

Item	Description	Code	Part 1	Part 2	Part 3	Part 4	Part 5	Part 6	Part 7
1	Project Description:	Change of Use	1.1.1.1	1.1.1.2	1.1.1.3	1.1.1.4	1.1.1.5	1.1.1.6	1.1.1.7
2	Major Occupancy(ies):	GROUP F2 INDUSTRIAL, GROUP D OFFICE	3.1.2.1	(1)	3.1.2.1	(1)	3.1.2.1	(1)	3.1.2.1
3	Building Area (m <sup>2</sup> ):	Existing 8,314.95 New 2 Total 8,392	1.4.1.2 (A)	1.4.1.2 (A)	1.4.1.2 (A)	1.4.1.2 (A)	1.4.1.2 (A)	1.4.1.2 (A)	1.4.1.2 (A)
4	Gross Area:	Existing 8,314.95 New 2 Total 8,314.95	1.4.1.2 (A)	1.4.1.2 (A)	1.4.1.2 (A)	1.4.1.2 (A)	1.4.1.2 (A)	1.4.1.2 (A)	1.4.1.2 (A)
5	Number of Storeys:	Above grade 1 Below grade 2	1.4.1.2 (A) & 3.1.2.1	1.4.1.2 (A)	1.4.1.2 (A)	1.4.1.2 (A)	1.4.1.2 (A)	1.4.1.2 (A)	1.4.1.2 (A)
6	Number of Firefighter Access:	1 STREET	3.2.2.10 & 3.2.5	9.10.20					
7	Building Classification:	GROUP F, Div. 2 UP TO 4 STOREYS, SPRINKLER	3.2.2.20-38	9.10.2					
8	Fire Protection System Proposed:	entire building selected compartments selected floor area basement in lieu of roof rating not required	3.2.2.20-38 3.2.1.5 3.2.2.17	9.10.2.2					
EXISTING TO REMAIN (ETR)									
9	Shardose required:	Yes No	3.2.8	3.2.8					
10	Fire Alarm required:	Yes No	3.2.4	3.2.4					
11	Water Service/Supply Adequate:	Yes No	3.2.5.3	N/A					
12	High Building:	Yes No	3.2.5	N/A					
13	Construction Restrictions:	Combustible permitted Combustible Non-combustible Both required Both	3.2.2.20-38	9.10.4					
14	Mezzanine Area (m <sup>2</sup> ):	521.95 (ETR)	3.3.1.1 (B)	3.1.1.17	9.10.4.1				
15	Occupant load based on:	Occupancy 2 Load 4 persons	3.3.1.1 (B)	3.1.1.17	9.10.4.1				
MEZZANINE FLOOR									
16	Barrier Free Design:	Yes No (to be determined - SHELL PERMIT ONLY)	3.8	9.5.2					
17	Hazardous Substances:	Yes No	3.3.1.2 & 3.3.1.19	9.10.1.3 (A)					
18	Required:	Horizontal Assemblies Listed Design No. or Description (SB-2)	3.2.2.20.83 & 3.2.1.4	9.10.3.8					
Fire Resistance Rating (FRR)									
Roof 0 Hours									
Mezzanine 2 Hours									
FRR of Supporting Members									
Roof 0 Hours									
Mezzanine 2 Hours									
19	Spatial Separation - Construction of Exterior Walls:	Proposed FRR or Description	Listed Design No. or Description	Comb. Const.	Nonc. Cladding	Noncomb. Const.			
North +1.850.14 x 15 100 32.24									
South									
East									
West									
Other - Describe:									

