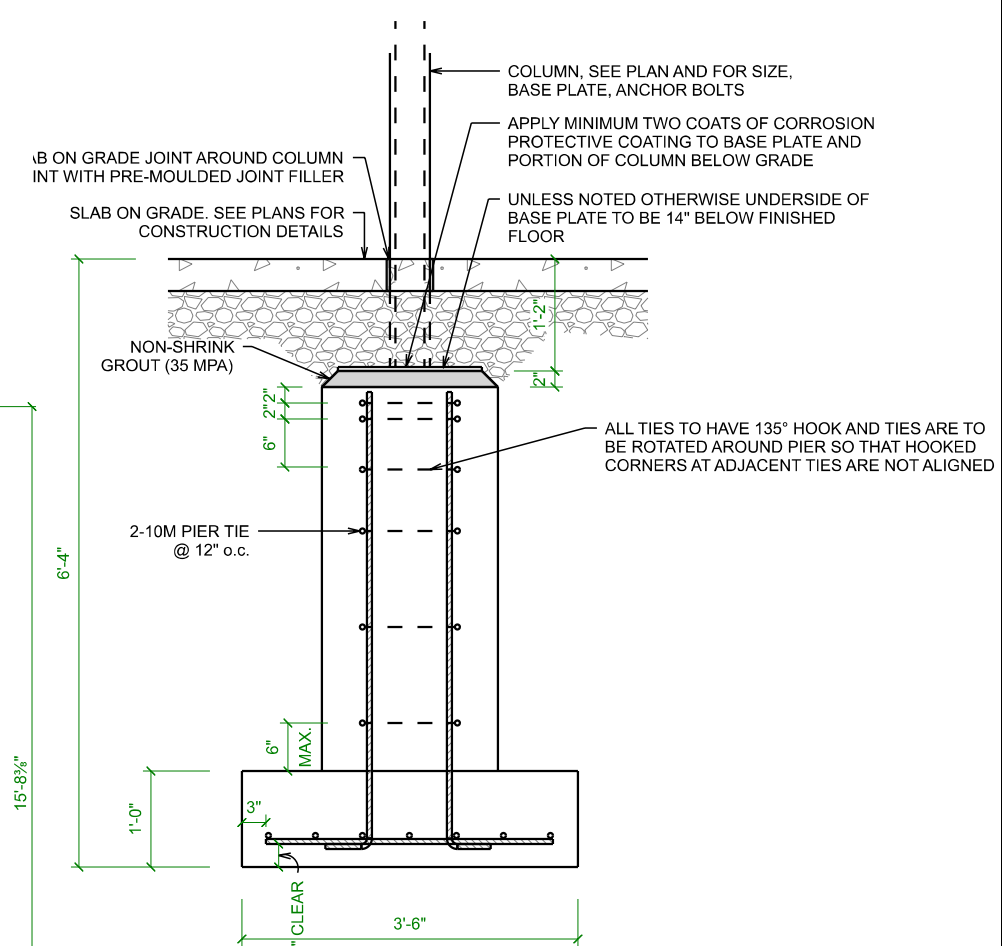
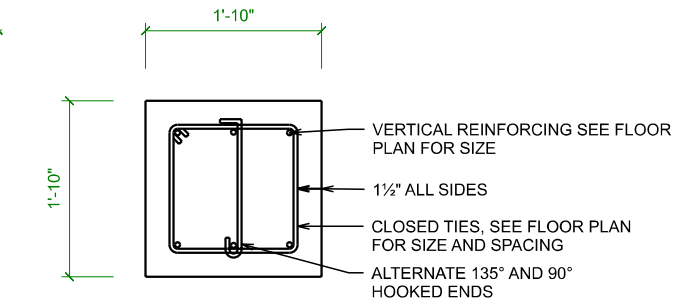


FOUNDATION
SCALE: 1/4" = 1'-0"



STEEL COLUMN TO PIER
SCALE: 1/2" = 1'-0"



PIER DETAIL
SCALE: 1/2" = 1'-0"

QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1 OF THE 2012 O.B.C.

J. Faber

JAKOB FABER, BCIN 114291
ELEVATE HOME DESIGN INC., BCIN 118456
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE AS AMENDED, REGARDLESS OF DRAWING DETAILS.



ELEVATE
HOME DESIGN

BEATTY LINE N ◦ FERGUS ◦ ON
WWW.ELEVATEHOMEDSIGN.CA
JAKE@ELEVATEHOMEDSIGN.CA ◦ 519-572-4561

40 x 80 WAREHOUSE
TITAN ENVIRONMENTAL
SOMME STREET, BLOCK 2, PART 1
OTTAWA, ON

FOUNDATION PLAN

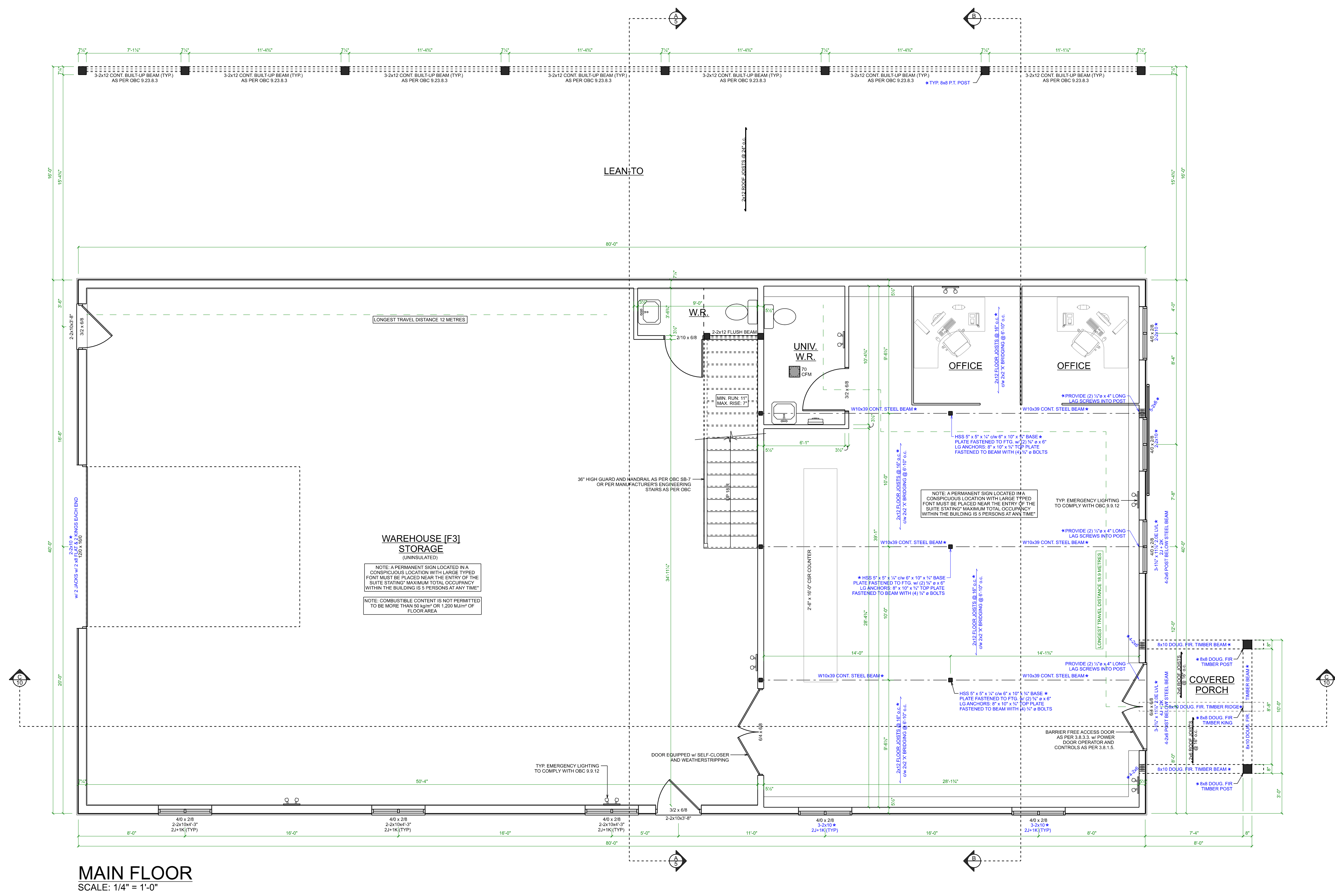
PROJECT NO: 24-001
STARTING DATE: Jan 2, 2024
LAST REVISION DATE: Apr 24, 2026
DRAWN BY: J.F.

SCALE: As Noted

1

THESE DRAWINGS ARE COPYRIGHT PROTECTED AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF ELEVATE HOME DESIGN INC. ALL DIMENSIONS TO BE VERIFIED BY ON-SITE CONTRACTOR AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ELEVATE HOME DESIGN INC. ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE AS AMENDED, REGARDLESS OF DRAWING DETAILS.

FILE # D07-12-25-0077 PLAN # 19398



MAIN FLOOR
SCALE: 1/4" = 1'-0"

WAREHOUSE [F3] STORAGE
(UNINSULATED)

NOTE: A PERMANENT SIGN LOCATED IN A CONSPICUOUS LOCATION WITH LARGE TYPED FONT MUST BE PLACED NEAR THE ENTRY OF THE SUITE STATING "MAXIMUM TOTAL OCCUPANCY WITHIN THE BUILDING IS 3 PERSONS AT ANY TIME"

NOTE: COMBUSTIBLE CONTENT IS NOT PERMITTED TO BE MORE THAN 50 kg/m² OR 1,200 MJ/m² OF FLOOR AREA

QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1 OF THE 2012 O.B.C.

