

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 DISCREPANCIES AND OMISSIONS TO THE ARCHITECT/DRAWER  
 COPYRIGHT RESERVED  
 GENERAL NOTES:

**3055 RICHMOND ROAD**  
 SCOPE OF WORK: NEW 5 STOREY MID RISE RENTAL BUILDING - 21 UNITS

**OWNER/DEVELOPER:**  
 PARADELL DEVELOPMENT  
 1000 SHEPPARD AVE. E. #201  
 SCARBOROUGH, ON M1S 1T6

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

**APPLICATOR/OWNER:**  
 3055 RICHMOND RD.  
 OTTAWA, ON K2B 3K2

**CIVIL ENGINEER:**  
 DR. JOHN POWERBRIDGE INC.  
 1000 SHEPPARD AVE. E. SUITE 200  
 SCARBOROUGH, ON M1S 1T6

**LANDSCAPING:**  
 JOHN R. GORRING INC.  
 P.O. Box 622, Salem St.  
 OTTAWA, ON K1N 7T5

**SUBMITTER:**  
 ANNE'S OFFSHORE VILLERBANK LTD.  
 111 CONCORD AVE. SUITE 300  
 OTTAWA, ON K2E 7J9

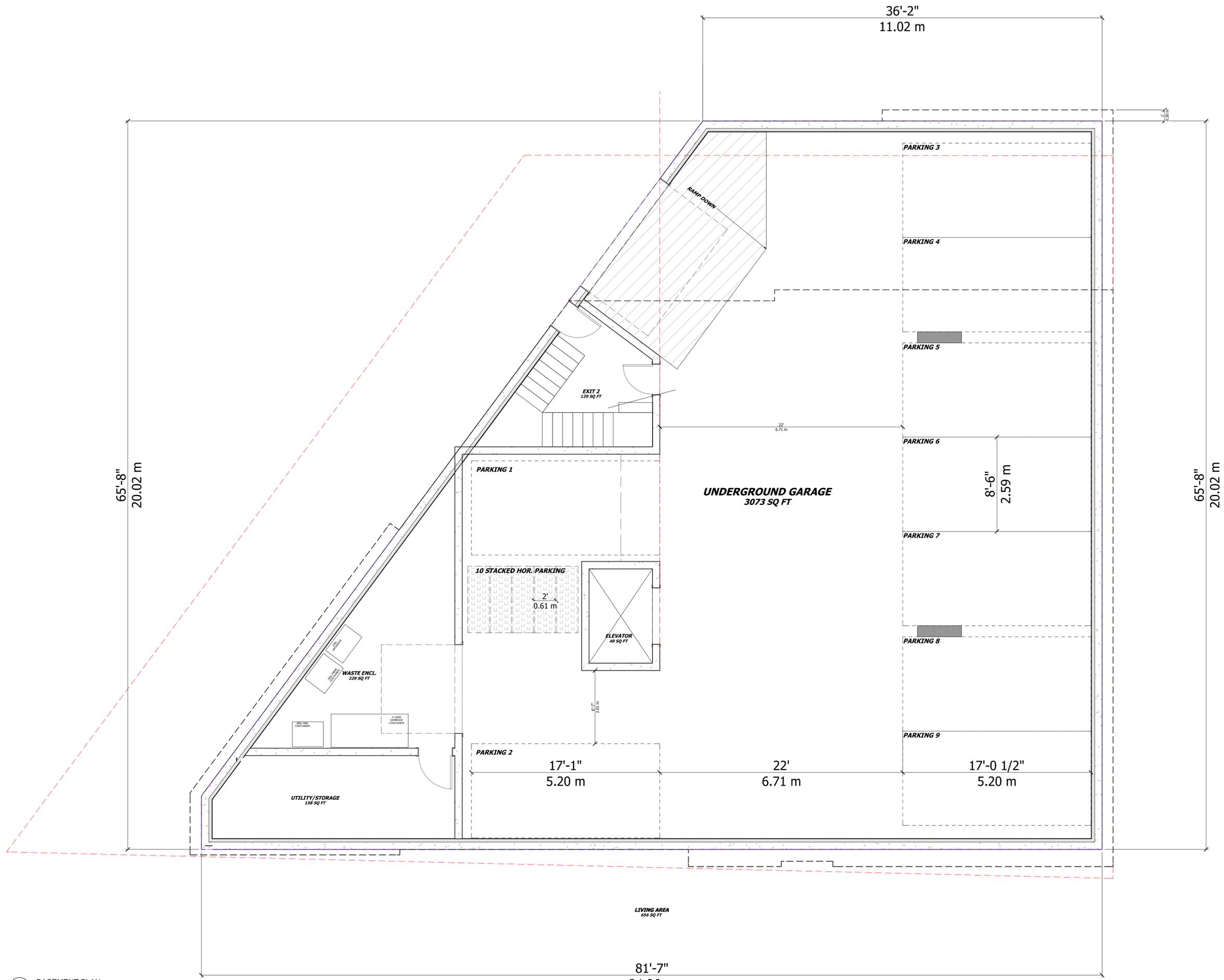
NO.	REVISION/ISSUE	DATE
5	REVISED SITE PLAN	05/23/25
4	REVISED SITE PLAN	10/11/24
3	REVISED SITE PLAN	08/09/23
2	REVISED SITE PLAN	07/20/22
1	PRELIMINARIES	04/12/22

