

PROPOSED COMMERCIAL RETAIL PLAZA

3850 CAMBRIAN ROAD,
BARRHAVEN, ONTARIO

21.327P01



**TURNER
FLEISCHER**

67 Lesmill Rd
Toronto, ON, M3B 2T8
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Phone Number: 416-425-2222 ext 318
Email: justin.jauniaux@turnerfleischer.com

**ISSUED FOR SITE PLAN CONTROL APPLICATION #02
OCTOBER 4, 2023**

**SLR CONSULTING (CANADA)
LTD.**
ENVIRONMENTAL ENGINEER
501-55 University Avenue
Toronto, ON, M5J 2H7
Pierre D'Angelo
416 320 1737
pdangelo@slrconsulting.com

**RON KOUDYS LANDSCAPE
ARCHITECTS**
LANDSCAPE ARCHITECT
368 Oxford Street East
London, ON N6A 1V7
Barry Murphy
519-667-3322
Barry@rkla.ca

**HAMMERSCHLAG & JOFFE
INC.**
ELECTRICAL ENGINEER
43 Lesmill Road,
Toronto, ON, M3B 2T8
Braydon Kahn
416-444-9263 ext 223
braydon.kahn@hamjof.com

PARSONS CORPORATION
CIVIL ENGINEERING
100-1223 Michael St North,
Ottawa, ON, K1J 7T2
Mathew Theiner
613-691-1545
mathew.theiner@parsons.com

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SITE PLAN LEGEND

- PROPOSED ENTRANCE ARROW
- PROPOSED EXIT ARROW
- PROPOSED FIRE HYDRANT
- PROPOSED SIAMESE CONNECTION
- PROPOSED SIGN
- PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPING
- PROPOSED PAINTED LINES
- PAINTED LINE FOR STOP SIGN



2 CONTEXT PLAN
A001 N.T.S.

ZONING CHART

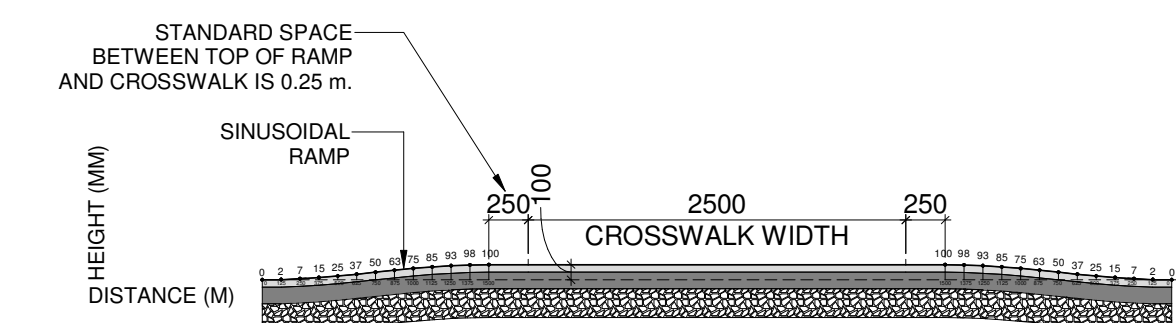
ZONING CHART
Zone: General Mixed Use (GM1628)
City of Ottawa Zoning By-law No. 2008-250

| REQUIRED | PROPOSED |
|--|--|
| NO MINIMUM | 13,637.9 S.M. |
| MIN. FRONT YARD AND CORNER SIDE YARD SETBACK | 3.0M (ALONG CAMBRIAN ROAD) 3.297M (ALONG RE-ALIGNED GREENBANK ROAD) |
| MIN. INTERIOR SIDE YARD SETBACK | 5.0M |
| MIN. REAR YARD SETBACK | 7.5M |
| MAX. BUILDING HEIGHT | 24.0M AND 6 STOREYS |
| PARKING SPACE DIMENSIONS | 2.6M (MIN) 3.1M (MAX) WIDE x 5.2M LONG |
| ACCESSIBLE PARKING DIMENSIONS | 3.6M |
| MIN. PARKING SPACES | SHOPPING CENTRE: 120 CARS 3.6 CARS (PER) 100 S.M. OF LEASABLE FLOOR AREA |
| LANDSCAPE COVERAGE | 121 CARS 3,381,000 S.F. 3.64/100 S.M. 13.24% |
| MIN. ACCESSIBLE PARKING SPACE | 2 SPACES FOR PARKING AREAS BETWEEN 100-200 SPACED AS PER THE TRAFFIC AND PARKING BYLAW |
| MIN. LOADING SPACES | 4 SPACES |
| MIN. BICYCLE PARKING SPACES | 1 (3.5M X 9M) SHOPPING CENTRE: 1 SPACE PER 500 S.M. G.F.A. |
| | 2 |
| | 8 SPACES |
| | 18 SPACES |

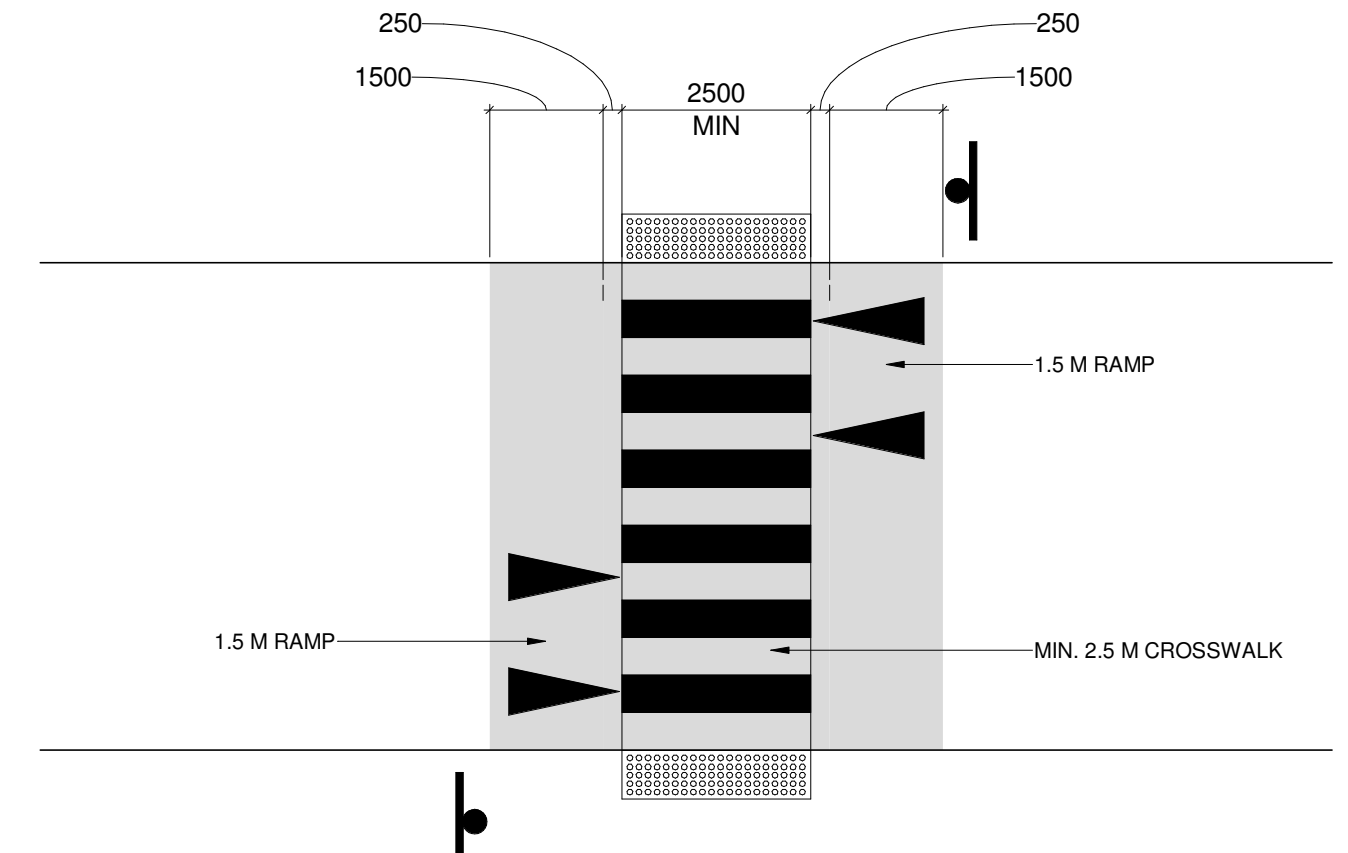
SITE STATISTICS

| | ±3.37 ACRES | ±1.36 HA. |
|---------------------------------|--------------|-------------|
| TOTAL SITE AREA | ±17,000 S.F. | ±1,579 S.M. |
| PROPOSED BUILDING A AREA | ±17,000 S.F. | ±1,579 S.M. |
| PROPOSED BUILDING B AREA | ±6,481 S.F. | ±602 S.M. |
| M&E ROOM | ±400 S.F. | ±37 S.M. |
| B1 | ±2,150 S.F. | ±200 S.M. |
| B2 | ±3,931 S.F. | ±365 S.M. |
| BUILDING B GLFA | ±5,081 S.F. | ±465 S.M. |
| PROPOSED BUILDING C AREA | ±8,600 S.F. | ±799 S.M. |
| M&E ROOM | ±200 S.F. | ±19 S.M. |
| C1 | ±2,000 S.F. | ±186 S.M. |
| C2 | ±1,200 S.F. | ±111 S.M. |
| C3 | ±1,200 S.F. | ±111 S.M. |
| C4 | ±1,200 S.F. | ±111 S.M. |
| C5 | ±2,800 S.F. | ±260 S.M. |
| BUILDING C GLFA | ±8,400 S.F. | ±780 S.M. |
| PROPOSED BUILDING D AREA | ±4,500 S.F. | ±418 S.M. |
| M&E ROOM | ±200 S.F. | ±19 S.M. |
| BUILDING D GLFA | ±4,300 S.F. | ±399 S.M. |
| TOTAL BUILDING FLOOR AREA | ±36,581 S.F. | ±3,388 S.M. |
| TOTAL M&E ROOM AREA | ±800 S.F. | ±74 S.M. |
| TOTAL GROSS LEASABLE FLOOR AREA | ±35,781 S.F. | ±3,314 S.M. |
| COVERAGE | | 24.9% |

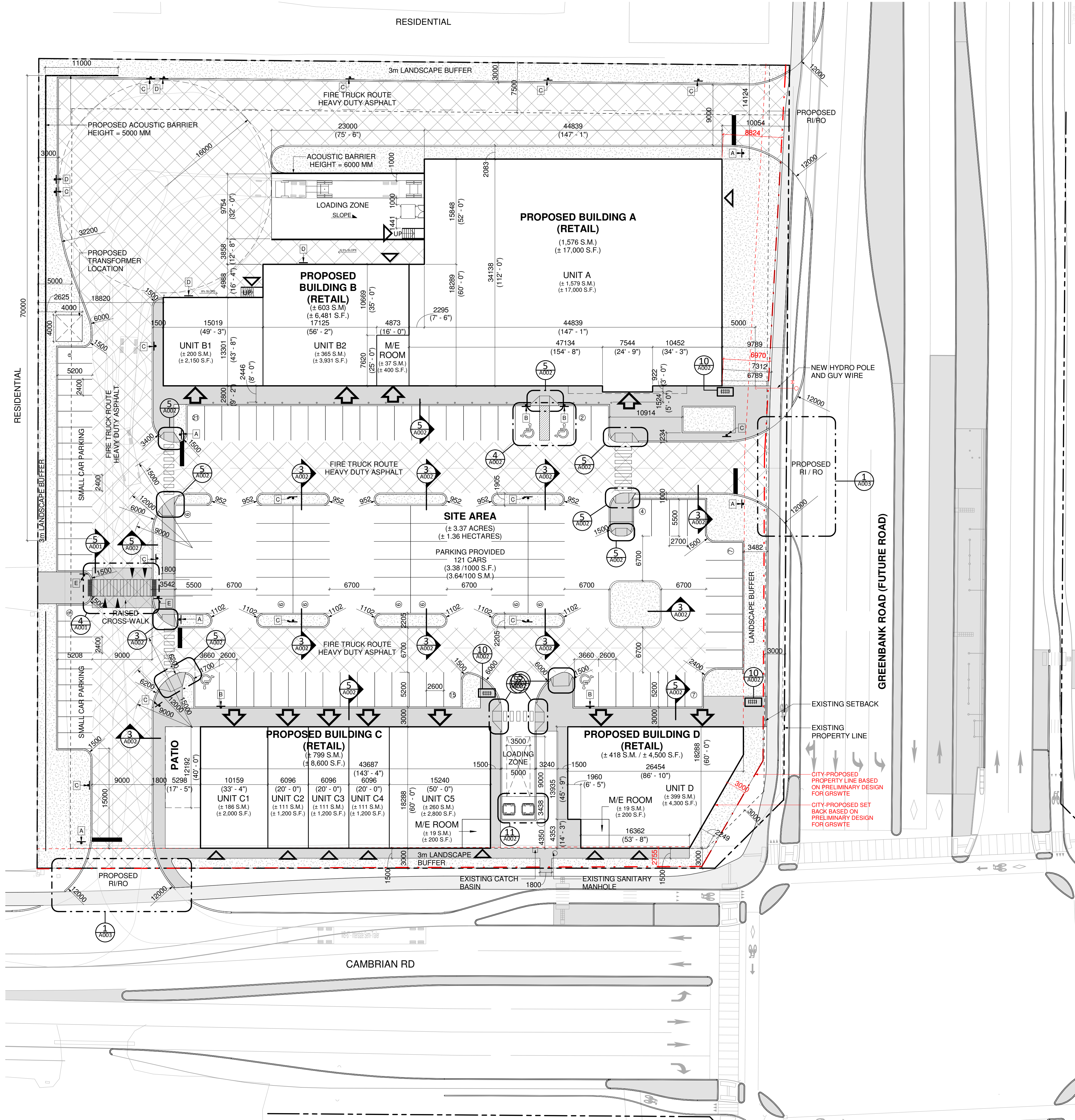
| SYMBOL | SIGN | DESCRIPTION |
|--------|------|---|
| A | | "STOP" SIGN R1 (600x600mm) WHITE REFL. LEGEND & BORDER, RED REFL. BACKGROUND |
| B | | "DISABLING PARKING PERMIT" SIGN R9-R3 (200x450mm) RED REFL. INTERDICTIONARY SYMBOL, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND |
| C | | "FIRE ROUTE" SIGN R30x450mm RED REFL. INTERDICTIONARY SYMBOL, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. "FIRE ROUTE" ON BLACK BACKGROUND, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND |
| D | | "LOADING ZONE" SIGN R30x450mm RED REFL. INTERDICTIONARY SYMBOL, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND |
| E | | "YIELD FOR PEDESTRIANS" SIGN R20x450mm RED REFL. INTERDICTIONARY SYMBOL, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND |



5 RAISED CROSS WALK - TYPICAL SECTION DETAIL
1:50



4 RAISED CROSS-WALK - TYPICAL PLAN DETAIL
A001 1:100



1 SITE PLAN
A001 1:300



PROJECT
PROPOSED COMMERCIAL RETAIL PLAZA
3850 CAMBRIAN ROAD,
BARRHAVEN, ONTARIO

DRAWING
SITE PLAN

PROJECT NO.
21-327P01

PROJECT DATE
2023-07-27

DRAWN BY
BSH

CHECKED BY
DEM

SCALE
As indicated

PROJECT NO.
21-327P01

PROJECT DATE
2023-07-27

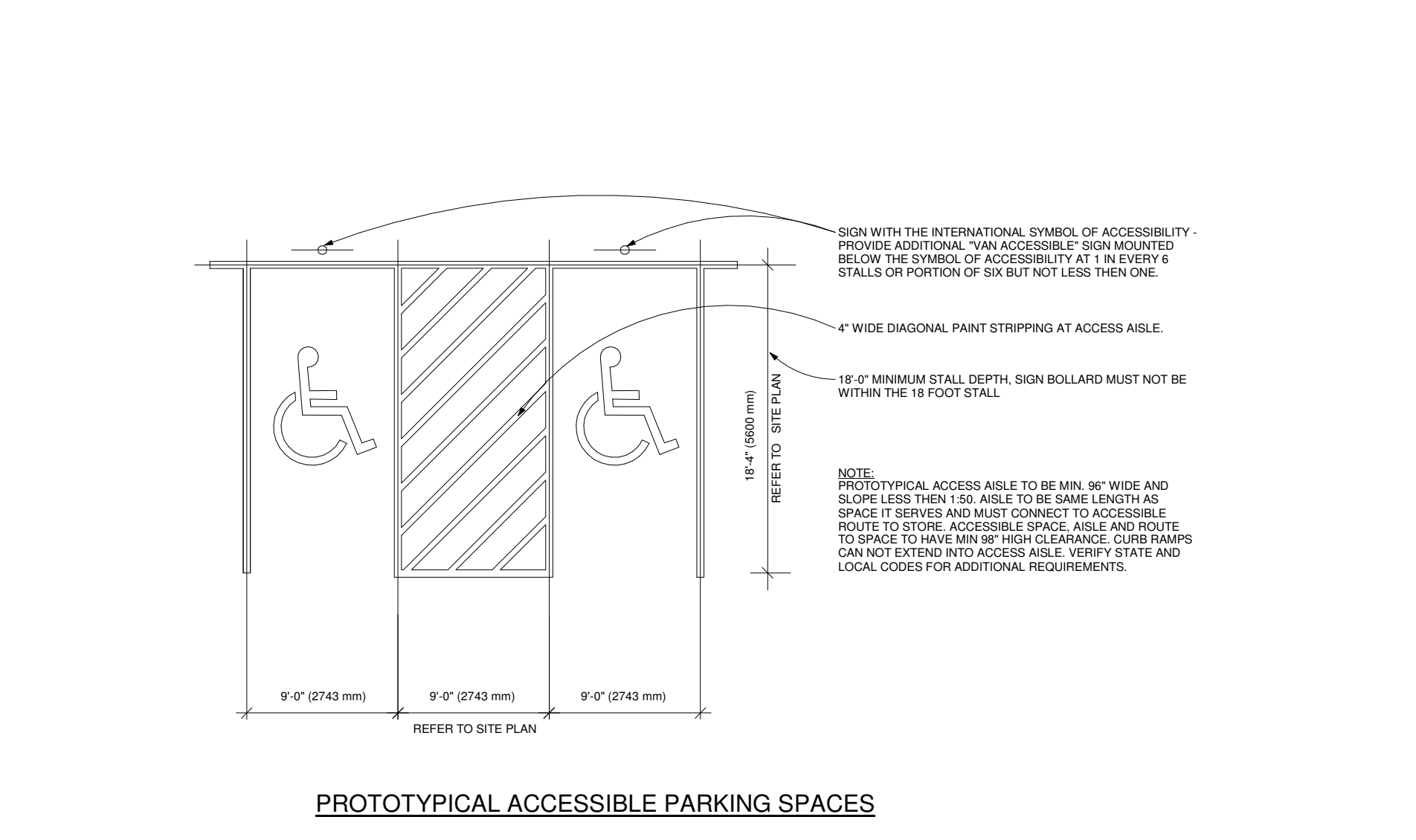
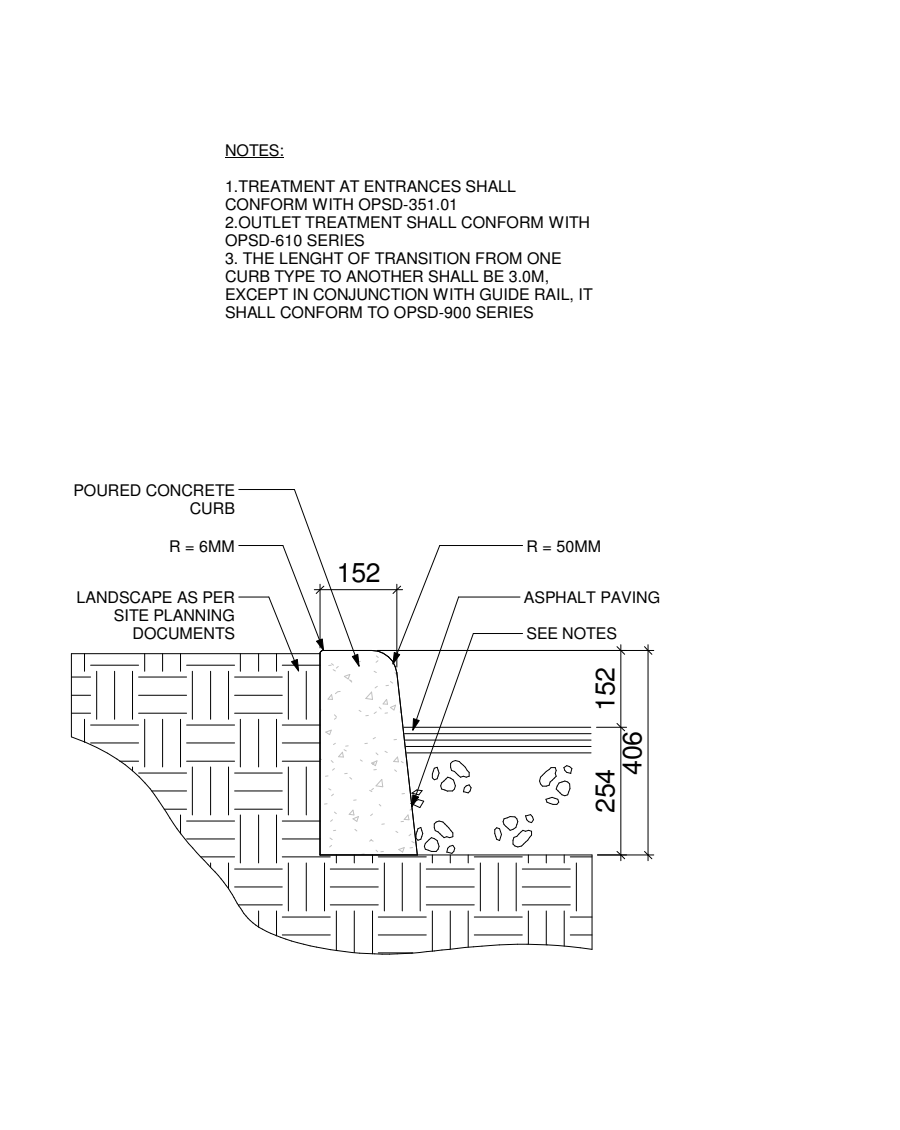
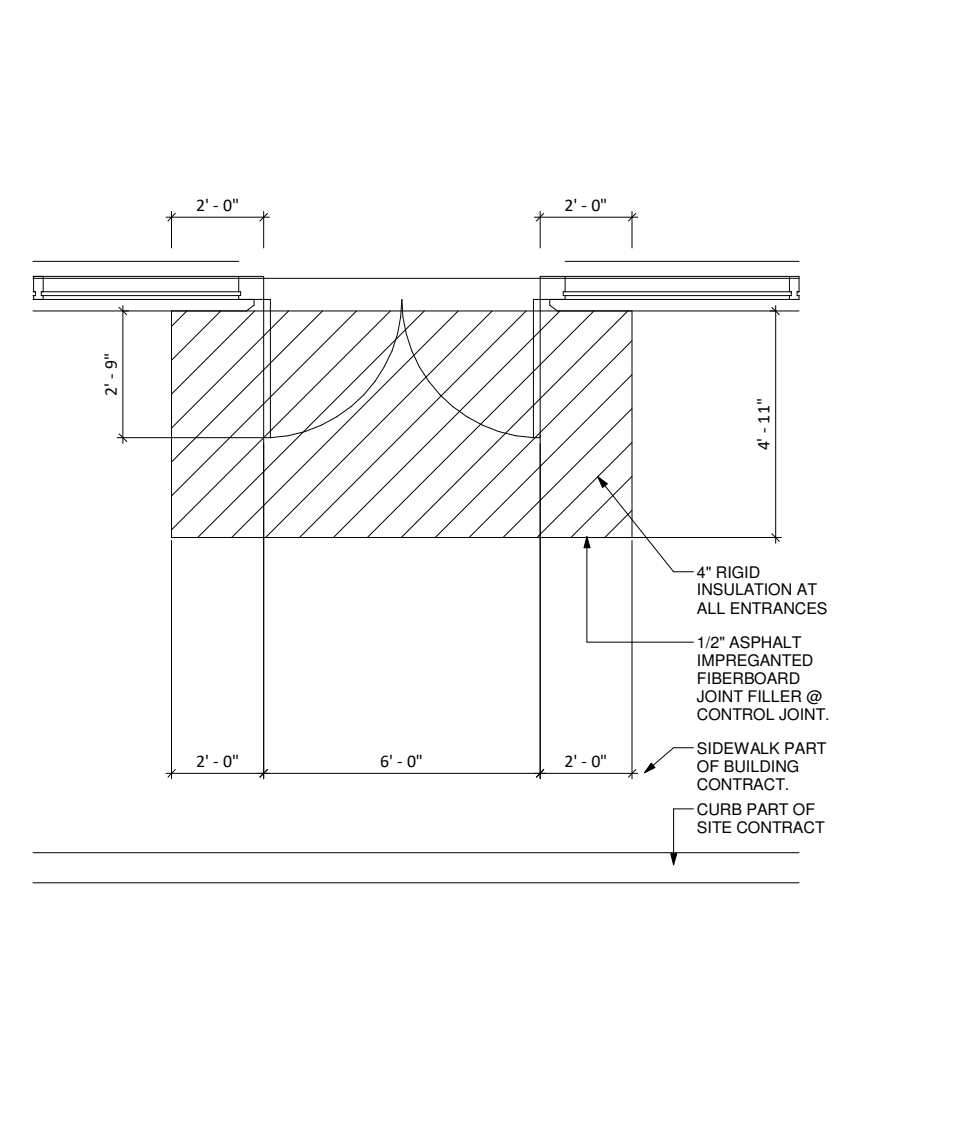
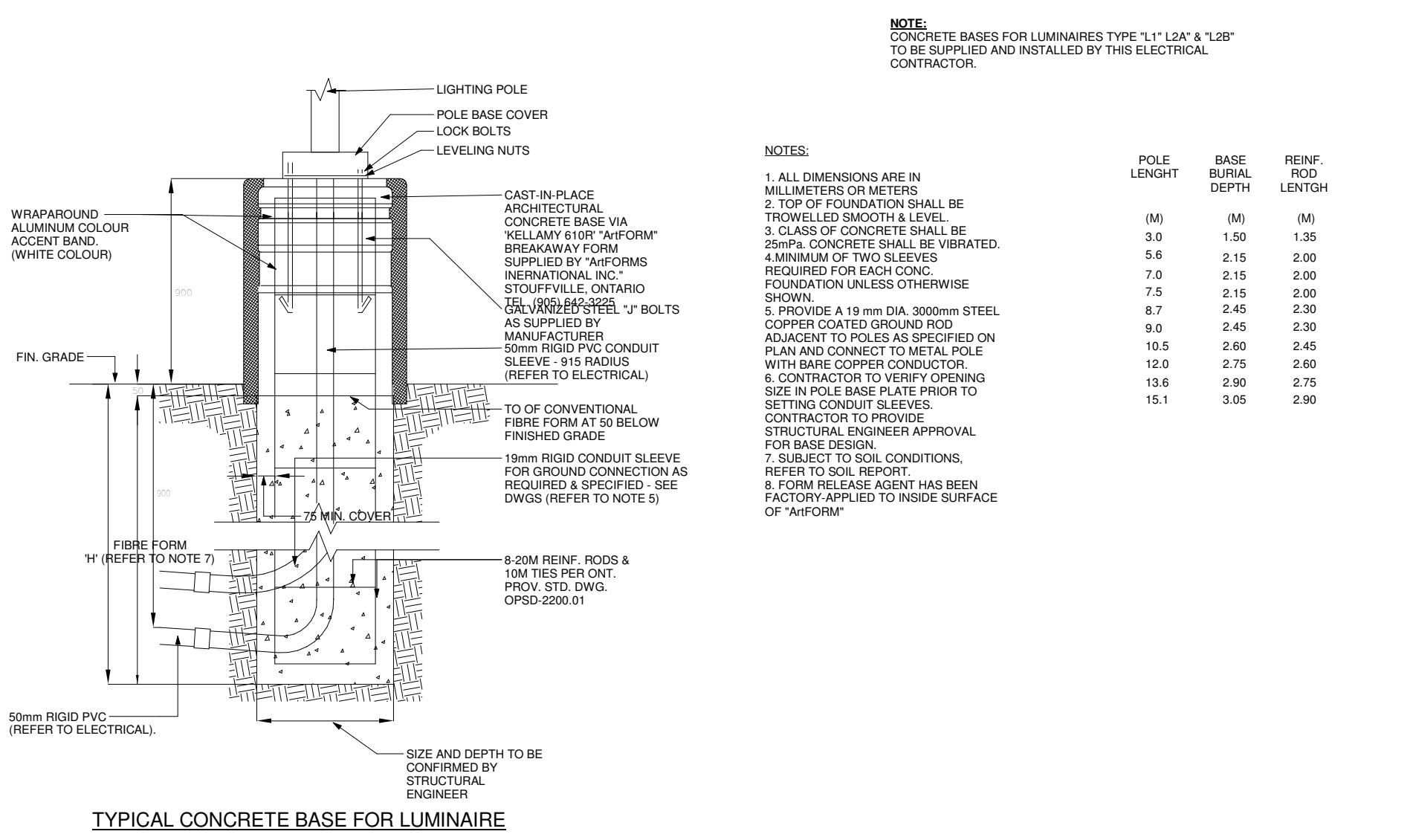
DRAWN BY
BSH

