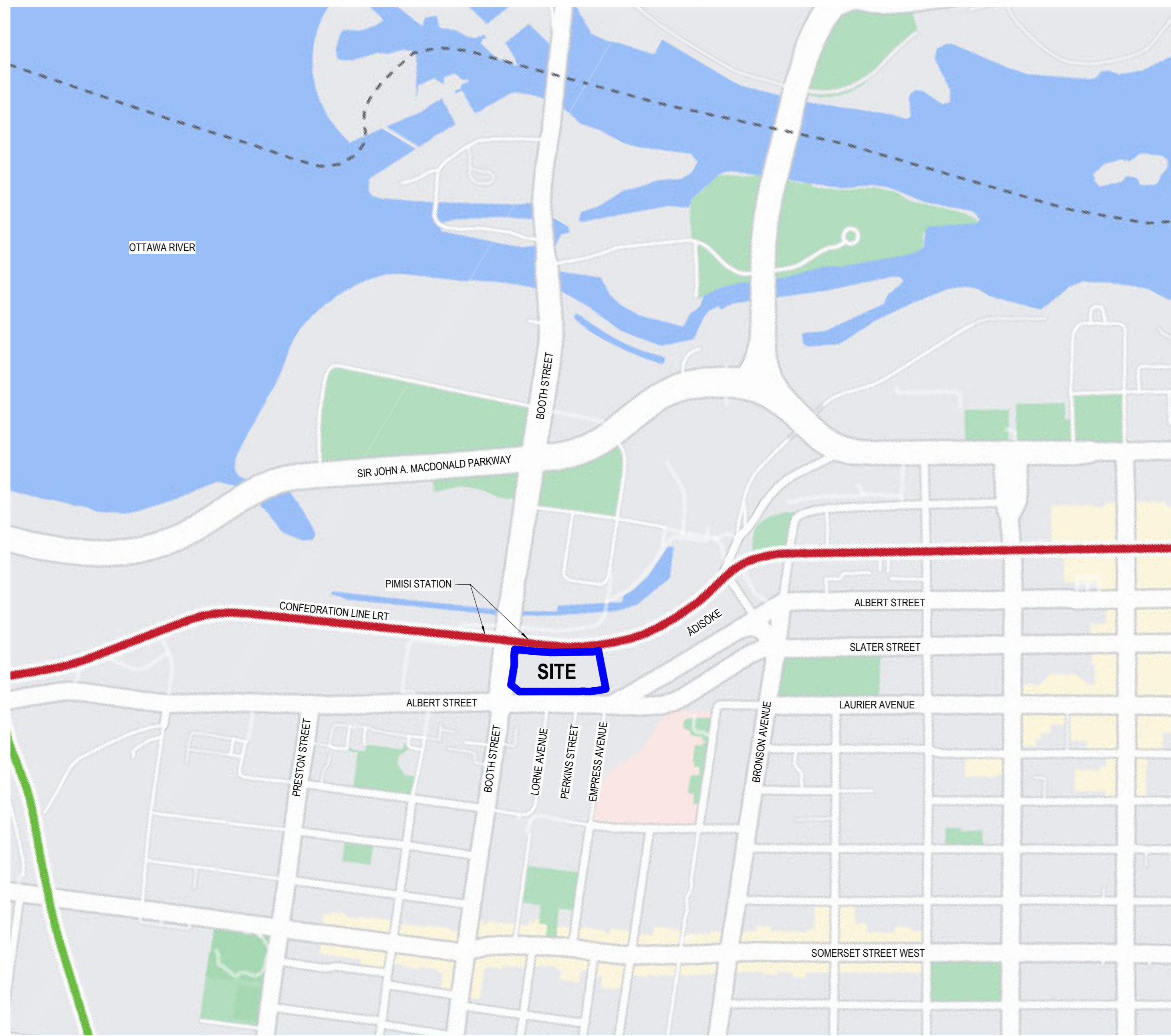


ISSUED FOR OPA, ZBA & SPA - NOT FOR CONSTRUCTION

2022 - 04 - 22



SHEET LIST		
SHEET NUMBER	SHEET NAME	FOR OPA/ZBA/SPA 2022-04-22
A00-00	COVER AND SHEET LIST	•
A01-00	SURVEY	•
A01-01	STATISTICS AND CONTEXT PLAN	•
A01-03	SITE PLAN	•
A10-0P1	LEVEL P1 FLOOR PLAN	•
A10-0P2	LEVEL P2 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	ROOF PLAN	•
A20-01	OVERALL NORTH ELEVATION	•
A20-02	OVERALL SOUTH ELEVATION	•
A20-03	EAST BUILDING ELEVATIONS	•
A20-04	WEST BUILDING ELEVATIONS	•
A21-01	OVERALL BUILDING SECTION	•
A21-02	PARTIAL BUILDING SECTIONS	•



1 CONTEXT PLAN
1: 5000

OVERALL BUILDING STATISTICS

Level	Gross Construction Area (see Note 1)	GFA Deductions (see Note 2)	Gross Floor Area (see Note 3)
LEVEL P2	5870.92 m ²	5870.92 m ²	0.00 m ²
LEVEL P1	5293.13 m ²	5293.13 m ²	30.48 m ²
LEVEL 01	3797.22 m ²	2742.02 m ²	1055.20 m ²
LEVEL 02	1211.81 m ²	1211.81 m ²	0.00 m ²
LEVEL 03	2830.02 m ²	694.46 m ²	2135.56 m ²
LEVEL 04	2394.55 m ²	805.39 m ²	1589.16 m ²
LEVEL 05	1999.45 m ²	626.44 m ²	1373.02 m ²
LEVEL 06	1101.18 m ²	1101.18 m ²	0.00 m ²
LEVEL 07	1401.29 m ²	284.94 m ²	1116.35 m ²
LEVEL 08	1401.29 m ²	284.94 m ²	1116.35 m ²
LEVEL 09	1401.29 m ²	284.94 m ²	1116.35 m ²
LEVEL 10	1401.29 m ²	284.94 m ²	1116.35 m ²
LEVEL 11	1401.29 m ²	284.94 m ²	1116.35 m ²
LEVEL 12	1401.29 m ²	284.94 m ²	1116.35 m ²
LEVEL 13	1401.29 m ²	284.94 m ²	1116.35 m ²
LEVEL 14	1401.29 m ²	284.94 m ²	1116.35 m ²
LEVEL 15	1401.29 m ²	284.94 m ²	1116.35 m ²
LEVEL 16	1401.29 m ²	284.94 m ²	1116.35 m ²
LEVEL 17	1401.29 m ²	284.94 m ²	1116.35 m ²
LEVEL 18	1401.29 m ²	288.91 m ²	1112.37 m ²
LEVEL 19	1401.29 m ²	288.91 m ²	1112.37 m ²
LEVEL 20	1401.29 m ²	288.91 m ²	1112.37 m ²
LEVEL 21	1401.29 m ²	288.91 m ²	1112.37 m ²
LEVEL 22	1401.29 m ²	288.91 m ²	1112.37 m ²
LEVEL 23	1401.29 m ²	288.91 m ²	1112.37 m ²
LEVEL 24	1401.29 m ²	132.46 m ²	1268.83 m ²
LEVEL 25	1401.29 m ²	288.91 m ²	1112.37 m ²
LEVEL 26	1401.29 m ²	288.91 m ²	1112.37 m ²
LEVEL 27	1401.29 m ²	288.91 m ²	1112.37 m ²
LEVEL 28	1401.29 m ²	132.46 m ²	1268.83 m ²
LEVEL 29	1401.29 m ²	288.91 m ²	1112.37 m ²
LEVEL 30	1401.29 m ²	288.91 m ²	1112.37 m ²
LEVEL 31	1401.29 m ²	288.91 m ²	1112.37 m ²
LEVEL 32	700.64 m ²	132.46 m ²	568.17 m ²
LEVEL 33	700.64 m ²	132.46 m ²	568.17 m ²
LEVEL 34	700.64 m ²	132.46 m ²	568.17 m ²
LEVEL 35	700.64 m ²	132.46 m ²	568.17 m ²
LEVEL 36	700.64 m ²	132.46 m ²	568.17 m ²
GRAND TOTAL	63033.52 m ²	25846.46 m ²	37187.06 m ²

NOTES
 1. Gross Construction Area (GCA) defined as total area of each floor area, below and above grade, measured from the interiors of outside walls, including floor area occupied by interior walls, with no deductions per City of Ottawa Zoning By-law No. 2008-250
 2. Deductions as per City of Ottawa Zoning By-law No. 2008-250 definition of Gross Floor Area.
 3. Gross Floor Area (GFA) is GCA minus GFA Deductions.

AMENITY AREA		Area
Amenity Location	Amenity Function	
INDOOR AMENITY	COMMUNAL AMENITY	2105.94 m ²
OUTDOOR AMENITY	COMMUNAL AMENITY	2411.61 m ²
OUTDOOR AMENITY	PRIVATE AMENITY	804.61 m ²
Total Amenity Space		5322.15 m ²

REQUIRED AMENITY AREA = 601 UNITS x 66m² = 3966 m²
 50% IS REQUIRED TO BE COMMUNAL = 1983 m²

UNIT COUNT BY TYPE			UNIT COUNTS BY LOCATION	
Unit Type	Reference	Count	Location	Count
AFFORDABLE				
1 BEDROOM	A1	45	EAST PODIUM	20
2 BEDROOM	A2	67	EAST TOWER	250
3 BEDROOM	A3	5	WEST PODIUM	31
		117	WEST TOWER	300
MARKET				
1 BEDROOM	M1	121	EAST TOWER	46.8 m
1 BEDROOM + DEN	M1D	102	EAST TOWER (PARALLEL)	42.7 m
2 BEDROOM	M2	103	EAST TOWER (ANGLED)	21.2 m
2 BEDROOM + DEN	M2D	14	EAST TOWER (ANGLED)	15.2 m
STUDIO	MS	354	WEST TOWER (PARALLEL)	42.7 m
			WEST TOWER (ANGLED)	32.2 m
MULTI FAITH HOUSING				
1 BEDROOM	MH1 A1	67		
2 BEDROOM	MH1 A2	52		
3 BEDROOM	MH1 A3	11		
GRAND TOTAL		601		

SITE DATA

TOTAL LOT AREA	9.629 m ²
GROSS FLOOR AREA	37187.06 m ²
FLOOR SPACE INDEX	3.89
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	63.6 m
PROPOSED BUILDING LENGTH AT GRADE ON ALBERT STREET	
EAST TOWER (PARALLEL)	29.5 m
EAST TOWER (ANGLED)	43.3 m
WEST TOWER (PARALLEL)	42.7 m
WEST TOWER (ANGLED)	32.2 m
PROPOSED BUILDING LENGTH AT GRADE ON BOOTH STREET	
WEST TOWER	24.7 m
PROPOSED BUILDING LENGTH AT GRADE ON LRT	
EAST TOWER (PARALLEL)	42.7 m
EAST TOWER (ANGLED)	21.2 m
EAST TOWER (ANGLED)	15.2 m
WEST TOWER (PARALLEL)	42.7 m
WEST TOWER (ANGLED)	11.4 m
PROPOSED BUILDING LENGTH AT GRADE ON EAST PROPERTY LINE	
EAST TOWER	46.8 m
FRONT YARD SETBACK	
CORNER SIDE YARD SETBACK (BOOTH)	1.8-4.9 m
INTERIOR SIDE YARD SETBACK (EAST)	0.9-9 m
REAR YARD SETBACK (NORTH)	10 m
EAST TOWER AVG GRADE	
MIDPOINT OF EAST TOWER ROOF	63.000m
EAST TOWER BUILDING HEIGHT	167.549m
104.55m	
WEST TOWER AVG GRADE	
MIDPOINT OF WEST TOWER ROOF	62.800m
WEST TOWER BUILDING HEIGHT	183.403m
120.600m	

PARKING SPACES

TYPE	REQUIRED RATE	REQUIRED	PROPOSED
RESIDENTIAL	N/A, MAX 1.5/UNIT	0 MIN, 902 MAX	128
RESIDENTIAL BARRIER-FREE	N/A	0	3
TOTAL RESIDENTIAL		0	131
VISITOR RESIDENTIAL	0.1/Unit	61	60 (+1 B.F.)
VISITOR RETAIL	N/A, MAX 10	0	6
VISITOR DAY CARE	N/A	0	4
VISITOR BARRIER-FREE	20/99 spaces + 1	1	(of 61)
TOTAL VISITOR		61	71
GRAND TOTAL		61	202

NOTES
 Refer to A10-0P1 for vehicular further information on parking space sizes and waste statistics.

