

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION

2023 - 02 - 03



G SERIES SHEET LIST								
SHEET NUMBER	SHEET NAME	ISSUED FOR OP/2B/ASPA   2022-04-22	ISSUED FOR 66% SD   2022-05-27	ISSUED FOR 100% SD   2022-06-10	ISSUED FOR 66% DD   2022-06-19	ISSUED FOR SPA RESUBMISSION   2022-11-09	ISSUED FOR NCC 99% FLUDTA   2022-11-09	ISSUED FOR SPA RESUBMISSION   2023-02-03
G00-00	COVER AND SHEET LIST	•	•	•	•	•	•	•
G00-01	STANDARD ABBREVIATIONS, SYMBOLS & NOTES	•	•	•	•	•	•	•
G00-03	CONTEXT PLAN & STATISTICS	•	•	•	•	•	•	•
G01-01	SITE PLAN & STATISTICS	•	•	•	•	•	•	•

A SERIES SHEET LIST								
SHEET NUMBER	SHEET NAME	ISSUED FOR OP/2B/ASPA   2022-04-22	ISSUED FOR 66% SD   2022-05-27	ISSUED FOR 100% SD   2022-06-10	ISSUED FOR 66% DD   2022-06-19	ISSUED FOR SPA RESUBMISSION   2022-11-09	ISSUED FOR NCC 99% FLUDTA   2022-11-09	ISSUED FOR SPA RESUBMISSION   2023-02-03
A10-00A	LEVEL P2 FLOOR PLAN	•	•	•	•	•	•	•
A10-00B	LEVEL P1 FLOOR PLAN	•	•	•	•	•	•	•
A10-01	LEVEL 01 FLOOR PLAN	•	•	•	•	•	•	•
A10-02	LEVEL 02 FLOOR PLAN	•	•	•	•	•	•	•
A10-03	LEVEL 03 FLOOR PLAN	•	•	•	•	•	•	•
A10-04	LEVEL 04 FLOOR PLAN	•	•	•	•	•	•	•
A10-05	LEVEL 05 FLOOR PLAN	•	•	•	•	•	•	•
A10-06	LEVEL 06 FLOOR PLAN	•	•	•	•	•	•	•
A10-07	LEVEL 07-17 FLOOR PLAN	•	•	•	•	•	•	•
A10-08	LEVEL 18-31 FLOOR PLAN	•	•	•	•	•	•	•
A10-09	LEVEL 32-36 FLOOR PLAN	•	•	•	•	•	•	•
A10-10	MECH PENTHOUSE PLANS	•	•	•	•	•	•	•
A10-11	ROOF PLAN	•	•	•	•	•	•	•
A20-01	OVERALL NORTH ELEVATION	•	•	•	•	•	•	•
A20-02	OVERALL SOUTH ELEVATION	•	•	•	•	•	•	•
A20-03	EAST BUILDING OVERALL ELEVATIONS	•	•	•	•	•	•	•
A20-04	WEST BUILDING OVERALL ELEVATIONS	•	•	•	•	•	•	•
A21-90	ENLARGED RENDERED ELEVATION	•	•	•	•	•	•	•
A22-01	OVERALL BUILDING SECTIONS	•	•	•	•	•	•	•
A23-01	PARTIAL BUILDING SECTIONS	•	•	•	•	•	•	•
A40-01	ENLARGED CISTERN PLANS & SECTIONS INCLUDED IN PDF 1 OF 2	•	•	•	•	•	•	•
A64-01	EXTERIOR FINISH SCHEDULE	•	•	•	•	•	•	•
A70-01	STREET VIEWS	•	•	•	•	•	•	•
A70-02	STREET VIEWS	•	•	•	•	•	•	•
A70-03	STREET VIEWS	•	•	•	•	•	•	•
A70-04	RESIDENTIAL & RETAIL CANOPY	•	•	•	•	•	•	•
A70-10	BIRD COLLISION DETERRENCE - WEST TOWER	•	•	•	•	•	•	•
A70-11	BIRD COLLISION DETERRENCE - EAST TOWER	•	•	•	•	•	•	•

SPA RESUBMISSION PDF 1 of 2

SPA RESUBMISSION PDF 2 of 2

ABBREVIATIONS LEGEND

MATERIALS

SYMBOLS LEGEND

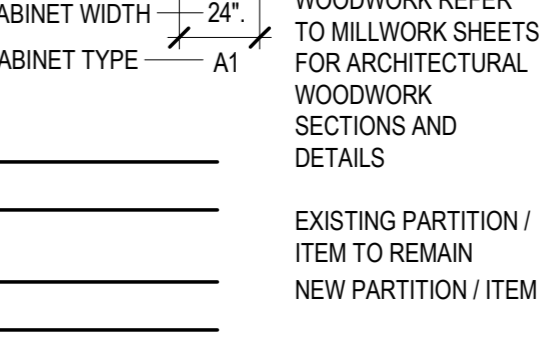
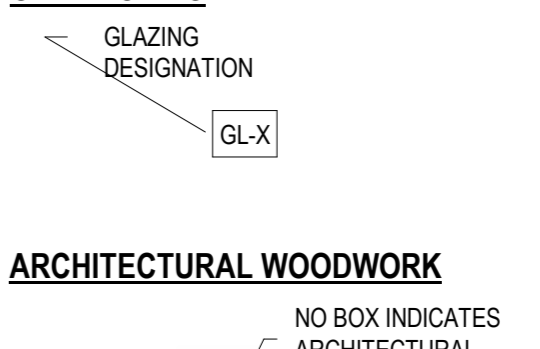
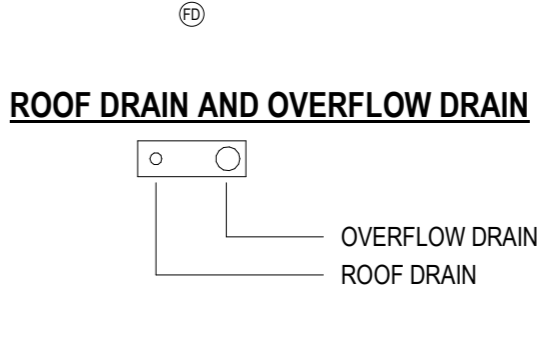
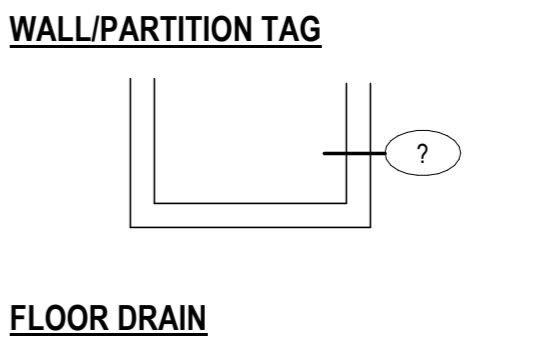
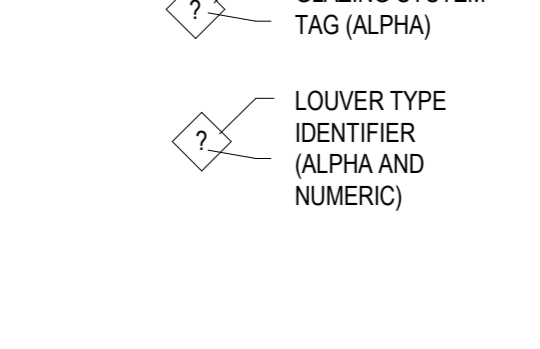
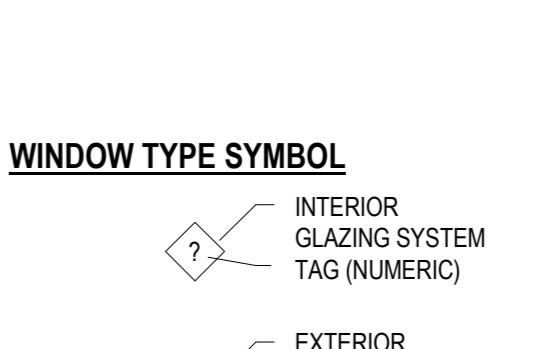
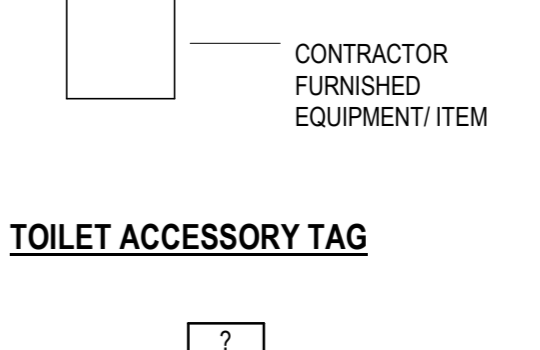
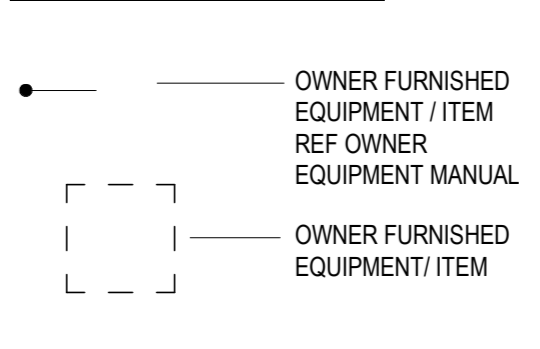
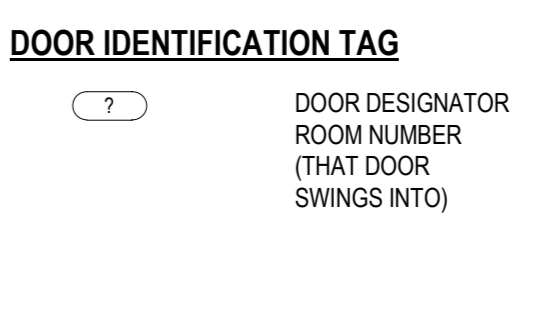
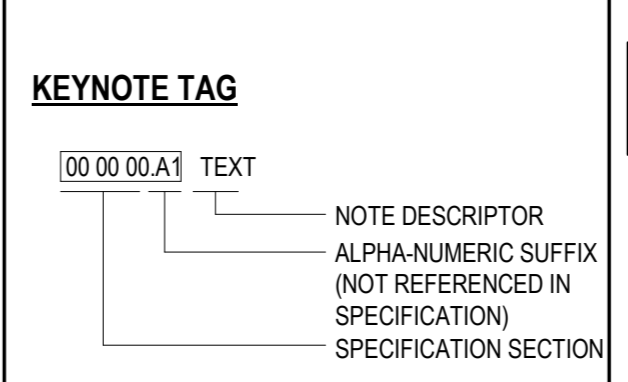
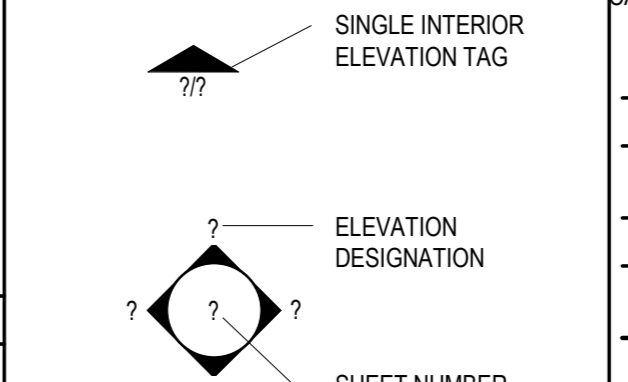
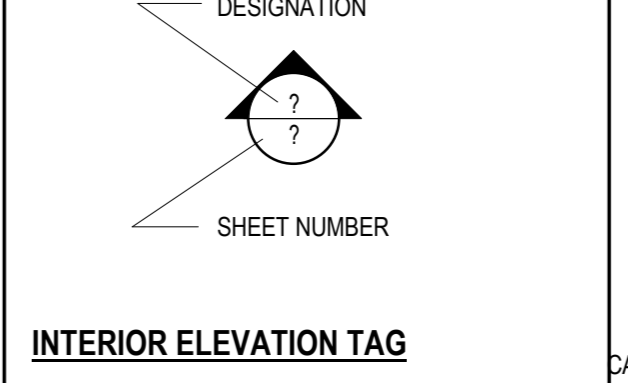
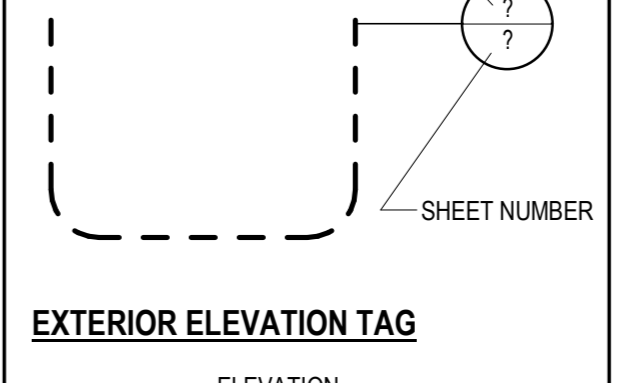
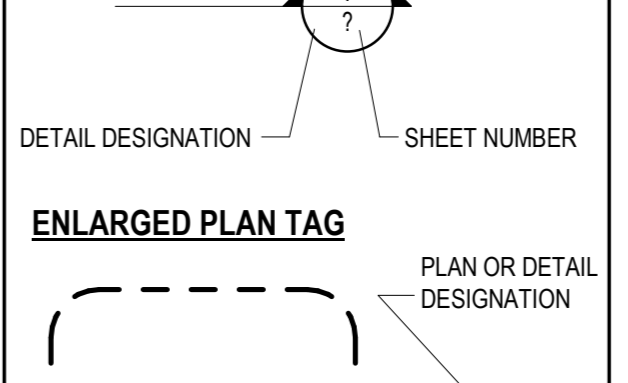
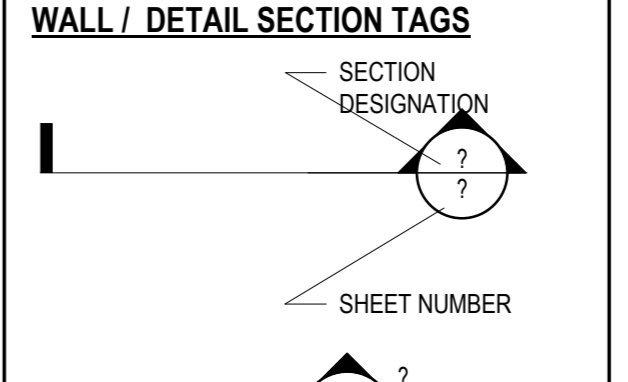
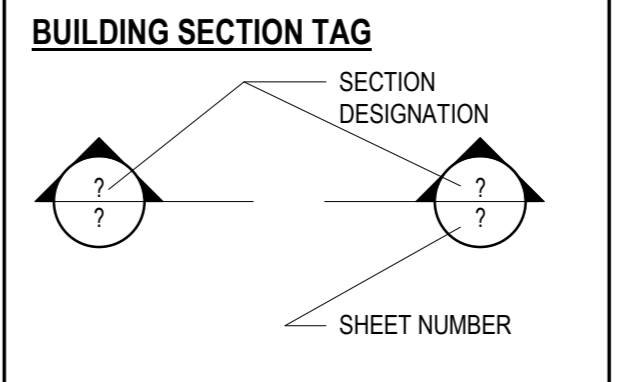
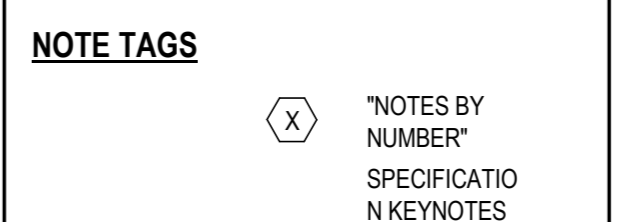
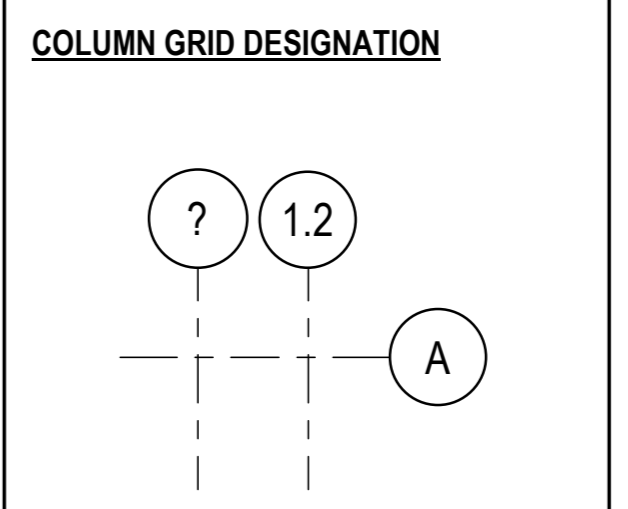
GENERAL PROJECT NOTES

NOTE 1: ABBREVIATIONS WHEN USED IN COMPOSITION MAY INCLUDE PERIODS FOR CLARIFICATION
NOTE 2: ABBREVIATIONS MAY BE DIFFERENT WHEN A PART OF A LEGEND

Table with 4 columns of abbreviations and their corresponding full names. Includes categories like AIR CONDITIONING, ACCESSIBLE, ALUMINUM COMPOSITE MATERIAL, etc.

Table of material symbols with corresponding hatching patterns and names like COMPACTED FILL, UNDISTURBED SOIL, GRAVEL, SAND, ASPHALT, etc.

Table of material symbols with corresponding hatching patterns and names like CONTINUOUS WOOD FRAMING, BLOCKING OR SHM, FINISH WOODWORK, PLYWOOD, etc.



1. REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.
2. DO NOT SCALE THE DRAWING. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.

3. DIMENSIONS SHOWN ON THE FLOOR PLANS FOR NEW CONSTRUCTION ARE TO THE FACE OF FINISH OF INTERIOR WALLS. TO CENTER LINE OF COLUMNS AND TO FACE OF CONCRETE OR MASONRY WALLS, UNLESS OTHERWISE INDICATED. DIMENSIONS IN RENOVATED AREAS ARE FROM FINISH FACE OF EXISTING WALLS AND TO FINISH FACE OF NEW STUD WALLS, UNLESS OTHERWISE INDICATED.

4. FIELD MEASURE AND CONFIRM DIMENSIONS FOR OWNER PROVIDED EQUIPMENT AND FURNISHINGS. COORDINATE WITH THE OWNER ON DELIVERY AND INSTALLATION OF OFFICE EQUIPMENT. MINIMUM REQUIRED OPENINGS AND ACCESSIBLE ROUTES TO THE INSTALLATION AREA SHALL BE COORDINATED WITH THE SUPPLIER.

5. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTED.
6. COORDINATE EXACT SIZE AND PLACEMENT OF EQUIPMENT BASE AND HOUSEKEEPING PADS WITH EQUIPMENT TO BE PROVIDED.

7. WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASEMENT, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE A ONE HOUR PARTITION IS SHOWN AS A CONTINUATION OF A TWO-HOUR PARTITION OR COLUMN ENCASEMENT, THE FACE OF THE GYPSUM BOARD SHALL BE OFFSET AS REQUIRED TO PROVIDE FACE ALIGNMENT OF GYPSUM BOARD ON BOTH SIDES.

8. LEVEL FLOORS SO THAT THEY DO NOT EXCEED A 1/4" VARIANCE IN A 10'-0" RADIUS.
9. PIPING LOCATED ABOVE GRADE AND INSIDE THE BUILDING SHALL BE CONCEALED IN FURRED SPACES WITH THE EXCEPTION OF PIPING IN STAIRWAYS, EQUIPMENT ROOMS AND POWERHOUSE. COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISHED AREAS.

10. ALL EXTERIOR STEEL HANDRAILS, GUARDRAILS, AND BOLLARDS SHALL BE GALVANNEZED AND PAINTED UNLESS OTHERWISE NOTED.
11. PARTITION TYPES AND FIRE RESISTIVE RATINGS INDICATED ON A WALL ARE TO BE CONTINUOUS FOR THE LENGTH AND HEIGHT OF A PARTITION.

12. APPROVE FLOOR OUTLET LOCATIONS WITH ARCHITECT AND BUILDING MANAGEMENT PRIOR TO CORE DRILLING.
13. OPENINGS IN A RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH A FIRE RESISTANT JOINT SYSTEM OR PROTECTED WITH A FIRE RATED CHASE.

14. EXIT SIGNS AND SMOKE DETECTORS LOCATED IN CEILINGS SHALL BE POSITIONED AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
15. WHERE MATERIALS ARE APPLIED TO, OR ARE IN DIRECT CONTACT WITH WORK INSTALLED BY ANOTHER SUBCONTRACTOR, COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE SUBSTRATE AS SUITABLE FOR THE APPLICATION INTENDED.

16. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
17. SEALANTS EXPOSED TO VIEW SHALL BE CUSTOM COLOR AS SELECTED BY THE ARCHITECT.
18. COORDINATE LOCATION OF SEALANT AND COMPATIBILITY OF SEALANTS WITH ADJACENT WORK, INCLUDING MATERIALS AND OTHER OUTGOING SEALANTS.

19. CAULK AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES, EXTERIOR WINDOW FRAMES, AND CABINET WORK WITH ADJACENT MATERIALS MAINTAIN THE FIRE RATING OF CONSTRUCTION AROUND CABINETS, PANELS, AND BOXES RECESSED IN FIRE RATED WALL, FLOOR, AND CEILING ASSEMBLIES.
20. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES INSTALLED WITHIN 6" MIN OF A URINAL, WATER CLOSET, SINK OR LAVATORY SHALL BE MOISTURE SEALED.



CONSULTANTS
civil: T.M.G.
structural: RJC Engineers
MEP: Smith-Anderson
LANDSCAPING: PFS Studio
CONTRACTANT: Two Row Architect
contractor: EllisDon

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KEYPLAN



ISSUE CHART table with columns for issue number, issue, issue date, and date.

Table with columns for item, existing partition/item to remain, and new partition/item.

Table with columns for space use, space size type, space number, reserved, and EV equipped.

Job Number
TITLE

STANDARD ABBREVIATIONS, SYMBOLS & NOTES
SHEET NUMBER

G00-01



**CONSULTANTS**

civil	TMG
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5	RJC Engineers
	1545 Carlin Ave., Suite 304, Ottawa, ON K1Z 8P9
	Smith-Anderson
	1600 Carling Ave., Suite 130, Ottawa, ON K1Z 1G3
	PFS Studio
	1777 W 3rd Ave., Vancouver, BC V6J 1K1
	Two Row Architect
	1804 6th Line, Oshawa, ON N4A 1M0
	EllisDon
	2680 Queensview Dr., Ottawa, ON K2B 6J9

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KEYPLAN

**ISSUE CHART**

NO.	DATE	DESCRIPTION
1	2023-04-29	ISSUED FOR SPA / ZBA / SPA
2	2022-05-27	ISSUED FOR 60% SD
3	2022-06-10	ISSUED FOR 100% SD
4	2022-08-19	ISSUED FOR 60% SD
5	2022-09-30	ISSUED FOR 100% SD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR NCC 98% FLUOTA
10	2023-02-03	RESUBMITTED FOR SPA & NCC 98%

**NOTES**

SITE PLAN BASED ON TOPOGRAPHIC SURVEY BY: STANTEC GEOMATICS LTD.  
300-1331 CLYDE AVENUE, OTTAWA, ON, K2C 0A9  
C/O R. G. BENNETT  
DATE: APRIL 7, 2022

**SITE / ZONING DATA**

REQUIRED	PROVIDED
TOTAL LOT AREA	9,629 m <sup>2</sup>
GROSS FLOOR AREA	38,275.26 m <sup>2</sup>
FLOOR SPACE INDEX	3.97
LOT FRONTAGE ON ALBERT STREET	144.0 m
LOT FRONTAGE ON BOOTH STREET	77.9 m
LOT FRONTAGE ON LRT	138.6 m
LOT FRONTAGE ON EAST PROPERTY LINE	63.8 m
PROPOSED BUILDING LENGTH AT GRADE ON ALBERT STREET	29.5 m
EAST TOWER (PARALLEL)	43.3 m
EAST TOWER (ANGLED)	42.7 m
WEST TOWER (PARALLEL)	38.2 m
WEST TOWER (ANGLED)	
PROPOSED BUILDING LENGTH AT GRADE ON BOOTH STREET	24.7 m
WEST TOWER	
PROPOSED BUILDING LENGTH AT GRADE ON LRT	42.7 m
EAST TOWER (PARALLEL)	21.2 m
EAST TOWER (ANGLED)	15.2 m
WEST TOWER (PARALLEL)	46.2 m
WEST TOWER (ANGLED)	11.4 m
PROPOSED BUILDING LENGTH AT GRADE ON EAST PROPERTY LINE	46.8 m
EAST TOWER	
SETBACK DATA	
FRONT YARD (ALBERT STREET)	NO MIN 1.8 m-4.9 m
CORNER SIDE YARD SETBACK	NO MIN 0.0 m-9.9 m
EASTERLY INTERIOR SIDE YARD SETBACK	9.0 m 9.0 m
REAR YARD SETBACK (LRT)	NO MIN 10 m
TOWER SETBACK FROM EASTERLY SIDE YARD	14.5 m 15.7 m
TOWER DATA	
TOWER SEPARATION	23.0 m 55.3 m
TOWER FLOORPLATE AREA	750 m <sup>2</sup> MAX 709 m <sup>2</sup>
BUILDING HEIGHT	
EAST TOWER AVERAGE GRADE	62.91 m
MIDPOINT OF EAST TOWER ROOF	167.52 m
EAST TOWER BUILDING HEIGHT	110 m 104.61 m
WEST TOWER AVERAGE GRADE	62.58 m
MIDPOINT OF WEST TOWER ROOF	163.37 m
WEST TOWER BUILDING HEIGHT	127 m 120.78 m

**AMENITY AREA**

AMENITY LOCATION	AMENITY FUNCTION	AREA
INDOOR AMENITY	COMMUNAL AMENITY	1781.21 m <sup>2</sup>
OUTDOOR AMENITY	COMMUNAL AMENITY	2425.528 m <sup>2</sup>
OUTDOOR AMENITY	PRIVATE AMENITY	1187.35 m <sup>2</sup>
TOTAL AMENITY SPACE		5393.85 m <sup>2</sup>

REQUIRED AMENITY AREA = 688 UNITS x 6m x 3648 m<sup>2</sup> 50% IS REQUIRED TO BE COMMUNAL = 1824 m<sup>2</sup>

**PARKING SPACES**

TYPE	REQUIRED	REQUIRED	PROPOSED
RESIDENT	N/A, MAX 1.5 per	0 MIN, 910 MAX	124
RESIDENT BARRIER-FREE	N/A	0	8
TOTAL RESIDENTIAL			131
VISITOR RESIDENTIAL	0.11 unit	61	58 (+4 BF)
VISITOR RETAIL	N/A, MAX 10	0	8
VISITOR DAY CARE	N/A	0	4
VISITOR BARRIER-FREE	20-99 spaces = 1 (of 61)		4
TOTAL VISITOR			76
GRAND TOTAL		61 MIN	208

NOTES: REFER TO A10-00B FOR FURTHER INFORMATION ON VEHICULAR PARKING SPACE SIZES AND WASTE STATISTICS.

