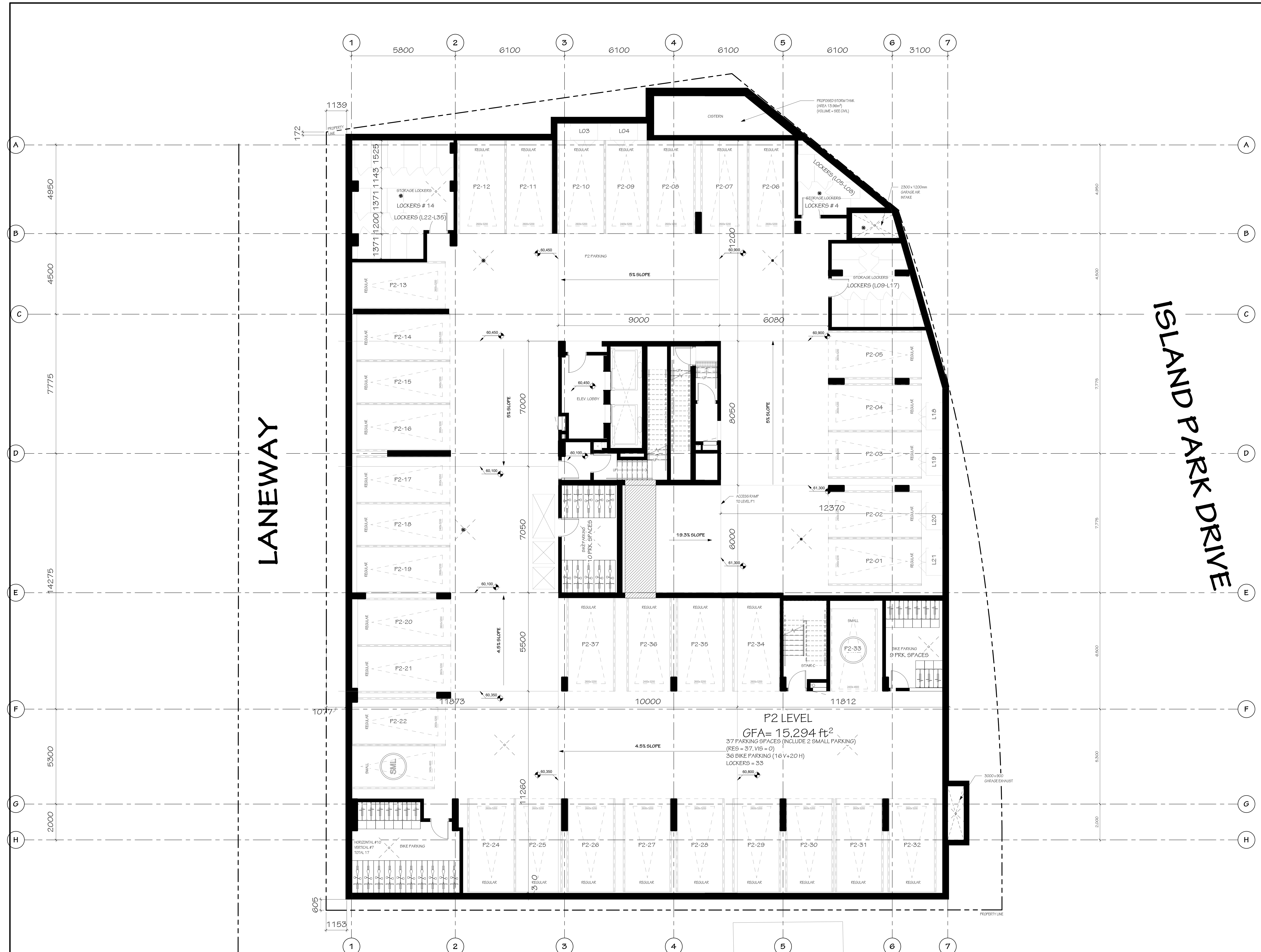


SUMMARY - LEVEL P2

GFA = 15,294 ft²
 VEHICLE PARKING:
 RESIDENTS = 37
 VISITORS = 0
 TOTAL = 37
 BIKE PARKING = 36
 LOCKERS = 33



LANEWAY

ISLAND PARK DRIVE

P2 LEVEL
 GFA = 15,294 ft²
 37 PARKING SPACES (INCLUDE 2 SMALL PARKING)
 (RES = 37, VIS = 0)
 36 BIKE PARKING (16 V+20 H)
 LOCKERS = 33

