



# 100 GLOUCESTER-CLARIDGE HOMES

100 Gloucester St, Ottawa K2P 0A4

DRAWING LIST	
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A-300	ELEVATIONS
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CLIENT: **CLARIDGE HOMES**  
 210 Gladstone Avenue  
 OTTAWA, ONTARIO K2P 0Y6  
 T: (613) 233-6030 F: (613) 233-8290

ARCHITECTS: **EVOQ**  
 1435, RUE SAINT-ALEXANDRE, BUREAU 1000  
 MONTRÉAL (QUÉBEC) H3A 2G4  
 T: 514-393-9400 F: 514-393-9498  
 info@evoqarchitecture.com

LANDSCAPE ARCHITECTS:

STRUCTURAL ENGINEERS:

CIVIL ENGINEERS: **NOVATECH ENGINEERING CONSULTANTS LTD.** URBAN DESIGN CONSULTANTS:  
 ENGINEERS & PLANNERS  
 Suite 200, 260 Michael Cowpland Dr.  
 Ottawa, Ontario, Canada K2M 0R6  
 Telephone: (613) 254-9643  
 Facsimile: (613) 254-9667  
 Email: novan@novatech-eng.com

TOPOGRAPHICAL SURVEYOR: **Annis O'Sullivan, Vollebek Ltd., Ontario Land Surveyors**  
 14 Concourse Gate, Suite 500  
 Nepean, Ontario, K2E 7S6  
 Tel: (613) 727-0850  
 email: nespean@anniso.com

KEY PLAN:

PROJECT SUMMARY	
PROJECT STATISTICS	
SITE AREA (m <sup>2</sup> )	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
<b>TOTAL</b>	<b>315</b>
PARKING SUMMARY	
RESIDENT CAR PARKING PROVIDED	68
VISITOR CAR PARKING PROVIDED	30
<b>TOTAL CAR PARKING PROVIDED</b>	<b>95</b>
BICYCLE STORAGE PROVIDED (INTERIOR)	292
BICYCLE STORAGE PROVIDED (EXTERIOR)	23
<b>BICYCLE STORAGE PROVIDED (TOTAL)</b>	<b>315</b>
TYPICAL FLOOR AREA (m <sup>2</sup> )	1541,40
BUILDING HEIGHT (m)	27 storeys (84,85)
BUILDING FOOTPRINT (PROJECTION) (m <sup>2</sup> )	1015,00
BUILDING FOOTPRINT (GROUND FLOOR) (m <sup>2</sup> )	802,91
GROSS FLOOR AREA TOTAL (m <sup>2</sup> )	16566,75
GROSS AREA (residential, m <sup>2</sup> )	16422,75
GROSS LEASABLE AREA (commercial, m <sup>2</sup> )	144,00
SITE OCCUPANCY (%)	55%
DENSITY (FSI)	9,04
LANDSCAPE AREA (m <sup>2</sup> )	985,09
LANDSCAPED AREA (%)	54%
RESIDENTIAL UNITS	315
CARETAKER UNITS	1
COMMON AMENITIES (m <sup>2</sup> )	1040
PRIVATE AMENITIES (m <sup>2</sup> )	1494,25
VERIFICATION 3m <sup>2</sup> /unit	4,74
TOTAL AMENITIES (m <sup>2</sup> )	2534,25
VERIFICATION 6m <sup>2</sup> /unit	8,05
*Site area based on surveyor cad drawing	

Floor	GFA	AREA (m <sup>2</sup> )		UNITS						AMENITIES (m <sup>2</sup> )		
		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	61,00	61
4	919	748,82	0	0	4	8	4	0	16	0	61,00	61
5	919	748,82	0	0	4	8	4	0	16	0	61,00	61
6	966	796,98	0	0	5	7	4	0	16	0	72,68	72,68
7	888	731,79	0	0	5	8	3	0	16	0	104,00	104
8	750	596,42	0	0	0	7	4	0	11	0	88,79	88,79
9	750	592,96	0	0	0	7	4	0	11	0	48,22	48,22
10	750	592,96	0	0	0	7	4	0	11	0	48,22	48,22
11	750	592,96	0	0	0	7	4	0	11	0	48,22	48,22
12	750	592,96	0	0	0	7	4	0	11	0	48,22	48,22
13	750	592,96	0	0	0	7	4	0	11	0	48,22	48,22
14	750	592,96	0	0	0	7	4	0	11	0	48,22	48,22
15	750	592,96	0	0	0	7	4	0	11	0	48,22	48,22
16	750	592,96	0	0	0	7	4	0	11	0	48,22	48,22
17	750	592,96	0	0	0	7	4	0	11	0	48,22	48,22
18	750	592,96	0	0	0	7	4	0	11	0	48,22	48,22
19	750	592,96	0	0	0	7	4	0	11	0	48,22	48,22
20	750	592,96	0	0	0	7	4	0	11	0	48,22	48,22
21	750	592,96	0	0	0	8	2	1	11	0	48,22	48,22
22	750	592,96	0	0	0	8	2	1	11	0	48,22	48,22
23	750	592,96	0	0	0	8	2	1	11	0	48,22	48,22
24	750	592,96	0	0	0	8	2	1	11	0	48,22	48,22
25	750	592,96	0	0	0	8	2	1	11	0	48,22	48,22
26	750	592,96	0	0	0	8	2	1	11	0	48,22	48,22
27	750	592,96	0	0	0	8	2	1	11	0	48,22	48,22
Roof / MPH	700	0,00	0	0	0	0	0	0	0	226	0,00	226
<b>TOTAL</b>	<b>21938,2</b>	<b>16422,75</b>	<b>144</b>	<b>0</b>	<b>24</b>	<b>193</b>	<b>91</b>	<b>7</b>	<b>315</b>	<b>1040</b>	<b>1 494,25</b>	<b>2534,25</b>

