

# 135 burleigh st. apsley, on

## future office space

135 BURLEIGH ST.  
NORTH KAWARTHA, ONTARIO

### O.B.C. REFERENCES:

#### DESIGNER REQUIREMENTS:

DIVISION C, PART 1: SECTION 1.2.1.1(3)(a)-(f) - ARCHITECT NOT REQUIRED  
CLASSIFICATION OF BUILDING: DIVISION C, PART 3: TABLE 3.5.2.1 - "SMALL BUILDINGS"

EXISTING CONSTRUCTION = ONE STOREY UNSPRINKLERED BUILDING

EXISTING BUILDING AREA = 327.1 m<sup>2</sup> (3521.3 ft<sup>2</sup>)  
SUITE FLOOR AREA = 105.9 m<sup>2</sup> (1139.8 ft<sup>2</sup>)

EXISTING USE: 'D' OCCUPANCY - BUSINESS & PERSONAL SERVICES (BANK)  
PROPOSED USE: 'D' OCCUPANCY - BUSINESS & PERSONAL SERVICES (OFFICE) **OR** 'E' OCCUPANCY - MERCANTILE

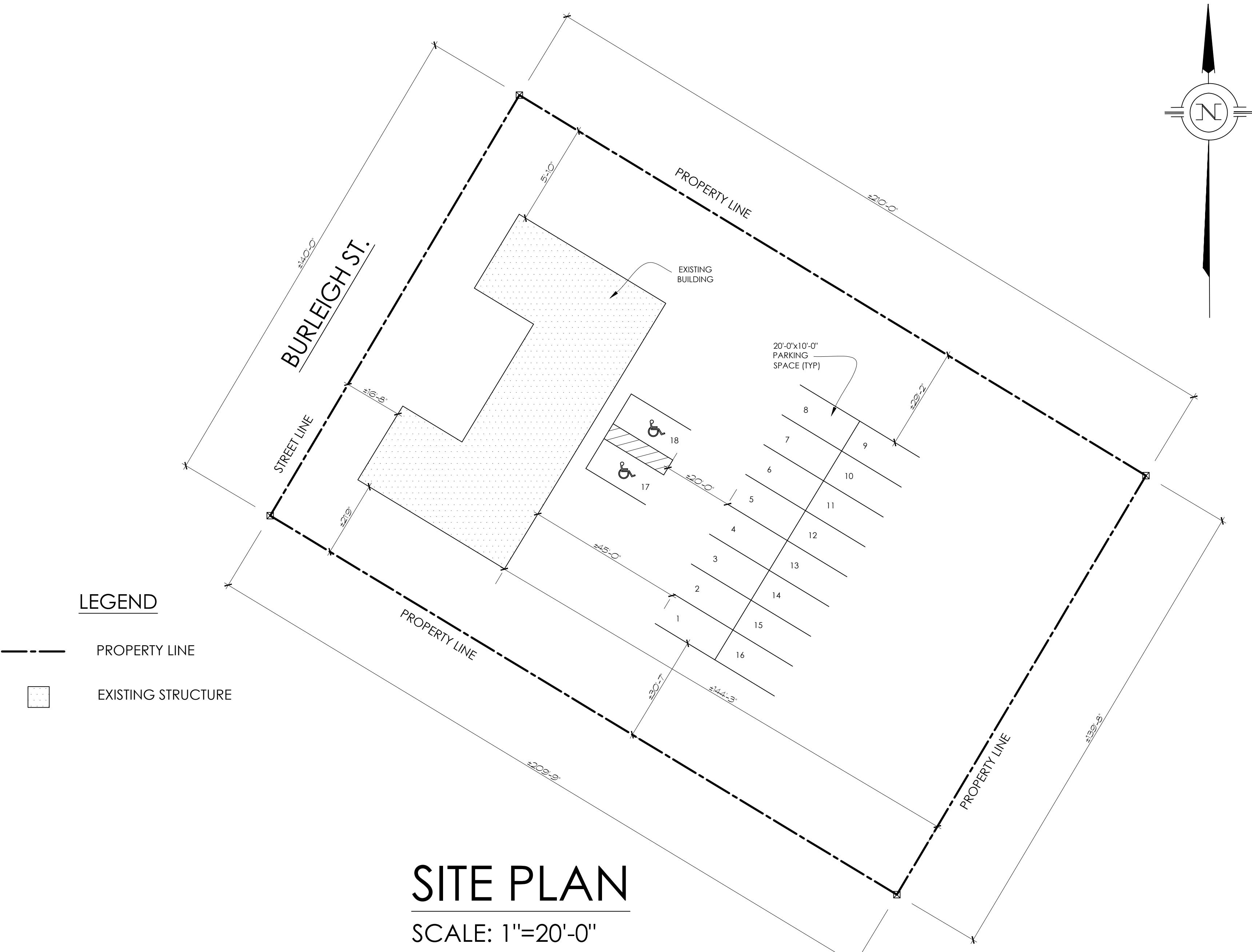
EXISTING OCCUPANT LOAD = 12 (9.3 PER m<sup>2</sup>, AS PER TABLE 3.1.17.1)

