

ENVIRONMENTAL NOISE ASSESSMENT REPORT

For
3055 Richmond Road, Ottawa

Prepared by:

W.Elias & Associates
204 Borealis Cres . Ottawa, ON K1J 4V1
Mobile | 613.762.7800
EMAIL: wissamelias@gmail.com



Revision 1
July 2022

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1. INTRODUCTION

W. Elias & Associates Consulting Engineers was retained by Soma Studio Architect Inc. to investigate the potential impact of environmental noise on proposed development located at 3055 Richmond Road, Ottawa, Ontario. The development is situated close to the intersection of Dumaurier Avenue and Richmond Road, Ottawa, Ontario. The noise assessment is requested as part of site plan application for proposed development. The proposed development consists of four story, residential building, located at 3055 Richmond Road, Ottawa, Ontario. The site is bounded by residential to the east and south. Refer to appendixes for site detail including the surrounding area, zoning, etc.

2. TERMS OF REFERENCE

Our assessment is based on the proposed development architectural drawings prepared by Soma Studio Architect Inc., existing and future noise and vibration sources, and based on the environmental noise and vibration guidelines of the Ministry of Environment and Climate Change (“MOECC”) and The City of Ottawa Environmental Noise Control Guideline (“ENCG”) which is more stringent version of MOECC.

3. OBJECTIVES

The principal objectives of this study are to

- (i) Calculate the future noise levels on the study buildings produced by local transportation traffic,
- (ii) Ensure that interior and exterior noise levels do not exceed the allowable limits specified by the Ministry of Environment and Climate Change (“MOECC”), and

4. TRAFFIC NOISE ASSESSMENT

4.1. CRITERIA FOR TRANSPORTATION TRAFIC NOISE

The City of Ottawa Environmental Noise Control Guideline (“ENCG”) for transportation noise impacting residential developments was utilized for this study. A summary of the City of Ottawa noise requirements is provided Table below.

Type of Space	Time Period	L _{eq} (dBA)
		Road
General offices, reception areas, retail stores, etc.	07:00 – 23:00	50
Living/dining/den areas of residences, hospitals, schools, nursing/retirement homes, day-care centres, theatres, places of worship, libraries, individual or semi-private offices, conference rooms, etc.	07:00 – 23:00	45
Sleeping quarters of hotels/motels	23:00 – 07:00	45
Sleeping quarters of residences, hospitals, nursing/retirement homes, etc.	23:00 – 07:00	40

Predicted noise levels at the plane of window (POW) dictate the action required to achieve the recommended sound levels. As per MOECP, Environmental Noise Guidelines, NPC 300 – Part C, an open window is considered to provide a 10 dBA reduction in noise, while a standard closed window is capable of providing a minimum 20 dBA noise reduction. A closed window due to a ventilation requirement will bring noise levels down to achieve an acceptable indoor environment. Therefore, where noise levels exceed 55 dBA daytime and 50 dBA nighttime, the ventilation for the building should consider the need for having windows and doors closed, which triggers the need for forced air heating with provision for central air conditioning. Where noise levels exceed 65 dBA daytime and 60 dBA nighttime, air conditioning will be required and building components will require higher levels of sound attenuation.

The sound level criterion for outdoor living areas is 55 dBA, which applies during the daytime (07:00 to 23:00). When noise levels exceed 55 dBA, mitigation must be provided to reduce noise levels where technically feasible to acceptable levels at or below the criterion.

4.2. Traffic Noise Predictions

The proposed development will be primarily subjected to roadway noise from Richmond Road which is considered artillery road based on the City of Ottawa Transportation Master Plan.

4.2.1. Road Traffic

The traffic counts for Richmond Road were obtained based on the City of Ottawa Environmental Noise Study Guideline. Based on the physical location and residential density of the street, it was conservatively assumed that Richmond Road is an artillery road and the minimum traffic counts available in modeling software as recommended by the City of Ottawa “Environmental Noise Control Guidelines.” In addition, a yearly growth rate of 2.5% was used to calculate the traffic data. In order to calculate the fully developed road traffic volumes, numbers were grown to the year 2030. Traffic data was split into daytime/nighttime and autos/medium/heavy using City of Ottawa “Environmental Noise Control Guidelines.” Posted speed limits were used in the analysis. Data used in the noise modelling are found in Table 1.

Table 1: Road Traffic Data Used in Analysis

Street	Time of the Day	Vehicles	Medium Trucks	Heavy Trucks
Richmond Road	0700-2300	15000	7%	5%

4.2.2. Air Traffic

Proposed project is located out of the zone of influence from the Airport Operating Influence Zone (AOIZ) and NEF/NEP contours lines. Therefore, no further assessment was performed.

4.2.3. Stationary Noise Sources

Based on investigation of the surrounding areas, there are no potential stationary industrial sources of noise in the vicinity of the proposed development. The City of Ottawa Environmental Noise Control Guideline (“ENCG”) were utilized as guidance for recommended separation distances and other control measures for land use planning proposals to prevent or minimize ‘adverse effects’ from the encroachment of incompatible land uses where a facility either exists or is proposed. Since

no industrial sources are located in the vicinity of the proposed development, it was not considered further in this study.

5. Noise Impact Assessment

Leq,night and Leq,day attributable to Richmond Road were calculated using STAMSON v5.0, the computerized road, rail, and transit traffic noise prediction model of the MOE. Since the City of Ottawa requires projected sound exposures be based on ultimate traffic volumes for roadways, sound exposure levels were based on 2030 (future) road traffic predictions. Screening due to surrounding buildings and terrain was accounted for in the analysis.

The noise impact was calculated for the ground level of the building. It was assumed, that if the summation of noise impact levels at first floor on south face is acceptable (the face with larger closest exposure to Road traffic), the other faces will be satisfied as well. In STAMSON modeling, Richmond Road was considered as one segment. List of the receivers information are shown in table below.



Table 3 summarizes the predicted unmitigated daytime and nighttime sound exposures levels at predictable worst-case locations at the proposed development which is the first floor facing southeast. Sample sound exposure calculation and analysis assumptions are included in Appendix.

Table 3: Predicted Unmitigated Road Traffic Sound Exposures

Floor	Façade	Sound Level (dBA)	STC Requirement = 45 dBA	Total Sound Level (dBA)	STC Requirement = 40 dBA
		0700-2300		2300-0700	
1 st floor	South	68	23	60	20

6. Noise Control Measures

The noise levels predicted due to roadway traffic exceed the criteria listed in Section 4 for building components. As discussed the anticipated STC requirements for windows have been estimated based on the overall noise reduction required for each intended use of space (STC = outdoor noise level – targeted indoor noise levels). As per city of Ottawa requirements, detailed STC calculations will be required to be completed prior to building permit application for each unit type. The STC requirements for the windows are summarized below:

STC Requirement for all windows

- Windows will require a minimum STC of $(68 - 45) = 23$

The STC requirements would apply to windows, doors, panels and curtainwall elements. Exterior wall components on these façades are recommended to have a minimum STC of 23, where a window /wall system is used. A review of window supplier literature indicates that the specified STC ratings can be achieved by a variety of window systems having a combination of glass thickness and inter-pane spacing.

We have specified an example window configuration, however several manufacturers and various combinations of window components, such as those proposed, will offer the necessary sound attenuation rating. It is the responsibility of the manufacturer to ensure that the specified window achieves the required STC. This can only be assured by using window configurations that have been certified by laboratory testing. The requirements for STC ratings assume that the remaining

components of the building are constructed and installed according to the minimum standards of the Ontario Building Code.

Results of the calculations also indicate that the development will require central air conditioning, which will allow occupants to keep windows closed and maintain a comfortable living environment. In addition to ventilation requirements, Warning Clauses will also be required and placed on all Lease, Purchase and Sale Agreements, as summarized in Section 7.

7. CONCLUSIONS AND RECOMMENDATIONS

The results of the current analysis indicate that noise levels will range around 68 dBA during the daytime period (07:00-23:00) and 60 dBA during the nighttime period (23:00-07:00).

The highest noise levels (i.e. 68 dBA) occur along the development's southeast façade, which is nearest and most exposed to Richmond Road. Building components with a higher Sound Transmission Class (STC) rating will be required where exterior noise levels exceed 45 dBA.

