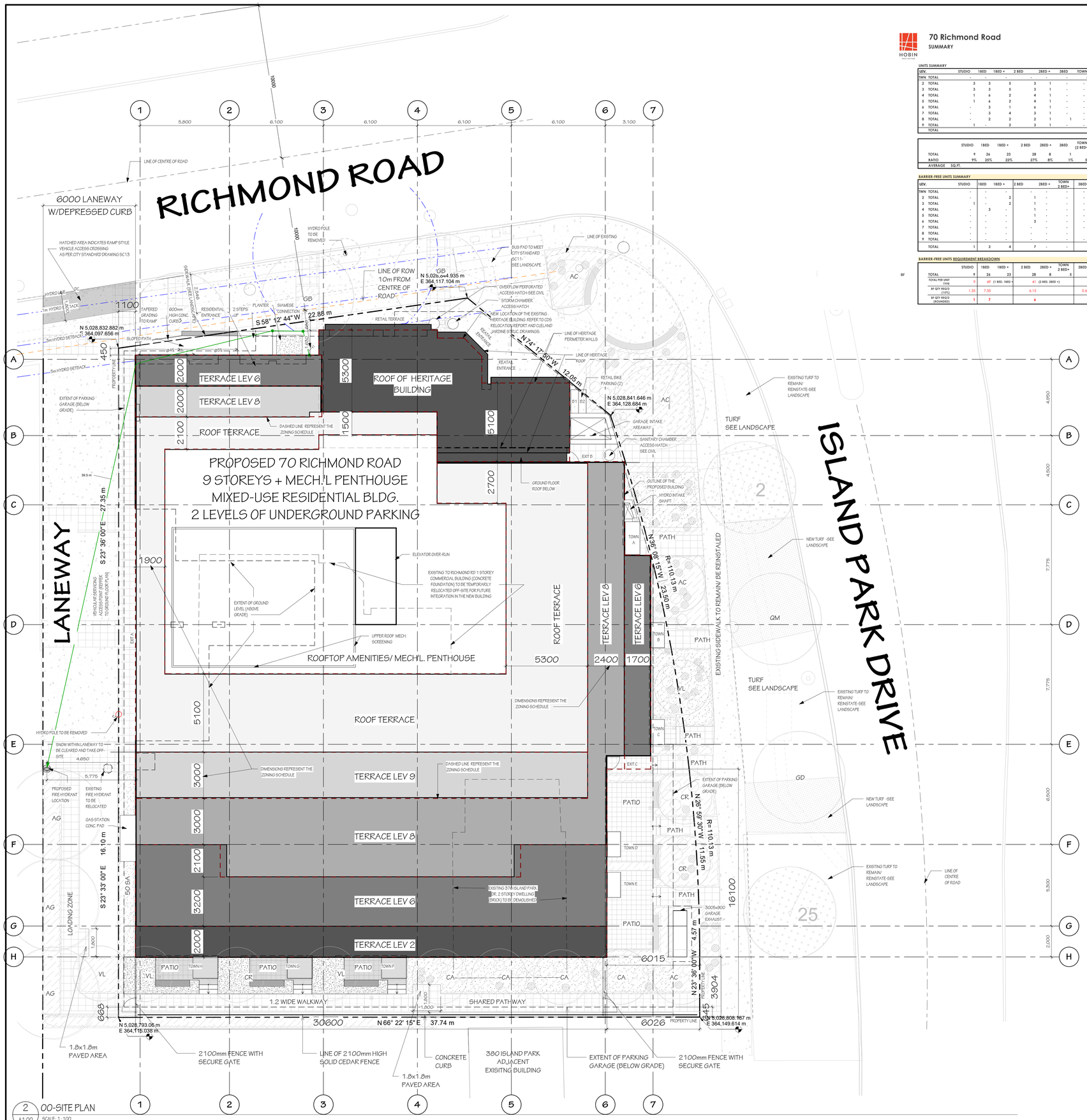


2 A1.00 00-SITE PLAN
SCALE: 1:100

HOBIN ARCHITECTURE

70 Richmond Road

SUMMARY

2023-06-12

UNITS SUMMARY

LEV.		STUDIO	1BED	1BED +	2 BED	2BED +	3BED	TOWN	total
TWN	TOTAL	-	-	-	-	-	-	8	8
2	TOTAL	3	3	5	3	1	-	-	15
3	TOTAL	3	3	5	3	1	-	-	15
4	TOTAL	1	6	2	4	1	-	-	14
5	TOTAL	1	6	2	4	1	-	-	14
6	TOTAL	-	3	1	4	1	-	-	11
7	TOTAL	-	3	4	3	1	-	-	11
8	TOTAL	-	2	2	2	1	1	-	8
9	TOTAL	1	-	2	3	1	-	-	7
	TOTAL								103

	STUDIO	1BED	1BED +	2 BED	2BED +	3BED	TOWN (2 BED+)	TOWN (3 BED)	total	
TOTAL	9	24	23	28	8	1	5	3	103	TRUE
RATIO	9%	24%	22%	27%	8%	1%	5%	3%		
AVERAGE SQ.FT.									771	sq.ft.

BARRIER-FREE UNITS SUMMARY

LEV.		STUDIO	1BED	1BED +	2 BED	2BED +	TOWN 2 BED+	3BED	TOWN 3 BED	total	
TWN	TOTAL	-	-	-	-	-	-	-	-	-	
2	TOTAL	-	-	2	1	-	-	-	-	3	
3	TOTAL	1	-	2	1	-	-	-	-	4	
4	TOTAL	-	3	-	1	-	-	-	-	4	
5	TOTAL	-	-	-	1	-	-	-	-	1	
6	TOTAL	-	-	-	3	-	-	-	-	3	
7	TOTAL	-	-	-	-	-	-	-	-	-	
8	TOTAL	-	-	-	-	-	-	1	-	1	
9	TOTAL	-	-	-	-	-	-	-	-	-	
	TOTAL	1	3	4	7	-	-	1	-	16	TRUE

BF

BARRIER-FREE UNITS REQUIREMENT BREAKDOWN

	STUDIO	1BED	1BED +	2 BED	2BED +	TOWN 2 BED+	3BED	TOWN 3 BED	total
TOTAL	9	24	23	28	8	5	1	3	103
TOTAL PER UNIT TYPE	9	49 (3 BED, 1BED +)		41 (2 BED, 2BED +)		4 (3 BED)			
BF CITY REQ'D (15%)	1.35	7.35		6.15		0.60			
BF CITY REQ'D (ROUNDED)	1	7		6		1			15

SITE PLAN APPLICATION REVISION No.: D07-12-19-0045

SUREYEY INFORMATION TAKEN FROM:

PART OF LOT 33 CONCESSION 3 (OTTAWA FRONT)
(GEOGRAPHIC TOWNSHIP OF NEPEAN)
LOT 33 REGISTERED PLAN 449
CITY OF OTTAWA

SITE SUMMARY:

PROPERTY ADDRESS:	70 RICHMOND RD., OTTAWA, ONTARIO
SITE AREA (SURVEY):	1,587 m^2
PROPOSED USE:	MIXED-USE RESIDENTIAL MIDRISE APARTMENT BUILDING (9 FLOORS + ROOFTOP AMENITY)
BUILDING FOOTPRINT: (@GROUND FLOOR PLAN)	1,122 m^2
TOTAL FLOORS:	9
TOTAL RESIDENTIAL UNITS:	103 UNITS
TOTAL GROSS BUILDING AREA (ABOVE GRADE):	8,276 m^2
TOTAL GROSS BUILDING AREA (INCLUDING BELOW GRADE LEVELS):	12,236 m^2
TOTAL GROSS FLOOR AREA (ZONING BY-LAW DEFINITION):	6,899 m^2
TOTAL RETAIL GFA (ZONING BY-LAW DEFINITION):	87 m^2

ZONING SUMMARY:

Zoning: TM[2792] S461 - SUBJECT TO ZDLA D02-02-20-0102

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

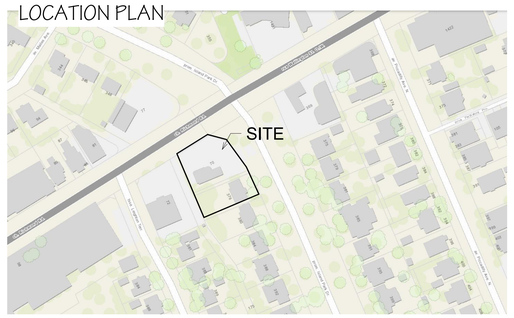
VEHICULAR PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING	0.5/ UNIT	0.65/ UNIT
103 UNITS (- 12 UNITS)	46 SPACES	59 SPACES
VISITOR PARKING	0.1/ UNIT	0.1/ UNIT
103 UNITS (- 12 UNITS)	9 SPACES	9 SPACES
TOTAL	55 SPACES	68 SPACES
PARKING DISTRIBUTION		
LEVEL P1		31 SPACES
LEVEL P2		37 SPACES
TOTAL		68 SPACES

BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE PARKING	0.5/ UNIT	0.8/ UNIT
103 UNITS	52 SPACES (52/2=26 SPACES TO BE HORIZONTAL)	81 SPACES (CITY STNDS W/ MIN. 1500 mm ASLE
BICYCLE PARKING DISTRIBUTION		
LEVEL P1		34 SPACES
LEVEL P2		47 SPACES
TOTAL		81 SPACES

AMENITY	REQUIRED	PROVIDED
MINIMUM AMENITY SPACE (6 m^2/ UNIT (103 UNITS x 6 m^2)	618 m^2	1382 m^2
PRIVATE AMENITY (MIN. OF 50% OF REQUIRED)	309 m^2	962 m^2
COMMON AMENITY SUMMARY		
GROUND FLOOR RESIDENTIAL LOBBY LOUNGE		60 m^2
ROOF AMENITY (INDOOR)		155 m^2
ROOF AMENITY (OUTDOOR)		200 m^2
TOTAL COMMON AMENITY (50% OF REQUIRED)	309 m^2	415 m^2
TOTAL AMENITY (PRIVATE + COMMON)	618 m^2	1382 m^2

BUILDING SUMMARY	GROSS FLOOR AREA (ZONING BY-LAW)	UNIT COUNT
LEVEL 10 (Mech & Roof amenity)	-	-
LEVEL 9	481.5 m^2	7
LEVEL 8	561 m^2	8
LEVEL 7	701.5 m^2	11
LEVEL 6	746 m^2	11
LEVEL 5	802.5 m^2	14
LEVEL 4	802.5 m^2	14
LEVEL 3	849 m^2	15
LEVEL 2	823 m^2	15
LEVEL 1A (MEZZANINE)	584 m^2	8
LEVEL 1 (RES.+RETAIL)	547.2+87=634.2 m^2	
TOTAL	6,899 m^2	103
LEVEL P1	-	-
LEVEL P2	-	-

LOCATION PLAN



TRINITY

PROJECT TEAM

ARCHITECT
HOBIN ARCHITECTURE
RHEAL LABELLE
613.238.7200 EXT-112

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

CIVIL ENGINEER
LITHOS
SARDA KARAVASILI
SARDAK@LITHOSGROUP.CA
647.306.9610-EXT 1

TRANSPORTATION
CGH
ANDREW HARTE
ANDREW.HARTE@CGHTRANSPORTATION.COM
613.687.3797

LANDSCAPE ARCHITECT
GLA INC.
Gino Aiello
gino@gla.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 SLUSAS
JUSTIN.FERRARO@GRADIENTWIND.COM
ANDREW.SLUSAS@GRADIENTWIND.COM
613.836.0934/ 613.836.0934 EXT-113

ACCOUSTIC/ NOISE
GRADIENT
JOSHUA FOSTER
JOSHUA.FOSTER@GRADIENTWIND.COM
613.266.5273

HERITAGE
COMMONWEALTH
JOHN STEWART
JJS@CHRML.COM
613.267.7040

SURVEYOR
STANTEC
CHARLES TALLEFER
CHARLES.TALLEFER@STANTEC.COM
613.817.5132

	DATE	REVISION
4	230821	Re-issued for SPA
3	230419	Issued for Excavation and shoring Permits
A	23.04.04	Issued for 50% Review
3	221111	Re-issued for SPA
2	221003	Re-issued for SPA
1	220513	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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com
HOBIN ARCHITECTURE

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

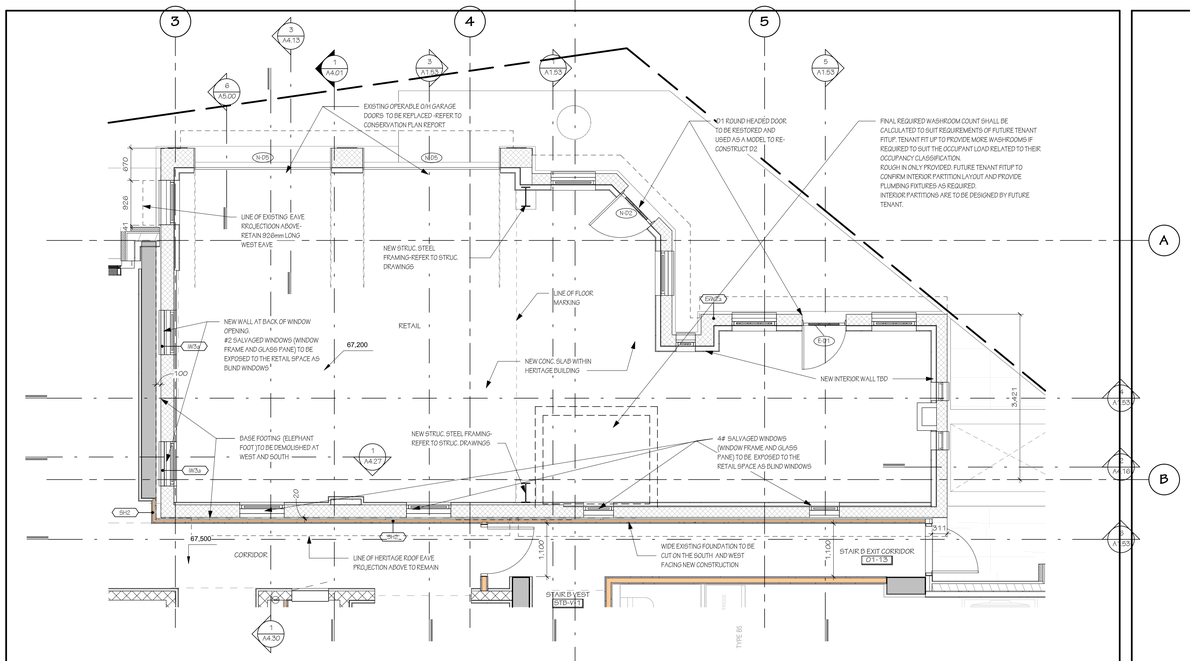
DRAWING TITLE
SITE PLAN

DRAWN	DATE	SCALE
Author	XX/XX/XXXX	As indicated
		PROJECT 1909
		DRAWING NO. A1.00
		REVISION NO. 4

