

GREENBANK RD. + STRANDHERD DR.

BARRHAVEN, ON

05.264SD



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FLEISCHER**
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ISSUED FOR SPA
2023-05-16

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PARSONS

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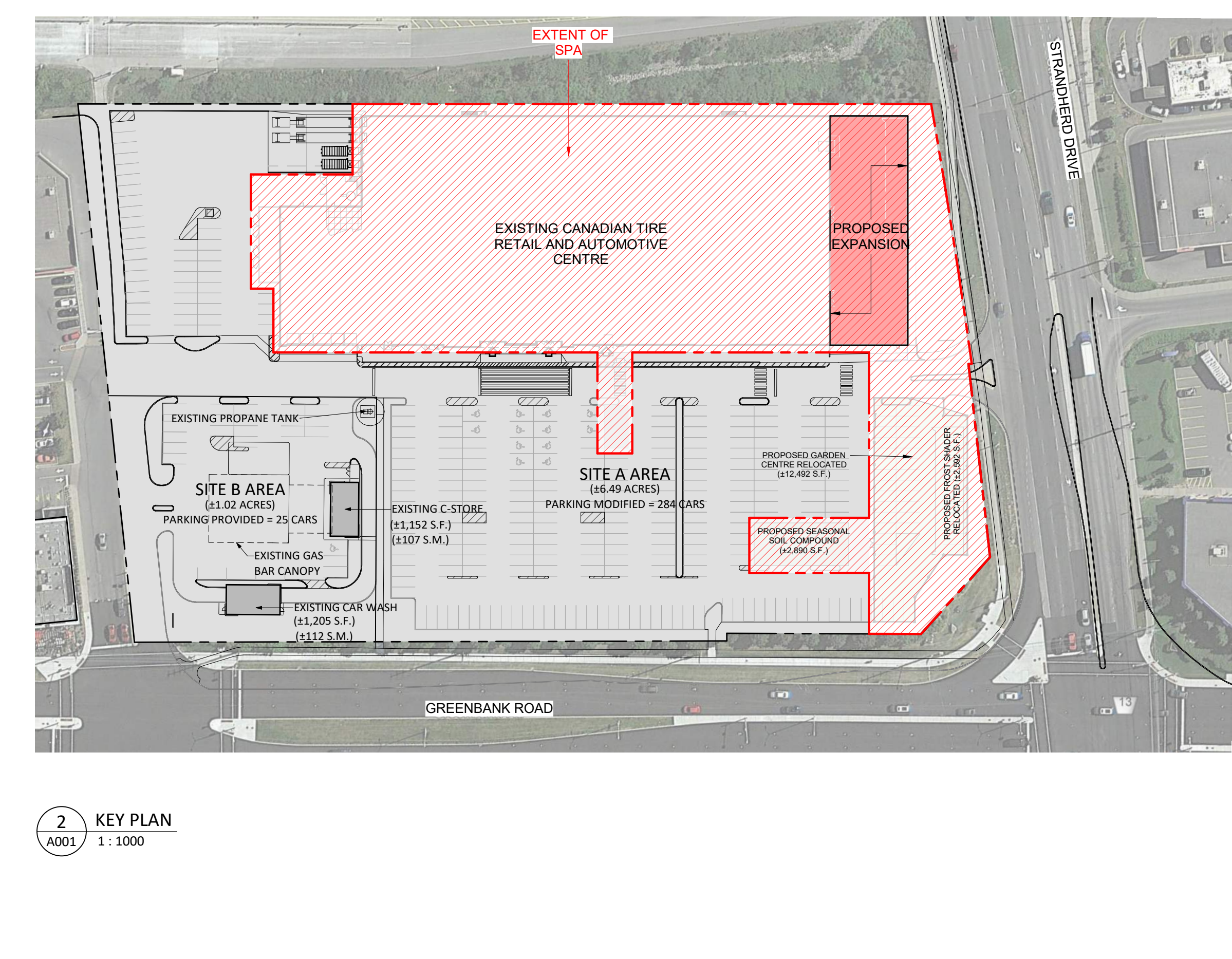
LEGEND

- ENTRANCE ARROW
- EXIT ARROW
- FIRE HYDRANT
- PROPERTY LINE
- EXTENT OF ROAD WIDENING
- EXISTING PARKING
- EXISTING PARKING TO BE DEMOLISHED
- E-COMM PARKING SPACES
- PROPOSED PAINTED LINES
- EXISTING PAINTED LINES
- FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED SIDEWALK EXTENSION
- PROPOSED CONCRETE
- LOADING SPACE

COLOUR LEGEND

[Red]	RETAIL
[Brown]	WAREHOUSE
[Yellow]	OFFICE
[Blue]	SERVICE CENTRE
[Green]	GARDEN CENTRE
[Hatched]	WAREHOUSE MEZZANINE
[Grid]	OFFICE MEZZANINE
[Cross-hatched]	SERVICE CENTRE MEZZANINE

