MIXED USE DEVELOPMENT - DP APPLICATION

2655 QUEENSVIEW DRIVE,
OTTAWA, ON
ISSUED FOR DEVELOPMENT PERMIT
FEBRUARY 2026



WESTRICH PACIFIC CORP.

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10309 102 Avenue,
Edmonton, AB T5J0L1

J + S ARCHITECT

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BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those **assumed** on the drawings.

Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.

Written dimensions shall have precedence over scaled dimensions.

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NO	REVISION	DATE MM/DD/YYYY

REVISIONS:

ISSUED FOR:	DATE
DEVELOPMENT PERMIT	02/19/2026

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PROJECT:

MIXED-USE DEVELOPMENT

2655 Queensview Drive, Ottawa, ON

CLIENT:

WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE:

JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFF CHUEN SHEN — LICENCE 8751 — 2026-05-22

SHEET TITLE:

COVER PAGE

DRAWING No.: A0.0

REVISION No:



VIEW-1



VIEW-2



VIEW-3



VIEW-4



SITE LOCATION

J+S ARCHITECT
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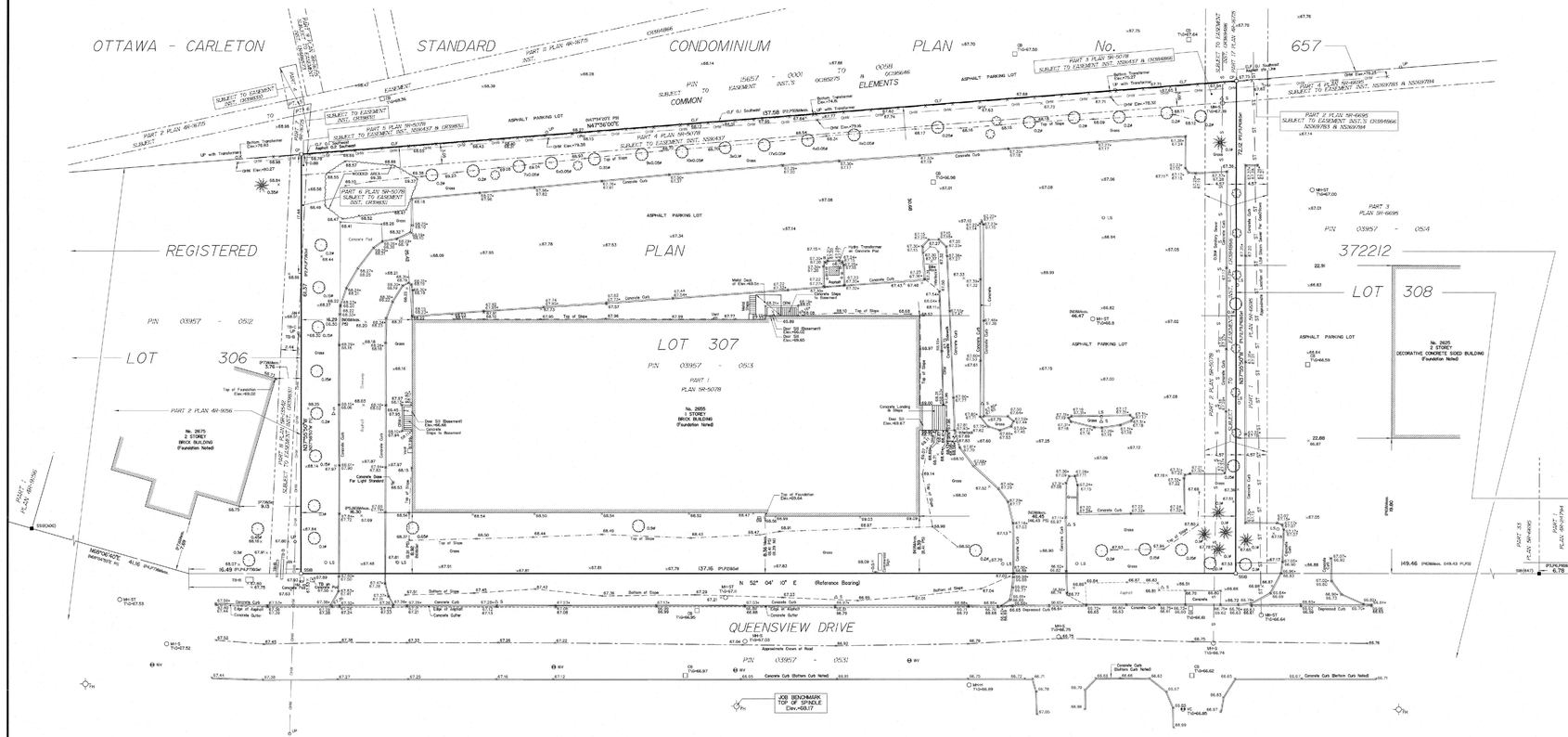
SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFF YAOJUN SHEN — LICENCE 10736 — 2026-05-22

SHEET TITLE:

SITE CONTEXT

DRAWING No.: A0.1

REVISION No:


OTTAWA - CARLETON STANDARD CONDOMINIUM PLAN No. 657
REGISTERED PLAN 372212
LOT 306
LOT 307
LOT 308
LOT 309
PIN 03957 - 0512
PIN 03957 - 0513
PIN 03957 - 0514
PIN 03957 - 0531
PART 2 PLAN 4R-9056
No. 2675 2 STOREY BRICK BUILDING (Foundation Noted)
No. 2655 1 STOREY BRICK BUILDING (Foundation Noted)
No. 2625 2 STOREY DECORATIVE CONCRETE SIDED BUILDING (Foundation Noted)
QUEENSVIEW DRIVE
N 50° 04' 10" E (Reference Bearing)
137.76 (PLP2)
149.46 (MEAS.m, 149.43 PLP3)
JOB BENCHMARK TOP OF SPIKE Elev.=69.17
SUBJECT TO EASEMENT INST. OC1994866
SUBJECT TO EASEMENT INST. OC1995352
SUBJECT TO EASEMENT INST. OC1995353
SUBJECT TO EASEMENT INST. N506437
SUBJECT TO EASEMENT INST. N506438
SUBJECT TO EASEMENT INST. N539784
SUBJECT TO EASEMENT INST. N539785
PART 1 PLAN 4R-9056
PART 2 PLAN 4R-9056
PART 1 PLAN 5R-5078
PART 2 PLAN 5R-5078
PART 3 PLAN 5R-5078
PART 4 PLAN 5R-5078
PART 5 PLAN 5R-5078
PART 6 PLAN 5R-5078
PART 1 PLAN 5R-6095
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PART

Project Development Data - Mixed Use Development
2655 Queensview Drive, Ottawa, ON

A. Project:
Mixed Use Development

B. Legal Description:
PART OF LOT 307, Registered Plan 372212

C. Zoning:
Existing Zoning: MC20 Proposed Zoning: H2E

D. Setbacks:

	Req'd	Proposed	Note
Front (South) - Queensview Dm	0.0m	4.0m	2.0m Additional Road Dedication
Side (East)	0.0m	6.5m	
Side (West)	0.0m	4.5m	
Rear (North)	6.0m	6.0m	

E. Site Coverage Calculations:

ARB	Prior to Road Dedication		After Road Dedication (2.0m)	
Gross Site Area	98,534 sq ft	9,154 sq m	95,581 sq ft	8,880 sq m
Building Footprint Area	46,687 sq ft	4,337 sq m		
Site Coverage Percentage	47.4%		48.8%	

F. Building Height:

	Required	Proposed
Minimum	6.7m (2 Storeys)	22.68m (6 Storeys)
Maximum	60.0m	

G. Amenity Area:

	Required Amenity Area			
	Bylaw Requirement	Area (sq m)	Area (sq ft)	Total Required Amenity Area
Amenity Area	6 sq m per Dwelling Unit + 10% of the gross floor area of each rooming unit	2,947 sq m	31,724 sq ft	33,694 sq ft
Communal Amenity Area	2% of Total Lot Area @ Ground Level	183 sq m	1,971 sq ft	

	Provided Amenity Area			
	Indoor Amenity	Outdoor Amenity	Private Balcony / Patio	Total Amenity Area
BLDG A	1,932 sq ft	8,143 sq ft	10,162 sq ft	40,751 sq ft
BLDG B	1,505 sq ft	6,435 sq ft	12,574 sq ft	
Total	3,437 sq ft	14,578 sq ft	22,736 sq ft	