**LOADING SPACES**

TYPE	REQUIRED	PROPOSED
RETAIL	1	SHARED
OTHER (DAY CARE)	0	1
RESIDENTIAL	0	SHARED
TOTAL TYP LOADING SPACES	1	1

1 TYPE G LOADING SPACE IS PROVIDED FOR WASTE COLLECTION  
1 ADDITIONAL LSU LOADING SPACE IS LOCATED IN P1 FOR WEST TOWER LOADING CONVENIENCE

**BICYCLE PARKING SPACES**

TYPE	PROVISION	REQUIRED	PROPOSED
REQUIRED SPACES			
RESIDENTIAL	0.51 unit	304	
RETAIL	1/250 m <sup>2</sup>	5	
DAY CARE	1/250 m <sup>2</sup>	5	
TOTAL REQUIRED		314	
PROVIDED SPACES			
INTERIOR SECURE SPACES	MIN 25%	79	640
EXTERIOR SPACES	MAX 50%	N/A	122
TOTAL PROVIDED			762

NUMBER OF SPACES ABOVE AT GROUND LEVEL HORIZONTAL 50% OF REQD

INTERIOR	157	35
EXTERIOR		122
TOTAL		157

**STORAGE LOCKERS**

TOTAL: 348

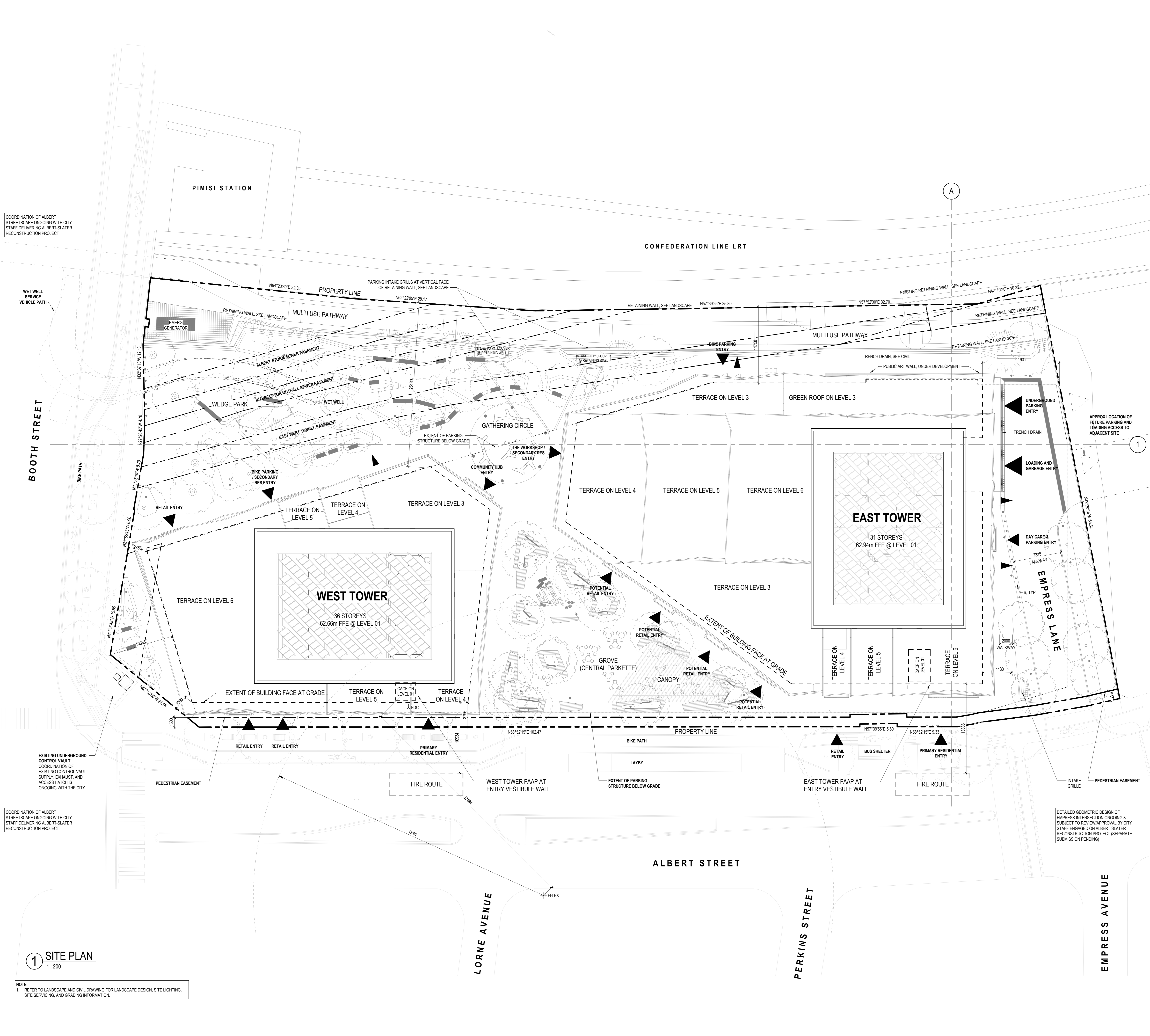
**SITE PLAN LEGEND**

- AD AREA DRAIN
- AP ACCESSIBLE PARKING SIGNAGE
- AW AREA WELL GRATE POROSITY (LESS THAN 20mm x 20mm)
- B BOLLARD
- B-F BARRIER-FREE
- BR BIKE RACK (SEE LANDSCAPE)
- CB CATCH BASIN
- CW CONCRETE WALKWAY
- DC DEPRESSED CURB
- EX-CW EXISTING CONCRETE WALKWAY
- EX-S EXISTING LIGHT STANDARD
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FH-EX EXISTING FIRE HYDRANT
- FR FIRE ROUTE SIGNAGE
- HB HOSE BIB (SEE MECHANICAL)
- MH MAN HOLE
- NIC NOT IN CONTRACT
- TD TRENCH DRAIN
- ▲ PRIMARY ENTRY/EXIT
- ▼ EXIT
- - - PROPERTY AND EASEMENT LINES
- - - - - FIRE ROUTE

**SITE PLAN & STATISTICS**

Job Number	44220
TITLE	
SHEET NUMBER	
<b>G01-01</b>	

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COORDINATION OF ALBERT STREETScape ONGOING WITH CITY STAFF DELIVERING ALBERT SLATER RECONSTRUCTION PROJECT

EXISTING UNDERGROUND CONTROL VAULT. COORDINATION OF EXISTING CONTROL VAULT SUPPLY, EXHAUST, AND ACCESS HATCH IS ONGOING WITH THE CITY

COORDINATION OF ALBERT STREETScape ONGOING WITH CITY STAFF DELIVERING ALBERT SLATER RECONSTRUCTION PROJECT

DETAILED GEOMETRIC DESIGN OF EMPRESS INTERSECTION ONGOING & SUBJECT TO REVIEW/APPROVAL BY CITY STAFF ENGAGED ON ALBERT SLATER RECONSTRUCTION PROJECT (SEPARATE SUBMISSION PENDING)

**1 SITE PLAN**  
1:200

NOTE: REFER TO LANDSCAPE AND CIVIL DRAWING FOR LANDSCAPE DESIGN, SITE LIGHTING, SITE SERVICING, AND GRADING INFORMATION.

**CONSULTANTS**

- civil**  
TMIG  
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
- STRUCTURAL**  
RJC Engineers  
1545 Carling Ave., Suite 304, Ottawa, ON K1Z 9P9
- MEP**  
Smith-Anderson  
1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
- LANDSCAPING**  
PFS Studio  
1777 W 3rd Ave., Vancouver, BC V5J 1KJ
- CONSULTANT**  
Two Row Architect  
1804 6th Line, Oshawa, ON N4A 1M0
- CONTRACTOR**  
EllisDon  
2680 Queensview Dr., Ottawa, ON K2B 6J9

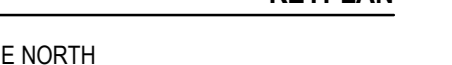
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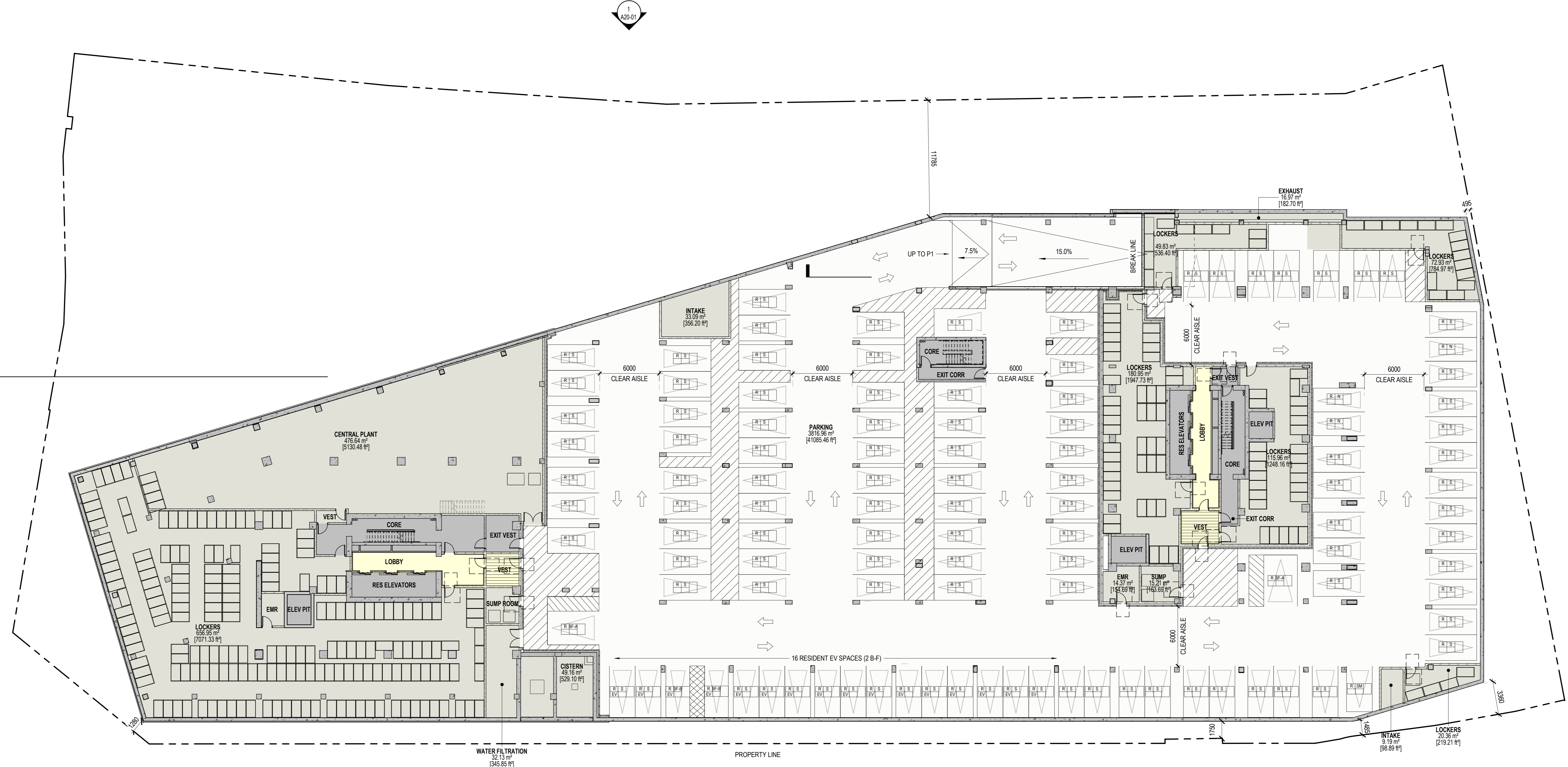
**ISSUE CHART**

NO.	DATE	DESCRIPTION
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2	2022-05-27	ISSUED FOR 60% SD
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4	2022-08-19	ISSUED FOR 60% DD
5	2022-09-30	ISSUED FOR 100% DD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR MCO 99% FLUGTA
10	2023-02-03	RESUBMITTED FOR SPA & MCO 99%

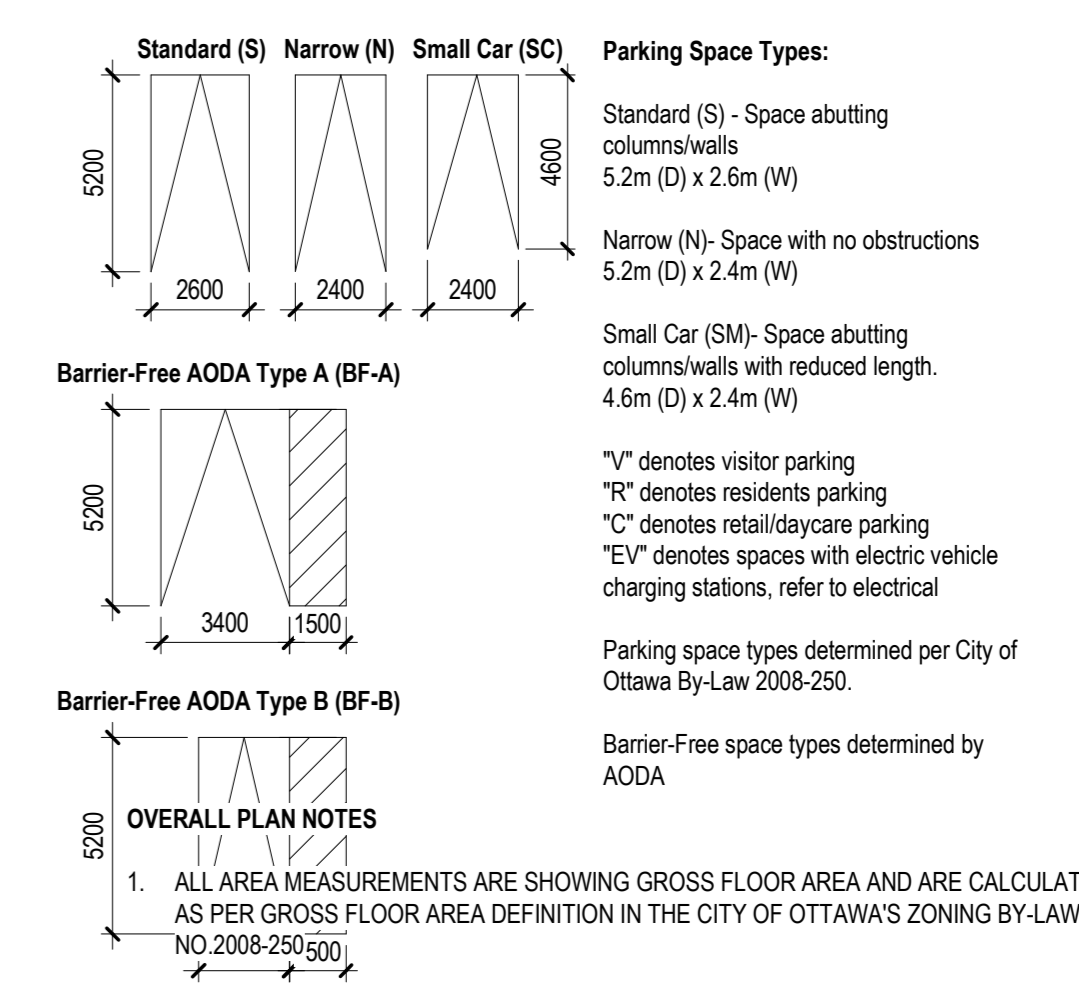
ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03

**SPACE TYPE**

A1	INDOOR AMENITY	MHI A2
A1D	M1	MHI A2D
A2	M1D	MHI A3
A3	M2	MHI A3D
A3D	M3D	MS
BUILDING OPS	M3	OFFICE
CIRCULATION	M3D	PARKING
CORE	MHI A1	RETAIL
DAY CARE	MHI A1D	STORAGE



**1 LEVEL P2**  
1 : 200



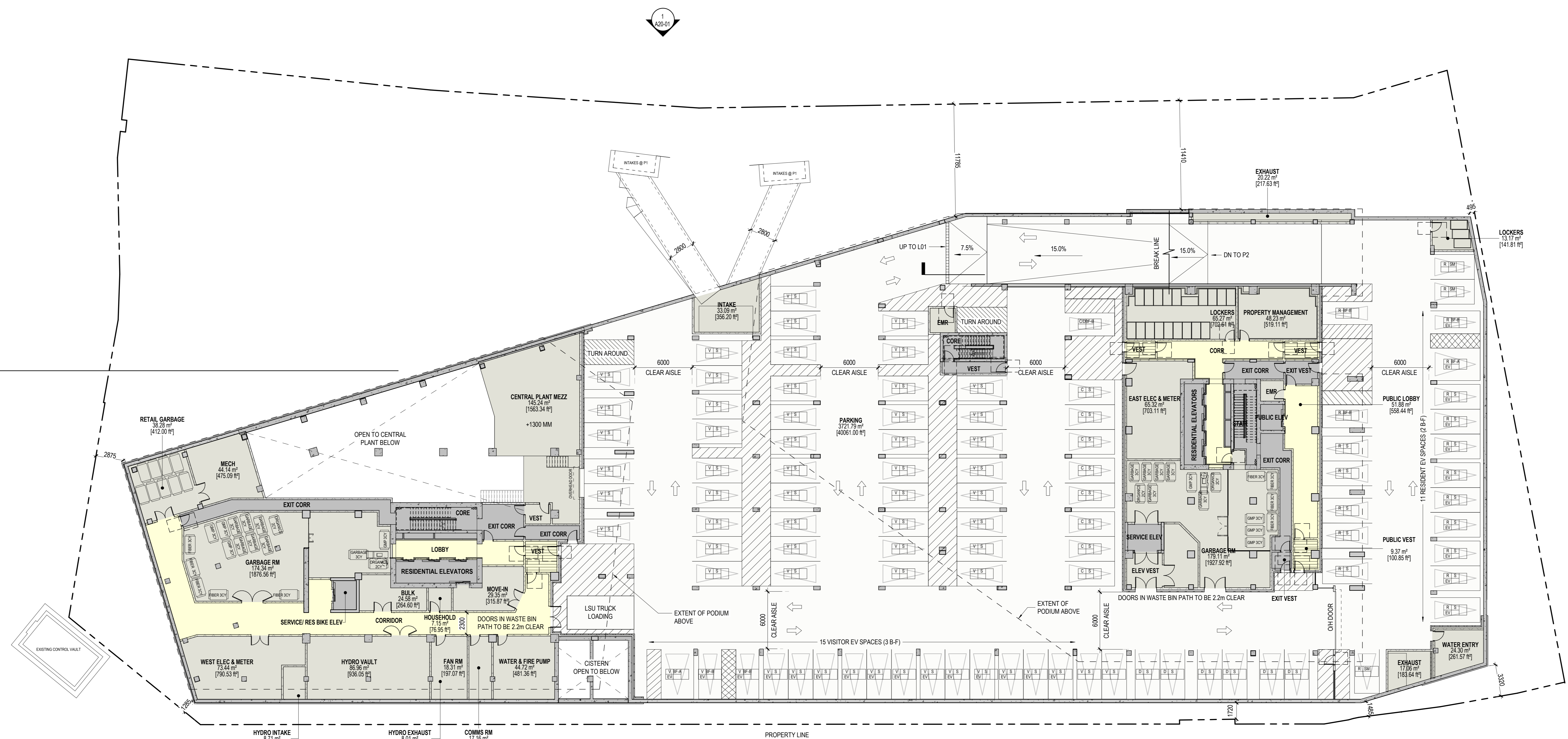
**OVERALL PLAN NOTES**

- ALL AREA MEASUREMENTS ARE SHOWING GROSS FLOOR AREA AND ARE CALCULATED AS PER GROSS FLOOR AREA DEFINITION IN THE CITY OF OTTAWA'S ZONING BY-LAW NO. 2008-250-500

Job Number \_\_\_\_\_ TITLE \_\_\_\_\_  
**LEVEL P2 FLOOR PLAN**  
SHEET NUMBER \_\_\_\_\_  
**A10-00A**

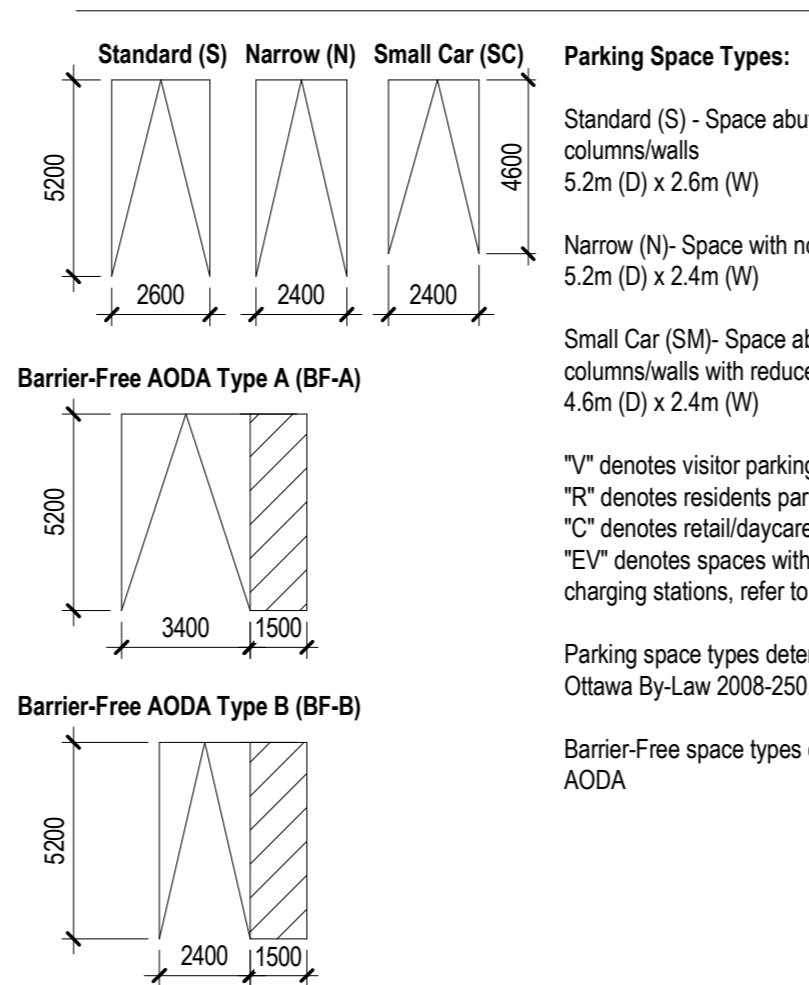
**SPACE TYPE**

A1	INDOOR AMENITY	MHI A2
A1D	M1	MHI A2D
A2	M1D	MHI A3
A3	M2	MHI A3D
A3D	M2D	MS
BUILDING OPS	M3	OFFICE
CIRCULATION	M3D	PARKING
CORE	MHI A1	RETAIL
DAY CARE	MHI A1D	STORAGE



**1 LEVEL P1**  
1:200

**PARKING LEGEND**



**PARKING CALCULATIONS**

**Visitor Parking**  
0.1 x 608 units = 61 spaces required

**Barrier-Free Parking**  
Public Parking Spaces = Spaces to be Reserved for Persons with Disabilities  
20-99 = 1 visitor parking space is required to be barrier-free

Rates and quantities determined per City of Ottawa By-Law 2008-250

**Barrier-Free Parking ADA**  
Public Parking Spaces = Spaces to be Reserved for Persons with Disabilities  
12-100 = 4%  
61 = 3 visitor parking spaces are required to be barrier-free (1 Type A, 2 Type B)

**EV Parking**  
Minimum 20% of parking spaces to be provided with EV charging facilities  
208 x 20% = 42 spaces

**EV Parking Count:**  
P1: 26 spaces  
P2: 16 spaces  
Total: 42 spaces

**PARKING SCHEDULE**

LEVEL	TYPE	COUNT
LEVEL P1	Barrier Free Commercial (AODA Type B)	1
LEVEL P1	Barrier Free Resident (AODA Type A)	1
LEVEL P1	Barrier Free Visitor (AODA Type B)	3
LEVEL P1	Barrier Free Resident (AODA Type A)	1
LEVEL P1	Comm (2.6m)	8
LEVEL P1	Daycare (2.6m)	6
LEVEL P1	Residents (2.6m)	14
LEVEL P1	Residents Small Car (2.6mX4.6m)	3
LEVEL P1	Visitor (2.6m)	58
<b>97</b>		
LEVEL P2	Barrier Free Resident (AODA Type A)	2
LEVEL P2	Barrier Free Resident (AODA Type B)	2
LEVEL P2	Residents (2.4m)	3
LEVEL P2	Residents (2.6m)	103
LEVEL P2	Residents Small Car (2.6mX4.6m)	1
<b>111</b>		
<b>GRAND TOTAL: 208</b>		

**WASTE CALCULATIONS**

**RESIDENTIAL WASTE COLLECTION:**

**WEST TOWER**  
GARBAGE: 335 units x 0.053 yards = 17.8 yards/3CY = 6 bins  
FIBER: 335 units x 0.038 yards = 12.7 yards/3CY = 5 bins  
CMP: 335 units x 0.018 yards = 6.1 yards/3CY = 3 bins  
ORGANICS: 335 units / 50 = 7 x 240L bins

**EAST TOWER**  
GARBAGE: 273 units x 0.053 yards = 14.5 yards/3CY = 5 bins  
FIBER: 273 units x 0.038 yards = 10.4 yards/3CY = 4 bins  
CMP: 273 units x 0.018 yards = 4.9 yards/3CY = 2 bins  
ORGANICS: 273 units / 50 = 6 x 240L bins

**LOCKER SCHEDULE**

LEVEL	COUNT
LEVEL 04	2
LEVEL 02	37
LEVEL P1	22
LEVEL P2	289
<b>GRAND TOTAL: 350</b>	

**OVERALL PLAN NOTES**

1. ALL AREA MEASUREMENTS ARE SHOWING GROSS FLOOR AREA AND ARE CALCULATED AS PER GROSS FLOOR AREA DEFINITION IN THE CITY OF OTTAWA'S ZONING BY-LAW NO. 2008-250

**CONSULTANTS**

- TMG  
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
- RJC Engineers  
1545 Carling Ave., Suite 304, Ottawa, ON K1Z 9P9
- Smith+Anderson  
1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
- PFS Studio  
1777 W 3rd Ave., Vancouver, BC V5J 1KJ
- Two Row Architect  
1804 6th Line, Oshawa, ON N4A 1M0
- EllisDon  
2680 Queensview Dr., Ottawa, ON K2B 6J9

