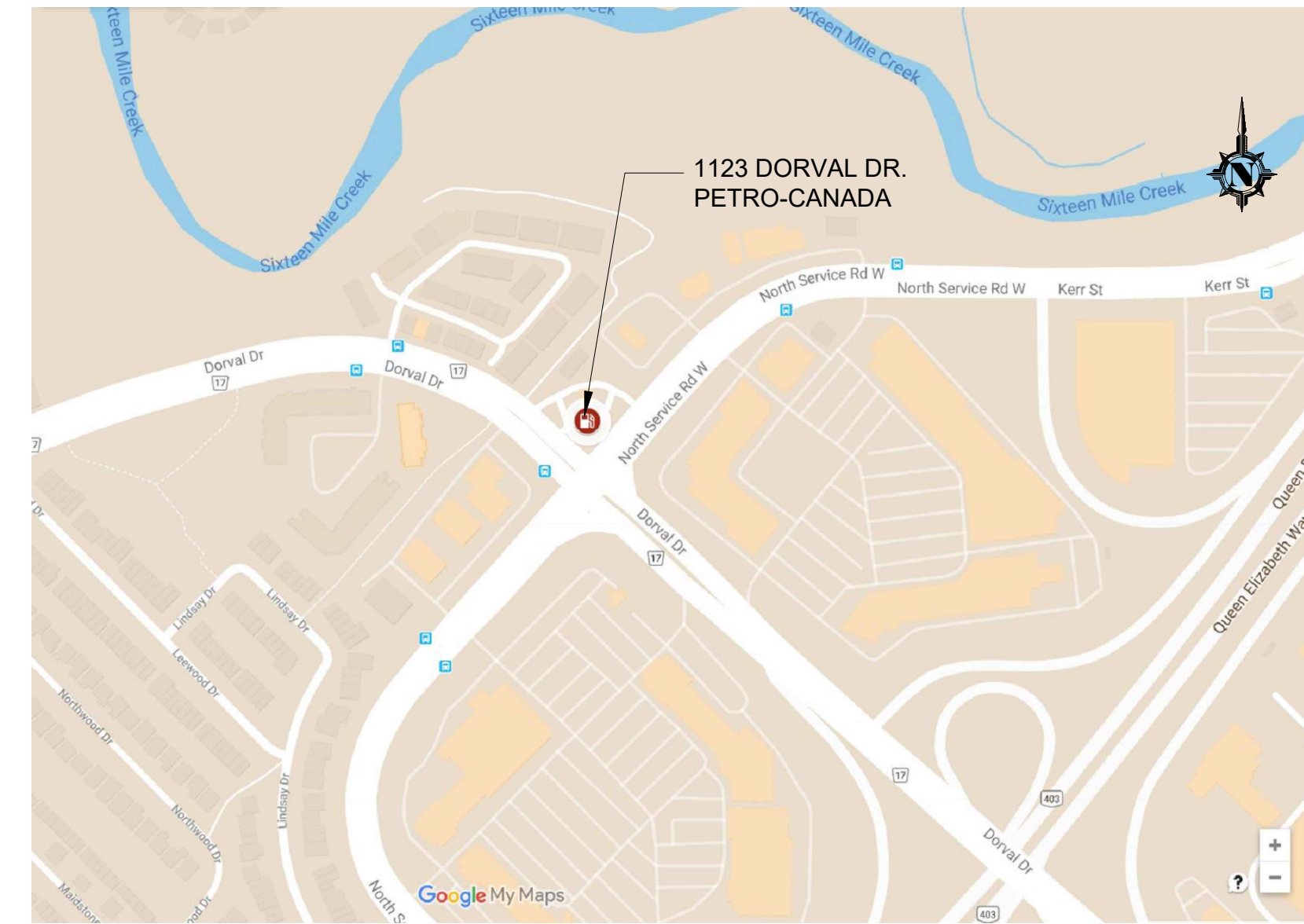


NOTE: ALL LIGHTING DEVICES SHALL BE FULL CUT OFF AND NIGHT SKY FRIENDLY, AND SHALL BE MITIGATED AT THE SOURCE SO THAT NO LIGHT (0.0 FC) WILL BE DIRECTLY PROJECTED ONTO ADJACENT PROPERTIES



