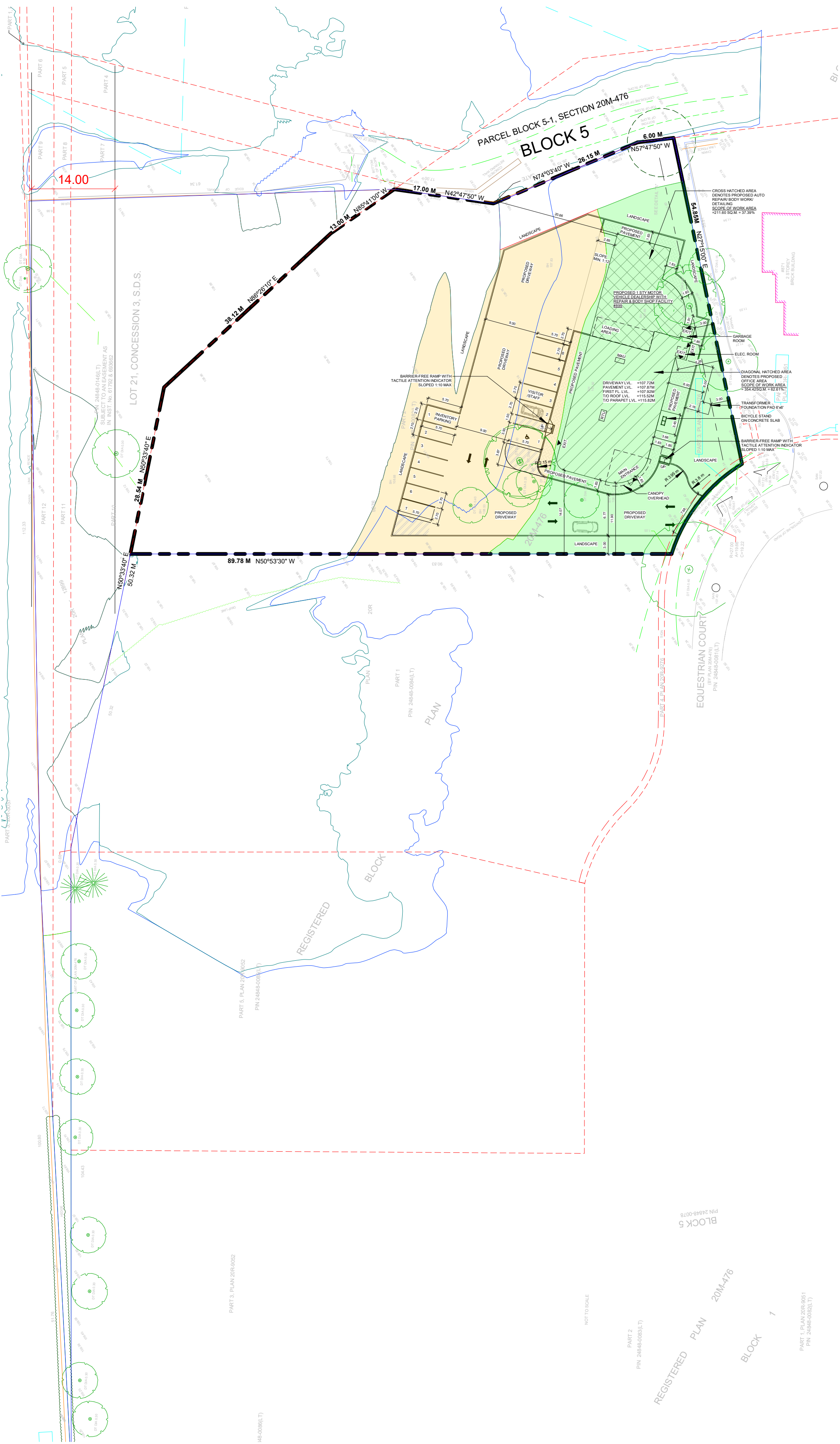
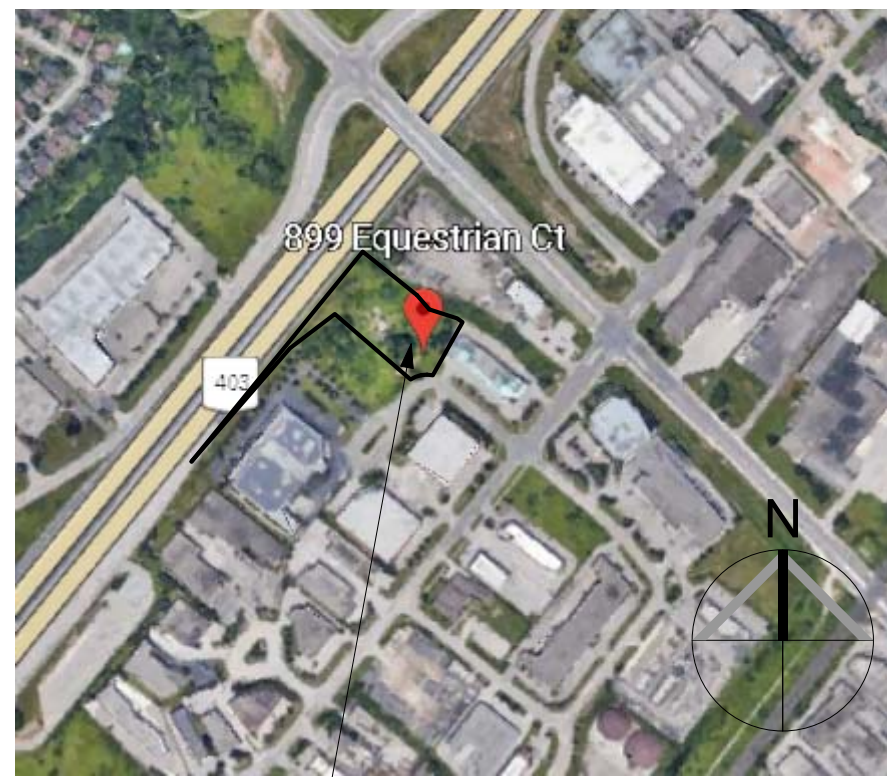