PROPOSED OCCUPANT LOAD = 29 (3.7 PER m<sup>2</sup>, AS PER TABLE 3.1.17.1)

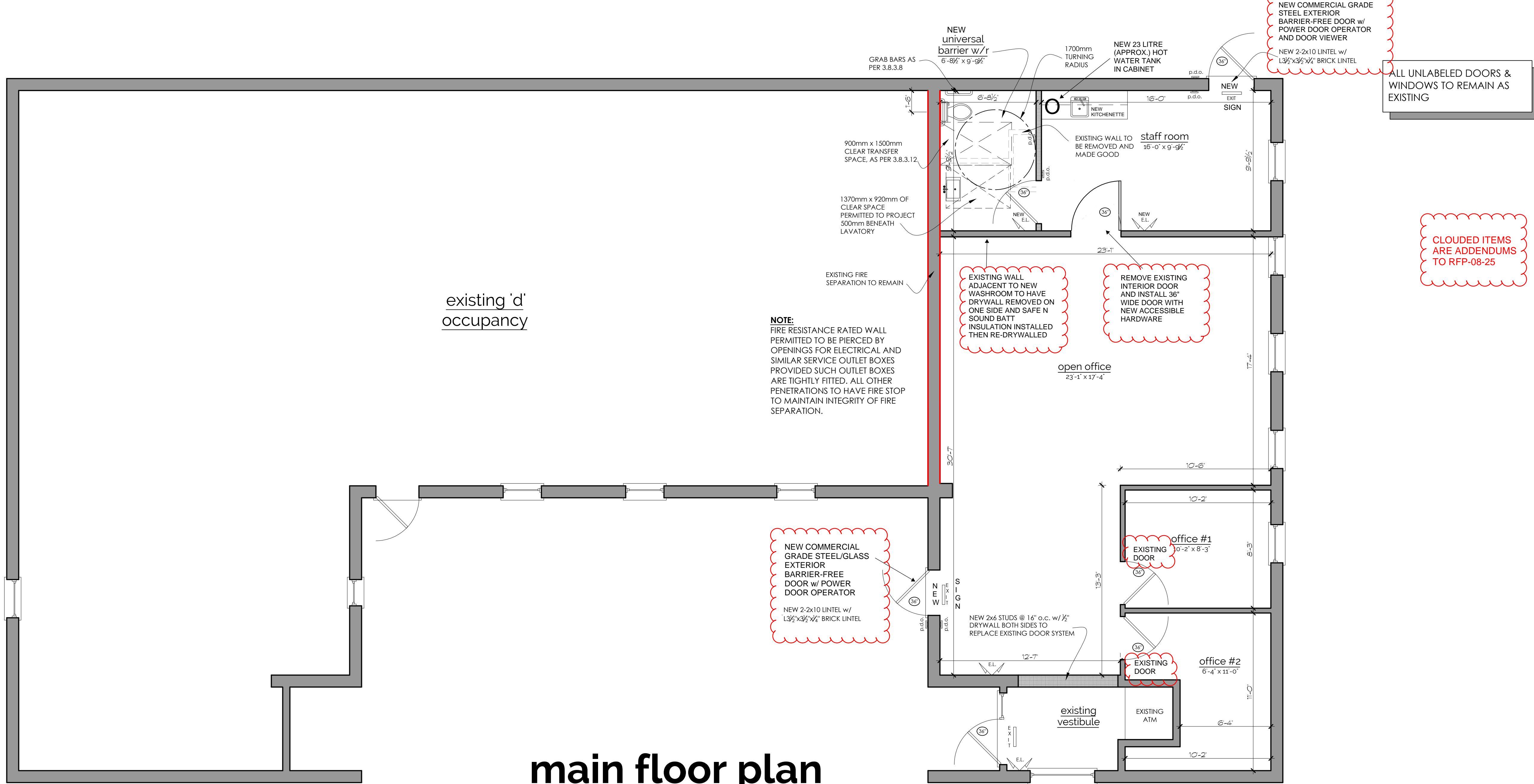
9.9.8.2	EXITS REQUIRED = 1 PROPOSED = 2 ACCESSIBLE = 2 (TABLE 3.8.1.2(1))
9.9.8.2	TRAVEL DISTANCE AS PER 9.9.8.2(1)(b) REMAINING
9.9.11.3	EMERGENCY LIGHTING AS PER PLANS
9.9.12.3	EXIT SIGNAGE AS PER PLANS
3.7	HEALTH REQUIREMENTS:
3.7.4.8.(2)(b)-	1 WASHROOMS PER EACH SEX PROPOSED = 1 UNIVERSAL WASHROOMS
3.8	ACCESSIBILITY: 1 BARRIER FREE WATER CLOSET AS PER 3.8 (1 PROVIDED) - COMPLIANCE ALTERNATIVE DE79.1 - EXISTING UNIVERSAL WASHROOMS ACCEPTABLE
	ALL EXTERIOR WINDOWS & DOORS TO REMAIN AS EXISTING
	PARKING REQUIRED: 17 SPACES - 1 FOR EACH 20 m <sup>2</sup> OF NET FLOOR AREA OR PORTION THEREOF (AS PER NORTH KAWARTHA ZONING BY-LAW)