J. Faber

JAKOB FABER, BCIN 114291
ELEVATE HOME DESIGN INC., BCIN 118456
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.



BEATTY LINE N • FERGUS • ON
WWW.ELEVATEHOMEDSIGN.CA
JAKE@ELEVATEHOMEDSIGN.CA • 519-572-4561

40 x 80 WAREHOUSE
TITAN ENVIRONMENTAL
SOMME STREET, BLOCK 2, PART 1
OTTAWA, ON

MAIN FLOOR PLAN

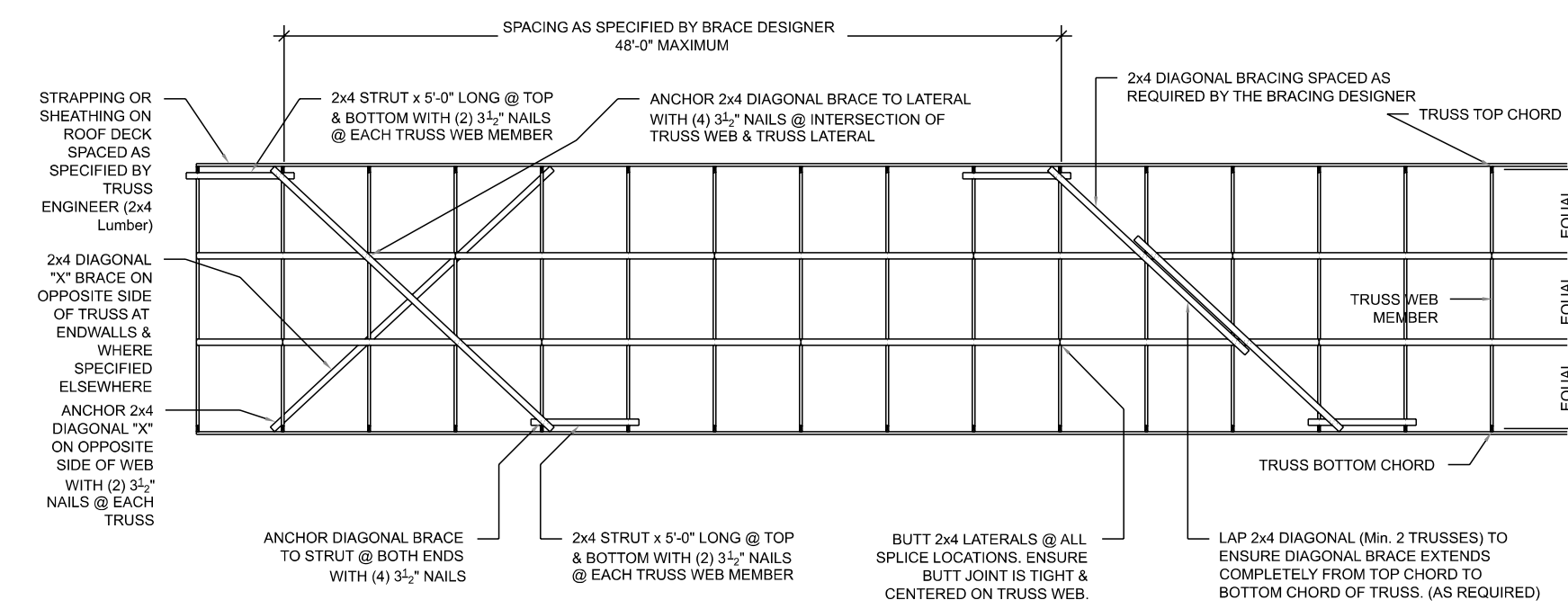
PROJECT NO: 24-001
STARTING DATE: Jan 2, 2024
LAST REVISION DATE: Apr 24, 2026
DRAWN BY: J.F.

2

SCALE: 1/4" = 1'-0"

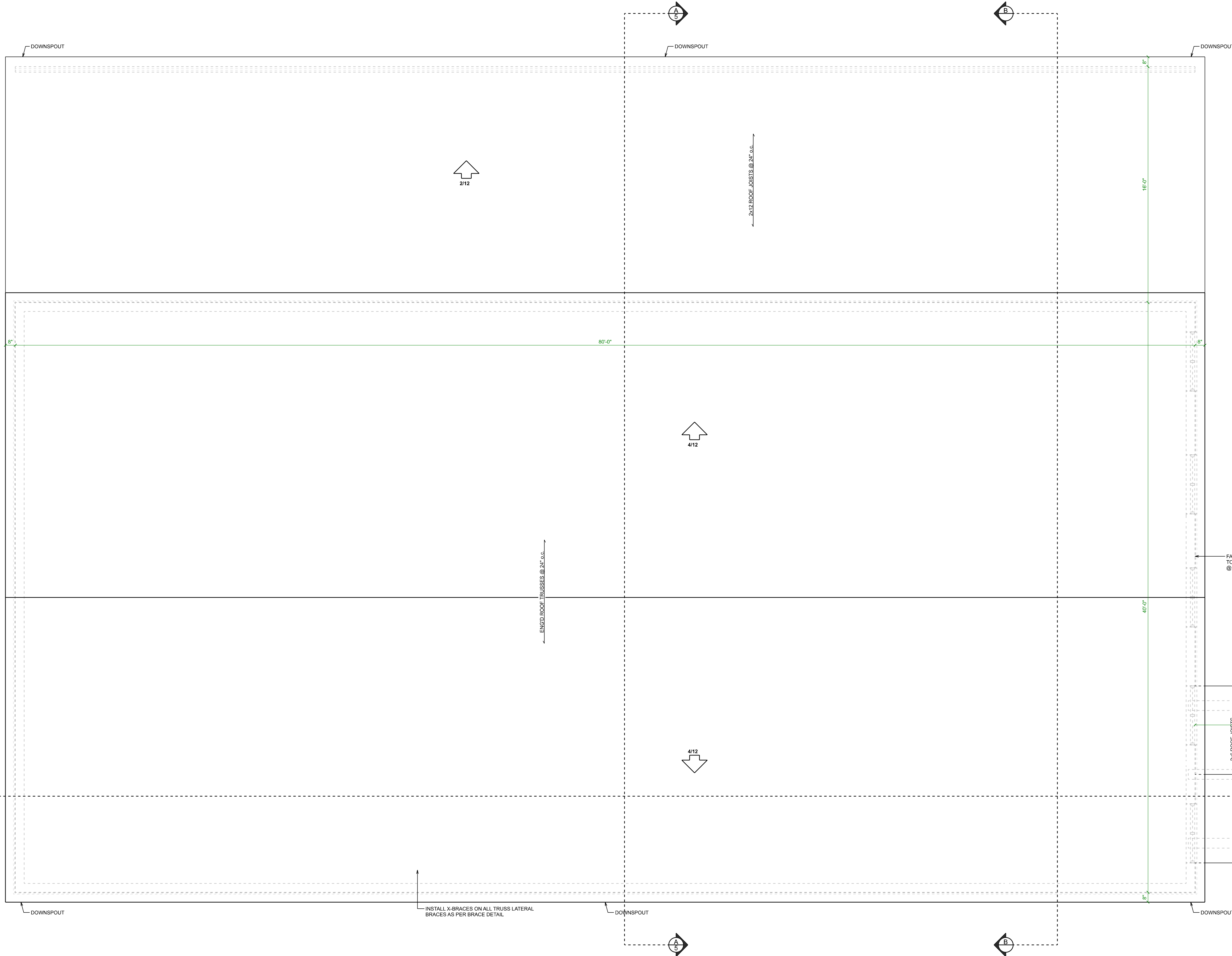
THESE DRAWINGS ARE COPYRIGHT PROTECTED AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF ELEVATE HOME DESIGN INC. ALL DIMENSIONS TO BE VERIFIED BY ON-SITE CONTRACTOR AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ELEVATE HOME DESIGN INC. ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, AS AMENDED, REGARDLESS OF DRAWING DETAILS.

FILE # D07-12-25-0077 PLAN # 19398



- NOTES FOR BRACING OF ROOF TRUSS(ES)**
1. CONTRACTOR AND/OR OWNER TO NOTIFY MANUFACTURER OF ANY TRUSS DEFICIENCIES SUCH AS DAMAGED OR BROKEN TRUSSES, WARPING OF TRUSS MEMBERS, AND MISSING OR OFFSET TRUSS PLATES.
 2. DIAGONAL BRACING MUST BE PROVIDED ON ALL WEB MEMBERS THAT REQUIRE LATERAL BRACING. DIAGONAL BRACING SHALL BE SPACED AS NOTED ON THE ATTACHED DRAWINGS. X-BRACING SHALL BE PROVIDED AT ENDWALL AND AT INTERVALS NOTED ON THE ROOF PLAN.
 3. PERMANENT LATERAL BRACING TO BE INSTALLED ON WEB MEMBERS AS INDICATED ON THE ROOF PLAN AND MANUFACTURER'S DRAWINGS.
 4. PROVIDE DIAGONAL BRACING AT ALL DISCONTINUITIES IN LATERAL BRACING SUCH AS WHERE TRUSS TYPE CHANGES.
 5. THE TRUSS SUPPLIER SHALL DESIGN THE TRUSSES FOR THE BRACING NOTED. BRACING DETAILS WILL NOT BE MODIFIED UNLESS SPECIFIED BY THE BUILDING DESIGNER.

