

# north kawartha health centre

183 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 FLOOR AREA = 283.7 m<sup>2</sup> (3053.9 ft<sup>2</sup>)  
PROPOSED FLOOR AREA = 318.5 m<sup>2</sup> (3427.9 ft<sup>2</sup>)

EXISTING USE: 'D' OCCUPANCY - BUSINESS & PERSONAL SERVICES (DOCTOR/DENTIST OFFICE)  
PROPOSED USE: 'D' OCCUPANCY - BUSINESS & PERSONAL SERVICES (DOCTOR/DENTIST OFFICE)

EXISTING OCCUPANT LOAD = 31 (9.3 PER M<sup>2</sup>, AS PER TABLE 3.1.17.1)

PROPOSED OCCUPANT LOAD = 35 (9.3 PER M<sup>2</sup>, AS PER TABLE 3.1.17.1)

9.9.8.2 EXITS  
REQUIRED = 2  
EXISTING = 5  
ACCESSIBLE = 1 (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:  
2 WASHROOMS PER EACH SEX  
EXISTING = 3 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: 1 FOR EACH 20 m<sup>2</sup> OF NET FLOOR AREA OR PORTION THEREOF (AS PER NORTH KAWARTHA ZONING BY-LAW)

PROPOSED: 34 PARKING SPACES

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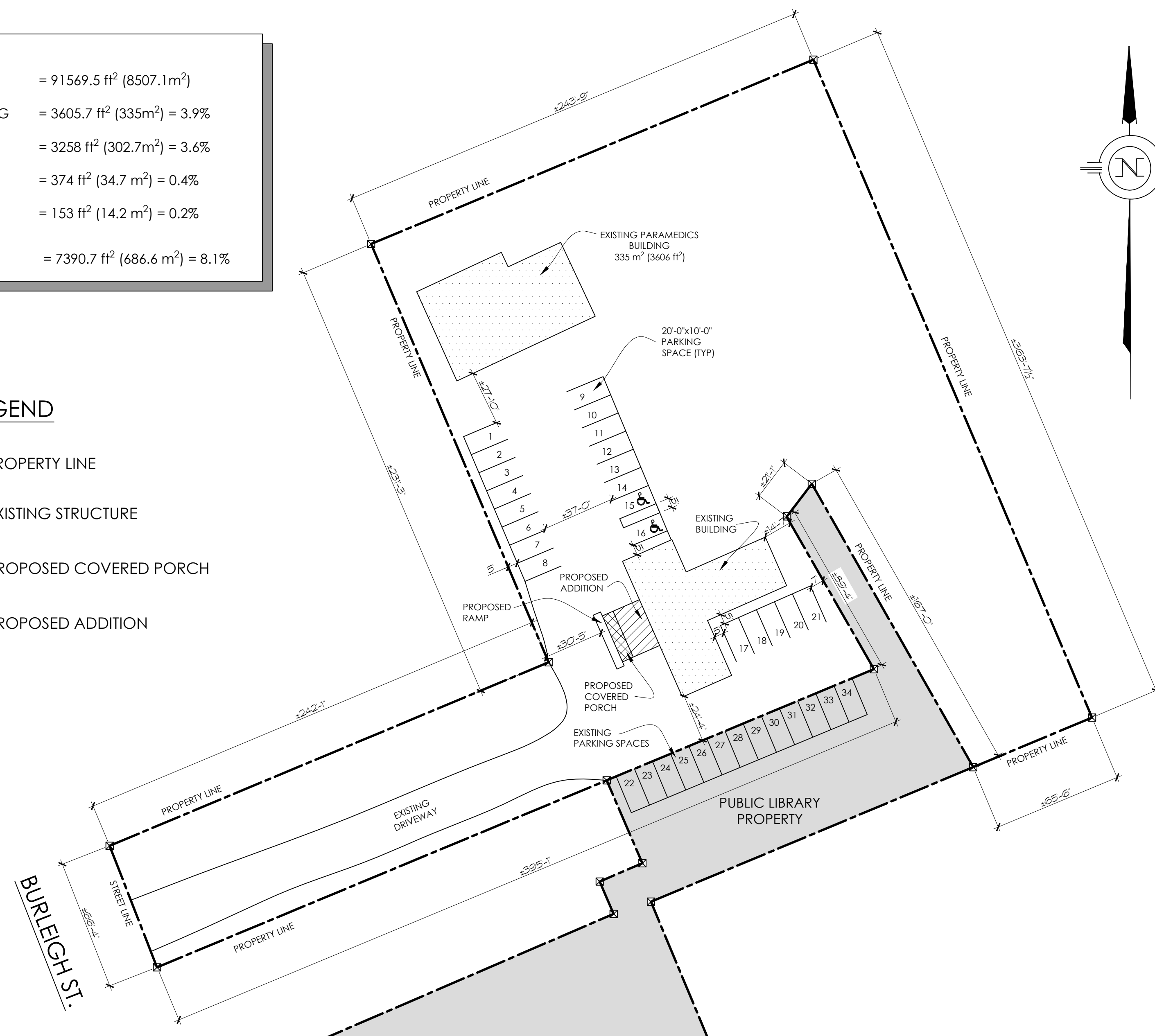
- A1 - TITLE SHEET
- A2 - FOUNDATION PLAN
- A3 - MAIN FLOOR PLAN
- A4 - ROOF PLAN
- A5 - ELEVATIONS
- A6 - CROSS SECTIONS
- E1 - ELECTRICAL PLANS

### SITE STATISTICS

LOT AREA	= 91569.5 ft <sup>2</sup> (8507.1m <sup>2</sup> )
EXISTING PARAMEDIC BUILDING	= 3605.7 ft <sup>2</sup> (335m <sup>2</sup> ) = 3.9%
EXISTING HEALTH CENTRE	= 3258 ft <sup>2</sup> (302.7m <sup>2</sup> ) = 3.6%
PROPOSED ADDITION	= 374 ft <sup>2</sup> (34.7 m <sup>2</sup> ) = 0.4%
PROPOSED COVERED PORCH	= 153 ft <sup>2</sup> (14.2 m <sup>2</sup> ) = 0.2%
TOTAL PROPOSED LOT COVERAGE	= 7390.7 ft <sup>2</sup> (686.6 m <sup>2</sup> ) = 8.1%

### LEGEND

- PROPERTY LINE
- EXISTING STRUCTURE
- PROPOSED COVERED PORCH
- PROPOSED ADDITION



## SITE PLAN

SCALE: 1"=40'-0"

ITEM	ONTARIO BUILDING CODE MATRIX	O.B.C. REFERENCE					
		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 checked="" type="checkbox"/> RENOVATION	1.1.2 (A)	1.1.2 (A) & 9.10.1.3	1.1.1 TO 11.4			
2.	MAJOR OCCUPANCY (S) - GROUP 'D' - BUSINESS & PERSONAL SERVICE	3.1.2.1 (1)	9.10.2				
3.	BUILDING AREA BLDG FOOTPRINT 337.4 m <sup>2</sup> SUITE 318.5 m <sup>2</sup>	1.4.1.2 (A)	1.4.1.2 (A)				
4.	GROSS AREA ENTIRE BLDG 337.4 m <sup>2</sup> SUITE 318.5 m <sup>2</sup>	1.4.1.2 (A)	1.4.1.2 (A)				
5.	NUMBER OF STOREYS ABOVE GRADE 1 BELOW GRADE 0	1.4.1.2 (A) & 3.2.1.1	1.4.1.2 (A) & 9.10.4				
6.	NUMBER OF STREETS / FIRE FIGHTER ACCESS 1	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 INDEX				
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"/> NON-COMBUSTIBLE REQUIRED <input type="checkbox"/> BOTH ACTUAL CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH	3.2.2.20 - 83	9.10.6				
14.	MEZZANINE AREA - N/A	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	3.1.17	9.9.1.3				
16.	MAIN FLOOR OCCUPANCY LOAD OCCUPANCY = 35 PERSONS						
17.	BARRIER FREE DESIGN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.8 3.3.1.2 & 3.3.1.19	9.5.2 11.3.3.2 (2) (b) 9.10.1.3, (4)				
18.	REQUIRED FIRE RESISTANCE RATING (F.R.R.) - N/A F.R.R. OF SUPPORTING MEMBERS - N/A	3.2.2.20-.83 & 3.2.1.4	9.10.8 9.10.9				
19.	SPATIAL SEPERATION: CONSTRUCTION OF EXTERIOR WALLS IF APPLICABLE, SEE ELEVATIONS	3.2.3	9.10.14				
20.	PLUMBING FIXTURE REQUIREMENTS MALE/FEMALE COUNT @ (EXCEPT OTHERWISE NOTED) 50 % / 50 % MAIN FLOOR: OCCUPANCY GROUP D						
		OCCUPANT LOAD 35	O.B.C. TABLE NO. 3.7.4.7	FIXTURES REQUIRED 2	FIXTURES PROVIDED 3	3.7.4.7	3.7.4.7
21.	OTHER (DESCRIBE)						

# north kawartha health centre

183 burleigh st. apsley, ON

# GENERAL SPECIFICATIONS:

ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH AN ALLOWABLE BEARING CAPACITY OF 2000 PSF OR GREATER.

