

# MOUNTAIN GROVE HALL RENOVATIONS

1522 MOUNTAIN GROVE RD, MOUNTAIN GROVE, ON

## DRAWINGS LIST

- A1 DRAWING LIST, GENERAL NOTES AND DEMOLITION PLANS
- A2 FLOOR PLANS, DOOR SCHEDULE AND DETAILS
- A3 BUILDING SECTION AND WASHROOM DETAILS

### GENERAL NOTES:

1. DESIGN IS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE (OBC) 2024.
2. EXECUTE ALL WORK TO THE REQUIREMENTS OF THE OBC 2024, APPLICABLE CSA STANDARDS, OSHA WORKPLACE SAFETY STANDARD, MUNICIPAL AND PROVINCIAL REGULATIONS.
3. ALL WORKMANSHIP TO BE REPRESENTATIVE OF THE HIGHEST INDUSTRY STANDARD.
4. READ THESE DRAWINGS IN CONJUNCTION WITH THE WRITTEN SPECIFICATION NOTES. WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE WRITTEN SPECIFICATIONS, THE WRITTEN SPECIFICATIONS SHALL TAKE PRECEDENCE.
5. CONDITIONS SPECIFIED IN THESE GENERAL NOTES APPLY TO ALL OTHER SECTION NOTES AND DRAWING NOTES AS APPLICABLE.
6. IT IS THE INTENT OF THIS CONTRACT TO PROVIDE FINISHED WORK. ITEMS THAT ARE CLEARLY REQUIRED TO PROVIDE A FINISHED INSTALLATION ARE INCLUDED IN THE SCOPE WHETHER SPECIFICALLY NOTED OR NOT.
7. IT IS THE INTENT OF THIS CONTRACT TO PROVIDE A NEW COMPLETE WASHROOM BUILDING INCLUDING ALL EXTERIOR WORKS AND CONNECTION TO THE EXISTING SEPTIC TANKS AND TILE BED.
8. THE CONTRACTOR SHALL COORDINATE ALL CONDITIONS OF THE BUILDING PERMIT INCLUDING INSPECTIONS WITH THE OWNER AND/OR TOWNSHIP.
9. DO NOT SCALE THE DRAWINGS.
10. CONFIRM ALL DIMENSIONS, ELEVATIONS, GRADES AND SITE CONDITIONS PRIOR TO COMMENCING THE WORK AND REPORT ANY DISCREPANCIES TO THE OWNER.
11. DRAWING DIMENSIONS ARE FOR REFERENCE ONLY TO SHOW THE INTENT OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS INCLUDING THE WORK PREVIOUSLY PERFORMED BY OTHER TRADES.
12. PROPRIETARY SYSTEMS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. UNLESS OTHERWISE SPECIFIED, COMPLY WITH MANUFACTURER'S LATEST PRINTED INSTRUCTIONS FOR MATERIALS AND INSTALLATION METHODS.
13. COORDINATE WORK OF ALL TRADES SO THAT THERE IS A MINIMUM OF CUTTING, FITTING AND PATCHING.
14. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY NECESSARY UTILITY LOCATES PRIOR TO START OF CONSTRUCTION.
15. ALL PLUMBING, SEPTIC AND ELECTRICAL WORKS TO FOLLOW APPLICABLE OBC DESIGN REQUIREMENTS AND PERMITTING.
16. DO NOT CONCEAL WORK UNTIL REVIEWED AND ACCEPTED BY THE OWNER. THE CONTRACTOR WILL BE RESPONSIBLE FOR UNCOVERING AND REPLACING ANY WORK THAT IS CONCEALED PRIOR TO INSPECTION. THE CONTRACTOR SHALL COORDINATE THE REQUIRED INSPECTIONS WITH OWNER AND PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR SUCH INSPECTIONS.
17. SUBSTITUTIONS AND ALTERNATIVE PRODUCTS AND MATERIALS WILL NOT BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
18. MAINTAIN WORK AREAS IN TIDY CONDITION, FREE FROM ACCUMULATION OF WASTE PRODUCTS AND DEBRIS. CLEAN WORK AREAS DAILY, INCLUDING EXTERIOR AREAS AND ALL INTERIOR ROOMS. REMOVE WASTE MATERIALS FROM SITE AT REGULARLY SCHEDULED TIMES AND DISPOSE OFFSITE IN APPROVED LOCATIONS. WHEN WORK IS SUBSTANTIALLY PERFORMED, REMOVE SURPLUS PRODUCTS, TOOLS, CONSTRUCTION MACHINERY AND EQUIPMENT NOT REQUIRED FOR PERFORMANCE OF REMAINING WORK. PROVIDE FINAL CLEANING TO THE SATISFACTION OF OWNER FOLLOWING COMPLETION OF PROJECT.
19. PROVIDE SUBMITTALS (SHOP DRAWINGS, RFI'S) FOR THE OWNER'S REVIEW, AS SPECIFIED IN THE CONTRACT DOCUMENTS, ELECTRONICALLY (IN PDF FORMAT), SUBMIT WITH REASONABLE PROMPTNESS AND IN ORDERLY SEQUENCE SO AS TO NOT CAUSE DELAY IN WORK. ASSUME A MINIMUM OF TEN (10) BUSINESS DAYS FOR REVIEW OF SHOP DRAWINGS AND FIVE (5) BUSINESS DAYS FOR REVIEW OF RFI'S. FAILURE TO SUBMIT IN AMPLE TIME IS NOT CONSIDERED SUFFICIENT REASON FOR AN EXTENSION OF CONTRACT TIME AND NO CLAIM FOR EXTENSION BY REASON OF SUCH DEFAULT WILL BE ALLOWED.
20. CONTRACTOR TO REVIEW SUBMITTALS PRIOR TO SUBMISSION TO THE OWNER. THIS REVIEW REPRESENTS THAT NECESSARY REQUIREMENTS HAVE BEEN DETERMINED AND VERIFIED, OR WILL BE, AND THAT EACH SUBMITTAL HAS BEEN CHECKED AND COORDINATED WITH REQUIREMENTS OF WORK AND CONTRACT DOCUMENTS. SUBMITTALS NOT STAMPED, SIGNED, DATED BY THE CONTRACTOR AND IDENTIFIED AS TO THIS SPECIFIC PROJECT WILL BE RETURNED WITHOUT BEING EXAMINED AND SHALL BE CONSIDERED REJECTED. ALL WORK AFFECTED BY SUBMITTAL SHALL NOT PROCEED UNTIL REVIEW IS COMPLETE.
21. NOTIFY THE OWNER, IN WRITING AT TIME OF SUBMISSION, IDENTIFYING DEVIATIONS FROM REQUIREMENTS OF CONTRACT DOCUMENTS STATING REASONS FOR DEVIATIONS.
22. THE CONTRACTOR'S RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMISSIONS IS NOT RELIEVED BY THE OWNERS REVIEW OF SUBMITTALS. THE CONTRACTOR'S RESPONSIBILITY FOR DEVIATIONS IN SUBMISSIONS FROM THE REQUIREMENTS OF CONTRACT DOCUMENTS IS NOT RELIEVED BY THE OWNERS REVIEW. ALL SUBSEQUENT WORK AFFECTED BY SUBSTITUTIONS AND DEVIATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

