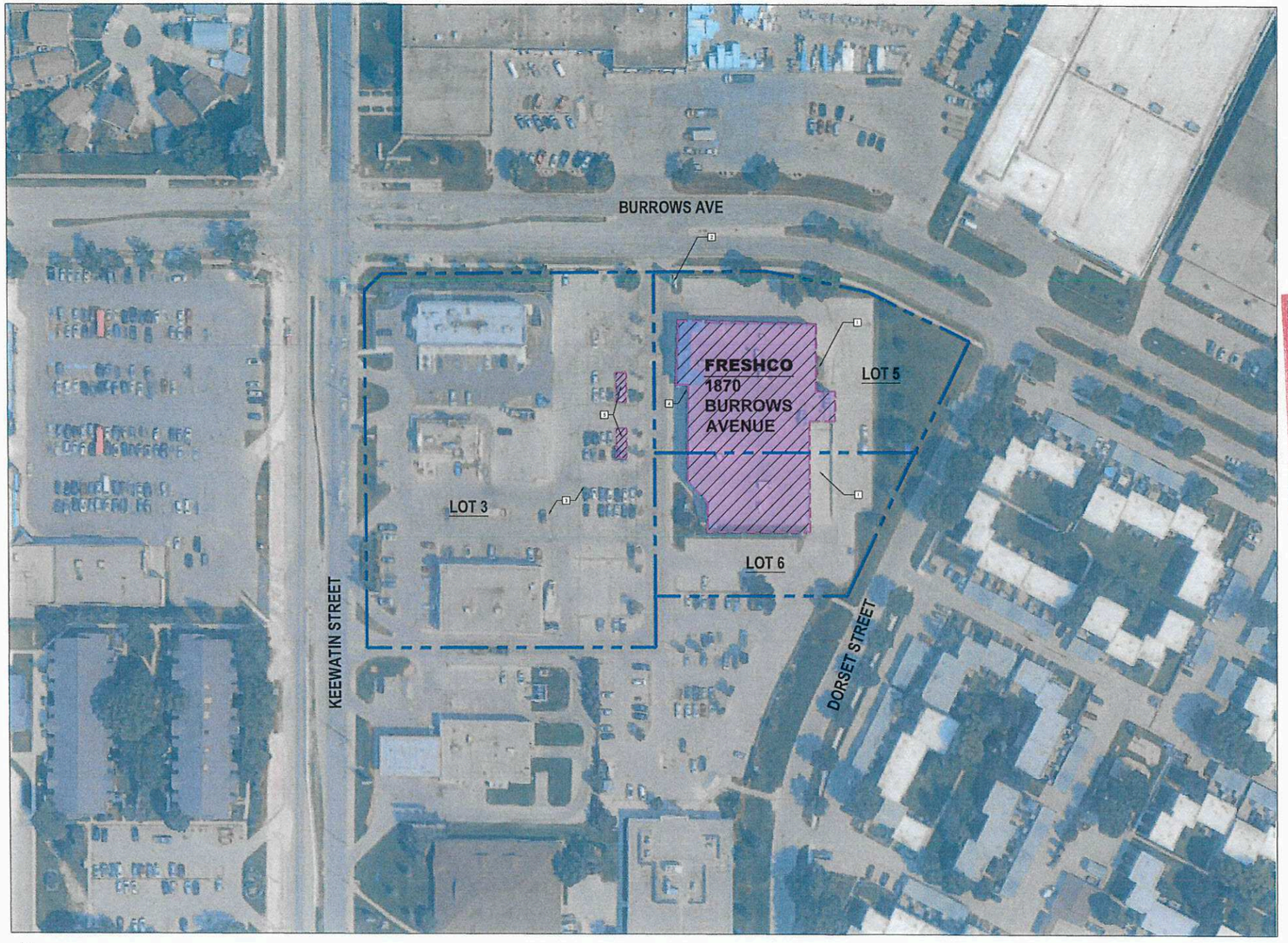
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



N

SITE KEY PLAN
SCALE: N.T.S.

