE ALARMS

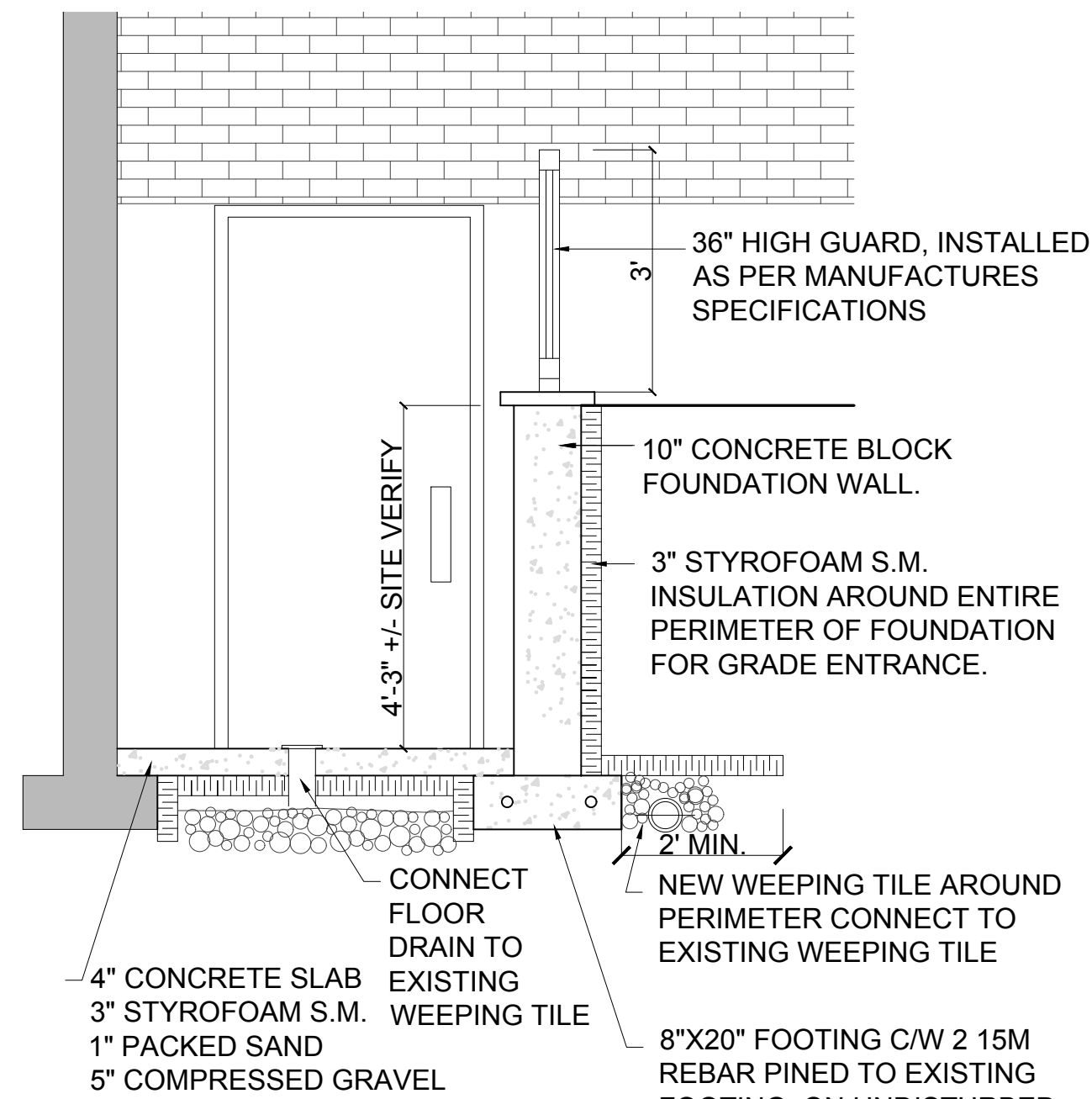
SMOKE ALARMS SHALL CONFORM TO CAN/ULC-S531 "SMOKE ALARMS"
 SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING AND BE INSTALLED AS PER CAN/ULC-S553 "INSTALLATION OF SMOKE ALARMS"
 SMOKE ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT CONFORMING TO THE REQUIREMENTS IN 18.5.3. OF NFPA 72, "NATIONAL FIRE ALARM AND SIGNALING CODE"
 SMOKE ALARMS SHALL BE INSTALLED WITH PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT. C/W BATTERY BACKUP AS PER O.B.C REQUIREMENTS
 ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS TO SOUND

