GENERAL INDUSTRIAL

I.	PROVISIONS	PROPOSED SITE PLAN DESIGN	COMPLIANCE DETAILS
a) Minimum Lot Area	2,000 m2	89 504.31 m2	Compliant with Zoning
b) Minimum Lot Width	no minimum	Irregular Lot	Compliant with Zoning
c) Maximum Lot Coverage	N/A	34.47%	Compliant with Zoning
d) Minimum Front Yard	3.5m	Minimum 35m	Compliant with Zoning
e) Minimum Interior Side Yard	3.5m	3.0m	Compliant with Zoning
f) Minimum Rear Yard	3.5m	15m	Compliant with Zoning
g) Maximum Floor Space Index	2		Compliant with Zoning
h) Maximum Building Height	18m	9.0m	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 500 Light Industrial Use 10.8/100m2 gfa - 45 Spaces Building 600 Light Industrial Use 10.8/100m2 gfa - 77 Spaces	64 Spaces Provided 128 Spaces Provided	Compliant with Zoning
Required Bicycle Parking	Light Industrial (1/100 m2) - 15 spaces required	20 Spaces Provided	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 a 3.0 m from property line abutting a street b 3.0 m from other property lines c screened from view by a fence or height Minimum 15% Landscaping around Parking Lots	3 m provided as per bylaw as per bylaw as per bylaw as per bylaw	Compliant with Zoning

HAWTHORNE COMMERCIAL CENTER : BUILDING 500
ONTARIO BUILDING CODE MATRIX

3.1 OCCUPANCY LOAD
BUILDING AREA = 9525m²
MAJOR OCCUPANCIES : INDUSTRIAL,BUSINESS & PERSONAL SERVICES OCCUPANCY
TOTAL OCCUPANT LOAD = 9525m² @ 30m² = 317.5 (317) OCCUPANTS

3.2 CLASSIFICATION
MAJOR OCCUPANCY
GROSS FLOOR AREA : 9525m²
BUILDING ONE STOREY WITH NO BASEMENT.
BUILDING AREA IS NOT LIMITED BY CONFORMING TO ARTICLE 3.2.2.90
UP TO 9600m² BUILDING AREA, 1 STOREY, SPRINKLERED (TABLE 3.2.2.90.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.B)

EXPOSURE	AREA	RATIO	LIMIT DIST.	ALLOW. OPENING	PROPOSED	FIRERATIO
SOUTH	925m²	N/A	24.0m	100%		0HR
NORTH	1092m²	N/A	26.0m	100%		0HR
EAST	500m²	N/A	17.5m	28%		1HR
WEST	500m²	N/A	15.0m	100%		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 (1)(c))
JANITORS' 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

HAWTHORNE COMMERCIAL CENTRE: Building 600
ONTARIO BUILDING CODE MATRIX

3.1 OCCUPANT LOAD
BUILDING AREA = 5562m²
MAJOR OCCUPANCIES : INDUSTRIAL,BUSINESS & PERSONAL SERVICES
TOTAL OCCUPANT SPACES DESIGNED FOR XX OCCUPANTS
TOTAL OCCUPANT LOAD = 5562m² @ 35m² = 159.0 (159) OCCUPANTS

3.2 CLASSIFICATION
MAJOR OCCUPANCY : GROUP F, DIVISION 2
GROUND FLOOR AREA : 5562m²
PROPOSED BUILDING ONE STOREY WITH NO BASEMENT.
BUILDING AREA IS NOT LIMITED BY CONFORMING TO ARTICLE 3.2.2.90
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.B)

EXPOSURE	AREA	RATIO	LIMITING DISTANCE	ALLOWABLE OPENING	PROPOSED	FIRE
SOUTH	925m²	N/A	24.0m	100%		0HR
NORTH	1092m²	N/A	10.0m	52%		1HR
EAST	270m²	N/A	22.0m	100%		0HR
WEST	270m²	N/A	15.0m	100%		0HR

3.2.4 FIRE ALARM SYSTEM
SINGLE STAGE FIRE ALARM SYSTEM IS 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 (1)(c))

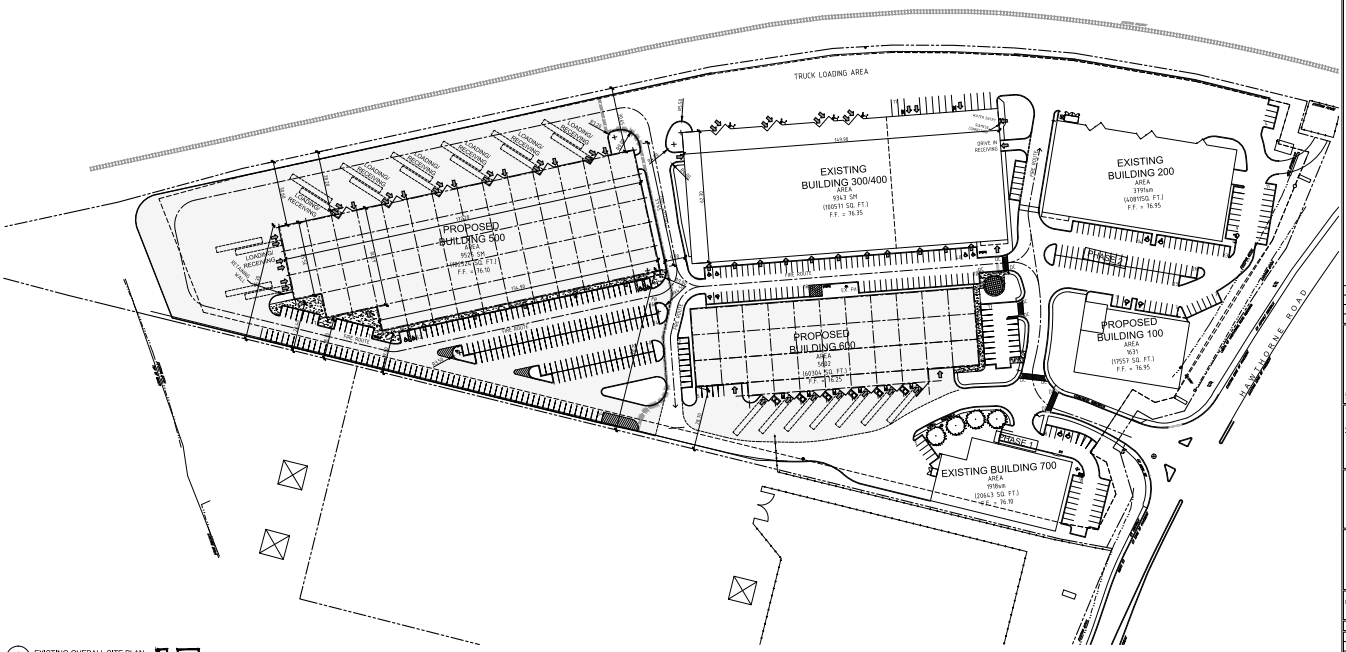
3.4 EXITS
MAXIMUM TRAVEL DISTANCE: 45m (ART. 3.4.2.5)
EXIT CAPACITY CALCULATIONS: EXITS PROVIDE SUFFICIENT CAPACITY BASED ON EACH 900MM WIDE LEAF PROVIDING EXIT CAPACITY OF 159 PERSONS.

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 REQUIRED

KEY SITE PLAN



1 / A.01 EXISTING OVERALL SITE PLAN
SCALE 1:750
0 1 5 10 20

CONTROLEX

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) PARTS 1 TO 4 ON PLAN 4R-22000 AND PARTS 1 TO 4 ON PLAN 4R-22001 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.
19 MARCH 2014

SITE LEGEND

- FH FIRE HYDRANT
- DEPRESSED CURB
- CONCRETE CURB
- UNIT PAVERS
- CONCRETE WALK
- NEW ASPHALT
- CB CATCH BASIN
- MH MAN HOLE
- BH BORE HOLE
- LS LIGHT STANDARD
- W.L. WALL MOUNT LIGHT FIXTURE
- WL WALL MOUNTED LIGHT
- PP POWER POLE
- GP GUARD POST
- SIGN
- 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. CONTRACTOR TO COORDINATE WITH ALL 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

NO	ISSUE & REVISIONS	DATE
3		
2		
1	SITE PLAN APPLICATION	22 DEC. 2015

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — DAVID R. RICHARDS — LICENSE 3460 — Not for construction unless SEALED and SIGNED

PROJECT NORTH

P & R
PYE & RICHARDS ARCHITECTS INC.
694 MEADE STREET OTTAWA ONTARIO K1Z 6B8
TEL: 613 724-7700 FAX: 613 724-1889
EMAIL: info@pyearch.com
WEBSITE: www.pyearch.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 COMMENCEMENTS OF THE WORK. THE CONDITIONS OF THE CONTRACT APPLY.

PROJECT NO.	11-71
SCALE:	AS NOTED
DRAWN:	F. D.
CHECKED:	D. R.
PLOT DATE:	22 Dec. 2015
DRAWING NO.	A.01
REVISION NO.	