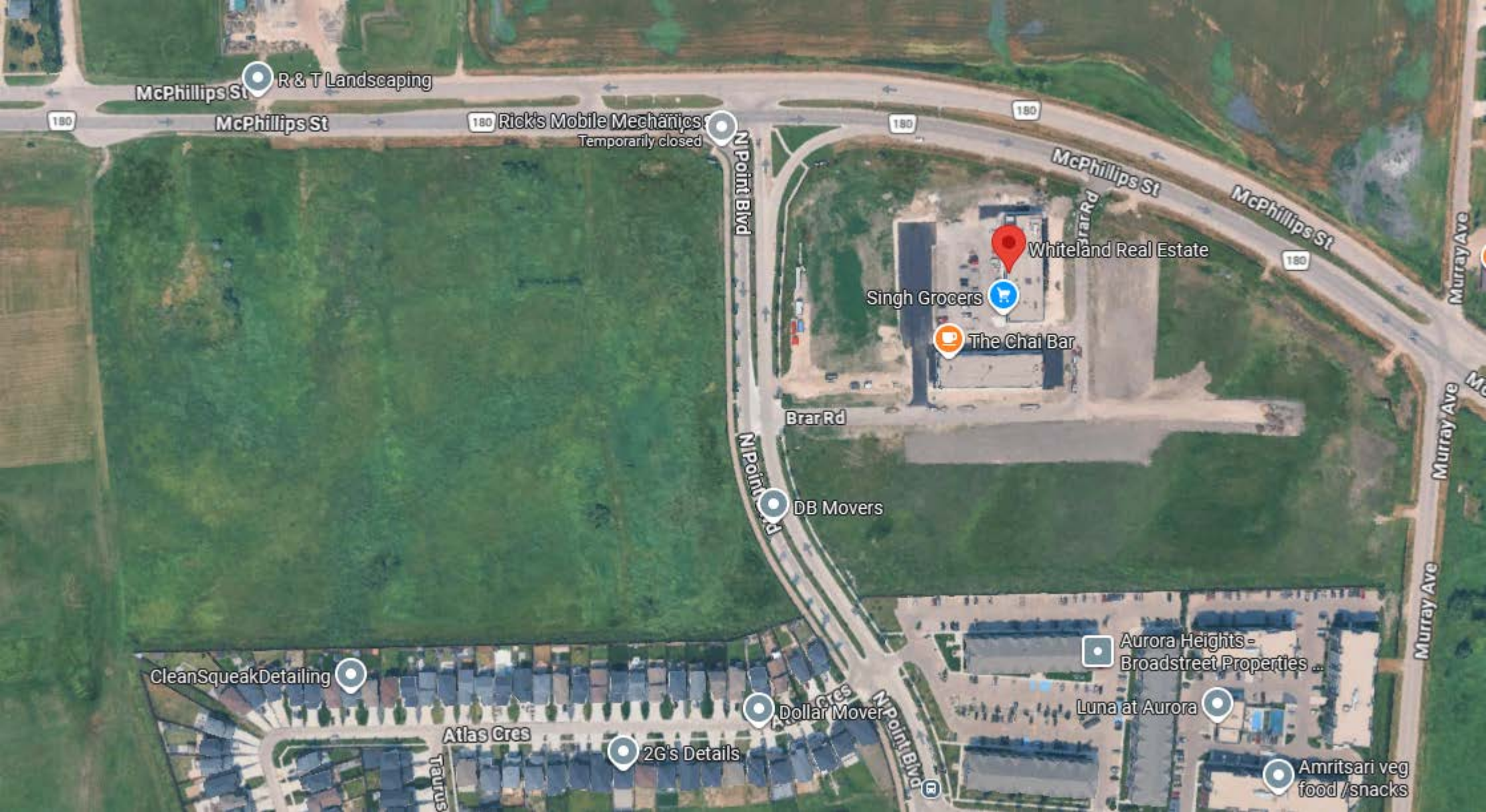
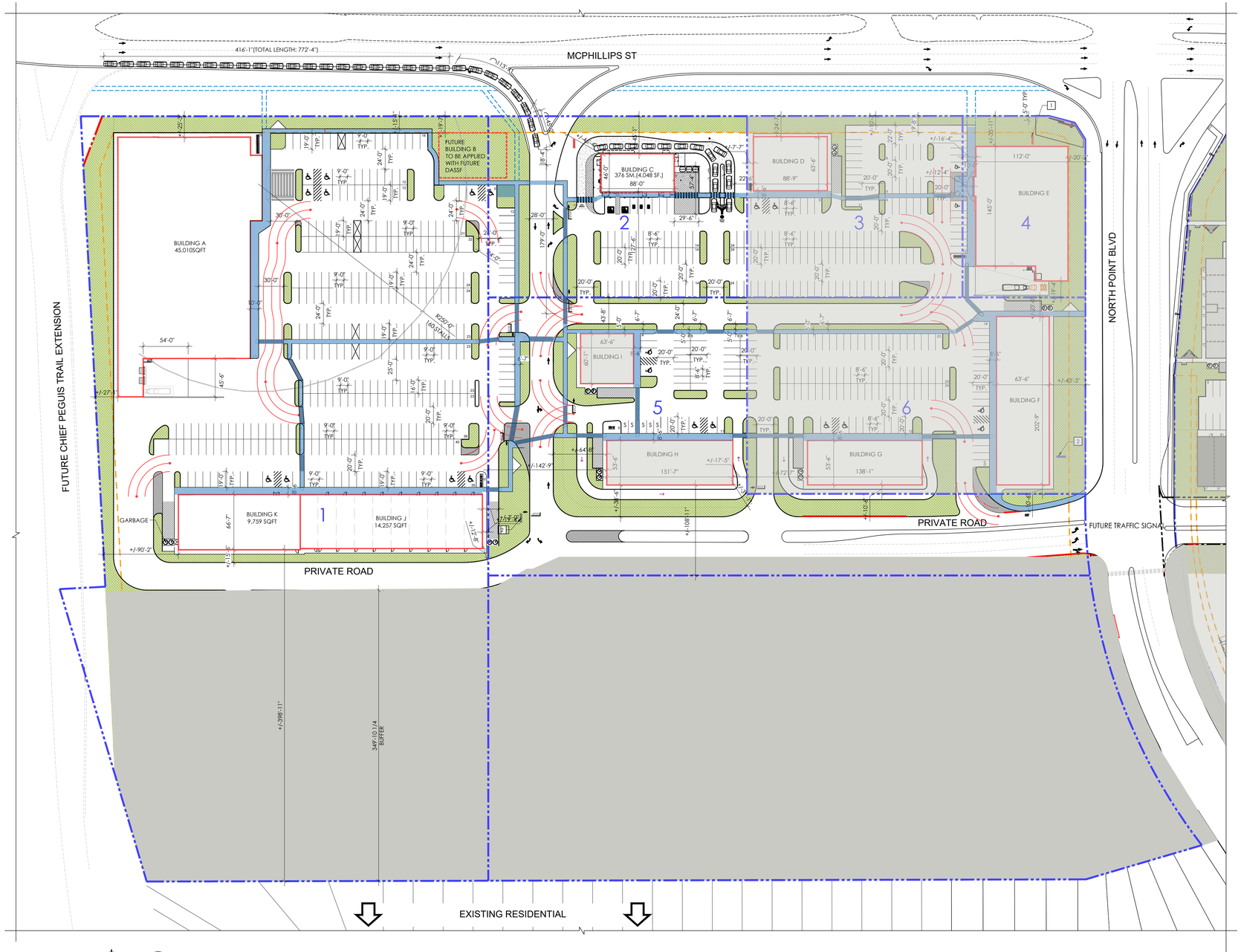

McPhillips St
R & T Landscaping
McPhillips St
180
Rick's Mobile Mechanics
Temporarily closed
N Point Blvd
McPhillips St
McPhillips St
180
Brar Rd
Whiteland Real Estate
Singh Grocers
The Chai Bar
Brar Rd
N Point Blvd
DB Movers
Murray Ave
Murray Ave
Murray Ave
CleanSqueakDetailing
Atlas Cres
Dollar Mover
Cres
N Point Blvd
2G's Details
Aurora Heights - Broadstreet Properties ...
Luna at Aurora
Amritsari veg food / snacks



1 1.0 1.0 SITE PLAN
SCALE: 1/64" = 1'-0"

LEGAL DESCRIPTION:

RIVER LOTS 24, 25 AND 26,
PARISH OF KILDONAN

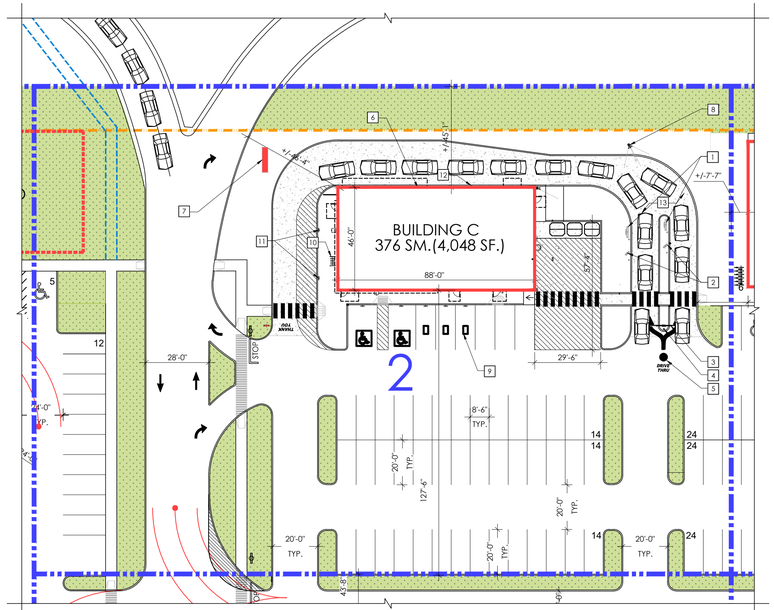
BEING
BLOCKS 1 AND 9, PLAN 60138

GENERAL NOTES:

1. BASED ON LEGAL SURVEY PROVIDED BY BARNES & DUNCAN ON FEBRUARY 2, 2017.

KEYNOTES:

1. DIGITAL MENU BOARD WITH COD AND DETECTOR LOOP. (ORDER BOX)
2. DIGITAL PRE-SELL BOARD
3. CLEARANCE HEIGHT RESTRICTOR BAR C/W "ANY LANY ANY TIME" SIGNAGE . G.C TO ADJUST BAR HEIGHT FOR CANOPY CLEARANCE.
4. REDUCE HEIGHT BOLLARD WITH SUREGUARD COVER G.C TO ENSURE VISIBILITY TO "ANY LANE ANY TIME" IS NOT IMPEDED (X1)
5. DRIVE THRU STRIPING.
6. PRESENTER BOOTH (PICK-UP WINDOW)
7. PYLON SIGN.
8. NP6 CAMERA MOUNTED TO THE POLE.
9. MOBILE ORDER STALL AND SIGNAGE. SUPPLIED AND INSTALLED BY PATTISON SIGN GROUP PER CITY STANDARD.
10. BICYCLE RACK.
11. PULL FORWARD SPACE C/W SIGNAGE. SUPPLIED AND INSTALLED BY PATTISON SIGN GROUP PER CITY STANDARDS.
12. 0.3M CONCRETE CURB ALONG SIDE OF BUILDING.
13. BRUSHED FINISH CONCRETE DRIVE THRU LANE.



N 2 1.0 1.0 SITE PLAN
SCALE: 1/64" = 1'-0"

SITE PLAN LEGEND:

- PROPERTY LINE.
- EASEMENT LINE.
- PROPOSED BUILDINGS.
- FUTURE BUILDINGS/ SITE NOT IN SCOPE
- PROPOSED LANDSCAPING. REFER TO LANDSCAPE DRAWINGS.
- LOADING ZONING AND GARBAGE COLLECTION
- ACCESSIBLE PARKING
- SITE LIGHTING. REFER TO ELECTRICAL.
- MOLOK WASTE BIN.

