



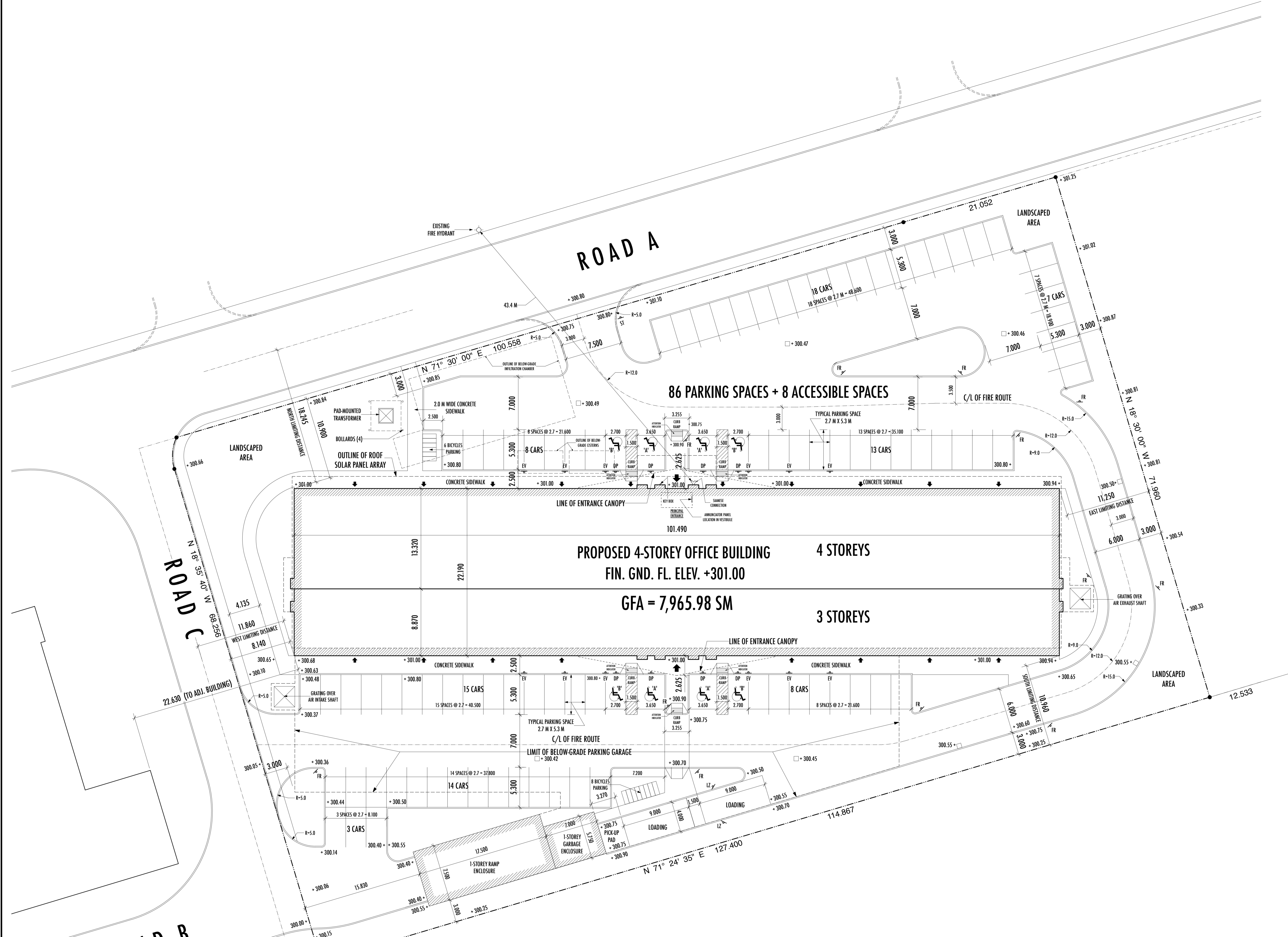
Key Plan

No.	Date	Description	By
01	FEB 0822	REVIEW AND COMMENT	J.M.
02	MAR 0922	OWNER REVIEW	J.M.
03	MAR 0922	OWNER REVIEW	J.M.
04	JUN 0622	OWNER REVIEW	J.M.
05	JUL 1422	OWNER REVIEW	J.M.
06	SEP 0622	REVIEW AND COMMENT	J.M.
07	OCT 1322	COORDINATION	J.M.
08	NOV 0722	SITE PLAN APPLICATION	J.M.
09	DEC 0622	SITE PLAN APPLICATION	J.M.