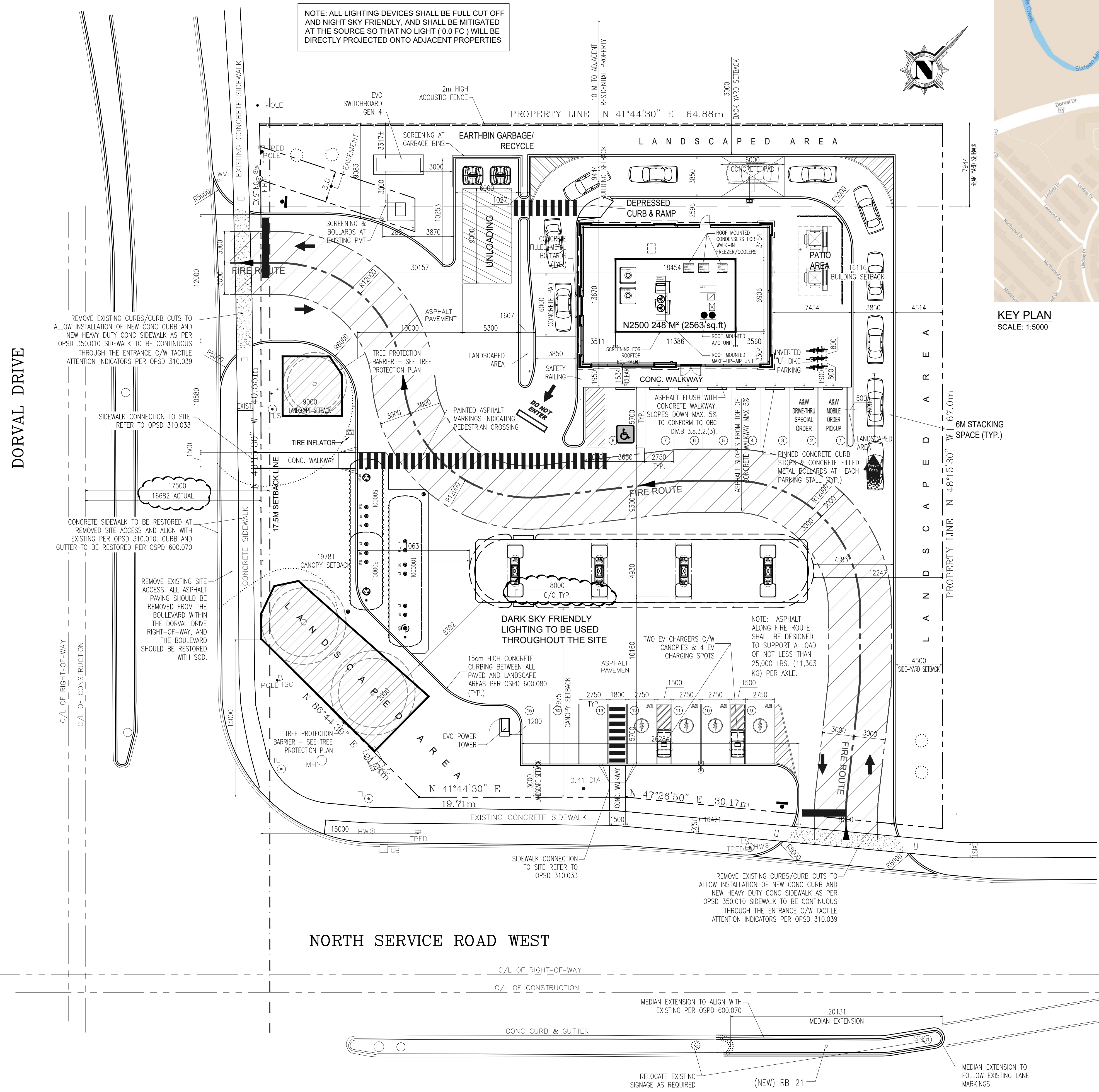
KEY PLAN
SCALE: 1:5000

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 WYCROFT ROAD HAVING AN ELEVATION OF 108.248m

