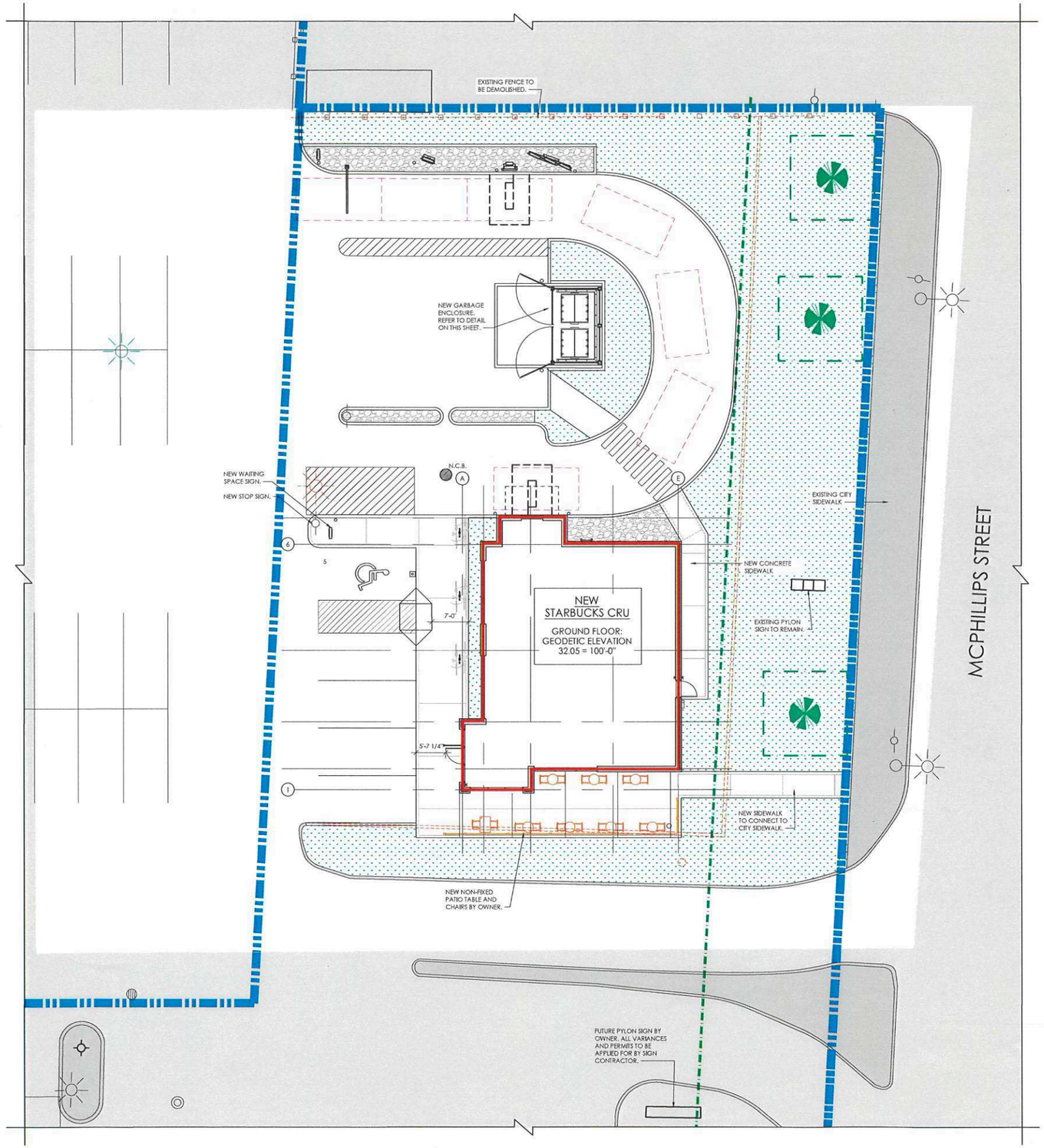


N

1 / 1.0 | 1.0 SITE PLAN
SCALE: 3/32" = 1'-0"

SITE ZONING INFORMATION

ADDRESS
920 JEFFERSON AVENUE

LEGAL DESCRIPTION
LOT 2, PLAN 15894 WLTO
IN O.T.M., LOT 6, PARISH OF KILDONAN
CITY OF WINNIPEG, MANITOBA

SITE AREA
6.17 ACRES

SITE ZONING
ZONING: C3 - COMMERCIAL CORRIDOR

DIM. STANDARDS	REQ.	PROVIDED
FRONT YARD	25 FT	25 FT
REAR YARD	25 FT	EXISTING
INTERIOR SIDE YARD	0 FT	EXISTING
CORNER SIDE YARD	25 FT	EXISTING
BUILDING HEIGHT	49 FT	22 FT
FLOOR AREA RATIO	1.5	0.21

BUILDING FOOTPRINT
EXISTING FRESHCO: 55,300 FT²
NEW STARBUCKS CRU: 1,800 FT²

PARKING	REQ.	PROVIDED
SITE TOTAL	237	399
ACCESSIBLE	7	8
BICYCLE (STARBUCKS)	1	6

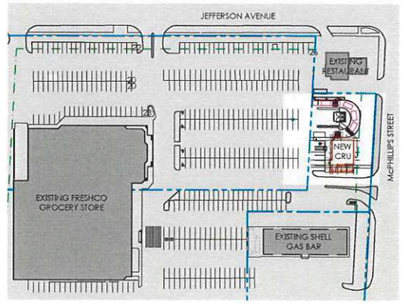
SUPERMARKET: 1/250 FT² = 222 STALLS
EATING AND DRINKING ESTABLISHMENT: 1/150 FT² = 13 STALLS
GAS BAR: 1 (UNDER 2000 FT²) + 1 PER 3 EMPLOYEES = 2 STALLS

GENERAL NOTES:

1. ALL CURBING TO BE DEEP CURBING UNLESS NOTED OTHERWISE.
2. REFER TO CIVIL DRAWINGS FOR ALL NEW SITE GRADING.

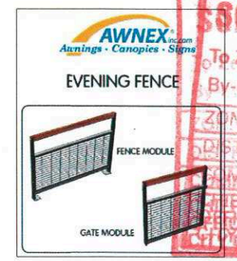
SITE PLAN LEGEND:

- AREA NOT INCLUDED IN CONTRACT (N.I.C.)
- PROPERTY LINE
- ZONING SETBACKS
- PROPOSED BUILDING
- POINT OF ENTRY / EXIT TO BUILDING
- EXISTING CURB TO BE DEMOLISHED
- EXISTING CURB / SIDEWALK TO REMAIN
- ACCESSIBLE PARKING STALL (WHITE)
- 5 — NEW 4" PAINTED PARKING LINES (YELLOW) STALL COUNT
- DRIVE THROUGH QUEUING SPACE (8'X16')
- EXTENT OF NEW STANDARD ASPHALT
- EXTENT OF NEW HEAVY DUTY ASPHALT
- 4" PAINTED LINES (YELLOW)
- BICYCLE PARKING. REFER TO LANDSCAPE.
- EXISTING FENCE TO BE REMOVED.
- NEW TENANT SUPPLIED AND INSTALLED PATIO FENCE AND FURNITURE (N.I.C.).
- EXISTING TREES TO REMAIN. TEMPORARY ROOT PROTECTION FENCE TO BE PROVIDED. REFER TO LANDSCAPE DRAWINGS FOR PROTECTION DETAILS AND NOTES.
- NEW LANDSCAPING. REFER TO LANDSCAPING.
- EXISTING POWER POLES W/ LIGHT / LAMP STANDARDS
- RELOCATED LIGHT STANDARD ON NEW BASE. REFER TO ELECTRICAL AND STRUCTURAL.
- EXISTING GRADE
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN. REFER TO CIVIL.
- EXISTING MANHOLE REFER TO CIVIL.
- N.C.B. NEW CATCH BASIN. REFER TO CIVIL.



