

SURVEYOR:  
BRIAN J. WEBSTER  
STANTEC GEOMATICS LTD. 2017  
1331 CLYDE AVENUE, SUITE 400  
OTTAWA, ONTARIO, K2C 3G4

## FUTURE DEVELOPMENT

COROSO ITALIA  
STATIONRAILWAY  
OVERPASS

## BLOCK C

**CHAMPAGNE AVENUE**  
(CLOSED BY BY-LAW 4863)

## STANDARD BREAD BUILDING

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

**N.I.C.**

1 STOREY STUCCO AND  
METAL SIDED  
COMMERCIAL BUILDING  
EXISTING TO REMAIN

2 STOREY BRICK SIDED  
COMMERCIAL BUILDING  
EXISTING TO REMAIN

### LOT 3

## LOT 2

## LOT 1

LOT 2

### LOT 3

3 STOREY METAL AND  
BRICK SIDED  
COMMERCIAL BUILDING

**TOWER A  
(PHASE 1)**  
115.79 m [34 STOREYS]

**LOT 8**

LOT 7

**LOT 6**

## LOT 5

## LOT 4

### LOT 3

## LOT 2

## LOT 1

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

## STOREY STUCCO AND BRICK SIDED COMMERCIAL BUILDING

DC  
DEPRESSED CURB - SEE CIVIL DRAWING  
EXISTING PARKING SPACE  
TO REMAIN (PHASE 1)

stamp | timbre



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.

GLADSTONE AND LORETT.

**GLADSTONE AND LORETT.**  
**RESIDENTIAL TOWER**  
951 GLADSTONE AVE. &  
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 / JH

