

**PROPOSED BASEMENT FINISH AND WALKOUT  
SIDE ENTRANCE AT  
22 MORTIMER CRECENT, AJAX, ONTARIO.**

**20 108713**

Reviewed for the  
accessory apartment only

Zone R1-D

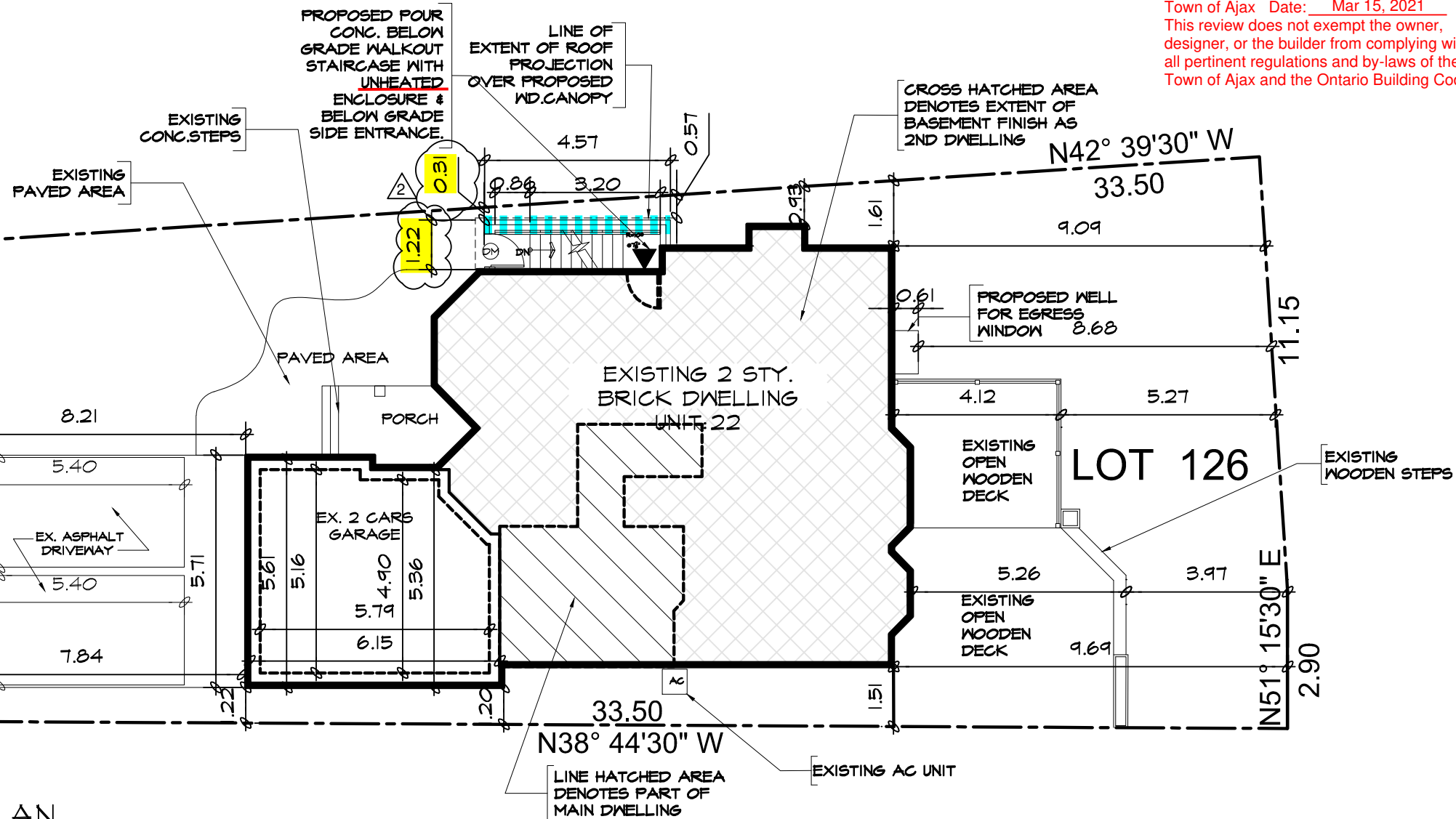
Plans review subject to revision noted  
Reviewed by: KW  
Town of Ajax Date: Mar 15, 2021  
This review does not exempt the owner,  
designer, or the builder from complying with  
all pertinent regulations and by-laws of the  
Town of Ajax and the Ontario Building Code

MORTIMER CRESCENT

1500° F 140" L

SITE PLAN  
SCALE= 1:125

SCALE= 1:125



Sheet title:  
SITE PLAN

Project  
PROPOSED BASEMENT  
FINISH PLAN FOR SECOND  
DWELLING UNIT AT 22  
MORTIMER CRESCENT, AJAX

Owners:  
KOMAL KAMRAN  
HAIDER SHFAQ HASSAN

ONTARIO ASSOCIATION  
OF ARCHITECTS  
SARWAT S AHMED  
LICENCE  
7987

**ARCHISYSTEM INC.**

CONSULTING ARCHITECTS  
CERTIFICATE OF PRACTICE # 5465

80 Eastern Ave. Unit A9, Brampton, ON.  
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These drawings reviewed under  
O. Reg. 332/12 as amended.  
**MANDATORY INSPECTIONS:**  
Required as listed on the back of  
the permit card.

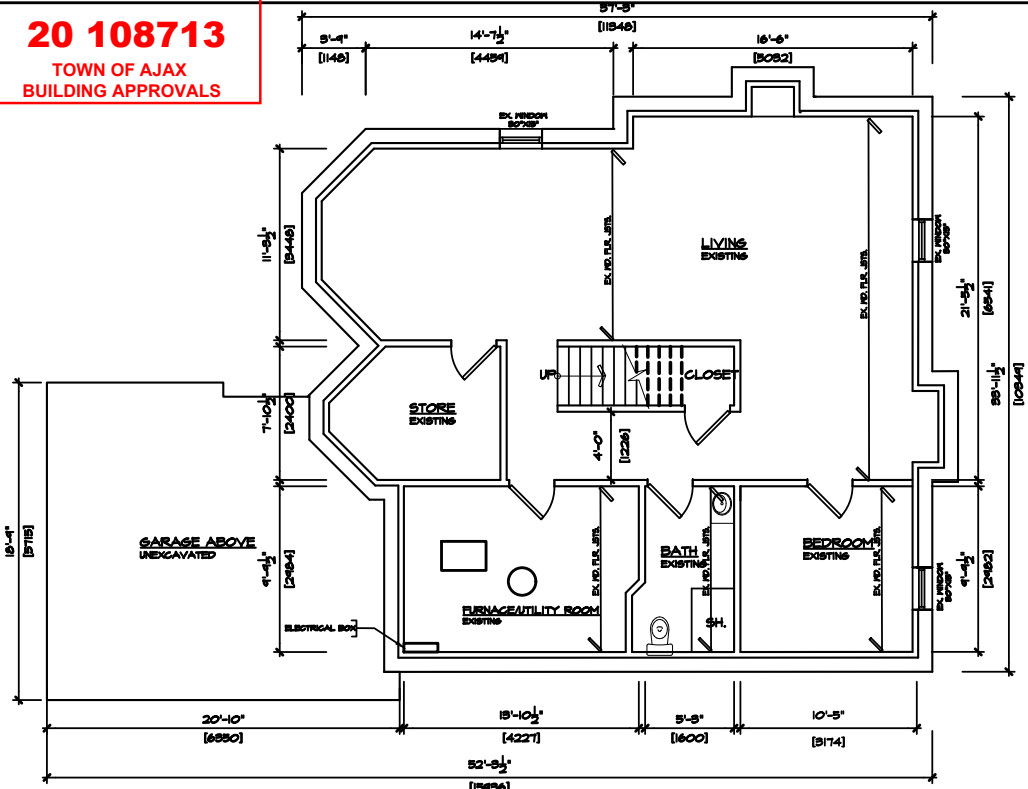
A copy of the stamped/reviewed drawings must remain on site during construction. The permit is issued subject to compliance with all red-line revisions and notes, etc.

SITE DATA		M/SM	
ZONING			
PLAN NO:			
LOT NO:		126	
LOT AREA		433.35 SQ.M	
EXISTING		PROPOSED	
BUILDING AREA (G.F) = 147.97 SQ.M (INCL. FRONT PORCH+EX.GARAGE LOT COVERAGE = 34.14% GROUND FLOOR AREA = 109.77 SQ.M (EXCL.PORCH,GARAGE) SECOND FLOOR AREA = 122.30 SQ.M GROSS FLOOR AREA = 232.07 SQ.M BASEMENT AREA = 108.77 SQ.M (UNFINISHED INCL. FURNACE)		PROPOSED GROSS BASEMENT FINISH AREA = 96.16 SQ.M (EXCL.FURNACE) PROPOSED BASEMENT FINISH AREA FOR SECOND DWELLING =87.56 SQ.M PROPOSED BASEMENT FINISH AREA FOR PART OF MAIN DWELLING = 8.60 SQ PROPOSED BELOW GRADE WALKOUT STAIR WITH UNHEATED ENCLOSURE AREA = 4.57M X 1.22M = 5.57 SQ.M LOT COVERAGE =35.43% (153.54 SQ.M)	

PERMIT NO.