PARKING LEVELS									
Floor	AREA (m <sup>2</sup> )	PARKING				Bicycle Storage			
		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
<b>TOTAL</b>	<b>4623</b>	<b>86</b>	<b>7</b>	<b>2</b>	<b>95</b>	<b>186</b>	<b>106</b>	<b>0</b>	<b>315</b>

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

NO. DESCRIPTION: BY DATE

REVISION:

THE GENERAL CONTRACTOR :

- SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE TO ENSURE COMPLIANCE WITH THE DIMENSIONS GIVEN ON THE DRAWINGS.
- SHALL BE RESPONSIBLE TO IMMEDIATELY SUBMIT A REPORT TO THE ARCHITECT OR ENGINEER OUTLINING ANY INACCURACIES.
- SHALL NOT TAKE SCALED MEASUREMENTS OFF THE DRAWINGS.
- ANY INDIVIDUAL OR FIRM THAT HAVE RECEIVED ELECTRONIC DOCUMENT SHALL USE THEM AT THEIR OWN RISK. ONLY ORIGINAL DRAWINGS, STAMPED BY THE ARCHITECT, MAY BE USED FOR CONSTRUCTION.

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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 NO: **9531-22** DRAWING NO: **A-1\_000**



NO.	DESCRIPTION	BY	DATE
	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

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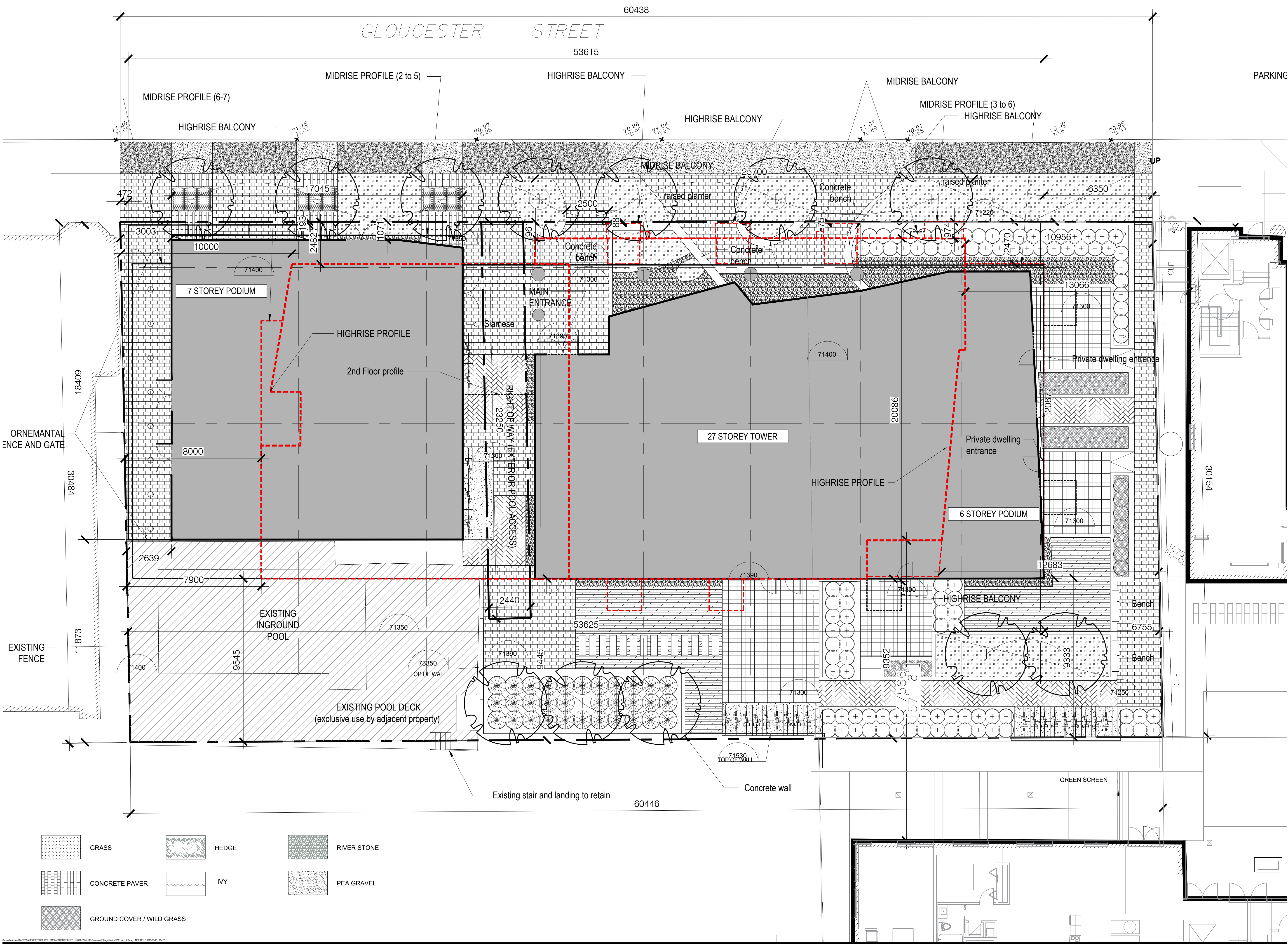
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PROJECT: **100 GLOUCESTER**

