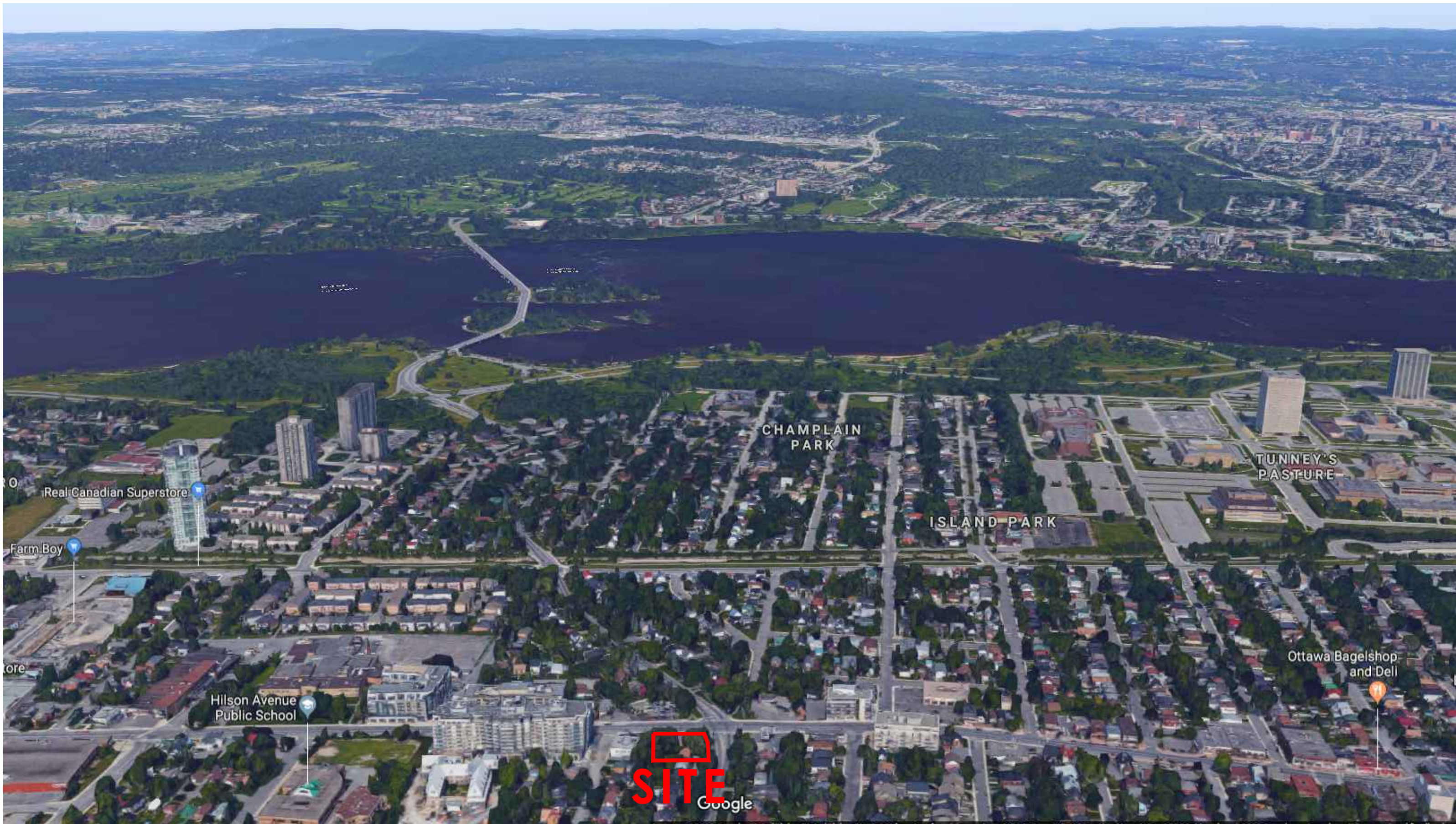
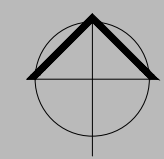




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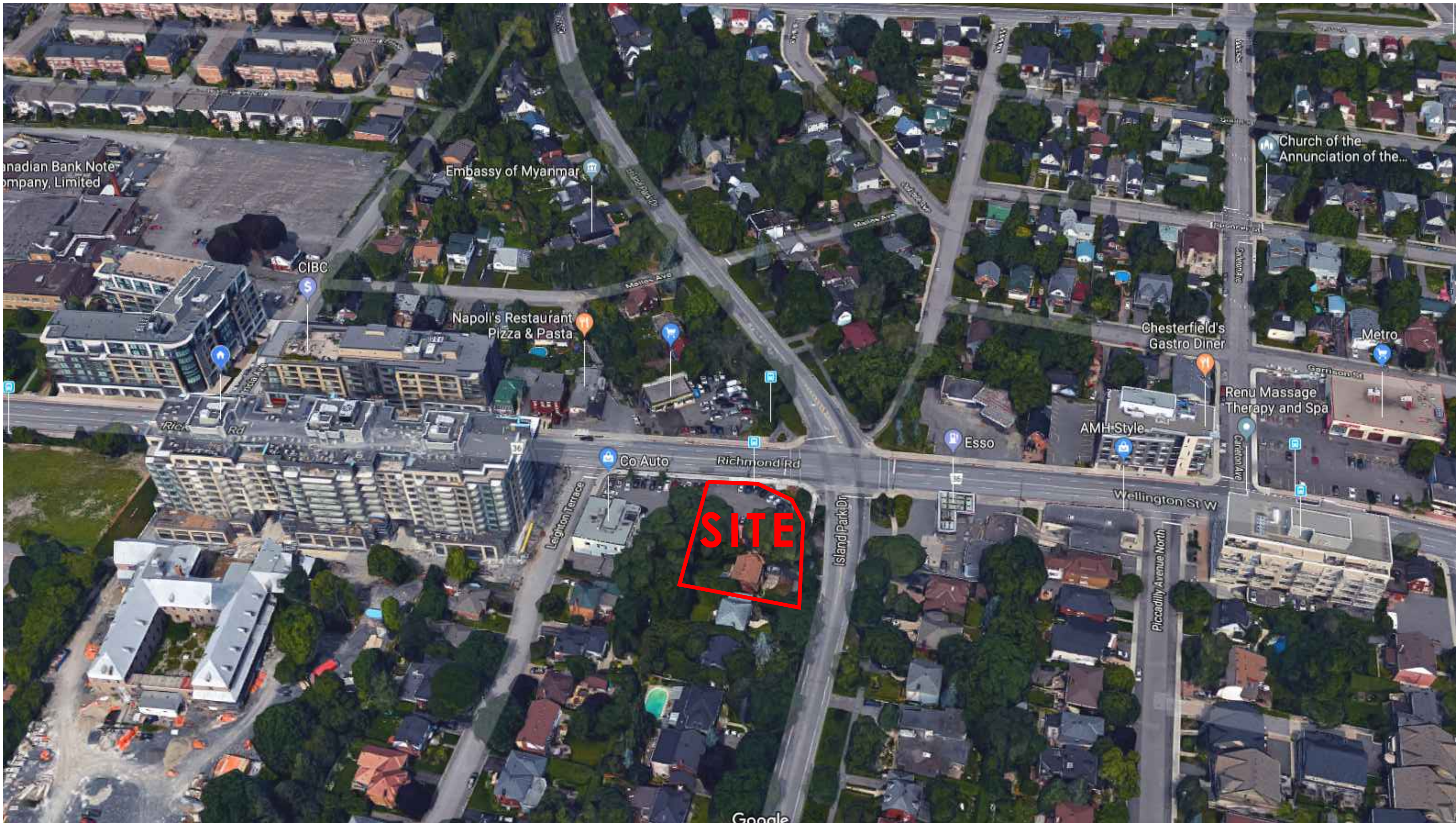


70 RICHMOND RD

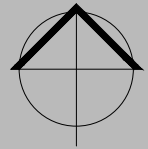


CONTEXT
Google Aerial Context

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CONTEXT
Google Aerial - Site

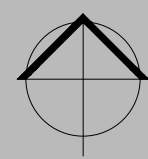
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SITE



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CONTEXT MAP
GeoOttawa Aerial Map

NOT TO SCALE
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1 BUILDING AREA SUMMARY

SITE AREA	17,093	SQ.FT.	
BUILDING FOOTPRINT	12,180	SQ.FT.	71% COVERAGE
NUMBER OF STOREYS ABOVE GRADE	9	STOREYS	
TOTAL GROSS AREA	98,190	SQ.FT.	(**EXCLUDES BELOW GRADE AREA)
TOTAL NET/LEASEABLE AREA			
	RESIDENTIAL	77,500	SQ.FT.
	COM/RET	2,260	SQ.FT.
TOTAL GFA (AS PER CITY DEF.)	-	SQ.FT.	