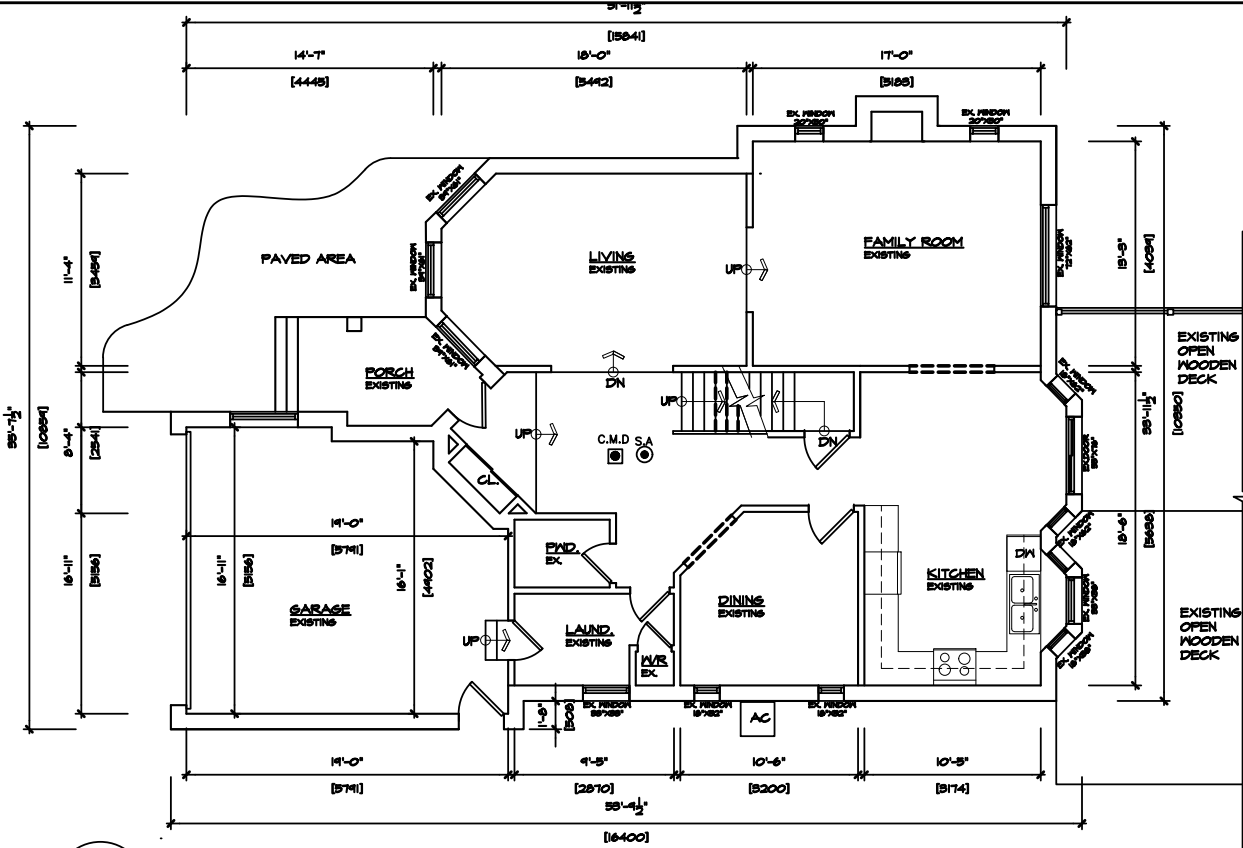
20 108713

TOWN OF AJAX  
BUILDING APPROVALS



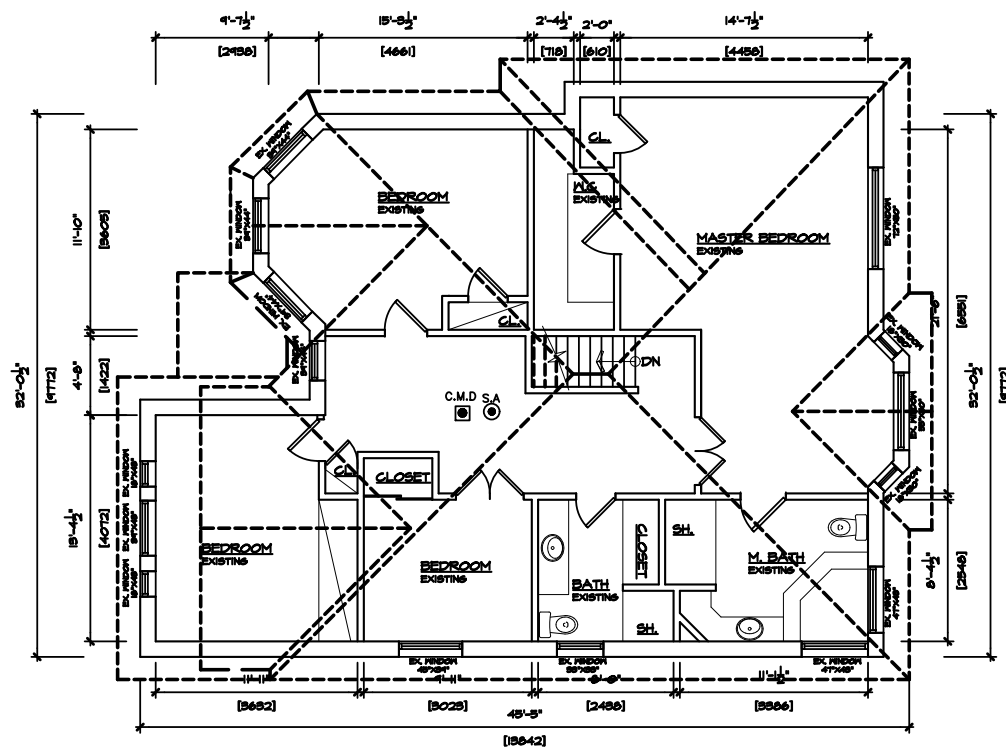
1 EXISTING BASEMENT FLOOR PLAN

A2.0 SCALE= 3/32"=1'-0"



2 EXISTING GROUND FLOOR PLAN

A2.0 SCALE= 3/32"=1'-0"



3 EXISTING SECOND FLOOR PLANS

A2.0 SCALE= 3/32"=1'-0"

Sheet title:  
EXISTING FLOOR PLANS

Project No.: 2018024  
Checked By: SA  
Date: 06.10.2020  
Scale: AS NOTED  
Revisions

Dwg. no. A2.0  
REV. NO. -

Project  
PROPOSED BASEMENT  
FINISH PLAN FOR SECOND  
DWELLING UNIT AT 22  
MORTIMER CRESCENT, AJAX

Owners:  
KOMAL KAMRAN  
HAIDER ISHFAQ HASSAN



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Electrical Contractor  
Registration Agency  
of the  
Electrical  
Safety  
Authority

All electrical installations must be inspected by the Electrical Safety Authority. Separate inspection applications must be filed.

For more information please call:  
Electrical Safety Authority  
1-877-ESA-SAFE (372-7233)

Plug in safely. Hire a licensed electrical contractor at [www.esasafe.com](http://www.esasafe.com)

**Enbridge Gas Distribution**  
All gas appliances must be installed by a licensed gas technician and inspected by Enbridge. For more information call Enbridge at 1-877-362-7434 or visit [www.enbridgegas.com](http://www.enbridgegas.com).

It is the responsibility of the homeowner/contractor to ensure that sufficient combustion air, proper ventilation and clearances are maintained for the safe operation of fuel-fired appliances (i.e. furnace and hot water heater)

Return air not permitted within a fire separation. To be relocated.

Duct-type smoke detector required to be installed in the supply or return air duct system serving the entire building which would turn off the fuel supply and electrical power to the heating system upon activation.

Laundry facilities or a space for laundry facilities shall be provided as per OBC Div. B Sentence 9.31.4.2.(1).

