

**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**

	3055 RICH. REQUIRED	3055 RICH. PROPOSED	EXISTING SINGLE	NOTES
LOT WIDTH:	15m	35.44m	42.50m	
LOT AREA:	540m <sup>2</sup>	894.88m <sup>2</sup>	1027.5m <sup>2</sup>	Amend.
HEIGHT:	14.5m	15.7m	~0.0m	
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:	189m <sup>2</sup>	210.2m <sup>2</sup>	n/a	189.4m <sup>2</sup> COMM.
PARKING SPACES:	10 res.	9	1	
BIKE SPACES:	8	22	0	
AGG. FRONT LAND:	40%	53.8%	n/a	
MAX. HEIGHT:	N/A	N/A	N/A	
FIRST FL. HABITABLE SPACE:	40m <sup>2</sup>	207.7m <sup>2</sup>	n/a	

**BUILDING AREAS**

BASEMENT FL. GFA:	115.7m <sup>2</sup>
FIRST FL. GFA:	180.3m <sup>2</sup>
SECOND FL. GFA:	390.4m <sup>2</sup>
THIRD FL. GFA:	390.4m <sup>2</sup>
FOURTH FL. GFA:	297.2m <sup>2</sup>
STORAGE:	57.5m <sup>2</sup>
GARAGE/CARPOR.:	168.0m <sup>2</sup>
EXITS/CORR. (ALL FLOORS):	290.2m <sup>2</sup>
TOTAL GFA:	1374.1m <sup>2</sup>
TOTAL ALL AREAS:	1732.2m <sup>2</sup>

**PROPOSED SITE DEVELOPMENT INFO.**

NEW GROSS FLOOR AREA:	1374.1m <sup>2</sup>
EX. GROSS FLOOR AREA:	0.0m <sup>2</sup>
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%

**WASTE COLLECTION LEGEND**

- GB 2YD GARBAGE CONTAINER
- BB 360L FIBRE CONTAINER
- B 360L GML 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				

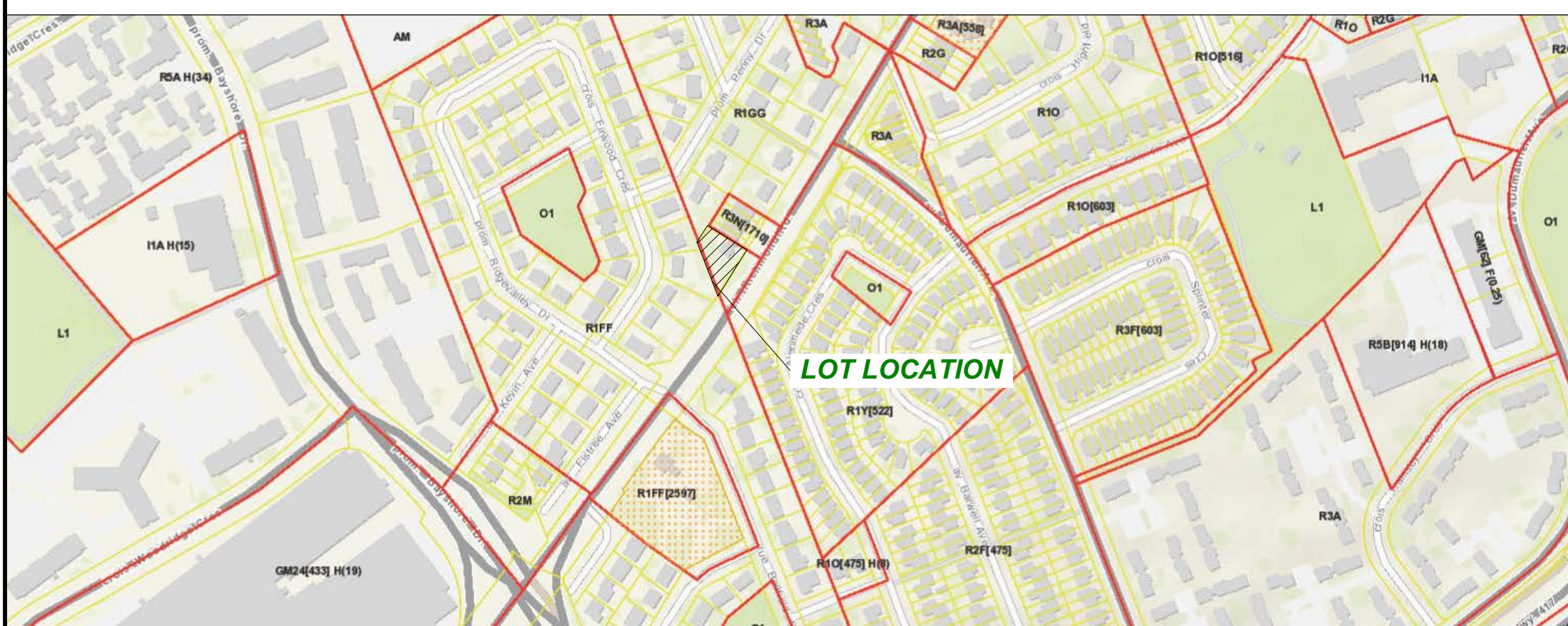
**TREE CONSERVATION NOTES**

- 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 ERECTED 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



**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
- 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
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- PRIVATE COLLECTION

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**EXISTING PLANTING MATERIAL**

