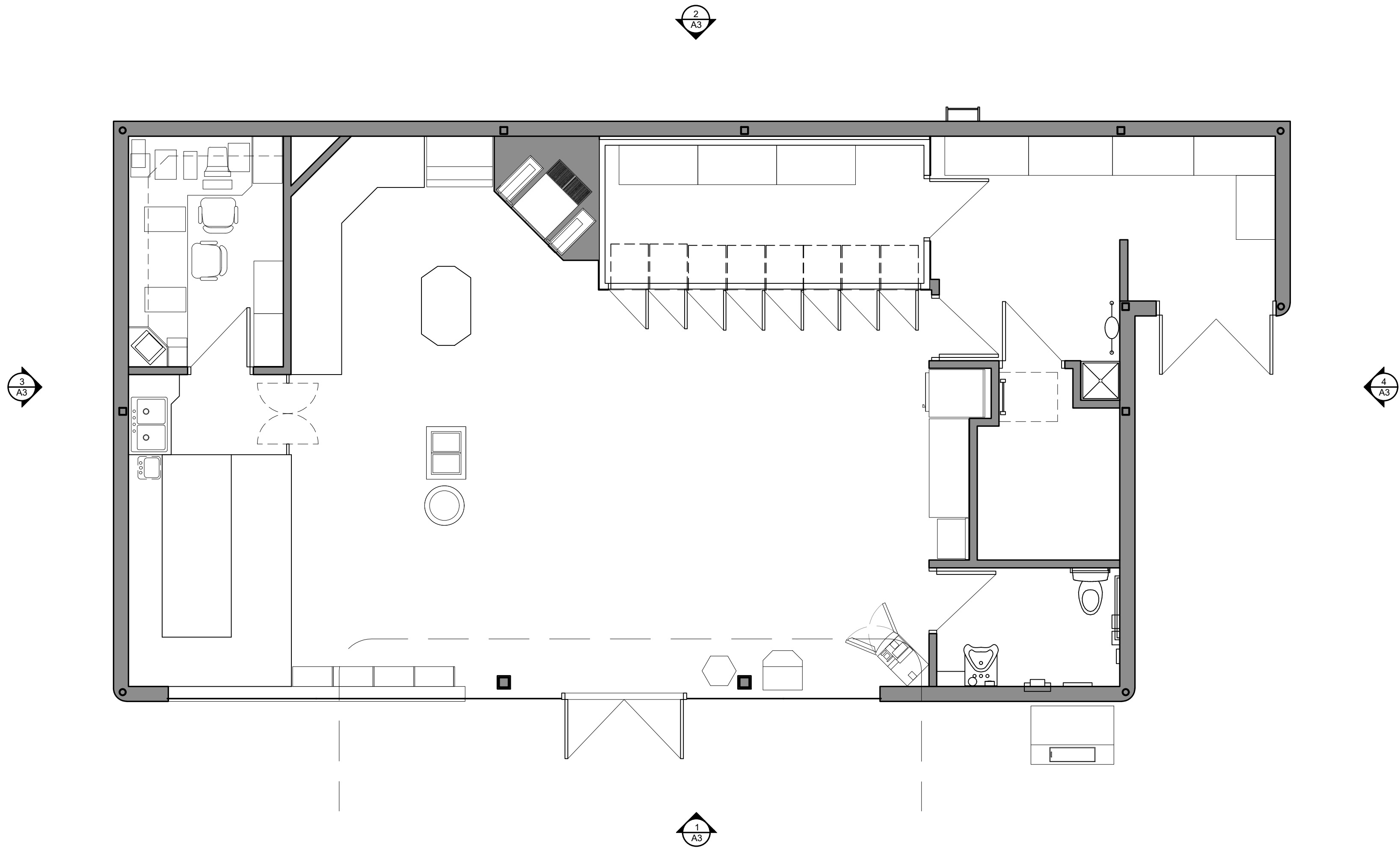
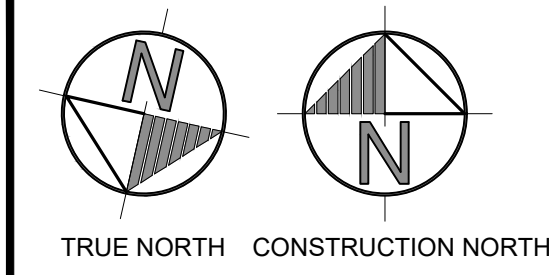


SITE INFORMATION					
ADDRESS: 4000 RIVERSIDE DRIVE, OTTAWA, ONTARIO					
ZONE: LIGHT INDUSTRIAL (IL)					
	PROPOSED AREA: SQ.M.	EXISTING AREA: SQ.M.	AREA: ACRES	% OF TOTAL LOT AREA	
TOTAL LOT AREA	5,274.2 M²	5,274.2 M²	1.3	100%	
TOTAL BUILDING AREA	282.6 M²	282.6 M²		5.4%	
LANDSCAPED AREA	1,437.2 M²	1,373.4 M²		27.2%	
ASPHALT PAVED AREA	2,814.4 M²	3,118.8 M²		53.4%	
CONCRETE PAVED AREA	737.8 M²	499.4 M²		14%	
	PROPOSED	EXISTING	% OF TOTAL		
TOTAL BUILDING AREA (GROSS)	148.7 M²	148.7 M²	100%		
C-STORE GFA	94.3 M²	148.7 M²	63.4%		
A&W GFA	54.4 M²	NA	36.6%		
CAR WASH (NET)	133.9 M²	133.9 M²			
CANOPY COVERAGE	307.1 M²	307.1 M²	5.8%		
	PROPOSED	EXISTING			
BUILDING HEIGHT - CANOPY:	5.50 M	5.50M			
BUILDING HEIGHT - STORE:	4.39 M	4.39 M			
BUILDING HEIGHT - CAR WASH:	4.63 M	4.63 M			
PARKING					
	MINIMUM REQUIRED	REQUIRED	EXISTING	PROPOSED	
CAR WASH	NONE	0	0	2 PARKING/ VACUUM (+ 11 CARS STACKING)	
C-STORE	CONVENIENCE STORE: 3.4 PARKING SPACES FOR EACH 100 M² OF GFA (94.3/100) 3.4 = 3.2 = ROUNDED DOWN TO 3	3	12	6 PARKING INCLUDING 1- HANDICAP	
A&W	FAST FOOD: 10 PARKING SPACES FOR EACH 100 M² OF GFA (54.4/100) 10 = 5.4 = ROUNDED DOWN TO 5	5	NA	6 PARKING (+ 9 CARS STACKING)	
TOTAL:		8	12	14	
LOADING SPACE PROVIDED					
C-STORE & A&W	5.5M x 12M		1	1	1

ISSUED		
NO.	DATE	DESCRIPTION
1	2025/12/16	ISSUED FOR SITE PLAN APPROVAL
REVISION		
2	2025-04-16	RECONFIGURED CAR WASH & DRIVE-THRU STACKING LANES
3	2025-05-05	A&W COMMENTS
4	2025-05-23	ADDED MUNICIPAL ROAD SIGNS AND MARKINGS
5	2025-08-26	BA COMMENTS
6	2025-09-26	YARD LIGHTS AT CARWASH ENTRANCE STACKING TO REFLECT EXISTING
7	2025-11-17	REVISED D-T STACKING PER TRAFFIC CONSULTANT COMMENTS
8	2025-12-05	UPDATED YARD LIGHTS AS PER PHOTOMETRICS
9	2025-12-16	UPDATED LANDSCAPE & SNOW STORAGE
SEAL		
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		
CLIENT		
DRAWING TITLE		
PROPOSED SITE LAYOUT		
PROJECT		
RIVERSIDE DRIVE @ HUNT CLUB DRIVE		
OTTAWA, ON		
DRAWN		CHECKED
F.E.		DATE
SCALE		2025-12-05
PROJECT NO.		DRAWING NO.
35197		SP1



REVISION TABLE		
REV.	DESCRIPTION	DRAWN APP'D. DATE

ISSUE TABLE		
TO	FOR	DATE
CITY	ISSUED FOR SITE PLAN APPROVAL	2025/12/16

METRIC
ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.. CONTRACTOR TO CHECK/VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO THE PROJECT DESIGNER. DO NOT SCALE DRAWINGS.



