

APPROXIMATE UNITS SUMMARY

LEV.	STUDIO	TOTAL
1	4	4
2	3	3
3	2	2
4	2	2
5	2	2
6	2	2
7	2	2
8	2	2
9	2	2
TOTAL	27	27

UNITS SUMMARY

LEV.	STUDIO	1 BED	1 BED +	2 BED	2 BED +	3 BED	TOWN	TOTAL
1	4	-	-	-	-	-	-	4
2	3	-	-	-	-	-	-	3
3	2	-	-	-	-	-	-	2
4	2	-	-	-	-	-	-	2
5	2	-	-	-	-	-	-	2
6	2	-	-	-	-	-	-	2
7	2	-	-	-	-	-	-	2
8	2	-	-	-	-	-	-	2
9	2	-	-	-	-	-	-	2
TOTAL	27	-	-	-	-	-	-	27

BARBER-FREE UNITS SUMMARY

LEV.	STUDIO	1 BED	1 BED +	2 BED	2 BED +	3 BED	TOWN	TOTAL
1	4	-	-	-	-	-	-	4
2	3	-	-	-	-	-	-	3
3	2	-	-	-	-	-	-	2
4	2	-	-	-	-	-	-	2
5	2	-	-	-	-	-	-	2
6	2	-	-	-	-	-	-	2
7	2	-	-	-	-	-	-	2
8	2	-	-	-	-	-	-	2
9	2	-	-	-	-	-	-	2
TOTAL	27	-	-	-	-	-	-	27

BARBER-FREE UNITS BREAKDOWN

TOTAL PER UNIT TYPE	STUDIO	1 BED	1 BED +	2 BED	2 BED +	3 BED	TOWN	TOTAL
TOTAL PER UNIT TYPE	13	6	25	30	11	1	8	94
# OF CITY RESID. UNITS	6.00	6.00	6.00	3.15	1.15	1%	8%	15
# OF CITY RESID. UNITS	7	4	7	7	1	1	15	

SITE PLAN APPLICATION REVISION No. 007-12-19-0043

SURVEY INFORMATION TAKEN FROM:

PART OF LOT 33 CONCESSION 3 (OTTAWA FRONT)
(GEORGIAN TOWNSHIP OF HURON)
LOT 33 REGISTERED PLAN 449
CITY OF OTTAWA

SITE SUMMARY:

PROPERTY ADDRESS: 70 RICHMOND RD., OTTAWA, ONTARIO
SITE AREA (SURVEY): 1,587m²
PROPOSED USE: MIXED USE RESIDENTIAL MIXED-USE APARTMENT BUILDING (9 FLOORS + ROOFTOP AMENITY)

BUILDING FOOTPRINT (GROUND FLOOR PLAN): 1,122m²

TOTAL FLOORS: 9

TOTAL RESIDENTIAL UNITS: 96 UNITS

TOTAL GROSS BUILDING AREA (ABOVE GRADE): 9,255 m²

TOTAL GROSS BUILDING AREA (INCLUDING BELOW GRADE LEVELS): 12,215 m²

TOTAL GROSS FLOOR AREA (ZONING BY-LAW DEFINITION): 6,861 m²

TOTAL RETAIL GFA (ZONING BY-LAW DEFINITION): 87 m²

ZONING SUMMARY:

Zoning TM (2792) 9461 - SUBJECT TO ZBLA 002-02-00-0102

	REQUIRED	PROVIDED
RICHMOND ROAD (FRONT)	0 m	0 m
ISLAND PARK DRIVE (CORNER SIDE)	0 m	0 m
LANEWAY (CORNER SIDE)	0 m	0 m
SIDE YARD (REAR YARD)	3.90 m	3.90 m
MIN. WIDTH OF LANDSCAPE ADJUTING A RESIDENTIAL ZONE	3 m	3 m
TRANSPARENT WINDOWS & ACTIVE ENTRANCES	50% OF GROUND FLOOR MEASURED TO 4.5 m HIGH	> 50%

VEHICULAR PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING (96 UNITS x 1.12 UNITS)	108 SPACES	108 SPACES
VISITOR PARKING (8 UNITS x 1.12 UNITS)	9 SPACES	9 SPACES
TOTAL	117 SPACES	117 SPACES

PARKING DISTRIBUTION	REQUIRED	PROVIDED
LEVEL P1	33 SPACES	33 SPACES
LEVEL P2	38 SPACES	38 SPACES
TOTAL	71 SPACES	71 SPACES

AMENITY	REQUIRED	PROVIDED
MINIMUM AMENITY SPACE (6 m ² UNIT (96 UNITS x 6 m ²))	576 m ²	1326 m ²
PRIVATE AMENITY (MIN. OF 50% OF REQUIRED)	288 m ²	662 m ²

BUILDING SUMMARY	GROSS FLOOR AREA (ZONING BY-LAW)	UNIT COUNT
LEVEL 10 (Mech & Roof amenity)	-	-
LEVEL 9	486.5 m ²	7
LEVEL 8	565 m ²	7
LEVEL 7	701.5 m ²	10
LEVEL 6	746 m ²	10
LEVEL 5	771 m ²	13
LEVEL 4	771 m ²	13
LEVEL 3	814 m ²	14
LEVEL 2	790 m ²	14
MEZZANINE	581.5 m ²	-
LEVEL 1 (RES+RETAIL)	548.5+87+635.5 m ²	8
TOTAL	6,861 m ²	86
LEVEL P1	-	-
LEVEL P2	-	-

LOCATION PLAN



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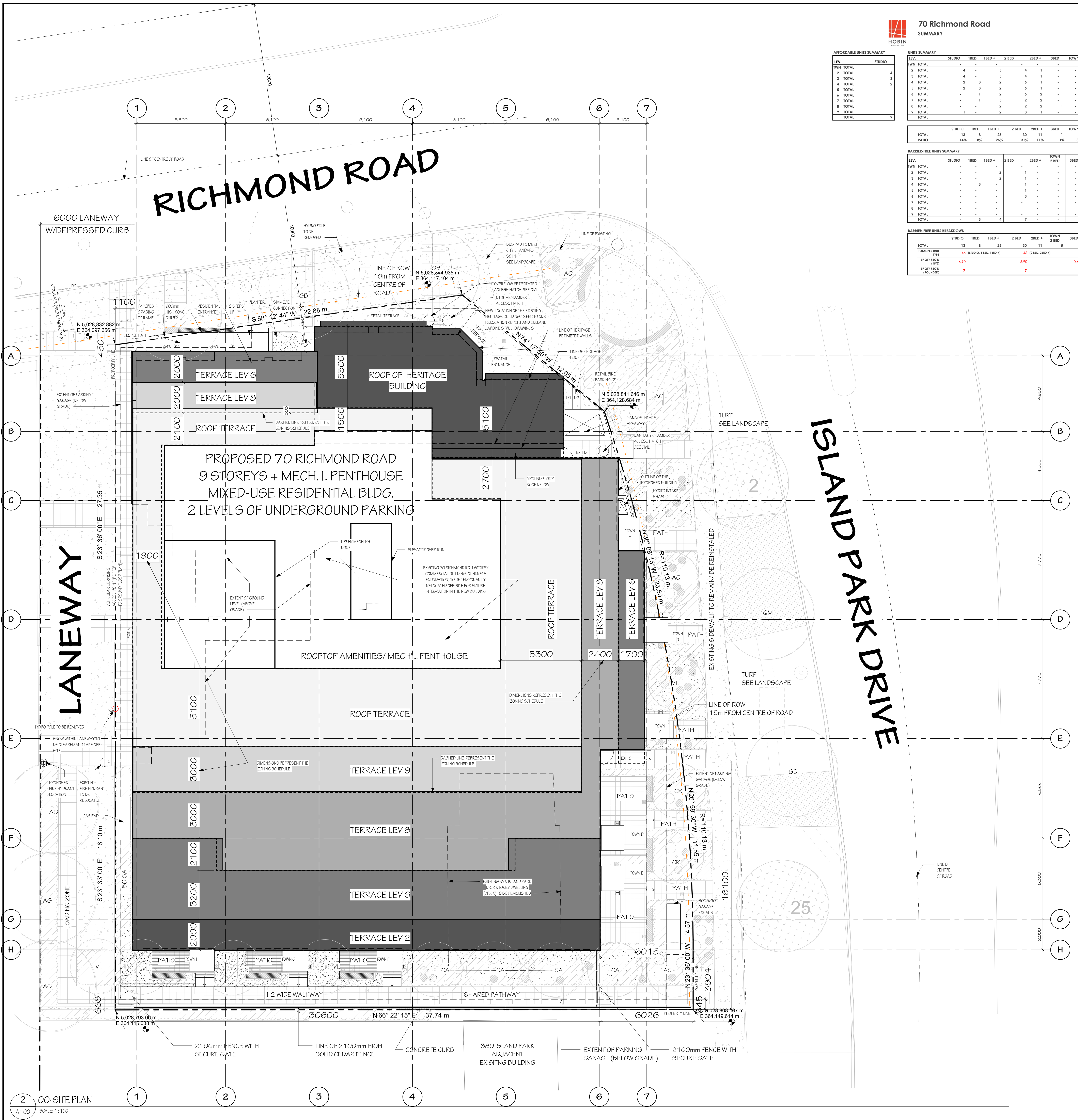
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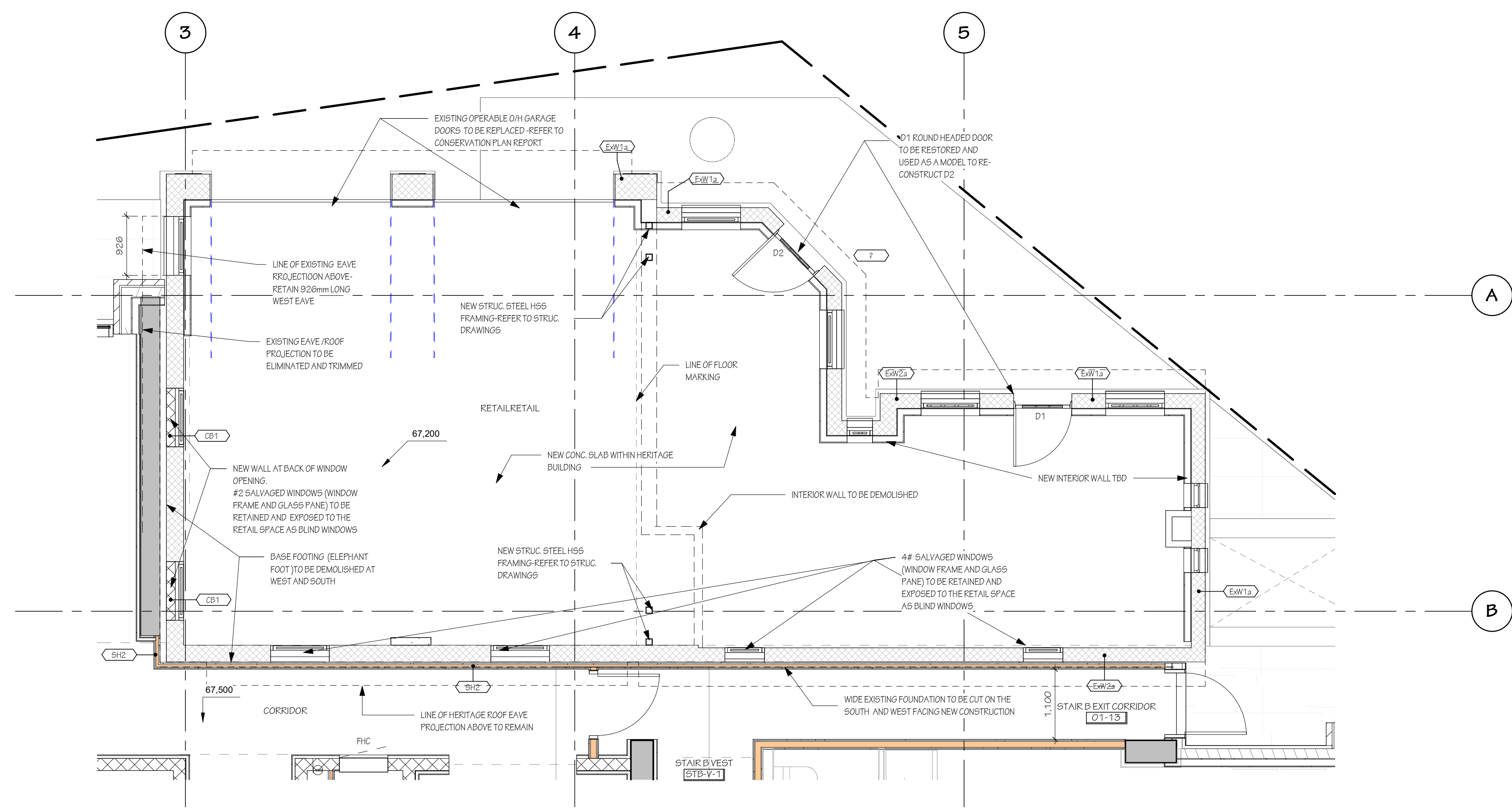
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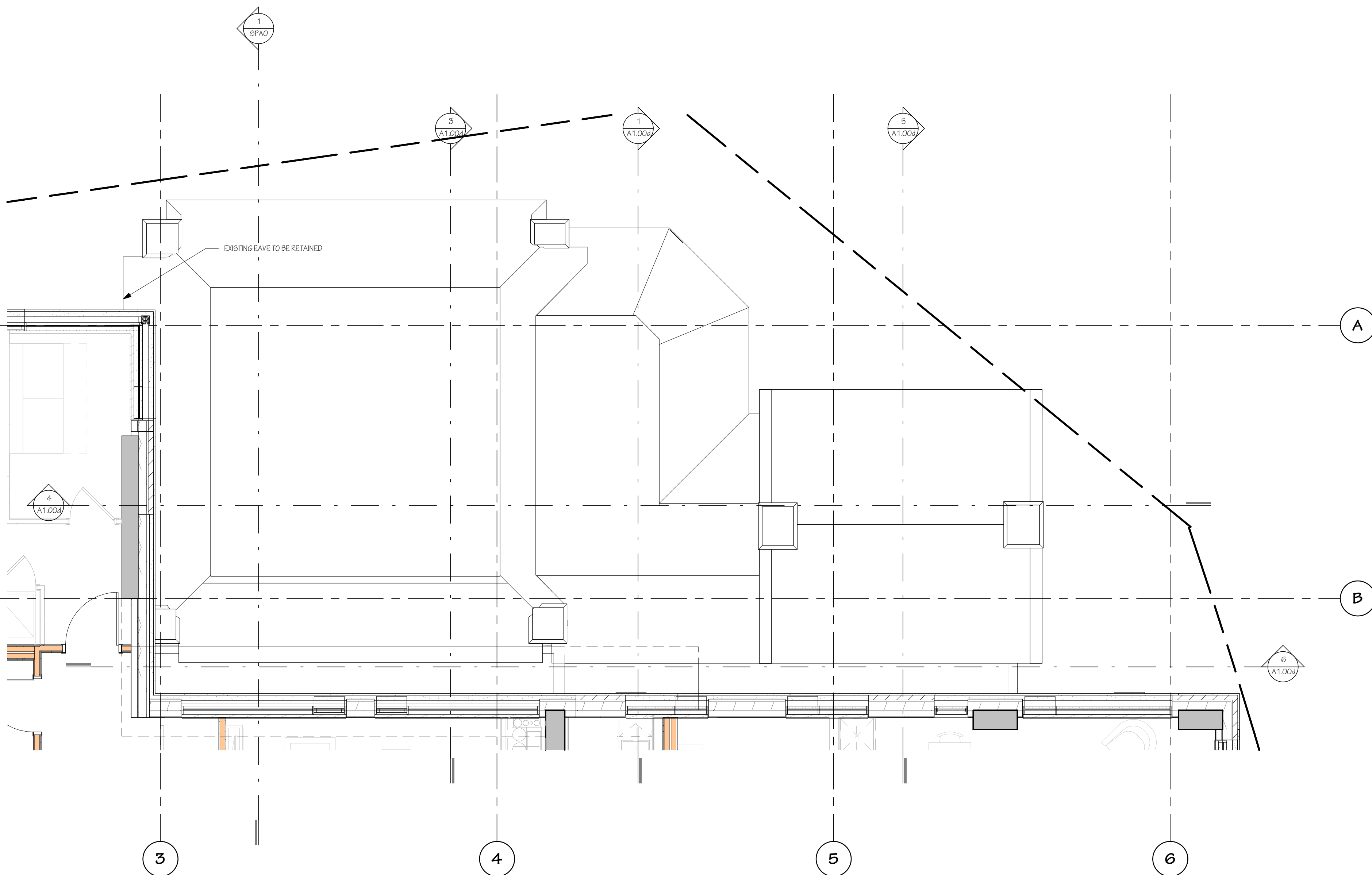
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70 RICHMOND RD. & 376 ISLAND PARK DR.		DRAWING TITLE	
SITE PLAN		DRAWING TITLE	
DRAWN	DATE	SCALE	PROJECT
Author	00/00/0000	As Indicated	1909
DRAWING NO.		REVISION NO.	
A1.00		1	



