

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

ZONING: R1GG REZONED TO R8M

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

LOT DEPTH: 34.39m (112.83ft)

ADJACENT ZONING:
NORTH: R1GG
SOUTH: R1Y5(22)
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

D. STANDARD	3055 RICH. REQUIRED	3055 RICH. PROPOSED	EXISTING SINGLE	NOTES
LOT WIDTH:	15m	35.44m	42.65m	
LOT AREA:	540m ²	894.88m ²	1027.5m ²	Amend.
HEIGHT:	14.5m	15.7m	<=10m	
FRONT YARD:	3.0m	3.04m	10.83m	
CORNER YARD:	n/a	n/a	n/a	
REAR YARD:	10.3m	13.49m	17.81m	
INTERIOR YARD:	3m	3.00m	0.34m	
AMENITY AREA:	168m ²	210.2m ²	n/a	169.4m ² COMM.
PARKING SPACES:	10 res, 4 visitor	9	1	
BIKE SPACES:	8	22	0	
AGG. FRONT LAND.	40%	53.8%	n/a	
HEIGHT:	N/A MAX.	N/A MAX.	N/A MAX.	
FIRST FL. HABITABLE SPACE:	40m ²	207.7m ²	n/a	

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)
- BYCYCLE PARKING (ASPHALT)
- WASTE COLLECTION AREA
- SNOW STORAGE AREA
- PROPOSED/EXISTING ENTRY/EXIT
- PF - TEMPORARY PROTECTION FENCE
- EX. UTILITY POLE
- EX. CHAINED LINK/BOARD FENCE
- PROPERTY LINE
- MOTION SENSING EXT. LIGHTS

WASTE COLLECTION LEGEND

- GB 2YD GARBAGE CONTAINER
- BB 360L FIBRE CONTAINER
- B 360L GML CONTAINER
- G 240L ORGANICS
- PRIVATE COLLECTION

BUILDING AREAS

BASEMENT FL. GFA:	115.7m ²
FIRST FL. GFA:	180.3m ²
SECOND FL. GFA:	390.4m ²
THIRD FL. GFA:	390.4m ²
FOURTH FL. GFA:	297.3m ²
STORAGE:	57.5m ²
GARAGE/CARPOR.:	168.0m ²
EXITS/CORR. (ALL FLOORS):	290.2m ²
TOTAL GFA:	1374.1m ²
TOTAL ALL AREAS:	1752.5m ²

PROPOSED SITE DEVELOPMENT INFO.

NEW GROSS FLOOR AREA:	1374.1m ²
EX. GROSS FLOOR AREA:	0.0m ²
NUMBER OF UNITS:	16
PROPOSED STOREYS:	4
BUILDING COVERAGE:	33.4%
SOFT LANDSCAPING CVG.:	23.6%
HARD LANDSCAPING CVG.:	4.3%
DECKS/PORCH/STEPS:	0.0%
ASPHALT CVG.:	37.1%
OTHER:	1.0%

SURVEY INFO.

SURVEY INFO TAKEN FROM SURVEYORS REAL PROPERTY REPORT PART 1, PLAN OF LOT 25, REGISTERED PLAN 523, CITY OF OTTAWA. PREPARED BY ANNIE O'SULLIVAN, VOLLEBERG LTD. DEC. 20, 2021

SITE NOTES

- NEW ROOF DOWNSPOUTS 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

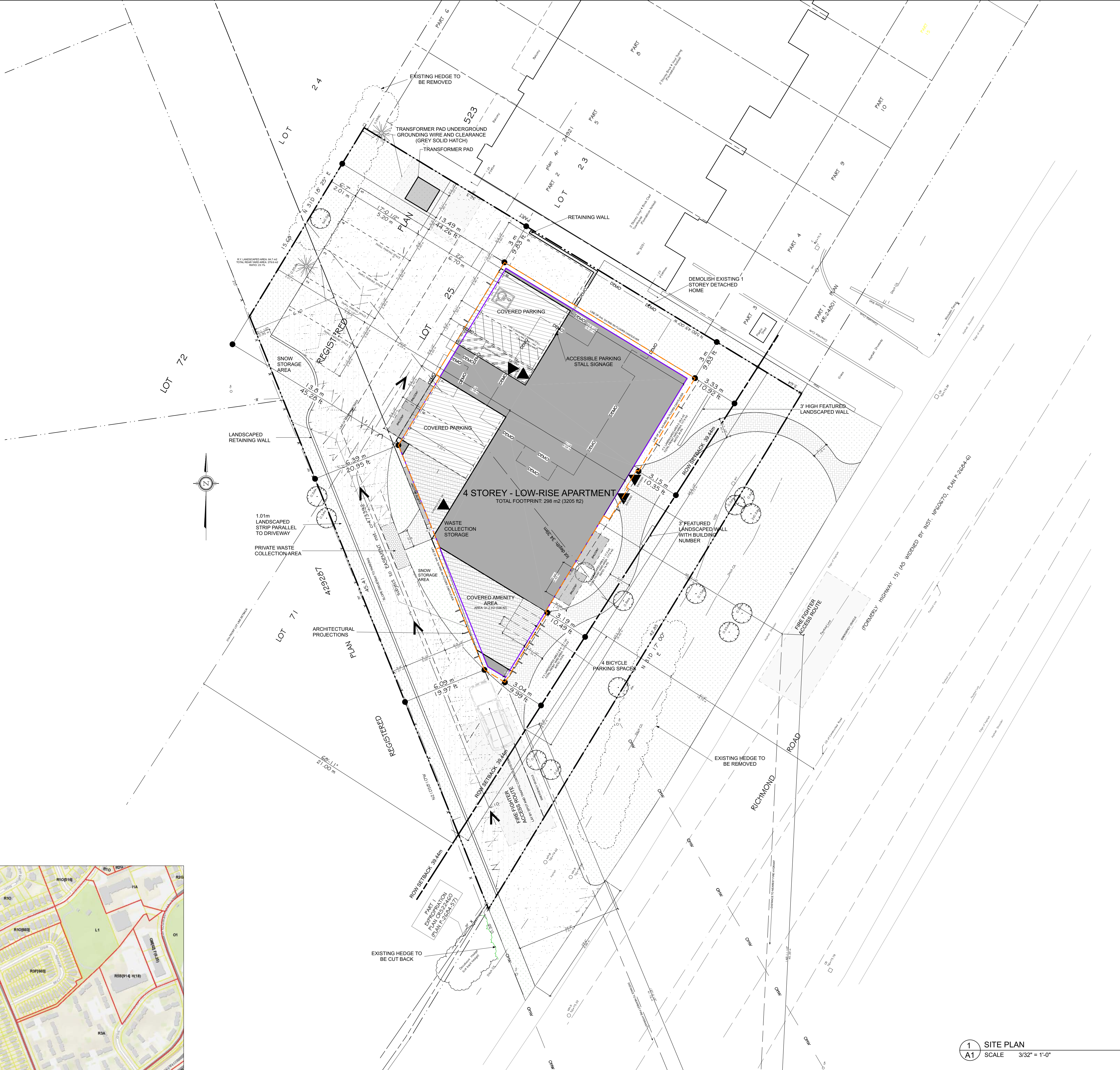
CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDUOUS TREES				
DT1	RED MAPLE	2	50mm Cal.	
CONIFEROUS TREES				
SHRUBS				

