

COMMERCIAL DEVELOPMENT

CAMBRIAN RD, BARRHAVEN, ONTARIO

21.326SD



**TURNER
FLEISCHER**

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**ISSUED FOR SPA
2023-05-01**

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The site plan prepared by Turner Fleischer is based on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features or encroachments prepared by Arno, P. (Professional Engineer), dated 2023-05-28 as provided by Loblaw Companies Limited.








LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF PART OF LOT 10
CONCESSION 3 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

STATISTICS

SITE AREA	±3.72 ACRES	±1.51 HA.
PROPOSED BUILDING A AREA	±34,496 S.F.	±3,205 S.M.
MEZZANINE AREA	±2,595 S.F.	±241 S.M.
TOTAL BUILDING A AREA	±37,091 S.F.	±3,446 S.M.
PROPOSED BUILDING B AREA	±5,050 S.F.	±469 S.M.
PROPOSED ME ROOM	±150 S.F.	±14 S.M.
TOTAL BUILDING B AREA	±5,200 S.F.	±483 S.M.
TOTAL GROSS FLOOR AREA	±39,546 S.F.	±3,674 S.M.
TOTAL BUILDING AREA	±42,291 S.F.	±3,929 S.M.
TOTAL PARKING PROVIDED	181 CARS	
	4.58/1000 S.F.	4.93/100 S.M.
COVERAGE	21.28 %	

LEGEND

-  PROPOSED BUILDING
-  PROPOSED ENTRANCE ARROW
-  PROPOSED CONCRETE SIDEWALK
-  PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
-  PROPOSED PCX PARKING
-  PROPOSED EV PARKING
-  PROPOSED TRANSFORMER

#	DATE	DESCRIPTION	BY
5	2023-05-01	ISSUED FOR COORDINATION	FPI
4	2023-04-24	ISSUED FOR COORDINATION	FPI
3	2023-03-30	ISSUED FOR COORDINATION	FPI
2	2023-03-28	ISSUED FOR COORDINATION	FPI
1	2023-03-02	ISSUED FOR COORDINATION	FPI

Loblaw Companies Limited

PROJECT
CAMBRIAN RD (S. PARCEL)

BARRHAVEN, ONTARIO

DRAWING
SITE PLAN & FLOOR PLAN

PROJECT NO.
21.326SD
PROJECT DATE
2023-05-01
DRAWN BY
FPI
CHECKED BY
RAD

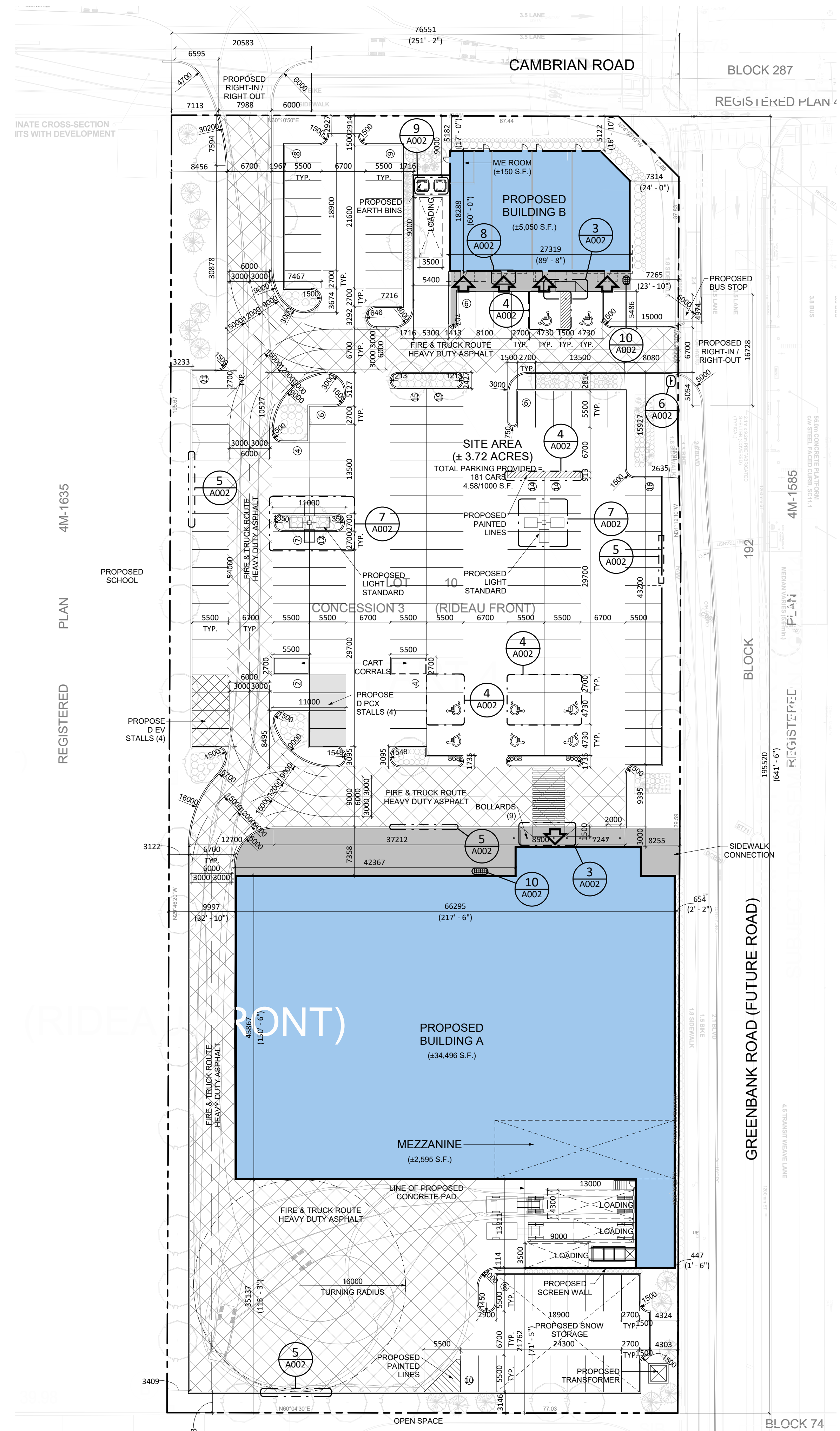
SCALE
1:400

DRAWING NO.
A001



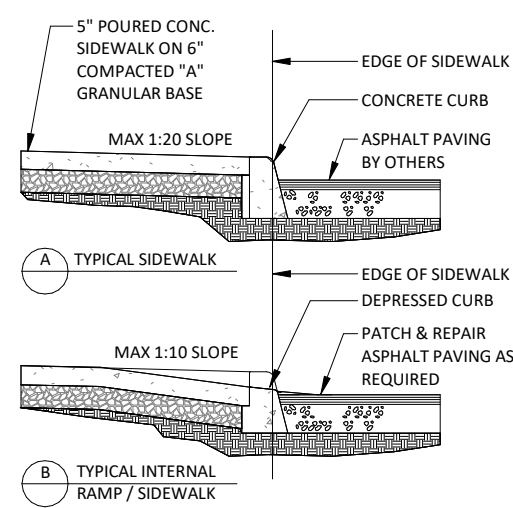
2 CONTEXT PLAN
A001 N.T.S.

ZONING COMPLIANCE CHART - ZONING: GM[1628]		
	REQUIRED	PROPOSED
Minimum Lot Width (m)	N/A	76.55 m
Minimum Lot Area (acres)	N/A	3.72 acres
Minimum Front Yard Setback (Cambrian Rd) (m)	3 m	5.12 m
Minimum Rear Yard Setback (m)	N/A	21.76 m
Minimum Interior Side Yard Setback (m)	5m on West lot line 0m on East lot line (future Greenbank Rd)	9.99 m West 0.45 m East
Maximum Height (m)	24 m / 6 storeys	7.48 m / 1 storey
Minimum Parking Dimensions (m)	2.6m x 5.2m	2.7m x 5.5m
Minimum Parking required (3.6 per 100 s.m. of GFA)	141 spaces	181 spaces
Minimum Bicycle Parking required (1 per 250 s.m. of GFA)	15 spaces	15 spaces
Loading spaces (for up to 4999 s.m. of GFA)	1 standard space (3.5x9x4.2 m) 1 oversized space (4.3x13x4.2 m)	3 standard spaces 1 oversized space
Minimum Drive Aisle Width (parking angle at 90 degrees) (m)	6.7 m	6.7 m



