

OBC MATRIX

NAME OF PRACTICE: WARE MALCOMB (A BUSINESS NAME OF WMA INC.)
 CERTIFICATE OF PRACTICE NUMBER: 3619
 NAME OF PROJECT: LIVINGSTON INDUSTRIAL BUILDING 2
 LOCATION: 12304 HEART LAKE ROAD, CALEDON, ON



TOWN OF CALEDON
PLANNING
RECEIVED

June 14, 2022

WARE MALCOMB

180 Bass Pro Mills Dr #103
Vaughan, ON L4K 5W4, Canada
P 905.760.1221

ARCHITECTURE
PLANNING
INTERIORS



**LIVINGSTON
INDUSTRIAL
BUILDING 2**
12304 HEART LAKE ROAD
CALEDON, ONTARIO

TITLE SHEET

REMARKS
SPA PROGRESS SET
SPA FIRST SUBMISSION

PA/PM:	A. MORSY
DRAWN BY.:	J.J.
JOB NO.:	TOR21-003

SHEET

A0.1

LIVINGSTON INDUSTRIAL BUILDING 2

12304 HEART LAKE ROAD
CALEDON, ONTARIO



OWNER

12304 HEART LAKE ROAD LIMITED PARTNERSHIP
1676 TRANSCANADIENNE, SUITE 500
KIRKLAND, QC H9H 4M7

OWNER'S CONSULTANTS

CIVIL ENGINEER

IBI GROUP
8133 WARDEN AVE, UNIT 300
MARKHAM, ON L6G 1B3

JASON JENKINS
PH: (905) 763-2322 EXT. 63542

LANDSCAPE CONSULTANT

IBI GROUP
8133 WARDEN AVE, UNIT 300
MARKHAM, ON L6G 1B3

TIM O'BRIEN
PH: (905) 546-1010 EXT. 63118

TRAFFIC CONSULTANT

IBI GROUP
8133 WARDEN AVE, UNIT 300
MARKHAM, ON L6G 1B3

ANDRAE GRIFFITH
PH: (416) 596-1930 EXT. 61450
FAX: (416) 596-0644

ARCHITECT

WARE MALCOMB

180 BASS PRO MILLS DR #103
VAUGHAN, ONTARIO, CANADA L4K 5W4

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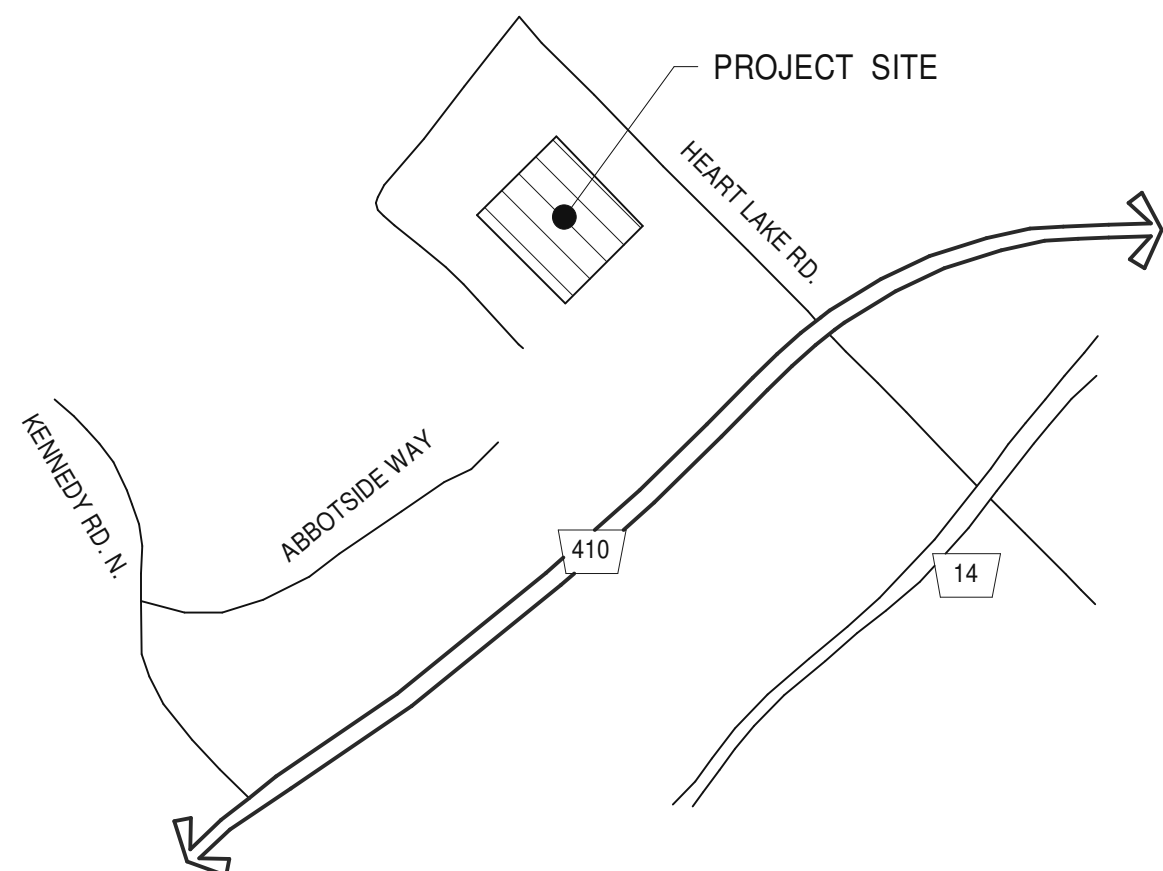
ARCHITECT'S CONSULTANTS