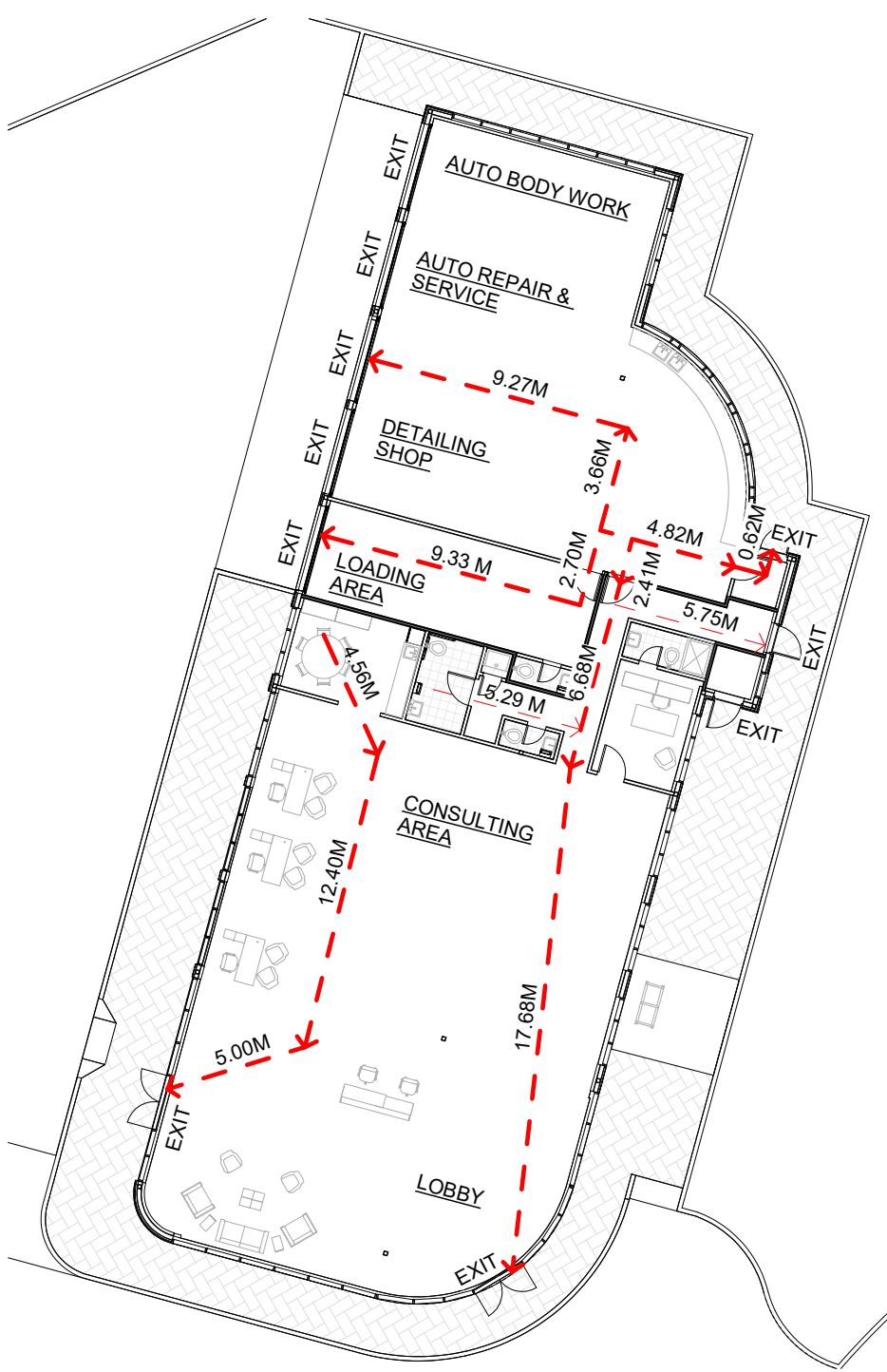
SITE PLAN LEGEND	
	FLOOD PLAIN
	LIMITED PARKING AREA
	LIMITED BUILDING AREA

SITE STATISTIC CHART			
PROJECT ADDRESS:	899 EQUESTRIAN COURT		
MUNICIPALITY:	OAKVILLE, ON L6L 6L7		
DESIGNATED ZONE:	E2.SP3	BY LAW #:	E2.SP3
		AREA (SQ. M.)	AREA (SQ. FT.)
		5175.70	55710.77 SQ. FT.
LOT COVERAGE			
PROPOSED			
MAXIMUM ALLOWABLE (N/A)	N/A	N/A	N/A
PROPOSED LOT COVERAGE	571.00 SQ. M.	6146.19 SQ. FT.	11.03 %
GROSS FLOOR AREA	566.02 SQ. M.	6092.58 SQ. FT.	
MAXIMUM ALLOWABLE (N/A)	N/A	N/A	N/A
TOTAL PROPOSED GFA	566.02 SQ. M.	6092.58 SQ. FT.	
BUILDING HEIGHT			
MAXIMUM ALLOWABLE	30M	N/A	
PROPOSED BUILDING HEIGHT	6.1M	6M @LOW PARAPET	
LENGTH (M)			
REQUIRED SETBACKS (N/A)			
FRONT	3.00M		
REAR	3.00M		
RIGHT SIDE	3.00M		
LEFT SIDE	3.00M		
PROVIDED SETBACKS			
FRONT (EAST)	3.00M		
REAR (WEST)	23.66M		
