

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be used for any other project without the written consent of Turner Fleischer Architects Inc. The contractor must comply with all applicable codes and requirements of all relevant jurisdictions. The contractor working from drawings not specifically marked for construction must assume full responsibility and their costs for any corrections or damage resulting from the work.

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, O'Flaherty, Velocis LTD., dated 2023-03-28 as provided by Loblaw Companies Limited.









LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF PART OF LOT 10
CONCESSION 5 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

STATISTICS

SITE AREA	±3.66 ACRES	±1.48 HA.
PROPOSED BUILDING A AREA	±34,496 S.F.	±3,205 S.M.
MEZZANINE AREA	±2,586 S.F.	±241 S.M.
TOTAL BUILDING A AREA	±37,081 S.F.	±3,446 S.M.
PROPOSED BUILDING B AREA	±4,794 S.F.	±445 S.M.
PROPOSED ME ROOM	±150 S.F.	±14 S.M.
TOTAL BUILDING B AREA	±4,944 S.F.	±459 S.M.
TOTAL GROSS FLOOR AREA	±39,440 S.F.	±3,664 S.M.
TOTAL BUILDING AREA	±42,035 S.F.	±3,905 S.M.
TOTAL PARKING PROVIDED	180 CARS	
	4.56/1000 S.F.	4.60/100 S.M.
COVERAGE	24.74 %	

LEGEND

-  PROPOSED BUILDING
-  PROPOSED ENTRANCE ARROW
-  PROPOSED CONCRETE SIDEWALK
-  PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
-  PROPOSED PCX PARKING
-  PROPOSED EV PARKING
-  PROPOSED TRANSFORMER
-  EXTENT OF RIGHT OF WAY (R.O.W.)

12	2023-10-25	ISSUED FOR SPA	FPI
11	2023-10-18	ISSUED FOR COORDINATION	FPI
10	2023-10-12	ISSUED FOR COORDINATION	FPI
9	2023-09-05	ISSUED FOR COORDINATION	FPI
8	2023-08-28	ISSUED FOR COORDINATION	FPI
7	2023-08-08	ISSUED FOR COORDINATION	FPI
6	2023-05-08	ISSUED FOR COORDINATION	FPI
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2	2023-03-28	ISSUED FOR COORDINATION	FPI
1	2023-03-02	ISSUED FOR COORDINATION	FPI
#	DATE	DESCRIPTION	BY

Loblaw Companies Limited

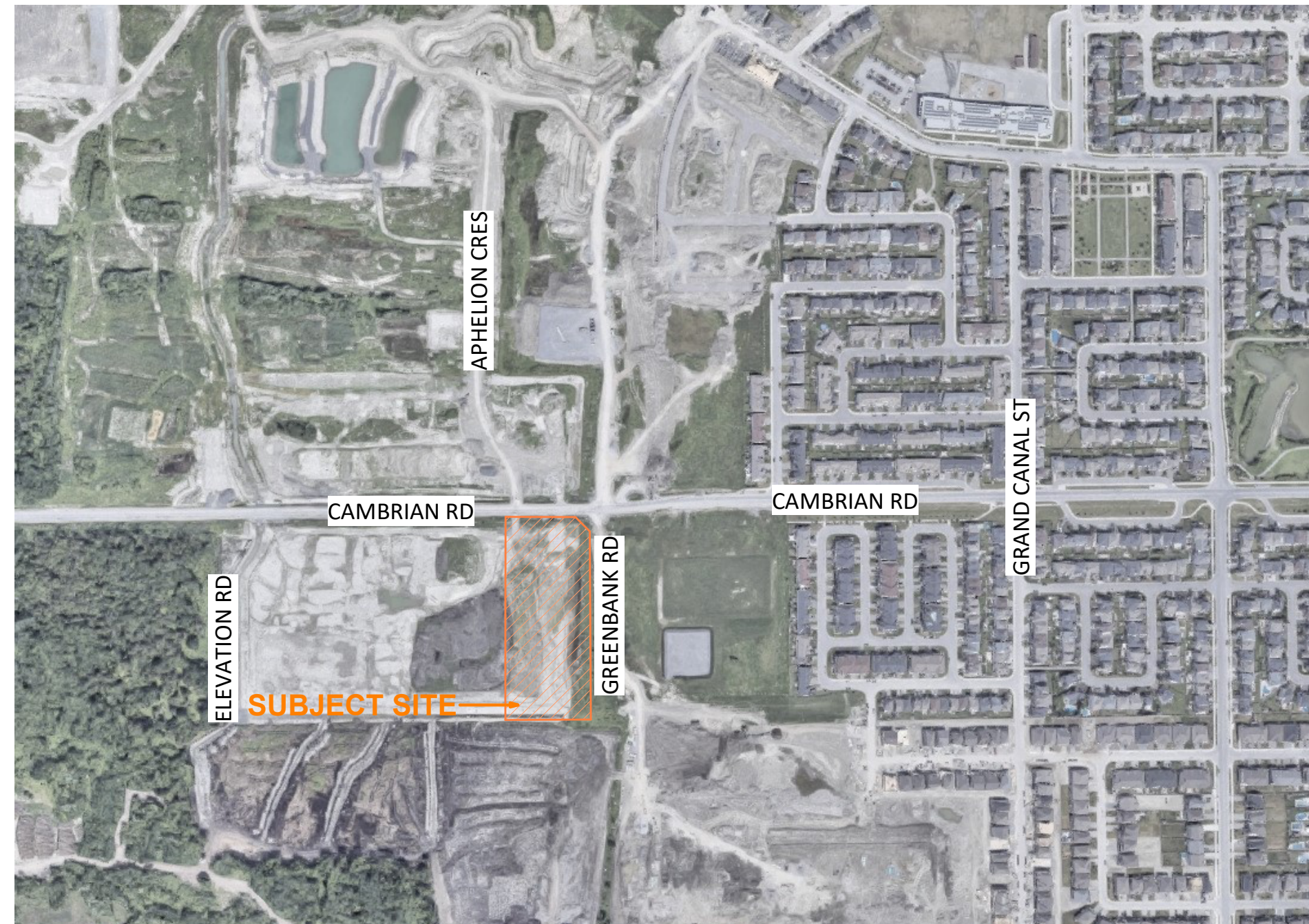
PROJECT CAMBRIAN RD (S. PARCEL)

