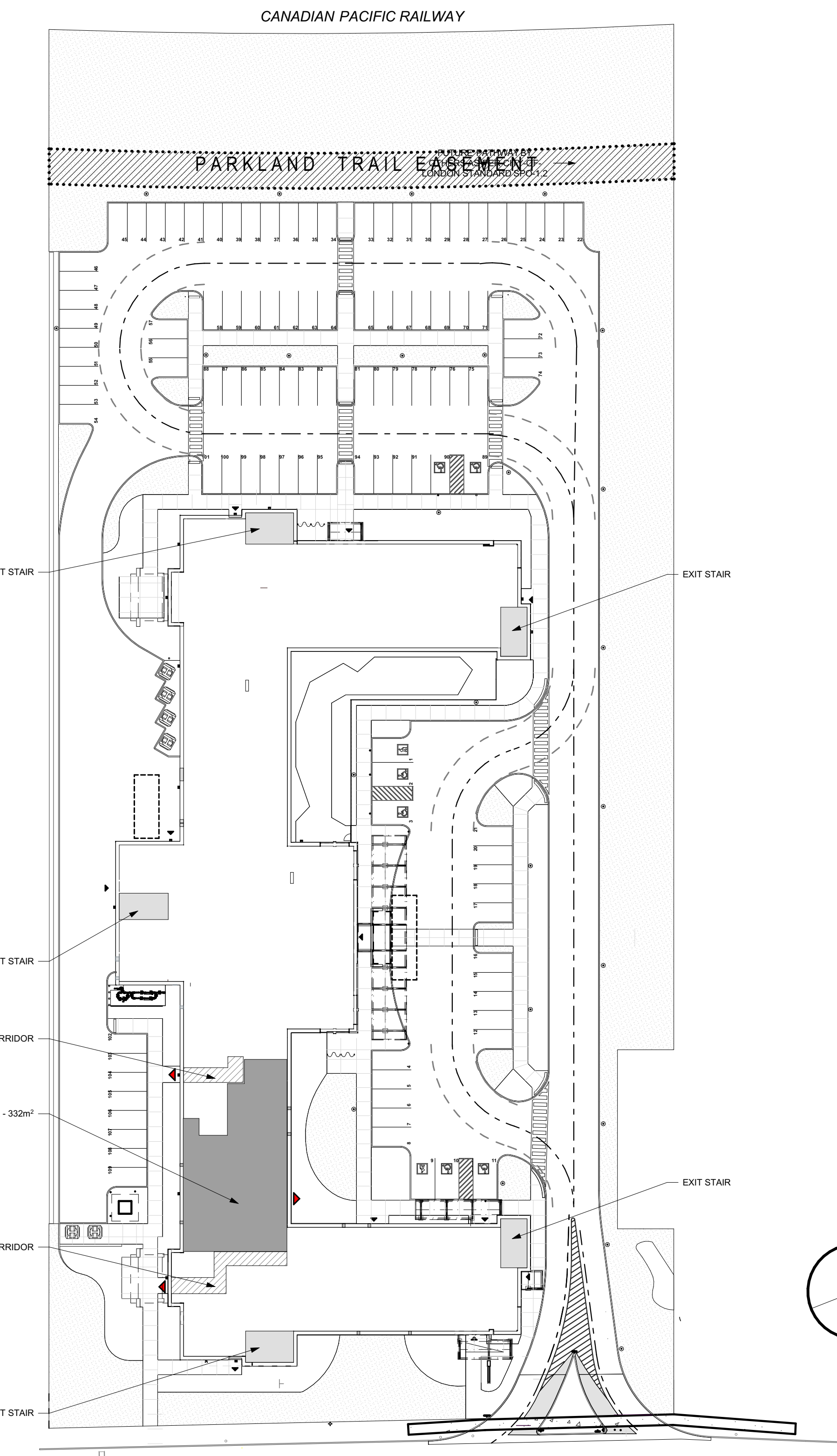


S:\2022\2221-SB-London\1000-PHYSIO-2024\20240923-SBLEPhysio.pln



1 SITE PLAN
A-100 SCALE: 1:500

OBC NOTES:

- 1. THE PUBLIC CORRIDOR SERVING THE EXISTING AND PROPOSED GROUP "D" SUITES SHALL BE A FIRE SEPARATION WITH A FIRE RESISTANCE RATING OF 1-HOUR IN ORDER TO COMPLY TO OBC 3.3.1.4.(3) BECAUSE THIS CORRIDOR PROVIDES AN ACCESS TO EXIT FOR THE GROUP C RETIREMENT HOME OCCUPANCY.
2. GROUP C PORTION OF RETIREMENT HOME AT GROUND FLOOR CONTAINING SLEEPING UNITS COMPLIES TO OBC 3.3.4.1.(2) IN THAT IT IS INTENDED FOR FEWER THAN 10 RESIDENTS AND THEREFORE CAN BE CONSIDERED A SINGLE FIRE COMPARTMENT WITH AN AREA LESS THAN 1000m². THE DISTANCE BETWEEN EXITS OF THIS FIRE COMPARTMENT CANNOT BE MORE THAN 45m. <40m IS THE DISTANCE BETWEEN THE PRIMARY EXIT AND THE CORRIDOR ACTING AS AN EXIT FOR BOTH GROUP D COMPARTMENTS.
3. 2 TEMPORARY STAY RESIDENT SUITES (102 AND 103) ARE PROVIDED ON GROUND FLOOR WITHIN GROUP "C" AREA YIELDING A RESIDENTIAL OCCUPANT LOAD OF 4 PERSONS. TWO SINGLE-BED RESIDENT ROOMS (101A AND 100) ADD 2 ADDITIONAL PERSONS. ALL OF THE RESIDENT SUITES AND ROOMS CONTAIN PRIVATE BATHROOMS. THIS IS UNCHANGED FROM EXISTING. TOTAL OCCUPANT LOAD IS 6 PERSONS WITH NO INFLUENCE ON WASHROOM REQUIREMENTS.
4. THE BALANCE GROUND FLOOR ROOMS ASSOCIATED WITH THE GROUP "C" OCCUPANCY ARE ROOMS DEVOTED TO GROUP C BUILDING ADMINISTRATION OFFICES AND CIRCULATION CORRIDORS FOR THE GROUP "C" OPERATION. THESE ROOMS ARE SERVED BY 3 UNISEX WASHROOMS. THIS IS UNCHANGED.
5. GROUP D OCCUPANT LOAD CALCULATION FOR DETERMINING WASHROOM REQUIREMENTS PER OBC 3.7.4.2.(1) AS FOLLOWS:
GROUND FLOOR EXISTING GROUP D PHARMACY, NO CHANGE: 108m² / 14m² PER PERSON = 8 PERSONS
GROUND FLOOR PROPOSED NEW PHYSIOTHERAPY CLINIC OFFICES: 178m² / 14m² PER PERSON = 13 PERSONS
TOTAL GROUP D GROUND FLOOR: 21 PERSONS.
OBC TABLE 3.7.4.7 REQUIRED NUMBER OF WASHROOMS 10-24 PERSONS REQUIRES 2 WATERCLOSETS FOR EACH SEX.
WASHROOMS PROVIDED FOR GROUP D USES:
2 EXISTING MALE AND 2 EXISTING FEMALE PUBLIC WASHROOMS TOGETHER WITH THE NEW PROPOSED UNIVERSAL WASHROOM = 3 MALE AND 3 FEMALE WATER CLOSETS.
6. EXISTING FIRE FIGHTER ACCESS ROUTES ARE UNCHANGED.
7. EXISTING PHARMACY IS PRIMARILY A DISPENSING PHARMACY AND CLASSIFIED AS A GROUP "D" USE.
8. THE RENOVATION PROPOSED CONVERTS EXISTING GROUP "D" SUITES (OFFICES, HAIR SALON AND DENTIST) INTO A NEW PHYSIOTHERAPY CLINIC AS A SINGLE TENANCY CLASSIFIED AS GROUP "D".
SUBJECT FLOOR AREA IS THE WESTERN WING OF 312 OXFORD STREET ON THE GROUND LEVEL.

ONTARIO BUILDING CODE DATAMATRIX O.Reg. 332/12 as amended
PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY OBC REFERENCE [1]
01 PROJECT TYPE RENOVATION [A] 1.1.2.
02 MAJOR OCCUPANCIES OCCUPANCY: GROUP C, USE: RETIREMENT HOME 3.1.2.1.(1)
03 OTHER MAJOR OCCUPANCIES GROUP D BUSINESS AND PERSONAL SERVICES [A] 1.4.1.2.
04 SUPERIMPOSED MAJOR OCCUPANCIES GROUND FLOOR GROUP D ENTIRELY BELOW LEVEL 2, GROUP C RETIREMENT HOME 3.2.2.7.
05 IMPORTANCE CATEGORY Normal 4.1.2.1.(3)
06 GROSS AREA (m²) DESCRIPTION EXISTING NEW TOTAL [A] 1.4.1.2.
GROUND FLOOR:
PROPOSED GROUP 'D' PHYSIOTHERAPY 176.35m² 0.00m² 176.35m²
EXISTING GROUP 'D' PHARMACY 107.36m² 0.00m² 107.36m²
TOTAL GROUP 'D' 283.71m² 0.00m² 283.71m²
WESTERN WING GROUND FLOOR 1096.60m² 0.00m² 1096.60m²
GROUP 'D' OCCUPANCY IS 25.9% OF SUBJECT FLOOR AREA
07 NUMBER OF STREETS/FIRE FIGHTER ACCESS 2 3.2.2.10. & 3.2.5.
08 CONSTRUCTION TYPE RESTRICTIONS NON-COMBUSTIBLE 3.2.2.51.
ACTUAL NON-COMBUSTIBLE
09 EXISTING FIRE RESISTANCE RATINGS HORIZONTAL ASSEMBLY RATING SUPPORTING ASSEMBLY NONCOMBUSTIBLE IN LIEU OF RATING? 3.2.2.26.
FLOORS 1HR. (1975) 1HR. PRECAST CONC.
ROOF 1HR. (1975) 1HR. YES
10 SPRINKLER SYSTEM EXISTING MOD. 3.2.1.5. & 3.2.2.17.
11 STANDPIPE SYSTEM EXISTING 3.2.9.
12 WATER SERVICE/SUPPLY IS ADEQUATE Yes MUNICIPAL SERVICE
13 FIRE ALARM SYSTEM EXISTING 3.2.4.
14 HAZARDOUS SUBSTANCES No None declared by owner 3.3.1.2. & 3.3.1.19.
15 NOTES 1 ALL REFERENCES ARE TO DIV B OF THE OBC UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C

1.5 HOUR FIRE RESISTANCE RATINGS OF EXISTING EXITS EXTRACTED FROM DRAWINGS PRODUCED BY ROBINSON & HEINRICH ARCHITECTS, TITLED "CHATEAU GARDENS LONDON" DATED SEPTEMBER 3RD 1975. FLOOR ASSEMBLY ASSUMED TO BE 1.5 HOURS. FT AND F RATINGS OF FIRE STOPS ARE NOT TO BE LESS THE FIRE PROTECTION RATING REQUIRED FOR CLOSURES IN THE FIRE SEPARATION.

ABBREVIATIONS
AS ASPHALT SHINGLE ROOF
ACT-XX ACUSTIC TILE SYSTEM (XX- REFERS TO TYPE)
ADO ALUMINUM CLAD WOOD
ADO AUTOMATIC DOOR OPERATOR
ANDO ANODIZED
ALUM ALUMINUM
BEPT BAKED ENAMEL PAINT
BF BARRIER FREE
BIR BIRCH
BLK BLOCK
CB CATCHBASIN
CNC CONCRETE
CONC. BLK - CONCRETE BLOCK
CI CAVITY ISOLATION JOINT
CJ CONTROL JOINT
CPT-XX CARPET TILE (XX- REFERS TO TYPE)
CR CARO READER
cW COMPLETE WITH
DS PRE-FINISHED METAL DOWN SPOUT
DNG DRAWING
EG EXISTING GRADE
EIFS EXTERIOR INSULATION FINISH SYSTEM
EQ EQUAL
ERW EXISTING RETAINING-WALL BEYOND
EX EXISTING
EXT EXTERIOR
FB FRIEZE BOARD AND BEAM TRIM
FLASH COVE WALL BASE INTEGRATED SEAMLESSLY TO FLOORING
FG FIBRE GLASS
FTL-XX CERAMIC FLOOR TILE (XX- REFERS TO TYPE)
FRP-XX FIBREGLASS REINFORCED PANEL (XX- REFERS TO TYPE)
FIN FINISH
G METAL GUTTER
GB GRADE BEYOND
GL GLASS
GT GABLE END TRIM
GWG GEORGIAN WIRED GLASS
GV GABLE END VENT
HDWR HARDWARE
HDWD HARDWOOD
HM HOLLOW METAL
HWC-XX HYDRAULIC WALL COVERING (XX- REFERS TO COLOUR)
HYD HYDRANT
LVR LOUVER
LTCHDM-2015 LONG TERM CARE HOME DESIGN MANUAL 2015
MAS MASONRY
MATL MATERIAL
MASONRY MASONRY BRICK
MFL METAL FLASHING
MIN MINIMUM
MV MASONRY VENEER
MX MECHANICAL EXHAUST
NAT NATURAL
PL-XX PLASTIC LAMINATE (XX- REFERS TO COLOUR)
PB PUSH BUTTON
PH PEER HOLE VIEWER
PPR POPLAR
PROFL PROFILE
PT-XX PAINT (XX- REFERS TO COLOUR)
PTD PAINTED
QT QUARRY TILE
RATG RATING
RB RUBBER BASE
REV REVERSE
RUB RUBBER
RVS-XX RESILIENT VINYL SHEET (XX- REFERS TO COLOUR)
SC SOLID CORE
SCRN SCREEN NETTING
SCWD SOLID CORE WOOD DOOR
SMF STEPPED METAL FLASHING (PRE-FIN)
SRF-XX SLIP RESISTANT FLOOR (XX- REFERS TO COLOUR)
SIM SIMILAR
SS 304 STAINLESS STEEL BRUSHED FINISH #4
STL STEEL
STN STAINED
SV VINYL SHEET FLOORING
SVS SIMULATED VINYL SHAKES
TG TEMPERED GLASS
TFL-XX THERMALLY FUSED LAMINATE (XX- REFERS TO COLOUR)
VAR VARIES
VAR THERMAL SETTING ACRYLIC ENAMEL
VB-XX VINYL BASE (XX- REFERS TO COLOUR)
VFL METAL VALLEY FLASHING (PRE-FIN)
VT VINYL TILE
WC WALL COVERING
WD WOOD
WFL-XX CERAMIC WALL TILE (XX- REFERS TO TYPE)

Table with 3 columns: REV #, SET NAME, DATE. Row 1: 1, October 24, 2024.

Date: October 24, 2024

Revision History

Drawings are the property of G. M. Diemert Architect Inc. and shall not be reproduced or altered without the written consent of G. M. Diemert Architect Inc.

G. M. DIEMERT ARCHITECT INC.
SUITE 201
857 FOURTH AVENUE EAST
OWEN SOUND, ONTARIO, N4K 2N9,
tel: 519-376-1975

OWNER:
SOUTHBRIDGE CARE HOMES
766 Hespeler Road, Suite 301 Cambridge, N3H 5L8
TEL: 519-621-8886

PROPOSED:
SOUTHBRIDGE PHYSIOTHERAPY - LONDON
1390 Dundas Street, PARTS 1 & 2, PART OF LOT 8, CONCESSION 1, (GEOGRAPHIC TOWNSHIP OF LONDON) COUNTY OF MIDDLESEX- PLAN 33R-19935 LONDON.