LOADING SPACES

TYPE	REQUIRED	PROPOSED
RETAIL	0	1
OTHER (DAY CARE)	1	1
RESIDENTIAL	0	SHARED WIDAY CARE
TOTAL TYP. LOADING SPACES	1	2

1 TYPE G LOADING SPACE IS PROVIDED FOR WASTE COLLECTION

BICYCLE PARKING SPACES

TYPE	REQUIRED RATE	REQUIRED	PROPOSED
REQUIRED SPACES			
RESIDENTIAL	0.5/Unit	301	
RETAIL	1/250 m ²	4	
DAY CARE	1/250 m ²	5	
TOTAL REQUIRED		310	
PROVIDED SPACES			
INTERIOR SECURE SPACES	MIN 25%	78	604
EXTERIOR SPACES	MAX 50%	N/A	138
TOTAL PROVIDED		78	742
AT GROUND LEVEL HORIZONTAL	50% OF REQD	155	222

AREAS BY LEVEL

Function of Space	Area	Function of Space	Area	Function of Space	Area	Function of Space	Area
LEVEL P2		LEVEL 05		LEVEL 15		LEVEL 25	
CIRCULATION	174.44 m ²	CIRCULATION	259.13 m ²	CIRCULATION	130.42 m ²	CIRCULATION	130.40 m ²
CORE	224.83 m ²	COMMUNAL AMENITY	256.48 m ²	CORE	134.52 m ²	CORE	138.51 m ²
MECHANICAL	763.06 m ²	CORE	178.00 m ²	RESIDENTIAL	1136.35 m ²	RESIDENTIAL	1132.37 m ²
PARKING	3803.63 m ²	RESIDENTIAL	1173.02 m ²	CORE	1401.29 m ²	CORE	1401.29 m ²
STORAGE	824.96 m ²	STORAGE	132.83 m ²	LEVEL 16		LEVEL 27	
5870.92 m ²		1999.45 m ²		CIRCULATION	130.42 m ²	CIRCULATION	130.40 m ²
LEVEL P1		LEVEL 06		CORE	134.52 m ²	CORE	138.51 m ²
BUILDING SERVICES	442.48 m ²	CIRCULATION	42.49 m ²	RESIDENTIAL	1136.35 m ²	RESIDENTIAL	1132.37 m ²
CIRCULATION	194.43 m ²	COMMUNAL AMENITY	853.67 m ²	CORE	1401.29 m ²	CORE	1401.29 m ²
CORE	249.78 m ²	CORE	138.69 m ²	LEVEL 17		LEVEL 28	
DAY CARE	40.89 m ²	MECHANICAL	19.54 m ²	CIRCULATION	130.42 m ²	CIRCULATION	130.40 m ²
MECHANICAL	487.36 m ²	WC	46.79 m ²	CORE	134.52 m ²	CORE	138.51 m ²
PARKING	3671.13 m ²	LEVEL 07		RESIDENTIAL	1136.35 m ²	RESIDENTIAL	1132.37 m ²
STORAGE	207.06 m ²	CIRCULATION	130.42 m ²	CORE	1401.29 m ²	CORE	1401.29 m ²
5293.13 m ²		CORE	134.52 m ²	LEVEL 18		LEVEL 29	
LEVEL 01		RESIDENTIAL	1136.35 m ²	CIRCULATION	130.40 m ²	CIRCULATION	130.40 m ²
BIKE PARKING	240.50 m ²	1401.29 m ²		CORE	138.51 m ²	CORE	138.51 m ²
BUILDING SERVICES	193.01 m ²	LEVEL 08		RESIDENTIAL	1132.37 m ²	RESIDENTIAL	1132.37 m ²
CIRCULATION	293.79 m ²	CIRCULATION	130.42 m ²	CORE	1401.28 m ²	CORE	1401.28 m ²
COMMUNAL AMENITY	629.50 m ²	CORE	134.52 m ²	LEVEL 19		LEVEL 30	
CORE	267.52 m ²	RESIDENTIAL	1136.35 m ²	CIRCULATION	130.40 m ²	CIRCULATION	130.40 m ²
DAY CARE	59.62 m ²	1401.29 m ²		CORE	138.51 m ²	CORE	138.51 m ²
MECHANICAL	205.27 m ²	LEVEL 09		RESIDENTIAL	1132.37 m ²	RESIDENTIAL	1132.37 m ²
OFFICE	21.68 m ²	CIRCULATION	130.42 m ²	CORE	1401.28 m ²	CORE	1401.28 m ²
PARKING	741.67 m ²	CORE	134.52 m ²	LEVEL 20		LEVEL 31	
RETAIL	968.07 m ²	RESIDENTIAL	1136.35 m ²	CIRCULATION	130.40 m ²	CIRCULATION	130.40 m ²
STORAGE	39.74 m ²	1401.29 m ²		CORE	138.51 m ²	CORE	138.51 m ²
136.84 m ²		LEVEL 10		RESIDENTIAL	1132.37 m ²	RESIDENTIAL	1132.37 m ²
3797.22 m ²		CIRCULATION	130.42 m ²	CORE	1401.26 m ²	CORE	1401.26 m ²
LEVEL 02		CORE	134.52 m ²	LEVEL 21		LEVEL 32	
BIKE PARKING	566.05 m ²	RESIDENTIAL	1136.35 m ²	CIRCULATION	130.40 m ²	CIRCULATION	65.62 m ²
BUILDING SERVICES	38.85 m ²	1401.29 m ²		CORE	138.51 m ²	CORE	66.84 m ²
CIRCULATION	154.71 m ²	LEVEL 11		RESIDENTIAL	1132.37 m ²	RESIDENTIAL	568.17 m ²
CORE	231.12 m ²	CIRCULATION	130.42 m ²	CORE	1401.28 m ²	CORE	700.64 m ²
MECHANICAL	69.38 m ²	CORE	134.52 m ²	LEVEL 22		LEVEL 33	
STORAGE	151.70 m ²	RESIDENTIAL	1136.35 m ²	CIRCULATION	130.40 m ²	CIRCULATION	65.62 m ²
1211.81 m ²		1401.29 m ²		CORE	138.51 m ²	CORE	66.84 m ²
LEVEL 03		LEVEL 12		RESIDENTIAL	1132.37 m ²	RESIDENTIAL	568.17 m ²
CIRCULATION	225.85 m ²	CIRCULATION	130.42 m ²	CORE	1401.26 m ²	CORE	700.64 m ²
COMMUNAL AMENITY	172.95 m ²	CORE	134.52 m ²	LEVEL 23		LEVEL 34	
CORE	201.31 m ²	RESIDENTIAL	1136.35 m ²	CIRCULATION	130.40 m ²	CIRCULATION	65.62 m ²
DAY CARE	1038.26 m ²	1401.29 m ²		CORE	138.51 m ²	CORE	66.84 m ²
RESIDENTIAL	1109.07 m ²	LEVEL 13		RESIDENTIAL	1132.37 m ²	RESIDENTIAL	568.17 m ²
STORAGE	84.58 m ²	CIRCULATION	130.42 m ²	CORE	1401.28 m ²	CORE	700.64 m ²
2830.02 m ²		CORE	134.52 m ²	LEVEL 24		LEVEL 35	
LEVEL 04		RESIDENTIAL	1136.35 m ²	CIRCULATION	130.40 m ²	CIRCULATION	65.62 m ²
CIRCULATION	284.71 m ²	1401.29 m ²		CORE	138.51 m ²	CORE	66.84 m ²
COMMUNAL AMENITY	193.34 m ²	LEVEL 14		RESIDENTIAL	1132.37 m ²	RESIDENTIAL	568.17 m ²
CORE	186.86 m ²	CIRCULATION	130.42 m ²	CORE	1401.26 m ²	CORE	700.64 m ²
RESIDENTIAL	1580.16 m ²	CORE	134.52 m ²	LEVEL 25		LEVEL 36	
STORAGE	130.47 m ²	RESIDENTIAL	1136.35 m ²	CIRCULATION	130.40 m ²	CIRCULATION	65.62 m ²
2394.55 m ²		1401.29 m ²		CORE	138.51 m ²	CORE	66.84 m ²
		LEVEL 15		RESIDENTIAL	1132.37 m ²	RESIDENTIAL	568.17 m ²
		CIRCULATION	130.42 m ²	CORE	1401.28 m ²	CORE	700.64 m ²
		CORE	134.52 m ²	LEVEL 26		LEVEL 37	
		RESIDENTIAL	1136.35 m ²	CIRCULATION	130.40 m ²	CIRCULATION	65.62 m ²
		1401.29 m ²		CORE	138.51 m ²	CORE	66.84 m ²
		LEVEL 16		RESIDENTIAL	1132.37 m ²	RESIDENTIAL	568.17 m ²
		CIRCULATION	130.42 m ²	CORE	1401.2		

CONSULTANTS

civil
TMIG
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
STRUCTURAL
RJC Engineers
1545 Carlin Ave., Suite 304, Ottawa, ON K1Z 8P9
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
2880 Queensview Dr., Ottawa, ON K2B 8J9



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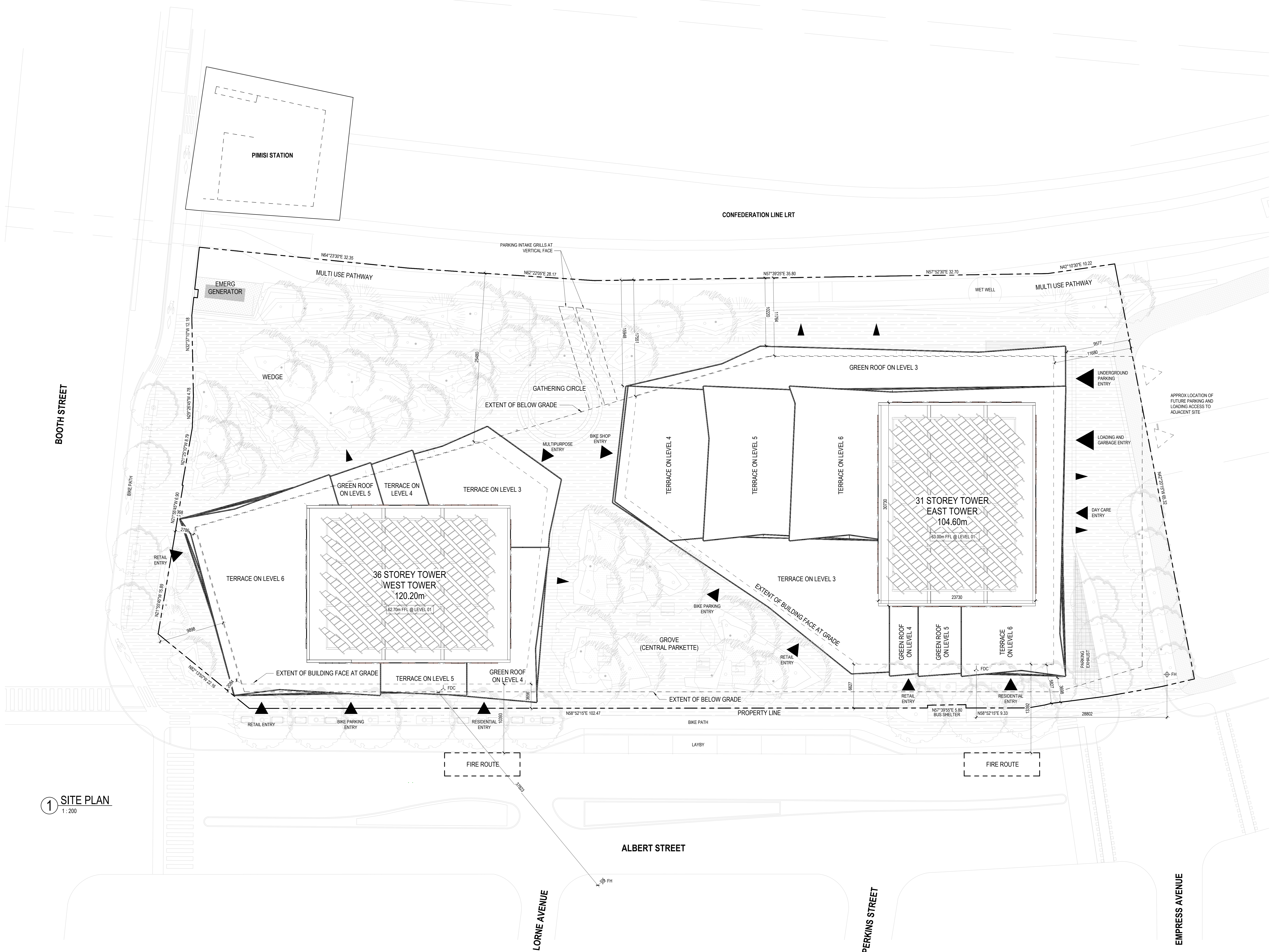
SITE PLAN

