

GLADSTONE AND LORETTA - RESIDENTIAL TOWER

ARCHITECTURAL DRAWING PACKAGE

ARCHITECT

Linebox Studio Inc.
 Address: 116 Edgar Street, Suite 110, Ottawa, ON, K2P 0C2
 Tel: 413.251.5269
 Architect: Andrew Reeves
 Point of Contact: Josée Anne Provost

STRUCTURAL ENGINEERS

Cunliffe & Associates Inc.
 Address: 200, 1550 Carling Ave 2nd Floor, Ottawa, ON K1Z 3B8
 Tel: 416.253.3337
 Engineer: Brad Armstrong
 Point of Contact: Paul Dolan

MEP ENGINEERS

GWAL | Goodkey, Weedmark & Associates Ltd.
 Address: 1688 Woodward Dr, Ottawa, ON K2C 3R8
 Tel: 613.727.5113
 Mechanical: Mark Satooh
 Electrical: Divyankant (Raj) Vyas

CIVIL ENGINEERS

WSP
 Address: 2611 Queensview Drive 200, 300, 400
 Ottawa, ON K2B 4B7
 Tel: 613.829.2800
 Engineer: Michael Flowers
 Point of Contact: Jared Delpelaro

LANDSCAPE ARCHITECT

CSW Landscape Architects Limited.
 Address: 319 McEwan Avenue, Ottawa, ON K1Z 0B9
 Tel: 613.729.4336
 Architect & Point of Contact: Christian Matteau

CLIENT

CLV Group Development
 Address: 485 Bank St. #200, Ottawa, ON K2P 1Z2
 Tel: 905.691.5266
 Point of Contact: Jenn Morrison

BUILDER

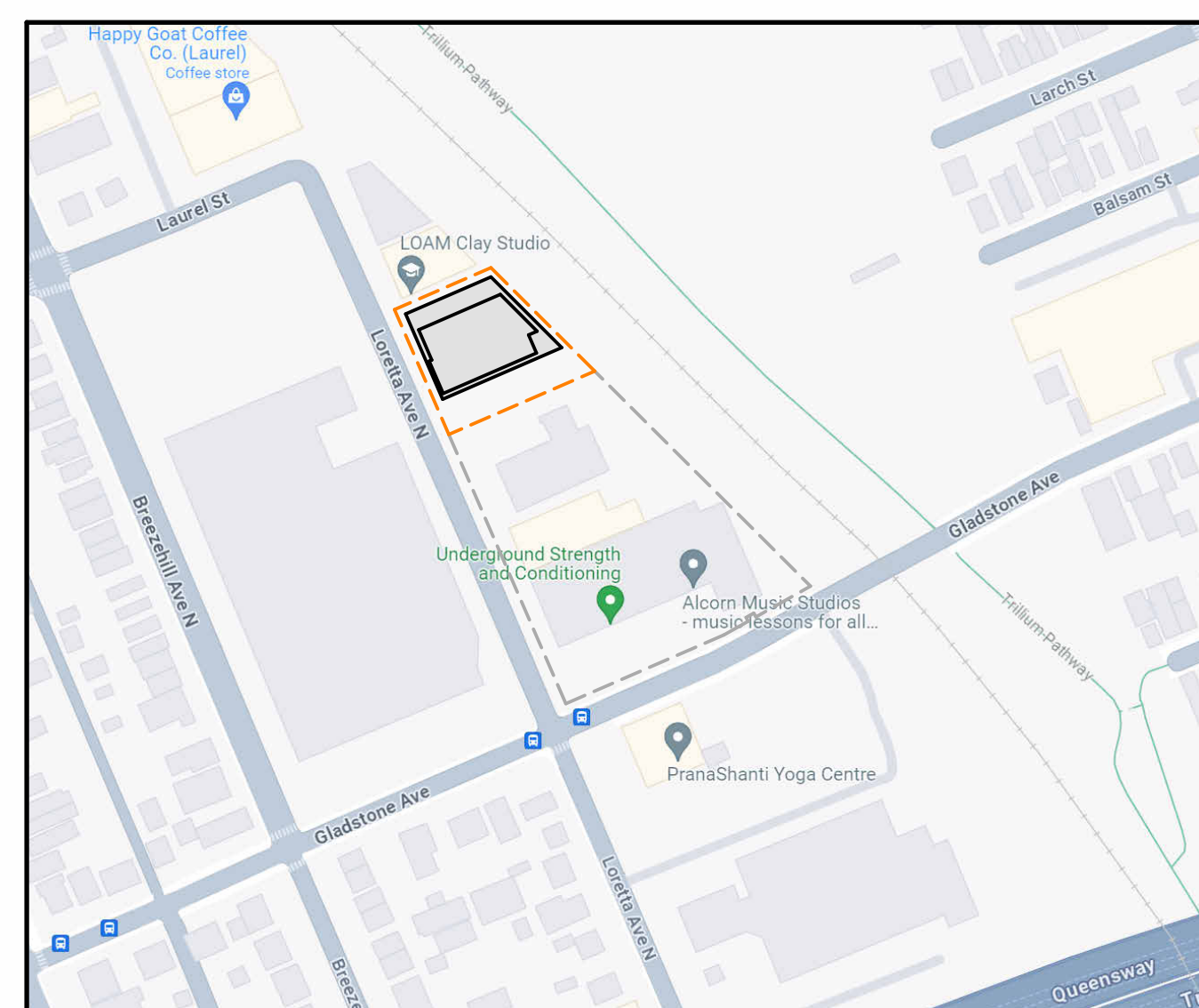
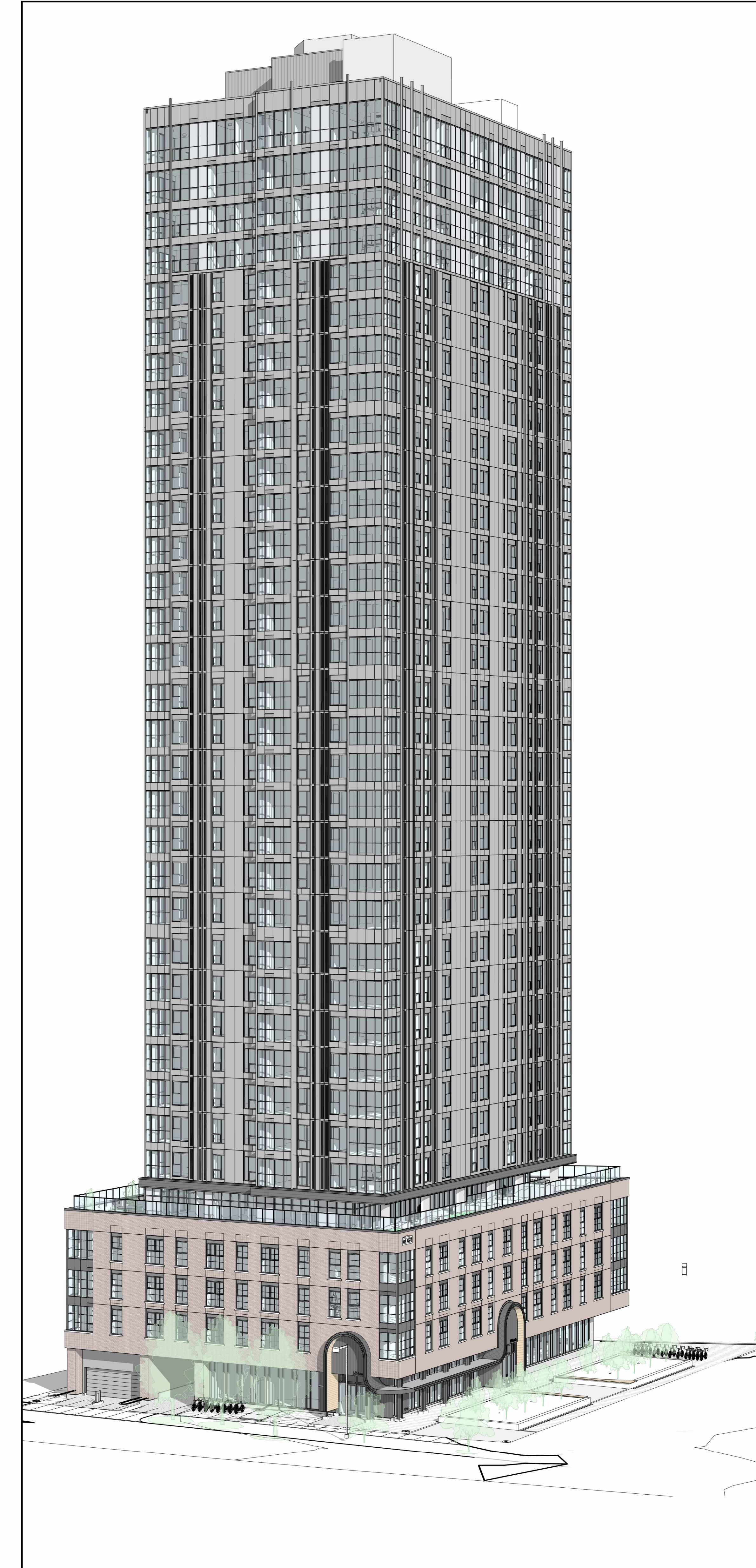
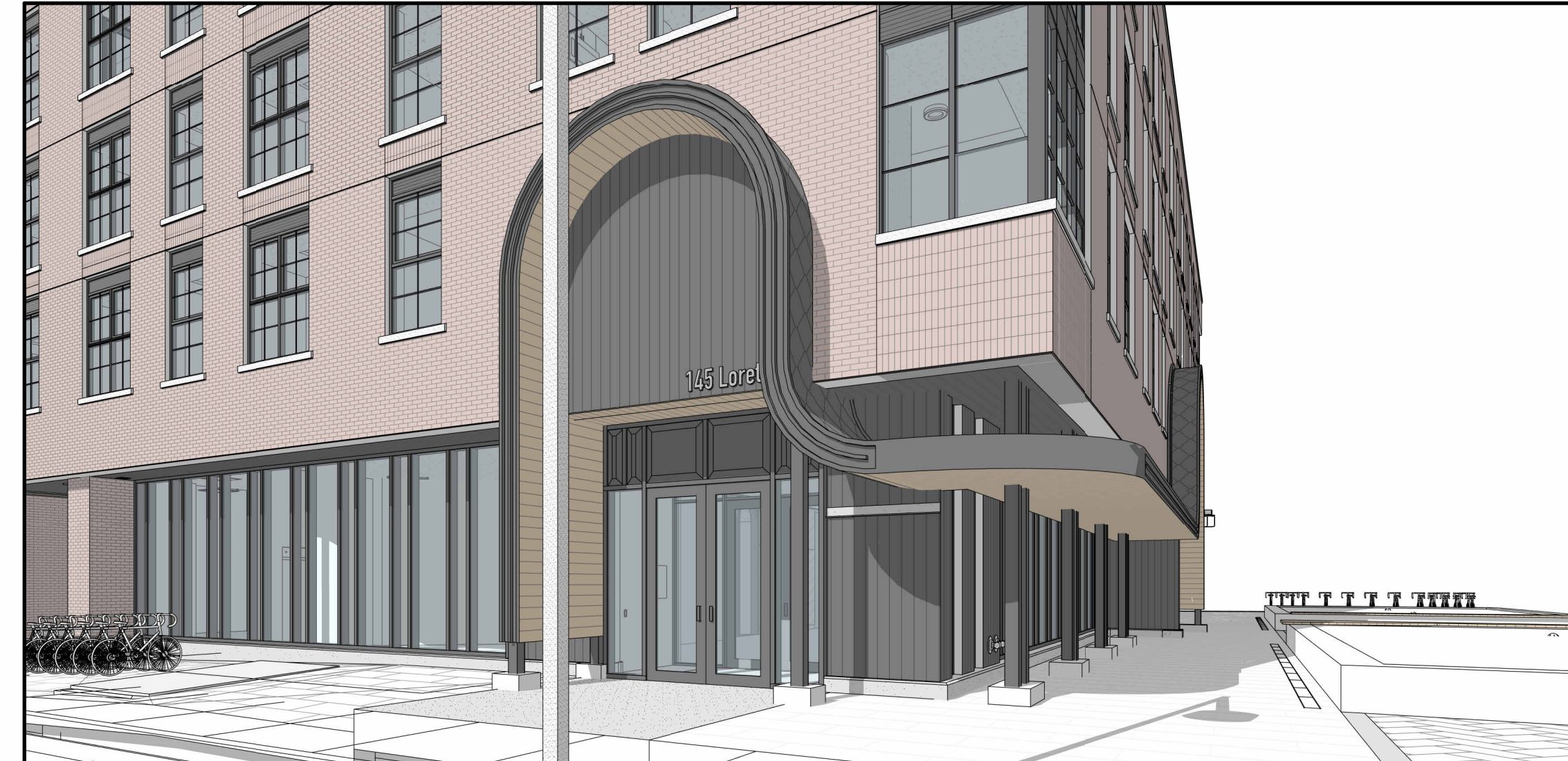
P&C Development & Construction Management Group Inc.
 Address: 200-485 Bank St., Ottawa, ON K2P 1Z2
 Tel: 413.739.1327 x226
 Point of Contact: Maria Martinez

PROJECT MAILING ADDRESS

145 Loretta Ave N,
 Ottawa, ON
 K1T 4W5

ARCHITECTURAL DRAWING LIST

DWG NO.	DRAWING TITLE	REV. DATE
AD-0000	COVER SHEET	26-05-04
A1-000	MASTER PLAN (PHASE 1)	26-05-04
A1-1000	MASTER SITE PLAN	26-05-04
A1-100	SITE SECTIONS	26-05-04
A2-000	FLOOR PLANS - P3 (FOUNDATION PLAN)	26-05-04
A2-099	FLOOR PLAN - P2	26-05-04
A2-100	FLOOR PLAN - P1	26-05-04
A2-101	FLOOR PLAN - LEVEL 01	26-05-04
A2-102	FLOOR PLAN - LEVEL 02 (PODIUM)	26-05-04
A2-103	FLOOR PLAN - LEVEL 03 (PODIUM)	26-05-04
A2-104	FLOOR PLAN - LEVEL 04 (PODIUM)	26-05-04
A2-105	FLOOR PLAN - LEVEL 05 (PODIUM ROOF AVENUE)	26-05-04
A2-106	FLOOR PLAN - LEVEL 06 - 30 (TYPICAL TOWER)	26-05-04
A2-131	FLOOR PLAN - LEVEL 31 - 33 (TYPICAL PENTHOUSE)	26-05-04
A2-132	FLOOR PLAN - LEVEL 33 (MECHANICAL PENTHOUSE)	26-05-04
A2-136	ROOF PLAN	26-05-04
A5-000	BUILDING ELEVATIONS - WEST AND SOUTH	26-05-04
A5-101	BUILDING ELEVATIONS - EAST AND NORTH	26-05-04