TRUSS X-BRACING
SCALE: NOT TO SCALE



ROOF PLAN
SCALE: 1/4" = 1'-0"

QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1 OF THE 2012 O.B.C.

J. Faber

JAKOB FABER, BCIN 114291
ELEVATE HOME DESIGN INC., BCIN 118456
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.



BEATTY LINE N • FERGUS • ON
WWW.ELEVATEHOMEDESIGN.CA
JAKE@ELEVATEHOMEDESIGN.CA • 519-572-4561

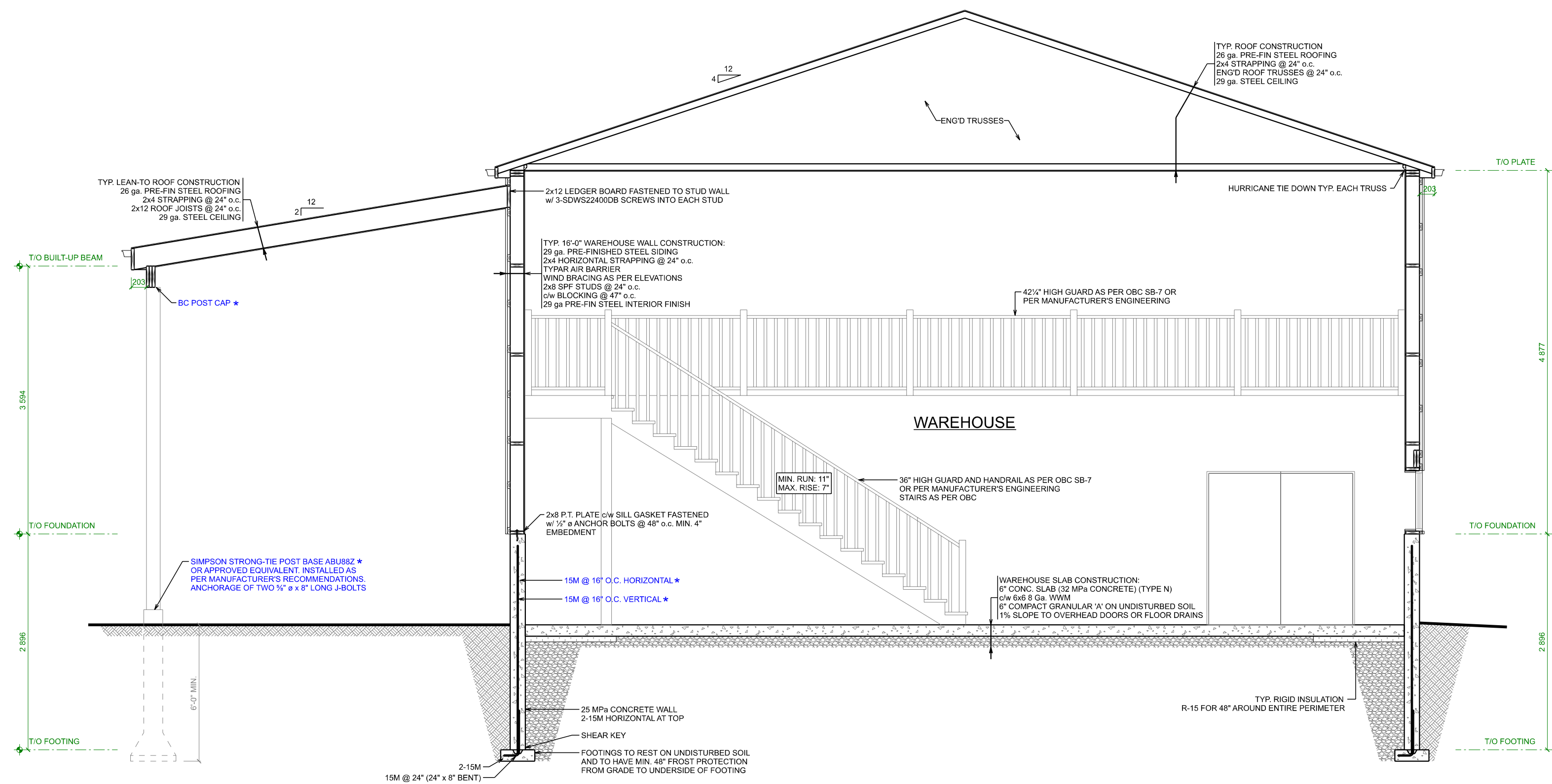
40 x 80 WAREHOUSE
TITAN ENVIRONMENTAL
SOMME STREET, BLOCK 2, PART 1
OTTAWA, ON

ROOF PLAN

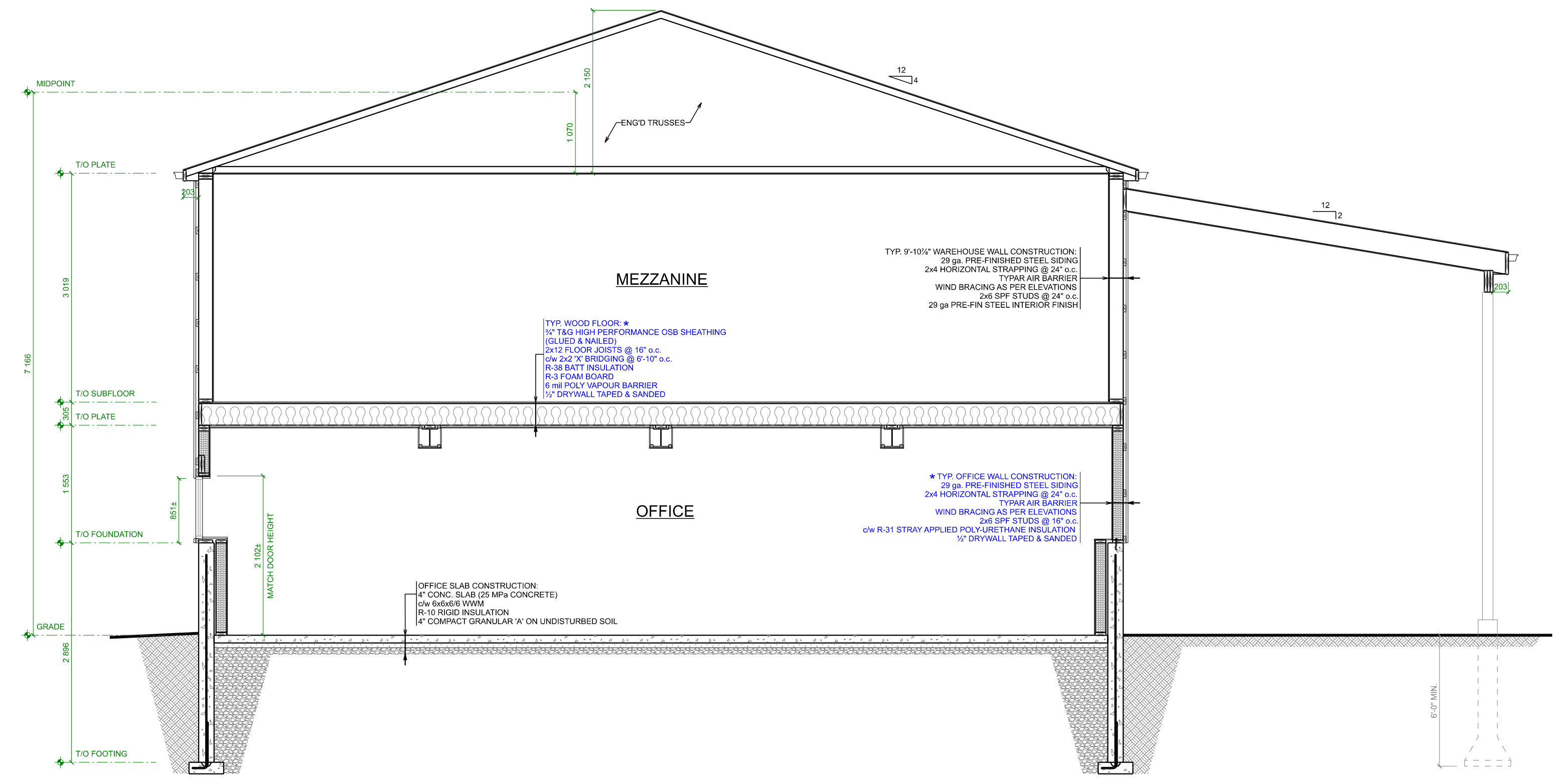
PROJECT NO: 24-001
STARTING DATE: Jan 2, 2024
LAST REVISION DATE: Apr 24, 2026
DRAWN BY: J.F.