BARRHAVEN, ONTARIO

DRAWING SITE PLAN & FLOOR PLAN

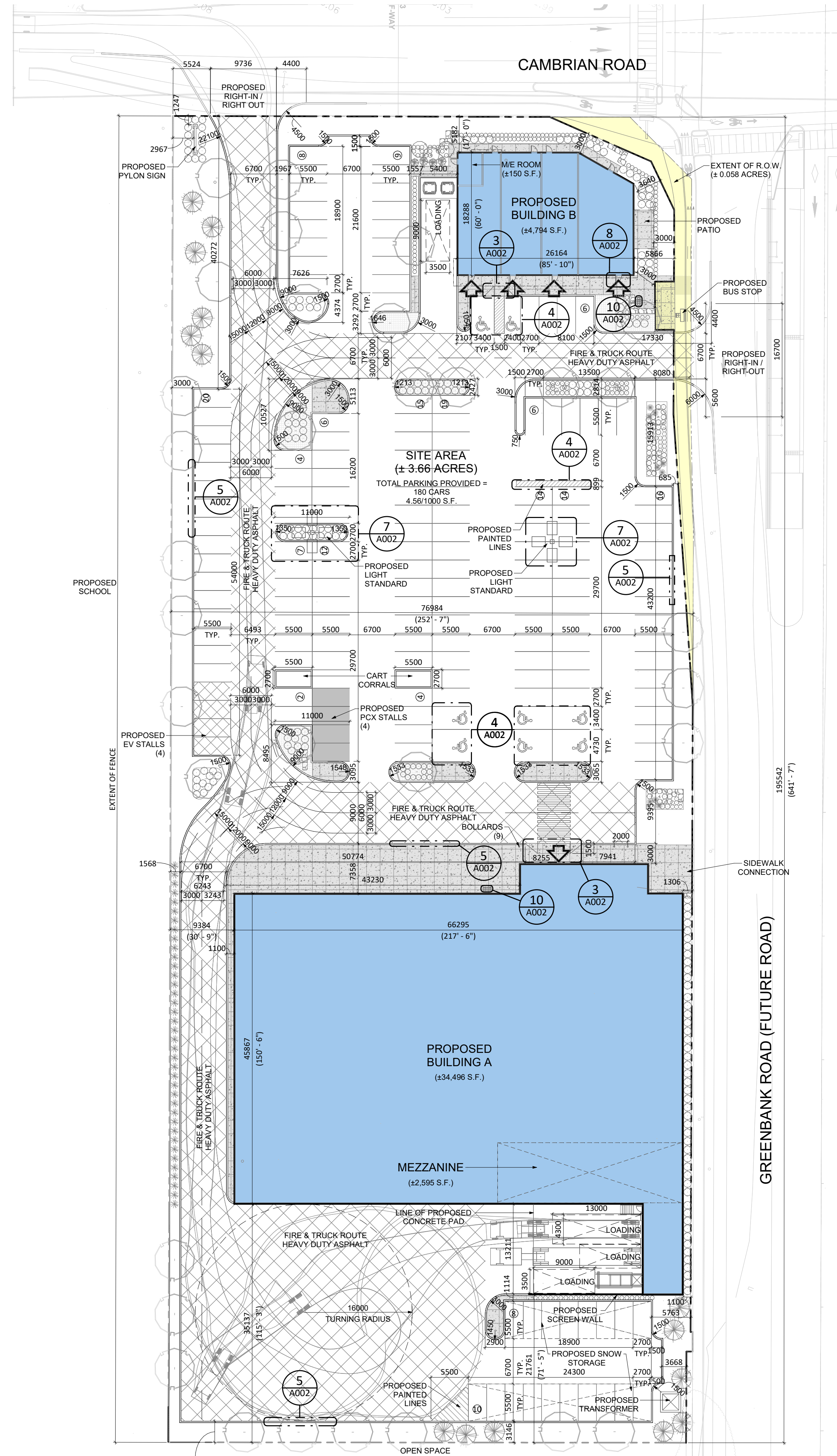
PROJECT NO.	21.326SD
PROJECT DATE	2023-10-25
DRAWN BY	FPI
CHECKED BY	RCH
SCALE	1:400