SITE KEY PLLAN KEYNOTES:

1. EXISTING GARBAGE COMPACTOR AND LOADING TO REMAIN.
2. PAINT EXISTING PYLON SIGN STRUCTURE TO MATCH HIGHEST CAMBRIDGE WHITE # 1A1A1.
3. EXISTING PARKING AND SITE LIGHTING TO REMAIN.
4. EXISTING BICYCLE RACK.
5. NEW CART CORRALS

SCHEDULE "A" page 1 of 3

To Zoning Agreement DASZ 3/1994

By-Law No. 6423/1994

Winnipeg

ZONING OFFICE	[signature]	Feb 10, 2026
DISTRICT PLAN	[signature]	2/24/26
COMMUNITY CLERK	[signature]	2/24/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

LEGAL DESCRIPTION:

LOT 3, 5 AND 6 PLAN 31266 WLTO

No.	ISSUED FOR	DATE	BY
1	PLAN APPROVAL	DEC 5, 2025	NP

DRAWN BY: [illegible]

PRINTING DATE: [illegible]

STAMP

retail hospitality design

2-64 Adelaide Street Winnipeg Manitoba R3A 0V7
P 204 947 3775 F 204 947 2758 www.nejmark.mb.ca

NEJMARK ARCHITECT

2-64 Adelaide Street Winnipeg Manitoba R3A 0V7
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PROJECT TITLE:

FRESHCO

FCO BURROWS
1870 BURROWS AVENUE
WINNIPEG, MB

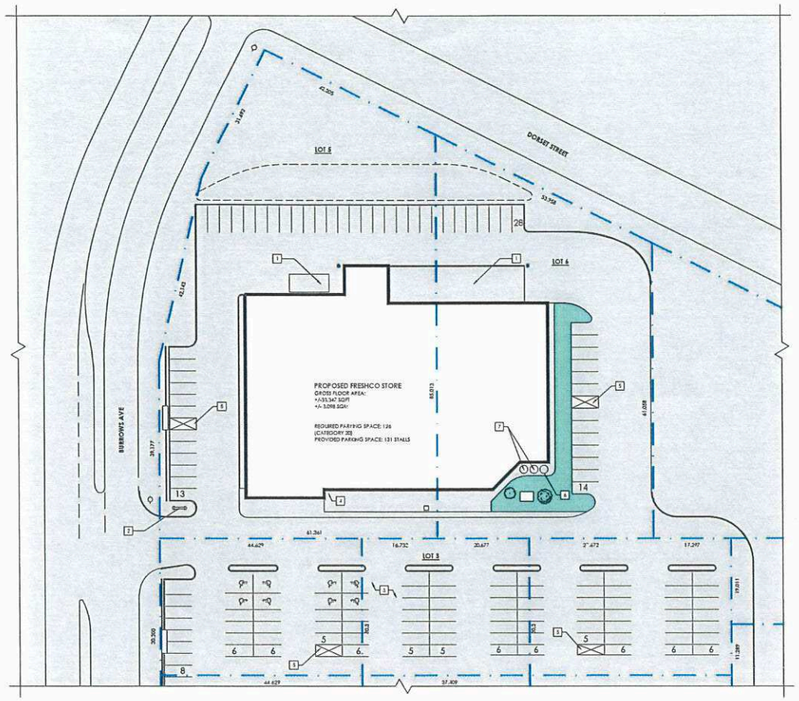
SHEET TITLE:

SITE PLAN

COMMISSION NUMBER: R2556

SHEET NUMBER: A0.0

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.

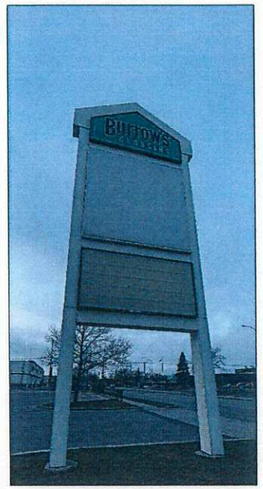


SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING UNDER RENOVATION
- SIGNAGE (PROPOSED)
- AREA NOT IN CONTRACT
- EXISTING DOOR TO REMAIN
- SIGNAGE TO BE DEMOLISHED
- EXISTING TREES/ SHRUBS
- EXISTING LANDSCAPE AREA
- CART CORRAL

SITE PLAN KEYNOTES:

1. EXISTING GARBAGE COMPACTOR AND HOUSING TO REMAIN.
2. PAINT EXISTING PYLON SIGN STRUCTURE TO MATCH VICTORIST CHAMBRIDGE WHITE # 14351.
3. EXISTING PARKING AND SITE LIGHTING TO REMAIN.
4. EXISTING BICYCLE RACK.
5. NEW CART CORRAL.
6. REMAIN AND CLEAN EXISTING PICNIC TABLE.
7. NEW PICNIC TABLE TO MATCH NEW EXISTING.