CONSULTANT:

K PAUL ARCHITECT INC.
TORONTO • VANCOUVER • CALGARY • ORLANDO
2860 SHERWOOD HEIGHTS DRIVE, SUITE 9200, OAKVILLE, ON L6J 7Y8



DRAWING TITLE:

**EXISTING
FLOOR PLAN**

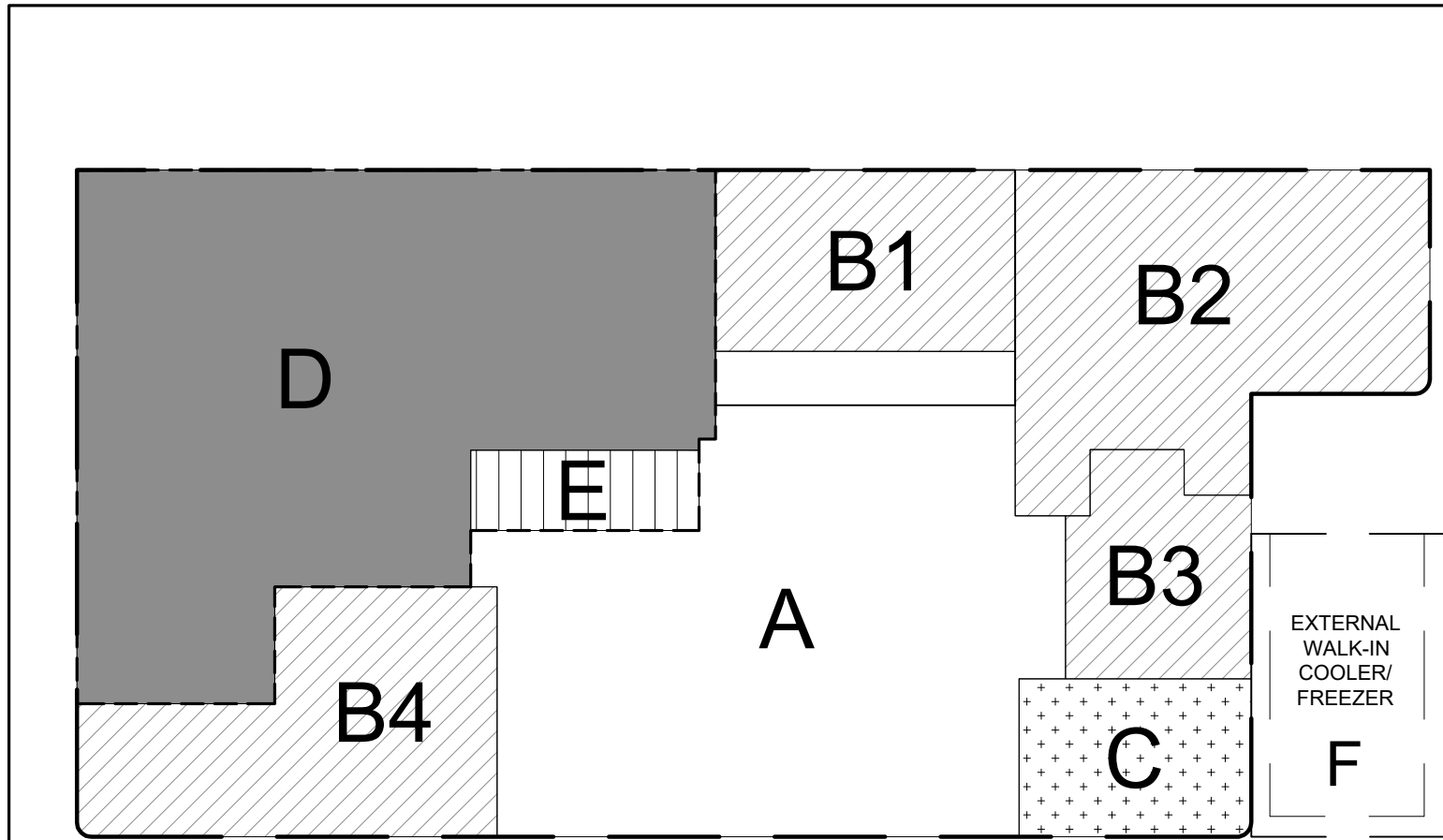
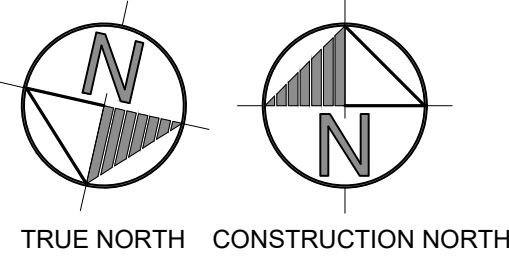
PROJECT:

C.STORE REFRESH WITH A&W ADDITION

**4000 RIVERSIDE DR.
OTTAWA, ONTARIO**

DRAWN BY:	RG	CAD INFO.: SHEET SIZE D (559 x 864)
DRAWING SCALE:	1:50	PETRO-CANADA CAD FILE No.
DATE DRAWN:	DEC 2025	CONSULTANT CAD FILE No.
CHECKED BY:		PLOT SCALE
APPROVED BY:		PLOT DATE
		PLOT CONFIGURATION

STD No./OUTLET No.	35197	A1
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BUILDING AREA DATA

EXIST. BUILDING AREA = 148.7 sq.m.

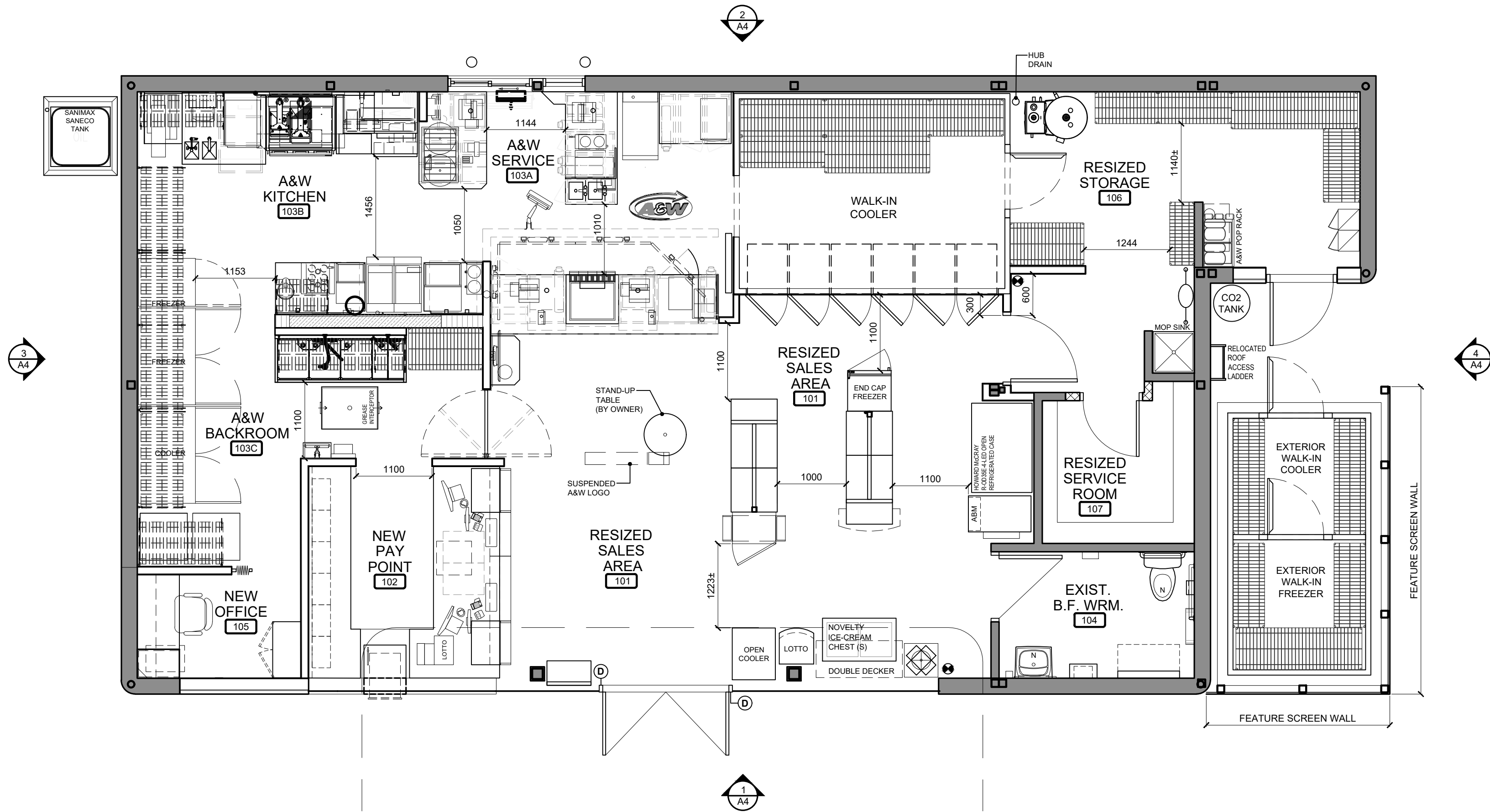
C-STORE
GROSS FLOOR AREA = 94.3 sq.m.

