ENVIRONMENTAL NOISE ASSESSMENT REPORT

For
3055 Richmond Road, Ottawa

Prepared by:

W.Elias & Associates
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Revision 1
July 2022

Table of Contents:

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.

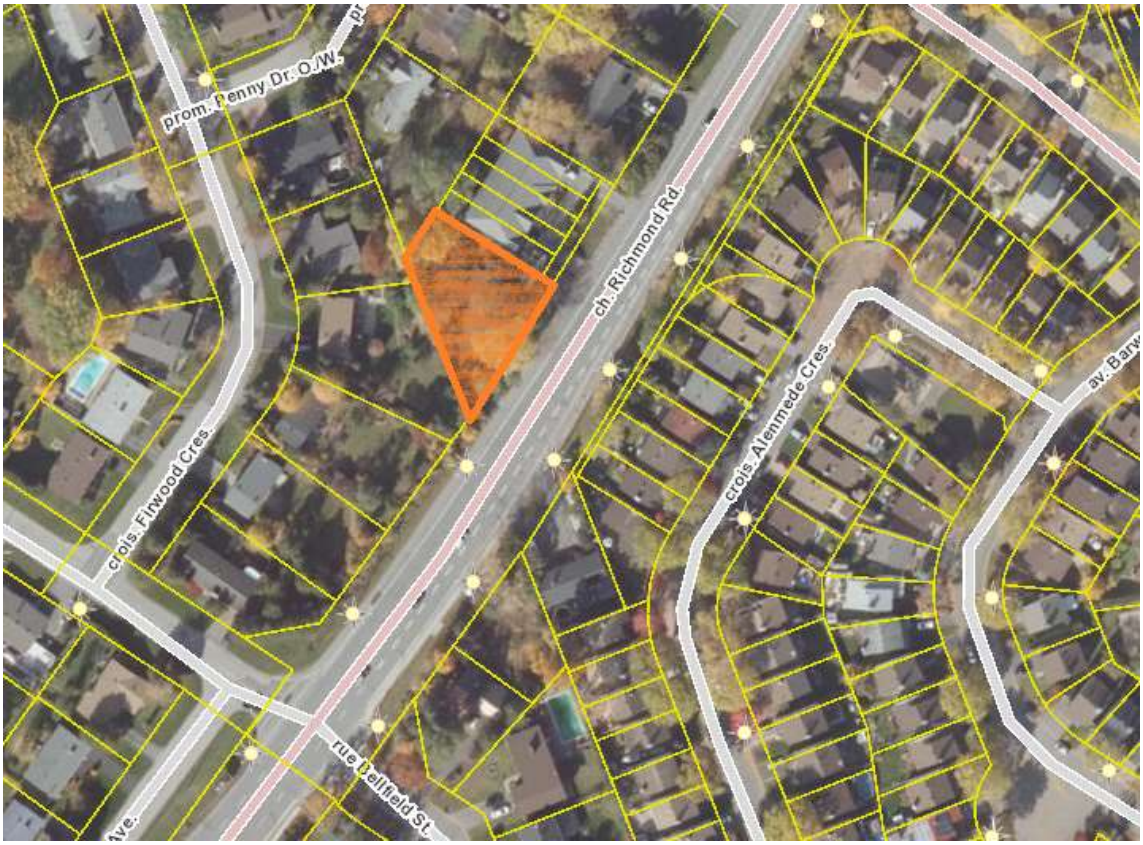


Table 3 summarizes the predicted unmitigated daytime and nighttime sound exposures levels at predictable worst-case locations at the proposed development which is the first floor facing southeast. Sample sound exposure calculation and analysis assumptions are included in Appendix.

Table 3: Predicted Unmitigated Road Traffic Sound Exposures

Floor	Façade	Sound Level (dBA) 0700-2300	STC Requirement = 45 dBA	Total Sound Level (dBA) 2300-0700	STC Requirement = 40 dBA
1st 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 Raod. 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 "*

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
-------------------------------------------------------------------------
-----
```

```
   -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 R4M

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

LOT DEPTH: 34.39m (112.834')

ADJACENT ZONING:
NORTH: R1GG
SOUTH: R1Y[522]
WEST SIDE: R1FF
EAST SIDE: R3N[1710]

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

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

P. STANDARD	3055 RICHMOND REQUIRED	3055 RICHMOND PROPOSED	EXISTING SINGLE	NOTES
LOT WIDTH:	18m	39.44m	42.85m	
LOT AREA:	540m2	894.88m2	1027.5m2	
HEIGHT:	14.5m	~14.5m	~6.0m	
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:	168m2	203.9m2	n/a	
PARKING SPACES:	10 res. 4 visitor	11 0	1 0	
BIKE SPACES:	8	22	0	
M.L.C.:	NO MAX.			

BUILDING AREAS

BASEMENT FL. GFA:	-
FIRST FL. GFA:	-
SECOND FL. GFA:	-
THIRD FL. GFA:	-
FOURTH FL. GFA:	-
STORAGE:	-
GARAGE/CARPORT:	-
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.:
DECKS/PORCH/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 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
DECIDOUS TREES				
CONIFEROUS TREES				
SHRUBS				

NEW PLANTING MATERIAL

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

TREE CONSERVATION NOTES

1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ1) OF TREES;
2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE;
3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL;
5. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE;
6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE;
7. 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 ERECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).