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CONIFEROUS TREES				
SHRUBS				

**NEW PLANTING MATERIAL**

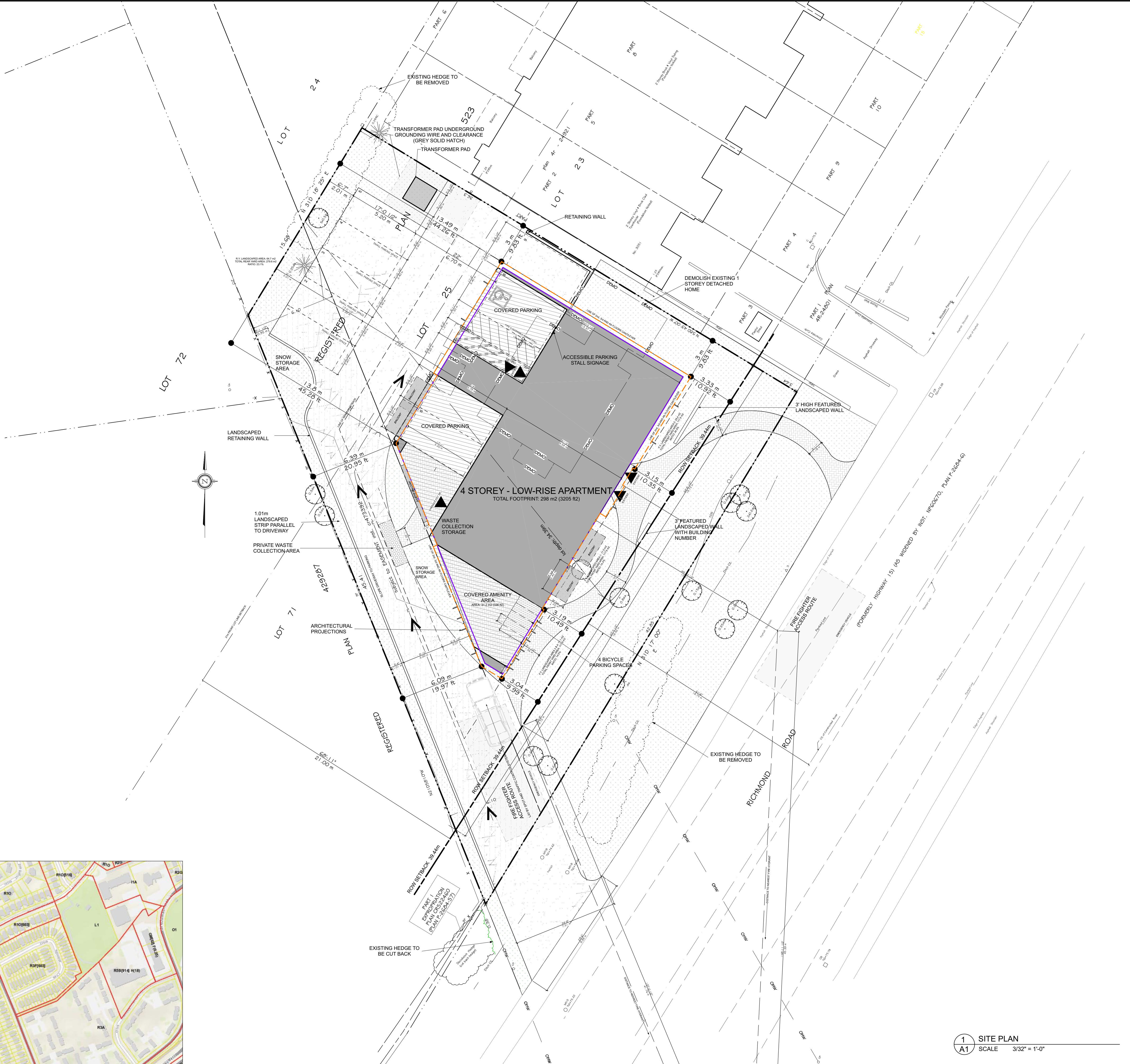
CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
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DT1	RED MAPLE	2	50mm Cal.	
CONIFEROUS TREES				
SHRUBS				

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

**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  
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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 INVESTMENT  
OTTAWA, ON  
K2E 1S8

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

**APPLICATOR/ANALYST:**  
NEST CANADA INC.  
1151 KENNEDY RD. SUITE 300  
OTTAWA, ON  
K2B 9K2

**CIVIL ENGINEER:**  
NEST ASSOCIATES  
1151 KENNEDY RD. SUITE 300  
OTTAWA, ON  
K2B 9K2

**LANDSCAPING:**  
AZUL DESIGNS  
P.O. Box 607, Sable St.  
OTTAWA, ON  
K2E 7J9

**SUBSTANT:**  
ANNIE O'SULLIVAN, VOLLEBERG LTD.  
14 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	07/20/22
1	PRELIMINARIES	01/20/22

