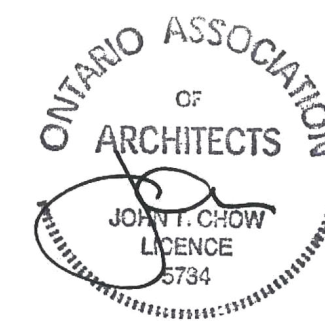


# PROPOSED COMMERCIAL RETAIL PLAZA

3850 CAMBRIAN ROAD,  
BARRHAVEN, ONTARIO

21.327P01



**TURNER  
FLEISCHER**

67 Lesmill Rd  
Toronto, ON, M3B 2T8  
Contact Name: Daniela Mandarano  
Phone Number: 416-425-2222 ext 398  
Email: daniela.mandarano@turnerfleischer.com

**ISSUED FOR SITE PLAN CONTROL APPLICATION  
APRIL 28, 2023**

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

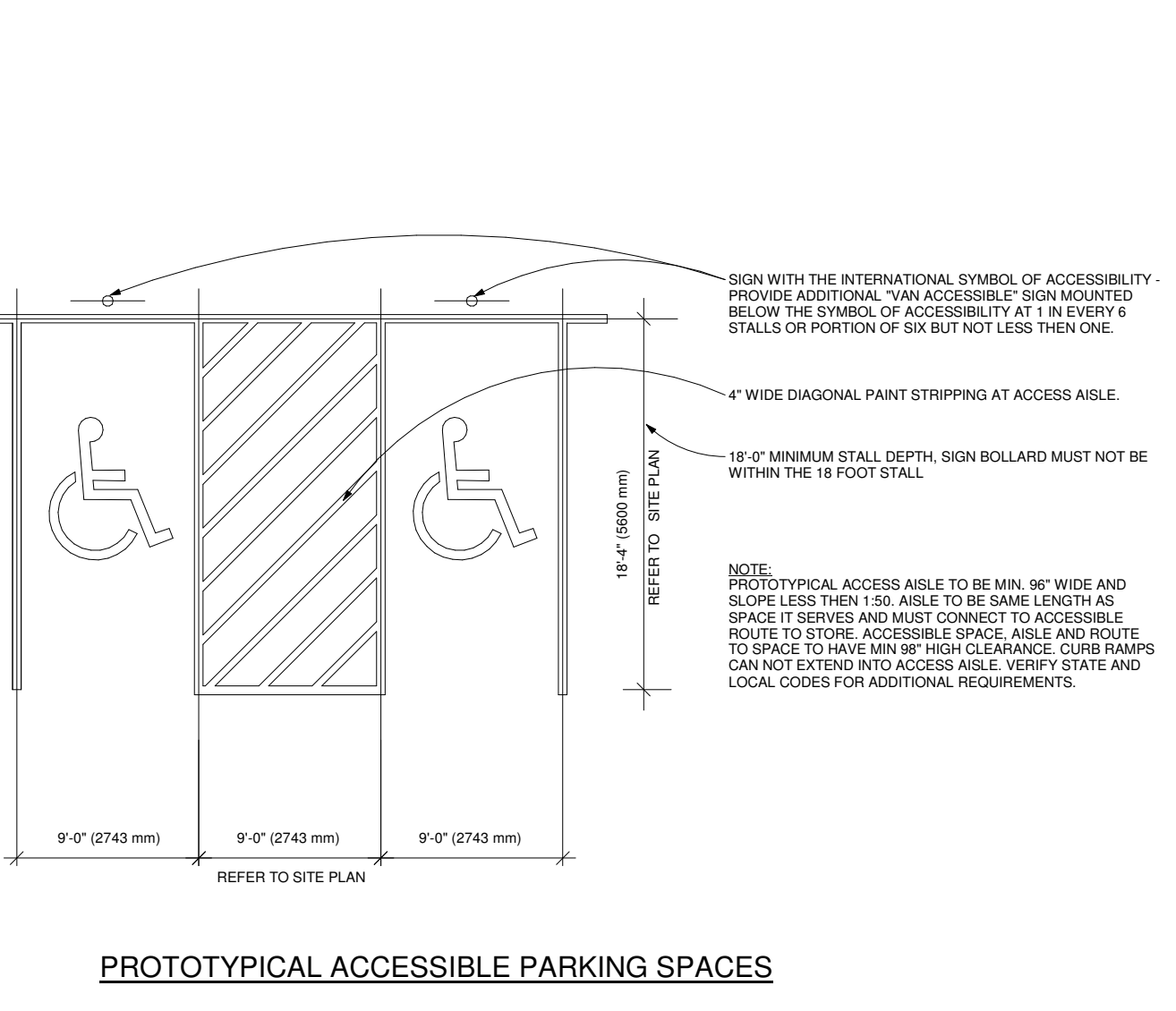
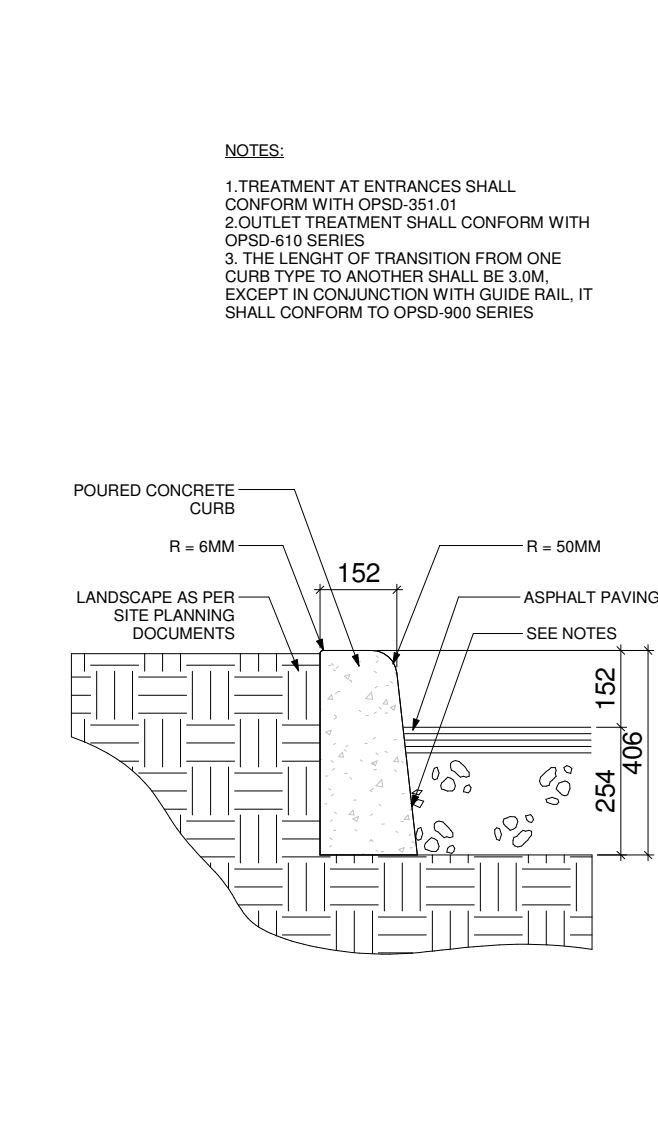
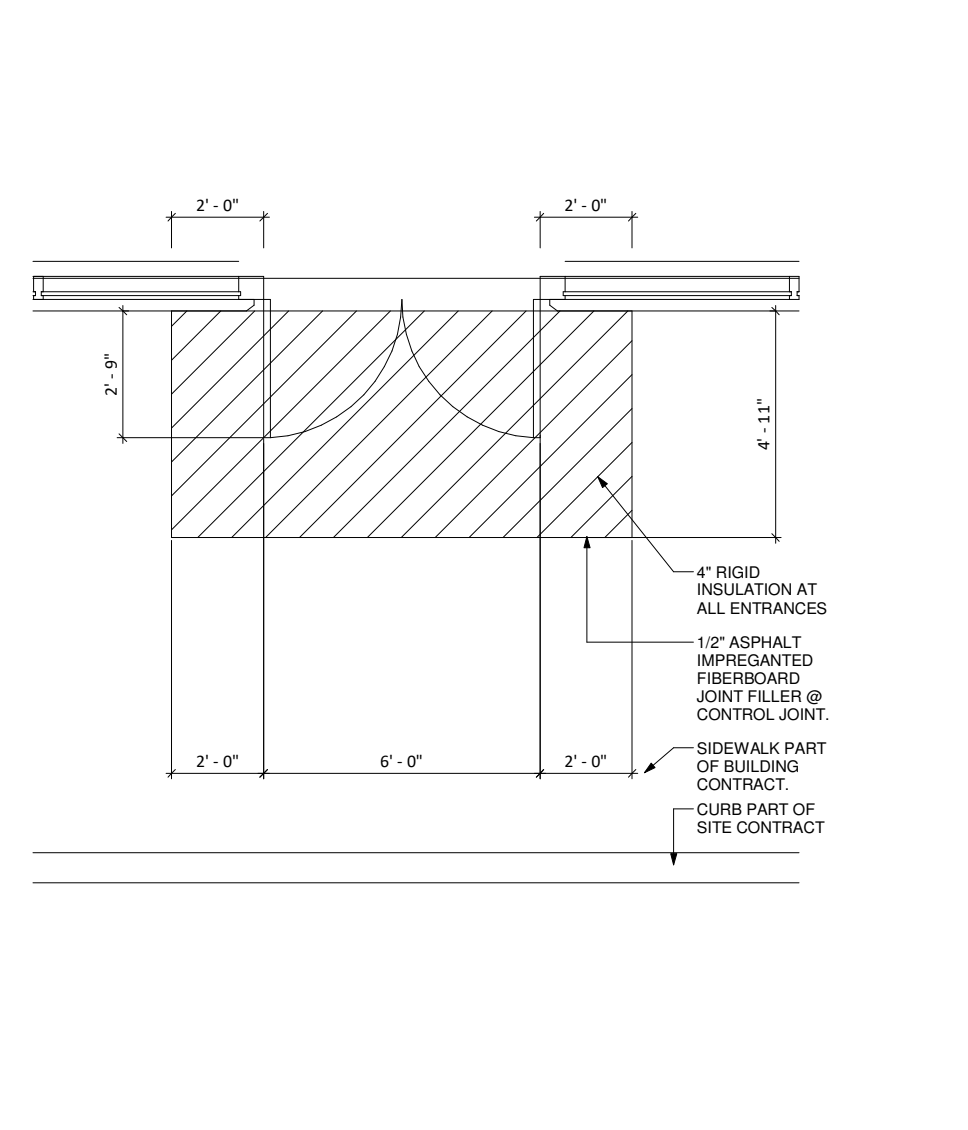
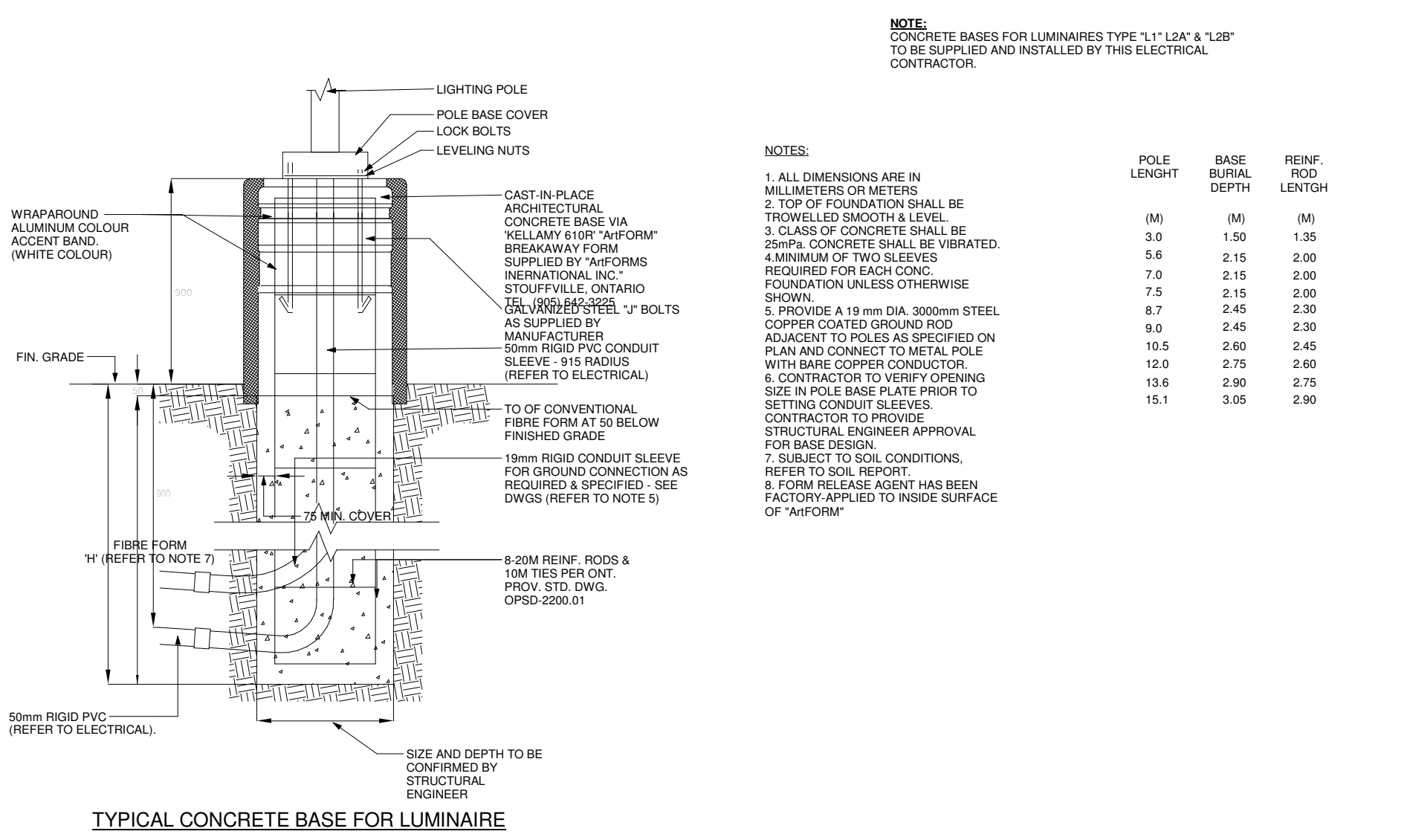
**RON KOUDYS LANDSCAPE  
ARCHITECTS**  
LANDSCAPE ARCHITECT  
368 Oxford Street East  
London, ON N6A 1V7  
Contact Name:  
Phone Number:  
Email:

**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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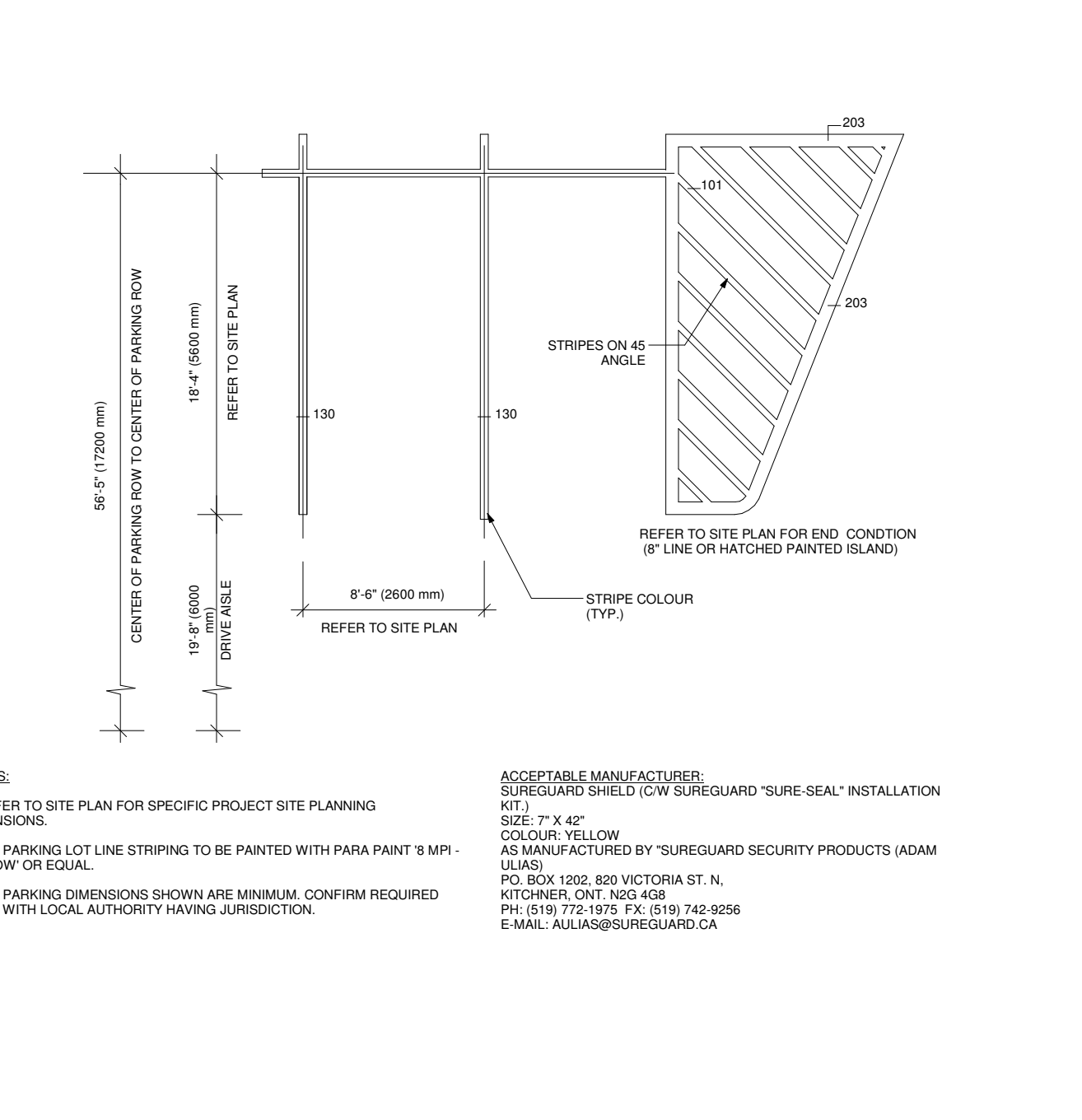
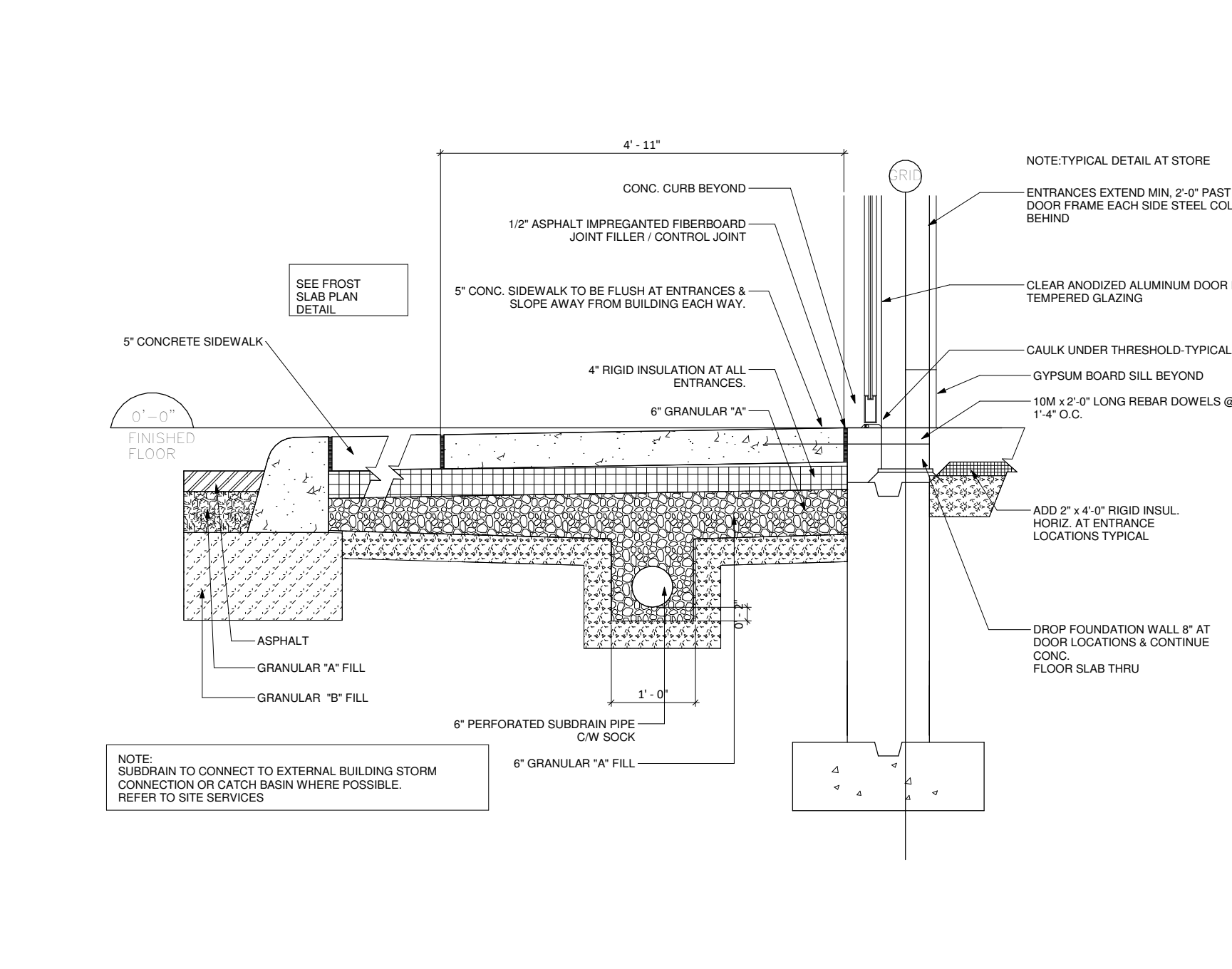
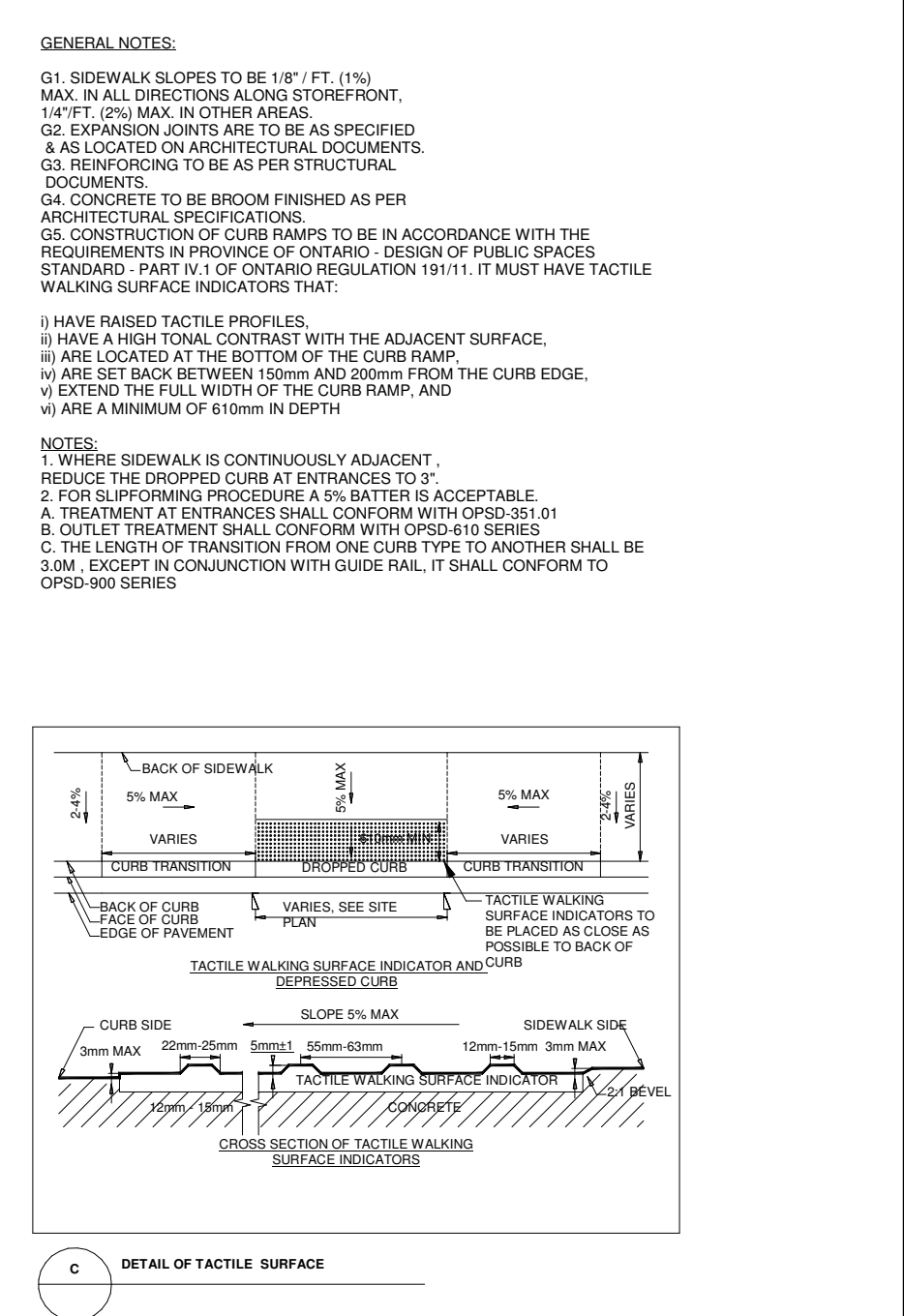
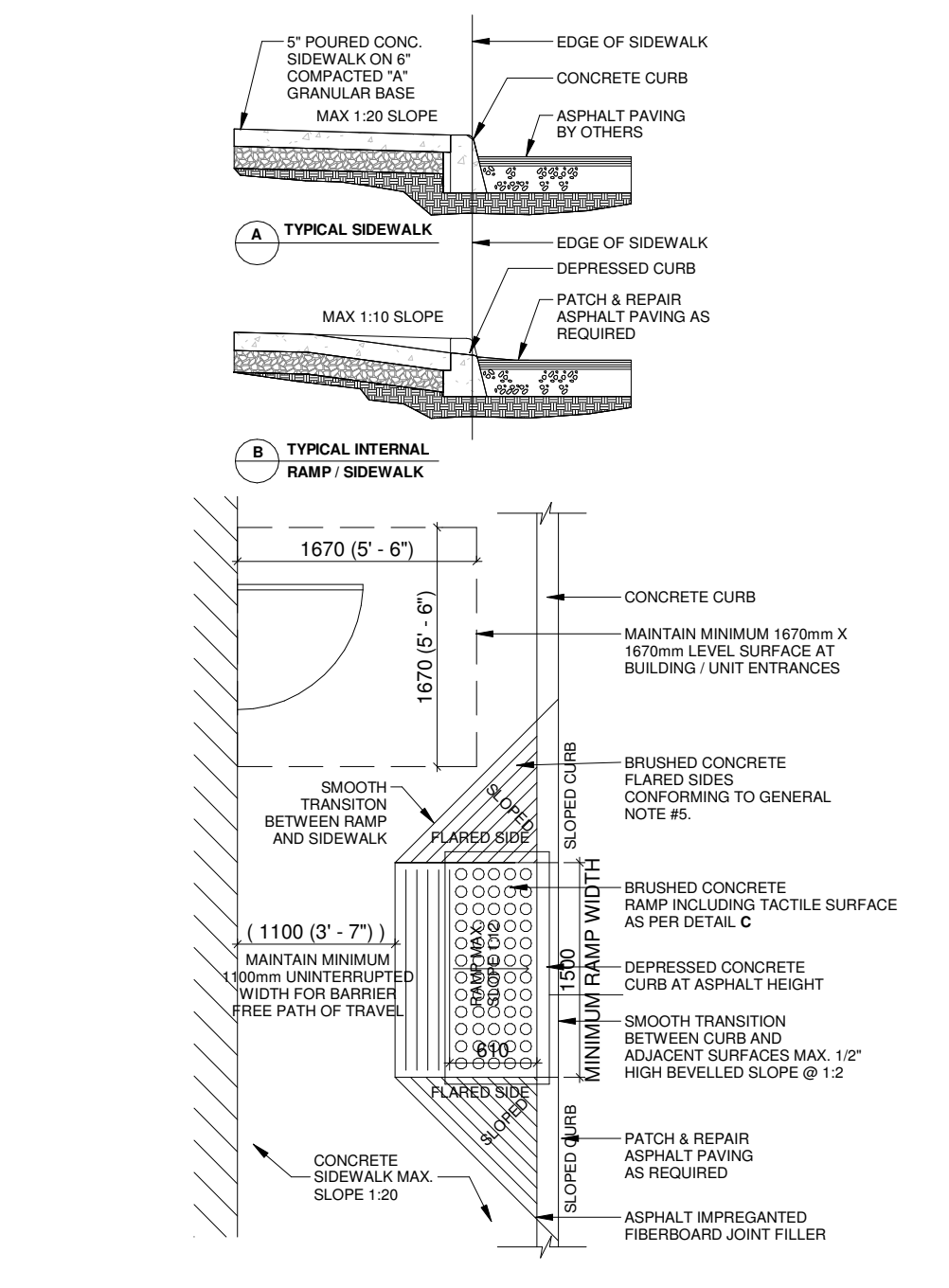


