



**Accessibility
Advisory Committee
Meeting Agenda**

Wednesday, June 5, 2019

7 p.m.

**Holland Room
Aurora Town Hall**

Public Release
May 30, 2019



**Town of Aurora
Accessibility Advisory Committee
Meeting Agenda**

Date: Wednesday, June 5, 2019

Time and Location: 7 p.m., Holland Room, Aurora Town Hall

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declarations of Pecuniary Interest and General Nature Thereof

3. Receipt of the Minutes

Accessibility Advisory Committee Meeting Minutes of May 8, 2019

Recommended:

That the Accessibility Advisory Committee meeting minutes of May 8, 2019, be received for information.

4. Delegations

5. Matters for Consideration

1. Memorandum from Director of Community Services

Re: Library Square Design

Presentation to be provided by David Leinster, The Planning Partnership and Thomas Nemeskeri, RAW Design

Recommended:

1. That the memorandum regarding Library Square Design be received for information.

2. Memorandum from Planner

Re: Site Plan Application

J.E. DEL Management Inc.

2 Scanlon Court, Aurora, ON L4G 4C3

Part of Lot 105, Reg. Plan 246

File Number: SP-2019-01

(Full-size drawings will be available at the meeting.)

Recommended:

1. That the memorandum regarding Site Plan Application, J.E. DEL Management Inc., 2 Scanlon Court, Aurora, ON L4G 4C3, Part of Lot 105, Reg. Plan 246, File Number: SP-2019-01 be received; and
2. That the Accessibility Advisory Committee provide comment regarding the Site Plan Application.

3. Memorandum from Planner

Re: Application for Site Plan Amendment

St. Andrew's College

15800 Yonge Street

Part of Lot 84, Concession 1 WYS

File Number: SP-2019-02

(Full-size drawings will be available at the meeting.)

Recommended:

1. That the memorandum regarding Application for Site Plan Amendment, St. Andrew's College, 15800 Yonge Street, Part of Lot 84, Concession 1 WYS, File Number: SP-2019-02 be received; and
2. That the Accessibility Advisory Committee provide comment regarding the Site Plan Application.

4. Round Table Discussion

Re: Town of Aurora Accessibility Plan 2018 to 2024

Recommended:

1. That the comments and suggestions regarding the Town of Aurora Accessibility Plan 2018 to 2024 be received and referred to staff for consideration and action as appropriate.

6. Informational Items

5. Memorandum from Accessibility Advisor

Re: Ontario BIA Association (OBIAA) Handbook

Recommended:

1. That the memorandum regarding Ontario BIA Association (OBIAA) Handbook be received for information.

6. Memorandum from Accessibility Advisor

Re: Accessible Documents Project

Recommended:

1. That the memorandum regarding Accessible Documents Project be received for information.

7. Adjournment



**Town of Aurora
Accessibility Advisory Committee
Meeting Minutes**

Date:	Wednesday, May 8, 2019
Time and Location:	7 p.m., Holland Room, Aurora Town Hall
Committee Members:	John Lenchak (Chair), Hailey Reiss (Vice Chair), Matthew Abas, Jo-anne Spitzer, and Councillor Rachel Gilliland
Members Absent:	Gordon Barnes and Max Le Moine
Other Attendees:	Mat Zawada, Accessibility Advisor, and Nicole Trudeau, Committee Coordinator

The Chair called the meeting to order at 7 p.m.

1. Approval of the Agenda

Moved by Councillor Gilliland

Seconded by Jo-anne Spitzer

That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

3. Receipt of the Minutes

Accessibility Advisory Committee Meeting Minutes of April 3, 2019

Accessibility Advisory Committee Meeting Minutes
Wednesday, May 8, 2019

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**Moved by Councillor Gilliland
Seconded by Matthew Abas**

That the Accessibility Advisory Committee meeting minutes of April 3, 2019, be received for information.

Carried

4. Delegations

None

5. Matters for Consideration

1. Round Table Discussion Re: National AccessAbility Week

Staff provided an update on the activities taking place during National AccessAbility Week, being recognized from May 26 to June 1, 2019, including an open house on Friday, May 31, 2019, from 4:00 p.m. to 6 p.m., at the Aurora Family Leisure Complex, along with external communication initiatives (Twitter, Facebook and advertising posters).

**Moved by Jo-anne Spitzer
Seconded by Matthew Abas**

1. That the comments and suggestions regarding National AccessAbility Week be received and referred to staff for consideration and action as appropriate.

Carried

2. Round Table Discussion Re: Town of Aurora Accessibility Plan 2018 to 2024

Staff provided an update on the status of project Item #11-2010 in Appendix "B" – Recommended Accessibility Items 2018-2024 of the Accessibility Plan, for captioning to be included for streaming of Council and Committee meetings.

Accessibility Advisory Committee Meeting Minutes
Wednesday, May 8, 2019

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The Committee agreed that Item #11-2010 should be removed from Appendix “B” – Recommended Accessibility Items 2018-2024 and that the associated costs of \$15,000 per year be reallocated.

**Moved by Jo-anne Spitzer
Seconded by Hailey Reiss**

1. That the comments and suggestions regarding the Town of Aurora Accessibility Plan 2018 to 2024 be received and referred to staff for consideration and action as appropriate.

Carried

**3. Round Table Discussion
Re: Accessibility Trailer – Whitchurch-Stouffville**

Staff provided an update on the financial contributions made to the Town of Whitchurch-Stouffville to fund the accessible trailer, including donations from community fundraising, Magna International, Town of Newmarket, Town of Georgina, and York Region.

The Committee continued to discuss the financial contributions made to Whitchurch-Stouffville to fund the accessible trailer, including the donation from the Town of Aurora, along with suggestions to give or exchange information with community contacts and affected municipalities, together with their accessibility advisory committees, as the Chair will be the lead on behalf of the Committee.

**Moved by Councillor Gilliland
Seconded by Matthew Abas**

1. That the comments and suggestions regarding the Accessibility Trailer – Whitchurch-Stouffville be received and referred to staff for consideration and action as appropriate.

Carried

**4. Round Table Discussion
Re: Changes to Social Assistance**

Ms. Reiss provided an overview of the changes to social assistance through Ontario's two social assistance programs, Ontario Works and the Ontario Disability Support Program.

The Committee discussed limited rate increases, earned income exemptions and the changes to the definition of disability, along with the impact on those individuals currently on and applying for Ontario Works and the Ontario Disability Support Program in the future.

**Moved by Matthew Abas
Seconded by Jo-anne Spitzer**

Recommended:

1. That the comments and suggestions regarding the Changes to Social Assistance be received for information.

Carried

6. Informational Items

In response to the Committee wanting to reach out to inspire businesses to become more inclusive, staff noted that a handbook from the Ontario BIA Association called "The Business of Accessibility: How to Make Your Main Street Business Accessibility Smart" will be added to the Accessibility Advisory Committee agenda on June 5, 2019, for discussion, as the handbook offers no-cost and low-cost suggestions.

7. Adjournment

**Moved by Councillor Gilliland
Seconded by Matthew Abas**

That the meeting be adjourned at 8:05 p.m.

Carried



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Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4212
Email: rmcdougall@aurora.ca
www.aurora.ca

**Town of Aurora
Community Services**

Memorandum

Date: June 5, 2019
To: Accessibility Advisory Committee
From: Robin McDougall, Director of Community Services
Re: **Library Square Design**

Recommendation

- 1. That the memorandum regarding Library Square Design be received for information.**

Background

On March 6, 2019 staff presented the latest schematic design to the Accessibility Advisory Committee (AAC) to obtain comments on the design. The consultants from The Planning Partnership and RAW Design Inc. presented an overview of the interior and exterior features of the Library Square Design including the addition to the Church Street School, section elevations, programming (skating rink and water feature), accessible parking (off-street and on-street parking) and the current project schedule.

AAC comments included:

- Concern with the limited number of parking spaces to be shared between the three buildings in Library Square. Consideration for increased parking, or to provide a more finalized parking strategy in future submissions.
- Consideration for a passenger drop off area on Church Street, with corresponding curb cut and exterior path of travel.
- Consideration for 3% of the seating capacity in the theater/performance space to be designated for wheelchairs, as per the OBC Table 3.8.2.1.
- Consideration for the greater of 5 seats or 5% of the aisle seating capacity to be designated for adaptable seating, as per the OBC Table 3.8.2.1.

Library Square Design
June 5, 2019

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- Consideration to have a paved area on Church Street to accommodate the Yonge and Church bus stop.
- Accessibility Advisory Committee looks forward to future submissions with greater detail on exterior paths of travel through green spaces next to proposed accessible parking and drop off areas.

On March 21, 2019 staff presented a number of reports to Council at a Special Council meeting covering a number of topics for the Library Square project:

- Planning Policy Conformity Report
- Addition to Church Street School
- Outdoor Square
- Parking Strategy
- Proposed Operating Strategy
- Financial Strategy

In addition to the comments from AAC, the Parking Consultants completed a Parking Study for the project and provided a number of recommendations which were shared with Council on March 21, 2019. Following discussion, Council approved to move forward with the next phase of the project which is the Detailed Design stage.

At this time, the consultants have furthered the designs and will be presenting updated content regarding parking space design, seating design for the Performance Hall, stair design, and overall landscape design considerations within the Square.

Council will be considering the next steps of the Library Square project on July 16, 2019.

Attachments

None



100 John West Way
Box 1000
Aurora, ON L4G 6J1
Phone: 905-727-3123 Ext. 4349
Email: arobb@aurora.ca
www.aurora.ca

Planning and Development Services

INTERNAL MEMORANDUM

DATE: May 16, 2019

TO: B. Butler, Planning and Development Services
M. Bat, Engineering and Capital Delivery
Sam Sample, Building Division
G. Greidanus, Operational Services
J. McDonald, Central York Fire Services
M. Zawada, Accessibility Advisory Committee
A. Ierullo, Planning and Development Services
P. De Sario, Corporate Services

CC: Mayor and Members of Council
D. Waters, Director of Planning and Development Services
Council Secretariat, Corporate Services

FROM: Adam Robb, Planning and Development Services

Re: **Site Plan Application**
J.E. DEL Management Inc.
2 Scanlon Court, Aurora, ON L4G 4C3
Part of Lot 105, Reg. Plan 246
File Number: SP-2019-01

A Site Plan Application has been submitted to the Planning and Development Services department for review.

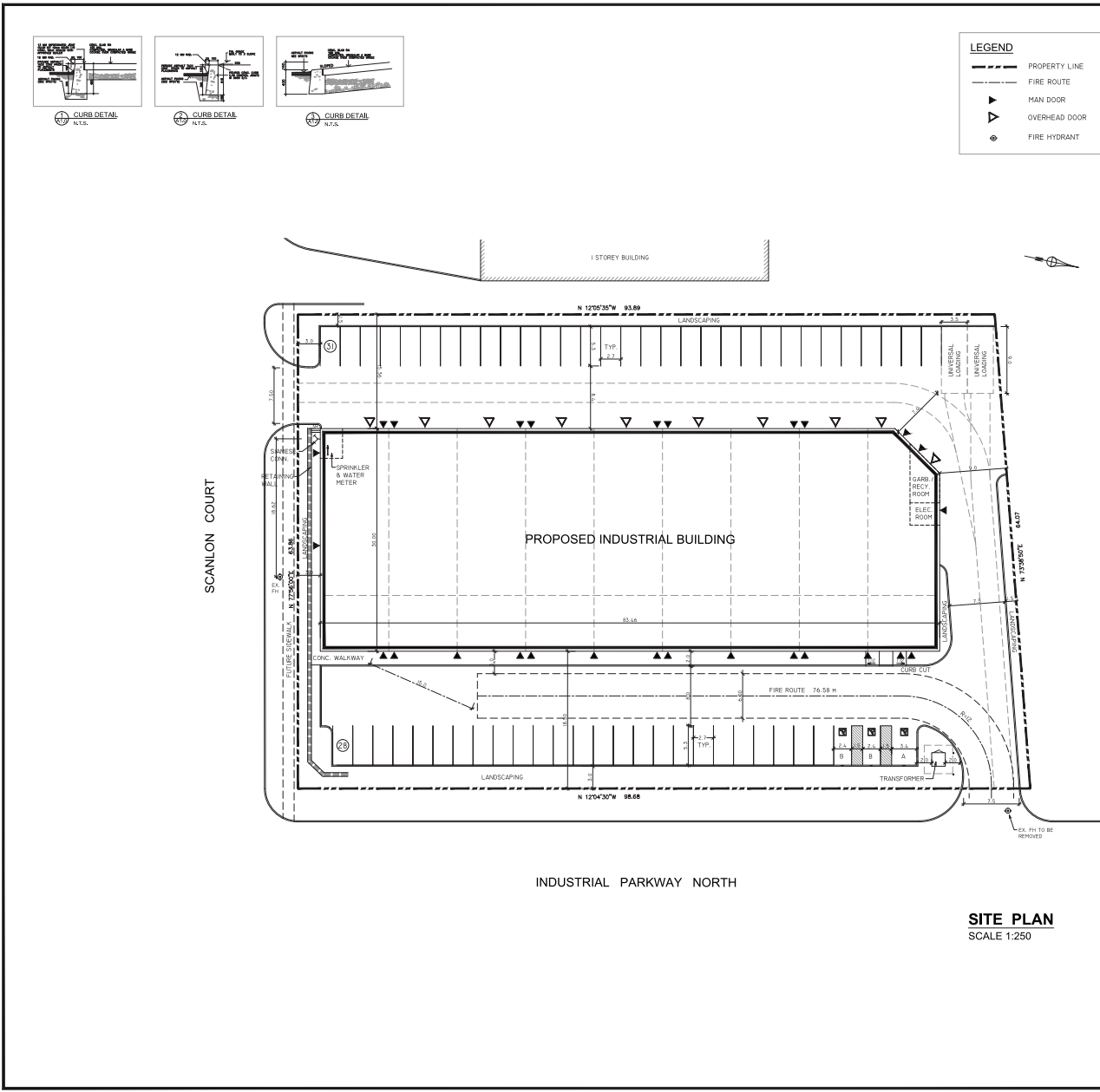
The Applicant is proposing a two storey industrial building with a gross floor area of 3,085.62 m² on a 1.51 acres site located at the intersection of Scanlon Court and Industrial Parkway North.

Please find attached the supporting documents for the above noted application.

I would appreciate receiving your comments by **Thursday, June 6, 2019**. If we have not received your comments by the specified time frame, we will assume you have no comments or concerns.

Should you have any questions regarding the above noted proposal, please feel free to contact me.

Attach.



SITE PLAN
SCALE 1:250

WES SURDYKA ARCHITECTS INC.		CIVIL ASSOCIATION OF ARCHITECTS	
NAME OF PROJECT: PROPOSED INDUSTRIAL BUILDING			
LOCATION: SCANLON COURT, AURORA, ON			
ONTARIO BUILDING CODE DATA MATRIX			
1 PROJECT CLASSIFICATION	SECTOR	GROUP 11	REF. CODE
2 MAJOR OCCUPANCY	GROUP 11	11.1.2 (A)	11.1.2 (A)
3 BUILDING AREA (m ²)	EXISTING	NEW 3,000	14.1.2 (B)
4 GROSS AREA (m ²)	EXISTING	NEW 3,000	14.1.2 (C)
5 NUMBER OF STOREY	EXISTING	NEW 3	14.1.2 (D)
6 NUMBER OF STREET/ACCESS ROUTES	EXISTING	NEW 1	14.1.2 (E)
7 BUILDING CLASSIFICATION	GROUP 11	11.1.2 (A)	11.1.2 (A)
8 SPRINKLER SYSTEM PROVIDED	ENTIRE BUILDING	11.1.2 (A)	11.1.2 (A)
9 SMOKE CONTROL	SELECTED COMPARTMENTS	11.1.2 (A)	11.1.2 (A)
10 FIRE ALARM PROVIDED	YES	11.1.2 (A)	11.1.2 (A)
11 INSIDE ESCAPE ROUTE PROVIDED	YES	11.1.2 (A)	11.1.2 (A)
12 HIGH BUILDING	NO	11.1.2 (A)	11.1.2 (A)
13 PERMITTED CONSTRUCTION COMPLIABLE WITH COMMERCE	NO	11.1.2 (A)	11.1.2 (A)
14 PERMITTED CONSTRUCTION COMPLIABLE WITH RESIDENTIAL	NO	11.1.2 (A)	11.1.2 (A)
15 OCCUPANT LOAD BASED ON	DESIGN OF BUILDING	11.1.2 (A)	11.1.2 (A)
16 FLOOR OCCUPANCY	DESIGN OF BUILDING	11.1.2 (A)	11.1.2 (A)
17 FLOOR OCCUPANCY	DESIGN OF BUILDING	11.1.2 (A)	11.1.2 (A)
18 HAZARDOUS SUBSTANCE	NO	11.1.2 (A)	11.1.2 (A)
19 REQUIRED HORIZONTAL ASSEMBLY	NO	11.1.2 (A)	11.1.2 (A)
20 REQUIRED ROOF	NO	11.1.2 (A)	11.1.2 (A)
21 REQUIRED MEZZANINE	NO	11.1.2 (A)	11.1.2 (A)
22 REQUIRED STAIR	NO	11.1.2 (A)	11.1.2 (A)
23 REQUIRED ELEVATOR	NO	11.1.2 (A)	11.1.2 (A)
24 REQUIRED EXTERIOR WALL	NO	11.1.2 (A)	11.1.2 (A)

LEGAL DESCRIPTION

PART OF LOT 105
REGISTERED PLAN 246
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

SURVEY INFORMATION

WAS TAKEN FROM SURVEY PREPARED BY:
THAM SHANMUGARAJAH SURVEYING LTD.
ONTARIO LAND SURVEYORS
DATED MAY 28, 2007

SITE STATISTICS

ZONING: M2 Industrial Zone
LOT AREA: 6,150.31 m² (86,201 ft²) (1.51 ac)
LOT FRONTAGE: 63.86 m
LOT COVERAGE: 2,485.62 m² (26,755 ft²) 40.4%

BUILDING G.F.A.:
PROPOSED GROUND FLOOR: 2,485.62 m² (26,755 ft²)
PROPOSED SECOND FLOOR: 500.00 m² (5,377 ft²)
TOTAL PROPOSED G.F.A.: 3,085.62 m² (33,213 ft²)
(Total Floor Area = Total G.F.A. - Elec./Mech./Sprinkler Areas = 3,085.62 m² - 24.0 m² = 3,061.62 m²)

BUILDING HEIGHT:
MAXIMUM: Not Required
PROPOSED: 8.43 m (27.66 ft)

SETBACKS:
FRONT (SOUTH): 3.0 m / 3.00 m
SIDE (EAST): 3.0 m / 18.50 m
SIDE (WEST): 3.0 m / 15.36 m
REAR (NORTH): 9.0 m / 9.00 m

LANDSCAPING:
LANDSCAPING STRIP ABUTTING A STREET: PROPOSED 3.0 m
LANDSCAPE AREA: Not Required 810.42 m² (13.18 %)

PARKING SPACES:
REQUIRED (for Industrial): 58.9 spaces
1 per 50 sm of Floor Area up to 2800 sm = 56.0 spaces
1 per 50 sm of Floor Area above 2800 sm = 2.9 spaces
PROVIDED (Including accessible spaces): 59 spaces

ACCESSIBLE PARKING SPACES:
REQUIRED (Provincial 4% for 13-100): 2.4 spaces
PROVIDED: 1 type A's and 2 type B's: 3 spaces

LOADING SPACES:
REQUIRED (for 2500 to 7500 sm Floor Area): 3 spaces
PROVIDED: 2 spaces

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND CORRECT AS THE PROPERTY OF THE ARCHITECT AND NOT BE USED FOR CONSTRUCTION UNLESS CORRECTED BY THE ARCHITECT. DIMENSIONS ARE NOT TO BE SCALED.



KEY PLAN
N.T.S.

1	APR. 23/19	SITE PLAN APPROVAL
2		CLEAR REVIEW
3		PROCESSED FOR

PROPOSED INDUSTRIAL BUILDING
SCANLON COURT,
AURORA, ONTARIO



WES SURDYKA
architects inc.

3445 KEELE STREET | 2nd FLOOR, SITE 108
TORONTO, ONTARIO M3J 1M8
TEL: (416) 630-2284 FAX: (416) 630-0741
E-mail: surdykaarchitect@bline.net.ca

SITE PLAN

DATE OF PUBLISHED: APR. 23, 2019	DRAWING NO.: A1.0
SCALE: 1:250	PROJECT NO.: 17-12



100 John West Way
Box 1000
Aurora, ON L4G 6J1
Phone: 905-727-3123 Ext. 4347
Email: kbibby@aurora.ca
www.aurora.ca

Planning and Development Services

INTERNAL MEMORANDUM

DATE: May 22, 2019

TO: B. Butler, Planning and Development Services
Zoning Review, Planning and Development Services
G. Greidanus, Operational Services
P. De Sario, Corporate Services
J. McDonald, Central York Fire Services
M. Zawada, Accessibility Advisory Committee

CC: Mayor and Members of Council
D. Waters, Director of Planning and Development Services
Council Secretariat, Corporate Services

FROM: Katherine Bibby, Planning and Development Services

Re: **Application for Site Plan Amendment**
St. Andrew's College
15800 Yonge Street
Part of Lot 84, Concession 1 WYS
File Number: SP-2019-02

A Minor Site Plan Application has been submitted to the Planning and Development Services department for review. The Applicant is proposing interior renovations and minor additions to McLaughlin Hall. Please find enclosed relevant copies of the following materials submitted in conjunction with the subject Application:

- Cover Letter from Turner and Townsend dated May 7, 2019;
- Letter from David Hine Engineering regarding Building Code and Fire Protection dated May 3, 2019;
- Stormwater Management and Servicing Brief prepared by exp dated May 3, 2019;
- Site Plan drawings prepared by MontgomerySisam dated May 3, 2019;
- Elevation drawing prepared by MontgomerySisam dated May 3, 2019;
- Tree Preservation and Removals Plan prepared by Cosburn Giberson dated April 16, 2019;
- Landscape Plan and details prepared by Cosburn Giberson dated April 16, 2019;
- Survey prepared by J.D. Barnes dated April 30, 2019;
- Site Servicing and Grading Plan prepared by exp dated May 2019;
- Floor Plans prepared by MontgomerySisam dated May 3, 2019;

- Life Safety Plans and OBC Matrix by MontgomerySisam dated May 3, 2019; and
- Demolition Plans prepared by MontgomerySisam dated May 3, 2019.

I would appreciate receiving your comments by **June 6, 2019**.

Should you have any questions regarding the above noted proposal, please feel free to contact me.

Attach.



