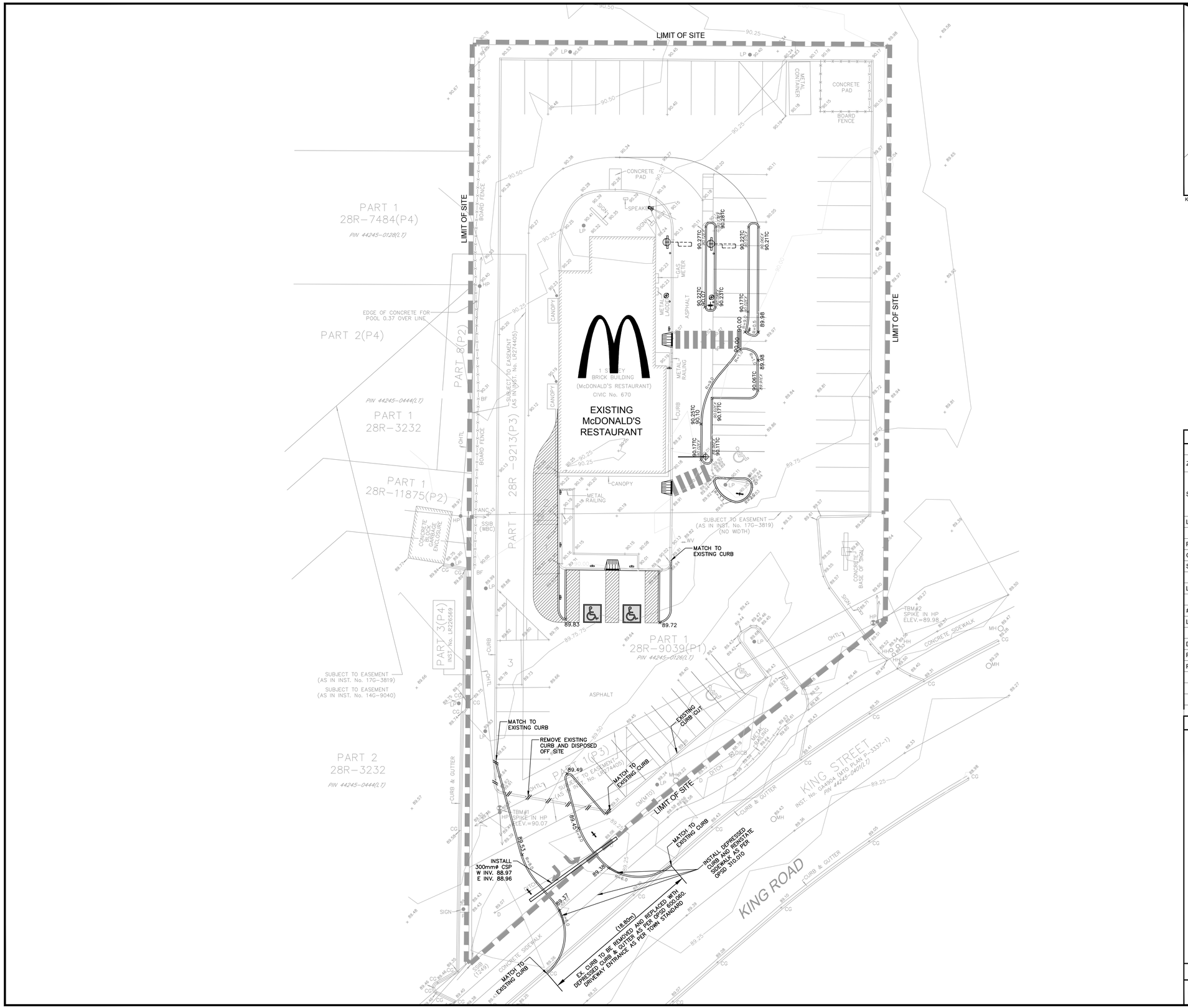
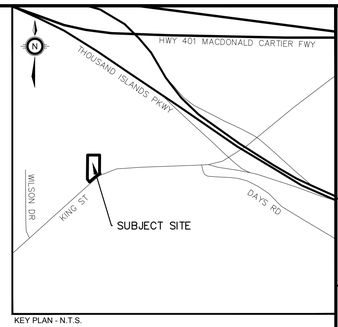
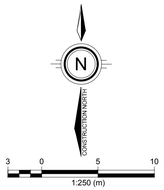




KEY PLAN - N.T.S.