ETR DENOTES EXISTING TO REMAIN  
OBC MATRIX  
1:1  
A100

**SITE AND BUILDING DATA:**  
OFFICIAL PLAN DESIGNATION - EXISTING ZONING  
1.0 LOT AREA = 46,937m<sup>2</sup>, 4.6937 Hectares, 11.59ac  
2.0 No. 228 WYECROFT RD. EX. TIM HORTONS' BUILDING AREA FOOTPRINT = +/- 904.40m<sup>2</sup>, 1.93% (EXISTING)  
2.1 No. 228 WYECROFT RD. BUILDING AREA FOOTPRINT = +/- 8,392.00m<sup>2</sup>, 17.87% (EXISTING)  
3.0 BUILDING AREA (GFA) = +/- 8,719.95m<sup>2</sup> (EXISTING) 18.57%  
3.1 GROUND FLOOR OFFICE = +/- 777.33m<sup>2</sup> (EXISTING)  
3.2 WAREHOUSE = +/- 7,614.47m<sup>2</sup> (EXISTING)  
3.3 MEZZANINE LEVEL = +/- 521.95m<sup>2</sup> (EXISTING)  
4.0 LANDSCAPE AREAS:  
4.1 SOFT LANDSCAPE AREA = 7,555m<sup>2</sup>, 16.09%  
4.2 RIVER ROCK = 445m<sup>2</sup>, 0.95%  
4.3 CONCRETE PAVEMENT = 1,205m<sup>2</sup>, 2.56%  
4.4 NEW CONCRETE APRON = 816m<sup>2</sup>, 1.74%  
4.5 ASPHALT PAVEMENT = 27,624.60m<sup>2</sup>, 58.86%  
5.0 SNOW STORAGE:  
DESIGNATED SNOW STORAGE AREAS TO BE EQUAL TO MIN. 1.5% OF TOTAL HARD SURFACES ON THE SITE  
VEHICLE PARKING:  
TYPICAL PARKING SPACE - 2.7m WIDE x 5.7m DEEP W/ 6.0m WIDE DRIVE AISLE  
1 SPACE / 100 FIRST 7500m<sup>2</sup>  
1/SPACE / 200m OVER 7500m<sup>2</sup>  
1/100 x 7500m<sup>2</sup> = 75,000 SPACES  
1/200 x 1219.95 = 6,099 SPACES  
61,799 SPACES  
VEHICLE PARKING SPACES CALCULATED AND PROVIDED FOR No.228 WYECROFT RD. ONLY  
BARRIER FREE PARKING:  
TYPE 'A' SPACES AT 3.85m WIDE x 5.7m DEEP WITH 1.5m WIDE PAINTED SHARED ACCESS AISLE  
TYPE 'B' SPACES AT 2.70m WIDE x 5.7m DEEP WITH 1.5m WIDE PAINTED SHARED ACCESS AISLE  
BARRIER FREE PARKING FORMULA AT 4% OF PROVIDED PARKING  
96 x 4% = 3.84 = 4.0 B.F. SPACES REQUIRED  
REQUIRED: 82 PARKING SPACES  
PROVIDED: 96 PARKING SPACES (INCLUDES 4 BARRIER-FREE PARKING - 2 TYPE 'A' AND 2 TYPE 'B' SPACES)  
(BARRIER FREE PARKING SPACES CALCULATED AND PROVIDED FOR No.228 WYECROFT RD. ONLY)  
BICYCLE PARKING:  
TYPICAL PARKING SPACE - 0.6m WIDE x 1.8m DEEP W/ 0.9m (MIN.) WIDE APPROACH AISLE  
BICYCLE PARKING FORMULA: A12 SPACES + 0.25/ 1000m<sup>2</sup> OF NET FLOOR AREA  
REQUIRED: 5 PARKING SPACES  
PROVIDED: 5 PARKING SPACES