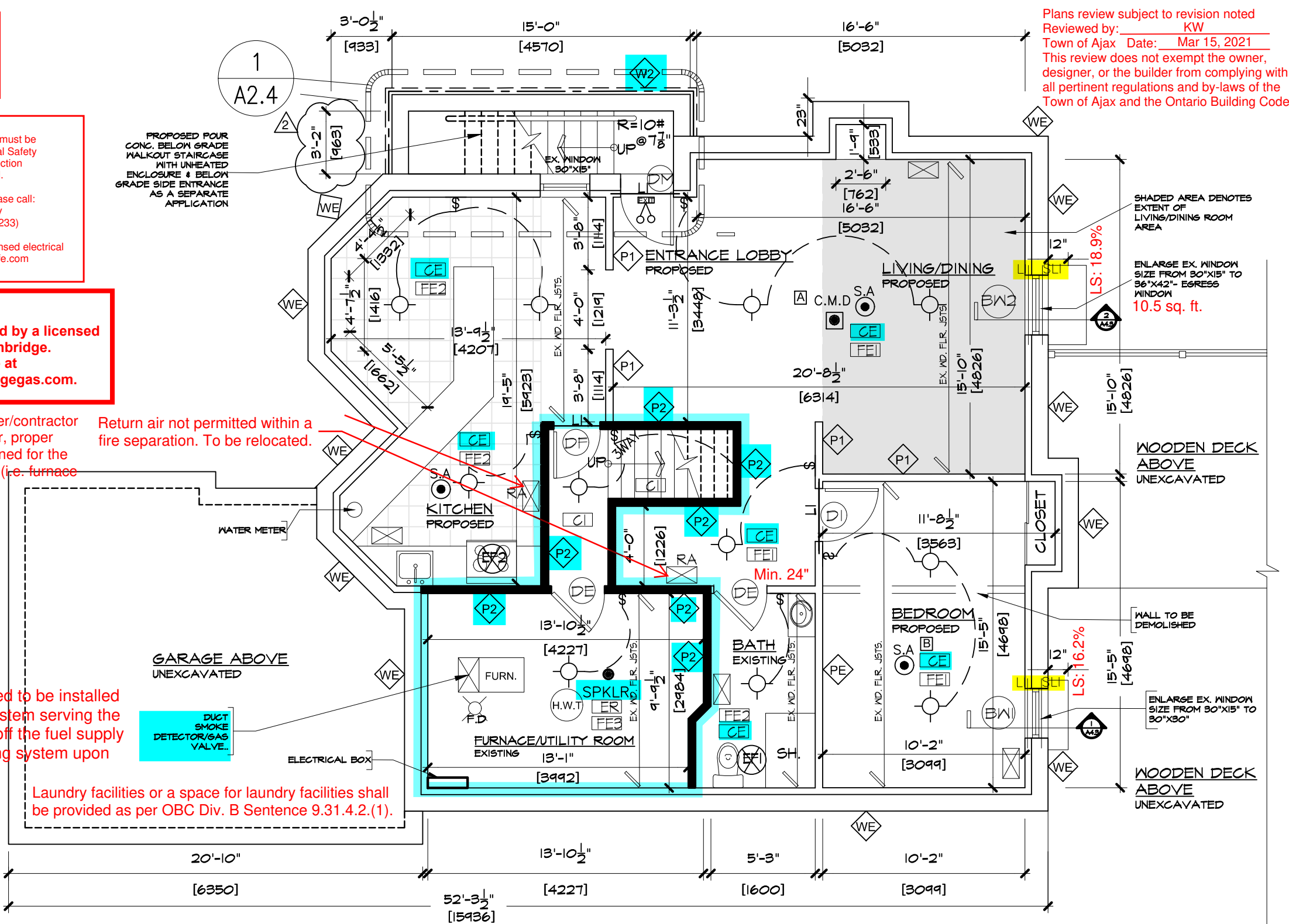
All bathroom and kitchen areas require supplemental exhaust conforming to OBC, Div. B - Article 9.32.5.5.

Ventilation to conform to OBC, Div. B - Section 9.32.

All shower valves shall conform to OBC, Div. B - Article 7.6.5.2.

Waterproof finish required at all tub and shower areas to conform to OBC, Div. B - Subsection 9.29.2.

**PROPOSED BASEMENT FLOOR PLAN**  
SCALE = 3/16" = 1'-0"



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CALCULATION OF GLASS AREA AS PER OBC 9.7.2.3 & 11-C107				
ROOM LABEL	ROOM TYPE	AREA OF ROOM	AREA OF WINDOWS PROVIDED*	AREA OF WINDOWS REQUIRED
[A]	LIVING/DINING	161 SQ.FT	36"X42" = 9.45 SQ.FT	5% = 8.05 SQ.FT.
[B]	BEDROOM-1	158.13 SQ.FT	30"X30"=6.25 SQ.FT	2.5% =3.95 SQ.FT.
NOTE* : 90% OF TOTAL WINDOW AREA				

Sheet title: **PROPOSED BASEMENT FLOOR PLAN**

Project: **PROPOSED BASEMENT FINISH PLAN FOR SECOND DWELLING UNIT AT 22 MORTIMER CRESCENT, AJAX**

Owners: **KOMAL KAMRAN HAIDER ISHFAQ HASSAN**

Architects: **ARCHISYSTEM INC.**  
CONSULTING ARCHITECTS  
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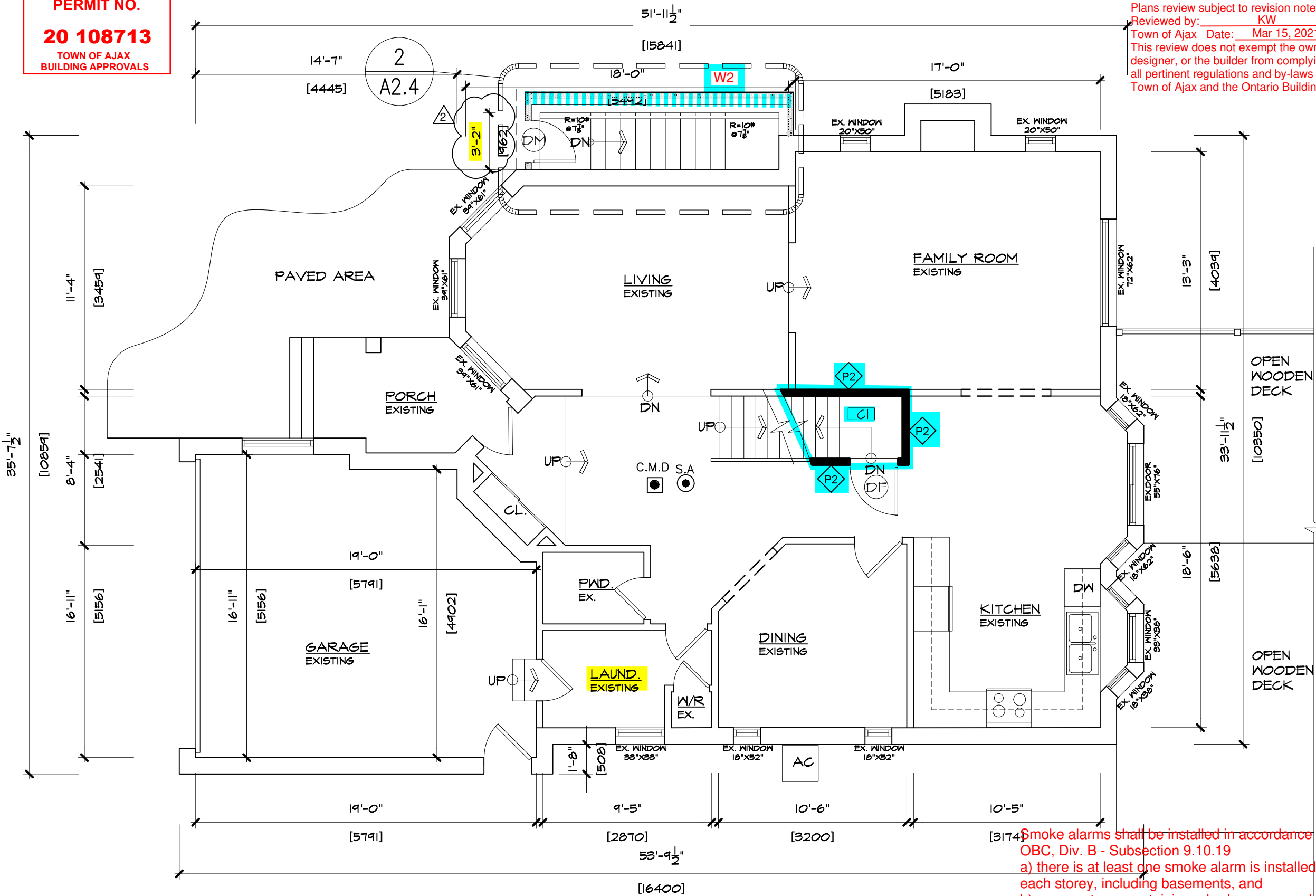
Checked By: **SA**  
Scale: **AS NOTED**  
Revisions: **01.24.2021 03.01.2021**

Project No.: **2018024**  
Date: **06.10.2020**  
Dwg. no. **A2.1**  
REV. NO.: **-**



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**OVERALL GROUND FLOOR PLAN**  
SCALE= 3/16"=1'-0" [1:64]