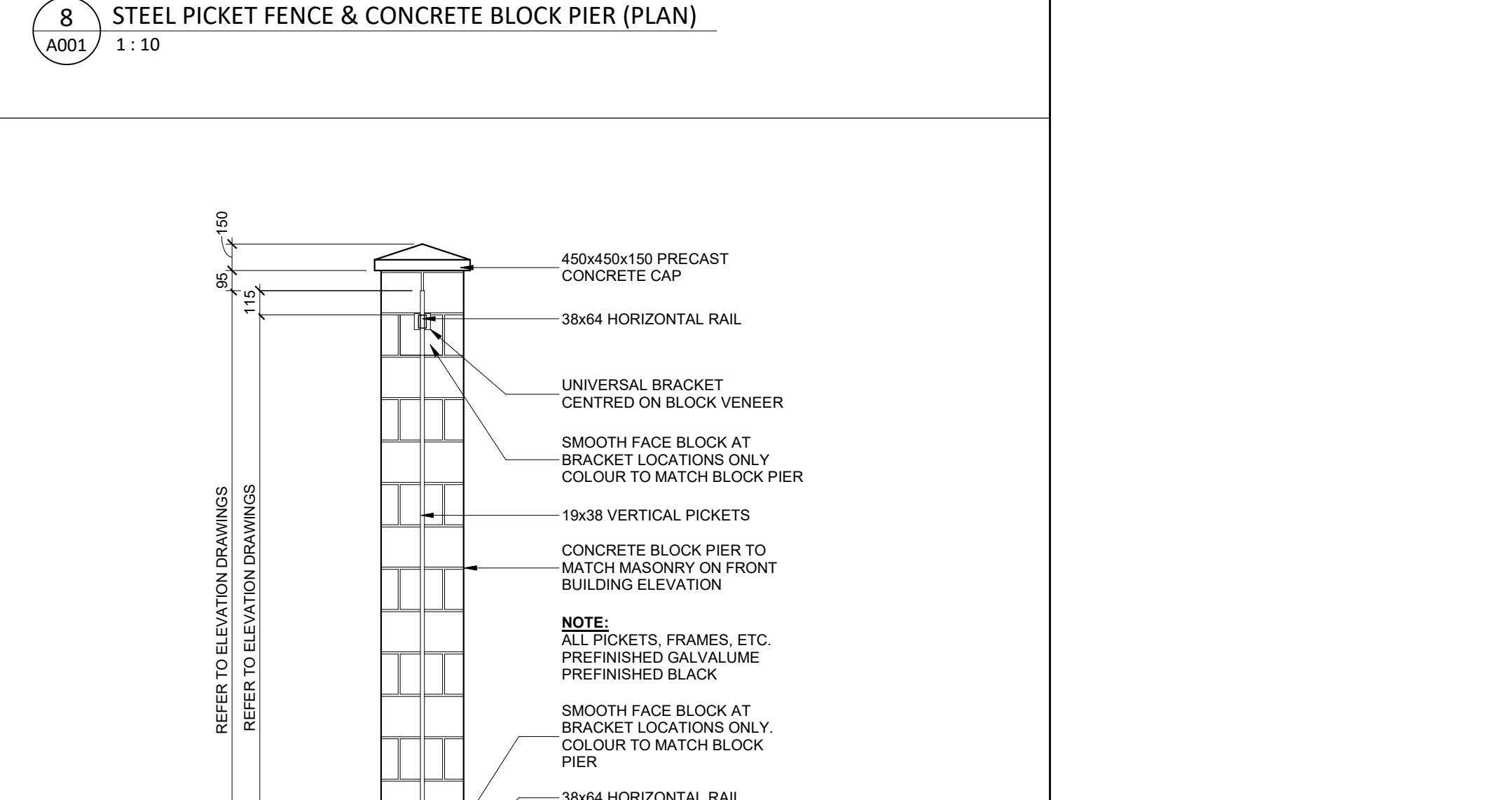
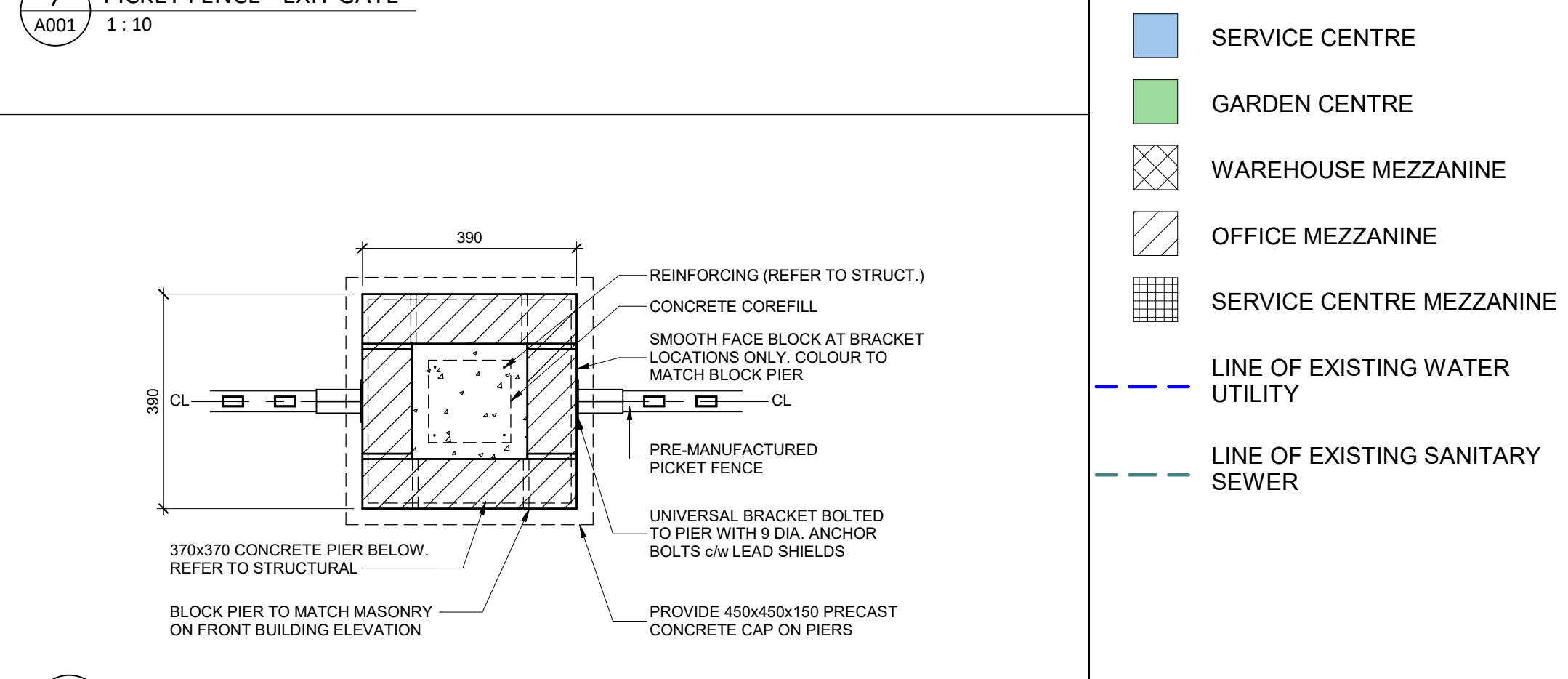
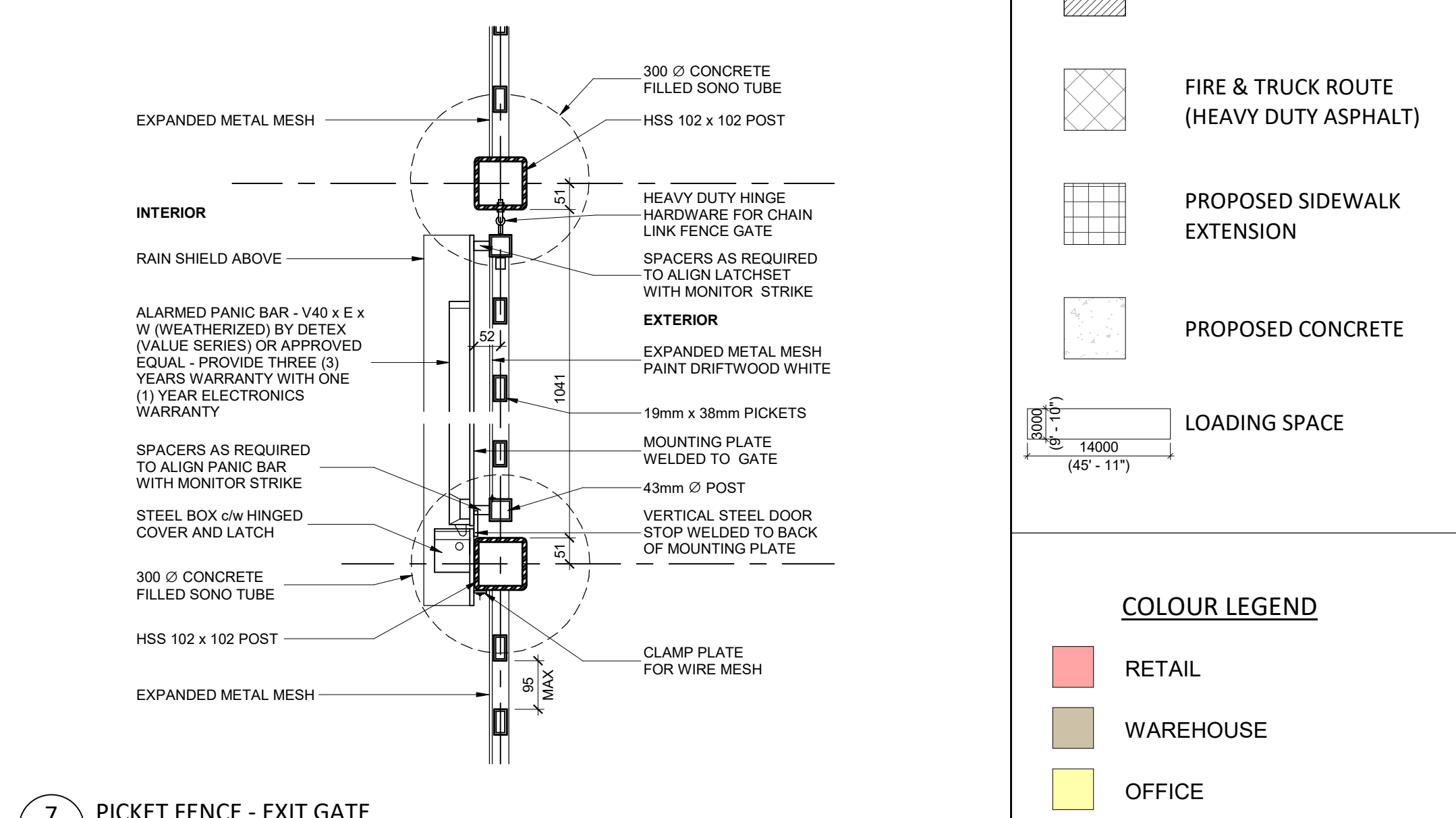
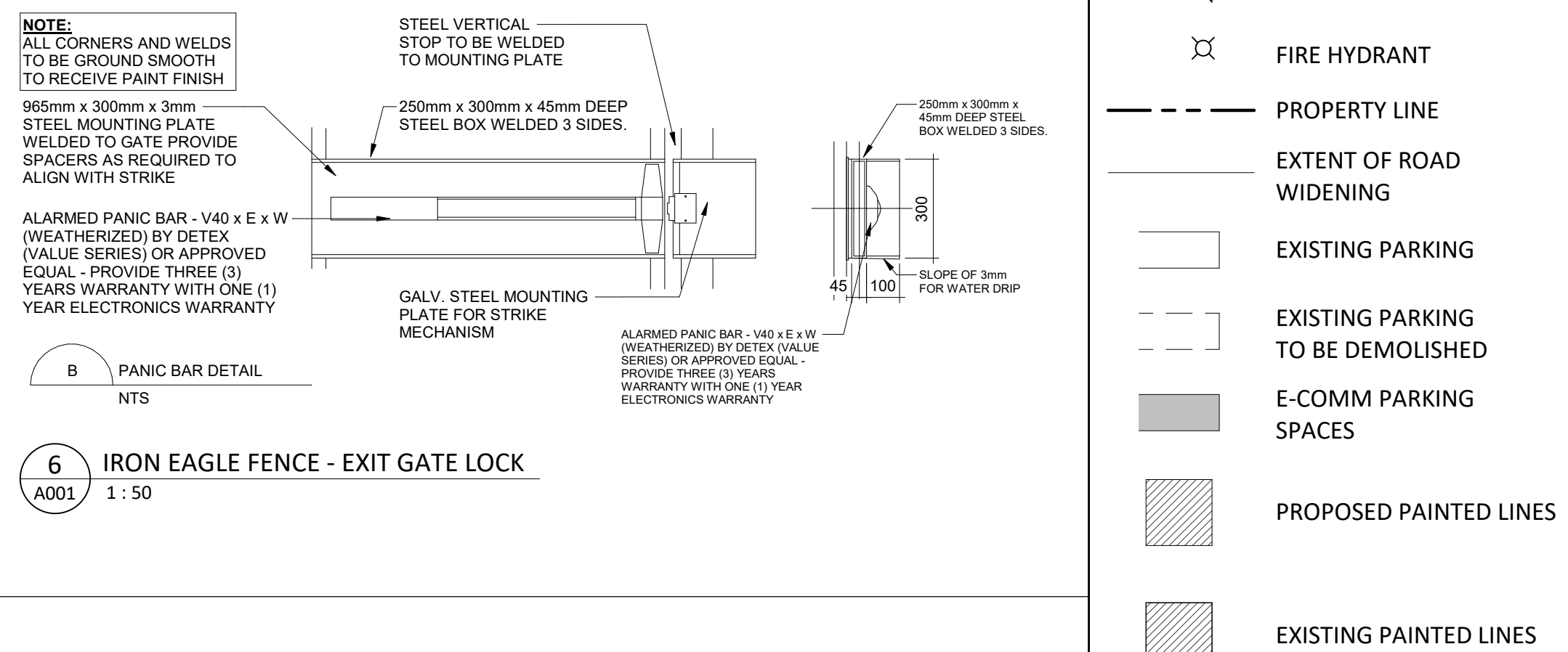
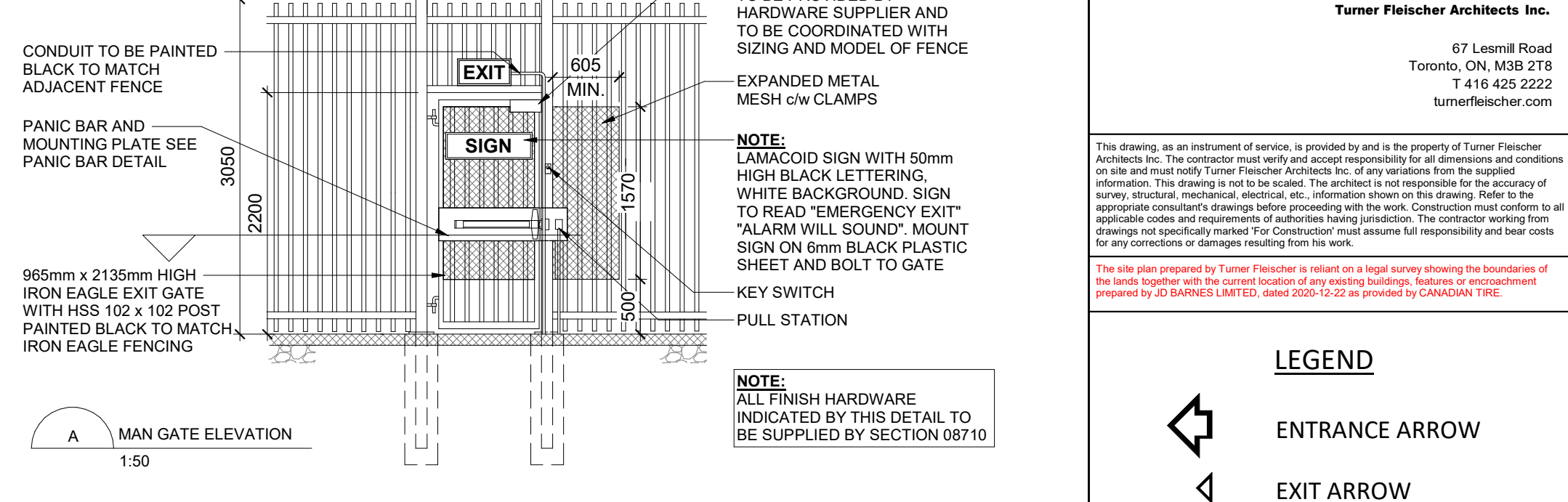
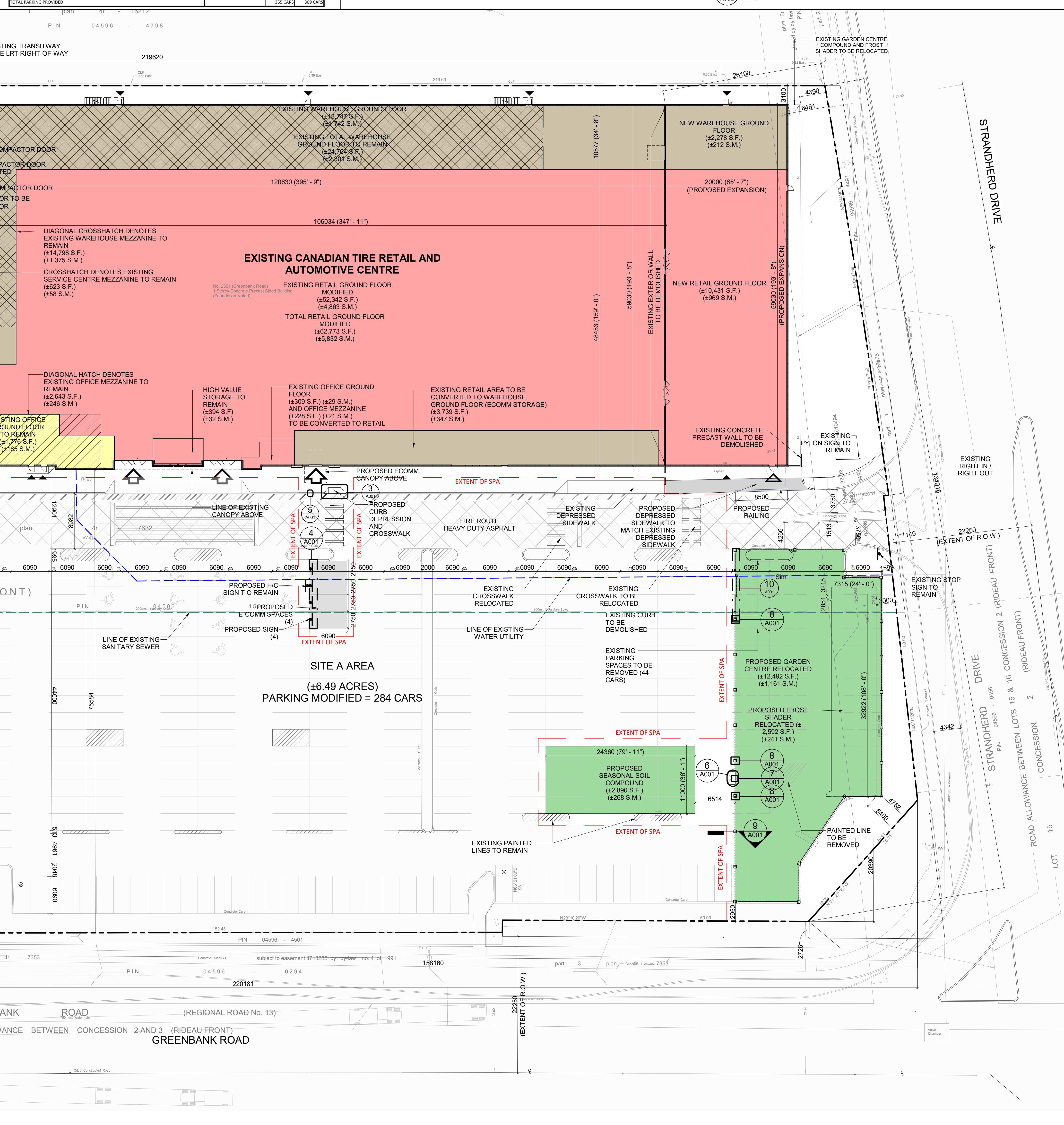
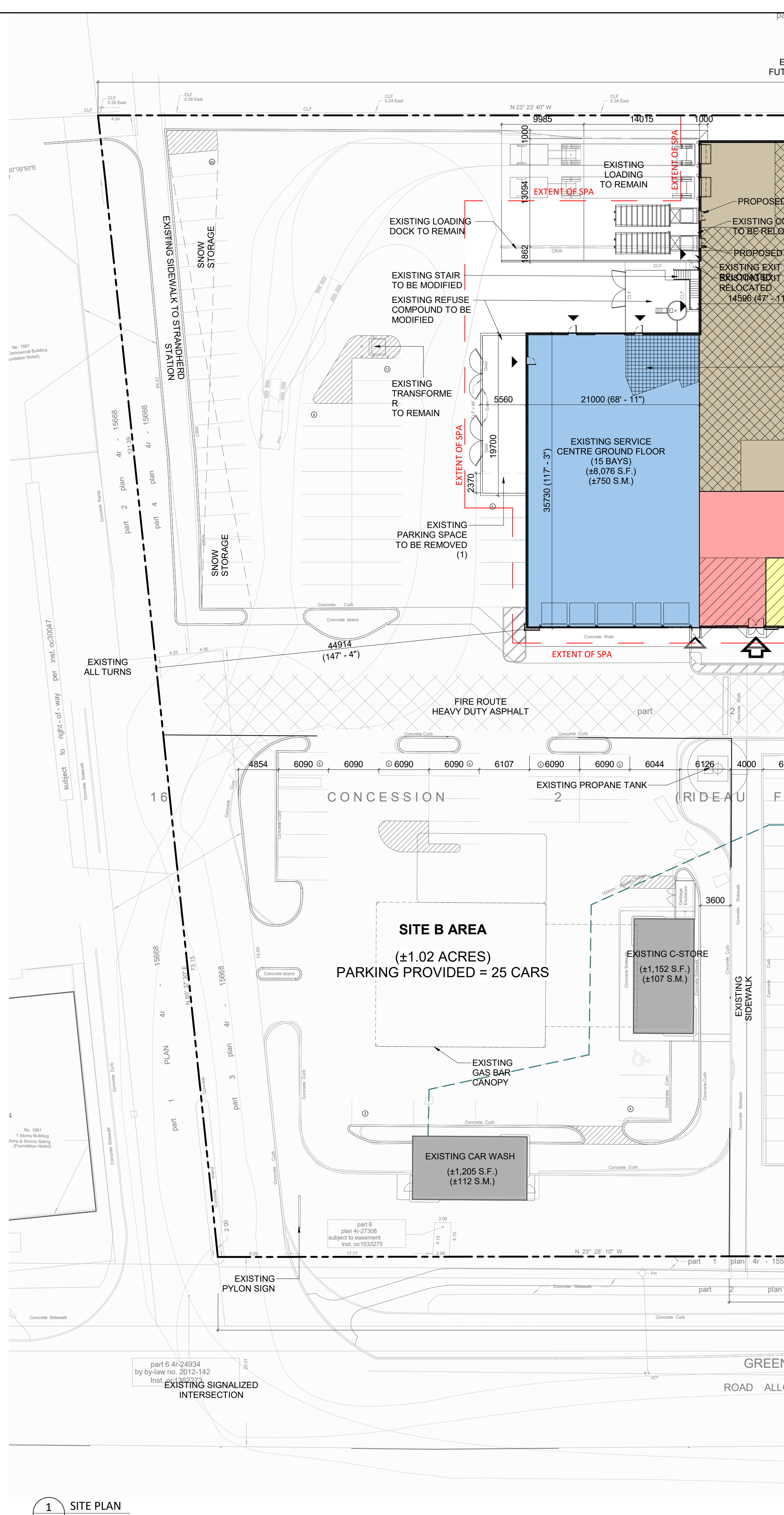
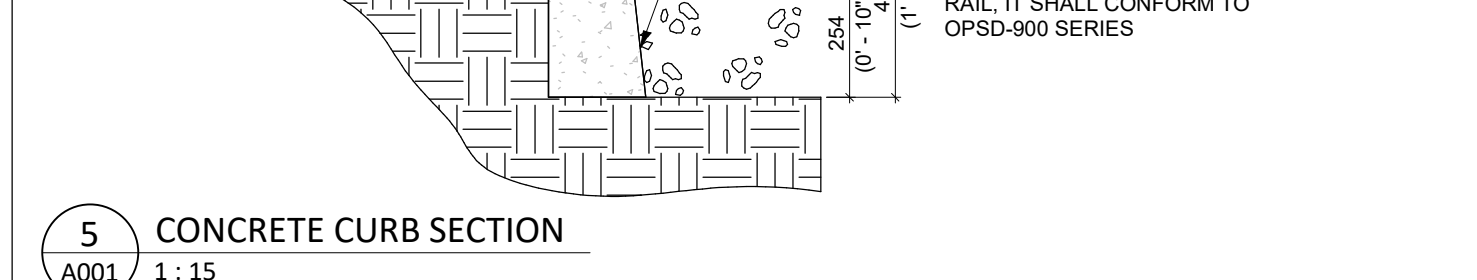