- (A) PUBLIC AREA = 40.5 sq.m.
(B) PRIVATE / STAFF AREA = 47.2 sq.m.
 - B1 W.I. COOLER STORAGE (9.8 sq.m.)
 - B2 DRY STORAGE (20.6 sq.m.)
 - B3 SERVICE ROOM (6.8 sq.m.)
 - B4 PAY POINT STAFF AREA (10.0 sq.m.)(C) WASHROOM AREA = 6.6 sq.m.

A&W RESTAURANT
GROSS FLOOR AREA = 54.4sq.m.
(36.6% OF BUILDING AREA)

- (D) PRIVATE AREA = 51.0 sq.m.
(E) ORDER AREA = 3.4 sq.m.

(F) EXTERIOR W.I. UNIT
AREA (ADDITION) = 7.9 sq.m.



REVISION TABLE

REV.	DESCRIPTION	DRAWN / APP'D. DATE

ISSUE TABLE

TO	FOR	DATE
CITY	ISSUED FOR SITE PLAN APPROVAL	2025/12/16

METRIC

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SEAL:



CONSULTANT:

K PAUL ARCHITECT INC.
TORONTO • VANCOUVER • CALGARY • ORLANDO
2860 SHERWOOD HEIGHTS DRIVE, SUITE #200, OAKVILLE, ON L6J 7Y8



DRAWING TITLE:

**PROPOSED
FLOOR PLAN**

PROJECT:

C-STORE REFRESH WITH A&W ADDITION

**4000 RIVERSIDE DR.
OTTAWA, ONTARIO**

DRAWN BY:

RG

DRAWING SCALE:

1:50

DATE DRAWN:

DEC 2025

CHECKED BY:

APPROVED BY:

CAD INFO:
SHEET SIZE
D (559 x 864)

PETRO-CANADA

CAD FILE No.

CONSULTANT

CAD FILE No.

PLOT SCALE

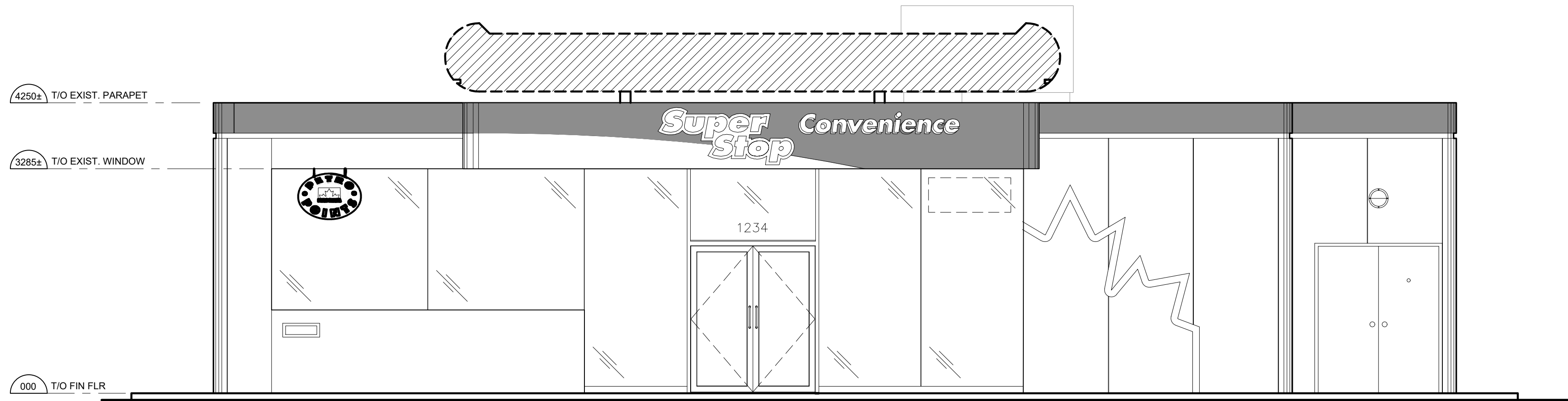
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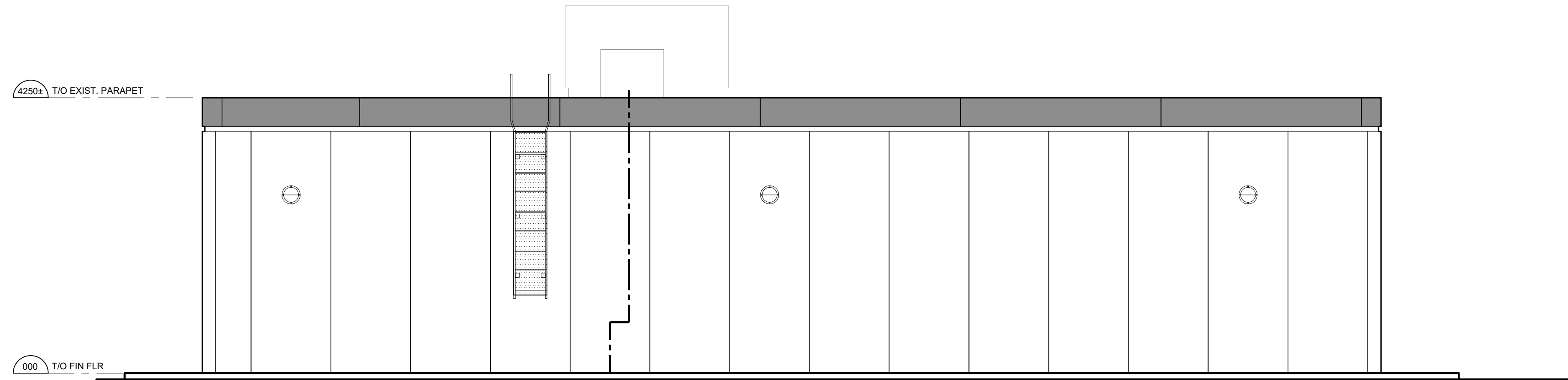
STD No./OUTLET No.

