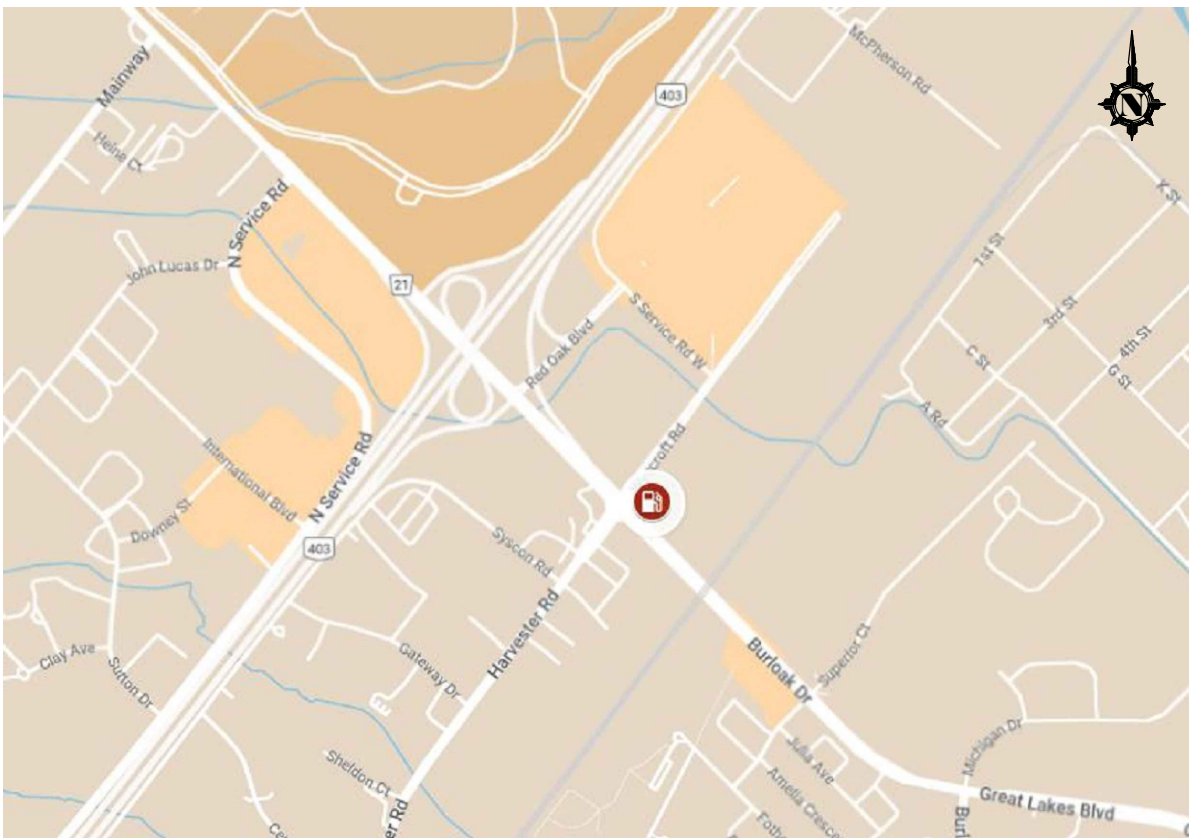
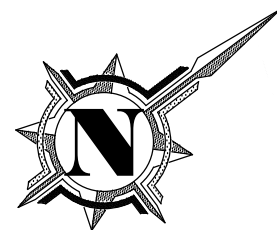