00-SITE PLAN
SCALE 1:100



1 O1-LEVEL 1-HERITAGE FLOOR PLAN
A1.00c SCALE: 1:50



2 O2-LEVEL 2-HERITAGE ROOF PLAN
A1.00c SCALE: 1:50

1	23.04.24	Re-issued for SFA
A	23.04.04	Issued for S05 Review
rev	date	revision

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PROJECT
70 RICHMOND

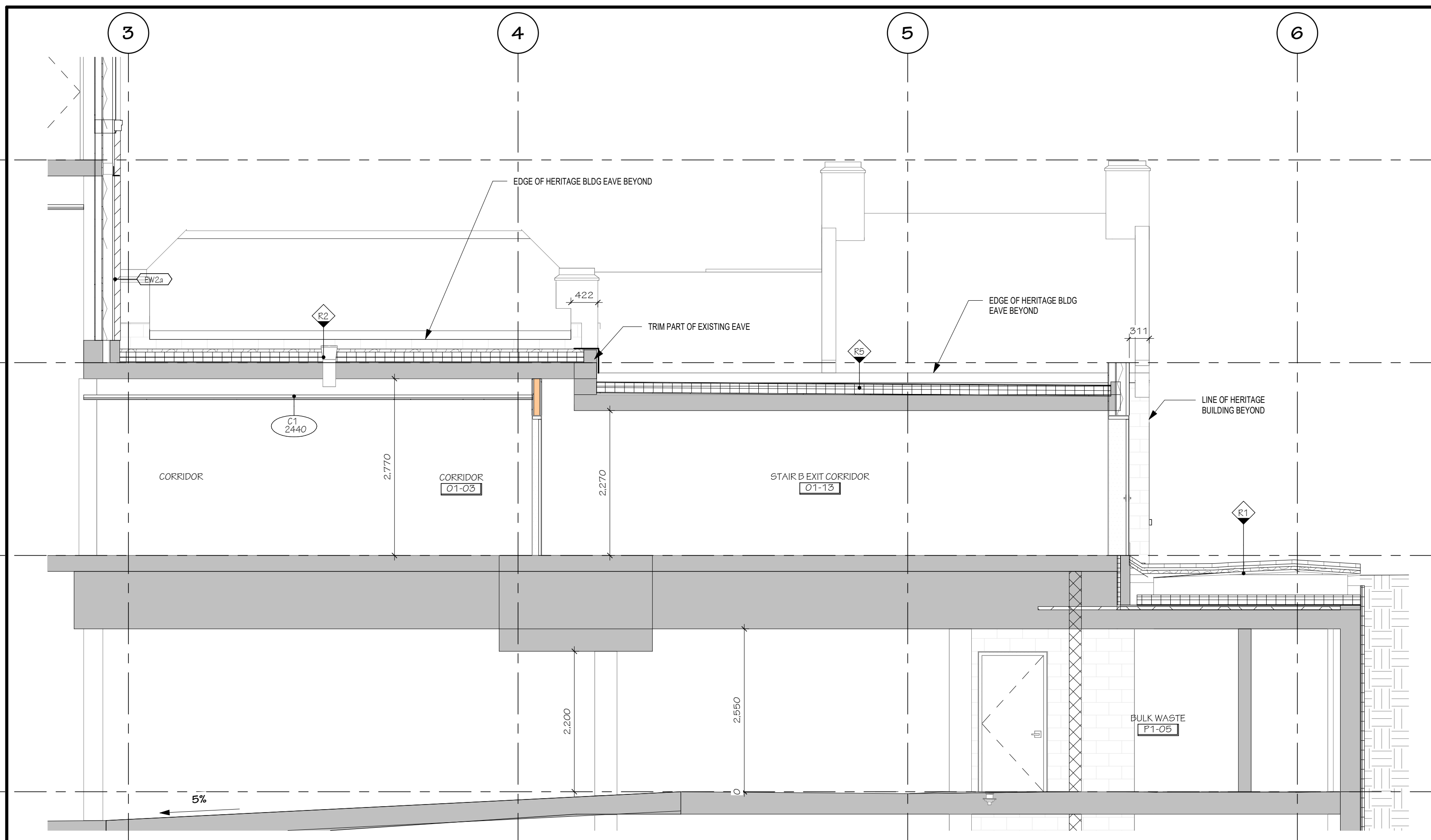
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DRAWING TITLE
HERITAGE PLANS

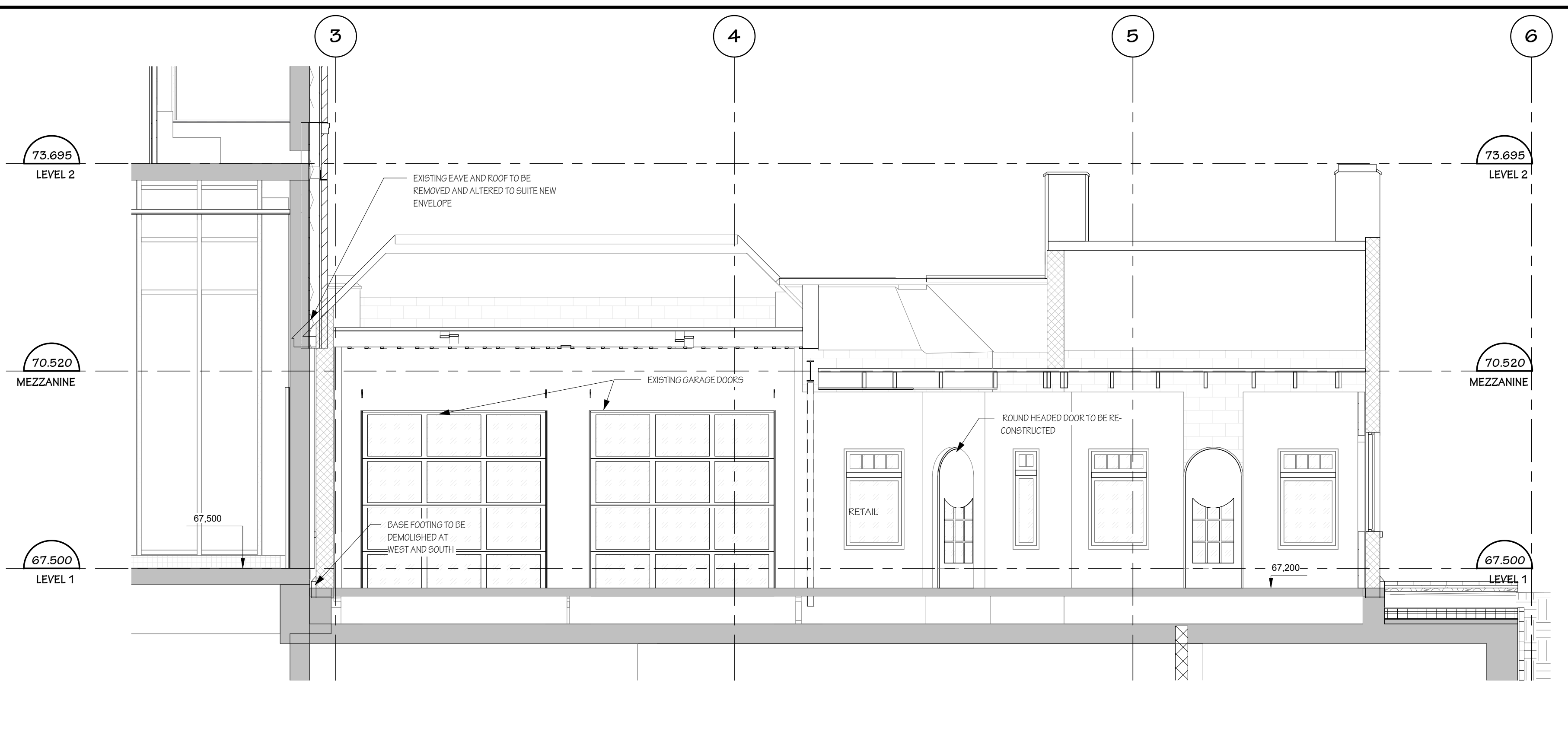
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Author	01/27/23	1:50

PROJECT	1809
DRAWING NO.	A1.00c
REVISION NO.	1

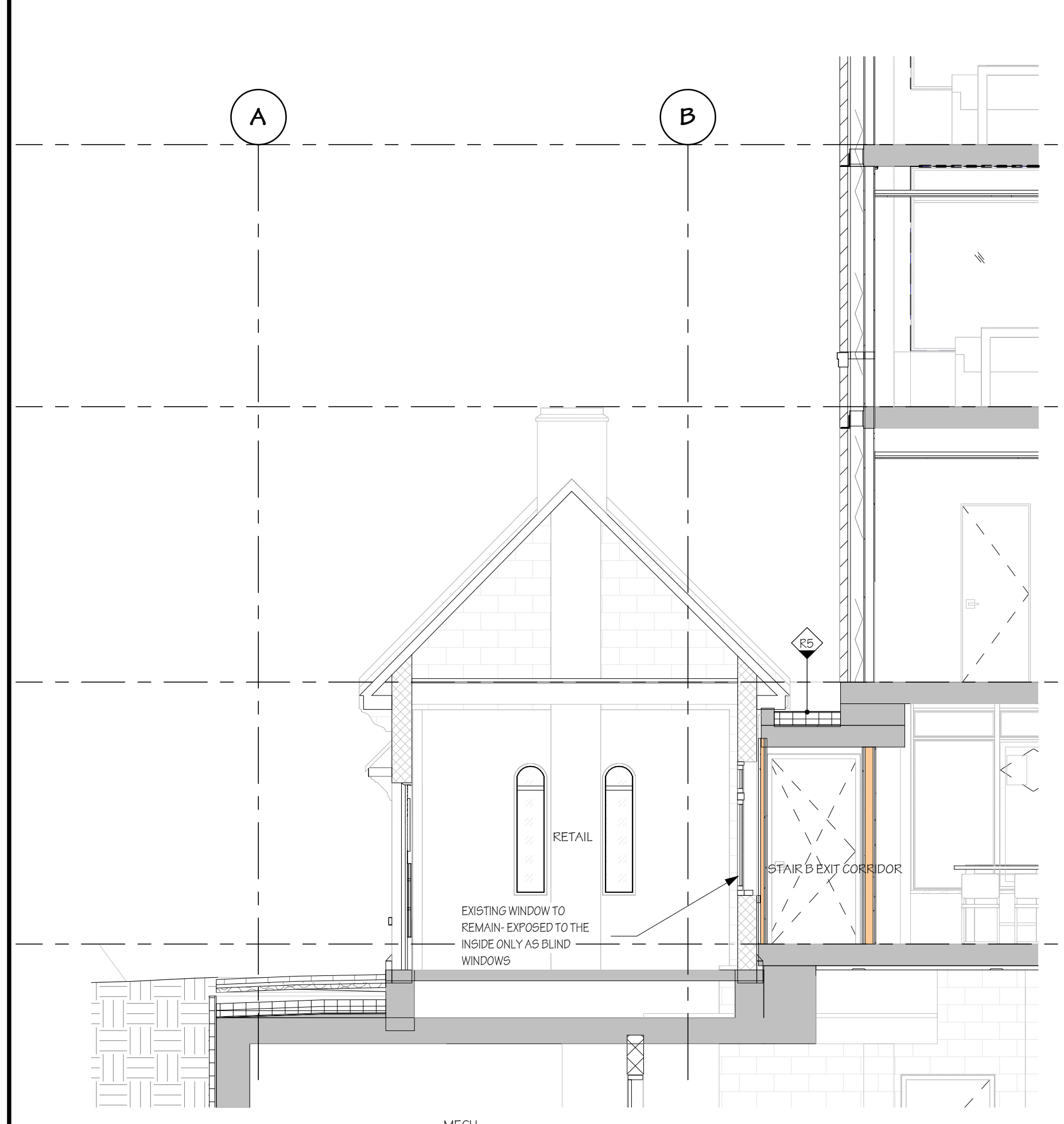
PROFESSIONAL ARCHITECT
J. HOBIN
LICENCE 3049



