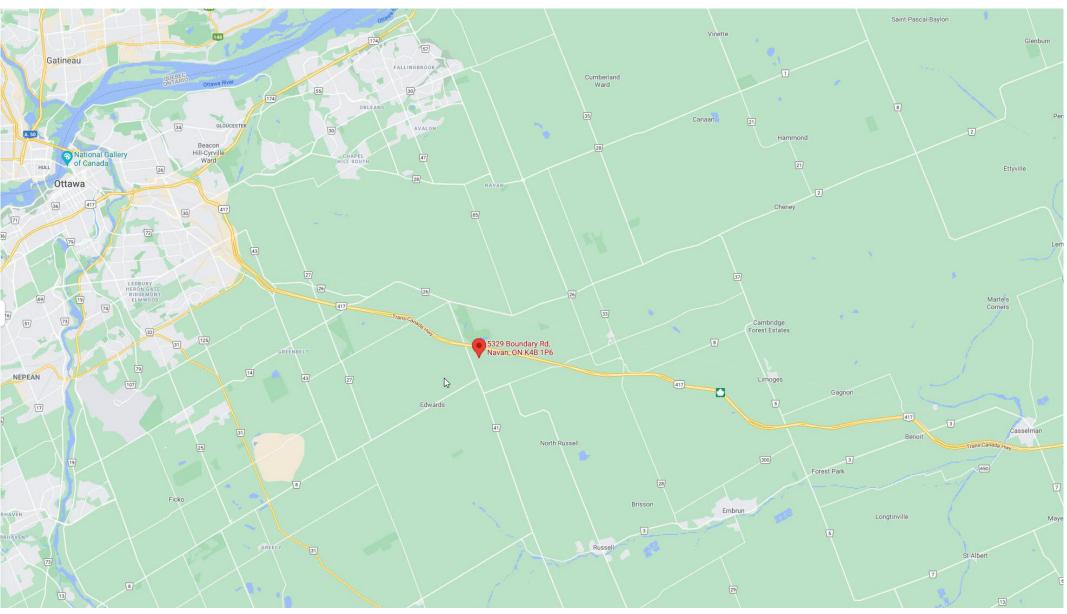
5329 BOUNDARY ROAD OTTAWA, ON, K4B 1P6

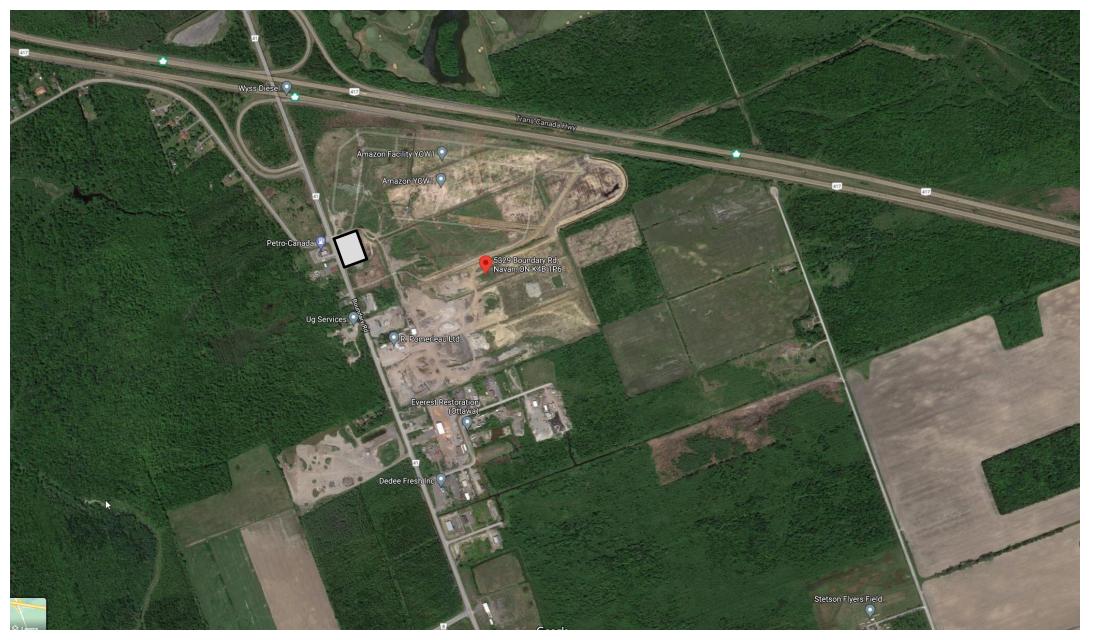
ABBREVIATIONS

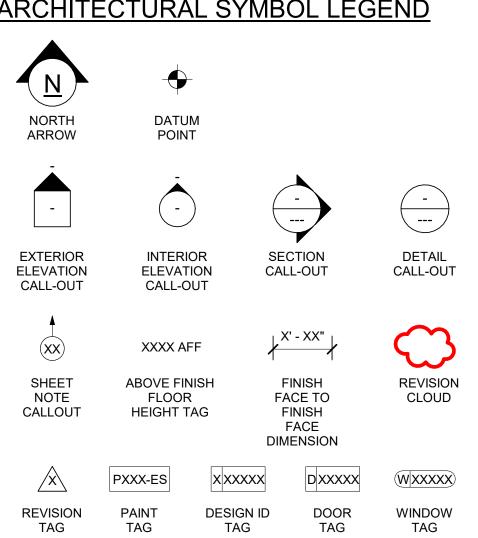
	DREVIATIONS
ADJ AFF AMP	THIRD PARY LOGISTICS AIR CONDITIONING ACOUSTICAL CEILING TILE ADJUSTABLE ABOVE FINISHED FLOOR AMPERE ARCHITECT
BOH	BACK OF HOUSE
CM CTR	CABINET CENTER LINE CEILING STARBUCKS CONSTRUCTION MANAGER CENTER COMMISSIONING COMMISSIONING AGENT
DEG DET DIA DIM DM DN	DETAIL
	EACH ELEVATION EQUAL EXISTING EXTERIOR
FF&E FLR FOH FT	FURNITURE, FIXTURE, AND EQUIPMENT FLOOR FRONT OF HOUSE FOOT/FEET
G GC	GROUND GENERAL CONTRACTOR
hm Horiz Hr ht	HOLLOW CORE HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING, VENTILATING, AND AIR CONDITIONING
I.D.	INSIDE DIAMETER
LEED LL	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN LANDLORD
MAX MEP MFR MIN	MAXIMUM "MECHANICAL, ELECTRICAL, AND PLUMBING" MANUFACTURER MINIMUM
NIC NL NTS	NOT IN CONTRACT NIGHT LIGHT NOT TO SCALE
OC O.D.	ON CENTER OUTSIDE DIAMETER
PLC	PLACE
REF REQ'D	RADIUS REFERENCE REQUIRED REVISION ROUND
SC SF SHT SIM SPEC	STARBUCKS SOLID CORE SQUARE FEET SHEET SIMILAR SPECIFICATION SQUARE
TEMP TYP	TEMPORARY TYPICAL
UNO	UNLESS NOTED OTHERWISE
VD VERT VIF	VENDOR DIRECT VERTICAL VERIFY IN FIELD

VICINITY PLAN



AERIAL MAP





ARCHITECTURAL SYMBOL LEGEND



PROJECT INFORMATION

PROJECT DESCRIPTION:	5329 BOUNDARY RD COMMERCIAL DEVELOPMENT, SITE PLAN APPROVAL.
LEGAL DESCRIPTION:	LOT 21 AND LOT 22 CONCESSION 11
ZONING CLASSIFICATION:	RH - RURAL HEAVY INDUSTRIAL ZONE

PROJECT CONTACTS

OWNER:	RKK DEVELOPMENTS INC. 13 SWEET PEA WAY, OTTAWA, ON, K2T 0P2 CONTACT: RAJIV MAINI PH: (613)-717-4496 EM: KMPETROLEUM@GMAIL.COM
ARCHITECT OF RECORD:	DANIEL JOHNSON ARCHITECT INC. 25 ISABELLA STREET TORONTO, ON, M4Y 1M7 CONTACT: AWAIS HAMID PH: (416) 920-0040, (647) 339-6894 EM: AHAMID@J-N-ARCH.COM
CIVIL ENGINEERING:	EVB ENGINEERING LTD. 800 SECOND ST. W CORNWALL, ON K6J 1H6 CONTACT: JAMIE BAKER / FRANCOIS LAFLEUR PH: (613) 935-3775; EXT. 220 / EXT. 240 EM: JAMIE.BAKER@EVBENGINEERING.COM / EM: FRANCOIS.LAFLEUR@EVBENGINEERING.COM
LANDSCAPE ARCHITECT:	LASHLEY + ASSOCIATES CORPORATION SUITE 202, 950 GLADSTONE AVENUE OTTAWA, ON K1Y 3E6 CONTACT: RYAN PAIGE PH: (613) 233 8579 EM: RPALIGA@LASHLEYLA.COM
TRANSPORTATION PLANNER :	CASTLEGLENN CONSULTANTS SUITE 200, 2460 LANCASTER ROAD OTTAWA, ON K1B 4S5 PH: (613) 731 4052 EM: AKIRILLOV@CASTLEGLENN.CA

PROJECT STATISTICS

ZONING BY LAW: RURAL HEAVY INDUSTRIAL ZONE [RH]

