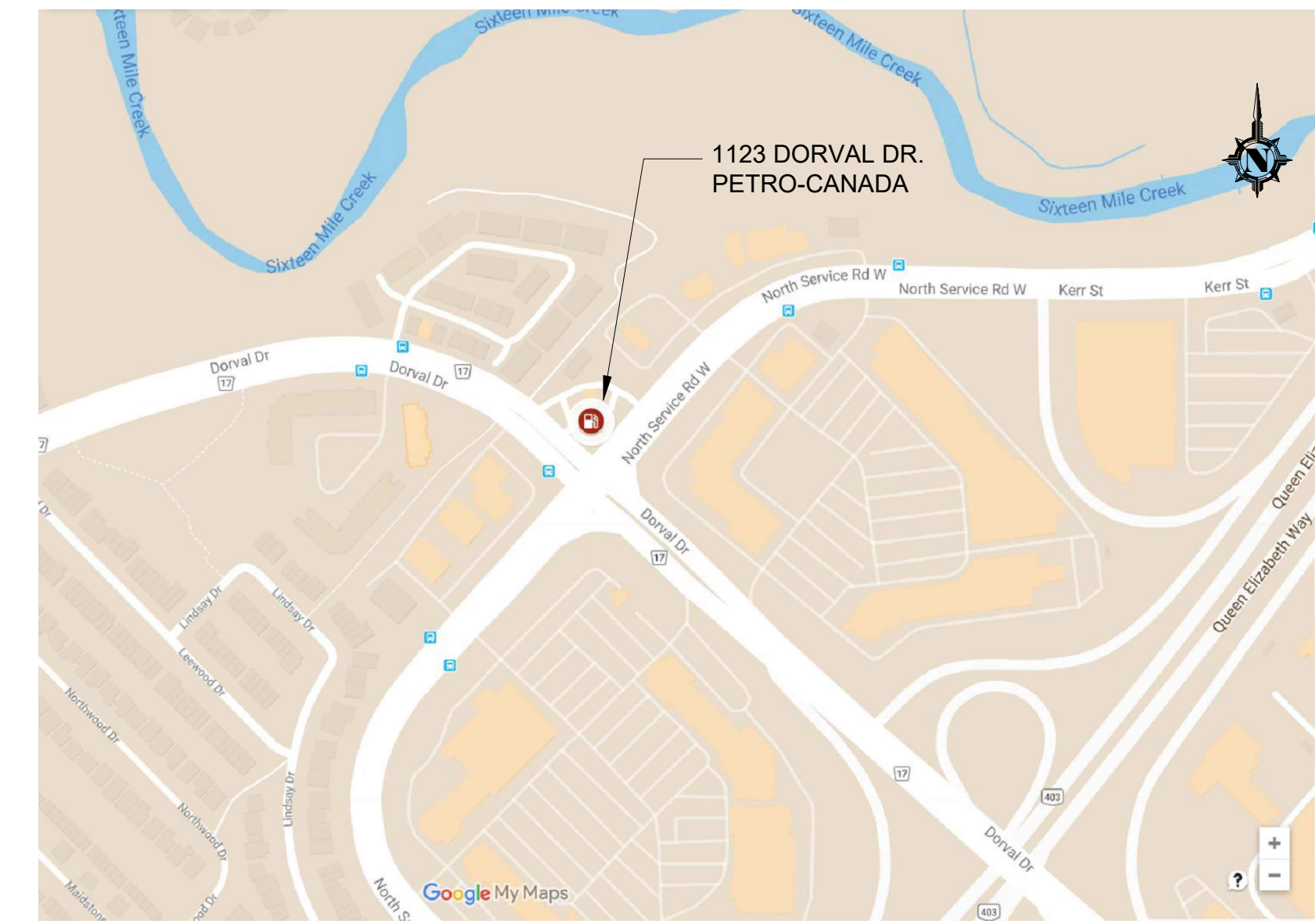


NOTE: ALL LIGHTING DEVICES SHALL BE FULL CUT OFF AND NIGHT SKY FRIENDLY, AND SHALL BE MITIGATED AT THE SOURCE SO THAT NO LIGHT (0.0 FC) WILL BE DIRECTLY PROJECTED ONTO ADJACENT PROPERTIES



KEY PLAN
SCALE: 1:5000

THIS DRAWING HAS BEEN PREPARED FROM PLAN OF TOPOGRAPHIC SURVEY OF PART OF LOT 18 CONCESSION 2 SOUTH OF DUNDAS STREET TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON BY MICHAEL J. CLANCY OLS 1989

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEAST LIMIT OF DORVAL DRIVE AS SHOWN ON PLAN 20R-7072 HAVING A BEARING OF N48° 15' 30" W.

ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM AND ARE RELATED TO BENCH MARK NO. OBM 83 LOCATED AT THE SOUTHWEST CORNER OF A CONCRETE PLATFORM IN FRONT OF NO 281 WYECROFT ROAD HAVING AN ELEVATION OF 108.248m. SEE SHEET CV-2 FOR GRADING & DETAILS

TOPOGRAPHIC SURVEY PROVIDED BY J.D. BARNES FILE NO. 17-12-190-00, DATED JULY 7, 2017.

NOTE: EXISTING INFORMATION TAKEN FROM REGION OF HALTON, FILE No. DO-152/DWG No. 0-6730 AND O-7509.

ISSUED

01	2022-10-27	ISSUED FOR SITE PLAN APPROVAL
02	2023-05-30	RE-ISSUED FOR SITE PLAN APPROVAL

REVISION

2	---	REVISIONS AS PER CITY COMMENTS	JN	---
3	---	ADDED ACoustic FENCE AND ROOFTOP SCREENING REVISED PARKING AND PATIO / UPDATED PARKING ADDED HEIGHT RESTRICTION BAR @ P-1	JN	---
4	---	REVISIONS AS PER CITY COMMENTS	JN	---
5	---	ADDED AREA CALCULATIONS FOR C-STORE & A&W SPACE 0-4 CONCRETE PAV. BOLLARDS & SITE STORAGE ADDED REVISED CANOPY COLUMN SPACING	JN	---
6	---	ADDED EV CHARGERS, MOVED SITE ACCESSES TO COMPLY WITH OSPD, ADDED TREE PROTECTION BARRIER	JN	---
7	---	SHOWING REVISED ROOF SCREENING, A&W CANOPY AND VARIOUS OTHER CHANGES PER CITY COMMENTS	JN	---
8	---	REVISIONS AS PER CITY COMMENTS	JN	---

SEAL

The contractor will check and verify dimensions and report errors and omissions to the designer and the design professional whose seal is affixed to this drawing. Do not scale the drawings.

This drawing will not be used for construction purposes until issued for construction by the design professional whose seal is affixed to this drawing and whose signature is below.

ISSUED FOR CONSTRUCTION DATE

DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE PREMISES

K PAUL ARCHITECT INC.
TORONTO • VANCOUVER • ORLANDO

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(905)337-9800 fax (905)337-1986

