

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**

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

A	AIR CONDITION(ING)(ED)	D	DEEP, DEPTH, PENNY (NAIL)	FV	FIELD VERIFY
A/C	ACCESSIBLE	DBL	DOUBLE	G	GAGE
ACC	ACCESSIBLE	DEG	DEGREE	GA	GAGE
ACM	ALUMINUM COMPOSITE MATERIAL	DEMO	DEMOLISH, DEMOLITION	GALV	GALVANIZED
ACMU	ARCHITECTURAL CONCRETE MASONRY UNIT	DEPT	DEPARTMENT	GB	GRAB BAR
ACP	LARGE SCALE ACOUSTIC CEILING PANEL	DF	DRINKING FOUNTAIN	GBS	GYPSSUM BOARD - SHAFT LINER
ACST	ACOUSTIC(AL)	DIA	DIAMETER (EXTERIOR)	GBX	FIRE RATED GYPSSUM BOARD TYPE X
ACT	ACOUSTICAL PANEL CEILING SYSTEM	DIAG	DIAGONAL	GEN	GENERAL
AD	AREA DRAIN	DIFF	DIFFUSION/ DIFFERENCE	GFRG	GLASS FIBER REINFORCED CONCRETE
ADJ	ADJUSTABLE/ ADJACENT	DIM	DIMENSION	MTL	METAL
AFC	ABOVE FINISHED COUNTER	DISP	DISPENSER	GFRG	GLASS FIBER REINFORCED GYPSSUM BOARD
AFF	ABOVE FINISHED FLOOR	DIV	DIVISION	GL	GLASS
AFG	ABOVE FINISHED GRADE	DJ	DRY JOINT	GL BLK	GLASS BLOCK
AGGR	AGGREGATE	DL	DEAD LOAD	GL-LK	GLASS LOCKERS
AHU	AIR HANDLING UNIT	DR	DOOR/ DRAIN	GLU	GLUED LAMINATED WOOD
ALT	ALTERNATE	DS	DOWNSPOUT	LAM	LAM
ALUM	REFINISHED ALUMINUM	DW	DISHWASHER	GR LN	GRADE LINE
ANOD	ANODIZE(D)	DWG	DRAWING	GT	GROUND FLOOR
APPROX	APPROXIMATE	DWS1	ALUMINUM DOME TACTILE WARNING SYSTEM	GRF	GREASE TRAP
AR	AREA RUG	DWS2	TACTILE WARNING TILING	GWB	STANDARD GYPSSUM BOARD
ARGB	ABUSE-RESISTANT GYPSSUM BOARD	DWS3	VISUAL WARNING TAPE	GW	GLASS WALL TILES
ARCH	ARCHITECT(URAL), ARCHITECT	E	EAST	GYP	GYPSSUM
AS	ALUMINUM SCREENS	E	EACH	H	HIGH
ASPH	ASPHALT	ECT	ELECTRO CONDUCTIVE TILE	HB	HOSE BIBB
AUTO	AUTOMATIC	EHD	ELECTRIC HAND DRYER	HC	HOLLOW CORE
AWB	AIRVAPOUR BARRIER	EIFS	EXTERIOR INSULATION & FINISH SYSTEM	HDL	HIGH DENSITY COMPOSITE PANEL
AWCP	ACOUSTIC WOOD CEILING PANEL	EJ	EXPANSION JOINT	HDW	HANDWARE
AWP	LARGE SCALE ACOUSTIC WALL PANEL	EL	ELEVATION	HDWD	HARDWOOD
AWT	ACOUSTICAL WALL TREATMENT	ELEV	ELEVATION	HMS	HOLLOW METAL DOORS AND FRAMES
AWWP	ACOUSTIC WOOD WALL PANEL	ELAST	ELASTOMERIC	HORIZ	HORIZONTAL
B	BACK TO BACK	ELEC	ELECTRIC(AL)	HPL	HIGH PRESSURE LAMINATE
BB	BLACK BOARD	ELEV	ELEVATOR	HPT	HIGH POINT
BC	BACK OF CURB	EMER	EMERGENCY	HSH	HEAT STRENGTHENED GLASS
BD	BOARD	EMER	EMERGENCY SHOWER	HSPKG	HOUSEKEEPING
BITUM	BITUMINOUS	ENR	ENGINEER	HSLG	HEAT STRENGTHENED LAMINATED SAFETY GLASS
BLOG	BUILDING	ENTR	ENTRANCE	HSTG	HEAT SOAKED TEMPERED GLASS
BM	BEAM BENCHMARK	EO	ELECTRIC OUTLET	HT	HEIGHT
BOT/	BOTTOM OF	EOS	EDGE OF SLAB	HVAC	HEATING, VENTILATION, AIR CONDITIONING
BPG	BACK-PAINTED GLASS	EP	ELECTRICAL PANEL	HW	HOT WATER
BSMT	BASEMENT	EQ	EQUAL	HWC	HIGH IMPACT WALL PROTECTION
BUR	BUILT-UP ROOFING	EQUIP	EQUIPMENT	I	INSIDE DIAMETER
C	COMPLETED WITH	ETC	ET CETERA	IFRM	INTUMESCENT MASTIC FIRE-RESISTIVE COATING
C/W	COMPLETED WITH	ETZ	EPOXY TERRAZZO FLOORING	IGU	INSULATED GLASS UNIT
CAB	CABINET	EW	EACH WAY	INCAND	INCANDESCENT
CB	CATCH BASIN	EWC	ELECTRIC WATER COOLER	INSUL	INSULATION
CCTV	CLOSED CIRCUIT TELEVISION	EXH	EXHAUST	INT	INTERIOR
CEM	CEMENT	EXIST	EXISTING	INV	INVERT
CF/CI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	EXP	EXPANSION	J	JANITOR'S CLOSET
CF/IO	CONTRACTOR FURNISHED, OWNER INSTALLED	EXT	EXTERIOR, EXTERNAL	JAN	JANITOR'S CLOSET
CFM	CUBIC FEET PER MINUTE	F	FACE TO FACE	K	KITCHEN
CFMF	COLD-FORMED METAL FRAMING	FAAP	FIRE ALARM ANNUNCIATOR PANEL	L	LONG, LENGTH
CG	CORNER GUARD	FAB	FABRIC	LAM	LAMINATE(D)
CGS	COMPOSITE GLASS SURFACING FABRICATION	FAB-BB	BLACK OUT SHADE FABRIC	LAV	LAVATORY
CHK	COAT HOOKS	FAB-S	SHADE FABRIC	LH	LEFT HAND
CI	CAST IRON, CURB INLET	FCO	FLOOR CLEANOUT	LIB	LIBRARY
CIP	CAST-IN-PLACE	FCT-A	FLOOR FOLDING CHANGE TABLE	LIN	LINOLEUM FLOORING
CJ	CONTROL JOINT	FCT-I	INFANT FOLDING CHANGE TABLE	LK	LOCKER
CL	CENTER LINE	FD	FLOOR DRAIN	LL	LIVE LOAD
CLF	CLEAR FINISH	FDC	FIRE DEPARTMENT CONNECTION	LONG	LONGITUDINAL
CLG	CEILING	FDN	FOUNDATION	LOC	LOCATION
CLO	CLOSET	FE	FIRE EXTINGUISHER	LPT	LOW POINT
CLR	CLEAR	FEC	FIRE EXTINGUISHER CABINET	LQR	LACQUER FINISH
CM	CENTIMETER	FF	FINISH FACE	LT	LIGHT
CMT	CERAMIC MOSAIC TILE	FFAP	FABRIC FACED ACOUSTIC PANELS	LTPG	LAMINATED TEMPERED SAFETY GLASS
CMU	CONCRETE MASONRY UNIT	FH	FIRE HYDRANT	LVR	LOUVER
CO	CLEANOUT	FHC	FIRE HOSE CABINET	LVT	LUXURY VINYL TILE
COL	COLUMN	FG	ENTRANCE FLOOR GRILLES	M	METER
CONC	CONCRETE	FILM	GLAZING FILM	MACH	MACHINE
CONF	CONFERENCE	FIN	FINISH(ED)	MAINT	MAINTENANCE
CONT	CONTINUOUS	FL	FLOOR	MATL	MATERIAL
COORD	COORDINATE	FLR-INT	ENTRANCE FLOOR MAT	MAX	MAXIMUM
COR	CORRUGATED METAL	FLT	FELT WALL COVERING	MB	MARKER BOARD
MTL	METAL	FLUOR	FLUORESCENT	MBWC	MARKER BOARD WALL COVERING
CORR	CORRIDOR	FO	FINISHED OPENING	MCP	METAL CEILING PANEL
CP	CARPET	FOC	FACE OF CURB	MDF	MEDIUM DENSITY FIBREBOARD
CPT	CARPET TILES	FOF	FACE OF FINISH	MECH	MECHANICAL
CQS	COMPOSITE QUARTZ SURFACING FABRICATION	FOM	FACE OF MASONRY	MEL	MELAMINE
CRL	CRASH RAIL	FOS	FACE OF SLAB/ FACE OF STUD	MEMB	MEMBRANE
CTL	CERAMIC TILE	FP	FIRE PROTECTION/FIREPROOF FABRICATION	MEP	MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION
CTR	CENTER/CONTOUR	FRG	FIRE RESISTIVE GLASS	MEZZ	MEZZANINE
CU	CUBIC	FRMG	FRAMING		
CW	COLD WATER PIPING/CHEMICAL WASTELINE	FRTW	FIRE RETARDANT TREATED WOOD		
CWP	CEMENTITIOUS WOOD FIBER PANELS	FSS	FOLDING SHOWER SEATS		
CWS	CURTAIN WALL SYSTEM	FT	FOOT (FEET) FIRE TREATED		
		FTG	FOOTING		
		FURG	FURRING		
		FURN	FURNISH, FURNITURE		
		FUT	FUTURE		

MFR	MANUFACTURER	RH	RIGHT HAND	UNEX	UNEXCAVATED
MG	GLASS MARKER BOARD	RM	ROOM	UNFIN	UNFINISHED
MGL	MAGNETIC GLASS MARKER BOARD	RO	ROUGH OPENING	UNLESS	UNLESS NOTED OTHERWISE
MH	MANHOLE	ROW	RIGHT OF WAY	UR	URINAL
MHO	MAGNETIC HOLD OPEN	RSF	RESILIENT SHEET FLOORING	UTIL	UTILITY
MIN	MINIMUM	RSSF	RESILIENT SAFETY SHEET FLOORING	V	V
MISC	MISCELLANEOUS	RTF	RUBBER TILE FLOOR	VB	VINYL BASE
MM	MILLIMETER	RVL	REVEAL	VCT	VINYL COMPOSITION TILE
MO	MASONRY OPENING	RWB	RUBBER TILE FLOOR OPERATED	VENT	VENTILATION
MOH	MOP HOLDER	RWB	DUAL ROLLER WINDOW SHADES AND BLACKOUT BLINDS, MANUAL OPERATED	VERT	VERTICAL
MTL	METAL	RWB	DUAL ROLLER WINDOW SHADES AND BLACKOUT BLINDS, MOTORIZED	VEST	VESTIBULE
MTL-LK	METAL LOCKERS	RWB-M	DUAL ROLLER WINDOW SHADES AND BLACKOUT BLINDS, MOTORIZED	VIF	VERIFY IN FIELD
MTL-TP	METAL TOILET PARTITIONS AND URINAL SCREENS	RWF	RESILIENT WOOD FLOOR	VNR	VENEER
MTLG	METAL GRILLE PANEL	RWS	ROLLER WINDOW SHADE, MANUAL OPERATED	VOL	VOLUME
MWP	METAL WALL PANEL	RWS-M	ROLLER WINDOW SHADE, MOTORIZED	VS	VISION STRIPS
M1	UNFRAMED MIRRORS			VWC	VINYL WALL COVERING
M2	TILTED MIRRORS			W	WEST
N	NORTH			W/	WITH
NA	NOT AVAILABLE			WO	WITHOUT
NIC	NOT IN CONTRACT			WCSS	SOLID SURFACE WALL COVERING
NO	NUMBER			WCV	WALL COVERING
NOM	NOMINAL			WD	NATURAL WOOD AND VENEER FINISH
NTS	NOT TO SCALE			WD-LK	WOOD VENEER LOCKERS
O	OUT TO OUT			WD-TP	WOOD VENEER TOILET PARTITIONS AND URINAL SCREENS
O/O	OUT TO OUT			WG	WALL GUARD
OC	ON CENTER			WH	WATER HEATER
OD	OUTSIDE DIAMETER			WI	WROUGHT IRON
OF/CI	OWNER FURNISHED, CONTRACTOR INSTALLED			WPM	MEMBRANE WATERPROOFING
OF/OI	OWNER FURNISHED, OWNER INSTALLED			WPG	FIRE RESISTIVE MATERIAL
OFF	OFFICE			WR	WASTE RECEPTACLE
OPH	OPPOSITE HAND			WSC	WAINSCOT
OPN	OPENING			WT	WEIGHT
OPP	OPPOSITE			WTF	WELED WIRE FABRIC
ORD	OVERFLOW ROOF DRAIN			WWM	WELED WIRE MESH
O/H	OVERHEAD			X	X
P	PUBLIC ADDRESS			Y	BY
PA	PARAPET, PARALLEL			YD	YARD
PAR	PARAPET, PARALLEL			YR	YEAR
PCC	PRE-CAST CONCRETE			Z	Z
PCT	PRECAST TILE			ZN	ZINC
PCTZ	PRECAST EPOXY TERRAZZO FLOORING				
PDO	POWER DOOR OPERATOR				
PERF	PERFORATED				
PERP	PERPENDICULAR				
PH-LK	PHENOLIC LOCKERS				
PH-TP	PHENOLIC TOILET PARTITIONS AND URINAL SCREENS				
PLAM	PLASTIC LAMINATE				
PLAM-L	PLASTIC LAMINATE LOCKERS				
PLAM-K	PLASTIC LAMINATE TOILET PARTITIONS AND URINAL SCREENS				
PLAS	PLASTER				
PLBG	PLUMBING				
PLYWD	PLYWOOD				
POL	POLISHED				
PREFAB	PREFABRICATE(D)				
PROJ	PROJECT				
PROP	PROPERTY				
PSD	PIT SCUPPER DRAIN				
PSH	PURSE SHELF				
PSS	POLYMER BASED SOLID SURFACE				
PT	PAINT(ING)				
PTD	PAPER TOWEL DISPENSER				
PTN	PARTITION				
PVC	POLYVINYL CHLORIDE				
PVG	PAVING				
PWCT	POWDER COAT FINISH				
Q	QUANTITY				
QT	QUARRY TILE				
QTY	QUANTITY				
R	THERMAL RESISTANCE, RADIUS, RISER				
RB	RUBBER BASE				
RBSF	RUBBER SPORTS FLOORING				
RC	REINFORCED CONCRETE				
RCP	REFLECTED CEILING PLAN				
RCPTN	RECEPTION				
RD	ROOF DRAIN				
REC	RECESSED				
REF	REFERENCE, REFRIGERATOR				
REINF	REINFORCE, REINFORCING				
REQ(D)	REQUIRE, REQUIRED				
RES	RESINIOUS FLOORING				
RESIL	RESILIENT				
REV	REVISION				
RFT	RUBBER TREADS, RISERS AND LANDINGS				

**MATERIALS**

	COMPACTED FILL EARTH WORK		CONTINUOUS WOOD FRAMING
	UNDISTURBED SOIL		BLOCKING OR SHIM
	GRAVEL POROUS FILL		FINISH WOODWORK
	SAND		PLYWOOD
	ASPHALT		PARTICLE BOARD
	STRUCTURAL CONCRETE		GYPSSUM WALLBOARD
	LIGHTWEIGHT CONCRETE		WATERPROOFING/ DAMPROOFING/ AIR MOISTURE BARRIER
	TERRAZZO		RIGID INSULATION
	CUT STONE		BATT INSULATION
	CAST STONE		CARPETING (LARGE SCALE)
	BRICK, COMMON FACE		RESILIENT FLOORING
	BRICK, GLAZED		PLASTIC LAMINATE
	CONCRETE MASONRY UNIT		GLASS
	STRUCTURAL CLAY TILE		ACOUSTICAL CEILING BOARD
	STEEL		WOOD FLOORING
	ALUMINUM/ORNAMENTAL METAL		SPRAY ON FIREPROOFING OR INSULATION
			EXTERIOR SHEATHING
			SOLID SURFACING

**SYMBOLS**

	AND BY (LOWERCASE)
	CENTER LINE
	DEGREE
	PLUS OR MINUS SQUARE FEET

**SYMBOLS LEGEND**

	COLUMN GRID DESIGNATION
	DOOR IDENTIFICATION TAG
	EQUIPMENT DESIGNATION
	NOTE TAGS
	BUILDING SECTION TAG
	WALL / DETAIL SECTION TAGS
	ENLARGED PLAN TAG
	EXTERIOR ELEVATION TAG
	INTERIOR ELEVATION TAG
	KEYNOTE TAG
	PARKING TAG

**GENERAL PROJECT NOTES**

- REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.
- DO NOT SCALE THE DRAWING. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.
- 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.
- 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.
- FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTED.
- COORDINATE EXACT SIZE AND PLACEMENT OF EQUIPMENT BASE AND HOUSEKEEPING PADS WITH EQUIPMENT TO BE PROVIDED.
- WHERE NEW GYPSSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASEMENT, THE FACE OF THE NEW GYPSSUM 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 GYPSSUM BOARD SHALL BE OFFSET AS REQUIRED TO PROVIDE FACE ALIGNMENT OF GYPSSUM BOARD ON BOTH SIDES.
- LEVEL FLOORS SO THAT THEY DO NOT EXCEED A 1/4" VARIANCE IN A 10'-0" RADIUS.
- 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.
- ALL EXTERIOR STEEL HANDRAILS, GUARDRAILS, AND BOLLARDS SHALL BE GALVANIZED AND PAINTED UNLESS OTHERWISE NOTED.
- PARTITION TYPES AND FIRE RESISTIVE RATINGS INDICATED ON A WALL ARE TO BE CONTINUOUS FOR THE LENGTH AND HEIGHT OF A PARTITION.
- APPROVE FLOOR OUTLET LOCATIONS WITH ARCHITECT AND BUILDING MANAGEMENT PRIOR TO CORE DRILLING.
- OPENINGS IN A RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH A FIRE RESISTANT JOINT SYSTEMS OR PROTECTED WITH A FIRE RATED CHASE.
- EXIT SIGNS AND SMOKE DETECTORS LOCATED IN CEILINGS SHALL BE POSITIONED AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- 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.
- ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
- SEALANTS EXPOSED TO VIEW SHALL BE CUSTOM COLOR AS SELECTED BY THE ARCHITECT.
- COORDINATE LOCATION OF SEALANT AND COMPATIBILITY OF SEALANTS WITH ADJACENT WORK, INCLUDING MATERIALS AND OTHER OUTGOING SEALANTS.
- 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.
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES INSTALLED WITHIN 6" FROM A URINAL, WATER CLOSET, SINK OR LAVATORY SHALL BE MOISTURE SEALED.
- DO NOT HANG (SUPPORT) ANY ITEMS FROM METAL ROOF DECK. IT IS ACCEPTABLE TO ATTACH, I.E. CEILING SYSTEM WIRE HANGERS FROM JOISTS AND OR BEAMS. IF NO JOIST OR BEAM, PROVIDE A STEEL STRIP.