Drawing Name
OBC MATRIX & KEY PLANS

Table with 2 columns: Layout ID, Project Number. Row 1: A-100, 2221. Row 2: ORIGINAL DRAWING SIZE: ANSI D (560 x 865mm) (22" x 34")

DRAWING NOTES

- LAYOUT PARTITIONS ACCORDING TO ARCHITECTURAL DRAWING. NOTIFY ARCHITECT IF LOCATIONS OF STRUCTURE, PARTITIONS & OPENINGS DIFFER FROM WHAT IS SHOWN ON DRAWINGS.
- COORDINATE AND LOCATE PROPOSED NEW MECHANICAL AND ELECTRICAL SERVICES BOTH ABOVE & BELOW GRADE TO AVOID INTERFERENCES BETWEEN SERVICES. (REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR SIZING; LOCATE FIXTURES ACCORDING TO ARCHITECTURAL DRAWINGS).
- DISPOSE OF EXISTING CONCRETE & OTHER DEBRIS IN ACCORDANCE WITH THE CITY OF LONDON'S BYLAWS & REQUIREMENTS.
- PROVIDE 15.7mm GYP-BD & METAL STUD FINISHED TO U/S OF EXISTING STRUCTURE PROVIDE GYP-BD HALF-BEAD TO NON-SIMILAR ELEMENTS.
- INFILL EXISTING OPENING.
- SAND EXISTING FIRE TAPED GYP-BD. SAND & PRIME EXISTING GYP-BD TO RECEIVE PAINT.
- GYP-SUM BOARD INSIDE THIS ROOM IS TO BE PAPERLESS GYP-SUM BOARD 15.9mm TYPE "X".
- ROLLER SHADE PROVIDED IN THIS CONTRACT.
- PROVIDE (5) HALF-HEIGHT DOUBLE-TIER LOCKERS C/W FILLER STRIPS ON EA. END.
- CONSTRUCT NEW WALL TYPE W4B WITH 1-HR FRR IN PLACE OF EXISTING PARTITION.
- CLEAN AND PREPARE EXISTING WALL SURFACE OF LOOSE DEBRIS AND PAINT. APPLY 15.9mm GYP-BD WALL FINISH C/W PAINT OVER EXISTING MASONRY WALL C/W ADHESIVE. PROVIDE INFILL FRAMING OF EXISTING OPENINGS AND PENETRATIONS AS REQUIRED.

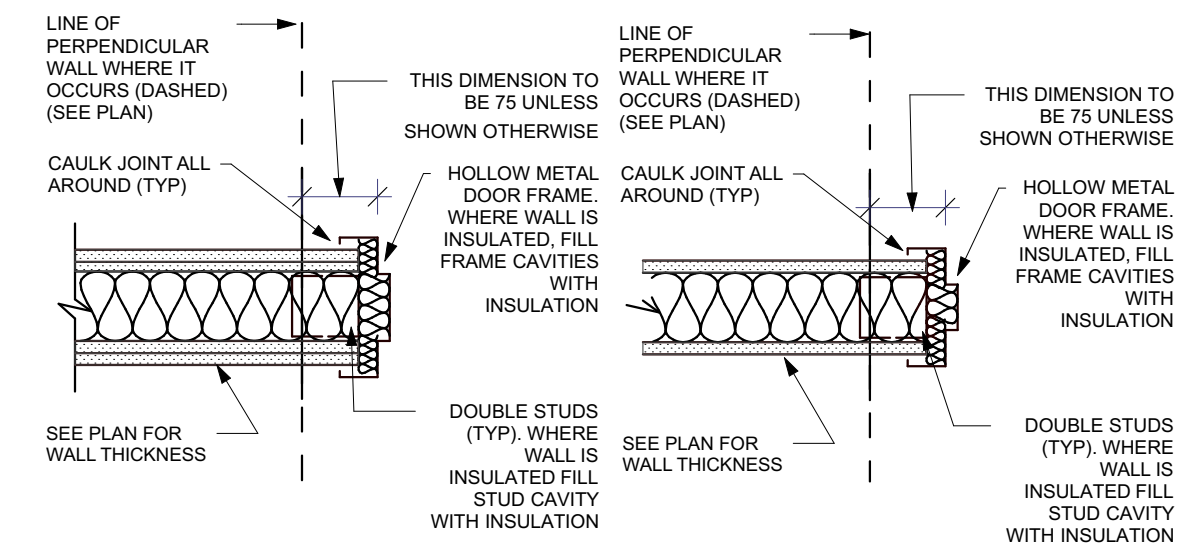
NOTE:
MAINTAIN EXISTING 1.5-HR FRR AROUND EXIT AND EXIT STAIR

ABBREVIATIONS

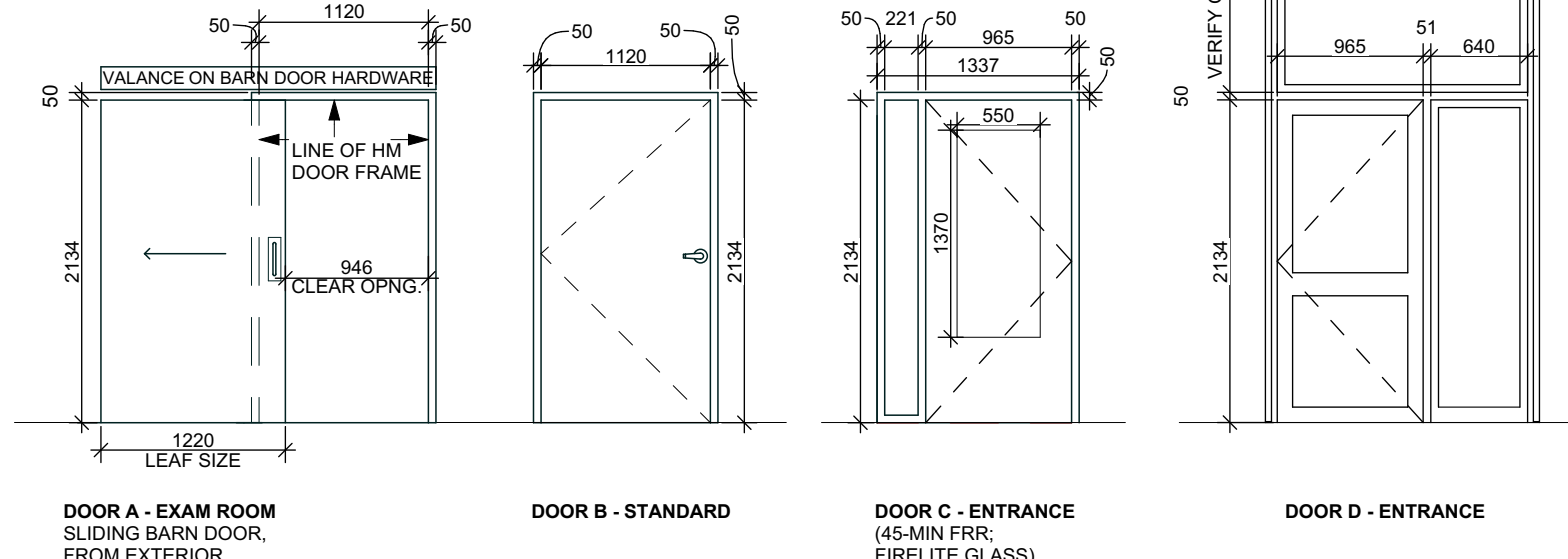
| | |
|-----------------|-------------------------------|
| ALUM | ALUMINUM |
| HM | HOLLOW METAL |
| HM-TB | HOLLOW METAL THERMALLY BROKEN |
| HM-INSUL | HOLLOW METAL INSULATED |
| HRDWR | HARDWARE |
| SC | SOLID CORE WOOD |
| T | TEMPERED GLASS |
| VAR | VARIABLES |

WALL TYPE LEGEND:

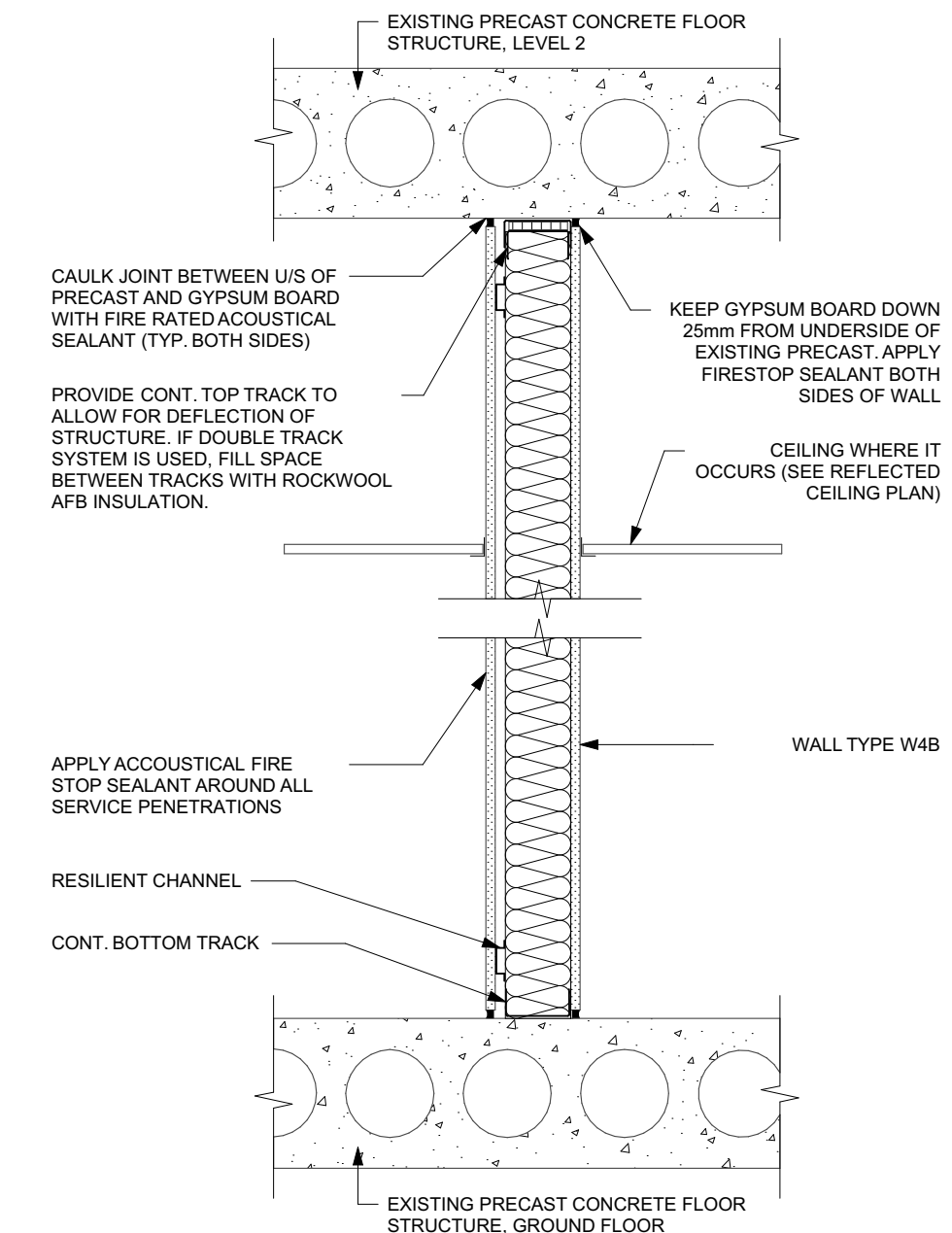
| | |
|--|--|
| WALL TYPE W3A | 15.9mm TYPE "X" GYP. BD 3625125-PLAT25 (92mm) METAL STUDS 600 O.C. C/W ACOUSTICAL BATT INSULATION RESILIENT BARS 400 O.C. 15.9mm TYPE "X" GYP. BD |
| WALL TYPE W4A | 15.9mm TYPE "X" GYP. BD 3625125-PLAT25 (92mm) METAL STUDS 600 O.C. 15.9mm TYPE "X" GYP. BD (FOR 2 HOUR RATING PROVIDE 2 LAYERS OF 15.9mm TYPE "X" GYP. BD. EACH SIDE AND ACOUSTIC BATT INSULATION AS PER ULC U419) |
| WALL TYPE W4B (STC 52) 1 HOUR (UL U419) | 15.9mm TYPE "X" GYP. BD 12.7mm RESILIENT CHANNEL 6005125- 25 GA. 150mm METAL STUDS 600 O.C. C/W ACOUSTICAL BATT INSULATION 15.9mm TYPE "X" GYP. BD EXTEND WALL TYPE W4B TO UNDERSIDE OF EXISTING PRECAST CONCRETE FLOOR STRUCTURE AND FIRE-CALULK. |
| WALL TYPE W4C | 2505125-PLAT25 (65mm) METAL STUDS 600 O.C. 15.9mm TYPE "X" GYP. BD WALLS EXIST TO RUN PLUMBING AND ELECTRICAL |
| WALL TYPE W4D | 3625125-PLAT25 (92mm) METAL STUDS 600 O.C. 15.9mm TYPE "X" GYP. BD WALLS EXIST TO RUN PLUMBING AND ELECTRICAL |



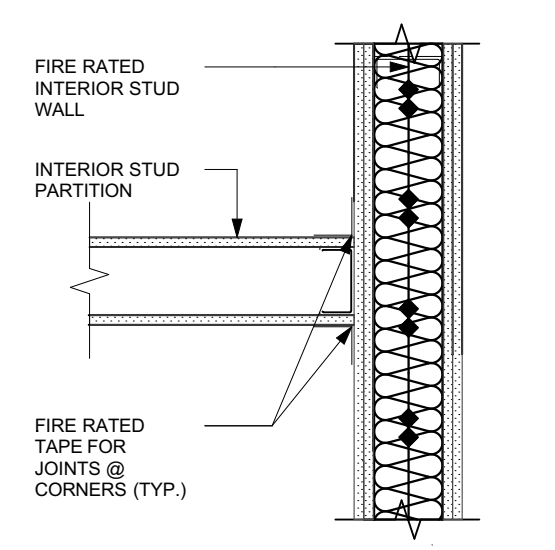
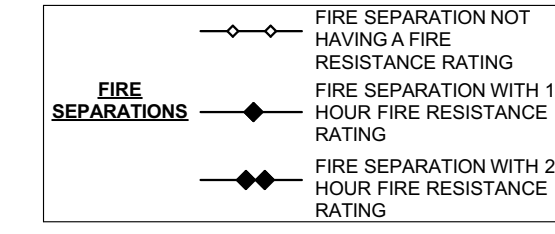
2
A-101 DOOR JAMB DETAILS
SCALE: 1:10



