

LEGEND

- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL CODE RB-93
- BOLLARD
- FIRE HYDRANT
- CONCRETE SLAB PAVING (REGULAR DUTY UN.D)
- CONCRETE SLAB PAVING (HEAVY DUTY)
- CONCRETE PAVERS
- VEHICULAR ACCESS DOOR
- OVERHEAD DOOR
- MAN DOOR
- FIRE DEPT. SIAMESE CONNECTION
- LIGHT STANDARD
- RETAINING WALL
- CATCH BASIN
- MANHOLE
- CATCH BASIN MANHOLE
- ELECTRIC VEHICLE CHARGER
- ROUGH-IN FOR FUTURE ELECTRIC VEHICLE CHARGER

SITE STATISTICS

Zoning

Site Area
Total Site Area 54,029 sq.m. (13.5 Ac)

Lot Frontage
PROPOSED 184.07 m

Gross Floor Area

EXISTING OFFICE BUILDING "B"	
Ground Floor	1,806.2 m ² (19,442.4 sq ft)
FLOORS 2-8	12,642.5 m ² (136,887.2 sq ft)
Total	14,448.7 m ² (155,329.6 sq ft)

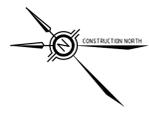
Net Floor Area

EXISTING OFFICE BUILDING "B"	
Ground Floor	1,454.6 m ² (15,657.7 sq ft)
FLOORS 2-8	10,794.3 m ² (116,192.7 sq ft)
Total	12,248.9 m ² (131,850.4 sq ft)

Parking Requirements

REQUIRED SPACES

EXISTING OFFICE BUILDING "B" (1 / 35m ² NET)	= 350 sp
EXISTING OFFICE BUILDING "B"	= 561 sp
(Accessible spaces included)	= 5 sp
Total Provided Existing Office Building "B"	= 566 sp.



3	REVISIONS PER SPA COMMENTS	JAN 12-26
2	REVISIONS PER SPA COMMENTS	JULY 02-25
1	ISSUED FOR SPA	DEC 20-24
Rev	Issue	Date

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Project: NEW DEALERSHIP FACILITY FOR:
GENESIS OAKVILLE