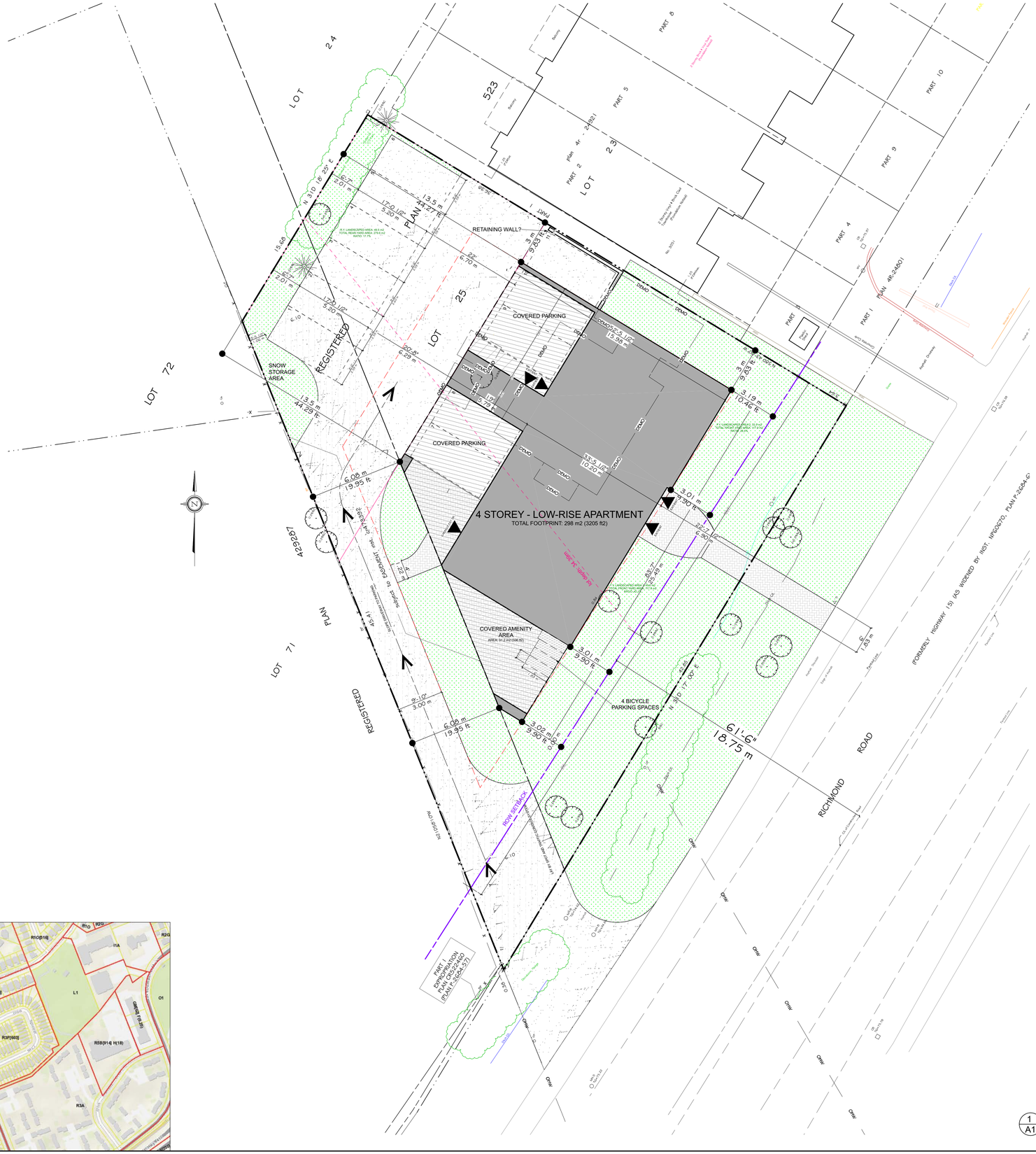
SITE LEGEND

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

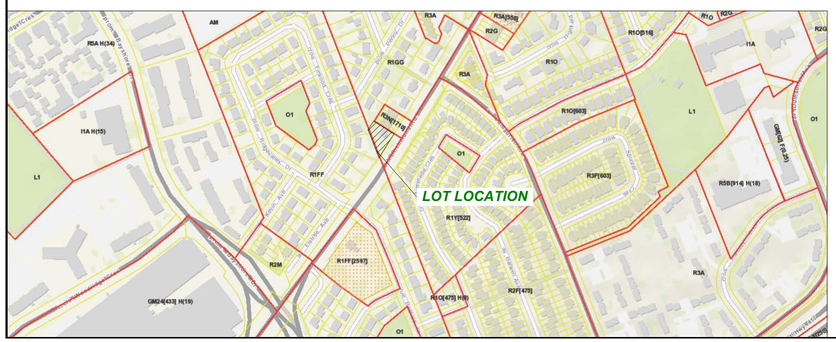
WASTE COLLECTION LEGEND

- GB 3YD + 2YD GARBAGE CONTAINERS
- BB 2YD FIBRE CONTAINER
- B 2YDY GML CONTAINER
- G 240L ORGANICS

PRIVATE COLLECTION



3 / A1 KEY PLAN & CONTEXT
SCALE NO SCALE



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

UNPOIDED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON. K1N-7T6

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:
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

GENERAL NOTES:

3055 RICHMOND ROAD

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

OWNER/DEVELOPER:
FARES ELSABBAGH
3055 RICHMOND RD.
OTTAWA, ON.
K2G 1E6

ARCHITECT/DESIGNER:
UNPOIDED ARCHITECTURE INC./AZUL DESIGNS
5-16 SWEETLAND AVE.
OTTAWA, ON.
K1N-7T6

APPLICANT/PLANNER:
NOVATUNDRA INC.
2171 QUEENSVIEW DR, SUITE 300
OTTAWA, ON.
K2B-8K2

CIVIL ENGINEER:
M ELIAS & ASSOCIATES
204 BOREALIS CRES.
KTTAWA, ON.
K1K-0V7

LANDSCAPING:
JOHN K. SZCZEPANIAK
P.O. BOX 4089, Station 'E'
OTTAWA, ON.
K1S 5B2

SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
14 CONCOURSE GATE - SUITE 500
OTTAWA, ON.
K2E-7S8

CONSULTANTS:

STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	00/00/00
3	REVISED SITE PLAN	00/00/00
2	REVISED SITE PLAN	05/17/22
1	PRELIMINARIES	04/12/22

