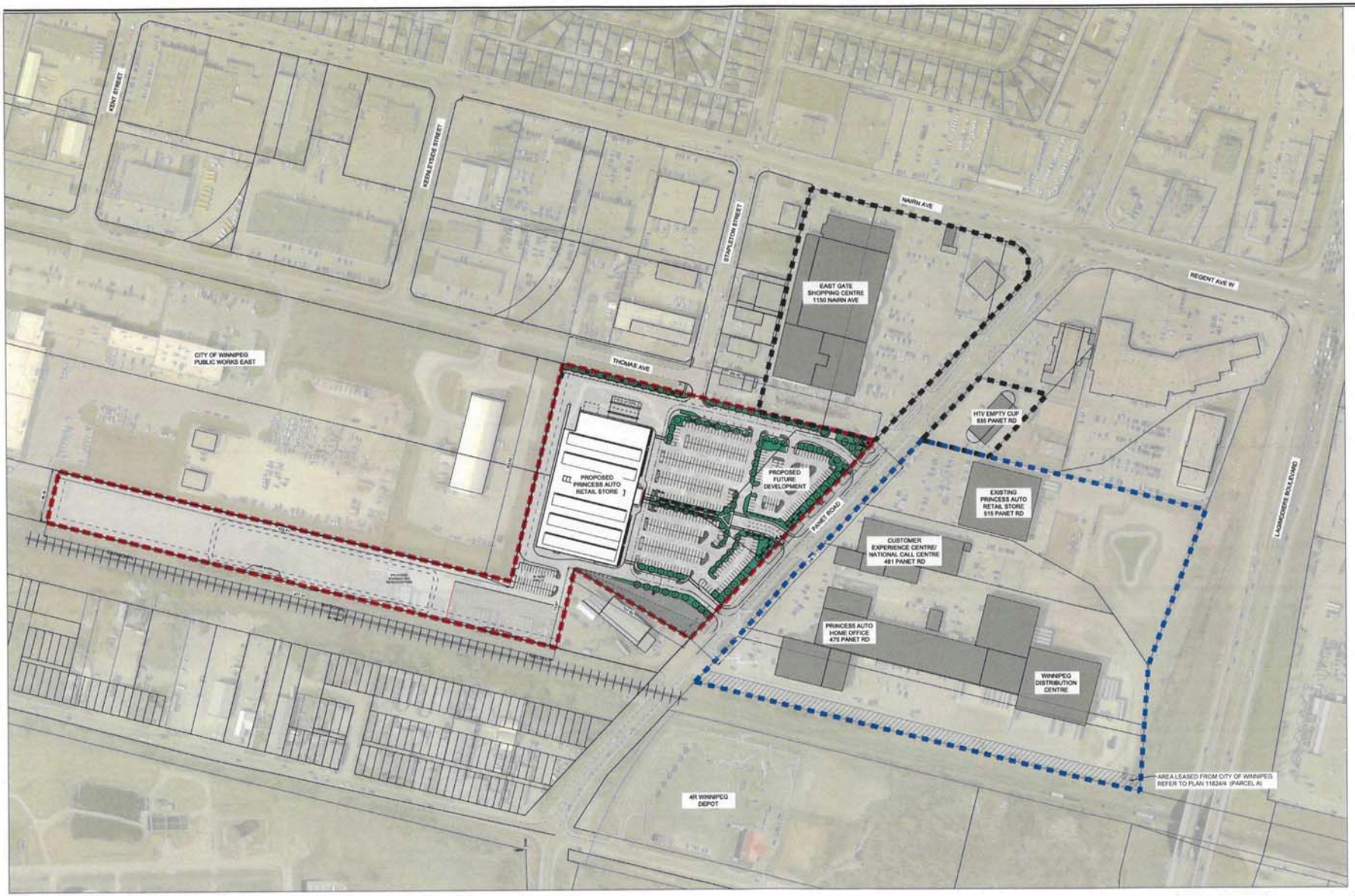
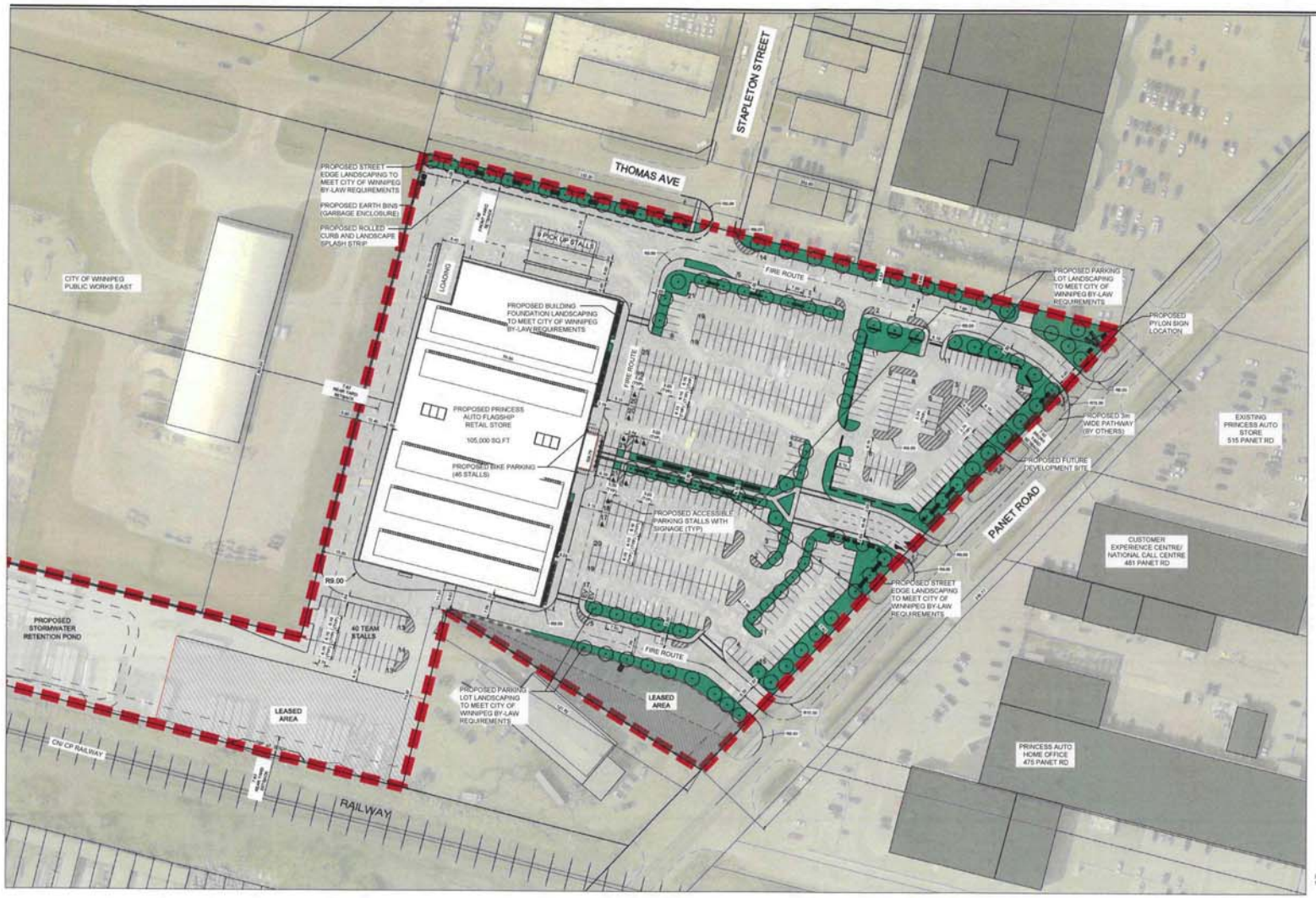