SHEET NUMBER

A01-03

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1 SITE PLAN
1:200



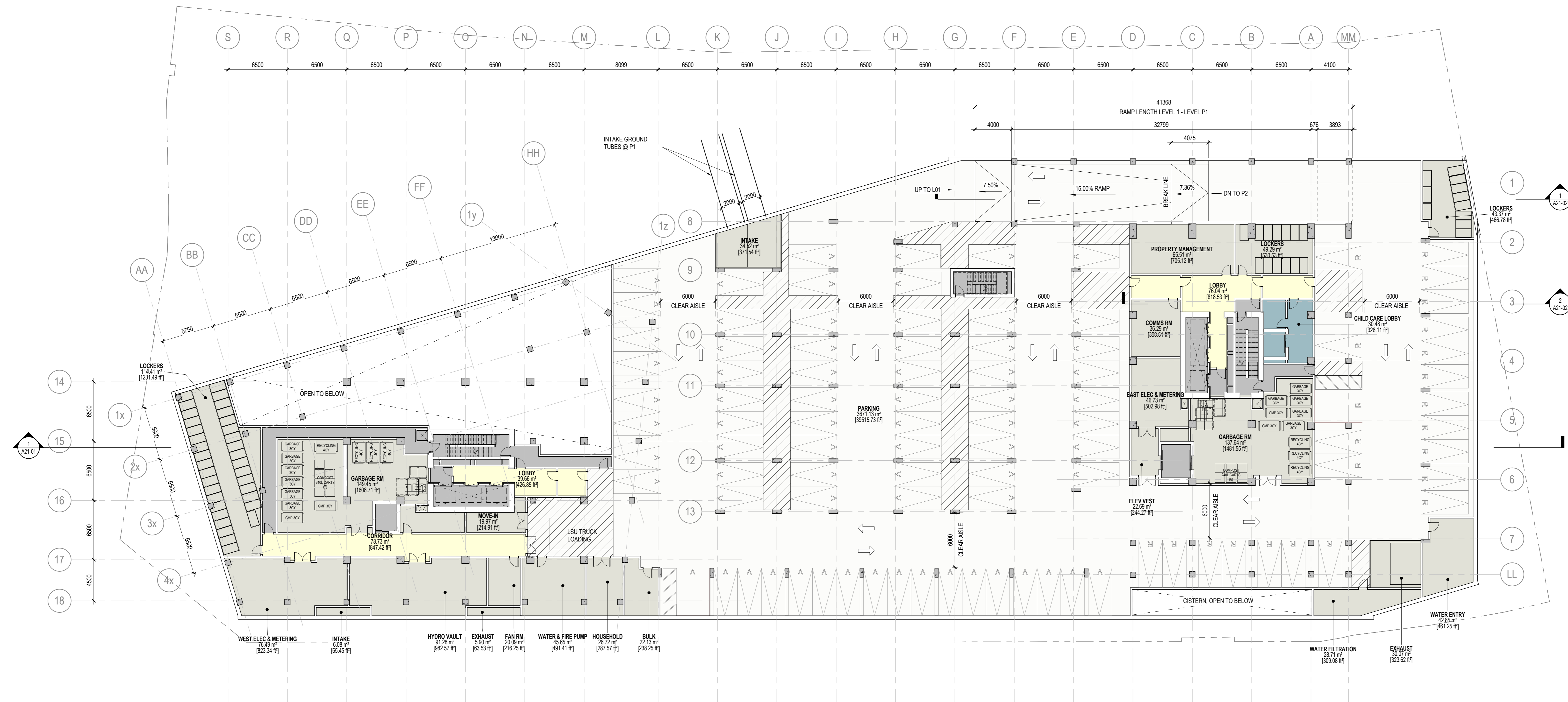
NOTE
1. REFER TO LANDSCAPE AND CIVIL DRAWING FOR LANDSCAPE DESIGN, SITE SERVICING AND GRADING.

CONSULTANTS

civil: TMIG
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
STRUCTURAL: RJC Engineers
1545 Carlin Ave., Suite 304, Ottawa, ON K1Z 8P9
MEP: Smith-Anderson
1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
LANDSCAPING: PFS Studio
1777 W 3rd Ave., Vancouver, BC V5U 1KJ
CONSULTANT: Two Row Architect
1804 6th Line, Oshawa, ON N4A 1M0
CONTRACTOR: EllisDon
2880 Queensview Dr., Ottawa, ON K2B 6J9

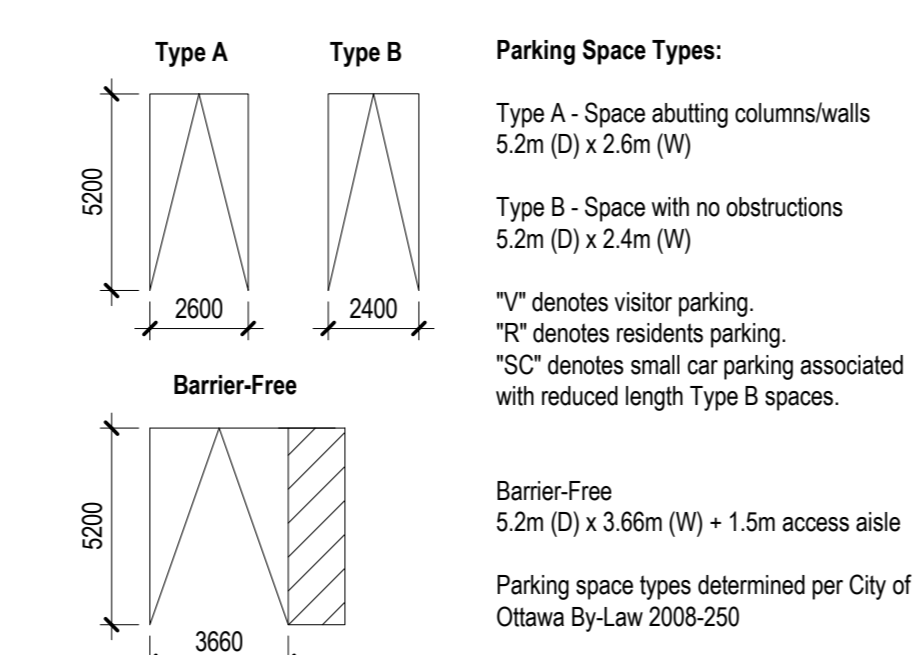
SPACE TYPE

- A1
- A2
- A3
- BUILDING OPS
- CIRCULATION
- CORE
- DAY CARE
- INDOOR AMENITY
- M1
- MTD
- M2
- M2D
- MHI A1
- MHI A2
- MHI A3
- MS
- PARKING
- RETAIL
- STORAGE



1 LEVEL P1
1:200

PARKING LEGEND



PARKING CALCULATIONS

Visitor Parking
0.1 x 601 units = 61 spaces required
Barrier-Free Parking
Public Parking Spaces = Spaces to be Reserved for Persons with Disabilities
20/100 = 1 visitor parking space is required to be barrier-free
Rates and quantities determined per City of Ottawa By-Law 2008-250

PARKING SCHEDULE

Level	Type	Count
LEVEL P1	Barrier Free Resident	1
LEVEL P1	Barrier Free Visitor	1
LEVEL P1	Residents (2.6m)	22
LEVEL P1	Visitor (2.6m)	70
LEVEL P2	Barrier Free Resident	2
LEVEL P2	Residents (2.4m)	3
LEVEL P2	Residents (2.6m)	102
LEVEL P2	Residents Small Car (2.6mX4.6m)	1
GRAND TOTAL:		202

WASTE CALCULATIONS

RESIDENTIAL WASTE COLLECTION:
WEST TOWER
Garbage: 331 units x 0.053 yards = 17.5 yards/3CY = 6 bins
Recycling: 331 units x 0.038 yards = 12.5 yards/4CY = 4 bins
GMP: 331 units x 0.018 yards = 5.9 yards/3CY = 2 bins
Compost: 331 units / 50 = 7 x 240L bins
EAST TOWER
Garbage: 270 units x 0.053 yards = 14.31 yards/3CY = 5 bins
Recycling: 270 units x 0.038 yards = 10.26 yards/4CY = 3 bins
GMP: 270 units x 0.018 yards = 4.86 yards/3CY = 2 bins
Compost: 270 units / 50 = 6 x 240L bins

LOCKER SCHEDULE

Level	Count
LEVEL 02	40
LEVEL 03	23
LEVEL 04	39
LEVEL 05	39
LEVEL P1	60
LEVEL P2	247
GRAND TOTAL: 448	

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Issue Number	Issue	Date
1	ISSUED FOR OPA, ZBA & SPA	2022-04-22

LEVEL P1 FLOOR PLAN

SHEET NUMBER

A10-0P1

CONSULTANTS

civil: TMIG
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
STRUCTURAL: RJC Engineers
1545 Carlin Ave., Suite 304, Ottawa, ON K1Z 8P9
MEP: Smith-Anderson
1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
LANDSCAPING: PFS Studio
1777 W 3rd Ave., Vancouver, BC V5U 1K1
CONSULTANT: Two Row Architect
1804 6th Line, Oshawa, ON N4A 1M0
CONTRACTOR: EllisDon
2880 Queensview Dr., Ottawa, ON K2B 8J9

SPACE TYPE

A1	M1	PARKING
A2	MTD	RETAIL
A3	M2	STORAGE
BUILDING OPS	MZD	
CIRCULATION	MHI A1	
CORE	MHI A2	
DAY CARE	MHI A3	
INDOOR AMENITY	MS	

1 LEVEL 01
1:200

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Job Number		TITLE

LEVEL 01 FLOOR PLAN

SHEET NUMBER

A10-01



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CONSULTANTS

- civil: TMIG
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
- STRUCTURAL: RJC Engineers
1545 Carlin Ave., Suite 304, Ottawa, ON K1Z 8P9
- MEP: Smith + Anderson
1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
- LANDSCAPING: PFS Studio
1777 W 3rd Ave., Vancouver, BC V5U 1KJ
- CONSULTANT: Two Row Architect
1804 6th Line, Oshawa, ON N4A 1M0
- CONTRACTOR: EllisDon
2880 Queensview Dr., Ottawa, ON K2B 8J9

SPACE TYPE

- | | | |
|----------------|--------|---------|
| A1 | M1 | PARKING |
| A2 | MTD | RETAIL |
| A3 | M2 | STORAGE |
| BUILDING OPS | MZD | |
| CIRCULATION | MHI A1 | |
| CORE | MHI A2 | |
| DAY CARE | MHI A3 | |
| INDOOR AMENITY | MS | |

1 LEVEL 02
1:200

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LEVEL 02 FLOOR PLAN

SHEET NUMBER

A10-02

CONSULTANTS

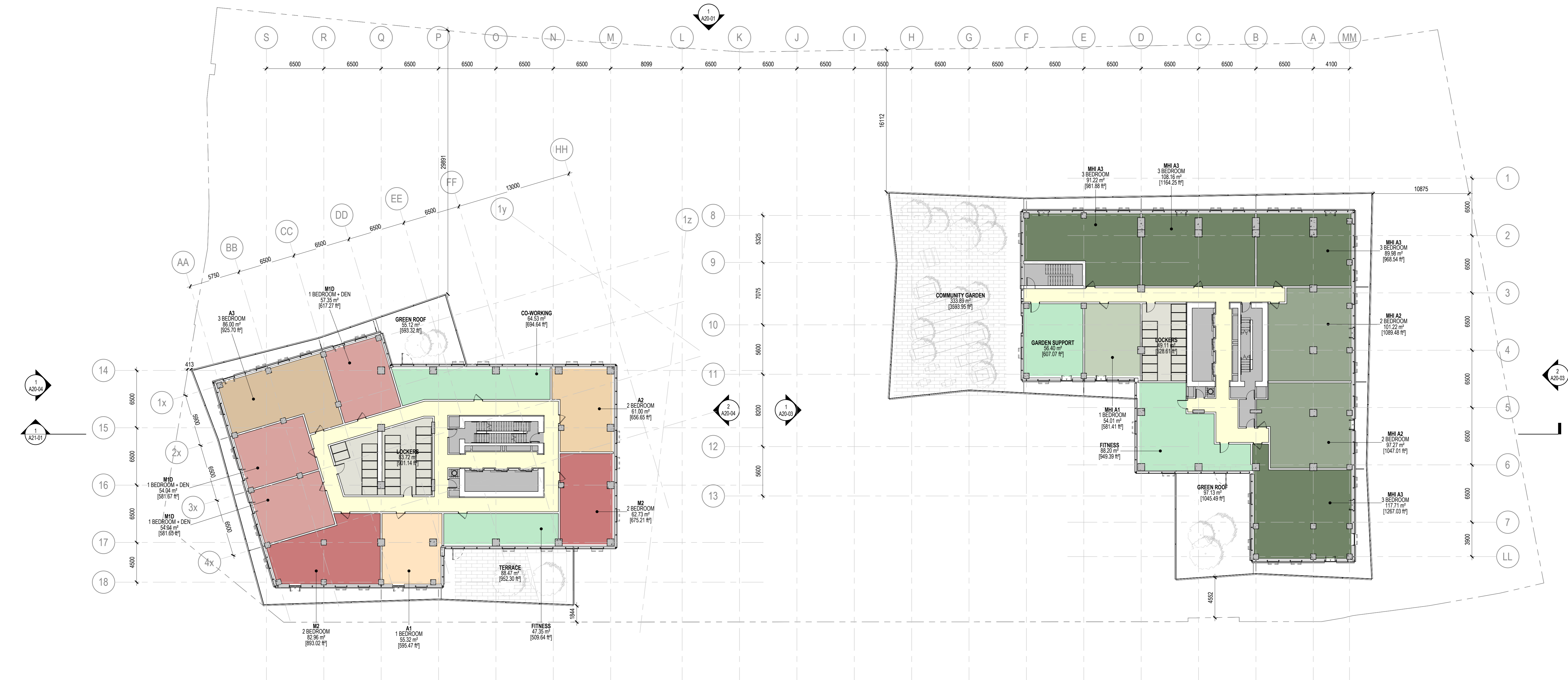
- civil: TMIG (8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5)
- STRUCTURAL: RJC Engineers (1545 Carlin Ave., Suite 304, Ottawa, ON K1Z 8P9)
- MEP: Smith+Anderson (1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3)
- LANDSCAPING: PFS Studio (1777 W 3rd Ave., Vancouver, BC V5U 1KJ)
- CONSULTANT: Two Row Architect (1804 6th Line, Oshawa, ON N4A 1M0)
- CONTRACTOR: EllisDon (2880 Queensview Dr., Ottawa, ON K2B 8J9)