MontgomerySisam
ARCHITECTS INC.
197 SPADINA AVE., TORONTO, ONTARIO M5T 2C8
TEL: 416-564-8079 FAX: 416-564-7733
MONTGOMERYSISAM.COM

LEA CONSULTING LTD.
STRUCTURAL ENGINEER

EXP SERVICES INC.
MECHANICAL AND ELECTRICAL ENGINEER

DAVID HINE ENGINEERING INC.
CODE CONSULTANT



S|A|C

St. Andrew's College

McLAUGHLIN HALL RENOVATION

15800 YONGE ST., AURORA ONTARIO L4G 3H7
MSA PROJECT NO. 16055.F00

ISSUED FOR SPA:
May 3, 2019

MontgomerySisam Architects Inc.
 107 Dundas Street, Toronto, Ontario, M5T 2C8 montgomerysisam.com
 Tel: 416.364.8079 Fax: 416.364.7723

MontgomerySisam



SITE PLAN LEGEND

- [Hatched Box] EXISTING BUILDING TO REMAIN
 - [Dotted Box] EXTENT OF RENOVATION
 - [Solid Grey Box] PROPOSED ADDITION
 - [Dashed Line] EXTENT OF SITE WORK / LANDSCAPING
 - [Dashed Line] COLOUR OF EXISTING FIRE ROUTE
 - [Line with Cross] EXISTING FIRE HYDRANT
 - [Line with T] EXISTING SEWER CONNECTION
 - [Arrow] ENTRY AND EXIT
1. BEDARD ATHLETIC CENTRE
 2. McLAUGHLIN HALL
 3. DONALD DAVIS THEATRE
 4. STANTON GALLERY
 5. COULTER HALL
 6. KITCHEN AUDITORIUM
 7. DUNLAP HALL
 8. TOWERS LIBRARY
 9. MCDONALD HOUSE
 10. MIDDLE SCHOOL
 11. KITCHEN / DINING HALL (GREAT HALL)
 12. WORKSHOP / POWER PLANT
 13. FLAVELLE HOUSE
 14. SIFTON HOUSE
 15. MEMORIAL HOUSE
 16. CHAPEL
 17. SPORTS FIELD
 18. LA BRIER FAMILY ARENA
 19. CENTRE FOR LEADERSHIP INNOVATION & PERFORMANCE

3 19-05-03 Issued for OPA Application MSA
 19-03-08 Issued for Costing ASA
 19-03-08 Issued for Costing ASA

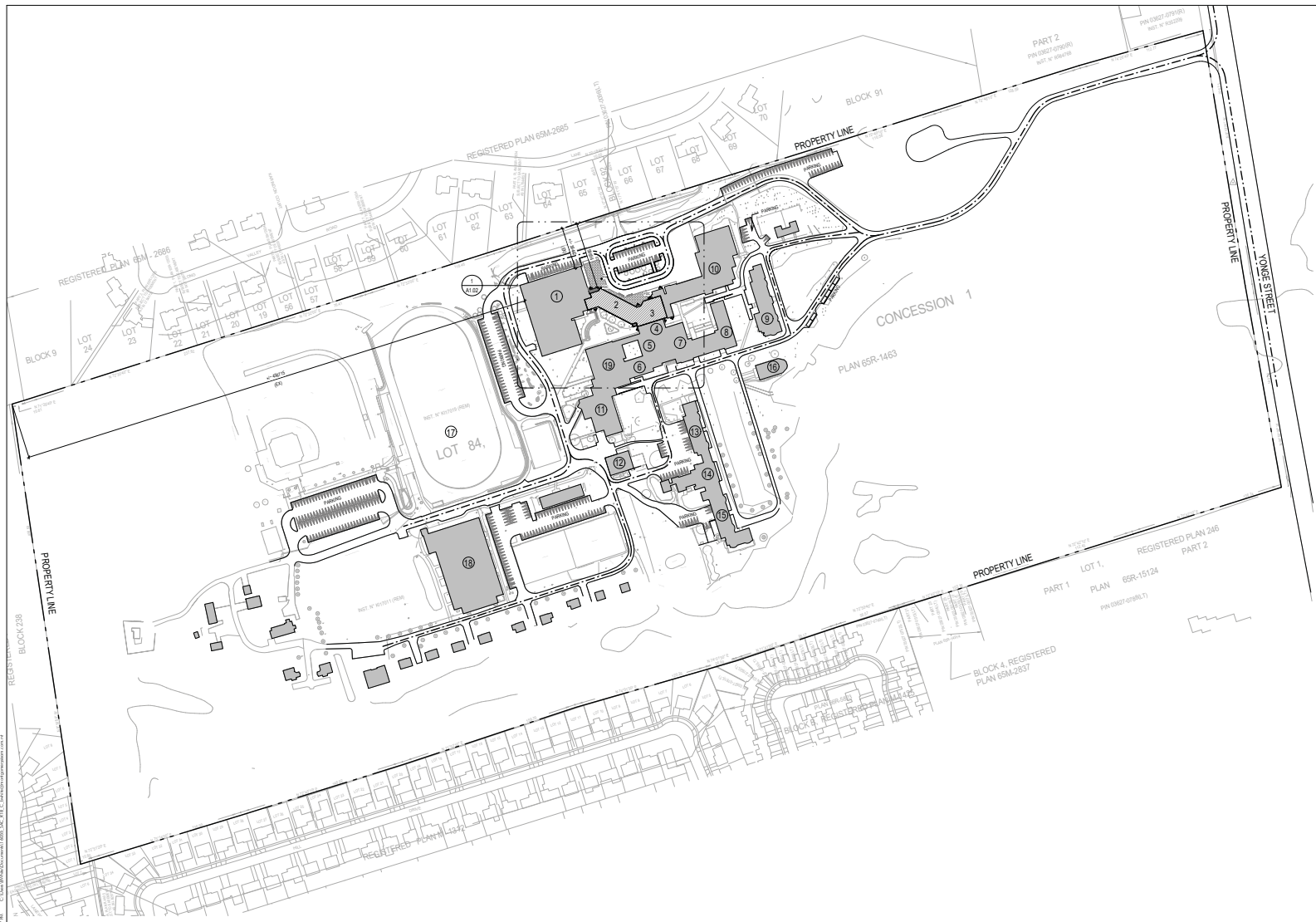
All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on the site and report any discrepancies to architect before proceeding.

ST. ANDREW'S COLLEGE -
 McLAUGHLIN HALL RENOVATION
 15800 Yonge St., Aurora, ON L4G 3Y7

OVERALL SITE PLAN

Scale: As indicated
 Drawn by: LA
 Checked by: BM
 Job number: 18055
 Job date: 2019-05-03
 Drawing number:

A1.01



1 OVERALL SITE PLAN
 1:1500

2019-05-03 2:39:17 PM C:\Users\mcsim\Documents\18055_SAC_P1_C:\Users\mcsim\Documents\18055_SAC_P1_C:\Users\mcsim\Documents\18055_SAC_P1_C:\Users\mcsim\Documents\18055_SAC_P1

Montgomery Sisam Architects Inc.
 137 Dundas Street, Toronto, Ontario M5G 1Z8 montgomerysisam.com
 Tel: 416.364.8079 Fax: 416.364.7723

MontgomerySisam



SITE PLAN LEGEND

- EXISTING BUILDING TO REMAIN
- EXTENT OF RENOVATION
- PROPOSED ADDITION
- EXTENT OF SITE WORK / LANDSCAPING
- CIL OF EXISTING FIRE ROUTE
- EXISTING FIRE HYDRANT
- EXISTING SMOKE CONNECTION
- ENTRY AND EXIT

2: 19-03-03 Issued for SPA Application N/A
 3: 19-03-03 Issued for SPA Application N/A

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on the site and report any discrepancies to the architect before proceeding.

ST. ANDREW'S COLLEGE - McLAUGHLIN HALL RENOVATION
 15800 Yonge St., Aurora, ON L4G 3Y7

ENLARGED SITE PLAN

Scale: As indicated
 Drawn by: LA
 Reviewed by: BW
 Job number: 18055
 Job date: 2019-03-03
 Drawing number:

A1.02

SITE STATISTICS

GENERAL NOTES

- 13 SITE PLAN INFORMATION TAKEN FROM PLAN OF SURVEY OF LOT #4 CONVEYED BY JF SERVICES LIMITED, OLS APRIL 11, 2016.
- 13 SERVICES AND LANDSCAPING ARE SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS.

ZONING INFORMATION CHECKLIST

- 1.4 **ENVIRONMENTAL PROTECTION ZONES**
 ZONING BY-LAW: PLANNING COMPREHENSIVE ZONING BY-LAW NUMBER 900-17, ZONING DISTRICT: COMMERCIAL, S. 100, 2016, JANUARY 2016.
 PROPOSED: ALL WORK OF THIS SITE PLAN APPROVAL OCCURS WITHIN THE INSTITUTIONAL ZONING AREA OF ST. ANDREW'S COLLEGE.
- 1.5 **LOT FLOOR AREA**
 TOTAL GROSS FLOOR AREA: 1,586 SQ.M. (NOTE THIS AREA IS CALCULATED FROM THE EXTENT OF RENOVATION ONLY PART OF THIS APPLICATION, REFER ALSO TO PROJECT STATISTICS)
- 1.6 **PERCENTAGE OF NEW ADDITION FLOOR AREA**
 PERCENTAGE OF NEW ADDITION FLOOR AREA: LOT AREA IS 5,126.3 sq.m. and 43.2%.
- 1.7 **LANDSCAPING**
 EXISTING TO REMAIN.
- 1.8 **BARBERE'S ZONING**
 EXISTING TO REMAIN.
- 1.9 **FLOOR AREA OF EACH LEVEL PER USE**
 REFER TO PROJECT STATISTICS BELOW.
- 1.10 **PROPOSED NUMBER, SIZE & USES OF LOTS**
 N/A.
- 1.11 **LANDSCAPING**
 REFER TO LANDSCAPE DRAWINGS.
- 1.12 **TOTAL LANDSCAPE AREA**
 EXISTING TO REMAIN.
- 1.13 **PARKING INFORMATION**
 EXISTING PARKING TOTAL: 426 (INCLUDING 8 ACCESSIBLE PARKING SPACES) REFER TO SITE PLAN DRAWINGS FOR LOCATIONS.
 PROPOSED: NO NEW PARKING SPACES ARE REQUIRED, REFER TO THE PROJECT STATISTICS BELOW.
- 1.14 **LOADING INFORMATION**
 EXISTING TO REMAIN, NONE PROPOSED AS PART OF THIS APPLICATION.
- 1.15 **ADJACENT PROPERTY ZONES & USES**
 RESIDENTIAL, PUBLIC AND OPEN SPACE (O).

PROJECT STATISTICS

- 10 **SITE AREA**
 44.3 Ha
- 13 **BUILDING AREA OF NEW ADDITION**
 38.8 Ha
- 33 **GROSS FLOOR AREAS**

FLOOR	AREA (SQ.M.)
GROUND FLOOR	170.2
SECOND FLOOR	94.9
THIRD FLOOR	33.9
TOTAL ADDITION AREA	299.0
- 32 **RENOVATION**

FLOOR	AREA (SQ.M.)
GROUND FLOOR	302.3
SECOND FLOOR	402.3
THIRD FLOOR	472.3
TOTAL RENOVATION AREA	1,177.0
- 33 **TOTAL GROSS FLOOR AREA OF THIS APPLICATION**
 1,206.8 Ha
- 40 **PERSONS**

LEVEL	NUMBER OF CLASSROOMS	AREA OF CLASSROOMS (SQ.M.)	NUMBER OF OFFICES	AREA OF OFFICES (SQ.M.)
FIRST FLOOR	4	452.3	0	0
SECOND FLOOR	4	329.5	5	118.2
THIRD FLOOR	5	377.8	4	85.5
TOTAL	13	1,159.6	9	203.7

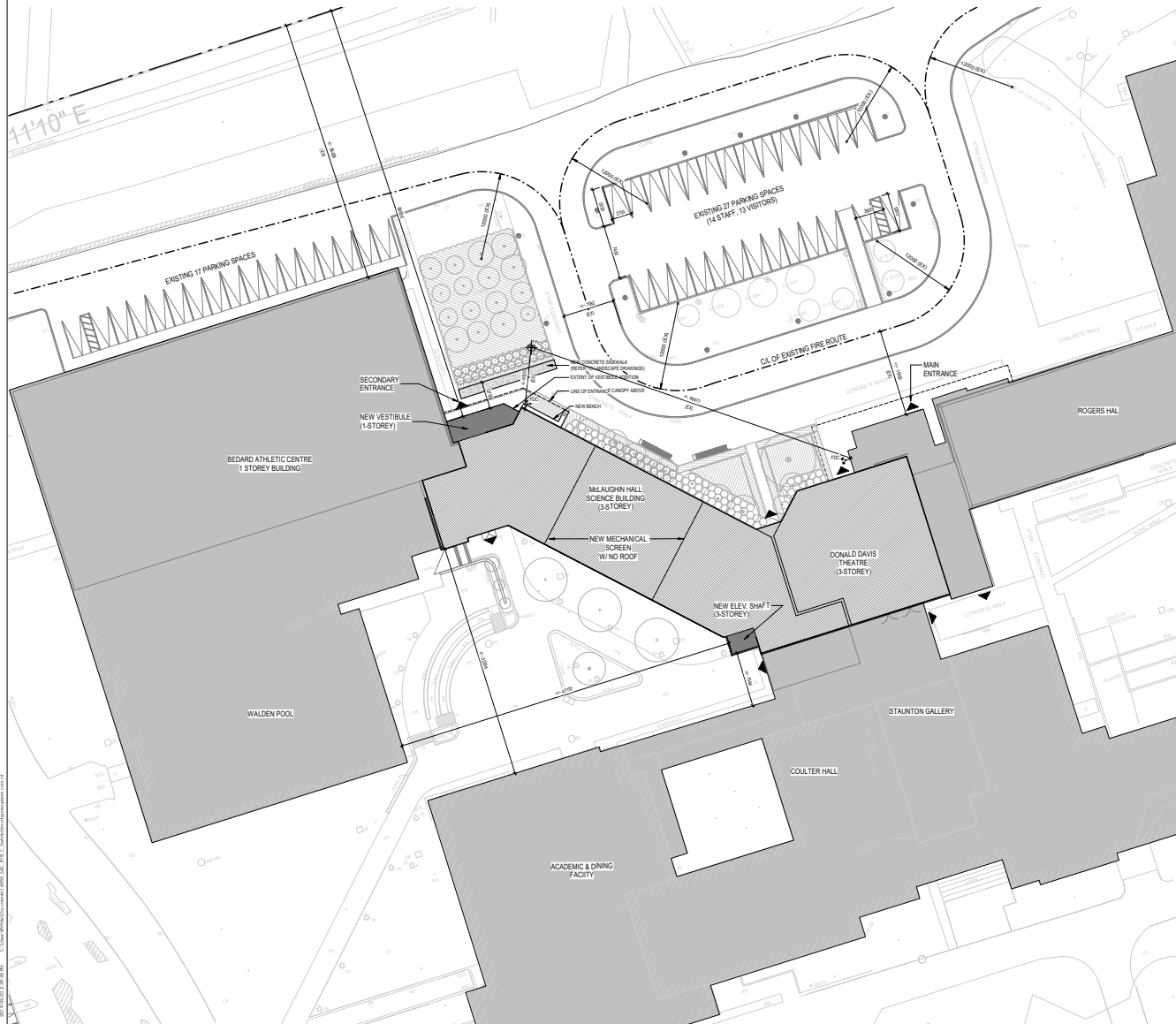
RENOVATION & ADDITION

LEVEL	NUMBER OF CLASSROOMS	AREA OF CLASSROOMS (SQ.M.)	NUMBER OF OFFICES	AREA OF OFFICES (SQ.M.)
FIRST FLOOR	5	462.5	0	0
SECOND FLOOR	4	497.2	2	71.9
THIRD FLOOR	4	460.2	0	0
TOTAL	13	1,420.0	2	71.9

TOTAL NUMBER OF CLASSROOMS ADDED TO THE AREA OF WORK: 0
 TOTAL GROSS FLOOR AREA ADDED TO CLASSROOMS: 302.3 SQ.M.
 TOTAL NUMBER OF OFFICES ADDED TO THE AREA OF WORK: 2
 TOTAL GROSS FLOOR AREA ADDED TO OFFICES: 108.4 SQ.M.

43 **REQUIREMENTS FOR CLASSROOMS**
 1:5 SPACES / CLASSROOM ADDED = 0
 3:5 SPACES / 100 SQ.M. OF OFFICE AREA ADDED = 0
 TOTAL NUMBER OF PARKING SPACES REQUIRED FOR THIS APPLICATION = 0

- 53 **WASHROOMS**
 EXISTING WASHROOMS TO BE DEMOLISHED: NEW WASHROOMS TO BE CONSTRUCTED
- 51 **EXISTING**
 ONE UNIVERSAL WASHROOM ON LEVEL 2: 2 WATER CLOSETS: 2 LAVATORIES: 2 URINALS
- 52 **NEW**
 ONE UNIVERSAL WASHROOM ON LEVEL 2: 18 WATER CLOSETS: 18 LAVATORIES
 ONE UNIVERSAL WASHROOM ON LEVEL 3: 18 WATER CLOSETS: 18 LAVATORIES
 ONE BOYS WASHROOM ON LEVEL 3: 1 WATER CLOSET: 2 LAVATORIES: 2 URINALS
 ONE BOYS WASHROOM ON LEVEL 3: 1 WATER CLOSET: 2 LAVATORIES: 2 URINALS



2017-03-03 12:39:26 PM C:\Users\jhsam\Documents\18055_SAC_R11_C:\Users\jhsam\Documents\18055_SAC_R11

Montgomery Sisam Architects Inc.

107 Mainline Station, Clarks Summit PA 17026
Tel: 415.344.8278 Fax: 415.344.7723

MontgomerySisam



KEY PLAN LEGEND

- OUT OF SCOPE
- IN SCOPE
- EAST ONLY
- ENTRY AND EXIT
- EXISTING STAIRWELL / BARRELS CONNECTIONS
- TRAVEL DISTANCE

FIRE-RESISTANCE RATING LEGEND

- NON-RATED
- - - - - 30 MIN
- - - - - 60 MIN
- - - - - 1 HOUR
- - - - - 1.5 HOUR
- - - - - 2 HOUR
- - - - - 3 HOUR
- - - - - 4 HOUR
- - - - - 6 HOUR
- ▲ EXIST/FUGITE
- ▼ MEANS OF EGRESS

GENERAL NOTES

- REFER TO GENERAL NOTES ON CONSTRUCTION ASSEMBLIES SPECIES FOR ALL INTERIOR-FINISHED FIRE SEPARATIONS
- NOTE: EXISTING FIRE RATINGS ARE NOT ILLUSTRATED ON PLANS.
 - ALL RATED AND NON-RATED PARTITIONS TO EXTEND FROM TOP OF SLAB TO BOTTOM OF SLAB ABOVE.
 - ALL NON-RATED FIRE SEPARATIONS AND RATED FIRE SEPARATIONS:
 - USE PARTITIONS FROM STRUCTURAL SLAB BELOW UP TO STRUCTURAL SLAB ABOVE.
 - PROVIDE CONTINUOUS SHIMS SEALANT ALONG PERIMETER OF Gypsum BOARD AND AT ALL PENETRATIONS THROUGH SEALSANT.
 - PROTECT ALL PENETRATIONS AT FIRE RATED SEPARATIONS.

- 3 19-03-03 based on OMA Application USA
- 1 19-03-08 based on Casting USA
- 3 19-03-03 based on Casting USA

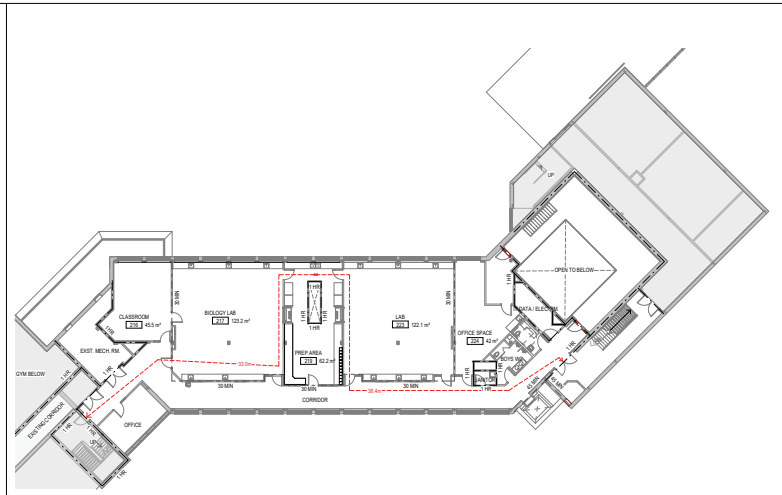
All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on the field and report any discrepancies to the architect before proceeding.

