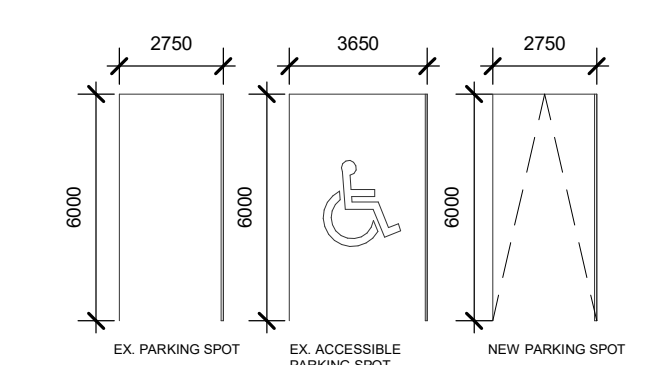




KEY PLAN



### PROJECT STATISTICS

#### 1.0 SITE INFO

ZONING : E3  
 SITE AREA : 23,566m<sup>2</sup>

#### 2.0 GROSS AND NET FLOOR AREA

**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>

#### 3.0 LANDSCAPING AND COVERAGE

**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%

#### 4.0 SETBACKS

##### 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 : 7.54m  
 SIDE YARD (NW) : 18.0m  
 SIDE YARD (SW) : 42.07m

#### 5.0 PARKING

##### PARKING REQUIRED

EXISTING = 34 PARKING SPOTS  
 NEW = 38 PARKING SPOTS  
 TOTAL = 72 PARKING SPOTS (INCL. 3 BF)

##### PARKING PROVIDED

EXISTING = 45 PARKING SPOTS  
 NEW = 58 PARKING SPOTS  
 TOTAL = 103 PARKING SPOTS (INCL. 3 BF)

