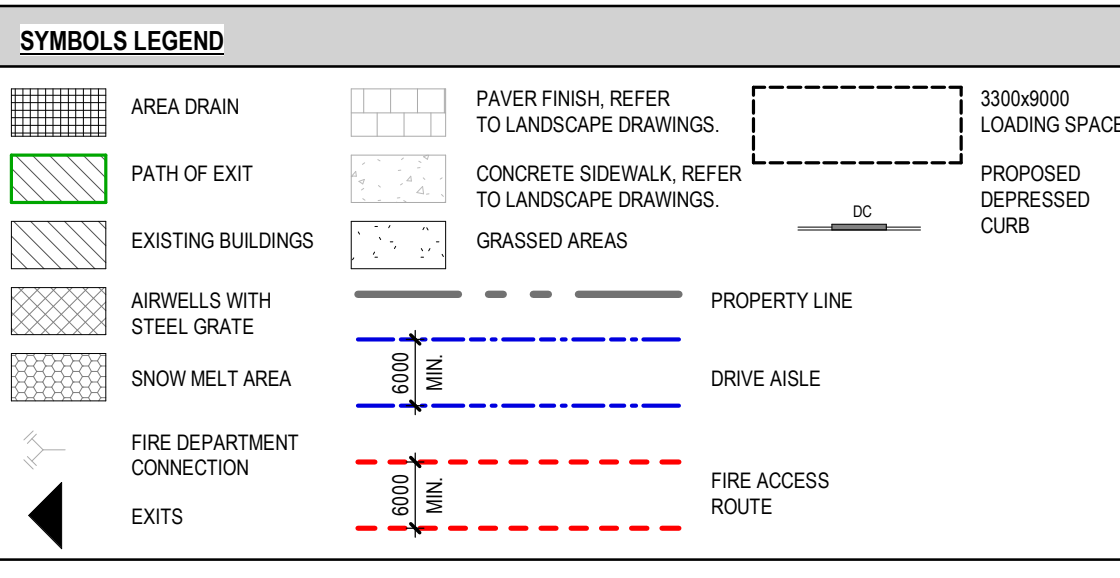


BUILDING CODE MATRIX - GROSS FLOOR AREAS					
GROSS FLOOR AREA	AREA (m <sup>2</sup> )	AREA (ft <sup>2</sup> )	# OF FLOORS	TOTAL AREA (m <sup>2</sup> )	TOTAL AREA (ft <sup>2</sup> )
R.L.S. P3.5 & P2.5 LEVELS	1 560 m <sup>2</sup>	16 790.0 ft <sup>2</sup>	0	0 m <sup>2</sup>	0 ft <sup>2</sup>
P1.5 LEVEL	1 643 m <sup>2</sup>	17 680.1 ft <sup>2</sup>	0	0 m <sup>2</sup>	0 ft <sup>2</sup>
GROUND FLOOR	1 452 m <sup>2</sup>	15 631.7 ft <sup>2</sup>	1	1 452 m <sup>2</sup>	15 632 ft <sup>2</sup>
2ND FLOOR	1 479 m <sup>2</sup>	15 920.5 ft <sup>2</sup>	1	1 479 m <sup>2</sup>	15 921 ft <sup>2</sup>
3RD FLOOR	854 m <sup>2</sup>	9 206.8 ft <sup>2</sup>	1	854 m <sup>2</sup>	9 207 ft <sup>2</sup>
4th & 17th TYPICAL FLOOR	609 m <sup>2</sup>	6 554.1 ft <sup>2</sup>	2	1 218 m <sup>2</sup>	13 108 ft <sup>2</sup>
5th to 16th TYPICAL FLOOR	620 m <sup>2</sup>	6 674.6 ft <sup>2</sup>	12	7 441 m <sup>2</sup>	80 095 ft <sup>2</sup>
18th FLOOR PENTHOUSE	249 m <sup>2</sup>	2 679.0 ft <sup>2</sup>	1	249 m <sup>2</sup>	2 679 ft <sup>2</sup>
<b>Gross Area</b>	<b>8 475 m<sup>2</sup></b>	<b>91 226.6 ft<sup>2</sup></b>		<b>12 703 m<sup>2</sup></b>	<b>136 731 ft<sup>2</sup></b>

Gross Area means the total area of all floors above grade measured between the outside surfaces of exterior walls.