PROJECT: 3055 RICHMOND RD.  
3055 RICHMOND RD.  
OTTAWA, ON K2B 9J8  
813-000-0000

DRAWING NAME: **SITE PLAN**

BRN: --- SHEET: **A1**

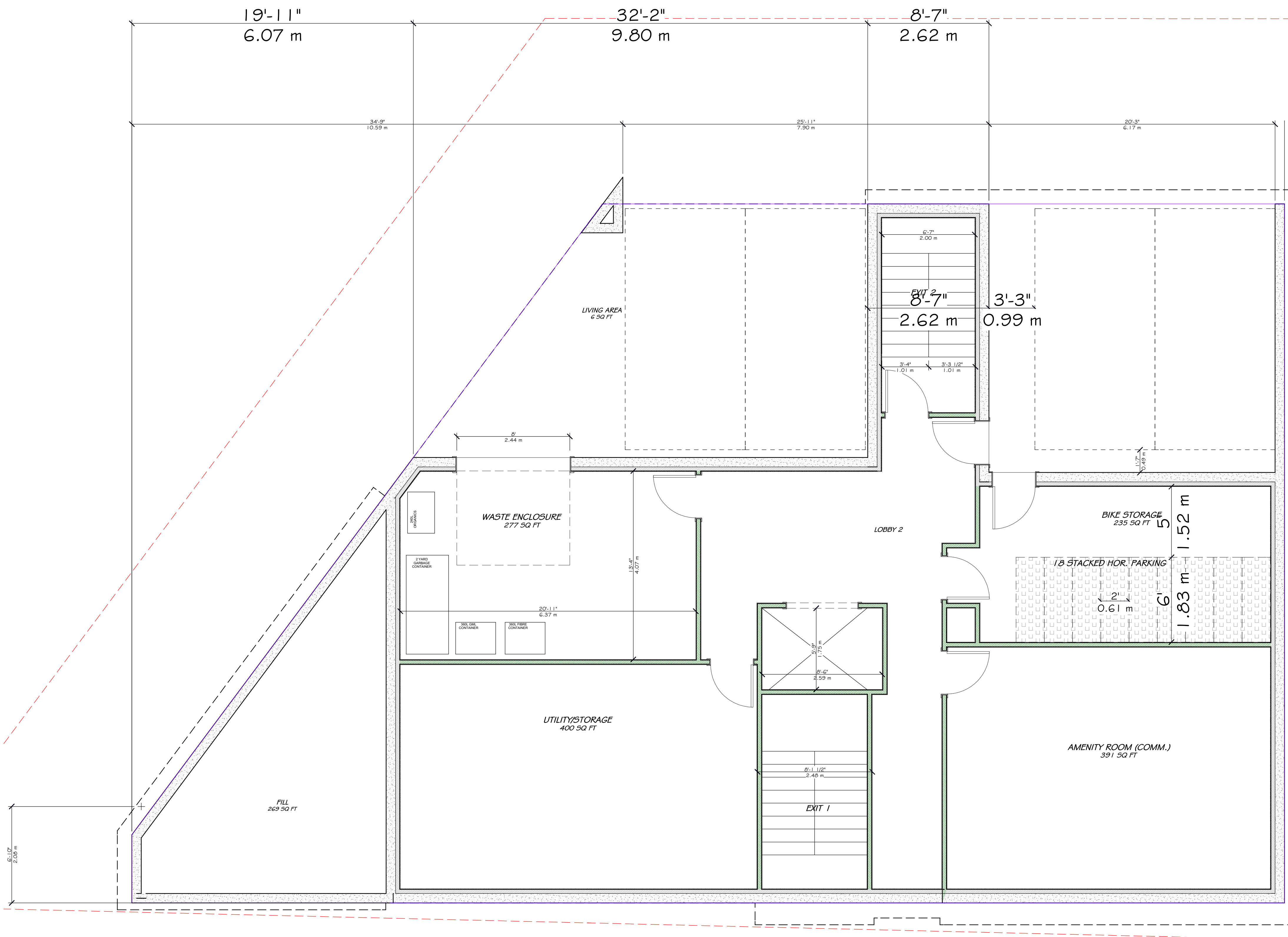
DATE: APRIL 12, 2022

SCALE: AS NOTED

**FILE NUMBER: D07-4122-0147**

**1 SITE PLAN**  
A1 SCALE 3/32" = 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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GENERAL NOTES:

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

**OWNER/DEVELOPER:**  
FABRIQUE/DEVELOPPEUR  
MIDLAND REALTY INC.  
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:**  
MELISSA ASSOCIATES  
200 UNIVERSITY STREET  
OTTAWA, ON  
K1N 6F1

**LANDSCAPING:**  
JONAS SCOTT/STANLEY  
P.O. Box 622/ St. John's St.  
OTTAWA, ON  
K1N 6F1

**SUBMITTER:**  
ARND, OSULLIVAN, VOLLEBAEK LTD.  
11 CONCORD DRIVE SUITE 300  
OTTAWA, ON  
K2E 7J9

**CONSULTANTS:**  
STRUCTURAL: TBD  
MECHANICAL: TBD  
ELECTRICAL: TBD

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1	PRELIMINARIES	04/12/22

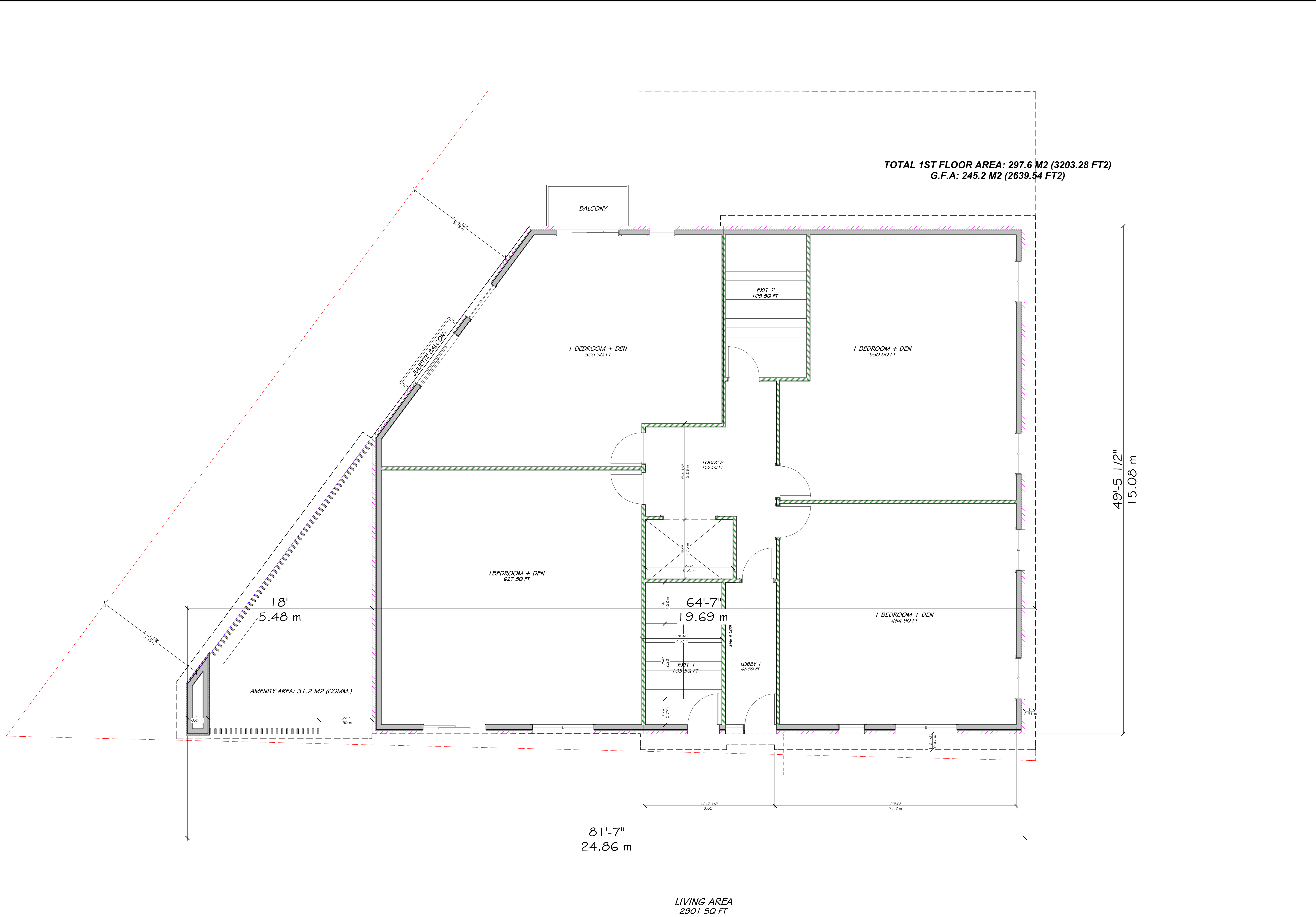
PROJECT: 3055 RICHMOND RD.  
3055 RICHMOND RD.  
OTTAWA, ON K2E 8J6