SITE MAP -PHASE 1



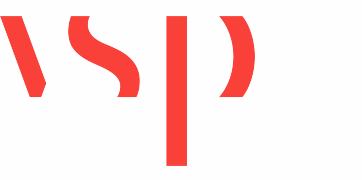
Client



structural engineers | Ingénieurs structurels



electrical engineers | Ingénieur électrique
 mechanical engineer | Ingénieur mécanique



civil engineers | Ingénieur civil



landscape architect | architecte paysagiste

32	ISSUED FOR SPA REVISION	26-05-04
30	ISSUED FOR C.M. RFP	26-02-26
29	ISSUED FOR REVIEW	25-12-06
28	PREPARED FOR EXCAVATION & WINDOW	25-10-24
27	WALL FINISHING	25-09-19
26	PREPARED FOR ENVELOPE & INTERIOR	25-09-19
25	OFFSHORE ASSEMBLES TENDER	25-08-30
24	ISSUED FOR SHORING & INTERIOR	25-08-30
23	CUSTOM ASSEMBLES TENDER	25-08-16
19	ISSUED FOR REFERENCE - STRUCTURAL	25-06-16
18	WALL FINISHING	25-06-16
18	ISSUED FOR A&S W/D & CLIENT BUDGETING	25-03-28
14	RE ISSUED FOR SPA	25-03-31
12	RE ISSUED FOR SHORING & EXCAV. IFT	24-12-19
11	ISSUED FOR ELEVATOR TENDER	24-12-02
10	ISSUED FOR SHORING & EXCAV. FF/RT	24-11-05
9	ISSUED FOR SPA	24-11-20
8	REVISED 3DS WORKING DRAWINGS	24-08-19
4	ISSUED FOR 3DS WORKING DRAWINGS	24-08-12
2	RE ISSUED FOR CLASS 17 ESTIMATE	24-05-13
1	ISSUED FOR CLASS 17 ESTIMATE	24-05-17

no. revisions 04/06

stamp | timbre



architect | architecte



All dimensions are shown in metric.
 Contractor shall check and verify all dimensions and report all error and omissions to the Architect.
 Do not scale the drawings.
 Not for construction until signed by the Architect.

project title | titre du projet

**GLADSTONE AND LORETTA
 RESIDENTIAL TOWER**

145 LORETTA AVE. N | OTTAWA | ON

drawing title | titre du dessin

COVER SHEET

project number | numéro du projet 2402

drawn | dessiné JH / DL / PC / JP

checked | vérifié JP / AR

scale | échelle 1 : 1000

date | date 02/16/24

drawing number | numéro du dessin

A0-000

SURVEY INFORMATION TAKEN FROM:
 SURVEYOR'S REAL PROPERTY REPORT
 PART OF LOT 1 & LOTS 2 & 3
 (WEST CHAMPAGNE AVENUE)
 BLOCK C AND
 LOTS 1, 2 & 3 (EAST LORETTA AVENUE)
 BLOCK C AND
 LOTS 4, 5, 6, 7 & 8
 BLOCK C AND
 PART OF CHAMPAGNE STREET
 (CLOSED BY BY-LAW 4863)
 REGISTERED PLAN 73
 CITY OF OTTAWA
 STANTEC GEOMATICS LTD. 2017
SITE STATISTICS
 SITE AREA: 10,012m² / 2.47 ac
 RESIDENTIAL UNIT COUNT:
 TOWER A = 402
 TOWER B = 304
 TOWER C = 332
 TOTAL = 1038

MCP[XXXX] S.YYY-h	Requirement	Proposed
Minimum Lot Area (m ²)	No minimum	Complies
Minimum Front Yard Setback (m)	5 metres, aside from Standard Bread Building (See S.YYY)	5m
Minimum Rear Yard Setback (m)	3 metres, (See S.YYY)	3m
Interior Side Yard Setback (m)	2 metres, aside from Standard Bread Building (See S.YYY)	2m
Corner Side Yard Setback (m)	3 metres, (See S.YYY)	3m
Maximum Building Height (m)	6.7 metres, (See S.YYY)	Complies
Maximum Floor Space Index	0m to 132m (See S.YYY)	Complies
Minimum Width of Landscaped Area	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped	Complies
Minimum Tower Separation	25 metres	Complies
Minimum Tower Podium Stepback Distance	2 metres	2m at Gladstone frontage only

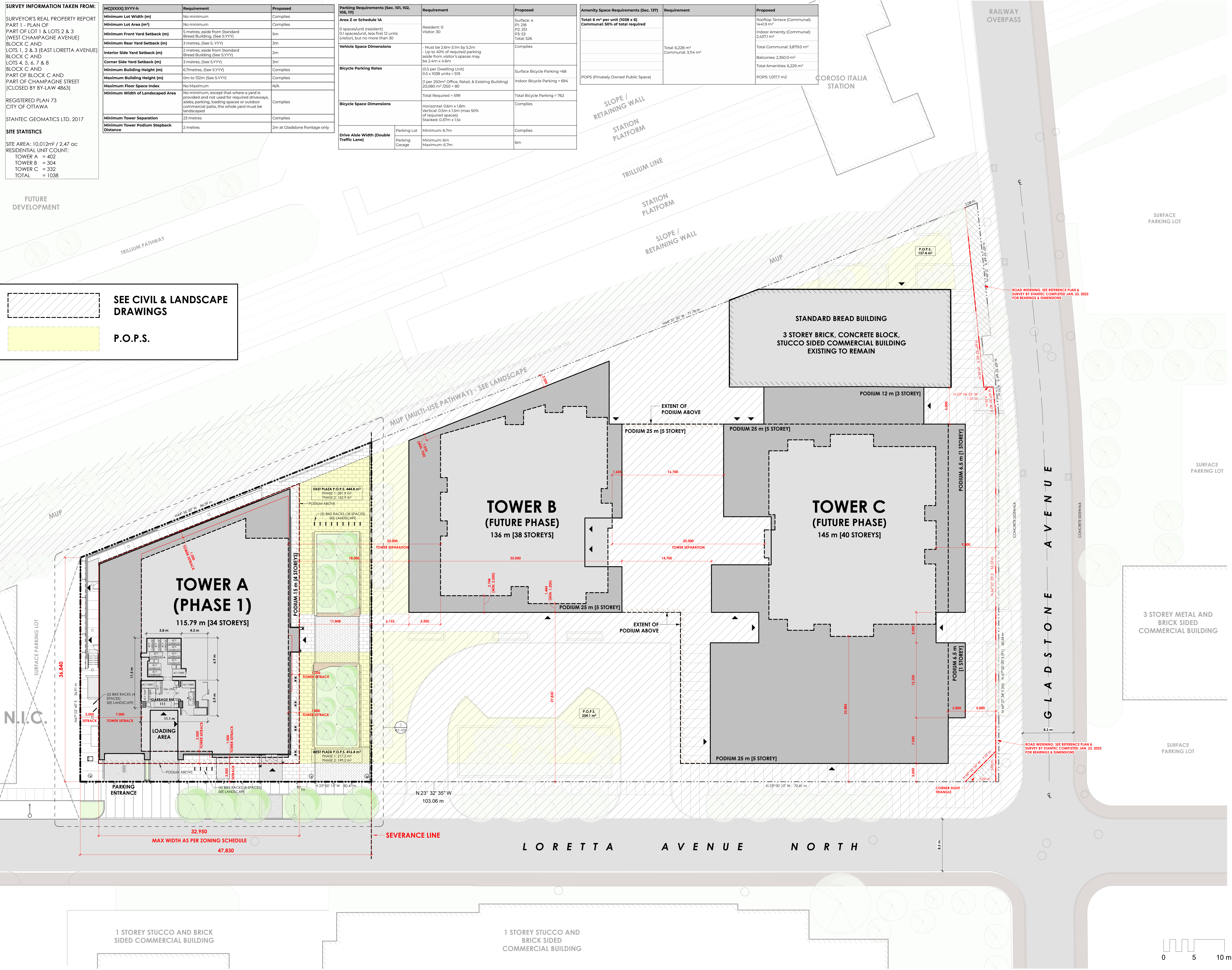
Parking Requirements (Sec. 101, 102, 106, 111)	Requirement	Proposed
Area Z or Schedule 1A	Resident: 0 Visitor: 30	Surface: 4 P: 218 P2: 291 P3: 53 Total: 526
Vehicle Space Dimensions	- Must be 2.6m x 3.1m by 5.2m - Up to 40% of required parking aside from visitor's spaces may be 2.4m x 4.6m	Complies
Bicycle Parking Rates	(0.5 per Dwelling Unit) 0.5 x 1038 units = 519 (1 per 250m ² Office, Retail, & Existing Building) 20,080 m ² / 250 = 80 Total Required = 599	Surface Bicycle Parking = 68 Indoor Bicycle Parking = 694 Total Bicycle Parking = 762
Bicycle Space Dimensions	Horizontal: 0.6m x 1.8m Vertical: 0.5m x 1.5m (max 50% of required spaces) Stacked: 0.37m x 1.5x	Complies
Drive Aisle Width (Double Traffic Lane)	Parking Lot Minimum: 6.7m	Complies
	Parking Garage Minimum: 6m Maximum: 6.7m	6m

Amenity Space Requirements (Sec. 137)	Requirement	Proposed
Total: 6 m ² per unit (1038 x 6) Communal: 50% of total required	Total: 6,228 m ² Communal: 3,114 m ²	Roof-top Terrace (Communal): 1441.9 m ² Indoor Amenity (Communal): 2,437.1 m ² Total Communal: 3,879.0 m ² Balconies: 2,350.0 m ² Total Amenities: 6,229 m ²
POPS (Privately Owned Public Space)		POPS: 1,077.2 m ²

FUTURE DEVELOPMENT

SEE CIVIL & LANDSCAPE DRAWINGS

P.O.P.S.



structural engineers | Ingénieurs structurels



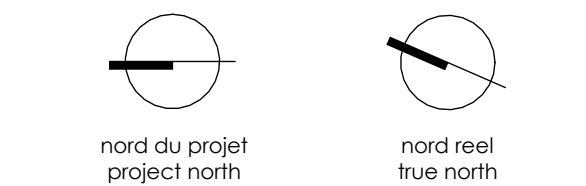
electrical engineers | Ingénieur électrique
 mechanical engineer | Ingénieur mécanique



civil engineers | Ingénieur civil



landscape architect | architecte paysagiste



nord du projet
 nord réel
 true north

32. ISSUED FOR SPA REVISION	28-05-04
33. ISSUED FOR REVIEW	25-12-08
34. ISSUED FOR CPA/28A	25-10-15
35. ISSUED FOR CPA/28A	25-03-23
36. ISSUED FOR CPA/28A	25-03-23
37. ISSUED FOR SPA	25-03-03
38. RE-ISSUED FOR SPA	25-02-28
39. RE-ISSUED FOR SPA	25-02-27
40. RE-ISSUED FOR SPA	25-01-31
41. ISSUED FOR SPA	24-11-20

no. revisions date

stamp | timbre



architect | architecte



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project title | titre du projet

GLADSTONE AND LORETTA RESIDENTIAL TOWER

145 LORETTA AVE. N | OTTAWA | ON

drawing title | titre du dessin

MASTER SITE PLAN

project number | numéro du projet 2402

drawn | dessiné JH / DL / PC / JP

checked | vérifié JP / AR

scale | échelle 1:200

date | date 11/19/24

drawing number | numéro du dessin

A1-100a

Addendum: Revit/Arch/Structure & Landscape/POPS; 145 Loretta CVL LB Tower A.rvt
 2024-05-24 11:55:54 AM

SURVEY INFORMATION TAKEN FROM:

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF
PART OF LOT 1 & LOTS 2 & 3
(WEST CHAMPAGNE AVENUE)
BLOCK C AND
LOTS 1, 2 & 3 (EAST LORETTA AVENUE)
BLOCK C AND
LOTS 4, 5, 6, 7 & 8
BLOCK C AND
PART OF BLOCK C AND
PART OF CHAMPAGNE STREET
(CLOSED BY BY-LAW 4863)

REGISTERED PLAN 73
CITY OF OTTAWA
STANTEC GEOMATICS LTD. 2017

SITE STATISTICS

SITE AREA: 10,012m² / 2.47 ac
RESIDENTIAL UNIT COUNT:
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TOWER B = 304
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TOTAL = 1038

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

COROSO ITALIA STATION

RAILWAY OVERPASS

TRILLIUM PATHWAY

SLOPE /
RETAINING WALL
STATION PLATFORM

TRILLIUM LINE

STATION PLATFORM

SLOPE /
RETAINING WALL

SURFACE PARKING LOT

STANDARD BREAD BUILDING
3 STOREY BRICK, CONCRETE BLOCK,
STUCCO SIDED COMMERCIAL BUILDING
EXISTING TO REMAIN

SURFACE PARKING LOT
EXISTING TO REMAIN

SURFACE PARKING LOT

CONCRETE SIDEWALK

G L A D S T O N E A V E N U E

3 STOREY METAL AND
BRICK SIDED
COMMERCIAL BUILDING

SURFACE PARKING LOT

N.I.C.

1 STOREY STUCCO AND
METAL SIDED
COMMERCIAL BUILDING
EXISTING TO REMAIN

2 STOREY BRICK SIDED
COMMERCIAL BUILDING
EXISTING TO REMAIN

EXISTING 2 STOREY BRICK,
METAL AND STUCCO SIDED
COMMERCIAL BUILDING
TO BE DEMOLISHED

TOWER A
(PHASE 1)

N.I.C.