PRINCESS AUTO CAMPUS
CONCEPTUAL MASTER PLAN

FIGURE 2-
PRINCESS AUTO CAMPUS
CONCEPTUAL MASTER PLAN




**LEGEND**

- PROPERTY LINE
- LIMIT OF WORK
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE AREAS
- PAINTED PEDESTRIAN CROSSING
- ACCESSIBLE PARKING STALL (WITH SIGNAGE)
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS AND GRASSES

**SITE ADDRESS:**
474-494 PANET ROAD

**TOTAL SITE AREA**
70,334.36 SQ.M. (17.38 AC)

**BUILDING AREAS**
105,000 SQ.FT (PROPOSED PRINCESS AUTO STORE)
4,000 SQ.FT (RETAIL)
4,000 SQ.FT (RESTAURANT)

**EASEMENT REGISTRATION**
10011411/1
5467370/1

| PARKING STATISTICS: | | | |
|---|---|---|---|
| PARKING SPACES | REQUIRED | PROVIDED | STALL WIDTH (m) |
| PRINCESS AUTO (105,000 SQ.FT) | | | |
| (TOTAL AREA - 2000 SQFT)/ 250 | 412 | 371 | 3.05 |
| | | 40 | 2.74 |
| FUTURE DEVELOPMENT SITE | | | |
| | N/A | 92 | 2.74 |
| ACCESSIBLE STALLS (INCLUDED IN ABOVE COUNT) | | | |
| ACCESSIBLE | 9 | 9 | 3.05 |
| VAN ACCESSIBLE | (3) | (4) | |
| TOTAL PARKING | 460 | 503 | |
| BIKE PARKING STALLS (1 PER 10 REQUIRED PARKING STALLS) | 46 | 46 | |

| LANDSCAPE STATISTICS - PRINCESS AUTO | | |
|---|---|---|
| | REQUIRED | PROPOSED |
| STREET EDGE LANDSCAPING | | |
| PANET ROAD 246.77m [809.61 ft] | | |
| 1 TREE/ 30 FT | 27 | 27 |
| 3 SHRUBS/ 20FT | 121 | 122 |
| THOMAS AVE 132.3m [434.05 ft] | | |
| 1 TREE/ 30 FT | 14 | 14 |
| 3 SHRUBS/ 20FT | 66 | 66 |
| BUILDING FOUNDATION: 1 SHRUB/ 10FT | | |
| EAST SIDE (128.79m [422.5 ft]) | 42 | 42 |
| NORTH SIDE (79.94m [252.42 ft]) | 25 | 25 (SEE NOTE 2) |
| PARKING LOT INTERIOR | | |
| 5% OF PARKING LOT AREA | 1082.5 sm [19,110.28 sq.ft] | 5145 sm [55,380.31 sq.ft] |
| 1 TREE/ 300 SQ.FT | 60 | 60 |
| 1 SHRUB/ 100 SQ.FT | 181 | 181 (SEE NOTE 3) |
| TOTAL TREES | 101 | 101 |
| TOTAL SHRUBS | 434 | 434 |

NOTE:
1. PLANT MATERIAL IN EXCESS OF THE ABOVE LANDSCAPE STATISTICS ARE TO THE DISCRETION OF THE PROPERTY OWNER
2. AN AEC WILL BE APPLIED FOR THE SHRUBS REQUIRED FOR THE NORTH SIDE BUILDING FOUNDATION TO BE PROVIDED ALONG THE EAST SIDE OF THE BUILDING.
3. AN AEC WILL BE APPLIED FOR ±16 SHRUBS REQUIRED FOR PARKING LOT LANDSCAPING TO BE PROVIDED ALONG THE EAST SIDE BUILDING FOUNDATION