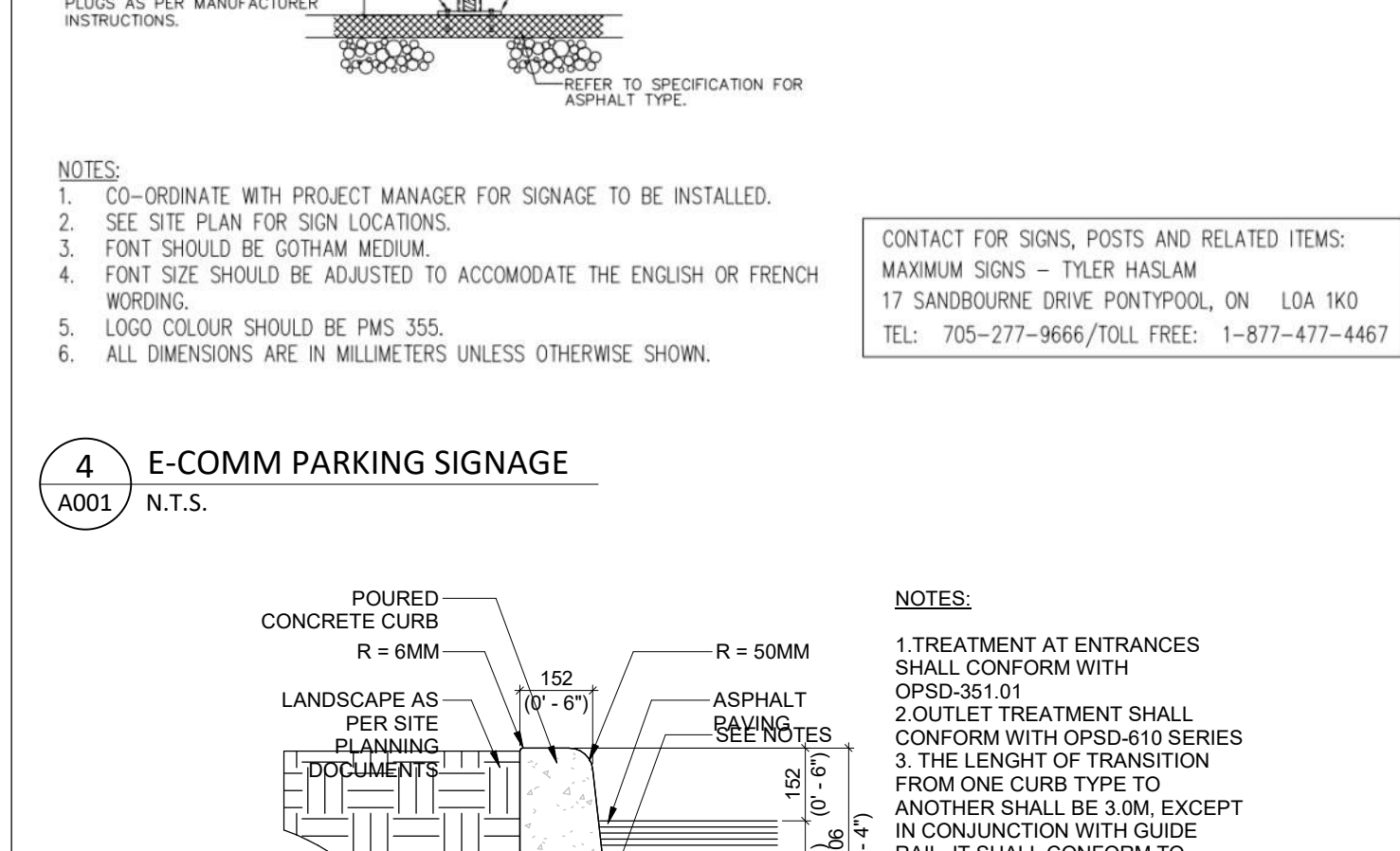
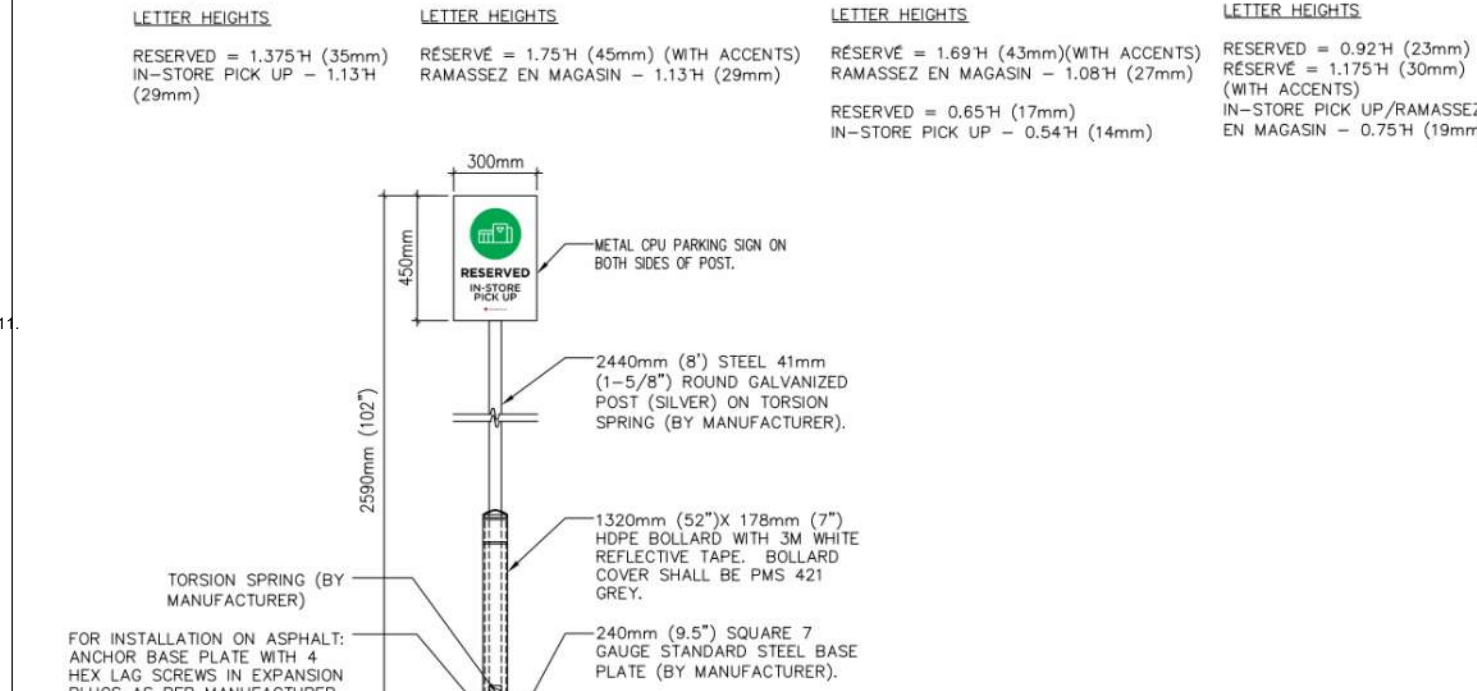
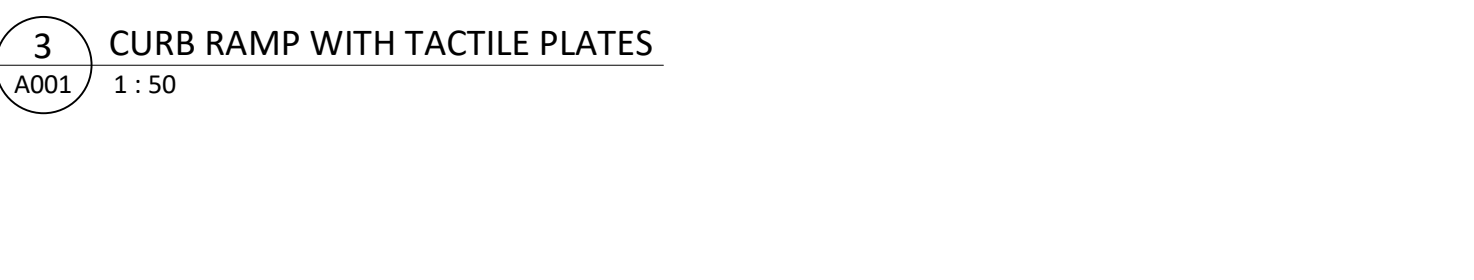
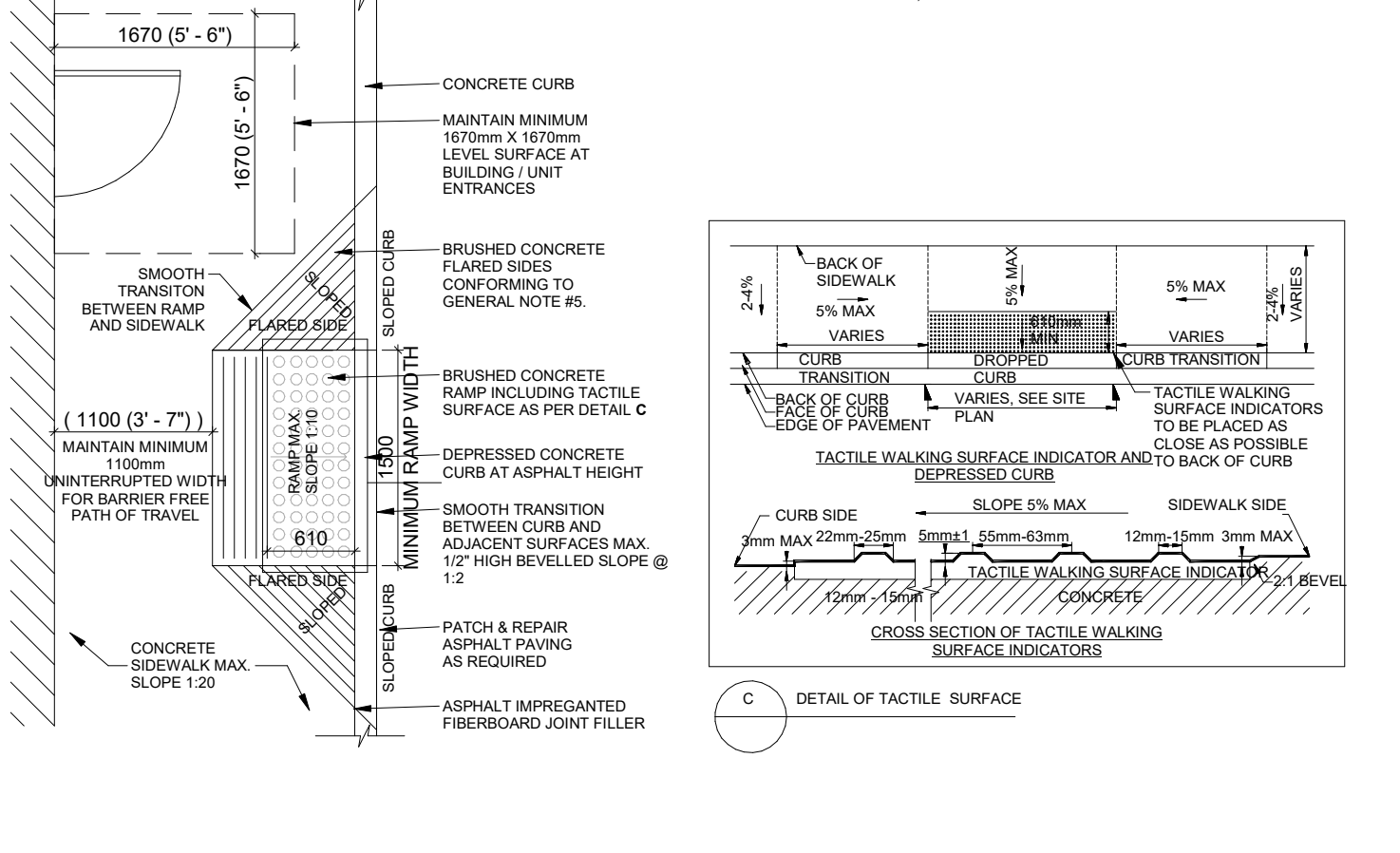
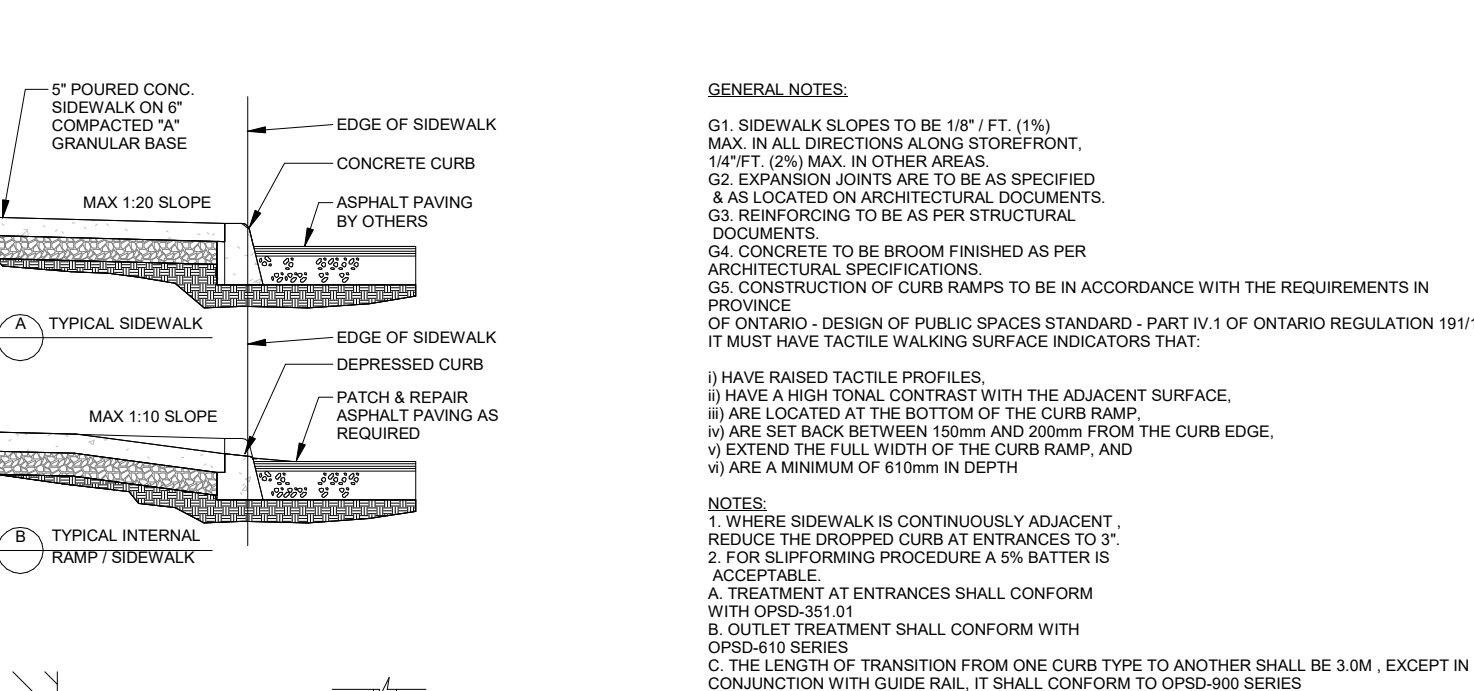
[Blue dashed]	LINE OF EXISTING WATER UTILITY
[Red dashed]	LINE OF EXISTING SANITARY SEWER