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:

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

**OWNER/DEVELOPER:**  
 FERRIS DEVELOPMENT  
 1000 SHEPPARD AVE. E. SUITE 101  
 SCARBOROUGH, ON M1S 1T6

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

**APPLICATOR/ANALYST:**  
 JEFF CAMPBELL  
 1111 GARDENWAY DR. SUITE 300  
 OTTAWA, ON K2B 8K2

**CIVIL ENGINEER:**  
 WENDELL ASSOCIATES  
 200 HURON STREET  
 OTTAWA, ON K1N 1P1

**LANDSCAPING:**  
 JOHN A. SCOTT/STANLEY  
 P.O. Box 622, Salem St.  
 OTTAWA, ON K1N 1P1

**SUBMITTER:**  
 ANNE O'SULLIVAN, VOLLBERG LTD.  
 111 CONCORD DRIVE, SUITE 300  
 OTTAWA, ON K2B 8K2

**CONSULTANTS:**  
 STRUCTURAL: TBD  
 MECHANICAL: TBD  
 ELECTRICAL: TBD

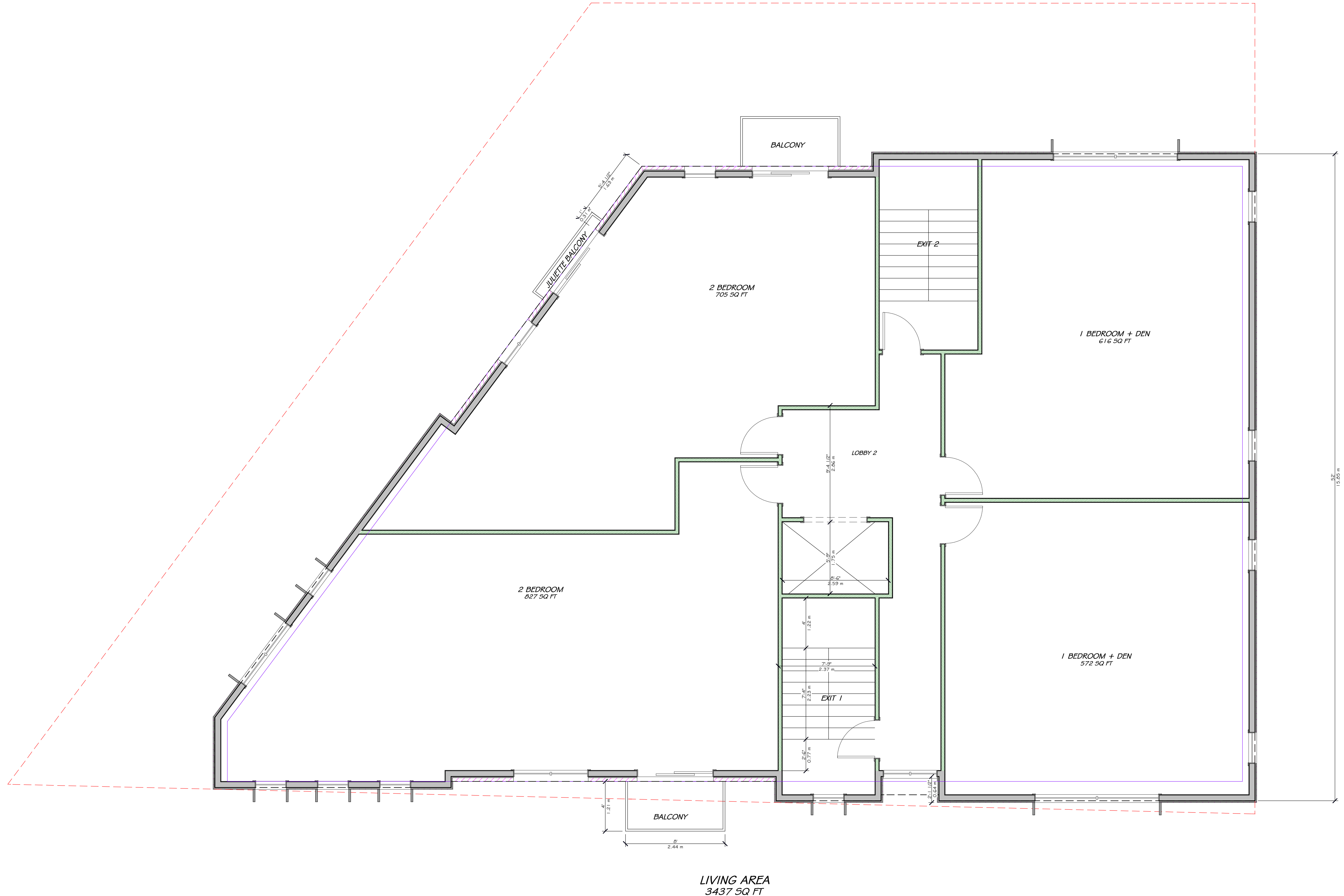
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4	REVISED SITE PLAN	03/21/23
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