ALL EXTERIOR FOOTINGS SHALL BE TAKEN DOWN TO A MINIMUM DEPTH OF 4'-0" BELOW FINISHED GRADE.

REMOVE ALL TOPSOIL BENEATH ALL CONCRETE SLABS.

ALL FOUNDATION WALL FOOTINGS SHALL BE A MINIMUM 8" THICK. FOOTING PROJECTION SHALL BE MINIMUM 4' WIDE.

CONCRETE FOR REINFORCED FOOTINGS, FOUNDATION WALLS AND BASEMENT FLOOR SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPa.

CONCRETE FOR EXTERIOR SLABS AND STEPS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 32 MPa AND AIR ENTRAINMENT OF 5 TO 8%.

CONCRETE FLOOR SLABS SHALL HAVE A MAXIMUM SLUMP OF 4".

ALL CONCRETE SLABS SHALL BE REINFORCED WITH 6"x6" #6 WELDED WIRE MESH.

SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2" DIAMETER ANCHOR BOLTS AT 48" O.C. MAXIMUM WITH SILL GASKET UNDER. BOLTS SHALL BE EMBEDDED MINIMUM 10" DEEP INTO THE FOUNDATION WALL.

ALL STRUCTURAL FRAMING LUMBER SHALL BE SPRUCE-PINE-FIR NO. 1 OR NO. 2 GRADE LUMBER UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LENGTH OF BEARING END OF BEAMS SHALL BE NOT LESS THAN 3 1/2'.

PROVIDE MINIMUM 8" DEEP SOLID MASONRY BENEATH BEAMS SUPPORTED ON MASONRY.

PROVIDE DOUBLE FLOOR JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS OVER 6'-0" IN LENGTH RUNNING PARALLEL TO THE FLOOR JOISTS. DOUBLE FLOOR JOISTS MAY BE SEPARATED A MAXIMUM 8" BY 2"x4" BLOCKING @ 4'-0" O.C. TO ALLOW FOR THE PASSAGE OF HEATING DUCTS.

PROVIDE DOUBLE HEADERS AND TRIMMERS AROUND ALL MAJOR FLOOR OPENINGS.

PROVIDE SOLID BLOCKING UNDER ALL LOAD BEARING PARTITIONS.

ALL SUB-FLOORING SHALL BE MINIMUM 1/2" TONGUE AND GROOVE EXTERIOR GRADE DOUGLAS FIR PLYWOOD. SELECT SHEATHING.

PLYWOOD SUB-FLOORING SHALL BE SCREWED AND GLUED WITH AN ELASTOMERIC GLUE TO FLOOR JOISTS.

PROVIDE DOUBLE STUDS AROUND ALL OPENINGS.

PROVIDE MID-HEIGHT BLOCKING (GIRTS) IN ALL LOAD BEARING STUD WALLS.

INTERIOR LOAD BEARING STUD PARTITIONS IN BASEMENT SHALL BE 2x6 @ 16" O.C. ON 6 mil POLYETHYLENE ON 6" DEEP BY 18" WIDE CONCRETE FOOTING AND 4" DEEP BY 5 1/2" WIDE CONCRETE PEDESTAL.

ALL EXTERIOR STUD PARTITIONS SHALL BE 2x6 @ 16" O.C. UNLESS OTHERWISE NOTED ON THE DRAWINGS.

ALL INTERIOR STUD PARTITIONS SHALL BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PROVIDE DOUBLE 2x10 HEADER OVER ALL WINDOWS TO ACT AS LINTELS UNLESS OTHERWISE NOTED.

APPLY BREATHER TYPE BUILDING PAPER WITH MINIMUM 4" OVERLAP AT JOINTS OVER WALL SHEATHING.

PROVIDE 6 mil POLYETHYLENE VAPOUR BARRIER THROUGHOUT ALL INSULATED WALLS AND CEILINGS ON THE WARM SIDE.

ENSURE TIGHT SEAL AND CONTINUITY OF ALL VAPOUR BARRIER INCLUDING CONTINUOUS APPLICATION AT WALL INTERSECTIONS AND WALL PLATE / CEILING JOIST CONDITIONS.

PROVIDE ONE LAYER OF TAR PAPER BETWEEN CONCRETE FOUNDATION WALLS AND INTERIOR STRAPPING OR STUD WALLS.

LENGTH OF END BEAMS OF FLOOR, ROOF OR CEILING JOISTS SHALL BE NOT LESS THAN 1 1/2'.

WHERE STUDS, JOISTS OR STRAPPING ARE 24" O.C. INSTALL 1/2" GYPSUM DRYWALL.

WHERE STUDS, JOISTS OR STRAPPING ARE 16" O.C. INSTALL 1/2" GYPSUM DRYWALL.

FINISH ALL DRYWALL BY TAPING AND MUDDING SCREW LOCATIONS - 3 COATS AND SANDING SMOOTH.

ALL WINDOWS SHALL HAVE SEALED DOUBLE GLAZED UNITS AND BE LOW 'E' COATED AND ARGON FILLED. DIMENSIONS ON DRAWINGS INDICATE ROUGH STUD OPENING WITH ACTUAL WINDOW FRAME SIZES BEING 1" LESS. CHECK WITH EACH INDIVIDUAL MANUFACTURER FOR ALLOWABLE DIFFERENCE PRIOR TO FRAMING.

ADHERE TO ALL THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, LATEST EDITION AND TO ALL BY-LAWS OF THE MUNICIPALITY.

CLIMATIC DATA FOR THE PURPOSE OF DESIGN WAS DETERMINED USING A DESIGN SNOW LOAD OF 2.5 kPa (THE MINIMUM ALLOTTED IN THE TABLE 2.5.1.A FROM THE ONTARIO BUILDING CODE, LATEST EDITION.)

ALL FINISHED MATERIALS ARE TO BE SPECIFIED BY OWNERS.

ALL PLUMBING FIXTURES ARE TO BE AS SPECIFIED BY THE OWNERS. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH PART 7 OF THE ONTARIO BUILDING CODE, LATEST EDITION.

ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO HYDRO ELECTRICAL CODE, LATEST EDITION. ALL ITEMS OF ELECTRICAL EQUIPMENT MUST BE C.S.A. APPROVED.

HOLLOW STRUCTURAL STEEL SECTIONS & PLATES SHALL CONFORM TO CAN/CSA-G40.21-M92 GRADE 350W CLASS C.

ANCHOR BOLTS SHALL CONFORM TO ASTM A36 Fy=36 KSI.

REINFORCING STEEL SHALL CONFORM TO CSA G30.18-M92 GRADE 400 (60KSI).

CONCRETE WORK SHALL CONFORM TO CAN/CSA A23.1:2.3 FOR MATERIALS AND WORKMANSHIP. REINFORCED FOOTINGS AND FOUNDATION WALLS TO HAVE 25 MPa.

HOT ROLLED STEEL SECTIONS SHALL CONFORM TO CSA G40.21 350W ASTM A992, A572 GRADE 50.

ALL HARDWARE TO BE SIMPSON STRONG-TIE OR EQUAL.