35197

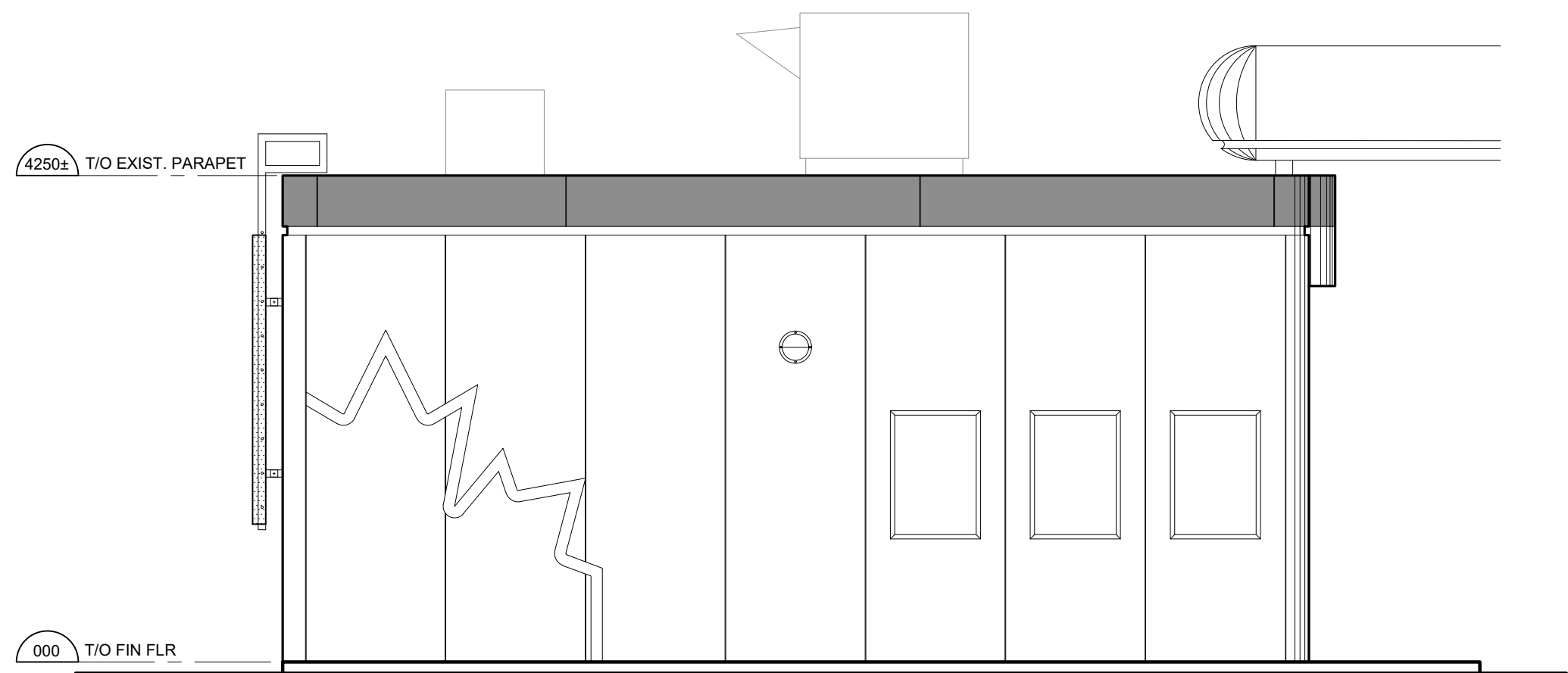
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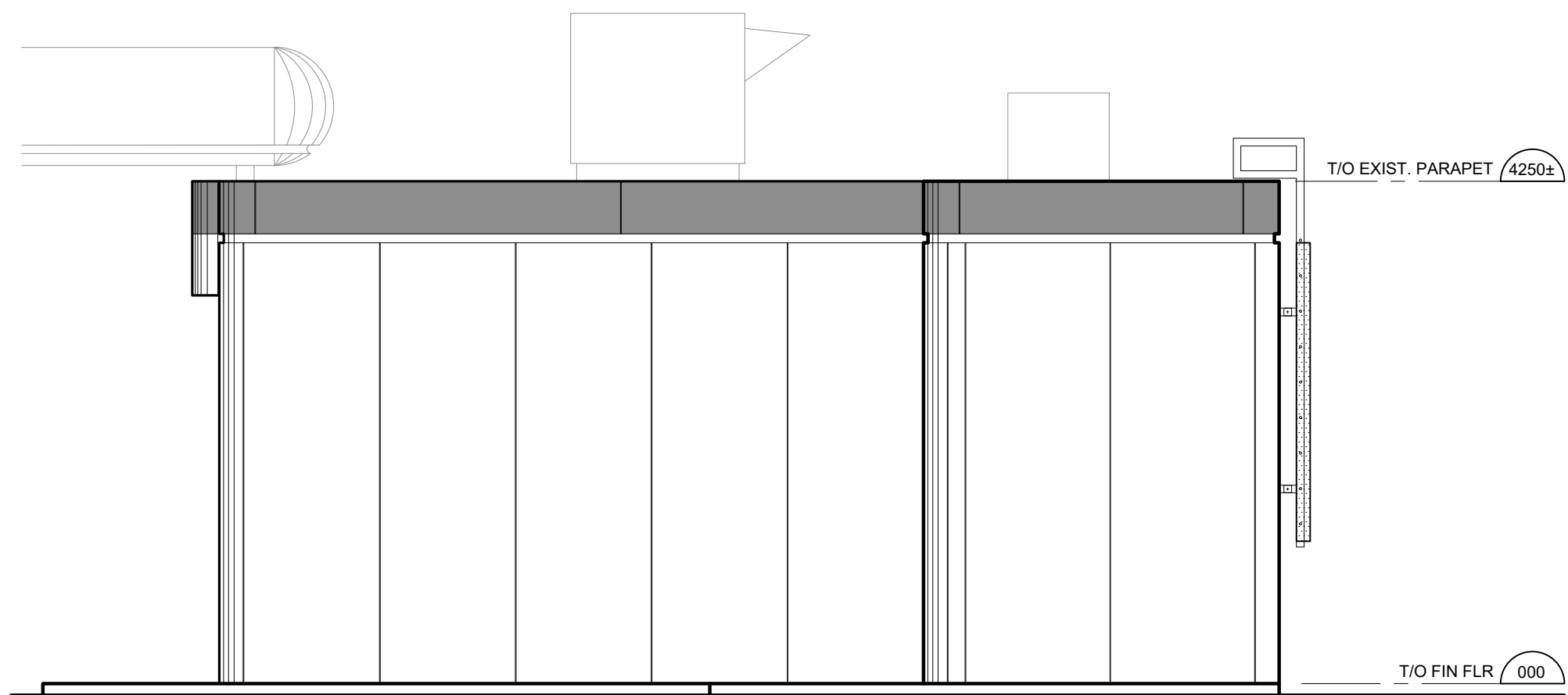
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2 SOUTH ELEVATION (EXISTING)



3 EAST ELEVATION (EXISTING)



4 WEST ELEVATION (EXISTING)

REVISION TABLE		
REV.	DESCRIPTION	DRAWN APP'D. DATE

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K PAUL ARCHITECT INC.
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2660 SHERWOOD HEIGHTS DRIVE, SUITE #200, OAKVILLE, ON L6J 7Y8