N

A / 1.0 | 1.0 KEY PLAN
Scale: 1/128" = 1'-0"



SCHEDULE "A" page 1 of of 11
To Zoning Agreement DAZ 322/79
By-Law No. 3012/81
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DISTRICT PLANNER
COMMUNITY CLERK
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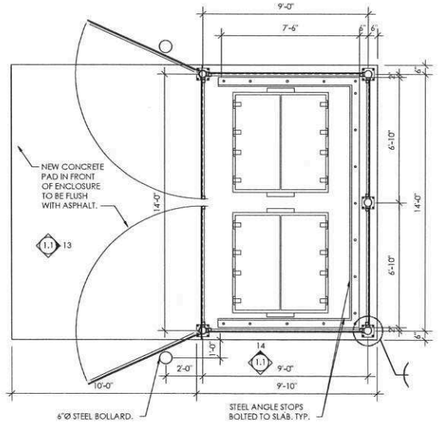
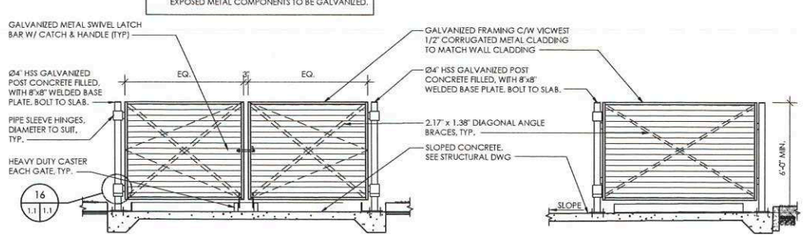
APR 1 2 2021

2 / 1.0 | 1.0 TENANT PATIO FENCE
Scale: NTS



3 / 1.0 | 1.0 GARBAGE ENCLOSURE - PLAN
SCALE: 3/16" = 1'-0"

NOTES:
1. SEE SITE PLAN FOR LOCATION OF ENCLOSURE. SEE STRUCTURAL DRAWINGS FOR STRUCTURE.
2. ALL DOOR HARDWARE TO BE GALVANIZED. ALL EXPOSED METAL COMPONENTS TO BE GALVANIZED.



4 / 1.0 | 1.0 GARBAGE ENCLOSURE - FRONT ELEVATION
SCALE: 3/16" = 1'-0"

5 / 1.0 | 1.0 GARBAGE ENCLOSURE - SIDE ELEVATION
SCALE: 3/16" = 1'-0"

No.	ISSUED FOR	DATE	BY
1	PLAN APPROVAL	APRIL 5, 2021	TC

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PROJECT TITLE:

STARBUCKS CRU - BASE BUILDING
920 JEFFERSON AVE.
WINNIPEG, MANITOBA

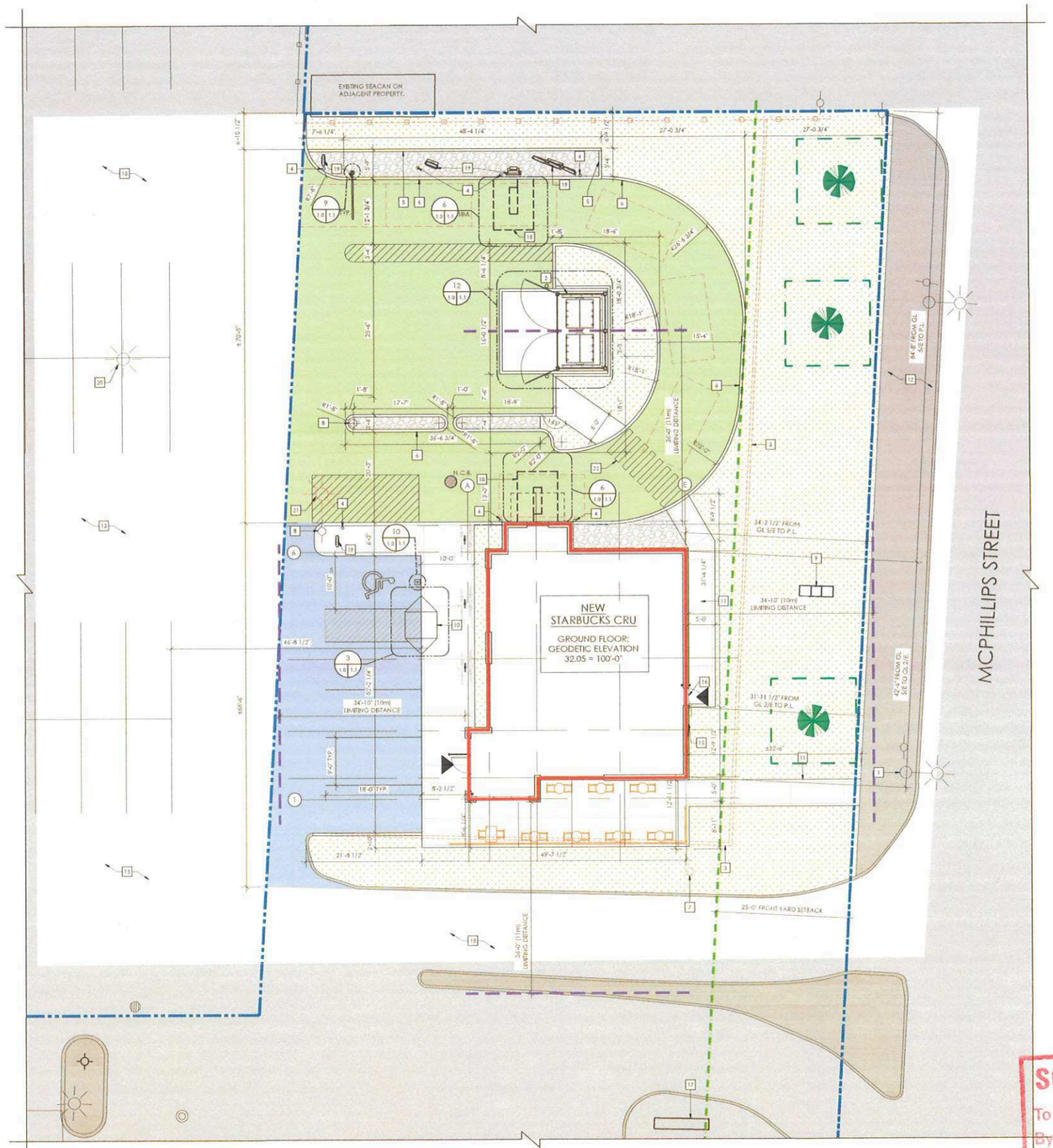
SHEET TITLE:

SITE PLAN

COMMISSION NUMBER: 2013

SHEET NUMBER: A1.0

E-FILE: 2013 - STARBUCKS CRU_A1.0 SITE PLAN.DWG



N

2 SITE PLAN
1.0 | 1.0 SCALE: 3/32" = 1'-0"

SITE ZONING INFORMATION

ADDRESS
920 JEFFERSON AVENUE

LEGAL DESCRIPTION
LOT 2, PLAN 15894 WLTO
IN O.T.M. LOT 41 PARISH OF HILDONAN
CITY OF WINNIPEG, MANITOBA

SITE AREA
6.17 ACRES

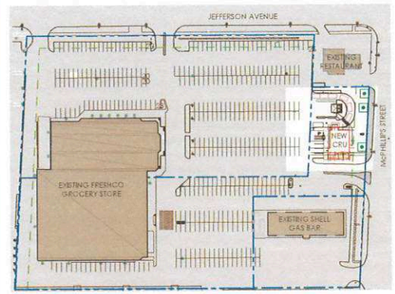
SITE ZONING
ZONING: C3 - COMMERCIAL CORRIDOR

