



SURVEY INFORMATION TAKEN FROM:
 PART OF LOT 33 CONCESSION 3 (OTTAWA FRONT)
 (GEOGRAPHIC TOWNSHIP OF NEPEAN)
 LOT 36 REGISTERED PLAN 444
 CITY OF OTTAWA

SITE SUMMARY:
 PROPERTY ADDRESS: 70 RICHMOND RD.
 ZONING: TM (B3) H(15)
 SITE AREA (SURVEY): 1581 m²
 PROPOSED USE: MIXED-USE RESIDENTIAL MIDRISE APARTMENT BUILDING 9 FLOORS + ROOFTOP AMENITY

BUILDING FOOTPRINT (GRND FLOOR PLAN): 1131 m²
 TOTAL FLOORS: 9
 TOTAL RESIDENTIAL UNITS: 88 UNITS
 TOTAL GROSS BUILDING AREA (GBA): 9,122 m²
 TOTAL GROSS FLOOR AREA (CITY GFA DEFINITION): 7,200 m²
 TOTAL RETAIL GFA: 210 m²

ZONING SUMMARY: EXISTING
 TMXXXX SYYY - SUBJECT TO ZBLA D02-02-20-0102

YARDS:	REQUIRED	PROVIDED
SUBJECT TO ZONING SCHEDULE		
RICHMOND RD (FRONT)	-	0 m
ISLAND PARK DRIVE (CORNER SIDE)	-	0 m
LANEWAY (CORNER SIDE)	-	0 m
SIDE YARD (REAR YARD)	3.93m	3.93m
MIN WIDTH OF LANDSCAPE ADJUTING A RESIDENTIAL ZONE	3m	3m
TRANSPARENT WINDOWS & ACTIVE ENTRANCES	50% OF GROUND FLOOR MEASURED TO 4.5m HIGH	>50%

VEHICULAR PARKING:	REQUIRED	PROVIDED
RESIDENTIAL PARKING 88 UNITS (- 12UNITS) (X 0.5)	0.5 / UNIT 38 SPACES	0.83 / UNIT 63 SPACES
VISITOR PARKING 88 UNITS (- 12UNITS) (X 0.1)	0.1 / UNITS 8 SPACES	0.1 / UNITS 8 SPACES
TOTAL PARKING	46 SPACES	71 SPACES
PARKING DISTRIBUTION		
LEVEL P1		40 SPACES
LEVEL P2		31 SPACES
TOTAL		71 SPACES

BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE PARKING	0.5/UNIT	1 / UNIT
88 UNITS x 1	88 SPACES	88 SPACES
PARKING DISTRIBUTION		
		(HORIZONTAL CITY STDS. W/ MIN. 1200mm AISLE)

AMENITY	REQUIRED	PROVIDED
MINIMUM AMENITY SPACE 6m ² / UNIT (88 UNITS X 6m ²)	528 m ²	683 m ²
PRIVATE AMENITY 50 % OF REQ'D	264 m ²	264 m ²
COMMON AMENITY 50 % OF REQ'D	264 m ²	264 m ²
GROUND FLOOR RES. LOBBY LOUNGE		25 m ²
ROOF AMENITY (INDOOR)		151 m ²
ROOF AMENITY (OUTDOOR)		243 m ²
TOTAL	521 m ²	683 m ²

BUILDING SUMMARY	GBA (Gross bldg area)	GFA (city definition)
LEVEL 10 (MECH & ROOF AMENITY)	304.36 m ²	-
LEVEL 9	602 m ²	515.15 m ²
LEVEL 8	642.12 m ²	602.48 m ²
LEVEL 7	812.82 m ²	763.66 m ²
LEVEL 6	840.41 m ²	782.24 m ²
LEVEL 5	1,031.15 m ²	872.36 m ²
LEVEL 4	1,031.15 m ²	872.36 m ²
LEVEL 3	1,031.15 m ²	872.36 m ²
LEVEL 2	1,018.21 m ²	868.64 m ²
MEZ	511.90 m ²	511.90 m ²
GROUND LEVEL RES	1,131.55 m ²	525.37 m ²
TOTAL	9,122 m ²	7,186.51 m ²
LEVEL P1	1,460 m ²	-
LEVEL P2	1,460 m ²	-



TRINITY PROJECT TEAM

ARCHITECT: HOBIN ARCHITECTURE
 REAL LABELLE
 613.238.7200 EXT-112

PLANNING: FOTENN
 PAUL BLACK/ TIM BEED
 BLACK@FOTENN.COM/ REED@FOTENN.COM
 613.295.4395/ 902.440.3282

CIVIL ENGINEER: LITHOS
 SARRA KARAVASILI
 SARRA@LITHOSGROUP.CA
 647.366.9610-EXT 1

TRANSPORTATION: CGH
 ANDREW HARTER
 ANDREW.HARTER@CGHTRANSPORTATION.COM
 613.697.3797

LANDSCAPE ARCHITECT: GLA INC.
 Gino Aiello
 gino@giainc.com
 613.286.5130

ENVIRONMENTAL: PATERSON
 MANDY WITTEMAN/ MARK D'ARCY
 MWITTEMAN@PATERSONGROUP.CA/
 MDARCY@PATERSONGROUP.CA
 403.921.1157/ 613.226.7381 EXT-207

GEOTECHNICAL/ HYDROGEOLOGICAL: PATERSON
 DAVE GILBERT
 DGILBERT@PATERSONGROUP.CA
 613.226.7381 EXT-205

WIND GRADIENT: JUSTIN FERRARO/ ANDREW SLLASAS
 JUSTIN.FERRARO@GRADIENTWIND.COM/
 ANDREW.SLLASAS@GRADIENTWIND.COM
 613.836.0934/ 613.836.0934 EXT-113

ACOUSTIC/ NOISE GRADIENT: JOSHUA FOSTER
 JOSHUA.FOSTER@GRADIENTWIND.COM
 613.266.5273

HERITAGE: COMMONWEALTH JOHN STEWART
 JS@CHRM.COM
 613.267.7040

SURVEYOR: STANTEC
 CHARLES TALLEFER
 CHARLES.TALLEFER@STANTEC.COM
 613.617.5132

LEGEND:
 *REFER TO LANDSCAPE PLAN

no.	date	revision
01	19/MAY/22	ISSUED FOR SPA

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S3K7
 T: 613-238-7200
 F: 613-235-2005
 E: mail@hobinarc.com
 hobinarc.com

PROJECT/LOCATION: 70 RICHMOND

DRAWING TITLE: SITE PLAN

DRAWN BY: RL **DATE:** 2022-05-13 **SCALE:** 1:125

PROJECT: 1909 **DRAWING NO.:** A1.01

REVISION NO.: 3049

DATE PLOT: 2022-05-22-00:09

DWG 0000

1 SITE PLAN
 A1.01 1:125