SCALE: As Noted

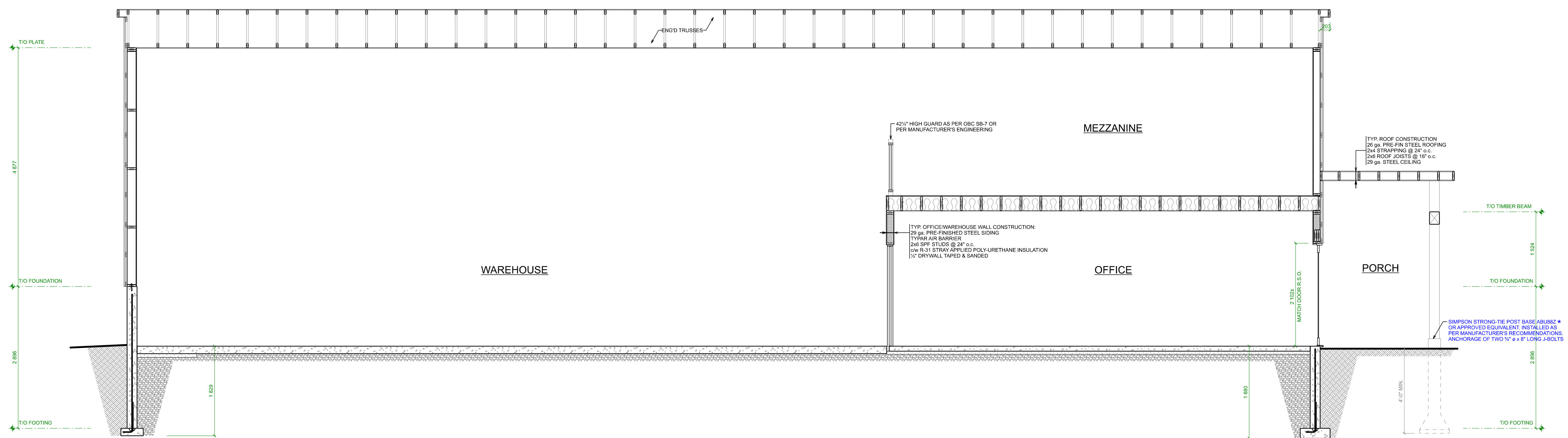
THESE DRAWINGS ARE COPYRIGHT PROTECTED AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF ELEVATE HOME DESIGN INC.
 ALL DIMENSIONS TO BE VERIFIED BY ON-SITE CONTRACTOR AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ELEVATE HOME DESIGN INC.
 ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, AS AMENDED, REGARDLESS OF DRAWING DETAILS.
 FILE # D07-12-25-0077 PLAN # 19398



CROSS SECTION 'A' (EAST ELEVATION)
SCALE: 1:50

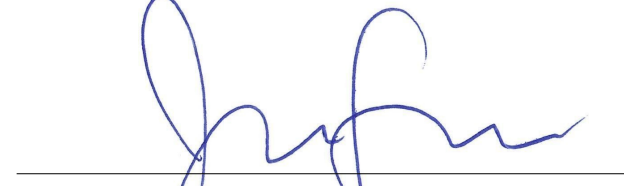


CROSS SECTION 'B' (WEST ELEVATION)
SCALE: 1:50



CROSS SECTION 'C' (NORTH ELEVATION)
SCALE: 1:50

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1 OF THE 2012 O.B.C.



JAKOB FABER, BCIN 114291
ELEVATE HOME DESIGN INC., BCIN 118456
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.



ONTARIO OUTBUILDING



ELEVATE HOME DESIGN

BEATTY LINE N • FERGUSON ON
WWW.ELEVATEHOMEDSIGN.CA
JAKE@ELEVATEHOMEDSIGN.CA • 519-572-4561

40 x 80 WAREHOUSE

TITAN ENVIRONMENTAL
SOMME STREET, BLOCK 2, PART 1
OTTAWA, ON

CROSS SECTIONS

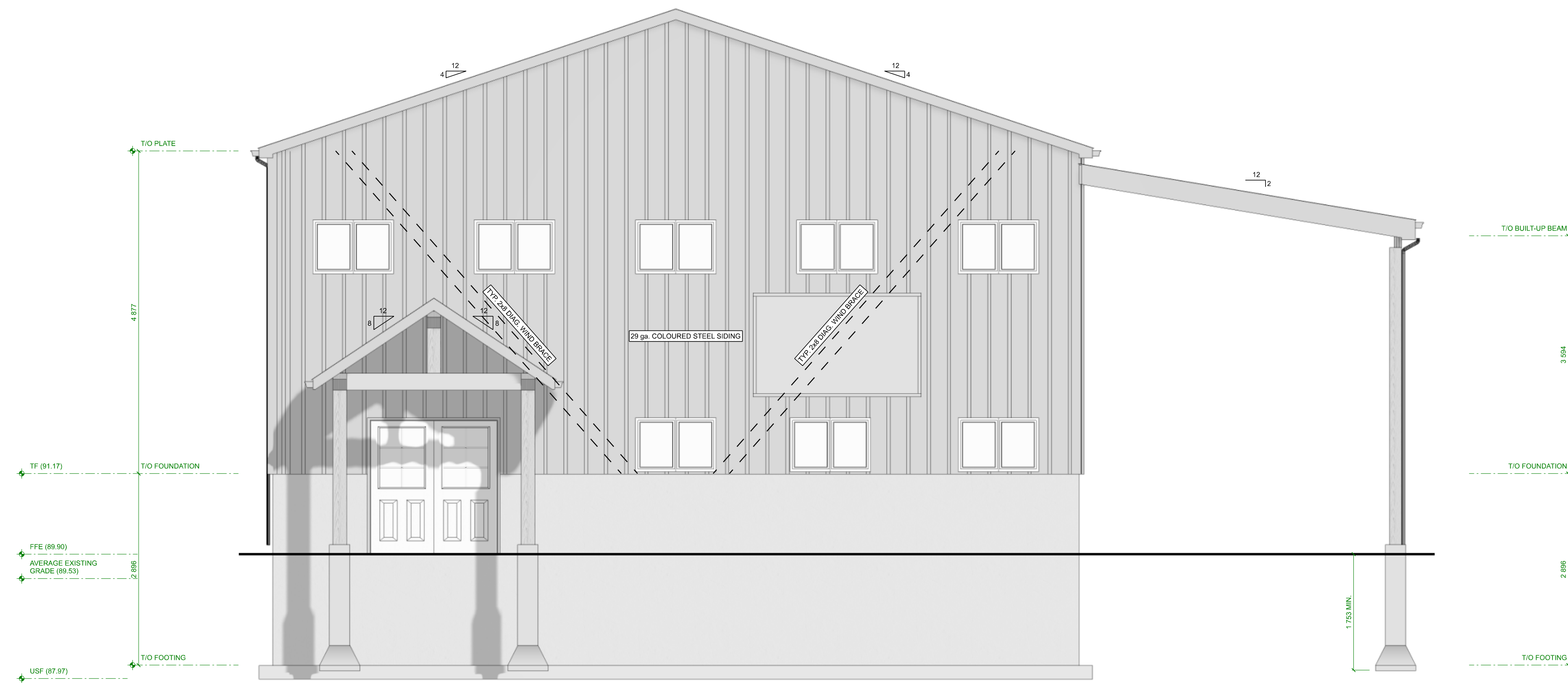
PROJECT NO: 24-001
STARTING DATE: Jan 2, 2024
LAST REVISION DATE: Apr 24, 2026
DRAWN BY: J.F.

SCALE: 1:50

5

THESE DRAWINGS ARE COPYRIGHT PROTECTED AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF ELEVATE HOME DESIGN INC. ALL DIMENSIONS TO BE VERIFIED BY ON-SITE CONTRACTOR AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ELEVATE HOME DESIGN INC. ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE AS AMENDED, REGARDLESS OF DRAWING DETAILS.

PLAN # 19398
FILE # D07-12-25-007



WEST ELEVATION
SCALE: SCALE: 1:50

QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1 OF THE 2012 O.B.C.

J. Faber

JAKOB FABER, BCIN 114291
ELEVATE HOME DESIGN INC., BCIN 118456
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.