SCALE 1:750
0 10 20 40m NORTH

PROPOSED PLANT LIST

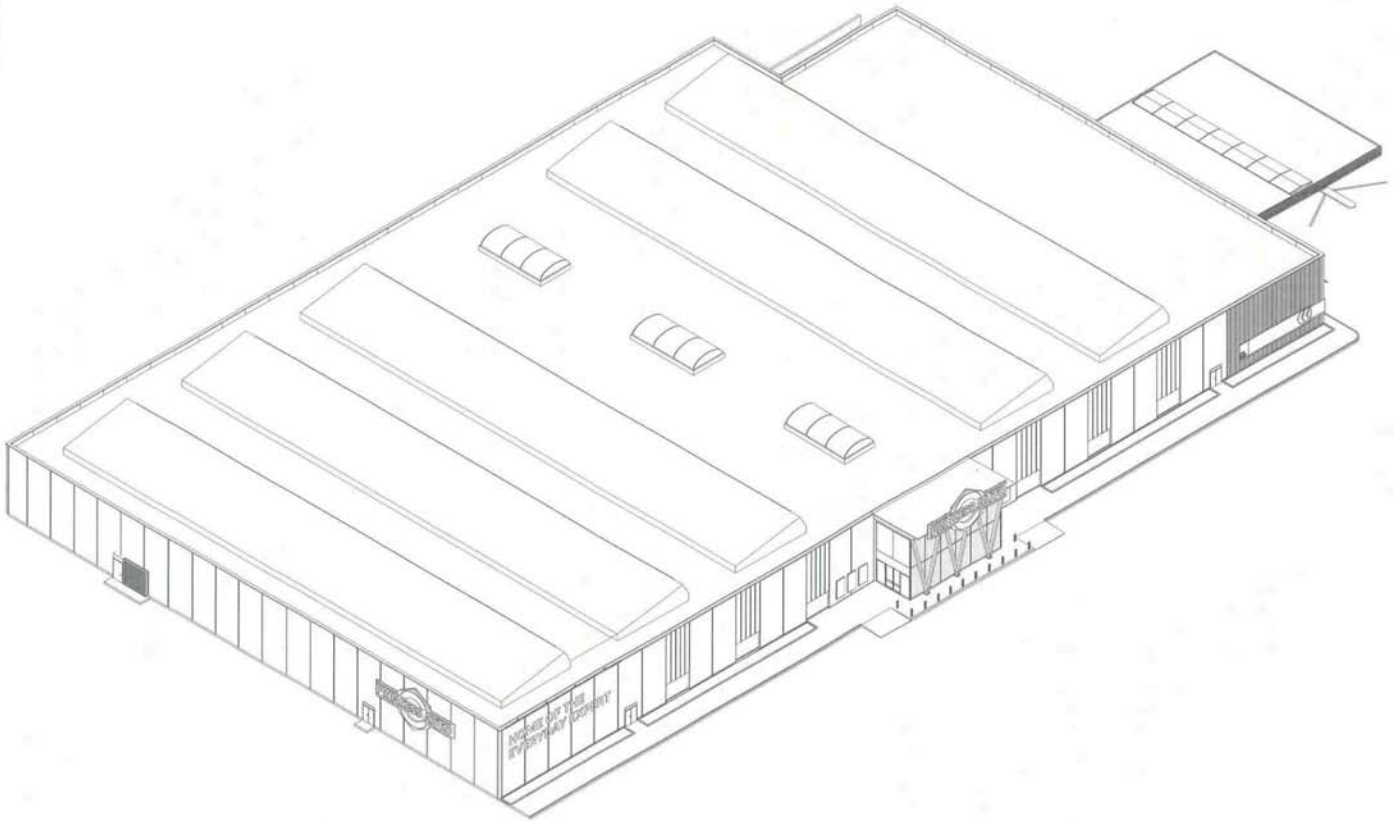
| KEY | COMMON NAME/ BOTANICAL NAME | SIZE | REMARKS |
|---|---|---|---|
| DECIDUOUS TREES | | | |
| A | BASSWOOD/ TILIA AMERICANA | 75mm CAL | SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m |
| B | HARVEST GOLD LINDEN/ TILIA MONGOLICA 'HARVEST GOLD' | 75mm CAL | SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m |
| C | DISCOVERY ELM/ ULMUS AMERICANA 'DISCOVERY' | 75mm CAL | SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m |
| DECIDUOUS SHRUBS | | | |
| D | CONCORDE BARBERRY/ BERBERIS THUNBERGII 'CONCORDE' | 2 GAL POT | SPECIMEN, CONTAINER GROWN,WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE, MIN 400mm HT |
| E | GLOBE CARAGANA/ CARAGANA FRUTEX 'GLOBOSA' | 2 GAL POT | SPECIMEN, CONTAINER GROWN,WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE, MIN 400mm HT |
| F | DWARF WINGED BURNING BUSH/ EUONYMUS ALATUS 'COMPACTA' | 2 GAL POT | SPECIMEN, CONTAINER GROWN,WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE, MIN 400mm HT |
| G | ROYAL JUBILEE NINEBARK/ PHYSOCARPUS OPULIFOLIUS 'JEFROY' | 2 GAL POT | SPECIMEN, CONTAINER GROWN,WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE, MIN 400mm HT |
| H | GOLDMOUND SPIREA/ SPIREA JAPONICA 'GOLDMOUND' | 2 GAL POT | SPECIMEN, CONTAINER GROWN,WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE, MIN 400mm HT |
| J | CHARISMA LILAC/ SYRINGA X PRESTONIAE 'CHARISMA' | 2 GAL POT | SPECIMEN, CONTAINER GROWN,WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE, MIN 400mm HT |
| PERENNIALS/ GRASSES | | | |
| K | KARL FOERSTER FEATHER REED GRASS/ CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | 2 GAL POT | SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS, IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE, MIN PLANT HT OF 300mm |
| L | BLUE OAT SAPPHIRE GRASS/ HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' | 2 GAL POT | SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS, IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE, MIN PLANT HT OF 300mm |

PRINCESS AUTO FLAGSHIP STORE 474-494 PANET ROAD
CONCEPTUAL SITE PLAN

FIGURE 1-
PRINCESS AUTO FLAGSHIP STORE
CONCEPTUAL SITE PLAN

DRAWING LIST


| | | |
|---|---|---|
| A | 300 | COVER PAGE |
| A | 301 | RENDERINGS |
| A | 302 | SITE PLAN |
| A | 303 | EAST ELEVATION |
| A | 304 | EAST ELEVATION DETAILS |
| A | 305 | ELEVATIONS |
| A | 306 | DRIVE-THRU DETAILS |
| A | 307 | ISOMETRIC VIEWS |
| A | 308 | ISOMETRIC VIEWS |

MT-1
**INSULATED PANELS**
NORBEC
MICRO-RIBBED
CLASSIC PVDF
CHARCOAL
17-1625
OR
KINGSPAN
QUADCORE KS MICRO-RIB

MT-2
**EXPANDED MESH**
**AMICO**
APEX-01 ALUMINUM
FINISH: CLER ANODIZED

MT-3
**METAL POWDER COAT**
**RAL 7022**
UMBRA GREY
ALL METAL TRIMS, FLASHINGS AND EXTRIOR LIGHTING CASES

MT-4
**NOT IN USE**

MT-5
**BRAND COLOUR**
**POWDER COAT**
**PMS 2935C**
FOR SIGNAGE AND ACM PANELS ON DRIVE-THRU CANOPY

MT-6
**BRAND COLOUR**
**POWDER COAT**
**PMS 109C**
**FOR EXTERIOR SIGNAGE**

WD-1
**CHARRED WOOD**
**NAKAMOTO FORESTRY**
GENDAI
ALKYD OIL BLACK
1X8 S3S

WD-2
**VESTIBULE**
**MASS TIMBER**
GLULAM POST AND BEAM

GL-1
**GLAZING**

GL-2
**POLYCARBONATE**
KLA
(KINGSPAN LIGHT+AIR)
UNIQUAD
TRANSLUCIENT
WALL SYSTEMS
ICE WHITE MATTE
FRAME FINISH:
MILL FINISH ANODIZED

FL-1
**SIDEWALK PAVER**
**UNILOCK**
HOLLANDSTONE
SIERRA
PATTERN C
4" x 8" HERRINGBONE

Jackman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PROJECT

**PRINCESS AUTO MEGA-STORE**

DRAWING

**COVER PAGE**

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| PROJECT DATE | November 15 2023 |
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| FILE NAME | 19_DesignWorX_v2_1 |