LOADING AREA

PARKING ENTRANCE

7,000 TOWER SETBACK

3,000 TOWER SETBACK

3,000 TOWER SETBACK

3,000 TOWER SETBACK

3,000 TOWER SETBACK

3,000 TOWER SETBACK

3,000 TOWER SETBACK

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3,000 TOWER SETBACK

32,950
MAX WIDTH AS PER ZONING SCHEDULE

47,830

L O R E T T A A V E N U E N O R T H

1 STOREY STUCCO AND
BRICK SIDED
COMMERCIAL BUILDING

1 STOREY STUCCO AND BRICK SIDED
COMMERCIAL BUILDING



Client



structural engineers | Ingénieurs structurels



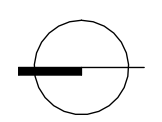
electrical engineers | Ingénieur électrique
mechanical engineer | Ingénieur mécanique



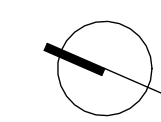
civil engineers | Ingénieur civil



landscape architect | architecte paysagiste



nord du projet
project north



nord réel
true north

19- ISSUED FOR SPA REVISION	26-09-04
20- ISSUED FOR REVIEW	29-10-08
21- RE-ISSUED FOR SPA	25-11-13
22- RE-ISSUED FOR ENVELOPE & INTERIOR	25-06-17
23- COSTUMER AGREEMENTS SIGNATURE	25-05-30
24- ISSUED FOR ENVELOPE & INTERIOR	25-05-30
25- ISSUED FOR REFERENCE - STRUCTURAL	25-05-16
26- MALE PRICING	
27- ISSUED FOR GAS W/D & CLIENT BUDGETING	25-03-28
28- ISSUED FOR REVIEW	24-08-17
29- ISSUED FOR 3/16 WORKING DRAWINGS	24-08-17

no. revisions date
stamp | timbre



architect | architecte



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**GLADSTONE AND LORETTA
RESIDENTIAL TOWER**

145 LORETTA AVE. N | OTTAWA | ON

drawing title | titre du dessin

MASTER PLAN (PHASE 1)

project number | numéro du projet 2402

drawn | dessiné JH / DL / PC / JP

checked | vérifié JP / AR

scale | échelle 1:200

date | date 07/14/24

drawing number | numéro du dessin

A1-100



ZONING MATRIX - TOWER A		
ITEM	FIELD	DATA
1	LEGAL DESCRIPTION	SEE LEGAL DESCRIPTION ON SITE PLAN.
2	CURRENT ZONING PERMITTED USES:	MIXED-USE CENTRE ZONE - MC(280) 3466-H-1/2
3	LOT AREA	2,215 m ²
4	LOT FRONTAGE	47.817 m
5	BUILDING AREA	1,284 m ²
6	BUILDING SETBACKS (SEE SCHEDULE 466)	FRONT YARD REQUIRED: 3 m (3 m PROVIDED) REAR YARD REQUIRED: 2 m (2 m PROVIDED) INTERIOR SIDE YARD REQUIRED: 3 m (3 m PROVIDED) TOWER SETBACKS: SEE PLAN & SCHEDULE 466
7	SUITE COUNT	402 DWELLING UNITS
8	AMENITY SPACE	REQUIRED: SUITE COUNT x 6m ² = 402 x 6m ² = 2,412.00 m ² PROVIDED: SHARED INTERIOR AMENITY AREA 1,936.66 m ² SHARED EXTERIOR AMENITY AREA 475.29 m ² PRIVATE EXTERIOR AMENITY AREA 0.00 m ² TOTAL AMENITY AREA PROVIDED 2,411.95 m ²
9	BUILDING HEIGHT	15.48 m FODIUM ROOF 115.47 m TOP OF MECHANICAL PENTHOUSE
10	LOADING ZONE	
11	VEHICLE PARKING	REQUIRED: VISITOR: MINIMUM: 0.1 PER UNIT 402 x 0.1 SPACES = 40 SPACES STANDARD: 2000x3000 MAXIMUM REQUIRED: 30 SPACES PROVIDED: ACCESSIBLE TYPE A (3400x3200) 1 ACCESSIBLE TYPE B (2400x3200) 1 COMPACT (2600x3000) 38 TOTAL PROVIDED (VISITOR) 30 RESIDENTIAL: MAXIMUM: 1.75 PER UNIT (LESS VISITOR SPACES) 402 x 1.75 SPACES = 704 SPACES STANDARD: 2000x3000 TOTAL PROVIDED (TENANT) 117
12	BICYCLE PARKING	REQUIRED: RESIDENTIAL: MINIMUM: 0.5 PER UNIT 402 x 0.5 SPACES = 201 SPACES MIN. PROVIDED: HORIZONTAL 26 HORIZONTAL STACKED 180 TOTAL PROVIDED 206
13	DRIVE ABLES	REQUIRED: 6m WIDE PROVIDED: 6m WIDE

CLVGROUP DEVELOPMENTS

Client

CUNLIFFE & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

structural engineers | Ingénieurs structurels

GWAL
Goodway, Weidmark & Associates Ltd.

electrical engineers | Ingénieur électrique
mechanical engineer | Ingénieur mécanicien

wsp

civil engineers | Ingénieur civil

C S W

landscape architect | architecte paysagiste

nord du projet
nord réel
true north

no.	revisions	date
32	ISSUED FOR SPA REVISION	26-03-04
30	ISSUED FOR C.A. RFP	26-02-06
29	ISSUED FOR REVIEW	25-12-06
28	ISSUED FOR CLADDING & WINDOW WALL FINISHING	25-10-24
26	ISSUED FOR ENVELOPE & INTERIOR GLASSUM ASSEMBLES TENDER	25-09-19
25	ISSUED FOR SHIMLERS & INTERIOR GLASSUM ASSEMBLES TENDER	25-05-30
19	ISSUED FOR REFERENCE - STRUCTURAL MASS PRICING	25-05-16
18	ISSUED FOR 645 W/D & CLIENT BUDGETING	25-03-28
14	ISSUED FOR SPA	25-01-31
12	ISSUED FOR SHORING & EXCAV. RFP/IT	24-12-19
10	ISSUED FOR SHORING & EXCAV. RFP/IT	24-11-05
9	ISSUED FOR SPA	24-11-20
7	ISSUED FOR REVIEW	24-10-07
5	ISSUED FOR REVIEW	24-08-12
4	ISSUED FOR 31% WORKING DRAWINGS	24-06-12
2	ISSUED FOR CLASS 17 ESTIMATE	24-05-13
1	ISSUED FOR CLASS 17 ESTIMATE	24-05-17

stamp | Imbré

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW REEVES
LICENCE
6464

architect | architecte

linebox
STUDIO

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project title | titre du projet
GLADSTONE AND LORETTA RESIDENTIAL TOWER
145 LORETTA AVE. N | OTTAWA | ON

drawing title | titre du dessin
SITE PLAN (PHASE 1)

project number | numéro du projet 2402
drawn | dessiné JH / DL / PC / JP
checked | vérifié JP / AR
scale | échelle As Indicated
date | date 02/16/24
drawing number | numéro du dessin

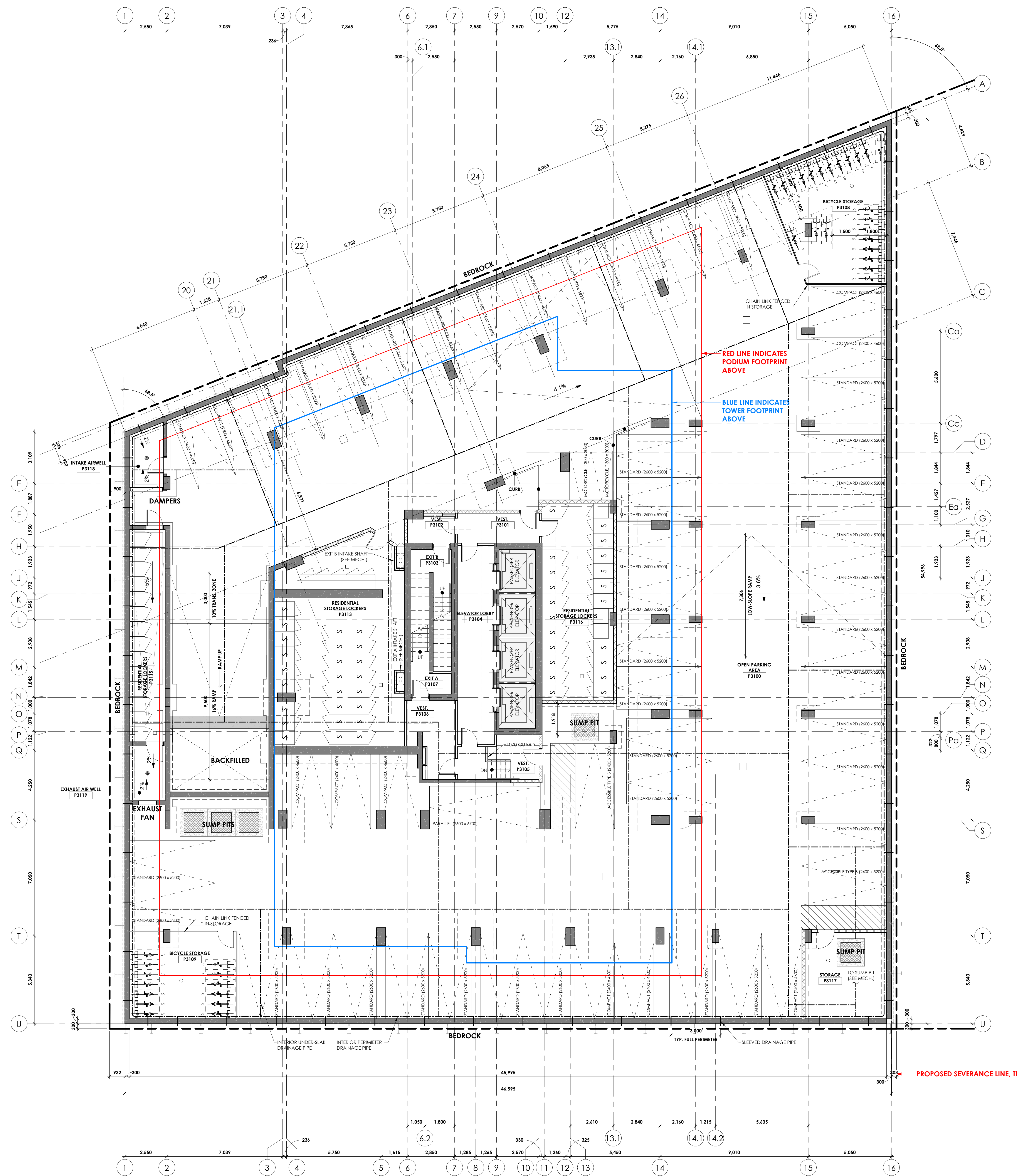
A1-101

Addressed Permits/Conditions & Luncheon/2024, 145 Loretta Ave N, Tower A.rvt
 2024-05-24 11:38:38 AM

BICYCLE PARKING PROVIDED	
TYPE	TOWER A COUNT
P3	
HORIZONTAL	4
HORIZONTAL STACKED	64
	68
P2 (LOWER)	
HORIZONTAL STACKED	14
	14
P2	
HORIZONTAL	4
HORIZONTAL STACKED	38
	42
P1	
HORIZONTAL	6
HORIZONTAL STACKED	64
	70
LEVEL 01	
HORIZONTAL	12
	12
GRAND TOTAL	206

RESIDENTIAL STORAGE LOCKERS	
LOCKER SIZE AND TYPE	TOWER A COUNT
P3	
34"W x 48"D x 40"H STACKED	6
36"W x 36"D x 80"H SINGLE	22
36"W x 48"D x 40"H STACKED	86
	114
P2	
30"W x 48"D x 40"H STACKED	2
34"W x 48"D x 40"H STACKED	6
36"W x 36"D x 80"H SINGLE	22
36"W x 48"D x 40"H STACKED	94
	124
P1	
34"W x 48"D x 40"H STACKED	6
36"W x 36"D x 80"H SINGLE	19
36"W x 48"D x 40"H STACKED	56
	81
LEVEL 02 (PODIUM)	
36"W x 48"D x 40"H STACKED	32
	32
LEVEL 03 (PODIUM)	
36"W x 48"D x 40"H STACKED	52
	52
GRAND TOTAL	403

VEHICLE PARKING PROVIDED	
PARKING STALL TYPE	TOWER A COUNT
P3	
ACCESSIBLE TYPE B (2400x5200)	2
COMPACT (2400x4600)	14
MOTORCYCLE (1300x3000)	2
PARALLEL (2600x6700)	1
STANDARD (2600x5200)	35
	56
P2	
ACCESSIBLE TYPE B (2400x5200)	2
COMPACT (2400x4600)	15
MOTORCYCLE (1300x3000)	2
PARALLEL (2600x6700)	1
STANDARD (2600x5200)	35
	55
P1	
ACCESSIBLE TYPE A (3400x5200)	2
ACCESSIBLE TYPE B (2400x5200)	1
COMPACT (2400x4600)	7
MOTORCYCLE (1300x3000)	3
PARALLEL (2600x6700)	1
STANDARD (2600x5200)	22
	36
GRAND TOTAL	147



- GENERAL NOTES:**
- REFER TO A100 FOR TYPICAL ASSEMBLY TYPES
 - REFER TO A100 FOR TYPICAL SOCR TYPES
 - REFER TO A100 FOR TYPICAL SOCR TYPES
- LEGEND:**
- CAST IN PLACE CONCRETE, EXPOSED WHERE SHOWN IN PLAN
 - CMU PARTITIONS
 - GYPSUM PARTITION, W. ACOUSTIC INSULATION
 - GYPSUM PARTITION

- FOUNDATION DRAINAGE LEGEND & NOTES:**
- CAST IN PLACE CONCRETE PERIMETER FOUNDATION WALL
 - SLEEVED DRAINAGE PIPE
 - INTERIOR PERIMETER DRAINAGE PIPE
 - INTERIOR UNDER-SLAB DRAINAGE

- PERIMETER & UNDER-SLAB DRAINAGE PIPES ARE TO CONSIST OF 150 mm DIAMETER PERFORATED & CORRUGATED PLASTIC PIPE WITH GEOTECH SURROUNDED ON ALL SIDES WITH 300 mm OF 19 mm CLEAR CRUSHED STONE.
- PERIMETER & UNDER-SLAB DRAINAGE PIPES TO HAVE POSITIVE OUTLET DRAINING BY GRAVITY TO THE SUMP PIT IDENTIFIED ON MECHANICAL DRAWINGS SPECIFICALLY FOR FOUNDATION DRAINAGE.
- UNDER-SLAB DRAINAGE PIPES ARE TO BE SPACED AT APPROXIMATELY 4 m O.C.
- DRAINAGE SLEEVE PIPES ARE TO CONSIST OF 150 mm DIAMETER SLOTTED CORRUGATED PLASTIC PIPE. DRAINAGE SLEEVE PIPES TO BE MECHANICALLY CONNECTED TO THE DRAINAGE BOARD AT 3m O.C. SPACING AROUND BUILDING PERIMETER FOUNDATION WALLS.
- SPACING OF ALL PIPES SHOULD BE A MINIMUM OF 300 mm BELOW THE UNDERSIDE OF THE FLOOR SLAB.
- SEE ARCHITECTURAL DETAILS FOR ADDITIONAL INFORMATION.
- GEOTECHNICAL ENGINEER TO BE NOTIFIED FOR & TO FORSHO REVIEW PRIOR TO COVERING DRAINAGE PIPES.