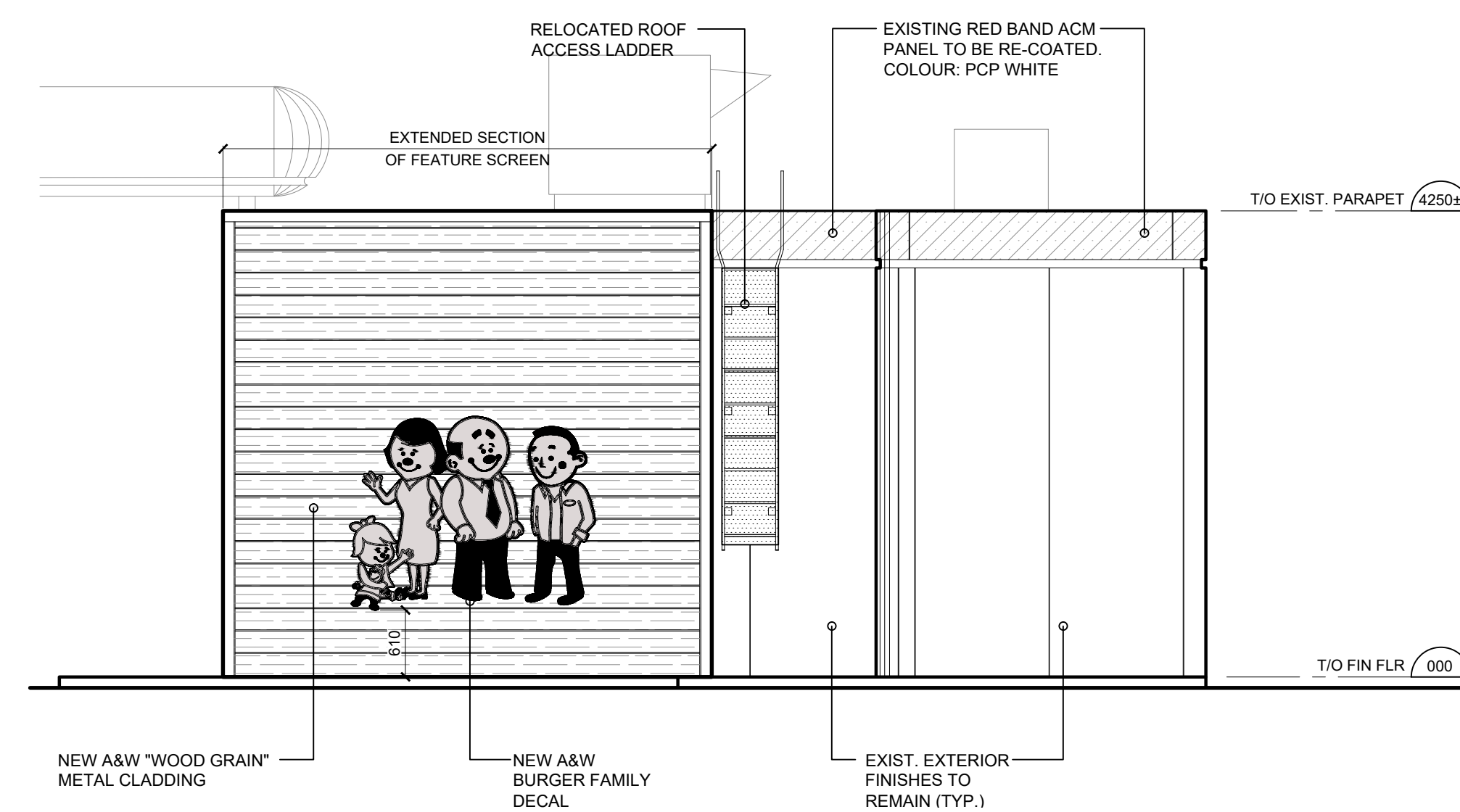
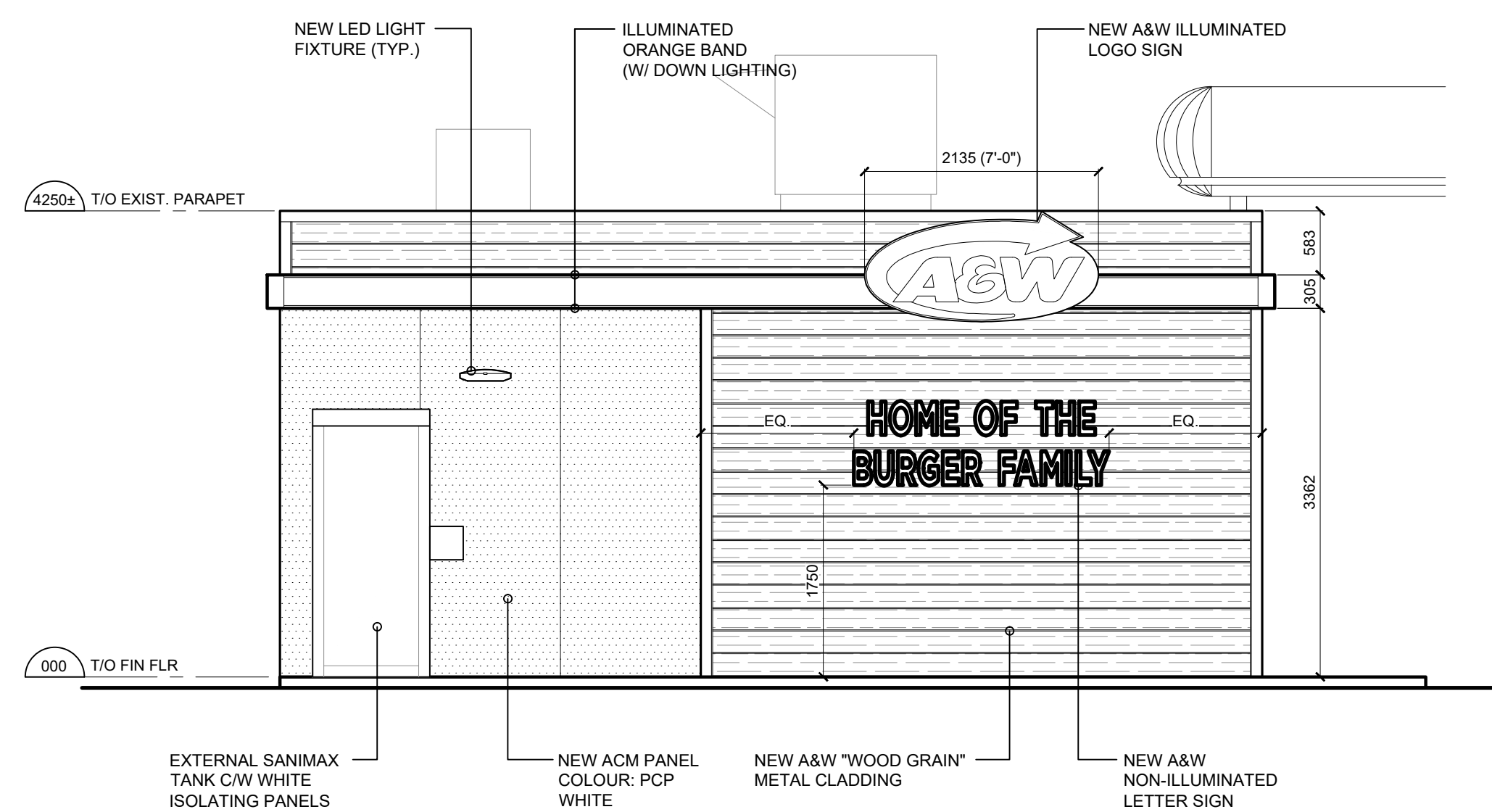
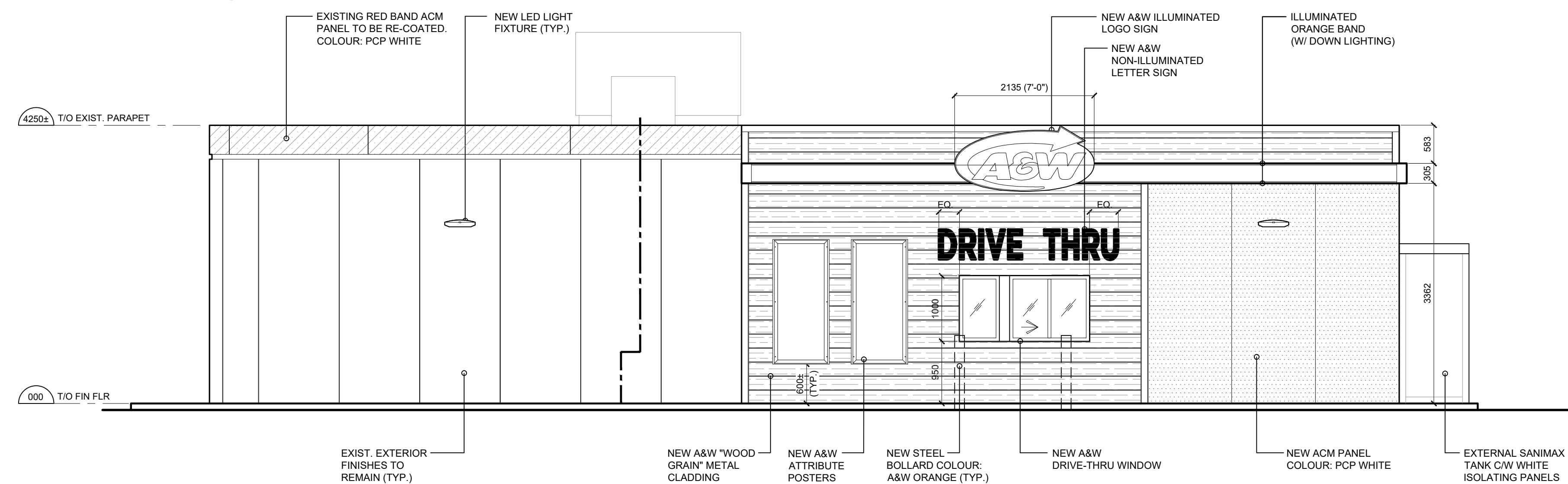
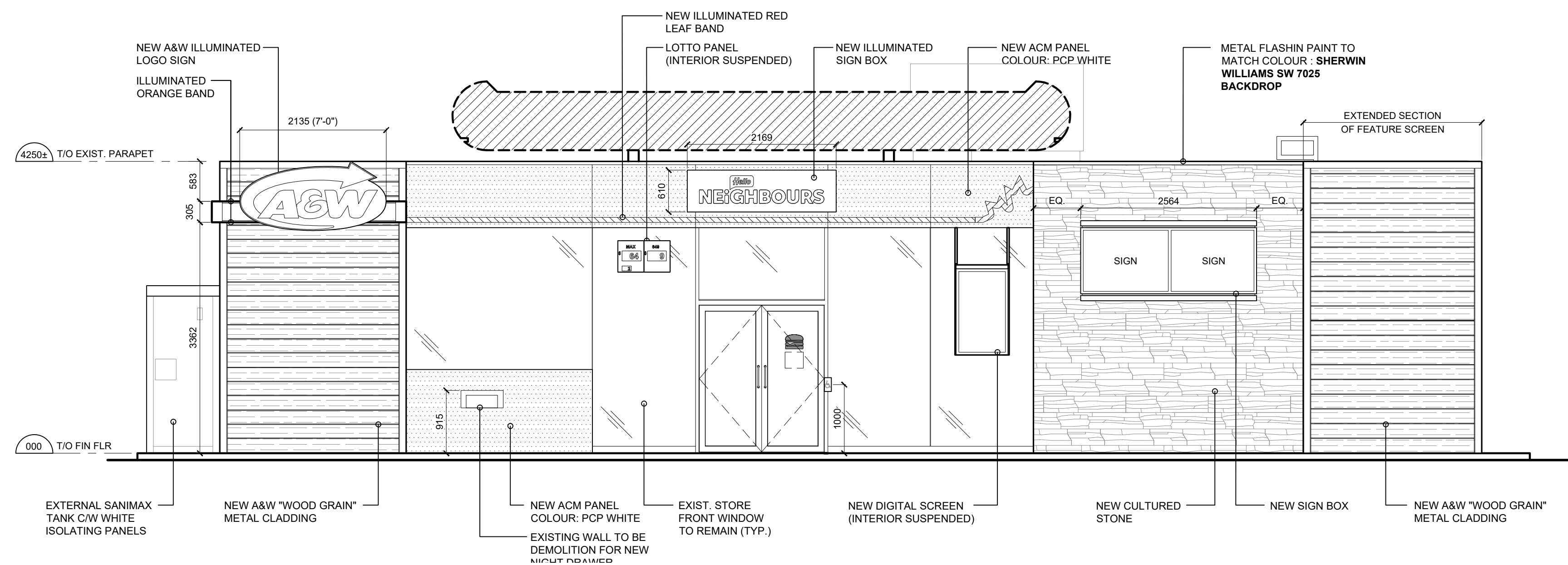