checked | vérifié JP / AM

scale | échelle 1 : 200

date | date 07/16/24

drawing number | numéro du dessin  
1-1-100

**A1-100**

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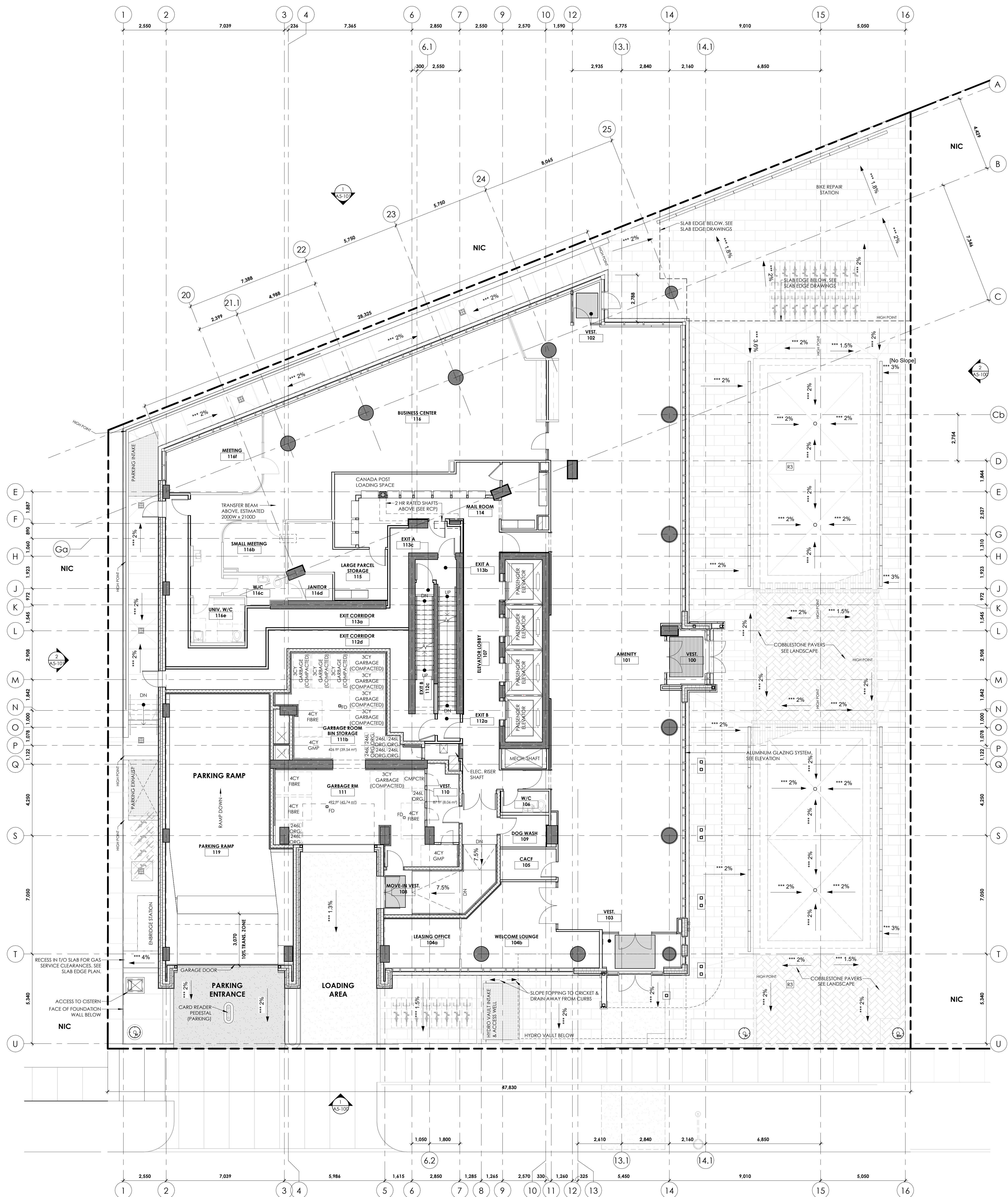
Autodesk Docs://Gladstone & Lorella/2402\_145 Loretta CLV\_LB\_Tower A.rvt  
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| RESIDENTIAL STORAGE LOCKERS |               |
|-----------------------------|---------------|
| LOCKER SIZE AND TYPE        | TOWER & COUNT |
| <b>P3</b>                   |               |
| 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            |
|                             | <b>114</b>    |
| <b>P2</b>                   |               |
| 32"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            |
|                             | <b>124</b>    |
| <b>P1</b>                   |               |
| 36"W x 36"D x 80"H SINGLE   | 14            |
| 36"W x 48"D x 40"H STACKED  | 12            |
|                             | <b>26</b>     |
| <b>LEVEL 02</b>             |               |
| 36"W x 48"D x 40"H STACKED  | 32            |
|                             | <b>32</b>     |
| <b>LEVEL 03</b>             |               |
| 36"W x 48"D x 40"H STACKED  | 52            |
|                             | <b>52</b>     |
| <b>GRAND TOTAL</b>          | <b>348</b>    |

| 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:**

1. REFER TO **A010** FOR TYPICAL ASSEMBLY TYPES
2. REFER TO **A020** FOR TYPICAL DOOR TYPES
3. RESIDENTIAL SUITES AND ELEVATOR LOBBIES ON LEVELS 27-30 TO RECEIVE HIGH-END FINISHES