## TABLE OF CONTENTS

A1 - TITLE SHEET  
A2 - PLAN & DETAILS



ITEM	ONTARIO BUILDING CODE MATRIX	O.B.C. REFERENCE REFERENCES ARE TO DIVISION B UNLESS NOTED: (A) FOR DIVISION A OR (C) FOR DIVISION C																		
		PART 3	PART 9	PART 11																
1.	PROJECTION DESCRIPTION <input type="checkbox"/> NEW - TENANT FIT-UP <input type="checkbox"/> CHANGE OF USE	<input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> RENOVATION	1.1.2 (A)	1.1.2 (A) & 9.10.1.3																
2.	MAJOR OCCUPANCY (S) - GROUP 'D' - BUSINESS & PERSONAL SERVICE		3.1.2.1 (1)	9.10.2																
3.	BUILDING AREA BLDG FOOTPRINT <u>327.1 m<sup>2</sup></u> SUITE <u>105.9 m<sup>2</sup></u>		1.4.1.2 (A)	1.4.1.2 (A)																
4.	GROSS AREA ENTIRE BLDG <u>327.1 m<sup>2</sup></u> SUITE <u>105.9 m<sup>2</sup></u>		1.4.1.2 (A)	1.4.1.2 (A)																
5.	NUMBER OF STOREYS ABOVE GRADE <u>1</u> BELOW GRADE <u>0</u>		1.4.1.2 (A) & 3.2.1.1	1.4.1.2 (A) & 9.10.4																
6.	NUMBER OF STREETS / FIRE FIGHTER ACCESS <u>1</u>		3.2.2.10 & 3.2.5	9.10.20																
7.	BUILDING CLASSIFICATION - 'D' OCCUPANCY - SMALL BUILDING		3.2.2.20 - 83																	
8.	SPRINKLER SYSTEM PROPOSED <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input checked="" type="checkbox"/> NOT REQUIRED	<input type="checkbox"/> IN LIEU OF RATING	3.2.2.20 - 83 3.2.1.5 3.2.2.17 INDEX	9.10.8.2																
9.	STANDPIPE REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.9	N/A																
10.	FIRE ALARM REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.4	9.10.18																
11.	WATER SERVICE SUPPLY IS ADEQUATE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.7	N/A																
12.	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6	N/A																
13.	CONSTRUCTION RESTRICTIONS <input checked="" type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> ACTUAL CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE	<input type="checkbox"/> NON-COMBUSTIBLE REQUIRED <input type="checkbox"/> BOTH	3.2.2.20 - 83	9.10.6																
14.	MEZZANINE AREA <u>N/A</u>		3.2.2.1.1 (3) - (8)																	
15.	OCCUPANT LOAD BASED ON <input checked="" type="checkbox"/> m <sup>2</sup> or sq. ft. / PERSON <input type="checkbox"/> DESIGN OF BUILDING	<u>OCCUPANCY LOAD = 29 PERSONS</u>	3.1.17	9.9.1.3																
16.	BARRIER FREE DESIGN	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.8	9.5.2																
17.	HAZARDOUS SUBSTANCES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.3.1.2 & 3.3.1.19	9.10.1.3.(4)																
18.	REQUIRED FIRE RESISTANCE RATING (F.R.R.)	<u>- N/A</u>	3.2.2.20 - 83 & 3.2.1.4	9.10.8 9.10.9																
19.	F.R.R. OF SUPPORTING MEMBERS	<u>- N/A</u>																		
20.	Spatial Separation: Construction of exterior walls IF APPLICABLE, SEE ELEVATIONS		3.2.3	9.10.14																
	PLUMBING FIXTURE REQUIREMENTS MALE/FEMALE COUNT @ (EXCEPT OTHERWISE NOTED)	<u>50 % / 50 %</u>																		
	MAIN FLOOR: OCCUPANCY <u>GROUP D/E</u>	<table border="1"><thead><tr><th>OCCUPANT LOAD</th><th>O.B.C. TABLE NO.</th><th>FIXTURES REQUIRED</th><th>FIXTURES PROVIDED</th></tr></thead><tbody><tr><td>35</td><td>3.7.4.7</td><td>1</td><td>1</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></tbody></table>	OCCUPANT LOAD	O.B.C. TABLE NO.	FIXTURES REQUIRED	FIXTURES PROVIDED	35	3.7.4.7	1	1									3.7.4.7	3.7.4.7
OCCUPANT LOAD	O.B.C. TABLE NO.	FIXTURES REQUIRED	FIXTURES PROVIDED																	
35	3.7.4.7	1	1																	
21.	OTHER (DESCRIBE)																			