DRAWING TITLE:
EXTERIOR ELEVATIONS (EXISTING)

PROJECT:
C.STORE REFRESH WITH A&W ADDITION

4000 RIVERSIDE DR.
OTTAWA, ONTARIO

DRAWN BY:	RG	CAD INFO.: SHEET SIZE D (559 x 864)
DRAWING SCALE:	1:50	PETRO-CANADA CAD FILE No.
DATE DRAWN:	DEC 2025	CONSULTANT CAD FILE No.
CHECKED BY:		PLOT SCALE
APPROVED BY:		PLOT DATE
		PLOT CONFIGURATION
STD No./OUTLET No.	35197	A3

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ISSUE TABLE		
TO	FOR	DATE
CITY	ISSUED FOR SITE PLAN APPROVAL	2025/12/16

METRIC

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SFAL:



CONSULTANT:

 **K PAUL ARCHITECT INC.**

TORONTO · VANCOUVER · CALGARY · ORLANDO

2660 SHERWOOD HEIGHTS DRIVE, SUITE #200, OAKVILLE, ON L6J 7Y8



DRAWING TITLE:

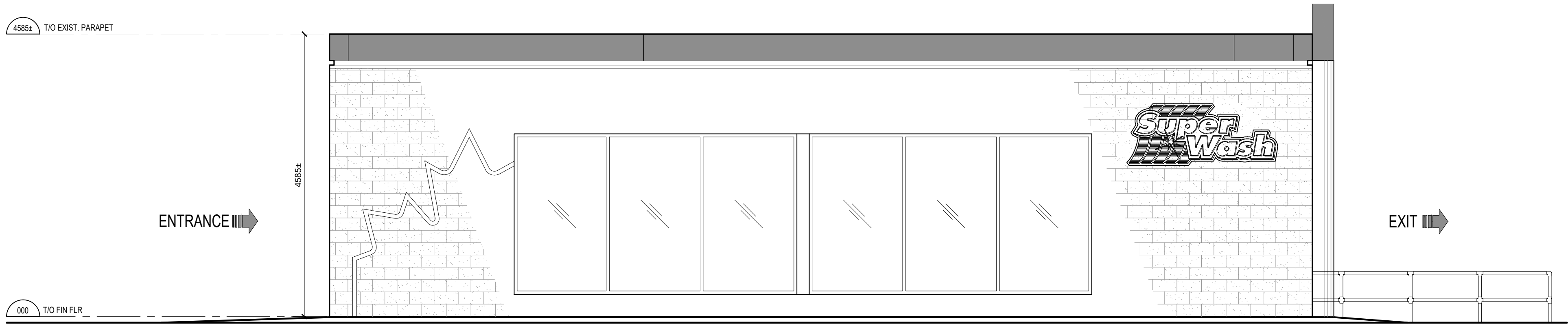
EXTERIOR
ELEVATIONS
(PROPOSED)

PROJECT: C.STORE REFRESH WITH A&W ADDITION

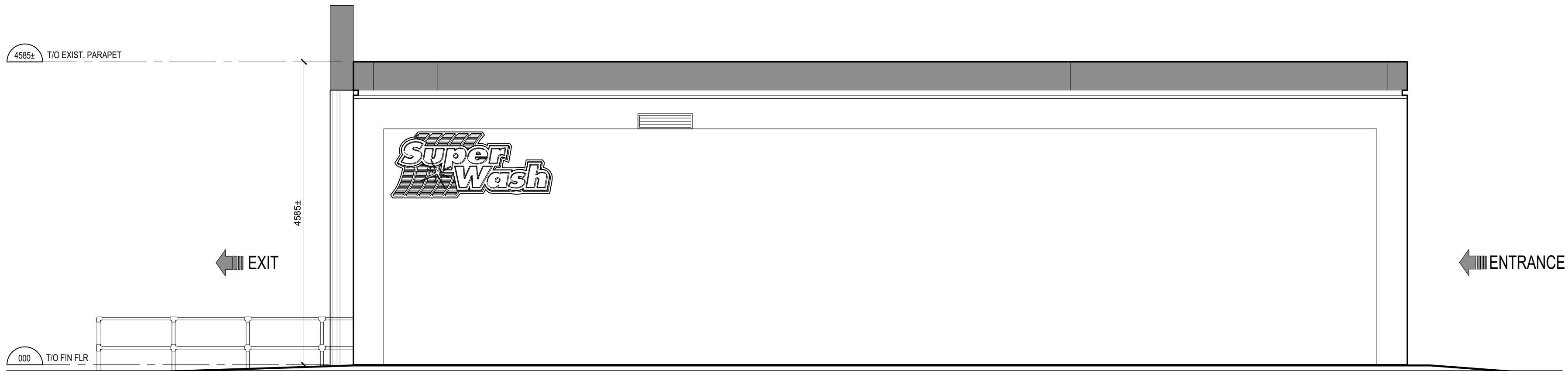
4000 RIVERSIDE DR.
OTTAWA, ONTARIO

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		SHEET SIZE
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DATE DRAWN:	DEC 2025	CAD FILE No.
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STD No./OUTLET No.	
35197	A4