**NOTES**

FOR EXISTING SITE CONDITIONS, PROPERTY BOUNDARY INFORMATION, AND CONFIGURATION OF LOT PARTS SEE SURVEY PLAN BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., REGISTERED PLANS 4R-36923, SUBMITTED SEPARATELY. FOR PROPERTY IDENTIFICATION NUMBERS (PIN) FOR PART OF LOT 18, 19, 20 (SOUTH YORK STREET) AND PART OF LOT 18, 19, 20 (NORTH GEORGE STREET), REFER TO SURVEY PLAN BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. FOR EXISTING & NEW GRADES AND SITE SERVICES, SEE CIVIL ENGINEERING PLANS BY NOVATECH ENGINEERING CONSULTANTS, SUBMITTED SEPARATELY. FOR NEW LANDSCAPING DESIGN, SEE LANDSCAPING PLANS BY JAMES B. LENNOX & ASSOCIATES, SUBMITTED SEPARATELY. FOR PROPOSED LIGHTING LAYOUT, SEE ELECTRICAL ENGINEERING PLANS BY JAIN CONSULTING, SUBMITTED SEPARATELY. ZONING GFA INCLUDES AREA MEASURED FROM THE INTERIORS OF OUTSIDE WALLS, AS DEFINED IN CITY OF OTTAWA ZONING BY-LAW DEFINITION (2008-250). SNOW STORAGE: SNOW WILL BE HAULED OFF SITE.



ZONING MECHANISM	SOLID WASTE COLLECTION REQUIREMENTS	
	REGULATION	PROPOSED
Hotel Waste	<b>Garbage (Compacted)</b> = 0.053y <sup>3</sup> /unit Require 19y <sup>3</sup>	<b>Garbage (Compacted)</b> = 3 x 8y <sup>3</sup> containers Total = 24y <sup>3</sup>
York - 154 units Andaz - 200 units	<b>Recycling (GMP)</b> = 0.018y <sup>3</sup> /unit Require 7y <sup>3</sup>	<b>Recycling (GMP)</b> = 2 x 8y <sup>3</sup> containers Total = 16y <sup>3</sup>
Total = 354 units	<b>Recycling (Fibres)</b> = 0.038y <sup>3</sup> /unit Require 14y <sup>3</sup>	<b>Recycling (Fibres)</b> = 2 x 8y <sup>3</sup> containers Total = 16y <sup>3</sup>
	<b>Organics</b> = 240L container/50 units Require 8 containers	<b>Organics</b> = 8 x 240L containers Total = 1920L

OCCUPANCY	UNITS / STOREYS	PROPOSED ZONING GFA
Hotel Rooms	4th and 17th floors (11 rooms/floor) 5th to 16th floors (11 rooms/floor)	424m <sup>2</sup> x 2 floors= 848m <sup>2</sup> 443m <sup>2</sup> x 12 floors=5,316m <sup>2</sup> TOTAL = 6,164m <sup>2</sup>
Assembly	Minimum 10% of rooms are required to be Barrier-Free (BF) and distributed throughout the storeys.	22 of 154 units (14%) provided
Hotel Administration	Ground floor 2nd floor 3rd floor	647m <sup>2</sup> /floor 341m <sup>2</sup> /floor 94m <sup>2</sup> /floor TOTAL = 1,582m <sup>2</sup>
<b>TOTAL</b>		<b>7,746m<sup>2</sup></b>

MIXED-USE WITH GROUND FLOOR COMMERCIAL - ZONING - MD2 (2919) S489/ MD2 (113) S74 (COMBINED WITH 141 GEORGE STREET - MD2 (2031) S307)