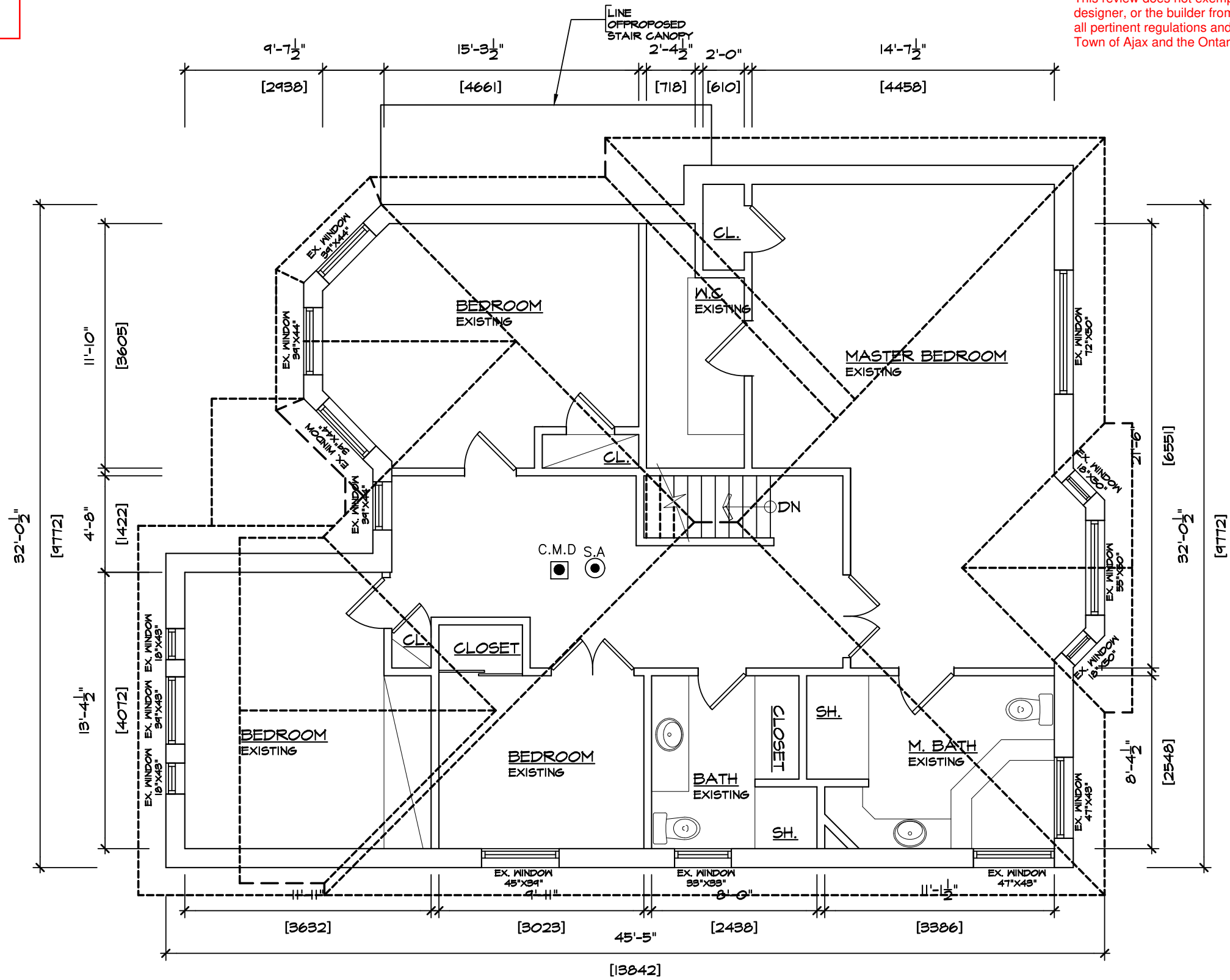
Carbon monoxide alarm required to be installed adjacent to each sleeping area in accordance with OBC, Div. B - 9.33.4.2.

Smoke alarms shall be installed in accordance with OBC, Div. B - Subsection 9.10.19  
a) there is at least one smoke alarm is installed on each storey, including basements, and  
b) on any storey containing a bedroom, a smoke alarm is installed, in each bedroom, and in a location between the bedrooms and the remainder of the storey, and if the bedrooms are served by a hallway, the smoke alarm shall be located in the hallway.

Sheet title: <b>OVERALL GROUND FLOOR PLAN</b>		Project No.: 2018024		Checked By: SA		Scale: AS NOTED		Date: 06.10.2020		Dwg. no. <b>A2.2</b>		REV. NO.: -	
Project: <b>PROPOSED BASEMENT FINISH PLAN FOR SECOND DWELLING UNIT AT 22 MORTIMER CRESCENT, AJAX</b>		Drawn By: HT		Revisions: 2 03.01.2021		TRUE NORTH 		Owners: <b>KOMAL KAMRAN HAIDER ISHFAQ HASSAN</b>					
<b>ARCHISYSTEM INC.</b> CONSULTING ARCHITECTS CERTIFICATE OF PRACTICE # 5465 80 Eastern Ave. Unit A9, Brampton, ON. Canada L6W 0B6 Tel: (O) 905-858-2565 (C) 647-295-2565 www.thearchisystem.com e-mail: archisystem@gmail.com													

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1  
A2.3  
EXISTING SECOND FLOOR PLAN  
SCALE= 3/16"=1'-0" [1:64]

Sheet title:  
EXISTING SECOND FLOOR PLAN

Project No.: 2018024	Date: 06.10.2020	Dwg. no. A2.3
Checked By: SA	Scale: AS NOTED	
Drawn By: HT	Revisions	

Project  
PROPOSED BASEMENT  
FINISH PLAN FOR SECOND  
DWELLING UNIT AT 22  
MORTIMER CRESCENT, AJAX

Owners:  
KOMAL KAMRAN  
HAIDER ISHFAQ HASSAN

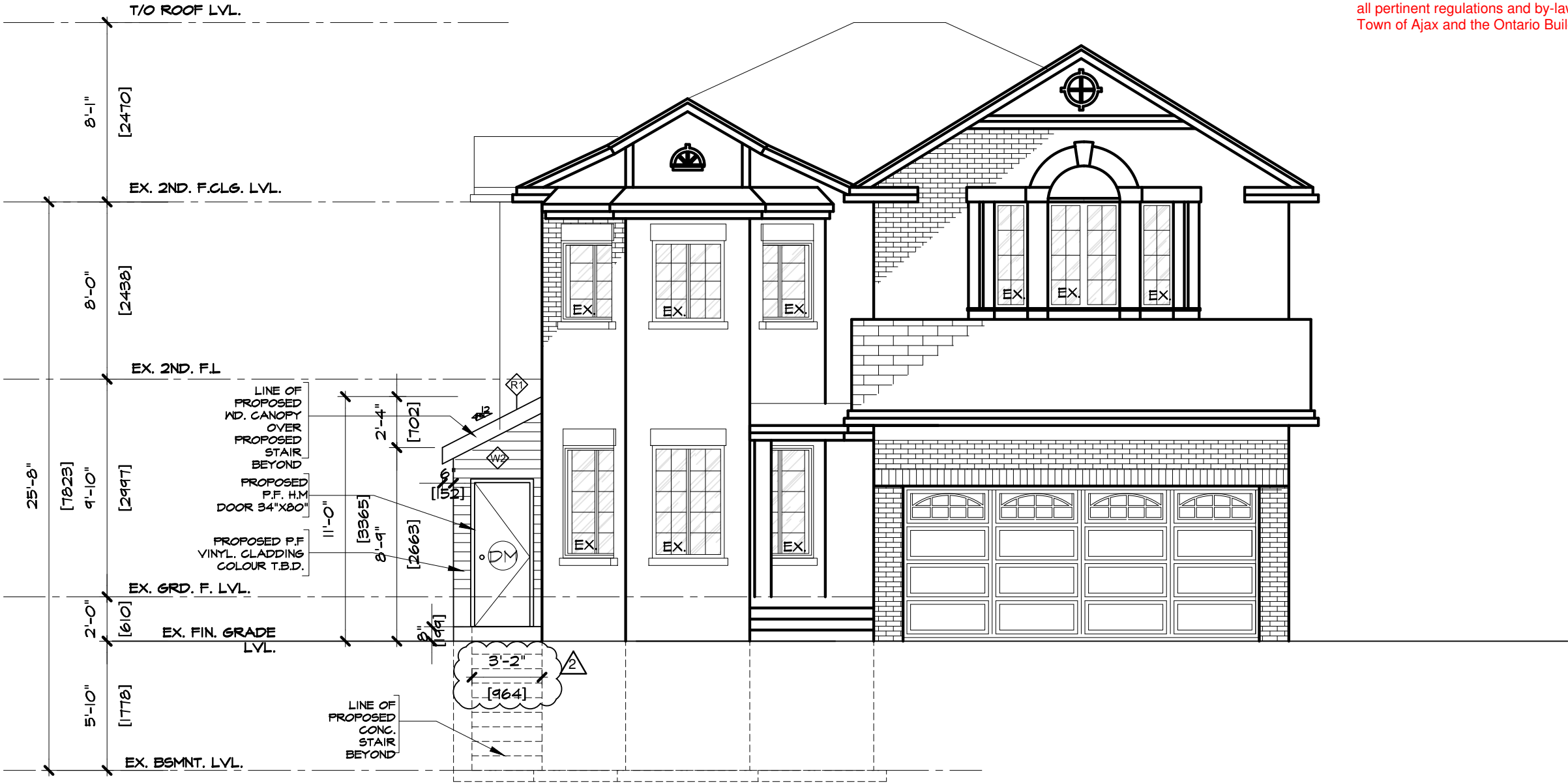


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**1 FRONT ELEVATION**  
A3.0 SCALE= 3/16"=1'-0" [1:64]