DETAILS OF DEVELOPMENT

	DATA	REQUIRED	PROPOSED
ZONING	GATEWAY COMMERCIAL		
SETBACK	FY	10.0m	28.51m (EX.)
	RY	6.0m	21.84m (EX.)
	SY (INT.)	2.2m	9.85m (EX.)
	SY	2.2m	
LOT AREA		3,974m²	
RESTAURANT AREA		298.3m²	
GARBAGE ENCLOSURE			
SEATS			
LOT COVERAGE			8%
# OF LOADING SPACES			
LANDSCAPE AREA			
DT STACKING			
PARKING REQUIRED		1 SPACE /10m² GFA= 30	
PARKING PROVIDED		41 SPACES	

NOTES

- ALL SITE FEATURES ARE EXISTING UNLESS OTHERWISE NOTED.
- THESE DRAWINGS ARE COMPILED FROM INFORMATION SUPPLIED BY McDONALD'S AND SHALL BE SITE VERIFIED BY CONTRACTOR AT BID TIME.
- GC. TO COORDINATE AND PROVIDE SERVICING LOCATES TO IBI GROUP PRIOR TO CONSTRUCTION START TO CONFIRM THERE ARE NO CONFLICTS WITH PROPOSED.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PERTINENT TO WORK BEING PERFORMED, PRIOR TO STARTING CONSTRUCTION, AND REPORT ANY DISCREPANCIES OR VARIANCES TO PROJECT MANAGER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR SAME.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
- ALL PYLON BASES, DIRECTIONAL SIGNS, ROAD SIGNS AND DT MENU BOARD COMPONENTS ARE TO BE REPAINTED. PAINT SYSTEM TO BE DEVTHANE 379 – MCD44 (PT-2); SURFACE TO BE PREPARED PRIOR TO PAINTING AS PER ICI RECOMMENDATIONS.
- EXISTING ASPHALT PARKING LOT IS TO BE REPAIRED, RESEALED AND RESTRIPED AS SHOWN.

LEGAL DESCRIPTION

PART OF LOT 16, CONCESSION 1, TOWN OF GANANOQUE, COUNTY OF LEEDS

CLIENT

McDonald's Restaurants of Canada Ltd.
4400 Still Creek Drive
Burnaby, BC
V5C 6C6
Tel: 604-294-2181

COPYRIGHT
Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for approval before proceeding with fabrication.
COPYRIGHT © 2021
IBI GROUP PROFESSIONAL SERVICES (CANADA) INC.

LEGEND

90.00	EXISTING CONTOUR
× 90.18	EXISTING GRADE
× 90.21	PROPOSED GRADE
× 90.21TC	PROPOSED TOP OF CURB GRADE
	LIMIT OF SITE

#	DATE	BY	DESCRIPTION
1	2021-04-06	TN	ISSUED FOR SITE PLAN SUBMISSION

DRAWING ISSUE RECORD

SEALS

LICENSED PROFESSIONAL ENGINEER
W. L. THOMAS
100528014
April 27, 2021
PROVINCE OF ONTARIO

SUB-CONSULTANT

PRIME CONSULTANT

IBI GROUP
200-360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010
ibigroup.com

PROJECT

McDONALD'S
21611-GANANOQUE
670 KING STREET, GANANOQUE

PROJECT NO:	126533
DRAWN BY:	AS
CHK'D BY:	TW
SCALE:	1:200
DATE:	21-21-04

SHEET TITLE

GRADING PLAN

GP1.0

SHEET 1 OF 1

File Location: M:\126533_McD_Gananoque\70_Production\70.00_Design\04_Civil\Lines\126533-SIT-GP-1.Dwg Last Saved: April 27, 2021, by nino.alvarez Plotted: Tuesday, April 27, 2021 4:33:01 PM by Nino Alvarez