LEGAL DESCRIPTION

PART OF LOT 21, BETWEEN
CONCESSIONS 2 & 7
TOWNSHIP OF PUSLINCH
REGIONAL MUNICIPALITY OF WELLINGTON COUNTY

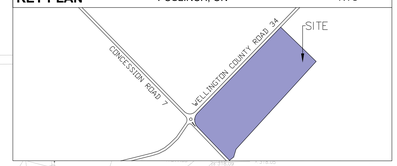
AS PREPARED BY:
J.D. BARNES LIMITED

0 25 50 75 100 125 150m
SCALE 1:1500

TRUE NORTH

PROJECT NORTH

KEY PLAN PUSLINCH, ON NTS

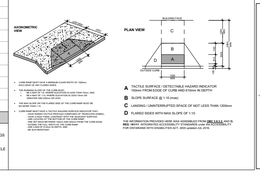


SYMBOL LEGEND			
	PRINCIPAL ENTRANCE		ELECTRIC VEHICLE PARKING SPACE
	MAN DOOR LOCATION	EV	ELECTRIC VEHICLE CHARGING STATIONS
	LOADING DOCK LOCATION	B	CONC. FILLED STEEL BOLLARD
	DRIVE-IN OVERHEAD DOOR	FDC	FIRE DEPARTMENT / SIAMESE CONNECTION
FH	FIRE HYDRANT + VALVE		CURB RAMP WITH TACTILE INDICATORS
	CATCH BASIN MANHOLE (Ref: CIVIL DWGS)	HT	PAD MOUNTED HYDRO TRANSFORMER (Ref: ELEC. DWGS)
	CATCH BASIN (Ref: CIVIL DWGS)	SS	STOP SIGN
	DOUBLE CATCH BASIN (Ref: CIVIL DWGS)	SF	ACCESSIBLE SIGN
	SEWER MANHOLE (Ref: CIVIL DWGS)	FR	FIRE ROUTE SIGN
HP	HYDRO POLE (HP)	SNW	SNOW STORAGE AREA
	LIGHT STANDARD (Ref: ELEC. DWGS)		BICYCLE PARKING SIZE
2	SHORT TERM BICYCLE RING - 2 SPACES		
2	LONG TERM BICYCLE RING - 2 SPACES		
	ACCESSIBLE PARKING SPACE		
	VISITORS PARKING SPACE		

- SEE LANDSCAPE DRAWINGS FOR BIKE RING DETAILS.
- EACH BIKE RING = 2 BICYCLE PARKING SPACES

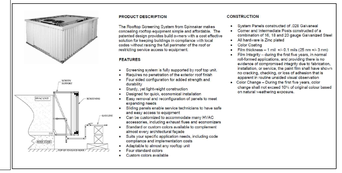
MIN. CLEARANCE — MIN. LENGTH — ACCESS AISLE

CURB DEPRESSION DETAIL



- CURB RAMP SHALL HAVE A MINIMUM CLEAR WIDTH OF 1800mm, EXCLUSIVE OF FLARES.
- FOR RAMPING OF ONE CURB RAMP PER CROSSWALK SHALL BE PROVIDED AT EACH CORNER. WHERE ONLY ONE CURB RAMP IS PROVIDED, IT SHALL BE LOCATED TO FACE THE CROSSWALK.
- THE RAMP SLOPE TO BE THE FLARE SIDE OF THE CURB RAMP SHALL NOT EXCEED 1:10.
- CURB RAMP SHALL HAVE A TACTILE WARNING SURFACE MEASURE FROM THE BACK OF THE CURB RAMP TO THE BOTTOM OF THE RAMP. THE TACTILE WARNING SURFACE SHALL CONSIST OF TRUNCATED DOMES, HAVING A DIAMETER OF 23mm TO 25mm AND A HEIGHT OF 5mm. THE TACTILE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES, EITHER LIGHTER OR DARKER, TO ASSIST VISUALLY IMPAIRED PERSONS IN DETECTING THE CURB RAMP.