## main floor plan

### BARRIER FREE NOTES

**3.8.3.11. Lavatories**  
 (1) A washroom described in Sentence 3.8.2.3(2), (3) or (4) shall be provided with a lavatory that shall:  
 a) be located so that the distance between the centre line of the lavatory and the side wall is not less than 460mm (18 1/2").  
 b) have a rim height not more than 865mm (34 1/2") above finished floor.  
 c) have a clearance beneath the lavatory not less than:  
   i) 90mm (3 1/2")  
   ii) 135mm (23 1/2") high at the front edge  
   iii) 485mm (24 1/2") high at a point 200mm (7 1/2") back from the front edge.  
   iv) 355mm (13 1/2") high from a point 280mm (11") to a point 430mm (16 1/2") back from the front edge.  
 d) have insulated pipes where they would otherwise present a burn hazard or have water supply temperature limited to a maximum of 43°C.  
 e) be equipped with a device that is operable using a front approach.  
   i) the device automatically or is operable using a closed fist and with a force of not less than 10N applied to the device.  
   ii) the device is located so that the distance from the centre line of the faucet to the edge of the basin or, where the basin is mounted in a vanity, to the front edge of the vanity is not more than 485mm (19 1/2")  
 f) have a min. 1370mm (53 1/2") deep floor space to allow for a forward approach, of which a max. 500mm (19 1/2") can be located under the lavatory.  
 g) have a soap dispenser that:  
   i) operates automatically or is operable using a closed fist and with a force of not less than 10N applied to the device.  
   ii) is located not more than 1100mm (43 1/2") above the finished floor, within 500mm (19 1/2") from the front of the lavatory, and  
   iii) is operable with one hand, and  
   iv) located not more than 610mm (24"), measured horizontally, from the edge of the lavatory.  
 (2) If mirrors are installed in a washroom described in Sentence 3.8.2.3(2), (3) or (4), at least one mirror shall be:  
 a) installed above a lavatory required by Sentence (1), and  
 b) mounted with its bottom edge not more than 1000mm (39 1/2") above the finished floor or inclined to be vertical to be usable by a person in a wheelchair.  
 (3) If dispensing or hand-operated washroom accessories, other than those located in water closet stalls or enclosures and those described in Clause (1)(g), are provided, they shall be mounted so that:  
 a) the dispensing height is not less than 900mm (35 1/2") and not more than 1200mm (47 1/2") above the finished floor.  
 b) the controls or operating mechanisms are mounted not less than 900mm (35 1/2") and not more than 1200mm (47 1/2") above the finished floor.