- FOUNDATION PLAN ELEVATION MARKERS:**
- TOP FF — TOP OF FOOTING ELEVATION
 - BOT FF — BOTTOM (U/S) OF FOOTING ELEVATION
 - SPOT ELEVATION (GENERIC, SURFACE OR EDGE INDICATED AT CROSS-HAIR OR W. LEADER)
 - FF T.O.S. — SPOT ELEVATION AT TOP OF SLAB (T.O.S.)
 - CURB — SPOT ELEVATION AT TOP OF CURB

CLV GROUP DEVELOPMENTS

Client

CUNLIFFE & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

structural engineers | Ingénieurs structurels

GWAL
Goodway, Wardmark & Associates Ltd.

electrical engineers | Ingénieur électrique
mechanical engineer | Ingénieur mécanique

WSP

civil engineers | Ingénieur civil

CSW

landscape architect | architecte paysagiste

nord du projet
nord réel
true north

32- ISSUED FOR SPA REVISION	26-05-04
30- ISSUED FOR E.M. RFP	26-09-06
29- ISSUED FOR REVIEW	25-10-08
21- RE-ISSUED FOR ENVELOPE & INTERIOR	25-06-12
20- ISSUED FOR ENVELOPE & INTERIOR	25-05-12
19- ISSUED FOR REFERENCE - STRUCTURAL	25-05-16
MAE PRICING	
18- ISSUED FOR A/E, H/O, & CLIENT BUDGETING	25-03-28
14- ISSUED FOR SPA	25-01-31
12- RE-ISSUED FOR SHORING & EXCAV. IFT	24-12-19
11- ISSUED FOR ELEVATOR TENDER	24-12-02
10- ISSUED FOR SHORING & EXCAV. RFP/IFT	24-11-05
4- ISSUED FOR 30% WORKING DRAWINGS	24-08-12
3- ISSUED FOR EXCAVATION PERMIT	24-06-13
2- ISSUED FOR CLASS 17 ESTIMATE	24-05-13
1- ISSUED FOR CLASS 17 ESTIMATE	24-05-17

no. revisions 0/06

stamp | Imbire

ONTARIO ASSOCIATION OF ARCHITECTS

ANDREW REEVES
LICENCE
6464

architect | architecte

linebox
STUDIO

All dimensions are shown in metric. Contractor shall check and verify all dimensions and report all error and omissions to the Architect. Do not scale the drawings. Not for construction until signed by the Architect.

project title | titre du projet

GLADSTONE AND LORETTA RESIDENTIAL TOWER

145 LORETTA AVE. N | OTTAWA | ON

drawing title | titre du dessin

FLOOR PLAN - P3 (FOUNDATION PLAN)

project number | numéro du projet 2402

drawn | dessiné JH / DL / PC / JP

checked | vérifié JP / AR

scale | échelle 1:100

date | date 02/16/24

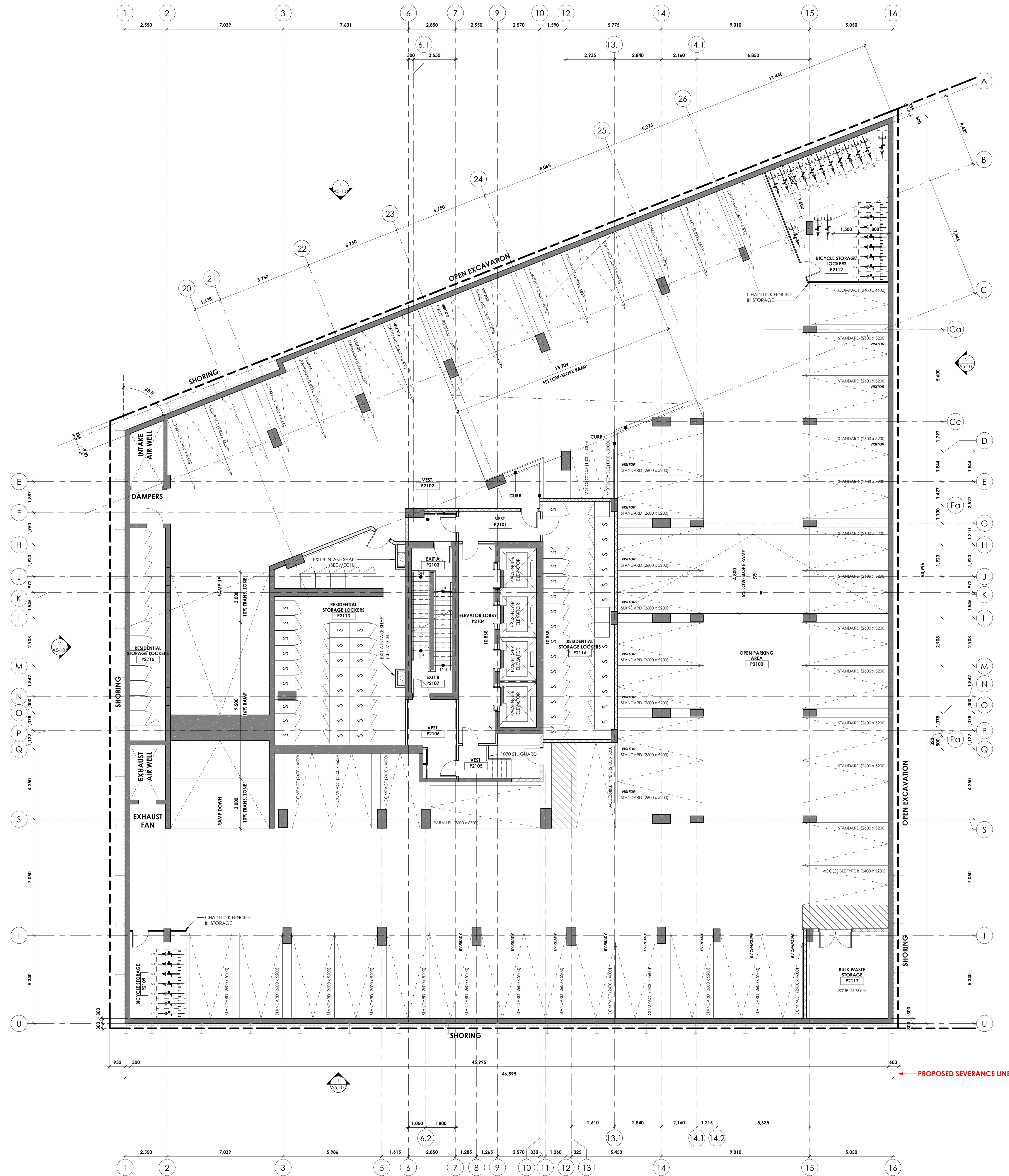
drawing number | numéro du dessin

A2-098

BICYCLE PARKING PROVIDED	
TYPE	TOWER A COUNT
P3	
HORIZONTAL	4
HORIZONTAL STACKED	64
	68
P2 (LOWER)	
HORIZONTAL STACKED	14
	14
P2	
HORIZONTAL	4
HORIZONTAL STACKED	38
	42
P1	
HORIZONTAL	6
HORIZONTAL STACKED	64
	70
LEVEL 01	
HORIZONTAL	12
HORIZONTAL STACKED	12
	24
GRAND TOTAL	206

RESIDENTIAL STORAGE LOCKERS	
LOCKER SIZE AND TYPE	TOWER A COUNT
P3	
34"W x 48"D x 40"H STACKED	6
36"W x 36"D x 80"H SINGLE	22
36"W x 48"D x 40"H STACKED	86
	114
P2	
30"W x 48"D x 40"H STACKED	2
34"W x 48"D x 40"H STACKED	6
36"W x 36"D x 80"H SINGLE	22
36"W x 48"D x 40"H STACKED	94
	124
P1	
34"W x 48"D x 40"H STACKED	6
36"W x 36"D x 80"H SINGLE	19
36"W x 48"D x 40"H STACKED	56
	81
LEVEL 02 (PODIUM)	
36"W x 48"D x 40"H STACKED	32
	32
LEVEL 03 (PODIUM)	
36"W x 48"D x 40"H STACKED	52
	52
GRAND TOTAL	403

VEHICLE PARKING PROVIDED	
PARKING STALL TYPE	TOWER A COUNT
P3	
ACCESSIBLE TYPE B (2400x5200)	2
COMPACT (2400x4600)	14
MOTORCYCLE (1300x3000)	2
PARALLEL (2600x700)	1
STANDARD (2600x5200)	35
	56
P2	
ACCESSIBLE TYPE B (2400x5200)	2
COMPACT (2400x4600)	15
MOTORCYCLE (1300x3000)	2
PARALLEL (2600x700)	1
STANDARD (2600x5200)	35
	55
P1	
ACCESSIBLE TYPE A (3400x5200)	2
ACCESSIBLE TYPE B (2400x5200)	1
COMPACT (2400x4600)	7
MOTORCYCLE (1300x3000)	3
PARALLEL (2600x700)	1
STANDARD (2600x5200)	22
	36
GRAND TOTAL	147



GENERAL NOTES:
 1. REFER TO A100 FOR TYPICAL ASSEMBLY TYPES
 2. REFER TO A100 FOR TYPICAL FLOOR TYPES
 3. RESIDENTIAL SUITES AND ELEVATOR LOBBIES ON LEVELS 27-30 TO RECEIVE HIGH-END FINISHES

LEGEND:
 CAST IN PLACE CONCRETE, EXPOSED WHERE SHOWN IN PLAN
 CMU PARTITIONS
 GYPSUM PARTITION, W. ACOUSTIC INSULATION
 GYPSUM PARTITION

CLV GROUP DEVELOPMENTS
 Client

CUNLIFFE & ASSOCIATES
 CONSULTING STRUCTURAL ENGINEERS
 structural engineers | ingénieurs structurels

GWAL
 Goodway, Wendenburg & Associates Ltd.
 electrical engineers | ingénieur électrique
 mechanical engineer | ingénieur mécanique

wsp
 civil engineers | ingénieur civil

CSW
 landscape architect | architecte paysagiste

nord du projet
 nord réel true north

32- ISSUED FOR SPA REVISION 25-05-04
 30- ISSUED FOR E-M RFP 26-09-06
 29- ISSUED FOR REVIEW 25-04-08
 21- RE-ISSUED FOR ENVELOPE & INTERIOR 25-06-12
 20- ISSUED FOR ENVELOPE & INTERIOR 24-12-02
 20- ISSUED FOR ENVELOPE & INTERIOR 25-05-20
 19- ISSUED FOR REFERENCE - STRUCTURAL 25-05-16
 MAE PRICING
 18- ISSUED FOR A/E, H/D, & CLIENT BUDGETING 25-03-28
 14- ISSUED FOR SPA 25-01-31
 12- RE-ISSUED FOR SHORING & EXCAV. IFT 24-12-19
 11- ISSUED FOR ELEVATOR TENDER 24-12-02
 10- ISSUED FOR SHORING & EXCAV. IFT/RIT 24-11-05
 4- ISSUED FOR 30% WORKING DRAWINGS 24-08-12
 3- ISSUED FOR EXCAVATION PERMIT 24-06-13
 2- ISSUED FOR CLASS 'D' ESTIMATE 24-05-13
 1- ISSUED FOR CLASS 'D' ESTIMATE 24-05-17

no. revisions 0/06
 stamp | Imbire

ONTARIO ASSOCIATION OF ARCHITECTS
 ANDREW REEVES
 LICENCE 6464

architect | architecte

linebox
 STUDIO

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project title | titre du projet
GLADSTONE AND LORETTA RESIDENTIAL TOWER
 145 LORETTA AVE. N | OTTAWA | ON

drawing title | titre du dessin
FLOOR PLAN - P2

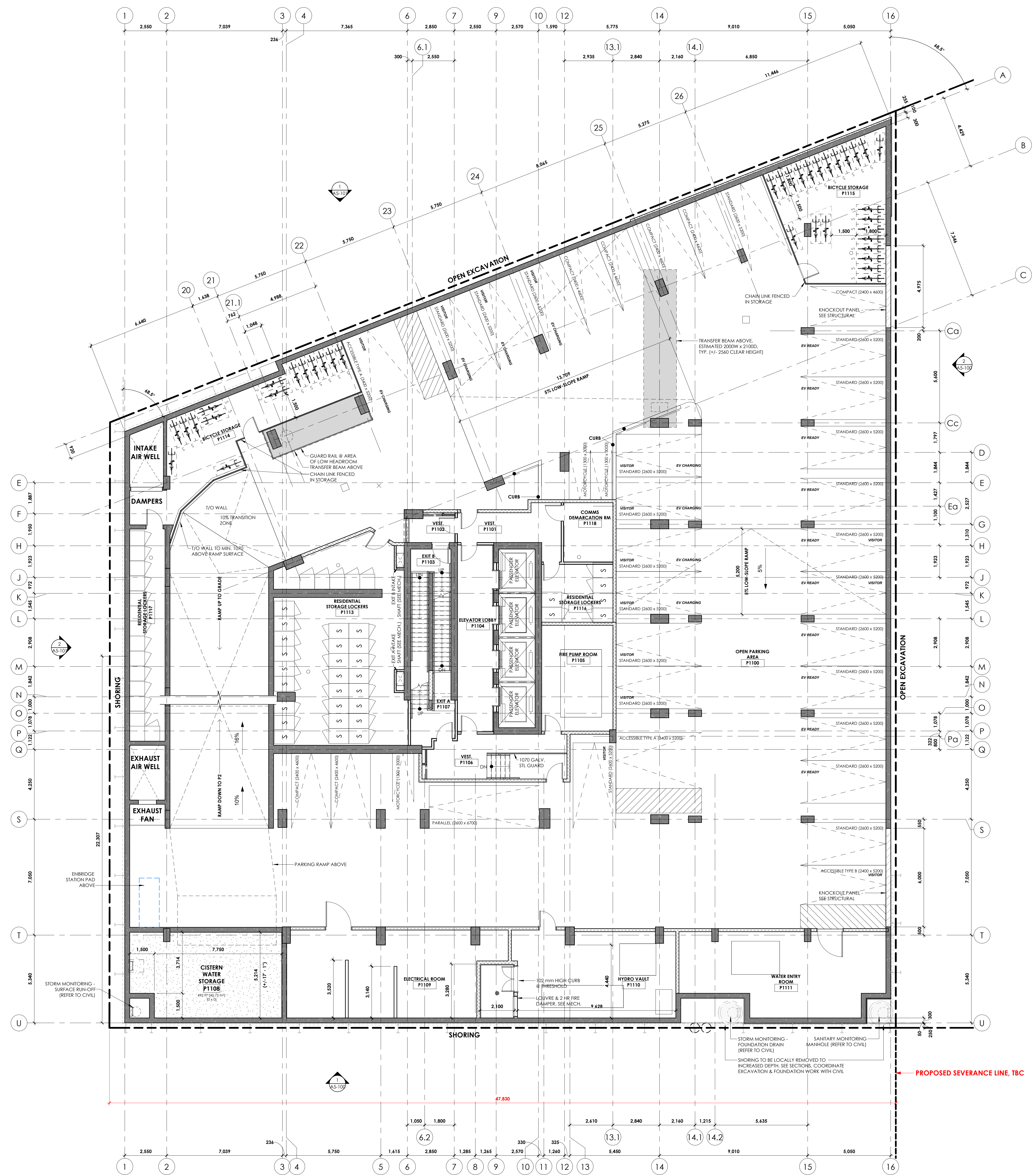
project number | numéro du projet 2402
 drawn | dessiné JH / DL / PC / JP
 checked | vérifié JP / AR
 scale | échelle 1:100
 date | date 02/16/24
 drawing number | numéro du dessin
A2-099