### MASONRY:

1. MASONRY WORKS TO BE PERFORMED IN ACCORDANCE WITH CSA S304.1 - LATEST EDITION AND CSA A371 "MASONRY CONSTRUCTION FOR BUILDINGS".
2. MATERIALS:
  1. STANDARD CONCRETE BLOCK UNITS TO CSA A165 SERIES, H/15/A/M, BLOCK SIZE AS INDICATED ON THE DRAWINGS.
  2. MORTAR AND GROUT: TO CAN/CSA A179.
  3. GROUT TO BE MINIMUM 15 MPA AT 28 DAYS. NO COURSE AGGREGATE.
  4. WATER: CLEAN AND POTABLE.
  5. BONDING AGENT: LATEX TYPE.
  6. MORTAR TO BE TYPE S FOR EXTERIOR WORK AND TYPE N FOR INTERIOR WORK, MIXED TO PROPERTY SPECIFICATIONS, TO CSA A179-04.
  7. GROUT TO BE MIXED TO PROPORTION SPECIFICATIONS, TO CSA A179-04.
3. PREPARATION / CONSTRUCTION:
  1. PROTECT MASONRY WORK FROM ADVERSE WEATHER CONDITIONS DURING CONSTRUCTION.
  2. COMPLY WITH MANUFACTURER'S WRITTEN DATA, INCLUDING PRODUCT TECHNICAL BULLETINS, PRODUCT CATALOGUE INSTALLATION INSTRUCTIONS, PRODUCT CARTON INSTALLATION INSTRUCTIONS, AND DATA SHEETS.
  3. USE ONLY NEW CONCRETE BLOCKS AND MASONRY ACCESSORIES.
  4. UNLESS OTHERWISE NOTED ON THE DRAWINGS, REINFORCE MASONRY WORKS AS FOLLOWS:
    - HORIZONTAL LADDER REINFORCING EVER SECOND COURSE.
    - REINFORCED HORIZONTAL BOND BEAMS BOTTOM AND TOP OF WALLS.
    - REINFORCED VERTICAL CORES AT WALL ENDS AND 32" O/C.
    - DOWELS INTO FOOTING TO MATCH VERTICAL REINFORCING SIZE AND SPACING.
    - DOWELS GROUTED INTO INTERSECTING WALL AT 24" O/C.
    - LINTELS AND BEAMS AS DETAILED.
  5. ALL REINFORCED CORES TO BE GROUTED SOLID. WORK GROUT INTO CAVITIES AND CONSOLIDATE TO ELIMINATE VOIDS.
  6. MASONRY CONTRACTOR TO BE RESPONSIBLE FOR SUPPLYING AND ERECTING ALL TEMPORARY WORKS AND SUPPORTS REQUIRED TO COMPLETE MASONRY WORK.
  7. LEAVE WORK AREA CLEAN AT END OF EACH DAY. REMOVE DROPPINGS AND SPLASHINGS USING CLEAN SPONGE AND WATER.

### WOOD & FRAMING NOTES:

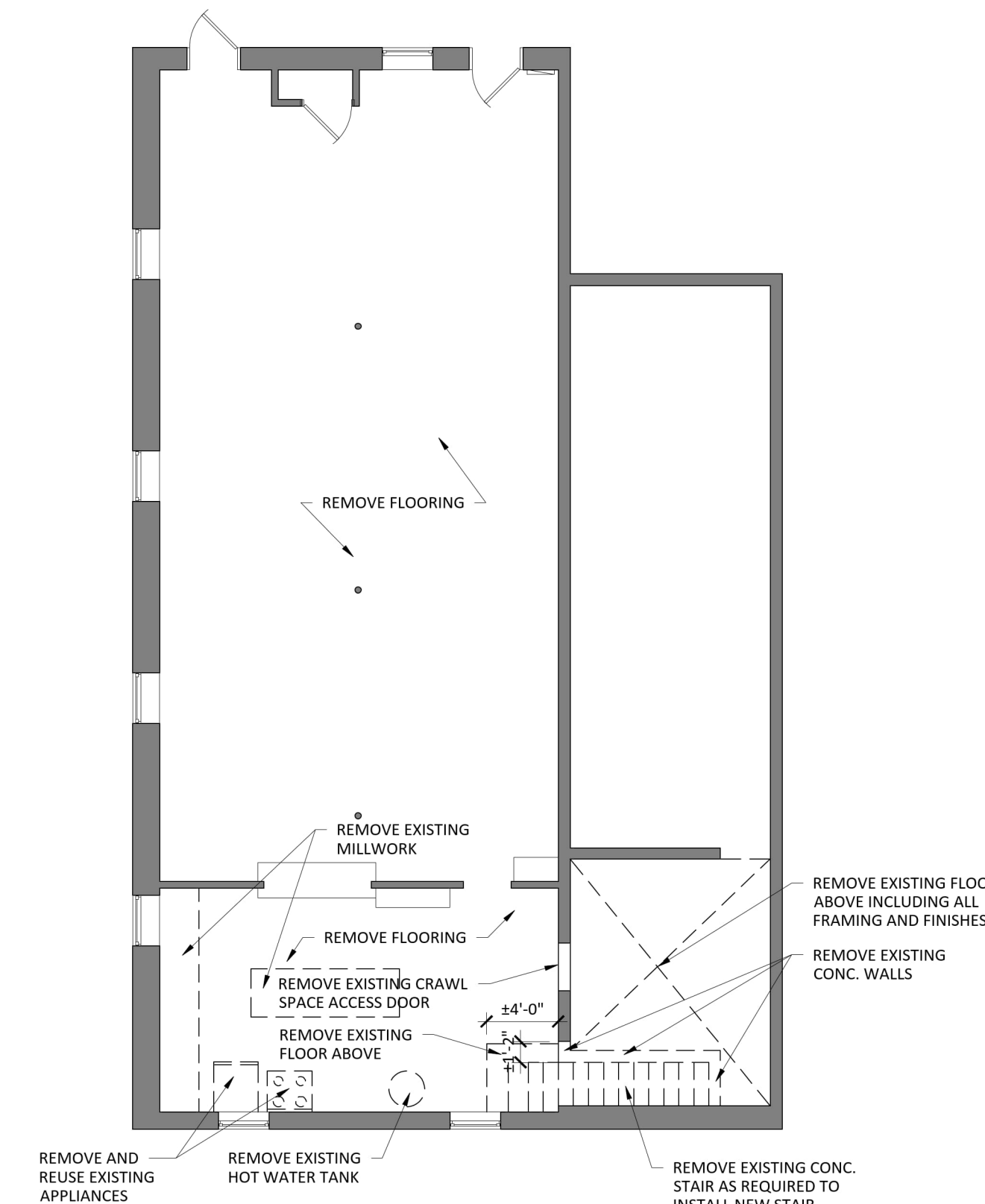
1. PROVIDE PRE-ENGINEERED TRUSS SHOP DRAWINGS FOR REVIEW. SHOP DRAWING SHALL BE REVIEWED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
2. LUMBER FOR JOISTS, RAFTERS, TRUSSES, BEAMS, STUD WALL FRAMING SHALL BE SPF NO.2 OR BETTER.
3. WOOD-BASED PANELS AND SHEATHING TO CSA O437.0, "OSB AND WAFFERBOARD" D-1 GRADE, 0121 DOUGLAS FIR PLYWOOD, 0151 CANADIAN SOFTWOOD PLYWOOD.
4. MOISTURE CONTENT OF LUMBER SHALL BE NOT MORE THAN 19% AT THE TIME OF INSTALLATION.
5. ALL WOOD FRAME NAILINGS TO COMPLY TO ONTARIO BUILDING CODE TABLE 9.23.3.4
6. NAIL SHALL BE ZINC COATED CONFORMING TO CSA B111.
7. ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE GALVANIZED OR OTHER SUITABLE MEANS OF CORROSION PROTECTION SUITABLE FOR CONTACT WITH PRESSURE TREATED WOOD.
8. DELIVER, STORE AND HANDLE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
9. ALL WOOD MEMBERS EXPOSED TO EXTERIOR CONDITIONS OR IN CONTACT WITH CONCRETE TO BE PRESSURE-TREATED LUMBER OR EQUIVALENT MEANS OF PROTECTION FROM THE EXTERIOR CONDITIONS.