Building Category	Existing		Proposed		Ratio	Proposed Expansion		Ratio	Total	
	Area (S.F.)	Value (\$)	Area (S.F.)	Value (\$)		Area (S.F.)	Value (\$)		Area (S.F.)	Value (\$)
1. Retail - Ground Floor	154,772.17	13,341.5M	62.2%	142,773.27	18,812.1M	61.9%	152,171.3	17,651.2M	61.8%	152,171.3
2. Warehouse - Ground Floor	138,761.17	13,341.5M	37.8%	134,764.1	12,812.1M	37.4%	134,764.1	12,812.1M	37.4%	134,764.1
3. Warehouse - Parking System	134,761.17	13,341.5M	37.8%	134,764.1	12,812.1M	37.4%	134,764.1	12,812.1M	37.4%	134,764.1
4. Warehouse - Top	134,761.17	13,341.5M	37.8%	134,764.1	12,812.1M	37.4%	134,764.1	12,812.1M	37.4%	134,764.1
5. Service - Ground Floor	18,089.57	1,768.5M	5.1%	18,089.57	1,768.5M	5.1%	18,089.57	1,768.5M	5.1%	18,089.57
6. Service - Mezzanine	18,089.57	1,768.5M	5.1%	18,089.57	1,768.5M	5.1%	18,089.57	1,768.5M	5.1%	18,089.57
7. Office - Ground Floor	12,812.1	1,281.2M	3.6%	12,812.1	1,281.2M	3.6%	12,812.1	1,281.2M	3.6%	12,812.1
8. Office - Top	12,812.1	1,281.2M	3.6%	12,812.1	1,281.2M	3.6%	12,812.1	1,281.2M	3.6%	12,812.1
9. Garden Centre - Ground Floor	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
10. Garden Centre - Mezzanine	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
11. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
12. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
13. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
14. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
15. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
16. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
17. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
18. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
19. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
20. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
21. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
22. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
23. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
24. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
25. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
26. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
27. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
28. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
29. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5
30. Garden Centre - Roof Shade House	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5	1,334.2M	3.7%	13,341.5