PROJECT: 3055 RICHMOND RD.  
 3055 RICHMOND RD.  
 OTTAWA, ON K2B 8K2

DRAWING NAME: FLOOR PLANS

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

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

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

APPLICATION NUMBER:  
 1057 CANADA INC.  
 111 COLLEGE STREET, SUITE 300  
 OTTAWA, ON K2B 9K2  
 K2B 9K2

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

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

SUBMITTER:  
 ANNE SULLIVAN VOLLEBAEK LTD.  
 11 COLLEGE STREET, SUITE 300  
 OTTAWA, ON K2B 9K2  
 K2B 9K2

CONSULTANTS:  
 STRUCTURAL: TBD  
 MECHANICAL: TBD  
 ELECTRICAL: TBD

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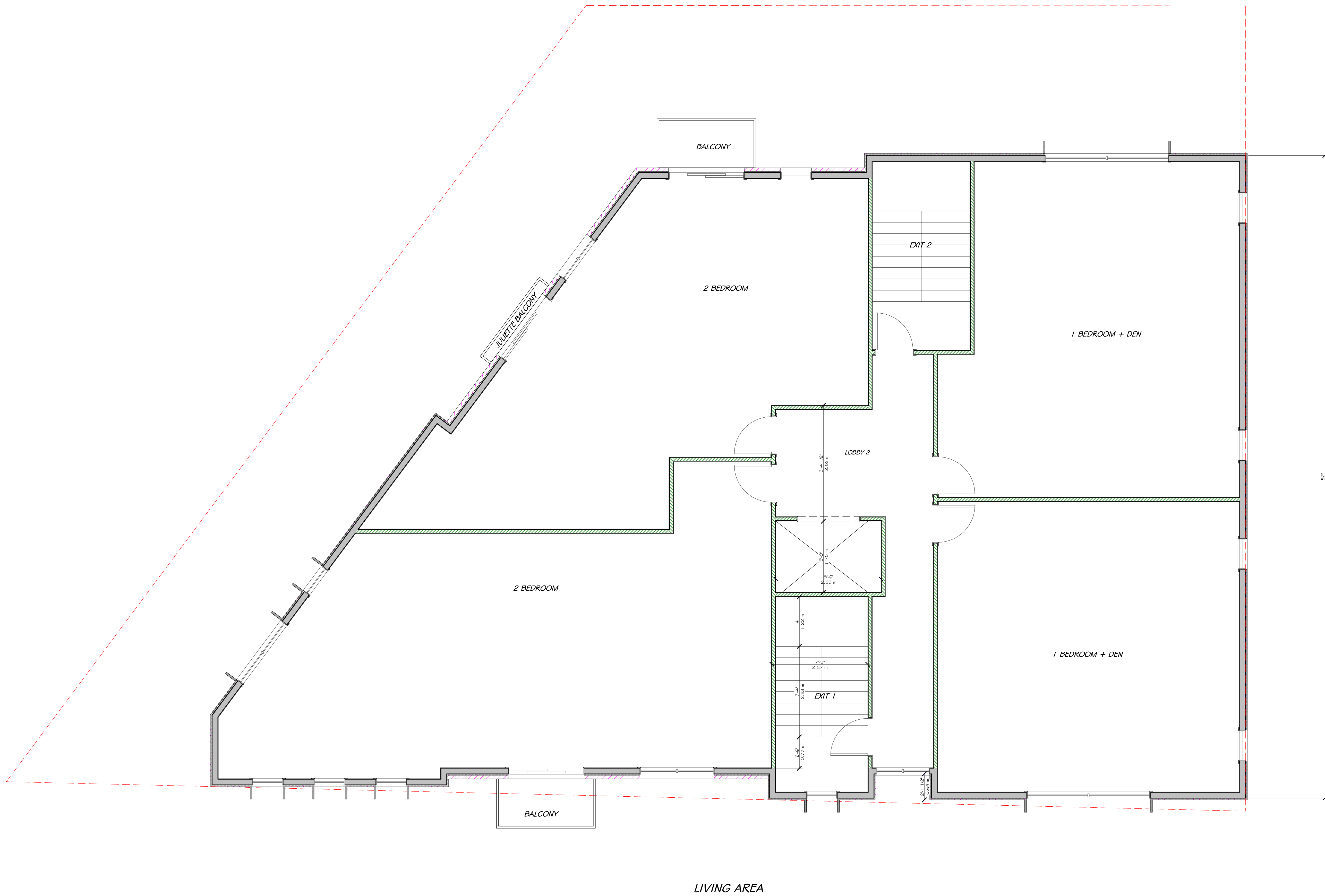
PROJECT: 3055 RICHMOND RD.  
 3055 RICHMOND RD.  
 OTTAWA, ON K2B 9K2  
 613-000-0000

DRAWING NAME: PLANS

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

FILE NUMBER: D07-1222-0147





UNPOISED ARCHITECTURE INC.  
 5-16 SWEETLAND 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 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.  
 101 COLLEGE STREET, SUITE 300  
 OTTAWA, ON K2B 8K2