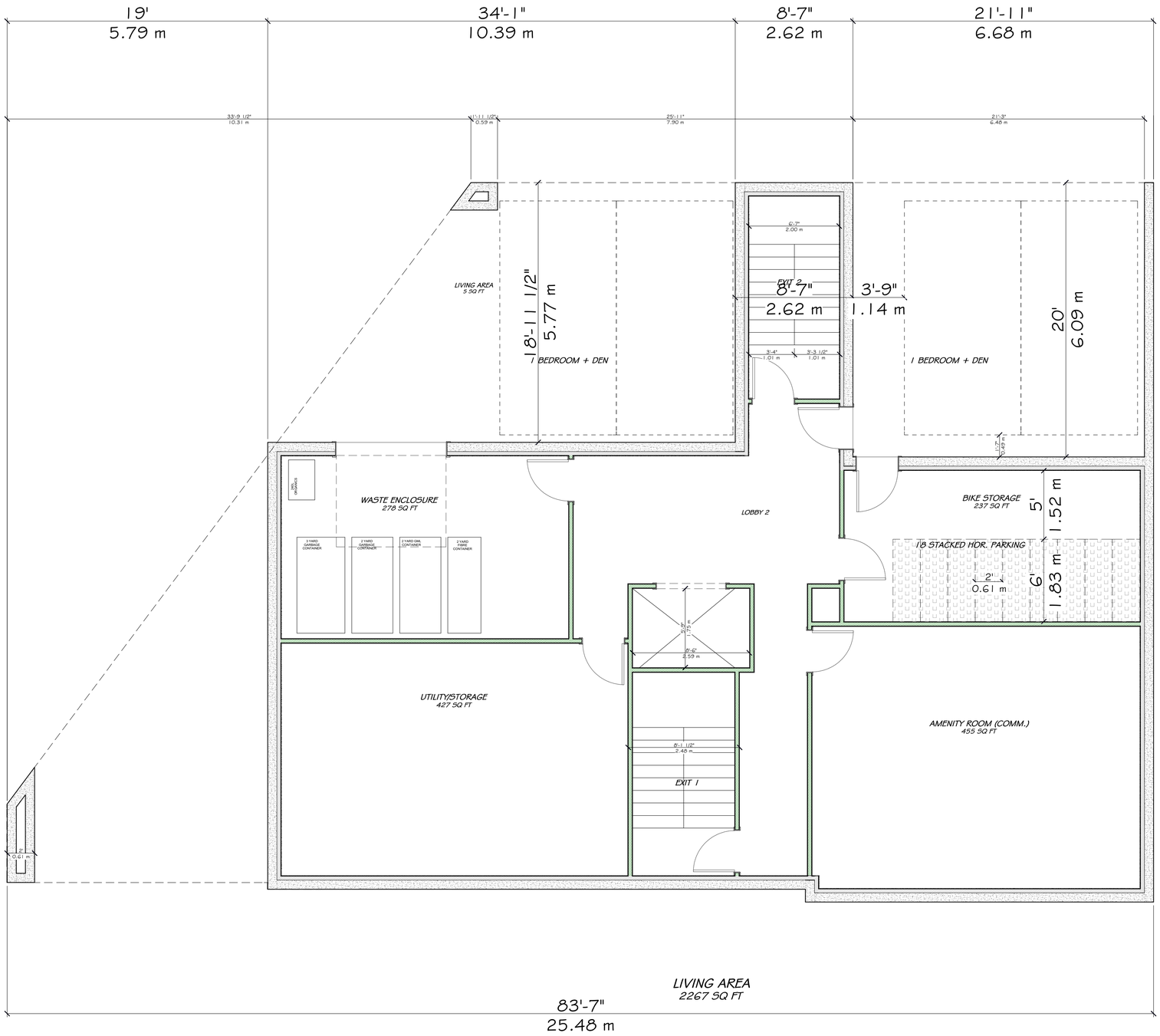
MS/GY

PROJECT: **3055 RICHMOND RD.**
3055 RICHMOND RD.
OTTAWA, ON K2B 6S6
613-000-0000

DRAWING NAME:
SITE PLAN

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

FILE NUMBER: D00-00-00-0000



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

UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON. K1N-7T6

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.

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GENERAL NOTES:

3055 RICHMOND ROAD

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

OWNER/DEVELOPER:
FARES ELSAMMAGH
1888 MERIVALE RD.
NEPEAN, ON.
K2G 1E8

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
5-16 SWEETLAND AVE.
OTTAWA, ON.
K1N-7T6

APPLICANT/PLANNER:
RSP CANADA INC.
1565 GREENVIEW DR. SUITE 300
OTTAWA, ON.
K2B-8K2

CIVIL ENGINEER:
DSEL ASSOCIATES
194 BOREALIS CRES.
OTTAWA, ON.
K1K-4V1

LANDSCAPING:
JOHN K. SZCZEPANIAK
P.O. Box 4207, Station "E"
OTTAWA, ON.
K1S 5B2

SURVEYOR:
KANIS, O'GILLIVAN, VOLLEBEKK LTD
14 CONCOURSE GATE • SUITE 500
OTTAWA, ON.
K2E-7S6

CONSULTANTS:

STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE
		M/D/Y
4	REVISED SITE PLAN	00/00/00
3	REVISED SITE PLAN	00/00/00
2	REVISED SITE PLAN	05/17/22
1	PRELIMINARIES	04/12/22

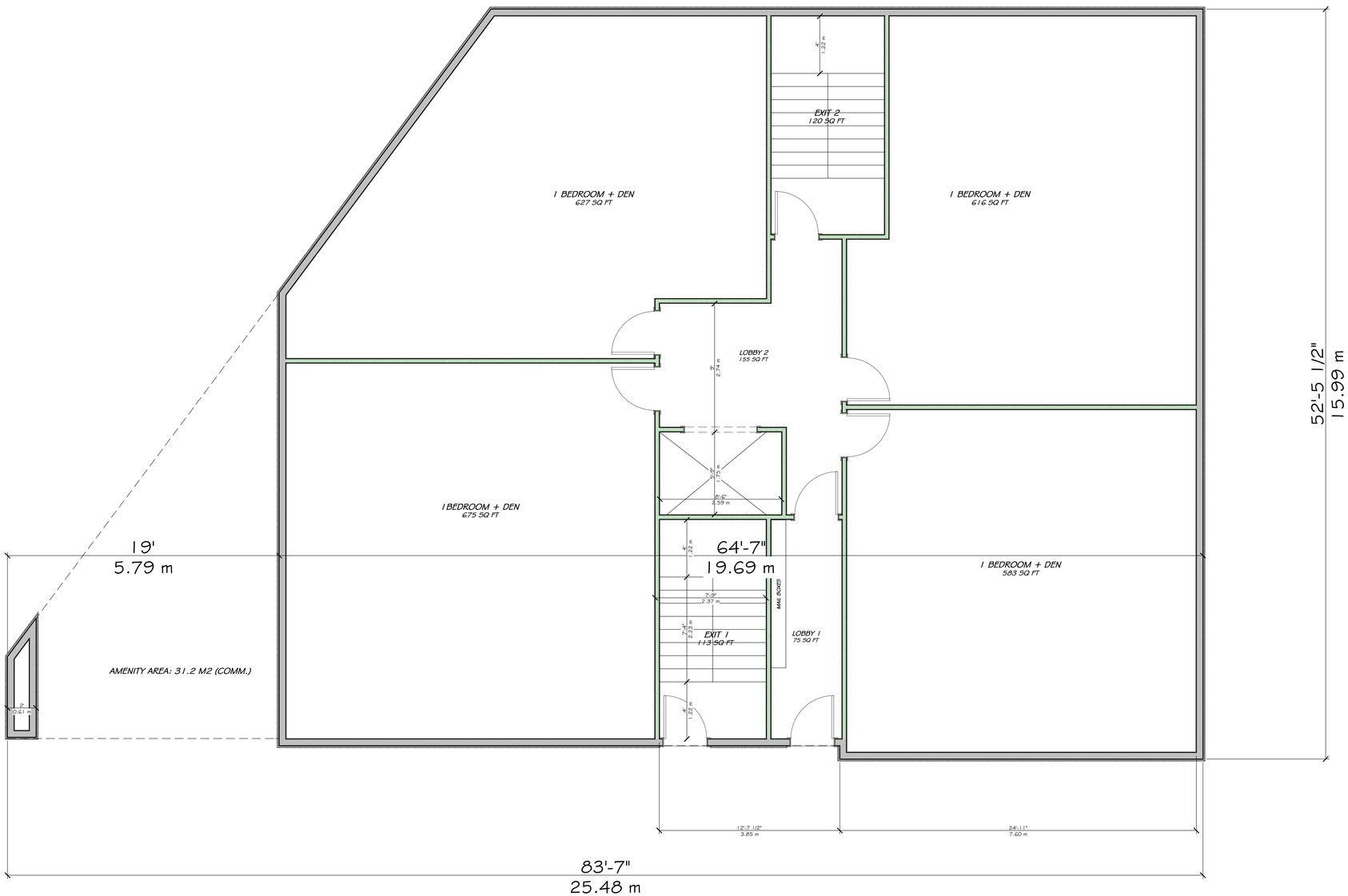
PROJECT: **3055 RICHMOND RD.**
3055 RICHMOND RD.
OTTAWA, ON K2B 6S6 613-000-0000