2 UNIT SUMMARY

TOTAL UNITS	88	QTY.	RATIO %
STUDIO	3	3	3%
1 BEDROOM	30	30	34%
1 BEDROOM + DEN	7	7	8%
2 BEDROOM	24	24	27%
2 BEDROOM + DEN	17	17	19%
TOWNHOUSE (2 BED + DEN)	7	7	8%
AVERAGE UNIT SIZE	881	SQ.FT.	

3 PARKING REQUIREMENTS (ZBL) total units -12

RES	TOTAL PARKING REQUIRED (ZBL)	38	SPACES	*Rate = 88 - 12 X 0.5 = 38
	TOTAL PARKING PROVIDED	63	SPACES	*Rate = 0.85
	PARKING RATE PROVIDED	0.83	/UNIT	
VIS	TOTAL VISITOR PARKING REQUIRED (ZBL)	8	SPACES	*Rate = 88 - 12 X 0.1 = 7.6
	TOTAL VISITOR PROVIDED	8	SPACES	*Rate = 0.1
	PARKING RATE PROVIDED	0.1	/UNIT	
	TOTAL PARKING REQUIRED (ZBL)	46	SPACES	* 38 + 8 = 46 spaces
	TOTAL PARKING PROVIDED	71	SPACES	* 63 + 8 = 71 spaces

4 TOTAL AMENITY SPACE REQUIRED (ZBL)

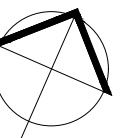
TOTAL AMENITY SPACE REQUIRED	5,683	SQ.FT.	*88 x 6 sqm = 5,683 sqft
TOTAL SHARED AMENITY SPACE REQUIRED	2,842	SQ.FT.	5,683 / 2 = 2841.5 sqft
SHARED AMENITY SPACE PROVIDED:	3,985	SQ.FT.	
GROUND FLOOR RES LOBBY LOUNGE	270	SQ.FT.	
ROOFTOP INDOOR AMENITY	1,630	SQ.FT.	
ROOFTOP OUTDOOR AMENITY	2,085	SQ.FT.	
PRIVATE AMENITY SPACE PROVIDED (BALCONIES):	2,841	SQ.FT.	
TOTAL AMENITY SPACE PROVIDED	6,826	SQ.FT.	

5 BICYCLE PARKING REQUIREMENTS (ZBL)

TOTAL BIKE PARKING SPACES REQUIRED	88	STALLS
RATE/UNIT	1	/UNITS
TOTAL BIKE PARKING SPACES PROVIDED	88	STALLS

1- BUILDING AREA BREAKDOWN

	GROSS	EFF.	NET	CITY GFA	UNITS/FL ACTUAL
P2	15,720 SQ.FT.			SQ.FT.	
P1	15,720 SQ.FT.			SQ.FT.	
LEVEL 1	12,180 SQ.FT.	46%	5,655 SQ.FT.	RES	7
MEZ	5,510	n/a	5,655	MEZ	
		19%	2,260	COM/RET	
LEVEL 2	10,960 SQ.FT.	85%	9,350 SQ.FT.	RES	12
LEVEL 3	11,100 SQ.FT.	85%	9,390 SQ.FT.	RES	12
LEVEL 4	11,100 SQ.FT.	85%	9,390 SQ.FT.	RES	12
LEVEL 5	11,100 SQ.FT.	85%	9,390 SQ.FT.	RES	12
LEVEL 6	9,585 SQ.FT.	88%	8,420 SQ.FT.	RES	10
LEVEL 7	9,395 SQ.FT.	87%	8,220 SQ.FT.	RES	10
LEVEL 8	7,450 SQ.FT.	87%	6,485 SQ.FT.	RES	7
LEVEL 9	6,480 SQ.FT.	86%	5,545 SQ.FT.	RES	6
LEVEL 10/ROOF	3,330 SQ.FT.	n/a		INTERIOR	
TOTAL	98,190 SQ.FT.			- SQ.FT.	88
			77,500 SQ.FT.	TOTAL NET RESIDENTIAL	
			2,260 SQ.FT.	TOTAL NET COM/RETAIL	



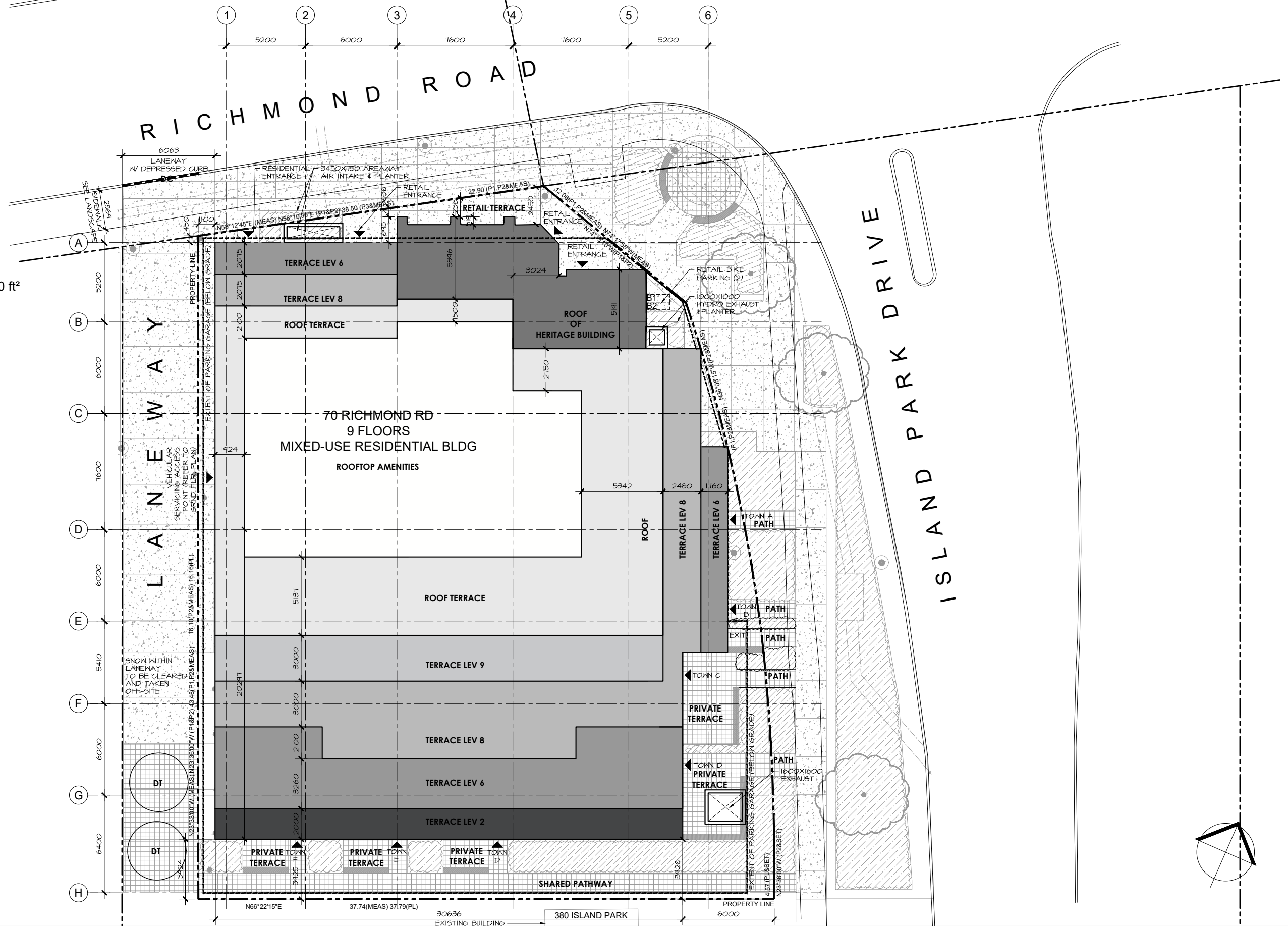
TOTA PROJECT GFA
 TOTAL GFA = 98,190 ft²
 RETAIL = 2,260 ft²
 NET RES = 77,500 ft²
 TOTAL UNITS = 88

PARKING PROVIDED
 RES = 63
 VIS = 8
 TOTAL PARKING = 71 SPACES

TOTAL BIKE PARKING = 88
 TOTAL LOCKERS = 95

AMENITY PROVIDED:
 INDOOR AMENITIES
 (Lobby Lounge 270 ft² + Roof Amenity 1,630 ft²) = 1,900 ft²
 OUTDOOR AMENITIES = 2,085 ft²
 TOTAL AMENITIES: 3,985 ft²