PLAN NO. #18661

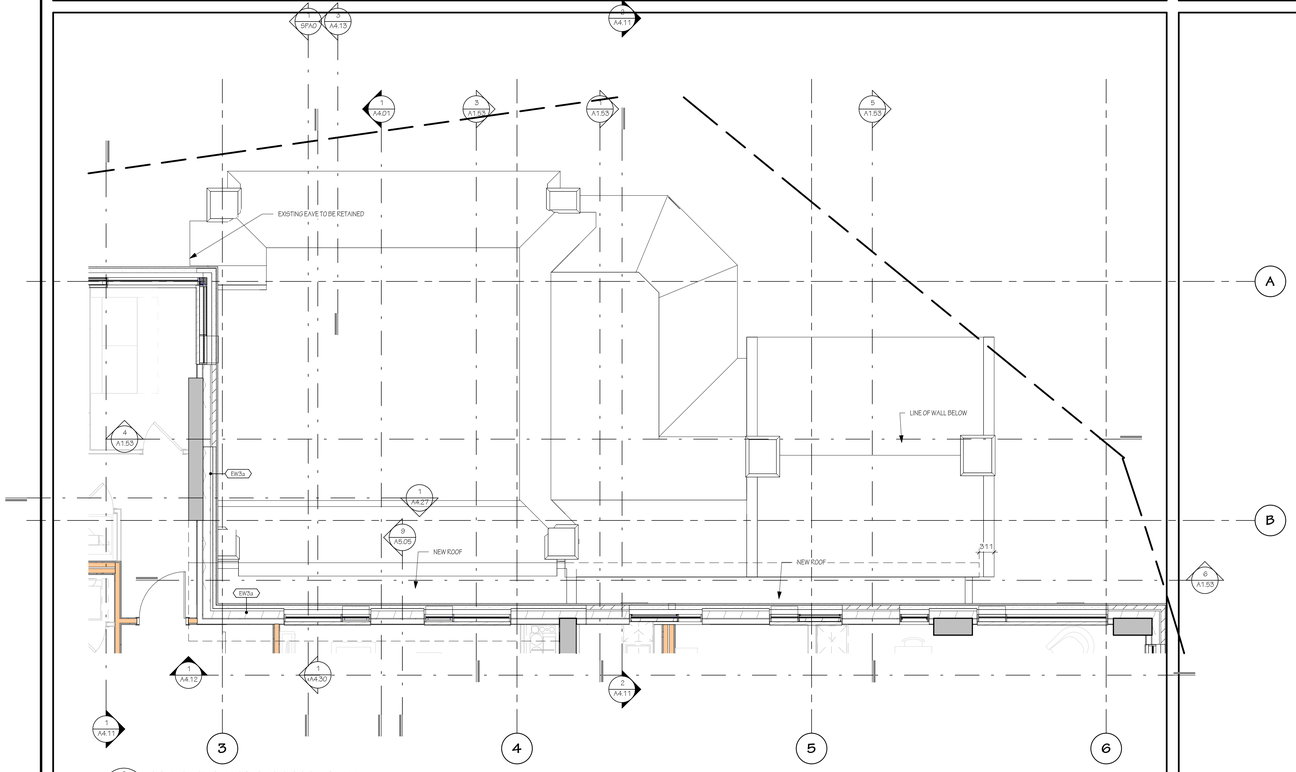
FILE NO. D07-12-22-0026

A1.00- R4- SITE PLAN



1 / A1.52 01-LEVEL 1-HERITAGE FLOOR PLAN

SCALE: 1:50



2 / A1.52 02-LEVEL 2-HERITAGE ROOF PLAN

SCALE: 1:50

TRINITY

No.	date	revision
2.	230821	Re-issued for SPA
1.	230424	Re-issued for SPA
A.	23.04.04	Issued for 50% Review

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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT
70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

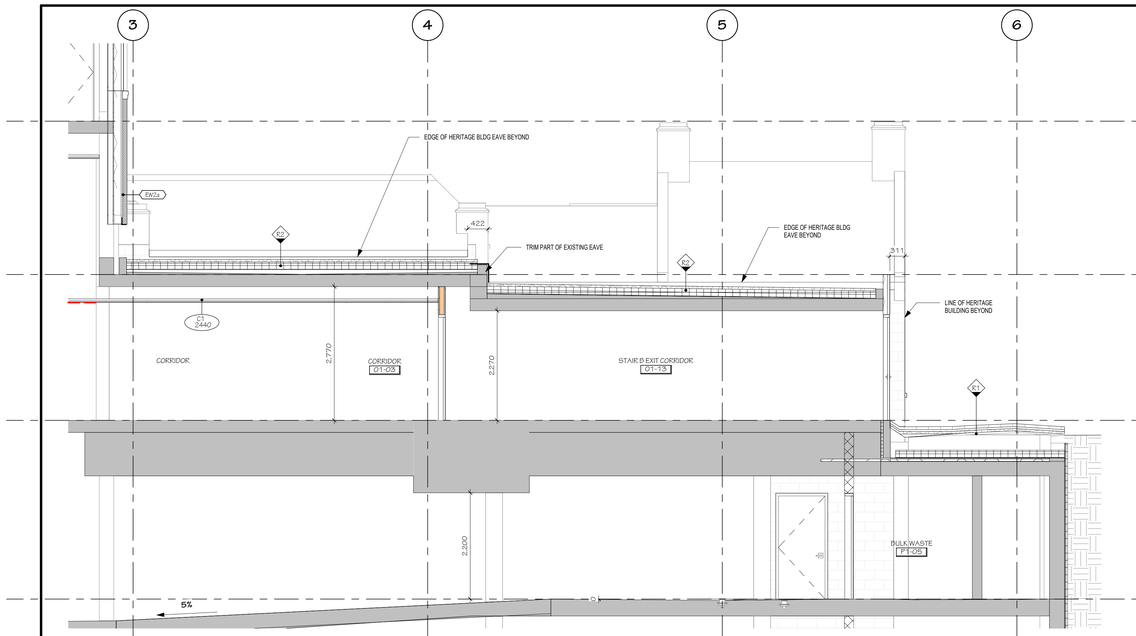
DRAWING TITLE
HERITAGE PLANS-NEW LOCATION

DRAWN	DATE	SCALE
Author	01/27/23	1 : 50

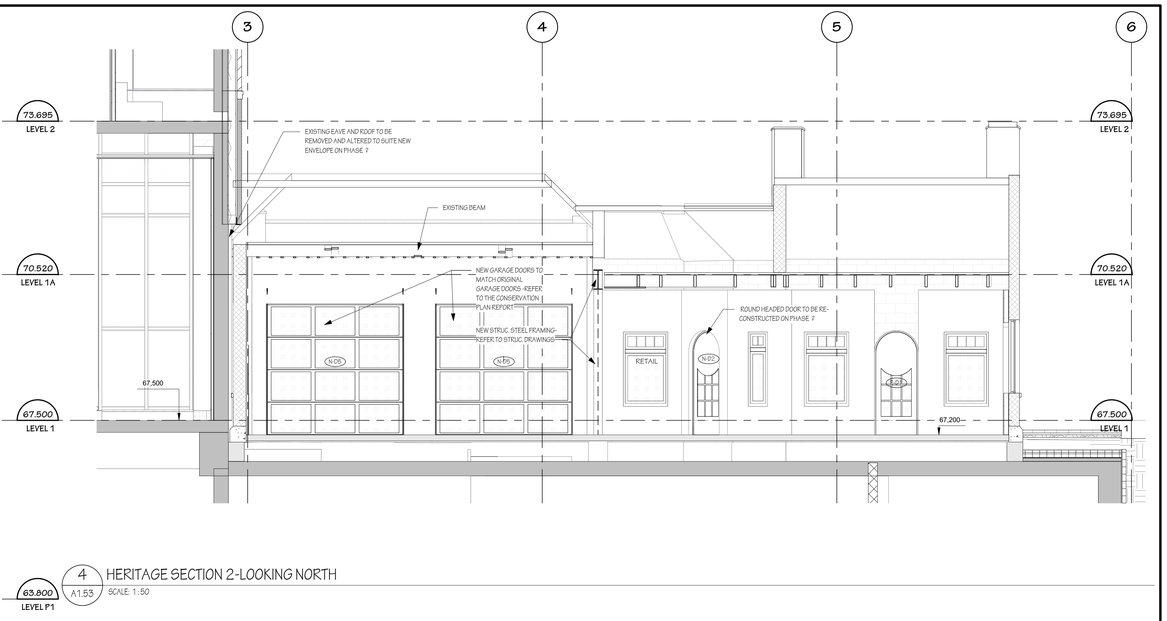
PROJECT
1909

DRAWING NO.
A1.52

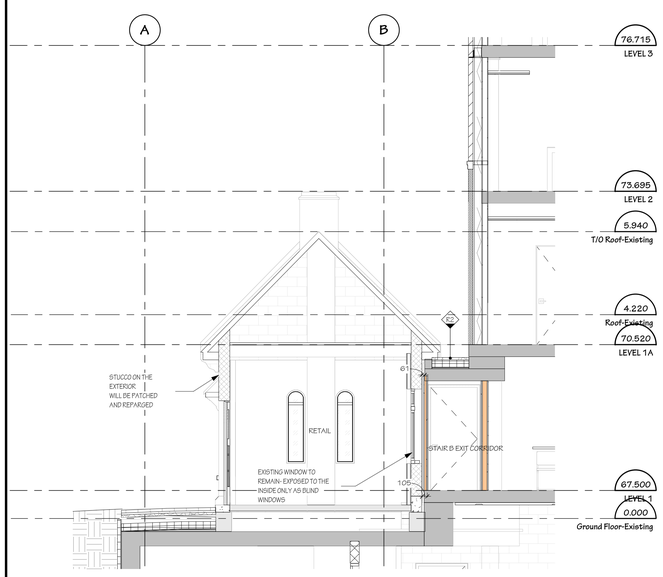
REVISION NO. 2



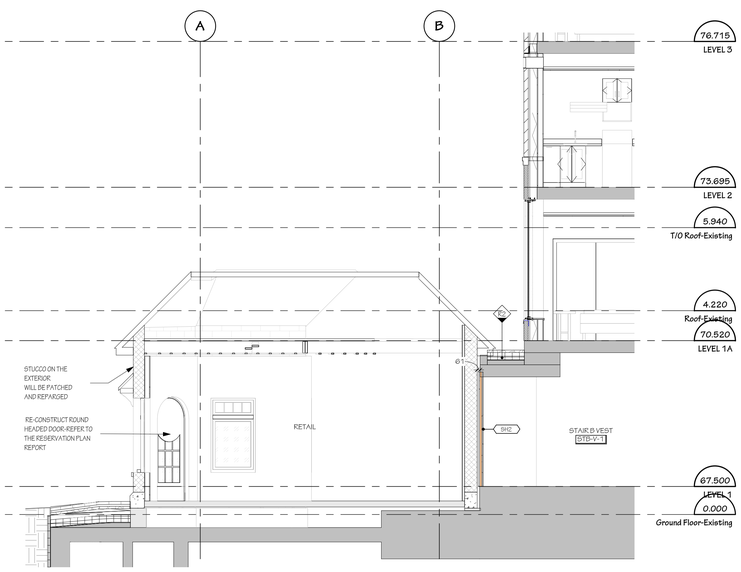
6 A1.53 BUILDING SECTION 5-LOOKING NORTH
SCALE: 1:50



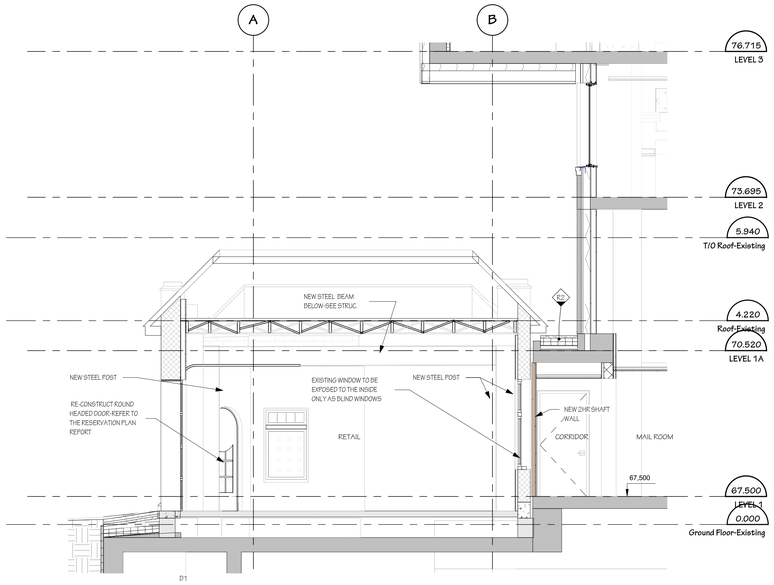
4 A1.53 HERITAGE SECTION 2-LOOKING NORTH
SCALE: 1:50



5 A1.53 HERITAGE SECTION 2-LOOKING EAST2
SCALE: 1:50



1 A1.53 HERITAGE SECTION 2-LOOKING EAST1
SCALE: 1:50



3 A1.53 HERITAGE SECTION 2-LOOKING EAST
SCALE: 1:50

TRINITY

2	230821	Re-Issued for SPA
1	230424	Re-Issued for SPA
A	23-04-04	Issued for SCPL Review
REV.	DATE	REVISION

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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT
70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