Andrew Reeves / Gladstone & Loretta P202, 145 Loretta Ave. N, Ottawa, Ont.
 2024-05-16 10:53:57 AM

BICYCLE PARKING PROVIDED	
TYPE	TOWER A COUNT
P3	
HORIZONTAL	4
HORIZONTAL STACKED	64
	68
P2 (LOWER)	
HORIZONTAL STACKED	14
	14
P2	
HORIZONTAL	4
HORIZONTAL STACKED	38
	42
P1	
HORIZONTAL	6
HORIZONTAL STACKED	64
	70
LEVEL 01	
HORIZONTAL	12
	12
GRAND TOTAL	206

RESIDENTIAL STORAGE LOCKERS	
LOCKER SIZE AND TYPE	TOWER A COUNT
P3	
34"W x 48"D x 40"H STACKED	6
36"W x 36"D x 80"H SINGLE	22
36"W x 48"D x 40"H STACKED	86
	114
P2	
30"W x 48"D x 40"H STACKED	2
34"W x 48"D x 40"H STACKED	6
36"W x 36"D x 80"H SINGLE	22
36"W x 48"D x 40"H STACKED	94
	124
P1	
34"W x 48"D x 40"H STACKED	6
36"W x 36"D x 80"H SINGLE	19
36"W x 48"D x 40"H STACKED	56
	81
LEVEL 02 (PODIUM)	
36"W x 48"D x 40"H STACKED	32
	32
LEVEL 03 (PODIUM)	
36"W x 48"D x 40"H STACKED	52
	52
GRAND TOTAL	403

VEHICLE PARKING PROVIDED	
PARKING STALL TYPE	TOWER A COUNT
P3	
ACCESSIBLE TYPE B (2400x5200) 2	
COMPACT (2400x4600)	14
MOTORCYCLE (1300x3000)	2
PARALLEL (2600x700)	1
STANDARD (2600x5200)	35
	56
P2	
ACCESSIBLE TYPE B (2400x5200) 2	
COMPACT (2400x4600)	15
MOTORCYCLE (1300x3000)	2
PARALLEL (2600x700)	1
STANDARD (2600x5200)	35
	55
P1	
ACCESSIBLE TYPE A (3400x5200) 2	
ACCESSIBLE TYPE B (2400x5200) 1	
COMPACT (2400x4600)	7
MOTORCYCLE (1300x3000)	3
PARALLEL (2600x700)	1
STANDARD (2600x5200)	22
	36
GRAND TOTAL	147



- GENERAL NOTES:**
- REFER TO A100 FOR TYPICAL ASSEMBLY TYPES
 - REFER TO A100 FOR TYPICAL DOOR TYPES
 - RESIDENTIAL SUITES AND ELEVATOR LOBBIES ON LEVELS 27-30 TO RECEIVE HIGH-END FINISHES
- LEGEND:**
- CAST IN PLACE CONCRETE, EXPOSED WHERE SHOWN IN PLAN
 - CMU PARTITIONS
 - GYPSUM PARTITION, W. ACOUSTIC INSULATION
 - GYPSUM PARTITION

CLV GROUP DEVELOPMENTS

Client

CUNLIFFE & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

structural engineers | Ingénieurs structurels

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electrical engineers | Ingénieur électrique
mechanical engineer | Ingénieur mécanique

wsp

civil engineers | Ingénieur civil

CSW

landscape architect | architecte paysagiste

nord du projet
nord réel
true north

NO.	REVISIONS	DATE
32	ISSUED FOR SPA REVISION	26-03-04
30	ISSUED FOR C.M.A. RFP	26-02-06
29	ISSUED FOR REVIEW	25-12-06
27	ISSUED FOR EXTERIOR & INTERIOR	25-07-07
26	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
25	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
24	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
23	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
22	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
21	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
20	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
19	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
18	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
17	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
16	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
15	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
14	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
13	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
12	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
11	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
10	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
9	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
8	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
7	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
6	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
5	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
4	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
3	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
2	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07
1	ISSUED FOR MECHANICAL & ELECTRICAL	25-06-07

no. revisions date

stamp | timbre

ONTARIO ASSOCIATION OF ARCHITECTS

ANDREW REEVES
LICENCE
6464

architect | architecte

linebox
STUDIO

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project title | titre du projet

GLADSTONE AND LORETTA RESIDENTIAL TOWER

145 LORETTA AVE. N | OTTAWA | ON

FLOOR PLAN - P1

project number | numéro du projet 2402

drawn | dessiné JH / DL / JP

checked | vérifié JP / AR

scale | échelle 1:100

date | date 02/16/24

drawing number | numéro du dessin

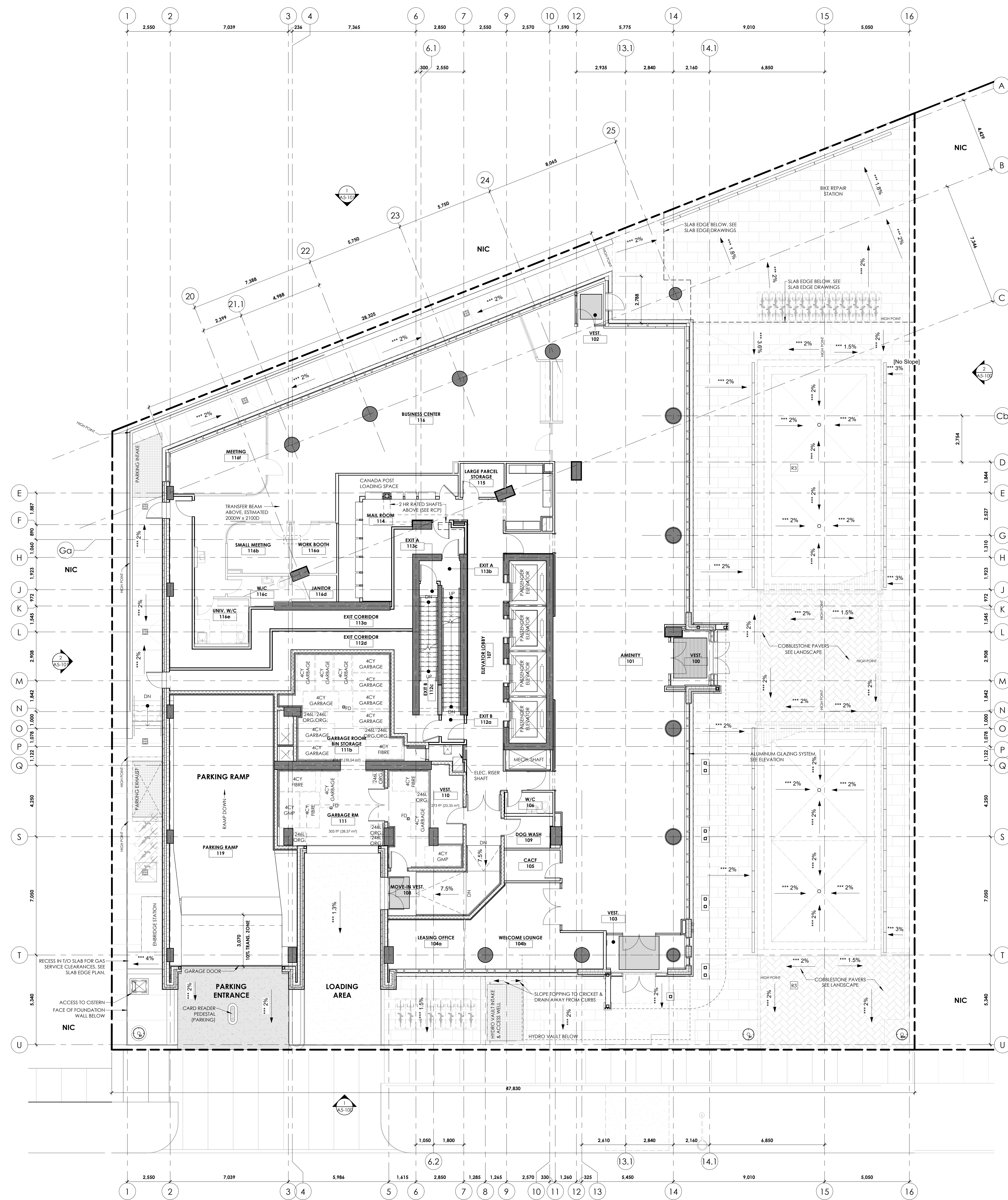
A2-100

Autodesk Revit/Archicad & Lumion/3ds Max/Unreal Engine 5
2024-05-16 1:35:54 PM

BICYCLE PARKING PROVIDED	
TYPE	TOWER A COUNT
P3	
HORIZONTAL	4
HORIZONTAL STACKED	64
	68
P2 (LOWER)	
HORIZONTAL STACKED	14
	14
P2	
HORIZONTAL	4
HORIZONTAL STACKED	38
	42
P1	
HORIZONTAL	6
HORIZONTAL STACKED	64
	70
LEVEL 01	
HORIZONTAL	12
	12
GRAND TOTAL	206

RESIDENTIAL STORAGE LOCKERS	
LOCKER SIZE AND TYPE	TOWER A COUNT
P3	
34"W x 48"D x 40"H STACKED	6
36"W x 36"D x 80"H SINGLE	22
36"W x 48"D x 40"H STACKED	86
	114
P2	
30"W x 48"D x 40"H STACKED	2
34"W x 48"D x 40"H STACKED	6
36"W x 36"D x 80"H SINGLE	22
36"W x 48"D x 40"H STACKED	94
	124
P1	
34"W x 48"D x 40"H STACKED	6
36"W x 36"D x 80"H SINGLE	19
36"W x 48"D x 40"H STACKED	56
	81
LEVEL 02 (PODIUM)	
36"W x 48"D x 40"H STACKED	32
	32
LEVEL 03 (PODIUM)	
36"W x 48"D x 40"H STACKED	52
	52
GRAND TOTAL	403

CANADA POST STD MAIL COMPARTMENT COUNT		
Type	Count	Compartment Count
4 x 8	4	128
5 x 8	1	40
6 x 8	5	240
Grand total:	10	408



- GENERAL NOTES:**
- REFER TO A101 FOR TYPICAL ASSEMBLY TYPES
 - REFER TO A100 FOR TYPICAL DOOR TYPES
 - RESIDENTIAL SUITES AND ELEVATOR LOBBIES ON LEVELS 27-30 TO RECEIVE HIGH-END FINISHES
- LEGEND:**
- CAST IN PLACE CONCRETE, EXPOSED WHERE SHOWN IN PLAN
 - CMU PARTITIONS
 - GYPSUM PARTITION, W. ACOUSTIC INSULATION
 - GYPSUM PARTITION

CLV GROUP DEVELOPMENTS

Client

CUNLIFFE & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

structural engineers | ingénieurs structurels

GWAL
Goodley, Wardmark & Associates Ltd.

electrical engineers | ingénieur électrique
mechanical engineer | ingénieur mécanique

wsp

civil engineers | ingénieur civil

CSW

landscape architect | architecte paysagiste

nord du projet
project north

nord réel
true north

22	ISSUED FOR SPA REVISION	26-05-01
31	ISSUED FOR _____ (POST-RFP CLOSE)	26-05-01
30	ISSUED FOR C.A.L RFP	26-02-26
29	ISSUED FOR REVIEW	25-12-08
28	ISSUED FOR GLAZING & WINDOW WALL FINISHING	25-10-24
23	ISSUED FOR ENVELOPE & INTERIOR	25-07-07
22	ISSUED FOR ENVELOPE & INTERIOR	25-06-19
21	ISSUED FOR ENVELOPE & INTERIOR	25-06-19
20	ISSUED FOR ENVELOPE & INTERIOR	25-05-30
19	ISSUED FOR ENVELOPE & INTERIOR	25-05-30
18	ISSUED FOR RESIDENTIAL - STRUCTURAL MAKE PRICING	25-05-16
17	ISSUED FOR RESIDENTIAL - STRUCTURAL	25-05-16
16	ISSUED FOR RESIDENTIAL - STRUCTURAL	25-05-16
15	ISSUED FOR SPA	25-01-31
14	ISSUED FOR ELEVATOR TENDER	24-12-02
13	ISSUED FOR 3% WORKING DRAWINGS	24-08-12
12	ISSUED FOR CLASS D7 ESTIMATE	24-08-13
11	ISSUED FOR CLASS D7 ESTIMATE	24-08-13
10	revisions	04-06-17
9	no revisions	04-06-17
8	stamp 1/1mbre	

ONTARIO ASSOCIATION OF ARCHITECTS

ANDREW REEVES
LICENCE
6464

architect | architecte

linebox
STUDIO

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project title | titre du projet

GLADSTONE AND LORETTA RESIDENTIAL TOWER

145 LORETTA AVE. N | OTTAWA | ON

drawing title | titre du dessin

FLOOR PLAN - LEVEL 01

project number | numéro du projet: 2402
drawn | dessiné: JH / DL / PC / JP
checked | vérifié: JP / AR
scale | échelle: 1:100
date | date: 02/16/24
drawing number | numéro du dessin: A2-101