SITE ZONING
C4

DIM. STANDARD	REQUIRED
FRONT YARD	0 FT
INTERIOR SIDE YARD	125 FT
CORNER SIDE YARD	0 FT
REAR YARD	0 FT
HEIGHT	N/A

SITE AREA
TOTAL SITE AREA **±1,108,423 SQ.FT.** (±25.4 ACRES)

BUILDING AREA (DEVELOPMENT)

BUILDING A	±45,020 SQ.FT.
BUILDING E	±17,000 SQ.FT.
CRU (BUILDING D, F, G, H, I, J, K)	±62,114 SQ.FT.
BUILDING C	±4,170 SQ.FT.
TOTAL BUILDING AREA	**±128,304 SF**

PARKING (DEVELOPMENT)

BUILDING A (Category 20 : 1 for each 250 SF of gross floor area)	172 STALLS
BUILDING E (Category 20 : 1 for each 250 SF of gross floor area)	60 STALLS
CRU (BUILDING D, F, G, H, I, J, K) (Category 20 : 1 for each 250 SF of gross floor area over 2,000 SF))	192 STALLS
BUILDING C (Category 22 : With drive-through facility: 1 for each 150 square feet of floor area)	27 STALLS
TOTAL REQUIRED PARKING	452 STALLS
X COMBINATION OF USES 80%	362 STALLS
ACCESSIBLE PARKING	8 STALLS
VAN ACCESSIBLE	3 STALLS
BICYCLE PARKING	45
TOTAL PROVIDED PARKING	694 STALLS
ACCESSIBLE PARKING	24 STALLS
VAN ACCESSIBLE	12 STALLS
BICYCLE PARKING	45

No.	ISSUED FOR	DATE	BY
1	PLAN APPROVAL FOR BUILDING C	2026-05-28	TC

DRAWN BY: JI

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Capital
COMMERCIAL REAL ESTATE SERVICES INC.
WHITELAND Making real estate, Real
NEJMARK ARCHITECT
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PROJECT TITLE:

POLARIS PLAZA SOUTH
2729 MCPHILLIPS STREET
WINNIPEG, MANITOBA

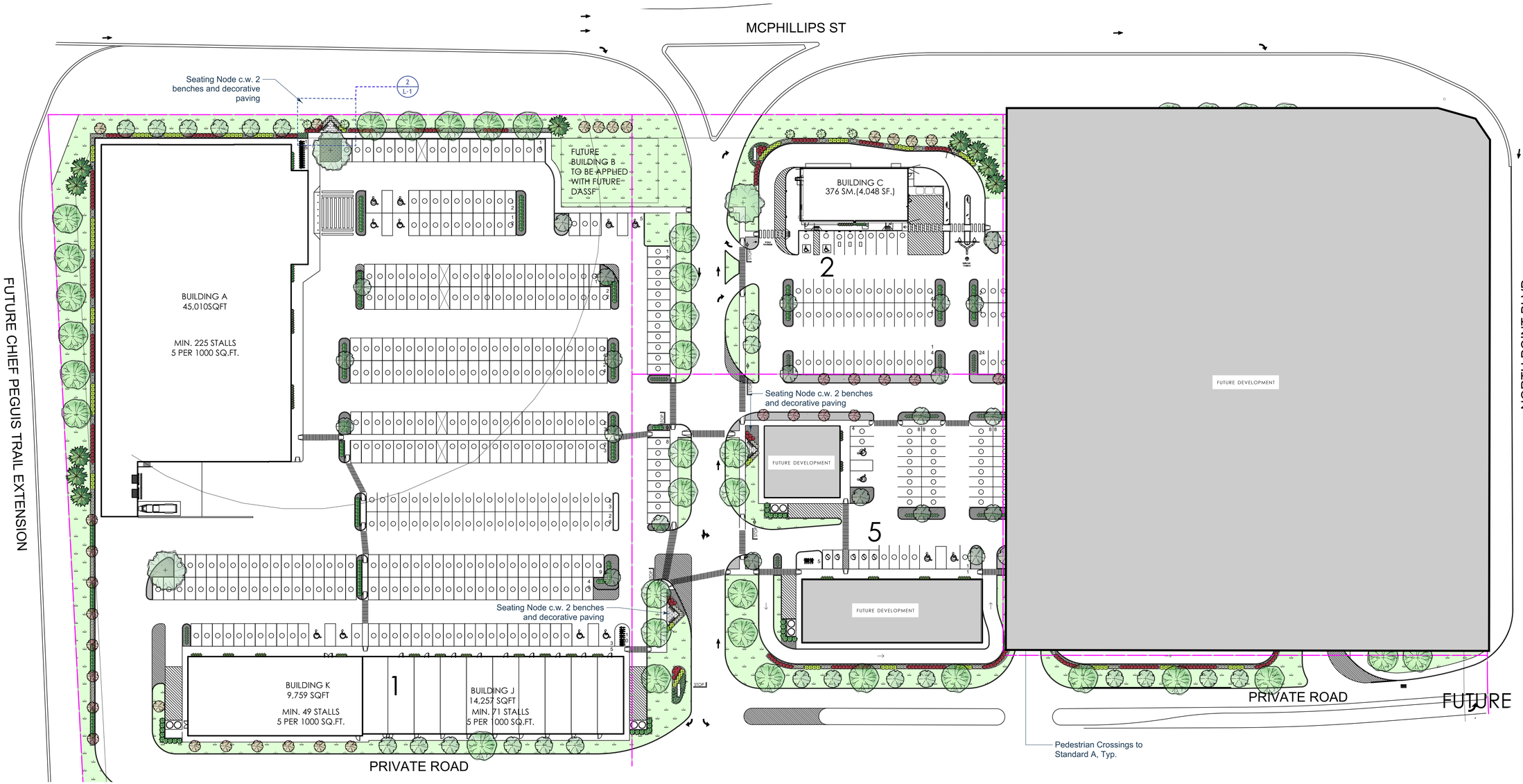
SHEET TITLE:

SITE PLAN

COMMISSION NUMBER: 2435

SHEET NUMBER: A1.0

E-FILE: 2435 - A1.0 - SITE PLAN.DWG

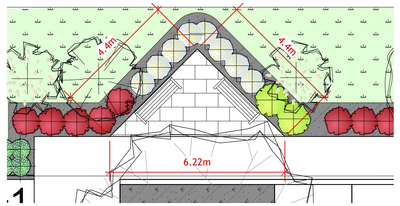


1 / L-1 Landscape Scope Plan
Scale: 1:500

0 5 10 15 20 25 m

Surface Material Legend

- Sod & Topsoil — 8039 sm
- Decorative Stone Mulch Planting Bed — 1974 sm
- Decorative Stone Mulch Paving — 654 sm
- Unit Paving - Fjord Bedrock (Pattern 5) — 39 sm



2 / L-1 Typical Pedestrian Entry Node
Scale: 1:100

FUTURE DEVELOPMENT

LAND FORUM
LANDSCAPE ARCHITECTS

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O	Development Permit	2026-05-05	ML
N	Development Permit	2026-04-10	ML
M	Plan Approval for Building C	2026-04-01	ML

DRAWN BY: ML

PRINTING DATE: 2026-05-05

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MARIE LACHIVER
Member No. 192

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PROJECT TITLE:

POLARIS PLACE SOUTH
2729 McPhillips St
Winnipeg, MB R2P 2T9

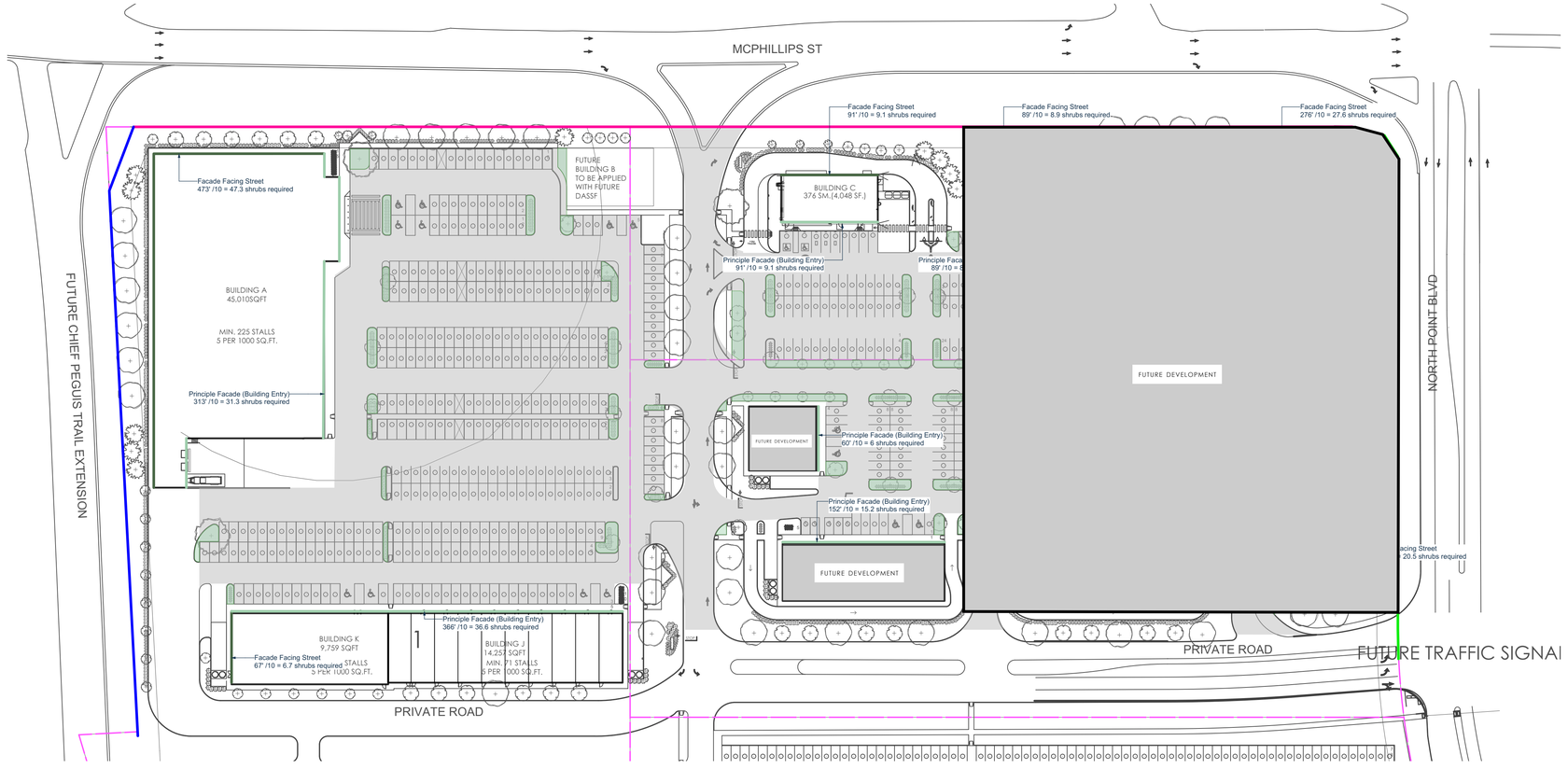
SHEET TITLE:

Landscape Scope Plan

COMMISSION NUMBER: 2435

SHEET NUMBER: L-1

Polaris South_Working.vwx



1
L-2

Zoning Analysis Plan
Scale: 1:750

0 5 10 15 20 25 m

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

			Required	Proposed
McPhillips St	1171 Lin ft.			
		Trees	39	41
		Shrubs	177	229
Future Chief Peguis Trail Extension	574 Lin ft.			
		Trees	19	19
		Shrubs	87	124
North Point Blvd	493 Lin ft.			
		Trees	16	16
		Shrubs	75	86

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

Principle Facade

			Required	Proposed
Whole Site	1574 Lin Ft.			
		Shrubs	157	211

Facade Facing Street

			Required	Proposed
Whole Site	1197 Lin Ft.			
		Shrubs	120	271

190 (6) Parking lot Interior Landscaping

			Required	Proposed
Gross Parking Lot Area	301823 Sq. Ft.			
Required Landscape Area			15091	16520
		Trees	50	62
		Shrubs	151	349

LAND FORUM
LANDSCAPE ARCHITECTS

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DRAWN BY: ML

PRINTING DATE: 2026-05-05

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PROJECT TITLE:

POLARIS PLACE SOUTH
2729 McPhillips St
Winnipeg, MB R2P 2T9

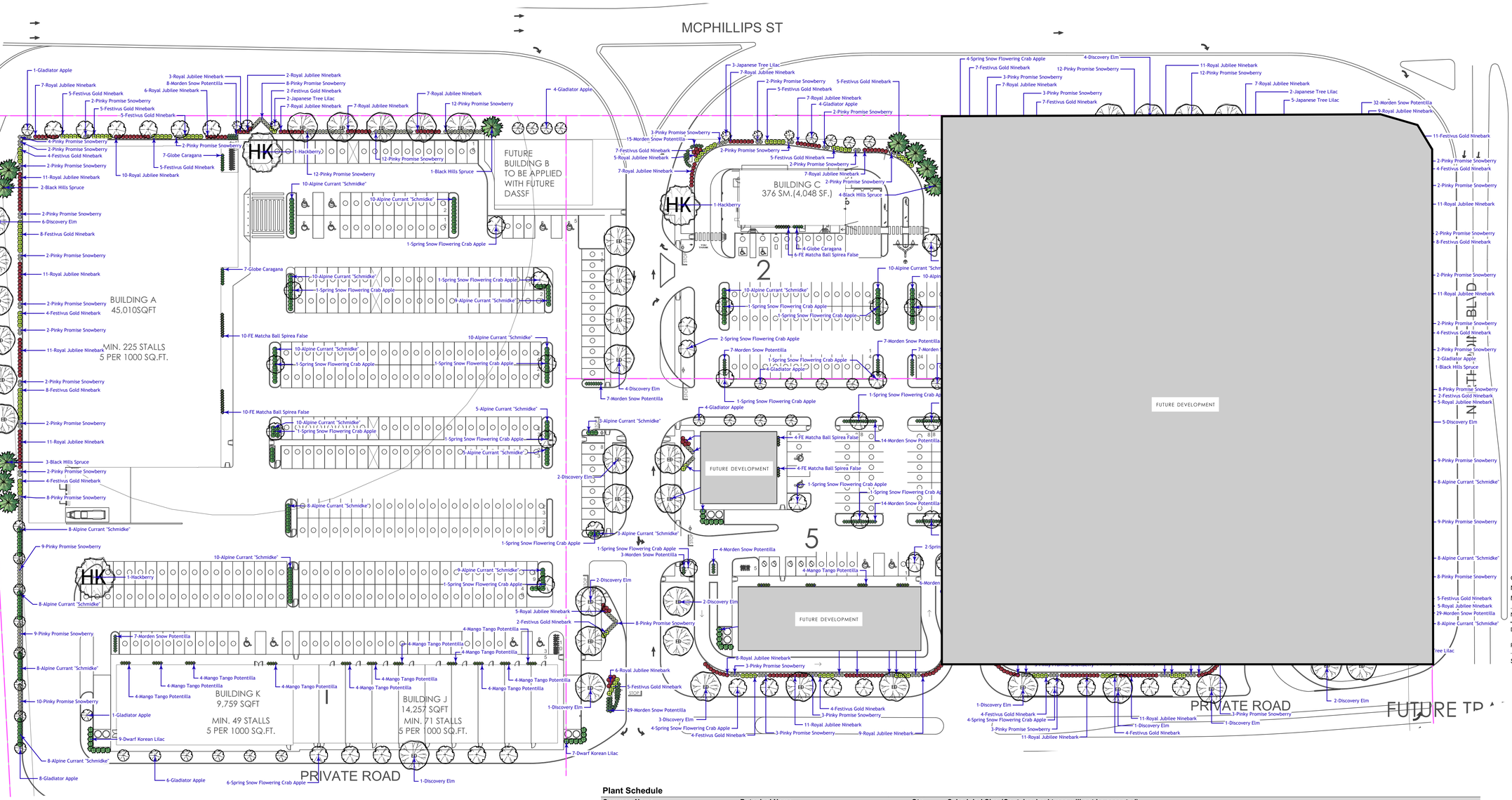
SHEET TITLE:

Landscape Zoning Analysis

COMMISSION NUMBER: 2435

SHEET NUMBER: L-2

Polaris South_Working.vwx



1 Planting Plan
L-3 Scale: 1:500

0 5 10 15 20 25 m

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Black Hills Spruce	Picea glauca 'Black Hills'	12	2.4 m ht. 90 cm dia. root ball., evenly branched, full bushy trees, no broken leaders, well branched to grade, balled & burlapped or tree mover; wire basket. Guy wire
Trees			
Hackberry	Celtis occidentalis	5	65 mm ø 4.0-4.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Spring Snow Flowering Crab Apple	Malus baccata 'Spring Snow'	63	65 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.
Gladiator Apple	Malus x adstringens 'Durleo'	52	65 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.
Japanese Tree Lilac	Syringa reticulata	13	65 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.
Discovery Elm	Ulmus davidiania japonica 'Discovery'	42	65 mm ø 4.0-4.5m 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			
Globe Caragana	Caragana frutex 'Globosa'	50	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Festivus Gold Ninebark	Physocarpus opulifolius 'Bert Dart's Gold'	175	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Royal Jubilee Ninebark	Physocarpus opulifolius 'Royal Jubilee'	300	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Mango Tango Potentilla	Potentilla fruticosa 'Mango Tango'	107	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Morden Snow Potentilla	Potentilla fruticosa 'Morden Snow'	265	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant "Schmidke"	Ribes alpinum	253	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
FE Matcha Ball Spirea False	Sorbaria sorbifolia 'Levgreen'	54	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Pinky Promise Snowberry	Symphoricarpos doorenbosii 'Kolmpica'	248	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	40	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		1679	
Total Plants in Drawing		1679	

LAND FORUM
LANDSCAPE ARCHITECTS

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PROJECT TITLE:
POLARIS PLACE SOUTH
2729 McPhillips St
Winnipeg, MB R2P 2T9

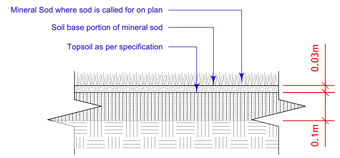
SHEET TITLE:
Planting Plan

COMMISSION NUMBER: 2435

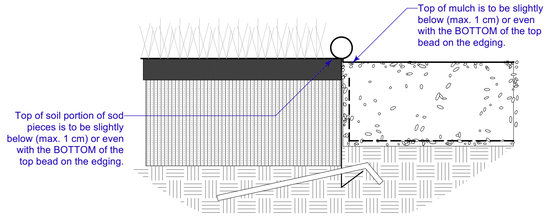
SHEET NUMBER: L-3

Polaris South_Working.vwx

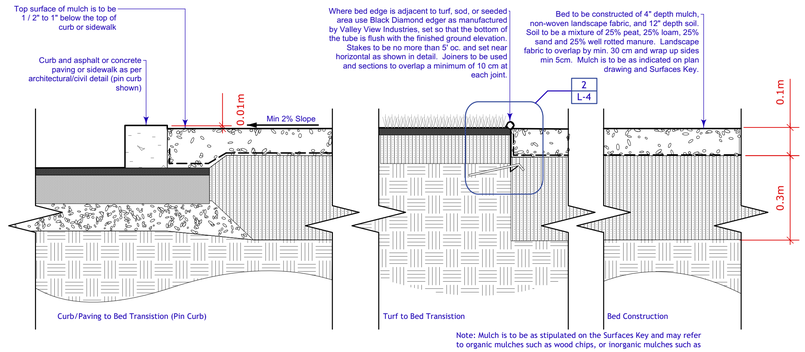
Topsoil Spec:
All topsoil required for Sod or Seed shall consist of a screened clay-textured or loam-textured dark topsoil, a fertile, friable material neither of heavy clay nor of very light sandy nature containing by volume, a minimum of four (4%) percent for clay loams and two (2%) percent for sandy loams to a maximum twenty-five (25%) percent organic matter (peat, rotted manure or composted material) and capable of sustaining vigorous plant growth. Topsoil shall be free of subsoil contamination, roots, stones over 25mm in diameter, baler twine or subsoil clay lumps over 25mm in diameter and other extraneous matter. Topsoil shall not contain quackgrass rhizomes, Canada thistle roots or other noxious weeds. Upon delivery or thirty (30) days following delivery, salinity rating shall be less than 4.0mm hos/cm on a saturated paste basis. The pH range shall be between 6.0 - 8.0.



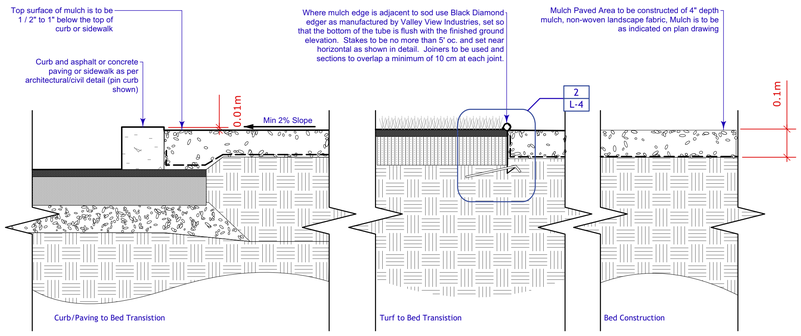
1 L-4 **Sod Detail**
Scale: 1:10



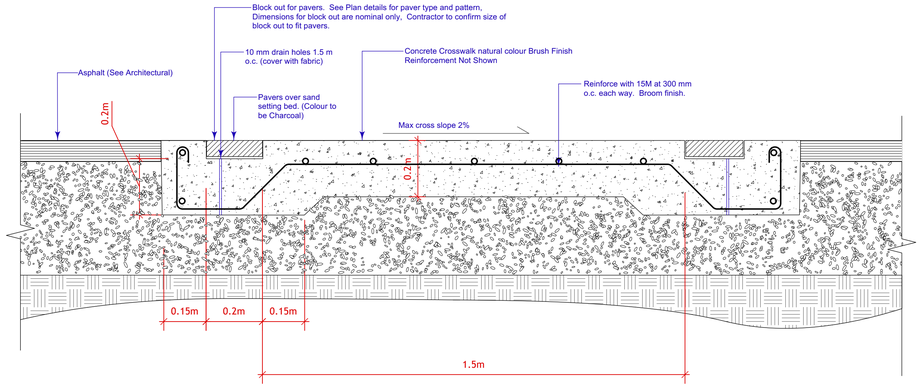
2 L-4 **landscape Edging Height**
Scale: 1:10



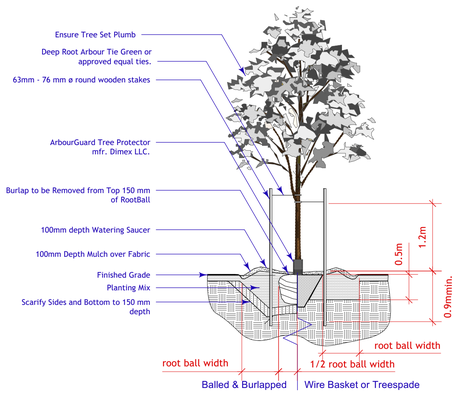
3 L-4 **Mulched Planting Bed c.w. Fabric**
Scale: 1:10



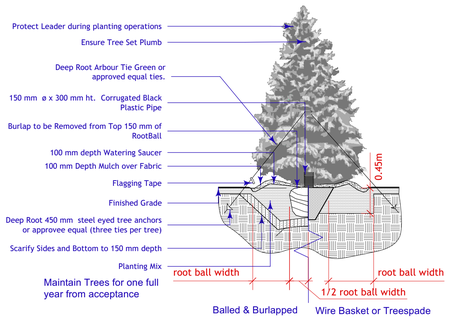
4 L-4 **Mulched Paved Area c.w. Fabric**
Scale: 1:10



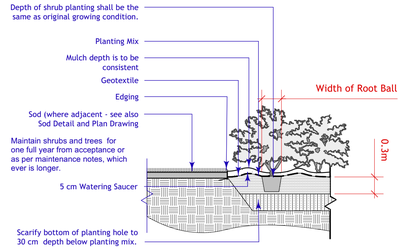
5 L-4 **Pedestrian Crossing**
Scale: 1:10



6 L-4 **Deciduous Tree Planting Detail**
Scale: 1:50



7 L-4 **Evergreen Tree Planting Detail**
Scale: 1:50



8 L-4 **Shrub Planting Detail**
Scale: 1:50

LAND FORUM
LANDSCAPE ARCHITECTS

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POLARIS PLACE SOUTH
2729 McPhillips St
Winnipeg, MB R2P 2T9

SHEET TITLE:
Details

COMMISSION NUMBER: 2435

SHEET NUMBER: L-4

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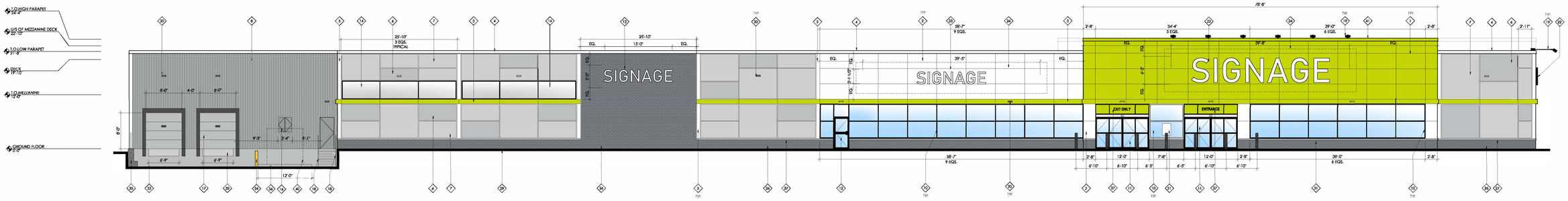
SIGNAGE