DEVELOPMENT STANDARDS	REQ.	PROVIDED
FRONT YARD	25 FT	25 FT
REAR YARD	25 FT	EXISTING
INTERIOR SIDE YARD	0 FT	EXISTING
CORNER SIDE YARD	25 FT	EXISTING
BUILDING HEIGHT	49 FT	22 FT
FLOOR AREA RATIO	1.5	0.21

BUILDING FOOTPRINT
EXISTING FRESHCO: 55,300 FT²
NEW STARBUCKS CRU: 1,800 FT²

PARKING	REQ.	PROVIDED
SITE TOTAL	237	299
ACCESSIBLE	7	8
BICYCLE (STARBUCKS)	1	6

SUPERMARKET: 1/250 FT² = 222 STALLS
EATING AND DRINKING ESTABLISHMENT: 1/150 FT² = 13 STALLS
GAS BAR: 1 (UNDER 2000 FT²) + 1 PER 3 EMPLOYEES = 2 STALLS



N 1 KEY PLAN
1.0 | 1.0 SCALE: N.T.S.

GENERAL NOTES:

1. ALL CURBING TO BE DEEP CURBING UNLESS NOTED OTHERWISE.
2. REFER TO CIVIL DRAWINGS FOR ALL NEW SITE GRADING.

SITE PLAN LEGEND:

- AREA NOT INCLUDED IN CONTRACT (N.I.C.)
- PROPERTY LINE
- ZONING SETBACKS
- PROPOSED BUILDING
- POINT OF ENTRY / EXIT TO BUILDING
- EXISTING CURB TO BE DEMOLISHED
- EXISTING CURB / SIDEWALK TO REMAIN
- ACCESSIBLE PARKING STALL (WHITE)
- NEW 4" PAINTED PARKING LINES (YELLOW) STALL COUNT
- DRIVE THROUGH QUEUING SPACE (6 V.U.)
- EXTENT OF NEW STANDARD ASPHALT
- EXTENT OF NEW HEAVY DUTY ASPHALT
- 6" PAINTED LINES (YELLOW)
- BICYCLE PARKING. REFER TO LANDSCAPE
- EXISTING FENCE TO BE REMOVED.
- NEW TENANT SUPPLIED AND INSTALLED PATIO FENCE AND FURNITURE (N.I.C.)
- EXISTING TREES TO REMAIN. TEMPORARY ROOT PROTECTION FENCE TO BE PROVIDED. REFER TO LANDSCAPE DRAWINGS FOR PROTECTION DETAILS AND NOTES.
- NEW LANDSCAPING. REFER TO LANDSCAPING
- EXISTING POWER POLES W/ LIGHT / LAMP STANDARDS
- RELOCATED LIGHT STANDARD ON NEW BASE. REFER TO ELECTRICAL AND STRUCTURAL
- EXISTING GRADE
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN. REFER TO CIVIL
- EXISTING MANHOLE REFER TO CIVIL
- NEW CATCH BASIN. REFER TO CIVIL

SITE PLAN KEYNOTES:

1. NEW POLE-MOUNTED TRANSFORMER. REFER TO ELECTRICAL DRAWINGS.
2. NEW GARBAGE ENCLOSURE. REFER TO SITE DETAILS.
3. DEMOLISH EXISTING CURB AND ADJACENT ASPHALT TO SUIT NEW DRIVE THROUGH AND CRU.
4. 9" DIA. CONCRETE FILLED STEEL BOLLARDS. REFER TO SITE DETAILS.
5. NEW LANDSCAPE ISLAND C/W PINNED CURB. REFER TO SITE DETAILS.
6. NEW DEEP CURB. REFER TO SITE DETAILS.
7. REMOVE EXISTING SIGN POST.
8. NEW STOP SIGN ON STEEL POST C/W CONCRETE BASE SIMILAR TO DETAIL #10 ON A1.1.
9. EXISTING "SHELL" PYLON SIGN TO REMAIN.
10. NEW CONCRETE LETDOWN RAMP. REFER TO SITE DETAILS.
11. NEW CONCRETE SIDEWALK C/W THICKENED EDGE CURB. REFER TO SITE DETAILS.
12. EXISTING CITY CONCRETE SIDEWALK TO REMAIN.
13. EXISTING ASPHALT PAVING TO REMAIN.
14. 12" WIDE WHITE CROSSWALK LINES, 12" APART.
15. NEW GAS METER. REFER TO MECHANICAL DRAWINGS
16. LOCATION OF C.B. STE. REFER TO ELECTRICAL
17. APPROXIMATE LOCATION OF NEW PYLON SIGN ON EXISTING FOUNDATION BY OWNER (N.I.C.).
18. TENANT SUPPLIED, G.C. INSTALLED IN-GROUND VEHICLE DETECTION LOOP. REFER TO SITE DETAILS
19. G.C. TO SUPPLY CONCRETE BASE FOR OWNER SUPPLIED EQUIPMENT C/W UNDERGROUND CONDUIT. SITE CONFIRM EXACT LOCATION. REFER TO ELECTRICAL, STRUCTURAL, AND SITE DETAILS.
20. NEW CONCRETE BASE C/W RELOCATED EXISTING LIGHT STANDARD. REFER TO SITE DETAILS
21. EXISTING LIGHT STANDARD TO BE REMOVED AND STORED FOR REUSE. DEMOLISH EXISTING CONCRETE BASE.