### METAL DOORS AND FRAMES:

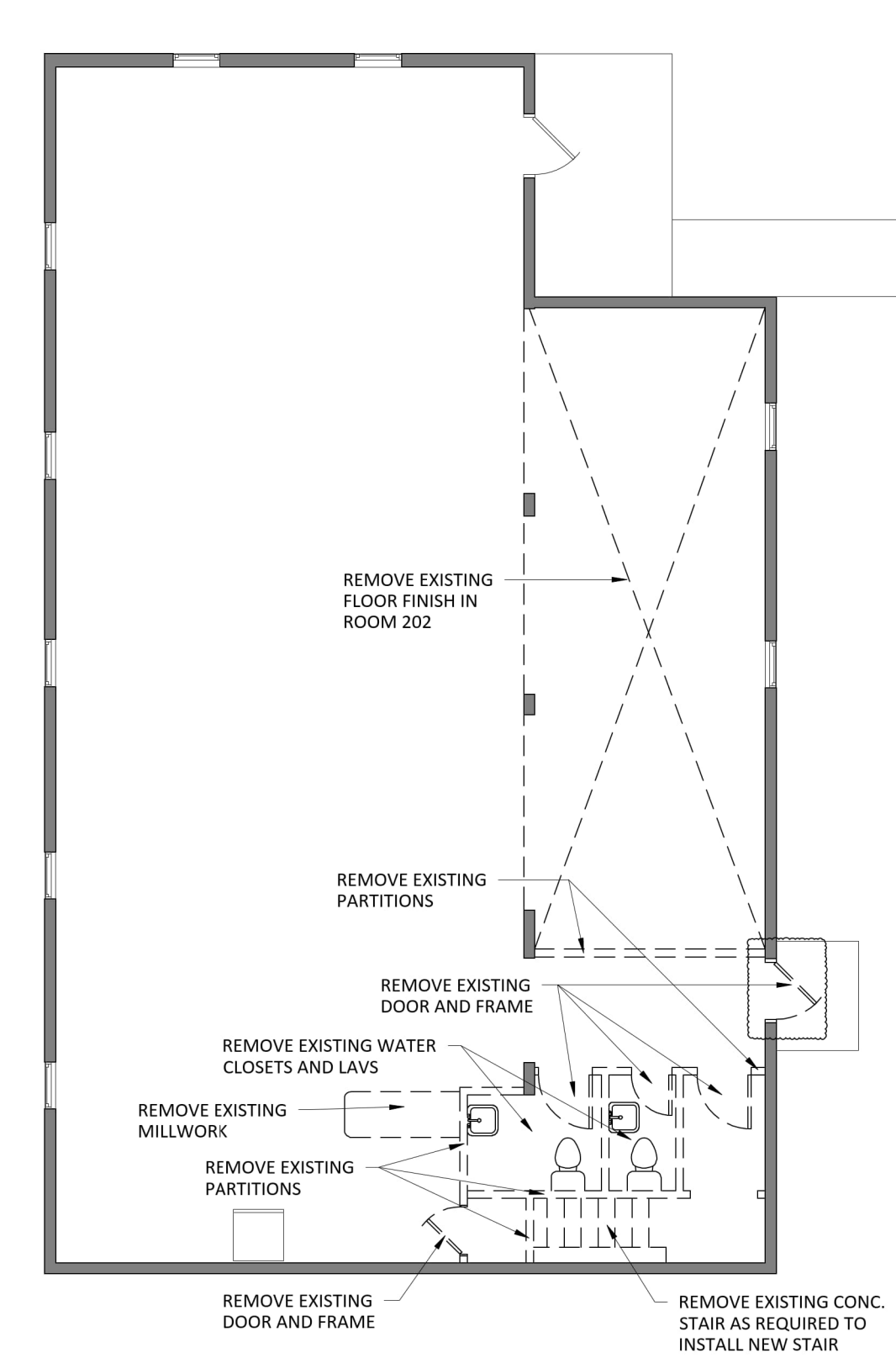
1. PROVIDE COMMERCIAL GRADE, EXTERIOR, INSULATED THERMALLY BROKEN STEEL DOORS AND FRAMES WITH PAINTED FINISH.
2. PROVIDE SHOP DRAWINGS AND INDICATE ALL ACCESSORIES INCLUDING EACH TYPE OF DOOR, MATERIAL, STEEL CORE THICKNESSES, MORTISES, REINFORCEMENTS, LOCATION OF EXPOSED FASTENERS, OPENINGS, DOOR HARDWARE, DOOR CLOSURE DEVICES, DOOR SILENCERS, GLAZING, WEATHER STRIPPING, THRESHOLDS, ARRANGEMENT OF HARDWARE AND FINISHES.
3. VERIFY ACTUAL OPENING SIZES AND FIELD CONDITIONS BY FIELD MEASUREMENT BEFORE FABRICATION. SHOP DRAWINGS TO REFLECT MEASUREMENTS AND CONDITIONS PROVIDED, AND PRODUCT SHALL BE MANUFACTURED ACCORDINGLY. COORDINATE FIELD MEASUREMENTS WITH FABRICATION AND CONSTRUCTION SCHEDULES TO AVOID DELAYS.
4. FIELD PAINT STEEL DOORS AND FRAMES WITH SUITABLE PRIMER AND FINISHED COAT. COLOUR AND FINISH TO OWNER'S SPECIFICATIONS. PROTECT WEATHERSTRIPS FROM PAINT. PROVIDE FINAL FINISH FREE OF SCRATCHES OR OTHER BLEMISHES.
5. DOOR SILENCERS: SINGLE STUD RUBBER/NEOPRENE TYPE.
6. EXTERIOR AND INTERIOR TOP AND BOTTOM CAPS: RIGID POLYVINYLCHLORIDE EXTRUSION CONFORMING TO CGSB 41-6P-19MA STEEL.
7. DOOR BOTTOM WEATHER SEAL.
8. METALLIC PASTE FILLER: TO MANUFACTURER'S STANDARD.
9. FIRE LABELS: METAL, RIVETED AND CLEARLY VISIBLE.
10. SEALANT: REFER TO JOINT SEALING.
11. FABRICATE FRAMES IN ACCORDANCE WITH CSDMA SPECIFICATIONS. EXTERIOR FRAMES: 1.6 MM / 16 GA. WELDED THERMALLY BROKEN TYPE CONSTRUCTION. EXTERIOR DOORS: INSULATED HOLLOW STEEL CONSTRUCTION. SIZE AS INDICATED X 45 MM / 1 3/4" THICK, 1.6 MM / 16 GA. SHEET STEEL UNLESS OTHERWISE INDICATED. CONCEAL FASTENINGS EXCEPT WHERE EXPOSED FASTENINGS ARE INDICATED.
12. PROVIDE APPROPRIATE ANCHORAGE TO FLOOR AND WALL CONSTRUCTION. LOCATE EACH WALL ANCHOR IMMEDIATELY ABOVE OR BELOW EACH HINGE REINFORCEMENT ON HINGE JAMB AND DIRECTLY OPPOSITE ON STRIKE JAMB. PROVIDE TWO (2) ANCHORS FOR REBATE OPENING HEIGHTS UP TO 1520 MM / 5'-0" AND ONE (1) ADDITIONAL ANCHOR FOR EACH ADDITIONAL 760 MM / 2'-6" OF HEIGHT OR FRACTION THEREOF.
13. COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS OR SPECIFICATIONS, INCLUDING PRODUCT TECHNICAL BULLETINS, HANDLING, STORAGE AND INSTALLATION INSTRUCTIONS, AND DATA SHEETS.
14. SET FRAMES PLUMB, SQUARE, LEVEL AND AT CORRECT ELEVATION. SECURE ANCHORAGES AND CONNECTIONS TO ADJACENT CONSTRUCTION. MAKE ALLOWANCES FOR DEFLECTION OF STRUCTURE TO ENSURE STRUCTURAL LOADS ARE NOT TRANSMITTED TO FRAMES.
15. MAINTAIN CONTINUITY OF AIR BARRIER AND VAPOUR RETARDER AIR / VAPOUR BARRIER. PROVIDE CONTINUOUS AIR / VAPOUR BARRIER SEAL BETWEEN THERMAL BREAK OF THERMALLY BROKEN FRAME AND AIR / VAPOUR BARRIER OF EXTERIOR WALL SYSTEM WITH AIR / VAPOUR BARRIER TRANSITION MEMBRANE.
16. SUPPLY AND INSTALL DOOR HARDWARE IN ACCORDANCE WITH HARDWARE TEMPLATES AND MANUFACTURER'S INSTRUCTIONS AND ADJUST OPERABLE PARTS FOR CORRECT FUNCTION.
17. TOUCH UP WITH PRIMER FINISHES DAMAGED DURING INSTALLATION.
18. FILL EXPOSED FRAME ANCHORS AND SURFACES WITH IMPERFECTIONS WITH METALLIC PASTE FILLER AND SAND TO A UNIFORM SMOOTH FINISH.