DRAWING TITLE: **SITE PLAN**

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

PROJECT NO: **9531-22** DRAWING NO: **A-1 010**



	GRASS		HEDGE		RIVER STONE
	CONCRETE PAVER		IVY		PEA GRAVEL
	GROUND COVER / WILD GRASS				













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	ISSUED FOR SITE PLAN APPROVAL		2023-01-23

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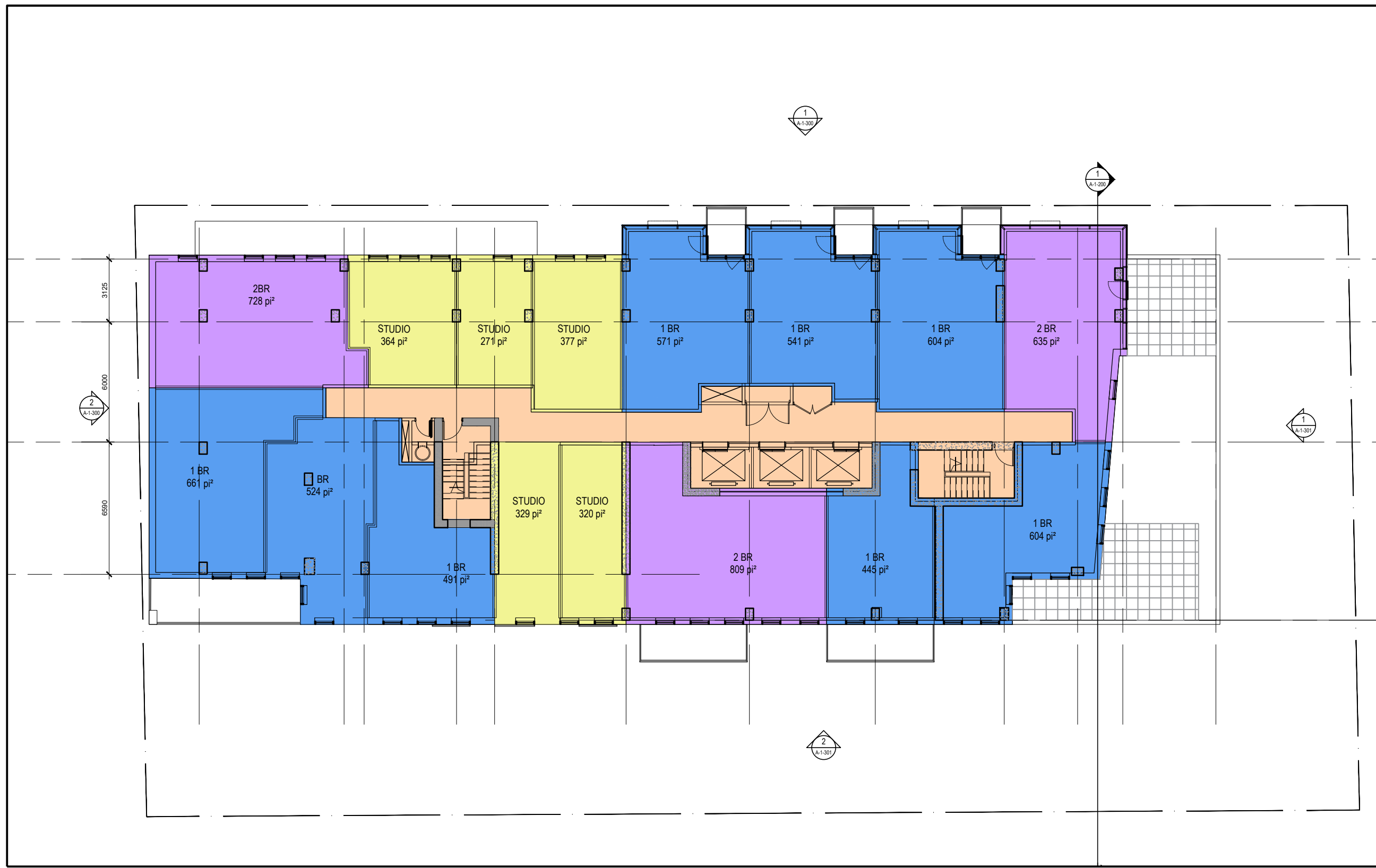
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**PLANS**