**KPMB Perkins & Will**

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STRUCTURAL	
RJC Engineers	
1545 Carling Ave., Suite 304, Ottawa, ON K1Z 9P9	
MEP	
Smith-Anderson	







**CONSULTANTS**

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 530, Ottawa, ON K1Z 1G3
PFS Studio	1777 W 3rd Ave., Vancouver, BC V5U 1K1
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**

**DREAM**  
30 Adelaide St. E., Suite 301,  
Toronto, ON M5C 3H1  
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 HCD 80% FLIGHT
10	2023-02-03	RESUBMITTED FOR SPA & NCC 90%

**NOTES**

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

**SITE / ZONING DATA**

	REQUIRED	PROVIDED
TOTAL LOT AREA	9,629 m <sup>2</sup>	9,629 m <sup>2</sup>
GROSS FLOOR AREA	38,275.26 m <sup>2</sup>	38,275.26 m <sup>2</sup>
FLOOR SPACE INDEX	3.97	3.97
LOT FRONTAGE ON ALBERT STREET	144.0 m	144.0 m
LOT FRONTAGE ON BOOTH STREET	77.9 m	77.9 m
LOT FRONTAGE ON LRT	138.6 m	138.6 m
LOT FRONTAGE ON EAST PROPERTY LINE	63.8 m	63.8 m
<b>PROPOSED BUILDING LENGTH AT GRADE ON ALBERT STREET</b>		
EAST TOWER (PARALLEL)	29.5 m	29.5 m
EAST TOWER (ANGLED)	43.3 m	43.3 m
WEST TOWER (PARALLEL)	42.7 m	42.7 m
WEST TOWER (ANGLED)	38.2 m	38.2 m
<b>PROPOSED BUILDING LENGTH AT GRADE ON BOOTH STREET</b>		
WEST TOWER	24.7 m	24.7 m
<b>PROPOSED BUILDING LENGTH AT GRADE ON LRT</b>		
EAST TOWER (PARALLEL)	42.7 m	42.7 m
EAST TOWER (ANGLED)	21.2 m	21.2 m
EAST TOWER (ANGLED)	15.2 m	15.2 m
WEST TOWER (PARALLEL)	46.2 m	46.2 m
WEST TOWER (ANGLED)	11.4 m	11.4 m
<b>PROPOSED BUILDING LENGTH AT GRADE ON EAST PROPERTY LINE</b>		
EAST TOWER	46.8 m	46.8 m
<b>SETBACK DATA</b>		
FRONT YARD (ALBERT STREET)	NO MIN	1.8m-4.9m
CORNER SIDE YARD SETBACK	NO MIN	0.0m-9.9m
EASTERLY INTERIOR SIDE YARD SETBACK	9.0m	9.0m
REAR YARD SETBACK (LRT)	NO MIN	10.0m
TOWER SETBACK FROM EASTERLY SIDE YARD	14.5m	15.7m
<b>TOWER DATA</b>		
TOWER SEPARATION	23.0m	55.3m
TOWER FLOORPLATE AREA	750 m <sup>2</sup> MAX	709 m <sup>2</sup>
<b>BUILDING HEIGHT</b>		
EAST TOWER AVERAGE GRADE		62.91 m
MIDPOINT OF EAST TOWER ROOF		167.52 m
EAST TOWER BUILDING HEIGHT	110 m	104.61 m
<b>WEST TOWER AVERAGE GRADE</b>		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>
<b>TOTAL AMENITY SPACE</b>		<b>5393.85 m<sup>2</sup></b>

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 1.5per	0 MIN, 910 MAX	124
RESIDENT BARRIER-FREE	N/A	0	8
TOTAL RESIDENTIAL			131
VISITOR RESIDENTIAL	0.1/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
<b>GRAND TOTAL</b>		<b>61 MIN</b>	<b>208</b>

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
<b>TOTAL TYP LOADING SPACES</b>	<b>1</b>	<b>1</b>

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
<b>REQUIRED SPACES</b>			
RESIDENTIAL	0.5/unit	304	
RETAIL	1/250 m <sup>2</sup>	5	
DAY CARE	1/250 m <sup>2</sup>	5	
<b>TOTAL REQUIRED</b>		<b>314</b>	
<b>PROVIDED SPACES</b>			
INTERIOR SECURE SPACES	MIN 25%	79	640
EXTERIOR SPACES	MAX 50%	N/A	122
<b>TOTAL PROVIDED</b>			<b>762</b>

NUMBER OF SPACES ABOVE AT GROUND LEVEL HORIZONTAL  
50% OF REQD 157

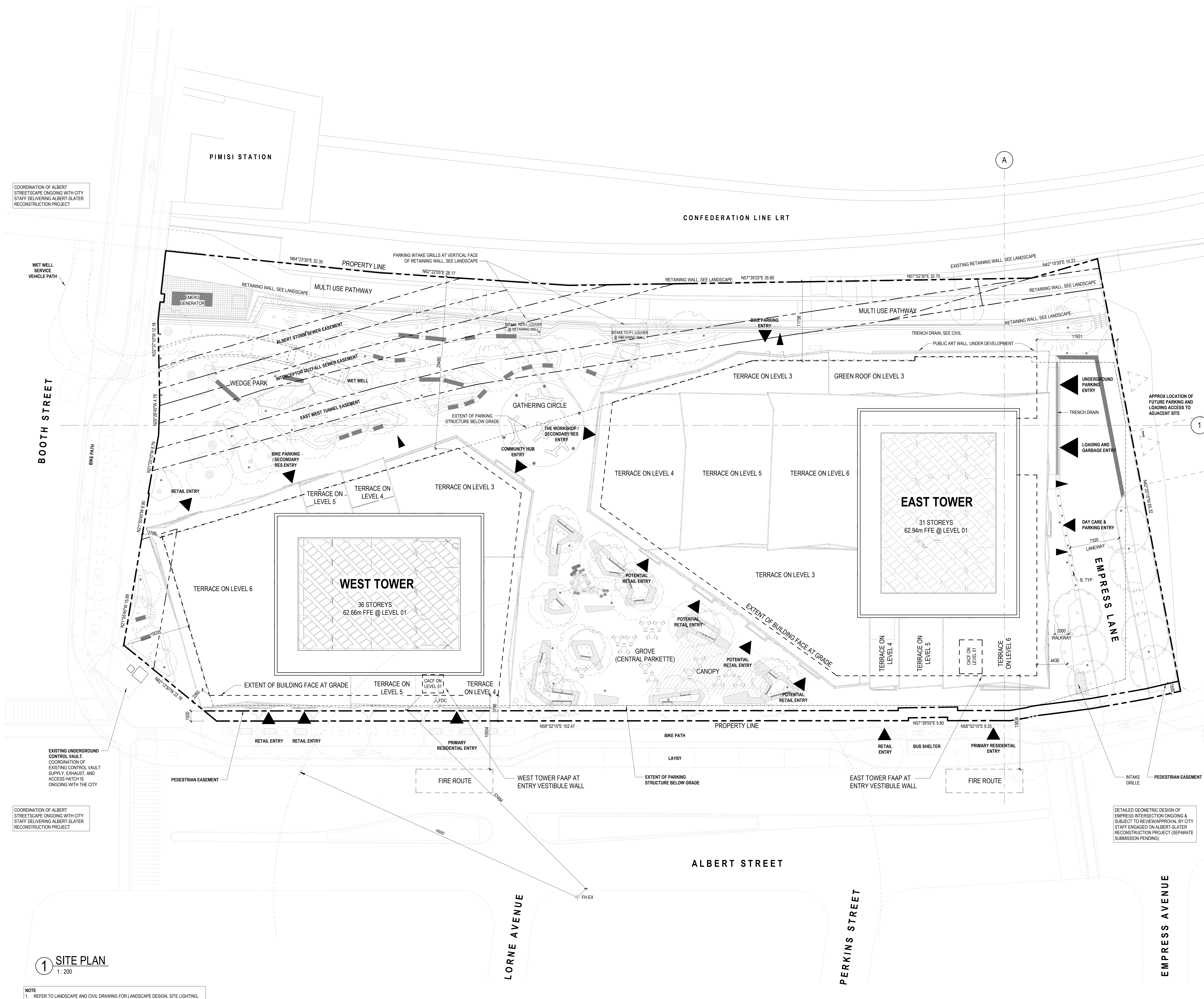
INTERIOR 35  
EXTERIOR 122  
TOTAL 157

**STORAGE LOCKERS**

<b>TOTAL:</b>	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	FIRE HYDRANT - EXISTING
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



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  
1. REFER TO LANDSCAPE AND CIVIL DRAWING FOR LANDSCAPE DESIGN, SITE LIGHTING, SITE SERVING, 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, Orillia, ON N2A 1M0
- CONTRACTOR: EllisDon, 2680 Queensview Dr., Ottawa, ON K2B 6J9

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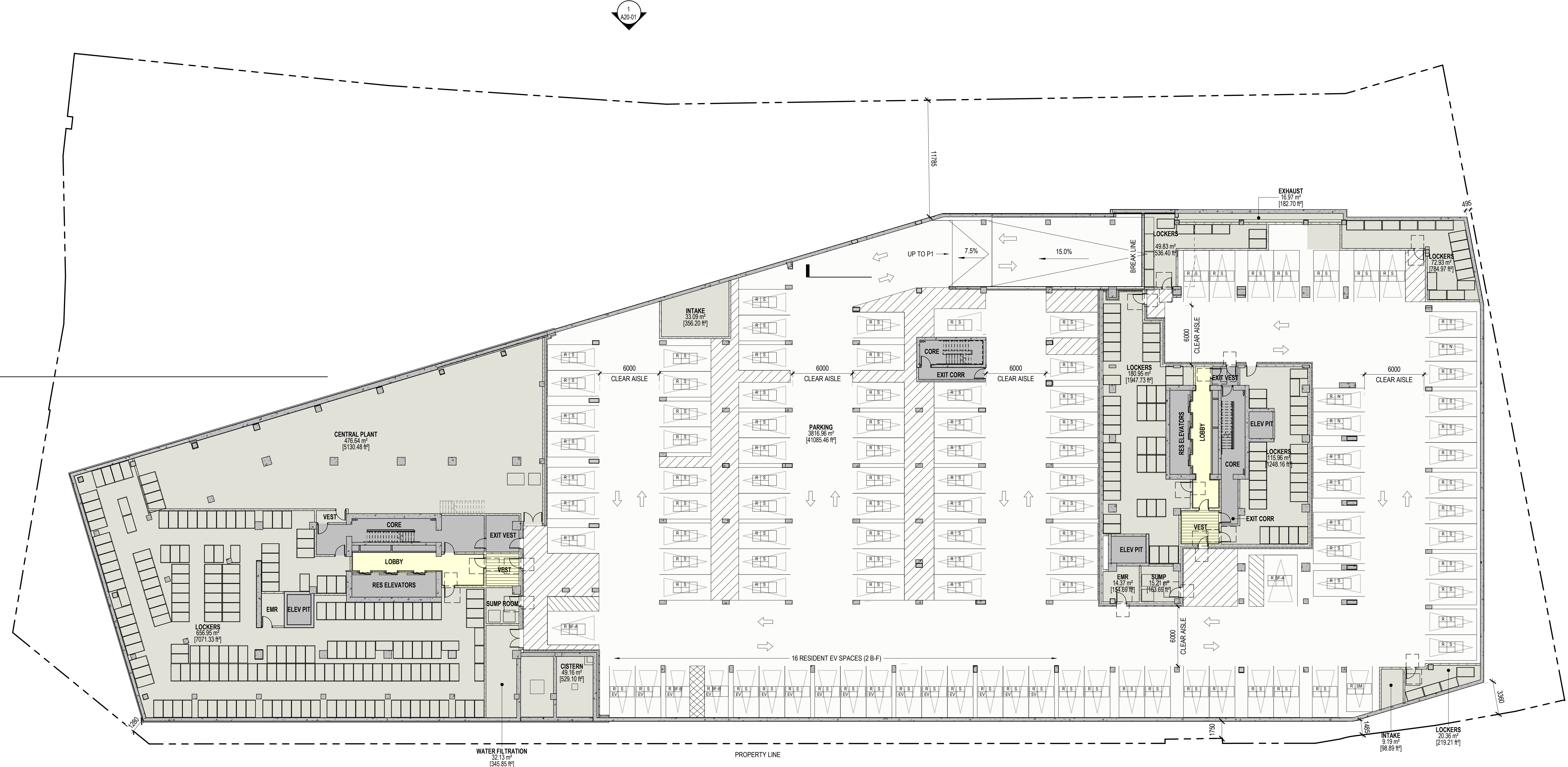
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5	2022-09-30	ISSUED FOR 100% SD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR MCO 99% FLUGTA
10	2023-02-03	RESUBMITTED FOR SPA & MCO 99%

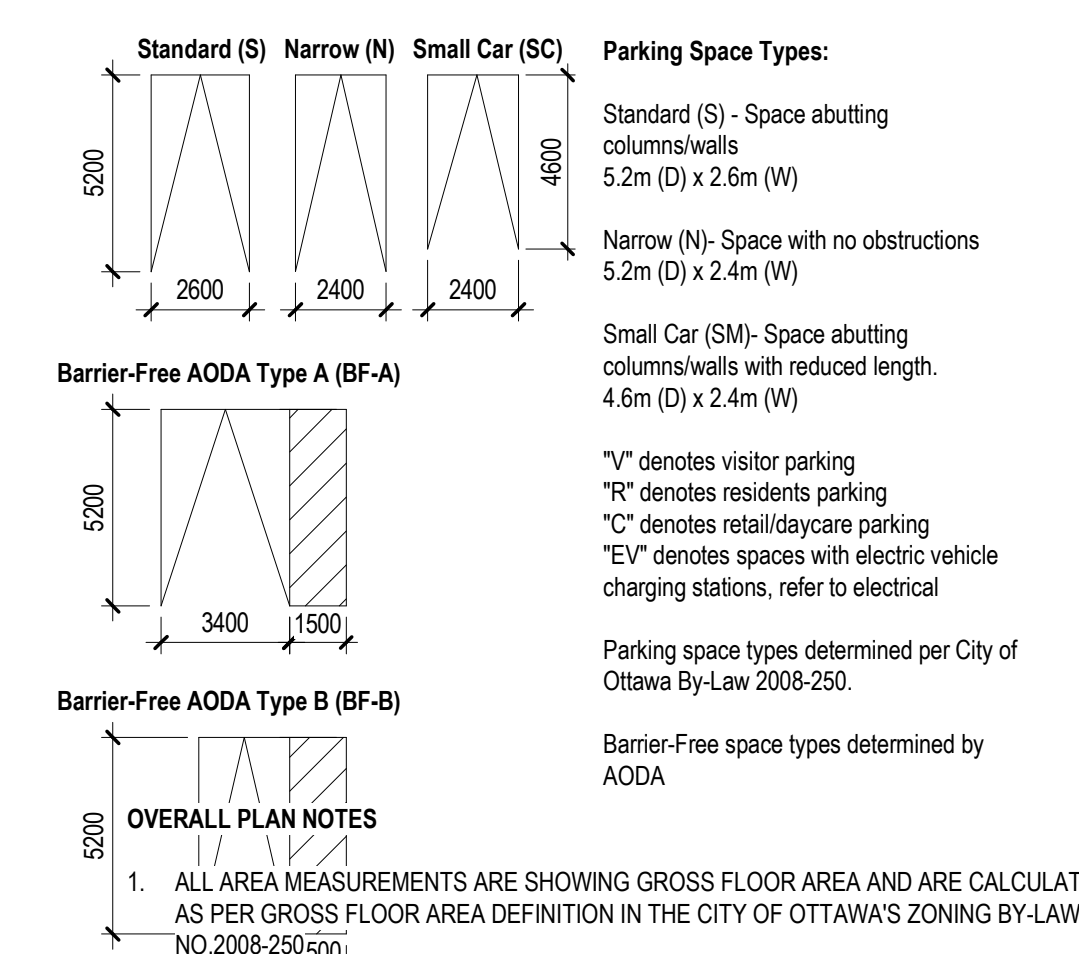
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**SPACE TYPE**

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



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

**LEVEL P2 FLOOR PLAN**

SHEET NUMBER: **A10-00A**

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**CONSULTANT**  
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**CONTRACTOR**  
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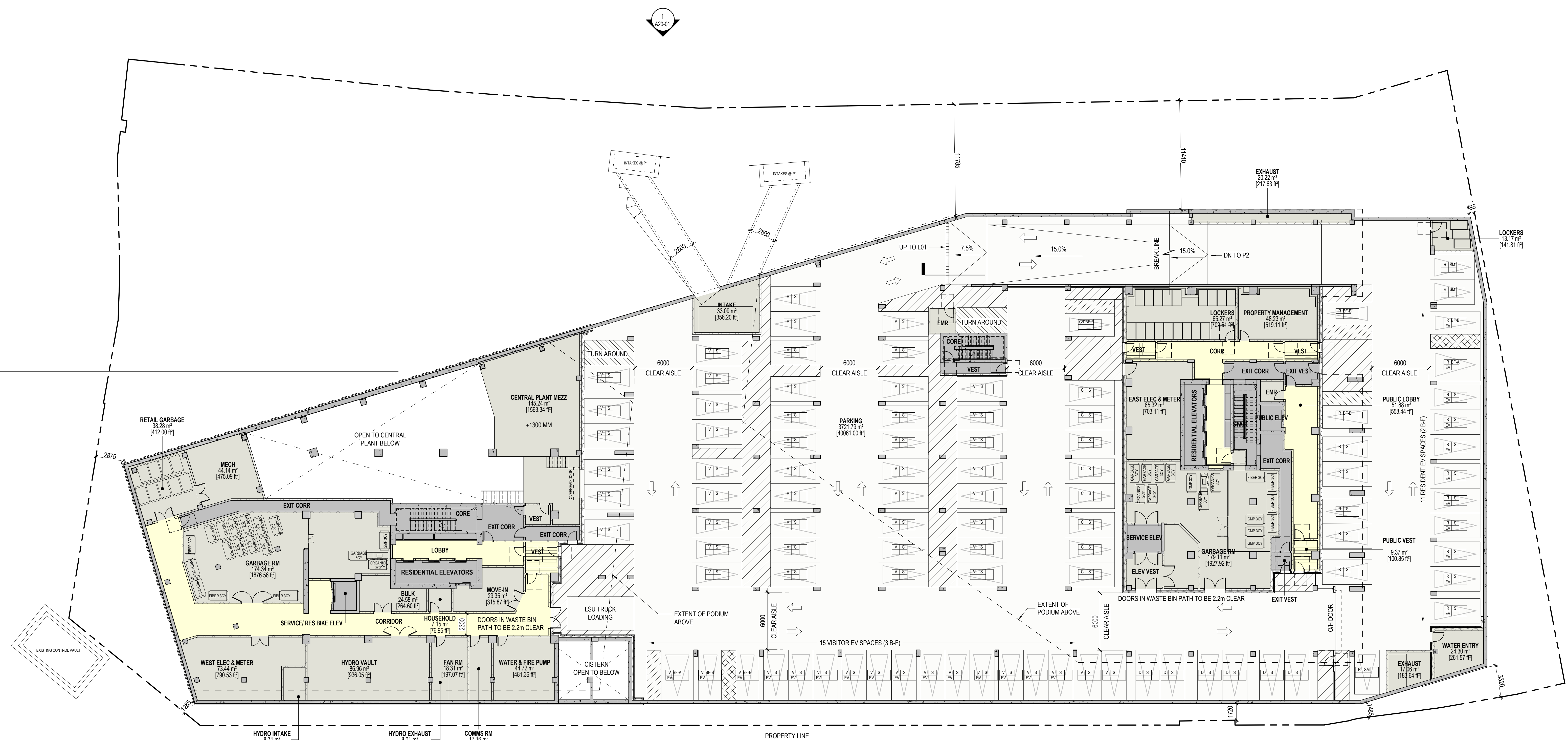
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5	2022-09-30	ISSUED FOR 100% SD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR NCD 90% PLUGITA
10	2023-02-03	RESUBMITTED FOR SPA & NCD 90%

