DRAWING LIST	
A-000	COVER SHEET
A-010	SITE PLAN
A-020	SHADOW ANALYSIS
A-021	EXISTING SHADOW ANALYSIS
A-030	MODEL VIEWS
A-031	MODEL VIEWS
A-032	MODEL VIEWS
A-090	UNDERGROUND FLOOR PLAN - P1
A-091	UNDERGROUND FLOOR PLAN – P2 & P3
A-100	GROUND FLOOR PLAN
A-101	FLOOR PLANS
A-102	FLOOR PLANS
A-102	FLOOR PLANS
A-200	SECTION CUTS
A-300	ELEVATIONS
A-301	ELEVATIONS

100 GLOUCESTER-CLARIDGE HOMES

100 Gloucester St, Ottawa K2P 0A4

PROJECT SUMMARY

PROJECT STATISTICS	
SITE AREA (m^2)	1 832
BUILDING HEIGHT (STOREYS)	27
UNIT SUMMARY	
TOWNHOME (A)	0
STUDIO (B)	24
1 BEDROOM (C)	193
2 BEDROOMS (D)	91
3 BEDROOMS (E)	7
TOTAL	315
PARKING SUMMARY	
RESIDENT CAR PARKING PROVIDED	68
VISITOR CAR PARKING PROVIDED	30
TOTAL CAR PARKING PROVIDED	95
BICYCLE STORAGE PROVIDED (INTERIOR)	292
BICYCLE STORAGE PROVIDED (EXTERIOR)	23
BICYCLE STORAGE PROVIDED (TOTAL)	315
TYPICAL FLOOR AREA (m2)	1541,40
BUILDING HEIGHT (m)	27 storeys (84,85)
BUILDING FOOPRINT (PROJECTION) (m^2)	1015,00
BUILDING FOOPRINT (GROUND FLOOR) (m2)	802,91
GROSS FLOOR AREA TOTAL (m2)	15149,12
GROSS AREA (residentiel, m2)	15005,12
GROSS LEASABLE AREA (commercial, m2)	144,00
SITE OCCUPANCY (%)	55%
DENSITY (FSI)	8,27
LANDSCAPE AREA (m2)	985,09
LANDSCAPED AREA (%)	54%
RESIDENTIAL UNITS	315
CARETAKER UNITS	1
COMMON AMENITIES (m2)	1040
PRIVATE AMENITIES (m2)	1658,52
VERIFICATION 3m2/unit	5,27
TOTAL AMENITIES (m2)	2698,52
VERIFICATION 6m2/unit	8,57

*Site area based on surveyor cad drawing

		AREA (m^2)		UNITS						AMENITIES (m^2)		
Floor	GFA	GLA (Residential)	GLA (Commercial)	Townhome	Studio	1BR	2BR	3BR	Total	Common	Balconies/ private terraces	Total
G	803	137,00	144	0	0	1	2	0	3	757	66,00	823
2	823	647,86	0	0	2	6	4	0	12	57	63,60	120,6
3	919	748,82	0	0	4	8	4	0	16	0	76,15	76,15
4	919	748,82	0	0	4	8	4	0	16	0	76,15	76,15
5	919	748,48	0	0	4	8	4	0	16	0	76,15	76,15
6	931	796,98	0	0	5	7	4	0	16	0	67,76	67,76
7	852	731,79	0	0	5	8	3	0	16	0	99,68	99,68
8	750	536,87	0	0	0	7	4	0	11	0	88,79	88,79
9	750	521,50	0	0	0	7	4	0	11	0	54,96	54,96
10	750	521,50	0	0	0	7	4	0	11	0	54,96	54,96
11	750	521,50	0	0	0	7	4	0	11	0	54,96	54,96
12	750	521,50	0	0	0	7	4	0	11	0	54,96	54,96
13	750	521,50	0	0	0	7	4	0	11	0	54,96	54,96
14	750	521,50	0	0	0	7	4	0	11	0	54,96	54,96
15	750	521,50	0	0	0	7	4	0	11	0	54,96	54,96
16	750	521,50	0	0	0	7	4	0	11	0	54,96	54,96
17	750	521,50	0	0	0	7	4	0	11	0	54,96	54,96
18	750	521,50	0	0	0	7	4	0	11	0	54,96	54,96
19	750	521,50	0	0	0	7	4	0	11	0	54,96	54,96
20	750	521,50	0	0	0	7	4	0	11	0	54,96	54,96
21	750	521,50	0	0	0	8	2	1	11	0	54,96	54,96
22	750	521,50	0	0	0	8	2	1	11	0	54,96	54,96
23	750	521,50	0	0	0	8	2	1	11	0	54,96	54,96
24	750	521,50	0	0	0	8	2	1	11	0	54,96	54,96
25	750	521,50	0	0	0	8	2	1	11	0	54,96	54,96
26	750	521,50	0	0	0	8	2	1	11	0	54,96	54,96
27	750	521,50	0	0	0	8	2	1	11	0	54,96	54,96
Roof / MPH	700	0,00		0	0	0	0	0	0	226	0,00	226
TOTAL	21866,71	15005,12	144	0	24	193	91	7	315	1040	1 658,52	2698,52

PARKING LEVELS

	AREA (m^2)	PARKING				Bicycle Storage			
Floor	BFA	Standard	Small	Accessible	TOTAL	Horizontal	Vertical	Exterior	TOTAL
G								23	23
P1	1541	24	3	2	29	64	20		84
P2	1541	31	2	0	33	61	43		104
P3	1541	31	2	0	33	61	43		104
TOTAL	**4623**	86	7	2	**95**	186	106	0	**315**

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	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-08-17
	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-06-21
	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-03-23
	ISSUED FOR SITE PLAN APPROVAL		2023-01-23

REVISION:

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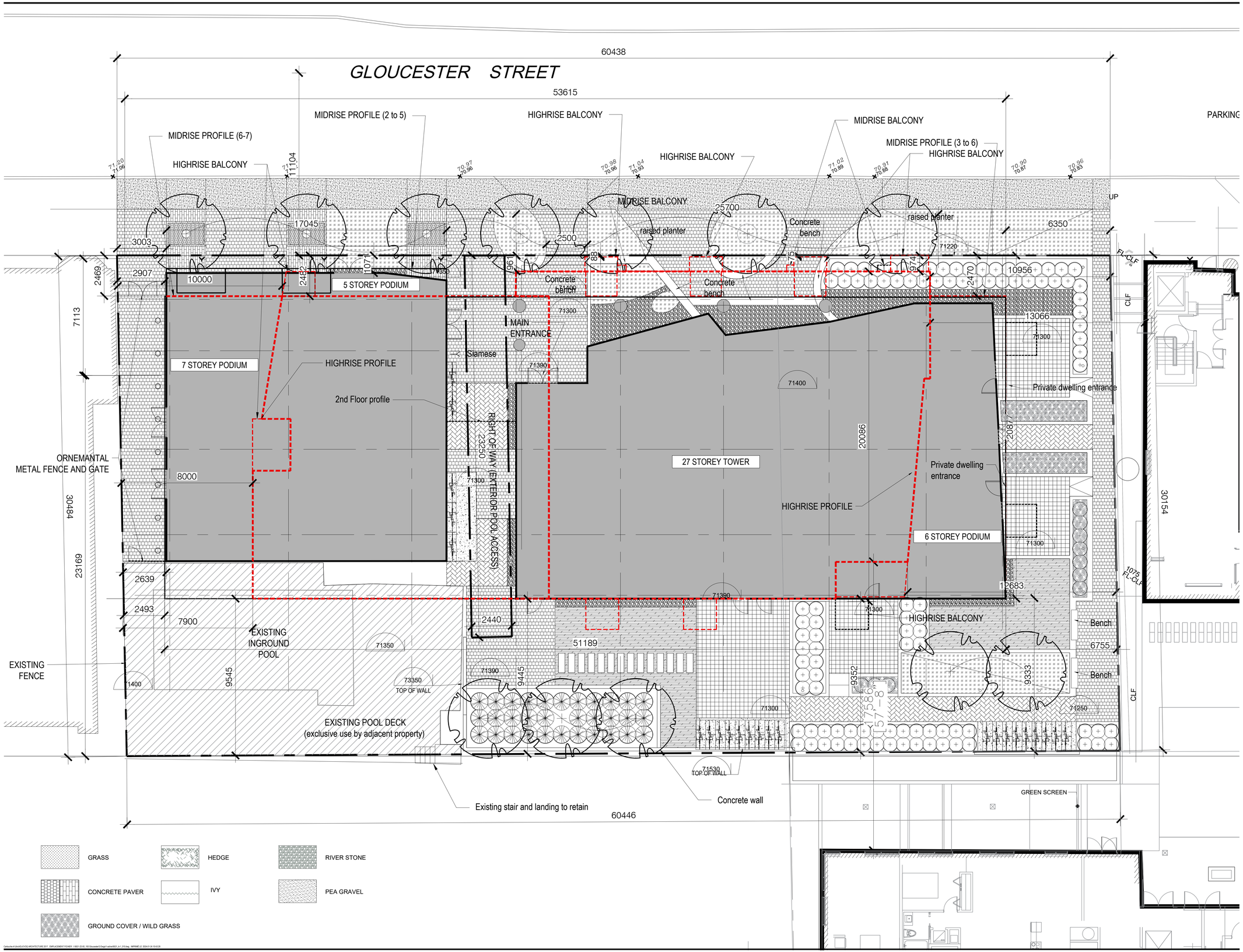
PROJECT:
100 GLOUCESTER

DRAWING TITLE:
COVER SHEET

DESIGN: NG APPROVED: XX
DRAWN: MF DATE: 2022-12-16
VERIFIED: XX SCALE:

PROJECT N°: 9531-22 DRAWING N°: A-1_000



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	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-03-23
	ISSUED FOR SITE PLAN APPROVAL		2023-01-23

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PROJECT:

100 GLOUCESTER

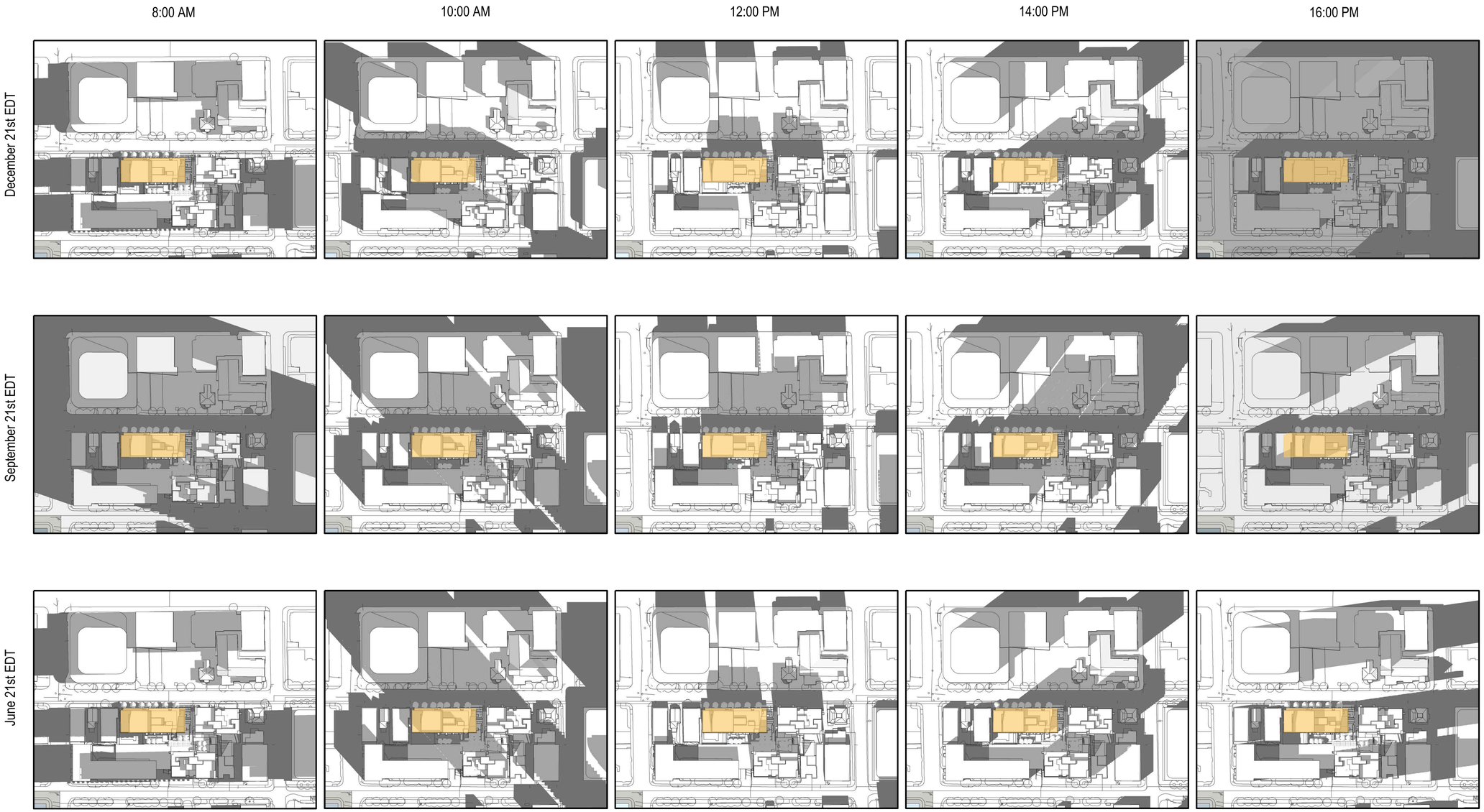
DRAWING TITLE:

SITE PLAN

DESIGN:	NG	APPROVED:	XX
DRAWN:	MF	DATE:	2022-12-16
VERIFIED:	XX	SCALE:	1:100

PROJECT N°: 9531-22

DRAWING N°: A-1 010



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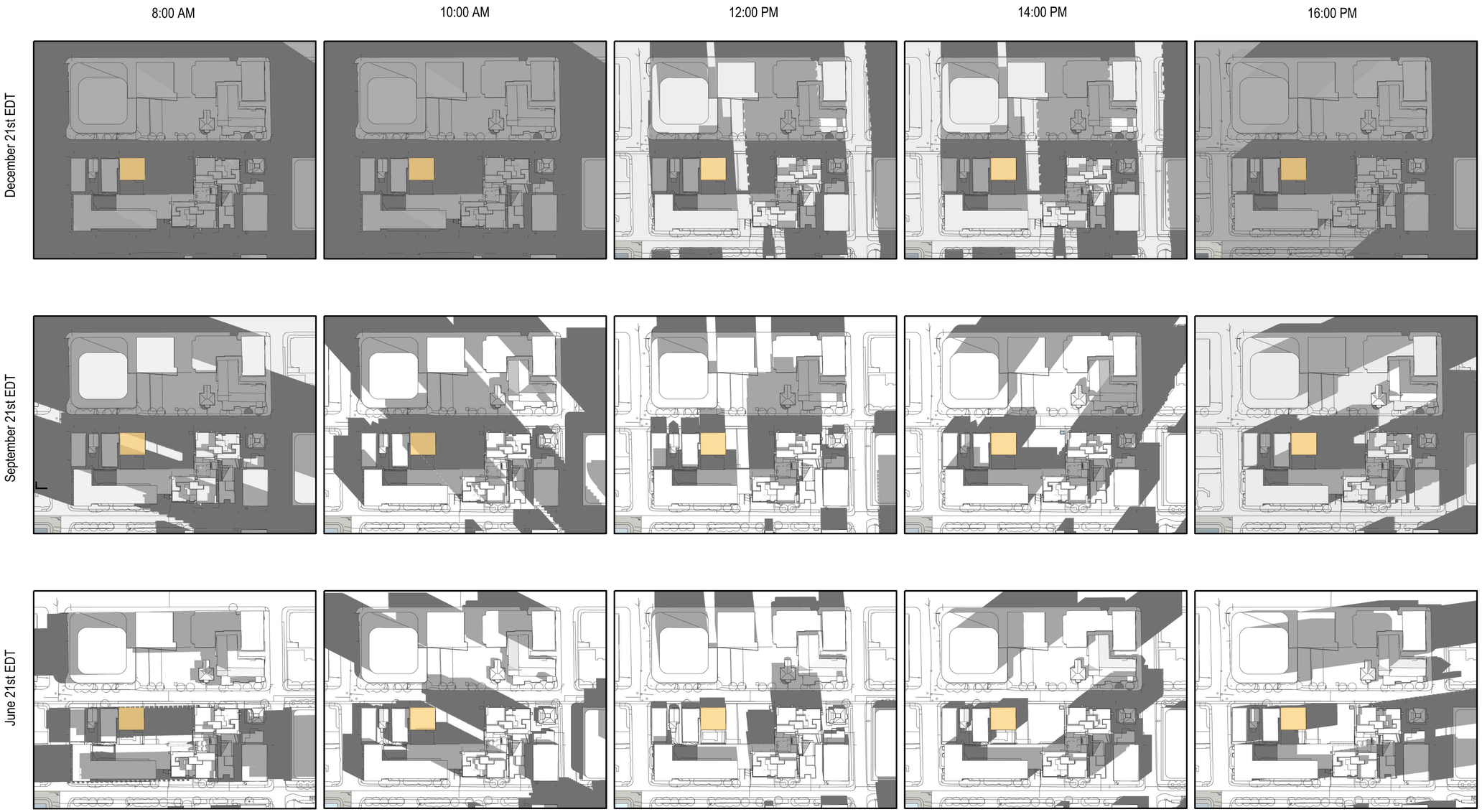
PROJECT:
100 GLOUCESTER

DRAWING TITLE:
SHADOW ANALYSIS

DESIGN:	NG	APPROVED:	XX
DRAWN:	RC	DATE:	2023-03-23
VERIFIED:	XX	SCALE:	

PROJECT N°: 9531-22

DRAWING N°: A-1_020



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PROJECT:
100 GLOUCESTER

DRAWING TITLE:
EXISTING SHADOW ANALYSIS

DESIGN:	NG	APPROVED:	XX
DRAWN:	RC	DATE:	2023-03-23
VERIFIED:	XX	SCALE:	

PROJECT N°: 9531-22
DRAWING N°: A-1_021

East view

West view

Street view Gloucester

South view

CLIENT:

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PROJECT:
100 GLOUCESTER

DRAWING TITLE:
MODEL VIEWS

DESIGN:	NG	APPROVED:	XX
DRAWN:	MF	DATE:	2022-12-16
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9531-22

DRAWING N°: A-1_030

Cartouche A1(ArchD) EVOQ ARCHITECTURE 2017 DAPLACEMENT FICHIER : I:\9531-22-00_100 Gloucester\2-Design\ active\9531_A-1_030_021.dwg IMPRIMÉ LE 2024-02-05 13:23:35

East view Gloucester

View from R. O'Connor

View from Nepean

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PROJECT:

100 GLOUCESTER

DRAWING TITLE:

MODEL VIEWS

DESIGN:	NG	APPROVED:	XX
DRAWN:	MF	DATE:	2022-12-16
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9531-22

DRAWING N°: A-1_031

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Ontario Land Surveyors

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Tel : (613) 727-0850
email : nepean@aovltd.com

KEY PLAN:

N°:	DESCRIPTION:	BY	DATE
	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-11-20
	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-08-17
	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-06-21
	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-03-23
	ISSUED FOR SITE PLAN APPROVAL		2023-01-23

REVISION:

THE GENERAL CONTRACTOR :

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PROJECT:

100 GLOUCESTER

DRAWING TITLE:

MODEL VIEWS

DESIGN:	NG	APPROVED:	XX
DRAWN:	MF	DATE:	2022-12-16
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9531-22

DRAWING N°: A-1_032

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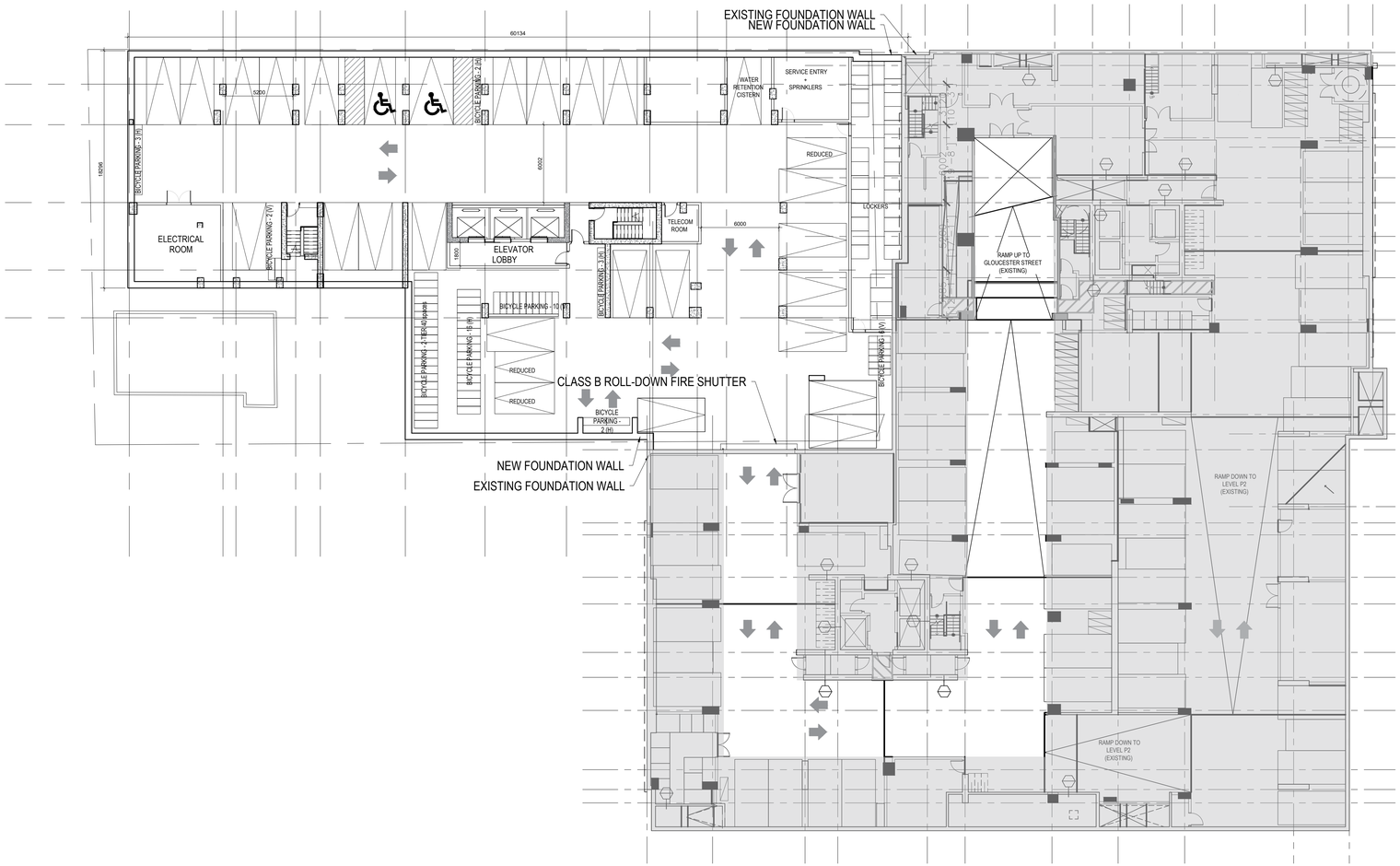