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Project  
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FINISH PLAN FOR SECOND  
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MORTIMER CRESCENT, AJAX

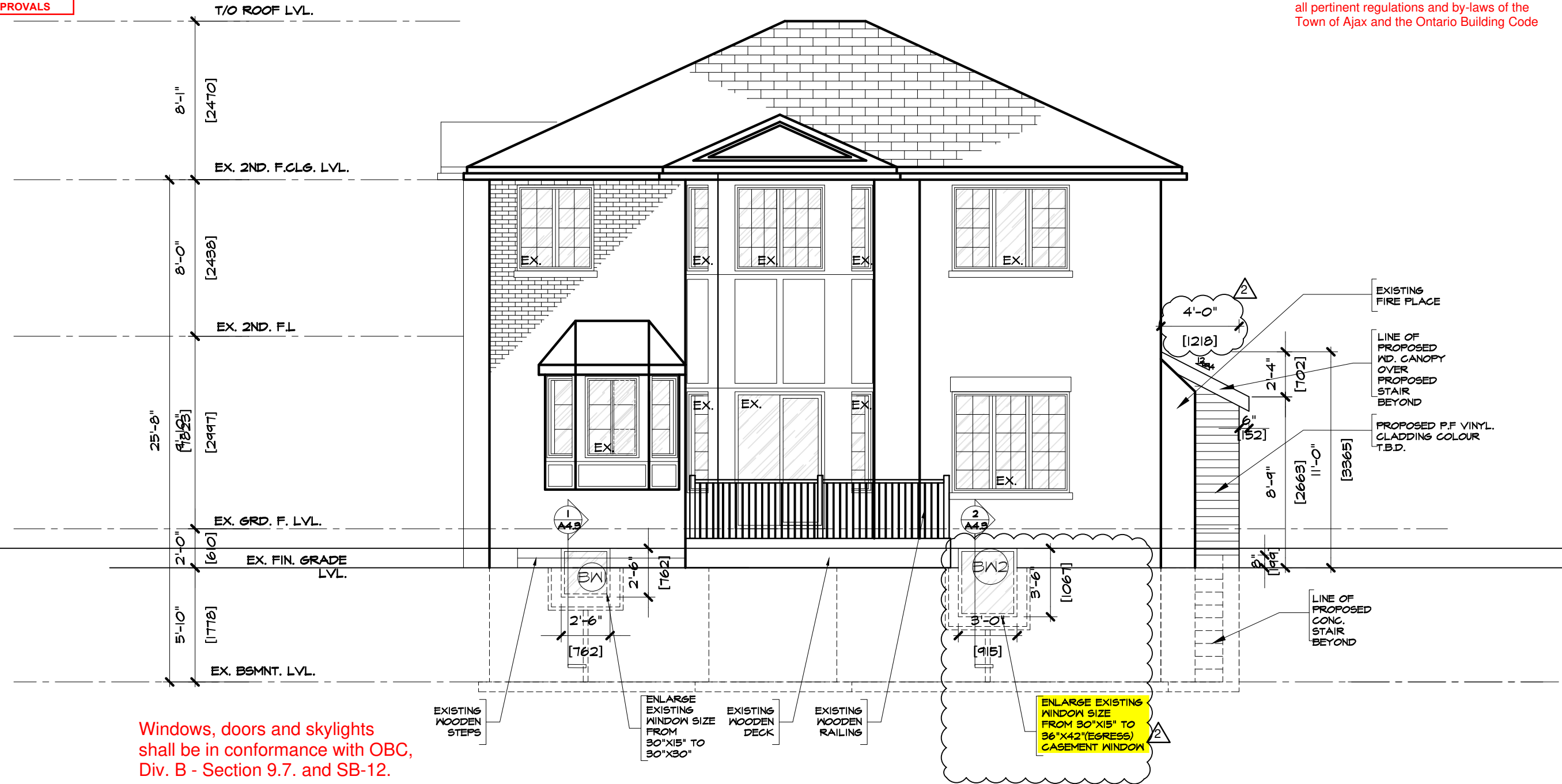
Owners:  
KOMAL KAMRAN  
HAIDER ISHFAQ HASSAN

Sheet title:  
FRONT ELEVATION

Revisions	Drawn By: SF	Checked By: SA
2 03.01.2021	Scale: AS NOTED	Date: 07-10-2020
-		D'wg. no.
-		<b>A3.0</b>
-		REV. NO: -

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Windows, doors and skylights shall be in conformance with OBC, Div. B - Section 9.7. and SB-12.

**REAR ELEVATION**  
A3.1 SCALE= 3/16"=1'-0" [1:64]

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**Project**

PROPOSED BASEMENT  
FINISH PLAN AND BELOW  
GRADE WALKOUT STAIR  
FOR SECOND DWELLING  
UNIT AT 22 MORTIMER  
CRESCENT, AJAX

**Owners:**

KOMAL KAMRAN  
HAIDER ISHFAQ HASSAN

**Sheet title:**

REAR ELEVATION

**Revisions**

2 03.01.2021

**Drawn By:**

SF

**Scale:**

AS NOTED

**Checked By:**

SA

**Date:**

07-10-2020

**Dwg. no.**

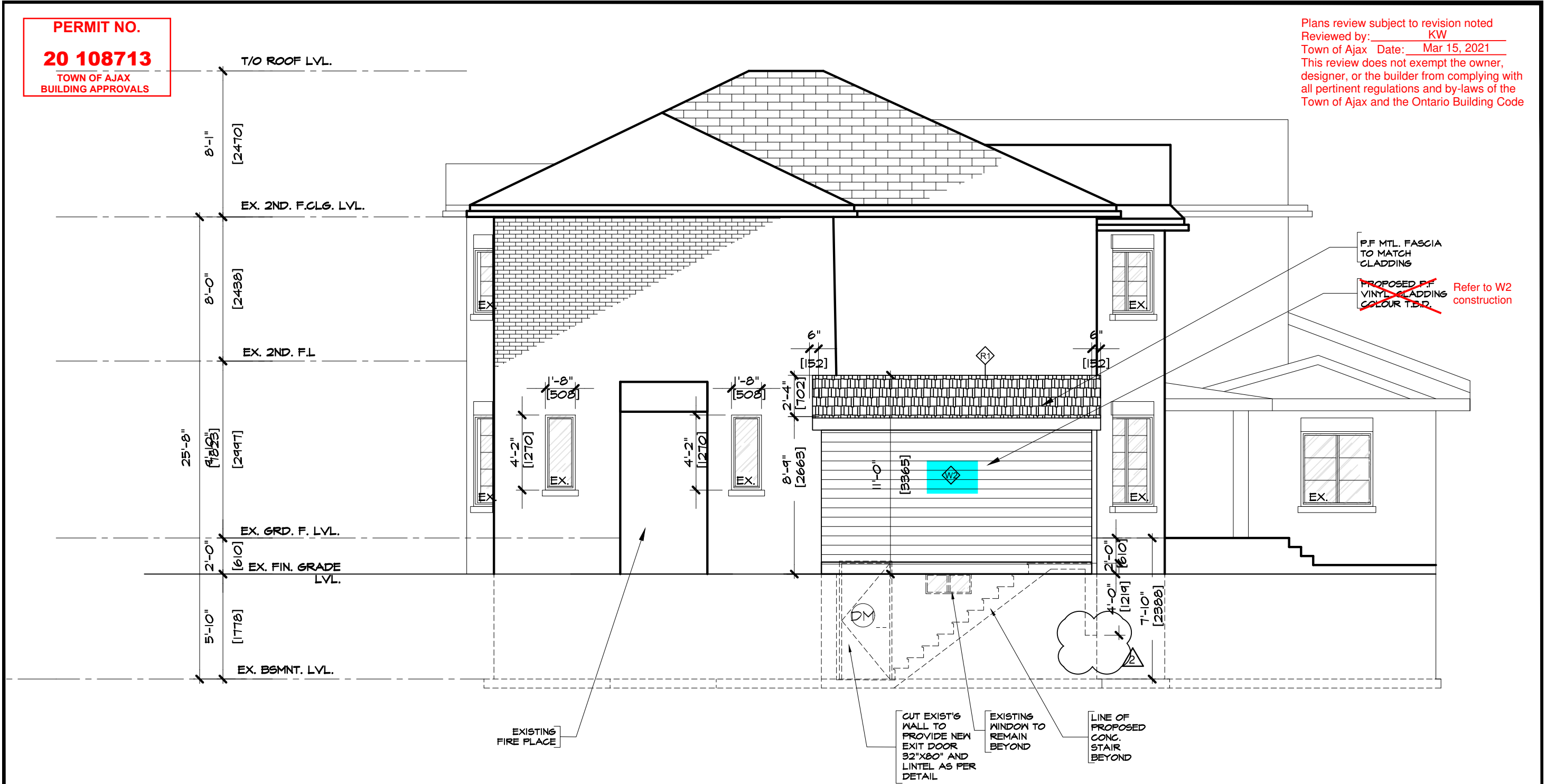
**A3.1**

REV. NO: -



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1 LEFT SIDE ELEVATION  
A3.2 SCALE= 3/16"=1'-0" [1:64]