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

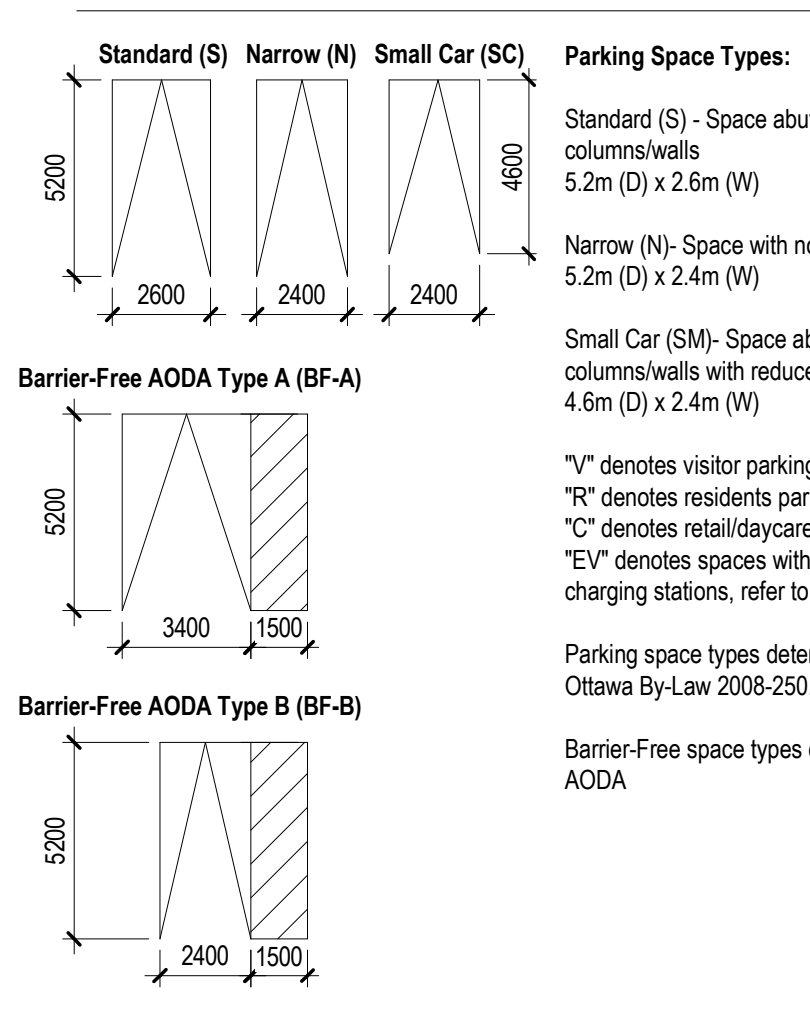
**SPACE TYPE**

A1	INDOOR AMENITY	MHI A2
A1D	M1	MHI A2D
A2	M2	MHI A3
A3	M3	MHI A3D
A3D	M3D	MS
BUILDING OPS	MS	OFFICE
CIRCULATION	MHI A1	PARKING
CORE	MHI A1D	RETAIL
DAY CARE		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 x 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 18 spaces  
P2 18 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

**LEVEL P1 FLOOR PLAN**

**SHEET NUMBER**

**A10-00B**



**CONSULTANTS**

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**CONSULTANT**  
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**CONTRACTOR**  
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TRUE NORTH

**ISSUE CHART**

NO.	DATE	DESCRIPTION
1	2023-04-29	ISSUED FOR SPA / ZBA / SPA
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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 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  
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- LANDSCAPING: PFS Studio  
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- CONSULTANT: Two Row Architect  
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- CONTRACTOR: EllisDon  
2680 Queensview Dr., Ottawa, ON K2B 6J9

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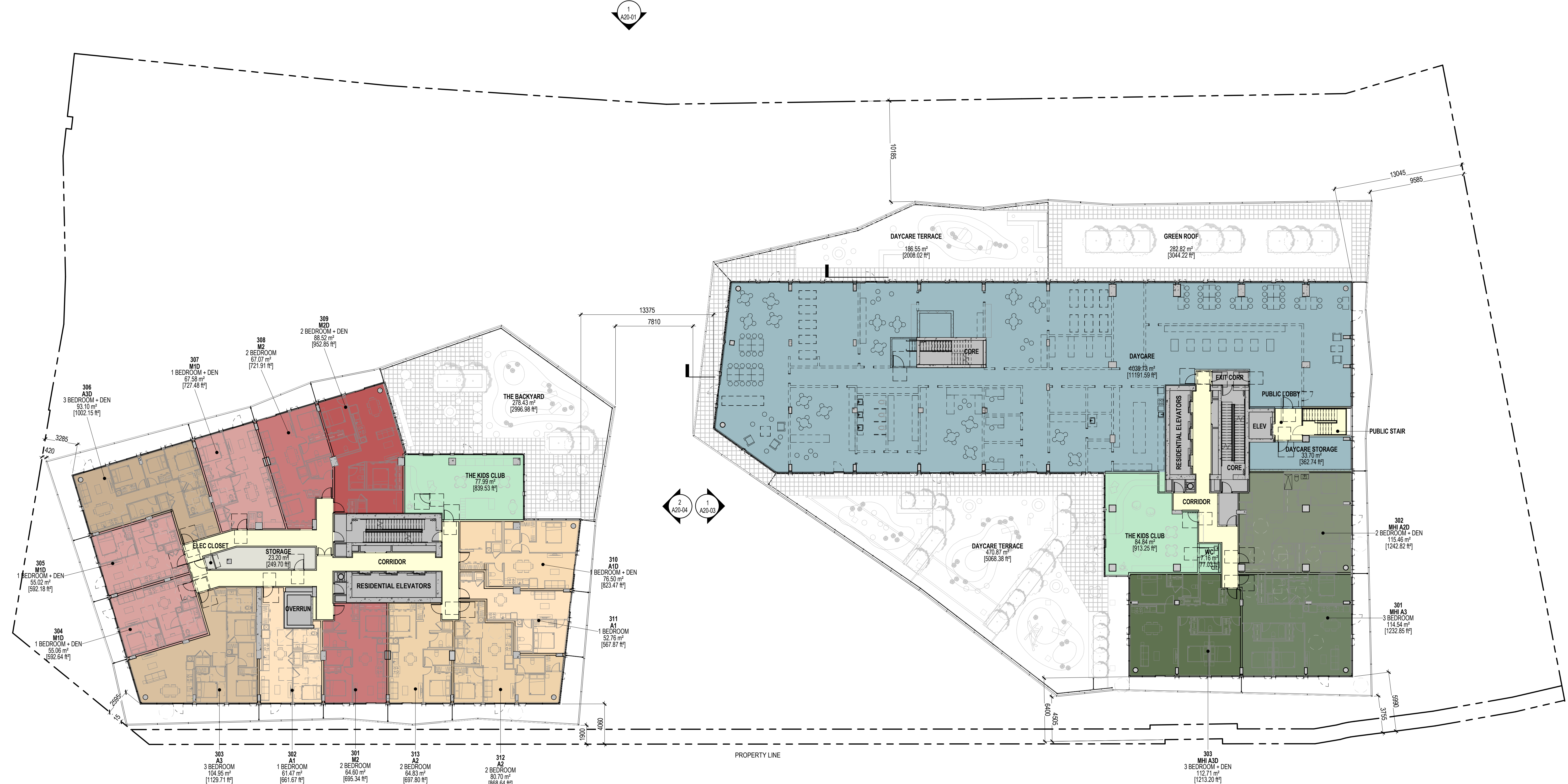
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5	2022-09-30	ISSUED FOR 100% DD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR MCO-99% FLUGTA
10	2023-02-03	RESUBMITTED FOR SPA & MCO-99%

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

**SPACE TYPE**

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



**1 LEVEL 03**  
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**

- 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 03 FLOOR PLAN**

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

**A10-03**



**CONSULTANTS**

- civil: TMIG, 8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
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- 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 N0A 1M0
- CONTRACTOR: EllisDon, 2680 Queensview Dr., Ottawa, ON K2B 6J9

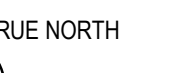
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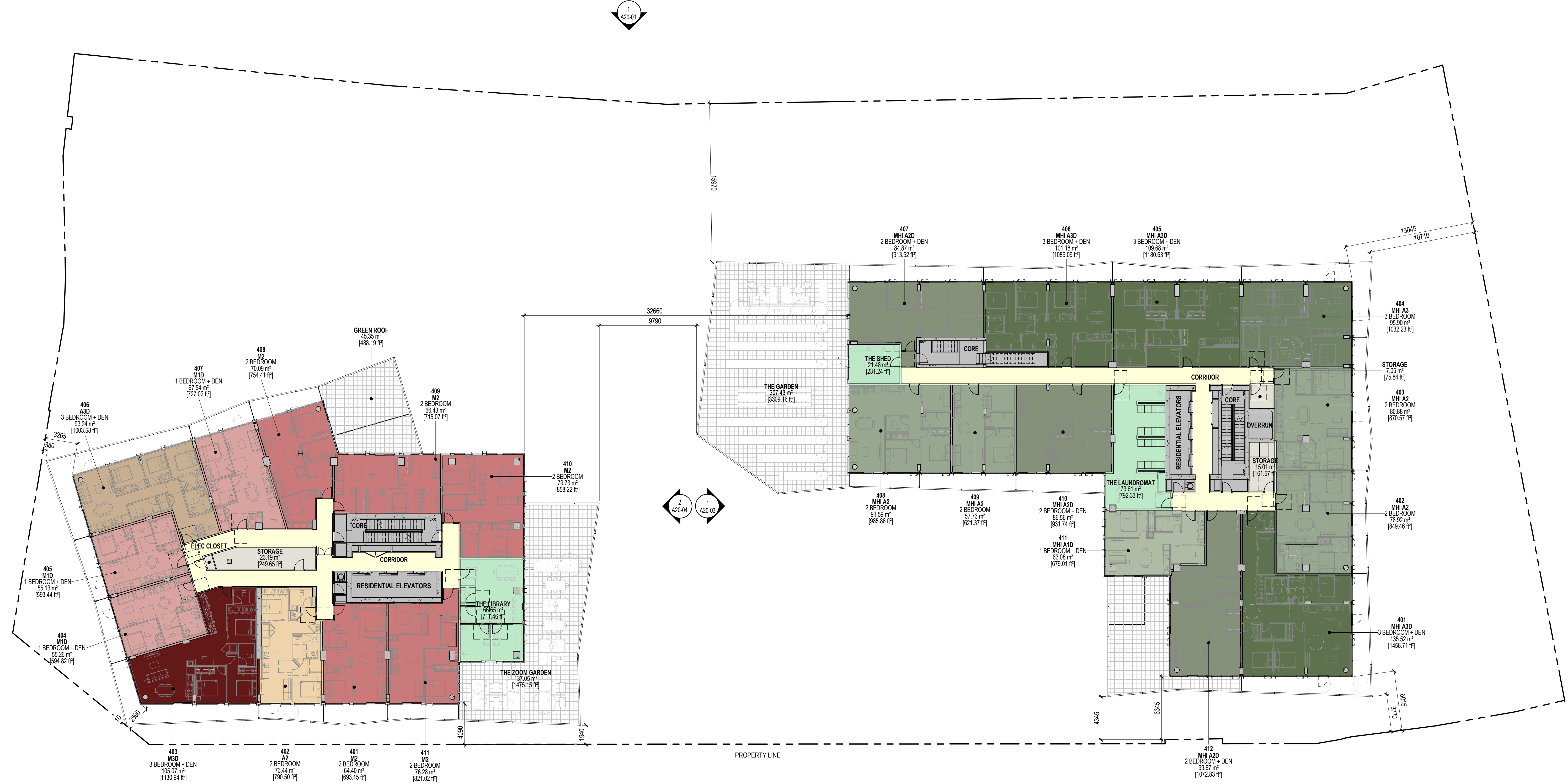
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5	2022-09-30	ISSUED FOR 100% DD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR MCO 99% FLIGHT
10	2023-02-03	RESUBMITTED FOR SPA & MCO 99%

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

**SPACE TYPE**

A1	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 04**  
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

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

**LEVEL 04 FLOOR PLAN**

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

**A10-04**

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**CONSULTANTS**

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- LANDSCAPING: PFS Studio  
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- CONSULTANT: Two Row Architect  
1804 6th Line, Oshawa, ON N4A 1M0
- CONTRACTOR: EllisDon  
2680 Queensview Dr., Ottawa, ON K2B 6J9

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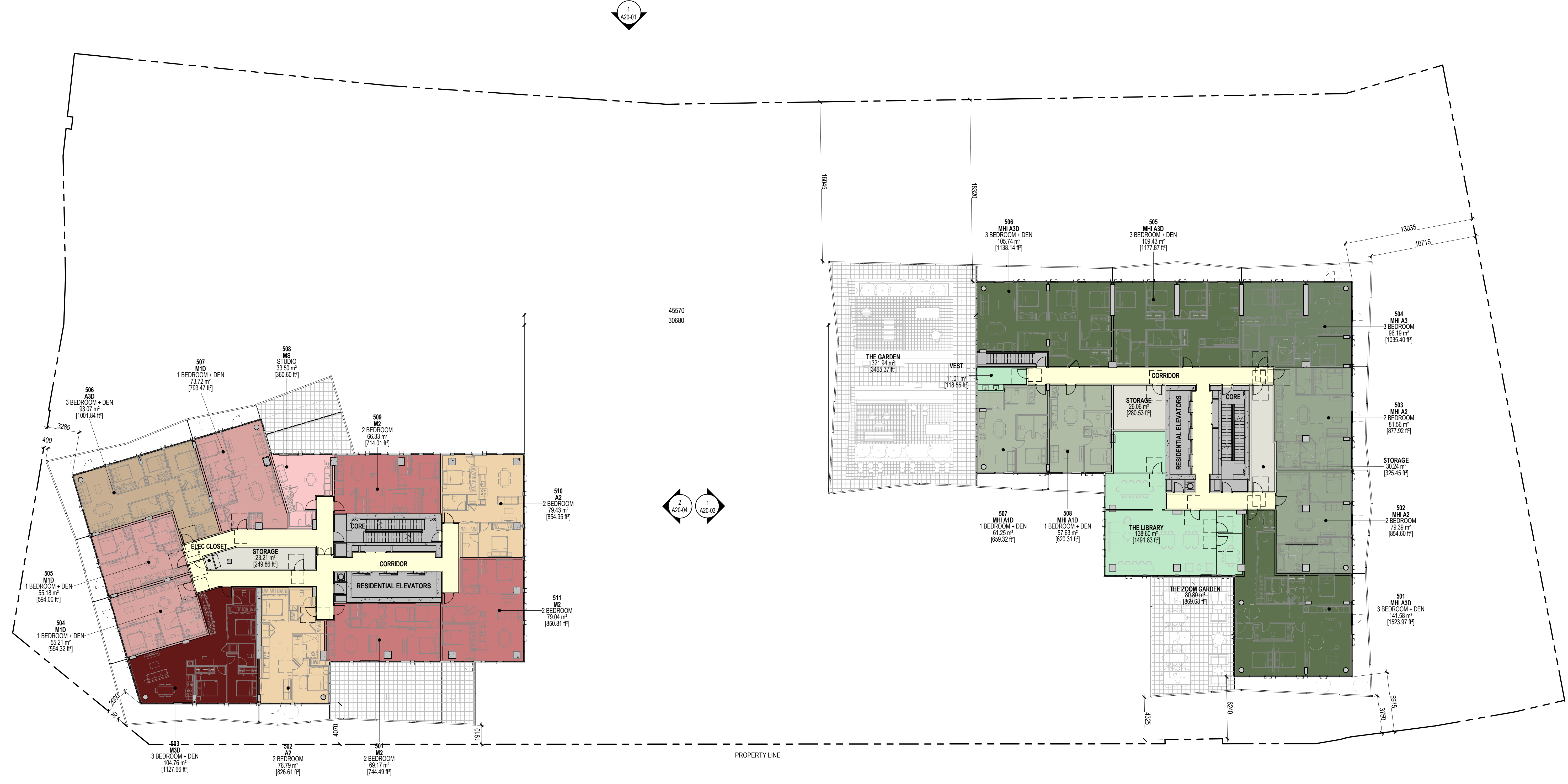
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7	2022-11-09	ISSUED FOR MCO 99% FLUGTA
10	2023-02-03	RESUBMITTED FOR SPA & MCO 99%

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 05**  
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

Job Number \_\_\_\_\_ TITLE \_\_\_\_\_  
**LEVEL 05 FLOOR PLAN**

SHEET NUMBER

**A10-05**

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**CONSULTANTS**

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8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
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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

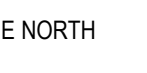
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**DREAM**  
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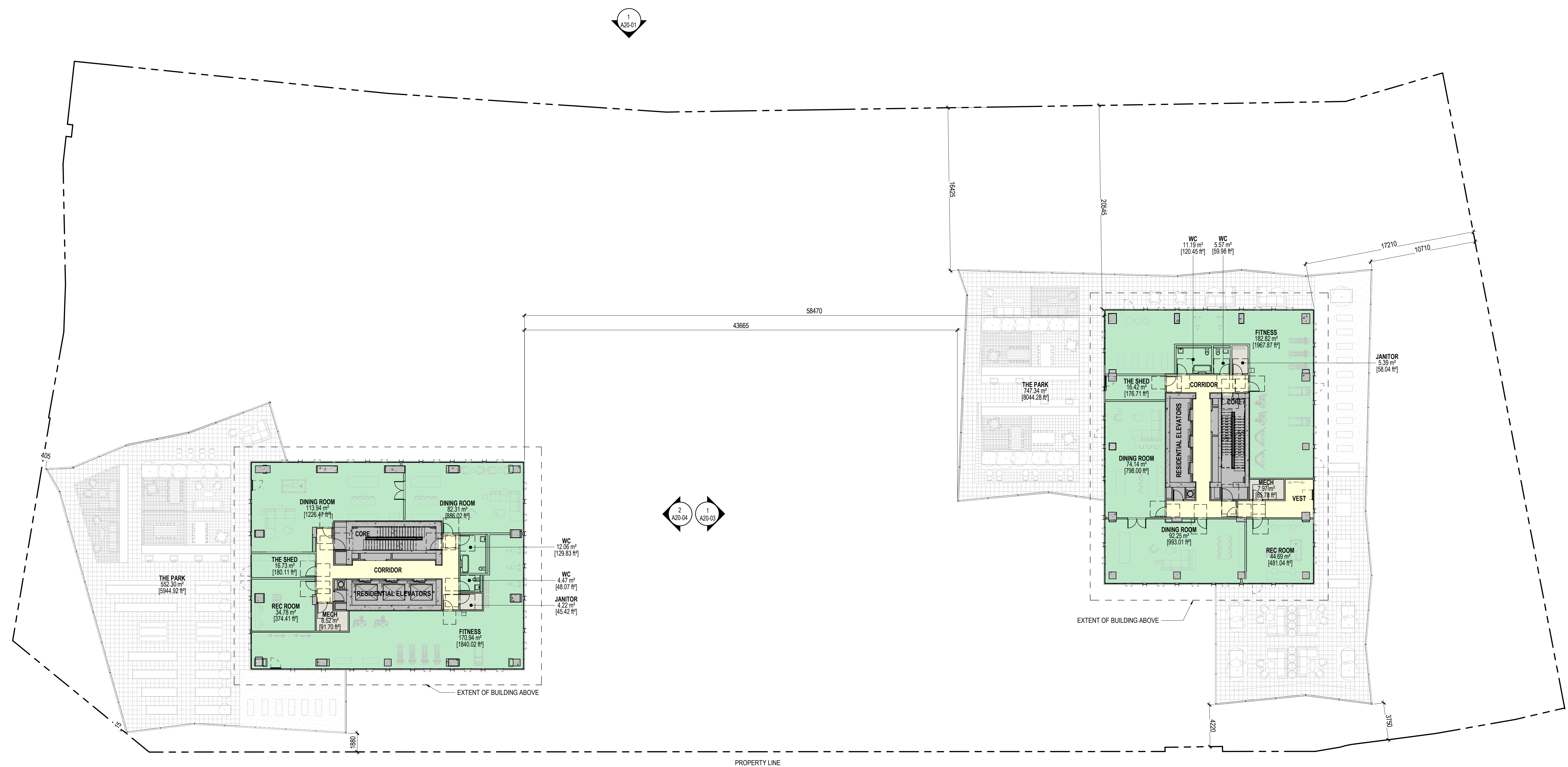
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NO.	DATE	DESCRIPTION
1	2022-04-23	ISSUED FOR SPA / ZBA / SPA
2	2022-05-27	ISSUED FOR 60% SD
3	2022-06-10	ISSUED FOR 100% SD
4	2022-08-19	ISSUED FOR 60% SD
5	2022-09-30	ISSUED FOR 100% SD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR MCO 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), 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**