**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.  
 10 CONQUEST SQUARE, SUITE 300  
 OTTAWA, ON K2E 7J9

**CONSULTANTS:**  
 STRUCTURAL: TBD  
 MECHANICAL: TBD  
 ELECTRICAL: TBD

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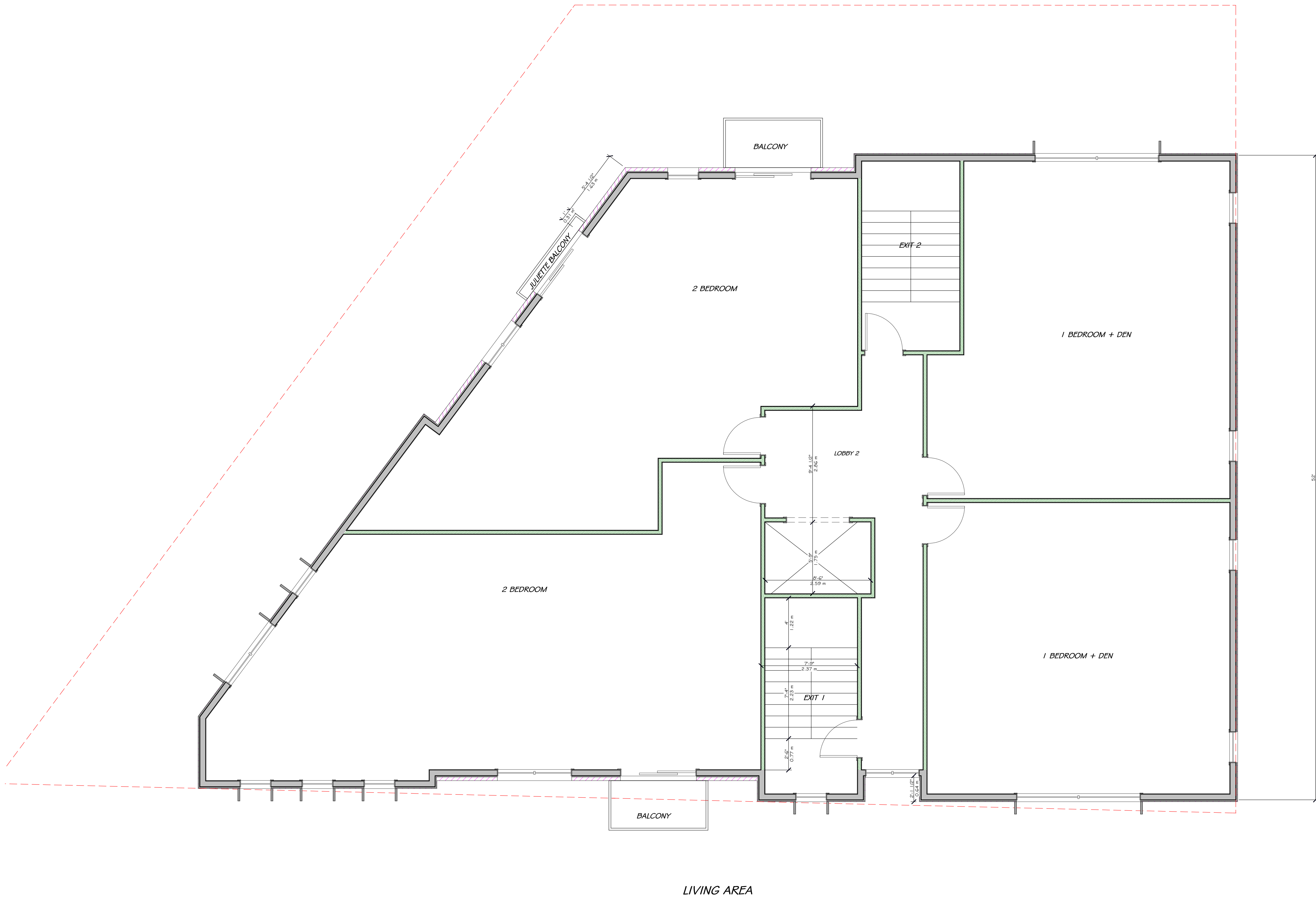
PROJECT: 3055 RICHMOND RD.  
 3055 RICHMOND RD.  
 OTTAWA, ON K2B 8J6  
 613-000-0000

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

FILE NUMBER: D07-1222-0147

A5





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:**  
 FARRIS DEVELOPMENT INC.  
 1000 SHEPPARD AVE. E. SUITE 100  
 SCARBOROUGH, ON M1B 4Y1

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

**APPLICATION NUMBER:**  
 1057 CAMDRA INC.  
 1000 SHEPPARD AVE. E. SUITE 300  
 SCARBOROUGH, ON M1B 4Y1  
 K2B 8P2

**CIVIL ENGINEER:**  
 WILSON ASSOCIATES  
 200 SHEPPARD AVE. E. SUITE 100  
 SCARBOROUGH, ON M1B 4Y1

**LANDSCAPING:**  
 JOHN A. SCOTT/STANLEY  
 P.O. Box 622, Salem St.  
 OTTAWA, ON K1N 7T5

**SUBMITTER:**  
 ANNEC, OTTAWA, VOLLEBAEK LTD.  
 10 CONCORD DRIVE SUITE 300  
 OTTAWA, ON K2B 8J6  
 K2E 7J9

**CONSULTANTS:**  
 STRUCTURAL: TBD  
 MECHANICAL: TBD  
 ELECTRICAL: TBD

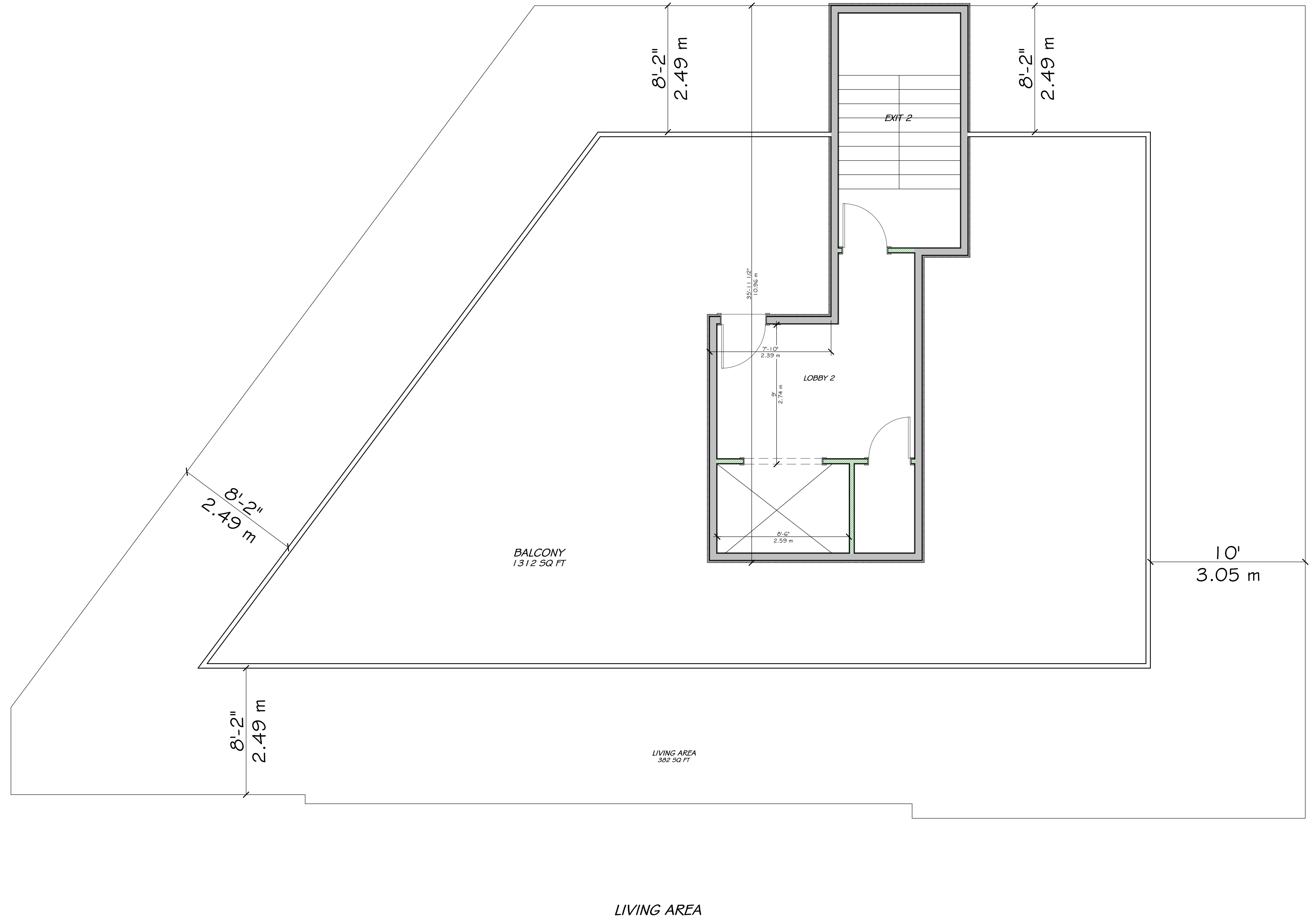
NO.	REVISION/ISSUE	DATE
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2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