SPACE TYPE

- A1, A2, A3: BUILDING OPS
- CIRCULATION
- CORE
- DAY CARE
- INDOOR AMENITY
- M1, M1D, M2, M2D: MARKET
- MHI A1, MHI A2, MHI A3: MULTIFAMILY HOUSING
- MS: MARKET STUDIO
- PARKING
- RETAIL
- STORAGE

UNIT TYPE LEGEND

- DREAM UNITS:**
- A1: Affordable 1 Bedroom
 - A2: Affordable 2 Bedroom
 - A3: Affordable 3 Bedroom
 - M1: Market 1 Bedroom
 - M1D: Market 1 Bedroom plus Den
 - M2: Market 2 Bedroom
 - M2D: Market 2 Bedroom plus Den
- MULTIFAMILY HOUSING INTAKE UNITS:**
- MHI A1: MHI Affordable 1 Bedroom
 - MHI A2: MHI Affordable 2 Bedroom
 - MHI A3: MHI Affordable 3 Bedroom



1 LEVEL 05
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LEVEL 05 FLOOR PLAN

SHEET NUMBER

A10-05

CONSULTANTS

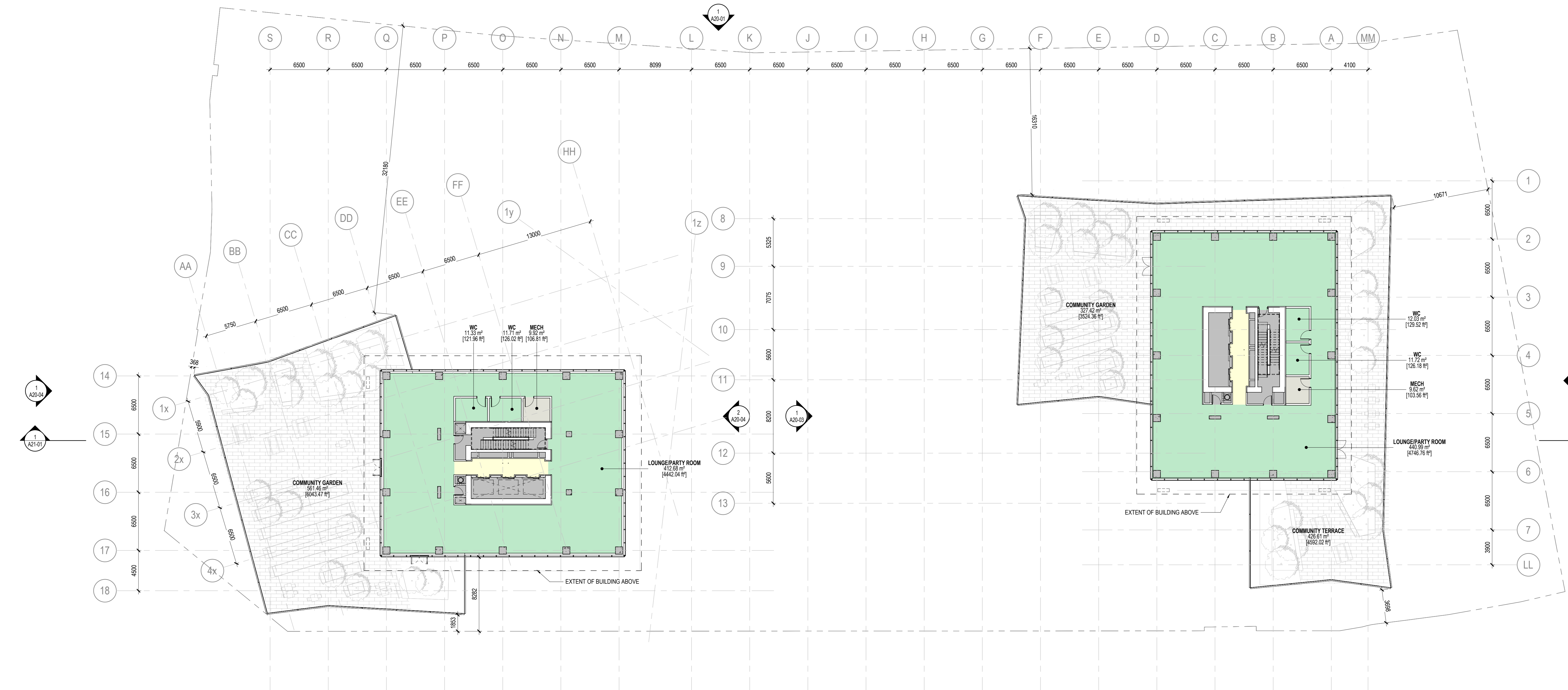
- civil: TMIG
- 8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
- STRUCTURAL: RJC Engineers
- 1545 Carlin Ave., Suite 304, Ottawa, ON K1Z 8P9
- MEP: Smith + Anderson
- 1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
- LANDSCAPING: PFS Studio
- 1777 W 3rd Ave., Vancouver, BC V5U 1KJ
- CONSULTANT: Two Row Architect
- 1804 6th Line, Orillia, ON N0A 1M0
- CONTRACTOR: EllisDON
- 2880 Queensview Dr., Ottawa, ON K2B 8J9

SPACE TYPE

- | | | |
|----------------|--------|---------|
| A1 | M1 | PARKING |
| A2 | MTD | RETAIL |
| A3 | M2 | STORAGE |
| BUILDING OPS | MZD | |
| CIRCULATION | MHI A1 | |
| CORE | MHI A2 | |
| DAY CARE | MHI A3 | |
| INDOOR AMENITY | MS | |

UNIT TYPE LEGEND

- | | |
|--|---------------------------|
| DREAM UNITS: | |
| A1 | Affordable 1 Bedroom |
| A2 | Affordable 2 Bedroom |
| A3 | Affordable 3 Bedroom |
| MS | Market Studio |
| M1 | Market 1 Bedroom |
| M1D | Market 1 Bedroom plus Den |
| M2 | Market 2 Bedroom |
| M2D | Market 2 Bedroom plus Den |
| MULTIFAMILY HOUSING INTAKE UNITS: | |
| MHI A1 | MHI Affordable 1 Bedroom |
| MHI A2 | MHI Affordable 2 Bedroom |
| MHI A3 | MHI Affordable 3 Bedroom |



1 LEVEL 06
1:200

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LEVEL 06 FLOOR PLAN

SHEET NUMBER

A10-06

CONSULTANTS

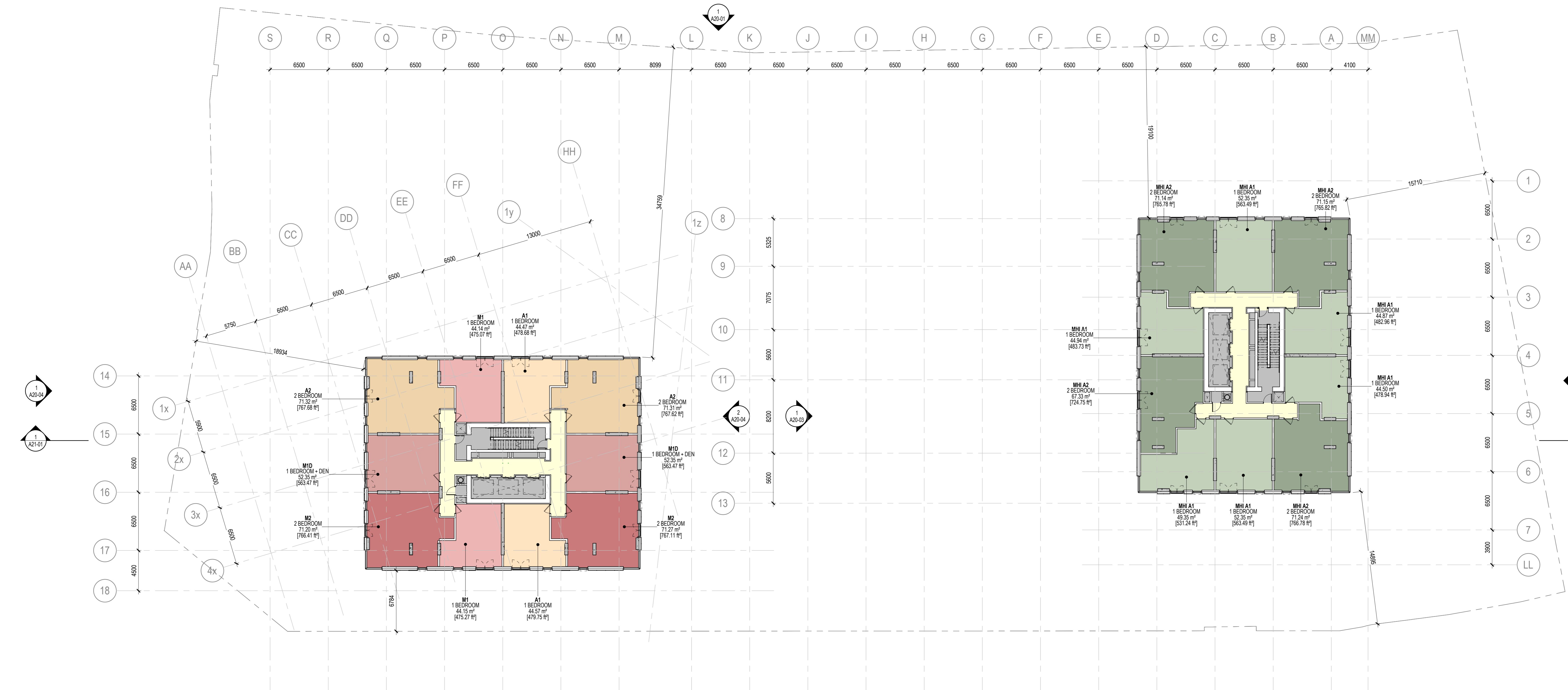
- civil: TMIG
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
- STRUCTURAL: RJC Engineers
1545 Carlin Ave., Suite 304, Ottawa, ON K1Z 8P9
- MEP: Smith+Anderson
1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
- LANDSCAPING: PFS Studio
1777 W 3rd Ave., Vancouver, BC V5U 1KJ
- CONSULTANT: Two Row Architect
1804 6th Line, Oshawa, ON N4A 1M0
- CONTRACTOR: EllisDon
2880 Queensview Dr., Ottawa, ON K2B 8J9

SPACE TYPE

- A1, A2, A3: BUILDING OPS
- CIRCULATION
- CORE
- DAY CARE
- INDOOR AMENITY
- M1, M1D, M2, M2D: MARKET
- MHI A1, MHI A2, MHI A3: MULTIFAMILY HOUSING
- MS: MARKET STUDIO
- PARKING
- RETAIL
- STORAGE

UNIT TYPE LEGEND

- DREAM UNITS:**
A1: Affordable 1 Bedroom
A2: Affordable 2 Bedroom
A3: Affordable 3 Bedroom
MS: Market Studio
M1: Market 1 Bedroom
M1D: Market 1 Bedroom plus Den
M2: Market 2 Bedroom
M2D: Market 2 Bedroom plus Den
- MULTIFAMILY HOUSING INTAKE UNITS:**
MHI A1: MHI Affordable 1 Bedroom
MHI A2: MHI Affordable 2 Bedroom
MHI A3: MHI Affordable 3 Bedroom



