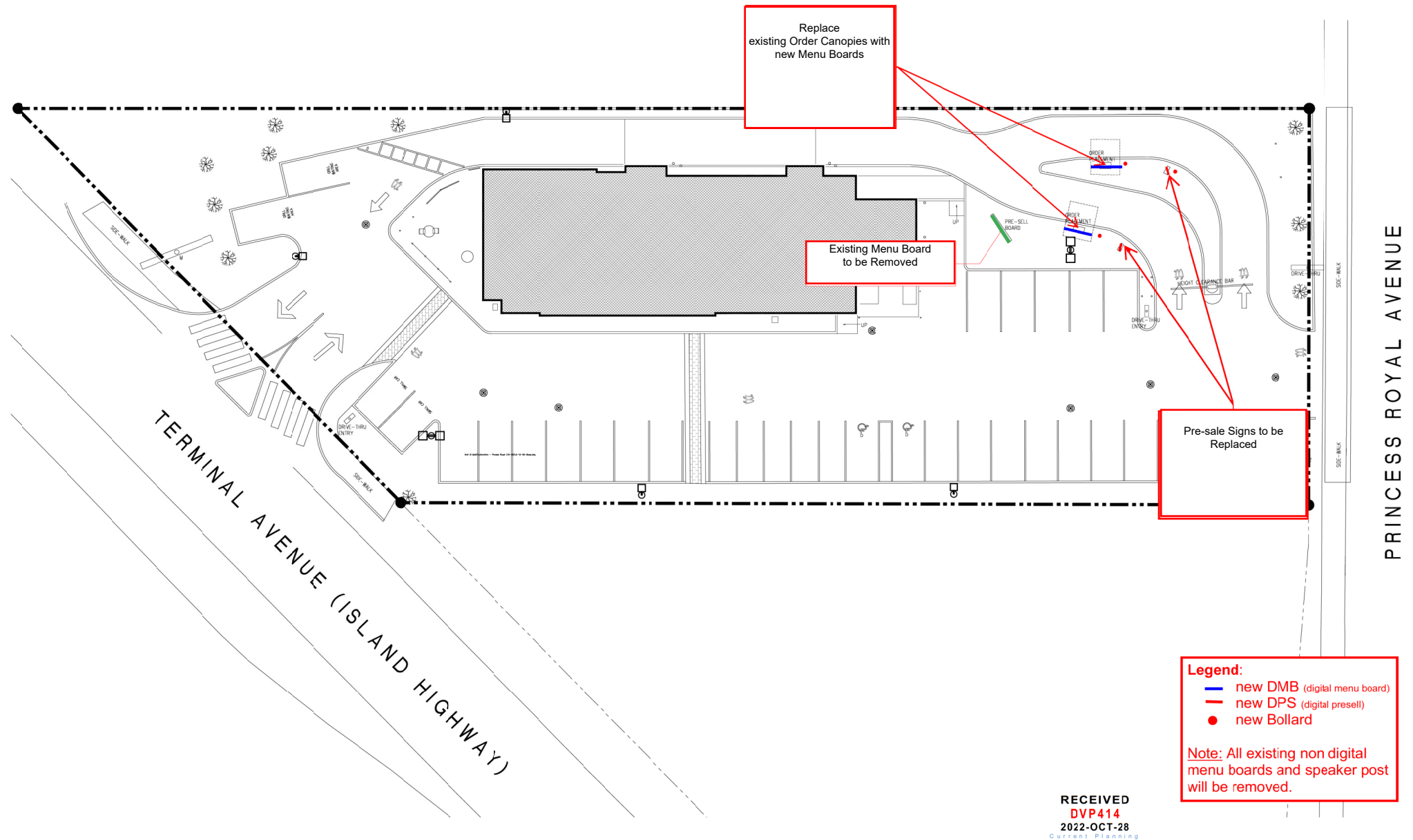