Results of the calculations also indicate that the development will require central air conditioning, which will allow occupants to keep windows closed and maintain a comfortable living environment. The following Warning Clause will also be required and placed on all Lease, Purchase and Sale Agreements, as summarized below:

“Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing roadway traffic may, on occasion, interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the City and the Ministry of the Environment and Climate Change. To help address the need for sound attenuation, this development includes:

- STC rated for all facades : STC 23*

This dwelling unit has also been designed with air conditioning. Air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the city of Ottawa and the Ministry of the Environment and Climate Change. To ensure that provincial sound level limits are not exceeded, it is important to maintain these sound attenuation features “

Noise Assessment Report

This concludes our assessment and report. Should you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

Yours truly,

Wissam Elias, P. Eng
Senior Project Manager



Appendix A

Stampson Calculation

STAMSON 5.0 NORMAL REPORT
MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: Drum1.te Time Period: Day/Night 16/8 hours
Description:

Road data, segment # 1: Richmond Raod (day/night)

Car traffic volume : 15545/1352 veh/TimePeriod *
Medium truck volume : 1237/108 veh/TimePeriod *
Heavy truck volume : 883/77 veh/TimePeriod *
Posted speed limit : 50 km/h
Road gradient : 0 %
Road pavement : 1 (Typical asphalt or concrete)

* Refers to calculated road volumes based on the following input:

24 hr Traffic Volume (AADT or SADT): 15000
Percentage of Annual Growth : 2.50
Number of Years of Growth : 10.00
Medium Truck % of Total Volume : 7.00
Heavy Truck % of Total Volume : 5.00
Day (16 hrs) % of Total Volume : 92.00

Data for Segment # 1: Richmond Raod (day/night)

Angle1 Angle2 : -90.00 deg 90.00 deg
Wood depth : 0 (No woods.)
No of house rows : 0 / 0
Surface : 1 (Absorptive ground surface)
Receiver source distance : 15.00 / 15.00 m
Receiver height : 1.50 / 1.50 m
Topography : 1 (Flat/gentle slope; no
barrier)
Reference angle : 0.00

Results segment # 1: Richmond Raod (day)

Source height = 1.50 m

ROAD (0.00 + 68.10 + 0.00) = 68.10 dBA
Angle1 Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj
SubLeq

Noise Assessment Report

-90 90 0.66 69.55 0.00 0.00 -1.46 0.00 0.00 0.00
68.10

Segment Leq : 68.10 dBA

Total Leq All Segments: 68.10 dBA

Results segment # 1: Richmond Raod (night)

Source height = 1.50 m

ROAD (0.00 + 60.51 + 0.00) = 60.51 dBA

Angle1 Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj
SubLeq

-90 90 0.66 61.97 0.00 0.00 -1.46 0.00 0.00 0.00
60.51

Segment Leq : 60.51 dBA

Total Leq All Segments: 60.51 dBA

TOTAL Leq FROM ALL SOURCES (DAY): 68.10
(NIGHT): 60.51

Appendix B

Architectural Drawings

SITE PLAN OF SURVEY PLAN PART 1 PLAN OF LOT 25 REGISTERED PLAN 523, CITY OF OTTAWA

ZONING: R1GG REZONED TO RAM

PROPOSED BUILDING TYPE: 4 STOREY, LOW RISE RENTAL BUILDING
16 RESIDENTIAL RENTAL UNITS

LOT DEPTH: 34.39m (112.83ft)

ADJACENT ZONING:
NORTH: R1GG
SOUTH: R1Y523
WEST SIDE: R1FF
EAST SIDE: R3M(1710)

**SCHEDULE 1 AREA: AREA 'C'
SCHEDULE 1A AREA: AREA 'C'**

LOT INFO - AFTER ZONING AMENDMENT - ALL MEASUREMENTS MADE TO ROW

U.S. STANDARD	3055 RICHMOND REQUIRED	3055 RICHMOND PROPOSED	EXISTING SINGLE	NOTES
LOT WIDTH:	18m	39.41m	42.80m	
LOT AREA:	540m ²	894.88m ²	1027.5m ²	
HEIGHT:	14.5m	~14.5m	~16.0m	
FRONT YARD:	3.0m	3.01m	10.83m	
CORNER YARD:	n/a	n/a	n/a	
REAR YARD:	10.3m	13.50m	17.81m	
INTERIOR YARD:	3m	3.00m	0.34m	
AMENITY AREA:	168m ²	203.9m ²	n/a	
PARKING SPACES:	10 res.	11	1	
BIKE SPACES:	4 w/80%	8	0	
M.L.C.:	8	22	0	
	NO MAX.			

BUILDING AREAS

BASEMENT FL. GFA: -
FIRST FL. GFA: -
SECOND FL. GFA: -
THIRD FL. GFA: -
FOURTH FL. GFA: -
STORAGE: -
GARAGE/PORT: -
EXITS/CORR. (ALL FLOORS): -
TOTAL GFA: -
TOTAL ALL AREAS: -

PROPOSED SITE DEVELOPMENT INFO

NEW GROSS FLOOR AREA: -
EX. GROSS FLOOR AREA: -
NUMBER OF UNITS: -
PROPOSED STOREYS: -

BUILDING COVERAGE: -
SOFT LANDSCAPING CVG.: -
HARD LANDSCAPING CVG.: -
DECKSPORCHES/STEPS: -
ASPHALT CVG.: -
OTHER: -

SURVEY INFO:
SURVEY INFO TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT PART 1, PLAN OF LOT 25, REGISTERED PLAN 523, CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD DEC. 20, 2021

SITE LEGEND

- EX. TREE TO BE REMOVED
- NEW CONIFEROUS TREE
- DENOTES SOFT LANDSCAPING
- DENOTES HARD LANDSCAPING
- EXISTING BUILDING FOOTPRINT
- PROPOSED RIVERSTONE
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WOOD DECKS/ BALCONIES
- CAR PARKING SPACE (ASPHALT)
- BIYCYCLE PARKING (ASPHALT)
- WASTE COLLECTION AREA
- SNOW STORAGE AREA
- PROPOSED/EXISTING ENTRY/EXIT
- TEMPORARY PROTECTION FENCE
- EX. UTILITY POLE
- EX. CHAINED LINK/BOARD FENCE
- PROPERTY LINE
- MOTION SENSING EXT. LIGHTS

WASTE COLLECTION LEGEND

- GB 3YD + 2YD GARBAGE CONTAINERS
- BB 2YD FIBRE CONTAINER
- B 2YD GM. CONTAINER
- G 240L ORGANICS
- PRIVATE COLLECTION

SITE NOTES

- NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES
- EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY
- ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL
- ALL MEASUREMENTS ARE METRIC (ACCOMPANYING IMPERIAL MEAS. MAY APPEAR)
- EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED UNLESS OTHERWISE NOTED BY THE CIVIL ENGINEER
- SNOW ACCUMULATION TO BE REMOVED OFF SITE IMMEDIATELY AS NEEDED

EXISTING PLANTING MATERIAL

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDUOUS TREES				
CONIFEROUS TREES				
SHRUBS				