1 SITE PLAN
A001 1:400

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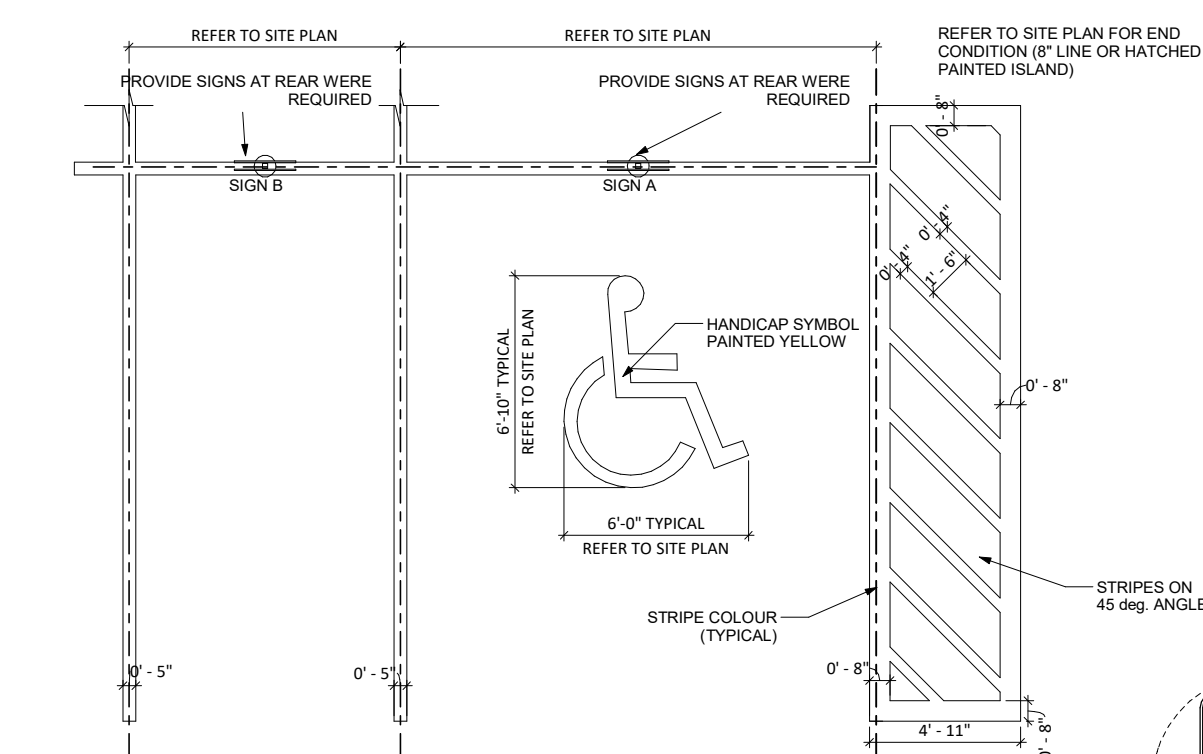
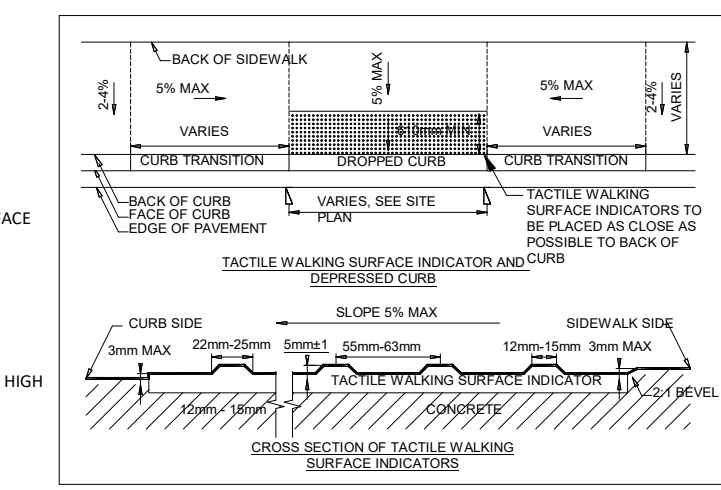
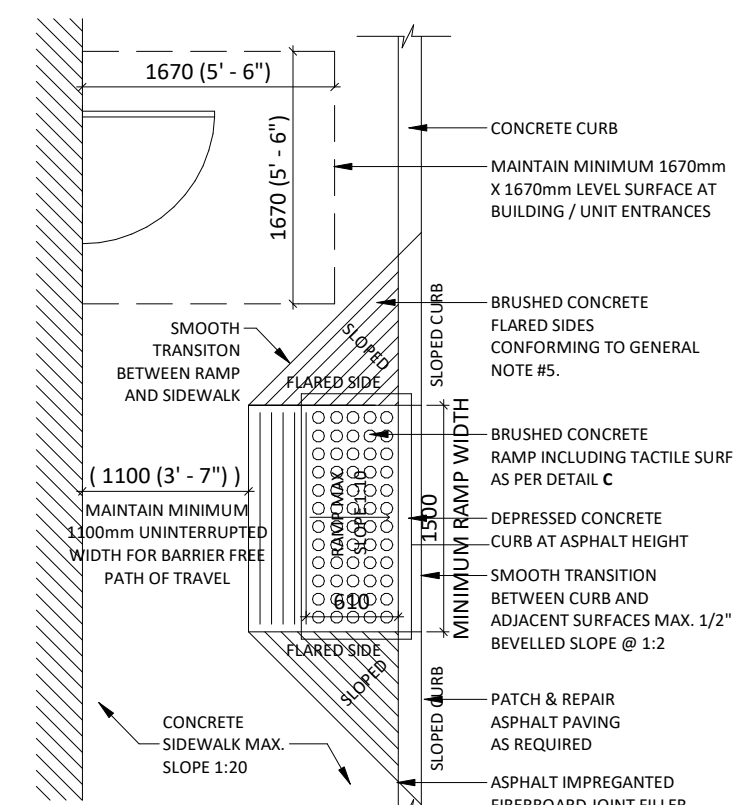


GENERAL NOTES:

- G1. SIDEWALK SLOPES TO BE 1/8" / FT. (1%)
- G2. MAX. IN ALL DIRECTIONS ALONG STOREFRONT, 1/4" / FT. (2%) MAX. IN OTHER AREAS.
- G3. EXPANSION JOINTS ARE TO BE AS SPECIFIED & AS LOCATED ON ARCHITECTURAL DOCUMENTS.
- G4. REINFORCING TO BE AS PER STRUCTURAL DOCUMENTS.
- G5. CONCRETE TO BE BROOM FINISHED AS PER ARCHITECTURAL SPECIFICATIONS.
- G6. CONSTRUCTION OF CURB RAMPS TO BE IN ACCORDANCE WITH THE REQUIREMENTS IN PROVINCE OF ONTARIO - DESIGN OF PUBLIC SPACES STANDARD PART IV.3 OF ONTARIO REGULATION 191/13. IT MUST HAVE TACTILE WALKING SURFACE INDICATORS THAT:
 - i) HAVE BASED TACTILE PROFILES,
 - ii) HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE,
 - iii) ARE LOCATED AT THE BOTTOM OF THE CURB RAMP,
 - iv) ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE,
 - v) EXTEND THE FULL WIDTH OF THE CURB RAMP, AND
 - vi) ARE A MINIMUM OF 610mm IN DEPTH

NOTES:

1. WHERE SIDEWALK IS CONTINUOUSLY ADJACENT, REDUCE THE DROPPED CURB AT ENTRANCES TO 3".
2. FOR SURFING PROCEDURE A 5% BATTER IS ACCEPTABLE.
- A. TREATMENT AT ENTRANCES SHALL CONFORM WITH OPSD 353.01
- B. OUTLET TREATMENT SHALL CONFORM WITH OPSD 410 SERIES
- C. THE LENGTH OF TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE 3.0M, EXCEPT IN CONJUNCTION WITH GUIDE RAIL, IT SHALL CONFORM TO OPSD 300 SERIES



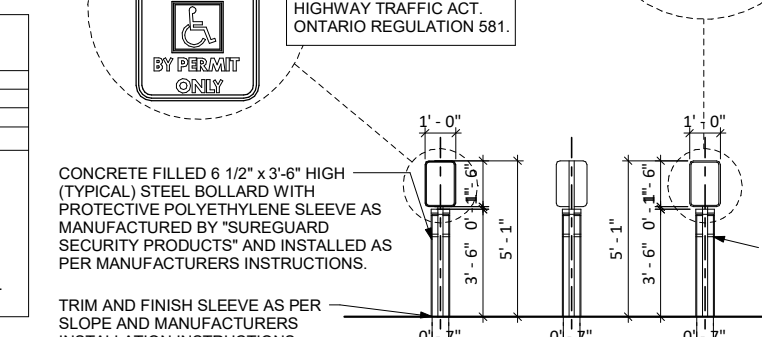
- NOTES:**
1. PARKING BAY DIMENSIONS REFLECT I.P.L. STANDARDS. REFER TO SITE PLAN DRAWINGS FOR SPECIFIC PROJECT SITE PLANNING DIMENSIONS
 2. ALL PARKING LOT LINE STRIPING TO BE PAINTED WITH YELLOW AND CONFORM TO CANCOSHS - 1/4 COLOUR SAMPLE TO BE APPROVED BY I.P.L.
 3. ALL PARKING DIMENSIONS SHOWN ARE MINIMUM. CONFIRM REQUIRED SIZES WITH LOCAL AUTHORITY HAVING JURISDICTION.