DRAWING NAME:
FLOOR PLANS

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

FILE NUMBER: D00-00-00-0000

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



LIVING AREA
3204 SQ FT

2 / A3 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON. K1N-7T6

AZUL DESIGNS

OTTAWA, ON. K1H-7G2

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GENERAL NOTES:

3055 RICHMOND ROAD

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

OWNER/DEVELOPER:
FARES ELSAIBAGHI
1568 MERIVALE RD.
OTTAWA, ON
K2G 1E6

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
5-16 SWEETLAND AVE.
OTTAWA, ON.
K1N-7T6

APPLICANT/PLANNER:
NSP CANADA INC.
2611 QUEENSVIEW DR. SUITE 300
OTTAWA, ON
K2B-8K2

CIVIL ENGINEER:
N.ECAIS & ASSOCIATES
214 DORBALIS CRES
OTTAWA, ON
K1K-4V1

LANDSCAPING:
JOHN K. SZCZEPANIAK
P.O. BOX 4207, Station 'E'
OTTAWA, ON.
K1S 5B2

SURVEYOR:
ADAM COULLIANN, VOLLEBEKK LTD
14 CONCOURSE GATE - SUITE 500
OTTAWA, ON.
K2E-7S8

CONSULTANTS:

STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

MGY

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	00/00/00
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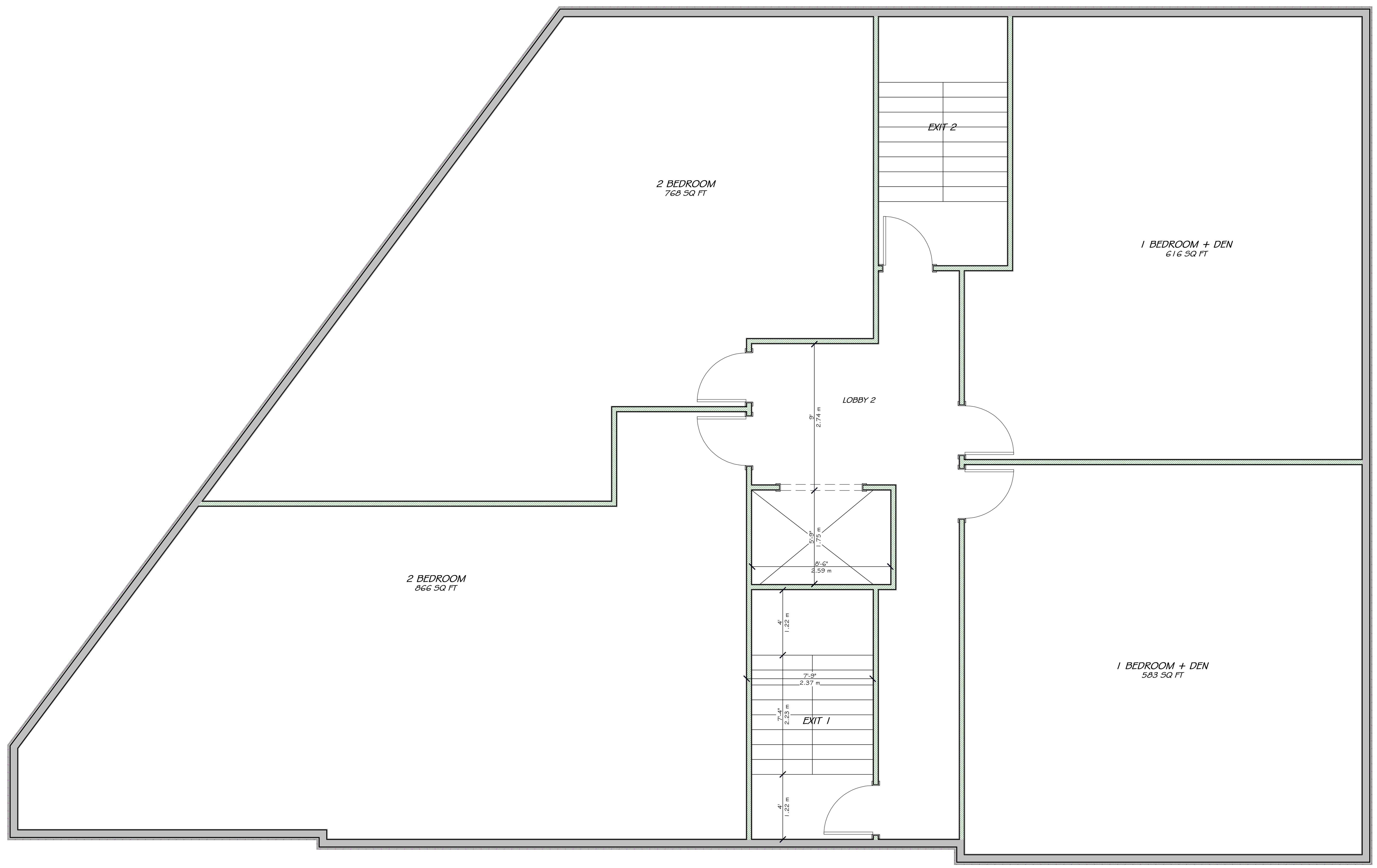
OTTAWA, ON K2B 6S6
613-000-0000

DRAWING NAME:
FLOOR PLANS

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

FILE NUMBER: D00-00-00-0000



LIVING AREA
3553 SQ FT

1 / A4 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

3055 RICHMOND ROAD

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

UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON. K1N-7T6

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:

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

GENERAL NOTES:

OWNER/DEVELOPER:
FARES ELSABBAGH
1886 MERIVALE RD.
OTTAWA, ON.
K2G 1E6

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
5-16 SWEETLAND AVE.
OTTAWA, ON.
K1N-7T6

APPLICANT/PLANNER:
WSP CANADA INC.
2611 QUEENSVIEW DR. SUITE 300
OTTAWA, ON.
K2B-8K2

CIVIL ENGINEER:
W.ELIAS & ASSOCIATES
204 BOREALIS CRES.
OTTAWA, ON.
K1K-4V1

LANDSCAPING:
JOHN K. SZCZEPANIAK
P.O. Box 4207, Station 'E'
OTTAWA, ON.
K1S 5B2

SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
14 CONCOURSE GATE • SUITE 500
OTTAWA, ON.
K2E-7S6

CONSULTANTS:

STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

M/D/Y

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	00/00/00
3	REVISED SITE PLAN	00/00/00
2	REVISED SITE PLAN	05/17/22
1	PRELIMINARIES	04/12/22

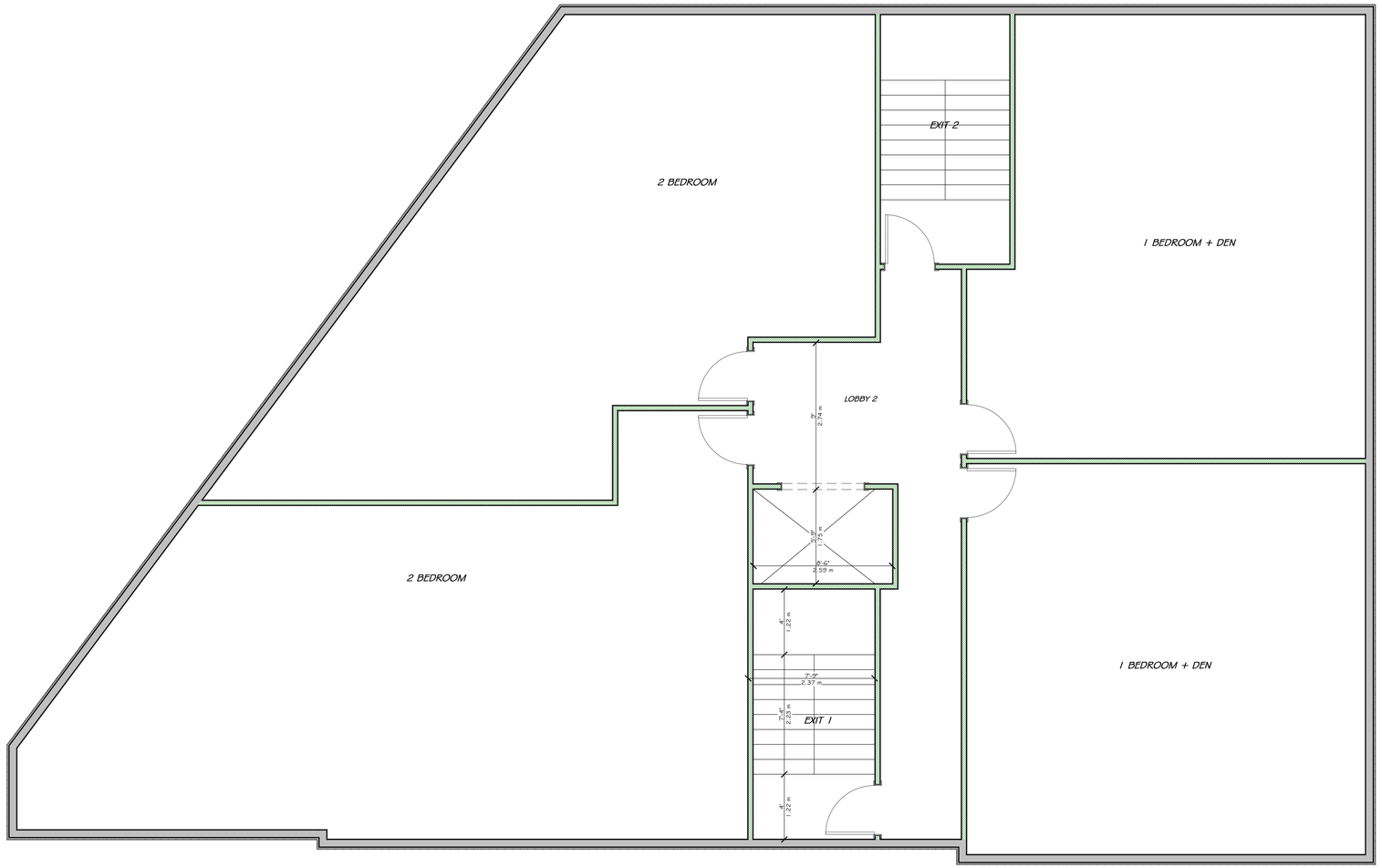
PROJECT: **3055 RICHMOND RD.**

3055 RICHMOND RD.
OTTAWA, ON K2B 6S6
613-000-0000

DRAWING NAME:
PLANS

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

FILE NUMBER: D00-00-00-0000



LIVING AREA
3553 SQ FT

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

UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON. K1N-7T6

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:

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

GENERAL NOTES:

3055 RICHMOND ROAD

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

OWNER/DEVELOPER:
FARES ELSABBAGH
1088 MERIVALE RD.
OTTAWA, ON.
K2C 1E8

ARCHITECTDESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
5-16 SWEETLAND AVE.
OTTAWA, ON.
K1N7T6

APPLICANT/PLANNER:
NOVATOWN INC.
1600 CARLING AVENEW DR. SUITE 300
OTTAWA, ON.
K2B-8K2

CIVIL ENGINEER:
M ELIAS & ASSOCIATES
334 BORDALIS CRES.
OTTAWA, ON.
K1K-4V1

LANDSCAPING:
P.O. Box 4207, Station 'E'
OTTAWA, ON.
K1S 5S2

SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
14 CONCOURSE GATE • SUITE 500
NEPEAN, ON.
K2E-7S6

CONSULTANTS:

STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	00/00/00
3	REVISED SITE PLAN	00/00/00
2	REVISED SITE PLAN	05/17/22
1	PRELIMINARIES	04/12/22