AREA OF THE SITE: 93384.59 SQ-FT (8675.71 SQ-M)

ZONING MECHANISMS	PROVISIONS REQUIRED
MINIMUM LOT WIDTH (M)	50
MINIMUM LOT AREA (M2)	8,000
MINIMUM FRONT YARD ŚETBACK (M)	15
MINIMUM REAR YARD SETBACK (M)	15
MINIMUM INTERIOR SIDE YARD SETBACK (M)	
-ABUTTING AN INDUSTRIAL ZONE	3
-OTHER CASES	10
MINIMUM CORNER SIDE YARD SETBACK (M)	15
MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	15
	50

OUTDOOR STORAGE

MAXIMUM LOT COVERAGE (%)

(A) OUTSIDE STORAGE IS NOT PERMITTED WITHIN ANY REQUIRED FRONT YARD OR CORNER SIDE YARD;

(B) OUTSIDE STORAGE MUST BE SCREENED FROM ABUTTING RESIDENTIAL USES AND PUBLIC STREETS BY AN OPAQUE SCREEN AT LEAST 1.8 METRES IN HEIGHT FROM FINISHED GRADE

REQUIRED PARKING:

USE	<u>AREA</u>	RATES [AREA C ON SCHEDULE	<u>SP/</u>
QUICK-SERVE RESTAURANT (CRU1) CONVENIENCE STORE (CRU2) QUICK-SERVE RESTAURANT (CRU3)	167 M2 274 M2 167 M2	10 SPACES/100M2 3.4 SPACES/100M2 10 SPACES/100M2	17 10 17
TOTAL PARKING SPACES REQUIRED	= 44		

50

(RATES TAKEN FROM CITY OF OTTAWA ZONING BY-LAW 2008-250, SECTION 100-114) ACCESSIBLE PARKING REQUIRED* = 2 REQUIRED, PROVIDED 3 [1 'TYPE A' + 2 'TYPE B']

(AS PER O. REG. 191/11 — ITEM 80.38) * ACCESSIBILE PARKING IS INCLUDED IN REQUIRED TOTAL PARKING.

PROVIDED PARKING:

PARKING PROVIDED = 44

PARKING SPACE DIMENSIONS ARE 2.6 M X 5.2 M, EXCEPT WHERE OTHERWISE INDICATED.

DRAWINGS LIST

SHEET	SHEET TITLE
00 SPA	
A000	TITLE PAGE
A000.1	SURVEY PLAN
A001	SITE PLAN
A002.0	FLOOR PLAN - A&W / CONVENIENCE STORE
A002.1	FLOOR PLANS - STARBUCKS
A002.2	GAS STATION
A003	BUILDING SECTION
A003.1	BUILDING SECTION
A004	EXTERIOR ELEVATIONS - A&W / CONVENIENCE STORE
A004.1	EXTERIOR ELEVATION - STARBUCKS
A004.2	PYLON SIGNAGE
A005.1	PERSPECTIVE VIEWS - CONVENIENCE / A&W
A005.2	PERSPECTIVE VIEWS STARBUCKS
A005.3	PERSPECTIVE - GAS STATIONS
00 SURVEY	
SP 1	SURVEY PLAN
01 CIVIL	
C1.1	SITE REMOVALS PLAN
C1.2	GENERAL SITE PLAN
C1.3	SITE SERVICING PLAN
C1.4	SITE GRADING PLAN
C1.5	SEDIMENT & EROSION CONTROL PLAN
C2.1	SITE SEWAGE WORKS PLANS & DETAILS
C2.2	SITE SEWAGE WORKS DETAILS
C2.3	SITE SEWAGE WORKS PLAN & DETAILS
C2.4	SITE FIRE WATER PLAN & DETAILS
C2.5	SITE SERVICE WATER PLAN & DETAILS
C3.1	
C3.2	
C3.3 C3.4	DETAILS - CITY OF OTTOWA DETAILS - JELLYFISH FILTER
C3.4 C4.1	O.P.S.D.'S
C4.1 C4.2	0.P.S.D.S 0.P.S.D.'S
07.2	0.1.0.0.0
02 STRUCTU	
S1	RETAININGWALL PLAN, DETAILS AND GENERAL NOTES

03 LANDSCAPE

1-1	LANDSCAPE PLAN
-TP1	PRE-DEVELOPMENT VEGETATION

PRE-DEVELOPMENT VEGETATION POST - DEVELOPMENT VEGETATION L-TP2

RED PROVISION PROVIDED

8675

PROVIDED, REFER TO THE DRAWING A001

PROVIDED, REFER TO THE DRAWING A001 PROVIDE, REFER TO THE DRAWING A001

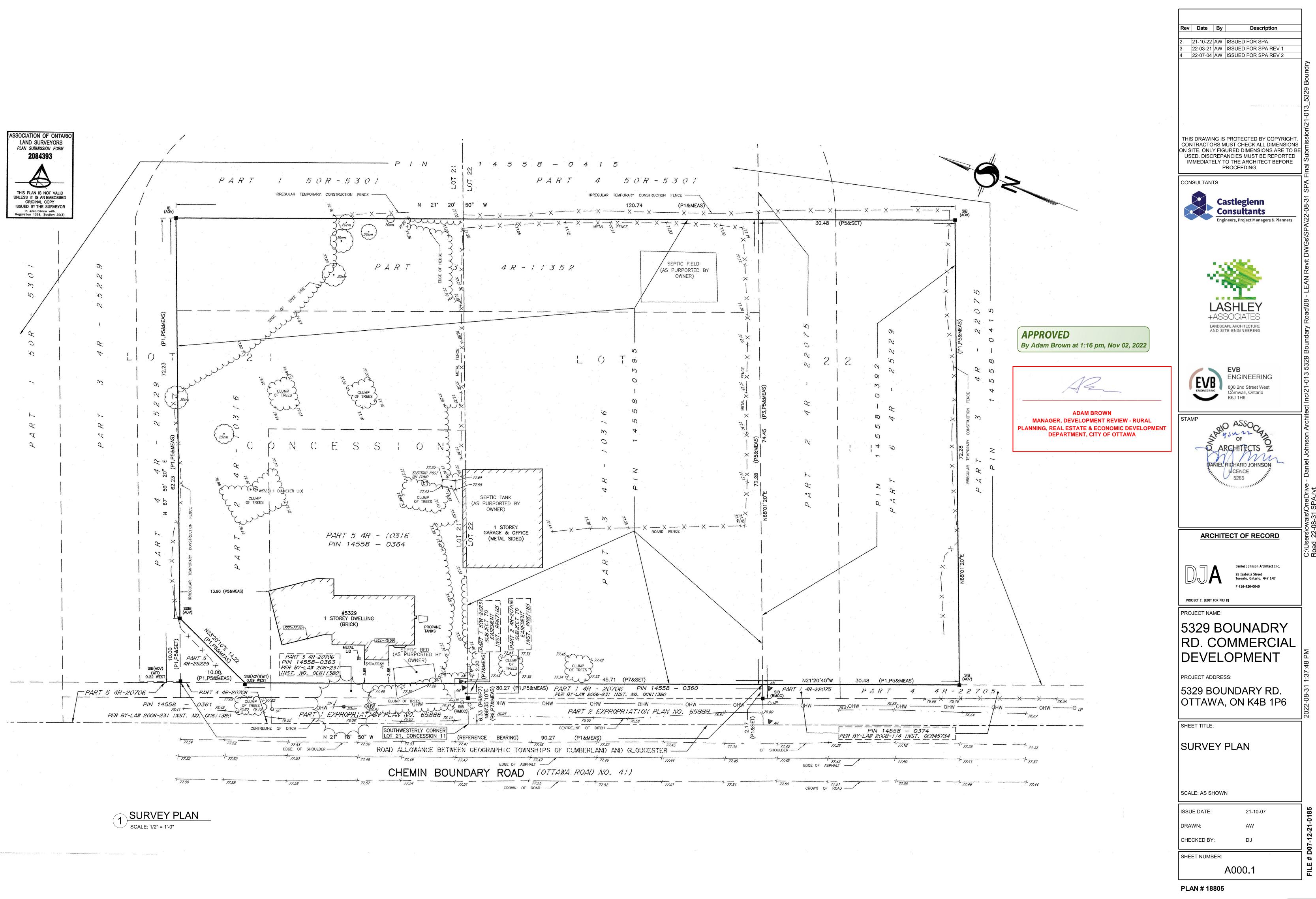
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SPACES