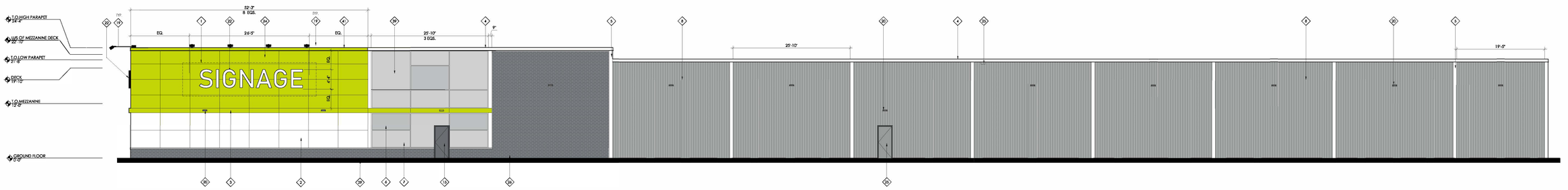



SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
AGE

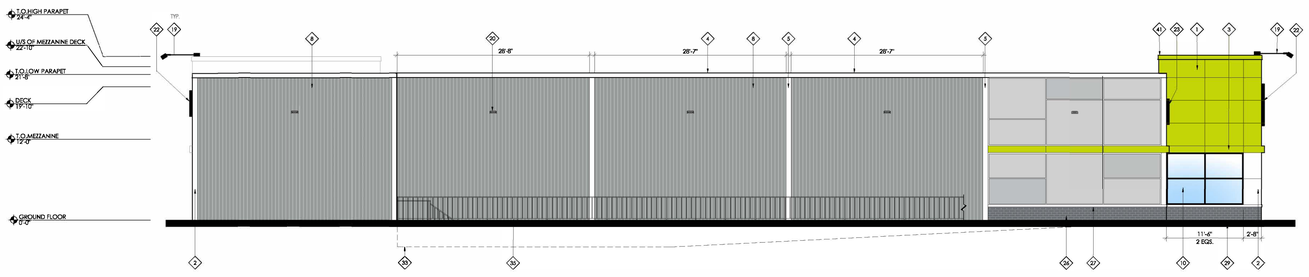

SIGNAGE
SIGNAGE



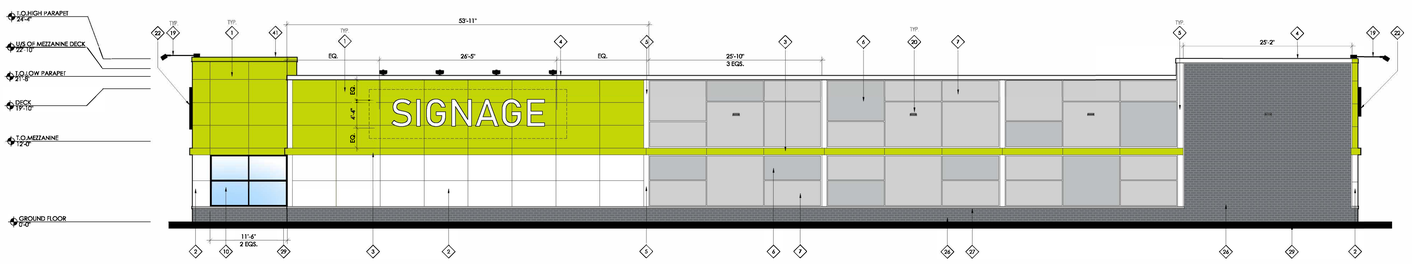
1 / 1.0 / 1.0 NORTH ELEVATION
SCALE: 1/8"



2 / 1.0 / 1.0 SOUTH ELEVATION
SCALE: 1/8"



3 / 1.0 / 1.0 EAST ELEVATION
SCALE: 1/8"



4 / 1.0 / 1.0 WEST ELEVATION
SCALE: 1/8"

EXTERIOR FINISH SCHEDULE			KEYNOTE	PRODUCT ITEM	COLOUR
KEYNOTE	PRODUCT ITEM	COLOUR	21	STORE HOURS SIGN SEE DECOR DRAWINGS	
1	ALUMINUM COMPOSITE ACM PANELS	DAG GREEN	22	FRESHCO NON ILLUMINATED REVERSE CHANNEL ALUMINUM INDIVIDUAL LETTERS SIGN	BLACK SATIN FINISH BY SIGNAGE CONTRACTOR
2	ALUMINUM COMPOSITE ACM PANELS	4 BNT 30 BONE WHITE	23	LOWERING FOOD PRICES NON ILLUMINATED INDIVIDUAL LETTERS SIGN	
3	12 HIGH ALUMINUM COMPOSITE ACM PANEL FEATURE BAND	DAG GREEN	24	CONTRACTOR TO PROVIDE ½ EXTERIOR GRADE PLYWOOD BACKING BEHIND SIGNAGE	
4	PRE FINISHED METAL CAP FLASHING	VICWEST 16161 CAMBRIDGE WHITE	25	HOLLOW METAL DOOR c w HOLLOW METAL FRAME SEE DOOR SCHEDULE	TO MATCH VICWEST 16082 REGENT GREY
5	PRE FINISHED VERTICAL BENT SHEET METAL FEATURE BAND	VICWEST 16161 CAMBRIDGE WHITE	26	YANKEE HILL BRICK 3 INCH UTILITY SIZE	BRICK CAPITOL IRONSPOT VELOUR MO HAIR INTERSTAR CM08 RAVEN
6	EIFS	BENJAMIN MOORE COLOUR 2119 40 SILVER STREAK	27	PRECAST CONCRETE SILL	NATURAL CONCRETE FINISH
7	EIFS	BENJAMIN MOORE COLOUR 2119 17 FULL MOON	28	POURED CONCRETE SIDEWALK	
8	PREFINISHED VERTICAL METAL CLADDING PROFILE VICWEST CL6025SR	VICWEST 16082 REGENT GREY	29	FINISHED GRADE	
9	RESERVED		30	RESERVED	
10	BLACK ANODIZED ALUMINUM FRAMES	c w CLEAR GLAZING SEE WINDOW SCHEDULE	31	STEEL BOLLARD C W CONCRETE FILL AND PVC COVER W REFLECTIVE BANDS	BLACK W SILVER BANDS
11	BLACK ANODIZED ALUMINUM BI PARTING DOOR	c w CLEAR GLAZING SEE DOOR SCHEDULE	32	DOCK LEVELLER	
12	CLEAR ANODIZED ALUMINUM DOOR	c w CLEAR GLAZING SEE DOOR SCHEDULE	33	POURED CONCRETE LOADING RAMP CURB AND APRON	
13	PHARMACY NON ILLUMINATED ALUMINUM SIGN PANEL WITH VINYL GRAPHICS	ALUMINUM SIGN PANEL TO MATCH PANTONE 383C WITH BLACK VINYL LETTERS BY SIGNAGE CONTRACTOR	34	STEEL BOLLARD c w CONCRETE FILL	YELLOW
14	SPANDREL GLAZING	TO MATCH BENJAMIN MOORE COLOUR 2119 17 FULL MOON	35	CONCRETE RETAINING WALL W HOT DIPPED GALVANIZED GUARD RAIL SEE STRUCTURAL	
15	HOLLOW METAL DOOR c w HOLLOW METAL FRAME SEE DOOR SCHEDULE	TO MATCH BRICK CAPITOL IRONSPOT VELOUR MORIAR INTERSTAR CM08 RAVEN	36	12 0 WIDE CONCRETE PAD FOR COMPACTOR SEE STRUCTURAL	
16	INSULATED GARBAGE COMPACTOR ACCESS DOOR c w PAINTED FINISH	TO MATCH BENJAMIN MOORE COLOUR 2119 17 FULL MOON	37	ENTRANCE EXIT ONLY VINYL SIGN BY TC	BLACK
17	PRE FINISHED INSULATED OVERHEAD SECTIONAL DOOR SEAL AND BUMPERS	TO MATCH BENJAMIN MOORE COLOUR 2119 40 SILVER STREAK SEE DOOR SCHEDULE	38	RESERVED	
18	STEEL STAIR LANDING RAIL AND PICKETS SEE STRUCTURAL	ALL TO BE HOT DIPPED GALVANIZED	39	WINDOW AT LUNCHROOM SEE WINDOW SCHEDULE	
19	ROOF PARAPET MOUNTED RETRACTABLE FASCIA LIGHTING FIXTURE	BLACK	40	COMPACTOR	
20	EXTERIOR WALL MOUNTED FLOOD LIGHT FIXTURE SEE ELECTRICAL	DARK GREY	41	PRE FINISHED METAL CAP FLASHING	TO MATCH BENJAMIN MOORE 2020 20 YDW GREEN PANTONE MATCH 383C

EXTERIOR ELEVATION NOTES

1. EXTERIOR SIGNAGE TO BE SUPPLIED AND INSTALLED BY CLIENTS SIGNAGE CONTRACTOR ALL SIGNAGE IS SHOWN AS APPROXIMATE DIMENSIONS. FINAL SIGN TO BE COORDINATED WITH APPROVED SIGNAGE PACKAGE.
2. GENERAL CONTRACTOR TO PROVIDE ½" EXTERIOR GRADE PLYWOOD SHEATHING BEHIND THE EXTERIOR CLADDING WHERE AN EXTERIOR SIGN IS TO BE INSTALLED. PLYWOOD IS TO BE INSTALLED OVER THE EXTERIOR GRADE GYPSUM SHEATHING.
3. ALL GRADES ARE BE REVIEWED PRIOR TO CONSTRUCTION BY THE GENERAL CONTRACTOR. ALL DISCREPANCIES IN THE GRADES ARE TO BE REPORTED TO GREYSTONE.
4. VERTICAL AND HORIZONTAL REVEALS BETWEEN COMPOSITE PANELS TO BE 30 IN WIDTH. REVEALS ARE DIMENSIONED TO THE CENTRE LINE. SEE WALL SECTIONS FOR ELABORATE.

No.	ISSUED FOR	DATE	BY
6	OWNER REVIEW	DEC. 1, 2025	TC
5	OWNER REVIEW	OCT. 31, 2025	TC

DRAWN BY: NM
PRINTING DATE:
STAMP
2ND REVIEW:
1ST REVIEW:

Sobeys

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

PROJECT TITLE:

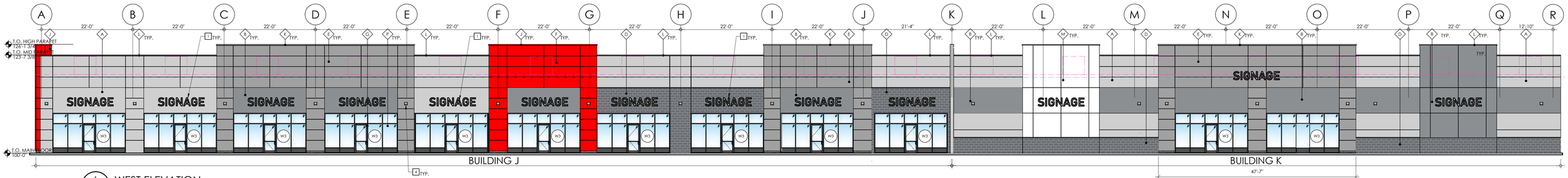
FRESHCO
POLARIS PLAZA SOUTH
XXXX MCPHILLIPS STREET
WINNIPEG, MANITOBA

SHEET TITLE:

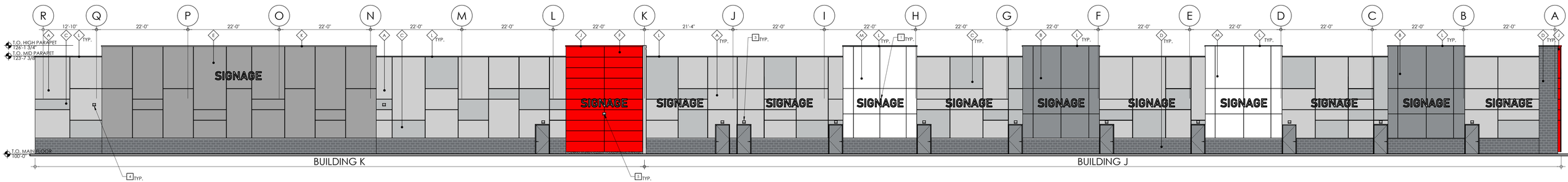
EXTERIOR ELEVATIONS
BUILDING A

COMMISSION NUMBER: 2567
SHEET NUMBER: A1.0

E-FILE: 2567 - A1.0 - EXTERIOR ELEVATIONS.DWG



1 4.0 4.0 WEST ELEVATION
SCALE: 3/32"=1'-0"



