COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2026-005

TAKE NOTICE that an application has been received by the Town of Innisfil from **Morag Davidson, Owner**, for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as **PLAN M33 LOT 7,** known municipally as **2180 Victoria St East,** and is zoned **"Community Services (CS)".**

The applicant is seeking relief from Section 3.35 of the Zoning By-law to permit a reduced number of parking spaces for a place of worship and child daycare facility. A total of 56 parking spaces are required, whereas only 16 parking spaces are provided on site.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, March 19, 2026, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code: https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx

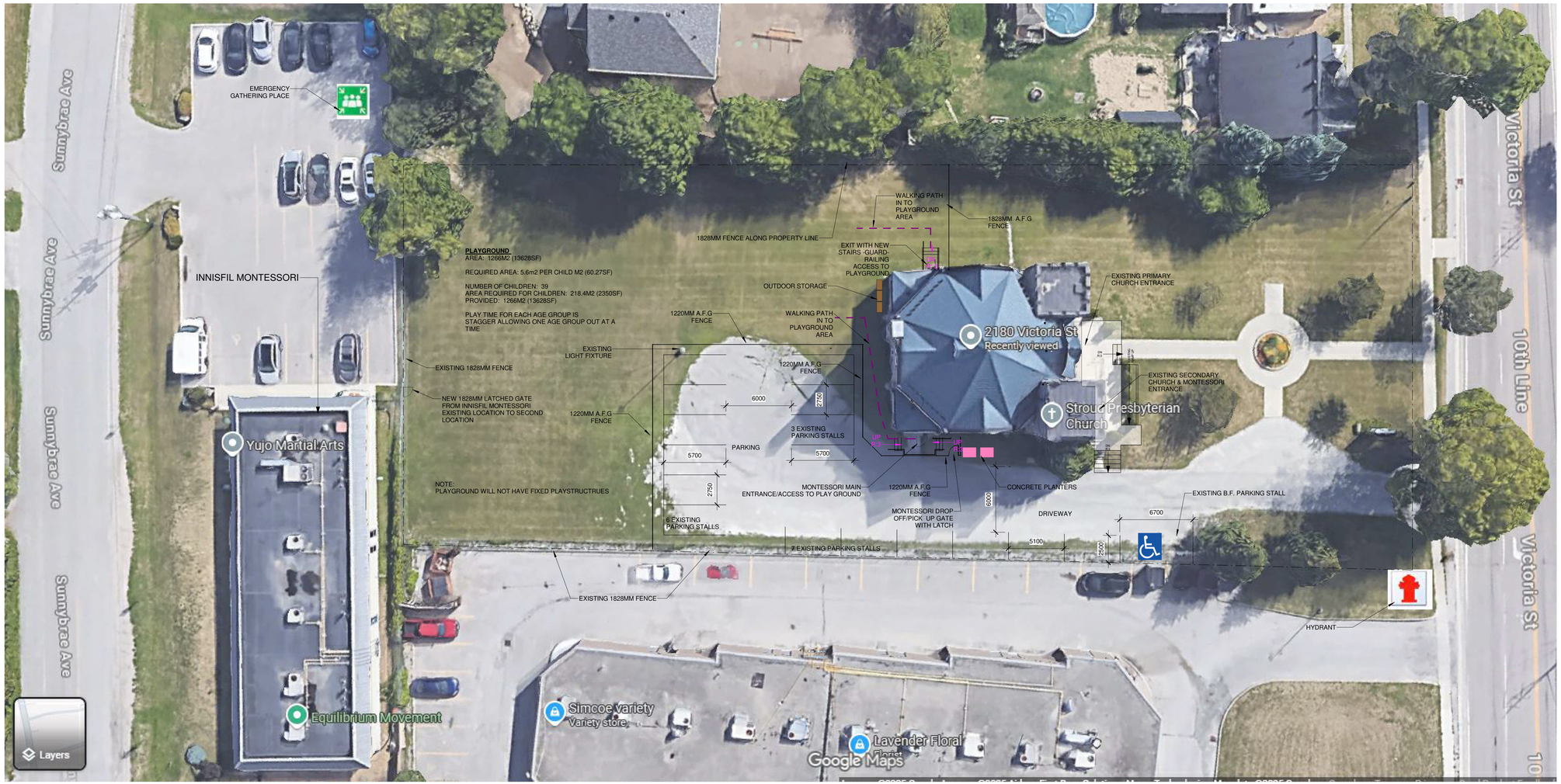
Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal (OLT).

Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **March 3, 2026**

Sarah Burton Hopkins
Secretary Treasurer
sburtonhopkins@innisfil.ca 705-436-3710 ext. 3504



1 SITE PLAN
1 : 200

PARKING FOR MONTESSORI
CHURCH WILL NOT BE IN OPERATION DURING THE HOURS THAT THE MONTESSORI IS OPEN

TENANT AREA: 179M2 GROSS FLOOR AREA

REQUIRED	**PROVIDED**
1 PARKING SPACE PER 30M2 OF GROSS FLOOR AREA 179M2/30 = 6 REQUIRED	9
ACESSIBLE PARKING 1-25 PARKING SPACES = 1	1

ISM ARCHITECTS Inc.
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Email: ian@ismarchitects.ca

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1	CLIENT REVIEW 1 FPI	2025.11.06
2	CLIENT/MINISTRY REVIEW 1 FPI	2025.11.07
3	CLIENT/MINISTRY REVIEW	2025.11.11
4	CLIENT REVIEW	2025.11.25
5	SUBMIT FOR PERMIT	2025.11.26
6	HEALTH DEPT. ACT. SINK	2025.12.08
7	MINISTRY COMMENTS	2026.01.09
8	ACCORDION DOOR DETAILS	2026.01.28
9	PLANNING DEPT. COMMENT1	2026.07.28

Do not scale drawings. The contractor shall check and verify all dimensions and conditions and report discrepancies to the Architect before proceeding with the work.

A Detail No.
B Sheet No. where detailed

Stamp
ONTARIO ASSOCIATION OF ARCHITECTS
IAN S. MALCOLM
LICENCE
2853

Orientation
N

Client Information
INNISFIL MONTESSORI ACADEMY
ERIN BARNARD
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L9S 1H8
T: 705-431-4462
E: innisfilmontessori@rogers.com

Project
INNISFIL MONTESSORI ACADEMY
2180 VICTORIA ST
INNISFIL, ON

Project Information

Project No.:	254406
Drawn by:	BK
Checked by:	ISM
Date:	2025.10.27
Scale:	1 : 200

Drawing
NEW SITE PLAN

Drawing No.
A1.2

	Ontario Building Code Data Matrix Part 3		Building Code Reference
3.00	Building Code Version:	O. Reg. 203/24 — Last Amendment: O. Reg. 203/24	
3.01	Project Type:	☐ New Construction ☐ Addition ■ Renovation ☐ Change of use ☐ Addition and renovation ■ Alteration Description: GROUP A2 - MONTESSORI	
3.02	Tenant Occupancy Classification:	Occupancy / Use: EXISTING - GROUP A2 / CHURCH - 117 YEARS OLD NEW - GROUP A2 / MONTESSORI	3.1.2.
3.03	Superimposed Major Occupancies:	■ No ☐ Yes Description:	3.2.2.7
3.04	Tenant Area (m2)	Description: / Existing / New / Total TENANT AREA - BASEMENT LEVEL / 273 / / 273 BUILDING AREA / 273 / / 273	[A]1.3.3.4. 3.2.2.5.(1)
3.05	Tenant Gross Area (m2)	Description: / Existing / New / Total TENANT / 273 / / 273 BUILDING / 373 / / 373	[A]1.3.3.4
3.06	Mezzanine Area (m2)	Description: / Existing / New / Total EXISTING / 107 / / 107	3.2.1.1.
3.07	Building Height	1 Storeys above grade — 10.0+/- (m) Above grade 1 Storeys below grade	3.2.1.1
3.03	High Building	■ No ☐ Yes	3.2.6
3.09	Number of Streets/ Firefighter access	1 Street(s)	3.2.2.10 & 3.2.5
3.10	Tenant Classification: (Size & Construction Relative to Occupancy)	3.2.2.25 — Group/Div A2	3.2.2.20 - 92
3.11	Sprinkler System	☐ Required ■ No Required ☐ Existing Provided: ☐ Entire Building ☐ Selected Compartments ☐ Selected floor areas ☐ Basement ☐ In lieu of roof rating ☐ None Description:	3.2.1.5 & 3.2.2.17, 3.2.2.18, 3.2.4.7. to 3.2.4.12, &
3.12	Standpipe System	■ Not required ☐ Required	3.2.5.9., 3.2.5.15., 3.2.5.10., 3.2.5.8., 3.2.5.11., 3.2.4.9
3.13	Fire Alarm System	■ Required ☐ Not required Type Provided: ■ Single stage ☐ Two stage ☐ None	3.2.4.
3.14	Water Service/ Supply is Adequate	☐ No ■ Yes	3.2.5.7.
3.15	Construction Type:	Restriction: ☐ Combustible permitted ☐ Non-combustible required ■ Both Actual: ☐ Combustible ☐ Non-combustible ■ Combination of combustible and non-combustible ☐ Encapsulated mass timber ☐ Combination of encapsulated mass timber and non-combustible Heavy Timber Construction: ■ No ☐ Yes	3.2.2.20-92 3.1.4.7.
3.16	Importance Category:	☐ Low ☐ Low human occupancy ☐ Post-disaster shelter ☐ Normal ■ High ☐ Minor storage building ☐ Explosive or hazardous substances ☐ Post-disaster	4.1.2.1.(3) & T4.1.2.1.
3.18	Occupant Load	Floor Level/Area / Occupancy Type / Based On / Occupant Load (Persons) / Posted Limit Required BASEMENT / A2 / / 48 / 48 Total / / / 48 / 48	3.1.17. & 3.1.17.1.(2) T-3.7.4.3.-I T-3.7.4.3-A 3.7.4.2
3.19	Barrier-free Design:	■ Yes ☐ No — Explanation	3.8.
	Barrier-free Entrances:	Number 1 — Explanation	3.8.1.2.
3.20	Hazardous Substances:	☐ Yes — Explanation ■ No	3.3.1.2. & 3.3.1.21.
3.21	Required Fire Resistance Ratings	Horizontal Assembly / Rating (H) / Supporting Assembly (H) / Noncombustible in lieu of rating? Storeys below grade / .75 / .75 / ☐ No ■ Yes ☐ N/A Floors over basement / .75 / .75 / ☐ No ■ Yes ☐ N/A Floors / .75 / / ☐ No ☐ Yes ■ N/A Mezzanine / .75 / / ☐ No ☐ Yes ■ N/A Roof / .75 / / ☐ No ☐ Yes ■ N/A	3.2.2.20-92. 3.2.1.2. 3.2.1.4. 3.2.2.15.

3.22a	Spatial Separation	Exposing Building Face / EBF Area (m2) / L.D.(m) / L/H or H/L / Required FRR(H) / % Unprotected Openings Permitted / % Unprotected Provided N/A	3.2.3.
3.22b	Spatial Separation Continued	EBF (repeated) / Construction Type / Cladding Type (☐ Combustible ☐ Noncombustible ×4) N/A	
3.23a	Plumbing Fixture Requirements	Ratio: Floor Level/Area / Occupant Load / OBC Reference / WCs Required / WCs Provided CHILDREN / 39 / T- 3.7.4.3.I / 4 / 4 STAFF / 9 / T-3.7.4.3.-A / 2 / 2	3.7.4.,3.8.2.3 T-3.7.4.3.-I T-3.7.4.3.-A 3.7.4.2
3.24	Energy Efficiency:	Compliance Path: Climate Zone: 6 Degree Days Below 18C: 4380	12.2.1.2 SB-10 Table 1.3.11 SB-1 Table 2
3.26	Notes:	Travel Distance 30	3.4.2.5

TENANT CLASSIFICATION GROUP A2 - 3.2.2.25 UP TO 2 STOREYS SPRINKLERED

BARRIER - FREE PATH OF TRAVEL 3.8.1.3.(1) - EVERY BARRIER-FREE PATH OF TRAVEL SHALL BE PROVIDED AND UNOBSTRUCTED WIDTH OF AT LEAST 1100MM FOR THE PASSAGE OF WHEELCHAIRS.

CONTROLS 3.8.1.4 CONTROLS FOR THE OPERATION OF BUILDING SERVICES OR SAFETY DEVICES, INCLUDING ELECTRICAL SWITCHES, THERMOSTATS AND INTERCOM SWITCHES, INTENDED TO BE OPERATED BY THE OCCUPANT AND LOCATED IN A BARRIER-FREE PATH OF TRAVEL SHALL BE MOUNTED, 1200MM A.F.F, IN THE CASE OF A THEREMOSTAT OR A MANUAL PULL STATION, AND NOT LESS THAN 900MM AND NOT MORE THAN 1100MM A.F.F. IN THE CASE OF ALL OTHER CONTROLS, AND BE LOCATED SO AS TO BE ADJACENT TO AND CENTRED ON EITHER THE LENGTH OR THE WIDTH OF A CLEAR FLOOR SPACE OF 810MM BY 1370MM AND OPERABLE USING ONE HAND, AND USING A CLOSED FIST.

ACCESSIBLY SIGNS SHALL CONFORM TO SECTION 3.8.3.1.

LOCATION OF EXITS 3.4.2.5.(f): 30M

MINIMUM NUMBER OF EXITS T-3.4.2.1.-A: 2 FOR EVERY 150M2 FLOOR AREA

CONTRACTOR TO CHECK AND VERIFY ALL OPENINGS PRIOR TO INSTALLATION OF FRAMES.

DOORS ARE NOMINALLY DIMENSIONED CONTRACTOR TO CO-ORDINATE DOORS TO FRAMES.

ROOM NUMBER SIGNS TO BE MOUNTED ON WALL ADJACENT TO AND BESIDE DOOR.

ALL DOORS TO RECEIVE LEVER TYPE HARDWARE.

ALL DOOR AND HARDWARE TO COMPLY WITH ALL APPLICABLE CODES, LATEST EDITION.

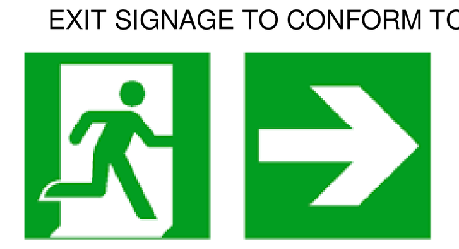
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION OF WALLS, AND FIXTURES

PORTABLE FIRE EXTINGUISHERS CONFORMING TO PART 6 OF THE ONTARIO FIRE CODE ARE TO BE PROVIDED IN EACH TENANT AREA.

EMERGENCY LIGHTING SHALL PROVIDE NOT LESS THAN 0.9ft - candles AT FLOOR LEVEL c/w AN EMERGENCY POWER SUPPLY (BATTERY) PROVIDING 30 MINUTES (MINIMUM) OF POWER UPON FAILURE OF REGULAR POWER.

MECHANICAL, ELECTRICAL DONE BY OTHERS.

EXIT SIGNAGE TO CONFORM TO OBC 3.4.5.1. (EXAMPLES BELOW)



INTERIOR FINISHES T.B.A.

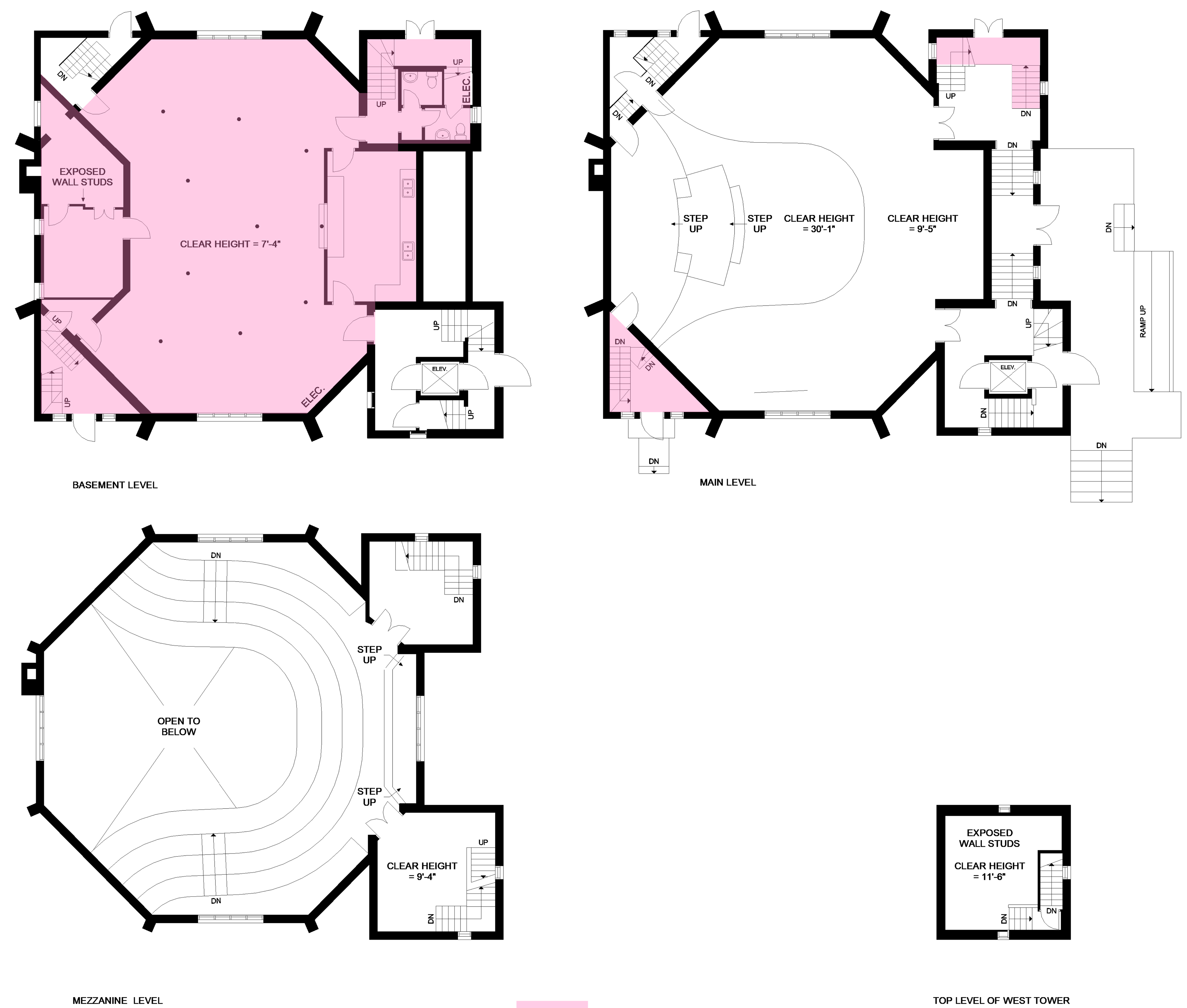
WASHROOM BREAKDOWN

NUMBER OF CHILDREN: 39 (THERE ARE NO INFANTS ON SITE)
NUMBER OF STAFF: 9
TOTAL OCCUPANT LOAD: 48

OBC 3.7.4.3.I - CHILDREN WATER CLOSET COUNT
TODDLER - 1.5YRS - 2.5YRS - 15
CASA - 2.5YRS - 5YRS - 24

TOTAL CHILDREN: 39
REQUIRE: 4
PROVIDED: 4

OBC 3.7.4.3.A - STAFF
TOTAL: 9
REQUIRED: 2
PROVIDED: 2



1 AS-BUILTS PLANS OF 117 YEAR OLD CHURCH
1 : 125

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4	CLIENT REVIEW	2025.11.25
5	SUBMIT FOR PERMIT	2025.11.26

Stamp
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Orientation
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Project
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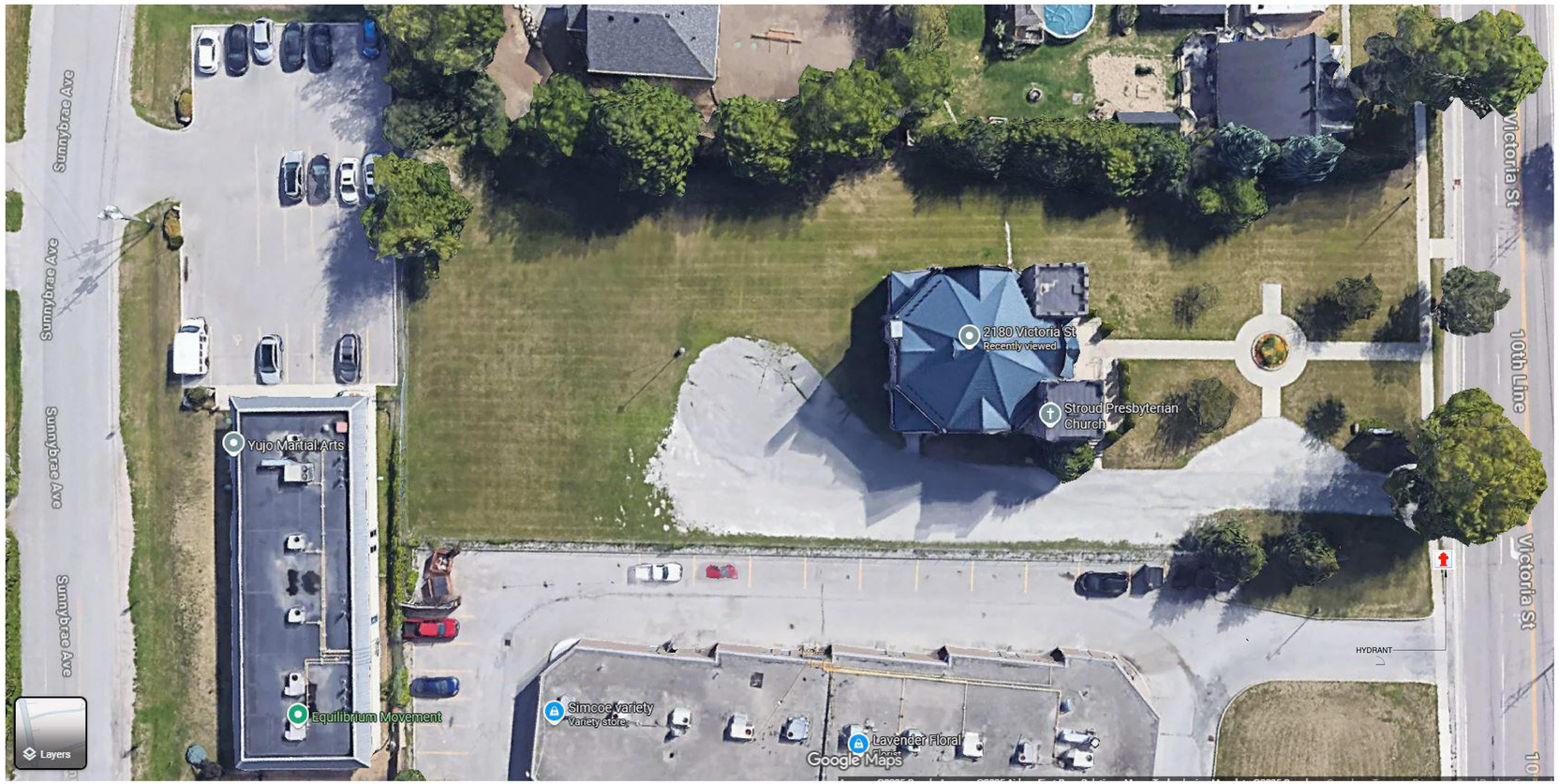
Project Information
Project No.: 254406
Drawn by: BK
Checked by: ISM
Date: 2025.10.27
Scale: 1 : 125

Drawing
MATRIX & KEY PLAN

Drawing No.
A1.0



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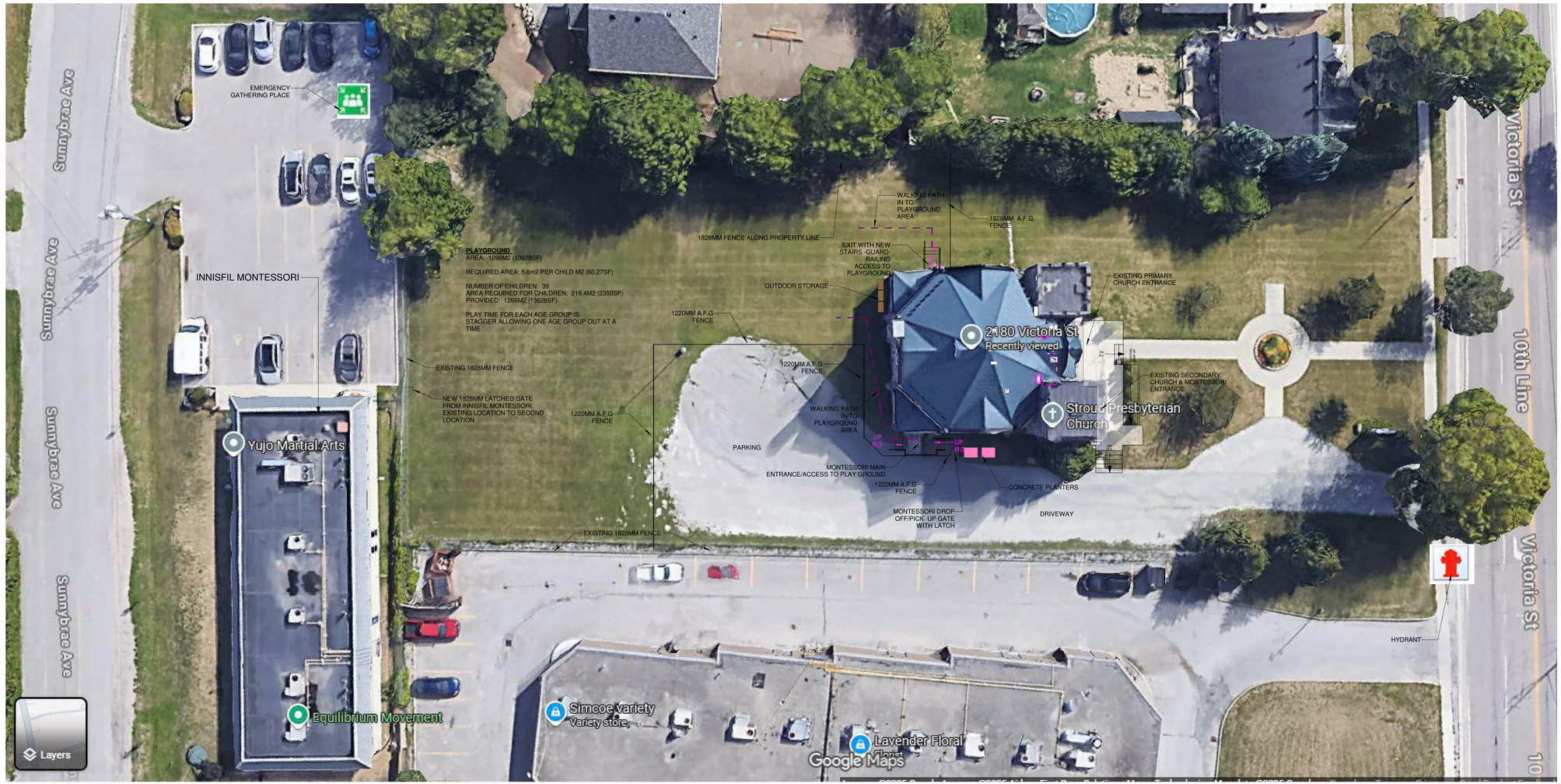
Drawn by:	BK
Checked by:	ISM
Date:	2025.10.27
Scale:	1 : 300

Drawing

EXISTING SITE PLAN

Drawing No.

A1.1



1 SITE PLAN
1 : 200

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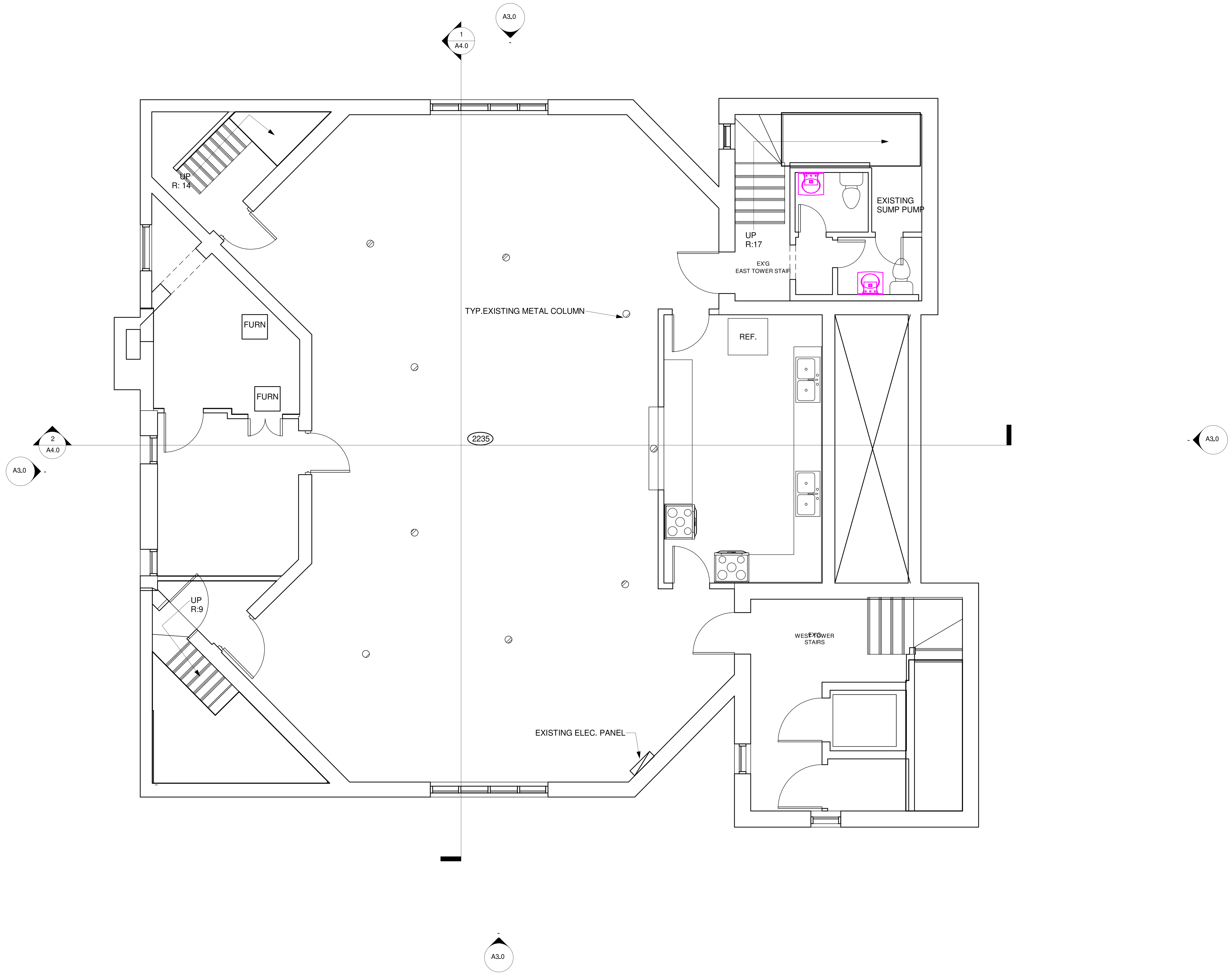
Drawing

NEW SITE PLAN

Drawing No.