BACKFILL OF INTERIOR SIDE OF FOUNDATION WALL TO BE 1/2" CLEAR CRUSHED STONE, COMPACTED IN 8" LIFTS. ANY ADDITIONAL FILL REQUIRED BELOW THE SLAB OR EXTERIOR ENTRY SLAB/RAMP TO BE 1/2" CLEAR CRUSHED STONE, AGAIN MECHANICALLY COMPACTED IN 8" LIFTS.

**NOTE:**  
ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO ORDERING MATERIALS

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

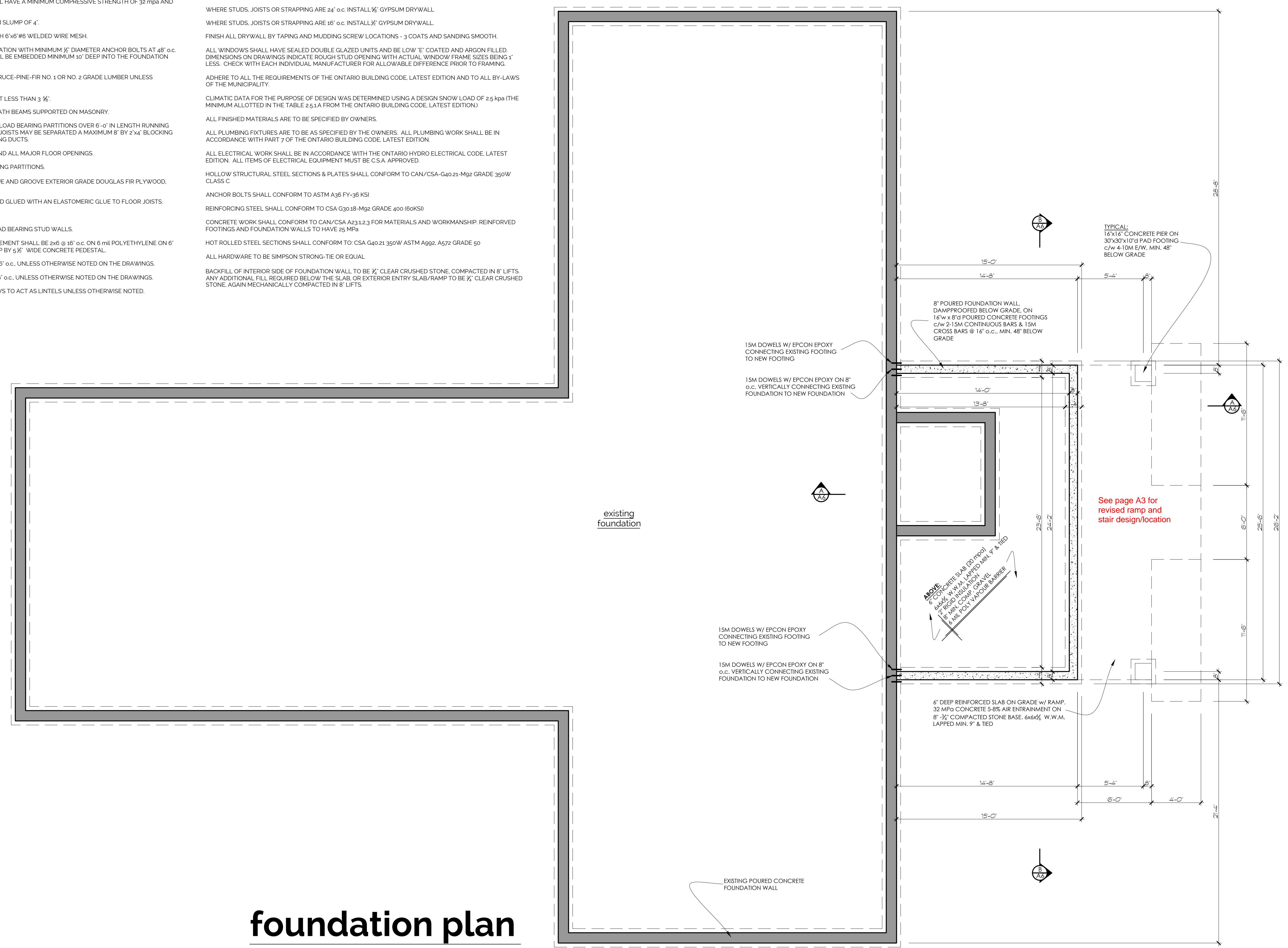
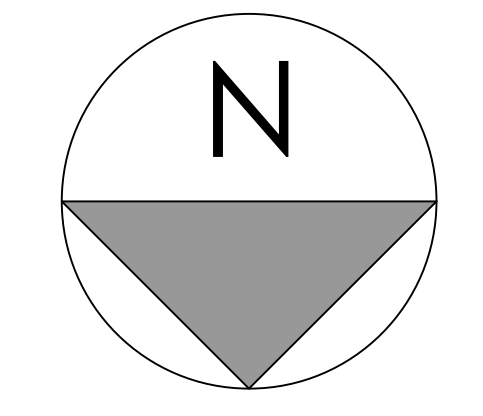
ALL TRADES TO HAVE MIN. FIVE YEARS EXPERIENCE IN THEIR RESPECTIVE DISCIPLINES.

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.

**LEGEND**

- EXISTING WALL TO REMAIN
- PROPOSED WALL
- EMERGENCY LIGHTING
- EMERGENCY EXIT SIGNAGE
- POWER DOOR OPERATOR



# foundation plan

**Drawings For:**  
NORTH KAWARTHA HEALTH CENTRE  
183 BURLEIGH ST.  
NORTH KAWARTHA, ON

**Notes / Revisions:**  
MAY 21, 2021:  
UPDATES TO FLOOR PLAN AS PER TOWNSHIP'S REQUEST  
MARCH 26, 2025:  
UPDATES TO FLOOR PLAN AS PER TOWNSHIP'S REQUEST

**Project:**  
RENOVATION & ADDITION

**Title:**  
FOUNDATION PLAN



FIRM BCIN#: 109402  
319 County Rd. 8  
Douro, ON K0L 2H0  
705-313-5510

**SIGNATURE:** *Molly Conlin*







**Designed By:**  
M. CONLIN

**Date:**  
AUGUST, 2020

**Page:**  
A2

**Scale:**  
1/4" = 1'-0"

**LEGEND**

-  110v RECEPTACLE
-  CATEGORY & CABLE FOR COMPUTER NETWORK
-  POWER DOOR OPERATOR
-  EMERGENCY LIGHTING
-  EMERGENCY EXIT SIGNAGE
-  LIGHT SWITCH

**NOTES:**  
 - ALL EXISTING DOORS TO BE REPLACED w/ SOUND PROOFED DOORS  
 - ALL TAPS IN EXAM ROOMS TO BE SWITCHED BACK TO MANUAL TAPS

EXISTING DOOR TO BE REMOVED AND FILLED IN w/ 2x4 STUDS, SAFE & SOUND INSULATION & RESILIENT CHANNEL

BACKING INSTALLED FOR FUTURE X-RAY MACHINE, AS PER SPECIFICATIONS ON UNIT

**WINDOW & DOOR NOTE:**  
 FRAMER TO ADD A DIMENSION OF 1" TO WINDOW OPENING FOR THE DIFFERENCE BETWEEN ROUGH STUD OPENING AND FRAME SIZE. CHECK WITH MANUFACTURER PRIOR TO ORDERING.

ALL LINTELS TO BE 2-2x10 UNLESS OTHERWISE NOTED







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

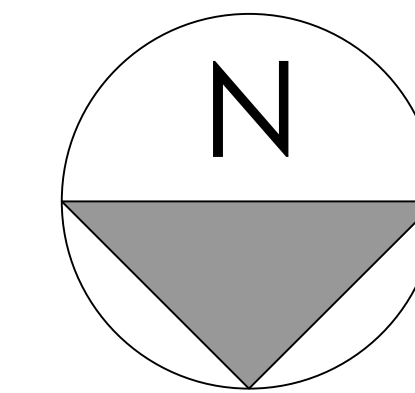
ALL TRADES TO HAVE MIN. FIVE YEARS EXPERIENCE IN THEIR RESPECTIVE DISCIPLINES.

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.