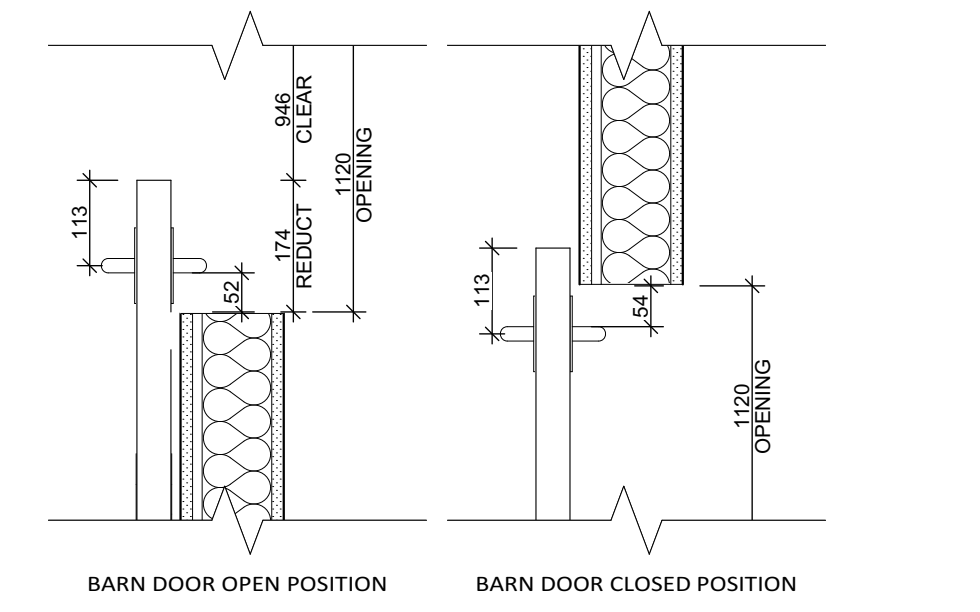
3
A-101 DOOR ELEVATIONS
SCALE: 1:50



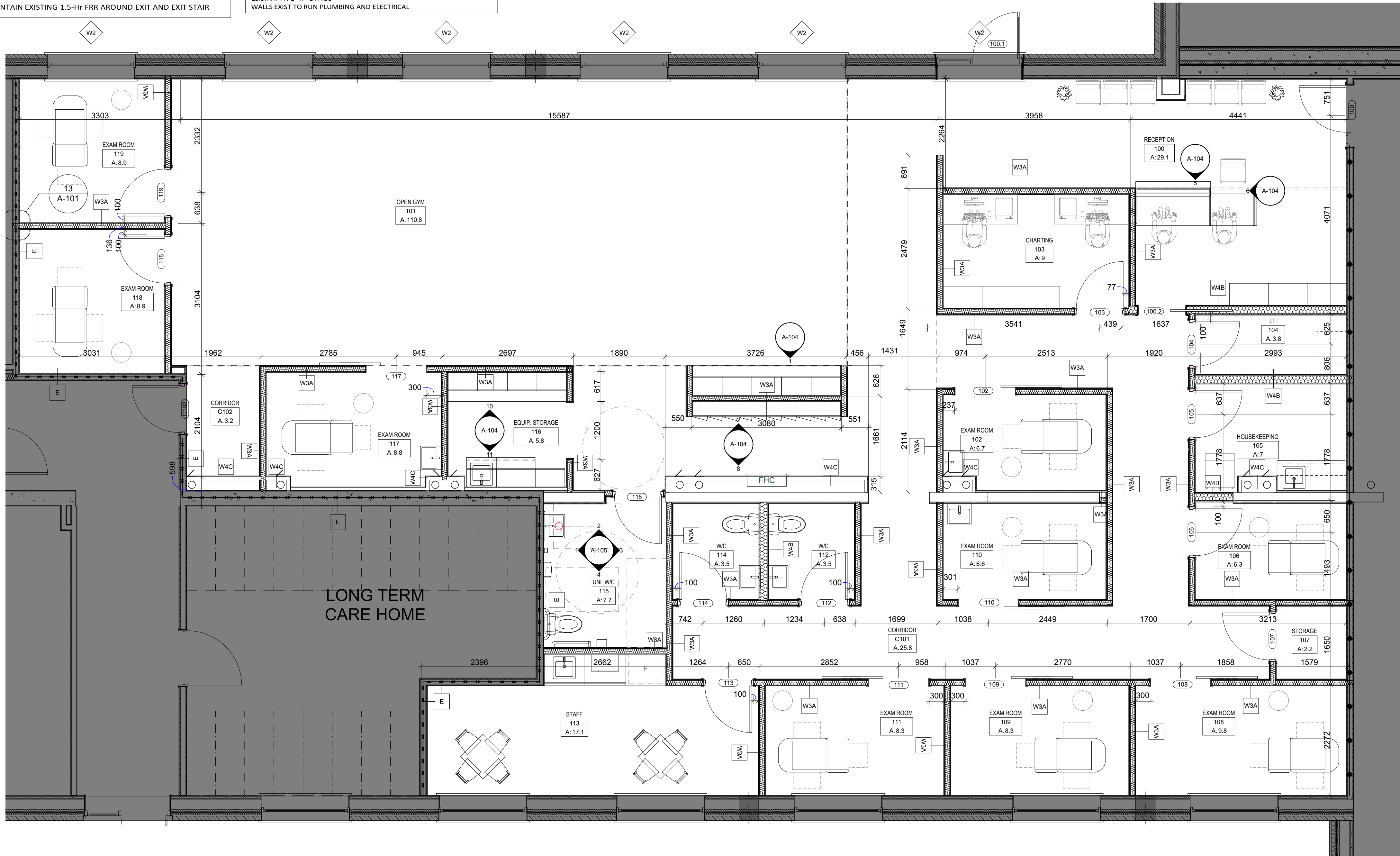
4
A-101 TYP. TOP & BOTTOM OF WALL - W4B
SCALE: 1:10



13
A-101 FRR WALL JOINT PLAN DETAIL
SCALE: 1:10



5
A-101 BARN DOOR DETAILS
SCALE: 1:10



1
A-101 1st FLOOR PLAN
SCALE: 1:50

| DOOR SCHEDULE - PHYSIOTHERAPY | | | | | | | |
|-------------------------------|------------|------|-----------|------|--------------|-----|---------------|
| DOOR NO. | F.R.R. | MATL | DIM | ELEV | MATL | THK | DOOR COMMENTS |
| 100 | 45 minutes | HM | 965x2134 | C | HM | 44 | NOTE 2 AND 3 |
| 100.1 | Unrated | ALUM | 965x2134 | D | ALUM / GLASS | 44 | NOTE 2 AND 3 |
| 100.2 | Unrated | HM | 965x2134 | | HM | 44 | |
| 102 | Unrated | HM | 1220x2134 | A | SC WOOD | 45 | NOTE 4 |
| 103 | Unrated | HM | 965x2134 | B | HM | 45 | |
| 104 | Unrated | HM | 915x2134 | B | HM | 45 | |
| 105 | Unrated | HM | 965x2134 | B | HM | 45 | |
| 106 | Unrated | HM | 965x2134 | B | HM | 45 | |
| 108 | Unrated | HM | 1220x2134 | A | SC WOOD | 45 | NOTE 4 |
| 109 | Unrated | HM | 1220x2134 | A | SC WOOD | 45 | NOTE 4 |
| 110 | Unrated | HM | 1220x2134 | A | SC WOOD | 45 | NOTE 4 |
| 111 | Unrated | HM | 1220x2134 | A | SC WOOD | 45 | NOTE 4 |
| 112 | Unrated | HM | 965x2134 | B | HM | 45 | PRIVACY LOCK |
| 113 | Unrated | HM | 965x2134 | B | HM | 45 | |
| 114 | Unrated | HM | 965x2134 | B | HM | 45 | PRIVACY LOCK |
| 117 | Unrated | HM | 1220x2134 | A | SC WOOD | 45 | NOTE 4 |
| 118 | Unrated | HM | 965x2134 | B | HM | 45 | |
| 119 | Unrated | HM | 965x2134 | B | HM | 45 | |
| C102 | 1.5 hours | HM | 965x2134 | B | HM | 45 | |

- EXISTING DOOR TO REMAIN
- EXISTING EXIT DOOR TO REMAIN
- EXISTING CLOSET DOOR TO REMAIN - APPLY NEW PAINT TO CHARTING SIDE
- ENSURE THAT E113 HAS A SELF-CLOSING DEVICE AND LOCK SET

- DOOR SCHEDULE NOTES:
- DOUBLE EGRESS DOOR HAS 45-MINUTE FRR & 2x HOLD - OPEN DEVICES SALVAGED FROM EXISTING DOOR AND CONNECTED TO FIRE ALARM SYSTEM.
 - IMPACT RESISTANT GLASS FOR DOOR AND SIDELIGHT SHALL BE FIRELITE PLUS 8mm THICKNESS.
 - AUTO-DOOR OPERATOR
 - BARNDOR HARDWARE

Revision History

| | | |
|-------|-----------------------|---------------|
| 02 | ISS FOR CLIENT REVIEW | OCT. 02, 2024 |
| 01 | ISS FOR CLIENT REVIEW | MAR. 13, 2024 |
| REV # | SET NAME | DATE |

Date: October 24, 2024

Revision History

Drawings are the property of G. M. Diemert Architect Inc. and shall not be reproduced or altered without the written consent of G. M. Diemert Architect Inc.

G. M. DIEMERT ARCHITECT INC.
SUITE 201
957 FOURTH AVENUE EAST
OWEN SOUND, ONTARIO, N4K 2N9,
TEL: 519-376-1975

OWNER:
SOUTHBRIDGE CARE HOMES
766 Hespeler Road, Suite 301 Cambridge, N3H 5L8
TEL: 519-621-8886

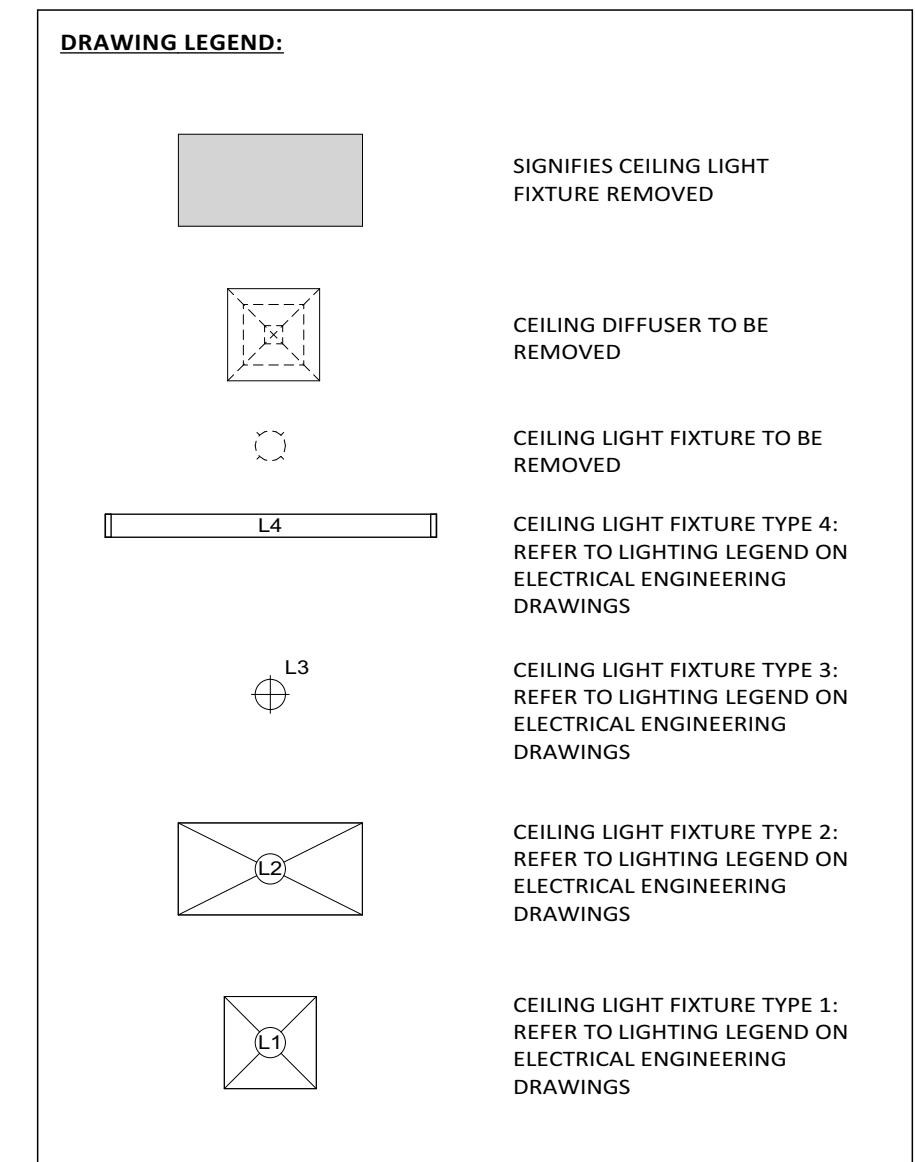
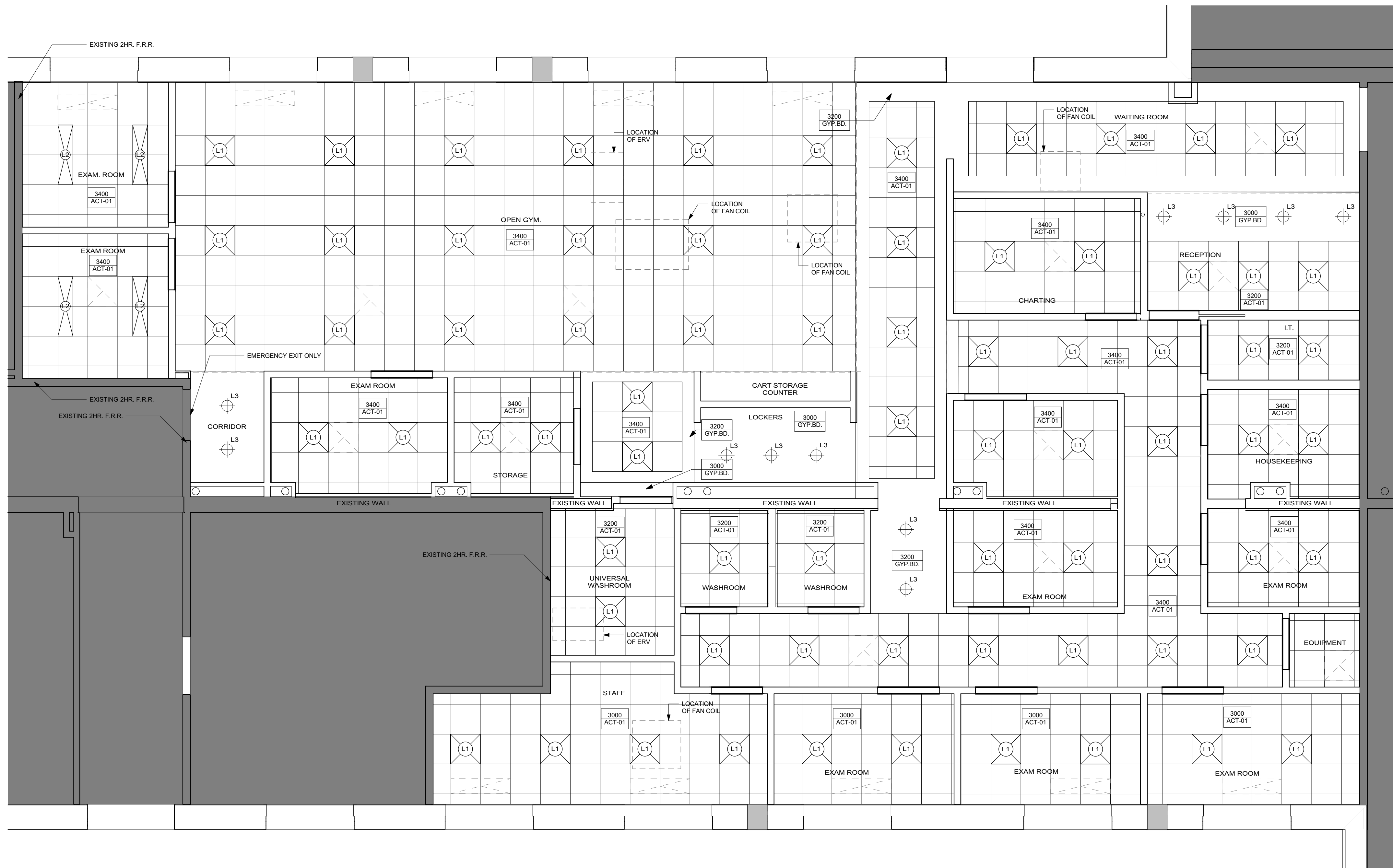
PROPOSED:
SOUTHBRIDGE PHYSIOTHERAPY - LONDON
1390 Dundas Street, PARTS 1 & 2, PART OF LOT 8,
CONCESSION 1, (GEOGRAPHIC TOWNSHIP OF LONDON) COUNTY OF MIDDLESEX- PLAN 33R-19935 LONDON.