P1 FLOOR PLAN 1:200 — 1 / A-1-090

CLIENT:

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LANDSCAPE ARCHITECTS:

STRUCTURAL ENGINEERS:

CIVIL ENGINEERS:

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PROJECT:

100 GLOUCESTER

DRAWING TITLE:

PARKING FLOOR PLANS

DESIGN:	NG	APPROVED:	XX
DRAWN:	MF	DATE:	2022-12-16
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9531-22

DRAWING N°: A-1_090

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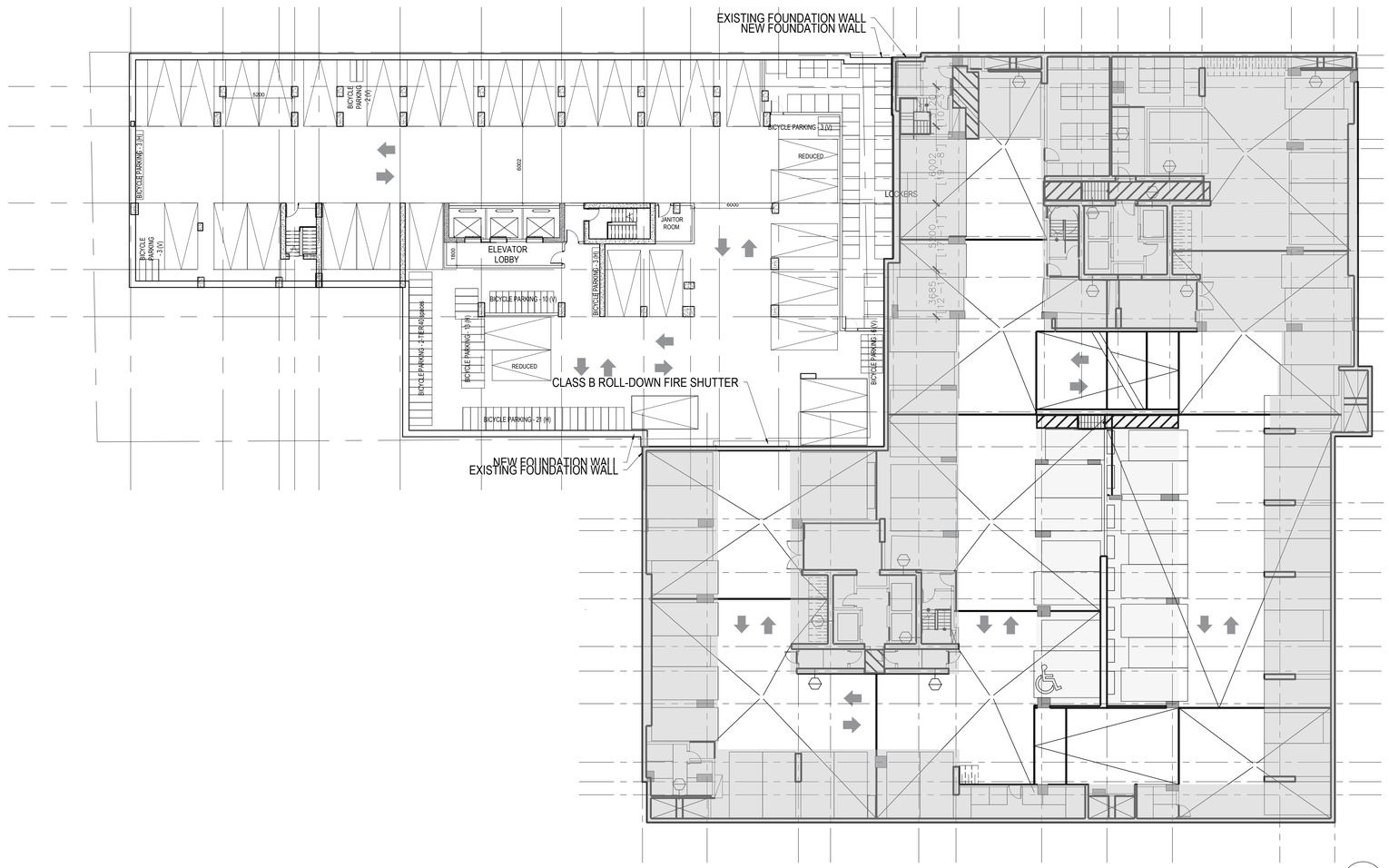

P2 & P3 FLOOR PLAN 1
1:200 A-1-091

CLIENT:

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PROJECT:

100 GLOUCESTER

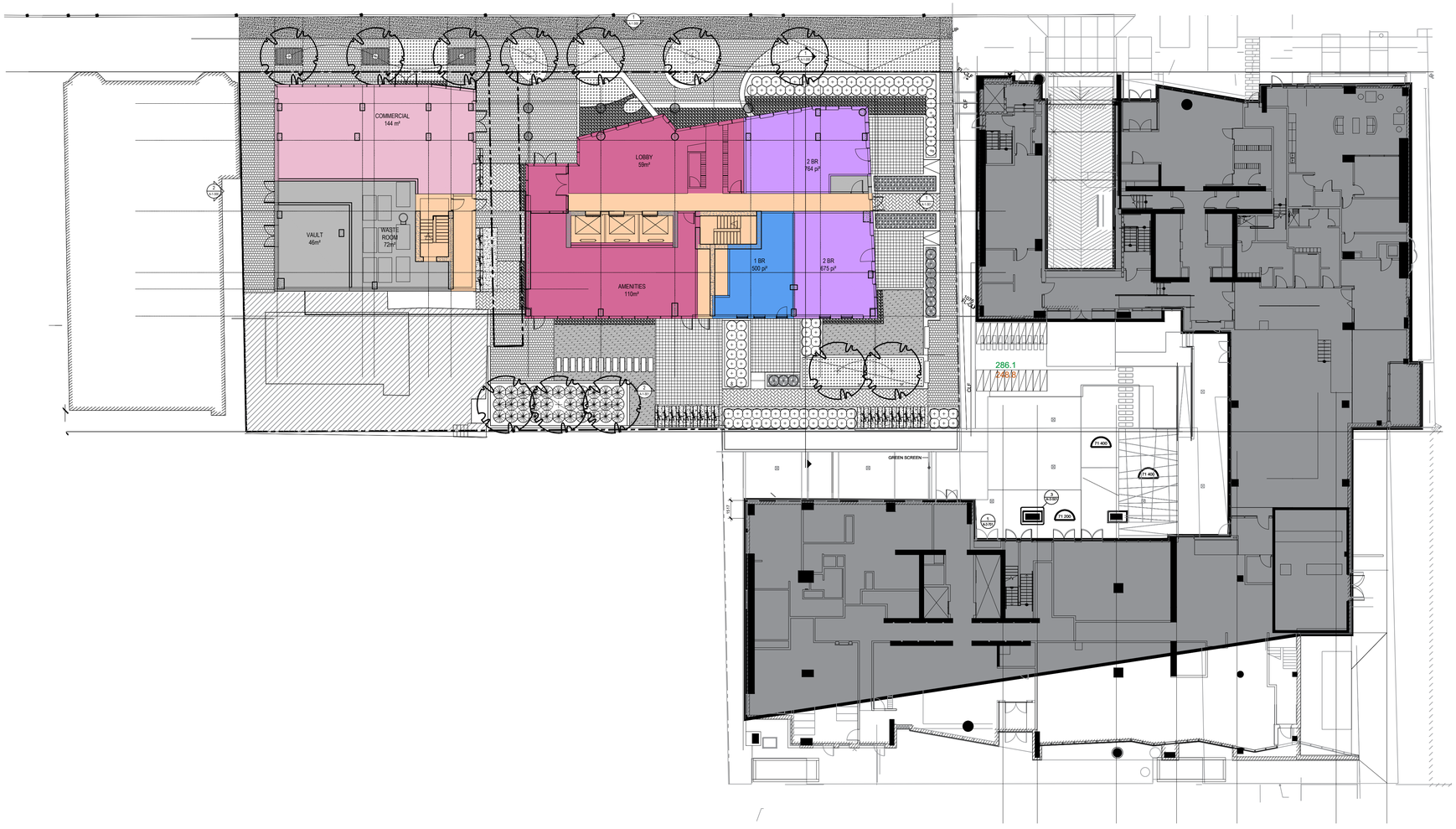
DRAWING TITLE:

PARKING FLOOR PLANS P2 AND P3

DESIGN:	NG	APPROVED:	XX
DRAWN:	MF	DATE:	2022-12-16
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9531-22

DRAWING N°: A-1_091



LEGEND

- CIRCULATION
- COMMERCIAL
- VERTICAL CIRCULATION
- SERVICES
- AMENITY
- RESIDENTIAL - TOWN HOME
- RESIDENTIAL - STUDIO UNIT
- RESIDENTIAL - 1 BEDROOM UNIT
- RESIDENTIAL - 2 BEDROOM UNIT
- RESIDENTIAL - 3 BEDROOM UNIT

GROUND FLOOR PLAN 1 / A200
1:200

CLIENT:

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PROJECT:

100 GLOUCESTER

DRAWING TITLE:

PLANS

DESIGN:	NG	APPROVED:	XX
DRAWN:	MF	DATE:	2022-10-30
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9531-22

DRAWING N°: A-1_100

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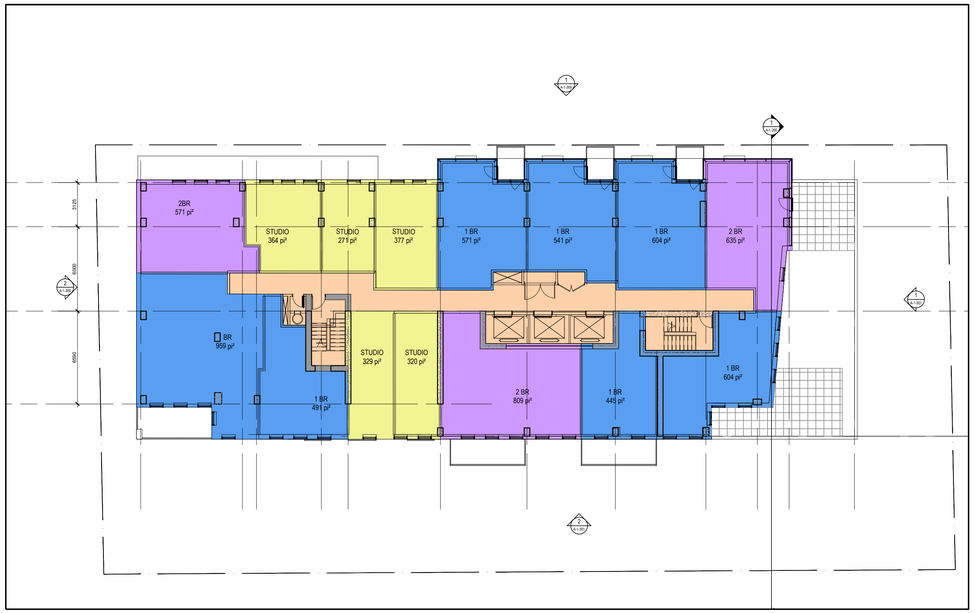
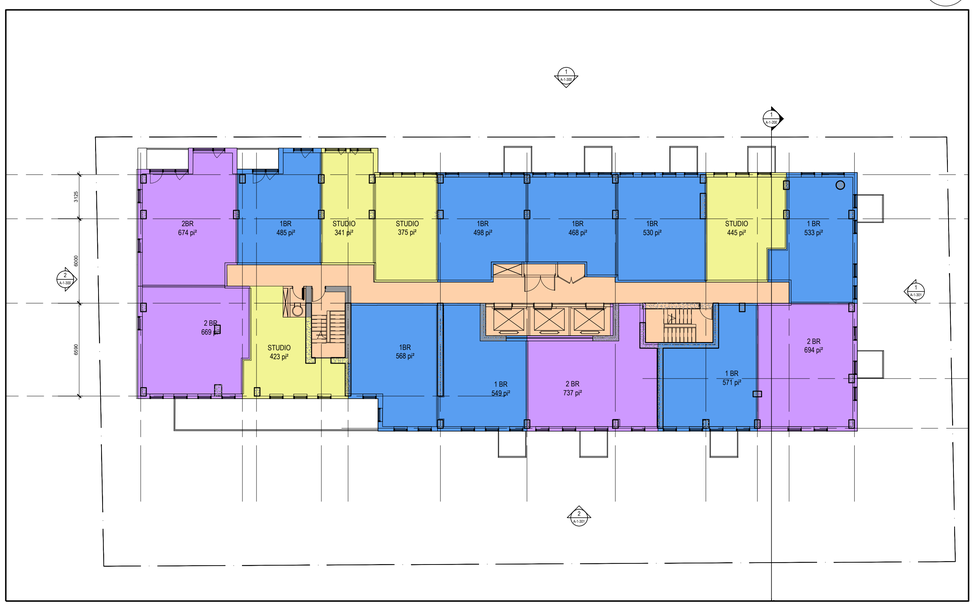
LEGEND

- CIRCULATION
- COMMERCIAL
- VERTICAL CIRCULATION
- SERVICES
- AMENITY
- RESIDENTIAL - TOWN HOME
- RESIDENTIAL - STUDIO UNIT
- RESIDENTIAL - 1 BEDROOM UNIT
- RESIDENTIAL - 2 BEDROOM UNIT
- RESIDENTIAL - 3 BEDROOM UNIT