### PAINTING:

1. THIS SECTIONS COVERS ALL INTERIOR AND EXTERIOR PAINTING.
2. SUBMIT COPIES OF MANUFACTURER'S PRODUCT DATA INDICATING PERFORMANCE CRITERIA, AND PRODUCT TRANSPORTATION AND HANDLING. PROVIDE OWNER SPECIFIED COLOUR AND FINISH FROM MANUFACTURER'S STANDARD OFFERINGS. SUBMIT TWO COPIES OF WORKPLACE HAZARDOUS MATERIALS INFORMATION SYSTEM (WHMIS) MATERIAL SAFETY DATA SHEETS (MSDS). INDICATE VOCs DURING APPLICATION AND CURING.
3. CONTRACTOR: MINIMUM OF FIVE YEARS PROVEN SATISFACTORY EXPERIENCE.
4. REVIEW INSTALLATION AND SUBSTRATE CONDITIONS PRIOR TO STARTING WORK AND ENSURE SUBSTRATE IS SUITABLE TO RECEIVE FINISH PAINTING. NOTIFY OWNER REPRESENTATIVE PRIOR TO STARTING ANY PAINTING WORK AND VERIFY PROJECT REQUIREMENTS AND SCHEDULE.
5. PROVIDE PAINT MATERIALS FOR PAINT SYSTEMS FROM SINGLE MANUFACTURER. MATERIALS (PRIMERS, PAINTS, COATINGS, VARNISHES, STAINS, LACQUERS, FILLERS, THINNERS, SOLVENTS, ETC) IN ACCORDANCE WITH MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL "APPROVED PRODUCT" LISTING. PROVIDE PAINT PRODUCTS MEETING MPI "ENVIRONMENTALLY FRIENDLY" E3 RATINGS BASED ON VOC (EPA METHOD 24) CONTENT LEVELS.
6. REVIEW MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WARRANTY REQUIREMENTS. COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS OR SPECIFICATIONS, INCLUDING PRODUCT TECHNICAL BULLETINS, HANDLING, STORAGE AND INSTALLATION INSTRUCTIONS, AND DATA SHEET.
7. APPLY PAINT FINISH IN AREAS WHERE DUST IS NO LONGER BEING GENERATED BY RELATED CONSTRUCTION OPERATIONS OR WHEN WIND OR VENTILATION CONDITIONS ARE SUCH THAT AIRBORNE PARTICLES WILL NOT AFFECT QUALITY OF FINISHED SURFACE.
8. APPLY PAINT TO ADEQUATELY PREPARED SURFACES AND TO SURFACES WITHIN MOISTURE LIMITS.
9. APPLY PAINT WHEN PREVIOUS COAT OF PAINT IS DRY OR ADEQUATELY CURED.
10. APPLY PAINT FINISHES WHEN TEMPERATURE AT LOCATION OF INSTALLATION CAN BE SATISFACTORILY MAINTAINED WITHIN MANUFACTURER'S RECOMMENDATIONS.
11. PROTECT EXISTING BUILDING SURFACES AND ADJACENT STRUCTURES FROM PAINT SPATTERS, MARKINGS AND OTHER DAMAGE BY SUITABLE NON-STAINING COVERS OR MASKING. IF DAMAGED, CLEAN AND RESTORE SURFACES AS DIRECTED BY DEPARTMENTAL REPRESENTATIVE.
12. PROTECT ITEMS THAT ARE PERMANENTLY ATTACHED SUCH AS FIRE LABELS ON DOORS AND FRAMES.
13. REMOVE PAINT WHERE SPILLED, SPLASHED, SPLATTERED OR SPRAYED AS WORK PROGRESSES USING MEANS AND MATERIALS THAT ARE NOT DETRIMENTAL TO AFFECTED SURFACES.
14. PAINT, FINISHES AND RELATED MATERIALS (THINNERS, AND SOLVENTS) ARE REGARDED AS HAZARDOUS PRODUCTS AND ARE SUBJECT TO REGULATIONS FOR USE AND DISPOSAL. UNUSED PAINT COATING MATERIALS MUST BE DISPOSED OF AT OFFICIAL HAZARDOUS MATERIAL COLLECTIONS SITE AS APPROVED BY DEPARTMENTAL REPRESENTATIVE. MATERIAL WHICH CANNOT BE REUSED MUST BE TREATED AS HAZARDOUS WASTE AND DISPOSED OF IN AN APPROPRIATE MANNER.



EXISTING BASEMENT FLOOR PLAN - DEMOLITION  
1/4"=1'-0"

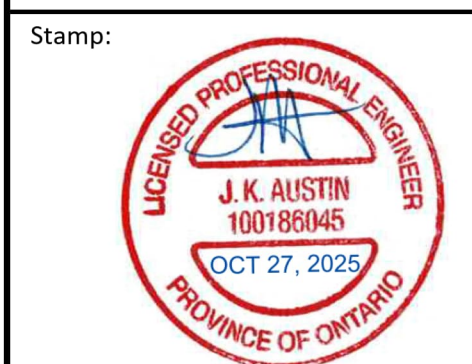


EXISTING MAIN FLOOR PLAN - DEMOLITION  
1/4"=1'-0"



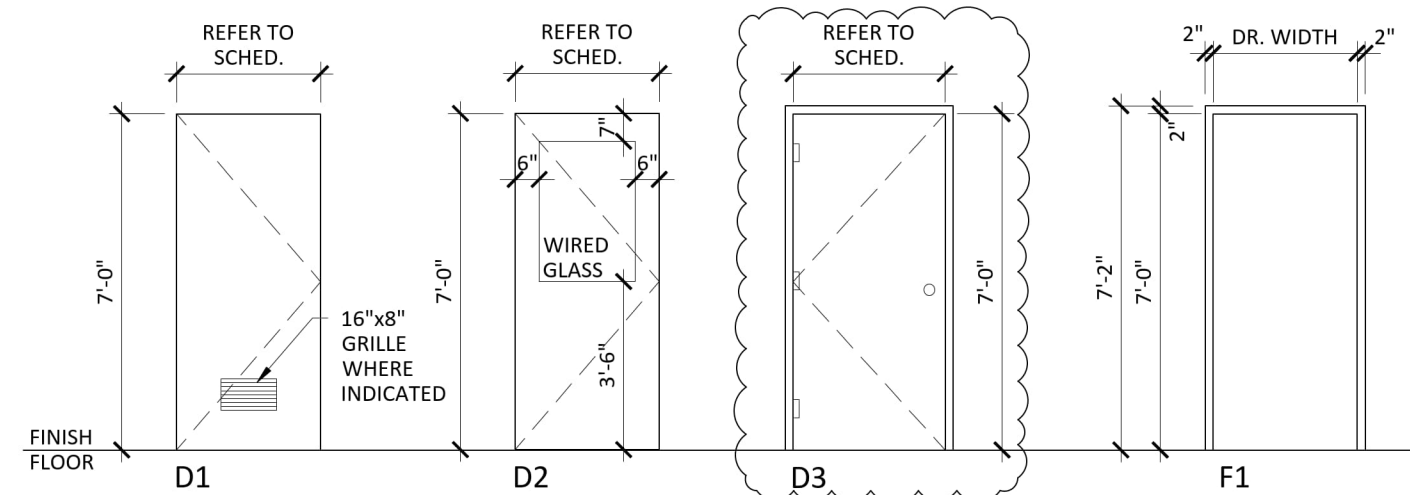
Project: MOUNTAIN GROVE HALL RENOVATIONS  
1522 MOUNTAIN GROVE RD, MOUNTAIN GROVE, ON

Drawing Title: DRAWING LIST, GENERAL NOTES AND DEMOLITION PLANS



No.	DESCRIPTION	BY	DATE
2	Addendum 1	JA	2025/10/27
1	Issued for Permit	JA	2025/08/12
0	Issued for Pricing	JA	2025/06/18

Plot Scale:			
Scale:	AS SHOWN	Drawn by:	RP
Project No:	25019	Approved By:	JA
Drawing Number:	A1		

