

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

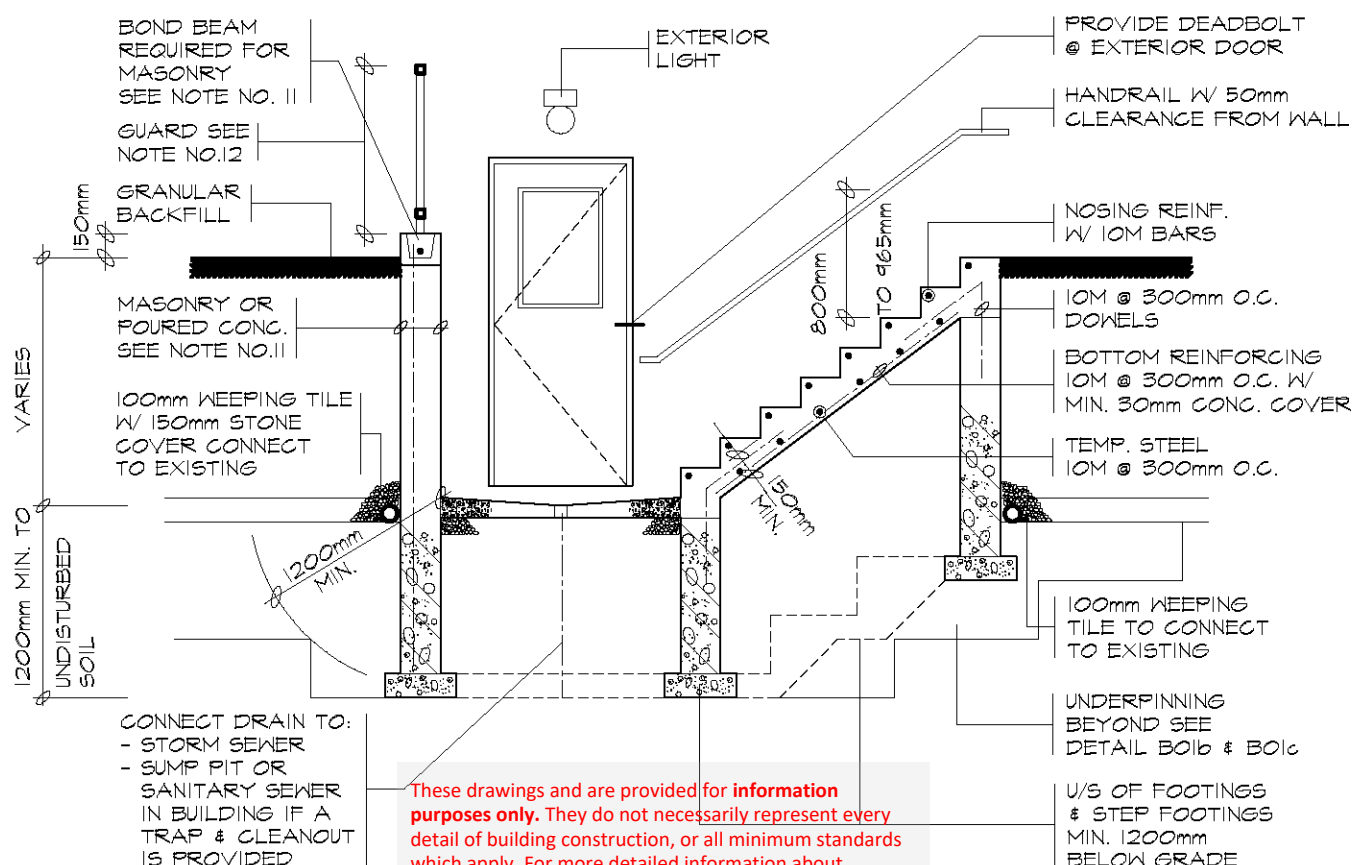
FLOOR
DRAIN

NEW GUARD
SEE SECTION 'A'