1275 SOUTH SERVICE RD. W.
OAKVILLE, Ontario

Dwg Title: **EXISTING SITE PLAN**

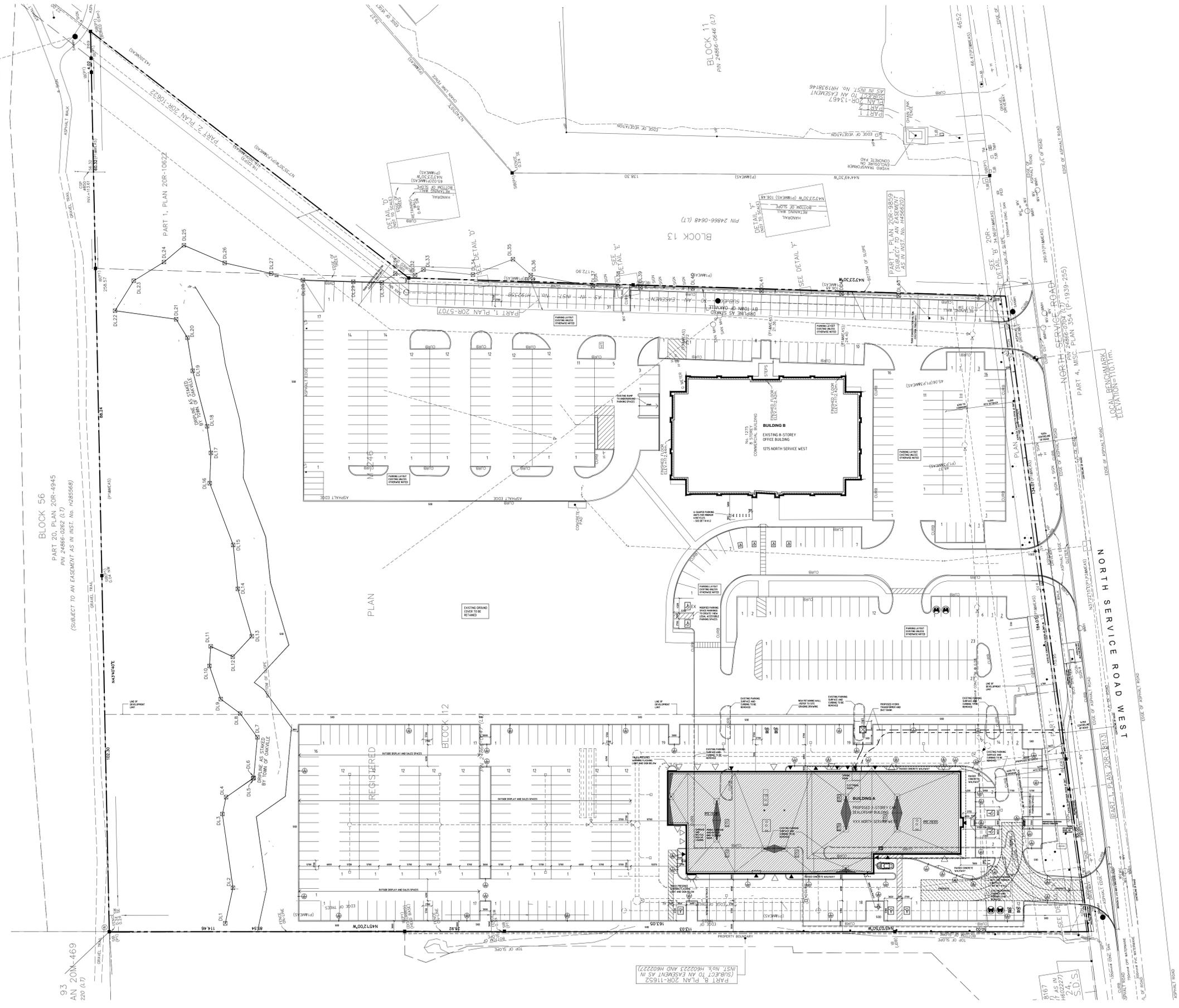
Project No	23-02	Date	AUG 2023	Dwg No	
Scale	1:500				A1.1

REGISTERED PLAN 20M-380
BLOCK 58
PART 1, PLAN 20R-3999
PART 2, PLAN 20R-10622
PART 3, PLAN 20R-10622

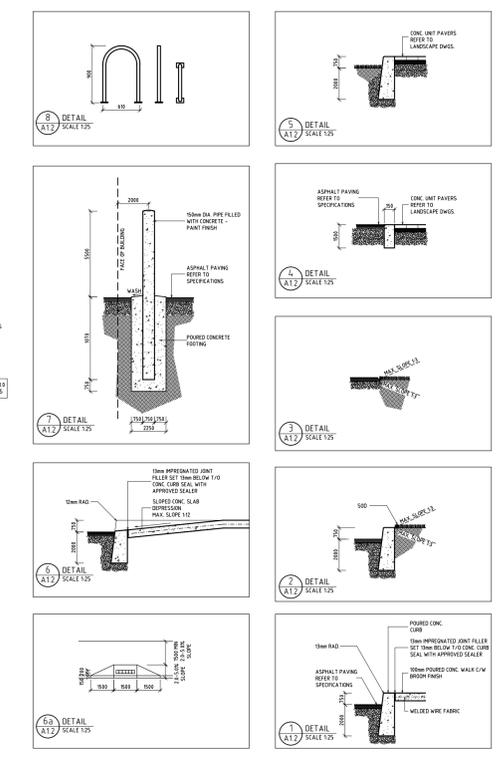
REGISTERED PLAN 20M-380
BLOCK 52
PART 1, PLAN 20R-3999

BLOCK 56
PART 20, PLAN 20R-4945
PART 1, PLAN 20R-10622
PART 2, PLAN 20R-10622
PART 3, PLAN 20R-10622

93 AN 20M-469
PART 1, PLAN 20R-3999
PART 2, PLAN 20R-10622
PART 3, PLAN 20R-10622



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 - CONCRETE SLAB PAVING HEAVY DUTY
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SITE STATISTICS

Zoning

Site Area
Total Site Area 54,029 sq.m. (13.5 Ac)

