

# 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

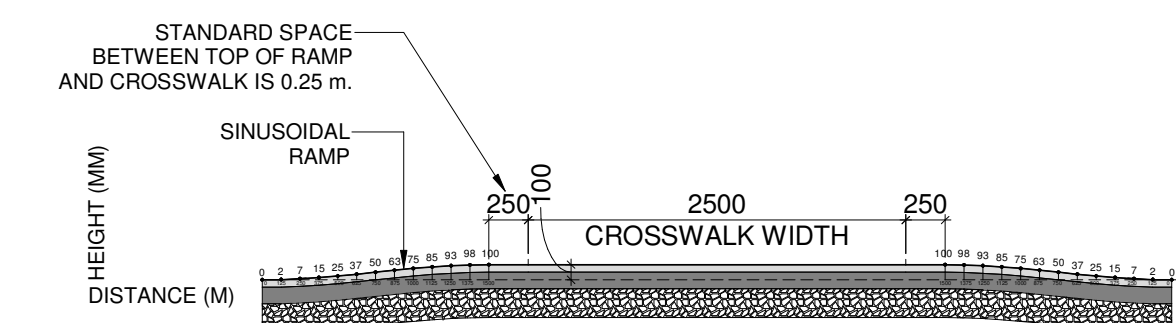
**ZONING CHART**  
Zone: General Mixed Use (GM1628)  
City of Ottawa Zoning By-law No. 2008-250

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

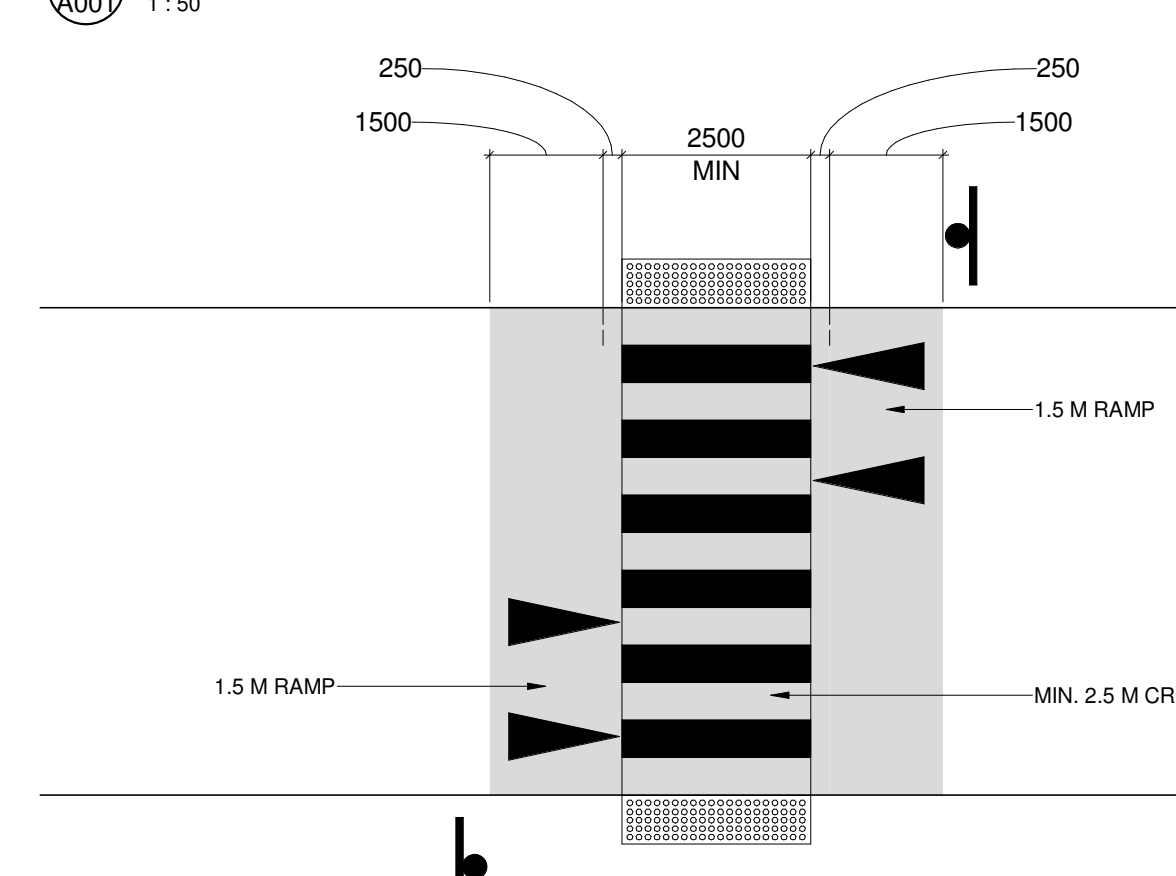
### SITE STATISTICS

	±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.	±3,398 S.M.
TOTAL M&E ROOM AREA	±800 S.F.	±74 S.M.
TOTAL GROSS LEASABLE FLOOR AREA	±35,781 S.F.	±3,324 S.M.
COVERAGE		24.9%

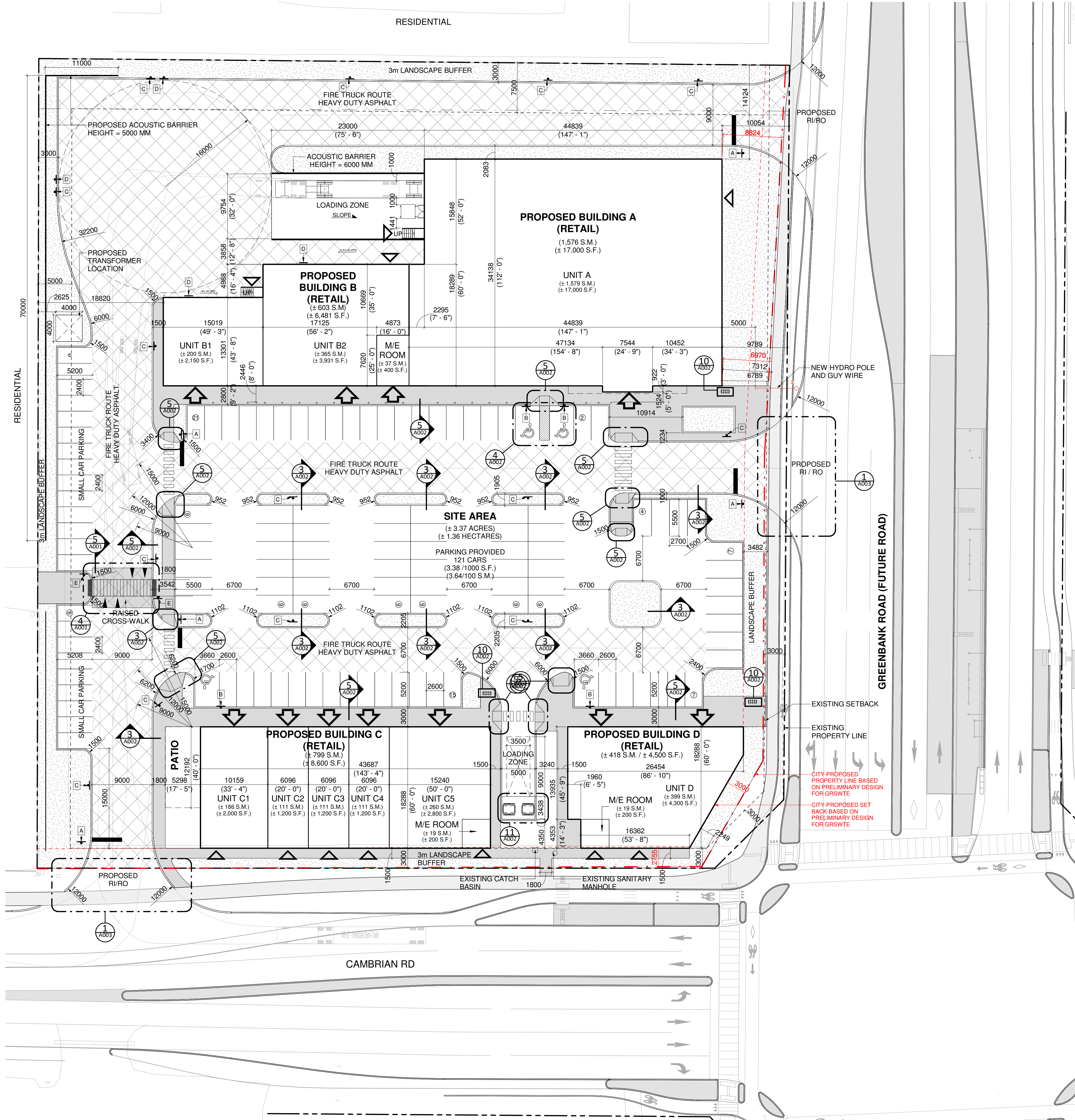
SYMBOL	SIGN	DESCRIPTION
A		"STOP" SIGN R1 (600x600mm) WHITE REFL. LEGEND & BORDER, RED REFL. BACKGROUND
B		"DISABLING PARKING PERMIT" SIGN R9-R3 (200x450mm) RED REFL. INTERDICTIONARY SYMBOL, BLUE REFL. SYMBOL OF ACCESS & SYMBOL BORDER, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND
C		"FIRE ROUTE" SIGN R30x450mm RED REFL. INTERDICTIONARY SYMBOL, BLACK SYMBOL, 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  
1:100



1 SITE PLAN  
1:300



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

DRAWING  
**SITE PLAN**

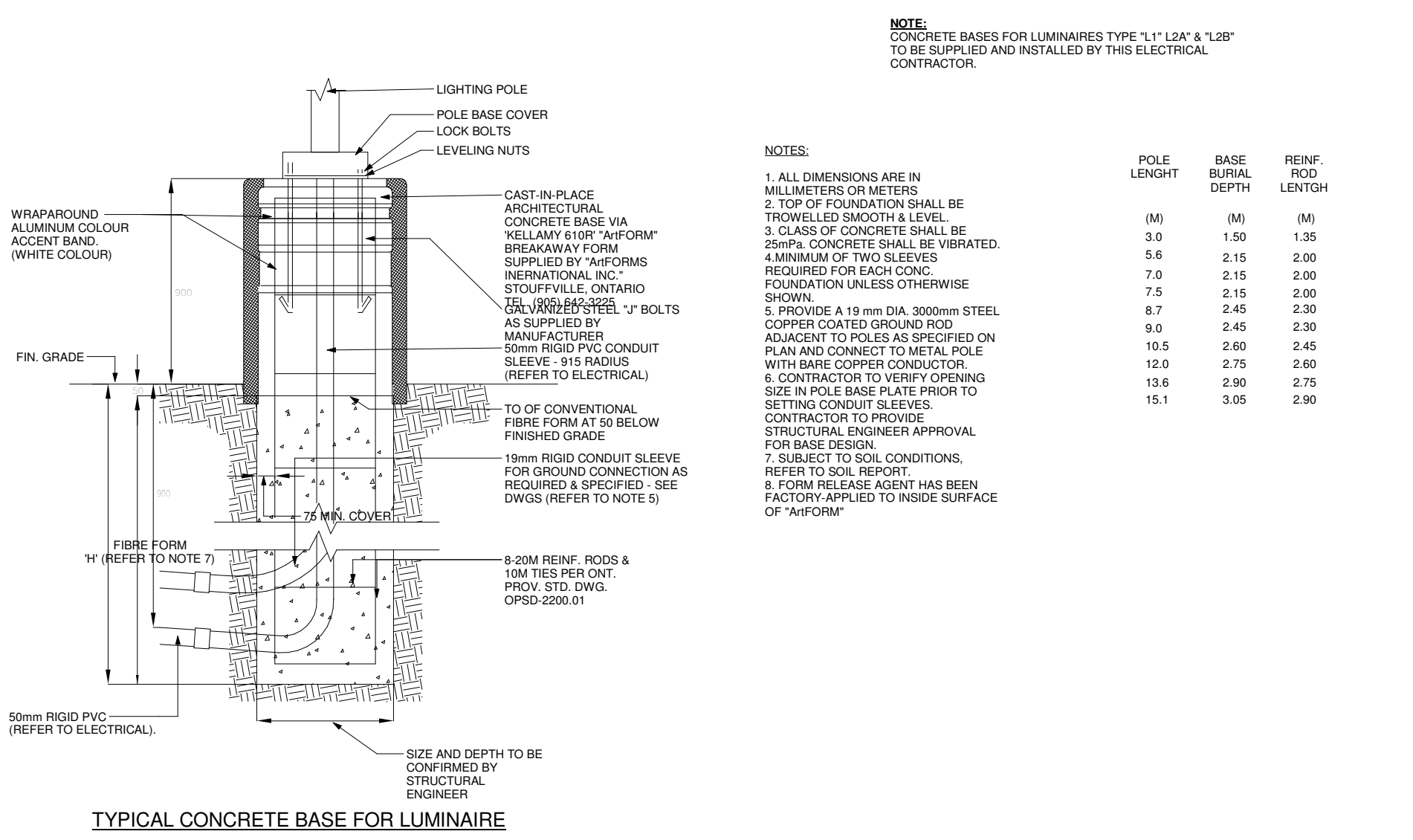
PROJECT NO.  
21-327P01  
PROJECT DATE  
2023-07-27  
DRAWN BY  
BSH  
CHECKED BY  
DEM  
SCALE  
As indicated