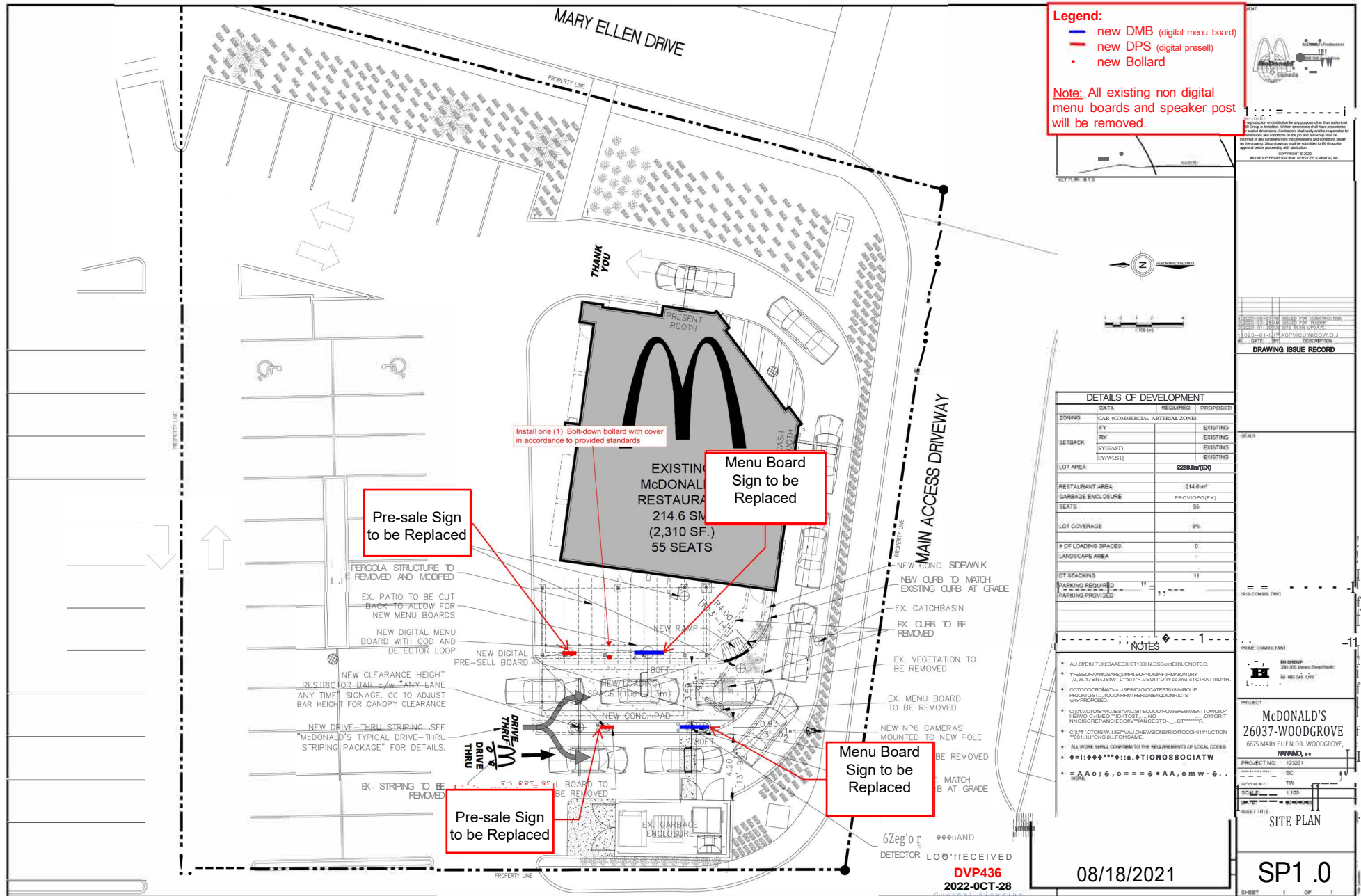