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**LEGEND**

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  PROPOSED WALL
-  EMERGENCY LIGHTING
-  EMERGENCY EXIT SIGNAGE
-  POWER DOOR OPERATOR



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 183 BURLEIGH ST.  
 NORTH KAWARTHA, ON

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 MARCH 26, 2025:  
 UPDATES TO FLOOR PLAN AS PER TOWNSHIP'S REQUEST

**Project:**  
 RENOVATION & ADDITION

**Title:**  
 MAIN FLOOR PLAN



FIRM BCIN#: 109402  
 319 County Rd. 8  
 Douro, ON K0L 2H0  
 705-313-5510

**SIGNATURE:** *Molly Conlin*

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 M. CONLIN

**Date:**  
 AUGUST, 2020

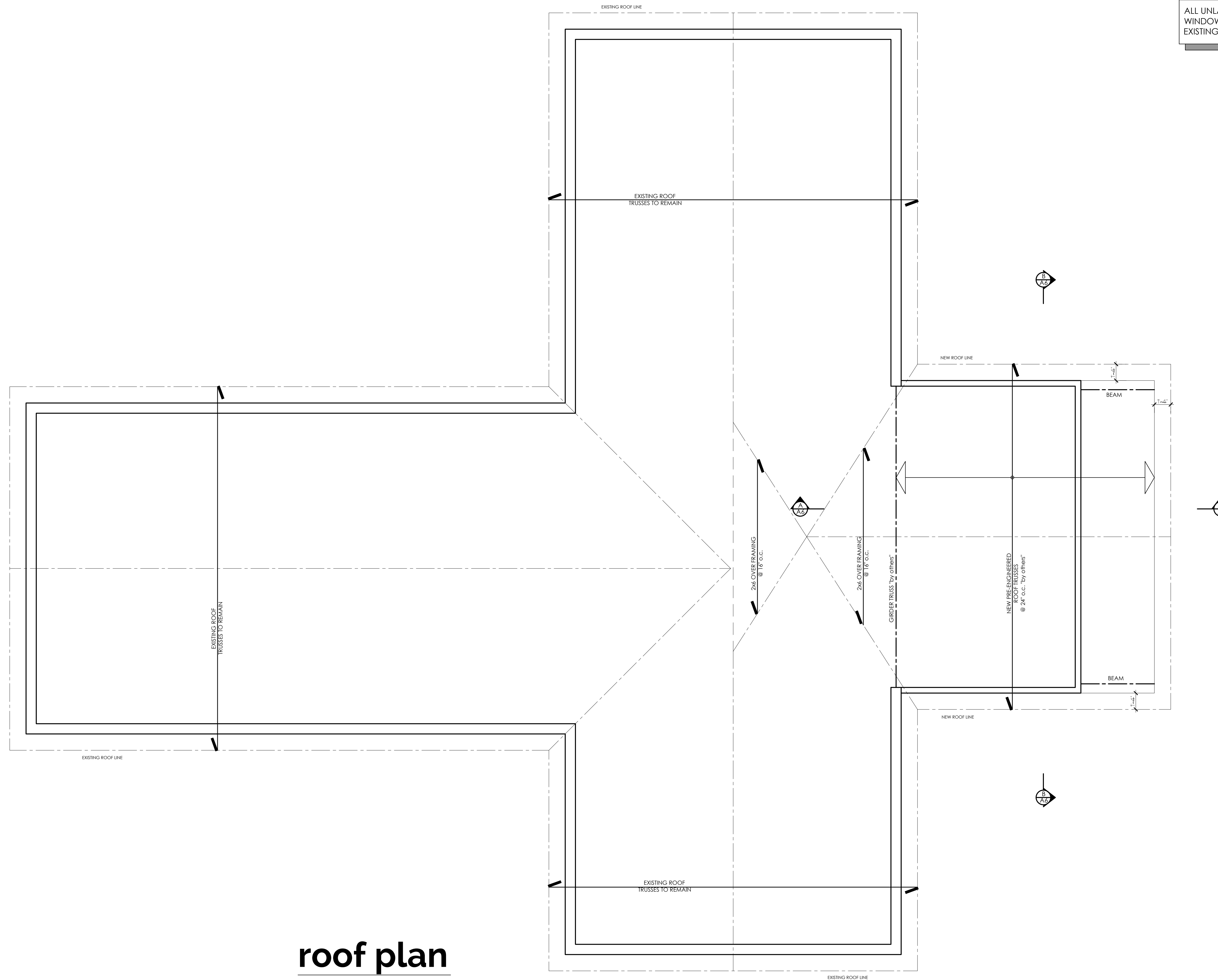
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 1/4" = 1'-0"

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**NOTE:**  
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**main floor plan**

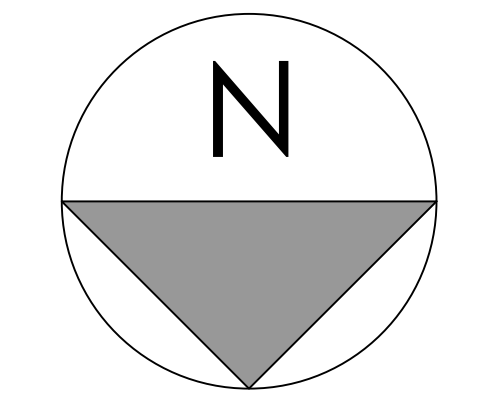




ALL UNLABELED DOORS & WINDOWS TO REMAIN AS EXISTING

ALL CONSTRUCTION METHODS AS PER PART 9 OF THE O.B.C.  
 ALL TRADES TO HAVE MIN. FIVE YEARS EXPERIENCE IN THEIR RESPECTIVE DISCIPLINES.  
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LEGEND	
	EXISTING WALL TO REMAIN
	PROPOSED WALL
	EMERGENCY LIGHTING
	EMERGENCY EXIT SIGNAGE
	POWER DOOR OPERATOR



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 183 BURLEIGH ST.  
 NORTH KAWARTHA, ON

**Notes / Revisions:**

**Project:**  
 RENOVATION & ADDITION

**Title:**  
 ROOF PLAN



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 319 County Rd. 8  
 Douro, ON K0L 2H0  
 705-313-5510

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 M. CONLIN

**Date:**  
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**roof plan**  
 -SHOWS REPRESENTATION OF ROOF - TRUSS DRAWINGS WILL SUPERCEDE WHAT IS SHOWN ON ROOF PLAN

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

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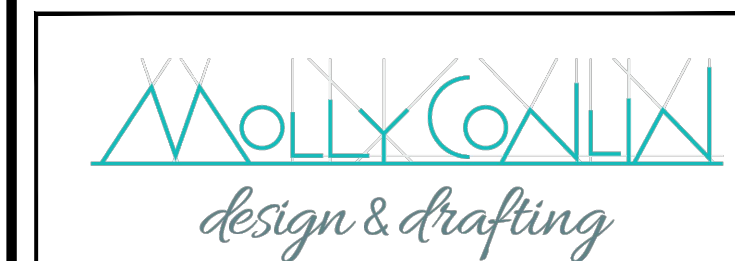


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NORTH KAWARTHA HEALTH CENTRE  
183 BURLEIGH ST.  
NORTH KAWARTHA, ON

