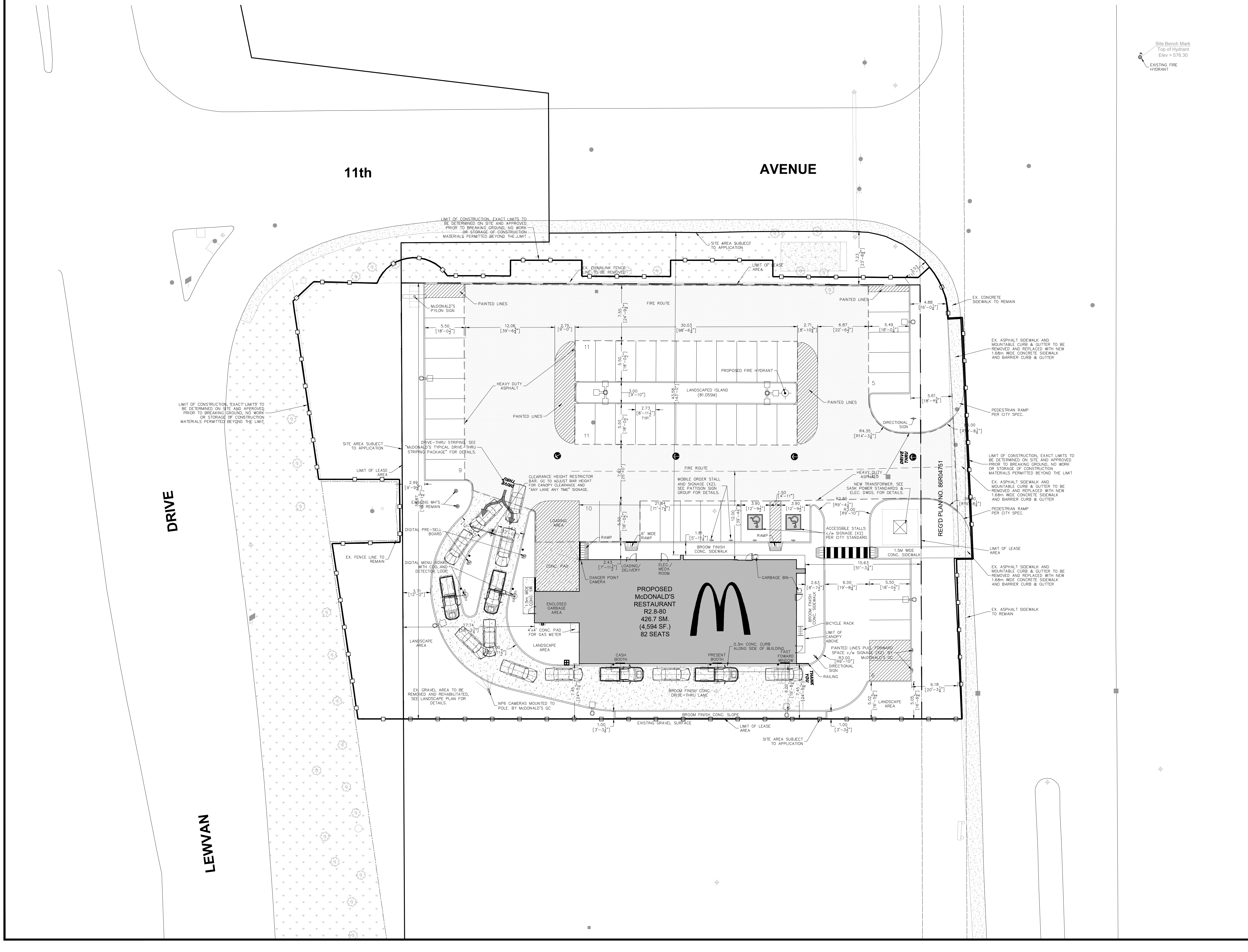
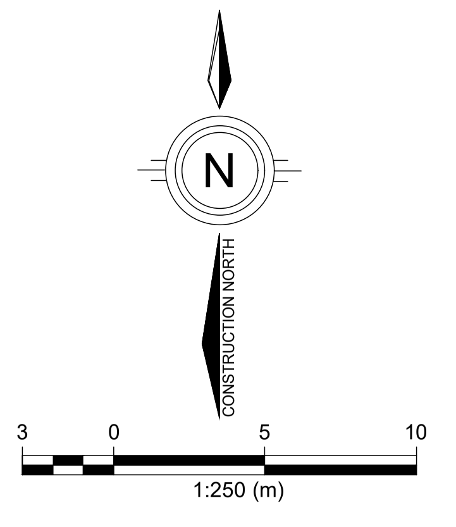
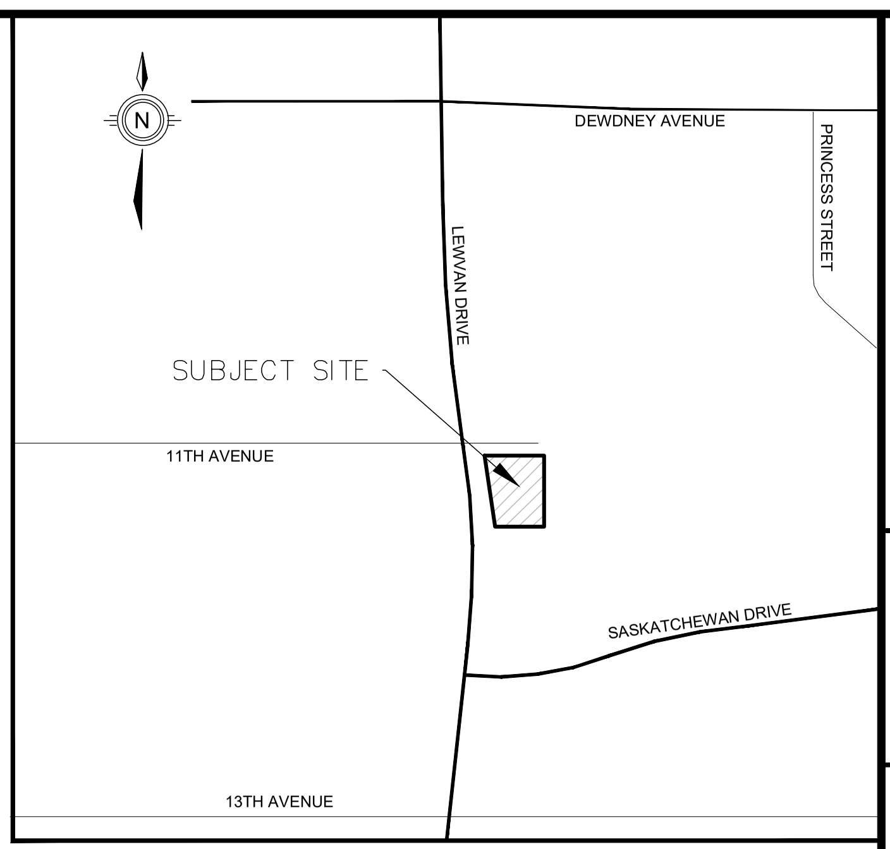
Appendix A-3.1