Drawing Name
PARTIAL FLOOR PLAN - PHYSIOTHERAPY

| | |
|---|-----------------|
| Layout ID: | Project Number: |
| A-101 | 2221 |
| ORIGINAL DRAWING SIZE: ANSI D (560 x 865mm) (22" x 34") | |

S:\2024\2221-SB-London\1000-PHYSIO-2024\10240923-SBLEPhysio.pln

S:\2022\2221-SB-London\000-PHYSIO-2024\20240923-SBLEPhysio.pln

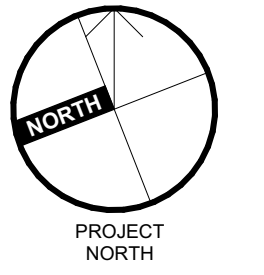


CEILING TILE TYPE LEGEND:

| CEILING TILE (ACT-X) | |
|---------------------------------------|---------------------------------------|
| CEILING TILE (ACT-01) | CEILING TILE (ACT-02) |
| | |
| Job Colour Code: ACT-01 | Job Colour Code: ACT-02 |
| Tile Size: 610mm x 610mm | Tile Size: 1220mm x 610mm |
| Manu. Code No.: 1913 ULTIMA | Manu. Code No.: 1913 ULTIMA |
| Finish: Smooth (Mineral fibre) | Finish: Smooth (Mineral Fibre) |
| SQ. EDGE | SQ. EDGE |
| Supplier: Armstrong | Supplier: Armstrong |

CEILING DEMOLITION NOTES:

- REMOVE ALL EXISTING CEILING TILES, SUSPENSION GRID AND ALL DEVICES, LIGHTING AND FIRE DETECTORS.
- SALVAGE TILES IN GOOD CONDITION TO REPAIR CEILINGS OUTSIDE OF THE EXTENT OF THE NEW WORK.



| REV # | SET NAME | DATE |
|-------|----------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Date: October 24, 2024
Revision History

Drawings are the property of G. M. Diemert Architect Inc. and shall not be reproduced or altered without the written consent of G. M. Diemert Architect Inc.

G. M. DIEMERT ARCHITECT INC.
SUITE 201
957 FOURTH AVENUE EAST
OWEN SOUND, ONTARIO, N4K 2N9,
tel: 519-376-1975

OWNER:
SOUTHBRIDGE CARE HOMES
766 Hespeler Road, Suite 301 Cambridge, N3H 5L8
TEL: 519-621-8886

PROPOSED:
SOUTHBRIDGE PHYSIOTHERAPY - LONDON
1390 Dundas Street, PARTS 1 & 2, PART OF LOT 8, CONCESSION 1, (GEOGRAPHIC TOWNSHIP OF LONDON) COUNTY OF MIDDLESEX- PLAN 33R-19935 LONDON.

Drawing Name
REFLECTED CEILING PLAN

| | |
|---|-----------------|
| Layout ID: | Project Number: |
| A-102 | 2221 |
| ORIGINAL DRAWING SIZE: ANSI D (560 x 865mm) (22" x 34") | |

1 PROPOSED 1st FLOOR CEILING PLAN
SCALE: 1:50

PAINT FINISH LEGEND:

PT-01 = EVERYWHERE UNLESS OTHERWISE NOTED

PT-02 = ALL DOORS & FRAMES

PT-03 = ACCENT COLOUR

PT-01: Sherwin Williams Pure White, Number SW 7005, sheen 3, eggshell.

PT-02: Sherwin Williams Peppercorn, Number SW 7674, sheen 3, eggshell.

PT-03: Sherwin Williams Organic Green, Number SW 6732, sheen 3, eggshell.

FLOOR FINISH NOTE:

FL-01 = C/W VB-01 WALL BASE

FL-02 = C/W VB-01 WALL BASE

FL-03 = C/W VB-01 COVER BASE

FL-01 to FL-02 reducer: Tarkett/Johnsonite transition CRS-xx-A, colour selected by architect from standard range.

FLOORING FINISH LEGEND:






FL-01: Interface Flooring, Natural Woodgrains, Level Set Collection, A00204 Beech; ashlar pattern installation; adhesive to concrete sub-floor. FL-01 joins to both FL-02 and FL-03 with colour matched PVC transitions noted below.

FL-02: Altro Flooring, Ollero, 10mm thickness, Serene colour; Product OS10-07. FL-02 (10mm thick) is joined to FL-01 (4.5mm thick) with Tarkett/Johnsonite colour-matched PVC transition strip; confirm colour with architect from standard range.

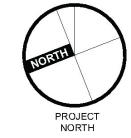
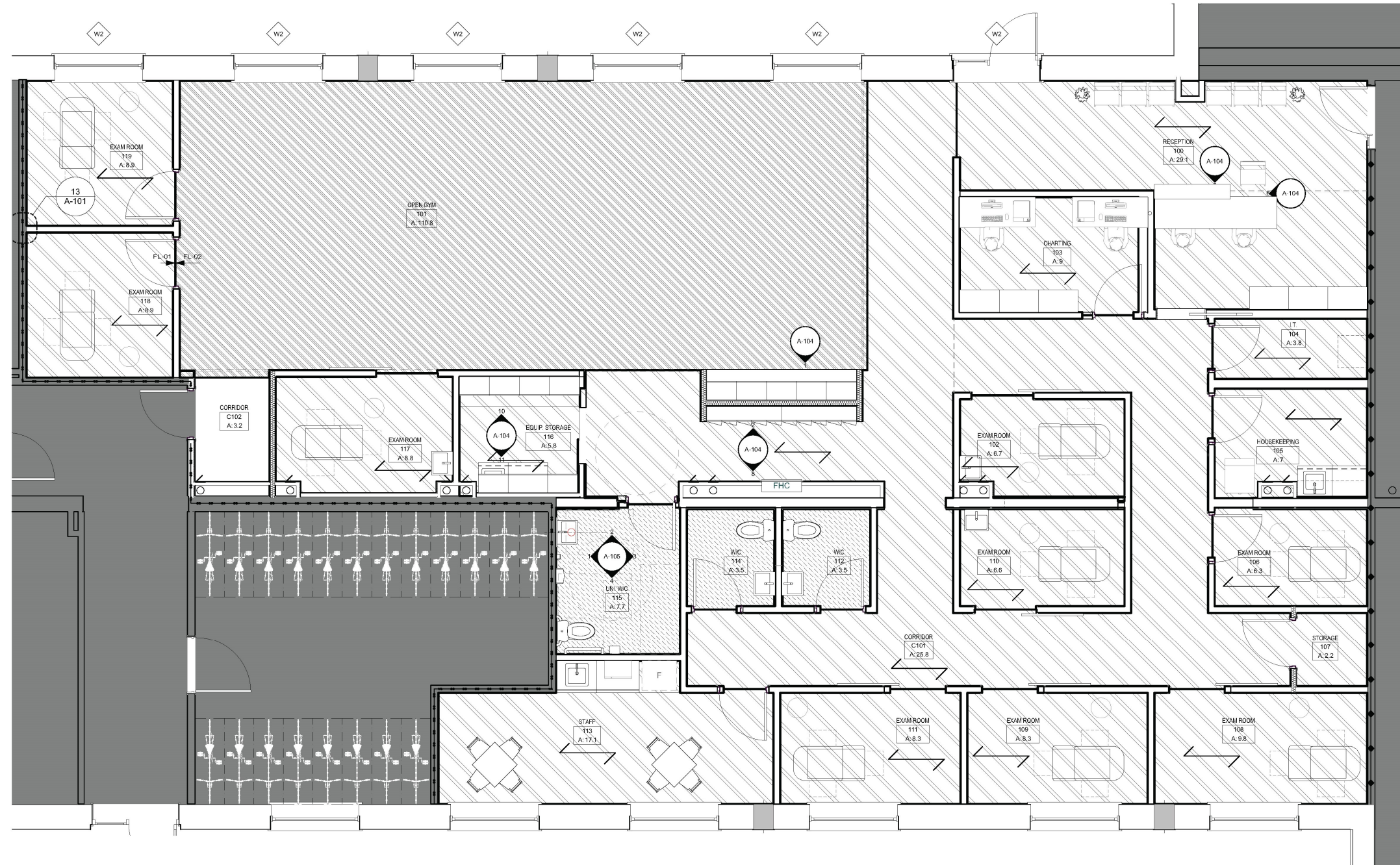
FL-03: Altro Flooring, Aquarius with integral, flash-coved base. Treefrog colour; 2.0mm thick. PVC Cap Strip: Altro C7-Blk (black) for top edge of coved, integral base and Altro Cove Stick, CF20R. FL-03 (2.0mm) material is joined to FL-01 (4.5mm) with colour-matched, Tarkett/Johnsonite transition; confirm colour with architect from standard range.

VB-01 WALL BASE:
Tarkett Homogeneous Polyvinyl Chloride (PVC)
Product: TightLock Resilient, Vinyl-TDCR-TA4 Gateway.
Colour: TA4 Gateway.
Height: 4-3/8"
USE VB-01 IN ALL ROOMS WITH FL-01 AND FL-02 FLOORING TYPES. FL-03 HAS FLASH COVE BASE.

DRAWING LEGEND:

 FLOORING TYPE 1 (FL-01) SEE FLOORING FINISH LEGEND
 FLOORING TYPE 2 (FL-02) SEE FLOORING FINISH LEGEND
 FLOORING TYPE 3 (FL-03) SEE FLOORING FINISH LEGEND
 SYMBOL SIGNIFIES FAUX WOOD GRAIN DIRECTION
 PT-03 SYMBOL SIGNIFIES PAINT FINISH

INFORMATION FROM THIS DRAWING DERIVED FROM:
D.E.I. ENGINEERING JOB: 23181, DRAWING M301, "RENOVATION PART PLANS" ISSUED AUGUST 18, 2018, "ISSUED FOR TENDER".



| REV # | REV NAME | DATE |
|-------|----------|------|
| | | |
| | | |
| | | |
| | | |

Date: October 24, 2024

Revision History

Drawings are the property of G. M. Diemert Architect Inc. and shall not be reproduced or altered without the written consent of G. M. Diemert Architect Inc.

G. M. DIEMERT ARCHITECT INC.
SUITE 201
957 FOURTH AVENUE EAST
OWEN SOUND, ONTARIO, N4K 2N9,
tel: 519-376-1975

OWNER:
SOUTHBIDGE CARE HOMES
766 Hespeler Road, Suite 301 Cambridge, N3H 5L8
TEL: 519-621-8886

PROPOSED:
SOUTHBIDGE PHYSIOTHERAPY - LONDON
1390 Dundas Street, PARTS 1 & 2, PART OF LOT 8, CONCESSION 1, (GEOGRAPHIC TOWNSHIP OF LONDON) COUNTY OF MIDDLESEX; PLAN 33R-19935 LONDON.

Drawing Name
FLOOR FINISH PLAN

| | |
|---|-----------------|
| Layout ID: | Project Number: |
| A-103 | 2221 |
| ORIGINAL DRAWING SIZE: ANSI D (560 x 865mm) (22" x 34") | |

MILLWORK LEGEND

- PL-01
COLOUR:
GLACIER WHITE
SUPPLIER:
EGGER
- PL-02
COLOUR:
DARK HUNTON OAK
SUPPLIER:
EGGER

CABINET FINISHES:

- A. THERMALLY FUSED LAMINATE (TFL) FINISH:**
 1 NOTED AS TFL-xx ON DRAWINGS WHERE "xx" IS THE PARTICULAR PRODUCT IDENTIFICATION NUMBER AND COLOUR.
 2 THERMALLY FUSED MELAMINE (TFL): MANUFACTURE TO MEET OR EXCEED NEMA LD3 GRADE VGL.
 1 HIGH WEAR RESISTANT THERMALLY FUSED MELAMINE: EQUAL OR EXCEED 400 CYCLES (MINIMUM STANDARD FOR HPL ABRASION TEST).
 3 ACCEPTABLE TFL MATERIALS:
 1 UNISEGRO TFL PANELS:
 1 FINISHES SELECTED BY ARCHITECT FROM FULL RANGE OF STANDARD AND SIGNATURE FINISHES (14 CHOICES)
 2 CONSULTANT WILL SELECT COLOUR AND PATTERN FROM 134 CHOICES INCLUDING ABSTRACT, SOLIDS AND WOODGRAIN DECOR.
 2 PANOLAM:
 1 COLOURS SELECTED BY ARCHITECT FROM FULL RANGE OF NEVAMAR AND PIONTE 2be COLLECTIONS.
 2 ARCHITECT WILL SELECT COLOUR AND PATTERN FROM 134 CHOICES INCLUDING ABSTRACT, SOLIDS AND WOOD GRAIN DECOR.
B. HIGH PRESSURE PLASTIC LAMINATE (HPL) FINISH:
 1 NOTED AS "PL-xx" WHERE "xx" IS THE PARTICULAR PRODUCT IDENTIFICATION NUMBER AND COLOUR.
2 MEET OR EXCEED THE FOLLOWING STANDARDS:
 1 GENERAL PURPOSE GRADE: HGS COMPLYING WITH NEMA LD3.
 2 HORIZONTAL GRADE: HGL COMPLYING WITH NEMA LD3
 3 HORIZONTAL FORMING GRADE: HGF COMPLYING WITH NEMA LD3
 4 VERTICAL FORMING GRADE: VGP COMPLYING WITH NEMA LD3
 5 SHEET THICKNESS: SELECTED FROM MANUFACTURER'S STANDARD THICKNESSES.
 HGS 0.042" (1.2mm) HGL 0.037" (1.0mm) HGF 0.037" (1.0mm) VGP 0.028" (0.7mm)
3 HPL - COLOUR AND TEXTURE: SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE; NO METALLIC FINISHES WILL BE SELECTED.
4 BACKER SHEET: PHENOLIC LMINATE, THICKNESS TO MATCH FACE LAMINATE THICKNESS; BLACK OR BROWN COLOUR, SANDED ONE SIDE.
5 ACCEPTED HIGH PRESSURE LAMINATES - FULL RANGE OF COLOURS AND SURFACE FINISHES:
 1 FORMICA
 2 ARBORITE
 3 PIONITE
 4 NEVAMAR
3mm THICK PVC EDGE BANDS - BANDING MATERIAL:
 3mm THICK PVC EDGE BANDS ARE REQUIRED TO FINISH THE EDGES EXPOSED TO VIEW ON ALL PANEL MATERIAL TO WHICH A FACE FINISH CONSISTING OF ANY LAMINATED PRODUCT INCLUDING, HIGH-PRESSURE LAMINATE (PLASTIC LAMINATE), TFL (THERMALLY FUSED MELAMINE).
 3mm THICK PVC EDGE BANDS SHALL BE REHAU OR EQUIVALENT, FLATT-MOULDING, 3mm THICKNESS, COLOUR MATCHED TO FACE OF PANEL MATERIAL BEING Banded. USE 3mm THICK, PVC EDGE BANDS ON ALL PANEL MATERIALS WITH EXPOSED EDGES INCLUDING ALL DRAWER OR DOOR FRONTS FINISHED WITH HPL OR TFL. NO THIN MELAMINE OR PVC OR PLASTIC LAMINATE OR "TAPE" EDGE BANDS PERMITTED.