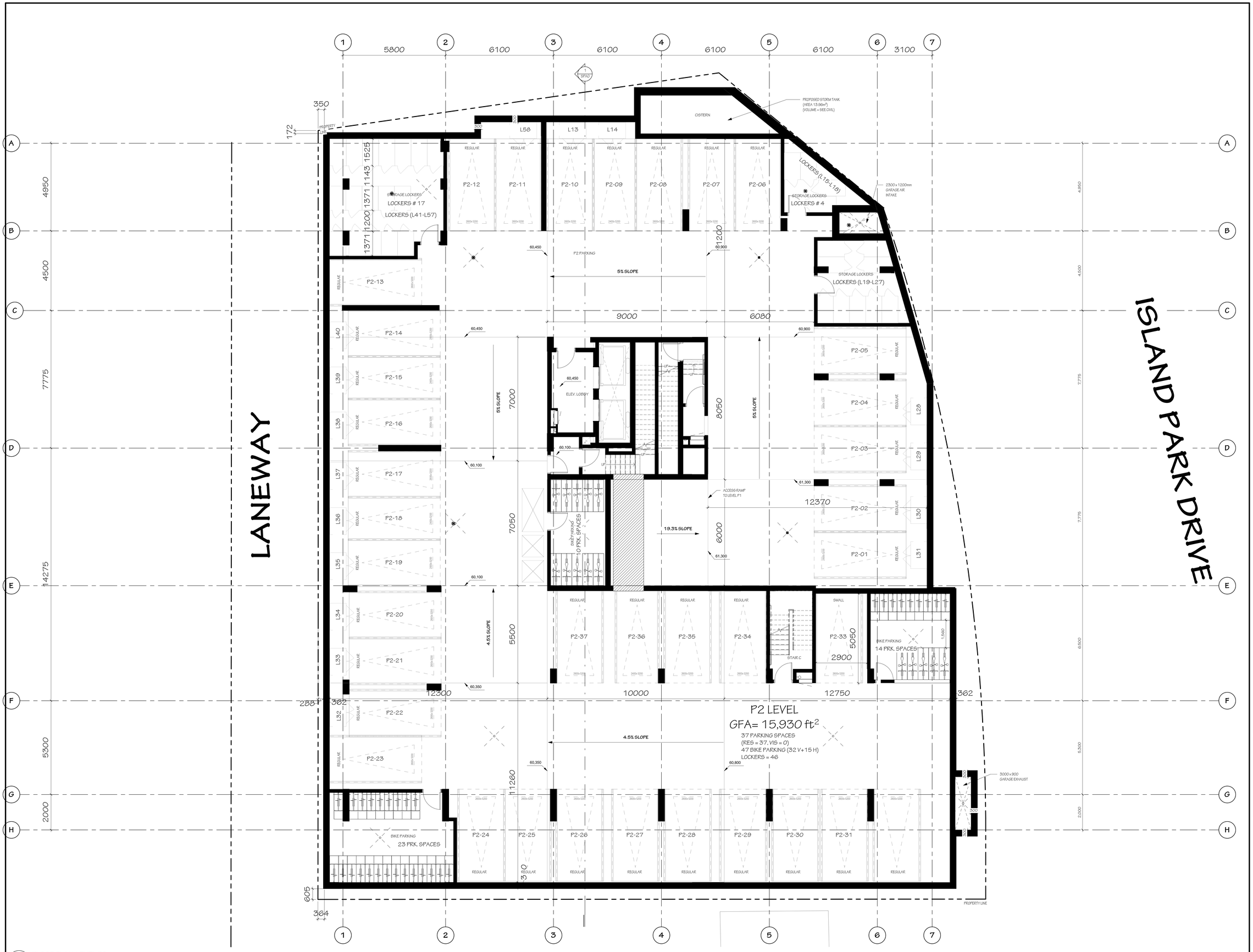
DRAWING TITLE
HERITAGE SECTIONS-NEW LOCATION

DRAWN	DATE	SCALE
Author	01/27/23	1 : 50

PROJECT 1909

DRAWING NO. A1.53

REVISION NO. 2



1 SPA1 FLOOR PLAN-LEVEL P2
SCALE 1 : 75

TRINITY

SUMMARY - LEVEL P2

GFA = 15,930 ft²

VEHICLE PARKING:
RESIDENTS = 37
VISITORS = 0
TOTAL = 37

BIKE PARKING = 47

LOCKERS = 46

No.	Date	revision
5	230621	Re-issued for SPA
4	230424	Re-issued for SPA
3	221111	Re-issued for SPA
2	221003	Re-issued for SPA
1	220513	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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT
70 RICHMOND

70 RICHMOND RD & 378 ISLAND PARK DR.

DRAWING TITLE
P2 LEVEL

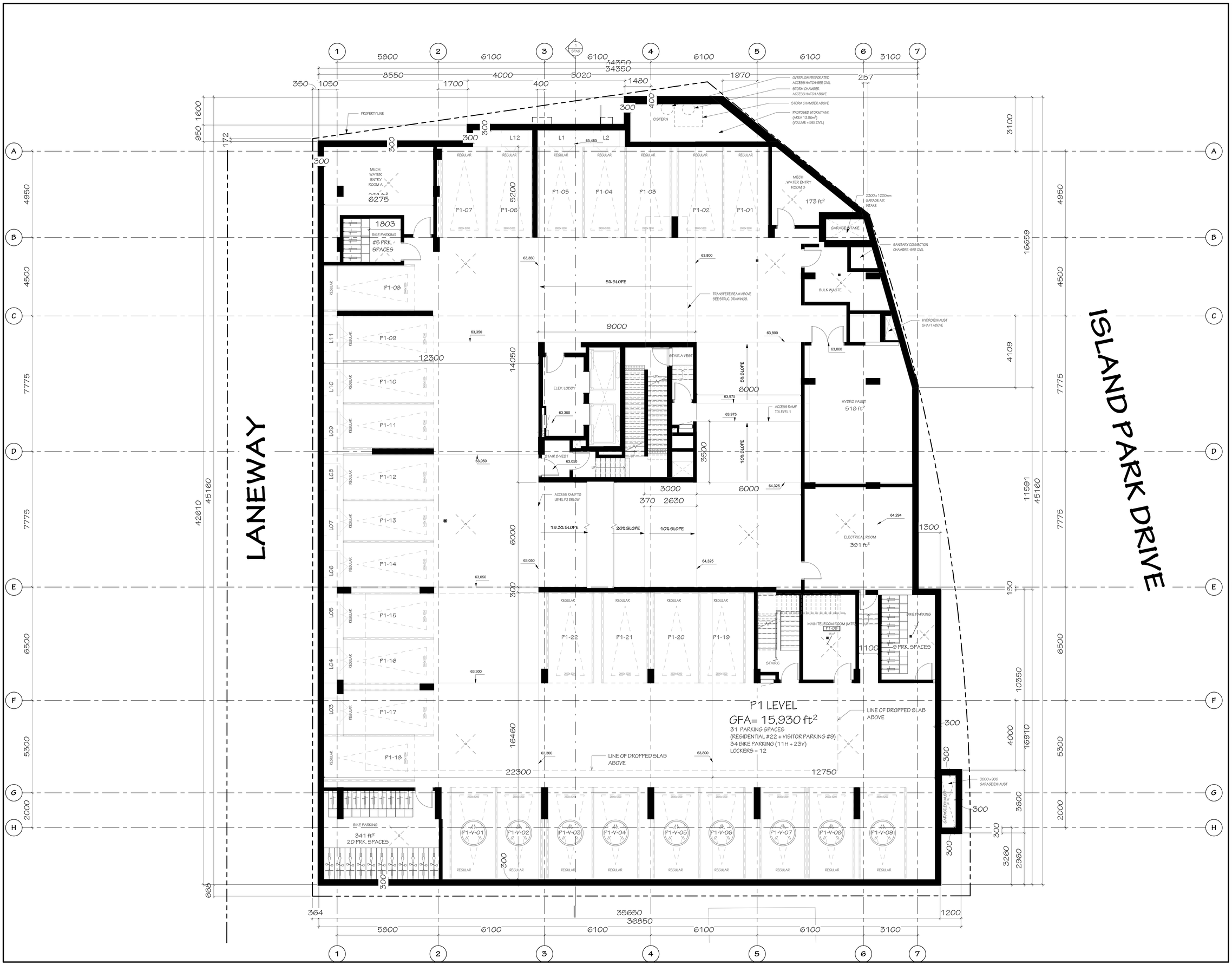
DRAWN	DATE	SCALE
Author	02/28/23	1 : 75

PROJECT 1909

DRAWING NO. SPA1

REVISION NO. 5

SPA1 - R5- P2 LEVEL



TRINITY

SUMMARY - LEVEL P1

GFA = 15,930 ft²

VEHICLE PARKING:
RESIDENTS = 22
VISITORS = 9
TOTAL = 31

BIKE PARKING = 34

LOCKERS = 12

no.	date	revision
6	230621	Re-Issued for SPA
4	230424	Re-Issued for SPA
3	221111	Re-Issued for SPA
2	221003	Re-Issued for SPA
1	220513	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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com
HOBIN ARCHITECTURE

PROJECT
70 RICHMOND
70 RICHMOND RD & 378 ISLAND PARK DR.

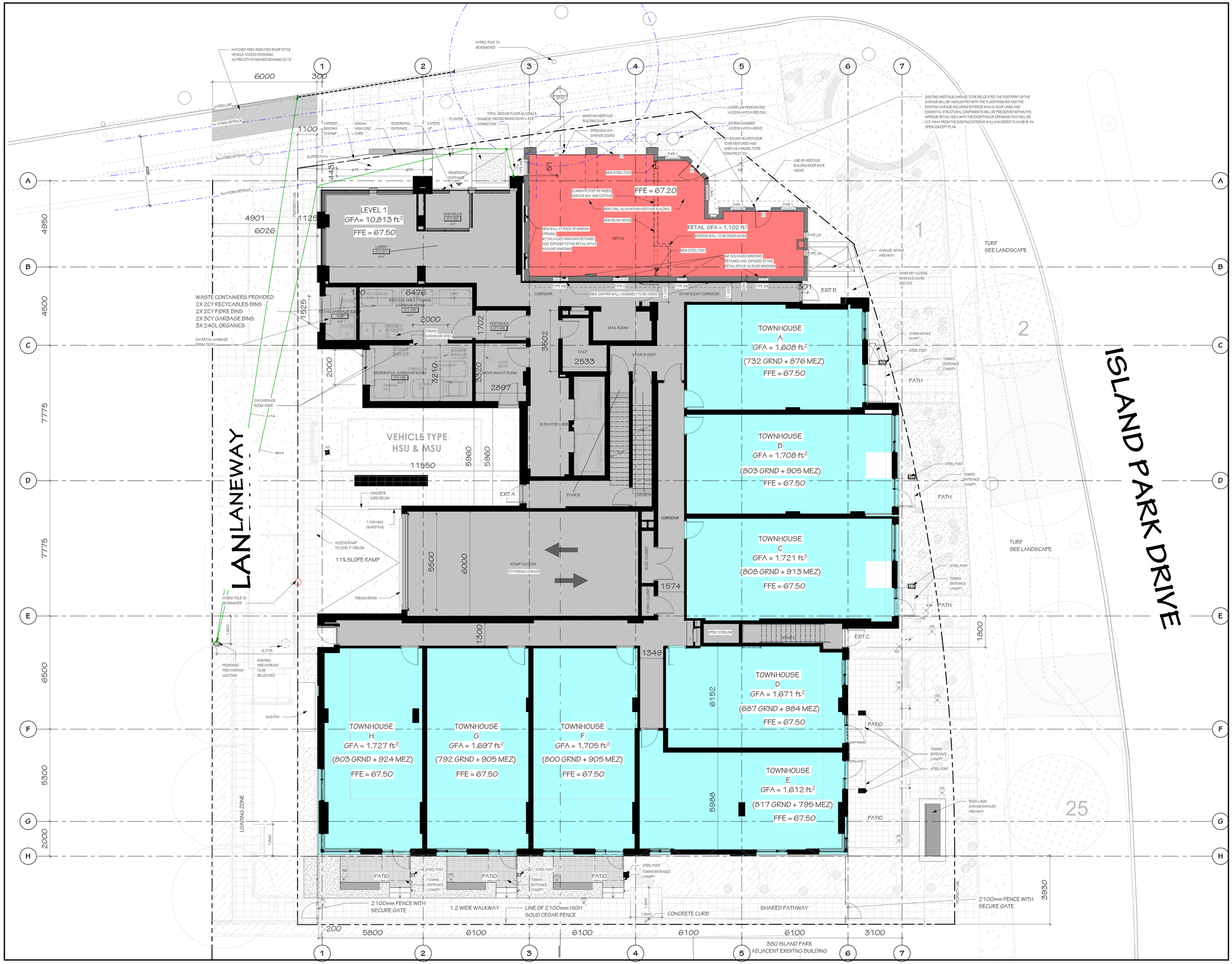
DRAWING TITLE
P1 LEVEL

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

PROJECT 1909

DRAWING NO. SPA2

REVISION NO. 5



TRINITY

GROUND FLOOR LEVEL:

NET AREA BREAKDOWN:

RESIDENTIAL BLDG GFA = 10,813 ft²
HERITAGE BLDG = 1,102 ft²
TOTAL GFA = 11,915 ft²

RESIDENTIAL:
NET RES = 6,242 ft²
(GROUND LEVEL TOWNS - 8 UNTS)

RETAIL:
NET RETAIL = 1,102 ft²

AMENITY BREAKDOWN:
RES. LOBBY LOUNGE = 645 ft²

UNIT-MIX BREAKDOWN:

UNIT TYPE:	QUANT.:	NET AREA	PERCENT. OF FLOOR AREA
TOWN HOUSES (GRD. LEV.)	8	6,242 ft²	68%
TOWN HOUSES (MEZ. LEV.)		7,207 ft²	94%
TOTAL	8	13,449 ft²	-

LEGEND:

- DWELLING UNITS
- COMMON AREAS
- RETAIL AREA

5	230621	Re-Issued for SPA
4	230424	Re-Issued for SPA
3	221111	Re-Issued for SPA
2	221003	Re-Issued for SPA
1	220913	Issued for SPA
no.	date	revision

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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com
HOBIN ARCHITECTURE