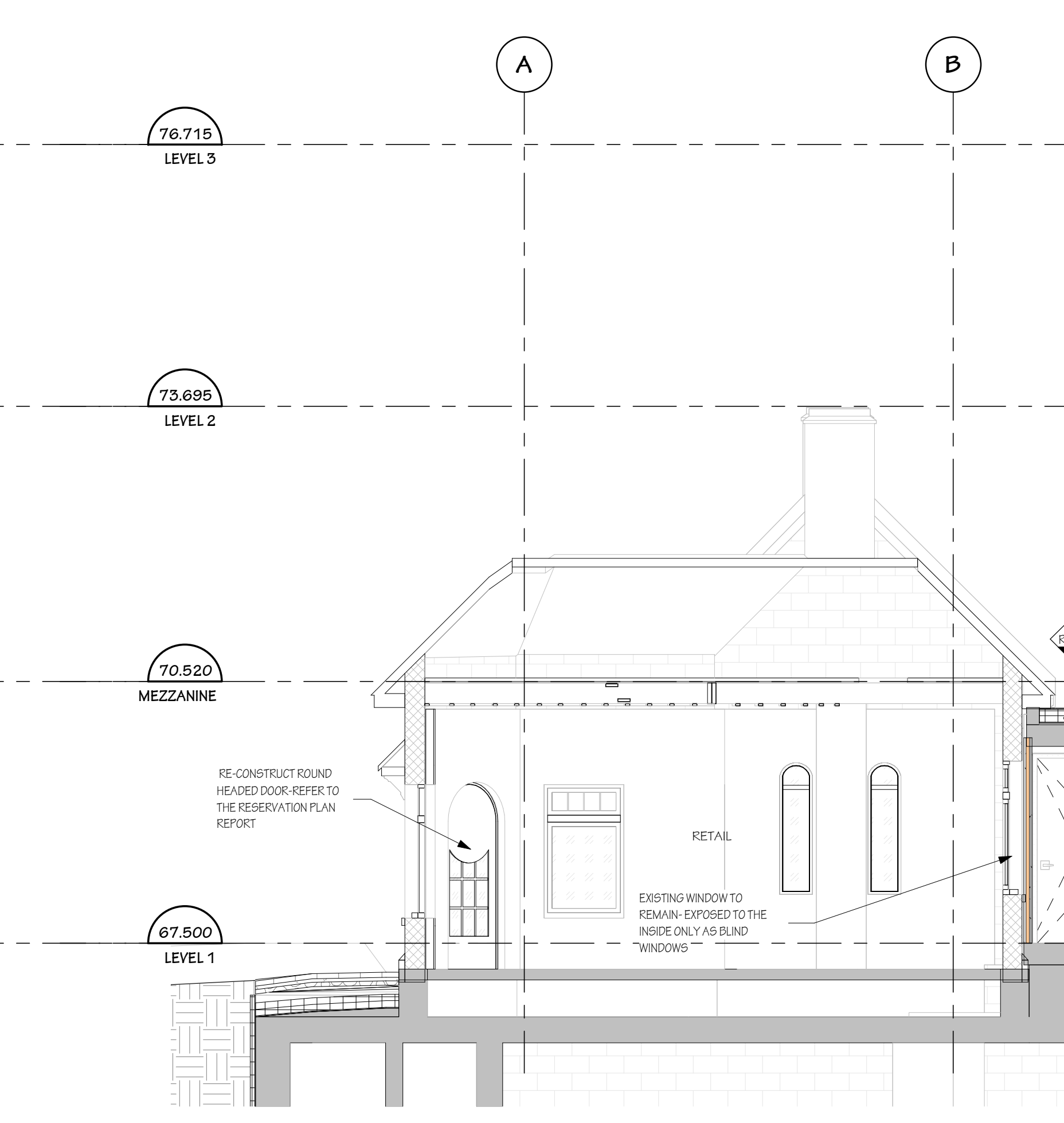
6 BUILDING SECTION 5-LOOKING NORTH
A1.004 SCALE: 1:50



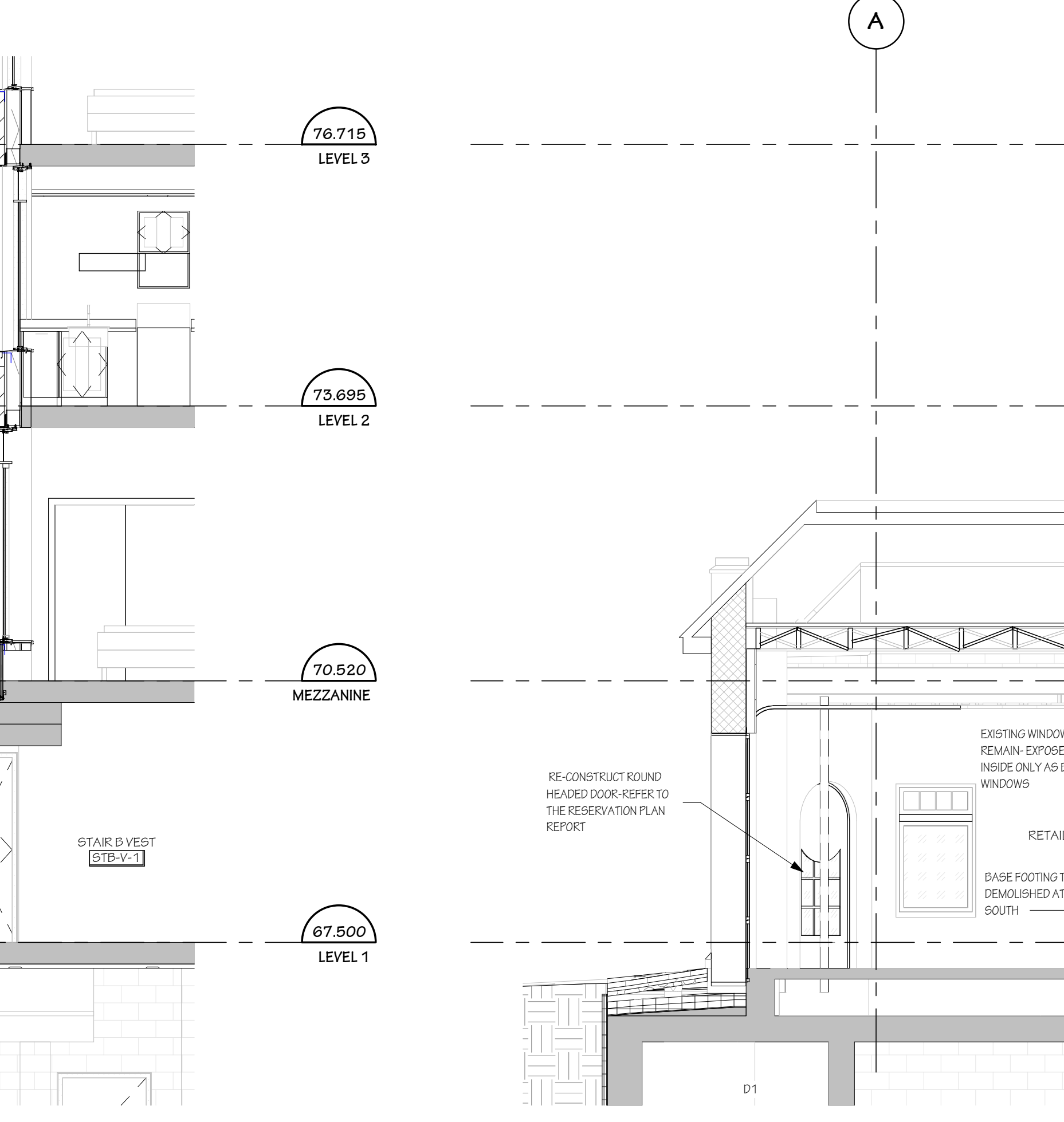
4 HERITAGE SECTION 2-LOOKING NORTH
A1.004 SCALE: 1:50



5 HERITAGE SECTION 2-LOOKING EAST2
A1.004 SCALE: 1:50



1 HERITAGE SECTION 2-LOOKING EAST1
A1.004 SCALE: 1:50



3 HERITAGE SECTION 2-LOOKING EAST
A1.004 SCALE: 1:50

1	230424	Re-issued for SFA
A	23.04.04	Issued for S05 Review
rev	date	revision

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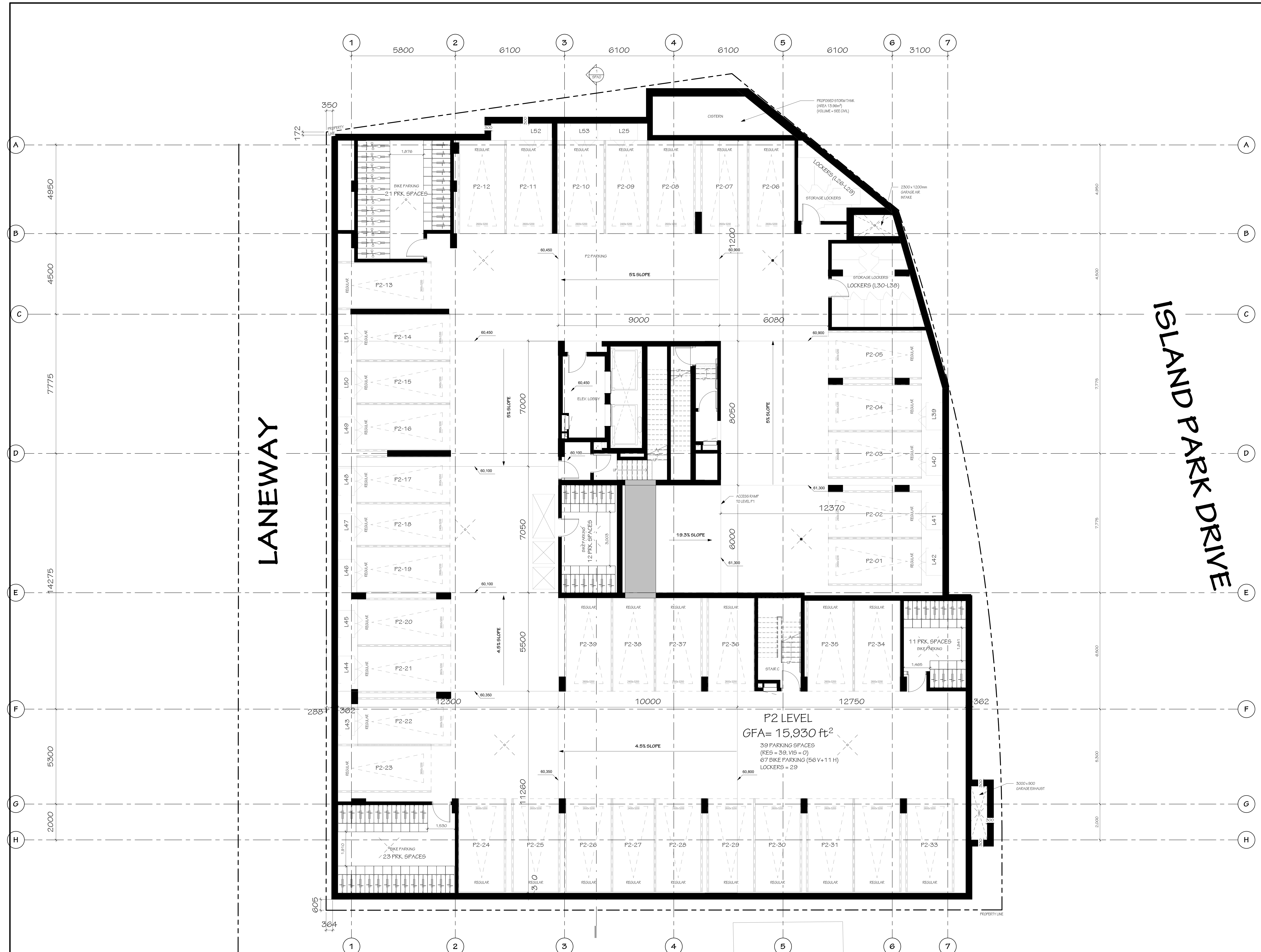
PROJECT
70 RICHMOND
 70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE
HERITAGE SECTIONS

DRAWN Author	DATE 01/27/23	SCALE 1:50
PROJECT 1909		DRAWING NO. A1.004
		REVISION NO. 1

SUMMARY - LEVEL P2

GFA = 15,930 ft²
 VEHICLE PARKING:
 RESIDENTS = 39
 VISITORS = 0
 TOTAL = 39
 BIKE PARKING = 67
 LOCKERS = 29



LANEWAY

ISLAND PARK DRIVE

P2 LEVEL
 GFA = 15,930 ft²
 39 PARKING SPACES
 (RES = 39, VIS = 0)
 67 BIKE PARKING (56 V + 11 H)
 LOCKERS = 29

1	220424	Issued for SPA
2	221111	Issued for SPA
3	221003	Issued for SPA
4	220513	Issued for SPA

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DRAWING TITLE
 P2 LEVEL

DRAWN Author	DATE 02/28/23	SCALE 1:75
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PROJECT 1909	DRAWING NO. SPA1
REVISION NO. 4	

SUMMARY - LEVEL P1

GFA = 15,930 ft²
 VEHICLE PARKING:
 RESIDENTS = 24
 VISITORS = 8
 TOTAL = 32
 BIKE PARKING = 29
 LOCKERS = 24

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2	221111	Re-issued for SPA
3	221003	Re-issued for SPA
4	220513	Issued for SPA

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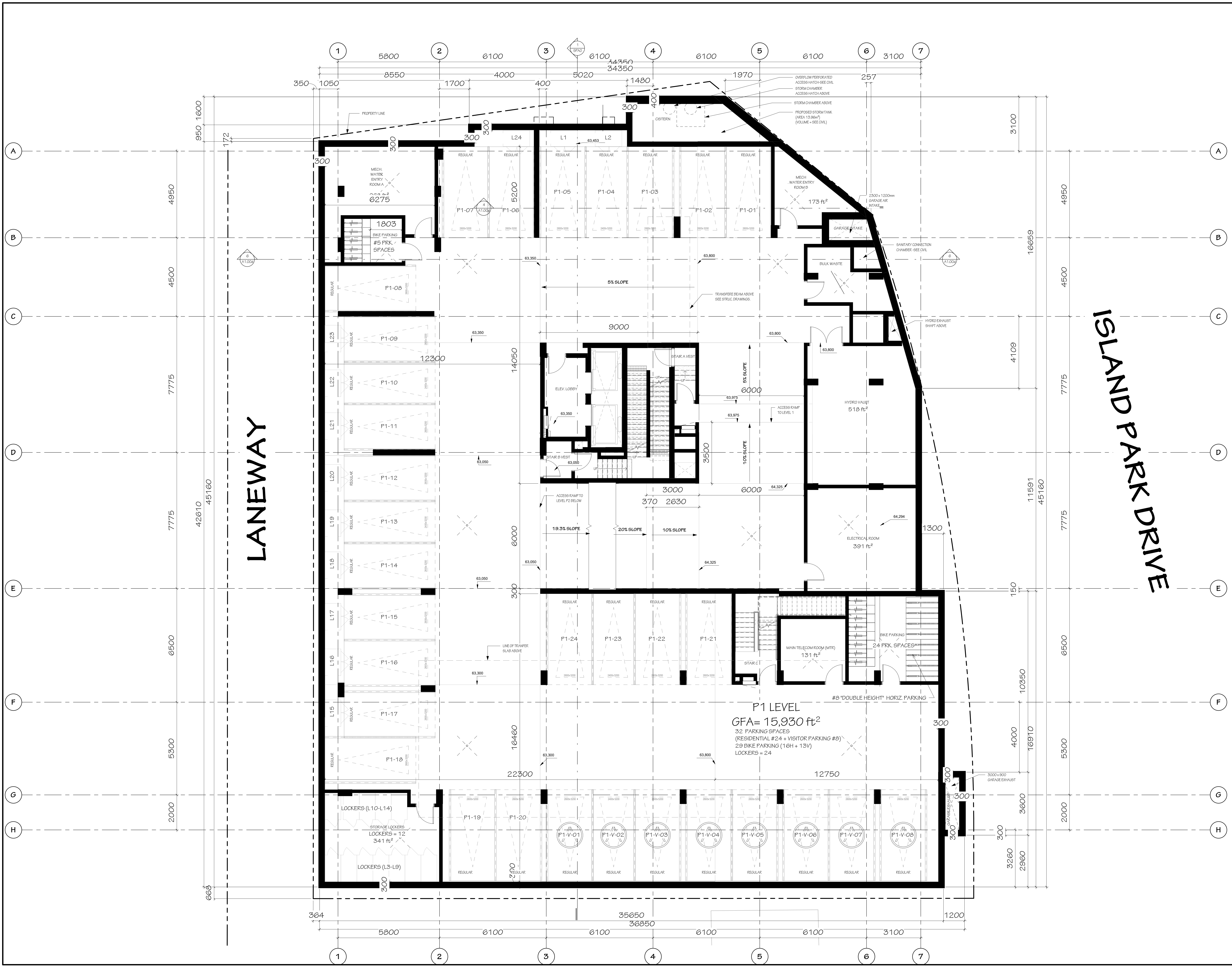
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DRAWING TITLE
 P1 LEVEL