ELECTRICAL ENGINEER

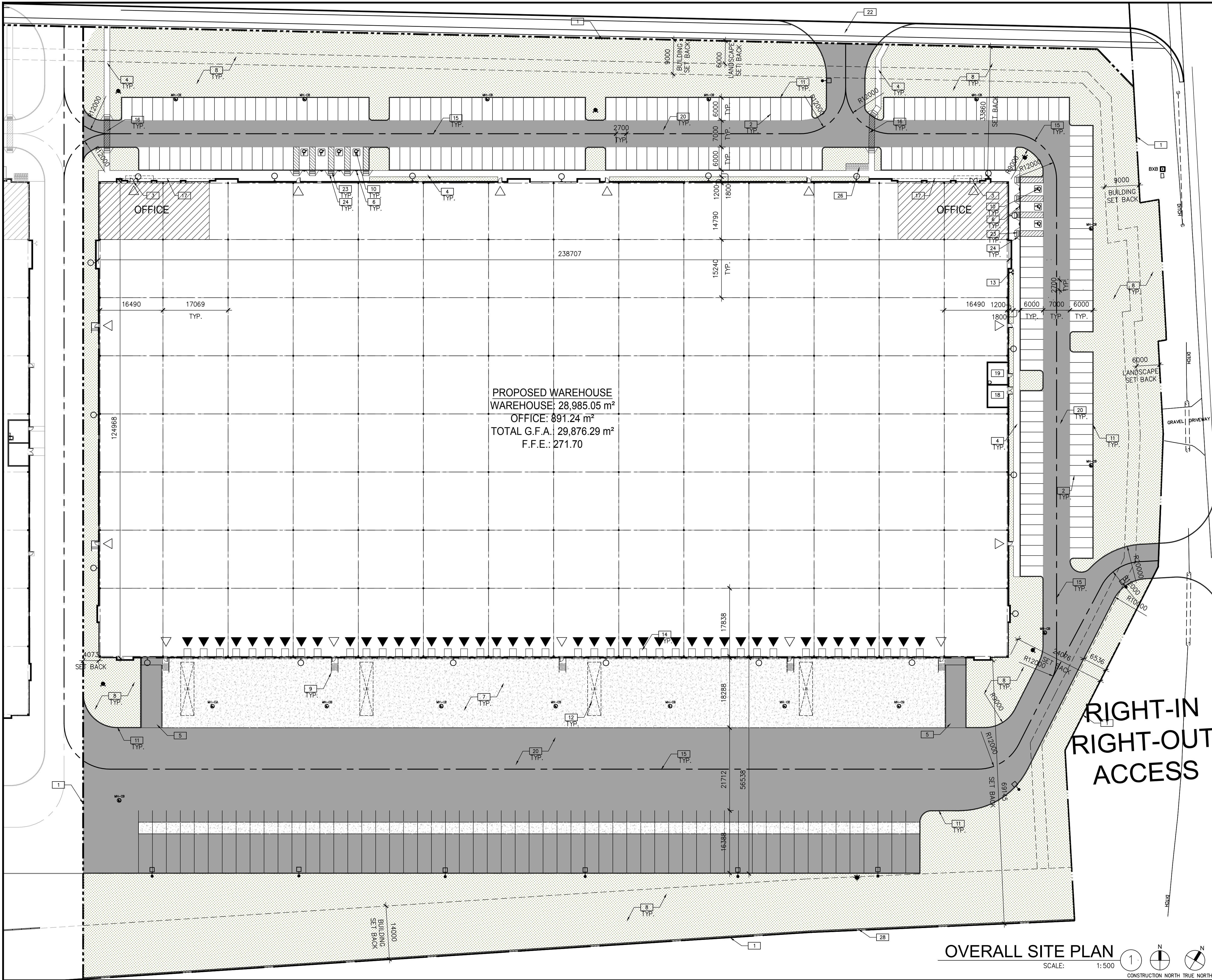
INVIRO ENGINEERED SYSTEMS LTD.
3530 PHARMACY AVE.
SCARBOROUGH, ONTARIO M1W 2S7

MORENO PIVATO
PH: (416) 897-3523
moreno@inviroenergy.com

VICINITY MAP



W:\TOR\21\0032\00\Architectural\Cad\SO_B2\0032_A10.dwg



PROJECT DATA		
TOR21-0032-00 HEART LAKE ROAD - OVERALL SITE		
SITE STATISTICS		
Zoning Category	MP/MS	
Proposed Use	Warehouse	
Building Classification	Group F2 (O.B.C. A- 3.1.2.1. (1))	
GROSS SITE AREA	65,226.64m²	702,093.03 ft²
Zone Permitted Use (CALEDON BY-LAW NO. 2006-50)		
Proposed Use	Warehouse	
Regulations (Prestige Industrial, Exceptions - 462)	Proposed	Required
Min. Lot Area	65,226.64m²	0.8ha
Min. Lot Frontage (m)	219.13	30.0m min
Min. Front Yard Building Setback (m)	24.07	9.0
Min. Interior Side Yard Building Set back (m)	4.07	NIC
Min. Exterior Side Yard Building Set back (m)	33.86	9.0
Min Rear Yard Building Setback (m)	69.14	14.0
Min.Landscape Buffer	6.5	6.0
BUILDING HEIGHT	12.5	18m max
BUILDING FLOOR AREA		
Warehouse	28,985.05m²	
Future Accessory Office	891.24m²	
TOTAL BUILDING GFA	29,876.29m²	
BUILDING COVERAGE	45.80%	max 50%
PARKING REQUIREMENT		
	PROPOSED	REQUIRED
Warehouse		
1st 7000m² @ 1.0/60 m²		78
7000m² - 20,000m² @ 1.0/145 m²		90
OVER 20,000m² @ 1.0/168 m²		59
Total No. of Parking Spaces	227	227
Total No. of Accessible Parking Spaces	7	7
Parking Stall Dimensions	STANDARD - 2.75m X 6.0m ACCESSIBLE TYPE A - 3.4m X 5.2m TYPE B - 2.75m X 6.0m	
Loading Space	4	4
Loading Space Dimensions	3.5m X	14.0m
Dock High Doors	43	N/A
Drive-In Doors	2	

SITE LEGEND	
	NEW HEAVY DUTY PAVEMENT (HATCHED)
	NEW LANDSCAPED AREA (HATCHED)
	FIRE ACCESS ROUTE MIN. 12.0M TURNING RADIUS
	MAN DOOR ENTRY
	TRUCK LOADING DOCK DOOR
	DRIVE IN DOOR
	PROPOSED FIRE HYDRANT (VERIFY LOCATION W/CIVIL DWGS)
	EXISTING FIRE HYDRANT VERIFY LOCATION W/CIVIL DWGS)
	FIRE ROUTE SIGNAGE 30CM X 45CM - AS PER TOWN OF CALEDON BY-LAW 2015 - REFER TO DETAIL 2/A1.0
	RC-93 BARRIER-FREE PARKING SIGNS FOR ALL ACCESSIBLE PARKING SPACES
	SIAMESE CONNECTION (VERIFY LOCATION W/CIVIL DWGS)
	CATCH BASIN MANHOLE (VERIFY LOCATION W/CIVIL DWGS)
	LOADING SPACE (3.5m X 9.0m) TYP.
	NO. OF PARKING SPACES
	EXTERIOR WALL LIGHTS (SEE PHOTOMETRICS DWGS)
	EXTERIOR LIGHTS POLES (SEE PHOTOMETRICS DWGS)
	BICYCLE PARKING