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 BREAMS 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



UNPOSED ARCHITECTURE INC.
5-16 BIRKBECK AVE.
OTTAWA, ON K1N 7T6
AZUL DESIGNS
OTTAWA, ON K1H 3Q2

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH ALL LOCAL REGULATIONS AND BYLAWS HAVING JURISDICTION
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LOCAL 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

DATE: APRIL 12, 2022

PROJECT: 3055 RICHMOND RD. OTTAWA, ON K2B 8S8

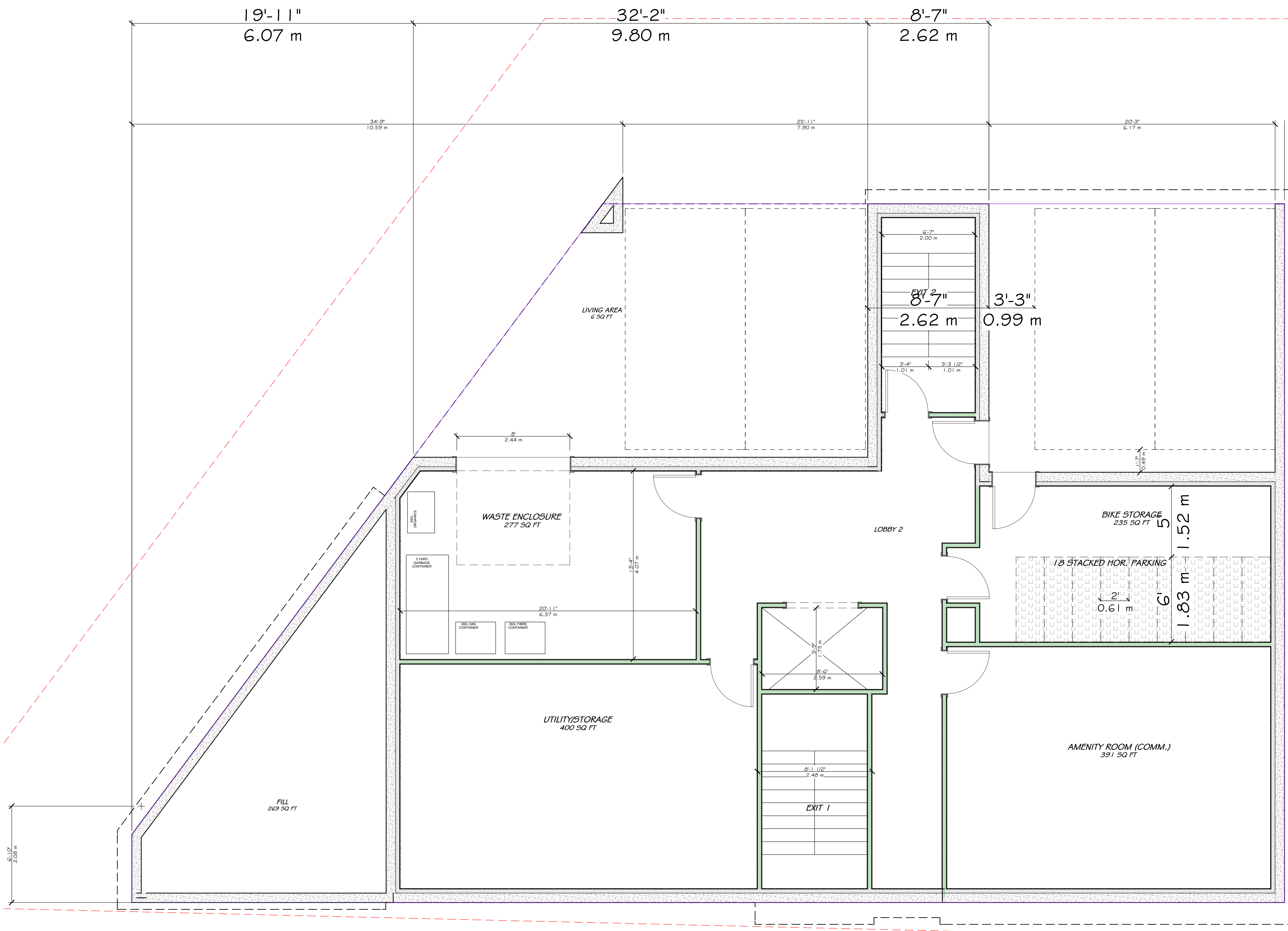
NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	03/21/23
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	07/22/22
1	PRELIMINARIES	04/12/22

CONSIDERANTS:
STRUCTURAL: TBD
MECHANICAL: TBD
ELECTRICAL: TBD

DRAWING NAME: SITE PLAN

SCALE: AS NOTED

FILE NUMBER: D07-4222-A17



1 BASEMENT PLAN
 A2 SCALE 1/4" = 1'-0"

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

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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 COPYRIGHT RESERVED

GENERAL NOTES:

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

OWNER/DEVELOPER:
 FARRIS DEVELOPMENT
 1000 SHEPPARD AVE. EAST
 OTTAWA, ON K1H 1S1
 K2E 1S1

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

APPLICATION NUMBER:
 1057 CANADA INC.
 1111 COLLEGE STREET, SUITE 300
 OTTAWA, ON K1R 8P2
 K2E 8P2

CIVIL ENGINEER:
 MERRICK ASSOCIATES
 200 UNIVERSITY STREET
 OTTAWA, ON K1N 6F1

LANDSCAPING:
 JOHN R. GIBSON INC.
 P.O. Box 627, Salem St.
 OTTAWA, ON K1N 6F1

SUBMITTER:
 ANNE O'SULLIVAN, VOLLBERG LTD.
 111 COLLEGE STREET, SUITE 300
 OTTAWA, ON K1R 8P2
 K2E 7P9

CONSULTANTS:
 STRUCTURAL: TBD
 MECHANICAL: TBD
 ELECTRICAL: TBD

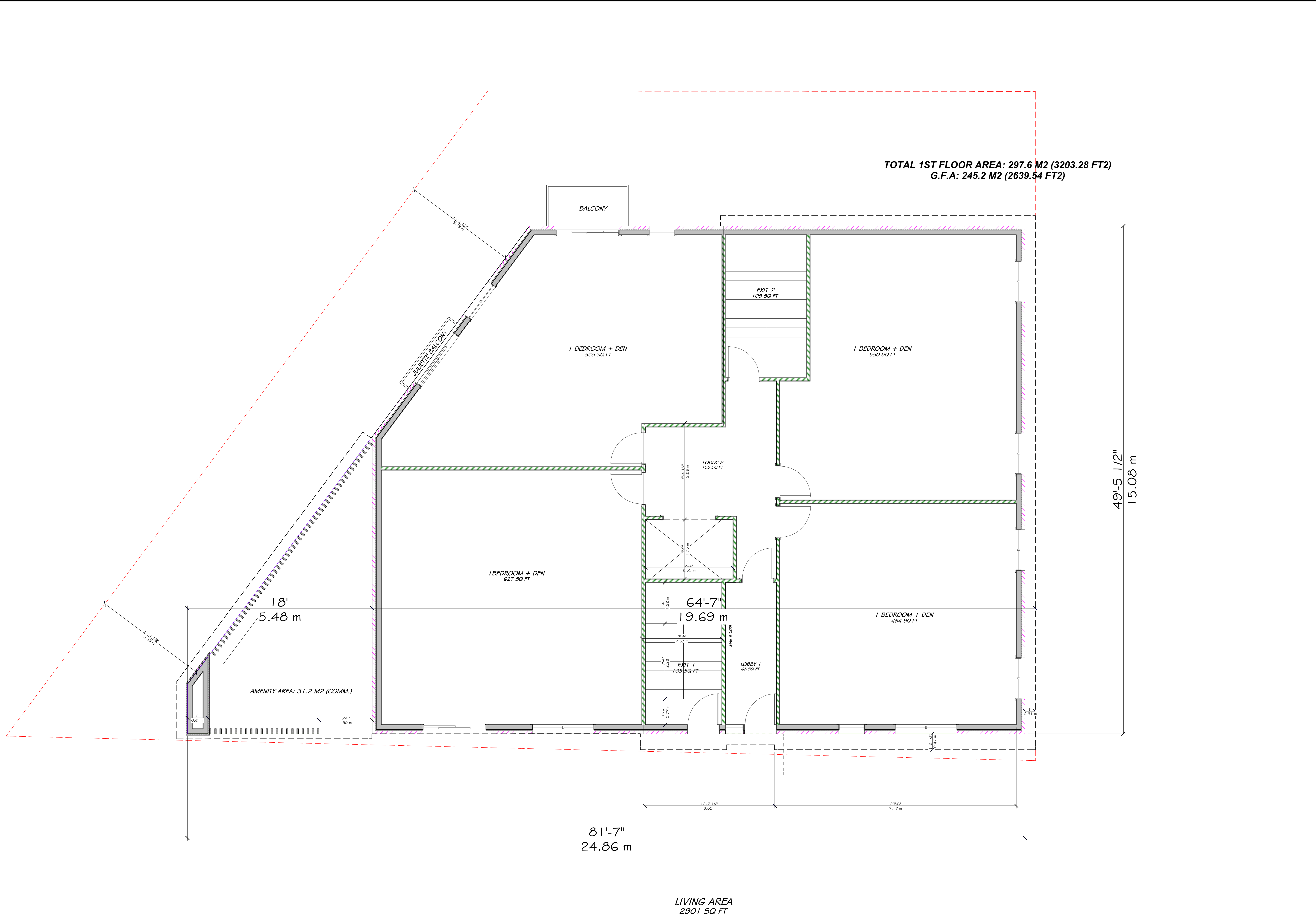
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2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

PROJECT: 3055 RICHMOND RD.
 3055 RICHMOND RD.
 OTTAWA, ON K2E 8J6
 613-000-0000

DRAWING NAME:
 FLOOR PLANS

DRAWN BY: ... SHEET: A2
 DATE: APRIL 12, 2022
 SCALE: AS NOTED

FILE NUMBER: D07-1222-0147



UNPOISED ARCHITECTURE INC.
 5-16 BIRCHLAND 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)