**LEGEND:**

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

|    |                                                              |       |
|----|--------------------------------------------------------------|-------|
| 12 | RE-ISSUED FOR SPA REVISION                                   | 26-08 |
| 14 | FOR WASTE CONSULTANT REVIEW                                  | 26-08 |
| 13 | FOR CLIENT REVIEW                                            | 26-07 |
| 11 | ISSUED FOR FOUNDATION PERMIT                                 | 26-06 |
| 11 | ISSUED FOR SPA REVISION                                      | 26-05 |
| 10 | ISSUED FOR C.M. RFP                                          | 26-02 |
| 9  | ISSUED FOR REVIEW                                            | 25-12 |
| 16 | RE-IGED FOR GLAZING & WINDOW WALL PRICING                    | 25-10 |
| 13 | ISSUED FOR ENVELOPE & INTERIOR GYPSUM ASSEMBLY TENDER ADD-05 | 25-07 |
| 11 | RE-ISSUED FOR ENVELOPE & INTERIOR GYPSUM ASSEMBLY TENDER     | 25-06 |
| 10 | ISSUED FOR ENVELOPE & INTERIOR GYPSUM ASSEMBLY TENDER        | 25-05 |
| 9  | ISSUED FOR REFERENCE - STRUCTURAL MAKE PRICING               | 25-05 |
| 8  | ISSUED FOR 64% W&B & CLIENT BUDGETING                        | 25-03 |
| 7  | RE-ISSUED FOR SPA                                            | 25-01 |
| 1  | ISSUED FOR ELEVATOR TENDER                                   | 24-12 |
| 1  | ISSUED FOR 33% WORKING DRAWINGS                              | 24-11 |
| 1  | RE-ISSUED FOR CLASS 'D' ESTIMATE                             | 24-05 |
| 1  | ISSUED FOR CLASS 'D' ESTIMATE                                | 24-05 |

2 BUILDING ELEVATION - SOUTH  
A5-100 1:200

EXTERIOR FINISH MATERIALS LEGEND

| TAG   | DESCRIPTION                                                                                          | MANUFACTURER                     | PRODUCT                    | PROFILE           | FINISH                                                   | COLOUR                  |
|-------|------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------|-------------------|----------------------------------------------------------|-------------------------|
| AL-01 | ALUMINUM PLANK WOOD-LOOK SIDING OR SCFFT                                                             | STATE - PPG                      | DURANAR EXTRUSION COATINGS | VARIABLES         | SOLID COLOUR - 2 COAT                                    | UC109852 - CHARCOAL     |
| AL-02 | ALUMINUM PANEL OR EXTRUSION BY WINDOW WALL SUPPLIER - COLOUR 1. SEE WINDOW SCHEDULES.                | STATE                            | DURANAR EXTRUSION COATINGS | VARIABLES         | ANODIZED - ARCHITECTURAL GLASS (0.7 mil MIN.)            | UC4057 - CLEAR          |
| AL-03 | ALUMINUM PANEL OR EXTRUSION BY WINDOW WALL SUPPLIER - COLOUR 2. SEE WINDOW SCHEDULES.                | STATE - PPG                      | DURANAR EXTRUSION COATINGS | VARIABLES         | SOLID COLOUR - 3 COAT                                    | UC4057 - CLEAR SATIN 70 |
| AL-05 | PREFINISHED PERFORATED ALUMINUM PANEL SCREENING W/ 40% FREE AREA.                                    | 3R TILES                         | A-25-40 PERFORATED PANEL   | CORRUGATED BWC374 | ANODIZED                                                 | NATURAL                 |
| AR-C  | ARCHITECTURAL CONCRETE FINISH                                                                        | N/A                              | OPALINE                    | OPM               | PVD KYNAR 500                                            | BLACK 02                |
| CM-01 | PREFINISHED VERTICAL STEEL SIDING                                                                    | 3R TILES                         | SQUARE ROOFING TILE        | SEE DETAILS       | PVD KYNAR 500                                            | BLACK 02                |
| CM-02 | PRE-FINISHED 4-FOLD INTERLOCKING STEEL ROOFING TILE W/ CONCEALED FASTENERS.                          | STATE - GUARDIAN GLASS           | BR114 ETCH                 | N/A               | ETCH DX22 - NON-DIRECTIONAL 5mm DOTS 50 mm x 50 mm APART | GUARDIAN GRAY           |
| CM-03 | PREFINISHED INFOILED STEEL SIDING (SEE DETAILS)                                                      | CUSTOM OR SOURCE MATCHING        | SEE DETAILS                | SEE DETAILS       | SEE DETAILS                                              | SEE DETAILS             |
| GL-01 | CLEAR GLASS INSULATED GLAZING UNIT. SEE WINDOW SCHEDULES.                                            | STATE - GUARDIAN GLASS           | BR114 ETCH                 | N/A               | ETCH DX22 - NON-DIRECTIONAL 5mm DOTS 50 mm x 50 mm APART | GUARDIAN GRAY           |
| GL-02 | TINTED INSULATED GLAZING UNIT. SEE WINDOW SCHEDULES.                                                 | STATE - GUARDIAN GLASS           | BR114 ETCH                 | N/A               | ETCH DX22 - NON-DIRECTIONAL 5mm DOTS 50 mm x 50 mm APART | GUARDIAN GRAY           |
| GL-10 | TEMPERED GLASS GUARD.                                                                                | CANADA BRICK                     | CHATEAU LOCAS              | METRIC MODULAR    | N/A                                                      | N/A                     |
| MV-01 | CLAY BRICK MASONRY VENEER - STACK BONDED FOLDER COURSES                                              | CANADA BRICK                     | CHATEAU LOCAS              | METRIC MODULAR    | N/A                                                      | N/A                     |
| PC-01 | SLOPED TWO-COURSE PRECAST CONCRETE LUG SILL                                                          | ED'S CONCRETE PRODUCTS           | SILV-BANDING               | SIL33             | STANDARD                                                 | STANDARD                |
| PI-E1 | EXTERIOR ACRYLIC LATEX PAINT COMPATIBLE W/ GALVANIZED STEEL. COORDINATE SURFACE PREP. W/ GALVANIZING | STATE - GUARDIAN GLASS           | TO BE CONFIRMED            | N/A               | CERAMIC RHAMEL FRT ON SURFACE 2                          | TO BE CONFIRMED         |
| SG-02 | SINGLE PANE MONOLITHIC OPAQUE SPARKLE GLASS. SPECIES REFER TO CRACKING.                              | LONGBOARD ARCHITECTURAL PRODUCTS | TONGUE & GROOVE            | V-GROOVE 1.52 mm  | WOODGRAIN                                                | ROCK ELM - REM          |
| WD-01 | ALUMINUM PLANK WOOD-LOOK SIDING OR SCFFT                                                             | STATE - PPG                      | DURANAR EXTRUSION COATINGS | VARIABLES         | SOLID COLOUR - 2 COAT                                    | UC109852 - CHARCOAL     |