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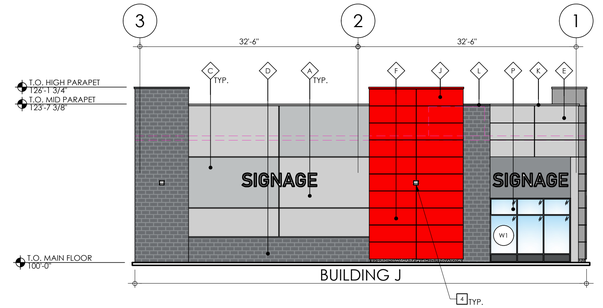
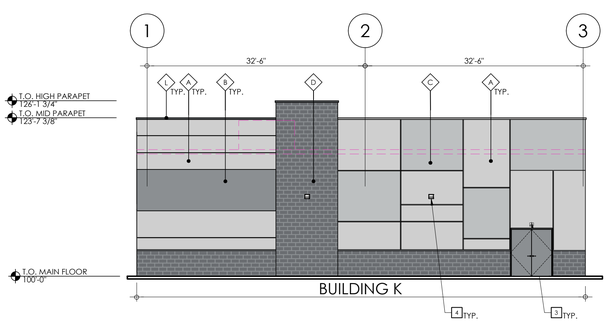
SCALE: 3/32"=1'-0"



3 4.0 4.0 NORTH ELEVATION
SCALE: 3/32"=1'-0"



4 4.0 4.0 SOUTH ELEVATION
SCALE: 3/32"=1'-0"

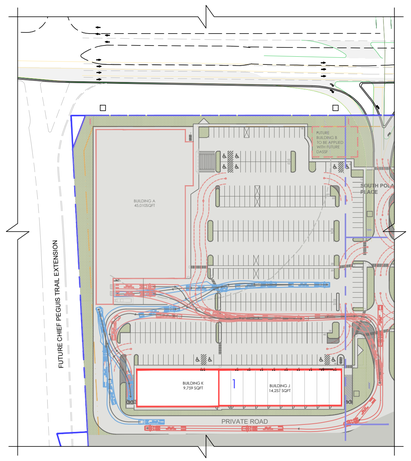
EXTERIOR FINISH SCHEDULE

KEYNOTE	PRODUCT / ITEM	COLOUR
A	EIFS	BENJAMIN MOORE COLOUR 2119-17 FULL MOON
B	EIFS	BENJAMIN MOORE COLOUR 2119-30 BABY SEAL BLACK
C	EIFS	BENJAMIN MOORE COLOUR 2119-40 SILVER STREAK
D	YANKEE HILL BRICK : 3-INCH UTILITY SIZE	BRICK- CAPITOL IRONSPOT VELOUR MORTAR - INTERSTAR CM008 (RAVEN)
E	EIFS	TO MATCH ACM ALUCOBOND - SILVER METALLIC
F	ACM	ACM ALUCOBOND - PATRIOT RED
G	ALUMINUM DOORS/FRAMES	BLACK ANODIZED ALUMINUM
H	GLAZING ALUMINUM FRAMES	SEE WINDOW SCHEDULE BLACK ANODIZED ALUMINUM
I	H.M.I. DOORS/FRAMES	FRAMES: BENJAMIN MOORE COLOUR 2119-30 BABY SEAL BLACK DOORS: BENJAMIN MOORE COLOUR 2119-40 SILVER STREAK
J	PREFINISHED BREAKFORM METAL FLASHING, MINIMUM 26 GAUGE.	VICWEST - BRIGHT RED S6080
K	PREFINISHED BREAKFORM METAL FLASHING, MINIMUM 26 GAUGE.	COLOUR TO MATCH ALUCOBOND - SILVER METALLIC
L	PREFINISHED BREAKFORM METAL FLASHING, MINIMUM 26 GAUGE.	VICWEST - BLACK S6068
M	EIFS	BENJAMIN MOORE COLOUR OC-17 WHITE DOVE
P	CLEAR VISION GLAZING	

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

EXTERIOR ELEVATION KEYNOTES:

1. PROVIDE PLYWOOD BACKING AT ALL SIGNAGE LOCATIONS. TYP.
2. VERTICAL MASONRY EXPANSION JOINT LOCATION. ROD & CAULK JOINT.
3. EXTERIOR SAFETY LIGHT TO BE 7'-5" A.F.F. FROM CENTRE LINE OF FIXTURE. REFER TO ELECTRICAL.
4. LIGHT FIXTURE TO BE MOUNTED AT 11'-7" A.F.F. FROM CENTRE LINE OF FIXTURE. REFER TO ELECTRICAL.
5. LIGHT FIXTURE TO BE MOUNTED AT 9'-5" A.F.F. FROM CENTRE LINE OF FIXTURE. REFER TO ELECTRICAL.



N 5 4.0 4.0 KEY SITE PLAN
SCALE: N.T.S.

No.	ISSUED FOR	DATE	BY
1	DEVELOPMENT PERMIT	MARCH 11, 2026	TC

DRAWN BY: JL

STAMP

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SERVICES INC.

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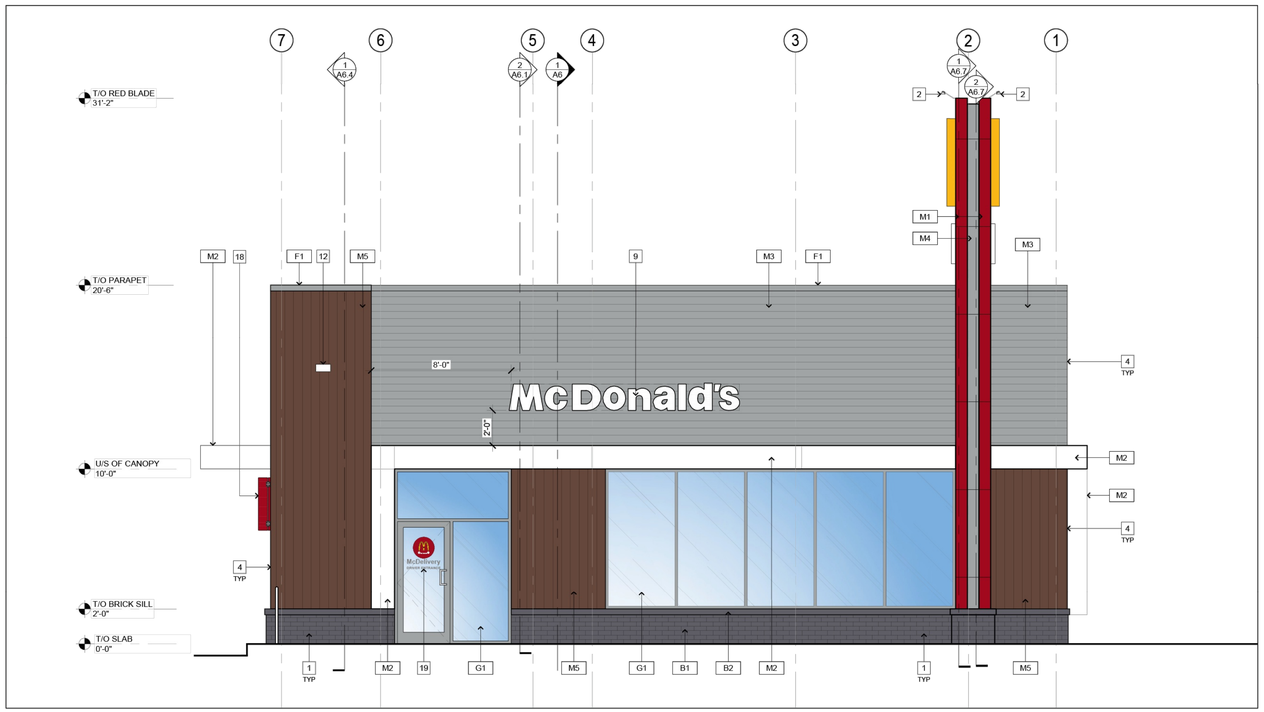
PROJECT TITLE:
POLARIS PLACE SOUTH -
2729 MCPHILLIPS STREET
WINNIPEG, MANITOBA

SHEET TITLE:
EXTERIOR ELEVATION - BUILDING J&K

COMMISSION NUMBER: 2435

SHEET NUMBER: A.4.2

E-FILE: 2435_A4.0_EXTERIOR ELEVATIONS.DWG



1 / A5 EXTERIOR ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

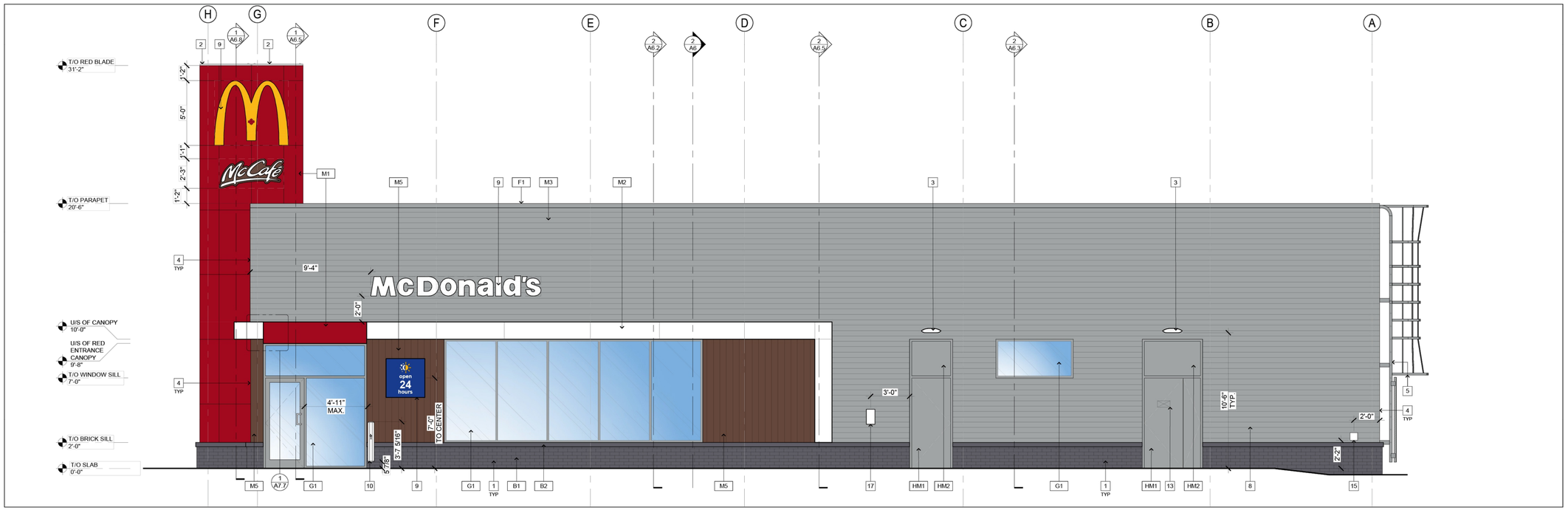
EXTERIOR MATERIAL SCHEDULE

TAG	PRODUCT	MANUF.	TYPE AND COLOUR	NOTE
B1	BRICK	YANKEE HILL	CAPITOL IRONSPOT, VELOUR, UTILITY	MORTAR: INTERSTAR CM008 - RAVEN
BZ	BRICK SILL	TBD	TO MATCH 'B1'	
M1	METAL CLADDING	ALPOLIC	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR: RON RED	5/8" JOINTS RECESSED BY 1", 30" X 60" TYPICAL PANEL DIMENSION, SEE SECTION & DETAILS
M2	METAL CLADDING	ALPOLIC	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR: BONE WHITE	FLAT SEAMS, EVERY 12'-0" MIN.
M3	CORRUGATED METAL CLADDING	VICWEST	CORRUGATED METAL SIDING CL7040, 24GA. COLOUR: REGENT GREY, 56082 (SITE SPECIFIC COLOUR)	SEE DRAWINGS FOR PANEL DIRECTION. PROVIDE CORNER TRIM. COLOUR MATCH TO SIDING.
M4	METAL CLADDING	ALPOLIC	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR: MZG GREY	5/8" JOINTS RECESSED BY 1", 30" X 60" TYPICAL PANEL DIMENSION, SEE SECTION & DETAILS
M5	METAL CLADDING	LUXYCLAD	LUXYCLAD TONGUE & GROOVE SIDING, 6" V-GROOVE COLOUR: LIGHT NATIONAL WALNUT	SEE DRAWINGS FOR PANEL DIRECTION
F1	METAL FLASHING	VICWEST OR EQUAL	PRE-FINISHED METAL FLASHING, 26 GA. COLOUR: REGENT GREY, 56082 (SITE SPECIFIC COLOUR)	FLAT SEAMS, EVERY 12'-0" MIN. HIDDEN FASTENERS. 4" DRIP EDGE.
G1	STOREFRONT GLAZING SYSTEM	-	CLEAR GLASS WITH SOLAR FILM SYSTEM AND ANODIZED ALUMINUM FRAME	REFER TO DOOR AND WINDOW SCHEDULE
G2	DRIVE THRU GLAZING	-	CLEAR GLASS WITH SOLAR FILM SYSTEM AND ANODIZED ALUMINUM FRAME	REFER TO DOOR AND WINDOW SCHEDULE
G3	GLASS SPANDREL PANEL	-	CLEAR TEMPERED FLOAT GLASS - OPACI-COAT-300 OPAQUE FILM INTERIOR SIDE, COLOUR: 3-820 HARMONY GRAY	REFER TO DOOR AND WINDOW SCHEDULE
HM1	HOLLOW METAL DOOR AND FRAME	-	HOLLOW METAL DOOR AND FRAME COLOUR: COLOUR MATCH VICWEST REGENT GREY 56082	REFER TO DOOR AND WINDOW SCHEDULE
HM2	SPANDREL PANEL	-	COLOUR: COLOUR MATCH VICWEST REGENT GREY 56082	REFER TO DOOR AND WINDOW SCHEDULE

GENERAL NOTES:
1. APPROVED SUPPLIERS AS OUTLINED IN VENDOR RESPONSIBILITY CHART.
2. SEE CIVIL PLANS FOR SPECIFIC LOT LEVELS.
3. REFER TO ELECTRICAL, MECHANICAL, STRUCTURAL CONSULTANT DRAWING IN CONJUNCTION FOR ADDITIONAL DETAILS AND SPECIFICATIONS.

