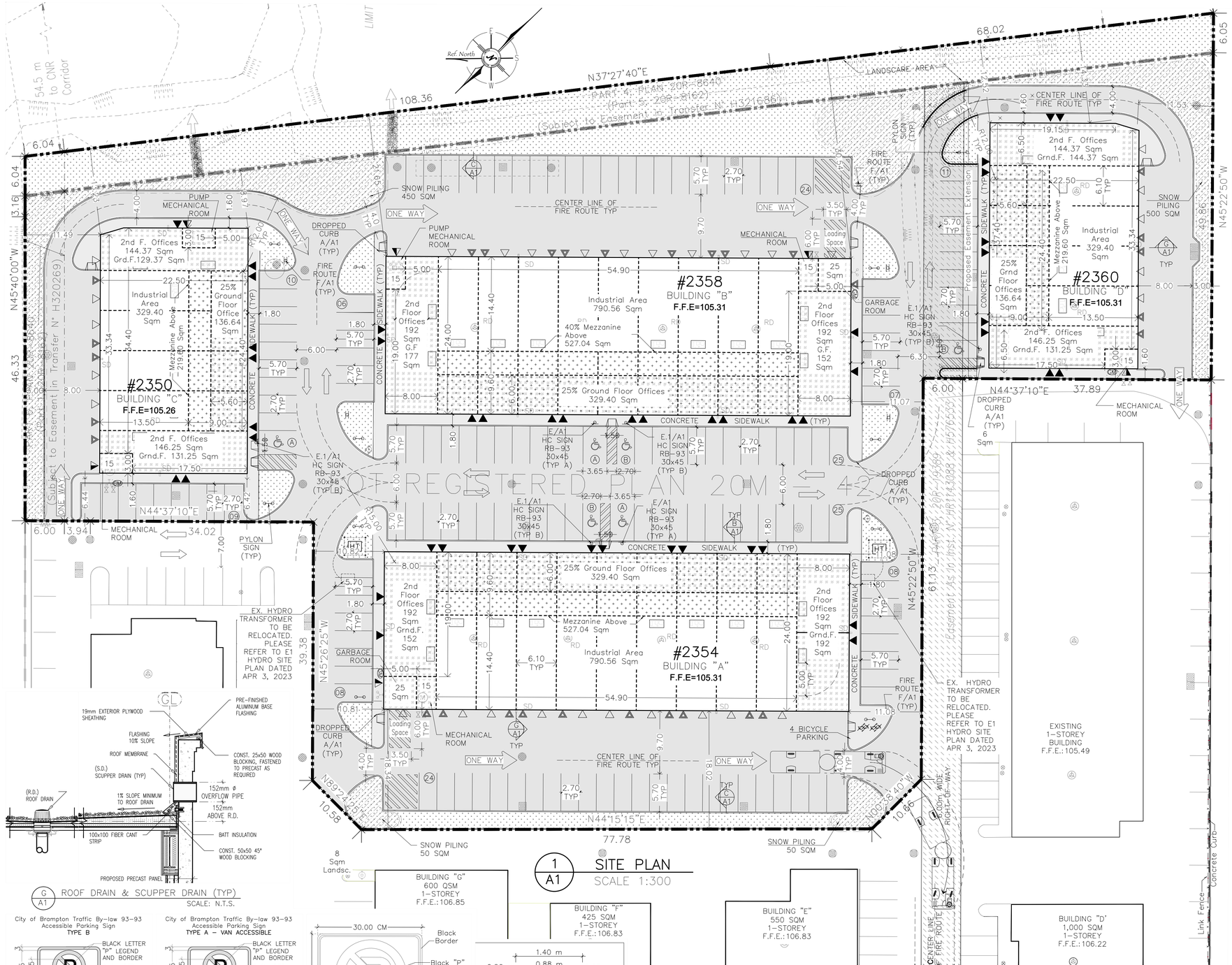
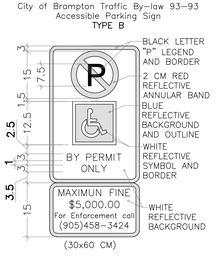
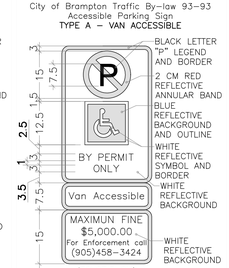


1 / A1 SITE PLAN
SCALE 1:300

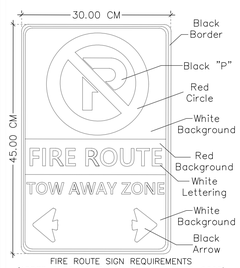
G / A1 ROOF DRAIN & SCUPPER DRAIN (TYP)
SCALE: N.T.S.



