01 LOCATION PLAN
SP-A01 SCALE:

LIGHT INDUSTRIAL (IL)

IL	Provisions	Proposed Site Plan	Compliance
a) Minimum Lot Area	2000sm	88,504.31sm	Compliant with zoning
b) Minimum Lot Width	no minimum	Irregular Lot	Compliant with zoning
c) Maximum Lot Coverage	65%	36.58%	Compliant with zoning
d) Minimum Front Yard	7.5m	7.5m	Compliant with zoning
e) Minimum Interior Side Yard	7.5m	7.5m minimum	Compliant with zoning
f) Minimum Rear Yard	3.5m	15m	Compliant with zoning
g) Maximum Floor Space Index - Gross area for all buildings - FSI including buildings 100 & 550	2	32,375sm 0.28	Compliant with zoning
h) Maximum Building Height	18m	9.9m typical, 7m at Buildings 100 & 550	Compliant with zoning
i) Minimum Width of Landscape Area	Abutting a street: 3m Abutting a Residential area: 3m Other: 0m	3m minimum	Compliant with zoning
j) Parking Required	Building 100 Light Industrial use: 2190sm - Warehouse (0.8/100sm) - 18 spaces required Building 550 Light Industrial use: 700sm - Warehouse (0.8/100sm) - 6 spaces required	Building 100: 24 spaces provided Building 550: 23 spaces provided	Compliant with zoning Compliant with zoning
k) Parking Provided	Light Industrial (0.8 space/100sm) Buildings 100, 200, 300, 400, 500, 550, 600 & 700 total GFA = 32,375sm Total parking required: 259 spaces	Total parking provided: 407 spaces	Compliant with zoning
k) BICYCLE PARKING	Light Industrial (1/1000sm) - 30 required	Total provided: 30 spaces	Compliant with zoning
l) Vehicle Loading Zones - 4.3m x 13m oversized space	Light Industrial over 5000sm - 1 per first 5000sm plus required spaces for gfa exceeding 5000sm	2 per building	Compliant with zoning
m) Landscape Provisions for Parking Lot	Landscape buffer width i) abutting a street: 3m ii) not abutting a street: 1.5m Refuse collection areas i) 9m from property line abutting a street ii) 3m from other property lines iii) Screened with minimum 2m height Minimum 15% landscaping at parking lots	5m provided Compliant with zoning Compliant with zoning Compliant with zoning Compliant with zoning Compliant with zoning Compliant with zoning	Compliant with zoning

03 SITE DATA AND ZONING INFORMATION
SP-A01 SCALE:

HAWTHORNE COMMERCIAL CENTRE: BUILDING 100

1.0 Building Area:
2.1 Classification (3.1.2.1)**:** Group F2, Medium Hazard Industrial **- Sprinklered**
2.2 Occupant Load (3.1.17)**:** Group F2, 2190sm div. by 46 = 48 people

3.1 Building Size and Construction Relative to Occupancy (3.2.2): Under subsection 3.2.2.70A, Group F2, Up to 4 Storeys - sprinklered, if not more than 4000sm and 1 storey in building height if facing 2 streets, shall be constructed in conformance with the following:

- the building is permitted to be of combustible or non-combustible construction
- floor assemblies shall be fire separations with a fire-resistance rating not less than 45 minutes
- mezzanines shall have a fire resistance rating not less than 45 minutes if of combustible construction load bearing walls and columns supporting a fire separation shall have a fire resistance rating not less than that required for the fire separation.

3.2.3 Spatial Separation (table 3.2.3.1e)

Exposure		Limiting Distance	Allowable Openings	Proposed Openings	FRR
North:	440sm	17.2m	100%		
South:	354sm	15m	100%		
East:	212sm	9.0m	100%		
West:	247sm	21.3m	100%		

3.2.4 Fire Alarm System:
- Single stage fire alarm provided

3.2.5 Fire Fighting:
- Fire access route is provided to principal entrance
- Siamese connection within 45m of municipal fire hydrant

3.2.9 Standpipe:
- Not required

3.4.2 Distance Between Exits (3.4.2.3)**:** The distance between exits shall not be less than one half the maximum diagonal dimension of the floor area.

3.4.2 Location of Exits (3.4.2.5)**:** The travel distance to at least one exit shall not be more than 45m as per clause (1)(C).

3.7 Plumbing fixtures (Section 3.7 of OBC)**:** To be determined under Tenant fit-up.

3.8 Barrier-free Design (Section 3.8 of OBC): To be determined under Tenant fit-up.

HAWTHORNE COMMERCIAL CENTRE: BUILDING 550

1.0 Building Area:
2.1 Classification (3.1.2.1)**:** Group F2, Medium Hazard Industrial **- Sprinklered**
2.2 Occupant Load (3.1.17)**:** Group F2, 700sm div. by 46 = 16 people

3.1 Building Size and Construction Relative to Occupancy (3.2.2): Under subsection 3.2.2.71, Group F2, Up to 2 Storeys, if not more than 1250sm and 2 storey in building height if facing 2 streets, shall be constructed in conformance with the following:

- the building is permitted to be of combustible or non-combustible construction
- floor assemblies shall be fire separations with a fire-resistance rating not less than 45 minutes

3.2.3 Spatial Separation (table 3.2.3.1e)

Exposure		Limiting Distance	Allowable Openings	Proposed Openings	FRR
North:	228sm	6.5m	25%	22%	1hr
South:	215sm	24.2m	100%		
East:	156sm	2m	8%	1.4%	2hr
West:	156sm	25.4m	100%		

