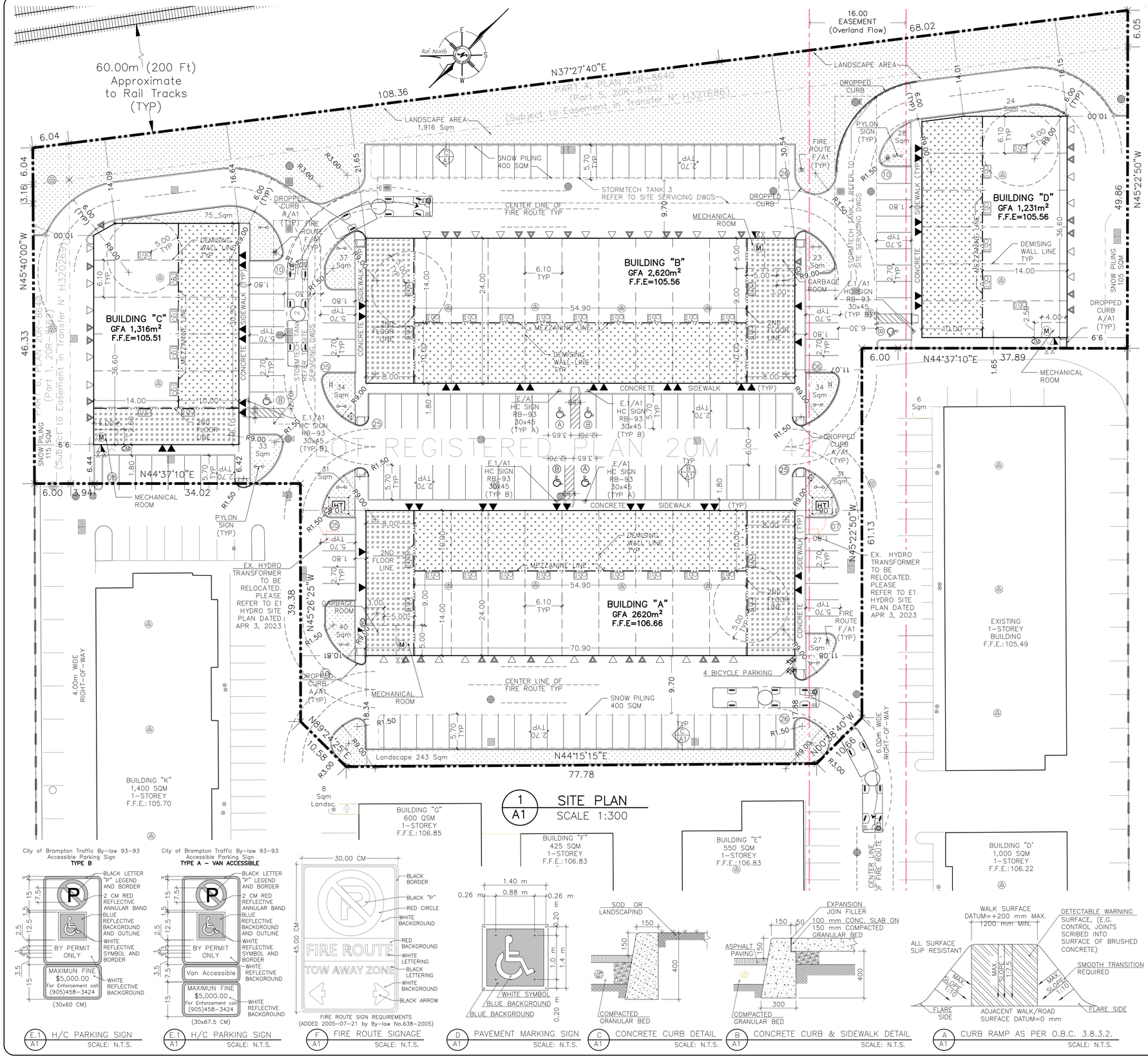


1 / A1 SITE PLAN
SCALE 1:300

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: TO BE DETERMINED BY THE CITY OF OAKVILLE.

ZONING: (INDUSTRIAL) E2

		Sqm	%
	SITE AREA:	15,468	100
(i)	Total Bldgs A+B+C+D (Footprint):	5,154	33
(ii)	Sidewalks Coverage:	990	6
(iii)	Landscape Coverage:	2,576	17
(iv)	Pavement Coverage:	6,748	44
	Pavement Snow-piling Coverage:	1,020	15
	Total (i)+(ii)+(iii)+(iv)	15,468	100

PROPOSED NEW BUILDINGS AREAS:

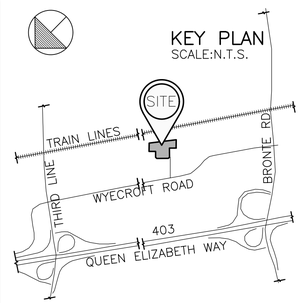
1	**BUILDING "A"**		
	Ground Floor:	1,702	m2
	2nd Floor:	384	m2
	Mezzanine:	549	m2
	Deduction Electrical Room	*15*	*m2*
	Total GFA:	2,620	m2
2	**BUILDING "B"**		
	Ground Floor:	1,702	m2
	2nd Floor:	384	m2
	Mezzanine:	549	m2
	Deduction Electrical Room	*15*	*m2*
	Total GFA:	2,620	m2
3	**BUILDING "C"**		
	Ground Floor:	875	m2
	2nd Floor:	146	m2
	Mezzanine:	305	m2
	Deduction Electrical Room	*10*	*m2*
	Total GFA:	1,316	m2
4	**BUILDING "D"**		
	Ground Floor:	875	m2
	2nd Floor:	0	m2
	Mezzanine:	363	m2
	Deduction Electrical Room	*10*	*m2*
	Total GFA:	1,228	m2
	TOTAL NEW BLDGS GFA:	**7,784**	**M2**

	Area	PS
PARKING REQUIREMENTS		
Gral Office: 1 parkig space @ 37sqm	**3,505**	**95**
Industrial: 1 parkig space @ 100sqm	**4,328**	**43**
North Oakville Zoning By-law 2009-189		
PARKING REQUIRED (Estimate)		**138**
TOTAL PARKING PROVIDED		**153**
BARRIER FREE PROVIDED (TYP A):		2
BARRIER FREE PROVIDED (TYP B):		4
PROPOSED BUILDING HEIGHT:	7.80	M

LEGEND AND SYMBOLS

- UTILITY ROOM DOOR
- DENOTES MAIN ENTRANCE
- DENOTES OVERHEAD DOOR
- DENOTES SECONDARY ENTRANCE
- HT — DENOTES HYDRO TRANSFORMER
- DENOTES PROPERTY LINE
- DENOTES ADJACENT PROPERTY LINE
- DENOTES SOD AREAS
- DENOTES SNOW PILING AREAS
- RTU — 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
- M — DENOTES WATER METER
- DENOTES CONTROL MANHOLE
- DENOTES SANITARY MANHOLE
- 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
- DENOTES 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
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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BRAMPTON, ONTARIO L6S 6K8
PHONE:(905)794.0896;FAX:(905)794.1945
WWW.BRAMCON.COM

PROJECT:
PROPOSED NEW LIGHT INDUSTRIAL UNITS CONDOMINIUM WYECROFT, OAKVILLE ON.

SHEET TITLE:
SITE PLAN

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