

ISSUED FOR SITE PLAN APPROVAL

2022.07.15

TOWN OF CALEDON
PLANNING
RECEIVED

April 13, 2023

TULLAMORE LANDS

LIST OF DRAWINGS

ARCHITECTURAL

- A-001 COVER PAGE - SPA
- A-002 SITE PLAN - SPA
- A-003 OVERALL OFFICE FLOOR PLAN - WAREHOUSE - SPA
- A-004 OVERALL OFFICE FLOOR PLAN - MEZ
- A-005 OVERALL OFFICE GROUND FLOOR PLAN - SPA
- A-006 OVERALL OFFICE MEZZANINE FLOOR PLAN - SPA
- A-007 EXTERIOR ELEVATIONS - SPA

LANDSCAPING

- L-1 OVERALL LANDSCAPE PLAN
- L-2 LANDSCAPE PLAN A
- L-3 LANDSCAPE PLAN B
- L-4 LANDSCAPE PLAN C
- L-5 LANDSCAPE PLAN D
- L-6 LANDSCAPE DETAILS

PROFESSIONALS

ARCHITECTURAL

STENDEL + REICH
architecture
3435 Rue Steevy
Montreal, QC
H3A 1S5
T: 514-459-9909
F: 514-459-9111
www.stendelretech.com

STRUCTURAL

402-1266 Van Horne
Ottawa, ON
K1V 4Z2
T: 514-279-4821

MECHANICAL

235 Leemill Road
North York, ON
M2B 2Y1
T: 416-445-8255
www.srdclvath.com

ELECTRICAL

43 Leemill Road
Toronto, ON
M2B 2Y8
T: 416-444-9263
www.hampd.com

CIVIL ENGINEERING

ADAM WELLS
ENGINEERS
3500 South Service
Road
Burlington, ON
L7R 5K2
T: 905-632-3811
F: 905-632-3363
www.adamwells.com

FIRE PROTECTION

3900, Côte-Vertu,
Saint-Laurent, QC
H4R 1V4
T: 514-337-2000
F: 514-337-2010
www.avelec.com

LANDSCAPE

BONADUCE ARCHITECTS
368 Oxford Street East
London, ON
N6A 1Y7
T: 519-667-3322
F: 519-665-2474
www.nia.ca

STRUCTURAL

MECHANICAL

ELECTRICAL

ES-100 ELECTRICAL SITE PLAN

CIVIL ENGINEERING

- 1 OF 13 SITE SERVING PLAN (NORTHWEST)
- 2 OF 13 SITE SERVING PLAN (NORTHWEST)
- 3 OF 13 SITE SERVING PLAN (SOUTH)
- 4 OF 13 SITE SERVING PLAN (SOUTH)
- 5 OF 13 SITE SERVING PLAN (SOUTH)
- 6 OF 13 SITE SERVING PLAN (SOUTH)
- 7 OF 13 SITE SERVING PLAN (SOUTH)
- 8 OF 13 SITE SERVING PLAN (SOUTH)
- 9 OF 13 SITE SERVING PLAN (SOUTH)
- 10 OF 13 SITE SERVING PLAN (SOUTH)
- 11 OF 13 SITE SERVING PLAN (SOUTH)
- 12 OF 13 SITE SERVING PLAN (SOUTH)
- 13 OF 13 SITE SERVING PLAN (SOUTH)

FIRE PROTECTION

Name of Practice: Stendel+Reich Architecture Inc.
3435 Steevy St., Montreal, QC

Name of Project: Tullamore Lands
New industrial warehouse

Location: Town of Caledon, Ontario

Date: June 27, 2022

NOTE: BUILDING MATRIX PERTAINS TO OBC 2017 BUILDING CODE STUDY

Ontario Building Code Data Matrix Part 3		Building Code Reference 1
3.00 Building Code Version: <u>O. Reg. 332/12</u> Last Amendment: <u>O. Reg. 193/14</u>		
3.01 Project Type: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Change of use Description: <u>New Industrial Building</u>		[A]1.1.2
3.02 Major Occupancy Classification: <u>F-2</u> 3.2.2.8. Exceptions to Major Occupancies (1) In a building in which the aggregate area of all major occupancies in a particular Group or Division is not more than 15% of the total area of the storey in which they are located, these major occupancies need not be considered as major occupancies for the purposes of this Subsection, provided they are not classified as Group F, Division 1 or 2 occupancies. Group D (offices) are not considered as major occupancies.		[A]1.1.2(1)
3.03 Superimposed Major Occupancies: <input type="checkbox"/> No <input type="checkbox"/> Yes Description: _____		3.2.2.7
3.04 Building Area (m ²): <u>105,952</u> Building Area Footprint: _____		[A]1.1.2

3.05 Ancillary Area (m ²)	Description:	Area	[A]1.1.2
	Warehouse Area (Main Building)	102,600 m ²	
	Office Area Ground L (Main Building)	900 m ²	
	Office Area Main - Mezzanine	5,138 m ²	
	Shipping Offices - Mezzanine	822 m ²	
	Total Gross Area Main Building Warehouse and Office	110,562 m ²	

3.06 Mezzanine Area (m ²)	Description:	Area	3.2.1.1
	Office Area Main Level - Mezzanine	5,138 m ²	
	Shipping Offices - Mezzanine	822 m ²	

3.07 Building Height	Storeys above grade	32.5 (m) Above grade	[A]1.1.2 & 3.2.1.1
	1		
	0		
	0		

3.08 High Building	<input type="checkbox"/> No <input type="checkbox"/> Yes	3.2.6
	<input type="checkbox"/> No <input type="checkbox"/> Yes	

3.09 Number of Storeys Firefighter access	4	3.2.2.10.1 & 3.2.5
	4	

3.10 Building Classification: Area and Construction Features Occupancy	3.2.2.67	Group/Div F-2	3.2.2.67-85
	3.2.2.67	Group/Div F-2	3.2.2.67-85
	(1) Except as permitted by Articles 3.2.2.68, to 3.2.2.72, a building classified as Group F, Division 2 shall conform to Sentence (2).		
	(2) Except as permitted by Article 3.2.2.16, the building referred to in Sentence (1) shall be of noncombustible construction, and:		
	(a) except as permitted by Sentence 3.2.2.7(1), the building shall be sprinklered;		
	(b) floor assemblies shall be fire separations with a fire-resistance rating not less than 2 h;		
	(c) mezzanines shall have a fire-resistance rating not less than 1 h, and		
	(d) loadbearing walls, columns and arches shall have a fire-resistance rating not less than that required for the supported assembly.		

3.11 Sprinkler System	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required	3.2.15.8 & 3.2.2.17
	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required	
	<input type="checkbox"/> entire building <input type="checkbox"/> selected compartments	
	<input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating	
	<input type="checkbox"/> none	

3.12 Standpipe System	<input type="checkbox"/> Not required <input checked="" type="checkbox"/> Required	3.2.9
	<input type="checkbox"/> Not required <input checked="" type="checkbox"/> Required	

3.13 Fire Alarm System	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Not required	3.2.4
	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Not required	
	<input checked="" type="checkbox"/> Single stage <input type="checkbox"/> Two stage <input type="checkbox"/> None	

3.14 Water Service / Supply & Adequacy	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.1
	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	

3.15 Construction Type	Description: <input type="checkbox"/> Combustible permitted <input checked="" type="checkbox"/> Non-combustible required	3.2.26.85 & 3.2.1.4
	<input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Combination	
	Heavy Timber Construction: <input type="checkbox"/> No <input type="checkbox"/> Yes	

3.16 Importance Category	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Post-disaster	4.1.2.1(8) & 14.12.1(8)
	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Post-disaster	
	<input type="checkbox"/> Normal <input type="checkbox"/> Minor storage building <input type="checkbox"/> Explosive or hazardous substances	
	<input type="checkbox"/> Post-disaster	

3.17 Seismic Hazard Index:	(h) Fa Se (0.2) = 0	4.1.2.1(5) & 4.1.8.1(2)
	(h) Fa Se (0.2) = 0	
	Seismic design required for Table 4.1.8.18, Items 6 to 21:	
	(i) Fa Se (0.2) ≥ 0.35 or Post-disaster <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	

3.18 Occupant Load Based on Client Information	Floor Level/Area	Occupancy Type	Based On	Occupant Load (Person)	3.1.17
	Warehouse Employees	F-2	Per shift	200	
	Office Employees	O	Per shift	50	
	Total			250	

3.19 Barrier-free Design	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	All areas of the office and amenities of the building are accessible.	3.8
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	All areas of the office and amenities of the building are accessible.	

3.20 Hazardous Substances	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No hazardous substances will be stored inside the warehouse.	3.3.12.8 & 3.3.18
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No hazardous substances will be stored inside the warehouse.	

3.21 Required Fire Resistance Ratings	Horizontal Assembly	Rating (h)	Supporting Assembly (h)	Noncombustible in lieu of rating?	3.2.2.2.85 & 3.2.1.4
	Floors over basement	0	0	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	
	Floors	2h	0	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	
	Mezzanine	1h	1h	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	
	Roof	0	0	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	

3.22 Spatial Separation	Wall Area (m ²)	RFR (h)	L4 or L5	Required RFR (h)	Construction Type Required	Cladding Type Required	3.2.3
	North: 8,013	>15	>10.1	-0.2	<input type="checkbox"/> Noncombustible <input type="checkbox"/> Noncombustible		
	South: 8,013	>15	>10.1	-0.2	<input type="checkbox"/> Noncombustible <input type="checkbox"/> Noncombustible		
	West: 13,218	>15	>10.1	-0.2	<input type="checkbox"/> Noncombustible <input type="checkbox"/> Noncombustible		
	East: 13,218	>15	>10.1	-0.2	<input type="checkbox"/> Noncombustible <input type="checkbox"/> Noncombustible		

3.23 Planning Future Requirements	Ratio: Male/Female = 50/50 Except as noted otherwise	3.7.4		
	Ratio: Male/Female = 50/50 Except as noted otherwise			
	Floor Level/Area	Occupant Load	OBC Distance	Features Provided
	Warehouse	200	3.7.4.8	12
	Office	50	3.7.4.7	6
	Features Provided:			
	Males: 20			
	Females: 20			
	Notes: 2			

3.24 Energy Efficiency	Compliance Path:	Floor: 0, 138 U-value	3.1.17
	Compliance Path:	Floor: 0, 138 U-value	
	Walls below grade: 0.284 R50		
	Slab on Grade: 0.792 for 1.2m R7.5		
	Fenestration (0.38%) 1.73 U-Value (R3.28)		
	Climatic Zone: Zone 6		
	Heating Degree Days: 4260		
	Note: SB-10 Ontario Building Code Compendium 2017		

3.25 Notes:	All references to Division B of the OBC Codes provided to [A] for Division 4 and [B] for Division C
	All references to Division B of the OBC Codes provided to [A] for Division 4 and [B] for Division C