SUREGUARD SLEEVE COLOUR LEGEND:

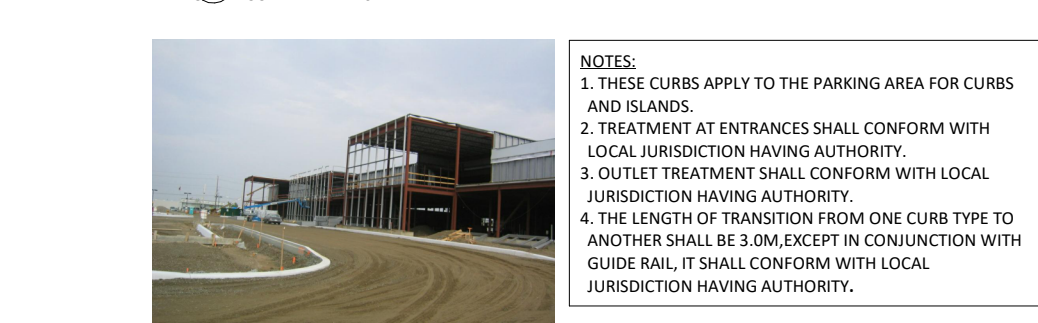
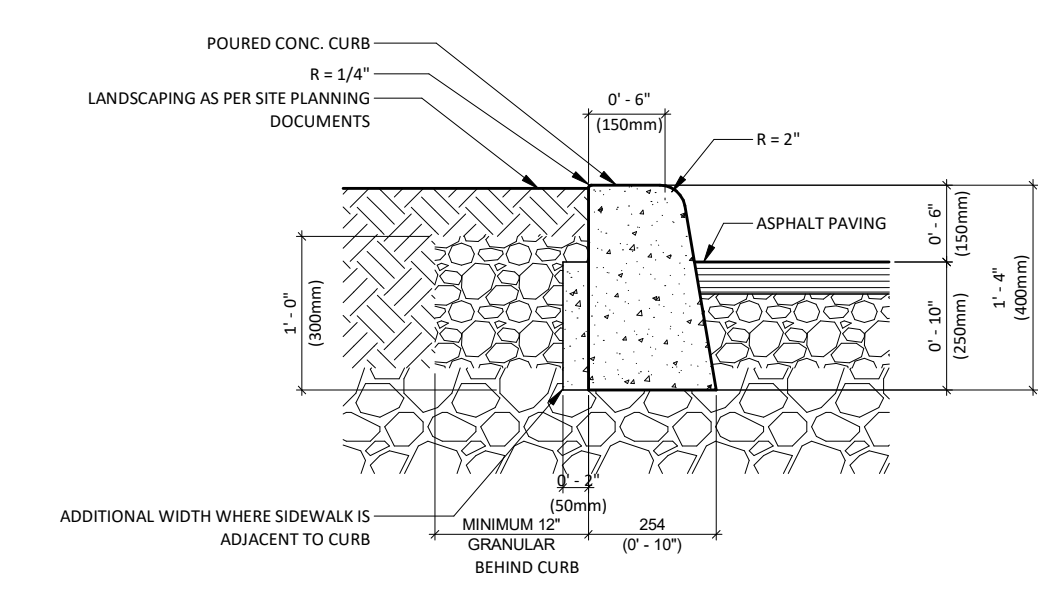
MODEL	COLOUR	TAPE COLOUR
INSPIRE	YELLOW	WHITE
SUPERCORE	YELLOW	WHITE
NORFELLS	YELLOW	WHITE
NEIGHBOUR	YELLOW	WHITE