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Project  
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DWELLING UNIT AT 22  
MORTIMER CRESCENT, AJAX

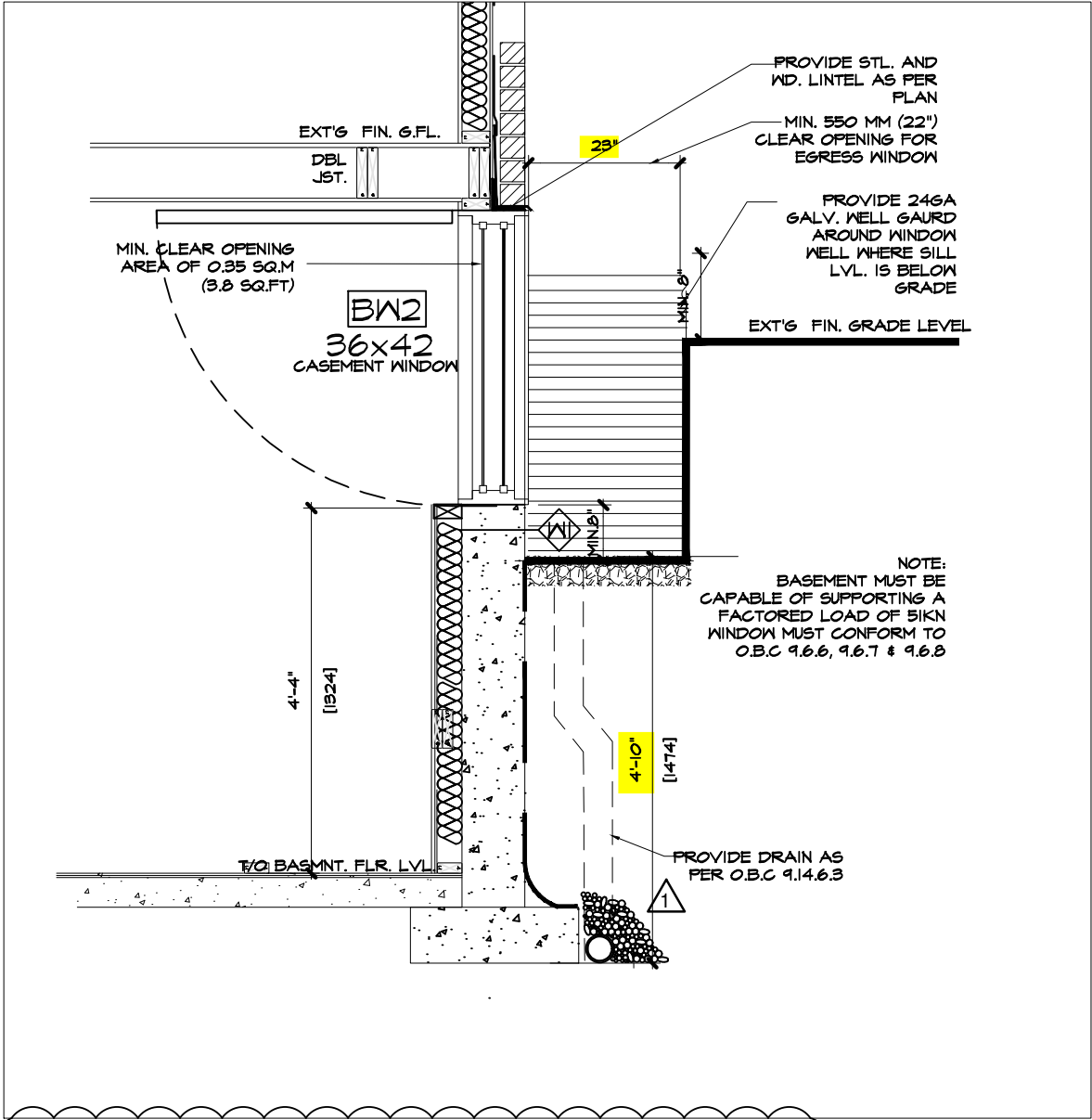
Owners:  
KOMAL KAMRAN  
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Sheet title:  
LEFT SIDE ELEVATION

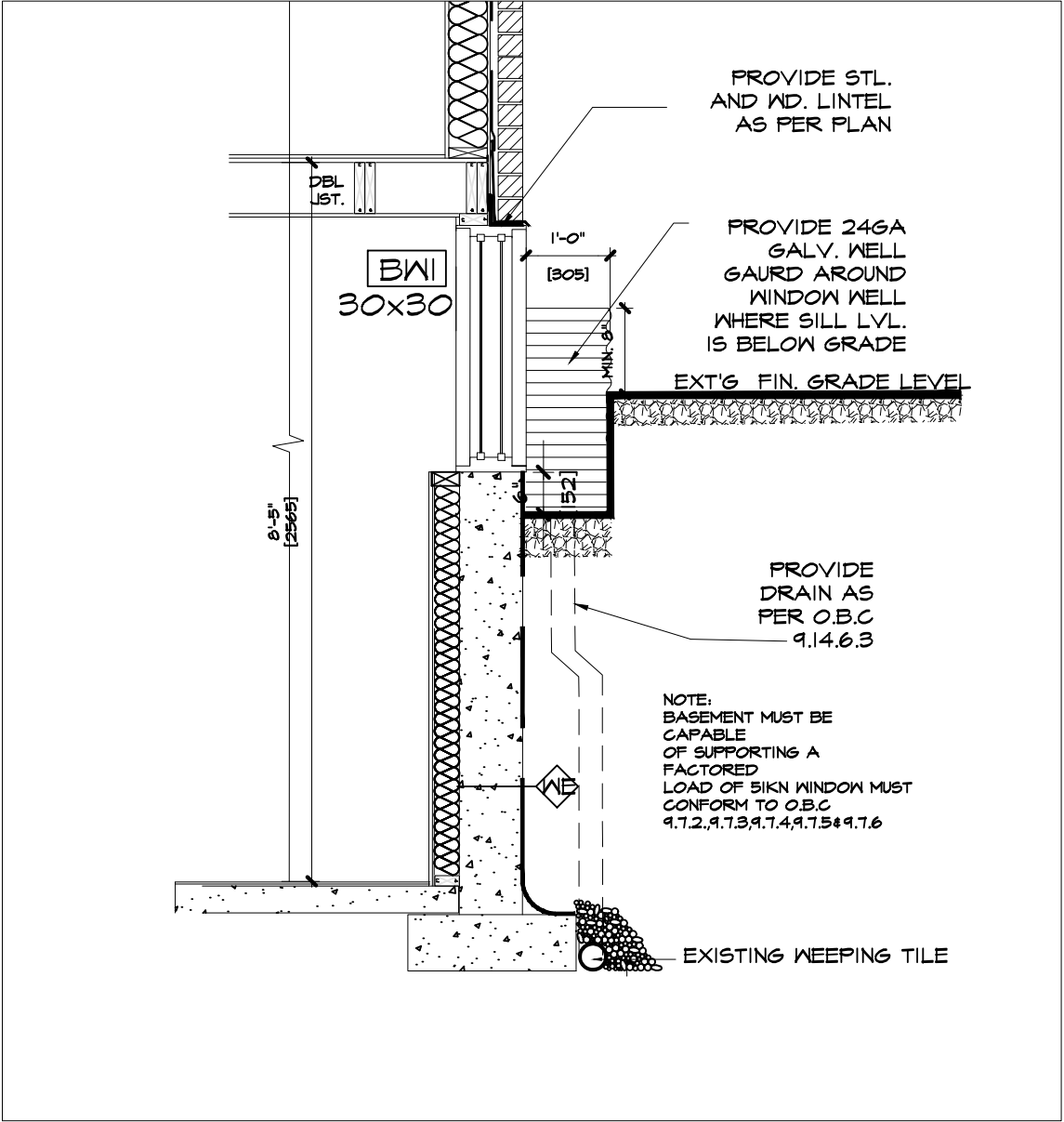
Revisions	Drawn By: SF	Checked By: SA
1 01.29.2021	Scale: AS NOTED	Date: 07-10-2020
2 03.01.2021		D'wg. no. <b>A3.2</b>
		REV. NO: -

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SECTION DETAIL AT  
1 BELOW GRADE EGRESS WINDOW  
A4.3 SCALE= 1/2" = 1'-0"



SECTION DETAIL AT  
2 BELOW-GRADE WINDOW  
A4.3 SCALE= 1/2" = 1'-0"

Wood framing members that are not pressure-treated with a wood preservative and that are supported on concrete in contact with the ground shall be separated from the concrete by not less than 0.05 mm polyethylene film or Type S roll roofing. OBC, Div. B - Article 9.23.2.3.