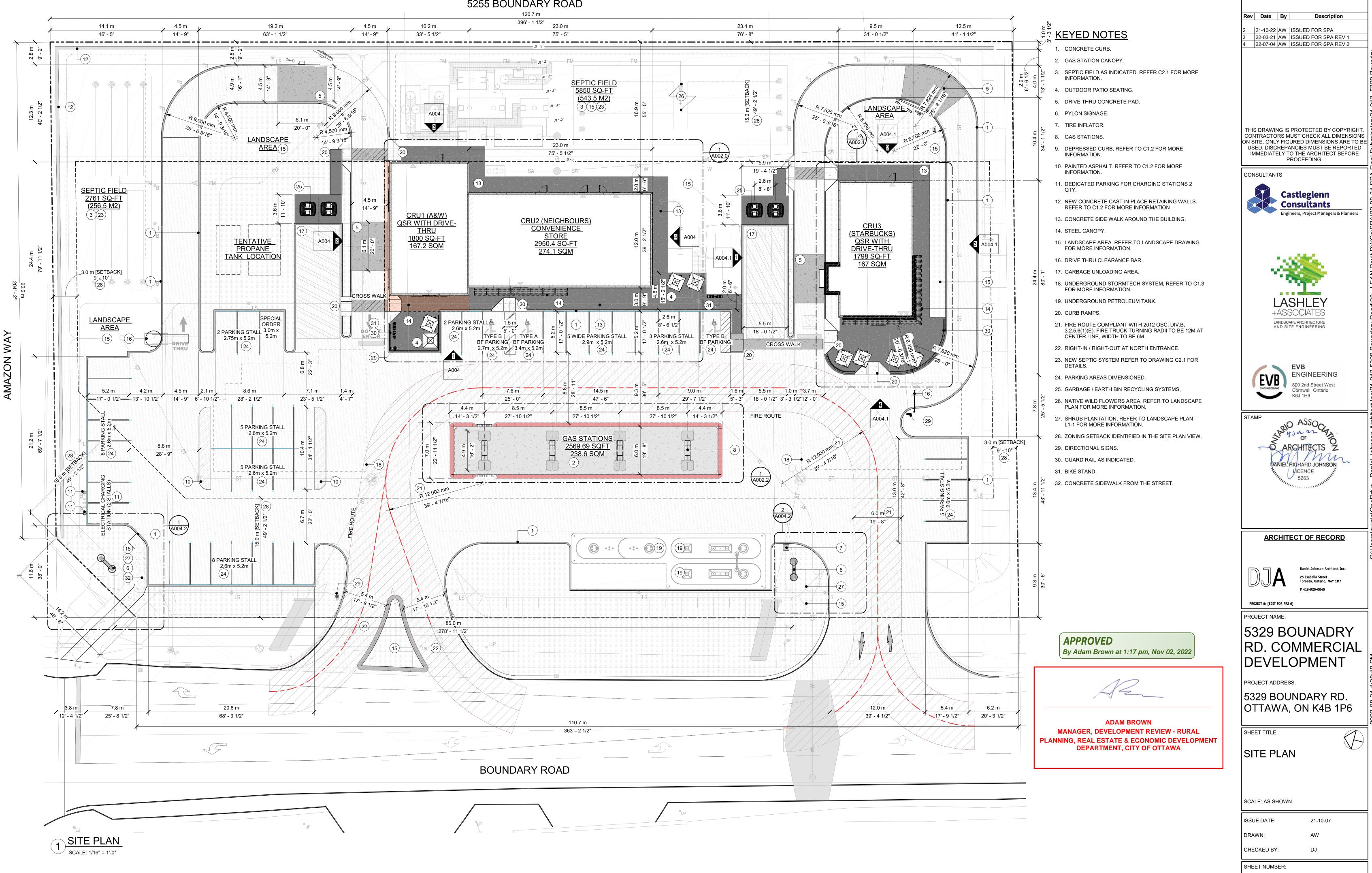
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ADAM BROWN MANAGER, DEVELOPMENT REVIEW - RURAL PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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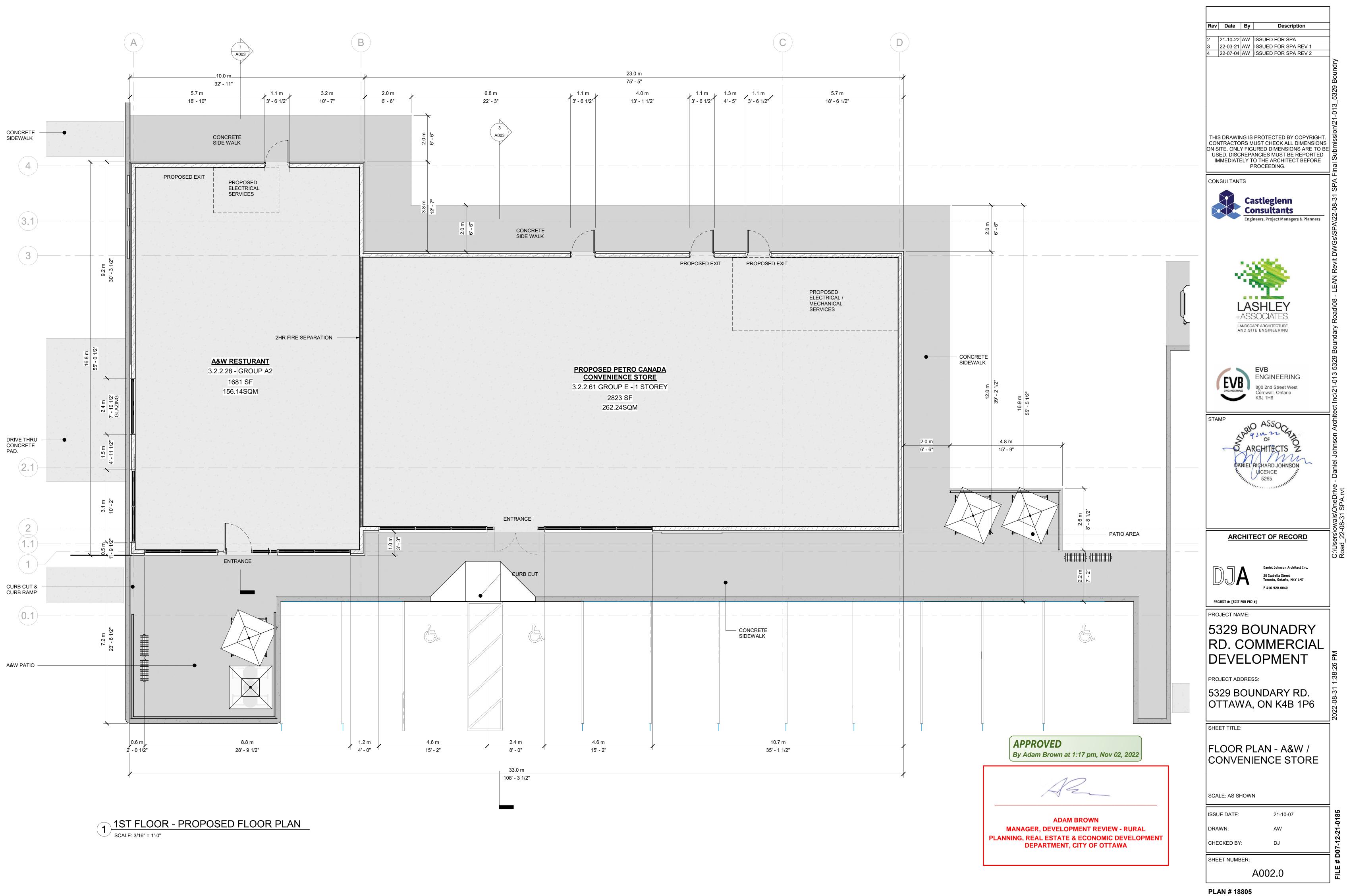