Lot Frontage
PROPOSED: 184.07 m

Site Coverage

Building Area	4,267 sq.m.	8 %
Paved Area	12,735 sq.m.	23 %
Landscaped Area	36,227 sq.m.	67 %
Total Site Area	54,029 sq.m.	100.0 %

Building Height
PROPOSED: 9.2 m

Gross Floor Area

EXISTING OFFICE BUILDING "B"	1,806.2 m ²	(1,19,442.4 sq. ft.)
FLOORS 2-8	12,642.5 m ²	(136,087.2 sq. ft.)
Total	14,448.7 m ²	(155,529.6 sq. ft.)
PROPOSED CAR DEALERSHIP "A"	2,260.8 m ²	(24,355.8 sq. ft.)
Ground Floor	496.6 m ²	(5,337.2 sq. ft.)
Second Floor	1,764.2 m ²	(18,993.0 sq. ft.)
Total	2,260.8 m ²	(24,355.8 sq. ft.)

Net Floor Area

EXISTING OFFICE BUILDING "B"	1,454.6 m ²	(15,657.7 sq. ft.)
FLOORS 2-8	10,790.3 m ²	(116,192.7 sq. ft.)
Total	12,244.9 m ²	(131,850.4 sq. ft.)
PROPOSED CAR DEALERSHIP "A"	2,240.0 m ²	(24,119.9 sq. ft.)
Ground Floor	568.5 m ²	(6,119.5 sq. ft.)
Second Floor	1,671.5 m ²	(18,000.4 sq. ft.)
Mezzanine Floor	166.2 m ²	(1,789.0 sq. ft.)
Total	2,974.7 m ²	(32,020.4 sq. ft.)

Parking Requirements

REQUIRED

EXISTING OFFICE BUILDING "B" (1/1/35) NET - 12,244.9 / 35 = 350 sp.
 PROPOSED CAR DEALERSHIP "A" (1/1/35) NET - 2,974.7 / 35 = 85 sp.
Total Parking Spaces Required (On Site) = 435 sp.

EXISTING OFFICE BUILDING "B"

Existing Spaces = 561 sp.
 Existing Spaces Removed = 196 sp.
 Existing Spaces to Remain = 371 sp.
 (Accessible spaces included = 6 sp.)
 Spaces removed per MTO road widening - indicated X = 45 sp.
Total Provided Existing Office Building "B" = 326 sp.

PROPOSED CAR DEALERSHIP "A"

Provided (Conforming to By-Law) (Accessible spaces included = 5 sp.) = 121 sp.
 (Spaces removed per MTO road widening (indicated X) = 11 sp.)
Total Provided Proposed Car Dealership "A" = 110 sp.

Total Parking Spaces Provided (On Site) = 436 sp.

Outside Display and Sales = 170 sp.

BICYCLE PARKING - (2+0.25x1,000)2 NFAI
 EXISTING OFFICE BUILDING "B" (2+0.25x12.24) 6 SPACES
 PROPOSED CAR DEALERSHIP "A" (2+0.25x2.71) 3 SPACES