A1.2



1 EXISTING BASEMENT PLAN
1 : 50

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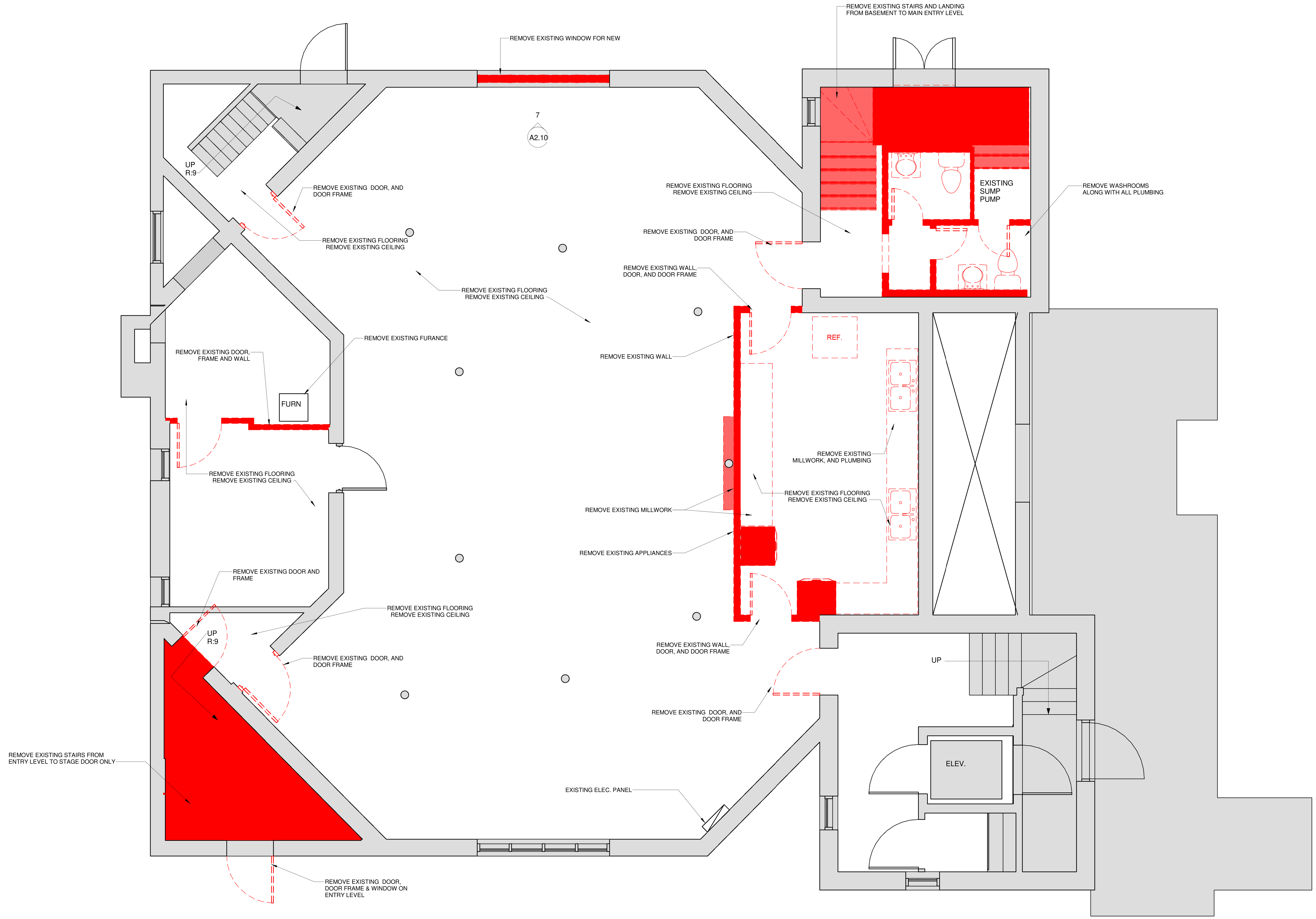
Drawing
EXISTING FLOOR PLAN

Drawing No.
A2.0



2 DEMO BASEMENT PLAN
1 : 40

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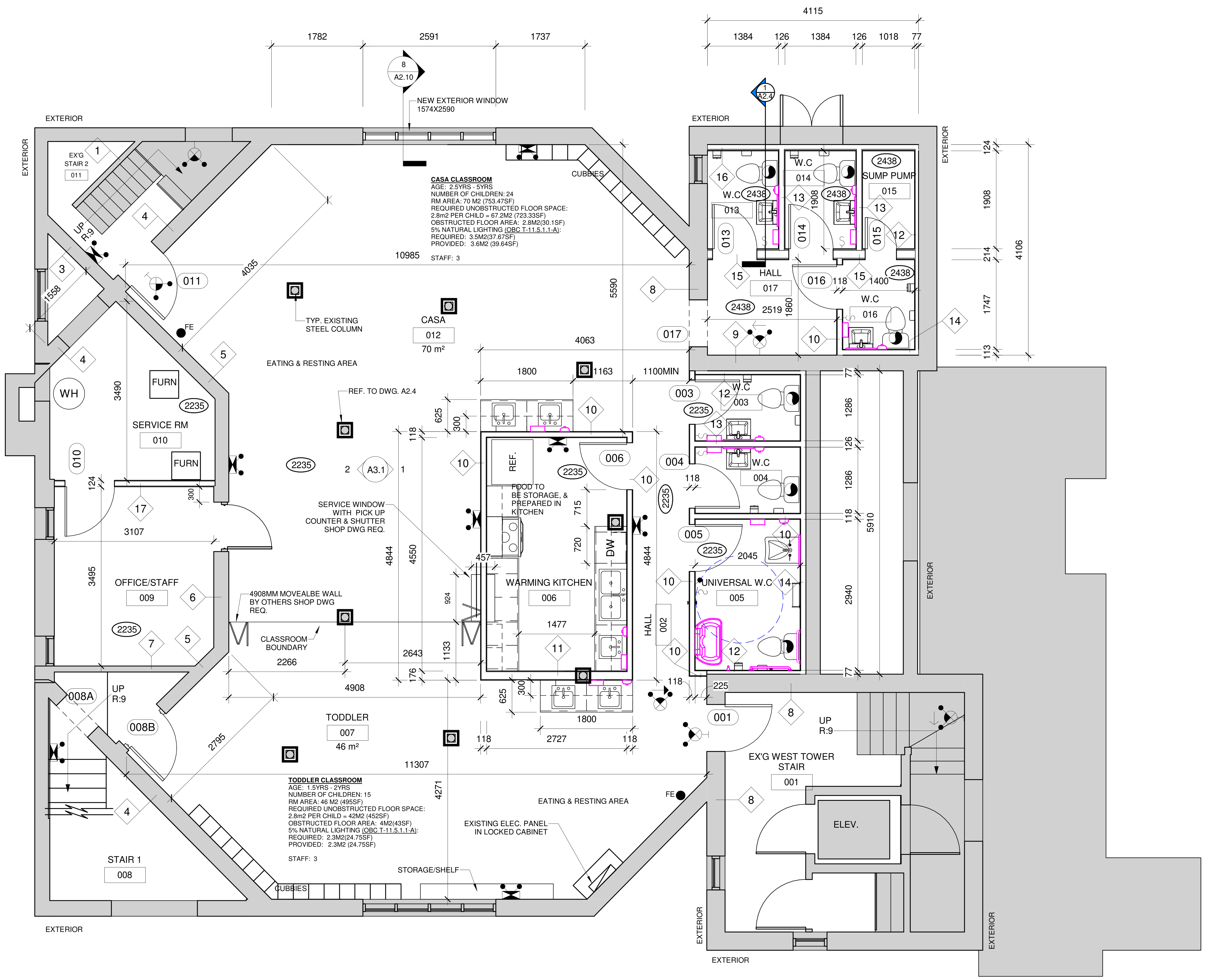
Drawing
DEMO PLANS

Drawing No.
A2.1



WALL SCHEDULE

1		EXISTING CONCRETE WALL
2		EXISTING CONCRETE WALL
3		EXISTING 254MM CONCRETE WALL SB-2 T-2.1.1. = 4HR F.R.R
4		EXISTING CONCRETE WALL
5		EXISTING 267MM CONCRETE WALL SB-2 T-2.1.1. = 4HR F.R.R
6		EXISTING CONCRETE WALL
7		EXISTING GYP BD WALL
8		EXISTING CONCRETE WALL
9		EXISTING CONCRETE WALL
10		TYP. 118MM INTERIOR WALL 13 GYP BD 92 METAL STUD @ 400 o.c BATT INSULATION PER CLIENT DIRECTION 13 GYP BD HT: 2235MM/S.AT CEILING
11		176MM PLUMBING WALL 13 GYP BD 150 METAL STUD @ 400 o.c BATT INSULATION PER CLIENT DIRECTION 13 GYP BD HT: 2235MM/S.A.T CEILING
12		77MM INTERIOR FURR WALL 13 GYP BD V.P BARRIER BATT INSULATION 64 METAL STUD @ 400 o.c HT: 2235MM/S.A.T. CEILING
13		126MM PLUMBING WALL 13 GYP BD 92 METAL STUD @ 400 o.c BATT INSULATION PER CLIENT DIRECTION 13 GYP BD HT: 2235MM/S.A.T CEILING
14		113MM PLUMBING WALL 13 GYP BD V.P BARRIER BATT INSULATION 100 METAL STUD @ 400 o.c HT: 2235MM/S.A.T CEILING
15		214MM LOADBEARING WALL 2-16 TYPE X GYP BD 150 WD STUD @ 400 o.c BATT INSULATION 2-16 TYPE X GYP BD HT: U/S OF WOOD JOISTS
16		124MM LOADBEARING WALL 2-16 TYPE X GYP BD 6MIL V.P BARRIER BATT INSULATION 92 METAL STUD @ 400 o.c HT: U/S OF WOOD JOISTS
17		124MM LOADBEARING WALL ULC W415 1HR F.R.R 16 TYPE X GYP BD 92 METAL STUD @ 400 o.c 16 TYPE X GYP BD HT: U/S OF F.R.R CEILING REFER TO DWG A2.15 FOR DETAILS

NOTE:

- GREEN BOARD TO BE USED IN ALL WET AREAS
- ALL PENETRATION IN FIRE RATED ASSEMBLIES TO BE FIRE CAULK

LIFE SAFETY

	FIRE EXTINGUISHER
	WALL MOUNTED EMERGENCY LIGHT WITH COUBLE HEADS AND BATTERY PACK
	WALL MOUNTED EMERGENCY SIGN WITH LIGHTS SHADED AREA DENOTES FACE
	CEILING MOUNTED EMERGENCY SIGN WITH LIGHTS, PHOTOLUMINESCENT ARROW INDICATES DIRECTION, SHADED AREA DENOTES FACE
	WALL MOUNTED EMERGENCY SIGN WITH LIGHTS, PHOTOLUMINESCENT ARROW INDICATES DIRECTION, SHADED AREA DENOTES FACE
	WALL MOUNTED EMERGENCY LIGHT

CEILING LEGEND

	600X1200 LED FIXTURE SURFACE MOUNTED
	RECESSED LED FIXTURE
	EXHAUST FAN
XXXX	CEILING HEIGHT

NOTES:

CONTRACTOR TO CALL CONSULTANTS FOR INSPECTIONS PIOR TO COVERING UP OR CALLING BUILDING INSPECTOR

REFER TO MECH AND ELEC. ENG. DRAWINGS FOR DETAILS

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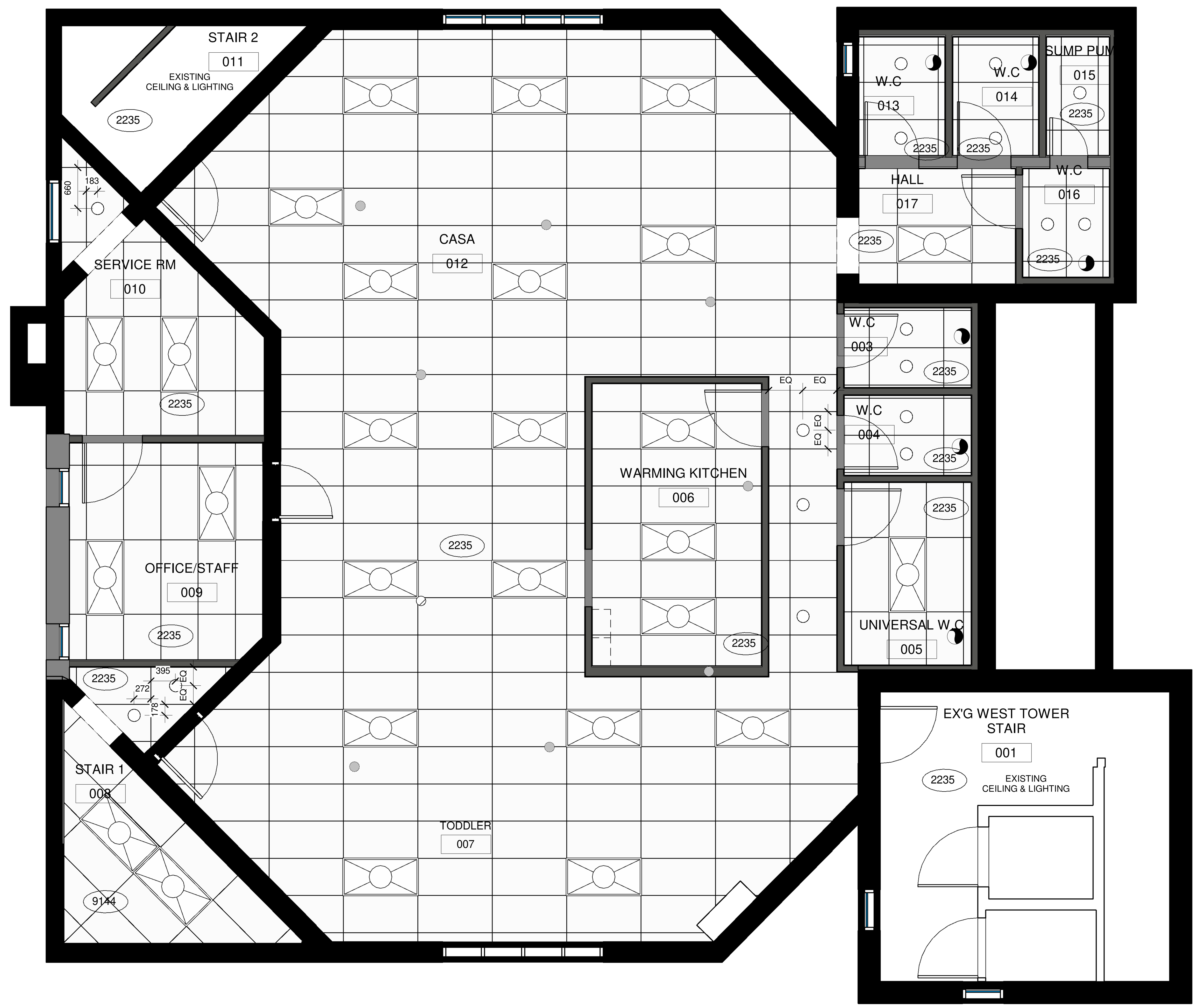
Drawing
FLOOR PLAN

Drawing No.
A2.2



1 EXISTING CEILING PLAN

1 : 50

CEILING LEGEND

600X1200 LED FIXTURE SURFACE MOUNTED

RECESSED LED FIXTURE

EXHAUST FAN

XXXX CEILING HEIGHT

NOTE:

ARCHITECT CONCEPT CEILING PLAN IS FOR COORDINATION PURPOSE REFER TO MECH. & ELEC. ENG DRAWINGS FOR DETAILS

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1	CLIENT REVIEW 1 FP1	2025.11.06
2	CLIENT/MINISTRY REVIEW 1 FP1	2025.11.07
3	CLIENT/MINISTRY REVIEW	2025.11.11
4	CLIENT REVIEW	2025.11.25
5	SUBMIT FOR PERMIT	2025.11.26

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A Detail No.
B Sheet No. where detailed

Stamp

ONTARIO ASSOCIATION OF ARCHITECTS
IAN S. MALCOLM
LICENCE
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Orientation

N

Client Information
INNISFIL MONTESSORI ACADEMY

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Project
INNISFIL MONTESSORI ACADEMY

2180 VICTORIA ST
INNISFIL, ON

Project Information

Project No.:	254406
Drawn by:	BK
Checked by:	ISM
Date:	2025.10.27
Scale:	1 : 50

Drawing
CONCEPT CEILING PLAN

Drawing No.
A2.3

Table 2.3.12.
Fire-Resistance Rating for Ceiling Membranes

Description of Membrane	Fire-Resistance Rating, min
15.9 mm Type X gypsum board with ≥ 75 mm mineral wool batt insulation above board	30
19 mm gypsum-sand plaster on metal lath	30
Double 14.0 mm Douglas Fir plywood phenolic bonded	30
Double 12.7 mm Type X gypsum board	45
25 mm gypsum-sand plaster on metal lath	45
Double 15.9 mm Type X gypsum board	60
32 mm gypsum-sand plaster on metal lath	60
Column 1	2

2.3.13. Membrane Penetrations in Combustible and Noncombustible Construction

(1) Where a wall, floor or roof assembly is assigned a fire-resistance rating on the basis of this Subsection and includes a membrane or membranes described in Table 2.3.4.A., 2.3.4.B., 2.3.4.C., 2.3.4.D. or 2.3.12., penetrations of the membrane or membranes must be fire stopped in conformance with the applicable requirements in Article 3.1.9.1. or Sentence 9.10.9.6.(1) of Division B of the Building Code.

Table 2.3.4.A.
Time Assigned to Protective Membranes on Fire-Exposed Side of Wood-Framed and Cold-Formed-Steel-Framed Walls

Description of Finish	Time, min	
	Loadbearing Walls	Non-Loadbearing Walls
11.0 mm Douglas Fir plywood phenolic bonded	—	10(1)
14.0 mm Douglas Fir plywood phenolic bonded	—	15(1)
12.7 mm Type X gypsum board	25(2)	25
15.9 mm Type X gypsum board	40(2)	40(3)
Double 12.7 mm Type X gypsum board(4)	50	80
Column 1	2	3

Notes to Table 2.3.4.A.:

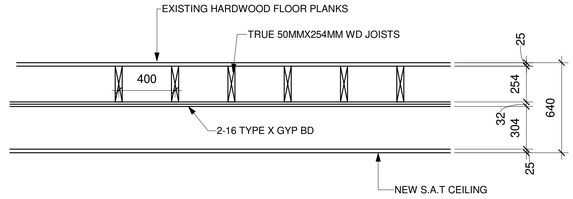
(1) Applies to stud cavities filled with mineral wool conforming to CAN/ULC-S702.1, "Standard for Mineral Fibre Thermal Insulation for Buildings, Part 1: Material Specification", and having a mass per unit area of not less than 2 kg/m², with no additional credit for insulation according to Table 2.3.4.G.

(2) Applies only to wood-framed walls.

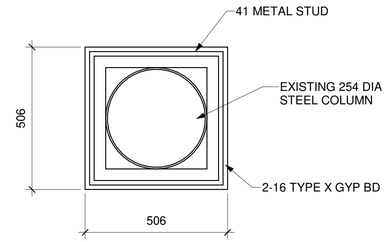
(3) Applies only to steel-framed walls.

(4) Resilient metal channels are permitted to be installed at a spacing of 406 mm o.c. with no effect on the rating of the wall assembly.

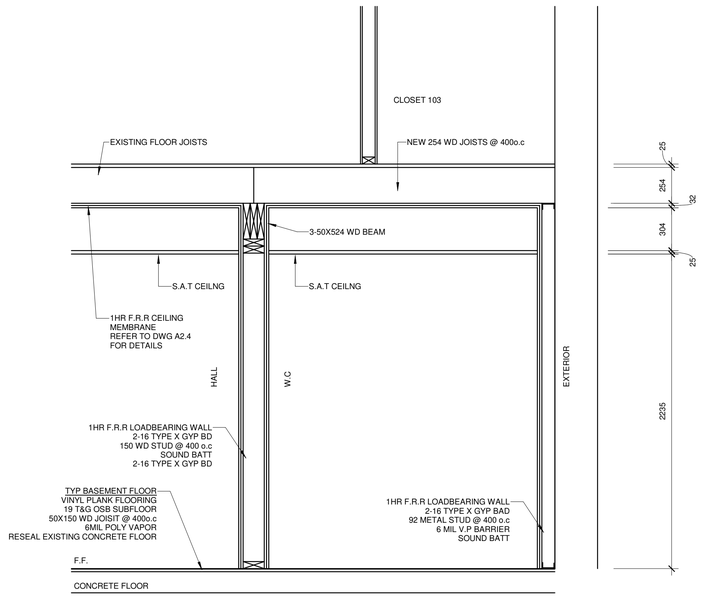
1HR F.R.R MEMBRANE CONSTRUCTION FOR BASEMENT CEILING
ON EXISTING FLOOR JOISTS ADD 2-16 TYPE X GYP BD
PER OBC T-2.3.12



1HR F.R.R CEILING MEMEBRANE
1:20



1HR F.R.R COLUMN WRAP
1:10



WEST TOWER CEILING SECTION 1
1 : 20

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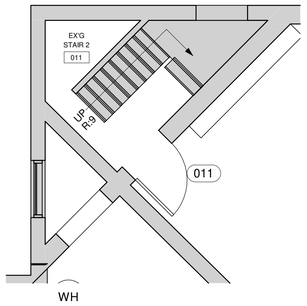
Scale:	As indicated

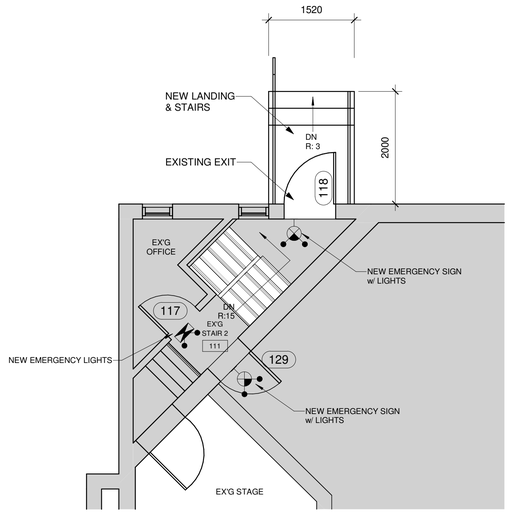
Drawing
CEILING DETAIL

Drawing No.
A2.4



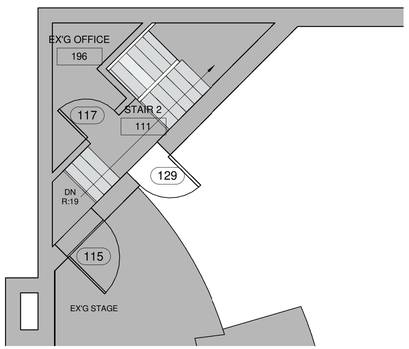
1 EXISTING BASEMENT FLOOR STAIR 2 011

1 : 50



2 ENTRY LEVEL EX'G STAIR 2 111

1 : 50



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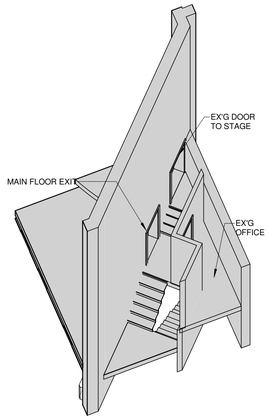
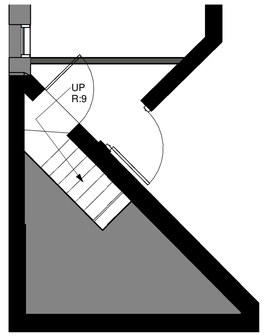
1 : 50



4 EX'G STAIR 2 011/111



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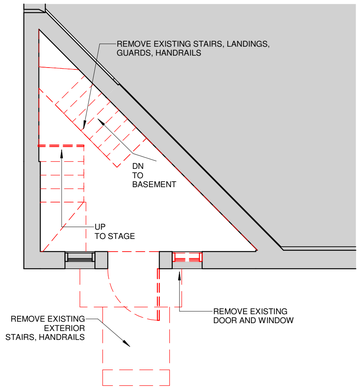
1 : 50



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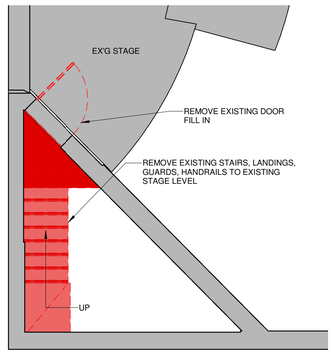
1 : 50



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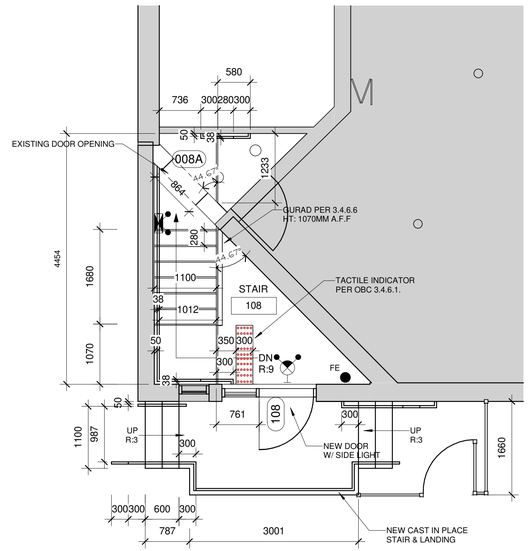
1 : 50

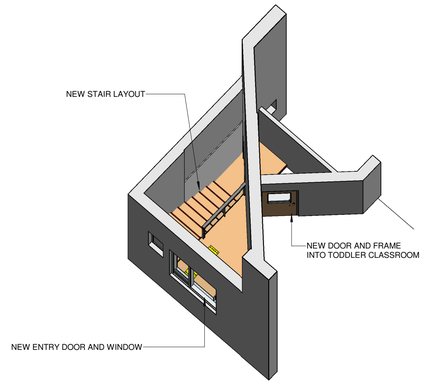


8 NEW ENTRY LEVEL STAIR 1 - 008/108

1 : 50

NOTE:

REFER TO DWG A2.14 FOR ADDITIONAL INFORMAION ON STAIRS, GUARDS, HANDRAILS AND LANDINGS



9 STAIR 1 008/108

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B Sheet No. where detailed

Stamp

ONTARIO ASSOCIATION OF ARCHITECTS
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Orientation

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Project Information

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Checked by:	ISM
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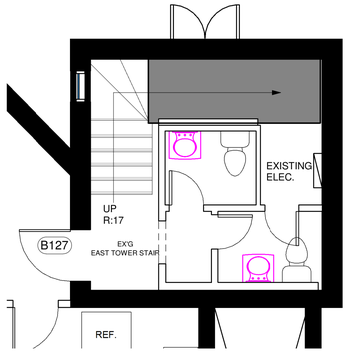
Scale:	1 : 50

Drawing

ENTRY/EXIT STAIRS PLANS

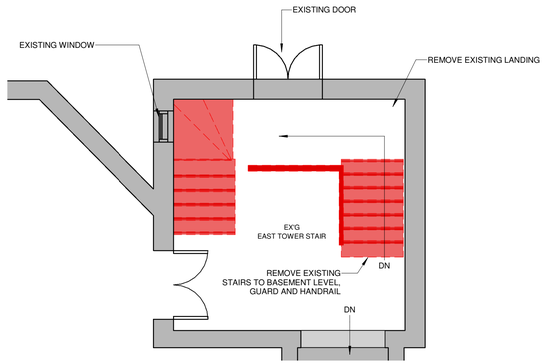
Drawing No.

A2.5



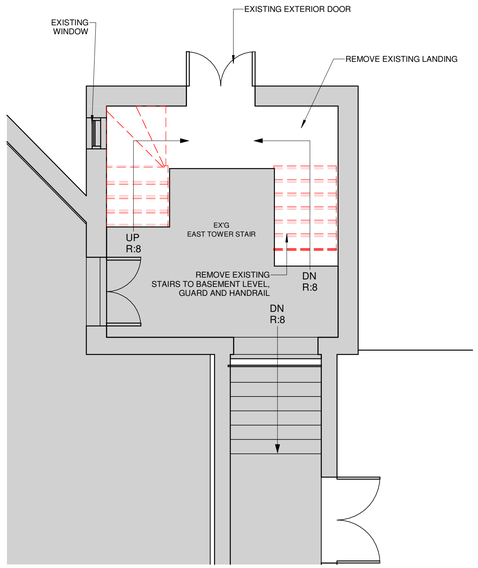
1 EXISTING BASEMENT PLAN EAST TOWER STAIR 017

1 : 50



2 DEMO MAIN FLOOR EAST TOWER STAIR 102

1 : 50



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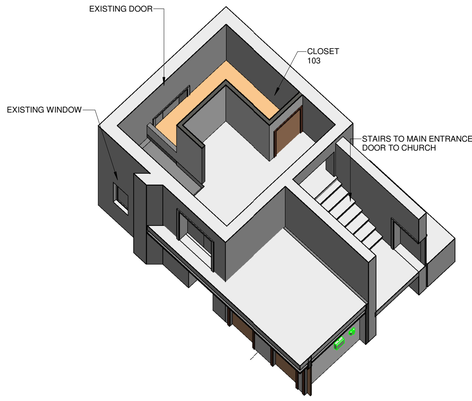
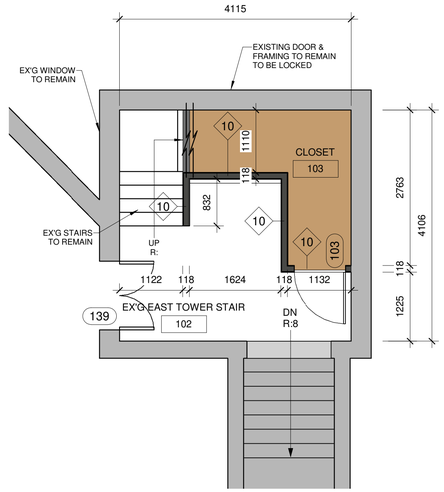
1 : 50



5 EAST TOWER STAIR 102



4 NEW MAIN FLOOR STAIR EAST TOWER STAIR 102

1 : 50

NOTE:

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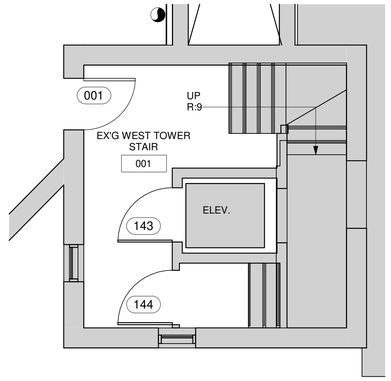
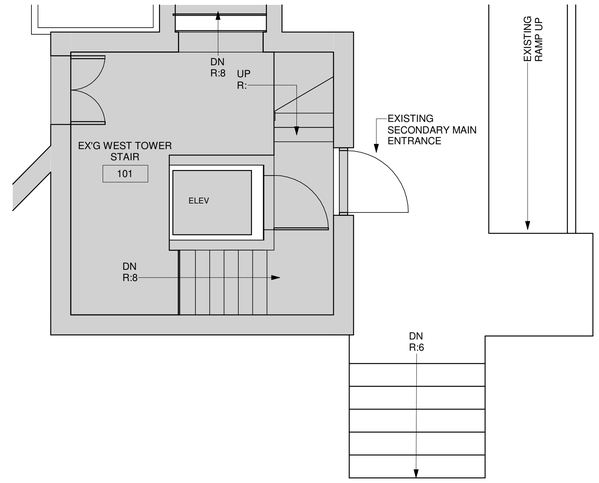


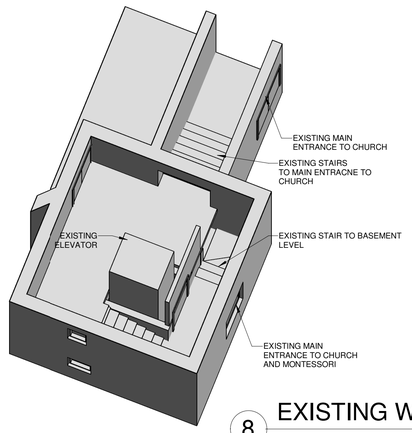
6 EXISTING BASEMENT FLOOR WEST TOWER STAIR 001

1 : 50



7 EXISTING ENTRY LEVEL WEST TOWER STAIR 101

1 : 50



8 EXISTING WEST TOWER STAIR

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Drawing

ENTRY/EXIT STAIRS PLANS

Drawing No.