ONTARIO BUILDING CODE DATA

PROJECT:
HOWLAND GREEN WELLINGTON EAST
LOCATION:
1623 WELLINGTON STREET (SMART CENTRE)
AURORA, ONTARIO

NO.	DESCRIPTION	CODE REFERENCE
1	PROJECT DESCRIPTION: NEW OFFICE BUILDING BUILDING HEIGHT = 15.60 M (4 STOREYS)	DIV. B PART 3
2	MAJOR OCCUPANCY: BUSINESS & PERSONAL SERVICES - GROUP D	B 3.1.2.1(1)
3	BUILDING AREA: EXISTING (0.0) + NEW (2,280.20) = TOTAL 2,280.20 SQ.M.	A 1.4.1.2
4	GROSS AREA: EXISTING (0.0) + NEW (7,965.98) = TOTAL 7,965.98 SQ.M.	A 1.4.1.2
5	NUMBER OF STOREYS: ABOVE GRADE = 4 STOREYS, BELOW GRADE = 2 STOREYS	B 3.2.1.1 & A 1.4.1.2
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS: FACING 1 STREET	B 3.2.2.10 & B 3.2.5
7	BUILDING CLASSIFICATION: 3.2.2.25. GROUP D, UP TO 4 STOREYS, SPRINKLERED	B 3.2.2.20 - B 3.2.2.83
8	SPRINKLER SYSTEM PROVIDED: FULLY SPRINKLERED	B 3.2.2.43 & B 3.2.1.5
9	STANDPIPE REQUIRED: YES	B 3.2.9
10	FIRE ALARM REQUIRED: YES	B 3.2.4
11	WATER SERVICE / SUPPLY IS ADEQUATE: YES	B 3.2.5.7
12	HIGH BUILDING: NO	B 3.2.6
13	PERMITTED CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE	B 3.2.2.20 - B 3.2.2.83
14	ACTUAL CONSTRUCTION: NON-COMBUSTIBLE (MINOR COMB. COMPONENTS)	B 3.2.2.43 & B 3.2.1.5
15	MEZZANINE AREA(S): TOTAL = 0 SQ.M.	B 3.2.1.1(3) - B 3.2.1.1(8)
16	OCCUPANT LOAD: BASEMENT 1 (F3): 3,518 M2 / 46 = 77 PERSONS BASEMENT 1 (F3): 3,704 M2 / 46 = 81 PERSONS GROUND FLOOR (G): 2,038 M2 / 9.3 = 220 PERSONS SECOND FLOOR (2): 2,063 M2 / 9.3 = 221 PERSONS THIRD FLOOR (3): 2,033 M2 / 9.3 = 219 PERSONS FOURTH FLOOR (4): 1,163 M2 / 9.3 = 126 PERSONS TOTAL = 949 PERSONS	B 3.1.17
17	HAZARDOUS SUBSTANCES: NO	B 3.3.1.2 & B 3.3.1.19
18	REQUIRED FIRE RESISTANCE RATINGS: GROUND FLOOR ASSEMBLY FRR = 1.5 HR. (3.3.5.6) FLOOR ASSEMBLIES FRR = 1 HR. ROOF ASSEMBLIES FRR = 0 HR. MEZZANINE ASSEMBLIES FRR = 1 HR. GROUND FLOOR SUPPORTING MEMBERS FRR = 1.5 HR. FLOOR SUPPORTING MEMBERS FRR = 1 HR. ROOF SUPPORTING MEMBERS FRR = 0 HR. MEZZANINE SUPPORTING MEMBERS FRR = 1 HR.	B 3.2.2.43 & B 3.2.1.4
19	SPATIAL SEPARATION / EXTERIOR WALL CONSTRUCTION: NORTH ELEVATION: (REFER TO DRAWING A201) AREA OF EBF = 190.50 SQ.M. LIMITING DISTANCE = 18.245 M. O.B.C. TABLE 3.2.3.1 D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = N/A FIRE RESISTANCE RATING = 0 HR. CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE SOUTH ELEVATION: (REFER TO DRAWING A201) AREA OF EBF = 163.50 SQ.M. LIMITING DISTANCE = 10.960 M. O.B.C. TABLE 3.2.3.1 D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = N/A FIRE RESISTANCE RATING = 0 HR. CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE EAST ELEVATION: (REFER TO DRAWING A202) AREA OF EBF = 338.30 SQ.M. LIMITING DISTANCE = 11.250 M. O.B.C. TABLE 3.2.3.1 D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = N/A FIRE RESISTANCE RATING = 0 HR. CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE WEST ELEVATION: (REFER TO DRAWING A203) AREA OF EBF = 328.30 SQ.M. LIMITING DISTANCE = 11.890 M. O.B.C. TABLE 3.2.3.1 D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = N/A FIRE RESISTANCE RATING = 0 HR. CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE	B 3.2.3.