WALL PROPORTION CALCULATION
 PROPOSED CAR DEALERSHIP "A" = 14.47 %
AREA OF DEVELOPMENT LIMIT 11,510 m²

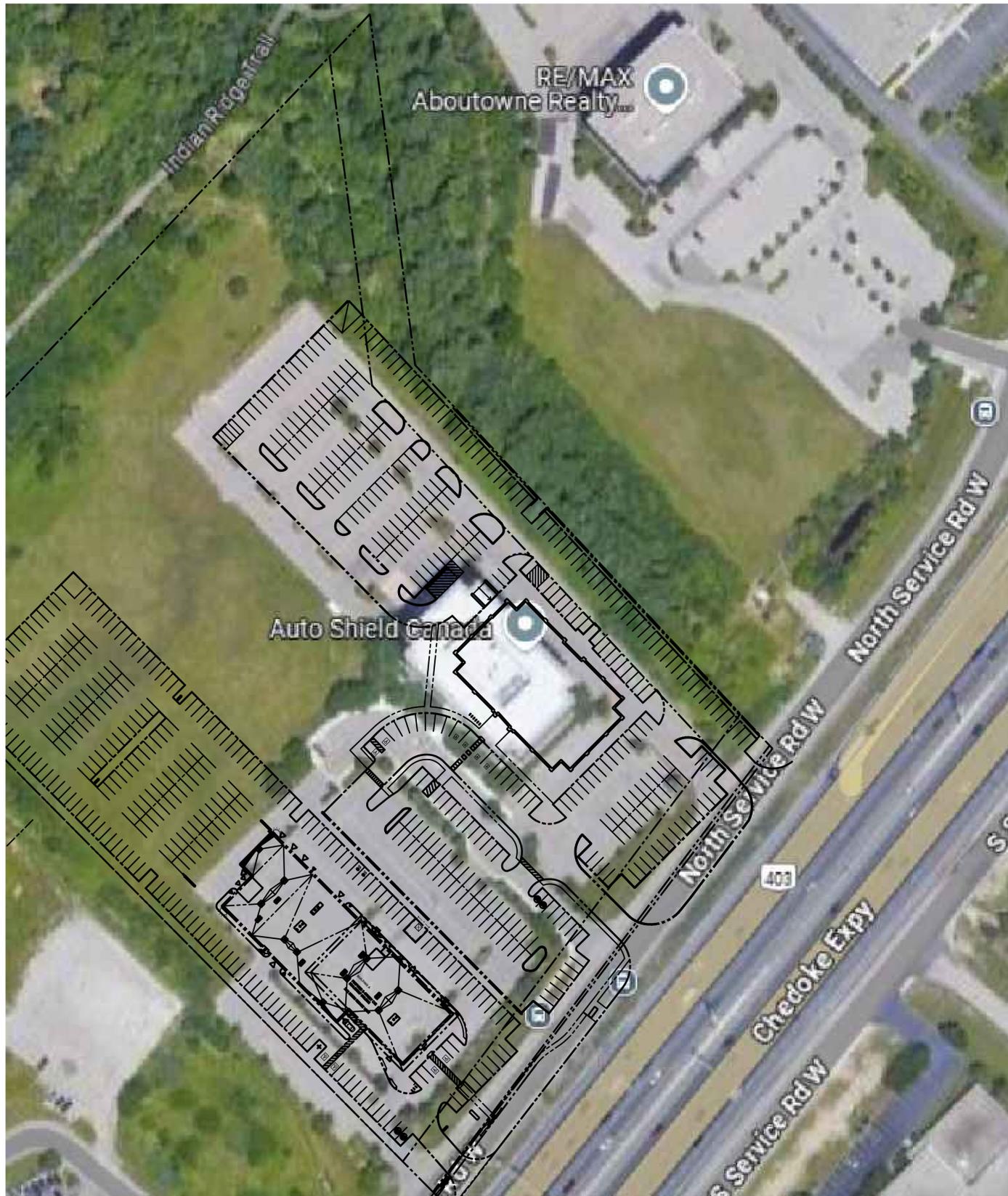


11	REVISIONS PER SPA COMMENTS	JAN 20-26
10	REVISIONS PER SPA COMMENTS	NOV 25-25
9	ISSUED FOR GRX REVIEW	NOV 18-25
8	ISSUED FOR REVIEW	OCT 09-25
7	REVISIONS PER SPA COMMENTS	JULY 02-25
6	ISSUED FOR SPA	DEC 20-24
5	ISSUED FOR SPA	DEC 05-24
4	ISSUED FOR REVIEW	NOV 04-24
3	ISSUED FOR SPA	AUG 08-24
2	ISSUED FOR PRE-CONSULTATION	FEB 13-24
1	ISSUED FOR PRE-REVIEW	FEB 09-24
Rev	Issue	Date