Sheet title: <b>SECTION DETAILS</b>	Revisions	Drawn By: SA	Checked By: SA
	1	01.24.2021	AS NOTED
	2	03.01.2021	
Project <b>PROPOSED BASEMENT FINISH PLAN FOR SECOND DWELLING UNIT AT 22 MORTIMER CRESCENT, AJAX</b>	Date: 07-10-2020		Dwg. no. <b>A4.3</b>
	Owners: <b>KOMAL KAMRAN HAIDER ISHFAQ HASSAN</b>		REV. NO.: -
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	SARWAT S AHMED LICENCE 7987		

## WALL TYPE &amp; NOTES LEGEND



EXISTING 8" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARGING EXISTING R12 BATT INSULATION, 6 MIL POLY AVB

NEW POUR CONC. 10" THK. BASEMENT WALK-OUT STAIR EXTERIOR WALL WITH WATERPROOFING & PROTECTION BOARD



EXTERIOR NEW 45MIN. F.R.R. EXTERIOR WALL (RE: OBC.2012 SB3-EW1b)

1/2" P.F. METAL CLADDING (24GA) TO MATCH EXISTING OVER TYVEK 'HOUSE WRAP' AVB., OVER DENSGLASS/EXT. SHEATHING 2X6 WD. STUD FRAMING @ 16" O/C TOP/BOTTOM PLATES R24 SR MW F.R. INSUL. VB, 1/2" TYPE X GWB TAPED & SANDED



EXISTING N.L.B 4-1/2" PARTITION WALL IN 1/2" G.W.B B/S 2"x4" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED.



NEW N.L.B 4-1/2" PARTITION WALL IN 1/2" G.W.B B/S 2"x4" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED.



PROPOSED 30M NON-LOAD BEARING F.R. PARTITION WALL (RE: SB3 (W1C)

30 MIN. F.R.R. STC=32 . 1/2" [13] TYPE=X G.W.B FINISH B/S TAPED & PLASTERED



## PROPOSED ROOF CONST.

ASPHALT SHINGLES TO MATCH EXISTING #15 BUILDING PAPER 5/8" EXT. PLYWOOD SHEATHING OVER 2"x8" WD. JOISTS @ 16" O/C

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

WIRED SMOKE ALARM/ DETECTOR IN COMMON AREAS. USE INTERCONNECTED STROBE TYPE FOR ALL SLEEPING AREAS UNIT MUST CONFORM TO CAN/ULC-S531, CSA-6.19-01 & CAN/ULC-S52 & NFPA-72

CARBON MONOXIDE ALARM/DETECTOR CONFORMING TO CAN/CGA-6.19 OR UL-2034

CLG. MTD. EXHAUST FAN POWERED BY ELECT. LIGHT SWITCH CONTD. TO O/S DAMPERED VENT MIN. 50CFM

CABINET MTD. EXHAUST FAN POWERED BY ELECT. LIGHT SWITCH CONTD. TO O/S DAMPERED VENT MIN. 200 CFM

HVAC AIR GRILL AT WALL MAX.1'-0" A.F.F

RETURN-AIR GRILL AT MAX. 1'-0" A.F.F

120 VOLT DUPLEX RECEPTACLE

220 VOLT 20 AMP. OUTLET

120 VOLT DUPLEX RECEPTACLE WATERPROOF

WALL SWITCH

EMERGENCY LIGHT WITH EXIT SIGN

CEILING MOUNTED LIGHT

RECESSED INCANDESCENT POT LIGHT

MECH. EXHAUST

NOTE: ALL NEW ELECTRICAL SERVICES CONFORMING TO O.B.C.2012 SECTION 9.34

## ABBREVIATIONS LEGEND

CL.	CLOSET
CLG.	CEILING
CONC.	CONCRETE
COV.	COVERED
DN	DOWN
DO	DITTO
ELECT.	ELECTRICAL
EX.	EXISTING
FLR.	FLOOR
GALV.	GALVANIZED
H.C	HOLLOW CORE
HT.	HEIGHT
I/S	INSIDE
JST.	JOIST
MAX.	MAXIMUM
MIN.	MINIMUM /MINUTE
MNTD.	MOUNTED
N.L.B	NON-LOAD BEARING
P.F.	PRE-FINISHED
STL.	STEEL
SQ.M.	SQUARE METER
SQ.FT.	SQUARE FOOT
WD.	WOOD
W.I.	WALK IN

## SPECIFICATIONS

## 1. GENERAL REQUIREMENTS

- CONFORM TO REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- ALL MATERIALS SHALL BE FURNISHED AND ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE GRADES, OR STANDARDS OF MATERIALS, STANDARDS OF WORKMANSHIP AND MANUFACTURE'S SPECIFICATIONS LISTED OR MENTIONED.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK. CONTRACTOR TO VERIFY STRUCTURE OF WALLS, FLOOR AND CEILING AT NEW ENTRANCES, WINDOWS, CANOPY AND EXTERIOR CLADDING.
- INSPECT THE EXISTING SITE AND NOTE ANY CONDITIONS WHICH WOULD AFFECT THE WORK. NO CLAIM FOR AN ADDITION TO THE CONTRACT AMOUNT WILL BE CONSIDERED RESULTING FROM FAILURE TO BECOME FAMILIAR WITH ALL, APPARENT EXISTING SITE CONDITIONS.
- UNLESS OTHERWISE SPECIFIED, PROVIDE AND MAINTAIN ALL NECESSARY PROTECTION INCLUDING HOARDING, BARRICADES, WARNING LIGHTS AND SIGNS, BEFORE AND DURING DEMOLITION WORK.
- PROTECT ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND PIPING THAT IS TO REMAIN.
- PROTECT ALL EXISTING FINISH SURFACES WHICH ARE NOT SUBJECT TO DEMOLITION.
- MAINTAIN PROPER ACCESS TO PREMISES.
- MAKE GOOD DAMAGE TO SUCH STRUCTURES RESULTING FROM WORK UNDER THIS SECTION AT NO COST TO OWNER.
- EXERCISE CAUTION IN DISMANTLING OR DISCONNECTING WORK ADJACENT TO EXISTING WORK DESIGNATED TO REMAIN.
- MAKE GOOD ANY DEMOLITION TO THE EXISTING WORK BEYOND THAT NECESSARY FOR CARRYING OUT NEW WORK, AT NO EXPENSE TO THE OWNER.
- CARRY OUT DEMOLITION AS SCHEDULED, IN A ORDERLY AND CAREFUL MANNER.
- AT COMPLETION OF WORK, THE PREMISES SHALL BE LEFT BROOM CLEAN.
- REPORT TO THE ARCHITECT AND INTERIOR DESIGNER ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND INTERIOR DESIGN DRAWINGS. CONTRACTOR TO MAINTAIN AT THE JOB SITE AN UPDATED SET OF DRAWINGS AND RECORD ANY CHANGES TO BUILDING PERMIT DRAWINGS.

## 2. SITE WORK

- MAINTAIN PROPER ACCESS TO THE SITE. PROVIDE ADEQUATE PROTECTION TO CURBS, SIDEWALKS AND LIGHTS. MAKE GOOD ANY DAMAGE AT NO COST TO THE OWNER.
- REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL RUBBISH, AND SURPLUS MATERIALS RESULTING FROM THE WORK.

## 3. CONCRETE

- CONCRETE MATERIALS SHALL CONFORM TO REQUIREMENTS OF CAN/CSA A23.1-M90, 266-M78
- BEFORE COMMENCING WORK, ENSURE THAT SURFACES ARE ACCEPTABLE TO RECEIVE AND MAINTAIN CONCRETE FINISHING AND THAT SPECIFIED INSTALLATION WILL BE ACHIEVED.
- PATCHING CONCRETE SHALL BE THOROUGHLY COMPACTED INTO PLACE AND FINISHED IN SUCH A MANNER AS TO MATCH ADJOINING CONCRETE. RUB DOWN TO GIVE UNIFORM, SMOOTH, FLUSH, MONOLITHIC SURFACE FREE OF ALL DEFECTS IN APPEARANCE TO ARCHITECTS APPROVAL.