11th
AVENUE
DRIVE
LEWVAN
LIMIT OF CONSTRUCTION, EXACT LIMITS TO BE DETERMINED ON SITE AND APPROVED PRIOR TO BREAKING GROUND, NO WORK OR STORAGE OF CONSTRUCTION MATERIALS PERMITTED BEYOND THE LIMIT
SITE AREA SUBJECT TO APPLICATION
EX. CHAINLINK FENCE LINE TO BE REMOVED
LIMIT OF LEASE AREA
McDONALD'S PYLON SIGN
PAINTED LINES
FIRE ROUTE
HEAVY DUTY ASPHALT
PROPOSED FIRE HYDRANT
LANDSCAPED ISLAND (81.05SM)
EX. CONCRETE SIDEWALK TO REMAIN
EX. ASPHALT SIDEWALK AND MOUNTABLE CURB & GUTTER TO BE REMOVED AND REPLACED WITH NEW 1.68m WIDE CONCRETE SIDEWALK AND BARRIER CURB & GUTTER
PEDESTRIAN RAMP PER CITY SPEC.
DIRECTIONAL SIGN
DRIVE THRU
DRIVE-THRU STRIPING. SEE "McDONALD'S TYPICAL DRIVE-THRU STRIPING PACKAGE" FOR DETAILS.
CLEARANCE HEIGHT RESTRICTOR BAR. GC TO ADJUST BAR HEIGHT FOR CANOPY CLEARANCE AND "ANY LANE ANY TIME" SIGNAGE.
MOBILE ORDER STALL AND SIGNAGE (X2). SEE PATTISON SIGN GROUP FOR DETAILS.
NEW TRANSFORMER. SEE SASK POWER STANDARDS & ELEC. DWGS. FOR DETAILS.
ACCESSIBLE STALLS c/w SIGNAGE (X2) PER CITY STANDARD
REG'D PLAN NO. 86R04751
1.5M WIDE CONC. SIDEWALK
EXISTING MH'S TO REMAIN
DIGITAL PRE-SELL BOARD
DIGITAL MENU BOARD WITH COD AND DETECTOR LOOP
EX. FENCE LINE TO REMAIN
LOADING AREA
CONC. PAD
RAMP
6' WIDE RAMP
BROOM FINISH CONC. SIDEWALK
LOADING/ DELIVERY
ELEC./ MECH. ROOM
DANGER POINT CAMERA
GARBAGE BIN
1.5m WIDE CONC. SW
ENCLOSED GARBAGE AREA
PROPOSED McDONALD'S RESTAURANT R2.8-80 426.7 SM. (4,594 SF.) 82 SEATS
4'x4' CONC. PAD FOR GAS METER
LANDSCAPE AREA
0.3m CONC. CURB ALONG SIDE OF BUILDING
CASH BOOTH
PRESENT BOOTH
FAST FOWARD WINDOW
THANK YOU
BICYCLE RACK
LIMIT OF CANOPY ABOVE
RAILING
PAINTED LINES PULL FORWARD SPACE c/w SIGNAGE (X2). BY McDONALD'S GC
EX. ASPHALT SIDEWALK TO REMAIN
EX. GRAVEL AREA TO BE REMOVED AND REHABILITATED, SEE LANDSCAPE PLAN FOR DETAILS.
NP6 CAMERAS MOUNTED TO POLE. BY McDONALD'S GC
BROOM FINISH CONC. DRIVE-THRU LANE
BROOM FINISH CONC. SLOPE
EXISTING GRAVEL SURFACE
Site Bench Mark Top of Hydrant Elev = 576.30
EXISTING FIRE HYDRANT
5.50 [18'-0½"]
12.06 [39'-6¾"]
2.75 [9'-0"]
7.55 [24'-9¼"]
30.03 [98'-6¼"]
2.71 [8'-10¾"]
6.87 [22'-6½"]
5.49 [18'-0¼"]
4.88 [16'-0¼"]
7.23 [23'-8¾"]
3.53 [11'-7"]
3.00 [9'-10"]
2.73 [8'-11½"] TYP.
43.58 [143'-0"]
5.61 [18'-4¾"]
R4.35 [R14'-3¼"]
7.62 [25'-0"]
21.84 [71'-7¾"]
3.90 [12'-9½"]
1.50 [4'-11"]
1.81 [5'-11¼"]
12.00 [39'-4½"]
R2.85 [R9'-4¼"]
R3.00 [R9'-10"]
15.63 [51'-3¼"]
2.63 [8'-7½"]
6.00 [19'-8¼"]
5.50 [18'-0½"]
6.18 [20'-3¼"]
5.02 [16'-5¾"]
5.05 [16'-6¾"]
1.00 [3'-3½"]
7.45 [24'-5¼"]
2.43 [7'-11½"]
17.74 [58'-2¼"]
7.00 [22'-11½"]
3.71 [12'-2"]
2.99 [9'-9¾"]
3.67 [12'-0½"]
9
10
11
5
6