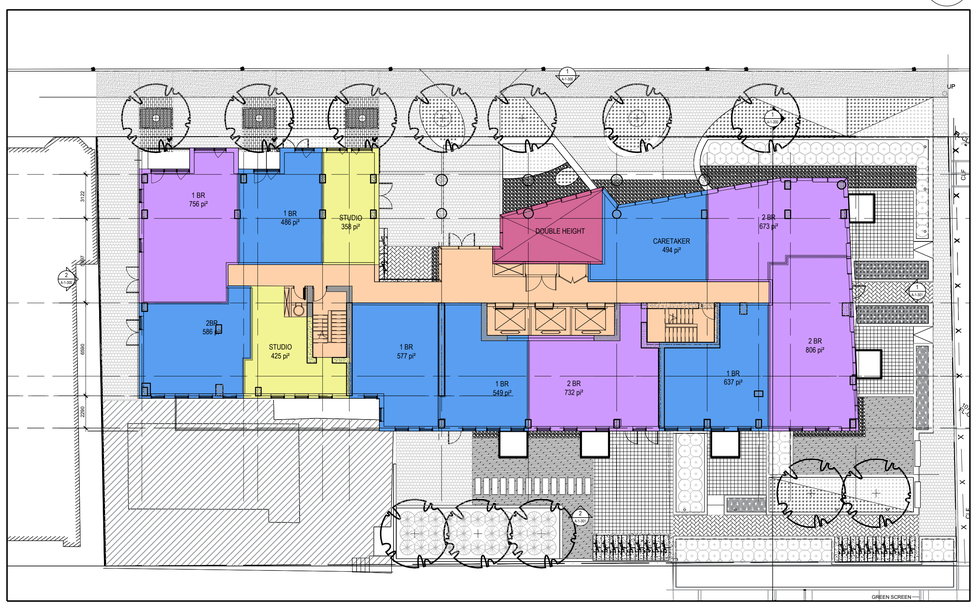


7TH FLOOR PLAN 1:200 5 A200

6TH FLOOR PLAN 1:200 4 A200



3RD TO 5TH FLOOR PLAN 1:200 3 A200



SECOND FLOOR PLAN 1:200 2 A200

CLIENT:

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210 Gladstone Avenue
OTTAWA, ONTARIO K2P 0Y6
T: (613) 233-6030 F: (613) 233-8290

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URBAN DESIGN CONSULTANTS:

TOPOGRAPHICAL SURVEYOR:

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	ISSUED FOR SITE PLAN APPROVAL		2023-01-23

REVISION:

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PROJECT:

100 GLOUCESTER

DRAWING TITLE:

PLANS

DESIGN:	NG	APPROVED:	XX
DRAWN:	MF	DATE:	2022-12-14
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9531-22

DRAWING N°: A-1_101

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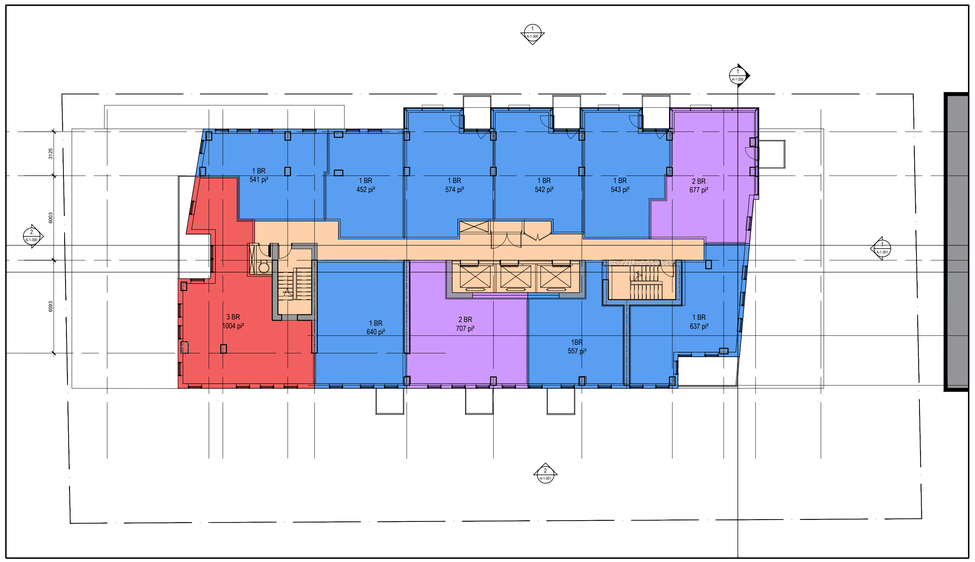

21TH TO 27TH FLOOR PLAN - TYPICAL UNITS LAYOUTS 8 / A200
1:200

9TH TO 20TH FLOOR PLAN - TYPICAL UNITS LAYOUTS 7 / A200
1:200

8TH FLOOR PLAN 6 / A200
1:200

LEGEND

- CIRCULATION
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PROJECT:
100 GLOUCESTER

DRAWING TITLE:
PLANS

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VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9531-22
DRAWING N°: A-1_102

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LEGEND

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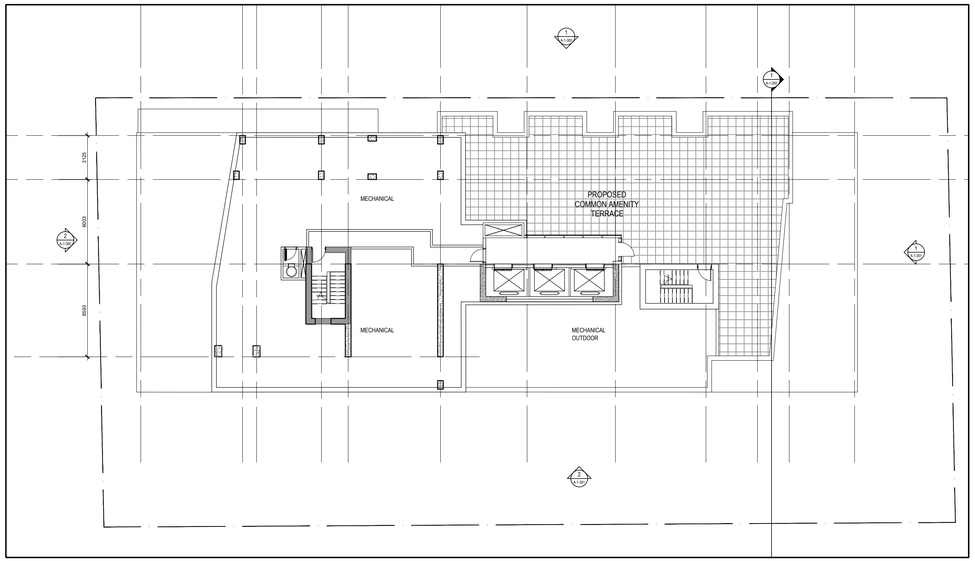

ROOF TERRACE LEVEL 9 / A200
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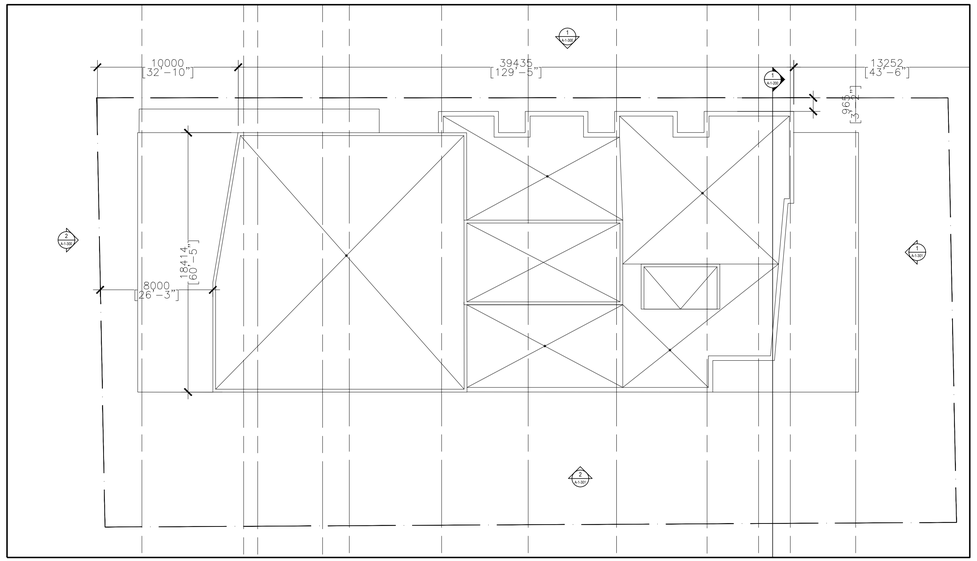