A2.6

NOTE:

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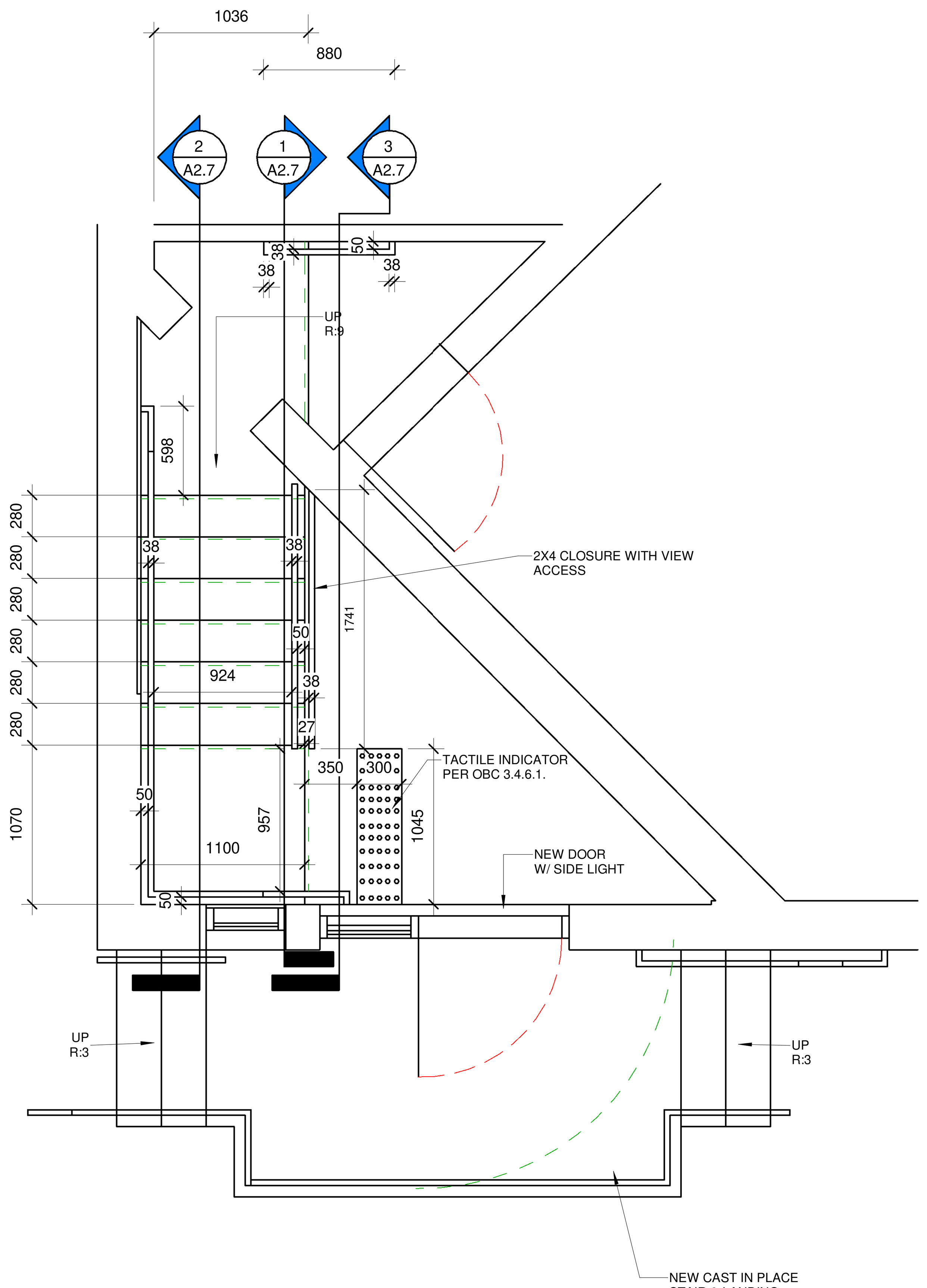
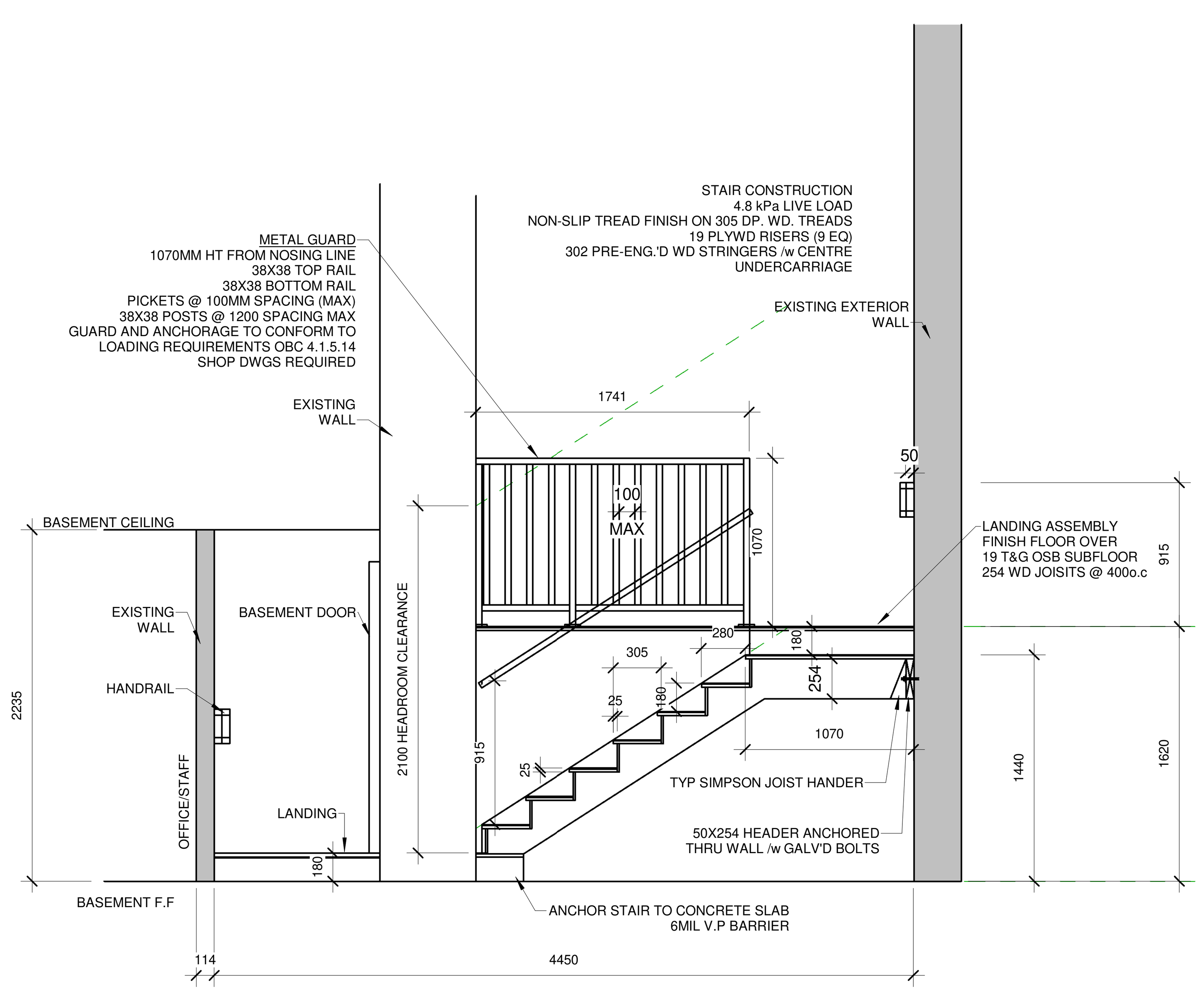
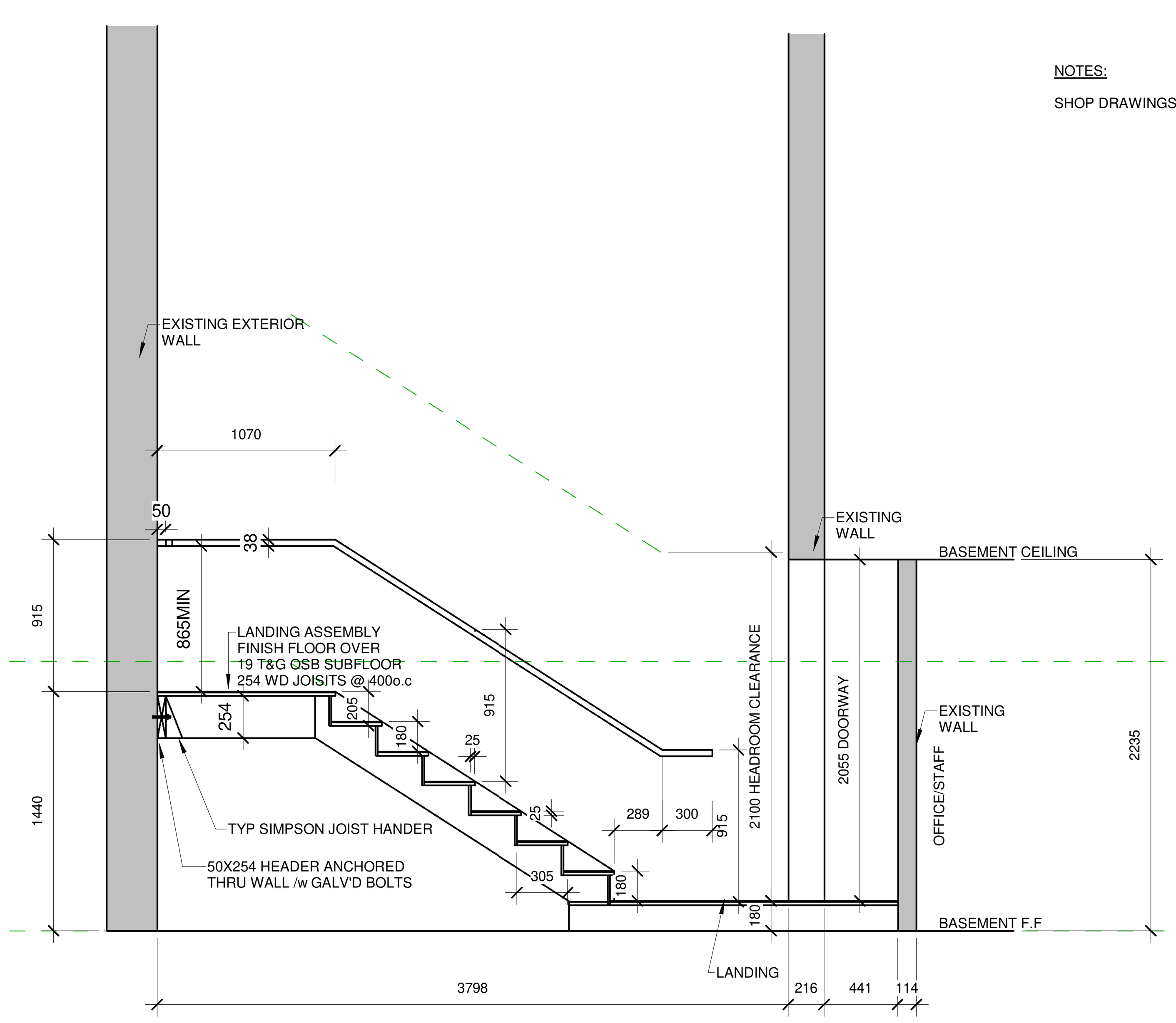


STAIR 008/108 PLAN



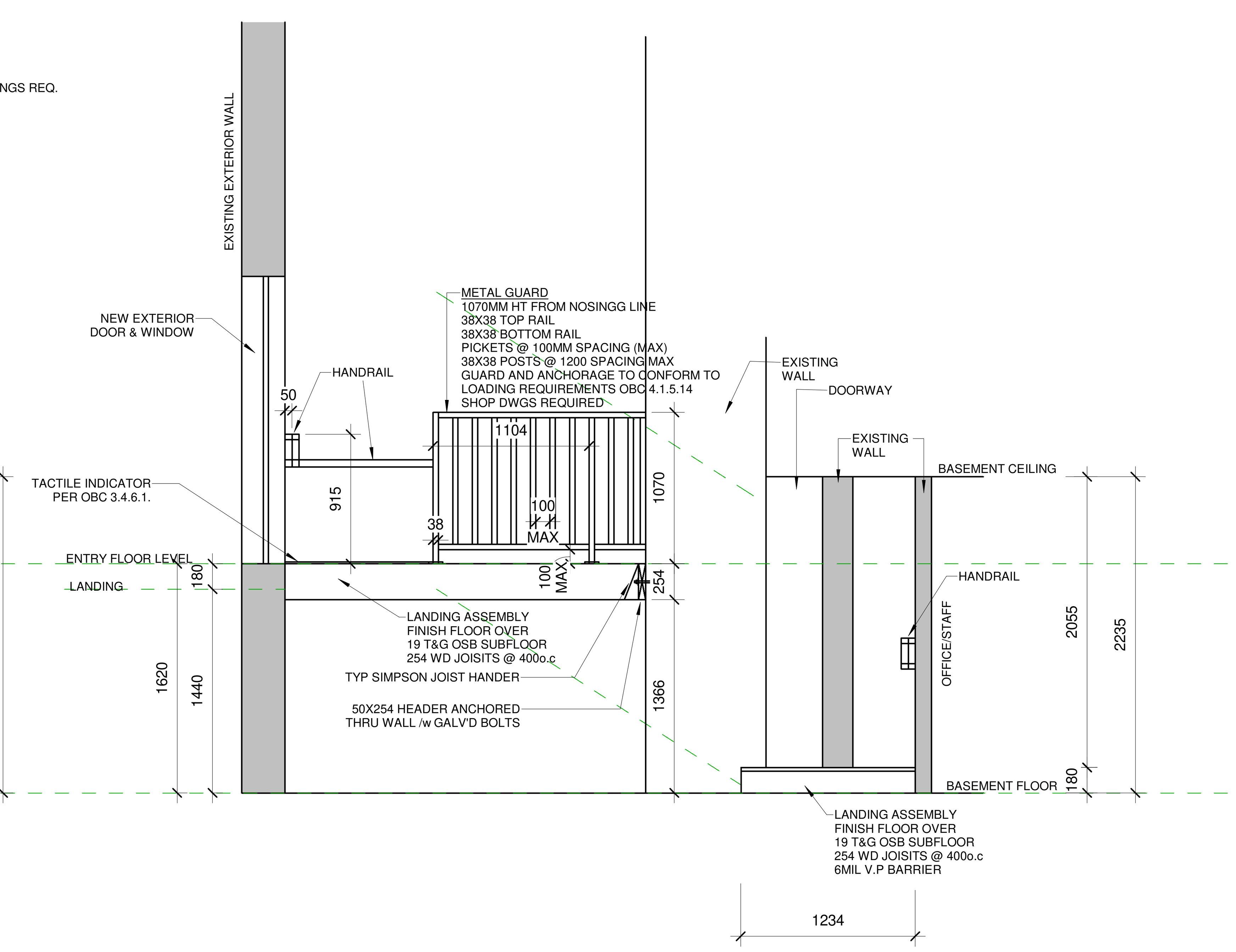
STAIR 008/108 SECTION 1



STAIR 008/108 SECTION 2

NOTES:

SHOP DRAWINGS REQ.



STAIR 008/108 SECTION 3

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Drawing
008/108 INTERIOR STAIR DETAILS

Drawing No.
A2.7

NOTE:

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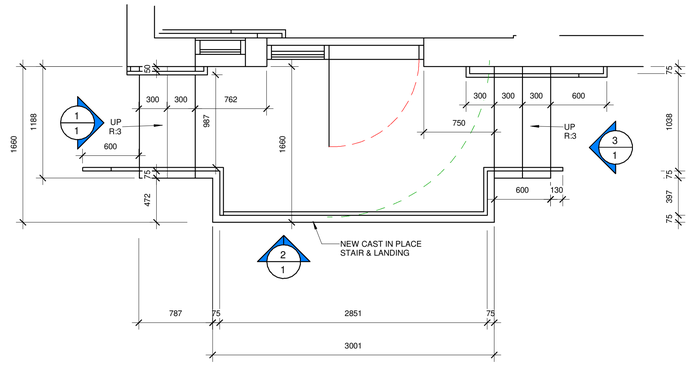
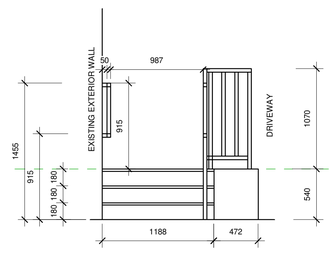


ENTRY EXTERIOR STAIR 008/108 PLAN



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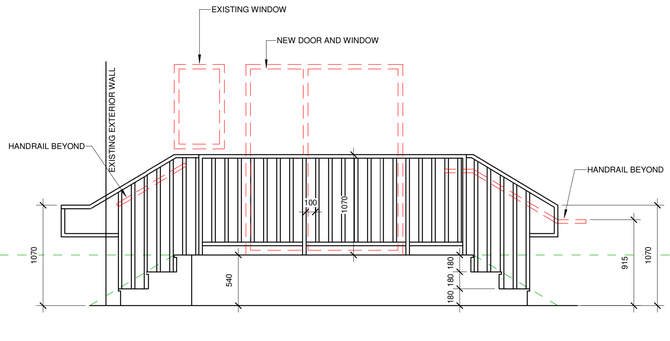

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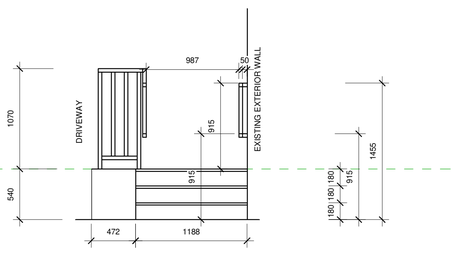

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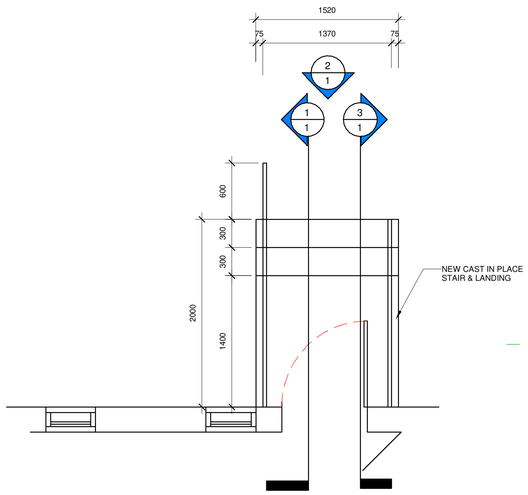
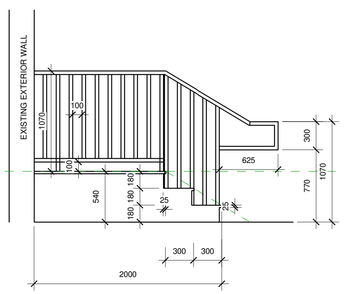


ENTRY EXTERIOR STAIR 011/111 PLAN



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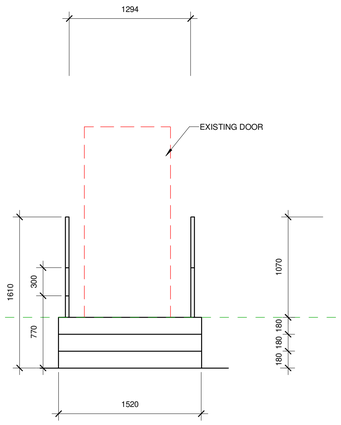

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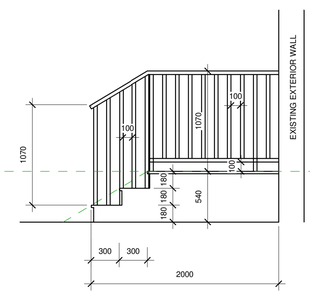

ENTRY STAIR 111 SECTION 3

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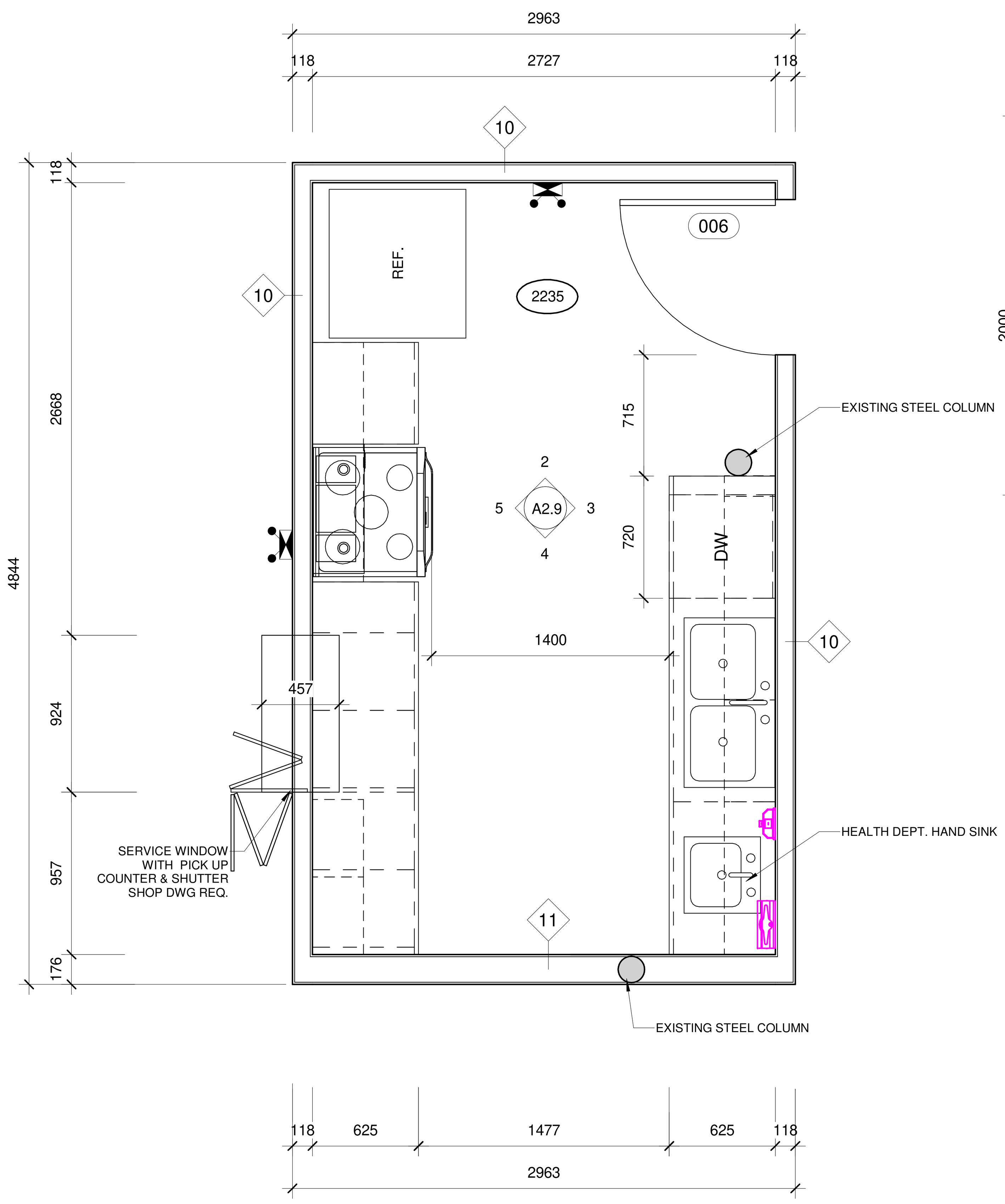
Drawing

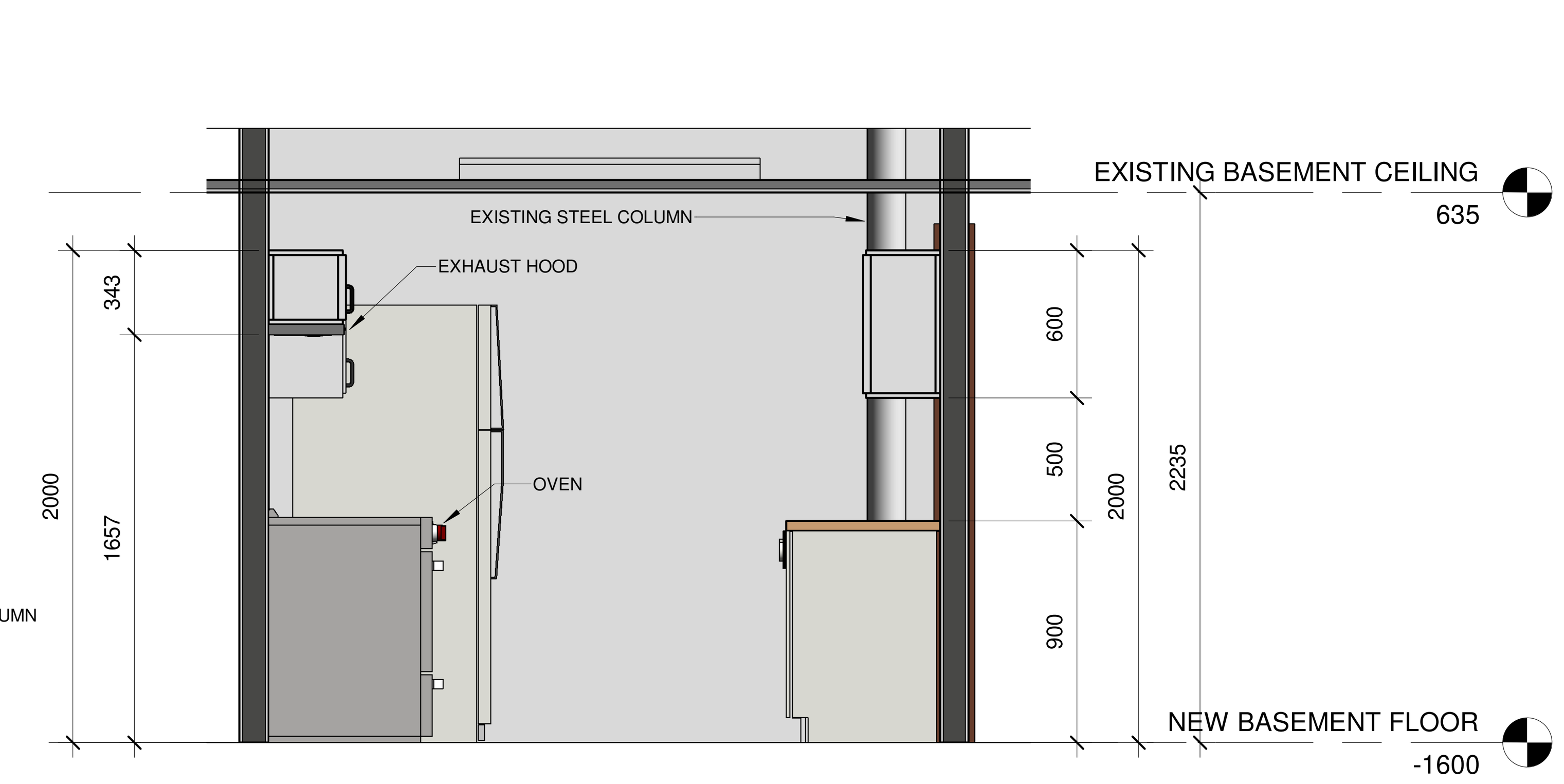
EXTERIOR STAIRS

Drawing No.