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

PROJECT NO: **9531-22** DRAWING NO: **A-1\_101**

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



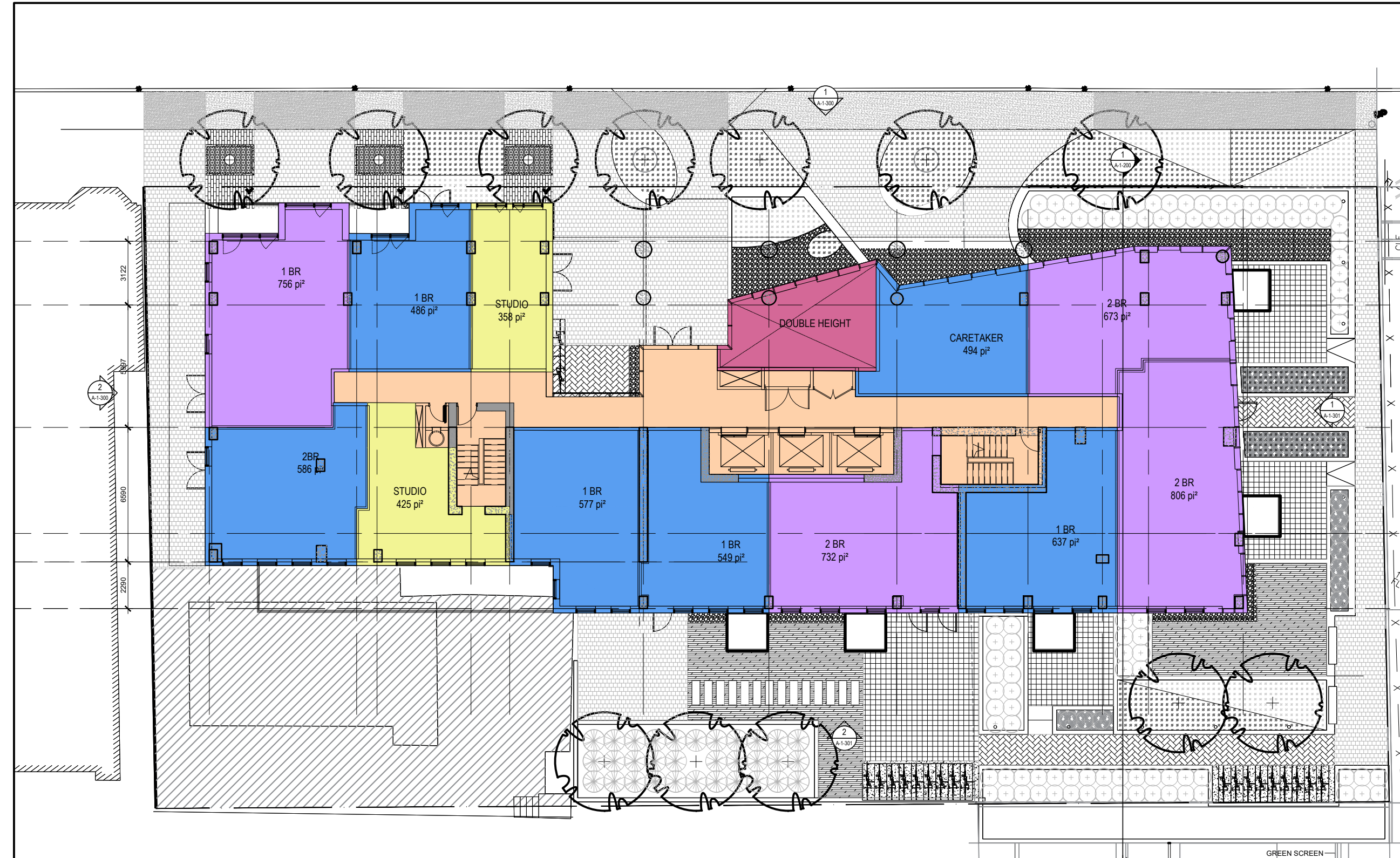
7TH FLOOR PLAN 5  
 1:200 A200



6TH FLOOR PLAN 4  
 1:200 A200



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



SECOND FLOOR PLAN 2  
 1:200 A200



N°	DESCRIPTION:	BY	DATE
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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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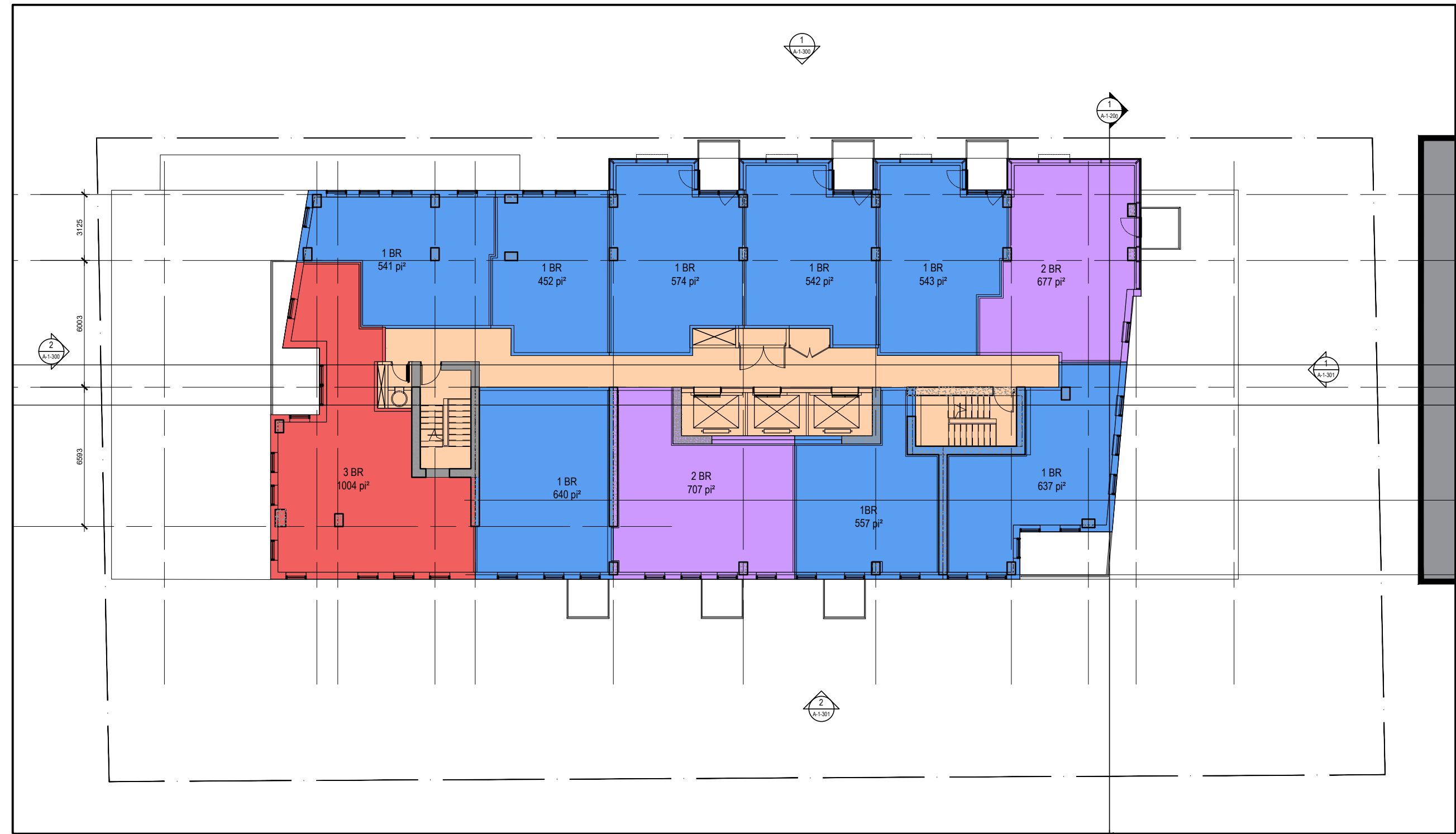
PROJECT:  
**100 GLOUCESTER**