DRAWER SLIDES:

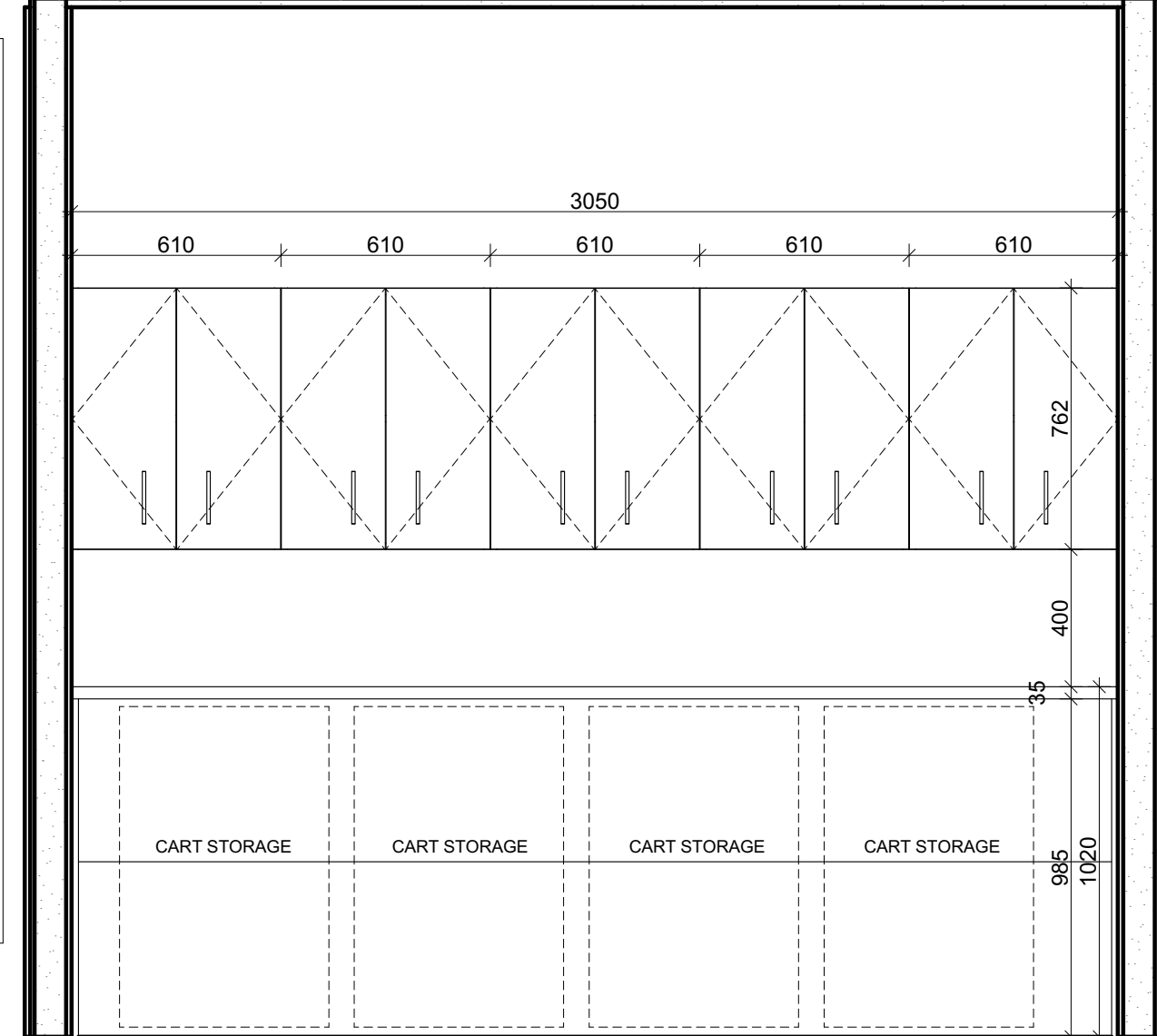
FULL EXTENSION, RICHELIEU, SELF-CLOSING ECLIPSE SLIDE, FULL EXTENSION, T3132C2G24, UNDER-MOUNT SLIDE.

CABINET DOOR HINGES:

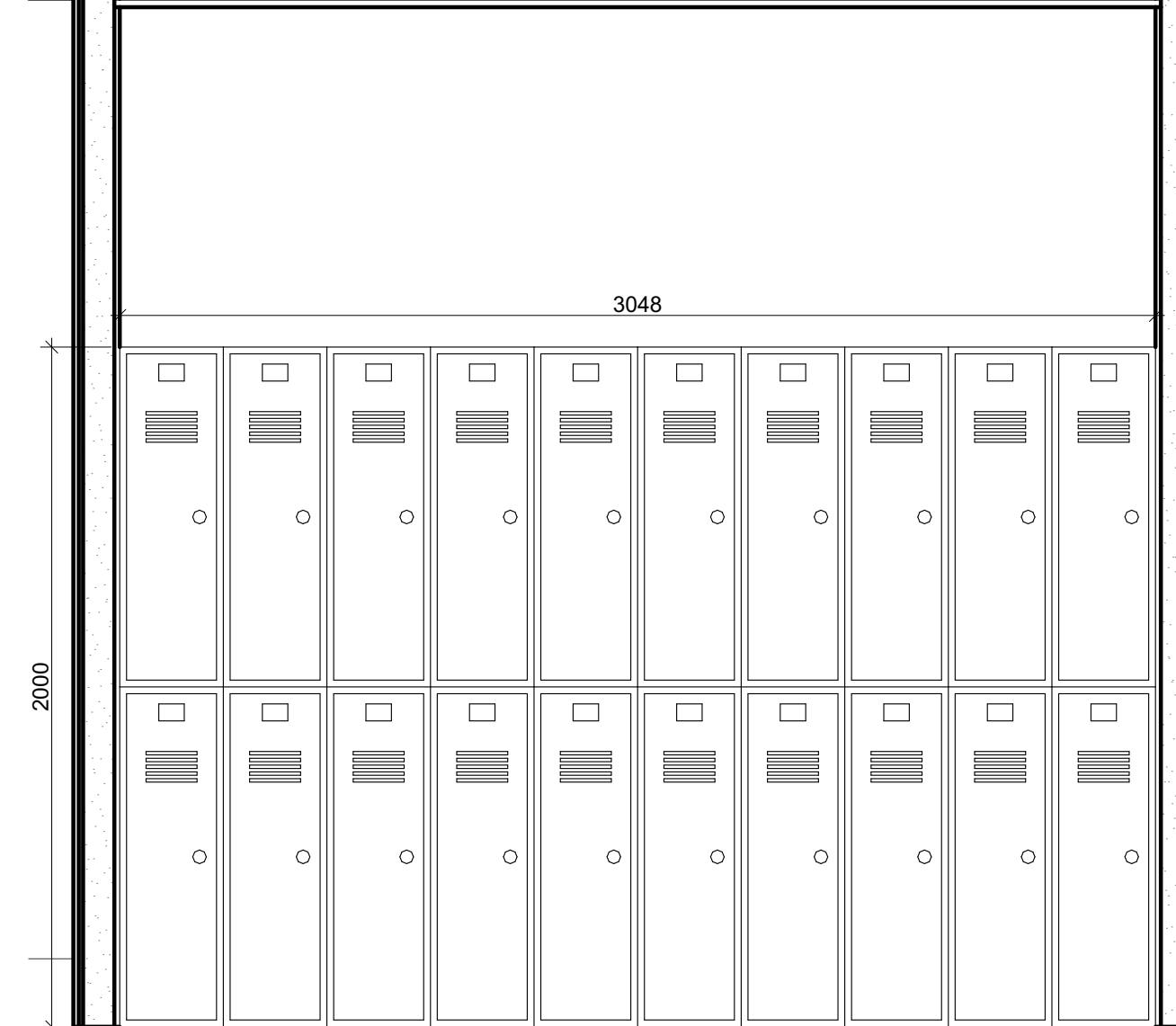
ACCEPTABLE MATERIALS: RICHELIEU 170 DEG. CLIP HINGE.

DRAWER AND DOOR PULLS:

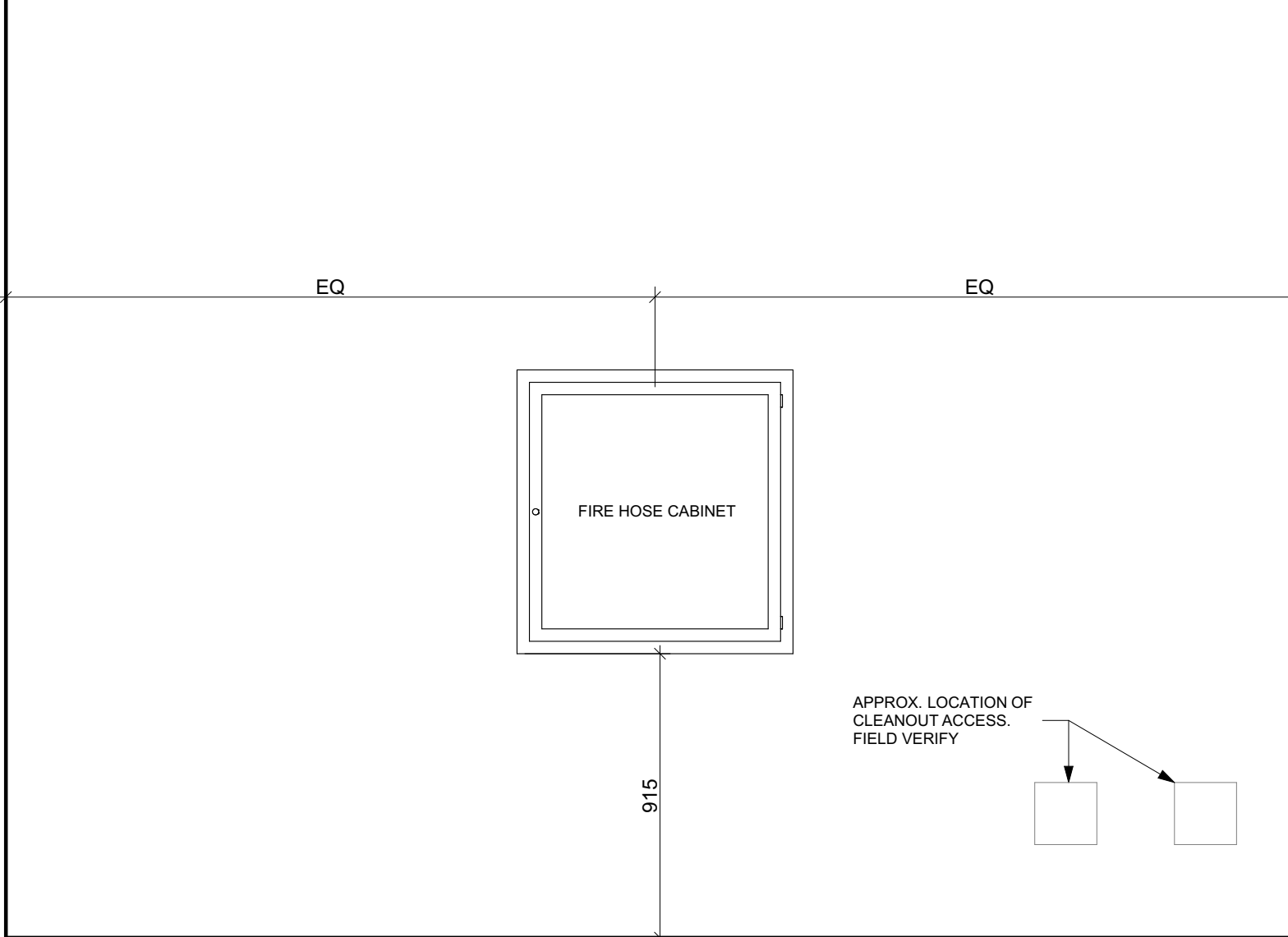
RICHELIEU CONTEMPORARY PULLS, 7348 SERIES, ZAMAK MARETAL WITH BLACK FINISH AS FOLLOWS: MTP-03 - 8P734826900 CENTRE-TO-CENTRE 269mm FINISH NUMBER 900, MATT BLACK, TOTAL LENGTH 273mm x 27mm.



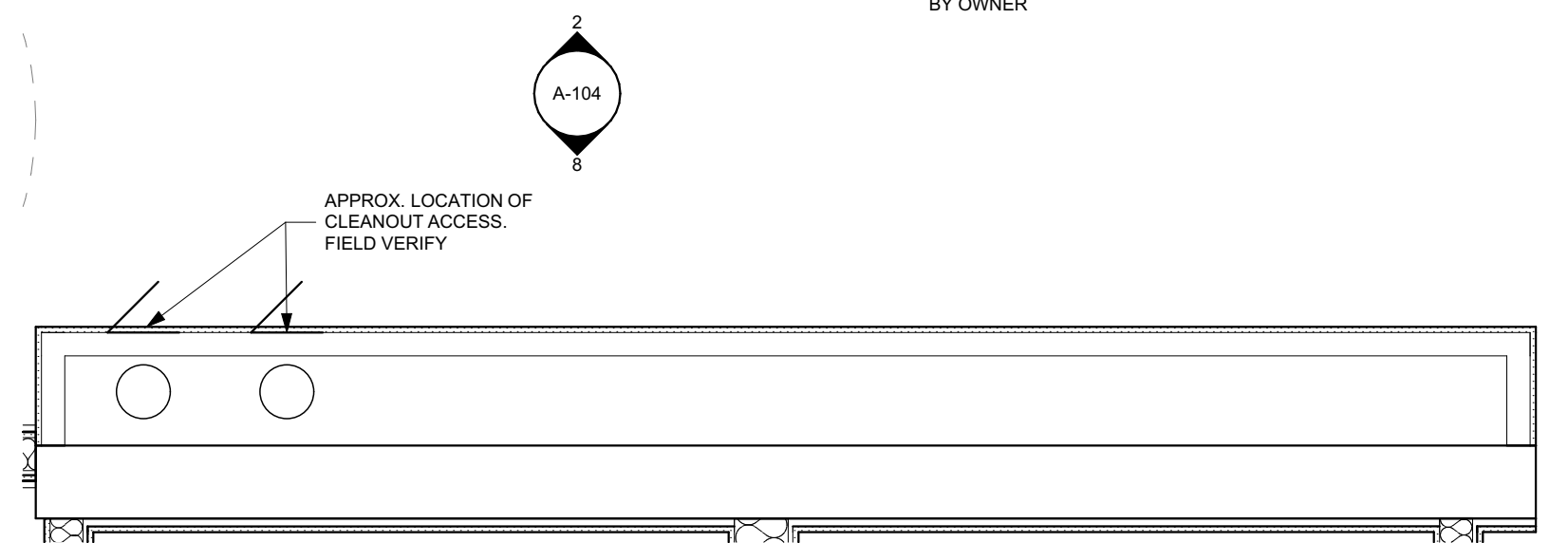
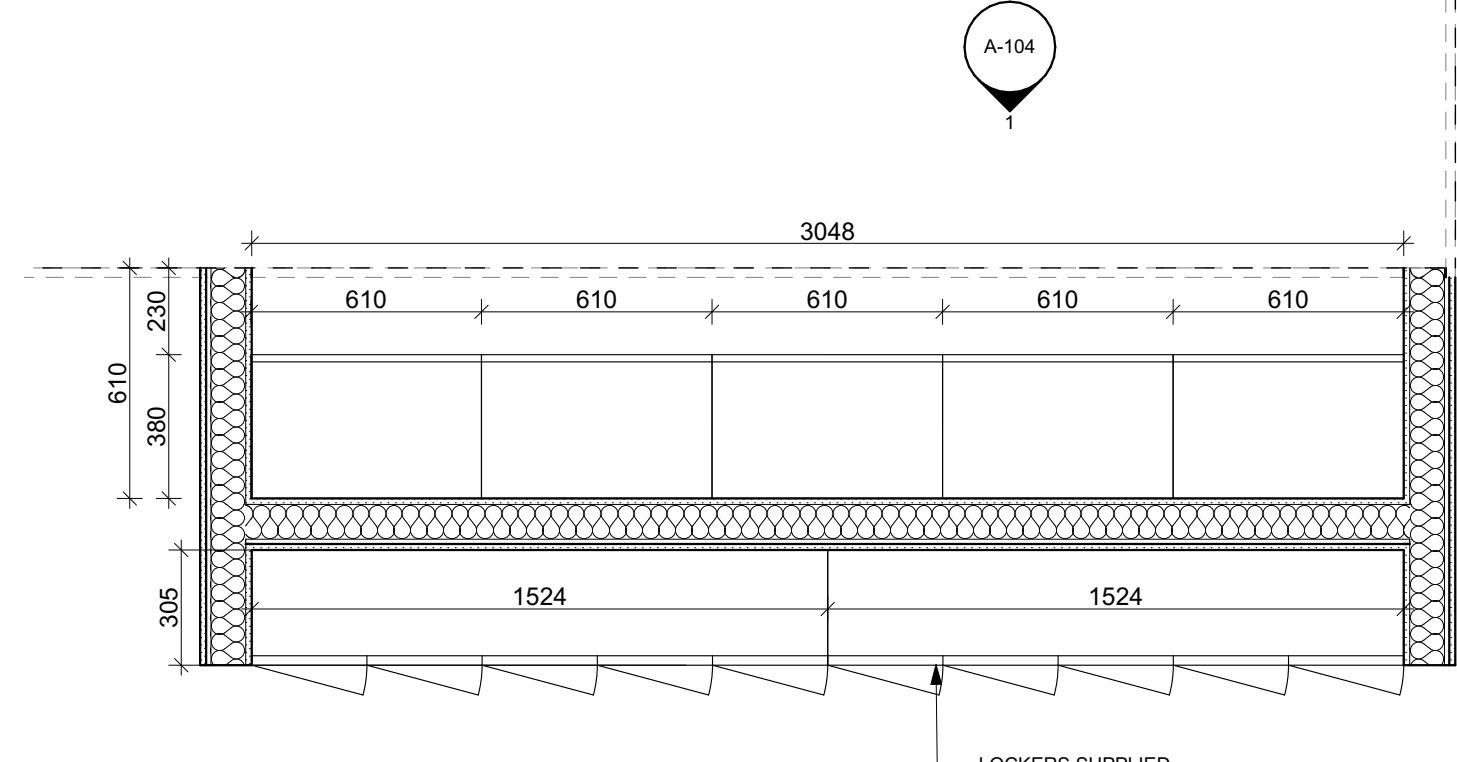
1 MILLWORK AT "OPEN GYM"
SCALE: 1:20