H. Parking

	Parking				Accessible Breakdown		Visitor Parking
Level	Total	Regular	Small Car	Total Accessible	Regular Accessible	Van Accessible Min 50%	0.1 per Dwelling Unit
	No Requirement		Not More Than 50%	400 Stalls -> 5 Accessible			
P1	236	129	103	4	1	3	34
P2	111	70	39	2	0	2	0
Total	347	199	142	6	1	5	34

I. Bicycle

	Long Term Bicycle Parking				Short Term Bicycle Parking	
Level	0.5 per Dwelling				2+ 1per 20 Dwelling over 21 units	
	Required	Total Provided	Horizontal Minimum 50%	Vertical	Required	Total Provided
P1	335	109	61	48	18+2(commercial)	20
P2		232	168	64		
Total		341	229	112		

J. Floor Space Index (FSI) Calculation:

Site Use	Gross Site Area	Proposed Gross Floor Area (Not Including Indoor Amenity)	Proposed FSR
Residential	**98,534 sq ft**	**226,150 sq ft**	**2.30**

Existing Zoning	Existing Zoning Allowed FSR (Max.)	Exisitng Allowed Gross Floor Area (prior to road dedication)	Proposed Zoning	Proposed Zoning Allowed FSR (Min.)	Proposed Allowed Gross Floor Area (Min.)
MC20	**1.1**	**108,387 sq ft**	**H2E**	**1**	**98,534 sq ft**

K. Residential Statistics - Floor Areas

BLDG A

Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Service Area per Floor	Total Service Area	Gross Floor Area (Per Floors)	Gross Floor Area (All Floors)	Balcony Area per Floor	Balcony Area (All Floors)	Indoor Amenity (All Floors)	Outdoor Amenity (Ground Floor)	Commercial Area
L1	1	13,446 sq ft	13,446 sq ft	4,380 sq ft	4,380 sq ft	36 sq ft	36 sq ft	13,446 sq ft	13,446 sq ft	1,591 sq ft	1,591 sq ft	1,181 sq ft	6,413 sq ft	743 sq ft
L2	1	18,110 sq ft	18,110 sq ft	2,940 sq ft	2,940 sq ft	36 sq ft	36 sq ft	18,110 sq ft	18,110 sq ft	1,727 sq ft	1,727 sq ft	0 sq ft	0 sq ft	0 sq ft
L3-4	2	18,110 sq ft	36,220 sq ft	2,940 sq ft	5,880 sq ft	36 sq ft	72 sq ft	18,110 sq ft	36,220 sq ft	1,639 sq ft	3,278 sq ft	0 sq ft	0 sq ft	0 sq ft
L5	1	18,110 sq ft	18,110 sq ft	2,940 sq ft	2,940 sq ft	36 sq ft	36 sq ft	18,110 sq ft	18,110 sq ft	1,637 sq ft	1,637 sq ft	0 sq ft	0 sq ft	0 sq ft
L6	1	14,996 sq ft	14,996 sq ft	2,734 sq ft	2,734 sq ft	36 sq ft	36 sq ft	14,996 sq ft	14,996 sq ft	1,929 sq ft	1,929 sq ft	751 sq ft	1,730 sq ft	0 sq ft
Roof	1	0 sq ft	0 sq ft	294 sq ft	294 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft
Total	**6**		**100,882 sq ft**		**19,168 sq ft**		**216 sq ft**		**100,882 sq ft**		**10,162 sq ft**	**1,932 sq ft**	**8,143 sq ft**	**743 sq ft**

BLDG B

Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Service Area	Total Service Area	Gross Floor Area (Per Floors)	Gross Floor Area (All Floors)	Balcony Area per Floor	Balcony Area (All Floors)	Indoor Amenity (All Floors)	Outdoor Amenity (Ground Floor)	Commercial Area
L1	1	19,590 sq ft	19,590 sq ft	4,316 sq ft	4,316 sq ft	68 sq ft	68 sq ft	19,590 sq ft	19,590 sq ft	2,228 sq ft	2,228 sq ft	0 sq ft	6,435 sq ft	745 sq ft
L2	1	21,309 sq ft	21,309 sq ft	3,353 sq ft	3,353 sq ft	68 sq ft	68 sq ft	21,309 sq ft	21,309 sq ft	1,997 sq ft	1,997 sq ft	0 sq ft	0 sq ft	0 sq ft
L3-5	2	21,309 sq ft	42,618 sq ft	3,353 sq ft	6,706 sq ft	68 sq ft	136 sq ft	21,309 sq ft	42,618 sq ft	1,997 sq ft	3,994 sq ft	0 sq ft	0 sq ft	0 sq ft
L5	1	21,309 sq ft	21,309 sq ft	3,353 sq ft	3,353 sq ft	68 sq ft	68 sq ft	21,309 sq ft	21,309 sq ft	1,984 sq ft	1,984 sq ft	0 sq ft	0 sq ft	0 sq ft
L6	1	18,954 sq ft	18,954 sq ft	3,353 sq ft	3,353 sq ft	68 sq ft	68 sq ft	18,954 sq ft	18,954 sq ft	2,371 sq ft	2,371 sq ft	1,505 sq ft	0 sq ft	0 sq ft
Roof	1	0 sq ft	0 sq ft	296 sq ft	296 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft
Total	**6**		**123,780 sq ft**		**21,377 sq ft**		**408 sq ft**		**123,780 sq ft**		**12,574 sq ft**	**1,505 sq ft**	**6,435 sq ft**	**745 sq ft**

Total

Total	**-**		**224,662 sq ft**		**40,545 sq ft**		**624 sq ft**		**224,662 sq ft**		**22,736 sq ft**	**3,437 sq ft**	**14,578 sq ft**	**1,488 sq ft**

L. Residential Statistics - Unit Counts

BLDG A

Level	Number of Floors	Studio	1 Bed	1Bed + Den	2 Bed	2 Bed + Den	3 Bed	Total (Per Floor)	Total (All Floors)
L1	1	0	7	1	12	0	0	20	20
L2-5	4	0	8	2	15	0	1	26	104
L6	1	0	8	6	8	0	1	23	23
Total	**6**	**0**	**47**	**15**	**80**	**0**	**5**		**147**
Distribution		***0%***	***32%***	***10%***	***54%***	***0%***	***3%***		***100%***

BLDG B

Level	Number of Floors	Studio	1 Bed	1Bed + Den	2 Bed	2 Bed + Den	3 Bed	Total (Per Floor)	Total (All Floors)
L1	1	1	12	2	14	0	1	30	30
L2-5	4	0	13	2	16	0	1	32	128
L6	1	0	13	8	8	0	1	30	30
Total	**6**	**1**	**77**	**18**	**86**	**0**	**6**		**188**
Distribution		***1%***	***41%***	***10%***	***46%***	***0%***	***3%***		***100%***

Total

Total	**-**	**1**	**124**	**33**	**166**	**0**	**11**		**335**
Distribution		***0%***	***37%***	***10%***	***50%***	***0%***	***3%***		100%

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BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those **assumed** on the drawings.

Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.

Written dimensions shall have precedence over scaled dimensions.

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NO.	REVISION	DATE MM/DD/YYYY
	REVISIONS:	
	ISSUED FOR:	DATE
	DEVELOPMENT PERMIT	02/19/2026

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PROJECT:
MIXED-USE DEVELOPMENT

2655 Queensview Drive, Ottawa, ON

CLIENT:
WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer
DATE: 07/17/2025
SCALE:
JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFF GREGOR-SHEN — LICENCE 9701 — 2026-05-22

SHEET TITLE:
PROJECT DATA

DRAWING No.: A0.3
REVISION No:



1 FIRE ACCESS PLAN
1/16" = 1'-0"

J+S ARCHITECT
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PROJECT:
MIXED-USE DEVELOPMENT

2655 Queensview Drive, Ottawa, ON

CLIENT:
WESTRICH PACIFIC CORP.