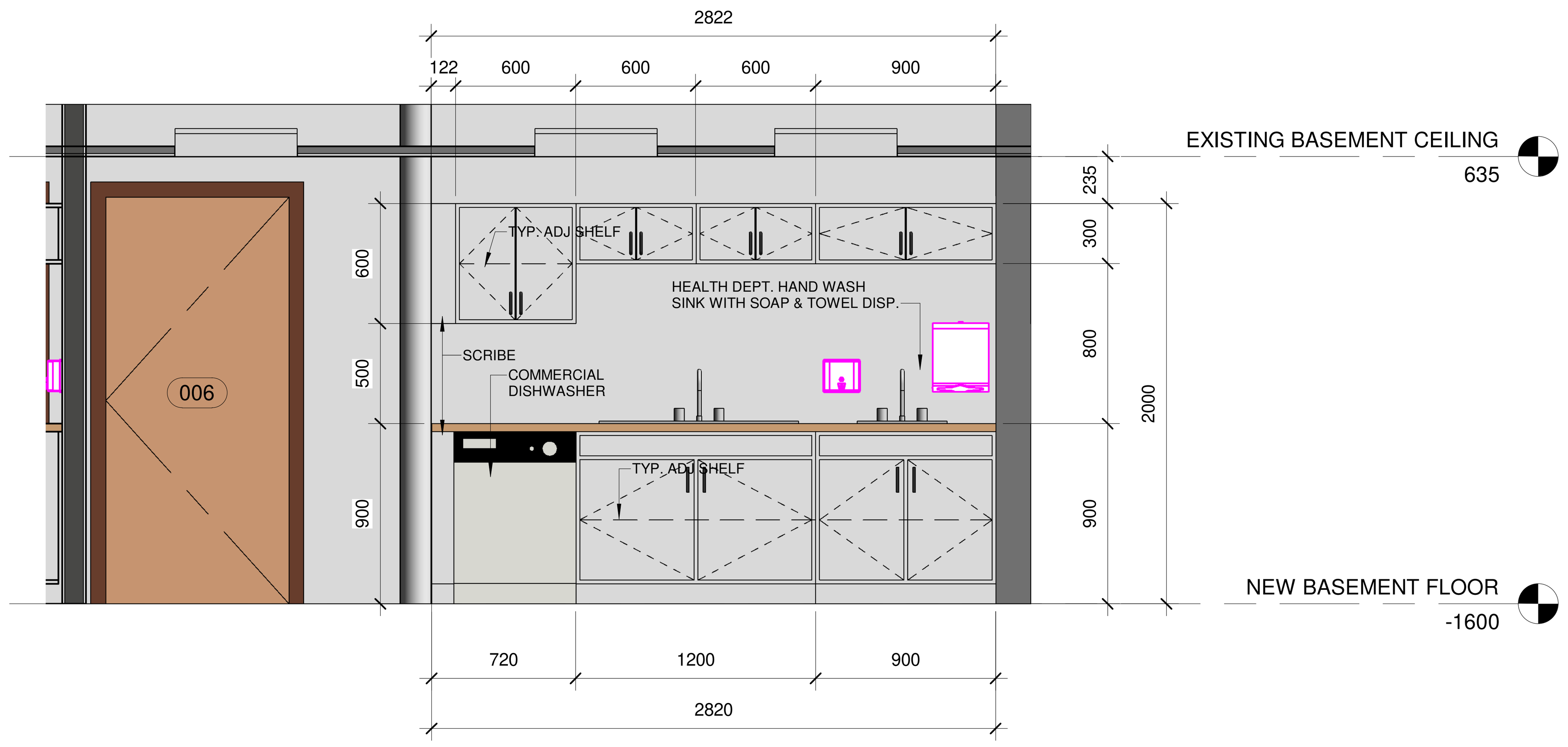
A2.8



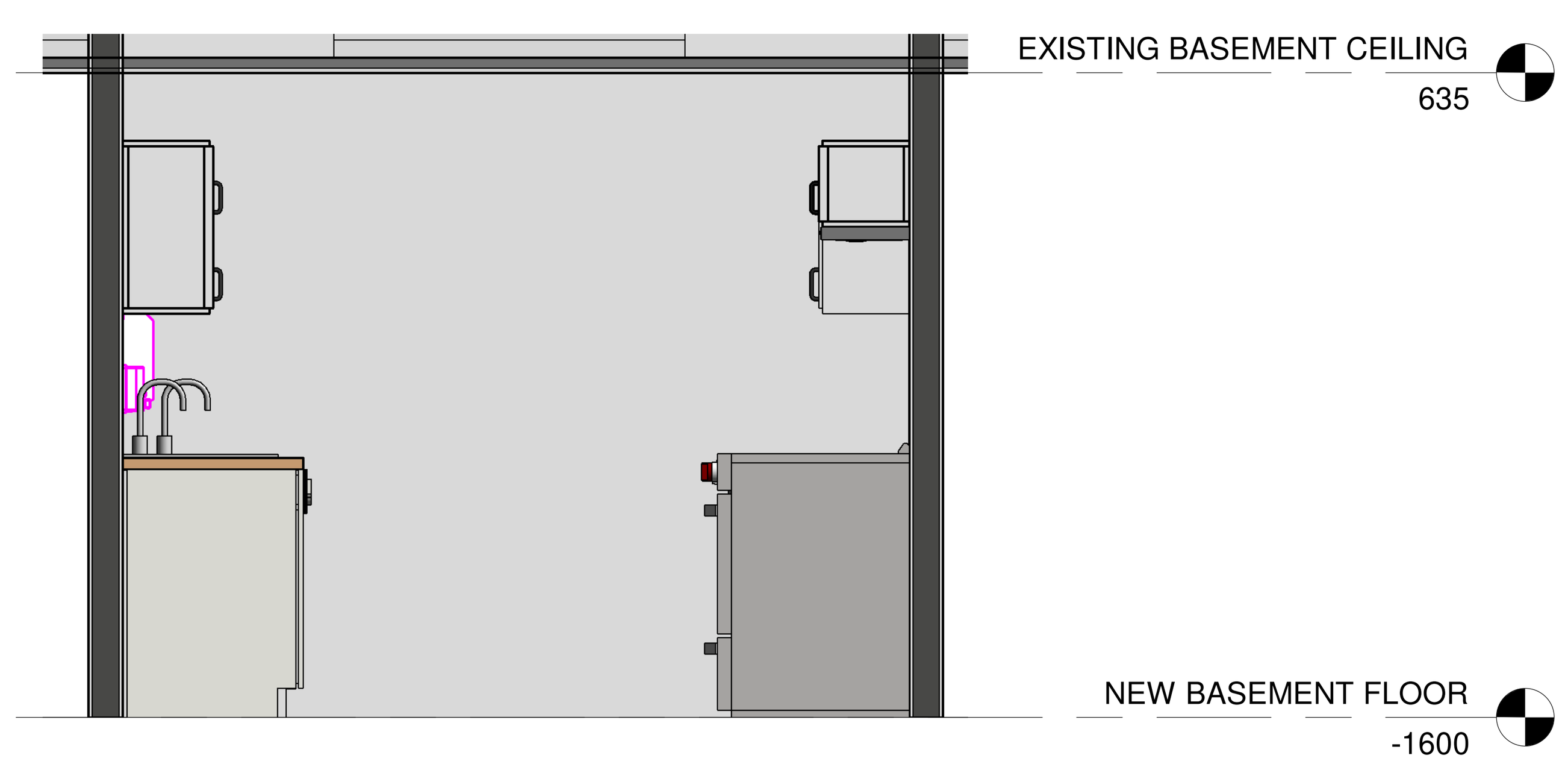
1 NEW BASEMENT FLOOR KITCHEN 006
1 : 25



2 KITCHEN 006 - 1
1 : 25



3 KITCHEN 006 - 2
1 : 25



4 KITCHEN 006 - 3
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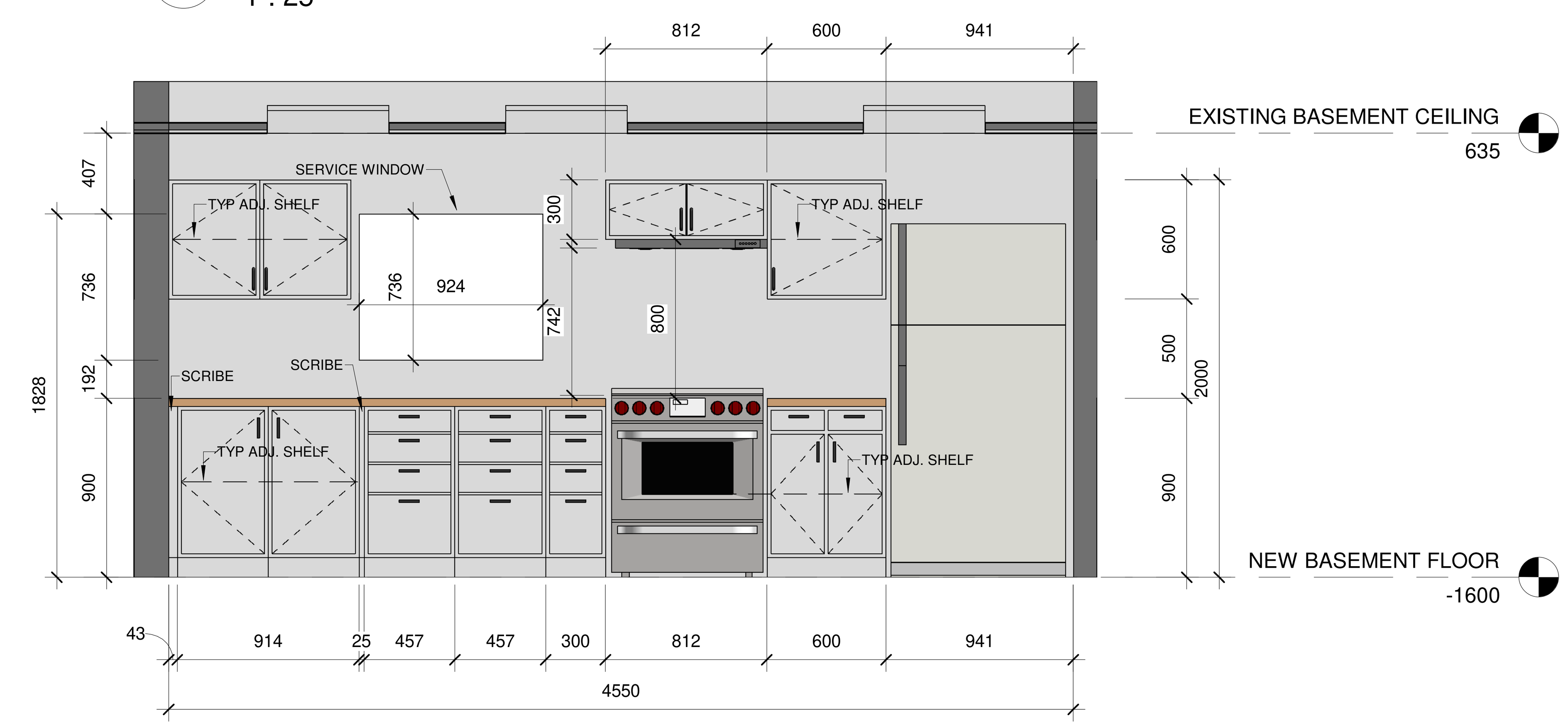

5 KITCHEN 006 - 4
1 : 25

HEALTH DEPT. GUIDE LINES

SEPARATE HAND WASHING BASIN WITH A LIQUID SOAP DISPENSER AND PAPER TOWEL DISPENSER

DOUBLE UTENSIL WASHING SINK WITH A DRAIN RACK

COMMERCIAL MECHANICAL DISHWASHING MACHINE FOR CLEANING MULTI-USE EATING UTENSILS

THREE COMPARTMENT SINK WITH A DRAIN RACK FOR CLEANING MULTI-USE EATING UTENSILS (IF NO DISHWASHER)

VEGETABLE PREPARATION SINK MAY BE REQUIRED

ADEQUATE COLD STORAGE REFRIGERATION AND FREEZER SPACE

ACCURATE THERMOMETERS FOR ALL REFRIGERATION AND FREEZER EQUIPMENT

FOOD PROBE THERMOMETER FOR CHECKING INTERNAL FOOD TEMPERATURES

ADEQUATE HOT HOLDING EQUIPMENT

ADEQUATE DRY FOOD STORAGE SPACE AND BULK FOOD CONTAINERS, SHELVING 150MM A.F.F

ADEQUATE SANITIZER AND SANITIZER TEST STRIP PAPERS

ADEQUATE LIGHTING IN ALL FOOD HANDLING/PREPARATION/STORAGE AREAS

FLOORS COVERED WITH A SMOOTH, NONABSORBENT, WASHABLE SURFACE

WALLS COVERED WITH A SMOOTH, NONABSORBENT, WASHABLE SURFACE

CEILINGS COVERED WITH A SMOOTH, NONABSORBENT, WASHABLE SURFACE

SEPARATE AREA FOR FLOOR WASTE WATER SLOP SINK AND CLEANING CHEMICALS

WASHROOM SHALL BE EQUIPPED WITH LIQUID SOAP DISPENSERS AND PAPER TOWEL DISPENSERS

ADEQUATELY SIZED EXHAUST VENTED TO OUTSIDE AIR

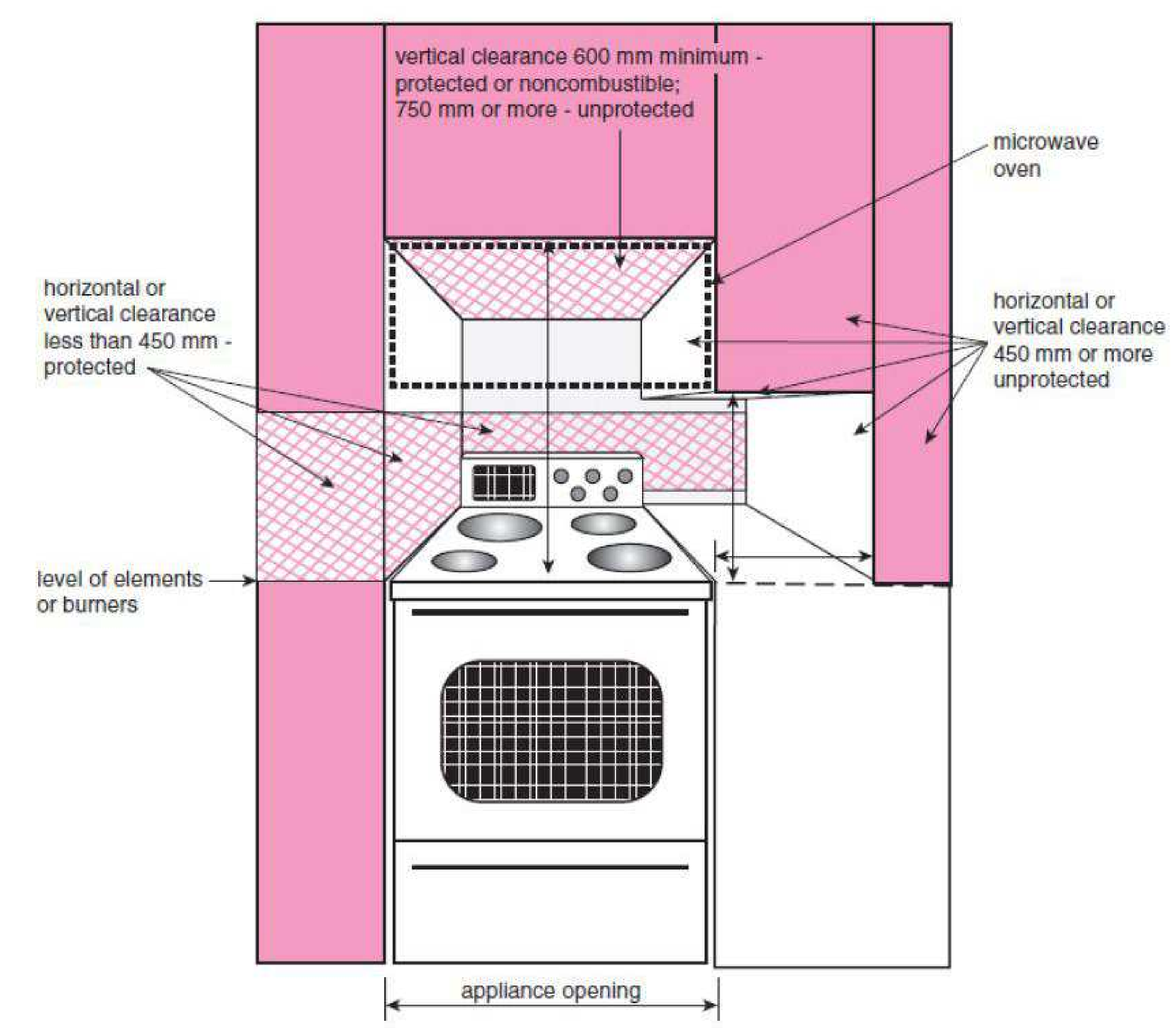

Figure A-9.10.22.
Clearances from Cooktops to Walls and Cabinetry

9.10.22.1. Installation of Cooktops and Ovens

(1) Reserved.

(2) Clearances for and protection around gas, propane and electric ranges shall be not less than those provided in Articles 9.10.22.2. and 9.10.22.3.

9.10.22.2. Vertical Clearances Above Cooktops

(1) Except as provided in Sentence (2), framing, finishes and cabinetry installed directly above the location of the *cooktop* shall be not less than 750 mm above the level of *cooktop* burners or elements.

(2) The vertical clearance described in Sentence (1) for framing, finishes and cabinets located directly above the location of the *cooktop* is permitted to be reduced to 600 mm above the level of the elements or burners provided the framing, finishes and cabinets
(a) are *noncombustible*, or
(b) are protected by a metal hood that projects 125 mm beyond the framing, finishes and cabinets.

9.10.22.3. Protection Around Cooktops

(1) Except as provided in Sentences (2) and (3), *combustible* wall framing, finishes or cabinets within 450 mm of the area where the *cooktop* is to be located shall be protected above the level of the heating elements or burners by
(a) gypsum board not less than 9.5 mm thick, or
(b) any material providing a *fire-resistance rating* of not less than 10 min and a *flame-spread rating* of not more than 25.

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3	CLIENT/MINISTRY REVIEW	2025.11.11
4	CLIENT REVIEW	2025.11.25
5	SUBMIT FOR PERMIT	2025.11.26

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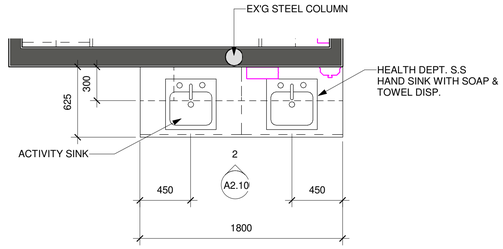
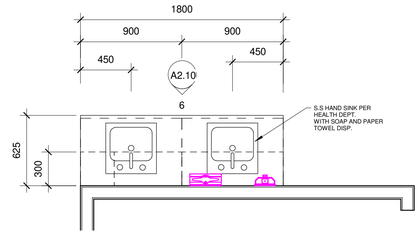
Checked by:	ISM
Date:	2025.10.27
Scale:	As indicated

Drawing
KITCHEN DETAILS

Drawing No.
A2.9



1 NEW BASEMENT FLOOR TODDLER 007 MILLWORK
1 : 25



4 NEW BASEMENT FLOOR CASA 012 MILLWORK
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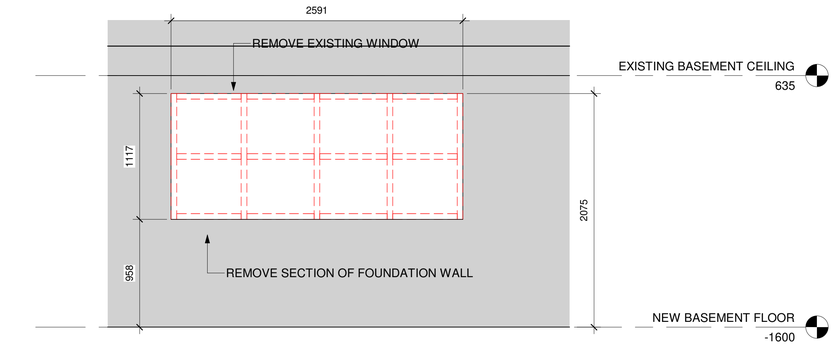

7 CASA WINDOW DEMO
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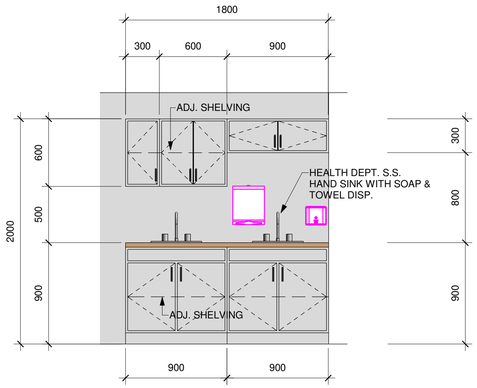

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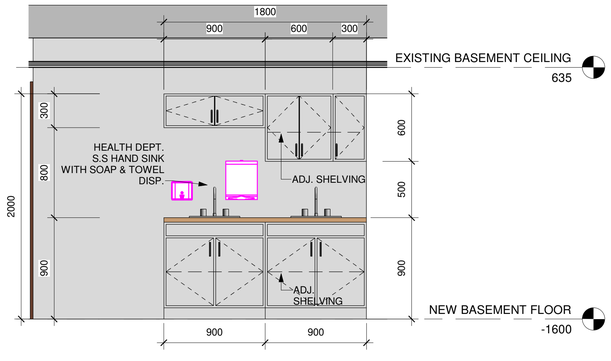

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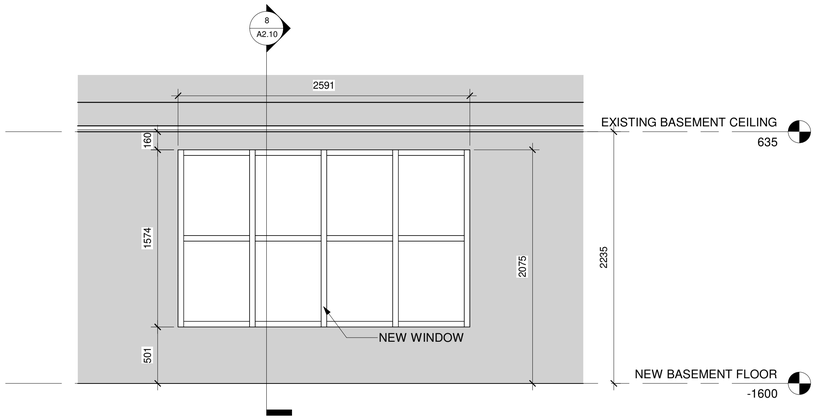

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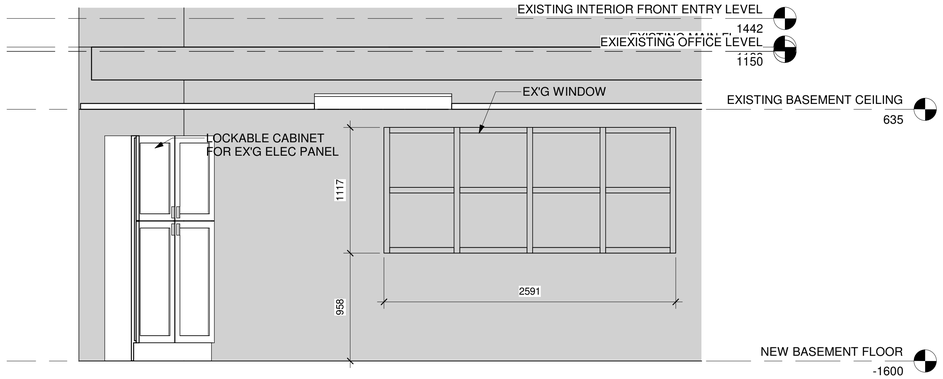

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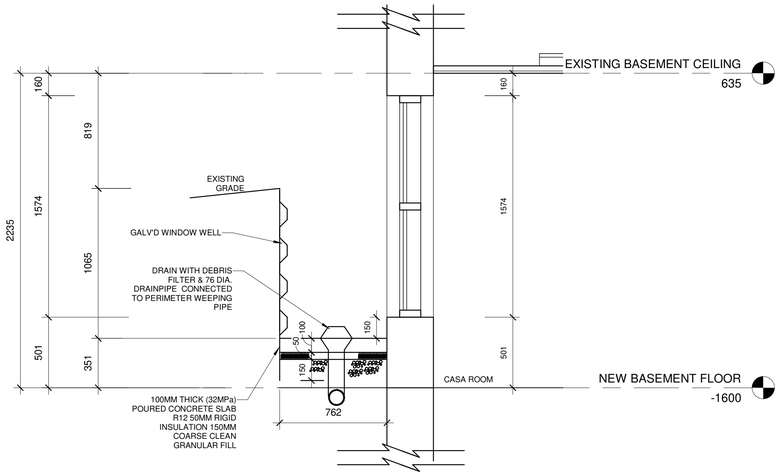

8 CASA NEW WINDOW SECTION 1
1 : 20

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4	CLIENT REVIEW	2025.11.25
5	SUBMIT FOR PERMIT	2025.11.26
6	HEALTH DEPT. ACT. SINK	2025.12.08

A Detail No.
B Sheet No. where detailed

Stamp

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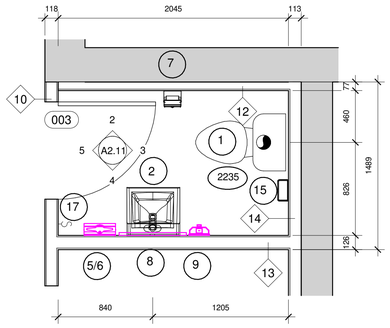
Drawing
TODDLER-CASA CLASSROOM MILLWORK, WINDOW

Drawing No.
A2.10



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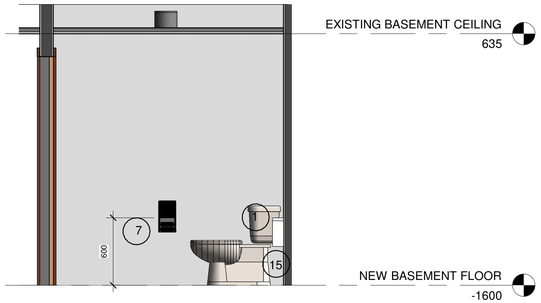

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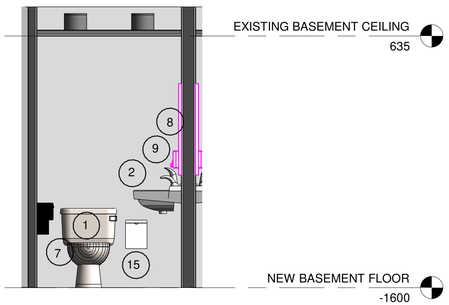

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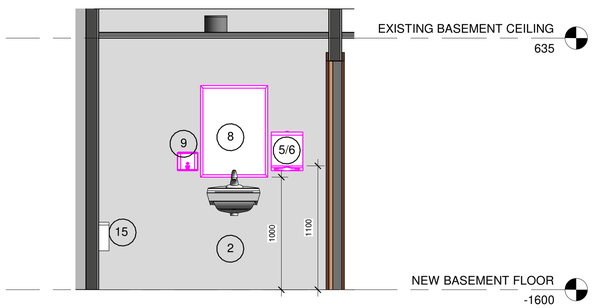

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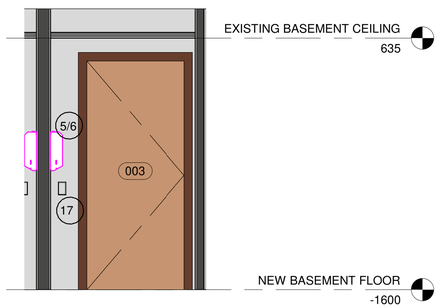
1 : 25



5 W.C 003 - 5
1 : 25

LIST OF FIXTURES AND ACCESSORIES

1 — TOILET
TOILET, VITREOUS CHINA LOW CONSUMPTION,
TOILET /w MANUAL FLUSH VALVE, OPEN FRONT HEAVY DUTY
TOILET SEAT WITH LID.

2 — WALL MOUNTED LAVATORY
ENSURE SOLID BLOCKING FOR PROPER FASTENING
SET WATER TEMPERTURE LIMITED TO 43C. EQUIPE WITH AUTOMATICAL FAUCET.

5/6 — HANDDRYER (OPTIONAL - CLIENT TO CONFIRM)
350X100 ADA COMPLIANT, CONCEALED MOUNTING. ENSURE SOLID BLOCKING FOR
PROPER FASTENING

5/6 — PAPER TOWEL DISPENSER/DISPOSAL
C-FOLD OR MULTI-FOLD TOWLES, LOCKABLE. SEMI-RECESSED IN WALL AS SHOWN.
STAINLESS STEEL (OR AS APPROVED BY CLIENT)

7 — TOILET PAPER DISPENSER
DOUBLE ROLL, POLISHED CHROME. (OR AS APPROVED BY CLIENT)

8 — MIRROR
610X915 MIRROR, WALL-MOUNTED (OR AS APPROVED BY CLIENT)

9 — SOAP DISPENSER
1.5L CAPACITY. WALL-MOUNTED (OR AS APPROVED BY CLIENT)

15 — SND - SANITARY NAPKIN DISPOSAL

17 — LIGHT SWITCH

NOTE:

• APPROPRIATE BLOCKIING IN WALL TO BE PROVIDED FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES

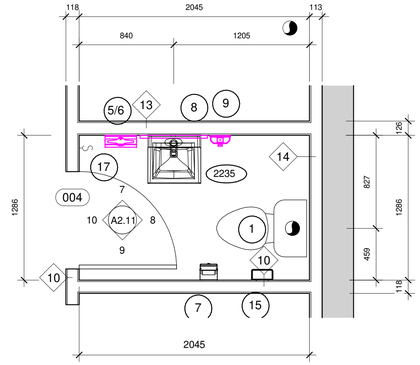
• DIMENSIONS ARE FROM FINISHED SURFACES.

• LIGHTING CONTROLLED BY MOTION SENSOR CONFORMING TO OBC 12.2.4.1.(2)

• LAYOUT IS FOR CLARITY IN DETERMINING REQUIRED CLEARANCES ETC. TO COMPLY WITH OBC 3.8.