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**CONSULTANTS**

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**DREAM**  
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Toronto, ON M5C 3H1

**KEYPLAN**



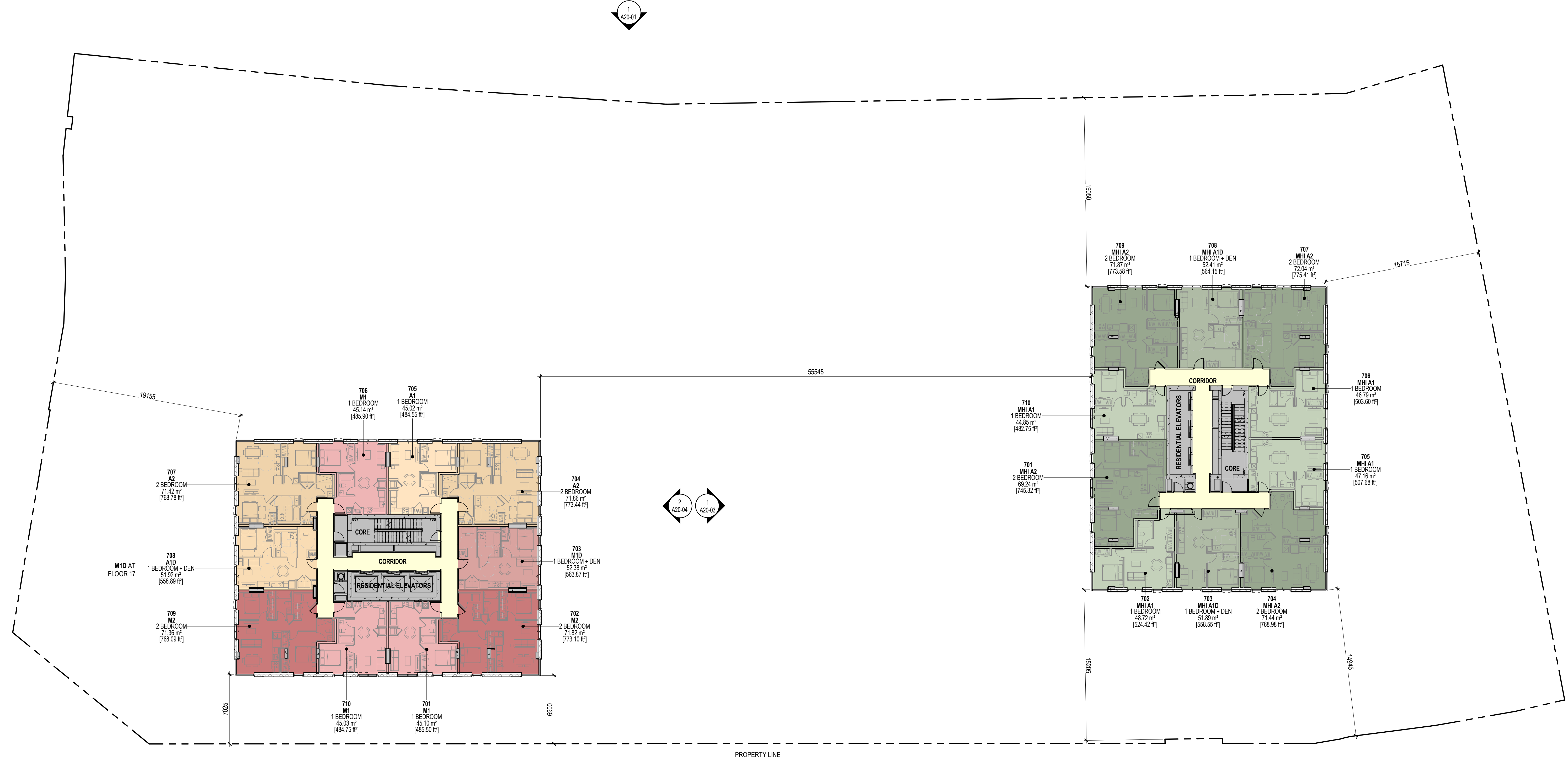
**ISSUE CHART**

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1	2023-04-23	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% 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



**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
- 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 07-17 FLOOR PLAN**

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

**A10-07**

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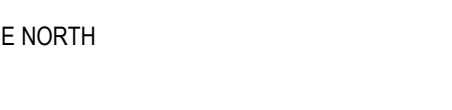
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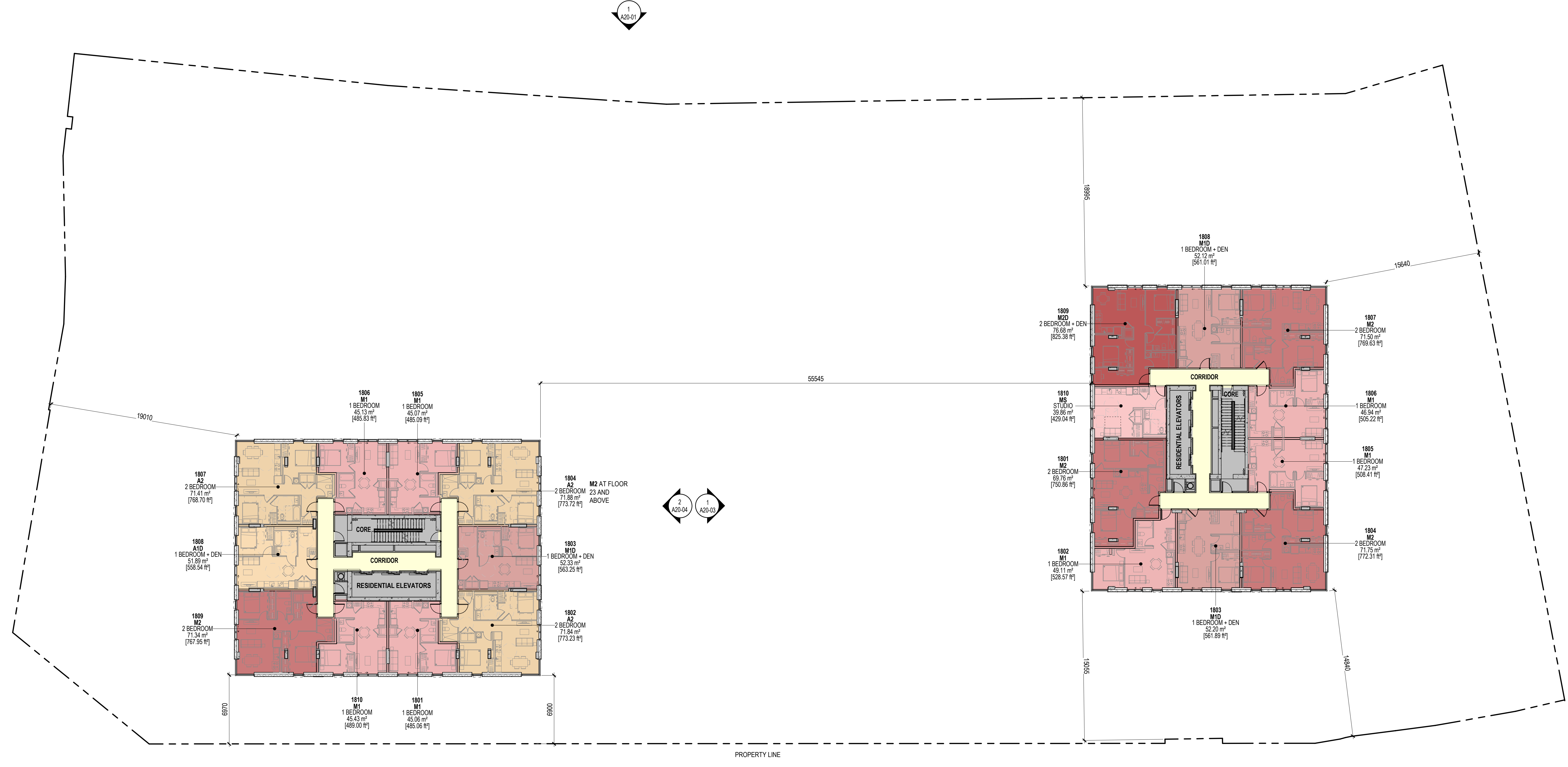
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5	2022-09-30	ISSUED FOR 100% DD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR MCO 99% FLUGATA
10	2023-02-03	RESUBMITTED FOR SPA & MCO 99%

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



**UNIT TYPE LEGEND**

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

**1 SPA - LEVEL 18 - 31**  
1:200

Job Number \_\_\_\_\_ TITLE \_\_\_\_\_  
**LEVEL 18-31 FLOOR PLAN**

SHEET NUMBER

**A10-08**

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Two Row Architect  
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**DREAM**  
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KEYPLAN



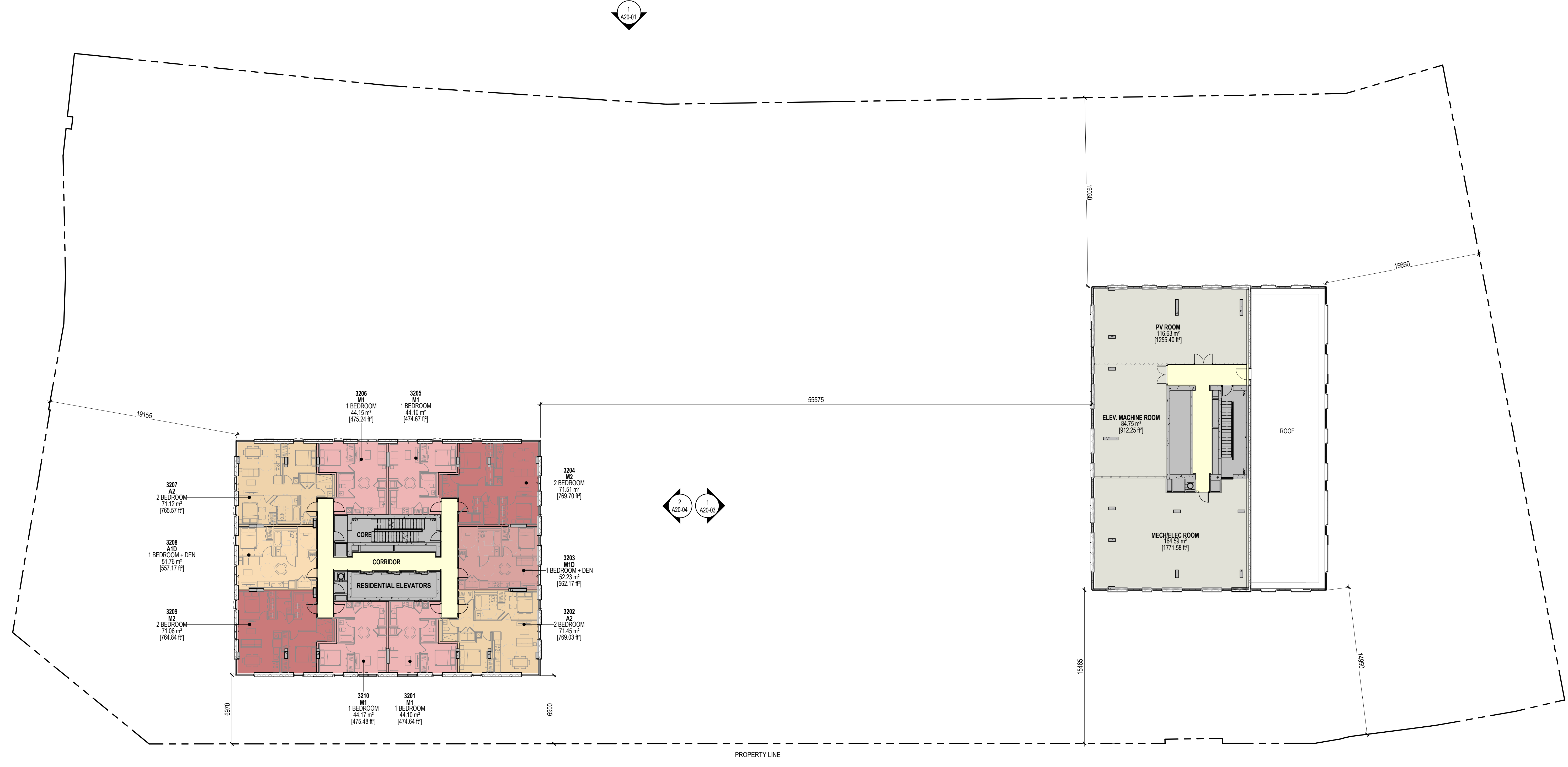
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5	2022-09-30	ISSUED FOR 100% DD
6	2022-11-09	ISSUED FOR SPA RESUBMISSION
7	2022-11-09	ISSUED FOR MCO 99% FLUGTA
10	2023-02-03	RESUBMITTED FOR SPA & MCO 99%

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 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**

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- CONTRACTOR**  
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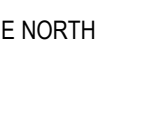
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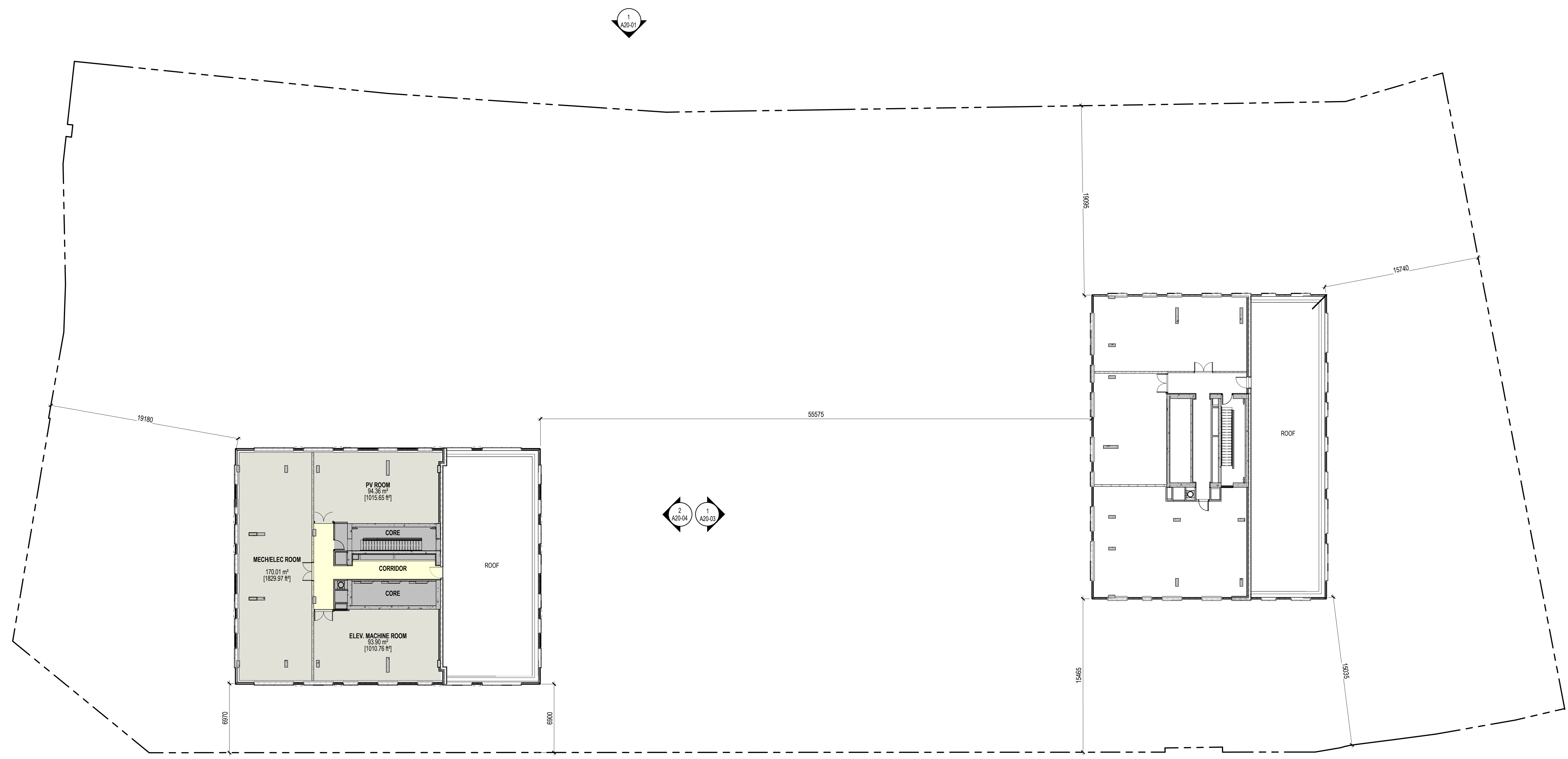
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**ISSUE CHART**

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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 90% PLUG/TA
10	2023-02-03	RESUBMITTED FOR SPA & MCO 90%

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



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



**CONSULTANTS**

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 1804 6th Line, Orillia, ON N2A 1M0
- CONTRACTOR**  
**EllisDon**  
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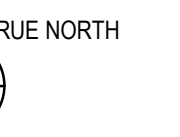
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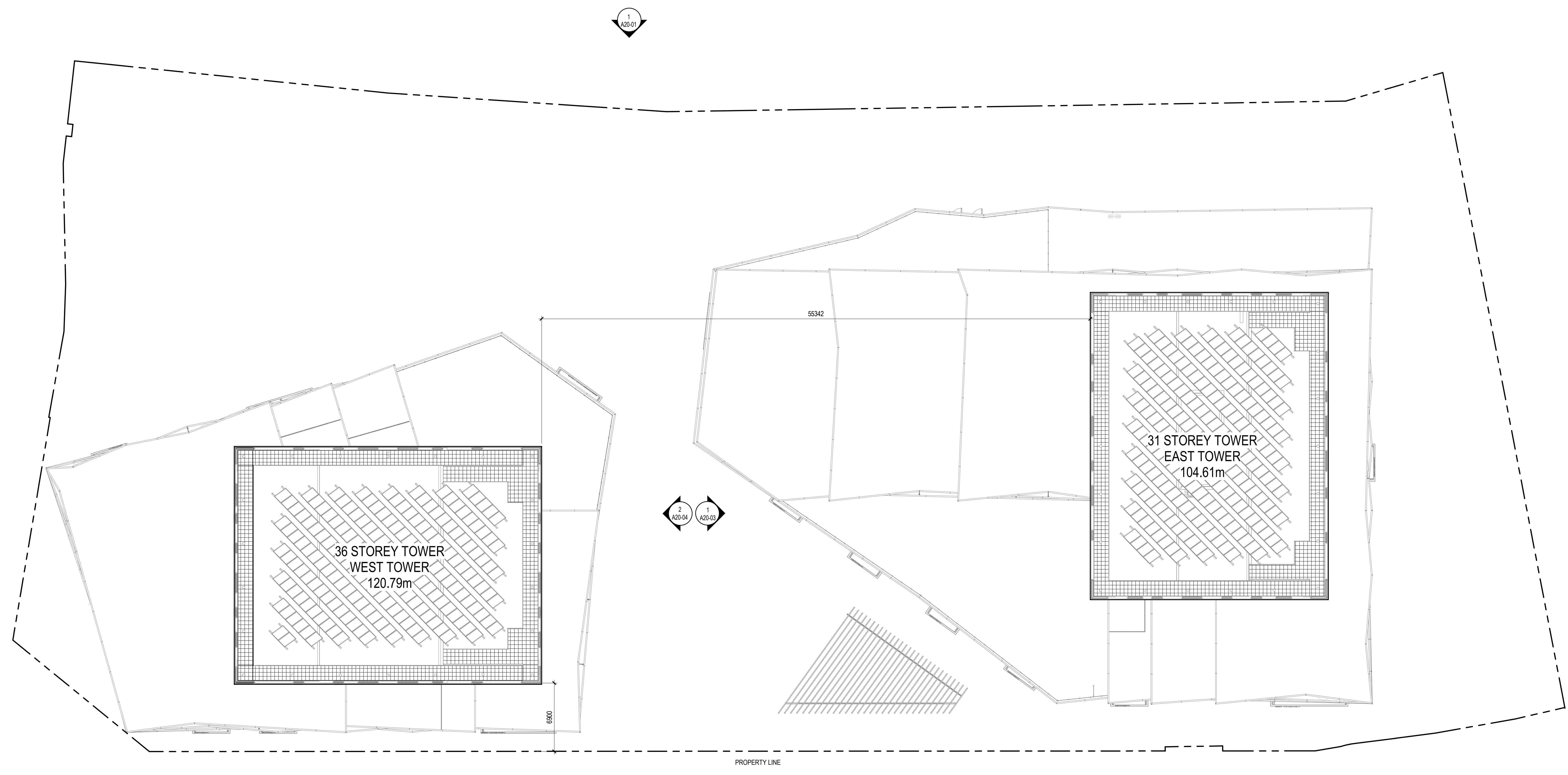
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7	2022-11-09	ISSUED FOR NCD 90% PLUGATA
10	2023-02-03	RESUBMITTED FOR SPA & NCD 90%