ROOF PLAN 10 / A200
1:200

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PROJECT:

100 GLOUCESTER

DRAWING TITLE:

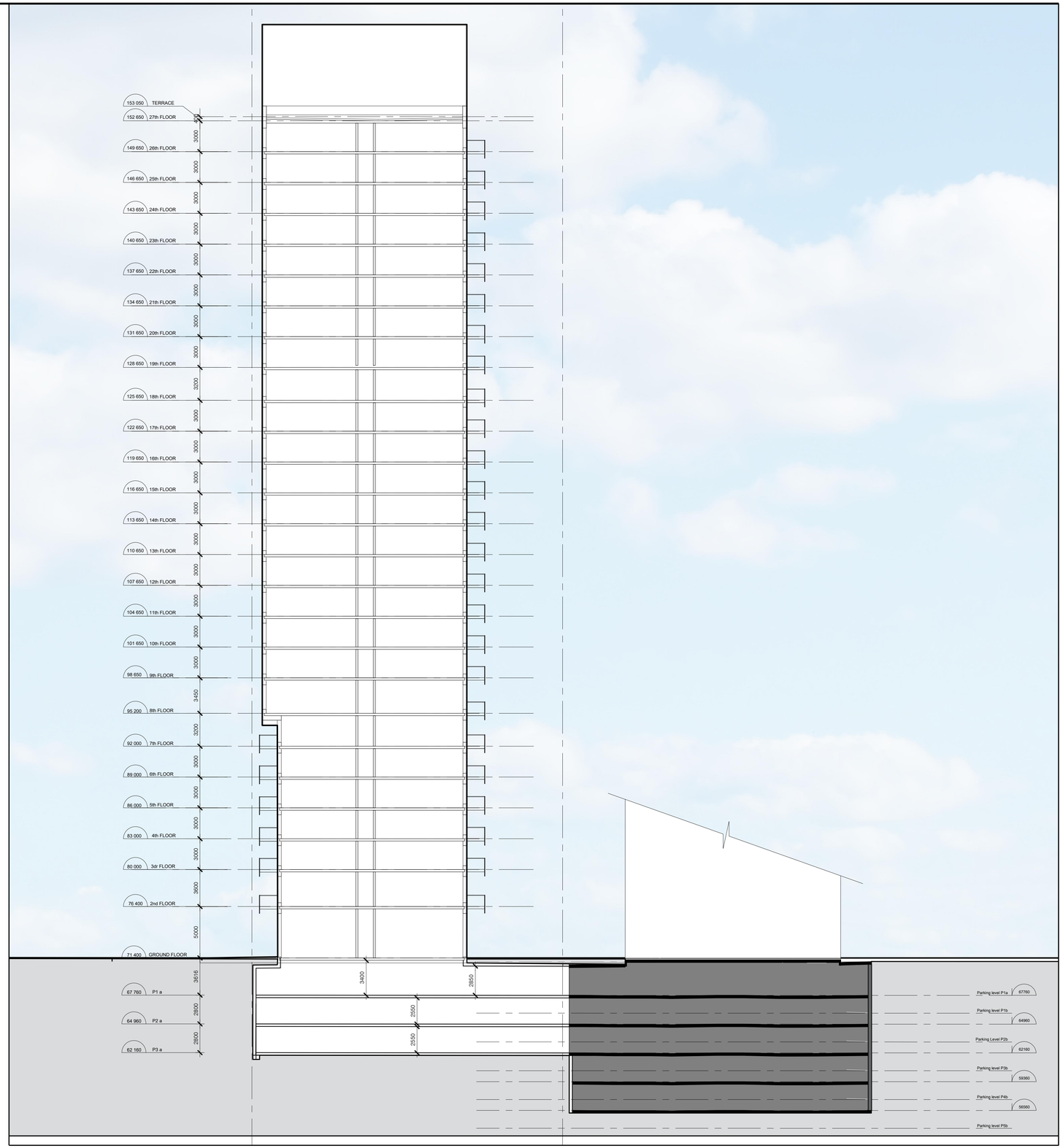
PLANS

DESIGN:	NG	APPROVED:	XX
DRAWN:	MF	DATE:	2022-10-30
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9531-22

DRAWING N°: A-1_102

Cartouche 41(A4)(5)-EVOQ-ARCHITECTURE.DWG EMPLACEMENT FICHIER: I:\9531-22-BE, 100 Gloucester\2-Design1 actif\9531_A-1_102_101.dwg IMPRIMÉ LE: 2024-02-08 13:25:12



CROSS SECTION
LONGITUDINAL
1:200

1
A200

CLIENT:

CLARIDGE HOMES

210 Gladstone Avenue
OTTAWA, ONTARIO K2P 0Y6
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info@evoqarchitecture.com

LANDSCAPE ARCHITECTS:

STRUCTURAL ENGINEERS:

CIVIL ENGINEERS:

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ENGINEERS & PLANNERS
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Ottawa, Ontario, Canada K2M 1P6
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E.m.a.i.l novainfo@novatech-eng.com

URBAN DESIGN CONSULTANTS:

TOPOGRAPHICAL SURVEYOR:

Annis O'Sullivan, Vollebekk Ltd.,
Ontario Land Surveyors

14 Concouse Gate, Suite 500
Nepean, Ontario, K2E 7S6
Tel : (613) 727-0850
email : nepean@aovltd.com

KEY PLAN:

N°:	DESCRIPTION:	BY	DATE
	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-11-20
	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-08-17
	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-06-21
	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-03-23
	ISSUED FOR SITE PLAN APPROVAL		2023-01-23

REVISION:

THE GENERAL CONTRACTOR :

1. SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE TO ENSURE COMPLIANCE WITH THE DIMENSIONS GIVEN ON THE DRAWINGS.
2. SHALL BE RESPONSIBLE TO IMMEDIATELY SUBMIT A REPORT TO THE ARCHITECT OR ENGINEER OUTLINING ANY INACCURACIES.
3. SHALL NOT TAKE SCALED MEASUREMENTS OFF THE DRAWINGS.
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PROJECT:

100 GLOUCESTER

DRAWING TITLE:

SECTIONS

DESIGN:	NG	APPROVED:	XX
DRAWN:	MF	DATE:	2022-12-16
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9531-22

DRAWING N°: A-1_200

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LEGEND

- GLASS SPANDREL COLOR CHARCOAL
- BRICK MASONRY LIGHT GREY
- BRICK MASONRY MEDIUM BROWN
- CORTEN STEEL PANEL

ELEVATION EAST 1:200 2 A300

ELEVATION NORTH 1:200 1 A300

CLIENT:

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	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-06-21
	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-03-23
	ISSUED FOR SITE PLAN APPROVAL		2023-01-23