CHECKED BY
DEM

SCALE
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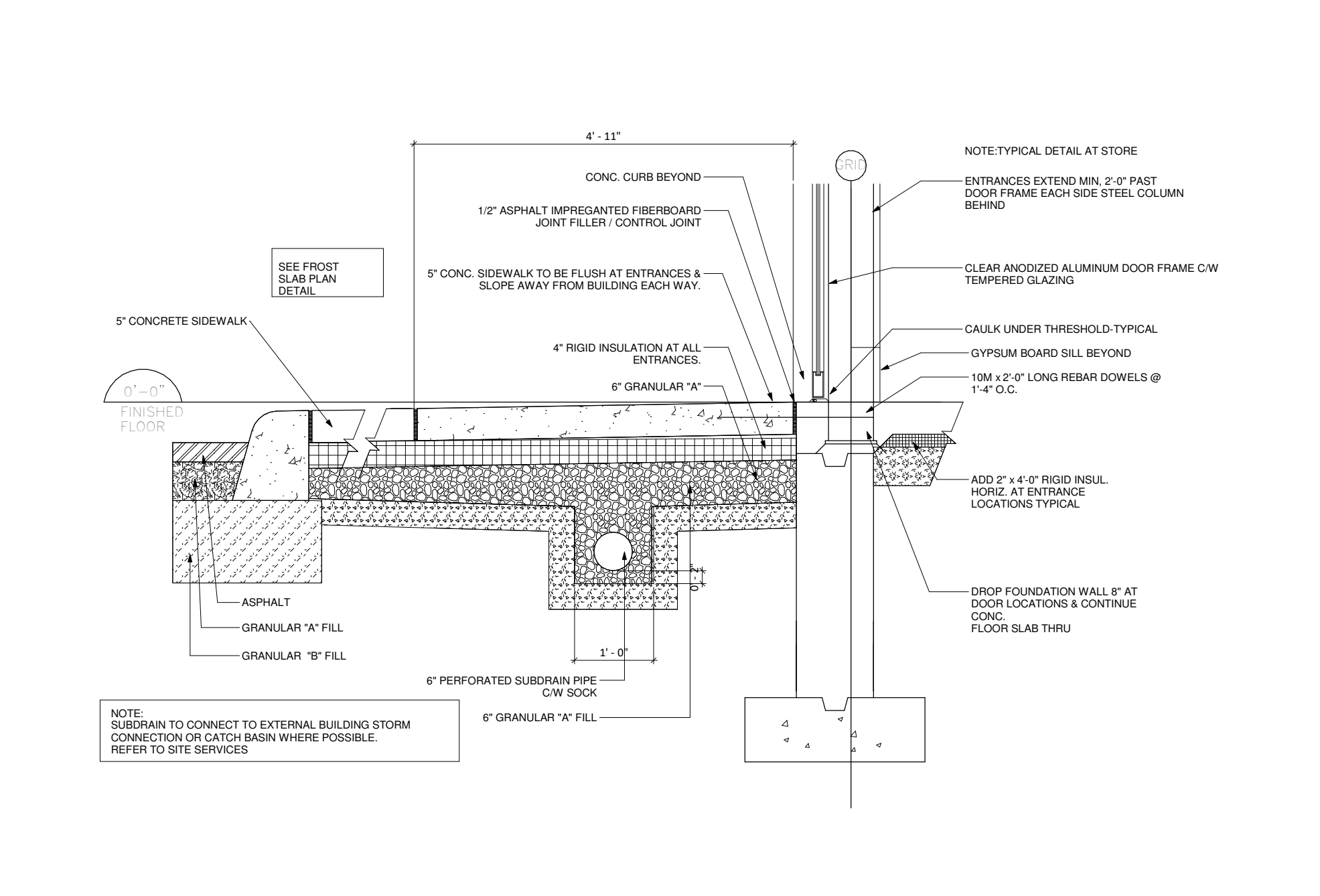
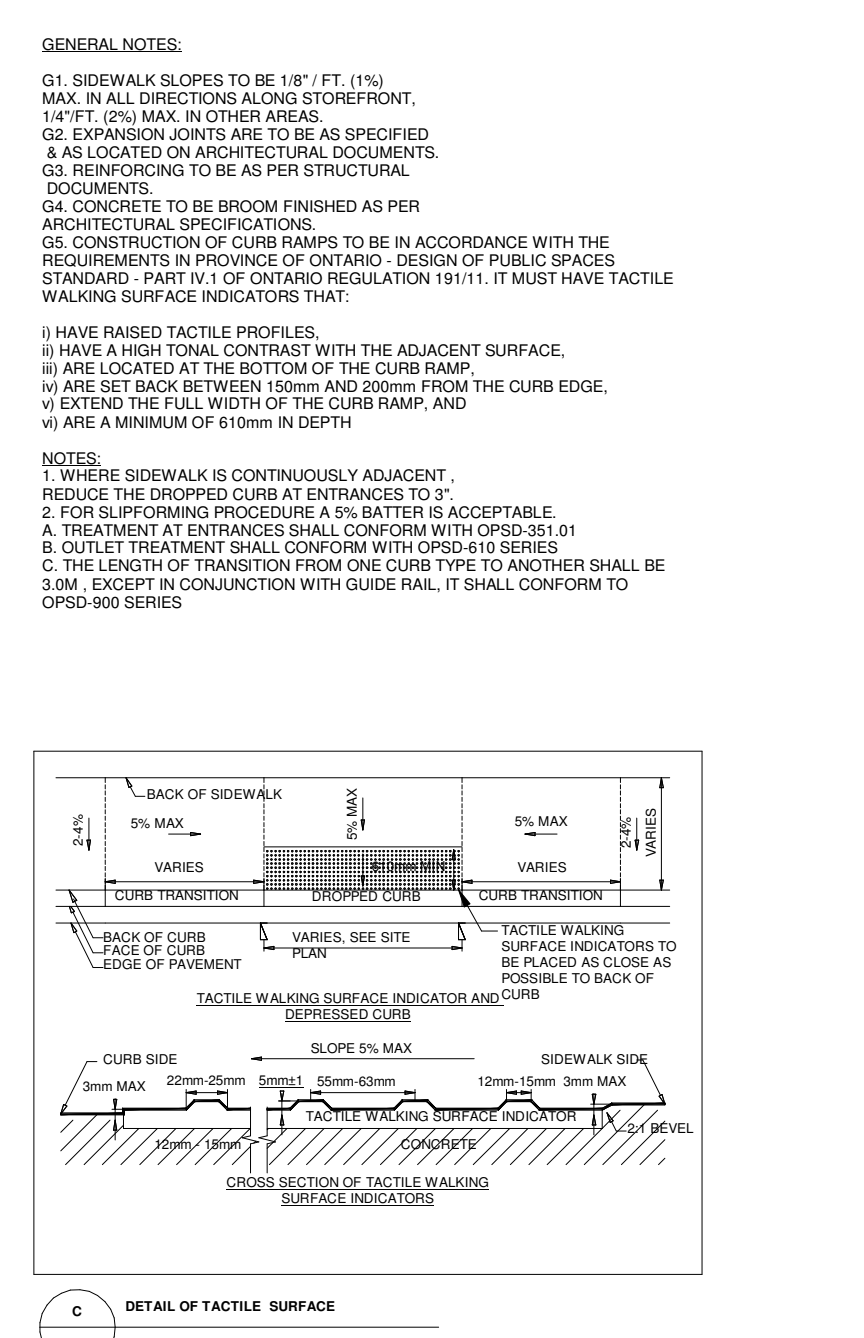
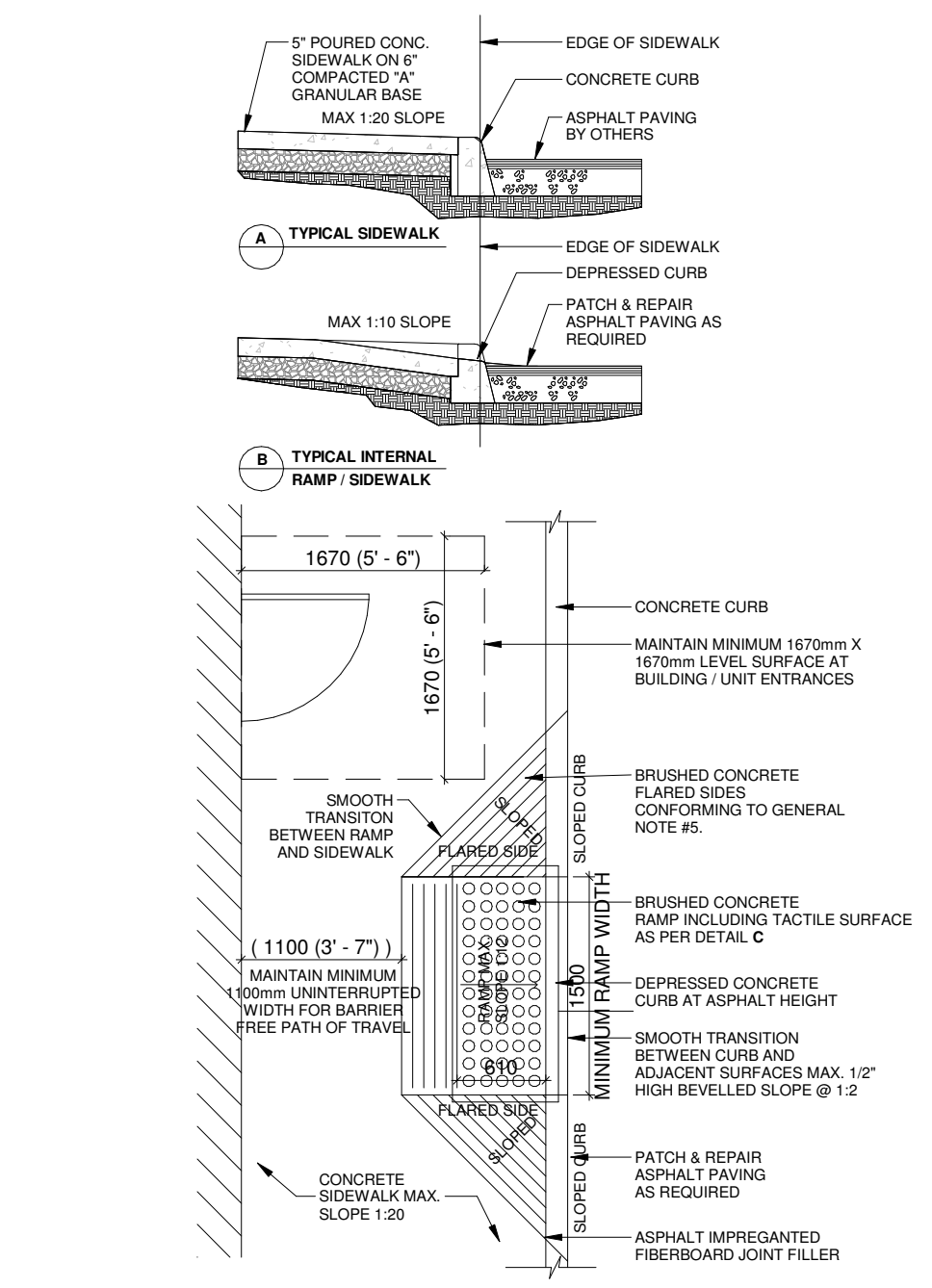


1 LIGHT STANDARD
1:500

2 FROST SLAB PLAN
1:50

3 CONCRETE CURB SECTION
1:15

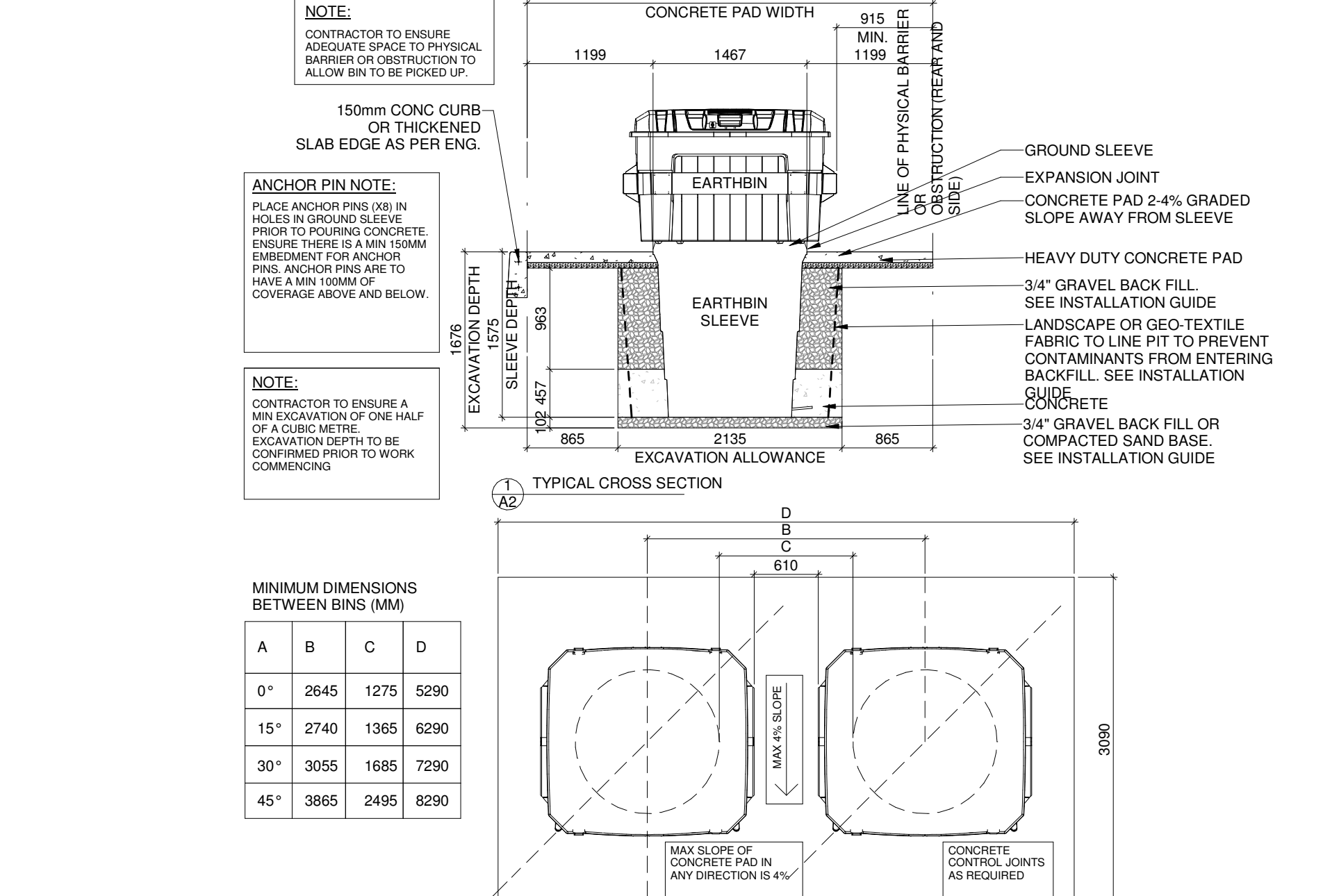
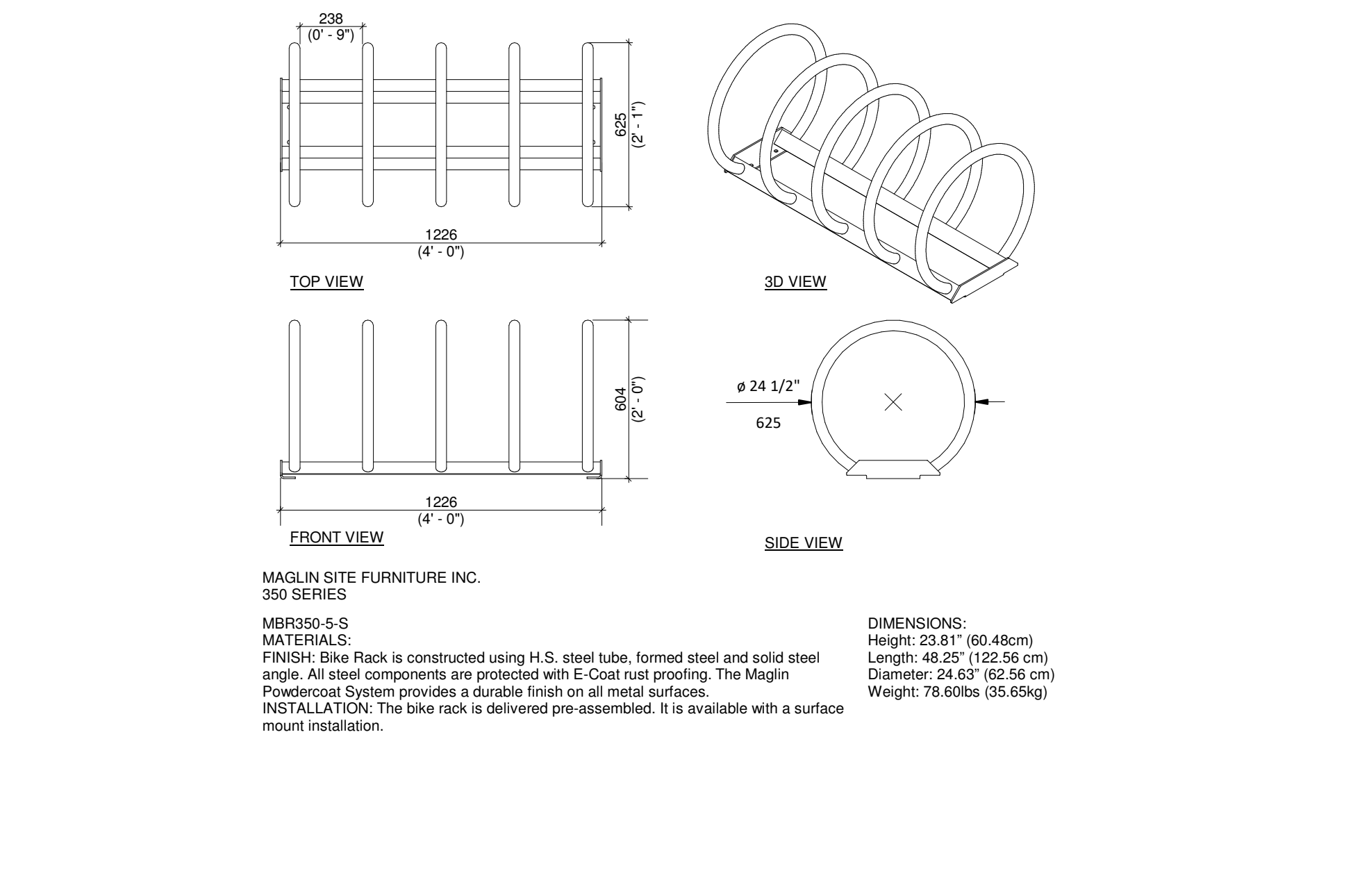
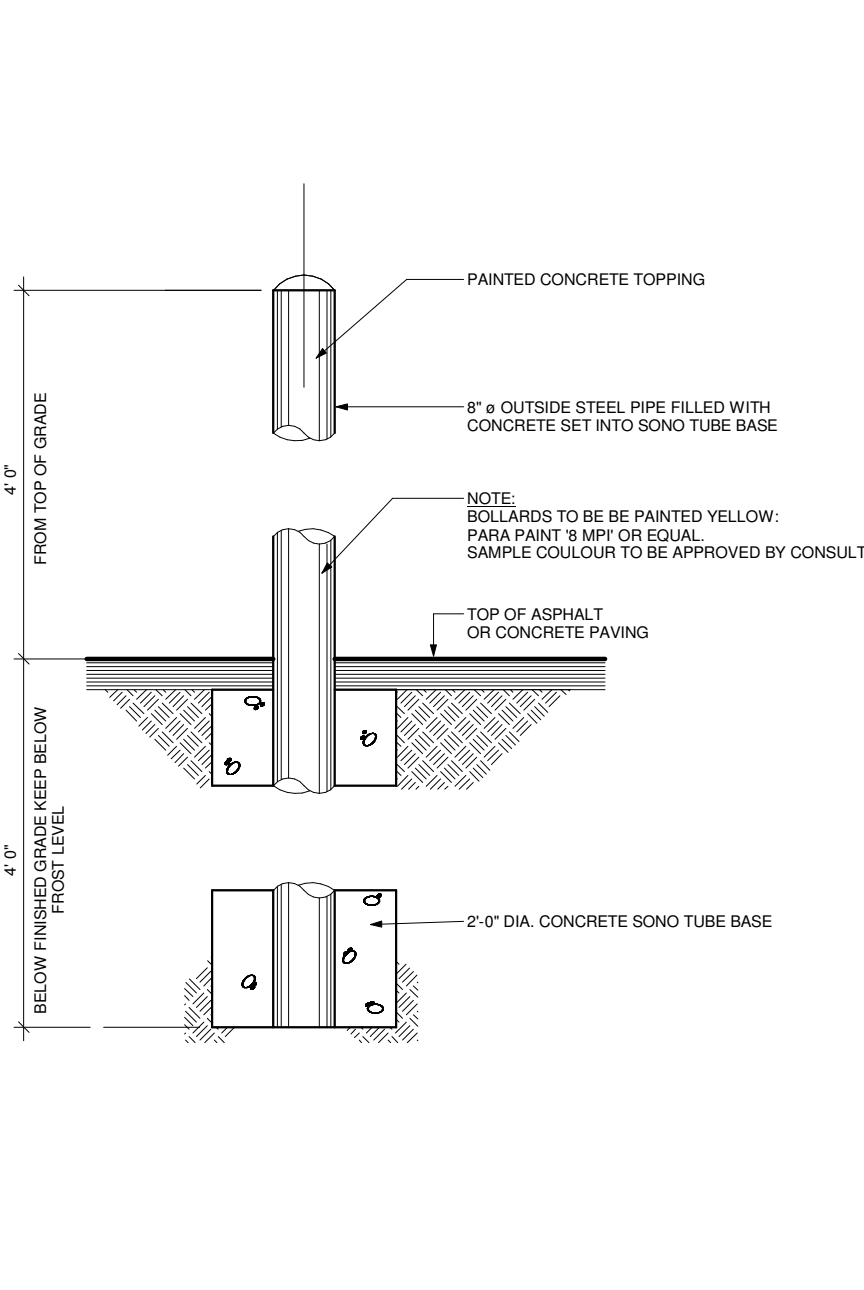
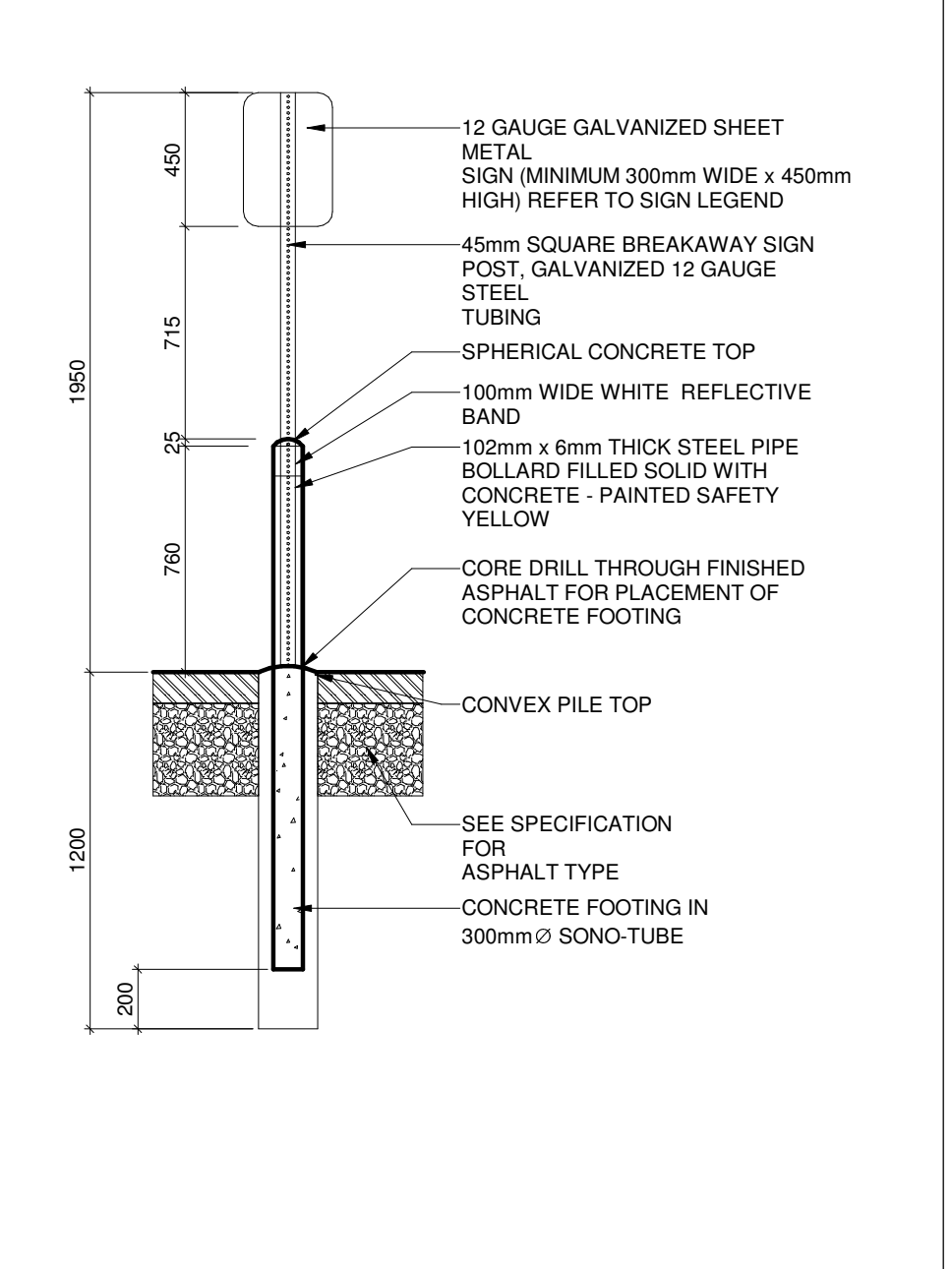
4 ACCESSIBLE PARKING DETAIL
1:100