**3.8.3.12. Universal Washrooms**  
 (1) A universal washroom room shall:  
 a) be served by a barrier-free path of travel.  
 b) have a door that:  
   i) complies with Article 3.8.3.  
   ii) has a graspable latch-operating mechanism that is:  
    A) operable using a closed fist and with a force of not more than 22N, and  
    B) located between 900mm (35 1/2") and 1000mm (39 1/2") above finished floor, and  
   iii) is capable of being locked from the inside and released from the outside in case of emergency.  
 c) have one lavatory conforming to Sentences 3.8.3.11(1), (3), and (4),  
 d) have one water closet conforming to Article 3.8.3.9 that is located in accordance with Clause 3.8.3.7(2)(a) or (b).  
 e) have grab bars conforming to:  
   i) Sentence 3.8.3.8(1), if the water closet is located in accordance with Clause 3.8.3.7(1)(a);  
   ii) Sentence 3.8.3.8(4), if the water closet is located in accordance with Clause 3.8.3.8(2)(b).  
 f) have no internal dimension between walls that is less than 1700mm (66 1/2").  
 g) have a coat hook that conforms to Clause 3.8.3.8(1)(e) and a shelf that is located not more than 1100mm (43 1/2") above the finished floor and projects not more than 100mm (3 1/2") from the wall.  
 h) be designed to permit a wheelchair to turn in an open space not less than 700mm (27 1/2") in diameter.  
 i) be provided with a door equipped with a power door operator.  
 j) be provided with a mirror.  
 k) installed above a lavatory described in Clause (1)(c), and  
   ii) mounted with its bottom edge not more than 1000mm (39 1/2") above the finished floor or inclined to the vertical to be usable by a person in a wheelchair, and  
 l) have lighting controlled by a motion sensor conforming to Sentence 12.2.4.12.  
 (2) A universal washroom shall have:  
 a) an emergency call system that consists of audible and visual signal devices inside and outside of the washroom that are activated by a control device inside

**3.8.3.13. Controls**  
 (1) Power door operator controls shall:  
 a) be accessible to a person in a wheelchair using a side approach.  
 b) be operable.  
 c) using one hand and with a force of not more than 22.2 N, in the case of a manual pull station, and  
 d) using a closed fist and with a force of not more than 22.2 N, in the case of all other controls, and  
 e) be mounted.  
 f) not less than 900mm and not more than 1100mm above the finished floor.

the washroom, and  
 b) an emergency sign that contains the words **IN THE EVENT OF AN EMERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE** in letters at least 25mm (1") high with a 5mm (3/16") stroke and that is posted above the emergency button.

(3) A clear space not less than 810mm wide and 1830mm long shall be provided in each universal washroom for an adult-size change table.

(4) where the clear space provided for an adult-size change table is adjacent to a wall, the clear space shall be installed in the wall to permit the future installation of the change table.