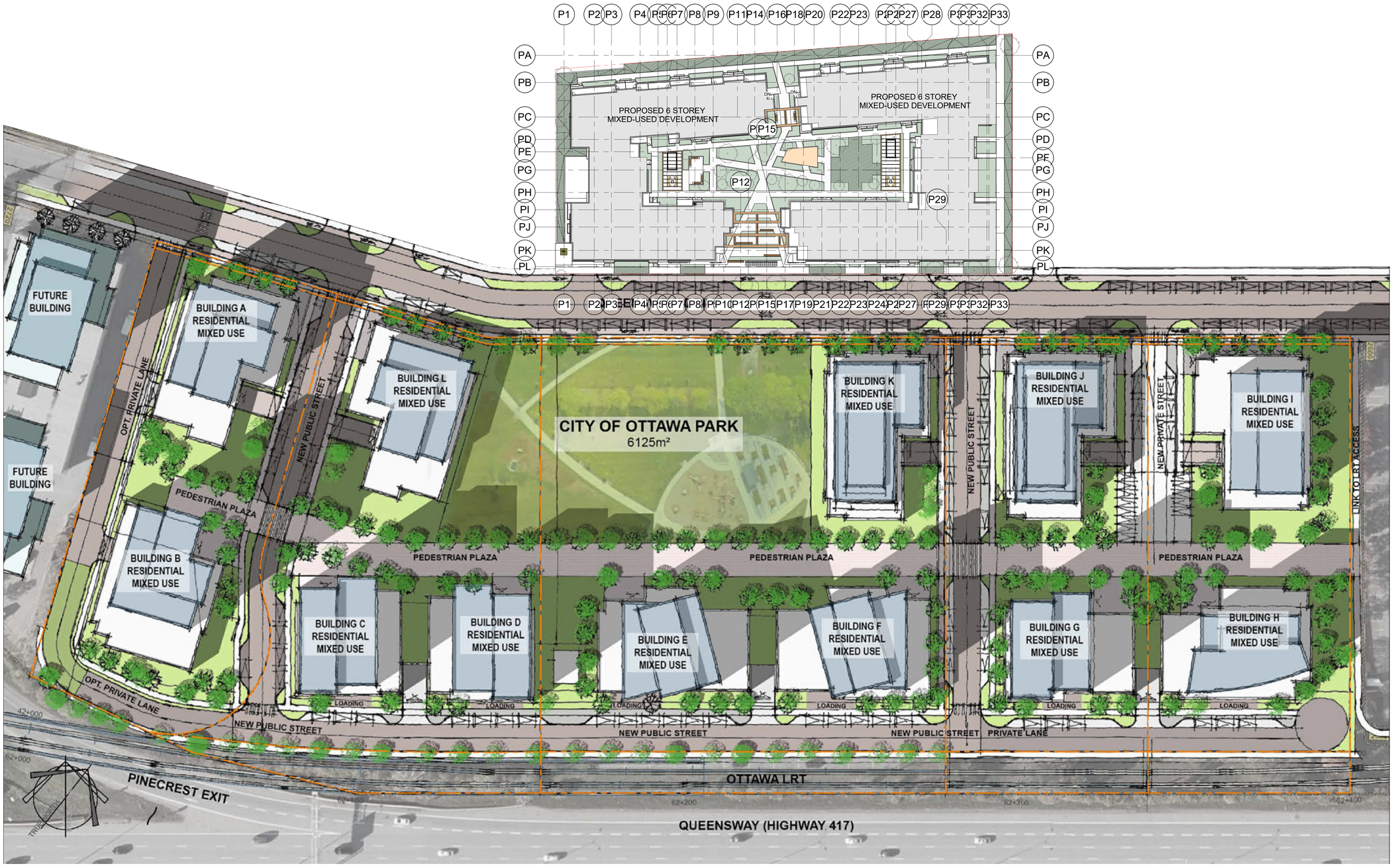
CONSULTANT:

DRAWN BY: Designer
DATE: 07/17/2025
SCALE: 1/16" = 1'-0"
JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFFREY ROSH SIREN — LICENCE — 2026-05-22

SHEET TITLE:
FIRE ACCESS PLAN

DRAWING No.: A0.4
REVISION No:



1 CONTEXT PLAN
1" = 40'-0"

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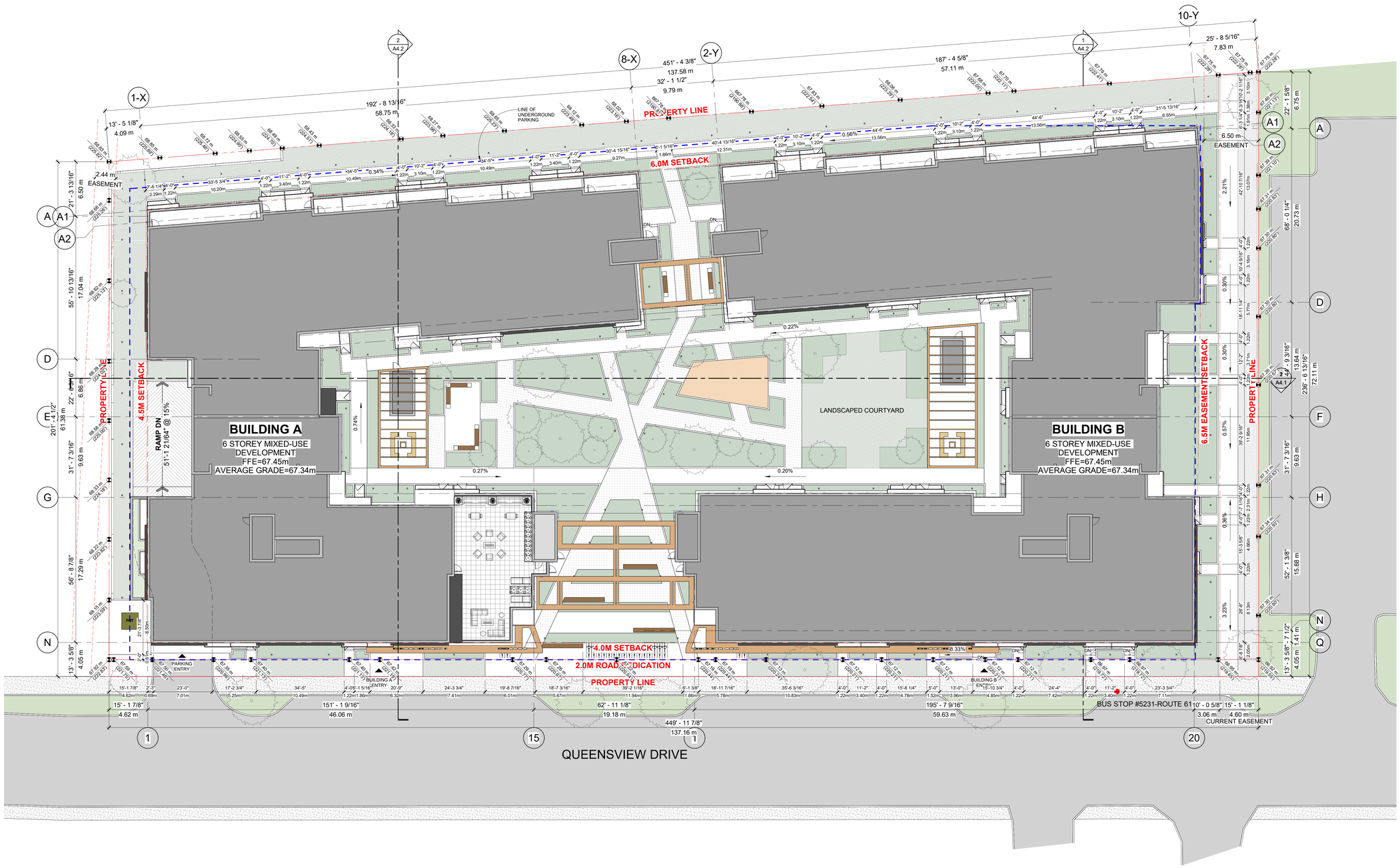
CONSULTANT:

DRAWN BY: Designer
DATE: 07/17/2025
SCALE: 1" = 40'-0"
JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — ALAN GORDON SHEN LICENCE 9701 — 2026-05-22

SHEET TITLE:
CONTEXT PLAN

DRAWING No.: A0.5
REVISION No:



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CLIENT:

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CONSULTANT:

DRAWN BY: Designer
DATE: 07/17/2025
SCALE: 1/16" = 1'-0"
JOB NO.: 2525

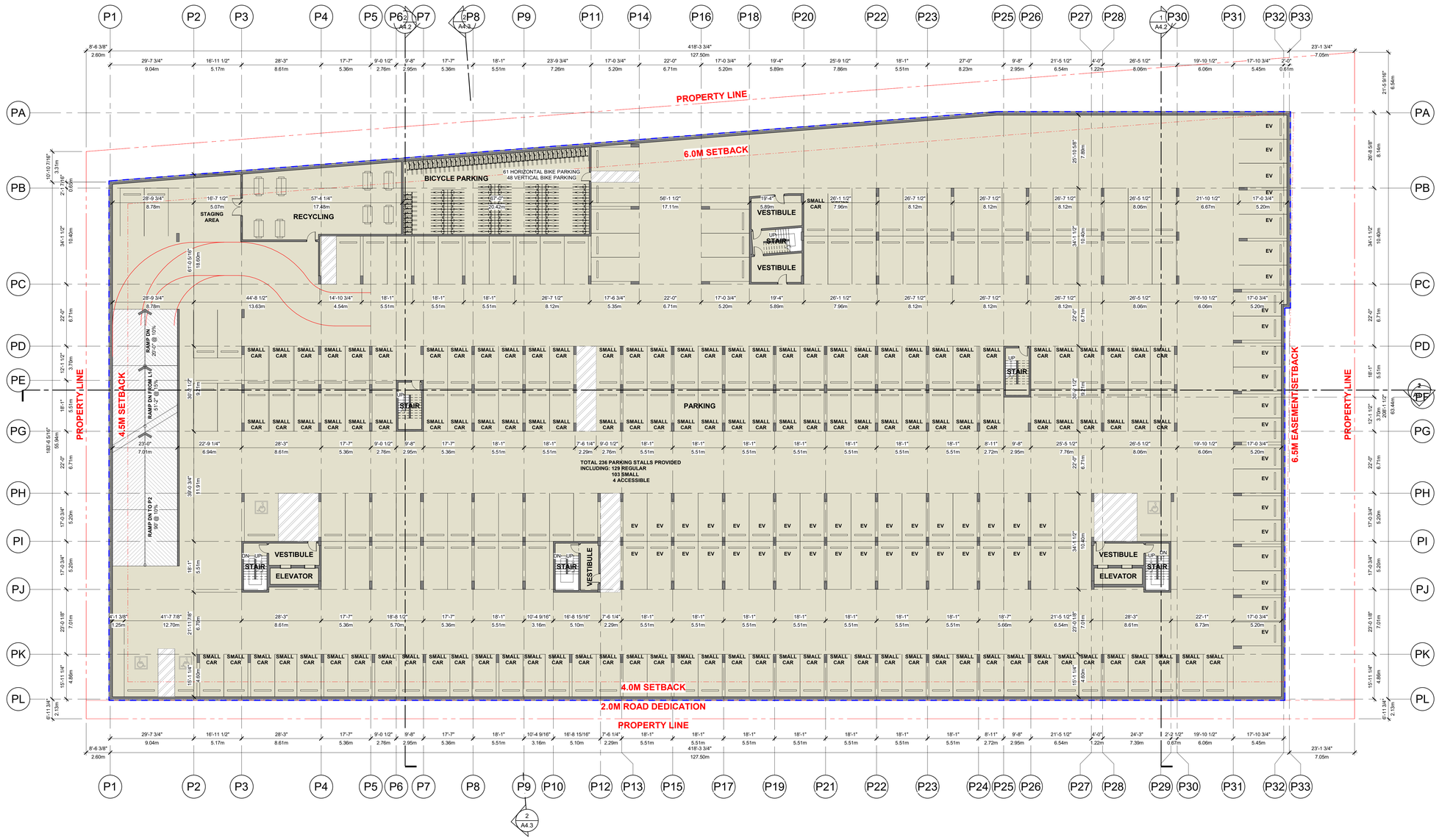
SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFF CHUEH SHEN — LICENCE 3231 — 2026-05-22

SHEET TITLE:

SITE PLAN

DRAWING No.: A1.0

REVISION No:



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CLIENT:

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CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE: 1/16" = 1'-0"

JOB NO.: 2525

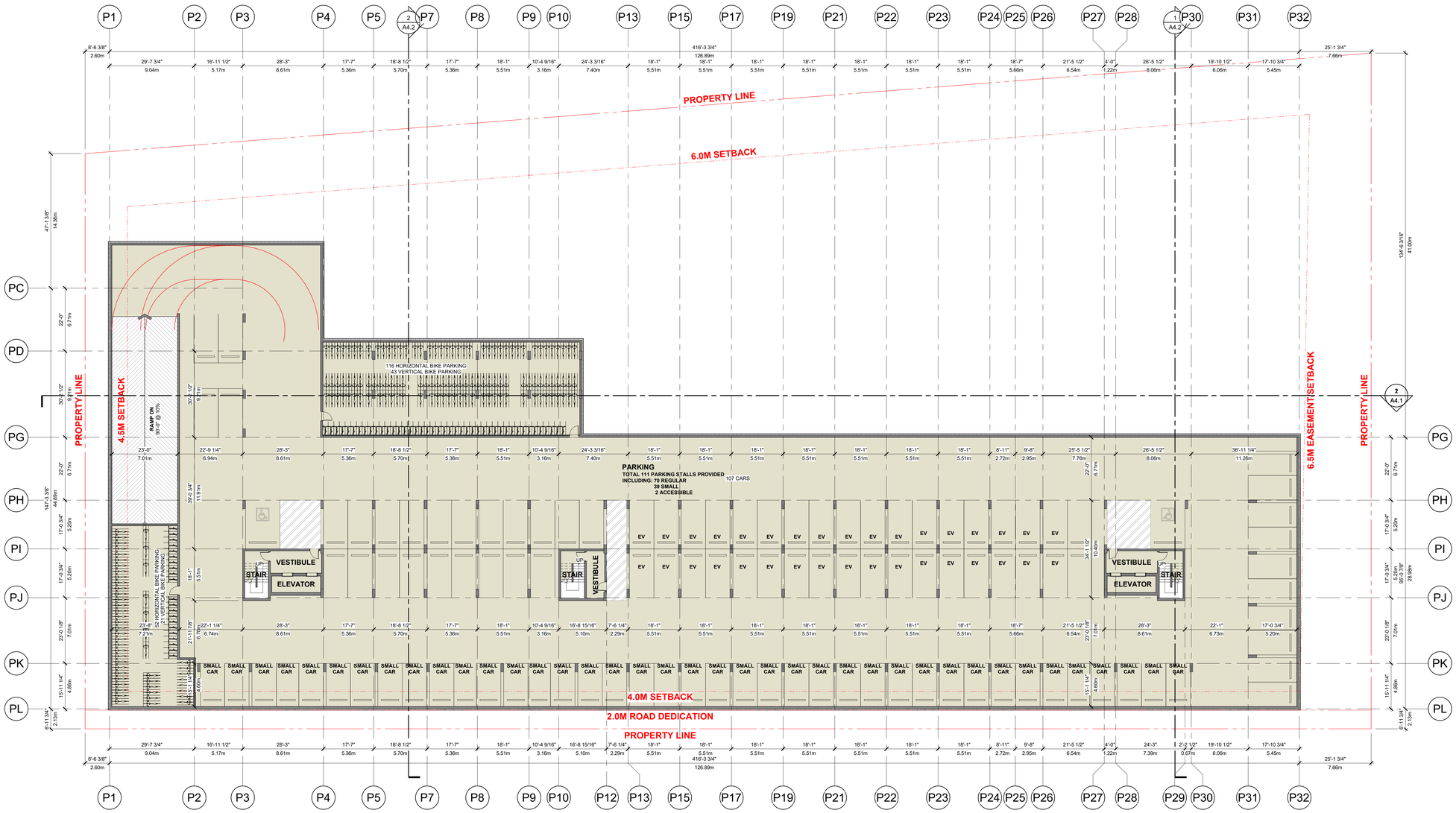
SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — KAI YUAN SHEN — LICENCE 9034 — 2026-05-22

SHEET TITLE:

P1 FLOOR PLAN

DRAWING No.: A2.1

REVISION No:



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CONSULTANT:

DRAWN BY: Designer
DATE: 07/17/2025
SCALE: 1/16" = 1'-0"
JOB NO.: 2525

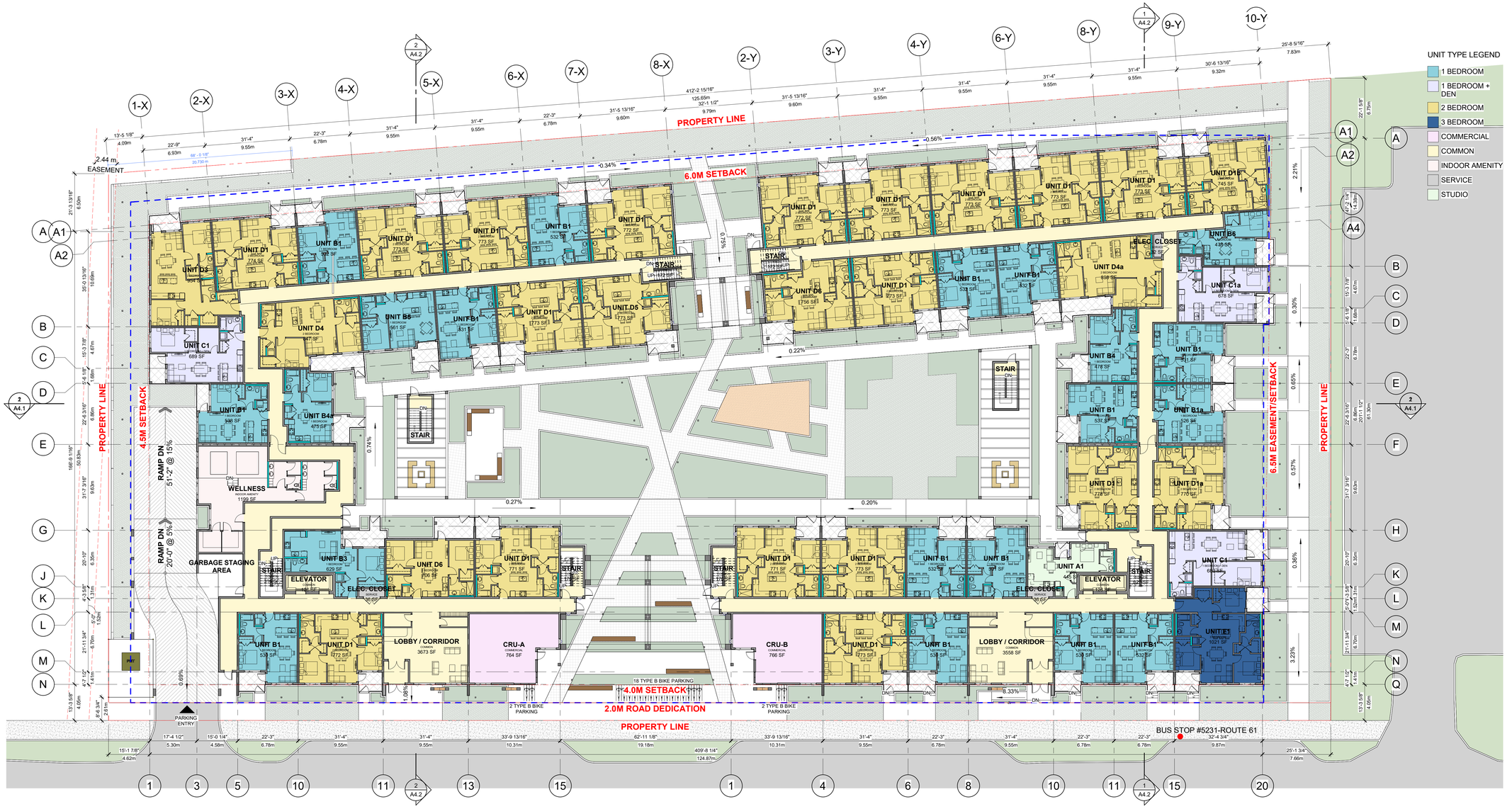
SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — KAI YUAN SHEN — LICENCE 9725 — 2026-05-22

SHEET TITLE:

P2 FLOOR PLAN

DRAWING No.: A2.2

REVISION No:



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ROOM SCHEDULE-LEVEL 1		
Unit Type	Name	Count

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CLIENT:

WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE: 1/16" = 1'-0"

JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFF YOUMIN SHEN — LICENCE 10124 — 2026-05-22

SHEET TITLE:

LEVEL 1 FLOOR PLAN

DRAWING No.: A2.3

REVISION No:



UNIT TYPE LEGEND

- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM
- 3 BEDROOM
- COMMON
- SERVICE

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CONSULTANT:

DRAWN BY: Designer
DATE: 07/17/2025
SCALE: 1/16" = 1'-0"
JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JUN YAO-SUN SHEN — LICENCE — 2026-05-22

SHEET TITLE:

LEVEL 2 FLOOR PLAN

DRAWING No.: A2.4

REVISION No:



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ROOM SCHEDULE-LEVEL 3

Unit Type	Name	Count

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CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE: 1/16" = 1'-0"

JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFF CHEUK SHEN LICENCE 9793 — 2026-05-22

SHEET TITLE:

LEVEL 3-5 FLOOR PLAN

DRAWING No.: A2.5

REVISION No:



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ROOM SCHEDULE-LEVEL 6

Unit Type	Name	Count
Not Placed		
BICYCLE PARKING	BICYCLE PARKING	1
BICYCLE PARKING		1
		1
P2 PARKING		
PARKING	BICYCLE PARKING	1
PARKING	ELEVATOR	2
PARKING	PARKING	1
PARKING	STAIR	4
PARKING	STORAGE	1
PARKING	VESTIBULE	3
PARKING		12
		12
P1 PARKING		
PARKING	BICYCLE PARKING	1
PARKING	ELEVATOR	2
PARKING	PARKING	1
PARKING	RECYCLING	1
PARKING	STAIR	6
PARKING	VESTIBULE	5
PARKING		16
		16

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CLIENT:

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CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE: 1/16" = 1'-0"

JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — ALAN YOUNUM SHEN — LICENCE 10106 — 2026-05-22

SHEET TITLE:

LEVEL 6 FLOOR PLAN

DRAWING No.: A2.6

REVISION No:



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CLIENT:

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CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE: 1/16" = 1'-0"

JOB NO.: 2525

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
SCOTT HOWARD SHEN
LICENCE
2014
2026-05-22
PROVINCE

SHEET TITLE:

ROOF PLAN

DRAWING No.: A2.7

REVISION No:



1 SOUTH ELEVATION - BLDG A
1/8" = 1'-0"

MATERIAL LEGEND	
1	FIBRE CEMENT PANEL - WHITE
2	FIBRE CEMENT PANEL - DARK GREY
3	FIBRE CEMENT PANEL - CEDAR
4	FIBRE CEMENT PANEL - VERTICALLY STRIPED DARK GREY
5	CLEAR TEMPERED GLASS GUARD RAILING
6	THERMALLY BROKEN, DOUBLE GLAZED WINDOW - CLEAR
7	PRIVACY SCREEN - FROSTED GLASS PARTITION WALL
8	TINTED TEMPERED GLASS GUARD RAILING - BRONZE

MATERIAL LEGEND	
9	ALUMINUM GUARDRAIL
10	VINYL WINDOW / DOOR FRAME
11	EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL/PEDESTAL/STAIR/RAMP/PLANTER
12	PRE-FINISHED METAL FLASHING - DARK GREY
13	PRE-FINISHED METAL PANEL - WOOD GRAIN FINISH
14	ALUMINUM WINDOW WALL MULLION - BLACK
15	SPANDREL PANEL - DARK GREY



2 SOUTH ELEVATION - BLDG B
1/8" = 1'-0"

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CLIENT:
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CONSULTANT:

DRAWN BY: Designer
DATE: 07/17/2025
SCALE: 1/8" = 1'-0"
JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — ALAN HANSEN SHEN LICENCE 9701 — 2026-05-22

SHEET TITLE:
ELEVATIONS - SOUTH

DRAWING No.: A3.1
REVISION No:



1 NORTH ELEVATION - BLDG B
1/8" = 1'-0"

MATERIAL LEGEND	
1	FIBRE CEMENT PANEL - WHITE
2	FIBRE CEMENT PANEL - DARK GREY
3	FIBRE CEMENT PANEL - CEDAR
4	FIBRE CEMENT PANEL - VERTICALLY STRIPED DARK GREY
5	CLEAR TEMPERED GLASS GUARD RAILING
6	THERMALLY BROKEN, DOUBLE GLAZED WINDOW - CLEAR
7	PRIVACY SCREEN - FROSTED GLASS PARTITION WALL
8	TINTED TEMPERED GLASS GUARD RAILING - BRONZE

MATERIAL LEGEND	
9	ALUMINUM GUARDRAIL
10	VINYL WINDOW / DOOR FRAME
11	EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL/PEDESTAL/STAIR/RAMP/PLANTER
12	PRE-FINISHED METAL FLASHING - DARK GREY
13	PRE-FINISHED METAL PANEL - WOOD GRAIN FINISH
14	ALUMINUM WINDOW WALL MULLION - BLACK
15	SPANDREL PANEL - DARK GREY