DRAWING TITLE:  
**PLANS**

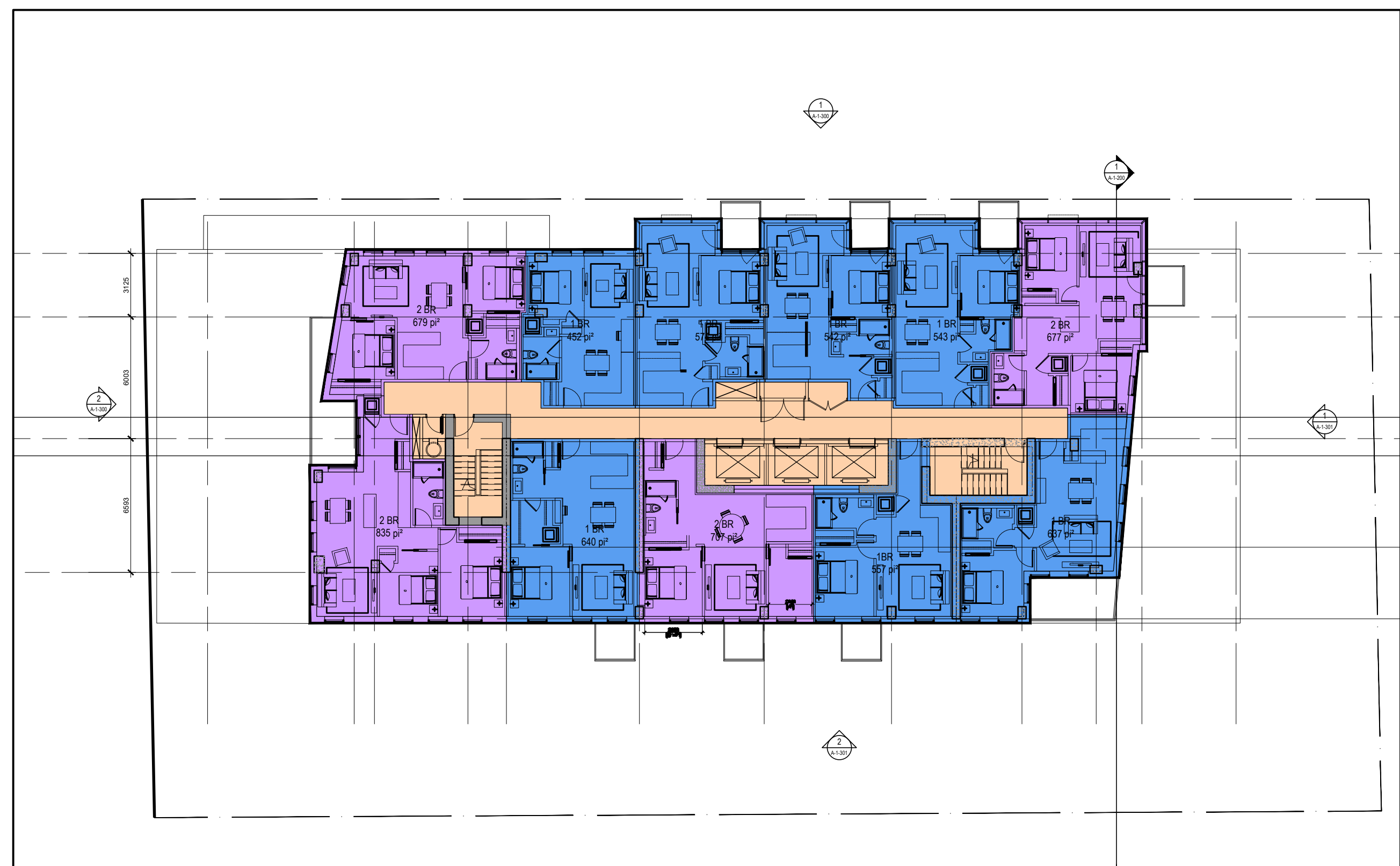
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DRAWN:	MF	DATE:	2022-10-30
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PROJECT N°:	9531-22	DRAWING N°:	A-1_102

LEGEND