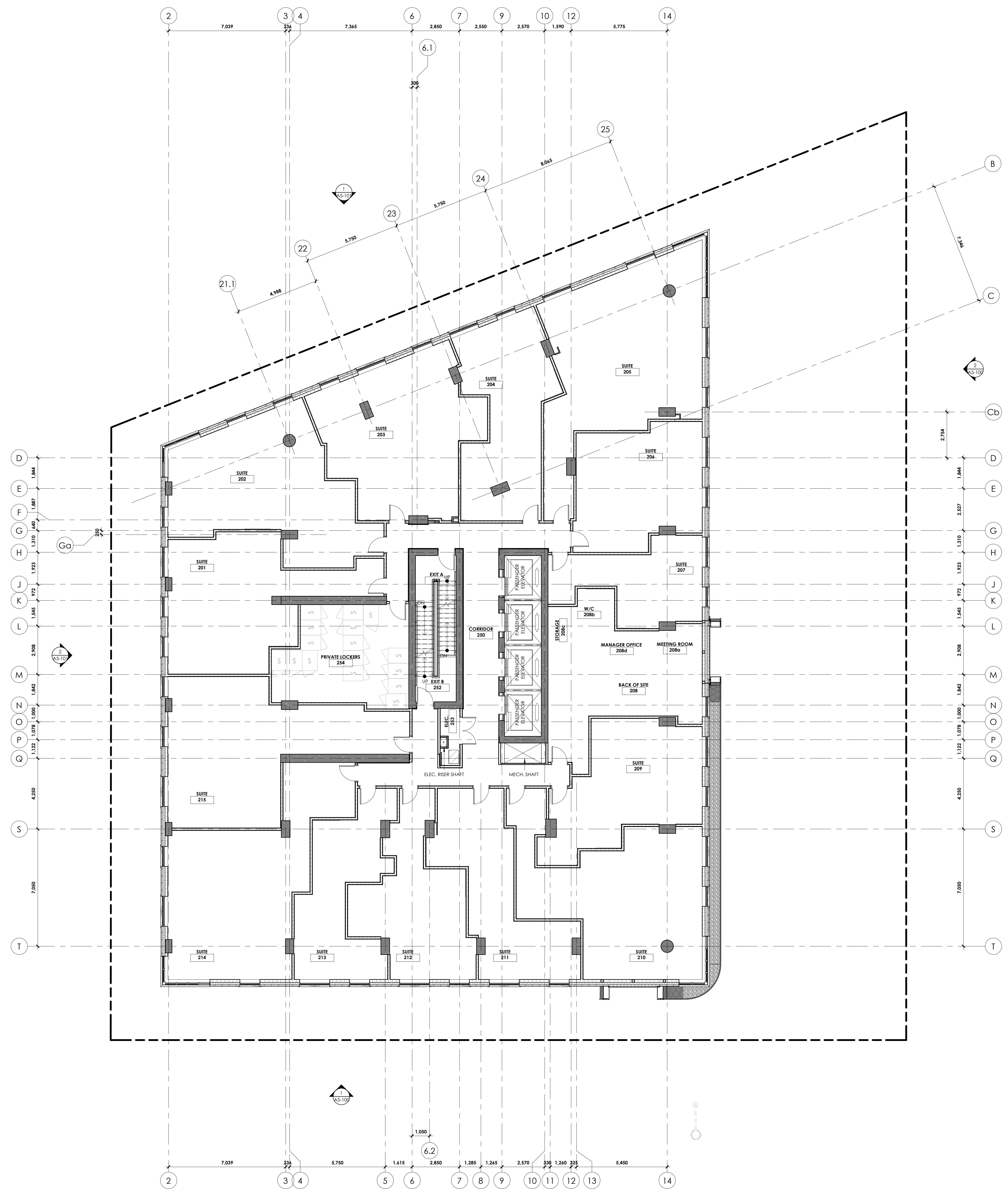
***SLOPES ON THIS PLAN REFER TO THE SLOPE OF CONCRETE TOPPING & ROOFING MEMBRANES BELOW THE BUILT-UP FINISHED PAVING/LANDSCAPING ASSEMBLY ABOVE ROOFING

SEE LANDSCAPE DRAWINGS FOR EXTERIOR TERRACE DESIGN ABOVE ROOFING ASSEMBLY, SHOWN FOR REFERENCE ONLY.

SEE CIVIL DRAWINGS FOR GRADING OF LANDSCAPING ABOVE ROOFING & BEYOND PROPERTY LINES.

BICYCLE PARKING PROVIDED	
TYPE	TOWER A COUNT
P3	
HORIZONTAL	4
HORIZONTAL STACKED	64
	68
P2 (LOWER)	
HORIZONTAL STACKED	14
	14
P2	
HORIZONTAL	4
HORIZONTAL STACKED	38
	42
P1	
HORIZONTAL	6
HORIZONTAL STACKED	64
	70
LEVEL 01	
HORIZONTAL	12
	12
GRAND TOTAL	206

RESIDENTIAL STORAGE LOCKERS	
LOCKER SIZE AND TYPE	TOWER A COUNT
P3	
34"W x 48"D x 40"H STACKED	6
36"W x 36"D x 80"H SINGLE	22
36"W x 48"D x 40"H STACKED	86
	114
P2	
30"W x 48"D x 40"H STACKED	2
34"W x 48"D x 40"H STACKED	6
36"W x 36"D x 80"H SINGLE	22
36"W x 48"D x 40"H STACKED	94
	124
P1	
34"W x 48"D x 40"H STACKED	6
36"W x 36"D x 80"H SINGLE	19
36"W x 48"D x 40"H STACKED	56
	81
LEVEL 02 (PODIUM)	
36"W x 48"D x 40"H STACKED	32
	32
LEVEL 03 (PODIUM)	
36"W x 48"D x 40"H STACKED	52
	52
GRAND TOTAL	403



GENERAL NOTES:

- REFER TO A1010 FOR TYPICAL ASSEMBLY TYPES
- REFER TO A1000 FOR TYPICAL DOOR TYPES
- RESIDENTIAL SUITES AND ELEVATOR LOBBIES ON LEVELS 27-30 TO RECEIVE HIGH-END FINISHES

LEGEND:

- CAST IN PLACE CONCRETE, EXPOSED WHERE SHOWN IN PLAN
- CMU PARTITIONS
- GYPSUM PARTITION, W. ACOUSTIC INSULATION
- GYPSUM PARTITION

STRUCTURAL NOTES (HIGH-LEVEL ESTIMATE):

SLAB = 250 THK
 SHEAR WALLS = 400 THK
 TYPICAL TOWER COLUMN = 300x300
 TYPICAL PODIUM COLUMN = 600x600 OR 600 DIAM

CONCRETE STRENGTHS:
 SLABS = 35 MPa (TYPE N)
 COLUMNS & SHEAR WALLS = 45 MPa (TYPE N)
 PODIUM COLUMNS = 35 MPa (TYPE N)

CLV GROUP DEVELOPMENTS

Client

CUNLIFFE & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

structural engineers | Ingénieurs structurels

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Goodway, Woodmark & Associates Ltd.

electrical engineers | Ingénieur électrique
mechanical engineer | Ingénieur mécanique

wsp

civil engineers | Ingénieur civil

CSW

landscape architect | architecte paysagiste

nord du projet / project north
nord réel / true north

27	ISSUED FOR SPA REVISION	26-05-24
28	ISSUED FOR ... POST REPLY CLOSE	26-05-27
29	ISSUED FOR CMC RFP	26-02-26
30	ISSUED FOR REVIEW	25-12-08
31	ISSUED FOR GLAZING & WINDOW	25-10-24
32	ISSUED FOR ENVELOPE & INTERIOR	25-06-19
33	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-30
34	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
35	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
36	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
37	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
38	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
39	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
40	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
41	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
42	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
43	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
44	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
45	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
46	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
47	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
48	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
49	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
50	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
51	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
52	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
53	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
54	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
55	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
56	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
57	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
58	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
59	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
60	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
61	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
62	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
63	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
64	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
65	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
66	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
67	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
68	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
69	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
70	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
71	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
72	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
73	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
74	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
75	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
76	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
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78	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
79	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
80	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
81	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
82	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
83	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
84	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
85	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
86	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
87	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
88	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
89	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
90	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
91	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
92	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
93	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
94	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
95	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
96	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
97	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
98	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
99	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16
100	ISSUED FOR RESIDENTIAL ARCHITECTURAL	25-05-16

no revisions date

stamp | timbre

ONTARIO ASSOCIATION OF ARCHITECTS

ANDREW REEVES
LICENCE
6464

architect | architecte

linebox
STUDIO

All dimensions are shown in metric. Contractor shall check and verify all dimensions and report all error and omissions to the Architect. Do not scale the drawings. Not for construction until signed by the Architect.

project title | titre du projet

GLADSTONE AND LORETTA RESIDENTIAL TOWER

145 LORETTA AVE. N | OTTAWA | ON

drawing title | titre du dessin

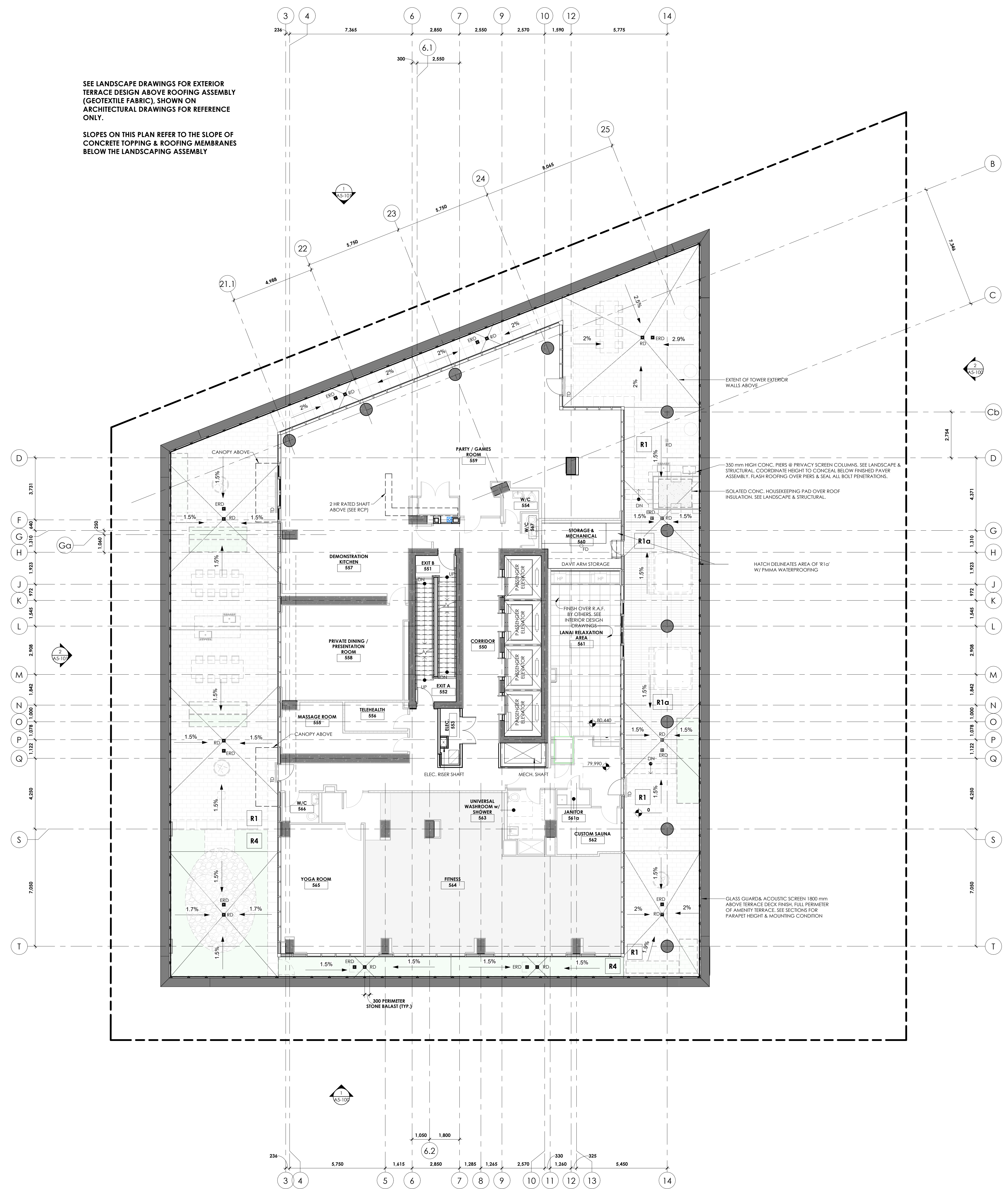
FLOOR PLAN - LEVEL 02 (PODIUM)

project number numéro du projet	2402
drawn dessiné	JH / DL / PC / JP
checked vérifié	JP / AR
scale échelle	1:100
date date	02/16/24
drawing number numéro du dessin	

A2-102

SEE LANDSCAPE DRAWINGS FOR EXTERIOR TERRACE DESIGN ABOVE ROOFING ASSEMBLY (GEOTEXTILE FABRIC), SHOWN ON ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY.

SLOPES ON THIS PLAN REFER TO THE SLOPE OF CONCRETE TOPPING & ROOFING MEMBRANES BELOW THE LANDSCAPING ASSEMBLY



GENERAL NOTES:

- REFER TO A100 FOR TYPICAL ASSEMBLY TYPES
- REFER TO A100 FOR TYPICAL JOIST TYPES
- RESIDENTIAL SUITES AND ELEVATOR LOBBIES ON LEVELS 27-30 TO RECEIVE HIGH-END FINISHES

LEGEND:

- CAST IN PLACE CONCRETE, EXPOSED WHERE SHOWN IN PLAN
- CMU PARTITIONS
- GYPSUM PARTITION, W. ACOUSTIC INSULATION
- GYPSUM PARTITION

STRUCTURAL NOTES (HIGH-LEVEL ESTIMATE):

- LS PODIUM SLAB = 300 THK + SLOPED TOPPING
- SHEAR WALLS = 400 THK
- TYPICAL TOWER COLUMN = 500x600 or 750 DIAM

CONCRETE STRENGTHS:

- LS SLAB = 30 MPa (TYPE N)
- INTERIOR SLABS = 30 MPa (TYPE N)
- COLUMNS & SHEAR WALLS = 40 MPa (TYPE N) L1-L10
- COLUMNS & SHEAR WALLS = 35 MPa (TYPE N) L11-L16
- COLUMNS & SHEAR WALLS = 30 MPa (TYPE N) L17-27

CLV GROUP DEVELOPMENTS

Client

CUNLIFFE & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

structural engineers | Ingénieurs structurels

GWAL
Goodway, Weidmark & Associates Ltd.