No.	ISSUED FOR	DATE	BY
1	BUILDING PERMIT & CONSTRUCTION	APR. 9, 2021	TC

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PRINTING DATE: APR. 9, 2021

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SCHEDULE "A" page 2 of 11
To Zoning Agreement DAZ 322/79
By-Law No. 3012/81
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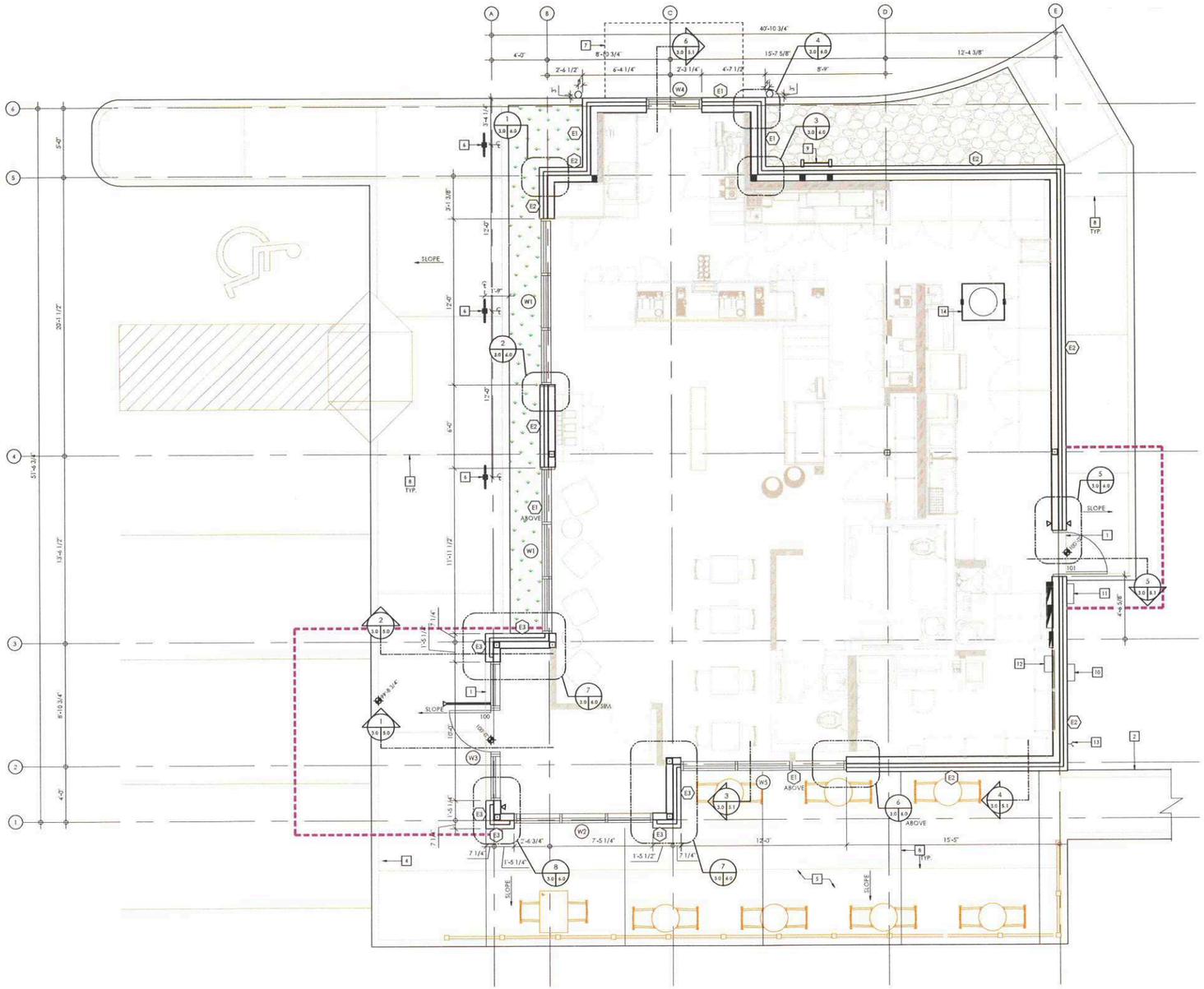
PROJECT TITLE:
STARBUCKS CRU - BASE BUILDING
920 JEFFERSON AVE.
WINNIPEG, MANITOBA

SHEET TITLE:
SITE PLAN

COMMISSION NUMBER: 2013

SHEET NUMBER: A1.0



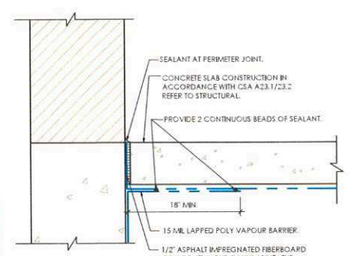
LEGEND

- PUSH BUTTON FOR AUTO OPERATOR.
- ALUMINUM GUIDE RAIL.
- PROVIDE 4" TYPE 4 RIGID INSULATION UNDER SIDEWALK AS INDICATED. INSULATION TO EXTEND MINIMUM 48" BEYOND EDGE OF SIDEWALK (HORIZONTALLY OR VERTICALLY)
- ELECTRICAL PANEL. SEE ELECTRICAL.
- TENANT SUPPLIED AND INSTALLED FENCE AND FURNITURE. NIC.
- NEW GRADE ELEVATION.

CONSTRUCTION PLAN KEYNOTES

1. TIE NEW SIDEWALK INTO SLAB, TYPICAL.
2. PEDESTRIAN CONNECTION FROM EXISTING CITY SIDEWALK TO NEW PATIO. REFER TO SITE PLAN.
3. CONCRETE CURB, TYPICAL.
4. CONCRETE LETDOWN. REFER TO SHEET A1.1 SITE DETAILS.
5. DESIGNATED PATIO AREA. FENCE AND PATIO FURNITURE BY FUTURE TENANT (N.I.C.).
6. BIKE RACK. SEE LANDSCAPE DRAWINGS.
7. DRIVE THROUGH AWNING ABOVE.
8. SAWCUT CONTROL JOINT @ 10'-0" O.C. MAX.
9. ROOF ACCESS LADDER. REFER TO SHEET A2.0 ROOF PLAN & DETAILS.
10. LOCATION OF NEW GAS METER. REFER TO MECHANICAL.
11. LOCATION OF NEW CSTE. REFER TO ELECTRICAL.
12. LOCATION OF NEW WATER METER. REFER TO MECHANICAL.
13. LOCATION OF NON-FREEZE HOSE BIB. REFER TO MECHANICAL.
14. LOCATION OF GREASE INTERCEPTOR. REFER TO MECHANICAL.

1 CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



NOTE: SEAL ALL PERIMETER JOINTS, OPENINGS AND CONTROL JOINTS. REFER TO SPECIFICATIONS FOR UNDER SLAB PREPARATION.

2 TYPICAL UNDER SLAB VAPOUR BARRIER
SCALE: 1 1/2" = 1'-0"

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Winnipeg
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No.	ISSUED FOR	DATE	BY
1	BUILDING PERMIT & CONSTRUCTION	APRIL 8, 2021	TC

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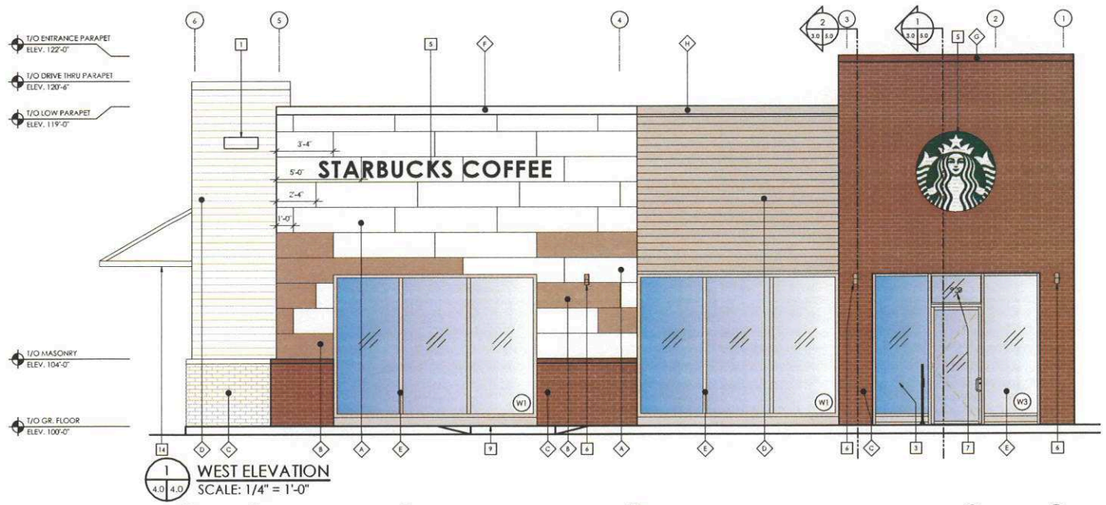
PROJECT TITLE:
STARBUCKS CRU - BASE BUILDING
920 JEFFERSON AVE.
WINNIPEG, MANITOBA