FOR NORFELLS:
OMIT SUREGUARD SHEILD. PROVIDE 6 1/2" O.C. STEEL BOLLARD C/W CONCRETE & PAINTED SAFETY YELLOW

FOR FORTINGS:
OMIT SURE GUARD SHEILD - PROVIDE 6 1/2" O.C. GLAZENAVZ STEEL BOLLARD C/W CONCRETE

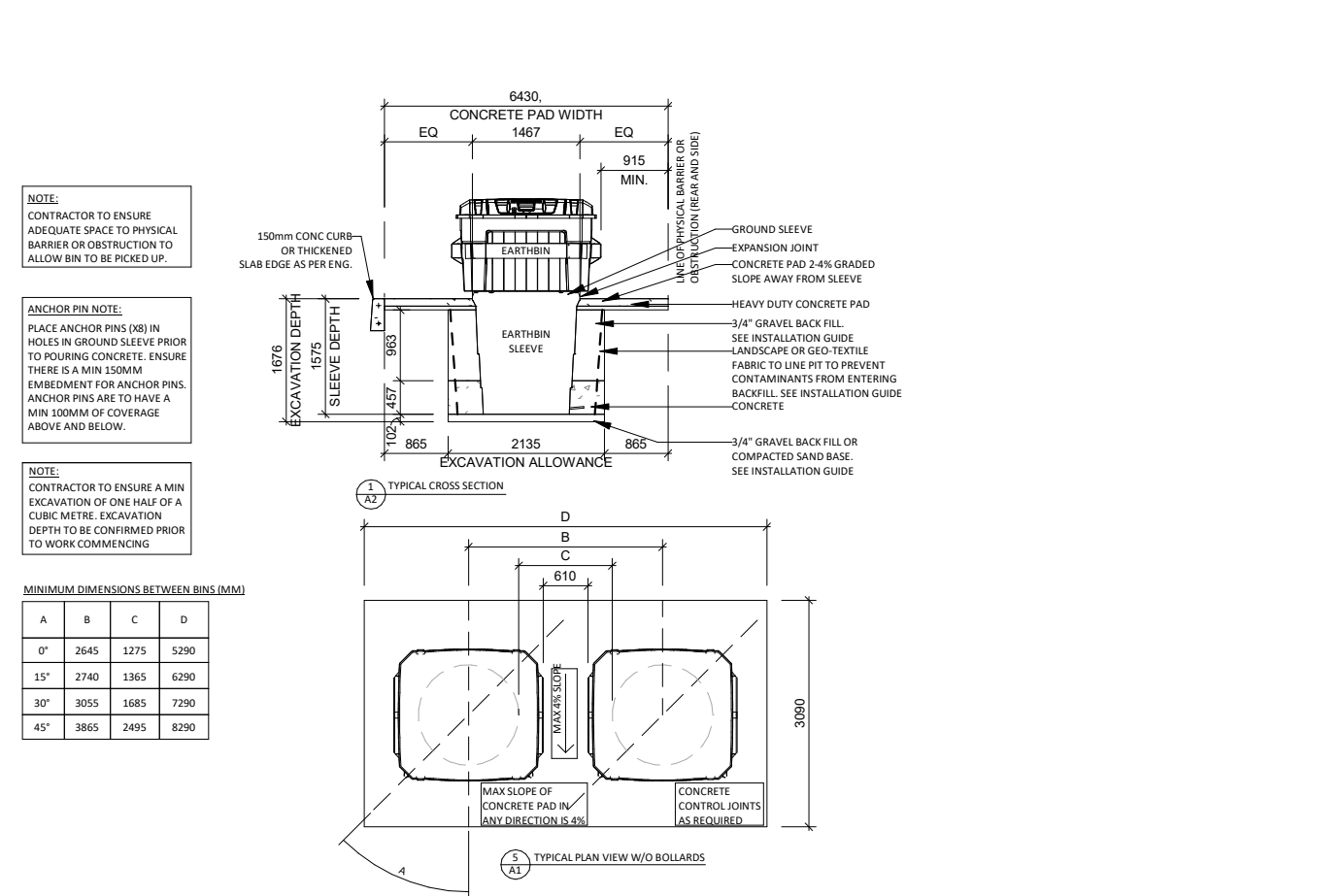
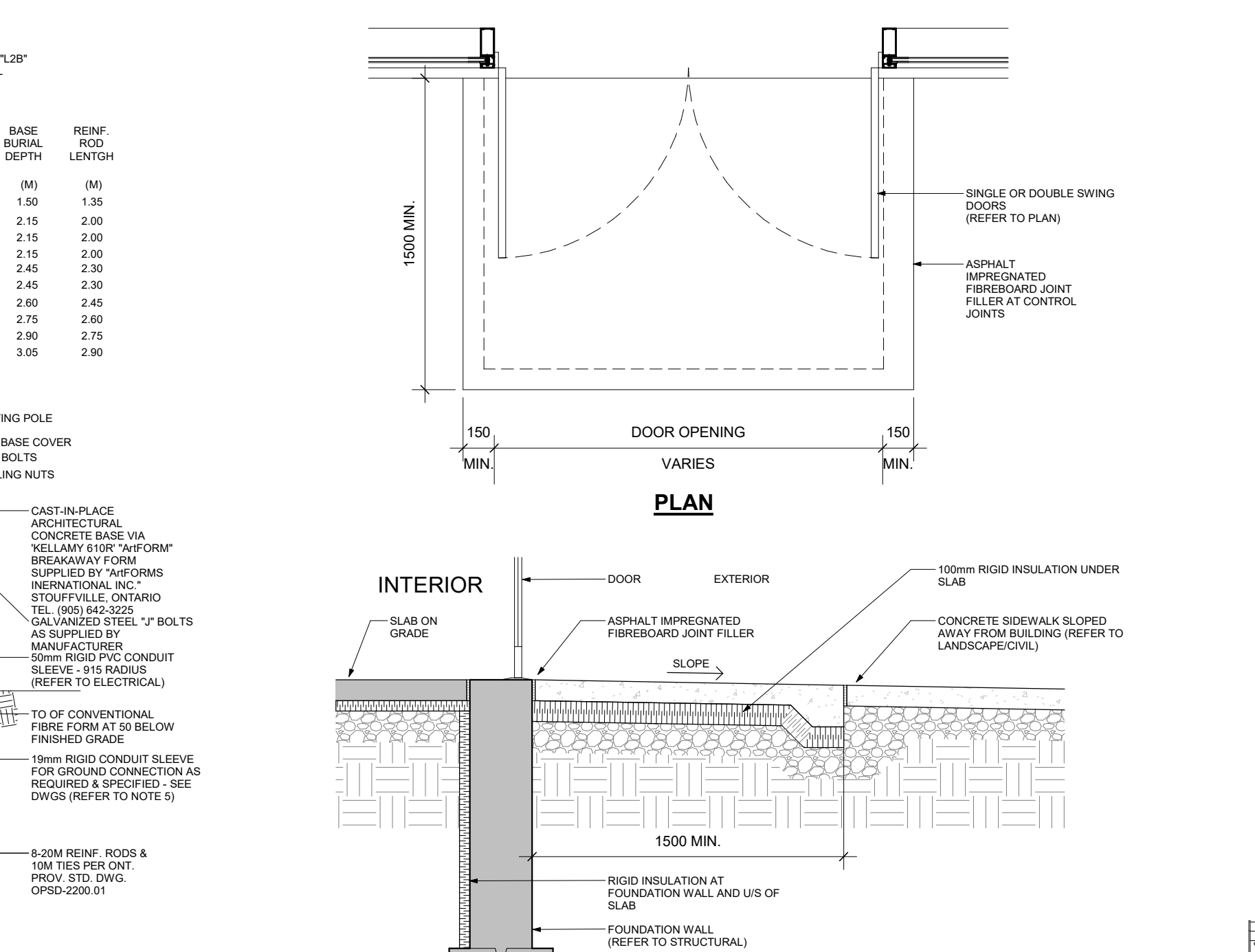
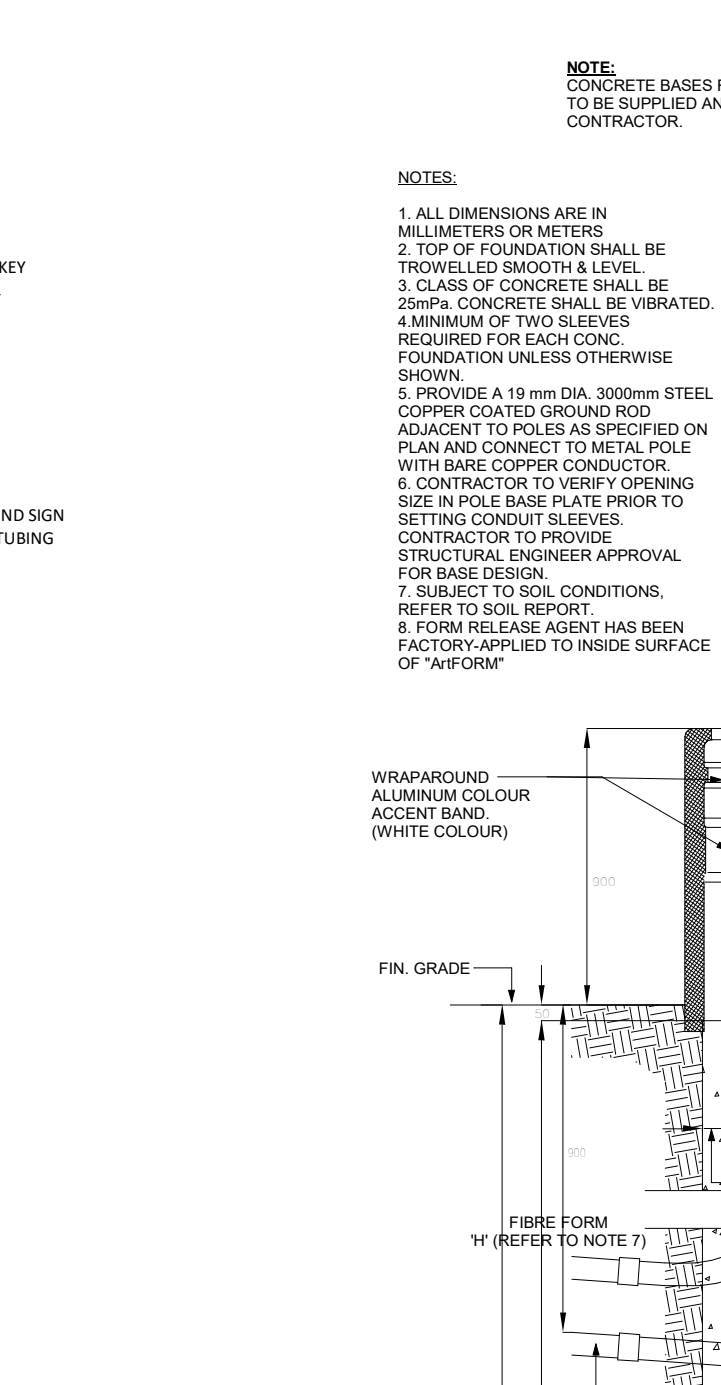
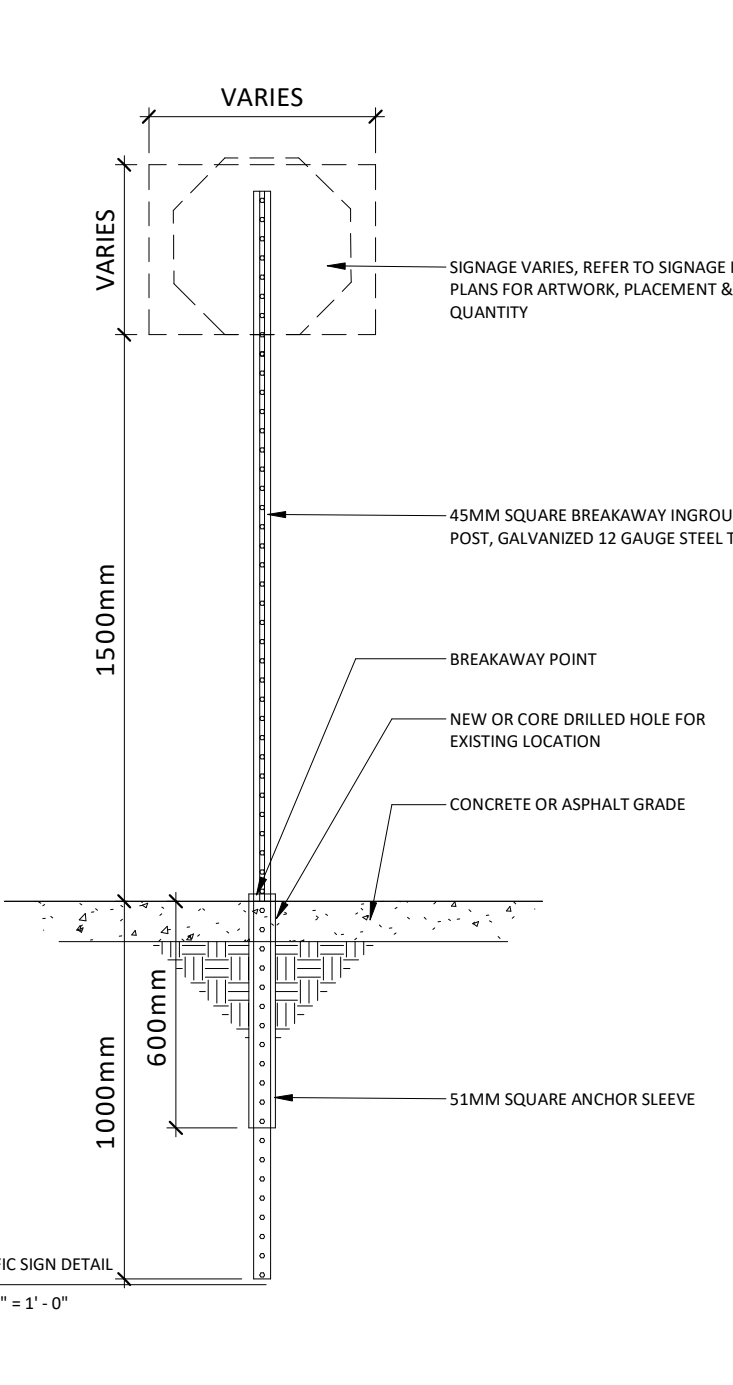


PAINTED PARKING LINES, STRIPES AND SIGNAGE
DETAIL DRAWN BY TURNER FLEISCHER ARCHITECTS INC. ON BEHALF OF LOBLAW COMPANIES LIMITED
C-209 SCALE 1/4" = 1'-0"



TYPICAL POURED CONCRETE CURB
DETAIL DRAWN BY TURNER FLEISCHER ARCHITECTS INC. ON BEHALF OF LOBLAW COMPANIES LIMITED
C-211