MIN AMENITY REQUIRED = 64.58 ft²/ Unit (6m²/ Unit)
 TOTAL AMENITY REQ'D = 5,683 ft² (528 m²)
 PRIVATE AMENITY (50%) = 2,842 ft² (264m²)
 COMMON AMENITY (50%) = 2,842 ft² (264m²)



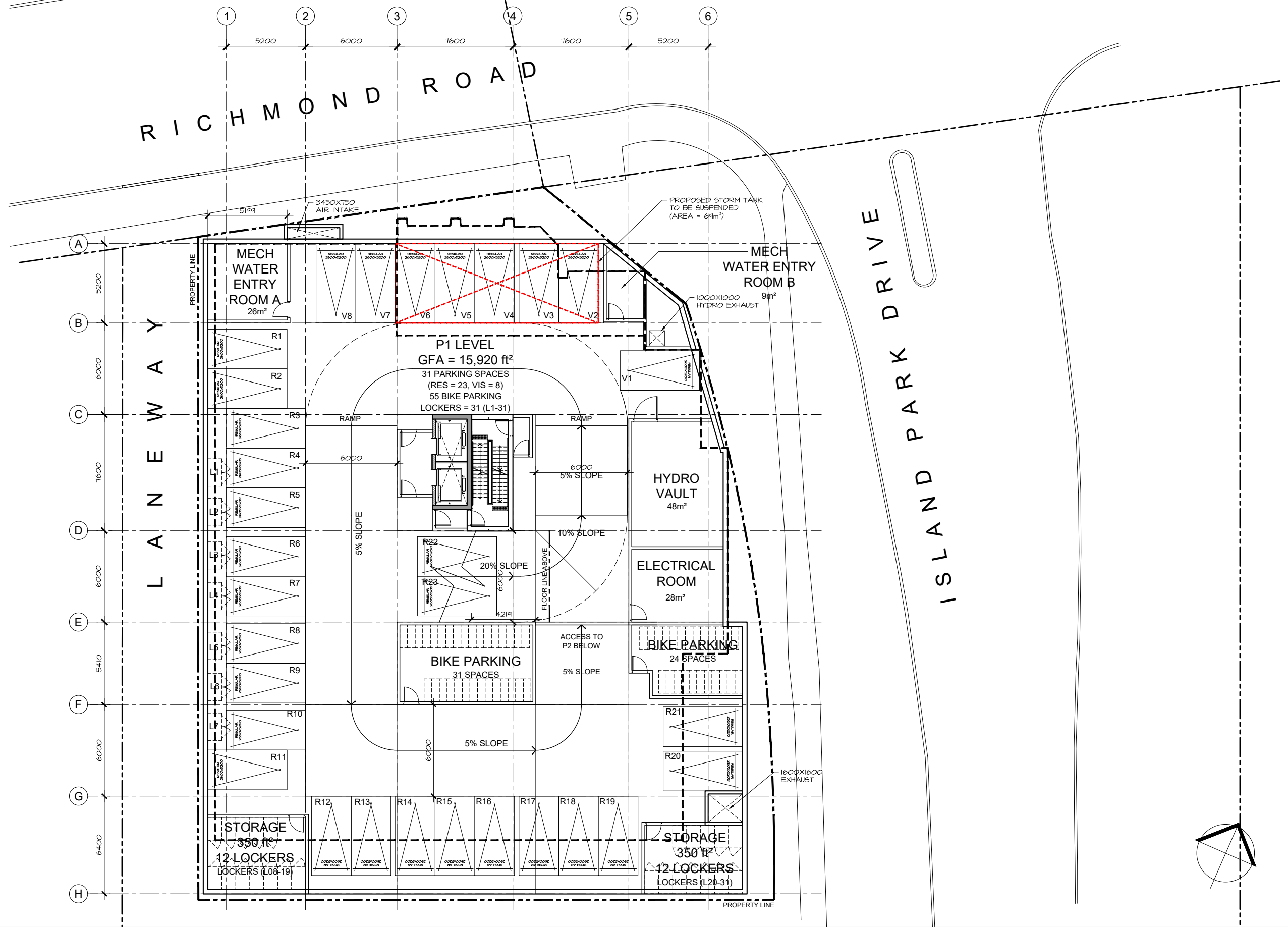
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SITE PLAN

SCALE 1:250
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LEVEL P1
 GFA = 15,721 ft²
 RES = 23
 VIS = 8
 TOTAL = 31 PARKING SPACES

BIKE PARKING = 55
 LOCKERS = 31



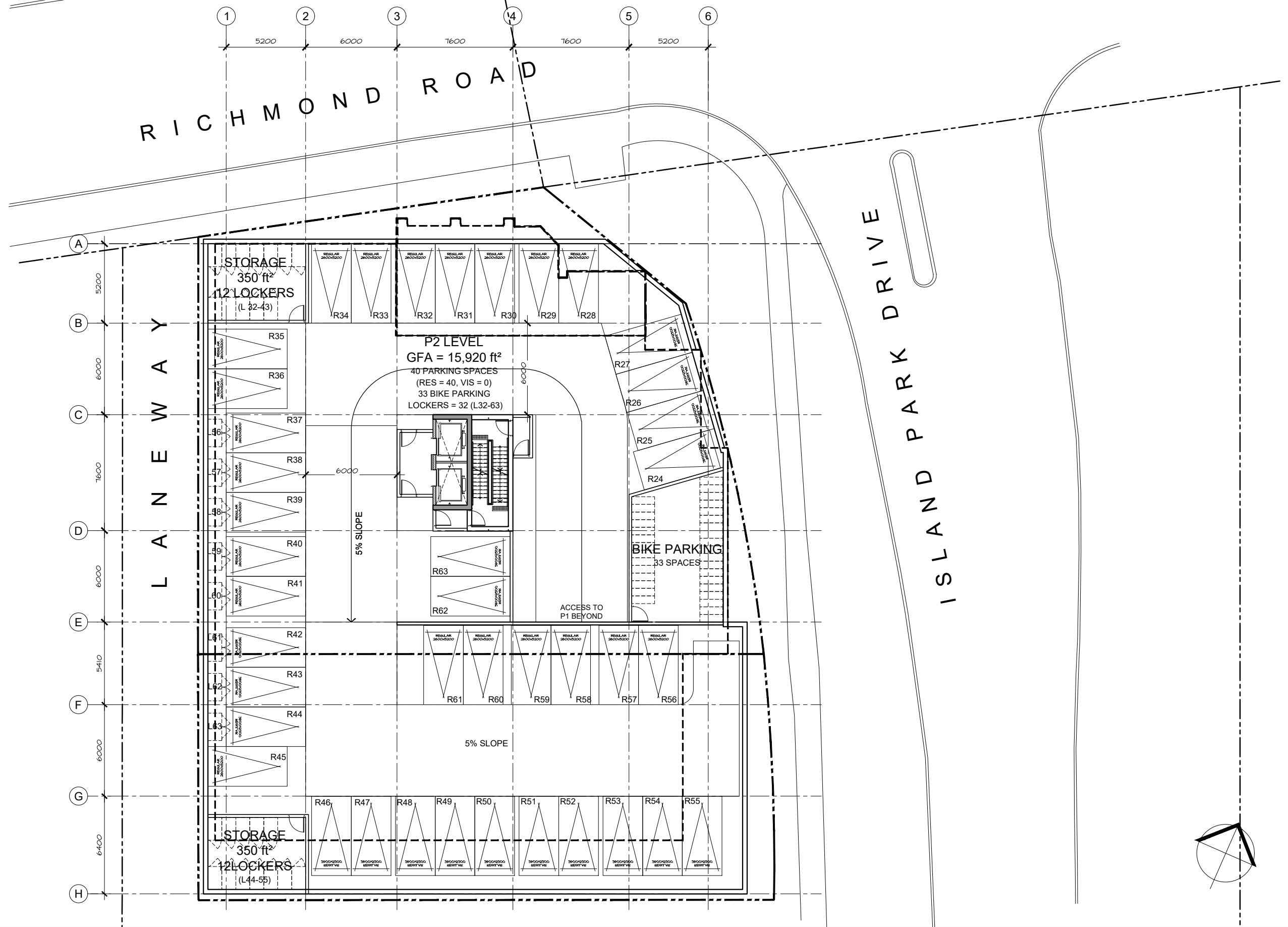
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LEVEL P1