ZONING RULE	REQUIREMENT	PROVIDED
Minimum lot area	No minimum	Combined lots 141 George Street = 3,109.10m <sup>2</sup> 110 York = 520.72m <sup>2</sup> 116 York = 1,015.88m <sup>2</sup> = 4,645.70m <sup>2</sup>
Minimum lot width	No minimum	40.47m along York Street
Minimum front yard	Maximum 1m	0.13m
Minimum interior side yard	No minimum	West side: connected to adjacent hotel. East side: 0.49m
Minimum rear yard	No minimum	Combined lot with 141 George Street. 1.13m, 5.48m and 5.77m.
Maximum building height	12m high within 9m from York. 52m high overall 12m high within 8m from back. As per OUTDATED Schedule 489; not including 116 York.	12.6m within 10m from York and Podium. (3 storey max)  54.3m Tower.
Maximum floor space index	Not applicable	
Minimum width of landscape 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.	Yard used for required driveway, aisles and loading spaces, otherwise whole yard to be landscaped.
Provisions for buildings 10 storeys and higher (By-law 2019-353)	Not applicable. As per Exception 2919 (By-law 2023-502)	
Ground floor use	100% of ground floor fronting a street (excluding lobby area, mechanical room, and access to other floors for a minimum depth of 3m, must be occupied by permitted use).  Total gross area of lobbies, mechanical rooms and access to other floors must not exceed 50% of ground floor gross area.  Hotel lobby may be included in the calculation of ground floor frontage. As per Exception 2919 (By-law 2023-502)	100% of ground fronting York Street (excluding exits from other floors) for a minimum depth of 3m, must be occupied by permitted Hotel use.  Total gross area of lobbies, mechanical rooms and access to other floors does not exceed 50% of ground floor gross area.  Permitted Hotel use occupies more than 50% of ground floor and separate and direct access is provided on York and Dalhousie Street from existing Hotel building.

AMENITY AND PARKING REQUIREMENTS  
ZONING - 110 YORK - MD2 (2919) S489  
116 YORK - MD2 (113) S74  
(COMBINED WITH 141 GEORGE STREET - MD2 (2031) S307)

ZONING MECHANISM	REGULATION	PROPOSED
Shared Parking 141 GEORGE	None required for Hotel, Residential or Commercial use.  25 visitor parking spaces required (0.083 spaces per unit (Exception 2031))	P1 29 spaces (13 reduced) P2 44 spaces (14 reduced) P3 44 spaces (14 reduced) P4 46 spaces (14 reduced) 6.0m drive aisle provided.
110 & 116 YORK		P1 16 spaces (11 reduced) P2 38 spaces (11 reduced) P3 41 spaces (10 reduced) P4 41 spaces (10 reduced)  <b>Total: 299 spaces shared between building users. (97 reduced 32%)</b>  141 George 163 spaces (65 reduced 34%) 110 York 136 spaces (42 reduced 31%)  25 Visitor parking shown on P3 & P4.
Barrier-Free Parking Combined 110-116 York & 141 George	251-300 spaces requires 8 barrier-free spaces 4 type As 4 type Bs (Traffic and Parking By-Law 2017-301)	York P1,P2- 1 type A & 1 type B P3,P4 - 1 type B per floor George P1,P3,P4 - 1 type A per floor <b>Total: 9 spaces</b> 5 type As + 4 type Bs
Minimum Bicycle Parking 141 GEORGE	Residential: 0.5 spaces x 297 units = 149 bicycle parking spaces  Retail: 1 space per 250m <sup>2</sup> of GFA 468m <sup>2</sup> GFA / 250m <sup>2</sup> = 2 bicycle parking spaces  Hotel: 1 per 1000m <sup>2</sup> of GFA +7,746m <sup>2</sup> GFA/1,000m <sup>2</sup> = 8 bicycle parking spaces  Minimum 50% to be horizontal racks.	Residential: 56 (P1) 70 (P2) 31 (P3) Total 157 spaces  Retail: 5 (Exterior)  Hotel: 9 (Interior) <b>Total: 171 spaces</b> 76 (~44%) vertical mount
110 & 116 YORK		Hotel: 9 (Interior) <b>Total: 171 spaces</b> 76 (~44%) vertical mount
Loading (110-116 York)	2 spaces required. Minimum 3.3m wide x loading space. As per Exception 2919 (By-law 2023-502)	2 outdoor spaces provided. 3.3m wide x 9m length for parallel application.