5 C-211_TYPICAL POURED CONCRETE CURB
A002 1:15



TYPICAL TRAFFIC SIGN
DETAIL DRAWN BY TURNER FLEISCHER ARCHITECTS INC. ON BEHALF OF LOBLAW COMPANIES LIMITED
C-210

TYPICAL CONCRETE BASE FOR LUMINAIRE

FROST SLAB PLAN & SECTION DETAIL

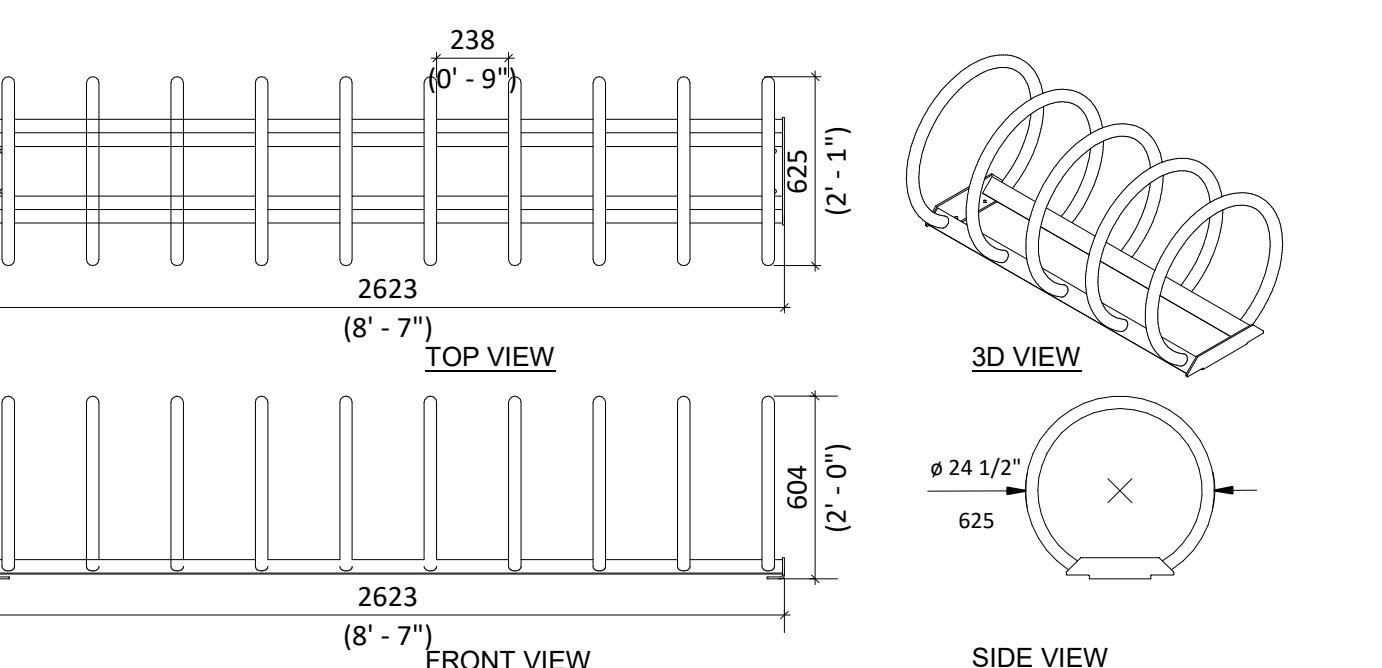
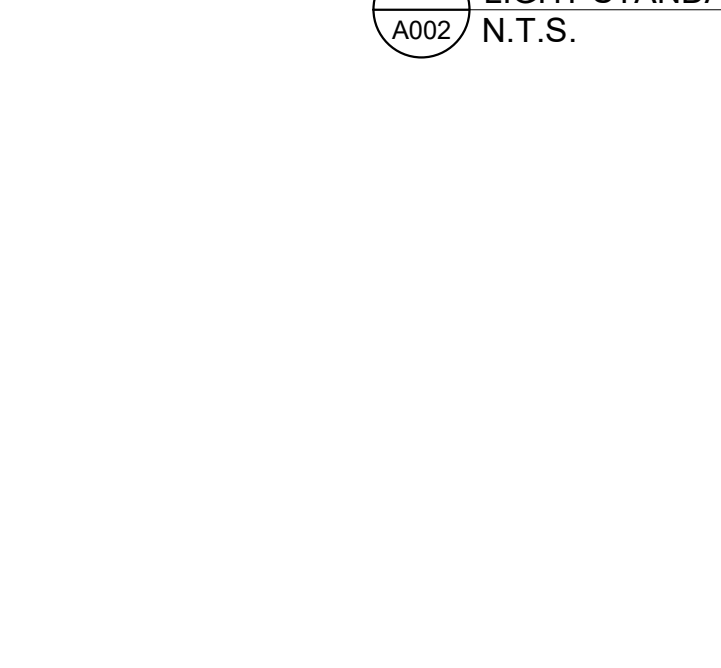
EARTH BIN DETAIL

6 C-210_TYPICAL TRAFFIC SIGN
A002 1:20

7 LIGHT STANDARD N.T.S.

8 FROST SLAB PLAN & SECTION DETAIL
A002 1:25

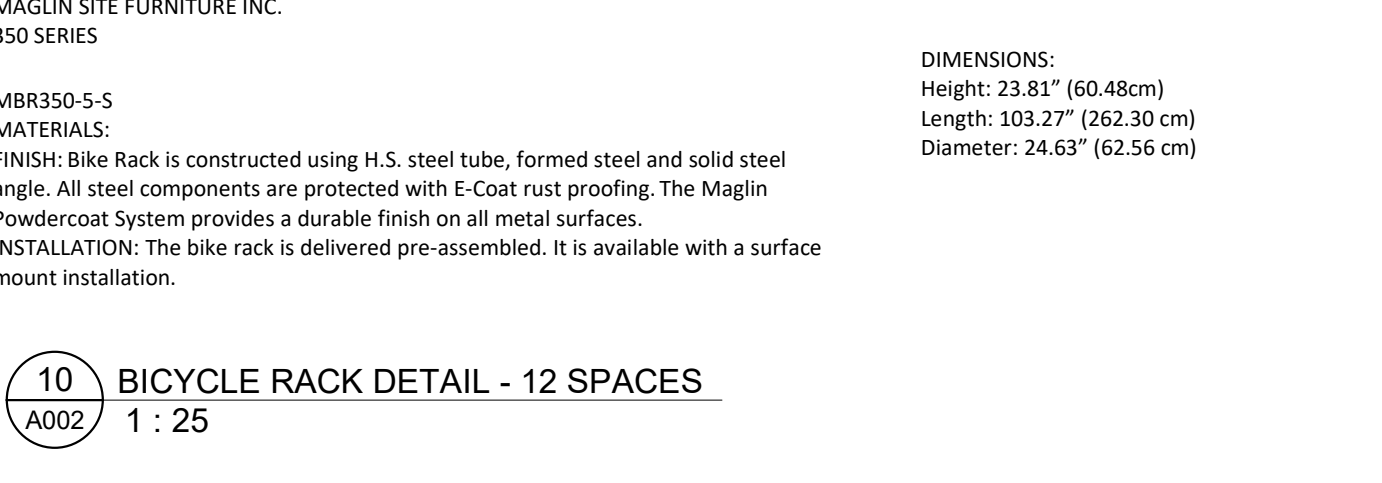
9 EARTH BIN DETAIL
A002 1:100



6 C-210_TYPICAL TRAFFIC SIGN
A002 1:20

7 LIGHT STANDARD N.T.S.

8 FROST SLAB PLAN & SECTION DETAIL
A002 1:25



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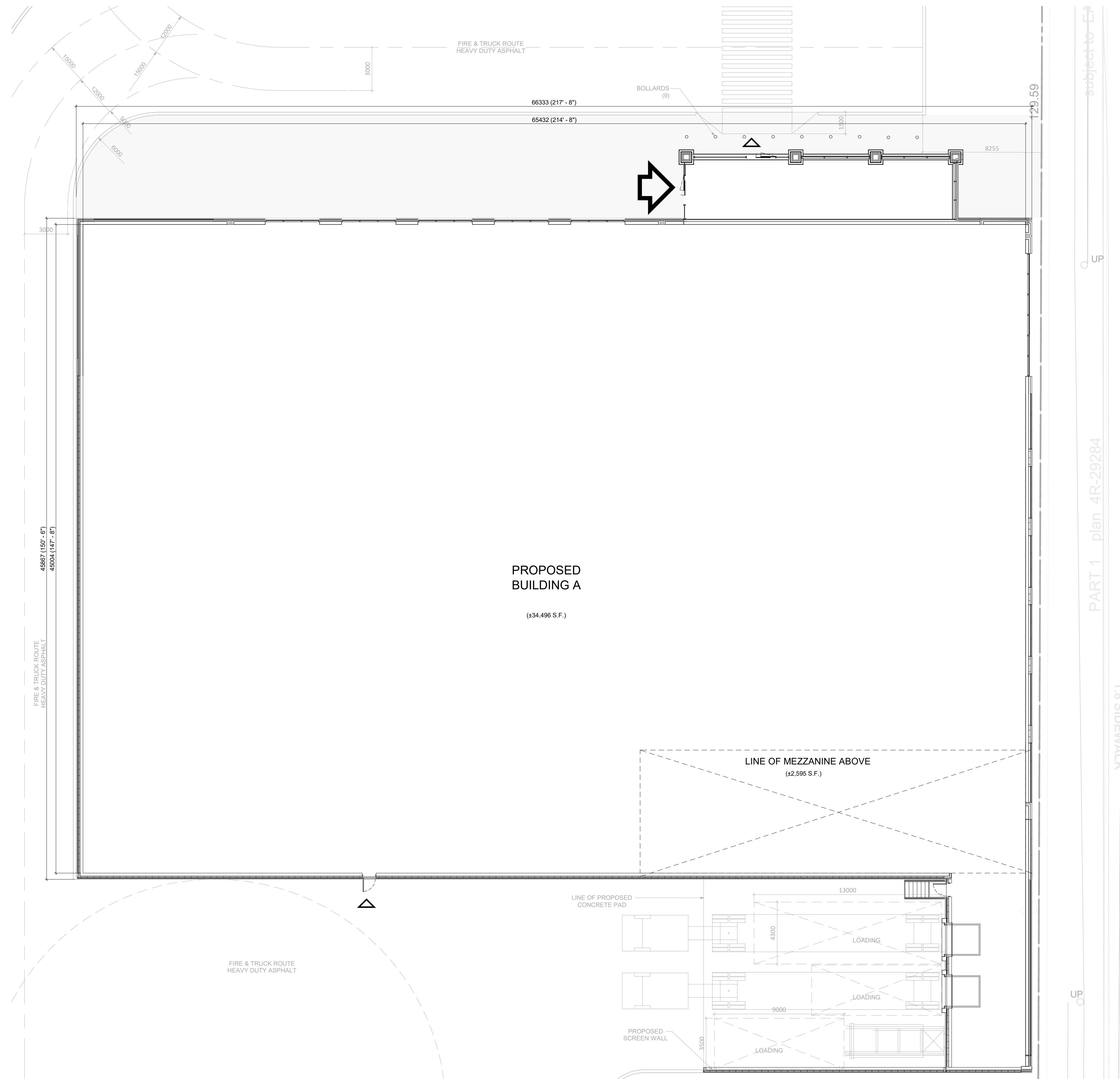
PROJECT
CAMBRIAN RD (S. PARCEL)
BARRHAVEN, ONTARIO

DRAWING
SITE DETAILS

PROJECT NO.	21.326SD
PROJECT DATE	2023-05-01
DRAWN BY	FPI
CHECKED BY	RAD
SCALE	As indicated

DRAWING NO. **A002**

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4	2023-05-01				

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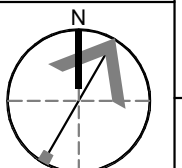
PROJECT
CAMBRIAN RD (S. PARCEL)

BARRHAVEN, ON

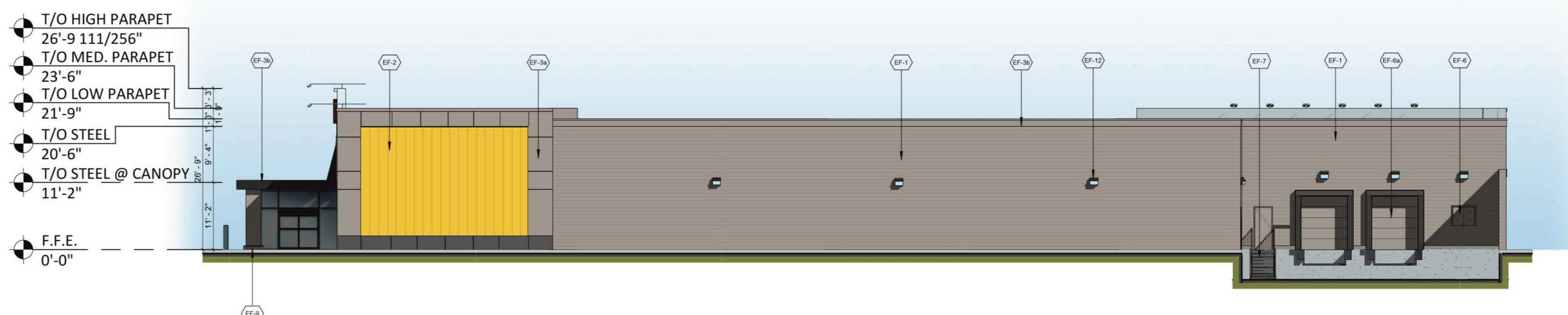
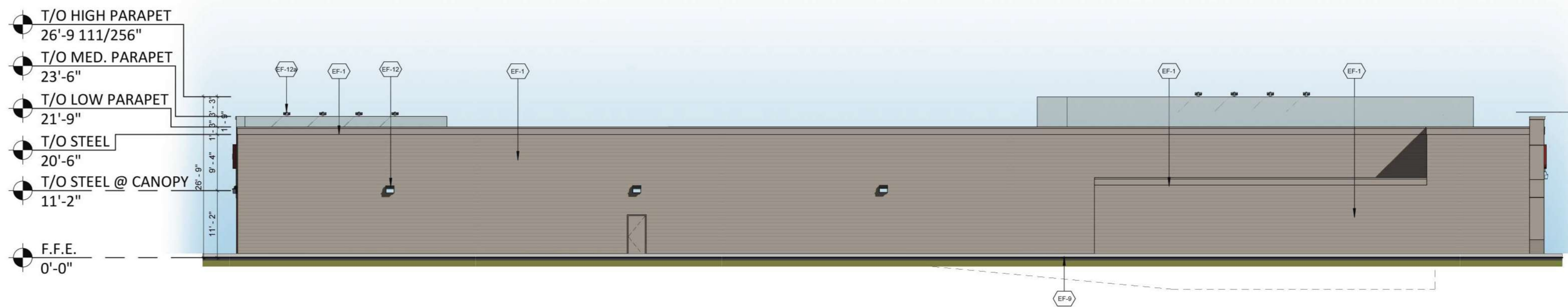
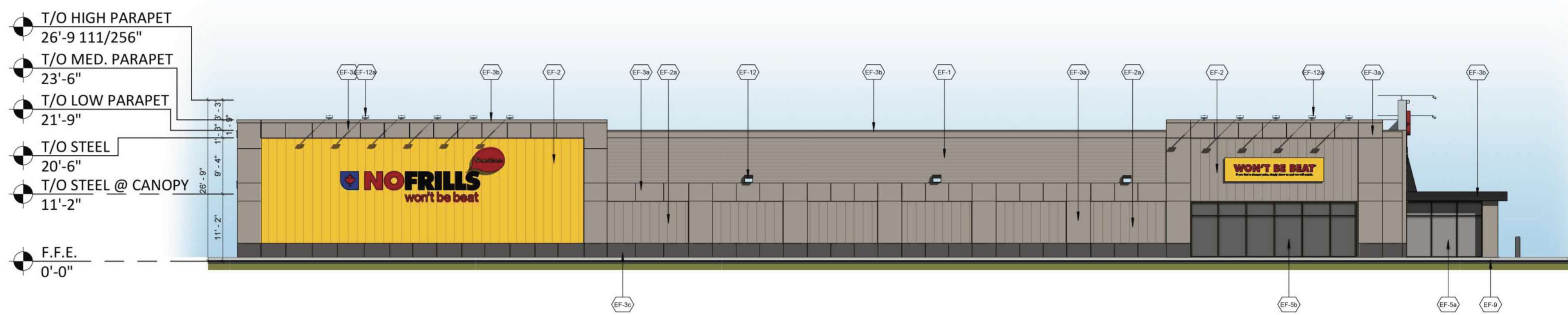
DRAWING
BUILDING A - FLOOR PLAN