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

PROJECT 1909
DRAWING NO. SPA2
REVISION NO. 4



ISLAND PARK DRIVE

LANEWAY

P1 LEVEL
 GFA = 15,930 ft²
 32 PARKING SPACES
 (RESIDENTIAL #24 + VISITOR PARKING #8)
 29 BIKE PARKING (16H + 13V)
 LOCKERS = 24

GROUND FLOOR LEVEL:

NET AREA BREAKDOWN:
 RESIDENTIAL BLDG GFA = 10,879 ft²
 HERITAGE BLDG = 1,127 ft²
 TOTAL GFA = 12,006 ft²

RESIDENTIAL
 NET RES = 6,842 ft²
 (GROUND LEVEL TOWNS - 8 UNITS)

RETAIL
 NET RETAIL = 1,127 ft²

UNIT-MIX BREAKDOWN:

UNIT TYPE	QUANT.	NET AREA	PERCENT. OF FLOOR AREA
TOWN HOUSES (GRD. LEV.)	8	6,242 ft ²	66%
TOWN HOUSES (MEZ. LEV.)		7,207 ft ²	100%
TOTAL	8	13,449 ft ²	

LEGEND:

- DWELLING UNITS
- AFFORDABLE UNITS
- COMMON AREAS
- RETAIL AREA

NO.	DATE	REVISION
1	2024/24	Issued for SFA
2	22/11/1	Issued for SFA
3	22/10/3	Issued for SFA
4	22/05/15	Issued for SFA

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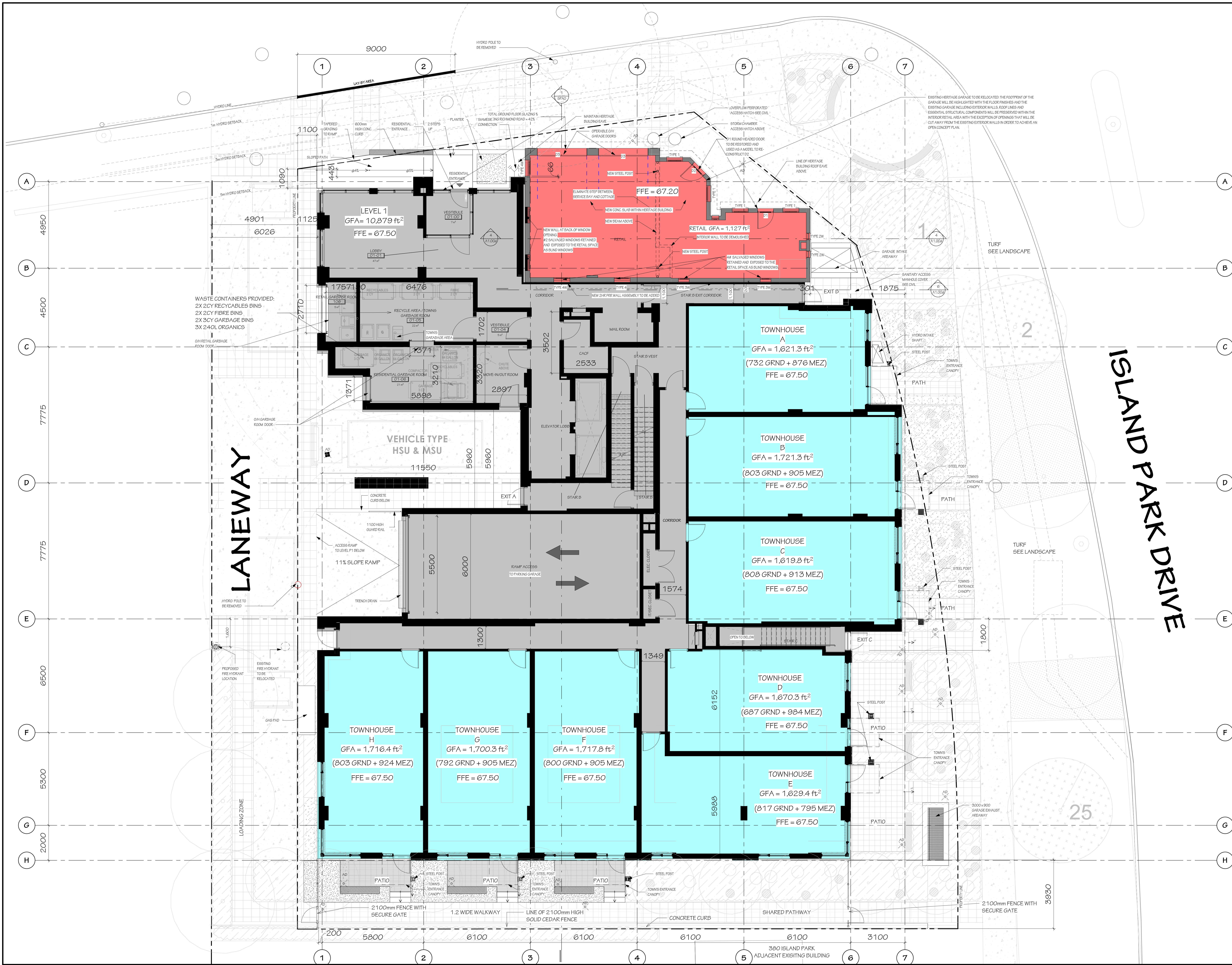
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DRAWING TITLE
GROUND FLOOR PLAN

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

ONTARIO ASSOCIATION OF ARCHITECTS

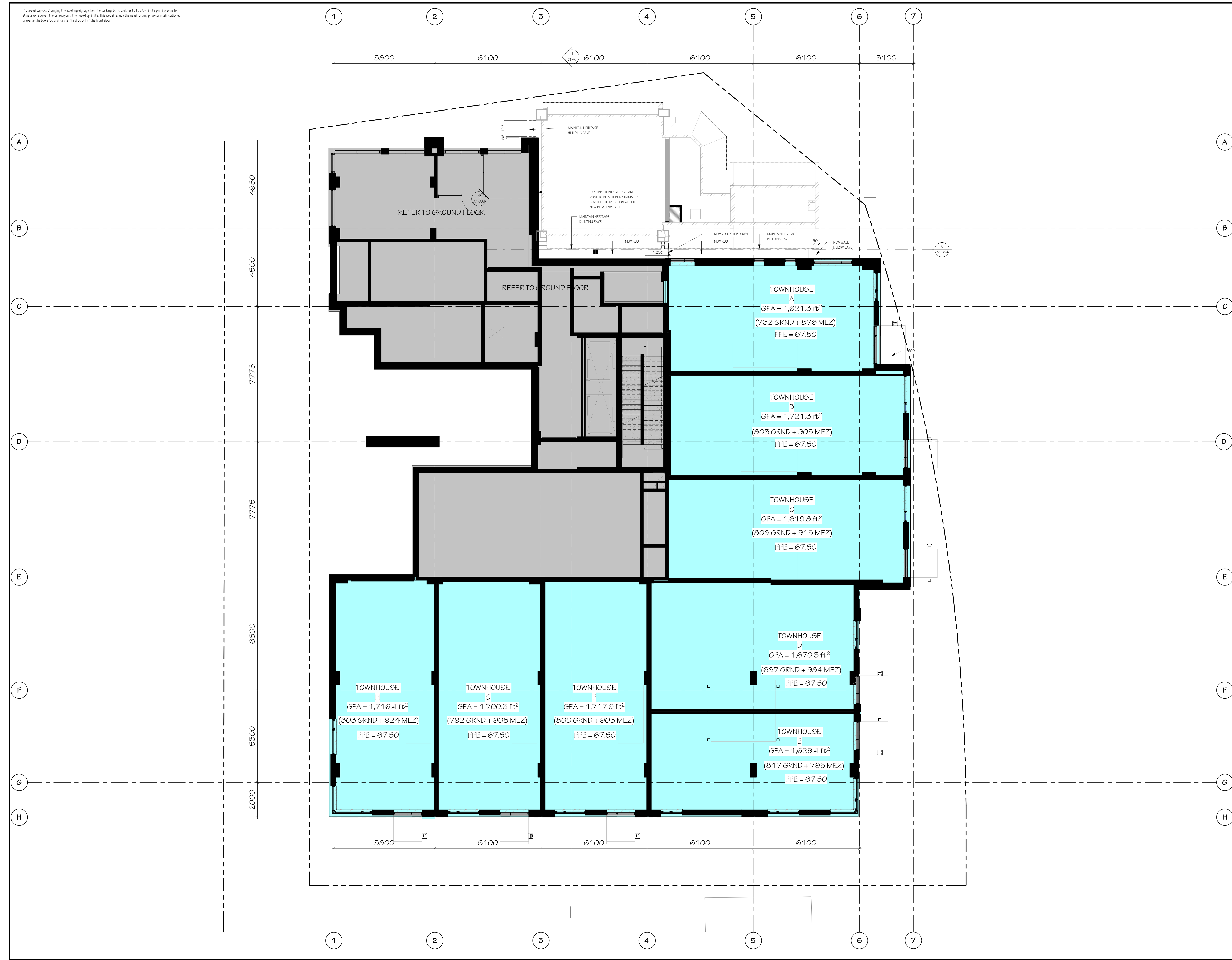
 PROJECT: 1909
 DRAWING NO.: SPA3
 LICENCE: 3049
 REVISION NO.: 4



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 seconds between the laneway 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 = 7,207 ft²
 MEZZ NET = 7,207 ft²
 (TOWNS - 0 UNITS)

UNIT MIX BREAKDOWN:

UNIT TYPE	QUANT.	NET AREA	PERCENT. OF FLOOR AREA
TOWN HOUSES (GRD. LEV.)		6,242 ft ²	66%
TOWN HOUSES (MEZ. LEV.)	0	7,207 ft ²	100%
TOTAL	0	13,449 ft ²	-

LEGEND:

- DWELLING UNITS
- AFFORDABLE UNITS
- COMMON AREAS

REV.	DATE	DESCRIPTION
1	2024-02-24	Issued for SPA
2	2023-11-11	Issued for SPA
3	2023-10-03	Issued for SPA
4	2023-05-15	Issued for SPA

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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 3049

PROJECT: 1909
 DRAWING NO.: SPA4
 REVISION NO.: 4

SUMMARY - LEVEL 2:

GFA = 10,831 ft²
 NET = 9,089 ft²
 EFF = (84%)

14 UNITS
 LOCKERS = 4

UNIT-MIX BREAKDOWN:

UNIT TYPE	QUANT.	NET AREA	PERCENT OF FLOOR AREA
STUDIO	4		
1BED	-		
1BED-DEN	5		
2BED	4		
2BED-DEN	1		
3BED	-		
TOTAL	14	9,089 ft ²	84%
AFFORDABLE UNITS	4		

LEGEND:

- DWELLING UNITS
- AFFORDABLE UNITS

NO.	DATE	REVISION
1	220424	Issued for SPA
2	221111	Issued for SPA
2	221003	Issued for SPA
1	220513	Issued for SPA

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PROJECT
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70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE
LEVEL 2

DRAWN Author	DATE 05/02/23	SCALE 1:75
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PROJECT 1809

DRAWING NO. SPA5

REVISION NO. 4



SUMMARY - LEVEL 3:

GFA = 11,100 ft²
 NET = 9,371 ft²
 EFF = 84%

14 UNITS
 LOCKERS = 10

UNIT-MIX BREAKDOWN:

UNIT TYPE	QUANT.	NET AREA	PERCENT OF FLOOR AREA
STUDIO	4		
1 BED	-		
1 BED-DEN	5		
2 BED	4		
2 BED-DEN	1		
3 BED	-		
TOTAL	14	9,371 ft²	84%
AFFORDABLE UNITS	3		

LEGEND:

- DWELLING UNITS
- AFFORDABLE UNITS

NO.	DATE	REVISION
1	2004/24	Issued for SPA
2	22/11/11	Issued for SPA
3	22/10/03	Issued for SPA
1	22/05/13	Issued for SPA

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PROJECT
70 RICHMOND

DRAWING TITLE
LEVEL 3

DRAWN
 Author

DATE
 05/02/23

SCALE
 1:75

PROJECT
 1909

DRAWING NO.
SPA6

REVISION NO. 4



SUMMARY - LEVEL 4:

GFA = 10,573 ft²
 NET = 8,892 ft²
 EFF = 84%

13 UNITS
 LOCKERS = 10

UNIT-MIX BREAKDOWN:

UNIT TYPE	QUANT.	NET AREA	PERCENT OF FLOOR AREA
STUDIO	2		
1 BED	3		
1 BED-DEN	2		
2 BED	5		
2 BED-DEN	1		
3 BED	-		
TOTAL	13	8,892 ft²	84%

AFFORDABLE UNITS

2

LEGEND:

- DWELLING UNITS
- AFFORDABLE UNITS

NO.	DATE	REVISION
1	2024-04-24	Re-issued for SPA
2	2023-11-11	Re-issued for SPA
3	2023-10-03	Re-issued for SPA
4	2023-05-15	Issued for SPA

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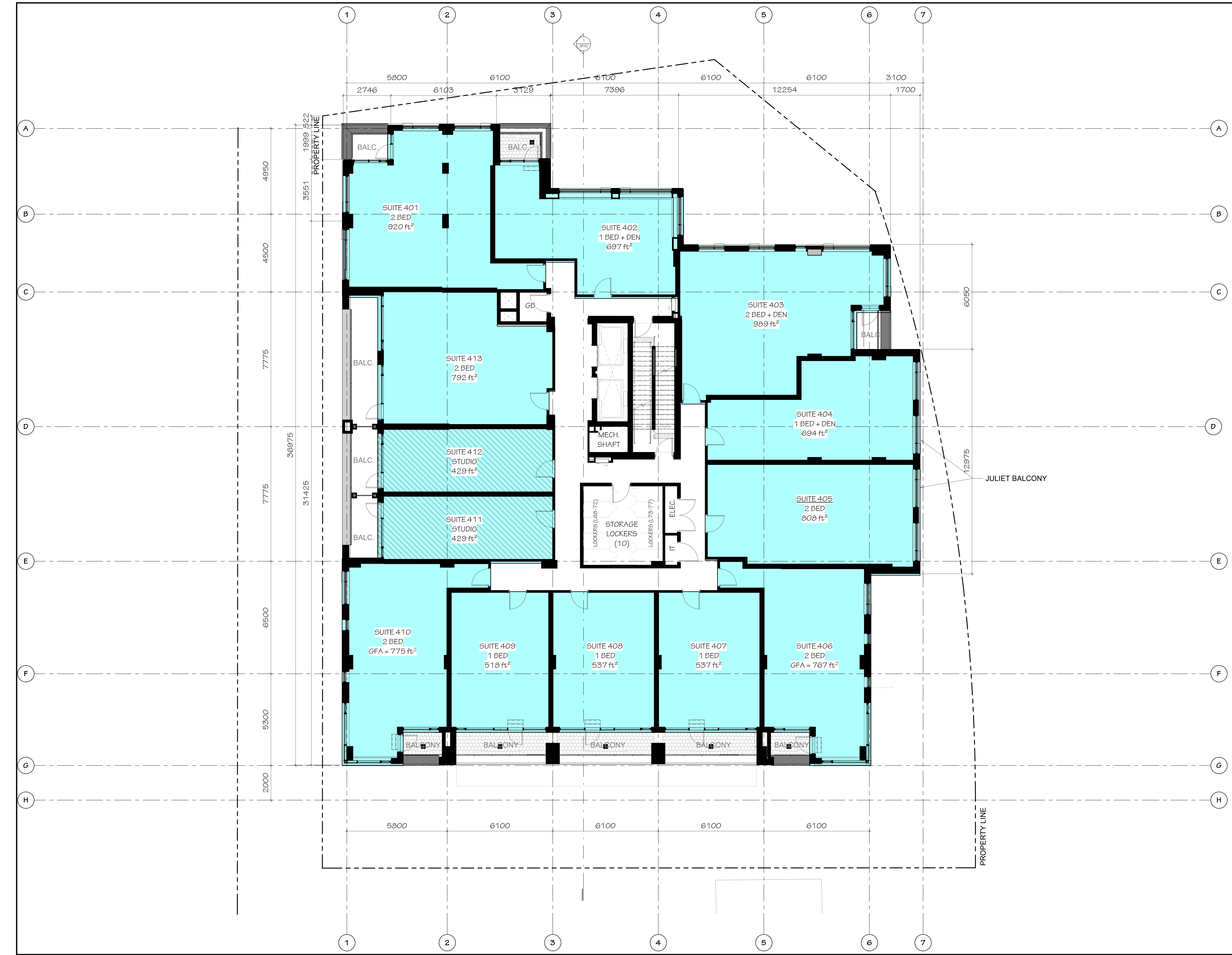
PROJECT: 70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE: LEVEL 4