1 LIGHT STANDARD  
1:500

2 FROST SLAB PLAN  
1:50

3 CONCRETE CURB SECTION  
1:15

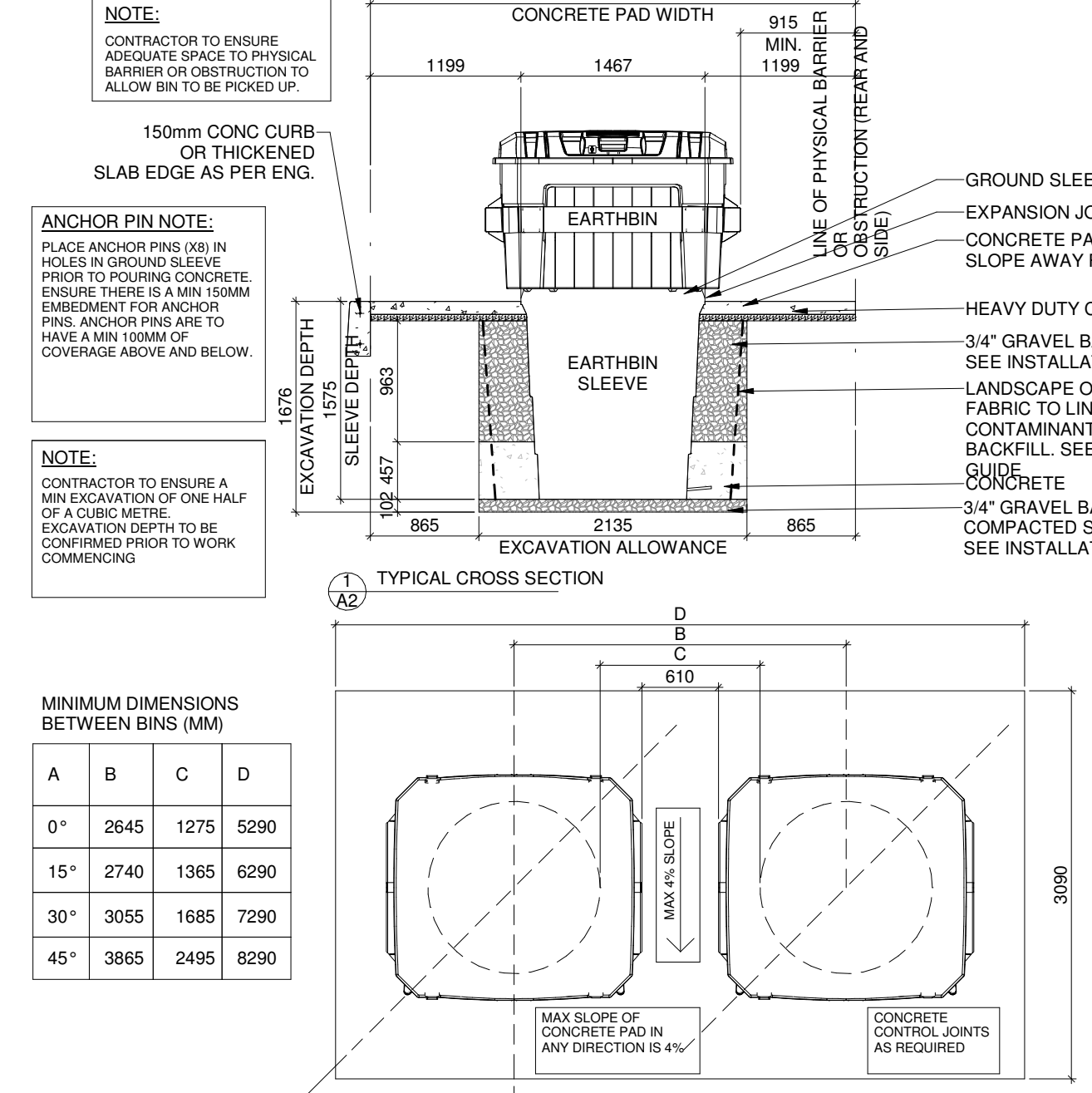
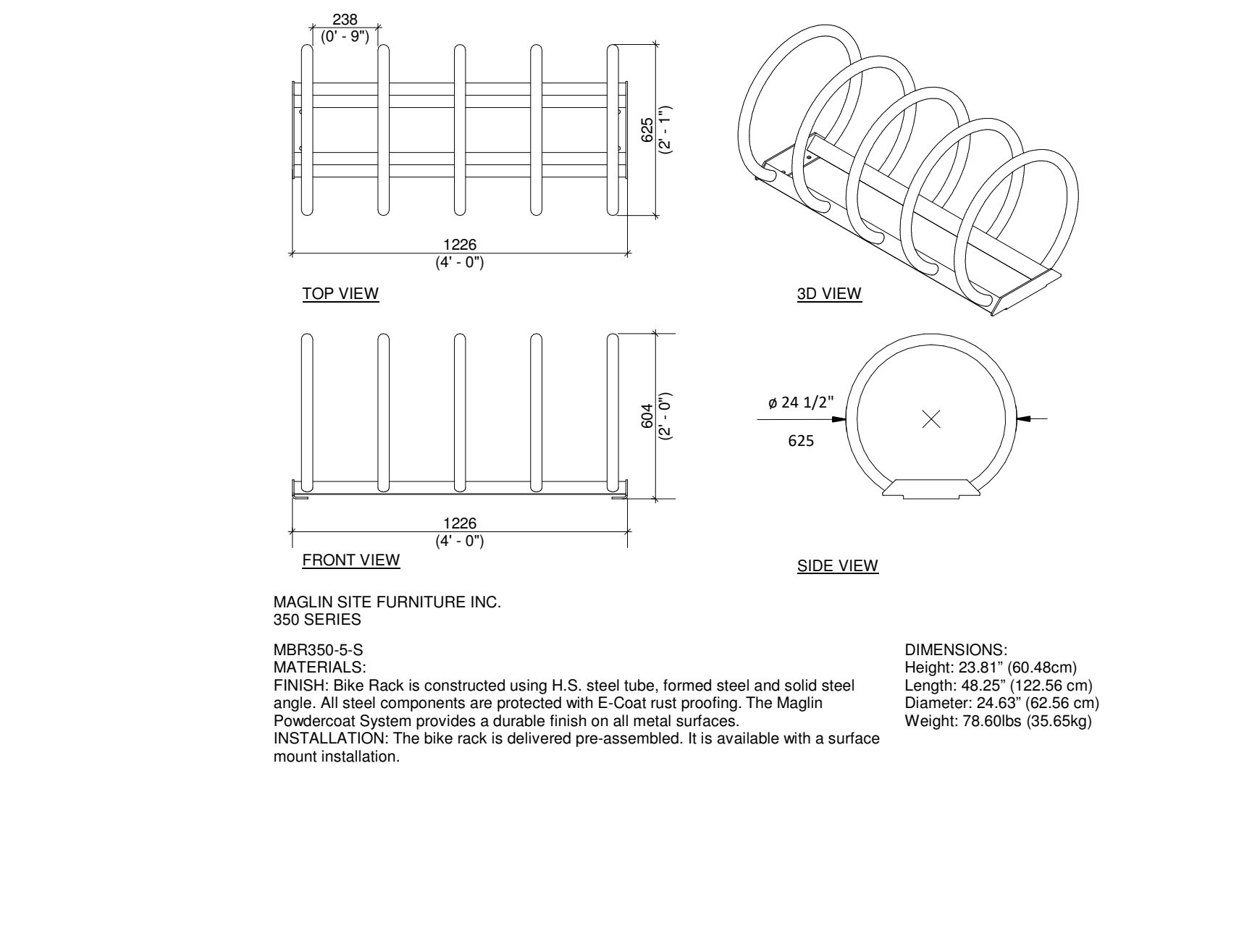
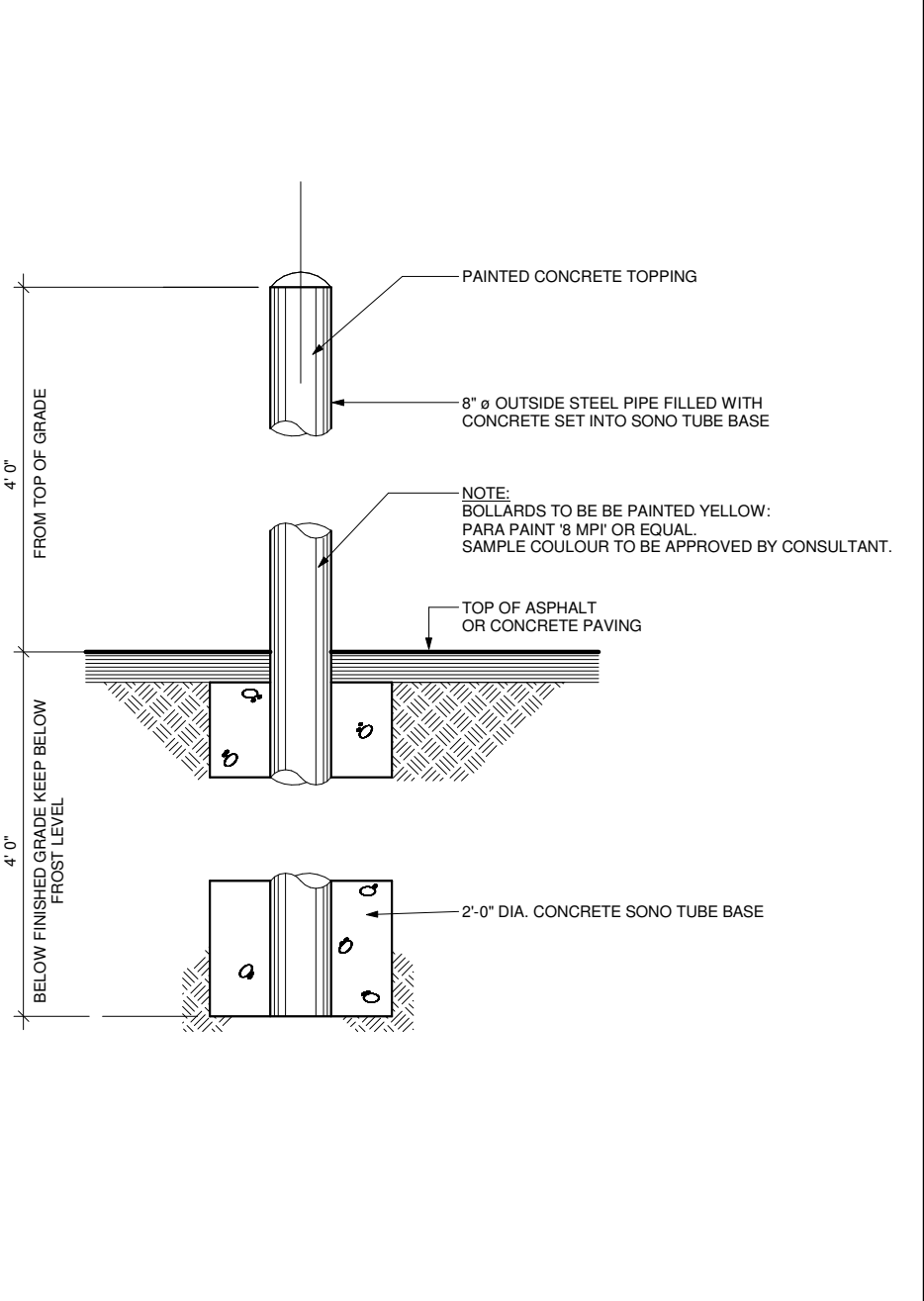
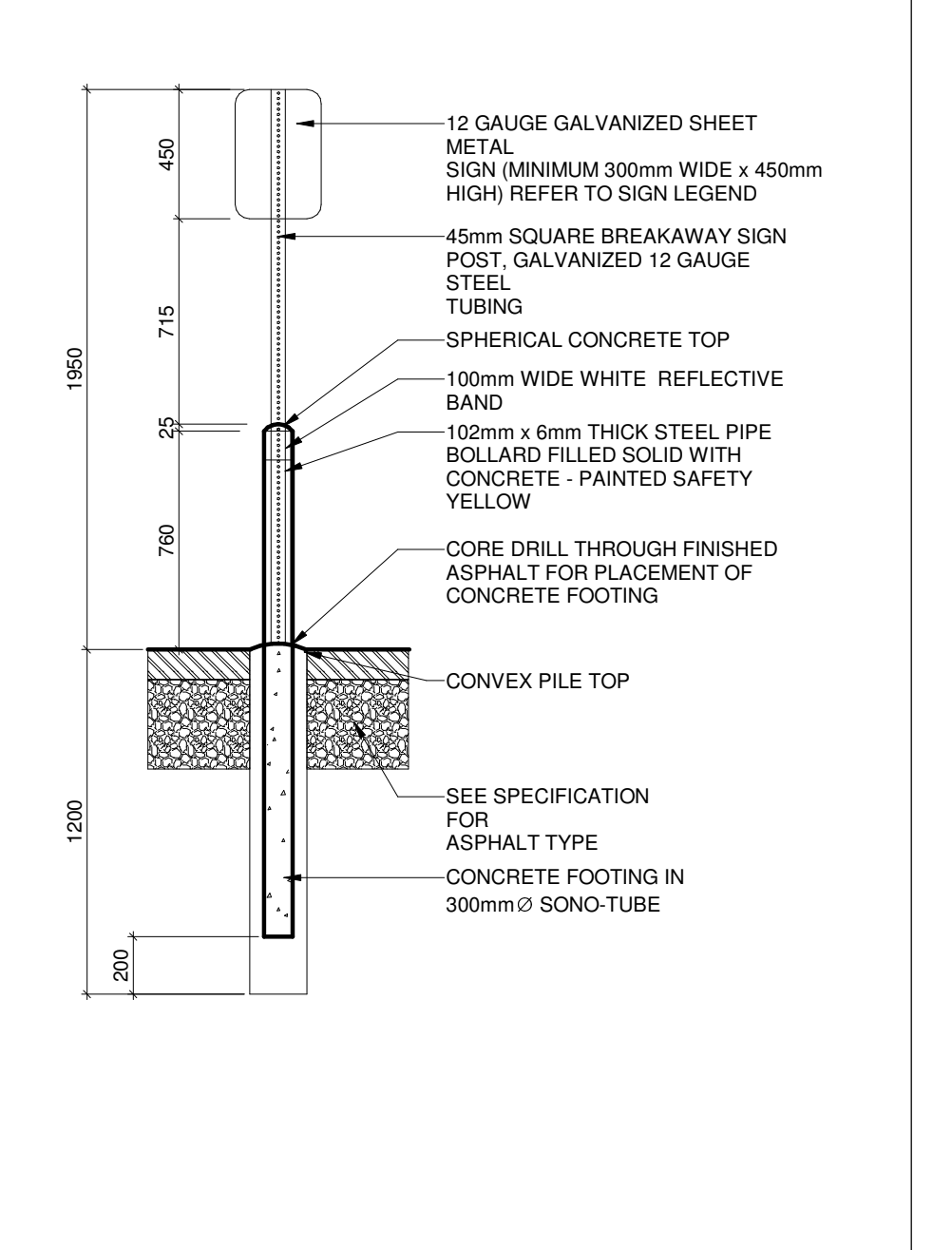
4 ACCESSIBLE PARKING DETAIL  
1:100



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

