

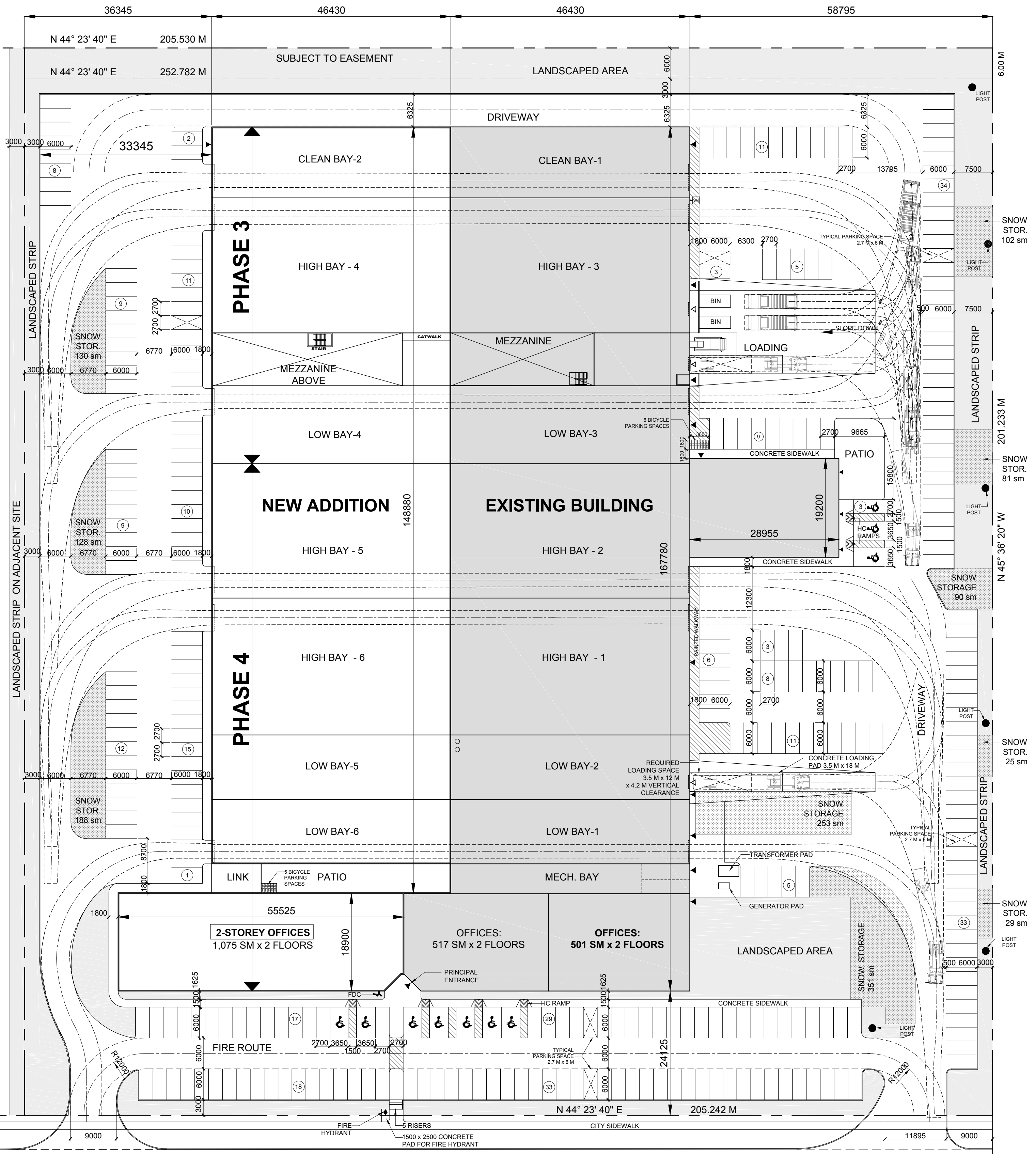
PROJECT NORTH TRUE NORTH

NO.	ISSUED	BY	DATE
1.	FOR SPA	N.R.	AUG. 31, 2022

SITE STATISTICS:

LOT AREA:	57,061 SM
LANDSCAPE AREA:	5,714 SM
	= 10.0 % OF LOT AREA
PAVED AREA:	33,985 SM
	= 59.6 % OF LOT AREA
SNOW STORAGE AREA:	1,377 SM
	= 2.4 % OF LOT AREA
	= 4.1 % OF PAVED AREA
EXISTING BUILDING FOOTPRINT: 8,514 SM	
NEW EXPANSION FOOTPRINT: 7,995 SM	
TOTAL BUILDING FOOTPRINT: 16,509 SM	
LOT COVERAGE: 28.9 %	
GROSS FLOOR AREA SUMMARY:	
EXISTING BUILDING:	
EXISTING GROUND FLOOR MANUFACTURING AREA:	7,494 SM
EXISTING MEZZANINE MANUFACTURING AREA:	344 SM
EXISTING GROUND FLOOR OFFICE AREA:	1,020 SM
EXISTING SECOND FLOOR OFFICE AREA:	1,574 SM
EXISTING THIRD FLOOR OFFICE AREA:	556 SM
TOTAL EXISTING MANUFACTURING AREA:	7,838 SM
TOTAL EXISTING OFFICE AREA:	3,150 SM
TOTAL EXISTING GROSS FLOOR AREA:	10,988 SM
NEW ADDITION - MAIN BUILDING:	
ADDITIONAL GROUND FLOOR MANUFACTURING AREA:	6,698 SM
ADDITIONAL MEZZANINE MANUFACTURING AREA:	378 SM
NEW ADDITION - OFFICE BUILDING:	
ADDITIONAL GROUND FLOOR OFFICE AREA:	1,075 SM
ADDITIONAL SECOND FLOOR OFFICE AREA:	1,075 SM
TOTAL ADDITIONAL MANUFACTURING AREA:	7,076 SM
TOTAL ADDITIONAL OFFICE AREA:	2,150 SM
TOTAL ADDITIONAL GROSS FLOOR AREA:	9,226 SM
COMBINED GROSS FLOOR AREA (EXISTING + NEW ADDITION):	
COMBINED MANUFACTURING AREA:	14,914 SM
COMBINED OFFICE AREA:	5,300 SM
COMBINED TOTAL GROSS FLOOR AREA:	20,214 SM
PARKING CALCULATIONS:	
MANUFACTURING AREA: 1 SPACE PER 100 SM FOR FIRST 7500 SM AND 1 SPACE PER 200 SM THEREAFTER	14,392 SPACES
ADMINISTRATIVE OFFICES: 1 SPACE PER 35 SM	4,696 SPACES
ACCESSIBLE PARKING: 2 + 2 % OF TOTAL PARKING SPACES	10 SPACES
TOTAL NET MANUFACTURING AREA:	14,392 SM
TOTAL NET ADMINISTRATIVE OFFICES AREA:	4,696 SM
PARKING REQUIRED:	
MANUFACTURING AREA: 7,500 SM @ 1/1000 SM	75 SPACES
ADMINISTRATIVE OFFICES: 6,892 SM @ 1/200 SM = 35 SPACES	35 SPACES
ADMINISTRATIVE OFFICES: 4,696 SM @ 1/35 SM = 134 SPACES	134 SPACES
TOTAL PARKING REQUIRED:	244 SPACES
(INCLUDING ACCESSIBLE PARKING)	10 SPACES
PARKING PROVIDED:	
(INCLUDING ACCESSIBLE PARKING)	305 SPACES
LOADING SPACES PROVIDED:	2 SPACES
LOADING SPACES REQUIRED: NOT REGULATED	
LOADING SPACES PROVIDED: 2 SPACES	
BICYCLE PARKING REQUIRED:	
BUSINESS OFFICE AREA: 1 / 1000 SM NET AREA = 5 SPACES	5 SPACES
EMPLOYMENT 2 + 0.25 / 1000 SM NET AREA = 6 SPACES	6 SPACES
TOTAL BICYCLE PARKING REQUIRED:	11 SPACES
BICYCLE PARKING PROVIDED: 11 SPACES	

UNDEVELOPED AREA:
18,101 SM
(INCLUDING EASEMENT)



MICHIGAN DRIVE

Maple Reinders MAPLE REINDERS LTD.
260 HOLIDAY INN DRIVE, SUITE 24,
CAMBRIDGE, ON N3C 4E8
TEL 519 220 0526 | WWW.MAPLE.CA

GLUCK PARTNERSHIP ARCHITECTS INC.
156 DUNCAN MILL ROAD, SUITE 5
TORONTO, ONTARIO M3B 3N2
TEL 416 488 0201

ZETON INC.
ADDITION TO INDUSTRIAL DEVELOPMENT
455 MICHIGAN DRIVE, OAKVILLE, ONTARIO

SITE PLAN

DRAWN:	N.R.
CHECKED:	T.G.
SCALE:	1:500
DATE:	DECEMBER 10, 2019
PROJECT:	2150
DRWG. NO.:	A-1.1