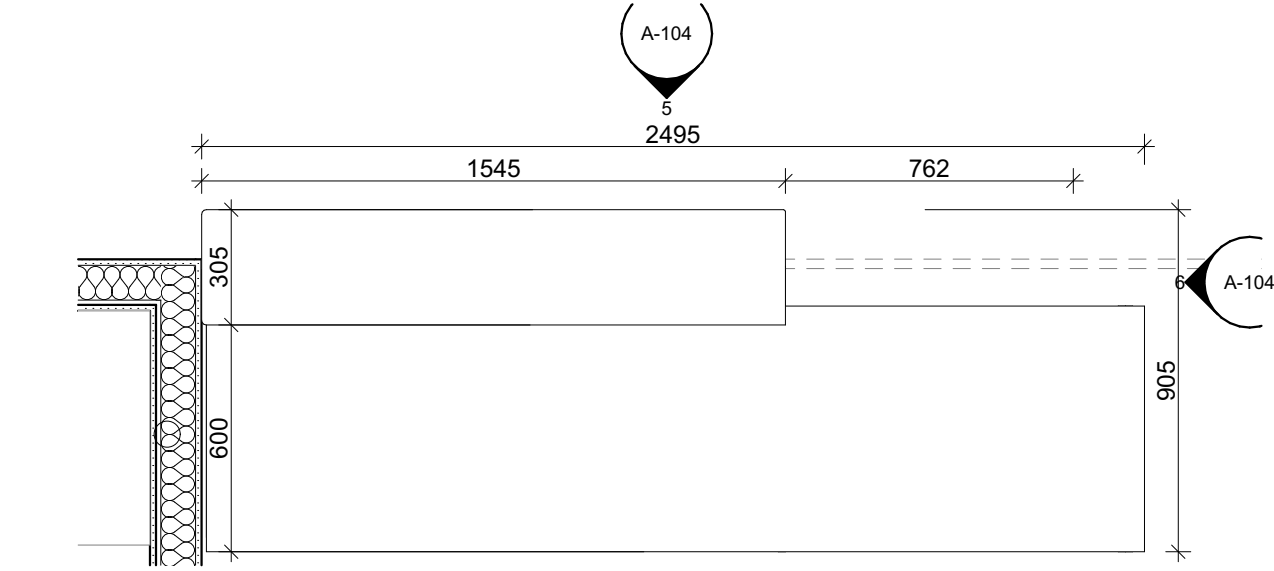
2 LOCKER ELEVATION
SCALE: 1:20



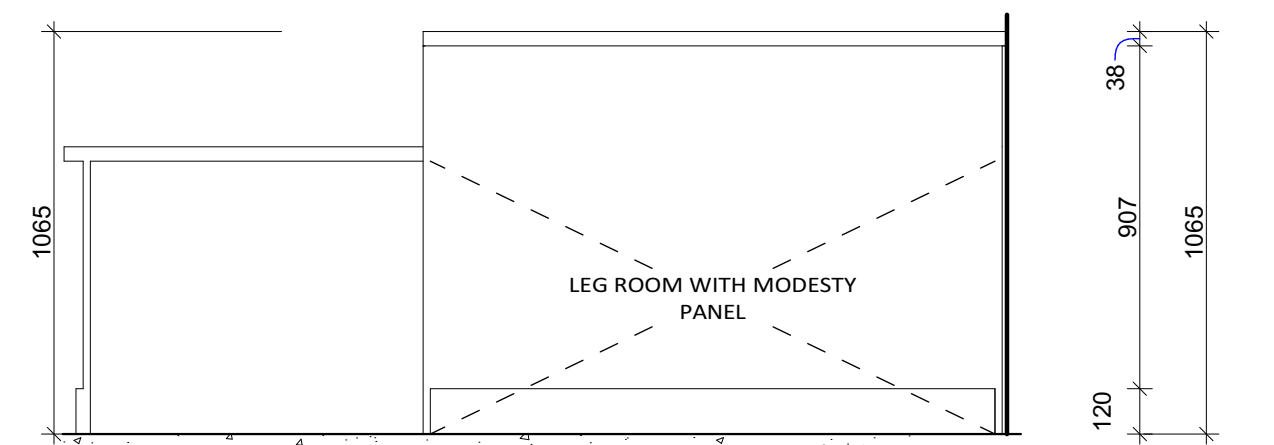
8 FIRE HOSE CABINET
SCALE: 1:20



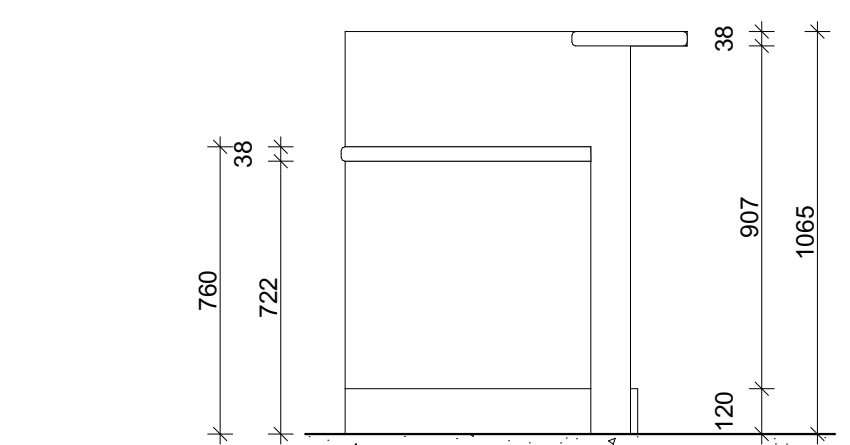
3 LOCKER AREA PLAN
SCALE: 1:20



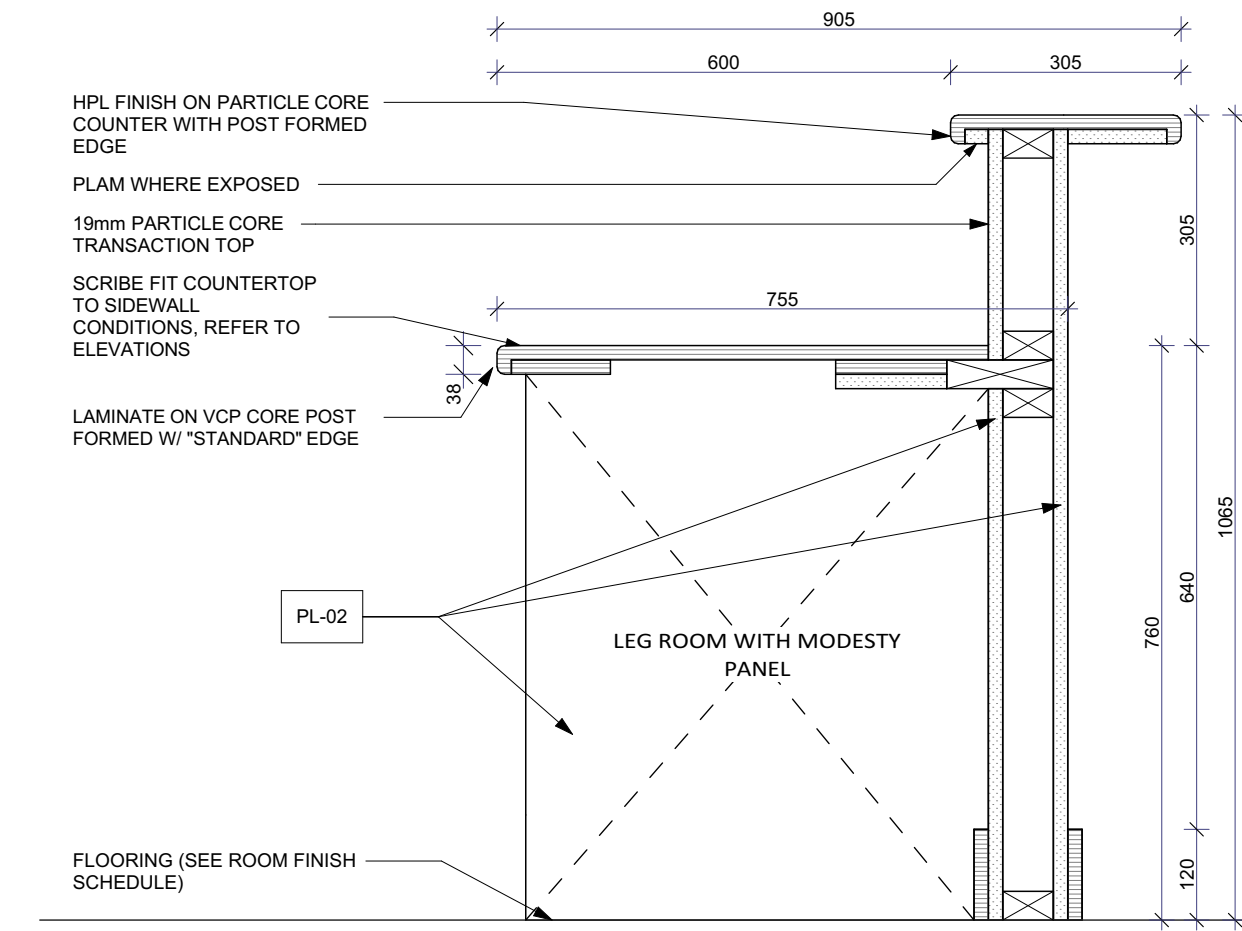
4 RECEPTION DESK MILLWORK PLAN
SCALE: 1:20



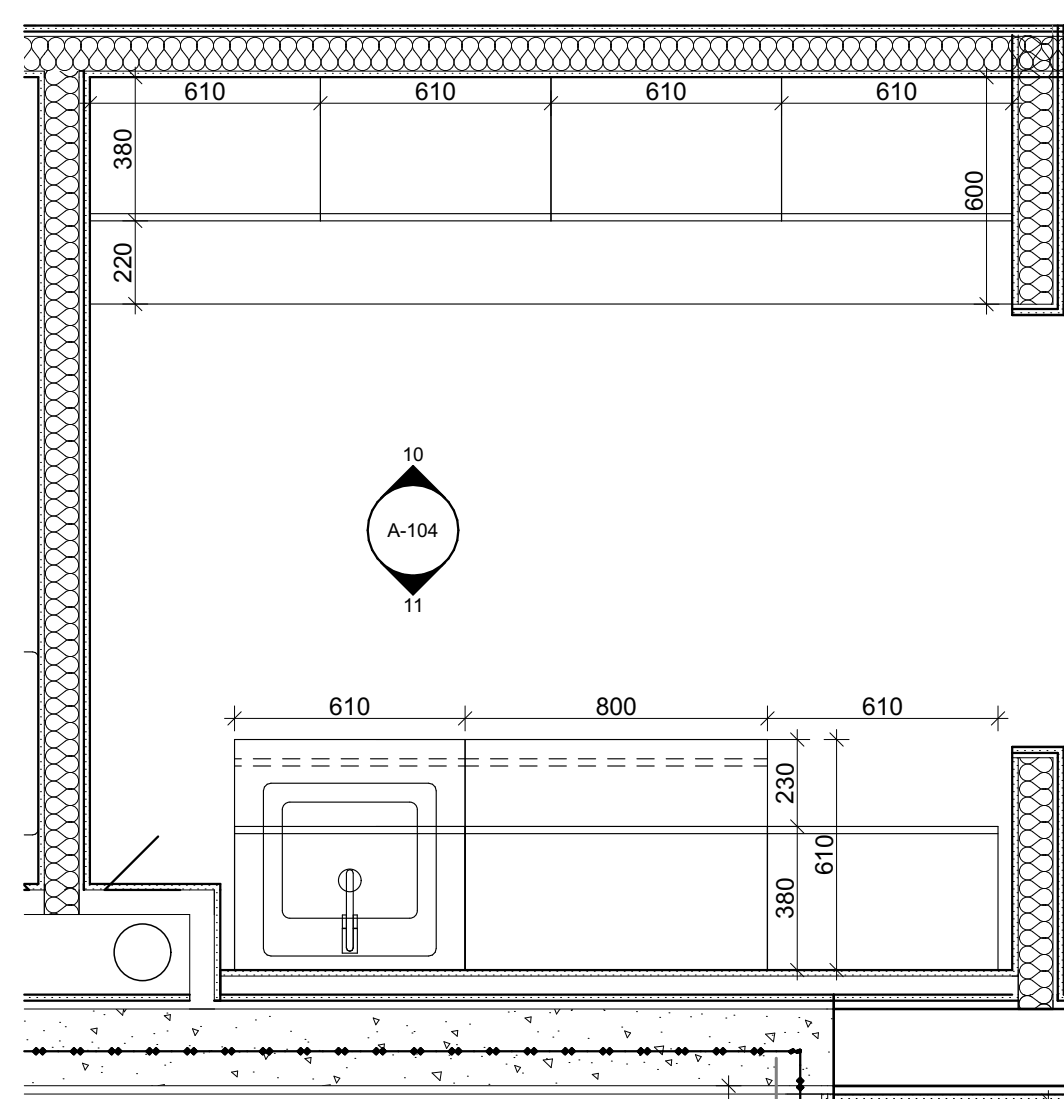
5 RECEPTION DESK MILLWORK FRONT ELEVATION
SCALE: 1:20



