

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
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OFFICE OF ORIGIN: OAKVILLE
 CLIENT:
 OLS FILE # 144-03 (B0-342) DRAWING # 144-03-1
 ON DATE: OCTOBER 14, 2003.

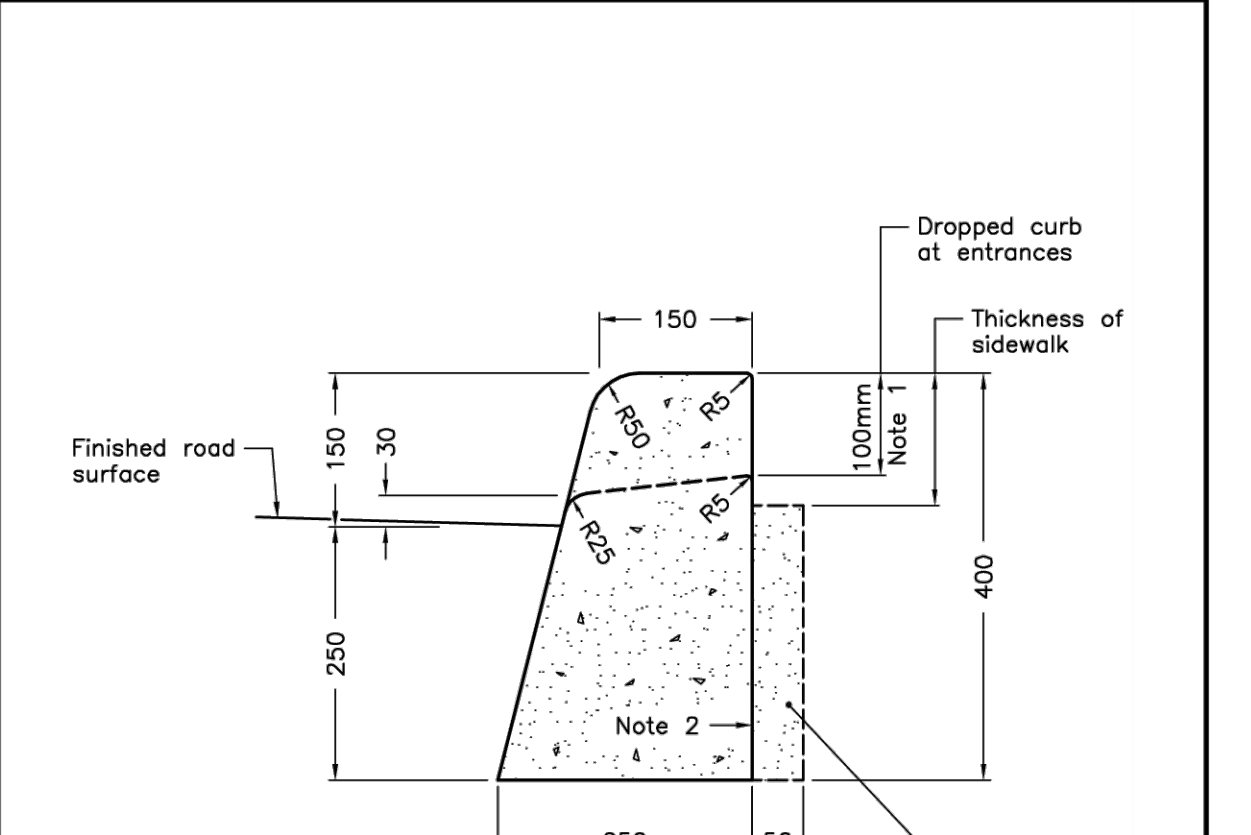
Name of Practice: Green Weis Architect and Associates
 341 Kerr Street, Suite 210 Oakville, Ontario L6K 3B7
 Name of Project: LOCKWOOD KIA
 Location: 2400 S Service Rd W Oakville, Ontario, L6L 5M9
 Date: Mar.10.2024