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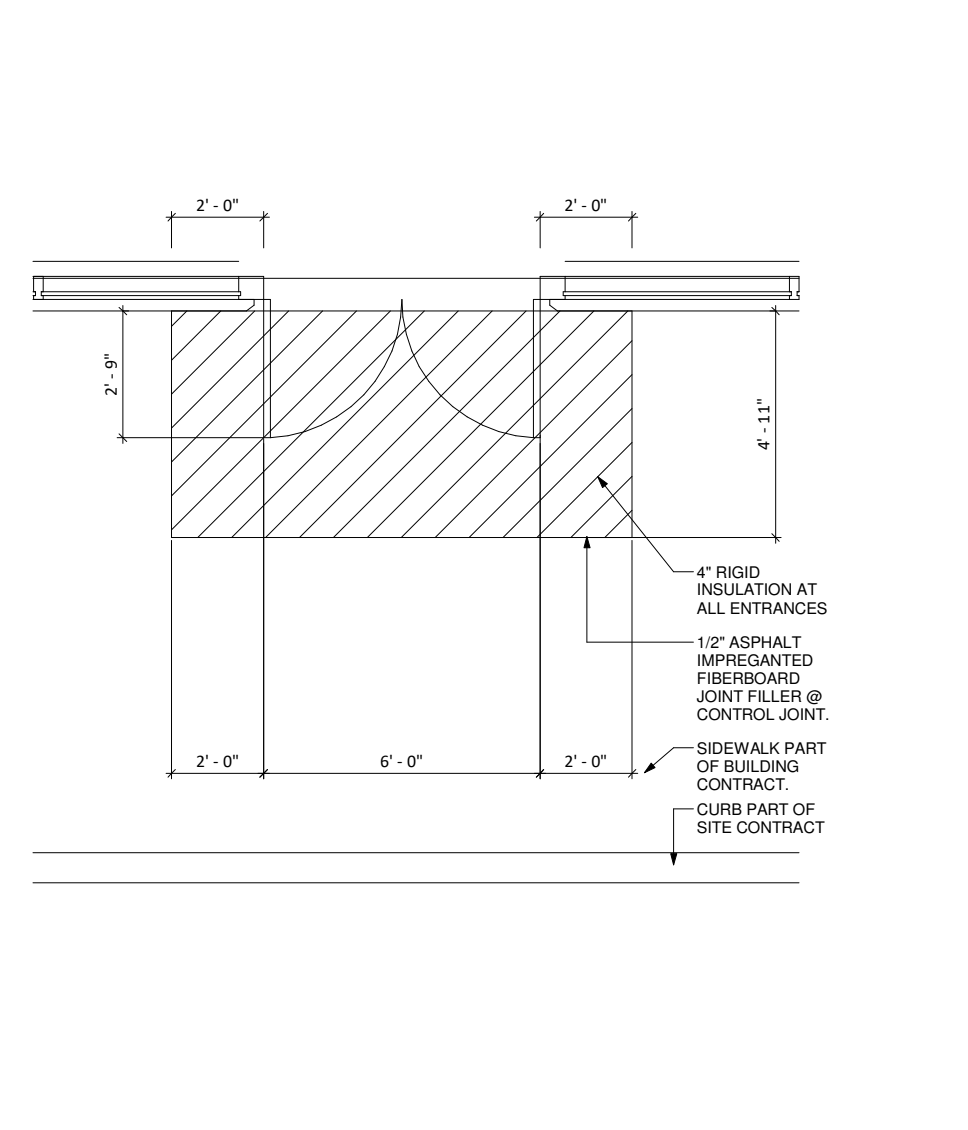
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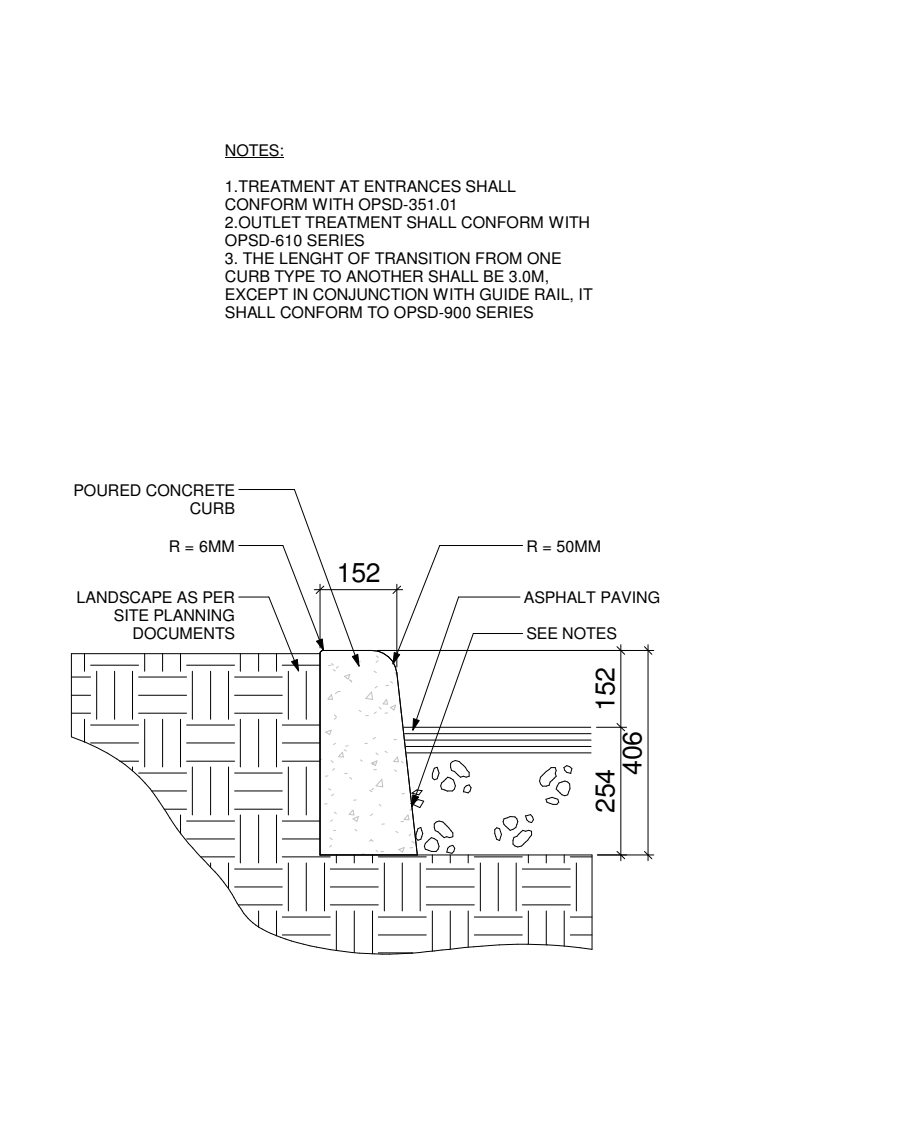
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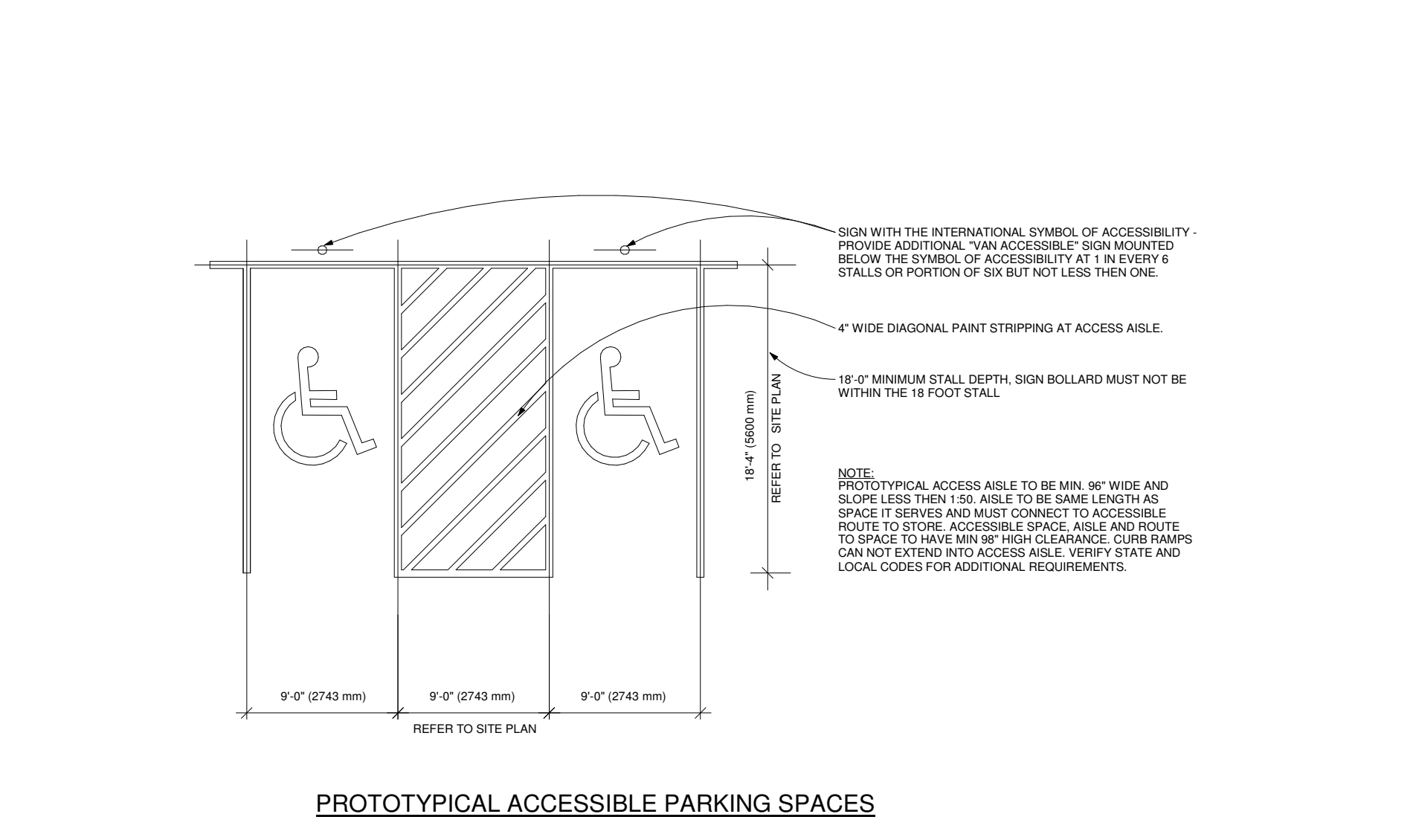
**1 LIGHT STANDARD**  
1:500