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

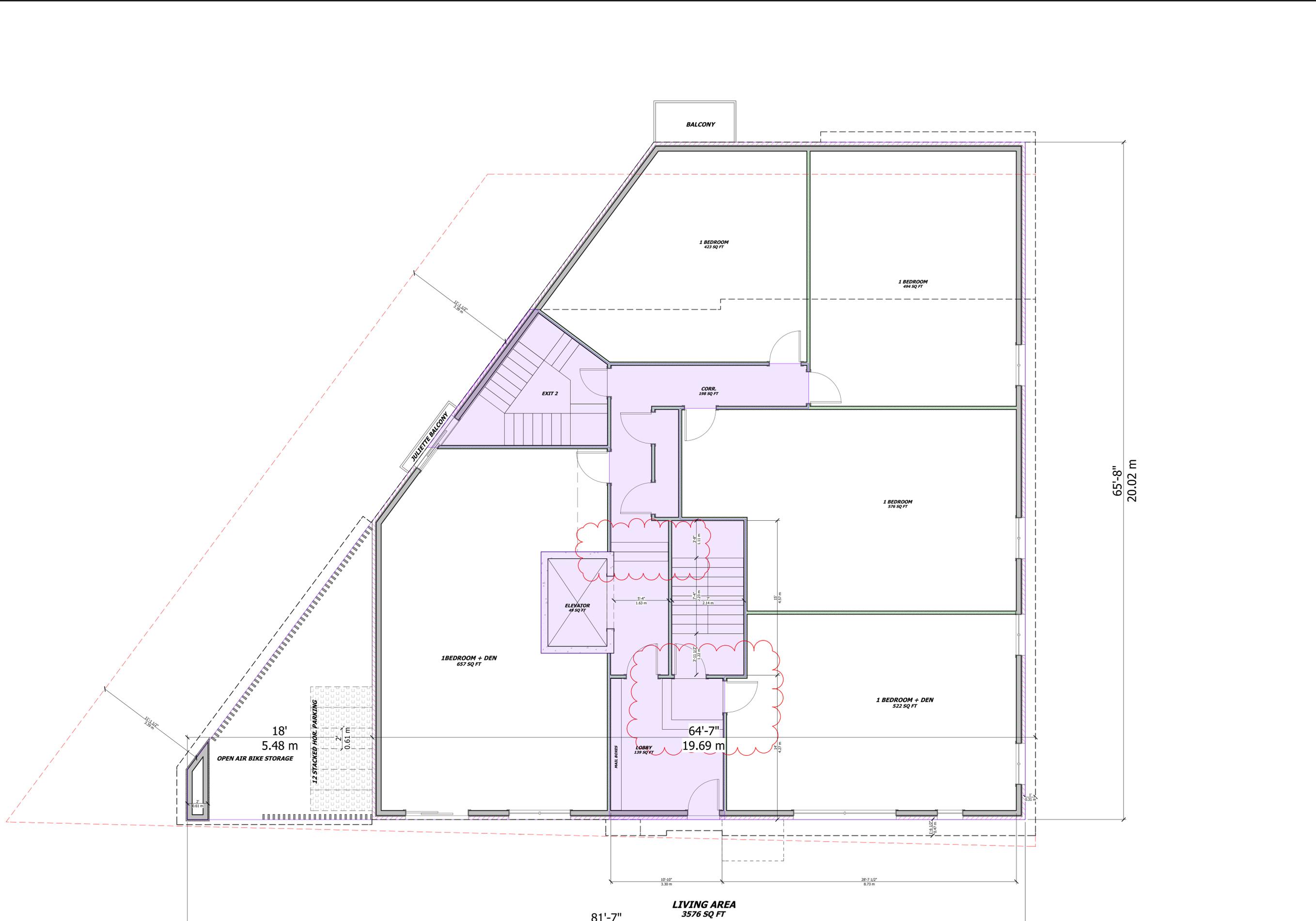
DRAWING NAME: FLOOR PLANS

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

FILE NUMBER: D07-1222-0147



1 BASEMENT PLAN  
 SCALE 1/4" = 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.

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 COPYRIGHT RESERVED

GENERAL NOTES:

**3055 RICHMOND ROAD**  
 SCOPE OF WORK: NEW 5 STOREY MID RISE RENTAL BUILDING - 21 UNITS

**OWNER/DEVELOPER:**  
 PARISEL DEVELOPMENT  
 1000 SHEPPARD AVE. E. #101  
 OTTAWA, ON K1H 1S6

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

**APPLICATION NUMBER:**  
 1057 CANADA INC.  
 2111 CARRVILLE DR. SUITE 300  
 OTTAWA, ON K2B 8K2

**CIVIL ENGINEER:**  
 G.P. SHAW ENGINEERING INC.  
 1000 SHEPPARD AVE. E. SUITE 100  
 OTTAWA, ON K1H 1S6

**LANDSCAPING:**  
 JOHN A. SCOTT/SHAW  
 P.O. Box 627, Salem St.  
 OTTAWA, ON

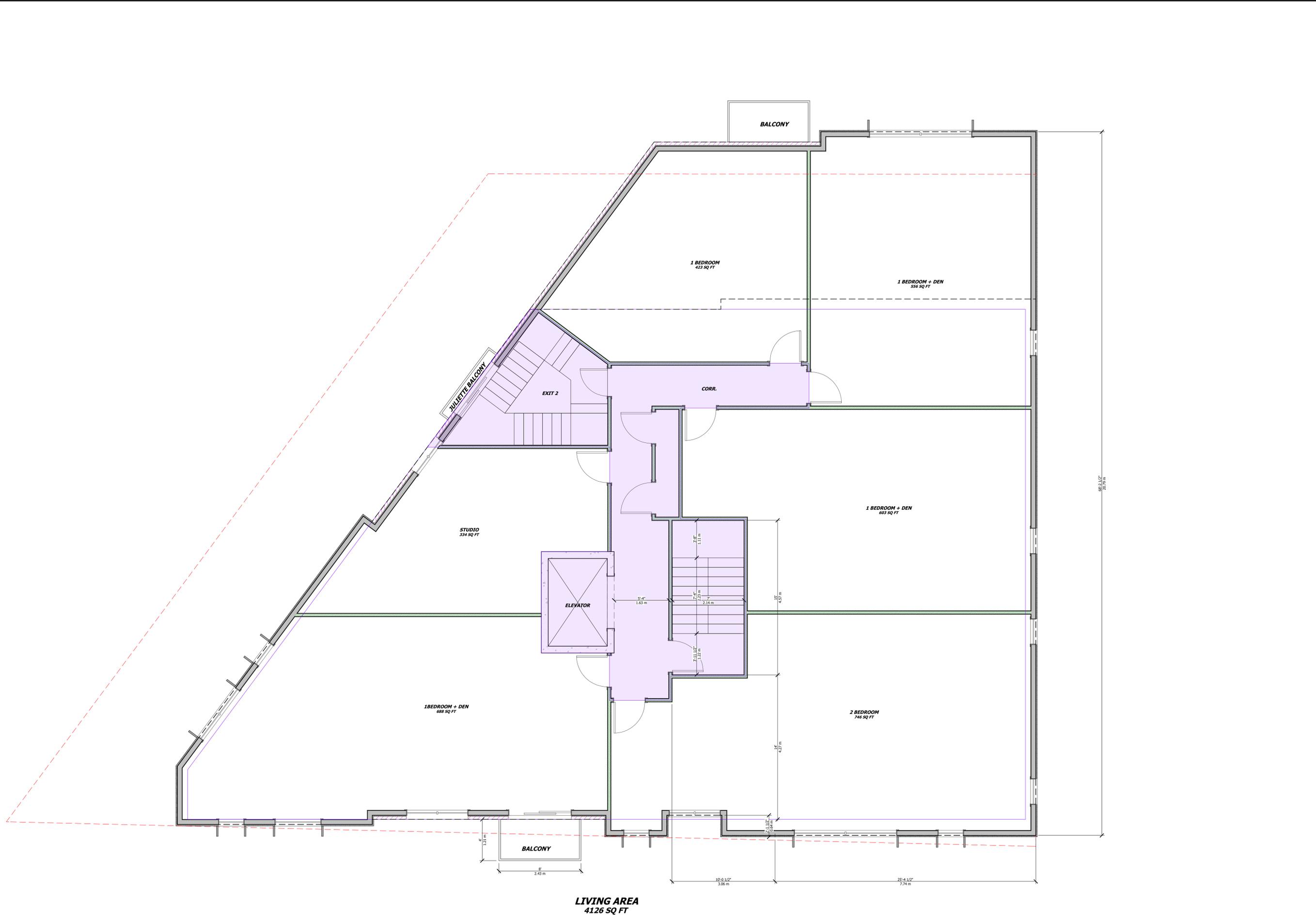
**SUBSECTOR:**  
 3055 RICHMOND RD.  
 11 CONCRETE DATE: SUITE 300  
 OTTAWA, ON K2B 8K2