1 BUILDING ELEVATION - WEST (LORETTA AVE N)  
A5-100 1:200

|    |                                                               |          |
|----|---------------------------------------------------------------|----------|
| 35 | RE ISSUED FOR SPA REVISION                                    | 26-08-24 |
| 32 | ISSUED FOR FOUNDATION PERMIT                                  | 26-06-30 |
| 31 | ISSUED FOR SPA REVISION                                       | 26-05-04 |
| 30 | ISSUED FOR C.A.L. RFP                                         | 26-02-26 |
| 29 | ISSUED FOR REVIEW                                             | 25-12-08 |
| 28 | ISSUED FOR GLAZING & WINDOW WALL PRICING                      | 25-10-24 |
| 23 | ISSUED FOR ENVELOPE & INTERIOR GYPSUM ASSEMBLES TENDER ADD-OS | 25-07-09 |
| 21 | RE ISSUED FOR ENVELOPE & INTERIOR GYPSUM ASSEMBLES TENDER     | 25-06-12 |
| 20 | ISSUED FOR ENVELOPE & INTERIOR GYPSUM ASSEMBLES TENDER        | 25-05-30 |
| 19 | ISSUED FOR REFERENCE - STRUCTURAL MAKE PRICING                | 25-05-16 |
| 18 | ISSUED FOR 64% WD & CLIENT BUDGETING 25-03-28                 |          |
| 14 | RE ISSUED FOR SPA                                             | 25-01-31 |
| 11 | ISSUED FOR ELEVATOR TENDER                                    | 24-12-02 |
| 9  | ISSUED FOR SPA                                                | 24-11-20 |
| 4  | ISSUED FOR 33% 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

stamp | timbre



architect | architecte

linebox  
STUDIO

All dimensions are shown in metric. Contractor shall check and verify all dimensions and report all errors 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