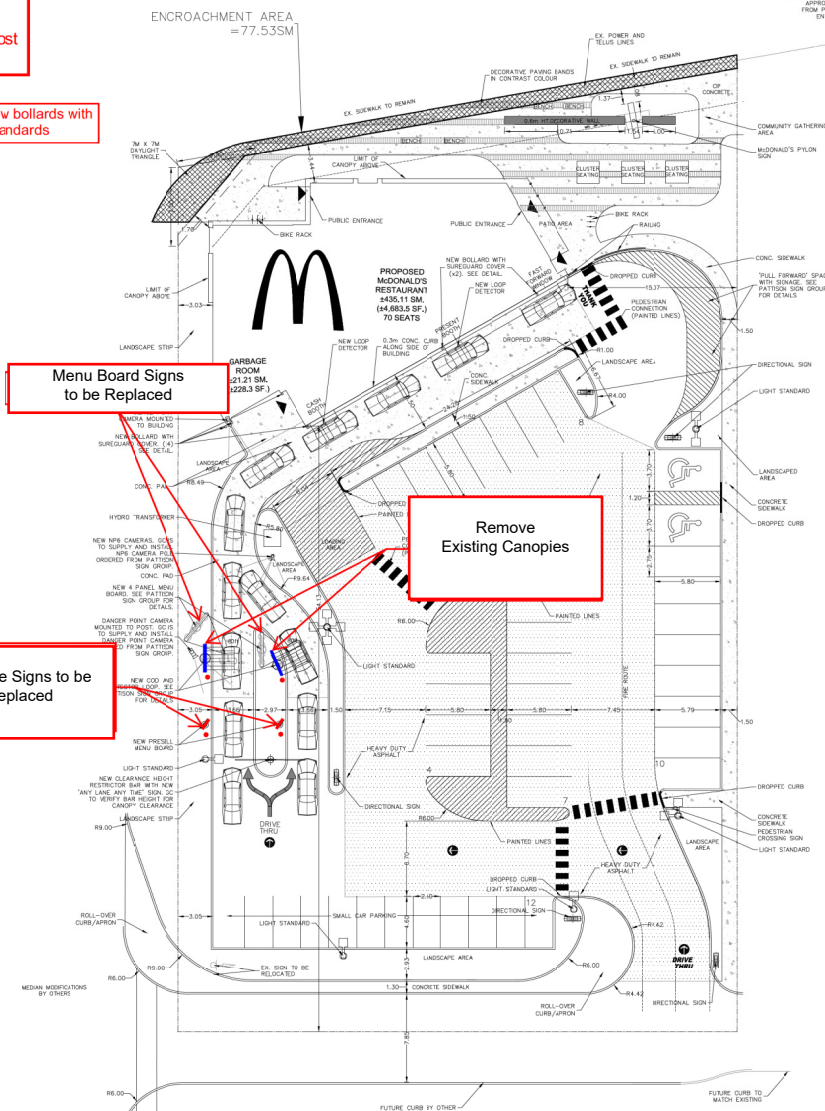


- new DMB (digital menu board)
- new DPS (digital presell)
- new Bollard

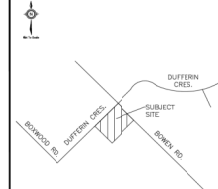
**Note:** All existing non digital menu boards and speaker post will be removed.

Install four (4) southern ground screw bollards with covers in accordance to provided standards

## Bowen Road



**APPROVED**  
09/14/2021



KEY MAP - N.T.S.

### DETAILS OF DEVELOPMENT

|                     | DATA                       | REQUIRED  | PROVIDED |
|---------------------|----------------------------|-----------|----------|
| ZONING              | CORRIDOR - ZONE 3          |           |          |
|                     | FY (max)                   | 3.00m     | 1.57m    |
|                     | FY (min)                   | 6.00m     | n/a      |
| SETBACKS            | RY                         | 7.50m     | 45.13m   |
|                     | INT. SY                    | 3.00m     | 15.07m   |
|                     | EXT. SY                    | 3.00m     | 3.00m    |
| BUILDING HEIGHT     | 10.00m (max)               |           | 6.4m     |
| LOT AREA            | 4,048.95sqm (41,563sq ft)  |           |          |
| RESTAURANT AREA     | 435.11 sqm (4,683.5 sq ft) |           |          |
| GARAGE ENCL. AREA   | 21.21 sqm (229.3 sq ft)    |           |          |
| TOTAL BUILDING AREA | 456.32 sqm (4,912.8 sq ft) |           |          |
| SEATS               |                            |           |          |
| BUILDING COVERAGE   |                            | 11.3%     |          |
| # of LOADING SPACES |                            |           |          |
| GARAGE ENCLOSURE    |                            | ATTACHED  |          |
| LANDSCAPE AREA      | 1,049.24 sqm (11,255%)     |           |          |
| PERVIOUS AREA       | 2,543.36 sqm (62.8%)       |           |          |
| DT STAGING          |                            | 12        |          |
| PARKING REQUIRED    |                            | 39 SPACES |          |
| PARKING PROVIDED    |                            | 31 SPACES |          |