EXTERIOR ELEVATIONS NOTES

1. BRICK BASE AND SILL. REFER TO ARCHITECTURAL DETAILS.
2. PARAPET MOUNTED LIGHTING. SEE ELECTRICAL PLANS.
3. WALL MOUNTED LIGHTING. SEE ELECTRICAL PLANS.
4. TRIM KIT AS RECOMMENDED BY CLADDING MANUFACTURER AT CORNER. COLOUR MATCH TO CLADDING.
5. ROOF ACCESS LADDER C/W SECURITY SCREEN AND METAL CAGE. REFER TO DETAIL 1/A6.6.
6. CO2 FILL BOX OUTLET. COORDINATE EXACT LOCATION WITH MCDONALD'S PROJECT MANAGER AND APPLICABLE SUPPLIER.
7. USED OIL DISPOSAL OUTLET. COORDINATE EXACT LOCATION WITH MCDONALD'S PROJECT MANAGER AND APPLICABLE SUPPLIER.
8. GREASE TRAP OUTLET. COORDINATE EXACT LOCATION WITH MCDONALD'S PROJECT MANAGER AND APPLICABLE SUPPLIER.
9. SIGNAGE. REFER TO APPROVED SIGN VENDOR DRAWINGS FOR EXACT DETAILS. SIGNAGE UNDER SEPARATE SIGN PERMIT. SIGNAGE SUPPLIED AND INSTALLED BY APPROVED VENDOR. G.C. TO PROVIDE PLYWOOD BACKING, ELECTRICAL ROUGH-INS AND HOOK-UPS.
10. DOOR OPERATOR. REFER TO DOOR SCHEDULE. INSTALLED AS PER LOCAL PROVINCIAL CODE. G.C. TO ENSURE OPERABLE FROM NOT MORE THAN 200mm TO NOT LESS THAN 900mm ABOVE FINISHED FLOOR OR GROUND
11. RMHC DONATION BOX SUPPLIED BY MCDONALD'S AND INSTALLED BY G.C.
12. PRE-FINISHED METAL OVERFLOW ROOF SCUPPER. COLOUR TO MATCH ADJACENT FINISH. G.C. TO COORDINATE WITH ROOFING CONTRACTOR FOR PROPER OVERLAP AND CONTINUOUS CONNECTION.
13. DOOR VIEWER. SEE DOOR SCHEDULE.
14. DRIVE THRU WINDOW UNIT SUPPLIED BY McDONALD'S AND INSTALLED BY G.C.
15. WALL HYDRANT. REFER TO MECHANICAL DRAWINGS.
16. GAS METER. REFER TO MECHANICAL DRAWINGS.
17. REMOTE WATER METER READOUT. REFER TO MECHANICAL DRAWINGS. G.C. TO INSTALL IN ACCORDANCE TO LOCAL REQUIREMENTS.
18. PULL FORWARD SIGNS. G.C. TO COORDINATE WITH SIGNAGE MANUFACTURER.
19. McDELIVERY GRAPHIC. REFER TO GRAPHIC SCHEDULE ON SHEET ID 6.0.
20. PREFINISHED ALUMINUM SCUPPER W/ DOWNSPOUT. REFER TO MECHANICAL DRAWINGS. REFER TO CIVIL DRAWINGS. REFER TO SECTION 2/A6.4



2 / A5 EXTERIOR ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- ALL CONSTRUCTION ACTIVITIES MUST FULLY COMPLY WITH THE PROVINCIAL BUILDING CODE, AS AMENDED, AND TO ALL OTHER APPLICABLE LAWS.
- ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND NO COPY AND/OR REPRODUCTION IS PERMITTED UNLESS A WRITTEN CONSENT HAS BEEN PROVIDED BY THE ARCHITECT.
- I HAVE EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN REVIEW ACTIVITIES.
- REVIEW WORK PERTAINS TO COMPLIANCE TO THE PROVINCIAL BUILDING CODE FOR ARCHITECTURAL WORK ONLY. DRAWINGS OF OTHER PROFESSIONAL ENGINEERS INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER PROFESSIONAL DESIGNERS MUST BE REFERENCED ACCORDINGLY.
- DRAWINGS MAY BE USED FOR CONSTRUCTION, ONLY WHEN SIGNED AND SEALED BY THE ARCHITECT
- CONTRACTOR CANNOT COMMENCE ANY ONSITE WORK UNLESS ALL APPLICABLE BUILDING PERMITS ARE DISPLAYED ON SITE

No.	ISSUED FOR	DATE	BY
1	PLAN APPROVAL	APRIL 2, 2026	TC

DRAWN BY:

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Capital COMMERCIAL REAL ESTATE SERVICES INC.

WHITELAND Making real estate, Real

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2-54 Adelaide Street Winnipeg Manitoba R3A 0V7
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PROJECT TITLE:

BUILDING C -
POLARIS PLACE SOUTH
2729 MCPHILLIPS STREET
WINNIPEG, MANITOBA

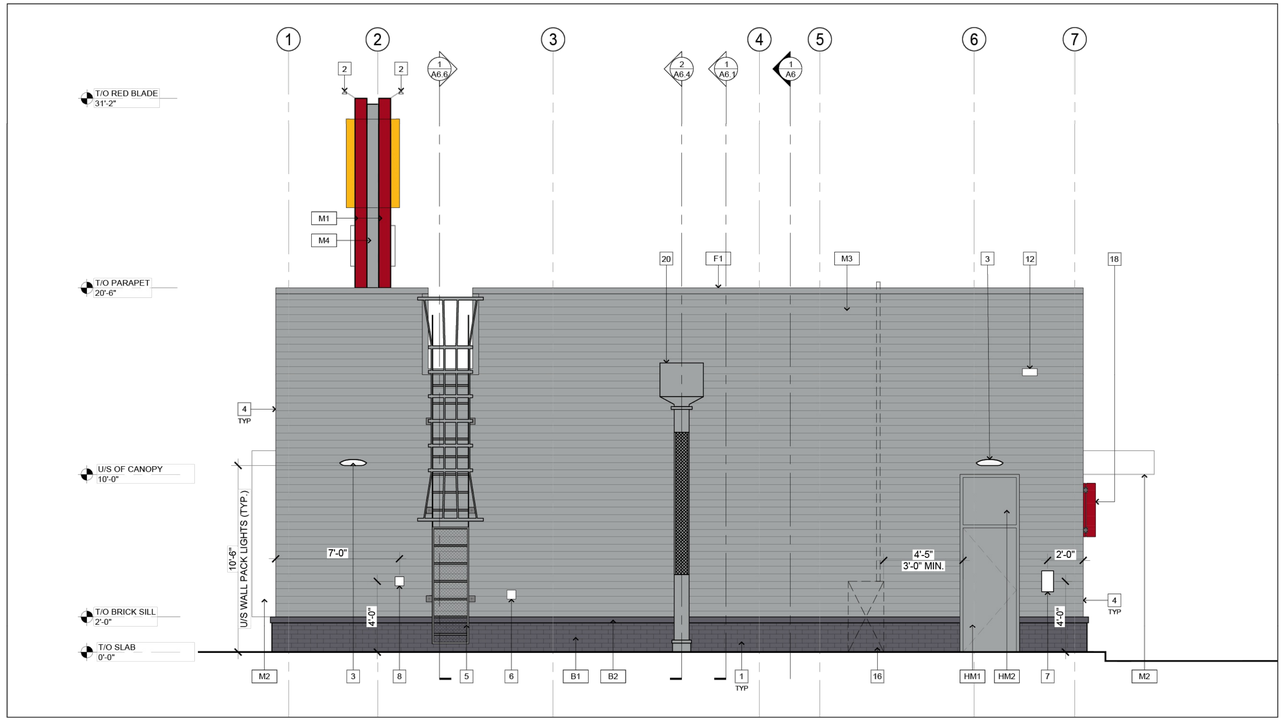
SHEET TITLE:

EXTERIOR ELEVATIONS

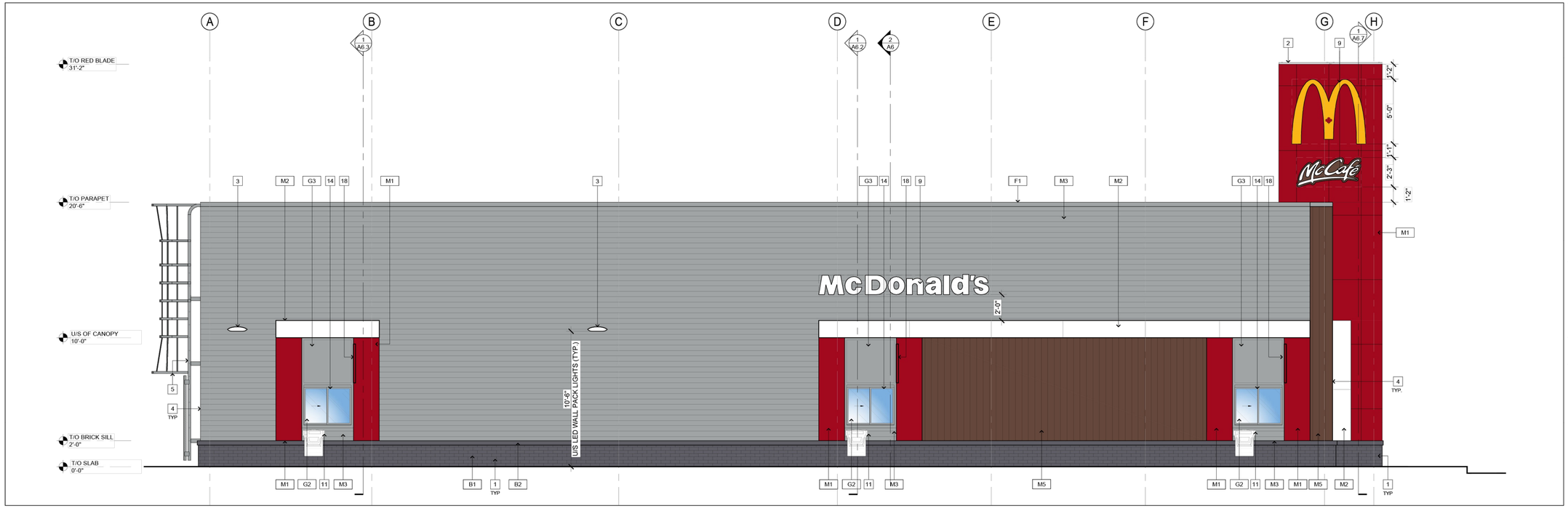
COMMISSION NUMBER: 2435

SHEET NUMBER: A.3.0

E-FILE: 2435_PLAN APPROVAL.DWG



1 EXTERIOR ELEVATION (NORTH)
A5.1 SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION (WEST)
A5.1 SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