SITE PLAN NOTES

- 1

PROPERTY LINE
- 2

2.75x6.00m PARKING STALL, PAINTED PARKING STRIPPING PER CITY STANDARDS.
- 3

PRINCIPLE ENTRY - TO HAVE AUTOMATIC DOOR OPERATOR INSTALLED AND BE KEPT CLEAR OF ANY BARRIERS OR OBSTRUCTIONS.
- 4

1500mm MIN. WIDE SIDEWALK TYPICAL U.N.O - TO BE POURED CONCRETE, UNIT PAVING, OR PERMEABLE PAVEMENT
- 5

DRIVE-IN RAMP, SEE CIVIL DRAWING FOR SLOPE %
- 6

ACCESSIBLE PARKING SIGNS CENTERED AT THE END OF ALL ACCESSIBLE PARKING SPACES, TO BE MIN MOUNTED 1.0M (MAX 2.0M) ABOVE PARKING LOT SURFACE, POLE MOUNTED AND DESIGNED IN ACCORDANCE WITH SECTION 11 OF REG. 581 WITHIN THE HIGHWAY TRAFFIC ACT. ALL SIGNAGE AT 'TYPE A' SPACES TO IDENTIFY SPACE AS "VAN ACCESSIBLE"

7

CONCRETE APRON - SEE CIVIL DWGS.

8

LANDSCAPE AREA - SEE LANDSCAPE DWGS.

9

PROVIDE CONCRETE FILLED PROTECTION BOLLARDS AT BOTTOM OF STEEL STAIRS AT EACH GUARDRAIL

10

TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPPING PER CITY STANDARDS. EACH PAIR OF SHARED STALLS TO HAVE (1) TYPE A (3.40x6.00m) & (1) TYPE B (2.75x6.00m) STALL C/W A 1.5m PAINTED AISLE - REFER TO SCHEDULE 'K' TOWN OF CALEDON STANDARDS AND DETAIL A/A1.2 C/W ACCESSIBLE PARKING SIGNAGE

11

150mm WIDE CURB TYPICAL

12

LOADING SPACE - L.S. (3.5m x 14.0m)

- 13

FIRE DEPARTMENT CONNECTION / SIAMESE
- 14

TRUCK LOADING DOCK, TYP.
- 15

FIRE ACCESS ROUTE W/ 12.0m TURNING RADIUS (———) PROVIDE FIRE ROUTE SIGNAGE AS REQUIRED BY TOWN OF CALEDON BY-LAW BL-2015-058, AS PER DETAIL B/A1.2.
- 16

PEDESTRIAN WALKWAY WITH PAINTED LINE PER TOWN OF CALEDON STANDARDS.
- 17

LINE OF CANOPY ABOVE
- 18

PROPOSED LOCATION OF ELECTRICAL ROOM
- 19

PROPOSED LOCATION OF MECHANICAL ROOM

- 20

HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS. FIRE ACCESS ROUTE WILL BE DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 Kg. PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15 M.
- 21

FIRE HYDRANT
- 22

ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED AT EACH ENTRANCE. SITE ENTRANCE PER CITY STANDARD DRAWING NO. 402, OPSD 350.010. SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 80.27 OF THE I.A.S.
- 23

DETECTABLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C

- 24

ACCESSIBLE CURB RAMP
- 25

RESERVED
- 26

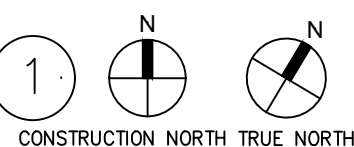
LOCATION OF BICYCLE RACK - SEE LANDSCAPE DWGS.
- 27

RETAINING WALL - SEE CIVIL DWGS.
- 28

3.0 M HIGH SOUND BARRIER - SEE CIVIL DWGS.

OVERALL SITE PLAN

SCALE: 1:500



RIGHT-IN
RIGHT-OUT
ACCESS

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LIVINGSTON
INDUSTRIAL
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12304 HEART LAKE ROAD
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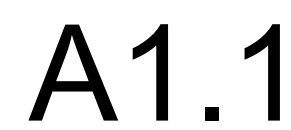
OVERALL SITE PLAN

REMARKS	
DATE	2022-04-06
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PA / PM:	AS
DRAWN BY:	
JOB NO.:	TOR21-0106-00

SHEET

A1.0



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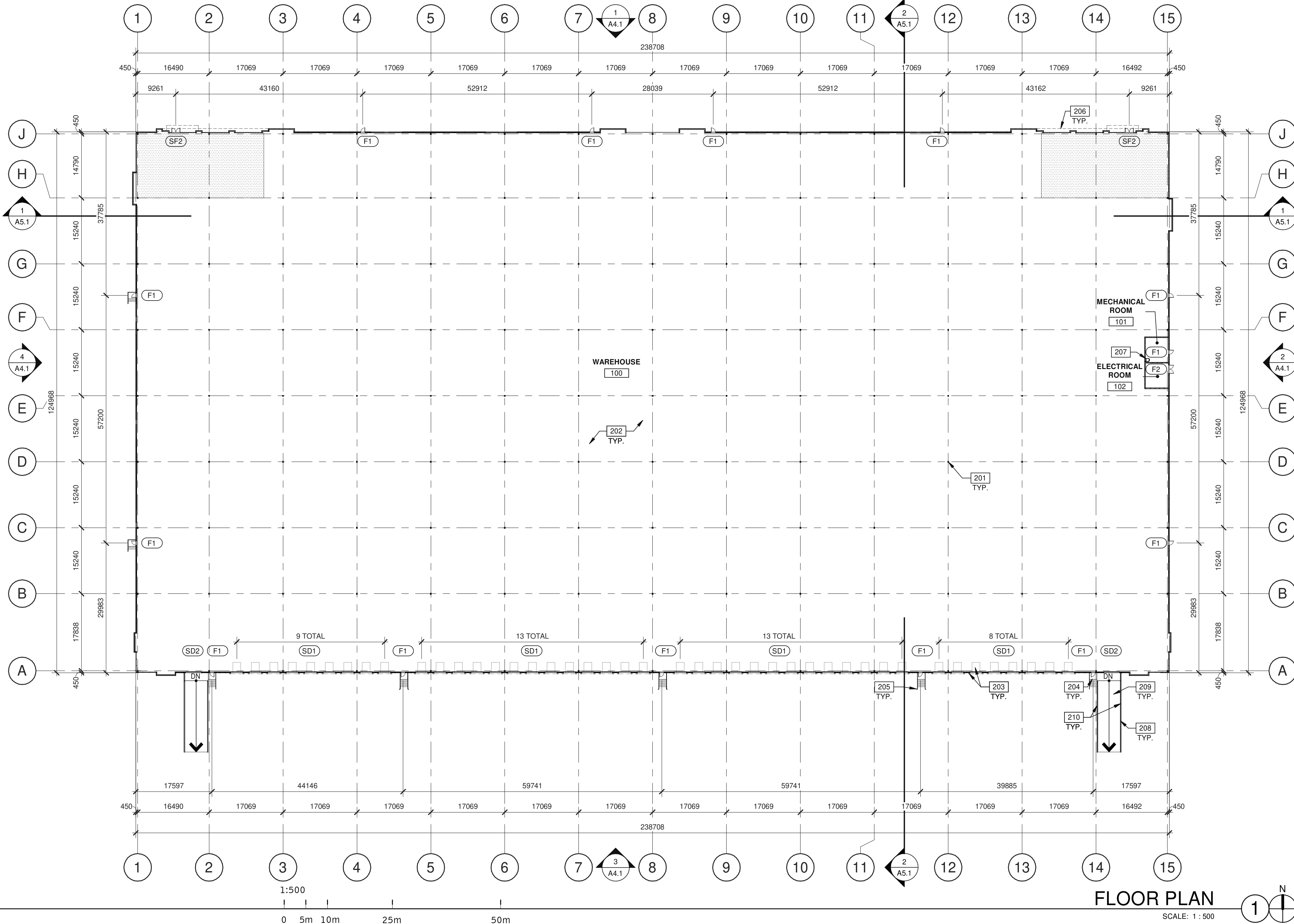
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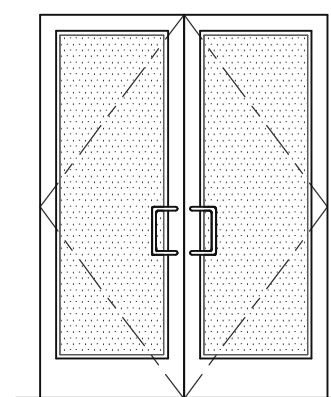
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FLOOR PLAN
SCALE: 1 : 500