WOOD FRAMING GENERAL

ALL WOOD FRAMING SHALL COMPLY WITH SECTION 9.23 OF THE ONTARIO BUILDING CODE.
 ALL STRUCTURAL FRAMING LUMBER SHALL BE GRADE STAMPED AS SPRUCE - PINE - FIR (S-P-F) NO.2 OR BETTER WITH A MOISTURE CONTENT OF 19% OR LESS AT TIME OF CONSTRUCTION.
 WOOD FRAMING MEMBERS THAT ARE NOT TREATED WITH A WOOD PRESERVATIVE AND BEAR ON CONCRETE OR IN DIRECT CONTACT WITH THE GROUND SHALL BE SEPARATED WITH A 6 MIL POLY OR TYPE 'S' ROLL ROOFING.
 ALL NOTCHING AND DRILLING OF FRAMING MEMBERS SHALL CONFORM TO SUBSECTION 9.23.5 OF THE ONTARIO BUILDING CODE.
 FLUSHED FRAMED WOOD MEMBERS SHALL BE SUPPORTED WITH APPROPRIATE JOIST HANGERS AND FASTENERS.

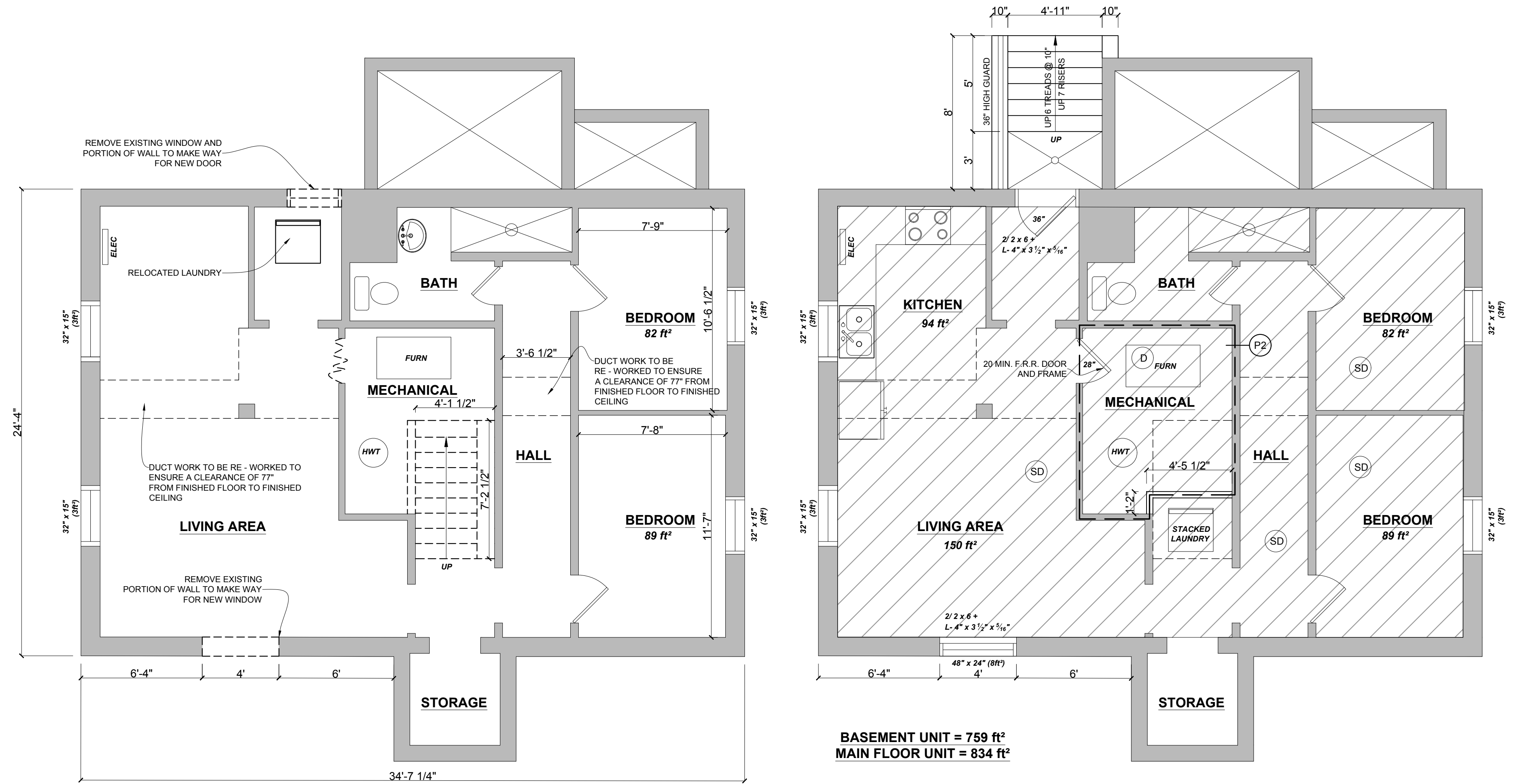
MECHANICAL & ELECTRICAL

MECHANICAL AND ELECTRICAL SERVICES DONE BY OTHERS.



- NOTE:
- 3" STYROFOAM S.M. TO COMPLY WITH CAN/CGSB-51-20-M87, TYPE IV, MINIMUM 35 P.S.I. COMPRESSIVE STRENGTH AT 10% DEFORMATION
 - EXTEND 3" STYROFOAM S.M. UNDER STAIRS

GRADE ENTRANCE DETAIL



BASEMENT DEMOLITION PLAN

BASEMENT CONSTRUCTION PLAN

LEGEND

- DENOTES EXISTING FIRE SEPARATION BETWEEN UNITS
- DENOTES EXISTING WALL TO REMAIN
- DENOTES ITEM TO BE DEMOLISHED
- (SD) DENOTES SMOKE ALARM C/W CO² DETECTOR. REFER TO GENERAL NOTES.
- APPROX. 732ft²

- EF DENOTES EXHAUST FAN VENTED DIRECTLY TO EXTERIOR AS PER O.B.C REQUIREMENTS.
- RH DENOTES RANGE HOOD VENTED DIRECTLY TO EXTERIOR AS PER O.B.C REQUIREMENTS.