EXISTING PAINT FINISH TO REMAIN THROUGHOUT

NEW PYLON FACE INSERT WITH NEW SIGNAGE GRAPHICS ON BOTH SIDES

REPAIR SIGN BOX AND INSTALL NEW BLANK LEXAN FACE ON BOTH SIDES



SCHEDULE "A" page 2 of 3
To Zoning Agreement DASZ 3/1994
By-Law No. 6423/1994
Winnipeg

ZONING OFFICER		Feb 10, 2026
DISTRICT PLANNER		2/24/26
COMMUNITY CLERK		2/24/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

No.	ISSUED FOR	DATE	BY
2	PLAN # PERSONAL MAIL BY AMENDMENT	JAN 29, 2026	TAE
1	BPA DISCRIMINATION	JAN 29, 2026	TAE

DRAWN BY: A
PRINTING DATE:
STAMP

PHN retail hospitality design
304 Adelaide Street Winnipeg Manitoba R3A 0V7
P 204 487 7279 F 204 487 7289 www.phndesign.ca

NEJMARK ARCHITECT
304 Adelaide Street Winnipeg Manitoba R3A 0V7
P 204 487 7279 F 204 487 7289 www.nejmark.ca

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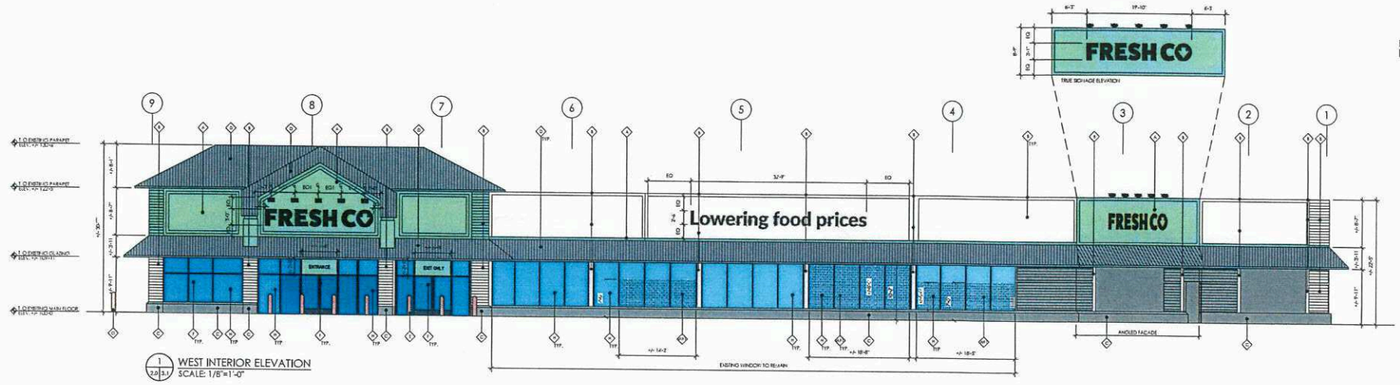
PROJECT TITLE
FRESHCO