SPINNAKER ROOFTOP SCREENING SYSTEM



PRODUCT DESCRIPTION

The RoofTop Screening System from Spinnaker makes concealing rooftop equipment simple and affordable. The modular design of the RoofTop System is the ideal screen solution for keeping buildings in compliance with local codes without raising the full perimeter of the roof or restricting service access to equipment.

FEATURES

- Screening system is fully supported by roof top unit.
- Requires no penetration of the exterior roof finish
- Assembled configuration for added strength and durability.
- Sturdy, yet light-weight construction
- Designed for quick, economical installation
- Easy removal and reconfiguration of panels to meet changing needs
- Sliding panels enable service technicians to have safe access to rooftop equipment.
- Can be customized to accommodate many HVAC accessories, including exhaust fans and economizers
- Standard or custom colors available to complement your building's exterior finish
- Suits your specific application needs, including code compliance and implementation costs
- Ideal for new or existing rooftop unit
- Four standard colors
- Custom colors available

CONSTRUCTION

- System Panels constructed of .026 Galvanneal Corner and Intermediate Posts constructed of a combination of 11 & 14 gauge Galvanized Steel All hard-ware is Zinc plated
- Color Coating
- Panel Height = 1 m/6 m=0.5 rails (26 cm +/- 3 cm)
- Fire Integrity – during the first four years, in normal roll-formed applications, and providing there is no damage to the coating caused by faulty fabrication, installation, or service, the paint film shall have shown no cracking, checking, or loss of adhesion that is visible without magnification at a distance of 6 m.
- Color Change – During the first five years, color change shall not exceed 10% of original colour based on natural weathering exposure.

SITE STATISTICS					
ZONING				IND - INDUSTRIAL ZONE	
SITE AREA BREAKDOWN					
TOTAL SITE AREA	403,805.81 m2	or	99.78 acres		
NATURAL ENVIRONMENTAL AREA	78,237.10 m2	or	19.33 acres		
TOTAL DEVELOPABLE AREA	325,568.71 m2	or	80.45 acres		
SWM POND AREA	35,454.72 m2	or	8.76 acres		
SEWAGE DISPOSAL AREA	19,811.51 m2	or	4.90 acres		
TOTAL NET DEVELOPABLE AREA	270,302.48 m2	or	66.79 acres		
BUILDING AREA	142,917.67 m2	or	35.32 acres	or	52.87%
LANDSCAPE AREA	25,746.46 m2	or	6.36 acres	or	9.53%
PAVED AREA	101,638.35 m2	or	25.12 acres	or	37.60%
TOTAL G.F.A	142,917.67 m2	or	1,538,353.00 sq ft		

		REQUIRED	PROVIDED
LANDSCAPE OPEN SPACE (OF TOTAL DEVELOPABLE AREA)		15%	24.88%
LANDSCAPE OPEN SPACE (OF TOTAL NET DEVELOPABLE AREA)		15%	9.53%*
LOT FRONTAGE		30 m	807.52 m
MAX HEIGHT		25 m	14.89 m
SETBACKS	FRONT YARD (WELLINGTON ROAD)	6 m	51.45 m
	INTERIOR SIDE YARD (EAST)	15 m	61.05 m
	REAR YARD	7.5 m	42.10 m
	EXTERIOR SIDE YARD (WEST)	15 m	385.90 m
PARKING			
CAR PARKING SPACES		715	756
ACCESSIBLE PARKING SPACES		23	23
BICYCLE PARKING		288	288
TRAILER PARKING SPACES		---	255
TRUCK LEVEL DOORS		144	226
DRIVE-IN DOORS		---	4

No.	ISSUED	DATE

No.	REVISION	DATE

BALDASSARRA Architects Inc.
30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | **www.baldassarra.ca**

OWNERS INFORMATION:

7335 WELLINGTON COUNTY ROAD 34

7335 WELLINGTON COUNTY ROAD 34
TOWNSHIP OF PUSLINCH

SITE PLAN OPTION B

DATE:	DRAWN BY:	CHECKED:	SCALE:
JUNE 2026	VL	JP	1:1500

PROJECT No. P-26035

DRAWING No. A-1.0

D:\P-26035 7335 Wellington County Rd 34\Drawings\01 Current Drawings\P-26035_A-1.0.dwg