#	DATE	ISSUED FOR	CONTROL APPLICATION	DESCRIPTION	BY
5	2023-04-06	ISSUED FOR	SITE PLAN CONTROL APPLICATION	NFP	



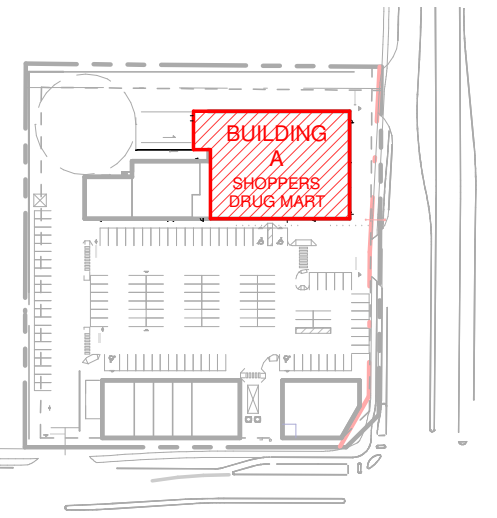
**PROPOSED COMMERCIAL RETAIL PLAZA**  
3850 CAMBRIAN ROAD,  
BARRHAVEN, ONTARIO

**SITE DETAILS**

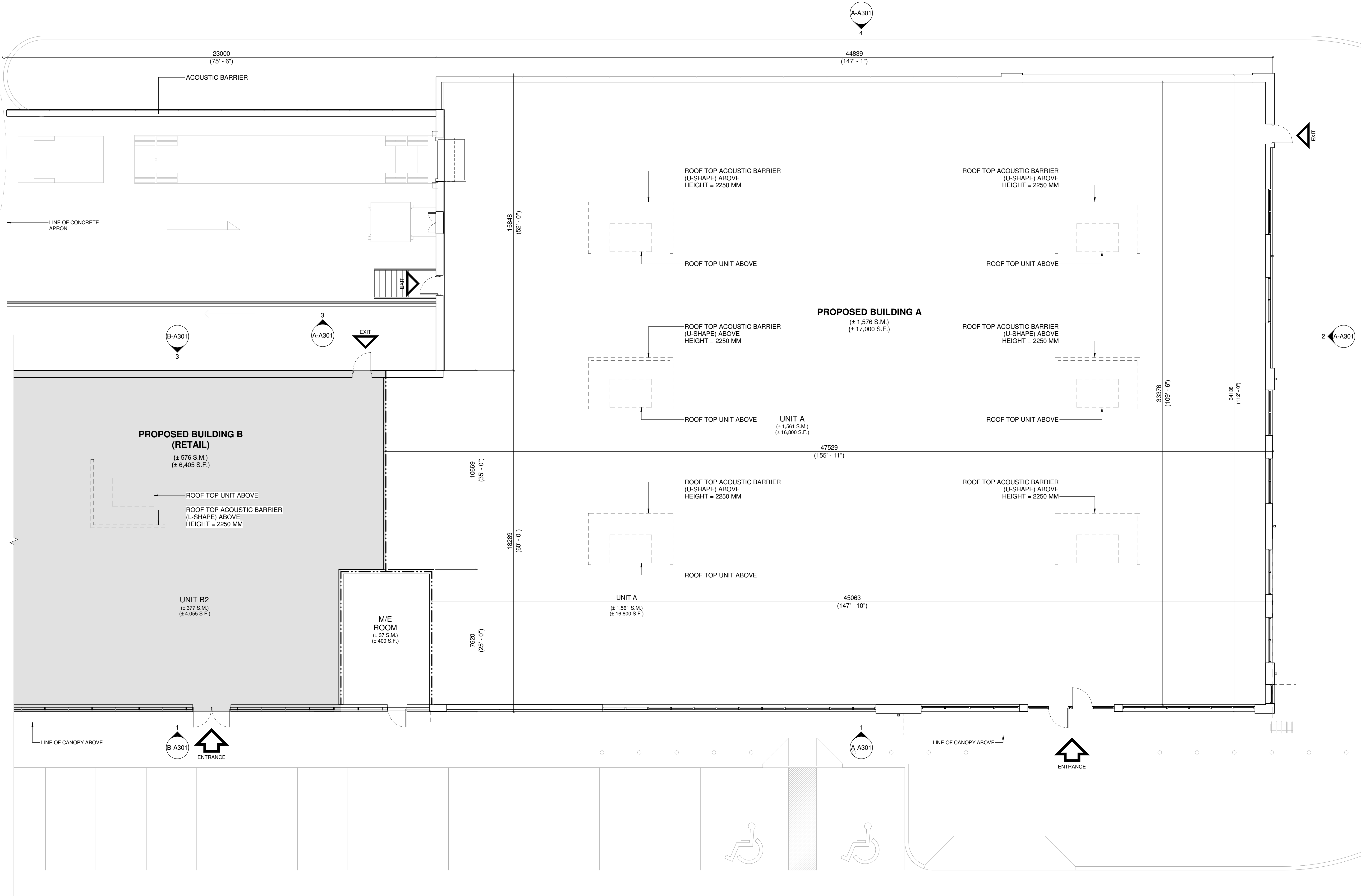
PROJECT NO. 21-327P01	
PROJECT DATE 2022-08-19	
DRAWN BY NFP	
CHECKED BY RMP	
SCALE As indicated	