M/D/Y

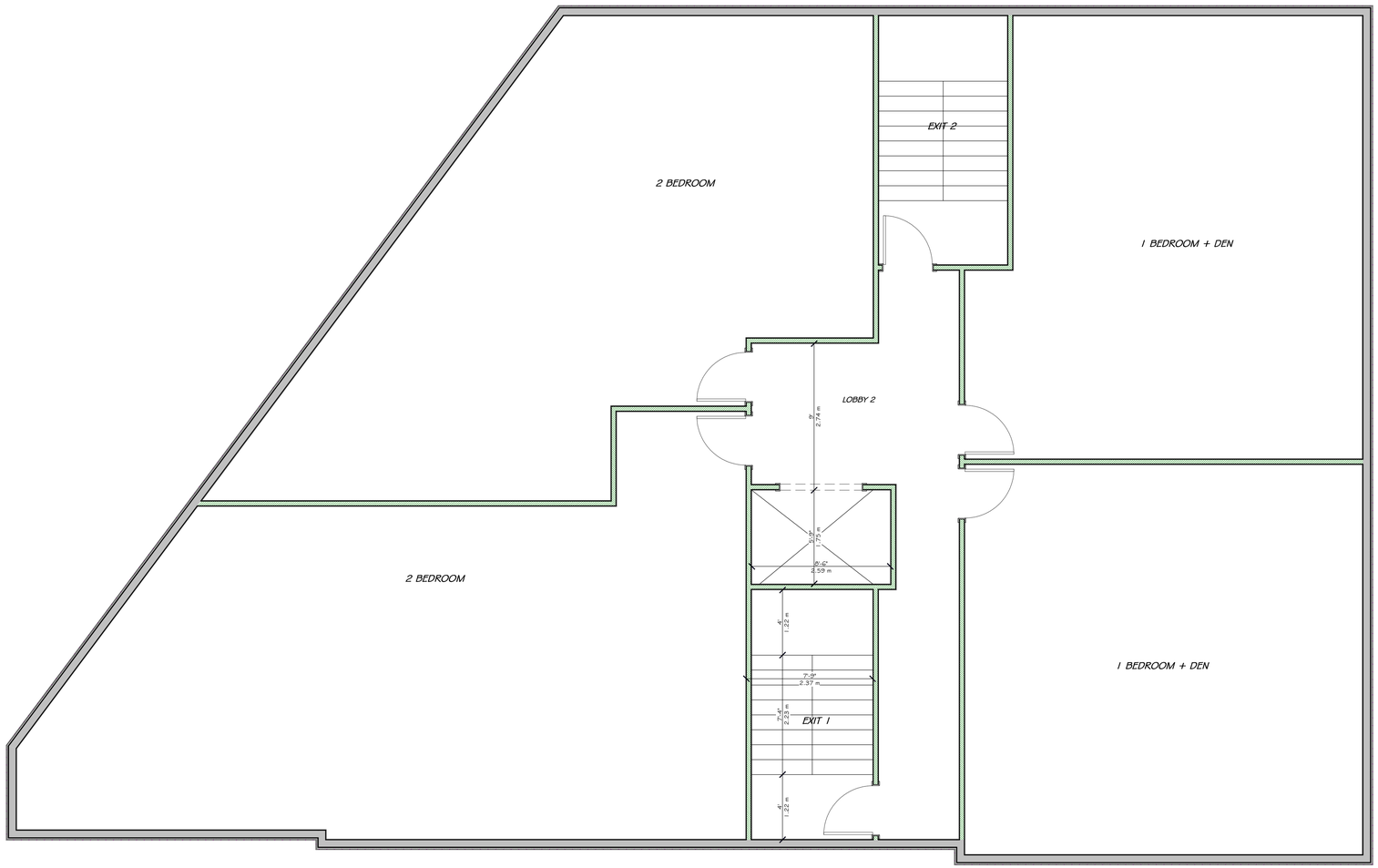
PROJECT: **3055 RICHMOND RD.**

3055 RICHMOND RD.
OTTAWA, ON K2B 6S6
613-000-0000

DRAWING NAME:
ELEVATIONS

DRAWN BY: ---
DATE: APRIL 12, 2022
SCALE: AS NOTED
SHEET: A5

FILE NUMBER: D00-00-00-0000



LIVING AREA
3553 SQ FT

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

UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON. K1N-7T6

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:

DO NOT SCALE DRAWINGS

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:
FARES ELSABBAGH
1666 MERIVALE RD.
OTTAWA, ON.
K2G 1E6

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
5-16 SWEETLAND AVE.
OTTAWA, ON.
K1N-7T6

APPLICANT/PLANNER:
NOP CANADA INC.
1011 QUEENSVIEW DR. SUITE 300
OTTAWA, ON
K2B-8K2

CIVIL ENGINEER:
DSEL CONSULTANTES
234 BORDELIS CRES.
OTTAWA, ON.
K1K-4V1

LANDSCAPING:
JOHN K. SZCZEPANIAK
P.O. Box 4207, Station 'E'
OTTAWA, ON.
K1S 5B2

SURVEYOR:
MARC O'SULLIVAN, VOLLEBEKK LTD
14 CONCOURSE GATE • SUITE 500
OTTAWA, ON
K2E-7S6

CONSULTANTS:

STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	00/00/00
3	REVISED SITE PLAN	00/00/00
2	REVISED SITE PLAN	05/17/22
1	PRELIMINARIES	04/12/22