PROJECT NO.
21.326SD
PROJECT DATE
2023-05-01
DRAWN BY
FPI
CHECKED BY
RAD

SCALE
1 : 150



DRAWING NO.
A101



EXTERIOR FINISH SCHEDULE	
EF-1	HORIZONTAL METAL SIDING: - PREPAINTED GALVANIZED SHEET STEEL SIDING - VOWEST 24ga. CL602SSR - COLOUR: DURANAR SEAWOLF - CAP FLASHING CORNICE - PAINT STONE GREY
EF-2	VERTICAL METAL SIDING - PREPAINTED GALVANIZED SHEET STEEL SIDING - VOWEST 24ga. CL602SSR - COLOUR TO MATCH NO FRILLS YELLOW - ARM995 - SWOOSH YELLOW
EF-2a	VERTICAL METAL SIDING - PREPAINTED GALVANIZED SHEET STEEL SIDING - VOWEST 24ga. CL602SSR - COLOUR: STONE GREY
EF-3a	CONTINUOUS CORNICE & HIGH PARAPET CORNICE CAP FLASHING - PREFINISHED METAL PANEL 1/8" THICK ALUMINUM - BENT TO PROFILE AS INDICATED WITH BUTT JOINT BETWEEN PANELS - PANELS TO BE FIXED TO HORIZONTAL METAL SIDING REFER TO DETAIL 3/A8.1 - PPG DURANAR FINISH UC109855 - COLOUR: STONE GREY - CAP FLASHING: - 24 GAUGE PREPAINTED GALVANIZED STEEL SHEET BRAKE - FORMED AS REQUIRED TO SUIT PROFILE AS INDICATED ON DRAWINGS - COLOUR: STONE GREY
EF-3b	CART STORAGE FASCIA - PPG DURANAR FINISH UC40577/ 5MB86928 - COLOUR: BLACK- CLASSIC
EF-4	VINYL CANOPY - BLACK PREFINISHED 1/8" DIABOND ON 1"x1" ALUMINUM TUBING FRAME - WITH BLACK POLYURETHANE PAINT FINISH WITH FASTENINGS AND CONNECTION PLATES
EF-5	STOREFRONT GLAZING & FRAMES - 6mm INSULATED GLAZING IN BLACK ANODIZED (KAWNEER FINISH NO. 29), THERMALLY BROKEN ALUMINUM FRAMES - ALUMINUM FRAMES: ARCHITECTURAL CLASS I (7 mils MINIMUM), ALUMINUM ASSOCIATION SPECIFICATION: AA-M10C22A44 - PROVIDE SOLARBAN 60 ON CLEAR GLASS. PROVIDE TEMPERED GLAZING ON LOWER PANELS
EF-5a	CART STORAGE GLAZING & FRAMES - 6mm GLAZING IN BLACK ANODIZED (KAWNEER FINISH NO. 29) ALUMINUM FRAMES - ALUMINUM FRAMES: ARCHITECTURAL CLASS I (7 mils MINIMUM), ALUMINUM ASSOCIATION SPECIFICATION: AA-M10C22A44 - PROVIDE TEMPERED GLAZING ON LOWER PANELS
EF-5b	SPANDREL PANEL & FRAMES - INKAY CUSTOM OPAQUE COAT FINISH OPAQI-COAT-300 # 3-967 (BLACK GREY) ON INTERIOR FACE OF PANE WITH 22 GAUGE GALVANIZED METAL AND INSULATION BACKPAN - BLACK ANODIZED (KAWNEER FINISH NO. 29), THERMALLY BROKEN ALUMINUM FRAMES - ALUMINUM FRAMES: ARCHITECTURAL CLASS I (7 mils MINIMUM), ALUMINUM ASSOCIATION SPECIFICATION: AA-M10C22A44
EF-6	MISCELLANEOUS DOORS & OPENINGS - PAINT BLACK (P14-SICO 922-180)
EF-6a	OVERHEAD DOORS - PREFINISHED STANDARD WHITE
EF-6b	GLAZED ALUMINUM DOOR - 6mm GLAZING IN BLACK ANODIZED (KAWNEER FINISH NO. 29), ALUMINUM FRAMES (TO MATCH GLAZING SYSTEM) - ALUMINUM FRAMES: ARCHITECTURAL CLASS I (7 mils MINIMUM), ALUMINUM ASSOCIATION SPECIFICATION: AA-M10C22A44
EF-7	EXTERIOR STAIRS, HANDRAILS, PICKETS & STRINGER - PAINT BLACK (P14-SICO 922-180)
EF-8	BUILDING PROTECTION BOLLARD - STEEL PIPE BOLLARD FILLED WITH CONCRETE - PAINTED SAFETY YELLOW - REFER TO DETAIL C-05 AND C-06
EF-9	CONCRETE FOUNDATION CURB

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1	2023-01-24	ISSUED FOR COORDINATION	FPI

Loblaw Companies Limited

PROJECT
CAMBRIAN RD (S. PARCEL)
BARRHAVEN, ON

DRAWING
BUILDING A ELEVATIONS

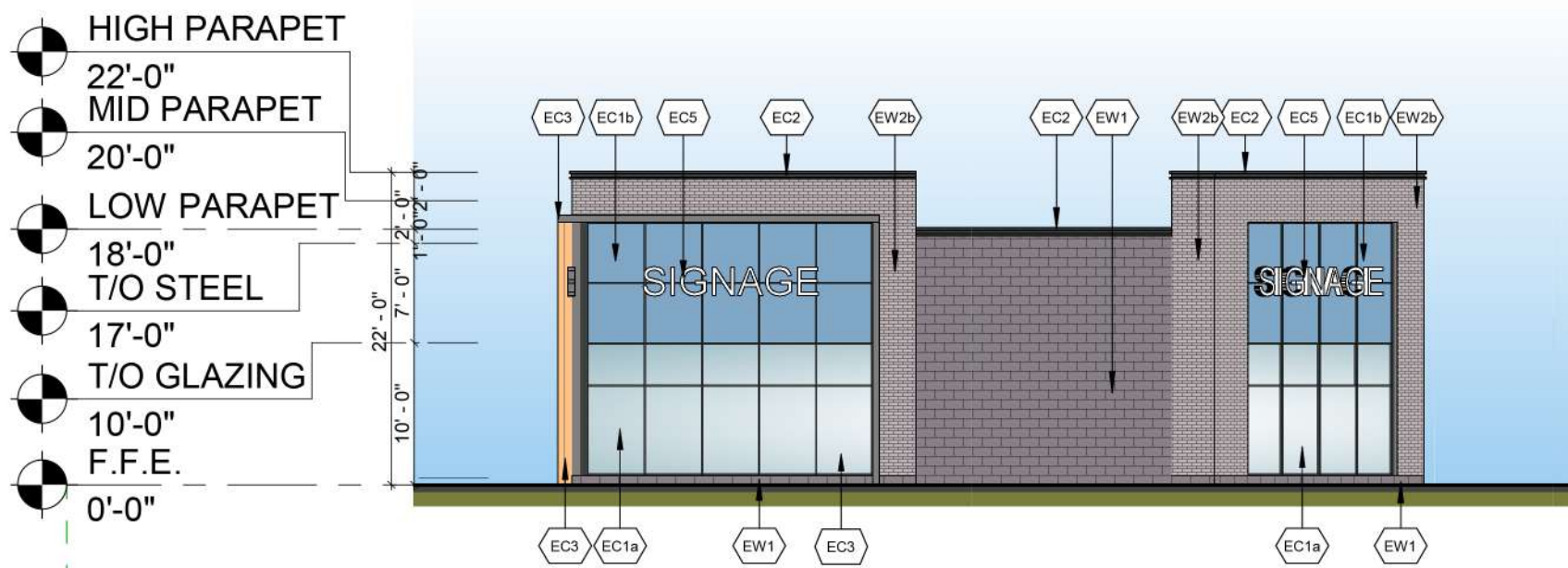
PROJECT NO.
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DRAWING NO.
A301

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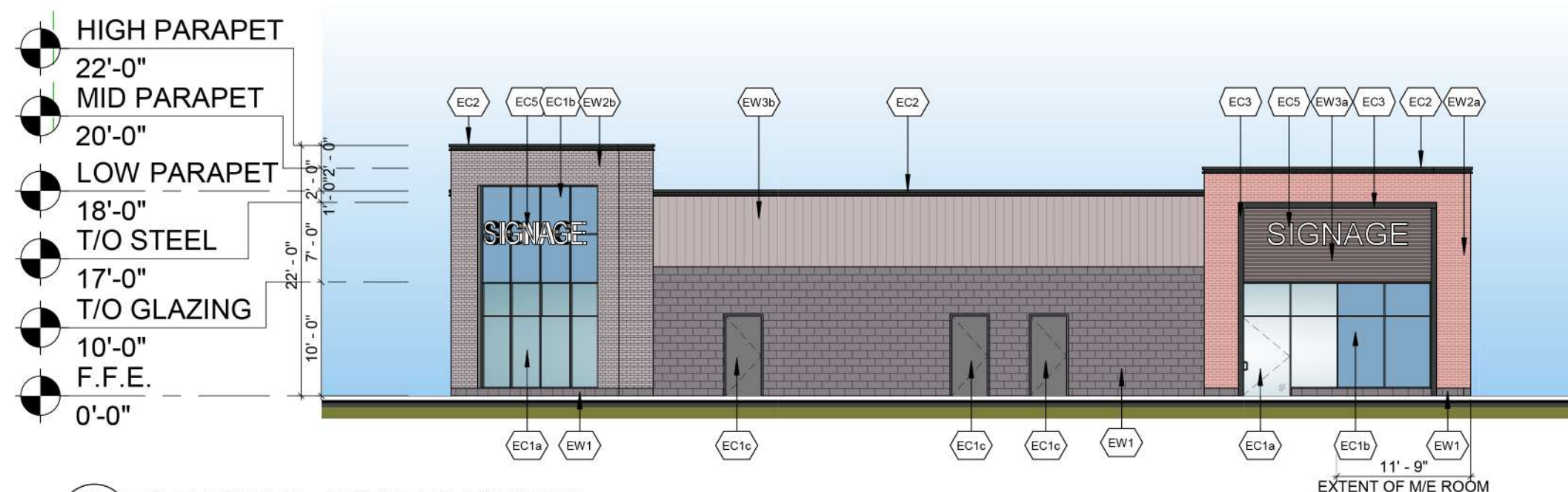
1 BUILDING B - SOUTH ELEVATION
A302 1 : 150