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R1 A. 300













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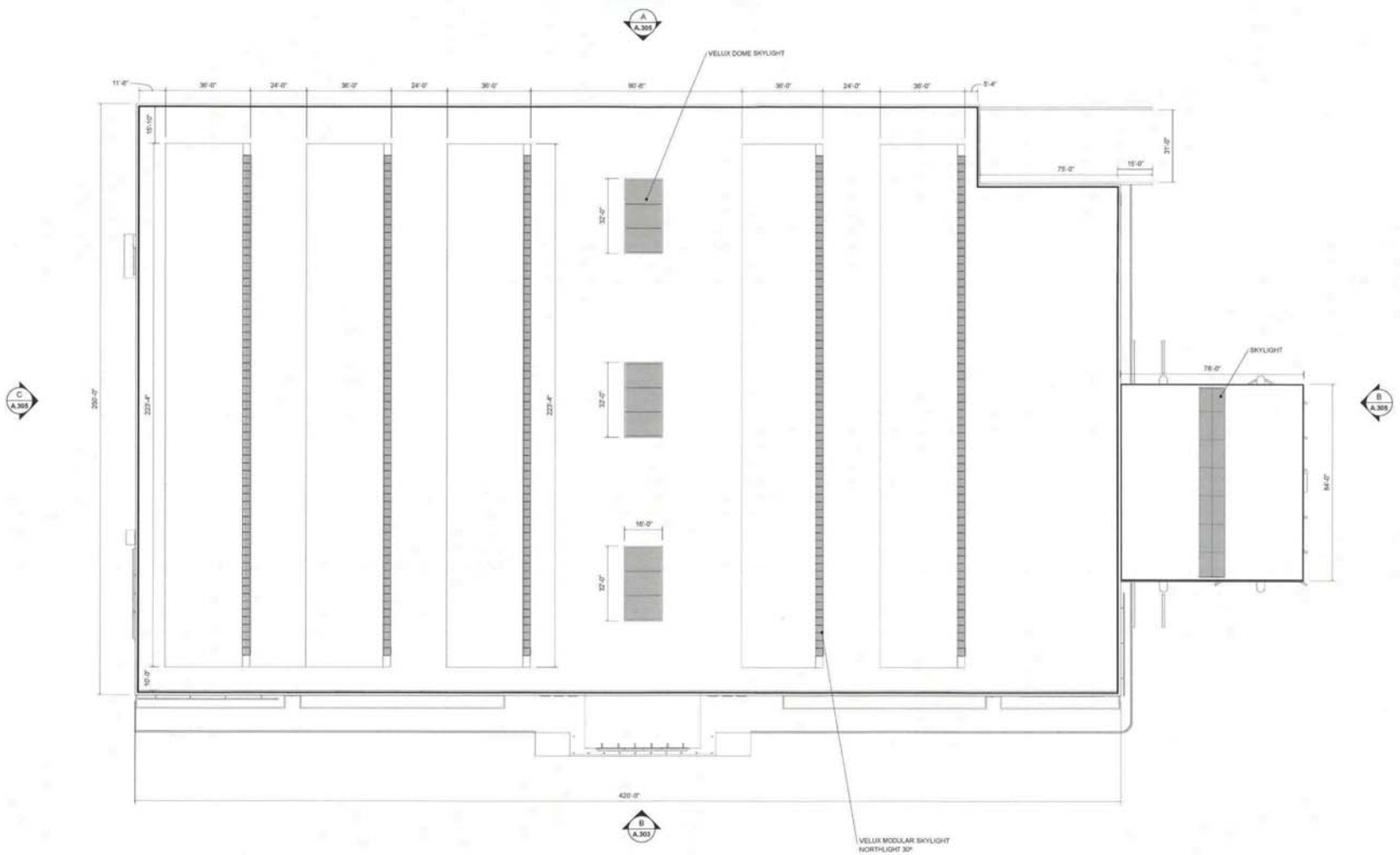
**PRINCESS AUTO MEGA-STORE**

DRAWING

**CONCEPT RENDERINGS**

R1 A. 301




Aerial View
Scale: 1" = 20'

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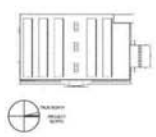

PROJECT

**PRINCESS AUTO MEGA-STORE**

DRAWING

**SITE PLAN**

SCALE
PROJECT DATE November 10, 2023
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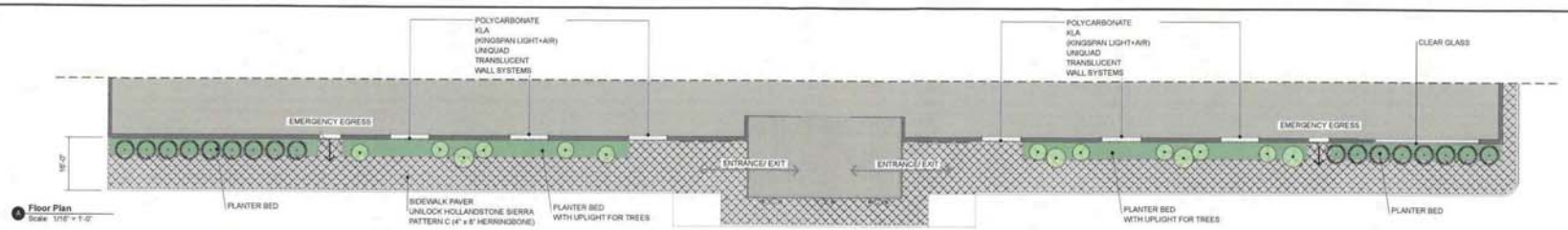
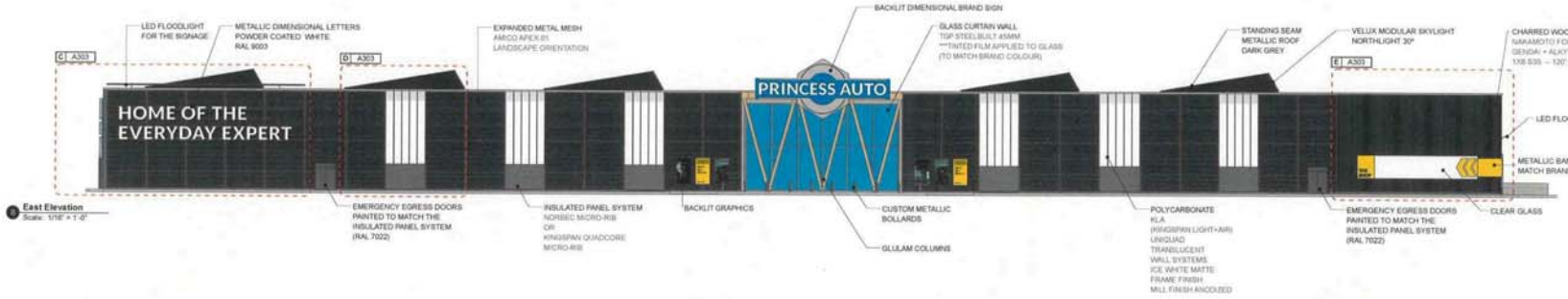
CHECKED XC
FILE NAME PA_Designlnt_v2_1

REVISION | PAGE OF

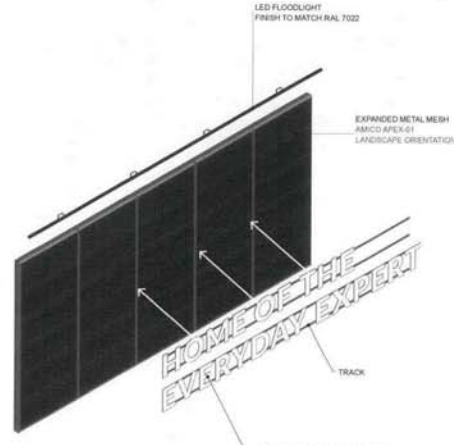
R1 A. 302




A **Floor Plan**
Scale: 1/16" = 1'-0"