SCALE 1:250
 Issued for SPA / May 13, 2022

LEVEL P2
 GFA = 15,721 ft²
 RES = 40
 VIS = 0
 TOTAL = 40 PARKING SPACES

BIKE PARKING = 33
 LOCKERS = 32



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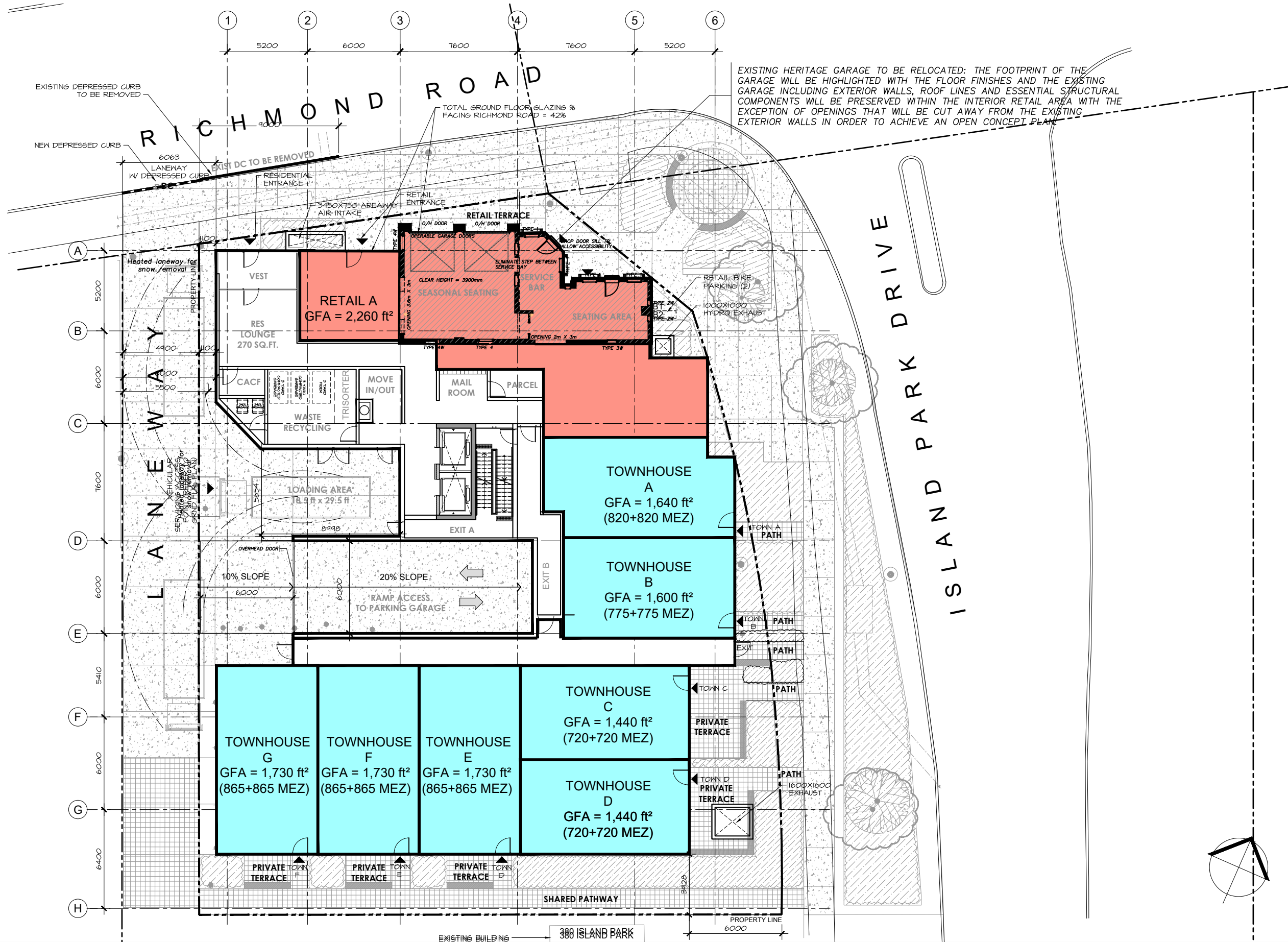
LEVEL P2

SCALE 1:250
 Issued for SPA / May 13, 2022



GROUND FLOOR
 TOTAL GFA (GROUND FLOOR) = 12,180 ft²
 TOTAL GFA (MEZ INCLUDED) = 17,690 ft²
 RETAIL = 2,260 ft²
 NET RES (GROUND FLOOR) = 5,510 ft²
 NET RES + MEZ = 5,655 ft² x 2 FL = 11,310 ft² (6m ht)
 TOTAL UNITS = 7(TOWNS)
 EFF = 65% (RES/RET)

AMENITY BREAKDOWN:
 RES. LOBBY LOUNGE = 270 ft²

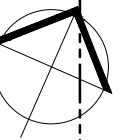
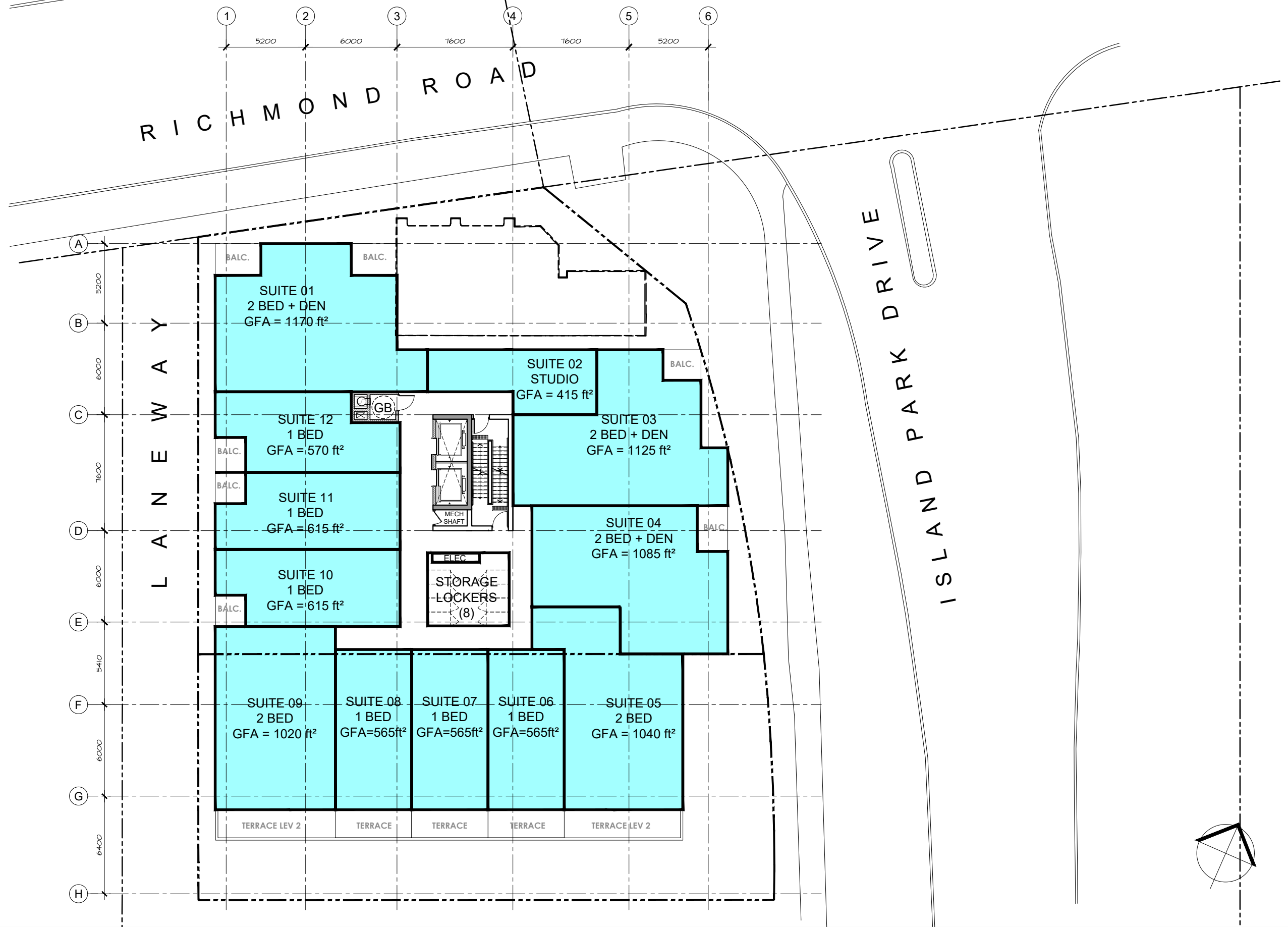