**Notes / Revisions:**

**Project:**  
RENOVATION & ADDITION

**Title:**  
ELEVATIONS



**FIRM BCIN#:** 109402  
319 County Rd. 8  
Douro, ON K0L 2H0  
705-313-5510

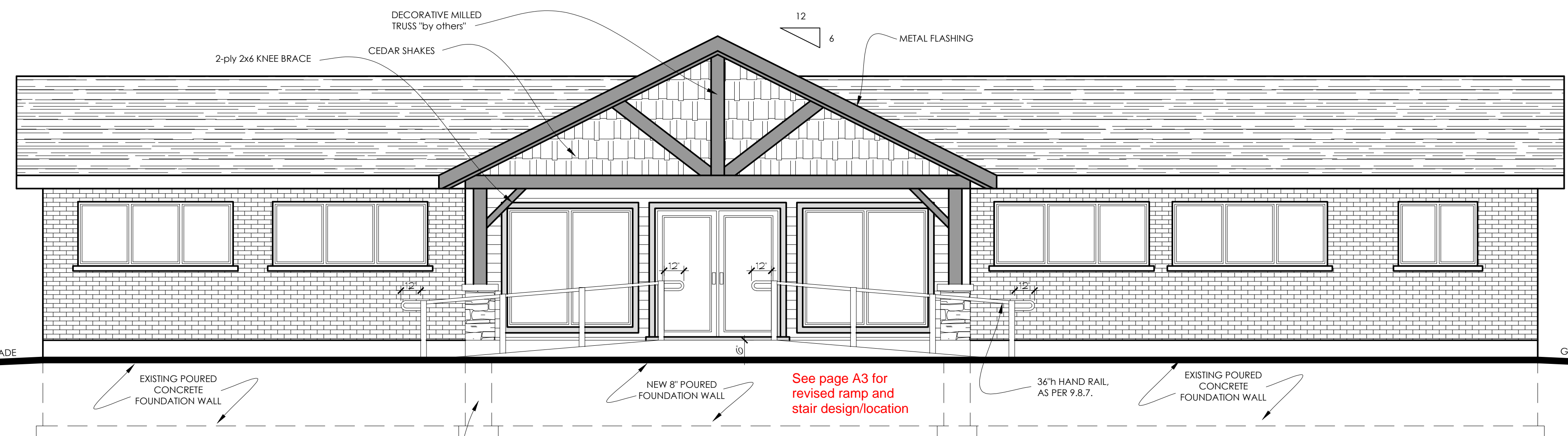
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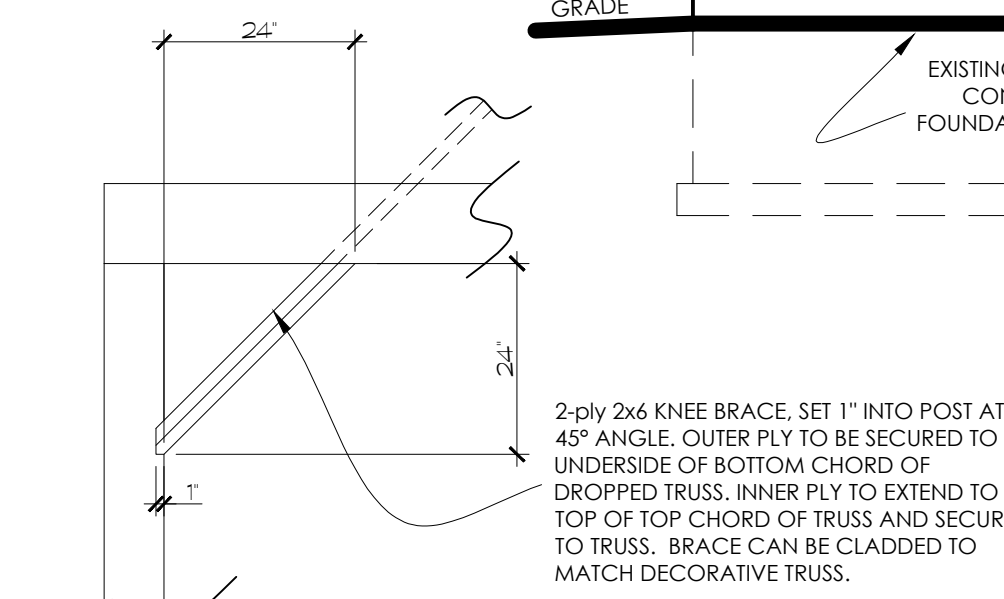
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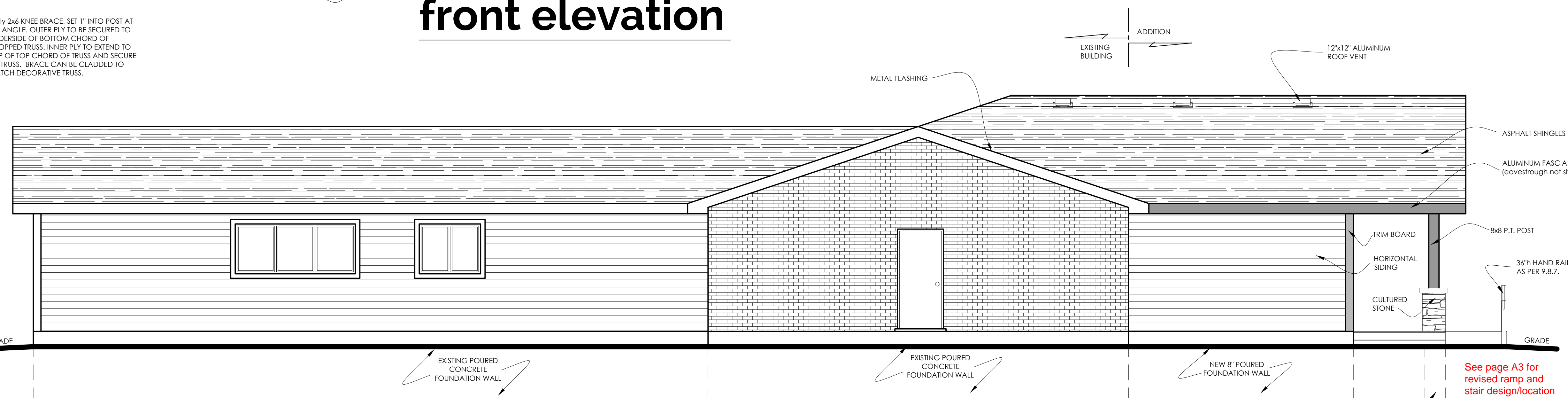
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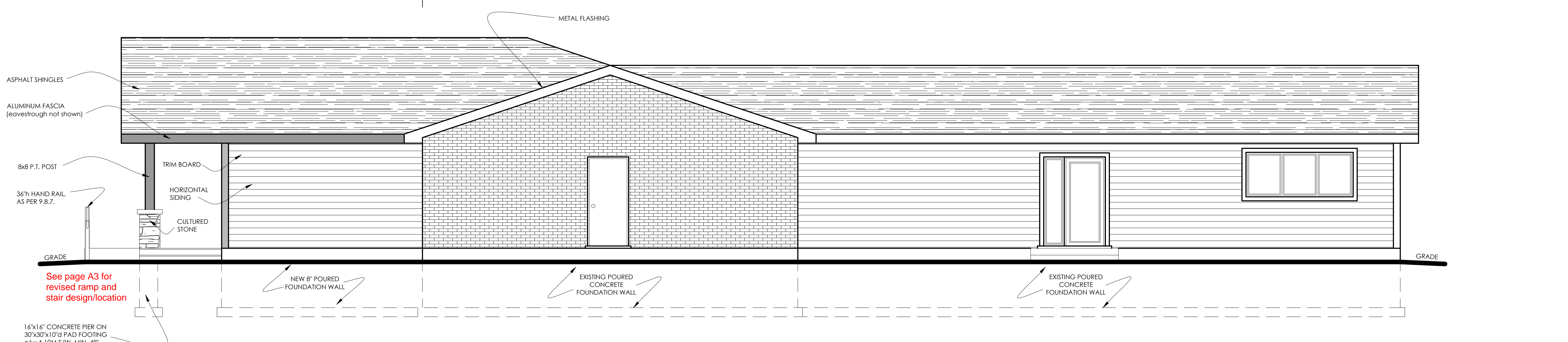
**front elevation**