49'-5 1/2"
 15.08 m

81'-7"
 24.86 m

LIVING AREA
 2901 SQ FT

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

OWNER/DEVELOPER:
 FERRIS DEVELOPMENT
 1000 SHEPPARD AVE. EAST
 OTTAWA, ON K1H 1S1

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

APPLICATOR/OWNER:
 1057 CANADA RD.
 OTTAWA, ON K2B 3K2

CIVIL ENGINEER:
 WELLS ASSOCIATES
 200 HURON STREET
 OTTAWA, ON K1N 6F1

LANDSCAPING:
 JOHN A. SCOTT/STANLEY
 P.O. Box 622, Salem St.
 OTTAWA, ON K1N 6F1

SUBMITTER:
 ANNE O'SULLIVAN, VOLLBERG LTD.
 11 CONCORDE DRIVE, SUITE 300
 OTTAWA, ON K2E 7B9

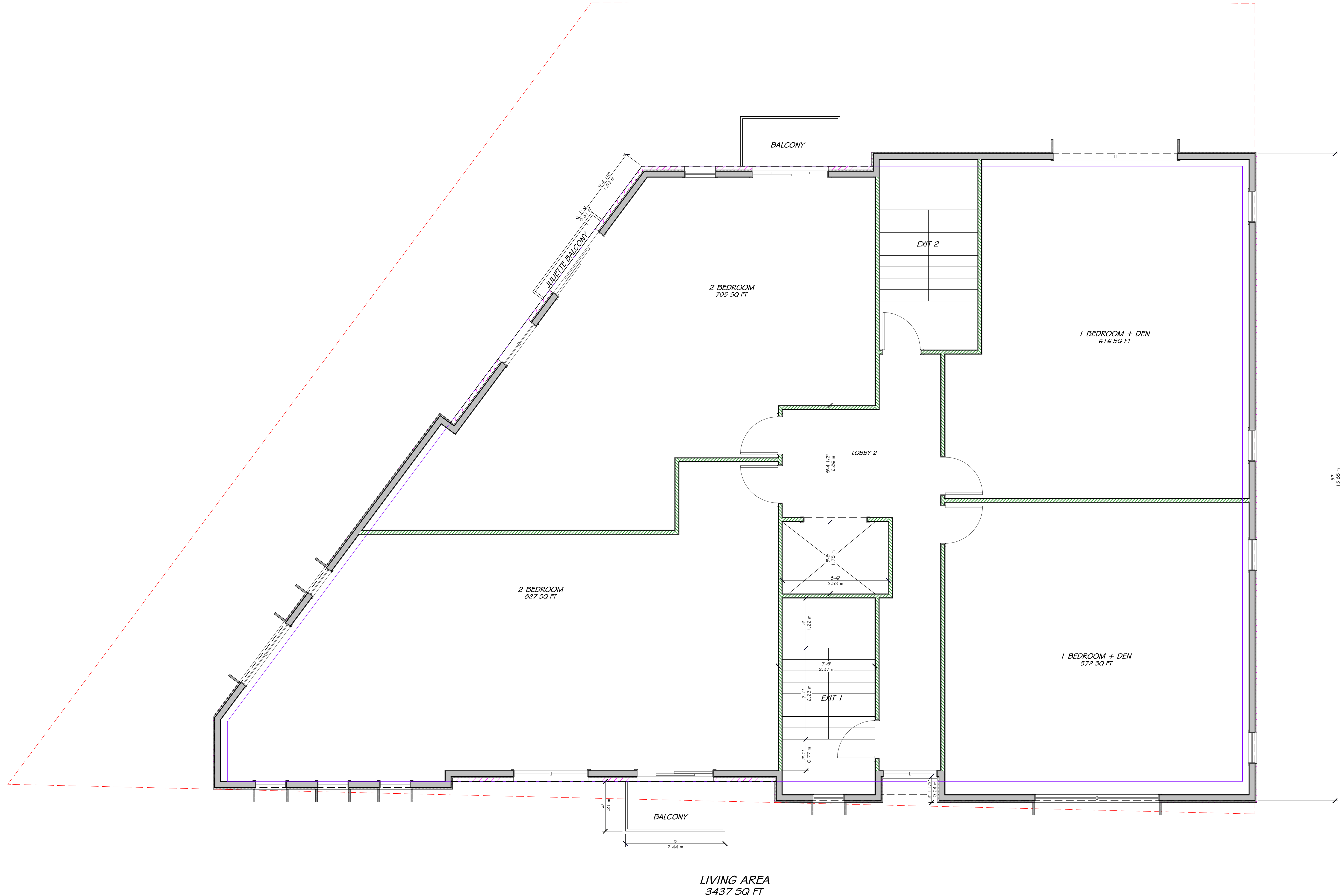
CONSULTANTS:
 STRUCTURAL: TBD
 MECHANICAL: TBD
 ELECTRICAL: TBD

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2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

PROJECT: **3055 RICHMOND RD.**
 3055 RICHMOND RD.
 OTTAWA, ON K2B 3K2

DRAWING NAME: **FLOOR PLANS**

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



UNPOISED ARCHITECTURE INC.
 5-16 SIRETLAND 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:
 PARIS DEVELOPMENT
 1000 SHEPPARD AVE. E. #100
 SCARBOROUGH, ONTARIO M1S 1W5

