

LIGHT INDUSTRIAL (IL)			
II.	PROVISIONS	PROPOSED SITE PLAN DESIGN	COMPLIANCE DETAILS
a) Minimum Lot Area	2,000 m ²	88 594.31 m ²	Compliant with Zoning
b) Minimum Lot Width	no minimum	Irregular Lot	Compliant with Zoning
c) Maximum Lot Coverage	65%	36.41%	Compliant with Zoning
d) Minimum Front Yard	7.5m	Minimum 35m	Compliant with Zoning
e) Minimum Interior Side Yard	7.5m	7.5m	Compliant with Zoning
f) Minimum Rear Yard	3.5m	15m	Compliant with Zoning
g) Maximum Floor Space Index - gross area for all buildings - FSI for limit of building 500 site development		0.35 0.31	Compliant with Zoning
h) Maximum Building Height	18m	9.9m	Compliant with Zoning
Minimum Width of Landscaped Area	i) abutting a street 3 m ii) abutting residential, institutional, 3m iii) other cases 0 m	provided 3.0m min.	Compliant with Zoning
Required Parking	Building 600 Light Industrial Use WAREHOUSE (0.8/100m ² gfa) - 45 Spaces Building 500 Light Industrial Use WAREHOUSE (0.8/100m ² gfa) - 77 Spaces TOTAL PARKINGS REQUIRED - 122 Spaces	80 Spaces Provided 190 Spaces Provided 270 Spaces Provided	Compliant with Zoning
Overall Site Parking Calculations Based on Light Industrial Use Warehouse 0.8/100m ² of Gross Floor Area Total Gross Floor Area for building 200, 300, 400, 500, 600 & 700 is 30179sm. Required parking spots - 68/100 x 30179 = 24143 (242) spaces. Provided Parking Space: 489			
Required Bicycle Parking	Light Industrial (1/1000 m ²) - 15 spaces required	20 Spaces Provided - 15 spaces required	Compliant with Zoning
Vehicle Loading Zones Oversize Loading Space 4.3m x 13m	Light Industrial over 5000sm ² - 1 per first 5000sm ² plus all required spaces for gross floor area exceeding 5000sm ²	2 per Building	Compliant with Zoning
Landscape Provisions for Parking Lots	Landscape Buffer Width i) abutting a street 3 m ii) not abutting a street 15m Refuse Collection Areas i) 5.0 m from property line abutting a street ii) 3.0 m from other property lines iii) screened with minimum 2.0 m height Minimum 15% Landscaping around Parking Lots	5 m provided as per bylaw as per bylaw as per bylaw as per bylaw	Compliant with Zoning

HAWTHORNE COMMERCIAL CENTRE - BUILDING 500
ONTARIO BUILDING CODE MATRIX

3.1 OCCUPANCY LOAD
BUILDING AREA = 9525sm
MAJOR OCCUPANCIES: INDUSTRIAL, BUSINESS & PERSONAL SERVICES OCCUPANCY
OCCUPANCY LOAD 9525sm @ 4.5sm = 20706 (2071) OCCUPANTS

3.2 CLASSIFICATION
MAJOR OCCUPANCY
GROSS FLOOR AREA = 9525sm
BUILDING ONE STOREY WITH NO BASEMENT.
GROUP F, DIVISION 2, UP TO 1 STOREY CONFORMING TO ARTICLE 3.2.2.70
UP TO 9600sm BUILDING AREA, 1 STOREY, SPRINKLERED (TABLE 3.2.2.70.B)
COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
LOAD-BEARING STRUCTURE SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION.

3.2.3 SPATIAL SEPARATION TABLE 3.2.3.1(E)

EXPOSURE	AREA	RATIO	LIMIT. DIST.	ALLOW. OPENING	PROPOSED	FIRERATIO
SOUTH	1705sm	N/A	15.0m	100%	0HR	0HR
NORTH	1705sm	N/A	26.0m	100%	0HR	0HR
EAST	580sm	N/A	7.5m	28%	0HR	0HR
WEST	580sm	N/A	15.0m	100%	0HR	0HR

3.2.4 FIRE ALARM SYSTEM
SINGLE STAGE FIRE ALARM SYSTEM IS PROVIDED.

HAWTHORNE COMMERCIAL CENTRE - BUILDING 600
ONTARIO BUILDING CODE MATRIX

3.1 OCCUPANCY LOAD
BUILDING AREA = 5542sm
MAJOR OCCUPANCIES: INDUSTRIAL, BUSINESS & PERSONAL SERVICES
MANUFACTURING SPACES DESIGNED FOR XX OCCUPANTS
TOTAL OCCUPANT LOAD = 5542sm @ 4.5sm = 12444 (124) OCCUPANTS

3.2 CLASSIFICATION
MAJOR OCCUPANCY - GROUP F, DIVISION 2
GROUND FLOOR AREA = 5502sm
PROPOSED BUILDING ONE STOREY WITH NO BASEMENT.
CONFORMING TO GROUP F, DIVISION 2, UP TO 1 STOREY, ARTICLE 3.2.2.70
COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION PERMITTED
LOAD-BEARING STRUCTURE SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL BE OF FIRE RATED TO NOT LESS THAN SUPPORTED ASSEMBLY.