B **East Elevation**
Scale: 1/16" = 1'-0"




C **Illustrative Isometric**
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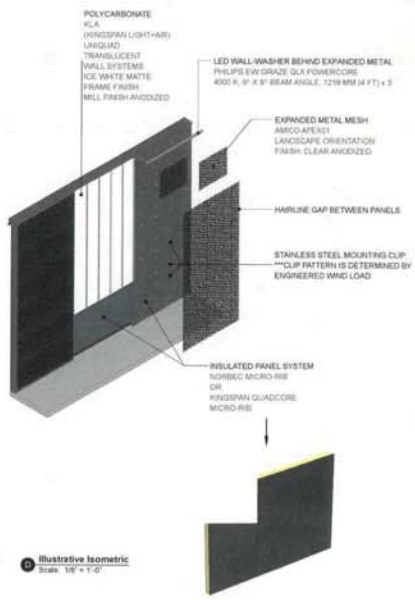
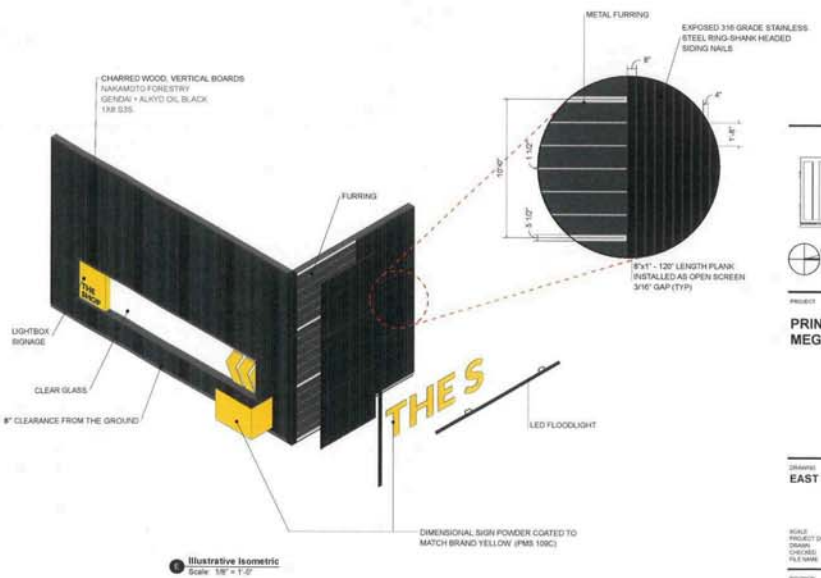



D **Illustrative Isometric**
Scale: 1/8" = 1'-0"




E **Illustrative Isometric**
Scale: 1/8" = 1'-0"

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PROJECT

**PRINCESS AUTO MEGA-STORE**

DRAWING

**EAST ELEVATION**

| | |
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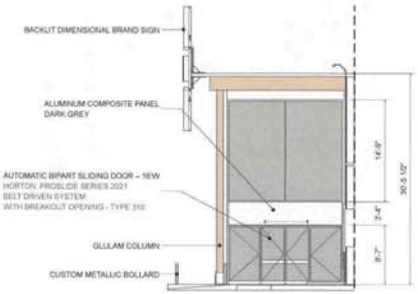
R1 A. 303




A Section
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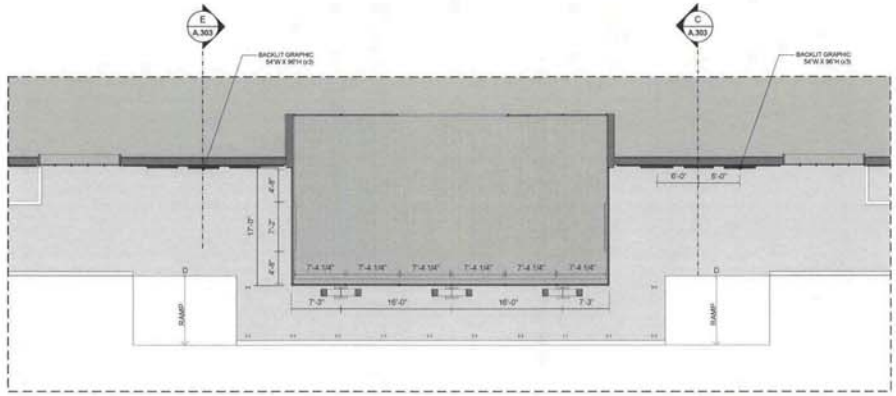
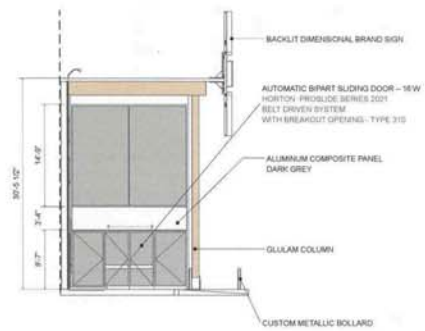
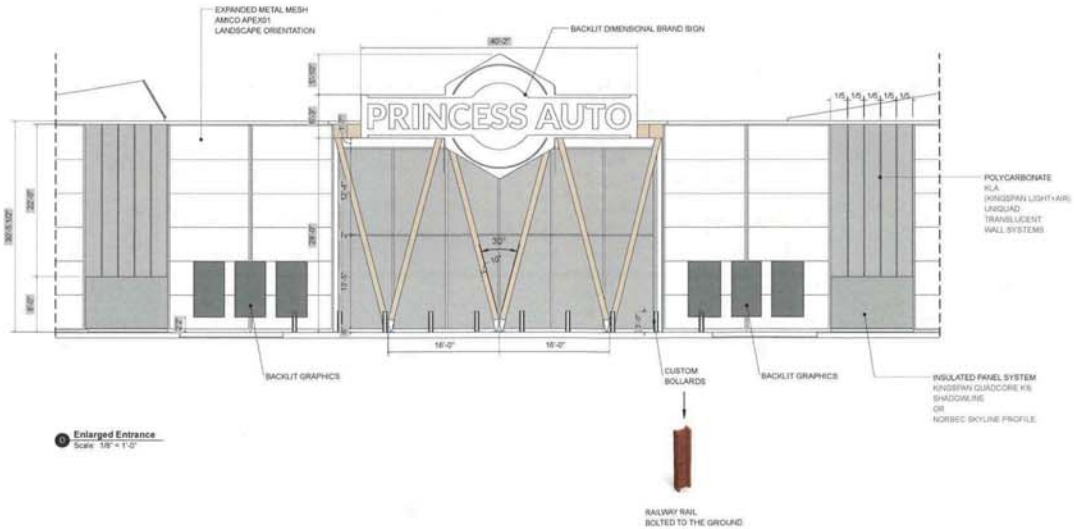



B Enlarged Entrance
Scale: 1/8" = 1'-0"




C Section
Scale: 1/8" = 1'-0"




D Enlarged Entrance
Scale: 1/8" = 1'-0"