Lot	Area	Existing	Proposed
1. Lot Area	NO REQUIREMENT	42,821.4	42,821.4
2. LOT COVERAGE (STANDARD)	NO REQUIREMENT	28.2%	28.2%
3. LOT COVERAGE (TOTAL)	NO REQUIREMENT	28.2%	28.2%
4. FRONT YARD SETBACK (STANDARD)	NO REQUIREMENT	MIN. 5M	MIN. 5M
5. FRONT YARD SETBACK (TOTAL)	NO REQUIREMENT	MIN. 5M	MIN. 5M
6. REAR YARD SETBACK (STANDARD)	NO REQUIREMENT	MIN. 5M	MIN. 5M
7. REAR YARD SETBACK (TOTAL)	NO REQUIREMENT	MIN. 5M	MIN. 5M
8. SIDE YARD SETBACK (STANDARD)	NO REQUIREMENT	MIN. 5M	MIN. 5M
9. SIDE YARD SETBACK (TOTAL)	NO REQUIREMENT	MIN. 5M	MIN. 5M
10. CORNER SIDE YARD SETBACK (STANDARD)	NO REQUIREMENT	MIN. 5M	MIN. 5M
11. CORNER SIDE YARD SETBACK (TOTAL)	NO REQUIREMENT	MIN. 5M	MIN. 5M
12. TOTAL BUILDING FOOTPRINT	NO REQUIREMENT	1,101.6	1,101.6
13. TOTAL GROSS FLOOR AREA (TOTAL)	NO REQUIREMENT	46,932.4	47,535.4
14. LANDSCAPED WIDTH (STANDARD)	NO REQUIREMENT	MIN. 3M	MIN. 3M
15. DRIVEWAY WIDTH DOUBLE TRAFFIC LANE	NO REQUIREMENT	MIN. 6M	MIN. 6M
16. DRIVEWAY WIDTH SINGLE TRAFFIC LANE	NO REQUIREMENT	MIN. 3.6M	MIN. 3.6M
17. PICKUP PARKING SPACE	NO REQUIREMENT	19 SPACES	25 SPACES
18. NO. OF LOADING SPACES	NO REQUIREMENT	4 SPACES	5 SPACES