5 CURB RAMP WITH TACTILE PLATES
1:50

6 FROST SLAB SECTION
1:20

7 STANDARD PARKING DETAIL (NO ADA)
1:100



8 ACCESSIBLE SIGN W/ BOLLARD DETAIL
1:25

9 BOLLARD DETAIL
1:25

10 BICYCLE RACK DETAIL - 6 SPACES
1:20

11 EARTH BIN DETAIL
1:50

Choice Properties

PROJECT: PROPOSED COMMERCIAL RETAIL PLAZA
3850 CAMBRIAN ROAD, BARRHAVEN, ONTARIO

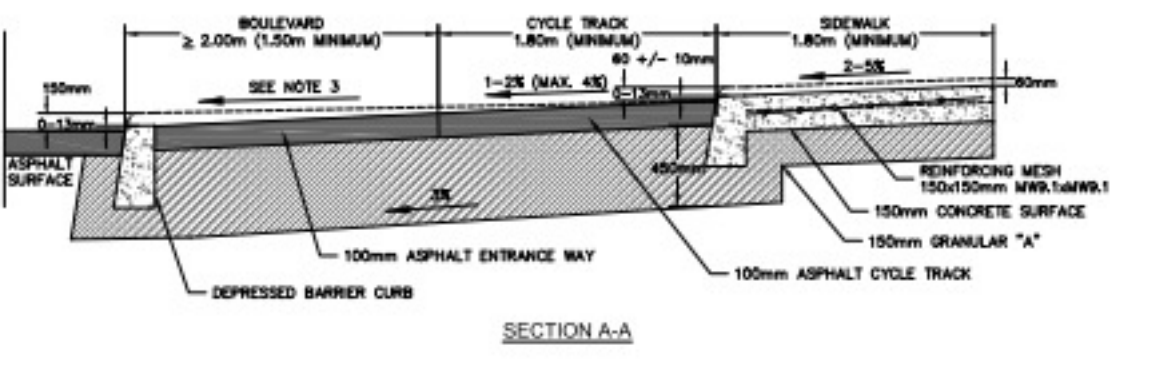
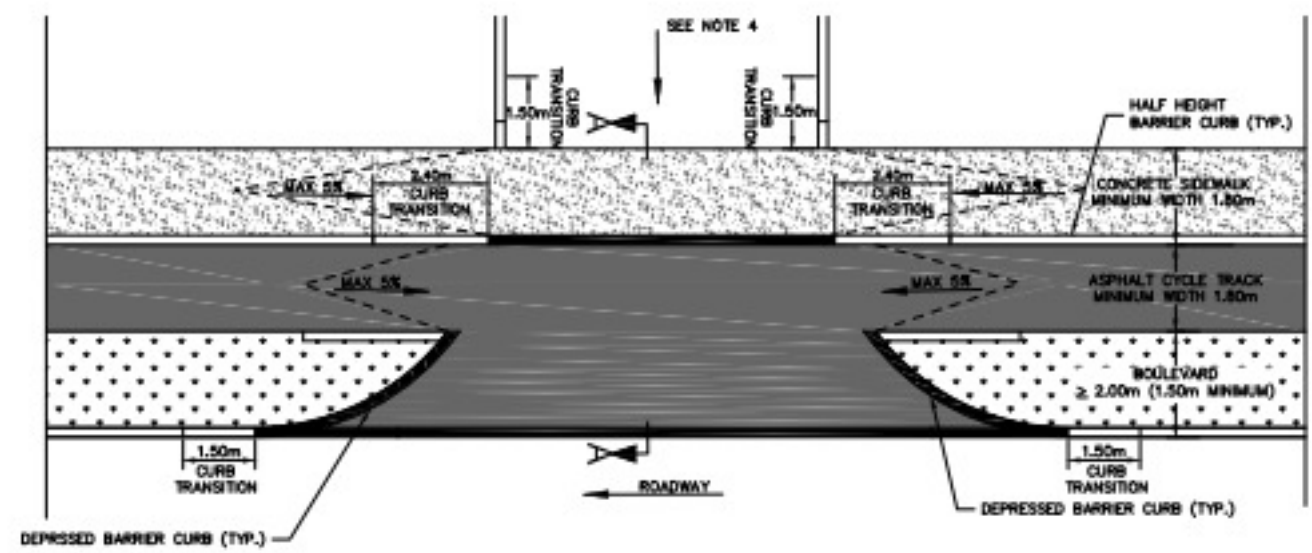
DRAWING: SITE DETAILS

PROJECT NO: 21-327P01
PROJECT DATE: 2023-07-27
DRAWN BY: NFP
CHECKED BY: RMP
SCALE: As indicated

ONTARIO ASSOCIATION OF ARCHITECTS
JOHN T. CHOW
LICENSE 17334

DRAWING NO: A002
REV: 2

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- NOTES:**
1. THIS DRAWING SHALL BE READ IN CONJUNCTION OF SC1.1, SC4, AND SC7.1, SC8, SC21 AND SC33.
 2. SIDEWALK GRADE TO REMAIN AS LEVEL AS POSSIBLE THROUGH THE ENTRANCE.
 3. ENTRANCE RAMP SLOPE OF 2% TO 5% MAXIMUM BK.
 4. SLOPE MAXIMUM BK. SEE PRIVATE APPROACH BY-LAW.
 5. CONCRETE SURFACES TO BE A MINIMUM THICKNESS OF 100mm AND 150mm WHERE VEHICLE TRAFFIC IS ANTICIPATED.
 6. TARGET SIDEWALK WIDTH IS 2.0m, WITH A MINIMUM OF 1.8m. CYCLE TRACK WIDTH SHALL BE NO LESS THAN 1.8m.



TYPICAL IN-BOULEVARD CYCLE TRACK AND SIDEWALK AT COMMERCIAL ENTRANCE - UNCONTROLLED INTERSECTION

| | |
|-----------|------------|
| DATE: | MARCH 2023 |
| REV: | |
| DATE: | |
| DWG. NO.: | SC37.1 |

TYPICAL IN-BOULEVARD CYCLE TRACK AND SIDEWALK AT COMMERCIAL ENTRANCE - UNCONTROLLED INTERSECTION

1
A003

1 : 50

| # | DATE | ISSUED FOR SITE PLAN CONTROL APPLICATION #02 | DESCRIPTION | BY |
|---|------------|--|-------------|----|
| 1 | 2023-10-04 | | | |