ELEVATE
HOME DESIGN

BEATTY LINE N ◦ FERGUS ◦ ON
WWW.ELEVATEHOMEDESIGN.CA
JAKE@ELEVATEHOMEDESIGN.CA ◦ 519-572-4561

40 x 80 WAREHOUSE
TITAN ENVIRONMENTAL
SOMME STREET, BLOCK 2, PART 1
OTTAWA, ON

WEST ELEVATION

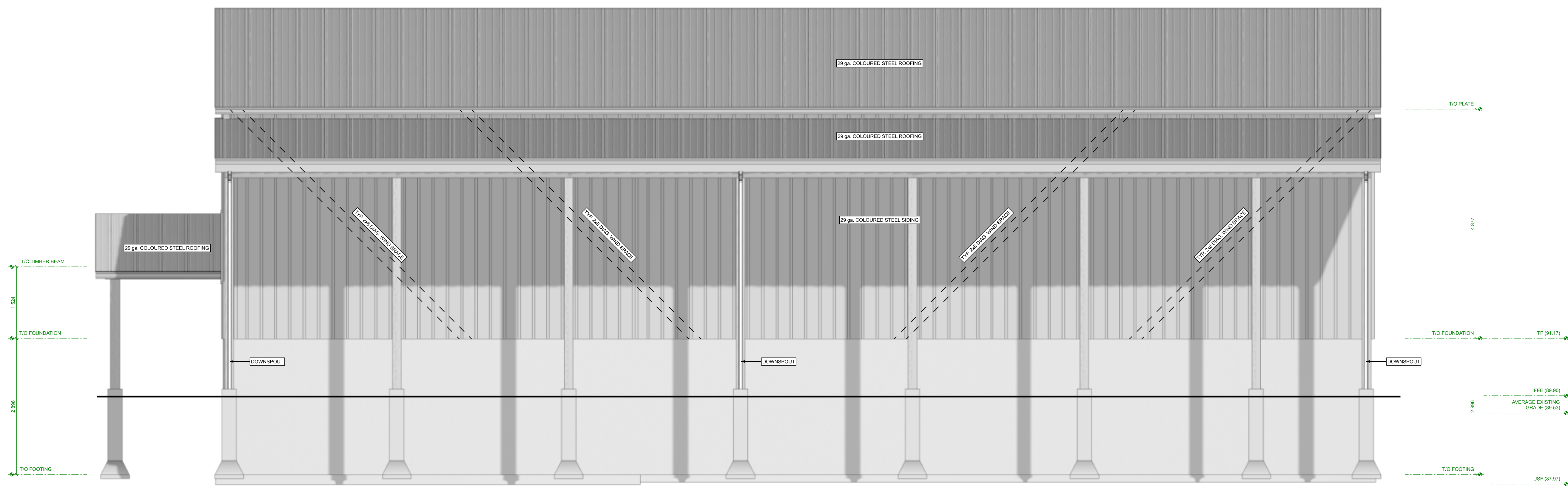
PROJECT NO: 24-001
STARTING DATE: Jan 2, 2024
LAST REVISION DATE: Apr 24, 2026
DRAWN BY: J.F.

SCALE: SCALE: 1:50

6

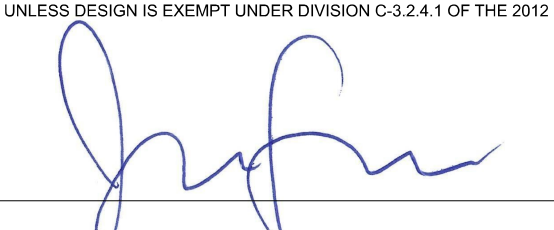
THESE DRAWINGS ARE COPYRIGHT PROTECTED AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF ELEVATE HOME DESIGN INC. ALL DIMENSIONS TO BE VERIFIED BY ON-SITE CONTRACTOR AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ELEVATE HOME DESIGN INC. ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE AS AMENDED, REGARDLESS OF DRAWING DETAILS.

FILE # D07-12-25-0077 PLAN # 19398



REAR ELEVATION
SCALE: 1/4" = 1'-0"

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1 OF THE 2012 O.B.C.

QUALIFICATION INFORMATION

 JAKOB FABER, BCIN 114291
 ELEVATE HOME DESIGN INC., BCIN 118456
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.




ELEVATE
 HOME DESIGN
 BEATTY LINE N ◦ FERGUS ◦ ON
 WWW.ELEVATEHOMEDSIGN.CA
 JAKE@ELEVATEHOMEDSIGN.CA ◦ 519-572-4561

40 x 80 WAREHOUSE
 TITAN ENVIRONMENTAL
 SOMME STREET, BLOCK 2, PART 1
 OTTAWA, ON

SOUTH ELEVATION

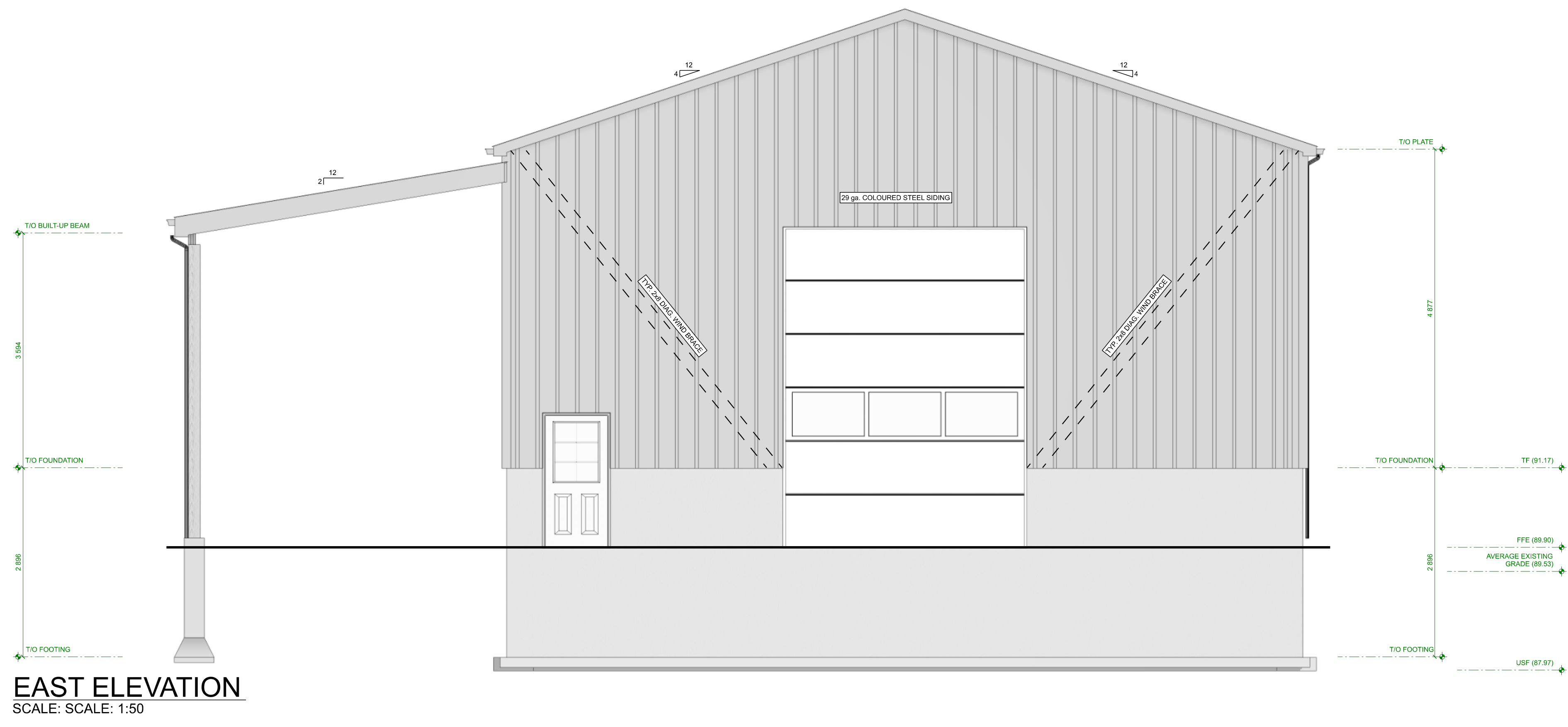
PROJECT NO: 24-001
 STARTING DATE: Jan 2, 2024
 LAST REVISION DATE: Apr 24, 2026
 DRAWN BY: J.F.

7

SCALE: 1/4" = 1'-0"

THESE DRAWINGS ARE COPYRIGHT PROTECTED AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF ELEVATE HOME DESIGN INC. ALL DIMENSIONS TO BE VERIFIED BY ON-SITE CONTRACTOR AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ELEVATE HOME DESIGN INC. ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, AS AMENDED, REGARDLESS OF DRAWING DETAILS.

FILE # D07-12-25-0077 PLAN # 19398



EAST ELEVATION
SCALE: SCALE: 1:50

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1 OF THE 2012 O.B.C.

J. Faber

JAKOB FABER, BCIN 114291
ELEVATE HOME DESIGN INC., BCIN 118456
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.



ELEVATE
HOME DESIGN

BEATTY LINE N ◦ FERGUS ◦ ON
WWW.ELEVATEHOMEDSIGN.CA
JAKE@ELEVATEHOMEDSIGN.CA ◦ 519-572-4561

40 x 80 WAREHOUSE
TITAN ENVIRONMENTAL
SOMME STREET, BLOCK 2, PART 1
OTTAWA, ON

EAST ELEVATION

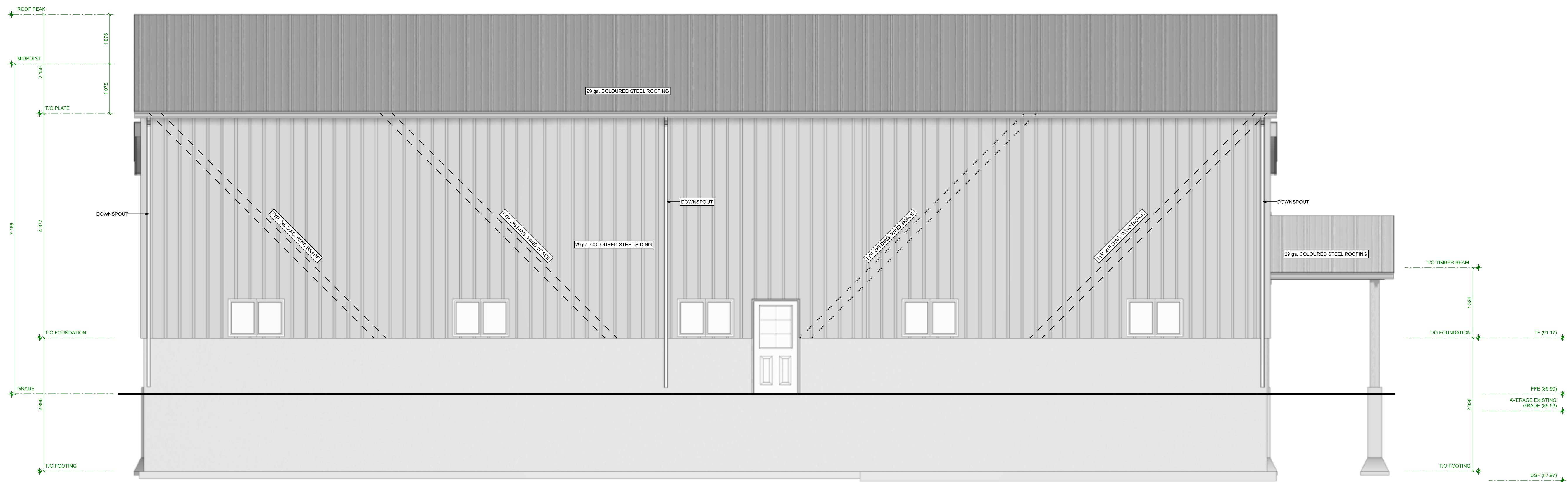
PROJECT NO: 24-001
STARTING DATE: Jan 2, 2024
LAST REVISION DATE: Apr 24, 2026
DRAWN BY: J.F.