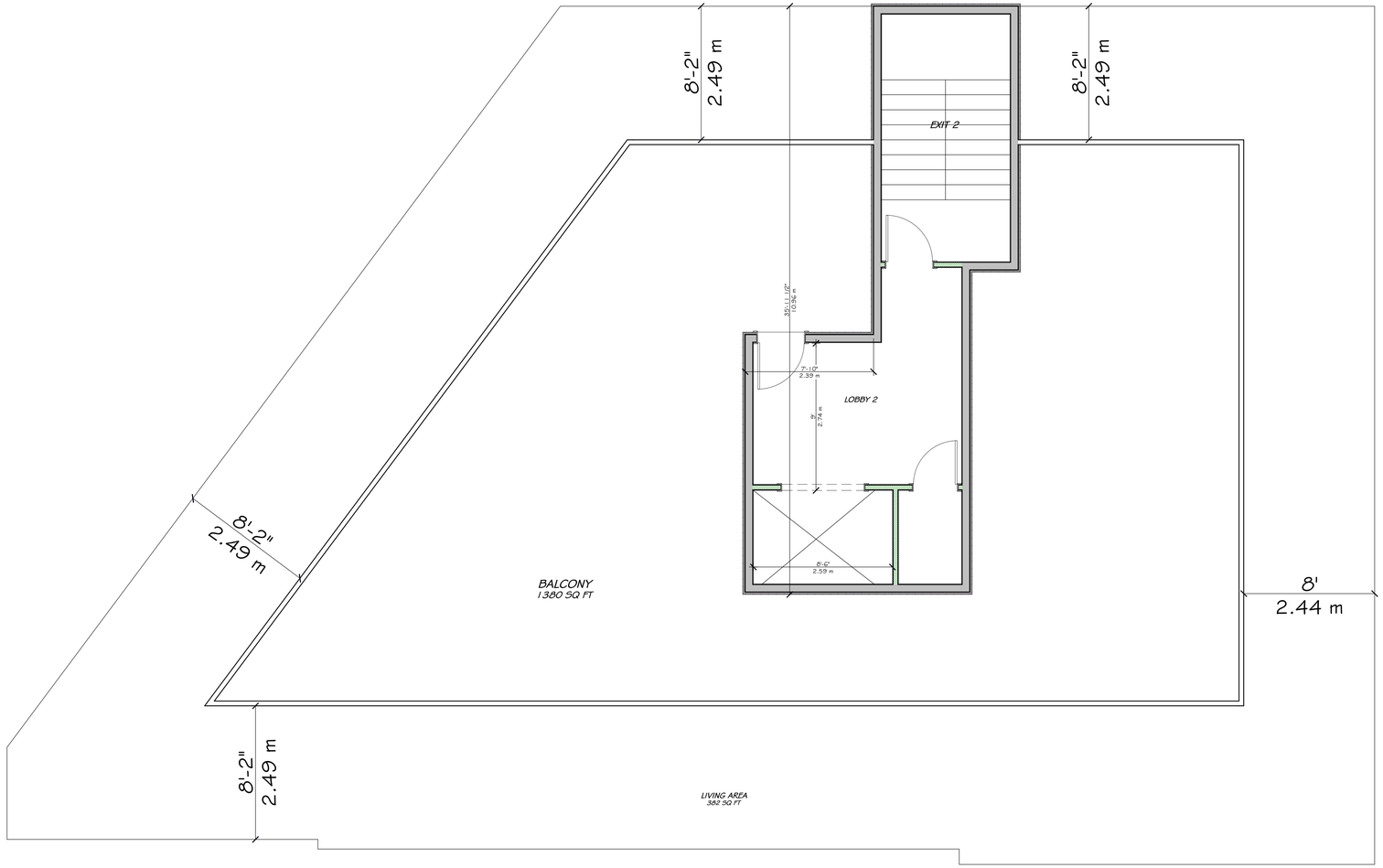
M/D/Y

PROJECT: **3055 RICHMOND RD.**
3055 RICHMOND RD.
OTTAWA, ON.K2B 6S6 613-000-0000

DRAWING NAME:
DETAILS &
SECTIONS

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

FILE NUMBER: D00-00-00-0000



1 / A7 ROOF PLAN
SCALE 1/4" = 1'-0"

UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON. K1N-7T6

AZUL DESIGNS

OTTAWA, ON. K1H-7G2

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RESPONSIBILITIES:

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GENERAL NOTES:

3055 RICHMOND ROAD

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

OWNER/DEVELOPER:
FARES ELSABBAGH
1088 MERIVALE RD.
NEPEAN, ON.
K2C 1E8

ARCHITECTE/DESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
5-16 SWEETLAND AVE.
OTTAWA, ON.
K1N7T6

APPLICANT/PLANNER:
NOVATOWN INC.
1600 CARLING AVENUE DR. SUITE 300
OTTAWA, ON.
K2B-8K2

CIVIL ENGINEER:
M ELIAS & ASSOCIATES
234 BOREALIS CRES.
OTTAWA, ON.
K1K-4V1

LANDSCAPING:
PAUL LEWANDOWSKI/SPANAK
P.O. Box 4207, Station "E"
OTTAWA, ON.
K1S 5S2

SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
14 CONCOURSE GATE • SUITE 500
NEPEAN, ON.
K2E-7S6

CONSULTANTS:

STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

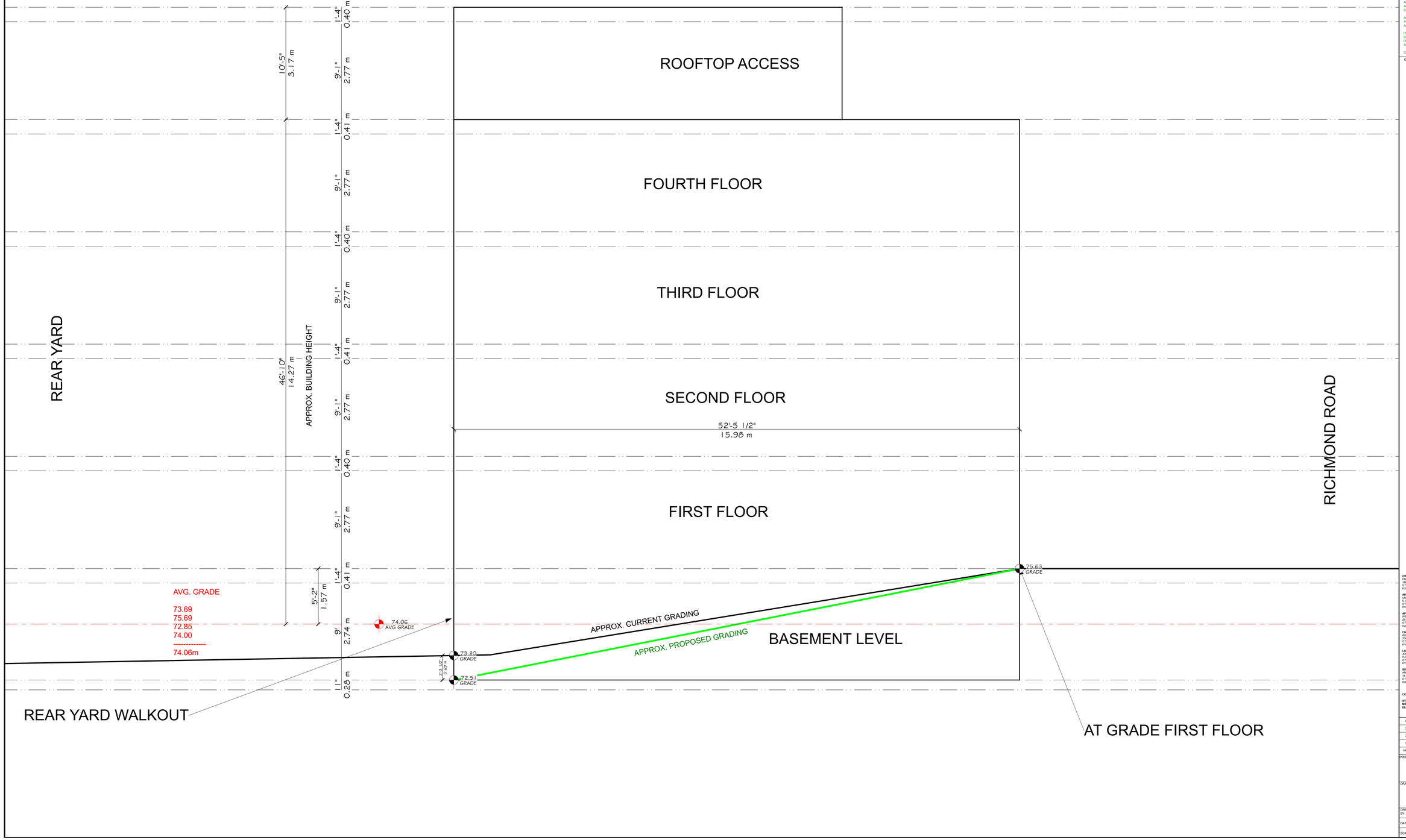
NO.	REVISION/ISSUE	M/D/Y DATE
4	REVISED SITE PLAN	00/00/00
3	REVISED SITE PLAN	00/00/00
2	REVISED SITE PLAN	05/17/22
1	PRELIMINARIES	04/12/22

PROJECT: **3055 RICHMOND RD.**
3055 RICHMOND RD.
OTTAWA, ON K2B 6S6
613-000-0000

DRAWING NAME:
FLOOR PLANS

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

FILE NUMBER: D00-00-00-0000



UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON. K1N-7T6

AZUL DESIGNS

OTTAWA, ON. K1H-7G2

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GENERAL NOTES:

3055 RICHMOND ROAD

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

OWNER/DEVELOPER:
FARES ELSABBAGH
1088 MERIVALE RD.
NEPEAN, ON.
K2G 1E8

ARCHITECTDESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
5-16 SWEETLAND AVE.
OTTAWA, ON.
K1N7T6