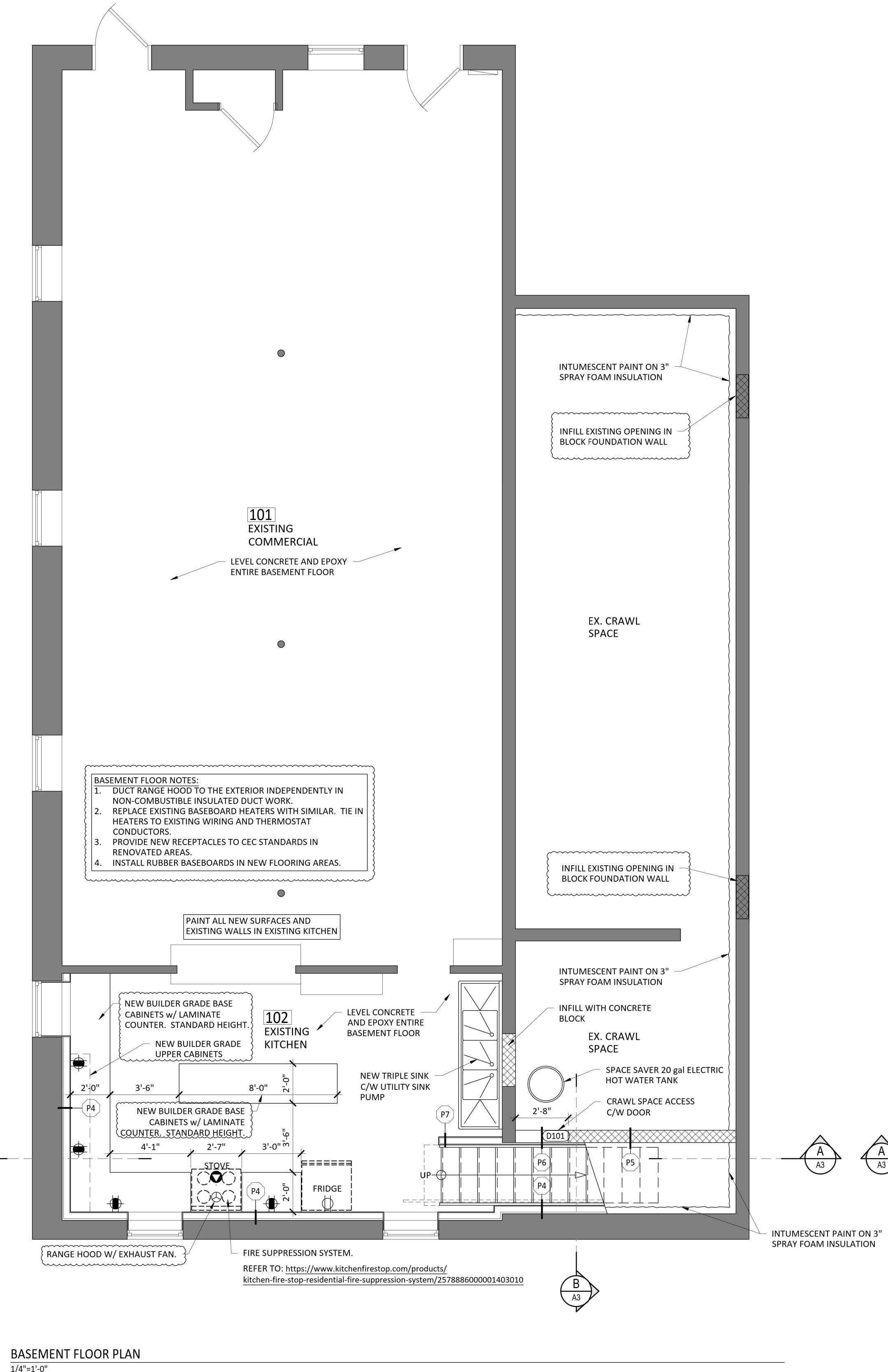


- DOOR NOTES:**
1. ALL INTERIOR FRAMES TO BE WRAP-AROUND DW-SERIES DRYWALL FRAMES
  2. PROVIDE WALL STOPS FOR ALL DOORS EXCEPT WHERE FLOOR STOPS ARE REQUIRED
  3. KICKPLATES TO BE INSTALLED ON INTERIOR PUSH SIDE OF DOOR TYPICAL
  4. ALL SCW DOORS 1 1/2" PAIR HINGES
  5. ALL HM DOORS 1 1/2" PAIR BB EXTERIOR HINGES C/W SET SCREW
  6. ALL DOOR FRAMES TO HAVE THREE NEOPRENE BUMPERS ATTACHED TO LATCH SIDE OF FRAME

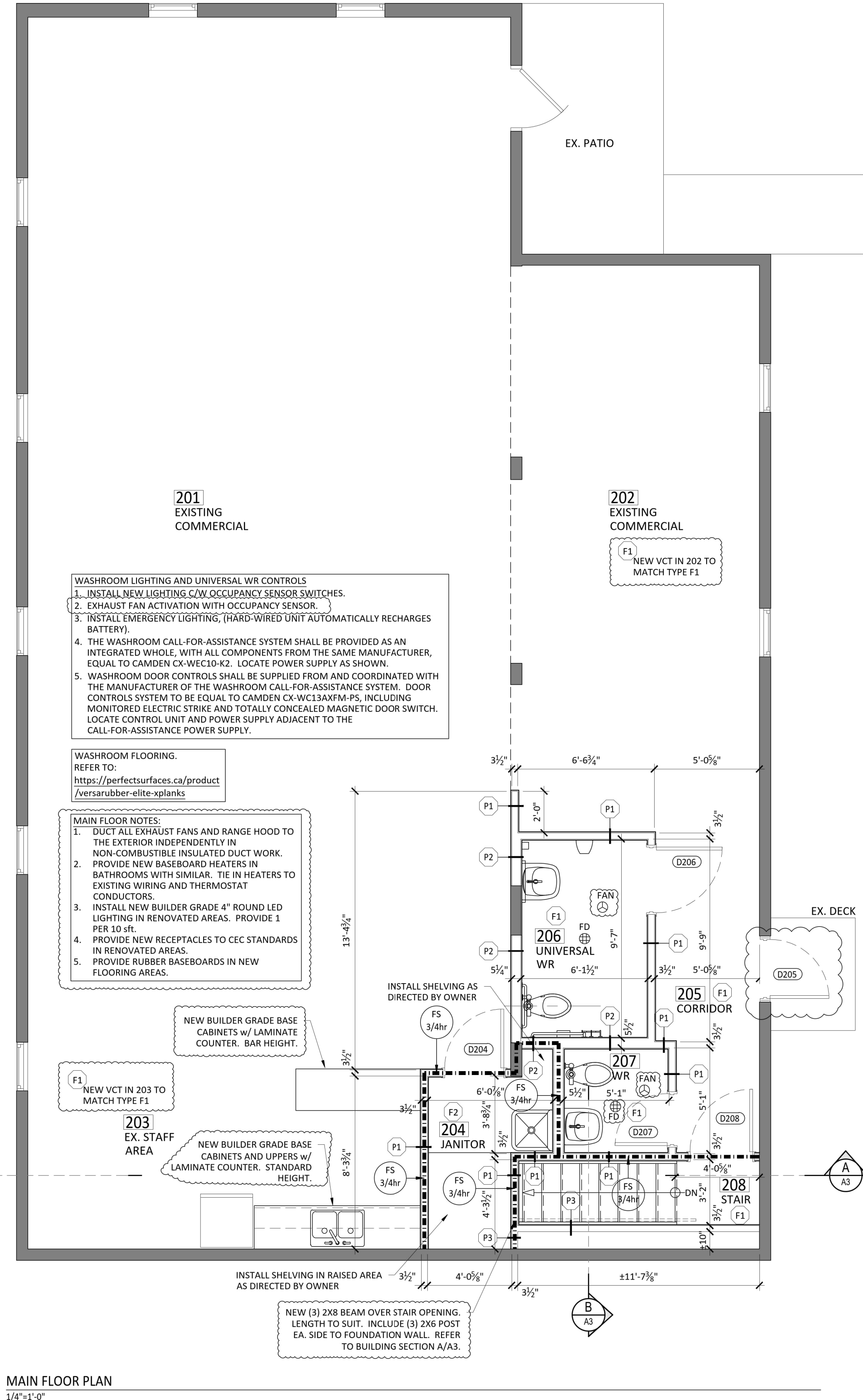
01  
A2

DOOR SCHEDULE																						
Door (D No.)	Rating (hour)	Door			Size	Frame			Hardware						Comments							
		Type	Material	Finish		Type	Material	Finish	Glazing	Threshold w/ Weatherstrip	Kick Plate	Stop/Floor/Hinge (Wall)	Panic Set/Thumb Latch	Passage Set		Privacy Set	Lock Set	Push/Pull	Close	Action Closer	Door Operator	
D101	20min	D1	SCW	PT	To Suit	F1	HW	PT													Custom rated door to suit crawl space opening	
D204	20min	D1	SCW	PT	3'-0"x7'-0"	F1	HW	PT														Exterior, commercial grade insulated metal door and frame.
D205		D3	IM	PT	3'-0"x7'-0"	F1	IM	PT														Universal WR signage. Max. 3/4" undercut Refer to Elec. for Universal WR hardware.
D206		D1	SCW	PT	3'-2"x7'-0"	F1	HW	PT														WR signage. Max. 3/4" undercut
D207		D1	SCW	PT	3'-0"x7'-0"	F1	HW	PT														WR signage. Max. 3/4" undercut
D208	20min	D2	SCW	PT	3'-0"x7'-0"	F1	HW	PT	GWG													