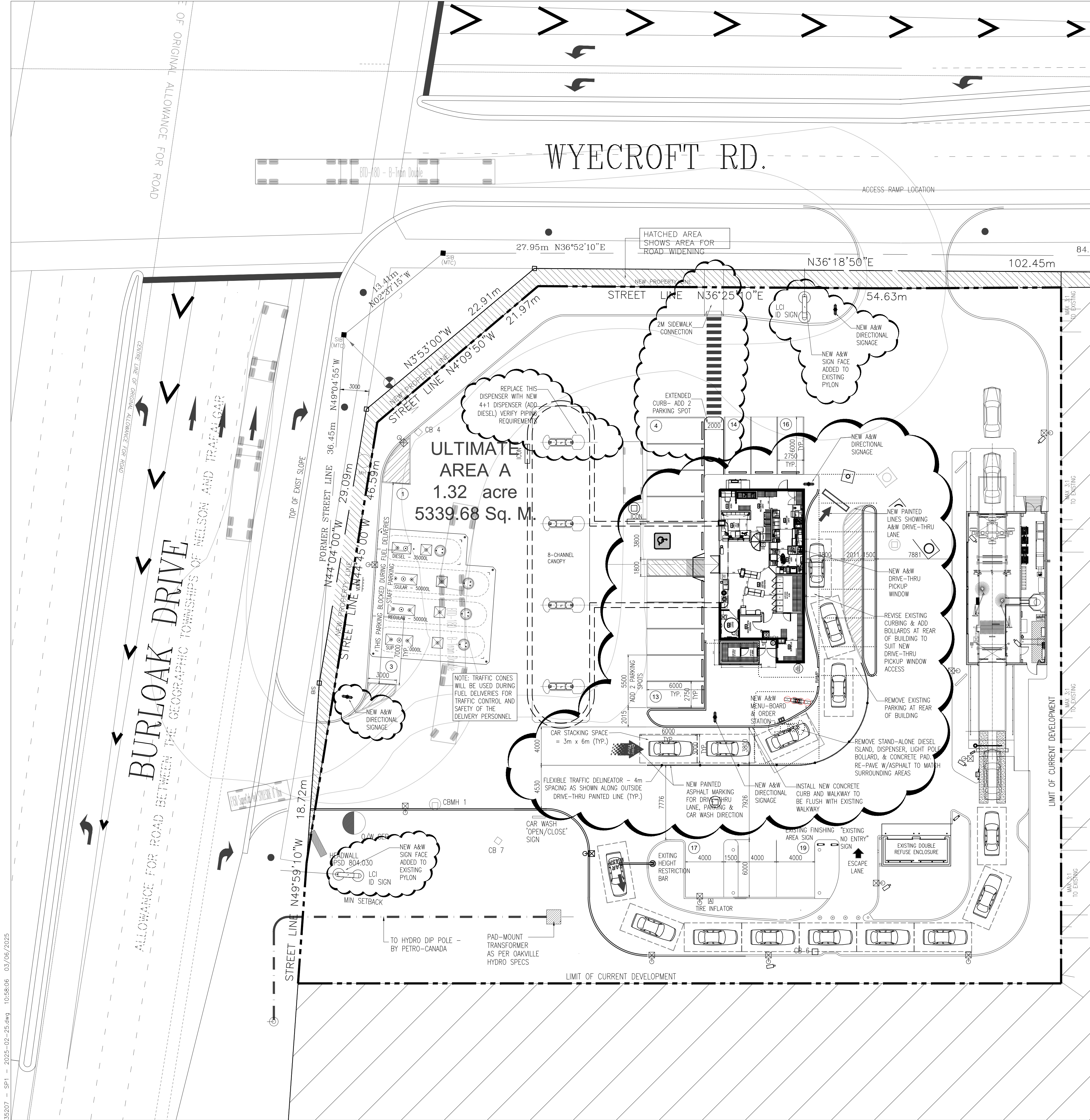