KEY PLAN - N.T.S.

CLIENT

McDonald's Restaurants
of Canada Ltd.

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V5C 6C6

Tel: 604-294-2181

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DRAWING ISSUE RECORD

#	DATE	BY	DESCRIPTION
4	2020 04 20	TW	REVISED AS PER CITY COMMENT
3	2019 11 28	TW	ISSUED FOR DP/BP
2	2019 11 06	SC	REVISED BUILDING/SITE LAYOUT
1	2019 07 16	SC	ISSUED FOR DP/BP

DETAILS OF DEVELOPMENT

DATA		REQUIRED	PROPOSED
ZONING	PUBLIC SERVICE ZONE (PS)		
SETBACK	FY	7.5 m	17.74 m
	RY	18.2 m	-
	SY	3.0 m	43.58 m
	SY	3.0 m	-
LEASE AREA		4,114.2 m²	
SITE AREA SUBJECT TO APPLICATION		4,829.18 m²	
RESTAURANT AREA		396.5 m²	
GARBAGE ENCLOSURE		30.2 m²	
BUILDING AREA		426.7 m²	
SEATS		82	
LOT COVERAGE		8.8%	
# OF LOADING SPACES		1	
LANDSCAPE AREA		-	
DT STACKING		12	
PARKING REQUIRED		17	
PARKING PROVIDED		52	

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.

LEGAL DESCRIPTION

PARCEL FF, REG'D PLAN No. 84R29489
1700 ELPHINSTONE STREET
REGINA, SASKATCHEWAN

SEALS

SUB-CONSULTANT

PRIME CONSULTANT

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Hamilton ON L8L 1H5 Canada
tel 905 546 1010
ibigroup.com

PROJECT

McDONALD'S
40902-EVRAZ PLACE

1700 ELPHINSTONE ST,
REGINA, SK

PROJECT NO:	120693
DRAWN BY:	BC
CHK'D BY:	TW
SCALE:	1:250
DATE:	2019 09 12

SHEET TITLE

SITE PLAN

SP1.0

SHEET 1 OF 2

File Location: J:\120693_McD_EvrazPl\5.9 Drawings\59pln\current\120693p2.dwg Last Saved: April 20, 2020, by tony.withall Plotted: Monday, April 20, 2020 4:37:54 PM by Tony Withall