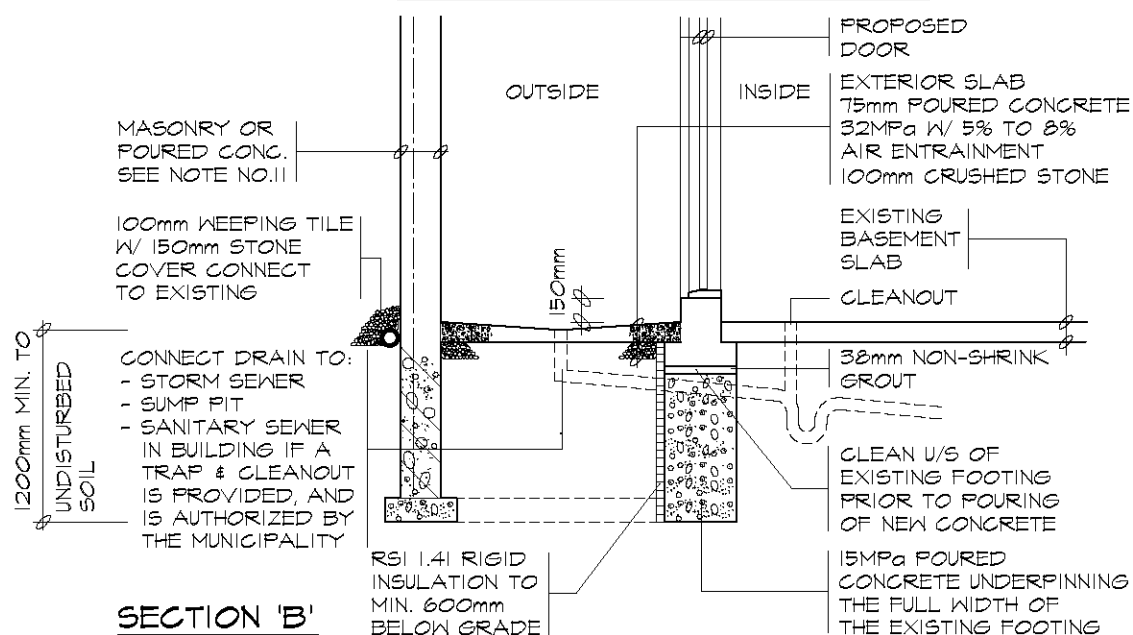
CONNECT NEW
WEEPING TILE
TO EXISTING

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