DOOR TYPES

(SF2) ALUMINUM
STOREFRONT



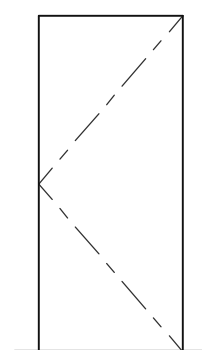
(SF2) 1930mm x 2135mm (PAIR)
CLEAR ANOD. ALUM. STOREFRONT
DOOR W/TEMPERED GLAZING
(NARROW STYLE)
FRAME: MANUFACTURER

HARDWARE:
2 SETS PIVOT SET
2 SETS INTER PIVOT
1 EA EXIT DEVICE
1 EA MORTISE CYLINDER
2 SETS OFFSET PULL
2 EA OH CLOSER
1 EA THRESHOLD
1 EA DECAL

NOTE: WEATHERSEAL BY DOOR
MANUFACTURER

(F1) HOLLOW
METAL

(F2)



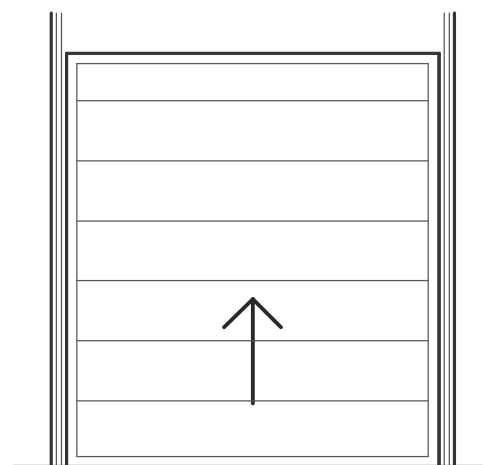
(F1) 965mm x 2135mm
PAINTED INSULATED
HOLLOW METAL DOOR
FRAME: PAINTED HOLLOW METAL

(F2) 1930mm x 2135mm (PAIR)
PAINTED INSULATED
HOLLOW METAL DOOR

HARDWARE:
3 EA HINGES
1 EA EXIT DEVICE
1 EA CYLINDER
1 EA CLOSER
1 EA PERIMETER SEAL
1 EA BOTTOM DRIP
1 EA THRESHOLD
1 EA LOCK GUARD
1 EA HVY DUTY FLOOR STOP

(SD1) SECTIONAL O.H. DOOR

(SD2)



(SD1) 2745mm x 3050mm
DOCK HIGH SECTIONAL VERTICAL
LIFT OVERHEAD DOOR W/ FACTORY
PAINTED FINISH.

(SD2) 3660mm x 4270mm
SECTIONAL VERTICAL LIFT
OVERHEAD DOOR W/ FACTORY
PAINTED FINISH

HARDWARE:
1 EA SLIDE BOLT
1 EA PAD LOCK

WALL LEGEND

- FLEXWALL INSULATED PANEL SYSTEM
- INSULATED METAL PANEL
- ALUMINIUM COMPOSITE PANEL SYSTEM
- CONCRETE MASONRY UNIT WALL

