

INTERCON REALTY INC.

586 EGLINTON AVENUE EAST • SUITE 706 • TORONTO, ONTARIO M4P 1P2 • CANADA
TELEPHONE (416) 483-1101 FAX (416) 483-4135
e-mail address: intercon@idirect.com

A. WM. SEIPEL
BROKER OF RECORD / PRESIDENT



May 15, 2015

Horizon Utilities
55 John Street North
Hamilton, ON L8R 3M8

Attention: Customer Service

Dear Sirs / Madam

**Re: Water/Wastewater Account #948969-002 in the name of 2418032 Ontario
Limited – Location 270 Sherman Ave. N. Hamilton, ON**

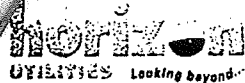
Further to our email with attachments of May 3rd, 2015, your reply of May 5th, 2015 and subsequent telephone conversation we attach the latest Billing received for the period March 24th, to April 21st, 2015 which shows the reading back to normal.

During the three month period of the excessive consumption we had the plumbing of the building checked carefully again and again with no findings of any water leakage. This sudden enormous increase in water consumption should have translated into huge flooding somewhere in the building or toilets running day and night.

Neither of the aforementioned occurred therefore we strongly suspect that this sudden spike was caused by the City's replacement of the water lines in front of the building on Sherman and along Landsdowne Ave. which may have caused the meter to malfunction.

The spike occurred immediately after the City started tearing up the road for the waterline replacement. On May 7th, 2015 by special order the meter was read by Horizon and reported to us as being back to normal level as also is the attached latest Billing.

.../2



Horizon Utilities Corporation
PO Box 2249 STN LCD 1, Hamilton, ON L8N 3E4
www.horizonutilities.com

Questions? See reverse for contact information.

Your Bill

Water & Wastewater/Storm Charges For Mar 24, 2015 To Apr 21, 2015

Private Unmetered Fire Line			\$108.00
Water Fixed Charge	28 days @ \$ 2.40		\$67.20
Consumption	400.00 m ³ @ \$ 1.32		\$528.00
Wastewater/Storm Fixed	28 days @ \$ 2.40		\$67.20
Treatment	400.00 m ³ @ \$ 1.41		\$564.00

Total Water & Wastewater/Storm Charges \$1,334.40
Prior Balance \$0.00

Total Amount You Owe - Due Jun 01, 2015 \$1,334.40

2418032 ONTARIO LTD

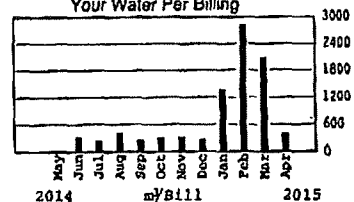
Account Number: 948969-002

Service Address:
270 SHERMAN AVE N
HAMILTON ON

Date Your Bill Was Prepared:
May 11, 2015

Thank You For Your Payment:
\$5,916.00

Your Water Per Billing



Historical Usage	This Year	Last Year
Water-m ³ /day	14.29	N/A

Conservation Tip
Find out if you have a silent toilet leak. Put a few drops of food colouring in the toilet tank, wait 15 min. If the toilet bowl changes colour, you've got a leak!

Join the 60,000 Horizon Utilities customers who login to our secure website to manage their account, access bills, use our 24/7 self-serve options, and view their electricity consumption. Go to horizonutilities.com to access your account.

horizonutilities.com
Please be wary of scams related to your electricity bill. Horizon Utilities will never ask to see your bill or request a wire transfer payment from you.

Next Scheduled Reading Date is tentatively set for May 25, 2015

Please see reverse side for further information.
Amount owing after the due date is subject to interest @ 19.56% per year.

RECEIVED MAY 14 2015

Your Usage For This Period								Rate Class: Commercial	
	Meter Number	Meter Type	Reading Is An	Number Of Days	Reading At Start Of Period	Reading At End Of Period	Multipplier	Measured Usage	Adjusted Usage
Water	560179959	0050	Actual	28	50790	51190	1.0	400.00	
Ntr Chg	560179958	0050	Actual	0	50790	50790	1.0	0.00	



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Service Address:
2418032 ONTARIO LTD
270 SHERMAN AVE N
HAMILTON ON

Account Number:
948969-002

2418032 ONTARIO LTD
C/O INTERCON REALTY INC
706-586 EGLINTON AVE E
TORONTO ON M4P 1P2

000299
()