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GROUND FLOOR

SCALE 1:250
 Issued for SPA / May 13, 2022

LEVEL 2
 12 UNITS
 GFA = 10,960 ft²
 NET = 9,350 ft²
 EFF = 85%
 LOCKERS = 8

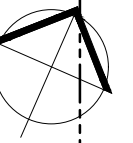
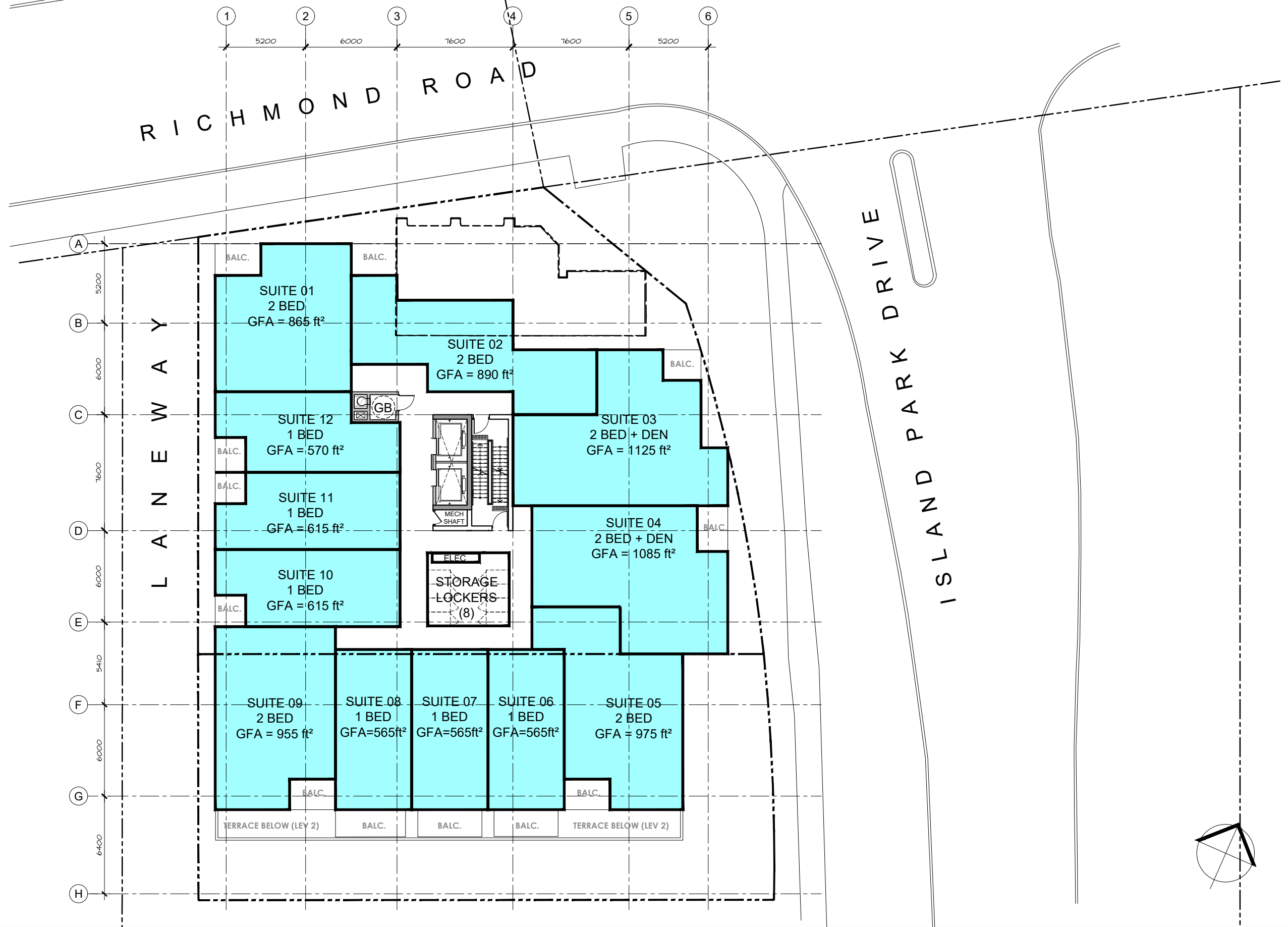


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LEVEL 2

SCALE 1:250
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LEVEL 3,4,5 (X3)
 12 UNITS
 GFA = 11,100 ft²
 NET = 9,390 ft²
 EFF = 85%
 LOCKERS = 24 (8 X 3 FLOORS)

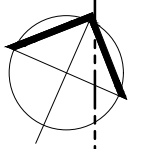
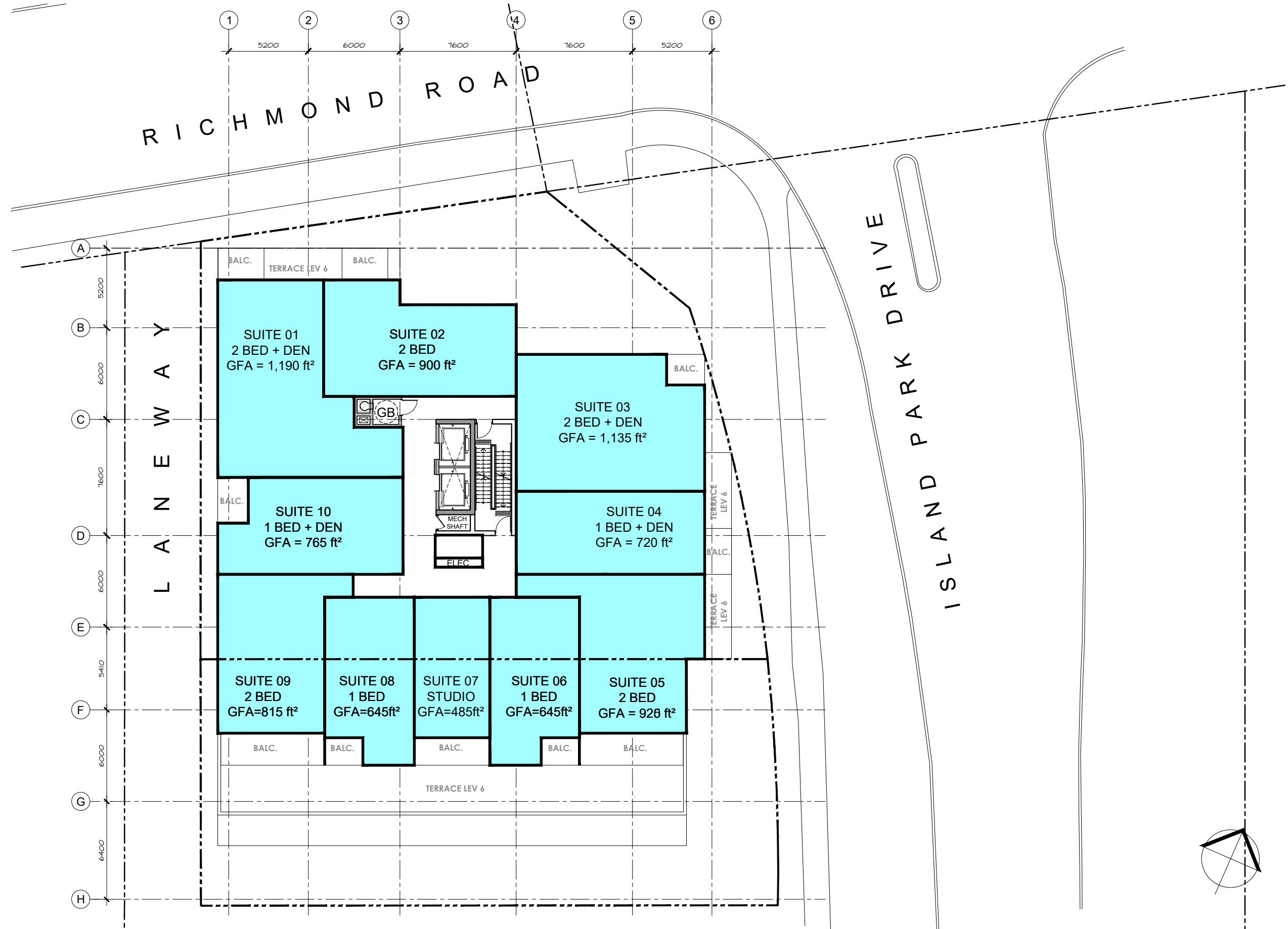


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LEVEL 3-5

SCALE 1:250
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LEVEL 7
 10 UNITS
 GFA = 9,395 ft²
 NET = 8,220 ft²
 EFF = 87 %