ZONE: C3, CLASSIFICATION: CORE COMMERCIAL				
SITE DATA:	AREA SQ.M.	AREA ACRES	% OF TOTAL AREA	
TOTAL LOT AREA	4,075.8	1.007	100 %	
BUILDING:	SIZE: L X W			
	13.67 x 18.30			
	HEIGHT			
	5.1 m			
C-STORE (NET AREA)	105.6		2.59 %	
A&W-STORE (NET AREA)	80.4		1.97 %	
OUTDOOR PATIO SEATING AREA	21.5		0.52 %	
TOTAL A&W-STORE (NET AREA)	101.9		2.49 %	
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	2088.42		51.24 %	
CONCRETE CURBING LENGTH	369 LINEAL METRES			
LOT FRONTAGE				
ALONG NORTH SERVICE ROAD	64.64 METRES			
ALONG DORVAL DRIVE	63.91 METRES			
PARKING:				
REQUIRED	16	RESTAURANT AREA (80.4M ²) + PATIO AREA (21.5M ²) = 101.9 : 1 SPACE PER 10M ² OF NET FLOOR AREA = (10.19) 10 SPACES C-STORE AREA (105.6M ²): 1 SPACE PER 18M ² OF NET FLOOR AREA = 5.86 = 6 SPACES BICYCLE PARKING SPACES REQUIRED AT A RATE OF 7% OF AUTOMOBILE PARKING SPACES AS REQUIRED BY THE ZONING BY-LAW, INCLUDING A MINIMUM OF 5 BICYCLE PARKING SPACES		
SHOWN	5	BICYCLE PARKING SPOTS (MINIMUM)		
	1	HANDICAP ACCESSIBLE SPACE	SIZE 3.65 x 5.7	
	10	NON-ACCESSIBLE PARKING SPACES	SIZE 2.75 x 5.7	
	4	EV CHARGING SPACES	SIZE 2.75 x 5.7	
	6	BICYCLE PARKING SPOTS		
	15	TOTAL CAR PARKING SPACES SHOWN		



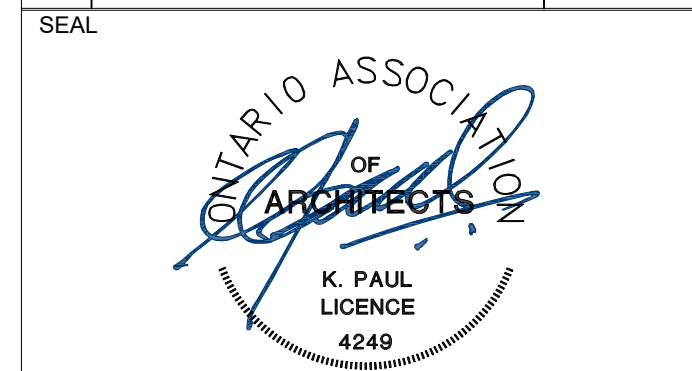
NORTH SERVICE ROAD WEST

ISSUED

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

REVISION

1	SHIFTED CURBING & STRUCTURES TO INCREASE REAR LANDSCAPE BUFFER	JN	--
2	REVISIONS AS PER CITY COMMENTS	JN	--
3	ADDED ACUSTIC FENCE AND ROOFTOP SCREENING REVISED PARKING AND PATIO / UPDATED PARKING ADDED HEIGHT RESTRICTION BAR @ 5.1	JN	--
4	REVISIONS AS PER CITY COMMENTS	JN	--
5	ADDED AREA CALCULATIONS FOR C-STORE & A&W SPACE 3-1 CONCRETE PAV. BOLLARDS & SITE BOUNDARY REVISED CANOPY COLUMN SPACING	JN	--
6	ADDED EV CHARGERS, MODIFIED SITE ACCESSES TO COMPLY WITH OSPD, ADDED TREE PROTECTION BARRIER (THIS VERSION HAS SIGNAGE NOT SHOWN)	JN	--



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

2660 Sherwood Heights Dr. Suite 200, Oakville, Ontario, L6J 7Y8
www.kpaularchitect.com
(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