RIGHT SIDE (NORTH)	12.85M		
LEFT SIDE (SOUTH)	11.90M		
LANDSCAPE COVERAGE			
ALLOWABLE	10%		
PROPOSED SOFT LANDSCAPE COVERAGE	60.95%		
PARKING PROVISIONS			
CATEGORIES	TABLE NO.	REQUIRED	PROVIDED
BUSINESS OFFICE	5.2.1	1.0 PER 35.0 SQ. M. NET FLOOR AREA	354.42 SQ.M.= 11 PARKING
AUTO REPAIR /BODY WORK/ DETAILING	5.2.1	1.0 PER 100.0 SQ. M. NET FLOOR AREA	211.60 SQ.M.= 3 PARKING
		TOTAL (REQUIRED) = 14 PARKING	TOTAL (PROVIDED) = 14 PARKING
BARRIER - FREE PARKING			
CATEGORIES	TABLE NO.	REQUIRED	PROVIDED
TYPE A	5.3.1	1	1
TYPE B	5.3.1	0	0
		TOTAL (REQUIRED) = 1 PARKING	TOTAL (PROVIDED) = 1 PARKING
LOADING SPACE			
CATEGORIES	TABLE NO.	REQUIRED	PROVIDED
LOADING SPACE	5.6	1	1
BICYCLE			
CATEGORIES	TABLE NO.	REQUIRED	PROVIDED
OFFICE	5.4.1	1	1
STAFF	5.4.1	1	1
		TOTAL (REQUIRED) = 2 PARKING	TOTAL (PROVIDED) = 2 PARKING