TAG	PRODUCT	MANUF.	TYPE AND COLOUR	NOTE
B1	BRICK	YANKEE HILL	CAPITOL IRONSPOT, VELOUR, UTILITY	MORTAR: INTERSTAR CM008 - RAVEN
B2	BRICK SILL	TBD	TO MATCH "B1"	
M1	METAL CLADDING	ALPOLIC	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR: RON RED	5/8" JOINTS RECESSED BY 1", 30" X 60" TYPICAL PANEL DIMENSION, SEE SECTION & DETAILS
M2	METAL CLADDING	ALPOLIC	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR: BONE WHITE	FLAT SEAMS, EVERY 12'-0" MIN.
M3	CORRUGATED METAL CLADDING	VICWEST	CORRUGATED METAL SIDING CL7040, 24GA. COLOUR: REGENT GREY, 56082 (SITE SPECIFIC COLOUR)	SEE DRAWINGS FOR PANEL DIRECTION. PROVIDE CORNER TRIM. COLOUR MATCH TO SIDING.
M4	METAL CLADDING	ALPOLIC	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR: MZG GREY	5/8" JOINTS RECESSED BY 1", 30" X 60" TYPICAL PANEL DIMENSION, SEE SECTION & DETAILS
M5	METAL CLADDING	LUXYCLAD	LUXYCLAD TONGUE & GROOVE SIDING, 6" V-GROOVE COLOUR: LIGHT NATIONAL WALNUT	SEE DRAWINGS FOR PANEL DIRECTION
F1	METAL FLASHING	VICWEST OR EQUAL	PRE-FINISHED METAL FLASHING, 26 GA. COLOUR: REGENT GREY, 56082 (SITE SPECIFIC COLOUR)	FLAT SEAMS, EVERY 12'-0" MIN. HIDDEN FASTENERS. 4" DRIP EDGE.
G1	STOREFRONT GLAZING SYSTEM	-	CLEAR GLASS WITH SOLAR FILM SYSTEM AND ANODIZED ALUMINUM FRAME	REFER TO DOOR AND WINDOW SCHEDULE
G2	DRIVE THRU GLAZING	-	CLEAR GLASS WITH SOLAR FILM SYSTEM AND ANODIZED ALUMINUM FRAME	REFER TO DOOR AND WINDOW SCHEDULE
G3	GLASS SPANDREL PANEL	-	CLEAR TEMPERED FLOAT GLASS - OPACI-COAT-300 OPAQUE FILM INTERIOR SIDE, COLOUR: 3-820 HARMONY GRAY	REFER TO DOOR AND WINDOW SCHEDULE
HM1	HOLLOW METAL DOOR AND FRAME	-	HOLLOW METAL DOOR AND FRAME COLOUR: COLOUR MATCH VICWEST REGENT GREY 56082	REFER TO DOOR AND WINDOW SCHEDULE
HM2	SPANDREL PANEL	-	COLOUR: COLOUR MATCH VICWEST REGENT GREY 56082	REFER TO DOOR AND WINDOW SCHEDULE

GENERAL NOTES:
1. APPROVED SUPPLIERS AS OUTLINED IN VENDOR RESPONSIBILITY CHART.
2. SEE CIVIL PLANS FOR SPECIFIC LOT LEVELS.
3. REFER TO ELECTRICAL, MECHANICAL, STRUCTURAL CONSULTANT DRAWING IN CONJUNCTION FOR ADDITIONAL DETAILS AND SPECIFICATIONS.

EXTERIOR ELEVATIONS NOTES

1. BRICK BASE AND SILL. REFER TO ARCHITECTURAL DETAILS.
2. PARAPET MOUNTED LIGHTING. SEE ELECTRICAL PLANS.
3. WALL MOUNTED LIGHTING. SEE ELECTRICAL PLANS.
4. TRIM KIT AS RECOMMENDED BY CLADDING MANUFACTURER AT CORNER. COLOUR MATCH TO CLADDING.
5. ROOF ACCESS LADDER C/W SECURITY SCREEN AND METAL CAGE. REFER TO DETAIL 1/A6.6.
6. CO2 FILL BOX OUTLET. COORDINATE EXACT LOCATION WITH MCDONALD'S PROJECT MANAGER AND APPLICABLE SUPPLIER.
7. USED OIL DISPOSAL OUTLET. COORDINATE EXACT LOCATION WITH MCDONALD'S PROJECT MANAGER AND APPLICABLE SUPPLIER.
8. GREASE TRAP OUTLET. COORDINATE EXACT LOCATION WITH MCDONALD'S PROJECT MANAGER AND APPLICABLE SUPPLIER.
9. SIGNAGE. REFER TO APPROVED SIGN VENDOR DRAWINGS FOR EXACT DETAILS. SIGNAGE UNDER SEPARATE SIGN PERMIT. SIGNAGE SUPPLIED AND INSTALLED BY APPROVED VENDOR. G.C. TO PROVIDE PLYWOOD BACKING, ELECTRICAL ROUGH-INS AND HOOK-UPS.
10. DOOR OPERATOR. REFER TO DOOR SCHEDULE. INSTALLED AS PER LOCAL PROVINCIAL CODE. G.C. TO ENSURE OPERABLE FROM NOT MORE THAN 200mm TO NOT LESS THAN 900mm ABOVE FINISHED FLOOR OR GROUND
11. RMHC DONATION BOX SUPPLIED BY MCDONALD'S AND INSTALLED BY G.C.
12. PRE-FINISHED METAL OVERFLOW ROOF SCUPPER. COLOUR TO MATCH ADJACENT FINISH. G.C. TO COORDINATE WITH ROOFING CONTRACTOR FOR PROPER OVERLAP AND CONTINUOUS CONNECTION.
13. DOOR VIEWER. SEE DOOR SCHEDULE.
14. DRIVE THRU WINDOW UNIT SUPPLIED BY McDONALD'S AND INSTALLED BY G.C.
15. WALL HYDRANT. REFER TO MECHANICAL DRAWINGS.
16. GAS METER. REFER TO MECHANICAL DRAWINGS.
17. REMOTE WATER METER READOUT. REFER TO MECHANICAL DRAWINGS. G.C. TO INSTALL IN ACCORDANCE TO LOCAL REQUIREMENTS.
18. PULL FORWARD SIGNS. G.C. TO COORDINATE WITH SIGNAGE MANUFACTURER.
19. McDELIVERY GRAPHIC. REFER TO GRAPHIC SCHEDULE ON SHEET ID 6.0.
20. PREFINISHED ALUMINUM SCUPPER W/ DOWNSPOUT. REFER TO MECHANICAL DRAWINGS. REFER TO CIVIL DRAWINGS. REFER TO SECTION 2/A6.4

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- CONTRACTOR CANNOT COMMENCE ANY ONSITE WORK UNLESS ALL APPLICABLE BUILDING PERMITS ARE DISPLAYED ON SITE

No.	ISSUED FOR	DATE	BY
1	PLAN APPROVAL	APRIL 2, 2026	TC

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NEJMARK ARCHITECT
2-54 Adelaide Street Winnipeg Manitoba R3A 0V7
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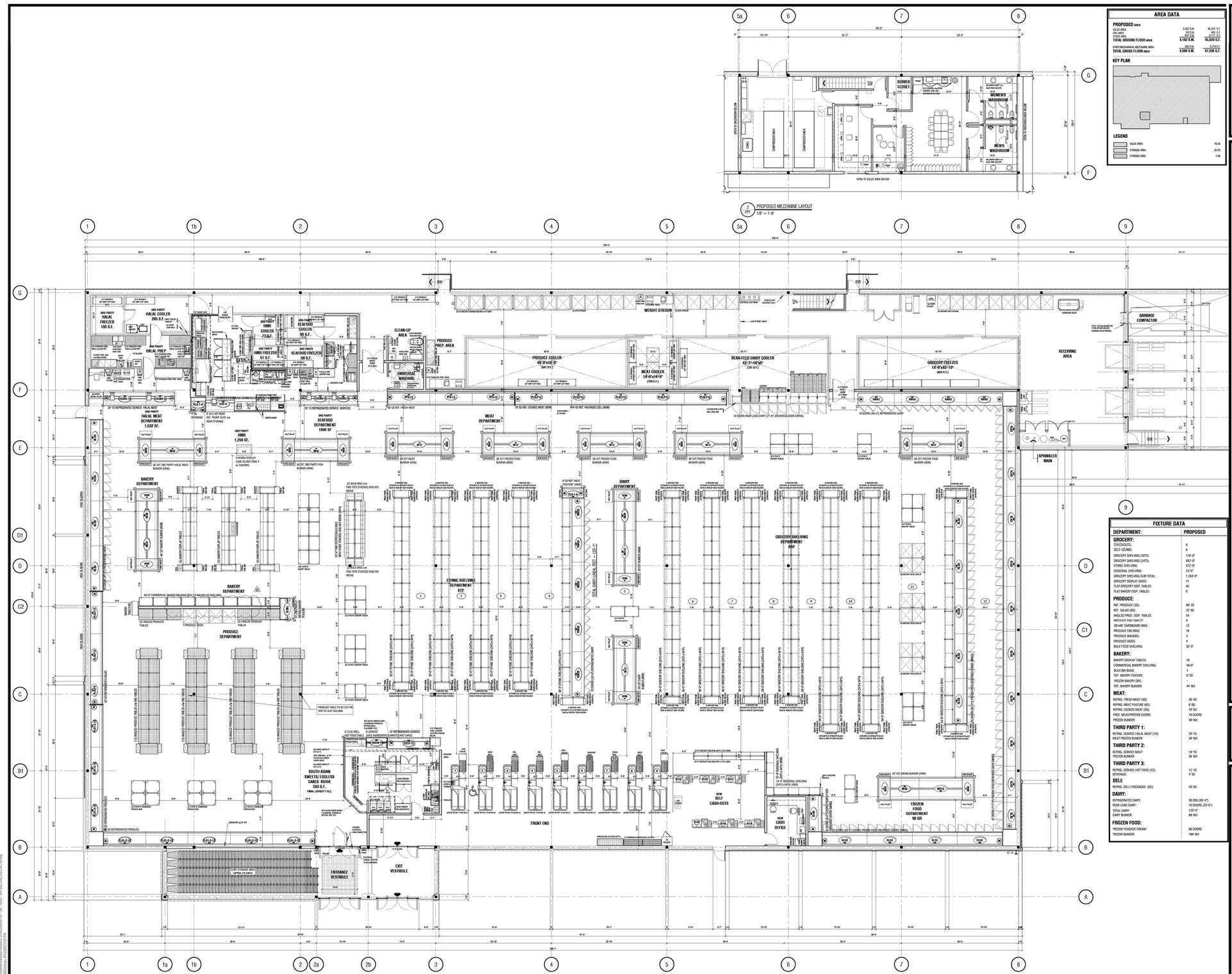
PROJECT TITLE:
BUILDING C -
POLARIS PLACE SOUTH
2729 MCPHILLIPS STREET
WINNIPEG, MANITOBA

SHEET TITLE:
EXTERIOR ELEVATIONS

COMMISSION NUMBER: 2435

SHEET NUMBER: A.3.1

E-FILE: 2435_PLAN APPROVAL.DWG



AREA DATA

PROPOSED AREA

SALES AREA	3,362 S.M.	36,200 S.F.
CRU AREA	63 S.M.	680 S.F.
STOCK AREA	847 S.M.	9,117 S.F.
TOTAL GROUND FLOOR AREA	**4,182 S.M.**	**45,209 S.F.**
STAIR/MECHANICAL MEZZANINE AREA:	298 S.M.	3,209 S.F.
TOTAL GROSS FLOOR AREA	**4,508 S.M.**	**47,230 S.F.**