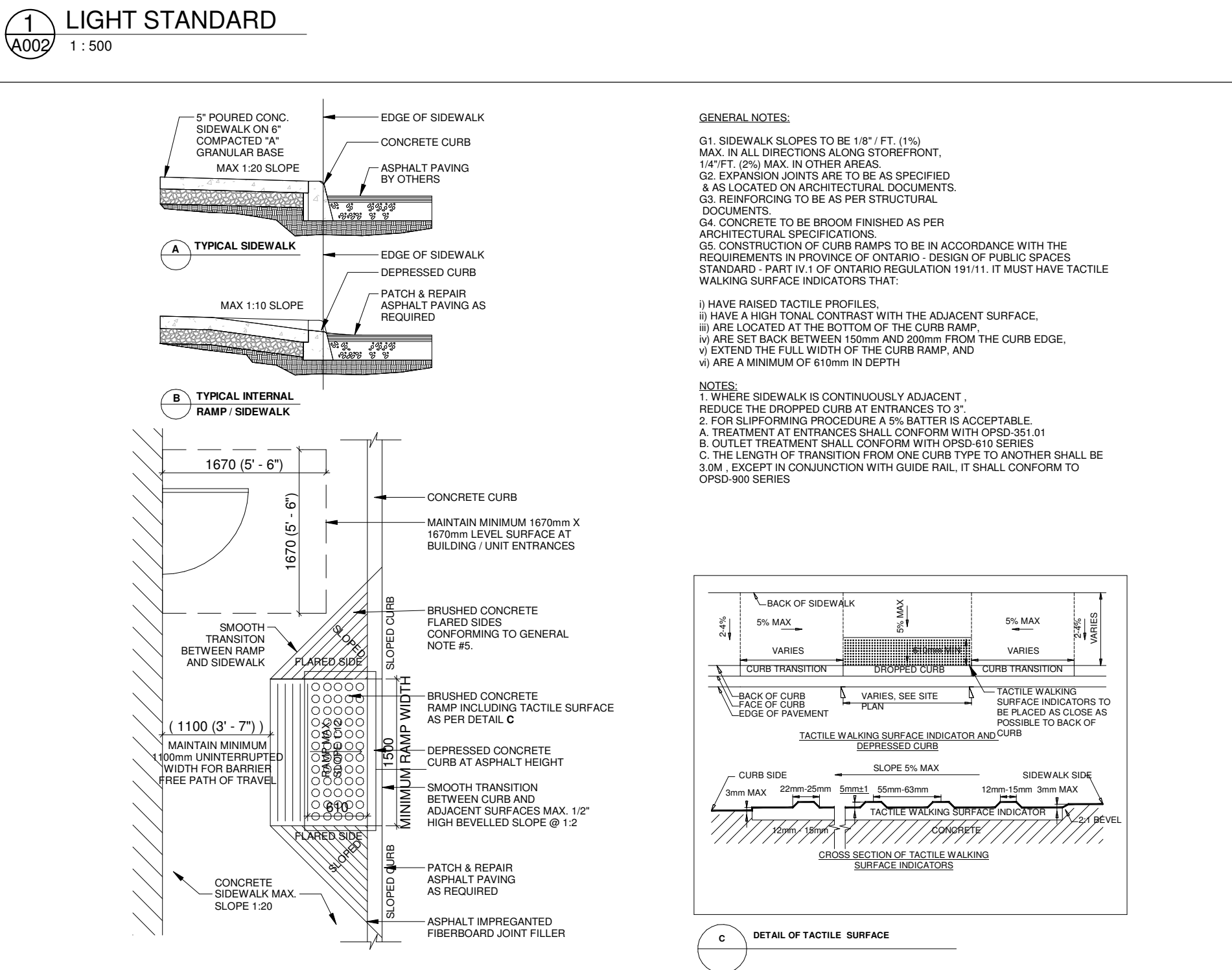
**2 FROST SLAB PLAN**  
1:50



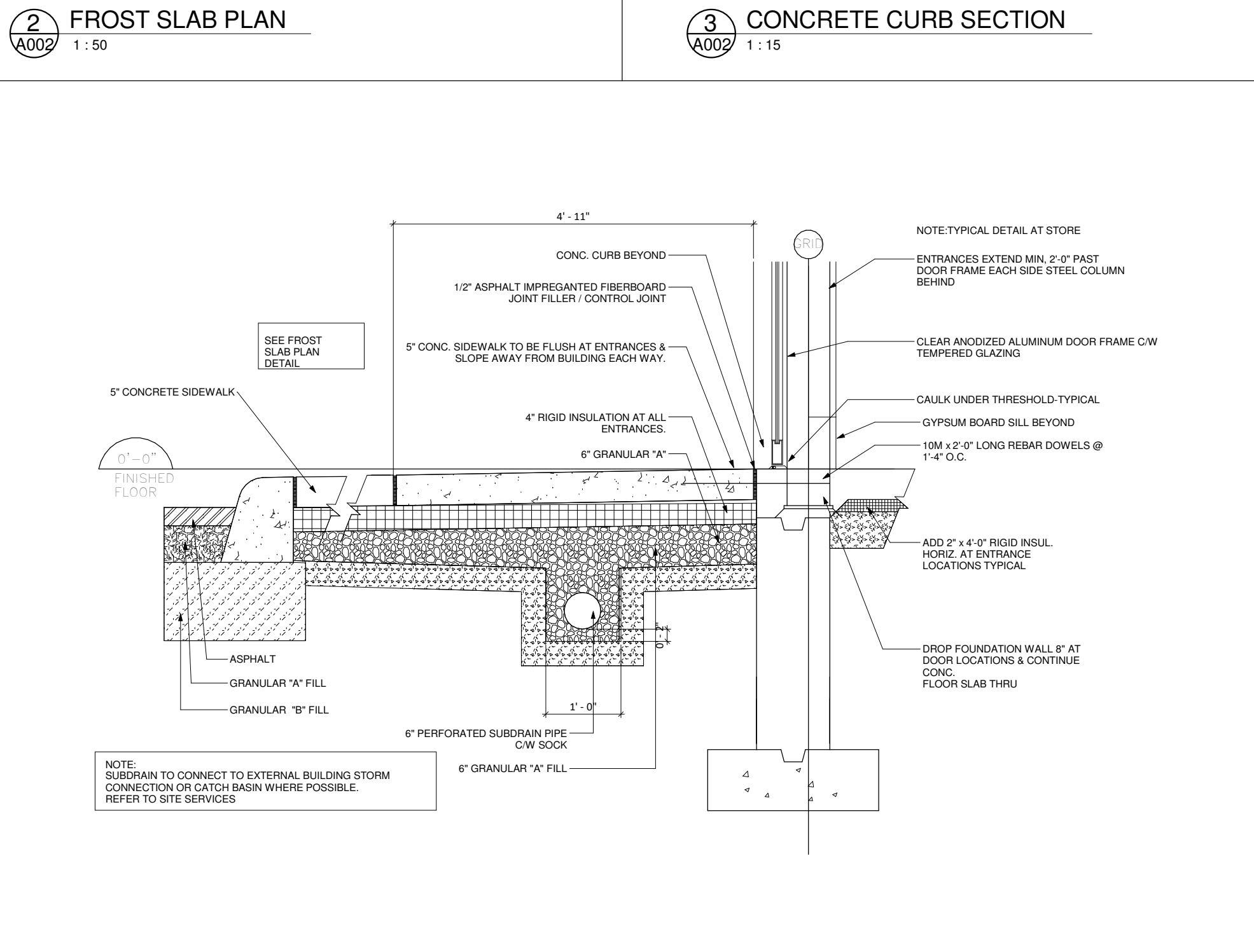
**3 CONCRETE CURB SECTION**  
1:15



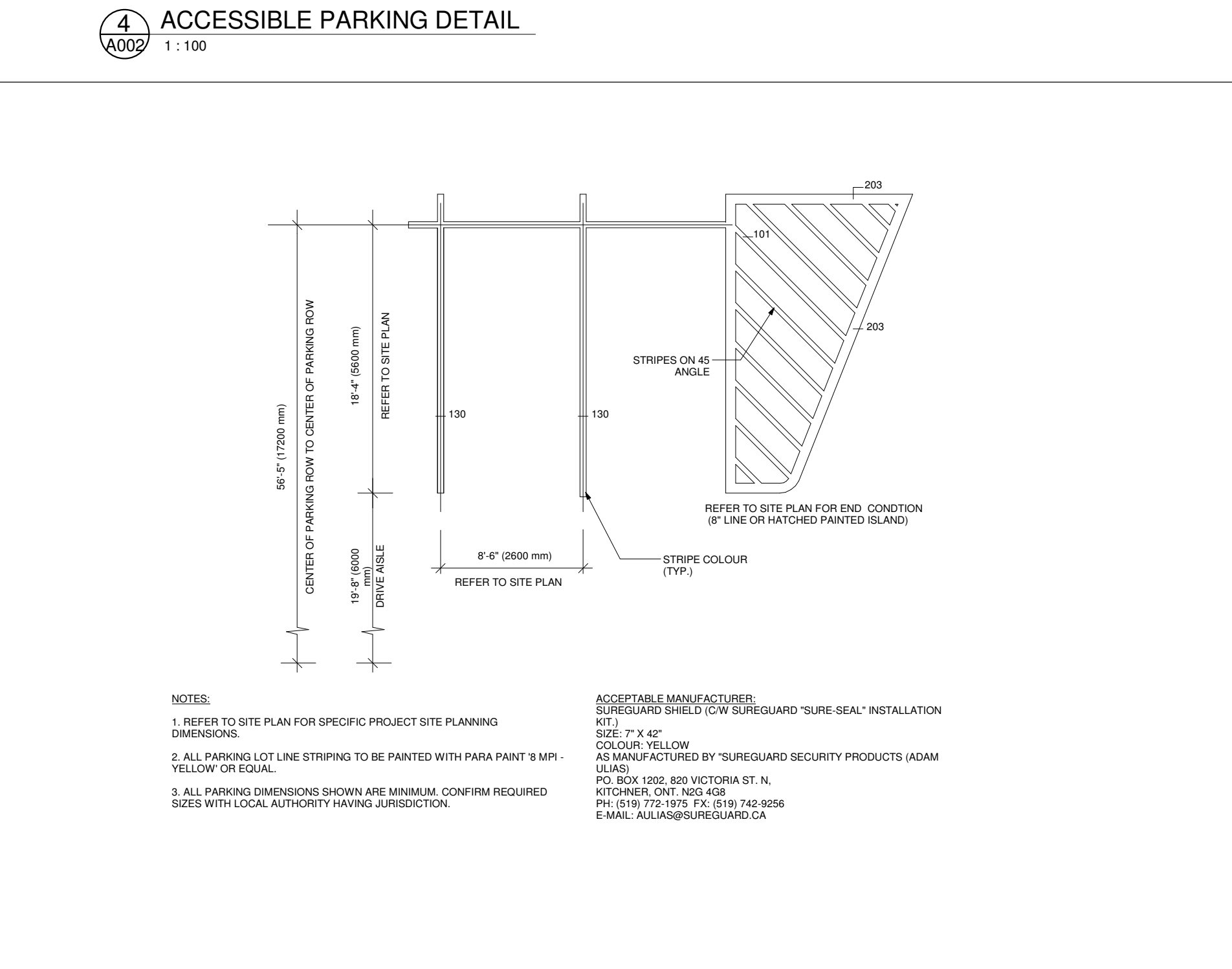
**4 ACCESSIBLE PARKING DETAIL**  
1:100



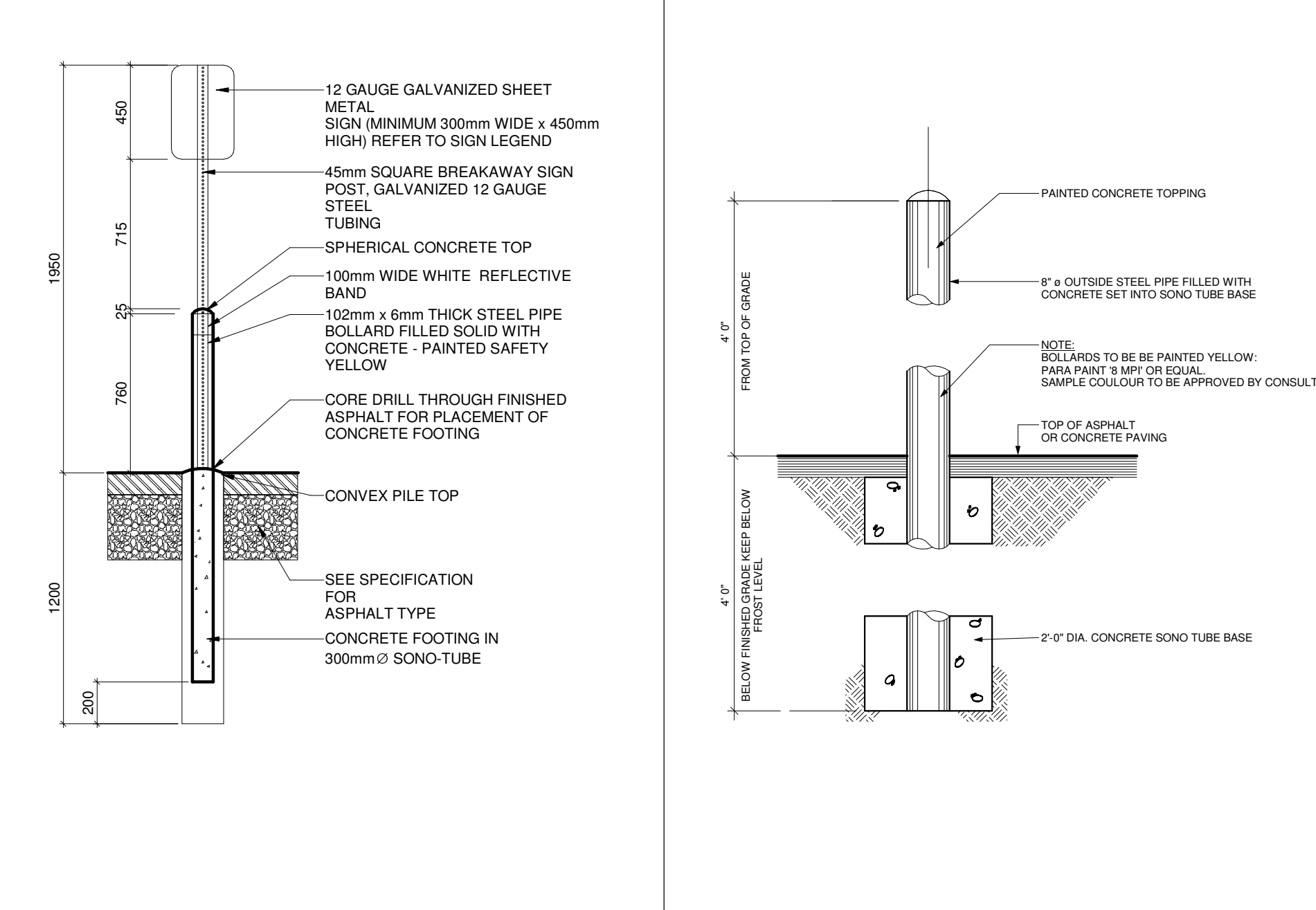
**5 CURB RAMP WITH TACTILE PLATES**  
1:50



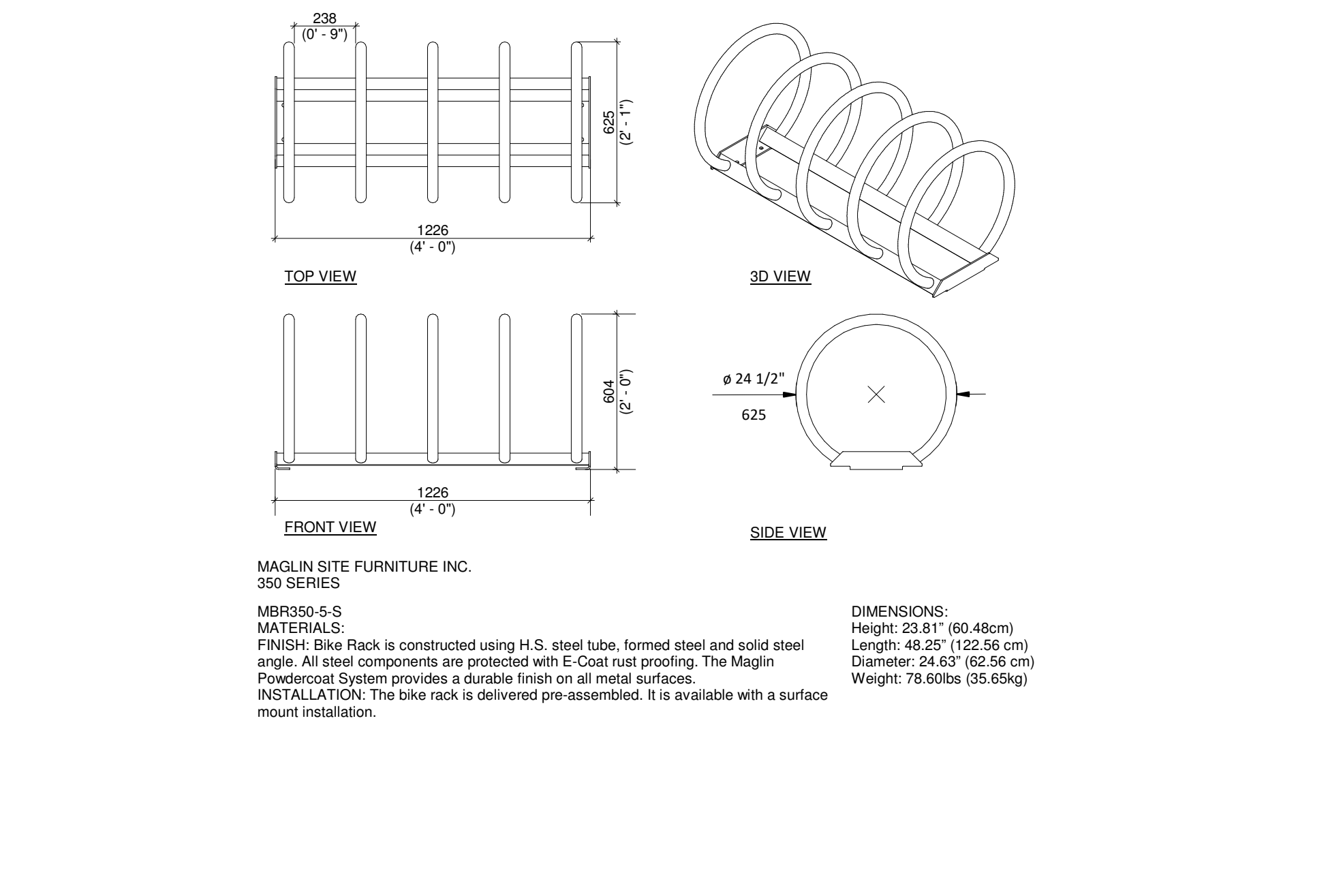
**6 FROST SLAB SECTION**  
1:20



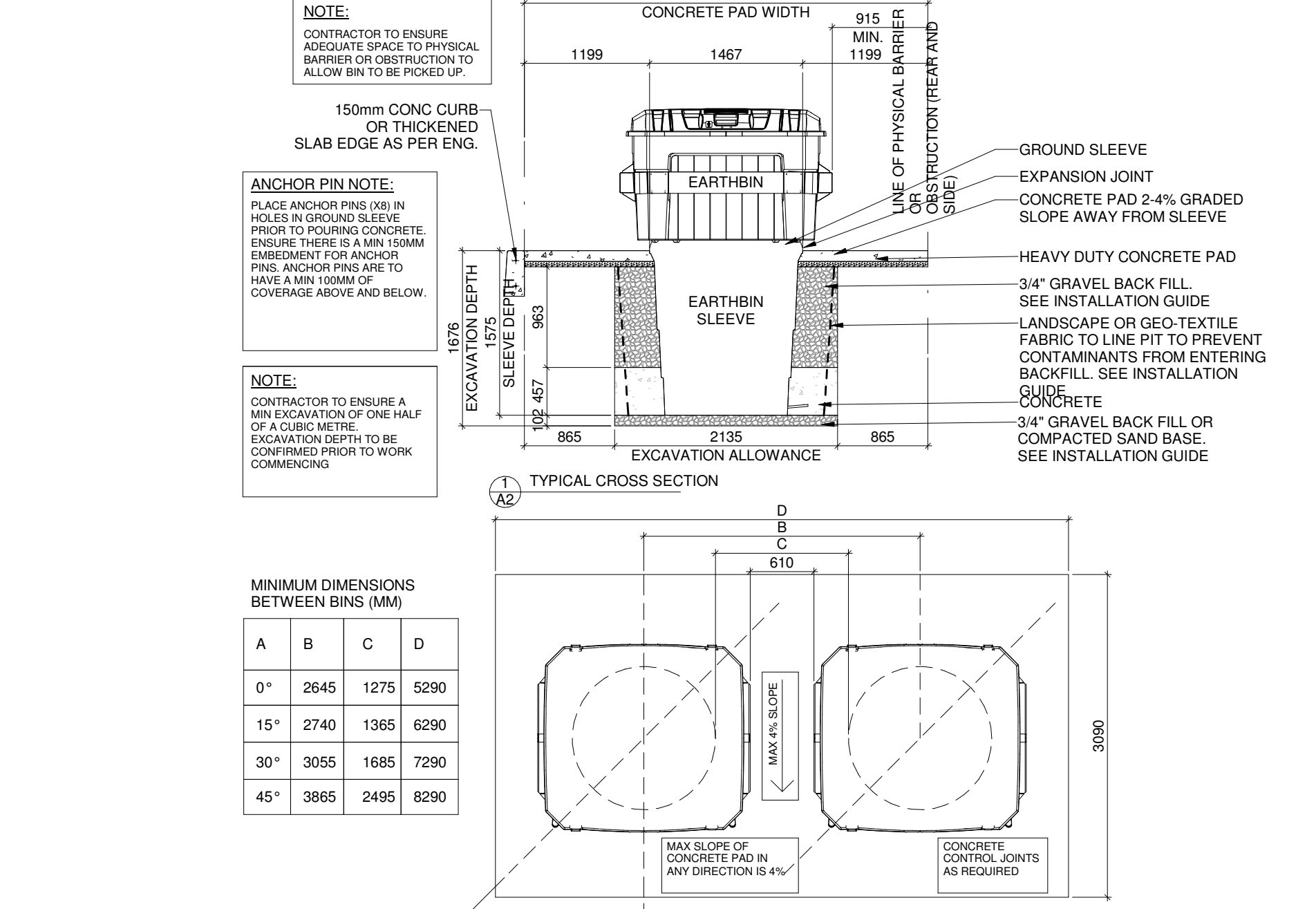
**7 STANDARD PARKING DETAIL (NO ADA)**  
1:100



**8 ACCESSIBLE SIGN W/ BOLLARD DETAIL**  
1:25



**9 BOLLARD DETAIL**  
1:25



**10 BICYCLE RACK DETAIL - 6 SPACES**  
1:20

**Choice Properties**

**PROPOSED COMMERCIAL RETAIL PLAZA**

3850 CAMBRIAN ROAD, BARRHAVEN, ONTARIO

**SITE DETAILS**

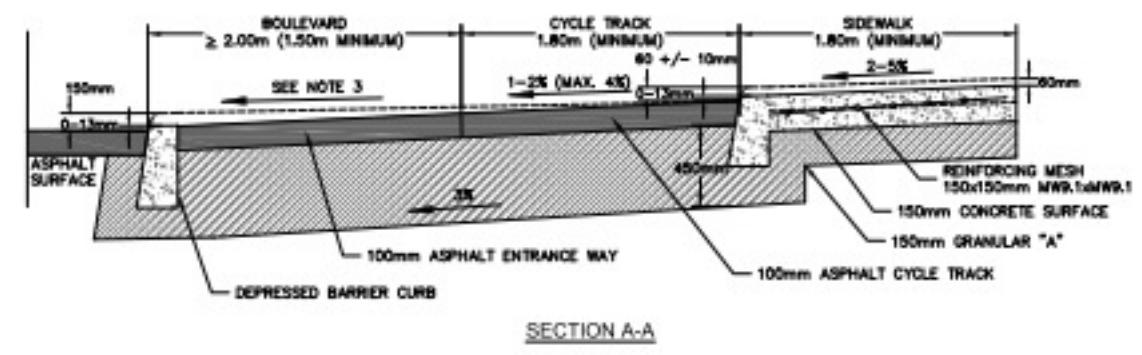
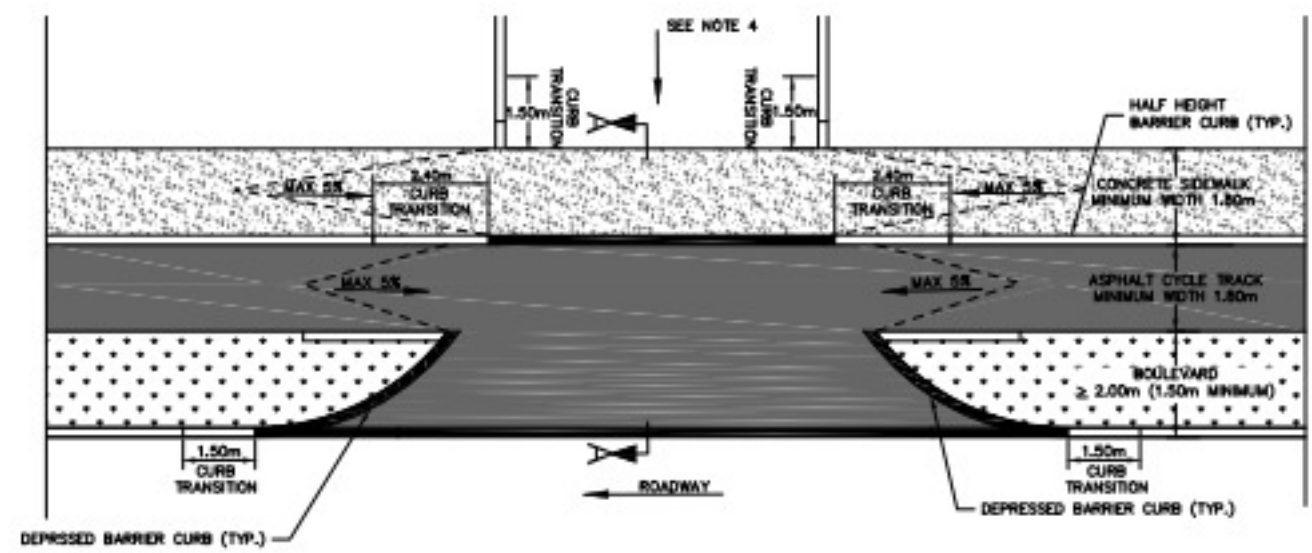
PROJECT NO: 21-327P01  
PROJECT DATE: 2023-07-27  
DRAWN BY: NFP  
CHECKED BY: RMP  
SCALE: As indicated

ONTARIO ASSOCIATION OF ARCHITECTS  
JOHN T. CHOW  
LICENSE 17334

DRAWING NO: A002  
REV: 2



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- NOTES:**
1. THIS DRAWINGS 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 IS.
  4. SLOPE MAXIMUM 5% 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

N.T.S.

**1** TYPICAL IN-BOULEVARD CYCLE TRACK AND SIDEWALK AT COMMERCIAL ENTRANCE - UNCONTROLLED INTERSECTION  
A003 1 : 50

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



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

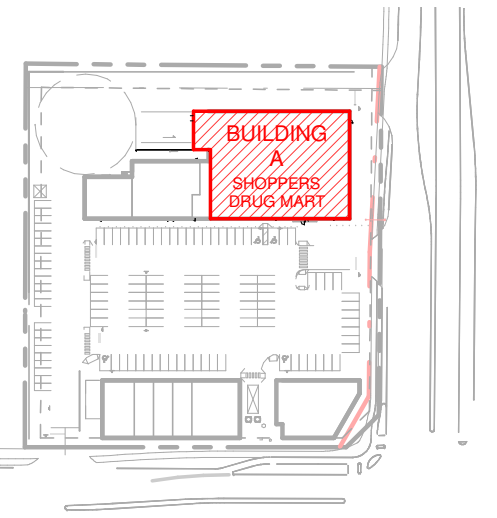
**DRAWING**  
**SITE DETAILS**

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

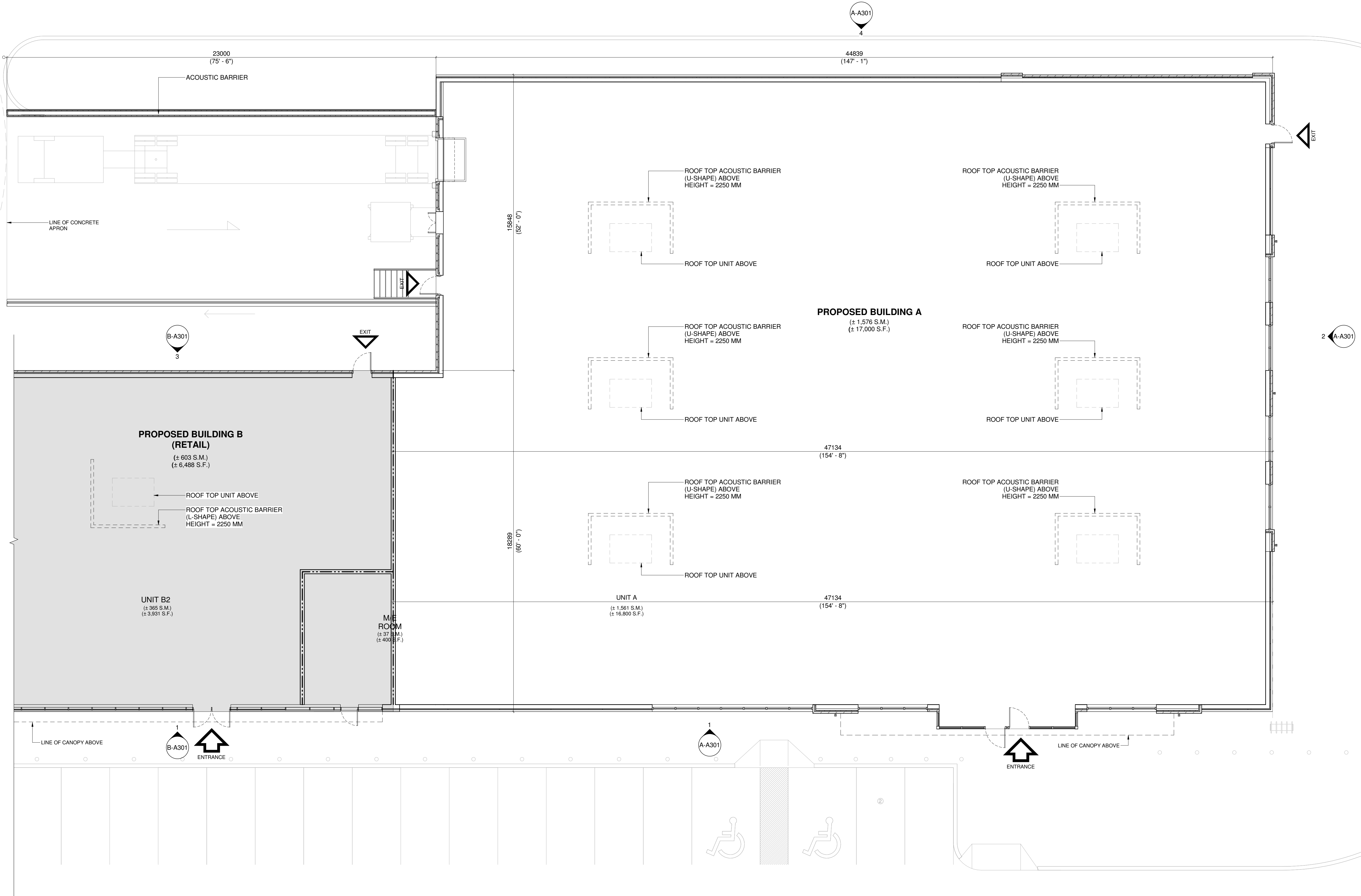


DRAWING NO.	A003	REV.	1
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The issuance of this record drawing is a representation by Turner Fleischer Architects Inc. that the construction, management or alteration of the building is in general, as approved by precise conformity with the design prepared 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  
1" = 200'-0"



