

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 m² (3521.3 ft²)
SUITE FLOOR AREA = 105.9 m² (1139.8 ft²)

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 m², AS PER TABLE 3.1.17.1)

PROPOSED OCCUPANT LOAD = 29 (3.7 PER m², 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

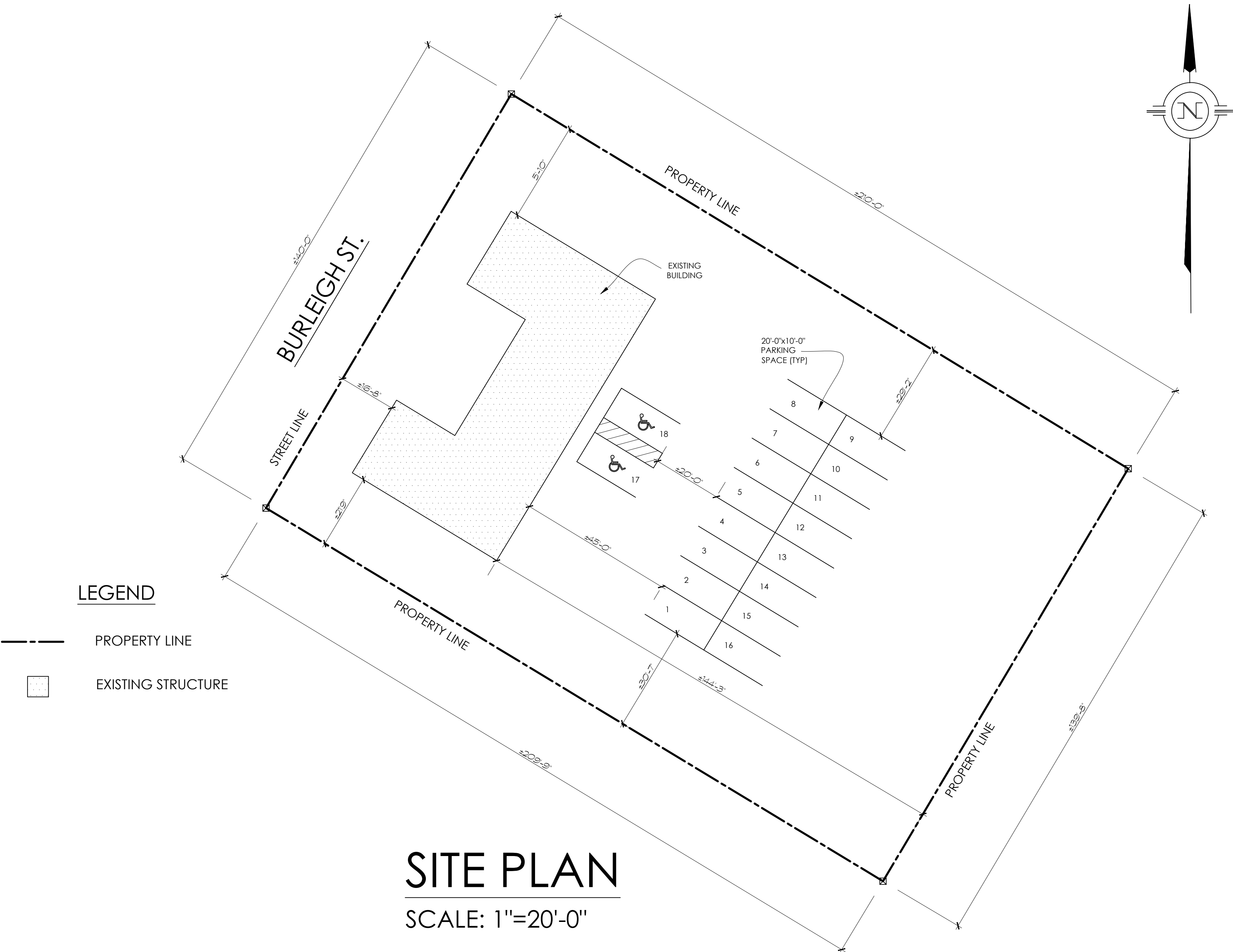
ALL EXTERIOR WINDOWS & DOORS TO REMAIN AS EXISTING