**STAMP**

**PROJECT**

**LEBRETON LIBRARY**  
PARCEL  
665 Albert St  
Ottawa, ON  
Canada



**DREAM**  
30 Adelaide St. E., Suite 301,  
Toronto, ON M5C 3H1  
KEYPLAN

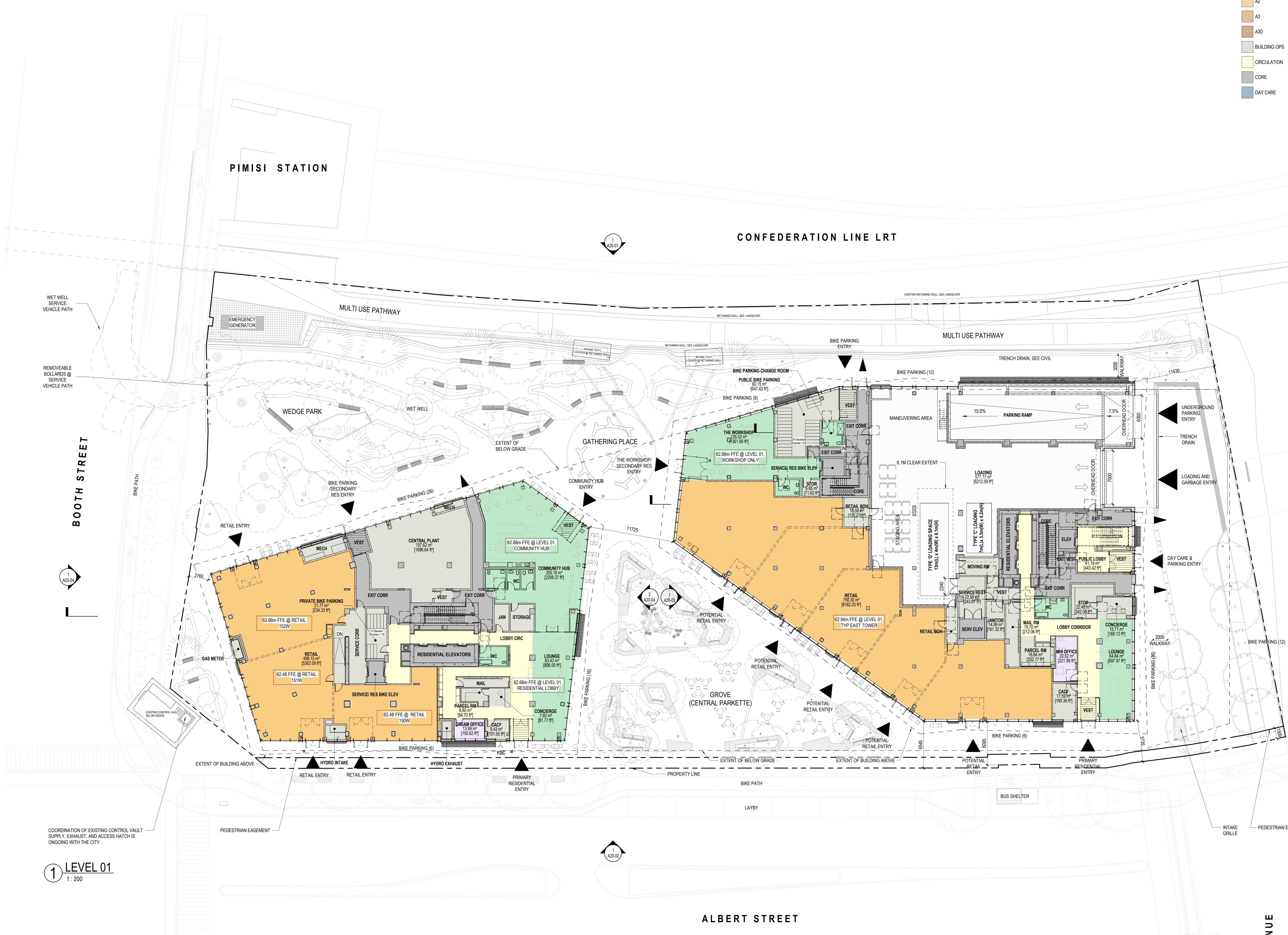
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1	2023-04-29	ISSUED FOR SPA / ZBA / SPA
2	2022-05-27	ISSUED FOR 60% SD
3	2022-06-10	ISSUED FOR 100% SD
4	2022-08-19	ISSUED FOR 60% SD
5	2022-09-30	ISSUED FOR 100% SD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR MCD 99% FLG/TA
10	2023-02-03	RESUBMITTED FOR SPA & MCD 99%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03

**SPACE TYPE**

A1	INDOOR AMENITY	MHI A2
A1D	M1	MHI A2D
A2	M1D	MHI A3
A3	M2	MHI A3D
A3D	M2D	MS
BUILDING OPS	M3	OFFICE
CIRCULATION	M3D	PARKING
CORE	MHI A1	RETAIL
DAY CARE	MHI A1D	STORAGE



**1 LEVEL 01**  
1:200

**OVERALL PLAN NOTES**  
1. ALL AREA MEASUREMENTS ARE SHOWING GROSS FLOOR AREA AND ARE CALCULATED AS PER GROSS FLOOR AREA DEFINITION IN THE CITY OF OTTAWA'S ZONING BY-LAW NO.2008-254

Job Number \_\_\_\_\_  
TITLE \_\_\_\_\_  
**LEVEL 01 FLOOR PLAN**  
SHEET NUMBER \_\_\_\_\_

**A10-01**

**CONSULTANTS**

- civil: TMIG  
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
- STRUCTURAL: RJC Engineers  
1545 Carling Ave., Suite 304, Ottawa, ON K1Z 9P9
- MEP: Smith+Anderson  
1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
- LANDSCAPING: PFS Studio  
1777 W 3rd Ave., Vancouver, BC V5J 1KJ
- CONSULTANT: Two Row Architect  
1804 6th Line, Orillia, ON N0A 1M0
- CONTRACTOR: EllisDon  
2680 Queensview Dr., Ottawa, ON K2B 6J9

**STAMP**

**PROJECT**

**LEBRETON LIBRARY PARCEL**  
665 Albert St  
Ottawa, ON  
Canada



**DREAM**  
30 Adelaide St. E., Suite 301,  
Toronto, ON M5C 3H1  
KEYPLAN



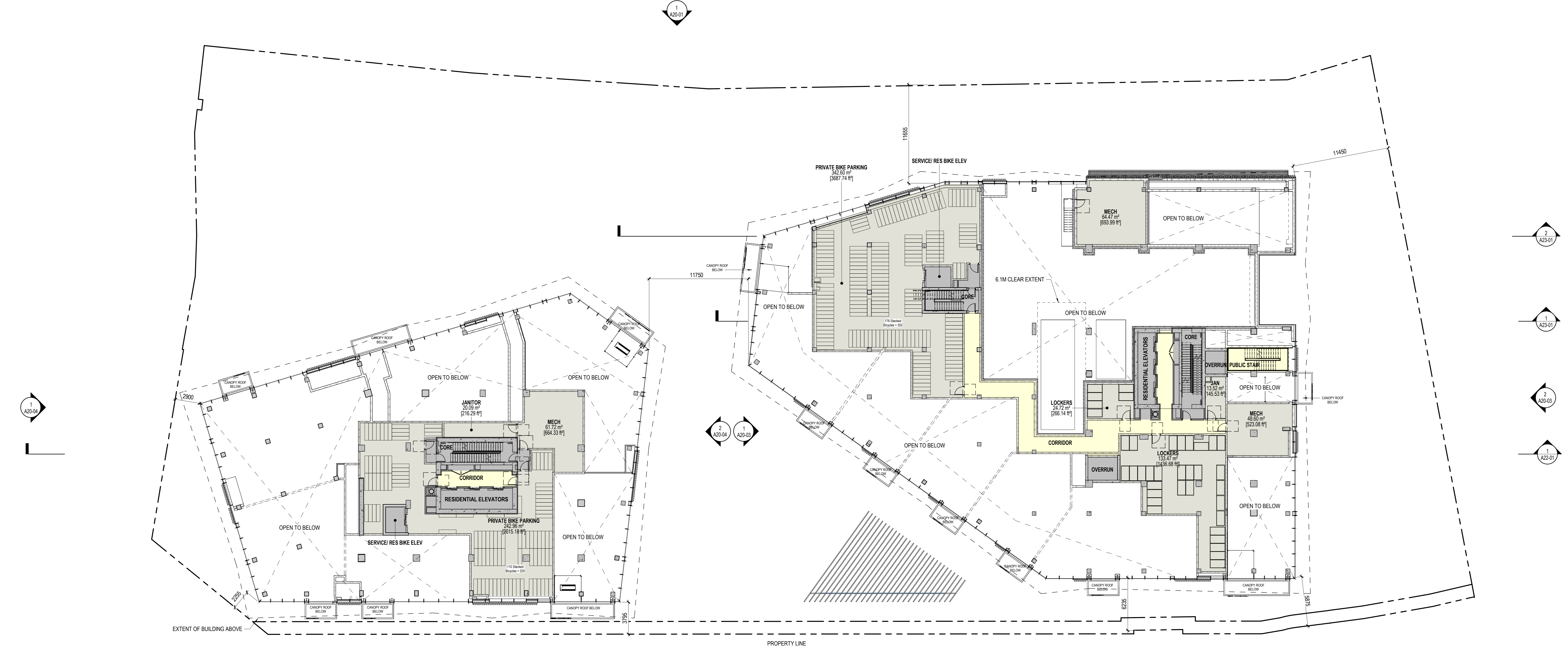
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4	2022-08-19	ISSUED FOR 60% SD
5	2022-09-30	ISSUED FOR 100% SD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR NCD 99% FLUGATA
10	2023-02-03	RESUBMITTED FOR SPA & NCD 99%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03

**SPACE TYPE**

- A1
- A1D
- A2
- A3
- A3D
- BUILDING OPS
- CIRCULATION
- CORE
- DAY CARE
- INDOOR AMENITY
- M1
- M1D
- M2
- M2D
- M3
- M3D
- M4I A1
- M4I A1D
- M4I A2
- M4I A2D
- M4I A3
- M4I A3D
- MS
- OFFICE
- PARKING
- RETAIL
- STORAGE



**1 LEVEL 02**  
1:200

**OVERALL PLAN NOTES**

- 1. ALL AREA MEASUREMENTS ARE SHOWING GROSS FLOOR AREA AND ARE CALCULATED AS PER GROSS FLOOR AREA DEFINITION IN THE CITY OF OTTAWA'S ZONING BY-LAW NO.2008-254

Job Number \_\_\_\_\_ TITLE \_\_\_\_\_

**LEVEL 02 FLOOR PLAN**

SHEET NUMBER \_\_\_\_\_

**A10-02**

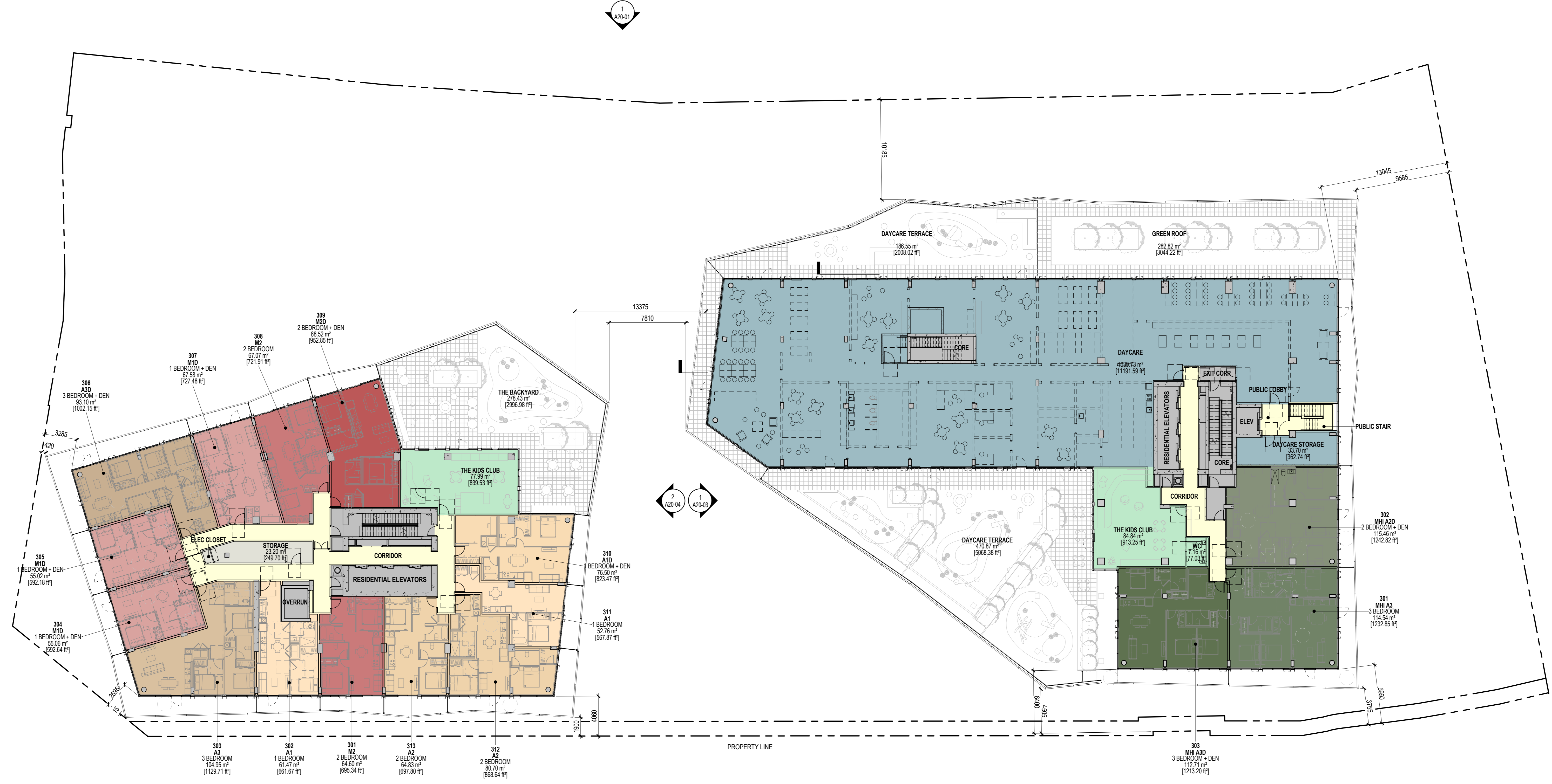


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5	2022-09-30	ISSUED FOR 100% DD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR MCO-99% FLUGTA
10	2023-02-03	RESUBMITTED FOR SPA & MCO-99%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03

**SPACE TYPE**

A1	INDOOR AMENITY	MHI A2
A1D	M1	MHI A2D
A2	M1D	MHI A3
A3	M2	MHI A3D
A3D	M2D	MS
BUILDING OPS	M3	OFFICE
CIRCULATION	M3D	PARKING
CORE	MHI A1	RETAIL
DAY CARE	MHI A1D	STORAGE



**1 LEVEL 03**  
1:200

**UNIT TYPE LEGEND**

<b>DREAM UNITS:</b>	A1	Affordable 1 Bedroom
	A1D	Affordable 1 Bedroom plus Den
	A2	Affordable 2 Bedroom
	A2D	Affordable 2 Bedroom plus Den
	A3	Affordable 3 Bedroom
	A3D	Affordable 3 Bedroom plus Den
	MS	Market Studio
	M1	Market 1 Bedroom
	M1D	Market 1 Bedroom plus Den
	M2	Market 2 Bedroom
	M2D	Market 2 Bedroom plus Den
	M3	Market 3 Bedroom
	M3D	Market 3 Bedroom plus Den
<b>MULTIFAMILY HOUSING INITIATIVE UNITS:</b>	MHI A1	MHI Affordable 1 Bedroom
	MHI A1D	MHI Affordable 1 Bedroom plus Den
	MHI A2	MHI Affordable 2 Bedroom
	MHI A2D	MHI Affordable 2 Bedroom plus Den
	MHI A3	MHI Affordable 3 Bedroom
	MHI A3D	MHI Affordable 3 Bedroom plus Den

**OVERALL PLAN NOTES**

1. ALL AREA MEASUREMENTS ARE SHOWING GROSS FLOOR AREA AND ARE CALCULATED AS PER GROSS FLOOR AREA DEFINITION IN THE CITY OF OTTAWA'S ZONING BY-LAW NO.2008-254

**CONSULTANTS**

- civil: TMIG (8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5)
- structural: RJC Engineers (1545 Carling Ave., Suite 304, Ottawa, ON K1Z 9P9)
- MEP: Smith+Anderson (1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3)
- LANDSCAPING: PFS Studio (1777 W 3rd Ave., Vancouver, BC V5J 1KJ)
- CONSULTANT: Two Row Architect (1804 6th Line, Oshawa, ON N4A 1M0)
- CONTRACTOR: EllisDon (2680 Queensview Dr., Ottawa, ON K2B 6J9)

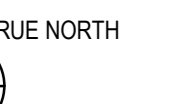
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**PROJECT**

**LEBRETON LIBRARY**  
PARCEL  
665 Albert St  
Ottawa, ON  
Canada



**DREAM**  
30 Adelaide St. E., Suite 301,  
Toronto, ON M5C 3H1  
KEYPLAN



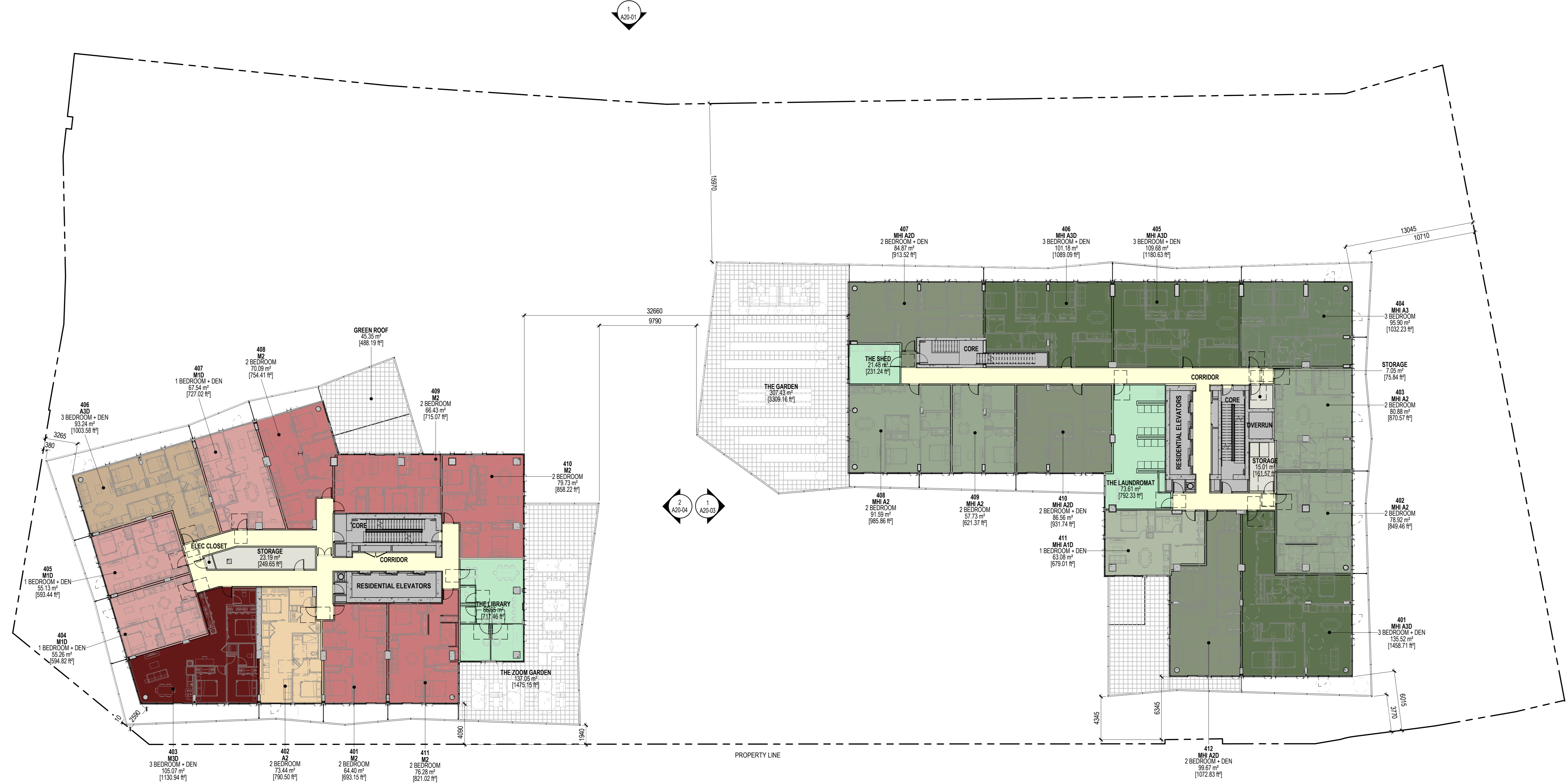
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5	2022-09-30	ISSUED FOR 100% DD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR MCO 99% FLIGHT
10	2023-02-03	RESUBMITTED FOR SPA & MCO 99%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03

**SPACE TYPE**

- A1, A1D, A2, A3, A3D: BUILDING OPS
- M1, M1D, M2, M2D, M3, M3D: CORE
- DAY CARE, INDOOR AMENITY, MHI A1, MHI A1D, MHI A2, MHI A2D, MHI A3, MHI A3D, MS, MS, OFFICE, PARKING, RETAIL, STORAGE



**1 LEVEL 04**  
1:200

**UNIT TYPE LEGEND**

- DREAM UNITS:** A1 (Affordable 1 Bedroom), A1D (Affordable 1 Bedroom plus Den), A2 (Affordable 2 Bedroom), A2D (Affordable 2 Bedroom plus Den), A3 (Affordable 3 Bedroom), A3D (Affordable 3 Bedroom plus Den), MS (Market Studio), M1 (Market 1 Bedroom), M1D (Market 1 Bedroom plus Den), M2 (Market 2 Bedroom), M2D (Market 2 Bedroom plus Den), M3 (Market 3 Bedroom), M3D (Market 3 Bedroom plus Den)
- MULTIFAMILY HOUSING INITIATIVE UNITS:** MHI A1 (MHI Affordable 1 Bedroom), MHI A1D (MHI Affordable 1 Bedroom plus Den), MHI A2 (MHI Affordable 2 Bedroom), MHI A2D (MHI Affordable 2 Bedroom plus Den), MHI A3 (MHI Affordable 3 Bedroom), MHI A3D (MHI Affordable 3 Bedroom plus Den)

**OVERALL PLAN NOTES**

1. ALL AREA MEASUREMENTS ARE SHOWING GROSS FLOOR AREA AND ARE CALCULATED AS PER GROSS FLOOR AREA DEFINITION IN THE CITY OF OTTAWA'S ZONING BY-LAW NO.2008-254

Job Number \_\_\_\_\_ TITLE \_\_\_\_\_

**LEVEL 04 FLOOR PLAN**

SHEET NUMBER \_\_\_\_\_

**A10-04**

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**CONSULTANTS**

- civil**  
TMIG  
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
- STRUCTURAL**  
RJC Engineers  
1545 Carling Ave., Suite 304, Ottawa, ON K1Z 9P9
- MEP**  
Smith+Anderson  
1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
- LANDSCAPING**  
PFS Studio  
1777 W 3rd Ave., Vancouver, BC V5J 1KJ
- CONSULTANT**  
Two Row Architect  
1804 6th Line, Oshawa, ON N4A 1M0
- CONTRACTOR**  
EllisDon  
2680 Queensview Dr., Ottawa, ON K2B 6J9

**STAMP**

**PROJECT**

**LEBRETON LIBRARY**  
**PARCEL**  
665 Albert St  
Ottawa, ON  
Canada



**DREAM**  
30 Adelaide St. E., Suite 301,  
Toronto, ON M5C 3H1  
KEYPLAN

TRUE NORTH

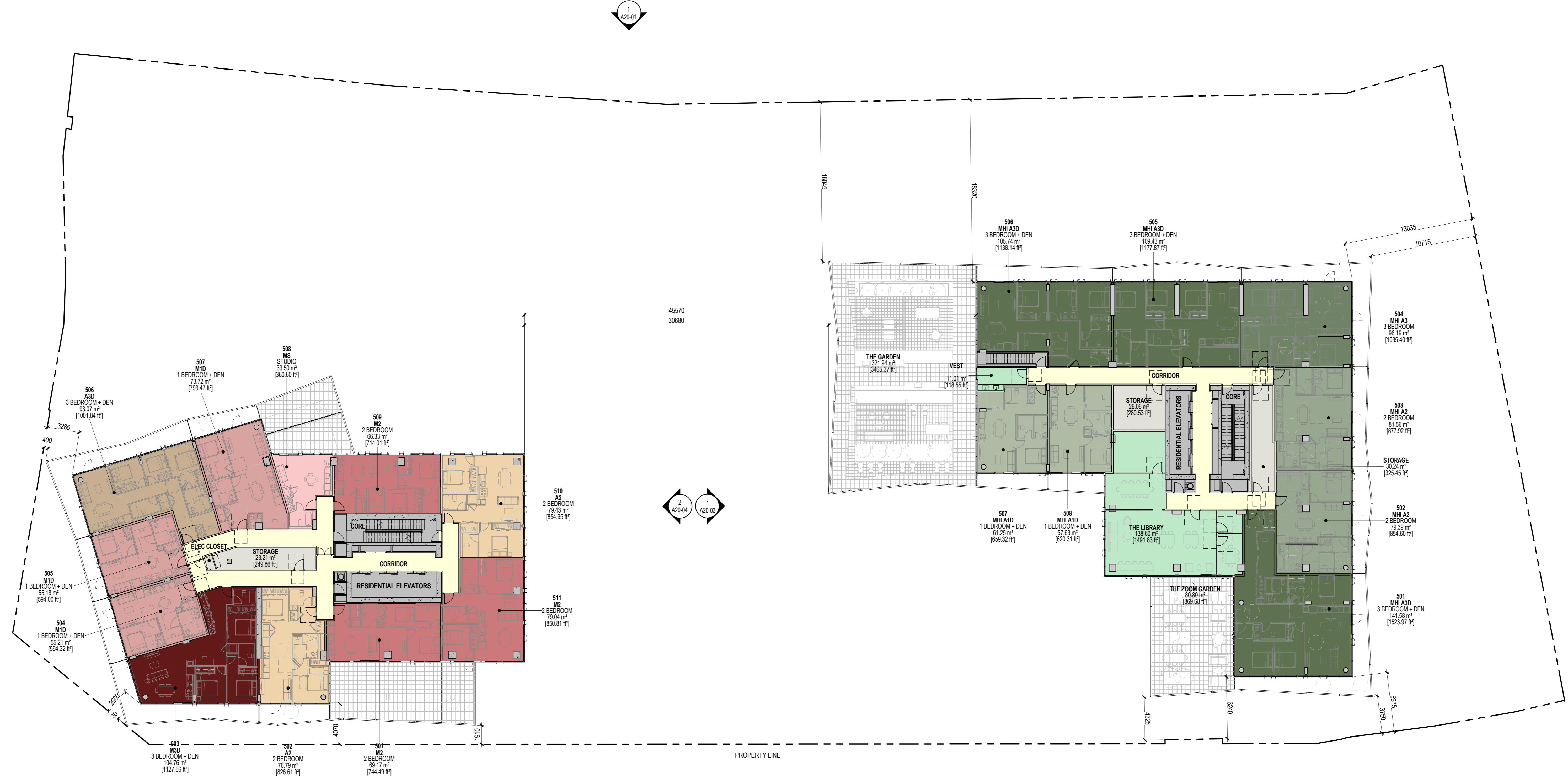
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5	2022-09-30	ISSUED FOR 100% DD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR MCO 99% FLUGTA
10	2023-02-03	RESUBMITTED FOR SPA & MCO 99%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03