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

DRAWING TITLE
GROUND FLOOR PLAN

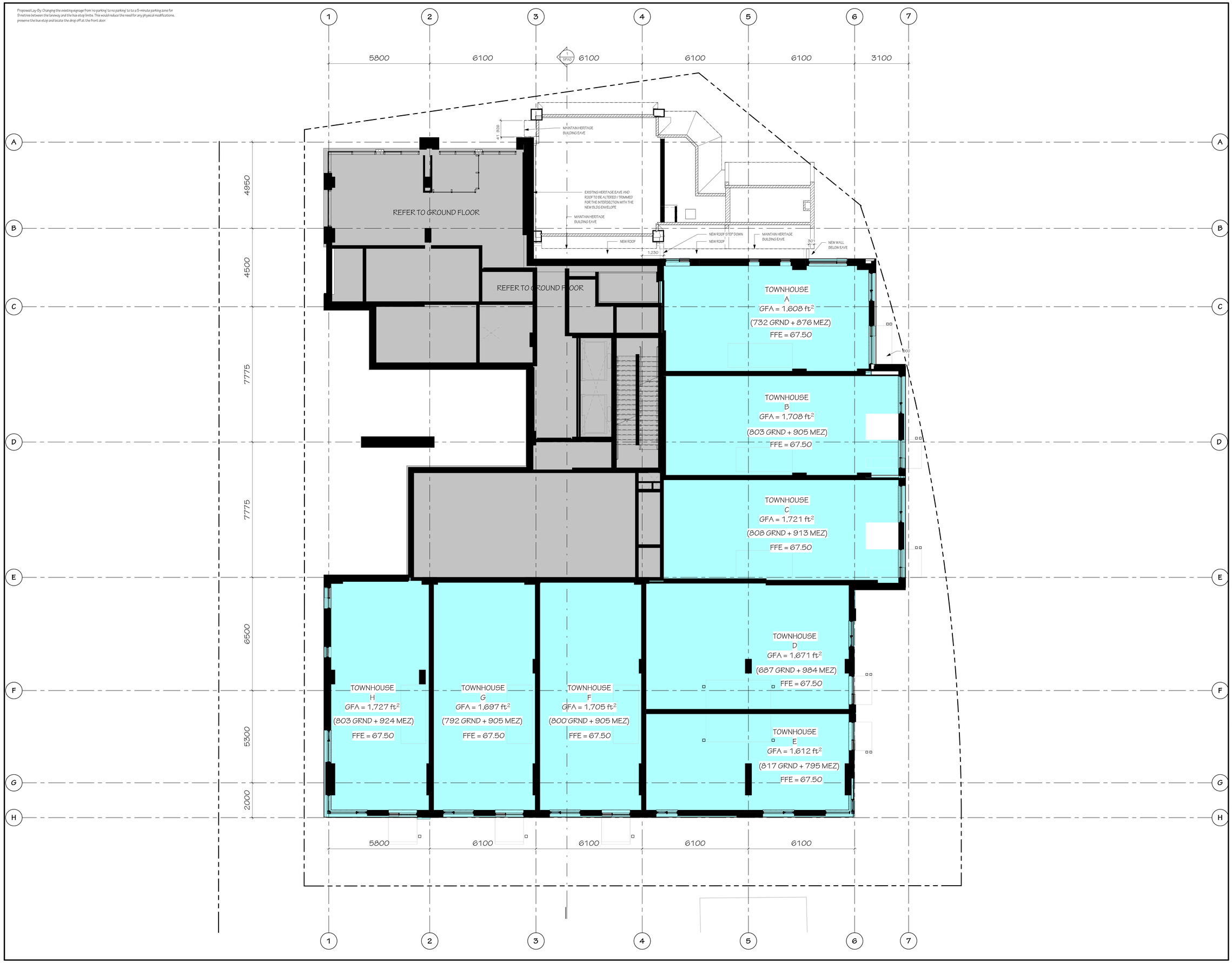
DRAWN	DATE	SCALE
Author	02/27/23	1 : 75

PROJECT 1909

DRAWING NO. SPA3

REVISION NO. 5

Proposed Lay-By: Changing the existing signage from 'no parking' to 'no parking' to to a 5-minute parking zone for 9 metres between the laneway and the bus stop limits. This would reduce the need for any physical modifications, preserve the bus stop and locate the drop off at the front door.



TRINITY

MEZZ LEVEL:

NET AREA BREAKDOWN:

MEZZ GFA = 7,697 ft²

MEZZ NET = 7,207 ft²
(TOWNS - 8 UNITS)

UNIT-MIX BREAKDOWN:

UNIT TYPE:	QUANT.:	NET AREA	PERCENT. OF FLOOR AREA
TOWN HOUSES (GRD. LEV.)	8	6,242 ft²	68%
TOWN HOUSES (MEZ. LEV.)		7,207 ft²	94%
TOTAL	8	13,449 ft²	-

LEGEND:

DWELLING UNITS

COMMON AREAS

No.	Date	revision
5	230821	Re-Issued for SPA
4	230424	Re-Issued for SPA
3	221111	Re-Issued for SPA
2	221003	Re-Issued for SPA
1	220513	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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT
70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE
MEZZANINE

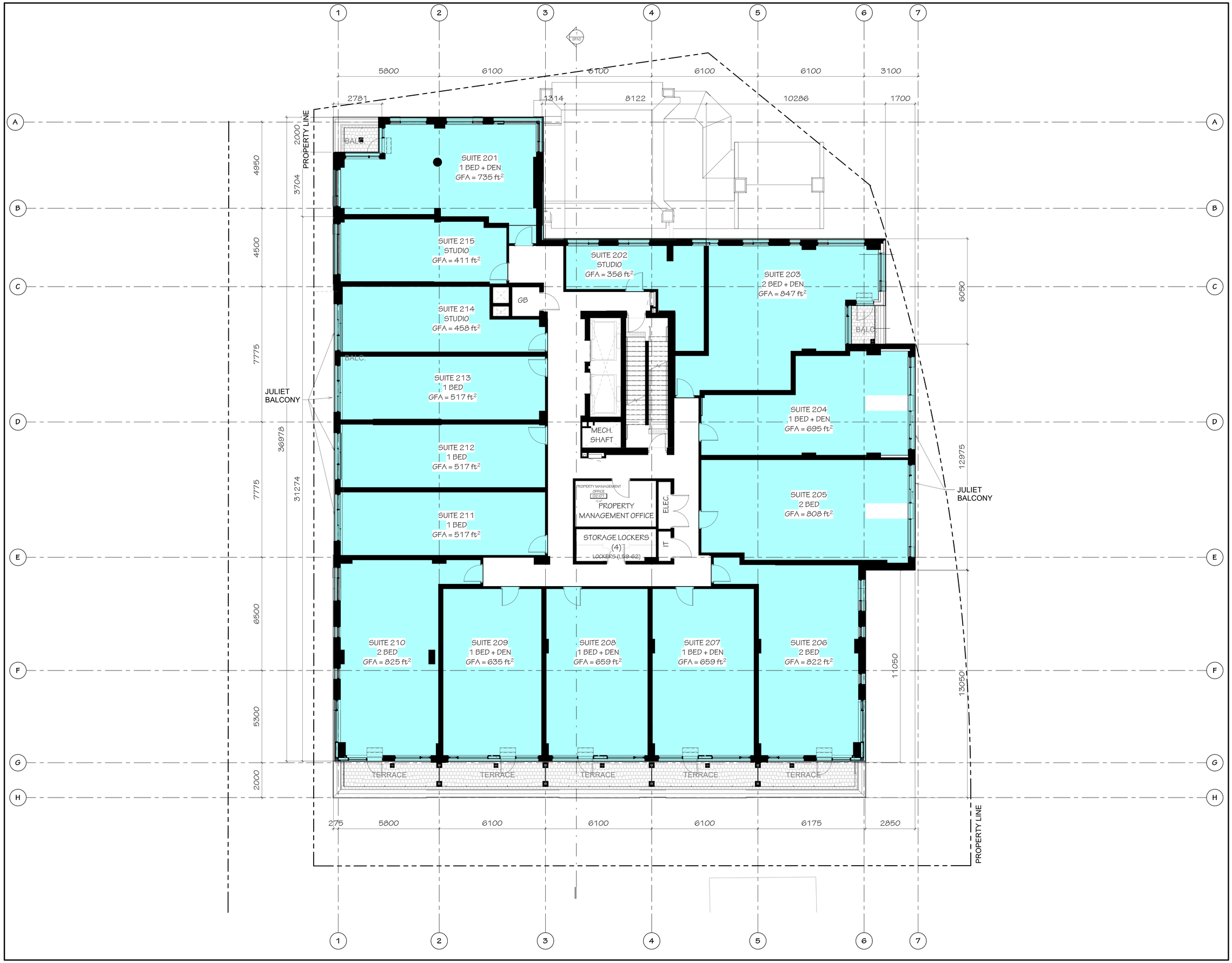
DRAWN	DATE	SCALE
Author	02/28/23	1 : 75

PROJECT
1909

DRAWING NO.
SPA4

REVISION NO. 5

SPA4- R5- MEZZANINE



TRINITY

SUMMARY - LEVEL 2:

GFA = 11,121 ft²
NET = 9,461 ft²
EFF = (85%)

15 UNITS
LOCKERS = 4

UNIT-MIX BREAKDOWN:

UNIT TYPE:	QUANT.:	NET AREA	PERCENT. OF FLOOR AREA
STUDIO	3		
1 BED	3		
1 BED+DEN	5		
2 BED	3		
2 BED+DEN	1		
3 BED	-		
TOTAL	15	9,461 ft²	87%

LEGEND:

DWELLING UNITS

	DATE	REVISION
5	230821	Re-Issued for SPA
4	230424	Re-Issued for SPA
3.	221111	Re-Issued for SPA
2	221003	Re-Issued for SPA
1	220513	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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT
70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

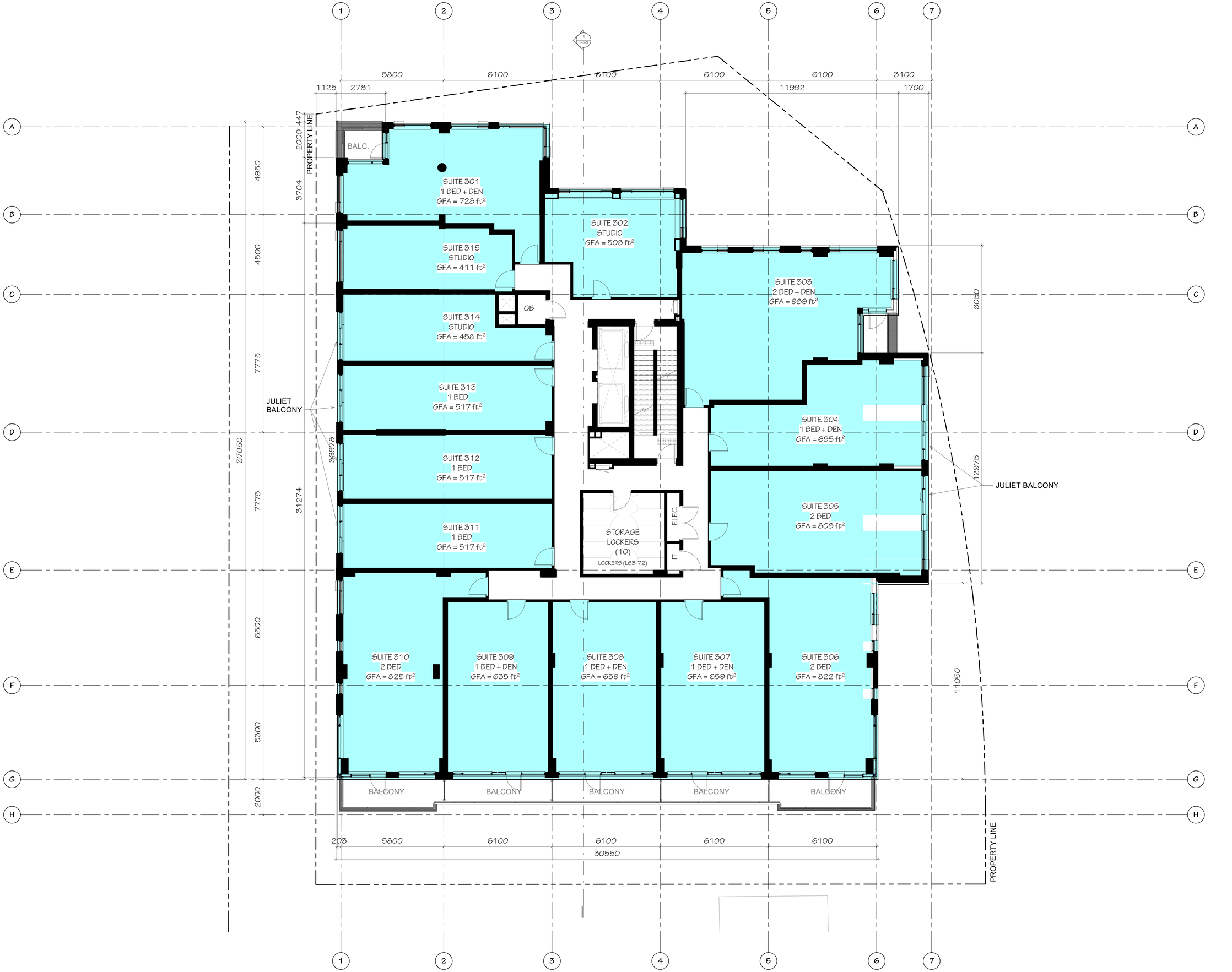
DRAWING TITLE
LEVEL 2

DRAWN	DATE	SCALE
Author	03/02/23	1 : 75

PROJECT
1909

DRAWING NO.
SPA5

REVISION NO. 5



TRINITY

SUMMARY - LEVEL 3:

GFA = 11,400 ft²
NET = 9,748 ft²
EFF = 86%

15 UNITS
LOCKERS = 10

UNIT-MIX BREAKDOWN:

UNIT TYPE:	QUANT.:	NET AREA	PERCENT. OF FLOOR AREA
STUDIO	3		
1 BED	3		
1 BED+DEN	5		
2 BED	3		
2 BED+DEN	1	-	-
3 BED	-	-	-
TOTAL	15	9,748 ft²	86%

LEGEND:

DWELLING UNITS

5	230621	Re-issued for SPA
4	230424	Re-issued for SPA
3	221111	Re-issued for SPA
2	221003	Re-issued for SPA
1	220513	Issued for SPA
no.	date	revision

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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT
70 RICHMOND

