



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	Regular 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 typically, 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: 23 typical spaces 1 type A accessible space  Building 550: 22 typical spaces 1 type B accessible space	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

03 SITE DATA AND ZONING INFORMATION

SP-A01 SCALE:

HAWTHORNE COMMERCIAL CENTRE: BUILDING 100					
<b>1.0 Building Area:</b>					
<b>2.1 Classification</b> (3.1.2.1):    Group F2, Medium Hazard Industrial - <b>Sprinklered</b>					
<b>2.2 Occupant Load</b> (3.1.17):    Group F2, 2190sm div. by 46 = 48 people					
<b>3.1 Building Size and Construction Relative to Occupancy</b> (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:					
<div><div>– the building is permitted to be of combustible or non-combustible construction</div><div>– floor assemblies shall be fire separations with a fire-resistance rating not less than 45 minutes</div><div>– 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.</div></div>					
<b>3.2.3 Spatial Separation</b> (table 3.2.3.1e)					
Exposure	Limiting Distance	Allowable Openings	Proposed Openings	FRR	
North:	440sm 17.2m	100%		100%	
South:	354sm 15m	100%		100%	
East:	212sm 9.0m	100%		100%	
West:	247sm 21.3m	100%		100%	
<b>3.2.4 Fire Alarm System:</b> <div>– Single stage fire alarm provided</div>					
<b>3.2.5 Fire Fighting:</b> <div>– Fire access route is provided to principal entrance</div> <div>– Siamese connection within 45m of municipal fire hydrant</div>					
<b>3.2.9 Standpipe:</b> <div>– Not required</div>					
<b>3.4.2 Distance Between Exits</b> (3.4.2.3): The distance between exits shall not be less than one half the maximum diagonal dimension of the floor area.					
<b>3.4.2 Location of Exits</b> (3.4.2.5): The travel distance to at least one exit shall not be more than 45m as per clause (1)(C).					
<b>3.7 Plumbing fixtures</b> (Section 3.7 of OBC): To be determined under Tenant fit-up.					
<b>3.8 Barrier-free Design</b> (Section 3.8 of OBC): To be determined under Tenant fit-up.					
<b>7.4.10.4(2) Flow Control Roof Drains:</b> <div><div>– the maximum drain down time does not exceed 24hrs,</div><div>– the roof structure is designed to carry the load of the stored water,</div><div>– one or more scuppers are installed not more than 30m apart along the perimeter of the building so that:<div><div>– the scuppers are designed to handle at least 200% of the 15-min rainfall intensity, and</div><div>– the maximum depth of controlled water is limited to 150mm</div></div></div><div>– they are located not more than 15m from the edge of the roof and not more than 30m from adjacent drains, and</div><div>– there shall be a minimum of 2 drains</div></div>					
<b>7.4.10.4(3) Overflow Scuppers:</b> <div>– emergency roof overflow or scuppers shall be provided where the height of the parapet or adjacent flashing is greater than 150mm</div>					

HAWTHORNE COMMERCIAL CENTRE: BUILDING 100					
<b>1.0 Building Area:</b>					
<b>2.1 Classification</b> (3.1.2.1):    Group F2, Medium Hazard Industrial - <b>Sprinklered</b>					
<b>2.2 Occupant Load</b> (3.1.17):    Group F2, 700sm div. by 46 = 16 people					
<b>3.1 Building Size and Construction Relative to Occupancy</b> (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:					
<div><div>– the building is permitted to be of combustible or non-combustible construction</div><div>– floor assemblies shall be fire separations with a fire-resistance rating not less than 45 minutes</div></div>					
<b>3.2.3 Spatial Separation</b> (table 3.2.3.1e)					
Exposure	Limiting Distance	Allowable Openings	Proposed Openings	FRR	
North:	228sm 6.5m	25%	22%	100%	
South:	215sm 24.2m	100%		100%	
East:	156sm 2m	8%	1.4%	2hr	
West:	156sm 25.4m	100%		100%	
<b>3.2.4 Fire Alarm System:</b> <div>– Single stage fire alarm provided</div>					
<b>3.2.5 Fire Fighting:</b> <div>– Fire access route is provided to principal entrance</div> <div>– Siamese connection within 45m of municipal fire hydrant</div>					
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