1 LEVEL 07 - 17
1:200

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LEVEL 07-17 FLOOR PLAN

SHEET NUMBER

A10-07

CONSULTANTS

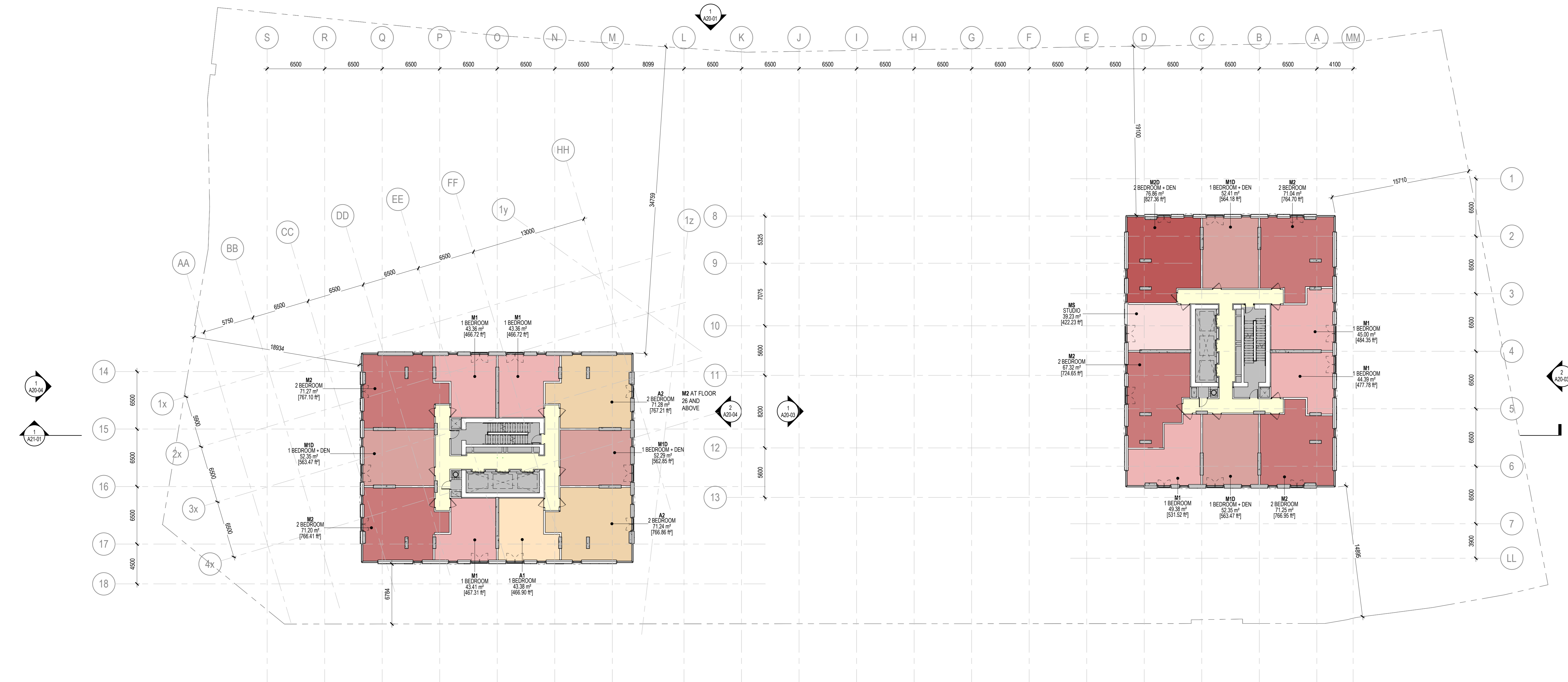
- civil: TMIG
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
- STRUCTURAL: RJC Engineers
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- MEP: Smith+Anderson
1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
- LANDSCAPING: PFS Studio
1777 W 3rd Ave., Vancouver, BC V5U 1KJ
- CONSULTANT: Two Row Architect
1804 6th Line, Oshawa, ON N4A 1M0
- CONTRACTOR: EllisDon
2880 Queensview Dr., Ottawa, ON K2B 8J9

SPACE TYPE

- A1
- M1
- PARKING
- A2
- M1D
- RETAIL
- A3
- M2
- STORAGE
- BUILDING OPS
- M2D
- CIRCULATION
- MHI A1
- CORE
- MHI A2
- DAY CARE
- MHI A3
- INDOOR AMENITY
- MS

UNIT TYPE LEGEND

- DREAM UNITS:**
- A1 Affordable 1 Bedroom
 - A2 Affordable 2 Bedroom
 - A3 Affordable 3 Bedroom
- MS** Market Studio
- M1** Market 1 Bedroom
- M1D** Market 1 Bedroom plus Den
- M2** Market 2 Bedroom
- M2D** Market 2 Bedroom plus Den
- MULTIFAMILY HOUSING UNIT/TYPE UNITS:**
- MHI A1 MHI Affordable 1 Bedroom
 - MHI A2 MHI Affordable 2 Bedroom
 - MHI A3 MHI Affordable 3 Bedroom



1 LEVEL 18 - 31
1:200

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LEVEL 18-31 FLOOR PLAN

SHEET NUMBER

A10-08

CONSULTANTS

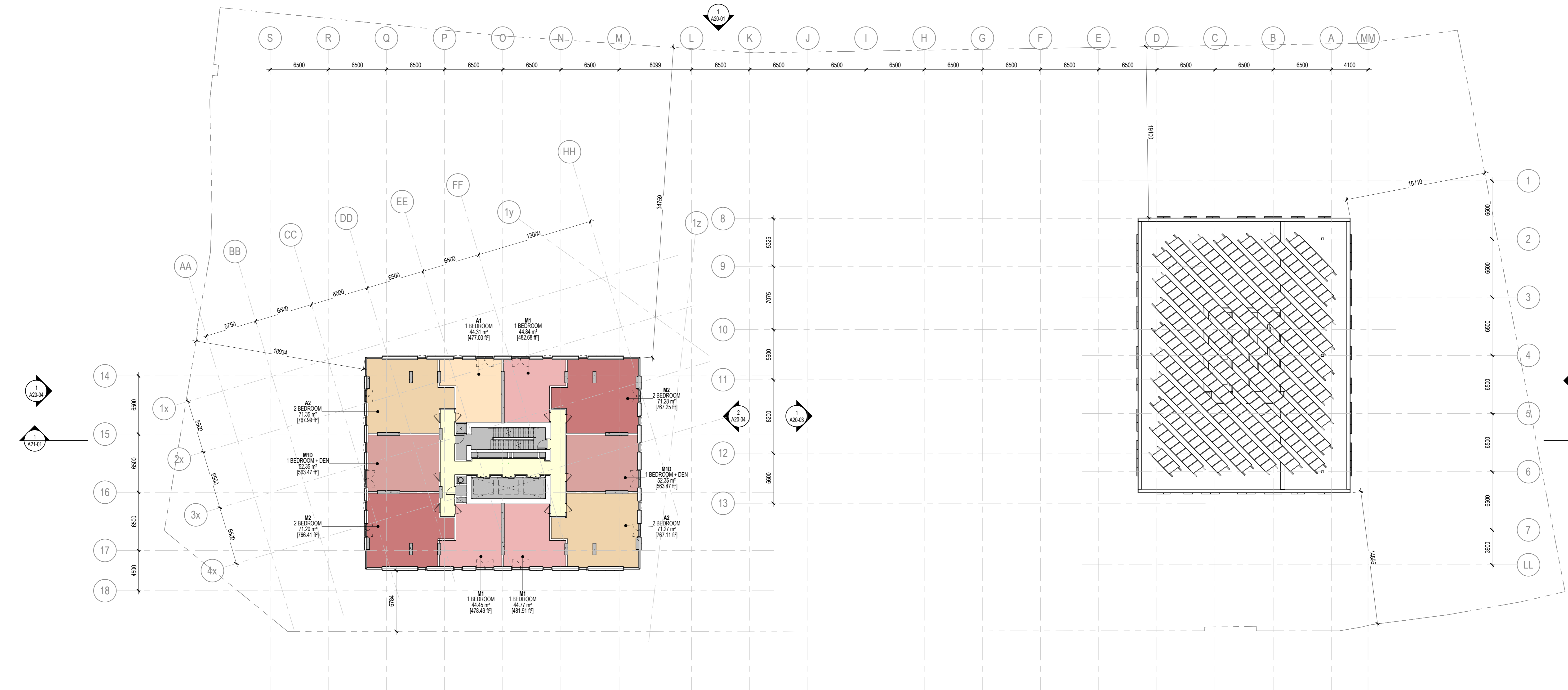
- civ. TMIG
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- STRUCTURAL RJC Engineers
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- MEP Smith + Anderson
1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
- LANDSCAPING PFS Studio
1777 W 3rd Ave., Vancouver, BC V5J 1KJ
- CONSULTANT Two Row Architect
1804 6th Line, Oshawa, ON N4A 1M0
- CONTRACTOR EllisDon
2880 Queensview Dr., Ottawa, ON K2B 8J9

SPACE TYPE

- | | | |
|----------------|--------|---------|
| A1 | M1 | PARKING |
| A2 | M1D | RETAIL |
| A3 | M2 | STORAGE |
| BUILDING OPS | M2D | |
| CIRCULATION | MHI A1 | |
| CORE | MHI A2 | |
| DAY CARE | MHI A3 | |
| INDOOR AMENITY | MS | |

UNIT TYPE LEGEND

- | | |
|----------------------------|---------------------------|
| DREAM UNITS: | |
| A1 | Affordable 1 Bedroom |
| A2 | Affordable 2 Bedroom |
| A3 | Affordable 3 Bedroom |
| MS | Market Studio |
| M1 | Market 1 Bedroom |
| M1D | Market 1 Bedroom plus Den |
| M2 | Market 2 Bedroom |
| M2D | Market 2 Bedroom plus Den |
| MULTIFAMILY HOUSING | |
| INTAKE UNITS: | |
| MHI A1 | MHI Affordable 1 Bedroom |
| MHI A2 | MHI Affordable 2 Bedroom |
| MHI A3 | MHI Affordable 3 Bedroom |



1 LEVEL 32 - 36
1:200

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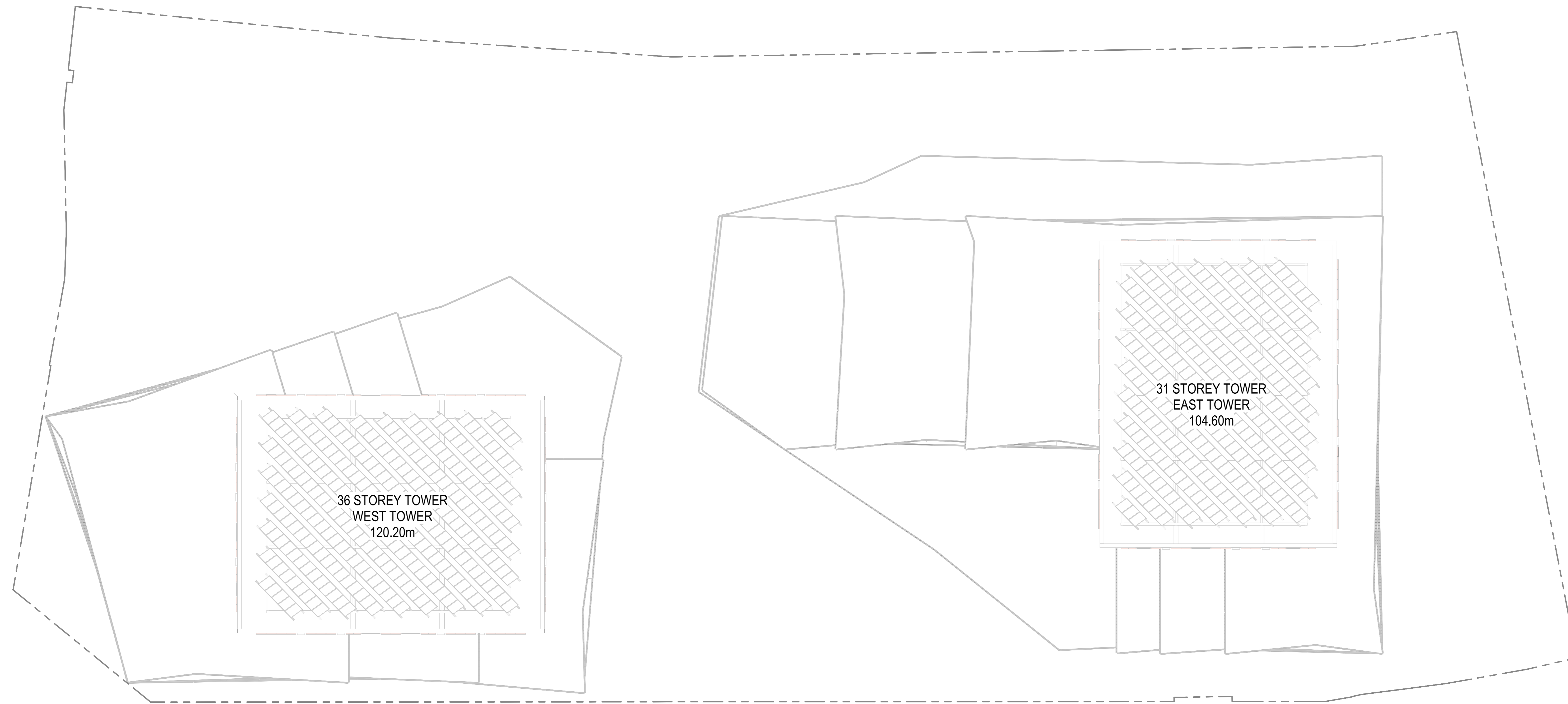
LEVEL 32-36 FLOOR PLAN

SHEET NUMBER

A10-09

CONSULTANTS

- civil
TMIG
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- STRUCTURAL
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- MEP
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- LANDSCAPING
PFS Studio
1777 W 3rd Ave., Vancouver, BC V5U 1K1
- CONSULTANT
Two Row Architect
1804 6th Line, Orillia, ON N0A 1M0
- CONTRACTOR
EllisDon
2880 Queensview Dr., Ottawa, ON K2B 8J9



1 ROOF PLAN
1:200

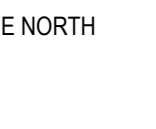


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ROOF PLAN

SHEET NUMBER

A10-10

MM A B C D E F G H I J K L M N O P Q R S



ELEVATIONS LEGEND

- M1 PREFINISHED ALUMINUM PLATE (COLOUR 1)
- M2 PREFINISHED ALUMINUM PLATE (COLOUR 2)
- M3 PREFINISHED ALUMINUM PLATE (COLOUR 3)
- M4 PREFINISHED ALUMINUM PLATE (COLOUR 4)
- M5 PREFINISHED ALUMINUM PLATE (COLOUR 5)
- PC1 TEXTURED PRECAST
DARK LIMESTONE COLOUR
- PC2 SMOOTH PRECAST
DARK LIMESTONE COLOUR
- SP SPANDREL PANEL
(REFER TO NOTE 1 FOR EXTENT OF BIRD-FRIENDLY FRIT)
- GL1 VISION GLAZING
(REFER TO NOTE 1 FOR EXTENT OF BIRD-FRIENDLY FRIT)
- GL2 GLASS BALUSTRADE
- GL3 PATTERNED GLASS PRIVACY SCREEN
- LV PREFINISHED STORM-RESISTANT LOUVER

NOTE
 1. BIRD-FRIENDLY VISUAL MARKERS (5MM DIAM. DARK GREY DOTS SPACED 50MM APART) TO BE ETCHED ON FACE 1 OF AT LEAST 90% OF ALL EXTERIOR TRANSPARENT GLASS PANELS TO HEIGHT OF 16M ABOVE GRADE AND / OR 4M ABOVE GREEN ROOFS AND TERRACES, AND AT ALL GLASS CORNERS.