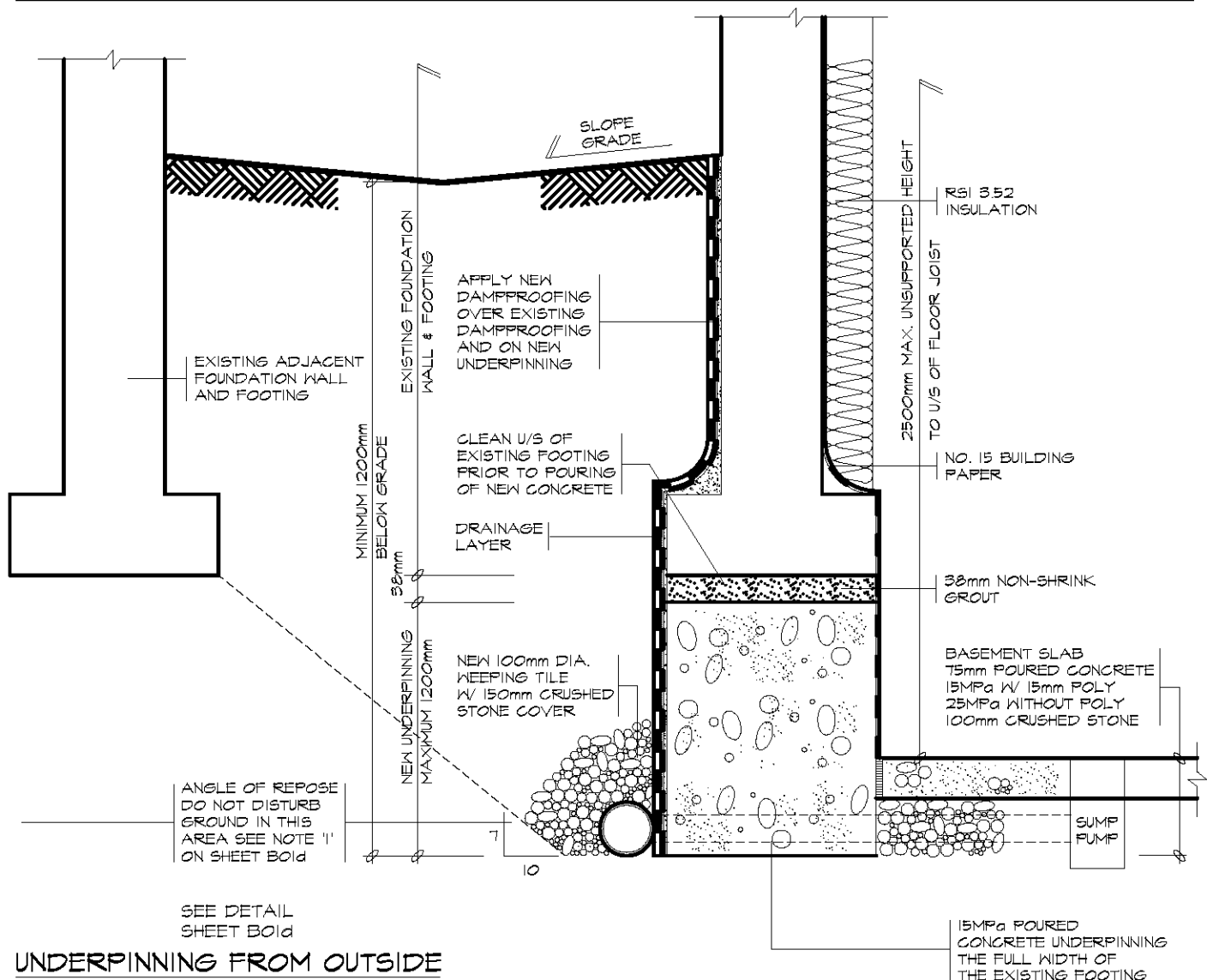
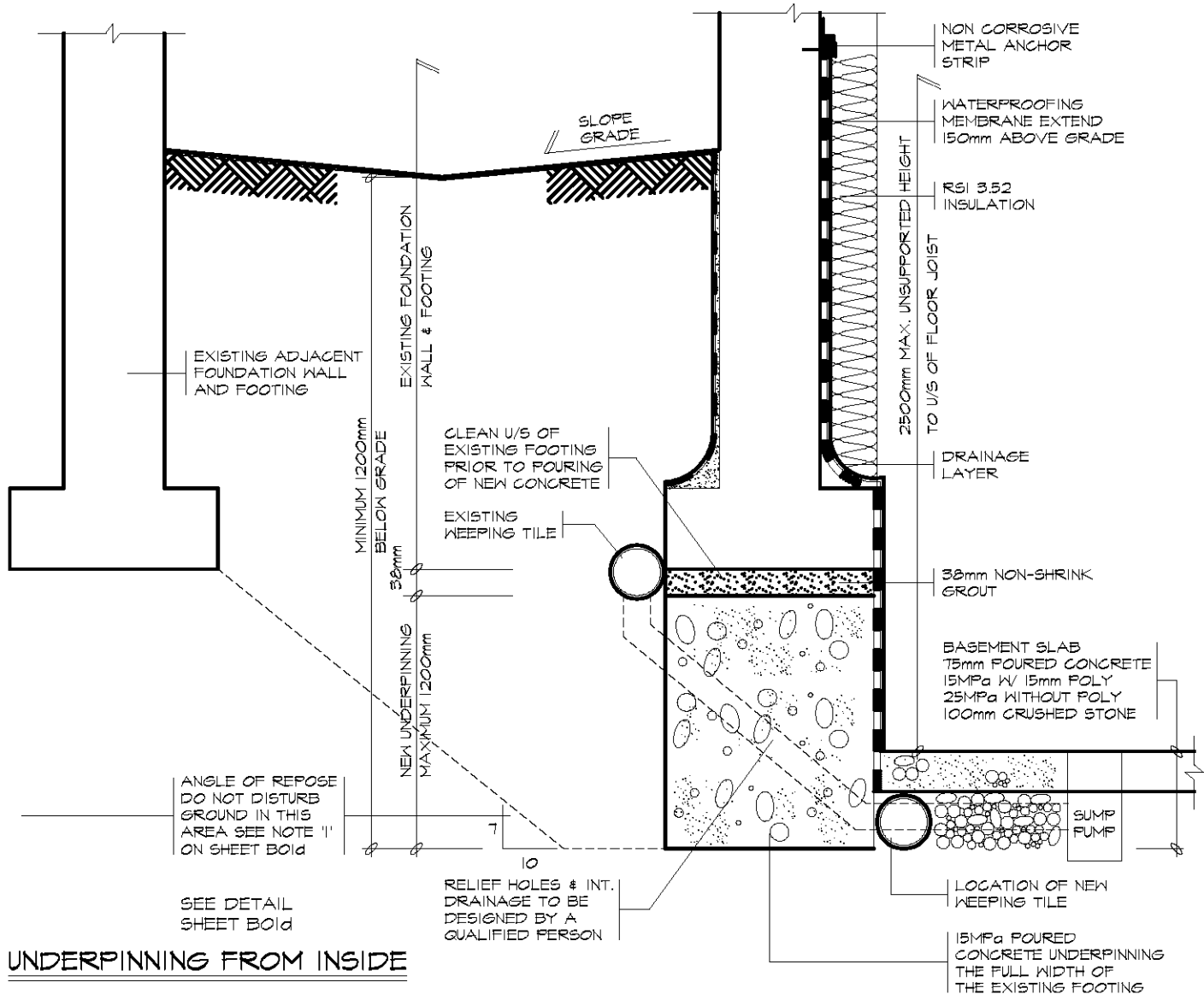
PLAN