2 NORTH ELEVATION - BLDG A
1/8" = 1'-0"

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JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — ALAN GRAEME SHEN LICENCE 9701 — 2026-05-22

SHEET TITLE:
ELEVATIONS - NORTH

DRAWING No.: A3.2
REVISION No:



1 WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND	
1	FIBRE CEMENT PANEL - WHITE
2	FIBRE CEMENT PANEL - DARK GREY
3	FIBRE CEMENT PANEL - CEDAR
4	FIBRE CEMENT PANEL - VERTICALLY STRIPED DARK GREY
5	CLEAR TEMPERED GLASS GUARD RAILING
6	THERMALLY BROKEN, DOUBLE GLAZED WINDOW - CLEAR
7	PRIVACY SCREEN - FROSTED GLASS PARTITION WALL
8	TINTED TEMPERED GLASS GUARD RAILING - BRONZE

MATERIAL LEGEND	
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10	VINYL WINDOW / DOOR FRAME
11	EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL/PEDESTAL/STAIR/RAMP/PLANTER
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13	PRE-FINISHED METAL PANEL - WOOD GRAIN FINISH
14	ALUMINUM WINDOW WALL MULLION - BLACK
15	SPANDREL PANEL - DARK GREY



2 EAST ELEVATION
1/8" = 1'-0"

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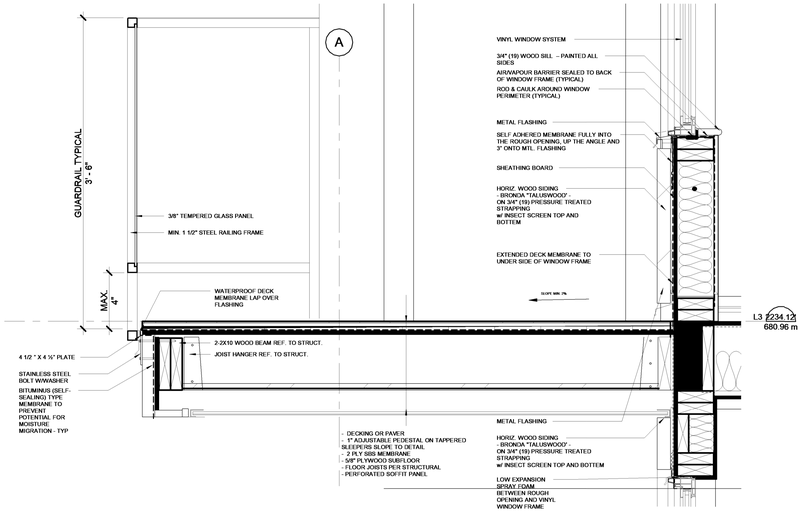
CONSULTANT:

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DATE: 07/17/2025
SCALE: 1/8" = 1'-0"
JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — ALAN VINSON SHEN — LICENCE 9701 — 2026-05-22

SHEET TITLE:
ELEVATIONS - EAST & WEST

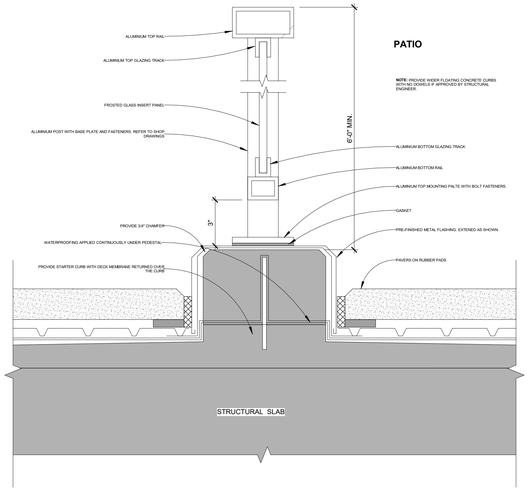
DRAWING No.: A3.3
REVISION No:



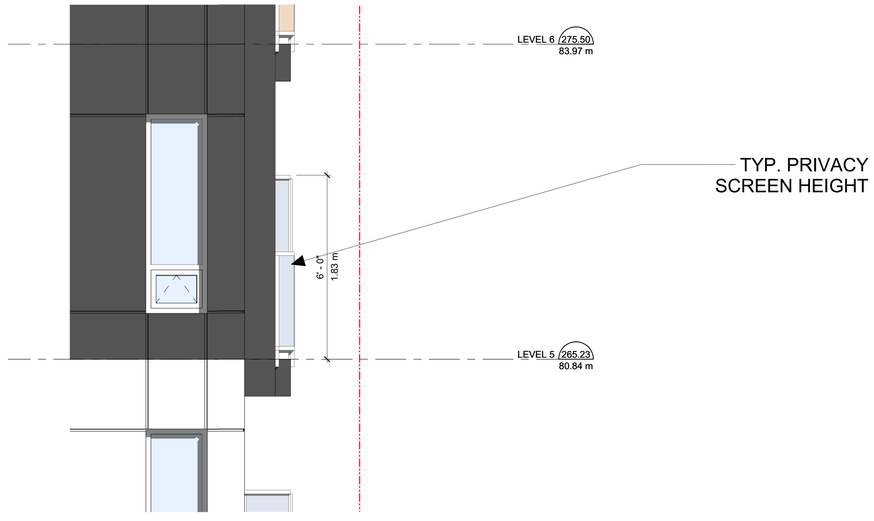
TYPICAL BALCONY RAILING DETAIL



2 RAILING @ ELEVATION
1/2" = 1'-0"



1 PRIVACY SCREEN
3" = 1'-0"



3 PRIVACY SCREEN
1/2" = 1'-0"

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BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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PROJECT:

MIXED-USE DEVELOPMENT

2655 Queensview Drive, Ottawa, ON

CLIENT:

WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer
DATE: 07/17/2025
SCALE: As indicated
JOB NO.: 2525

SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
JEFF VINTON SHEN
LICENCE
9701
2026-05-22

SHEET TITLE:

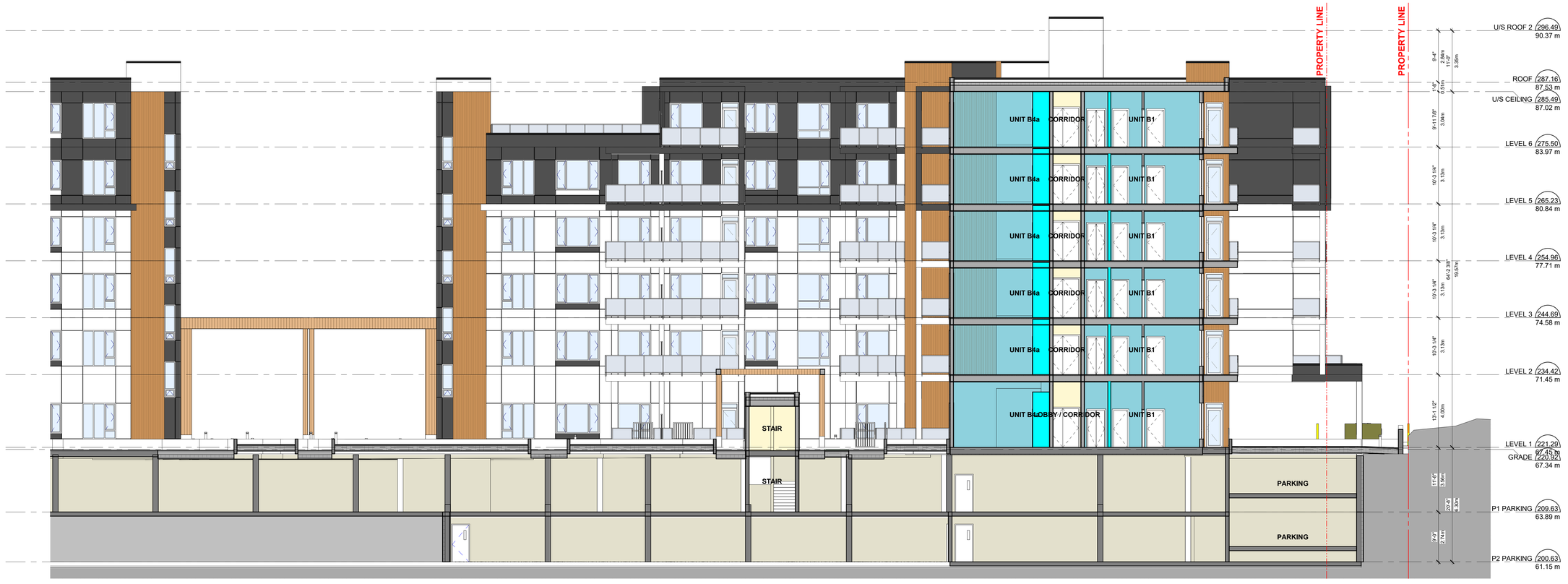
RAILING/PRIVACY SCREEN DETAIL

DRAWING No.: A3.4

REVISION No:



1 SECTION A - BLDG B
1/8" = 1'-0"



2 SECTION A - BLDG A
1/8" = 1'-0"

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PROJECT:
MIXED-USE DEVELOPMENT

2655 Queensview Drive, Ottawa, ON

CLIENT:
WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer
DATE: 07/17/2025
SCALE: 1/8" = 1'-0"
JOB NO.: 2525

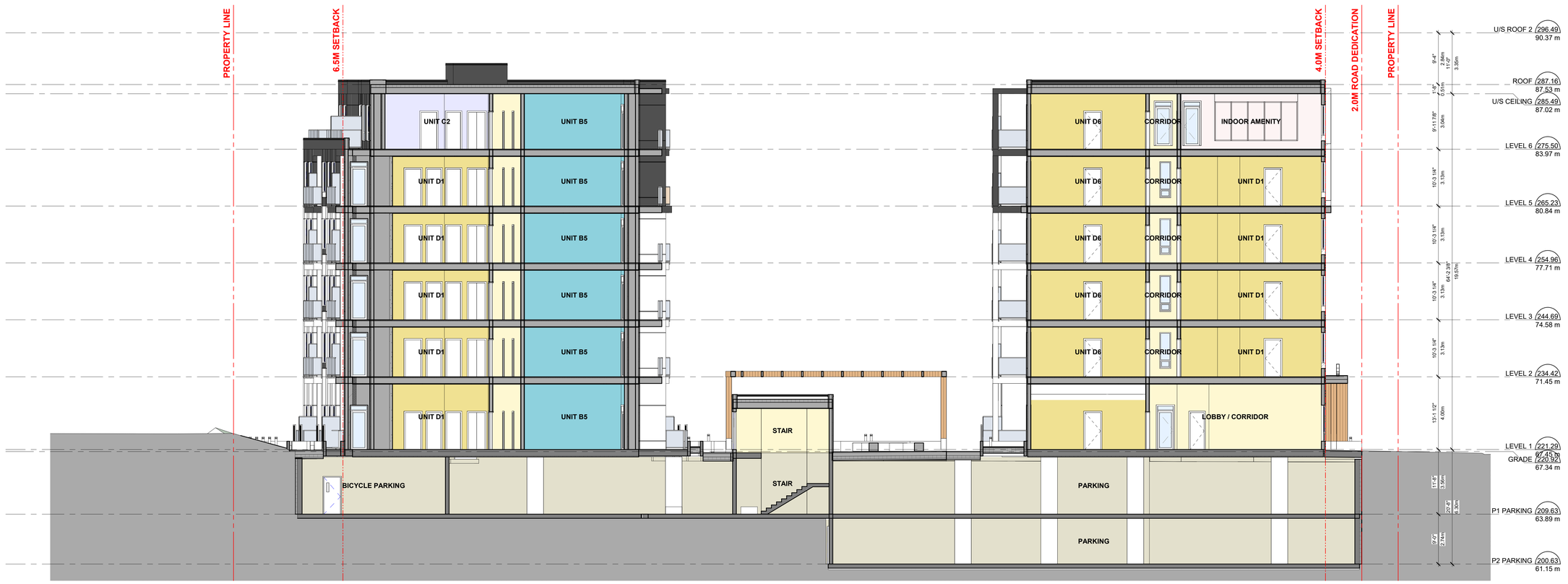
SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
JEFF GWUN SHEN
LICENCE
2026-05-22

SHEET TITLE:
SECTION A

DRAWING No.: A4.1
REVISION No:



1 SECTION B
1/8" = 1'-0"



2 SECTION C
1/8" = 1'-0"

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PROJECT:
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CLIENT:
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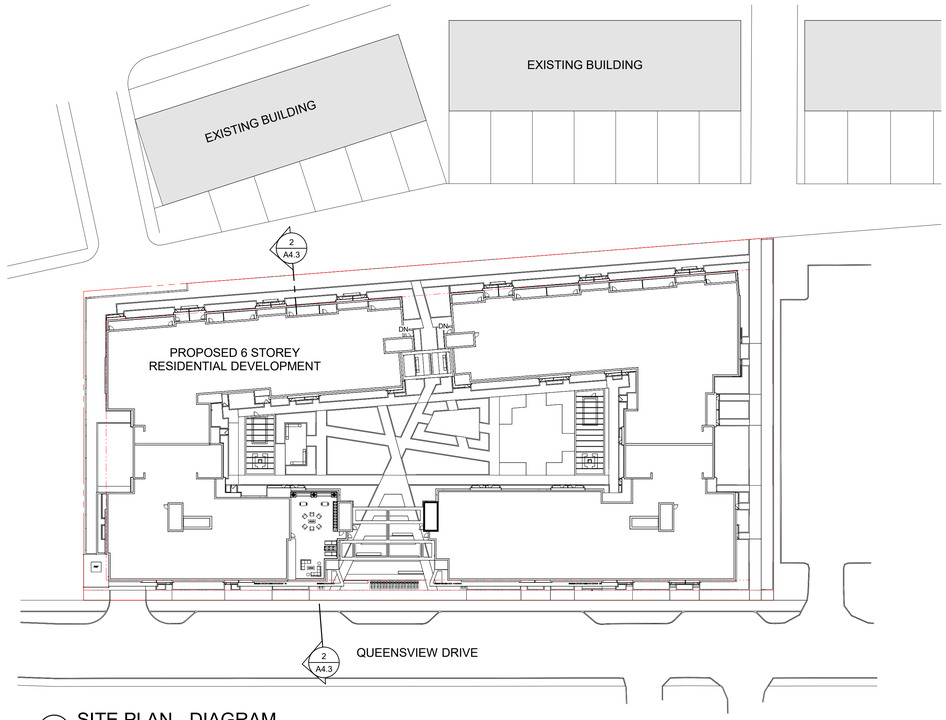
CONSULTANT:

DRAWN BY: Designer
DATE: 07/17/2025
SCALE: 1/8" = 1'-0"
JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — SCOTT YUMIN SHEN — LICENCE — 2026-05-22 — REGISTERED

SHEET TITLE:
SECTION B & C

DRAWING No.: A4.2
REVISION No:



1 SITE PLAN - DIAGRAM
1" = 40'-0"



2 SECTION DIAGRAM
1/8" = 1'-0"

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PROJECT:

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CLIENT:

WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE: As indicated

JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFF CHUEN SHEN — LICENCE 8751 — 2026-05-22

SHEET TITLE:

MASSING ANALYSIS SECTION

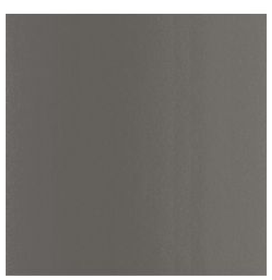
DRAWING No.: A4.3

REVISION No:



MATERIAL LEGEND	
1	FIBRE CEMENT PANEL - WHITE
2	FIBRE CEMENT PANEL - DARK GREY
3	FIBRE CEMENT PANEL - CEDAR
4	FIBRE CEMENT PANEL - VERTICALLY STRIPED DARK GREY
5	CLEAR TEMPERED GLASS GUARD RAILING
6	THERMALLY BROKEN, DOUBLE GLAZED WINDOW - CLEAR
7	PRIVACY SCREEN - FROSTED GLASS PARTITION WALL
8	TINTED TEMPERED GLASS GUARD RAILING - BRONZE
9	ALUMINUM GUARDRAIL
10	VINYL WINDOW / DOOR FRAME
11	EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL/PEDESTAL/STAIR/RAMP/PLANTER
12	PRE-FINISHED METAL FLASHING - DARK GREY
13	PRE-FINISHED METAL PANEL - WOOD GRAIN FINISH
14	ALUMINUM WINDOW WALL MULLION - BLACK
15	SPANDREL PANEL - DARK GREY