electrical engineers | Ingénieur électrique
mechanical engineer | Ingénieur mécanique

wsp

civil engineers | Ingénieur civil

C S W

landscape architect | architecte paysagiste

nord du projet
project north

nord réel
true north

32	ISSUED FOR SPA REVISION	26-05-24
31	ISSUED FOR ... (POST-RFP CLOSE)	26-04-27
30	ISSUED FOR C.A.R. RFP	26-02-26
29	ISSUED FOR REVIEW	25-12-28
28	RE-ISSUED FOR CLADDING & WINDOW	25-10-24
WALL FINISHING		
24	RE-ISSUED FOR ENVELOPE & INTERIOR	25-06-19
GYPSUM ASSEMBLY TENDER		
20	ISSUED FOR ENVELOPE & INTERIOR	25-05-30
GYPSUM ASSEMBLY TENDER		
18	ISSUED FOR REFERENCE - STRUCTURAL	25-06-16
MADE FINISHING		
16	ISSUED FOR ARTS W/D & CLIENT BUDGETING	25-03-28
14	RE-ISSUED FOR SPA	25-03-31
11	ISSUED FOR ELEVATOR TENDER	24-12-02
9	ISSUED FOR SPA	24-11-20
6	ISSUED FOR 3/16 WORKING DRAWINGS	24-08-12
3	RE-ISSUED FOR CLASS 'D' ESTIMATE	24-05-13
1	ISSUED FOR CLASS 'D' ESTIMATE	24-05-17

no. revisions: 04/06

stamp | Imbire



architect | architecte

linebox
STUDIO

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project title | titre du projet

GLADSTONE AND LORETTA RESIDENTIAL TOWER

145 LORETTA AVE. N | OTTAWA | ON

drawing title | titre du dessin

FLOOR PLAN - LEVEL 05 (PODIUM ROOF AMENITY)

project number | numéro du projet: 2402

drawn | dessiné: JH / DL / PC / JP

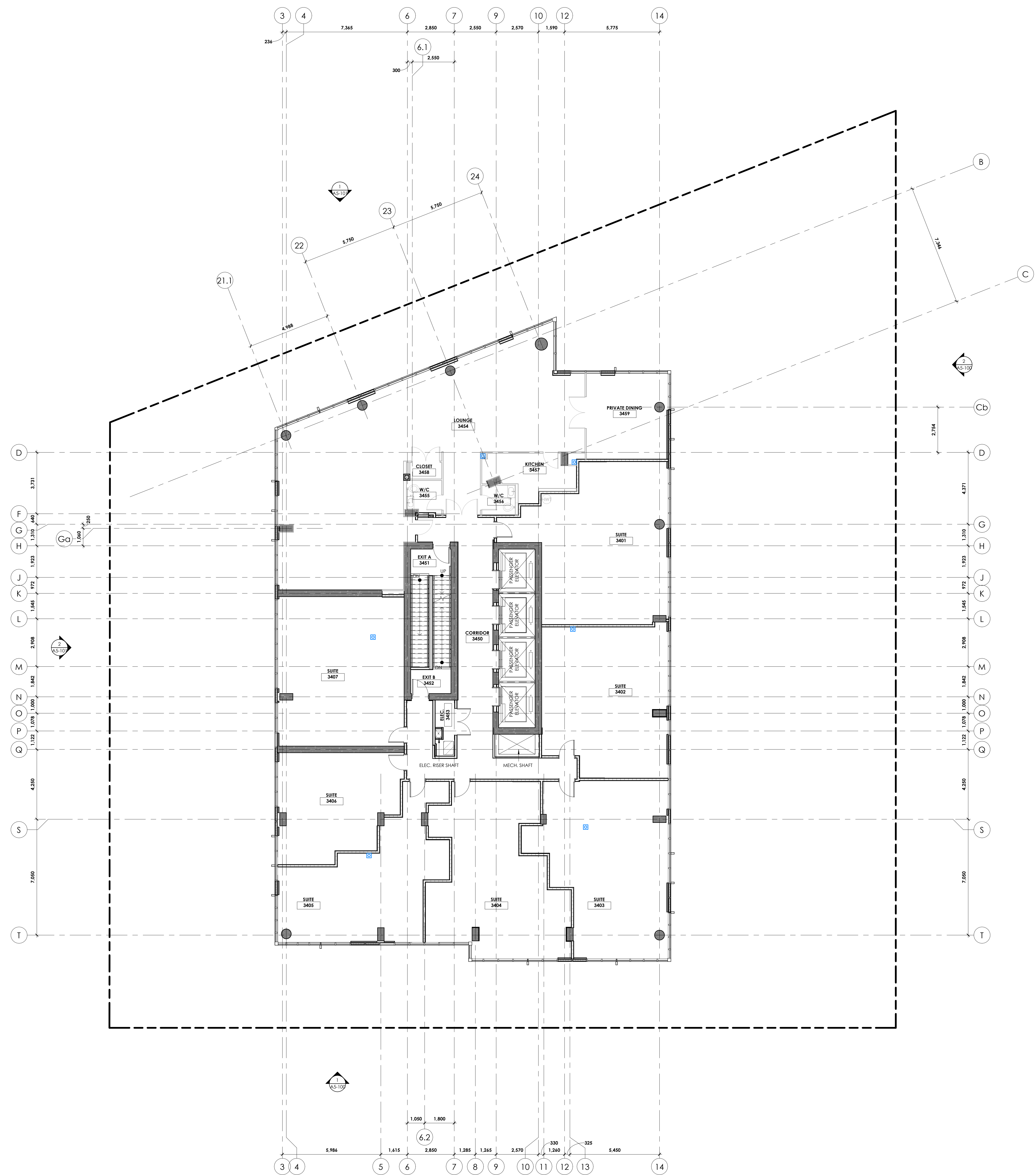
checked | vérifié: JP / AR

scale | échelle: 1:100

date | date: 02/16/24

drawing number | numéro du dessin

A2-105



GENERAL NOTES:
 1. REFER TO A410 FOR TYPICAL ASSEMBLY TYPES
 2. REFER TO A400 FOR TYPICAL JOIST TYPES
 3. RESIDENTIAL SUITES AND ELEVATOR LOBBIES ON LEVELS 27-30 TO RECEIVE HIGH-END FINISHES

LEGEND:
 CAST IN PLACE CONCRETE, EXPOSED WHERE SHOWN IN PLAN
 CMU PARTITIONS
 GYPSUM PARTITION, W. ACOUSTIC INSULATION
 GYPSUM PARTITION

STRUCTURAL NOTES (HIGH-LEVEL ESTIMATE):
 SLAB = 225 THK
 SHEAR WALLS = 400 THK
 TYPICAL TOWER COLUMN = 400x600 OR 600 DIAM

CONCRETE STRENGTH:
 INTERIOR SLABS = 30 MPa (TYPE N)
 BALCONY SLABS = 35 MPa (TYPE C-1)
 COLUMNS & SHEAR WALLS = 30 MPa (TYPE N)

CLVGROUP DEVELOPMENTS
 Client

CUNLIFFE & ASSOCIATES
 CONSULTING STRUCTURAL ENGINEERS
 structural engineers | Ingénieurs structurels

GWAL
 Goodway, Wendenburg & Associates Ltd.
 electrical engineers | ingénieur électrique
 mechanical engineer | ingénieur mécanique

wsp
 civil engineers | ingénieur civil

C S W
 landscape architect | architecte paysagiste

nord du projet north
 nord réel true north

no.	revisions	date
30	ISSUED FOR C.A. RFP	26-02-26
29	ISSUED FOR REVIEW	23-12-26
28	REISSUED FOR CLADDING & WINDOW	23-10-24
27	WAIT PENDING	
26	REISSUED FOR ENVELOPE & INTERIOR	25-06-19
25	GYPSUM ASSEMBLY TENDER	
24	ISSUED FOR ENVELOPE & INTERIOR	25-05-20
23	GYPSUM ASSEMBLY TENDER	
22	ISSUED FOR REFERENCE - STRUCTURAL	25-06-16
21	MADE PENDING	
20	ISSUED FOR ARTS, W/D & CLIENT BUDGETING	25-03-28
19	ISSUED FOR SPA	25-03-31
18	ISSUED FOR ELEVATOR TENDER	24-12-02
17	REVISED 3DS WORKING DRAWINGS	24-08-19
16	ISSUED FOR 3DS WORKING DRAWINGS	24-08-12
15	REISSUED FOR CLASS D ESTIMATE	24-05-13
14	ISSUED FOR CLASS D ESTIMATE	24-05-17



architect | architecte
linebox
 STUDIO

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 Contractor shall check and verify all dimensions and report all error and omissions to the Architect.
 Do not scale the drawings.
 Not for construction until signed by the Architect.

project title | titre du projet
GLADSTONE AND LORETTA RESIDENTIAL TOWER
 145 LORETTA AVE. N | OTTAWA | ON

drawing title | titre du dessin
FLOOR PLAN - LEVEL 34 (RESIDENTIAL AND AMENITY SKY LEVEL)

project number | numéro du projet **2402**
 drawn | dessiné **JH / DL / PC / JP**
 checked | vérifié **JP / AR**
 scale | échelle **1:100**
 date | date **02/16/24**

drawing number | numéro du dessin
A2-134

GENERAL NOTES:

- REFER TO A100 FOR TYPICAL ASSEMBLY TYPES
- REFER TO A100 FOR TYPICAL JOIST TYPES
- RESIDENTIAL SUITES AND ELEVATOR LOBBIES ON LEVELS 27-30 TO RECEIVE HIGH-END FINISHES

LEGEND:

- CAST IN PLACE CONCRETE, EXPOSED WHERE SHOWN IN PLAN
- CMU PARTITIONS
- GYPSUM PARTITION, W. ACOUSTIC INSULATION
- GYPSUM PARTITION

STRUCTURAL NOTES (HIGH-LEVEL ESTIMATE):

ROOF/TERACE SLAB = 300 THK + SLOPED TOPPING
 RFT MECHANICAL/SERVICE AREAS = 300 THK + 100 THK SLAB
 MECHANICAL FLOATING SLAB (FS) = 300 THK + 100 THK SLAB
 SHEAR WALLS = 400 THK
 COLUMNS = 400x800
 CONCRETE STRENGTHS:
 SLABS = 35 MPa (TYPE H)
 COLUMNS & SHEAR WALLS = 30 MPa (TYPE N)

CLVGROUP
DEVELOPMENTS

Client

CUNLIFFE & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

structural engineers | Ingénieurs structurels

GWAL
Goodway, Wernick & Associates Ltd

electrical engineers | Ingénieur électrique
mechanical engineer | Ingénieur mécanique

wsp

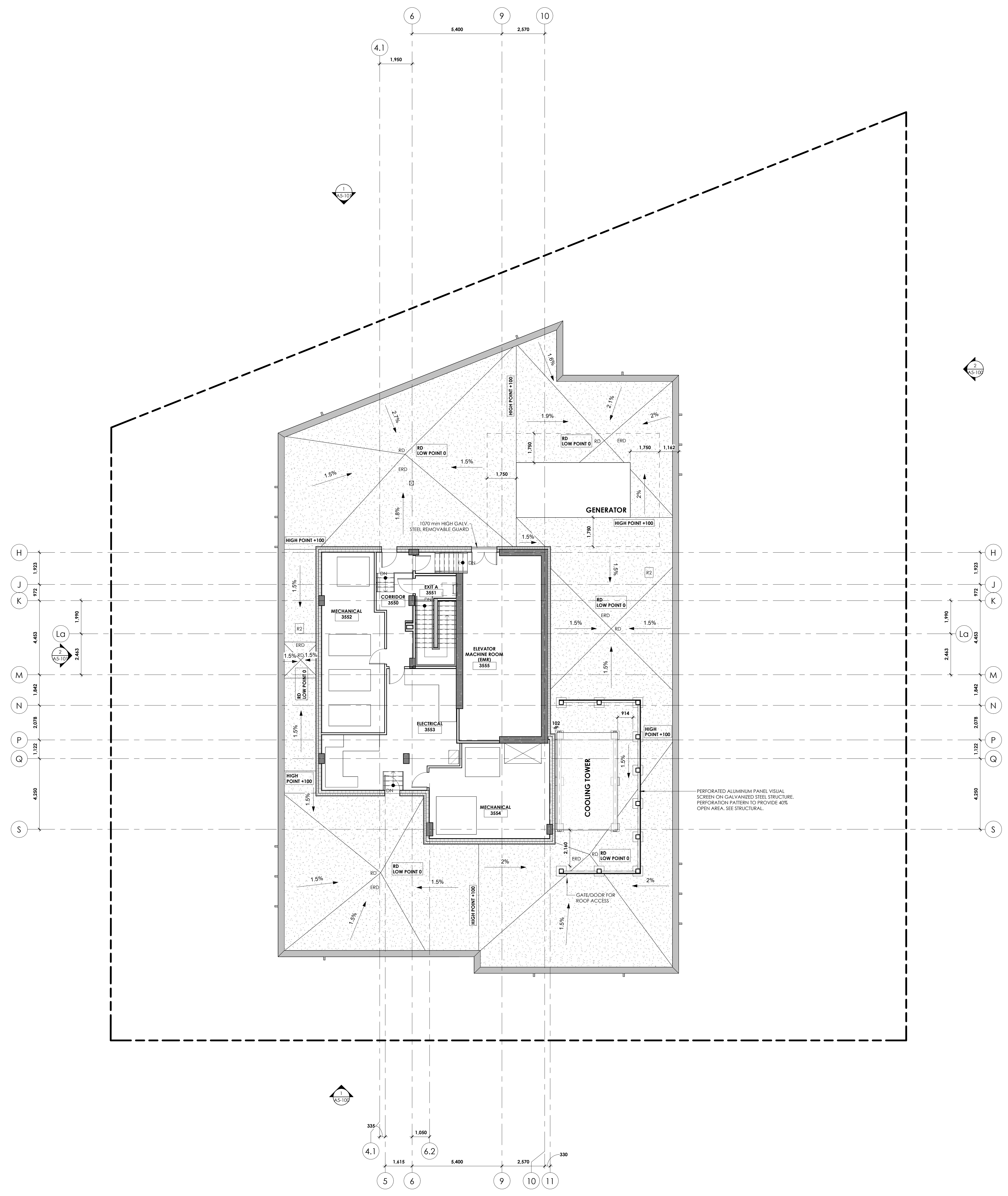
civil engineers | Ingénieur civil

C S W

landscape architect | architecte paysagiste

nord du projet
project north

nord réel
true north



32	ISSUED FOR SPA REVISION	24-05-24
30	ISSUED FOR C.A. RFP	24-02-26
29	ISSUED FOR REVIEW	25-12-26
25	ISSUED FOR CLADDING & WINDOW WALL PRICING	25-10-24
23	ISSUED FOR ENVELOPE & INTERIOR GYPSUM ASSEMBLES TENDER	25-07-09
19	ISSUED FOR ENVELOPE & INTERIOR GYPSUM ASSEMBLES TENDER	25-06-19
18	ISSUED FOR ENVELOPE & INTERIOR GYPSUM ASSEMBLES TENDER	25-05-30
17	ISSUED FOR REFERENCE - STRUCTURAL MASS PRICING	25-05-16
16	ISSUED FOR MASS W/D & CLIENT BUDGETING	25-03-28
11	ISSUED FOR ELEVATOR TENDER	24-12-02
4	ISSUED FOR 3% WORKING DRAWINGS	24-08-12
3	ISSUED FOR CLASS D' ESTIMATE	24-05-13
1	ISSUED FOR CLASS D' ESTIMATE	24-05-17



architect | architecte

linebox
STUDIO

All dimensions are shown in metric. Contractor shall check and verify all dimensions and report all error and omissions to the Architect. Do not scale the drawings. Not for construction until signed by the Architect.

