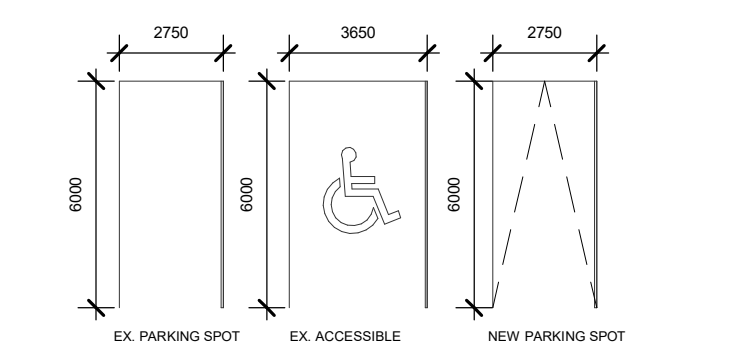




KEY PLAN



**PROJECT STATISTICS**

**SITE STATISTICS**

ZONING : E3  
 SITE AREA : 23,566m<sup>2</sup>  
 EXISTING BUILDING FLOOR AREA (m<sup>2</sup>) :  
 GROUND FLOOR: 2828.8m<sup>2</sup>  
 MEZZANINE: 576.2m<sup>2</sup>  
 TOTAL: 3,405m<sup>2</sup>  
 NEW BUILDING FLOOR AREA :  
 GROUND FLOOR: 3,812.1m<sup>2</sup>  
 MEZZANINE: 107.7m<sup>2</sup>  
 TOTAL: 3,919.8m<sup>2</sup>  
 TOTAL GFA (EX+NEW) : 7318.8m<sup>2</sup>  
 NET AREA\*  
 NEW = 3,736.6m<sup>2</sup>

MIN LANDSCAPING REQUIRED  
 10% COVERAGE (2,357m<sup>2</sup>)  
 LANDSCAPING PROPOSED  
 36.5% (8,611m<sup>2</sup>)

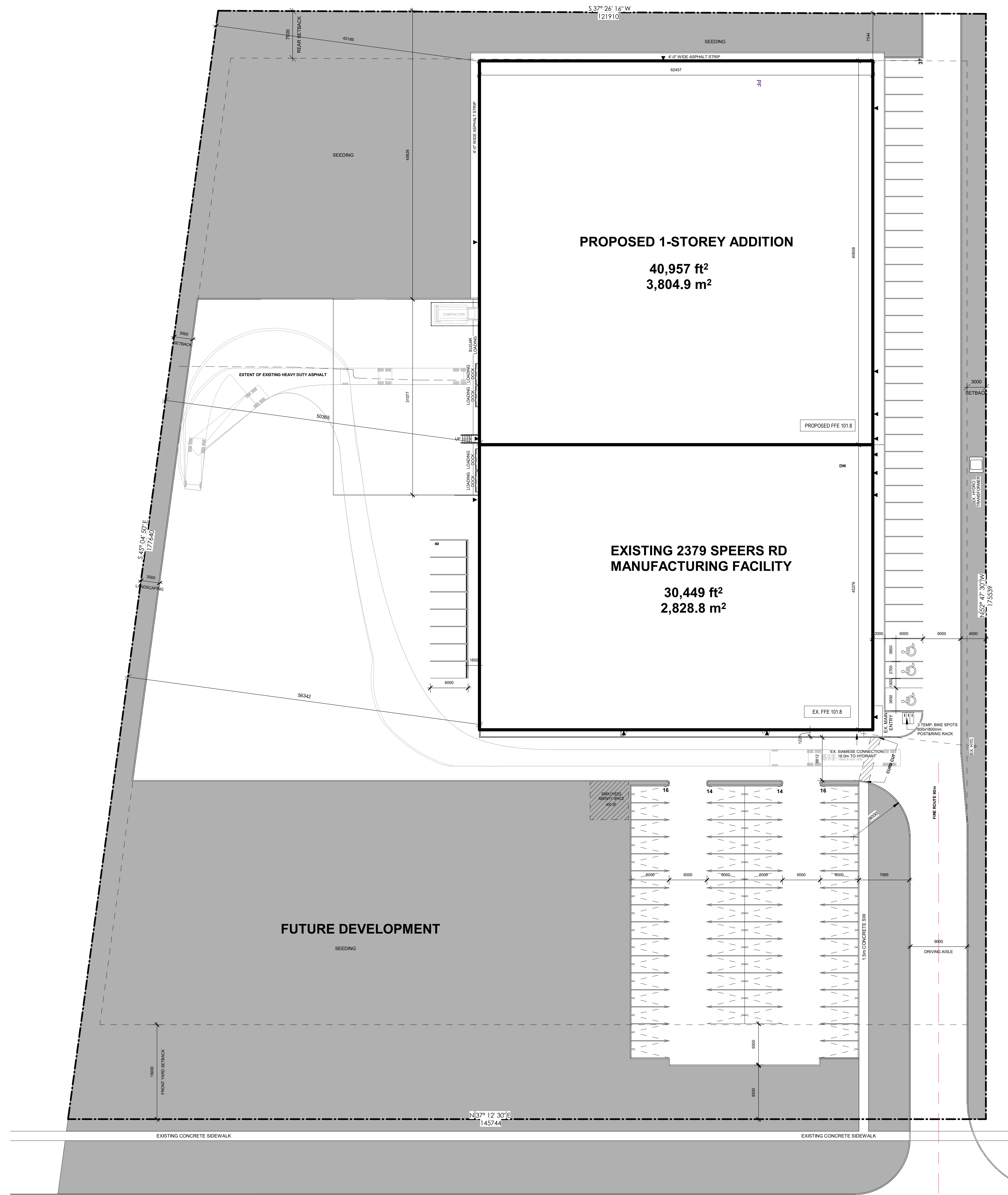
COVERAGE  
 6,634m<sup>2</sup> / 23,566m<sup>2</sup> = 28.1%