Amount You Owe:
\$1,334.40

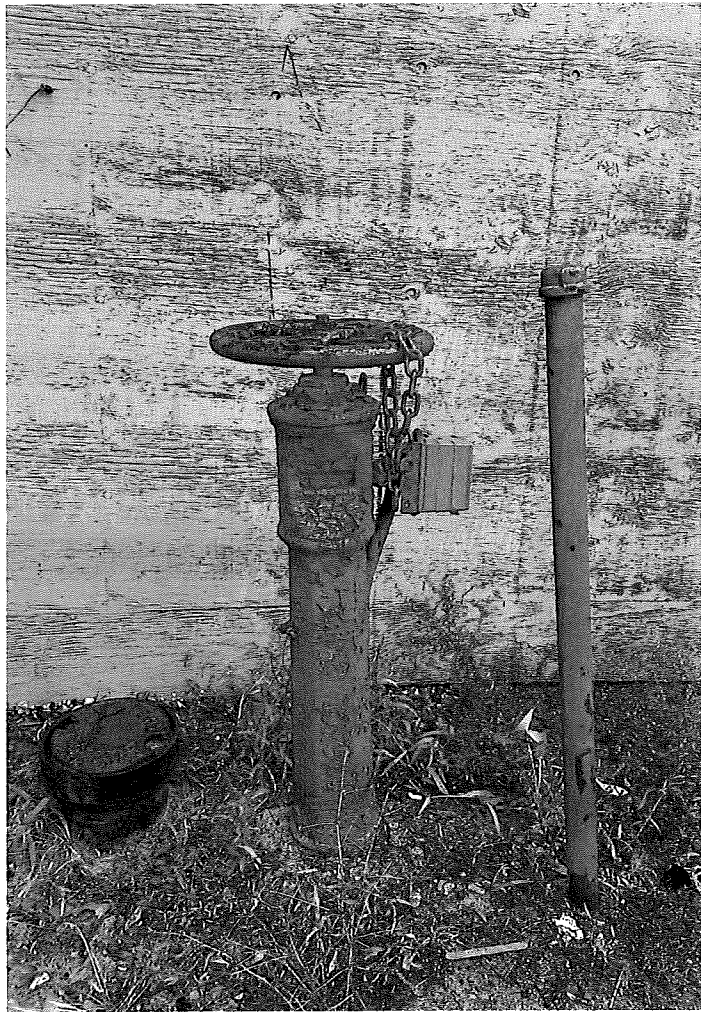
Due Date: Jun 01, 2015

Amount Paid

0009487690025 20150601 00000133440 0 00000133440 0
102937-9001 96

Vendor Payments by Ledger
Wednesday, May 21, 2014 to Thursday, April 23, 2015

Date	Description	Amount	Memo
<u>The Dabbert Group</u>			
Horizon Utilities Corp.			
<u>Check # 1018 Oper. Bank Acct. (Trust)</u>			
6/13/2014	Water/Sewer	\$168.74	A/C# 948969-002: May20-21 2014
<u>Check # 1054 Oper. Bank Acct. (Trust)</u>			
7/15/2014	Water/Sewer	\$1,140.11	A/C# 948969-002: May21-Jun24 2014
<u>Check # 1091 Oper. Bank Acct. (Trust)</u>			
8/20/2014	Water/Sewer	\$895.06	A/C# 948969-002: Jun24 - Jul23 2014
<u>Check # 1130 Oper. Bank Acct. (Trust)</u>			
9/17/2014	Water/Sewer	\$1,388.06	A/C# 948969-002: Jul23 - Aug26 2014
<u>Check # 1169 Oper. Bank Acct. (Trust)</u>			
10/15/2014	Water/Sewer	\$924.93	A/C# 948969-002: Aug26 - Sep22 2014
<u>Check # 1215 Oper. Bank Acct. (Trust)</u>			
11/14/2014	Water/Sewer	\$1,082.40	A/C# 948969-002: Sep22-Oct22 2014
<u>Check # 1276 Oper. Bank Acct. (Trust)</u>			
12/16/2014	Water/Sewer	\$1,125.32	A/C# 948969-002: Oct22 - Nov19 2014
<u>Check # 1312 Oper. Bank Acct. (Trust)</u>			
1/19/2015	Water/Sewer	\$978.00	A/C# 948969-002: Nov19 - Dec19 2014
<u>Check # 1359 Oper. Bank Acct. (Trust)</u>			
2/20/2015	Water/Sewer	\$3,863.99	A/C# 948969-002: Dec19 - Jan23 2015
<u>Check # 1403 Oper. Bank Acct. (Trust)</u>			
3/20/2015	Water/Sewer	\$7,951.35	A/C# 948969-002: Jan23 - Feb25 2015
<u>Check # 1453 Oper. Bank Acct. (Trust)</u>			
4/20/2015	Water/Sewer	\$5,916.00	A/C# 948969-002: Feb25 - Mar24 2015
Total for Horizon Utilities Corp.		\$25,433.96	
The Dabbert Group Total		\$25,433.96	
Report Total		\$25,433.96	





SPRINKLER SYSTEM NOTES

PROJECT NAME AND ADDRESS:
THE COTTON FACTORY
270 SHERMAN AVENUE NORTH, HAMILTON, ONTARIO

BUILDING NOTES:
THE PROJECT IS SEVEN EXISTING HISTORICAL FORMER INDUSTRIAL BUILDINGS, BUILT BETWEEN 1900 AND 1948 THAT ORIGINALLY CONTAINED A COTTON MILL. ALL SEVEN APPEAR TO BE FULLY SPRINKLERED AND ARE OF COMBUSTIBLE SOLID WOOD FRAMING, PLANK WOOD SUBFLOORS AND WOOD FLOOR CONSTRUCTION.
POWER STATION BUILDING IS NON-SPRINKLERED AND IS NOT IN CONTRACT. THE BUILDINGS HAVE BEEN TRANSFORMED INTO A CREATIVE INDUSTRIES COMPLEX, WITH SPACE FOR WORKSHOPS, GALLERIES, OFFICE SPACE FOR CREATIVE PROFESSIONALS AND STUDIOS FOR ARTISTS.

CURRENT MAJOR OCCUPANCIES: GROUP 'A2' EVENTS SPACE
PER ARCHITECTURAL DRAWINGS GROUP 'D' OFFICE
A3-1 TO A3-4 (DATED 27 JAN 2017) GROUP 'F2' ARTISTS, MANUFACTURING, STORAGE

TOTAL BUILDING AREAS:	NO. OF STORIES	AREA
MILL BUILDING	3	12,068 SQ. M. (39,692 SQ. FT.)
OFFICE BUILDING	2	4,212 SQ. M. (13,820 SQ. FT.)
STOREHOUSE	2	3,461 SQ. M. (11,557 SQ. FT.)
DYE WORKS	2	1,173 SQ. M. (3,850 SQ. FT.)
MILL ARTS	1	1,409 SQ. M. (4,620 SQ. FT.)
UTILITY BUILDING	1	1,021 SQ. M. (3,369 SQ. FT.)
ROCK PAPER, SCISSORS	1	61 SQ. M. (593 SQ. FT.)

SCOPE OF WORK:
TO PREPARE DRAWINGS OF THE EXISTING SPRINKLER SYSTEM LAYOUTS & DETERMINE IF THIS EXISTING LAYOUT IS SATISFACTORY FOR THE CURRENT OCCUPANCIES AS PER NFPA 13, 2013 EDITION.

EXISTING FIRE PROTECTION NOTES:

WET PIPE SPRINKLER SYSTEMS:
UTILIZING STANDARD COVERAGE SPRINKLERS IN ACCORDANCE WITH:
- N.F.P.A. 13 (2013) "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS"
- THE ONTARIO BUILDING CODE (OBC) (2012)

EXISTING SPRINKLER SYSTEM DESIGN:

- EXISTING PIPE SIZING FOLLOWS AN ORDINARY HAZARD PIPE SCHEDULE.
- AS PER NFPA 13, 23.5, PIPE SCHEDULES SHALL NOT BE USED, EXCEPT IN EXISTING SYSTEMS AND IN NEW SYSTEMS OR EXTENSIONS TO EXISTING SYSTEMS DESCRIBED IN CHAPTER 11. WATER SUPPLIES SHALL CONFORM TO 11.2.2. THEREFORE, IT IS APPROPRIATE TO ACCEPT THE CURRENT PIPING AS SATISFACTORY TO MOST OF THE CURRENT OCCUPANCIES.
- TYPICAL OCCUPANCIES COVERED UNDER ORDINARY HAZARD INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
RESTAURANT SERVICE AREAS, BEVERAGE MANUFACTURING, GLASS PRODUCTS MANUFACTURING, LAUNDRIES, METAL WORKING, WOOD MACHINING, WOOD PRODUCT ASSEMBLY & STORAGE TO 12'-0".