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100 GLOUCESTER

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PROJECT N°: 9531-22

DRAWING N°: A-1_300

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LEGEND

- GLASS SPANDREL COLOR CHARCOAL
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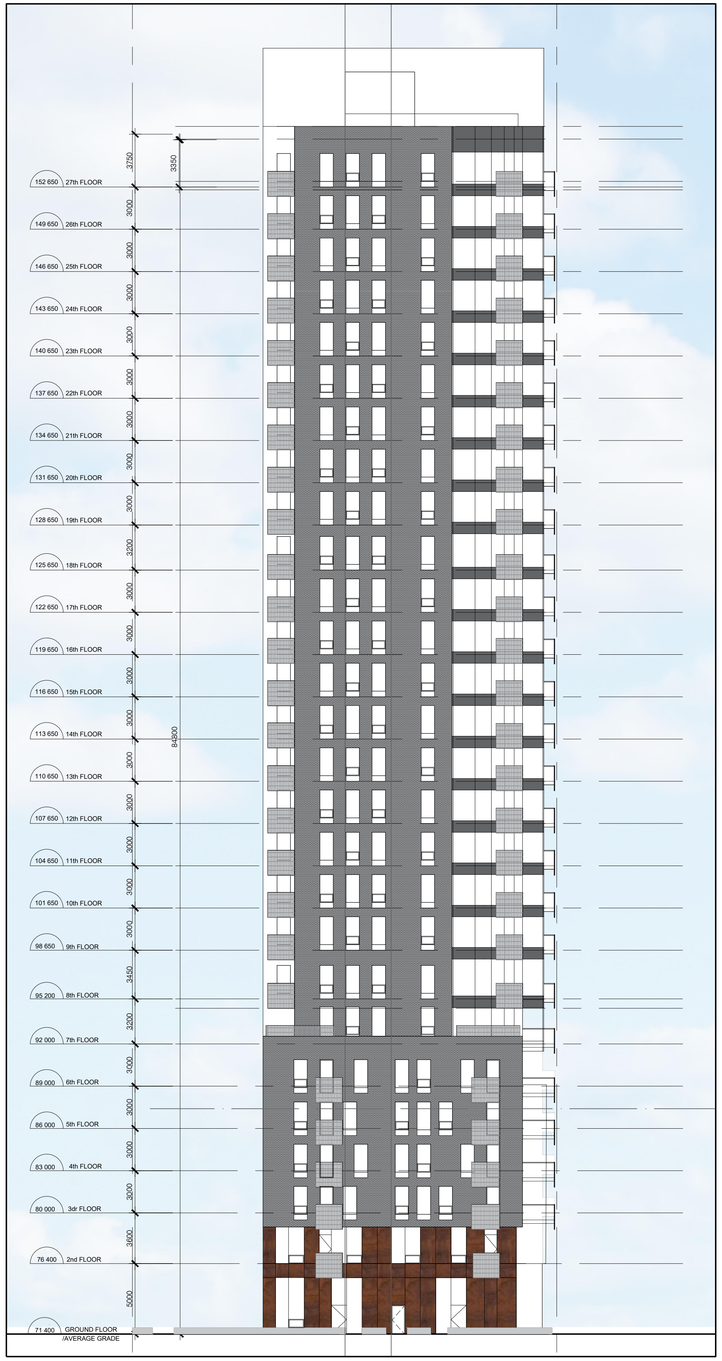
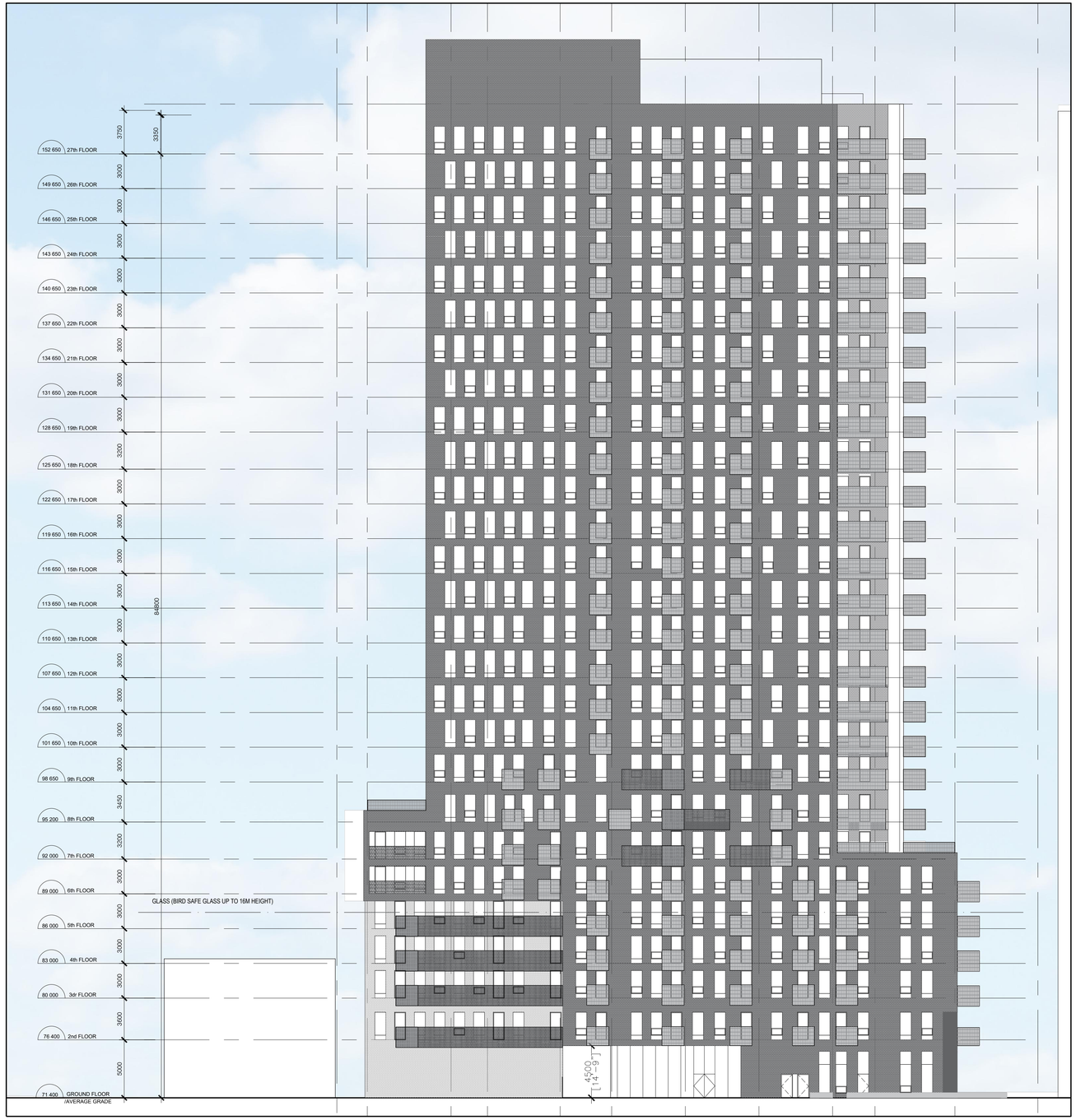


ELEVATION WEST 1:200 2 A301



ELEVATION SOUTH 1:200 1 A301

Cartouche-A1(ANSI)-EVOQ ARCHITECTURE 2017 EMPLACEMENT FICHIER: I:\9531-22-EE, 100 Gloucester\2-Design\ acad\9531_A-1_301_301.dwg IMPRIMÉ LE: 2024-02-08 13:36:12

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SECTIONS

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PROJECT N°: 9531-22

DRAWING N°: A-1_301