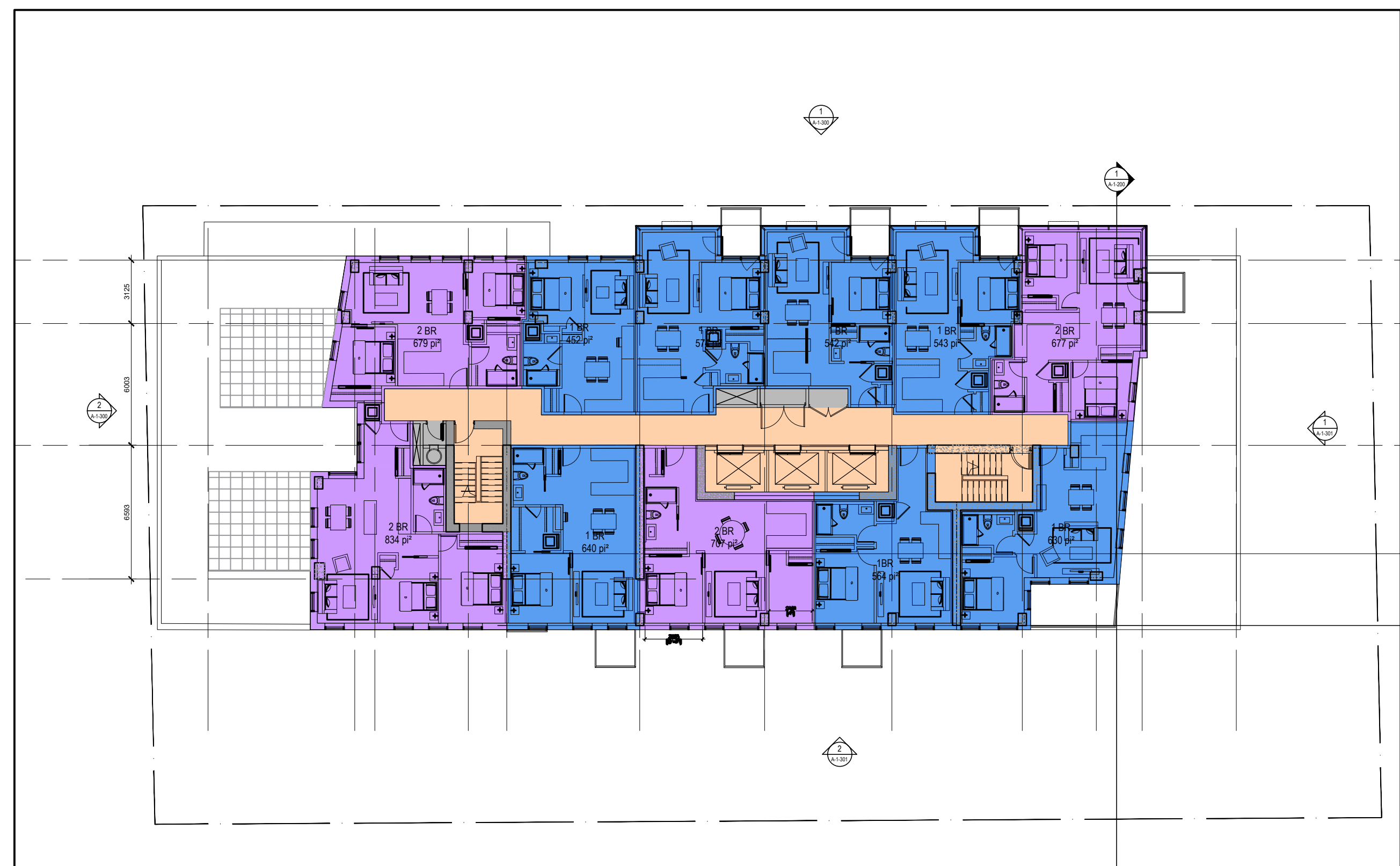
- CIRCULATION
- COMMERCIAL
- VERTICAL CIRCULATION
- SERVICES
- AMENITY
- RESIDENTIAL - TOWN HOME
- RESIDENTIAL - STUDIO UNIT
- RESIDENTIAL - 1 BEDROOM UNIT
- RESIDENTIAL - 2 BEDROOM UNIT
- RESIDENTIAL - 3 BEDROOM UNIT