LEGEND

- PROPOSED FUTURE OFFICE AREA

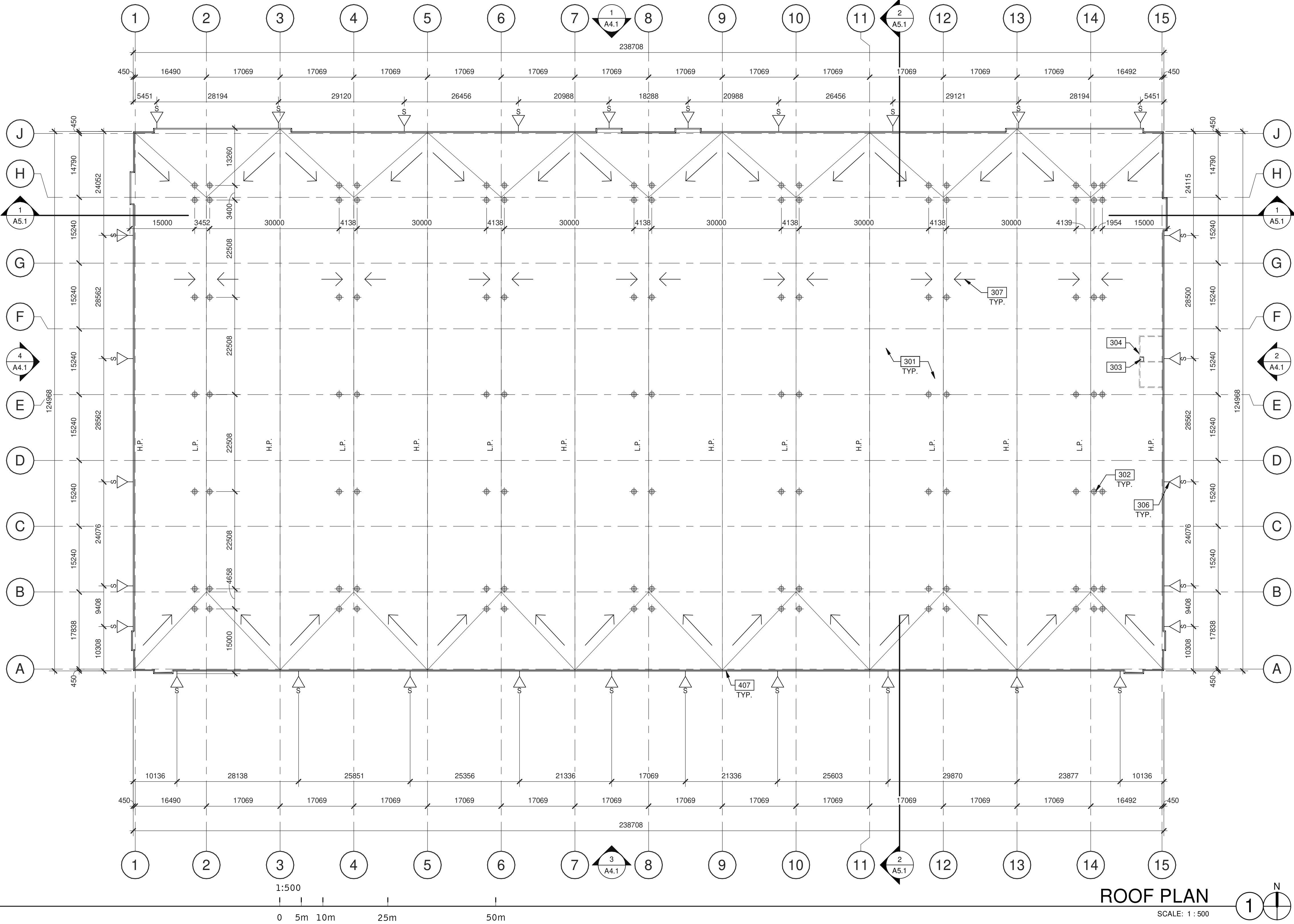
KEYNOTES:

- 201 STRUCTURAL STEEL COLUMN.
- 202 CONCRETE SLAB.
- 203 DOCK LEVELER AND DOCK SHELTER.
- 204 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
- 205 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
- 207 ROOF ACCESS LADDER.
- 208 CONCRETE RETAINING WALL.
- 209 CONCRETE RAMP.
- 210 GUARDRAIL 1070mm HIGH GALVANIZED AND PAINTED.

DOOR NOTES

BUTT HINGES:
SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED
EQUAL.
ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS
MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PIN.

VON DUPRIN 88 SERIES PANIC DEVICE OR APPROVED EQUAL
CLOSING DEVICES: NORTON 8500 BF SERIES OR APPROVED EQUAL
STOPS: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD



LEGEND

- FLOW LINE TO DRAIN.
- ⊕ ROOF DRAIN - SEE MECHANICAL DRAWINGS.
- ▽ ROOF SCUPPER LOCATION - SEE ELEVATIONS.

KEYNOTES:

- 301 SINGLE-PLY ROOFING- MECHANICALLY FASTENED & REINFORCED.
- 302 PRIMARY AND SECONDARY ROOF DRAINS.
- 303 ROOF HATCH.
- 304 LINE OF WALL BELOW.
- 306 OVERFLOW SCUPPER.
- 307 FLOW LINE TO DRAIN.
- 407 CONTINUOUS METAL CAP FLASHING. PAINTED TO MATCH ADJACENT WALL.

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**LIVINGSTON
INDUSTRIAL
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12304 HEART LAKE ROAD
CALEDON, ONTARIO