FIBRE CEMENT PANEL
White



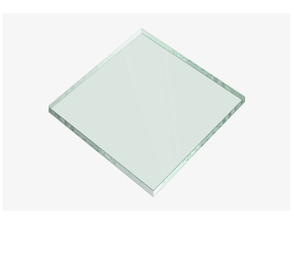
FIBRE CEMENET PANEL
Dark Grey



FIBRE CEMENET PANEL
Cedar



FIBRE CEMENET PANEL
Ceraclad-Dusky Grey



THERMALLY BROKEN, DOUBLE GLAZED WINDOW
Glass



TINTED TEMPERED GLASS GUARD RAILING
Bronze



PRE- FINISHED METAL FLASHING
Dark Grey

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PROJECT:
MIXED-USE DEVELOPMENT

2655 Queensview Drive, Ottawa, ON

CLIENT:
WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer
DATE: 07/17/2025
SCALE:
JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFF GWUN SHEN — LICENCE 8751 — 2026-05-22

SHEET TITLE:
MATERIAL BOARD

DRAWING No.: A5.1
REVISION No:



1 LIGHTING PLAN - LEVEL 1
1/16" = 1'-0"

SUITE PATIO / BALCONY LIGHT



WALL MOUNTED LIGHT FIXTURE



BOLLARD LIGHT FIXTURE

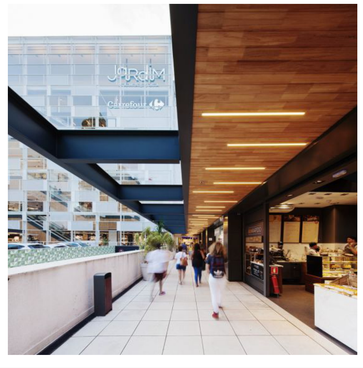




LIGHT POLE



CEILING LIGHT



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PROJECT:
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CLIENT:
WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer
DATE: 07/17/2025
SCALE: 1/16" = 1'-0"
JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFF KWUN SHEN — LICENCE 9354 — 2026-05-22

SHEET TITLE:
LIGHTING FIXTURES PLAN

DRAWING No.: A5.2
REVISION No:



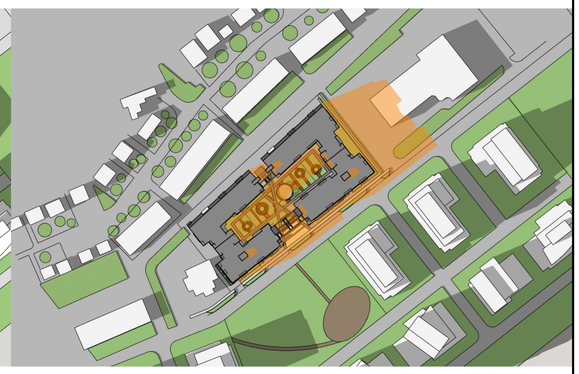
MAR/SEPT 21 10:00 AM



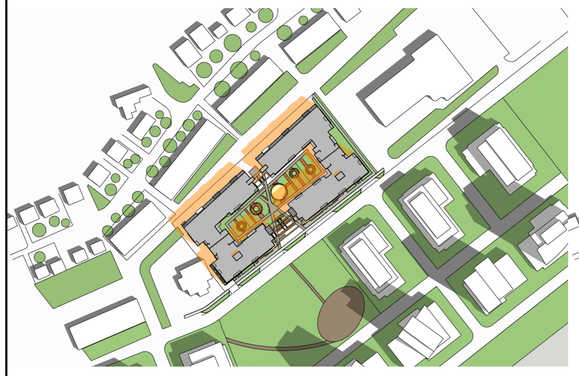
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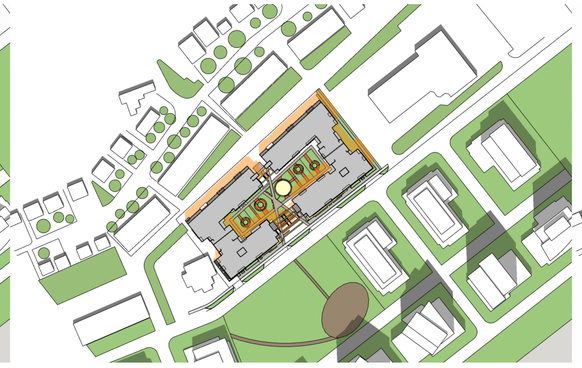
MAR/SEPT 21 2:00 PM



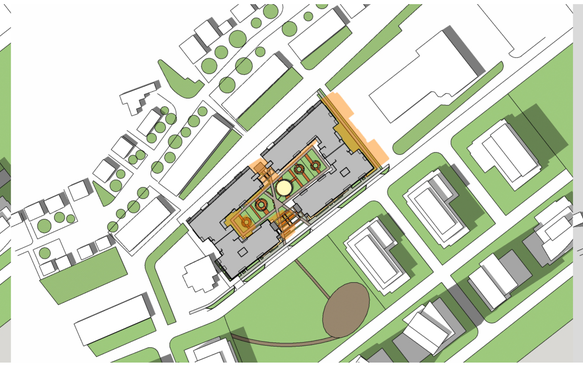
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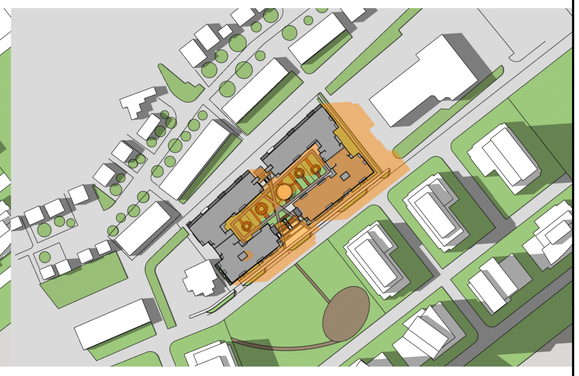
JUNE 21 10:00 AM



JUNE 21 12:00 AM



JUNE 21 2:00 PM



JUNE 21 4:00 PM



DEC 21 10:00 AM



DEC 21 12:00 AM



DEC 21 2:00 PM



DEC 21 4:00 PM

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BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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PROJECT:

MIXED-USE DEVELOPMENT

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CLIENT:

WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE:

JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — SCOTT CHESLEY GREEN — LICENCE 9781 — 2026-05-22

SHEET TITLE:

SHADOW STUDY

DRAWING No.: A6.1

REVISION No:



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MIXED-USE DEVELOPMENT

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CLIENT:

WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE:

JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — ALAN HANSEN — LICENCE 9701 — 2026-05-22

SHEET TITLE:

BUILDING 3D VIEW

DRAWING No.: A7.0

REVISION No:



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PROJECT:

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2655 Queensview Drive, Ottawa, ON

CLIENT:

WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE:

JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFF GWUN SHEN — LICENCE 8291 — 2026-05-22

SHEET TITLE:

BUILDING 3D VIEW

DRAWING No.: A7.1

REVISION No:



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CLIENT:

WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE:

JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JUN XIAOJUN SHEN — LICENCE — 2026-05-22

SHEET TITLE:

BUILDING 3D VIEW

DRAWING No.: A7.2

REVISION No:



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WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE:

JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFF CHIEH SHEN — LICENCE 3231 — 2026-05-22

SHEET TITLE:

AERIAL
VIEW-ENTRANCE

DRAWING No.: A7.3

REVISION No:



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WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE:

JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFF CHUEH SHEN — LICENCE 7231 — 2026-05-22

SHEET TITLE:

AERIAL VIEW

DRAWING No.: A7.4

REVISION No:



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BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those **assumed** on the drawings.

Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.

Written dimensions shall have precedence over scaled dimensions.

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PROJECT:

MIXED-USE DEVELOPMENT

2655 Queensview Drive, Ottawa, ON

CLIENT:

WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE:

JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFF YUQUN SHEN — LICENCE — 2026-05-22

SHEET TITLE:

AERIAL VIEW

DRAWING No.: A7.5

REVISION No:



J+S ARCHITECT

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PROJECT:

MIXED-USE DEVELOPMENT

2655 Queensview Drive, Ottawa, ON

CLIENT:

WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE:

JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFF GREEN — LICENCE 9791 — 2026-05-22

SHEET TITLE:

VIEW FROM ENTRANCE

DRAWING No.: A7.6

REVISION No:





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PROJECT:

MIXED-USE DEVELOPMENT

2655 Queensview Drive, Ottawa, ON

CLIENT:

WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer

DATE: 07/17/2025

SCALE:

JOB NO.: 2525

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFF YAO-SUN SHEN — LICENCE — 2026-05-22

SHEET TITLE:

BUILDING VIEW - NIGHT VIEW

DRAWING No.: A7.7

REVISION No: