



SURVEYOR'S REAL PROPERTY REPORT - PLAN OF
 PART OF LOT 3
 REGISTERED PLAN 20M-427
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

PROPOSED SITE PLAN PREPARED
 BASED ON INFORMATION FROM PLAN
 PREPARED BY:
FRED G. CUNNINGHAM INCORPORATED
 ONTARIO LAND SURVEYORS
 1200 SPEERS ROAD, UNIT 38 205 MAIN STREET
 OAKVILLE, ONTARIO L6L 2X4 MILTON, ONTARIO L9T 1N7
 PHONE (905) 845-3497 PHONE (905) 878-7810
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 OFFICE OF ORIGIN: OAKVILLE
 CLIENT:
 O.L.S. FILE N° 144-03 (B0-342) DRAWING N° 144-03-1
 ON DATE: OCTOBER 14, 2003.

Name of Practice: Green Weis Architect and Associates
 341 Kerr Street, Suite 210
 Oakville, Ontario
 L6K 3B7
 Name of Project: LOCKWOOD KIA
 Location:
 2400 S Service Rd W
 Oakville, Ontario, L6L 5M9
 Date: Mar.10.2024

Ontario Building Code Data Matrix				Building Code Reference
Building Code Version	O. Reg. 330/12	Last Amendment	O. Reg. 191/14	
11.00	11.01	11.02	11.03	11.04
Part 11- Renovation of Existing Building				
11.01	Project Type:	<input type="checkbox"/> Addition <input type="checkbox"/> Change of use <input checked="" type="checkbox"/> Renovation <input type="checkbox"/> Addition and renovation	<input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input checked="" type="checkbox"/> Addition and renovation	A11.2
11.02	Major Occupancy Classification:	Description: Renovation/addition to existing 2 storey building GROUP E AUTOMOBILE LEASING GROUP F2 AUTOMOBILE SERVICE GARAGE		312.1(1)
11.03	Superimposed Major Occupancies:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		32.27
11.04	Building Area (m ²):	Description: ADJACENT MAJOR OCCUPANCIES E/F2 GROUND FLOOR: Existing 2,078.3, New 42.0, Total 2,120.3 SECOND FLOOR: Existing 378.8, New 121.2, Total 500.0 Total: 2,457.1, 163.2, 2,620.3		A14.1.2
11.05	Building Height:	<input checked="" type="checkbox"/> 2 <input type="checkbox"/> 0	Description: Stores above grade 2.15 (m) Above grade Description: Stores below grade 0.00 (m) Below grade	A14.1.2.8 32.11.
11.06	Number of Streets/ Front/rear access:	2 streets		32.2.10 & 32.5
11.07	Building Size:	<input type="checkbox"/> Small <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Large <input type="checkbox"/> > Large		11.2.11.8 A 11.2.11.K
11.08	Existing Building Classification:	<input type="checkbox"/> Change in Major Occupancy <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Net Applicable (no change of major occupancy)		11.2.11 11.2.11.8 B 4.1.2.1(8) Table 4.1.2.8 5.2.2(2)
11.09	Renovation type:	<input type="checkbox"/> Basic Renovation <input checked="" type="checkbox"/> Extensive Renovation		11.3.1 11.3.2
11.10	Occupant Load:	Floor Level/Area: Occupancy Based On Type GROUND FLOOR: E DESIGN 25 EMPLOYEES (50 PUBLIC) SECOND FLOOR: E DESIGN 19 EMPLOYEES (50 PUBLIC)		31.17
11.11	Planting Future Requirements:	Ratio: MF > 1/1 Except as otherwise noted AREA BEING RENOVATED OR ADDED ONLY Floor Level/Area: Occupant Load GROUND FLOOR: 25, 37.4(8.1), 4, 3 SECOND FLOOR: 19, 37.4(8.1), 2, 3 PUBLIC GROUND FLOOR: >60, 37.4(8.1), 1, INCLUDED SECOND FLOOR: >60, 37.4(8.1), 1, INCLUDED		3.74 11.3.3.1 11.3.3.2
11.12	Barrier-free Design:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		11.3.3.2(2)
11.13	Reduction in Performance Level:	Structural: By increase in occupant load: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes By change of major occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Sewage systems: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Extension of combustible construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		11.4.2.1 11.4.2.2 11.4.2.3 11.4.2.4 11.4.2.5 11.4.2.6
11.14	Compensating Construction:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes SPRINKLERS ADDED Structural: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Increase in occupant load: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Change of major occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Sewage systems: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Extension of combustible construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		11.4.3.1 11.4.3.2 11.4.3.3 11.4.3.4 11.4.3.5 11.4.3.6 11.4.3.7
11.15	Compliance Alternatives Proposed:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes DE 39 - 3.4.2.5 (1) EXISTING TRAVEL DISTANCE ACCEPTABLE WHERE SPRINKLERED		11.5.1
11.16	Notes:			11.5.1