KPMB
Perkins & Will

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 416.877.5104
 kpmb.com

CONSULTANTS

- civil: TMIG
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- STRUCTURAL: RJC Engineers
1545 Carlin Ave., Suite 304, Ottawa, ON K1Z 8P9
- MEP: Smith-Anderson
1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
- LANDSCAPING: PFS Studio
1777 W 3rd Ave., Vancouver, BC V5U 1K1
- CONSULTANT: Two Row Architect
1804 6th Line, Oshawa, ON N4A 1M0
- CONTRACTOR: EllisDon
2880 Queensview Dr., Ottawa, ON K2B 8J9

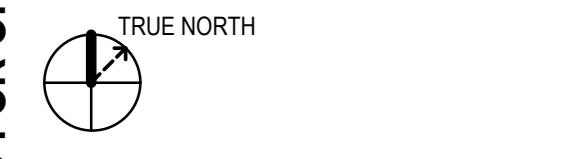


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OVERALL NORTH ELEVATION

SHEET NUMBER

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1 NORTH ELEVATION
 1 : 200

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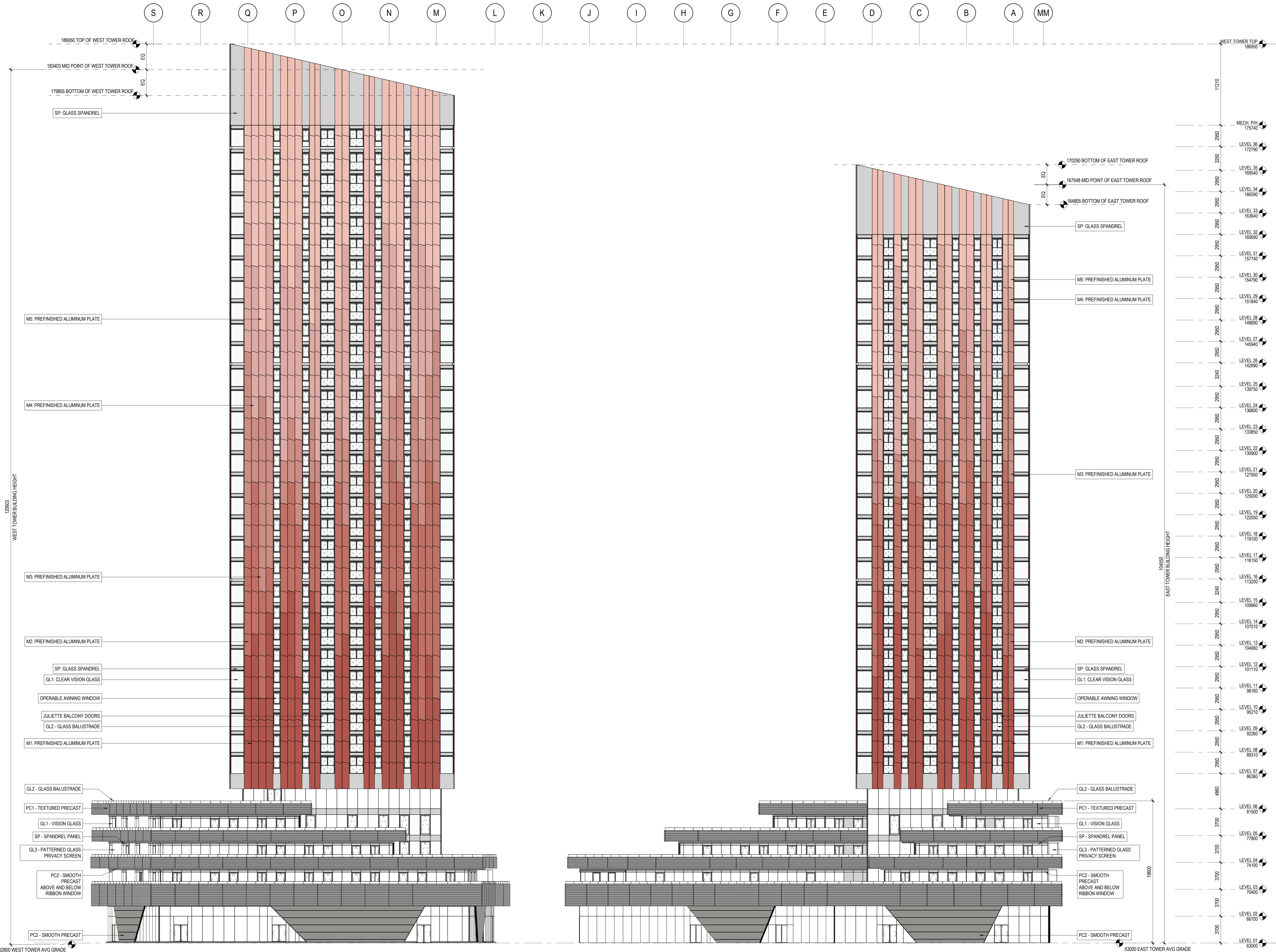
CONSULTANTS

- TMIG
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
2880 Queensview Dr., Ottawa, ON K2B 6J9

ELEVATIONS LEGEND

- M1 PREFINISHED ALUMINUM PLATE (COLOUR 1)
- M2 PREFINISHED ALUMINUM PLATE (COLOUR 2)
- M3 PREFINISHED ALUMINUM PLATE (COLOUR 3)
- M4 PREFINISHED ALUMINUM PLATE (COLOUR 4)
- M5 PREFINISHED ALUMINUM PLATE (COLOUR 5)
- PC1 TEXTURED PRECAST
DARK LIMESTONE COLOUR
- PC2 SMOOTH PRECAST
DARK LIMESTONE COLOUR
- SP SPANDREL PANEL
(REFER TO NOTE 1 FOR EXTENT OF BIRD-FRIENDLY FRIT)
- GL1 VISION GLAZING
(REFER TO NOTE 1 FOR EXTENT OF BIRD-FRIENDLY FRIT)
- GL2 GLASS BALUSTRADE
- GL3 PATTERNED GLASS PRIVACY SCREEN
- LV PREFINISHED STORM-RESISTANT LOUVER

NOTE
1. BIRD-FRIENDLY VISUAL MARKERS (5MM DIAM. DARK GREY DOTS SPACED 50MM APART) TO BE ETCHED ON FACE 1 OF AT LEAST 90% OF ALL EXTERIOR TRANSPARENT GLASS PANELS TO HEIGHT OF 16M ABOVE GRADE AND 1 OR 4M ABOVE GREEN ROOFS AND TERRACES, AND AT ALL GLASS CORNERS.



1 SOUTH ELEVATION
1:200

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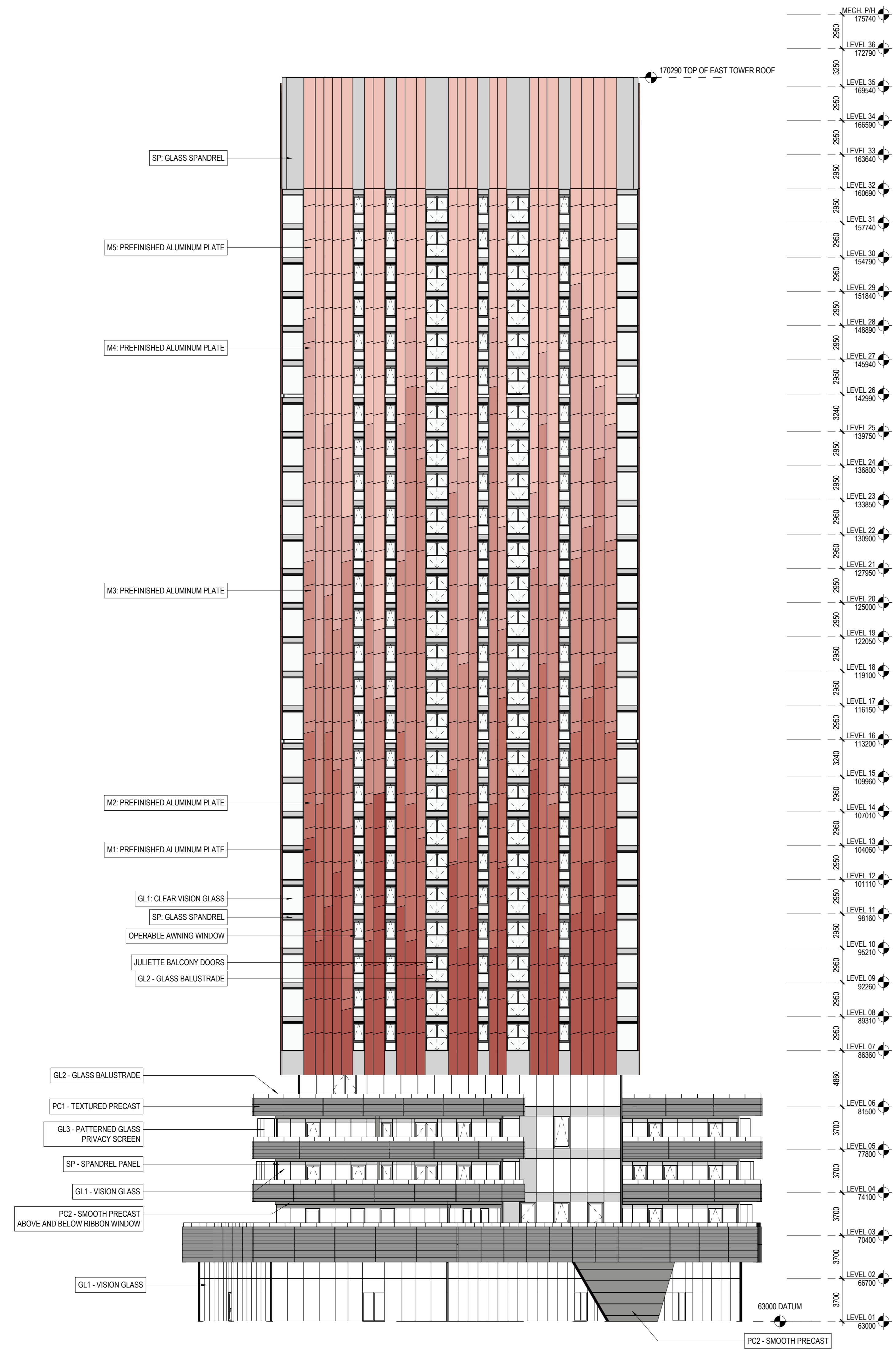
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OVERALL SOUTH ELEVATION