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NOTES

- **PAVING CALCULATIONS:**  
1 SPACING FOR 3 SEATS PLUS 17 ADDITIONAL SPACES  
(70 SEATS) = 19 + 38.5(3) = 68 SPACES
- TOTAL STALLS REQUIRED = 39
- TOTAL STALLS PROVIDED = 41
- ALL SITE FEATURES ARE EXISTING UNLESS NOTED OTHERWISE.
- THESE DRAWINGS ARE COMPILED FROM INFORMATION SUPPLIED BY MICROLOCALS AND FIELD SURVEY VERIFIED BY CONTRACTOR AT BID TIME.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO POSTING. NO WORK BEING PERFORMED, PRIOR TO STARTING CONSTRUCTION, AND REPORTING ANY DISCREPANCIES OR VARIANCES TO PROJECT MANAGER IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL DIMENSION PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR SAME.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
- CONTRACTOR SHALL MAKE GOOD ALL EXISTING CONDITIONS THAT ARE DESTROYED BY NEW WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES RELATIVE TO THE ASSOCIATED WITH CURBSIDE/PAVING, BASE WORK.
- ALL NEW CURBS BE TO BE CUT INTO EXISTING CURBS TO MATCH EXISTING CURBS. ALL NEW CURBS TO BE SET AT GRADE. WORK SHALL BE NEGATIVELY IMPACTED.
- ALL Pylon BASES, DIRECTIONS, ROWS, AND SPACING OF SIGNAGE BOARD COMPONENTS ARE TO BE REPAIRED. PANT SYSTEM TO BE REPAIRED. SIGNAGE (E.G. SIGNAGE TO BE REPAIRED) TO BE REPAIRED PRIOR TO PAINTING AND/OR SIGNAGE.

## ASPHALT STRUCTURE

- 40mm HL3
- 80mm HL8
- 150mm GRANULAR 'A'
- 300mm GRANULAR 'B'

## CONCRETE PAD DETAILS

- 6" CONCRETE SLAB WITH 6"x3" X 6/8 W.W.F. ON 6" COMPACTED GRANULAR FILL 4000 P.S.I. 6% AIR SULPHATE RESISTANT

## LEGAL DESCRIPTION

BEING PART OF LOT 1, SECTION 15,  
RANGE 8, MOUNTAIN DISTRICT, PLAN  
VP61856, CITY OF NANAIMO, BRITISH  
COLUMBIA

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

|    |            |    |                                                                                                    |
|----|------------|----|----------------------------------------------------------------------------------------------------|
| 11 | 2014 08 26 | DN | ISSUED FOR CONSTRUCTION                                                                            |
| 10 | 2014 07 09 | DN | REVISION CURRIBRADS AT DIFFER, SW ADD                                                              |
| 9  | 2014 06 23 | DN | ADJUSTION OF LIGHT STANDARDS AND HYDRO<br>TRANSFORMER                                              |
| 8  | 2014 05 27 | DN | REMOVED GARAGE AREA CURBING PER CLIENT<br>MODIFIED AS PER DESIGN ADVISORY PANEL<br>RECOMMENDATIONS |
| 7  | 2014 05 06 | DN | REMOVED                                                                                            |
| 6  | 2014 05 26 | DN | REVISION FLOOD PLANT UPDATE                                                                        |
| 5  | 2014 05 26 | DN | REVISION FLOOD PLANT UPDATE                                                                        |
| 4  | 2014 03 28 | DN | REVISION FLOOD PLANT UPDATE                                                                        |
| 3  | 2014 02 21 | TW | REMOVED SITE INTRANCE PER CITY REQUEST                                                             |
| 2  | 2014 02 04 | DN | REVISION FLOOD PLANT UPDATE                                                                        |
| 1  | 2014 01 30 | DN | MODIFIED AS PER MICHAELS COMMENTS                                                                  |
| 0  | DATE       | BY | DESCRIPTION                                                                                        |
|    |            |    | REVISIONS                                                                                          |



BOWEN RD

McDONALD'S RESTAURANTS  
OF CANADA LIMITED

## SITE PLAN

|              |                          |        |
|--------------|--------------------------|--------|
| DESIGNED BY: | TW SCALE:                | AS NO: |
| DRAWN BY:    | CNTW DRAFT PLAN #:       |        |
| CHECKED BY:  | TW FILE NUMBER:          |        |
| DATE:        | 2014 01 10 SHEET NUMBER: |        |

FILED:\20445\_360\_ Bower\2045\_360 Drawings\4-14-04\curren039405.dwg LAYOUT:SP1  
LAST SAVED BY:David.Lambert, Tuesday, August 26, 2014 2:16:11 PM PLOTTED BY:David.Lambert, Tuesday, August 26, 2014 2:16:11 PM