- WALL FIRE SEPARATION - 30 MIN FRR AS PER W1c of SB-3
- REMOVE EXISTING DRYWALL FROM ONE SIDE WHERE PRESENT AND FILL WALL CAVITY WITH ROXUL SAFE AND SOUND INSULATION. INSTALL NEW 1/2" DRYWALL TAPED AND MUDDED.
- (D) DENOTES DUCT-TYPE SMOKE DETECTOR 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.

NOTES

- MECHANICAL AND ELECTRICAL SERVICES DONE BY OTHERS.
- ANY PENETRATIONS IN THE FIRE SEPARATIONS MUST PROPERLY SEALED AS PER OBC REQUIREMENTS
- SITE VERIFY ALL DIMENSIONS.
- EXISTING CEILING HEIGHT IS 81 1/4" +/- TO UNDERSIDE OF JOISTS. ENSURE CEILING HEIGHT OF 77" MIN. IS MAINTAINED THOUGHT OUT
- ALL NEW INTERIOR WALLS TO BE P1 UNLESS NOTED OTHERWISE.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK.
 THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SURTAGES.
 THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.
 CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.
 ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.

I Ashley Kozachanko declare that I take responsibility for the design of this plan. I am qualified and registered with the Ministry of Municipal Affairs and Housing.
 Individual BCIN: 37168 Firm BCIN: 43361



BASEMENT ADU CONVERSION
 3135 ACADEMY DRIVE.
 Windsor, ON
BASEMENT PLAN & DETAILS

Date : April 7, 2021
 Scale : 1/4" = 1'-0"
 Project No. : 021/21
 Drawing No. : **A-1.0**