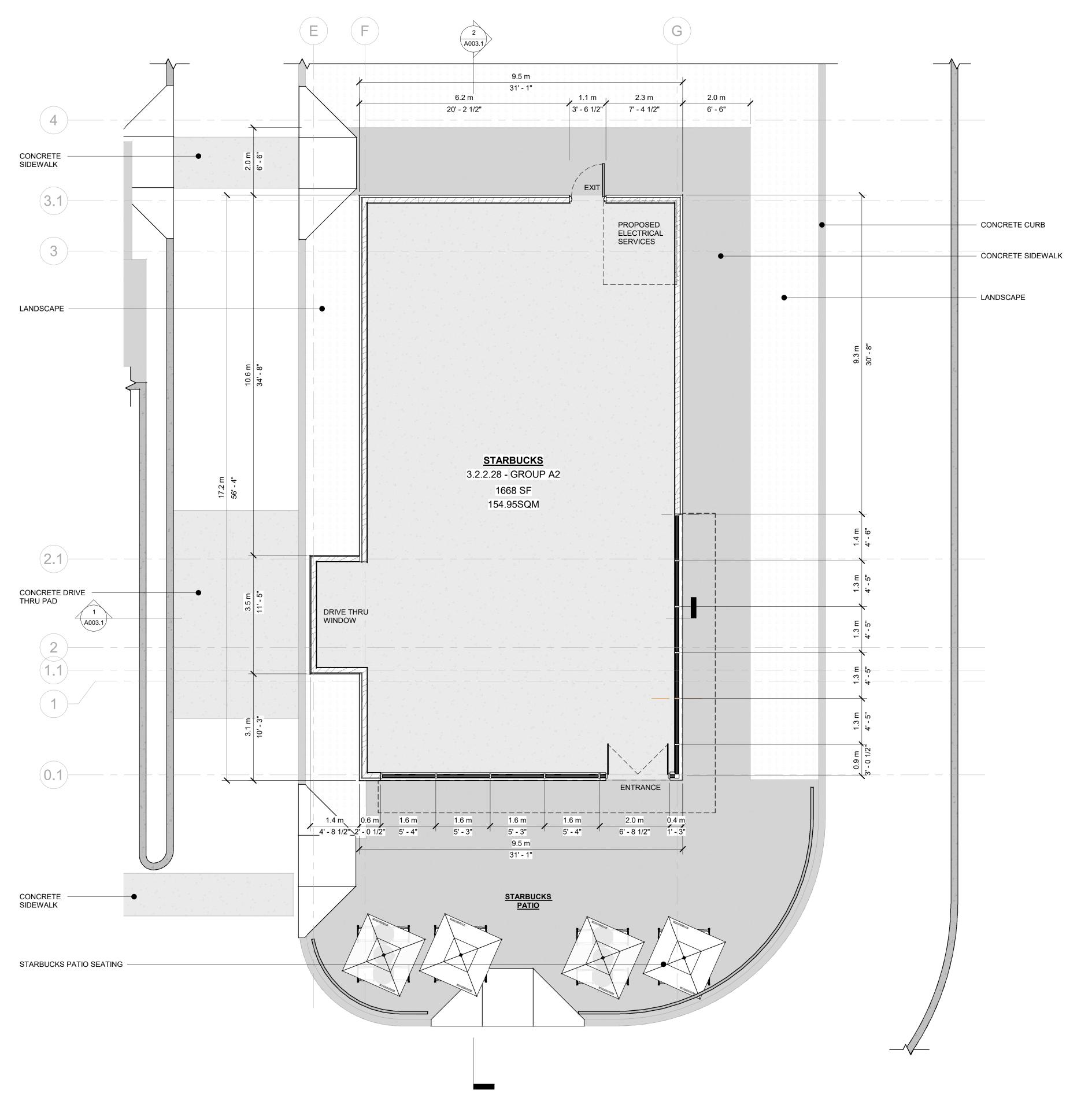


5255 BOUNDARY ROAD

PLAN # 18805

A001





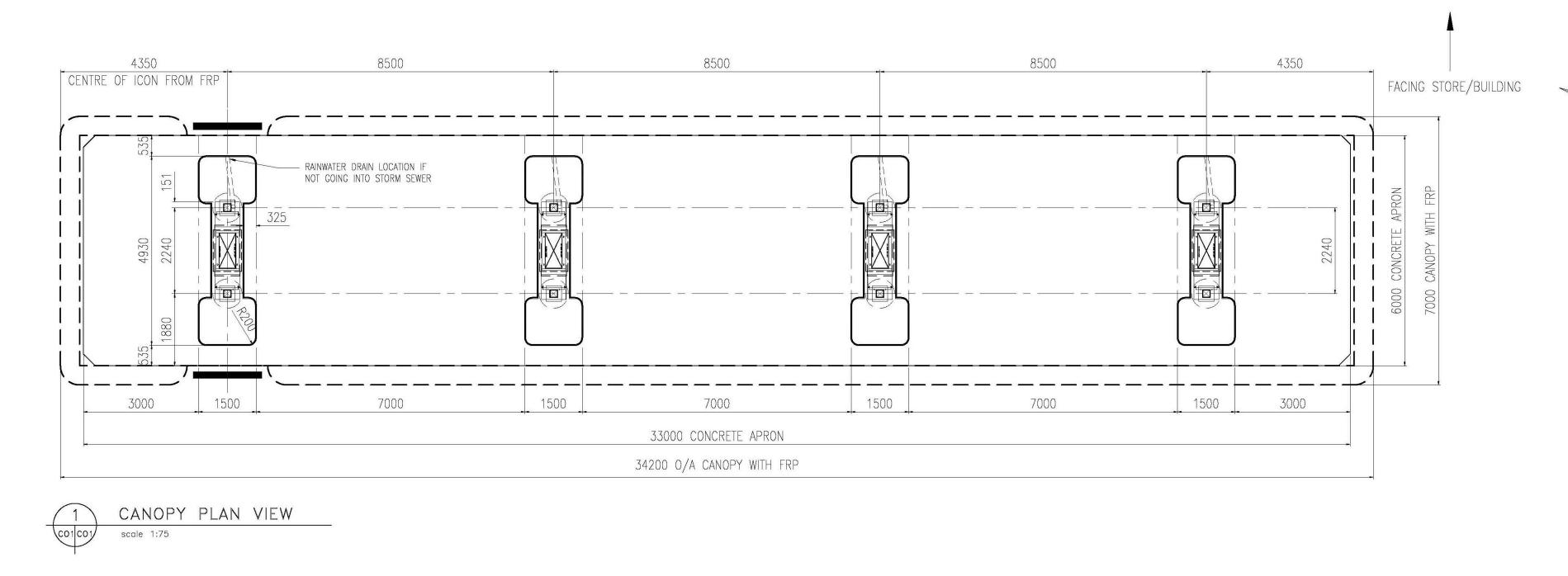
1 IST FLOOR - PROPOSED FLOOR PLAN SCALE: 3/16" = 1'-0"

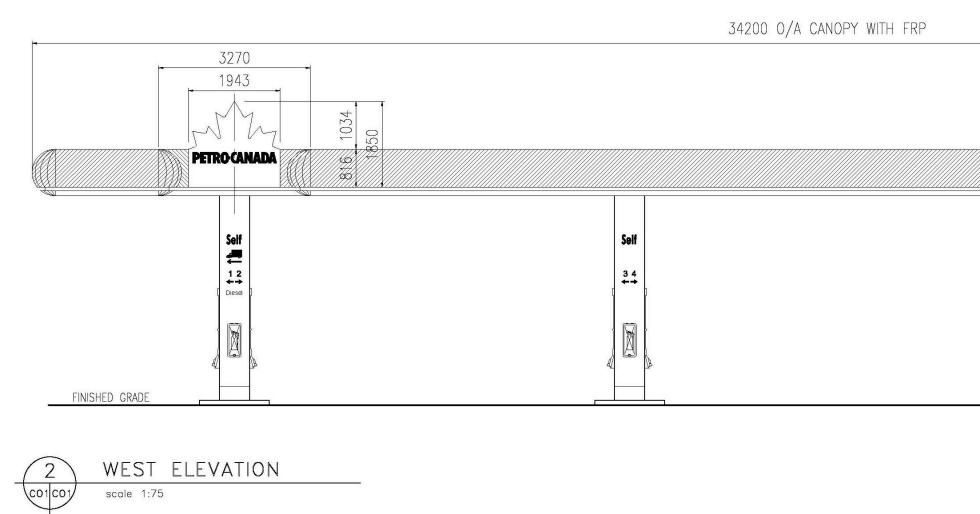
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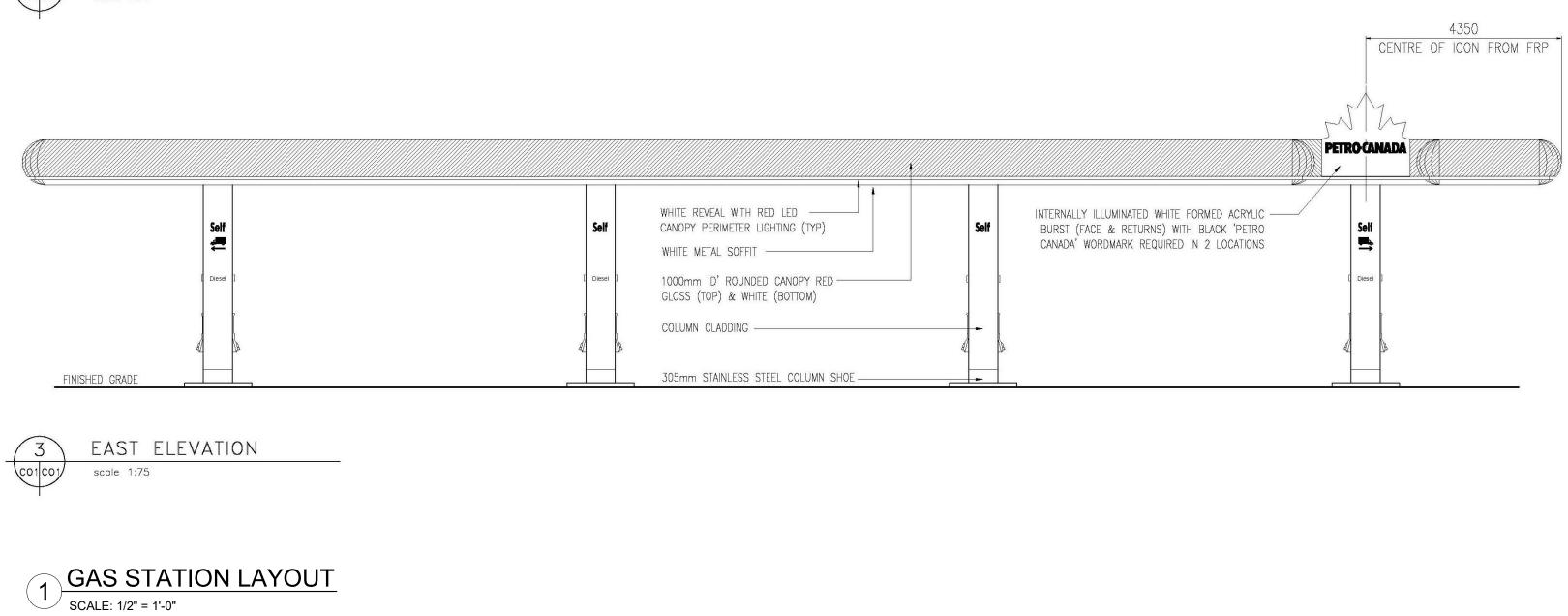
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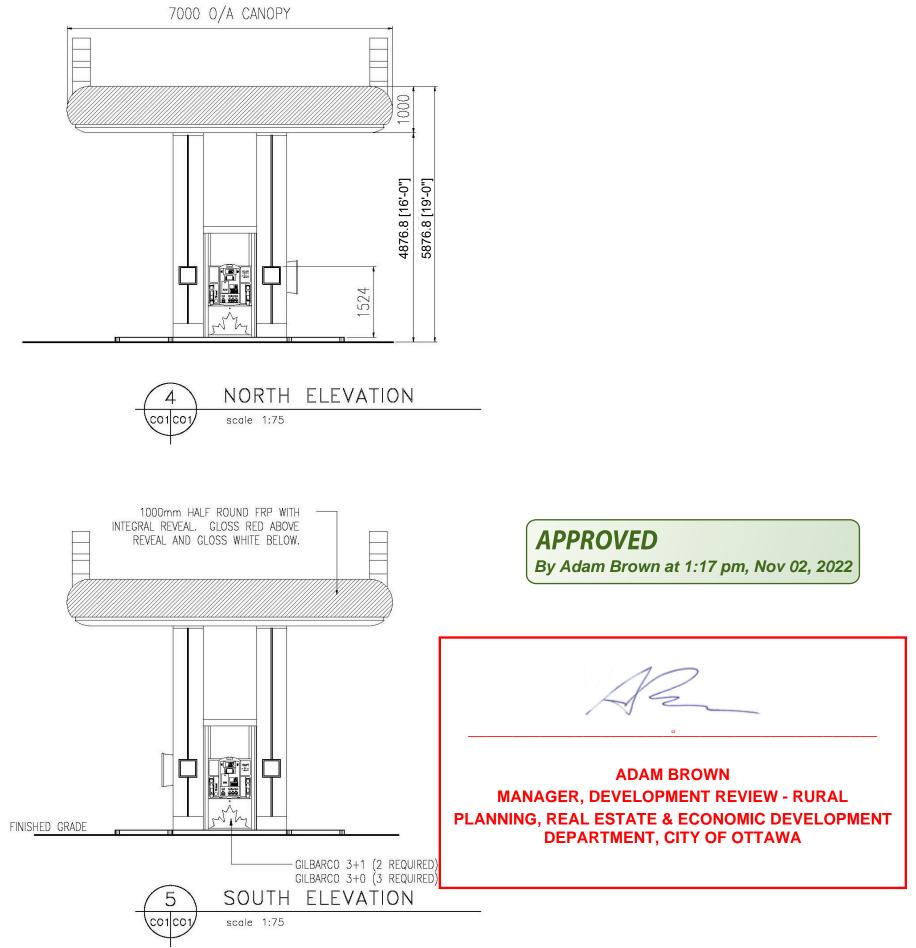