ROOF PLAN

DATE	REMARKS
2022-03-23	SPA PROGRESS SET
2022-04-06	SPA FIRST SUBMISSION

PA/PM:	A. MORSY
DRAWN BY.:	J.J.
JOB NO.:	TOR21-0032-00

SHEET

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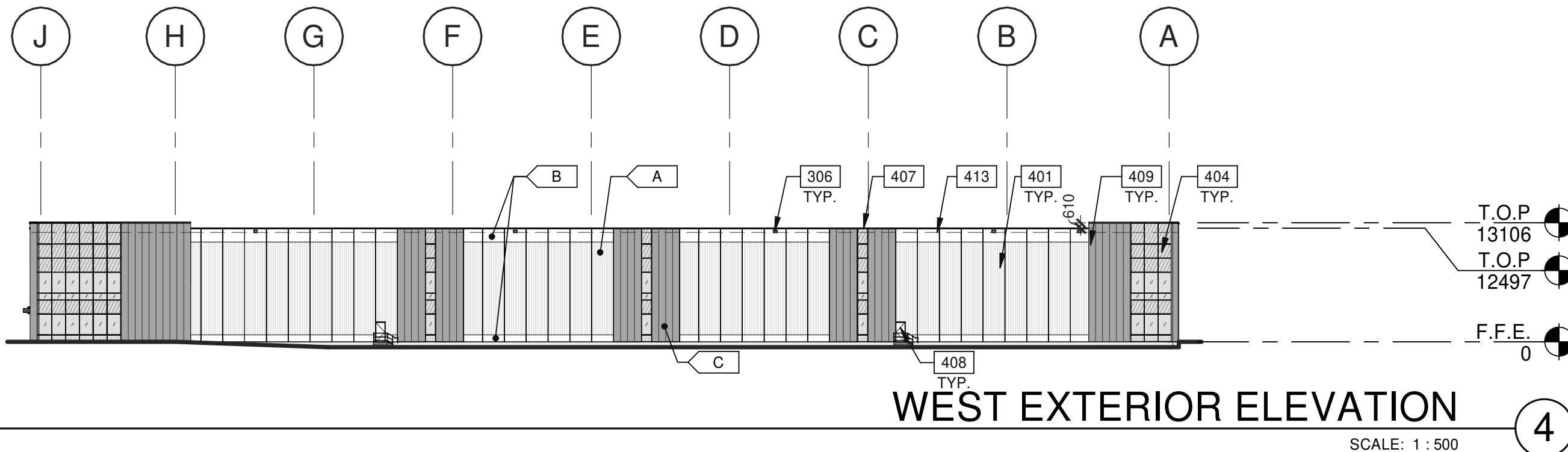
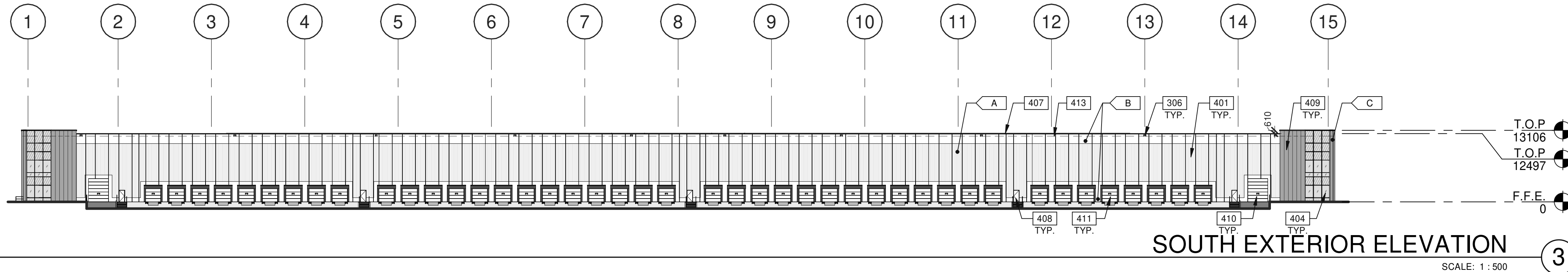
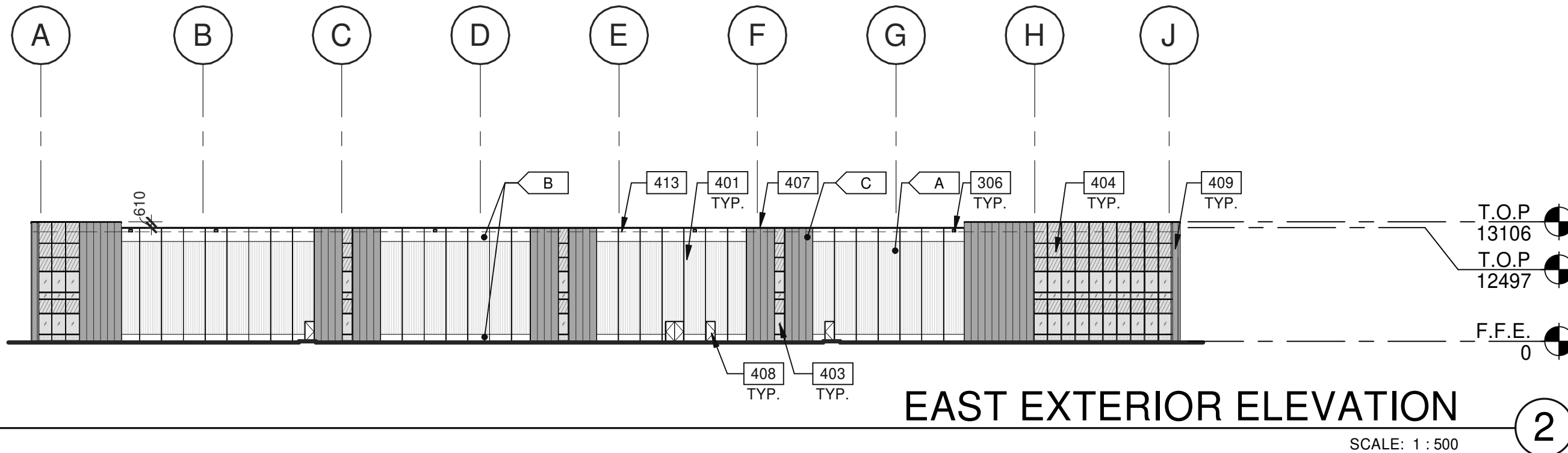
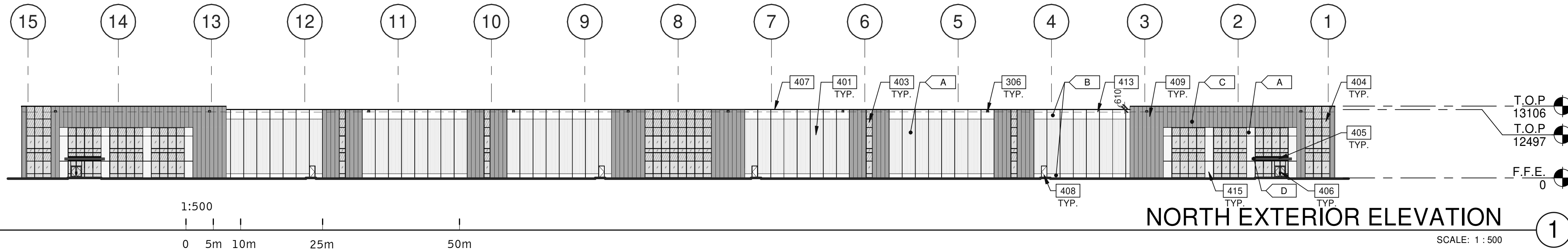
EXTERIOR ELEVATIONS

PA/PM: A. MORSY
DRAWN BY: J.J.
JOB NO.: TOR21-0032-00

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2022-04-06 SPA FIRST SUBMISSION