70 RICHMOND RD & 378 ISLAND PARK DR.

DRAWING TITLE
LEVEL 3

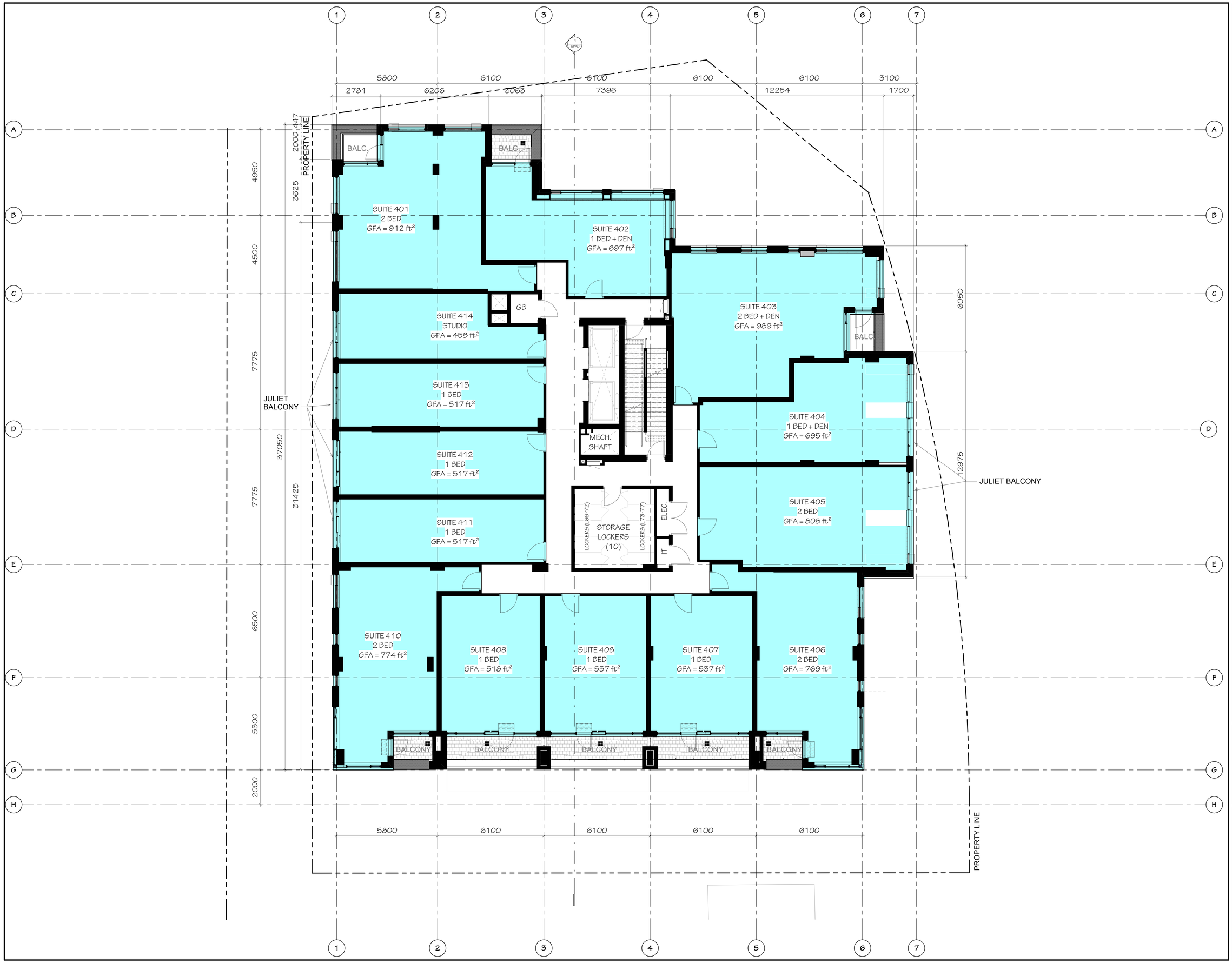
DRAWN	DATE	SCALE
Author	03/02/23	1 : 75

PROJECT
1909

DRAWING NO.
SPA6

REVISION NO. 5

SPA6- R5- LEVEL 3



TRINITY

SUMMARY - LEVEL 4:

GFA = 10,846 ft²
NET = 9,245 ft²
EFF = 85%

14 UNITS
LOCKERS = 10

UNIT-MIX BREAKDOWN:

UNIT TYPE:	QUANT.:	NET AREA	PERCENT. OF FLOOR AREA
STUDIO	1		
1 BED	6		
1 BED+DEN	2		
2 BED	4		
2 BED+DEN	1		
3 BED	-		
TOTAL	14	9,245 ft²	85%

LEGEND:

DWELLING UNITS

no.	date	revision
6	230821	Re-issued for SPA
4	230424	Re-issued for SPA
3	221111	Re-issued for SPA
2	221003	Re-issued for SPA
1	220513	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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT
70 RICHMOND

70 RICHMOND RD & 378 ISLAND PARK DR.

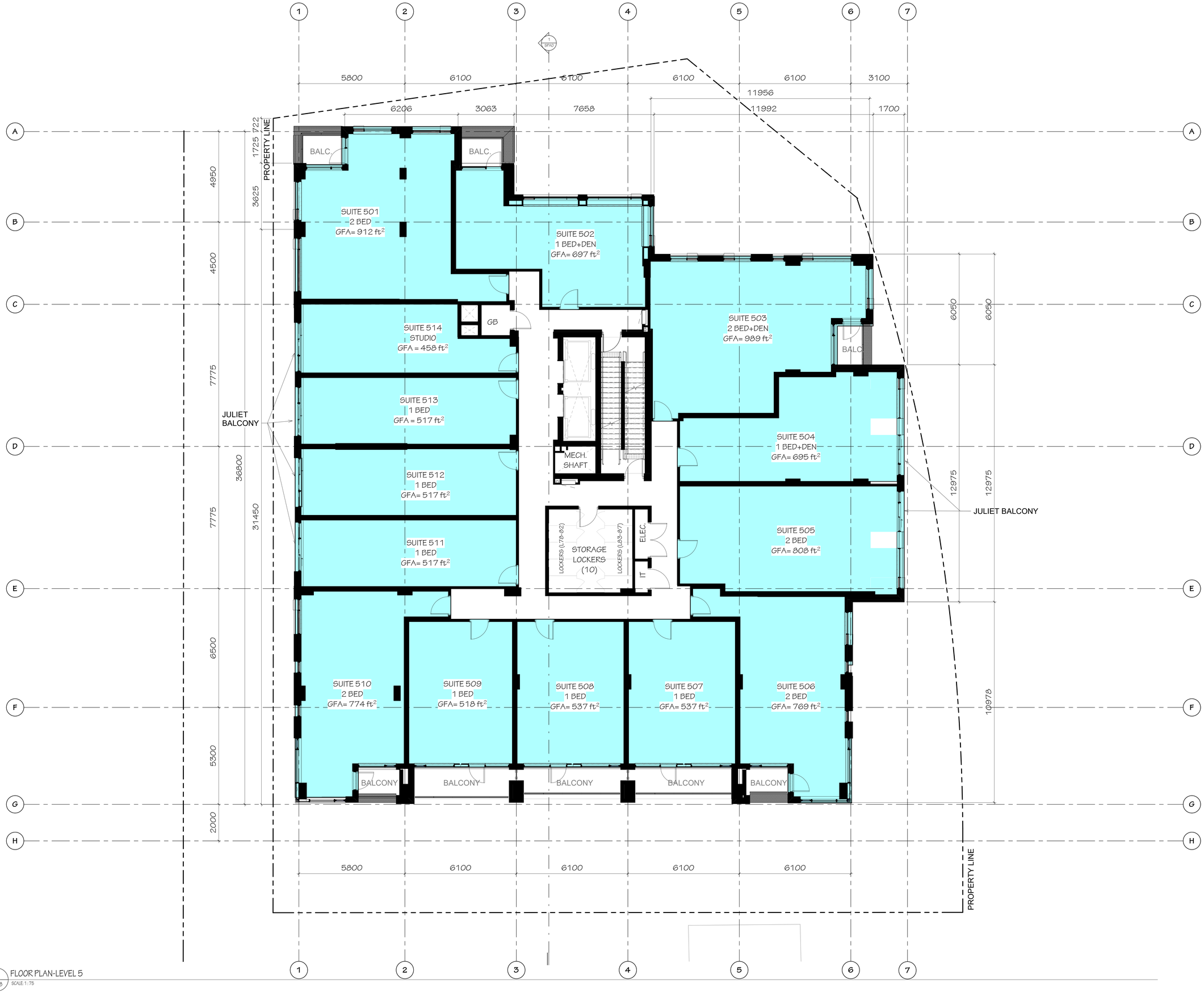
DRAWING TITLE
LEVEL 4

DRAWN	DATE	SCALE
Author	03/02/23	1 : 75

PROJECT
1909

DRAWING NO.
SPA7

REVISION NO. 5



1 SPA8 FLOOR PLAN-LEVEL 5
SCALE 1:75

TRINITY

SUMMARY - LEVEL 5:

GFA = 10,846 ft²
NET = 9,245 ft²
EFF = 85%

14 UNITS
LOCKERS = 10

UNIT-MIX BREAKDOWN:

UNIT TYPE:	QUANT.:	NET AREA	PERCENT. OF FLOOR AREA
STUDIO	1		
1 BED	6		
1 BED+DEN	2		
2 BED	4		
2 BED+DEN	1		
3 BED	-	-	-
TOTAL	14	9,245 ft²	87%

LEGEND:

DWELLING UNITS

no.	date	revision
5	230621	Re-issued for SPA
4	230424	Re-issued for SPA
3	221111	Re-issued for SPA
2	221003	Re-issued for SPA
1	220513	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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

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

DRAWING TITLE
LEVEL 5

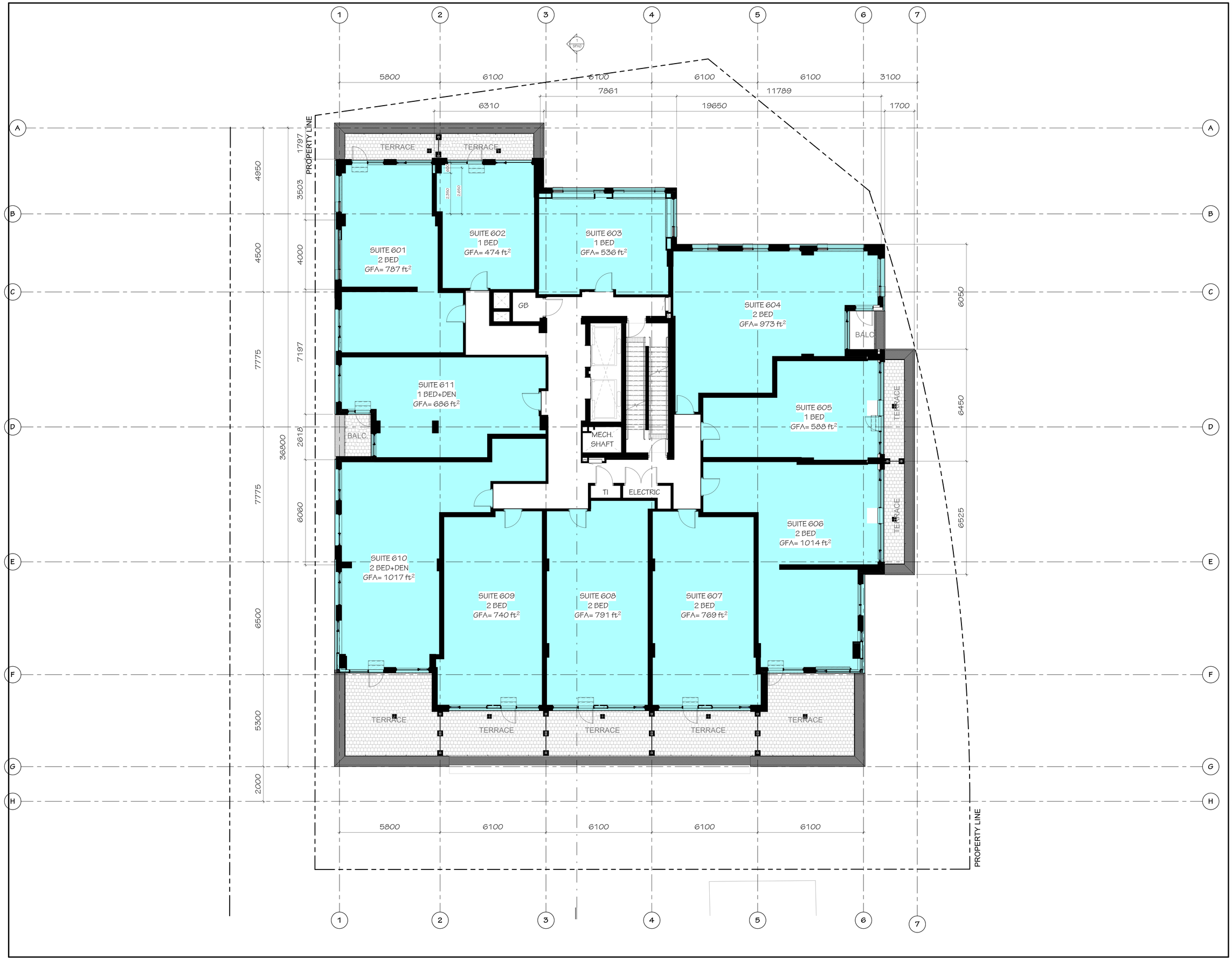
DRAWN	DATE	SCALE
Author	03/02/23	1 : 75

PROJECT 1909

DRAWING NO. SPA8

REVISION NO. 5

SPA8- R5- LEVEL 5



TRINITY

SUMMARY - LEVEL 6:

GFA = 9,569 ft²
NET = 8,375 ft²
EFF = 88%

11 UNITS

UNIT-MIX BREAKDOWN:

UNIT TYPE:	QUANT.:	NET AREA	PERCENT. OF FLOOR AREA
STUDIO	-	-	-
1 BED	3	-	-
1 BED+DEN	1	-	-
2 BED	6	-	-
2 BED+DEN	1	-	-
3 BED	-	-	-
TOTAL	11	8,375 ft²	87%

LEGEND:

DWELLING UNITS

	DATE	REVISION
5	230821	Re-Issued for SPA
4	230424	Re-Issued for SPA
3	221111	Re-Issued for SPA
2	221003	Re-Issued for SPA
1	220513	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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT
70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