ORDINARY HAZARD PIPE SCHEDULE (PER NFPA 13 TABLE 23.5.4):

1" - 2 SPRINKLERS	3" - 40 SPRINKLERS
1 1/2" - 3 SPRINKLERS	3 1/2" - 65 SPRINKLERS
2" - 5 SPRINKLERS	4" - 100 SPRINKLERS
2 1/2" - 10 SPRINKLERS	5" - 180 SPRINKLERS
3" - 20 SPRINKLERS	6" - 276 SPRINKLERS

- OFFICE AREAS ARE CONSIDERED AS LIGHT HAZARD OCCUPANCIES IN NFPA 13. THEREFORE, THE EXISTING OVERHEAD SPRINKLERS SPACED PER THE ORDINARY HAZARD PIPE SCHEDULE TABLE PROVIDE COVERAGE OVER AND ABOVE WHAT WOULD BE NORMALLY REQUIRED.

- A FEW SPRINKLERS THROUGHOUT THE BUILDINGS APPEAR TO BE OVER THE SPACING REQUIREMENTS OF NFPA 13. SPRINKLERS SHOULD BE KEPT A MAXIMUM DISTANCE OF 7'-6" AWAY FROM ANY WALL & A MINIMUM OF 6'-0" APART BETWEEN ANY TWO SPRINKLERS. (SEE NOTES ON PLANS)

- SOME EXISTING OCCUPANCIES APPEAR TO BE A HIGHER HAZARD AND MAY EXCEED THE LIMITATIONS OF THE ORDINARY HAZARD PIPE SCHEDULE. (SEE NOTES ON PLANS)

EXISTING SPRINKLER ZONES:

- EACH RISER PROVIDES ONE SPRINKLER ZONE PROTECTING ALL FLOORS SUPPLIED BY THE RISER.

WATER SUPPLY INFORMATION

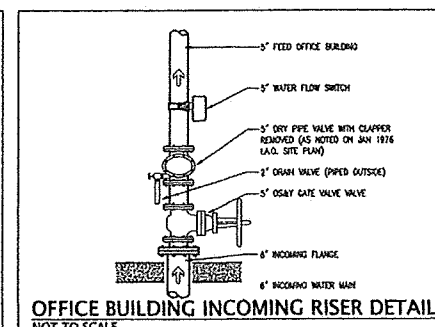
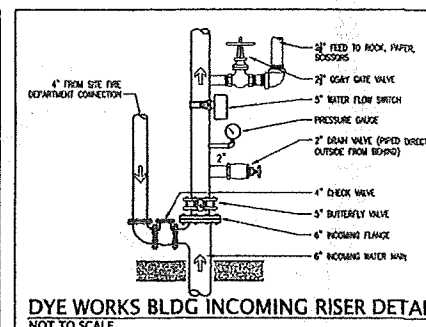
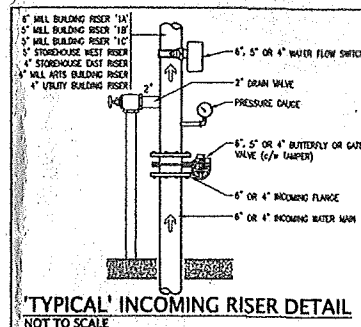
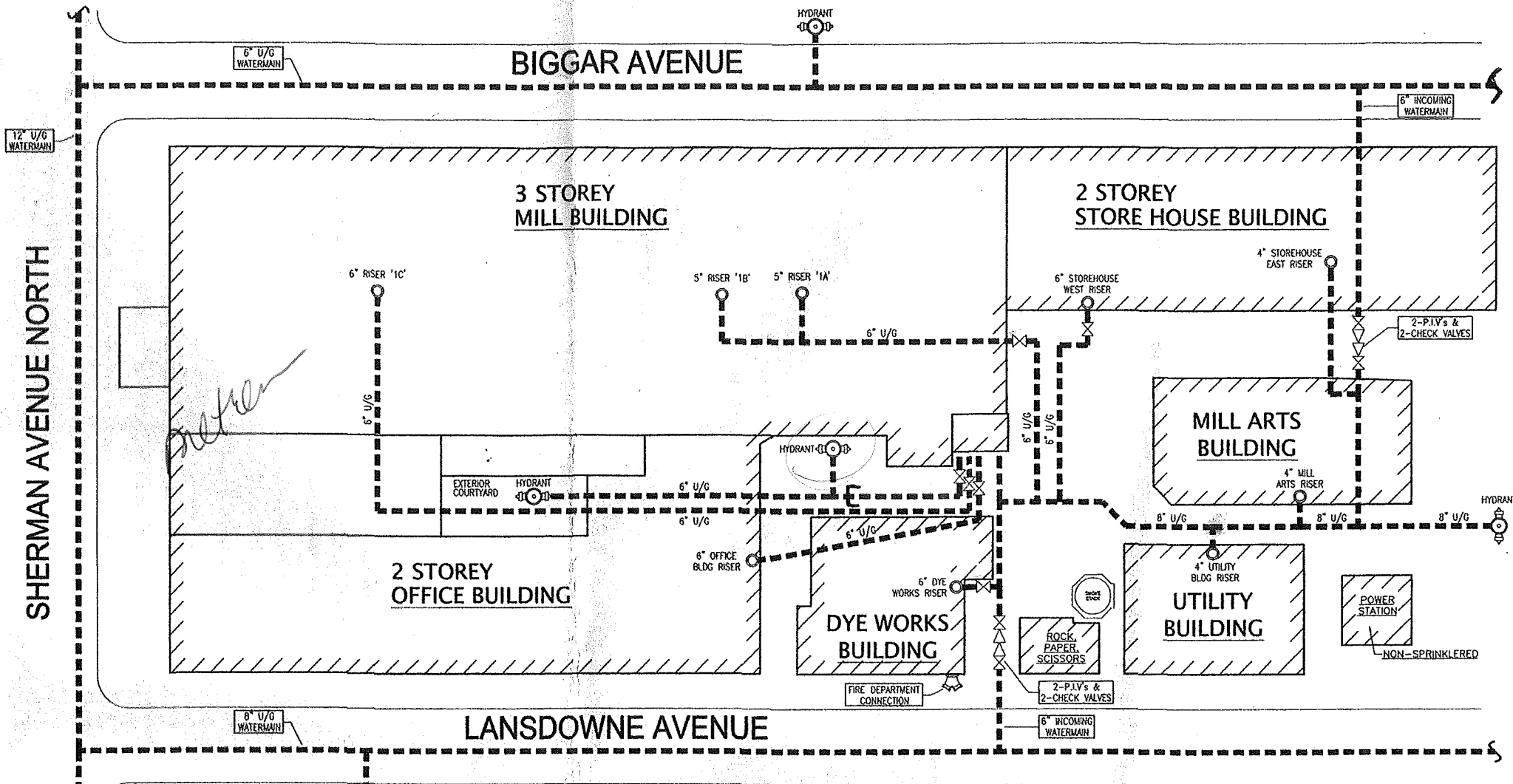
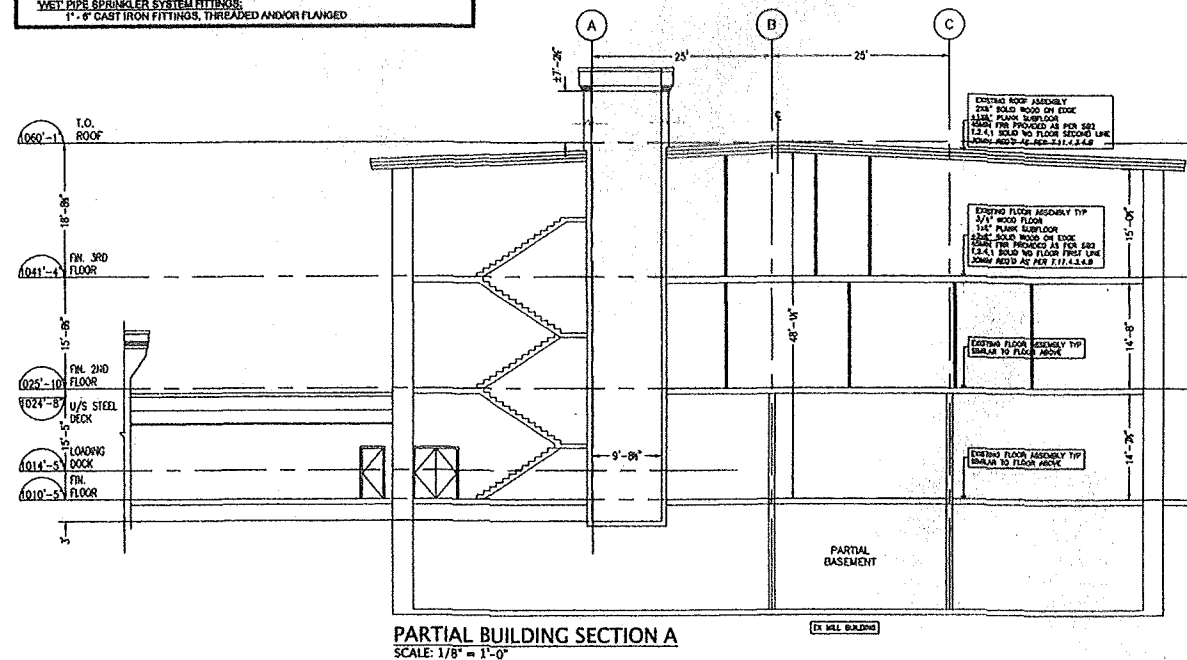
STATIC PRESSURE: 72 PSI
RESIDUAL PRESSURE: 67 PSI @ 1250 USGPM
LOCATION: EXISTING FIRE HYDRANTS ON LANSDOWNE AVE.
DATED: 21 JUN 2017 @ 10:00 A.M. & PERFORMED BY: FCFP