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

APPLICATION NUMBER:
 1057 CANADA INC.
 1111 COLLEGE STREET DR. SUITE 300
 OTTAWA, ONTARIO K2B 8K2

CIVIL ENGINEER:
 MERRICK ASSOCIATES
 200 UNIVERSITY STREET
 OTTAWA, ONTARIO K1N 6H1

LANDSCAPING:
 JOHN A. SCOTT/STANLEY
 P.O. Box 622, Sarnia ON
 N7S 1S1

SUBMITTER:
 ANNE O'SULLIVAN, VOLLEBAEK LTD
 11 CONQUEST DRIVE SUITE 300
 OTTAWA, ONTARIO K2E 7J9

CONSULTANTS:
 STRUCTURAL: TBD
 MECHANICAL: TBD
 ELECTRICAL: TBD

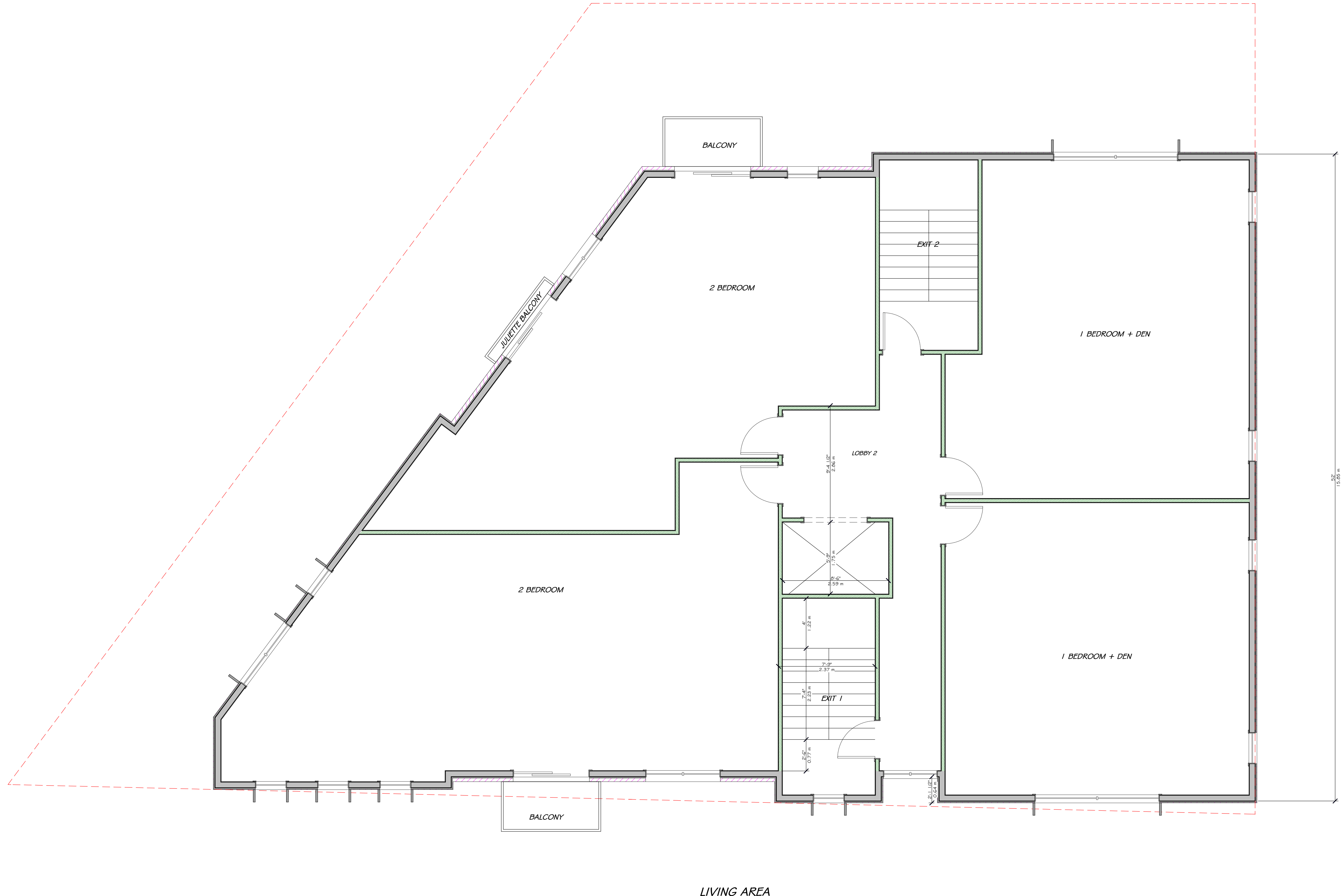
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2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

PROJECT: 3055 RICHMOND RD.
 3055 RICHMOND RD.
 OTTAWA, ON K2B 8J6
 613-000-0000

DRAWING NAME: PLANS

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

FILE NUMBER: D07-1222-0147



1 THIRD FLOOR PLAN
 A5 SCALE 1/4" = 1'-0"

UNPOISED ARCHITECTURE INC.
 5-16 SWEETLAND AVE.
 OTTAWA, ON K1N 7T5
 AZUL DESIGNS
 OTTAWA, ON K1H 3Q2

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 COPYRIGHT RESERVED
 GENERAL NOTES:

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

OWNER/DEVELOPER:
 FARRIS DEVELOPMENT INC.
 1000 SHEPPARD AVE. E. SUITE 100
 SCARBOROUGH, ON M1B 3Y9

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

APPLICATION NUMBER:
 1057 CAMDRA INC.
 1111 COLLEGE STREET, SUITE 300
 OTTAWA, ON K2E 8P2

CIVIL ENGINEER:
 WILSON ASSOCIATES
 200 UNIVERSITY AVE.
 OTTAWA, ON K1N 6H1

LANDSCAPING:
 JOHN R. SCOTT/STANLEY
 P.O. Box 622, Salem St.
 OTTAWA, ON K1N 6H1

SUBMITTER:
 ANNEC, OSULLIVAN, VOLLEBAEK LTD.
 111 COLLEGE STREET, SUITE 300
 OTTAWA, ON K2E 8P2

CONSULTANTS:
 STRUCTURAL: TBD
 MECHANICAL: TBD
 ELECTRICAL: TBD

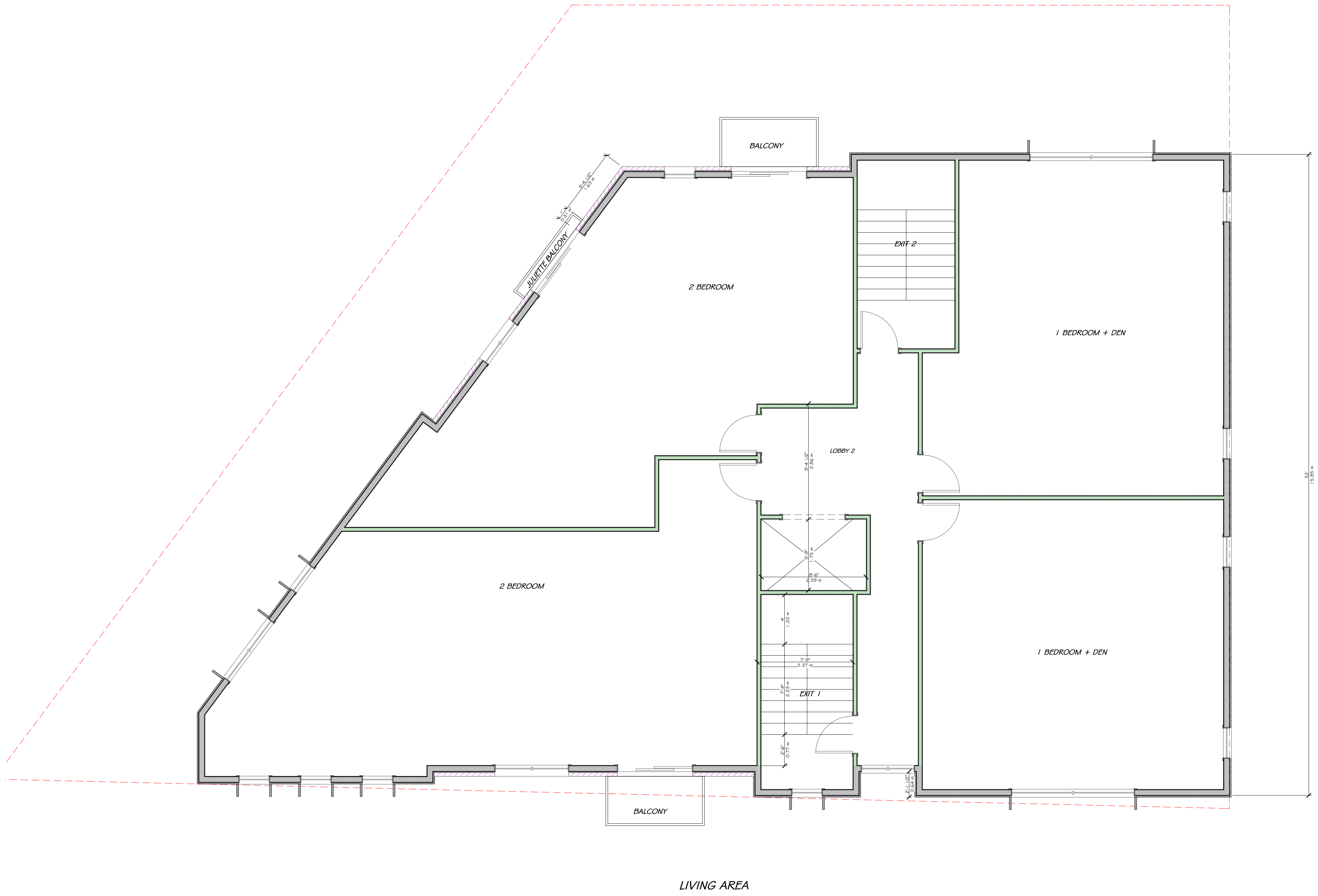
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4	REVISED SITE PLAN	03/01/23
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

