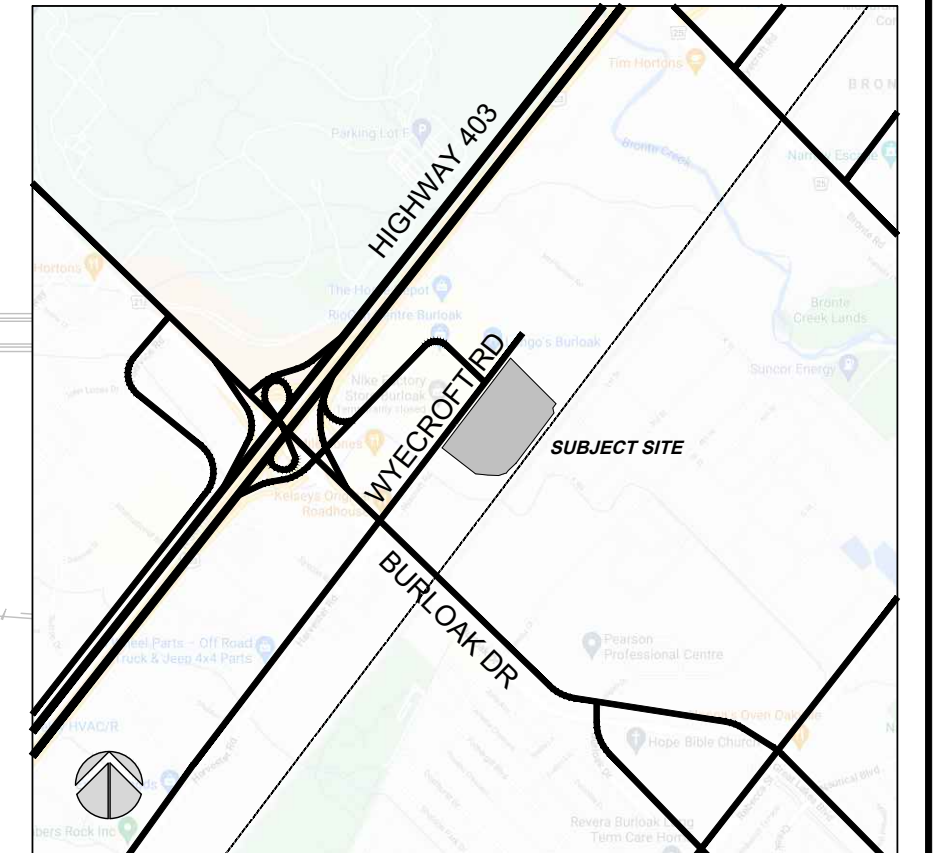


# WYECROFT ROAD

WYECROFT ROAD

KEY PLAN TOWN OF OAKVILLE N.T.S. | Reference from GOOGLE MAPS



**LEGAL DESCRIPTION**

AS BUILT SURVEY OF  
**BLOCKS 5 AND 6**

PLAN 20M-1005  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON

FROM LEGAL SURVEY AS WAS PREPARED BY:  
RADY-PENTEX & EDWARD SURVEYING LTD.  
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONT. L4L 8A3 | T.416.638.5000