1 GROUND FLOOR PLAN - (BUILDING A)  
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'**

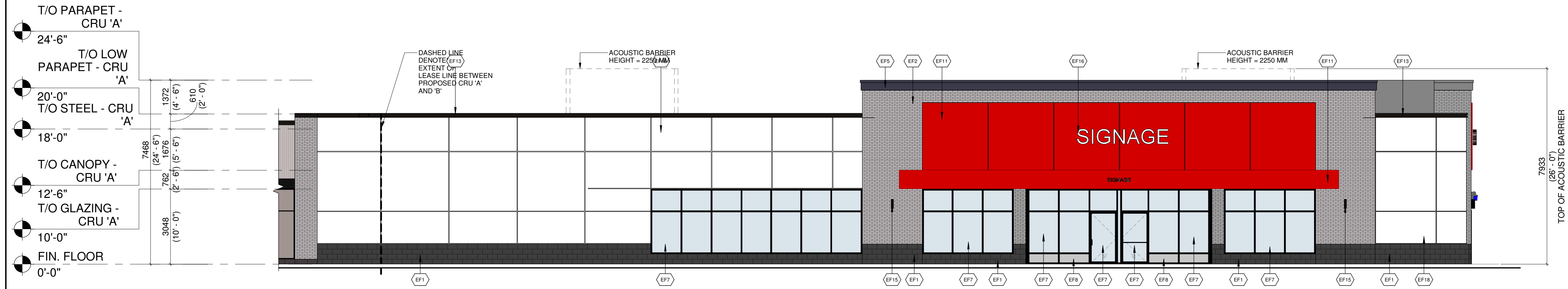
PROJECT NO.  
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PROJECT DATE  
2023-01-31  
DRAWN BY  
BSH  
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DEM  
SCALE  
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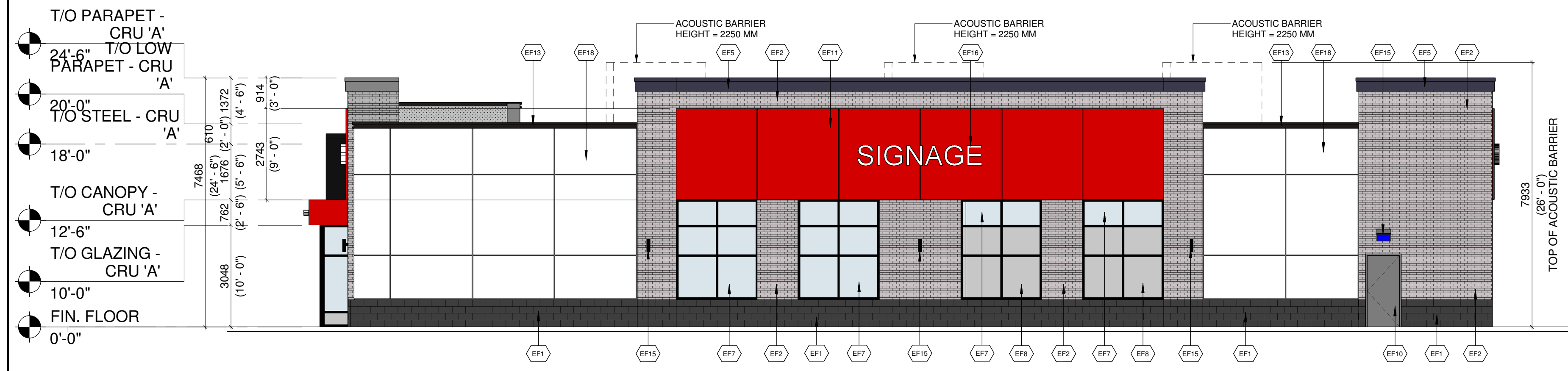
DRAWING NO. **A-A101** REV. **2**



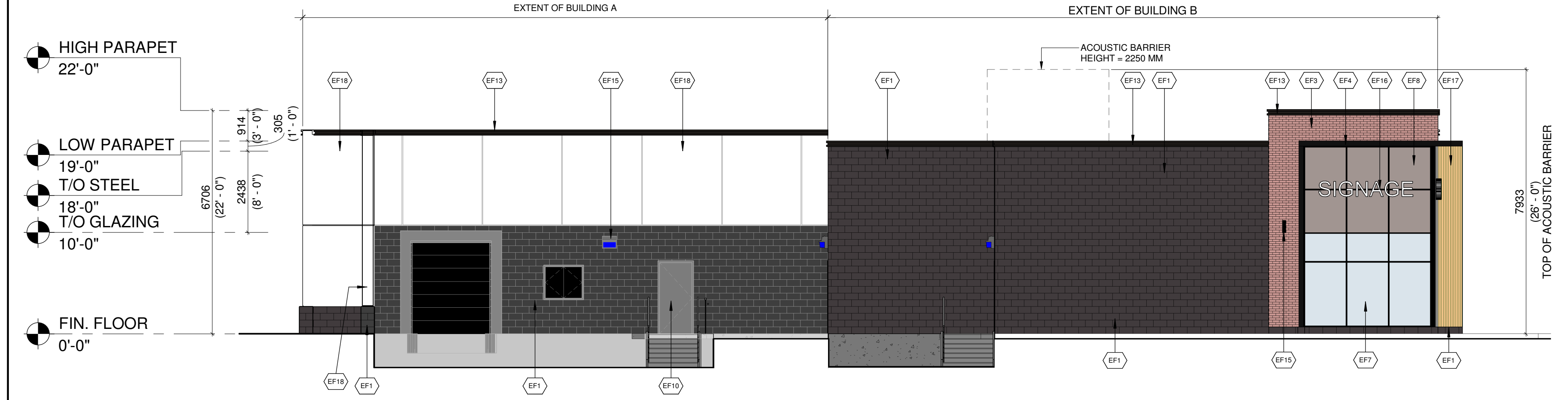
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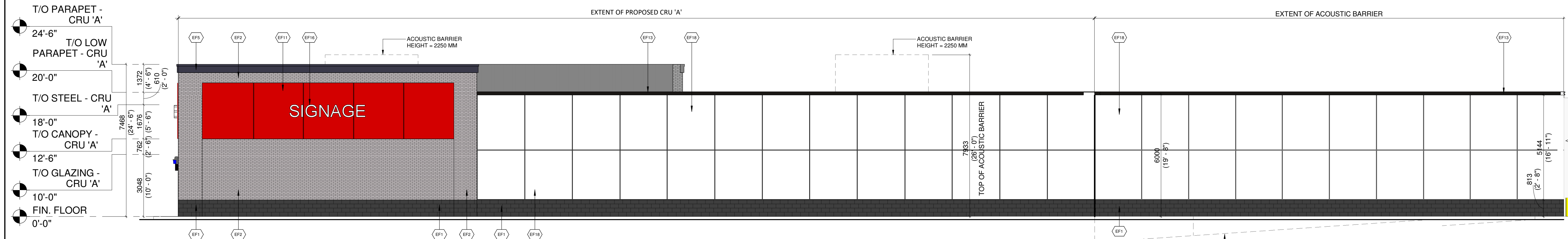
1 PROPOSED CRU 'A' - SOUTH ELEVATION  
1/8" = 1'-0"



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	<b>ARCHITECTURAL CONCRETE BLOCK:</b> COLOUR: DARK GREY
EF2	<b>CLAY BRICK:</b> COLOUR: GREY
EF3	<b>CLAY BRICK:</b> COLOUR: RED
EF4	<b>ALUMINUM COMPOSITE PANELS:</b> COLOUR: BLACK
EF5	<b>EIFS CORNICE:</b> COLOUR: GREY
EF6	<b>VERTICAL METAL SIDING</b> COLOUR: GREY
EF7	<b>GLAZED DOORS &amp; WINDOWS:</b> CLEAR LOW E GLAZING IN COLOUR: BLACK ANODIZED ALUMINUM MULLIONS THERMALLY BROKEN ALUMINUM FRAMES
EF8	<b>SPANDREL GLAZED DOORS &amp; WINDOWS:</b> 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	<b>FILLER PANEL:</b> 1/8" THICK ANODIZED ALUMINUM COLOUR: CHARCOAL REFER TO WINDOW SCHEDULE FOR SIZE
EF10	<b>H.M. DOORS &amp; FRAMES:</b> PREFINISHED HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH
EF11	<b>ALUMINUM COMPOSITE PANEL:</b> COLOUR: RED
EF12	<b>PREFINISHED METAL CAP FLASHING:</b> COLOUR: BLACK
EF13	<b>ACM CORNICE:</b> BLACK
EF14	<b>SCUPPER:</b> COLOUR: TO MATCH PREFINISHED METAL CAP FLASHING TO MATCH ADJACENT MATERIAL
EF15	<b>LIGHT FIXTURE:</b> REFER TO ELEC. SPEC. FOR LIGHT FIXTURE C/W 5/8" EXTERIOR GRADE PLAYWOOD BACKING
EF16	<b>EXTERIOR SIGNAGE:</b> 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	<b>VERTICAL ALUMINUM SIDING:</b> COLOUR: WOOD GRAIN
EF18	<b>EIFS:</b> 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	

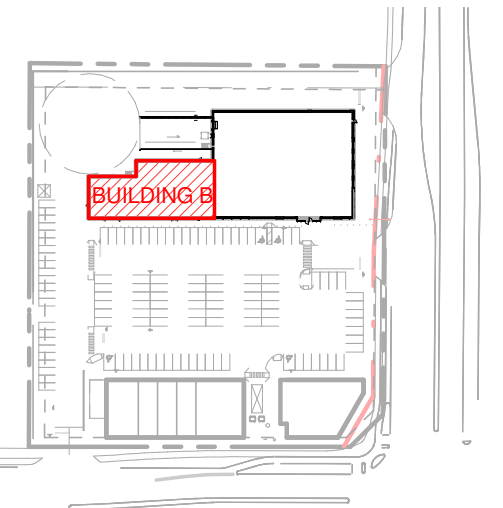


PROJECT  
**PROPOSED COMMERCIAL RETAIL PLAZA**  
3850 CAMBRIAN ROAD,  
OTTAWA, ON

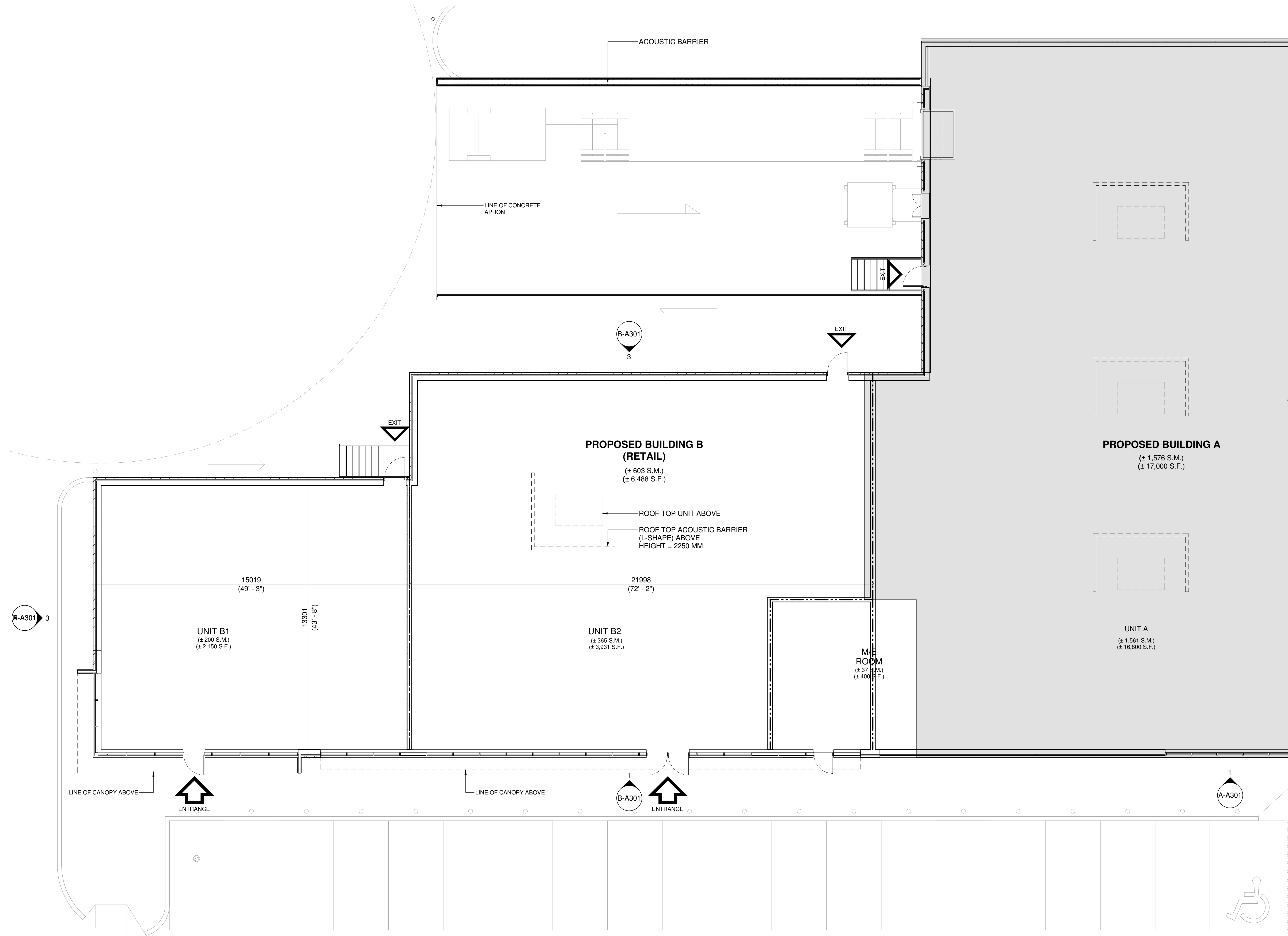
DRAWING  
**EXTERIOR ELEVATIONS - BUILDING 'A'**

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"

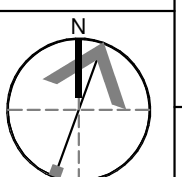
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2	2023-10-04	ISSUED FOR SITE PLAN CONTROL APPLICATION #02	NFP
1	2023-04-28	ISSUED FOR SITE PLAN CONTROL APPLICATION	NFP