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



**1 ROOF PLAN**  
1:200



**CONSULTANTS**

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- MEP**  
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- LANDSCAPING**  
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- CONSULTANT**  
Two Row Architect  
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- CONTRACTOR**  
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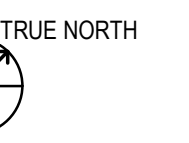
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**ISSUE CHART**

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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% 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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- CONSULTANT**  
Two Row Architect  
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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 MOC 90% FLIGHT
10	2023-02-03	RESUBMITTED FOR SPA & MOC 90%

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

**ELEVATIONS LEGEND**

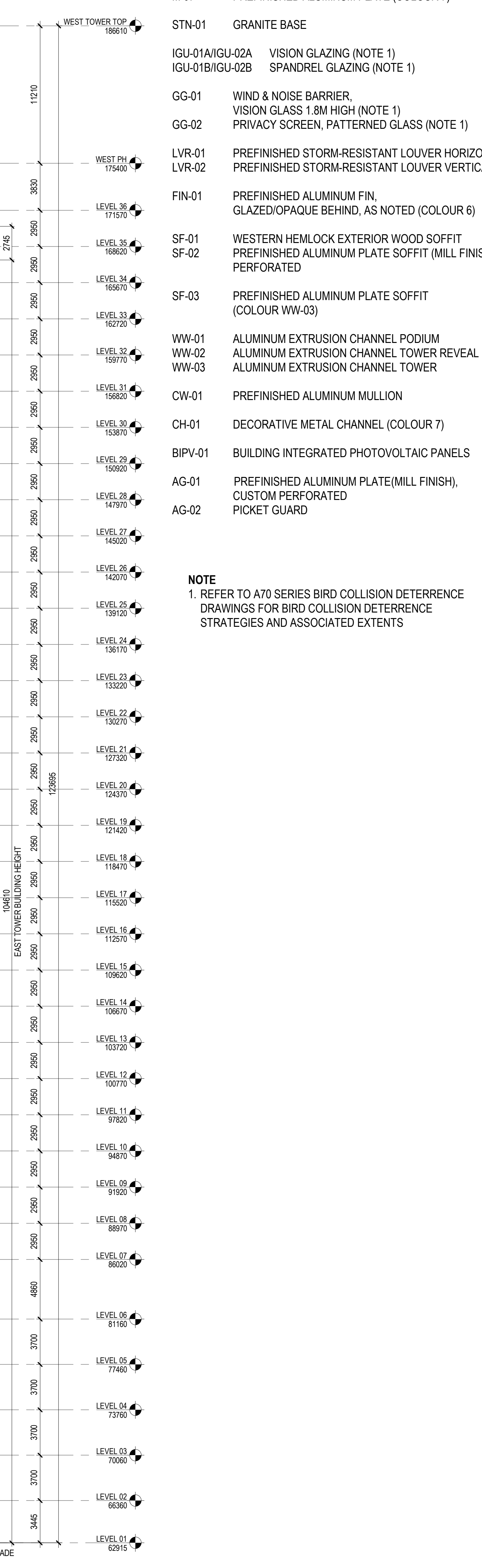
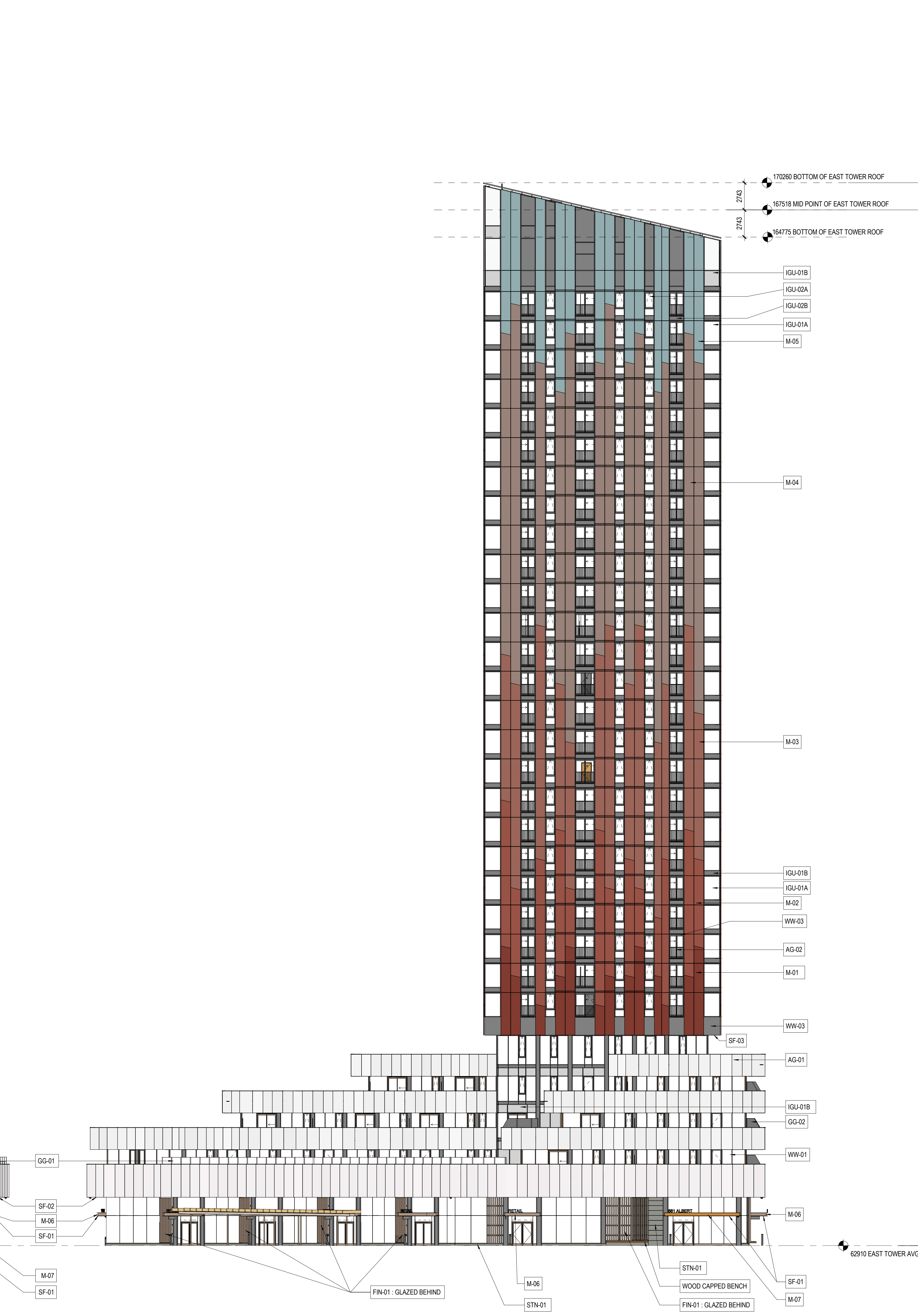
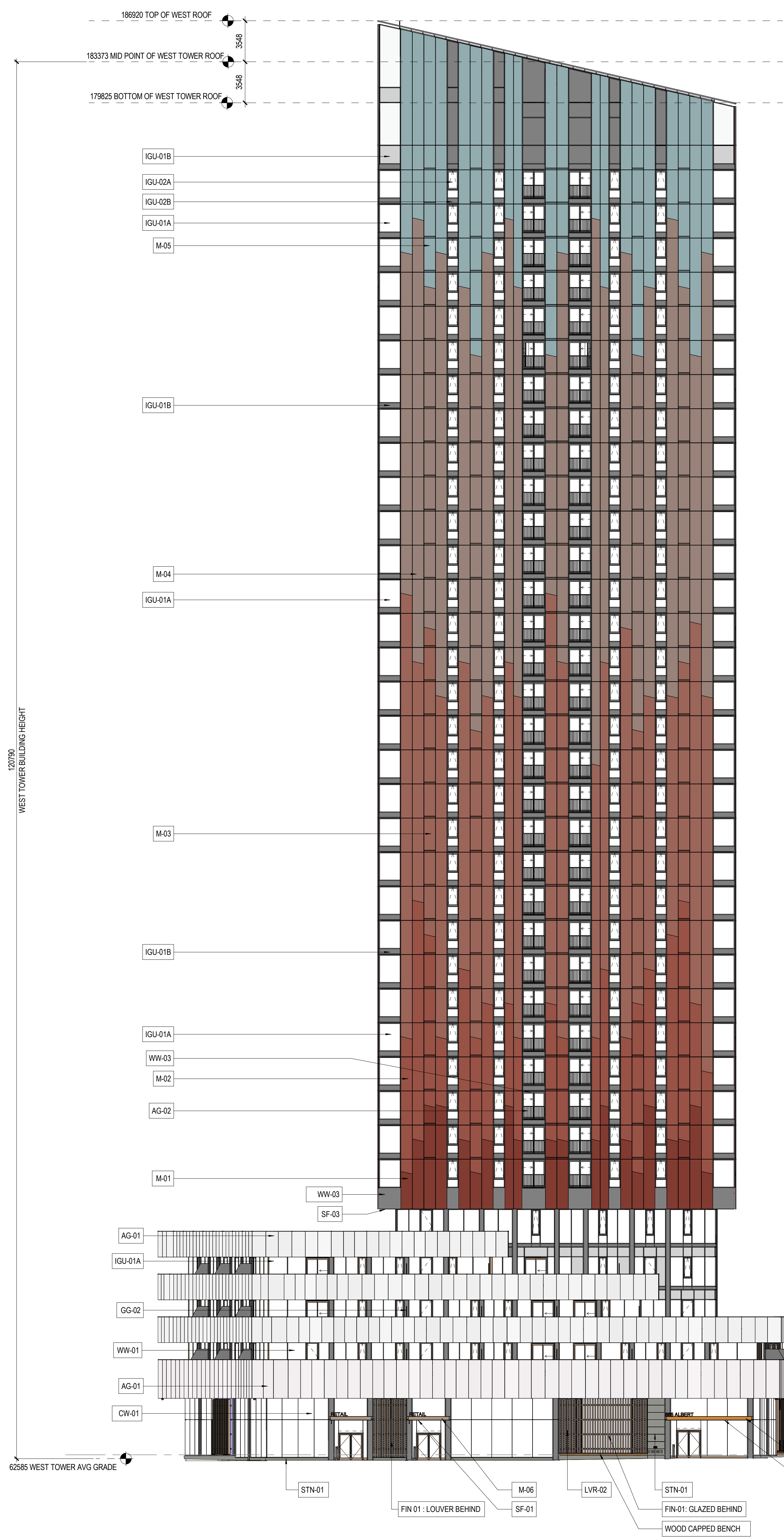
- M-01 PREFINISHED ALUMINUM PLATE (COLOUR 1)
- M-02 PREFINISHED ALUMINUM PLATE (COLOUR 2)
- M-03 PREFINISHED ALUMINUM PLATE (COLOUR 3)
- M-04 PREFINISHED ALUMINUM PLATE (COLOUR 4)
- M-05 PREFINISHED ALUMINUM PLATE (COLOUR 5)
- M-06 PREFINISHED ALUMINUM PLATE (COLOUR 6)
- M-07 PREFINISHED ALUMINUM PLATE (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 SOUTH ELEVATION**  
1:200



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**LEBRETON LIBRARY PARCEL**  
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**DREAM**  
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KEYPLAN



**ISSUE CHART**

NO.	DATE	DESCRIPTION
1	2023-04-23	ISSUED FOR SPA / 25% / 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 MOC 90% FLUGTA
10	2023-02-03	RESUBMITTED FOR SPA & MOC 90%

**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

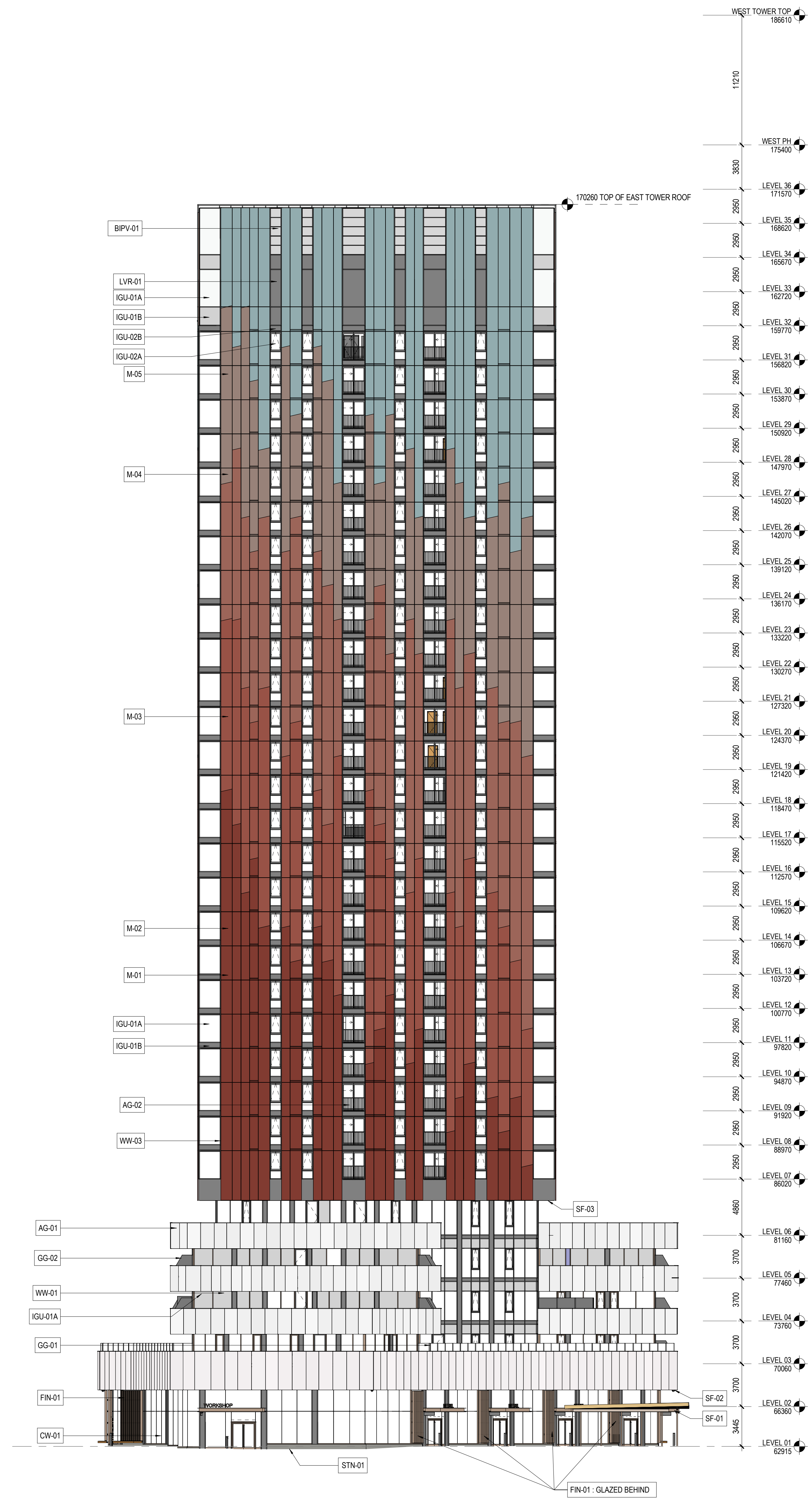
- CH-01 DECORATIVE METAL CHANNEL (COLOUR 7)

- BIPV-01 BUILDING INTEGRATED PHOTOVOLTAIC PANELS

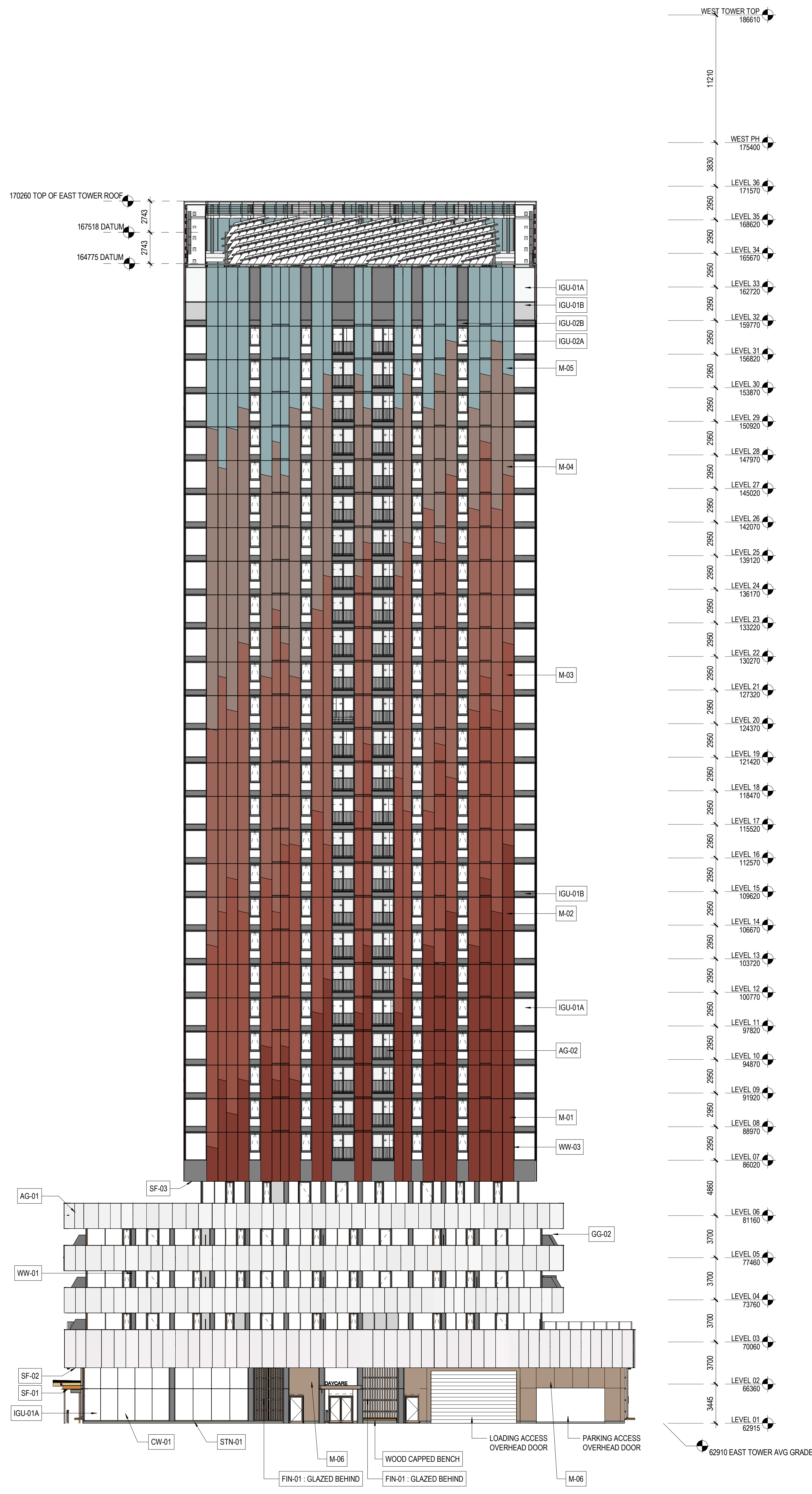
- AG-01 PREFINISHED ALUMINUM PLATE (MILL FINISH), CUSTOM PERFORATED PICKET GUARD
- AG-02