PROPOSED COMMERCIAL RETAIL PLAZA
3850 CAMBRIAN ROAD,
BARRHAVEN, ONTARIO

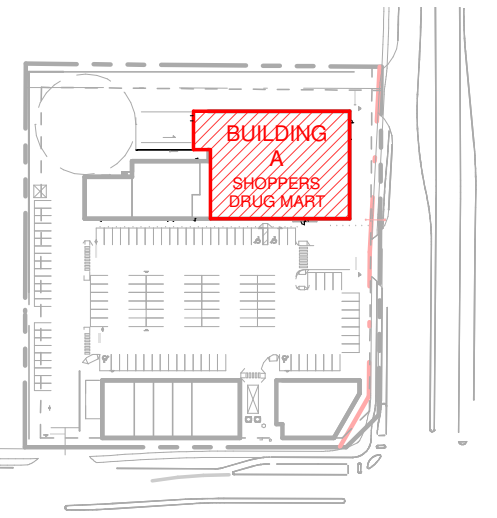
SITE DETAILS

PROJECT NO.
21-327P01
PROJECT DATE
2023-07-27
DRAWN BY
NFP
CHECKED BY
DEM
SCALE
1 : 50

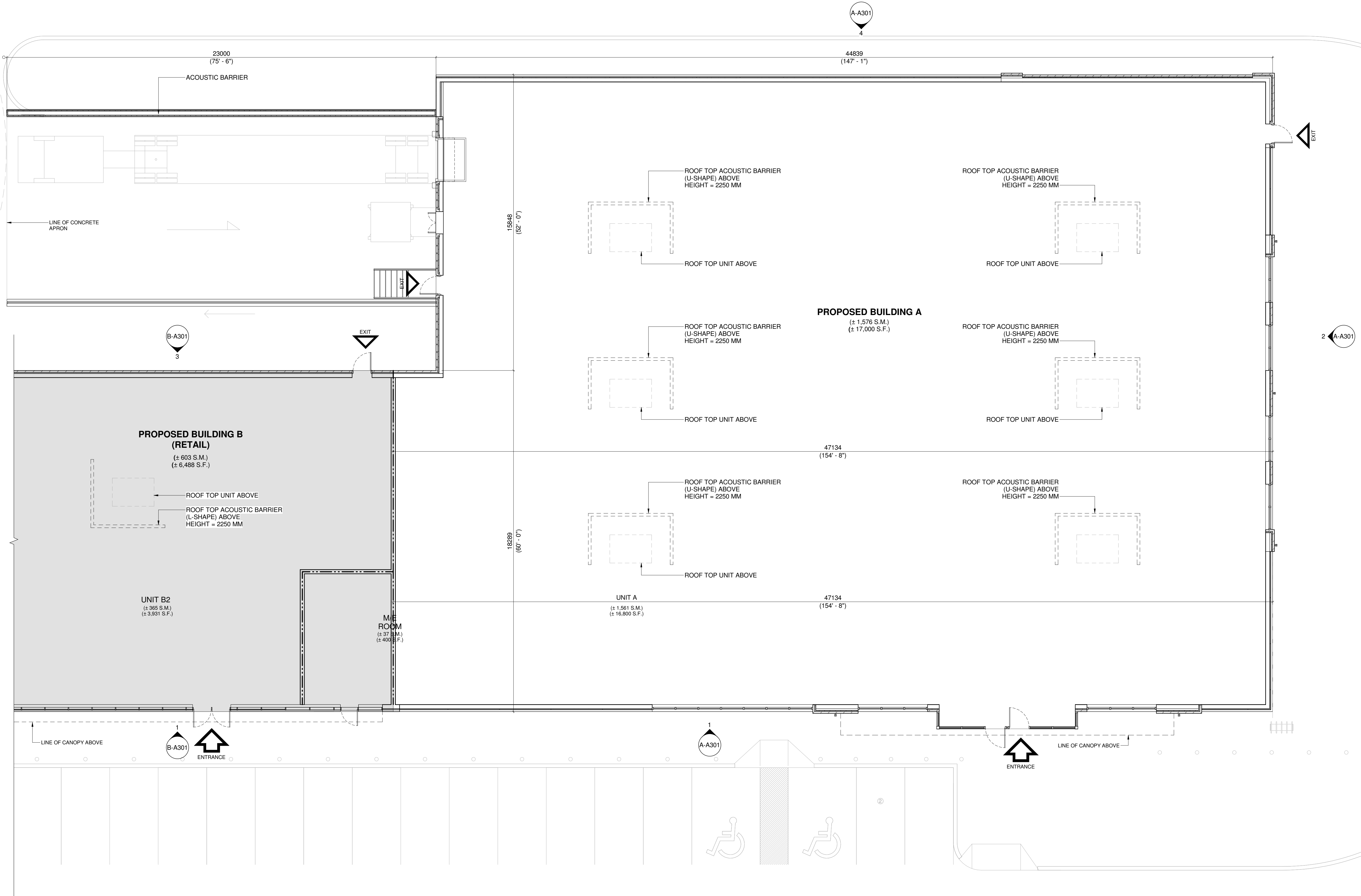


DRAWING NO. **A003** REV. **1**

The issuance of this record drawing is a representation by Turner Fleischer Architects Inc. that the construction, management or alteration of the building is in general, as approved by precise conformity with the design prepared and provided by Turner Fleischer Architects Inc. but is not a representation that the construction, management or alteration of the building is in conformity with a design that has been prepared or provided by others. The reliance on these control documents, reflecting the significant changes to the work made during construction, are based on data furnished by the contractor to Turner Fleischer Architects Inc. Turner Fleischer Architects Inc. shall not be held responsible for the accuracy or completeness of the information provided by the contractor.



2 KEY PLAN - BLDG A
A-A101 1" = 200'-0"



1 GROUND FLOOR PLAN - (BUILDING A)
A-A101 1/8" = 1'-0"

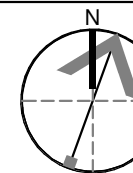
| # | DATE | DESCRIPTION | BY |
|---|------------|--|-----|
| 2 | 2023-10-04 | ISSUED FOR SITE PLAN CONTROL APPLICATION #02 | NFP |
| 1 | 2023-04-28 | ISSUED FOR SITE PLAN CONTROL APPLICATION | NFP |



PROJECT
PROPOSED COMMERCIAL RETAIL PLAZA
3850 CAMBRIAN ROAD,
OTTAWA, ON

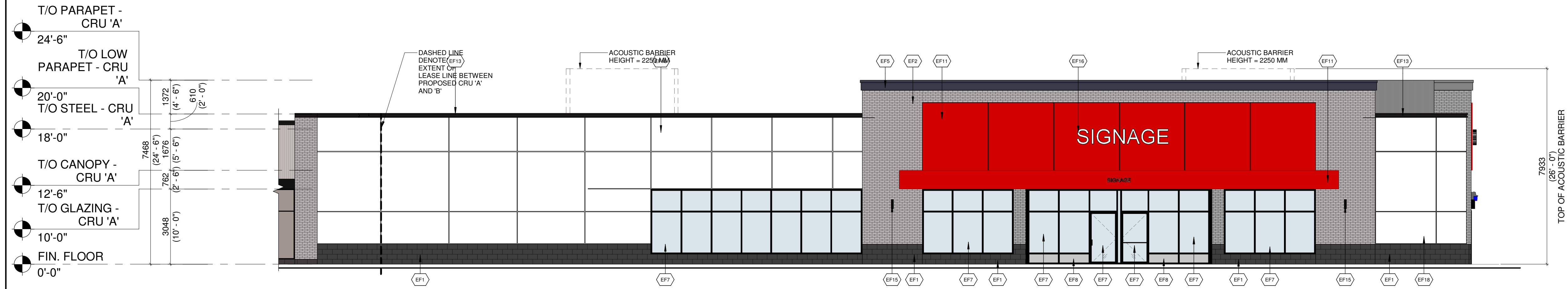
DRAWING
GROUND FLOOR PLAN - BUILDING 'A'

PROJECT NO.
21-327P01
PROJECT DATE
2023-01-31
DRAWN BY
BSH
CHECKED BY
DEM
SCALE
As indicated

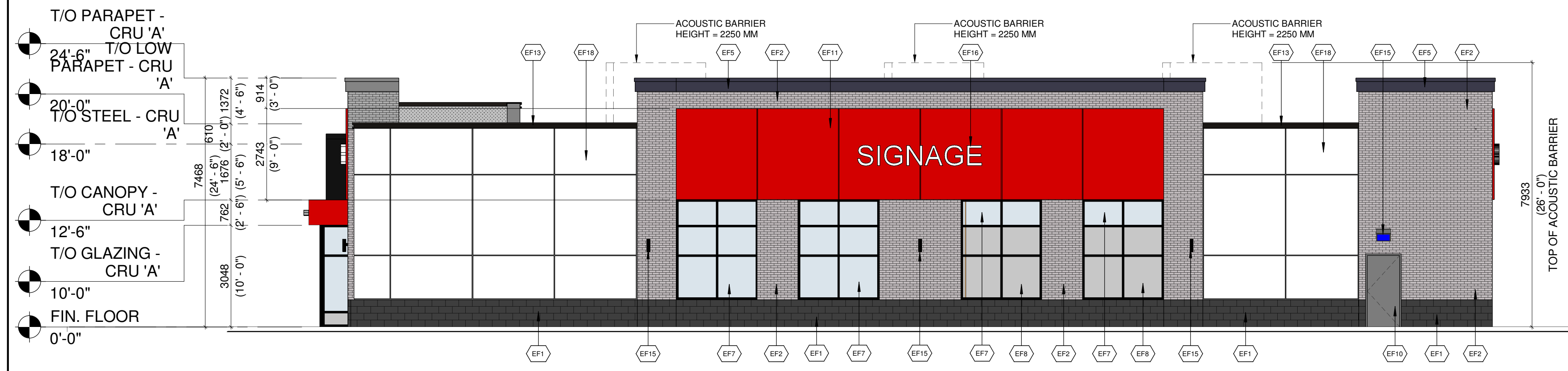


DRAWING NO. **A-A101** REV. **2**

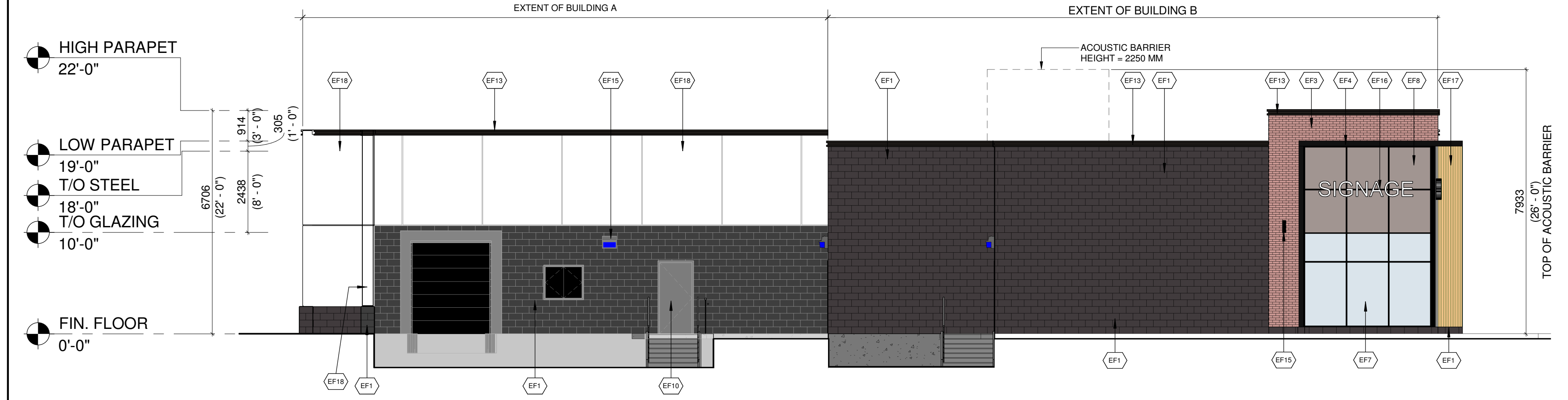
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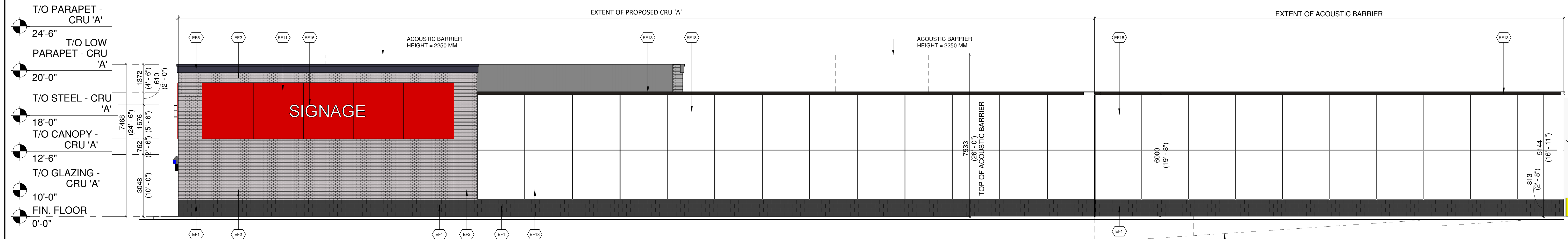
1 PROPOSED CRU 'A' - SOUTH ELEVATION
1/8" = 1'-0"



2 PROPOSED CRU 'A' - EAST ELEVATION
1/8" = 1'-0"



3 PROPOSED CRU 'A' - WEST ELEVATION
1/8" = 1'-0"



4 PROPOSED CRU 'A' - NORTH ELEVATION
1/8" = 1'-0"

| EXTERIOR FINISH SCHEDULE | |
|--------------------------|--|
| EF1 | ARCHITECTURAL CONCRETE BLOCK: COLOUR: DARK GREY |
| EF2 | CLAY BRICK: COLOUR: GREY |
| EF3 | CLAY BRICK: COLOUR: RED |
| EF4 | ALUMINUM COMPOSITE PANELS: COLOUR: BLACK |
| EF5 | EIFS CORNICE: COLOUR: GREY |
| EF6 | VERTICAL METAL SIDING COLOUR: GREY |
| EF7 | GLAZED DOORS & WINDOWS: CLEAR LOW E GLAZING IN COLOUR: BLACK ANODIZED ALUMINUM MULLIONS THERMALLY BROKEN ALUMINUM FRAMES |
| EF8 | SPANDREL GLAZED DOORS & WINDOWS: BLACK ANODIZED ALUMINUM FRAMES CLEAR GLASS UNIT WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTERLITE (TEMPERED GLASS TO BE USED AT DOORS AND SIDELIGHTS) C/W INSULATED BACKSPAN, INTERIOR FINISHED WITH STUDS AND GYPSUM WALL BOARD COLOUR: GREY |
| EF9 | FILLER PANEL: 1/8" THICK ANODIZED ALUMINUM COLOUR: CHARCOAL REFER TO WINDOW SCHEDULE FOR SIZE |
| EF10 | H.M. DOORS & FRAMES: PREFINISHED HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH |
| EF11 | ALUMINUM COMPOSITE PANEL: COLOUR: RED |
| EF12 | PREFINISHED METAL CAP FLASHING: COLOUR: BLACK |
| EF13 | ACM CORNICE: BLACK |
| EF14 | SCUPPER: COLOUR: TO MATCH PREFINISHED METAL CAP FLASHING TO MATCH ADJACENT MATERIAL |
| EF15 | LIGHT FIXTURE: REFER TO ELEC. SPEC. FOR LIGHT FIXTURE C/W 5/8" EXTERIOR GRADE PLAYWOOD BACKING |
| EF16 | EXTERIOR SIGNAGE: SIGNAGE TO BE PROVIDED BY AND INSTALLED BY TENANT. G.C. TO INSTALL 5/8" PLYWOOD BACKING FOR FUTURE MOUNTING OF SIGNAGE. SIGNAGE CONDUIT ROUGH-OUTS TO BE COORDINATED WITH TENANT. |
| EF17 | VERTICAL ALUMINUM SIDING: COLOUR: WOOD GRAIN |
| EF18 | EIFS: COLOUR: WHITE |

| # | DATE | ISSUED FOR SITE PLAN CONTROL APPLICATION # | DESCRIPTION | BY |
|---|------------|--|-------------|----|
| 2 | 2023-10-04 | ISSUED FOR SITE PLAN CONTROL APPLICATION #02 | NFP | |
| 1 | 2023-04-28 | ISSUED FOR SITE PLAN CONTROL APPLICATION | NFP | |



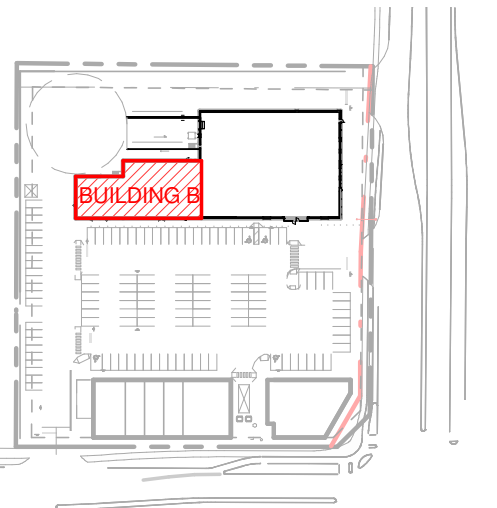
PROJECT
PROPOSED COMMERCIAL RETAIL PLAZA
3850 CAMBRIAN ROAD,
OTTAWA, ON

DRAWING
EXTERIOR ELEVATIONS - BUILDING 'A'