SITE STATISTICS:

ZONING:	E8P(E31)
LOT FRONTAGE:	121.61 M
SITE AREA:	8,862 M ² (0.89 HA)
BUILDING SETBACKS:	
FRONT:	10.900 M
SIDES:	8.140 M / 11.250 M
REAR:	10.960 M / 3.000 M
BUILDING COVERAGE:	2,384 M ² (27%)
BUILDING HEIGHT:	15.60 M
NO. OF STOREYS:	4 STOREYS
GROSS FLOOR AREA:	2,325.29 M ²
GROUND FLOOR:	2,180.22 M ²
THIRD FLOOR:	2,180.22 M ²
FOURTH FLOOR:	1,280.25 M ²
TOTAL GROSS FLOOR AREA:	7,965.98 M ²
FLOOR AREA RATIO:	0.90

FLOOR AREA SUMMARY:

BASEMENT 2 LEVEL (3,485.90 M ²):	
PARKING AREA:	3,155.75 M ²
STORAGE AREA:	330.15 M ²
BASEMENT 1 LEVEL (3,724.23 M ²):	
PARKING AREA:	3,266.73 M ²
BICYCLE STORAGE:	74.48 M ²
STORAGE AREA:	383.02 M ²
GROUND FLOOR (2,325.29 M ²):	
OFFICE:	2,153.79 M ²
PARKING GARAGE:	131.25 M ²
GARAGE/RECYCLING:	40.25 M ²
SECOND FLOOR (2,180.22 M ²):	
OFFICE:	2,180.22 M ²
THIRD FLOOR (2,180.22 M ²):	
OFFICE:	2,180.22 M ²
FOURTH FLOOR (1,280.25 M ²):	
OFFICE:	1,280.25 M ²
TOTAL NO. OF OFFICE SUITES:	59 SUITES
SIZES OF OFFICE SUITES:	80.27 M ² TO 204.59 M ²

LANDSCAPE STRIPS:

FRONT:	3.000 M
SIDES:	3.000 M / 4.135 M
REAR:	3.000 M
TOTAL LANDSCAPE AREA:	2,742 M ² (30.94 %)
PARKING REQUIRED: 7,965.98 M ² @ 3.5 PER 100 M ² PLUS 8 DISABLED SPACES	279 SPACES 287 SPACES TOTAL
PARKING PROVIDED: SURFACE: PARKING SPACES: DISABLED SPACES:	86 SPACES 8 SPACES
BASEMENT 1: PARKING SPACES: DISABLED SPACES:	85 SPACES 2 SPACES
BASEMENT 2: PARKING SPACES: DISABLED SPACES:	83 SPACES 2 SPACES
TOTAL PARKING PROVIDED:	266 SPACES TOTAL
LOADING SPACES:	2 SPACES

LEGEND:

- NO PARKING - FIRE ROUTE SIGN
- DISABLED BY PERMIT ONLY SIGN
- NO PARKING - LOADING ZONE SIGN
- STOP SIGN
- ELECTRIC VEHICLE CHARGING STATION

ARCHITECT'S INSTRUCTIONS:
THE CONTRACTOR MUST CHECK AND VERIFY ALL DRAWING DIMENSIONS ON THE SITE BEFORE AND DURING CONSTRUCTION, AND REPORT TO THE COMMENCING WORK.
DRAWINGS ARE NOT TO BE SCALED FOR PURPOSES OF CONSTRUCTION.
ALL CONSTRUCTION DOCUMENTS ISSUED BY THE ARCHITECT ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST.
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Keith Lofler, mcgipine architects
100 King Street West, Suite 1000, Toronto, Ontario M5X 1C7, Canada



SITE PLAN APPLICATION

Submitted:	DECEMBER 06, 2022	Scale:	1 : 200
Drawn by:	2204	Checked by:	J.M.
Designed by:		Reviewed by:	J.M.