• GREENBOARD TO BE USED IN WET AREAS

• REFER TO MECH & ELEC ENGINEER DRAWINGS FOR DETAILS ON PLUMBING, HAVC AND ELEC



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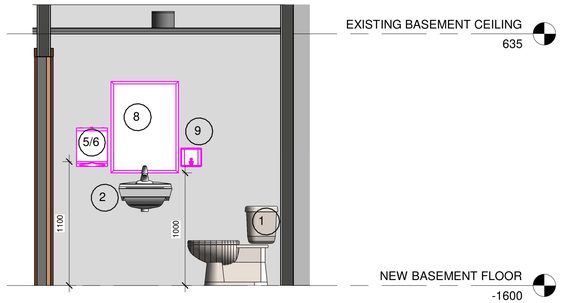

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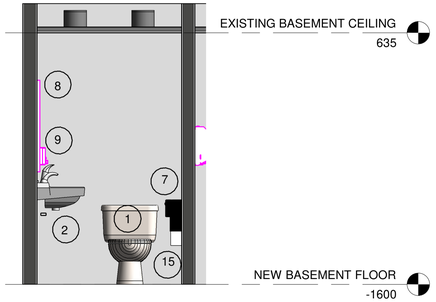

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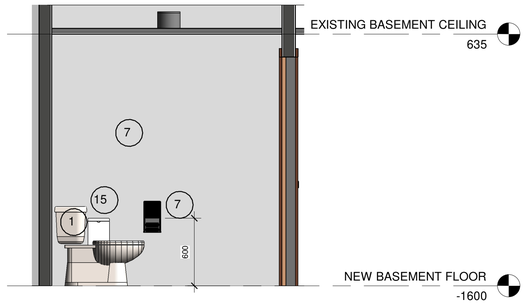

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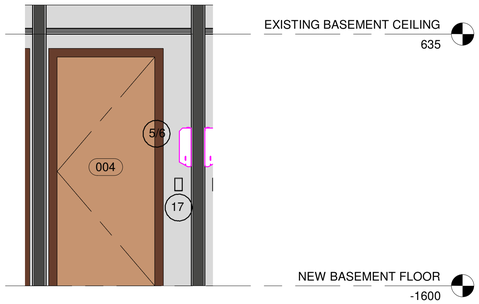

10 W.C 004 - 10
1 : 25

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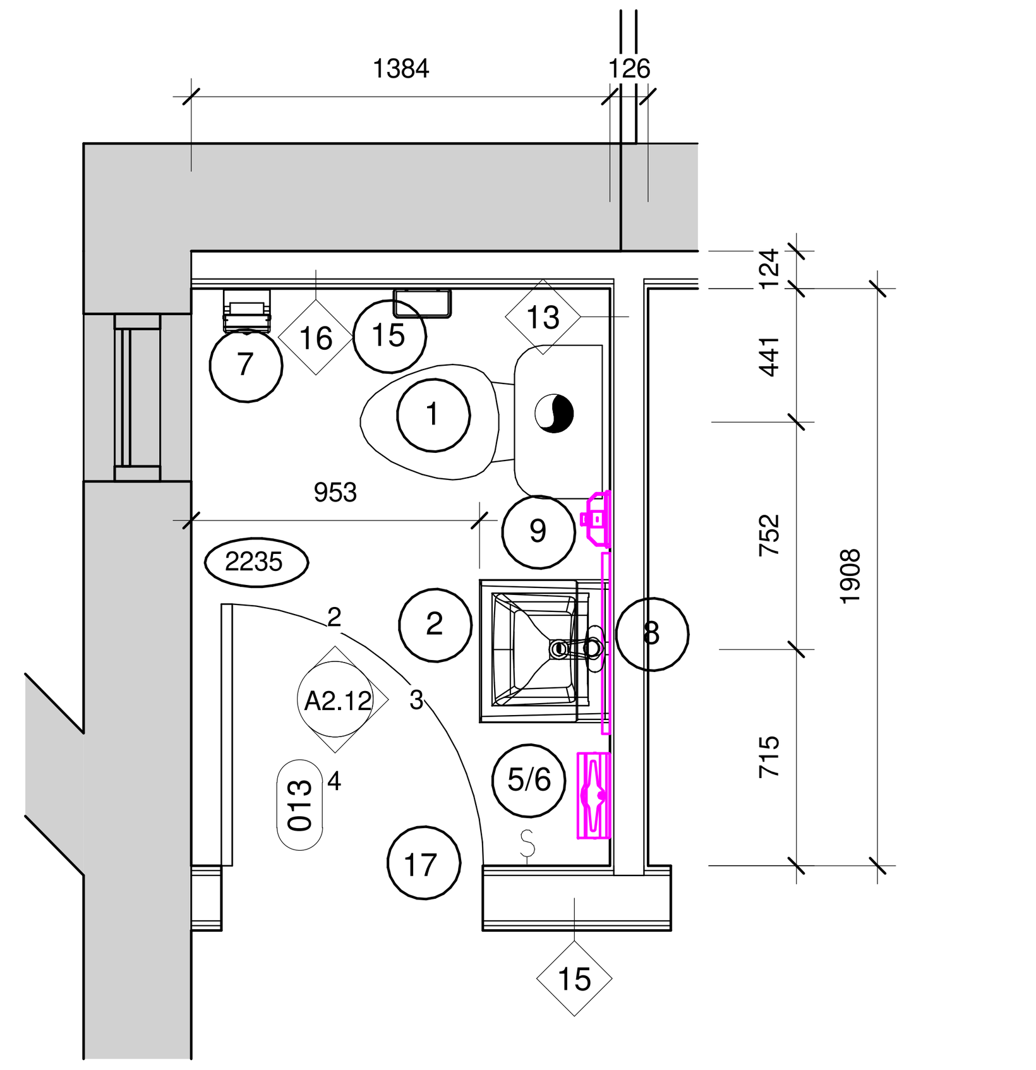
Project No.: 254406
Drawn by: BK
Checked by: ISM
Date: 2025.10.27
Scale: As indicated

Drawing
W.C 003, 004

Drawing No.
A2.11



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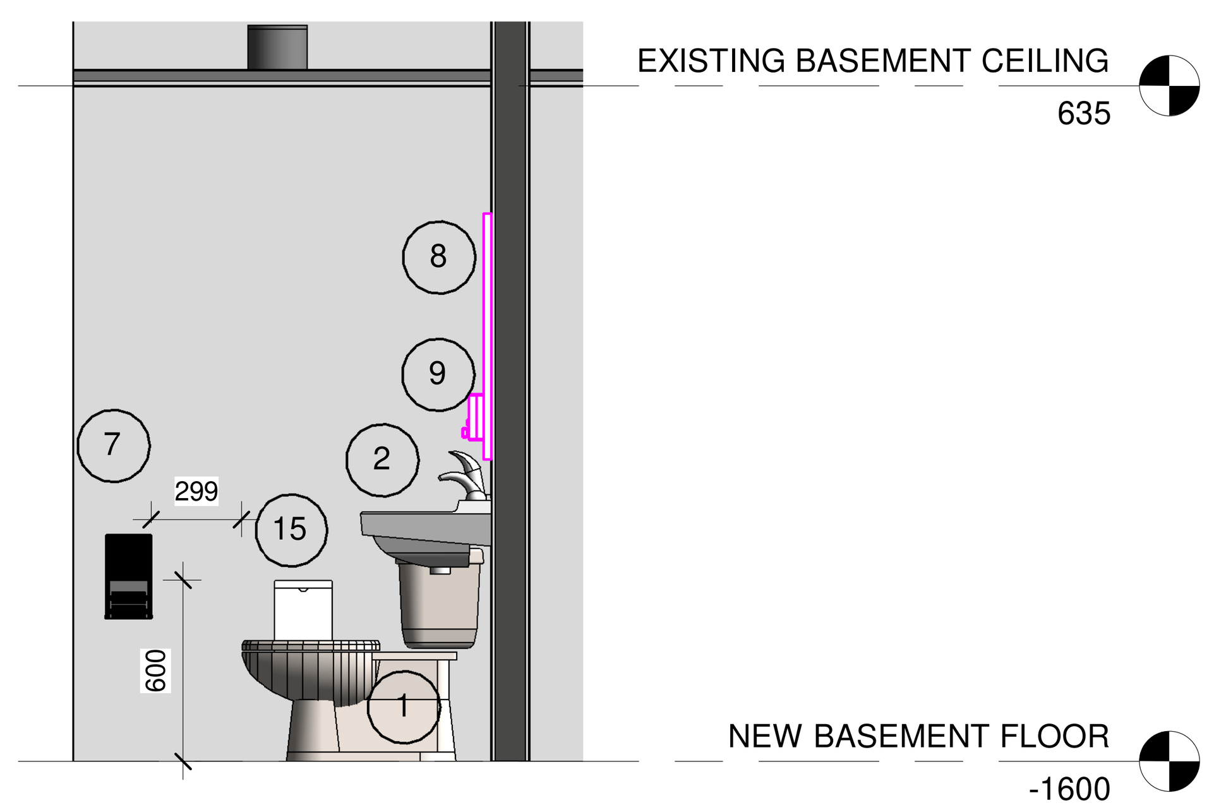
1 : 25



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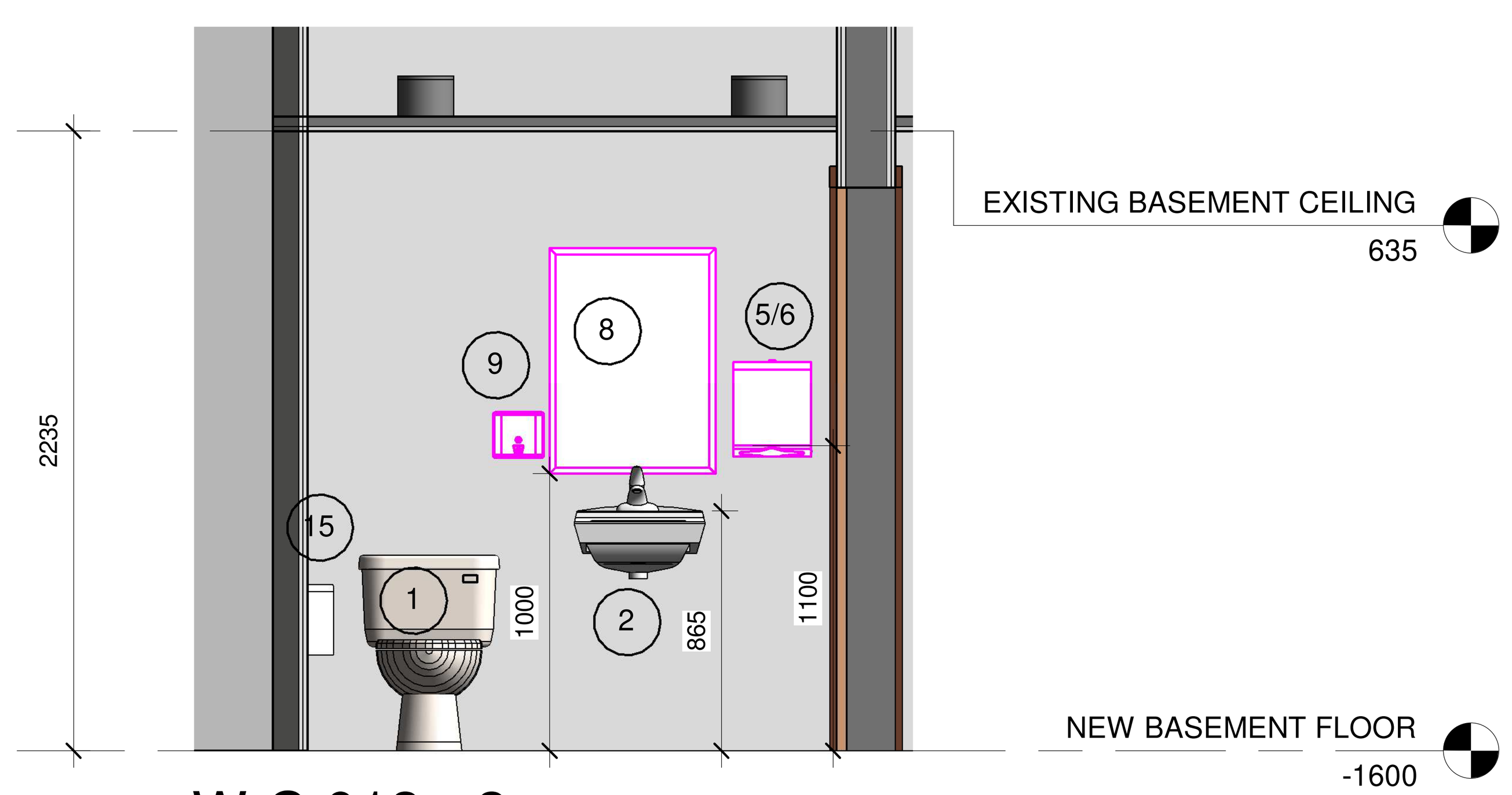

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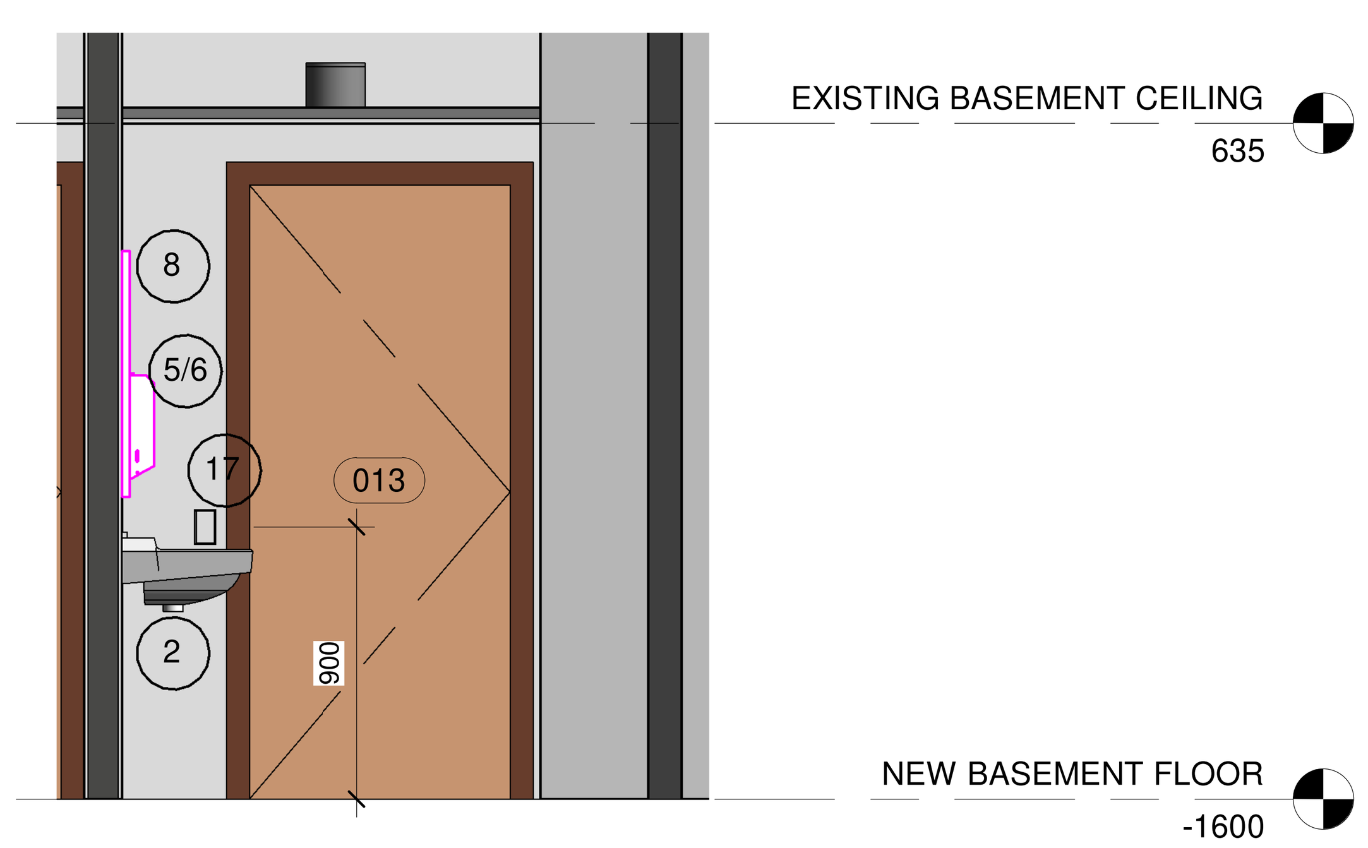

4 W.C 013 - 3
1 : 25

LIST OF FIXTURES AND ACCESSORIES

1	TOILET TOILET, VITREOUS CHINA LOW CONSUMPTION, TOILET /w MANUAL FLUSH VALVE, OPEN FRONT HEAVY DUTY TOILET SEAT WITH LID.
2	WALL MOUNTED LAVATORY ENSURE SOLID BLOCKING FOR PROPER FASTENING SET WATER TEMPERTURE LIMITED TO 43C. EQUIPE WITH AUTOMATICAL FAUCET.
5/6	HANDDRYER (OPTIONAL - CLIENT TO CONFIRM) 350X100 ADA COMPLIANT, CONCEALED MOUNTING. ENSURE SOLID BLOCKING FOR PROPER FASTENING
5/6	PAPER TOWEL DISPENSER/DISPOSAL C-FOLD OR MULTI-FOLD TOWLES, LOCKABLE. SEMI-RECESSED IN WALL AS SHOWN. STAINLESS STEEL (OR AS APPROVED BY CLIENT)
7	TOILET PAPER DISPENSER DOUBLE ROLL, POLISHED CHROME. (OR AS APPROVED BY CLIENT)
8	MIRROR 610X915 MIRROR, WALL-MOUNTED (OR AS APPROVED BY CLIENT)
9	SOAP DISPENSER 1.5L CAPACITY. WALL-MOUNTED (OR AS APPROVED BY CLIENT)
15	SND - SANITARY NAPKIN DISPOSAL
17	LIGHT SWITCH

NOTE:

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- LIGHTING CONTROLLED BY MOTION SENSOR CONFORMING TO OBC 12.2.4.1.(2)
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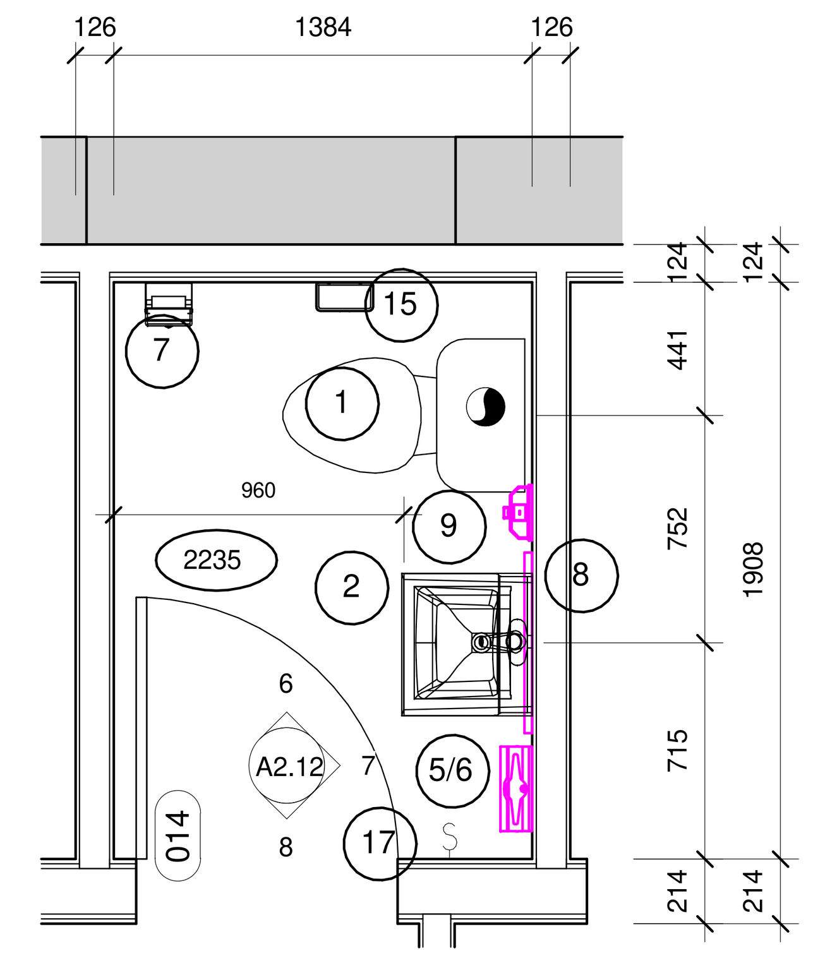

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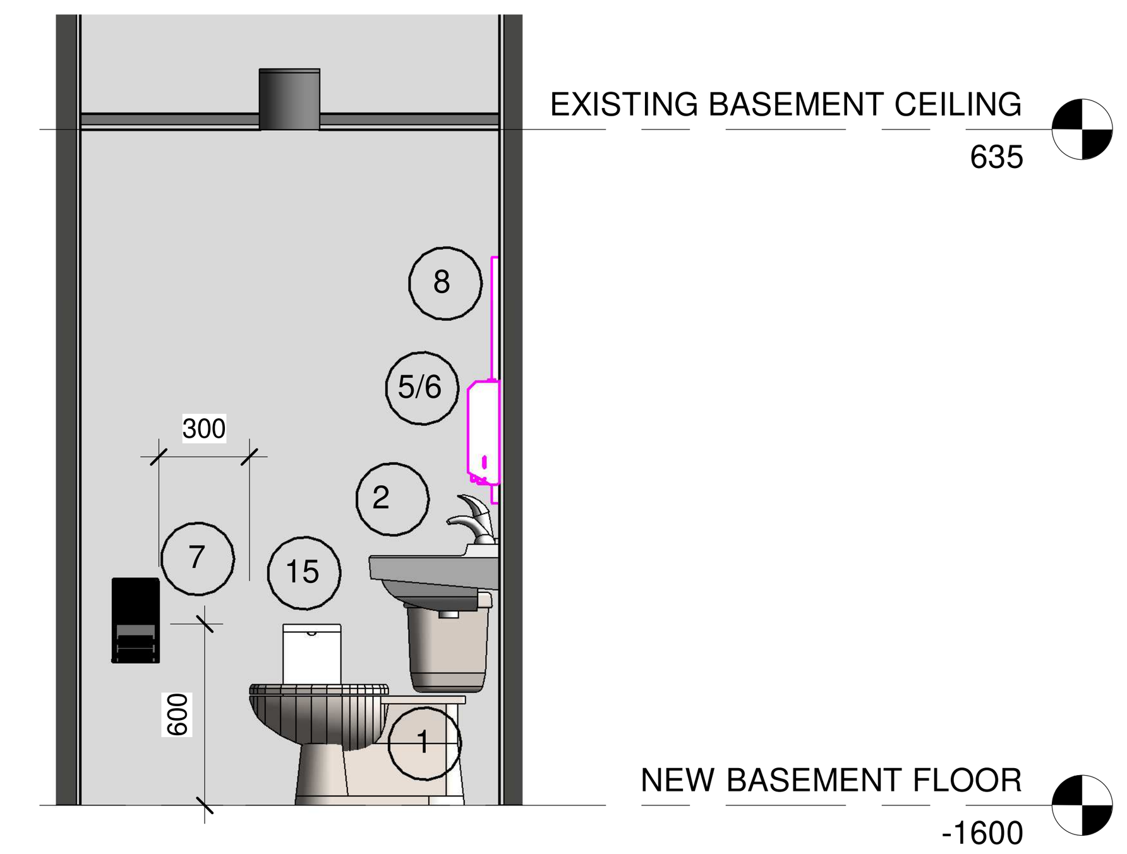

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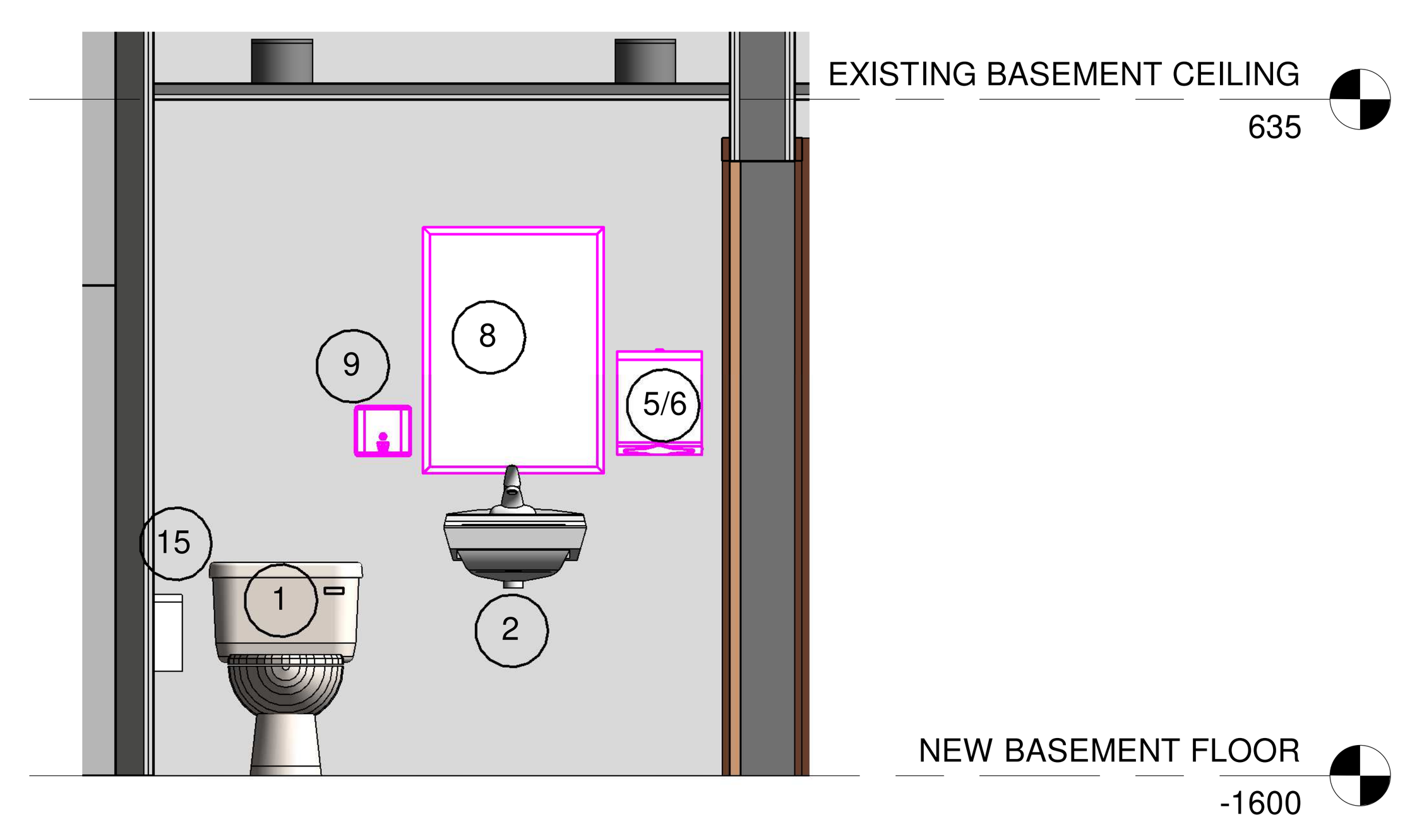

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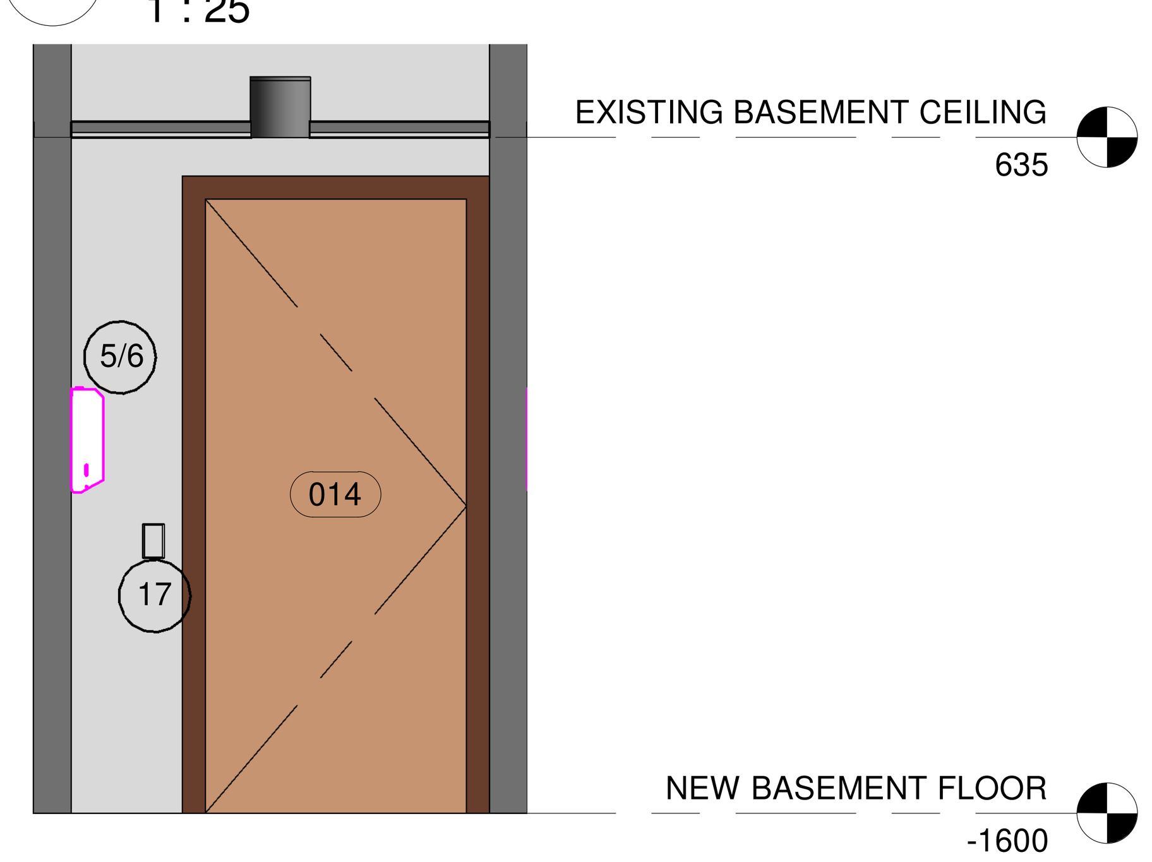

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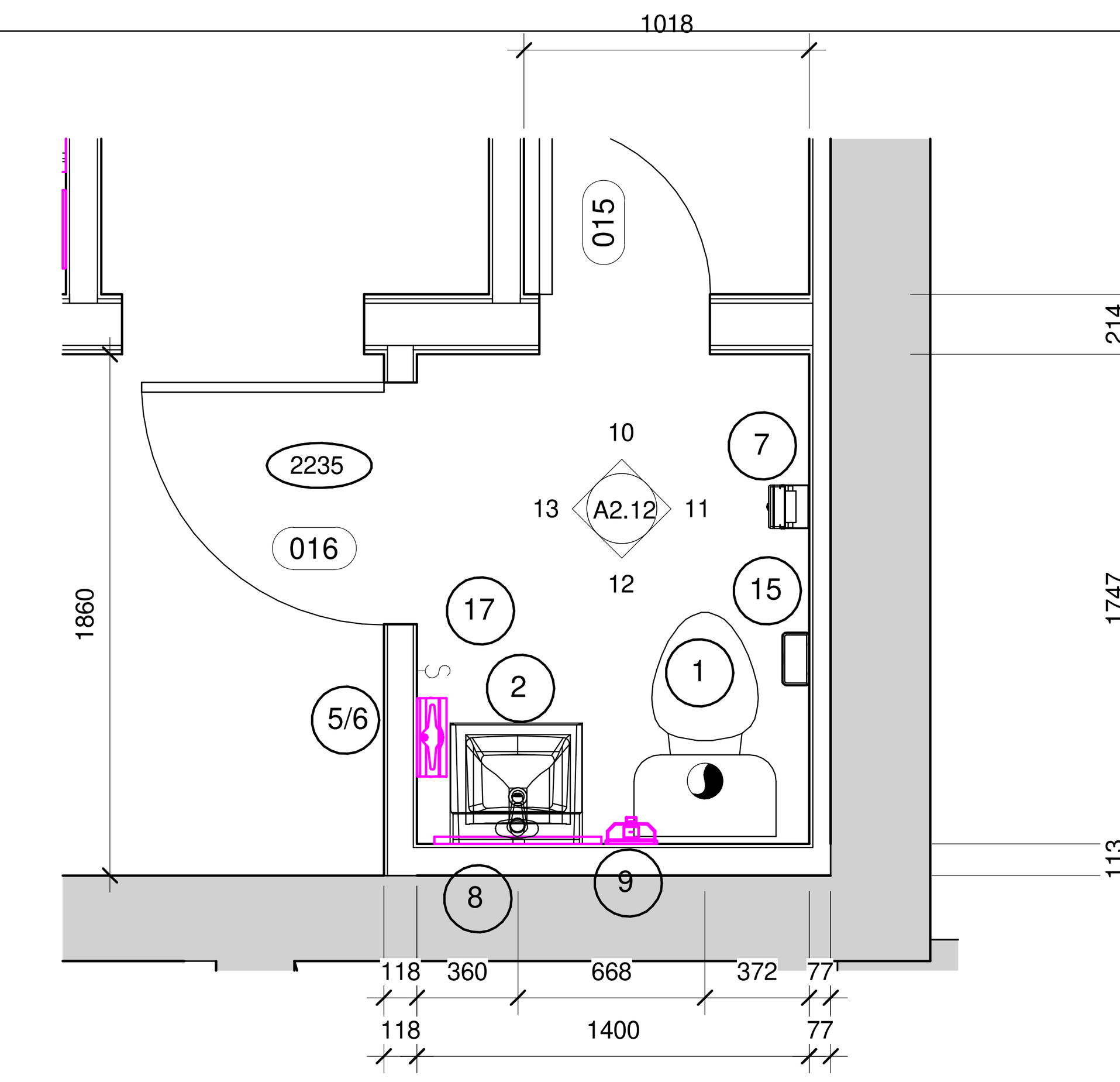