**NOTE**

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



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



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



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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
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7	2022-11-09	ISSUED FOR MCO 90% FLUGTA
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**ELEVATIONS LEGEND**

- M-01 PREFINISHED ALUMINUM PLATE (COLOUR 1)
- M-02 PREFINISHED ALUMINUM PLATE (COLOUR 2)
- M-03 PREFINISHED ALUMINUM PLATE (COLOUR 3)
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- M-07 PREFINISHED ALUMINUM PLATE (COLOUR 7)

- STN-01 GRANITE BASE
- IGU-01A/IGU-02A VISION GLAZING (NOTE 1)
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- SF-01 WESTERN HEMLOCK EXTERIOR WOOD SOFFIT
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- WW-03 ALUMINUM EXTRUSION CHANNEL TOWER

- CW-01 PREFINISHED ALUMINUM MULLION

- CH-01 DECORATIVE METAL CHANNEL (COLOUR 7)

- BIPV-01 BUILDING INTEGRATED PHOTOVOLTAIC PANELS

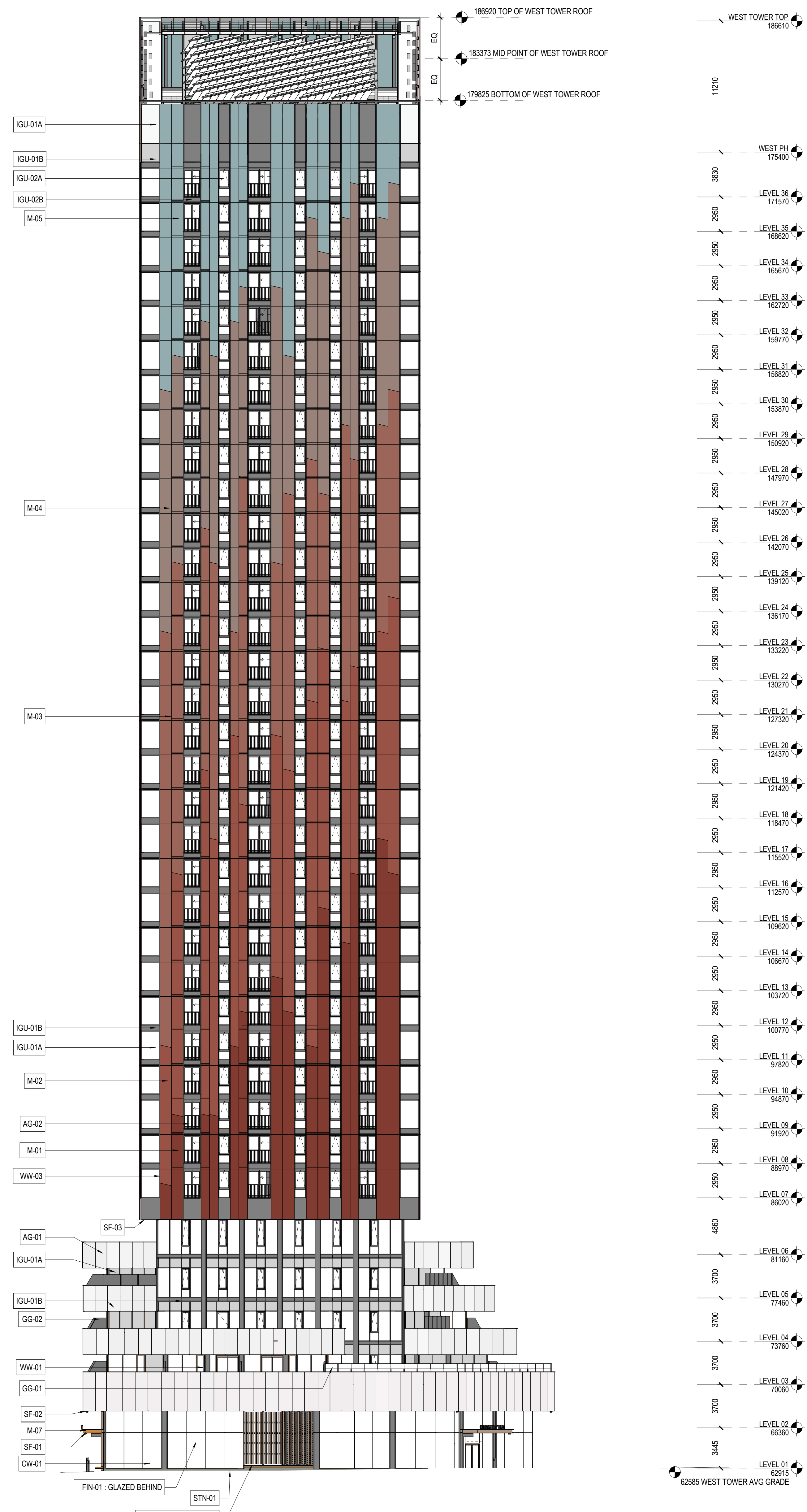
- AG-01 PREFINISHED ALUMINUM PLATE (MILL FINISH), CUSTOM PERFORATED
- AG-02 PICKET GUARD

**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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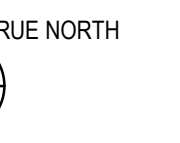
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KEYPLAN



**ISSUE CHART**

NO.	DATE	DESCRIPTION
1	2023-04-23	ISSUED FOR SPA / ZBA / SPA
2	2022-05-27	ISSUED FOR 60% SD
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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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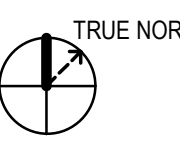
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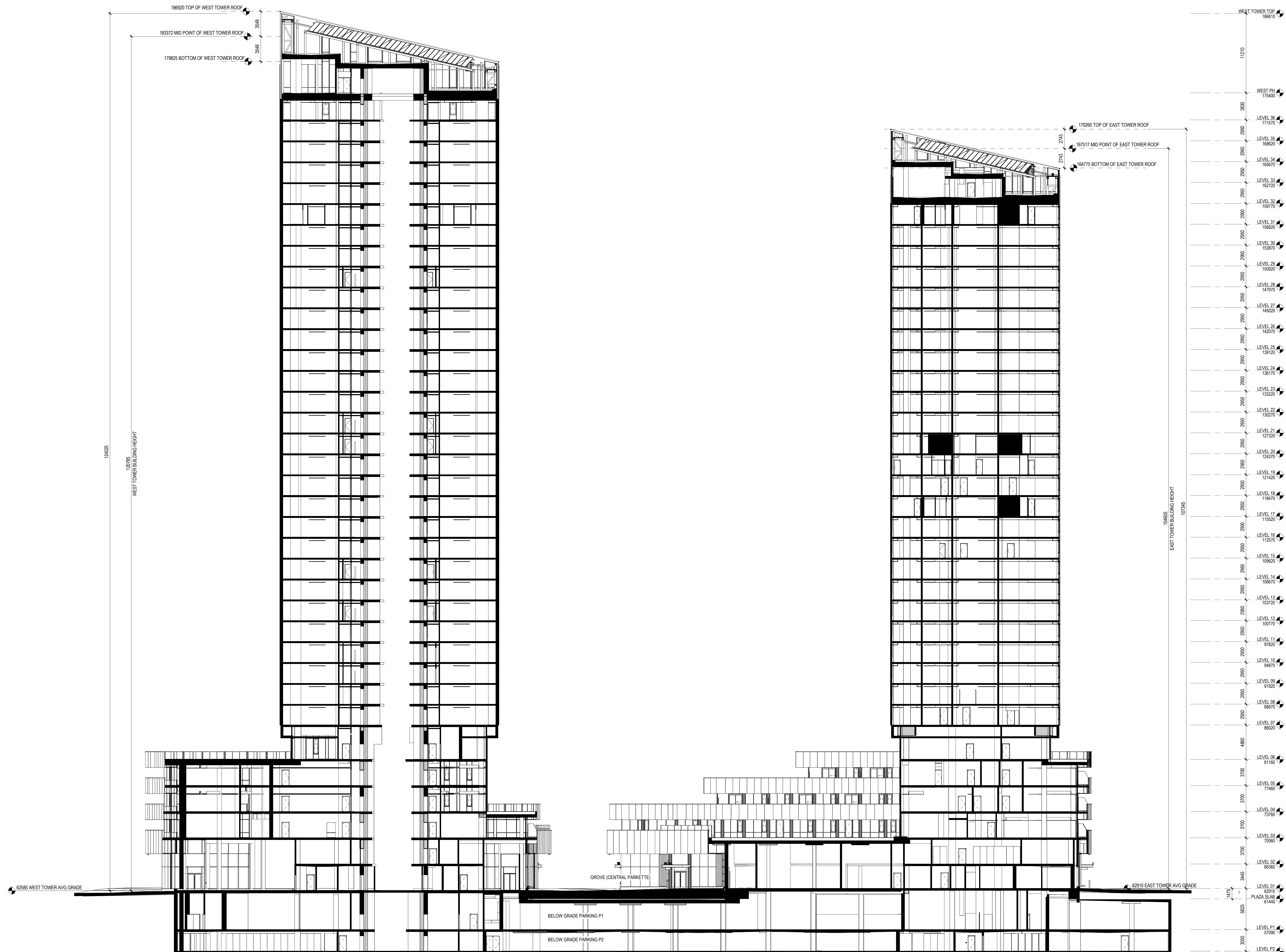
**DREAM**  
30 Adelaide St. E., Suite 301,  
Toronto, ON M5C 3H1  
KEYPLAN



**ISSUE CHART**

NO.	DATE	DESCRIPTION
1	2022-04-29	ISSUED FOR SPA / ZBA / SPA
2	2022-05-27	ISSUED FOR 60% SD
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5	2022-09-30	ISSUED FOR 100% SD
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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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**STAMP**

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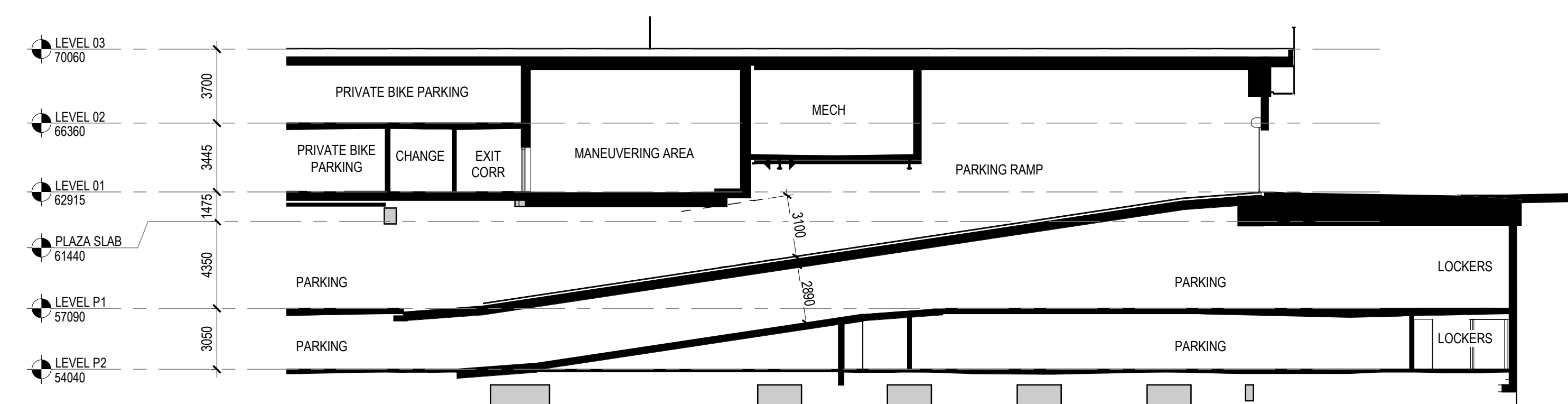
**DREAM**  
30 Adelaide St. E., Suite 301,  
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KEYPLAN



**ISSUE CHART**

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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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**CONSULTANTS**

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CONSULTANT: Two Row Architect  
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CONTRACTOR: EllisDon  
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**PROJECT**

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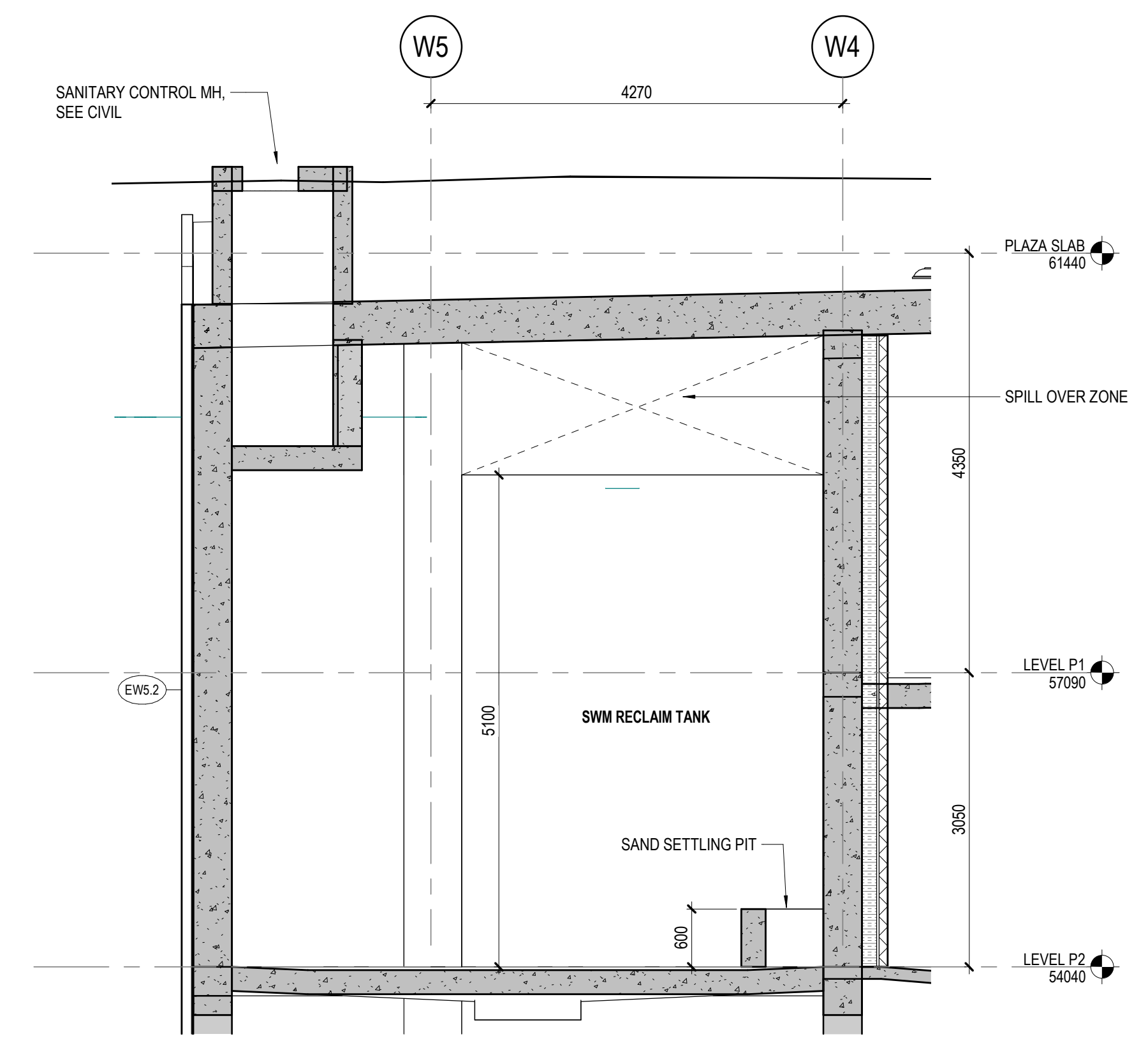
**DREAM**  
30 Adelaide St. E., Suite 301,  
Toronto, ON M5C 3H1  
KEYPLAN