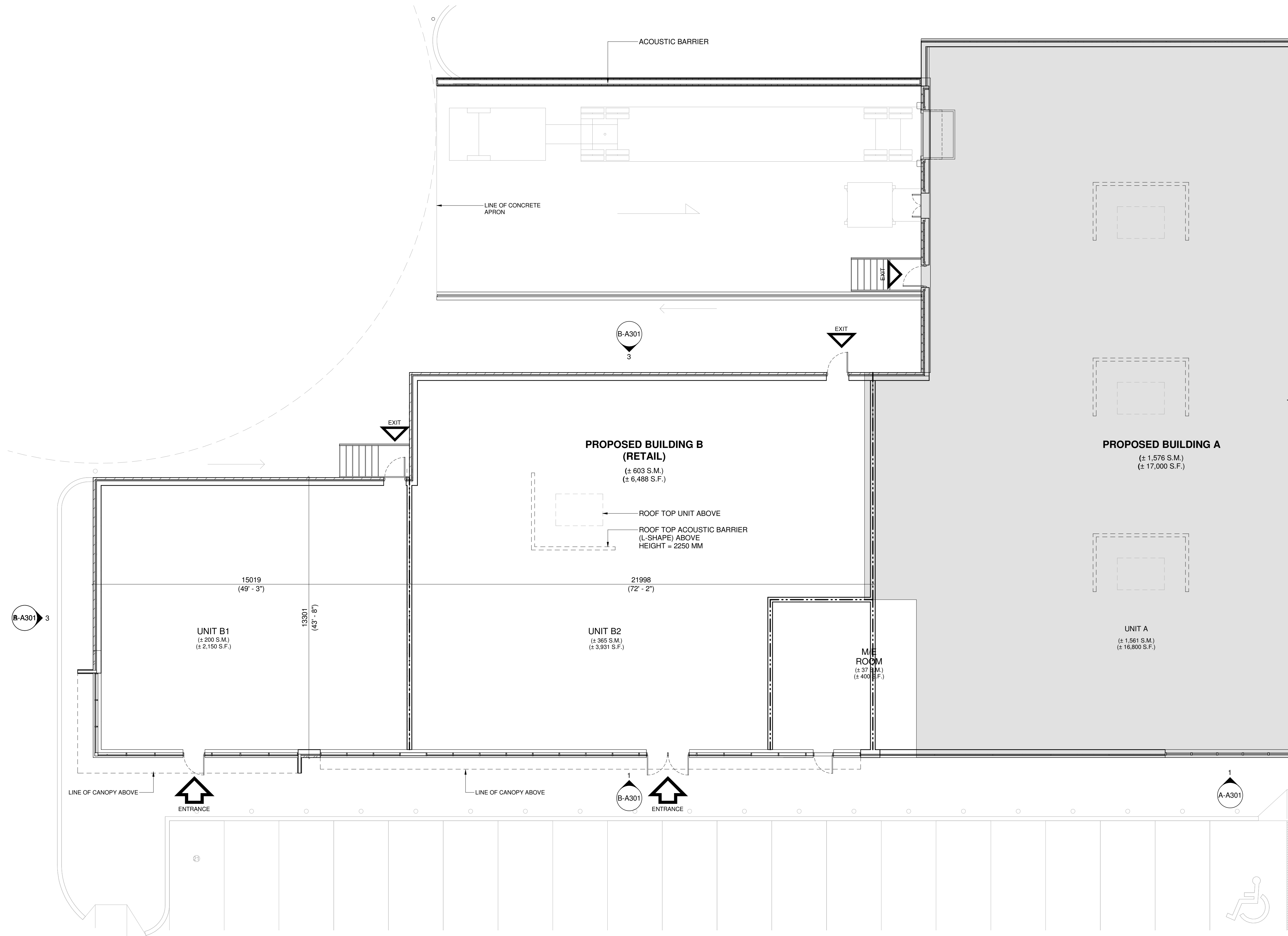
PROJECT NO.
21-327P01
PROJECT DATE
2023-01-31
DRAWN BY
NFP
CHECKED BY
DEM
SCALE
1/8" = 1'-0"



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2 KEY PLAN - BLDG B
1" = 200'-0"



1 GROUND FLOOR PLAN (BUILDING B)
1/8" = 1'-0"

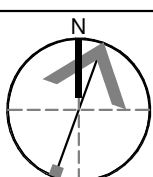
| # | DATE | DESCRIPTION | BY |
|---|------------|--|-----|
| 2 | 2023-10-04 | ISSUED FOR SITE PLAN CONTROL APPLICATION #02 | NFP |
| 1 | 2023-04-28 | ISSUED FOR SITE PLAN CONTROL APPLICATION | NFP |



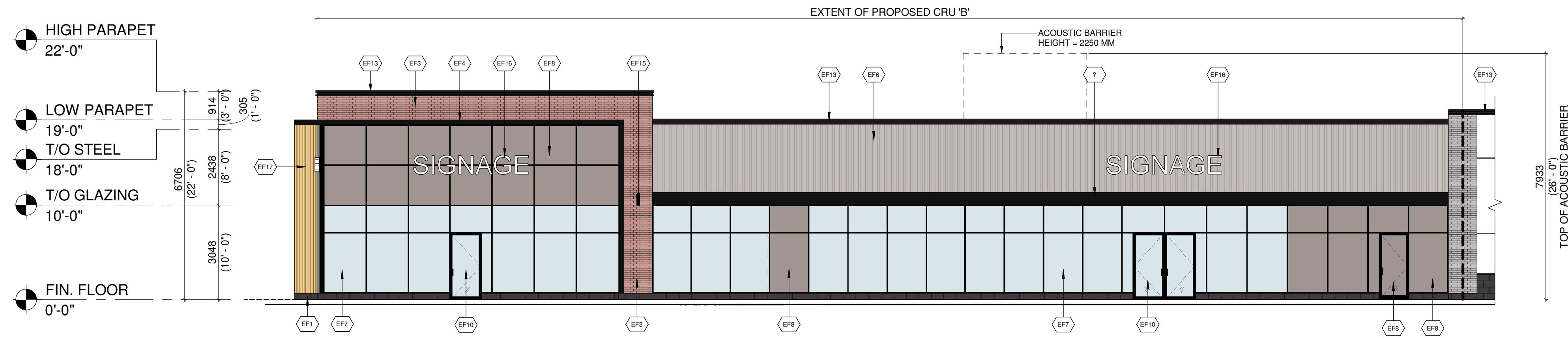
PROJECT
PROPOSED COMMERCIAL RETAIL PLAZA
3850 CAMBRIAN ROAD,
OTTAWA, ON

DRAWING
GROUND FLOOR PLAN - BUILDING B

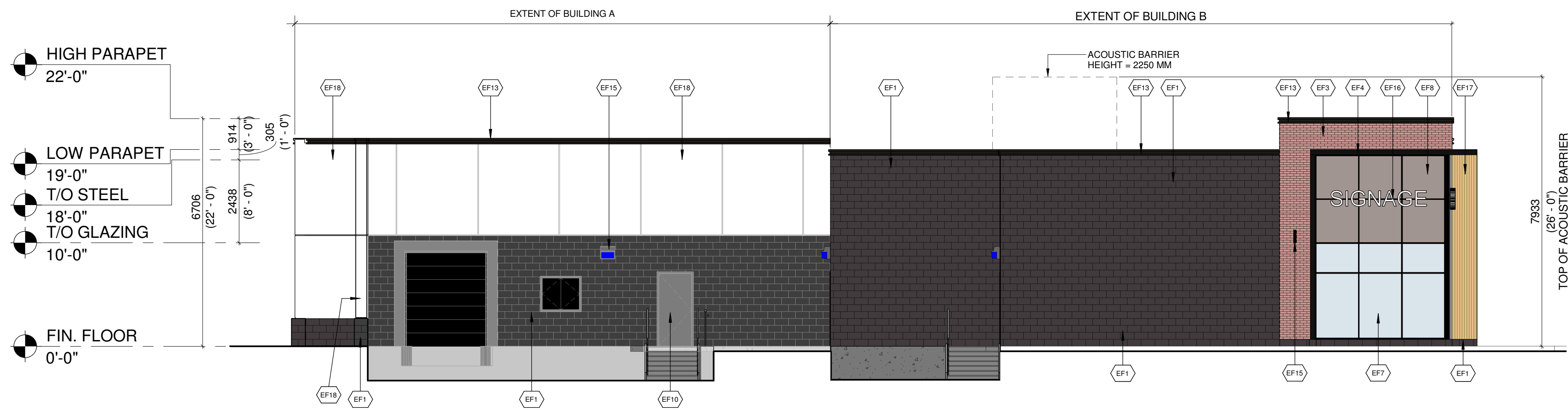
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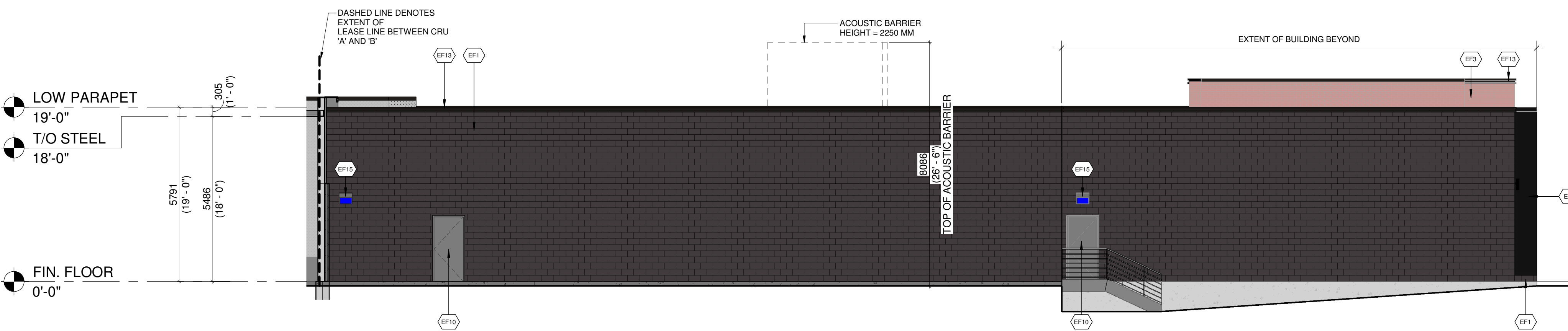
DRAWING NO. **B-A101** REV. **2**



1 PROPOSED CRU 'B' - SOUTH ELEVATION
B-A301 1/8" = 1'-0"



2 PROPOSED CRU 'B' - WEST ELEVATION
B-A301 1/8" = 1'-0"



3 PROPOSED CRU 'B' - NORTH ELEVATION
B-A301 1/8" = 1'-0"

| EXTERIOR FINISH SCHEDULE | |
|--------------------------|--|
| EF1 | ARCHITECTURAL CONCRETE BLOCK: COLOUR: DARK GREY |
| EF2 | CLAY BRICK: COLOUR: GREY |
| EF3 | CLAY BRICK: COLOUR: RED |
| EF4 | ALUMINUM COMPOSITE PANELS: COLOUR: BLACK |
| EF5 | EIFS CORNICE: COLOUR: GREY |
| EF6 | VERTICAL METAL SIDING COLOUR: GREY |
| EF7 | GLAZED DOORS & WINDOWS: CLEAR LOW E GLAZING IN COLOUR: BLACK ANODIZED ALUMINUM MULLIONS THERMALLY BROKEN ALUMINUM FRAMES |
| EF8 | SPANDREL GLAZED DOORS & WINDOWS: BLACK ANODIZED ALUMINUM FRAMES CLEAR GLASS UNIT WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTERLITE (TEMPERED GLASS TO BE USED AT DOORS AND SIDELIGHTS) C/W INSULATED BACKSPAN, INTERIOR FINISHED WITH STUDS AND GYPSUM WALL BOARD COLOUR: GREY |
| EF9 | FILLER PANEL: 1/8" THICK ANODIZED ALUMINUM COLOUR: CHARCOAL REFER TO WINDOW SCHEDULE FOR SIZE |
| EF10 | H.M. DOORS & FRAMES: PREFINISHED HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH: |
| EF11 | ALUMINUM COMPOSITE PANEL: COLOUR: RED |
| EF12 | PREFINISHED METAL CAP FLASHING: COLOUR: BLACK |
| EF13 | ACM CORNICE: BLACK |
| EF14 | SCUPPER: COLOUR: TO MATCH PREFINISHED METAL CAP FLASHING TO MATCH ADJACENT MATERIAL |
| EF15 | LIGHT FIXTURE: REFER TO ELEC. SPEC. FOR LIGHT FIXTURE C/W 5/8" EXTERIOR GRADE PLAYWOOD BACKING |
| EF16 | EXTERIOR SIGNAGE: SIGNAGE TO BE PROVIDED BY AND INSTALLED BY TENANT, G.C. TO INSTALL 5/8" PLYWOOD BACKING FOR FUTURE MOUNTING OF SIGNAGE. SIGNAGE CONDUIT ROUGH-OUTS TO BE COORDINATED WITH TENANT. |
| EF17 | VERTICAL ALUMINUM SIDING: COLOUR: WOOD GRAIN |
| EF18 | EIFS: COLOUR: WHITE |

| # | DATE | DESCRIPTION | BY |
|---|------------|--|-----|
| 2 | 2023-10-04 | ISSUED FOR SITE PLAN CONTROL APPLICATION #02 | NFP |
| 1 | 2023-04-28 | ISSUED FOR SITE PLAN CONTROL APPLICATION | NFP |

Choice
Properties

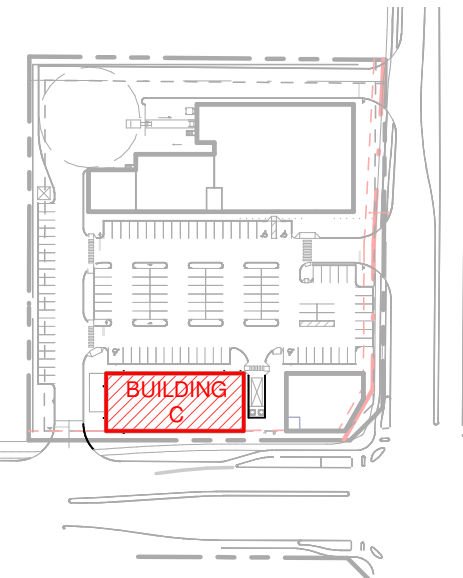
PROJECT
PROPOSED COMMERCIAL RETAIL PLAZA
3850 CAMBRIAN ROAD,
OTTAWA, ON

DRAWING
EXTERIOR ELEVATIONS - PROPOSED BUILDING B

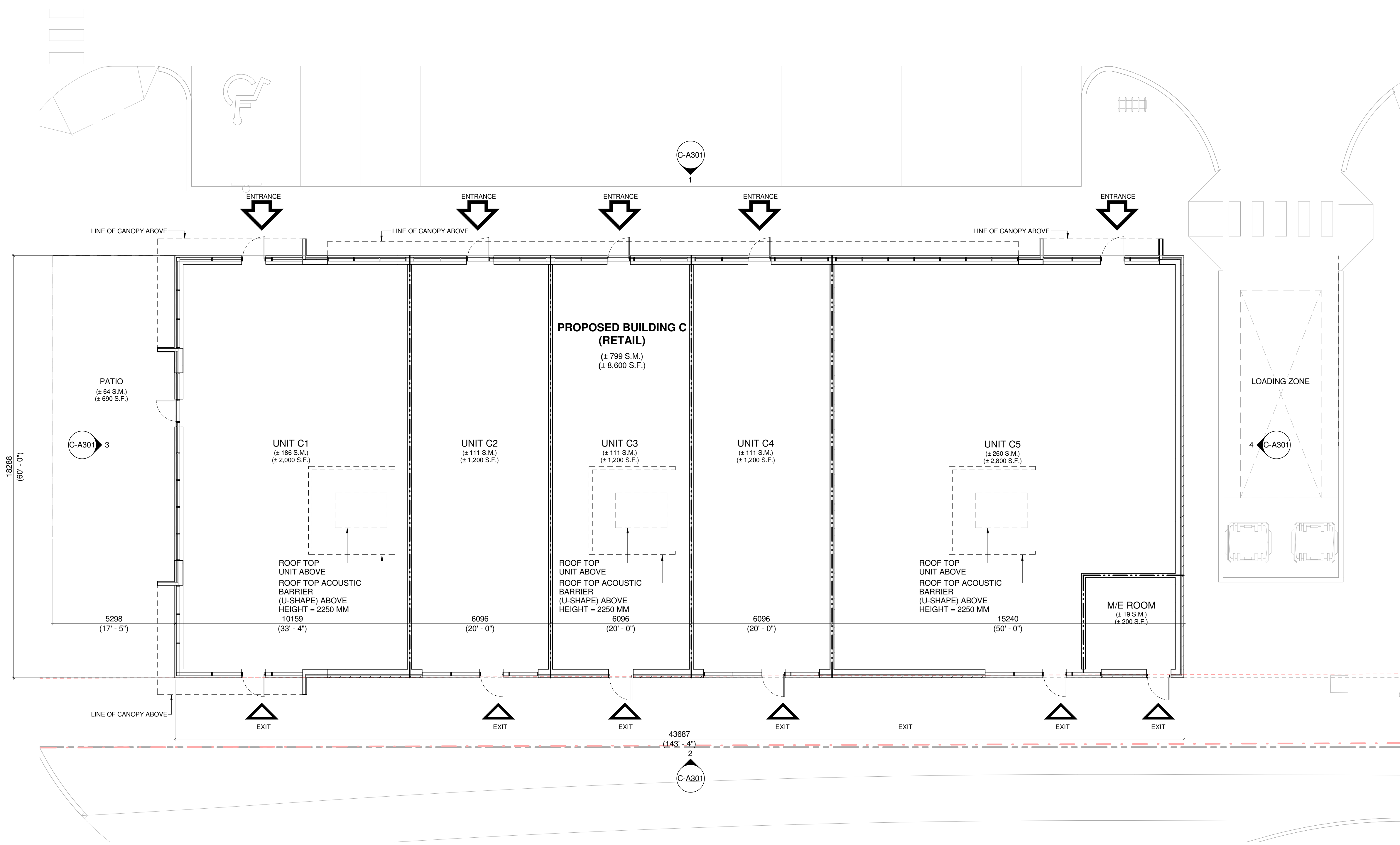
PROJECT NO.
21-327P01
PROJECT DATE
2023-01-31
DRAWN BY
NFP
CHECKED BY
DEM
SCALE
1/8" = 1'-0"



The issuance of this record drawing is a representation by Turner Fleischer Architects Inc. that the construction, management or alteration of the building is in general, as approved by province, conforming with the design prepared and provided by Turner Fleischer Architects Inc. but is not a representation that the construction, management or alteration of the building is in conformity with a design that has been prepared or provided by others. The results of these control documents, reflecting the significant changes to the work made during construction, are based on data furnished by the contractor to Turner Fleischer Architects Inc. Turner Fleischer Architects Inc. shall not be held responsible for the accuracy or completeness of the information provided by the contractor.