Ontario Building Code Data Matrix		Part 11- Renovation of Existing Building		Building Code Reference
11.00 Building Code Version:	O. Reg. 330/12	Last Amendment:	O. Reg. 191/14	
11.01 Project Type:	<input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input checked="" type="checkbox"/> Addition and renovation	A11.2		
11.02 Major Occupancy Classification:	GROUP E AUTOMOBILE LEASING GROUP F2 AUTOMOBILE SERVICE GARAGE	312.1(1)		
11.03 Superimposed Major Occupancies:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Description: ADJACENT MAJOR OCCUPANCIES E/F2	32.27		
11.04 Building Area (m ²):	Existing: 2,078.3 New: 42.0 Total: 2,120.3	A14.1.2		
11.05 Building Height:	2.0 m Description: Storeys above grade 0.0 m Description: Storeys below grade	A14.1.2.8 32.11.		
11.06 Number of Streets/ Front/ Rear Access:	2 streets	32.2.0 & 32.5		
11.07 Building Size:	<input type="checkbox"/> Small <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Large <input type="checkbox"/> > Large	T11.2.1.8 T12.1.1K		
11.08 Existing Building Classification:	Change in Major Occupancy: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Construction Index: N/A Hazard Index: N/A Importance Category: <input type="checkbox"/> Low <input checked="" type="checkbox"/> High	T12.1.1 T12.1.1A T12.1.1B T12.1.1B(N) T44.1.2.1.8 5.2.1(2)		
11.09 Renovation type:	<input type="checkbox"/> Basic Renovation <input checked="" type="checkbox"/> Extensive Renovation	T13.1 T13.32		
11.10 Occupant Load:	Floor Level/Area Occupant Based On Type Occupant Load (Person)	31.17		
11.11 Planting Future Requirements:	Ratio: MF = 1/1 Except as otherwise noted	37.4		
AREA BEING RENOVATED OR ADDED ONLY				
Floor Level/Area	Occupant Load	Occupant Load (Person)	Features Required	Features Excluded
GROUND FLOOR	25	37.4(8.1)	4	3
SECOND FLOOR	10	37.4(8.1)	2	3
GROUND FLOOR	60	37.4(8.0)	1	INCLUDED
SECOND FLOOR	60	37.4(8.0)	1	INCLUDED
11.12 Barrier-free Design:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	T13.32(2)		
11.13 Reduction in Performance Level:	Structural: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes By increase in occupant load: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes By change of major occupancy: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Plumbing: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Seepage systems: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Extension of combustible construction: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	T14.2.1 T14.2.2 T14.2.3 T14.2.4 T14.2.5 T14.2.6		
11.14 Compensating Construction:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes SPRINKLERS ADDED Structural: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Increase in occupant load: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Change of major occupancy: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Plumbing: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Seepage systems: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Extension of combustible construction: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	T14.3.1 T14.3.2 T14.3.3 T14.3.4 T14.3.5 T14.3.6		
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	T15.1		
11.16 Notes:	1. All references are to Division B of the CBC unless preceded by [A] for Division A and [C] for Division C. Ontario Building Code Data Matrix, Part 11 October 2016			

PARCEL	OVER/AS IN TRANSFER	IN FAVOUR OF/NOTES
24849-0111	PART 2, 20R-9763 N° 320269	REGIONAL MUNICIPALITY OF HALTON
	PART 2, 20R-9763 N° 321685	
	PART 2, 20R-10963 N° H571658	THE CORPORATION OF THE TOWN OF OAKVILLE
	PART 1, 20R-12623 N° 725779	
24849-0095	PART 2 & 4, 20R-9763 N° 364998 (LISTED ON PARCEL REGISTER)	MARATHON REALTY COMPANY LIMITED RELEASED BY ASSUMPTION BY-LAWS: 1996-6 (TOWN OF OAKVILLE) PASSED JANUARY 11, 1993 14-93 (REGION OF HALTON) PASSED FEBRUARY 3, 1993
	PART 2, 20R-12623 N° 725779	THE CORPORATION OF THE TOWN OF OAKVILLE