KEY PLAN

LEGEND

SALES AREA:	78.0%
STORAGE AREA:	20.2%
STORAGE AREA:	1.3%

FIXTURE DATA

DEPARTMENT:	PROPOSED
GROCERY:	
CHECKOUTS:	9
SELF-SCANS:	6
GROCERY SHELVING (SRTD):	176'-0"
GROCERY SHELVING (UNTD):	692'-0"
ETHNIC SHELVING:	472'-0"
SEASONAL SHELVING:	23'-0"
GROCERY SHELVING SUB-TOTAL:	1,363'-0"
GROCERY DISPLAY SASD:	17
FLAT GROCERY DISP. TABLES:	40
FLAT BAKERY DISP. TABLES:	8
PRODUCE:	
REF. PRODUCE (2D):	96' 2D
REF. SALAD (6D):	32' 6D
ANGLED PROD. DISP. TABLES:	64
PRODUCT PAD TAN R1:	8
36"x48" CARDBOARD BINS :	12
PRODUCE END BINS:	16
PRODUCE WAGONS:	3
PRODUCE SASD:	4
BULK FOOD SHELVING:	32'-0"
BAKERY:	
BAKERY DISPLAY TABLES:	10
COMMERCIAL BAKERY SHELVING:	46'-0"
BULK BIN BUND.:	1
REF. BAKERY FIXTURE:	8' 3D
FROZEN BAKERY DRS.:	-
REF. BAKERY BUNKER:	44' W/I
MEAT:	
REFRIG. FRESH MEAT (4D):	36' 4D
REFRIG. MEAT FIXTURE (6D):	8' 6D
REFRIG. COOKED MEAT (5D):	16' 5D
FREE. MEAT/PROTEIN DOORS:	19 DOORS
FROZEN BUNKER:	38' W/I
THIRD PARTY 1:	
REFRIG. SERVICE HALAL MEAT (1D):	20' 1D
MEAT FROZEN BUNKER:	38' W/I
THIRD PARTY 2:	
REFRIG. SERVICE MEAT:	16' 1D
FROZEN BUNKER:	38' W/I
THIRD PARTY 3:	
REFRIG. SERVICE HOT FOOD (1D):	12' 1D
BEVERAGE:	4' 3D
DELI:	
REFRIG. DELI / PACKAGED (6D):	44' 6D
DAIRY:	
REFRIGERATED DAIRY:	38 DRS (96'-0")
REAR LOAD DAIRY:	10 DOORS (25'-0")
TOTAL DAIRY:	125'-0"
DAIRY BUNKER:	88' W/I
FROZEN FOOD:	
FROZEN FOOD/ICE CREAM:	96 DOORS
FROZEN BUNKER:	190' W/I

FOR REFERENCE ONLY

No.	ISSUED FOR	DATE	BY
1	DEVELOPMENT PERMIT	2026-03-11	TC

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REV.	DESCRIPTION	DATE
△	REVISION	□ ISSUED ○ APPROVAL

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Kitchener
100 Conestoga College Blvd, Unit 1108
Kitchener, Ontario N2P 2W2
519.208.1000 ext. 100
info@greystonelaw.ca
www.greystonelaw.ca

Toronto
522 Mount Pleasant Rd,
Suite 200
Toronto, Ontario, M4S 2W2
(416) 440-0059

PROJECT FOR:
Sobeys INC.
Mississauga, ON

PROJECT:
NEW BUILD
FRESH CO
THOMPSON ROAD &
LOUIS ST. LAURENT
MILTON ONTARIO

DRAWING:
PROPOSED FIXTURE FLOOR PLAN

DRAWN:	CHECKED:	APPROVED:
M.D.	P.Z.	-
DATE (MM.DD.YY):	SCALE:	JOB NUMBER:
2022.08.24	1/8" = 1'-0"	22011
DRAWING NUMBER:	REVISION NUMBER:	
FP1	R0	

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

PROJECT TITLE:

POLARIS PLAZA SOUTH
2729 MCPHILLIPS STREET
WINNIPEG, MANITOBA

SHEET TITLE:

PROPOSED FIXTURE PLAN FOR BUILDING A

COMMISSION NUMBER: 2435

SHEET NUMBER: A2.0

E-FILE: 2435 - A2.0 PROPOSED FIXTURE PLAN.DWG

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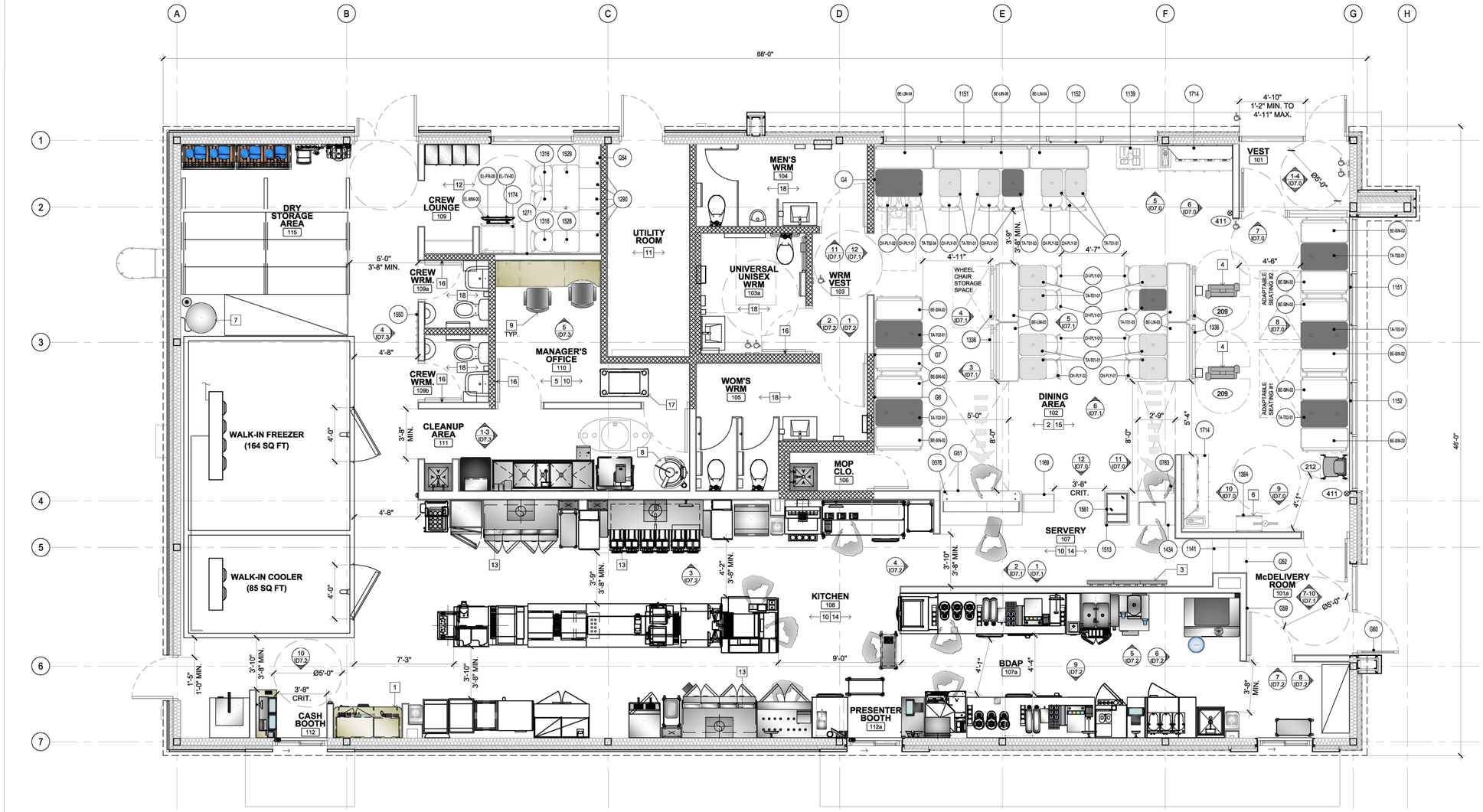

1 SK1 FURNITURE & EQUIPMENT PLAN
SCALE: 1/4"=1'-0"

INTERIOR DESIGN PACKAGE : A TOUCH OF ARCHERY

GENERAL NOTES

- G.C. TO PROVIDE PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENT/FIXTURES/ACCESSORIES) AS BELOW:
  - 5/8" FIRE RESISTANT TREATED PLYWOOD BACKING AT FIRE RATED WALL, EXTERIOR WALLS, BEHIND ELECTRICAL PANELS, HIGH CABINETS, SHELVES AND ACCESSORIES IN THE KITCHEN AREA.
  - 3/4" FOR ALL WALL MOUNTED WASHROOM FIXTURES AND ACCESSORIES.
  - 1/2" PLYWOOD BACKING IN ALL OTHER APPLICABLE AREA.
- G.C. SHALL USE MOLD RESISTANT PLYWOOD BACKING IN ALL WET AREAS IN LIEU OF STANDARD PLYWOOD.

SYMBOL LEGEND

- 1 / A9 — ELEVATION NUMBER / DRAWING NUMBER
- 101 — EQUIPMENT NUMBER
- G1 — GRAPHIC NUMBER
- XX — FURNITURE NUMBER/CODE
- 1 — NOTE REFERENCE
- A - — BARRIER-FREE ACTUATOR
- STORAGE 103 — ROOM NAME & NUMBER

PUBLIC AREA SEATING COUNT	
TYPE	QTY.
INTERIOR SEAT COUNT	50
PATIO SEAT COUNT	0
TOTAL SEAT COUNT	50

PUBLIC AREA SEATING PERCENTAGE		
TYPE	QTY.	PERCENT
CHAIRS	15	30%
BOOTH/BENCH	35	70%
STOOLS	0	0%
TOTAL SEAT COUNT	50	100%

PUBLIC AREA SEATING COUNT (BY TYPE)	
INTERIOR SEAT COUNT	QTY.
SEATING FOR 1	0(0)
SEATING FOR 2	0(0)
SEATING FOR 3	0(0)
SEATING FOR 4	11(44)
SEATING FOR 5	0(0)
SEATING FOR 6	1(6)
TOTAL INTERIOR SEAT COUNT	50

DESIGNATED WHEELCHAIR SPACE AND ADAPTABLE SEATING		
ITEM	REQUIRED	PROVIDED
DESIGNATED WHEELCHAIR SPACE (BARRIER-FREE SEATING)	2	2
ADAPTABLE SEATING	2	2
REFERENCE: OBC TABLE 3.8.2.1. TOTAL NO. OF FIXED SEATS = 35	BREAKDOWN OF FIXED SEATS: BOOTH = 20 BENCH = 15 COMMUNAL / BAR TABLE (HIGH FIXED) = 0	

FURNITURE & EQUIPMENT PLAN NOTES

1. FOR MANAGER'S STATION DETAILS SEE ID7.2 INTERIOR ELEVATION.
2. G.C TO INSTALL ALL POSTS AS REQUIRED FOR FIXED TABLES AND CHAIRS.
3. MENUBOARDS SUPPLIED BY McDONALD'S & INSTALLED BY G.C. RAILS & PLATE TO FEATURE SCRATCH RESISTANT BLACK FUSED EPOXY FINISH. ASSEMBLY AND INSTALLATION TO BE DONE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. MEDIA PLAYER SUPPLIED BY McDONALD'S & INSTALLED BY G.C. REFER TO ELECTRICAL DRAWINGS FOR OUTLET & DATA LOCATIONS.
4. "SELF-SERVE KIOSK" LOCATION. TO BE INSTALLED BY G.C., WIRING BY NCR; REFER TO ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS.
5. ELECTRICAL CONTRACTOR TO CONSULT WITH O.O./P.M. ON POWER & DATA REQUIREMENTS FOR MANAGERS OFFICE.
6. HAPPY MEAL DISPLAY INSTALLED BY G.C. REFER TO 9/ID3.2. FOR CEILING DETAIL.
7. C02 FIXTURE AND FILL STATION; EXACT LOCATION TO BE COORDINATED ON SITE. REFER TO MECHANICAL AND KITCHEN DRAWINGS.
8. LOCATION OF HWT. REFER TO MECHANICAL DRAWINGS. ALL PIPES PENETRATING THROUGH FIRE RATED WALLS TO BE FIRE CAULKED.
9. CHAIRS IN MANAGERS OFFICE TO BE SUPPLIED BY THE OPERATOR.
10. G.C TO COORDINATE LOCATION OF ALL GROMMET HOLES IN MILLWORK AND ELECTRICAL OUTLETS IN THE WALLS WITH ELECTRICAL AND KITCHEN DRAWINGS.
11. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR UTILITY ROOM EQUIPMENT AND FIXTURES.
12. CREW LOUNGE KITCHENETTE MILLWORK TO BE SUPPLIED BY ARTITALIA AND INSTALLED BY G.C. REFER TO ID10.0 FOR DETAILS AND ELEVATIONS
13. G.C. TO MAINTAIN 2" CLEARANCE FROM NEW HOOD TO ANY COMBUSTIBLE CONSTRUCTION.
14. REFER TO KITCHEN DRAWINGS FOR DETAILS ON EQUIPMENT.
15. REFER TO SHEET ID2.1 FOR FURNITURE & EQUIPMENT SCHEDULE.
16. G.C. TO PROVIDE COAT HOOK BEHIND DOOR MOUNTED AT 5'-6" A.F.F.
17. G.C. TO ENSURE SECURE FIXING OF NETWORK AND COMMUNICATIONS CABINETS AND TO COORDINATE WITH PM FOR EXACT LOCATION.
18. REFER TO ID9.0, ID9.1 AND ID9.2 FOR WASHROOM ELEVATIONS AND DETAILS.

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BUILDING C - POLARIS PLACE SOUTH

2729 MCPHILLIPS STREET
WINNIPEG, MANITOBA

SHEET TITLE:

FLOOR PLAN

COMMISSION NUMBER: 2435

SHEET NUMBER: A2.0

E-FILE: 2435_PLAN APPROVAL.DWG