DRAWING NO. **A001**



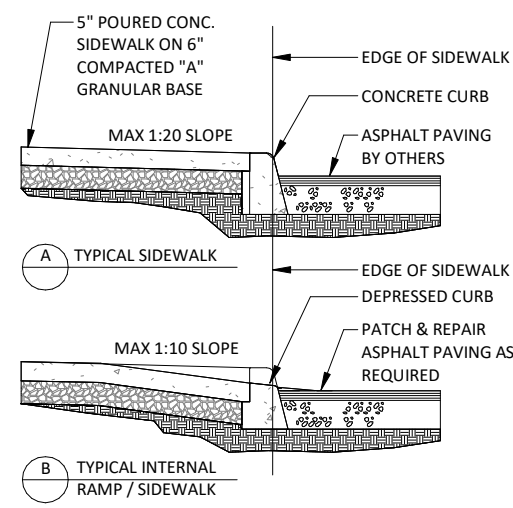
2 CONTEXT PLAN
A001 N.T.S.

ZONING COMPLIANCE CHART - ZONING: GM[1628]		
	REQUIRED	PROPOSED
Minimum Lot Width (m)	N/A	76.98 m
Minimum Lot Area (acres)	N/A	3.66 acres
Minimum Front Yard Setback (Cambrian Rd) (m)	3 m	3 m
Minimum Rear Yard Setback (m)	7.5 m (from any portion of a rear lot line abutting a residential zone)	21.76 m
Minimum Interior Side Yard Setback (m)	5 m (for a non-residential or mixed-use building, from any portion of lot line abutting a residential zone)	9.38 m West 1.10 m East
Maximum Height (m)	18 m	7.48 m / 1 storey
Maximum Floor Space Index	N/A	0.24
Minimum Parking Dimensions (m)	2.6m x 5.2m	2.7m x 5.5m
Minimum Parking required (3.6 per 100 s.m. of total GFA)	132 spaces	180 spaces
Minimum Bicycle Parking required (1 per 500 s.m. of GFA)	8 spaces	8 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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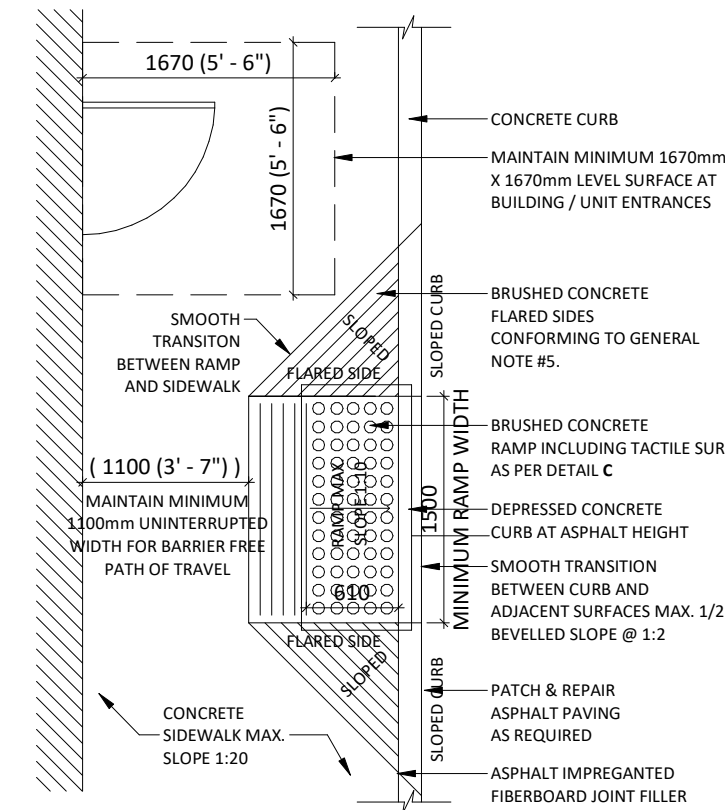


GENERAL NOTES:

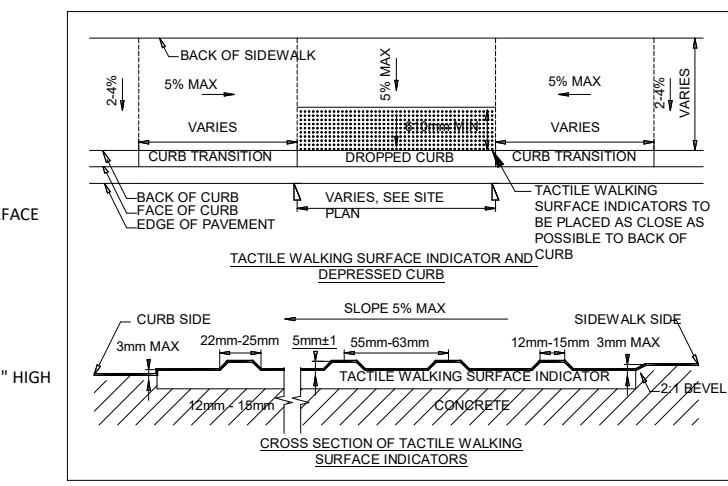
- G1. SIDEWALK SLOPES TO BE 1/8" / FT. (1%) MAX. IN ALL DIRECTIONS ALONG STOREFRONT, 1/4" / FT. (2%) MAX. IN OTHER AREAS.
- G2. EXPANSION JOINTS ARE TO BE AS SPECIFIED & AS LOCATED ON ARCHITECTURAL DOCUMENTS.
- G3. REINFORCING TO BE AS PER STRUCTURAL DOCUMENTS.
- G4. CONCRETE TO BE BROOM FINISHED AS PER ARCHITECTURAL SPECIFICATIONS.
- G5. CONSTRUCTION OF CURB RAMPS TO BE IN ACCORDANCE WITH THE REQUIREMENTS IN PROVINCE OF ONTARIO - DESIGN OF PUBLIC SPACES STANDARD - PART IV. OF ONTARIO REGULATION 193/21. 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:

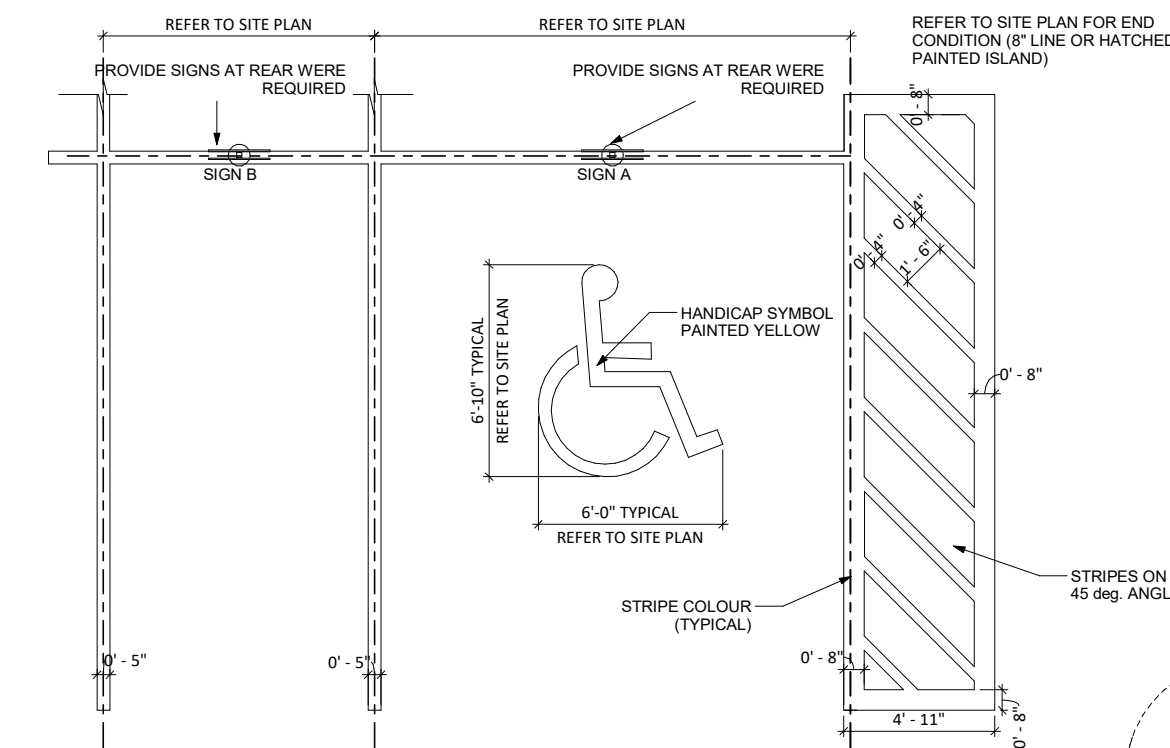
1. WHERE SIDEWALK IS CONTINUOUSLY ADJACENT, REDUCE THE DROPPED CURB AT ENTRANCES TO 3".
2. FOR SUPPORTING PROCEDURE A 5% BATTER IS ACCEPTABLE.
- A. TREATMENT AT ENTRANCES SHALL CONFORM WITH OPSD 551.011
- B. OUTLET TREATMENT SHALL CONFORM WITH OPSD 610 SERIES
- C. THE LENGTH OF TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE 3.0M, EXCEPT IN CONJUNCTION WITH GUIDE RAIL, IT SHALL CONFORM TO OPSD 900 SERIES



3 CURB RAMP WITH TACTILE PLATES
A002 1 : 50



C DETAIL OF TACTILE SURFACE



- NOTES:**
1. PARKING BAY DIMENSIONS REFLECT LPL 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 CANCSO'S 174 COLOUR SAMPLES TO BE APPROVED BY LPL.
 3. ALL PARKING DIMENSIONS SHOWN ARE MINIMUM. CONFIRM REQUIRED SIZES WITH LOCAL AUTHORITY HAVING JURISDICTION.