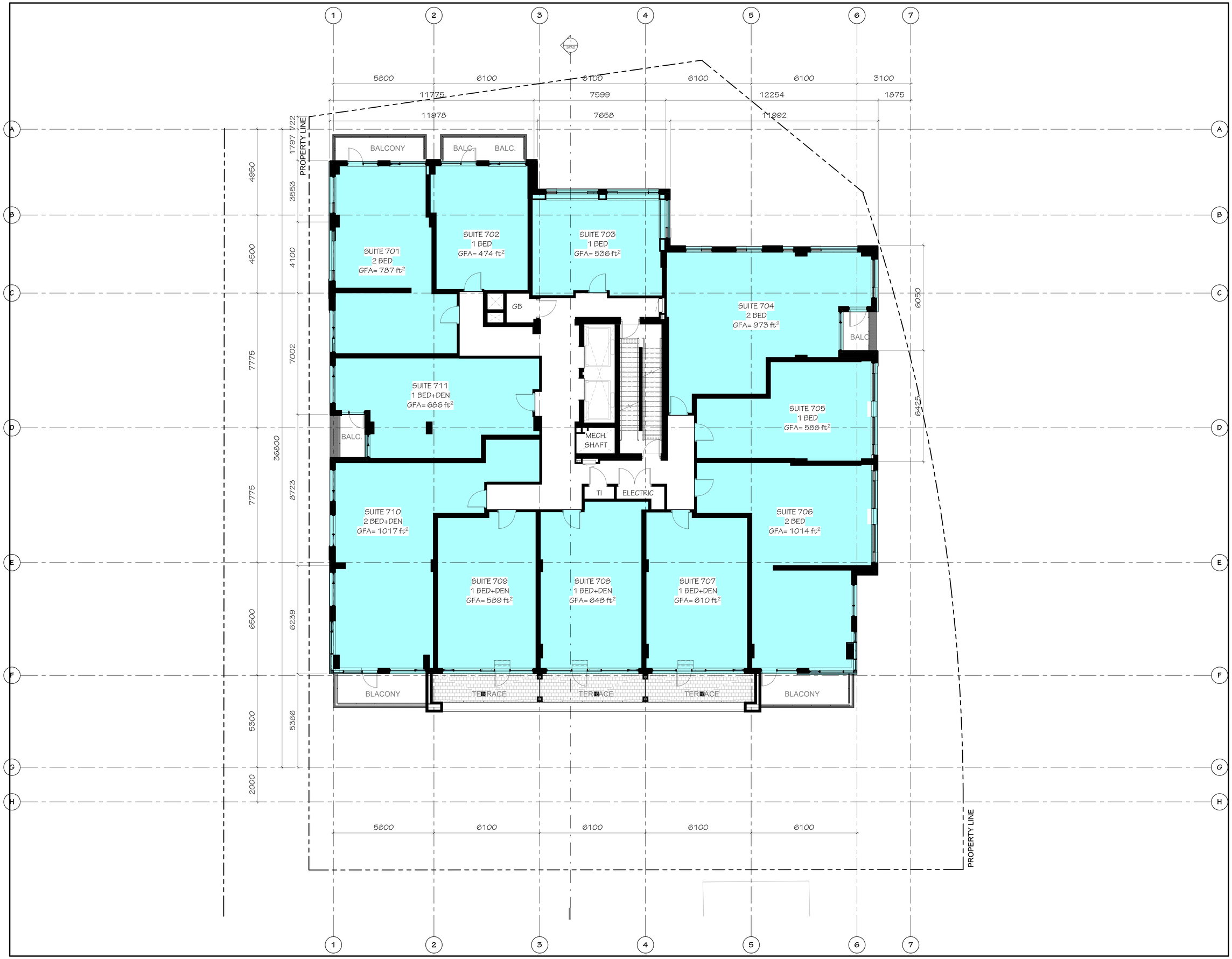
DRAWING TITLE
LEVEL 6

DRAWN	DATE	SCALE
Author	03/02/23	1 : 75

PROJECT
1909

DRAWING NO.
SPA9

REVISION NO. 5



TRINITY

SUMMARY - LEVEL 7:

GFA = 9,126 ft²
NET = 7,922 ft²
EFF = 87%

11 UNITS

UNIT-MIX BREAKDOWN:

UNIT TYPE:	QUANT.:	NET AREA	PERCENT. OF FLOOR AREA
STUDIO	-	-	-
1 BED	3	-	-
1 BED+DEN	4	-	-
2 BED	3	-	-
2 BED+DEN	1	-	-
3 BED	-	-	-
TOTAL	11	7,922 ft²	87%

LEGEND:

DWELLING UNITS

No.	date	revision
5	230621	Re-issued for SPA
4	230424	Re-issued for SPA
3	221111	Re-issued for SPA
2	221003	Re-issued for SPA
1	220513	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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT
70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE
LEVEL 7

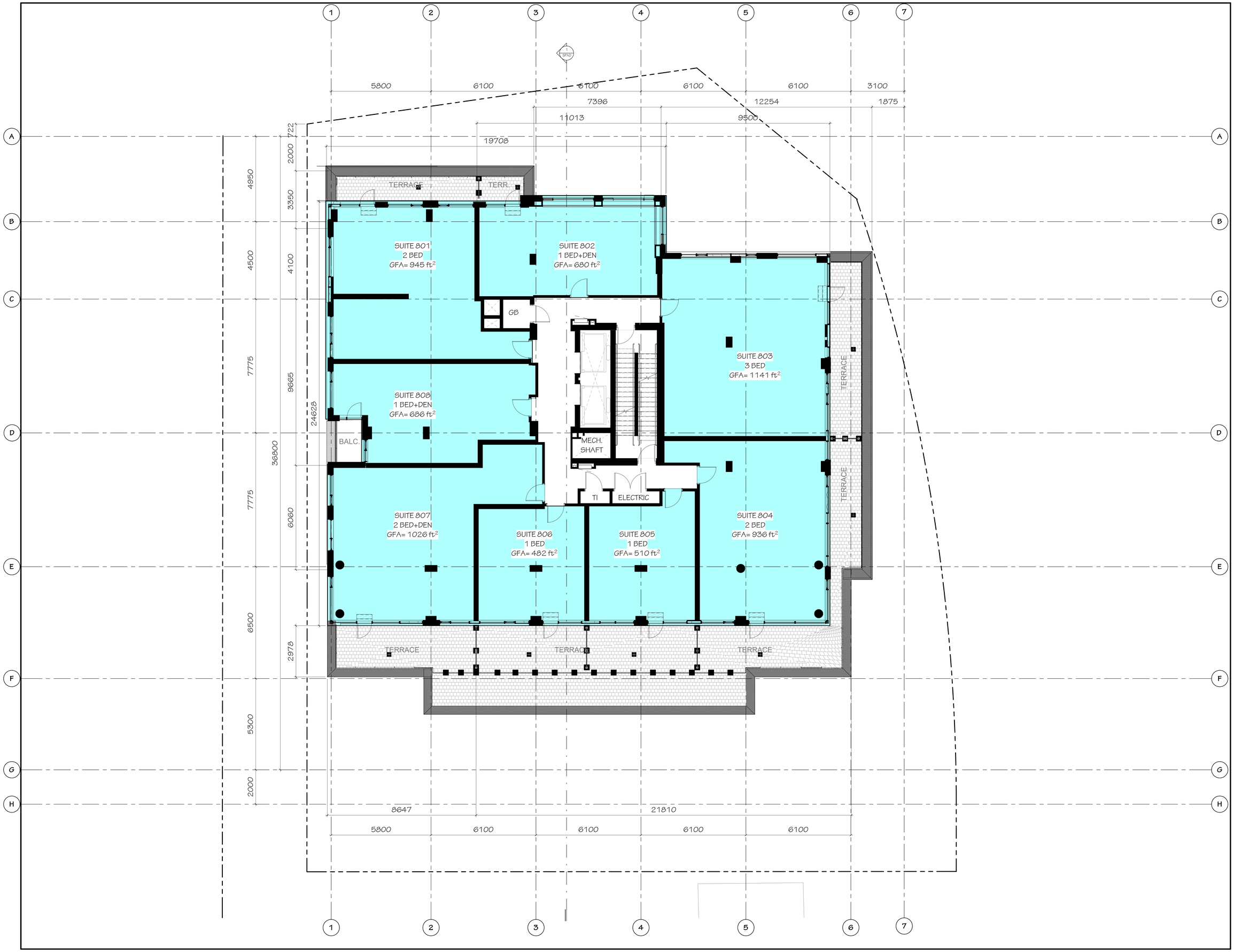
DRAWN	DATE	SCALE
Author	03/02/23	1 : 75

PROJECT
1909

DRAWING NO.
SPA10

REVISION NO. 5

SPA10- R5- LEVEL 7



TRINITY

SUMMARY - LEVEL 8:

GFA = 7,433 ft²
NET = 6,406 ft²
EFF = 86%

8 UNITS

UNIT-MIX BREAKDOWN:

UNIT TYPE:	QUANT.:	NET AREA	PERCENT. OF FLOOR AREA
STUDIO	-	-	-
1 BED	2	-	-
1 BED+DEN	2	-	-
2 BED	2	-	-
2 BED+DEN	1	-	-
3 BED	1	-	-
TOTAL	8	6,406 ft²	86%

LEGEND:

DWELLING UNITS

no.	date	revision
5	230621	Re-issued for SPA
4	230424	Re-issued for SPA
3	221111	Re-issued for SPA
2	221003	Re-issued for SPA
1	220513	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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT

70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE

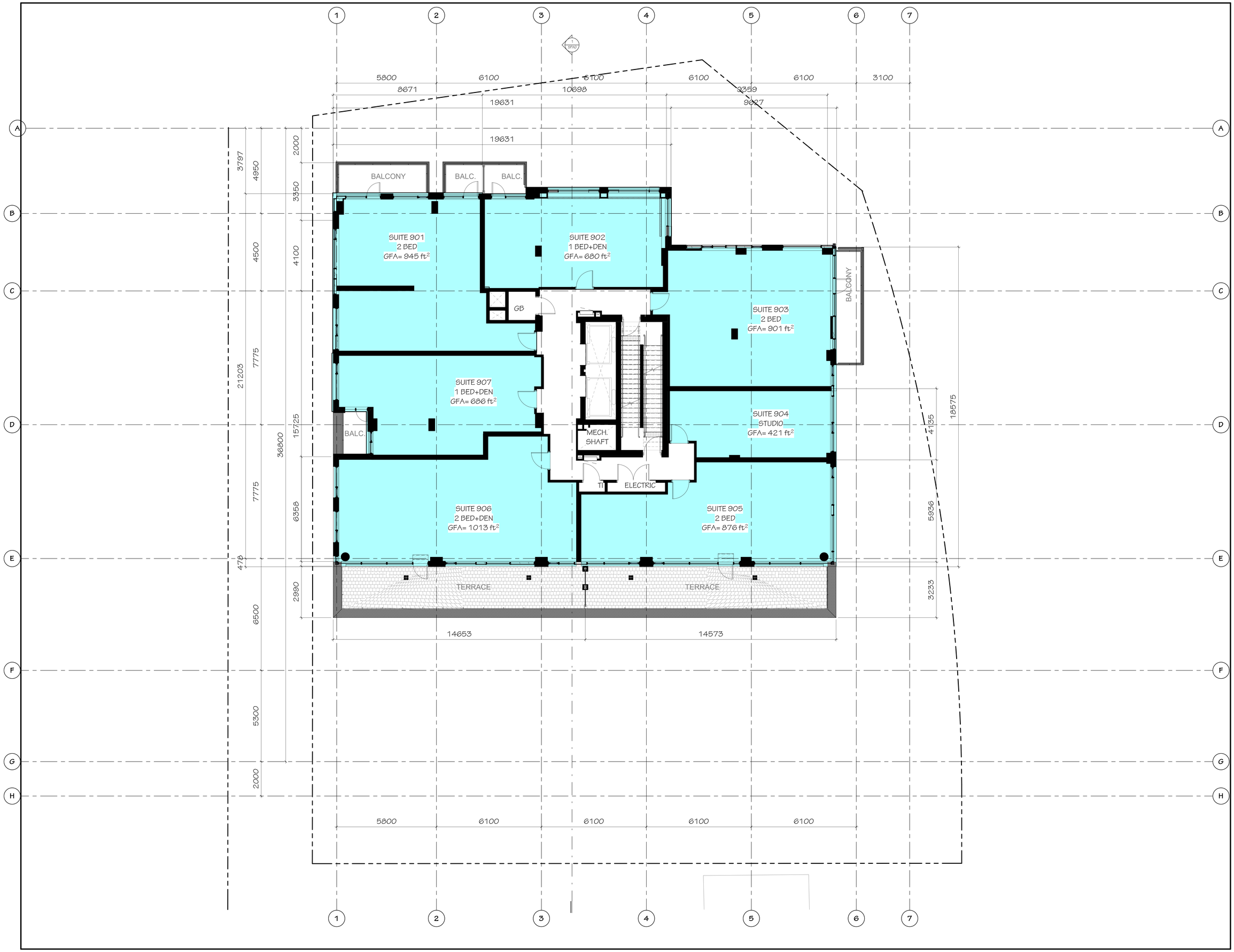
LEVEL 8

DRAWN	DATE	SCALE
Author	03/02/23	1 : 75

PROJECT 1909

DRAWING NO. SPA11

REVISION NO. 5



TRINITY

SUMMARY - LEVEL 9:

GFA = 6,496 ft²
NET = 5,522 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	5,522 ft²	85%

LEGEND:

DWELLING UNITS

No.	Date	revision
5	230821	Re-issued for SPA
4	230424	Re-issued for SPA
3	221111	Re-issued for SPA
2	221003	Re-issued for SPA
1	220513	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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT
70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