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10 W.C 016 - 1
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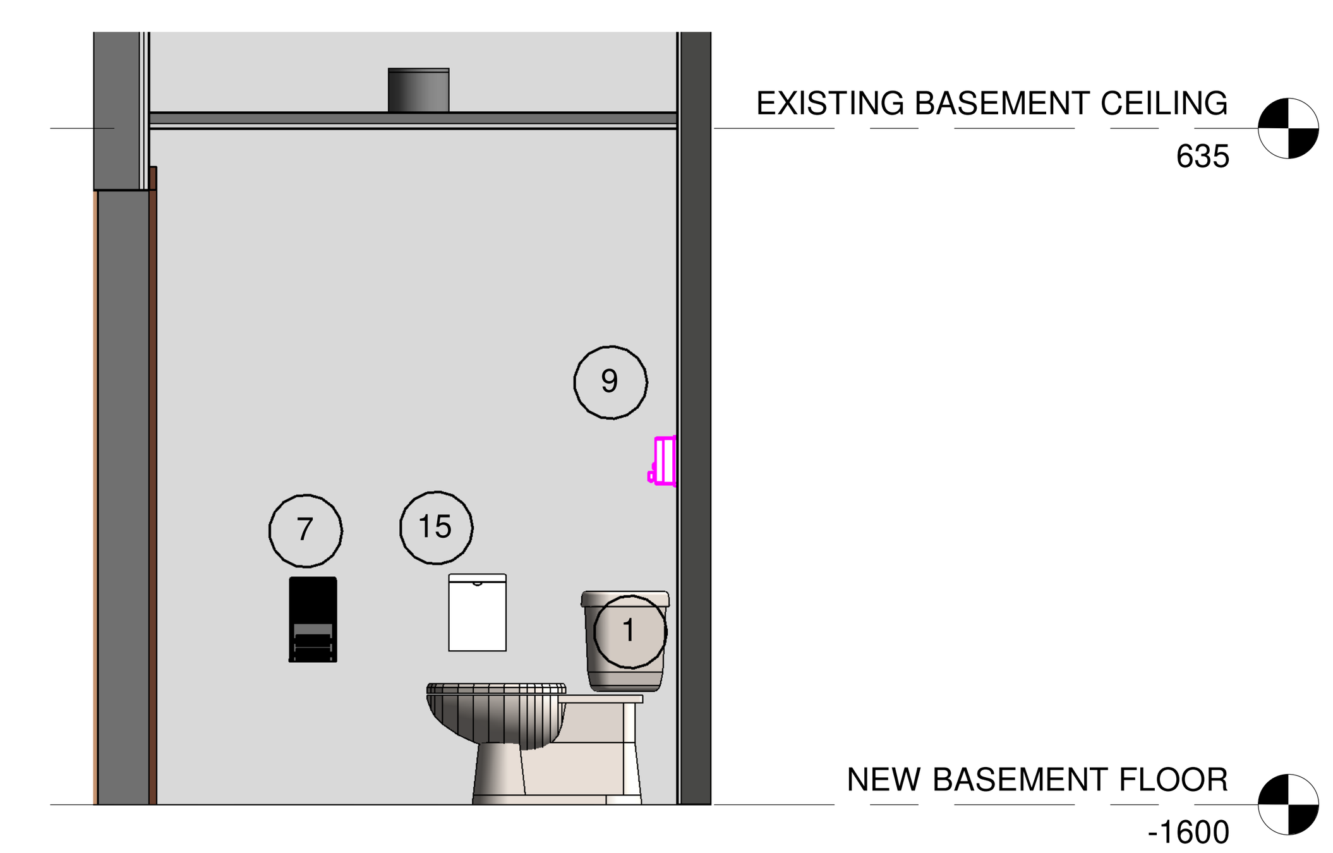
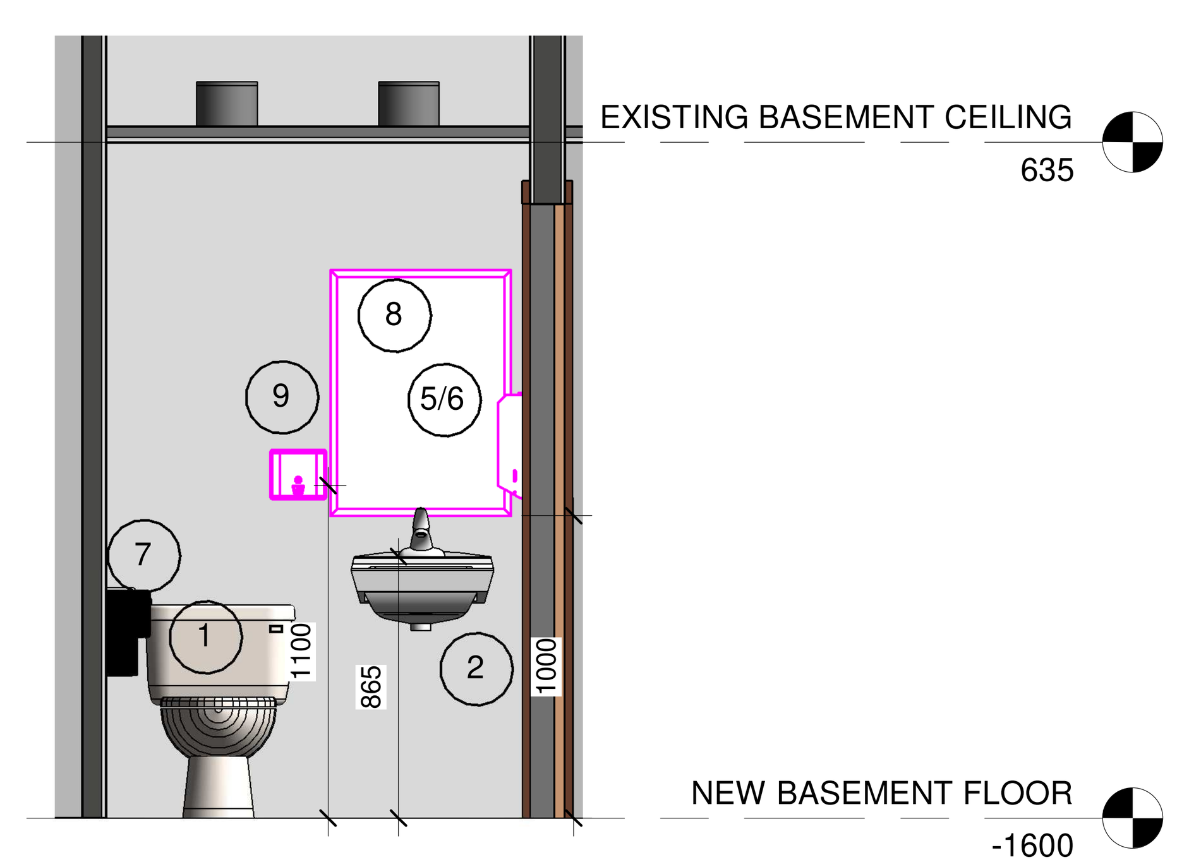


11 W.C 016 - 2
1 : 25



12 W.C 016 - 3
1 : 25

13 W.C 016 - 4
1 : 25

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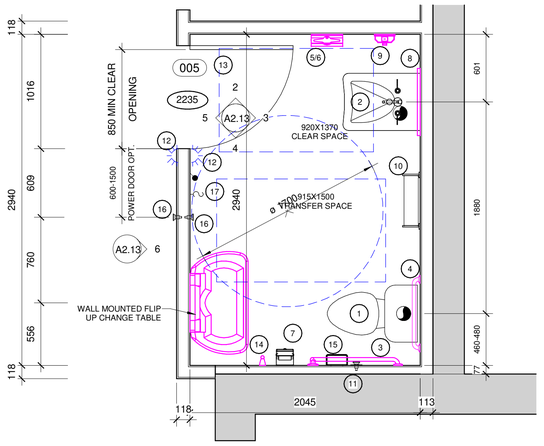
Drawing
W.C 013, 012,016

Drawing No.
A2.12



1 NEW BASEMENT FLOOR UNIVERSAL W.C 005

1 : 25

DIMENSIONS ARE FROM FINISHED SURFACES.
ACCEPTABLE FOR TEANT AREAS UNDER 300M2

LIGHTING CONTROLLED BY MOTION SENSOR
CONFORMING TO OBC 12.2.4.1.(2)

REFER TO DWG A2.14 FOR BARRIER FREE
ACCESSORIES

OBC 3.8.1.5

CONTROLS - FOR POWER DOOR OPERATOR CONTROLS, CONTROLS FOR THE OPERATION OF BUILDING SERVICES OR SAFETY DEVICES, INCLUDING ELECTRICAL SWITCHES, THERMOSTATS AND INTERCOM SWITCHES, INTENDED TO BE OPERATED BY THE OCCUPANT AND LOCATED IN A BARRIER-FREE PATH OF TRAVEL SHALL BE LOCATED SO AS TO BE ADJACENT TO AND CENTRED ON EITHER THE LENGTH OR THE WIDTH OF A CLEAR FLOOR SPACE OF 810MM BY 1370MM

OBC 3.8.3.9 WATER CLOSETS

A WATER CLOSET SHALL BE EQUIPPED WITH A SEAT LOCATED NOT LESS THAN 430MM AND NOT MORE THAN 485MM A.F.F., FLUSH AUTOMATICALLY OR BE EQUIPPED WHIT A FLUSHING CONTROL THAT IS LOCATED BETWEEN 500MM AND 900MM A.F.F, IS OPERABLE FROM THE TRANSFER SIDE AND IS OPERABLE USING A CLOSED FIST AND WHIT A FORCE OF NOT MORE THAN 22.2N

OBC 3.8.3.12 UNIVERSAL WASHROOMS,

HAVE A DOOR THAT HAS A GRASPABLE LATCH-OPERATING MECHANISM THAT IS OPERABLE USING A CLOSED FIST AND WITH A FORCE OF NOT MORE THAN 22.2N, LOCATED BETWEEN 900MM AND 1000MM A.F.F, IS CAPABLE OF BEING LOCATED FROM THE INSIDE AND RELEASED FROM THE OUTSIDE IN CASE OF EMERGENCY.

HAVE A COAT HOOK THAT IS MOUNTED NOT MORE THAN 1200MM A.F.F ON A SIDE WALL AND PROJECTING NOT MORE THAN 50MM FROM THE WALL.

DESIGNED TO PERMIT A WHEELCHAIR TO TURN IN AN OPEN SPACE NOT LESS THAN 1700MM IN DIA.

BE PROVIDED WITH A DOOR EQUIPPED WITH A POWER DOOR OPERATOR.

SHALL HAVE LIGHTING CONTROLLED BY A MOTION SENSOR CONFORMING TO SENTENCE
12.2.4.1.(2)

(2) SHALL HAVE AN EMERGENCY CALL SYSTEM THAT CONSISTS OF AUDIBLE AND VISUAL SIGNAL
DEVICES INSIDE AND OUTSIDE OF THE WASHROOM THAT ARE ACTIVATED BY A CONTROL DEVICE
INSIDE THE WASHROOM AND AN EMERGENCY SIGN THAT CONTAINS THE WORDS IN THE EVENT OF AN EMERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE IN
LETTERS AT LEAST 25MM HIGH WITH A 5MM STROKE AND THAT IS POSTED ABOVE THE
EMERGENCY BUTTON.

A CLEAR SPACE NOT LESS THAN 810MM WIDE AND 1830MM LONG SHALL BE PROVIDED FOR AN ADULT SIZE CHANGE TABLE.

LIST OF FIXTURES AND ACCESSORIES

1. TOILET
ELONGATED TOILET, VITREOUS CHINA LOW CONSUMPTION,
TOILET /w MANUAL FLUSH VALVE, OPEN FRONT HEAVY DUTY
TOILET SEAT WITH LID.

2. WALL MOUNTED BARRIER-FREE LAVATORY
BARRIER-FREE MODEL. MOUNTING HEIGHT AND CLEARANCES AS SHOWN. ENSURE SOLID BLOCKING FOR PROPER FASTENING
SET WATER TEMPERTURE LIMITED TO 43C. EQUIPE WITH AUTOMATICAL FAUCET.

3. L-SHPAE GRAB BAR
750X750 38 DIA. CHROME SERIES, KNURLED GRIP, CONCEALED MOUNTING.
ENSURE SOLID BLOCKING FOR PROPER FASTENING.

4. HORIZONTAL GRAB BAR
610 LONG, CENTRED OVER WATER CLOSET. 30 DIA. CHROME SERIES, KNURLED GRIP, CONCEALED MOUNTING. ENSURE SOLID BLOCKING FOR PROPER FASTENING

5/6. HANDDRYER (OPTIONAL - CLIENT TO CONFIRM)
350X100 ADA COMPLIANT, CONCEALED MOUNTING. ENSURE SOLID BLOCKING FOR
PROPER FASTENING

5/6. PAPER TOWEL DISPENSER/DISPOSAL
C-FOLD OR MULTI-FOLD TOWLES, LOCKABLE. SEMI-RECESSED IN WALL AS SHOWN.
STAINLESS STEEL (OR AS APPROVED BY CLIENT)

7. TOILET PAPER DISPENSER
DOUBLE ROLL, POLISHED CHROME. (OR AS APPROVED BY CLIENT)

8. MIRROR
610X915 MIRROR, WALL-MOUNTED (OR AS APPROVED BY CLIENT)

9. SOAP DISPENSER
1.5L CAPACITY. WALL-MOUNTED (OR AS APPROVED BY CLIENT)

10. SHELF
457 LONG X 100 DEEP, STAINLESS STEEL. WALL-MOUNTED

11. EMERGENCY BUTTON AND SIGNAGE
CONTROL DEVICE TO ACTIVATE AUDIBLE AND VISUAL EMERGENCY CALL SYSTEM
WITH ACCOMPANYING SIGN

12. EMERGENCY AUDIBLE AND VISUAL DEVICE
ACTIVATED BY EMERGENCY BUTTON INSIDE AND OUTSIDE WASHROOM

13. DOOR TO WASHROOM
915X2032 HOLLOW METALL DOOR SET IN HOLLOW METAL FRAME
PAINTED, LEVER STYLE LOCKSET WITH POWER DOOR OPERATOR COMBO KIT
WITH ELECTRONIC LOCKING SYSTEM. 860mm CLEAR WIDTH REQUIRED

14. COAT HOOK

15. SND - SANITARY NAPKIN DISPOSAL

16. POWER DOOR OPERATOR WITH ELECTRONIC LOCKING SYSTEM COMBO KIT

17. LIGHT SWITCH

NOTE:

APPROPRIATE BLOCKIING IN WALL TO BE PROVIDED FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES

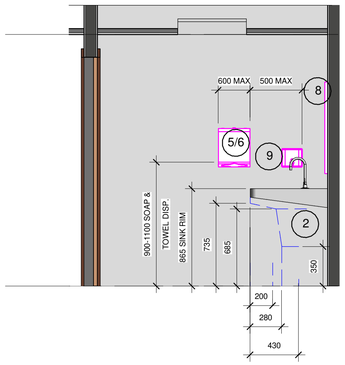
DIMENSIONS ARE FROM FINISHED SURFACES.

LIGHTING CONTROLLED BY MOTION SENSOR CONFORMING TO OBC 12.2.4.1.(2)

LAYOUT IS FOR CLARITY IN DETERMINING REQUIRED CLEARANCES ETC. TO COMPLY WITH OBC 3.8.

GREENBOARD TO BE USED IN WET AREAS

REFER TO MECH & ELEC ENGINEER DRAWINGS FOR DETAILS ON PLUMBING, HAVC AND ELEC



OBC 3.8.3.11.

(1)(d) - A LAVATORY THAT SHALL HAVE INSULATED PIPES WHERE THEY WOULD OTHERWISE PRESENT A BURN HAZARD OR HAVE WATER SUPPLY TEMPERATURE LIMITED TO A MAX OF 43c.

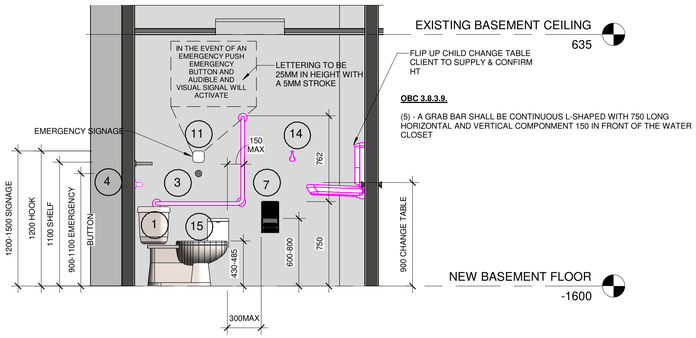
(1)(e) - BE EQUIPPED WITH FAUCETS THAT OPERATE AUTOMATICALLY OR COMPLY WITH 3.7.4.2.(12)(b)(i)(ii), AND ARE LOCATED SO THAT THE DISTANCE FROM THE CENTER LINE OF THE FAUCET TO THE EDGE OF THE BASIN OR, WHERE THE BASIN IS MOUNTED IN A VANITY, TO THE FRONT EDGE OF THE VANITY,IS NOT MORE THAN 485MM

(1)(g) - HAVE A SOAP DISP. THAT OPERATES AUTOMATICALLY OR IS OPERABLE USING A CLOSED FIST AND WITH A FORCE OF NOT MORE 22.2N, AND IS LOCATED NOT MORE THAN 1100 A.F.F, WITHIN 500 FROM THE FRONT OF THE LAVATORY

(1)(h) - HAVE A TOWEL DISPENSER OR OTHER HAND DRYING EQUIPMENT THAT IS LOCATED SO THE DISPENSING HEIGHT IS NOT MORE THAN 1200 A.F.F. AND LOCATED NOT MORE THAN 610 MEASURED HORIZONTALLY FROM THE EDGE OF THE LAVATORY

2 UNIVERSAL W.C 005 - 2

1 : 25

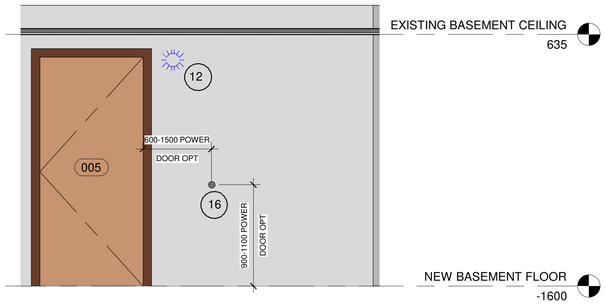


OBC 3.8.3.9.

(5) - A GRAB BAR SHALL BE CONTINUOUS L-SHAPED WITH 750 LONG HORIZONTAL AND VERTICAL COMPONMENT 150 IN FRONT OF THE WATER CLOSET

4 UNIVERSAL W.C 005 - 4

1 : 25



6 UNIVERSAL W.C 005 - 6

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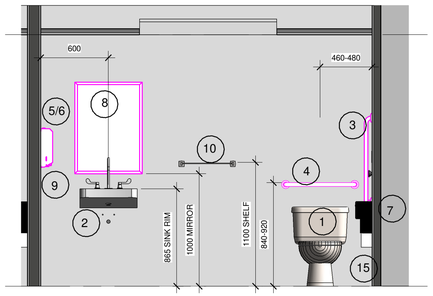


OBC 3.8.3.9.

(1)(a) - A WATER CLOSET SHALL BE EQUIPPED WITH A SEAT LOACED NOT LESS THAN 430MM AND NOT MORE THAN 485MM A.F.F

(1)(b) - FLUSH AUTOMATICALLY OR BE EQUIPPED WITH A FLUSHIGN CONRROL THAT IS LOCATED BETWEEN 500 & 900 A.F.F., IS OPERABLE FROM THE TRANSFER SIDE AND OPERABLE USIGN A CLOSED FIST & WITH A FORCE OF NOT MORE THAN 2.2N,

(1)(c) - BE EQUIPPED WITH A BACK SUPPORT WHERE THERE IS NOT SEAT LID OR TANK

OBC 3.8.3.12

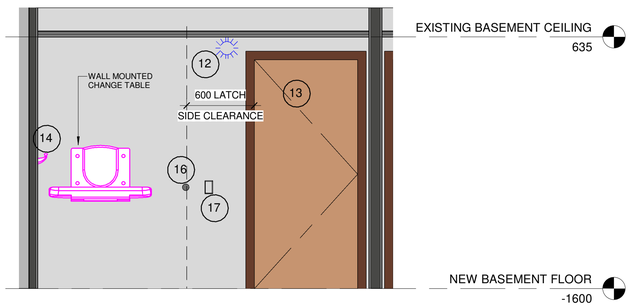
(1)(g) - HAVE A COAT HOOK THAT DOES NOT PROJECT MORE THAN 50MM & SHELF THAT IS LOCATED NOT MORE THAN 1100 A.F.F AND PROJFECTS NOT MORE 100MM

OBC 3.8.3.8

(6) - A GRAB BAR SHALL BE AT LEAST 600 IN LENGTH AND BE WALL MOUNTED HORIZONTALLY FROM 840-920 A.F.F, AND WHERE THE WATER CLOSET HAS A WATER TANK, BE WALL MOUTNED 150 ABOVE THE TANK

3 UNIVERSAL W.C 005 - 3

1 : 25



5 UNIVERSAL W.C 005 - 55

1 : 25

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No.	Description	Date
1	CLIENT REVIEW 1 FPI	2025.11.06
2	CLIENT/MINISTRY REVIEW 1 FPI	2025.11.07
3	CLIENT/MINISTRY REVIEW	2025.11.11
4	CLIENT REVIEW	2025.11.25
5	SUBMIT FOR PERMIT	2025.11.26

A — Detail No.
B — Sheet No. where detailed

Stamp

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Orientation

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Project Information

Project No.:	254406
Drawn by:	BK
Checked by:	ISM
Date:	2025.10.27
Scale:	As indicated

Drawing
UNIVERSAL W.C

Drawing No.
A2.13

OBC NOTES:

3.2.2.8.(1) EXCEPTIONS FOR MAJOR OCCUPANCIES
IN A BUILDING IN WHICH THE AGGREGATE AREA OF ALL MAJOR OCCUPANCIES IN A PARTICULAR GROUP OR DIVISION IS NOT MORE THAN 10% OF THE FLOOR AREA OF THE STOREY IN WHICH THEY ARE LOCATED, THESE MAJOR OCCUPANCIES NEED NOT BE CONSIDERED AS A MAJOR OCCUPANCIES FOR THE PURPOSES OF THIS SUBSECTION, PROVIDED THEY ARE NOT CLASSIFIED AS GROUP F1 OR F2 OCCUPANCIES

3.3.1.1.(1) SEPARATION OF SUITES
EACH SUITE IN OTHER THAN BUSINESS AND PERSONAL SERVICES OCCUPANCIES SHALL BE SEPARATED FROM ADJOINING SUITES BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING NOT LESS THAN 1 H

3.7.4.15.(2) PRIVACY
WATER CLOSETS, URINALS, SHOWERS AND BATHTUBS SHALL NOT BE VISIBLE FROM THE ENTRANCE TO THE ROOM WHERE IT CONTAINS AT LEAST, TWO WATER CLOSETS, ONE WATER CLOSET AND ONE URINAL, ONE SHOWER STALL, OR ONE BATHTUB

3.7.6.3.(1) LOCATION OF PLUMBING FIXTURES
A ROOM CONTAINING A WATER CLOSET SHALL BE LOCATED WHERE IT DOES NOT OPEN DIRECTLY INTO ANY ROOM OR AREA WHERE FOOD OR DRINK FOR HUMAN CONSUMPTION OR AN INGREDIENT OF FOOD OR DRINK FOR HUMAN CONSUMPTION, IS INTENDED TO BE STORED, PREPARED, PROCESSED, DISTRIBUTED, SERVED, SOLD OR OFFERED FOR SALE

3.7.6.2.(1) ROOM FINISHES
FLOORS AND FLOOR COVERINGS HALL BE TIGHT, SMOOTH AND NON-ABSORBENT IN ROOMS WHERE FOOD OR DRINK FOR HUMAN CONSUMPTION, OR AN INGREDIENT OF FOOD OR DRINK FOR HUMAN CONSUMPTION, IS MANUFACTURED, PROCESSED, PREPARED, STORED, DISPLAYED, HANDLED, SERVED, DISTRIBUTED, SOLD OR OFFERED FOR SALE, UTENSILS ARE WASHED.

3.7.6.2.(3) ROOM FINISHES
WALL AND CEILING FINISHES OF ROOMS AND PASSAGEWAY SHALL BE EASY TO CLEAN

OBC 3.4.3.4. HEADROOM CLEARANCE

(1) EVERY EXIT SHALL HAVE A CLEAR HEIGHT OVER THE CLEAR WIDTH OF THE EXIT OF NOT LESS 2100MM

(2) THE CLEAR HEIGHT OF STAIRWAYS SHALL BE MEASURED VERTICALLY, OVER THE CLEAR WIDTH OF THE STAIRWAY, FROM A STRAIGHT LINE TANGENT TO THE TREAD AND LANDING NOSINGS TO THE LOWEST POINT ABOVE, AND SHALL NOT BE LESS THAN 2050MM

(3) THE CLEAR HEIGHT OF LANDINGS SHALL BE MEASURED WITHIN THE CLEAR WIDTH OF THE LANDING VERTICALLY TO THE LOWEST ELEMENT ABOVE

(4) THE CLEAR HEIGHT OF DOORWAYS SHALL NOT BE LESS THAN 2030MM

OBC 3.4.6.4. DIMENSIONS OF LANDINGS

(1) A LANDING SHALL BE AT LEAST AS WIDE AND AS LONG AS THE WIDTH OF THE STAIRWAY IN WHICH IT OCCURS

(2) IN A STRAIGHT STAIRWAY AND IN A STAIRWAY THAT TURNS LESS THAN 90, THE LENGTH OF THE LANDING NEED NOT BE MORE THAN THE LESSER OF
(a) THE REQUIRED WIDTH OF THE STAIR, OR
(b) 1100MM

(3) THE LENGTH OF A LANDING SHALL BE MEASURED PERPENDICULAR TO THE NOSING OF ADJACENT STEPS, AT A DISTANCE EQUAL TO HALF THE LENGTH REQUIRED FROM THE NARROW EDGE OF THE LANDING

(6) WHERE HE DIRECTION OF EXIT TRAVEL CHANGES AT A LANDING, THE LANDING IS PERMITTED TO BE CHAMFERED OR CURVED IN PLAN, PROVIDED THE REQUIRED WIDTH OF THE STAIR IS MAINTAINED WHERE MEASURED PERPENDICULAR TO THE DIRECTION OF EXIT TRAVEL, ACROSS THE LANDING

OBC 3.4.6.5. HANDRAILS

(1) ONE HANDRAIL SHALL BE PROVIDED ON STAIRS THAT ARE LESS THAN 1100MM IN WIDTH

(2) ONE HANDRAIL SHALL BE PROVIDED ON EACH SIDE OF
(a) STAIRS THAT ARE 1100MM OR MORE IN WIDTH

(5) HANDRAILS SHALL BE CONTINUOUSLY GRASPABLE ALONG THEIR ENTIRE LENGTH, BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS, AND HAVE
(a) A CIRCULAR CROSS-SECTION WITH AN OUTSIDE DIAMETER NOT LESS THAN 30MM AND NOTE MORE THAN 50MM, OR
(b) A NON-CIRCULAR CROSS-SECTION WITH A PERIMETER NOT LESS THAN 100MM AND NOT MORE THAN 160M AND WHOSE LARGEST CROSS-SECTIONAL DIMENSION IS NOT MORE THAN 57MM

(6) THE HEIGHT OF HANDRAILS ON STAIRS, SHALL BE MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO
(a) A STRAIGHT LINE DRAWN TANGENT TO THE TREAD NOSINGS OF THE STAIR, OR
(b) THE SURFACE OF THE FLOOR OR LANDING SERVED BY THE HANDRAIL

(7) THE HEIGHT OF HANDRAILS ON STAIRS, SHALL BE
(a) NOT LESS THAN 865MM AND
(b) NOT MORE THAN 1070MM

(9) REQUIRED HANDRAILS SHALL BE CONTINUOUS THROUGHOUT THE LENGTH OF
(b) A FLIGHT, FROM THE BOTTOM RISER TO THE TOP RISER

(10) AT LEAST ONE HANDRAIL SHALL BE CONTINUOUS THROUGHOUT THE LENGTH OF A STAIR OR RAMP, INCLUDING AT LANDINGS.

(11) HANDRAILS SHALL BE TERMINATED IN A MANNER THAT WILL NOT OBSTRUCT PEDESTRIAN TRAVEL OR CREATE A HAZARD.