SUREGUARD SLEEVE COLOUR LEGEND

MODEL	COLOR	TAPE COLOR
INSPIRE	YELLOW	WHITE
SUPERSTRE	YELLOW	WHITE
NEOFIBRLS	YELLOW	WHITE
NEOBURR	YELLOW	WHITE

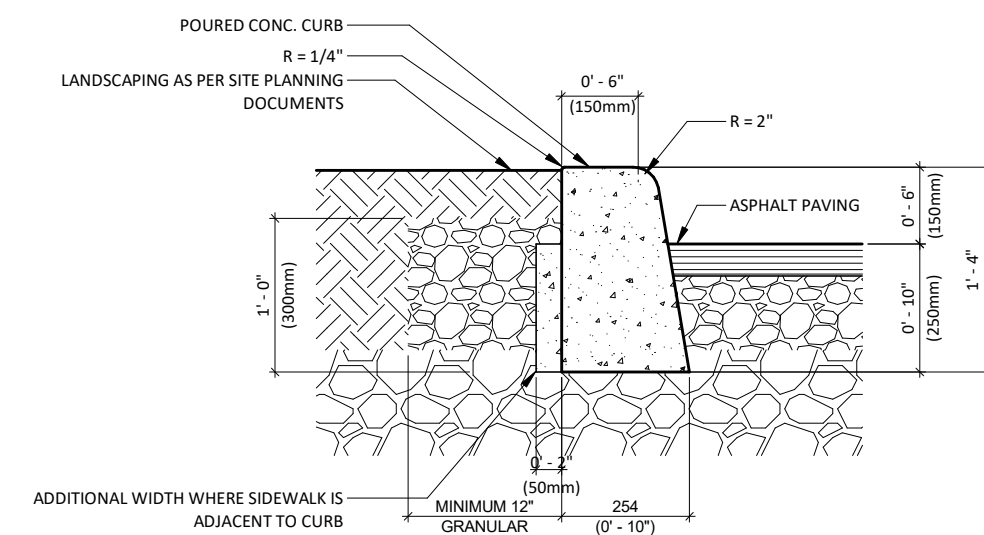
FOR INFILLS: OMIT SUREGUARD SHIELD. PROVIDE 6 1/2" O.C. STEEL BOLLARD C/W CONCRETE & PAINTED SAFETY YELLOW

FOR EORTINGS: OMIT SURE GUARD SHIELD - PROVIDE 6 1/2" O.C. GLAVANIZED STEEL BOLLARD C/W CONCRETE

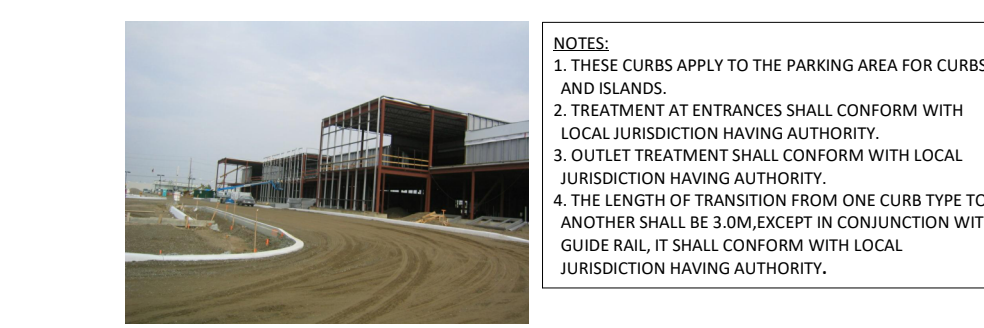
A PARTIAL PARKING PLAN
C-209 SCALE 1/4" = 1'-0"