SHEET TITLE:
CONSTRUCTION PLAN

COMMISSION NUMBER: 2013
SHEET NUMBER: A3.0

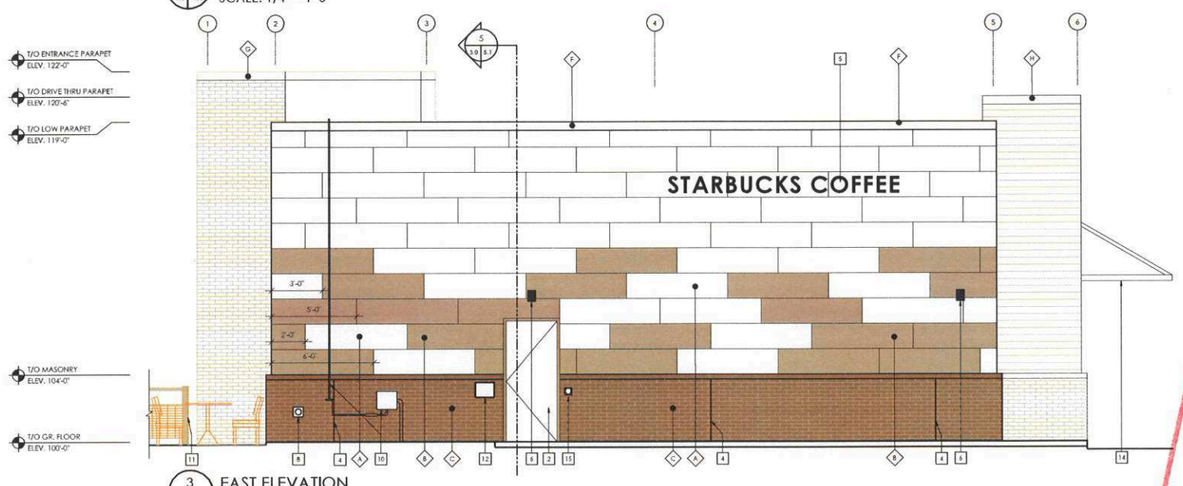
FILE: 2013 - STARBUCKS CRU_A3.0 CONSTRUCTION PLAN.DWG



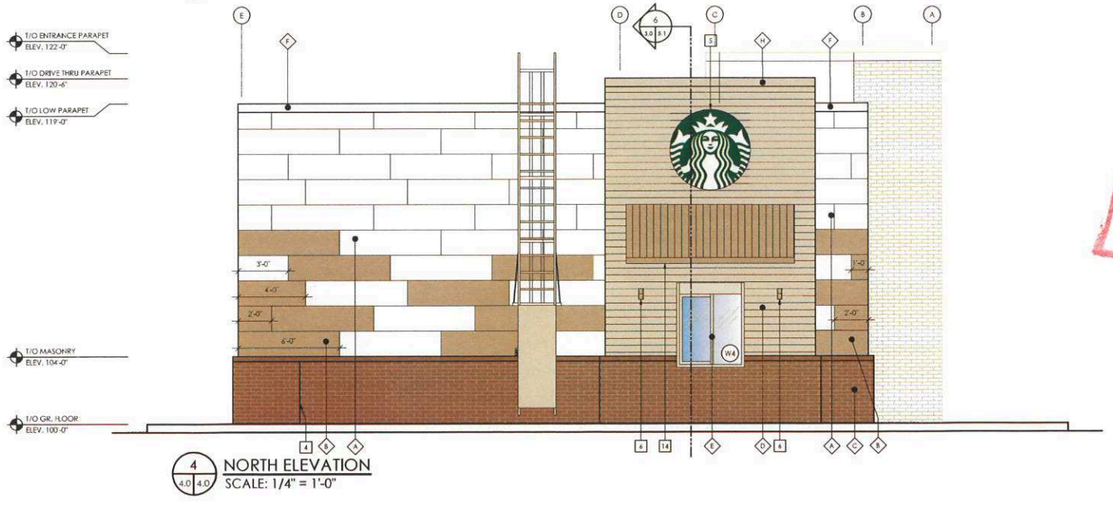
1 4.0 4.0 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 4.0 4.0 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 4.0 4.0 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 4.0 4.0 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Winnipeg
APR 12 2021
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EXTERIOR ELEVATION LEGEND:

1. ROOF SCUPPER, REFER TO ROOF PLAN AND DETAILS.
2. EXIT DOOR, PAINT DOOR WHITE TO MATCH PANELS & FRAME GREY TO MATCH PANELS.
3. AUTOMATIC DOOR BUTTON ON GUIDE RAIL.
4. MASONRY CONTROL JOINT, TYPICAL.
5. TENANT SUPPLIED SELF-ILLUMINATED SIGNAGE REFER TO ELECTRICAL. G.C. TO PROVIDE BACKING TO SUIT.
6. EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL.
7. APPROXIMATE LOCATION OF UNIT ADDRESS SIGNAGE TO BE SUPPLIED AND INSTALLED BY OWNER (N.I.C.).
8. EXTERIOR NON-FREEZE HOSE BIB. REFER TO MECHANICAL.
9. CONCRETE CURB. SEE PLAN FOR LOCATIONS
10. GAS METRE AND LINES. PAINT GAS LINES TO MATCH GREY PANEL FINISH, TYPICAL. REFER TO MECHANICAL.
11. PATIO FENCE. SUPPLIED AND INSTALLED BY TENANT (N.I.C.).
12. LOCATION OF NEW CSTE. PAINTED TO MATCH MASONRY COLOUR. REFER TO ELECTRICAL.
13. ROOF ACCESS LADDER C/W CAGE AND LOCKABLE SHIELD. LADDER AND ACCESSORIES TO BE PAINTED TO MATCH GREY PANEL COLOUR.
14. 10'-0" WIDE DRIVE THRU CANOPY. PREFINISHED METAL TO BE GREY TO MATCH GREY FIBER CEMENT BOARD.
15. AUTOMATIC DOOR BUTTON MOUNTED ON WALL TOP OF BUTTON TO BE MAX 900mm ABOVE FINISHED WALKING SURFACE.

EXTERIOR FINISH SCHEDULE

KEYNOTE	PRODUCT/ITEM	COLOUR
A	72"X18" FIBER CEMENT BOARD NICHIHA, ALLURA OR APPROVED ALTERNATE	COTTON WHITE
B	72"X18" FIBER CEMENT BOARD NICHIHA, ALLURA OR APPROVED ALTERNATE	NICKEL OR GRAPHITE TBC
C	BRICK VENEER	WALNUT CREEK IRONSPOT
D	VICWEST 1/2" CORRUGATED METAL CLADDING	SILVER
E	ANODIZED ALUMINUM DOOR / FRAME WITH CLEAR GLAZING.	CLEAR ANODIZED ALUMINUM MULLIONS
F	PREFINISHED METAL FLASHING	VICWEST BRIGHT WHITE
G	PREFINISHED METAL FLASHING	VICWEST COCOA BROWN
H	PREFINISHED METAL FLASHING	VICWEST SILVER
I	ANODIZED ALUMINUM DOOR / FRAME WITH SPANDREL PANEL	SPANDREL WARM GREY

NOTE: ALL SAMPLES TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

No.	ISSUED FOR	DATE	BY
1	BUILDING PERMIT & CONSTRUCTION	APRIL 8, 2021	TC

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PRINTING DATE: APRIL 8, 2021

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PROJECT TITLE:

STARBUCKS CRU - BASE BUILDING
920 JEFFERSON AVE.
WINNIPEG, MANITOBA

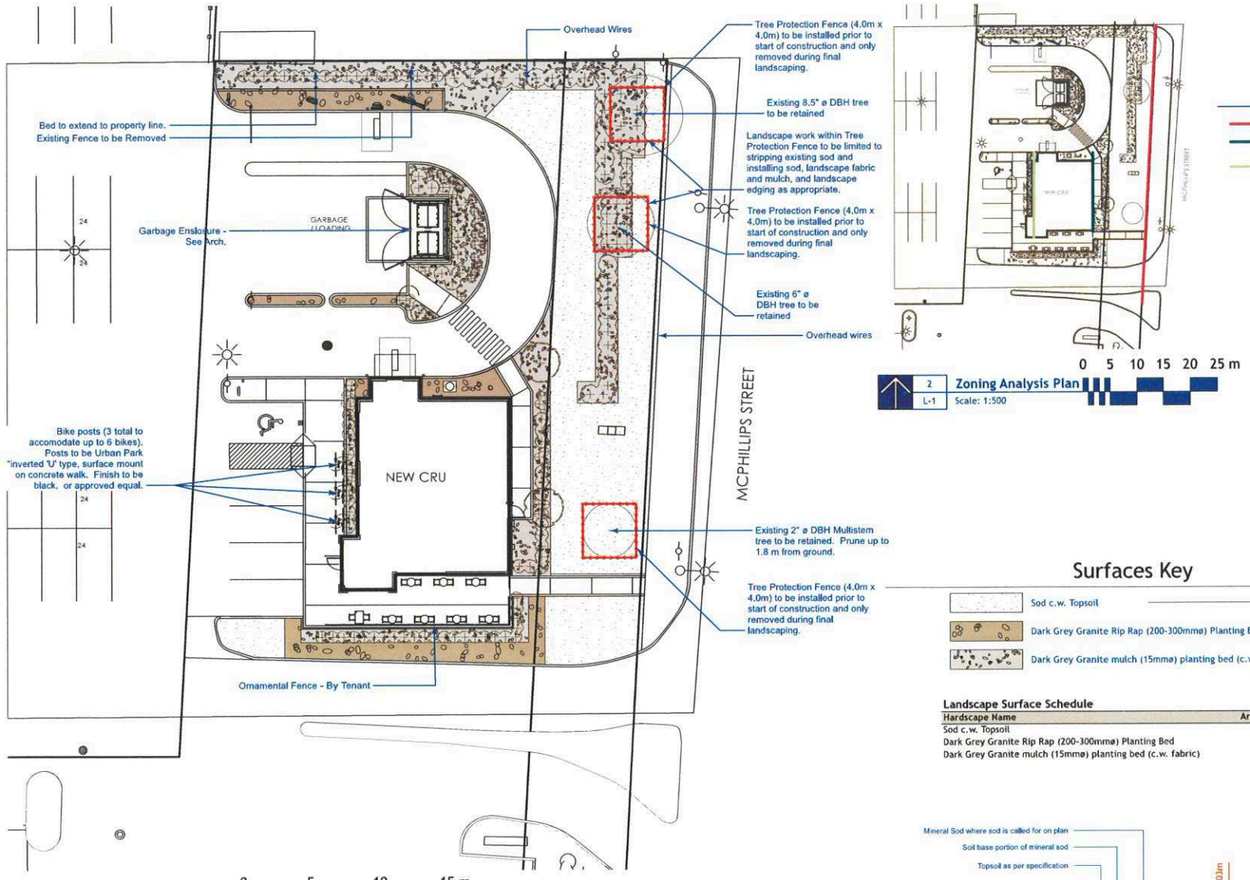
SHEET TITLE:

EXTERIOR ELEVATIONS

COMMISSION NUMBER: 2013

SHEET NUMBER: A4.0

E-FILE: 2013 - STARBUCKS CRU_A4.0 EXTERIOR ELEVATIONS.DWG



1 L-1 **Landscape Scope Plan**
Scale: 1:200

2 L-1 **Zoning Analysis Plan**
Scale: 1:500

Zoning Analysis Key

- Frontage - McPhillips
- Principle Facade - Facing McPhillips
- Principle Facade - Primary Building Entry

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

McPhillips — 170 Lin ft.

	DBH	Credit
Existing Trees	2"ø	0
	6"ø	2
	8.5"ø	4
Total Credit for retaining exis. trees		6

	Required	Proposed
Trees	6	2
Credit		6
Shrubs	27	50

190 (5) Building Foundation Landscaping (outside of urban infill areas)

Principle Facade

McPhillips — 48 Lin Ft.

	Required	Proposed
Shrubs	5	13

Principle Entry — 51 Lin Ft.

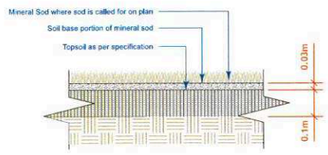
	Required	Proposed
Shrubs	5	11

Surfaces Key

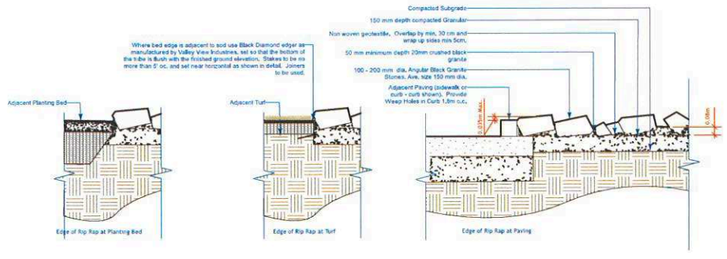
- Sod c.w. Topsoil — 3 L-1
- Dark Grey Granite Rip Rap (200-300mmø) Planting Bed — 4 L-1
- Dark Grey Granite mulch (15mmø) planting bed (c.w. fabric) — 5 L-1

Landscape Surface Schedule

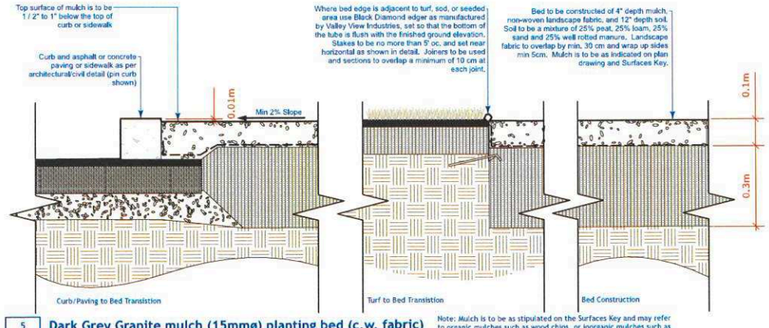
Hardscape Name	Area (sm)
Sod c.w. Topsoil	293.83
Dark Grey Granite Rip Rap (200-300mmø) Planting Bed	76.72
Dark Grey Granite mulch (15mmø) planting bed (c.w. fabric)	229.24



3 L-1 **Sod Detail**
Scale: 1:10



4 L-1 **Dark Grey Granite Rip Rap (200-300mmø) Planting Bed**
Scale: 1:25



5 L-1 **Dark Grey Granite mulch (15mmø) planting bed (c.w. fabric)**
Scale: 1:10

Note: Mulch is to be as stipulated on the Surfaces Key and may refer to organic mulches such as wood chips, or inorganic mulches such as

General Notes

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2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
3. All work is to be warrantied for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths in details are shown after compaction.