ST. ANDREW'S COLLEGE - McLAUGHLIN HALL RENOVATION
15808 Forge St., Aurora ON L4G 3K7

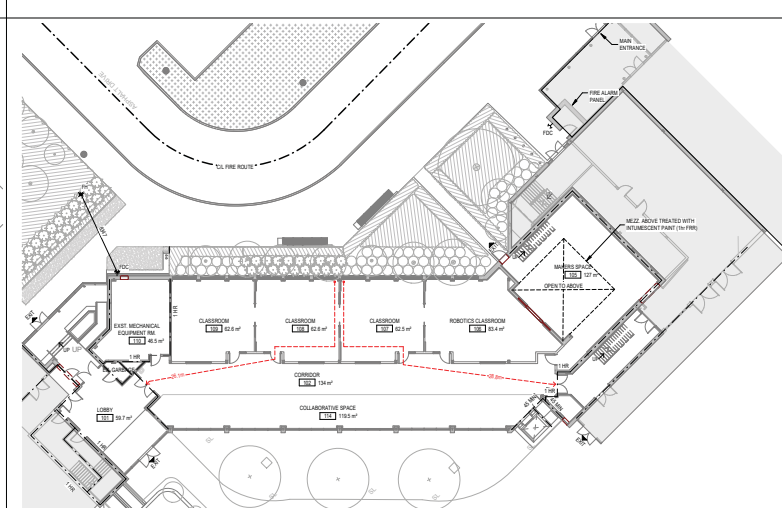
LIFE SAFETY PLANS & OBC MATRIX

Scale:	As indicated
Drawn by:	PHI
Reviewed by:	SK
Job number:	18051
Job date:	2019-03-03
Drawing number:	A1.11

A1.11



2 SECOND FLOOR FIRE & LIFE SAFETY PLAN
A1.11 1:200

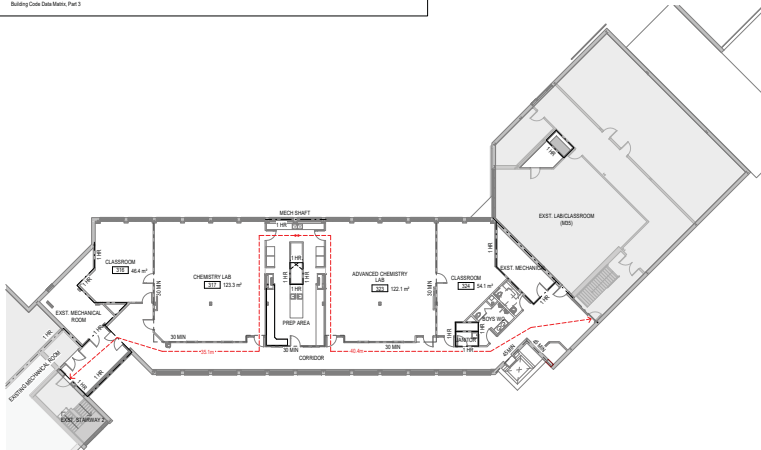


1 FIRST FLOOR FIRE & LIFE SAFETY PLAN
A1.11 1:200

PROJECT NAME: Montgomery Sisam Architects Inc.
CERTIFICATE OF PRACTICE NUMBER(S)
187 Mainline Station, Clarks Summit, PA 17026, ON 197 028
Tel: 415.344.8278 Fax: 415.344.7723
montgomerysisam.com philip@mcsiam.com

NAME OF PROJECT: ST ANDREW'S COLLEGE - McLAUGHLIN HALL RENOVATION
LOCATION: 15808 FORGE ST., AURORA ON L4G 3K7

ITEM	ONTARIO'S 2006 BUILDING CODE DATA MATRIX PART 3	OBC REFERENCE
1	PROJECT DESCRIPTION: <input type="checkbox"/> NEW <input checked="" type="checkbox"/> PART 11 <input checked="" type="checkbox"/> PART 3	Reference is to Division B unless noted (See Division A & Division C).
2	MAJOR OCCUPANCIES: GROUP A, DIVISION 2	17.2.0
3	BUILDING AREA (M ²): <input type="checkbox"/> ALTERATION <input checked="" type="checkbox"/> CHANGE OF USE	17.2.0
4	BUILDING AREA (M ²): EXISTING: 2,338 NEW: 117 TOTAL: 2,455	17.2.0
5	ORDER AREA (M ²): EXISTING: 2,338 NEW: 117 TOTAL: 2,455	17.1.2.0
6	NUMBER OF STOREYS: ABOVE GRADE: 3 BELOW GRADE: 0	17.1.2.0, B3.3.1.1
7	NUMBER OF FIRE-RISER/FIGHTER ACCESS: 1	22.7.0.3.2.2
8	BUILDING CLASSIFICATION: 3.2.2.4 - UP TO 4 STOREYS, ANY AREA, SPRINKLERED	3.2.2.0.0.1
9	SPRINKLER SYSTEMS/PROTECTED: <input checked="" type="checkbox"/> SYSTEM BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS* <input type="checkbox"/> SELECTED OCCUPANCIES <input type="checkbox"/> BASEMENT (USE OF ROOF RATING) <input type="checkbox"/> NOT REQUIRED	3.2.2.0.0.1 32.1.5 32.1.9 32.4
10	STANDPIPE REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	32.9
11	FIRE ALARM REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	32.4
12	SMoke DETECTION SYSTEMS & SMOKE ALARMS: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	32.3.1
13	PROHIBITIONS: <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH	32.6
14	CONSTRUCTION RESTRICTIONS: <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH	32.2.0.0.3
15	ACTUAL CONSTRUCTION: <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH	32.2.0.0.3
16	MEZZANINE AREA (M ²): TAN	32.11.00.01
17	OCCUPANT LOAD (PER PERSON): 1st FLOOR: OCCUPANCY: LOAD (USE OF SEATING) persons 2nd FLOOR: OCCUPANCY: LOAD (USE OF SEATING) persons 3rd FLOOR: OCCUPANCY: LOAD (USE OF SEATING) persons	32.1.7 32.2.0.0.9.2, 22.1.4
18	BARRELS/FREE DESIGN: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (SURFACE)	31
19	MEZZANINE SUBSTRUCTURE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	32.1.3, 32.1.7
20	MEZZANINE SUBSTRUCTURE: HORIZONTAL ASSEMBLIES: FIRE RESISTANCE RATING: FLOOR: NA ROOF: NA VERTICAL ASSEMBLIES: FLOOR: NA MEZZANINE: NA ROOF: NA	32.2.2.0.0.9.2, 22.1.4
21	MEZZANINE SUBSTRUCTURE: MEZZANINE: NA	32.3
22	MEZZANINE SUBSTRUCTURE: MEZZANINE: NA	32.3
23	MEZZANINE SUBSTRUCTURE: MEZZANINE: NA	32.3



3 THIRD FLOOR FIRE & LIFE SAFETY PLAN
A1.11 1:200

Name of Project: Montgomery Sisam Architects Inc.
107 Mainline Station, Clarks Summit, PA 17026, ON 197 028
Tel: 415.344.8278 Fax: 415.344.7723

Name of Project:
St Andrews College - McLaughlin Hall

Location:
15808 Forge St., Aurora ON L4G 3K7

Ontario Building Code - Renovation of Existing Building		Building Code Reference
11.1 Existing Building Identification:	Describe Existing Use: School A, Division 2, Major Occupancy Construction Method: N/A Insulation Category: N/A Importance Category: N/A	11.1.1 11.1.2.1.1A 11.2.1.2.1.1B & 11.4 11.2.1.2.1.1C 11.2.1.2.1.2
11.2 Alteration to Existing Building:	<input checked="" type="checkbox"/> Not Applicable (on change of major occupancy)	11.2.2.1
11.3 Reduction in Performance Level:	Structural: No Fire Protection: No By change of major occupancy: No Change in use: No Damage System: No	11.4.2 11.4.2.1 11.4.2.1 11.4.2.2 11.4.2.2 11.4.2.3
11.4 Compliance with Ontario Building Code:	Structural: No Fire Protection: No By change of major occupancy: No Change in use: No Damage System: No	11.4.2 11.4.2.2 11.4.2.3 11.4.2.3 11.4.2.3
11.5 Compliance with National Building Code:	Code: N/A Use: Use (per number 11.1.1)	11.5.1.1

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Montgomery Sisam Architects Inc.
 137 Quebec Avenue, Toronto, Ontario M5T 2C8
 Tel: 416.364.8079 Fax: 416.364.9723

MontgomerySisam



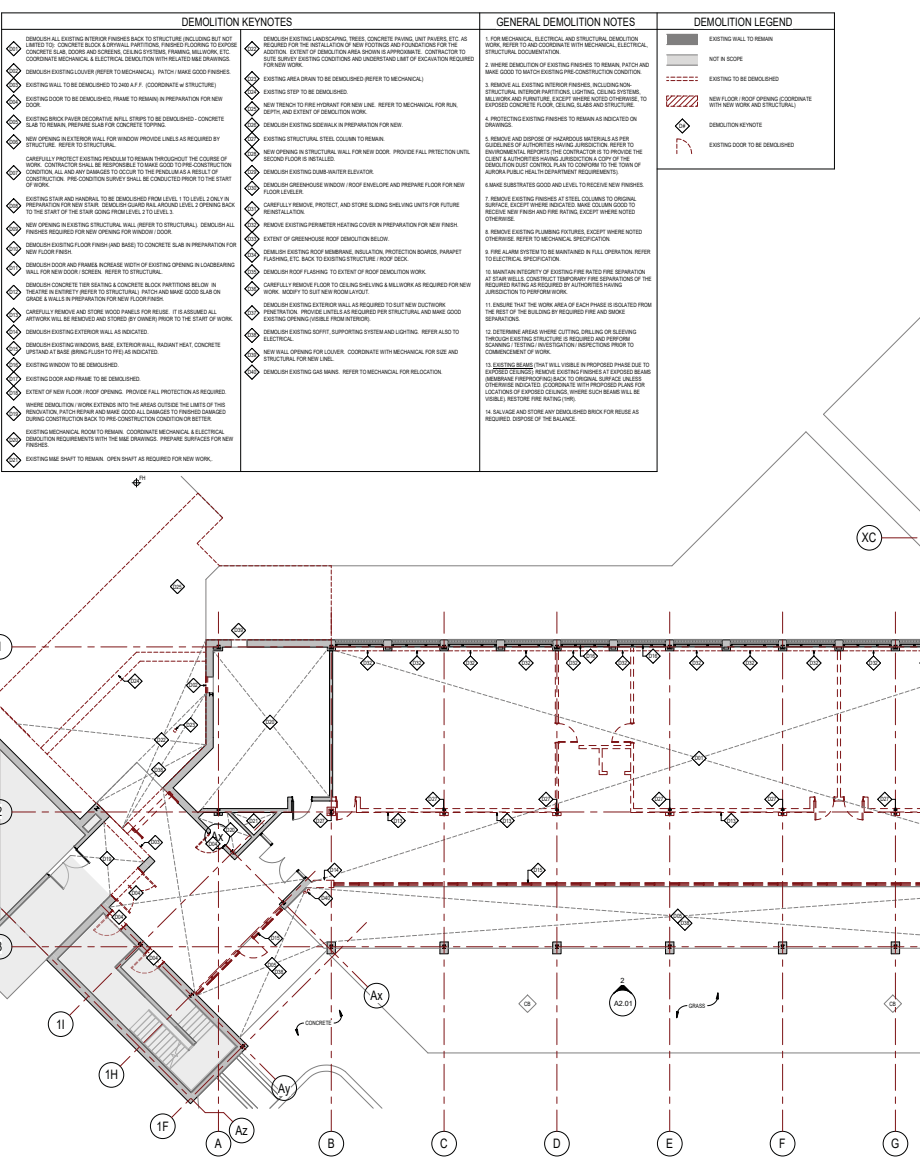
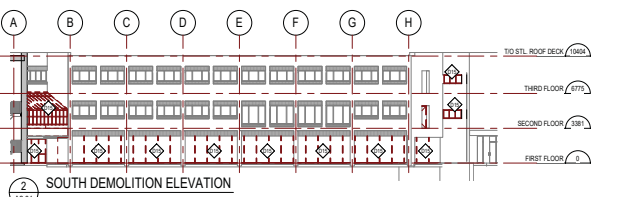
1	19-05-03	Issued for 20% Application	NSA
2	19-05-08	Issued for Costing	NSA
3	19-05-13	Issued	NSA

All drawings and specifications are the property of Montgomery Sisam Architects Inc. The contractor shall verify all dimensions and information on the site and report any discrepancies to architect before proceeding.

ST. ANDREWS COLLEGE - McLAUGHLIN HALL RENOVATION
 13800 Yonge St., Aurora, ON L4B 5Y7

FIRST FLOOR DEMOLITION PLAN

Drawn by:	BR
Reviewed by:	SK
Date:	18.05.19
Job Number:	2019-05-03
Drawing Number:	A2.01



DEMOLITION KEYNOTES	GENERAL DEMOLITION NOTES	DEMOLITION LEGEND
<ul style="list-style-type: none"> DEMOLISH ALL EXISTING EXTERIOR FINISHES BACK TO STRUCTURE. FINISHES SHALL NOT BE LIMITED TO: CONCRETE BLOCK, BRICK, PARTITION FINISHES, FLOORING TO UNFINISHED CONCRETE SLAB. REMOVE AND DISPOSE OR AS FURNISH RECYCLING. COORDINATE WITH COORDINATE MECHANICAL & ELECTRICAL DEMOLITION WITH RELATED TRADE DRAWINGS. DEMOLISH EXISTING FLOORING REFER TO MECHANICAL. PATCH / MAKE GOOD FINISHES. EXISTING WALLS TO BE DEMOLISHED TO JOINT A/F.F. (COORDINATE WITH STRUCTURE). EXISTING DOOR TO BE DEMOLISHED. FRAME TO REMAIN IN PREPARATION FOR NEW DOOR. REMOVE EXISTING PARTITION WALLS. WALLS LEFT TO BE DEMOLISHED - CONCRETE SLAB TO REMAIN. PREPARE SLAB FOR CONCRETE TOPPING. REMOVE EXISTING PARTITION WALLS. WALLS LEFT TO BE DEMOLISHED - CONCRETE SLAB TO REMAIN. PREPARE SLAB FOR CONCRETE TOPPING. NEW OPENING IN EXTERIOR WALL FOR WINDOW PROVIDE LABELS AS REQUIRED BY STRUCTURE. REFER TO STRUCTURAL. CAREFULLY PROTECT EXISTING PENICILUM TO REMAIN THROUGHOUT THE COURSE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE TO MAKE GOOD FOR THE PROTECTION CONDITION. ALL AND ANY CHARGES TO OCCUR TO THE PENICILUM AS A RESULT OF CONTRACTOR. PROTECTION SHALL BE CONDUCTED PRIOR TO THE START OF WORK. EXISTING STAIR AND HORIZONTAL TO BE DEMOLISHED FROM LEVELS 1 TO LEVEL 2 IN THE PREPARATION FOR NEW STAIR. DEMOLISH GUARD RAIL AND RAILING. LEVEL 2 OPENING BACK TO THE START OF THE FIRST FLOOR FLOOR LEVEL TO LEVEL 2. NEW OPENING IN EXISTING STRUCTURAL WALL REFER TO STRUCTURAL. DEMOLISH ALL FINISHES REQUIRED FOR NEW OPENING FOR WINDOW DOOR. DEMOLISH EXISTING FLOOR FINISH (AND BASE) TO CONCRETE SLAB IN PREPARATION FOR NEW FLOOR FINISH. DEMOLISH EXISTING DOOR AND FRAME WITHIN WIDTH OF EXISTING OPENING IN LOADBEARING WALL FOR NEW DOOR OPENING. REFER TO STRUCTURAL. DEMOLISH CONCRETE TIE BEARING & CONCRETE BLOCK PARTITIONS BELOW IN THE AREA EXISTING PARTITION. PARTS AND MAKE GOOD SLAB ON GROUND WALLS IN PREPARATION FOR NEW FLOOR FINISH. CAREFULLY REMOVE AND STORE WOOD PANELS FOR REUSE. IT IS ADVISED THAT ANY WOOD WILL BE REMOVED AND STORED BY CONTRACTOR TO THE START OF WORK. DEMOLISH EXISTING EXTERIOR WALL AS INDICATED. DEMOLISH EXISTING WINDOWS. BASE EXTERIOR WALL, BARRANT HEAT, CONCRETE UPTOPPING AND BASE BRICK FLUSH TO BE AS INDICATED. EXISTING WINDOW TO BE DEMOLISHED. EXISTING DOOR AND FRAME TO BE DEMOLISHED. EXTENT OF NEW FLOOR / ROOF OPENING PROVIDE FULL PROTECTION AS REQUIRED. REMOVE DEMOLITION WORK EXTERIOR WITH THE AREA OUTSIDE THE LIMITS OF THIS RENOVATION. PATCH REPAIR AND MAKE GOOD ALL CHARGES TO FINISHES DURING CONSTRUCTION BACK TO THE CONTRACTOR'S CONDITION. EXISTING MECHANICAL ROOM TO REMAIN. COORDINATE MECHANICAL & ELECTRICAL DEMOLITION REQUIREMENTS WITH THE TRADE DRAWINGS. PREPARE SURFACES FOR NEW FINISHES. EXISTING BASE SHAFT TO REMAIN. OPEN SHAFT AS REQUIRED FOR NEW WORK. 	<ul style="list-style-type: none"> DEMOLISH EXISTING UNDESIRABLE TREES. CONCRETE PILING, USE PILING ETC AS REQUIRED FOR THE INSTALLATION OF NEW FOOTINGS AND FOUNDATIONS FOR THE EXISTING CONCRETE SLAB. REMOVE AND DISPOSE OR AS FURNISH RECYCLING. COORDINATE WITH SITE SURVEY EXISTING CONDITIONS AND UNDERSTAND LIMIT OF EXCAVATION REQUIRED FOR NEW WORK. EXISTING AREA (WALK) TO BE DEMOLISHED REFER TO MECHANICAL. EXISTING STEP TO BE DEMOLISHED. NEW TRENCH TO FINE (POHANT) FOR NEW LINE. REFER TO MECHANICAL FOR RUN, DEPTH, AND EXTENT OF DEMOLITION WORK. DEMOLISH EXISTING SIDE WALK IN PREPARATION FOR NEW. NEW OPENING IN EXTERIOR WALL FOR WINDOW PROVIDE LABELS AS REQUIRED BY STRUCTURE. REFER TO STRUCTURAL. EXISTING STRUCTURAL STEEL COLUMN TO REMAIN. NEW OPENING IN STRUCTURAL WALL FOR NEW DOOR. PROVIDE FULL PROTECTION UNTIL SECOND FLOOR IS INSTALLED. DEMOLISH EXISTING DUMP WATER ELEVATOR. DEMOLISH GREENHOUSE WINDOW / ROOF ENVELOPE AND PREPARE FLOOR FOR NEW FLOOR LEVELS. EXISTING EXTERIOR STEEL COLUMN TO REMAIN. REMOVE EXISTING PARTITION HEATING COVER IN PREPARATION FOR NEW FINISH. REMOVE EXISTING GREENHOUSE ROOF DEMOLITION BELOW. DEMOLISH EXISTING ROOF MEMBRANE, INSULATION, PROTECTION BOARD, PARAPET FLASHING ETC. BACK TO EXISTING STRUCTURE ROOF DECK. DEMOLISH ROOF FLASHING TO EXTENT OF ROOF DEMOLITION WORK. CAREFULLY REMOVE FLOOR TO CEILING SHELVING & SHELVING AS REQUIRED FOR NEW WORK. ROOMY TO SLIT NEW ROOMS / REST. DEMOLISH EXISTING EXTERIOR WALL AS REQUIRED TO SLIT NEW DUCTWORK PENETRATION. PROVIDE LABELS AS REQUIRED PER STRUCTURAL AND MAKE GOOD EXISTING OPENING USABLE FROM INTERIOR. DEMOLISH EXISTING EXTERIOR WALL AS REQUIRED TO SLIT NEW DUCTWORK PENETRATION. PROVIDE LABELS AS REQUIRED PER STRUCTURAL AND MAKE GOOD EXISTING OPENING USABLE FROM INTERIOR. NEW WALL OPENING FOR LOUVER. COORDINATE WITH MECHANICAL FOR SIZE AND STRUCTURAL FOR NEW LINE. DEMOLISH EXISTING GUY WIRE. REFER TO MECHANICAL FOR RELOCATION. 	<ul style="list-style-type: none"> EXISTING WALL TO REMAIN NOT IN SCOPE EXISTING TO BE DEMOLISHED NEW FLOOR / ROOF OPENING (COORDINATE WITH NEW WORK AND STRUCTURAL) DEMOLITION KEYNOTES EXISTING DOOR TO BE DEMOLISHED
	<ol style="list-style-type: none"> FOR MECHANICAL, ELECTRICAL AND STRUCTURAL DEMOLITION WORK, REFER TO AND COORDINATE WITH MECHANICAL, ELECTRICAL, STRUCTURAL REQUIREMENTS. WHERE DEMOLITION OF EXISTING FINISHES TO REMAIN, PATCH AND MAKE GOOD TO MATCH EXISTING PRE-CONSTRUCTION CONDITION. REMOVE ALL EXISTING INTERIOR PARTITION, MECHANICAL, STRUCTURAL INTERIOR PARTITION, LIGHTING, CEILING SYSTEMS, INSULATION AND DUCTWORK. EXCEPT WHERE NOTED OTHERWISE TO EXPOSED CONCRETE, FLOOR, CEILING SLABS AND STRUCTURE. PROTECT EXISTING FINISHES TO REMAIN AS INDICATED ON DRAWINGS. REMOVE AND DISPOSE OF HAZARDOUS MATERIALS AS PER GUIDELINES OF AUTHORIZED JURISDICTION. REFER TO ENVIRONMENTAL REPORTS, THE CONTRACTOR OR TO PROVIDE THE CLIENT WITH PROTECTIVE AND REMEDIATION COST OF THE SAME. (AS PER GOVT. CONTRACT, LINE TO COMPLY WITH THE JOB OF ALBERTA PUBLIC HEALTH DEPARTMENT REQUIREMENTS). MAKE SUBSTRATE GOOD AND LEVEL. TO RECEIVE NEW FINISHES. REMOVE EXISTING FINISHES AT STEEL COLUMN TO EXPOSE SURFACE. EXCEPT WHERE NOTED OTHERWISE. REMOVE CONCRETE TO REVEAL NEW TYPICAL AND FINE NOTING EXCEPT WHERE NOTED OTHERWISE. REMOVE EXISTING PLUMBING FITTINGS EXCEPT WHERE NOTED OTHERWISE. REFER TO MECHANICAL SPECIFICATION. FIRE ALARM SYSTEM TO BE MAINTAINED IN FULL OPERATION. REFER TO ELECTRICAL SPECIFICATION. MAINTAIN INTEGRITY OF EXISTING FIRE RATED FIRE SEPARATION AT 2.0m WALL. CONDUCT TESTS PRIOR TO THE DEMOLITION OF THE REQUIRED RATING AS REQUIRED BY AUTHORIZED HAVING JURISDICTION TO PERFORM WORK. ENSURE THAT THE WORK AREA OF EACH PHASE IS ISOLATED FROM THE REST OF THE BUILDING BY REQUIRED FIRE AND SMOKE SEPARATIONS. DETERMINE AREA WHERE CUTTING, DRILLING OR SLEEVING THROUGH EXISTING STRUCTURE IS REQUIRED AND PERFORM SCANNING, TESTING, INVESTIGATION, INSPECTING PRIOR TO COMMENCEMENT OF WORK. EXISTING BEAMS THAT WILL BE VISIBLE IN PROPOSED PHASE DUE TO PROJECT REQUIREMENTS, REMOVE EXISTING FINISHES AT EXPOSED BEAMS (MEMBRANE PROTECTING BACK TO ORIGINAL SURFACE. UNLESS OTHERWISE NOTICABLE, COORDINATE WITH PROPOSED FINISHES FOR LOCATION OF EXPOSED BEAMS. WHERE SUCH BEAMS WILL BE VISIBLE RESTORE THE BEAMS/TYPING). SALVAGE AND STORE ANY DEMOLISHED BRICK FOR REUSE AS REQUIRED. EXPOSED OF THE BALANCE. 	

2019-05-13 2:38 PM
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Montgomery Sisam Architects Inc.

137 Southview Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
 Tel: 416-364-8279 Fax: 416-364-7723

MontgomerySisam



3 19-05-03 Issued for OPA Application
 4 19-05-08 Issued for Contract
 5 19-05-08 Issued for Contract

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on the field and report any discrepancy to architect before proceeding.