1 FLOOR PLAN-LEVEL P2
 SPA1 SCALE: 1:75

8	23/09/27	Re-issued for SPA
9	23/08/21	Re-issued for SPA
4	23/04/24	Re-issued for SPA
3	22/11/11	Re-issued for SPA
2	22/10/03	Re-issued for SPA
1	22/05/13	Issued for SPA

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 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
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Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S 3K7
 T: 613-238-7200
 F: 613-235-2055
 E: mail@hobinarc.com
 hobinarc.com

PROJECT
 70 RICHMOND
 70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE
 P2 LEVEL

DRAWN	DATE	SCALE
Author	02/28/23	1:75

PROJECT
1909
DRAWING NO.
SPA1
REVISION NO.
0

SUMMARY - LEVEL P1

GFA = 15,294 ft²
 VEHICLE PARKING:
 RESIDENTS = 22
 VISITORS = 9
 TOTAL = 31
 BIKE PARKING = 31
 LOCKERS = 2

8	230927	Re-issued for SFA
9	230821	Re-issued for SFA
4	230424	Re-issued for SFA
3	221111	Re-issued for SFA
2	221003	Re-issued for SFA
1	220513	Issued for SFA

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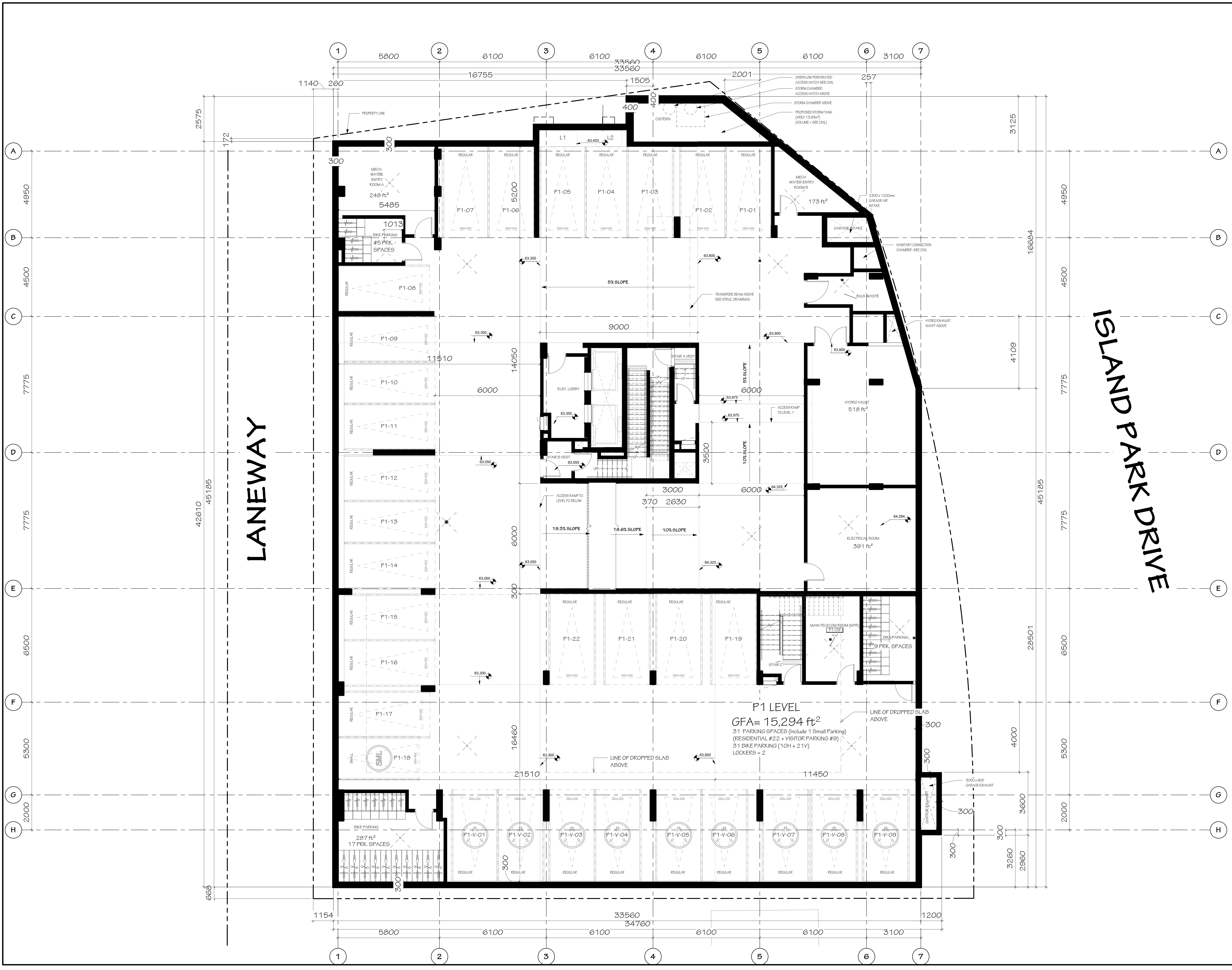
Hobin Architecture Incorporated
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 T: 613-238-7200
 F: 613-235-2055
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 hobinarc.com