KEY MAP
SCALE: NTS

899 EQUESTRIAN CRT
OAKVILLE ONTARIO L6L 6L7



3 EGRESS ROUTE PLAN
1 : 250

Name of Practice:
ARCHISYSTEM INC.
CERTIFICATE OF PRACTICE #5465

Name of Project:
PROPOSED 1 STY MOTOR VEHICLE DEALERSHIP WITH REPAIR AND BODY SHOP FACILITY

ONTARIO BUILDING CODE MATRIX - PART 3 OR 9						OBC References				
☐ PART 11 ☒ PART 3 ☐ PART 9										
Project Description: PROPOSED 1 STY/ MOTOR VEHICLE DEALERSHIP WITH REPAIR AND BODY SHOP FACILITY AT 899 EQUESTRIAN CT, OAKVILLE, ON L6L 6L7						2.1.1 9.10.1.3				
☒ NEW ☐ ADDITION ☐ ALTERATION ☒ CHANGE OF USE										
MAJOR OCCUPANCY(S) - GROUP D & F2(MEDIUM HAZARD INDUSTRIAL OCCUPANCIES)						3.1.2.1.(1)		9.10.2		
BUILDING AREA (m²) EXISTING <u>0 SQ.M.</u> NEW <u>571.00 SQ.M.</u> TOTAL: <u>571.00 SQ.M.</u>						1.4.1.2[A]		1.13.2		
GROSS AREA (m²) EXISTING <u>0 SQ.M.</u> NEW <u>566.02 SQ.M.</u>						1.4.1.2[A]		1.13.2		
NUMBER OF STOREYS ABOVE GRADE <u>1</u> BELOW GRADE <u>0</u>								2.1.1.3		
NUMBER OF STREETS / FIRE FIGHTER ACCESS <u>1</u>						3.2.2.10 & 3.2.5.5		9.10.2		
BUILDING CLASSIFICATION: GROUP D & F, DIVISION 2, UP TO 2 STY - 3.2.2.7.1						3.2.2.20-83		9.10.4		
SPRINKLER SYSTEM PROPOSED ☐ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ☒ NOT REQUIRED						3.2.2.20-83 3.2.1.5 3.2.2.17		9.10.8 9.10.8.2		
STANDPIPE REQUIRED ☐ YES ☒ NO						3.2.9.1		N/A		
FIRE ALARM REQUIRED ☐ YES ☒ NO						3.2.4..1(h)		9.10.7.2		
WATER SERVICE / SUPPLY IS ADEQUATE ☒ YES ☐ NO						3.2.5.7		N/A		
HIGH BUILDING ☐ YES ☒ NO						3.2.6				
CONSTRUCTION RESTRICTIONS ☐ COMBUSTIBLE PERMITTED ☐ NON-COMBUSTIBLE PERMITTED ☒ BOTH						3.2.2.57		9.10.6		
ACTUAL CONSTRUCTION ☐ COMBUSTIBLE ☒ NON-COMBUSTIBLE ☐ BOTH										
MEZZANINE(S) AREA (m²) <u>0</u>						3.2.1.1.(3)-(8)		9.10.4.1		
OCCUPANT LOAD BASED ON ☐ m² / PERSON ☒ DESIGN OF BUILDING FIRST FLOOR: = 30 PERSONS						3.1.17.		9.9.1.3		
*PERMANENT NOTICE DISPLAYED INSIDE THE BUILDING										
BARRIER-FREE DESIGN ☒ YES ☐ NO (EXPLAIN)						3.8.		9.5.2		
HAZARDOUS SUBSTANCES ☒ YES ☐ NO						3.3.1.2 & 3.3.1.19		9.10.1.3.(4)		
REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS)		LISTED DESIGN NO: OR DESCRIPTION (SG-2)			3.2.2.59		9.10.8		
	FLOOR <u>0</u> HOURS		-					9.10.9		
	ROOF <u>0</u> HOURS									
	MEZZANINE <u>0</u> HOURS									
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS										
	Area of EBF (m²)	L.D. * (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design of Description	Comb. Const.	Comb. Const. Non-Cladding	Non-Comb. Constr.
NORTH	(A) 35.03	3.00	1.57	8%	5.42%	N/A	3.2.3.1.C.	Y	N/A	N/A
	(B) 73.75	4.28	1.96	9%	8.93%	N/A	3.2.3.1.C.	Y	N/A	N/A
SOUTH	69.91	11.90	3.21	100%	34.88%	N/A	3.2.3.1.B.	Y	N/A	N/A
EAST	(A) 26.50	15.23	1.30	100%	54.52%	N/A	3.2.3.1.B.	Y	N/A	N/A
	(B) 84.10	7.25	3.71	40%	39.59%	N/A	3.2.3.1.B.	Y	N/A	N/A
	(C) 26.76	5.59	1.19	56%	5.19%	N/A	3.2.3.1.C.	Y	N/A	N/A
	(D) 30.44	3.95	1.36	8%	7.32%	N/A	3.2.3.1.C.	Y	N/A	N/A
	(E) 25.10	4.28	1.12	18%	16.61%	N/A	3.2.3.1.C.	Y	N/A	N/A
WEST	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Y	N/A	N/A
* FROM CENTRE LINE OF PROPERTY						OBC References				
PLUMBING FIXTURE REQUIREMENTS						☒ PART 3		☐ PART 9		
Male/Female Count @ 50 % 50 % except noted otherwise				OCCUPANT LOAD	OBC TABLE NO:	FIXTURES REQUIRED	FIXTURES PROVIDED	3.7.4.9		
1 MALE, 1 FEMALE , 1 BOTH (B.F.), 1 BOTH (OFFICE)				30	3.7.4.9	3	4			
OTHER (Describe)										