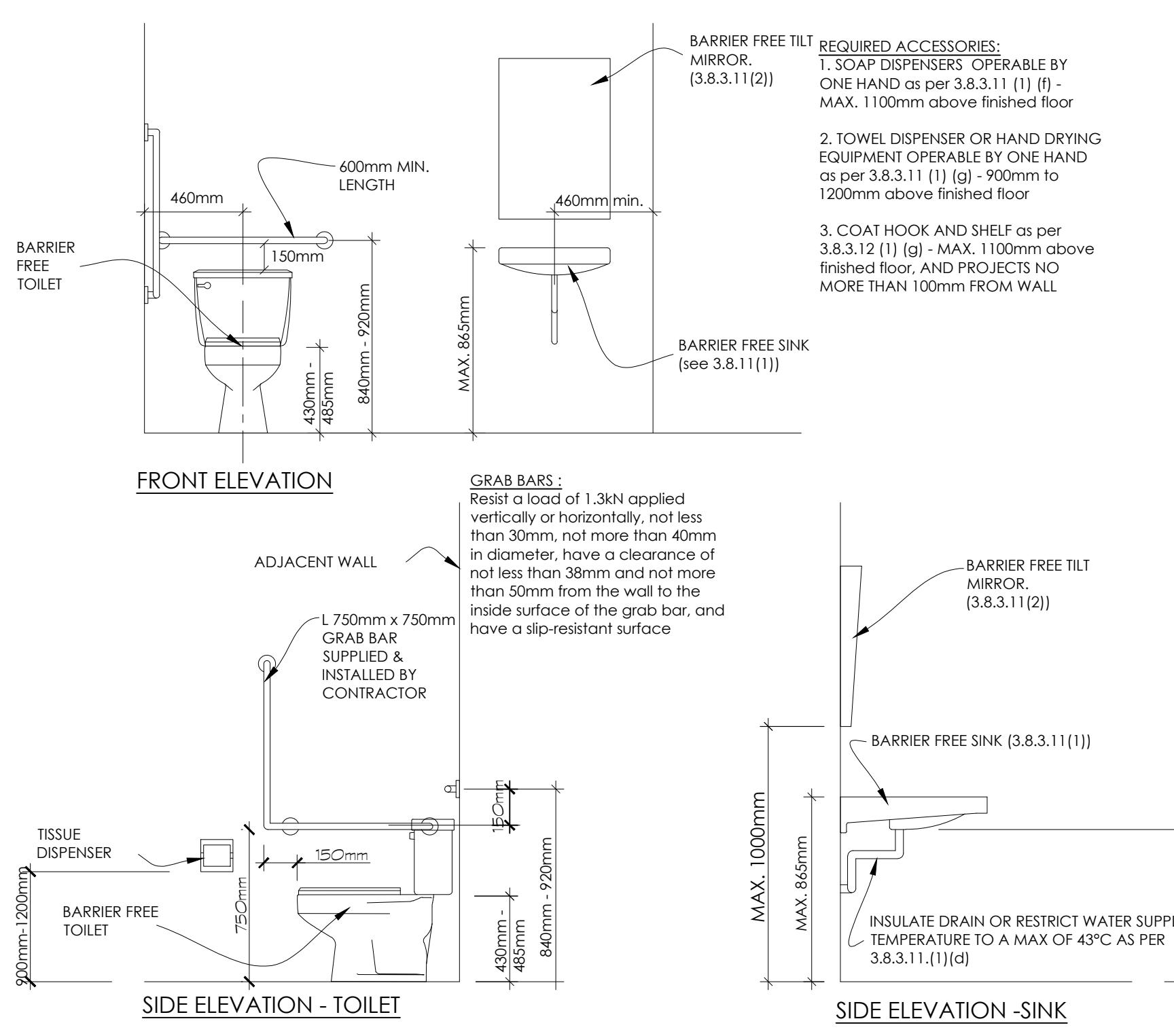
(5) Where an adult-size change table is installed, it shall:  
 a) when fully loaded, have a surface height above the finished floor that can be adjusted from between 450mm and 500mm at the low range to between 850mm and 900mm at the high range.  
 b) be designed to carry a load of 1.33kN.  
 c) have a clear floor space parallel to the long side of the table not less than 760mm wide and 900mm long, and  
 d) in the case of a fold-down table:  
   i) be installed so that it does not encroach into a clear transfer space described in clause 3.8.3.8(2)(a) or (b); and  
   ii) have no operating mechanisms higher than 1200mm.

(6) A universal washroom need not conform to Sentences (3) and (4) if:  
 a) it is located in a suite that:  
   i) is used for an elderly occupancy, a business & personal service occupancy, a dormitory occupancy, or an industrial occupancy, AND  
   ii) meets one of the following requirements:  
    A) is located in a building that is less than 300m<sup>2</sup> in building area, or  
    B) it is less than 300m<sup>2</sup> in area, if located in a building that is at least 300m<sup>2</sup> in building area, or  
   iii) another universal washroom conforming to this Article is provided on the same floor level within 45m.  
 b) another universal washroom conforming to this Article is provided on the same floor level within 45m.

**3.8.1.5. Controls**  
 (1) Power door operator controls shall:  
 a) be accessible to a person in a wheelchair using a side approach.  
 b) be operable.  
 c) using one hand and with a force of not more than 22.2 N, in the case of a manual pull station, and  
 d) using a closed fist and with a force of not more than 22.2 N, in the case of all other controls, and  
 e) be mounted.  
 f) not less than 900mm and not more than 1100mm above the finished floor.