DRAWING NO. <b>A002</b>	REV <b>5</b>
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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 province, 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"

DRAWING LEGEND	
	EXTENT/LOCATION OF FROST SLAB. REFER TO DETAILS
	LINE DENOTES 1 HOUR FIRE RATED WALL
	LINE DENOTES 2 HOUR FIRE RATED WALL
	LINE DENOTES VERTICAL STEEL BRACING. REFER TO STRUC. DWGS. FOR EXTENT & LOCATIONS

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

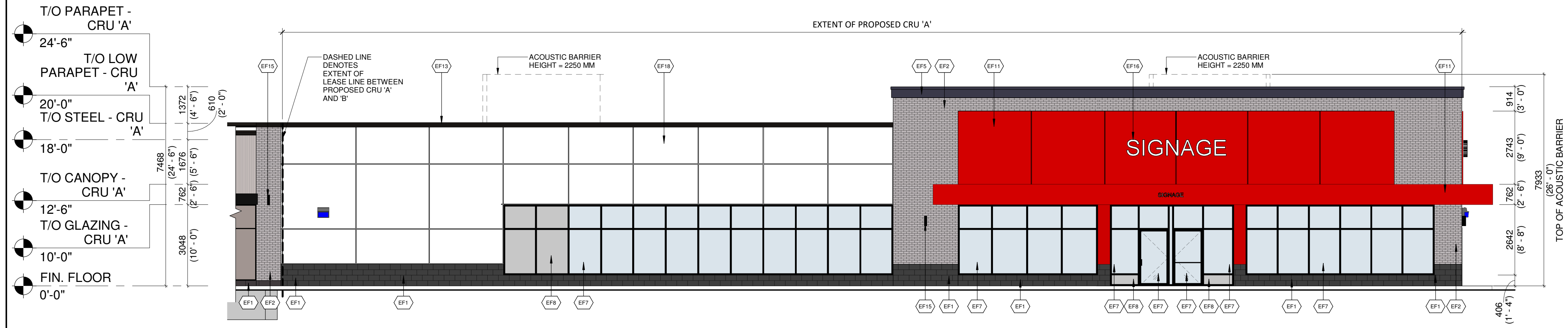


**PROJECT**  
**PROPOSED COMMERCIAL RETAIL PLAZA**  
3850 CAMBRIAN ROAD,  
OTTAWA, ON

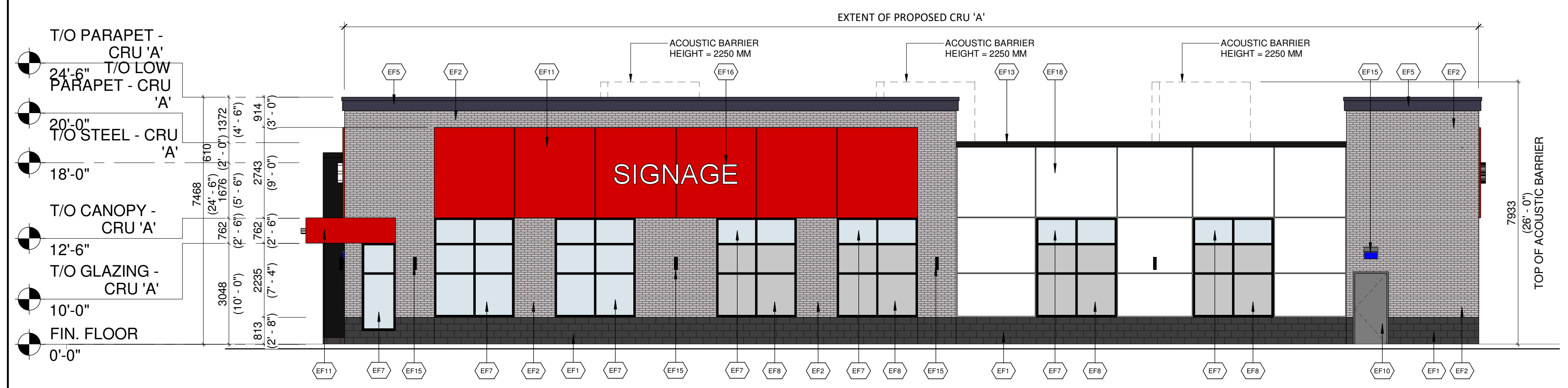
**DRAWING**  
**GROUND FLOOR PLAN - BUILDING 'A'**

PROJECT NO. 21-327P01	
PROJECT DATE 2023-01-31	
DRAWN BY BSH	
CHECKED BY DEM	
SCALE As indicated	
DRAWING NO. <b>A-A101</b>	REV. <b>1</b>

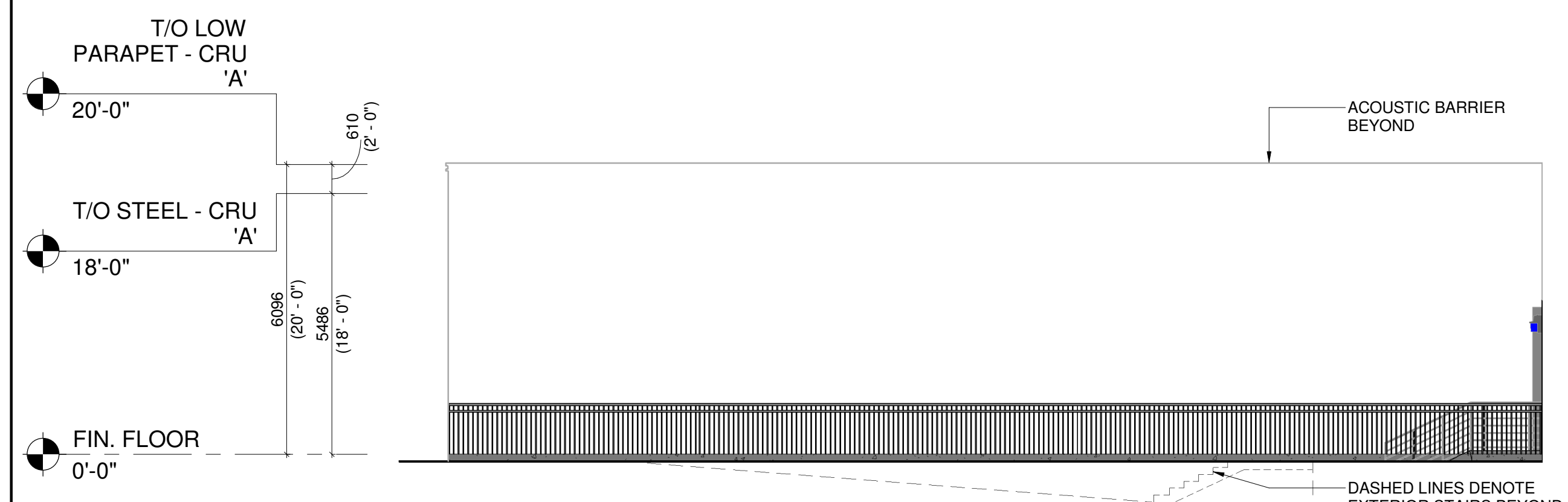
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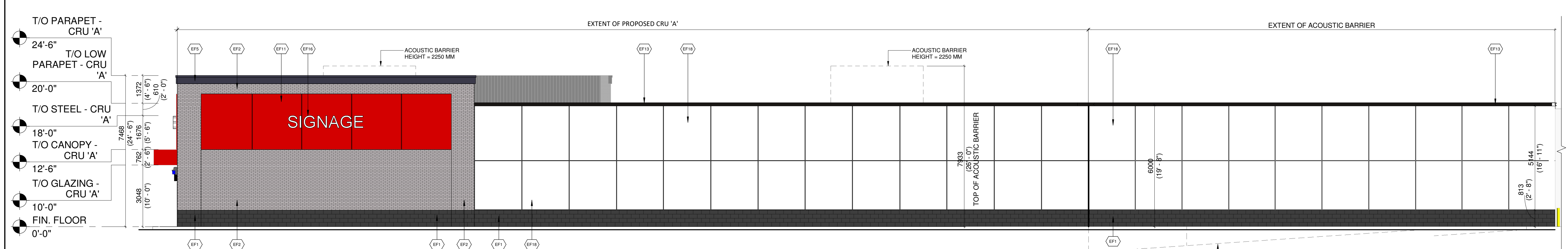
1 PROPOSED CRU 'A' - SOUTH ELEVATION  
1/8" = 1'-0"



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



3 PROPOSED CRU 'A' - SOUTH ELEVATION @ LOADING DOCK  
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	NFP
1	2023-04-28	ISSUED FOR SITE PLAN CONTROL APPLICATION	NFP



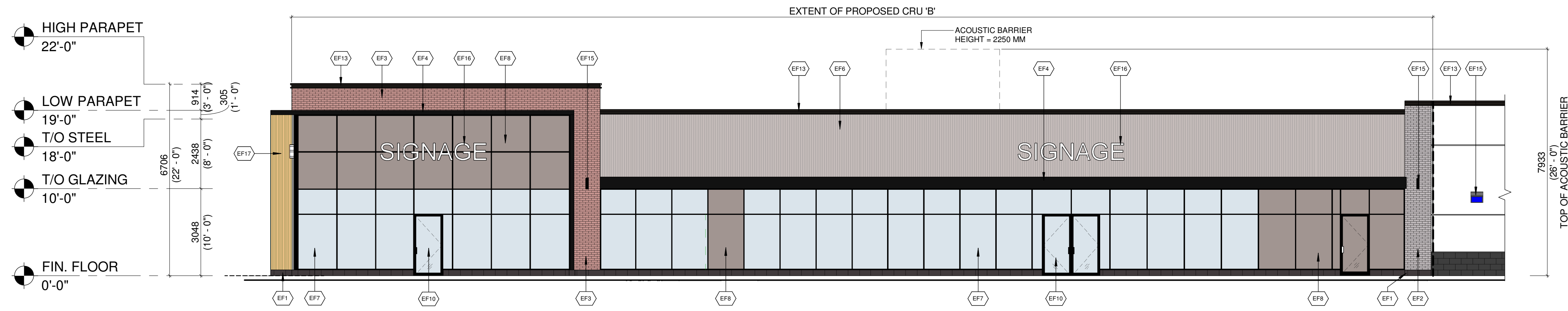
PROJECT  
**PROPOSED COMMERCIAL RETAIL PLAZA**  
3850 CAMBRIAN ROAD,  
OTTAWA, ON