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  - Do not scale drawings. The dimensions on these documents must be read and not measured.
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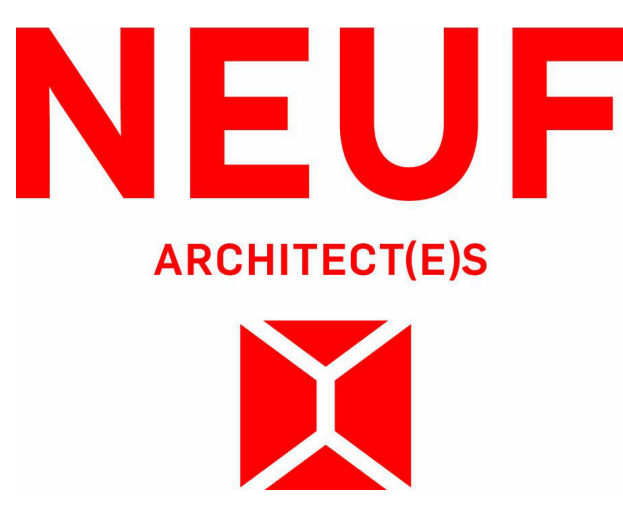
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Project  
**110-116 YORK STREET**

Location No.  
**OTTAWA 13098.00**

NO	REVISION	DATE (yyyy.mm.dd)
NNN	FOR SITE PLAN APPROVAL	2025.06.30
PPP	FOR HH SD REVIEW #7	2025.07.03
QQQ	FOR SITE PLAN APPROVAL	2025.07.15
TTT	FOR COORDINATION	2025.08.08
UUU	ISSUED FOR PERMIT	2025.08.12
VVV	FOR SITE PLAN APPROVAL	2025.09.15
XXX	FOR REVISED SUPERSTRUCTURE PERMIT	2025.09.22
YYY	FOR COORDINATION	2025.10.03
ZZZ	FOR COORDINATION	2025.11.05
BBB	FOR COORDINATION	2025.11.10
CCC	FOR SITE PLAN APPROVAL	2025.11.11
EEE	FOR SITE PLAN APPROVAL	2025.12.08
FFF	FOR TENDER	2025.12.10
LLL	FOR SITE PLAN APPROVAL	2025.12.19
MMM	ADDENDUM #3	2026.02.09
NNN	FOR REVISED SUPERSTRUCTURE PERMIT	2026.02.10
TTT	FOR REVISED SITE PLAN APPROVAL	2026.03.27