**SPACE TYPE**

- A1, A1D, A2, A3, A3D, BUILDING OPS, CIRCULATION, CORE, DAY CARE, INDOOR AMENITY, M1, M1D, M2, M2D, M3, M3D, MHI A1, MHI A1D, MHI A2, MHI A2D, MHI A3, MHI A3D, MS, MS, OFFICE, PARKING, RETAIL, STORAGE



**1 LEVEL 05**  
1:200

**UNIT TYPE LEGEND**

- DREAM UNITS:** A1 (Affordable 1 Bedroom), A1D (Affordable 1 Bedroom plus Den), A2 (Affordable 2 Bedroom), A2D (Affordable 2 Bedroom plus Den), A3 (Affordable 3 Bedroom), A3D (Affordable 3 Bedroom plus Den), MS (Market Studio), M1 (Market 1 Bedroom), M1D (Market 1 Bedroom plus Den), M2 (Market 2 Bedroom), M2D (Market 2 Bedroom plus Den), M3 (Market 3 Bedroom), M3D (Market 3 Bedroom plus Den)
- MULTIFAITH HOUSING INITIATIVE UNITS:** MHI A1 (MHI Affordable 1 Bedroom), MHI A1D (MHI Affordable 1 Bedroom plus Den), MHI A2 (MHI Affordable 2 Bedroom), MHI A2D (MHI Affordable 2 Bedroom plus Den), MHI A3 (MHI Affordable 3 Bedroom), MHI A3D (MHI Affordable 3 Bedroom plus Den)

**OVERALL PLAN NOTES**

1. ALL AREA MEASUREMENTS ARE SHOWING GROSS FLOOR AREA AND ARE CALCULATED AS PER GROSS FLOOR AREA DEFINITION IN THE CITY OF OTTAWA'S ZONING BY-LAW NO.2008-254

Job Number \_\_\_\_\_ TITLE \_\_\_\_\_

**LEVEL 05 FLOOR PLAN**

SHEET NUMBER \_\_\_\_\_

**A10-05**

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**CONSULTANTS**

- civil: TMIG  
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
- STRUCTURAL: RJC Engineers  
1545 Carling Ave., Suite 304, Ottawa, ON K1Z 9P9
- MEP: Smith-Anderson  
1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
- LANDSCAPING: PFS Studio  
1777 W 3rd Ave., Vancouver, BC V5J 1KJ
- CONSULTANT: Two Row Architect  
1804 6th Line, Oshawa, ON N4A 1M0
- CONTRACTOR: EllisDon  
2680 Queensview Dr., Ottawa, ON K2B 6J9

**STAMP**

**PROJECT**

**LEBRETON LIBRARY**  
**PARCEL**  
665 Albert St  
Ottawa, ON  
Canada



**DREAM**  
30 Adelaide St. E., Suite 301,  
Toronto, ON M5C 3H1  
KEYPLAN



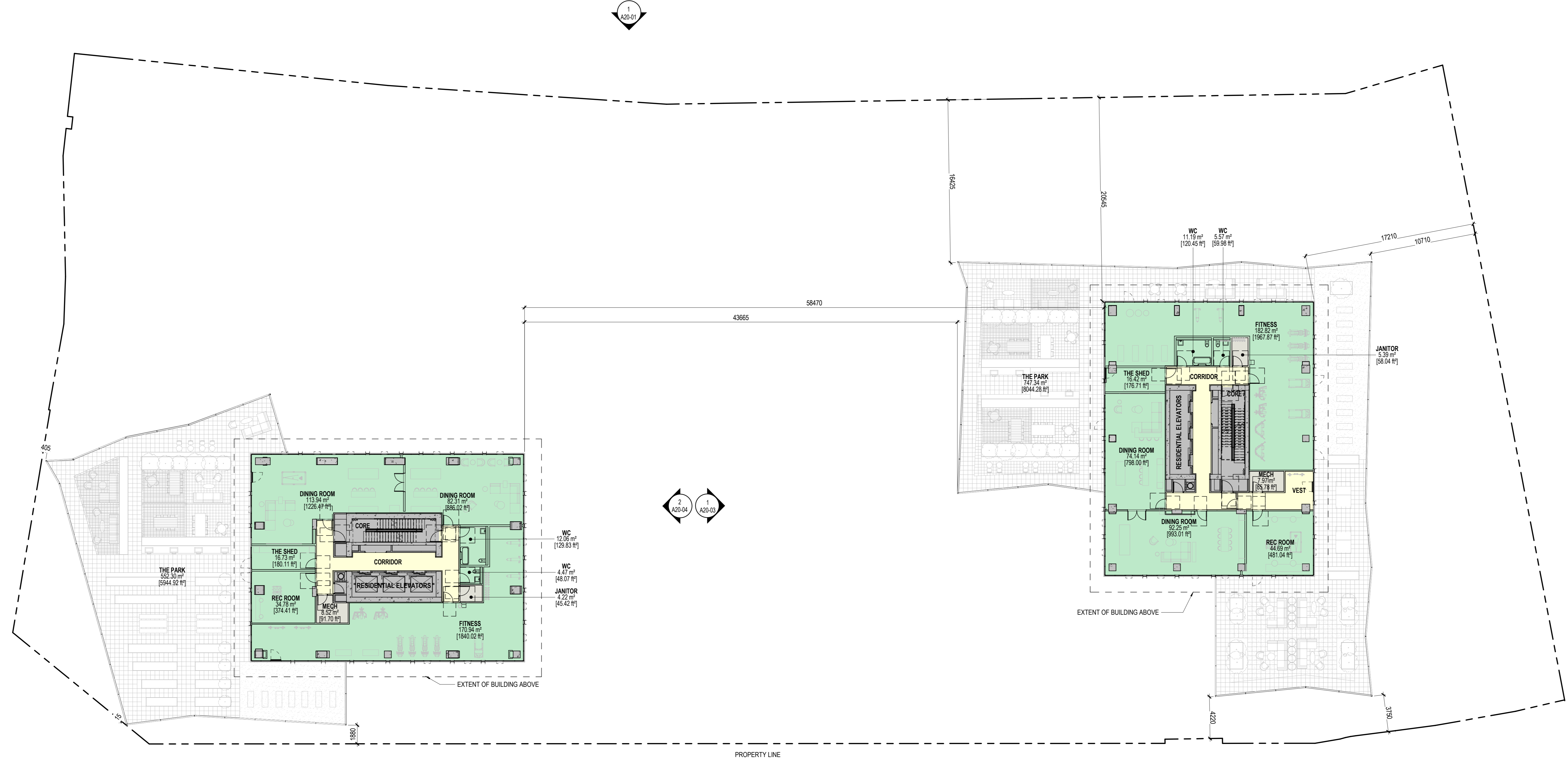
**ISSUE CHART**

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5	2022-09-30	ISSUED FOR 100% SD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR MCO 99% FLUGTA
10	2023-02-03	RESUBMITTED FOR SPA & MCO 99%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03

**SPACE TYPE**

- A1, A1D, A2, A3, A3D, BUILDING OPS, CIRCULATION, CORE, DAY CARE, INDOOR AMENITY, M1, M1D, M2, M2D, M3, M3D, MHI A1, MHI A1D, MHI A2, MHI A2D, MHI A3, MHI A3D, MS, OFFICE, PARKING, RETAIL, STORAGE



**1 LEVEL 06**  
1:200

**UNIT TYPE LEGEND**

- DREAM UNITS:**
  - A1: Affordable 1 Bedroom
  - A1D: Affordable 1 Bedroom plus Den
  - A2: Affordable 2 Bedroom
  - A2D: Affordable 2 Bedroom plus Den
  - A3: Affordable 3 Bedroom
  - A3D: Affordable 3 Bedroom plus Den
  - MS: Market Studio
  - M1: Market 1 Bedroom
  - M1D: Market 1 Bedroom plus Den
  - M2: Market 2 Bedroom
  - M2D: Market 2 Bedroom plus Den
  - M3: Market 3 Bedroom
  - M3D: Market 3 Bedroom plus Den
- MULTIFAITH HOUSING INITIATIVE UNITS:**
  - MHI A1: MHI Affordable 1 Bedroom
  - MHI A1D: MHI Affordable 1 Bedroom plus Den
  - MHI A2: MHI Affordable 2 Bedroom
  - MHI A2D: MHI Affordable 2 Bedroom plus Den
  - MHI A3: MHI Affordable 3 Bedroom
  - MHI A3D: MHI Affordable 3 Bedroom plus Den

**OVERALL PLAN NOTES**

1. ALL AREA MEASUREMENTS ARE SHOWING GROSS FLOOR AREA AND ARE CALCULATED AS PER GROSS FLOOR AREA DEFINITION IN THE CITY OF OTTAWA'S ZONING BY-LAW NO.2008-254

Job Number \_\_\_\_\_ TITLE \_\_\_\_\_

**LEVEL 06 FLOOR PLAN**

SHEET NUMBER

**A10-06**

**CONSULTANTS**

- civil: TMIG  
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
- STRUCTURAL: RJC Engineers  
1545 Carling Ave., Suite 304, Ottawa, ON K1Z 9P9
- MEP: Smith-Anderson  
1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
- LANDSCAPING: PFS Studio  
1777 W 3rd Ave., Vancouver, BC V5J 1KJ
- CONSULTANT: Two Row Architect  
1804 6th Line, Oshawa, ON N4A 1M0
- CONTRACTOR: EllisDon  
2680 Queensview Dr., Ottawa, ON K2B 6J9

**STAMP**

**PROJECT**

**LEBRETON LIBRARY**  
**PARCEL**  
665 Albert St  
Ottawa, ON  
Canada



**DREAM**  
30 Adelaide St. E., Suite 301,  
Toronto, ON M5C 3H1  
KEYPLAN



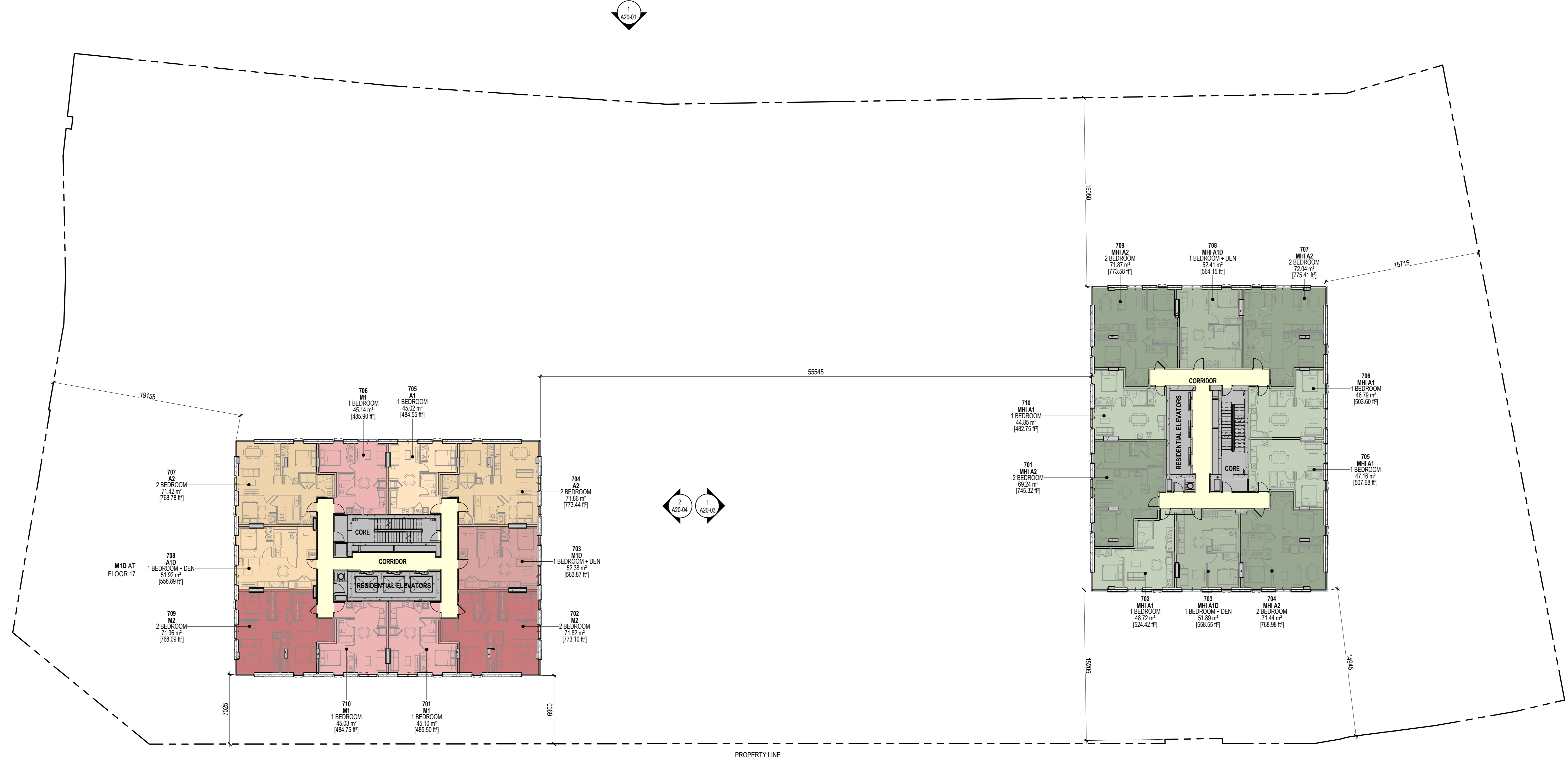
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3	2022-06-10	ISSUED FOR 100% SD
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5	2022-09-30	ISSUED FOR 100% DD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR MCO 99% FLUGTA
10	2023-02-03	RESUBMITTED FOR SPA & MCO 99%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03

**SPACE TYPE**

- A1
- INDOOR AMENITY
- MHI A2
- A1D
- M1
- MHI A2D
- A2
- M1D
- MHI A3
- A3
- M2
- MHI A3D
- A3D
- M3D
- MS
- BUILDING OPS
- M3D
- OFFICE
- CIRCULATION
- M3D
- PARKING
- CORE
- MHI A1
- RETAIL
- DAY CARE
- MHI A1D
- STORAGE



**1 LEVEL 07 - 17**  
1:200

**UNIT TYPE LEGEND**

- DREAM UNITS:**
- A1: Affordable 1 Bedroom
- A1D: Affordable 1 Bedroom plus Den
- A2: Affordable 2 Bedroom
- A2D: Affordable 2 Bedroom plus Den
- A3: Affordable 3 Bedroom
- A3D: Affordable 3 Bedroom plus Den
- MS: Market Studio
- M1: Market 1 Bedroom
- M1D: Market 1 Bedroom plus Den
- M2: Market 2 Bedroom
- M2D: Market 2 Bedroom plus Den
- M3: Market 3 Bedroom
- M3D: Market 3 Bedroom plus Den
- MULTIFAMILY HOUSING**
- INITIATIVE UNITS:**
- MHI A1: MHI Affordable 1 Bedroom
- MHI A1D: MHI Affordable 1 Bedroom plus Den
- MHI A2: MHI Affordable 2 Bedroom
- MHI A2D: MHI Affordable 2 Bedroom plus Den
- MHI A3: MHI Affordable 3 Bedroom
- MHI A3D: MHI Affordable 3 Bedroom plus Den

**OVERALL PLAN NOTES**

1. ALL AREA MEASUREMENTS ARE SHOWING GROSS FLOOR AREA AND ARE CALCULATED AS PER GROSS FLOOR AREA DEFINITION IN THE CITY OF OTTAWA'S ZONING BY-LAW NO.2008-254

Job Number \_\_\_\_\_ TITLE \_\_\_\_\_

**LEVEL 07-17 FLOOR PLAN**

SHEET NUMBER \_\_\_\_\_

**A10-07**

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**CONSULTANTS**

- civil**  
TMIG  
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
- STRUCTURAL**  
RJC Engineers  
1545 Carling Ave., Suite 304, Ottawa, ON K1Z 9P9
- MEP**  
Smith-Anderson  
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- LANDSCAPING**  
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- CONTRACTOR**  
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**PROJECT**

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TRUE NORTH

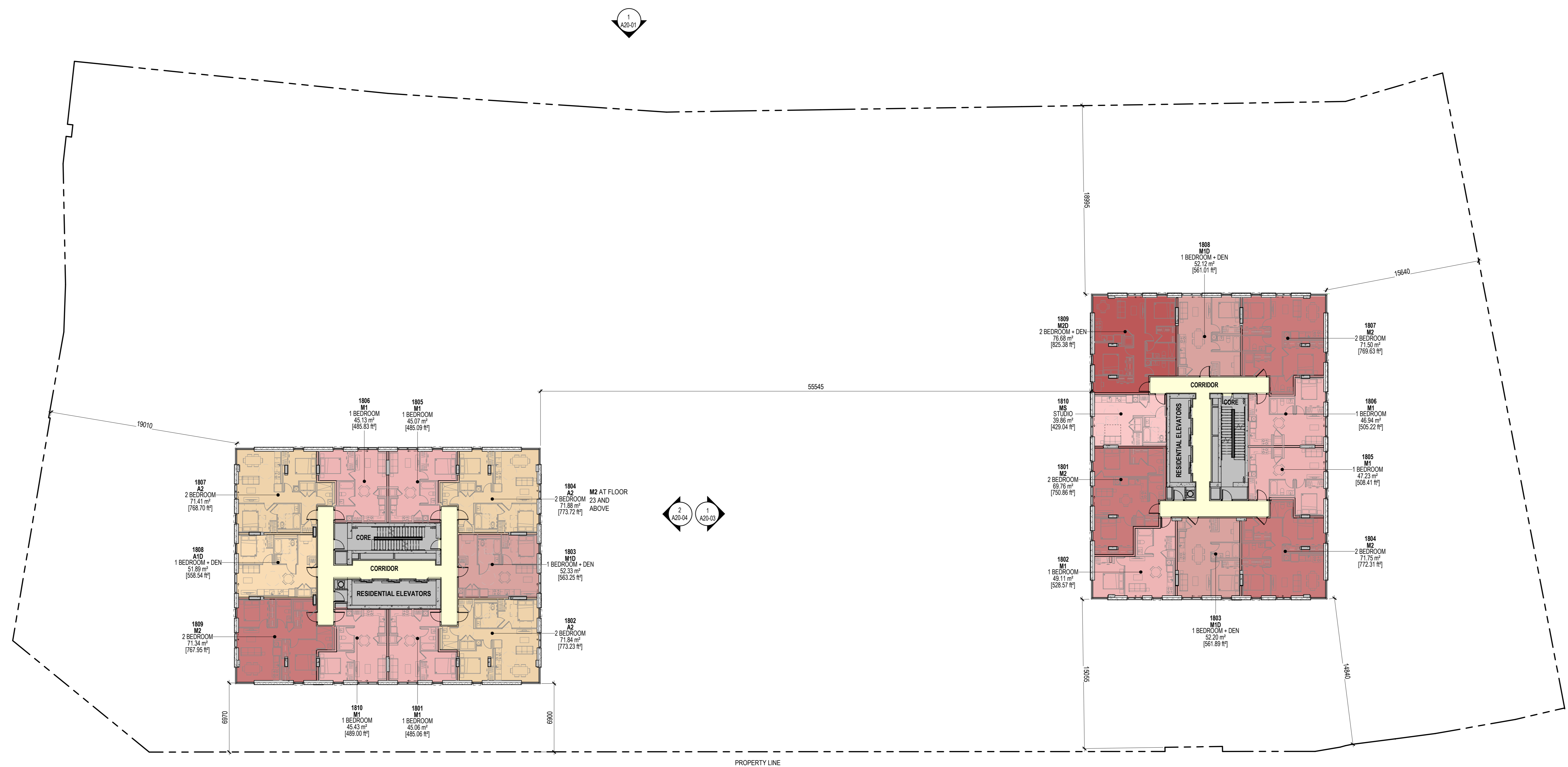
**ISSUE CHART**

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1	2022-04-29	ISSUED FOR SPA / ZBA / SPA
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3	2022-06-10	ISSUED FOR 100% SD
4	2022-08-19	ISSUED FOR 60% DD
5	2022-09-30	ISSUED FOR 100% DD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR MCO 99% FLUGATA
10	2023-02-03	RESUBMITTED FOR SPA & MCO 99%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03

**SPACE TYPE**

- A1
- A1D
- A2
- A3
- A3D
- BUILDING OPS
- CIRCULATION
- CORE
- DAY CARE
- INDOOR AMENITY
- M1
- M1D
- M2
- M2D
- M3
- M3D
- MHI A1
- MHI A1D
- MHI A2
- MHI A2D
- MHI A3
- MHI A3D
- MS
- OFFICE
- PARKING
- RETAIL
- STORAGE



**UNIT TYPE LEGEND**

- DREAM UNITS:**
  - A1: Affordable 1 Bedroom
  - A1D: Affordable 1 Bedroom plus Den
  - A2: Affordable 2 Bedroom
  - A2D: Affordable 2 Bedroom plus Den
  - A3: Affordable 3 Bedroom
  - A3D: Affordable 3 Bedroom plus Den
  - MS: Market Studio
  - M1: Market 1 Bedroom
  - M1D: Market 1 Bedroom plus Den
  - M2: Market 2 Bedroom
  - M2D: Market 2 Bedroom plus Den
  - M3: Market 3 Bedroom
  - M3D: Market 3 Bedroom plus Den
- MULTIFAITH HOUSING**
- INITIATIVE UNITS:**
  - MHI A1: MHI Affordable 1 Bedroom
  - MHI A1D: MHI Affordable 1 Bedroom plus Den
  - MHI A2: MHI Affordable 2 Bedroom
  - MHI A2D: MHI Affordable 2 Bedroom plus Den
  - MHI A3: MHI Affordable 3 Bedroom
  - MHI A3D: MHI Affordable 3 Bedroom plus Den

1 SPA - LEVEL 18 - 31  
1:200

Job Number \_\_\_\_\_ TITLE \_\_\_\_\_

**LEVEL 18-31 FLOOR PLAN**

SHEET NUMBER

**A10-08**

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**CONSULTANTS**

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- LANDSCAPING**  
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- CONTRACTOR**  
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**STAMP**

**PROJECT**

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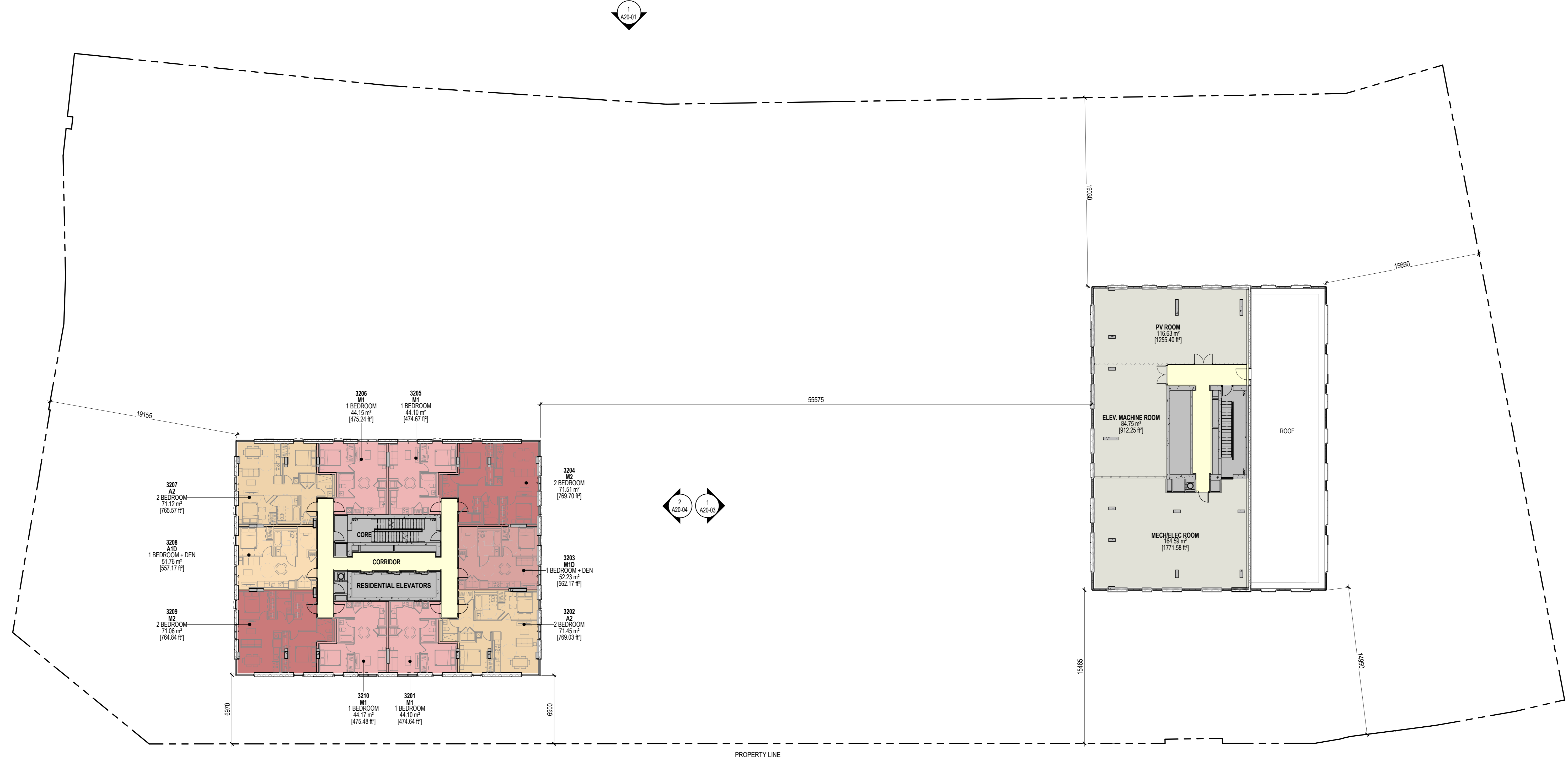
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7	2022-11-09	ISSUED FOR MCO 99% FLUGATA
10	2023-02-03	RESUBMITTED FOR SPA & MCO 99%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03