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

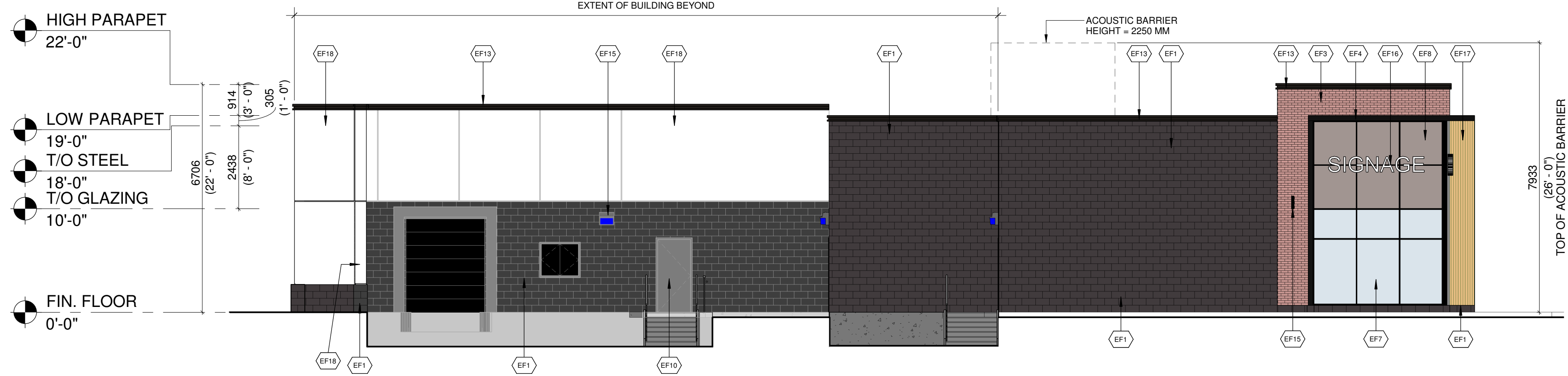
PROJECT NO.  
21-327P01  
PROJECT DATE  
2023-01-31  
DRAWN BY  
NFP  
CHECKED BY  
DEM  
SCALE  
1/8" = 1'-0"



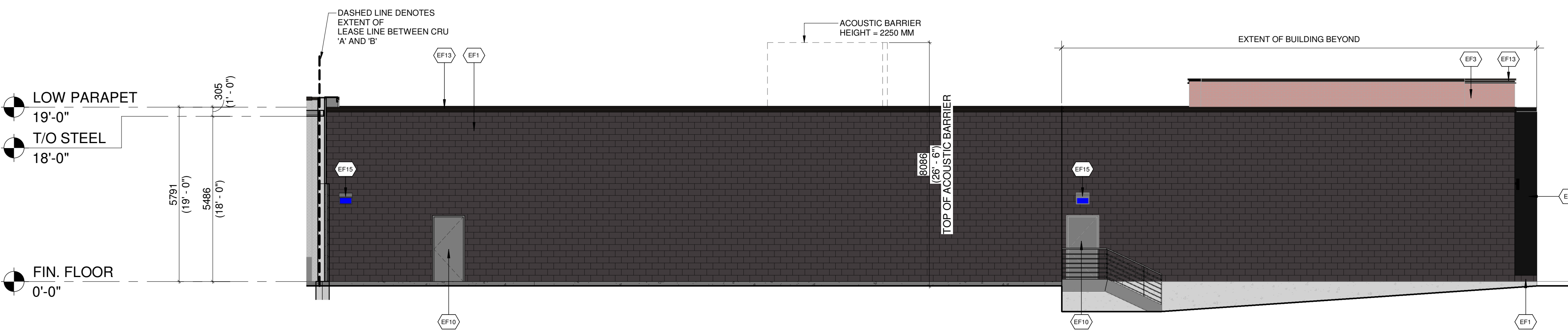




1 PROPOSED CRU 'B' - SOUTH ELEVATION  
B-A301 1/8" = 1'-0"



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	ISSUED FOR SITE PLAN CONTROL APPLICATION	NFP
1	2023-04-28	ISSUED FOR SITE PLAN CONTROL APPLICATION	NFP

**Choice**  
Properties

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

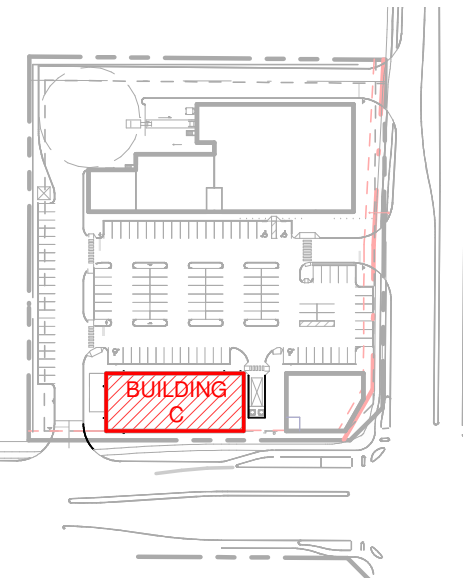
DRAWING  
**EXTERIOR ELEVATIONS - PROPOSED  
BUILDING B**

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

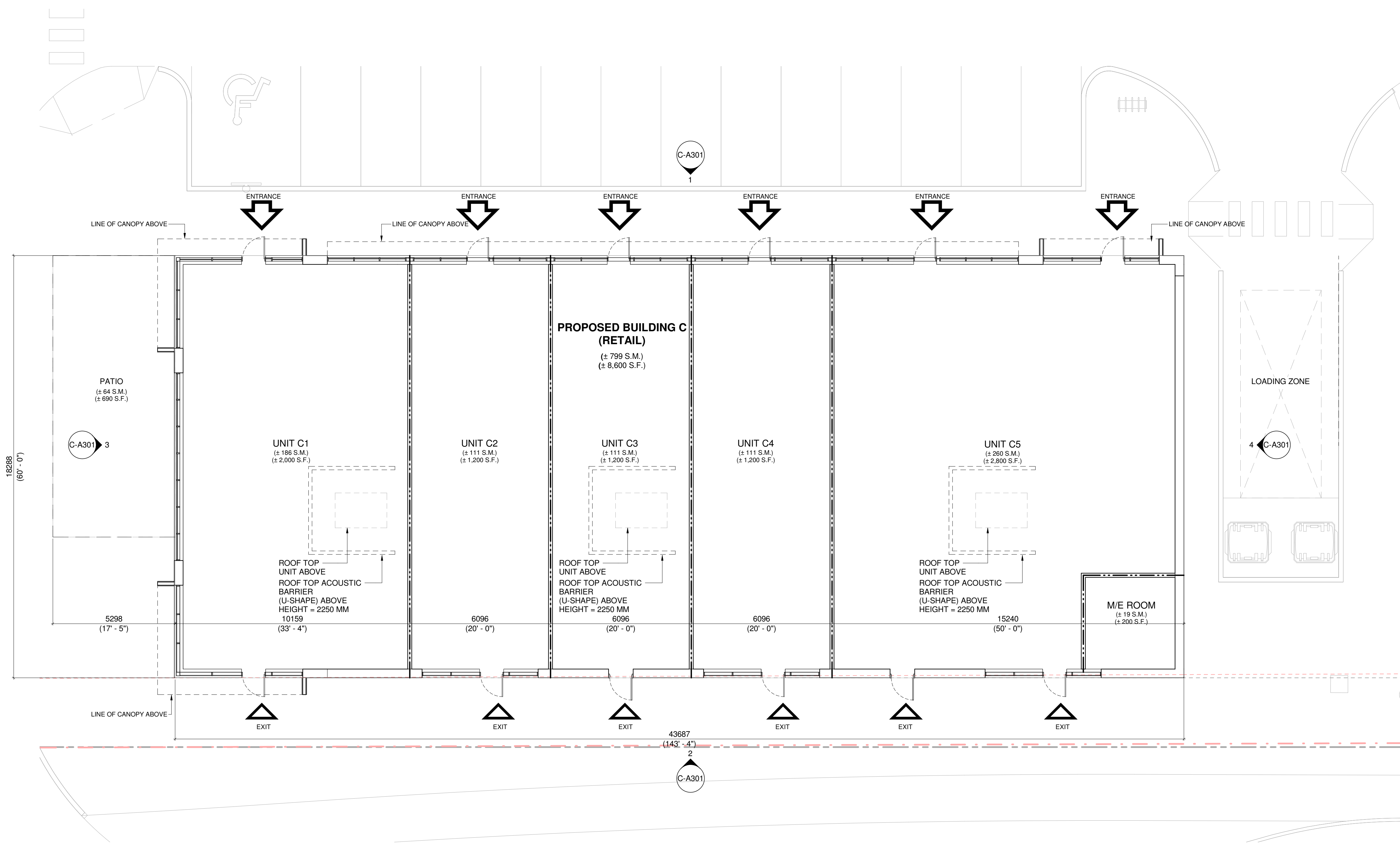


DRAWING NO. **B-A301** REV. **1**

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



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

DRAWING LEGEND	
	EXTENT/LOCATION OF FROST SLAB. REFER TO DETAILS
	LINE DENOTES 1 HOUR FIRE RATED WALL
	LINE DENOTES 2 HOUR FIRE RATED WALL
	LINE DENOTES VERTICAL STEEL BRACING. REFER TO STRUC. DWGS. FOR EXTENT & LOCATIONS

#	DATE	ISSUED FOR SITE PLAN CONTROL APPLICATION	NFP
1	2023-04-28		

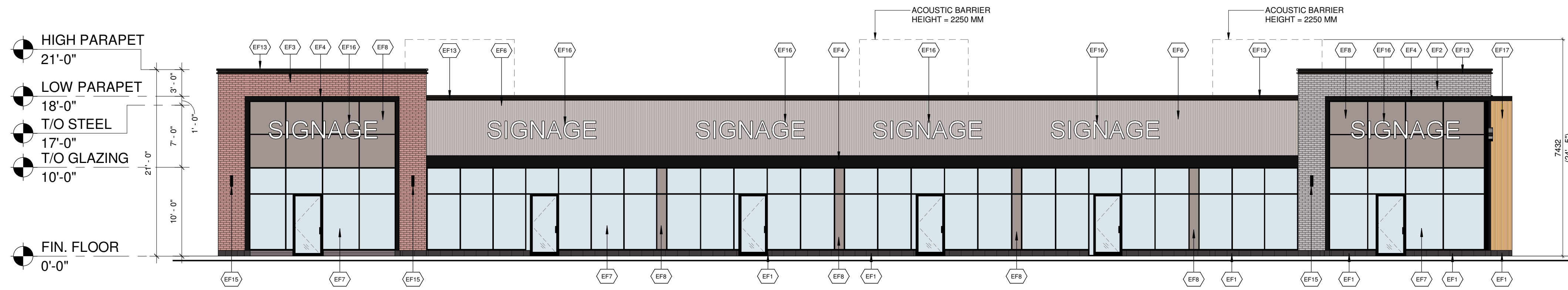


PROJECT  
**PROPOSED COMMERCIAL RETAIL PLAZA**  
3850 CAMBRIAN ROAD,  
OTTAWA, ON

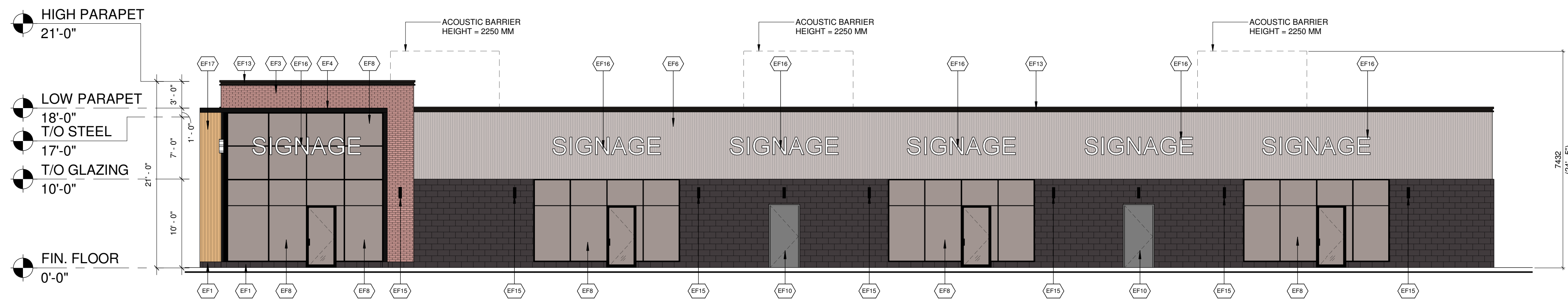
DRAWING  
**GROUND FLOOR PLAN - BUILDING C**