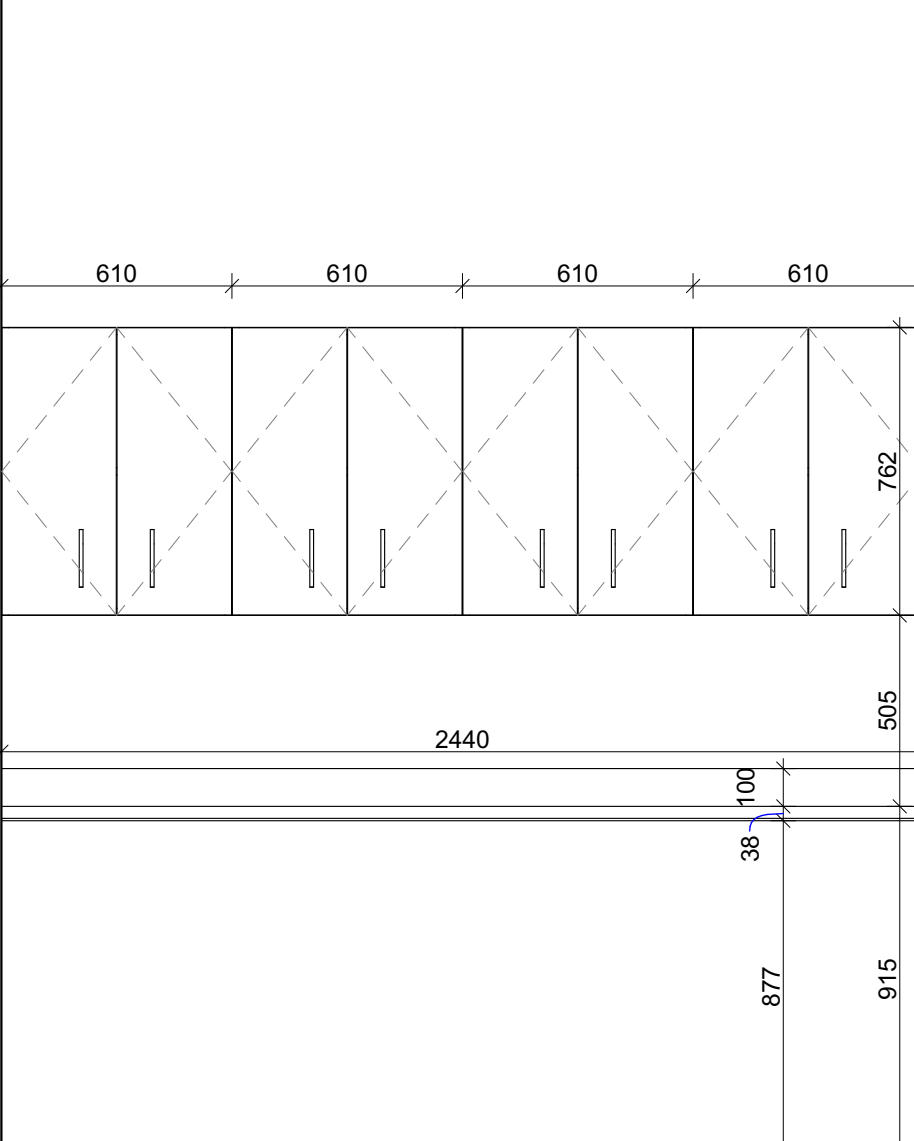
6 RECEPTION DESK MILLWORK SIDE ELEVATION
SCALE: 1:20



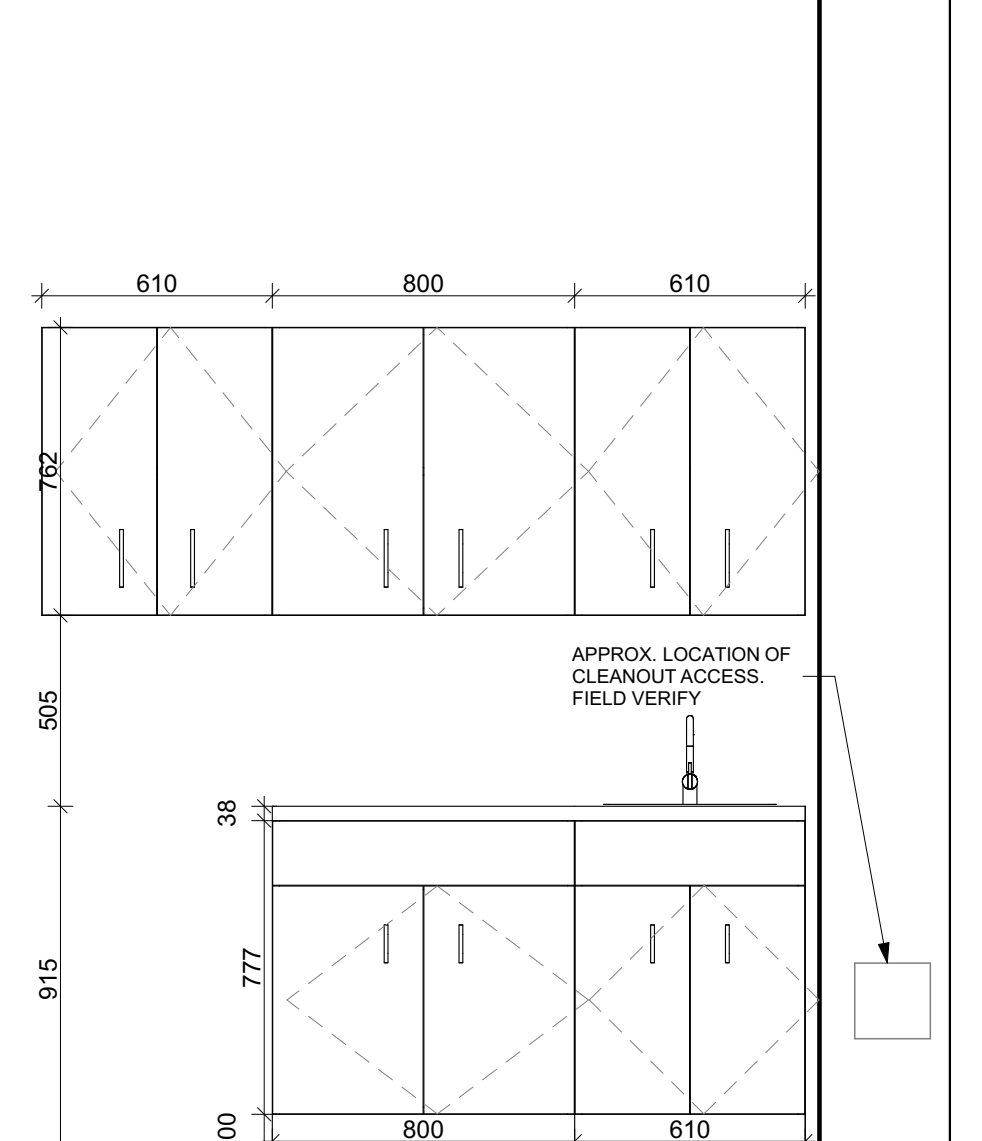
7 RECEPTION DESK SECTION DETAIL
SCALE: 1:10



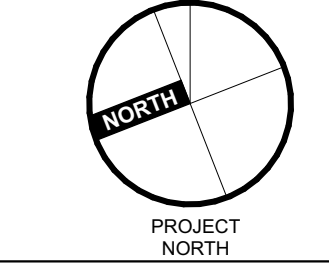
9 EQUIPMENT STORAGE PLAN
SCALE: 1:20



10 EQUIPMENT STORAGE MILLWORK ELEVATION A
SCALE: 1:20



11 EQUIPMENT STORAGE MILLWORK ELEVATION B
SCALE: 1:20



| REV # | SET NAME | DATE |
|-------|----------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Date: October 24, 2024

Revision History

Drawings are the property of G. M. Diemert Architect Inc. and shall not be reproduced or altered without the written consent of G. M. Diemert Architect Inc.

G. M. DIEMERT ARCHITECT INC.
 SUITE 201
 957 FOURTH AVENUE EAST
 OWEN SOUND, ONTARIO, N4K 2N9,
 TEL: 519-376-1975

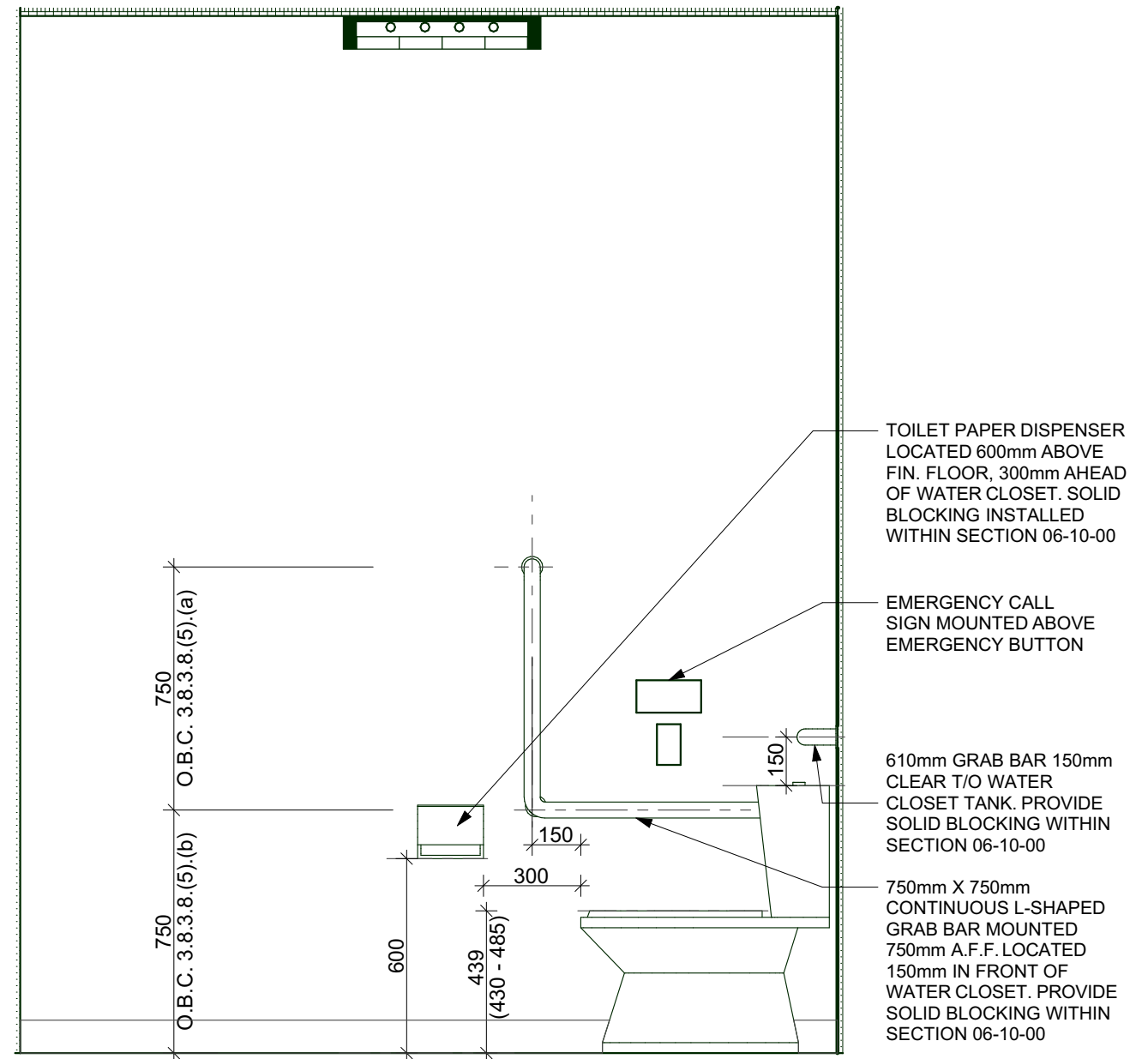
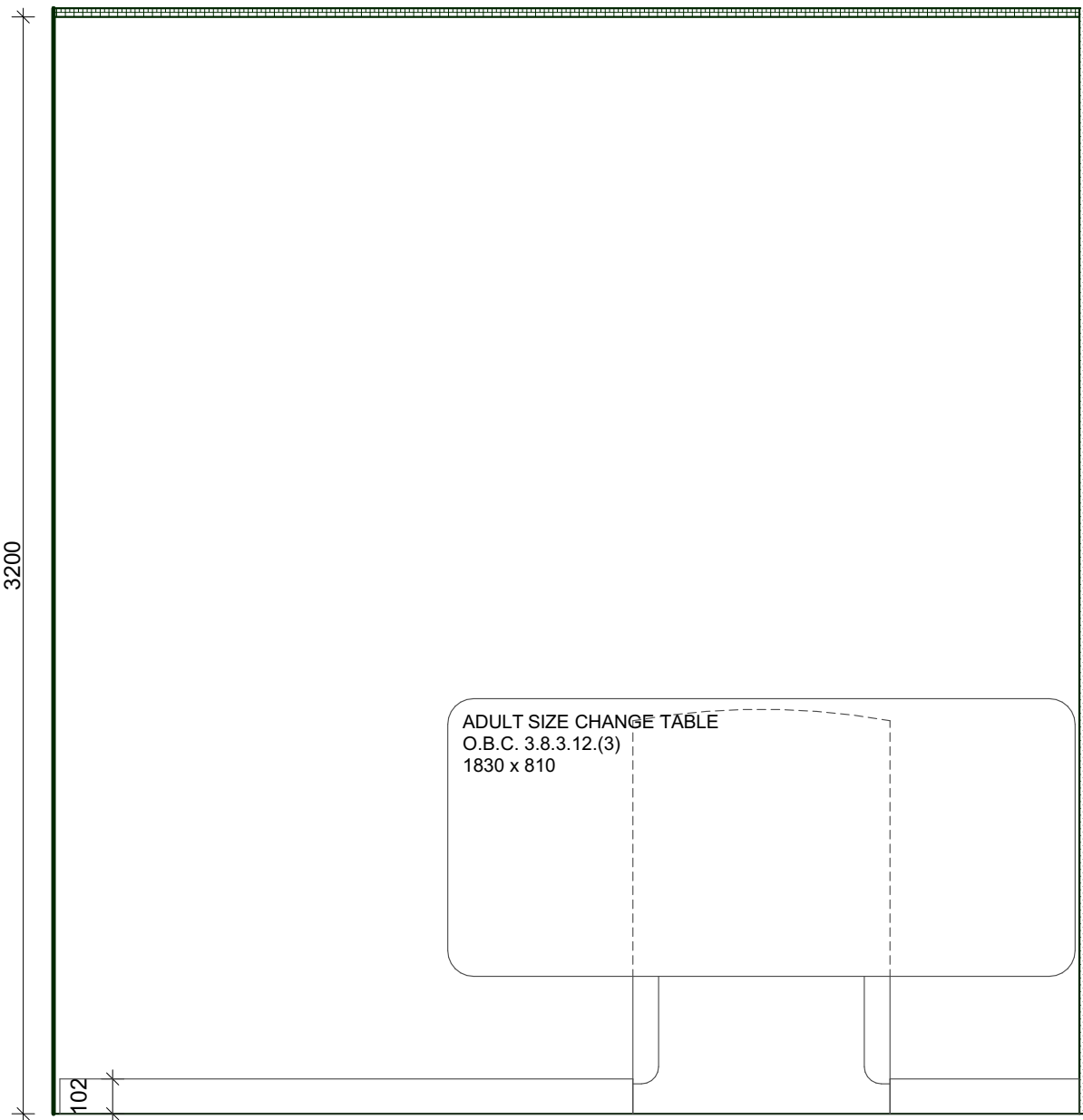
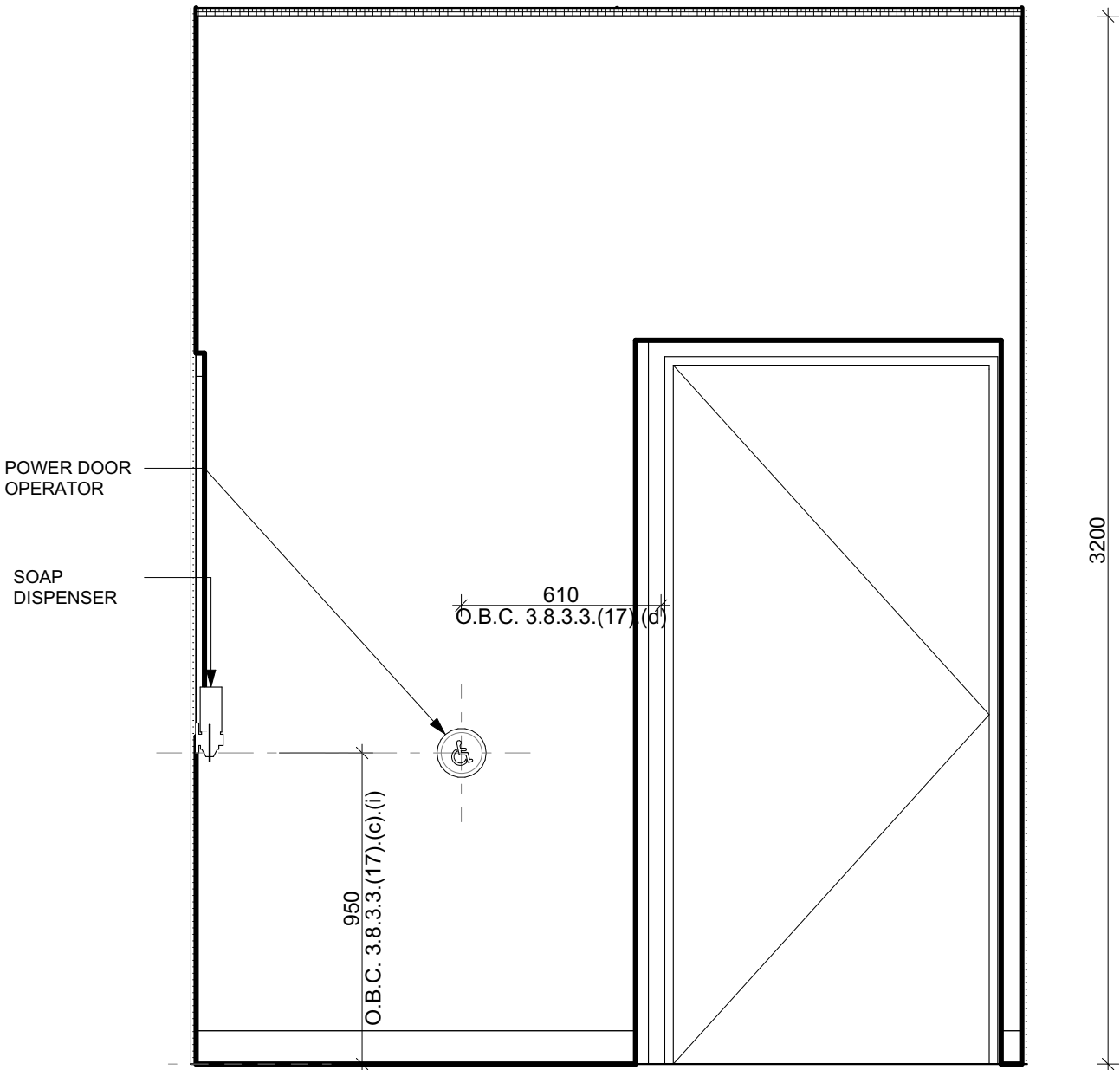
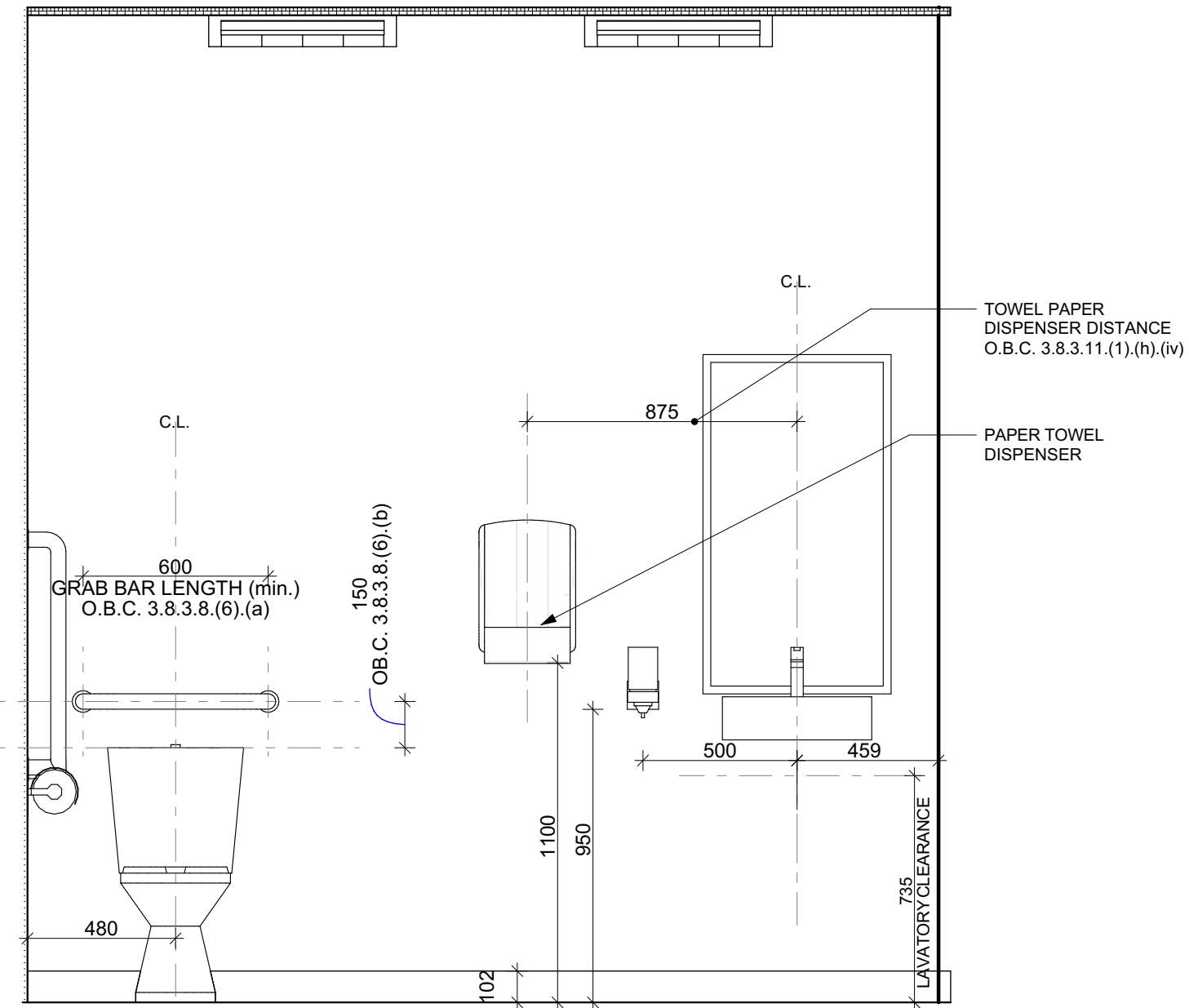
OWNER:
SOUTHBRIDGE CARE HOMES
 766 Hespeler Road, Suite 301 Cambridge, N3H 5L8
 TEL: 519-621-8886