- THIS EXCEEDS THE REQUIREMENTS OF NFPA 13-2013 TABLE 11.2.2.1 "WATER SUPPLY REQUIREMENTS FOR PIPE SCHEDULE SPRINKLER SYSTEMS."

EXISTING SPRINKLER SYSTEM PIPE & FITTINGS:

WET PIPE SPRINKLER SYSTEM PIPE:
1" - 8" SCHEDULE-40, THREADED, BLACK

WET PIPE SPRINKLER SYSTEM FITTINGS:
1" - 8" CAST IRON FITTINGS, THREADED AND/OR FLANGED



NOTES TO THE OWNER / OCCUPANTS:

1. OWNER/OCCUPANT IS RESPONSIBLE FOR SUPPLYING & MAINTAINING ADEQUATE HEAT (4°C, 40°F) TO ALL AREAS WHERE WET SPRINKLER PIPE IS INSTALLED IN ORDER TO PREVENT THE WET SPRINKLER PIPE FROM FREEZING.

DATE	REV	DESCRIPTION
18 AUG 2017	0	CURRENT SPRINKLER INSTALLATION

ENGINEER'S STAMP

FCFP
FIRE CONSULTING & PROTECTION
55 FLEMING DRIVE,
UNIT 1
CAMBRIDGE, ONTARIO
N1T 2A7
PHONE: (519) 623-3500
FAX: (519) 623-3336