**knee bracing detail**  
not to scale

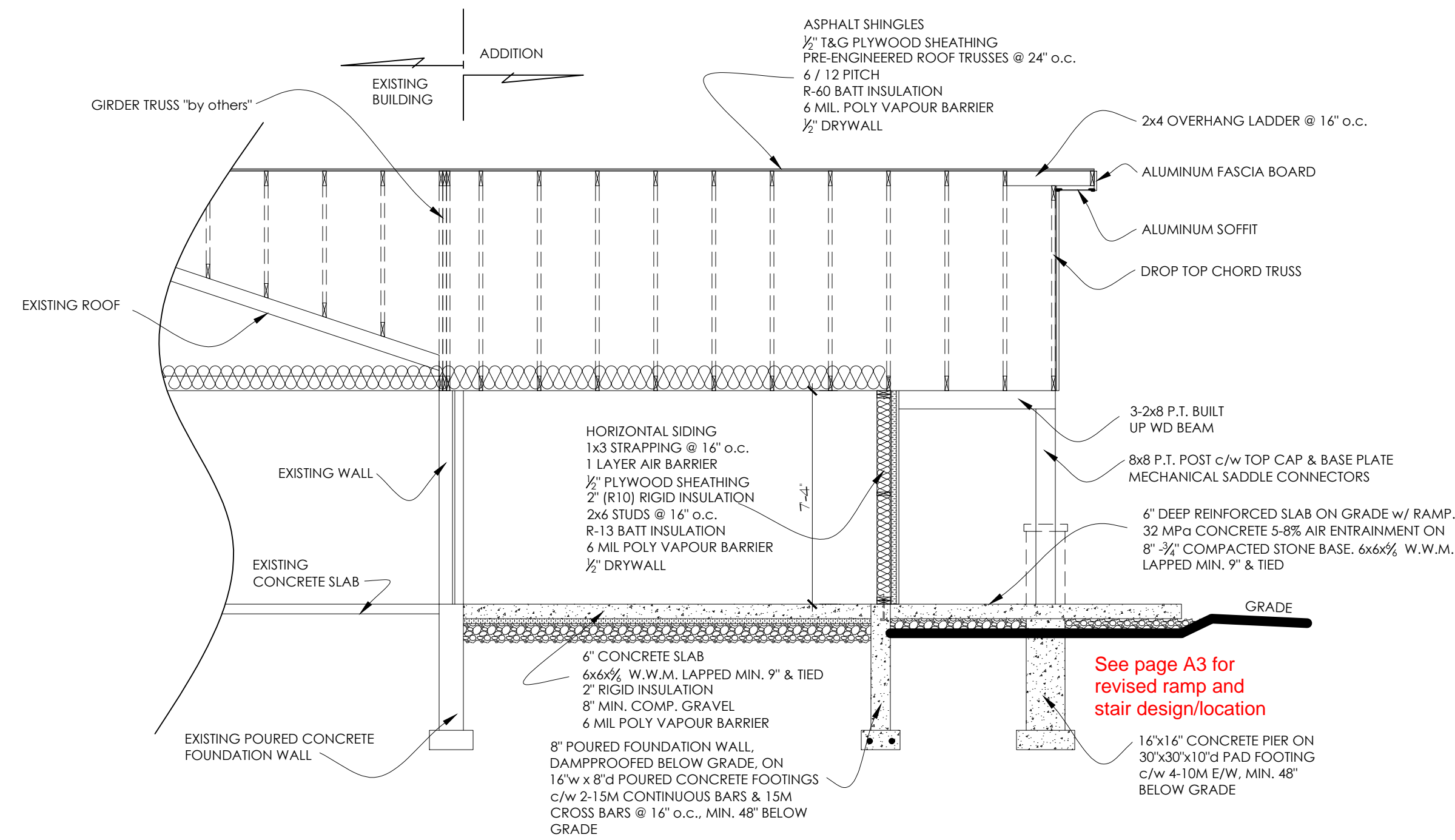


**left elevation**



**right elevation**

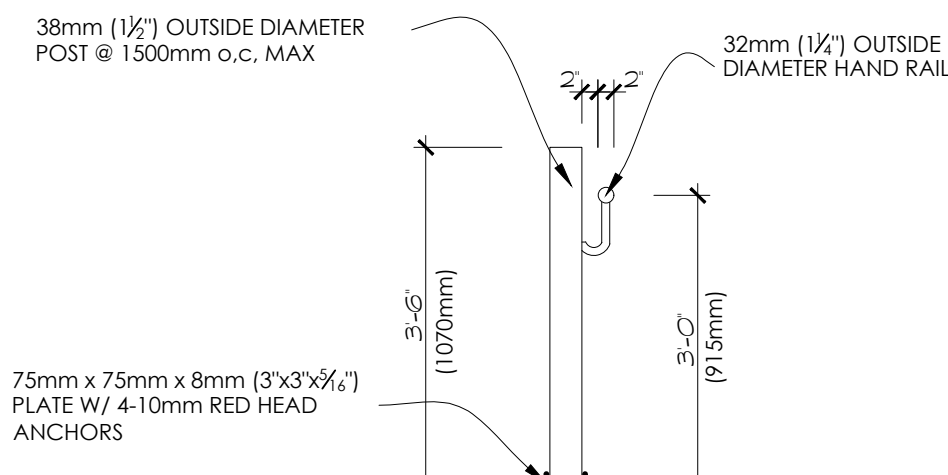
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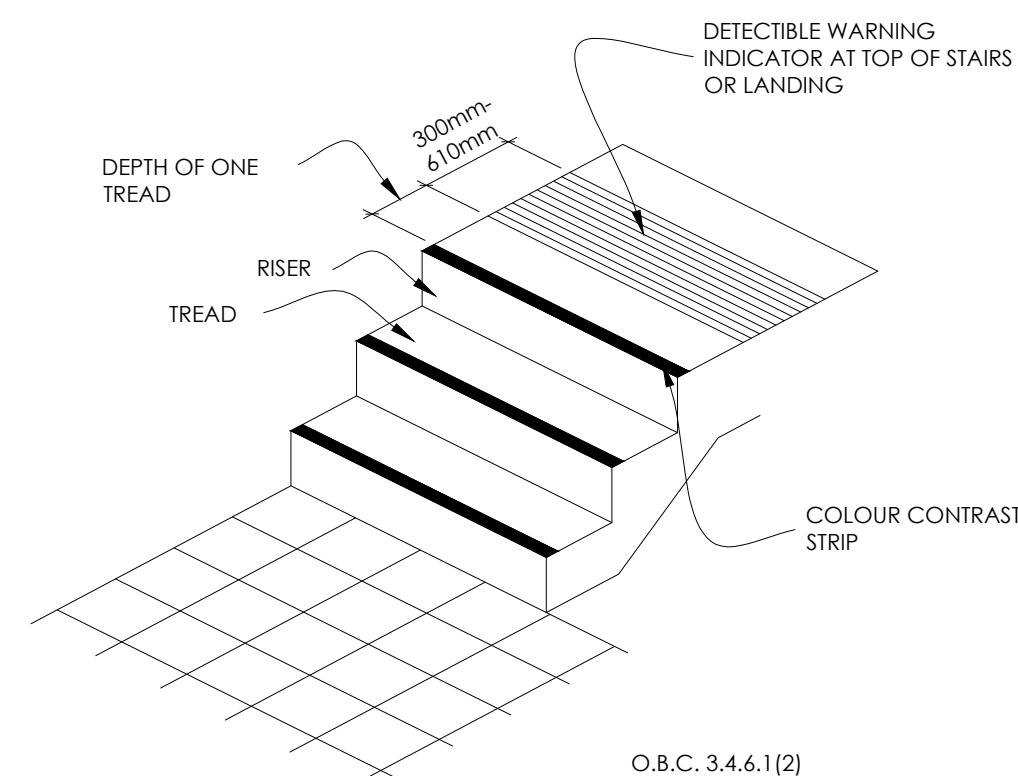
**cross section 'a'**