NEW PLANTING MATERIAL

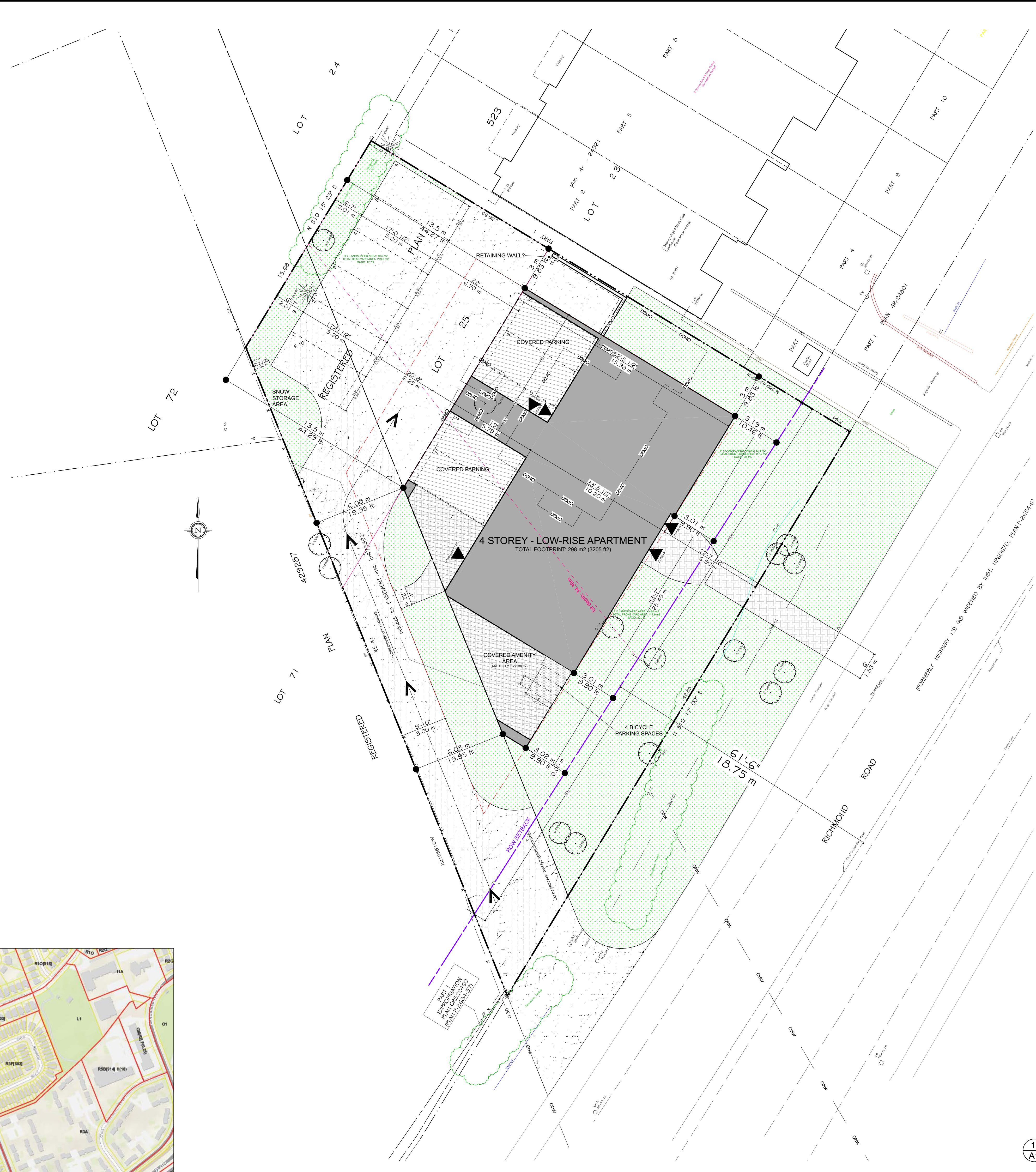
CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDUOUS TREES				
DT1	RED MAPLE	2	50mm Cal.	
CONIFEROUS TREES				
SHRUBS				

TREE CONSERVATION NOTES

- ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES;
- DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE;
- DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
- DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL;
- TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE;
- DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE;
- ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY;

* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM.
* TREE PROTECTION FENCE (PF) TO BE ERRECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).

3 KEY PLAN & CONTEXT
A1 SCALE NO SCALE



1 SITE PLAN
A1 SCALE 3/32" = 1'-0"

UNPOISED ARCHITECTURE INC.
5-16 SWIFTLAND AVE.
OTTAWA, ON K1N 7T5
AZUL DESIGNS
OTTAWA, ON K1H 7Q2

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH ALL LAWS, REGULATIONS, CODE 2006
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION
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COPYRIGHT RESERVED
GENERAL NOTES:

3055 RICHMOND ROAD
SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

CONSULTANTS:
STRUCTURAL: TBD
MECHANICAL: TBD
ELECTRICAL: TBD

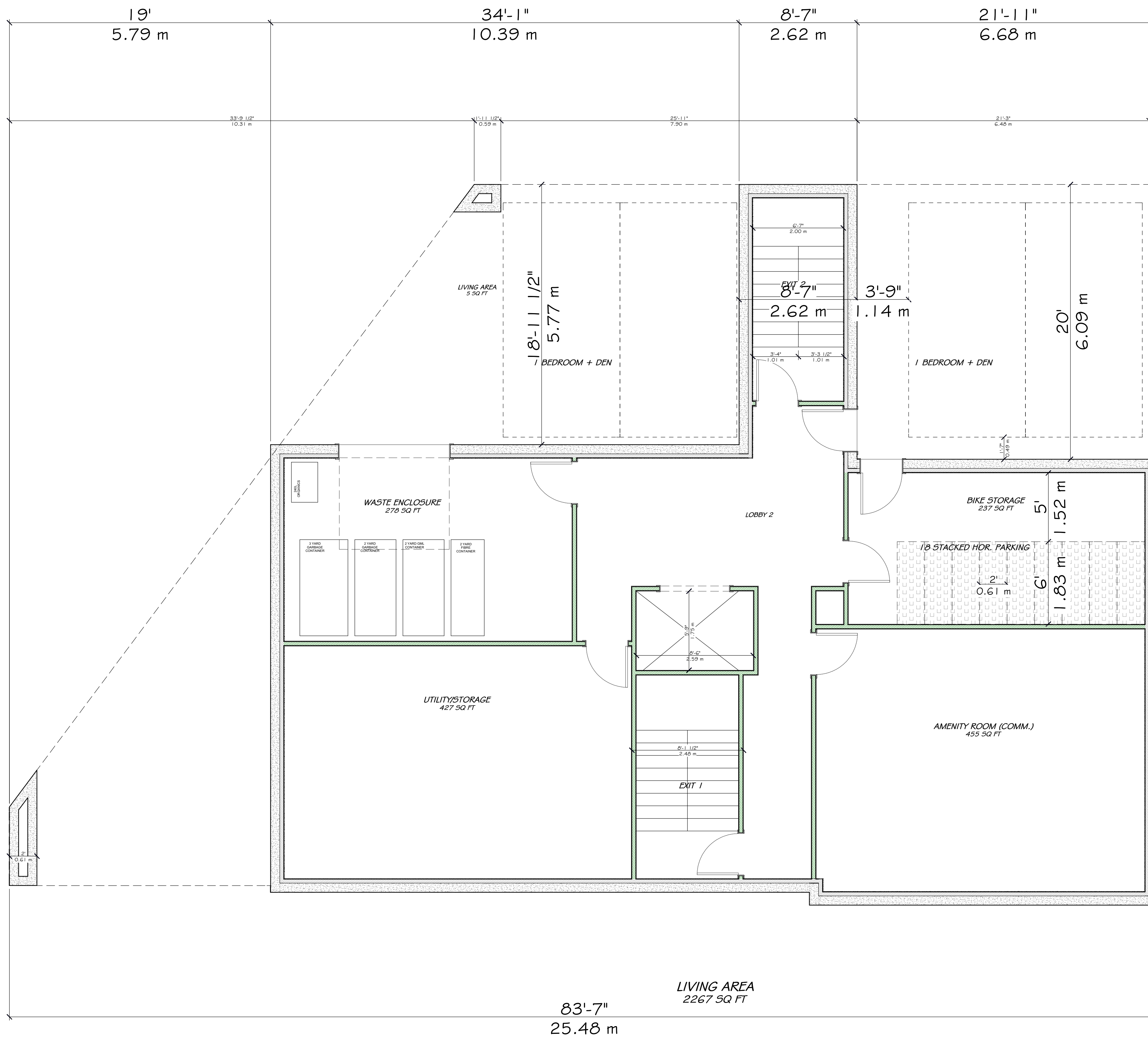
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4	REVISED SITE PLAN	0000/00
3	REVISED SITE PLAN	0000/00
2	REVISED SITE PLAN	00/17/22
1	PRELIMINARIES	04/12/22

PROJECT: 3055 RICHMOND RD.
3055 RICHMOND RD.
OTTAWA, ON K2B 5G6
813-000-0000

DRAWING NAME: **SITE PLAN**

DRAWN BY: --- SHEET: **A1**
DATE: APRIL 12, 2022
SCALE: AS NOTED

FILE NUMBER: D00-00-00-000



UNPOISED ARCHITECTURE INC.
5-16 SIRETLAND AVE.
OTTAWA, ON K1N 7T5
AZUL DESIGNS
OTTAWA, ON K1H 7G2

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RESPONSIBILITIES:
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ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006
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GENERAL NOTES:

3055 RICHMOND ROAD
SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

OWNER/DEVELOPER:
FRANCO DEVELOPMENT
1500 SHEPPARD AVE. E. SUITE 100
SCARBOROUGH, ON M1S 1W8

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
5-16 SIRETLAND AVE.
OTTAWA, ON K1N 7T5

APPLICATOR/OWNER:
1050 CAMDEN RD.
OTTAWA, ON K2B 3G9
K2B 3G2

CIVIL ENGINEER:
MUSKIE ASSOCIATES
1050 CAMDEN RD.
OTTAWA, ON K2B 3G9
K2B 3G2

LANDSCAPING:
JOHN S. GILCHRIST INC.
P.O. Box 627, Stouffville, ON
R1E 1A1

ENGINEER:
ANDRÉS OTTELIAN, VOLLEBAEK LTD.
11 CONCORDE DRIVE, SUITE 300
OTTAWA, ON K2E 7J9
K2E 7J9

CONSULTANTS:
STRUCTURAL: TBD
MECHANICAL: TBD
ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	000000
3	REVISED SITE PLAN	000000
2	REVISED SITE PLAN	001722
1	PRELIMINARIES	041222