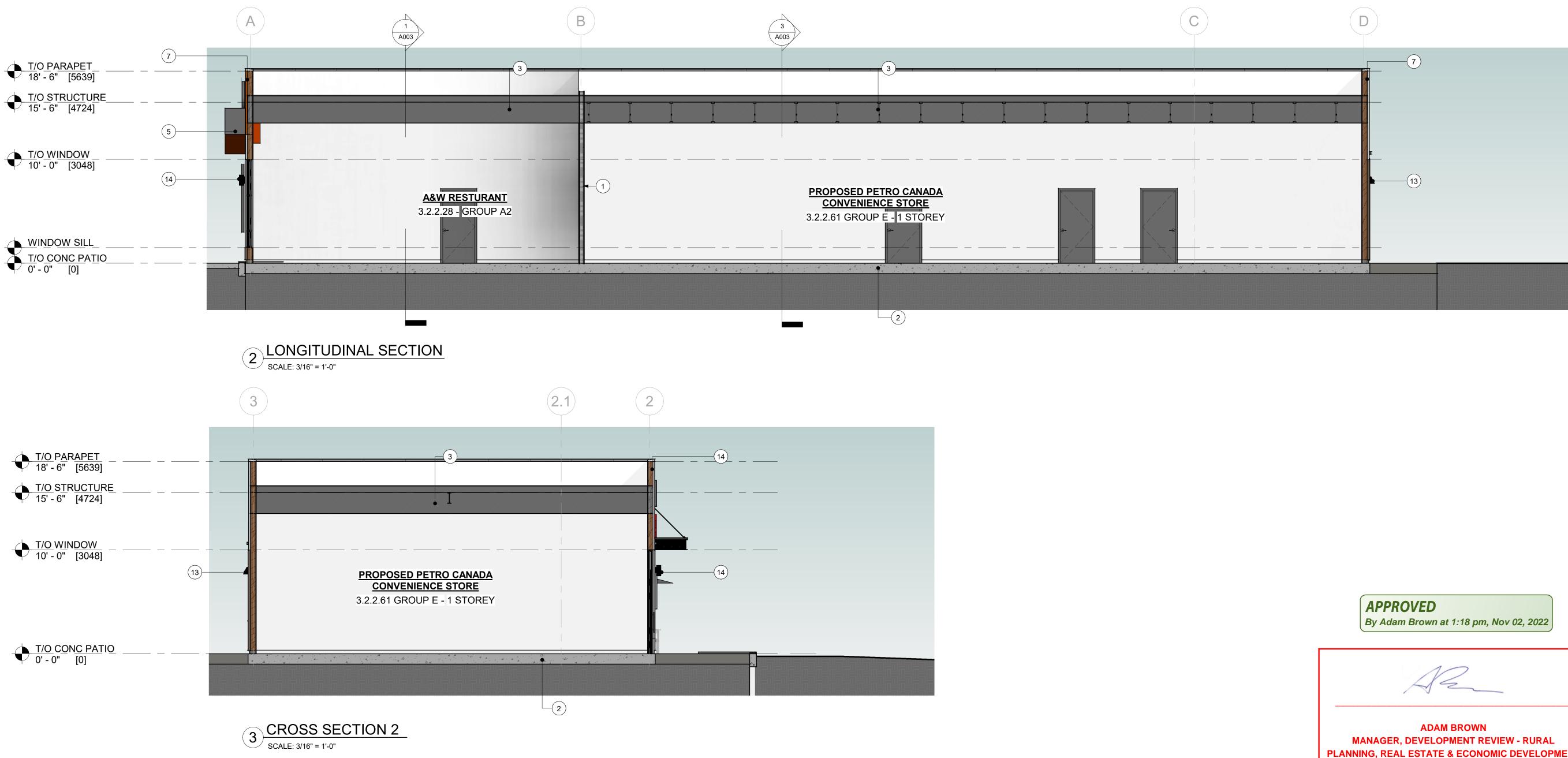




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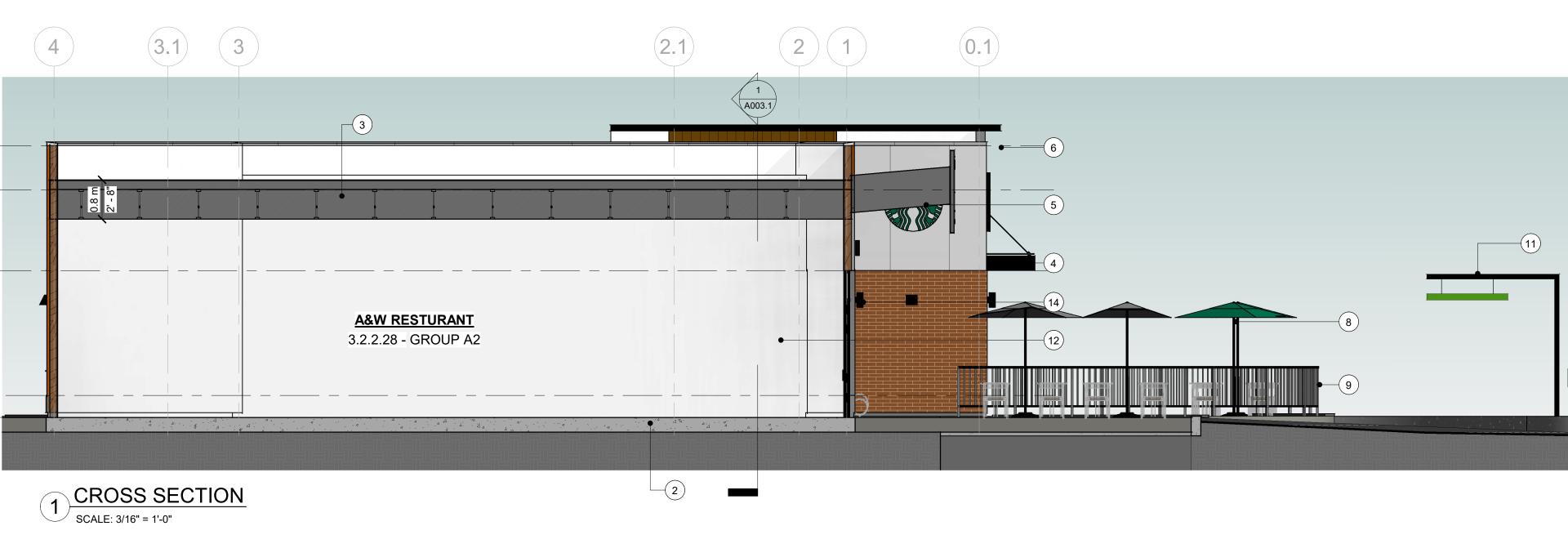