APPLICANT/PLANNER:
NOVATECH ENG.
240 MICHAEL COWPLAW DR. SUITE 300
OTTAWA, ON.
K2B-8K2

CIVIL ENGINEER:
M ELIAS & ASSOCIATES
234 BORSALIS CRES.
OTTAWA, ON.
K1K-4Y1

LANDSCAPING:
DAVID SCHAUBROECK/PANAK
P.O. Box 4207, Station "E"
OTTAWA, ON.
K1S 5B2

SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
14 CONCOURSE GATE - SUITE 500
NEPEAN, ON.
K2E-7S8

CONSULTANTS:

STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	00/00/00
3	REVISED SITE PLAN	00/00/00
2	REVISED SITE PLAN	05/17/22
1	PRELIMINARIES	04/12/22

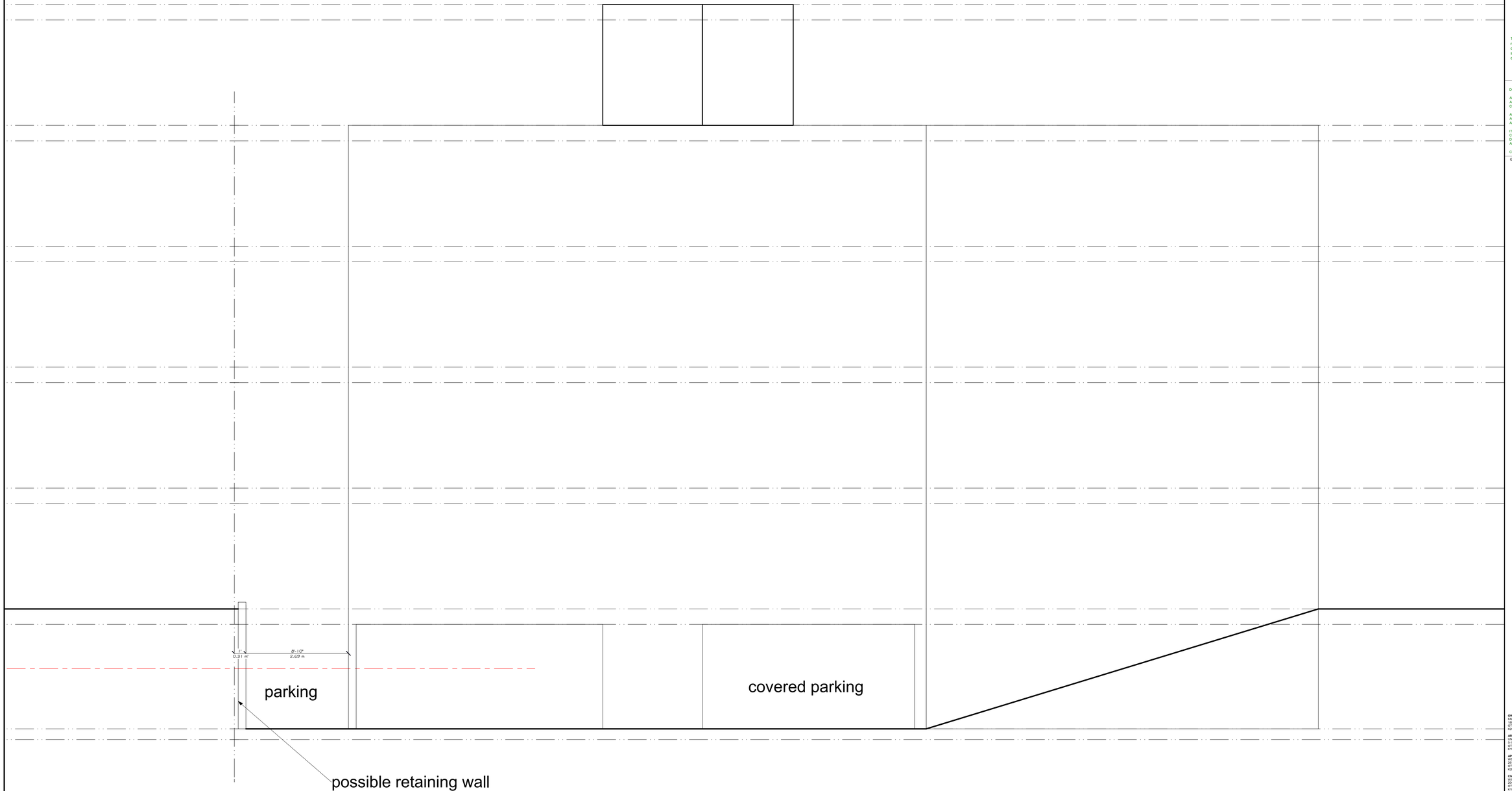
M/D/Y

PROJECT: **3055 RICHMOND RD.**
3055 RICHMOND RD.
OTTAWA, ON K2B 6S6
613-000-0000

DRAWING NAME:
FLOOR PLANS

DRAWN BY: ---
DATE: APRIL 12, 2022
SCALE: AS NOTED
SHEET: A8

FILE NUMBER: D00-00-00-0000



REAR WALL MASSING

1 / A1 BUILDING LOCATION PLAN
SCALE 1/8" = 1'-0"

UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON. K1N-7T6

AZUL DESIGNS

OTTAWA, ON. K1H-7G2

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RESPONSIBILITIES:

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GENERAL NOTES:

3055 RICHMOND ROAD

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

OWNER/DEVELOPER:
FARES ELSABBAGH
1586 MERIVALE RD.
NEPEAN, ON.
K2G 1E8

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
5-16 SWEETLAND AVE.
OTTAWA, ON.
K1N7T6

APPLICANT/PLANNER:
NOVATECH
240 MICHAEL COWPLAW DR. SUITE 300
OTTAWA, ON.
K2B-8K2

CIVIL ENGINEER:
IN ELIAS & ASSOCIATES
234 BORSALIS CRES.
OTTAWA, ON.
K1K-4V1

LANDSCAPING:
DAVID SCHAPPANAK
P.O. Box 4207, Station 'E'
OTTAWA, ON.
K1S 5S2

SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
14 CONCOURSE GATE • SUITE 500
NEPEAN, ON.
K2E-7S6

CONSULTANTS:

STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	00/00/00
3	REVISED SITE PLAN	00/00/00
2	REVISED SITE PLAN	05/17/22
1	PRELIMINARIES	04/12/22

M/D/Y

PROJECT: **3055 RICHMOND RD.**

3055 RICHMOND RD.
OTTAWA, ON K2B 6S6

613-000-0000

DRAWING NAME:
SITE PLAN AND NOTES

DRAWN BY: ---

DATE: APRIL 12, 2022

SCALE: AS NOTED

SHEET: A1

FILE NUMBER: D00-00-00-0000