PROJECT ARCHITECTS:

ARCHISYSTEM INC.

CONSULTING ARCHITECTS
CERTIFICATE OF PRACTICE # 5465

279 Main Street North
Brampton, ON L6X 1N4
Tel: 905-858-2565 Cell: 647-295-2565
www.thearchisystem.com
email: archisystem@gmail.com

NOTES:

THE DRAWINGS SHALL NOT BE SCALED.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO COMMENCING THE WORK. FAILURE TO THAT THE CONTRACTOR WILL BE LIABLE TO RECTIFY WITHOUT EXTRA COST.

ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THIS DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

THIS DRAWING IS EXCLUSIVE PROPERTY OF THEARCHITECT AND SHALL NOT BE REPRODUCED WITHOUT THE ARCHITECT'S PERMISSION.

ALLWORKS TO BE DONE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO PREVAILING ONTARIO BUILDING CODE.

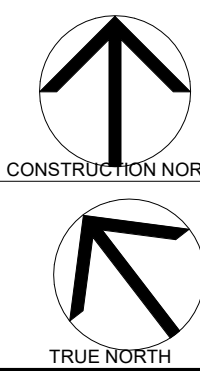
OWNER / CLIENT:

ASMAT GHAFUORI

STRUCTURAL ENGINEERS:

05	SPA Resubmission	09/29/2025
04	SPA Resubmission	06/30/2025
03	SPA Resubmission	04/12/2025
02	SPA Resubmission	11/28/2024
01	SPA	03/28/2024

No.: Issued For: Date:



PROJECT:

MOTOR VEHICLE
DEALERSHIP WITH
REPAIR AND BODY
SHOP FACILITY

899 EQUESTRIAN CT,
OAKVILLE, ON L6L 6L7

DRAWING TITLE:

BUILDING PERMIT SET
ARCHITECTURAL

SHEET TITLE:

SitePlan

JOB #

2022062

SCALE:

As indicated

SHEET NO.:

A1.0