PROPOSED:
SOUTHBRIDGE PHYSIOTHERAPY - LONDON
 1390 Dundas Street, PARTS 1 & 2, PART OF LOT 8, CONDESNON 1, (GEOGRAPHIC TOWNSHIP OF LONDON) COUNTY OF MIDDLESEX- PLAN 33R-19935 LONDON.

Drawing Name
MILLWORK DETAILS

Layout ID: **A-104**

Project Number: **2221**
 ORIGINAL DRAWING
 SIZE: ANSI D (560 x 865mm) (22" x 34")

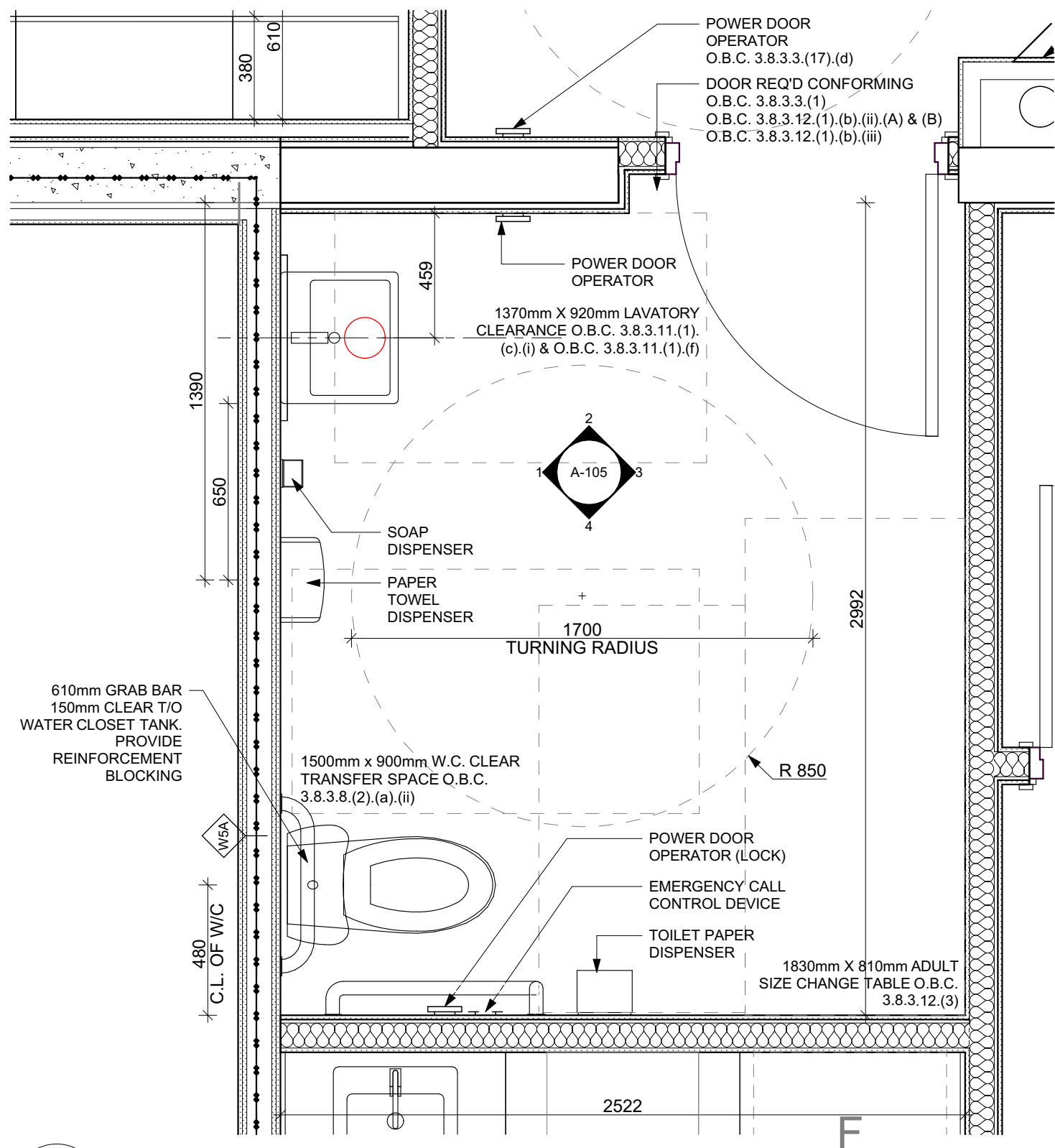


1 ROOM ELEVATION
A-105 SCALE: 1:20

2 ROOM ELEVATION
A-105 SCALE: 1:20

3 ROOM ELEVATION
A-105 SCALE: 1:20

4 ROOM ELEVATION
A-105 SCALE: 1:20



5 UNIVERSAL WASHROOM PLAN
A-105 SCALE: 1:20

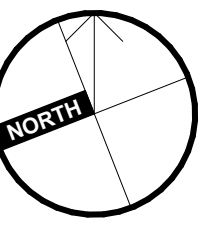
DRAWING NOTES

1. LAYOUT PARTITIONS ACCORDING TO ARCHITECTURAL DRAWING. NOTIFY ARCHITECT IF LOCATIONS OF STRUCTURE, PARTITIONS & OPENINGS DIFFER FROM WHAT IS SHOWN ON DRAWINGS.
2. COORDINATE AND LOCATE PROPOSED NEW MECHANICAL AND ELECTRICAL SERVICES BOTH ABOVE & BELOW GRADE TO AVOID INTERFERENCES BETWEEN SERVICES. (REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR SIZING; LOCATE FIXTURES ACCORDING TO ARCHITECTURAL DRAWINGS).
3. DISPOSE OF EXISTING CONCRETE & OTHER DEBRIS IN ACCORDANCE WITH THE CITY OF LONDON'S BYLAWS & REQUIREMENTS.
4. PROVIDE 15.7mm GYP-BD & METAL STUD FINISHED TO U/S OF EXISTING STRUCTURE PROVIDE GYP-BD HALF-BEAD TO NON-SIMILAR ELEMENTS.
5. INFILL EXISTING OPENING.
6. SAND EXISTING FIRE TAPED GYP-BD. SAND & PRIME EXISTING GYP-BD TO RECEIVE PAINT.
7. GYPSUM BOARD INSIDE THIS ROOM IS TO BE PAPERLESS GYPSUM BOARD 15.9mm TYPE "X".
8. ROLLER SHADE PROVIDED IN THIS CONTRACT.
9. PROVIDE (5) HALF-HEIGHT DOUBLE-TIER LOCKERS C/W FILLER STRIPS ON EA. END.
10. CONSTRUCT NEW WALL TYPE W4B WITH 1-Hr FRR IN PLACE OF EXISTING PARTITION.

ABBREVIATIONS

| | |
|----------|-------------------------------|
| ALUM | ALUMINUM |
| HM | HOLLOW METAL |
| HM-TB | HOLLOW METAL THERMALLY BROKEN |
| HM-INSUL | HOLLOW METAL INSULATED |
| HRDWR | HARDWARE |
| SC | SOLID CORE WOOD |
| T | TEMPERED GLASS |
| VAR | VARIES |

NOTE:
MAINTAIN EXISTING 1.5-Hr FRR AROUND EXIT AND EXIT STAIR



PROJECT NORTH

| REV # | SET NAME | DATE |
|-------|----------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

Date: October 24, 2024
Revision History

Drawings are the property of G. M. Diemert Architect Inc. and shall not be reproduced or altered without the written consent of G. M. Diemert Architect Inc.

G. M. DIEMERT ARCHITECT INC.
SUITE 201
957 FOURTH AVENUE EAST
OWEN SOUND, ONTARIO, N4K 2N9,
tel: 519-376-1975

OWNER:
SOUTHBRIDGE CARE HOMES
766 Hespeler Road, Suite 301 Cambridge, N3H 5L8
TEL: 519-621-8886

PROPOSED:
SOUTHBRIDGE PHYSIOTHERAPY - LONDON
1390 Dundas Street, PARTS 1 & 2, PART OF LOT 8, CONCESSION 1, (GEOGRAPHIC TOWNSHIP OF LONDON) COUNTY OF MIDDLESEX- PLAN 33R-19935 LONDON.

Drawing Name
UNIVERSAL WASHROOM DETAILS

Layout ID: **A-105**
Project Number: **2221**
ORIGINAL DRAWING
SIZE: ANSI D (560 x 865mm) (22" x 34")