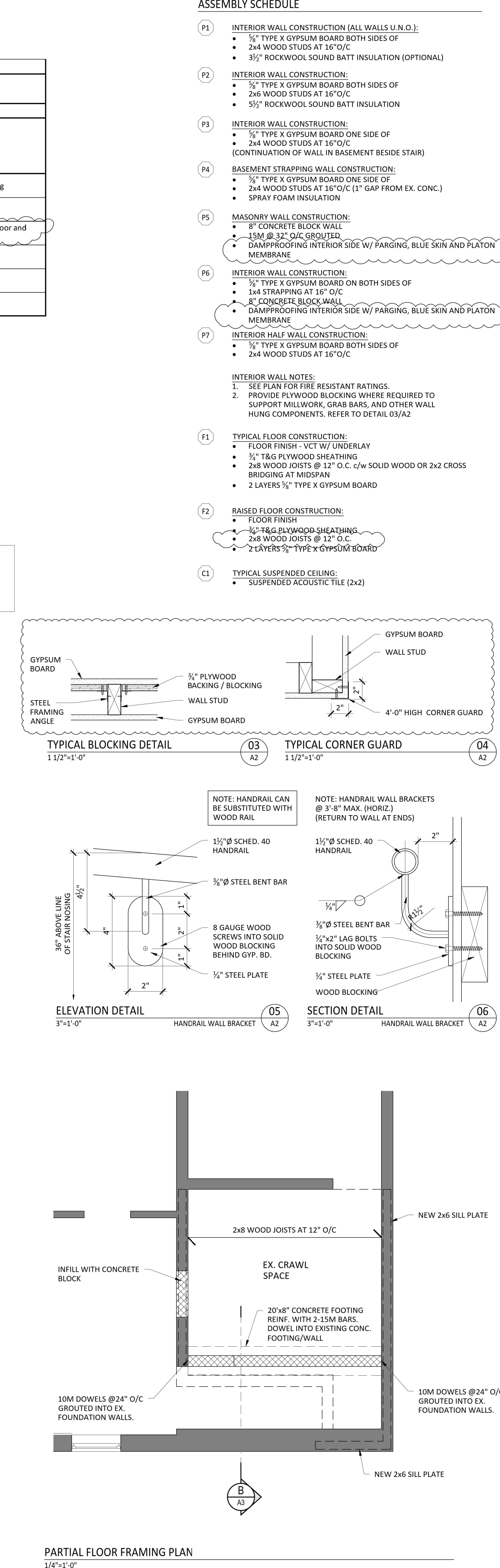
DOOR, FRAME AND WINDOW ELEVATIONS  
1/4"=1'-0"



BASEMENT FLOOR PLAN  
1/4"=1'-0"



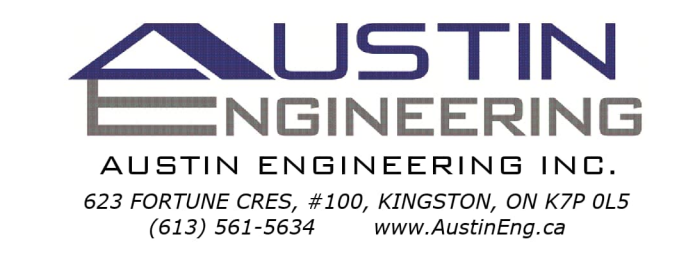
MAIN FLOOR PLAN  
1/4"=1'-0"



PARTIAL FLOOR FRAMING PLAN  
1/4"=1'-0"

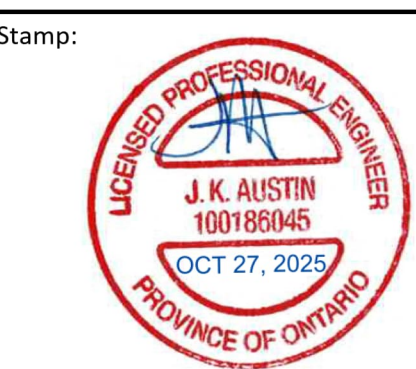
ASSEMBLY SCHEDULE

- P1 INTERIOR WALL CONSTRUCTION (ALL WALLS U.N.O.):
    - 3/4" TYPE X GYPSUM BOARD BOTH SIDES OF
    - 2x4 WOOD STUDS AT 16" O/C
    - 3 1/2" ROCKWOOL SOUND BATT INSULATION (OPTIONAL)
  - P2 INTERIOR WALL CONSTRUCTION:
    - 1/2" TYPE X GYPSUM BOARD BOTH SIDES OF
    - 2x6 WOOD STUDS AT 16" O/C
    - 5 1/2" ROCKWOOL SOUND BATT INSULATION
  - P3 INTERIOR WALL CONSTRUCTION:
    - 1/2" TYPE X GYPSUM BOARD ONE SIDE OF
    - 2x4 WOOD STUDS AT 16" O/C (CONTINUATION OF WALL IN BASEMENT BESIDE STAIR)
  - P4 BASEMENT STRAPPING WALL CONSTRUCTION:
    - 1/2" TYPE X GYPSUM BOARD ONE SIDE OF
    - 2x4 WOOD STUDS AT 16" O/C (1" GAP FROM EX. CONC.)
    - SPRAY FOAM INSULATION
  - P5 MASONRY WALL CONSTRUCTION:
    - 8" CONCRETE BLOCK WALL
    - 15M @ 32" O/C GROUDED
    - DAMPROOFING INTERIOR SIDE W/ PARING, BLUE SKIN AND PLATON MEMBRANE
  - P6 INTERIOR WALL CONSTRUCTION:
    - 1/2" TYPE X GYPSUM BOARD ON BOTH SIDES OF
    - 1x4 STRAPPING AT 16" O/C
    - 8" CONCRETE BLOCK WALL
    - DAMPROOFING INTERIOR SIDE W/ PARING, BLUE SKIN AND PLATON MEMBRANE
  - P7 INTERIOR HALF-WALL CONSTRUCTION:
    - 1/2" TYPE X GYPSUM BOARD BOTH SIDES OF
    - 2x4 WOOD STUDS AT 16" O/C
- INTERIOR WALL NOTES:
1. SEE PLAN FOR FIRE RESISTANT RATINGS.
  2. PROVIDE PLYWOOD BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, GRAB BARS, AND OTHER WALL HUNG COMPONENTS. REFER TO DETAIL 03/A2
- F1 TYPICAL FLOOR CONSTRUCTION:
    - FLOOR FINISH - VCT W/ UNDERLAY
    - 3/4" T&G PLYWOOD SHEATHING
    - 2x8 WOOD JOISTS @ 12" O.C. c/w SOLID WOOD OR 2x2 CROSS BRIDGING AT MIDSPAN
    - 2 LAYERS 5/8" TYPE X GYPSUM BOARD
  - F2 RAISED FLOOR CONSTRUCTION:
    - FLOOR FINISH
    - 3/4" T&G PLYWOOD SHEATHING
    - 2x8 WOOD JOISTS @ 12" O.C.
    - 2 LAYERS 5/8" TYPE X GYPSUM BOARD
  - C1 TYPICAL SUSPENDED CEILING:
    - SUSPENDED ACOUSTIC TILE (2x2)



Project:  
**MOUNTAIN GROVE HALL RENOVATIONS**  
1522 MOUNTAIN GROVE RD, MOUNTAIN GROVE, ON

Drawing Title:  
**FLOOR PLANS, DOOR SCHEDULE AND DETAILS**



No.	DESCRIPTION	BY	DATE
2	Addendum 1	JA	2025/10/27
1	Issued for Permit	JA	2025/08/12
0	Issued for Pricing	JA	2025/06/18