(2) A universal washroom shall have:  
 a) an emergency call system that consists of audible and visual signal devices inside and outside of the washroom that are activated by a control device inside

### barrier free washroom details

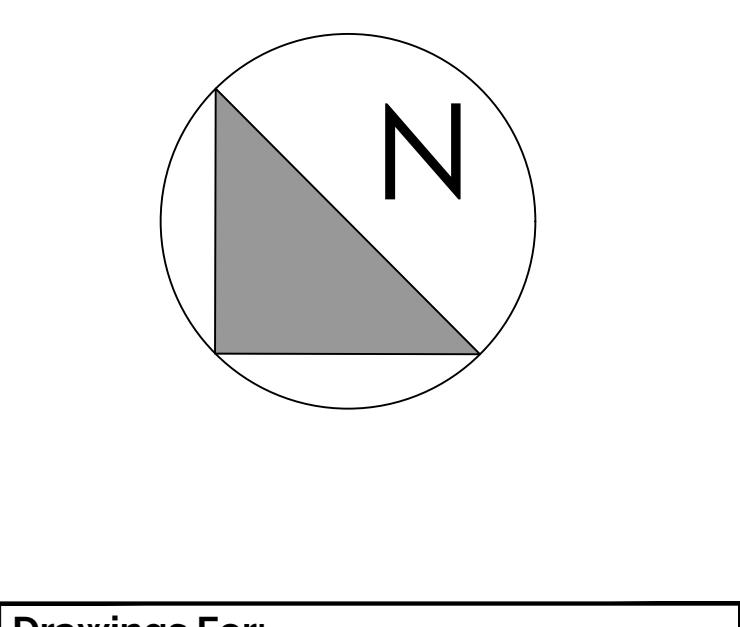
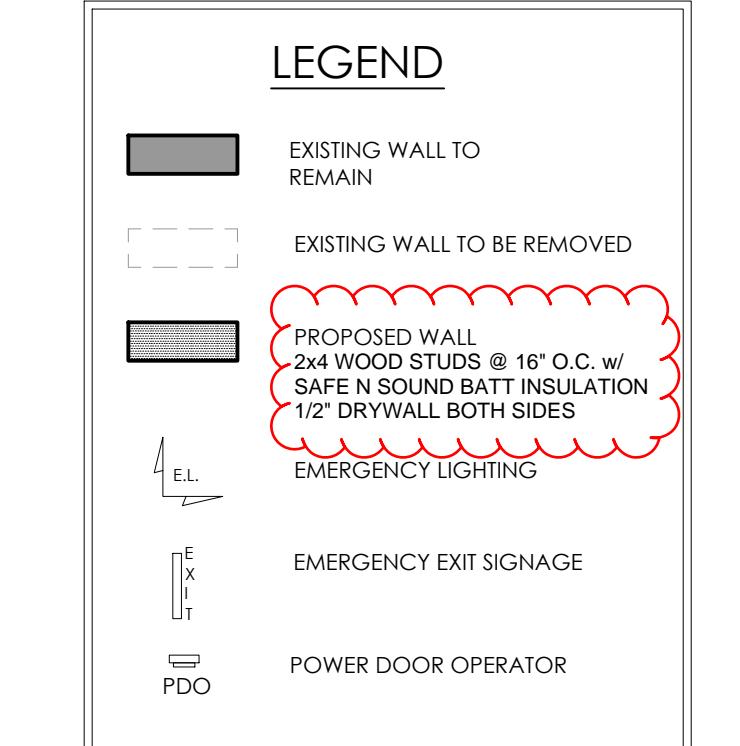


ALL CONSTRUCTION METHODS AS PER PART 9 OF THE O.B.C.

ALL TRADES TO HAVE MIN. FIVE YEARS EXPERIENCE IN THEIR RESPECTIVE DISCIPLINES.

ANY DEVIATION FROM THESE PLANS DURING THE BUILDING PROCESS MUST BE REPORTED TO THIS OFFICE TO ENSURE COMPLIANCE WITH THE ONTARIO BUILDING CODE, LATEST EDITION. FAILURE TO DO SO ABSOLVES THIS FIRM FROM RESPONSIBILITY AND LIABILITY. DRAWINGS ARE NOT TO BE SCALED.

DRAWINGS ARE NOT TO BE COPIED OR REPRODUCED WITHOUT PERMISSION OF MOLLY CONLIN DESIGN & DRAFTING.



**Notes / Revisions:**  
 JULY 15, 2025:  
 - UPDATES BASED ON TOWNSHIP REVISIONS

**Project:** TENANT FIT UP

**Title:** PLANS

**Molly Conlin**  
 design & drafting

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 705-313-5510

**SIGNATURE:** *Molly Conlin*

**Designed By:** M. CONLIN

**Date:** OCTOBER, 2020

**Page:** A2

**Scale:**  $\frac{1}{4}'' = 1'-0''$