## 4. MASONRY

- MAINTAIN DIMENSIONS, LINES AND LEVELS OF EXISTING WORK.
- TAKE SPECIAL CARE OF ERECTING BLOCK WALLS TO WHICH OTHER SECTIONS WILL APPLY FINISHES, TO ENSURE TOLERANCES REQUIRED OF FOLLOWING SECTIONS CAN BE MET WITH REASONABLE CONSTRUCTION PROCEDURES ( E.G. THIN SET APPLICATION OF GRANITE TILES.)
- ALL MASONRY SHALL BE PATCHED AND REPAIRED USING METHODS AND MATERIALS TO MATCH EXISTING WORK.

## 5. METALS

- CONFORM TO REQUIREMENTS OF CAN/CSA-G40.21 & M92 (HOT DIP GALV. PARTS)
- WORK TO BE EXECUTED BY FIRM THOROUGHLY FAMILIAR WITH LAWS, BY-LAWS AND REGULATIONS WHICH GOVERN, AND CAPABLE OF WORKMANSHIP OF BEST GRADE AND FIELD PRACTISE KNOWN TO BE RECOGNIZED MANUFACTURE'S SPECIALIZING IN THIS WORK.

PAINT PRIMER TO BE ZINC CHROMATE CONFORMING TO COSB 1-6P-40D. FINISH COLOUR TO BE AS PER APPROVED SAMPLE BY INTERIOR DESIGNER.

## DUCT TYPE SMOKE DETECTOR

THE AIR DUCT SMOKE DETECTOR SHALL BE A SYSTEM SENSOR INNOVAIRFLEX DNR OR EQ. INTELLIGENT NON-RELAY PHOTOELECTRIC DUCT SMOKE DETECTOR AND DNRW WATERTIGHT NEMA4 DUCT SMOKE DETECTOR. THE DETECTOR HOUSING SHALL BE UL LISTED PER UL 268A SPECIFICALLY FOR USE IN AIR HANDLING SYSTEMS. THE FLEXIBLE HOUSING OF THE DUCT SMOKE DETECTOR FITS BOTH SQUARE AND RECTANGULAR FOOTPRINTS. THE DETECTOR SHALL OPERATE AT AIR VELOCITIES OF 100 FT/MIN TO 4000 FT/MIN (0.5 M/SEC TO 20.32 M/SEC). THE UNIT SHALL BE CAPABLE OF PROVIDING A TROUBLE SIGNAL IN THE EVENT THAT THE SENSOR COVER IS REMOVED OR IMPROPERLY INSTALLED. IT SHALL BE CAPABLE OF LOCAL TESTING VIA MAGNETIC SWITCH OR REMOTE TESTING USING THE RTS451KEY/RTS151KEY REMOTE TEST STATION. TERMINAL CONNECTIONS SHALL BE OF THE STRIP AND CLAMP METHOD SUITABLE FOR 12/18 AWG WIRING. ELECTRICAL RATINGS THE INNOVAIRFLEX SAMPLING TUBE MAY BE INSTALLED FROM THE FRONT OR BACK OF THE DETECTOR. THE TUBE LOCKS SECURELY INTO PLACE AND CAN BE REMOVED BY RELEASING THE FRONT OR REAR LOCKING TAB.

## 6. WOOD AND PLASTICS

- MATERIALS SHALL BE KEPT UNCHECKED, UNLOADED, STORED AND HANDLED TO PREVENT DAMAGE. PROTECT MATERIALS FROM WEATHER AND WATERPROOF COVERINGS.
- SUPPLY ALL LABOUR, MATERIALS, EQUIPMENT, SERVICES AND PERFORM ALL OPERATIONS REQUIRED TO COMPLETE ALL ROUGH CARPENTRY WORK, TO THE FULL INTENT OF THE DRAWINGS AND AS HEREIN SPECIFIED.
- ALL INTERIOR ROUGH CARPENTRY APPLIED TO WALLS, FLOORS, AND CEILING IS TO HAVE A FLAME SPREAD RATING OF 150 OR LESS.
- MAINTAIN EXISTING LEVELS OF INSULATION.
- ALL MATERIALS AND METHODS USED IN APPLICATION SHALL BE IN STRICT ACCORDANCE WITH THE PRINTED INSTRUCTIONS OF THE MANUFACTURER.
- INSTALL INSULATION TO MAINTAIN CONTINUITY OF THERMAL PROTECTION TO BUILDING ELEMENTS AND SPACES.
- INSTALL LOOSE INSULATION IN LOCATIONS AND THICKNESS SHOWN, AND FOR PACKING WHERE REQUIRED TO MAINTAIN THE INTEGRITY OF THE THERMAL BARRIER. SEAL JOINTS TO PREVENT THE TRANSFER OF MOISTURE.
- SEALANTS AND COLOUR TO BE SELECTED BY INTERIOR DESIGNER.
- CLEAN JOINTS AND SPACES TO BE CAULKED AND ENSURE THEY ARE DRY AND FREE OF DUST, LOOSE MORTAR, OIL, GREASE AND OTHER FOREIGN MATERIAL. CLEAN FERROUS MATERIALS OR RUST, MILL, SCALE AND FOREIGN MATERIALS BY WIRE BRUSHING, GRINDLING OR SANDING.
- UPON COMPLETION, REMOVE MASKING AND SEALANT SMEARS AND DROPPINGS FROM ADJACENT AND OTHER SURFACES.
- PATCH AND REPAIR EXISTING WORK, REQUIRED DUE TO THE WORK OF THE CONTACT. USE THE EXACT SAME METHODS AND MATERIALS TO MATCH THE EXISTING WORK. WHERE IT IS NOT POSSIBLE, SUBMIT PROPOSALS TO THE INTERIOR DESIGNER FOR APPROVAL.

## 8. DOORS AND WINDOWS

## STEEL DOORS AND FRAMES:

- SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH GENERAL CONDITIONS, SHOW EACH TYPE OF FRAME, DOOR, HARDWARE BLANKING, REINFORCING TAPPING AND DRILLING ARRANGEMENTS, METAL GAUGES, THICKNESS AND FINISHES. SUBMIT DOOR AND FRAME SCHEDULE IDENTIFYING EACH UNIT. APPROVAL TO BE MADE BY INTERIOR DESIGNER.
- MANUFACTURE SOLID CORE VENEERED AND PLASTIC LAMINATED FACED WOOD DOOR TO ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA LATEST REVISIONS, FOR PREMIUM GRADE SPECIALTY DOORS.
- SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH GENERAL CONDITIONS ILLUSTRATING DOOR CONSTRUCTION FOR THE INTERIOR DESIGNER TO REVIEW.

## 9. FINISHES

## GYPSUM WALLBOARD:

- EXECUTE THE GYPSUM WALLBOARD WORK COMPLETE IN ALL RESPECTS AND FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP AFFECTING APPEARANCE AND PERFORMANCE.
- EXAMINE AND CO-ORDINATE WORK WITH THE OTHER TRADES AND ENSURE THAT ANCHORS, GROUNDS, ELECTRICAL CONDUIT, WIRING AND MECHANICAL WORK, WHICH IS TO BE INSTALLED IN OR BEHIND WORK UNDER THIS CONTRACT HAS BEEN INSTALLED, TESTED AND APPROVED.
- CONFORM TO CURRENT C.S.A. STANDARDS A82.30 AND A82.31, EXEPT AS SPECIFIED OTHERWISE HEREIN.
- FINISHED GYPSUM WALLBOARD SURFACES SHALL BE TRUE PLANES WITHIN 1/8 INCH WHEN CHECKED WITH 12 FEET STRAIGHT EDGE PLACED ANYWHERE ON THE SURFACE. SURFACES SHALL BE FREE FROM WAVES, IRREGULARITIES AND OTHER DEFECTS. VERTICAL SURFACES, PLUMB AND TRUE TO LINE, HORIZONTAL SURFACES LEVEL.

Plans review subject to revision noted

Reviewed by:

Town of Ajax

This review does not exempt the owner, designer, or the building approvals with all provisions of the Ontario Building Code

PERMIT NO.

KW

Date: 20-10-2020

TOWN OF AJAX

Building Approvals with all provisions of the Ontario Building Code

Sheet title:

NOTES & LEGEND

Revisions

1 01.29.2021

AS NOTED

Scale:

AS NOTED

Drawn By: SF

Checked By: SA

Date: 07-10-2020

Dwg. no.

A5.0

REV. NO.:-

Project

PROPOSED BASEMENT FINISH PLAN FOR SECOND DWELLING UNIT AT 22 MORTIMER CRESCENT, AJAX

Owners:

KOMAL KAMRAN  
HAIDER ISHFAQ HASSAN



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