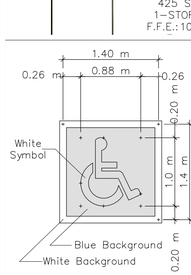
E.1 / A1 H/C PARKING SIGN
SCALE: N.T.S.



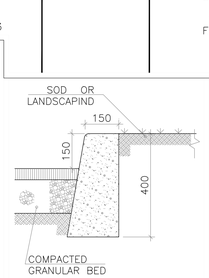
E.1 / A1 H/C PARKING SIGN
SCALE: N.T.S.



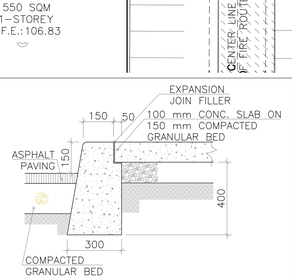
F / A1 FIRE ROUTE SIGNAGE
SCALE: N.T.S.



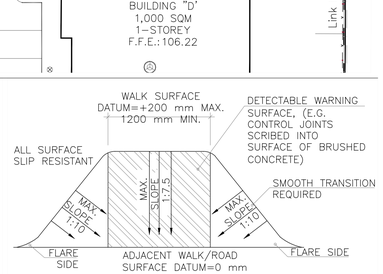
D / A1 PAVEMENT MARKING SIGN
SCALE: N.T.S.



C / A1 CONCRETE CURB DETAIL
SCALE: N.T.S.



B / A1 CONCRETE CURB & SIDEWALK DETAIL
SCALE: N.T.S.



A / A1 CURB RAMP AS PER O.B.C. 3.8.3.2.
SCALE: N.T.S.

SITE STATISTICS

ADDRESS: #2354, #2358, #2350 & #2360 Wyecroft Road, Oakville, Ontario
ZONING: Bussiness Employment **E3**
PERMITTED USE: Light Industrial

		Sqm	%
	SITE AREA:	15,468	100
(i)	Total Bldgs A+B+C+D (Footprint):	**5,084**	33
(ii)	Curbs & Sidewalks Coverage:	1,499	10
(iii)	Landscape Coverage:	**2,964**	**19**
(iv)	Pavement Coverage:	**5,921**	**38**
	Pavement Snow-piling Coverage:	1,050	18
	Total (i)+(ii)+(iii)+(iv)	15,468	100

PROPOSED NEW BUILDINGS AREAS:

1 **#2354 BUILDING "A"**

	Building Footprint	*1,702*	*Sqm*
	Ground Floor Industrial:	1,317.60	
	Mezzanine Industrial:	527.04	
	Bussiness Offices	728.00	
	Deduction Garbage Room	25.00	
	Deduction Electrical Room	15.00	
	Total GFA:	**2,572.64**	**Sqm**

2 **#2358 BUILDING "B"**

	Building Footprint	*1,702*	*Sqm*
	Ground Floor Industrial:	1,317.60	
	Mezzanine Industrial:	527.04	
	Bussiness Offices	713.00	
	Deduction Garbage Room	25.00	
	Deduction Pump Room	15.00	
	Deduction Electrical Room	15.00	
	Total GFA:	**2,557.64**	**Sqm**

3 **#2350 BUILDING "C"**

	Building Footprint	*840*	*Sqm*
	Ground Floor Industrial:	549.00	
	Mezzanine Industrial:	219.60	
	Bussiness Offices	531.24	
	Deduction Pump Room	15.00	
	Deduction Electrical Room	15.00	
	Total GFA:	**1,299.84**	**Sqm**

3 **#2360 BUILDING "D"**

	Building Footprint	*840*	*Sqm*
	Ground Floor Industrial:	549.00	
	Mezzanine Industrial:	219.60	
	Bussiness Offices	566.24	
	Deduction Electrical Room	15.00	
	Total GFA:	**1,334.84**	**Sqm**