PROJECT: 3055 RICHMOND RD.
3055 RICHMOND RD.
OTTAWA, ON K2B 3G9
813-000-0000

DRAWING NAME:
FLOOR PLANS

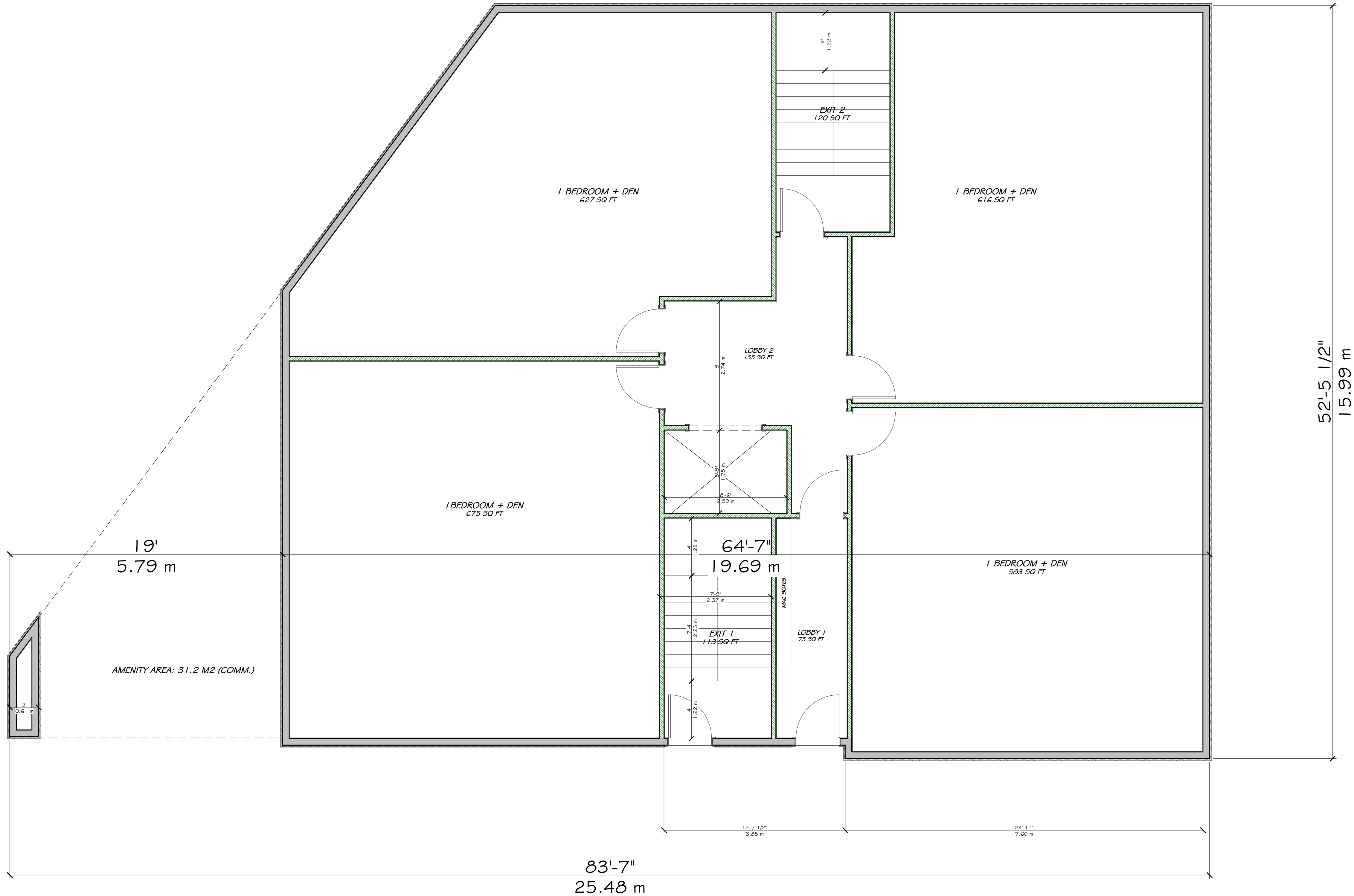
UNPOISED ARCHITECTURE INC.
 5-16 SWEETLAND AVE.
 OTTAWA, ON K1N 7T5
 AZUL DESIGNS
 OTTAWA, ON K1H 7Q2

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GENERAL NOTES:

TOTAL 1ST FLOOR AREA: 297.6 M2 (3203.28 FT2)
G.F.A: 245.2 M2 (2639.54 FT2)



LIVING AREA
 3204 SQ FT

3055 RICHMOND ROAD
 SCOPE OF WORK: NEW 4 STOREY LOW RISE
 RENTAL BUILDING - 16 UNITS

OWNER/DEVELOPER:
 FRASER/CLIMBERG
 1000 SHEPPARD AVE. E.
 OTTAWA, ON K1N 7T5
 K2E 1S6

ARCHITECT/DESIGNER:
 UNPOISED ARCHITECTURE INC./AZUL DESIGNS
 5-16 SWEETLAND AVE.
 OTTAWA, ON
 K1N 7T5

APPLICATOR/OWNER:
 1050 CANADA VILLAGE
 3055 RICHMOND RD. SUITE 300
 OTTAWA, ON
 K2E 1K2

CIVIL ENGINEER:
 MURRAY ASSOCIATES
 1000 SHEPPARD AVE. E.
 OTTAWA, ON
 K1N 7T5

LANDSCAPING:
 JOHN S. GILCHRIST INC.
 P.O. Box 627, Salem St.
 OTTAWA, ON
 K1N 6Y1

ENGINEER:
 ANDRÉS OTTEGALIAN, VOLLEBERG LTD.
 11 CONCORDE SUITE 300
 OTTAWA, ON
 K2E 7J9

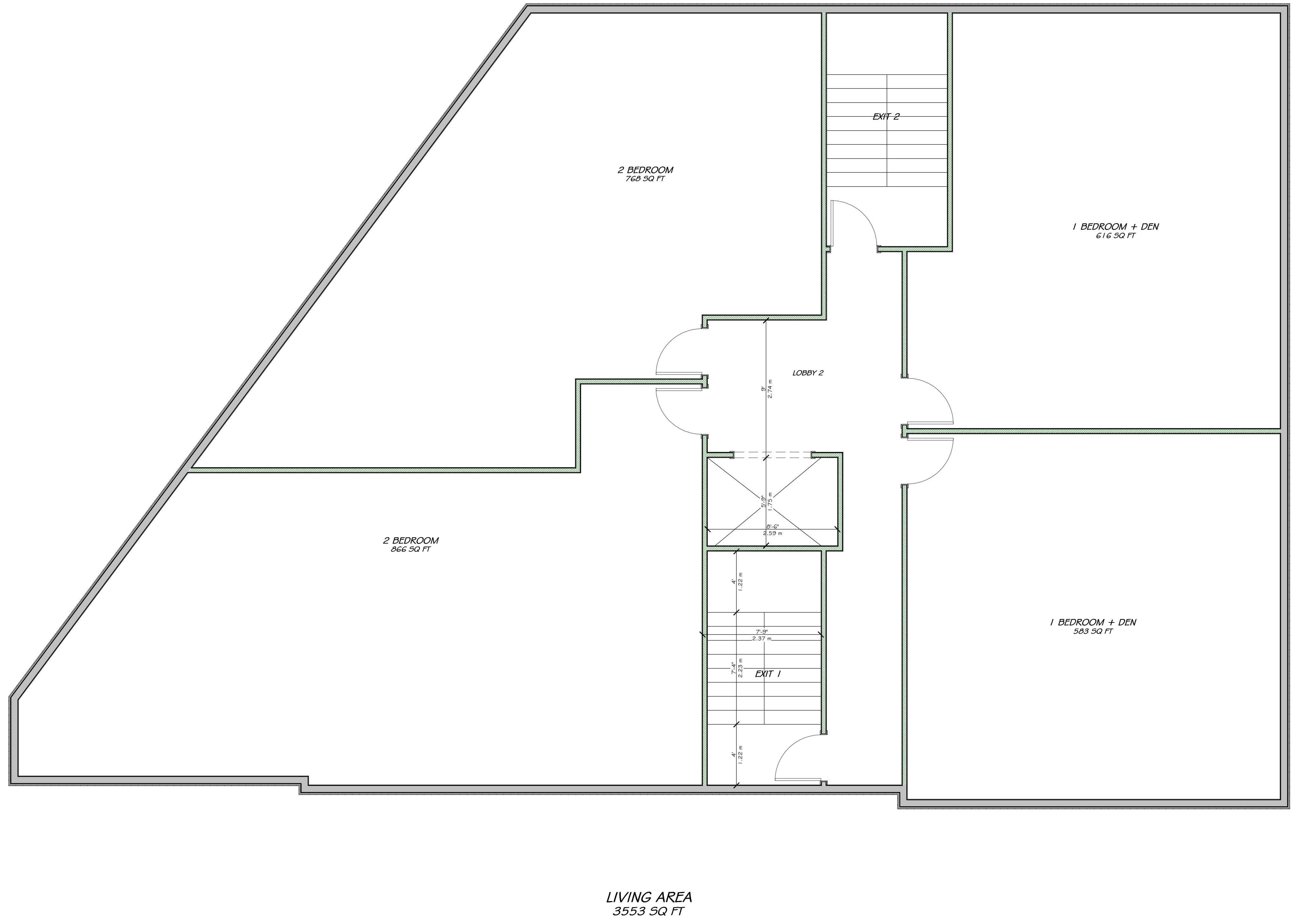
CONSULTANTS:
 STRUCTURAL: TBD
 MECHANICAL: TBD
 ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	000000
3	REVISED SITE PLAN	000000
2	REVISED SITE PLAN	001722
1	PRELIMINARIES	041222