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



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



8TH FLOOR PLAN 1:200 A200 6



Nº	DESCRIPTION	BY	DATE
	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-08-17
	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-09-21
	ISSUED FOR SITE PLAN APPROVAL - REVISED		2023-03-23
	ISSUED FOR SITE PLAN APPROVAL		2023-01-23

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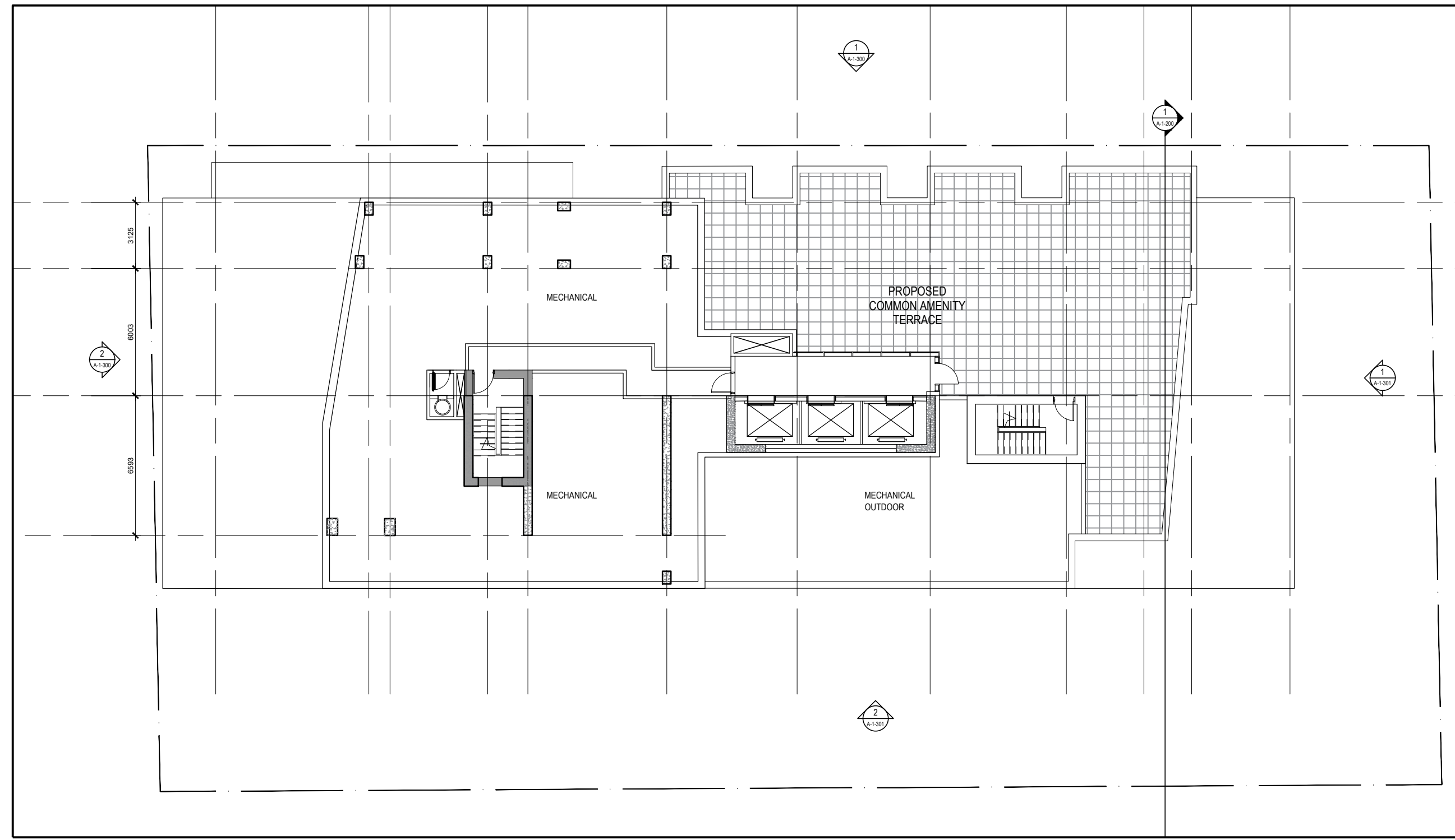
DRAWING TITLE:  
**PLANS**