CONSULTANTS:	
STRUCTURAL, TRD	MGV
ELECTRICAL, TRD	MGV
5	REVISED SITE PLAN 06/23/25
4	REVISED SITE PLAN 10/11/24
3	REVISED SITE PLAN 08/09/22
2	REVISED SITE PLAN 07/20/22
1	PRELIMINARIES 04/12/22
NO.	REVISION/ISSUE DATE

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

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

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 GENERAL NOTES:

**3055 RICHMOND ROAD**  
 SCOPE OF WORK: NEW 5 STOREY MID RISE RENTAL BUILDING - 21 UNITS

**OWNER/DEVELOPER:**  
 FARRIS DEVELOPMENT  
 1000 SHEPPARD AVE. E. #200  
 SCARBOROUGH, ON M1S 1T6

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

**APPLICABLE ANNOTATIONS:**  
 1057 CANADA INC.  
 1011 SANDHURST DR. SUITE 300  
 OTTAWA, ON K2B 8P2

**CIVIL ENGINEER:**  
 DR. JOHN POWERSTRONG INC.  
 1011 SANDHURST DR. SUITE 300  
 OTTAWA, ON K2B 8P2

**LANDSCAPING:**  
 JOHN A. BUCHANAN  
 P.O. Box 627, Salem St.  
 OTTAWA, ON K1N 7T5

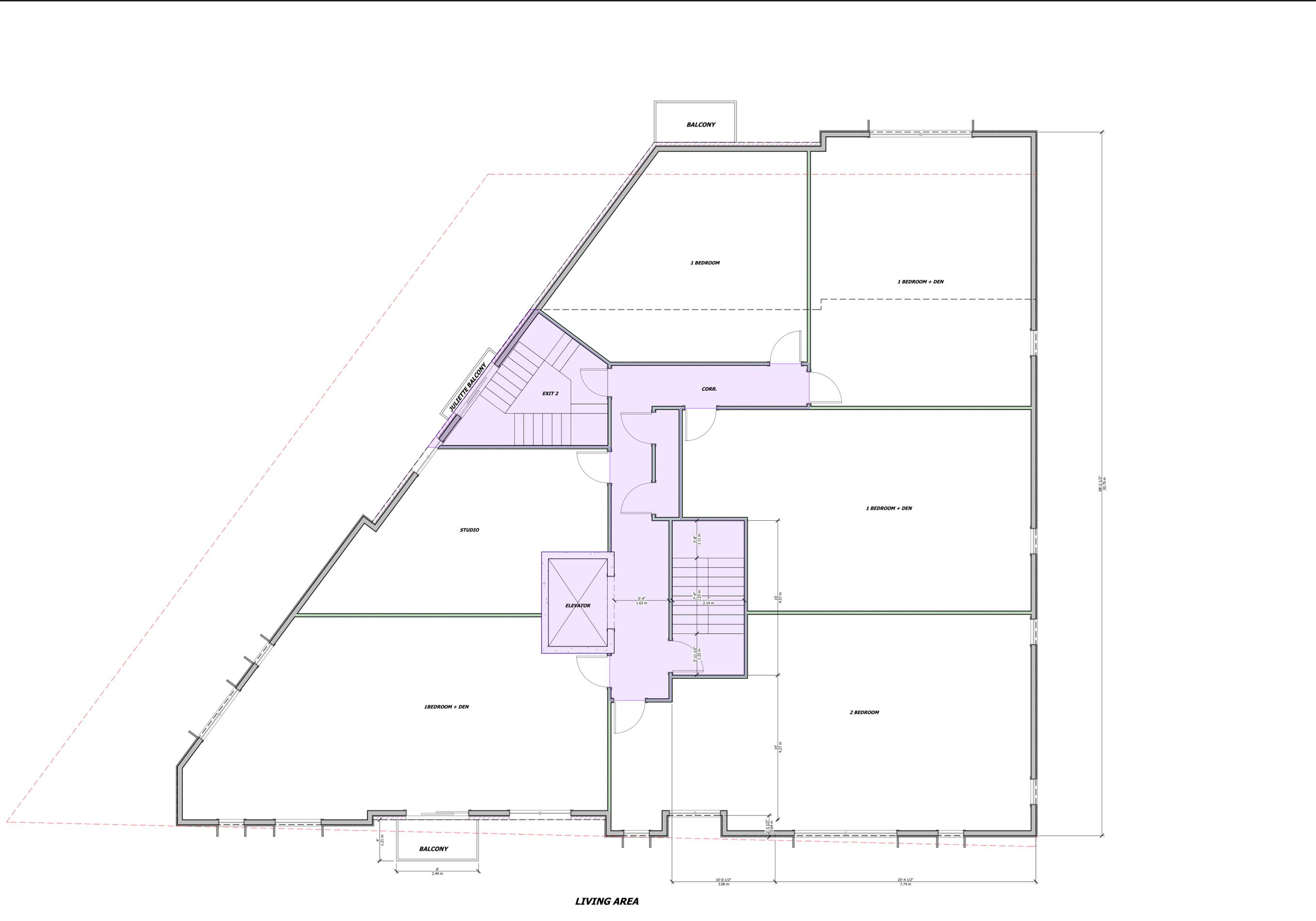
**SUBSISTERS:**  
 ANNE, OSULLIVAN, VOLLEBERG LTD  
 11 CONCORD AVE. SUITE 300  
 OTTAWA, ON K2E 7J9