**SPACE TYPE**

A1	INDOOR AMENITY	MHI A2
A1D	M1	MHI A2D
A2	M1D	MHI A3
A3	M2	MHI A3D
A3D	M2D	MS
BUILDING OPS	M3	OFFICE
CIRCULATION	M3D	PARKING
CORE	MHI A1	RETAIL
DAY CARE	MHI A1D	STORAGE



**1 LEVEL 32 - 36**  
1:200

**UNIT TYPE LEGEND**

<b>DREAM UNITS:</b>	A1	Affordable 1 Bedroom
	A1D	Affordable 1 Bedroom plus Den
	A2	Affordable 2 Bedroom
	A2D	Affordable 2 Bedroom plus Den
	A3	Affordable 3 Bedroom
	A3D	Affordable 3 Bedroom plus Den
	MS	Market Studio
	M1	Market 1 Bedroom
	M1D	Market 1 Bedroom plus Den
	M2	Market 2 Bedroom
	M2D	Market 2 Bedroom plus Den
	M3	Market 3 Bedroom
	M3D	Market 3 Bedroom plus Den
<b>MULTIFAMILY HOUSING</b>		
<b>INITIATIVE UNITS:</b>	MHI A1	MHI Affordable 1 Bedroom
	MHI A1D	MHI Affordable 1 Bedroom plus Den
	MHI A2	MHI Affordable 2 Bedroom
	MHI A2D	MHI Affordable 2 Bedroom plus Den
	MHI A3	MHI Affordable 3 Bedroom
	MHI A3D	MHI Affordable 3 Bedroom plus Den

**OVERALL PLAN NOTES**

- ALL AREA MEASUREMENTS ARE SHOWING GROSS FLOOR AREA AND ARE CALCULATED AS PER GROSS FLOOR AREA DEFINITION IN THE CITY OF OTTAWA'S ZONING BY-LAW NO.2008-250

Job Number \_\_\_\_\_ TITLE \_\_\_\_\_

**LEVEL 32-36 FLOOR PLAN**

SHEET NUMBER \_\_\_\_\_

**A10-09**

**CONSULTANTS**

- CIVIL**  
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- LANDSCAPING**  
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- CONSULTANT**  
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- CONTRACTOR**  
EllisDon  
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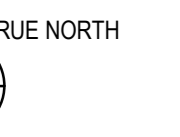
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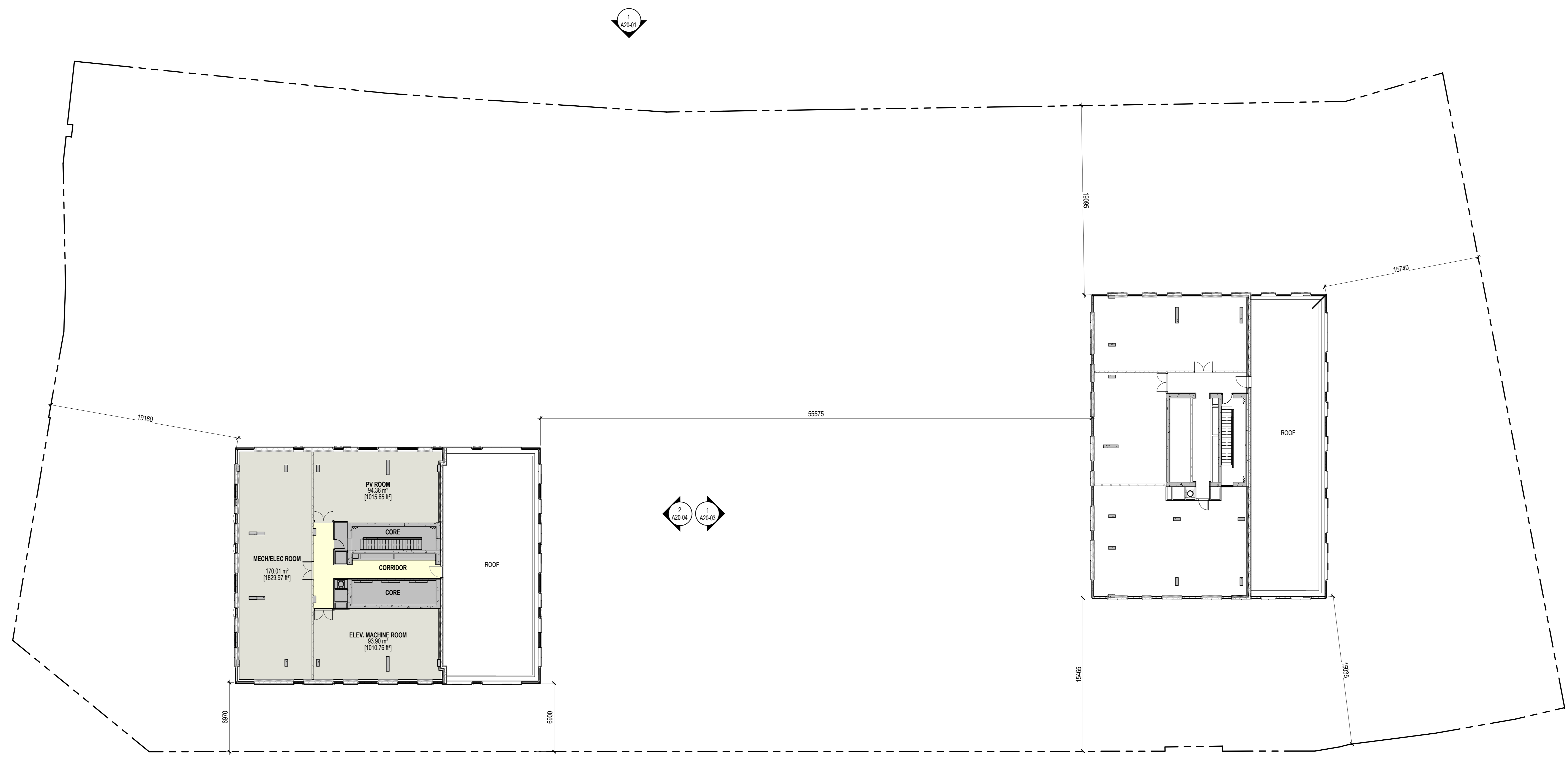
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5	2022-09-30	ISSUED FOR 100% DO
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR NCC 90% PLUGOUT
10	2023-02-03	RESUBMITTED FOR SPA & NCC 90%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023-02-03



**1 MECH. P/H**  
1:200



**CONSULTANTS**

- civil**  
TMIG  
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
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- MEP**  
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- LANDSCAPING**  
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- CONSULTANT**  
Two Row Architect  
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2680 Queensview Dr., Ottawa, ON K2B 6J9

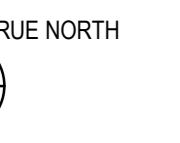
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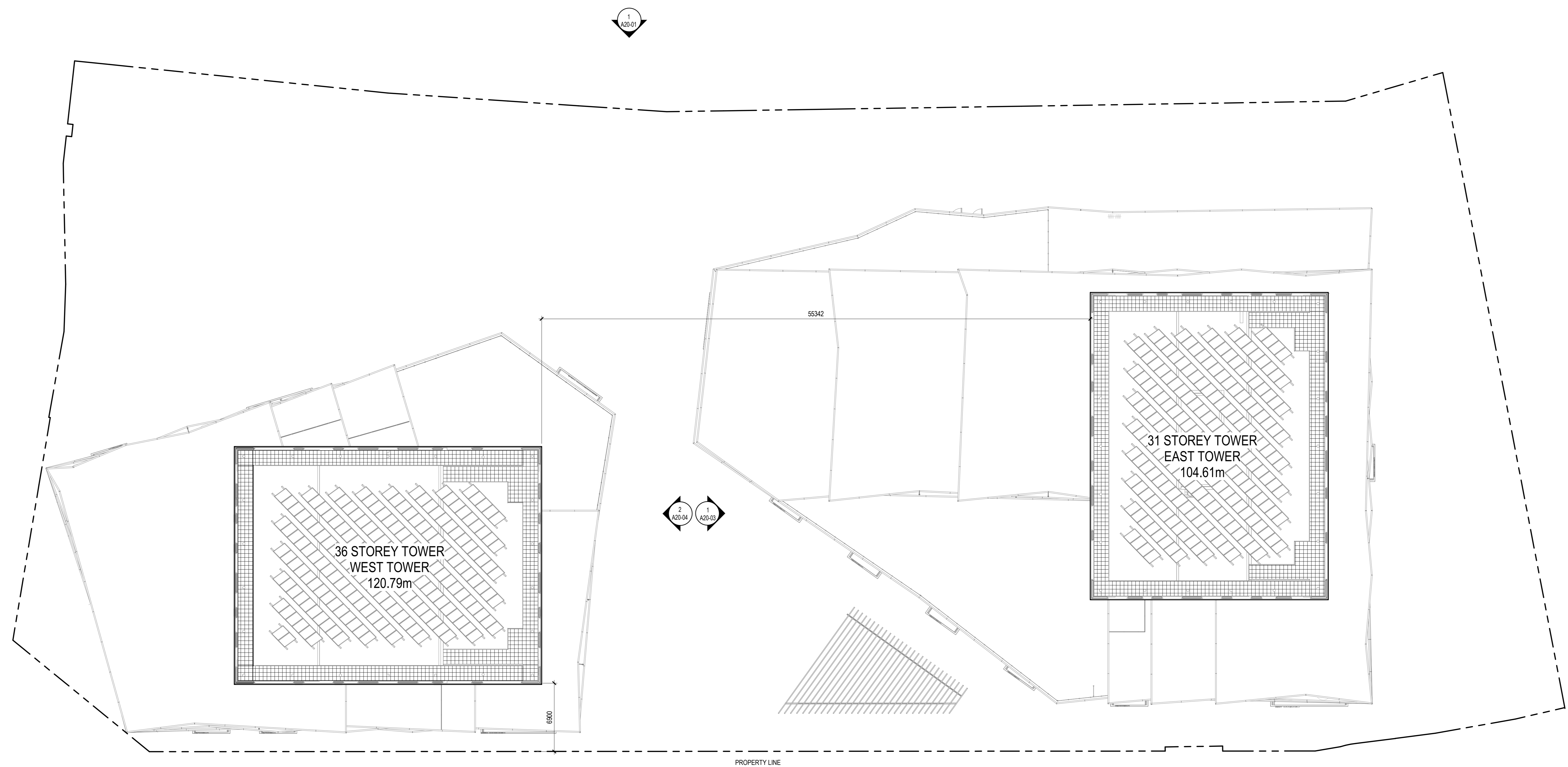
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6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR NCC 90% PLUGATA
10	2023-02-03	RESUBMITTED FOR SPA & NCC 90%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03



**1 ROOF PLAN**  
1:200

**CONSULTANTS**

<b>CIVIL</b>	TMIG
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<b>STRUCTURAL</b>	RJC Engineers
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<b>MEP</b>	Smith-Anderson
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<b>LANDSCAPING</b>	PFS Studio
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<b>CONSULTANT</b>	Two Row Architect
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<b>CONTRACTOR</b>	EllisDon
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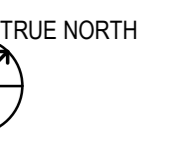
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5	2022-09-30	ISSUED FOR 100% SD
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7	2022-11-09	ISSUED FOR MCO 90% FLIGHT
10	2023-02-03	RESUBMITTED FOR SPA & MCO 90%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03

**ELEVATIONS LEGEND**

- M-01 PREFINISHED ALUMINUM PLATE (COLOUR 1)
- M-02 PREFINISHED ALUMINUM PLATE (COLOUR 2)
- M-03 PREFINISHED ALUMINUM PLATE (COLOUR 3)
- M-04 PREFINISHED ALUMINUM PLATE (COLOUR 4)
- M-05 PREFINISHED ALUMINUM PLATE (COLOUR 5)
- M-06 PREFINISHED ALUMINUM PLATE (COLOUR 6)
- M-07 PREFINISHED ALUMINUM PLATE (COLOUR 7)

**STN-01 GRANITE BASE**

- IGU-01A/IGU-02A VISION GLAZING (NOTE 1)
- IGU-01B/IGU-02B SPANDREL GLAZING (NOTE 1)
- GG-01 WIND & NOISE BARRIER, VISION GLASS 1.8M HIGH (NOTE 1)
- GG-02 PRIVACY SCREEN, PATTERNED GLASS (NOTE 1)
- LVR-01 PREFINISHED STORM-RESISTANT LOUVER HORIZONTAL
- LVR-02 PREFINISHED STORM-RESISTANT LOUVER VERTICAL
- FIN-01 PREFINISHED ALUMINUM FIN, GLAZED/OPAQUE BEHIND, AS NOTED (COLOUR 6)
- SF-01 WESTERN HEMLOCK EXTERIOR WOOD SOFFIT
- SF-02 PREFINISHED ALUMINUM PLATE SOFFIT (MILL FINISH), PERFORATED
- SF-03 PREFINISHED ALUMINUM PLATE SOFFIT (COLOUR WW-03)
- WW-01 ALUMINUM EXTRUSION CHANNEL PODIUM
- WW-02 ALUMINUM EXTRUSION CHANNEL TOWER REVEAL
- WW-03 ALUMINUM EXTRUSION CHANNEL TOWER
- CW-01 PREFINISHED ALUMINUM MULLION
- CH-01 DECORATIVE METAL CHANNEL (COLOUR 7)
- BIPV-01 BUILDING INTEGRATED PHOTOVOLTAIC PANELS
- AG-01 PREFINISHED ALUMINUM PLATE (MILL FINISH), CUSTOM PERFORATED PICKET GUARD
- AG-02

**NOTE**

1. REFER TO A70 SERIES BIRD COLLISION DETERRENCE DRAWINGS FOR BIRD COLLISION DETERRENCE STRATEGIES AND ASSOCIATED EXTENTS



**1 NORTH ELEVATION**  
1:200

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**CONSULTANTS**

- CIVIL**  
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8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
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7	2022-11-09	ISSUED FOR MOC 99% FLUOTA
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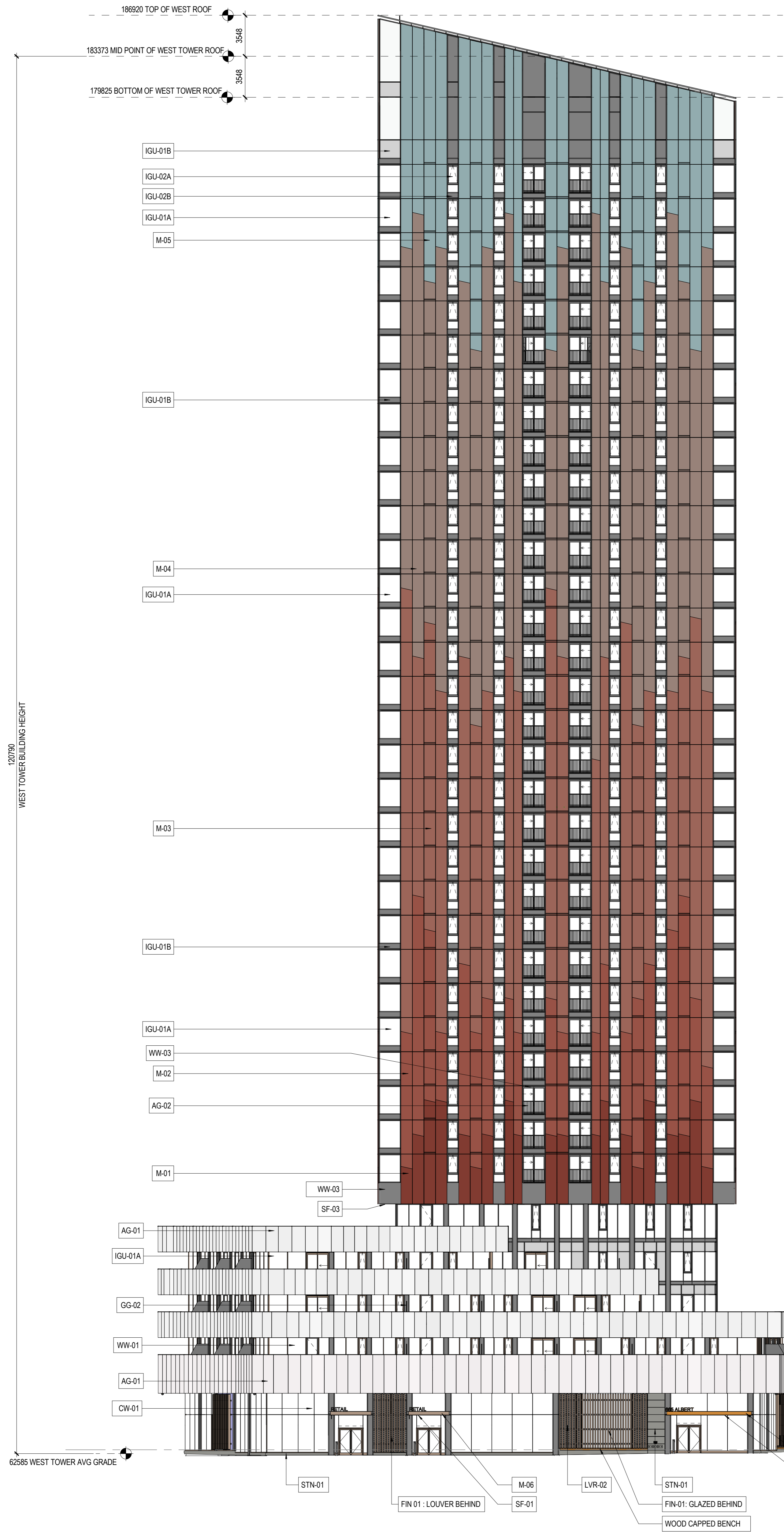
**ELEVATIONS LEGEND**

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- M-04 PREFINISHED ALUMINUM PLATE (COLOUR 4)
- M-05 PREFINISHED ALUMINUM PLATE (COLOUR 5)
- M-06 PREFINISHED ALUMINUM PLATE (COLOUR 6)
- M-07 PREFINISHED ALUMINUM PLATE (COLOUR 7)

**STN-01 GRANITE BASE**

- IGU-01A/IGU-02A VISION GLAZING (NOTE 1)
- IGU-01B/IGU-02B SPANDREL GLAZING (NOTE 1)
- GG-01 WIND & NOISE BARRIER, VISION GLASS 1.8M HIGH (NOTE 1)
- GG-02 PRIVACY SCREEN, PATTERNED GLASS (NOTE 1)
- LVR-01 PREFINISHED STORM-RESISTANT LOUVER HORIZONTAL
- LVR-02 PREFINISHED STORM-RESISTANT LOUVER VERTICAL
- FIN-01 PREFINISHED ALUMINUM FIN, GLAZED/OPAQUE BEHIND, AS NOTED (COLOUR 6)
- SF-01 WESTERN HEMLOCK EXTERIOR WOOD SOFFIT
- SF-02 PREFINISHED ALUMINUM PLATE SOFFIT (MILL FINISH), PERFORATED
- SF-03 PREFINISHED ALUMINUM PLATE SOFFIT (COLOUR WW-03)
- WW-01 ALUMINUM EXTRUSION CHANNEL PODIUM
- WW-02 ALUMINUM EXTRUSION CHANNEL TOWER REVEAL
- WW-03 ALUMINUM EXTRUSION CHANNEL TOWER
- CW-01 PREFINISHED ALUMINUM MULLION
- CH-01 DECORATIVE METAL CHANNEL (COLOUR 7)
- BIPV-01 BUILDING INTEGRATED PHOTOVOLTAIC PANELS
- AG-01 PREFINISHED ALUMINUM PLATE (MILL FINISH), CUSTOM PERFORATED PICKET GUARD
- AG-02

**NOTE**  
1. REFER TO A70 SERIES BIRD COLLISION DETERRENCE DRAWINGS FOR BIRD COLLISION DETERRENCE STRATEGIES AND ASSOCIATED EXTENTS



**1 SOUTH ELEVATION**  
1:200

**OVERALL SOUTH ELEVATION**

**SHEET NUMBER**  
**A20-02**

**CONSULTANTS**

- CIVIL**  
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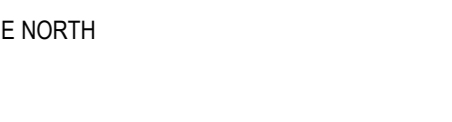
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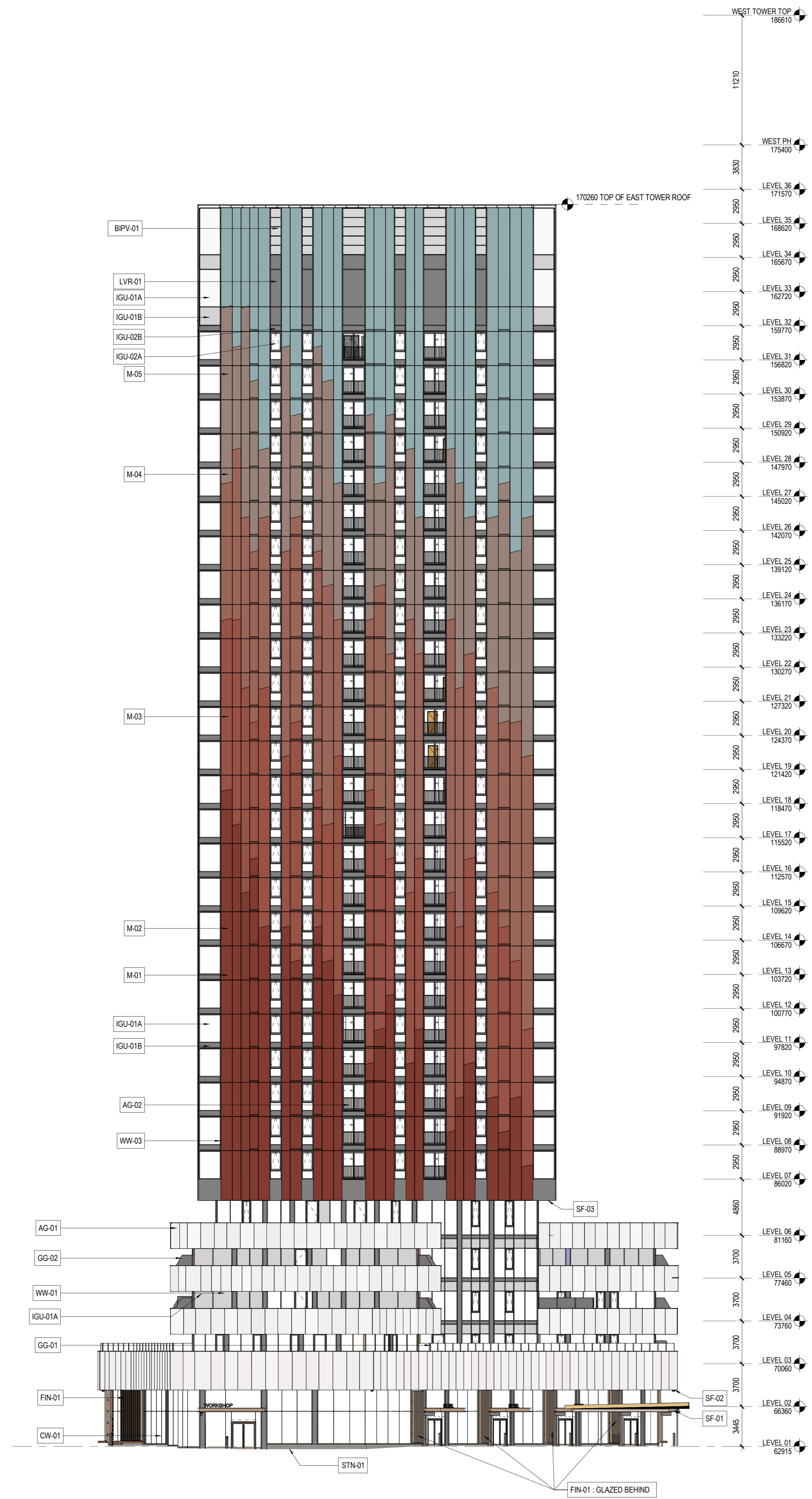
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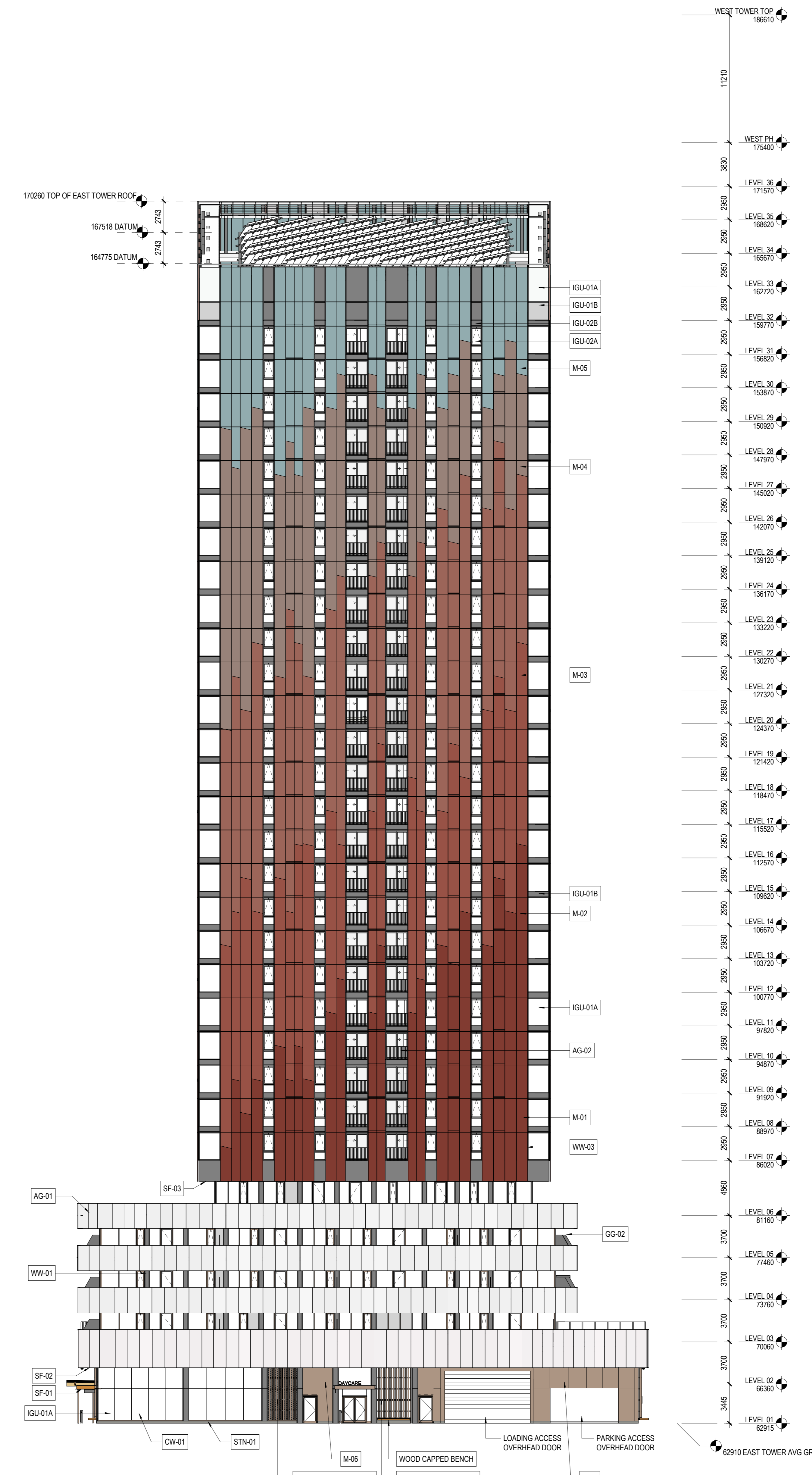
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- M-02 PREFINISHED ALUMINUM PLATE (COLOUR 2)
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- M-05 PREFINISHED ALUMINUM PLATE (COLOUR 5)
- M-06 PREFINISHED ALUMINUM PLATE (COLOUR 6)
- M-07 PREFINISHED ALUMINUM PLATE (COLOUR 7)
- STN-01 GRANITE BASE
- IGU-01A/IGU-02A VISION GLAZING (NOTE 1)
- IGU-01B/IGU-02B SPANDREL GLAZING (NOTE 1)
- GG-01 WIND & NOISE BARRIER, VISION GLASS 1.8M HIGH (NOTE 1)
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- WW-03 ALUMINUM EXTRUSION CHANNEL TOWER
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- CH-01 DECORATIVE METAL CHANNEL (COLOUR 7)
- BIPV-01 BUILDING INTEGRATED PHOTOVOLTAIC PANELS
- AG-01 PREFINISHED ALUMINUM PLATE (MILL FINISH), CUSTOM PERFORATED
- AG-02 PICKET GUARD