BUILDING ELEVATIONS -  
WEST AND SOUTH

project number | numéro du projet

drawn | dessiné

checked | vérifié

scale | échelle

date | date

drawing number | numéro du dessin

A5-100

Autodesk Revit / Gladstone & Loretta 2023, 145 Loretta CLV LB Tower A.rvt  
2023-08-24 2:35:25 PM

2 BUILDING ELEVATION - NORTH  
A5-101 1:200

EXTERIOR FINISH MATERIALS LEGEND

| TAG   | DESCRIPTION                                                                                          | MANUFACTURER                     | PRODUCT                    | PROFILE           | FINISH                                                   | COLOUR                   |
|-------|------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------|-------------------|----------------------------------------------------------|--------------------------|
| AL-01 | ALUMINUM PLANK WOOD-LOOK SIDING OR SCOFF                                                             | STATE - PPG                      | DURANAR EXTRUSION COATINGS | VARIABLES         | SOLID COLOUR - 2 COAT                                    | UC109852 - CHARCOAL      |
| AL-02 | ALUMINUM PANEL OR EXTRUSION BY WINDOW WALL SUPPLIER - COLOUR 1. SEE WINDOW SCHEDULES.                | STATE                            | DURANAR EXTRUSION COATINGS | VARIABLES         | ANODIZED ARCHITECTURAL GLASS (0.7 mil MIN.)              | UC40577 - CLEAR          |
| AL-03 | ALUMINUM PANEL OR EXTRUSION BY WINDOW WALL SUPPLIER - COLOUR 3. SEE WINDOW SCHEDULES.                | STATE - PPG                      | DURANAR EXTRUSION COATINGS | VARIABLES         | SOLID COLOUR - 3 COAT                                    | UC40577 - CLEAR SATIN 70 |
| AL-05 | PERFECTED PERFORATED ALUMINUM PANEL SCREENING W/ 40% FREE AREA.                                      | 3R TILES                         | A-25-40 PERFORATED PANEL   | CORRUGATED BWC374 | ANODIZED                                                 | NATURAL                  |
| AR-C  | ARCHITECTURAL CONCRETE FINISH                                                                        | N/A                              | OPALINE                    | OPM               | PVDF KYNAR 500                                           | BLACK 02                 |
| CM-01 | PRE-FINISHED VERTICAL STEEL SIDING                                                                   | 3R TILES                         | SQUARE ROOFING TILE        | 4-FOLD            | PVDF KYNAR 500                                           | BLACK 02                 |
| CM-02 | PRE-FINISHED 4-FOLD INTERLOCKING STEEL ROOFING TILE W/ CONCEALED FASTENERS.                          | CUSTOM OR SOURCE MATCHING        | SEE DETAILS                | SEE DETAILS       | PVDF KYNAR 500                                           | CLEAR                    |
| CM-03 | PRE-FINISHED INCLINED STEEL SIDING (SEE DETAILS)                                                     | STATE - GUARDIAN GLASS           | BRIGHT ETCH                | N/A               | ETCH DX22 - NON-DIRECTIONAL 5mm DOTS 50 mm x 50 mm APART | GUARDIAN GRAY            |
| GL-01 | CLEAR GLASS INSULATED GLAZING UNIT. SEE WINDOW SCHEDULES.                                            | STATE - GUARDIAN GLASS           | CHATEAU LOCAS              | METRIC MODULAR    | N/A                                                      | N/A                      |
| GL-02 | TINTED INSULATED GLAZING UNIT. SEE WINDOW SCHEDULES.                                                 | STATE - GUARDIAN GLASS           | CHATEAU LOCAS              | METRIC MODULAR    | N/A                                                      | N/A                      |
| GL-10 | TEMPERED GLASS GUARD.                                                                                | ED'S CONCRETE PRODUCTS           | 3/16 BANDING               | SL23              | STANDARD                                                 | STANDARD                 |
| MV-01 | CLAY BRICK MASONRY VENEER - RUNNING BOND                                                             | STATE - GUARDIAN GLASS           | CHATEAU LOCAS              | METRIC MODULAR    | N/A                                                      | N/A                      |
| MV-02 | CLAY BRICK MASONRY VENEER - STACK BONDING SOLIDER COURSES                                            | ED'S CONCRETE PRODUCTS           | 3/16 BANDING               | SL23              | STANDARD                                                 | STANDARD                 |
| PC-01 | SLOPED TWO-COURSE PRECAST CONCRETE LUG SILL                                                          | STATE - GUARDIAN GLASS           | CHATEAU LOCAS              | METRIC MODULAR    | N/A                                                      | N/A                      |
| PF-E1 | EXTERIOR ACRYLIC LATEX PAINT COMPATIBLE W/ GALVANIZED STEEL. COORDINATE SURFACE PREP. W/ GALVANIZING | STATE - GUARDIAN GLASS           | CHATEAU LOCAS              | METRIC MODULAR    | N/A                                                      | N/A                      |
| SG-02 | SINGLE PANE MONOLITHIC OPAQUE SPANDREL GLASS. SPECIES REFER TO CRACKER.                              | STATE - GUARDIAN GLASS           | CHATEAU LOCAS              | METRIC MODULAR    | N/A                                                      | N/A                      |
| WD-01 | ALUMINUM PLANK WOOD-LOOK SIDING OR SCOFF                                                             | LONGBOARD ARCHITECTURAL PRODUCTS | TONGUE & GROOVE            | V-GROOVE 1.52 mm  | WOODGRAIN                                                | ROCK ELM - RM4           |