PROJECT
70 RICHMOND
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DRAWING TITLE
P1 LEVEL

DRAWN	DATE	SCALE
Author	02/28/23	1:75

PROJECT
1909
 DRAWING NO.
SPA2
 REVISION NO. 0



GROUND FLOOR LEVEL:

NET AREA BREAKDOWN:
 RESIDENTIAL BLDG GFA = 11,070 ft²
 HERITAGE BLDG = 1,102 ft²
 TOTAL GFA = 12,172 ft²

RESIDENTIAL NET RES = 8,242 ft²
 (GROUND LEVEL TOWNS - 8 UNITS)

RETAIL NET RETAIL = 1,102 ft²

AMENITY BREAKDOWN:
 RES LOBBY LOUNGE = 649 ft²

UNIT-MIX BREAKDOWN:

UNIT TYPE	QUANT.	NET AREA	PERCENT. OF FLOOR AREA
TOWN HOUSES (GRD LEV)	8	8,242 ft ²	68%
TOWN HOUSES (MEZ LEV)	8	7,207 ft ²	59%
TOTAL	8	13,449 ft ²	

LEGEND:

- DWELLING UNITS
- COMMON AREAS
- RETAIL AREA

NO.	DATE	REVISION
8	23/09/27	Re-issued for GFA
9	23/08/21	Re-issued for GFA
4	23/04/24	Re-issued for GFA
3	22/11/11	Re-issued for GFA
2	22/10/03	Re-issued for GFA
1	22/05/13	Issued for GFA