**NOTE**  
1. REFER TO A70 SERIES BIRD COLLISION DETERRENCE DRAWINGS FOR BIRD COLLISION DETERRENCE STRATEGIES AND ASSOCIATED EXTENTS



**1 EAST BUILDING - WEST ELEVATION**  
1:200



**2 EAST BUILDING - EAST ELEVATION**  
1:200

**CONSULTANTS**

- civil**  
TMIG  
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- M-06 PREFINISHED ALUMINUM PLATE (COLOUR 6)
- M-07 PREFINISHED ALUMINUM PLATE (COLOUR 7)

- STN-01 GRANITE BASE
- IGU-01A/IGU-02A VISION GLAZING (NOTE 1)
- IGU-01B/IGU-02B SPANDREL GLAZING (NOTE 1)

- GG-01 WIND & NOISE BARRIER, VISION GLASS 1.8M HIGH (NOTE 1)
- GG-02 PRIVACY SCREEN, PATTERNED GLASS (NOTE 1)

- LVR-01 PREFINISHED STORM-RESISTANT LOUVER HORIZONTAL
- LVR-02 PREFINISHED STORM-RESISTANT LOUVER VERTICAL

- FIN-01 PREFINISHED ALUMINUM FIN, GLAZED/OPAQUE BEHIND, AS NOTED (COLOUR 6)

- SF-01 WESTERN HEMLOCK EXTERIOR WOOD SOFFIT
- SF-02 PREFINISHED ALUMINUM PLATE SOFFIT (MILL FINISH), PERFORATED

- SF-03 PREFINISHED ALUMINUM PLATE SOFFIT (COLOUR WW-03)

- WW-01 ALUMINUM EXTRUSION CHANNEL PODIUM
- WW-02 ALUMINUM EXTRUSION CHANNEL TOWER REVEAL
- WW-03 ALUMINUM EXTRUSION CHANNEL TOWER

- CW-01 PREFINISHED ALUMINUM MULLION

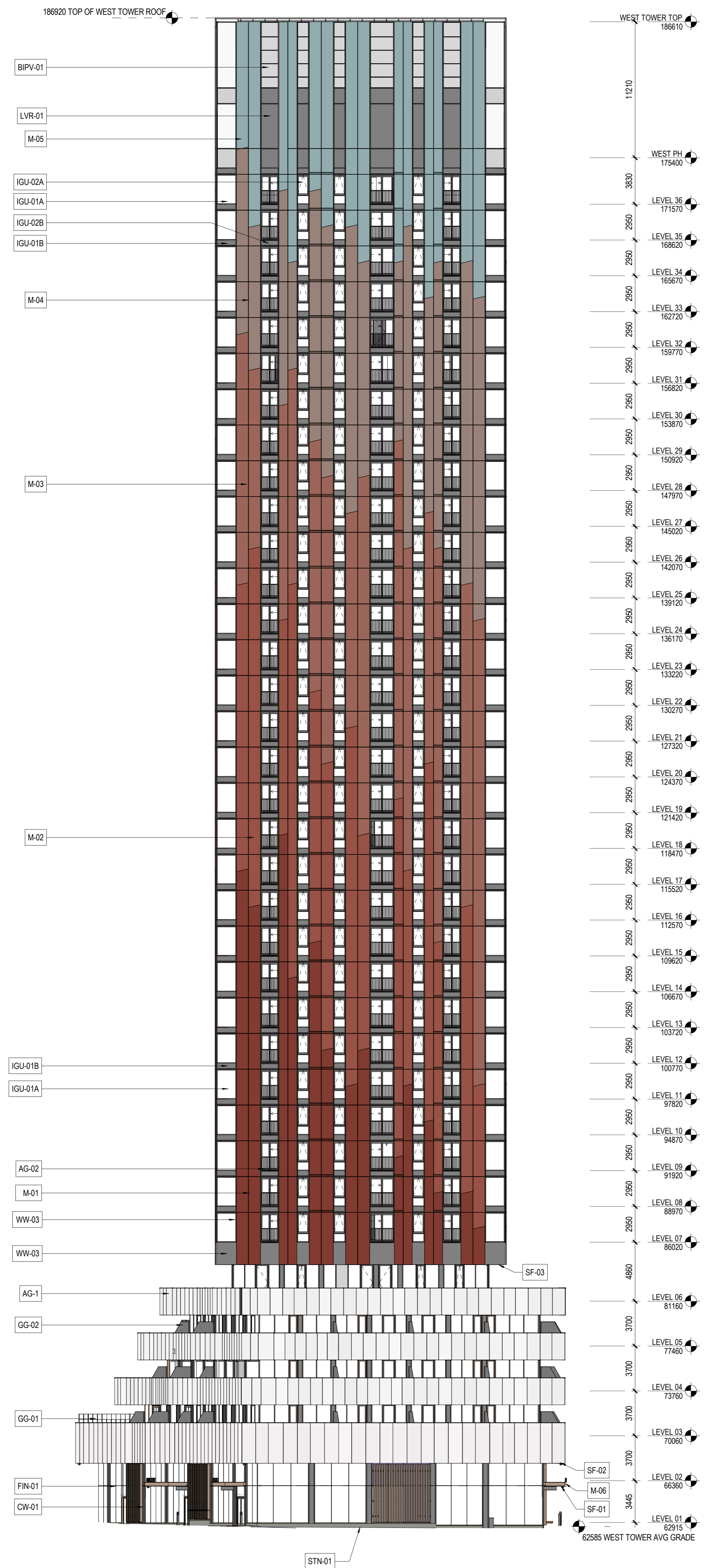
- CH-01 DECORATIVE METAL CHANNEL (COLOUR 7)

- BIPV-01 BUILDING INTEGRATED PHOTOVOLTAIC PANELS

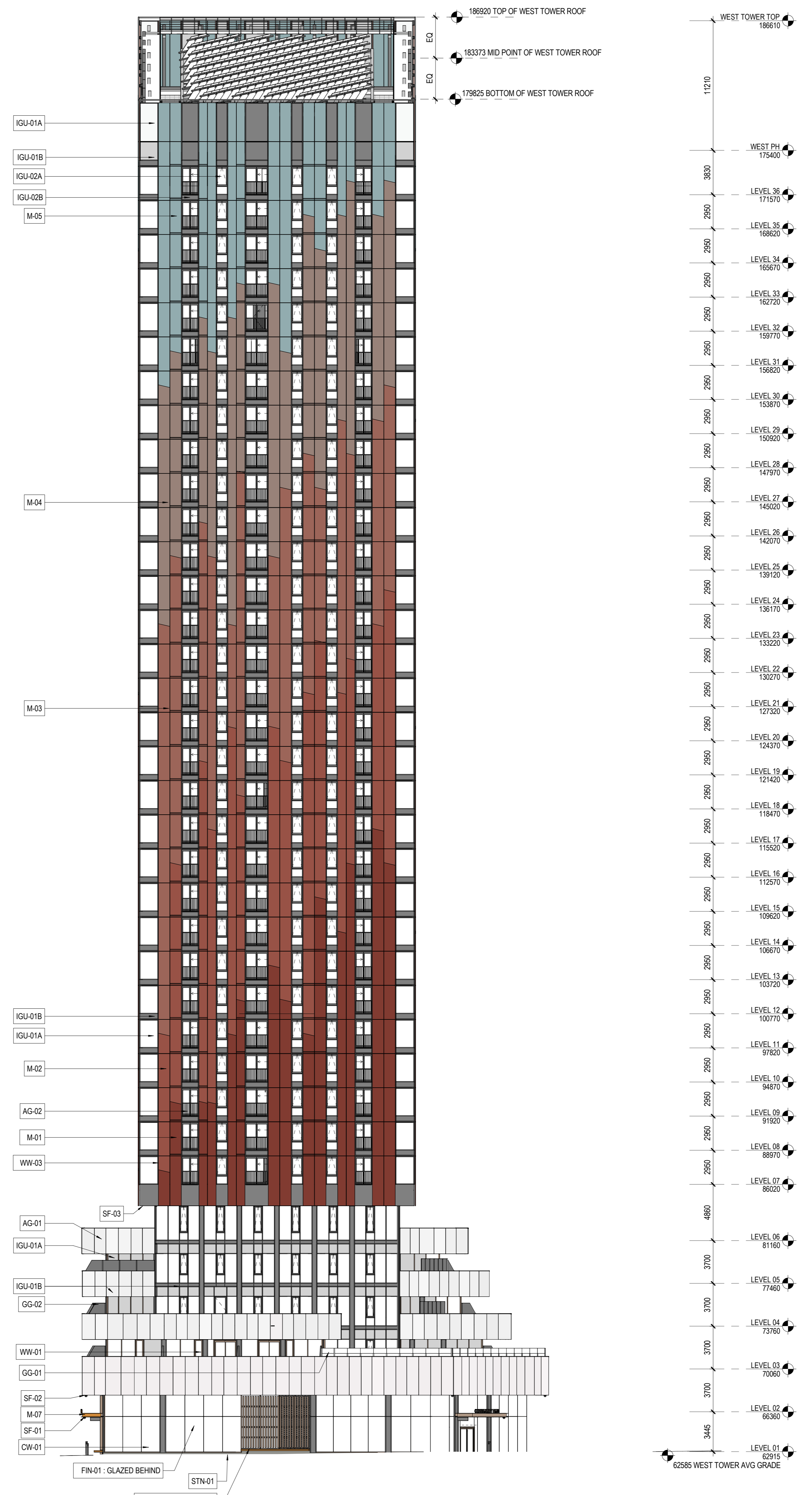
- AG-01 PREFINISHED ALUMINUM PLATE (MILL FINISH), CUSTOM PERFORATED
- AG-02 PICKET GUARD

**NOTE**

- 1. REFER TO A70 SERIES BIRD COLLISION DETERRENCE DRAWINGS FOR BIRD COLLISION DETERRENCE STRATEGIES AND ASSOCIATED EXTENTS



① WEST BUILDING - WEST ELEVATION  
1:200



② WEST BUILDING - EAST ELEVATION  
1:200

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**ISSUE CHART**

NO.	DATE	DESCRIPTION
1	2023-04-29	ISSUED FOR SPA / ZBA / SPA
2	2022-05-27	ISSUED FOR 60% SD
4	2022-08-19	ISSUED FOR 60% DO
6	2023-11-09	ISSUED FOR SPA RE-SUBMISSION
7	2023-11-09	ISSUED FOR NCC 99% FLUOTA
10	2023-02-03	REISSUED FOR SPA & NCC 99%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03



M-02 - PREFINISHED ALUMINUM PLATE (COLOUR 2)

AG-02 - PICKET GUARD

IGU-01B - SPANDREL

M-01 - PREFINISHED ALUMINUM PLATE (COLOUR 1)

WW-03

SF-03 PREFINISHED ALUMINUM PLATE SOFFIT

IGU-01A - VISION GLASS

AWNING WINDOW

WW-02

AG-01 - PERFORATED ALUMINUM GUARD

WW-01  
BALCONY DOOR

IGU-01A - VISION GLASS  
AWNING WINDOW

SF-01 WOOD SOFFIT OVER ENTRANCE  
W/M-06 FASCIA (RETAIL AND AMENITIES)

CW-01

FIN-01 LOUVER BEHIND

STN-01, TYP WALL BASE

FIN-01 LOUVER BEHIND

FIN-01 GLAZED BEHIND

WOOD BENCH

STN-01

SF-01 WOOD SOFFIT OVER ENTRANCE  
W/M-07 FASCIA (RESIDENTIAL ENTRANCES)

**ENLARGED RENDERED ELEVATION - WEST TOWER, SOUTH ELEVATION**

Job Number \_\_\_\_\_  
TITLE  
**ENLARGED RENDERED  
ELEVATION**  
SHEET NUMBER

**A21-90**

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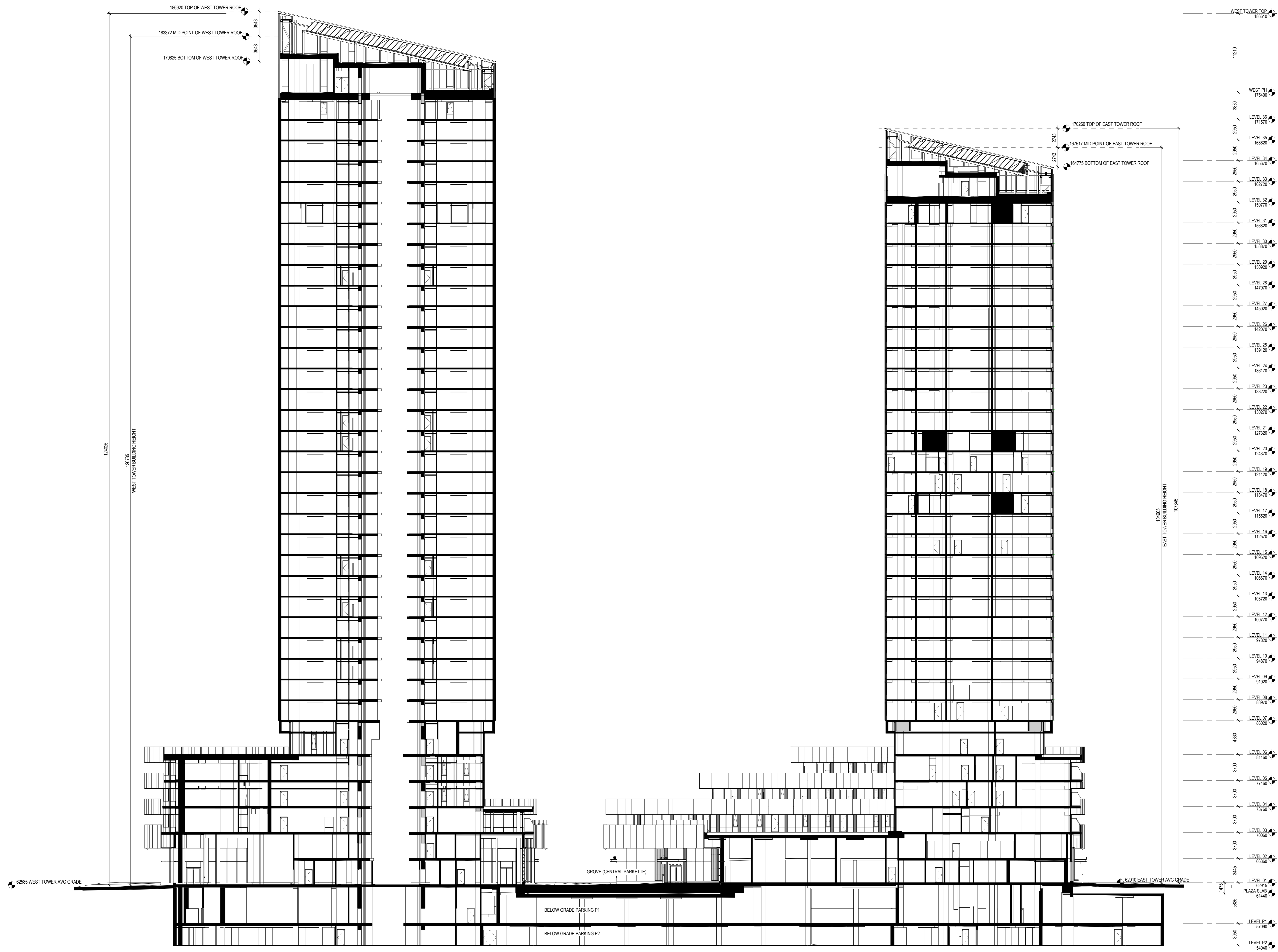
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**ISSUE CHART**

NO.	DATE	DESCRIPTION
1	2022-04-29	ISSUED FOR SPA / ZBA / SPA
2	2022-05-27	ISSUED FOR 60% SD
3	2022-06-10	ISSUED FOR 100% SD
4	2022-08-19	ISSUED FOR 60% SD
5	2022-09-30	ISSUED FOR 100% SD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR MCO 90% FLUOTA
10	2023-02-03	RESUBMITTED FOR SPA & MCO 90%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03



**1 OVERALL SECTION**  
 1:200

Job Number \_\_\_\_\_ TITLE \_\_\_\_\_

**OVERALL BUILDING SECTION**

SHEET NUMBER

**A22-01**

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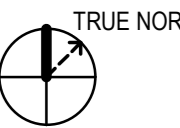
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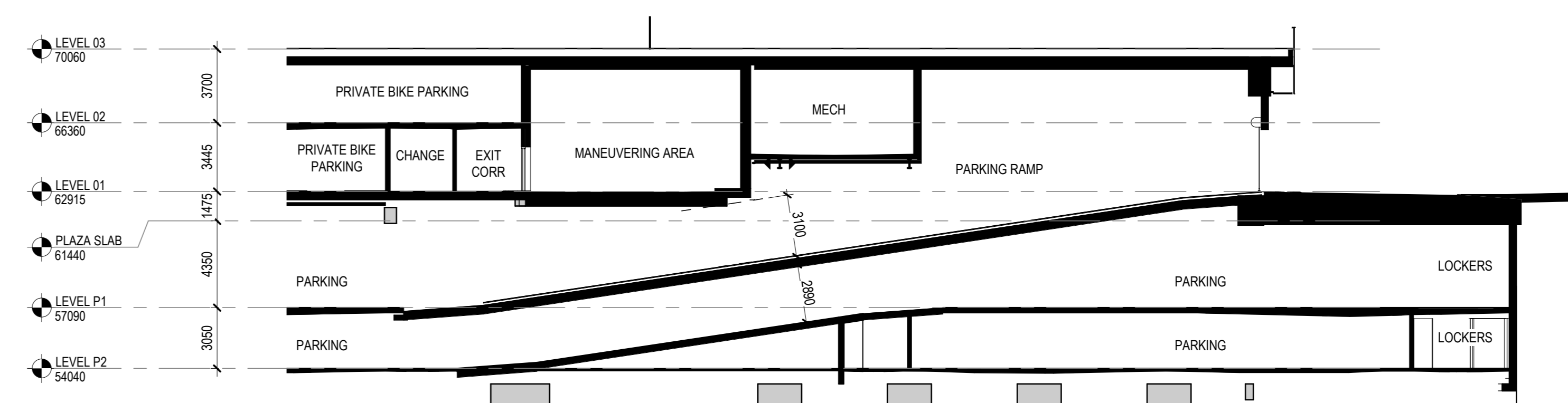
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**ISSUE CHART**

NO.	DATE	DESCRIPTION
1	2022-04-29	ISSUED FOR SPA / ZBA / SPA
2	2022-05-27	ISSUED FOR 60% SD
3	2022-06-10	ISSUED FOR 100% SD
4	2022-08-19	ISSUED FOR 60% SD
5	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR NCC 99% FLUIDATA
10	2023-02-03	REISSUED FOR SPA & NCC 99%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03



**2 PARTIAL SECTION @ PARKING GARAGE RAMP**  
1 : 200



**1 PARTIAL SECTION @ LOADING DOCK ACCESS**  
1 : 200

Job Number \_\_\_\_\_ TITLE \_\_\_\_\_

**PARTIAL BUILDING  
SECTIONS**

SHEET NUMBER

**A23-01**



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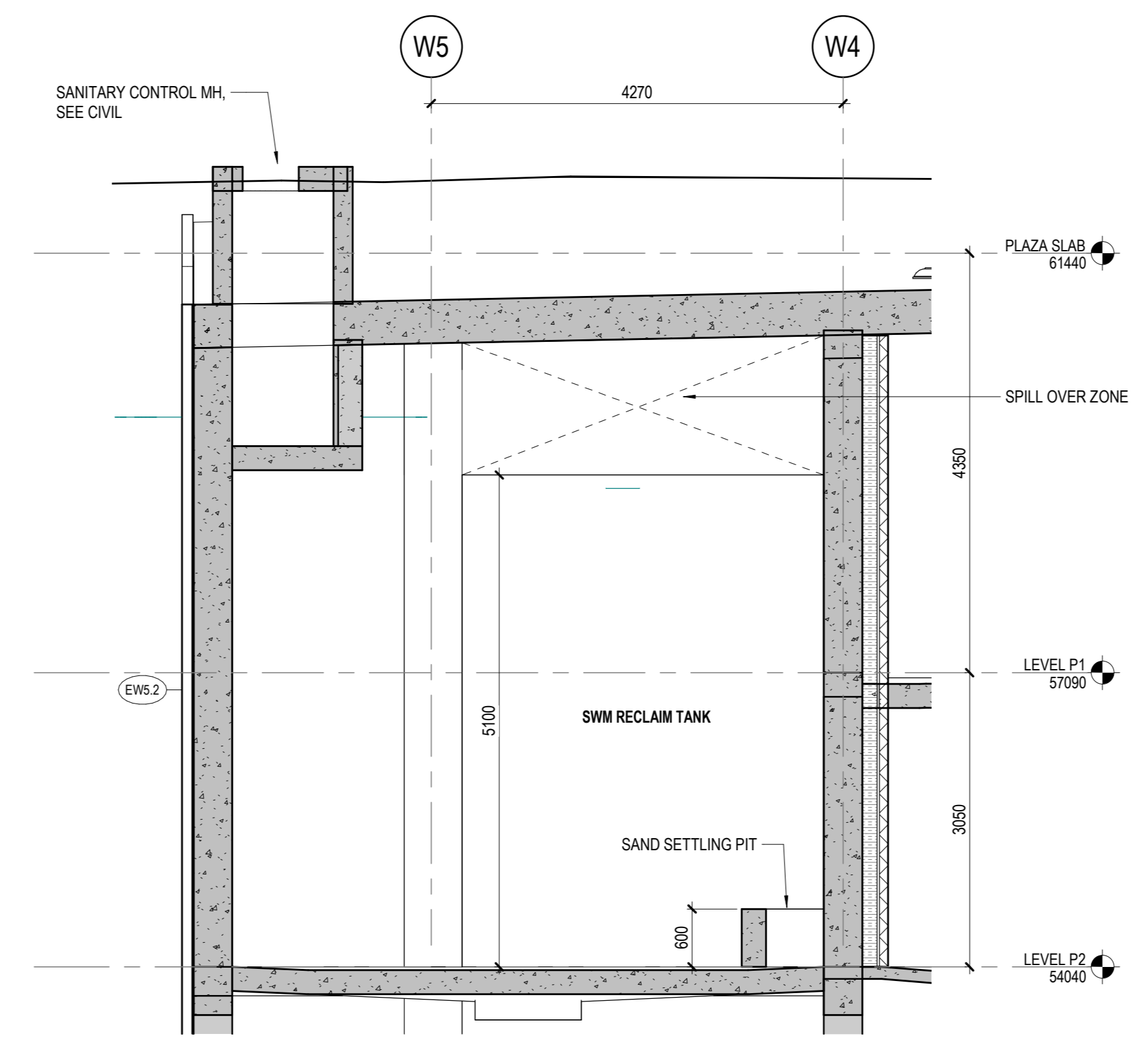
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KEYPLAN



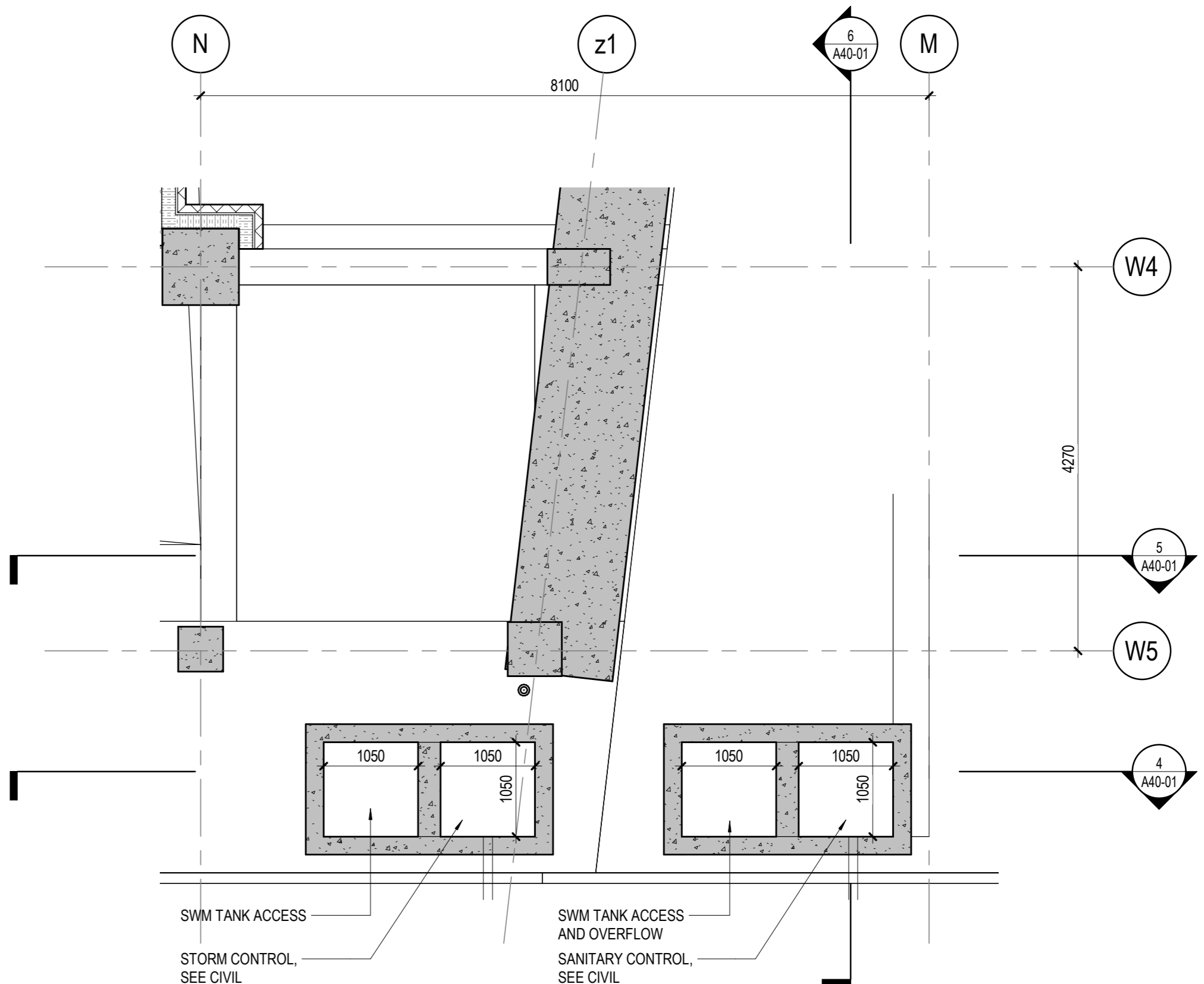
**ISSUE CHART**

NO.	ISSUE	DATE
11	REISSUED FOR SPA & NCC 99%	2023-02-03

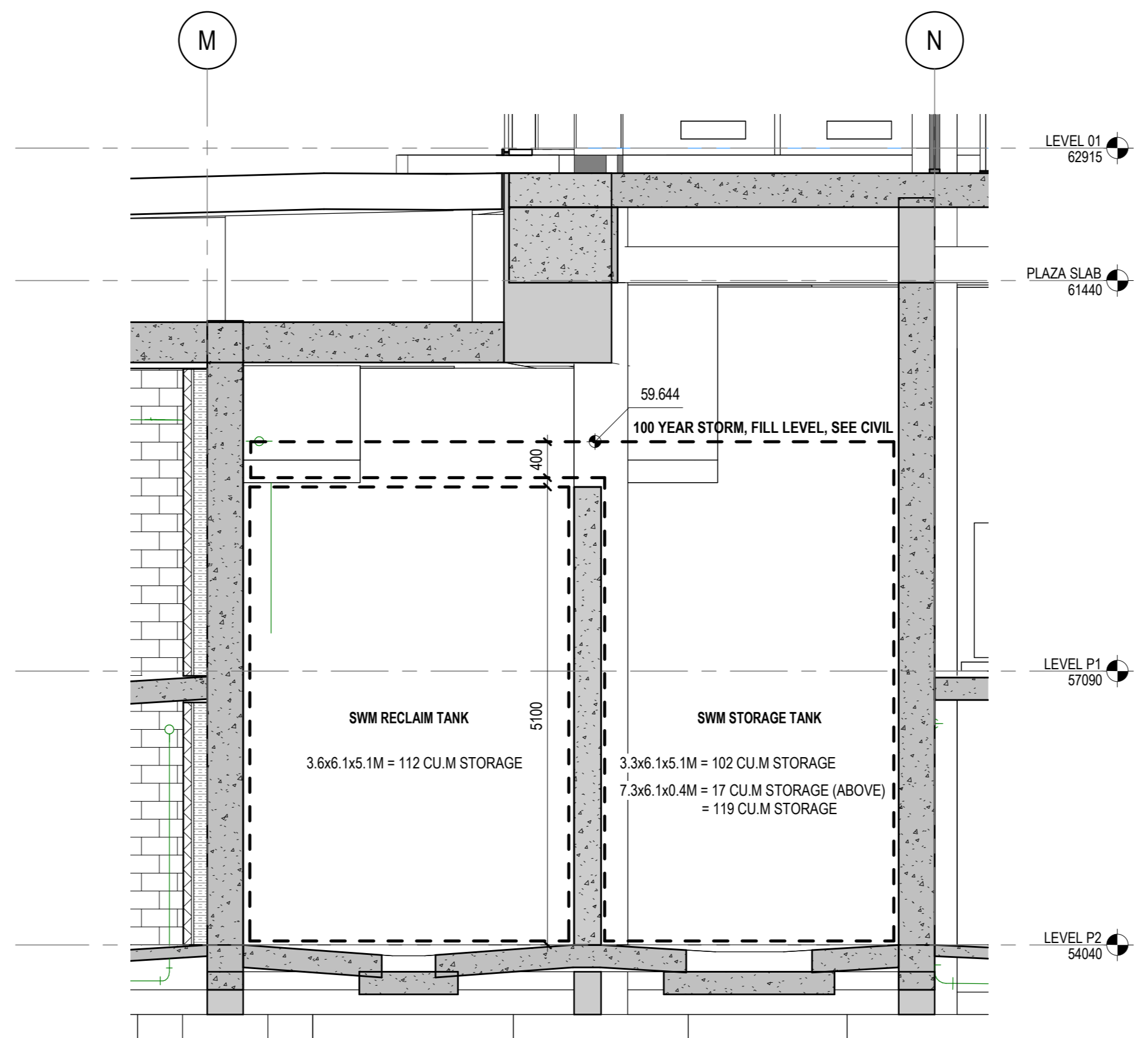
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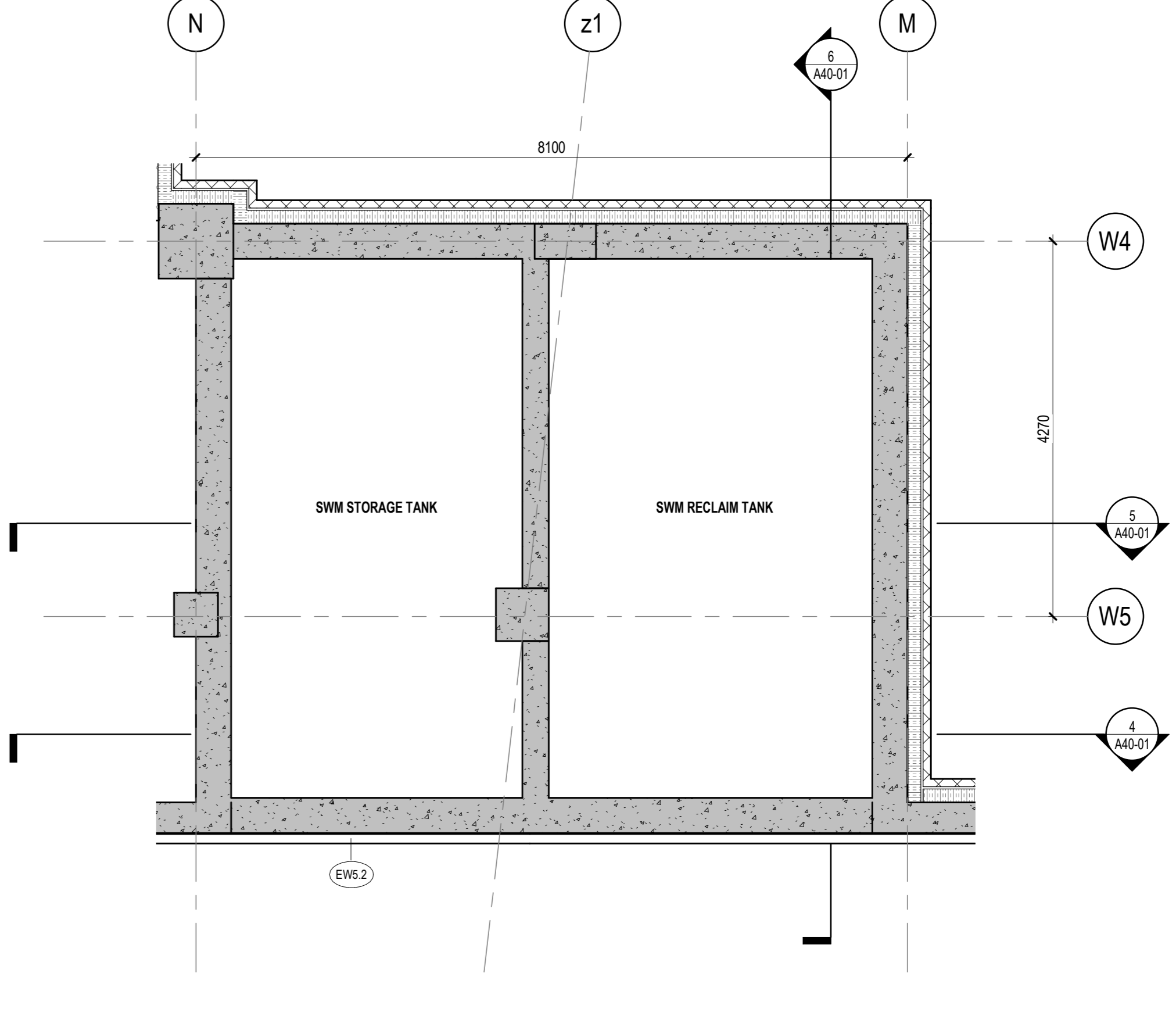
⑥ N-S SWM TANK SECTION - LOOKING WEST  
1:50



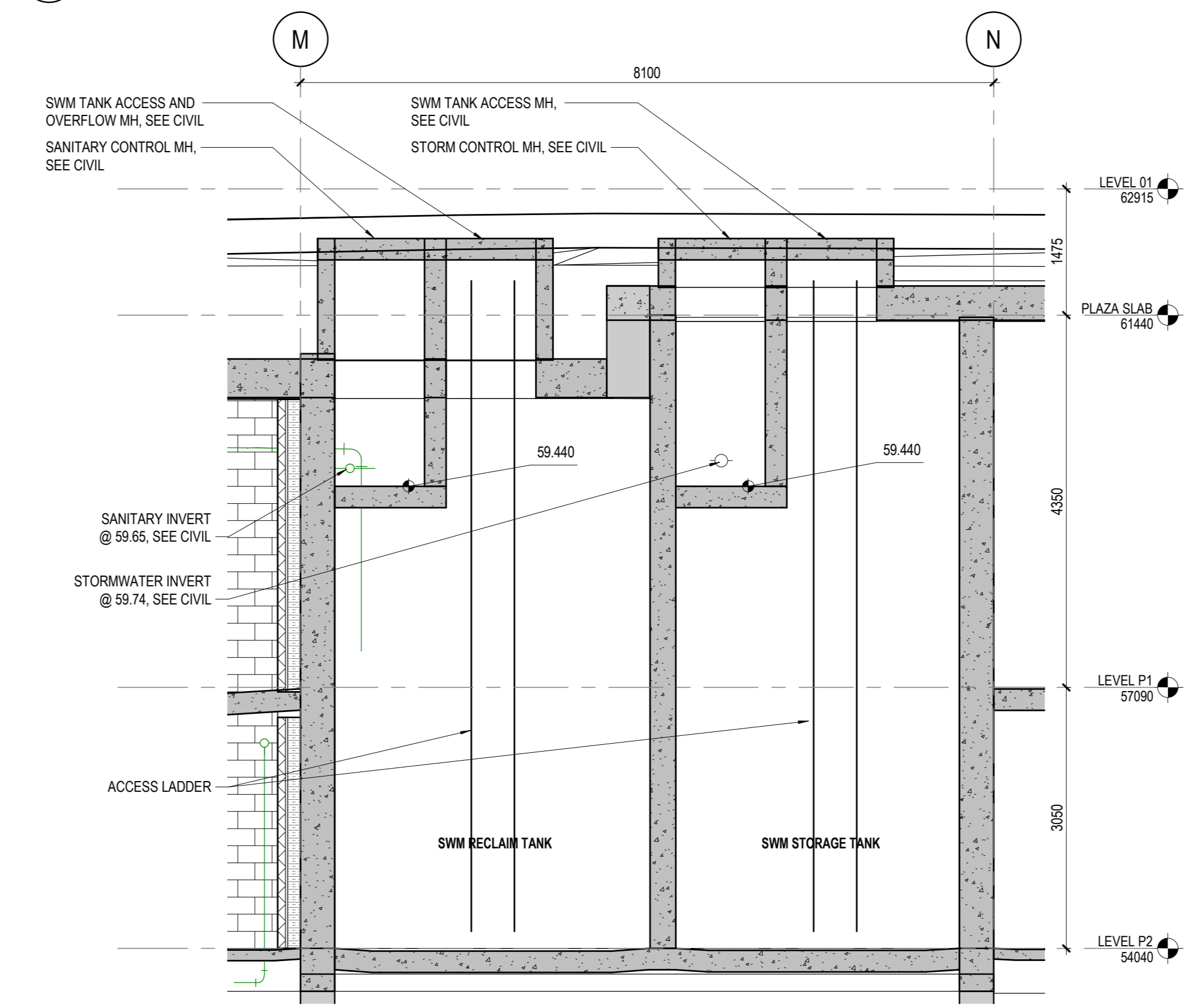
③ SWM TANK PLAN - PLAZA SLAB  
1:50



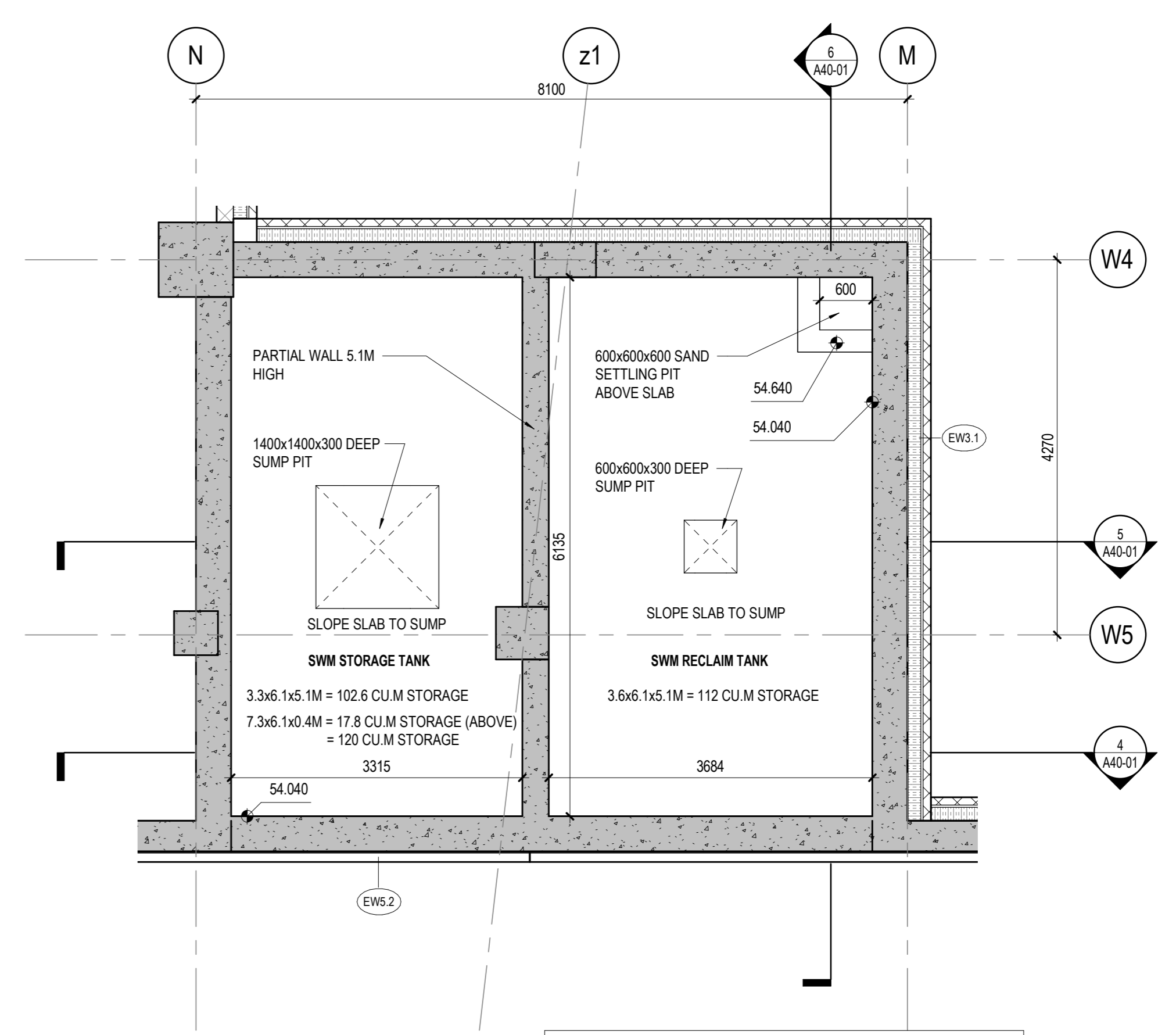
⑤ E-W SWM TANK SECTION LOOKING SOUTH 2  
1:50



② SWM TANK PLAN - LEVEL P1  
1:50



④ E-W SWM TANK SECTION LOOKING SOUTH  
1:50



① SWM TANK PLAN - LEVEL P2  
1:50

NOTE: SWM TANK INTERIOR TO BE FULLY WATERPROOFED INCLUDING ALL FLOORS, WALLS AND CEILINGS

Job Number 442200  
TITLE

**ENLARGED CISTERN PLANS & SECTIONS**

SHEET NUMBER

**A40-01**

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**ISSUE CHART**

Week	Issue	Date
3	ISSUED FOR 100% SD	2023-06-10
4	ISSUED FOR 60% DD	2022-06-19
6	ISSUED FOR SPA RESUBMISSION	2022-11-09
7	ISSUED FOR MCC 99% R/L/D/TA	2023-11-09
10	RESUBMITTED FOR SPA & MCC 99%	2023-02-03

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03

Reference Image	Abbrev.	Product	Size	Colour/Finish	Location	Description/Comment
<b>Podium (Level 1 - 6)</b>						
	CWS-01	Thermally Broken Curtain Wall System	Back member size to be confirmed.	Sherwin Williams 399C9210 Fluorop Classic II Dark Copper	Ground Floor Retail, Lobby, Amenity	Perimeter cap to match back member finish, internal joint to be structural silicon.
	WW-01	Window Wall	Various sizes. Refer to drawings	Sherwin Williams 399C9210 Fluorop Classic II Dark Copper	Podium residential units	WW-1 has CH-1 channel integrated into it
	CH-01	Prefinished Decorative Aluminum Extrusion Channel	Height varies, width is consistent. Material to be full height. Where there are stack joints, full height between stack joints.	Sherwin Williams 398A2106 Fluorop Black Oxide Steel	Level 1 - 6	Fastened into CW-1, WW-2 systems. Source extrusion from single source
	FIN-01	Infiniti Box	100mm x 300mm	Sherwin Williams 399C9210 Fluorop Classic II Dark Copper	Ground Floor Retail, Lobby, Amenity as indicated	Integrated as part of CW-system, complete with thermally broken anchor. Kawneer Trinity Bracket.
	SF-01	Exterior Wood Soffit	19mm Depth, 125mm Spacing	Western Hemlock with Cherry Stain	Ground floor canopy as indicated	
	SF-02	Mill finished aluminum plate		Colour to match balcony guards M10 - Mill finished aluminum	Ground Floor and Balcony Soffits	
	AG-01	Mill finished aluminum plate, custom perforated		M10 - Mill finished aluminum	Podium Balcony guards (Level 3,4,5,6)	
	M-06	Prefinished Aluminum		Sherwin Williams 399C9210 Fluorop Classic II Dark Copper	Retail Canopy fascia	
	M-07	Prefinished Aluminum		Sherwin Williams 399C0116 Fluorop Continuum Amber Glint	Residential Canopy fascia	
	ST-01	Cut Granite Base	Varies	Kodiak Brown with Flamed Finish	Ground floor curb cladding	
	IGU-01A	Triple Glazed IGU with Bird-Friendly Pattern (Vision Glass)	Varies. Refer to drawings	5mm acid etched dot at 50m centres on #1 surface. Solarban 60 on #2 and #4 surfaces. Argon filled.		U-Value (Winter) = 0.12 Shading Coefficient = 0.35 SHGC = 0.31 (min.40) VLT = 56
	IGU-01B	Triple Glazed IGU with Bird-Friendly Pattern (Glass Spandrel)	Varies. Refer to drawings	5mm acid etched dot at 50m centres on #1 surface. Solarban 60 on #2 and #4 surfaces. 100% opaque frit #6. Argon filled.		U-Value (Winter) = 0.12 Shading Coefficient = 0.35 SHGC = 0.31 (min.40) VLT = 56
	GG-1	Laminated Glass Wind Screen	1800mm High X 1525mm Wide	Tempered laminated clear glass screen with Kurary BirdSecure interlayer (Threat Factor = 12)	As indicated on terraces.	Threat Factor of 15 or less comply with LEED Bird Col Deterrence credit.
	GG-2	Glass Balustrade	350mm High X various width	Tempered laminated clear glass screen with Kurary BirdSecure interlayer (Threat Factor = 12)	As indicated on terraces.	Threat Factor of 15 or less comply with LEED Bird Col Deterrence credit.
	GG-3	Glass Privacy Screen		Frosted Tempered Glass		
	M-07	Prefinished Aluminum		Sherwin Williams 398A2106 Fluorop Black Oxide Steel	Level 1 behind fins where indicated	
<b>Tower (Level 7 - 31 and 36)</b>						
	WW-03	Window Wall	Various sizes. Refer to drawings	Sherwin Williams 398A2106 Fluorop Black Oxide Steel	Level 7 - 31 and 36 tower.	WW3 have AG1 within it.
	M-01	Prefinished Aluminum		Sherwin Williams 399Q0050 Fluorop Continuum Ironstone		
	M-02	Prefinished Aluminum		Sherwin Williams 399Q0053 Fluorop Continuum AGATE SLICE		
	M-03	Prefinished Aluminum		Sherwin Williams 399Q0095 Fluorop Continuum Connectedness		
	M-04	Prefinished Aluminum		Sherwin Williams 399Q0002 Fluorop Continuum Morganite		
	M-05	Prefinished Aluminum		Sherwin Williams 399Q0058 Fluorop Continuum ATMOSPHERIC		
	BIPV-01	Building Integrated Photovoltaics		Black with matte finish. Finish to be confirmed to achieve threat factor of 1 per ABC Threat Factor Database.	Penthouse exterior as indicated	Integrated into WW-3 system
	LV-01			Sherwin Williams 398A2106 Fluorop Black Oxide Steel		
	MG-01	Steel Picket Guard Rail		Sherwin Williams 398A2106 Fluorop Black Oxide Steel		To be isolated from aluminum system to prevent galvanic corrosion
	SF-03	Prefinished Aluminum Soffit		Sherwin Williams 398A2106 Fluorop Black Oxide Steel	Tower soffit	
	IGU-01A	Triple Glazed IGU with Bird-Friendly Pattern (Vision Glass)	Varies. Refer to drawings	5mm acid etched dot at 50m centres on #1 surface. Solarban 60 on #2 and #4 surfaces. Argon filled.		U-Value (Winter) = 0.12 Shading Coefficient = 0.35 SHGC = 0.31 (min.40) VLT = 56
	IGU-01B	Triple Glazed IGU with Bird-Friendly Pattern (Glass Spandrel)	Varies. Refer to drawings	5mm acid etched dot at 50m centres on #1 surface. Solarban 60 on #2 and #4 surfaces. 100% opaque frit #6. Argon filled.		U-Value (Winter) = 0.12 Shading Coefficient = 0.35 SHGC = 0.31 (min.40) VLT = 56
	IGU-02A	Triple Glazed IGU (Vision Glass)	Varies. Refer to drawings	Solarban 60 on #2 and #4 surfaces. Argon filled.		U-Value (Winter) = 0.12 Shading Coefficient = 0.35 SHGC = 0.31 (min.40) VLT = 56
	IGU-02B	Triple Glazed IGU (Glass Spandrel)	Varies. Refer to drawings	Solarban 60 on #2 and #4 surfaces. 100% opaque frit #6. Argon filled.		U-Value (Winter) = 0.12 Shading Coefficient = 0.35 SHGC = 0.31 (min.40) VLT = 56

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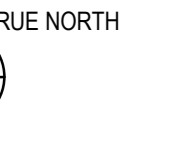
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**ISSUE CHART**

NO.	ISSUE	DATE
1	ISSUED FOR 66% SD	2022-05-21
2	ISSUED FOR 100% SD	2022-06-10
3	ISSUED FOR 66% DO	2022-08-19
4	ISSUED FOR SPA RE-SUBMISSION	2022-11-09
5	ISSUED FOR NCC 99% FLUOTA	2022-11-09
6	REISSUED FOR SPA & NCC 99%	2023-02-03

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03



VIEW FROM NORTH LOOKING SOUTHWEST



VIEW FROM NORTH LOOKING SOUTH



VIEW FROM NORTH ALONG BOOTH STREET LOOKING SOUTHEAST



VIEW FROM BOOTH STREET SOUTH OF PIMISI STATION LOOKING EAST



VIEW FROM ALBERT STREET LOOKING EAST



VIEW FROM CORNER OF BOOTH STREET AND ALBERT STREET LOOKING NORTHEAST



VIEW FROM LORNE STREET LOOKING NORTH



VIEW FROM PERKINS STREET LOOKING NORTH



VIEW FROM CORNER OF ALBERT STREET AND EMPRESS AVENUE LOOKING NORTHWEST

Job Number \_\_\_\_\_  
TITLE \_\_\_\_\_

**STREET VIEWS**

SHEET NUMBER

**A70-01**

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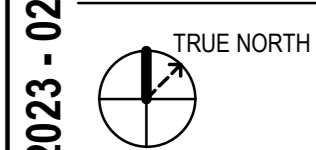
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**ISSUE CHART**

NO.	DATE	DESCRIPTION
6	2022-11-09	ISSUED FOR SPA RE-SUBMISSION
7	2022-11-09	ISSUED FOR NCC 90% FLUIDITY
10	2023-02-03	REISSUED FOR SPA & NCC 90%



VIEW AT CORNER OF ALBERT STREET AND BOOTH STREET LOOKING NORTH



VIEW LOOKING AT ALBERT STREET AND EMPRESS LANE CORNER



VIEW LOOKING AT THE WEST BUILDING FROM THE GATHERING PLACE



VIEW FROM PIMISI STATION LOOKING SOUTH



VIEW LOOKING FROM BOOTH STREET AT THE WEDGE PARK

Job Number \_\_\_\_\_  
TITLE \_\_\_\_\_

**STREET VIEWS**

SHEET NUMBER

**A70-02**

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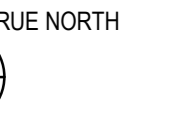
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**ISSUE CHART**