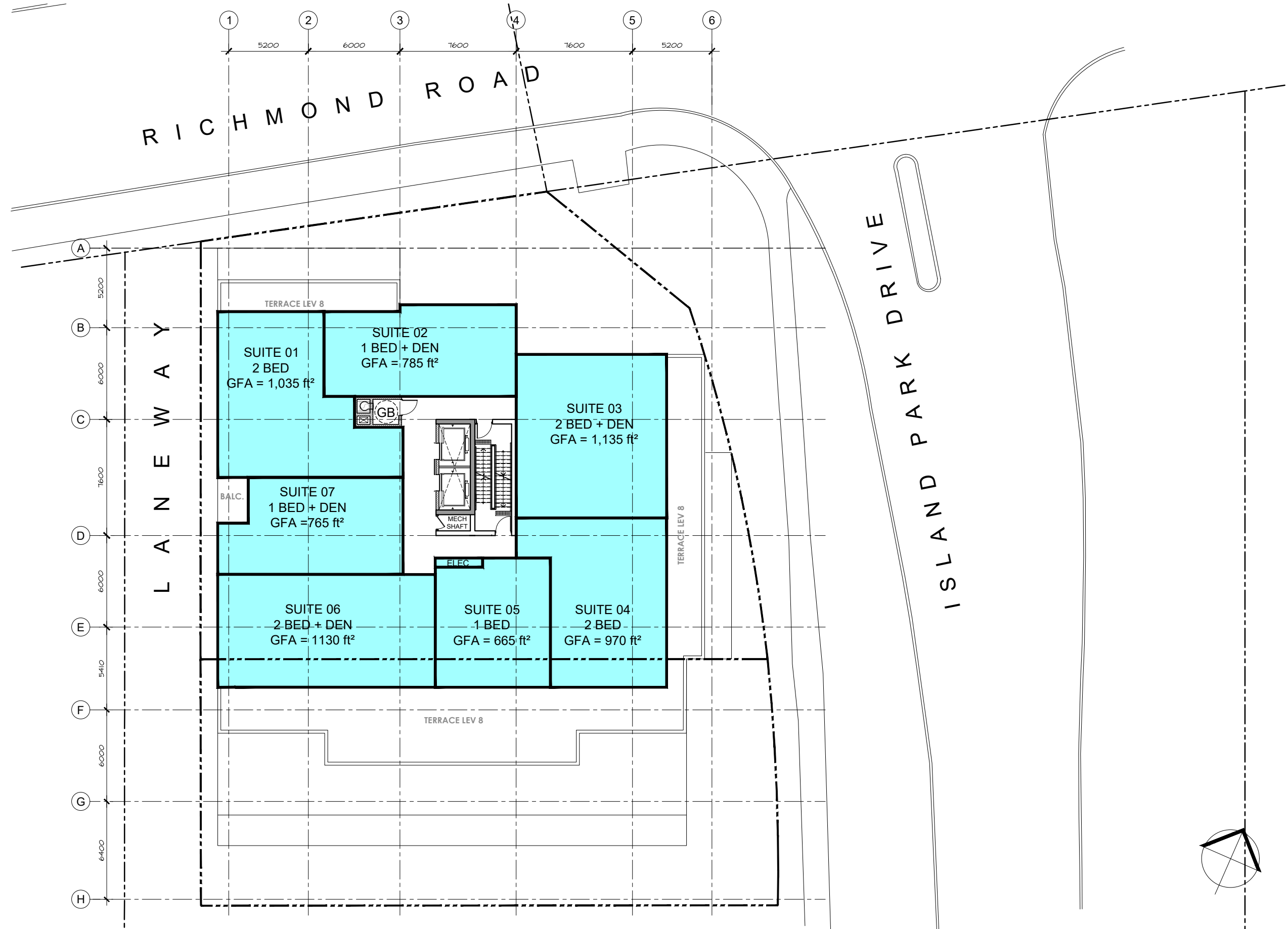
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LEVEL 7

SCALE 1:250
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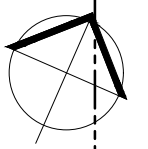
LEVEL 8
 7 UNITS
 GFA = 7,450 ft²
 NET = 6,485 ft²
 EFF = 87 %



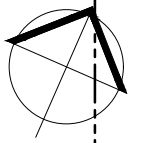
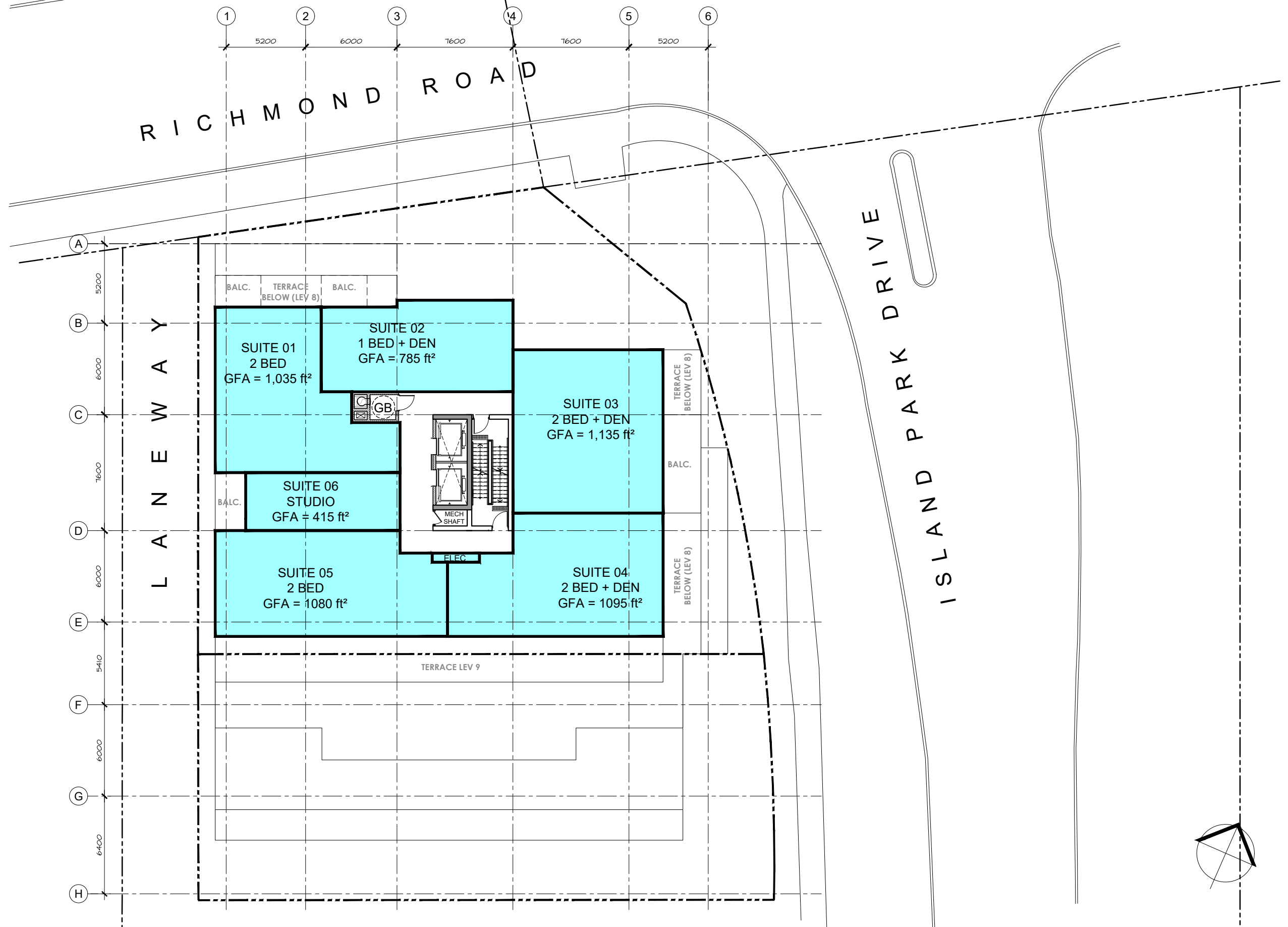
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LEVEL 8

SCALE 1:250
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LEVEL 9
 6 UNITS
 GFA = 6,480 ft²
 NET = 5,540 ft²
 EFF = 85 %