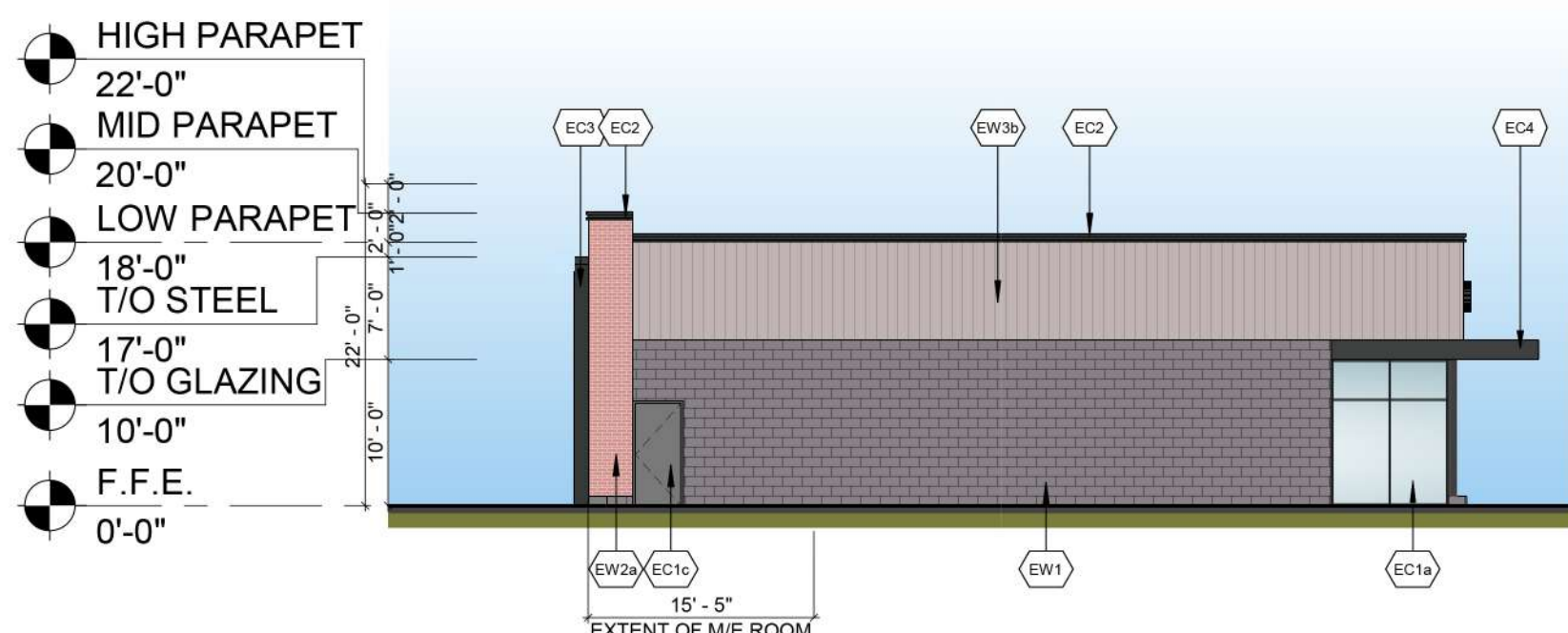
4 BUILDING B - EAST ELEVATION
A302 1 : 150



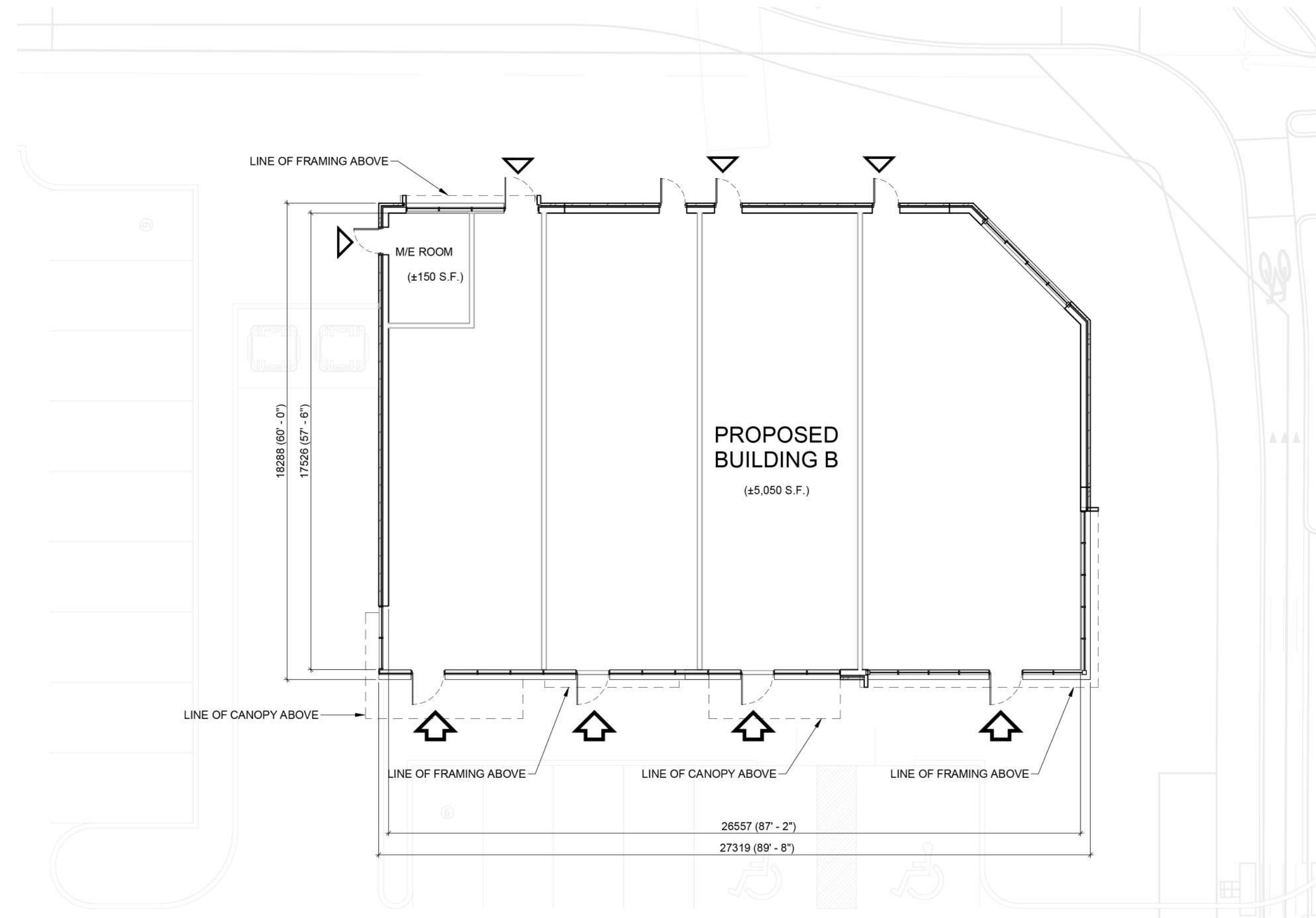
7 BUILDING B - NORTH-EAST ELEVATION
A302 1 : 150



2 BUILDING B - NORTH ELEVATION
A302 1 : 150



3 BUILDING B - WEST ELEVATION
A302 1 : 150



5 BUILDING B - FLOOR PLAN
A302 1 : 150

EXTERIOR FINISH SCHEDULE	
EW1	ARCHITECTURAL BLOCK: PRODUCT: CONCRETE MASONRY COLOUR: DARK GREY MORTAR: DARK GREY SEE MANUFACTURER'S STANDARD SPECIFICATIONS CONTROL JOINT AND CAULKING COLOURS TO MATCH MASONRY UNIT COLOUR.
EW2a	BRICKS: PRODUCT: BRICK MASONRY COLOUR: BROWN MORTAR: WHITE SEE MANUFACTURER'S STANDARD SPECIFICATIONS CONTROL JOINT AND CAULKING COLOURS TO MATCH MASONRY UNIT COLOUR.
EW2b	BRICKS: PRODUCT: BRICK MASONRY COLOUR: LIGHT GREY MORTAR: LIGHT GREY SEE MANUFACTURER'S STANDARD SPECIFICATIONS CONTROL JOINT AND CAULKING COLOURS TO MATCH MASONRY UNIT COLOUR.
EW3a	METAL SIDING - HORIZONTAL: PRODUCT: METAL PANELS PROFILE: CORRUGATED COLOUR: CHARCOAL
EW3b	METAL SIDING - VERTICAL: PRODUCT: METAL PANELS PROFILE: CORRUGATED COLOUR: LIGHT GREY
EC1a	GLAZED DOORS & WINDOWS: CURTAIN WALL & STOREFRONT FRAMING SYSTEM COLOUR: BLACK ANODIZED THERMALLY BROKEN ALUMINUM FRAMES GLAZING: CLEAR INSULATED VISION GLASS c/w LOW-E GLAZING
EC1b	SPANDREL GLAZED DOORS & WINDOWS: BLACK ANODIZED ALUMINUM FRAMES CLEAR GLASS UNIT WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTERLITE (TEMPERED GLASS TO BE USED AT DOORS AND SIDELIGHTS) COLOUR: BLACK ANODIZED
EC1c	H.M. DOORS & FRAMES: PRE-FINISHED HOLLOW METAL DOORS AND FRAMES PAINT DARK GREY
EC2	PRE-FINISHED METAL CAP FLASHING: PRE-FINISHED 20 GA. METAL FLASHING COLOUR: BLACK REFER TO DETAILS FOR PROFILE
EC3	ACM PORTAL: PRODUCT: ALPOLIC COMPOSITE METAL PANEL COLOUR: CHARCOAL SOFFIT: METAL COMPOSITE WOOD FINISH. COLOUR: MPL MAPLE
EC4	ACM CANOPY: PRODUCT: ALPOLIC COMPOSITE METAL PANEL COLOUR: CHARCOAL
EC5	EXTERIOR SIGNAGE: SIGNAGE TO BE PROVIDED BY AND INSTALLED BY TENANT

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BARRHAVEN, ONTARIO

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BUILDING B ELEVATIONS

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