NO.	ISSUE	DATE
6	ISSUED FOR SPA RE-SUBMISSION	2023-11-09
7	ISSUED FOR NCC 90% FLUDIA	2022-11-09
10	REISSUED FOR SPA & NCC 90%	2023-02-03

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CANOPY VIEW FROM BOSQUE LOOKING TOWARDS ALBERT STREET



CANOPY VIEW COMING FROM PIMISI STATION



VIEW FROM ALBERT STREET LOOKING WEST TOWARD THE CANOPY



VIEW FROM ALBERT STREET LOOKING TOWARDS THE BOSQUE



VIEW FROM ALBERT STREET LOOKING EAST TOWARDS CANOPY

Job Number \_\_\_\_\_  
 TITLE \_\_\_\_\_

**STREET VIEWS**

SHEET NUMBER

**A70-03**



RESIDENTIAL ENTRY CANOPY



RETAIL ENTRY CANOPY

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**CONTRACTOR**  
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**STAMP**

**PROJECT**

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 PARCEL**  
 665 Albert St  
 Ottawa, ON  
 Canada



**DREAM**  
 30 Adelaide St. E., Suite 301,  
 Toronto, ON M5C 3H1  
 KEYPLAN



**ISSUE CHART**

NO.	DATE	DESCRIPTION
10	2023-02-03	ISSUED FOR SPA & NCC 99%

ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03

Job Number \_\_\_\_\_  
 TITLE \_\_\_\_\_

**RESIDENTIAL & RETAIL  
 CANOPY**

SHEET NUMBER

**A70-04**

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**CONTRACTOR**  
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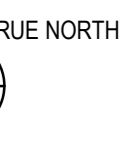
**STAMP**

**PROJECT**

**LEBRETON LIBRARY  
PARCEL**  
665 Albert St  
Ottawa, ON  
Canada



**DREAM**  
30 Adelaide St. E., Suite 301,  
Toronto, ON M5C 3H1  
KEYPLAN



**ISSUE CHART**

NO.	DATE	ISSUE
3	2023-06-10	ISSUED FOR 100% SD
4	2022-06-19	ISSUED FOR 66% DD
5	2022-09-30	ISSUED FOR 100% DD
7	2023-11-09	ISSUED FOR NCC 99% FLUORIA
10	2023-02-03	REISSUED FOR SPA & NCC 99%

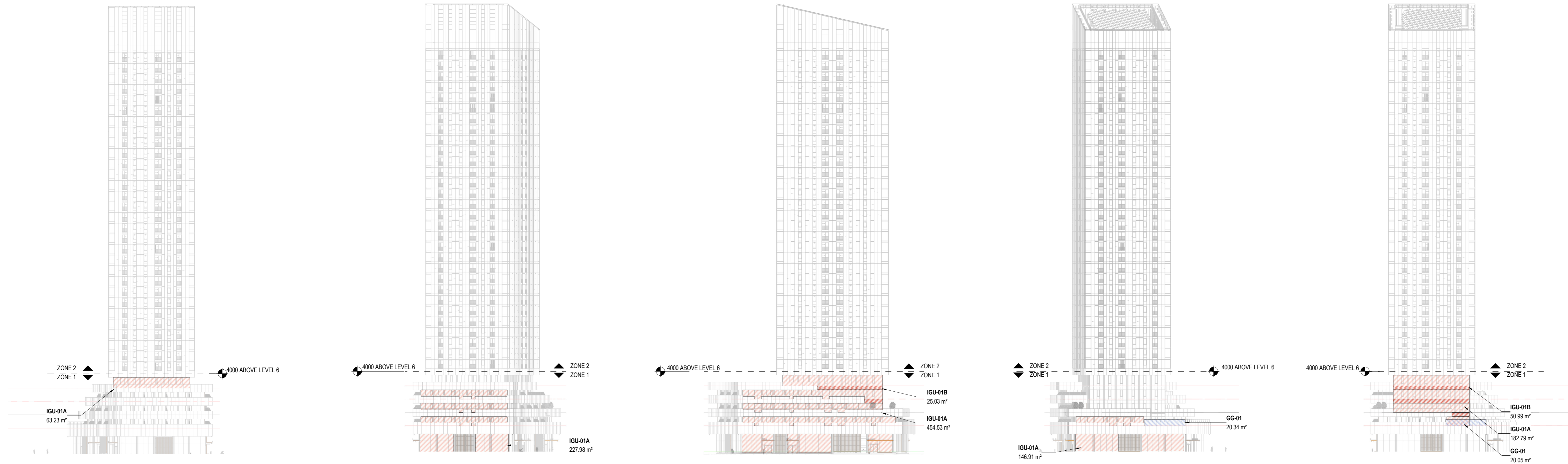
ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03

**BUILDING ENCLOSURE**

- IGU-01A**  
TRIPLE GLAZED INSULATED GLASS UNIT WITH STAGGERED 3MM DIAMETER ACID ETCHED DOT AT 50MM CENTRES ON SURFACE #1, LOW-E COATING ON SURFACE #2 AND #4.
- IGU-01B**  
TRIPLE GLAZED INSULATED GLASS UNIT WITH STAGGERED 3MM DIAMETER ACID ETCHED DOT AT 50MM CENTRES ON SURFACE #1, LOW-E COATING ON SURFACE #2 AND #4, 100% COVERAGE OPAQUE FRIT ON SURFACE #6
- GG-01**  
TEMPERED LAMINATED GLASS NOISE AND WIND BARRIER WITH BIRD FRIENDLY PATTERN INTERLAYER IN COMPLIANCE WITH CSA 450-19

**SITE ELEMENTS**

- GG-01**  
TEMPERED LAMINATED GLASS NOISE AND WIND BARRIER WITH BIRD FRIENDLY PATTERN INTERLAYER IN COMPLIANCE WITH CSA 450-19



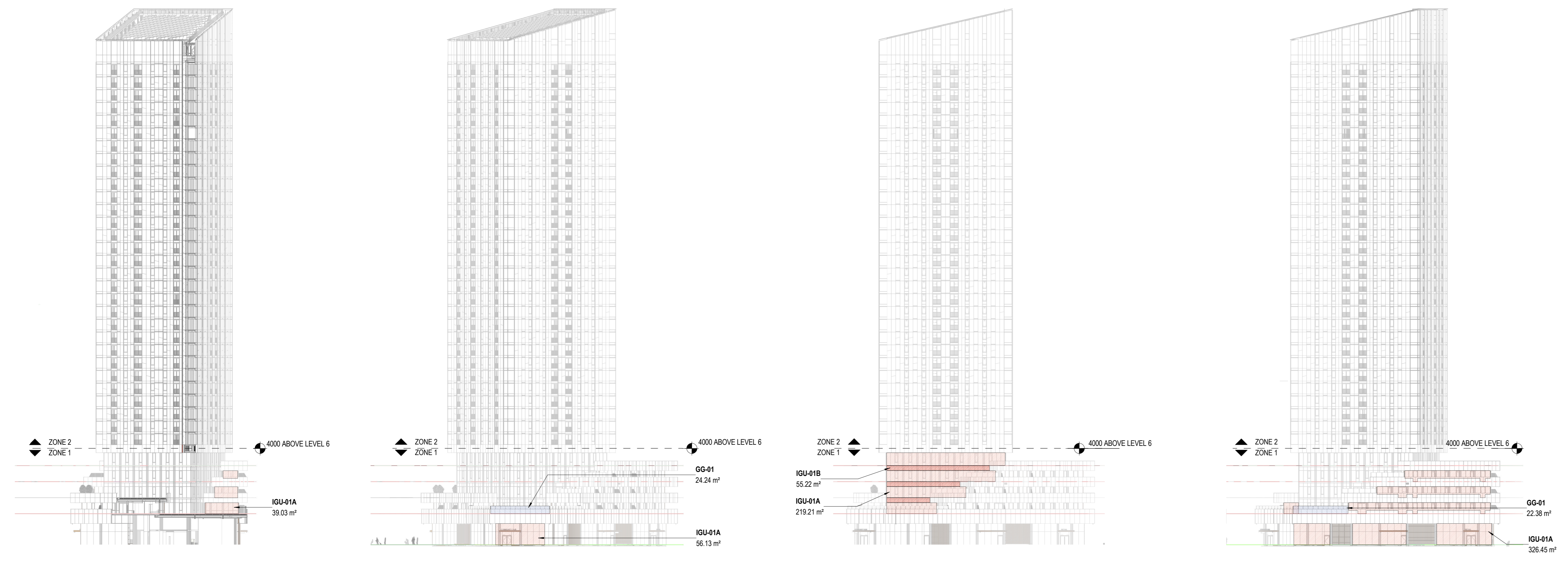
9 ELEV - WEST BUILDING - WEST TOWER  
1:500

8 ELEV - WEST BUILDING - WEST PODIUM  
1:500

7 ELEV - WEST BUILDING - SOUTH ELEVATION  
1:500

6 ELEV - WEST BUILDING - CENTRAL PARKETTE  
1:500

5 ELEV - WEST BUILDING - EAST TOWER  
1:500



4 ELEV - WEST BUILDING - EAST ELEVATION NORTH TERRACE  
1:500

3 ELEV - WEST BUILDING - GATHERING CIRCLE  
1:500

2 ELEV - WEST BUILDING - NORTH TOWER  
1:500

1 ELEV - WEST BUILDING - NORTH PODIUM  
1:500

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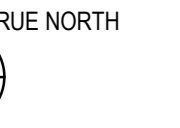
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**DREAM**  
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**ISSUE CHART**

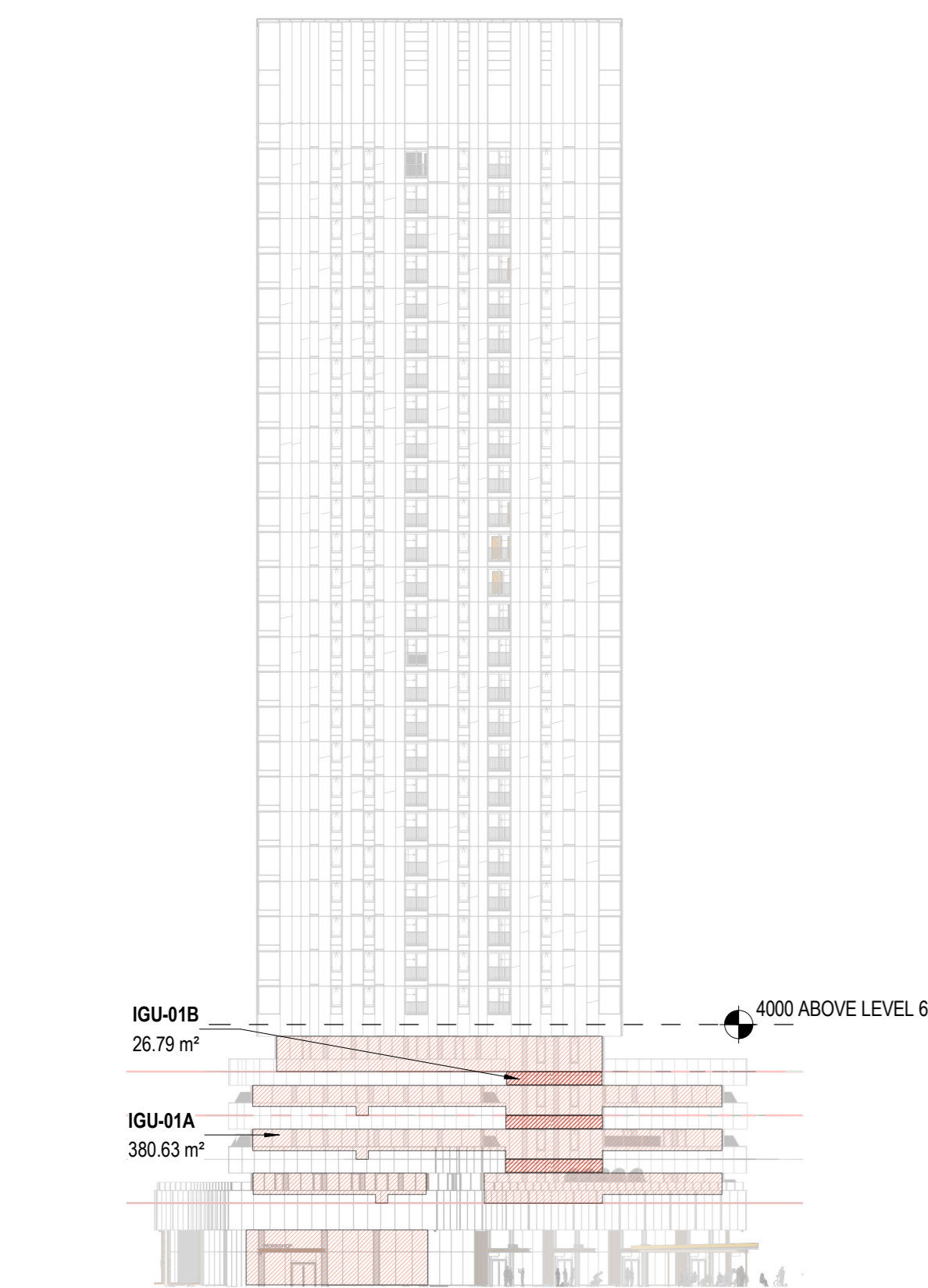
NO.	ISSUE	DATE
3	ISSUED FOR 100% SD	2023-06-10
4	ISSUED FOR 66% DD	2022-06-19
5	ISSUED FOR 100% DD	2022-09-30
7	ISSUED FOR NCC 99% FLUORA	2023-11-09
10	REISSUED FOR SPA & NCC 99%	2023-02-03

**BUILDING ENCLOSURE**

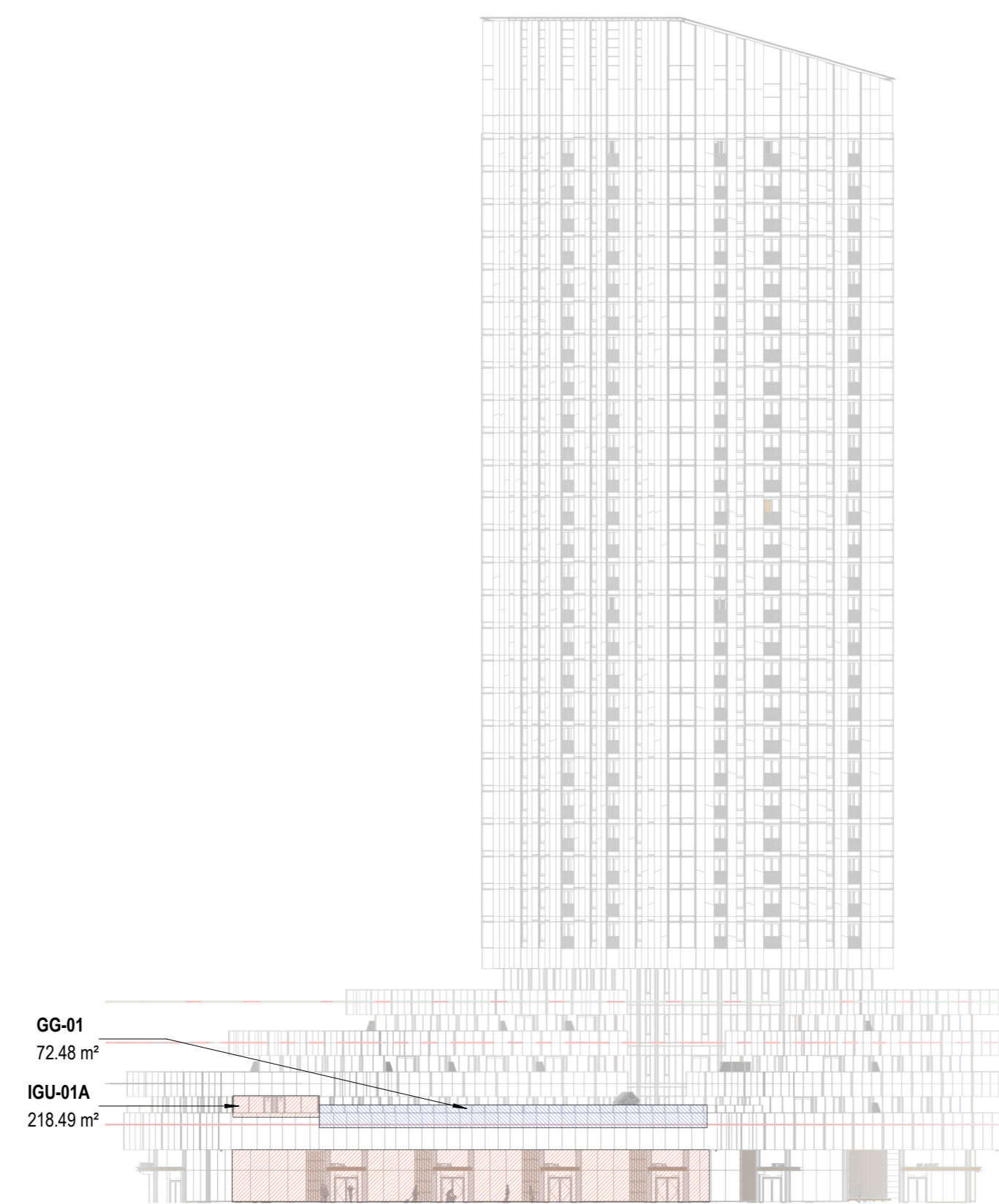
- IGU-01A**  
TRIPLE GLAZED INSULATED GLASS UNIT WITH STAGGERED 3MM DIAMETER ACID ETCHED DOT AT 50MM CENTRES ON SURFACE #1, LOW-E COATING ON SURFACE #2 AND #4.
- IGU-01B**  
TRIPLE GLAZED INSULATED GLASS UNIT WITH STAGGERED 3MM DIAMETER ACID ETCHED DOT AT 50MM CENTRES ON SURFACE #1, LOW-E COATING ON SURFACE #2 AND #4, 100% COVERAGE OPAQUE FRIT ON SURFACE #6

**SITE ELEMENTS**

- GG-01**  
TEMPERED LAMINATED GLASS NOISE AND WIND BARRIER WITH BIRD FRIENDLY PATTERN INTERLAYER IN COMPLIANCE WITH CSA 460.19



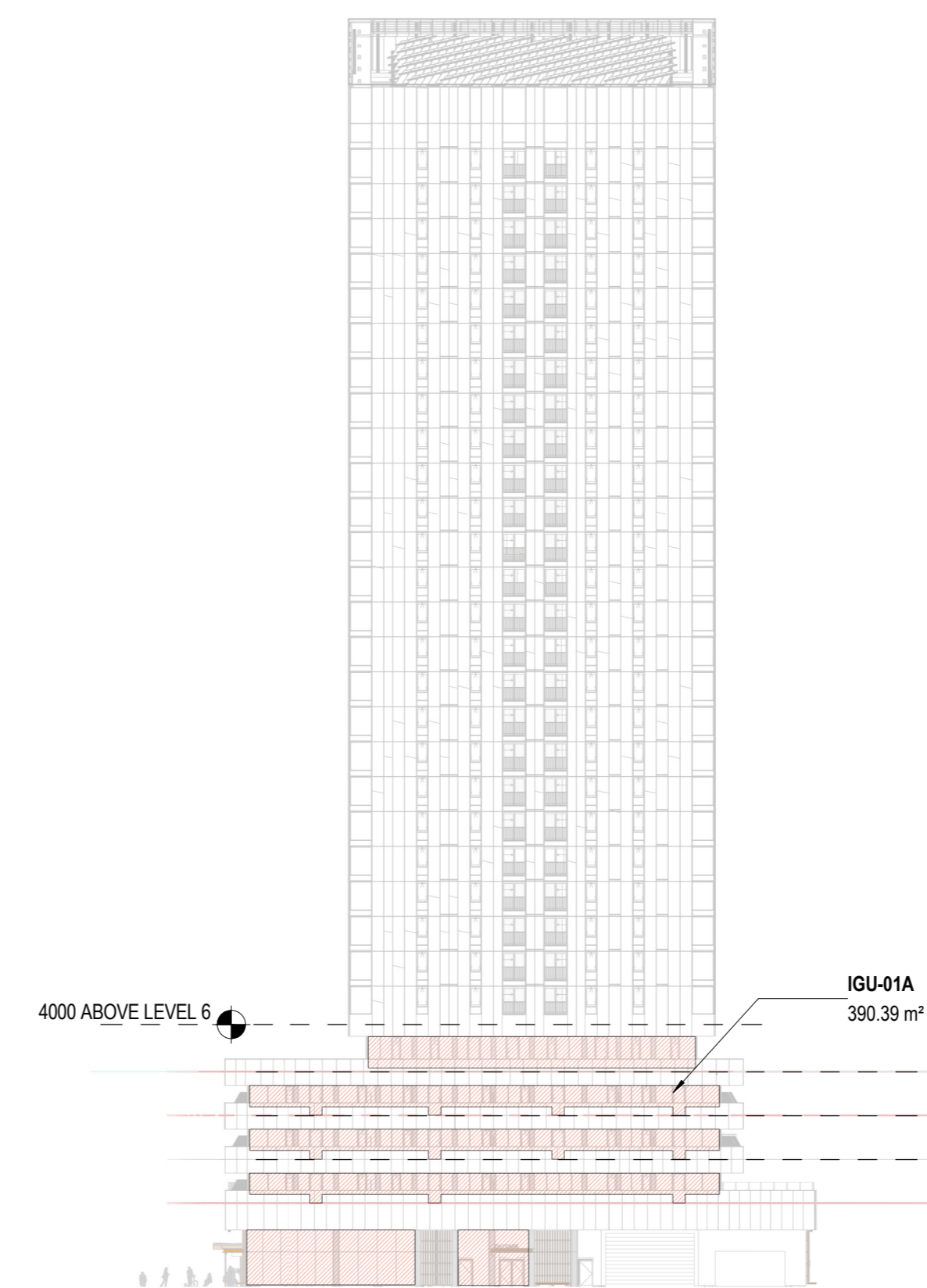
**7** BIRD COLLISION DETERRENCE - EAST BUILDING - WEST ELEVATION  
1 : 500



**6** BIRD COLLISION DETERRENCE - EAST BUILDING - CENTRAL PARKETTE ELEVATION  
1 : 500



**5** BIRD COLLISION DETERRENCE - EAST BUILDING - SOUTH ELEVATION  
1 : 500



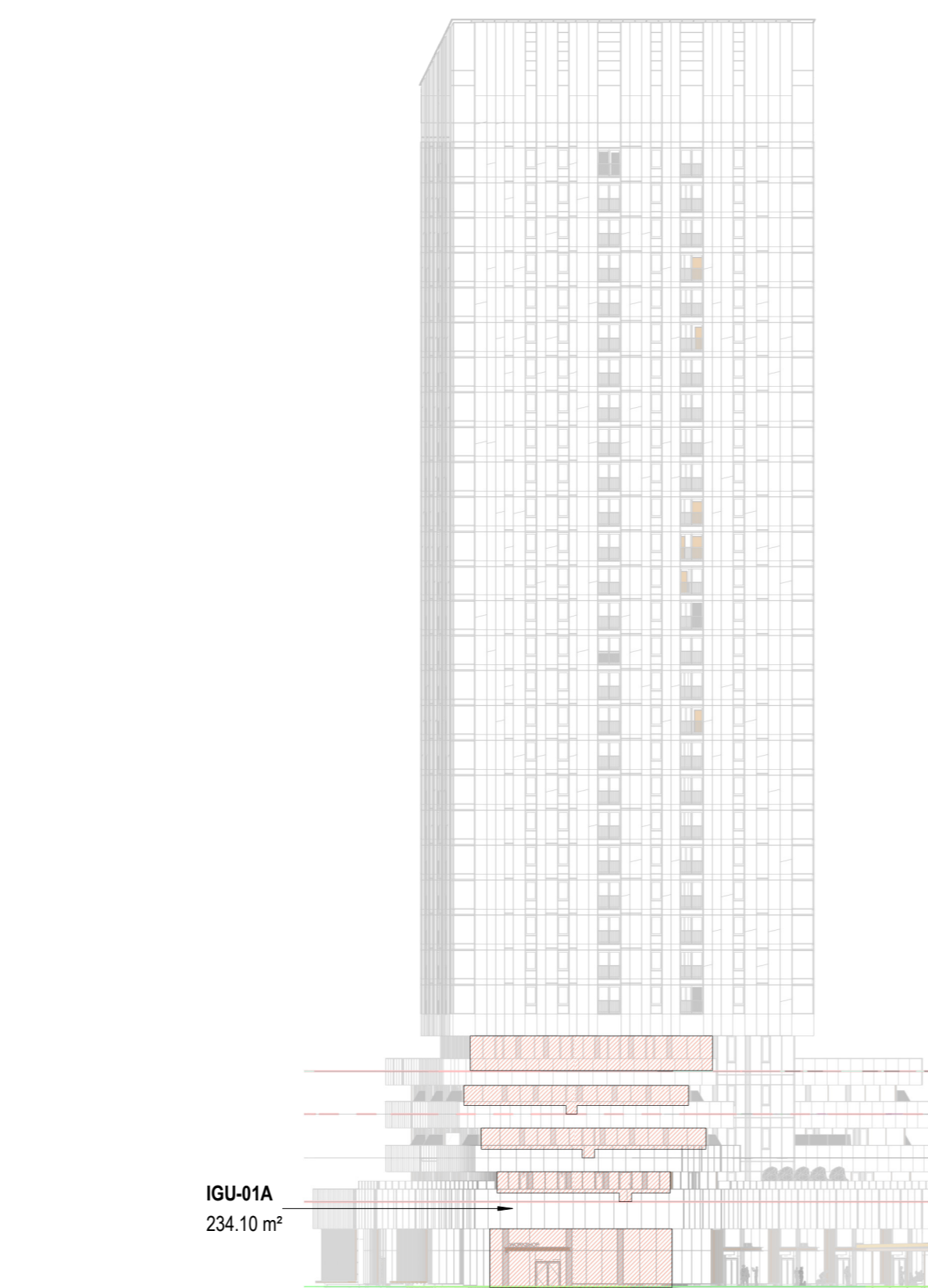
**4** BIRD COLLISION DETERRENCE - EAST BUILDING - EAST ELEVATION  
1 : 500



**3** BIRD COLLISION DETERRENCE - EAST BUILDING - NORTH ELEVATION  
1 : 500



**2** BIRD COLLISION DETERRENCE - EAST BUILDING - PROMENADE ELEVATION  
1 : 500



**1** BIRD COLLISION DETERRENCE - EAST BUILDING - GATHERING CIRCLE ELEVATION  
1 : 500

Job Number \_\_\_\_\_

TITLE \_\_\_\_\_

**BIRD COLLISION DETERRENCE - EAST TOWER**

SHEET NUMBER \_\_\_\_\_

**A70-11**