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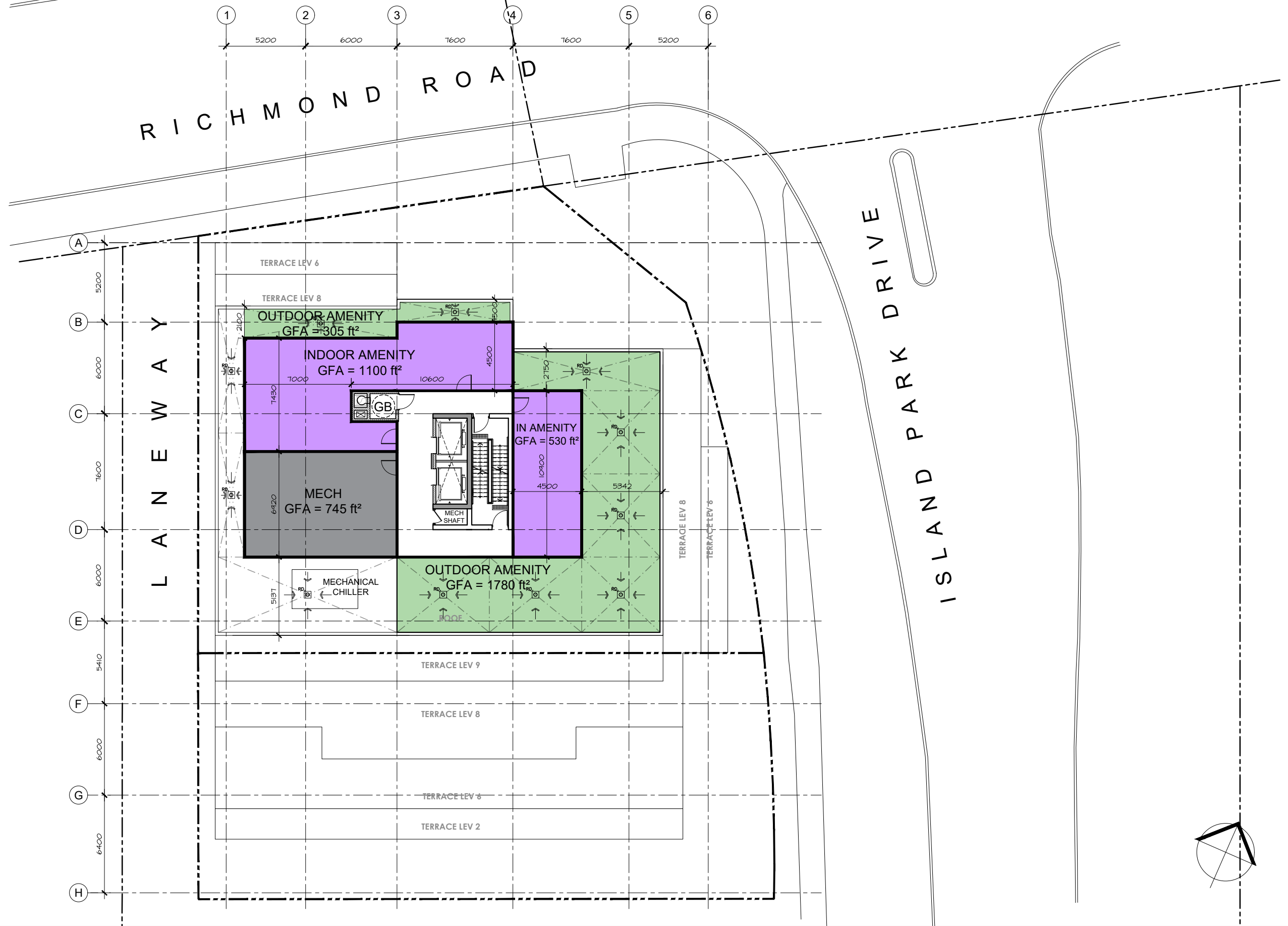
LEVEL 9

SCALE 1:250
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MAIN ROOF LEVEL
GFA = 3,330 ft²

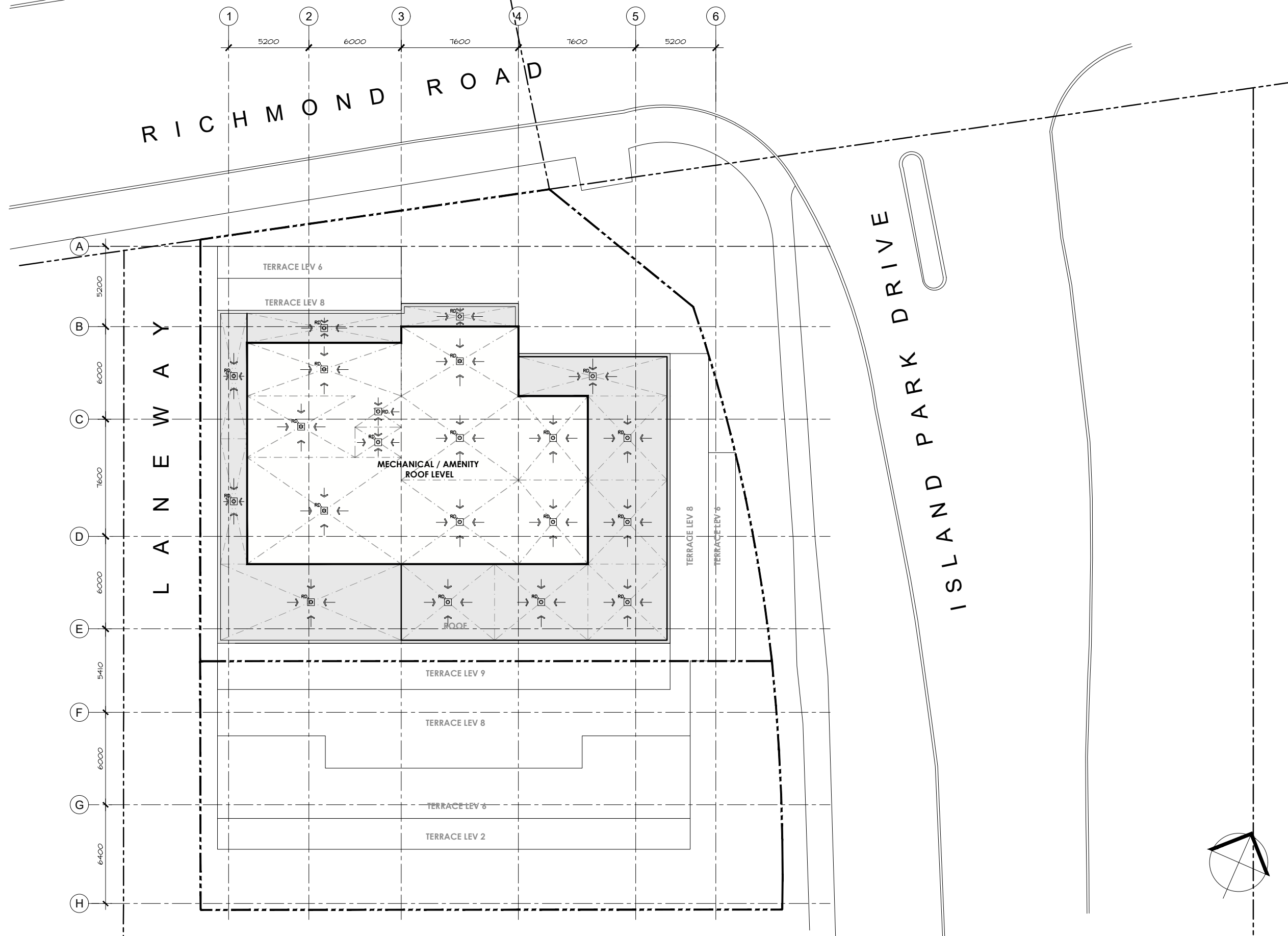
ROOF AMENITY BREAKDOWN:
INDOOR AMENITIES (1100+530) = 1630 ft²
OUTDOOR AMENITIES (1780 + 305) = 2,085 ft²
TOTAL ROOF AMENITIES: 3,715 ft²