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

DRAWING NAME:  
**DETAILS & SECTIONS**

DRAWN BY: ... SHEET: ...  
 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:**  
 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/DEVELOPER:**  
 FARRIS DEVELOPMENT  
 1000 BROADVIEW AVE  
 OTTAWA, ON K1K 5E1

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

**APPLICATION NUMBER:**  
 1057 CANADA INC.  
 111 COLLEGE STREET, SUITE 300  
 OTTAWA, ON K2B 9K2

**CIVIL ENGINEER:**  
 WILSON ASSOCIATES  
 200 UNIVERSITY STREET  
 OTTAWA, ON K1K 0T1

**LANDSCAPING:**  
 JOHN R. SCOTT/STANLEY  
 P.O. Box 627, Salem St.  
 OTTAWA, ON K1N 7T5

**SUBMITTER:**  
 ANDRUS O'SULLIVAN VOLLEBERG LTD  
 111 COLLEGE STREET, SUITE 300  
 OTTAWA, ON K2B 9K2

**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	PRELIMINARY	04/12/22

PROJECT: 3055 RICHMOND RD.  
 3055 RICHMOND RD.  
 OTTAWA, ON K2B 9K2  
 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 BIRCHLAND AVE.  
OTTAWA, ON K1N 7T5  
AZUL DESIGNS  
OTTAWA, ON K1H 7Q2

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COPYRIGHT RESERVED  
GENERAL NOTES:

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

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

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

**APPLICATION NUMBER:**  
1057 CAMDRA INC.  
101 COLLEGE STREET 3RD FLOOR 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  
813-000-0000

DRAWING NAME: **EAST ELEVATION**

DRAWN BY: ... SHEET: **A8**

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  
 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:**  
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 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. E. SUITE 100  
 SCARBOROUGH, ON M1B 4Y9

**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. SCOTT/STANLEY  
 P.O. Box 627, Salem St.  
 OTTAWA, ON K1N 7T5

**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

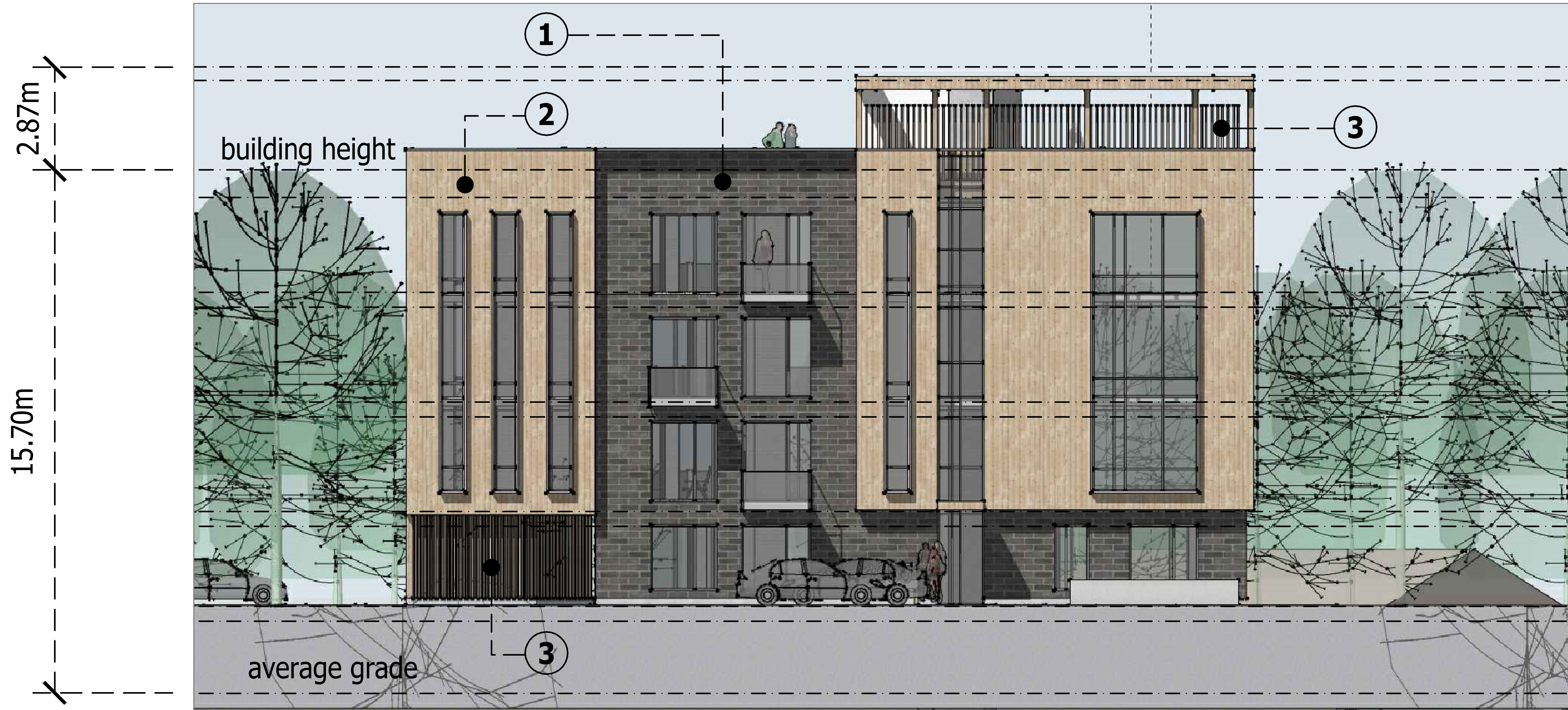
DRAWING NAME:  
 NORTH ELEVATION

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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COPYRIGHT RESERVED  
GENERAL NOTES:

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

**OWNER/CLIENT:**  
FARBER DEVELOPMENT  
1000 SHEPPARD AVE. E. SUITE 101  
OTTAWA, ON K1H 1S6

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

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

**CIVIL ENGINEER:**  
MUSKIE ASSOCIATES  
200 UNIVERSITY STREET  
OTTAWA, ON K1N 6P1

**LANDSCAPING:**  
JOHN R. MCCORMACK  
P.O. Box 607, Sault Ste. Marie, ON  
P3A 1C1

**SUBMITTER:**  
ARND, OTSULMAN, 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: SOUTH ELEVATION

DRAWN BY: DATE: APRIL 12, 2022

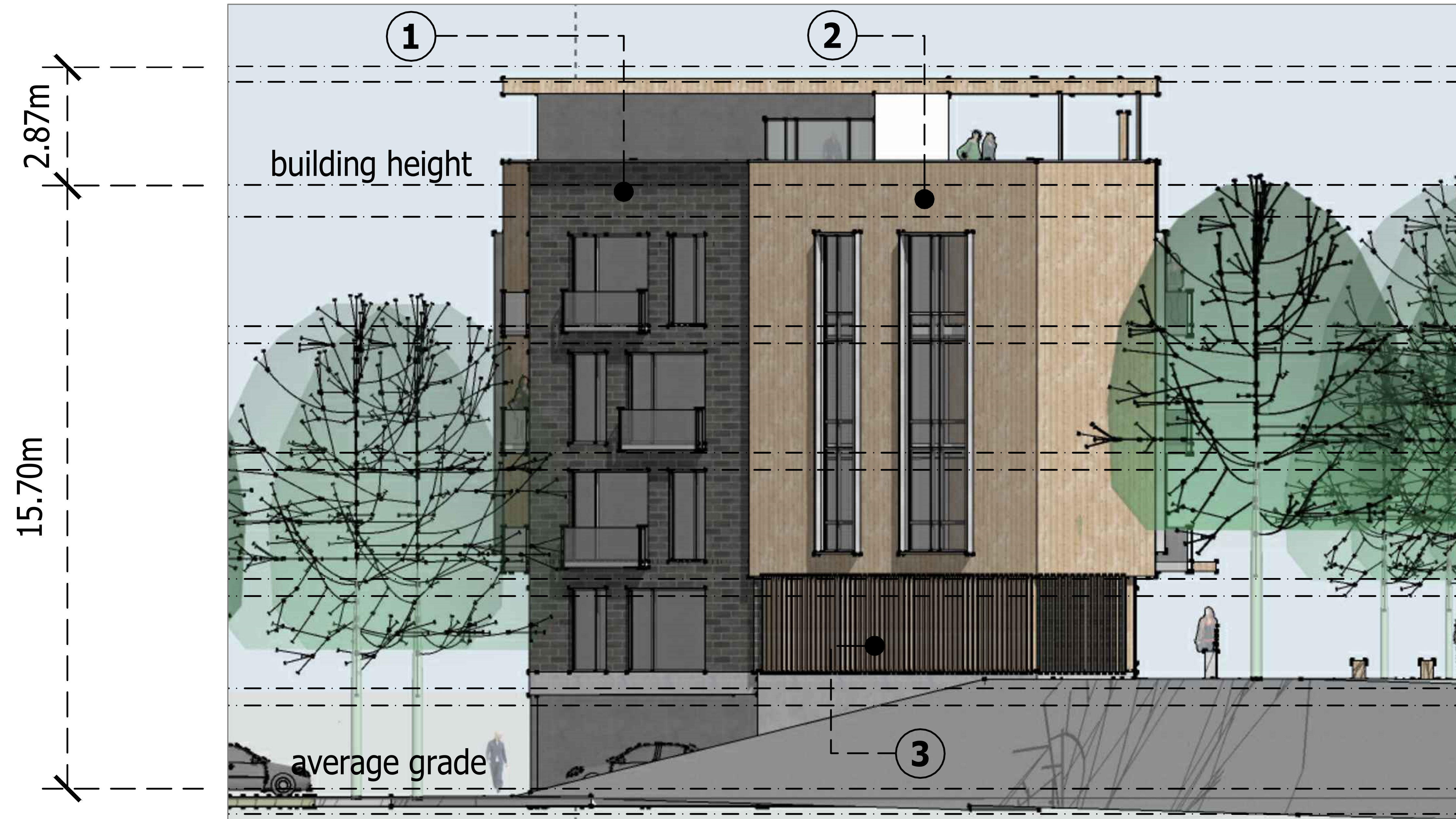
SCALE: AS NOTED

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 SWEETLAND AVE.  
OTTAWA, ON K1N 7T5  
AZUL DESIGNS  
OTTAWA, ON K1H 7Q2

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COPYRIGHT RESERVED  
GENERAL NOTES:

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

**OWNER/CLIENT:**  
FARBER DEVELOPMENT  
1000 BROADVIEW ST  
OTTAWA, ON  
K1G 1S6

**ARCHITECT/DESIGNER:**  
UNPOISED ARCHITECTURE INC./AZUL DESIGNS  
5-16 SWEETLAND 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 BROADVIEW ST  
OTTAWA, ON  
K1K 0Y1

**LANDSCAPING:**  
JOHN S. GIOVINANNI  
P.O. Box 627, Stittsville,  
ON  
K6H 1Y1

**SUBMITTER:**  
ARND, OSULLIVAN, VOLLEBAEK LTD  
10 CONQUEST SQUARE 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: WEST ELEVATION

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

FILE NUMBER: D07-1222-0147