SETBACKS REQUIRED  
 FRONT YARD : 15m  
 REAR YARD : 7.5m  
 SIDE YARD (NW) : 3.0m  
 SIDE YARD (SW) : 3.0m

SETBACKS PROPOSED  
 FRONT YARD : 18.25m  
 REAR YARD : 7.64m  
 SIDE YARD (NW) : 18.0m  
 SIDE YARD (SW) : 42.07m

PARKING REQUIRED  
 EXISTING = 34 PARKING SPOTS  
 NEW = 38 PARKING SPOTS  
 TOTAL = 72 PARKING SPOTS (INCL. 3 BF)  
 PARKING PROVIDED  
 EXISTING = 45 PARKING SPOTS  
 NEW = 60 PARKING SPOTS  
 TOTAL = 105 PARKING SPOTS (INCL. 3 BF)

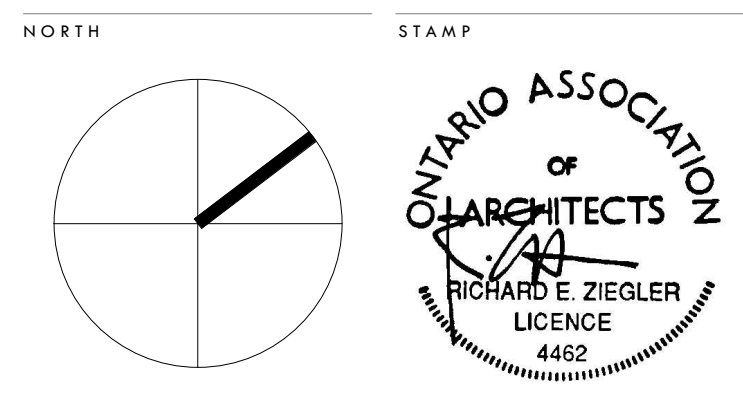
\*FLOOR NET AREA AS DEFINED BY OAKVILLE  
 ZONING BY-LAW 2014-014  
 DOES NOT INCLUDE :  
 STAIR, ELEVATOR AND VENTILATING SHAFTS,  
 WASHROOMS, STORAGE ROOMS, GARAGE,  
 CONTAINING ROOMS, MECHANICAL ROOMS.



1 SITE PLAN  
 A.100 1:300

NO.	ISSUANCE	DATE
1	ISSUED FOR SFA	2024.01.12

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.



**2379 SPEERS ROAD ADDITION**  
 FRUITION MANUFACTURING LTD  
 2379 Speers Rd, Oakville, ON L6L 2X9

**SITE PLAN**

SCALE	As Indicated	PROJECT NUMBER
DATE	1/12/2024 12:03:25 PM	202328
DRAWN	SO	
CHECKED	REZ	
SHEET		REVISION

**A.100**