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PROJECT
70 RICHMOND

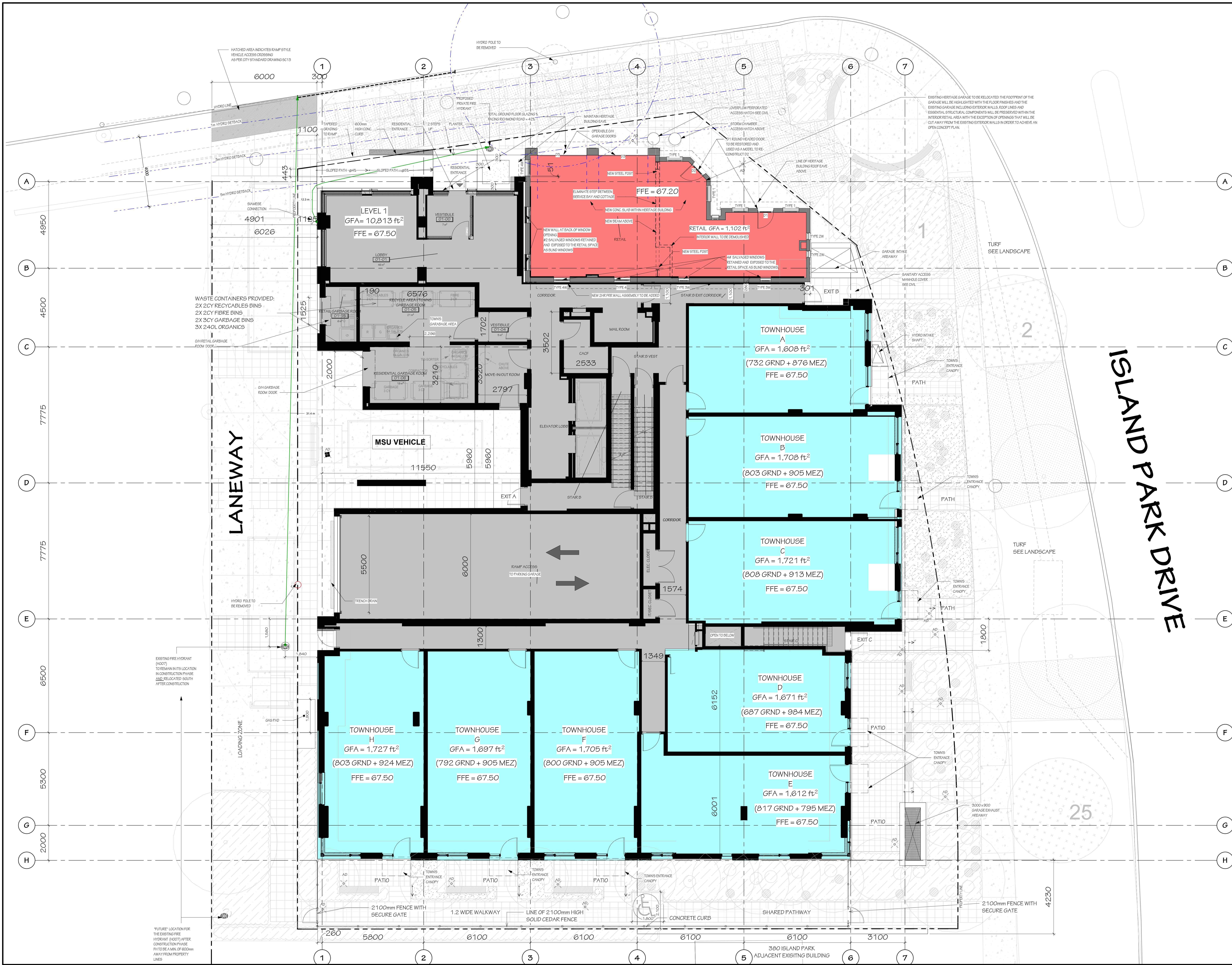
70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE
GROUND FLOOR PLAN