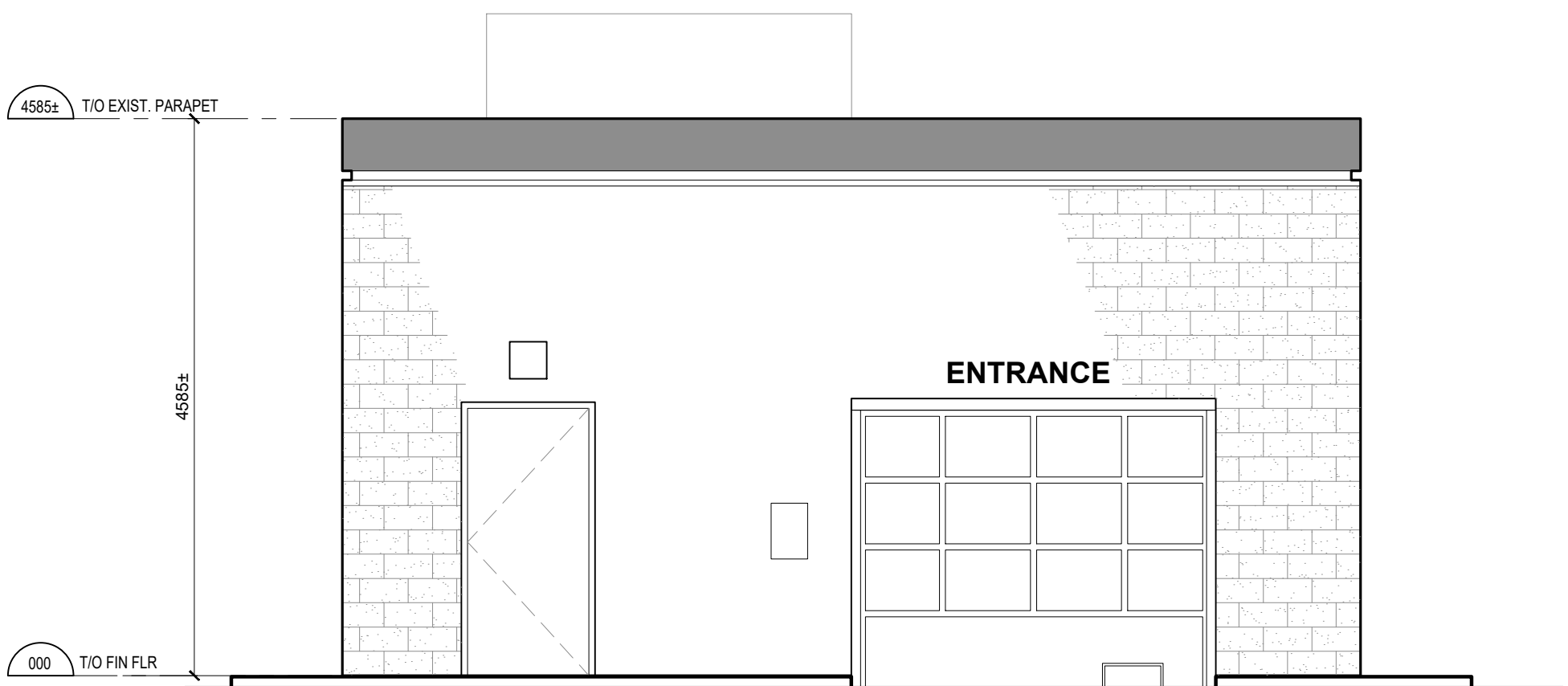
1 EAST ELEVATION (EXIST.)



2 WEST ELEVATION (EXIST.)



3 NORTH ELEVATION (EXIST.)



4 SOUTH ELEVATION (EXIST.)

REVISION TABLE		
REV.	DESCRIPTION	DRAWN / APP'D. DATE

ISSUE TABLE		
TO	FOR	DATE
CITY	ISSUED FOR SITE PLAN APPROVAL	2025/12/16

METRIC
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2860 SHERWOOD HEIGHTS DRIVE, SUITE 9200, OAKVILLE, ON L6J 7Y8