DRAWN	DATE	SCALE
Author	05/02/23	1:75

PROJECT
1809
DRAWING NO.
SPA7
REVISION NO.
4



SUMMARY - LEVEL 5:

GFA = 10,573 ft²
 NET = 8,892 ft²
 EFF = 84%

13 UNITS
 LOCKERS = 10

UNIT-MIX BREAKDOWN:

UNIT TYPE	QUANT.	NET AREA	PERCENT OF FLOOR AREA
STUDIO	2		
1 BED	3		
1 BED+DEN	2		
2 BED	5		
2 BED+DEN	1		
3 BED	-		
TOTAL	13	8,892 ft ²	84%

AFFORDABLE UNITS: 2

LEGEND:

- DWELLING UNITS
- AFFORDABLE UNITS

REV.	DATE	DESCRIPTION
1	2004/24	Issued for SFA
2	22/11/11	Issued for SFA
2	22/10/03	Issued for SFA
1	22/05/13	Issued for SFA

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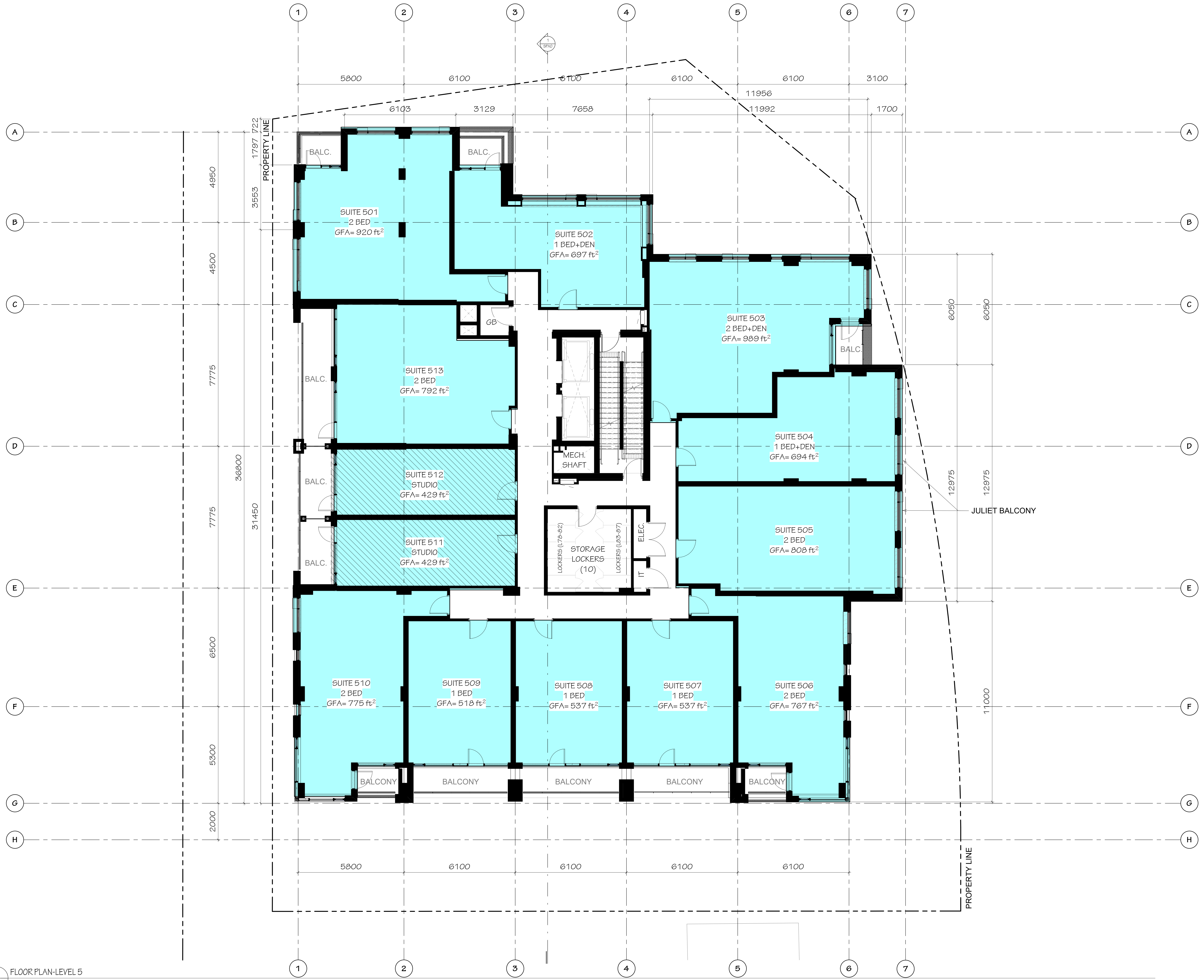
PROJECT: 70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE: LEVEL 5

DRAWN	DATE	SCALE
Author	05/02/23	1:75

PROJECT	DRAWING NO.	REVISION NO.
1909	SPA8	4



1 FLOOR PLAN-LEVEL 5
 SPAB SCALE: 1:75

SUMMARY - LEVEL 6:

GFA = 9,024 ft²
 NET = 8,485 ft²
 EFF = 88%
 10 UNITS

UNIT-MIX BREAKDOWN:

UNIT TYPE	QUANT.	NET AREA	PERCENT OF FLOOR AREA
STUDIO	-	-	-
1 BED	1	-	-
1 BED+DEN	2	-	-
2 BED	5	-	-
2 BED+DEN	2	-	-
3 BED	-	-	-
TOTAL	10	8,485ft ²	88%

AFFORDABLE UNITS

AFFORDABLE UNITS	-	-	-
------------------	---	---	---

LEGEND:

- DWELLING UNITS
- AFFORDABLE UNITS

NO.	DATE	REVISION
1	220424	Issued for SPA
2	221111	Issued for SPA
2	221003	Issued for SPA
1	220513	Issued for SPA

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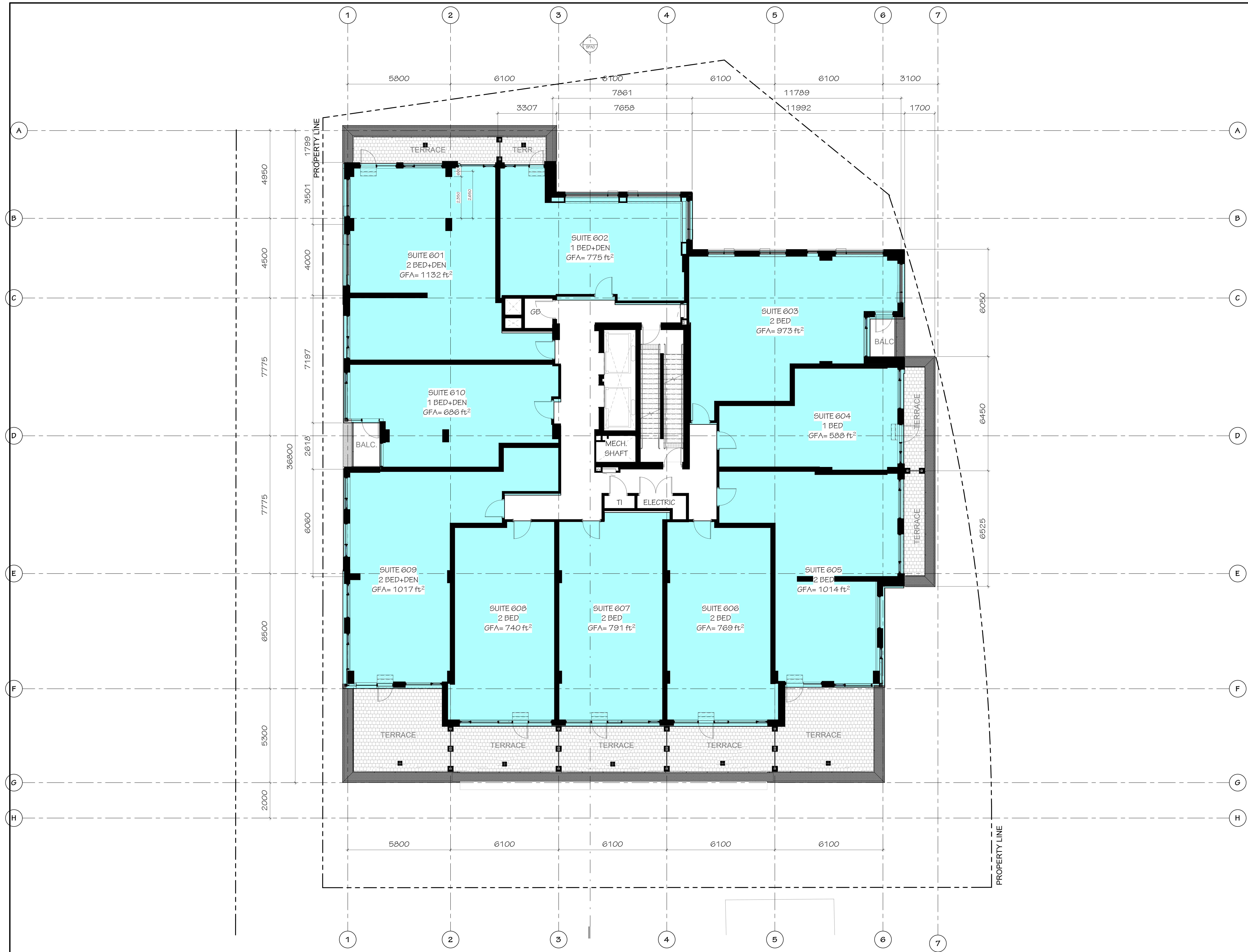
PROJECT: 70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE: LEVEL 6

DRAWN	DATE	SCALE
Author	05/02/23	1:75

PROJECT	DRAWING NO.	REVISION NO.
1909	SPA9	4



SUMMARY - LEVEL 7:

GFA = 9,193 ft²
 NET = 8,032 ft²
 EFF = 87%
 10 UNITS

UNIT-MIX BREAKDOWN:

UNIT TYPE	QUANT.	NET AREA	PERCENT OF FLOOR AREA
STUDIO	-	-	-
1 BED	1	-	-
1 BED+DEN	5	-	-
2 BED	2	-	-
2 BED+DEN	2	-	-
3 BED	-	-	-
TOTAL	10	8,032 ft²	87%
AFFORDABLE UNITS	-	-	-

LEGEND:

- DWELLING UNITS
- AFFORDABLE UNITS

REV.	DATE	DESCRIPTION
1	220424	Issued for SPA
2	221111	Issued for SPA
2	221003	Issued for SPA
1	220513	Issued for SPA

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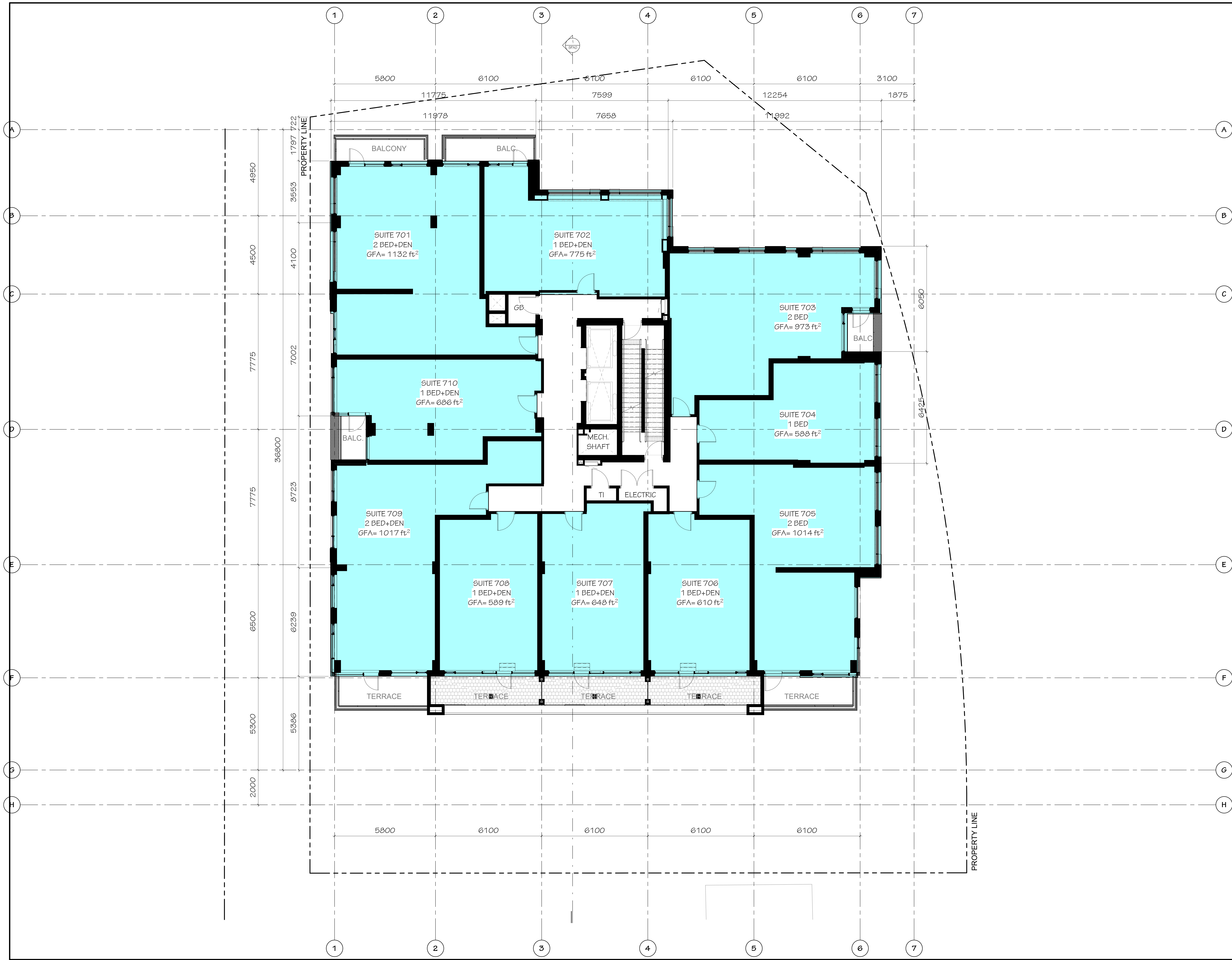
PROJECT: 70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE: LEVEL 7