Howland Green Wellington East
1823 Wellington St. East, Aurora, Ontario
OWNER: Howland Green Homes Ltd., 905 946 1444

Architectural Site Plan

No.	Date	Description	By
01	JUN 06/22	REVIEW AND COMMENT	J.M.
02	SEP 06/22	REVIEW AND COMMENT	J.M.
03	OCT 31/22	REVIEW AND COMMENT	J.M.
04	DEC 06/22	SITE PLAN APPLICATION	J.M.



Key Plan



NORTH ELEVATION
(EAST HALF)

AREA OF EXPOSED BUILDING FACE = 1,603.50 M²
 AREA OF OPENINGS = 441.73 M² (27.55%)
 LIMITING DISTANCE = 18.245 M
 REQUIRED F.R.R. = 0 HRS.

NORTH ELEVATION
(WEST HALF)

SOUTH ELEVATION
(WEST HALF)

AREA OF EXPOSED BUILDING FACE = 1,603.50 M²
 AREA OF OPENINGS = 436.75 M² (27.24%)
 LIMITING DISTANCE = 10.960 M
 REQUIRED F.R.R. = 0 HRS.

SOUTH ELEVATION
(EAST HALF)

No.	Date	Description	By
01	N/A	N/A	J.M.

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klma
 A MEMBER OF CO-OPERATION
 www.klma.com

ONTARIO ASSOCIATION OF ARCHITECTS
 4377
 PROJECT NORTH

SITE PLAN APPLICATION
 DECEMBER 06, 2022
 2204
 J.M. J.M.

Howland Green Wellington East
 1823 Wellington St. East, Aurora, Ontario
 OWNER: Howland Green Homes Ltd., 905 946 1444