NO.	REVISION/ISSUE	DATE
5	REVISED SITE PLAN	06/23/25
4	REVISED SITE PLAN	10/11/24
3	REVISED SITE PLAN	08/09/22
2	REVISED SITE PLAN	07/20/22
1	PRELIMINARIES	04/12/22

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

DRAWING NAME: PLANS

FILE NUMBER: D07-1222-0147



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

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**3055 RICHMOND ROAD**  
 SCOPE OF WORK: NEW 5 STOREY MID RISE RENTAL BUILDING - 21 UNITS

**OWNER/DEVELOPER:**  
 FARRIS DEVELOPMENT  
 1000 SHEPPARD AVE. E.  
 SCARBOROUGH, ON M1B 4Y9

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

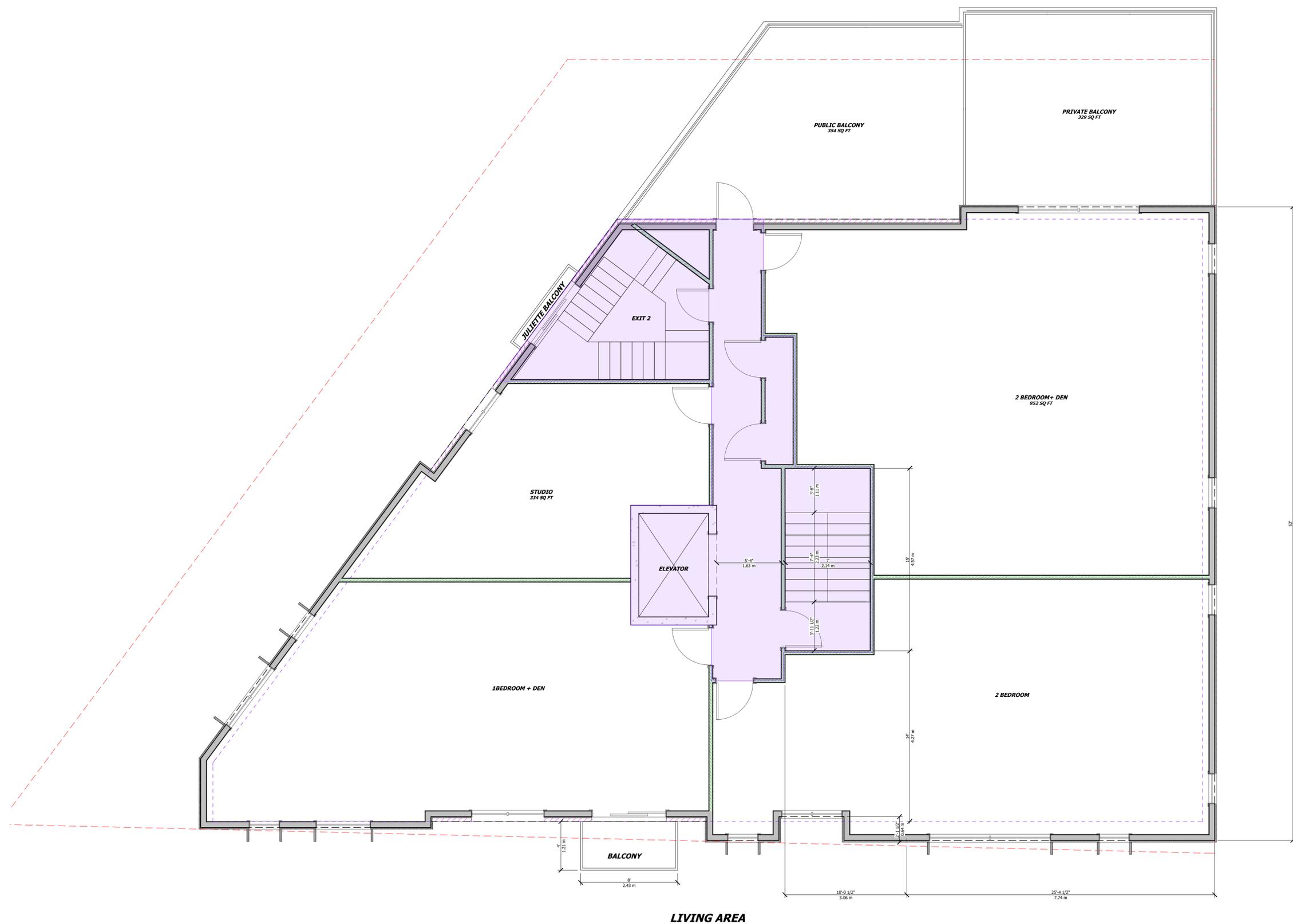
**APPLICATION NUMBER:**  
 1057 CANADA INC.  
 1111 COLLEGE STREET, SUITE 300  
 OTTAWA, ON K2B 8K2

