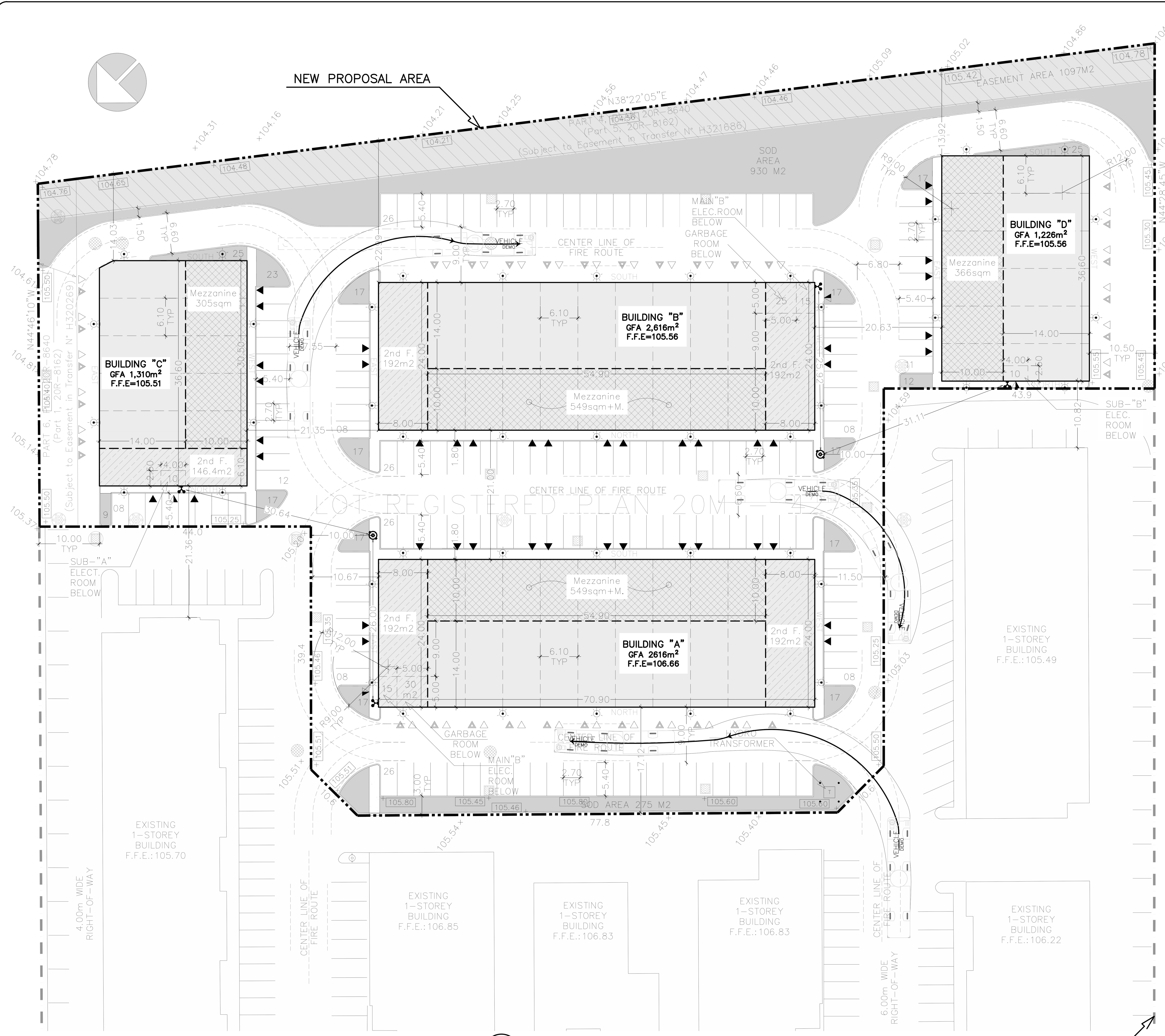


NEW PROPOSAL AREA



**SITE STATISTICS**

ADDRESS: TO BE DETERMINED BY THE CITY OF OAKVILLE.  
**ZONING: (INDUSTRIAL) E2**  
 Total Bldgs A+B+C+D (Foot print): 5,199 m<sup>2</sup>  
 BUILDING COVERAGE: 34 %  
 LANDSCAPE AREA: 2,500 m<sup>2</sup>  
 Landscape Coverage: 16 %

**PROPOSED NEW BUILDINGS AREAS:**

BUILDING "A"	
Ground Floor:	1,702 m <sup>2</sup>
2nd Floor:	384 m <sup>2</sup>
Mezzanine:	549 m <sup>2</sup>
Garbage Room:	25 m <sup>2</sup>
Electrical Room:	15 m <sup>2</sup>
Total GFA:	2,620 m <sup>2</sup>
BUILDING "B"	
Ground Floor:	1,702 m <sup>2</sup>
2nd Floor:	384 m <sup>2</sup>
Mezzanine:	549 m <sup>2</sup>
Garbage Room:	25 m <sup>2</sup>
Electrical Room:	15 m <sup>2</sup>
Total GFA:	2,620 m <sup>2</sup>
BUILDING "C"	
Ground Floor:	877 m <sup>2</sup>
2nd Floor:	146 m <sup>2</sup>
Mezzanine:	305 m <sup>2</sup>
Electrical Room:	10 m <sup>2</sup>
Total GFA:	1,318 m <sup>2</sup>
BUILDING "D"	
Ground Floor:	878 m <sup>2</sup>
2nd Floor:	0 m <sup>2</sup>
Mezzanine:	366 m <sup>2</sup>
Electrical Room:	10 m <sup>2</sup>
Total GFA:	1,234 m <sup>2</sup>