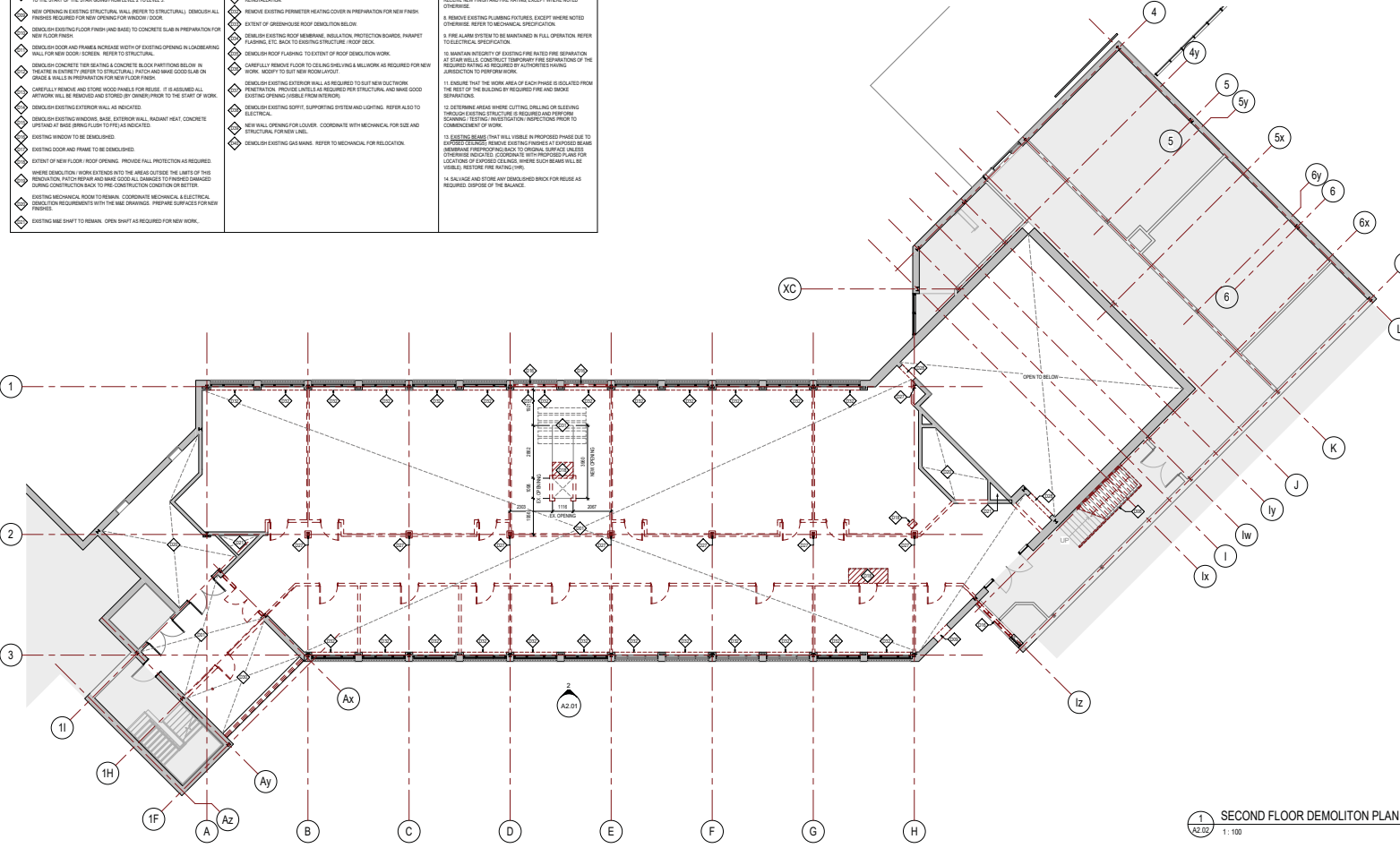
ST. ANDREW'S COLLEGE - McLAUGHLIN HALL RENOVATION
 15800 Yonge St., Aurora, ON L4B 3Y7

SECOND FLOOR DEMOLITION PLAN

Scale: As indicated
 Drawn by: BHP
 Reviewed by: SK
 Job number: 18055
 Job date: 2019-05-03
 Drawing number:

A2.02

DEMOLITION KEYNOTES	GENERAL DEMOLITION NOTES	DEMOLITION LEGEND
<ul style="list-style-type: none"> ◆ DEMOLISH ALL EXISTING FINISHES BACK TO STRUCTURE INCLUDING BUT NOT LIMITED TO: CONCRETE BLOCK, BRICK, PARTITION, FINISHED FLOORING, CEILING, CONCRETE SLAB, GROUND AND OVERHEAD ELECTRICAL SYSTEMS, MECHANICAL, ETC. COORDINATE WITH RELATED MECH DRAWINGS. ◆ DEMOLISH EXISTING DOOR REFER TO MECHANICAL. PATCH AND MAKE GOOD FINISHES. ◆ EXISTING WALLS TO BE DEMOLISHED TO JOIST A/F. (COORDINATE WITH STRUCTURE). ◆ EXISTING DOOR TO BE DEMOLISHED. FRAME TO REMAIN IN PREPARATION FOR NEW DOOR. ◆ EXISTING BRICK PARTITION WALLS TO BE DEMOLISHED - CONCRETE SLAB TO REMAIN. PREPARE SLAB FOR CONCRETE TOPPING. ◆ NEW OPENING IN EXISTING WALL FOR WINDOW PROVIDE LEVELS AS REQUIRED BY STRUCTURE. REFER TO STRUCTURAL. ◆ CAREFULLY PROTECT EXISTING PENICIL TO REMAIN THROUGHOUT THE COURSE OF WORK. DEMOLITION SHALL BE RESPONSIBLE TO MAINTAIN EXISTING CONDITION. ALL AND ANY CHANGES TO OCCUR TO THE PENICIL AS A RESULT OF CONSTRUCTION. PENICIL CONDITION SURVEY SHALL BE CONDUCTED PRIOR TO THE START OF WORK. ◆ EXISTING STAIR AND HORIZONTAL ROOF DEVELOPED FROM LEVELS TO LABEL DOWN IN PREPARATION FOR NEW STAIR. DEMOLISH DOWN AND AROUND LEVEL, TOPPING BACK TO THE START OF THE STAIR CONCRETE FLOOR LEVELS 2 TO LEVEL 3. ◆ NEW OPENING IN EXISTING STRUCTURAL WALL REFER TO STRUCTURAL. DEMOLISH ALL FINISHES REQUIRED FOR NEW OPENING FOR WINDOW DOOR. ◆ DEMOLISH EXISTING FLOOR FINISH (AND BASE) TO CONCRETE SLAB IN PREPARATION FOR NEW FLOOR FINISH. ◆ DEMOLISH DOOR AND FRAME AND REPAIR WIDTH OF EXISTING OPENING IN LOADBEARING WALL FOR NEW DOOR OPENING. REFER TO STRUCTURAL. ◆ DEMOLISH CONCRETE TIE BEATING AND CONCRETE BLOCK PARTITIONS BELOW IN THE AREA INDICATED PRIOR TO STRUCTURAL PATCH AND MAKE GOOD SLAB ON GRADE & WALLS IN PREPARATION FOR NEW FLOOR FINISH. ◆ CAREFULLY REMOVE AND STORE WOOD PANELS FOR REUSE. IF AS WANTED ALL MATERIAL WILL BE REMOVED AND STORED BY OWNER PRIOR TO THE START OF WORK. ◆ DEMOLISH EXISTING EXTERIOR WALL AS INDICATED. ◆ DEMOLISH EXISTING WINDOWS. BASE EXTERIOR WALL, RADIANT HEAT, CONCRETE TOPPING AT BASE BRICK FLUSH TO TOP AS INDICATED. ◆ EXISTING WINDOW TO BE DEMOLISHED. ◆ EXISTING DOOR AND FRAME TO BE DEMOLISHED. ◆ EXTENT OF NEW FLOOR / ROOF OPENING. PROVIDE FULL PROTECTION AS REQUIRED WHERE DEMOLITION WORK EXTENDS BEYOND THE AREA OUTSIDE THE LIMIT OF THIS RENOVATION. PATCH REPAIR AND MAKE GOOD ALL CHANGES TO FINISHES DAMAGED DURING CONSTRUCTION BACK TO PRE-CONSTRUCTION CONDITION AS SET OUT. ◆ EXISTING MECHANICAL ROOM TO REMAIN. COORDINATE MECHANICAL & ELECTRICAL DEMOLITION REQUIREMENTS WITH THE MADE DRAWINGS. PREPARE SURFACES FOR NEW FINISHES. ◆ EXISTING WARE SHED TO REMAIN. OPEN SHAFT AS REQUIRED FOR NEW WORK. 	<ul style="list-style-type: none"> ◆ DEMOLISH EXISTING LANDSCAPE, TREES, CONCRETE PAVING, ASPHALT PAVEMENT, ETC. AS REQUIRED FOR THE INSTALLATION OF NEW FOOTINGS AND FOUNDATIONS FOR THE FOOTINGS. EXTENT OF DEMOLITION AREA SHOWN IS APPROXIMATE. CONTRACTOR TO SITE SURVEY EXISTING CONDITIONS AND UNDERSTAND LIMIT OF EXCAVATION REQUIRED FOR NEW WORK. ◆ EXISTING AREA (RAIN) TO BE DEMOLISHED (REFER TO MECHANICAL). ◆ EXISTING STEP TO BE DEMOLISHED. ◆ NEW TRENCH TO FINE WORK FOR NEW LINE. REFER TO MECHANICAL FOR RUN, DEPTH AND EXTENT OF DEMOLITION WORK. ◆ DEMOLISH EXISTING SIDE WALK IN PREPARATION FOR NEW. ◆ DEMOLISH EXISTING STRUCTURAL STEEL COLUMN TO REMAIN. ◆ NEW OPENING IN STRUCTURAL WALL FOR NEW DOOR. PROVIDE FULL PROTECTION. SECOND FLOOR IS INSTALLED. ◆ DEMOLISH EXISTING DUMB-WATER ELEVATOR. ◆ DEMOLISH GREENHOUSE WINDOW / ROOF ENVELOPE AND PREPARE FLOOR FOR NEW FLOOR LEVELS. ◆ CAREFULLY REMOVE, PROTECT, AND STORE SLIDING SHELVE UNITS FOR FUTURE REINSTALLATION. ◆ REMOVE EXISTING PERIMETER HEATING COVER IN PREPARATION FOR NEW FINISH. ◆ EXTENT OF GREENHOUSE ROOF DEMOLITION BELOW. ◆ DEMOLISH EXISTING ROOF MEMBRANE, INSULATION, PROTECTION BOARD, PARAPET FLASHING, ETC. BACK TO EXISTING STRUCTURE ROOF DECK. ◆ DEMOLISH ROOF FLASHING TO EXTENT OF ROOF DEMOLITION WORK. ◆ CAREFULLY REMOVE FLOOR TO CEILING SHELVING & MILLWORK AS REQUIRED FOR NEW WORK. READY TO SLUT NEW DUCTWORK. ◆ DEMOLISH EXISTING EXTERIOR WALL AS REQUIRED TO SLUT NEW DUCTWORK. PREVENTION. PROVIDE LEVELS AS REQUIRED PER STRUCTURAL, AND MAKE GOOD EXISTING OPENING USABLE FROM INTERIOR. ◆ DEMOLISH EXISTING ROOF SUPPORTING SYSTEM AND LIGHTING. REFER ALSO TO ELECTRICAL. ◆ NEW WALL CONSTRUCTION. COORDINATE WITH MECHANICAL FOR SIZE AND STRUCTURAL FOR NEW LINE. ◆ DEMOLISH EXISTING GAS MINE. REFER TO MECHANICAL FOR RELOCATION. 	<ul style="list-style-type: none"> 1 FOR MECHANICAL, ELECTRICAL AND STRUCTURAL DEMOLITION WORK, REFER TO AND COORDINATE WITH MECHANICAL, ELECTRICAL, STRUCTURAL AND CONSTRUCTION. 2 WHERE DEMOLITION OF EXISTING FINISHES TO REMAIN, PATCH AND MAKE GOOD TO MATCH EXISTING CONSTRUCTION CONDITION. 3 REMOVE ALL EXISTING INTERIOR PARTITION, MILLWORK, NEW STRUCTURAL, INTERIOR PARTITIONS, LIGHTING, CEILING SYSTEMS, MILLWORK AND GROUNDWORK, EXCEPT WHERE NOTED OTHERWISE TO EXPOSED CONCRETE FLOOR, CEILING, SLABS AND STRUCTURE. 4 PROTECT EXISTING FINISHES TO REMAIN AS INDICATED ON DRAWINGS. 5 REMOVE AND DISPOSE OF HAZARDOUS MATERIALS AS PER GUIDELINES OF APPLICABLE HEALTH JURISDICTION. REFER TO ENVIRONMENTAL REPORTS THE CONTRACTOR IS TO PROVIDE THE CLIENT AND TO OBTAIN APPLICABLE JURISDICTIONAL COPY OF THE DEMOLITION BEST PRACTICES, USE TO COMPLY WITH THE CODE OF ALBERTA PUBLIC HEALTH DEPARTMENT REQUIREMENTS. 6 MAKE SUBSTRATE GOOD AND LEVEL TO RECEIVE NEW FINISHES. 7 REMOVE EXISTING FINISHES AT FLOOR LEVEL TO EXPOSED SURFACE, EXCEPT WHERE NOTED. MAKE COLUMN GOOD TO RECEIVE NEW FINISH AND FIRE RATING, EXCEPT WHERE NOTED OTHERWISE. 8 REMOVE EXISTING CLIMBING FIXTURES EXCEPT WHERE NOTED OTHERWISE. REFER TO MECHANICAL SPECIFICATION. 9 FIRE ALARM SYSTEM TO BE MAINTAINED IN FULL OPERATION. REFER TO ELECTRICAL SPECIFICATION. 10 MAINTAIN INTEGRITY OF EXISTING FIRE RATED FIRE SEPARATION AT 20m WELLS CONTACT THROUGH FIRE SEPARATIONS OF THE REQUIRED RATING AS REQUIRED BY APPLICABLE JURISDICTION TO REMAIN WORK. 11 ENSURE THAT THE WORK AREA OF EACH PHASE IS ISOLATED FROM THE REST OF THE BUILDING BY REQUIRED FIRE AND SMOKE SEPARATIONS. 12 DETERMINE AREAS WHERE CUTTING, DRILLING OR SLEEVING THROUGH EXISTING STRUCTURE IS REQUIRED AND PREPARE SCANNING, TESTING, INVESTIGATION, INSPECTIONS PRIOR TO COMMENCEMENT OF WORK. 13 EXISTING BEAMS THAT WILL BE REUSE IN PROPOSED PHASE DUE TO SUPPORT DECKING REMAIN EXPOSED FINISHES AT EXPOSED BEAMS MEMBRANE PATCH PROOF BACK TO ORIGINAL SURFACE, UNLESS OTHERWISE INDICATED. COORDINATE WITH PROPOSED PLANS FOR LOCATION OF EXPOSED CEILING. WHERE SUCH BEAMS WILL BE REUSE, RESTORE THE FINISHES PRIOR. 14 SALVAGE AND STORE ANY DEMOLISHED BRICK FOR REUSE AS REQUIRED. DISPOSE OF THE BALANCE.



1 SECOND FLOOR DEMOLITION PLAN
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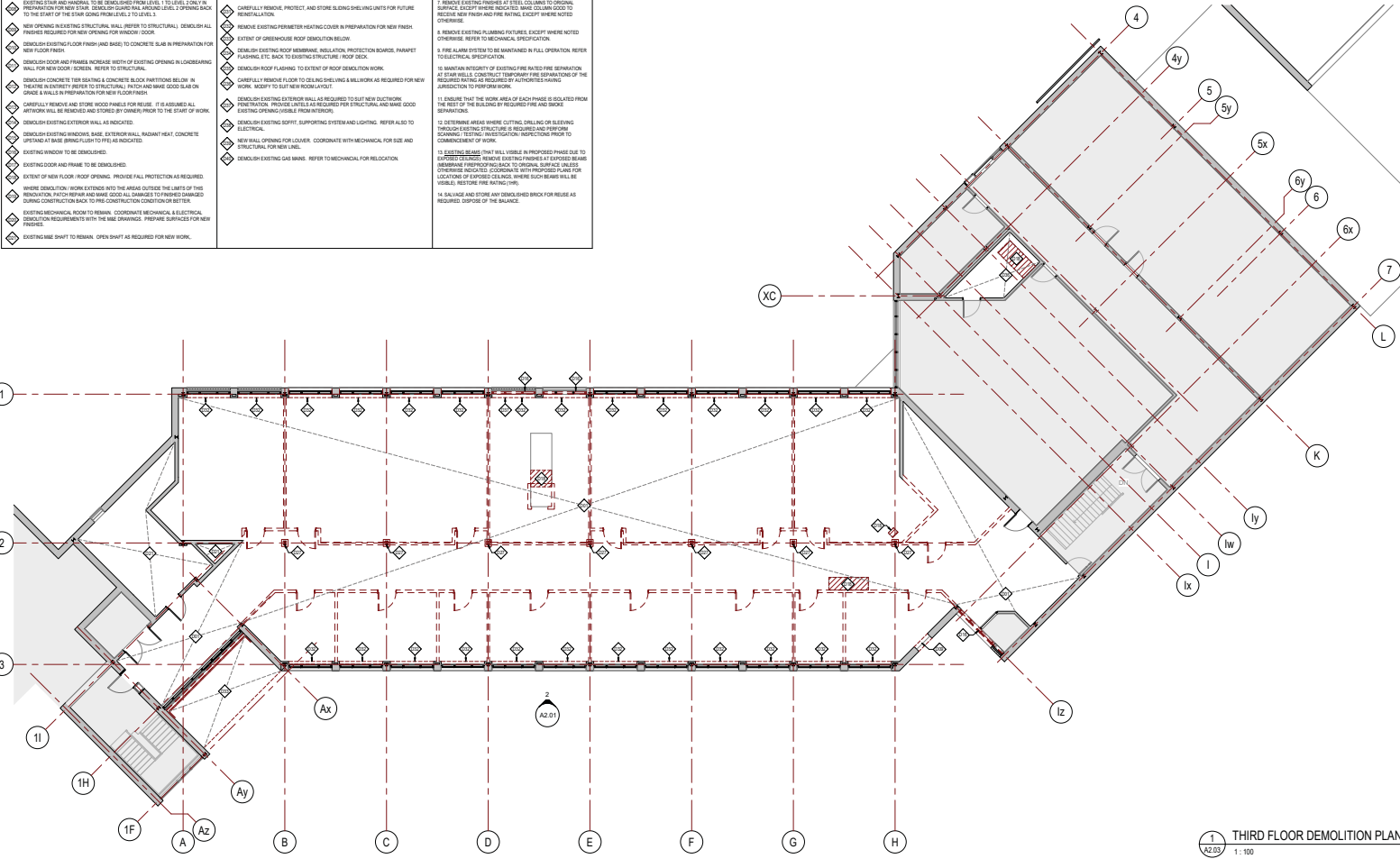
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DEMOLITION KEYNOTES	GENERAL DEMOLITION NOTES	DEMOLITION LEGEND
<ul style="list-style-type: none"> ◆ DEMOLISH ALL EXISTING REBAR FINISHES BACK TO STRUCTURE INCLUDING BUT NOT LIMITED TO: CONCRETE BLOCK & BRICKS, PARTICTION PARTIES, FLOORING TO EXPOSE CONCRETE SLAB AND REMOVE ALL EXISTING FINISHES INCLUDING BUT NOT LIMITED TO: COORDINATE MECHANICAL & ELECTRICAL DEMOLITION WITH RELATED MEAS DRAWINGS ◆ DEMOLISH EXISTING LOOPER REFER TO MECHANICAL PARTION: MAKE GOOD FINISHES ◆ EXISTING WALLS TO BE DEMOLISHED TO AND F.F. (COORDINATE WITH STRUCTURE) ◆ EXISTING DOORS TO BE DEMOLISHED: FRAME TO REMAIN IN PREPARATION FOR NEW DOOR ◆ EXISTING MECHANICAL ROOMS: REMOVE WALL STRIPS TO BE DEMOLISHED - CONCRETE SLAB TO REMAIN, PREPARE SLAB FOR CONCRETE TOPPING ◆ NEW OPENING IN EXTERIOR WALL FOR WINDOW PROVIDE LABELS AS REQUIRED BY STRUCTURE. REFER TO STRUCTURAL. ◆ CAREFULLY PRESERVE EXISTING PENETRUM TO REMAIN THROUGHOUT THE COURSE OF WORK. CONSTRUCTION SHALL BE RESPONSIBLE TO MAKE GOOD TO THE EXISTING CONDITION. ALL ASH & GARGLES TO OCCUR TO THE PENETRUM AS A RESULT OF CONSTRUCTION. PRE-CONSTRUCTION SURVEY SHALL BE CONDUCTED PRIOR TO THE START OF WORK. ◆ EXISTING CHIMNEY AND PENETRUM TO BE DEMOLISHED FROM LEVEL TO LEVEL. LINE UP THE PREPARATION FOR NEW STAIR. DEMOLISH DOWN AND AROUND LEVEL TOPPING BACK TO THE START OF THE EXISTING FLOOR LEVEL TO LEVEL 2. ◆ NEW OPENING IN EXISTING STRUCTURAL WALL REFER TO STRUCTURAL. DEMOLISH ALL FINISHES REQUIRED FOR NEW OPENING FOR WINDOW DOOR. ◆ DEMOLISH EXISTING FLOOR FINISH (AND BASE) TO CONCRETE SLAB IN PREPARATION FOR NEW FLOOR FINISH ◆ DEMOLISH EXISTING FLOOR FINISH (AND BASE) TO CONCRETE SLAB IN PREPARATION FOR NEW FLOOR FINISH ◆ DEMOLISH DOOR AND FRAME WITHIN WIDTH OF EXISTING OPENING IN LOADING DOOR WALL FOR NEW DOOR OPENING. REFER TO STRUCTURAL. ◆ DEMOLISH CONCRETE TIE BEATING & CONCRETE BLOCK PARTITIONS BELOW IN THEATER BALCONY PRIOR TO STRUCTURAL. PARTITION HAS MAKE GOOD SLAB ON GRADE & WALL IN PREPARATION FOR NEW FLOOR FINISH ◆ CAREFULLY PRESERVE AND STORE WOOD PANELS FOR REUSE. IT IS ADVISED ALL MATERIALS WILL BE REMOVED AND STORED BY OWNER PRIOR TO THE START OF WORK ◆ DEMOLISH EXISTING EXTERIOR WALL AS INDICATED. ◆ DEMOLISH EXISTING WINDOWS. BASE EXTERIOR WALL, RADIANT HEAT, CONCRETE TOPPING AT BASE STRUCTURE TO BE AS INDICATED. ◆ EXISTING WINDOW TO BE DEMOLISHED. ◆ EXISTING DOOR AND FRAME TO BE DEMOLISHED. ◆ EXTENT OF NEW FLOOR / ROOF OPENING PROVIDE FULL PROTECTION AS REQUIRED: WHERE DEMOLITION WORK EXTENDS BEYOND THE AREA SURVEY THE LIMITS OF THIS DEMOLITION PATCH REPAIR AND MAKE GOOD ALL DAMAGES TO FINISHES DAMAGED DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ◆ EXISTING MECHANICAL ROOM TO REMAIN. COORDINATE MECHANICAL & ELECTRICAL DEMOLITION REQUIREMENTS WITH THE MAKE DRAWINGS. PREPARE SURFACES FOR NEW FINISHES. ◆ EXISTING BASE SHAFT TO REMAIN. OPEN SHAFT AS REQUIRED FOR NEW WORK. 	<ul style="list-style-type: none"> ◆ DEMOLISH EXISTING UNDESIRABLE TREES, CONCRETE PANEL, METAL PANELS, ETC. AS REQUIRED FOR THE INSTALLATION OF NEW ROOFING AND COORDINATE FOR THE MECHANICAL, ELECTRICAL AND STRUCTURAL DEMOLITION. ◆ EXISTING AREA (AS SHOWN) TO BE DEMOLISHED (REFER TO MECHANICAL) ◆ EXISTING STEP TO BE DEMOLISHED. ◆ NEW TRENCH TO BE PREPARED FOR NEW LINE. REFER TO MECHANICAL FOR RUN, DEPTH, AND EXTENT OF DEMOLITION WORK. ◆ DEMOLISH EXISTING SIDEWALK IN PREPARATION FOR NEW. ◆ EXISTING STRUCTURAL STEEL COLUMN TO REMAIN. ◆ NEW OPENING IN EXTERIOR WALL FOR NEW DOOR. PROVIDE FULL PROTECTION UNTIL SECOND FLOOR IS INSTALLED. ◆ DEMOLISH EXISTING DUMB-WATER ELEVATOR. ◆ DEMOLISH GREENHOUSE WINDOW / ROOF ENVELOPE AND PREPARE FLOOR FOR NEW FLOOR LEVELS. ◆ CAREFULLY REMOVE, PROTECT, AND STORE SLEWING BEARING UNITS FOR FUTURE REINSTALLATION. ◆ REMOVE EXISTING PERIMETER HEATING COVER IN PREPARATION FOR NEW FINISH. ◆ EXTENT OF GREENHOUSE ROOF DEMOLITION BELOW. ◆ DEMOLISH EXISTING ROOF SEMI-RIGID INSULATION, PROTECTION BOARD, PARAPET FLASHING, ETC. BACK TO EXISTING STRUCTURE / ROOF DECK. ◆ DEMOLISH ROOF FLASHING TO EXTENT OF ROOF DEMOLITION WORK. ◆ CAREFULLY REMOVE FLOOR TO CEILING SHELVING & MILLWORK AS REQUIRED FOR NEW WORK. ROOM TO SLIT NEW ROOFING. ◆ DEMOLISH EXISTING EXTERIOR WALL AS REQUIRED TO SLIT NEW DUCTWORK PENETRATION. PROVIDE LABELS AS REQUIRED PER STRUCTURAL AND MAKE GOOD EXISTING OPENING USABLE FROM INTERIOR. ◆ DEMOLISH EXISTING ROOF SUPPORTING SYSTEM AND LIGHTING. REFER ALSO TO ELECTRICAL. ◆ NEW WALL OPENING FOR LOOPER. COORDINATE WITH MECHANICAL FOR SIZE AND STRUCTURAL FOR NEW LINE. ◆ DEMOLISH EXISTING GAS MINE. REFER TO MECHANICAL FOR RELOCATION. 	<ul style="list-style-type: none"> ■ EXISTING WALL TO REMAIN ■ NOT IN SCOPE ■ EXISTING TO BE DEMOLISHED ■ NEW FLOOR / ROOF OPENING (COORDINATE WITH NEW WORK AND STRUCTURE) ◆ DEMOLITION KEYNOTE ■ EXISTING DOOR TO BE DEMOLISHED
	<ol style="list-style-type: none"> 1. FOR MECHANICAL, ELECTRICAL AND STRUCTURAL DEMOLITION WORK, REFER TO AND COORDINATE WITH MECHANICAL, ELECTRICAL, STRUCTURAL, INTERIOR PARTITIONS, LIGHTING, CEILING SYSTEMS, MILLWORK AND FINISHES. EXCEPT WHERE NOTED OTHERWISE TO EXPOSED CONCRETE FLOOR, CEILING, SLABS AND STRUCTURE. 2. WHERE DEMOLITION OF EXISTING FINISHES TO REMAIN AS INDICATED ON DRAWINGS. 3. REMOVE AND DISPOSE OF HAZARDOUS MATERIALS AS PER GUIDELINES OF AUTHORIZED REGULATORY JURISDICTION. REFER TO ENVIRONMENTAL REPORTS. THE CONTRACTOR IS TO PROVIDE THE CLIENT AUTHORITY REGULATORY JURISDICTION A COPY OF THE DEMOLITION SPLIT CONTROL PLAN TO COMPLY WITH THE TOWN OF ALBION PUBLIC HEALTH DEPARTMENT REQUIREMENTS. 4. MAKE SUBSTRATES GOOD AND LEVEL TO RECEIVE NEW FINISHES. 5. REMOVE EXISTING FINISHES AT STEEL COLUMN TO EXPOSE SURFACE. EXCEPT WHERE NOTED MAKE COLUMN GOOD TO RECEIVE NEW FINISH AND FIRE RATING, EXCEPT WHERE NOTED OTHERWISE. 6. REMOVE EXISTING PLUMBING FIXTURES EXCEPT WHERE NOTED OTHERWISE. REFER TO MECHANICAL SPECIFICATION. 7. FIRE ALARM SYSTEM TO BE MAINTAINED IN FULL OPERATION. REFER TO ELECTRICAL SPECIFICATION. 8. MAINTAIN INTEGRITY OF EXISTING FIRE RATED FIRE SEPARATION AT 20' WALL. CONTACT TOWNSHIP FIRE DEPARTMENT FOR THE REQUIRED RATING AS REQUIRED BY AUTHORIZED REGULATORY JURISDICTION TO REMAIN WORK. 9. ENSURE THAT THE WORK AREA OF EACH PHASE IS ISOLATED FROM THE REST OF THE BUILDING BY REQUIRED FIRE AND SMOKE SEPARATIONS. 10. DETERMINE AREA WHERE CUTTING, DRILLING OR SLEWING THROUGH EXISTING STRUCTURE IS REQUIRED AND PERFORM SCANNING, TESTING, INVESTIGATION, INSPECTIONS PRIOR TO COMMENCEMENT OF WORK. 11. EXISTING BEAMS THAT WILL BE IN PROPOSED PHASE DUE TO A PROPOSED BEARING EXISTING FINISHES AT EXPOSED BEAMS (SEMI-RIGID) PATCH REPAIR AND MAKE GOOD ALL DAMAGES TO FINISHES DAMAGED DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. 12. SALVAGE AND STORE ANY DEMOLISHED BRICK FOR REUSE AS REQUIRED BY DISPOSE OF THE BALANCE. 	



3 19-03-03 Issued for OPA Application
 19-03-08 Issued for Contract
 19-03-08 Issued for Contract

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancies to architect before proceeding.

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THIRD FLOOR DEMOLITION PLAN

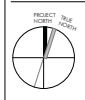
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1 THIRD FLOOR DEMOLITION PLAN
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3 19-05-03 Issued for CMA Application
 19-05-08 Issued for Costing
 A2.04 - Rev 01

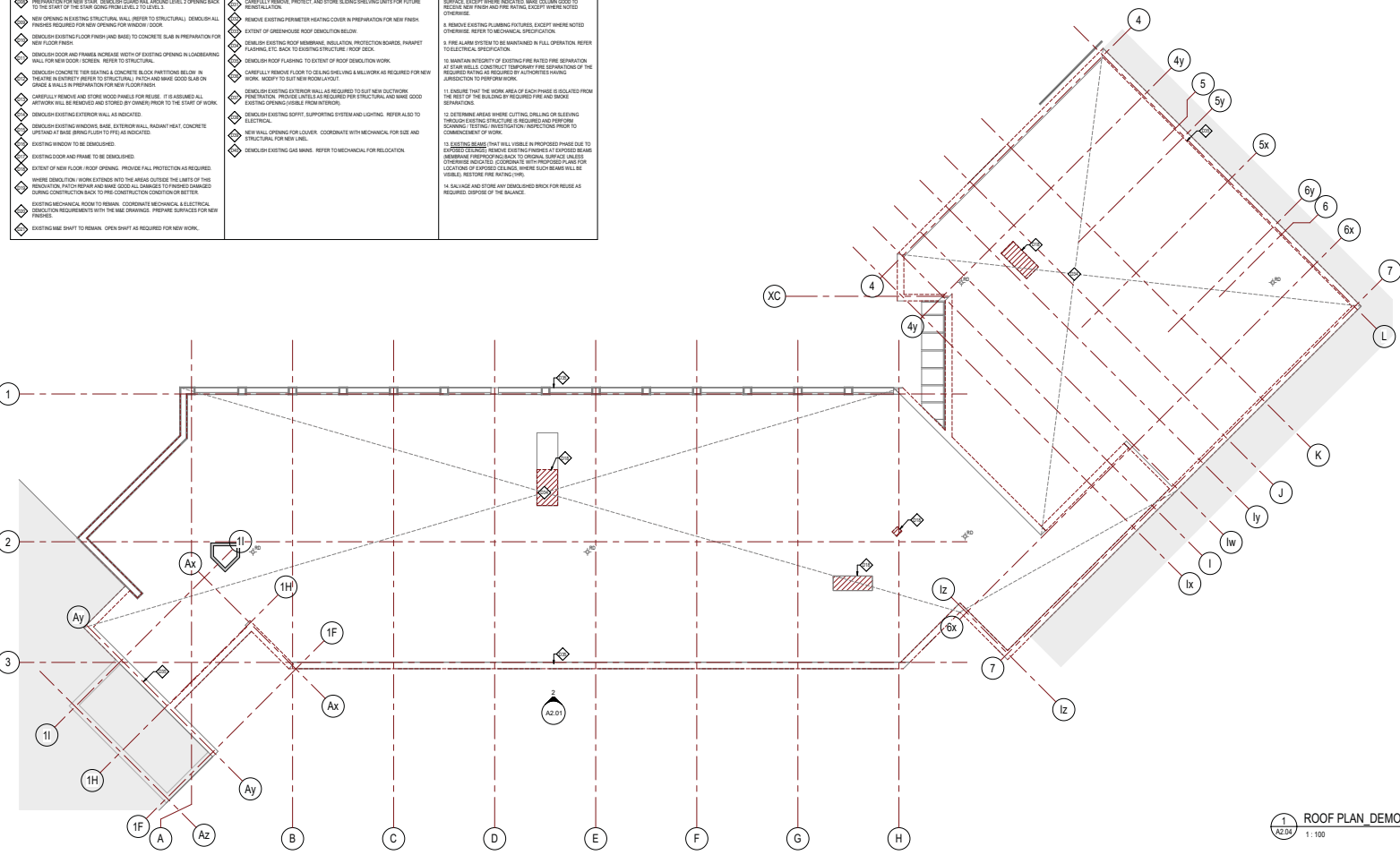
All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on the field and report any discrepancies to architect before proceeding.

ST. ANDREWS COLLEGE - McLAUGHLIN HALL RENOVATION
 15800 Yonge St., Aurora, ON L4G 5V7

ROOF DEMOLITION PLAN

Scale:	As indicated
Drawn by:	SM
Reviewed by:	SK
Date created:	18-05-15
Date issue:	2019-05-03
Drawing number:	A2.04

DEMOLITION KEYNOTES	GENERAL DEMOLITION NOTES	DEMOLITION LEGEND
<ul style="list-style-type: none"> DEMOLISH ALL EXISTING REINFORCED CONCRETE TO STRUCTURE INCLUDING BUT NOT LIMITED TO: CONCRETE BLOCK & BRICK WALL PARTITIONS, FLOORING TO EXPOSE CONCRETE SLAB. COORDINATE WITH GENERAL CONTRACTOR FOR REMOVAL OF MECHANICAL & ELECTRICAL DEMOLITION WITH RELATED MEAS DRAWINGS. DEMOLISH EXISTING DOWNER REFER TO MECHANICAL. PATCH & MAKE GOOD FINISHES. EXISTING WALLS TO BE DEMOLISHED TO AND A.F.F. (COORDINATE TO STRUCTURE). EXISTING DOOR TO BE DEMOLISHED. FRAME TO REMAIN IN PREPARATION FOR NEW DOOR. EXISTING MECHANICAL ROOMS EXISTING WALL STRIPS TO BE DEMOLISHED - CONCRETE SLAB TO REMAIN. PREPARE SLAB FOR CONCRETE TYPING. NEW OPENING IN EXTERIOR WALL FOR WINDOW PROVIDE LEVELS AS REQUIRED BY STRUCTURE. REFER TO STRUCTURAL. CAREFULLY PROTECT EXISTING PERGOLA TO REMAIN THROUGHOUT THE COURSE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE TO MAKE GOOD TO THE CONTRACTOR. CONSTRUCTION SITE SAFETY SHALL BE CONDUCTED PRIOR TO THE START OF WORK. EXISTING STAIR AND PERGOLA TO BE DEMOLISHED FROM LEVEL 1 TO LEVEL 2 ONLY IN PREPARATION FOR NEW STAIR. DEMOLISH GUARD RAIL AND RAIL LINES. COORDINATE BACK TO THE START OF THE STAIR AND PREPARE TO BE LATER. NEW OPENING IN EXISTING STRUCTURAL WALL REFER TO STRUCTURAL. DEMOLISH ALL FINISHES REQUIRED FOR NEW OPENING FOR WINDOW DOOR. DEMOLISH EXISTING FLOOR FINISH (AND BASE) TO CONCRETE SLAB IN PREPARATION FOR NEW FLOOR FINISH. DEMOLISH DOOR AND FRAME WITH WIDTH OF COVERING OPENING IN LOADBEARING WALL FOR NEW DOOR OPENING. REFER TO STRUCTURAL. DEMOLISH CONCRETE TIE BEATING & CONCRETE BLOCK PARTITIONS BELOW IN THEATER AUDITORIUM REFER TO STRUCTURAL. PARTS TO HAVE GOOD SLAB ON GRADE & WALLS IN PREPARATION FOR NEW FLOOR FINISH. CAREFULLY REMOVE AND STORE WOOD PANELS FOR REUSE. IT IS ADVISED ALL MATERIALS WILL BE REMOVED AND STORED BY OWNER PRIOR TO THE START OF WORK. DEMOLISH EXISTING EXTERIOR WALL AS INDICATED. DEMOLISH EXISTING WINDOWS BASE IN EXTERIOR WALL. RADICANT HEAT. CONCRETE UPON AND BASE BRICK FLUSH TO FINISH AS INDICATED. EXISTING WINDOW TO BE DEMOLISHED. EXISTING DOOR AND FRAME TO BE DEMOLISHED. EXTENT OF NEW FLOOR / ROOF OPENING. PROVIDE FULL PROTECTION AS REQUIRED. WHEN DEMOLITION WORK EXTENDS INTO THE AREA SURROUNDING THE LABS OF THIS RENOVATION, PATCH REPAIR AND MAKE GOOD ALL DAMAGES TO FINISHES DAMAGED DURING CONSTRUCTION BACK TO PRE-CONSTRUCTION CONDITION AS BEST PRACTICE. EXISTING MECHANICAL ROOM TO REMAIN. COORDINATE MECHANICAL & ELECTRICAL DEMOLITION REQUIREMENTS WITH THE MAKE DRAWINGS. PREPARE SURFACES FOR NEW FINISHES. EXISTING BASE SHAFT TO REMAIN. OPEN SHAFT AS REQUIRED FOR NEW WORK. 	<ul style="list-style-type: none"> DEMOLISH EXISTING UNDESIRABLE TREES, CONCRETE PAVING, ASPHALT PAVEMENT, ETC. AS REQUIRED FOR THE INSTALLATION OF NEW ROOFING AND FOUNDATIONS FOR THE ROOFING. EXTENT OF DEMOLITION AND SHORING TO BE APPROXIMATE. CONTRACTOR TO SURVEY EXISTING CONDITIONS AND UNDERSTAND LIMIT OF EXCAVATION REQUIRED FOR NEW WORK. EXISTING AREA (RAIN) TO BE DEMOLISHED (REFER TO MECHANICAL). EXISTING STEP TO BE DEMOLISHED. NEW TRENCH TO BE FORMANT FOR NEW LINE. REFER TO MECHANICAL FOR RUN, DEPTH, AND EXTENT OF DEMOLITION WORK. DEMOLISH EXISTING SIDEWALK IN PREPARATION FOR NEW. EXISTING STRUCTURAL STEEL COLUMN TO REMAIN. NEW OPENING IN EXTERIOR WALL FOR NEW DOOR. PROVIDE FULL PROTECTION UNTIL SECOND FLOOR IS INSTALLED. DEMOLISH EXISTING DUMB-WATER ELEVATOR. DEMOLISH GREENHOUSE WINDOW / ROOF ENVELOPE AND PREPARE FLOOR FOR NEW FLOOR LEVELER. CAREFULLY REMOVE, PROTECT, AND STORE SLINGING UNITS FOR FUTURE REINSTALLATION. REMOVE EXISTING PERIMETER HEATING COVER IN PREPARATION FOR NEW FINISH. EXTENT OF GREENHOUSE ROOF DEMOLITION BELOW. DEMOLISH EXISTING ROOF SEMI-RIGID INSULATION, PROTECTION BOARD, PARAPET FLASHING, ETC. BACK TO EXISTING STRUCTURE ROOF DECK. DEMOLISH ROOF FLASHING TO EXTENT OF ROOF DEMOLITION WORK. CAREFULLY REMOVE FLOOR TO CEILING SHELVING & MILLWORK AS REQUIRED FOR NEW WORK. ROOM TO SLUT NEW ROBBLY REST. DEMOLISH EXISTING EXTERIOR WALL AS REQUIRED TO SLUT NEW DUCTWORK. PROVIDE LANTERS AS REQUIRED BY STRUCTURE TO NEW DUCTWORK. REFER ALSO TO ELECTRICAL. DEMOLISH EXISTING EXTERIOR WALL AS REQUIRED TO SLUT NEW DUCTWORK. PROVIDE LANTERS AS REQUIRED BY STRUCTURE TO NEW LINE. DEMOLISH EXISTING GAS MANS. REFER TO MECHANICAL FOR RELOCATION. 	<ul style="list-style-type: none"> 1. FOR MECHANICAL, ELECTRICAL AND STRUCTURAL DEMOLITION WORK, REFER TO AND COORDINATE WITH MECHANICAL, ELECTRICAL, STRUCTURAL CONTRACTOR. 2. WHERE DEMOLITION OF EXISTING FINISHES TO REMAIN, PATCH AND MAKE GOOD TO MATCH EXISTING FINISHES TO REMAIN. PATCH AND MAKE GOOD TO MATCH EXISTING FINISHES TO REMAIN. PATCH AND MAKE GOOD TO MATCH EXISTING FINISHES TO REMAIN. PATCH AND MAKE GOOD TO MATCH EXISTING FINISHES TO REMAIN. PATCH AND MAKE GOOD TO MATCH EXISTING FINISHES TO REMAIN. 3. REMOVE ALL EXISTING REINFORCED CONCRETE, BRICK, BLOCK, STRUCTURAL INTERIOR PARTITIONS, LIGHTING, CEILING SYSTEMS, MILLWORK AND GROUND FLOOR EXCEPT WHERE NOTED OTHERWISE TO EXPOSE CONCRETE FLOOR, CEILING, SLABS AND STRUCTURE. 4. PROTECT EXISTING FINISHES TO REMAIN AS INDICATED ON DRAWINGS. 5. REMOVE AND DISPOSE OF HAZARDOUS MATERIALS AS PER GUIDELINES OF AUTOMATIC FIRE PROTECTION. REFER TO ENVIRONMENTAL REPORTS PROVIDED BY THE CONTRACTOR TO PROVIDE THE CLIENT A TRUE AND CORRECT REPRESENTATION OF THE DEMOLITION COST ESTIMATE. PLAN TO CONFORM TO THE TOWN OF AURORA PUBLIC HEALTH DEPARTMENT REQUIREMENTS. 6. MAKE SUBSTRATES GOOD AND LEVEL TO RECEIVE NEW FINISHES. 7. REMOVE EXISTING FINISHES AT STEEL COLUMN TO ORIGINAL SURFACE, EXCEPT WHERE INDICATED. BASE COLUMN GOOD TO RECEIVE NEW FINISH AND FIRE RATING, EXCEPT WHERE NOTED OTHERWISE. 8. REMOVE EXISTING PLUMBING FIXTURES EXCEPT WHERE NOTED OTHERWISE. REFER TO MECHANICAL SPECIFICATION. 9. FIRE ALARM SYSTEM TO BE MAINTAINED IN FULL OPERATION. 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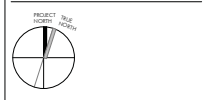
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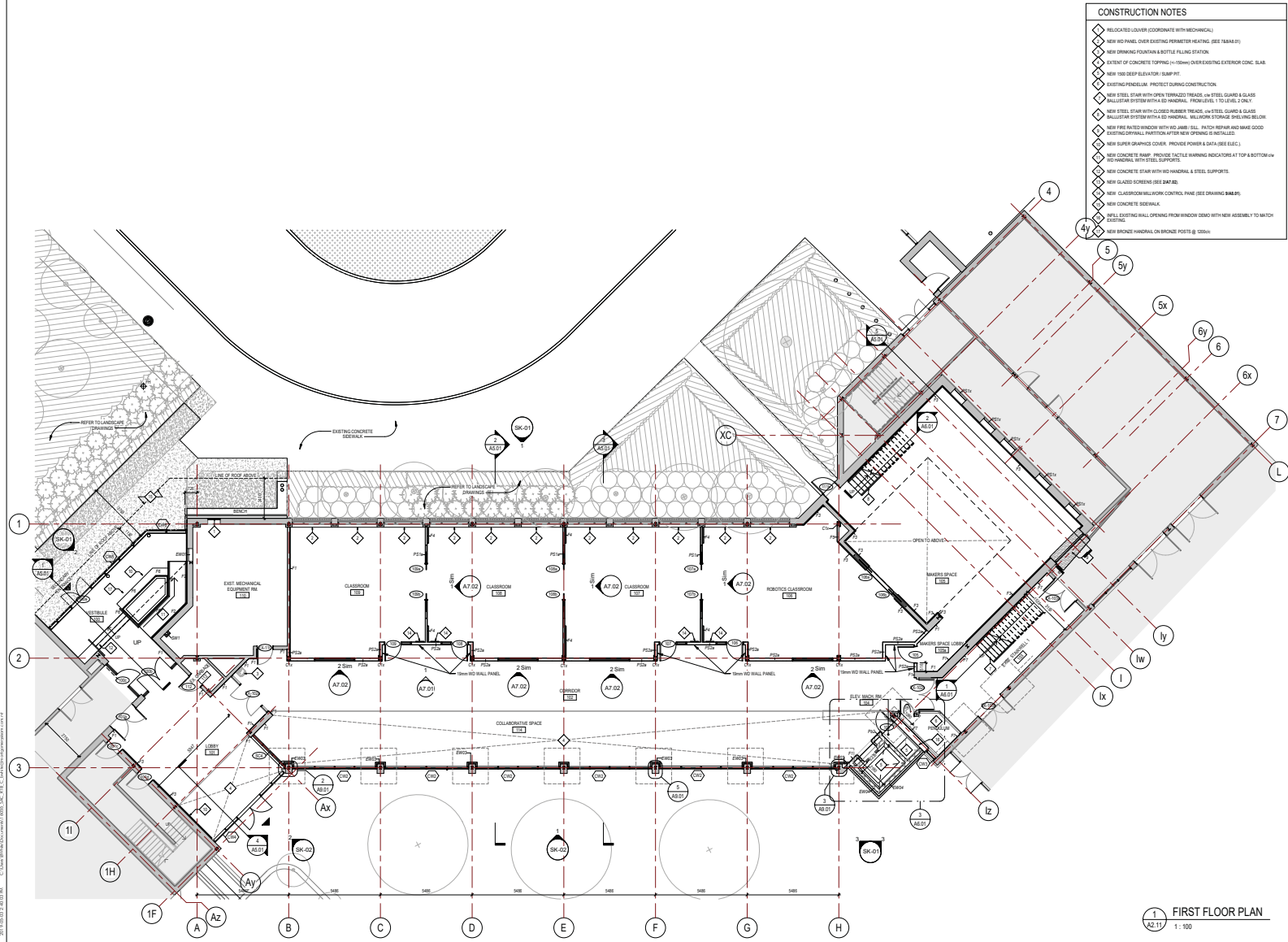
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LEGEND	
	EXISTING WALL TO REMAIN
	NOT IN SCOPE
MATERIAL LEGEND	
WD	WALLS TO BE CONCRETE
STN	LINETIME JOINER ON SUPPORTING STRUCTURE BY LEADWORKER ON CEILING
TRN	TERMINATED FLOORING TO MATCH TERRAZZO IN MAIN ENTRANCE
ESP	EXPOSED FLOORING BY STONEWARE
RS	ALL NEW CONCRETE SHALL BE CAST BY JOINTED FORMS
AL	ALL NEW FLOOR SHALL BE CAST BY JOINTED FORMS
GL	GLASS PARTITION WALLS
GL2	GLASS PARTITION WALLS
GL3	20mm INSULATED GLAZED UNIT
GL4	20mm INSULATED GLAZED UNIT
GL5	20mm INSULATED GLAZED UNIT
GL6	20mm INSULATED GLAZED UNIT
GL7	20mm INSULATED GLAZED UNIT
GL8	20mm INSULATED GLAZED UNIT
GL9	20mm INSULATED GLAZED UNIT
GL10	20mm INSULATED GLAZED UNIT
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GL55	20mm INSULATED GLAZED UNIT
GL56	20mm INSULATED GLAZED UNIT
GL57	20mm INSULATED GLAZED UNIT
GL58	20mm INSULATED GLAZED UNIT
GL59	20mm INSULATED GLAZED UNIT
GL60	20mm INSULATED GLAZED UNIT
GL61	20mm INSULATED GLAZED UNIT
GL62	20mm INSULATED GLAZED UNIT
GL63	20mm INSULATED GLAZED UNIT
GL64	20mm INSULATED GLAZED UNIT
GL65	20mm INSULATED GLAZED UNIT
GL66	20mm INSULATED GLAZED UNIT
GL67	20mm INSULATED GLAZED UNIT
GL68	20mm INSULATED GLAZED UNIT
GL69	20mm INSULATED GLAZED UNIT
GL70	20mm INSULATED GLAZED UNIT
GL71	20mm INSULATED GLAZED UNIT
GL72	20mm INSULATED GLAZED UNIT
GL73	20mm INSULATED GLAZED UNIT
GL74	20mm INSULATED GLAZED UNIT
GL75	20mm INSULATED GLAZED UNIT
GL76	20mm INSULATED GLAZED UNIT
GL77	20mm INSULATED GLAZED UNIT
GL78	20mm INSULATED GLAZED UNIT
GL79	20mm INSULATED GLAZED UNIT
GL80	20mm INSULATED GLAZED UNIT
GL81	20mm INSULATED GLAZED UNIT
GL82	20mm INSULATED GLAZED UNIT
GL83	20mm INSULATED GLAZED UNIT
GL84	20mm INSULATED GLAZED UNIT
GL85	20mm INSULATED GLAZED UNIT
GL86	20mm INSULATED GLAZED UNIT
GL87	20mm INSULATED GLAZED UNIT
GL88	20mm INSULATED GLAZED UNIT
GL89	20mm INSULATED GLAZED UNIT
GL90	20mm INSULATED GLAZED UNIT
GL91	20mm INSULATED GLAZED UNIT
GL92	20mm INSULATED GLAZED UNIT
GL93	20mm INSULATED GLAZED UNIT
GL94	20mm INSULATED GLAZED UNIT
GL95	20mm INSULATED GLAZED UNIT
GL96	20mm INSULATED GLAZED UNIT
GL97	20mm INSULATED GLAZED UNIT
GL98	20mm INSULATED GLAZED UNIT
GL99	20mm INSULATED GLAZED UNIT
GL100	20mm INSULATED GLAZED UNIT

- CONSTRUCTION NOTES**
- 1. RELOCATE REAR LEVER COORDINATE WITH ARCHITECT
 - 2. NEW HD PANEL OVER EXISTING HEATER HEATING (SEE TRAK 01)
 - 3. NEW DRINKING FOUNTAIN & BOTTLE FILLING STATION
 - 4. EXTENT OF CONCRETE TOPPING (+100mm) OVER EXISTING EXTERIOR CONC. SLAB
 - 5. NEW 100 DEEP ELEVATOR (SLAMP INT)
 - 6. EXISTING PANELS IN PLACE. PROTECT DURING CONSTRUCTION
 - 7. NEW STEEL STAIR WITH OPEN TERRAZZO TREADS, 40mm STEEL GUARD & GLASS BALUSTRADE SYSTEM WITH A 60mm HD HANDRAIL. FLOOR LEVELS TO LEVEL 2 ONLY
 - 8. NEW STEEL STAIR WITH CLOSED RUBBER TREADS, 40mm STEEL GUARD & GLASS BALUSTRADE SYSTEM WITH A 60mm HD HANDRAIL. FLOOR LEVELS TO LEVEL 2 ONLY
 - 9. NEW FIRE RATED WINDOW WITH HD JAMB, GILL, FITCH REPAIR AND WAGE GOOD EXISTING ORIGINAL PARTITION FOR NEW OPENING IS INCLUDED
 - 10. NEW SUPER GRAPHICS COVER. PROVIDE POWER & DATA (SEE ELEC.)
 - 11. NEW CONCRETE RAMP. PROVIDE FACILITY WARNING INDICATORS AT TOP & BOTTOM OF HD HANDRAIL. BE STEEL SUPPORTS
 - 12. NEW CONCRETE STAIR WITH HD HANDRAIL & STEEL SUPPORTS
 - 13. NEW GLAZED SCREENS (SEE DATAD)
 - 14. NEW CLASSROOM MILLWORK CONTROL PANEL (SEE DRAWING BA04R)
 - 15. NEW CONCRETE SIDEWALK
 - 16. NEW BRONZE HANDRAIL ON BRONZE POSTS @ 100mm



FIRST FLOOR PLAN
 1:100

3 19-05-03 Issued for 30% Application
 19-05-08 Issued for Contract

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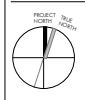
FIRST FLOOR PLAN

Drawn by:	BRP
Reviewed by:	SK
Scale:	1:100
Date:	2019-05-03
Drawing number:	A2.11

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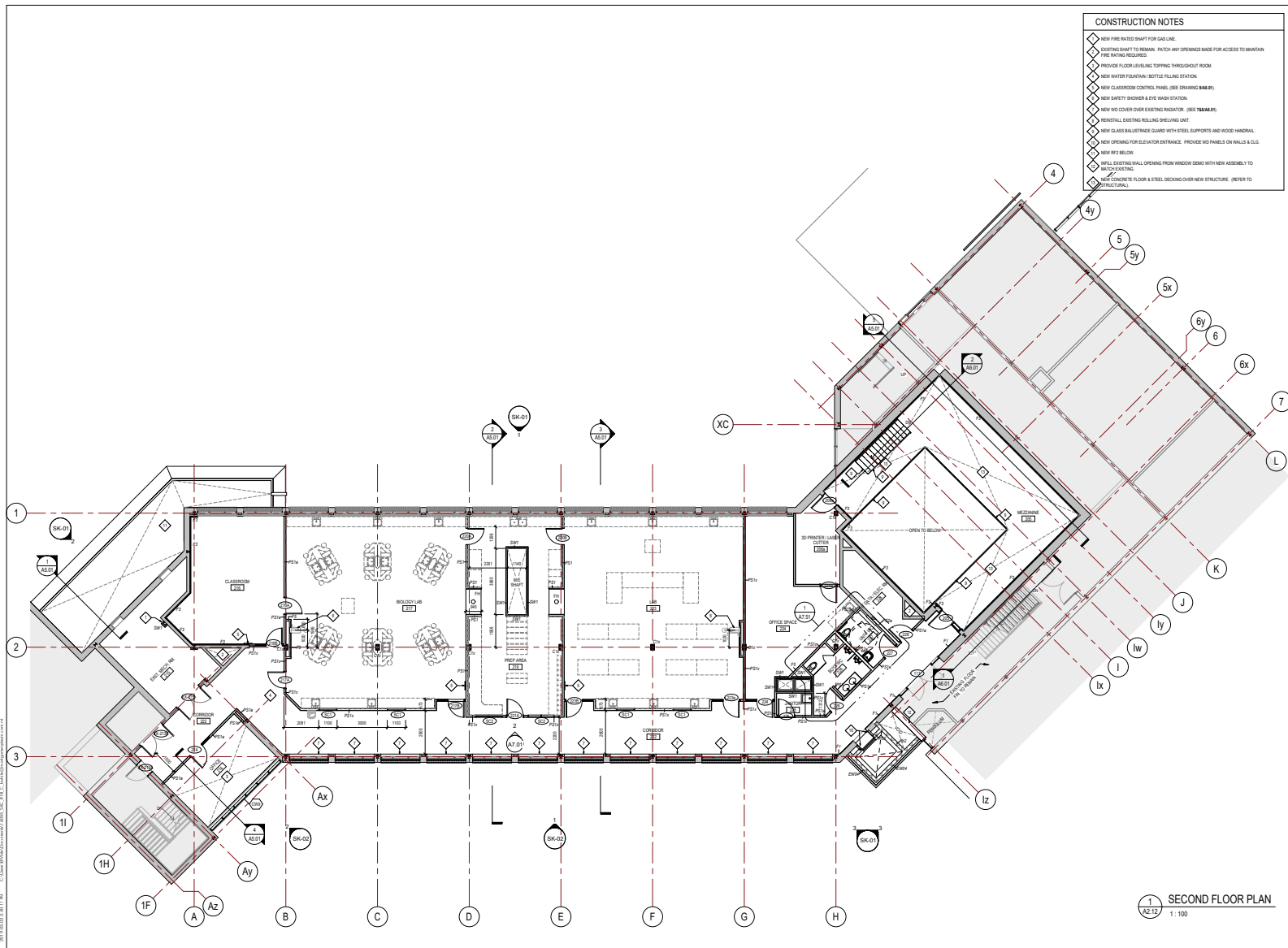
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 Tel: 416.364.8079 Fax: 416.364.7723

MontgomerySisam



LEGEND	
	EXISTING WALL TO REMAIN
	NOT IN SCOPE
MATERIAL LEGEND	
W01	WALLS TO BE COMPRISED
STN	LIMESTONE VENEER ON SUPPORTING STRUCTURE BY LOGGROOF OR EQUAL
TRN	TERRAZZO FLOORING TO MATCH TERRAZZO IN MAIN ENTRANCE
BSF	ACCESS CHANGES TO EXISTING BY JOHNSON/STANETT
BSF1	SPOT FLOORING AT STAIRWAYS
RS	MILKWORK COUNCH PROFILE WALL BASE BY JOHNSON/STANETT
W02	ALUMINUM RIBBON WALL CLADDING
GL1	ONE TAMPONED GLASS
GL2	FROSTED PINK BARS GLASS
GL3	ONE TAMPONED GLASS UNIT
GL4	ONE TAMPONED GLASS UNIT (SEPARATE TO WALL)
GL5	AMERICAN WOODGLASS (SEPARATE TO WALL)
CL1	CERAMIC WALL TILE (FLOOR)
W03	BLACK OAK PANELS (FLOOR) BY ALPOLIC
MTL1	PERFORATED ALPOLIC PANELS & SUPPORTS BY ALPOLIC
MTL2	MELBAC FLOORING SYSTEM BY FLORES
FRN1	FIBER FLOOR
ACT	ACOUSTIC CEILING TILE (OPTIMA VECTORY W/ PERFORATED) SYSTEM
W04	LINEAR WOOD CEILING SYSTEM BY BILTON, RED OAK

- CONSTRUCTION NOTES**
- ◆ NEW FIRE RATED SHAFT FOR GAS LINE
 - ◆ NOT TO BE SHOWN TO REMAIN PATCH ANY OPENINGS MADE FOR ACCESS TO MAINTAIN FIRE RATING REQUIRED
 - ◆ PROVIDE FLOOR LEVELING TOPPING THROUGHOUT ROOM
 - ◆ NEW WATER FOUNDATION BOTTLE FILLING STATION
 - ◆ NEW CHAIRROOM CONTROL PANEL (SEE CHAIRING DRAWING)
 - ◆ NEW SAFETY SHOWER & EYE WASH STATION
 - ◆ NEW W/O COVER OVER EXISTING RADIATOR. (SEE FRAMEWORK)
 - ◆ REINSTALL EXISTING ROLLING SHELLING UNIT
 - ◆ NEW GLASS BALUSTRADE GUARD WITH STEEL SUPPORTS AND WOOD HANDRAIL
 - ◆ NEW OPENING FOR ELEVATOR ENTRANCE. PROVIDE W/O PANELS ON WALLS & C.G.
 - ◆ NEW W/O BELOW:
 - ◆ W/O EXISTING WALL OPENING FROM WINDOW DEMO WITH NEW ASSEMBLY TO MATCH EXISTING
 - ◆ W/O EXISTING FLOOR & STEEL DECKING OVER NEW STRUCTURE. REFER TO STRUCTURAL



3 19-03-03 Issued for 2DR Application
 19-03-08 Issued for Contract

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on the field and report any discrepancy to architect before proceeding.

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SECOND FLOOR PLAN

Scale: As indicated
 Drawn by: BHP
 Reviewed by: SK
 Date Issued: 19-03-08
 Job Number: 2019-03-03
 Drawing Number:

1 SECOND FLOOR PLAN
 A2.12
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A2.12

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Tel: 416-364-8079 Fax: 416-364-7723

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LEGEND

EXISTING WALL TO REMAIN
NOT IN SCOPE

MATERIAL LEGEND

- WD: WALLS TO BE COMPLETED
- STN: LIMESTONE VENEER ON SUPPORTING STRUCTURE BY LEONARDO ORICIANA
- TEN: TERRAZZO FLOORING TO MATCH TERRAZZO IN MAIN ENTRANCE
- ROP: ROUGH CONCRETE FINISH WALLS BY CONCRETE SMART LLC
- ROF: FLOOR FINISH TO BE DETERMINED BY CHAIRMAN
- RS: MILLIFORM ELEGANT PEOPLE WALL BASE BY JOHNSONITE
- RG: ALUMINUM SCREEN WALL CLADDING
- GL1: ONE TYPED GLASS
- GL2: FIVE TYPED GLASS GLAZES
- ZRM: ZINC RIBBED CLADDING
- GL4: ONE SINK PAINTED GLASS (LAMINATE TO WALL)
- FT: PORCELAIN CERAMIC FLOOR TILE (300x450)
- CT: CORNER WALL TILE (TRUSCO)
- ML1: ALUMINUM PANEL ELEVATOR BY ALPOLIC
- ML2: PERFORATED ALUMINUM PANEL & SUPPORTS BY ALPOLIC
- ML3: METAL ROOFING PRESERVE BY HOCHTIEF
- FB: FIBER FROM
- ACT: ACOUSTIC CEILING TILE BRN-025 OPTIMA VECTOR w/ PERFORMA CORE SYSTEM
- WOC: LINEAR WOOD CEILING SYSTEM BY RIGOLAN, RED OAK

3 19-03-03 Issued for OMA Application
19-03-08 Issued for Contract

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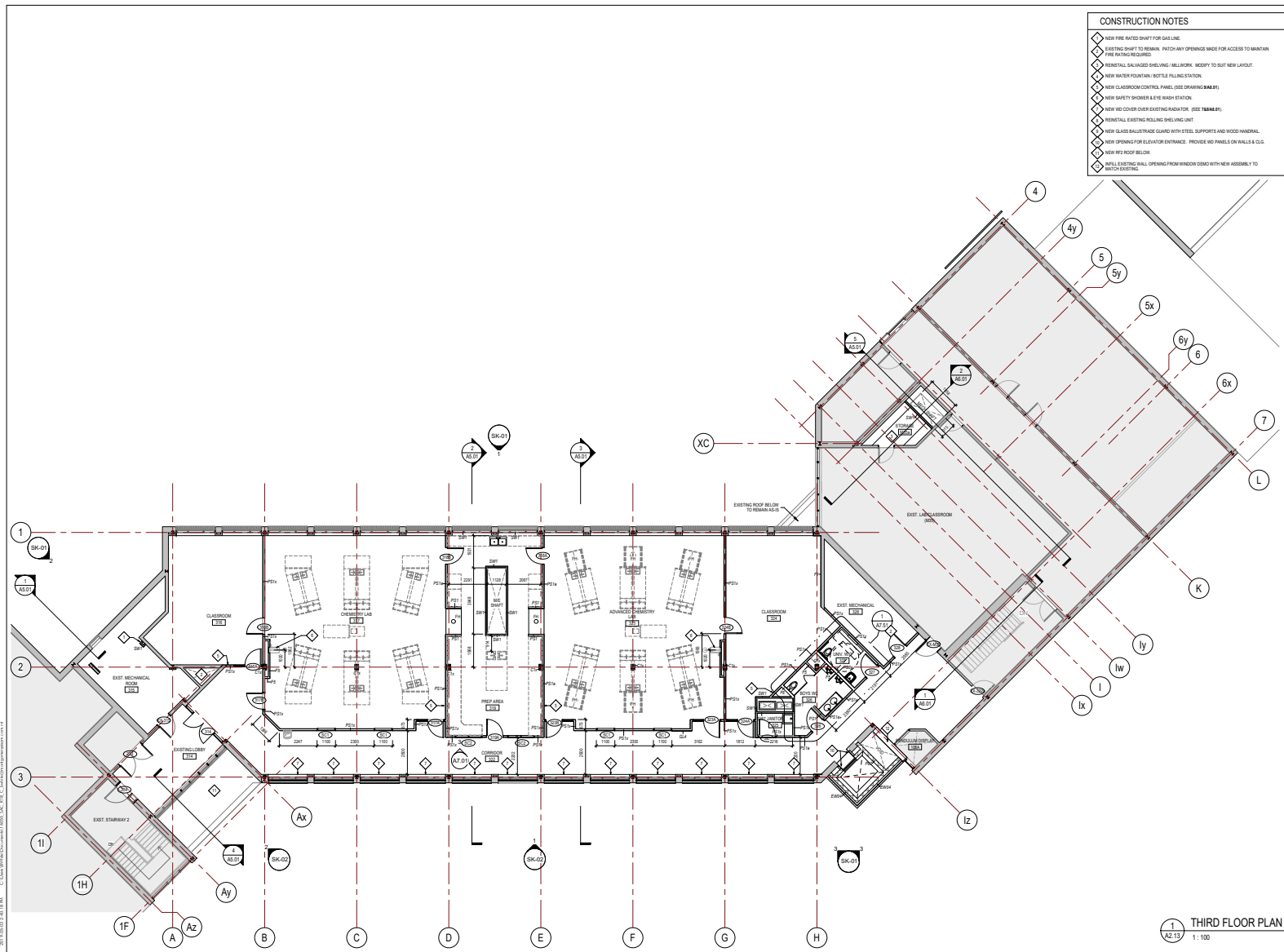
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THIRD FLOOR PLAN

Scale: As indicated
Drawn by: BVP
Reviewed by: SK
Date: 19-03-03
Job Number: 2019-03-03
Drawing Number:

CONSTRUCTION NOTES

- NEW FIRE RATED SHUNT FOR GAS LINE.
- EXISTING SHUNT TO REMAIN. PATCH ANY OPENINGS MADE FOR ACCESS TO MAINTAIN FIRE RATING REQUIRED.
- REINSTALL SALVAGED SHELLING: MILLIFORM. MODIFY TO SUIT NEW LAYOUT.
- NEW WIDER FRONT WASH BOTTLE WASHING STATION.
- NEW CLASSROOM CONTROL PANEL (SEE DRAWING WALLS).
- NEW SAFETY SHOWER & EYE WASH STATION.
- NEW W/D COVER OVER EXISTING RADIATOR. (SEE TRIMBERS).
- REINSTALL EXISTING ROLLING SHELLING UNIT.
- NEW GLASS BALUSTRADE GUARD WITH STEEL SUPPORTS AND WOOD HANDRAIL.
- NEW SPRINGER FOR ELEVATOR ENTRANCE. PROVIDE W/D PANELS ON WALLS & G/G.
- NEW W/D ROOF RISELUX.
- W/LL EXISTING WALL OPENING FROM WINDOW OVERBAND WITH NEW ASSEMBLY TO MATCH EXISTING.




THIRD FLOOR PLAN
A2.13 1:100

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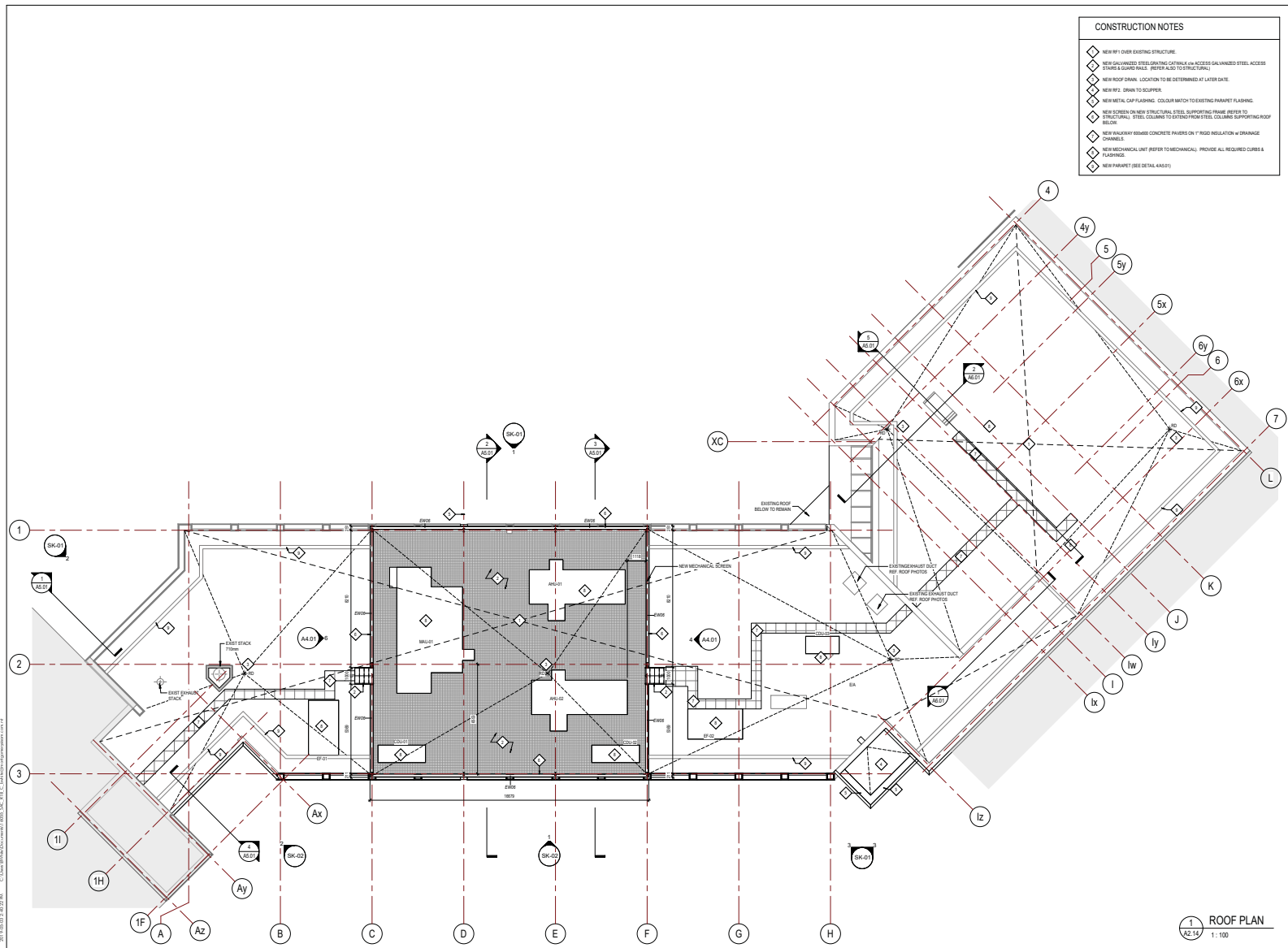
LEGEND

EXISTING WALL TO REMAIN
 NOT IN SCOPE

MATERIAL LEGEND

WD WALK: TO BE COMPRESSED
 STN LIMESTONE CONCRETE ON SUPPORTING STRUCTURE BY LEASOR
 TER TERRAZZO FLOORING TO MATCH TERRAZZO MAIN ENTRANCE
 HSP ACCENT CONCRETE FLOOR FINISH BY JOHNSONITE
 EDP EXPOSED FLOORING BY STRONGHOLD
 BR ALL ROOMS CONCRETE FLOOR FINISH BASE BY JOHNSONITE
 WU ALL THE OTHER ROOMS FLOOR FINISH CLADDING
 GUT GUT TO BE REFINISHED
 G23 DIMENSIONAL GRAB BARS
 G24 DIMENSIONAL GRAB BARS TO WALL
 PCT PORCELAIN CERAMIC FLOOR TILE (300x600)
 C24 CERAMIC WALL TILE (300x600) - VERTICAL
 MFL2 PERFORATED ALUMINUM PANELS & SUPPORTS BY ALPOLIC
 MFL1 METAL ROOFING FINISHED BY VORTEX
 PT PAINT FINISH
 ACT PRECAST CONCRETE
 WDC LINEAR WOOD-GRAIN SYSTEM BY RILCO. R100 OAK

- CONSTRUCTION NOTES**
- ◆ NEW WF1 OVER EXISTING STRUCTURE
 - ◆ NEW GALVANNEED STEEL DECKING (OFFRAME) w/ ACCESS GALVANNEED STEEL ACCESS STAIRS & GUARDRAILS. REFER ALSO TO STRUCTURAL
 - ◆ NEW ROOF DRAIN. LOCATION TO BE DETERMINED AT LATER DATE
 - ◆ NEW WF2. DRAWN TO SCOOPER
 - ◆ NEW METAL ON FLASHING. COLOR MATCH TO EXISTING PARANET FLASHING
 - ◆ NEW SCREEN ON NEW STRUCTURAL STEEL SUPPORTING FRAME. REFER TO STRUCTURAL. STEEL COLUMNS TO EXTEND FROM STEEL COLUMN SUPPORTING ROOF BELOW
 - ◆ NEW WALKWAY (SMASS) CONCRETE PAVERS ON 1" RIGID INSULATION w/ DRAINAGE CHANNELS
 - ◆ NEW MECHANICAL SIFT (REFER TO MECHANICAL). PROVIDE ALL REQUIRED CURBS & FLASHINGS
 - ◆ NEW PARANET (SEE DETAIL A4-01)



3 19-03-03 Issued for OMA Application NGA
 19-03-08 Issued for Costing ADA
 19-03-08 Issued for Costing ADA

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ROOF PLAN

Scale: As indicated

Drawn by: BHP
 Reviewed by: SK
 Job number: 18035
 Job date: 2019-03-03

Drawing number: A2.14

1 ROOF PLAN
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MATERIAL LEGEND

MTL1	DARK BRONZE METAL FLASHING
MTL2	PREFINISHED COMPOSITE PANEL
MTL3	ALU. PANEL - BRUSH BRASS FINISH
MTL4	METAL FLASHING TO MATCH EXISTING
MSK	NEW BRICK TO MATCH COLOR AND SIZE OF EXISTING
AL1	WOOD-LOOK ALUMINUM SCREEN 100 x 50 w/ 10MM SPACES
SPG	BACK PANELS OF WINDOW GLAZE
CONC	CONCRETE
EXMFL	EXISTING METAL FLASHING
EXBRK	EXISTING BRICK
EXD	EXISTING WINDOW
EXGLZ	EXISTING GLAZING

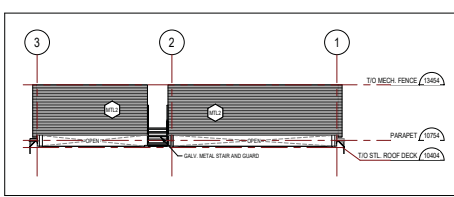
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1	19-03-08	Issued for Costing	MSA
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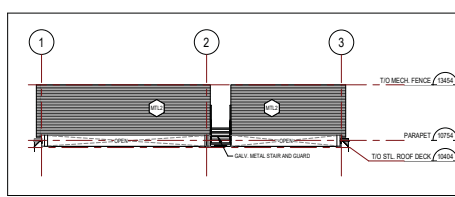
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 15800 Yonge St., Aurora, ON L4P 1G7

BUILDING ELEVATIONS & SECTIONS

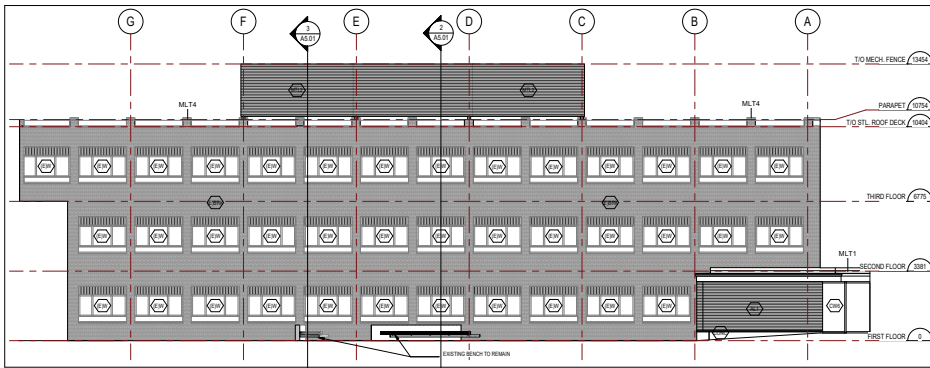
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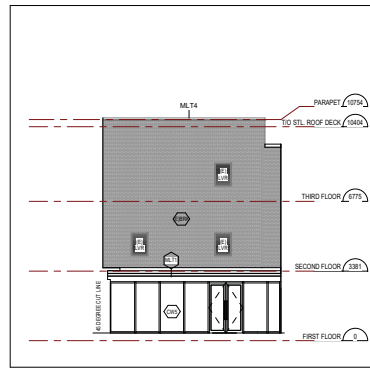
4 EAST ELEVATION - PENTHOUSE
 A4.01 1:100



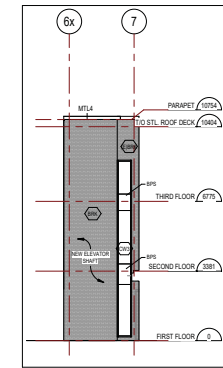
6 WEST ELEVATION - PENTHOUSE
 A4.01 1:100



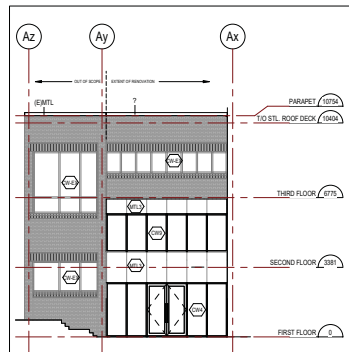
8 NORTH ELEVATION
 A4.01 1:100



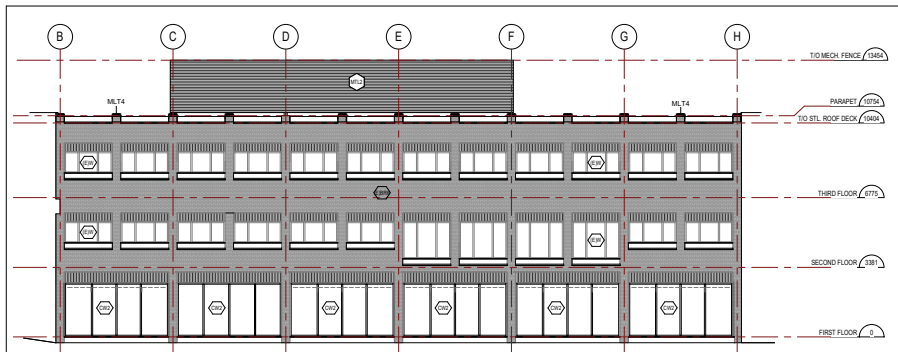
5 NORTH ELEVATION - ENTRANCE
 A4.01 1:100



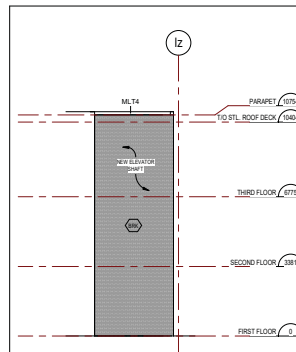
3 EAST ELEVATION - ELEVATOR
 A4.01 1:100



7 SOUTH ELEVATION - ENTRANCE
 A4.01 1:100



1 SOUTH ELEVATION
 A4.01 1:100



2 SOUTH-EAST ELEVATION - ELEVATOR
 A4.01 1:100

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**Town of Aurora
Corporate Services**

Memorandum

Date: June 5, 2019
To: Accessibility Advisory Committee
From: Mat Zawada, Accessibility Advisor
Re: **Ontario BIA Association (OBIAA) Handbook**

Recommendation

- 1. That the memorandum regarding Ontario BIA Association (OBIAA) Handbook be received for information.**

Background

As a business, success depends on making sure that customers have a positive experience. Taking measures to improve the accessibility of a business will make it more attractive to people who have access needs, as well as their friends, families, and colleagues.

The Accessibility for Ontarians with Disabilities Act, 2005 (AODA) requires businesses with one or more employees to meet a number of accessibility requirements in the areas of customer service, information and communications, employment, and the built environment. The AODA Design of Public Spaces (DOPS) does not only apply to a building's physical structure and businesses are not required to do retrofits. However, there are many ways businesses can be more accessible and inclusive of all customers.

The Ontario BIA Association handbook offers no cost and low cost suggestions, gathered from those with first-hand experience, to inspire businesses to become more inclusive of people with access needs.

Attachments

Attachment 1 – The Business of Accessibility Handbook

Attachment 1

The Business of Accessibility

How to Make Your Main Street
Business Accessibility Smart



OBIAATM

Produced by
The Ontario BIA
Association

The Business of Accessibility

How to Make Your Main Street
Business Accessibility Smart

Produced by
The Ontario BIA Association

The Accessibility for Ontarians with Disabilities Act, 2005 (AODA) requires businesses with one or more employees to meet a number of accessibility requirements in the areas of customer service, information and communications, employment, and the built environment. The AODA Design of Public Spaces (DOPS) does not only apply to a building's physical structure and businesses are not required to do retrofits. However, there are many ways businesses can be more accessible and inclusive of all customers.

This handbook offers no cost and low cost suggestions, gathered from those with first-hand experience, to inspire businesses to become more inclusive of people with access needs.

The Ontario BIA Association (OBIAA) acknowledges the guidance provided by the Accessible Main Street Project Advisory Committee, the project leadership of Constance Exley (Accessibility Ontario), and the financial support of the Ontario Government.



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www.OBIAA.com

1-888-807-2227



This handbook was produced with support from the Government of Ontario.

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Customer Service	8
Space Layout and Design	10
Information and Communications	14
Lighting	16
Accessibility is a journey	17
Accessibility Checklist	20
Resources	22

*Often the greatest limitation of a person's ability
is the attitudes of other people.*

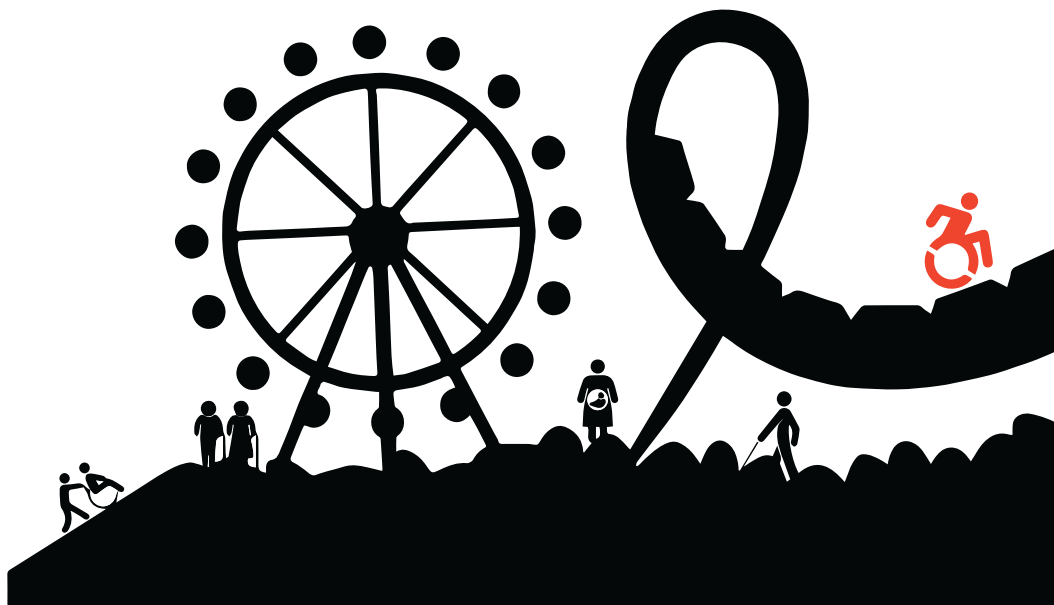
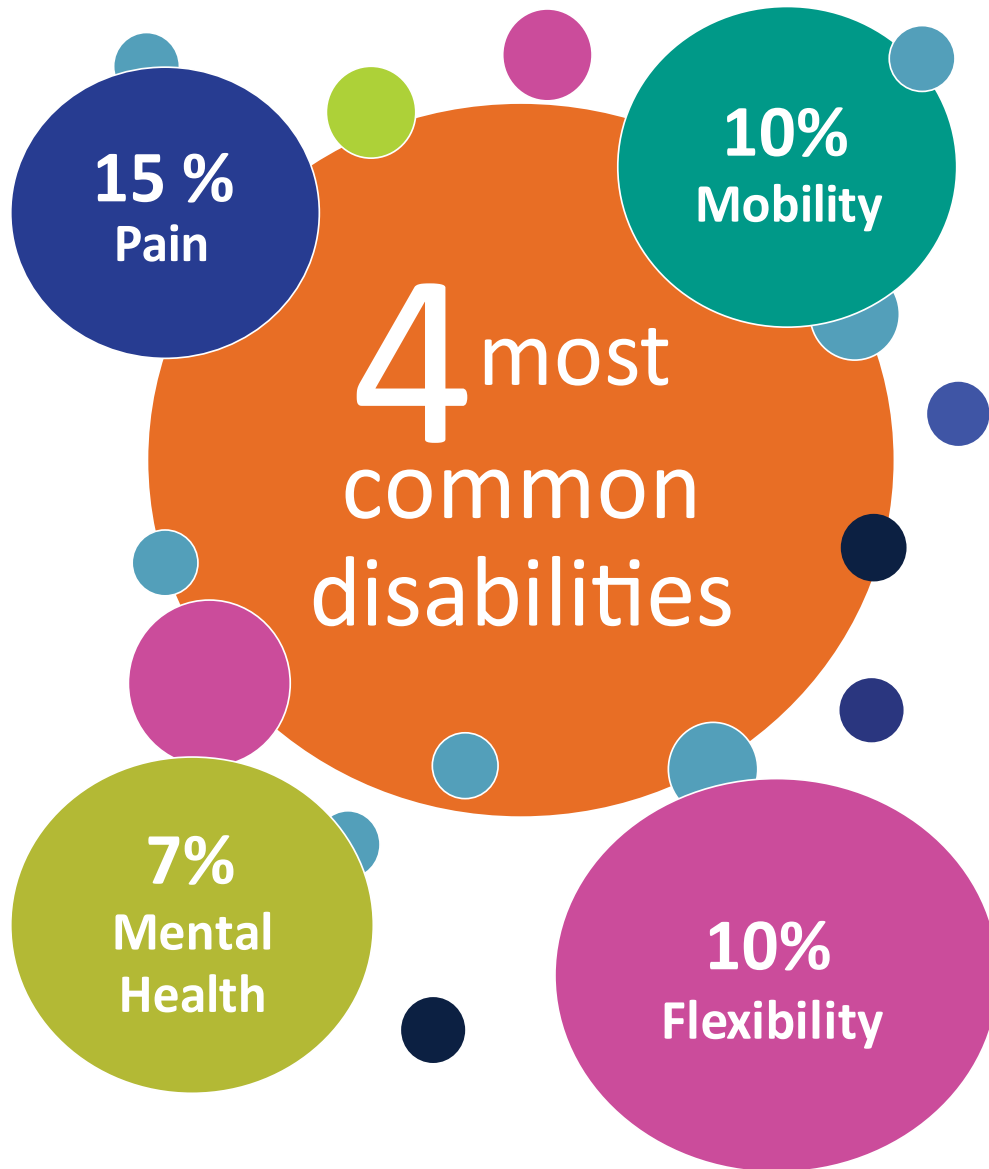


Illustration: [Accessibility Ontario](#)



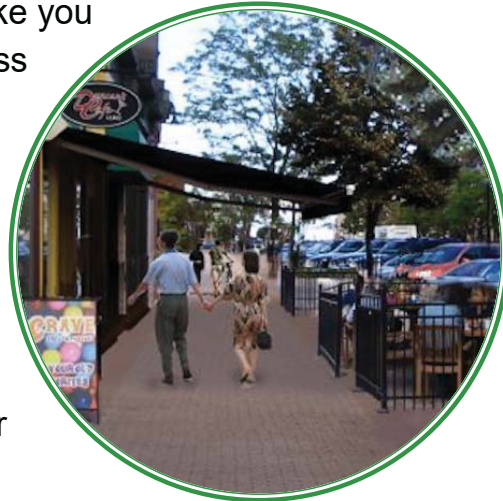
53% of the population in Ontario has a disability or is related to someone who has a disability.¹

¹ <https://tgam.ca/2Ep8WsW>

Accessibility Matters

As a business, your success depends on making sure that your customers have a positive experience. Taking measures to improve the accessibility of your business will make you more attractive to people who have access needs, as well as their friends, families, and colleagues.

It is true that many people benefit from a step-free building, or one that has a ramp, including wheelchair users, parents with strollers, or delivery providers. It is also true that many of your customers have access needs that have nothing to do with ramps, for example someone with hearing loss, dementia, or diminishing vision, or a concussion.



Everyone knows that Canada's population is aging. 33% of boomers will retire with at least one disability¹ and the demand for greater accessibility will continue to increase.

People with disabilities and aging consumers are a large and growing group. They want to spend money in their communities and they are very loyal to businesses that meet their needs. Businesses would do well to attract these potential customers by removing as many access barriers as possible, especially since many barriers can be so easy to remove once you know about them.

Accessibility encompasses more than renovations. Simple no-cost, low-cost modifications can quickly improve access and we invite you to consider the tips and best practices offered in this booklet, as well as the resources provided at the end.

¹ <https://bit.ly/2tJY9oh>

Frequently Asked Questions

Who is this handbook for?

For any business, professional, or organization and its staff. Everyone has a role to play in making a business welcoming of all customers.

Why is accessibility important to my business?

Accessibility = business! People with access needs will choose a business where they feel welcome and where they can easily get the products and services they want. Remember: **A happy customer tells a friend but an unhappy customer tells everyone!**

Do I have to make my business accessible?

Yes, actually you do. The Accessibility for Ontarians with Disabilities Act (AODA) requires all organizations with one or more employees to meet a number of accessibility requirements in the areas of customer service, employment, training, information, communications, and more. As well, the Ontario Human Rights Code requires you to accommodate individuals with disabilities 'to the point of undue hardship'. However, you do not need to retrofit your space. For more information on your legal obligations, see the Resources section at the end of this handbook.