Tree Protection Notes

1. All construction traffic shall be restricted to the limits of construction shown on the drawings.
2. Excavate in a manner to minimize damage to the tree root systems. Keep exposed roots in excavations and trenches moist or shaded. If stockpiling of excavated soil material is required, stockpile in areas away from the tree roots if possible.
3. Where Excavation equipment is operating within tree drip line it shall be track based.
4. For deciduous trees greater than 100 mm in diameter, located within 3 meters of the limits of construction, attach wood strapping material having a minimum thickness of 25 millimetres and minimum length of 2440 millimetres around the tree trunks in a manner that will not harm the trees. Do not use nails or other fasteners that penetrate the tree trunk. The width of the strapping may be reduced to suit tree being protected. Length of strapping may be reduced to suit tree being protected as approved by the Contract Administrator.
5. For deciduous trees less than 100 mm in diameter, install PVC safety fencing around the tree to a 2.0 metre radius complete with installation hardware, to adequately support the safety fence. The 2.0 metre radius safety fence may be reduced to suit the tree being protected as approved by the Contract Administrator.
6. Notwithstanding the above, Orange PVC Safety fencing is to be installed at the locations shown on the drawings and to the extent shown on the drawings.
7. Landscape work within Tree Protection Fence to be limited to stripping existing sod and installing sod, landscape fabric and mulch, and landscape edging as appropriate.
8. Repair, replace and maintain tree protection materials, including fencing, during construction until such time no equipment will be working in the area.
9. Obtain approval from the Contract Administrator to excavate within 2.0 metres of a tree.
10. Operation of equipment within the dripline of the trees shall be kept to the minimum required to perform the Work and shall be approved by the Contract Administrator prior to the commencement of Work. Equipment shall not be parked, repaired, refuelled; construction materials shall not be stored, and earth materials shall not be stockpiled within the driplines of the trees. The dripline of a tree shall be considered to be the ground surface directly beneath tree from the tree trunk to the tips of its outermost branches. The Contractor shall ensure that the operations do not cause flooding or sediment deposition on areas where trees are located.
11. Remove safety fencing and strapping material without harming the trees as soon as the construction and restoration Work is complete and in order to achieve final landscaping.
12. The Contractor shall take reasonable and prudent precautionary steps to prevent damage from construction activities to existing trees, and trees within the Site, within the limits of the construction area.

Dean Spearman
Landscape Architect

SCHEDULE "A" page 5 of 11
To Zoning Agreement
By-law DAZ 322/14
Zoning 3612/81
DISTRICT
COMMUNITY COMMITTEE
CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF WINNIPEG
Winnipeg
APR 1 2 2021

No.	ISSUED FOR	DATE:	BY
C	CONSTRUCTION	2021-04-08	DJS

DRAWN BY: DJS
PRINTING DATE: 2021-03-19

STAMP



This drawing was digitally signed by Dean Spearman on April 5, 2021

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The contractor is to verify dimensions and date noted hereon with conditions on the site and is held responsible for reporting discrepancy to the architects for adjustment.

PROJECT TITLE:

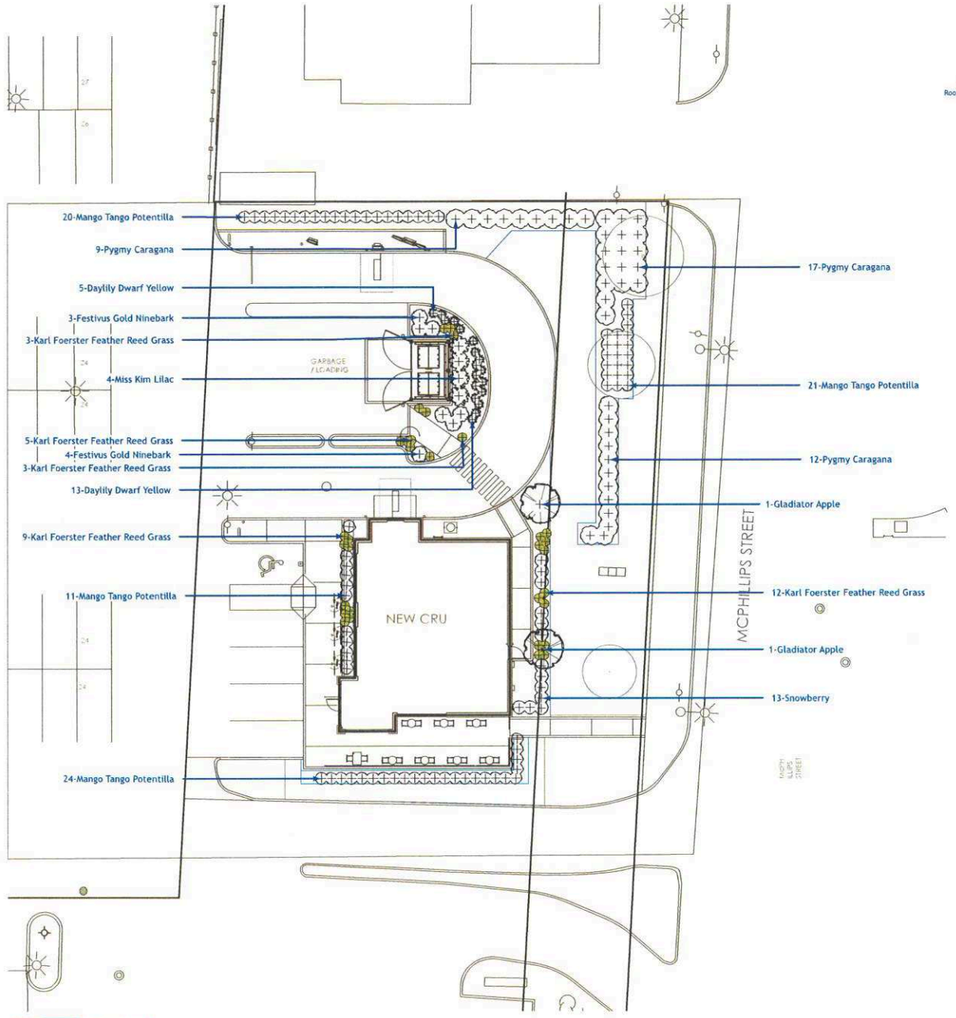
STARBUCKS CRU
920 JEFFERSON AVENUE
WINNIPEG, MANITOBA

SHEET TITLE:

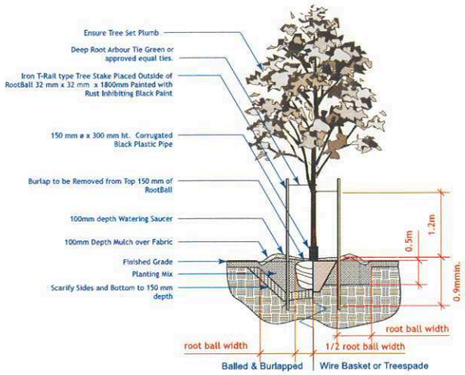
Landscape Scope Plan

COMMISSION NUMBER: **2013**
SHEET NUMBER: **L-1**

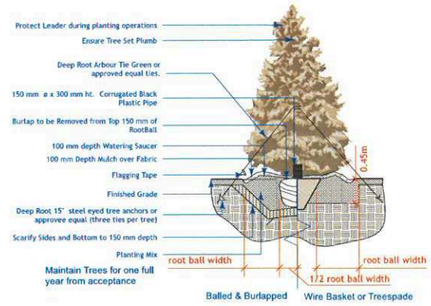
McPhillips Base Building and Starbucks_ Crombie [20-464].vwx



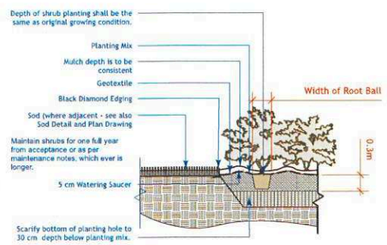
1 | L-2 **Planting Plan**
Scale: 1:200



2 | L-2 **Deciduous Tree Planting Detail**
Scale: 1:50



3 | L-2 **Evergreen Tree Planting Detail**
Scale: 1:50



4 | L-2 **Shrub Planting Detail**
Scale: 1:50

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Trees			
Gladiator Apple	Malus x adstringens 'Durleo'	2	60 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs			
Pygmy Caragana	Caragana pygmae	38	60 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Festivus Gold Ninebark	Physocarpus opulifolius 'Bert Dart's Gold'	7	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Mango Tango Potentilla	Potentilla fruticosa 'Mango Tango'	76	30 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Snowberry	Symphoricarpos occidentalis	13	60 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Miss Kim Lilac	Syringa x 'Miss Kim'	4	60 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Daylily Dwarf Yellow	Hemoerocallis x. Dwarf Yellow	18	Large Pot 2 yr. plant
Ornamental Grasses			
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	32	Large Pot 2 yr. plant
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		190	
Total Plants in Drawing		190	

General Notes

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3. All work is to be warrantied for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
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8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths in details are shown after compaction.