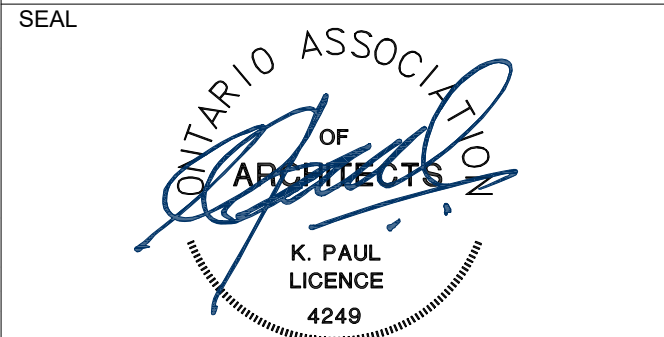
SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
**PART OF LOT 35
CONCESSION 3
SOUTH OF DUNDAS STREET**
GEOGRAPHIC TOWNSHIP OF TRAFALGAR
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SITE INFORMATION				
ADDRESS: 845 BURLOAK DRIVE, OAKVILLE, ONTARIO				
ZONE: E4 BUSINESS COMMERCIAL				
	PROPOSED AREA: SQ.M.	EXISTING AREA: SQ.M.	AREA: ACRES	% OF TOTAL LOT AREA
TOTAL LOT AREA		22,006.3 M ²	5.4379	100%
TOTAL DEVELOPED LAND AREA		5,339.7 M ²	1.3195	24%
TOTAL BUILDING AREA	148.7 M ²	148.7 M ²		.68%
C-STORE GFA	42.7 M ²	99.5 M ²		
A&W GFA	43.2 M ²	NA		
CAR WASH	134.5 M ²	134.5 M ²		.61%
CANOPY COVERAGE	354.3 M ²	354.3 M ²		1.61%
BUILDING HEIGHT - CANOPY:	5.50 M	5.50M		
BUILDING HEIGHT - STORE:	4.39 M	4.39 M		
BUILDING HEIGHT - CAR WASH:	4.63 M	4.63 M		
PARKING				
	MINIMUM REQUIRED	REQUIRED	EXISTING	PROPOSED
CAR WASH	1 PARKING SPACE FOR EACH 100 SQUARE METRES OF NET FLOOR AREA 134.5/ 100 = 1.345 = ROUNDED UP TO 2	2	3	3 PARKING/ VACUUM (+ 10 CARS STACKING)
C-STORE	RETAIL: 1 PARKING SPACE FOR EACH 18 SQUARE METRES OF NET FLOOR AREA 42.7/ 18 = 2.37 = ROUNDED UP TO 3 SERVICE STATION: 1 PARKING SPACE FOR EACH 100 SQUARE METRES OF NET FLOOR AREA 13.6/ 100 = 0.13 = ROUNDED DOWN TO 0	3	15	7 INCLUDING 1- HANDICAP & 3 PARALLEL STAFF PARKING
A&W	1 PARKING SPACE FOR EACH 10 SQUARE METRES OF NET FLOOR AREA 43.2/ 10 = 4.32 = ROUNDED UP TO 5	5	NA	9 PARKING (+ 8 CARS STACKING)
TOTAL:		10	18	19
LOADING SPACE PROVIDED				
C-STORE & A&W	5.5M x 12M	NA	1	1

ISSUED		
NO.	DATE	DESCRIPTION
01	2025-03-05	ISSUED FOR SPA

REVISION		
△	2024-07-23	REVISED MENUBOARD LOCATION, DRIVE-THRU STACKING AND STOREFRONT PARKING
△	2024-10-23	SHOWING ALL PARKING & STACKING DIMENSIONS AND INCREASED DRIVE-THRU LANE WIDTHS PER CITY COMMENTS
△	2025-02-25	SMALL CHANGES BASED ON TRAFFIC IMPACT STUDY, MOVED A&W DIRECTIONAL SIGN @ WYECROFT RD ACCESS

NOTES		



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

CLIENT

PETRO-CANADA
A Suncor business

DRAWING TITLE

ADD A&W TO SITE LAYOUT

PROJECT

**845 BURLOAK DRIVE @
SOUTH SERVICE ROAD
OAKVILLE, ONTARIO**

DRAWN J. NORTON	CHECKED
SCALE 1:200	DATE 2024-07-23
PROJECT NO. 35207	DRAWING NO. SP1