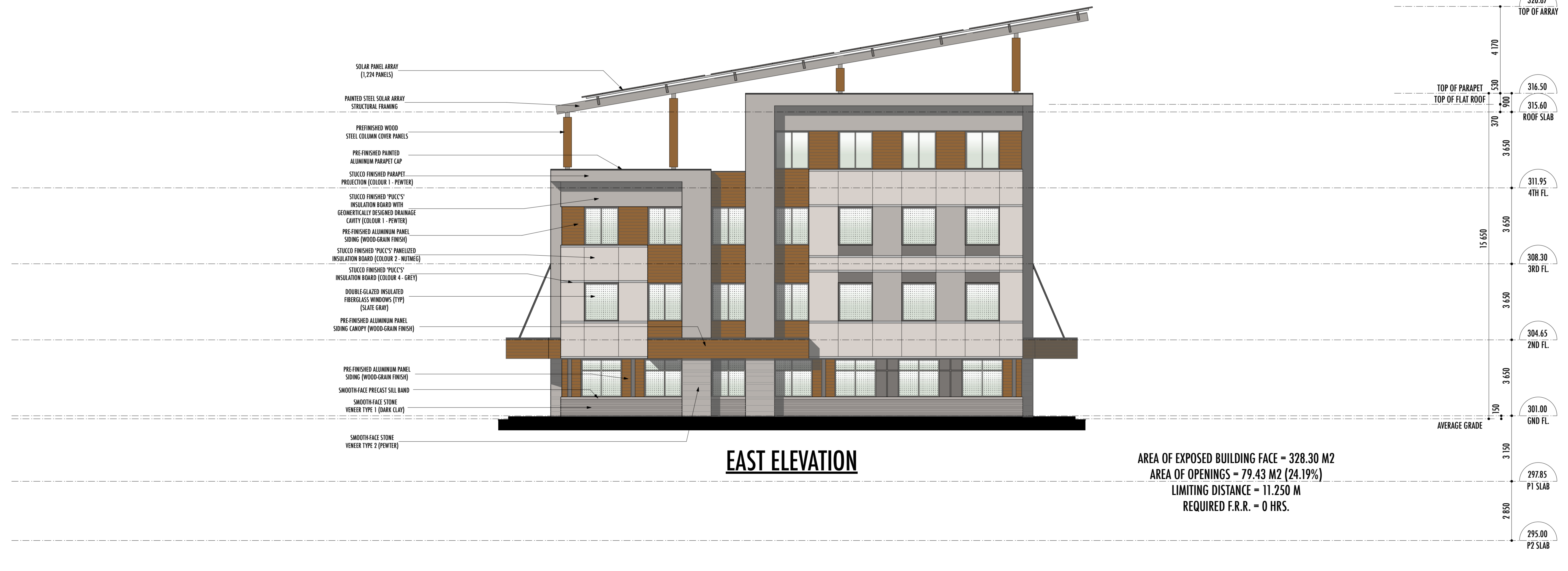
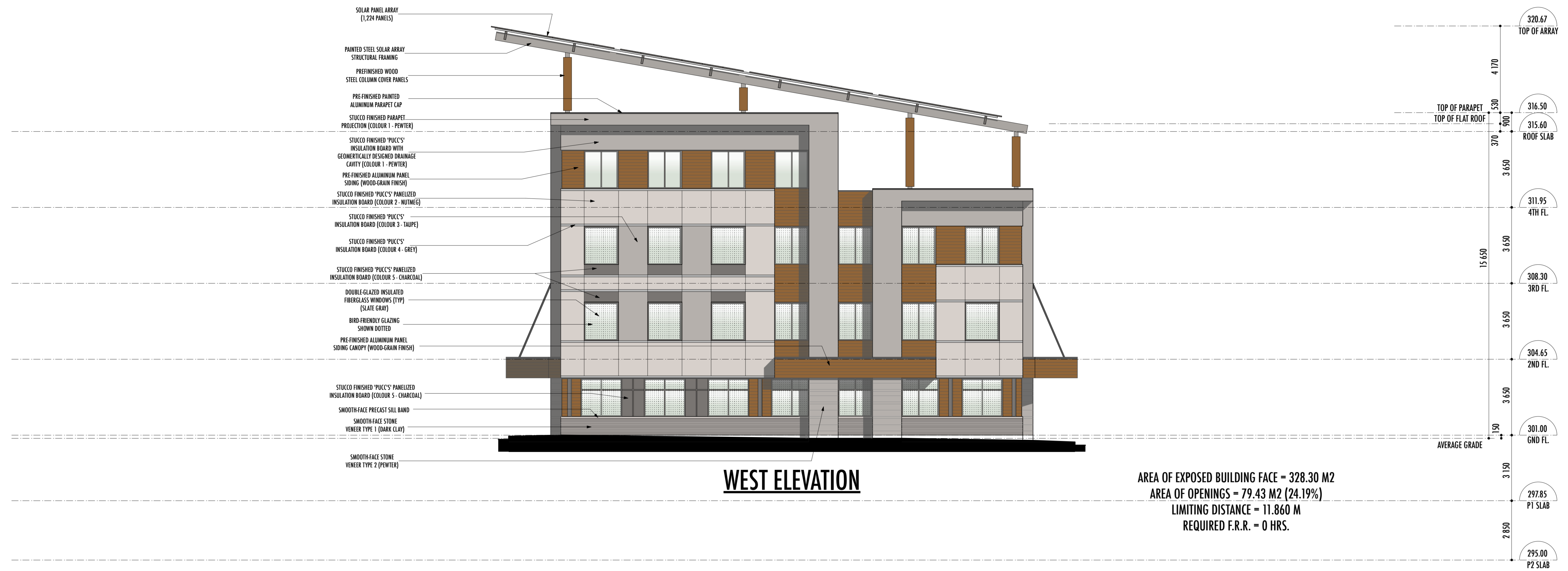
North & South Building Elevations

Scale: 1 : 100
 A201



Key Plan

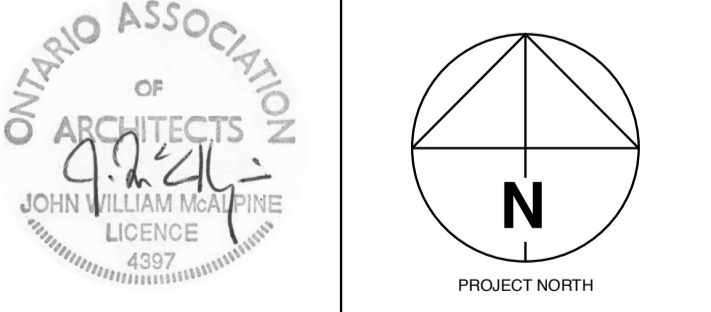
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01	N/A	N/A	J.M.

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Keith Loffler | mcipalpine architects



SITE PLAN APPLICATION

Project Name	DECEMBER 06, 2022	Scale	1 : 100
Project No.	2204	Architect	J.M. J.M.

Howland Green Wellington East
 1823 Wellington St. East, Aurora, Ontario
 OWNER: Howland Green Homes Ltd., 905 946 1444

East & West Building Elevations