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

DRAWING  
**GROUND FLOOR PLAN - BUILDING B**

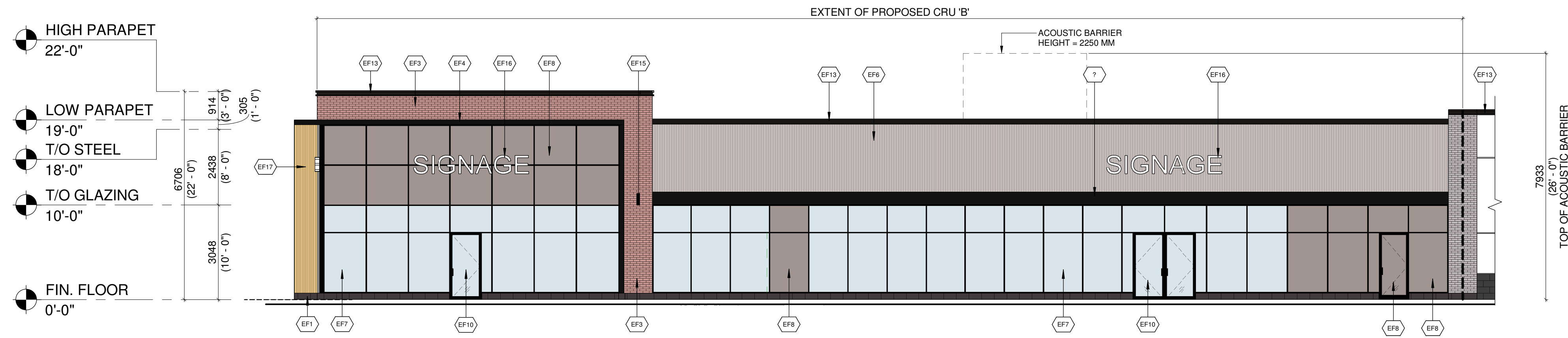
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2023-01-31  
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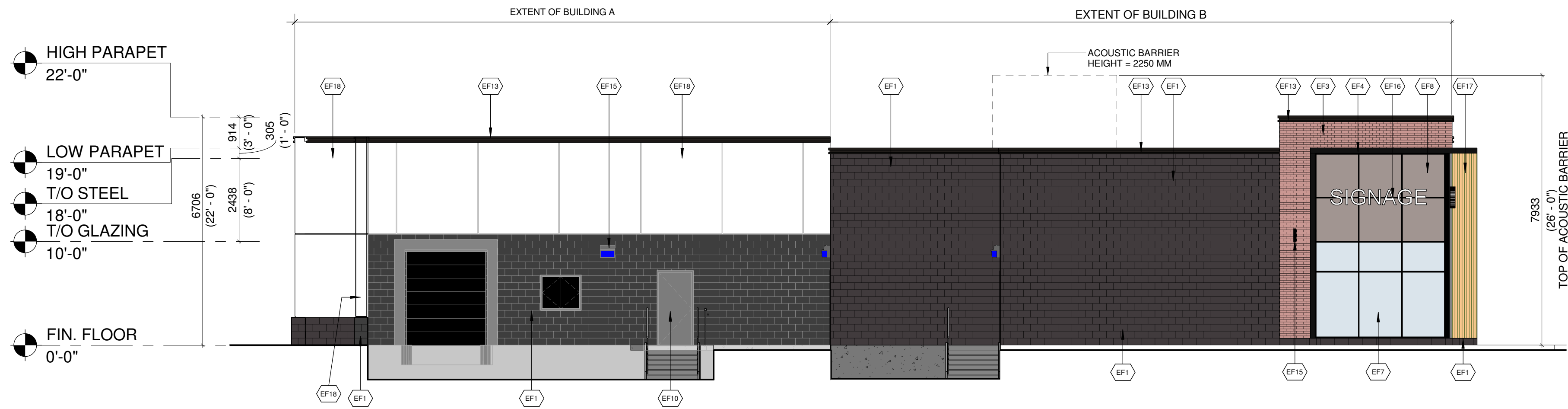
DRAWING NO. **B-A101** REV. **2**



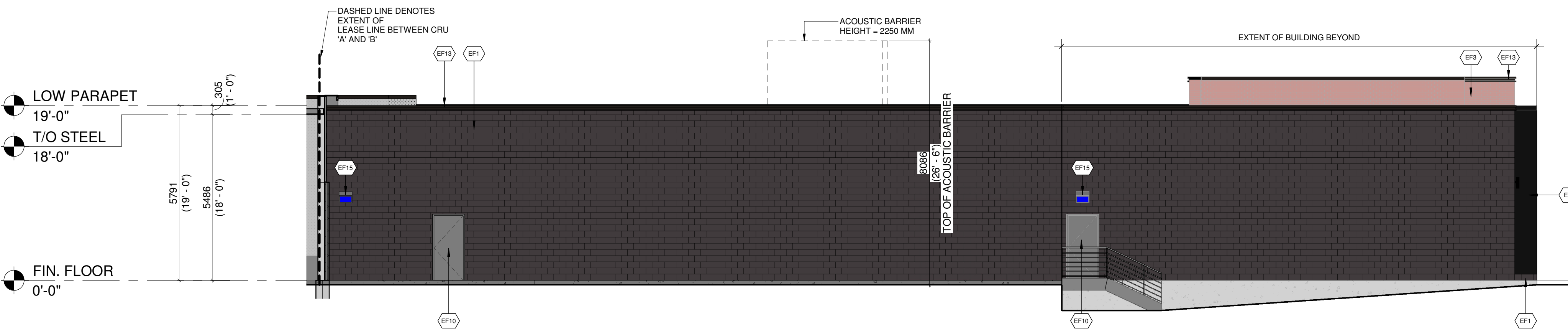
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1 PROPOSED CRU 'B' - SOUTH ELEVATION  
B-A301 1/8" = 1'-0"



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	<b>ARCHITECTURAL CONCRETE BLOCK:</b> COLOUR: DARK GREY
EF2	<b>CLAY BRICK:</b> COLOUR: GREY
EF3	<b>CLAY BRICK:</b> COLOUR: RED
EF4	<b>ALUMINUM COMPOSITE PANELS:</b> COLOUR: BLACK
EF5	<b>EIFS CORNICE:</b> COLOUR: GREY
EF6	<b>VERTICAL METAL SIDING</b> COLOUR: GREY
EF7	<b>GLAZED DOORS &amp; WINDOWS:</b> CLEAR LOW E GLAZING IN COLOUR: BLACK ANODIZED ALUMINUM MULLIONS THERMALLY BROKEN ALUMINUM FRAMES
EF8	<b>SPANDREL GLAZED DOORS &amp; WINDOWS:</b> 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	<b>FILLER PANEL:</b> 1/8" THICK ANODIZED ALUMINUM COLOUR: CHARCOAL REFER TO WINDOW SCHEDULE FOR SIZE
EF10	<b>H.M. DOORS &amp; FRAMES:</b> PREFINISHED HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH:
EF11	<b>ALUMINUM COMPOSITE PANEL:</b> COLOUR: RED
EF12	<b>PREFINISHED METAL CAP FLASHING:</b> COLOUR: BLACK
EF13	<b>ACM CORNICE:</b> BLACK
EF14	<b>SCUPPER:</b> COLOUR: TO MATCH PREFINISHED METAL CAP FLASHING TO MATCH ADJACENT MATERIAL
EF15	<b>LIGHT FIXTURE:</b> REFER TO ELEC. SPEC. FOR LIGHT FIXTURE C/W 5/8" EXTERIOR GRADE PLAYWOOD BACKING
EF16	<b>EXTERIOR SIGNAGE:</b> 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	<b>VERTICAL ALUMINUM SIDING:</b> COLOUR: WOOD GRAIN
EF18	<b>EIFS:</b> 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

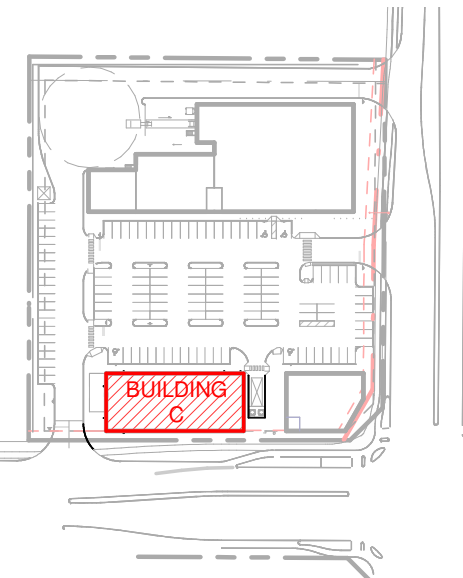
DRAWING  
**EXTERIOR ELEVATIONS - PROPOSED BUILDING B**

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

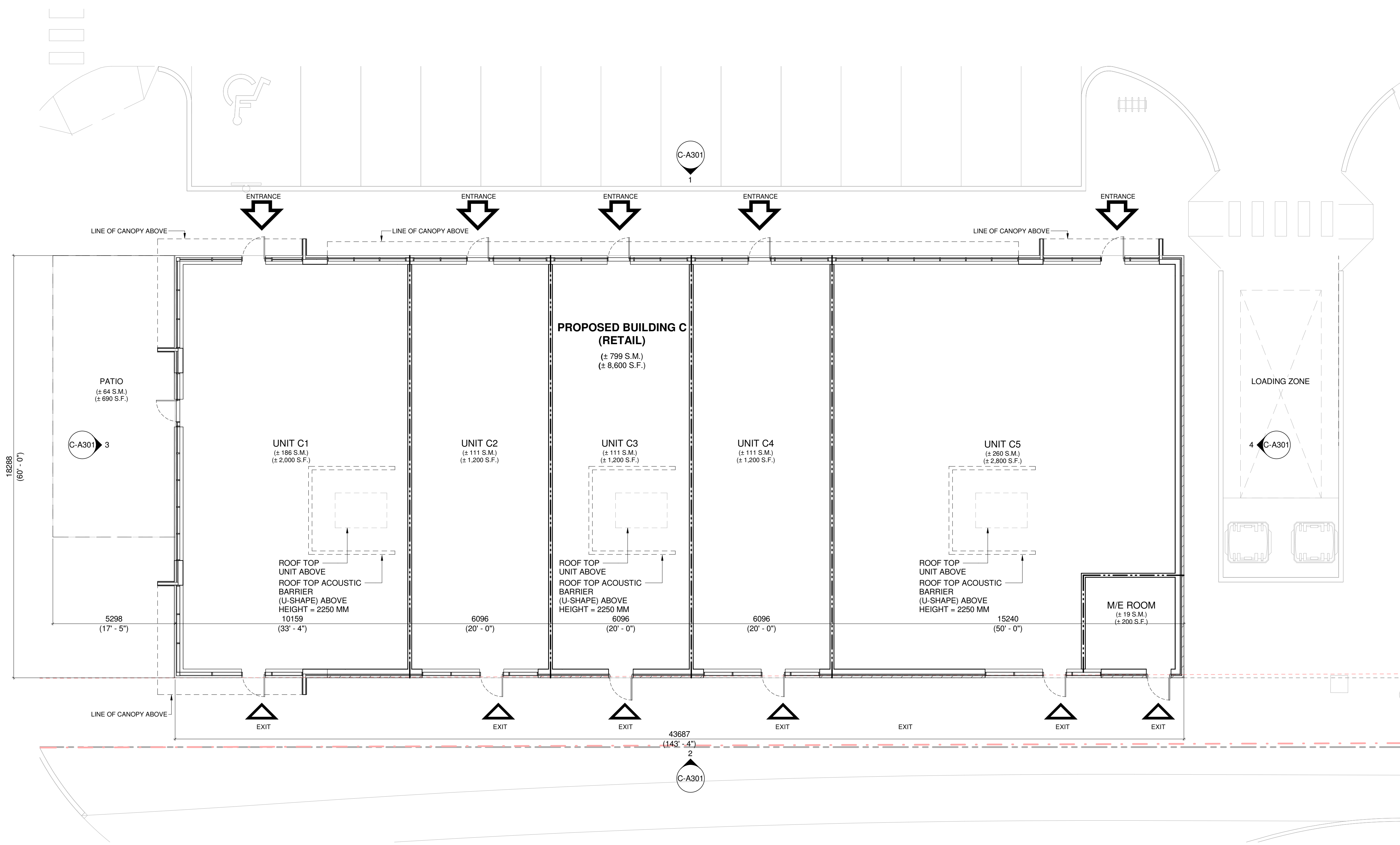




The issuance of this record drawing is a representation by Turner Fleischer Architects Inc. that the construction, management or alteration of the building is in general, as approved by practice, conformity with the design prepared and provided by Turner Fleischer Architects Inc. but is not a representation that the construction, management or alteration of the building is in conformity with a design that has been prepared or provided by others. The 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"

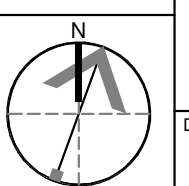
#	DATE	DESCRIPTION	BY
2	2023-10-04	ISSUED FOR SITE PLAN CONTROL APPLICATION #02	NFP
1	2023-04-28	ISSUED FOR SITE PLAN CONTROL APPLICATION	NFP



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

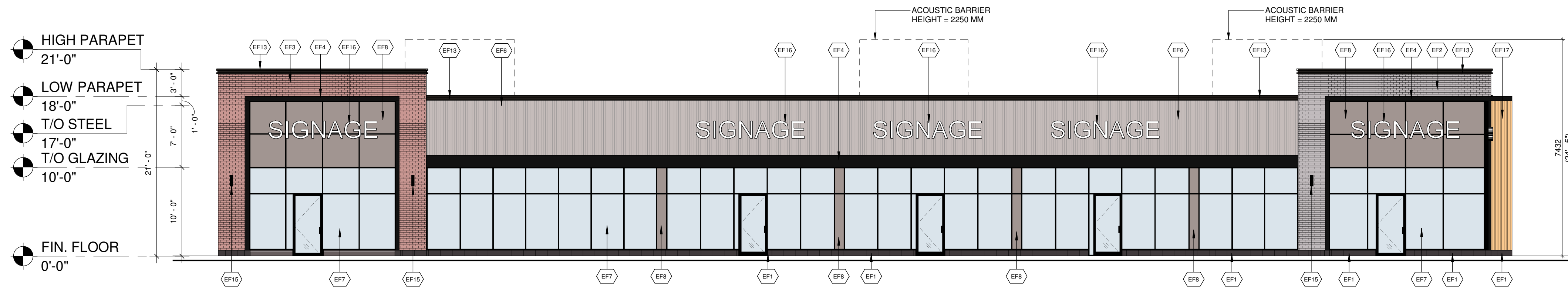
DRAWING  
**GROUND FLOOR PLAN - BUILDING C**