**3.8.3.4. Ramps**

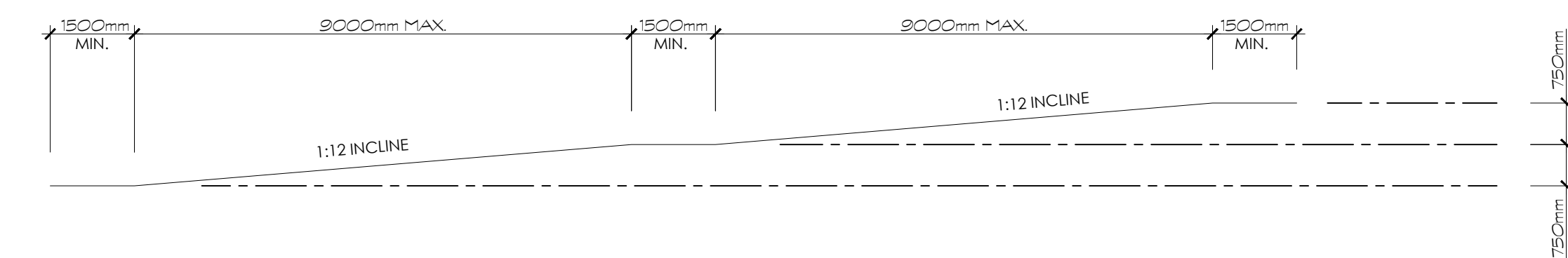
- (1) Ramps located in a barrier-free path of travel shall,
  - a) have a minimum width of 900 mm between handrails,
  - b) have a maximum gradient of 1 in 12,
  - c) have a level area of at least 1 670 mm by 1 670 mm at the top and bottom of a ramp and where a door is located in a ramp, so that the level area extends at least 600 mm beyond the latch side of the door opening, except that where the door opens away from the ramp, the area extending beyond the latch side of the door opening may be reduced to 300 mm,
  - d) have a level area of at least 1 670 mm long and at least the same width as the ramp,
    - (i) at intervals of not more than 9 m along its length, and
    - (ii) where there is an abrupt change in the direction of the ramp,
  - e) except as provided in Sentence (2), be equipped with handrails on both sides that shall,
    - (i) be continuously graspable along their entire length and have circular cross section with an outside diameter not less than 30 mm and not more than 40 mm, or any non-circular shape with a graspable portion that has a perimeter not less than 100 mm and not more than 155 mm and whose largest cross-sectional dimension is not more than 57 mm,
    - (ii) be not less than 865 mm and not more than 965 mm high, measured vertically from the surface of the ramp, except that handrails not meeting these requirements are permitted provided they are installed in addition to the required handrail,
    - (iii) be terminated in a manner that will not obstruct pedestrian travel or create a hazard,
    - (iv) extend horizontally not less than 300 mm beyond the top and bottom of the ramp,
    - (v) be provided with a clearance of not less than 40 mm between the handrail and any wall to which it is attached, and
    - (vi) be designed and constructed such that handrails and their supports will withstand the loading values obtained from the nonconcurrent application of a concentrated load not less than 0.7 kN applied at any point and in any direction for all handrails and a uniform load not less than 0.7 kN/m applied in any direction to the handrail,
    - (f) except as provided in Sentence (2), have a wall or a guard on both sides and where a guard is provided the guard shall,
      - (i) be not less than 1 070 mm measured vertically to the top of the guard from the ramp surface, and
      - (ii) be designed so that no member, attachment or opening located between 140 mm and 900 mm above the ramp surface being protected by the guard will facilitate climbing, and
      - (g) be provided, (i) with a curb at least 50 mm high on any side of the ramp where no solid enclosure or solid guard is provided, and
      - (ii) with railings or other barriers that extend to within 50 mm of the finished ramp surface or have a curb not less than 50 mm high,
    - (2) Where a ramp serves as an aisleway for fixed seating, the requirements for handrails in Clause (1)(e) need not apply,
    - (3) Floors or walks in a barrier-free path of travel having a slope steeper than 1 in 20 shall be designed as ramps,



**guard rail / hand rail detail**



**tactile indicator at stairs detail (not to scale)**



**ramp cross section**  
o.b.c. 3.8.3.3 (not to scale)

**DOORS WITH POWER OPERATORS (O.B.C. A-3.8.3.3(5))**  
DOORS EQUIPPED WITH A POWER OPERATOR ACTIVATED BY A PRESSURE PLATE IDENTIFIED WITH THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY OR WHERE SECURITY IS REQUIRED, BY A KEY, CARD OR RADIO TRANSMITTER, AND THAT CAN OTHERWISE BE OPENED MANUALLY MEET THE INTENT OF THE REQUIREMENT. THE LOCATION OF THESE ACTIVATING DEVICES SHOULD ENSURE THAT A WHEELCHAIR WILL NOT INTERFERE WITH THE OPERATION OF THE DOOR ONCE IT IS ACTIVATED.

**O.B.C. 3.8.3.3(7)**  
CLOSURES FOR INTERIOR DOORS IN A BARRIER-FREE PATH OF TRAVEL SHALL HAVE A CLOSING PERIOD OF NOT LESS THAN 3 SECONDS MEASURED FROM WHEN THE DOOR IS IN AN OPEN POSITION OF 90° TO THE DOORWAY, TO WHEN THE DOOR REACHES A POINT 75mm FROM THE CLOSED POSITION, MEASURED FROM THE LEADING EDGE OF THE LATCH SIDE OF THE DOOR.