4 C-209_PAINTED PARKING LINES, STRIPES AND SIGNAGE
A002 1 : 75

DETAIL DRAWN BY TURNER FLEISCHER ARCHITECTS INC. ON BEHALF OF LOBLAW COMPANIES LIMITED
DETAIL NO. C-209

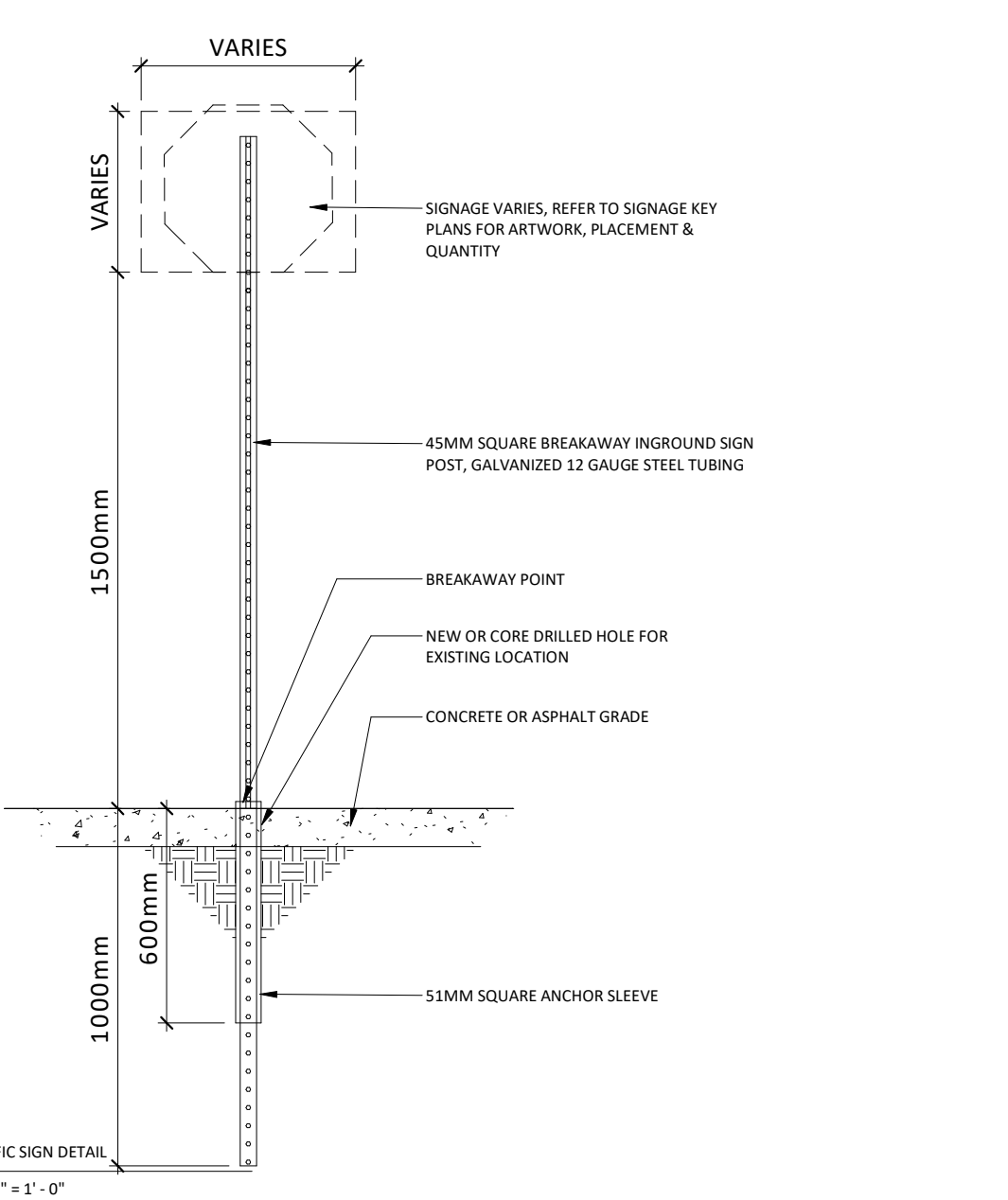


A TYPICAL POURED CONCRETE CURB
SCALE 1" = 1'-0"