LEGENDS

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

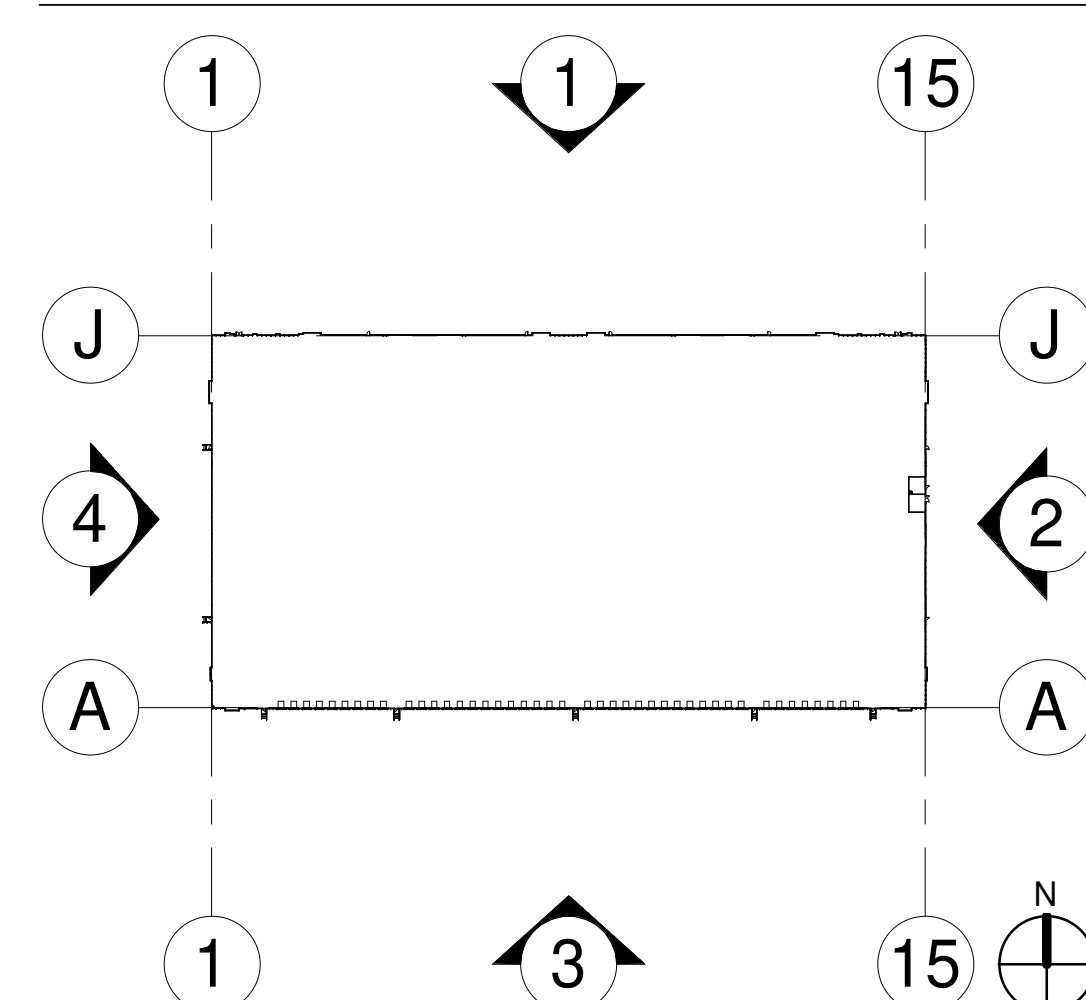
COLOURS:

- BASE COLOUR: WHITE
- SECONDARY COLOUR: WHITE BAND
- ACCENT COLOUR: GREY
- ACCENT COLOUR: RED

KEYNOTES:

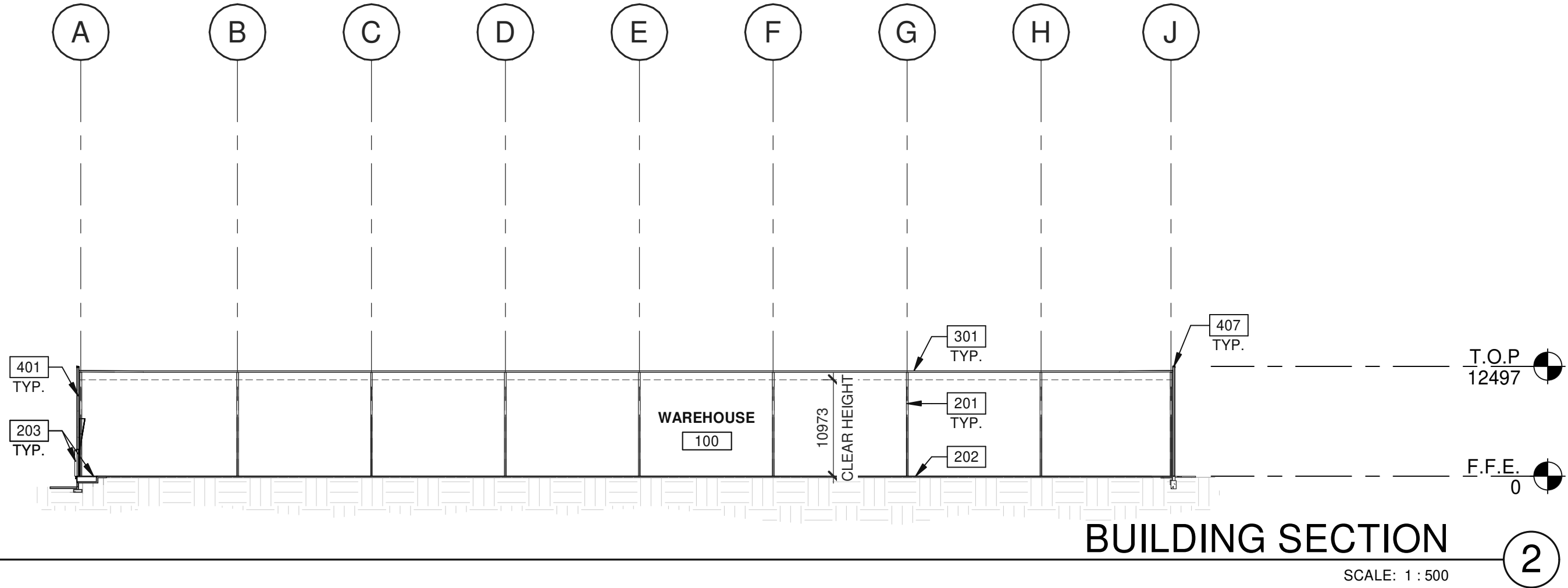
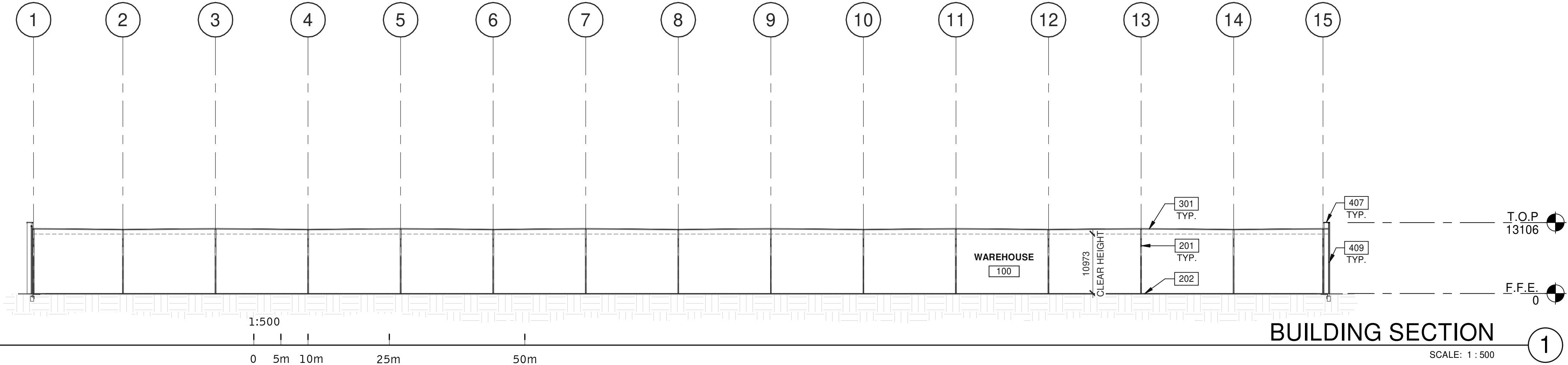
- 306 OVERFLOW SCUPPER.
- 401 FLEXWALL RIBBED PRECAST INSULATED CONCRETE PANEL WITH HORIZONTAL FLAT BANDS, 2400mm WIDE.
- 403 CLERESTORY WINDOW.
- 404 CURTAIN WALL GLAZING SYSTEM.
- 405 CANOPY WITH ALUMINUM COMPOSITE PANEL FASCIA AND METAL SOFFIT.
- 406 ALUMINUM STOREFRONT DOUBLE DOORS IN CURTAIN WALL SYSTEM.
- 407 CONTINUOUS METAL CAP FLASHING, PAINTED TO MATCH ADJACENT WALL.
- 408 HOLLOW METAL MAN DOOR, PAINTED AT ALL WAREHOUSES EXITS.
- 409 INSULATED METAL PANEL NOREX L-3" THICK 42.5" WIDE TYP.
- 410 SECTIONAL OVERHEAD GRADE LEVEL TRUCK DOOR WITH FACTORY PAINTED FINISH.
- 411 SECTIONAL OVERHEAD DOCK HIGH TRUCK DOOR WITH FACTORY PAINTED FINISH.
- 413 ROOF LINE BEYOND.
- 415 ALUMINIUM COMPOSITE PANEL SYSTEM