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

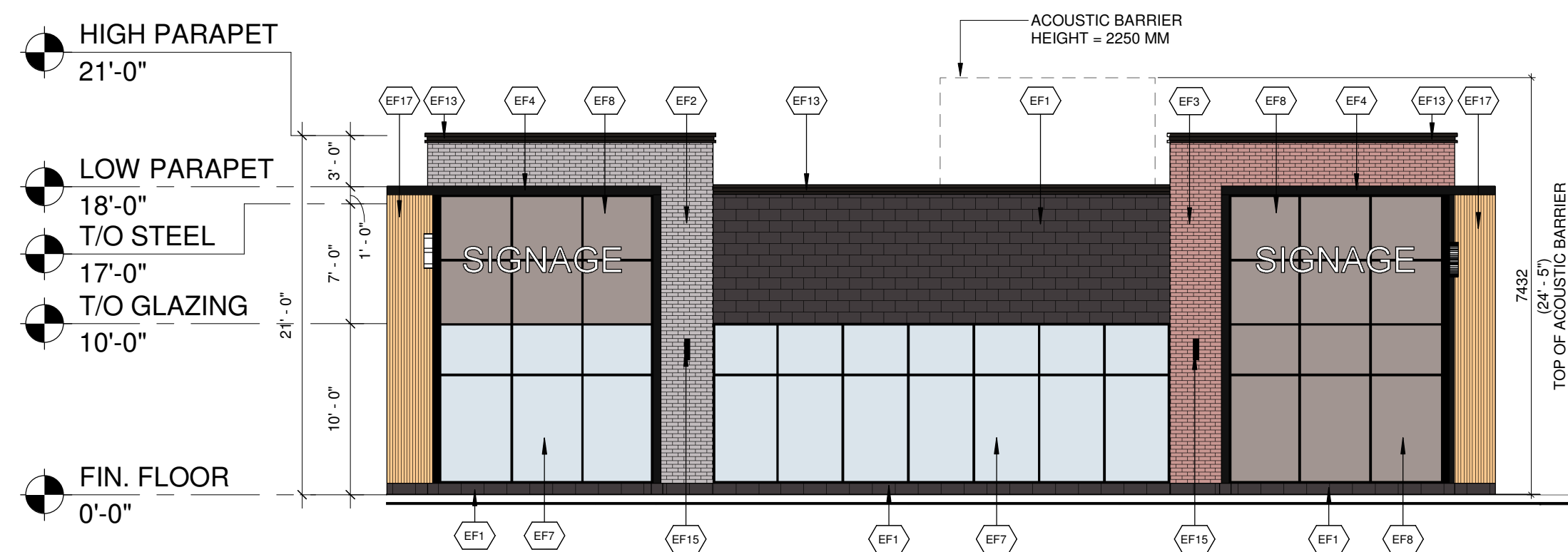
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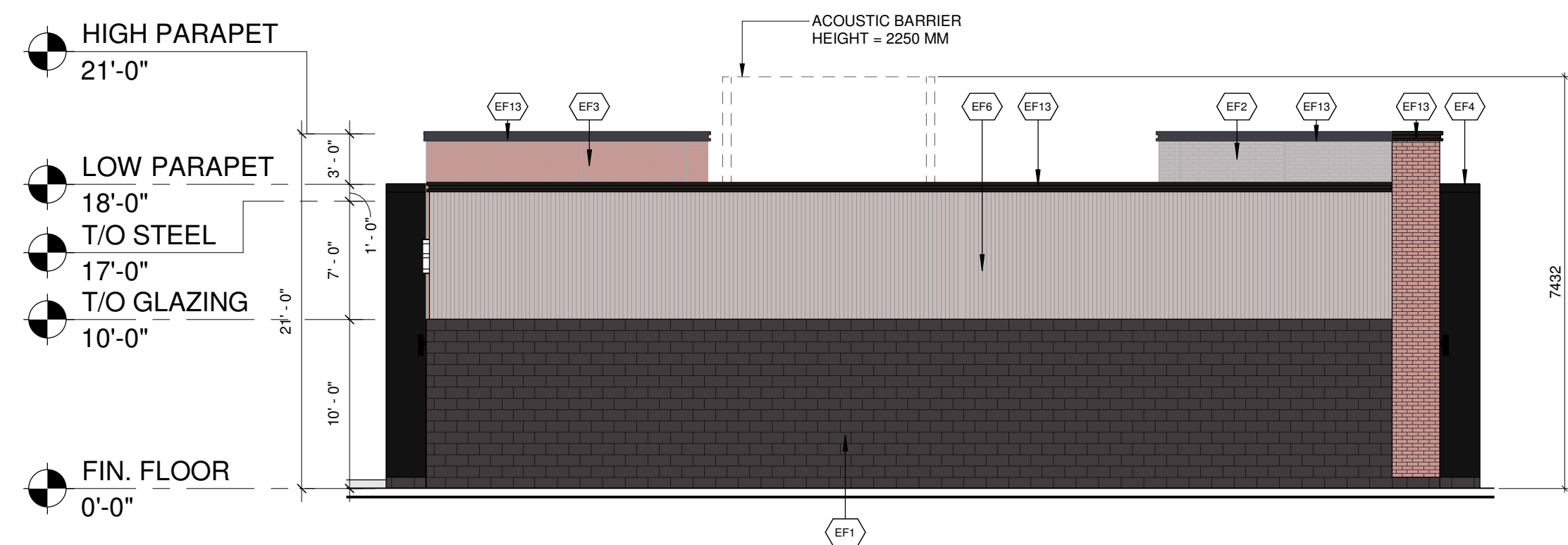
1 PROPOSED CRU 'C' - NORTH ELEVATION  
C-A301 1/8" = 1'-0"



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

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

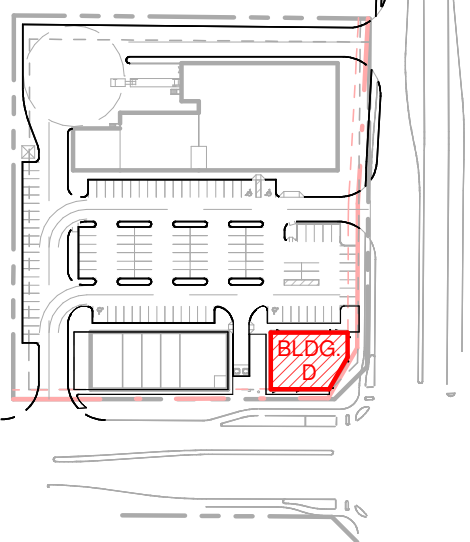
DRAWING  
**EXTERIOR ELEVATIONS - BUILDING C**

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

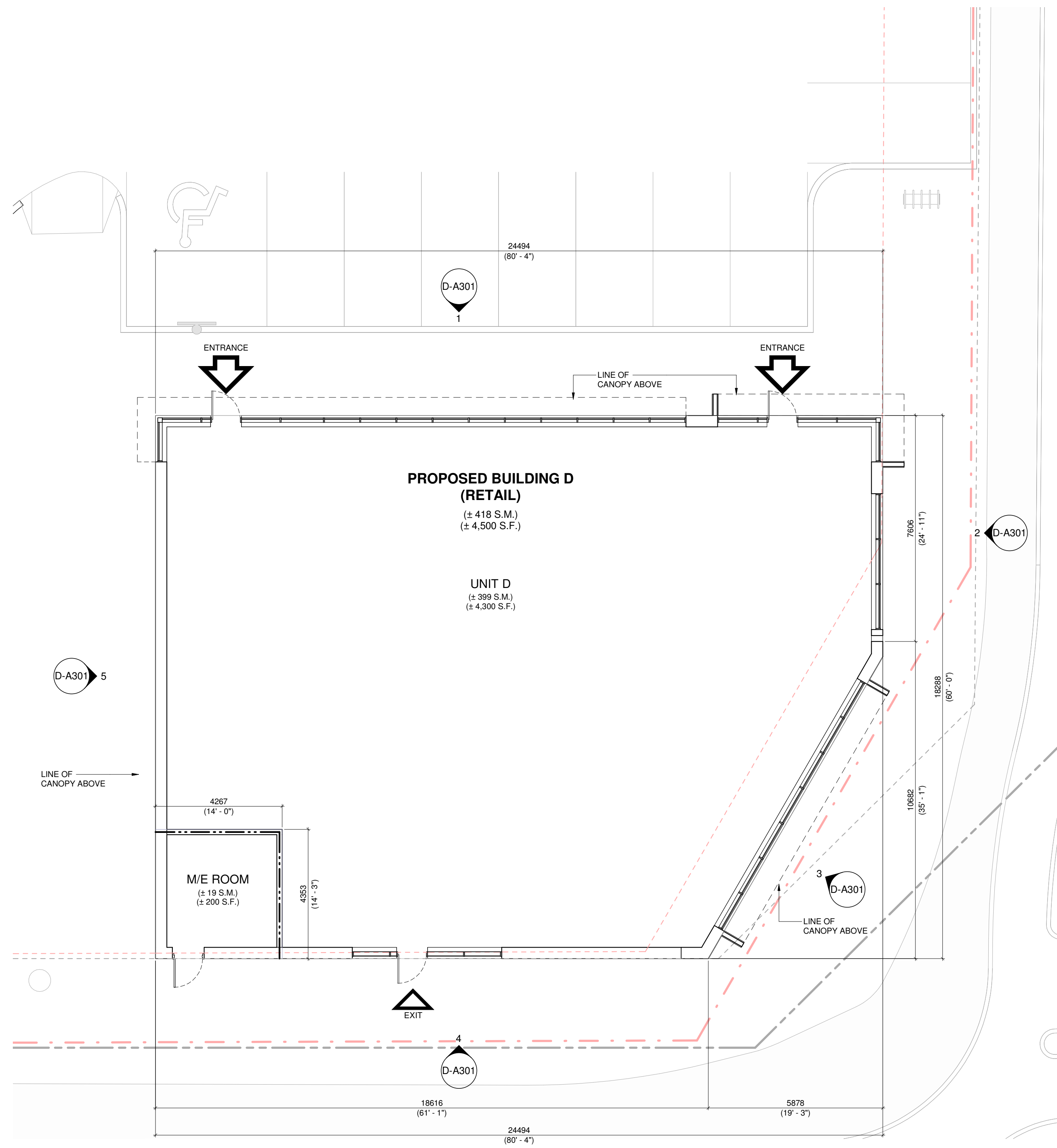


DRAWING NO. **C-A301** REV. **1**

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



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

DRAWING LEGEND	
	EXTENT/LOCATION OF FROST SLAB. REFER TO DETAILS
	LINE DENOTES 1 HOUR FIRE RATED WALL
	LINE DENOTES 2 HOUR FIRE RATED WALL
	LINE DENOTES VERTICAL STEEL BRACING. REFER TO STRUC. DWGS. FOR EXTENT & LOCATIONS