**BARRIER FREE NOTES**

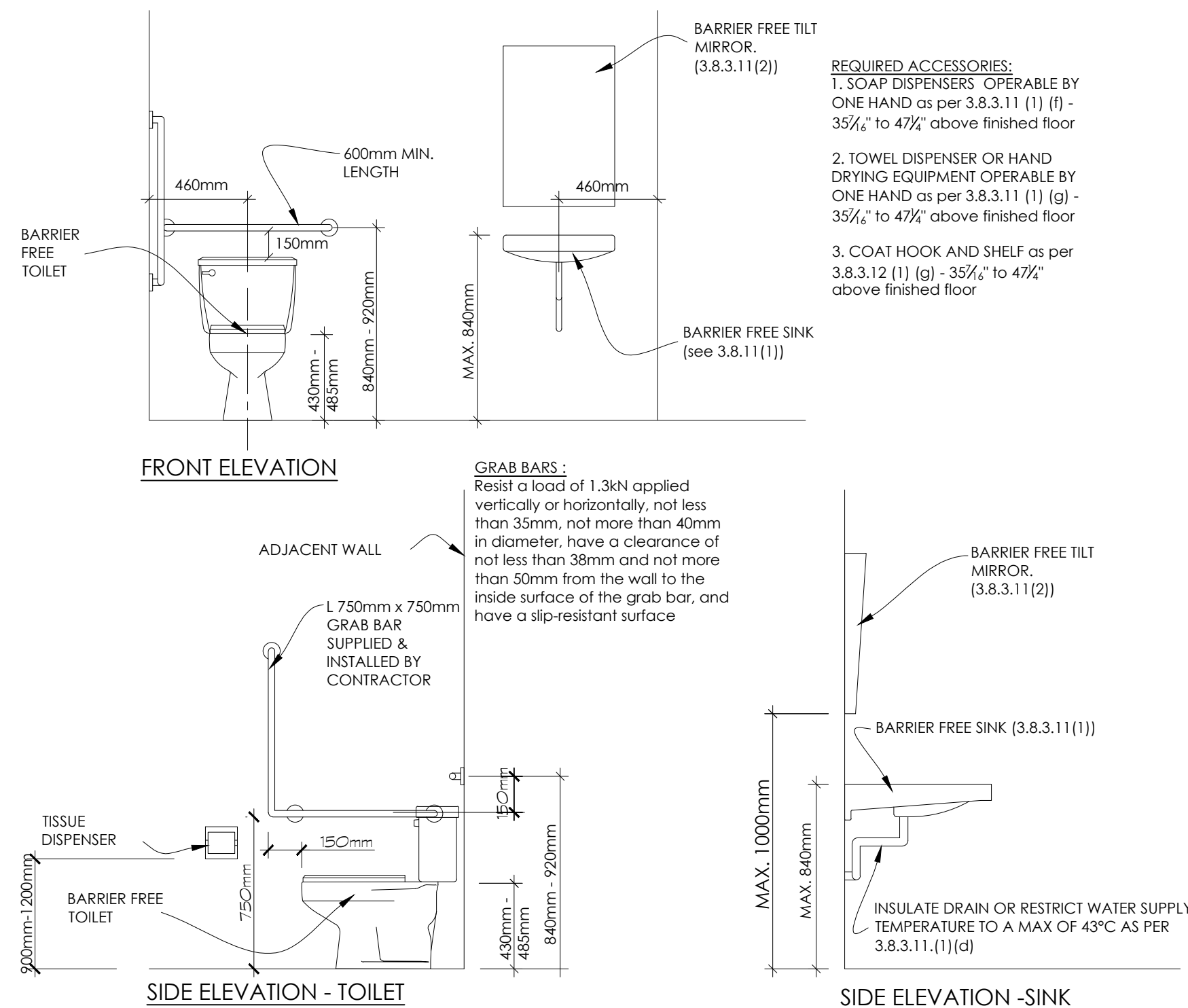
**3.8.3.11. Lavatories**

- (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) be mounted so that the top of the lavatory is not more than 840mm (33 1/4") above the finished floor,
  - c) have a clearance beneath the lavatory not less than,
    - i) 920mm (36 3/4") wide,
    - ii) 735mm (28 7/8") high at the front edge,
    - iii) 685mm (26 7/8") high at a point 205mm (8 1/8") back from the front edge,
    - iv) 350mm (13 3/4") high from a point 300mm (11 3/4") back from the front edge to the wall,
  - 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 faucets that have lever type handles without spring loading or operate automatically and that are 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 minimum 1370mm (53 1/4") deep floor space to allow for a forward approach, of which a maximum of 500mm (19 3/4") can be located under the lavatory,
  - g) have a soap dispenser that is,
    - i) located to be accessible to persons in wheelchairs
    - ii) located so that the dispensing height is not more than 1200mm (47 1/4") above the finished floor,
    - iii) operable with one hand, and
    - iv) located not more than 610mm (24"), measured horizontally, from the edge of the lavatory
  - h) have a towel dispenser or other hand drying equipment that is,
    - i) located to be accessible to persons in wheelchairs
    - ii) located so that the dispensing height is not more than 1200mm (47 1/4") above the finished floor,
    - iii) 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 3/4") above the finished floor or inclined to be the vertical to be usable by a person in a wheelchair,
  - (3) If dispensing or hand-operated washroom accessories, except those located in water closet stalls or described in Clause (1)(g), are provided, they shall be mounted so that,
    - a) the dispensing height is not less than 900mm (35 1/4") and not more than 1200mm (47 1/4") above the finished floor,
    - b) the controls or operating mechanisms are mounted not less than 900mm (35 1/4") and not more than 1200mm (47 1/4") above the finished floor,
    - c) a minimum 1370mm (53 1/4") deep floor space is provided in front of the controls or operating mechanisms to allow for a front approach,
  - (4) Where a shelf is installed above a lavatory required by Sentence (1), it shall,
    - a) be located not more than 200mm (7 7/8") above the top of the lavatory and not more than 1100mm (43 3/4") above the finished floor, and
    - b) project not more than 100mm (3 7/8") from the wall,
  - (5) A washroom described in Sentence 3.8.2.3(6) shall be provided with a lavatory conforming to Clauses (1)(e)(g) and (h)

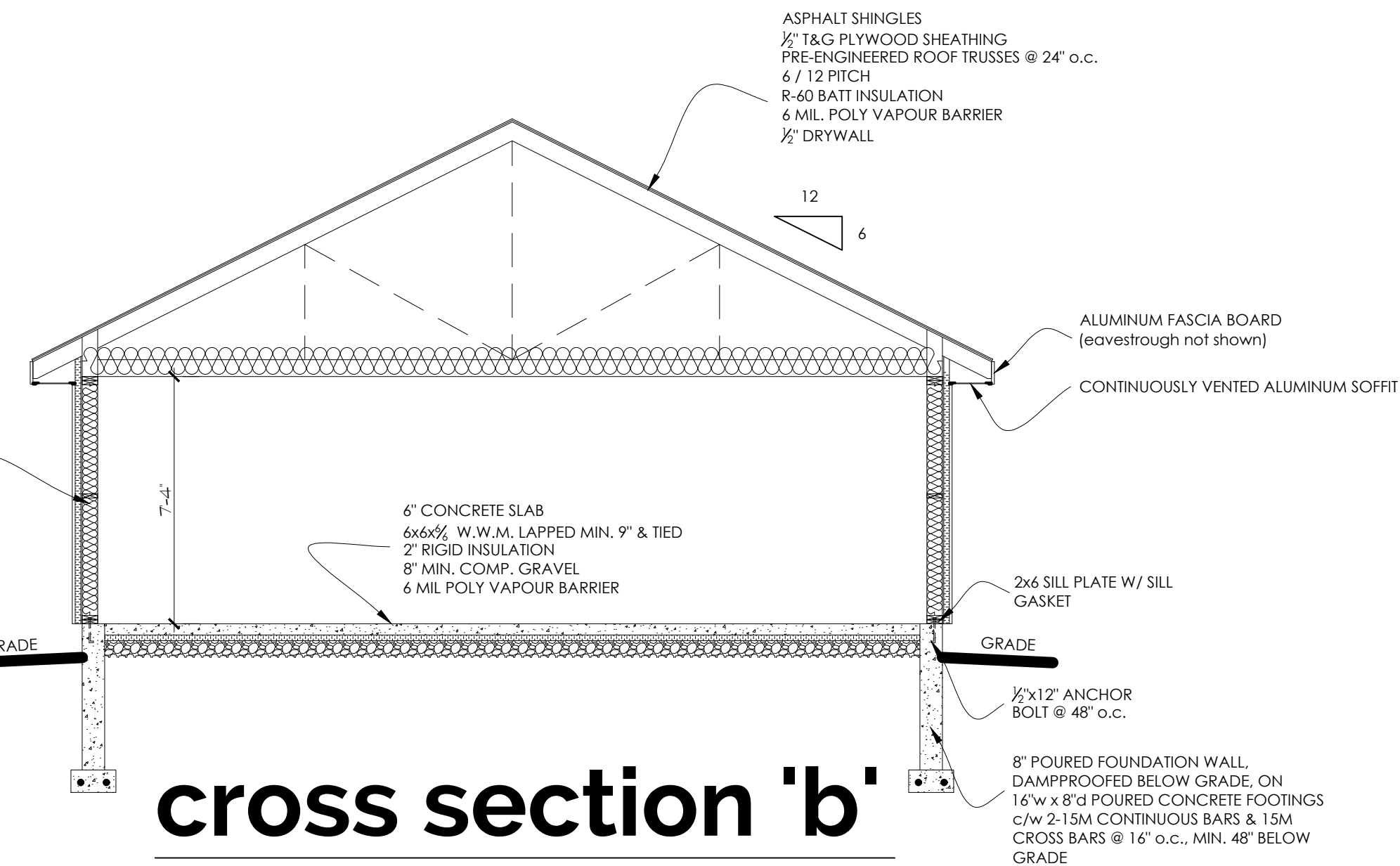
**3.8.3.12 Universal Washrooms**

- (1) A universal washroom room shall,
  - a) be served by a barrier-free path of travel,
  - b) have a door that is capable of being locked from the inside and released from the outside in case of emergency and that has,
    - i) a graspable latch-operating mechanism located not less than 900mm (35 1/4") and not more than 1000mm (39 3/4") above the finished floor,
    - ii) if it is an outward swinging door, a door pull not less than 140mm (5 1/2") long, located on the inside so that its midpoint is not less than 200mm (7 7/8") and not more than 300mm (11 3/4") from the latch side of the door and not less than 900mm (35 1/4") and not more than 1100mm (43 3/4") above the finished floor, and
    - iii) if it is an outward swinging door, a door closer, spring hinges or gravity hinges, so that the door closes automatically,
  - 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)(e) or (b),
  - e) have grab bars conforming to,

**barrier free washroom details**



**NOTE:**  
ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO ORDERING MATERIALS



**cross section 'b'**

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.



**Drawings For:**

NORTH KAWARTHA HEALTH CENTRE  
183 BURLEIGH ST.  
NORTH KAWARTHA, ON

**Notes / Revisions:**

(1) Universal washroom shall have,  
a) an emergency call system that consists of audible and visual signal devices inside and outside of the washroom that  
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 of at least 25mm (1") high with a 5mm (3/16") stroke and that is posted above the emergency button.

**Project:**

RENOVATION & ADDITION

**Title:**

CROSS SECTION & DETAILS



FIRM BCIN#: 109402  
319 County Rd. 8  
Douro, ON K0L 2H0  
705-313-5510

**SIGNATURE:**

*Molly Conlin*

**Designed By:**

M. CONLIN

**Date:**

AUGUST, 2020

**Scale:**

1/4" = 1'-0"

**Page:**

A6