**CIVIL ENGINEER:**  
 DR. JOHN POWERSTRONG INC.  
 1000 SHEPPARD AVE. E. SUITE 100  
 SCARBOROUGH, ON M1B 4Y9

**LANDSCAPING:**  
 JOHN R. GIBSON INC.  
 P.O. Box 607, Salem St.  
 OTTAWA, ON K1N 7T5

**SUBMITTER:**  
 ANNEC, OSULLIVAN, VOLLEBAEK LTD.  
 111 COLLEGE STREET, SUITE 300  
 OTTAWA, ON K2B 8K2

CONSULTANTS:	
STRUCTURAL, TRD	MGV
ELECTRICAL, TRD	MGV
5 REVISED SITE PLAN	06/23/25
4 REVISED SITE PLAN	10/11/24
3 REVISED SITE PLAN	08/09/22
2 REVISED SITE PLAN	07/20/22
1 PRELIMINARIES	04/12/22
NO.	REVISION/ISSUE DATE
PROJECT:	3055 RICHMOND RD.
	3055 RICHMOND RD.
	OTTAWA, ON K2B 8K2
DRAWING NAME:	ELEVATIONS
DRAWN BY:	...
DATE:	APRIL 12, 2022
SCALE:	AS NOTED



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 5 STOREY MID RISE RENTAL BUILDING - 21 UNITS