Category	Requirement	Existing	Proposed
RETAIL STORE	3.4 PER 100 S.M. OF G.F.A.	127 CARS	129 CARS
AUTOMOTIVE AND SERVICE CENTRE	3.4 PER 100 S.M. OF G.F.A.	28 CARS	28 CARS
OFFICE	2.4 PER 100 S.M. OF G.F.A.	1 CAR	6 CARS
SALE AREA	NO REQUIREMENT	0	0
CAR WASH	NO REQUIREMENT	0	0
TOTAL PARKING PROVIDED		135 CARS	163 CARS

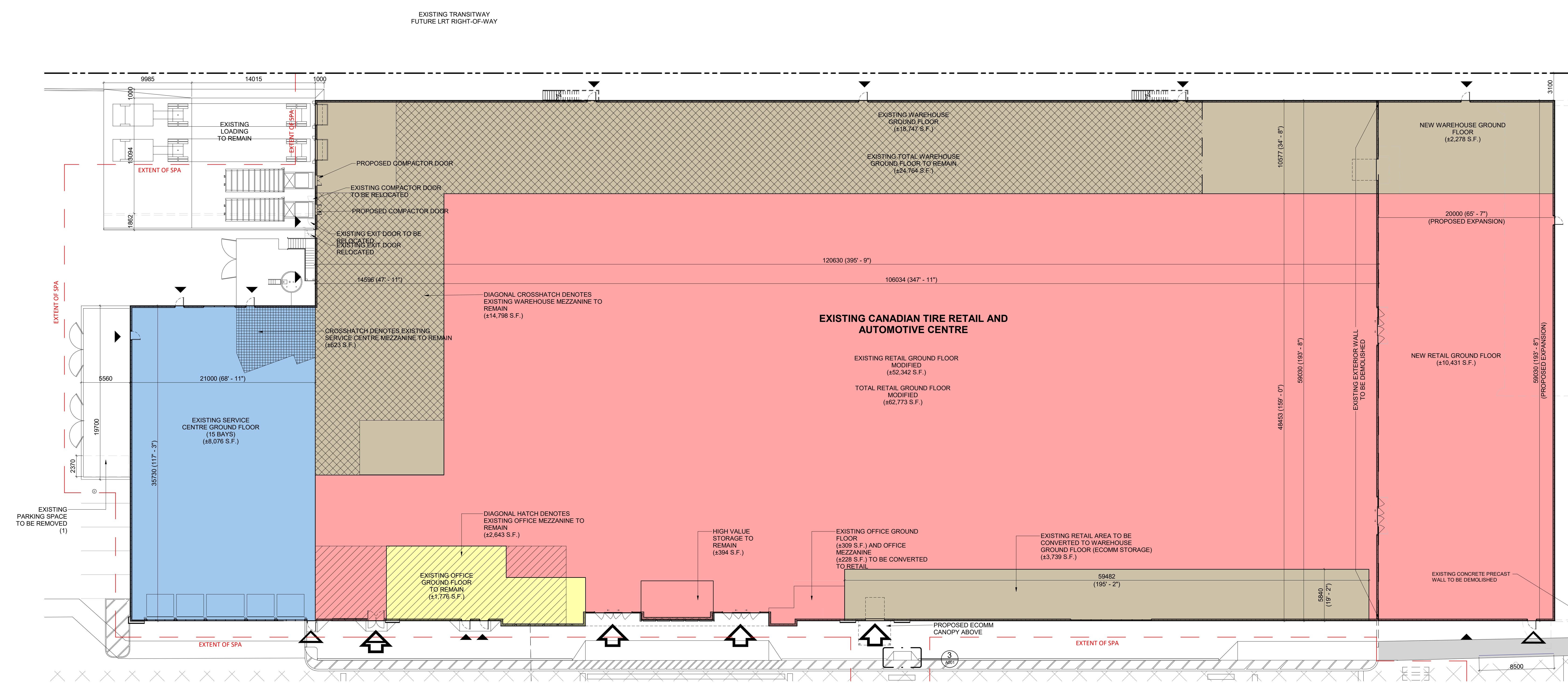


LEGEND

- ENTRANCE ARROW
- EXIT ARROW
- FIRE HYDRANT
- PROPERTY LINE
- EXTENT OF ROAD WIDENING
- EXISTING PARKING
- EXISTING PARKING TO BE DEMOLISHED
- E-COMM PARKING SPACES
- PROPOSED PAINTED LINES
- EXISTING PAINTED LINES
- FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED SIDEWALK EXTENSION
- PROPOSED CONCRETE
- LOADING SPACE

COLOUR LEGEND

- RETAIL
- WAREHOUSE
- OFFICE
- SERVICE CENTRE
- GARDEN CENTRE
- WAREHOUSE MEZZANINE
- OFFICE MEZZANINE
- SERVICE CENTRE MEZZANINE
- LINE OF EXISTING WATER UTILITY
- LINE OF EXISTING SANITARY SEWER



1 FLOOR PLAN
A002
1:200

#	DATE	DESCRIPTION	BY
1	2023-05-16	ISSUED FOR SPA	FPI
2	2023-04-24	ISSUED FOR COORDINATION	FPI
3	2023-04-24	ISSUED FOR COORDINATION	FPI
4	2023-04-08	ISSUED FOR COORDINATION	FPI
5	2023-02-16	ISSUED FOR COORDINATION	FPI
6	2023-02-03	ISSUED FOR COORDINATION	FPI
7	2022-02-23	ISSUED FOR COORDINATION	FPI