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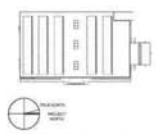

PROJECT

**PRINCESS AUTO MEGA-STORE**

DRAWING

**EAST ELEVATION DETAIL**

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PROJECT DATE November 16, 2023
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FILE NAME 14_Designmen_v2_1

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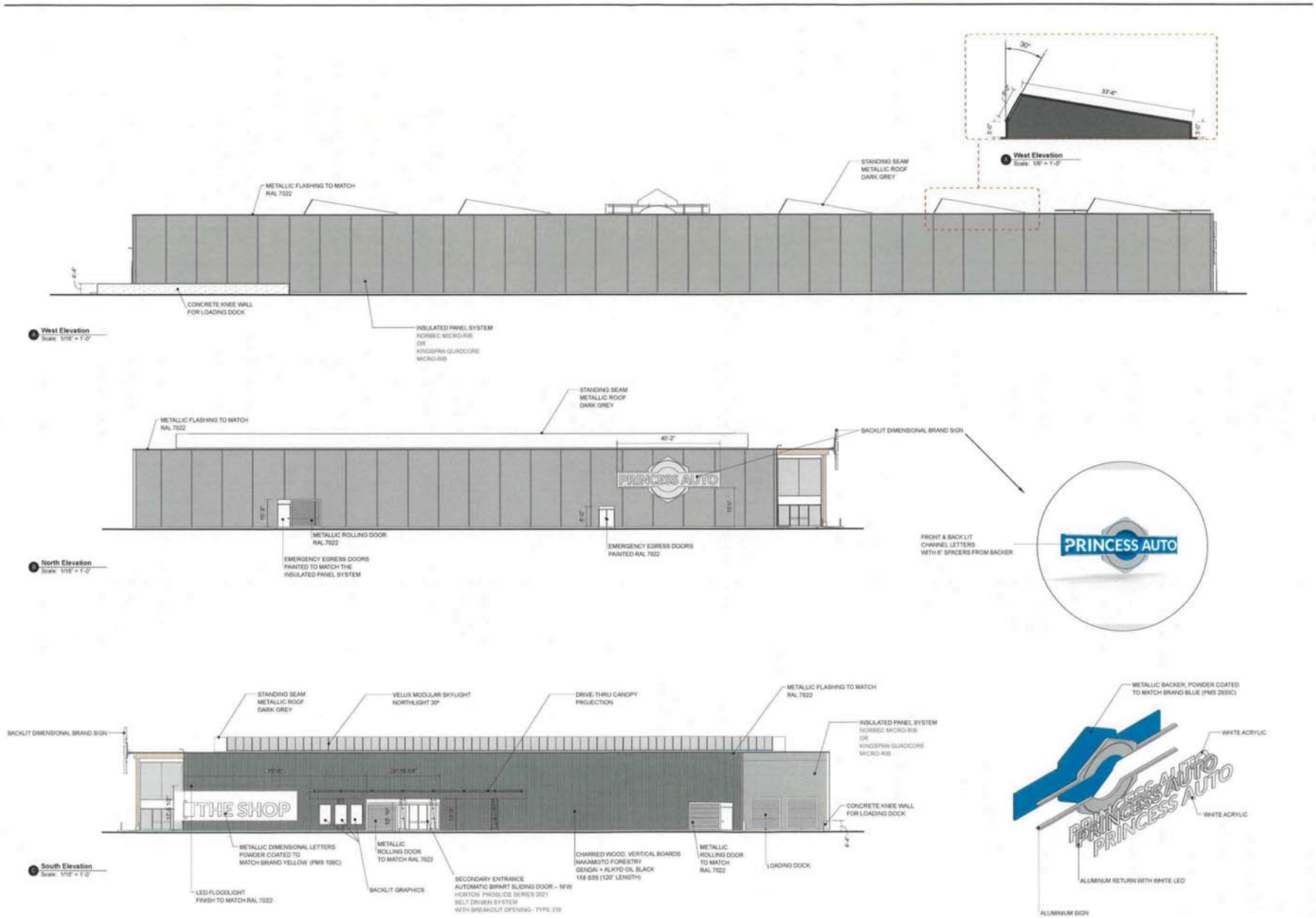


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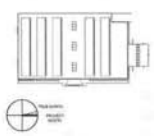

PROJECT

**PRINCESS AUTO MEGA-STORE**

DRAWING

**ELEVATIONS**

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PROJECT DATE November 16, 2023
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CHECKED CC
FILE NAME PA_Designated_v2_1