SHEET NUMBER

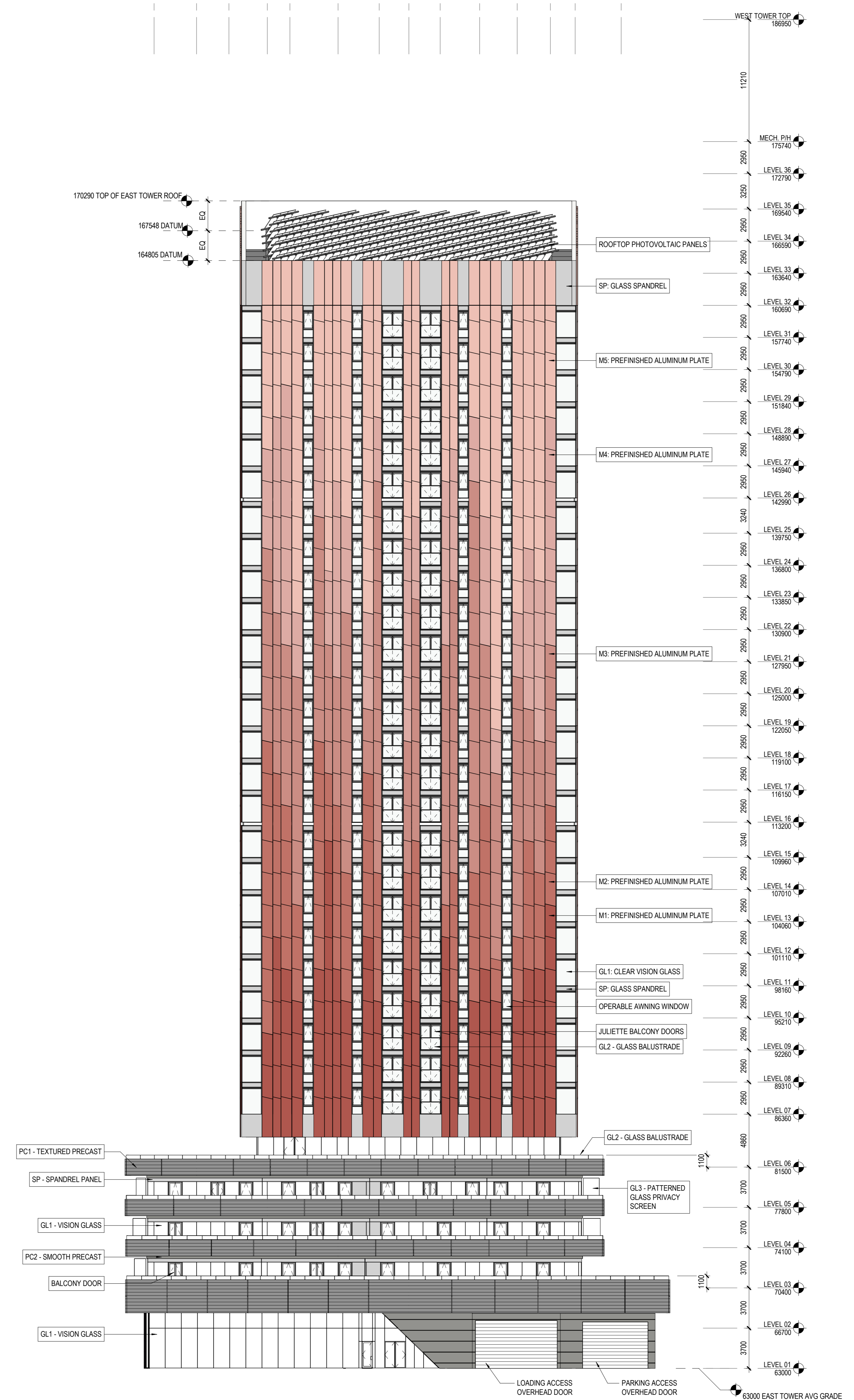
A20-02

1 8 2 9 3 10 4 14 11 5 15 12 6 16 13 7 17 LL 18



1 EAST BUILDING - WEST ELEVATION
1:200

LL 7 13 6 12 5 11 4 10 3 9 2 8 1



2 EAST BUILDING - EAST ELEVATION
1:200

ELEVATIONS LEGEND

- M1 PREFINISHED ALUMINUM PLATE (COLOUR 1)
- M2 PREFINISHED ALUMINUM PLATE (COLOUR 2)
- M3 PREFINISHED ALUMINUM PLATE (COLOUR 3)
- M4 PREFINISHED ALUMINUM PLATE (COLOUR 4)
- M5 PREFINISHED ALUMINUM PLATE (COLOUR 5)
- PC1 TEXTURED PRECAST
DARK LIMESTONE COLOUR
- PC2 SMOOTH PRECAST
DARK LIMESTONE COLOUR
- SP SPANDREL PANEL
(REFER TO NOTE 1 FOR EXTENT OF BIRD-FRIENDLY FRIT)
- GL1 VISION GLAZING
(REFER TO NOTE 1 FOR EXTENT OF BIRD-FRIENDLY FRIT)
- GL2 GLASS BALUSTRADE
- GL3 PATTERNED GLASS PRIVACY SCREEN
- LV PREFINISHED STORM-RESISTANT LOUVER

NOTE
1. BIRD-FRIENDLY VISUAL MARKERS (5MM DIAM. DARK GREY DOTS SPACED 50MM APART) TO BE ETCHED ON FACE 1 OF AT LEAST 90% OF ALL EXTERIOR TRANSPARENT GLASS PANELS TO HEIGHT OF 16M ABOVE GRADE AND / OR 4M ABOVE GREEN ROOFS AND TERRACES, AND AT ALL GLASS CORNERS.

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Perkins&Will

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275 Slater Street, Suite 1810, Ottawa, Ontario, Canada, K1P 5H9
1416.877.5104
kpmb.com

CONSULTANTS

- civil: TMIG
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
- STRUCTURAL: RJC Engineers
1545 Carlin Ave., Suite 304, Ottawa, ON K1Z 8P9
- MEP: Smith-Anderson
1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
- LANDSCAPING: PFS Studio
1777 W 3rd Ave., Vancouver, BC V5U 1K1
- CONTRACTOR: Two Row Architect
1804 6th Line, Oshawa, ON N4A 1M0
- CONTRACTOR: EllisDon
2880 Queensview Dr., Ottawa, ON K2B 8J9

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EAST BUILDING ELEVATIONS

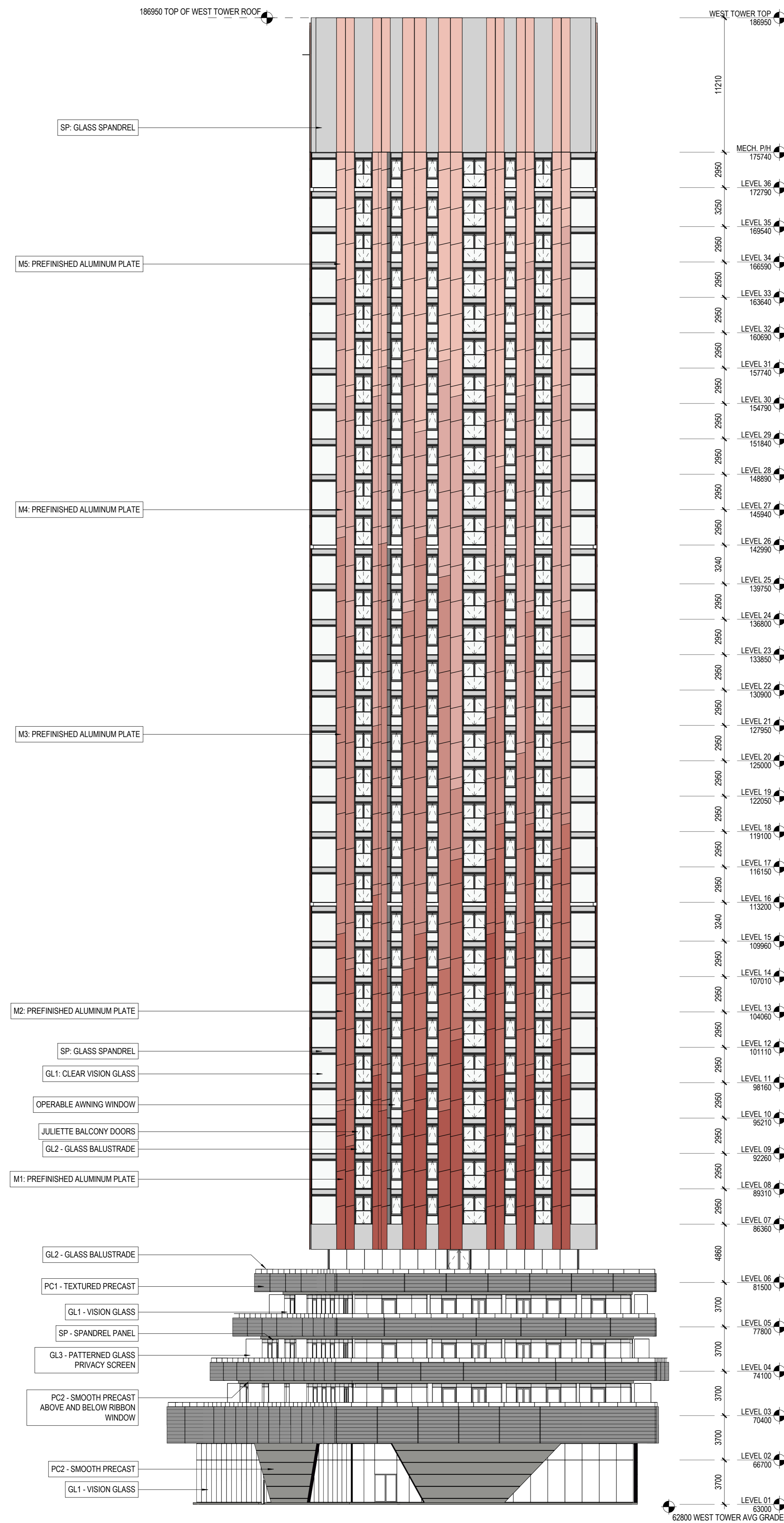
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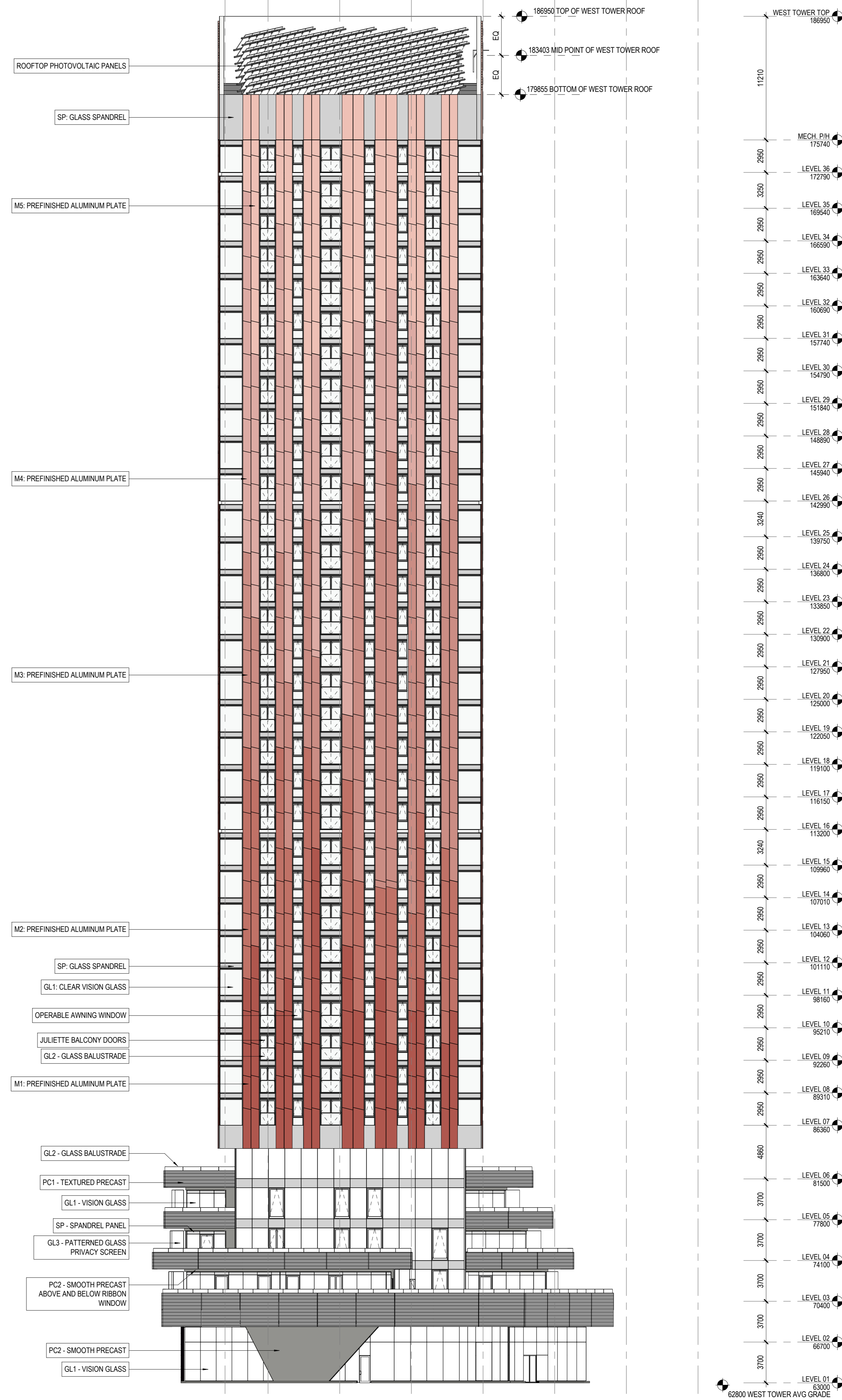
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1 2 3 4 5 6 7 LL
8 9 10 11 12 13



1 WEST BUILDING - WEST ELEVATION
1:200

LL 7 6 5 4 3 2 1
18 17 13 16 12 15 11 14 10 9 8



2 WEST BUILDING - EAST ELEVATION
1:200

ELEVATIONS LEGEND

- M1 PREFINISHED ALUMINUM PLATE (COLOUR 1)
- M2 PREFINISHED ALUMINUM PLATE (COLOUR 2)
- M3 PREFINISHED ALUMINUM PLATE (COLOUR 3)
- M4 PREFINISHED ALUMINUM PLATE (COLOUR 4)
- M5 PREFINISHED ALUMINUM PLATE (COLOUR 5)
- PC1 TEXTURED PRECAST
DARK LIMESTONE COLOUR
- PC2 SMOOTH PRECAST
DARK LIMESTONE COLOUR
- SP SPANDREL PANEL
(REFER TO NOTE 1 FOR EXTENT OF BIRD-FRIENDLY FRIT)
- GL1 VISION GLAZING
(REFER TO NOTE 1 FOR EXTENT OF BIRD-FRIENDLY FRIT)
- GL2 GLASS BALUSTRADE
- GL3 PATTERNED GLASS PRIVACY SCREEN
- LV PREFINISHED STORM-RESISTANT LOUVER

NOTE

1. BIRD-FRIENDLY VISUAL MARKERS (5MM DIAM. DARK GREY DOTS SPACED 50MM APART) TO BE ETCHED ON FACE 1 OF AT LEAST 90% OF ALL EXTERIOR TRANSPARENT GLASS PANELS TO HEIGHT OF 16M ABOVE GRADE AND 1 OR 4M ABOVE GREEN ROOFS AND TERRACES, AND AT ALL GLASS CORNERS.