(12) AT LEAST ONE HANDRAIL SHALL,
(a) IN A CASE OF A STAIR,
(i) EXTEND HORIZONTALLY AT THE REQUIRED HEIGHT, NOT LESS THAN 300MM BEYOND THE TOP RISER AND
(ii) CONTINUE TO SLOPE FOR A DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER FOLLOWED BY A 300MM HORIZONTAL EXTENSION

(13) TECH CLEARANCE BETWEEN A HANDRAIL AND ANY SURFACE BEHIND IT SHALL BE NOT LESS THAN
(a) 60MM IF THE SURFACE BEHIND THE HANDRAIL IS ROUGH OR ABRASIVE, OR
(b) 50MM IN ALL OTHER CASES

(14) HANDRAILS AND THEIR SUPPORTS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND THE LOADING VALUES SPECIFIED IN SENTENCES 4.1.5.14.(7)

OBC 4.1.5.14.(7)

HANDRAILS AND THEIR SUPPORTS SHALL BE DESIGNED ADN CONSTRUCTED TO WITHSTAND THE FOLLOWING MINIMUM SPECIFIED LIVE LOADS, WHICH NEED NOT BE CONSIDERED TO ACT SIMULTANEOUSLY:
(a) 0.9 kN APPLIED AT ANY POINT AND IN ANY DIRECTION FOR ALL HANDRAILS, AND
(b) 0.7 kN/m APPLIED IN ANY DIRECTION FOR HANDRAILS NOT LOCATED WITHIN DWELLING UNITS.

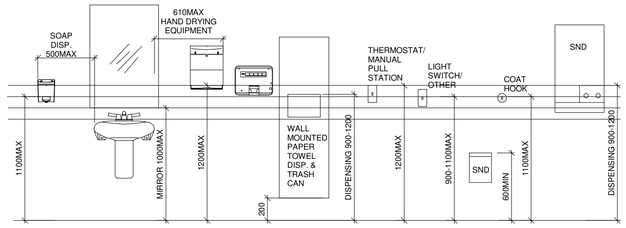
OBC 3.4.6.6. GUARDS

(1) EVERY EXIT SHALL HAVE A WALL OR WELL SECURED GUARD ON EACH SIDE, WHERE
(a) THE DIFFERENCE IN ELEVATION IS MORE THAN 600MM BETWEEN THE ADJACENT SURFACE

(2) THE HEIGHT OF GUARDS FOR EXIT STAIRS...AS WELL AS THEIR LANDINGS, SHALL BE NOT LESS THAN 1070MM.

(3) THE HEIGHT OF GUARDS SHALL BE MEASURED VERTICALLY TO THE TOP OF HE GUARD FROM
(a) A LINE DRAWN THROUGH THE OUTSIDE EDGES OF THE STAIR NOSING, OR
(b) THE SURFACE OF THE LANDING

(5) OPENINGS THROUGH ANY GUARD SHALL BE OF A SIZE THAT WILL PREVENT THE PASSAGE OF SPHERE HAVING A DIAMETER MORE THAN 100MM UNLESS IT CAN BE SHOWN THAT THE LOCATION AND SIZE OF OPENINGS THAT EXCEED THIS LIMIT DO NOT REPRESENT A HAZARD.



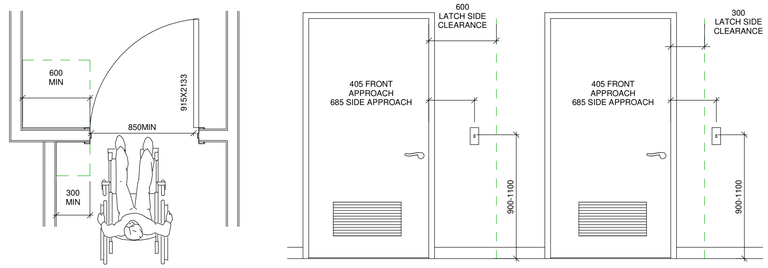
BARRIER-FREE ACCESSORIES - FOR NEW CONSTRUCTION ONLY

1:25

CONTROLS FOR THE OPERATION OF BUILDING SERVICES OR SAFETY DEVICES:

1. THERMOSTAT OR A MANUAL PULL STATION SHALL BE 1200MM A.F.F
2. ALL OTHER CONTROLS SHALL BE NOT LESS THAN 900MM AND NOT MORE THAN 1100MM A.F.F
3. BE LOCATED SO AS TO BE ADJACENT TO AND CENTRED ON EITHER THE LENGTH OR THE WIDTH OF A CLEAR FLOOR SPACE OF 810MM BY 1370MM
4. BE OPERABLE USING ONE HAND

IF DISPENSING OR HAND-OPERATED WASHROOM ACCESSORIES, EXCEPT THOSE LOCATED IN WATER CLOSET STALLS OR ENCLOSURES SHALL BE MOUNTED SO THAT THE DISPENSING HEIGHT IS NOT LESS THAN 900MM AND NOT MORE THAN 1100MM A.F.F., THE CONTROLS OR OPERATING MECHANISMS ARE MOUNTED NOT LESS THAN 900MM AND NOT MORE THAN 1200MM A.F.F AND A MINIMUM 1370MM DEEP FLOOR SPACE IS PROVIDED IN FRONT OF THE CONTROLS OR OPERATING MECHANISMS TO ALLOW FOR A FRONT APPROACH.

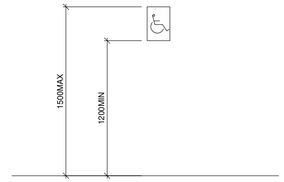


OBC 3.8.1.5
CONTROLS - FOR POWER DOOR OPERATOR CONTROLS, CONTROLS FOR THE OPERATION OF BUILDING SERVICES OR SAFETY DEVICES, INCLUDING ELECTRICAL SWITCHES, THERMOSTATS AND INTERCOM SWITCHES, INTENDED TO BE OPERATED BY THE OCCUPANT AND LOCATED IN A BARRIER-FREE PATH OF TRAVEL SHALL BE LOCATED SO AS TO BE ADJACENT TO AND CENTRED ON EITHER THE LENGTH OR THE WIDTH OF A CLEAR FLOOR SPACE OF 810MM BY 1370MM

BARRIER-FREE LATCHSIDE CLEARANCE

1:25

WALL MOUNTED TACTILE SIGNS SHALL HAVE CHARACTERS, SYMBOLS OR PICTOGRAPHS WALL MOUNTED TACTILE SIGNS ON STOREY THAT IS NOT REQUIRED TO BE BARRIER -FREE PATH OF TRAVEL, SHALL HAVE CHARACTERS, SYMBOLS OR PICTOGRAPHS - OBC 3.8.3.1.



BARRIER-FREE ACCESSORIES

1:25

NOT FOR CONSTRUCTION

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No.	Description	Date
1	CLIENT REVIEW 1 FPI	2025.11.06
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3	CLIENT/MINISTRY REVIEW	2025.11.11
4	CLIENT REVIEW	2025.11.25
5	SUBMIT FOR PERMIT	2025.11.26

Do not scale drawings. The contractor shall check and verify all dimensions and conditions and report discrepancies to the Architect before proceeding with the work.

A Detail No.
B Sheet No. where detailed

Stamp

ONTARIO ASSOCIATION OF ARCHITECTS
IAN S. MALCOLM
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Orientation

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Project Information

Project No.:	254406
Drawn by:	BK
Checked by:	ISM
Date:	2025.10.27
Scale:	As indicated

Drawing
OBC NOTES

Drawing No.
A2.14

UL Product iQ®

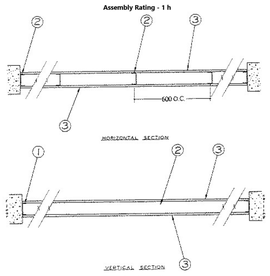
BXUVC - Fire-resistance Ratings

See General Information for Fire-resistance Ratings

Design No. W415

June 10, 2021

Assembly Rating - 1 h



Nonbearing Wall

1. **Floor and Ceiling Track —** 92 mm deep by 32 mm wide channel, 0.5 mm thick galvanized steel, attached to floor and ceiling assemblies with fasteners spaced 600 mm OC.

2. **Steel Studs —** 92 mm deep by 35 mm wide channel sections with 6 mm lip on each flange tip, 0.5 mm thick galvanized steel, stud length is 20 mm less than assembly height.

3A. **Gypsum Wallboard —** (CKNXC). 15.9 mm thick, 1200 mm wide, attached to steel studs and floor and ceiling track with Type S drywall screws 25 mm long spaced 200 mm OC along the edges and ends of board and 300 mm OC in the field of the board. Joints oriented vertically, located over studs and staggered on opposite sides of the assembly. Joints filled with joint compound, covered with joint tape and covered with additional coat of joint compound. Screwheads covered with joint compound.
GEORGIA-PACIFIC GYPSUM L L C — Type 9 and Type X

CERTAINTEED GYPSUM INC

THAI GYPSUM PRODUCTS PCL

OR

3B. **Gypsum Wallboard —** (CKNXC). 15.9 mm thick wallboard applied horizontally. For horizontal application only, the board width may be increased to 1 371 mm max. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by steel framing. Vertical butt joints centered over studs and staggered one stud cavity on opposite sides of studs. Wallboard attached to studs with Type S drywall screws 25 mm long self-tapping spaced 200 mm OC. Joints filled with joint compound, covered with joint tape and covered with additional coat of joint compound. Screwheads covered with joint compound.
CERTAINTEED GYPSUM INC

THAI GYPSUM PRODUCTS PCL

OR

3C. **Wall and Partition Facings and Accessories —** (CLBVC). 15.9 mm. thick, 1220 mm wide panels, attached to steel studs and floor and ceiling track with Type S drywall screws 25 mm long spaced 200 mm OC along the edges and ends of board and 300 mm OC in the field of the board. Joints oriented vertically, located over studs and staggered on opposite sides of the assembly. Joints filled with joint compound, covered with joint tape and covered with additional coat of joint compound. Screwheads covered with joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-527

OR

3D. **Gypsum Wallboard —** (CKNXC). 15.9 mm. thick, 1220 mm wide panels, attached to steel studs and floor and ceiling track with Type S drywall screws 25 mm long spaced 200 mm OC along the edges and ends of board and 300 mm OC in the field of the board. Joints oriented vertically, located over studs and staggered on opposite sides of the assembly. Joints filled with joint compound, covered with joint tape and covered with additional coat of joint compound. Screwheads covered with joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES

4. **Wall and Partition Facings and Accessories —** (CLBVC), (Optional, Not Shown) — For use with Item 1, Item 2, and Items 3A to 3B. For maximum fire rating of 1 hour. On one side of the wall, over the first layer of Gypsum Board (Item 3A to 3B), install ReflexXor membrane with the gold side facing outwards. Membrane installed with T50 staples spaced 305 mm on center in both directions as per manufacturer's instructions, seams in membrane to be overlapped by 50 mm. When ReflexXor membrane is used an additional layer of Gypsum Board identical to the one used in the first layer as specified in Item 3A to 3B, shall be installed over the membrane. The additional layer of Gypsum Board to be installed through the membrane to the stud as specified in Item 3A to 3B except the fastener length shall be increased by a minimum of 16 mm.

On the other side of the wall, prior to the installation of the Gypsum Boards install Resilient Channels, 25 MSG galv steel, spaced vertically 610 mm. OC, flange portion screw attached to one side of studs with 32 m. long diamond shaped point, double lead Phillips head steel screws. Over the Resilient Channels install 19 mm. thick SONOpan panel secured to the Resilient Channels with minimum 32 mm long drywall screws and washers spaced at 406 mm. OC on the perimeter of the panel and 205 mm. OC in the field of the panel. Over the SONOpan panel install Gypsum Board as specified in Item 3A to 3B with the fastener length increased by minimum 19 mm. Not evaluated or intended as a substitute for the required layer(s) of ULC Listed Gypsum Board.

Alternately, on the other side of the wall prior to the installation of the Gypsum Board (Items 3A to 3B), install 19 mm thick SONOpan panels, secured to one side of studs either horizontally or vertically. Panels secured to each stud with minimum 32 mm long drywall screws spaced 305 mm OC. Over the SONOpan, install 25 MSG galv steel, Resilient Channels, spaced vertically 610 mm OC. Resilient Channels fastened through panels to each stud with minimum 50 mm long drywall screws or self-tapping screws. Over the Resilient Channels install Gypsum Board as specified in Items 3A to 3B with drywall screws as specified in Items 3A to 3B. Panels not evaluated or intended as a substitute for the required layer(s) of ULC Listed Gypsum Board.

MSL — ReflexXor membrane, SONOpan panel.

4A. **Batts and Blankets —** Required only when Item 4 is used. ULC Listed glass or mineral fibre insulation, nominal 89 mm thick, minimum nominal density of 12.8 kg/m^3, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNVC) for names of Listed manufacturers.

Last Updated on 2021-06-10

Table 2.1.1.
Minimum Equivalent Thicknesses(1) of Unit Masonry and Monolithic Concrete Walls Loadbearing and Non-Loadbearing, mm

Type of Wall	Fire-Resistance Rating						
	30 min	45 min	1 h	1.5 h	2 h	3 h	4 h
Solid brick units (80% solid and over), actual overall thickness	63	76	90	108	128	152	178
Cored brick units and hollow tile units (less than 80% solid), equivalent thickness	50	60	72	86	102	122	142
Solid and hollow concrete masonry units, equivalent thickness							
Type S or N concrete(2)	44	59	73	95	113	142	167
Type $L_1$20S concrete	42	54	66	87	102	129	152
Type L_1 concrete	42	54	64	82	97	122	143
Type $L_2$20S concrete	42	54	64	81	94	116	134
Type L_2 concrete	42	54	63	79	91	111	127
Monolithic concrete and concrete panels, equivalent thickness							
Type S concrete	60	77	90	112	130	158	180
Type N concrete	59	74	87	108	124	150	171
Type L40S or Type L concrete	49	62	72	89	103	124	140
Column 1	2	3	4	5	6	7	8

Notes to Table 2.1.1.:

(1) See definition of equivalent thickness in Subsection 1.6.

(2) Hollow concrete masonry units made with Type S or N concrete shall have a minimum compressive strength of 15 MPa based on net area, as defined in CSA A165.1, "Concrete block masonry units".

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3	CLIENT-MINISTRY REVIEW	2025.11.11
4	CLIENT REVIEW	2025.11.25
5	SUBMIT FOR PERMIT	2025.11.26
6	HEALTH DEPT. ACT. SINK	2025.12.08

Stamp

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Project Information

Project No.:	254406
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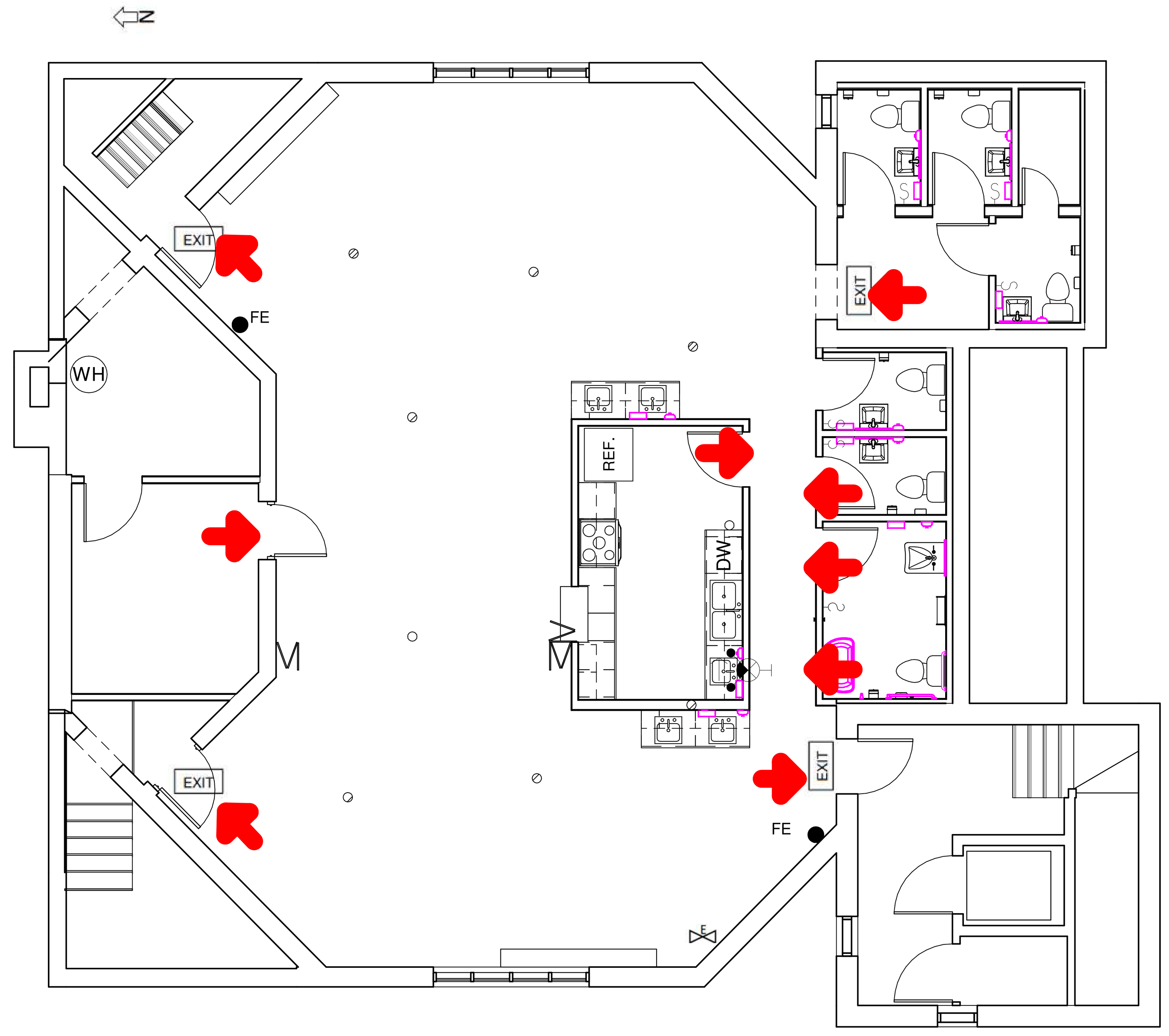
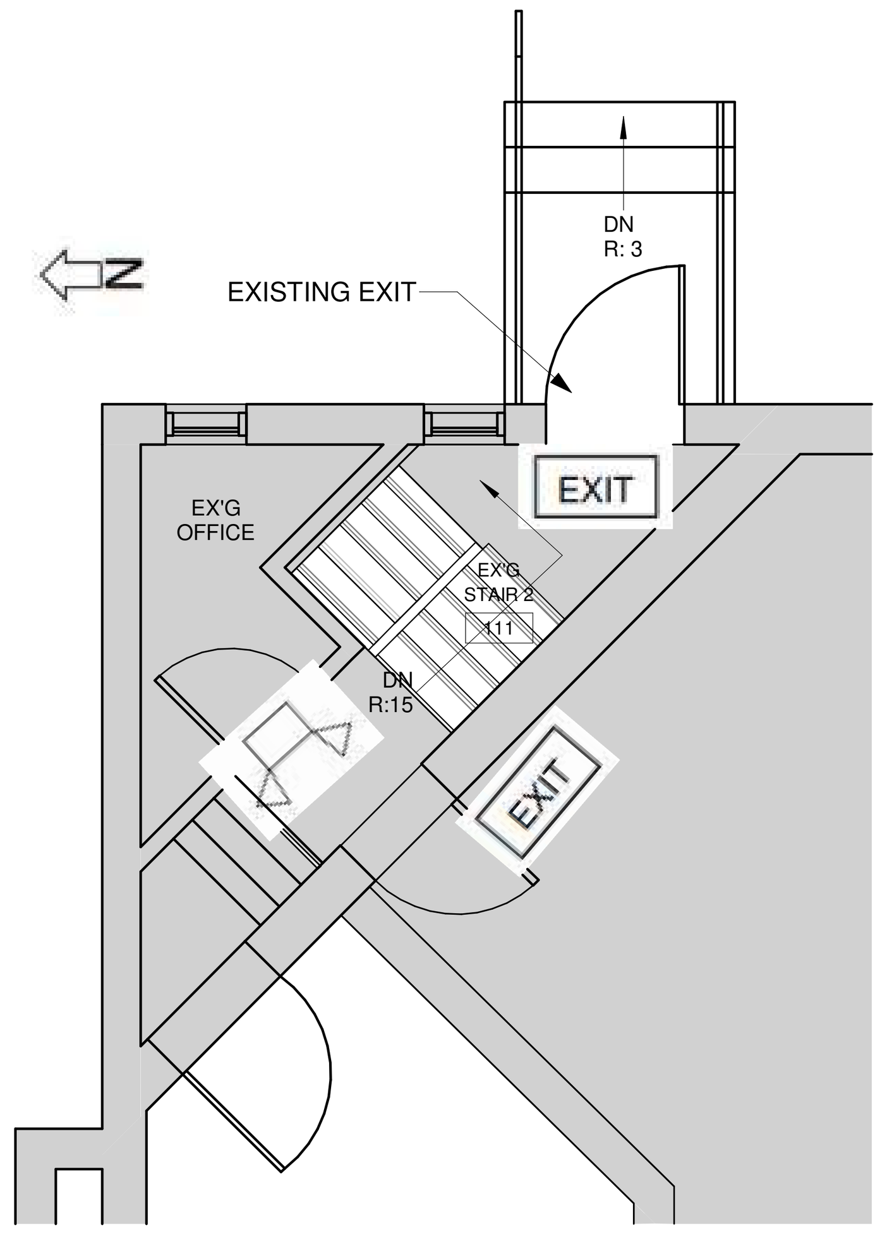
Checked by:	ISM
Date:	2025.10.27
Scale:	

Drawing
ULC DESIGN

Drawing No.
A2.15



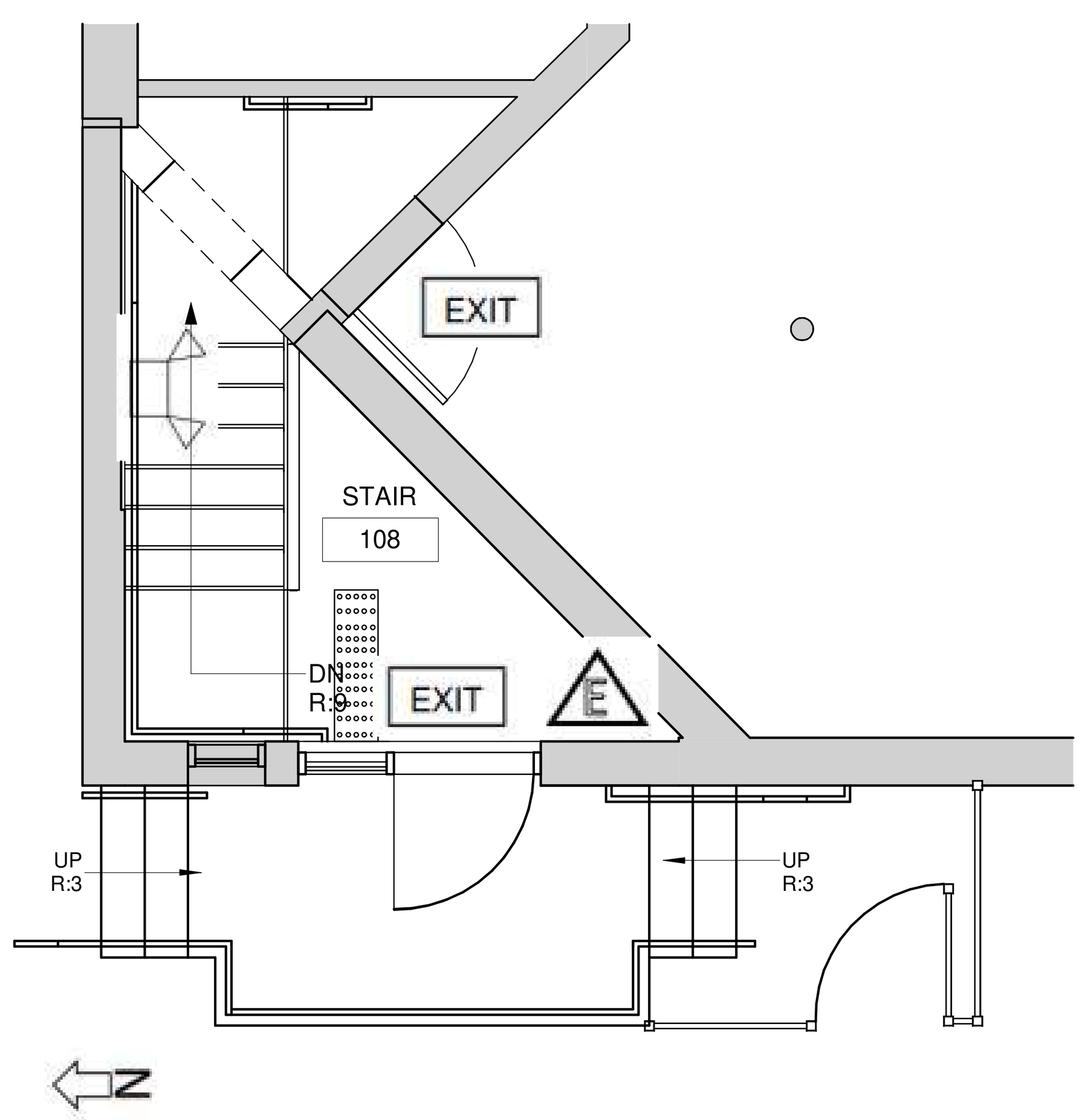
1 FIRE SAFETY MAIN FL. PLAN
1 : 75



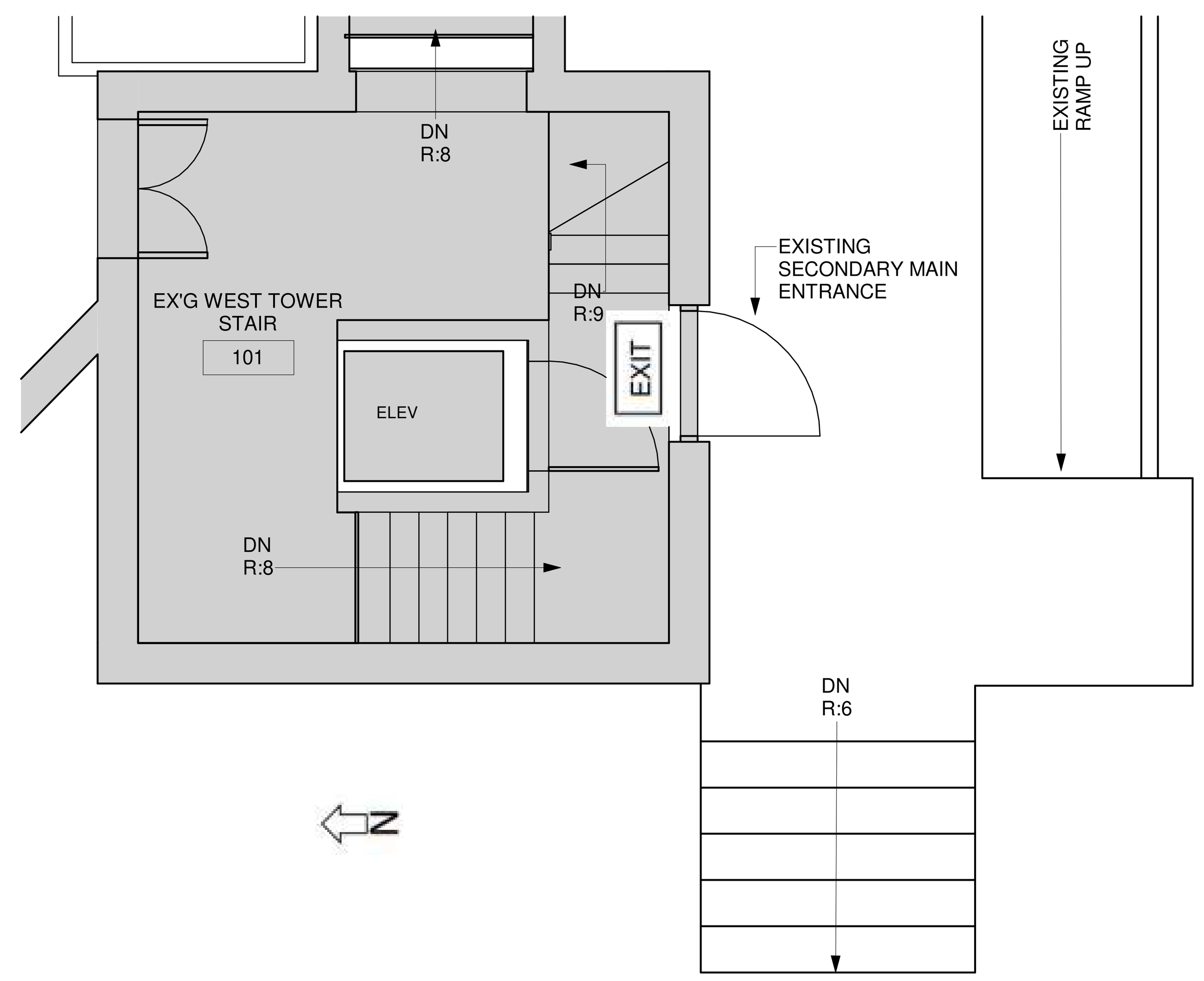
3 FIRE SAFETY ENTRY LEVEL EX'G STAIR 111
1 : 50

LIFE SAFTEY LEGEND

Symbol	Description
EXIT	EXIT SIGN WALL MOUNTED
	EMERGENCY LIGHT
	FIRE EXTINGUISHER
S	SMOKE DETECTOR
E	ELECTRICAL SHUT OFF/METER
W	WATER SHUT OFF
N	NATURAL GAS METER / SHUT OFF
	HYDRANT
	GATHERING PLACE
N	NORTH ARROW



2 FIRE SAFETY ENTRY LEVEL STAIR 008/108
1 : 50



4 FIRE SAFETY ENTRY LEVEL WEST TOWER STAIR 101
1 : 50

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4	CLIENT REVIEW	2025.11.25
5	SUBMIT FOR PERMIT	2025.11.26

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A Detail No.
B Sheet No. where detailed