8

SCALE: SCALE: 1:50

THESE DRAWINGS ARE COPYRIGHT PROTECTED AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF ELEVATE HOME DESIGN INC. ALL DIMENSIONS TO BE VERIFIED BY ON-SITE CONTRACTOR AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ELEVATE HOME DESIGN INC. ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, AS AMENDED, REGARDLESS OF DRAWING DETAILS.

FILE # D07-12-25-0077 PLAN # 19398



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1 OF THE 2012 O.B.C.

J. Faber

JAKOB FABER, BCIN 114291
ELEVATE HOME DESIGN INC., BCIN 118456
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.



ELEVATE
HOME DESIGN

BEATTY LINE N ◦ FERGUS ◦ ON
WWW.ELEVATEHOMEDESIGN.CA
JAKE@ELEVATEHOMEDESIGN.CA ◦ 519-572-4561

40 x 80 WAREHOUSE
TITAN ENVIRONMENTAL
SOMME STREET, BLOCK 2, PART 1
OTTAWA, ON

NORTH ELEVATION

PROJECT NO: 24-001
STARTING DATE: Jan 2, 2024
LAST REVISION DATE: Apr 24, 2026
DRAWN BY: J.F.

SCALE: 1/4" = 1'-0"

9

THESE DRAWINGS ARE COPYRIGHT PROTECTED AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF ELEVATE HOME DESIGN INC. ALL DIMENSIONS TO BE VERIFIED BY ON-SITE CONTRACTOR AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ELEVATE HOME DESIGN INC. ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, AS AMENDED, REGARDLESS OF DRAWING DETAILS.

FILE # D07-12-25-0077 PLAN # 19398

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 grasable latch-operating mechanism located not less than 900 mm and not more than 1 000 mm above the finished floor... (ii) if it is an outward swinging door, a door pull not less than 140 mm long located on the inside so that its midpoint is not less than 200 mm and not more than 300 mm from the latch side of the door and not less than 900 mm and not more than 1 100 mm 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 3.8.3.8.(2)(a) or (b)... (e) have grab bars conforming to... (i) Sentence 3.8.3.8.(3), if the water closet is located in accordance with Clause 3.8.3.8.(2)(a), or... (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 1 700 mm... (g) have a coat hook that conforms to Clause 3.8.3.8.(1)(e) and a shelf that is located not more than 1 100 mm above the finished floor and projects not more than 100 mm from the wall... (h) be designed to permit a wheelchair to turn in an open space not less than 1 700 mm in diameter... (i) be provided with a door equipped with a power door operator if the door is equipped with a self-closing device... (j) be provided with a mirror... (k) installed above a lavatory described in Clause (1)(c), and... (l) mounted with its bottom edge not more than 1 000 mm above the finished floor or inclined to the vertical to be usable by a person in a wheelchair, and... (m) have lighting controlled by a motion sensor conforming to Sentence 12.2.4.1.(2). (See Appendix A.)

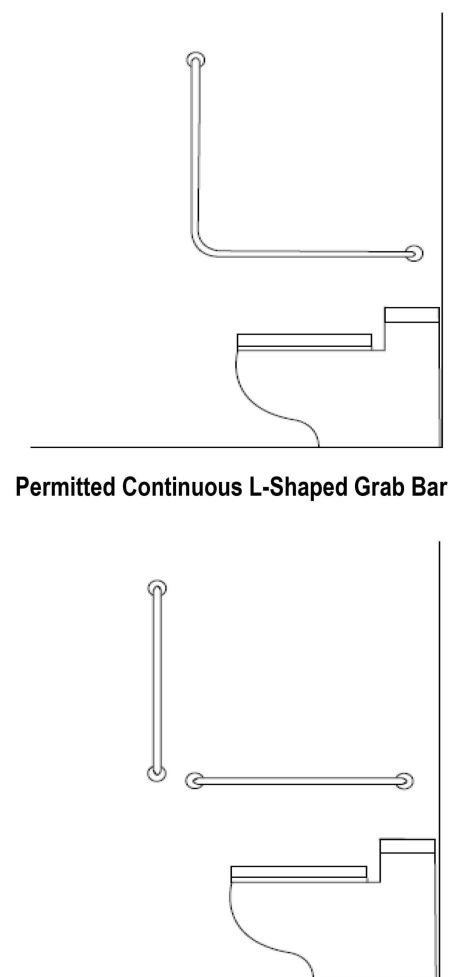
Appendix A

A-3.8.3.8.(3) Additional Grab Bars.

Designers may exceed the minimum requirements found in the Building Code and specify the installation of additional grab bars in other locations. These additional grab bars may be of different configurations and can be installed in other orientations.

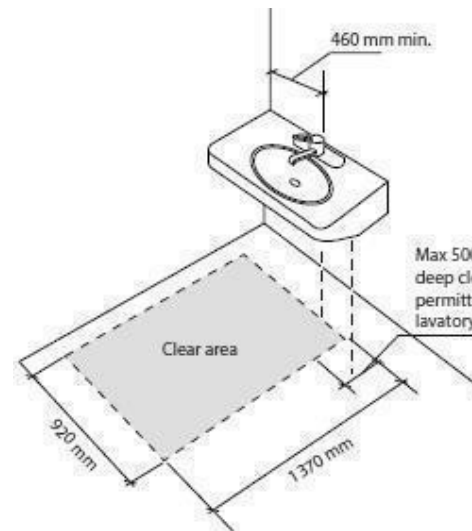
A-3.8.3.8.(5) L-Shaped Grab Bar.

L-shaped grab bars provide greater support for people who rely on grab bars to assist them in transferring to and from a standing or seated position. Diagonally mounted grab bars may not be suitable for the downward force necessary for support or for pulling upward. Hands can slip along the bar if it is set in a diagonal position. The use of two straight grab bars located at a 90° angle to one another is not permitted.



A-3.8.3.11.(1)(f) Clear Space at Lavatory.

The clear space required for the wheelchair user to pull into the fountain may overlap with an adjacent barrier-free path of travel but should not prevent other building users from passing when the barrier-free lavatory is in use.



A-3.8.3.12.(1)(d) Transfer Space.

The transfer space beside a water closet or the approach space at a lavatory must be a clear space with no obstruction or potential obstruction of the space from adjacent elements such as a fold-down change table, or other fixture. The exception to this would be a fold-down grab bar where provided. If a fold-down change table is not returned to the folded up position after use, the next user of the space should not be inconvenienced from using the water closet or lavatory due to the transfer or approach spaces being blocked.

A-3.8.3.12.(1) and (3) Universal Washroom.

Unobstructed areas in front of the lavatory, in front of the water closet and on one side of the water closet are necessary for manoeuvrability of a wheelchair. The door swing may overlap the turning circle within the universal washroom as long as there is sufficient space for a wheelchair user to manoeuvre to clear the door and close the door from a front approach position. The space for an adult size change table may encroach upon the 1700 mm turning circle only where the change table is movable and is not permanently fixed or stored within the washroom. In that case the table, such as a hospital gurney is brought into the washroom when needed and removed after use. A permanently fixed table may not be appropriate for certain building occupancies due to operational and maintenance considerations.

A-3.8.3.12.(2) Emergency Call System.

The purpose of the emergency call system is to notify other building occupants that a person using the universal washroom requires assistance. The visual signal and alarm should be different from the building fire and smoke alarms and visual signals, where installed, as this call system is for personal, not building, emergencies. The emergency call button is intended to provide a local visual signal outside of the washroom to alert others that someone in the washroom needs assistance. It is not required to be linked to a central monitoring station. Where central monitoring is not provided, such as in the case of a small building or a standalone washroom in a park, an additional sign informing the washroom users that there is no central monitoring may be appropriate.

12.2.4.1. Motion Sensors

- (1) Lighting installed to provide the minimum illumination levels required by this Code may be controlled by motion sensors except where the lighting... (a) is installed in an exit... (b) is installed in a corridor serving patients or residents in a Group B, Division 2 or Division 3 occupancy, or... (c) is required to conform to Sentence 3.2.7.1.(6). (2) Where motion sensors are used to control minimum lighting in a public corridor or corridor providing access to an exit for the public, the motion sensors shall be installed with switch controllers equipped for fail-safe operation and illumination timers set for a minimum 15-minute duration... (3) A motion sensor shall not be used to control emergency lighting.