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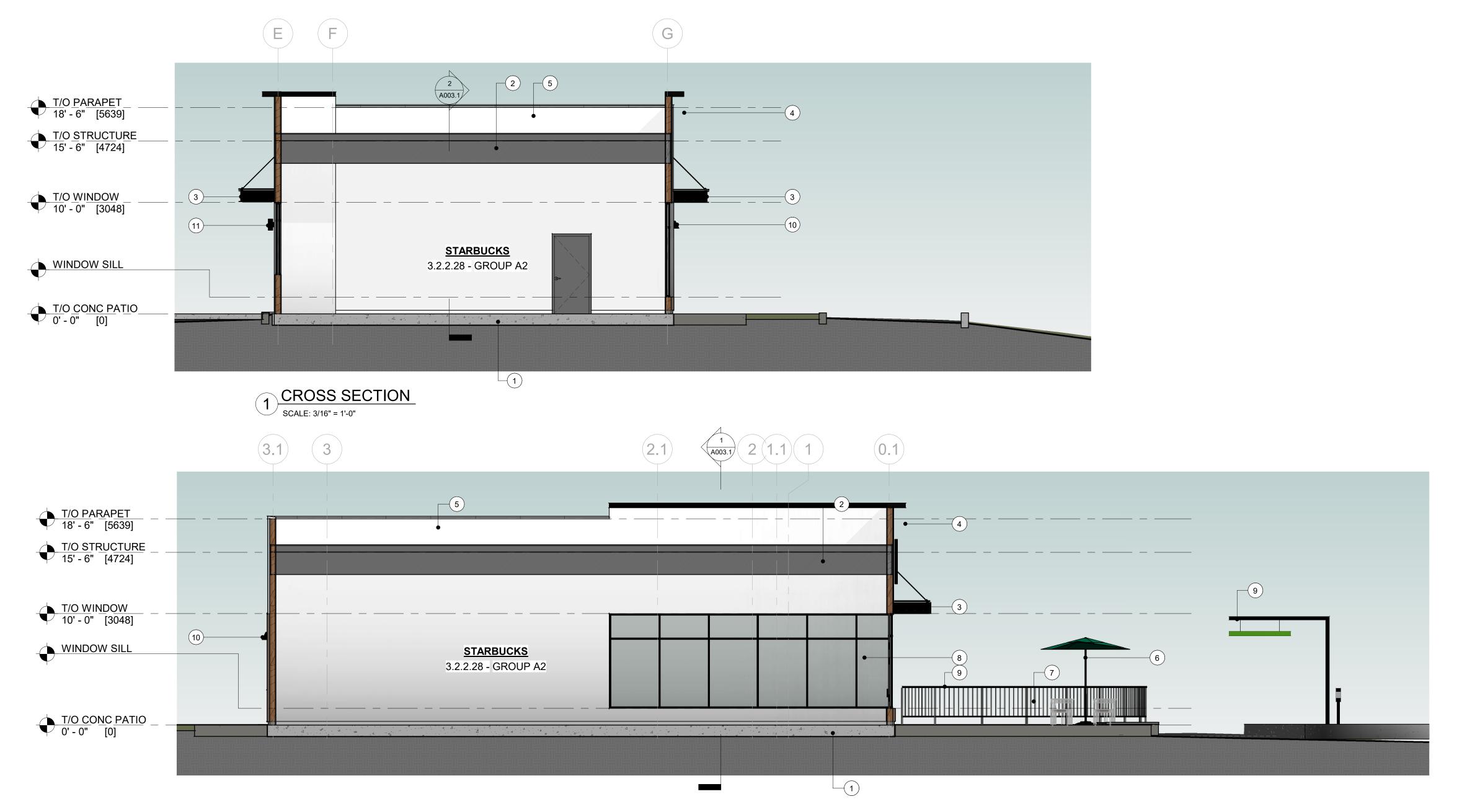


KEYED NOTES

- 1. 2 HR FIRE RATED WALL.
- 2. CONCRETE SLAB ON GRADE.
- 3. FLAT ROOF WITH I JOIST FRAMING.
- 4. STEEL CANOPY STRUCTURE, FINISH BLACK.
- 5. PREFINISHED SHEET METAL FRAMING TO FORM A&W BOOMERANG, FINISH: ORANGE.
- 6. PARAPET WITH INTEGRATED LED POT LIGHTING.
- 7. PARAPET WITH SHEET METAL COPING.
- 8. SITE FURNITURE.
- 9. PATIO GUARD RAILING.
- 10. CURTAIN WALL GLAZING.
- 11. DRIVE THRU CLEARANCE BAR.
- 12. ENTRANCE DOOR.
- 13. SECURITY LIGHT FIXTURES 8'-0" O/C.
- 14. WALL SCONCES AT 8'-0" O/C.

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2 LONGITUDINAL SECTION SCALE: 3/16" = 1'-0"

KEYED NOTES

- 1. SLAB ON GRADE.
- 2. FLAT ROOF WITH I JOIST FRAMING.
- 3. STEEL CANOPY STRUCTURE WITH GLAZING, FINISH BLACK.
- 4. PARAPET WITH INTEGRATED LED POT LIGHTING.
- 5. PARAPET WITH SHEET METAL COPING.
- 6. SITE FURNITURE.
- 7. PATIO GUARD RAILING.
- 8. CURTAIN WALL GLAZING.
- 9. DRIVE THRU CLEARANCE BAR.
- 10. SECURITY LIGHT FIXTURES 8'-0" O/C.
- 11. WALL SCONCES AT 8'-0" O/C.

APPROVED By Adam Brown at 1:19 pm, Nov 02, 2022

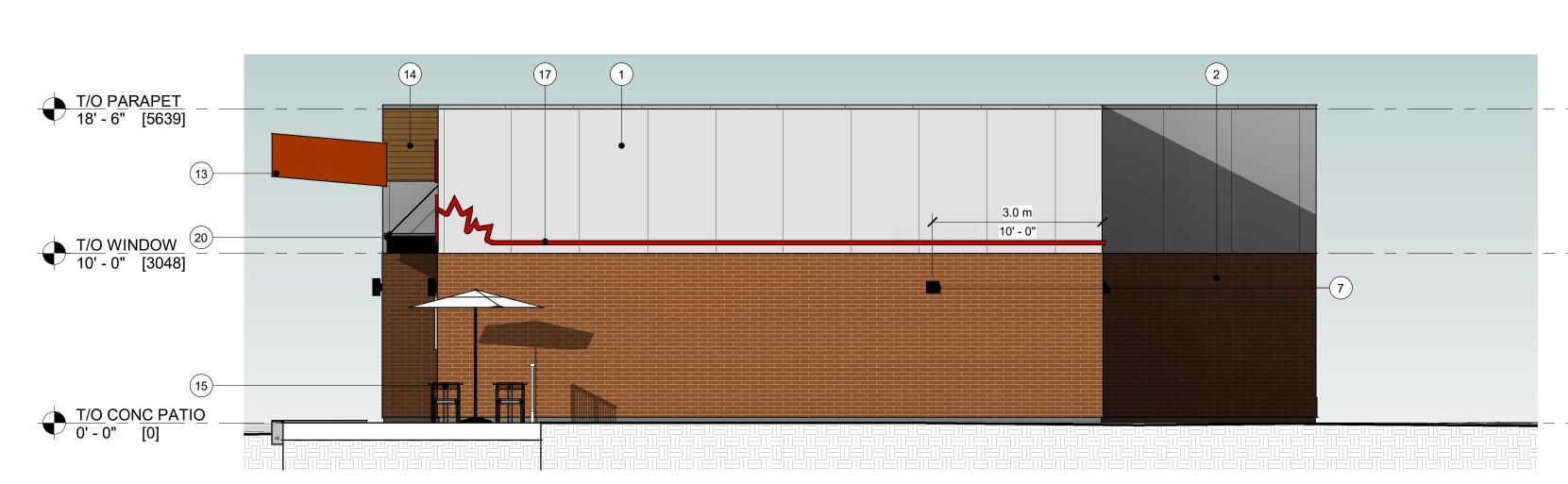
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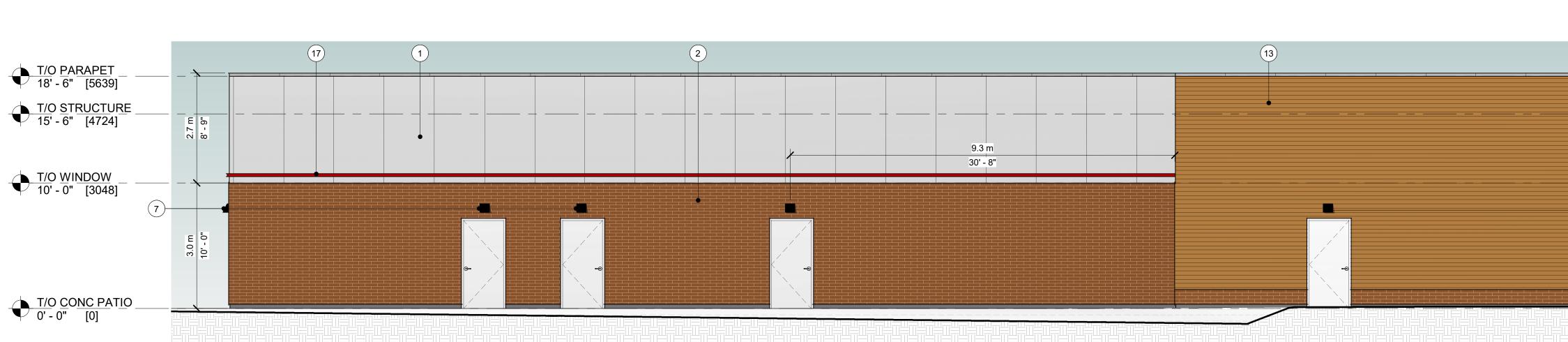
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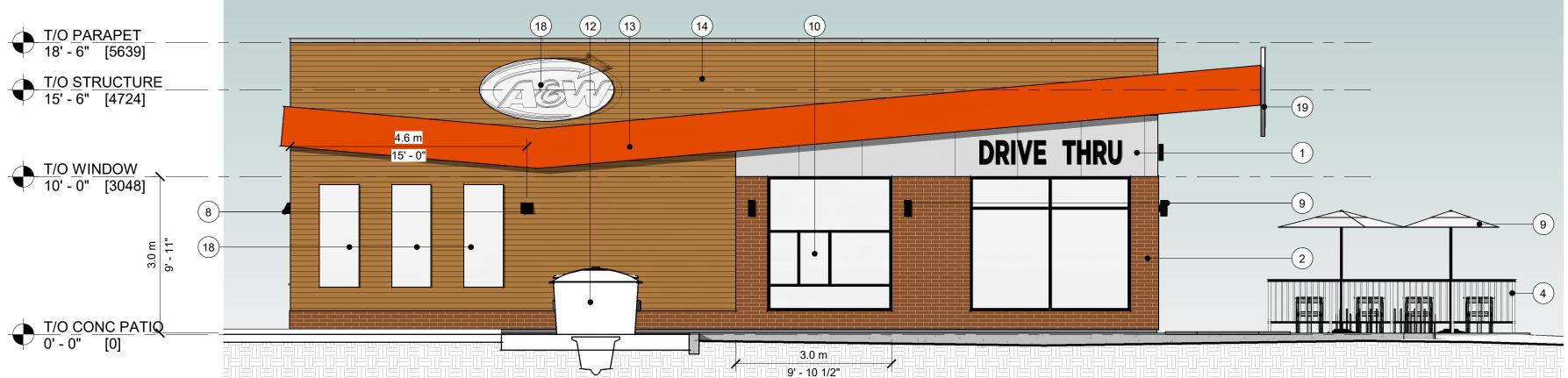
3 EAST ELEVATION - CONVENIENCE STORE SCALE: 3/16" = 1'-0"