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

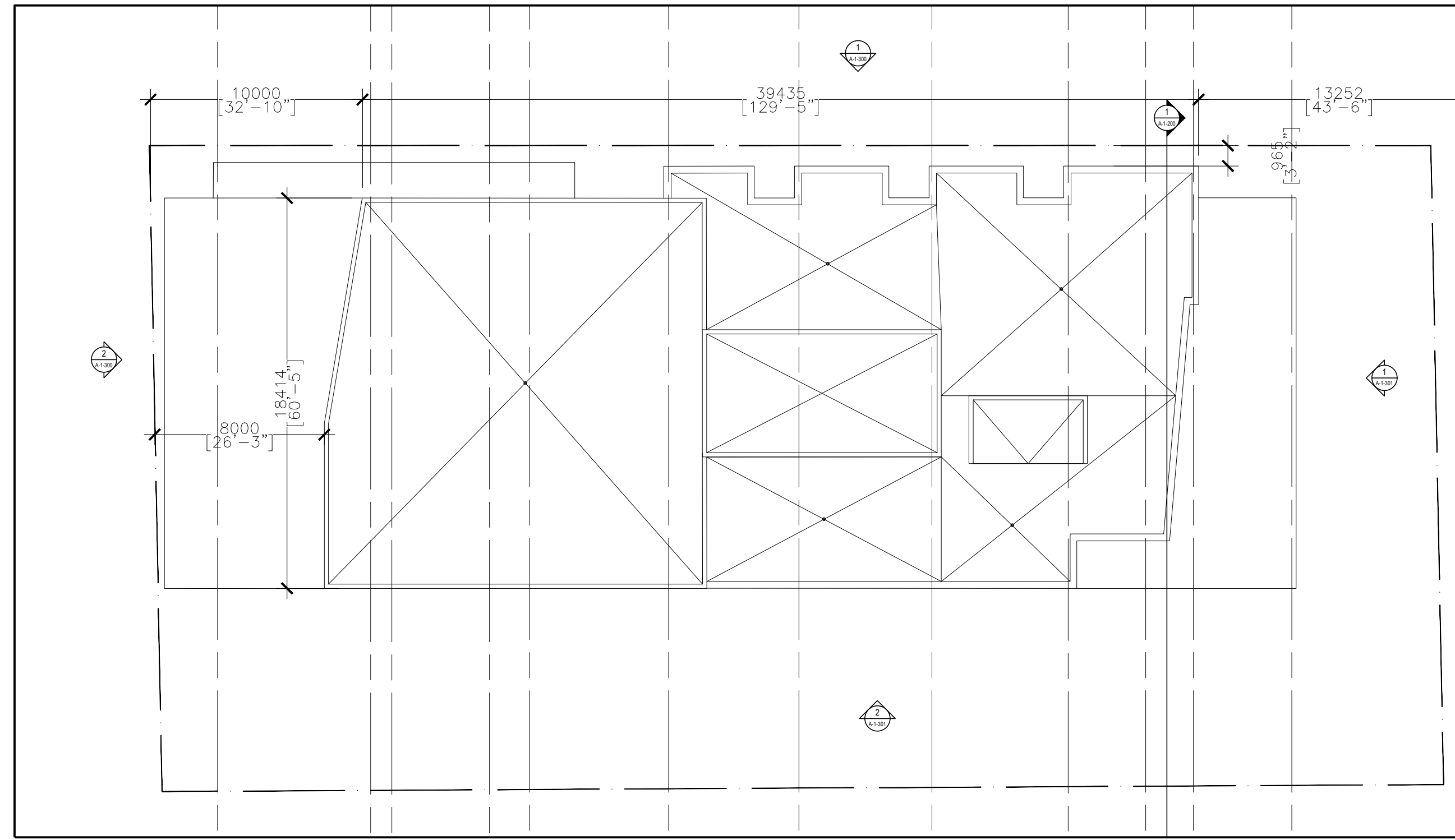
PROJECT Nº: **9531-22** DRAWING Nº: **A-1\_102**

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



ROOF TERRACE LEVEL **9**  
1:200 A200



ROOF PLAN **10**  
1:200 A200