**TOTAL NEW BLDGS GFA: 7,792 M<sup>2</sup>**

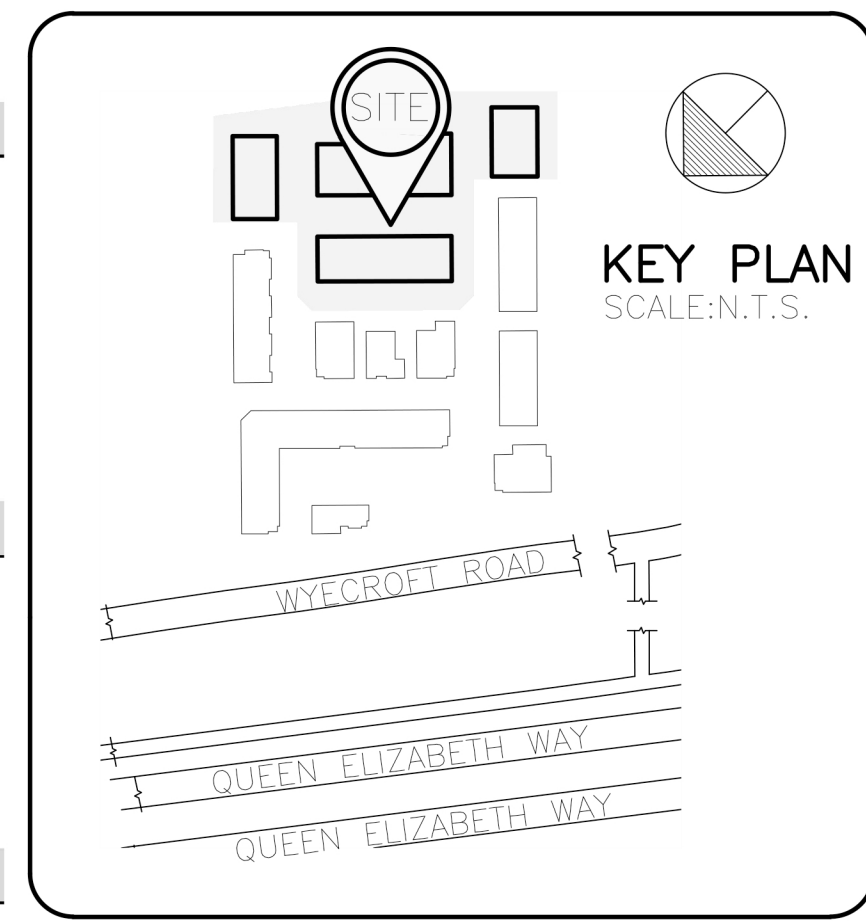
(E2) Industrial use:  
 1 parking space per 100 sq. m.  
 North Oakville Zoning By-law 2009-189

**PARKING REQUIRED (Estimate) 78**  
**TOTAL PARKING PROVIDED 167**  
 BARRIER FREE PROVIDED (TYP A): 3  
 BARRIER FREE PROVIDED (TYP B): 3  
 PROPOSED BUILDING HEIGHT: 7.80 M

**LEGEND AND SYMBOLS**

- ▼ UTILITY ROOM DOOR
- ▼ DENOTES MAIN ENTRANCE
- ▽ DENOTES OVERHEAD DOOR
- ▽ DENOTES SECONDARY ENTRANCE
- ⋈ PROPOSED SIAMESE CONNECTION
- ⊙ WALL MOUNTED FIXTURE WALLPACK
- ⊙ PROPOSED FIRE HYDRANT
- DENOTES PROPERTY LINE
- DENOTES PROPOSED NEW BUILDING
- ▨ DENOTES 2ND FLOOR AREA
- ▩ DENOTES MEZZANINE AREA
- - - DENOTES ADJACENT PROPERTY LINE
- DENOTES SOD AREAS
- DENOTES PROPOSED SIDEWALKS

**NOTE:**  
 1. THE CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE ENGINEER OF ANY VARIATIONS AND/OR DISCREPANCIES FROM THE DRAWINGS.  
 2. THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ARCHITECT, ENGINEER, CITY OF OAKVILLE, AND/OR RELEVANT REGULATING AUTHORITIES, FOR INSPECTION OF ALL WORK AS REQUIRED BY ANY OR ALL OF THE ABOVE PARTIES.  
 3. ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE APPROVED BUILDING PERMIT DRAWING SET.  
 4. CONTRACTORS ARE TO REFER TO LATEST REVISIONS OF ALL DRAWINGS PRIOR TO COMMENCING WORK.



REVISIONS		
No.	DESCRIPTION	DATE
2	ISSUED FOR REVIEW	12/APR/20
1	ISSUED FOR PRECONSULTATION	10/NOV/20

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 FAX: (905) 794-1945  
 WWW.BRAMCON.COM

PROJECT:  
**PROPOSED NEW LIGHT INDUSTRIAL UNITS PHASE 2 CONDOMINIUM OF HSCP #621, 20M-167**  
 2330 - 2370 WYECROFT ROAD, OAKVILLE, ON L6L 6M1

SHEET TITLE:  
**SITE PLAN FOR PRE-CONSULTATION DRAFT**

DRAWN BY: J.G.  
 CHECKED BY: L.M.  
 SCALE: AS SHOWN  
 DATE: 10.NOV.20  
 DRAWING No: A1

**1 PRELIMINARY SITE PLAN**  
 A1 SCALE 1:300

EXISTING DEVELOPMENT AREA