3.2.3 SPATIAL SEPARATION TABLE 3.2.3.1(E)

EXPOSURE	AREA	RATIO	LIMITING DISTANCE	ALLOWABLE OPENING	PROPOSED	FRR
SOUTH	1024sm	N/A	29.0m	100%	0HR	0HR
NORTH	1024sm	N/A	10.0m	50%	0HR	0HR
EAST	270sm	N/A	22.0m	100%	0HR	0HR
WEST	270sm	N/A	15.0m	100%	0HR	0HR

3.2.4 FIRE ALARM SYSTEM
SINGLE STAGE FIRE ALARM SYSTEM IS PROVIDED.

3.2.5 FIRE FIGHTING
FIRE ACCESS ROUTE IS PROVIDED ALONG 3 STREETS.
SIAMESE CONNECTION WITHIN 45 M OF ON SITE FIRE HYDRANTS

3.2.9 STANDPIPE SYSTEM
STANDPIPE NOT REQUIRED AS PER ART. 3.2.9.1

3.3 SAFETY WITHIN FLOOR AREAS
2 MEANS OF EGRESS REQUIRED FOR ALL FLOOR AREAS (ART. 3.3.1.5 (1C))
ELEVATORS' ROOMS REQUIRED TO BE A 0 HOUR FIRE SEPARATION.

3.4 EXITS
MAXIMUM TRAVEL DISTANCE: 45M (ART. 3.4.2.5)
EXIT CAPACITY CALCULATIONS: EXITS PROVIDE SUFFICIENT CAPACITY BASED ON EACH 900MM WIDE LEAF PROVIDING EXIT CAPACITY OF 139 PERSONS.

3.6 SERVICE FACILITIES
NO FUEL FIRED APPLIANCES.

3.7 PLUMBING FACILITIES
SUBJECT TO TENANT FIT-UP

3.8 BARRIER FREE DESIGN
BARRIER FREE ACCESS 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 SYSTEM
STANDPIPE NOT REQUIRED AS PER ART. 3.2.9.1

3.3 SAFETY WITHIN FLOOR AREAS
2 MEANS OF EGRESS REQUIRED FOR ALL FLOOR AREAS (ART. 3.3.1.5 (1C))

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3.7 PLUMBING FACILITIES
SUBJECT TO TENANT FIT-UP

3.8 BARRIER FREE DESIGN
BARRIER FREE ACCESS REQUIRED



CONTROLLEX

PROJECT DATA
1. LEGAL DESCRIPTION
PART OF LOT 1, CONCESSION 5 (RIDEAU FRONT), PART OF LOT 1 CONCESSION 6 (RIDEAU FRONT) AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6 (RIDEAU FRONT), CLOSED BY BY-LAW 75-50 O.M.S.T. (01573) FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF GLOUCESTER NOW IN THE CITY OF OTTAWA

2. SURVEY INFORMATION
SURVEY INFORMATION PREPARED BY:
GREGORY J. HARTWICK, O.L.S.
29 MARCH 2004

SITE LEGEND

- FH FIRE HYDRANT
- DC DEPRESSED CURB
- CONCRETE CURB
- CONCRETE PAVES
- CONCRETE WALK
- NEW ASPHALT
- CB CATCH BASIN
- MH MAN HOLE
- BH BORE HOLE
- LS LIGHT STANDARD
- WLS WALL MOUNT LIGHT FIXTURE
- WL WALL MOUNTED LIGHT
- PP POWER POLE
- GP GUARD POST
- SN SIGN
- EG EXISTING GRADE
- GM GAS METER
- HC HANDICAPPED PARKING SIGN
- FR FIRE ROUTE SIGN

NOTES:
1. SEE SITE SERVICES, ELECTRICAL & MECHANICAL DRAWINGS FOR UNDERGROUND UTILITIES LINES AND FOR NEW GRADING. EXCAVATE, BACKFILL & PROVIDE CONCRETE TO REQUIREMENTS OF MECHANICAL, ELECTRICAL & SITE SERVICES DRAWINGS AND SPECIFICATIONS AND TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
2. PROVIDE 0.5M RADIUS FOR CONCRETE CURBS UNLESS OTHERWISE NOTED

4	REVISED PER CITY COMMENTS	13 MAY 2016
3	ISSUED FOR SITE PLAN APPLICATION	18 APR. 2016
2	REVISED PER CITY COMMENTS	18 APR. 2016
1	SITE PLAN APPLICATION	22 DEC. 2015

SEAL
ONTARIO ASSOCIATION OF ARCHITECTS
DAVID R. HAYWARD
LICENCE 3683
Not for Construction unless SEALED and SIGNED

P & R
PYE & RICHARDS ARCHITECTS INC.
884 MEATH STREET OTTAWA ONTARIO K1Z 6B8
TEL: 613 724-7700 FAX: 613 724-1889
EMAIL: info@pyerich.com
WEBSITE: www.pyerich.com

PROJECT
HAWTHORNE COMMERCIAL CENTRE
BUILDING 500/ 600
200 - 3020 HAWTHORNE ROAD OTTAWA

DRAWING
SITE PLAN

DO NOT SCALE. REFER ANY DIMENSIONAL ERRORS AND/OR POSSIBLE TRADE INTERFERENCE/ CONFLICT TO THE ARCHITECTS FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK. THE CONDITIONS OF THE CONTRACT APPLY.

PROJECT NO.	13-17	DRAWING NO.	A.01
SCALE:	AS NOTED		
DRAWN:	F. D.		
CHECKED:	D. M.		
PLOT DATE:	13 May 2016	REVISION NO.	