3.2.4 Fire Alarm System:
- Single stage fire alarm provided

3.2.5 Fire Fighting:
- Fire access route is provided to principal entrance
- Siamese connection within 45m of municipal fire hydrant

3.2.9 Standpipe:
- Not required

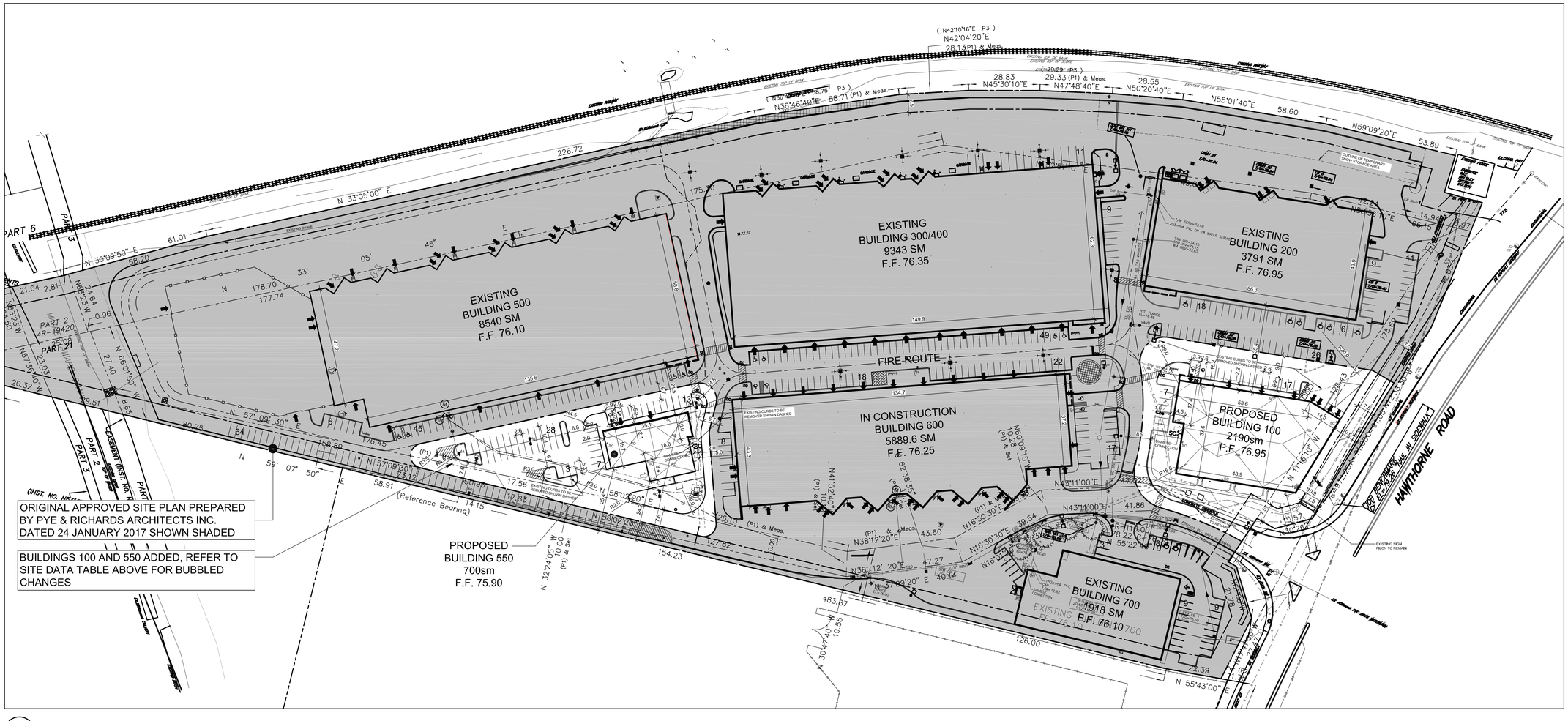
3.4.2 Distance Between Exits (3.4.2.3)**:** The distance between exits shall not be less than one half the maximum diagonal dimension of the floor area.

3.4.2 Location of Exits (3.4.2.5)**:** The travel distance to at least one exit shall not be more than 45m as per clause (1)(C).

3.7 Plumbing fixtures (Section 3.7 of OBC)**:** To be determined under Tenant fit-up.

3.8 Barrier-free Design (Section 3.8 of OBC): To be determined under Tenant fit-up.

04 BUILDING CODE REVIEW
SP-A01 SCALE:



02 SITE PLAN - BUILDING 100 AND 550
SP-A01 SCALE: 1:750

MCROBIE
ARCHITECTS + INTERIOR DESIGNERS

McROBIE ARCHITECTS + INTERIOR DESIGNERS
100-66 QUEEN ST
Ottawa, ON K1P 5C6
613-238-2072

CONTROLEX

CONTROLEX CORPORATION
100-223 Colonnade Rd South
Ottawa, ON K2E 7K3
613-723-7490

BAR SCALE - 1:750
0 7.5 15 30m

North

Revisions

No.	By	Description	Date
01	ERM	REVISED FOR SITE PLAN AMENDMENT	17 DEC 2018
02	ERM	REVISED FOR SITE PLAN AMENDMENT	08 MAR 2018

Project
HAWTHORNE ROAD COMMERCIAL CENTRE DEVELOPMENT

3020 HAWTHORNE ROAD

Drawing
SITE PLAN
BUILDINGS 100 AND 550

Scale 1:100
Drawn ERM
Checked JAS

Stamp
ONTARIO ASSOCIATION OF ARCHITECTS
DAVID S. McROBIE
LICENCE 2880

Project No. 18-111
Date 06 JULY 2018
Drawing No. SP-A01

D07-12-18-0193
#13714