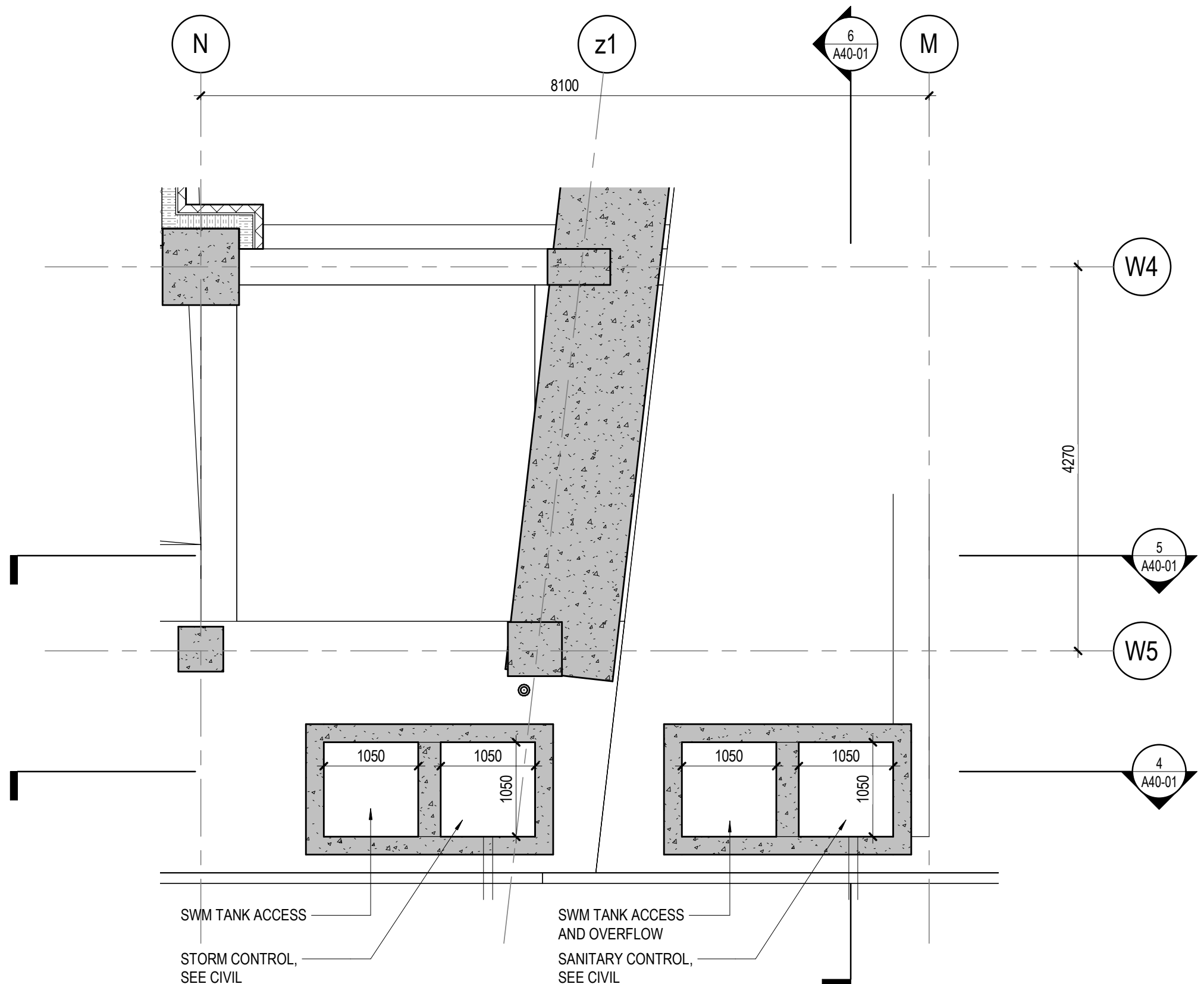
**ISSUE CHART**

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

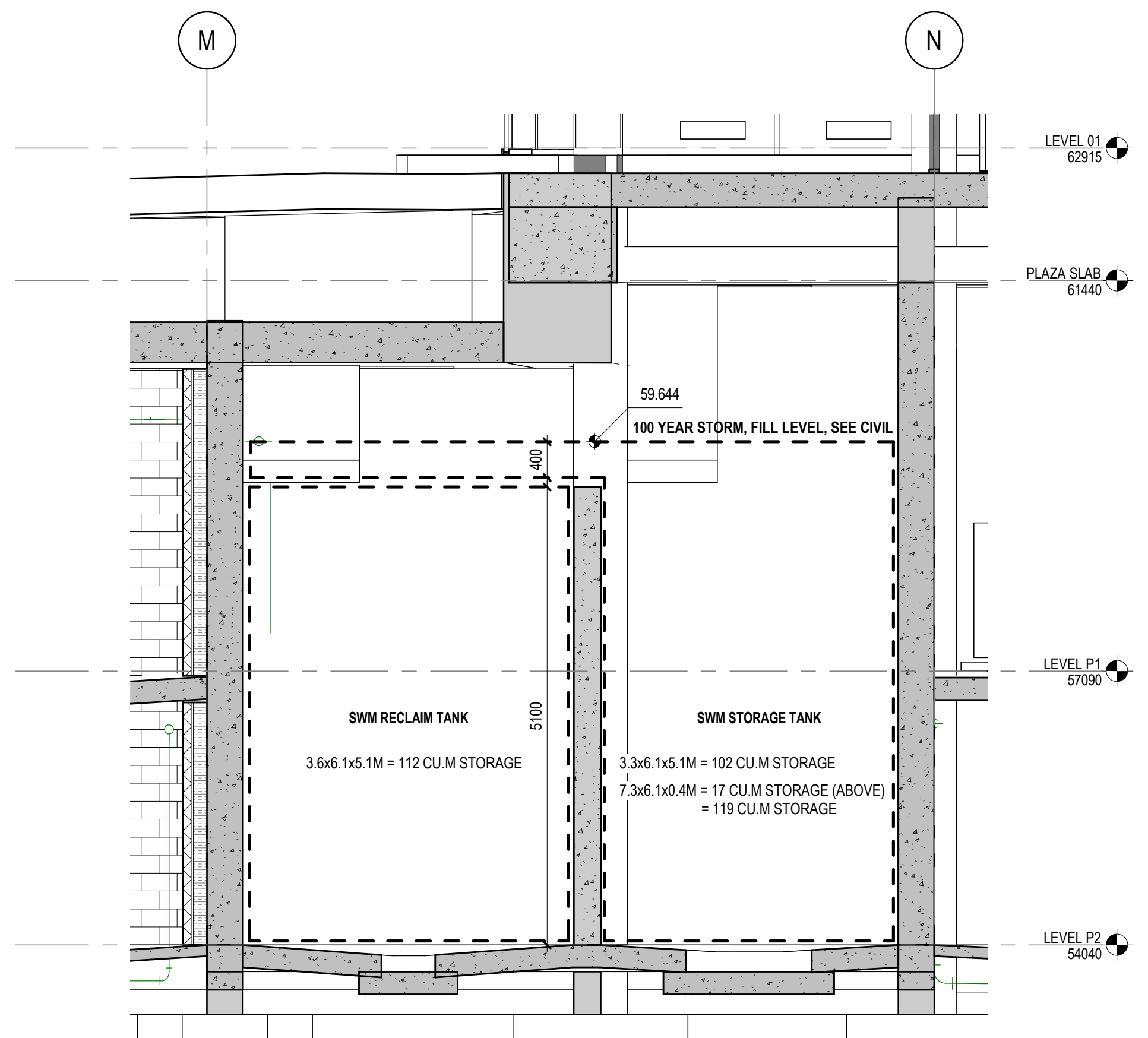
ISSUED FOR APPROVALS - NOT FOR CONSTRUCTION 2023 - 02 - 03



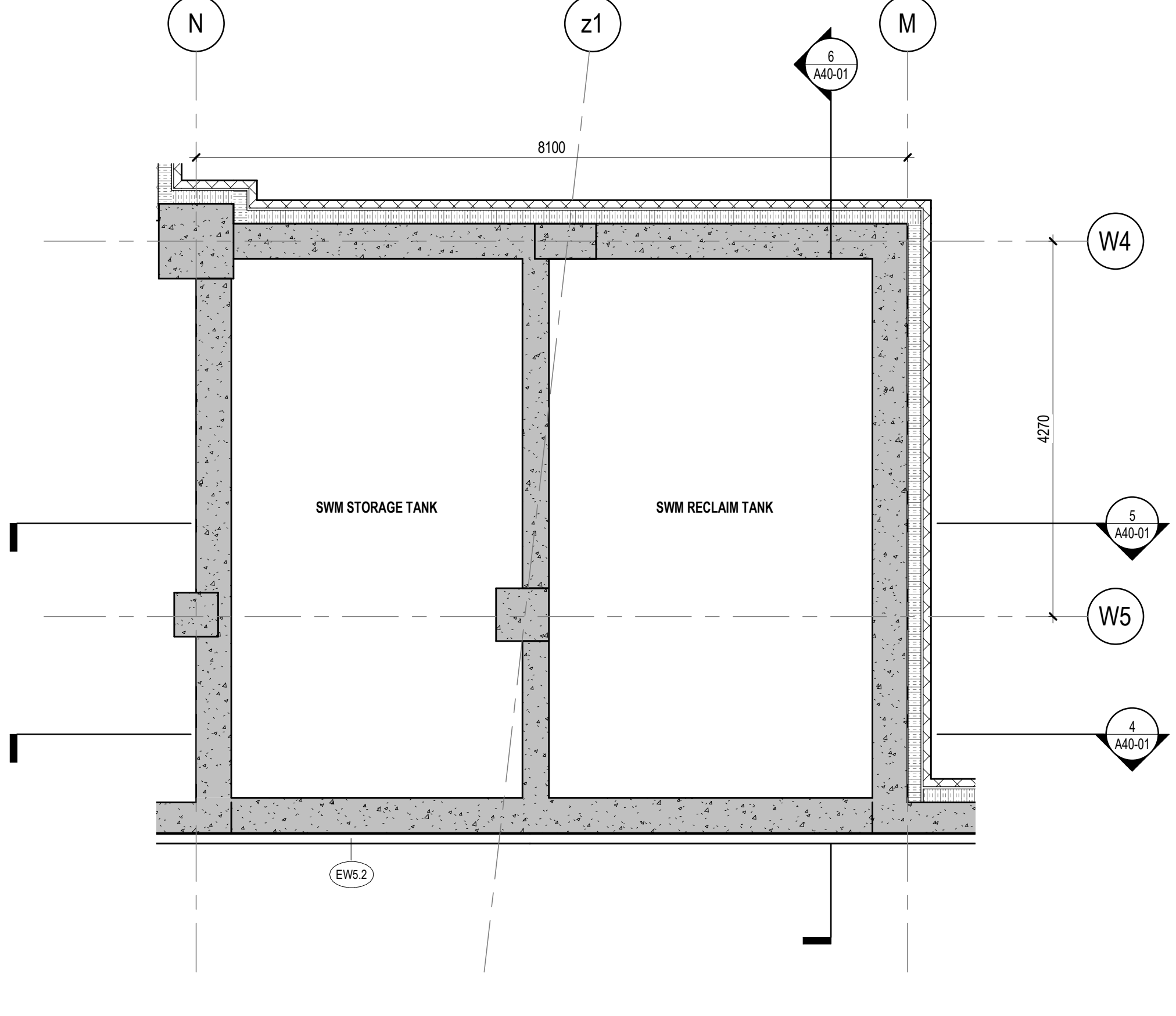
**6 N-S SWM TANK SECTION - LOOKING WEST**  
1:50



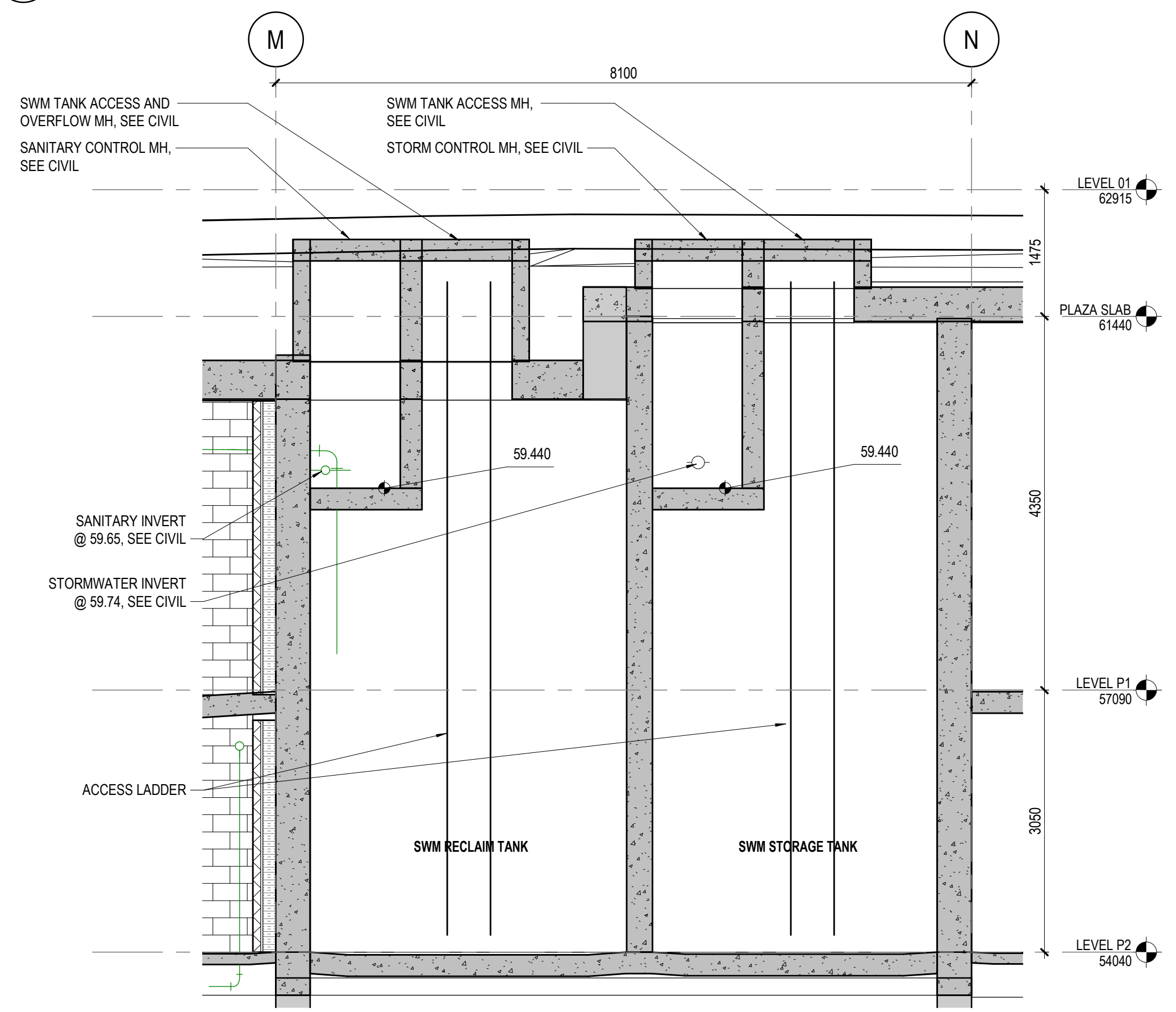
**3 SWM TANK PLAN - PLAZA SLAB**  
1:50



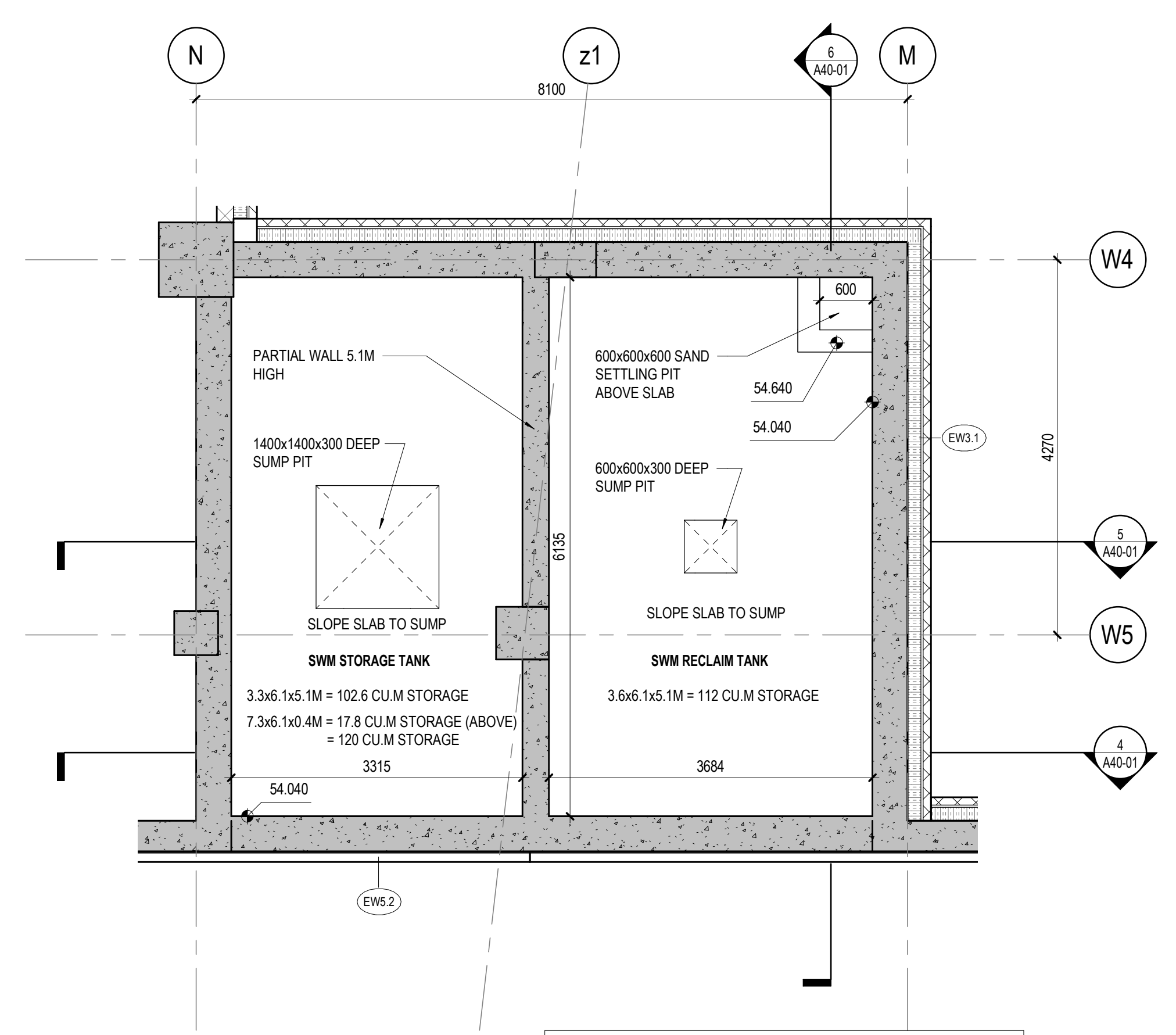
**5 E-W SWM TANK SECTION LOOKING SOUTH 2**  
1:50



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

TRUE NORTH

Week	Issue	Date
3	ISSUED FOR 100% SD	2023-06-10
4	ISSUED FOR 66% DD	2022-06-19
6	ISSUED FOR SPA RESUBMISSION	2022-11-09
7	ISSUED FOR MCC 99% R/L/D/T/A	2023-11-09
10	RESUBMITTED FOR SPA & MCC 99%	2023-02-03

**ISSUE CHART**

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-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-1 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 Intergrated 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	Steel Picket Guard Rail		Sherwin Williams 398A2106 Fluorop Black Oxide Steel		To be isolated from aluminum system to prevent galvanic corrosion
	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	Refer to drawings for sizes	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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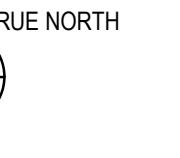
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**ISSUE CHART**

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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**ISSUE CHART**

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



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

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

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

**STREET VIEWS**

SHEET NUMBER

**A70-03**





RESIDENTIAL ENTRY CANOPY



RETAIL ENTRY CANOPY

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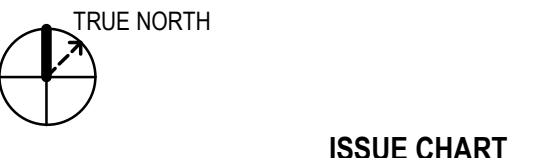
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**ISSUE CHART**

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

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

**RESIDENTIAL & RETAIL  
CANOPY**

SHEET NUMBER  
**A70-04**

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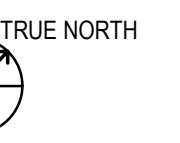
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**ISSUE CHART**

NO.	DATE	ISSUE
3	2022-06-10	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% FLUENTA
10	2023-02-03	REISSUED FOR SPA & NCC 99%

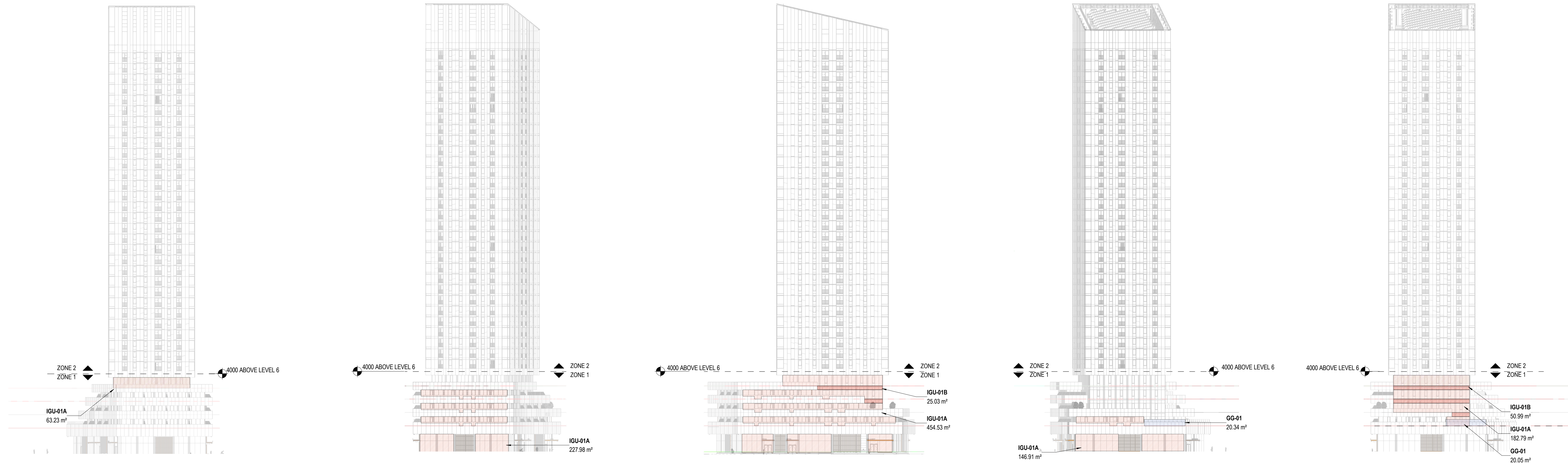
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**BUILDING ENCLOSURE**