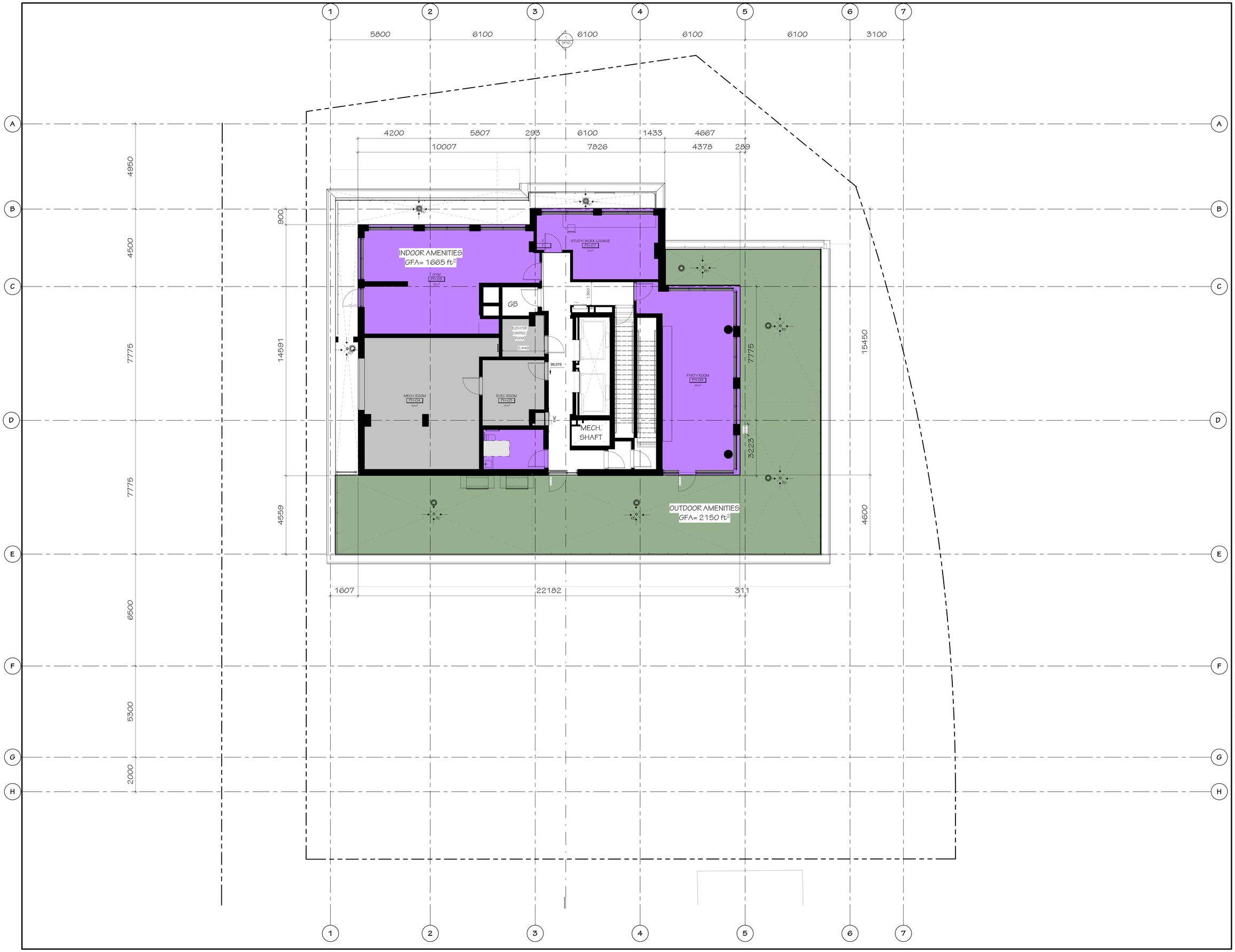
DRAWING TITLE
LEVEL 9

DRAWN	DATE	SCALE
Author	03/02/23	1 : 75

PROJECT 1909

DRAWING NO. SPA12

REVISION NO. 5



TRINITY

ROOF LEVEL (PH):

GFA = 3,400 ft²

ROOF AMENITIES NET AREA BREAKDOWN:

INDOOR AMENITIES = 1,665 ft²
OUTDOOR AMENIITES = 2150 ft²

TOTAL ROOF AMENITIES = 3,815 ft²

5	230821	Re-issued for SPA
4	230424	Re-issued for SPA
3	221111	Re-issued for SPA
2	221003	Re-issued for SPA
1	220513	Issued for SPA
NO.	DATE	REVISION

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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT
70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

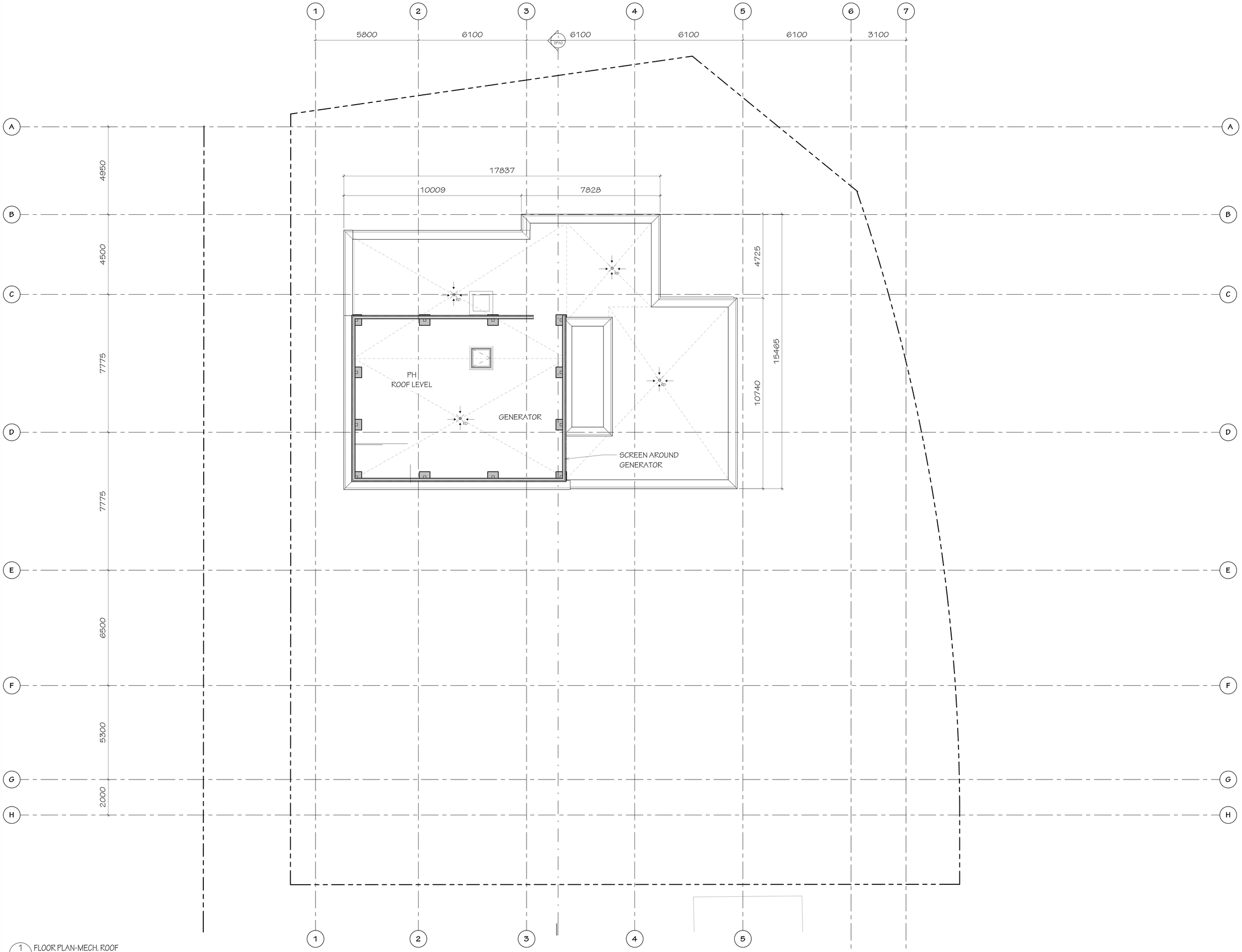
DRAWING TITLE
ROOF PLAN -PH

DRAWN	DATE	SCALE
Author	03/02/23	1 : 75

PROJECT
1909

DRAWING NO.
SPA13

REVISION NO. 5



1 SPA14 FLOOR PLAN-MECH. ROOF

SCALE 1:75

TRINITY

4	230424	Re-issued for SPA
3	221111	Re-issued for SPA
2	221003	Re-issued for SPA
1	220513	Issued for SPA
No.	date	revision

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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT
70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE
MECHANICAL ROOF