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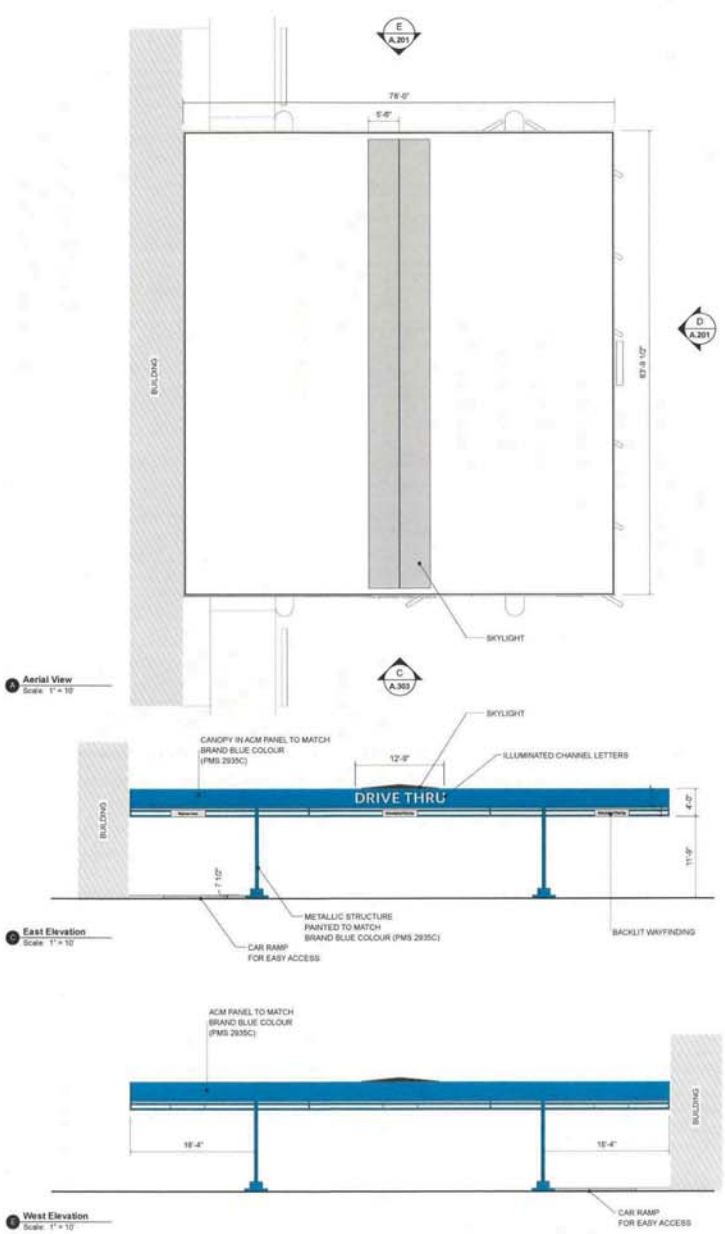
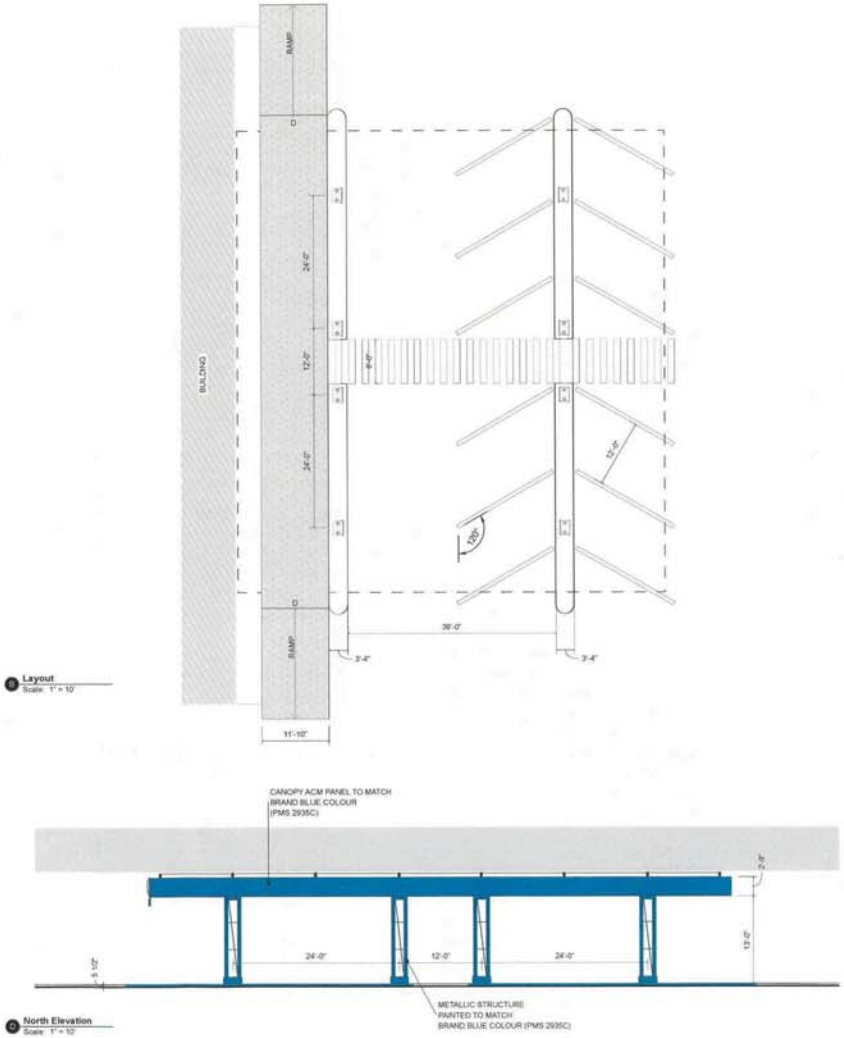



A Aerial View
Scale: 1" = 10'

B East Elevation
Scale: 1" = 10'

C West Elevation
Scale: 1" = 10'




B Layout
Scale: 1" = 10'

D North Elevation
Scale: 1" = 10'

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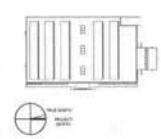

PROJECT
**PRINCESS AUTO MEGA-STORE**

DRAWING
**DRIVE-THRU OVERVIEW**

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PROJECT DATE November 16, 2023
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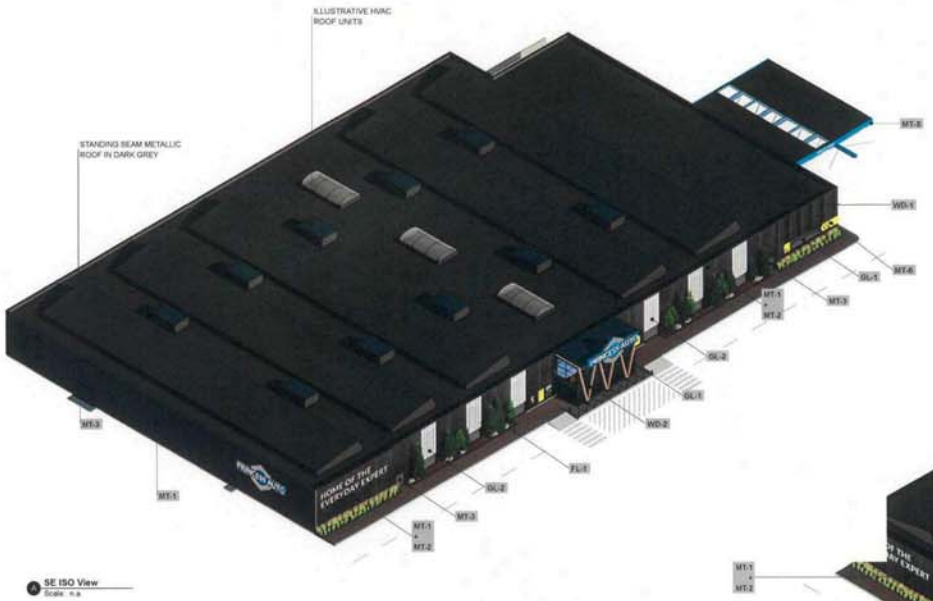


SE ISO View
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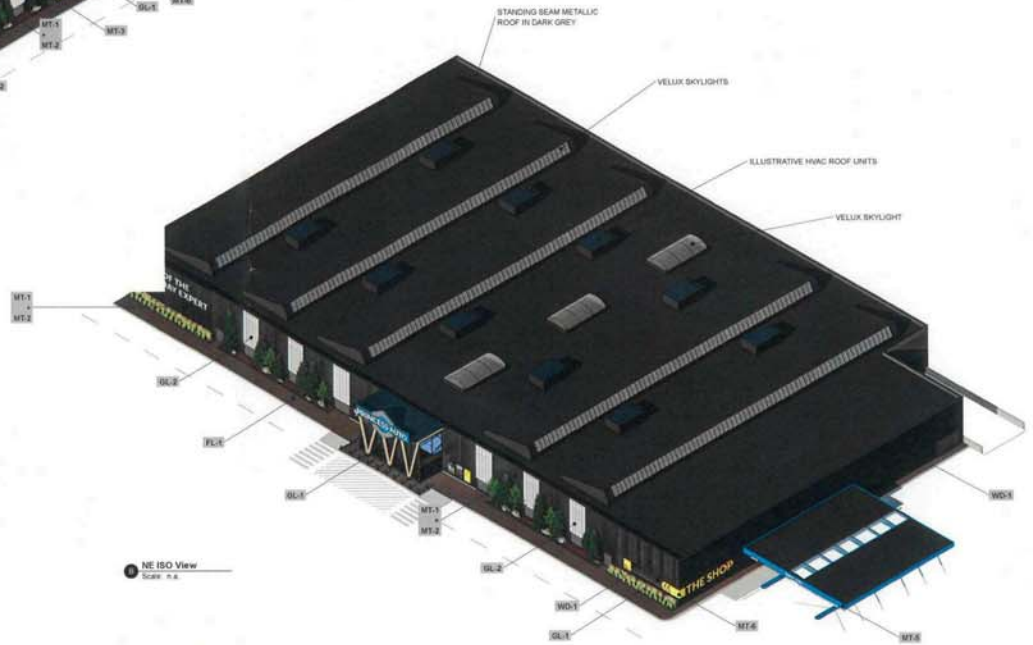