SECTION 'A'



SECTION 'B'



TACBOC
STANDARD DETAIL

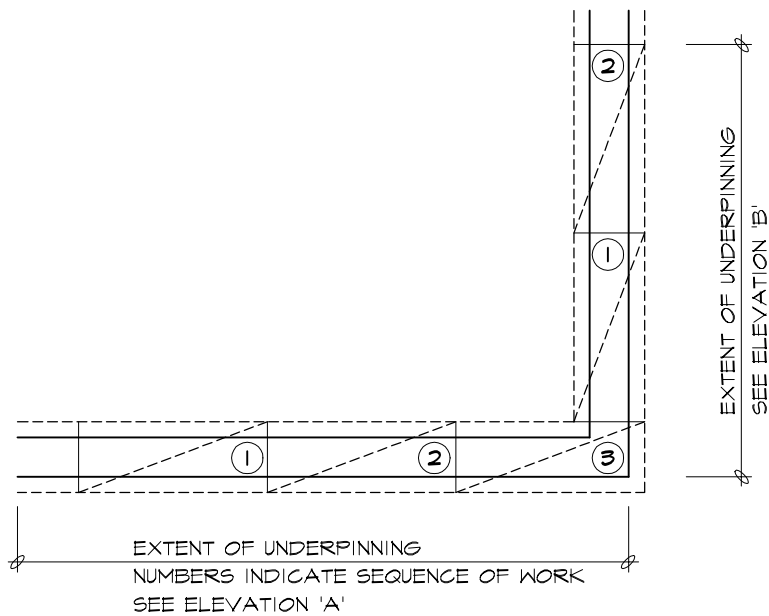
TITLE
UNDERPINNING
SECTIONS

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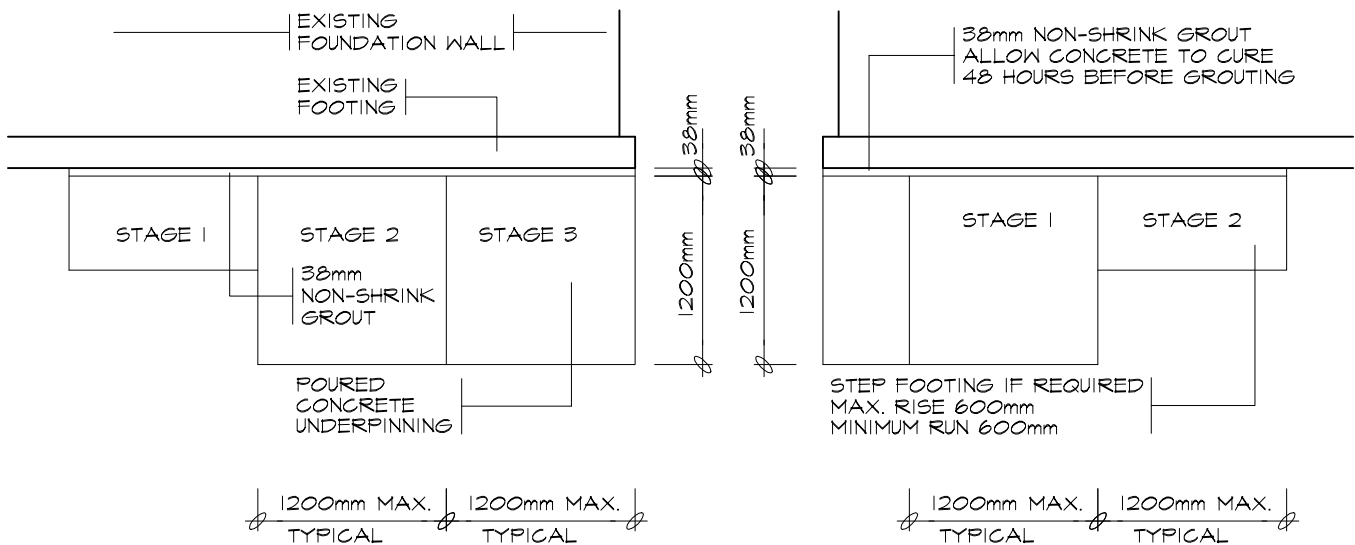
DWG. NO.