FCO BURROWS
1870 BURROWS AVENUE
WINNIPEG, MB

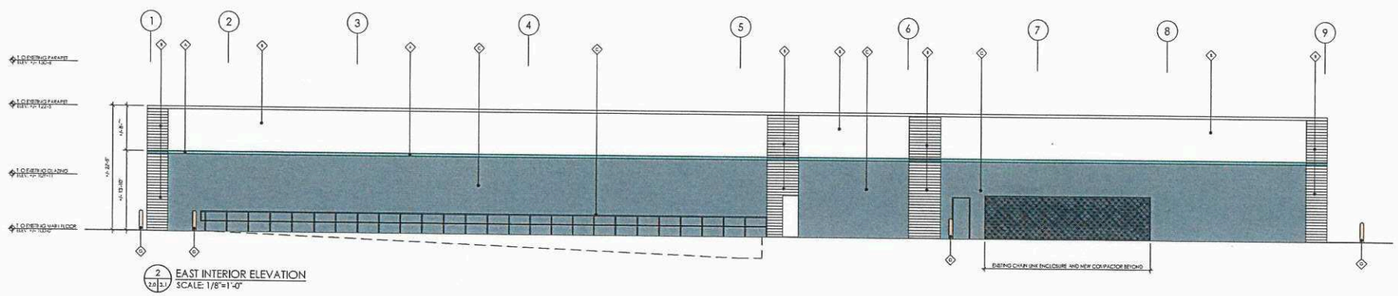
SHEET TITLE:
SITE PLAN

COMMISSION NUMBER: R2556
SHEET NUMBER: A2.0

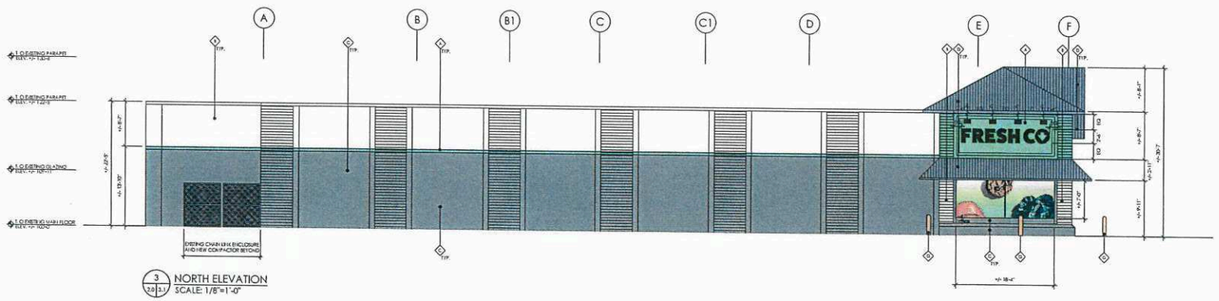
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



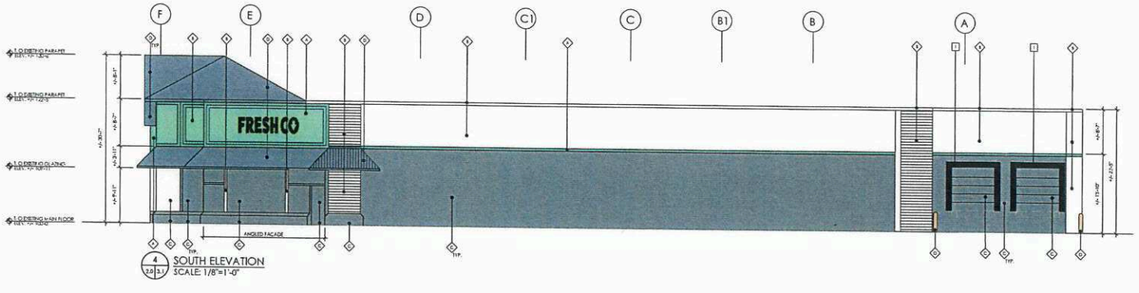
1 WEST INTERIOR ELEVATION
SCALE: 1/8"=1'-0"



2 EAST INTERIOR ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR ELEVATIONS KEYNOTES:

1 NEW DOCK SEAL COLOURED BLACK

EXTERIOR ELEVATIONS GENERAL NOTES:

1. PRESSURE WASH ENTIRE BUILDING FACADE & TEXTURE ALL BUILDING SURFACES PRIOR TO STAINING WORK.
2. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR SURFACE PREP AND APPLICATION OF ALL FINISHES.
3. CONFIRM SIGNAGE BACKING REQUIREMENTS WITH SIGNAGE CONTRACTOR.
4. O.C. & PRESCRIBED SIGN CONTRACTOR TO SITE CONFIRM EXISTING DIMENSIONS.