PROJECT NAME:
THE COTTON FACTORY
270 SHERMAN AVENUE NORTH
HAMILTON, ONTARIO

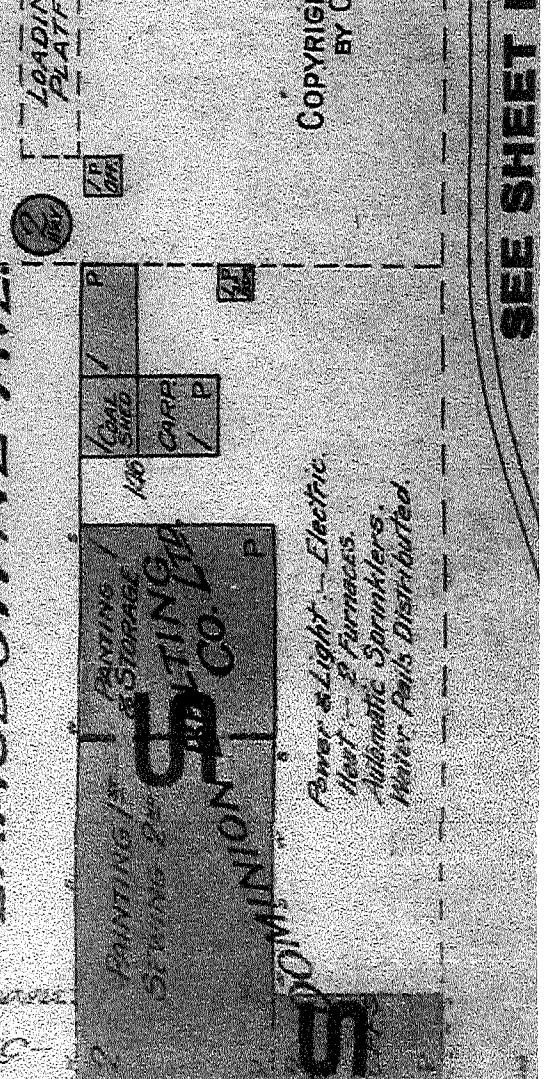
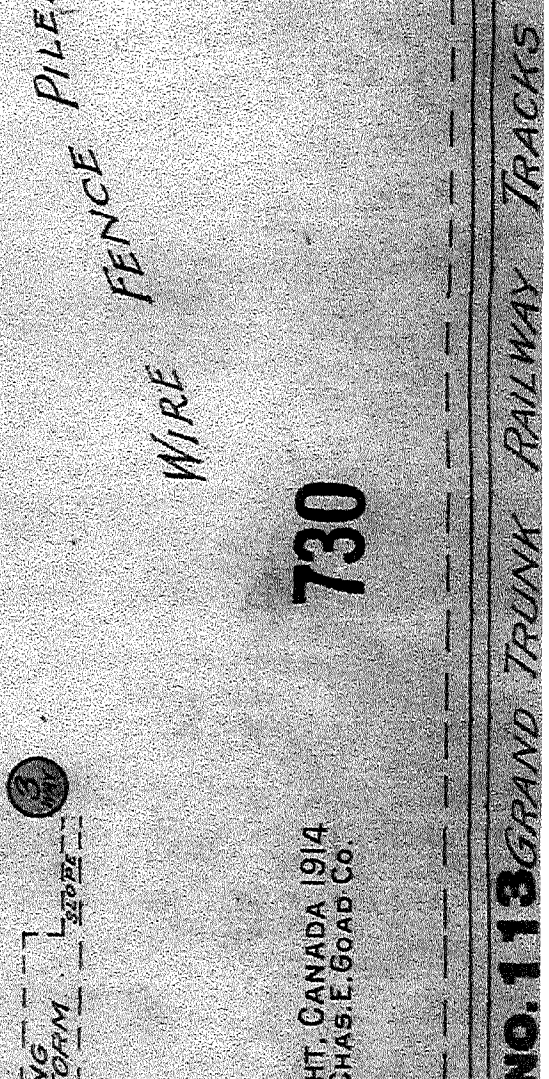
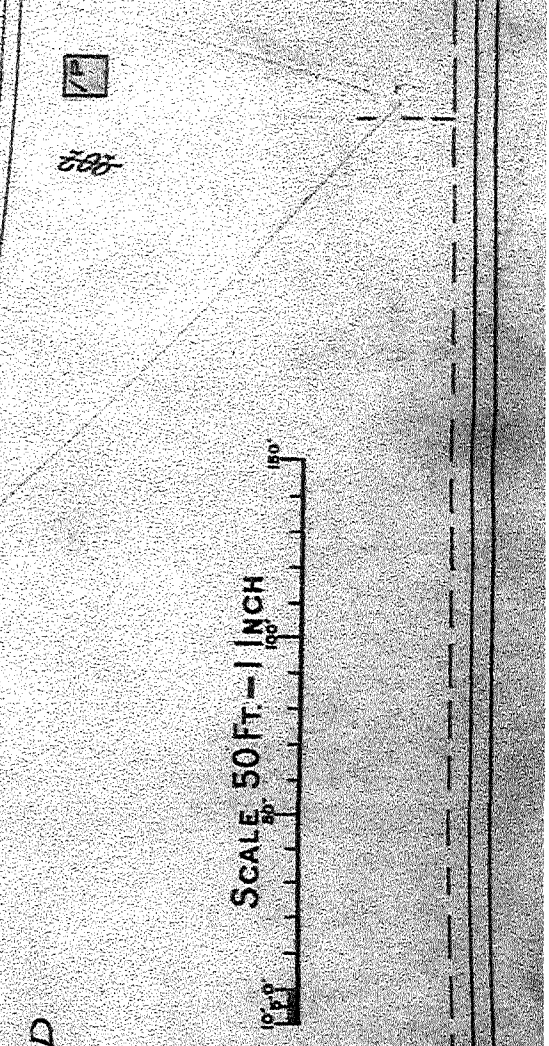
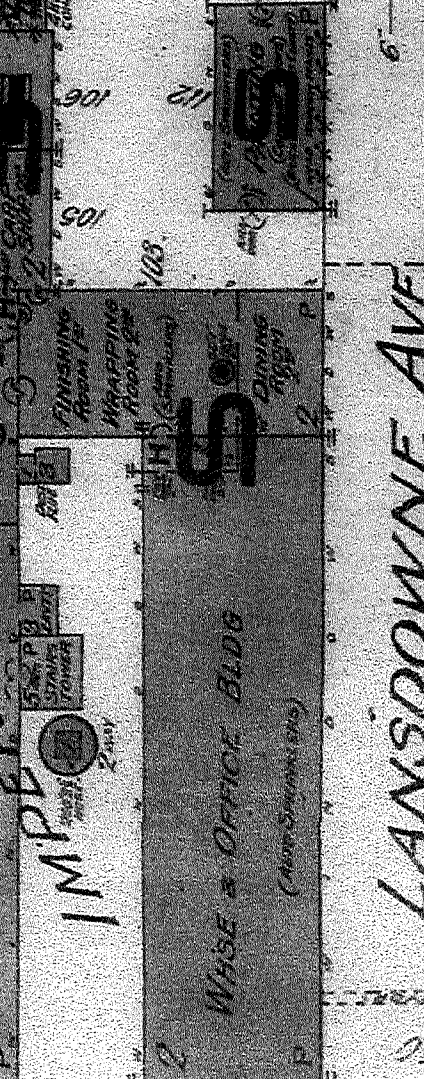
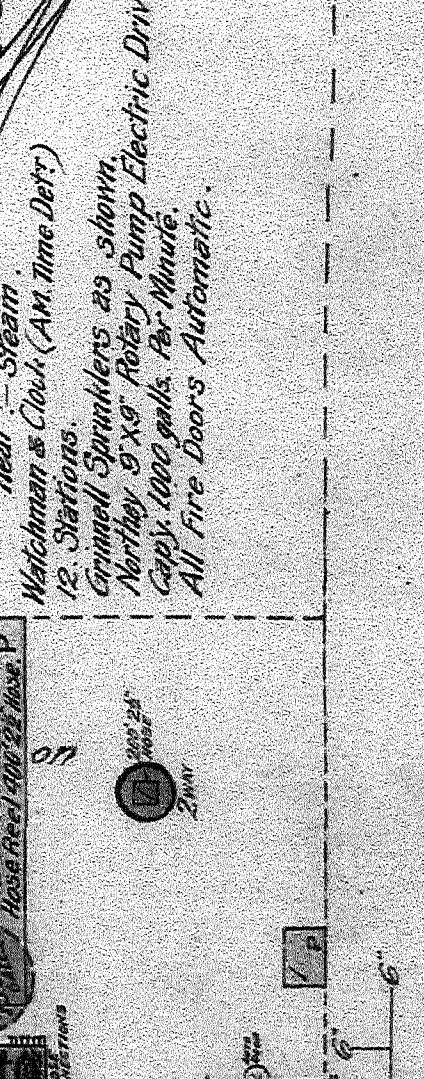