#### 6.0 PLUMBING FIXTURES

INDUSTRIAL (F2) OBC TABLE 3.7.4.9  
 OFFICES (D) OBC TABLE 3.7.4.7

##### WAREHOUSE (NEW)

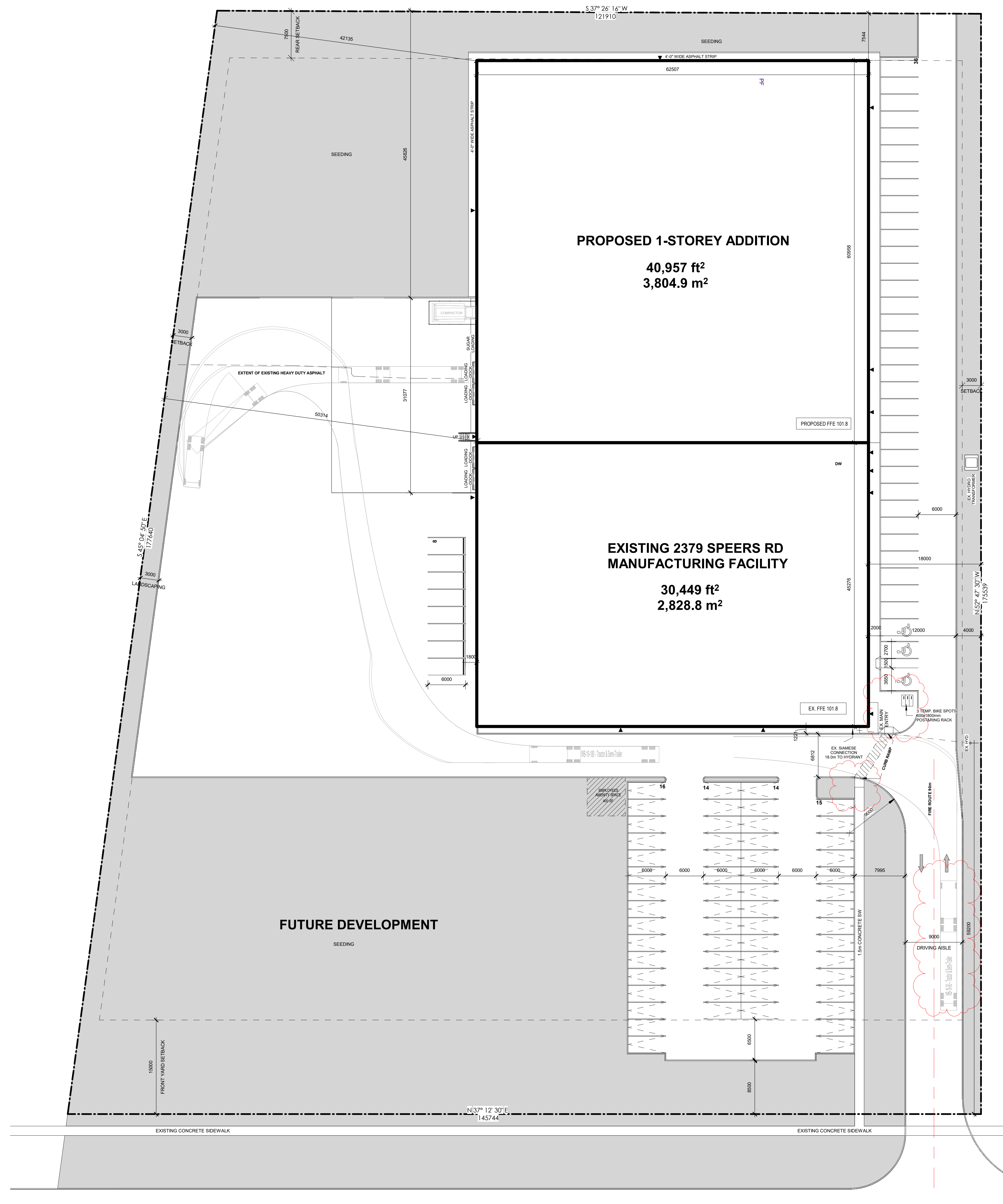