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

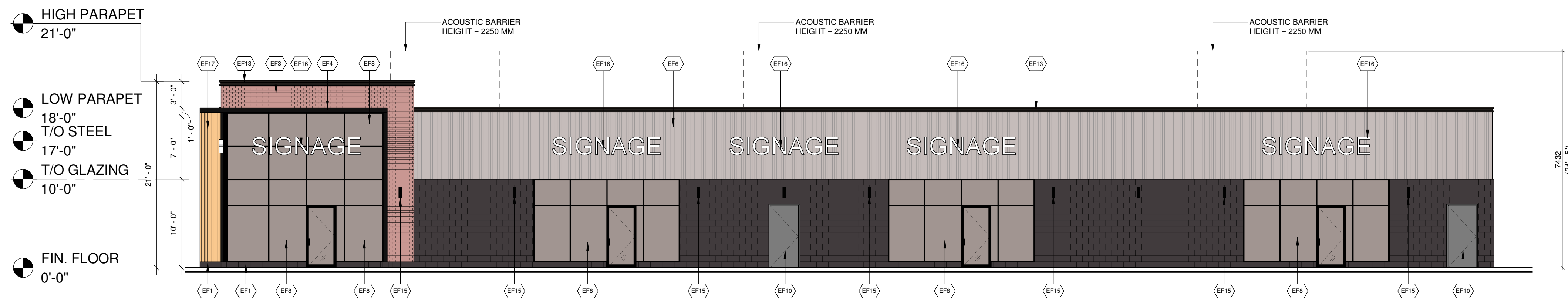


DRAWING NO. **C-A101** REV. **2**

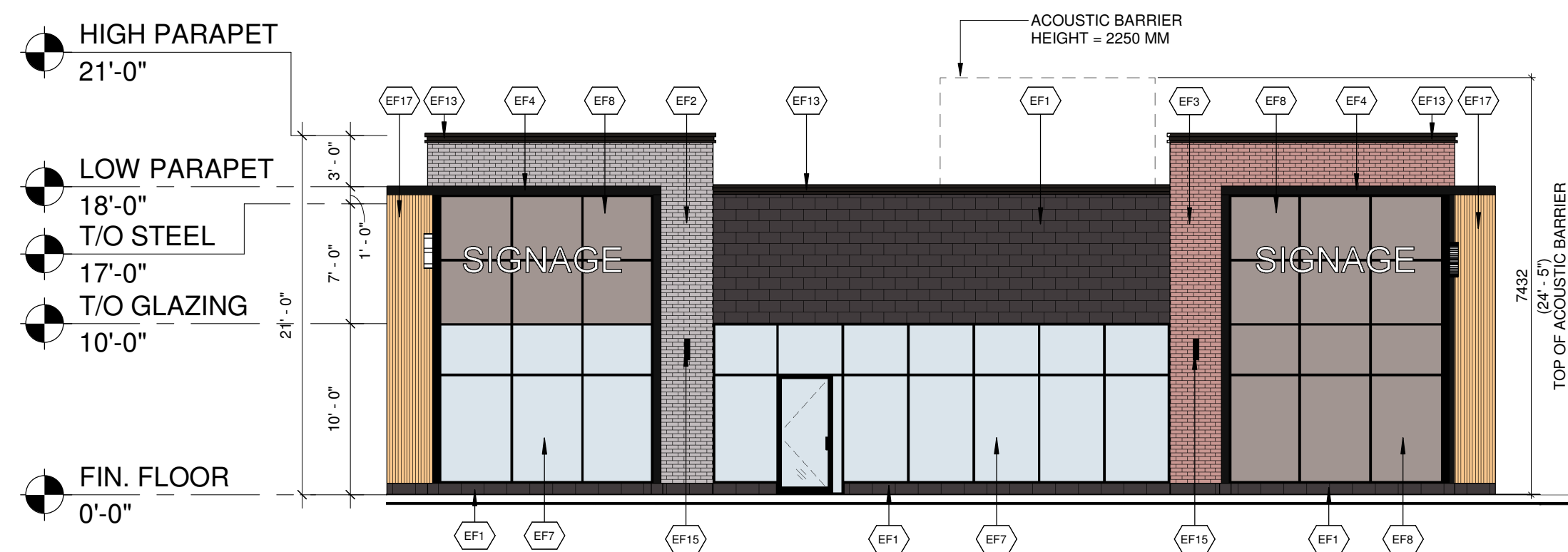




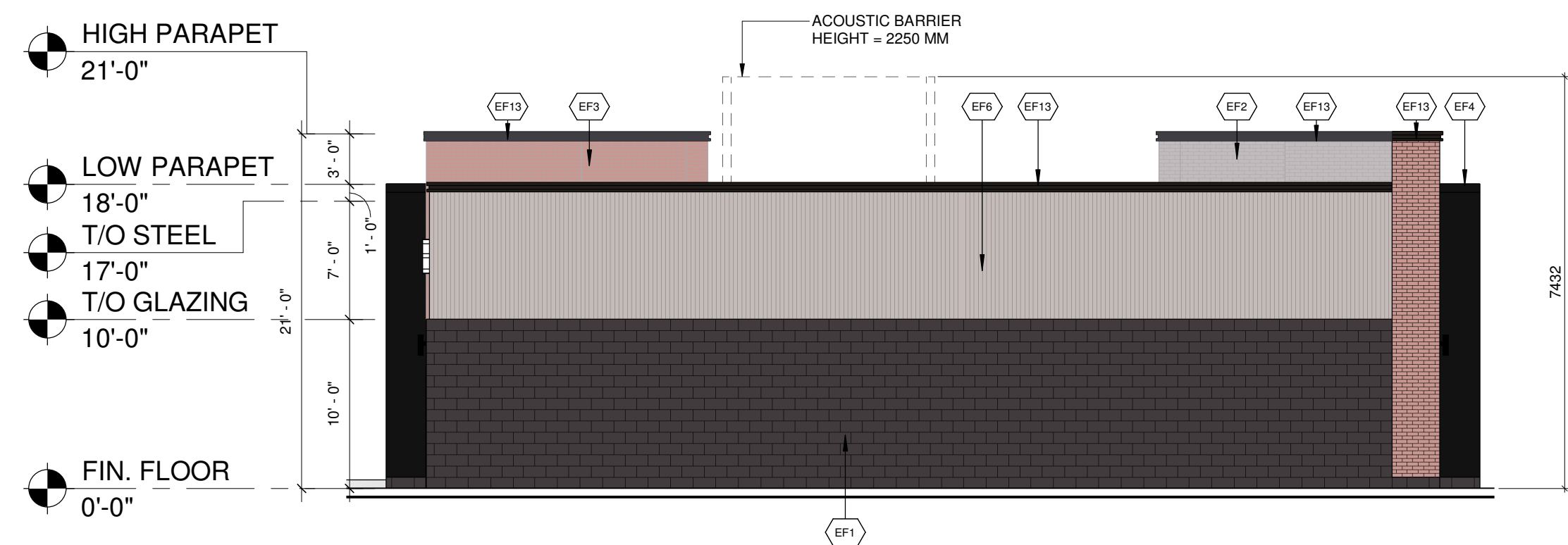
1 PROPOSED CRU 'C' - NORTH ELEVATION  
C-A301 1/8" = 1'-0"



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	<b>ARCHITECTURAL CONCRETE BLOCK:</b> COLOUR: DARK GREY
EF2	<b>CLAY BRICK:</b> COLOUR: GREY
EF3	<b>CLAY BRICK:</b> COLOUR: RED
EF4	<b>ALUMINUM COMPOSITE PANELS:</b> COLOUR: BLACK
EF5	<b>EIFS CORNICE:</b> COLOUR: GREY
EF6	<b>VERTICAL METAL SIDING</b> COLOUR: GREY
EF7	<b>GLAZED DOORS &amp; WINDOWS:</b> CLEAR LOW E GLAZING IN COLOUR: BLACK ANODIZED ALUMINUM MULLIONS THERMALLY BROKEN ALUMINUM FRAMES
EF8	<b>SPANDREL GLAZED DOORS &amp; WINDOWS:</b> 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	<b>FILLER PANEL:</b> 1/8" THICK ANODIZED ALUMINUM COLOUR: CHARCOAL REFER TO WINDOW SCHEDULE FOR SIZE
EF10	<b>H.M. DOORS &amp; FRAMES:</b> REFINISHED HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH:
EF11	<b>ALUMINUM COMPOSITE PANEL:</b> COLOUR: RED
EF12	<b>PREFINISHED METAL CAP FLASHING:</b> COLOUR: BLACK
EF13	<b>ACM CORNICE:</b> BLACK
EF14	<b>SCUPPER:</b> COLOUR: TO MATCH PREFINISHED METAL CAP FLASHING TO MATCH ADJACENT MATERIAL
EF15	<b>LIGHT FIXTURE:</b> REFER TO ELEC. SPEC. FOR LIGHT FIXTURE C/W 5/8" EXTERIOR GRADE PLAYWOOD BACKING
EF16	<b>EXTERIOR SIGNAGE:</b> 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	<b>VERTICAL ALUMINUM SIDING:</b> COLOUR: WOOD GRAIN
EF18	<b>EIFS:</b> 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



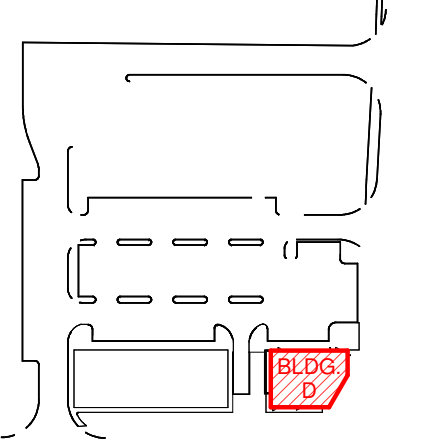
PROJECT  
**PROPOSED COMMERCIAL RETAIL PLAZA**  
3850 CAMBRIAN ROAD,  
OTTAWA, ON

DRAWING  
**EXTERIOR ELEVATIONS - BUILDING C**

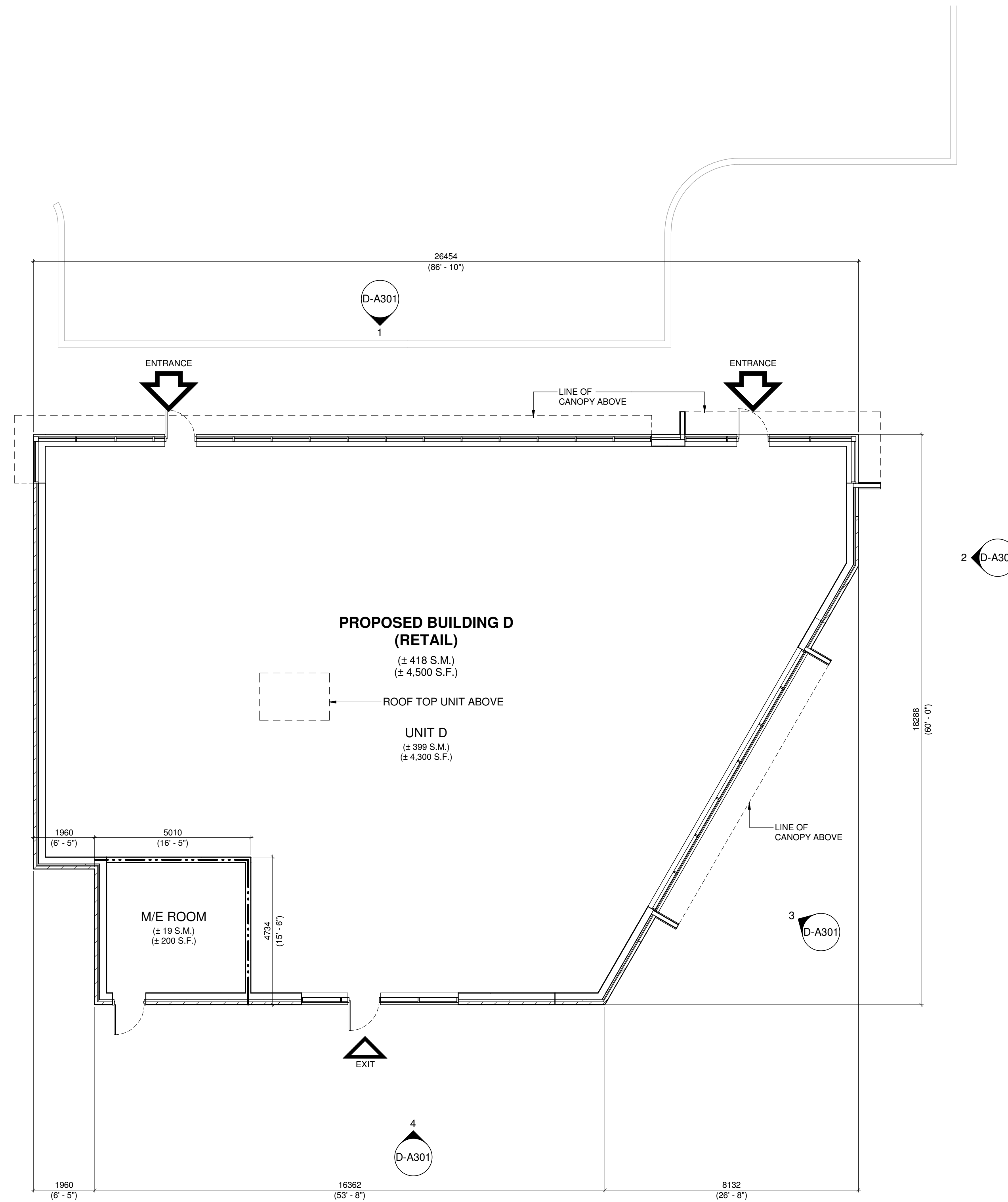
PROJECT NO. 21-327P01	
PROJECT DATE 2023-01-31	
DRAWN BY NFP	
CHECKED BY DEM	
SCALE 1/8" = 1'-0"	