DRAWN	DATE	SCALE
Author	05/02/23	1:75

PROJECT	DRAWING NO.	REVISION NO.
1909	SPA10	4



SUMMARY - LEVEL B:

GFA = 7,434 ft²
 NET = 6,458 ft²
 EFF = 87%
 7 UNITS

UNIT-MIX BREAKDOWN:

UNIT TYPE	QUANT.	NET AREA	PERCENT OF FLOOR AREA
STUDIO	-	-	-
1 BED	-	-	-
1 BED+DEN	2	-	-
2 BED	2	-	-
2 BED+DEN	2	-	-
3 BED	1	-	-
TOTAL	7	6,458 ft²	87%

AFFORDABLE UNITS
 -

LEGEND:

- DWELLING UNITS
- AFFORDABLE UNITS

NO.	DATE	REVISION
1	2004/24	Issued for SPA
2	22/11/11	Issued for SPA
3	22/10/03	Issued for SPA
4	22/05/13	Issued for SPA

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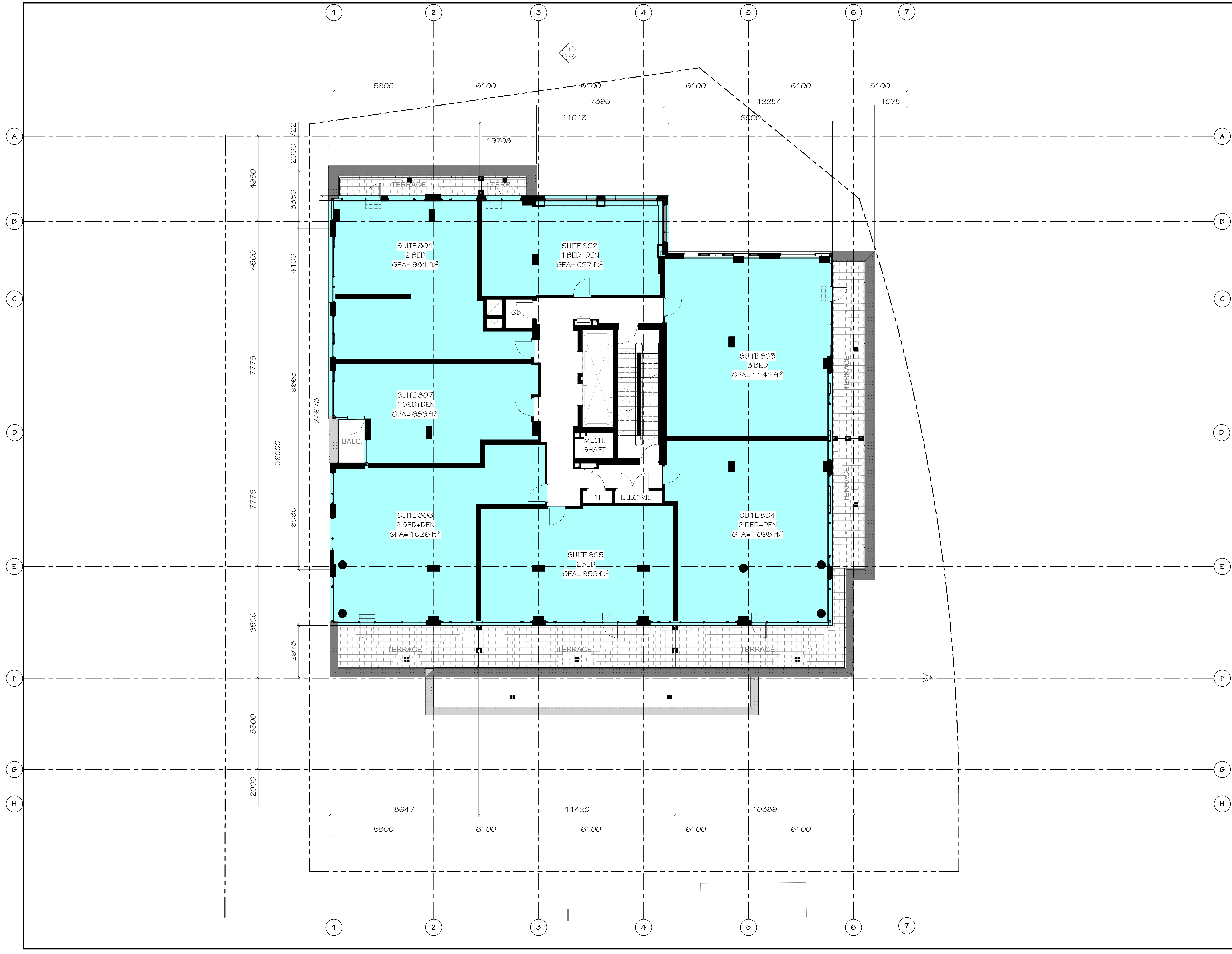
PROJECT: 70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE: LEVEL B

DRAWN	DATE	SCALE
Author	05/02/23	1:75

PROJECT	DRAWING NO.
1809	SPA11
REVISION NO.	4



SUMMARY - LEVEL 9:

GFA = 6,563 ft²
 NET = 5,575 ft²
 EFF = 85%

7 UNITS

UNIT-MIX BREAKDOWN:

UNIT TYPE	QUANT.	NET AREA	PERCENT OF FLOOR AREA
STUDIO	1	-	-
1 BED	-	-	-
1 BED-DEN	2	-	-
2 BED	3	-	-
2 BED-DEN	1	-	-
3 BED	-	-	-
TOTAL	7	5,575 ft²	85%

LEGEND:

- DWELLING UNITS
- AFFORDABLE UNITS

NO.	DATE	REVISION
1	220424	Re-issued for SPA
2	221111	Re-issued for SPA
2	221003	Re-issued for SPA
1	220513	Issued for SPA

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DRAWING TITLE
LEVEL 9

DRAWN
 Author

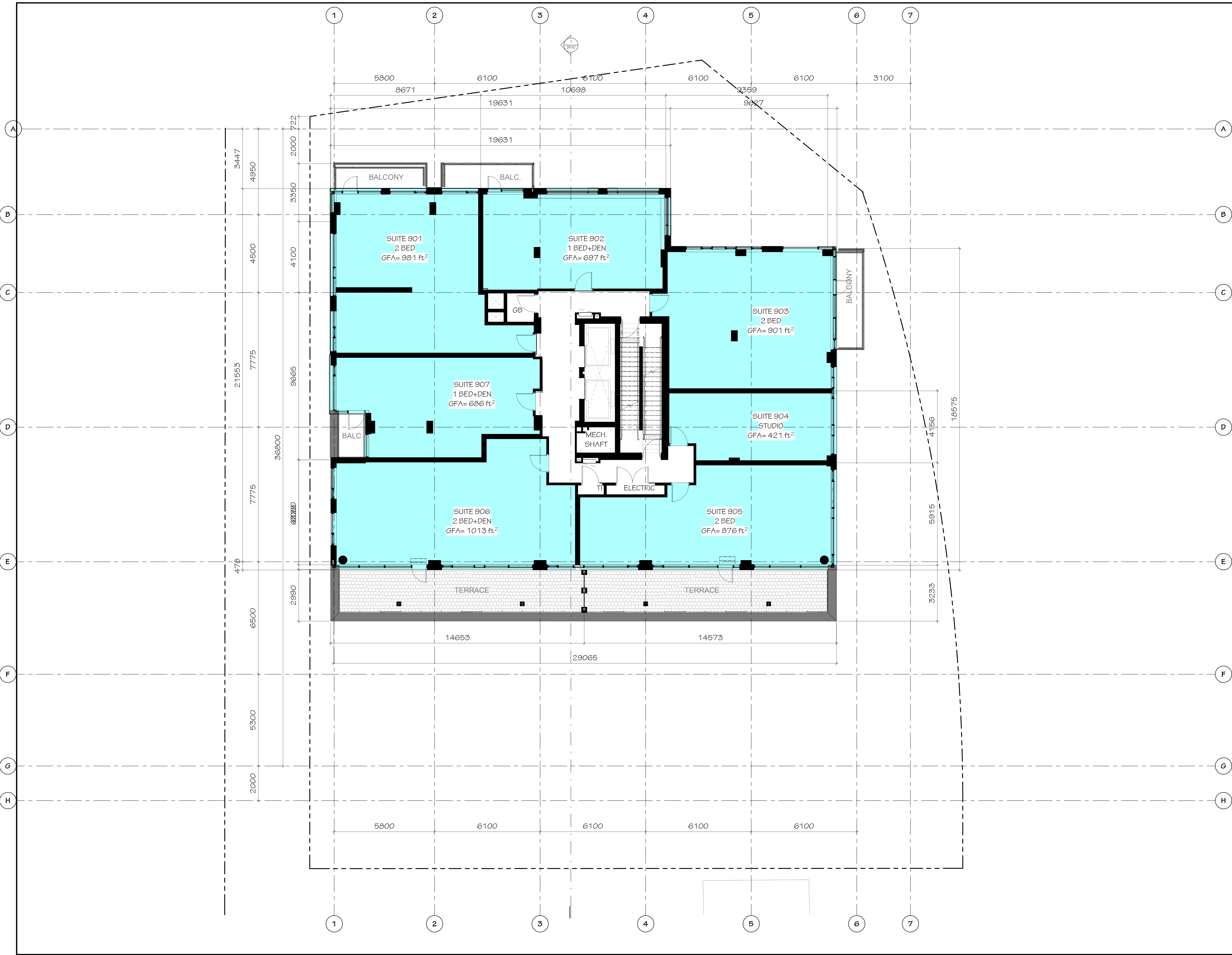
DATE
 05/02/23

SCALE
 1:75

PROJECT
 1909

DRAWING NO.
SPA12

REVISION NO. 4



ROOF LEVEL (PH):

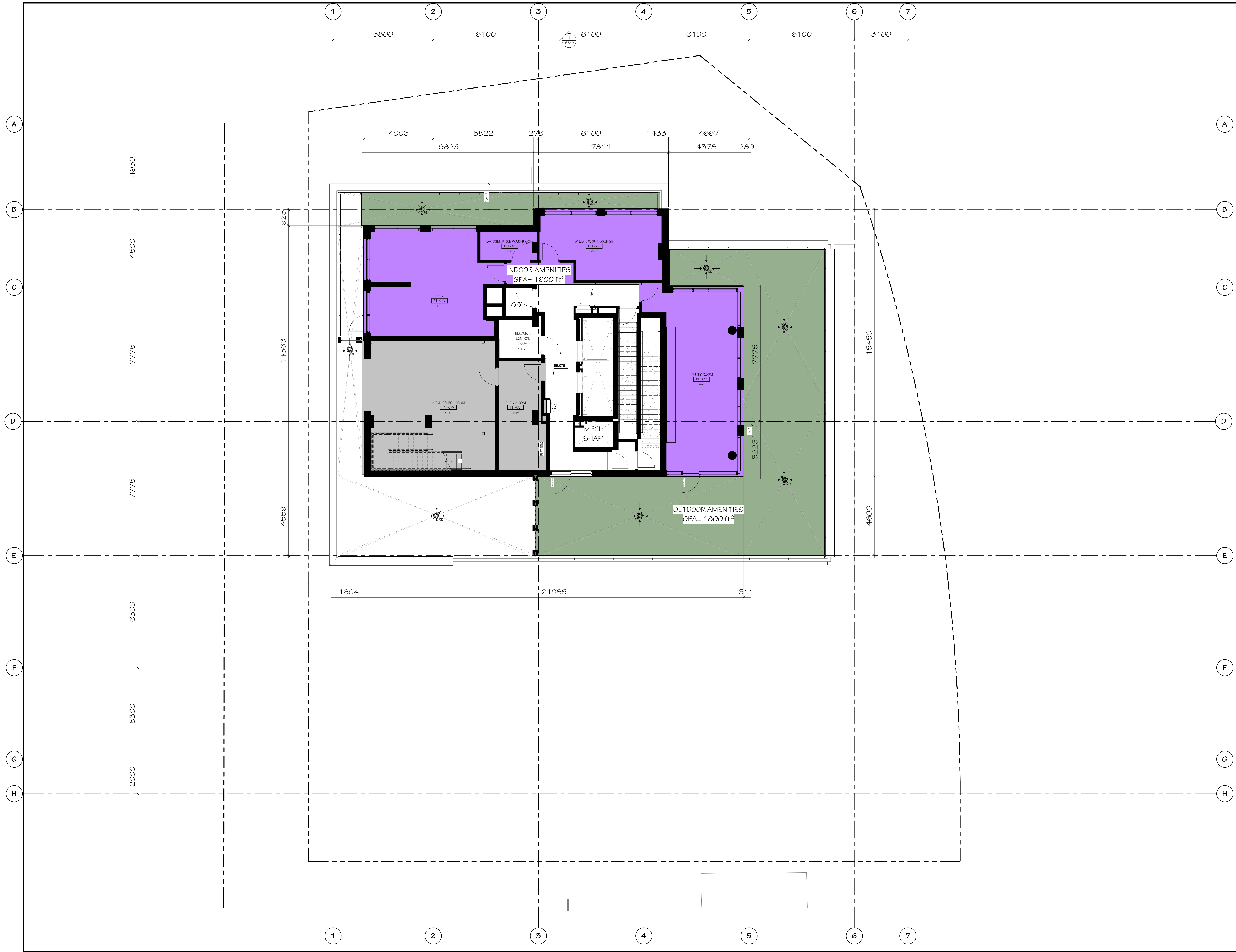
GFA = 3,340 ft²

ROOF AMENITIES NET AREA BREAKDOWN:

INDOOR AMENITIES = 1,600 ft²

OUTDOOR AMENITIES = 1,800 ft²

TOTAL ROOF AMENITIES = 3,400 ft²



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1	220424	Issued for SPA
2	221111	Re-issued for SPA
2	221003	Re-issued for SPA
1	220513	Issued for SPA