PROJECT
GREENBANK RD. + STRANDHERD DR.
BARRHAVEN, ON

DRAWING
FLOOR PLAN

PROJECT NO. 05.169P01
PROJECT DATE 2023-04-24
DRAWN BY FPI
CHECKED BY RCH
SCALE As Indicated

ONTARIO ASSOCIATION OF ARCHITECTS
POPULOUS ARCHITECTS
LENDING
1652

DRAWING NO. **A002**

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EXTERIOR FINISH SCHEDULE

EW01	CONCRETE FINISHES
EF01A	ALUMINUM COMPOSITE PANELS: CONCRETE FINISHES COLOR: STEEL FINISH: POLISHED (APPROVED EQUIVALENT) CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL PRIOR TO ORDERING OF MATERIALS.
EF01B	ALUMINUM COMPOSITE PANELS: CONCRETE FINISHES COLOR: STEEL FINISH: POLISHED (APPROVED EQUIVALENT) CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL PRIOR TO ORDERING OF MATERIALS.
EF01C	ALUMINUM COMPOSITE PANELS: CONCRETE FINISHES COLOR: STEEL FINISH: POLISHED (APPROVED EQUIVALENT) CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL PRIOR TO ORDERING OF MATERIALS.
EC01A	GLASS DOORS & WINDOWS: GLASS: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM GLAZING: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM
EC01B	GLASS DOORS & WINDOWS: GLASS: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM GLAZING: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM
EC02A	GLASS DOORS & WINDOWS: GLASS: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM GLAZING: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM
EC02B	GLASS DOORS & WINDOWS: GLASS: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM GLAZING: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM
EC03	EXPOSED STEEL BEAMS: FINISH: ANODIZED ALUMINUM PROVIDE 2ND COAT OF ANODIZING FLUOROPOLYMER COLOR: CLEAR
EC04	STAINLESS STEEL CHECKER PLATE: FINISH: STAINLESS STEEL PROVIDE 2ND COAT OF ANODIZING FLUOROPOLYMER COLOR: CLEAR
EC05	GLASS DOORS & WINDOWS: GLASS: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM GLAZING: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM
EC06	GLASS DOORS & WINDOWS: GLASS: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM GLAZING: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM
EC07	GLASS DOORS & WINDOWS: GLASS: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM GLAZING: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM
EC08A	GLASS DOORS & WINDOWS: GLASS: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM GLAZING: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM
EC08B	GLASS DOORS & WINDOWS: GLASS: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM GLAZING: CLEAR INSULATED GLASS UNITS (IGU) WITH LOW-E COATING FRAMES: ANODIZED ALUMINUM

GENERAL NOTES

1. FINISH SCHEDULES ARE FOR REFERENCE ONLY. REFER TO THE FINISH SCHEDULE FOR THE FINAL FINISHES.
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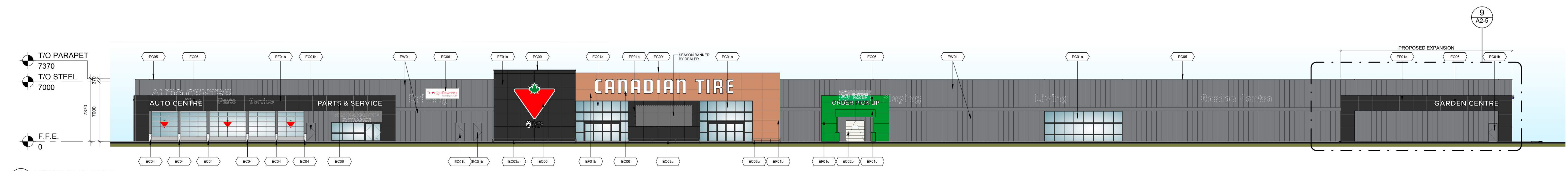
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4	2023-05-17	ISSUED FOR COORDINATION	FPI
5	2023-05-17	ISSUED FOR COORDINATION	FPI



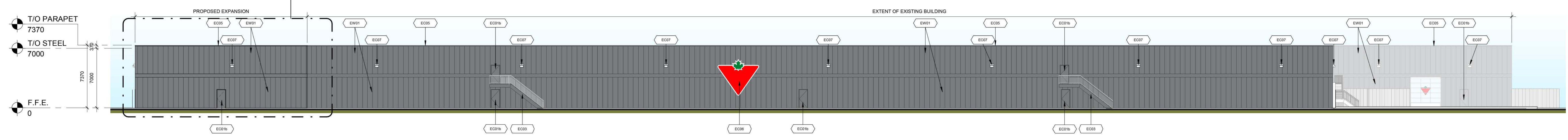
PROJECT
GREENBANK RD. + STRANDHERD DR.
BARRHAVEN, ON

DRAWING
EXTERIOR ELEVATIONS

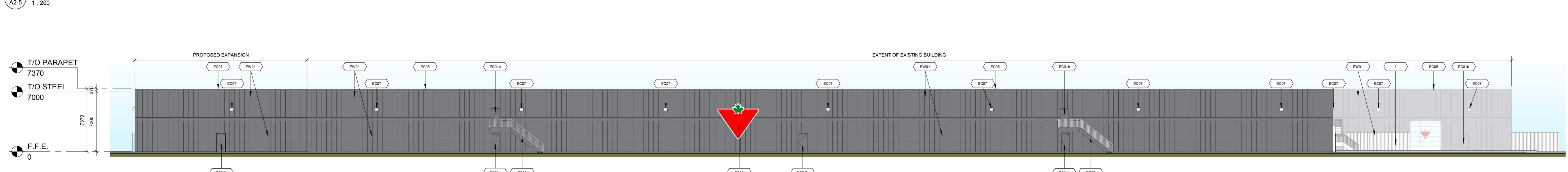
PROJECT NO. 05-2645D
PROJECT DATE 2023-05-02
DRAWN BY FPI
CHECKED BY KMD
SCALE As Indicated
DRAWING NO. A2-5



