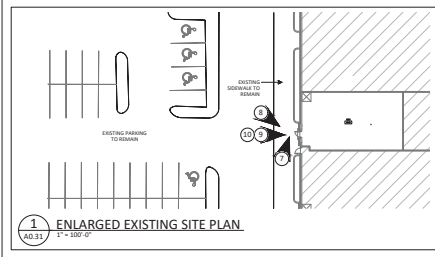
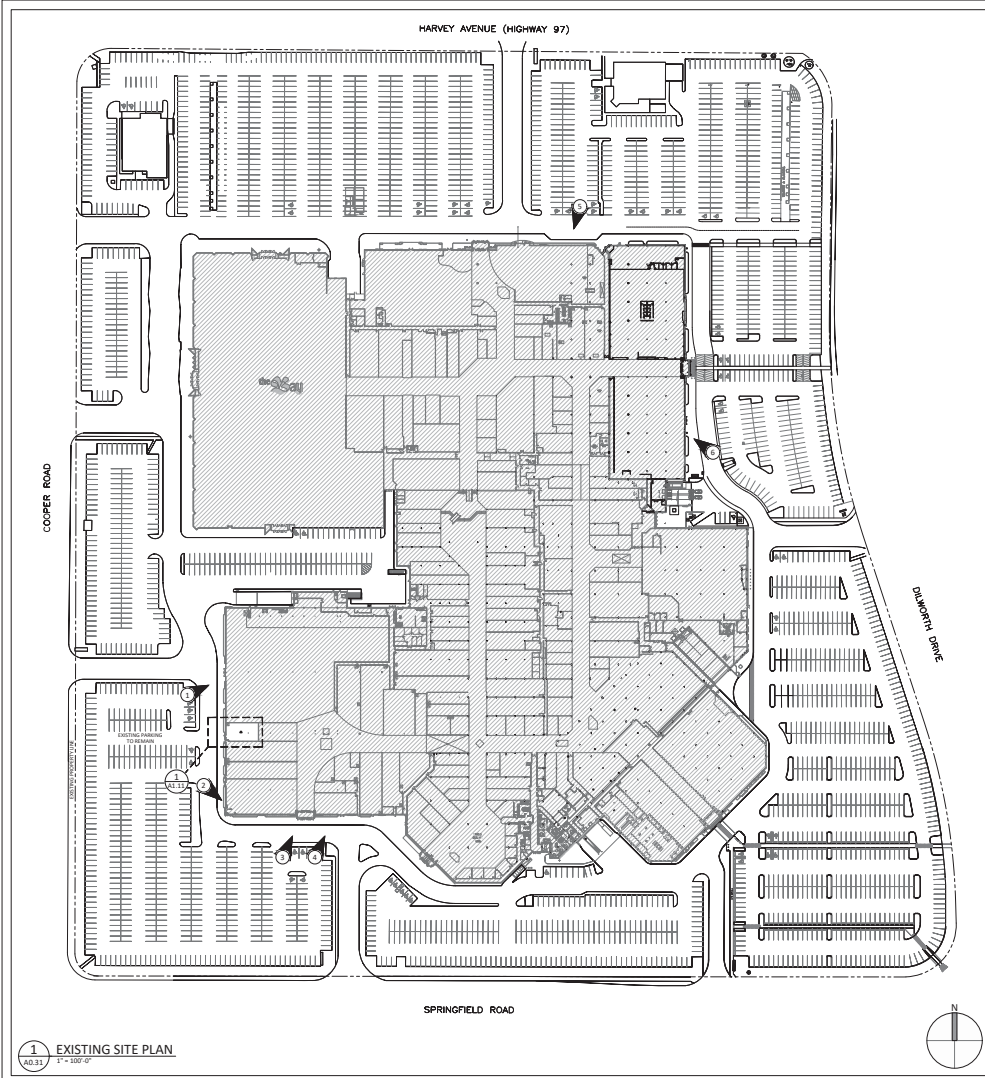


## Design Rationale Statement:

Renovation to the exterior façade for a currently empty commercial rental unit at Orchard Park Mall. The intent is to redesign the exterior from a non-descript brick and EFIS exterior wall to an inviting storefront with glazing that will provide curb appeal. The exact proportions of the adjacent SportChek storefront cannot be incorporated verbatim, due to structural limitations of this unit. It is important to Primaris to develop this unit storefront to reflect this adjacent entrance, using a similar / complimentary form and character. The design entails the demolition and re-creation of a stacked stone column and concrete base, removal of one x-bracing bay, removal of a corten steel panel and steel door and the introduction of a new glazed storefront and signage band.







Copyright Reserved  
 This plan is the property of  
 ThinkSpace Architecture. Planning, design and  
 construction shall be in accordance with the  
 written contract of the project. This plan shall be  
 used only for the project and shall not be used  
 for any other project without the written  
 consent of ThinkSpace Architecture, Inc.  
 1000 West 10th Street, Suite 100  
 Regina, Saskatchewan S4P 0A6  
 Tel: 306-766-3999  
 Fax: 306-766-3997  
 www.thinkspace.ca

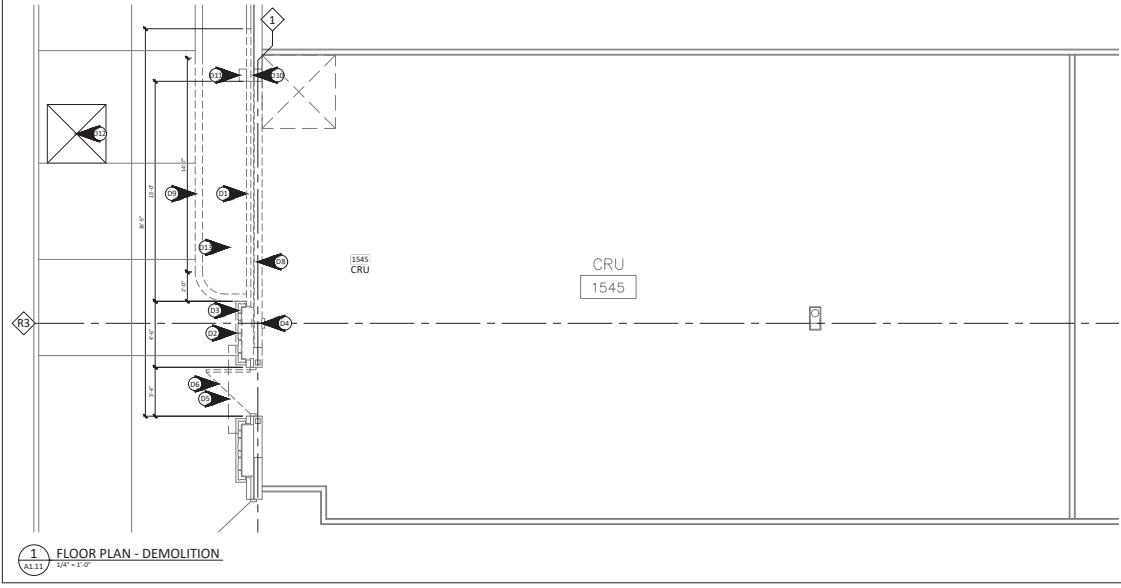
DEVELOPMENT PERMIT	
NO. DATE	DESCRIPTION
1. 2023.11.02	ISSUED FOR SP



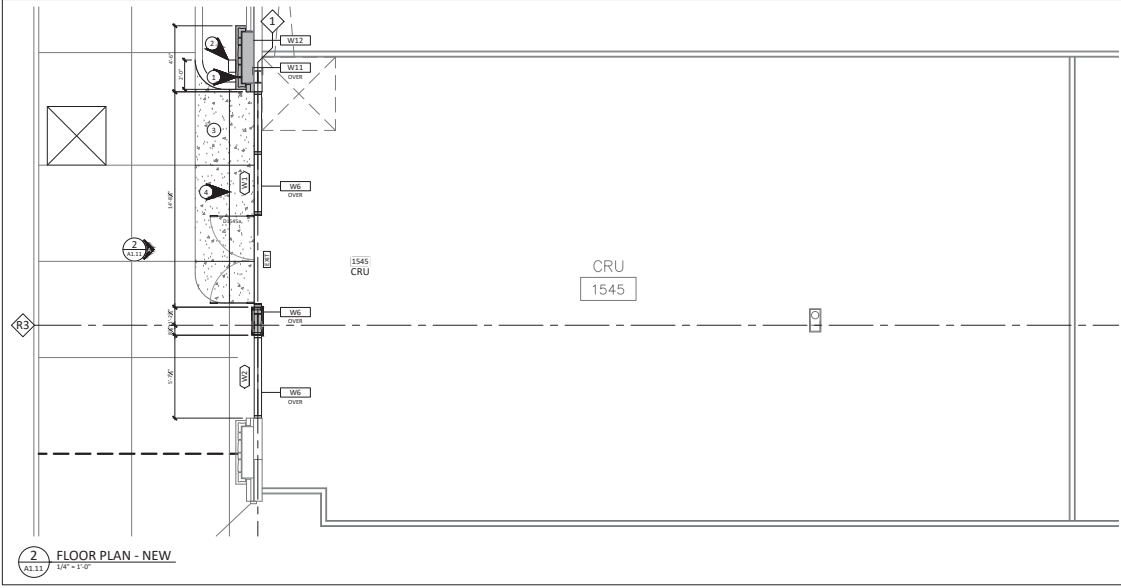
**thinkspace**  
 architectural planning interior design  
 1000 West 10th Street, Suite 100  
 Regina, Saskatchewan S4P 0A6  
 Tel: 306-766-3999 Fax: 306-766-3997  
 www.thinkspace.ca

Project: ORCHARD PARK SHOPPING CENTRE  
 210897  
 2275 UNIVERSITY AVENUE, REGINA, SK S4P 0A6  
 Sheet Number: A0.31  
 Site Plan  
 Rev: 2023.11.02  
 Project: 13/23/2023  
 Project: 13/23/2023  
 Project: 13/23/2023





1 FLOOR PLAN - DEMOLITION  
 A1.11  
 1/8" = 1'-0"



2 FLOOR PLAN - NEW  
 A1.11  
 1/8" = 1'-0"

**DEMO FLOOR PLAN KEYNOTES**

- 10 REMOVE WALL AND FRAMING FROM SLAB TO WINDOW HEAD HEIGHT, REFER TO DEMOLITION ELEVATION
- 11 DEMOLISH CAST-IN-PLACE CONCRETE PEDESTAL
- 12 REMOVE MANUFACTURED STONE AND RETAIN FOR RE-USE. IF RE-USE IS NOT POSSIBLE PROVIDE NEW STONE TO MATCH EXISTING
- 13 EXISTING STEEL COLUMN TO REMAIN
- 14 DEMOLISH STEEL AWNING, CORTEX STEEL OVER AND WALL ABOVE LIGHT
- 15 REMOVE DOOR, DOOR HARDWARE AND FRAME AND TURN OVER TO MALL OPERATIONS
- 16 NOT USED
- 17 LOWER CROSS BRACING TO BE REMOVED AS PER STRUCTURAL, REFER TO DEMOLITION ELEVATION AND STRUCTURAL DRAWINGS
- 18 DEMOLISH PLANTER CURB
- 19 HOSE BIB TO BE RELOCATED TO HIGHER ELEVATION, REFER TO ELEVATION
- 20 IRRIGATION BOX TO BE RELOCATED
- 21 TREE TO BE RELOCATED, REFER TO LANDSCAPE DRAWINGS
- 22 SHRUBS AND PLANTS TO BE RELOCATED IN AREA WHERE PLANTER IS BEING DEMOLISHED, REFER TO LANDSCAPE DRAWINGS

**NEW FLOOR PLAN KEYNOTES**

- 1 RELOCATED HOSE BIB, REFER TO ELEVATION
- 2 RELOCATED IRRIGATION BOX
- 3 NEW CONCRETE, SLOPE AWAY FROM BUILDING AND TIE INTO EXISTING CONCRETE SIDEWALK
- 4 SAW CUTS IN NEW CONCRETE, ALIGN WITH EXISTING, TYP.

Copyright Reserved  
 This plan is the property of  
 Thinkspace Architecture Planning Interior Design  
 and is not to be reproduced, stored in a retrieval  
 system, or transmitted in any form or by any means  
 without the prior written consent of Thinkspace. This plan shall be  
 void if separated from the information sheet  
 on this drawing. Do not work from drawings.

Thinkspace Architecture, Inc. AIA  
 300-1-179 St. Paul Street, Columbia, SC 29201  
 803-782-3999 | 803-782-3947 | [www.thinkspace.com](http://www.thinkspace.com)  
 Roy Moore, PRCB No. 1582  
 Ray Moore, PRCB No. 1582

DEVELOPMENT PERMIT		
NO. DATE	DESCRIPTION	
1	2021.11.02	ISSUED FOR SP

Sheet changed/added and signed accordingly.



**thinkspace**  
 architectural planning interior design  
 300-1-179 St. Paul Street | Columbia, SC 29201  
 803-782-3999 | 803-782-3947 | [www.thinkspace.com](http://www.thinkspace.com)

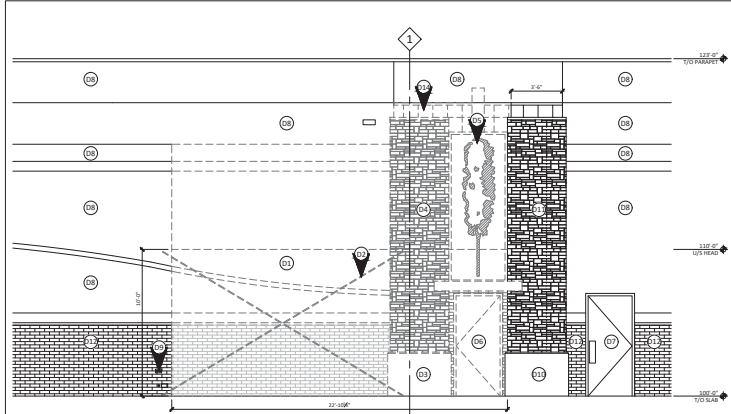
Project: **ORACHERD PARK SHOPPING CENTRE**  
**CRU #1545**  
 227 S MARKET AVENUE, COLUMBIA, SC 29201

Sheet Number: **210897**

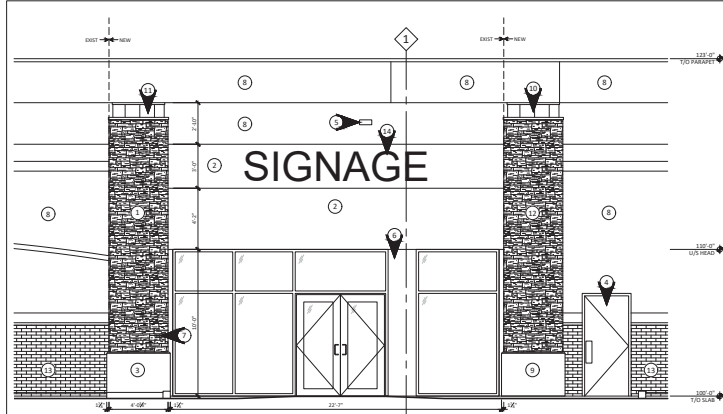
Main Floor Plan: **DEMOLITION AND NEW**

**A1.11**

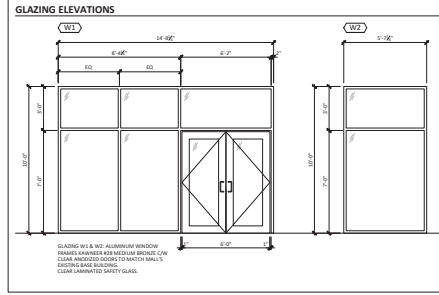
Rev Date: 2021.11.02 | Rev: 001 | Rev: 002 | Rev: 003 | Rev: 004 | Rev: 005 | Rev: 006 | Rev: 007 | Rev: 008 | Rev: 009 | Rev: 010 | Rev: 011 | Rev: 012 | Rev: 013 | Rev: 014 | Rev: 015 | Rev: 016 | Rev: 017 | Rev: 018 | Rev: 019 | Rev: 020 | Rev: 021 | Rev: 022 | Rev: 023 | Rev: 024 | Rev: 025 | Rev: 026 | Rev: 027 | Rev: 028 | Rev: 029 | Rev: 030 | Rev: 031 | Rev: 032 | Rev: 033 | Rev: 034 | Rev: 035 | Rev: 036 | Rev: 037 | Rev: 038 | Rev: 039 | Rev: 040 | Rev: 041 | Rev: 042 | Rev: 043 | Rev: 044 | Rev: 045 | Rev: 046 | Rev: 047 | Rev: 048 | Rev: 049 | Rev: 050 | Rev: 051 | Rev: 052 | Rev: 053 | Rev: 054 | Rev: 055 | Rev: 056 | Rev: 057 | Rev: 058 | Rev: 059 | Rev: 060 | Rev: 061 | Rev: 062 | Rev: 063 | Rev: 064 | Rev: 065 | Rev: 066 | Rev: 067 | Rev: 068 | Rev: 069 | Rev: 070 | Rev: 071 | Rev: 072 | Rev: 073 | Rev: 074 | Rev: 075 | Rev: 076 | Rev: 077 | Rev: 078 | Rev: 079 | Rev: 080 | Rev: 081 | Rev: 082 | Rev: 083 | Rev: 084 | Rev: 085 | Rev: 086 | Rev: 087 | Rev: 088 | Rev: 089 | Rev: 090 | Rev: 091 | Rev: 092 | Rev: 093 | Rev: 094 | Rev: 095 | Rev: 096 | Rev: 097 | Rev: 098 | Rev: 099 | Rev: 100



1 DEMOLITION EXTERIOR ELEVATION  
A1.11 1/4" = 1'-0"



2 EXTERIOR ELEVATION  
A1.11 1/4" = 1'-0"



DEMOLITION EXTERIOR ELEVATION  
KEYNOTES

- 10 REMOVE WALL AND FRAMING FROM SLAB TO WINDOW HEAD HEIGHT
- 11 LOWER CROSS BRACING TO BE REMOVED AS PER STRUCTURAL, REFER TO STRUCTURAL DRAWINGS
- 12 DEMOLISH CAST-IN-PLACE CONCRETE PEDESTAL
- 13 REMOVE MANUFACTURED STONE AND RETAIN FOR RE-USE
- 14 DEMOLISH STEEL LAMING, CORTEX STEEL OVER AND WALL MOUNT LIGHT
- 15 DEMOLISH DOOR AND FRAME
- 16 EXISTING DOOR TO REMAIN
- 17 EXISTING EPS TO REMAIN
- 18 HOSE BIB TO BE RELOCATED
- 19 EXISTING CONCRETE PEDESTAL TO REMAIN
- 20 EXISTING CONCRETE PEDESTAL TO REMAIN
- 21 EXISTING MANUFACTURED STONE TO REMAIN
- 22 EXISTING BRICK TO REMAIN
- 23 DEMOLISH EPS
- 24 REMOVE TILE FINISH AND RETAIN FOR RE-USE

DEMOLITION EXTERIOR ELEVATION  
GENERAL NOTES:

- 1. PATCH, REPAIR AND MAKE GOOD ALL FINISHES TO MATCH EXISTING

EXTERIOR ELEVATION KEYNOTES

- 1 REUSED MANUFACTURED STONE
- 2 PROPOSED EPS FINISH, COLOR TO MATCH EXISTING
- 3 PROPOSED CAST IN PLACE CONCRETE
- 4 EXISTING DOOR TO REMAIN
- 5 EXISTING THRU WALL OVERFLOW SCUPPER TO REMAIN
- 6 PROPOSED ANODIZED ALUMINUM CLAD COLUMN TO MATCH STOREFRONT
- 7 RELOCATED HOSE BIB
- 8 EXISTING EPS TO REMAIN
- 9 EXISTING CONCRETE PEDESTAL TO REMAIN
- 10 EXISTING TILE FINISH TO REMAIN
- 11 REUSED TILE FINISH
- 12 EXISTING MANUFACTURED STONE TO REMAIN
- 13 EXISTING BRICK TO REMAIN
- 14 NEW SIGNAGE

Copyright Reserved  
This plan is the property of  
ThinkSpace Planning, Interior Design  
& Architecture, LLC. It is to be used only  
for the project and site specified herein.  
No other use, reproduction or  
distribution is permitted without the  
written consent of ThinkSpace. This office will be  
held responsible for any errors or omissions  
on this drawing. Do not work off drawings.

ThinkSpace Planning, Interior Design  
& Architecture, LLC  
1000 South Park Avenue, Suite 100  
Raleigh, North Carolina 27601  
919.876.1100  
www.thinkspaceplanning.com

DEVELOPMENT PERMIT  
NO. DATE IDENTIFICATION  
I. 2023.11.02 1031831001.PDF

NO CHANGES ALLOWED AND NOTED CORRECTLY.



**thinkspace**  
architectural planning interior design  
& architecture, LLC  
1000-1479 St. Paul Street | Raleigh, NC 27601  
919.876.1100 | 919.876.1100  
www.thinkspaceplanning.com

Project: **ORACHERD PARK SHOPPING CENTRE**  
CR# #1385  
227 S HENRY AVENUE, RALEIGH, NC 27601

Sheet Number: **EXTERIOR ELEVATIONS AND GLAZING ELEVATION**

**A1.12**

Project Number: 210897  
Sheet Number: A1.12  
Rev: 02/2023.11.02



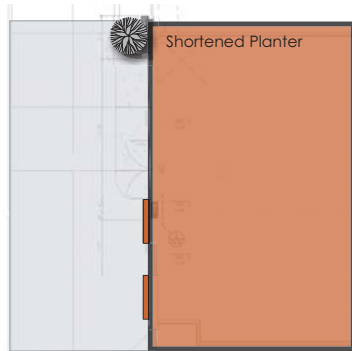
Tree to be removed



5 Grasses to be removed and Transplanted

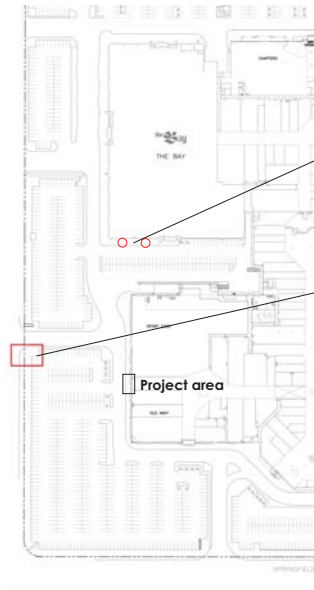


Existing Conditions



**The Bay**  
south side planter

Proposed



2 Gleditsia trees to be planted in the Bay south side planter bed

5 grasses to be transplanted to entry planting bed

QTY	Botanical name	Common Name	Size
2	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	75 mm cal