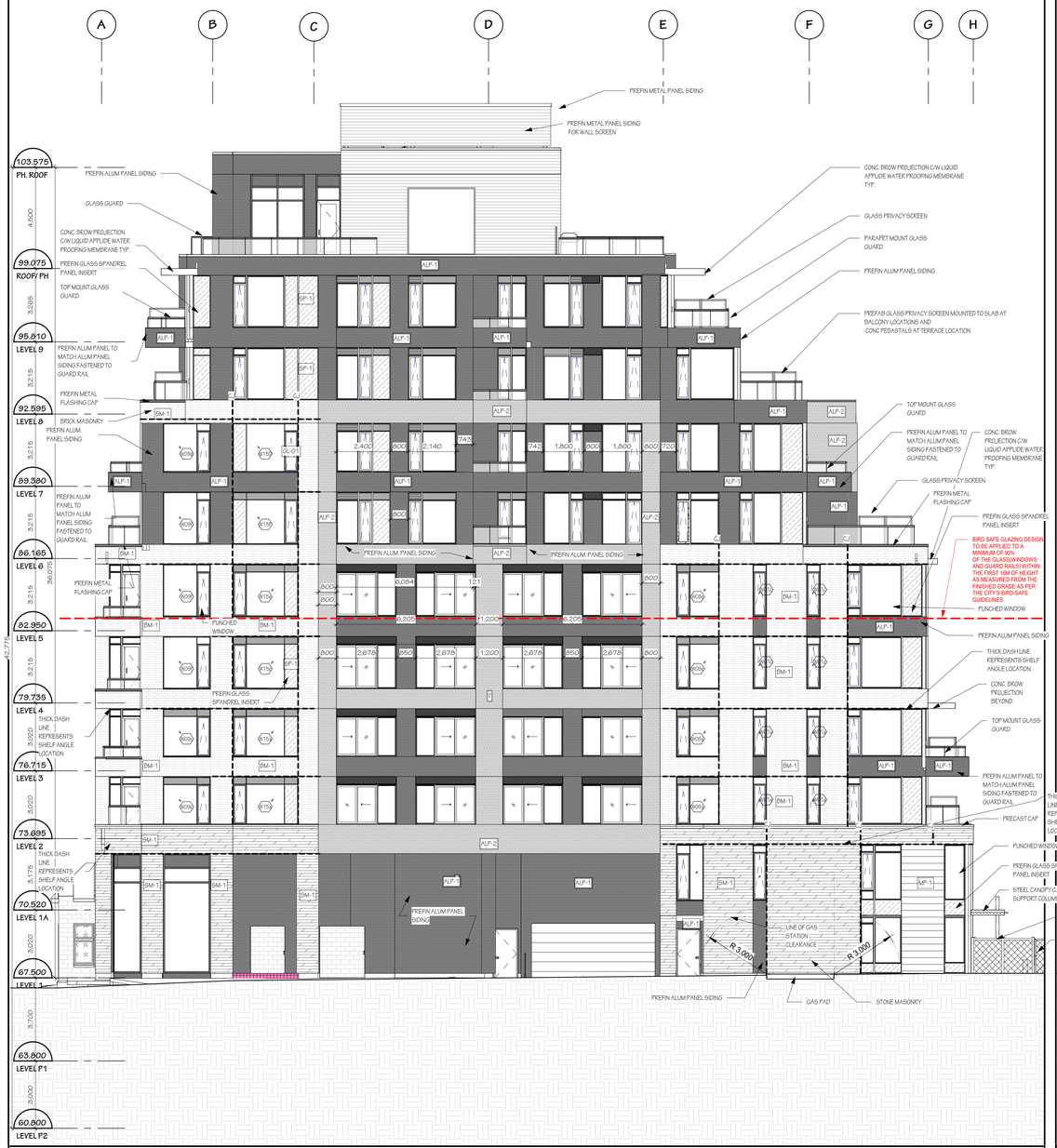
DRAWN	DATE	SCALE
Author	03/02/23	1 : 75

PROJECT
1909

DRAWING NO.
SPA14

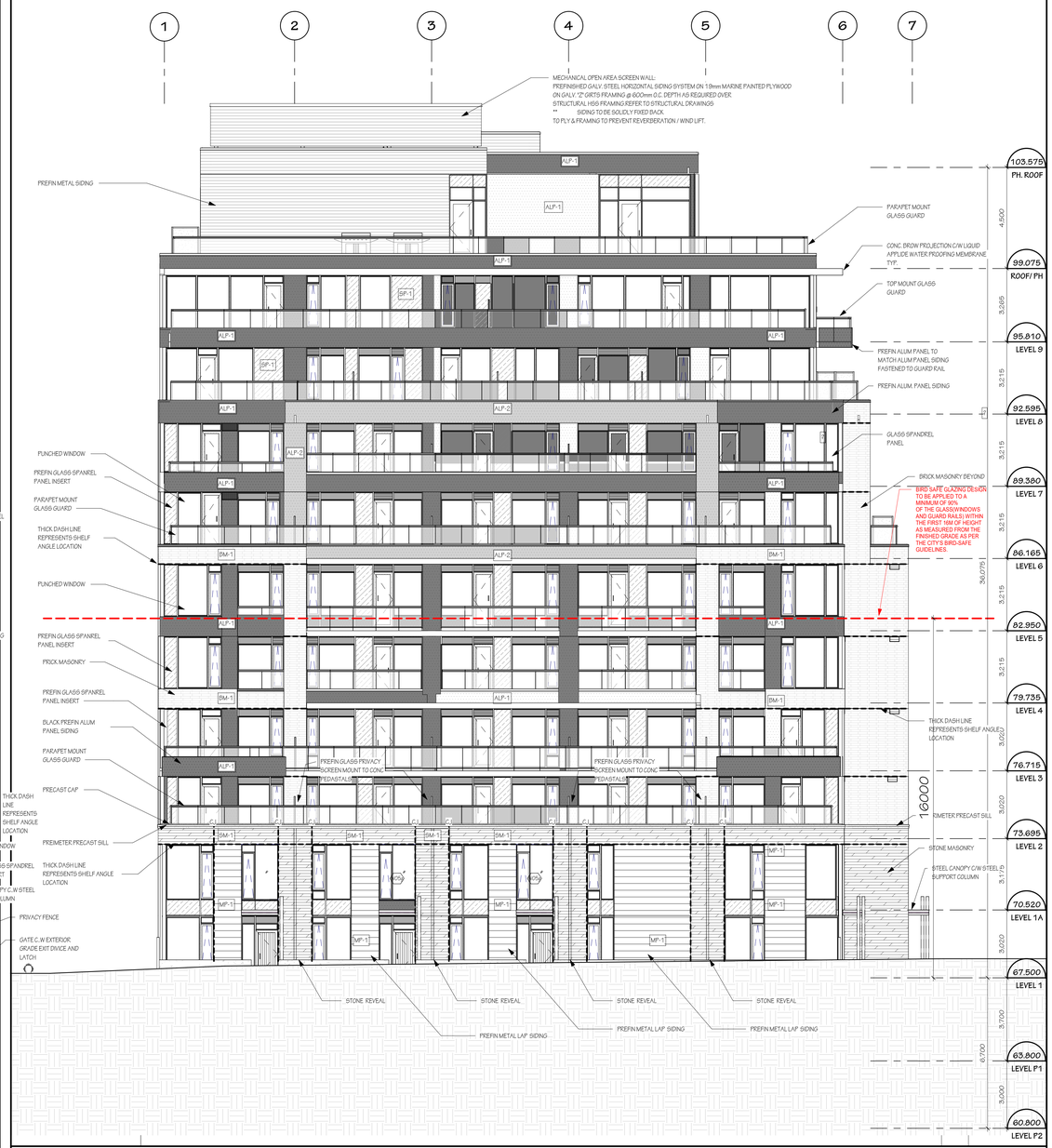
REVISION NO. 4

SPA14- R4- MECHANICAL ROOF



2 A3.01 ELEVATION-WEST

SCALE: 1:100



1 A3.01 ELEVATION-SOUTH

SCALE: 1:100

TRINITY

MATERIAL TAG LEGEND

ACC	ALUMINUM CORNER CAP
AGR-1	ALUMINUM & GLASS GUARD C/W ALUMINUM RAILING
PC-1	PRECAST CONCRETE (BRICK)
PC-2	PRECAST CONCRETE (TERRACOTTA). REFER TO DWG. SA3.026 FOR PANEL TYPES
ALP-1	ALUMINUM PANEL - TYPE 1
ALP-2	ALUMINUM PANEL - TYPE 2
MP-1	METAL PANEL - TYPE MP1
SM-1	STONE MASONRY - LIMESTONE
LV	ALUMINUM LOUVER (PREFINISHED)
BM-1	BRICK MASONRY VENEER - TYPE 1
GL-1	GLASS - REFER TO SPECS
PMC	PREFINISHED METAL CAP FLASHING
PMF	PREFINISHED METAL FLASHING
SP-1	SPANDREL GLASS - REFER TO SPEC FINISH
	DENOTES OPERABLE WINDOW SASH - OUT SWINGING AWNING
LF	LIGHT FIXTURE
CJ	CONSTRUCTION JOINTS "CJ"
SA	SHELF ANGLE "SA"
SSA	SUSPENDED SHELF ANGLE "SSA"
CJ	BRICK CONTROL JOINT

3	23.08.21	Re-issued for SPA
2	23.04.24	Re-issued for SPA
1	23.04.04	Issued for 50% Review
no.	date	revision

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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

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

DRAWING TITLE
ELEVATIONS

DRAWN	DATE	SCALE
Author	XX/XX/XXXX	As indicated

PROJECT 1909

DRAWING NO. A3.01

REVISION NO. 2

2 A3.02 ELEVATION-EAST

SCALE: 1 : 100

1 A3.02 ELEVATION-NORTH

SCALE: 1 : 100

TRINITY

MATERIAL TAG LEGEND

ACC	ALUMINUM CORNER CAP
AGR-1	ALUMINUM & GLASS GUARD C/W ALUMINUM RAILING
PC-1	PRECAST CONCRETE (BRICK)
PC-2	PRECAST CONCRETE (TERRACOTTA). REFER TO DWG. SA-3.06 FOR PANEL TYPES
ALP-1	ALUMINUM PANEL - TYPE 1
ALP-2	ALUMINUM PANEL - TYPE 2
MP-1	METAL PANEL - TYPE MP1
SM-1	STONE MASONRY - LIMESTONE
LV	ALUMINUM LOUVER (PREFINISHED)
BM-1	BRICK MASONRY VENEER - TYPE 1
GL-1	GLASS - REFER TO SPECS
PMC	PREFINISHED METAL CAP FLASHING
PMF	PREFINISHED METAL FLASHING
SP-1	SPANDREL GLASS - REFER TO SPEC FINISH
	DENOTES OPERABLE WINDOW SASH - OUT SWINGING AWNING
LF	LIGHT FIXTURE
CJ	CONSTRUCTION JOINTS "CJ"
SA	SHELF ANGLE "SA"
SSA	SUSPENDED SHELF ANGLE "SSA"
CJ	BRICK CONTROL JOINT

2	23.08.21	Re-Issued for SPA
1	23.04.24	Re-Issued for SPA
A	23.04.04	Issued for 50% Review
no.	date	revision

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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT

70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE

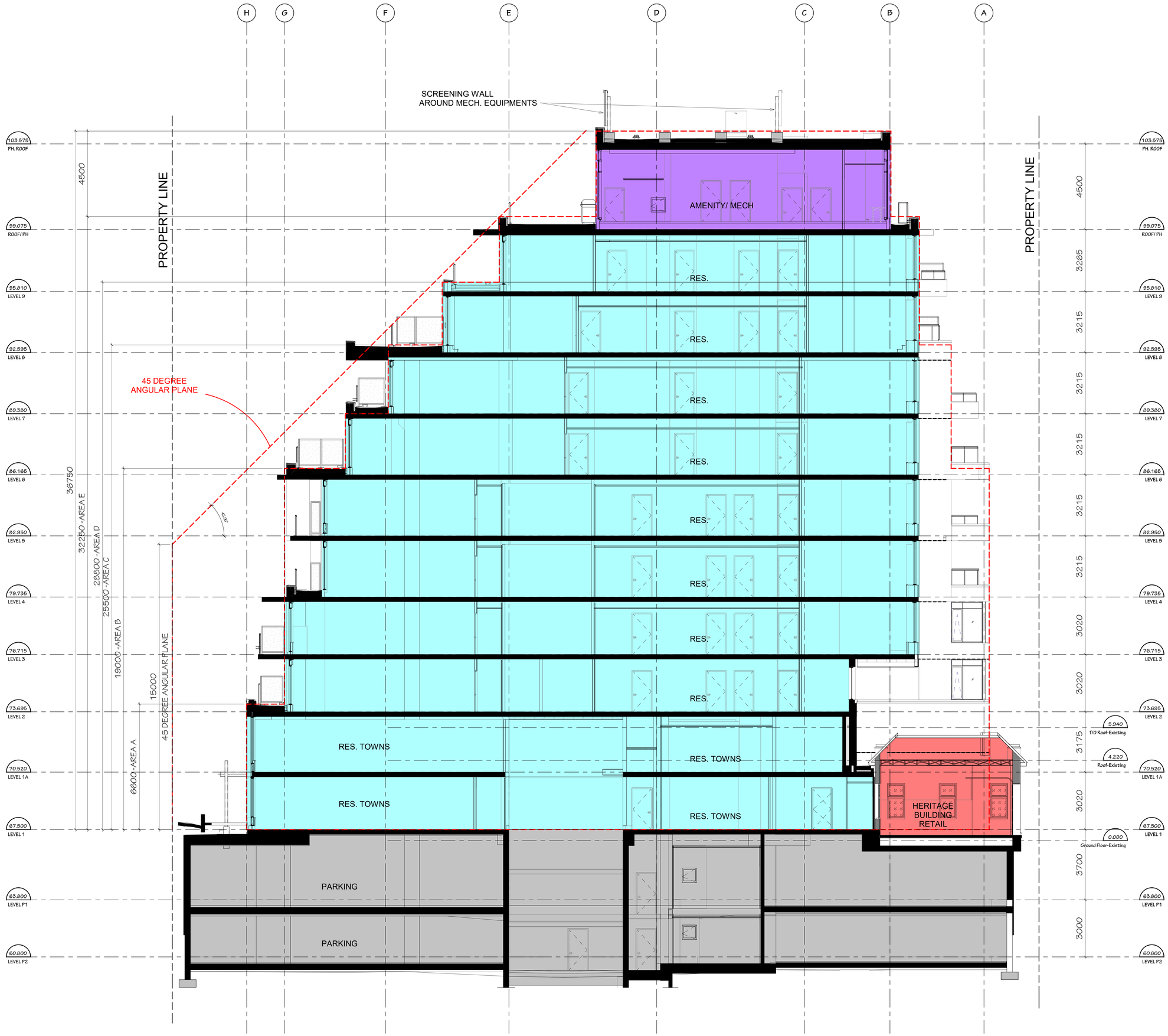
ELEVATIONS

DRAWN	DATE	SCALE
Author	XX/XX/XXXX	As indicated

PROJECT 1909

DRAWING NO. A3.02

REVISION NO. 2



TRINITY

5	230821	Re-issued for SPA
4	230424	Re-issued for SPA
3	221111	Re-issued for SPA
2	221003	Re-issued for SPA
1	220513	Issued for SPA
no.	date	revision

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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT
70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE
BUILDING SECTION

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

PROJECT
1909

DRAWING NO.
SPA0

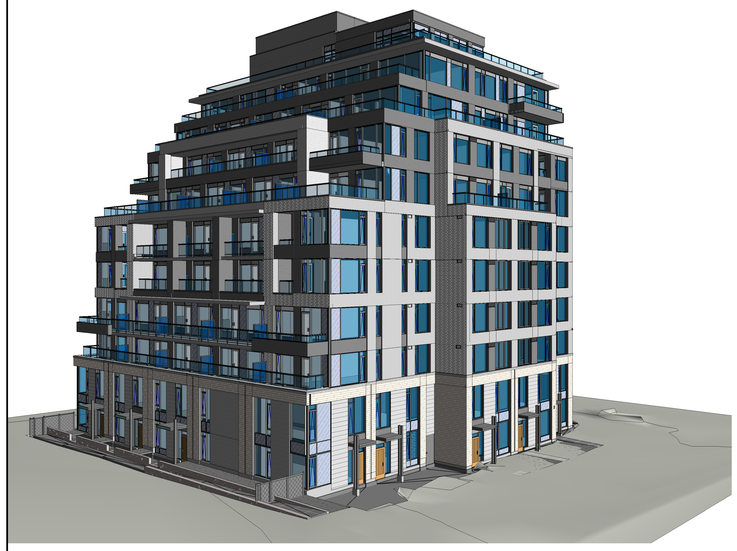
REVISION NO. 5

SPA0- R5- BUILDING SECTION

04 A3.05 3D View
SCALE:

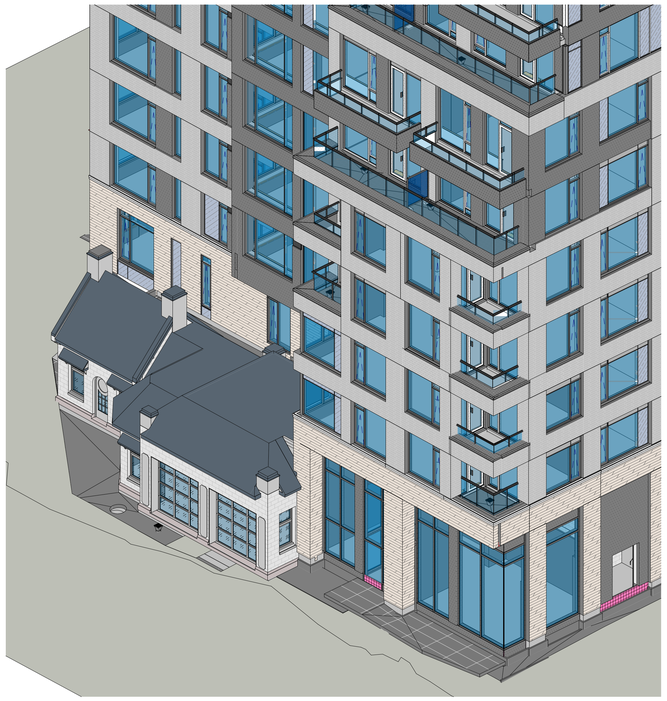
02 A3.05 3D View
SCALE:

5 A3.05 Heritage Building - View 01
SCALE:



03 A3.05 3D View
SCALE:

01 A3.05 3D View
SCALE:



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

TRINITY

MATERIAL TAG LEGEND

ACC	ALUMINUM CORNER CAP
AGR-1	ALUMINUM & GLASS GUARD C/W ALUMINUM RAILING
PC-1	PRECAST CONCRETE (BRICK)
PC-2	PRECAST CONCRETE (TERRACOTTA). REFER TO DWG. SA3.06 FOR PANEL TYPES
ALP-1	ALUMINUM PANEL - TYPE 1
ALP-2	ALUMINUM PANEL - TYPE 2
MP-1	METAL PANEL - TYPE MP1
SM-1	STONE MASONRY - LIMESTONE
LV	ALUMINUM LOUVER (PREFINISHED)
BM-1	BRICK MASONRY VENEER - TYPE 1
GL-1	GLASS - REFER TO SPECS
PMC	PREFINISHED METAL CAP FLASHING
PMF	PREFINISHED METAL FLASHING
SP-1	SPANDREL GLASS - REFER TO SPEC FINISH
	DENOTES OPERABLE WINDOW SASH - OUT SWINGING AWNING
LF	LIGHT FIXTURE
CJ	CONSTRUCTION JOINTS "CJ"
SA	SHELF ANGLE "SA"
SSA	SUSPENDED SHELF ANGLE "SSA"
CJ	BRICK CONTROL JOINT

No.	date	revision
2	23.08.21	Re-Issued for SPA
1	23.04.24	Re-Issued for SPA
A	23.04.04	Issued for 50% Review

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.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT
70 RICHMOND

70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE
3D VIEWS

DRAWN	DATE	SCALE
Author	XX/XX/XXXX	1 : 150

PROJECT
1909

DRAWING NO.
A3.05

REVISION NO. 2

A3.05- R2- 3D VIEWS