project title | titre du projet

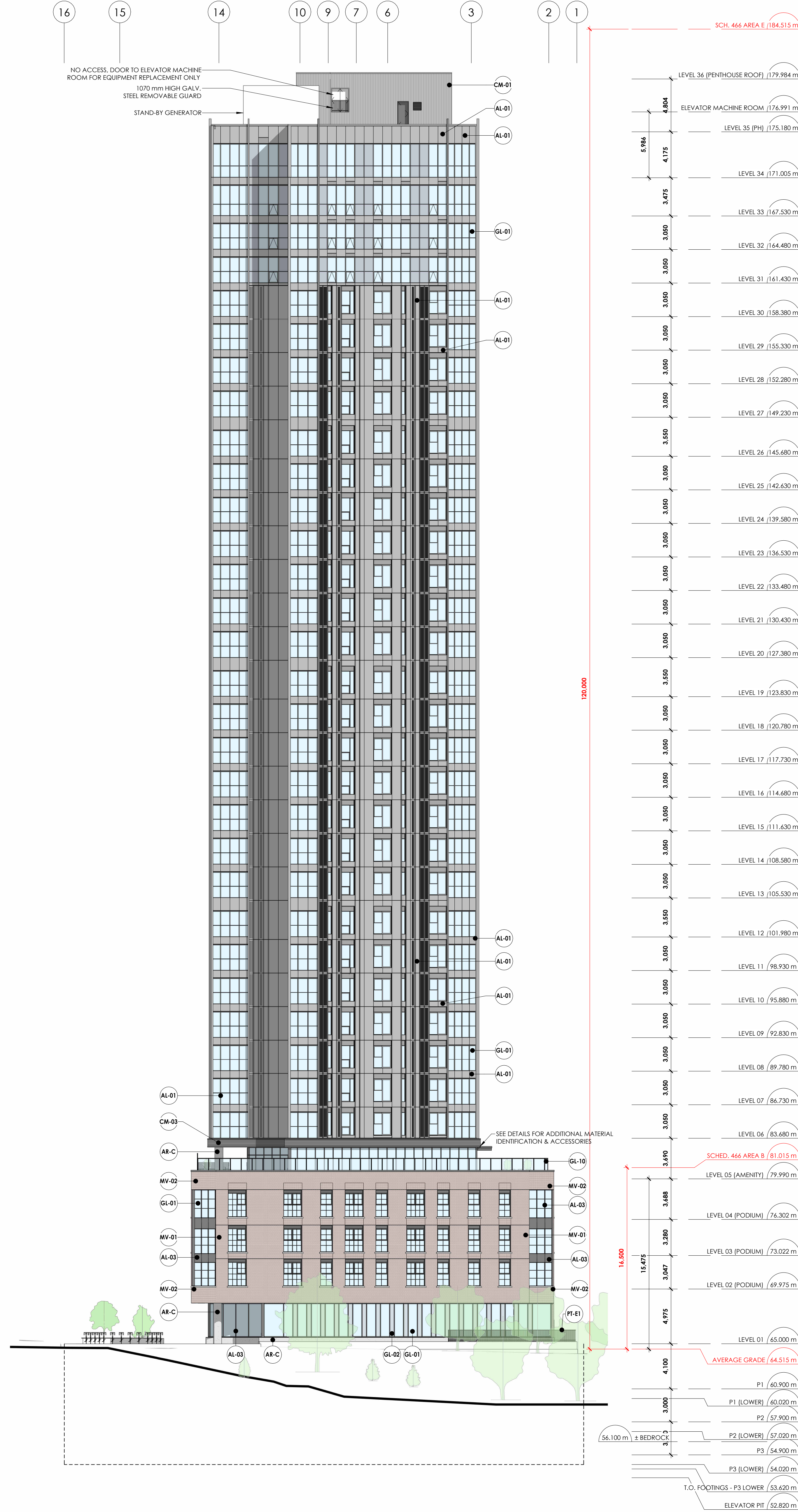
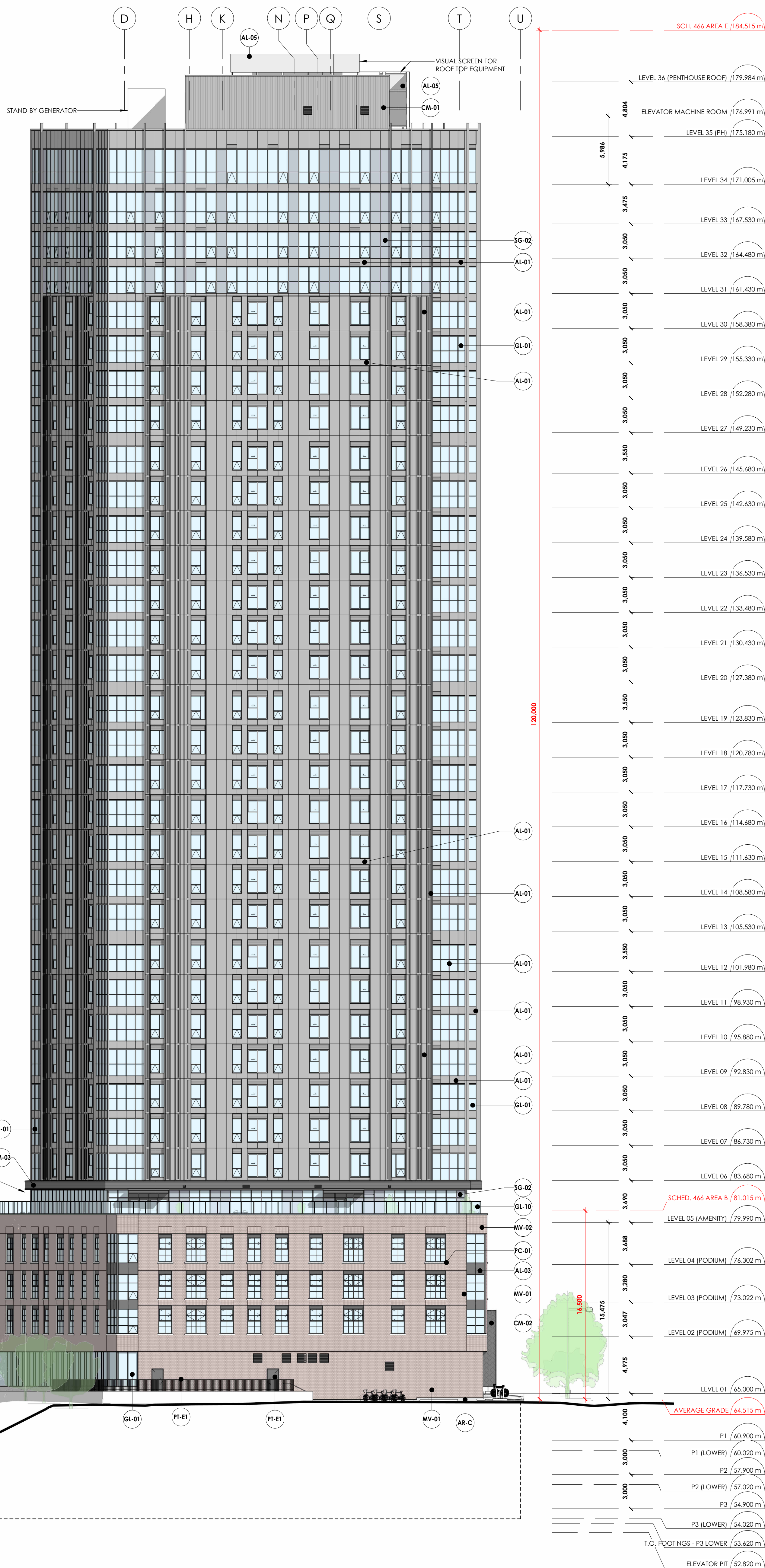
GLADSTONE AND LORETTA RESIDENTIAL TOWER

145 LORETTA AVE. N | OTTAWA | ON

drawing title | titre du dessin

FLOOR PLAN - LEVEL 35 (MECHANICAL PENTHOUSE)

project number | numéro du projet: 2402
 drawn | dessiné: JH / DL / PC / JP
 checked | vérifié: JF / AR
 scale | échelle: 1:100
 date | date: 02/16/24
 drawing number | numéro du dessin: A2-135



2 BUILDING ELEVATION - NORTH
A5-101 1:200

1 BUILDING ELEVATION - EAST
A5-101 1:200

EXTERIOR FINISH MATERIALS LEGEND

TAG	DESCRIPTION	MANUFACTURER	PRODUCT	PROFILE	FINISH	COLOR
AL-01	ALUMINUM PLANK WOOD LOOK SIDING OR SOFFIT	STATE	DURANAR EXTRUSION COATINGS	VARIABLES	SOLID COLOUR - 2 COAT	UC10882 - CHARCOAL
AL-02	ALUMINUM PANEL OR EXTRUSION BY WINDOW WALL SUPPLIER - COLOUR 1. SEE WINDOW SCHEDULES.	STATE	DURANAR EXTRUSION COATINGS	VARIABLES	ANODIZED ARCHITECTURAL GLASS (8.7 mm MIN.)	CLEAR
AL-03	ALUMINUM PANEL OR EXTRUSION BY WINDOW WALL SUPPLIER - COLOUR 2. SEE WINDOW SCHEDULES.	STATE	DURANAR EXTRUSION COATINGS	VARIABLES	SOLID COLOUR - 2 COAT	UC4057
AL-05	PERFORATED ALUMINUM PANEL SCREENING W/ 40% FREE AREA.	STATE	DURANAR EXTRUSION COATINGS	VARIABLES	ANODIZED	CLEAR SATIN 70
AR-C	ARCHITECTURAL CONCRETE FINISH	N/A	A-25-40 PERFORATED PANEL	CORRUGATED BWC374	N/A	NATURAL
CM-01	PREFINISHED VERTICAL SIDING	N/A	OPALINE	OPM	PVDF KYNAR 500	BLACK 02
CM-02	PREFINISHED 4-FOLD INTERLOCKING STEEL ROOFING TILE W/ CONCEALED FASTENERS.	N/A	SQUARE ROOFING TILE	4-FOLD	PVDF KYNAR 500	BLACK 02
CM-03	PREFINISHED PROFILED STEEL SIDING (SEE DETAILS)	SEE DETAILS	SEE DETAILS	SEE DETAILS	PVDF KYNAR 500	BLACK 02
GL-01	CLEAR GLASS INSULATED GLAZING UNIT. SEE WINDOW SCHEDULES.	STATE - GUARDIAN GLASS	STATE - GUARDIAN GLASS	STATE - GUARDIAN GLASS	STATE - GUARDIAN GLASS	CLEAR
GL-02	TINTED INSULATED GLAZING UNIT. SEE WINDOW SCHEDULES.	STATE - GUARDIAN GLASS	STATE - GUARDIAN GLASS	STATE - GUARDIAN GLASS	STATE - GUARDIAN GLASS	GUARDIAN GRAY
GL-10	TEMPERED GLASS GUARD.	STATE - GUARDIAN GLASS	STATE - GUARDIAN GLASS	STATE - GUARDIAN GLASS	STATE - GUARDIAN GLASS	CLEAR
MV-01	CLAY BRICK MASONRY VENEER - RUNNING BOND	CANADA BRICK	CHATEAU LOCALS	METRIC MODULAR	N/A	N/A
MV-02	CLAY BRICK MASONRY VENEER - STACK BOND/SOLDIER COURSES	CANADA BRICK	CHATEAU LOCALS	METRIC MODULAR	N/A	N/A
PC-01	EXPOSED TWO-COURSE PRECAST CONCRETE LUG SILL	ED'S CONCRETE PRODUCTS	SILL-BANDING	N/A	STANDARD	STANDARD
PE-1	EXTERIOR ACRYLIC LATEX PAINT COMPATIBLE W/ GALVANIZED STEEL. COORDINATE SURFACE PREP. W/ GALVANIZING	STATE - GUARDIAN GLASS	TO BE CONFIRMED	N/A	CERAMIC ENAMEL FRT ON SURFACE 2	TO BE CONFIRMED
SG-02	SINGLE PANE MONOCHROMIC OPaque SPANTEL GLASS. SPECIF REFER TO OPACIFIER.	LONGBOARD ARCHITECTURAL PRODUCTS	TONGUE & GROOVE	V-GROOVE, 132mm	WOODGRAIN	ROCK ELM - REM

32	ISSUED FOR SPA REVISION	26-05-04
30	ISSUED FOR C.V. RFP	26-02-06
29	ISSUED FOR REVIEW	25-12-08
26	RE ISSUED FOR CLADDING & WINDOW	25-10-24
"WIRE FENCING"		
23	ISSUED FOR ENVELOPE & INTERIOR	23-07-09
- GYPSUM ASSEMBLES TENDER ADDRESS		
21	RE ISSUED FOR ENVELOPE & INTERIOR	23-06-19
- GYPSUM ASSEMBLES TENDER		
20	ISSUED FOR ENVELOPE & INTERIOR	23-05-30
- GYPSUM ASSEMBLES TENDER		
19	ISSUED FOR REFERENCE - STRUCTURAL	23-06-16
M&E FINISH		
18	ISSUED FOR A&E W/D & CLIENT BUDGETING	23-03-28
14	RE ISSUED FOR SPA	23-01-31
11	ISSUED FOR SPA	24-12-02
9	ISSUED FOR SPA	24-11-20
4	ISSUED FOR 3/16 WORKING DRAWINGS	24-08-12
2	RE ISSUED FOR CLASS 17 ESTIMATE	24-05-13
1	ISSUED FOR CLASS 17 ESTIMATE	24-05-17

no. revisions date

stamp | timbre



architect | architecte

linebox STUDIO

All dimensions are shown in metric. Contractor shall check and verify all dimensions and report all errors or omissions to the Architect. Do not scale the drawings. Not for construction until signed by the Architect.

project title | titre du projet

GLADSTONE AND LORETTA RESIDENTIAL TOWER

145 LORETTA AVE. | OTTAWA | ON

BUILDING ELEVATIONS - EAST AND NORTH

project number | numéro du projet 2402

drawn | dessiné JH / DL / PC / JP

checked | vérifié JP / AR

scale | échelle 1:200

date | date 02/16/24

drawing number | numéro du dessin

A5-101