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1.613.563.2581 perkinswill.com

CONSULTANTS

- civil: TMIG
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
- STRUCTURAL: RJC Engineers
1545 Carlin Ave., Suite 304, Ottawa, ON K1Z 8P9
- MEP: Smith-Anderson
1600 Carling Ave., Suite 130, Ottawa, ON K1Z 1G3
- LANDSCAPING: PFS Studio
1777 W 3rd Ave., Vancouver, BC V5U 1KJ
- CONSULTANT: Two Row Architect
1804 6th Line, Oshawa, ON N4A 1M0
- CONTRACTOR: EllisDon
2880 Queensview Dr., Ottawa, ON K2B 8J9



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TITLE

WEST BUILDING
ELEVATIONS

SHEET NUMBER

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CONSULTANTS

- civil: TMIG
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- STRUCTURAL: RJC Engineers
1545 Carlin Ave., Suite 304, Ottawa, ON K1Z 8P9
- MEP: Smith+Anderson
1600 Carling Ave., Suite 530, Ottawa, ON K1Z 1G3
- LANDSCAPING: PFS Studio
1777 W 3rd Ave., Vancouver, BC V5U 1K1
- CONSULTANT: Two Row Architect
1804 6th Line, Orillia, ON N0A 1M0
- CONTRACTOR: EllisDon
2880 Queensview Dr., Ottawa, ON K2B 8J9

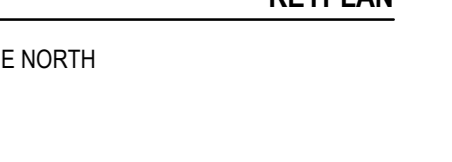


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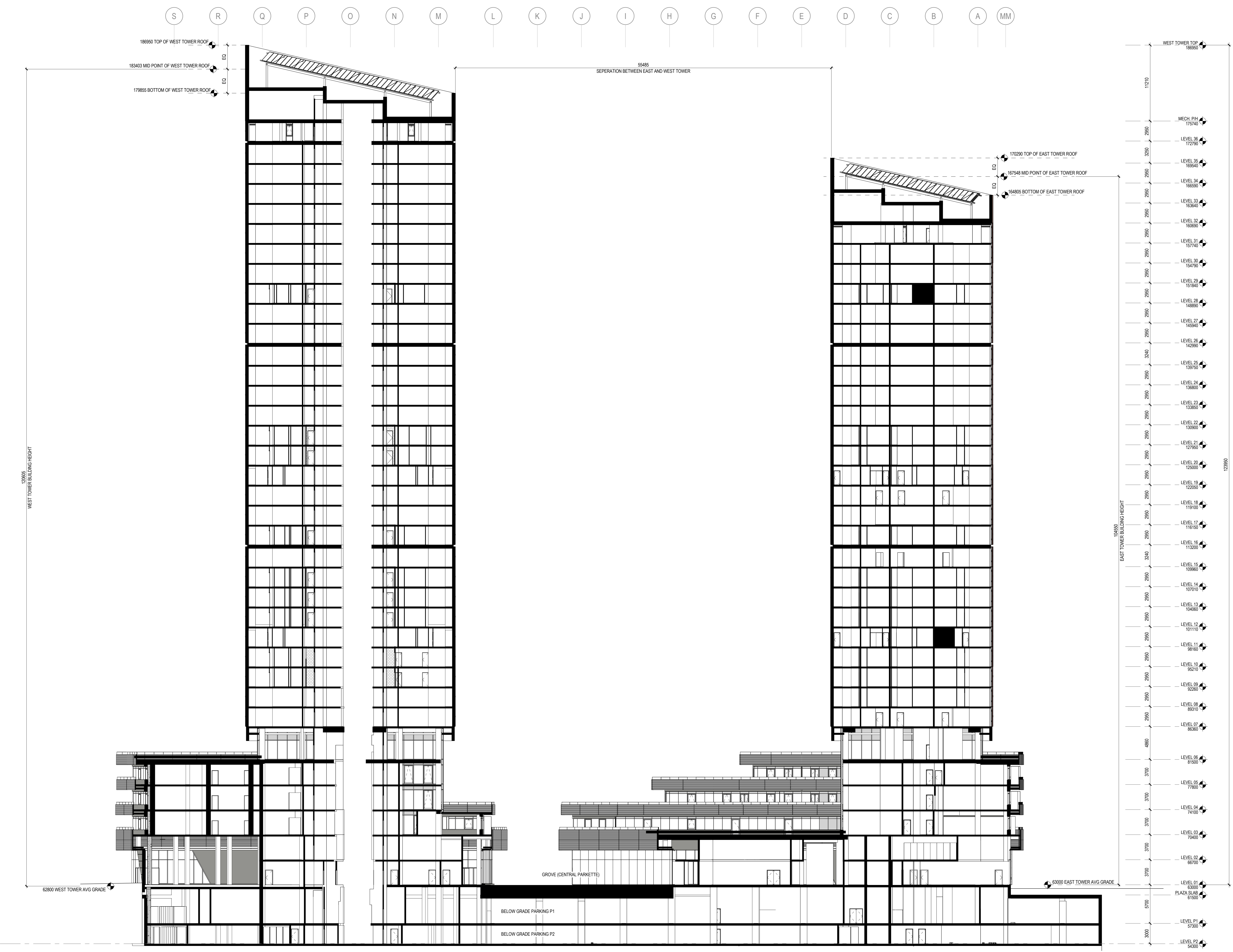
ISSUE CHART

1	ISSUED FOR OPA / ZBA / SPA	2022-04-22
2	REVISION	DATE
	Job Number	

OVERALL BUILDING SECTION

SHEET NUMBER

A21-01



1 OVERALL SECTION
1:200

CONSULTANTS

- civil
TMIG
8800 Dufferin St., Suite 200, Vaughan, ON L4K 0C5
- STRUCTURAL
RJC Engineers
1545 Carlin Ave., Suite 304, Ottawa, ON K1Z 8P9
- 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

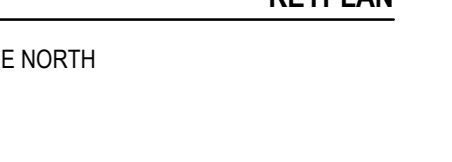


PROJECT

LEBRETON LIBRARY
PARCEL
665 Albert St
Ottawa, ON
Canada



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



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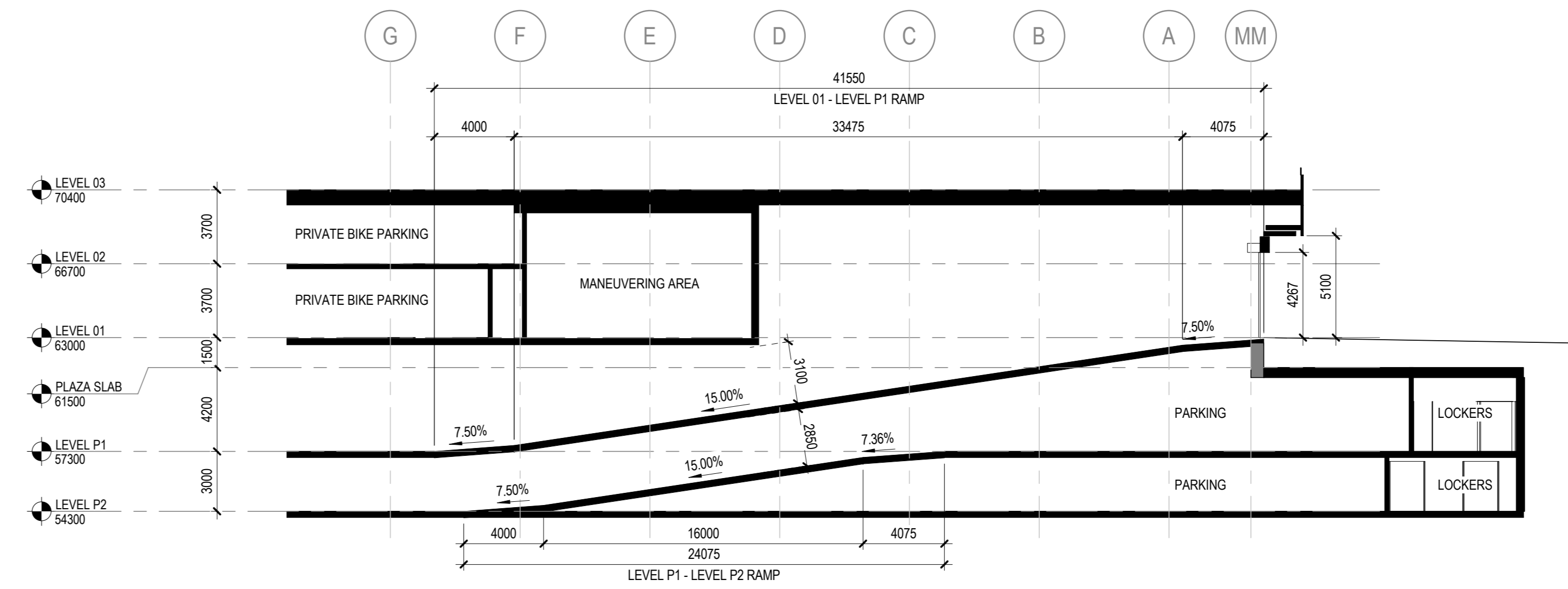
ISSUE CHART

1	ISSUED FOR OPA / ZBA / SPA	2022-04-22

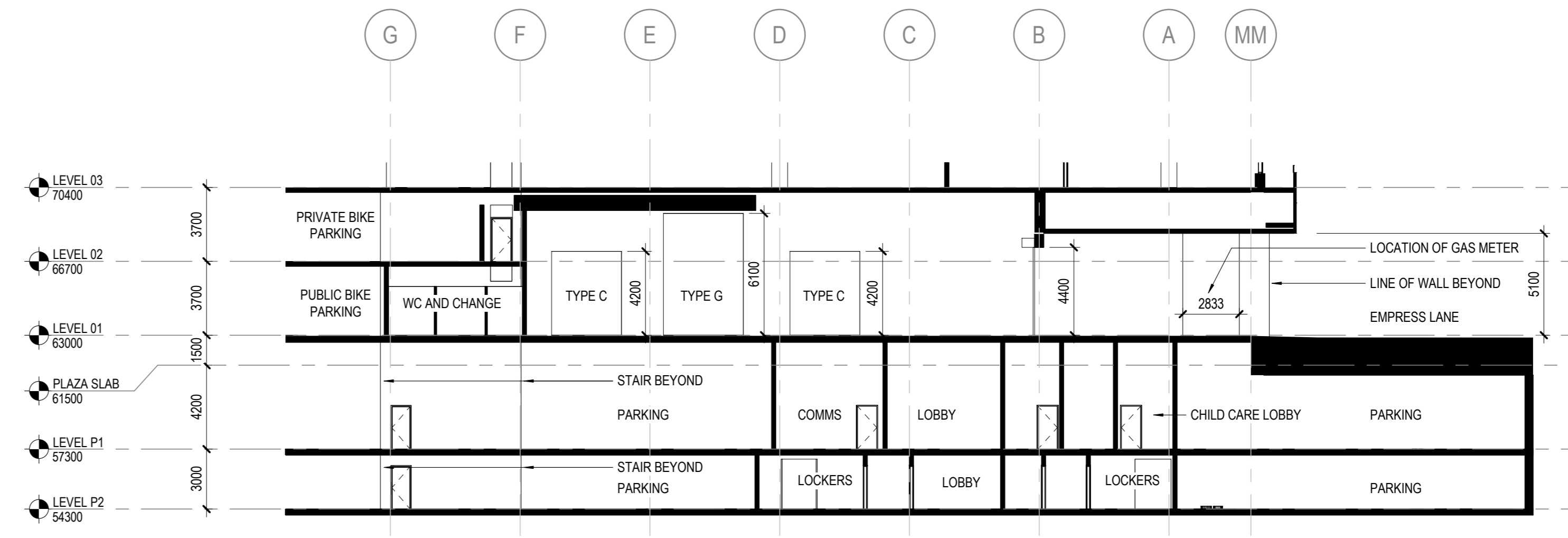
PARTIAL BUILDING SECTIONS

SHEET NUMBER

A21-02



1 PARTIAL SECTION @ PARKING GARAGE RAMP
1:200



2 PARTIAL SECTION @ LOADING DOCK ACCESS
1:200