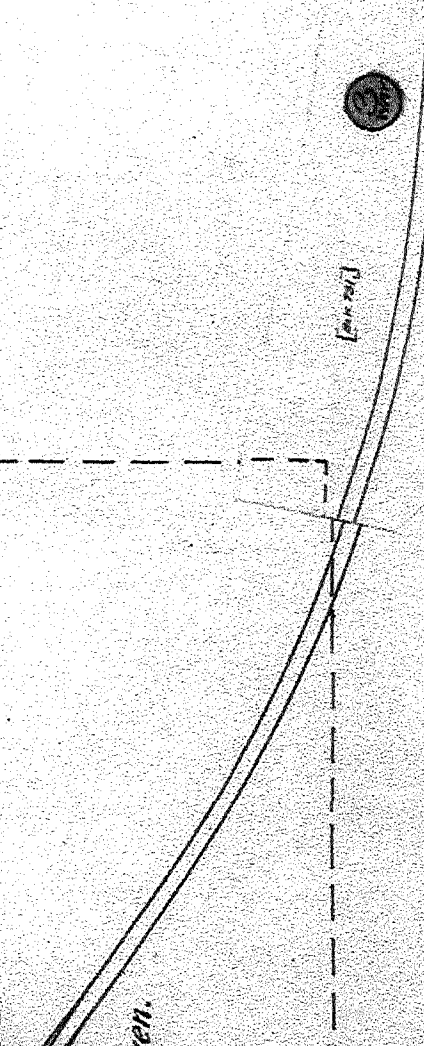
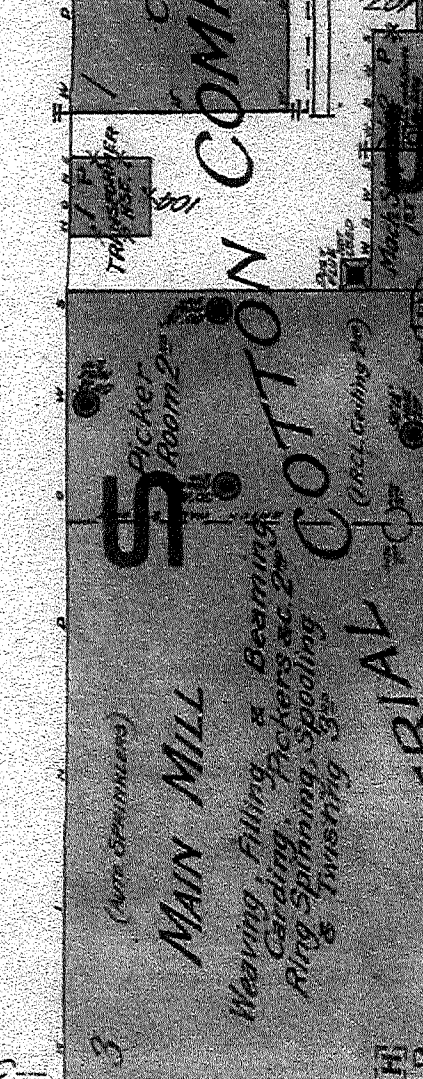
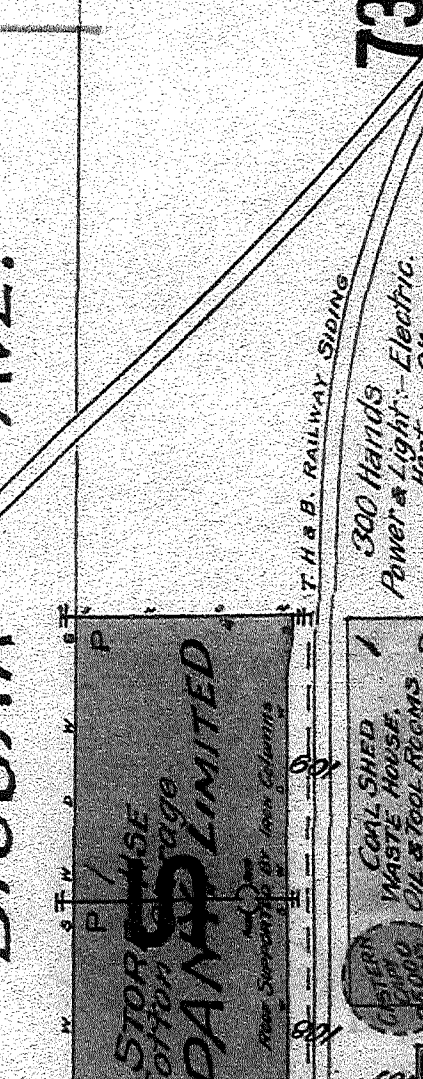
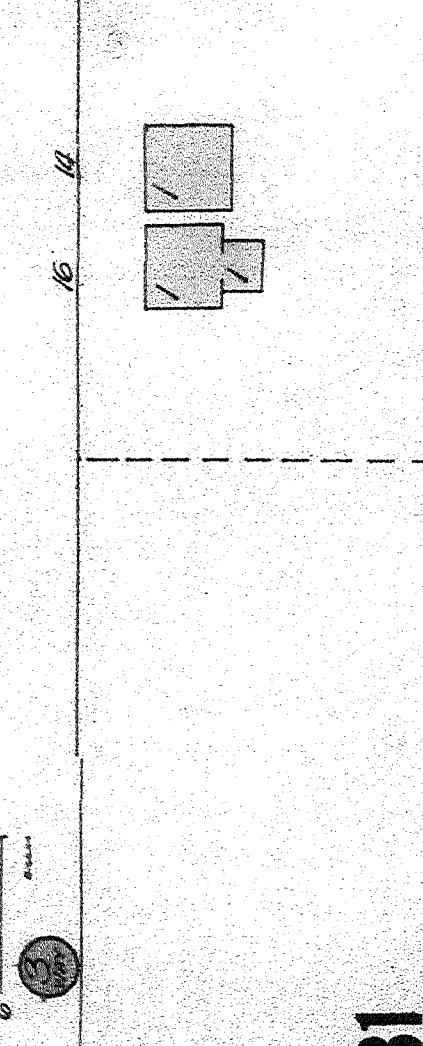
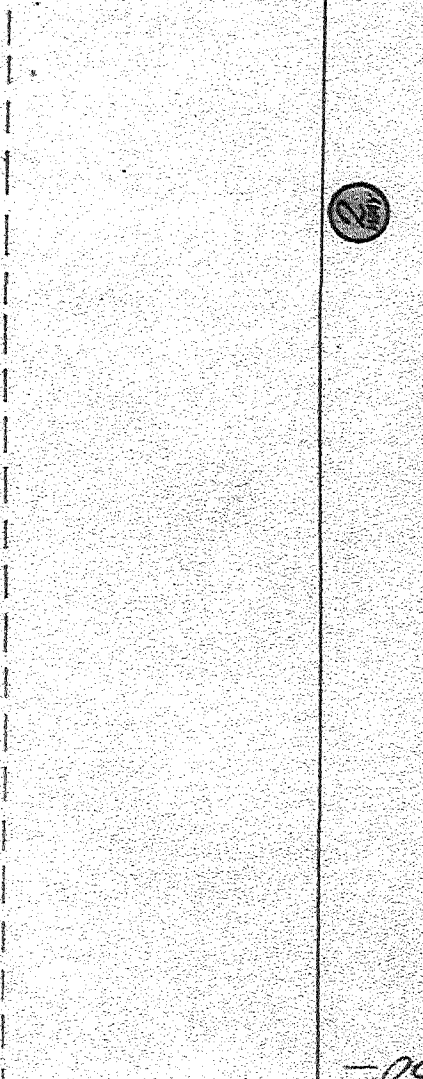
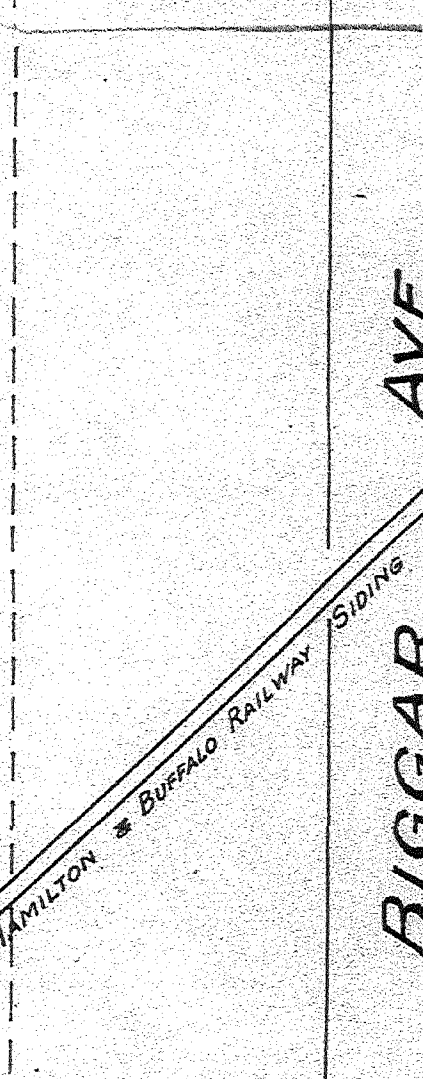