PROJECT: **3055 RICHMOND RD.**
 3055 RICHMOND RD.
 OTTAWA, ON K2E 1K2

DRAWING NAME: **FLOOR PLANS**

DRAWN BY: ... SHEET: **A3**
 DATE: APRIL 12, 2022
 SCALE: AS NOTED



UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON K1N 7T5
AZUL DESIGNS
OTTAWA, ON K1H 7Q2

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
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GENERAL NOTES:

3055 RICHMOND ROAD
SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

OWNER/DEVELOPER:
FRANCO DEVELOPMENT
1000 SHEPPARD AVE. E.
OTTAWA, ON K1H 1S6

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
5-16 SWEETLAND AVE.
OTTAWA, ON K1N 7T5

APPLICATION NUMBER:
105P-CAMPA-19-001
011-COMPLAINTS/DR. SUITE 300
OTTAWA, ON K2E 9K2

CIVIL ENGINEER:
MUSKIE ASSOCIATES
200 SHEPPARD AVE. E.
OTTAWA, ON K1H 1S6

LANDSCAPING:
JOHN S. GILCHRIST INC.
P.O. Box 627, Salem St.
OTTAWA, ON K1H 1S6

ENGINEER:
ANDRÉS OTTELIAN, VOLLEBERG LTD.
11 CONROUPE SUITE 300
OTTAWA, ON K2E 7J9

CONSULTANTS:
STRUCTURAL, TRD
MECHANICAL, TRD
ELECTRICAL, TRD

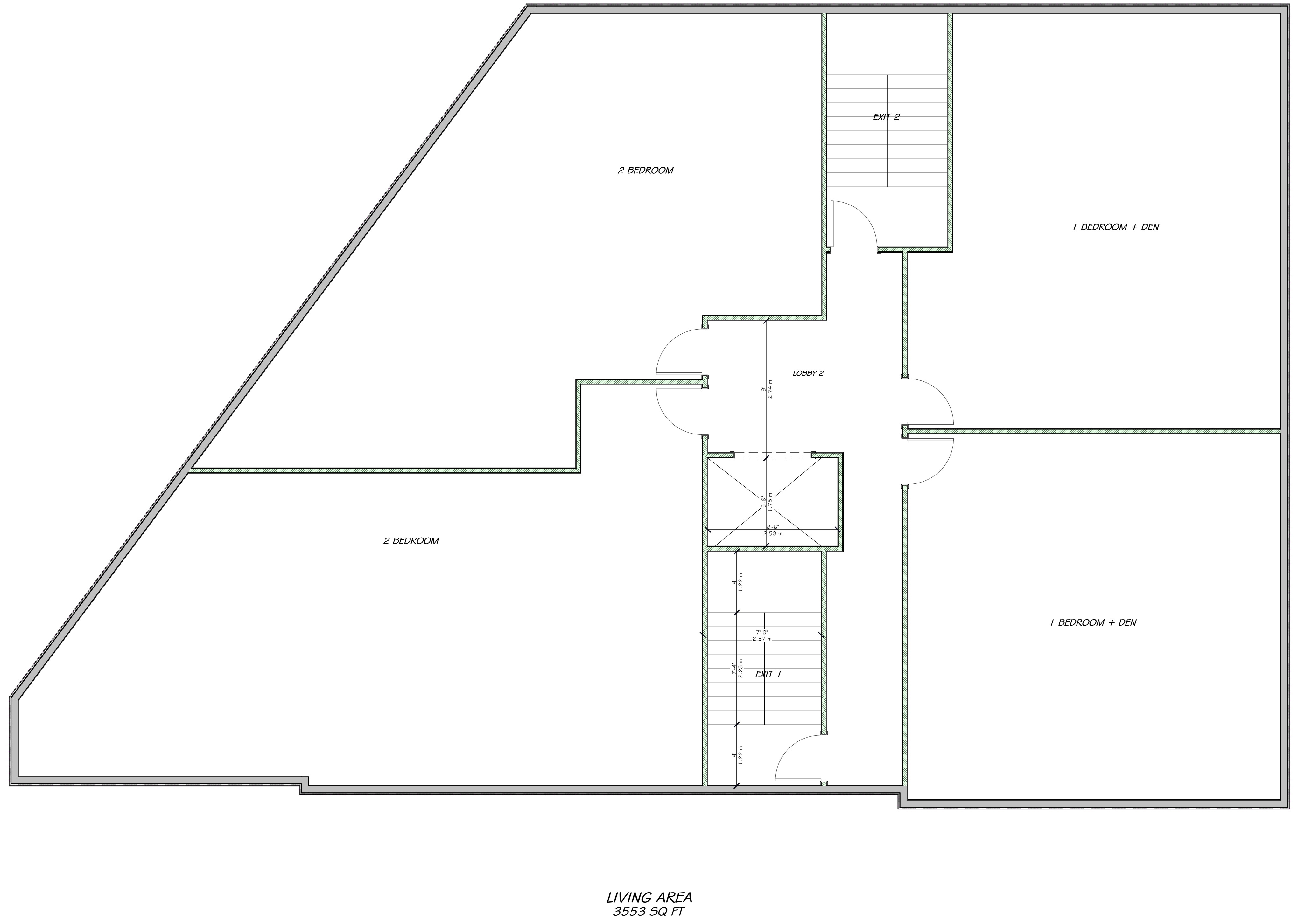
NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	06/09/22
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	06/17/22
1	PRELIMINARIES	04/12/22

PROJECT: 3055 RICHMOND RD.
3055 RICHMOND RD.
OTTAWA, ON K2E 9J6
613-000-0000

DRAWING NAME: PLANS

DRAWN BY: ... SHEET: A4
DATE: APRIL 12, 2022
SCALE: AS NOTED

FILE NUMBER: D00-00-00-000



UNPOISED ARCHITECTURE INC.
 5-16 SWEETLAND AVE.
 OTTAWA, ON K1N 7T5
 AZUL DESIGNS
 OTTAWA, ON K1H 7Q2

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
 DO NOT SCALE DRAWINGS
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006
 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION
 IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER
 COPYRIGHT RESERVED

GENERAL NOTES:

3055 RICHMOND ROAD
 SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

COMMERCIAL OPER:
 FRASER/CLIMBERG
 1000 WINDMILL BLVD
 OTTAWA, ON K1N 7T5
 K2E 1S6

ARCHITECT/DESIGNER:
 UNPOISED ARCHITECTURE INC./AZUL DESIGNS
 5-16 SWEETLAND AVE.
 OTTAWA, ON
 K1N 7T5

APPLICATION NUMBER:
 105P-CANADA-190
 011-CANADA-ENR/ENR DR. SUITE 300
 OTTAWA, ON
 K2E 9K2

CIVIL ENGINEER:
 MURRAY ASSOCIATES
 200 WILSON ST
 OTTAWA, ON
 K1K 0Y1

LANDSCAPING:
 JOHN R. SICKERMAN
 P.O. Box 627, Salem St
 OTTAWA, ON
 K1N 7T5

ENGINEER:
 ANDRÉS OTTELIAN, VOLLEBERG LTD
 11 CONROPER SUITE 300
 OTTAWA, ON
 K2E 7J9

CONSULTANTS:
 STRUCTURAL: TBD
 MECHANICAL: TBD
 ELECTRICAL: TBD

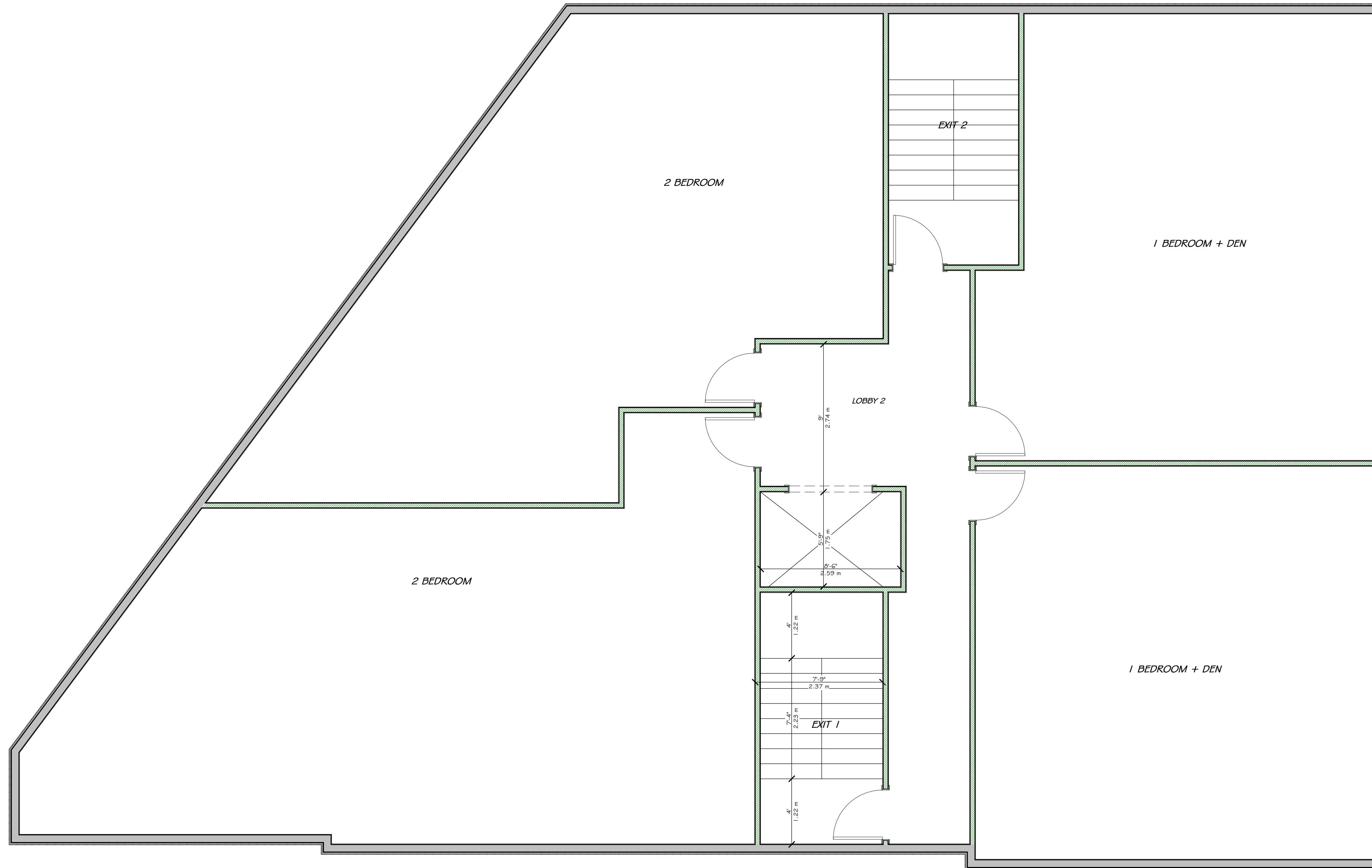
NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	06/09/22
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	06/17/22
1	PRELIMINARY	04/12/22

PROJECT: 3055 RICHMOND RD.
 3055 RICHMOND RD.
 OTTAWA, ON K2E 9J6
 613-000-0000

DRAWING NAME:
 ELEVATIONS

DRAWN BY: ... SHEET: ...
 DATE: APRIL 12, 2022
 SCALE: AS NOTED

FILE NUMBER: D00-00-00-000



LIVING AREA
3553 SQ FT

UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON K1N 7T5
AZUL DESIGNS
OTTAWA, ON K1H 7Q2

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GENERAL NOTES:

3055 RICHMOND ROAD
SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

OWNER/DEVELOPER:
FRANCO DEVELOPMENT
1000 BROADVIEW AVE
OTTAWA, ON K1K 5E6

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
5-16 SWEETLAND AVE.
OTTAWA, ON K1N 7T5

APPLICATION NUMBER:
100P-CANADA-190
011-CANADA-ENR/REV DR. SLUITE 300
OTTAWA, ON K2B 9K2

CIVIL ENGINEER:
MUSKIE ASSOCIATES
200 BROADVIEW AVE
OTTAWA, ON K1K 5E6

LANDSCAPING:
JOHN R. SUTHERLAND
P.O. Box 627, Salem St.
OTTAWA, ON K1N 6Y1

ENGINEER:
ANDRÉS OTTELIAN, VOLLEBERG LTD
11 CONCORDE QUAYS, SUITE 300
OTTAWA, ON K2E 7J9

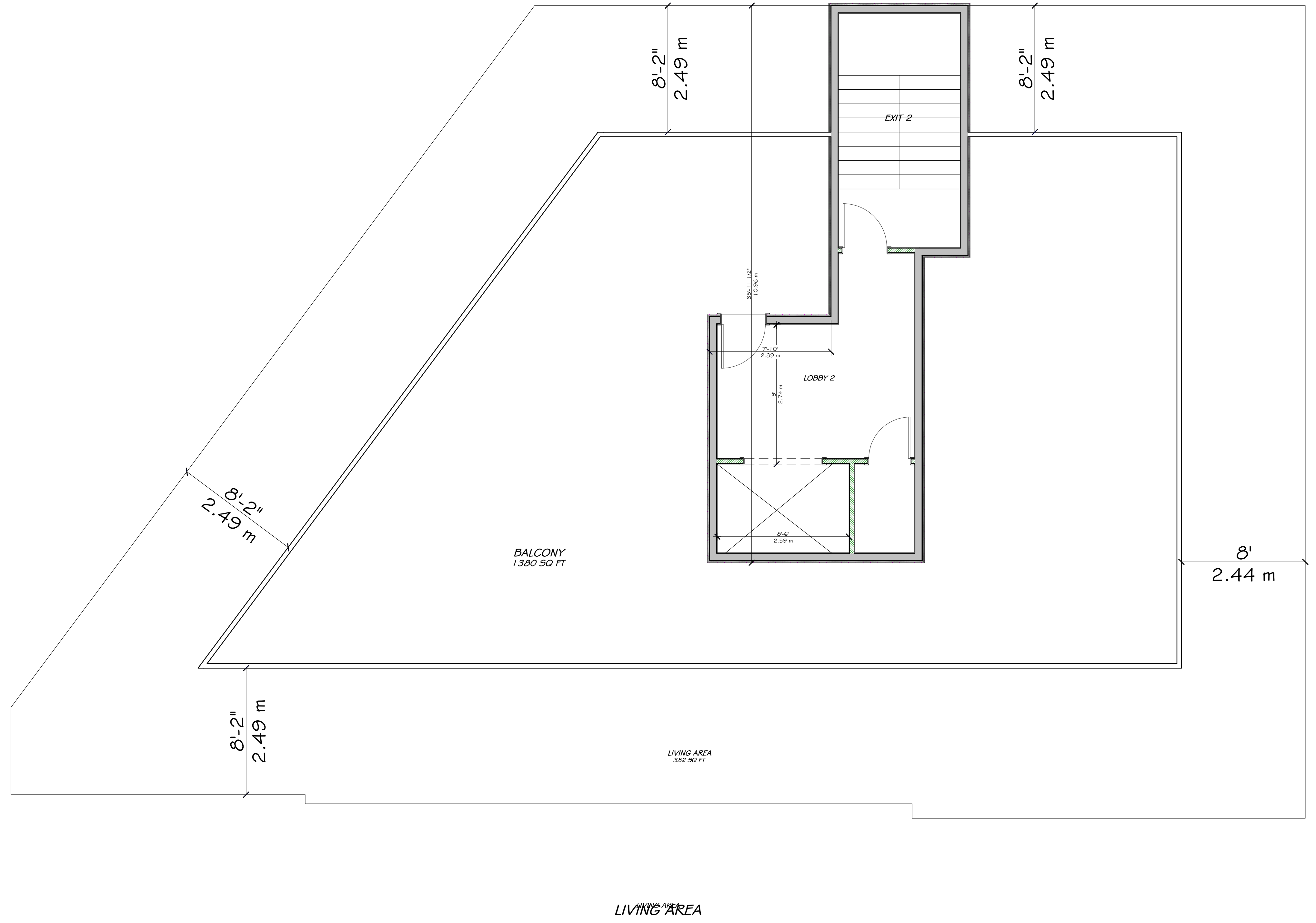
CONSULTANTS:
STRUCTURAL, TBD
MECHANICAL, TBD
ELECTRICAL, TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	000000
3	REVISED SITE PLAN	000000
2	REVISED SITE PLAN	06/17/22
1	PRELIMINARY	04/12/22