PROJECT: 3055 RICHMOND RD.
 3055 RICHMOND RD.
 OTTAWA, ON K2E 8Q6
 613-000-0000

DRAWING NAME: ELEVATIONS

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

FILE NUMBER: D07-1222-0147



UNPOISED ARCHITECTURE INC.
5-16 SWIFTLAND AVE.
OTTAWA, ON, K1H 7T8
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/DELMOND REIT
OTTAWA, ON
K2B 1K6

ARCHITECT/DRAWER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
OTTAWA, ON
K1H 7T8

APPLICATION NUMBER:
1987-CANADA INC.
1211-0000-0000-0000-0000-0000
OTTAWA, ON
K2B 8K2

CIVIL ENGINEER:
MICHAEL ASSOCIATES
OTTAWA, ON
K1K 6T1

LANDSCAPING:
JOHN R. SIEGENTHALER
P.O. Box 6227, Salem, VT
OTTAWA, ON
K1H 7T8

SUBSECTOR:
ANNEX, OSTLIHAN, VOLLEBRINK LTD.
11-000-0000-0000-0000-0000
OTTAWA, ON
K2E 7J9

CONSULTANTS:
STRUCTURAL, TRD
MECHANICAL, TRD
ELECTRICAL, TRD

NO.	REVISION/ISSUE	DATE
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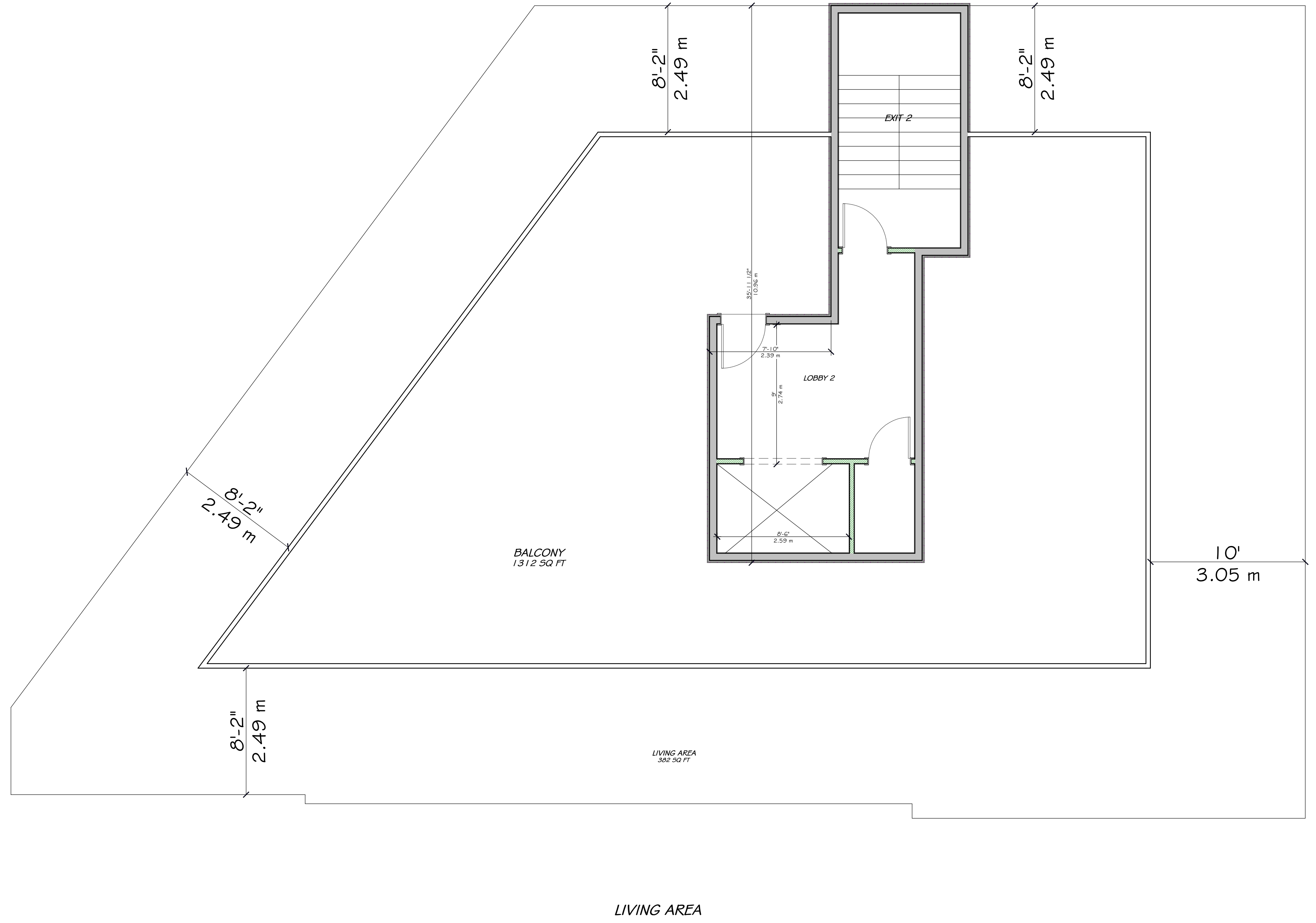
PROJECT: 3055 RICHMOND RD.
3055 RICHMOND RD.
OTTAWA, ON K2B 8J6
813-000-0000