EXTERIOR ELEVATIONS LEGEND:

EXISTING TO BE DEMOLISHED

NEW WALL MOUNTED OUTDOOR TYPE LIGHT

NEW PARAPET MOUNTED OUTDOOR TYPE LIGHT

EXTERIOR COLOUR SCHEDULE:

	ITEM	COLOUR	REFERENCE
1	EXISTING EIFS FINISH	GREEN PAINT ON EXISTING PAINTED TO MATCH PPG CORNATION AEB INTERIOR/EXTERIOR ACRYLIC SATIN GREEN (TO MATCH PMS 18-5621)	
2	EXISTING EIFS FINISH, SPLIT FACE CONCRETE BLOCK, ALUMINUM CANOPY, PAINTED FLASHING @ PYLON SIGN STRUCTURE	WHITE PAINT ON EXISTING PAINTED TO MATCH BENJAMIN MOORE ACRYLIC CHANTILLY LACE (2121-70)	
3	EXISTING METAL CANOPIES, CONCRETE SILL, CONCRETE BLOCK, LOADING DOCK DOOR	GREY PAINT ON EXISTING BENJAMIN MOORE AMC-144 PURE AIR GRAY	
4	EXISTING STEEL ROOF/ PITCH BEYH	GREY PAINT ON EXISTING PAINTED TO MATCH BENJAMIN MOORE ACRYLIC AMC-167 GRAY	
5	EXISTING BOLLARDS	SAFETY YELLOW COVER NEW SURROUND	
6	REPLACE EXISTING WITH NEW INSULATED ALUMINUM GLAZING DOOR	FINISHES TO MATCH EXISTING	
7	EXISTING BOLLARDS	PAINT SAFETY YELLOW	
8	EXISTING GLAZING	EXISTING TO REMAIN	
9	PRICED PYLON SIGN	3-4 COMMERCIAL SOLUTION DIVISION COLOUR 3M 7725B-314 TINTED CRYSTAL	

NOTE:
- EXISTING FLASHING TO REMAIN AND BE PAINTED TO MATCH WALL COLOUR BELOW.

FRESH CO X2
ALUMINUM "FRESH CO" NON-ILLUMINATED INDIVIDUAL LETTERS BY SIGNAGE CONTRACTOR. 2" THICKNESS. COLOUR: BLACK (SATIN FINISH)

FRESH CO X1
ALUMINUM "FRESH CO" NON-ILLUMINATED INDIVIDUAL LETTERS BY SIGNAGE CONTRACTOR. 2" THICKNESS. COLOUR: BLACK (SATIN FINISH)

Lowering food prices
ALUMINUM "LOWERING FOOD PRICES" NON-ILLUMINATED INDIVIDUAL LETTERS BY SIGNAGE CONTRACTOR. 2" THICKNESS. COLOUR: BLACK (SATIN FINISH)

ENTRANCE

EXIT ONLY

"ENTRANCE" AND "EXIT ONLY" VINYL SIGNS ABOVE EXTERIOR ENTRANCE AND EXIT DOORS TO BE SUPPLIED AND INSTALLED BY INTERIOR SIGNAGE VENDOR



ACM PANEL
GRAPHICS: MATTE WHITE ACM
GRAPHICS: PRINTED DECALS W/ LAMINATE
REVEALS: BLACK 1/2" FACETS TO FRAME WITH SEALS AT THE MIDDLE

5 SIGNAGE ELEVATIONS
SCALE: 3/16" = 1'-0"



4 PYLON SIGN ELEVATION
SCALE: N.T.S.

SCHEDULE "A" page 3 of 3
To Zoning Agreement DASZ 3/1994
By-Law No. 6423/1994
Winnipeg

ZONING OFFICIAL		Feb 10, 2026
DISTRICT PLANNER		2/24/26.
COMMUNITY CLERK		2/24/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

No.	ISSUED FOR	DATE	BY
3	ISSUED FOR DEVELOPMENT AGREEMENT	JAN 30, 2026	TH
2	ISSUED FOR DEVELOPMENT AGREEMENT	JAN 22, 2026	TH
1	ISSUED FOR REVIEW	JAN 20, 2026	TH

DRAWN BY: A

PRINTING DATE: 2026-01-30

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retail hospitality design
204-A Adelaide Street Winnipeg Manitoba R3A 0W7
P 204.487.2279 F 204.487.2799 www.rhd.ca

NEJMARK ARCHITECT
204-A Adelaide Street Winnipeg Manitoba R3A 0W7
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PROJECT TITLE:
FRESH CO
FCO BURROWS
1870 BURROWS AVENUE
WINNIPEG, MB

SHEET TITLE:
EXTERIOR ELEVATIONS

COMMISSION NUMBER: R2556

SHEET NUMBER: A3.0