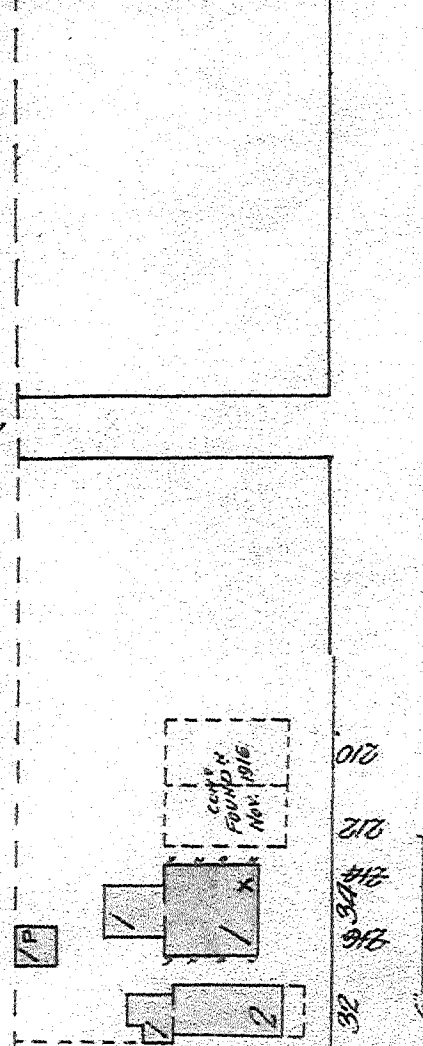
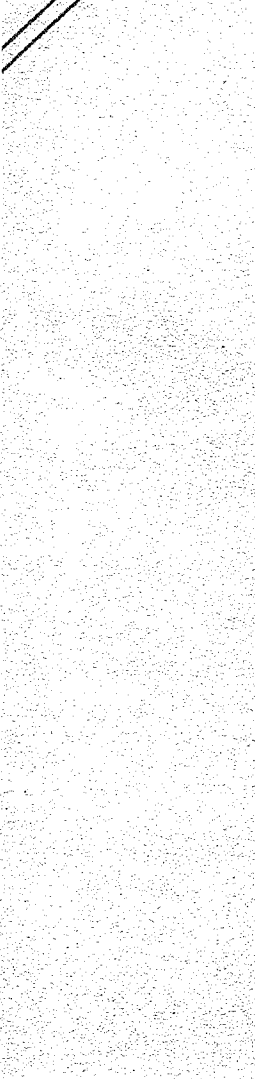
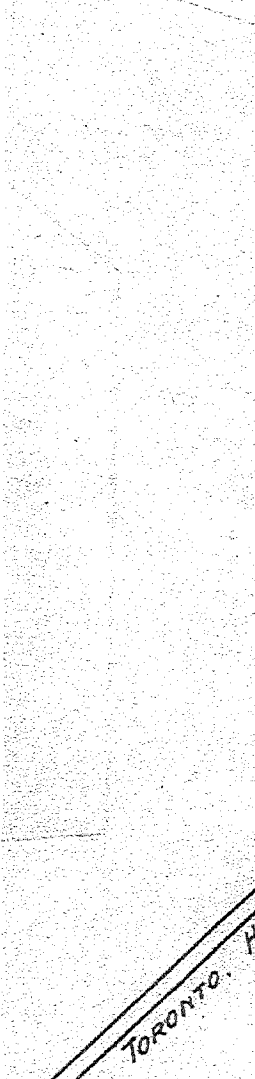
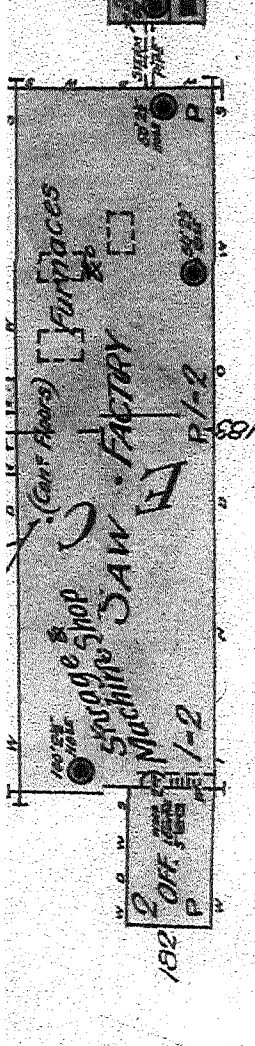
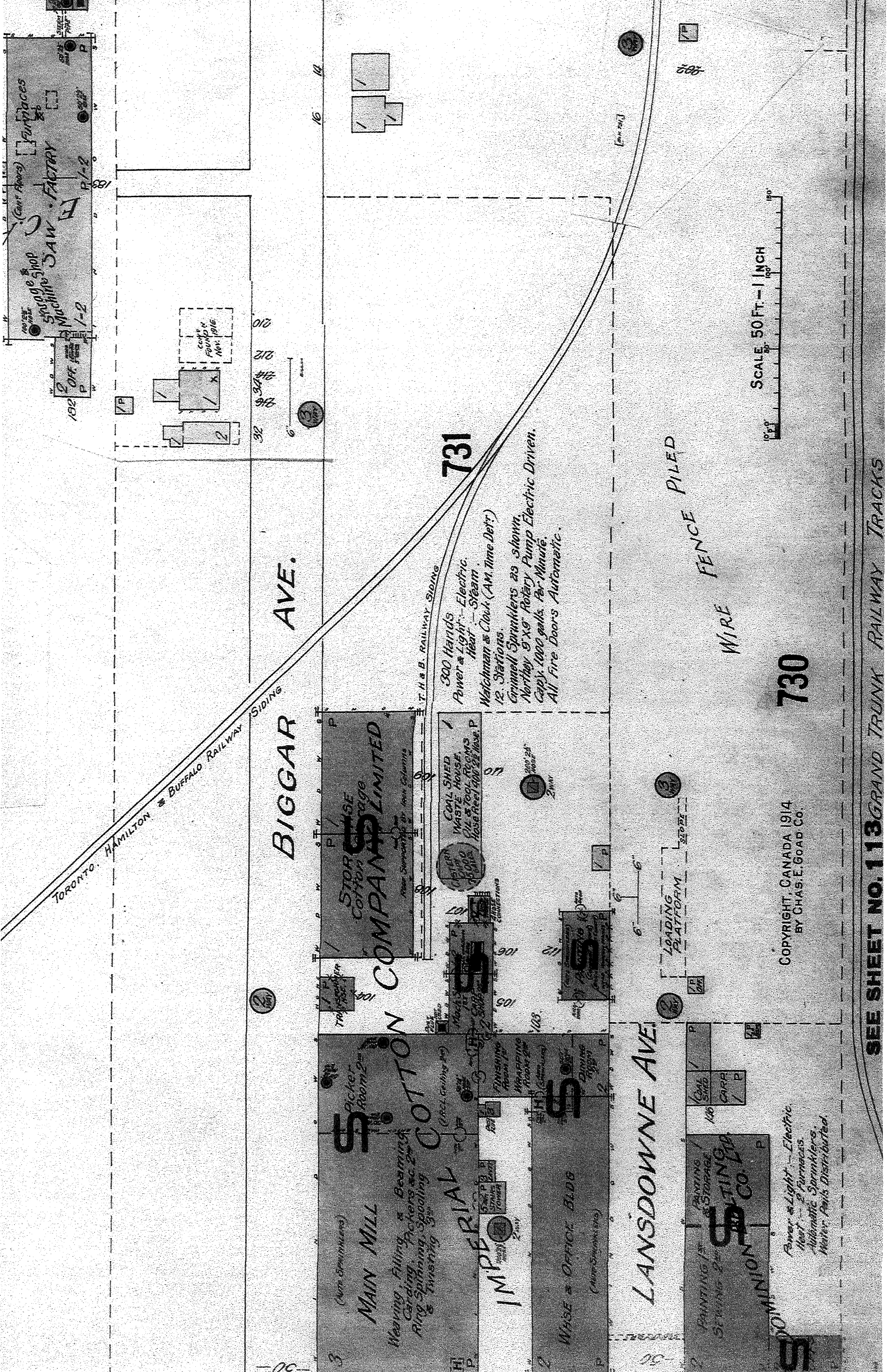
SHEET TITLE:
EXISTING FIRE SPRINKLER
SITE PLAN, BUILDING SECTION &
NOTES

DRAWN BY:
J. WEDLAK

DATE:
18 AUG 2017

JOB NUMBER:
CS-17-0315

SHEET NUMBER:
FP 1 OF 5



BIGGAR AVE.

731

730

LANSDOWNE AVE.

SCALE 50 FT. = 1 INCH

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SEE SHEET NO. 113 GRAND TRUNK RAILWAY TRACKS