DRAWING NAME:
DETAILS & SECTIONS

DRAWN BY: ... SHEET: A6
DATE: APRIL 12, 2022
SCALE: AS NOTED

1 FOURTH FLOOR PLAN
A6 SCALE 1/4" = 1'-0"

FILE NUMBER: D07-1222-0147



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

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

OWNER/DEVELOPER:
 FARRIS DEVELOPMENT
 1000 BIRCHLAND RD
 OTTAWA, ON
 K2E 1S6

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

APPLICATION NUMBER:
 1057 CANADA INC.
 1111 COLLEGE STREET DR. SUITE 300
 OTTAWA, ON
 K2E 8K2

CIVIL ENGINEER:
 WELLS ASSOCIATES
 200 BIRCHLAND AVE.
 OTTAWA, ON
 K1N 6Y1

LANDSCAPING:
 JOHN R. SCOTT/STANLEY
 P.O. Box 627, Salem St.
 OTTAWA, ON
 K1S 1S1

SUBMITTER:
 ANDRÉS OSULLIAN, VOLLERBAK LTD
 111 COLLEGE STREET SUITE 300
 OTTAWA, ON
 K2E 7J9

CONSULTANTS:
 STRUCTURAL: TBD
 MECHANICAL: TBD
 ELECTRICAL: TBD

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PROJECT: 3055 RICHMOND RD.
 3055 RICHMOND RD.
 OTTAWA, ON K2E 8J6
 613-000-0000

DRAWING NAME:
 FLOOR PLANS

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

FILE NUMBER: D07-1222-0147

EXTERIOR FINISH LEGEND

1. Brick Veneer: clay brick, colour: graphite by Brampton Brick
2. Wood Siding: vertical 'V' joint profile, western cedar, semi-transparent stain by Cape Cod
3. Vertical Lattice: 2"x 2" western cedar, 3" spacing, semi-transparent stain by Cape Cod

2.87m
15.70m



east elevation

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

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OWNER/CLIENT OPER:
FARBER DEVELOPMENT
1000 SHEPPARD AVE. EAST
OTTAWA, ON K1H 1S6

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

APPLICATION NUMBER:
1057 CANADA INC.
101 COLLEGE STREET DR. SUITE 300
OTTAWA, ON K2B 8K2

CIVIL ENGINEER:
MUSKIE ASSOCIATES
200 UNIVERSITY AVE.
OTTAWA, ON K1N 6P1

LANDSCAPING:
JOHN S. GIOVINANNI
P.O. Box 6227, Station 72
OTTAWA, ON K1H 7K5

SUBMITTER:
ARND, OSULLIVAN, VOLLEBAEK LTD
10 COLLEGE STREET SUITE 300
OTTAWA, ON K2B 8K2

CONSULTANTS:
STRUCTURAL: TBD
MECHANICAL: TBD
ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	03/21/23
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

PROJECT: **3055 RICHMOND RD.**
3055 RICHMOND RD.
OTTAWA, ON K2B 8K2
613-000-0000

DRAWING NAME:
EAST ELEVATION

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

EXTERIOR FINISH LEGEND

1. Brick Veneer: clay brick, colour: graphite by Brampton Brick
2. Wood Siding: vertical 'V' joint profile, western cedar, semi-transparent stain by Cape Cod
3. Vertical Lattice: 2"x 2" western cedar, 3" spacing, semi-transparent stain by Cape Cod

2.87m
 15.70m
 building height
 average grade



north elevation

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 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

OWNER/CLIENT:
 PARSONS BRINCKERHOFF
 1000 SHEPPARD AVE. EAST
 OTTAWA, ON K1H 1S1

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

APPLICATION NUMBER:
 1007 CANTON INC.
 101 COLLEGE STREET/101 SUITE 300
 OTTAWA, ON K2B 8K2

CIVIL ENGINEER:
 WELLS ASSOCIATES
 101 COLLEGE STREET/101 SUITE 300
 OTTAWA, ON K2B 8K2

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

SUBMITTER:
 ANNEC, OTTAWA, VOLLEBAEK LTD
 101 COLLEGE STREET/101 SUITE 300
 OTTAWA, ON K2B 8K2

CONSULTANTS:
 STRUCTURAL: TBD
 MECHANICAL: TBD
 ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	03/21/23
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

PROJECT: **3055 RICHMOND RD.**
 3055 RICHMOND RD.
 OTTAWA, ON K2B 8K2
 613-000-0000

DRAWING NAME:
NORTH ELEVATION

DRAWN BY: ... SHEET: **A9**
 DATE: APRIL 12, 2022
 SCALE: AS NOTED

EXTERIOR FINISH LEGEND.