NE ISO View
Scale: n.a.

| MT-1 | MT-2 | MT-3 | MT-4 | MT-5 | MT-6 | WD-1 | WD-2 | GL-1 | GL-2 | FL-1 |
|---|---|---|---|---|---|---|---|---|---|---|
| **INSULATED PANELS**<br>NORBEC<br>MICRO-RIBBED<br>CLASSIC PVDF<br>CHARCOAL<br>17-1625<br>OR<br>KINGSPAN<br>QUADCORE KS MICRO-RIB | **EXPANDED MESH**<br>**AMICO**<br>APEX-01 ALUMINUM<br>FINISH: CLER ANODIZED | **METAL POWDER COAT**<br>**RAL 7022**<br>UMBRA GREY<br>ALL METAL TRIMS,<br>FLASHINGS AND<br>EXTRIOR LIGHTING<br>CASES | NOT IN USE | **BRAND COLOUR**<br>**POWDER COAT**<br>**PMS 2935C**<br>FOR SIGNAGE AND<br>ACM PANELS ON<br>DRIVE-THRU CANOPY | **BRAND COLOUR**<br>**POWDER COAT**<br>**PMS 109C**<br>**FOR EXTERIOR**<br>**SIGNAGE** | **CHARRED WOOD**<br>**NAKAMOTO FORESTRY**<br>GENDAI<br>ALKYD OIL BLACK<br>1X8 S3S | **VESTIBULE**<br>**MASS TIMBER**<br>GLULAM POST AND<br>BEAM | **GLAZING** | **POLYCARBONATE**<br>KLA<br>(KINGSPAN LIGHT+AIR)<br>UNIQUAD<br>TRANSLUCENT<br>WALL SYSTEMS<br>ICE WHITE MATTE<br>FRAME FINISH:<br>MILL FINISH ANODIZED | **SIDEWALK PAVER**<br>**UNILOCK**<br>HOLLANDSTONE<br>SIERRA<br>PATTERN C<br>4" x 8" HERRINGBONE |

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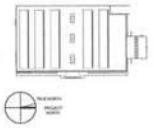

PROJECT

**PRINCESS AUTO MEGA-STORE**

DRAWING

**ISOMETRIC VIEWS**

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| PROJECT DATE | November 16, 2021 |
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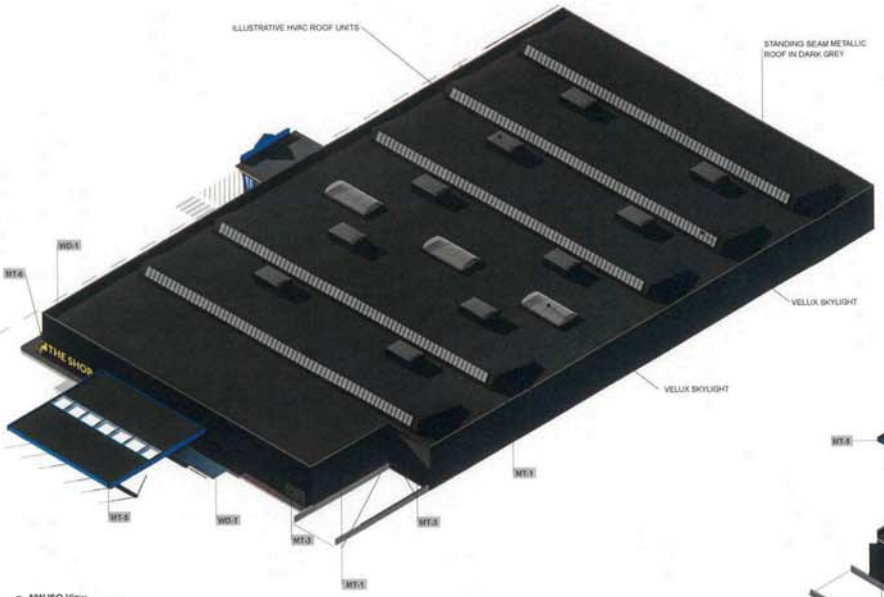


NW ISO View
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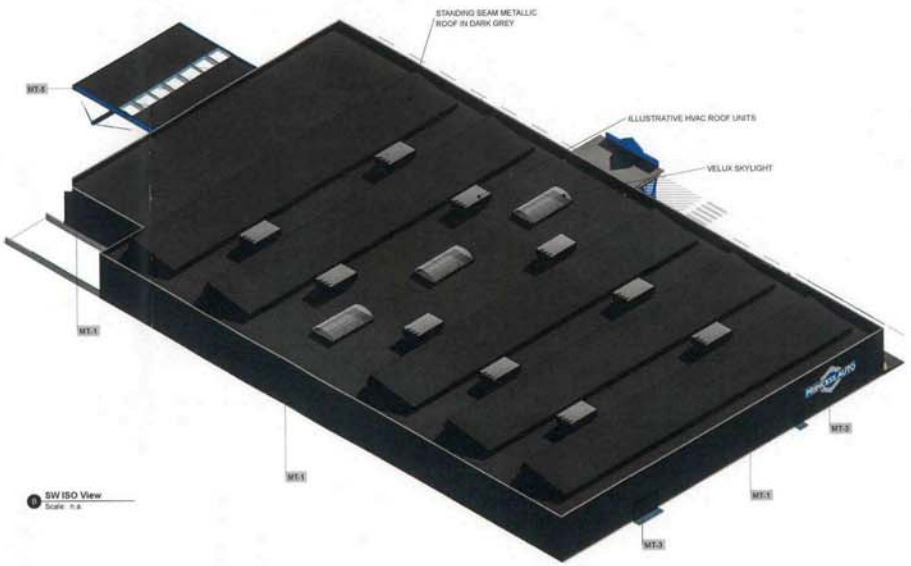


SW ISO View
Scale: n.a.

| MT-1 | MT-2 | MT-3 | MT-4 | MT-5 | MT-6 | WD-1 | WD-2 | GL-1 | GL-2 | FL-1 |
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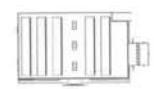

PROJECT

**PRINCESS AUTO MEGA-STORE**

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