TOPOGRAPHIC LEGEND

- AW DENOTES ANCHOR WIRES
- BB DENOTES BELL BOX
- CB DENOTES U/G BELL CABLE
- COH-0.20 DENOTES CONDUIT TREE 0.20 DIA
- DC-0.20 DENOTES CONDUIT TREE 0.20 DIA
- FM DENOTES FIRE HYDRANT
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- H DENOTES U/G GAS MAIN
- HS DENOTES U/G HYDRO CABLE
- LS DENOTES LIGHT STANDING LAMP
- M DENOTES MANHOLE
- MH DENOTES OVER HEAD WIRES
- SAW DENOTES SANITARY SEWER
- SSW DENOTES STORM SEWER
- UP DENOTES UTILITY POLE
- UPS DENOTES UTILITY PILE/LEG STANDARD
- WV DENOTES WATER VALVE (KEY)
- W DENOTES U/G WATER MAIN



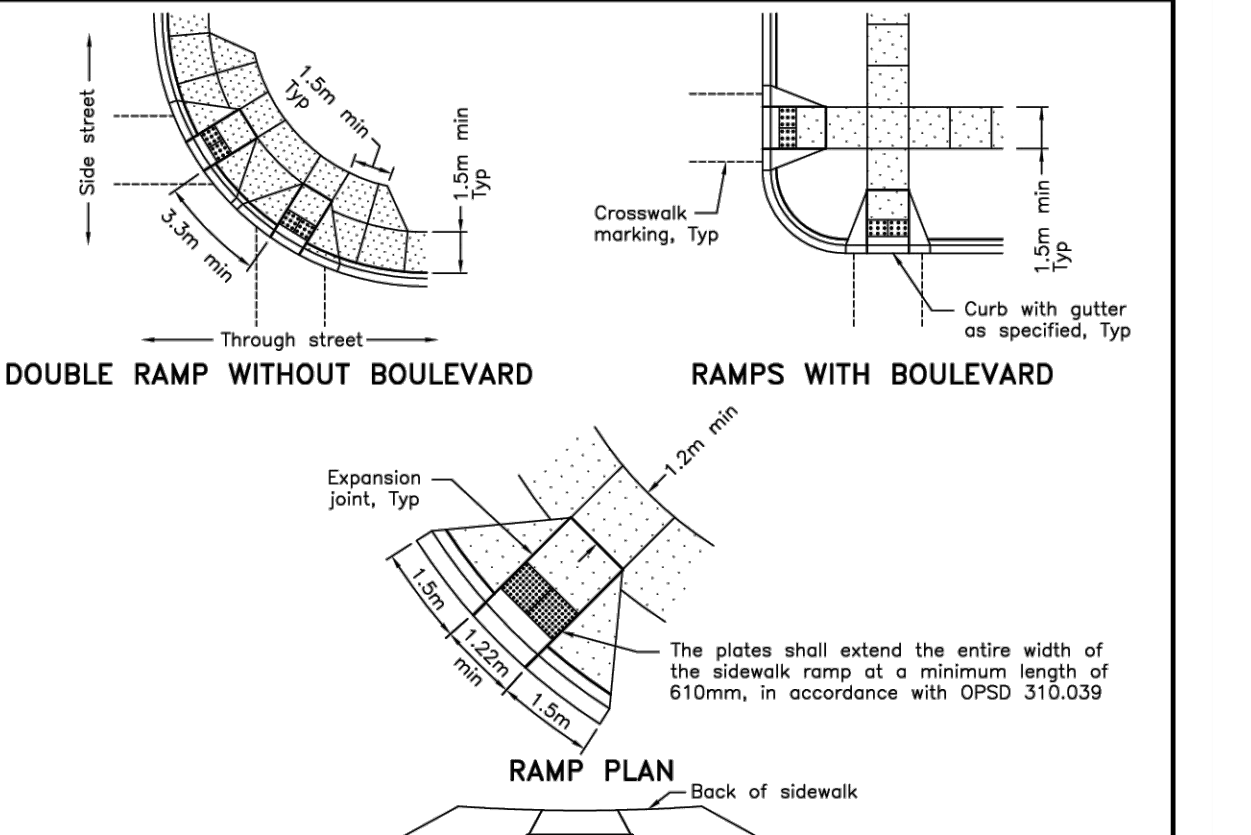
NOTES:

- When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
- For slipforming procedure a 5% batter is acceptable.
- Treatment of entrances shall be according to OPSD 351.010.
- Outlet treatment shall be according to the OPSD 610 Series.
- The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2012 Rev 2

CONCRETE BARRIER CURB

OPSD 600.110



NOTES:

- Slope of ramp shall not exceed 8%.
- Cross slope of ramp shall not exceed 2% in either direction.
- Cross slope of flared side of ramp shall not exceed 8%.
- Dropped curb at ramp shall be modified to eliminate 30 mm step at gutter line.
- Minimum thickness of ramp is 200mm. Minimum thickness of sidewalk and flared sides adjacent to ramp is 150mm.
- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2019 Rev 1

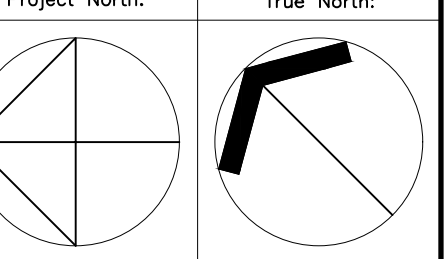
CONCRETE SIDEWALK RAMPS AT UNSIGNALIZED INTERSECTIONS

OPSD 310.033

No.	Date:	Issue/Revision	By:	No.	Date:	Issue/Revision	By:
4	Apr.01.2024	Issued for Site Plan Approval	TM	8	Jun.17.2024	Issued for S.P. Final	TM
5	Apr.22.2024	Issued for Building Permit	TM				
6	May.27.2024	Revised as per City Comment	TM				
7	Jun.03.2024	Revised as per City Comment	TM				

CONSTRUCTION MUST BE COMPLETED IN ACCORDANCE WITH 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, SKEET PILING OR OTHER TEMPORARY SUPPORTS, TO MAINTAIN ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK. ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF GREEN WEIS ARCHITECT AND ASSOCIATES. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

GREEN WEIS ARCHITECT AND ASSOCIATES
 341 Kerr Street Suite 210 Oakville Ontario L6K 3B7
 Tel: (905) 842-1314 Fax: (905) 842-1140



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**

SITE STATISTIC

LOT AREA	m ²	sq. ft.	m ²	sq. ft.	m ²	sq. ft.
EXISTING	7,228.0	77,801.6				
PROPOSED						
TOTAL						

GFA AREA CALCULATION		EXISTING	PROPOSED	TOTAL		
FIRST FLOOR AREA	2,075.0	22,335.1	34.2	308.1	2,109.2	22,702.2
SECOND FLOOR AREA	418.2	4,493.3	297.0	3,156.9	715.0	7,650.2
TOTAL GFA FLOOR AREA	2,493.2	26,834.4	331.2	3,565.0	2,824.2	30,399.4

NET AREA CALCULATION		EXISTING	PROPOSED	TOTAL
1ST FLOOR NET AREA	1,785.0	19,213.6		
2ND FLOOR NET AREA	360.0	3,875.0		
TOTAL NET AREA	2,145.0	23,088.6		

SOFT LANDSCAPING		EXISTING	PROPOSED	TOTAL	
m ²	sq. ft.	m ²	sq. ft.	m ²	sq. ft.
798.5	8,595.0	0.0	0.0	798.5	8,595.0

VEHICLE PARKING SPACES		REQUIRED	PROPOSED	TOTAL
1SPACE/100m ² NET	21.45	22	22	22
Barrier Free Parking Spaces	1	2	2	2
REQUIRED PARKING x 4%				24

BICYCLE PARKING SPACES		REQUIRED	PROPOSED	TOTAL
2+0.25 PER 1000m ² NET	2.51	3	3	3