PARKING REQUIRED: 17 SPACES - 1 FOR EACH 20 m² OF NET FLOOR AREA OR PORTION THEREOF (AS PER NORTH KAWARTHA
ZONING BY-LAW)

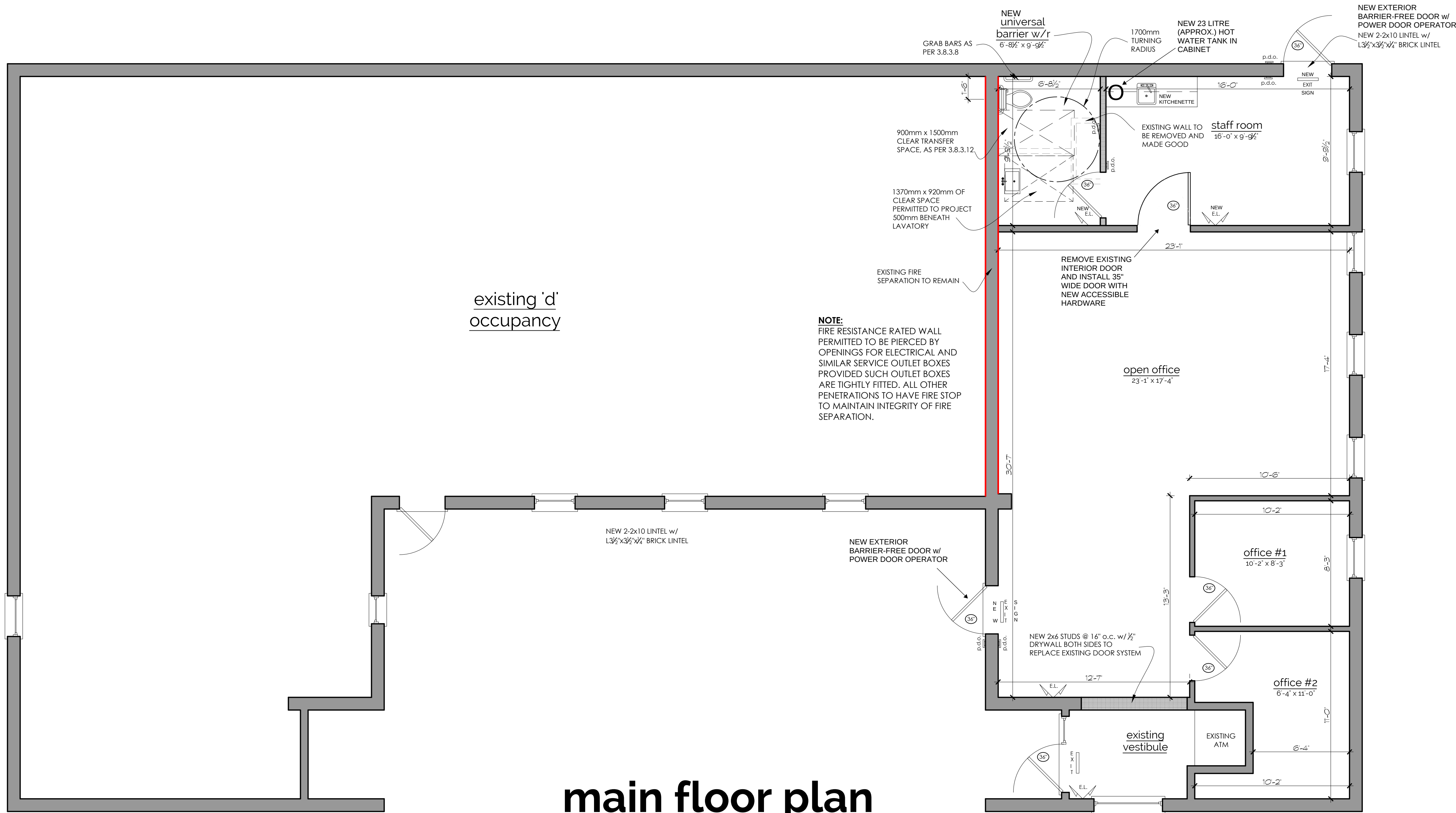
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A2 - PLAN & DETAILS

135 burleigh st. apsley, ON



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 ☐ NEW - TENANT FIT-UP ☐ CHANGE OF USE ☒ ADDITION ☒ 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 327.1 m² SUITE 105.9 m²	1.4.1.2 (A)	1.4.1.2 (A)																	
4.	GROSS AREA ENTIRE BLDG 327.1 m² SUITE 105.9 m²	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 ☐ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☒ NOT REQUIRED ☐ 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 ☐ YES ☒ NO	3.2.9	N/A																	
10.	FIRE ALARM REQUIRED ☐ YES ☒ NO	3.2.4	9.10.18																	
11.	WATER SERVICE SUPPLY IS ADEQUATE ☒ YES ☐ NO	3.2.5.7	N/A																	
12.	HIGH BUILDING ☐ YES ☒ NO	3.2.6	N/A																	
13.	CONSTRUCTION RESTRICTIONS ☒ COMBUSTIBLE PERMITTED ☐ NON-COMBUSTIBLE REQUIRED ☐ BOTH ACTUAL CONSTRUCTION ☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☒ 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 ☒ m2 or sq. ft. / PERSON ☐ DESIGN OF BUILDING MAIN FLOOR OCCUPANCY LOAD OCCUPANCY = 29 PERSONS	3.1.17	9.9.1.3																	
16.	BARRIER FREE DESIGN ☐ YES ☒ NO	3.8	9.5.2	11.3.3.2 (2) (b)																
17.	HAZARDOUS SUBSTANCES ☐ YES ☒ NO	3.3.1.2 & 3.3.1.19	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/E	<table><tr><th>OCCUPANT LOAD</th><th>O.B.C. TABLE No.</th><th>FIXTURES REQUIRED</th><th>FIXTURES PROVIDED</th></tr><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></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)																			



ALL UNLABELED DOORS & WINDOWS TO REMAIN AS EXISTING

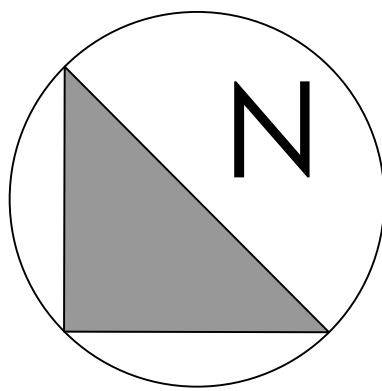
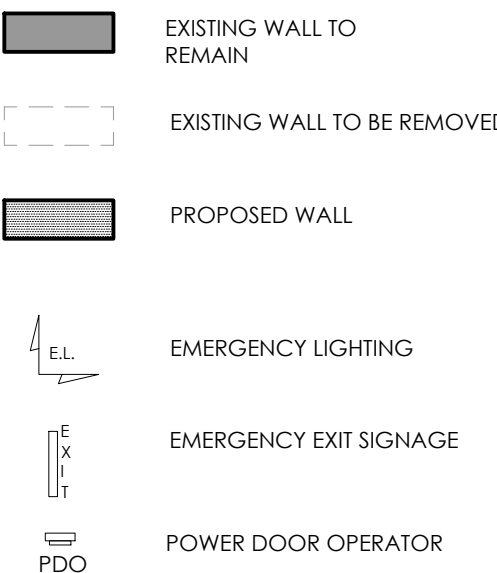
ALL CONSTRUCTION METHODS AS PER PART 9 OF THE O.B.C.

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

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



Drawings For:

135 BURLEIGHT ST.
APSLEY, ON

Notes / Revisions:

JULY 15, 2025:
- UPDATES BASED ON TOWNSHIP REVISIONS

Project:

TENANT FIT UP

Title:

PLANS

MOLLY CONLIN
design & drafting

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

SIGNATURE:

Molly Conlin

Designed By:

M. CONLIN

Date:

OCTOBER, 2020

Scale:

1/4" = 1'-0"

Page:

A2

BARRIER FREE NOTES

3.8.3.1.1. Lavatories

- (1) A washroom described in Sentence 3.8.2.3(2), (3) or (4) shall be provided with a lavatory that shall:
- 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").
 - have a rim height not more than 865mm (34 1/2") above finished floor
 - have a clearance beneath the lavatory not less than:
 - 920mm (36 1/4") wide,
 - 735mm (28 3/4") high at the front edge
 - 685mm (26 3/4") high at a point 200mm (7 7/8") back from the front edge,
 - 350mm (13 3/4") high from a point 280mm (11") to a point 430mm (16 3/4") back from the front edge,
 - have insulated pipes where they would otherwise present a burn hazard or have water supply temperature limited to a maximum of 43°C,
 - be equipped with faucets that:
 - operate automatically or comply w/ 3.7.4.2.(11)(b)(i) and (ii), and
 - 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 1/8").
 - have a min. 1370mm (53 3/4") deep floor space to allow for a forward approach, of which a max. 500mm (19 1/4") can be located under the lavatory
 - have a soap dispenser that,
 - operates automatically or is operable using a closed fist and with a force of not more than 22.2N, and
 - is located not more than 1100mm (43 3/4") above the finished floor, within 500mm (19 1/4") from the front of the lavatory, and,
 - have a towel dispenser or other hand drying equipment that is,
 - located to be accessible to persons in wheelchairs
 - located so that the dispensing height is not more than 1200mm (47 1/4") above the finished floor,
 - operable with one hand, and
 - 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:
- installed above a lavatory required by Sentence (1), and
 - 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, 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:
- the dispensing height is not less than 900mm (35 3/4") and not more than 1200mm (47 1/4") above the finished floor,
 - the controls or operating mechanisms are mounted not less than 900mm (35 3/4") and not more than 1200mm (47 1/4") above the finished floor,

- c) a minimum 1370mm (53 3/4") 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:
- 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
 - project not more than 100mm (3 3/4") 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)

3.8.3.1.2 Universal Washrooms

- A universal washroom room shall,
 - be served by a barrier-free path of travel,
 - have a door that,
 - complies with Article 3.8.3.3
 - has a graspable latch-operating mechanism that is,
 - operable using a closed fist and with a force of not more than 22.2N, and
 - located between 900mm (35 3/4") and 1000mm (39 3/4") above finished floor, and
 - is capable of being locked from the inside and released from the outside in case of emergency,
 - have one lavatory conforming to Sentences 3.8.3.1(1)(3), and (4),
 - 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),
 - have grab bars conforming to:
 - Sentence 3.8.3.8(3), if the water closet is located in accordance with Clause 3.8.3.8(2)(a) or
 - Sentence 3.8.3.8(4), if the water closet is located in accordance with Clause 3.8.3.8(2)(b).
 - have no internal dimension between walls that is less than 1700mm (66 3/4").
 - 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 3/4") above the finished floor and projects not more than 100mm (3 3/4") from the wall
 - be designed to permit a wheelchair to turn in an open space not less than 1700mm (66 3/4") in diameter,
 - be provided with a door equipped with a power door operator,
 - be provided with a mirror,
 - installed above a lavatory described in Clause (1)(c), and
 - mounted with its bottom edge not more than 1000mm (39 3/4") above the finished floor or inclined to the vertical to be usable by a person in a wheelchair, and
 - have lighting controlled by a motion sensor conforming to Sentence 12.2.4.1(2).

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

the washroom, and

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, reinforcement 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:
- 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,
 - be designed to carry a load of 1.33kN
 - have a clear floor space parallel to the long side of the table not less than 760mm wide and 1500mm long, and
 - in the case of a fold-down table,
 - 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
 - have no operating mechanisms higher than 1200mm

- (6) A universal washroom need not conform to Sentences (3) and (4) if:
- it is located in a suite that,
 - is used for an assembly occupancy, a business & personal service occupancy, a mercantile occupancy or an industrial occupancy, AND
 - meets one of the following requirements,
 - is located in a building that is less than 300m² in building area, or
 - it is less than 300m² in area, if located in a building that is at least 300m² in building area, or
 - another universal washroom conforming to this Article is provided on the same floor level within 45m

3.8.1.5. Controls

- Power door operator controls shall,
 - be accessible to a person in a wheelchair using a side approach,
 - be operable,
 - using one hand and with a force of not more than 22.2 N, in the case of a manual pull station, and
 - using a closed fist and with a force of not more than 22.2 N, in the case of all other controls, and
- be mounted,
 - not less than 900mm and not more than 1100mm above the finished floor

barrier free washroom details