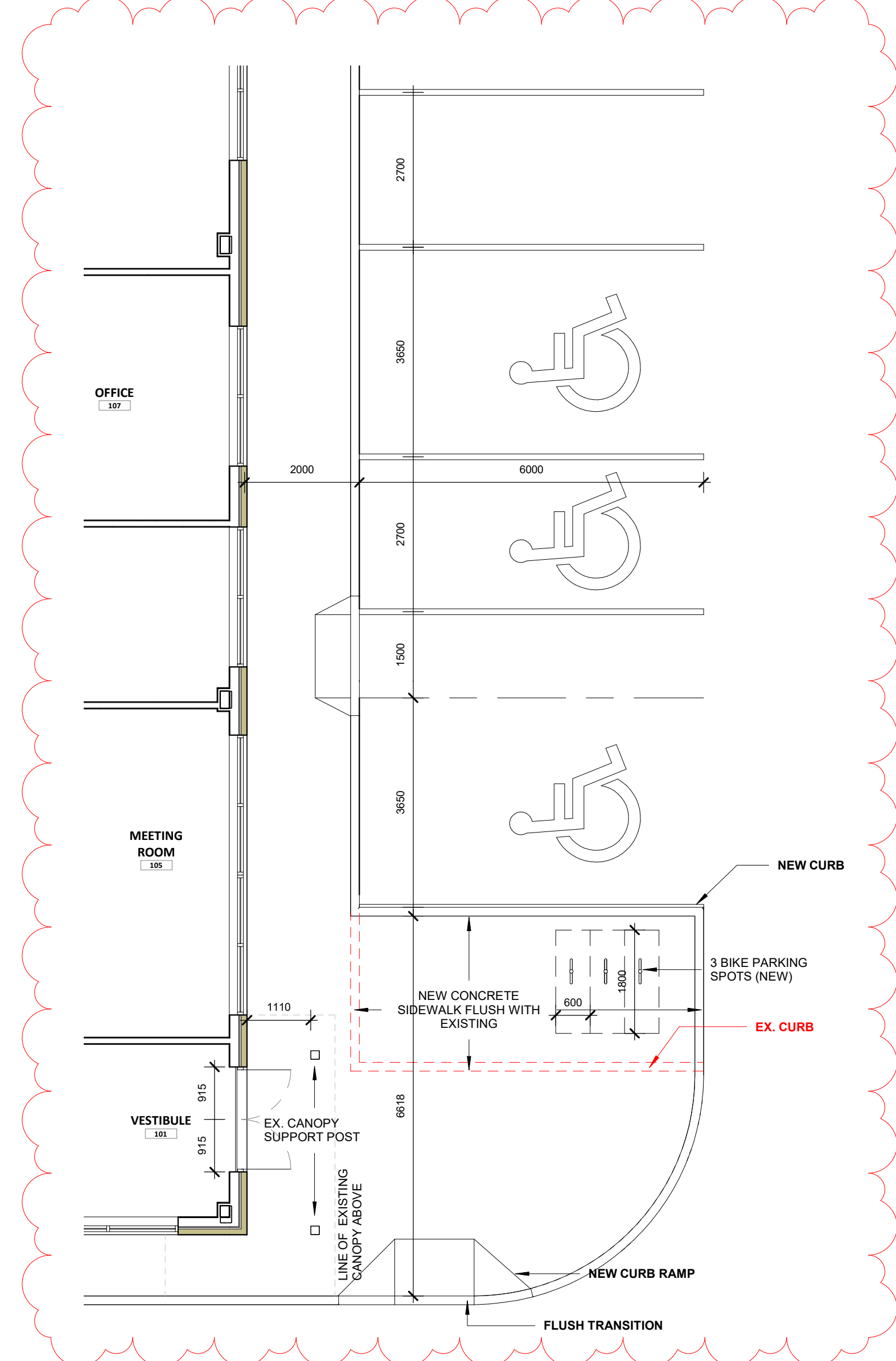
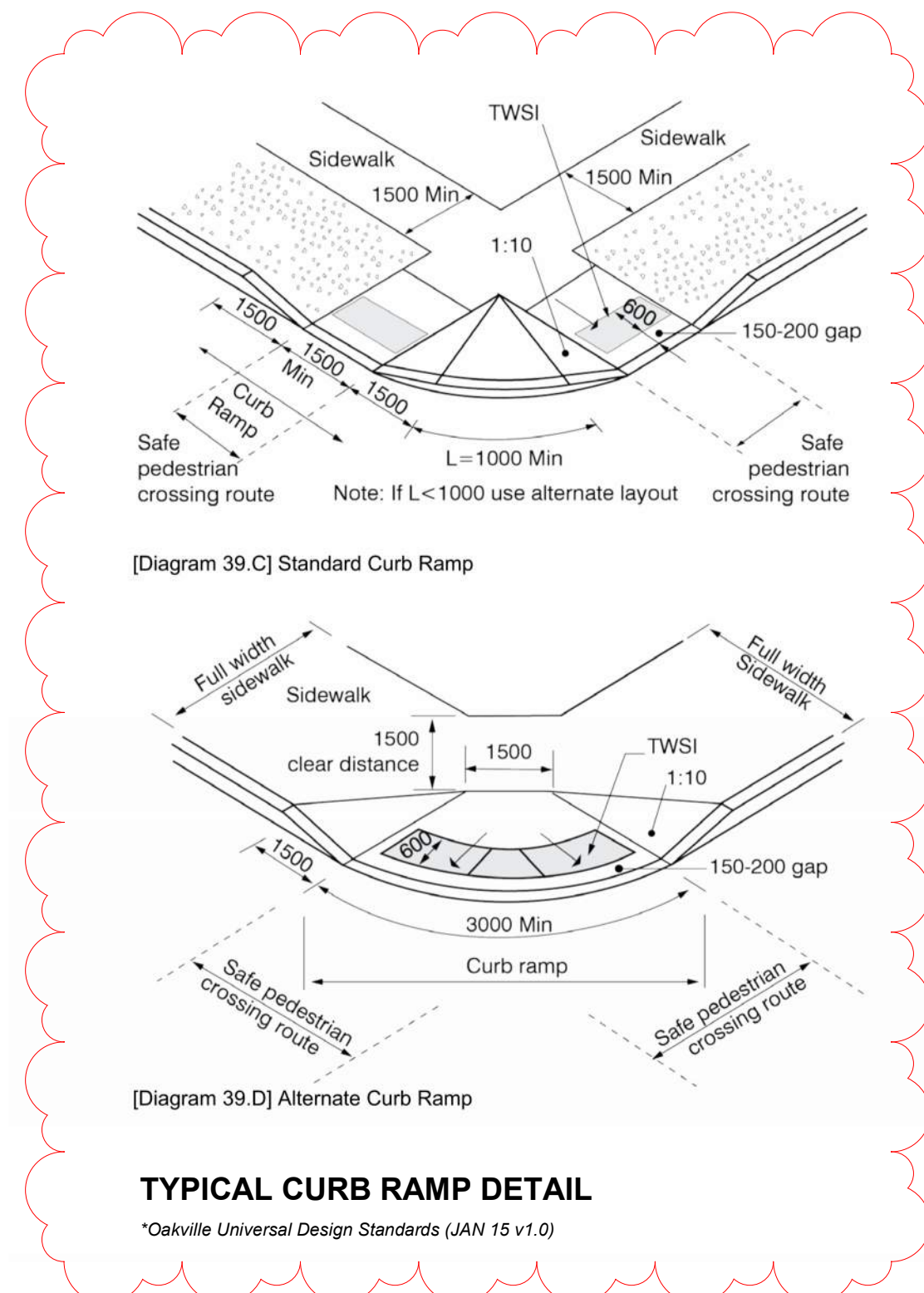
6 TOILET FIXTURES  
 2 MEN WR  
 2 WOMEN WR  
 1 UNIVERSAL WR  
 1 SHIPPER'S WR