B01b

03-2012



PLAN



ELEVATION 'A'

ELEVATION 'B'

GENERAL NOTES

- 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.
- 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.
- MINIMUM CONCRETE STRENGTH FOR UNDERPINNING SHALL BE 15MPa AT 28 DAYS. ALL EXTERIOR CONCRETE SHALL BE 32MPa W/ 5%-8% AIR ENTRAINMENT.
- CONCRETE SHALL BE CURED MINIMUM 48 HOURS BEFORE GROUTING AND PROCEEDING TO THE NEXT STAGE.
- SHORE & BRACE WHERE NECESSARY TO ENSURE THE SAFETY & STABILITY OF THE EXISTING STRUCTURE DURING UNDERPINNING.
- KEEPING TILE IS TO DRAIN TO THE STORM SEWER, DITCH, DRYWELL OR INSTALL COVERED SUMP PIT WITH AN AUTOMATIC PUMP.
- 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)

- SOLID MASONRY: 2- 90mmx90mmx6mm ANGLES
- BRICK VENEER: 1- 90mmx90mmx6mm L + 2-38x184
- WOOD FRAME/SIDING: 2-38x184

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TACBOC
STANDARD DETAIL

TITLE
UNDERPINNING
PLAN, ELEVATIONS & NOTES

DWG. NO.

Bold

03-2012

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

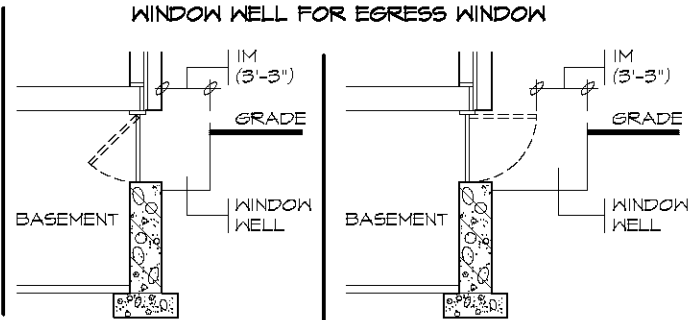
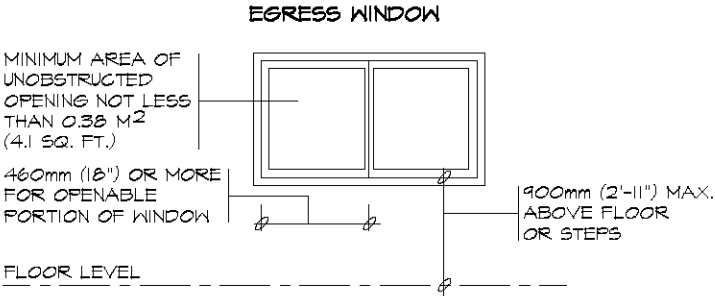
MINIMUM WINDOW AREAS FOR LIGHT

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.



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 GLAD	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 1) BOTH UNITS ARE EQUIPPED WITH SMOKE ALARMS, AND 1i) 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 LIVINGS/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

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EGRESS THROUGH ANOTHER DWELLING

MINIMUM 1.2M
SETBACK REQ'D.

WITH A SHARED EXIT

MINIMUM 900mm SETBACK
RECOMMENDED FOR SOLID
CORE DOOR WITHOUT GLASS
PANEL UNLESS SPATIAL
SEPARATION CALCULATIONS
REQUIRES MORE OF A SETBACK

MINIMUM 1.2M
SETBACK REQ'D.

**WITH ITS OWN SEPARATE EGRESS
DOOR LEADING DIRECTLY TO EXTERIOR**

MINIMUM 1.2M
SETBACK REQ'D.

NOTES RELATING TO PLANS ABOVE

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.