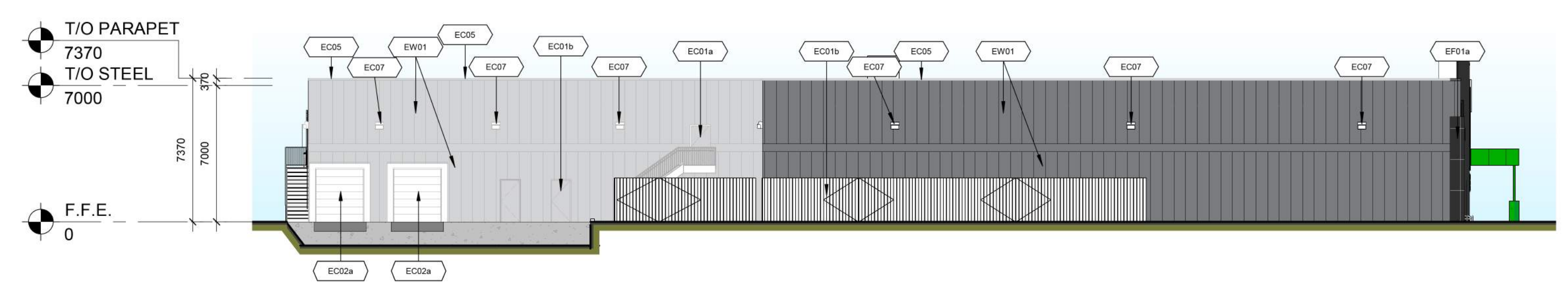
2 SOUTH ELEVATION
A2-5 1:200



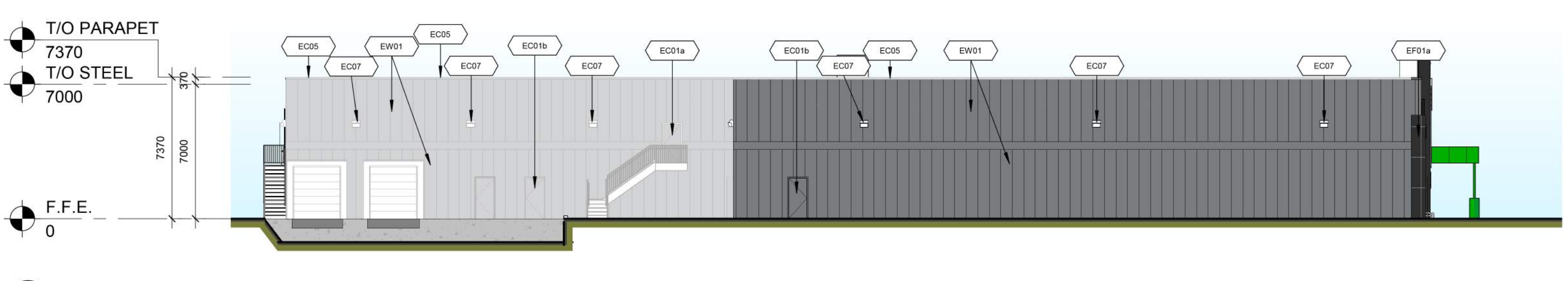
1 NORTH ELEVATION
A2-5 1:200



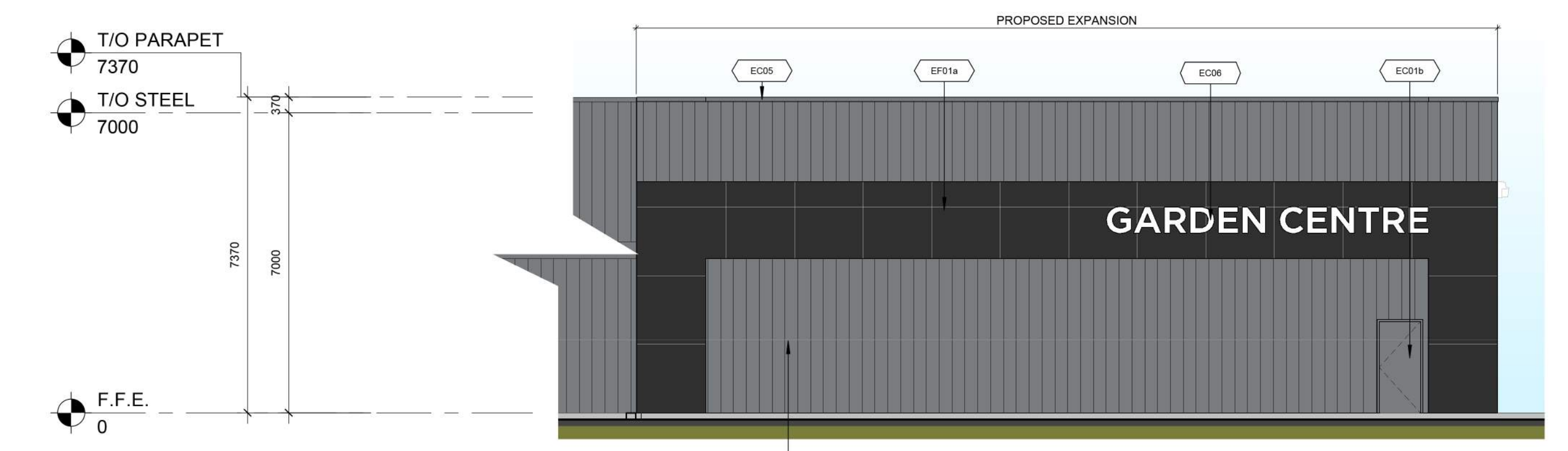
11 NORTH ELEVATION - BEYOND
A2-5 1:200



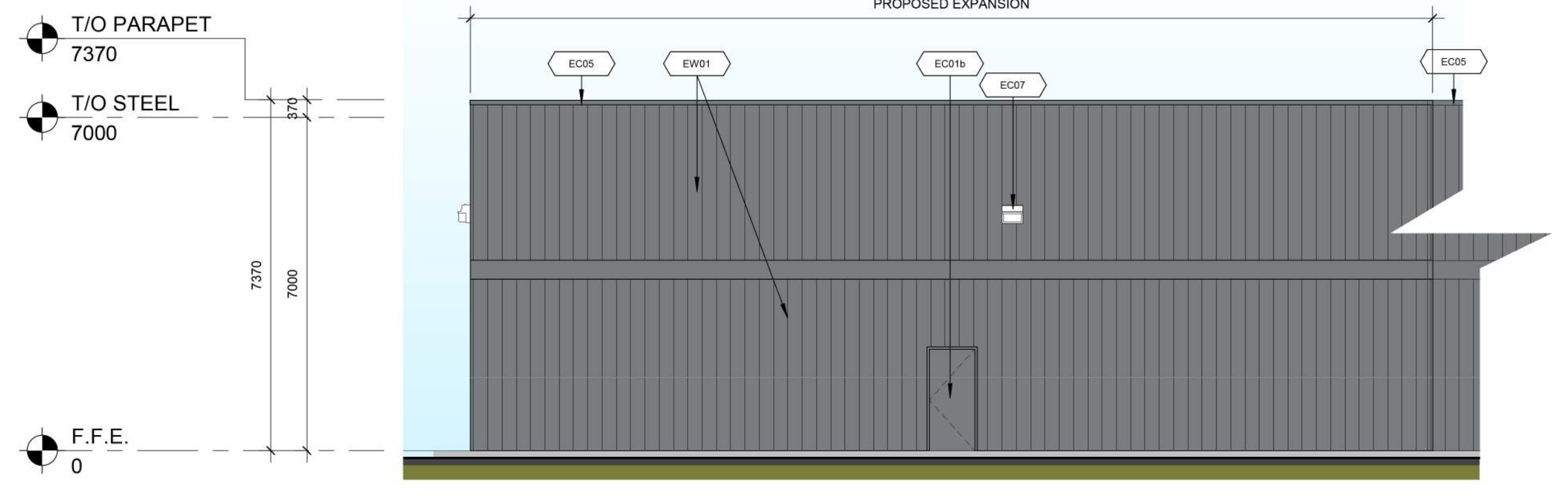
4 WEST ELEVATION
A2-5 1:200



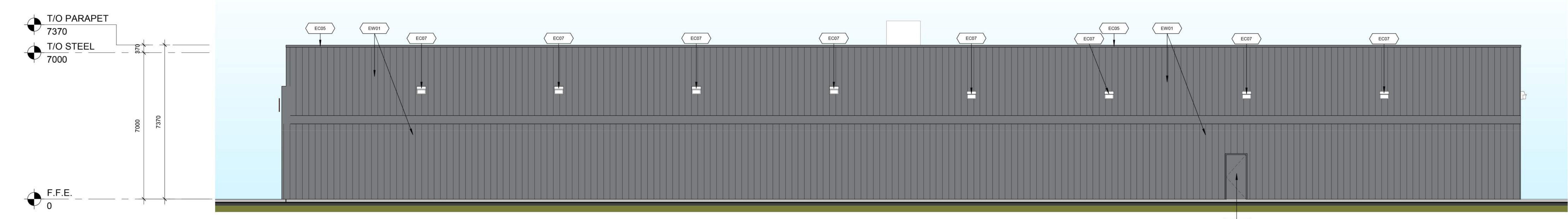
12 WEST ELEVATION - BEYOND
A2-5 1:200



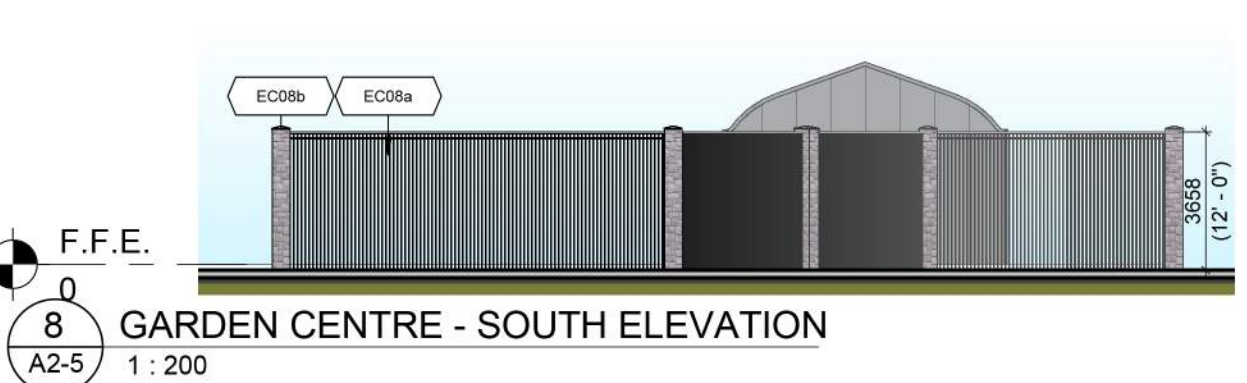
9 ENLARGED SOUTH ELEVATION
A2-5 1:100



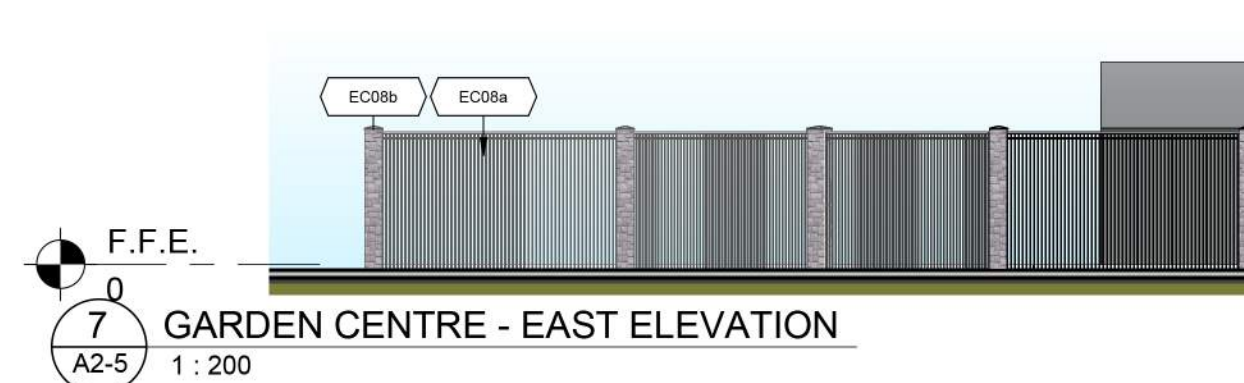
10 ENLARGED NORTH ELEVATION
A2-5 1:100



3 ENLARGED EAST ELEVATION
A2-5 1:100



8 GARDEN CENTRE - SOUTH ELEVATION
A2-5 1:200



7 GARDEN CENTRE - EAST ELEVATION
A2-5 1:200



6 GARDEN CENTRE - NORTH ELEVATION
A2-5 1:200



5 GARDEN CENTRE - WEST ELEVATION
A2-5 1:200