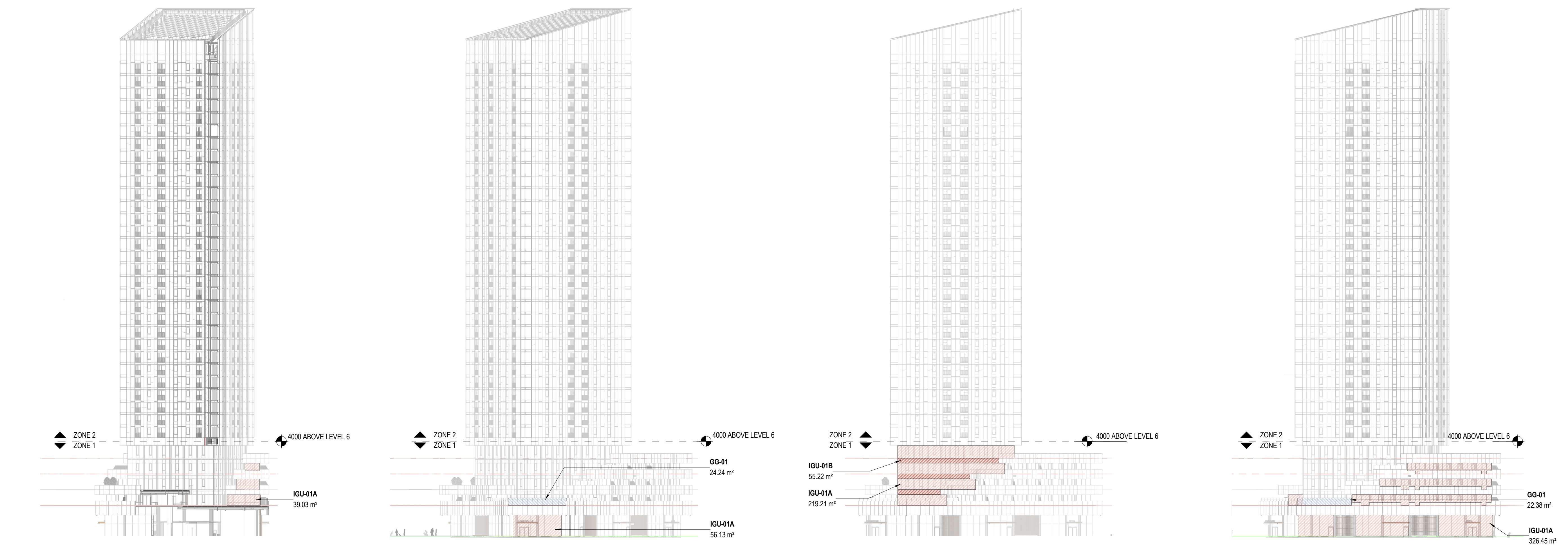
- IGU-01A**  
TRIPLE GLAZED INSULATED GLASS UNIT WITH STAGGERED 3MM DIAMETER ACID ETCHED DOT AT 50MM CENTRES ON SURFACE #1, LOW-E COATING ON SURFACE #2 AND #4.
- IGU-01B**  
TRIPLE GLAZED INSULATED GLASS UNIT WITH STAGGERED 3MM DIAMETER ACID ETCHED DOT AT 50MM CENTRES ON SURFACE #1, LOW-E COATING ON 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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Job Number \_\_\_\_\_  
TITLE  
**BIRD COLLISION  
DTERRENCE - WEST  
TOWER**  
SHEET NUMBER

**A70-10**

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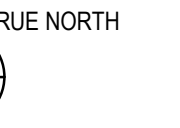
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**ISSUE CHART**

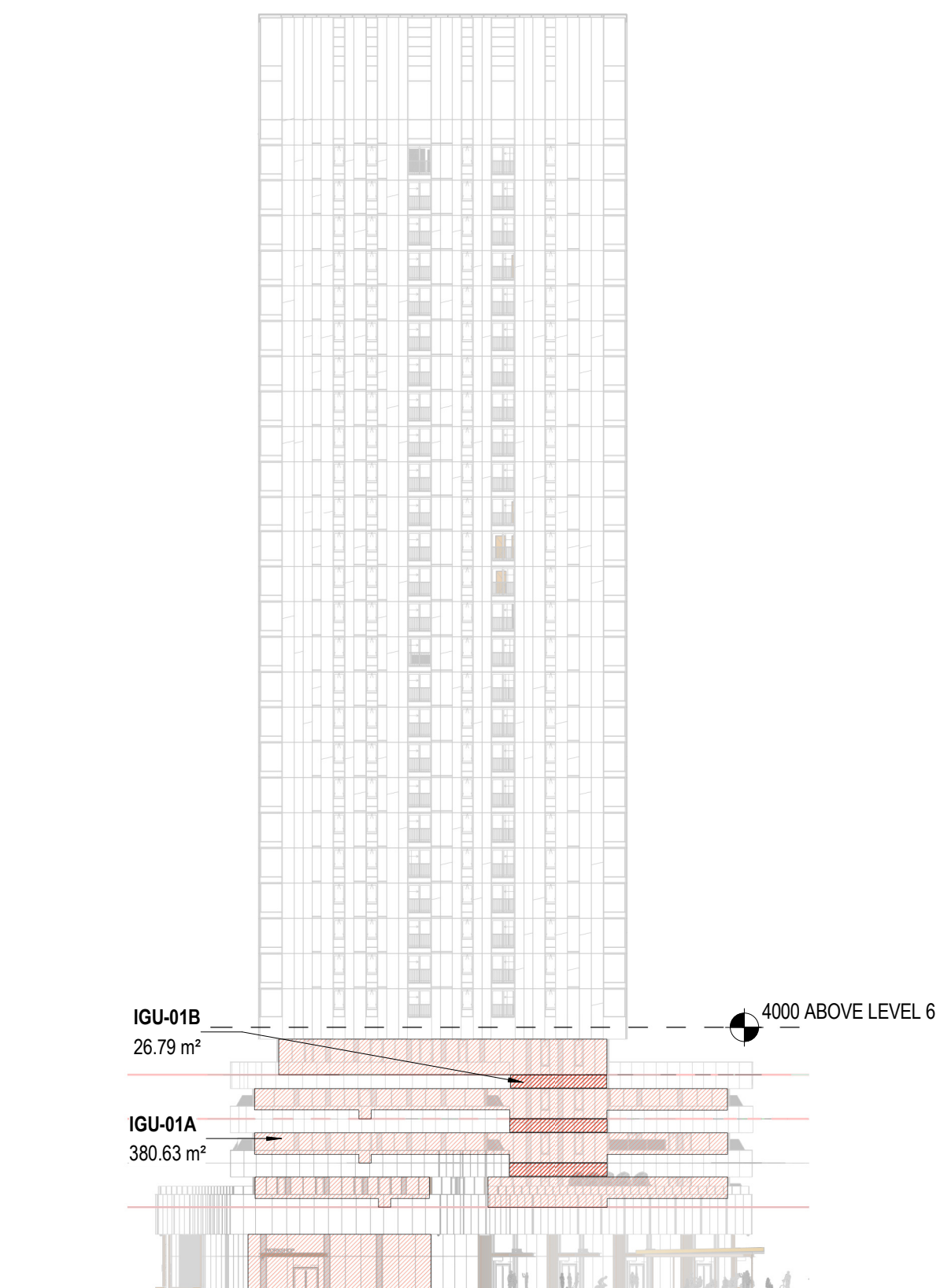
NO.	ISSUE	DATE
3	ISSUED FOR 100% SD	2023-06-10
4	ISSUED FOR 66% DD	2022-06-19
5	ISSUED FOR 100% DD	2022-09-30
7	ISSUED FOR NCC 99% FLUORA	2023-11-09
10	REISSUED FOR SPA & NCC 99%	2023-02-03

**BUILDING ENCLOSURE**

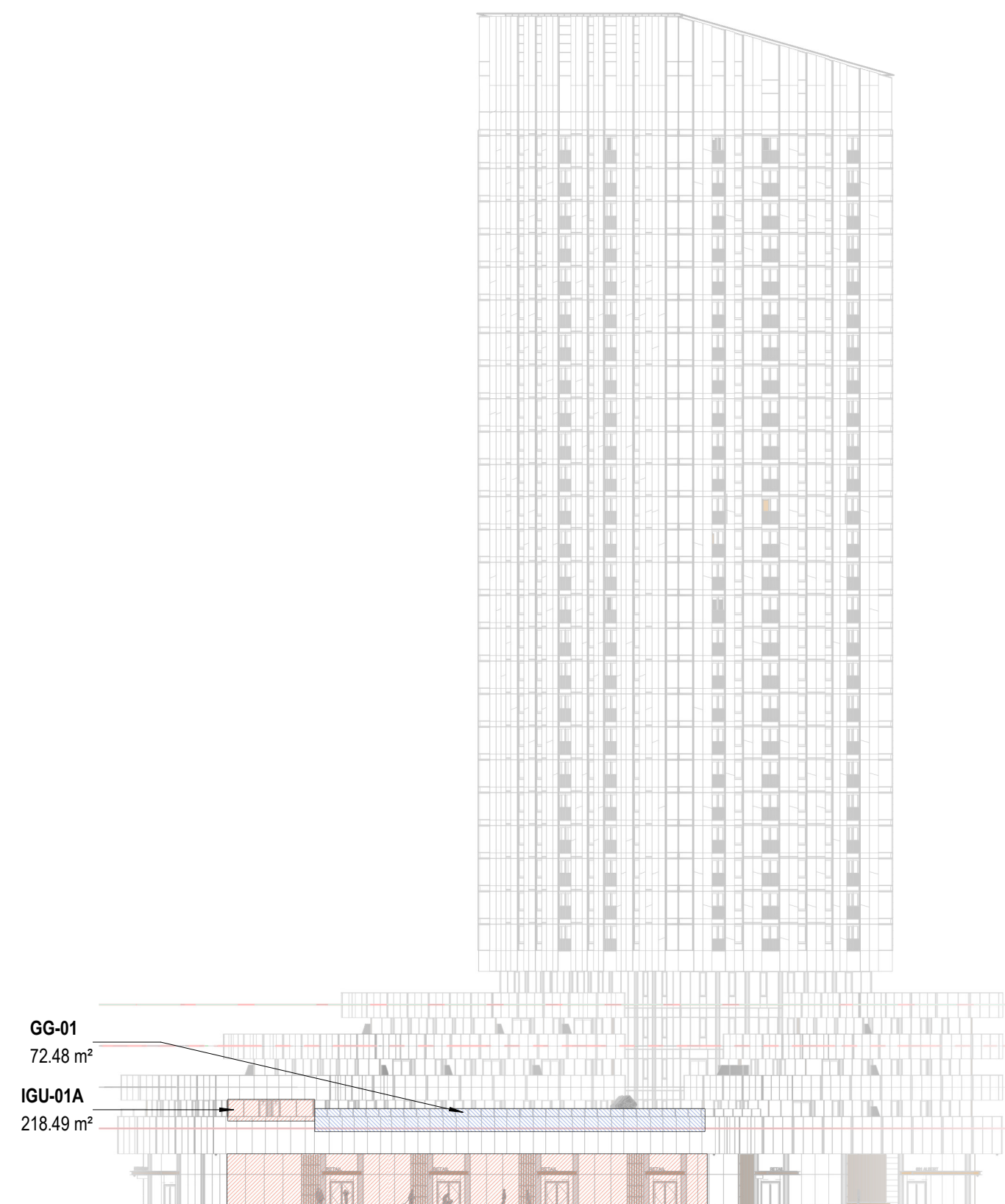
- IGU-01A**  
TRIPLE GLAZED INSULATED GLASS UNIT WITH STAGGERED 3MM DIAMETER ACID ETCHED DOT AT 50MM CENTRES ON SURFACE #1, LOW-E COATING ON SURFACE #2 AND #4.
- IGU-01B**  
TRIPLE GLAZED INSULATED GLASS UNIT WITH STAGGERED 3MM DIAMETER ACID ETCHED DOT AT 50MM CENTRES ON SURFACE #1, LOW-E COATING ON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

**SITE ELEMENTS**

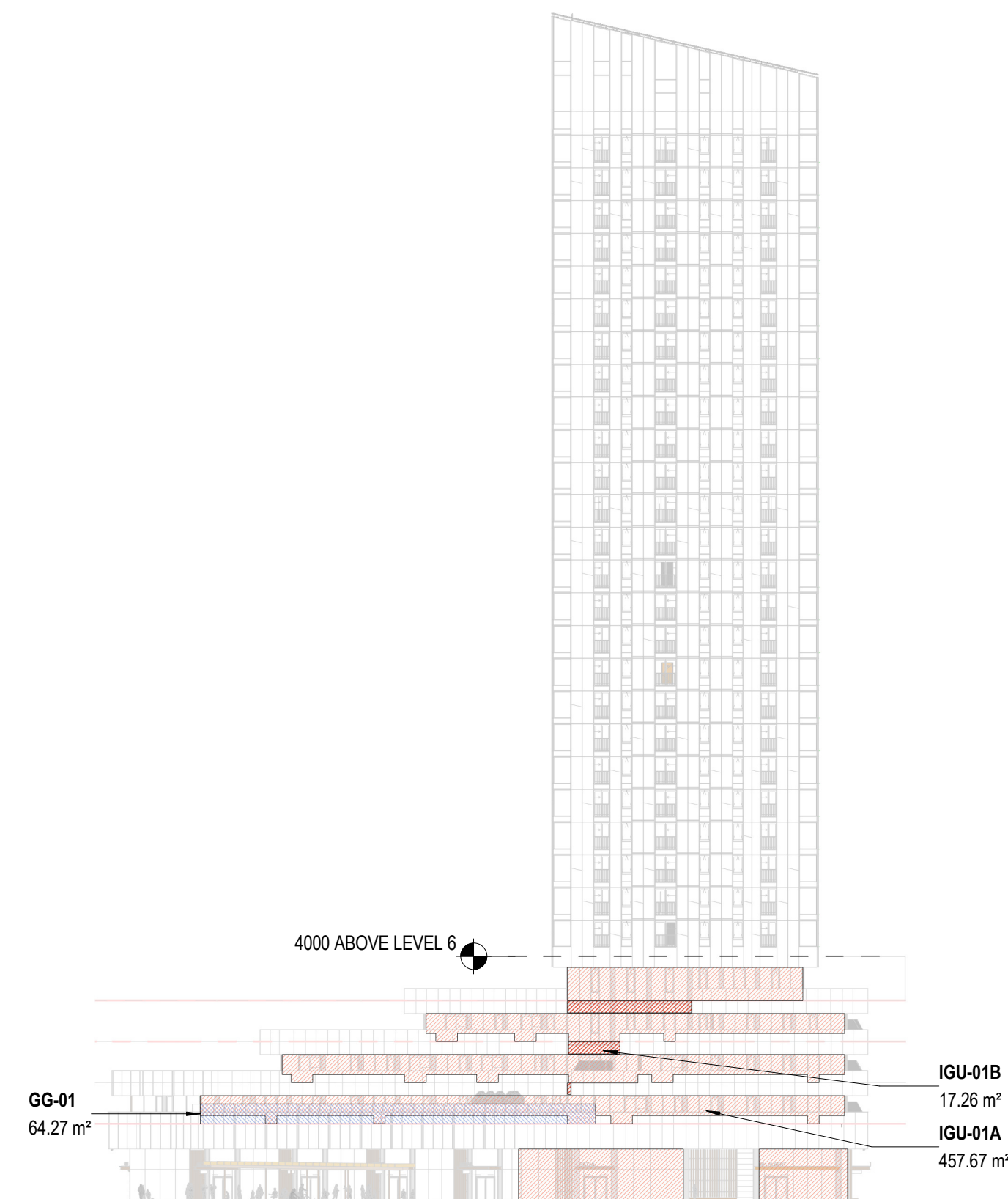
- GG-01**  
TEMPERED LAMINATED GLASS NOISE AND WIND BARRIER WITH BIRD FRIENDLY PATTERN INTERLAYER IN COMPLIANCE WITH CSA 460.19



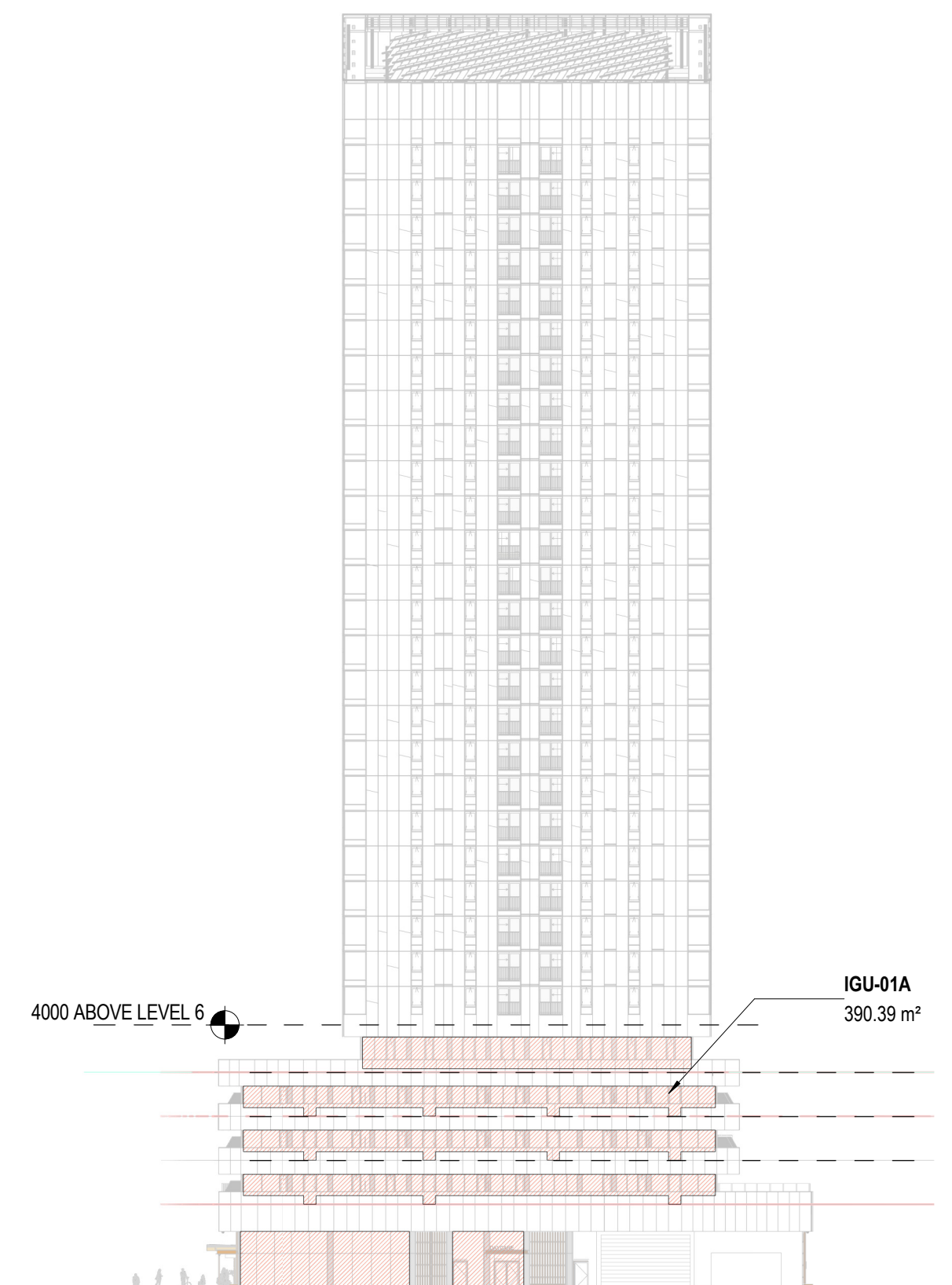
**7** BIRD COLLISION DETERRENCE - EAST BUILDING - WEST ELEVATION  
1 : 500



**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

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Job Number \_\_\_\_\_  
TITLE  
**BIRD COLLISION DETERRENCE - EAST TOWER**  
SHEET NUMBER

**A70-11**