Planting Notes

1. All plant material, including trees, shrubs, perennials and sod, shall conform to Canadian Standards for Nursery Stock, 9th edition as published by the Canadian Nursery and Landscape Association.
2. All planting shall conform to the Canadian Landscape Standard (CLS) Current Edition
3. As per CLS 9.3.4.3 h, Wire baskets should not be removed from rootballs. Any visible portion should be folded down away from the rootball and buried. Where the wire basket is oversized such that the top wire is higher than the grade, any visible portions should be folded down away from the rootball or the basket shall be cut back to a minimum of 10cm (4in.) below the surface of the growing medium.
4. As per CLS 9.3.4.1,
   a. All planting hole depths should only be dug deep enough to accommodate the root system or root mass at the desired depth relative to the surrounding grade.
   b. Root balls shall be placed on the undisturbed subgrade to prevent settling.
   c. With the exception of woody plants, plants shall be planted so that after settlement the level of the adjacent growing medium surface matches the level of the original growing medium surface in the nursery. The growing medium mark on the stem is an indication of planting depth, and it shall be maintained on the finished level, allowing for settling of the growing medium after planting. The total depth of rootballs shall be planted in the growing medium.
   d. Woody plants shall be planted with the root flare2.5-5cm(1-2in.) above finish grade.
   e. Plants shall be set plumb in the planting beds or in the centre of the pits, except where the plant's character requires variation from this.
5. No substitutions for plant material will be allowed without prior written consent of the Landscape Architect.
6. All plants are to be installed as per the details provided.
7. Minimum trees spacing to be 7 m for deciduous trees and 4 m for coniferous trees
8. All plants shall be located or proposed locations staked out prior installation. Street Tree locations are schematic only. Trees shall be planted 1.8 m from curb and a minimum of 1.8 m from driveway aprons and 4 m from street lights. Conifers shall be located min 4 m from sidewalks. Landscape Architect is to approve location prior to digging. Landscape Architect reserves the right to adjust locations of proposed plant material prior to installation.
9. Contractor to review and accept planting locations as appropriate culturally for the species specified prior to installing plant material. Installation of plant material shall be considered acceptance of the suitability of the location.
10. Contractor shall guarantee new plant material for a period of two calendar years from the date of owner acceptance. Warranty shall only begin after the installation and acceptance of all landscape materials. The Landscape Architect reserves the right to extend the warranty of material found in poor condition at the end of the warranty period for a further calendar year.
11. Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the Landscape Architect.

Landscape Maintenance Notes

1. Landscape Maintenance work shall conform to the Canadian Landscape Standard (Current Edition) to the "Groomed" level.
2. Maintain all soft landscaping for a period of two years after the recognized completion date and until acceptance (end of maintenance) by the Contract Administrator. Should the recognized completion date occur after September 15 their will be a further 30 day maintenance period beginning on May 1 of the following year.
3. Drain pipe orifice (Located at SW corner of patio) is to cleaned of debris during each maintenance visit to the site.
4. Contractor is to control pests and diseases as required. Contractor shall inform the Contract Administrator prior to applying pesticides and use only those pesticides of low mammalian toxicity. Persons applying pesticides shall have a valid pesticide applicators license and strictly follow manufacturers instructions regarding the application of the chemicals and the safety precautions required to apply them.
5. Contractor shall maintain tree pits and planting beds in a weed free condition throughout the maintenance period. Weed should be removed frequently and not left to establish for a period greater than 10 days.
6. Pruning shall be done by persons with a valid qualification (ie. Tree Pruners License) from the local authority. Pruning shall be as necessary to remove dead or damaged limbs as well as maintain species typical form and healthy growth. Pruning shall be done in accordance with industry accepted methods to standard good practice. In the event of a disagreement the opinion of the Contract Administrator as to what constituted standard good practice shall be considered final.
7. The replacement of any new deciduous or coniferous plant material shall initiate the start of an additional 2 year maintenance on the replaced plant.
8. Tree support and stakes are to be inspected at each weeding/watering to ensure that they are properly adjusted.
9. Water shall be applied as required to maintain optimum conditions. During dry weather the Contractor should expect to water on a weekly basis. Each tree is to be thoroughly watered when it is watered (40 liters per 25 mm of calliper). Contractor is to avoid over watering by reducing the frequency during wet weather.
10. Sod shall be watered as necessary to maintain in a green and healthy condition. Sod shall be cut minimum once every week during May and June and once every 10 days during July to October or more frequently if growing conditions are such as to require added cutting to keep the grass in good and neat condition.
11. Sod and Planting beds shall be fertilized not less than three times per growing season.
12. At the end of each growing season Contractor is to ensure that tree is properly fitted with rodent protection as per the planting detail.

Dean Spearman
Landscape Architect

SCHEDULE "A"
To Zoning Variance Application
DAZ 322/19
B012/81
APR 12 2021
CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF WINNIPEG
Received City of Winnipeg
page 6 of

No.	ISSUED FOR	DATE	BY
C	CONSTRUCTION	2021-04-08	DJS

DRAWN BY: DJS

PRINTING DATE: 2021-03-19

STAMP



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PROJECT TITLE:

STARBUCKS CRU
920 JEFFERSON AVENUE
WINNIPEG, MANITOBA

SHEET TITLE:

Planting Plan

COMMISSION NUMBER: **2013**

SHEET NUMBER: **L-2**

McPhillips Base Building and Starbucks_ Crombie [20-464].vwx



SCHEDULE "A" page 7 of 11
To Zoning Agreement DAZ 322/79
By: 3012/81
Zon: Ales
Dist:
COMMUNITY CLERK
CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF WINNIPEG
Winnipeg
APR 12 2021

SCHEDULE "A" page 9 of 11
To Zoning Agreement DAZ 322/79
By-Law No. 3012/81
ZONING
DISTRICT PLANNER
COMMUNITY CLERK
CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF WINNIPEG
CMU5
APR 12 2021
Winnipeg




SCHEDULE "A" page 9 of 11
To Zoning Agreement DA2322/79
By-Law 3012/91
ZONING
DISTRICT
COMMUNITY CLERK
CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF WINNIPEG
Winnipeg
APR 12 2021
STARBUCKS COFFEE



SCHEDULE "A" page 10 of 11
To Zoning Agreement
By-law 3012/91 DAZ 332/79
ZONING
DISTRICT PLANNER
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Winnipeg
APR 1 2 2021



SCHEDULE "A" page 11 of 11
To Zoning Agreement DAZ 322/79
By 3012181
Winnipeg
APR 12 2021
COMMUNITY CLERK
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