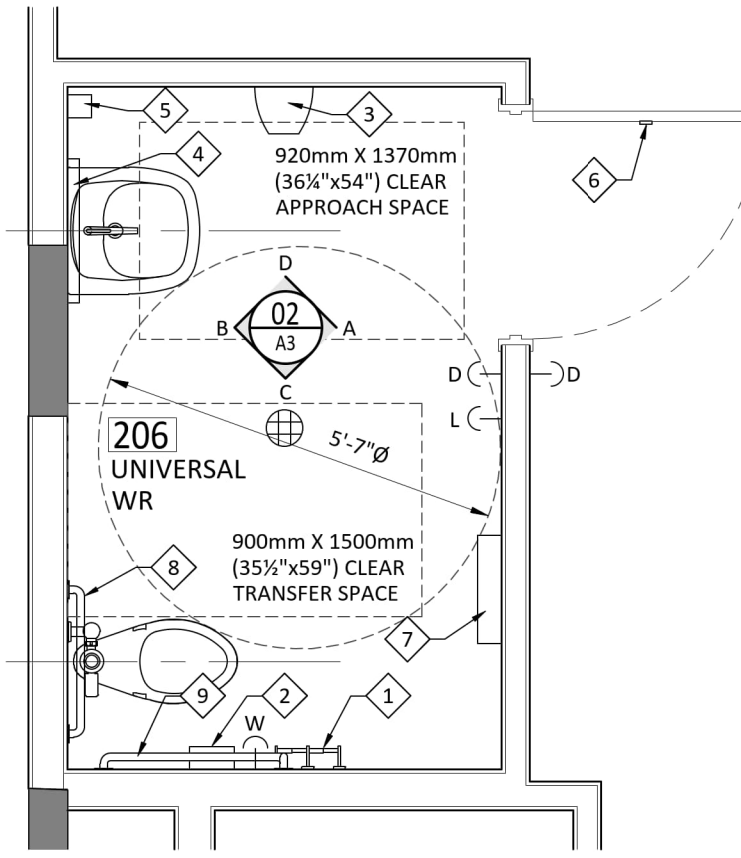
Plot Scale:  
Scale: AS SHOWN Drawn by: RP  
Project No: 25019 Approved by: JA  
Drawing Number: **A2**

**WASHROOM ACCESSORIES:**  
ALL ACCESSORIES AS PER SPECIFICATIONS BELOW OR APPROVED EQUAL.

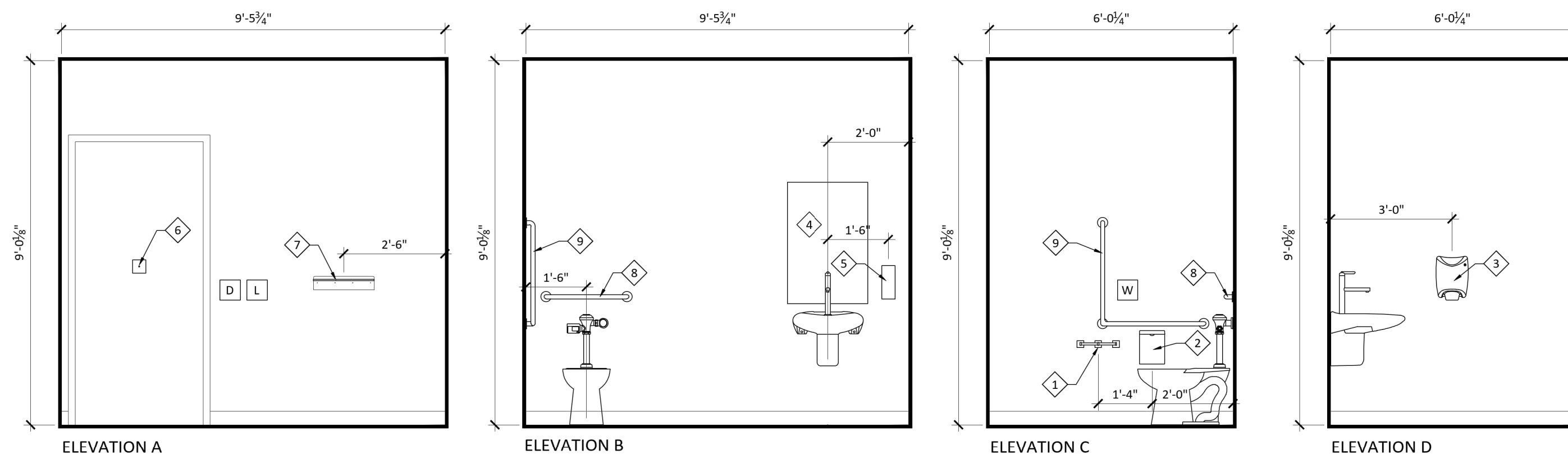
- 1 DOUBLE ROLL BATH TISSUE DISPENSER:  
SUPPLIED AND INSTALLED BY THE TOWNSHIP
- 2 SURFACE MOUNTED SANITARY WASTE RECEPTACLE:  
SUPPLIED AND INSTALLED BY THE TOWNSHIP
- 3 HAND DRYER - SMARTdri PLUS SERIES ALUMINUM WHITE K-974P2
- 4 MIRRORS:  
FROST 941-FT 2436
- 5 LOTION SOAP DISPENSER:  
SUPPLIED AND INSTALLED BY THE TOWNSHIP
- 6 COAT HOOK:  
BOBRICK B-212
- 7 SHELF:  
FROST 950-4-18 HEAVY DUTY SHELF
- 8 GRAB BARS:  
BOBRICK B-6806 24" - 1 1/2" DIA. STAINLESS STEEL, PEENED FINISH
- 9 GRAB BARS:  
BOBRICK B-6898 .30"x30" - 1 1/2" DIA. STAINLESS STEEL, PEENED FINISH