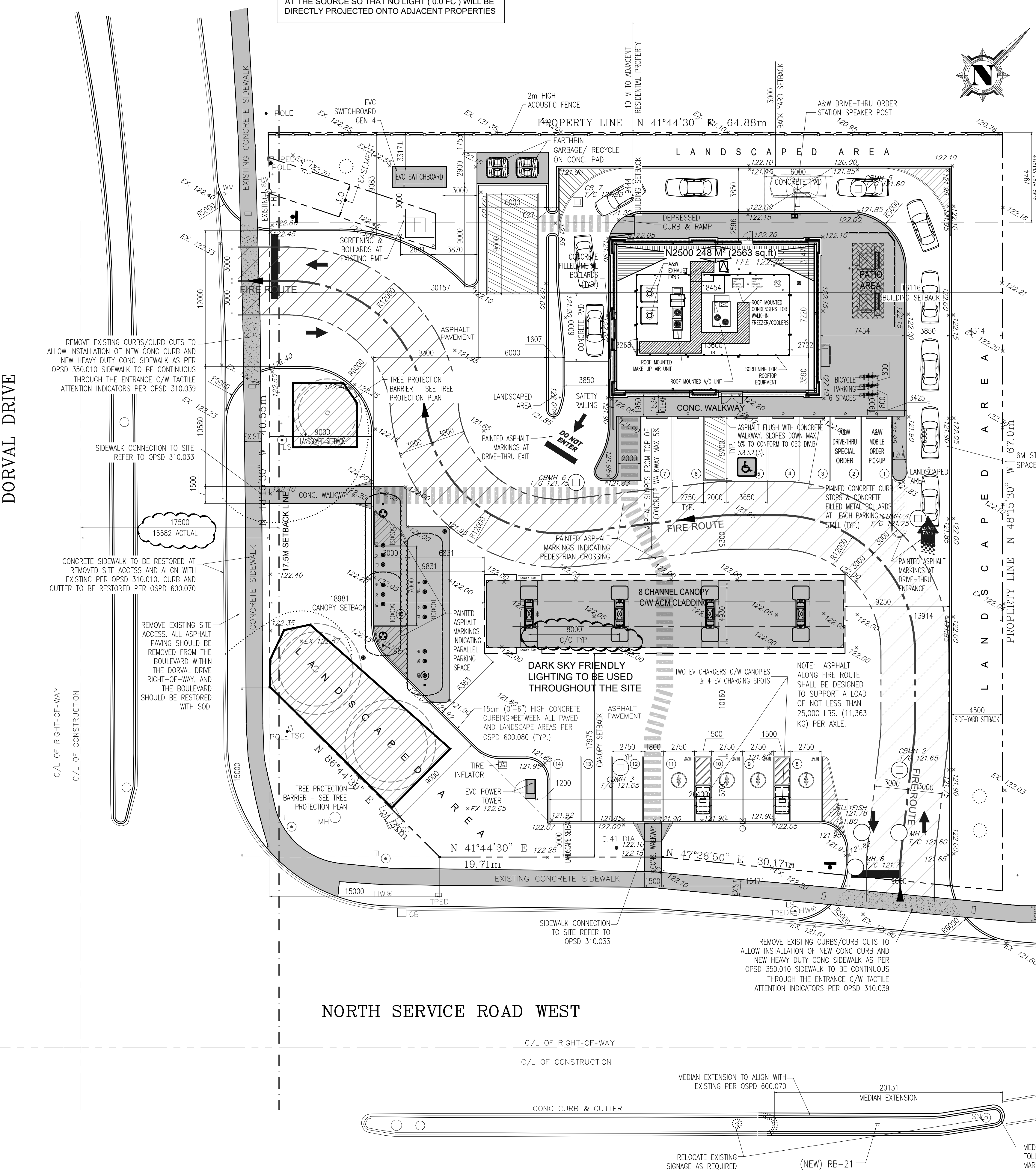


DRAWING TITLE

PROPOSED SITE LAYOUT

PROJECT
1123 DORVAL DRIVE & NORTH SERVICE ROAD
1123 DORVAL DRIVE OAKVILLE, ON

DRAWN	CHECKED
J. NORTON	
SCALE	DATE
1:200	2020-09-19
PROJECT NO.	DRAWING NO.
33755	SP1



LEGEND

- 169.19 - PROPOSED ELEVATION
- MH T/C - PROPOSED STORM MANHOLE
- CBM T/C - PROPOSED CATCHBASIN MANHOLE
- CB T/C - PROPOSED CATCHBASIN
- MHA1 T/C - PROPOSED SANITARY MANHOLE
- - - - - PROPERTY LINE
- — — — — PROPOSED TREE PROTECTION

ZONE: C4 sp:154

SITE DATA:	AREA SQ.M	AREA ACRES	% OF TOTAL AREA
TOTAL LOT AREA	4,075.8	1,007	100 %

BUILDING:	SIZE: L X W	248.0	
	13.67 x 18.30		
BUILDING:	HEIGHT	5.1 m	

C-STORE (NET AREA)	77.4	1.9 %
A&W-RESTAURANT (NET AREA) (INCLUDING OUTDOOR PATIO)	105.2	2.58 %
TOTAL A&W-STORE (GFA)	248.0	6.08 %
CANOPY COVERAGE	216.0	5.3 %
CANOPY HEIGHT	5.5 m	

OTHER AREAS:		
LANDSCAPED AREA	1,128.07	27.7 %
CONCRETE SURFACE AREA	570.32	13.99 %
ASPHALT PAVED AREA	2,088.42	51.24 %
CONCRETE CURBING LENGTH	369 LINEAL METRES	

LOT FRONTAGE		
ALONG NORTH SERVICE ROAD	64.64 METRES	
ALONG DORVAL DRIVE	63.91 METRES	

REQUIRED	USE	NET FLOOR AREA	PARKING RATE	REQUIRED PARKING
	RESTAURANT (F. G. H. J) + PATIO	83.7 + 21.5 + 105.2	1/100M ² NET FLOOR AREA	10.52 (11)
	+ RETAIL (A)	77.4	1/180M ² NET FLOOR AREA	4.31 (4)
	MOTOR VEHICLE SERVICE STATION (C)	B (17.6)	1/100M ² NET FLOOR AREA	0.17 (0)
	TOTAL REQUIRED (15)			

SHOWN	5	BICYCLE PARKING SPOTS (MINIMUM)	
	1	HANDICAP ACCESSIBLE SPACE	SIZE 3.65 x 5.7
	9	NON-ACCESSIBLE PARKING SPACES	SIZE 2.75 x 5.7
	1	PARALLEL PARKING SPACE	SIZE 3.0 x 7.0
	4	EV CHARGING SPACES	SIZE 2.75 x 5.7
	6	BICYCLE PARKING SPOTS	SIZE 2.75 x 5.7
	15	TOTAL CAR PARKING SPACES SHOWN	