**SITE STATISTICS**

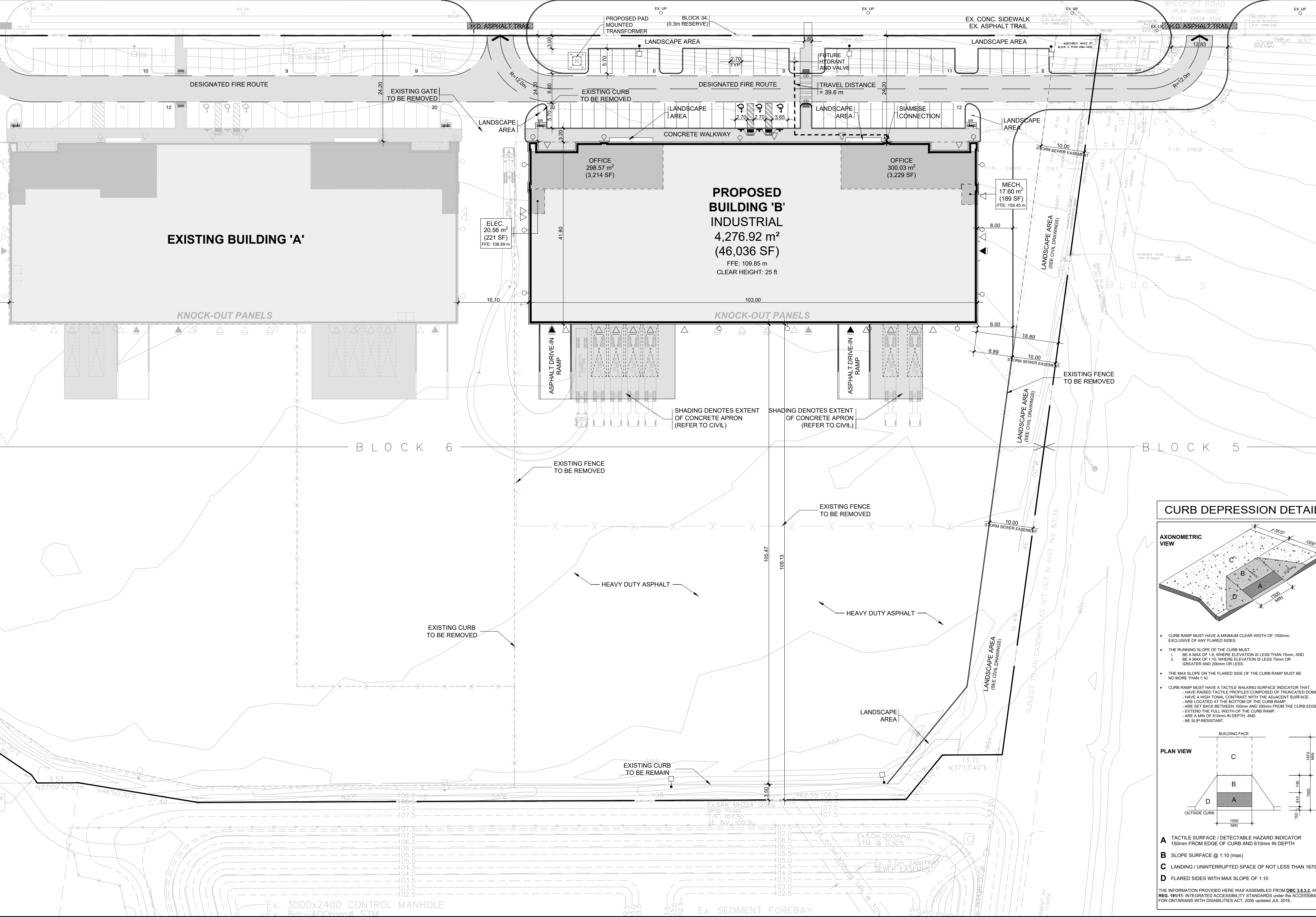
SITE AREA	47,443.57 m <sup>2</sup>	or	11.72 Ac
ZONING	EMPLOYMENT - INDUSTRIAL (E3)		
	REQUIRED	PROVIDED	
FRONT YARD	3.0 m	24.20 m	
INTERIOR SIDE YARD	3.0 m	18.89 m	
REAR YARD	7.5 m	109.13 m	
EXTERIOR SIDE YARD	3.0 m	42.00 m	
BUILDING HEIGHT	-	10.47 m	
EXISTING BLDG 'A'	4,276.92 m <sup>2</sup>	or	46,036 sqft
PROPOSED BLDG 'B'	4,276.92 m <sup>2</sup>	or	46,036 sqft
LEASEABLE AREA	4,238.76 m <sup>2</sup>	or	45,626 sqft
MECH.	17.60 m <sup>2</sup>	or	189 sqft
ELEC.	20.56 m <sup>2</sup>	or	221 sqft
<b>TOTAL GFA</b>	<b>8,553.84 m<sup>2</sup></b>	or	<b>92,072 sqft</b>