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ROOF LEVEL

SCALE 1:250
Issued for SPA / May 13, 2022

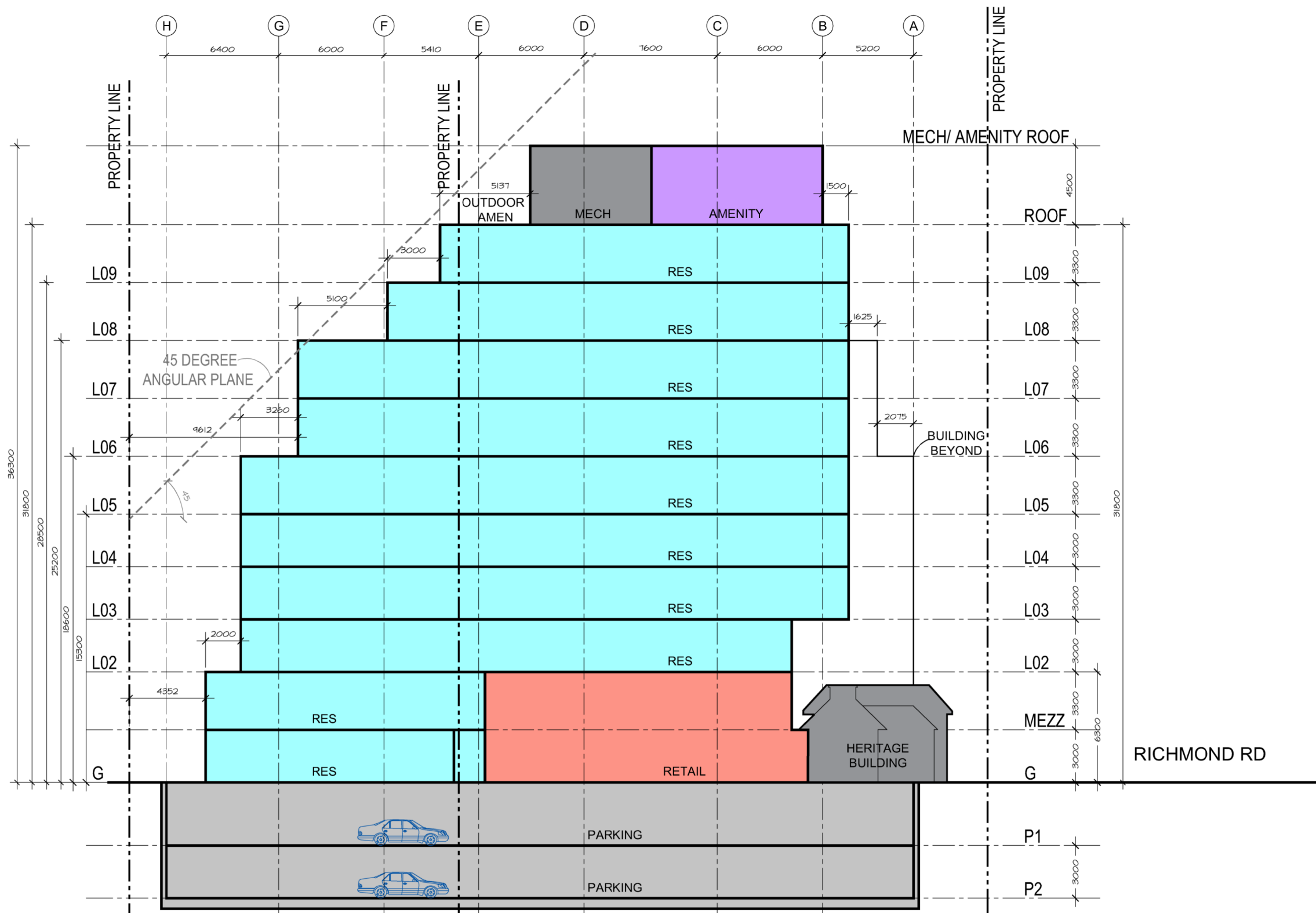


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MECH ROOF LEVEL

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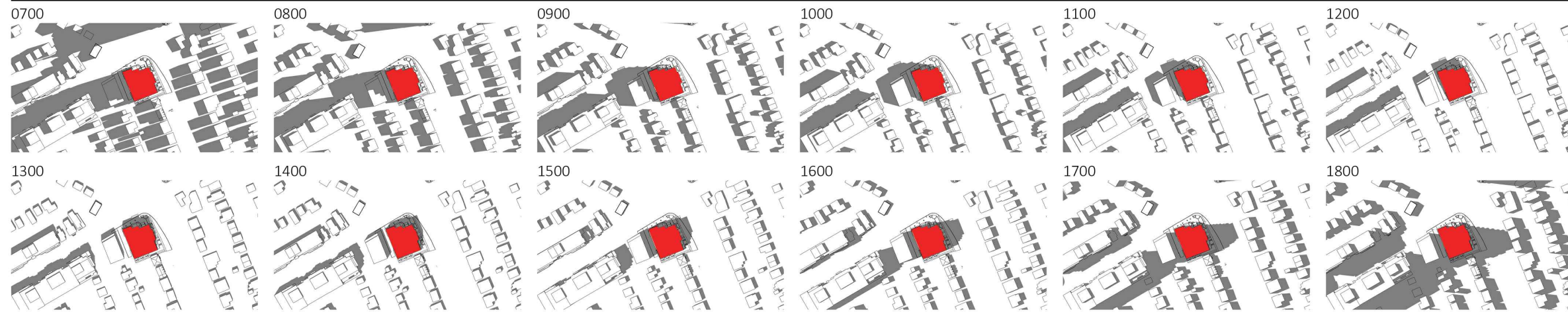
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SECTION

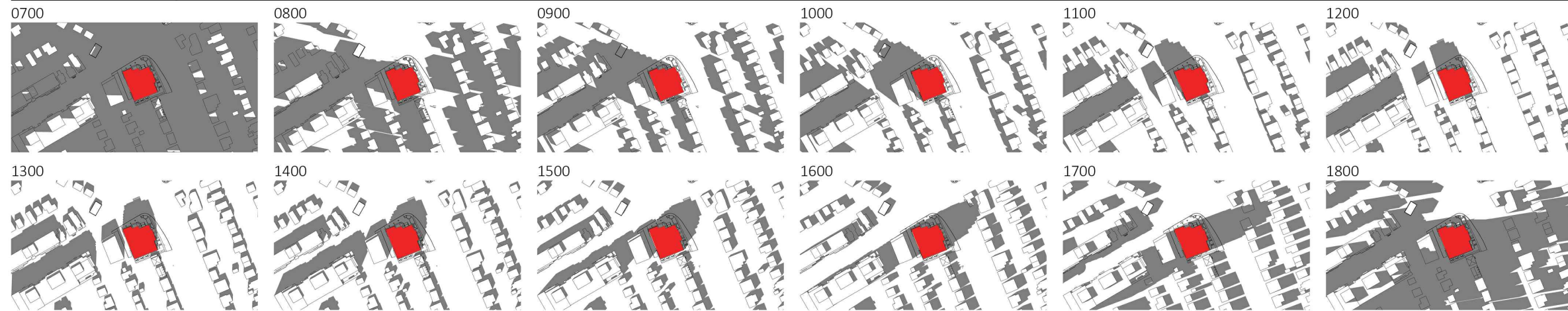
SCALE 1:250
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SUN & SHADOW STUDY

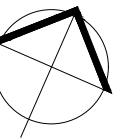
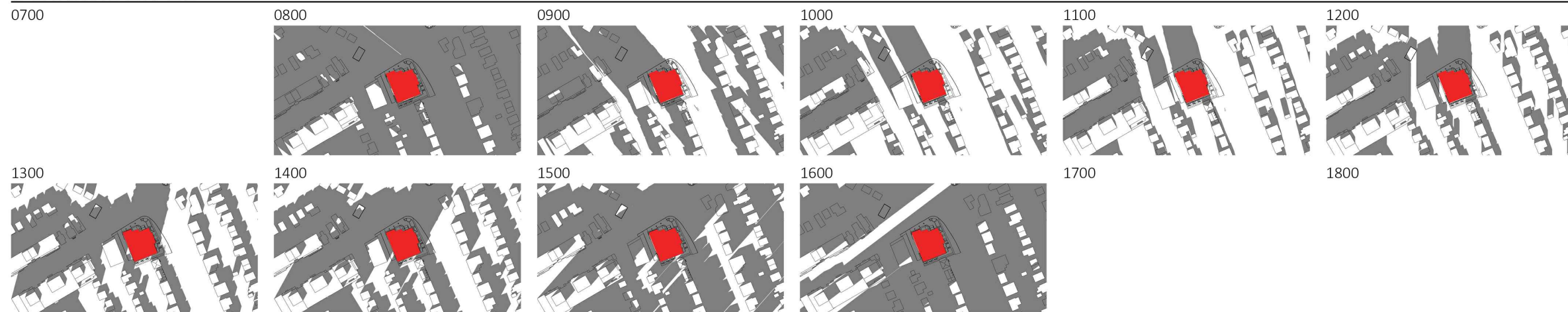
JUNE 21



SEPTEMBER / MARCH 21



DECEMBER 21





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VIEW 1

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VIEW 3

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VIEW 4

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VIEW 5

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- AF -1 ALUMINUM FLASHING 1
- AF -2 ALUMINUM FLASHING 2
- AP -1 ALUMINUM PANEL 1
- AP -1 ALUMINUM PANEL 1
- BV -1 BRICK VENEER 1
- GR GLASS RAILING
- MS 1 METAL SIDING-1
- OH OVERHEAD DOOR
- PCCP PRE-CAST CONCRETE PANEL
- SP SPANDREL PANEL
- SV-1 STONE VENEER 1
- VG VISION GLASS



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NORTH ELEVATION

SCALE 1:200
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WEST ELEVATION

SCALE 1:200
Issued for SPA / May 13, 2022



- AF -1 ALUMINUM FLASHING 1
- AF -2 ALUMINUM FLASHING 2
- AP -1 ALUMINUM PANEL 1
- AP -1 ALUMINUM PANEL 1
- BV -1 BRICK VENEER 1
- GR GLASS RAILING
- MS 1 METAL SIDING-1
- OH OVERHEAD DOOR
- PCCP PRE-CAST CONCRETE PANEL
- SP SPANDREL PANEL
- SV-1 STONE VENEER 1
- VG VISION GLASS



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EAST ELEVATION

SCALE 1:200
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