PROJECT: 3055 RICHMOND RD.
3055 RICHMOND RD.
OTTAWA, ON K2B 9J6
613-000-0000

DRAWING NAME:
DETAILS & SECTIONS

DRAWN BY: ... SHEET: ...
DATE: APRIL 12, 2022
SCALE: AS NOTED



UNPOISED ARCHITECTURE INC.
 5-16 BIRCHLAND AVE.
 OTTAWA, ON K1N 7T5
 AZUL DESIGNS
 OTTAWA, ON K1H 7Q2

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 GENERAL NOTES:

3055 RICHMOND ROAD
 SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

OWNER/DEVELOPER:
 FRASER/CLIMBERG
 1000 BROADVIEW AVE
 OTTAWA, ON K1K 1S6

ARCHITECT/DESIGNER:
 UNPOISED ARCHITECTURE INC./AZUL DESIGNS
 5-16 BIRCHLAND AVE.
 OTTAWA, ON K1N 7T5

APPLICATOR/ANALYST:
 1050 CANADA VILLAGE
 2111 COLLEGE DRIVE SUITE 300
 OTTAWA, ON K2B 9K2

CIVIL ENGINEER:
 WELLS ASSOCIATES
 200 COLLEGE STREET
 OTTAWA, ON K1K 0Y1

LANDSCAPING:
 JOHN R. SUTHERLAND
 P.O. Box 627, Salem CT
 06424-0627

ENGINEER:
 ANDRÉS OTSULIANN VOLLEBERG LTD
 11 CONROUPE QUAYS SUITE 300
 OTTAWA, ON K2E 7J9

CONSULTANTS:
 STRUCTURAL, TRD
 MECHANICAL, TRD
 ELECTRICAL, TRD

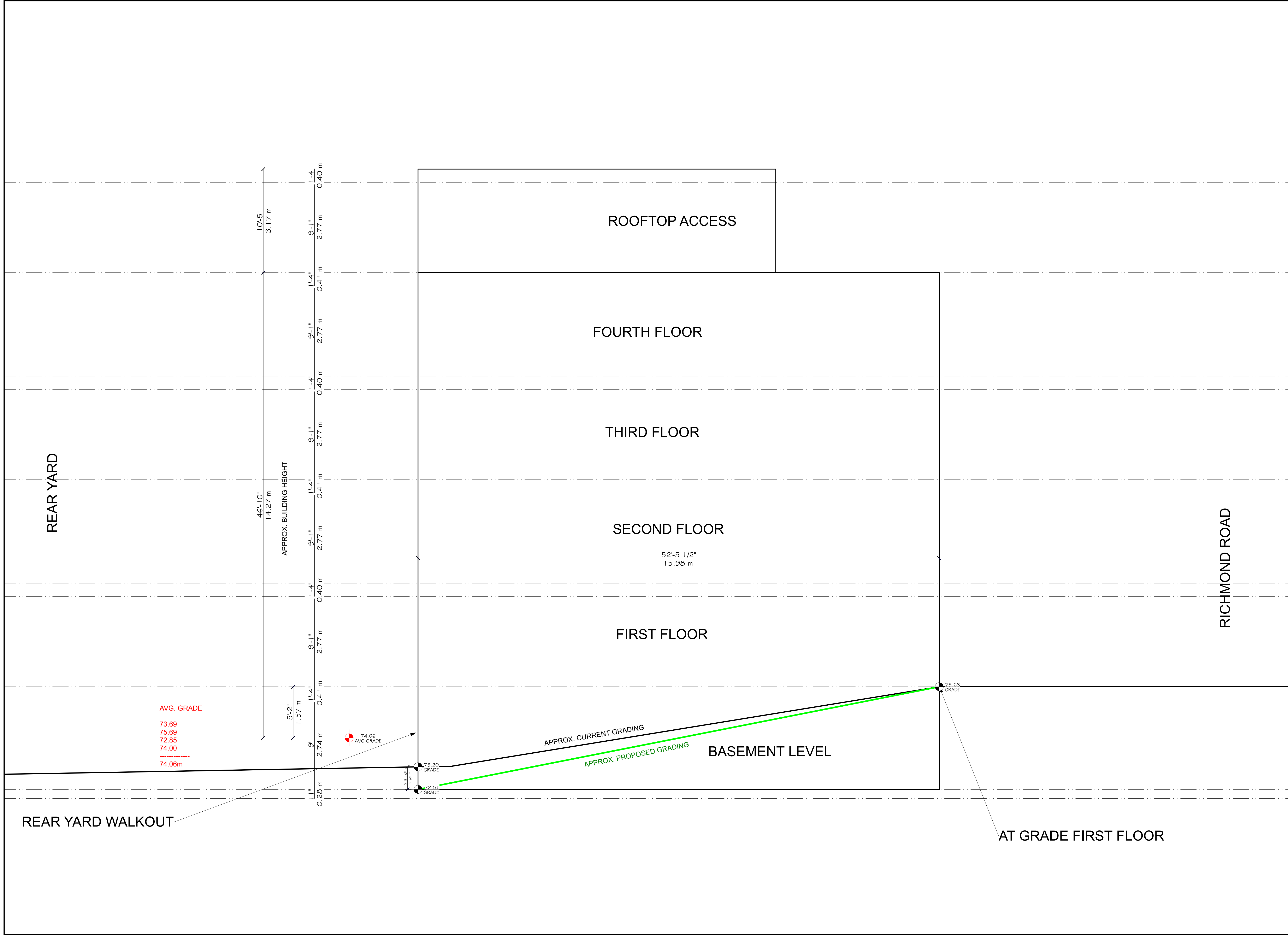
NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	000000
3	REVISED SITE PLAN	000000
2	REVISED SITE PLAN	06/17/22
1	PRELIMINARY	04/12/22

PROJECT: 3055 RICHMOND RD.
 3055 RICHMOND RD.
 OTTAWA, ON K2B 9J6
 613-000-0000

DRAWING NAME:
FLOOR PLANS

DRAWN BY: ... SHEET: A7
 DATE: APRIL 12, 2022
 SCALE: AS NOTED

FILE NUMBER: D00-00-00-000



REAR YARD

RICHMOND ROAD

ROOFTOP ACCESS

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

52'-5 1/2"
15.98 m

APPROX. CURRENT GRADING

APPROX. PROPOSED GRADING

BASEMENT LEVEL

AT GRADE FIRST FLOOR

AVG. GRADE
73.69
75.69
72.85
74.00
74.06m

REAR YARD WALKOUT

UNPOISED ARCHITECTURE INC.
5-16 BIRCHLAND AVE.
OTTAWA, ON K1N 7T5
AZUL DESIGNS
OTTAWA, ON K1H 7Q2

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GENERAL NOTES:

3055 RICHMOND ROAD
SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

OWNER/DEVELOPER:
FRANCOIS LAMARQUE INC.
OTTAWA, ON
K2E 5E6

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
OTTAWA, ON
K1H 7T5

APPLICATION NUMBER:
1057 CUMULATIVE
0111 CUMULATIVE OR SLUICE 300
OTTAWA, ON
K2E 9K2

CIVIL ENGINEER:
MORRIS ASSOCIATES
1000 BROADVIEW AVE.
OTTAWA, ON
K1M 6Y1

LANDSCAPING:
JOHN S. GILCHRIST INC.
P.O. Box 627, Sault Ste. Marie, ON
OTTAWA, ON
K1M 6Y1