**SYMBOL LEGEND**

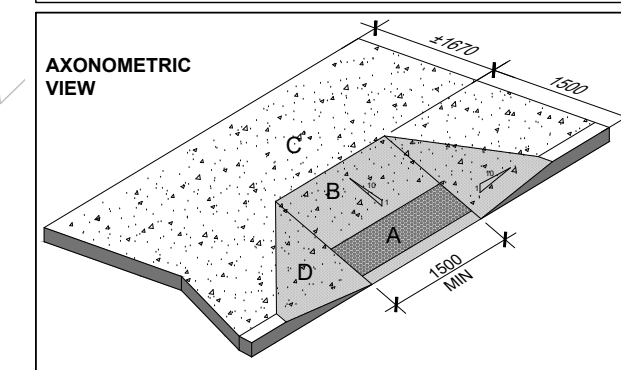
	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN OVERHEAD DOORS
	HYDRANT+VALVE
	CATCH BASIN
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	LIGHT STANDARD
	BICYCLE RACKS
	DIRECTION OF TRAFFIC FLOW
	EXISTING ELEVATION
	PROPOSED ELEVATION
	HANDICAP PARKING
	TRENCH DRAIN
	WASTE RECEPTACLE
	CURB DEPRESSION, BARRIER FREE ACCESS
	SIGNAGE
	CONC. FILLED STEEL BOLLARD
	SIAMESE CONNECTION
	HANDICAP RB-93 SIGNAGE PER BY LAW
	FIRE ROUTE
	STOP SIGN
	GAS METERS

**GENERAL NOTES**

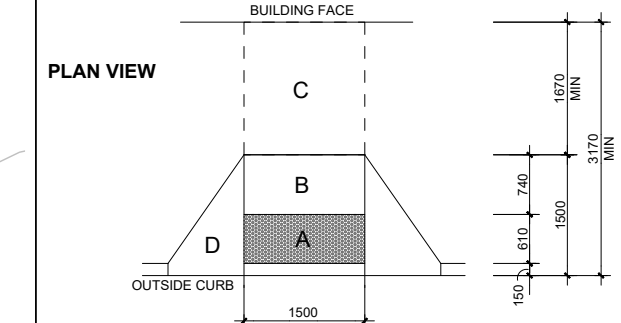
- REFUSE WASTE TO BE STORED INTERNALLY.
- ROOF TOP UNITS (RTUs) TO BE SCREENED BY BUILDING PARAPETS FROM PUBLIC VIEW.
- SNOW TO BE REMOVED OFF SITE BY PRIVATE CONTRACTOR.



**CURB DEPRESSION DETAIL**



- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB MUST BE A MAX OF 1% WHERE ELEVATION IS LESS THAN 75mm, AND 1.5% WHERE ELEVATION IS LESS THAN 75mm OR GREATER AND 200mm OR LESS.
- THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1%.
- CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT:
  - HAVE RANGED TACTILE PROFILES COMPOSED OF TRUNCATED DOMES.
  - HAVE A MINIMUM CONTRAST WITH THE ADJACENT SURFACE.
  - ARE LOCATED IN THE BOTTOM OF THE CURB RAMP.
  - ARE SET BACK BETWEEN 100mm AND 200mm FROM THE CURB EDGE, EXTENDING THE FULL WIDTH OF THE CURB RAMP.
  - ARE A MIN OF 60mm IN DEPTH, AND
  - BE SLIP-RESISTANT.



- A** TACTILE SURFACE / DETECTABLE HAZARD INDICATOR 150mm FROM EDGE OF CURB AND 60mm IN DEPTH.
  - B** SLOPE SURFACE @ 1:10 (max)
  - C** LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1600mm
  - D** FLARED SIDES WITH MAX SLOPE OF 1:10
- THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM OBC 3.8.3.2, AND O. REG. 91(1). INTEGRATED ACCESSIBILITY STANDARDS under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005 updated JUL 2016.

No.	ISSUED	DATE
1	ISSUED FOR SPA	MAY 17, 2023

No.	REVISION	DATE
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**BALDASSARRA**  
Architects Inc.

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

OWNERS INFORMATION:



## WYECROFT RD. BLOCK 6

Oakville, ON

## SITE PLAN PHASE 2

DATE:	DRAWN BY:	CHECKED:	SCALE:
FEB. 2023	MM		1:500
PROJECT No.	DRAWING No.		

23-02 **A-1.0**