1 BUILDING ELEVATION - EAST  
A5-101 1:200

client

structural engineers | ingénieurs structurels

electrical engineers | ingénieur électrique  
mechanical engineer | ingénieur mécanique

civil engineers | ingénieur civil

landscape architect | architecte paysagiste

|    |                                                               |          |
|----|---------------------------------------------------------------|----------|
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| 30 | ISSUED FOR C.A. RFP                                           | 26-02-26 |
| 29 | ISSUED FOR REVIEW                                             | 25-12-08 |
| 28 | RE ISSUED FOR GLAZING & WINDOW WALL PRICING                   | 25-10-24 |
| 23 | ISSUED FOR ENVELOPE & INTERIOR GYPSUM ASSEMBLES TENDER ADD-03 | 25-07-09 |
| 21 | RE ISSUED FOR ENVELOPE & INTERIOR GYPSUM ASSEMBLES TENDER     | 25-06-12 |
| 20 | ISSUED FOR ENVELOPE & INTERIOR GYPSUM ASSEMBLES TENDER        | 25-05-30 |
| 19 | ISSUED FOR REFERENCE - STRUCTURAL MAKE PRICING                | 25-05-16 |
| 18 | ISSUED FOR 64% WD & CLIENT BUDGET                             | 25-03-28 |
| 14 | RE ISSUED FOR SPA                                             | 25-01-31 |
| 11 | ISSUED FOR ELEVATOR TENDER                                    | 24-12-02 |
| 9  | ISSUED FOR SPA                                                | 24-11-20 |
| 4  | ISSUED FOR 33% 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

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

BUILDING ELEVATIONS -  
EAST AND NORTH

project number | numéro du projet

drawn | dessiné

checked | vérifié

scale | échelle

date | date

drawing number | numéro du dessin

A5-101