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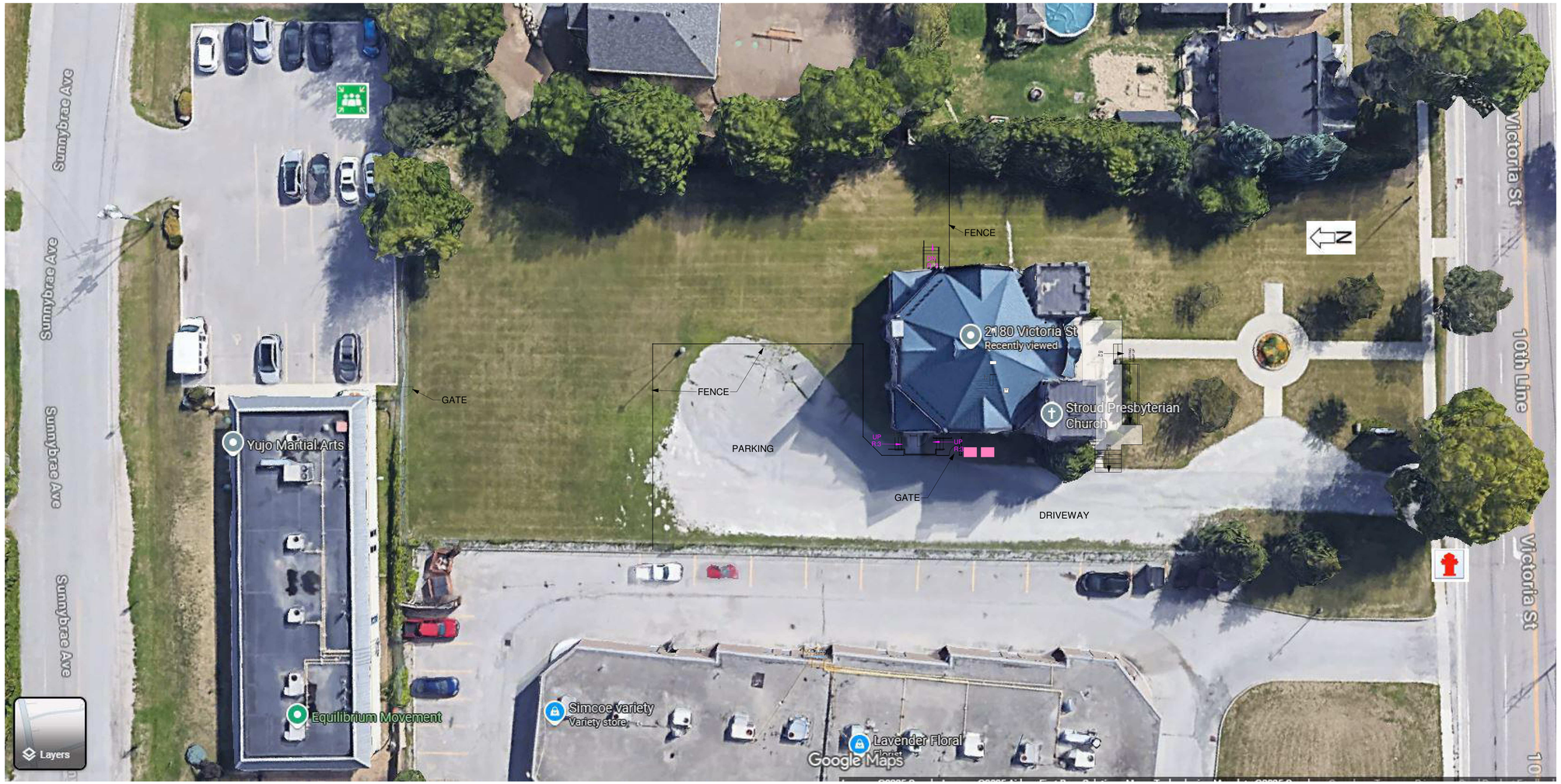
Drawing
FIRE SAFETY FLOOR PLAN

Drawing No.
A2.16



LIFE SAFTEY LEGEND

- EXIT — EXIT SIGN WALL MOUNTED
- EMERGENCY LIGHT
- FIRE EXTINGUISHER
- SMOKE DETECTOR
- E — ELECTRICAL SHUT OFF/METER
- W — WATER SHUT OFF
- N — NATURAL GAS METER / SHUT OFF
- HYDRANT
- GATHERING PLACE
- N — NORTH ARROW

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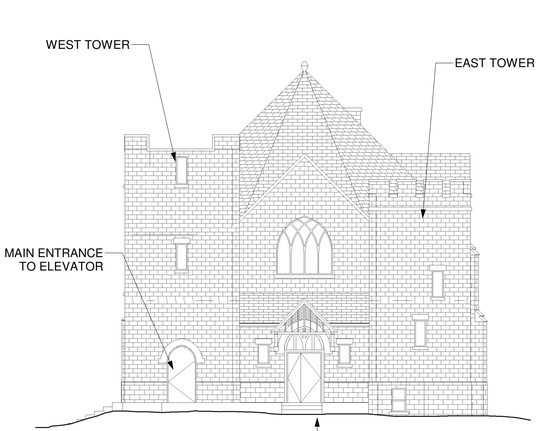
Drawing

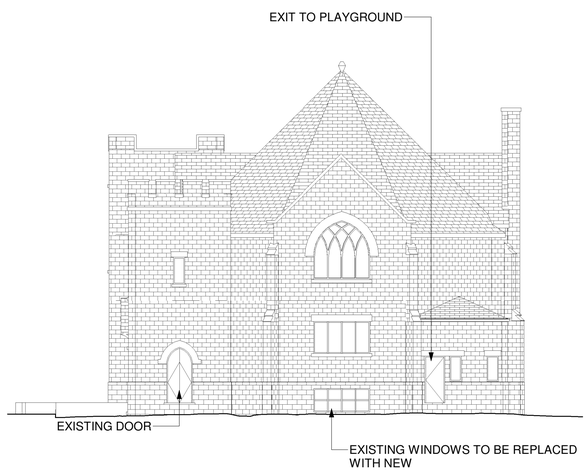
FIRE SAFETY SITE PLAN

Drawing No.

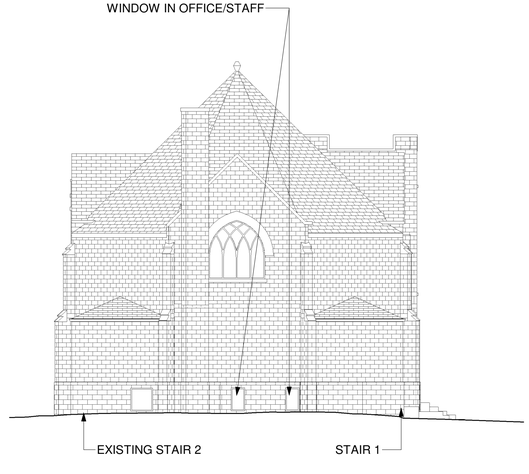
A2.17



NORTH ELEVATION



WEST ELEVATION



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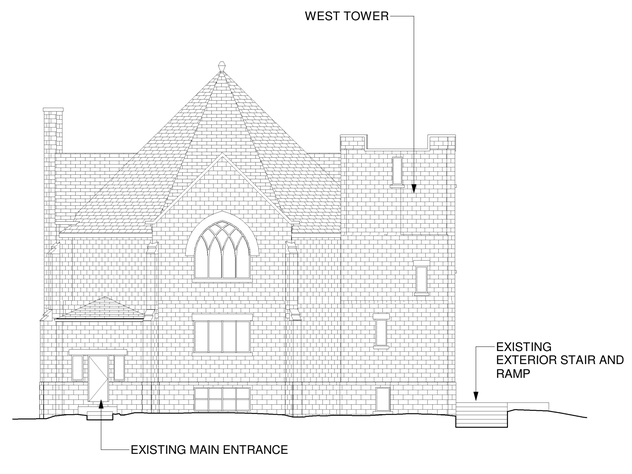

EAST ELEVATION

1 AS-BUILTS ELEVATIONS

1 : 130

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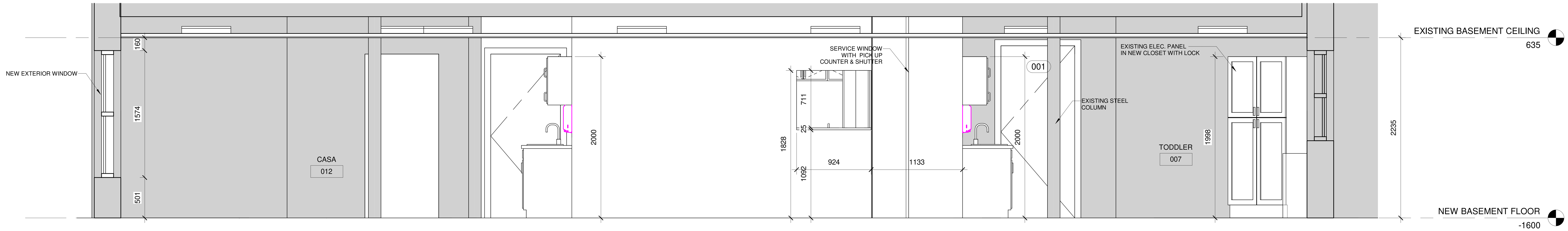
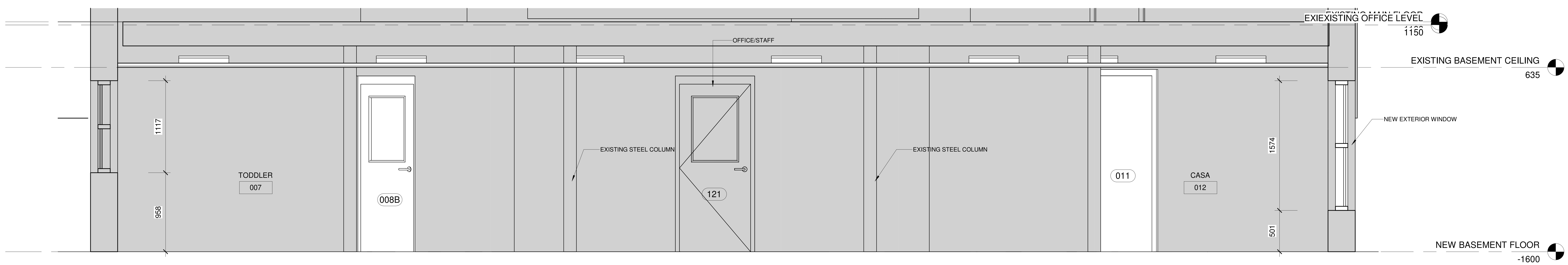
Drawing
EXISTING ELEVATIONS

Drawing No.
A3.0



1 CASA-TODDLER 2
1 : 25



2 CASA-TODDLER 4
1 : 25

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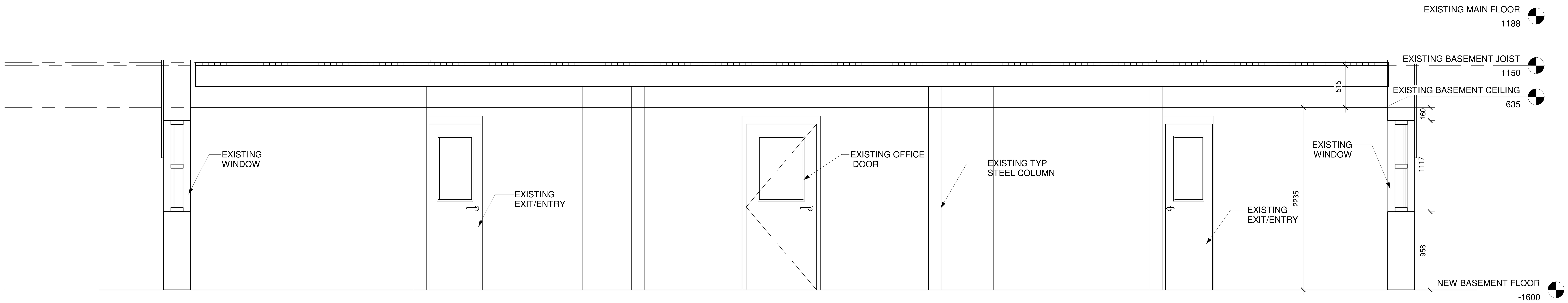
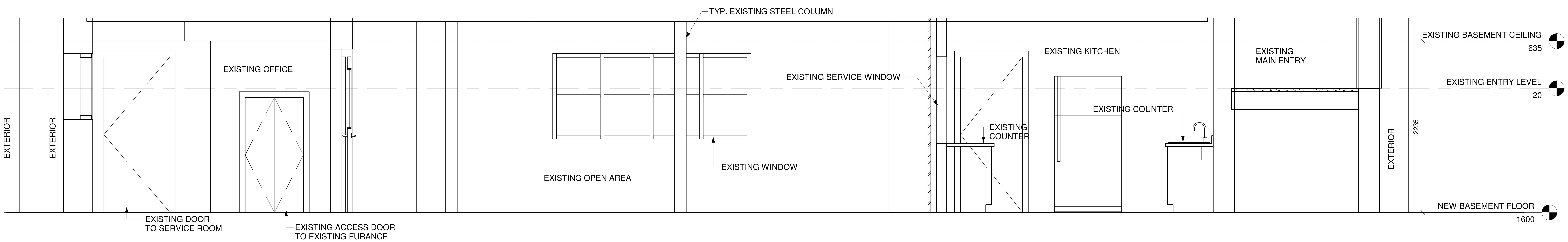
Drawing
TODDLER & CASA CLASSROOMS

Drawing No.
A3.1



1 EXISTING SECTION 1

1 : 25



2 EXISTING SECTION 2

1 : 25

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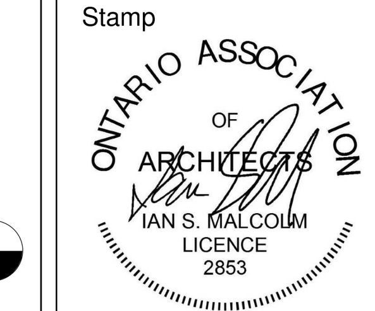

Orientation

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Drawing
EXISTING SECTIONS

Drawing No.
A4.0

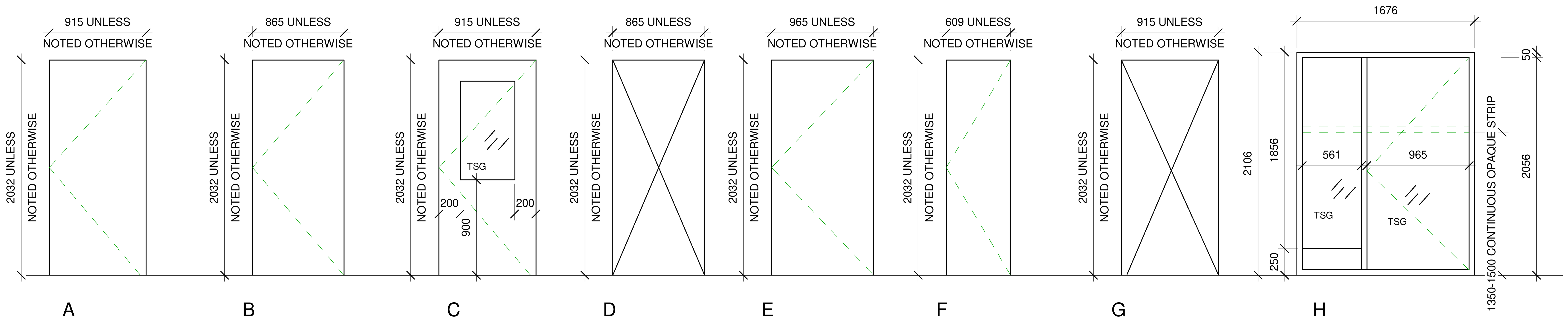
DOOR SCHEDULE																						
			DOOR							FRAME					HAREWARE (All exposed hardware to be stain bursh chrome or stainless steel finish, Manual door operner with lever handles)					Fire Rating (HR)	Comments
Mark	Room Number	Room Name	Type	Width	Height	Thickness	Material	Finish	Glazing	Type	Material	Jamb	Header	Finish	Securtiy Swipe	Key lock	Kickplate	Closer	Remarks		
001	001	EX'G WEST TOWER STAIR	C	915	2134	45	HM	PT	TSG	1A				ALUM				YES	PANIC HARDWARE	3/4	
003	003	W.C	B	864	2032	35	HCWD	PT		1B				PT					PRIVACY LOCK		
004	004	W.C	B	864	2032	35	HCWD	PT		1B				PT					PRIVACY LOCK		
005	005	UNIVERSAL W.C	A	915	2032	35	HCWD	PT		1A				PT			YES				POWER DOOR OPT. COMBO KIT OPEN/LOCK/CLOSET
006	006	WARMING KITCHEN	A	915	2032	35	HCWD	PT		1A				PT			YES				
008A	008	STAIR 1	D	865	2032		--	PT		--				PT							REMOVE EXISTING DOOR AND FRAME
008B	008	STAIR 1	C	915	2032	45	HM	PT	TSG	1A				PT				YES		3/4	
010	010	SERVICE ROOM	E	965	2032	35	HM	PT		1E	HM			PT		YES		YES		3/4	
011	011	EX'G STAIR 2	C	915	2134	45	HM	PT	TSG	1A				PT				YES	PANIC HARDWARE	3/4	
013	013	W.C	B	864	2032	35	HM	PT		1B	HM			PT					PRIVACY LOCK	3/4	
014	014	W.C	B	864	2032	35	HM	PT		1B				PT					PRIVACY LOCK	3/4	
015	015	SUMP PUMP	F	609	2032	45	HM	PT		1F				PT		YES				3/4	
016	016	W.C	B	864	2032	35	HCWD	PT		1B				PT					PRIVACY LOCK		
017	017	HALL	G	915	2032		--	PT		--				PT							REMOVE EXISTING DOOR AND FRAME
103	103	CLOSET	A	915	2032	35	HCWD	PT		1A				PT							
108	108	STAIR 1	H	965	2006	45	ALUM	ALUM	TEMP	1H				ALUM		YES					INSUL. DOOR & FRAME, WEATHERSTRIP, ALUM, THRESHOLD

DOOR SCHEDULE NOTES:

1. ALL DOORS TO BE PAINTED (BOTH SIDES) - SHERWIN WILLIAMS, HIGH GLOSS, CLIENT TO PROVIDE COLOUR SAMPLE.
2. ALL FRAMES TO BE PAINTED (BOTH SIDES) - SHERWIN WILLIAMS, HIGH GLOSS, CLIEN TO PROVIDE COLOUR SAMPLE.
3. NEW BARRIER-FREE DOORS MUST HAVE 860MM CLEARANCE WHEN IN THE OPEN POSITION. THIS CAN BE ACHIEVED BY SWING CLEAR HINGE OR 965MM DOOR.
4. UNLESS EQUIPPED WITH A POWER DOOR OPERATOR, A DOOR IN A BARRIER-FREE PATH OF TRAVEL SHALL HAVE A CLEAR SPACE ON THE LATCH SIDE EXTENDING THE HEIGHT OF THE DOORWAY AND NOT LESS THAN, 600MM BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS TOWARD THE APPROACH SIDE, 300MM BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS AWAY FROM THE APPROACH SIDE, 300MM BEYOND BOTH SIDES OF A SLIDING DOOR
5. SHOP DWG REQUIRED

ABBERVIATIONS:

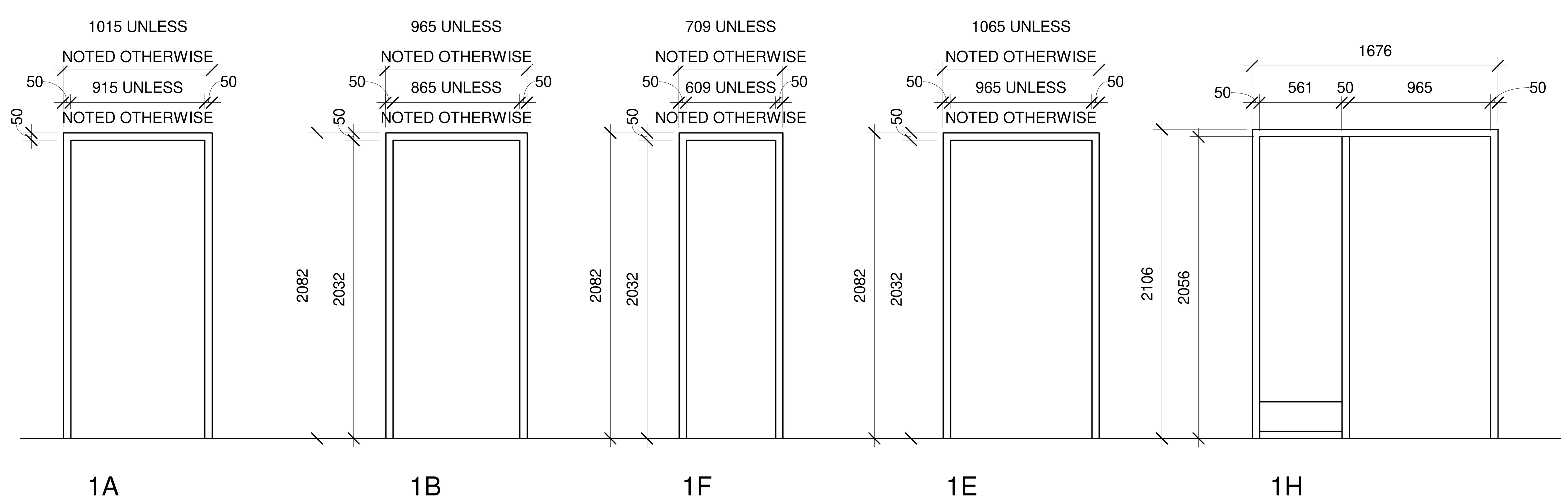
ALUM - ALUMINUM
HM - HOLLOW METAL
WD - WOOD CASING & TRIM
HCWD - HOLLOW CORE WOOD
SCWD - SOILD CORE WOOD
PT-PAINT
TEMP.- TEMPERED GLASS
LAM - LAMINATE
TSG - TEMPERED SAFETY GLAZING



CONTRACTOR TO CHECK OPENINGS PRIOR TO INSTALLATION OF FRAMES & DOORS

DOOR TYPES

1 : 25



CONTRACTOR TO CHECK OPENINGS PRIOR TO INSTALLATION OF FRAMES

FRAME TYPES

1 : 25

NOTES:

OBC 3.3.1.20.

(1)
A GLASS OR TRANSPARENT DOOR SHALL BE DESIGNED ADN CONSTRUCTED SO THAT THE EXISTENCE AND POSITION OF THE DOOR IS READILY APPARENT, BY ATTACHING VISUALLY CONTRASTING HARDWARE, BARS OR OTHER PERMANENT FIXTURES TO IT.

(2)
A FULLY GLAZED TRANSPARENT DOORS, AND FULLY GLAZED TRANSPARENT SIDELIGHTS AND PANELS WITH WIDTHS GREATER THAN 300MM SHALL BE MARKED WITH A CONTINUOUS OPAQUE STRIP AS PER OBC 3.8.3.3.(15)

(3)
A GLASS DOOR SHALL BE CONSTRUCTED OF LAMINATED OR TEMPERED SAFETY GLAZING CONFORMING TO CAN/CGSB-12.1, SAFETY GLAZING OR WIRED GLASS CONFORMING TO CAN/CGSB-12.11-M, WIRED SAFETY GLASS

(6)
GLASS IN A VISION PANEL IN A DOOR OR IN A TRANSPARENT SIDELIGHT SHALL CONFORM TO 3.8.3.3.(14)

OBC 3.1.8.17

T-3.1.8.17. RESTRICTIONS ON TEMPERATURE RISE AND GLAZING FOR CLOSURES
MAX. AGGREGATE AEA OF WIRED GLASS OR SAFETY GLAZING IN A DOOR: 0.8M2

OBC 3.8.3.3

(1)
EVERY DOORWAY THAT IS LOCATED IN A BARRIER-FREE PATH OF TRAVELSHALL HAVE A CLEAR WIDTH OF NOT LESS THAN 850MM WHEN THE DOOR IS IN THE OPEN POSITION.

(14)
WHERE A VISION PANEL IS PROVIDED IN A DOOR IN A BARRIER-FREE PATH OF TRAVEL, SUCH PANEL SHALL BEE AT LEAST 75MM IN WIDTH AND BE LOCATED SO THAT (a) THE BOTTOM OF THE PANEL IS NOT MORE THAN 900MM A.F.F. AND (b) THE EDGE OF HE PANEL CLOSETST TO THE LATCH IS NOT MORE THAN 250MM FROM THE LATCH SIDE OF THE DOOR.

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Project Information
Project No.: 254406
Drawn by: BK
Checked by: ISM
Date: 2025.10.27
Scale: 1 : 25

Drawing
DOOR SCHEDULE

Drawing No.
A5.0

ROOM SCHEDULE

Room Number	Room Name	FLOORING						WALLBASE					WALL																		COMMENTS
													NORTH			EAST			SOUTH			WEST									
		EXISTING	TILE	CARPET	VINYL PLANK	CARPET TILE	VINYL SHEET	EXISTING	CARPET	TILE	VINYL	HT	EXISTING	TILE	PAINT	EXISTING	TILE	PAINT	EXISTING	TILE	PAINT	EXISTING	TILE	PAINT	EXISTING	PAINT	S.A.T	OPEN	GYP BD	WALL HT	
001	EX'G WEST TOWER STAIR				X						X	100			X			X			X			X	X	X				
002	HALL				X						X	100			X			X			X			X			X		X		GYP BD CEILING PART OF RATED ASSEMBLY
003	W.C				X						X	100			X			X			X			X			X		X		GYP BD CEILING PART OF RATED ASSEMBLY
003	W.C				X						X	100			X			X			X			X			X		X		GYP BD CEILING PART OF RATED ASSEMBLY
004	W.C.				X						X	100			X			X			X			X			X		X		GYP BD CEILING PART OF RATED ASSEMBLY
004	W.C.				X						X	100			X			X			X			X			X		X		GYP BD CEILING PART OF RATED ASSEMBLY
005	UNIVERSAL W.C				X						X	100			X			X			X			X			X		X		GYP BD CEILING PART OF RATED ASSEMBLY
005	UNIVERSAL W.C				X						X	100			X			X			X			X			X		X		GYP BD CEILING PART OF RATED ASSEMBLY
006	KITCHEN				X						X	100			X			X			X			X			X		X		GYP BD CEILING PART OF RATED ASSEMBLY
007	TODDLER				X						X	100			X			X			X			X			X		X		GYP BD CEILING PART OF RATED ASSEMBLY
008	STAIR 1				X						X	100			X			X			X			X			X				
009	OFFICE/STAFF				X						X	100			X			X			X			X			X		X		GYP BD CEILING PART OF RATED ASSEMBLY
010		X										100			X			X			X			X			X		X		GYP BD CEILING PART OF RATED ASSEMBLY
011	EX'G STAIR 2				X						X	100			X			X			X			X	X	X			X		
012	CASA ROOM				X						X				X			X			X			X			X		X	100	GYP BD CEILING PART OF RATED ASSEMBLY
013	W.C				X						X	100			X			X			X			X			X		X		GYP BD CEILING PART OF RATED ASSEMBLY
014	W.C				X						X	100			X			X			X			X			X		X		GYP BD CEILING PART OF RATED ASSEMBLY
015	SUMP PUMP	X									X	100			X			X			X			X					X		GYP BD CEILING PART OF RATED ASSEMBLY
016	W.C				X						X	100			X			X			X			X			X		X		GYP BD CEILING PART OF RATED ASSEMBLY
017	HALL				X						X	100			X			X			X			X			X		X		GYP BD CEILING PART OF RATED ASSEMBLY
102	EX'G EAST TOWER STAIR	X						X							X			X			X			X	X	X					
103	CLOSET				X						X	100			X			X			X			X	X						
108	STAIR				X						X	100			X			X			X			X	X		X				
112	B.F W.C									X					X			X			X			X			X			3048	

NOTES

- PAINT ON ALL WALL TO BE SATIN/SOFT GLOSS
- PAINT ON DOORS AND DOOR FRAMES TO BE HIGH GLOSS, DOORS AND FRAMES TO BE PAINTED ON BOTH SIDES
- PAINT IN AREAS THAT WILL HAVE MOISTURE TO BE DONE IN KITCHEN & BATH PAINT
- CONTRACTOR TO PREPARE ALL SURFACES (EXISTING AND NEW) TO RECEIVE FINISHES AS SPECIFIED MANUFACTURE
- ALL COUNTERTOPS TO HAVE A BULLNOSE EDGE
- SHOP DRAWINGS REQUIRED FOR MILLWORK, INTERIOR OF CABINETS TO BE WHITE IN COLOUR, COLOURS T.B.A
- SHOP DRAWING REQUIRED FOR FIRE RATED CABINET
- DOOR STOPS AT ALL DOORS
- WASHROOMS TO HAVE IDENTIFICATION SIGNAGE
- PAINT TO BE BENJAMINE MOORE OR SHERWIN WILLIAMS COLOURS T.B.A
- FLOORING TO BE FROM POLYFLOR EXPONA FLOW COLLECTION T.B.A

ISM ARCHITECTS Inc.
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Tel: 705.726.2442
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No.	Description	Date
1	CLIENT REVIEW 1 FPI	2025.11.06
2	CLIENT/MINISTRY REVIEW 1 FPI	2025.11.07
3	CLIENT/MINISTRY REVIEW	2025.11.11
4	CLIENT REVIEW	2025.11.25
5	SUBMIT FOR PERMIT	2025.11.26

Stamp

ONTARIO ASSOCIATION OF ARCHITECTS
IAN S. MALCOLM
LICENCE
2853

Orientation

Client Information

INNISFIL MONTESSORI ACADEMY

ERIN BARNARD

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Project

INNISFIL MONTESSORI ACADEMY

2180 VICTORIA ST
INNISFIL, ON

Project Information

Project No.:	254406
Drawn by:	ISM
Checked by:	ISM
Date:	2025.10.27
Scale:	1 : 50

Drawing

ROOM FINISHES SCHEDULE

Drawing No.

A5.1

Request for Minor Variance – Parking – Stroud Presbyterian Church

Dear Members of the Township Committee,

On behalf of **Stroud Presbyterian Church**, located in the community of Stroud in the Town of Innisfil, we respectfully submit this request for approval of a minor variance relating to parking requirements for our church property.

Stroud Presbyterian Church will celebrate its 118th anniversary in 2026. When the church was constructed in 1908, transportation looked very different than it does today. Parishioners either walked to services or arrived by horse and buggy. The church was built to seat more than 200 people, and we continue to maintain seating for at least 200 congregants. It is important to us to preserve this historic capacity, which reflects both the original design and the ongoing needs of our congregation.

At the time of construction, the building had no running water or indoor plumbing; outhouses served the congregation. In order to modernize and meet evolving standards, two small washrooms were later installed in the basement level. Although we are unsure of the exact installation date, this upgrade occurred during a time when congregants were already traveling by automobile. Despite the addition of these facilities, the seating capacity of 200 remained unchanged.

Today, we are continuing to update the building responsibly. We are in the process of installing four additional washrooms in the lower level, bringing the total to six washrooms, including one fully accessible washroom. With these improvements, we meet all applicable regulations regarding seating capacity and washroom facilities for an occupancy of 200 persons.

The only area in which we do not meet current by-law requirements is parking. At present, we have 16 on-site parking spaces. However, during Sunday morning services, congregants are able to park across Victoria Street at the Stroud Community Centre. There are typically very few users of the community centre parking lot at the time our services are held, and this arrangement has functioned smoothly and respectfully for many years. When including the available parking across the street, there is more than sufficient parking to accommodate our congregation.

Given the church's historic nature, its long-standing presence in the community, and the practical availability of nearby parking, we respectfully request that the Township grant a minor variance for parking requirements to allow us to maintain our 200-person capacity.

We remain committed to being good neighbours and responsible stewards of this historic building while ensuring compliance with health, safety, and accessibility standards. We would welcome the opportunity to provide any additional information or attend a meeting to discuss this request further.

Thank you for your consideration.

Sincerely,

Morag Davidson
Clerk of Session
Stroud Presbyterian Church
Stroud, Innisfil
[redacted]

[redacted]