## Dufferin Crescent

RECEIVED  
DVP437  
2022-OCT-28  
Current Planning

Current Planning

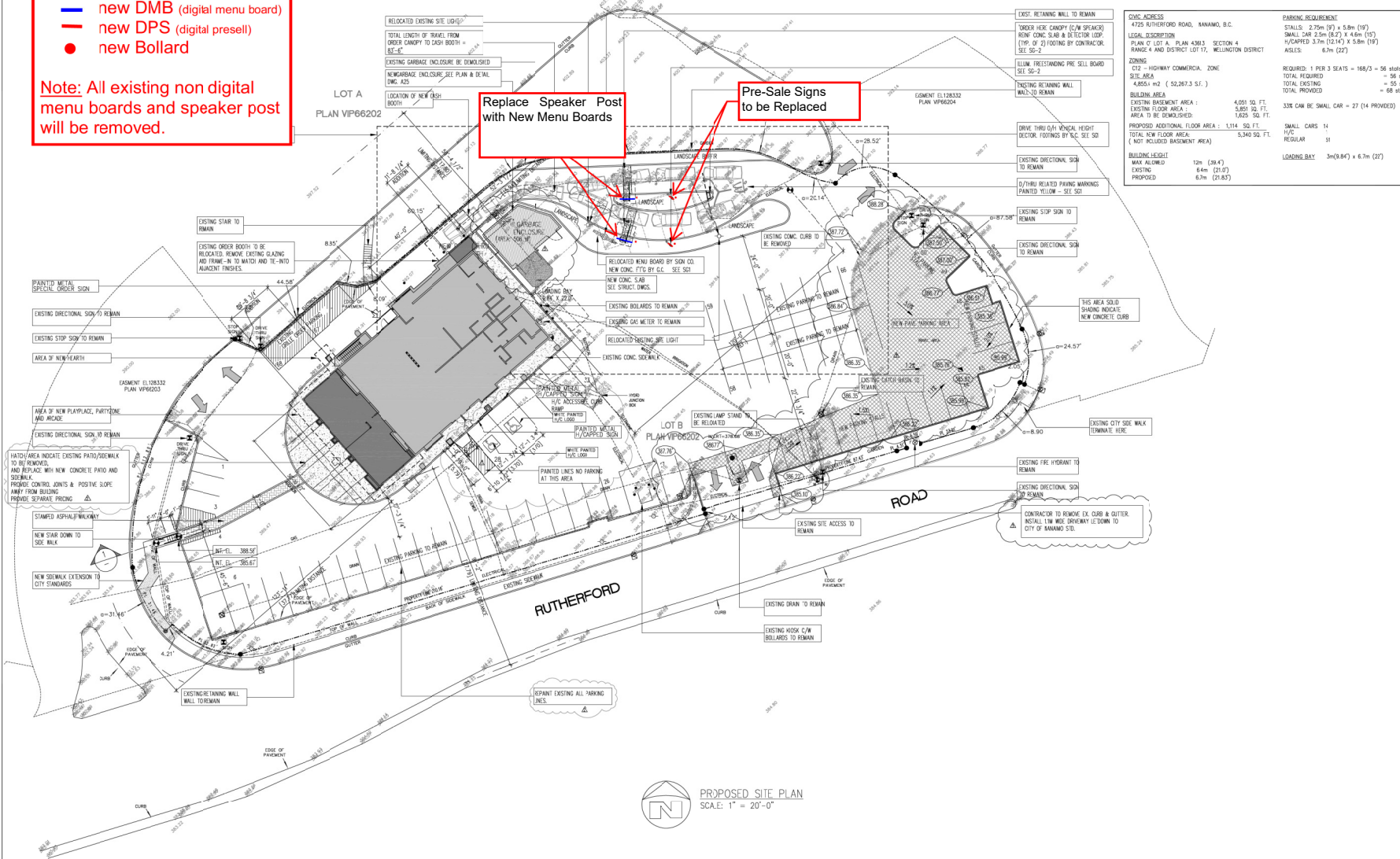
**Legend:**

- new DMB (digital menu board)
- new DPS (digital presell)
- new Bollard

**Note:** All existing non digital menu boards and speaker post will be removed.

Replace Speaker Post with New Menu Boards

Pre-Sale Signs to be Replaced



| DATE         | REV | DESCRIPTION                    | BY | ISSUE REF |
|--------------|-----|--------------------------------|----|-----------|
| Δ OCT 05/09  |     | ISSUED FOR CONSTRUCTION / CDD# |    |           |
| Δ OCT 17/09  |     | ADDENDUM #1                    |    |           |
| Δ NOV 12/09  |     | ADDENDUM #2                    |    |           |
| Δ DEC 16/09  |     | ISSUED FOR RD                  |    |           |
| Δ JULY 10/09 |     | ISSUED FOR TENDER              |    |           |
| Δ MAR 13/09  |     | RE-ISSUED FOR D.P. AMENDMENT   |    |           |
| Δ MAR 06/09  |     | ISSUED FOR D.P. AMENDMENT      |    |           |

# McDonald's®

McDONALD'S RESTAURANTS OF CANADA LIMITED,  
4400 STILL CREEK DRIVE, BURNABY B.C. V5C 6C6