2 KEY PLAN
C-A101 1" = 200'-0"



1 GROUND FLOOR PLAN - BUILDING C
C-A101 1/8" = 1'-0"

| # | DATE | DESCRIPTION | BY |
|---|------------|--|-----|
| 2 | 2023-10-04 | ISSUED FOR SITE PLAN CONTROL APPLICATION #02 | NFP |
| 1 | 2023-04-28 | ISSUED FOR SITE PLAN CONTROL APPLICATION | NFP |



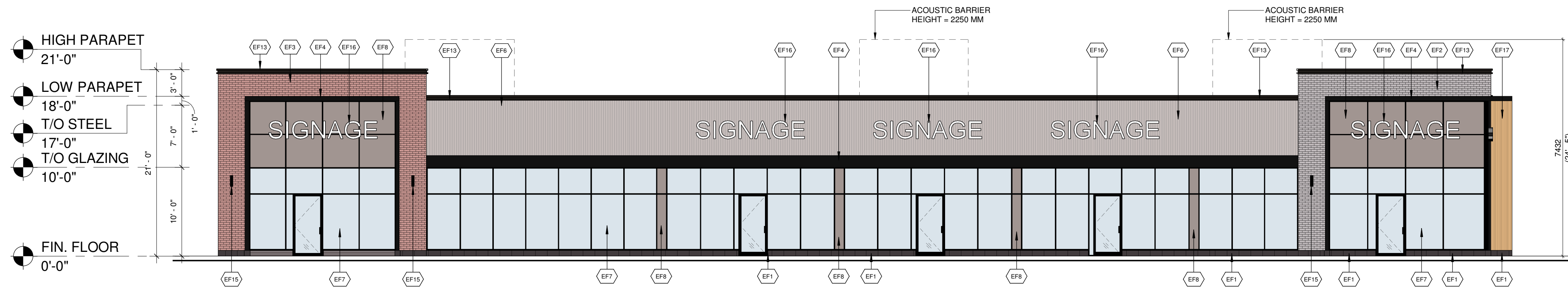
PROJECT
PROPOSED COMMERCIAL RETAIL PLAZA
3850 CAMBRIAN ROAD,
OTTAWA, ON

DRAWING
GROUND FLOOR PLAN - BUILDING C

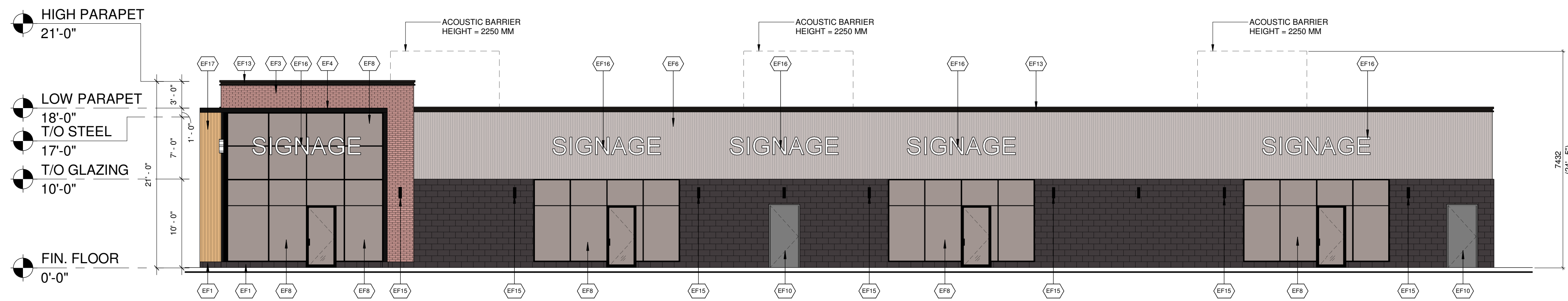
PROJECT NO.
21-327P01
PROJECT DATE
2023-01-31
DRAWN BY
NFP
CHECKED BY
DEM
SCALE
As indicated



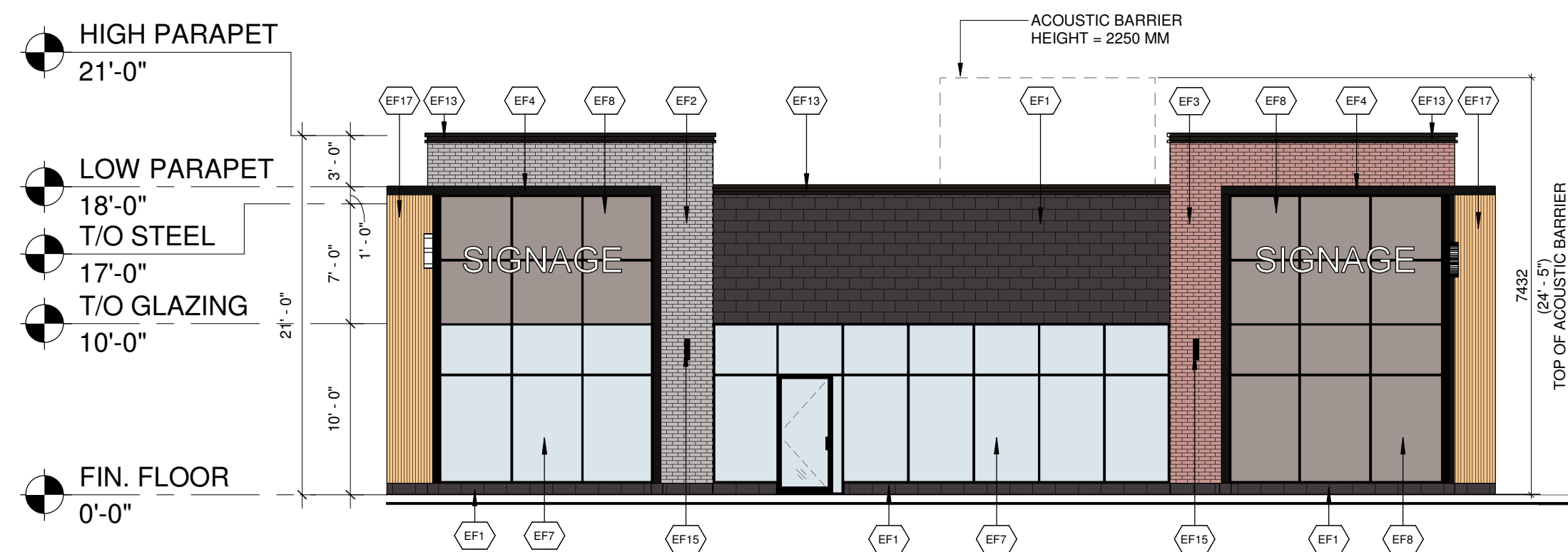
DRAWING NO. **C-A101** REV. **2**



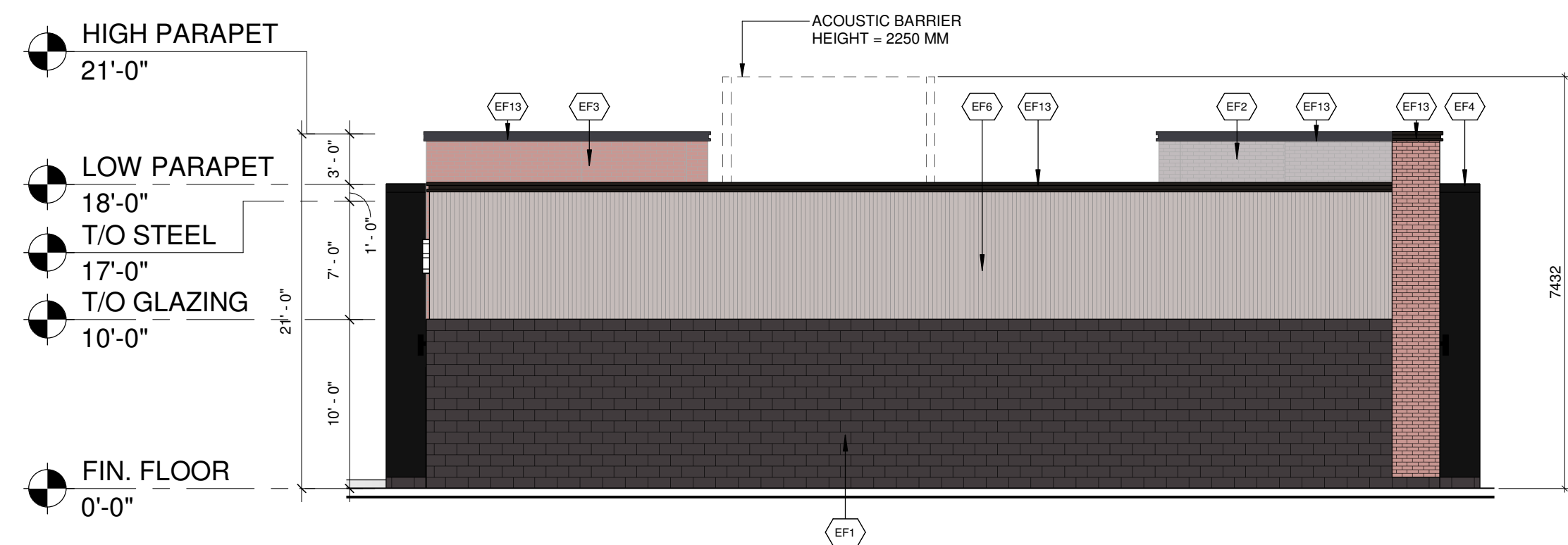
1 PROPOSED CRU 'C' - NORTH ELEVATION
C-A301 1/8" = 1'-0"



2 PROPOSED CRU 'C' - SOUTH ELEVATION
C-A301 1/8" = 1'-0"



3 PROPOSED CRU 'C' - WEST ELEVATION
C-A301 1/8" = 1'-0"



4 PROPOSED CRU 'C' - EAST ELEVATION
C-A301 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

| | |
|------|--|
| EF1 | ARCHITECTURAL CONCRETE BLOCK: COLOUR: DARK GREY |
| EF2 | CLAY BRICK: COLOUR: GREY |
| EF3 | CLAY BRICK: COLOUR: RED |
| EF4 | ALUMINUM COMPOSITE PANELS: COLOUR: BLACK |
| EF5 | EIFS CORNICE: COLOUR: GREY |
| EF6 | VERTICAL METAL SIDING COLOUR: GREY |
| EF7 | GLAZED DOORS & WINDOWS: CLEAR LOW E GLAZING IN COLOUR: BLACK ANODIZED ALUMINUM MULLIONS THERMALLY BROKEN ALUMINUM FRAMES |
| EF8 | SPANDREL GLAZED DOORS & WINDOWS: BLACK ANODIZED ALUMINUM FRAMES CLEAR GLASS UNIT WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTERLITE (TEMPERED GLASS TO BE USED AT DOORS AND SIDELIGHTS) C/W INSULATED BACKSPAN, INTERIOR FINISHED WITH STUDS AND GYPSUM WALL BOARD COLOUR: GREY |
| EF9 | FILLER PANEL: 1/8" THICK ANODIZED ALUMINUM COLOUR: CHARCOAL REFER TO WINDOW SCHEDULE FOR SIZE |
| EF10 | H.M. DOORS & FRAMES: REFINISHED HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH: |
| EF11 | ALUMINUM COMPOSITE PANEL: COLOUR: RED |
| EF12 | PREFINISHED METAL CAP FLASHING: COLOUR: BLACK |
| EF13 | ACM CORNICE: BLACK |
| EF14 | SCUPPER: COLOUR: TO MATCH PREFINISHED METAL CAP FLASHING TO MATCH ADJACENT MATERIAL |
| EF15 | LIGHT FIXTURE: REFER TO ELEC. SPEC. FOR LIGHT FIXTURE C/W 5/8" EXTERIOR GRADE PLAYWOOD BACKING |
| EF16 | EXTERIOR SIGNAGE: SIGNAGE TO BE PROVIDED BY AND INSTALLED BY TENANT. G.C. TO INSTALL 5/8" PLYWOOD BACKING FOR FUTURE MOUNTING OF SIGNAGE. SIGNAGE CONDUIT ROUGH-OUTS TO BE COORDINATED WITH TENANT. |
| EF17 | VERTICAL ALUMINUM SIDING: COLOUR: WOOD GRAIN |
| EF18 | EIFS: COLOUR: WHITE |

| | | | |
|---|------------|--|-----|
| 2 | 2023-10-04 | ISSUED FOR SITE PLAN CONTROL APPLICATION #02 | NFP |
| 1 | 2023-04-28 | ISSUED FOR SITE PLAN CONTROL APPLICATION | NFP |
| # | DATE | DESCRIPTION | BY |

Choice Properties

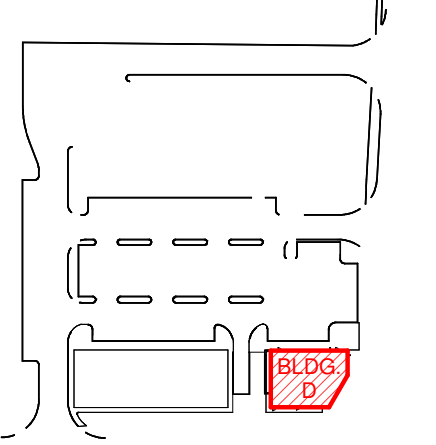
PROJECT
PROPOSED COMMERCIAL RETAIL PLAZA
3850 CAMBRIAN ROAD,
OTTAWA, ON

DRAWING
EXTERIOR ELEVATIONS - BUILDING C

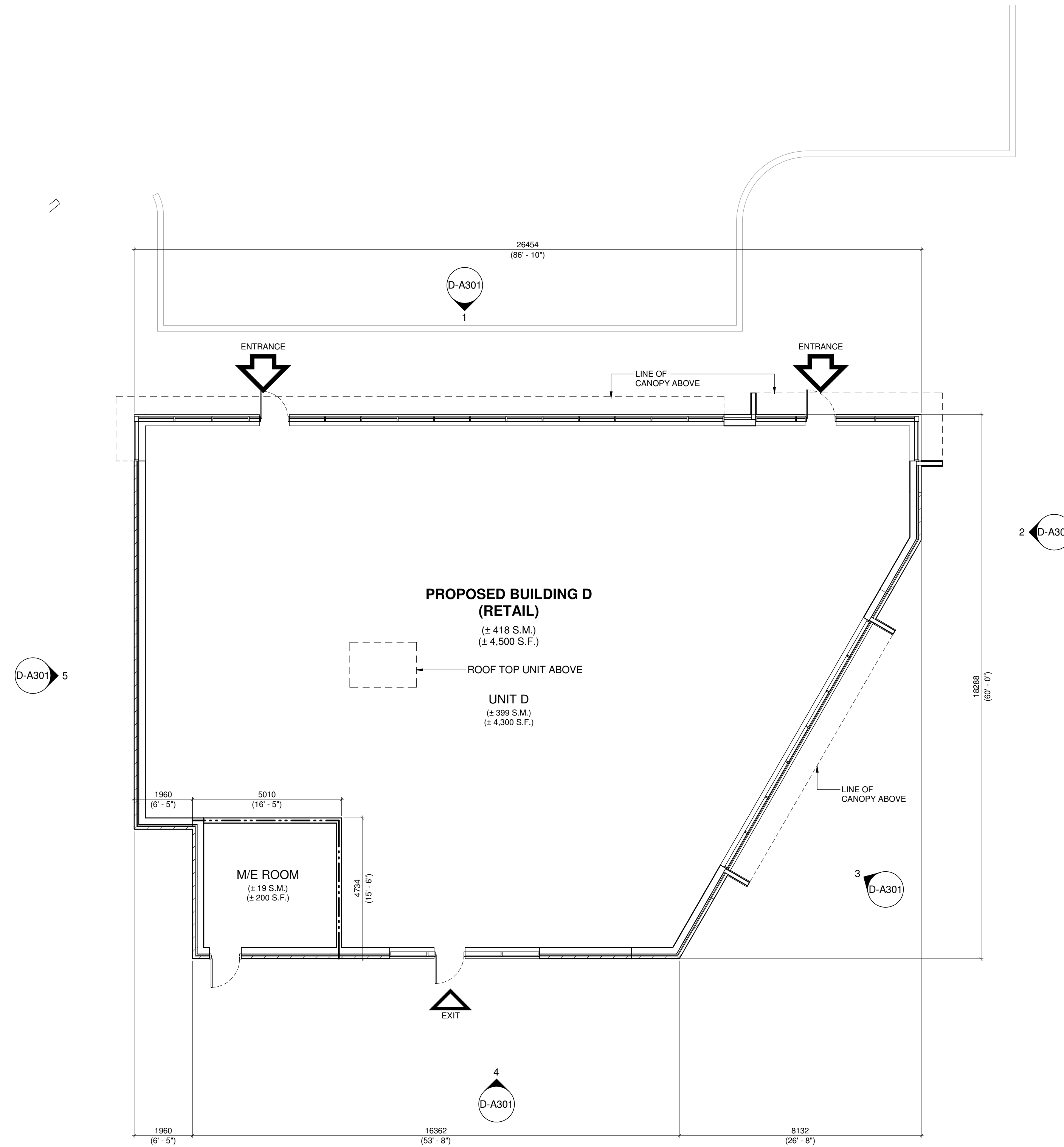
| | |
|--------------|--------------|
| PROJECT NO. | 21-327P01 |
| PROJECT DATE | 2023-01-31 |
| DRAWN BY | NFP |
| CHECKED BY | DEM |
| SCALE | 1/8" = 1'-0" |