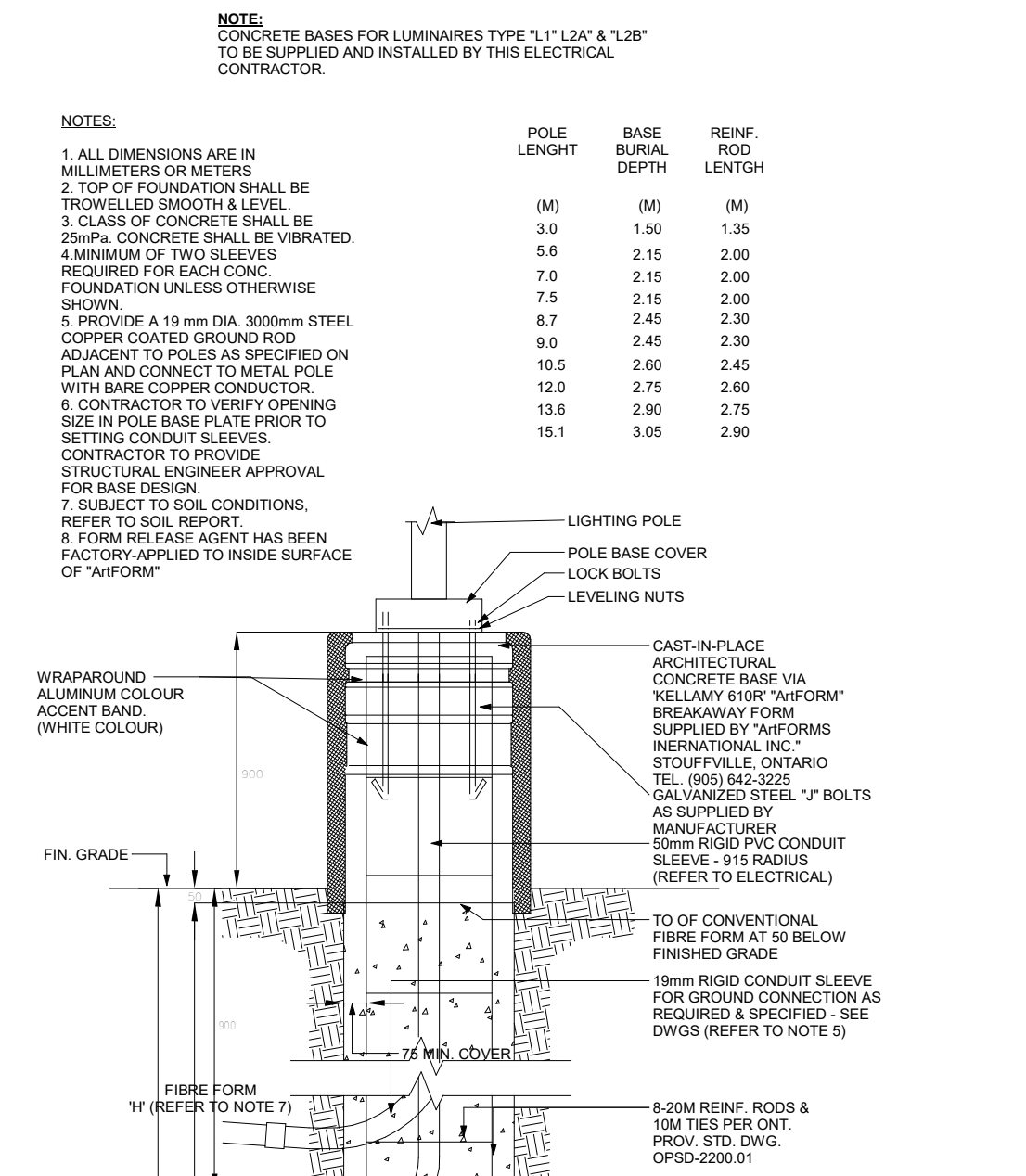


5 C-211_TYPICAL POURED CONCRETE CURB
A002 1 : 15

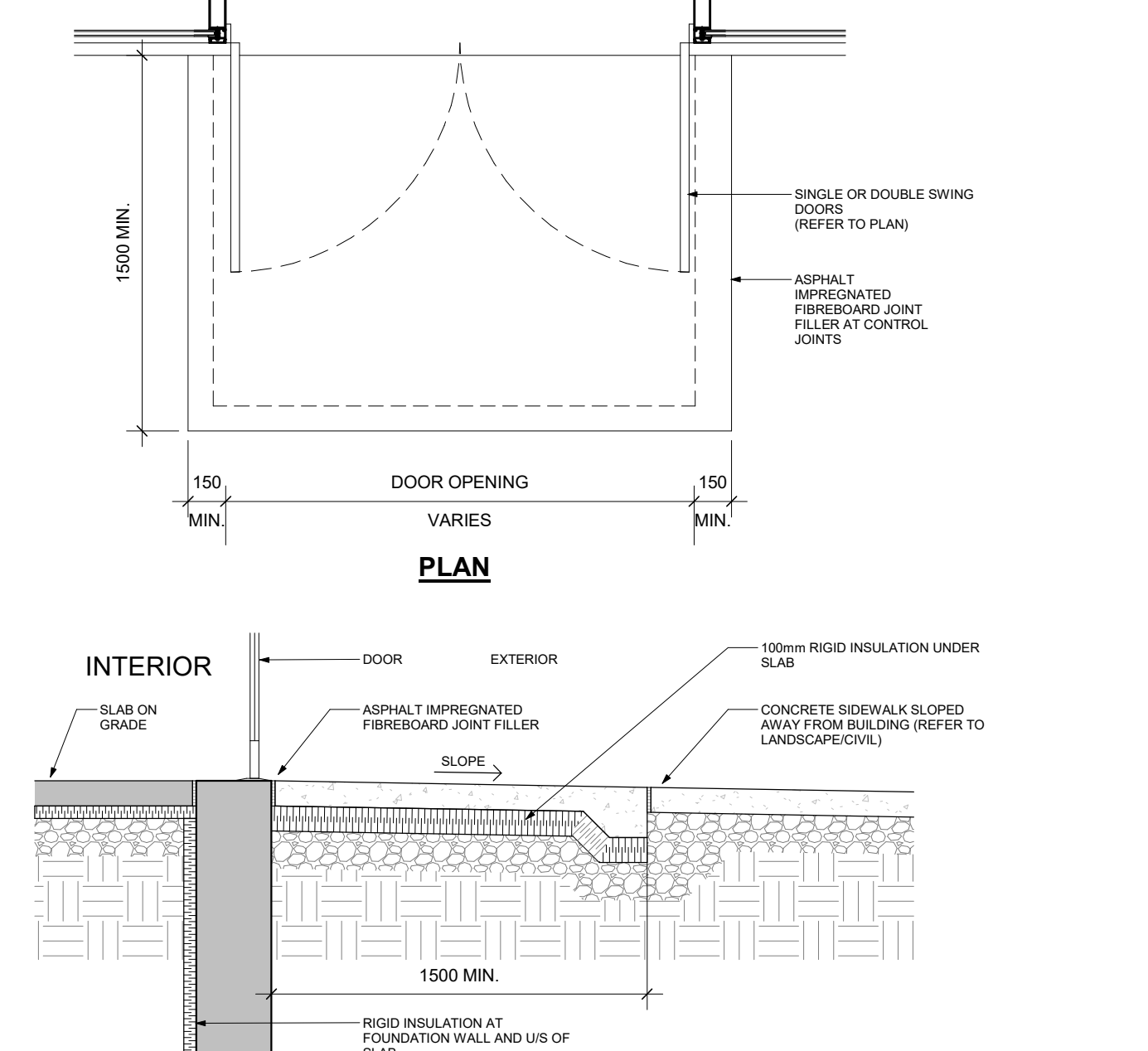
DETAIL DRAWN BY TURNER FLEISCHER ARCHITECTS INC. ON BEHALF OF LOBLAW COMPANIES LIMITED
DETAIL NO. C-211