3.8.3.11. Lavatories (See Appendix A.)

- (1) A washroom described in Sentence 3.8.3.12.(1)(c) 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 460 mm... (b) be mounted so that the top of the lavatory is not more than 840 mm above the finished floor... (c) have a clearance beneath the lavatory not less than... (i) 920 mm wide... (ii) 735 mm high at the front edge... (iii) 685 mm high at a point 205 mm back from the front edge, and... (iv) 350 mm high from a point 300 mm back from the front edge to the wall. (See Appendix A.)... (d) have insulated pipes where they would otherwise present a burn hazard or have water supply temperature limited to a maximum of 43°C. (See Appendix A.)... (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 465 mm... (f) have a minimum 1 370 mm deep floor space to allow for a forward approach, of which a maximum of 500 mm can be located above the lavatory. (See Appendix A.)... (g) have a soap dispenser that is...

A-3.8.3.9. Water Closets.

Article 7.2.2.5. applies to water closets referenced in Articles 3.8.3.8., 3.8.3.9. and 3.8.3.12. A shelf or projection should not be located behind a water closet such that it could present a hazard.

A-3.8.3.9.(1)(c) Back Support at Water Closets.

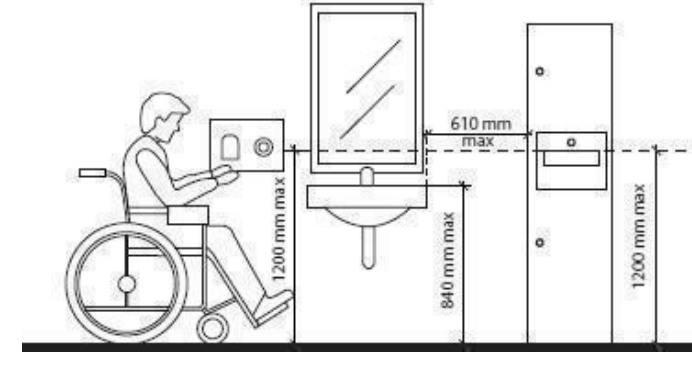
The purpose of the back support is to reduce the chance of imbalance or injury caused by a user leaning against exposed flush valves or pipes. A toilet seat lid, where provided, may be a suitable back support.

A-3.8.3.9.(1) Water Closets.

Wall-mounted water closets or floor models with receding bases are preferable because they provide the least amount of obstruction.

A-3.8.3.11. Washroom Accessories.

Washroom accessories for barrier-free water closets and lavatories must be located within arm's reach of a person in a seated position. Placement of towel dispensers and hand dryers should not require that a person seated in a wheelchair must travel beyond the reach range of the lavatory to dry his or her hands.



3.8.3.9. Water Closets (See Appendix A.)

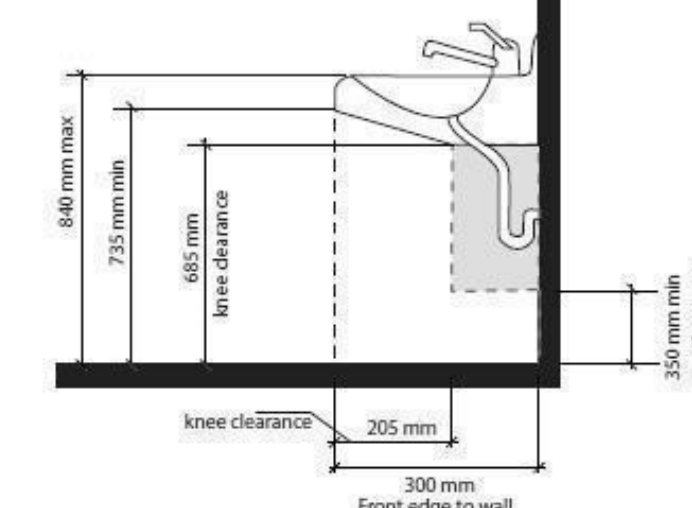
- (1) A water closet described in Clause 3.8.3.12.(1)(d) shall... (a) be equipped with a seat located at not less than 430 mm and not more than 465 mm above the finished floor... (b) be equipped with hand-operated flushing controls that are easily accessible to a wheelchair user or be automatically operable... (c) be equipped with a back support where there is no seat lid or tank, and (See Appendix A.)... (d) not have a spring-activated seat. (See Appendix A.) (2) Hand-operated flushing controls required by Clause (1)(b) shall be operable using a closed fist and with a force of not more than 22.2 N.

3.8.3.3.(17) POWER DOOR OPERATORS

- (17) The control for a power door operator shall... (a) have a face dimension of not less than... (i) 150mm in diameter where the control is circular, or... (ii) 50mm by 100mm where the control is rectangular... (b) be operable using a closed fist... (c) be located so that... (i) its centre is located not less than 900mm and not more than 1100mm from the finished floor or ground... (d) be located not less than 600 mm and not more than 1500mm beyond the door swing where the door opens towards the control... (e) be located in a clearly visible position, and... (f) contain a sign incorporating the International Symbol of Access

A-3.8.3.11.(1)(c) Clearances Beneath a Lavatory.

Barrier-free lavatories require sufficient knee and toe clearance below to permit a person in a wheelchair to move close enough to the faucet to easily use the water stream. In order to meet the clearances contained in this Clause, and depending on the lavatory to be installed, it may be necessary to install an offset P.O. lavatory drain.

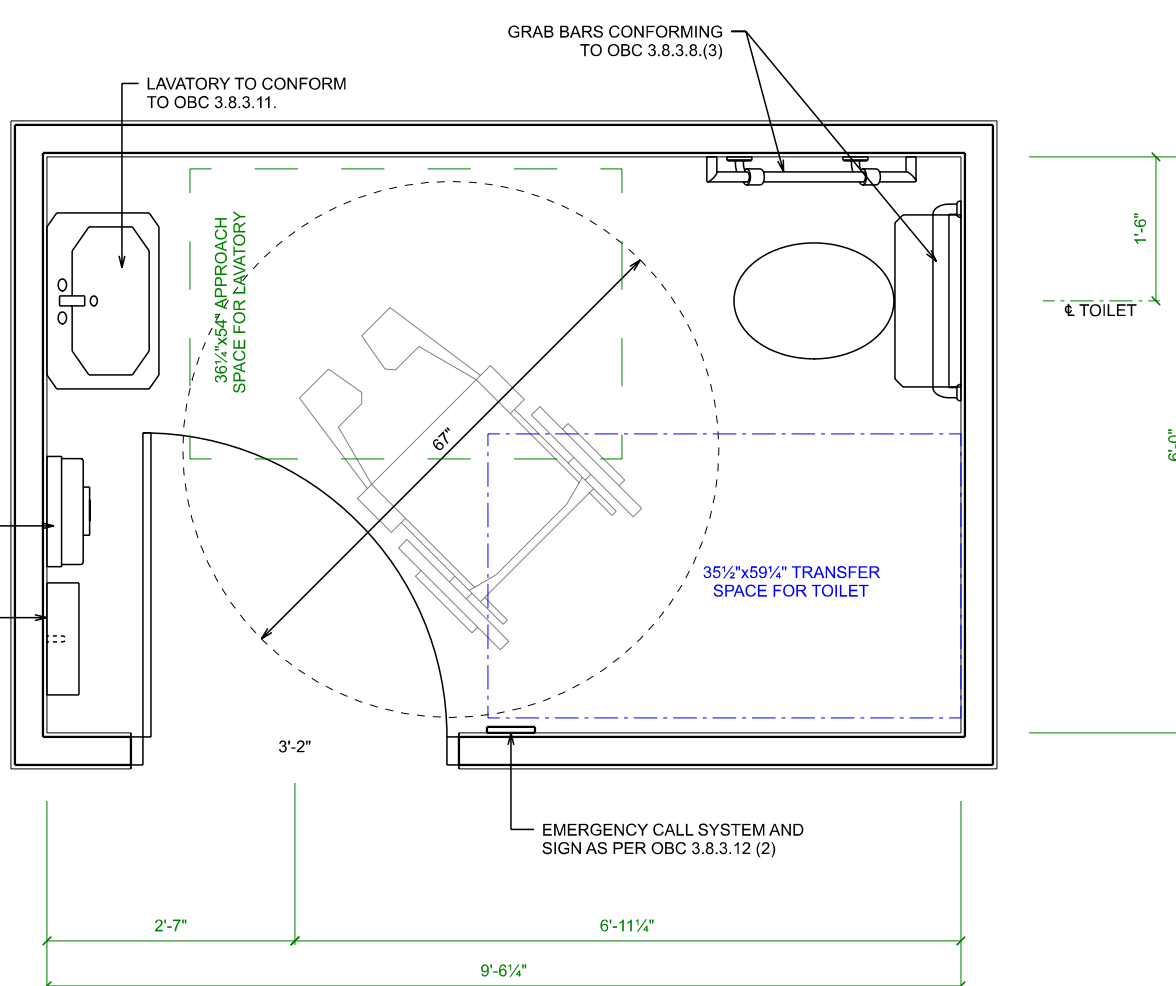


A-3.8.3.11.(1)(d) Pipe Protection.