1. Brick Veneer: clay brick, colour: graphite by Brampton Brick
2. Wood Siding: vertical 'V' joint profile, western cedar, semi-transparent stain by Cape Cod
3. Vertical Lattice: 2"x 2" western cedar, 3" spacing, semi-transparent stain by Cape Cod



south elevation

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

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RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION
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

OWNER/DEVELOPER:
FARBER DEVELOPMENT
1000 SHEPPARD AVE. E. SUITE 101
OTTAWA, ON K1H 1S8

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

APPLICATION NUMBER:
1057 CANADA INC.
101 COLLEGE STREET DR. SUITE 300
OTTAWA, ON K2B 8K2

CIVIL ENGINEER:
MUSKIE ASSOCIATES
200 UNIVERSITY AVE. SUITE 200
OTTAWA, ON K1N 6P1

LANDSCAPING:
JOHN R. MCCORMACK
P.O. Box 607, Sarnia ON
N7S 6S1

SUBMITTER:
ARND, OSTLUND, VOLLEBAEK LTD
10 CONCORD DRIVE SUITE 300
OTTAWA, ON K2E 7J9

CONSULTANTS:
STRUCTURAL: TBD
MECHANICAL: TBD
ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	03/21/23
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

PROJECT: 3055 RICHMOND RD.
3055 RICHMOND RD.
OTTAWA, ON K2B 8J6
813-000-0000

DRAWING NAME: SOUTH ELEVATION

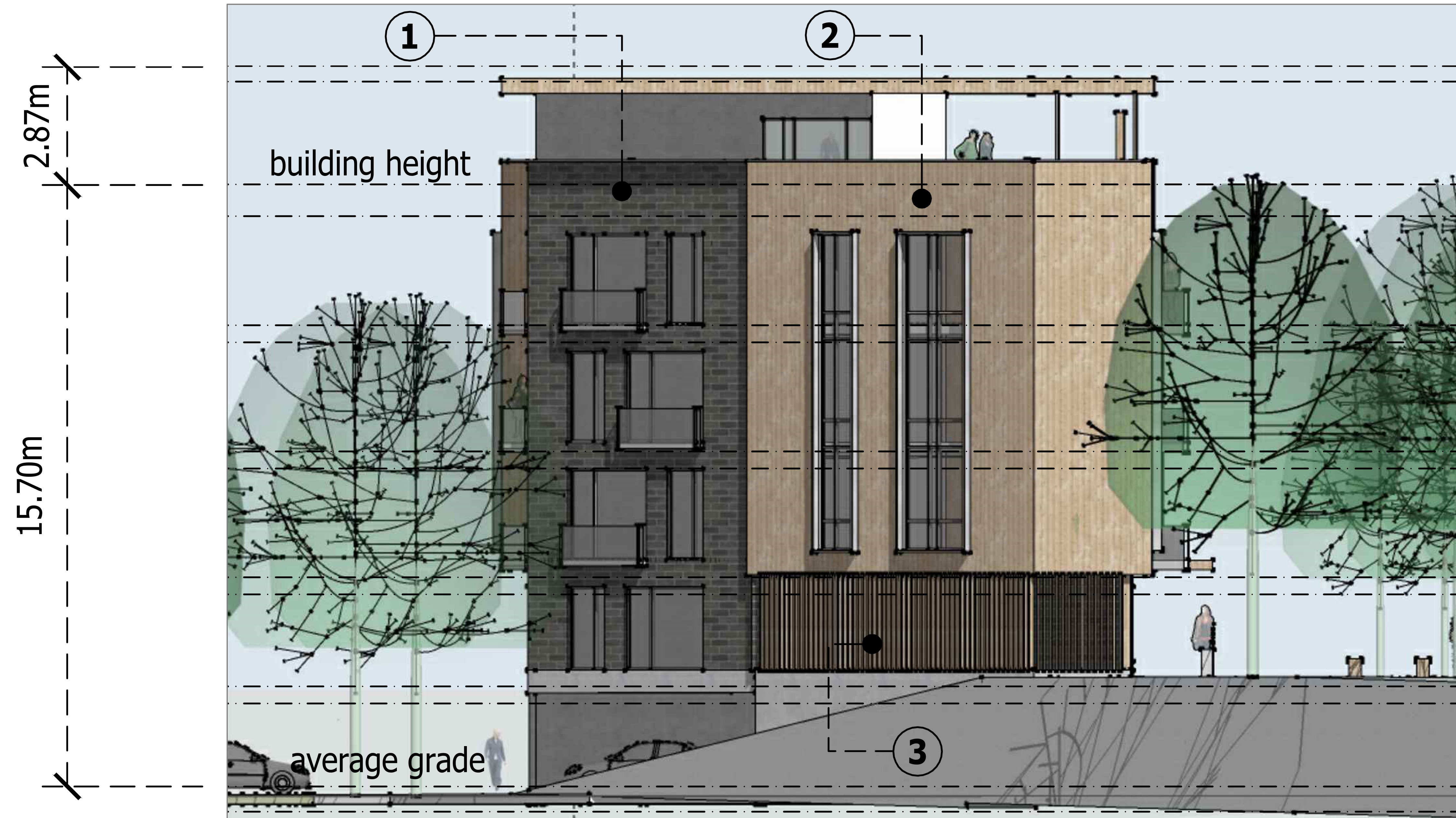
DRAWN BY: DATE: APRIL 12, 2022

SCALE: AS NOTED

FILE NUMBER: D07-1222-0147

EXTERIOR FINISH LEGEND.

1. Brick Veneer: clay brick, colour: graphite by Brampton Brick
2. Wood Siding: vertical 'V' joint profile, western cedar, semi-transparent stain by Cape Cod
3. Vertical Lattice: 2"x 2" western cedar, 3" spacing, semi-transparent stain by Cape Cod



west elevation

UNPOISED ARCHITECTURE INC.
5-16 BIRCHLAND 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

OWNER/CLIENT:
FARBER DEVELOPMENT
100 BIRCHLAND AVE.
OTTAWA, ON K1N 7T5
K2B 5E6

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

APPLICATION NUMBER:
1057 CANADA INC.
101 COLLEGE STREET DR. SUITE 300
OTTAWA, ON K2B 8K2

CIVIL ENGINEER:
MUSKIE ASSOCIATES
20 BIRCHLAND AVE.
OTTAWA, ON K1N 7T5

LANDSCAPING:
JOHN S. GIOVINANNI
P.O. Box 627, St. Catharines, ON
L2R 6K1

SUBMITTER:
ARND, OSULLIVAN, VOLLEBAEK LTD.
10 COLLEGE STREET SUITE 300
OTTAWA, ON K2B 8K2

CONSULTANTS:
STRUCTURAL: TBD
MECHANICAL: TBD
ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	03/21/23
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

PROJECT: 3055 RICHMOND RD.
3055 RICHMOND RD.
OTTAWA, ON K2B 8K2 813-000-0000

DRAWING NAME: WEST ELEVATION

DRAWN BY: SHEET: A11
DATE: APRIL 12, 2022
SCALE: AS NOTED

FILE NUMBER: D07-1222-0147