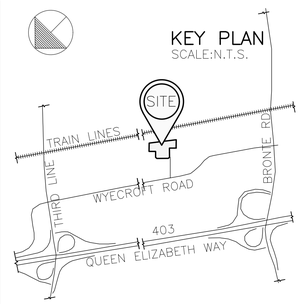
TOTAL NEW BLDGS GFA: 7,765 Sqm

PARKING REQUIREMENTS	**Area**	**Parking**
Business Office: 1 parkig space @ 35sqm	**2,538**	**72.53**
Industrial: 1 parkig space @ 100sqm	**5,226**	**52.26**
business Office 25% net floor area		
Town of Oakville Zoning By-law 2014-014		
PARKING REQUIRED (Estimate)		**125**
TOTAL PARKING PROVIDED		**157**
BARRIER FREE PROVIDED (TYP A):		3
BARRIER FREE PROVIDED (TYP B):		3
LOADING SPACES PROVIDED:		2
PROPOSED BUILDING HEIGHT:	7.80	M

LEGEND AND SYMBOLS

- UTILITY ROOM DOOR
- DENOTES MAIN ENTRANCE
- DENOTES OVERHEAD DOOR
- DENOTES SECONDARY ENTRANCE
- DENOTES HYDRO TRANSFORMER
- DENOTES PROPERTY LINE
- DENOTES ADJACENT PROPERTY LINE
- DENOTES SOD AREAS
- DENOTES SNOW PILING AREAS
- DENOTES ROOF TOP UNIT
- DENOTES DEMISING WALL
- DENOTES MEZZAINE LINE
- DENOTES 2ND FLOOR LINE
- PROPOSED SIAMESE CONNECTION
- DENOTES NEW FIRE HYDRANT
- DENOTES EX. FIRE HYDRANT
- DENOTES CATCH BASIN
- DENOTES WATER METER
- DENOTES CONTROL MANHOLE
- DENOTES SANITARY MANHOLE
- DENOTES SCUPPER DRAINS O.B.C. 7.4.10.4. "TO BE INSTALLED NO MORE THAN 30M APART"
- DENOTES ROOF DRAINS
- DENOTES CASH BASIN MANHOLE with weir & orifice plate
- DENOTES EX. WATER VALVE
- DENOTES NEW WATER VALVE
- DENOTES EX. MANHOLES
- DENOTES RAIN WATER TANK SEE SITE SERVICING DRAWINGS
- DENOTES BICYCLE PARKING
- PROPOSED GAS METERS LOCATION
- DENOTES STOP SIGN RA-1 (TYPICAL)
- DENOTES FIRE ROUTE SIGN F/A1 (TYP)
- BARRIER FREE SIGN RB-93 E(TYP A) OR E.1 (TYP B)
- DENOTES PROPOSED LOCATION FOR PYLON SIGNS FOR NEW CONDO
- DENOTES 2ND FLOOR AREA
- DENOTES MEZZANINE AREA

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.



No.	DESCRIPTION	DATE	BY
6	ISSUED FOR 4th SPA SUBMISSION: SP.1629.003.01	08/MAY/2026	
5	COORDINATED WITH METROLINX & AS PER CITY COMMENTS	10/APR/2026	
4	3 METER LANDSCAPE STRIP WEST & EAST OF PROPERTY	24/NOV/2025	
3	ISSUED FOR RE-APPLICATION CITY 3rd RND OF COMMENTS	06/SEP/2024	
2	ISSUED FOR RE-APPLICATION AS PER CITY COMMENTS	01/NOV/2023	
1	ISSUED FOR SITE PLAN APPLICATION	21/OCT/21	
0	ISSUED FOR PRECONSULTATION	10/NOV/20	

REVISIONS

THESE DRAWINGS ARE PROPERTY OF BRAMCON ENGINEERING LIMITED AND SHALL NOT BE COPIED OR DISTRIBUTED WITHOUT THE WRITTEN CONSENT OF BRAMCON ENGINEERING LIMITED

bramcon
DESIGN·BUILD·LEASE

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WWW.BRAMCON.COM

PROJECT: **PROPOSED NEW LIGHT INDUSTRIAL CONDOMINIUM; WYECROFT ROAD, OAKVILLE, ON L6L 6M1. MUNICIPAL ADDRESSES:**
- **Building "A" #2354;**
- **Building "B" #2358;**
- **Building "C" #2350;**
- **Building "D" #2360.**

SHEET TITLE: SITE PLAN

DRAWN BY:	CHECKED BY:	DRAWING No:
J.G.	L.M.	A1
SCALE: AS SHOWN	DATE: 2020.NOV.10	