PARCEL	OVER/AS IN TRANSFER	IN FAVOUR OF/NOTES
24849-0011	PART 2, 20R-9763 N° 320269	REGIONAL MUNICIPALITY OF HALTON
	PART 2, 20R-9763 N° 321685	THE CORPORATION OF THE TOWN OF OAKVILLE
	PART 2, 20R-10963 N° H571658	
24849-0095	PART 1, 20R-12623 N° 725779	THE CORPORATION OF THE TOWN OF OAKVILLE
	PART 2 & 4, 20R-9763 N° 364998 (LISTED ON PARCEL REGISTER)	

TOPOGRAPHIC LEGEND	LEGEND:
AW	DENOTES ANCHOR WIRE(S)
BB	DENOTES BELL BOY
-B	DENOTES U/G BELL CABLE
CON-0.20	DENOTES CONIFEROUS TREE 0.20 DIA
DEC-0.20	DENOTES DECIDUOUS TREE 0.20 DIA
FH	DENOTES FIRE HYDRANT
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
-G	DENOTES U/G GAS MAIN
-H	DENOTES U/G HYDRO CABLE
LS	DENOTES LIGHT STANDARD (LAMP)
MH	DENOTES MANHOLE
-OW	DENOTES OVER HEAD WIRE(S)
-SAN	DENOTES SANITARY SEWER
-STM	DENOTES STORM SEWER
UP	DENOTES UTILITY POLE
UPLS	DENOTES UTILITY POLE/LIGHT STANDARD
WV	DENOTES WATER VALVE (KEY)
-W	DENOTES U/G WATER MAIN
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES IRON PIPE
P.I.N.	DENOTES PROPERTY IDENTIFICATION NUMBER
(E1)	DENOTES ENCROACHMENT REFERENCE
(N)	DENOTES NO IDENTIFICATION
(760)	DENOTES MCCONNELL MAUGHAN LTD., O.L.S.
(950)	DENOTES FRED G. CUNNINGHAM INC. O.L.S.
(1370)	DENOTES V. KRUMAR, O.L.S.
(MM)	DENOTES MARSHALL MACKLIN MONAGHAN LTD.
CC	DENOTES CUT CROSS
WIT	DENOTES WITNESS
P-1	DENOTES REGISTERED PLAN 20M-427
P-2	DENOTES PLAN 20R-9763
P-3	DENOTES PLAN 20R-11826
+12.98	DENOTES PROPOSED GRADING
○	DENOTES EXISTING TREES SEE ARBORIST REPORT AND TPP-1
○	DENOTES TREE PROTECTION HOARDING SEE ARBORIST REPORT AND TPP-1
■	HATCHED AREA DENOTES PROPOSED PEDESTRIAN CIRCULATION ROUTE

SITE STATISTIC	EXISTING	PROPOSED	TOTAL
LOT AREA	7,228.0 m ²	77,801.6 m ²	85,029.6 m ²
GFA AREA CALCULATION			
FIRST FLOOR AREA	2,078.3	22,370.6	24,448.9
SECOND FLOOR AREA	378.8	4,237.8	4,616.6
TOTAL GFA FLOOR AREA	2,457.1	26,608.4	29,065.5
NET AREA CALCULATION			
1ST FLOOR NET AREA	1,800.0	19,375.0	21,175.0
2ND FLOOR NET AREA	393.70	4,237.8	4,631.5
TOTAL NET AREA	2,193.7	23,612.8	25,806.5
SOFT LANDSCAPING	710.7	7,650.0	8,360.7
VEHICLE PARKING SPACES	21.94	22	43.94
Barrier Free Parking Spaces	1	2	3
REQUIRED 15SPACE/100m ² NET	3.2	3	3
REQUIRED 240.25 PER 100m ² NET	2.55	3	3
BICYCLE PARKING SPACES	2.55	3	3

REQUIRED	PROPOSED	TOTAL
240.25 PER 100m ² NET	2.55	3
BICYCLE PARKING SPACES	2.55	3

No.	Date:	Issue/Revision	By:	No.	Date:	Issue/Revision	By:
1	Feb.14.2024	Issued for Client Review	TM				
2	Feb.16.2024	Issued for Structure	TM				
3	Mar.27.2024	Issued for Review	TM				
4	Apr.01.2024	Issued for Site Plan Approval	TM				

CONSTRUCTION MUST BE COMPLETED IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE STANDARDS.
 ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHIELDED EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
 FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
 UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
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Project Name: **Lockwood KIA**
 2400 S Service Rd W,
 Oakville, ON L6L 5M9

Drawing Name: **Site Plan**

Design: G.W. Scale: 1:200 Drawing No. **ASP1**

Project No. 24.01 Date: Jan-2024

Spatial Separation - Construction of Exterior Walls	Permitted	Proposed	Non-comb.
North	190.0	35.0	100%
South	147.	12.37	84%
East	287.2	25.3	100%
West	295.3	7.0	28%

ONTARIO ASSOCIATION OF ARCHITECTS
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