15' - 2"

8' - 0"



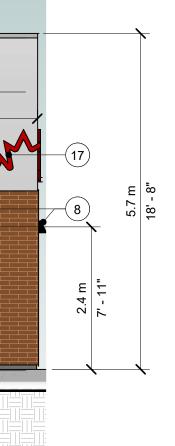
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2 NORTH ELEVATION - CONVENIENCE STORE SCALE: 3/16" = 1'-0"



1 5) 36	5 20	3	2	
			3.1 m 10' - 2"	4.5 m 14' - 11"	3.0 m 10' - 0"
	2.4 m				
4.6 m	1.9 m 6' - 2"				

15' - 2"



KEYED NOTES

- 1. ALUMINUM CLADDING, FINISH PCP WHITE.
- 2. EXTERIOR BRICK FINISH.
- 3. NEIGHBOURS ILLUMINATED SIGNAGE.
- 4. PATIO GUARD RAILING.
- 5. CURTAIN WALL GLAZING.
- 6. ENTRANCE DOOR TO THE CONVENIENCE STORE.
- 7. SECURITY LIGHT FIXTURES 8'-0" O/C.
- 8. WALL SCONCES AT 8'-0" O/C.
- 9. SITE FURNISHING.
- 10. DRIVE THRU WINDOW.
- 11. SITE GUARD RAIL.
- 12. EARTH BINS.
- 13. A&W BOOMERANG, PRE FINISHED ALUMINUM COMPOSITE MATERIAL WITH HIDDEN FASTENER.
- 14. A&W EXTERIOR PANEL, PRE FINISHED ALUMINUM COMPOSITE MATERIAL WITH HIDDEN FASTENER.
- 15. PATIO SEATING.
- 16. ENTRANCE DOOR TO A&W RESTAURANT.
- 17. PETRO CANADA RED BAND SIGNAGE.
- A&W WALL MOUNTED GRAPHICS ILLUMINATED SIGNAGE.
- 19. A&W BOOMERANG MOUNTED GRAPHICS ILLUMINATED SIGNAGE.
- 20. STEEL CANOPY SHADING STRUCTURE WITH GLAZING FOR WEATHER PROTECTION.

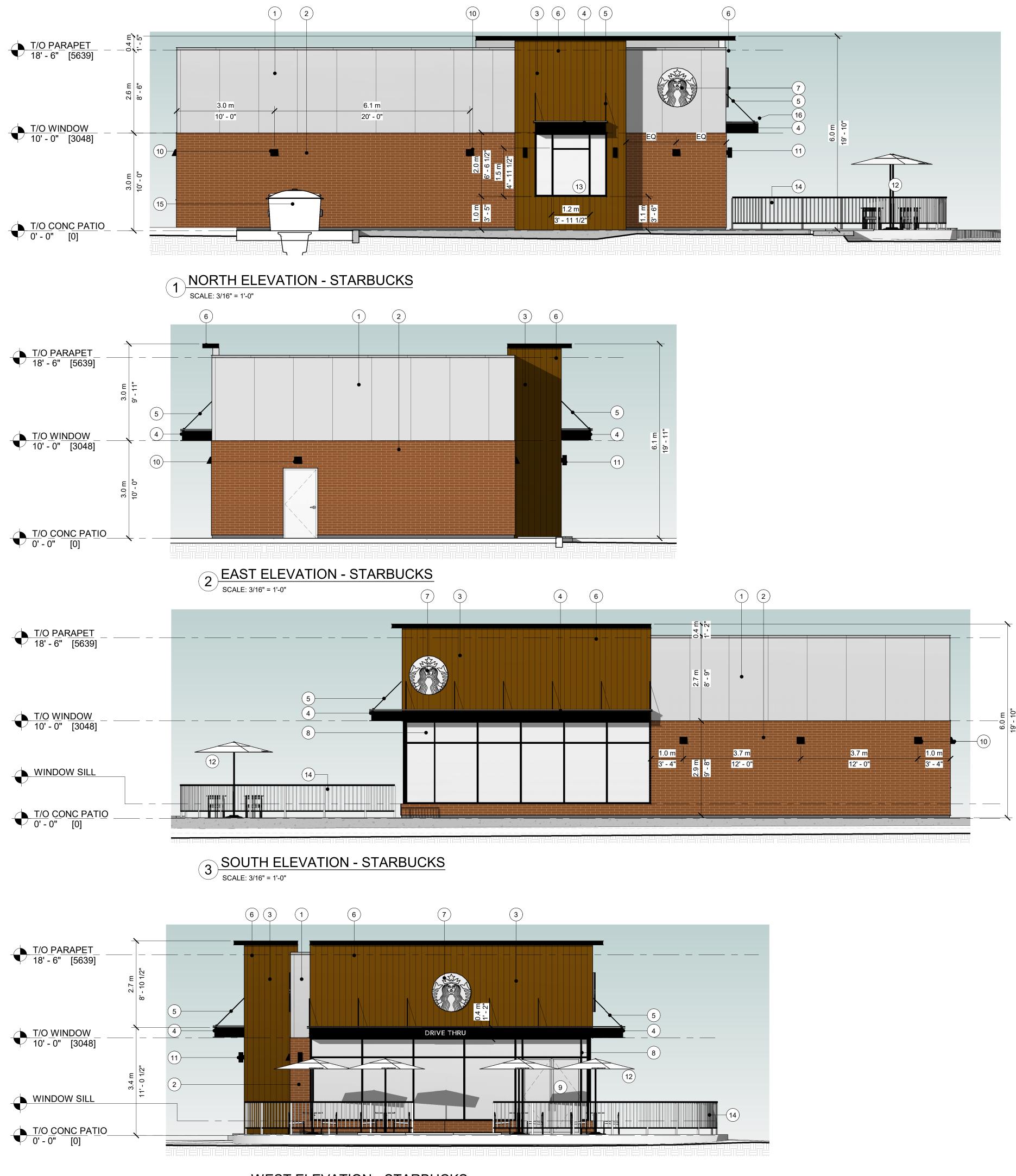
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By Adam Brown at 1:19 pm, Nov 02, 2022

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4 WEST ELEVATION - STARBUCKS SCALE: 3/16" = 1'-0"



KEYED NOTES

- 1. ALUMINUM CLADDING, FINISH PCP WHITE.
- 2. EXTERIOR BRICK FINISH.
- VERTICAL WOODEN SLATS, FINISH GOBI SHOU SUGI BAN.
- 4. STEEL CANOPY SHADING STRUCTURE WITH GLAZING FOR WEATHER PROTECTION.
- 5. STEEL CANOPY CABLE CONNECTIONS.
- 6. PARAPET WITH INTEGRATED LED POT LIGHTING.
- 7. STARBUCKS ILLUMINATED SIGNAGE.
- 8. CURTAIN WALL GLAZING.
- 9. ENTRANCE DOOR.
- 10. SECURITY LIGHT FIXTURES 8'-0" O/C.
- 11. WALL SCONCES AT 8'-0" O/C.
- 12. SITE FURNISHING.
- 13. DRIVE THRU WINDOW, 3' 6" FROM EXTERIOR FINISH GRADE.
- 14. SITE GUARD RAIL.
- 15. EARTH BINS.
- 16. DRIVE THRU DIRECTIONAL SIGN ON THE CANOPY.