**NOTE:**  
BARRIER FREE WASHROOM LAYOUT AND ACCESSORIES TO MEET OBC 2024 SECTION 3.8

- > D DOOR OPERATOR PUSH BUTTON
- > L WASHROOM DOOR LOCK PUSH BUTTON
- > W WASHROOM CALL-FOR ASSISTANCE PUSH BUTTON

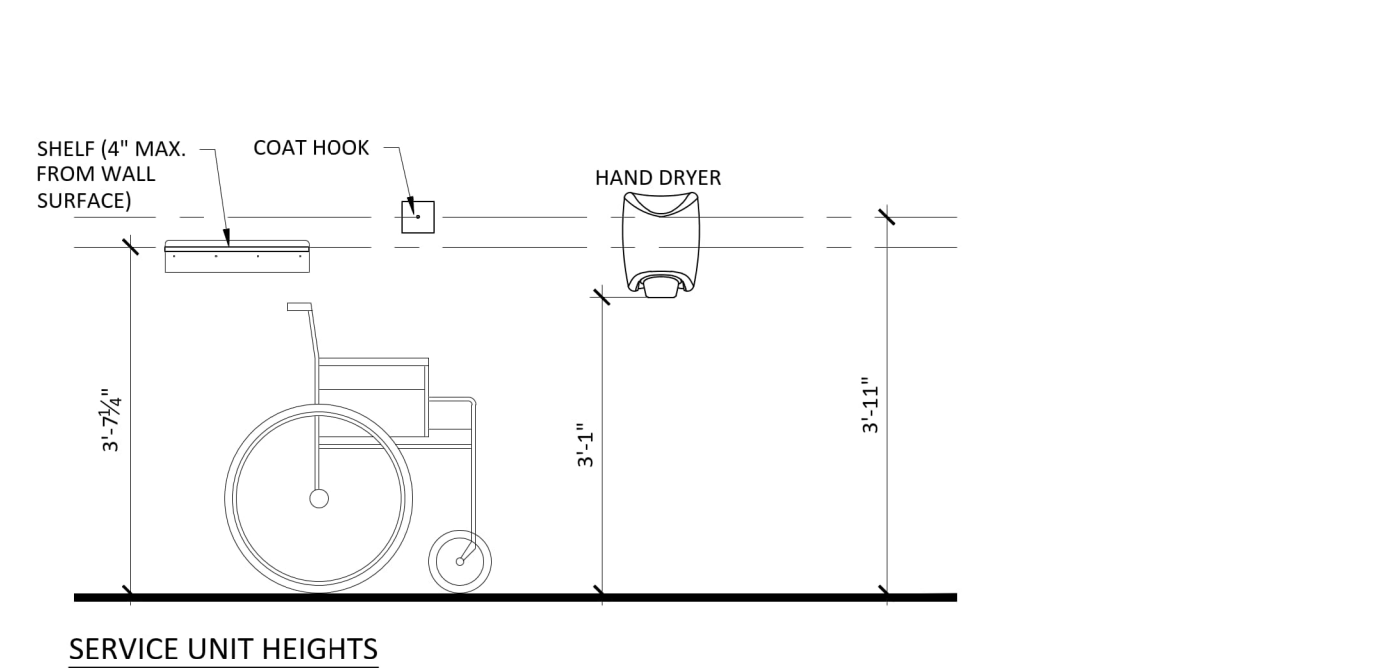
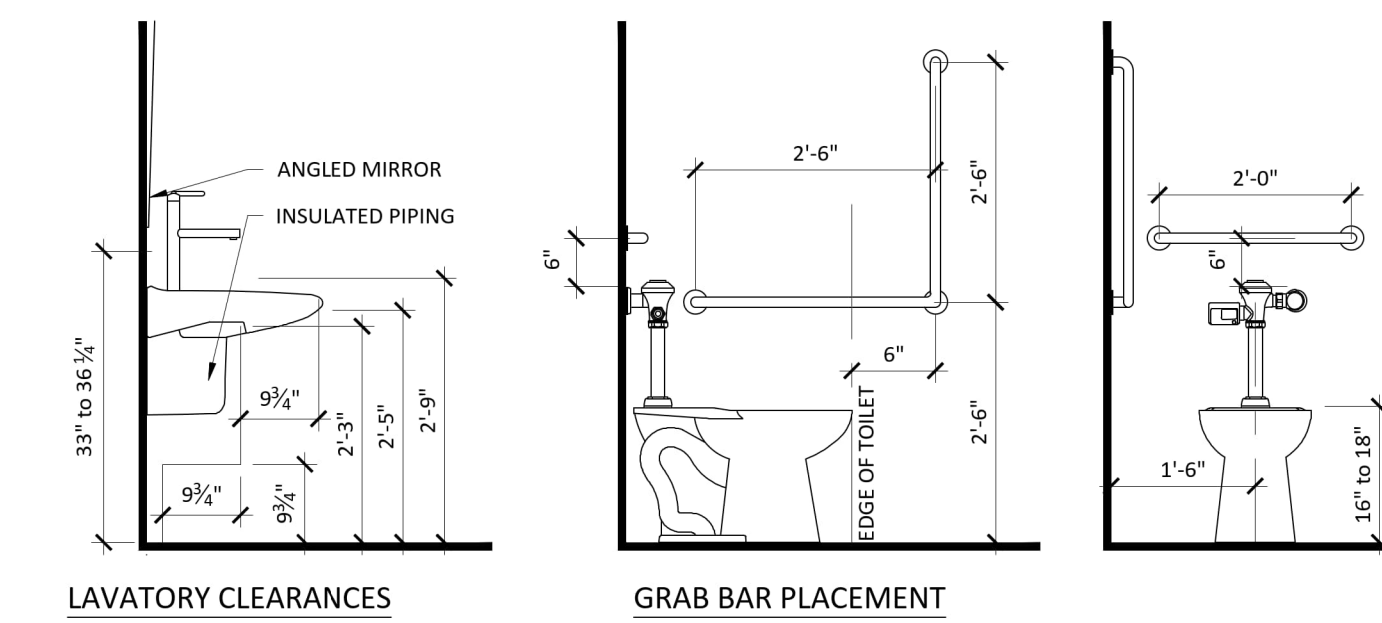


UNIVERSAL WR 206 PLAN  
3/8"=1'-0" (01 A3)

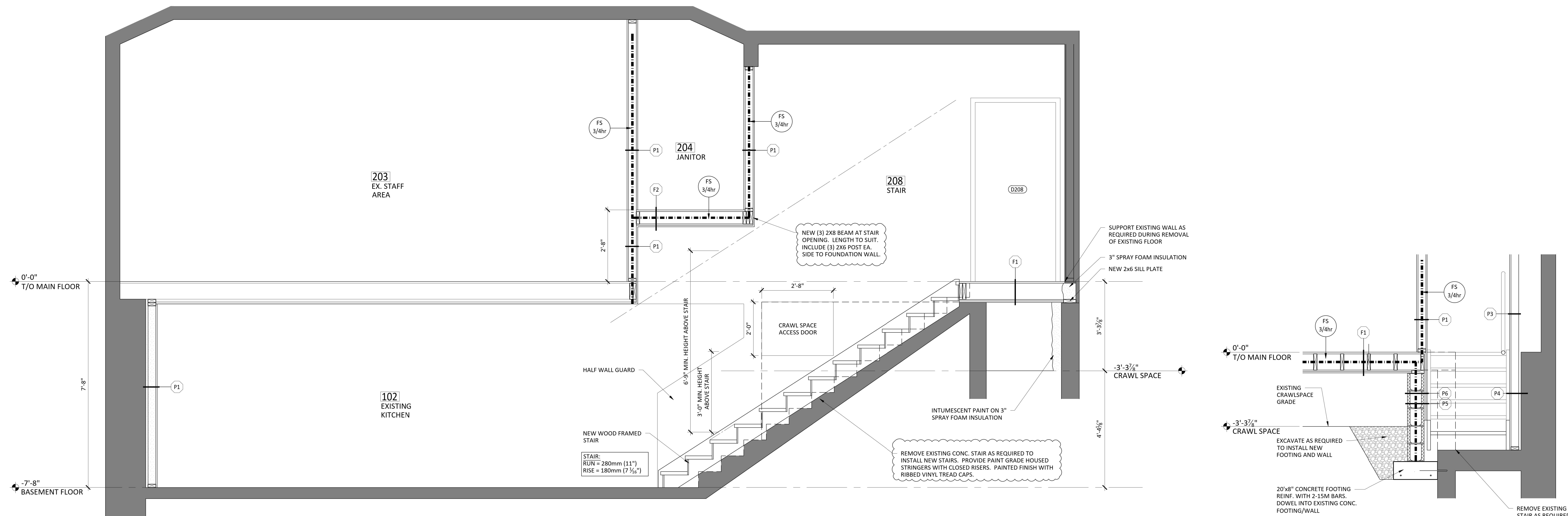


UNIVERSAL WR 206 INTERIOR ELEVATIONS  
3/8"=1'-0" (02 A3)

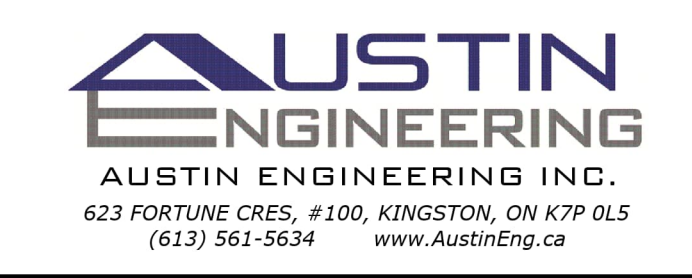
PLUMBING SCHEDULE				
ITEM	MANUFACTURER	MODEL/PRODUCT	PRODUCT NO.	COMMENTS
TOILET	AMERICAN STANDARD	CADET CHAIR HEIGHT, 6.0Lpf, ELONGATED WITH EVERCLEAN	2467.016	
BATHROOM SINK	AMERICAN STANDARD	DECORUM 20"x18" WALL HUNG	9024.001EC	FAUCET: PARADIGM ELECTRONIC, MODEL # 702B.103 w/ PK00.WRK
MOP SINK				COMMERCIAL GRADE, 24"x24" w/ SERVICE SINK FAUCET
BAR SINK				COMMERCIAL GRADE, STAINLESS STEEL, DOUBLE COMPARTMENT SINK w/ SINGLE LEVER FAUCET
KITCHEN SINK				COMMERCIAL GRADE, STAINLESS STEEL, THREE COMPARTMENT SINK w/ SINGLE LEVER FAUCET



TYPICAL UNIVERSAL WASHROOM DETAILS  
1/2"=1'-0" (03 A3)



BUILDING SECTION  
1/2"=1'-0" (A A3)



Project:  
**MOUNTAIN GROVE HALL RENOVATIONS**  
1522 MOUNTAIN GROVE RD, MOUNTAIN GROVE, ON

Drawing Title:  
**BUILDING SECTION AND WASHROOM DETAILS**



No.	DESCRIPTION	BY	DATE
2	Addendum 1	JA	2025/10/27
1	Issued for Permit	JA	2025/08/12
0	Issued for Pricing	JA	2025/06/18

Scale: AS SHOWN  
Project No: 25019  
Drawing Number: **A3**

Plot Scale:  
Drawn by: RP  
Approved By: JA