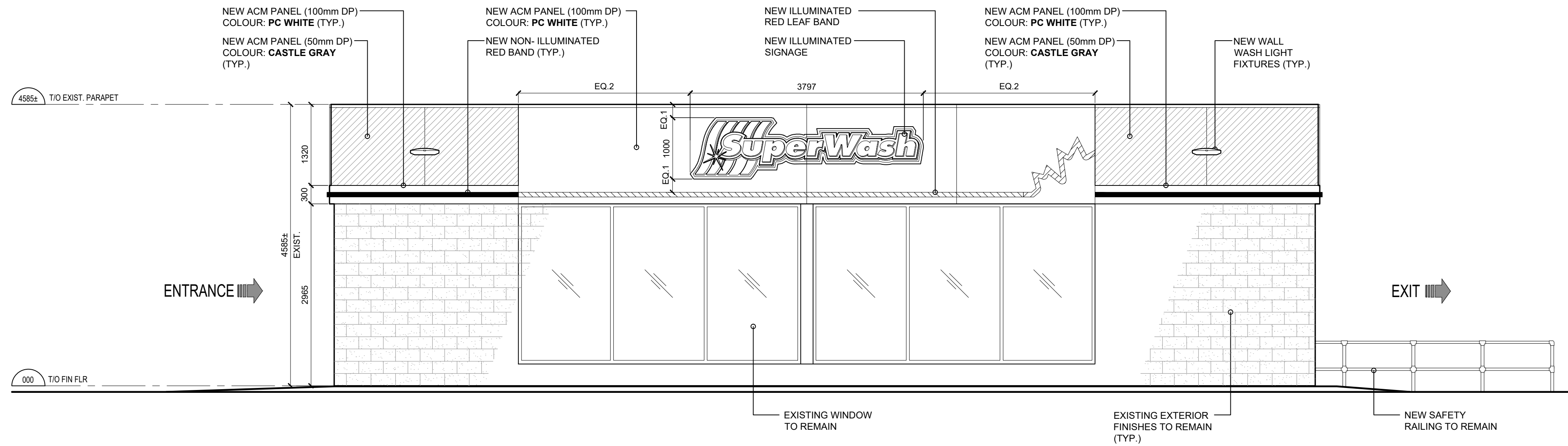


DRAWING TITLE:
**CAR WASH
ELEVATIONS
(EXISTING)**

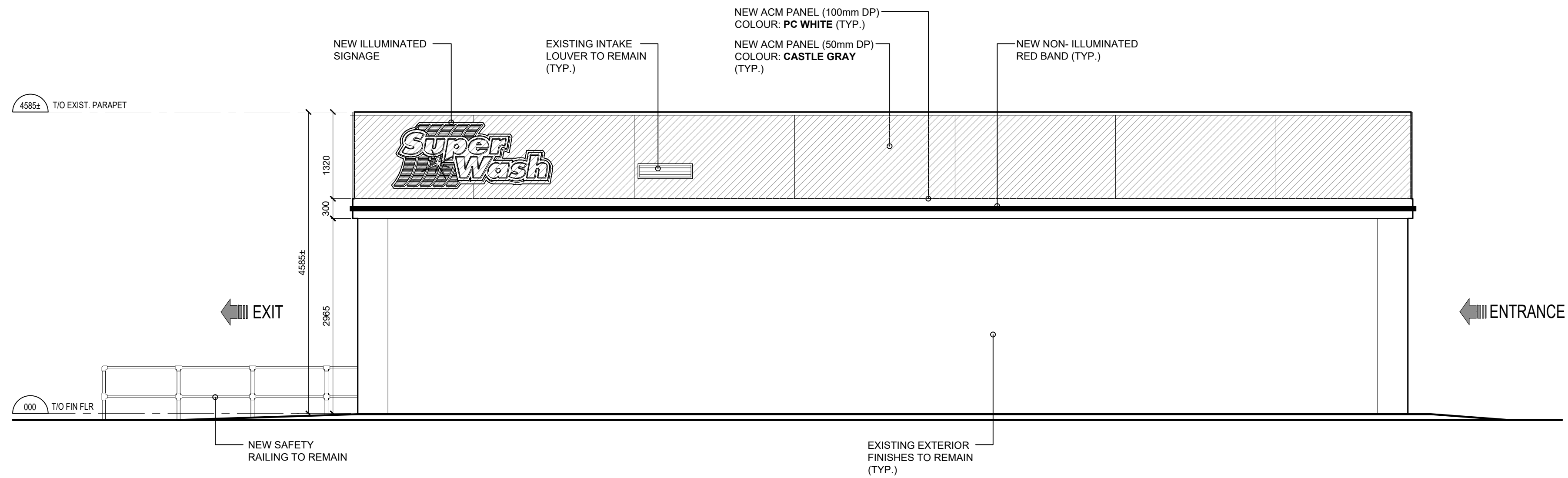
PROJECT:
CAR WASH REFRESH
**4000 RIVERSIDE DR.
OTTAWA, ONTARIO**

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DATE DRAWN: DEC 2025	CONSULTANT CAD FILE No.
CHECKED BY:	PLOT SCALE
APPROVED BY:	PLOT DATE
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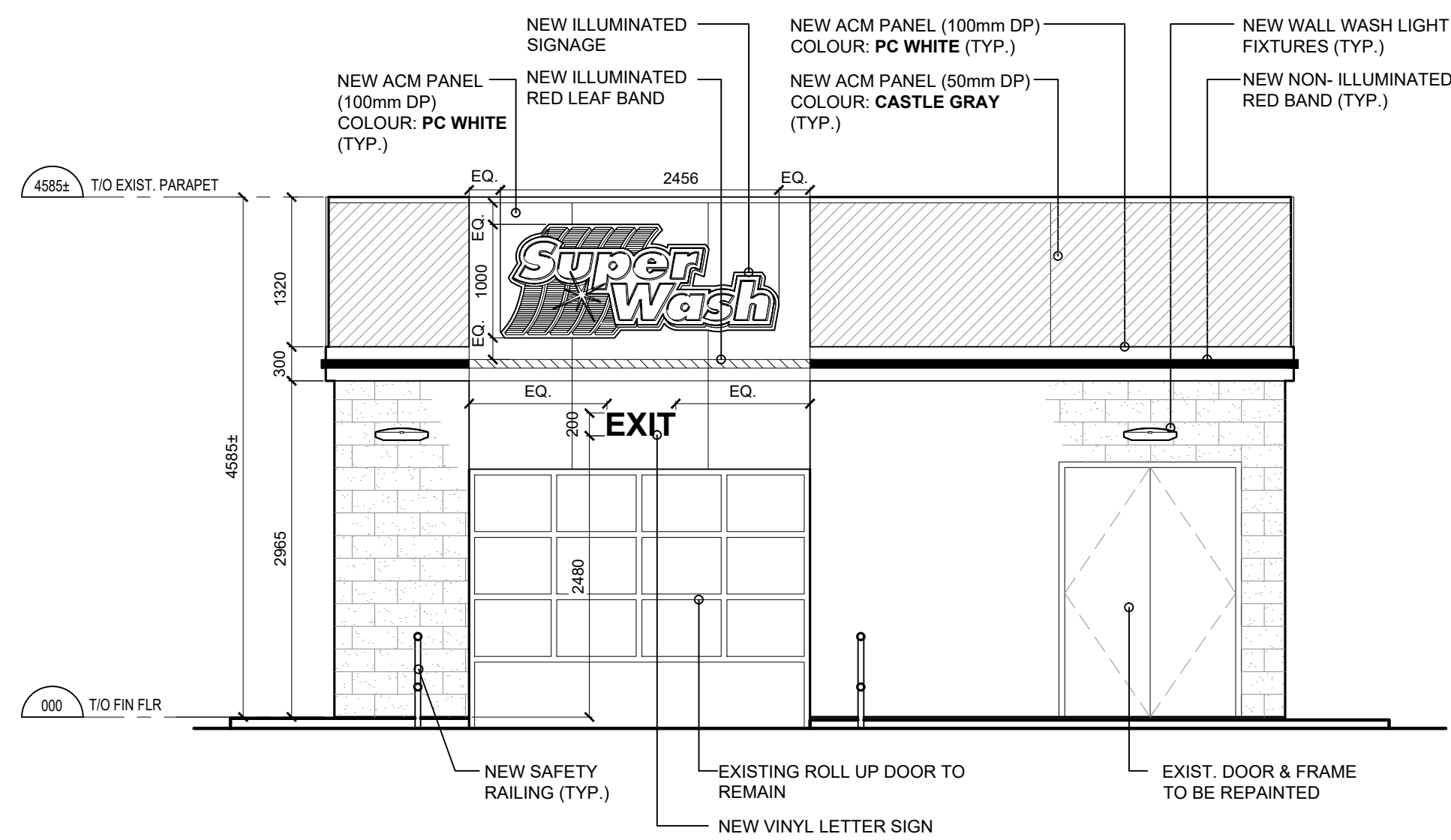
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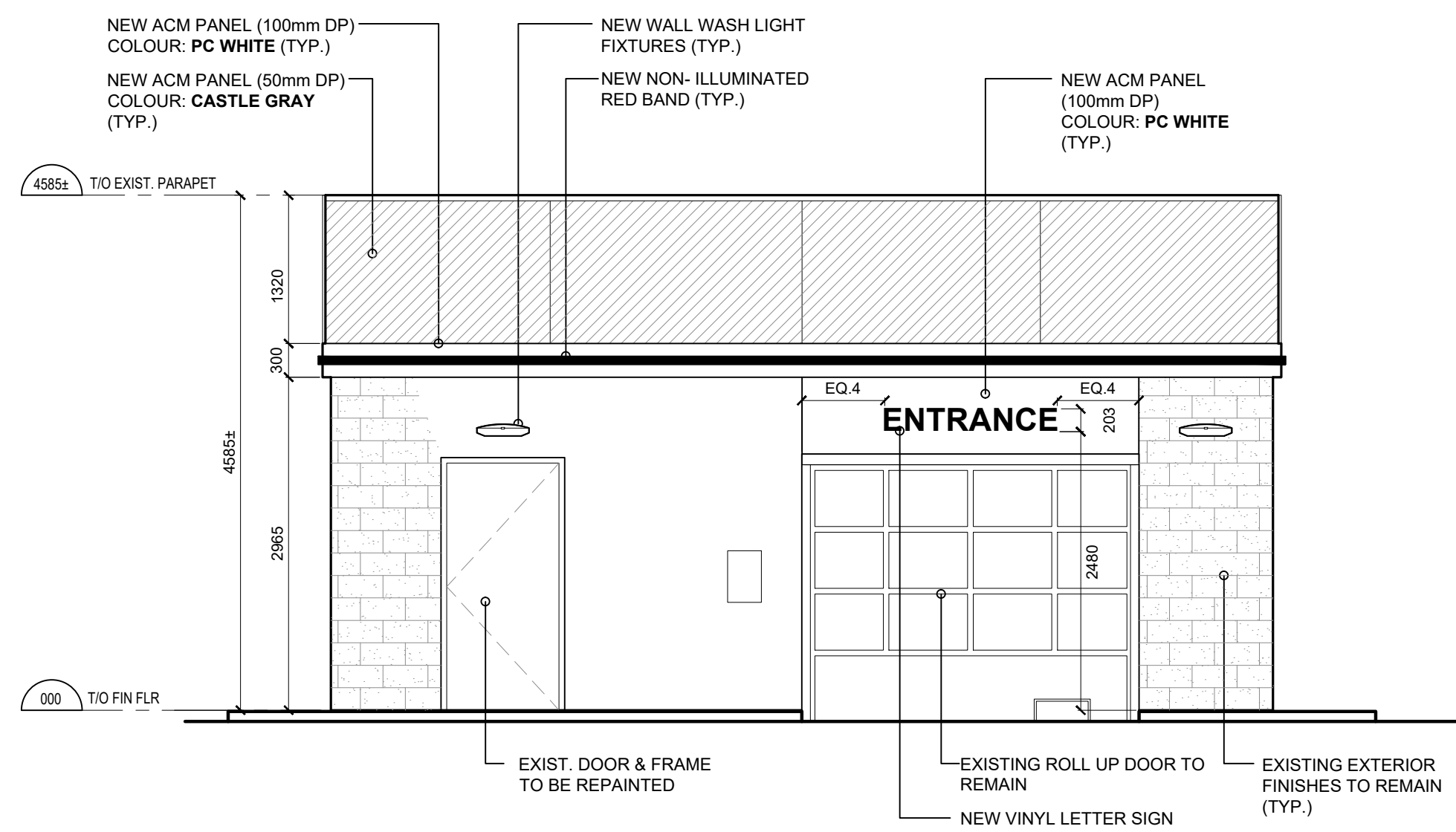
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2 WEST ELEVATION (EXIST.)



3 NORTH ELEVATION (EXIST.)



4 SOUTH ELEVATION (EXIST.)

REVISION TABLE		
REV.	DESCRIPTION	DRAWN APP'D. DATE

ISSUE TABLE		
TO	FOR	DATE
CITY	ISSUED FOR SITE PLAN APPROVAL	2025/12/16

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2860 SHERWOOD HEIGHTS DRIVE, SUITE 9200, OAKVILLE, ON L6J 7Y8



DRAWING TITLE:
CAR WASH ELEVATIONS (PROPOSED)

PROJECT:
CAR WASH REFRESH
4000 RIVERSIDE DR.
OTTAWA, ONTARIO

DRAWN BY: RG	CAD INFO: SHEET SIZE D (559 x 864)
DRAWING SCALE: AS NOTED	PETRO-CANADA CAD FILE No.
DATE DRAWN: DEC 2025	CONSULTANT CAD FILE No.
CHECKED BY:	PLOT SCALE
APPROVED BY:	PLOT DATE
	PLOT CONFIGURATION

STD No./OUTLET No.
35197
CW2