My business is in a building with a lot of steps so I can't be accessible to people with disabilities. Or can I?













Many people, with or without a disability, would benefit from a ramp but many of your customers have access needs that have nothing to do with steps. This includes customers who have hearing loss, are partially sighted, have a learning disability, or live with chronic pain.

About 1% of Ontarians use a wheelchair or scooter as their primary mode of transportation so access issues are not always about door widths, ramps and elevators.¹

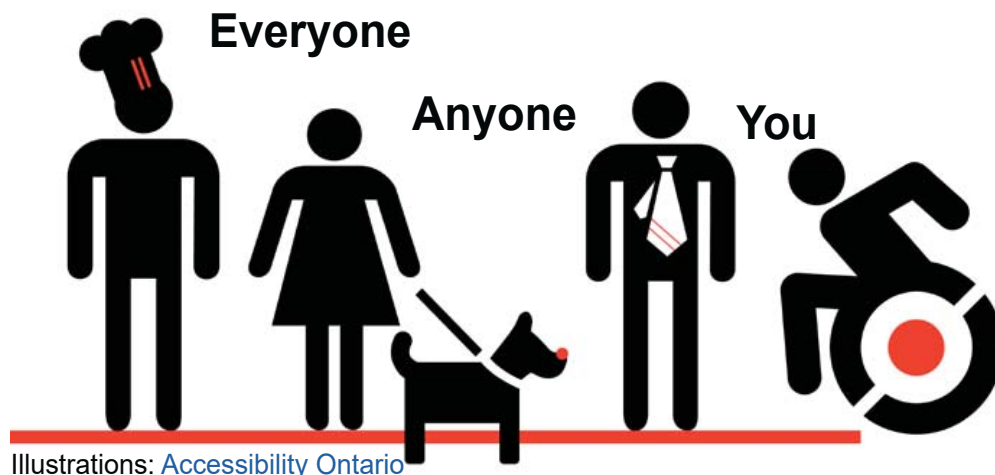
¹ <https://bit.ly/2SzWWtJ>

Three Features of an Accessible Business

1. **Welcoming and friendly staff** who have had accessibility training. (Customer Service)
2. **Easy to access information** on the accessibility of the business's space, products and services. (Information and Communications)
3. **Accessibility considerations** given to the design and layout. (Built Environment)

	Permanent	Temporary	Situational
Touch	 One arm	 Arm injury	 New parent
See	 Blind	 Cataract	 Distracted driver
Hear	 Deaf	 Ear infection	 Bartender
Speak	 Non-verbal	 Laryngitis	 Heavy accent

Who benefits from accessibility?





Heritage & Second Floor Businesses

There are many businesses in Ontario that operate in a heritage building or on a second floor. While most of those buildings do not have an elevator or an accessible entrance, such barriers do not affect 90% of people with disabilities. Examples of common access needs include requiring large print, needing additional lighting or a reduction in background noise.

If you are thinking of making some renovations to a heritage building, work with accessibility and conservation specialists, as well as individuals with disabilities, to find the most appropriate, barrier free renovations. Your municipal Planning and Building Departments and local Accessibility Advisory Committee can also be tremendously helpful in coming up with creative solutions.



Shortly after Savon Dubois opened its business in Uxbridge, owner Anne Dubois got a ramp made to address the step at her entrance. As luck would have it, Savon Dubois is connected to its neighbour, Blue Heron Books, by an inside, accessible door. This has allowed the bookstore to welcome customers who had previously not been able to get in because of the three steps at their door.

Building Exterior

Doorway Tips

- Use lever door handles.
- Choose doors that can be opened with one hand only.
- Make doorways as wide as possible. 38 inches is the required minimum width for a wheelchair.
- Make door frames colour contrasting to the walls or surfaces around them.
- Put signs, logos, or coloured strips on glass and glazed doors.
- Install a doorbell with appropriate signage if you don't have automatic doors.
- Use a secondary entrance if you have one that is wider and step-free. Post directional signage.



Entrance Tips

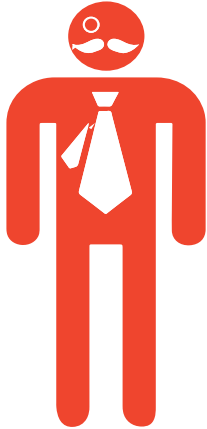
- Create a permanent, sloped entry way.
- Make your own temporary ramp or get a lightweight and roll-up ramp from suppliers, such as MobilityBasics.ca, StopGap, or Staples.
- Have good lighting and no shadows.

Path of Travel Tips

- Make sure the path from the parking area is smooth, level, and non-slip.
- Sandwich boards, freestanding movable signs, merchandise racks, etc. should be avoided if possible or placed outside the path of travel.
- Planters can be used to draw attention and direct attention to your entrance but ensure that they are out of the main path of travel and do not narrow the entrance way.



Customer Service



Between 2016 and 2041, the number of seniors aged 65 and over is projected to more than double.

Aging baby boomers account for 33% of the population but 55% of the discretionary income.¹



¹ <https://bit.ly/2N7wyZu>

1/3 of Ontarians over the age of 65 have a disability.



70% of disabilities are non-apparent.²

² <https://bit.ly/2HN7vo8>

Be creative about the ways you can serve customers who cannot get into your location.

- Offer online shopping on your accessible website.
- Serve a customer outside if it is a small item.
- Shop for the customer and bring the goods to them.
- Offer in home service.
- Let customers call you with a list of what they want and have their shopping ready for a quick pick up.
- Offer a weekly delivery service or alternate drop off location.
- Allow a customer to book an appointment instead of waiting in line.

Invite customers to contact you if they are having difficulty accessing your goods or services.

Illustrations: Accessibility Ontario

Service Animals

Service animals assist people with a wide range of disabilities and illnesses, including autism, diabetes, epilepsy, anxiety and post-traumatic stress disorder (PTSD). The most common type of service animal is a guide dog, but other animals can also serve in this role, such as rabbits, horses, cats, and parrots. Service animals don't always wear a vest or harness and, if necessary, you can ask for proof in the form of documentation. Note that if you have a no-pet policy, it cannot apply to a service animal.



Don't Assume...

- That a person with a disability needs assistance. Always ask first.
- That only people with white canes or accompanied by service animals have low or no vision.
- That a person who is unable to speak clearly is unable to understand.
- That a person having difficulty speaking or is slurring words is inebriated. There could be many reasons, including a stroke or a recent trip to the dentist.
- That your staff know how to provide accessible customer service to people with various access needs. Train them - it's the law!

Customer Service Tips

- Never pet a service animal. They are working!
- Use electronic payment devices with accessible features, such as tactile and colour contrasting buttons, large print numbering, flexible cord (or cordless) for seated user, and voice activated.
- Have a pen and paper on hand to use as an alternative form of communication.
- Use 'people first' language, e.g. a person with vision loss.

Space Layout and Design

Consider redesigning the layout of your restaurant or shop, where possible, to allow your customers to comfortably circulate. In cases where your space has limitations, be ready to offer alternatives. For example, a staff member could offer to describe the layout of the space or read aloud the menu (or price tags). Keep aisles free from obstacles, such as boxes waiting to be unpacked.



Colour Contrast

Colour contrast and brightness are easy ways to increase the accessibility of your space - inside and out. The more visually different the colours, the greater the contrast.

Consider colour contrast in these areas:

- Door openings
- Walls
- Paths of travel
- Counters
- Signage
- Floor
- Display tables
- Steps

Aim for a colour and brightness contrast of at least 50%, but higher is better. The colour and brightness (overall lightness or darkness) contrast on signs should be at least 70%. See the Resources section for a colour contrast checker.

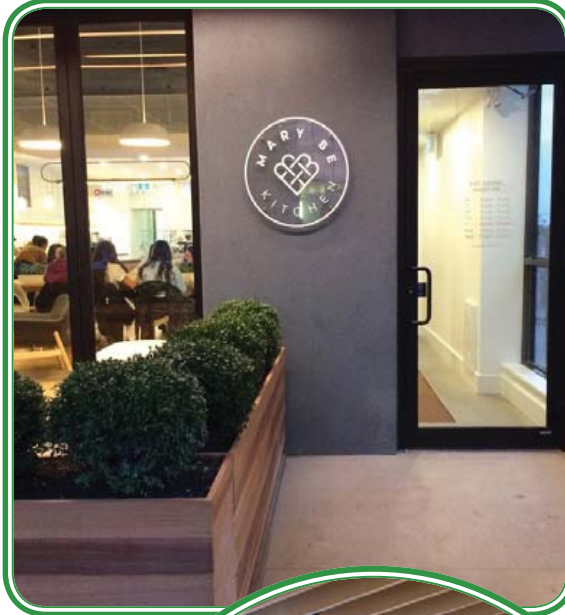
Service Counters and Waiting Areas

By law, all businesses must make both service counters and waiting areas accessible if they are building a new one or making major changes to an existing one. Service counters, either indoors or outdoors, can be desks or counter spaces where people have face to-face conversations with staff to receive service, such as reception desks, ticketing windows, food service counters and check-out counters. Check the Resources section of this handbook to get more information on your AODA requirements in this area.

Learn about the accessibility requirements for buildings such as entrances, ramps, elevators and washrooms in Ontario's Building Code.

Customer Service Tips

- Have seating available for customers waiting for service.
- Organize your space so there is room for wheelchairs, scooters, and walkers to circulate easily.
- Have clear sight lines between the entrance and the counter so that staff can easily see when a customer needs assistance.
- Place goods, particularly the most popular ones, within reach of someone using a wheelchair or create a catalogue of your stock.
- Post a sign to tell customers when an accessibility feature is temporarily unavailable and who to contact for more information.
- Use a ramp inside your space if there are stairs.
- Create a queuing path that has a different surface or texture, and colour contrasts with the surrounding floor.
- Provide accessible signage and other wayfinding strategies.
- Print price tags and product labels in a minimum of 14pt font.



Mary Be Kitchen is a new business in Toronto's Yonge and St. Clair neighbourhood. Great attention and thought was given to accessibility in a number of areas, including a gradual, permanent, ramp to the front door, an automatic front door opener, a spacious interior layout and accessible washroom.

Mary Be Kitchen is one of many Toronto businesses profiled on AccessTO.ca



Seasonal Tips

- Occasional mats (e.g. runners used in bad weather) should be level with the floor surface and/or have a gently beveled edge, so as not to create a tripping hazard.
- Keep walkways, stairs, ramps and entrances clear of snow and ice.
- Use sand, not salt which is harmful to service animal paws.
- Ensure surfaces are firm and slip resistant.

Accommodations

Accommodations are required by law under the Ontario Human Rights Code and the Accessibility for Ontarians with Disabilities Act. Invite your customers to tell you if they want your information in alternative formats. For example, say “please ask us for this information in alternative formats” instead of “this information is available in alternative formats upon request”. And, don’t assume ‘alternative formats’ always means Braille - it could mean large print or in audio format.



The wheelchair accessible symbol was updated by the Accessibility Icon Project to display an active, engaged image, with focus on the person with disability.



A Day Downtown in a Wheelchair

Terry Guiel, ED of the Downtown Peterborough BIA, spent a day in a wheelchair to better understand the accessibility barriers people were

facing. “I found out quickly how hard it is to find a change room large enough for a wheelchair. I learned about fears of knocking over something expensive because the aisles are too close together. Curbs, railroad tracks and bumpy sidewalks actually hurt your insides. Some stores I couldn’t even enter, no matter how much I wanted to.”

Read more Terry’s experience and insights: <https://bit.ly/219AI78>

Information and Communications

Designing marketing materials, signage and websites that are both accessible and attractive is relatively easy if you follow a few key principles. Don't underestimate the impact that small changes, like increased font size, proper placement, and plain language can have.

Print and Digital Tips

- A minimum of 12 points (Arial equivalent), preferably 14-16 points for printed materials.
- Use easy-to-read fonts, such as sans-serif fonts (e.g., Helvetica, Verdana, Arial).
- Avoid using highly stylized typefaces.
- Avoid using lots of capital letters for more than a couple of words.
- Avoid underlining, all caps and italicizing large volumes of text.
- Left justify all text. Do not centre or fully justify.
- Aim for good visual contrast between text and background.
- Avoid putting text over images.
- Keep a good balance between space given to images versus text.
- Use images to support your text.
- When creating a Braille document, Grade 1 is recommended.



Illustrations: [Accessibility Ontario](#)

Website Tips

- Post images of your building (rooms, entrance, reception, customer area, key facilities and spaces) and your service (e.g.menu).
- Include a text alternative to describe each picture. Check that all the images on your website have ALT text.
- Give a clear text description or add a sentence to explain what the link is about. For example 'click here for details about our upcoming events.'

Signage Tips

- Use a plain (sans serif) font such as Arial, Helvetica and Verdana.
- Use good colour contrast between the sign background and the text.
- For people with vision loss, white lettering on a dark background is generally easier to read than dark lettering on a white background.
- Keep information short and simple.
- Use consistent placement of signs, generally at eye-level but above head level to be seen from a distance.
- Ensure signage is non-reflective.
- Ensure signs around your space are clearly visible and not obstructed or covered.
- Provide signage at each decision point where a choice of paths is available.
- Use symbols and pictograms, especially for common features, like exits and washrooms.
- Use Sentence case - an initial uppercase letter and then lowercase text.
- Avoid small font sizes – a minimum of 16 point for large print information and notices, and still bigger for signs, depending upon viewing distance.



Lighting

Lighting preferences and needs can vary from person to person. The same level of light may be fine for a fully sighted person, excessive for someone with glaucoma and too low for someone with macular degeneration. However, generally people require more light as they age and for some people sufficient lighting helps to prevent injuries and falls when navigating a space. People with hearing loss also need adequate lighting to lip-read and people with vision loss rely on good lighting to maximize their ability to see finer detail.



Lighting Tips

- Use uplighting and indirect lighting, reflecting light onto a ceiling or wall so as to not create strong shadows or glare.
- In general, provide illumination that is 25 to 50 percent higher than the standard illumination levels.
- Check light fixtures from all angles to ensure no glare or reflection.
- Place lights so that they are evenly distributed. Have task lighting in key places, such as counters and entry key pads.
- Put lighting on dimmers so that they can be adjusted as needed.
- Install blinds to prevent the glare of sunlight.
- Offer customers clip-on lights or a lighted magnifying glass for greater illumination.

Accessibility is a journey



Almost everyone will experience a disability at some point in their lives -

whether due to aging, a chronic disease, illness, or an injury. With seniors and people with disabilities representing 40% of Ontario's income over the coming years, a focus on access and inclusion is a smart and sustainable business investment.¹

1. Start with small, easy to implement changes. Make a plan for how you will accomplish other tasks in due course.
2. Get feedback from your customers on the changes you've made and ask if they have any other suggestions.
3. Let your customers know that they can ask for assistance with their access needs. Together you can find a suitable solution.
4. Ensure you are compliant with the Accessibility for Ontarians with Disabilities Act (see the Resources section to get more information).
5. Talk to your local BIA, fellow business owners, and disability organizations to identify other access barriers and the best ways to remove them.
6. Set aside a budget every year to make more costly accessibility improvements. Explore municipal, provincial and federal grants to match your budget.
7. And, tell your customers the ways in which you are accessible, including your service and delivery options, on-site wayfinding, amenities, website, signage, staff training, entrance, etc.

¹ <https://bit.ly/2N7wyZu>

All Access Downtown Guelph



Celebrating Accessibility in Downtown Guelph

The Downtown Guelph BIA has been working hard to increase the accessibility of its main streets and businesses. The BIA, in partnership with GAP (Guelph Accessibility Project) and the City of Guelph’s “Age Friendly” initiative, held a one-day event to profile and celebrate the significant improvements made in their downtown’s accessibility. The BIA created and distributed a map to the public which highlighted accessible parking, washrooms, curb cut-outs and benches. They also created an Accessibility Toolkit for their business members with excellent customer service tips.

OBIAA Accessibility Awards

People with disabilities and seniors hold the key to the economic and social prosperity of businesses and communities across Ontario. 53% of Ontario's population has a disability or is related to someone who has a disability. As business owners, residents, neighbours and friends, we are all being called on to be more responsive, creative, inclusive and forward-thinking.

For many years now, OBIAA has had a focus, along with its BIA members, to support main street businesses to become accessible - meeting their AODA obligations, diversifying their staff team, and removing built environment barriers. In 2015, OBIAA created an annual "Main Street Accessibility" Award to recognize demonstrated leadership by BIAs and businesses.

New in 2019!

OBIAA is a champion for accessibility. We strive to encourage and help our BIAs and their Business Members to become more accessible. What started as a category specific award is now a criteria for all Awards submissions.



Collingwood BIA was the first recipient of the "Main Street Accessibility" Award for their Streetscape Revitalization Project. This photo shows the redesigned sidewalks that allow for a clear, uninterrupted path of travel.

Accessibility Checklist

Entrances

	No Cost	Low Cost	Medium Cost
Accessible door hardware		■	
Automatic door opener			■
Non-slip, temporary ramps		■	
Good lighting		■	
Permanent sloped ramp			■
Hand railings			■
Colour contrast on door frame		■	
Signs, logos, or coloured strips on glass and glazed doors		■	
Doorbell		■	
Use secondary entrance if more accessible	■		
Directional signage	■		
Permanent, sloped entrance			■
Unobstructed paths of travel	■		
Smooth, non-slip paths		■	

Signage

	No Cost	Low Cost	Medium Cost
Large, clear font	■		
Plain language	■		
Good contrast	■		
Clearly visible	■		
Not obstructed or covered	■		
Not blocking paths	■		
Short, simple information	■		
Consistent placement	■		
Non-reflective	■		
Use pictograms	■		

Websites

	No Cost	Low Cost	Medium Cost
Post images of your building	■		
Include ALT text to describe pictures	■		
Clear explanation for links	■		

Customer Service

	No Cost	Low Cost	Medium Cost
Staff trained on accessible customer service		■	
Multiple ways for customers to give feedback	■		
Appropriate and respectful language	■		
Let customers know that they can ask for assistance	■		
Never pet a service animal	■		
Have a pen and paper on hand	■		
Electronic payment devices with accessible features	■	■	
Online shopping			
In-home service	■		
Weekly delivery service		■	
Quick pick-up	■		
Appointment option	■		

Building Interior

	No Cost	Low Cost	Medium Cost
Sufficient and well placed lighting	■		
Good visual contrast		■	
Paths of travel free from obstacles	■		
Easy navigation for wheelchairs, scooters, and walkers	■		
Goods within easy reach	■		
Price tags in large font	■		
Accessible signage and wayfinding information	■		
Seasonal/transition mats level with the floor surface	■		

Documents

	No Cost	Low Cost	Medium Cost
Minimum 12 point, sans serif fonts	■		
No highly stylized typefaces	■		
Left justify all text	■		
Good visual contrast between text and background	■		
Avoid putting text over images	■		
Use images to support your text	■		

Resources



Accessibility Legislation

Accessibility for Ontarians with Disabilities Act, 2005:

<https://bit.ly/2eKrmcN>

Ministry for Seniors and Accessibility: <https://bit.ly/1WUIE9>

Ontario Building Code (Section 3.8): <https://bit.ly/2GJdcas>

Ontario Human Rights Code: <https://bit.ly/1O4Rmfs>

Accessibility Resources

Ontario BIA Association: <https://bit.ly/2NoOhJN>

Tips on Serving Customers with Disabilities: <https://bit.ly/2TeGF1K>

Dos and don'ts on designing for accessibility: <https://bit.ly/2caeHyl>

Illustrated Technical Guide to the Design of Public Spaces:

<https://bit.ly/2SZBNOM>

Clearing Our Path: Creating accessible environments for people impacted by blindness: <https://bit.ly/2Vi7xeC>

[Facility Accessibility Design Standards \(Mississauga, 2015\)](#)

Technical Guide: Design of Accessible Public Spaces:

<https://bit.ly/2F6VuM4>

The Business Case to Build Physically Accessible Environments:

<https://bit.ly/2HoajHH>

WebAIM: Colour Contrast Checker: <https://bit.ly/2ALPtTp>

Guide for Small Business: Making Your Business Accessible for People with Disabilities: <https://bit.ly/2tEt2KE>

A Day Downtown in a wheelchair (Peterborough BIA):

<https://bit.ly/2I9Al7B>

Accessibility Ontario: <https://accessontario.com>



Published 2019.

Digital copies available at
www.OBIAA.com

Contact your local BIA for
additional support and
resources.



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**Town of Aurora
Corporate Services**

Memorandum

Date: June 5, 2019
To: Accessibility Advisory Committee
From: Mat Zawada, Accessibility Advisor
Re: **Accessible Documents Project**

Recommendation

- 1. That the memorandum regarding Accessible Documents Project be received for information.**

Background

The Information and Communications Standards of the AODA lists rules for organizations to create, provide, and receive information and communications that people with disabilities can access. The standard gives all people an equal chance to learn and be active in their communities.

An accessible document is a document created to be both readable and usable by all individuals, regardless of their ability. Making a document accessible is easiest when in the original stages of creating a document. The goal of the accessible documents project is to ensure that all staff members have access to templates and forms that follow corporate identity standards, and that are built ready to use in an accessible format. By building a repository in Laserfiche all staff members will have access to the most up to date prebuilt accessible documents available, as well as guidelines on what accessible documents are and what else staff could do to ensure the document will support as many people as possible.

Characteristics of the accessible documents have been modified so that when downloaded from Laserfiche all content is pre-set to be in an accessible format. Characteristics include:

- Larger sans serif font that maintains high contrast
- Built in accessible templates for new documents

Accessible Documents Project

June 5, 2019

Page 2 of 2

- Accessible headings and subheadings

Attachments

Attachment 1 – TEMPLATE-GeneralCommitteeReport-20190401



100 John West Way
Box 1000
Aurora, ON L4G 6J1
(905) 727-3123
aurora.ca

T O W N O F A U R O R A

Attachment 1

GENERAL COMMITTEE REPORT

No. XXX19-0nn

Subject: Enter the report title

Prepared by: Enter the report author's name

Department: Select the department

Date: Click or tap to enter a date.

Recommendation

1. That Report No. XXX19-0nn be received; and
- 2.

Executive Summary

Enter Text

Background

Enter text

Analysis

Enter text

Advisory Committee Review

Enter text

Legal Considerations

Enter text

Financial Implications

Enter text

Communications Considerations

Enter text

Link to Strategic Plan

Enter text

May 14, 2019

2

No. XXX19-0nn

Alternative(s) to the Recommendation

1. Enter alternative option.
2. Enter further alternative options as required.

Conclusions

Enter text

Attachments

Enter text

Previous Reports

Enter text

Pre-submission Review

Agenda Management Team review on Select review date

Departmental Approval

Approved for Agenda

Techa Van Leeuwen
Director
Corporate Services

Doug Nadorozny
Chief Administrative Officer