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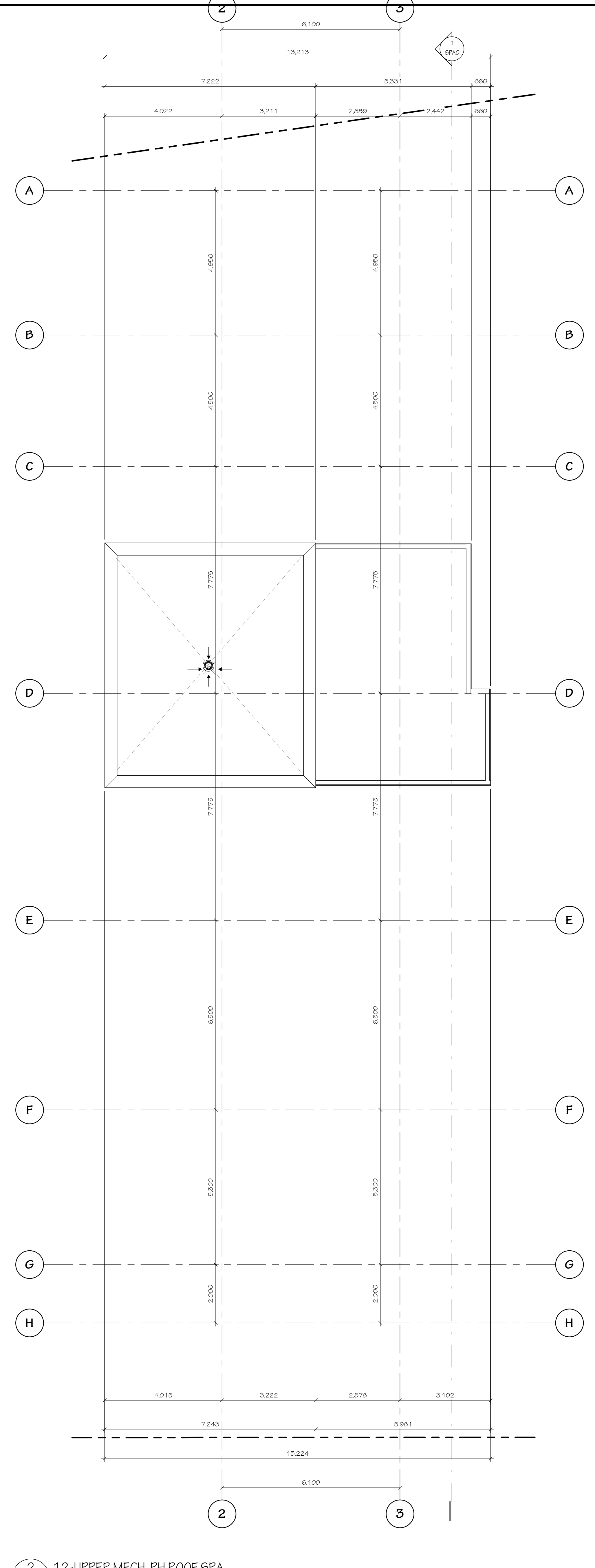
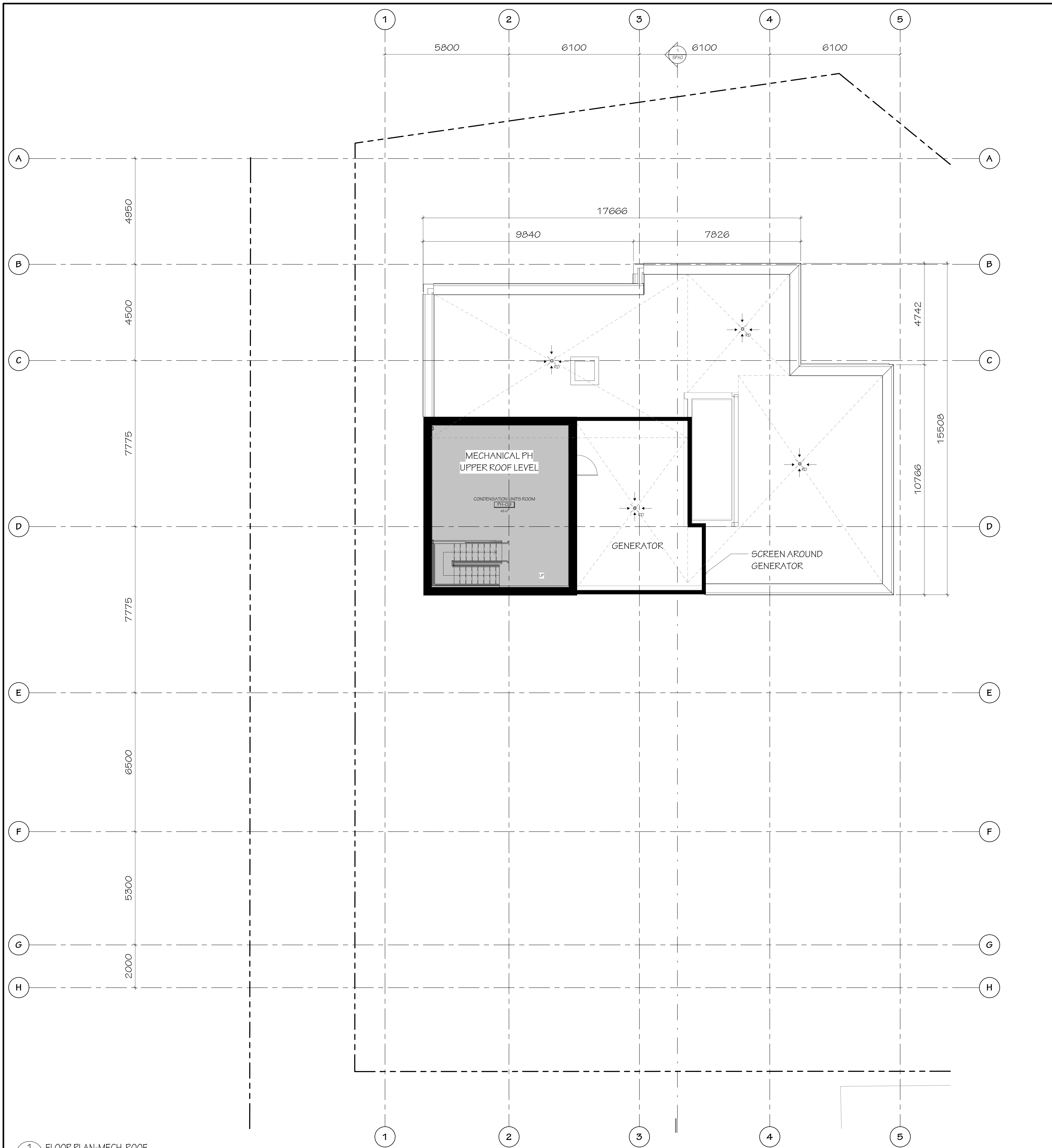
PROJECT
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DRAWING TITLE
 ROOF PLAN - PH

DRAWN	DATE	SCALE
Author	05/02/23	1:75

ONTARIO ASSOCIATION OF ARCHITECTS

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REVISION NO. 4



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1	220424	Re-issued for SPA
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3	221003	Re-issued for SPA
1	220513	Issued for SPA

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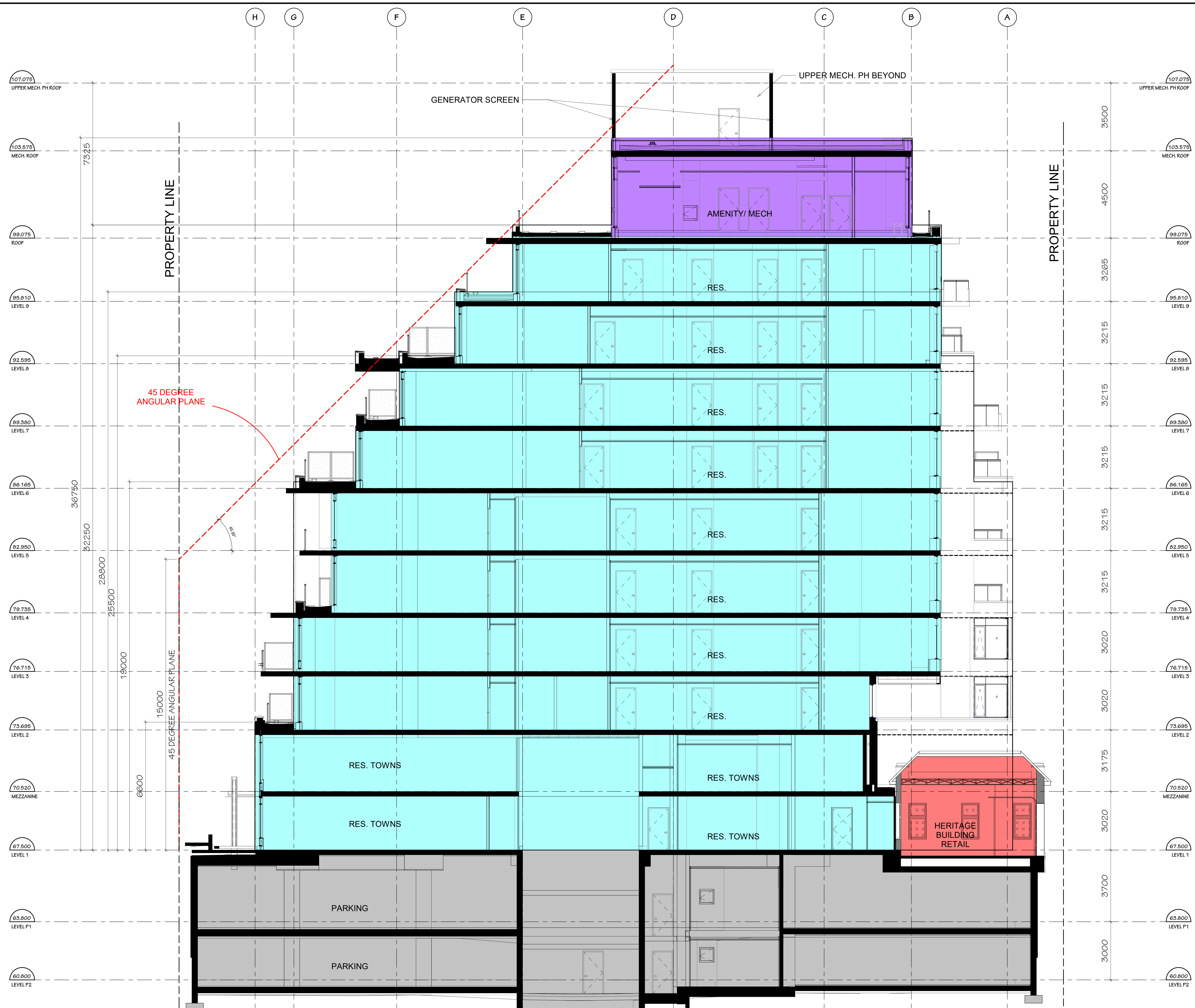
HOBIN ARCHITECTURE

PROJECT: 70 RICHMOND
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DRAWING TITLE: MECHANICAL ROOF

DRAWN Author	DATE 05/02/23	SCALE 1:75
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		REVISION NO. 4

SPA14-R4-MECHANICAL ROOF



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DRAWING TITLE
BUILDING SECTION