##### OFFICE GROUND FLOOR (EXISTING)

5 TOILET FIXTURES  
 1 BARRIER-FREE MEN'S  
 1 BARRIER-FREE WOMEN'S  
 1+1 MEN WR  
 1 WOMEN WR

\*FLOOR NET AREA AS DEFINED BY OAKVILLE ZONING BY-LAW 2014-014

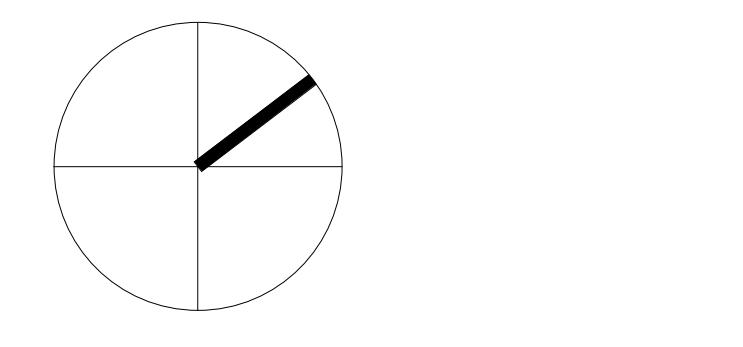
DOES NOT INCLUDE:  
 STAIR, ELEVATOR AND VENTILATING SHIFTS,  
 WASHROOMS, STORAGE ROOMS, GARAGE,  
 CONTAINING ROOMS, MECHANICAL ROOMS.



NO.	ISSUANCE	DATE
1	ISSUED FOR SPA	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.

NORTH STAMP



### 2379 SPEERS ROAD ADDITION

FRUITON MANUFACTURING LTD  
 2379 Speers Rd, Oakville, ON L6L 2X9

### SITE PLAN

SCALE	As Indicated	PROJECT NUMBER
DATE	4/19/2024 11:53:57 AM	202328
DRAWN	SO	CHECKED
CHECKED	REZ	REVISION
SHEET		

# A.100