DRAWN	DATE	SCALE
Author	02/27/23	1:75

PROJECT	DRAWING NO.
1909	SPA3

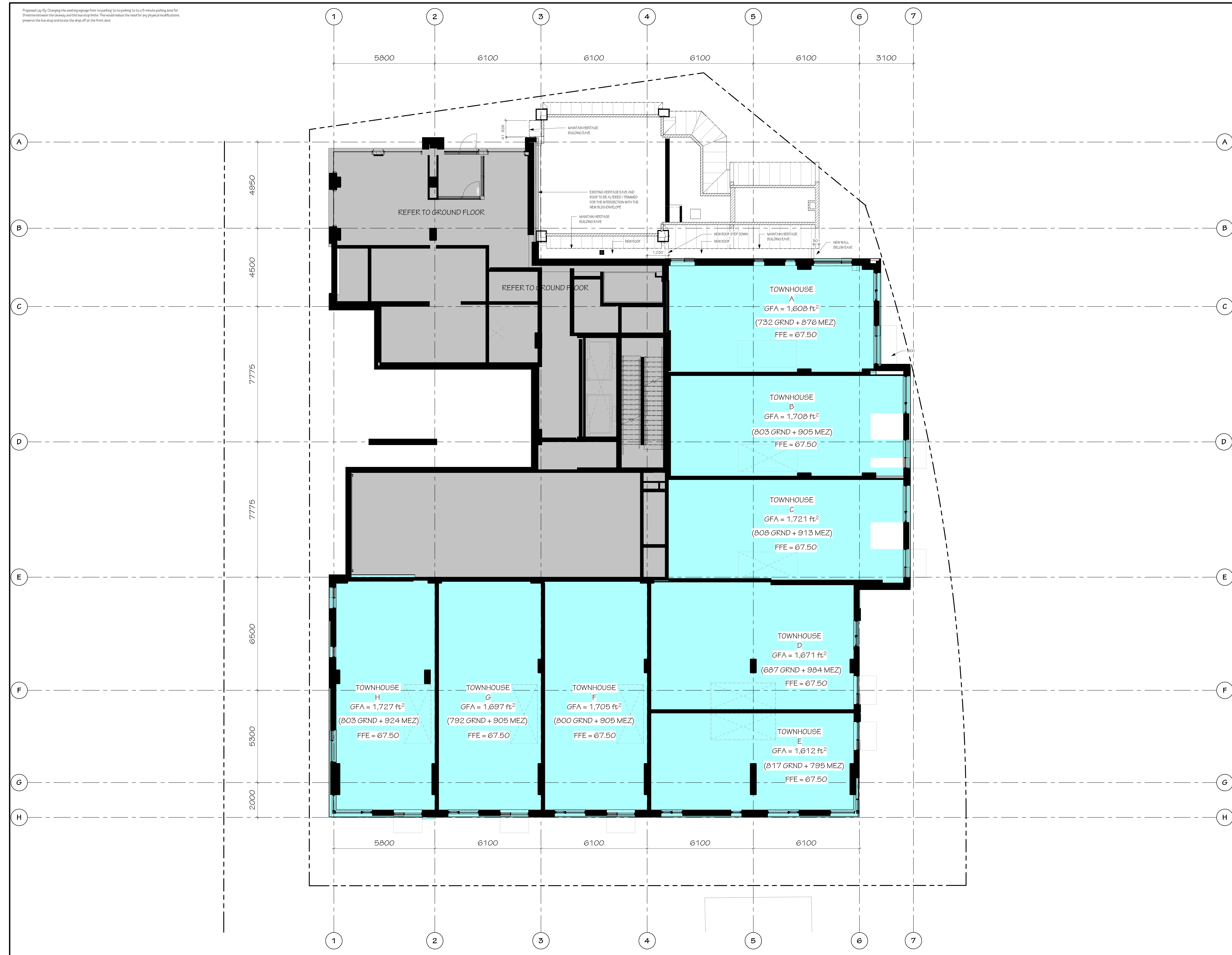
REVISED BY: 3049



LANEWAY

ISLAND PARK DRIVE

Proposed Lay By: Changing the existing signage from 'no parking' to 'no parking' to a 5-minute parking zone for 30 minutes between the driveway and the bus stop area. This would reduce the need for any physical modifications, preserve the bus stop and locate the drop off at the front door.



MEZZ LEVEL:

NET AREA BREAKDOWN:
 MEZZ GFA = 10,929 ft²
 MEZZ NET = 7,207 ft²
 (1 TOWNH - 6 UNITS)

UNIT MIX BREAKDOWN:

UNIT TYPE	QUANT.	NET AREA	PERCENT. OF FLOOR AREA
TOWN HOUSES (GRD. LEV.)		6,242 ft ²	60%
TOWN HOUSES (MEZ. LEV.)	8	7,207 ft ²	66%
TOTAL	8	13,449 ft²	-

LEGEND:

- DWELLING UNITS
- COMMON AREAS

NO.	DATE	REVISION
8	23/09/27	Re-issued for GFA
9	23/08/21	Re-issued for GFA
4	23/04/24	Re-issued for GFA
3	22/11/11	Re-issued for GFA
2	22/10/03	Re-issued for GFA
1	22/05/13	Issued for GFA

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PROJECT
 70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE
 MEZZANINE

DRAWN	DATE	SCALE
Author	02/28/23	1:75

ONTARIO ASSOCIATION OF ARCHITECTS

 ARCHITECT
J. HOBIN
 LICENCE NO. 3049

PROJECT
 1909

DRAWING NO.
 SPA4

REVISION NO.
 0