ENGINEER:
ANDRÉ STALLMAN, VOLLEBAEK LTD.
11 CONCORDE QUÉBEC, SUITE 300
OTTAWA, ON
K2E 7J9

CONSULTANTS:
STRUCTURAL: TBD
MECHANICAL: TBD
ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	000000
3	REVISED SITE PLAN	000000
2	REVISED SITE PLAN	001722
1	PRELIMINARY	041222

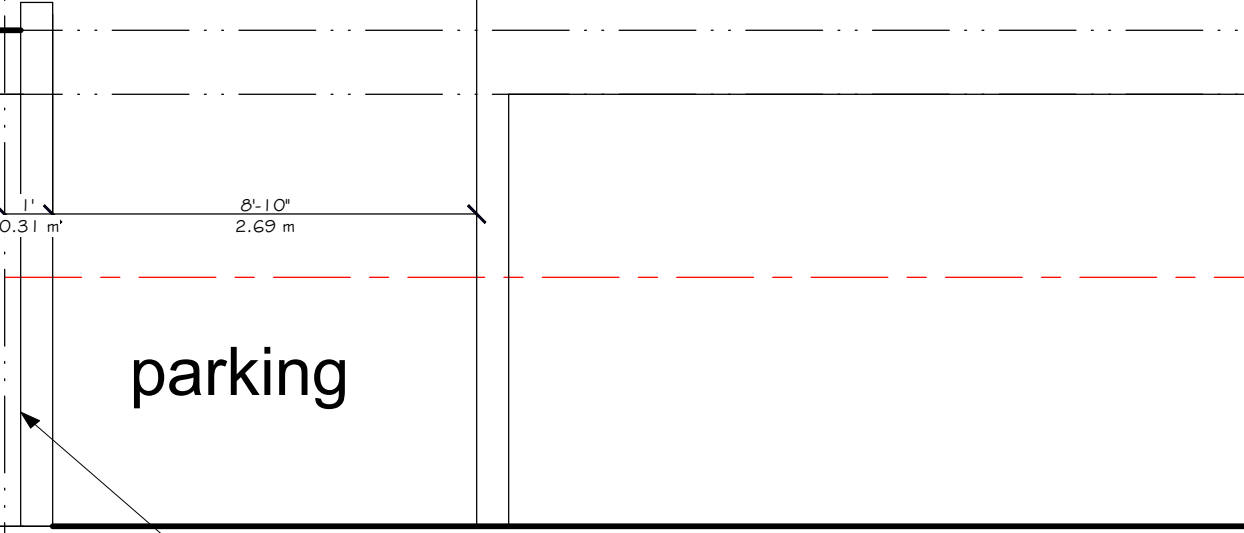
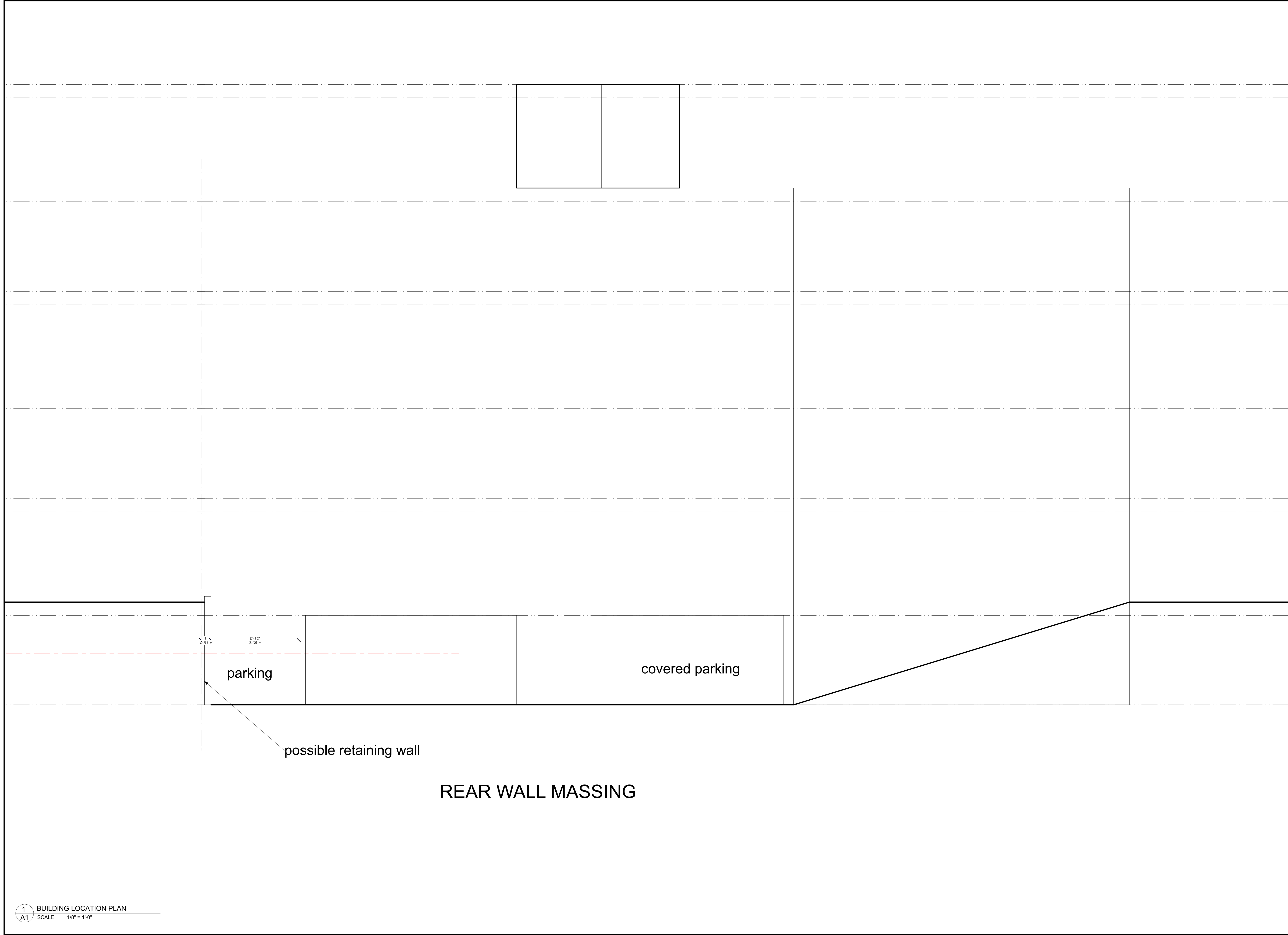
PROJECT: 3055 RICHMOND RD.
3055 RICHMOND RD.
OTTAWA, ON K2E 8J6
813-000-0000

DRAWING NAME:
FLOOR PLANS

DRAWN BY: ... SHEET: ...
DATE: APRIL 12, 2022
SCALE: AS NOTED

FILE NUMBER: D00-00-00-0000

A8



covered parking

possible retaining wall

REAR WALL MASSING

UNPOISED ARCHITECTURE INC.
5-16 SWIFTLAND AVE.
OTTAWA, ON K1N 7T5
AZUL DESIGNS
OTTAWA, ON K1H 3G2

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GENERAL NOTES:

3055 RICHMOND ROAD
SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

OWNER/DEVELOPER:
FRANCO DEVELOPMENT
1000 SHEPPARD AVE. E.
OTTAWA, ON K1H 1S6

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
5-16 SWIFTLAND AVE.
OTTAWA, ON

APPLICATOR/ANALYST:
JESSICA CAMERON
1011 COLLEGE STREET, SUITE 300
OTTAWA, ON
K2E 8K2

CIVIL ENGINEER:
MUSKIE ASSOCIATES
1011 COLLEGE STREET, SUITE 300
OTTAWA, ON
K2E 8K2

LANDSCAPING:
JOHN S. SUTHERLAND
P.O. Box 627, Sarnia, ON
N7S 6K1

SURVEYOR:
ANDRÉ OUSILLIAN, VOLUNTARY LTD.
11 CONQUEST SQUARE, SUITE 300
OTTAWA, ON
K2E 7J9

CONSULTANTS:
STRUCTURAL: TBD
MECHANICAL: TBD
ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	000000
3	REVISED SITE PLAN	000000
2	REVISED SITE PLAN	06/10/22
1	PRELIMINARY	04/12/22

PROJECT: **3055 RICHMOND RD.**
3055 RICHMOND RD.
OTTAWA, ON K2E 8J6
813-000-0000

DRAWING NAME:
SITE PLAN AND NOTES

DRAWN BY: --- SHEET: ---
DATE: APRIL 12, 2022
SCALE: AS NOTED