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

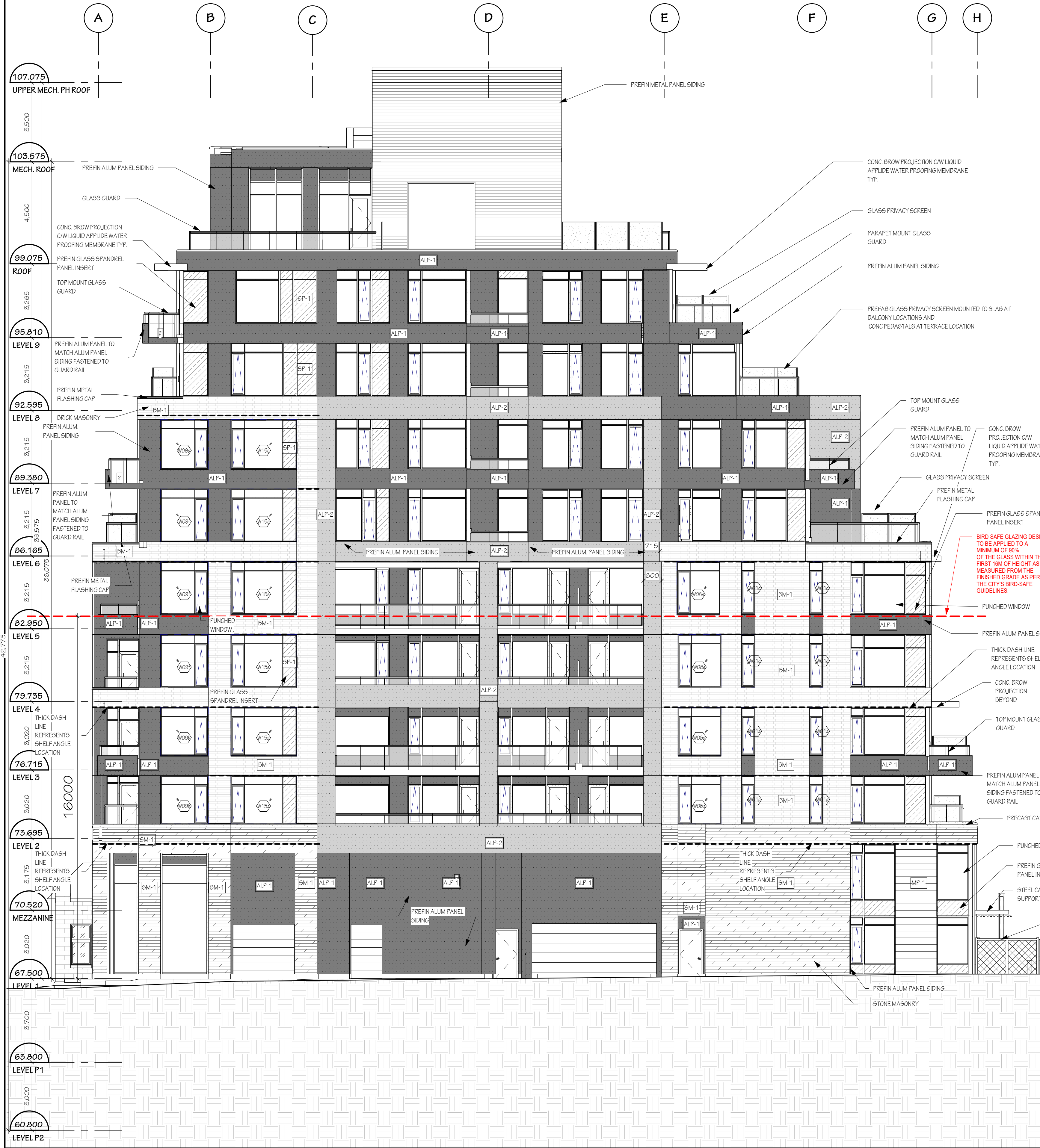
PROJECT 1909

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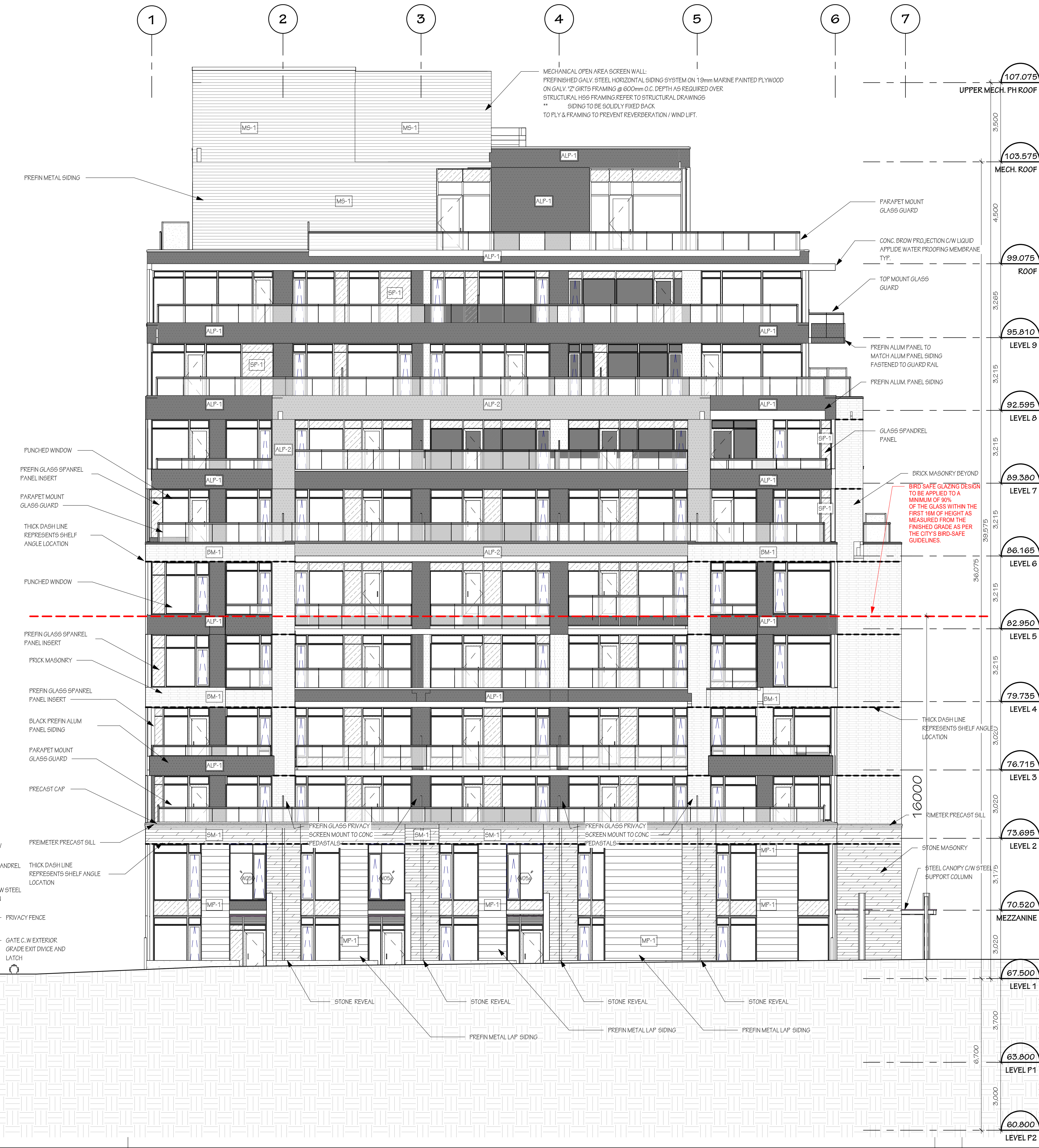
REVISION NO. 4

MATERIAL TAG LEGEND

ACC	ALUMINUM CORNER CAP
AGR-1	ALUMINUM & GLASS GUARD C/W ALUMINUM RAILING
PC-1	PRECAST CONCRETE (BLOCK)
PC-2	PRECAST CONCRETE (TERRAZZO) REFER TO DWG 3/AS/06 FOR PANEL TYPES
ALP-1	ALUMINUM PANEL - TYPE 1
ALP-2	ALUMINUM PANEL - TYPE 2
ALP-3	ALUMINUM PANEL - TYPE 3
ALP-4	ALUMINUM PANEL - TYPE 4
LV	ALUMINUM LOUVER (REFINISHED)
BM-1	BRICK MASONRY VENEER - TYPE 1
GL-1	GLASS - REFER TO SP/03
PMC	PREFINISHED METAL CAP FLASHING
PMF	PREFINISHED METAL FLASHING
SP-1	SPANDREL GLASS - REFER TO SP/03 FINISH
	IDENTIFY OPERABLE WINDOW BAGH- OUT SWINGING FINISH
LF	LIGHT FIXTURE
CJ	CONSTRUCTION JOINTS 'CJ'
SA	SHELF ANGLE 'SA'
SSA	SUSPENDED SHELF ANGLE 'SSA'



2 ELEVATION-WEST
A3.01 SCALE: 1:100



1 ELEVATION-SOUTH
A3.01 SCALE: 1:100

1	23/04/24	Re-issued for SFA
A	23/04/24	Issued for S05 Review
rev	date	revision

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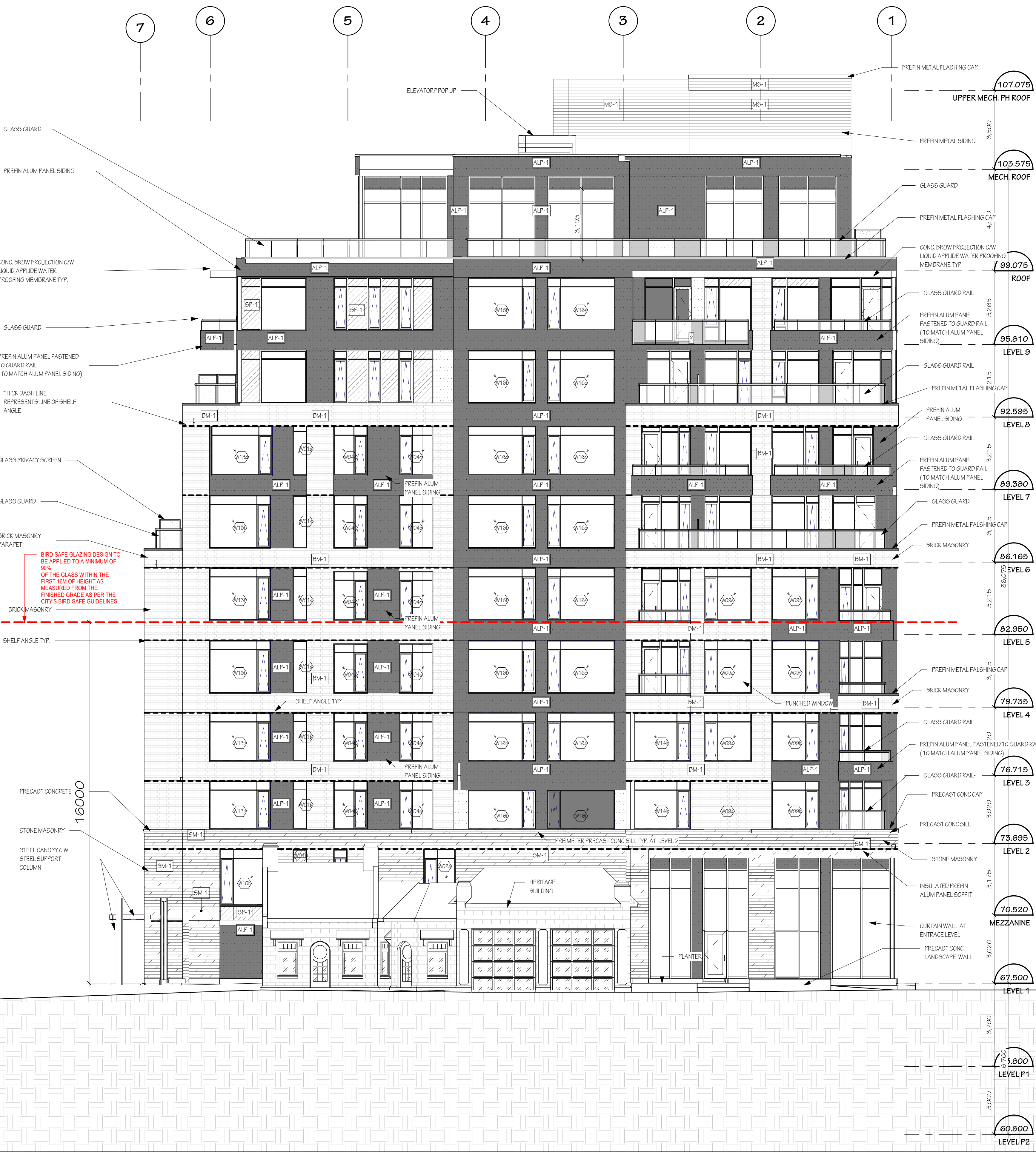
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DRAWING TITLE		ELEVATIONS	
DRAWN	DATE	SCALE	
Author	00/00/0000	As indicated	
PROJECT		1909	
DRAWING NO.		A3.01	
REVISION NO.		1	

MATERIAL TAG LEGEND

ACC	ALUMINUM CORNER CAP
AGR-1	ALUMINUM & GLASS GUARD CW ALUMINUM RAILING
PC-1	PRECAST CONCRETE (BLOCK)
PC-2	PRECAST CONCRETE (TERRAZZO) REFER TO DWG 3/4/05 FOR PANEL TYPES
ALP-1	ALUMINUM PANEL - TYPE 1
ALP-2	ALUMINUM PANEL - TYPE 2
ALP-3	ALUMINUM PANEL - TYPE 3
ALP-4	ALUMINUM PANEL - TYPE 4
LV	ALUMINUM LOUVER (PREFINISHED)
BM-1	BRICK MASONRY VENEER - TYPE 1
GL-1	GLASS - REFER TO SPEC
PMC	PREFINISHED METAL CAP FLASHING
PMF	PREFINISHED METAL FLASHING
SP-1	SPANDREL GLASS - REFER TO SPEC FINISH

DENOTES OPERABLE WINDOW SASH -
 OUT SWINGING FINISH
 LF LIGHT FIXTURE
 CJ CONSTRUCTION JOINTS "CJ"
 SA SHELF ANGLE "SA"
 SSA SUSPENDED SHELF ANGLE "SSA"



1 230424 R2-Used for SFA
 A 23.04.04 Issued for S05 Review
 rev. date revision

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DRAWING TITLE
ELEVATIONS

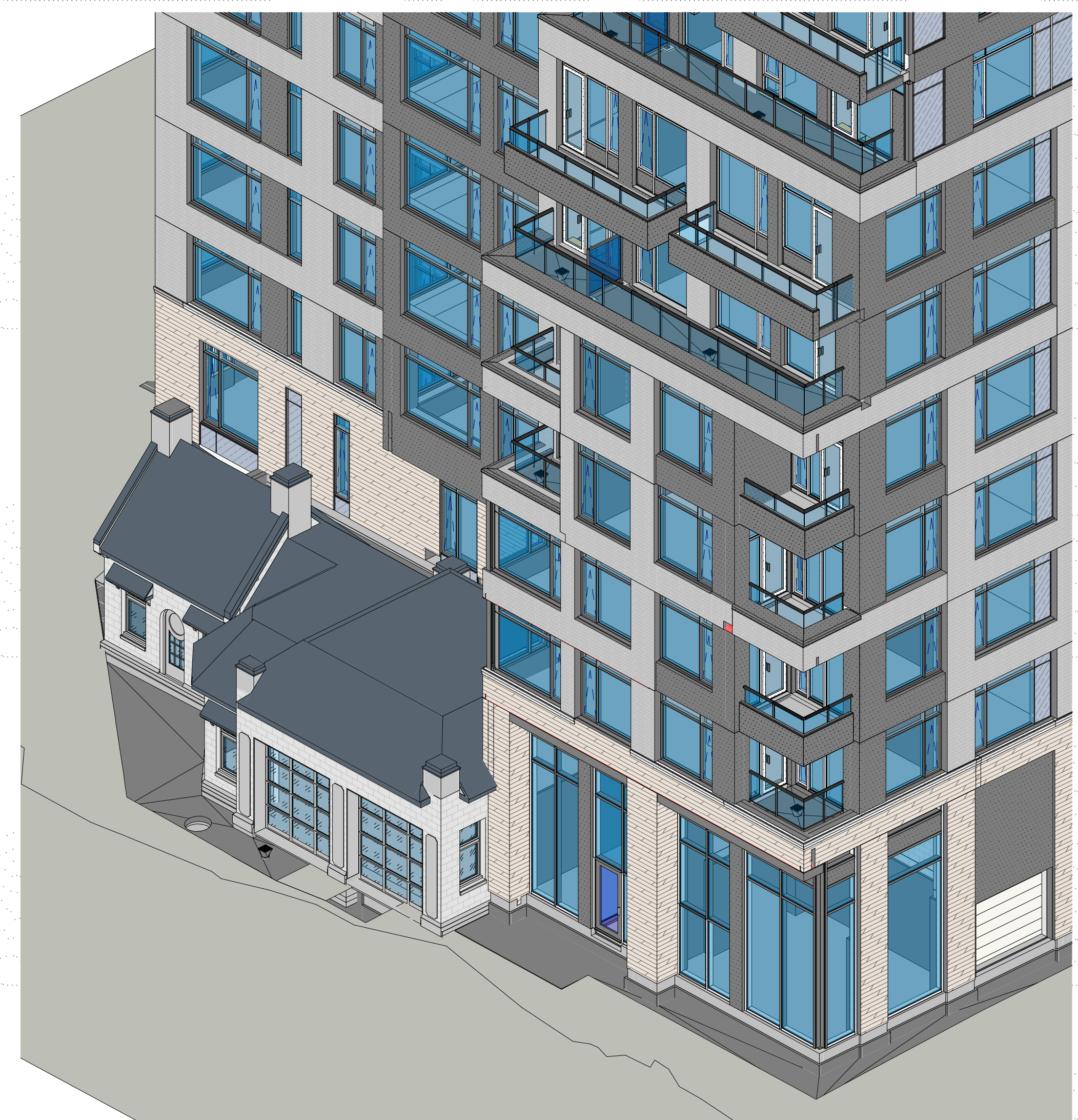
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PROJECT		1909
DRAWING NO.		A3.02
REVISION NO.		1



04 3D View
A3.05 SCALE

02 3D View
A3.05 SCALE

5 Heritage Building - View 01
A3.05 SCALE



03 3D View
A3.05 SCALE

01 3D View
A3.05 SCALE

6 Heritage Building - View 01 Copy 1
A3.05 SCALE



MATERIAL TAG LEGEND

- ACC ALUMINUM CORNER CAP
- AGR-1 ALUMINUM & GLASS GUARD
OR ALUMINUM RAILING
- PC-1 PRECAST CONCRETE (BLOCK)
- PC-2 PRECAST CONCRETE (TERRAZZOTA)
REFER TO DWG 3/A3003 FOR PANEL
TYPES
- ALP-1 ALUMINUM PANEL - TYPE 1
- ALP-2 ALUMINUM PANEL - TYPE 2
- ALP-3 ALUMINUM PANEL - TYPE 3
- ALP-4 ALUMINUM PANEL - TYPE 4
- LV ALUMINUM LOUVER (REFINISHED)
- BM-1 BRICK MASONRY VENEER - TYPE 1
- GL-1 GLASS - REFER TO SPECS
- FMC PREFINISHED METAL CAP FLASHING
- FMF PREFINISHED METAL FLASHING
- SP-1 SPANDREL GLASS - REFER
TO SPEC FINISH
- DENOTES OPERABLE WINDOW BASH -
OUT SWINGING FINISH
- LF LIGHT FIXTURE
- CJ CONSTRUCTION JOINTS "CJ"
- SA SHELF ANGLE "SA"
- SBA SUSPENDED SHELF ANGLE "SBA"

1	23.04.24	Re-issued for SFA
A	23.04.04	Issued for S05 Review
	date	description

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Author	XXXXXXXXXX	1:150

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 REVISION NO. 1



70 RICHMOND RD

Heritage Building

Re-issued for SPA / April 21, 2023