KEY PLAN



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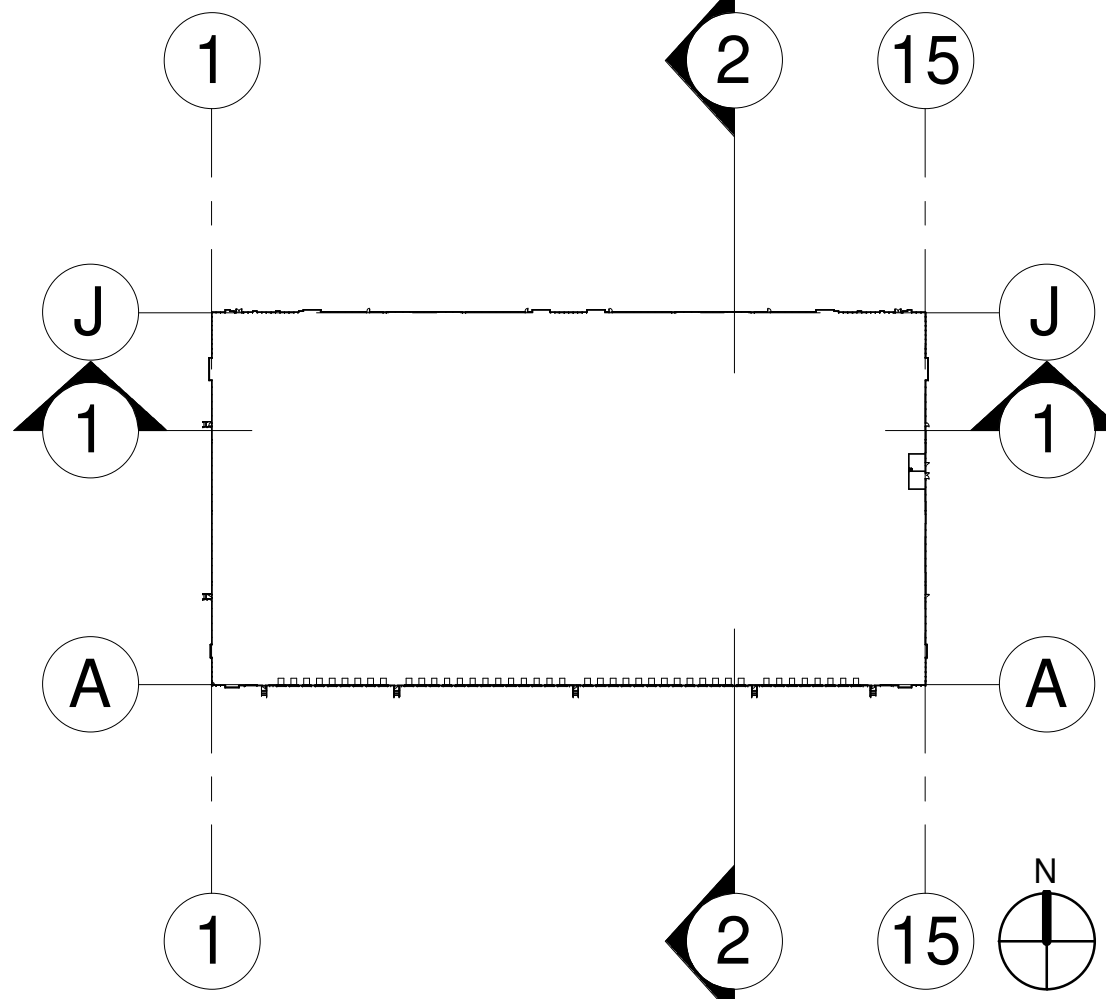
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KEYNOTES:

- 201 STRUCTURAL STEEL COLUMN.
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- 401 FLEXWALL RIBBED PRECAST INSULATED CONCRETE PANEL WITH HORIZONTAL FLAT BANDS, 2400mm WIDE.
- 407 CONTINUOUS METAL CAP FLASHING, PAINTED TO MATCH ADJACENT WALL.
- 409 INSULATED METAL PANEL NOREX L-3" THICK 42.5" WIDE TYP.

KEY PLAN



BUILDING SECTIONS

DATE	REMARKS
2022-03-23	SPA PROGRESS SET
2022-04-06	SPA FIRST SUBMISSION

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