The pipes referred to in Clause 3.8.3.11.(1)(d) include both supply and waste pipes. The hazard can be prevented by insulating the pipes, by locating the pipes in enclosures, or avoided by limiting the temperature of the hot water to a maximum of 43°C.

ENGINEER'S STRUCTURAL NOTES:

- GENERAL 1. THE STRUCTURE IS TO BE BUILT IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2012 OBC, AND ANY APPLICABLE REQUIREMENTS OR BY LAWS OF THE AUTHORITY HAVING JURISDICTION. 2. THE CONTRACTOR SHALL ENSURE THE STABILITY AND THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION. 3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES DURING ALL STAGES OF THE WORK. DESIGN CODE 1. THE STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE (OBC 2012). 2. ALL REINFORCED CONCRETE ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA23.3-24. 3. ALL STRUCTURAL STEEL ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA S16-24. LOADING BUILDING IMPORTANCE CATEGORY = NORMAL. REEF DL = MEZZANINE DL = 0.65 kPa LL = 9.6 kPa SNOW Ss = 2.4 kPa Sr = 0.4 kPa WIND q(150) = 0.41 kPa Ws LLS = 1.0 Ws SLS = 0.75 INTERNAL PRESSURE CATEGORY 2 REINFORCING STEEL 1. REINFORCING STEEL SHALL BE GRADE 400W UNLESS SPECIFIED OTHERWISE. 2. WELDED WIRE FABRIC (WWF) SHALL BE Fy = 386 MPa. 3. TENSION LAP SPLICES FOR REINFORCING STEEL BARS SHALL BE CLASS B. 4. LAP SPLICES FOR 152x152 WELDED WIRE FABRIC (WWF) SHALL BE 500mm (1' 8"). 5. BAR HOOKS SHALL HAVE STANDARD HOOK DIMENSIONS USING MINIMUM BEND DIAMETERS. WHILE STIRRUPS AND TIES SHALL HAVE MINIMUM HOOK DIMENSIONS. ALL STANDARD HOOKS AND BENDS SHALL BE IN ACCORDANCE WITH CSA23.3, Cl. 6.6.2. WOOD 1. WOOD FRAMING DESIGN AND CONSTRUCTION SHALL CONFORM TO CSA O86. 2. UNLESS SPECIFIED OTHERWISE, NAILING SHALL BE IN ACCORDANCE WITH THE OBC 2012. 3. LUMBER SHALL BE SPF No. 112 OR BETTER. MOISTURE CONTENT SHALL BE 19% OR LESS. 4. PREFABRICATED WOOD TRUSSES: SHOP DRAWINGS TO INCLUDE ENGINEERED DESIGNS, MATERIAL GRADES, LAYOUT DRAWINGS, BEARING DETAILS, ANCHORAGE DETAILS AND CONNECTION DETAILS. BETWEEN TRUSSES, AND TEMPORARY AND PERMANENT BRACING AND BRIDGING DETAILS AFFECTING THE STRUCTURAL CAPACITY OF THE TRUSSES. SHOP DRAWINGS (INCLUDING LAYOUTS) IS TO BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER. CONCRETE 1. CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CSA A23.1.2.3 FOR MATERIALS AND WORKMANSHIP. LOCATION CLASS STRENGTH EXTERIOR WALLS F-2 25 MPa FOOTINGS F-2 25 MPa PRESS. F-2 25 MPa INTERIOR SLAB ON GRADE N 32 MPa 2. TEMPLATES SHALL BE USED TO ENSURE CORRECT PLACEMENT OF ANCHORS. 3. PROVIDE CONTROL JOINTS IN SLABS ON GRADE AT 4.5m (15ft) ON CENTER EACH WAY. 6 TO 18 HOURS AFTER PLACING CONCRETE. SAW CUT DEPTH TO BE EQUAL TO ON QUARTER OF THE CONCRETE THICKNESS. STRUCTURAL STEEL 1. STRUCTURAL WIDE FLANGE SHAPES SHALL CONFORM TO CAN/CSA G40.20/G40.21 GRADE 350W OR ASTM A992/A992M GRADE 50. 2. ANGLE AND PLATES SHALL CONFORM TO CAN/CSA G40.20/G40.21 GRADE 300W. 3. HOLLOW STRUCTURAL SECTIONS TO CONFORM TO ASTM A500 GRADE C. 4. ALL WELDING SHALL BE IN ACCORDANCE WITH CSA W59. 5. STRUCTURAL BOLTS SHALL BE ASTM A325/A325M, TYPE 1. BOLT THREADS SHALL BE EXCLUDED FROM THE SHEAR PLANES. 6. ALL CONNECTIONS ARE ASSUMED TO BE BEARING TYPE CONNECTIONS. BOLTS SHALL BE SNUG-TIGHT AS DEFINED BY CSA S16. FOUNDATION 1. CONSTRUCT ALL FOOTINGS ON UNDISTURBED SOIL. EARTH BOTTOMS OF EXCAVATIONS TO BE DRY UNDISTURBED SOIL, LEVEL, FREE FROM LOOSE OR ORGANIC MATERIAL. REPLACE UNSUITABLE MATERIAL WITH GRANULAR MATERIAL COMPACTED TO 98% SPD. 2. AN ALLOWABLE BEARING PRESSURE CAPACITY OF 15 kPa SHALL BE CONFIRMED DURING CONSTRUCTION AT STRIP FOOTINGS, SPREAD FOOTINGS WITH AND WITHOUT PIERS, AND LEAN-TO PIERS. 3. FOUND FOOTINGS SUSCEPTIBLE TO FROST DAMAGE A MINIMUM OF 6" OF BELOW FINISHED EXTERIOR GRADE. 4. PROVIDE TEMPORARY FROST PROTECTION DURING CONSTRUCTION, AS REQUIRED, FOR ALL FOOTINGS WHICH ARE NOT FOUNDED A MINIMUM OF 6" BELOW GRADE. 5. SLAB-ON-GRADE EXTRUDED POLYSTYRENE INSULATION TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 240 kPa.



UNIVERSAL WASHROOM DETAIL SCALE: 1/2" = 1'-0"

TABLE SB 5.5-6-2017 (See Appendix A.) (Supersedes Table 5.5-6 in 2013 ANS/ASHRAE/IES 90.1) Building Envelope Requirements for Climate Zone 6 (A, B) (I-P)

Table with columns for Opaque Elements, Nonresidential, Residential, and Semihatched. Rows include Roofs, Walls, Above Grade, Mass, Metal Building, Steel Framed and Other, Wall, Below Grade, Below Grade Wall, Floors, Mass, Steel Joist, Wood Framed and Other, Stab-On-Grade Floors, Unheated, Heated, Opaque Doors, Swinging, Nonswinging, Fenestration, and Skylight. Columns show Assembly, Max. U-Value, Min. R-Value, Insulation, and Min. R-Value.

The following definitions apply: ci = continuous insulation, La = liner system, NR = no (insulation) requirement. * When using the R-value compliance method for metal building roofs, a thermal spacer block is required.

ONTARIO BUILDING CODE MATRIX - PART 9

Table mapping building types and areas to code requirements. Includes Warehouse (F3), Major Occupancy (S), Building Area (m²), Gross Floor Area (m²), Number of Stories, Height of Building, Number of Streets, Sprinkler System Proposed, Fire Alarm Required, Permitted Construction, Occupant Load, Water Closets, Hazardous Substances, Concealed Space Used as a Plenum, Fire Resistance Ratings Required, Spatial Separation, and Number & Locations of Exits.

ONTARIO FIRE CODE

- 1 WHERE FIRE EXTINGUISHERS ARE REQUIRED THEY MUST: -BE LOCATED THROUGHOUT THE BUILDING SO THAT THE MAXIMUM TRAVEL DISTANCE IS 25m -BE RATED AS 2A PORTABLE EXTINGUISHERS AS PER CANULC-S508 -BE MOUNTED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN 1.5m ABOVE THE FLOOR -BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO FIRE CODE SECTION 6.2 -THE LOCATION OF PORTABLE EXTINGUISHERS SHALL BE PROMINENTLY INDICATED BY SIGNS OR MARKINGS IN LARGE FLOOR AREAS AND IN LOCATIONS WHERE VISUAL OBSTRUCTIONS CANNOT BE AVOIDED

QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1 OF THE 2012 O.B.C. JAKOB FABER, BCIN 114291, ELEVATE HOME DESIGN INC., BCIN 118456. THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.



BEATTY LINE N ◊ FERGUS ◊ ON WWW.ELEVATEHOMEDESIGN.CA JAKE@ELEVATEHOMEDESIGN.CA ◊ 519-572-4561

40 x 80 WAREHOUSE TITAN ENVIRONMENTAL SOMME STREET, BLOCK 2, PART 1 OTTAWA, ON

OBC NOTES & UNIVERSAL W.R.

PROJECT NO: 24-001 STARTING DATE: Jan 2, 2024 LAST REVISION DATE: Apr 24, 2026 DRAWN BY: J.F.

10

SCALE: As Noted

UNIVERSAL WASHROOM NOTES

THESE DRAWINGS ARE COPYRIGHT PROTECTED AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF ELEVATE HOME DESIGN INC. ALL DIMENSIONS ARE TO CONFORM TO THE ONTARIO BUILDING CODE, AS AMENDED, REGARDLESS OF DRAWING DETAILS. PLAN # 19398 FILE # D07-12-25-0077