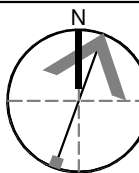
#	DATE	ISSUED FOR SITE PLAN CONTROL APPLICATION	DESCRIPTION	BY
1	2023-04-28			



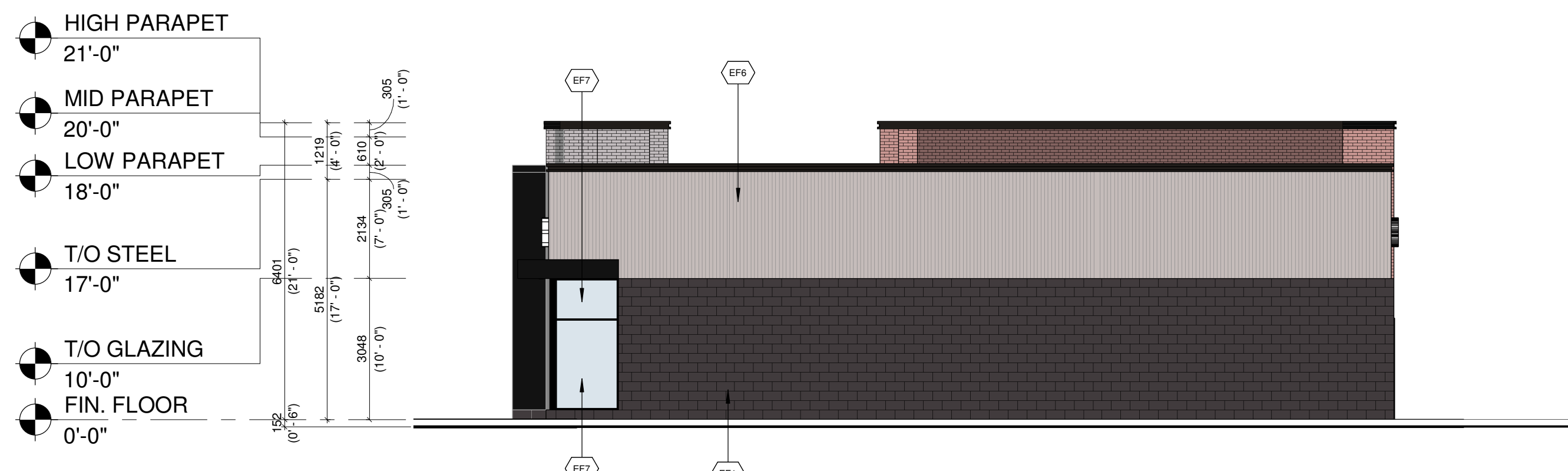
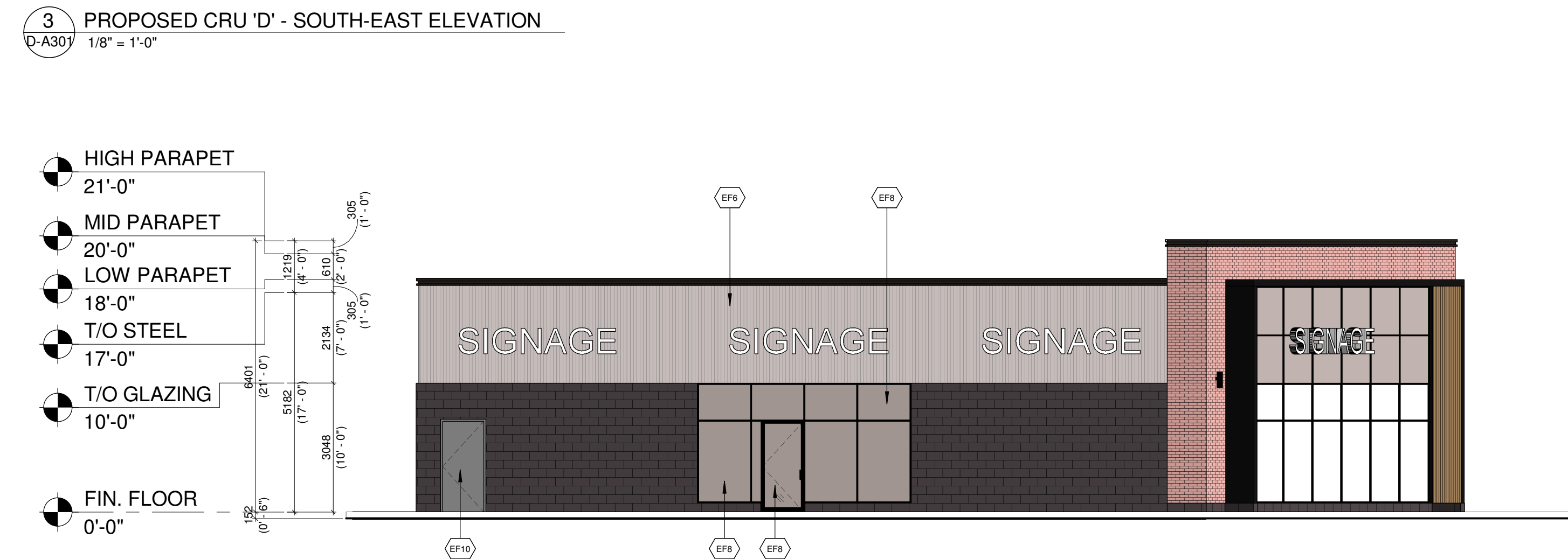
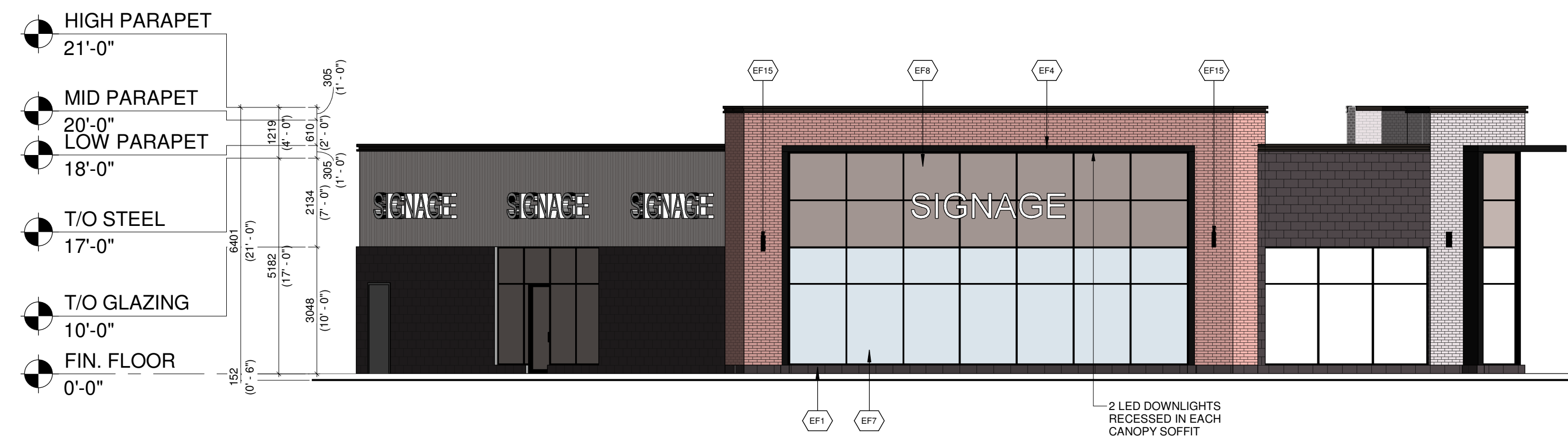
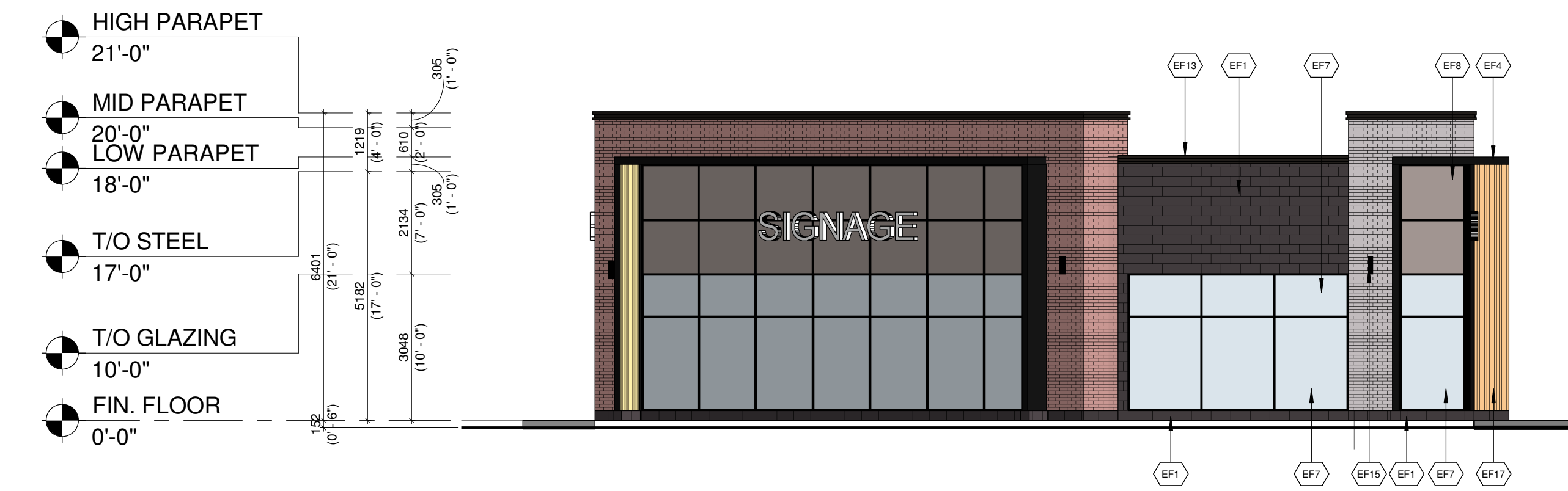
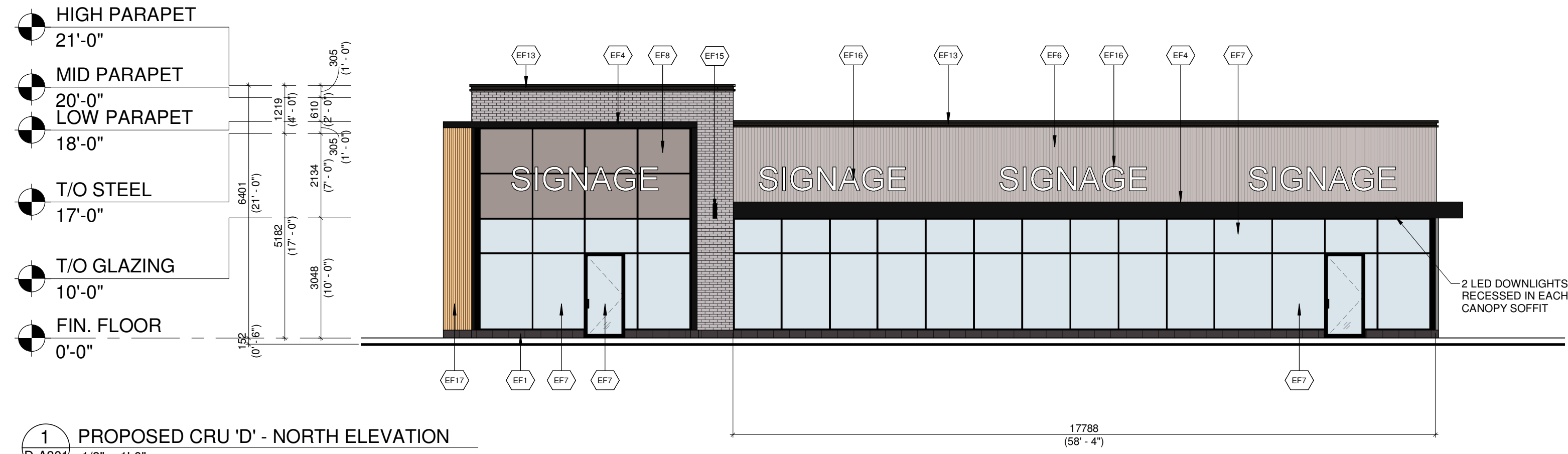
PROJECT  
**3850 Cambrian Road, Ottawa, ON**  
CAMBRIAN RD (N. PARCEL)  
BARRHAVEN, ONTARIO

DRAWING  
**GROUND FLOOR PLAN - BUILDING D**

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



DRAWING NO. **D-A101** REV. **1**



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	NFP
1	2023-04-28	ISSUED FOR SITE PLAN CONTROL APPLICATION	NFP

**Choice Properties**

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. **1**