**OWNER/DEVELOPER:**  
FARBER DEVELOPMENT  
1000 SHEPPARD AVE. E.  
UNIT 100  
SCARBOROUGH, ON M1B 3Y9

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

**APPLICATION NUMBER:**  
1057-CAMANO-19-001  
1111 CONQUEROR DRIVE SUITE 300  
OTTAWA, ON K2B 8K2

**CIVIL ENGINEER:**  
D.G. STANTON ENGINEERING INC.  
1000 SHEPPARD AVE. E. SUITE 100  
SCARBOROUGH, ON M1B 3Y9

**LANDSCAPING:**  
JOHN A. SCORPANO  
P.O. Box 627, Salem St.  
OTTAWA, ON K1N 7T5

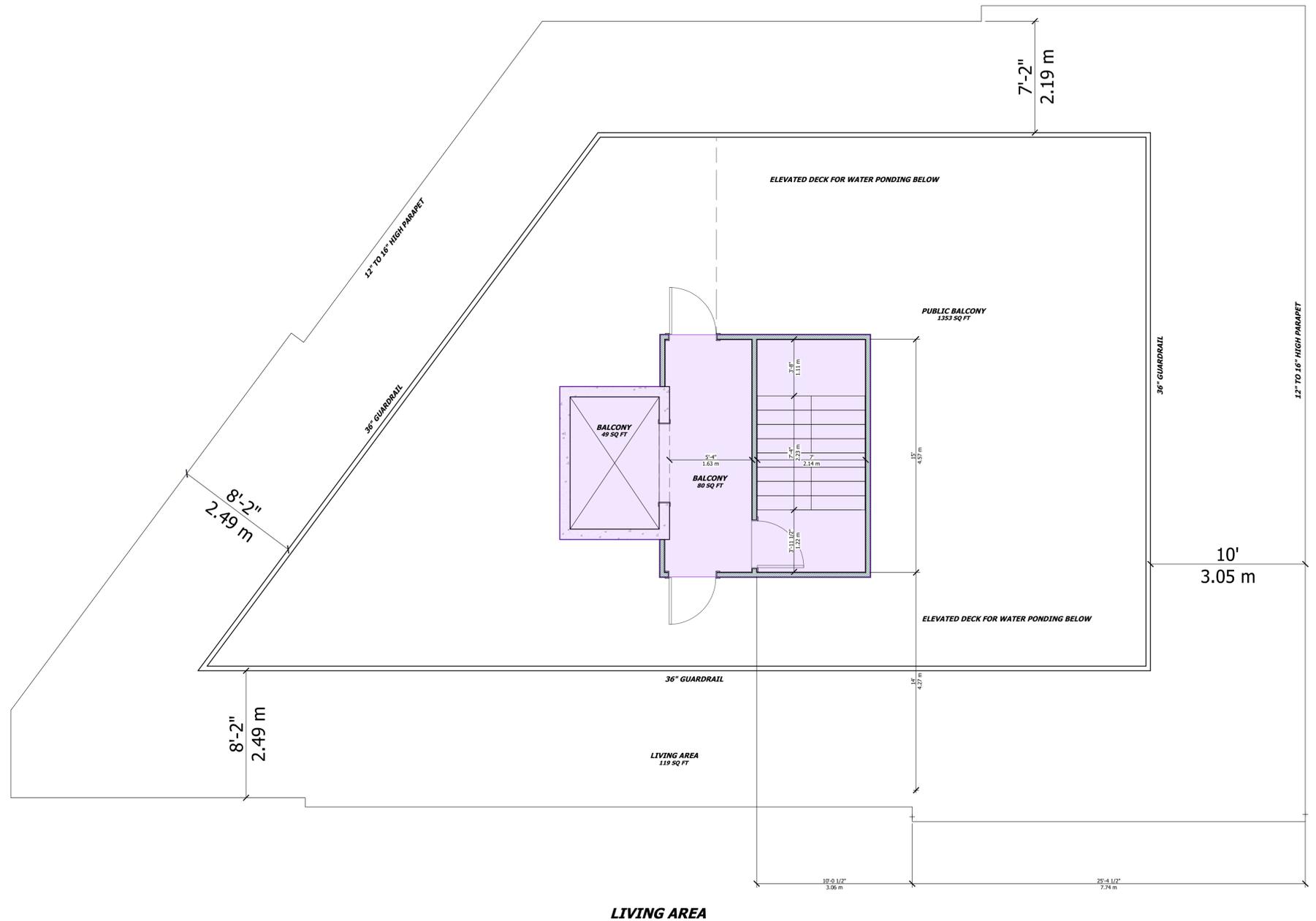
**SUBMITTER:**  
ARND, OSULLIAN, VOLLEBERG LTD.  
111 CONQUEROR DRIVE SUITE 300  
OTTAWA, ON K2B 8K2

NO.	REVISION/ISSUE	DATE
5	REVISED SITE PLAN	05/23/25
4	REVISED SITE PLAN	10/11/24
3	REVISED SITE PLAN	08/09/22
2	REVISED SITE PLAN	07/20/22
1	PRELIMINARIES	04/12/22

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

DRAWING NAME: DETAILS & SECTIONS

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



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

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GENERAL NOTES:

**3055 RICHMOND ROAD**  
 SCOPE OF WORK: NEW 5 STOREY MID RISE RENTAL BUILDING - 21 UNITS

**OWNER/DEVELOPER:**  
 FARRIS DEVELOPMENT  
 1000 SHEPPARD AVE. E.  
 SCARBOROUGH, ON M1S 1W7

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

**APPLICATOR/OWNER:**  
 1057 CANADA RD.  
 OTTAWA, ON K2B 8K2

**CIVIL ENGINEER:**  
 DR. JIM POWER/ENGINEERING INC.  
 1000 SHEPPARD AVE. E. SUITE 100  
 SCARBOROUGH, ON M1S 1W7

**LANDSCAPING:**  
 JOHN R. SCOTT/SCOTT  
 P.O. Box 607, Salem St.  
 OTTAWA, ON K1N 7T5

**SUBMITTER:**  
 ANDRÉS OSULLIAN, VOLLEBAEK LTD.  
 11 CONROU AVENUE SUITE 300  
 OTTAWA, ON K2E 7J9

**CONSULTANTS:**

NO.	REVISION/ISSUE	DATE
5	REVISED SITE PLAN	05/23/25
4	REVISED SITE PLAN	10/11/24
3	REVISED SITE PLAN	08/09/22
2	REVISED SITE PLAN	07/20/22
1	PRELIMINARIES	04/12/22

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

DRAWING NAME:  
 FLOOR PLANS

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

A7

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



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

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GENERAL NOTES:

**3055 RICHMOND ROAD**  
SCOPE OF WORK: NEW 5 STOREY MID RISE RENTAL BUILDING - 21 UNITS

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

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

**APPLICATION NUMBER:**  
1007 CANADA INC.  
2111 COLLEGE DRIVE, SUITE 300  
OTTAWA, ON K2B 9K2

**CIVIL ENGINEER:**  
D.R. STAY ENGINEERING INC.  
1000 SHEPPARD AVE. E.  
OTTAWA, ON K1H 1S6

**LANDSCAPING:**  
JOHN R. GIOVINANNI  
P.O. Box 627, Salem CT  
OTTAWA, ON K1H 7T5

**SUBMITTER:**  
ARND, OSULLIVAN, VOLLEBAEK LTD  
11 CONQUEST SQUARE, SUITE 300  
OTTAWA, ON K2E 7J9

CONSULTANTS:		
STRUCTURAL, TBD	MECHANICAL, TBD	
ELECTRICAL, TBD	MEV	
5	REVISED SITE PLAN	06/23/25
4	REVISED SITE PLAN	10/11/24
3	REVISED SITE PLAN	06/09/23
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22
NO.	REVISION/ISSUE	DATE

PROJECT: **3055 RICHMOND RD.**  
3055 RICHMOND RD.  
OTTAWA, ON K2B 9J6 813-000-0000

DRAWING NAME: **EAST ELEVATION**

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

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



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

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GENERAL NOTES:

**3055 RICHMOND ROAD**  
SCOPE OF WORK: NEW 5 STOREY MID RISE RENTAL BUILDING - 21 UNITS

**OWNER/DEVELOPER:**  
PARSONS BRINCKERHOFF  
1000 SHEPPARD AVE. E. #100  
OTTAWA, ON K1H 1S8

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

**APPLICATION NUMBER:**  
1007 CANTON INC.  
2110 COLLECIEN/100 ON SUITE 300  
K2B 9K2

**CIVIL ENGINEER:**  
DR. JIMMY DOWNES INC.  
100 SHEPPARD AVE. E. #100  
OTTAWA, ON K1H 1S8

**LANDSCAPING:**  
JOHN R. ACCORONAK  
P.O. Box 6207, Salem St.  
OTTAWA, ON K1H 1S8

**SUBMITTER:**  
ARND, OSULLIVAN, VOLLEBAEK LTD  
11 CONCORD SQUARE SUITE 300  
OTTAWA, ON K2H 7R9

CONSULTANTS:	
NO.	REVISION/ISSUE DATE
5	REVISED SITE PLAN 06/23/25
4	REVISED SITE PLAN 10/11/24
3	REVISED SITE PLAN 06/09/23
2	REVISED SITE PLAN 01/20/22
1	PRELIMINARIES 04/12/22

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

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



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

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**3055 RICHMOND ROAD**  
SCOPE OF WORK: NEW 5 STOREY MID RISE RENTAL BUILDING - 21 UNITS

**OWNER/DEVELOPER:**  
PARSONS CONSTRUCTION  
1000 SHEPPARD AVE. E. UNIT 101  
OTTAWA, ON K1H 1S6

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

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

**CIVIL ENGINEER:**  
G.P. STAY ENGINEERING INC.  
100 HURONTARIO STREET  
OTTAWA, ON  
K1H 1K5

**LANDSCAPING:**  
JOHN R. SCOTT/STANLEY  
P.O. Box 620 / Station 7  
OTTAWA, ON  
K1H 1K5

**SUBMITTER:**  
ARND, OSULLIVAN, VOLLMER & LTD  
14 CONQUEST SQUARE SUITE 300  
OTTAWA, ON  
K2E 7J9

CONSULTANTS:	
STRUCTURAL, TBD	
MECHANICAL, TBD	
ELECTRICAL, TBD	MDV
5	REVISED SITE PLAN 06/23/25
4	REVISED SITE PLAN 10/11/24
3	REVISED SITE PLAN 06/09/23
2	REVISED SITE PLAN 01/20/22
1	PRELIMINARIES 04/12/22
NO.	REVISION/ISSUE DATE

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

DRAWING NAME: **SOUTH 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



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

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GENERAL NOTES:

**3055 RICHMOND ROAD**  
SCOPE OF WORK: NEW 5 STOREY MID RISE RENTAL BUILDING - 21 UNITS

OWNER/CLIENT OPER:  
PARIS/ELMENDORF  
1000 BAYVIEW RD  
OTTAWA, ON  
K2B 5E9

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

APPLICATION NUMBER:  
1007 CANDA INC.  
2011 COLLEGEWAY DR. SUITE 300  
OTTAWA, ON  
K2B 9K2

CIVIL ENGINEER:  
DR. JIM DOWNES INC.  
1000 BAYVIEW RD. SUITE 100  
OTTAWA, ON  
K2B 5E9

LANDSCAPING:  
JOHN R. SCOTT/STAN  
P.O. Box 627, Salem CT  
OTTAWA, ON  
K1H 7Q2

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

CONSULTANTS	
STRUCTURAL, TRD	MDV
Mechanical, TRD	
ELECTRICAL, TRD	
5	REVISED SITE PLAN 06/23/25
4	REVISED SITE PLAN 10/11/24
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 5E9  
613-000-0000

DRAWING NAME:  
**WEST ELEVATION**

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