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2 KEY PLAN
D-A101 1" = 200'-0"



1 GROUND FLOOR PLAN - (BUILDING D)
D-A101 1/8" = 1'-0"

| # | DATE | DESCRIPTION | BY |
|---|------------|--|-----|
| 2 | 2023-04-04 | ISSUED FOR SITE PLAN CONTROL APPLICATION #02 | NFP |
| 1 | 2023-04-28 | ISSUED FOR SITE PLAN CONTROL APPLICATION | NFP |



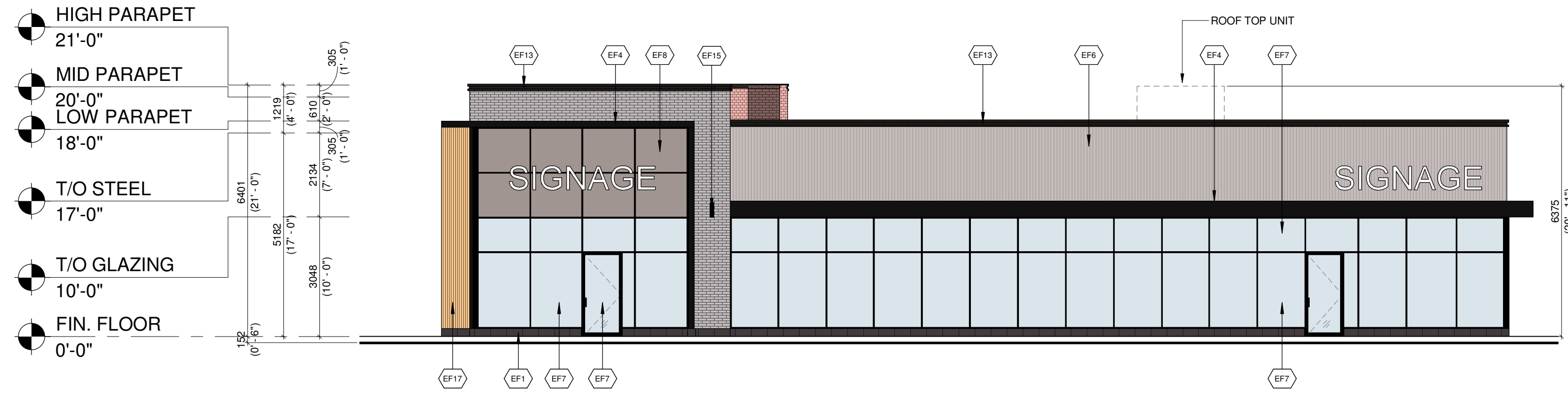
PROJECT
3850 Cambrian Road, Ottawa, ON
CAMBRIAN RD (N. PARCEL)
BARRHAVEN, ONTARIO

DRAWING
GROUND FLOOR PLAN - BUILDING D

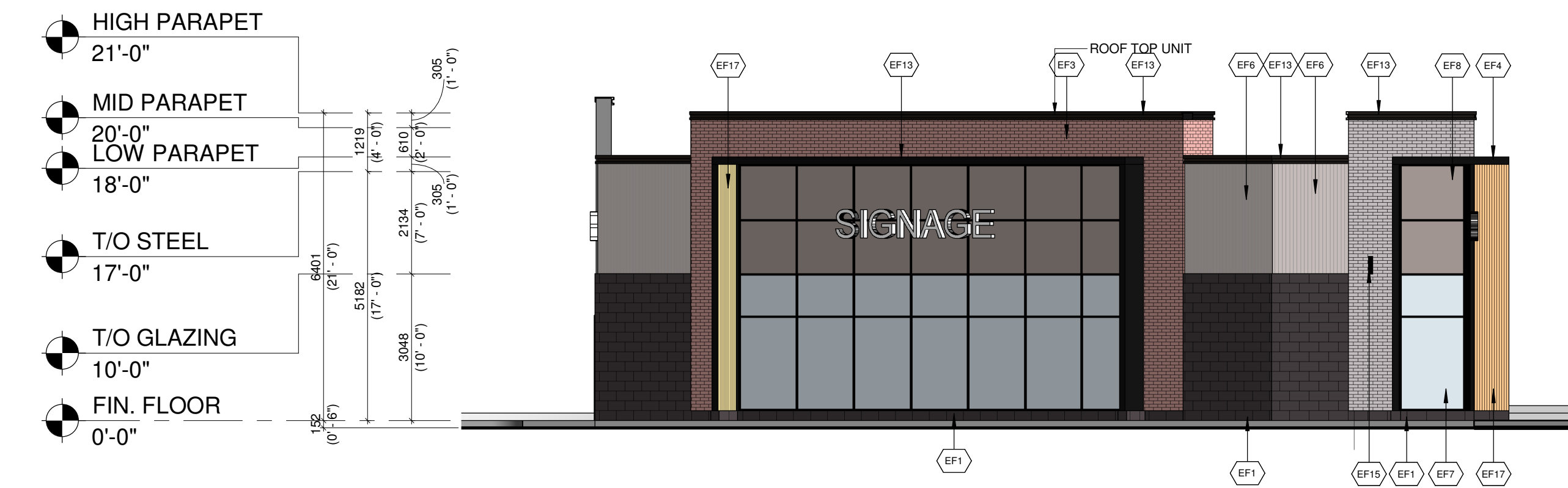
PROJECT NO.
21-327P01
PROJECT DATE
2023-01-31
DRAWN BY
NFP
CHECKED BY
DEM
SCALE
As indicated



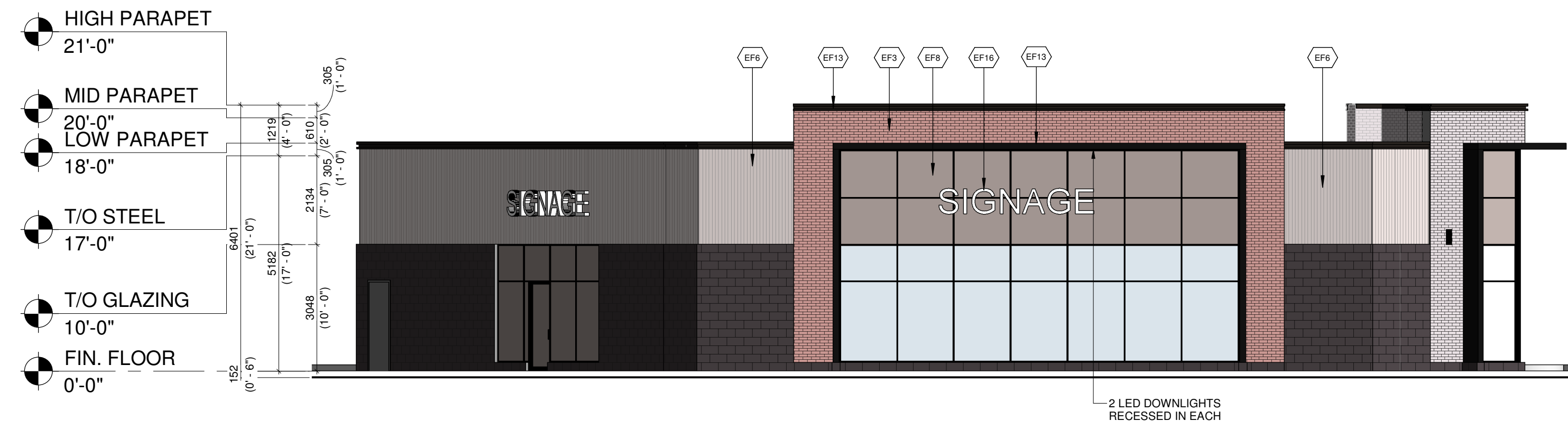
DRAWING NO. **D-A101** REV. **2**



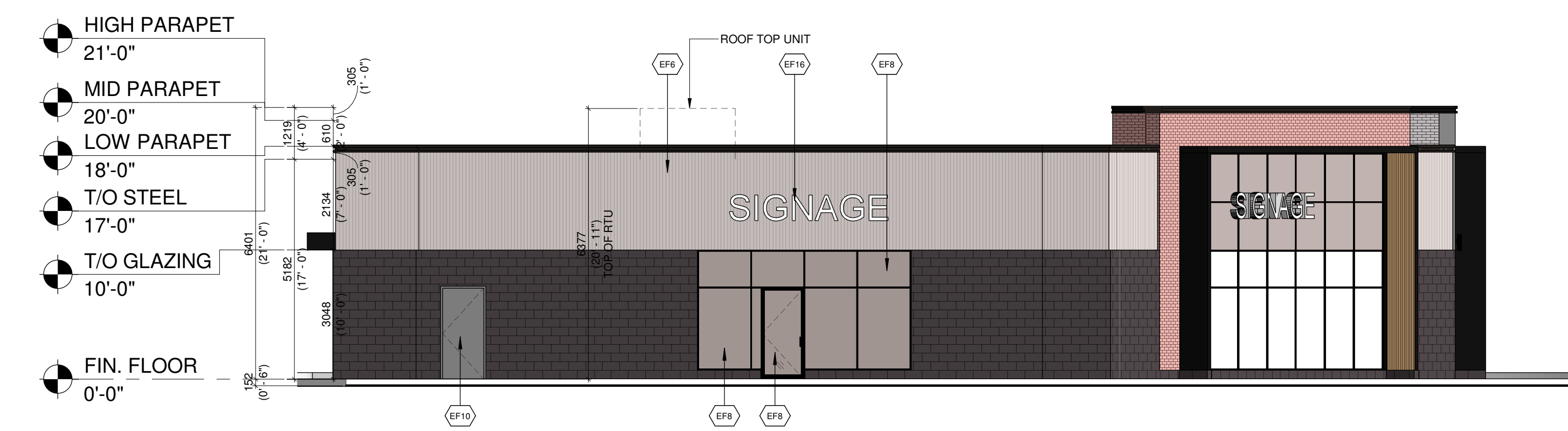
1 PROPOSED CRU 'D' - NORTH ELEVATION
D-A301 1/8" = 1'-0"



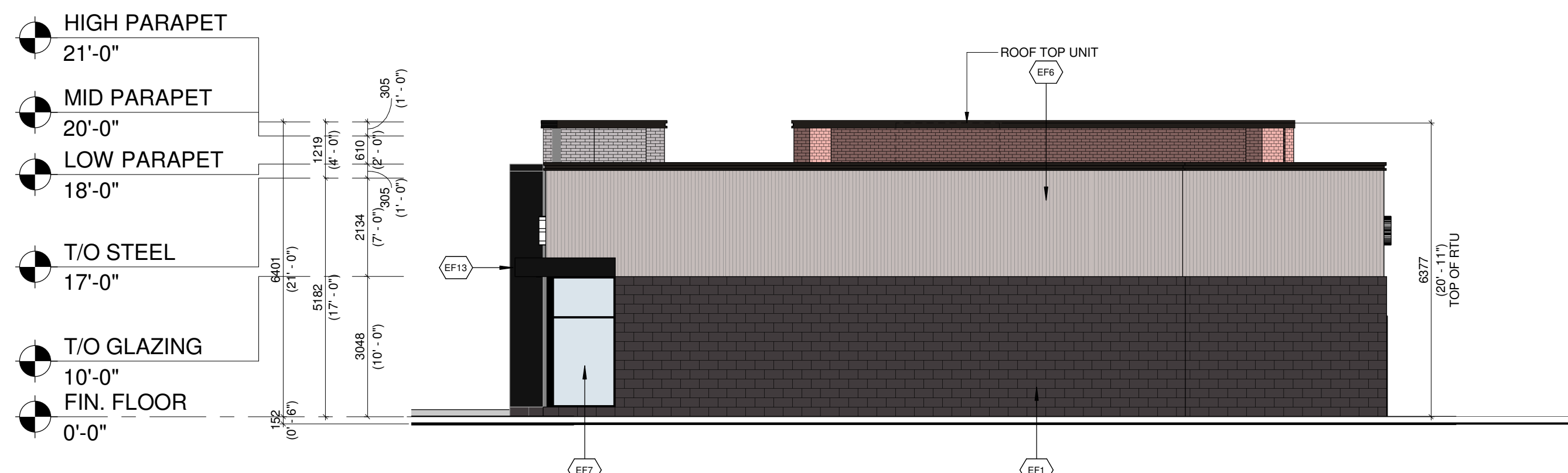
2 PROPOSED CRU 'D' - EAST ELEVATION
D-A301 1/8" = 1'-0"



3 PROPOSED CRU 'D' - SOUTH-EAST ELEVATION
D-A301 1/8" = 1'-0"



4 PROPOSED CRU 'D' - SOUTH ELEVATION
D-A301 1/8" = 1'-0"



5 PROPOSED CRU 'D' - WEST ELEVATION
D-A301 1/8" = 1'-0"

| EXTERIOR FINISH SCHEDULE | |
|--------------------------|--|
| EF1 | ARCHITECTURAL CONCRETE BLOCK: COLOUR: DARK GREY |
| EF2 | CLAY BRICK: COLOUR: GREY |
| EF3 | CLAY BRICK: COLOUR: RED |
| EF4 | ALUMINUM COMPOSITE PANELS: COLOUR: BLACK |
| EF5 | EIFS CORNICE: COLOUR: GREY |
| EF6 | VERTICAL METAL SIDING COLOUR: GREY |
| EF7 | GLAZED DOORS & WINDOWS: CLEAR LOW E GLAZING IN COLOUR: BLACK ANODIZED ALUMINUM MULLIONS THERMALLY BROKEN ALUMINUM FRAMES |
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| EF17 | VERTICAL ALUMINUM SIDING: COLOUR: WOOD GRAIN |
| EF18 | EIFS: COLOUR: WHITE |

| # | DATE | DESCRIPTION | BY |
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| 2 | 2023-10-04 | ISSUED FOR SITE PLAN CONTROL APPLICATION #02 | NFP |
| 1 | 2023-04-28 | ISSUED FOR SITE PLAN CONTROL APPLICATION | NFP |



PROJECT
3850 Cambrian Road, Ottawa, ON

CAMBRIAN RD (N. PARCEL)
BARRHAVEN, ONTARIO

DRAWING
EXTERIOR ELEVATIONS - BUILDING D

PROJECT NO.
21-327P01
PROJECT DATE
2023-01-31
DRAWN BY
BSH
CHECKED BY
DEM
SCALE
1/8" = 1'-0"



DRAWING NO. D-A301 REV. 2