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  
D-A101 1" = 200'-0"



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

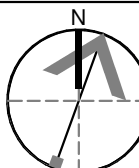
#	DATE	DESCRIPTION	BY
2	2023-04-04	ISSUED FOR SITE PLAN CONTROL APPLICATION #02	NFP
1	2023-04-28	ISSUED FOR SITE PLAN CONTROL APPLICATION	NFP



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

DRAWING  
**GROUND FLOOR PLAN - BUILDING D**

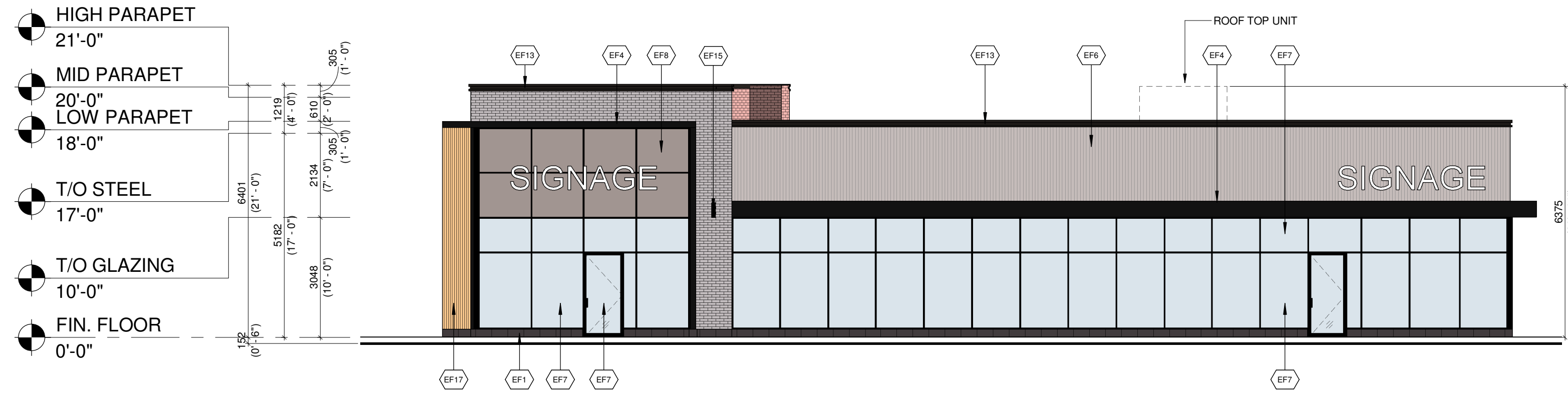
PROJECT NO.  
21-327P01  
PROJECT DATE  
2023-01-31  
DRAWN BY  
NFP  
CHECKED BY  
DEM  
SCALE  
As indicated



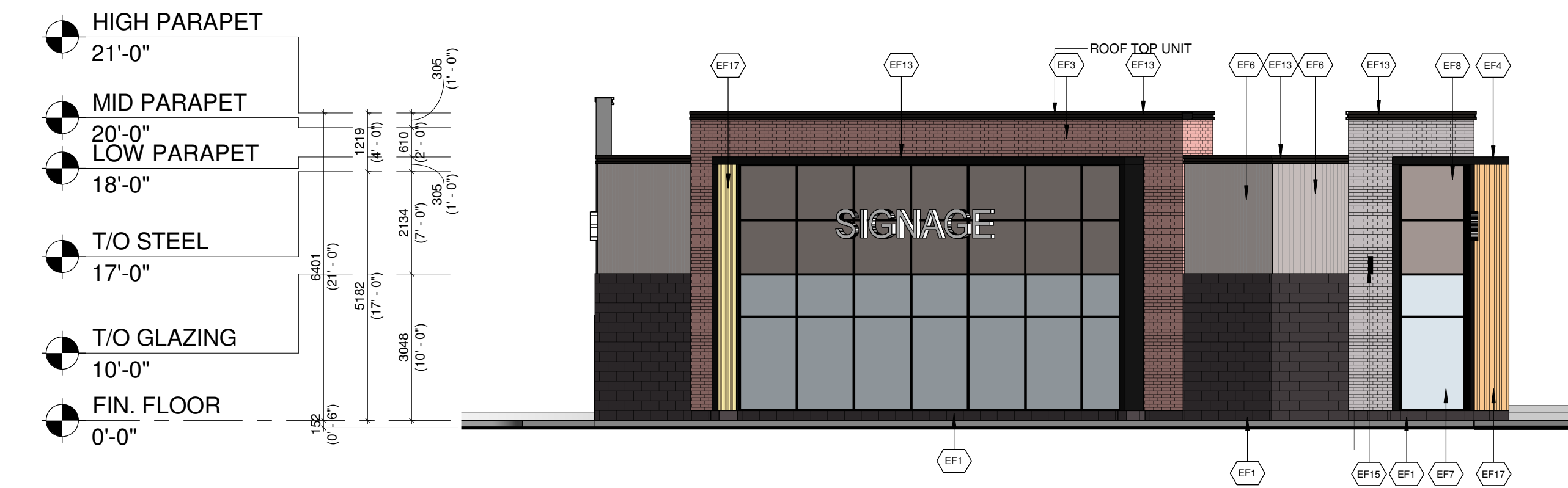
DRAWING NO. **D-A101** REV. **2**



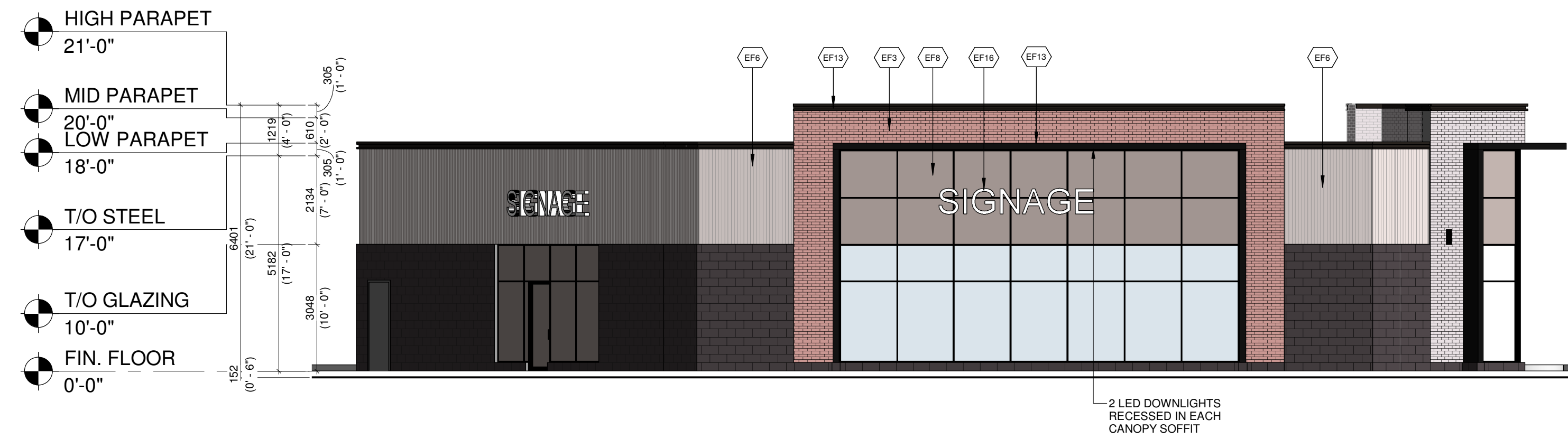
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultants' drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authority having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



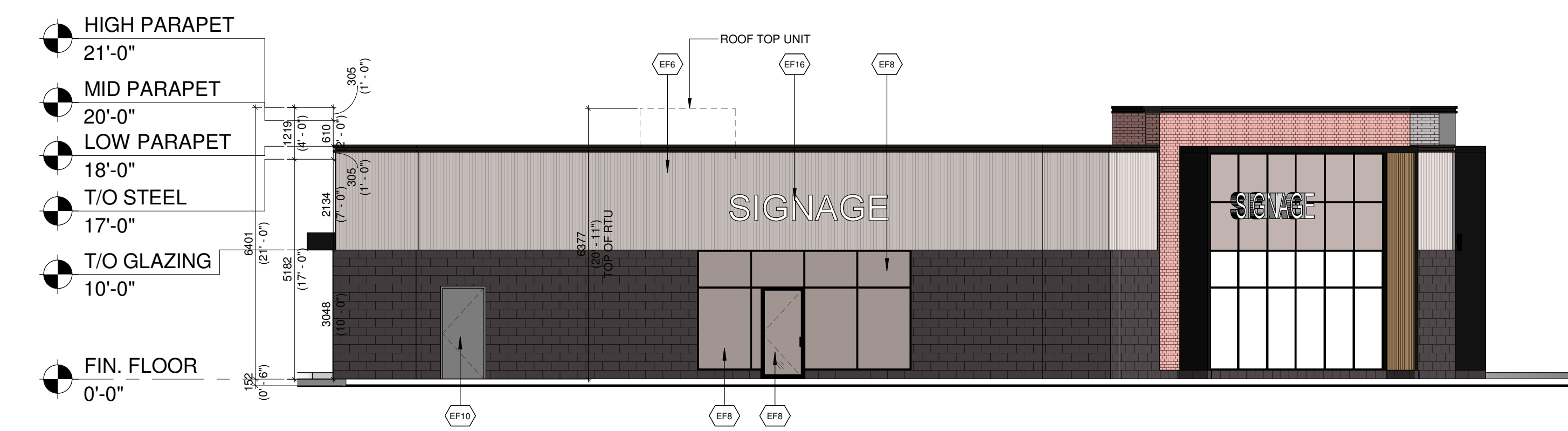
1 PROPOSED CRU 'D' - NORTH ELEVATION  
D-A301 1/8" = 1'-0"



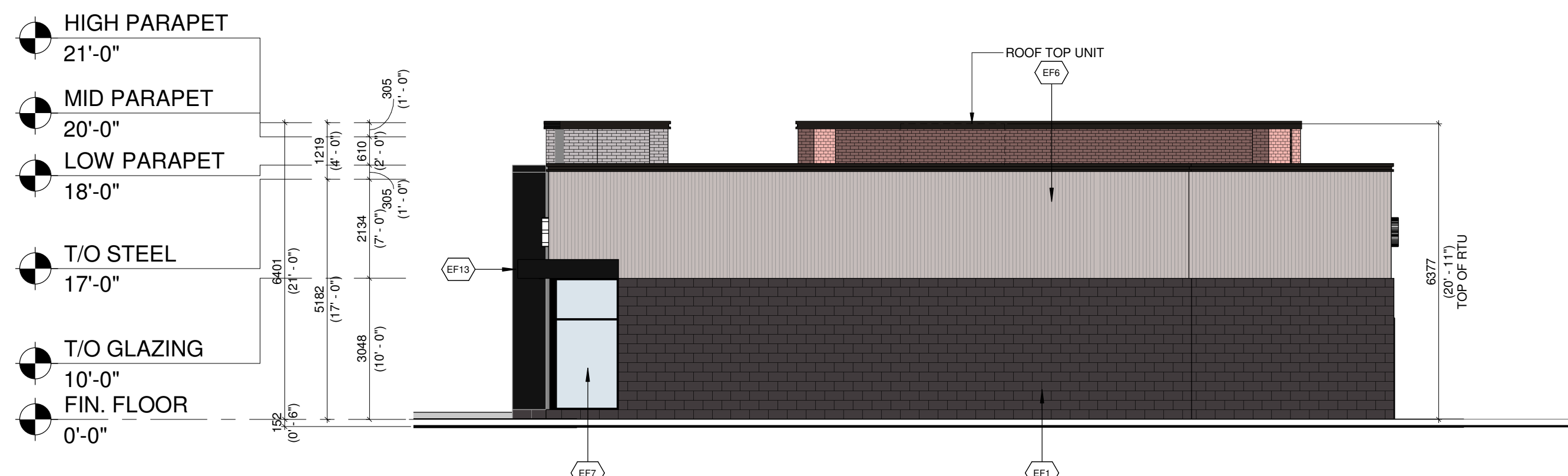
2 PROPOSED CRU 'D' - EAST ELEVATION  
D-A301 1/8" = 1'-0"



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	<b>ARCHITECTURAL CONCRETE BLOCK:</b> COLOUR: DARK GREY
EF2	<b>CLAY BRICK:</b> COLOUR: GREY
EF3	<b>CLAY BRICK:</b> COLOUR: RED
EF4	<b>ALUMINUM COMPOSITE PANELS:</b> COLOUR: BLACK
EF5	<b>EIFS CORNICE:</b> COLOUR: GREY
EF6	<b>VERTICAL METAL SIDING</b> COLOUR: GREY
EF7	<b>GLAZED DOORS &amp; WINDOWS:</b> CLEAR LOW E GLAZING IN COLOUR: BLACK ANODIZED ALUMINUM MULLIONS THERMALLY BROKEN ALUMINUM FRAMES
EF8	<b>SPANDREL GLAZED DOORS &amp; WINDOWS:</b> 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	<b>FILLER PANEL:</b> 1/8" THICK ANODIZED ALUMINUM COLOUR: CHARCOAL REFER TO WINDOW SCHEDULE FOR SIZE
EF10	<b>H.M. DOORS &amp; FRAMES:</b> PREFINISHED HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH:
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EF12	<b>PREFINISHED METAL CAP FLASHING:</b> COLOUR: BLACK
EF13	<b>ACM CORNICE:</b> BLACK
EF14	<b>SCUPPER:</b> COLOUR: TO MATCH PREFINISHED METAL CAP FLASHING TO MATCH ADJACENT MATERIAL
EF15	<b>LIGHT FIXTURE:</b> REFER TO ELEC. SPEC. FOR LIGHT FIXTURE C/W 5/8" EXTERIOR GRADE PLAYWOOD BACKING
EF16	<b>EXTERIOR SIGNAGE:</b> 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	<b>VERTICAL ALUMINUM SIDING:</b> COLOUR: WOOD GRAIN
EF18	<b>EIFS:</b> COLOUR: WHITE

#	DATE	DESCRIPTION	BY
2	2023-10-04	ISSUED FOR SITE PLAN CONTROL APPLICATION #12	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**