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Castleglenn Consultants

Engineers, Project Managers & Planners

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APPROVED By Adam Brown at 1:19 pm, Nov 02, 2022

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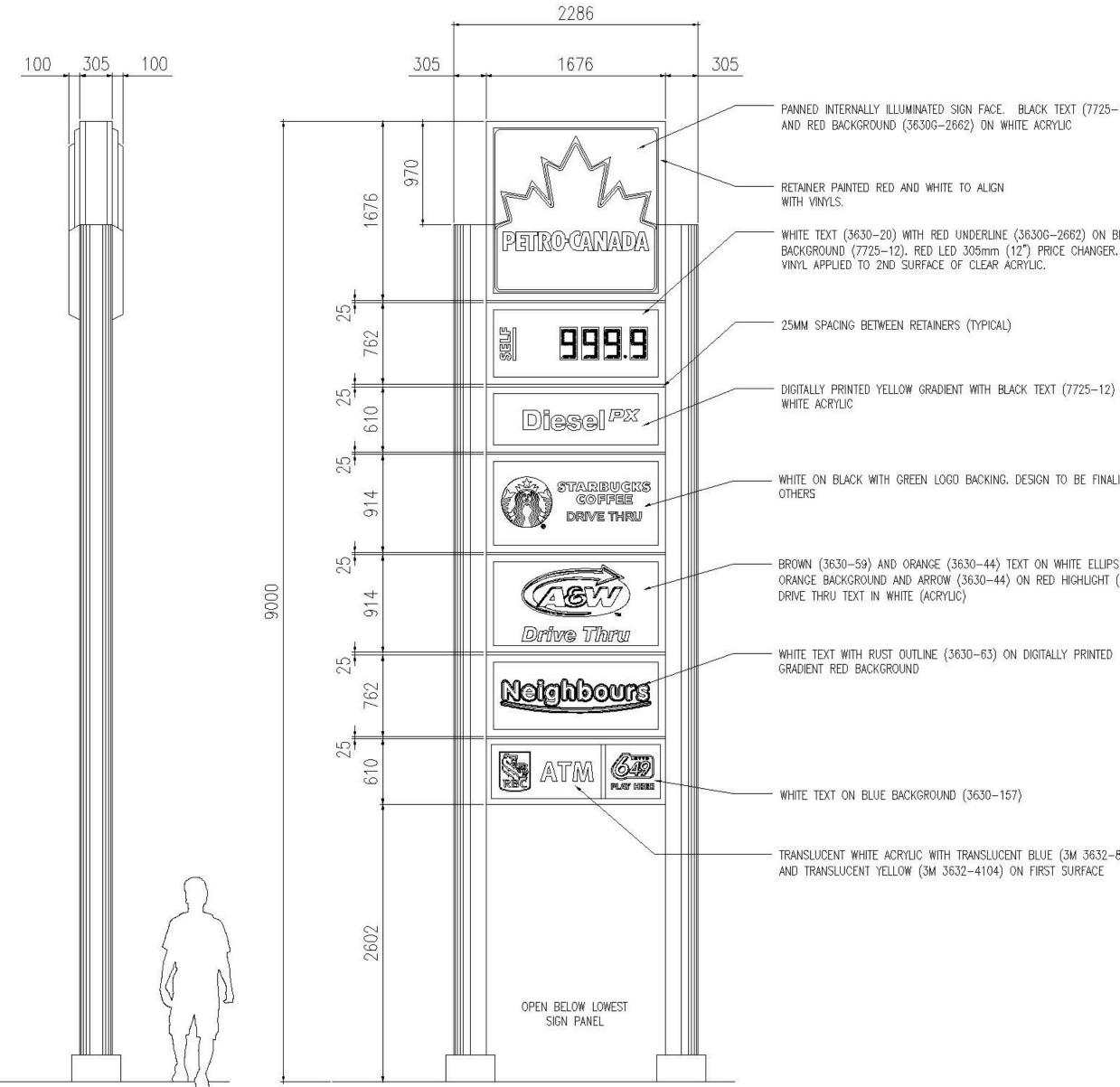
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Front View

AND TRANSLUCENT YELLOW (3M 3632-4104) ON FIRST SURFACE

TRANSLUCENT WHITE ACRYLIC WITH TRANSLUCENT BLUE (3M 3632-8708)

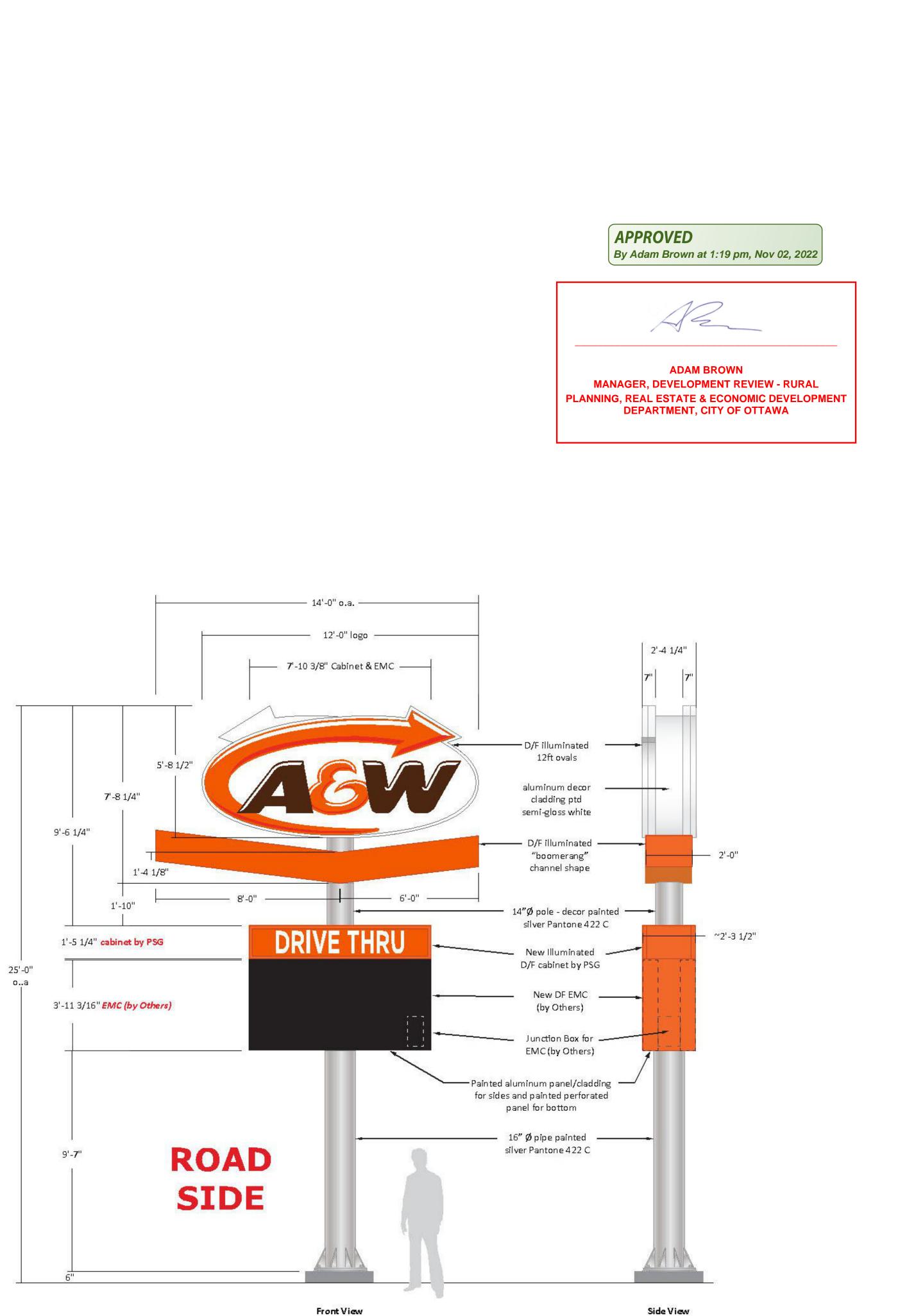
BROWN (3630-59) AND ORANGE (3630-44) TEXT ON WHITE ELLIPSE WITH ORANGE BACKGROUND AND ARROW (3630-44) ON RED HIGHLIGHT (3630-43).

- WHITE ON BLACK WITH GREEN LOGO BACKING, DESIGN TO BE FINALIZED BY

DIGITALLY PRINTED YELLOW GRADIENT WITH BLACK TEXT (7725–12) ON

WHITE TEXT (3630–20) WITH RED UNDERLINE (3630G–2662) ON BLACK
 BACKGROUND (7725–12). RED LED 305mm (12") PRICE CHANGER.
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PANNED INTERNALLY ILLUMINATED SIGN FACE. BLACK TEXT (7725–12)



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1 CONVENIENCE / A&W - PERSPECTIVE 1 SCALE: 1 1/2" = 1'-0"



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