3 TYP. BICYCLE PARKING  
1:100  
A100

**GENERAL NOTES TO SITE PLAN:**  
ALL EXISTING FIRE ROUTES TO BE MAINTAINED THROUGHOUT CONSTRUCTION  
ALL EXISTING FIRE SEPARATIONS TO BE MAINTAINED THROUGHOUT CONSTRUCTION  
MAINTAIN MINIMUM FIRE RESISTANCE RATINGS FOR ALL EXISTING STRUCTURES SUPPORTING THE ROOF OR FLOOR ASSEMBLY IMMEDIATELY ABOVE AS REQUIRED BY OBC-LATEST EDITION  
ALL OPENINGS/HOLES IN NEW AND EXISTING FIRE SEPARATIONS AND FIRE RATED ASSEMBLIES TO BE SEALED/ FIRE STOPPED, 3.1.1.3.1 & 3.1.9.  
A BARRIER-FREE PATH OF TRAVEL WITH AN UNOBSTRUCTED WIDTH OF 1100mm SHALL BE PROVIDED THROUGHOUT ALL NORMALLY OCCUPIED AREAS, 3.8.1.1(1), 3.8.2.1(1)  
EXTENT OF WORKING AREA:  
NO WORK SHALL BE CARRIED OUT BEYOND THE AREAS CLEARLY INDICATED ON THE DRAWINGS UNLESS NOTED OR REQUIRED OTHERWISE, SUCH WORK, IF REQUIRED, TO BE BROUGHT TO THE OWNER(S) ATTENTION FOR APPROVAL PRIOR TO COMMENCEMENT  
FUNCTIONALITY OF EXISTING BUILDING SAFETY SERVICES  
ALL EXISTING BUILDING SAFETY SERVICES (IF ANY) INCLUDING SPRINKLER SYSTEM, FIRE ALARM SYSTEM, ETC. WHERE APPLICABLE FOR THE ENTIRE BUILDING SHALL REMAIN PROTECTED, FULLY OPERATIONAL AND UNINTERRUPTED THROUGHOUT THE CONSTRUCTION PERIOD FOR THE SPECIFIC LOCATIONS OUTLINED ON THE PERMIT DRAWINGS, WHERE MODIFICATIONS ARE PROPOSED  
EXITS:  
ALL REQUIRED EXITS AND ACCESS TO EXITS SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE.  
FIRE SEPARATIONS:  
MAINTAIN INTEGRITY OF FIRE SEPARATIONS OF EXISTING FLOOR ASSEMBLY, WALL ASSEMBLY, CEILING/ROOF ASSEMBLY AND VERTICAL SHAFTS.  
STRUCTURAL COMPONENTS:  
NO STRUCTURAL ELEMENT SHALL BE MODIFIED/ALTERED IN ANYWAY. QUALIFIED P.E.'S SHALL BE CONSULTED IMMEDIATELY SHOULD THERE BE ANY UNCERTAINTY REGARDING THIS ISSUE ON THE SITE. NO WORK SHALL BE CARRIED OUT UNTIL CLEAR INSTRUCTION FROM THE QUALIFIED PERSON IS ISSUED.

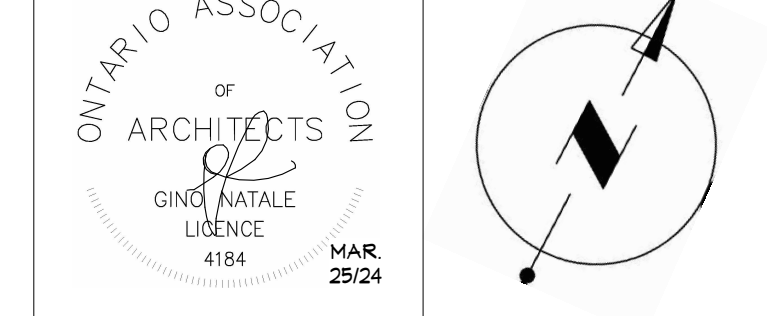


KEY PLAN  
SITE: 226 Wycroft Rd

NO.	REVISIONS	DATE	BY:
8			
7			
6			
5			
4			
3			
2	ISSUED FOR SPA	MAR 25/24	GN
1	ISSUED FOR REVIEW AND COORDINATION	FEB 25/24	GN

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

**NATALE ARCHITECT INC.**  
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Scarborough, Ontario  
M1S 2R3  
Tel: (416) 233-1201  
Fax: (416) 233-1202



CLIENT: **FIRST GULF**

PROJECT:  
Building Renovations & Site Alterations for Change of Use from Office to Industrial.  
226 Wycroft Rd. Oakville, Ontario L6K 3X7

DRAWING:  
SITE PLAN

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS CROSS-REFERENCED BY:

DRAWN BY:	CHECKED BY:

DATE:	SCALE:
MAR. 2022	AS NOTED