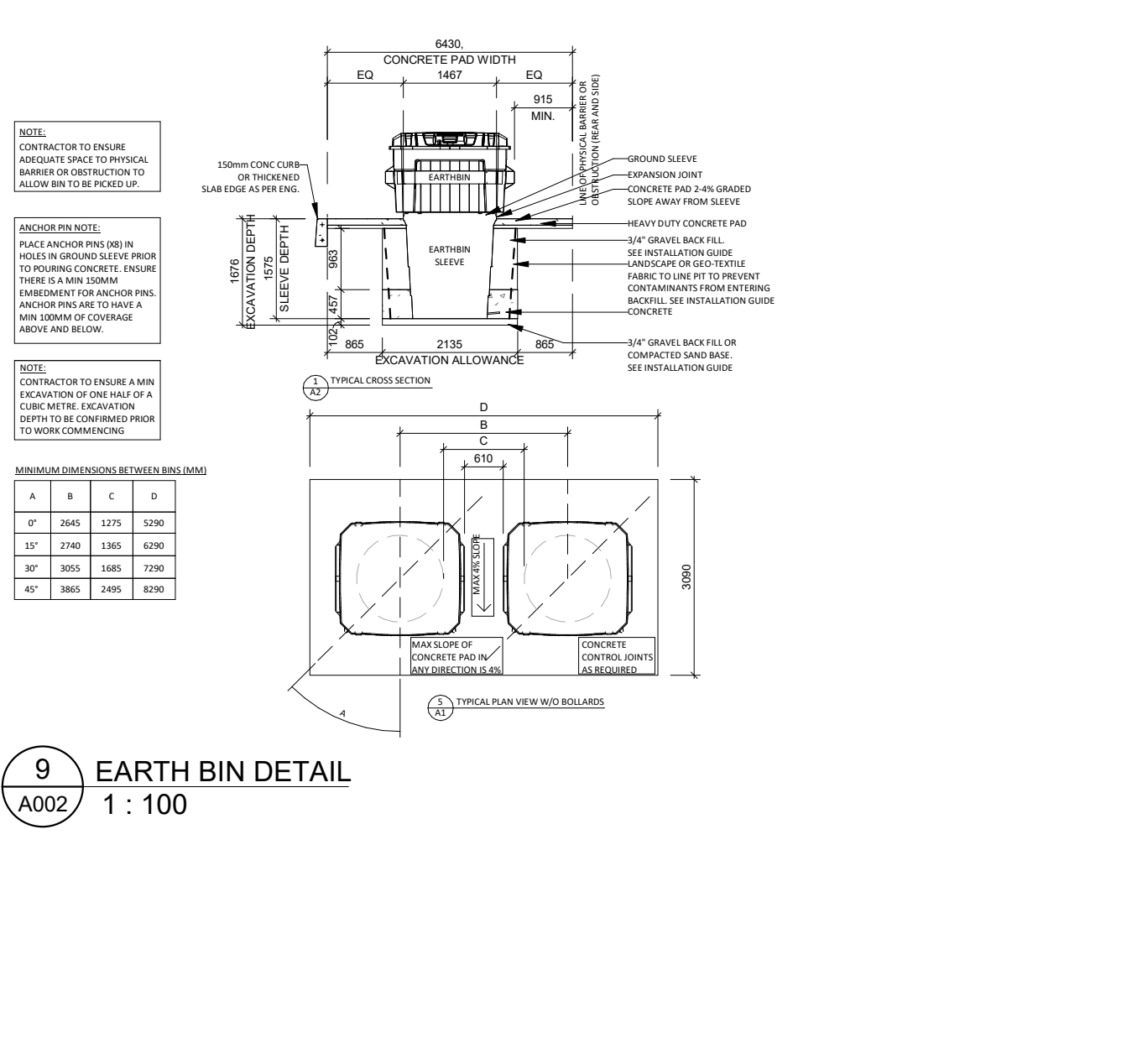
A TYP. TRAFFIC SIGN DETAIL
C-210 SCALE 3/4" = 1'-0"



7 LIGHT STANDARD
A002 N.T.S.



8 FROST SLAB PLAN & SECTIONDETAIL
A002 1 : 25



9 EARTH BIN DETAIL
A002 1 : 100

TYPICAL TRAFFIC SIGN
DETAIL DRAWN BY TURNER FLEISCHER ARCHITECTS INC. ON BEHALF OF LOBLAW COMPANIES LIMITED
DETAIL NO. C-210

6 C-210_TYPICAL TRAFFIC SIGN
A002 1 : 20

TYPICAL CONCRETE BASE FOR LUMINAIRE

DETAIL DRAWN BY TURNER FLEISCHER ARCHITECTS INC. ON BEHALF OF LOBLAW COMPANIES LIMITED
DETAIL NO. C-210

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7 LIGHT STANDARD
A002 N.T.S.

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DETAIL NO. C-210

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DETAIL NO. C-209

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DETAIL NO. C-211

8 FROST SLAB PLAN & SECTIONDETAIL
A002 1 : 25

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DETAIL NO. C-211

9 EARTH BIN DETAIL
A002 1 : 100

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1	2023-03-02	ISSUED FOR COORDINATION	FPI

Loblaw Companies Limited

PROJECT **CAMBRIAN RD (S. PARCEL)**

BARRHAVEN, ONTARIO

DRAWING **SITE DETAILS**

PROJECT NO. 21.326SD
PROJECT DATE 2023-10-25
DRAWN BY FPI
CHECKED BY RAD
SCALE As indicated

DRAWING NO. **A002**

TURNER FLEISCHER ARCHITECTS INC.