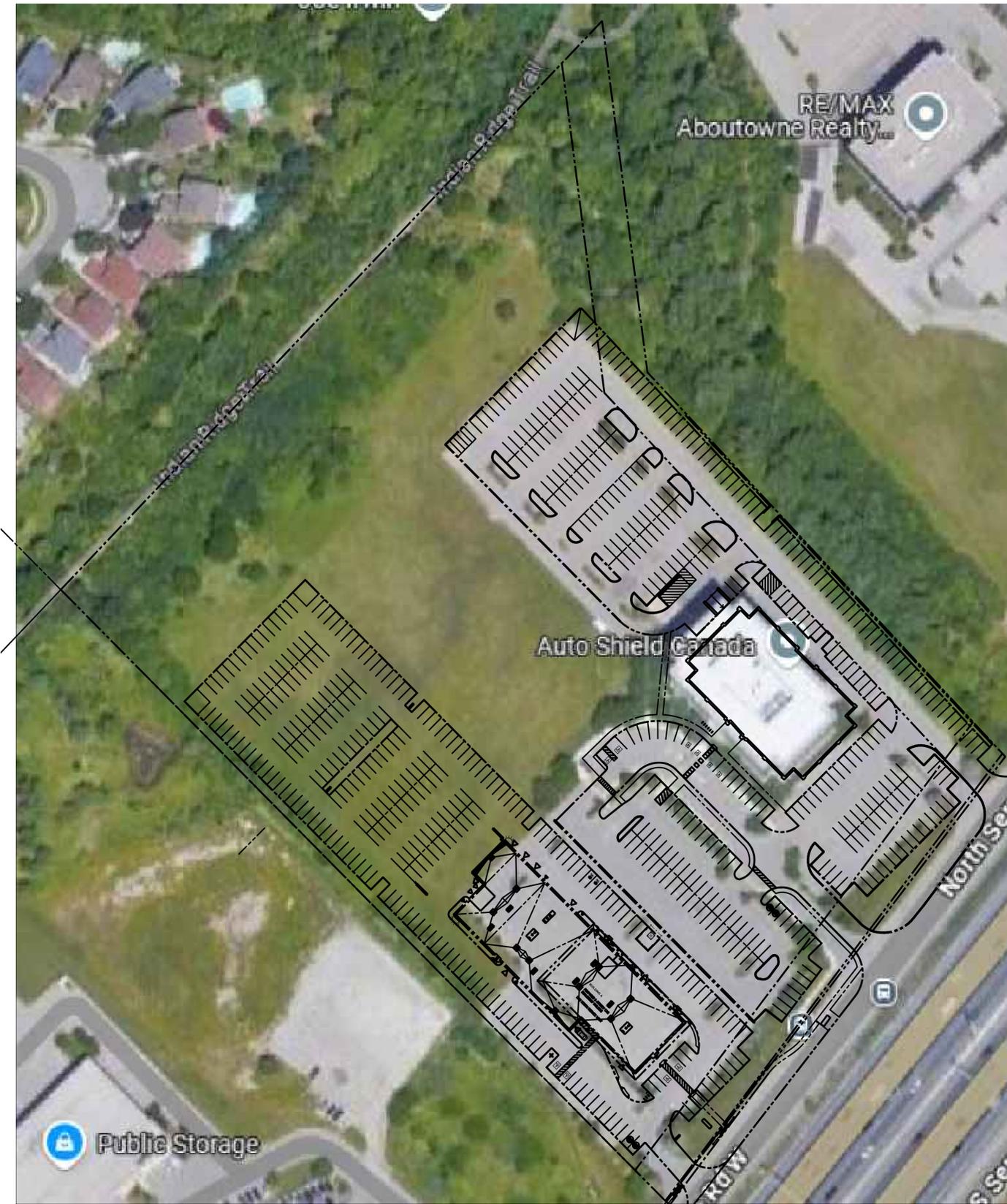


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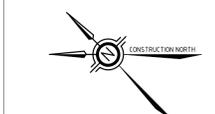
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GENESIS OAKVILLE
 1275 SOUTH SERVICE RD. W.
 OAKVILLE, Ontario
 Prop Title: PROPOSED SITE PLAN
 Project No: 23-02 Date: AUG 2023
 Scale: 1:500
A1.2



1 AERIAL MAP EXISTING
A1.4 SCALE N.T.S.



2 AERIAL MAP PROPOSED
A1.4 SCALE N.T.S.



Rev	Issue	Date
3	REVISIONS PER SPA COMMENTS	JAN 21-26
2	REVISIONS PER SPA COMMENTS	JULY 02-25
1	ISSUED FOR SPA	DEC 20-24

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Dwg Title:
**AERIAL PHOTOGRAPHS
SITE PLAN**

Project No.	2302	Date	AUG 2023	Dwg No.	
Scale	1:400				A1.5