Drawn by  
**SJ/AA**

Checked by  
**LH**

DATE (aa.mm.jj)  
**MAY 2023**

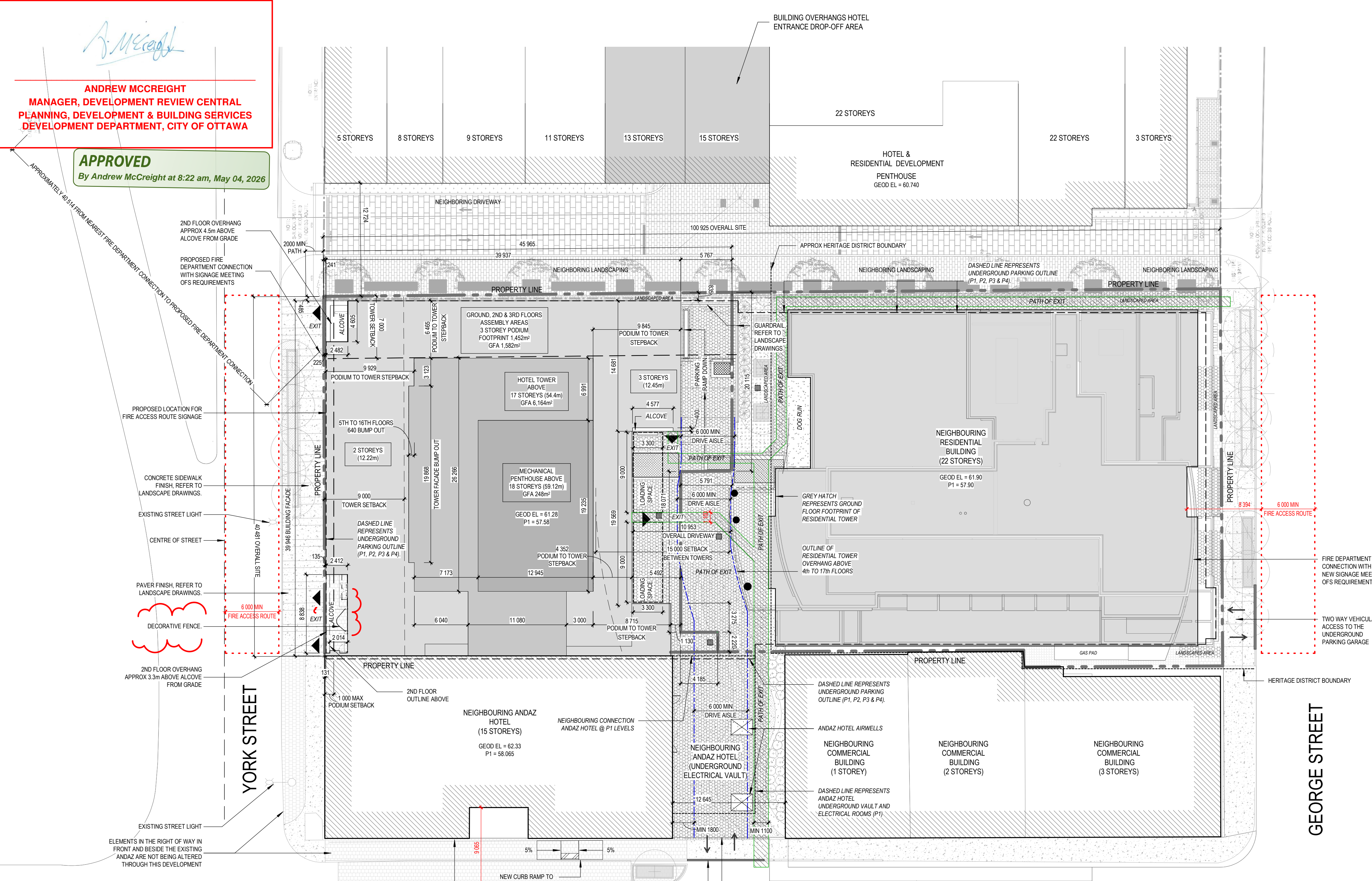
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Drawing Title  
**SITE PLAN**

Revision Dwg Number  
**TTTT AY100**

**ANDREW MCCREIGHT**  
MANAGER, DEVELOPMENT REVIEW CENTRAL  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Andrew McCreight at 8:22 am, May 04, 2026



- REFER TO PLAN 4R-36923 FROM ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED JUNE 10, 2025, FOR PROPERTY IDENTIFICATION NUMBER (PIN) INFORMATION;
- 110-116 YORK STREET**
- PIN 04214-0207 - PARTS OF LOTS 18 AND 19 SOUTH OF YORK STREET ON REGISTERED PLAN 42482 BEING PARTS 1.
  - PIN 04214-0208 - PART OF LOT 19 SOUTH OF YORK STREET ON REGISTERED PLAN 42482 BEING PART 2.
  - PIN 04214-0120 - PART OF LOT 20 SOUTH OF YORK STREET ON REGISTERED PLAN 42482 BEING PART 5.
- 137-141 GEORGE STREET**
- PIN 04214-0207 - PARTS OF LOT 18 AND 19 SOUTH OF YORK STREET ON REGISTERED PLAN 42482 BEING PART 11.
  - PIN 04214-0208 - PART OF LOT 19 SOUTH OF YORK STREET ON REGISTERED PLAN 42482 BEING PARTS 3, 4, 7, 8, 12 AND 14.
  - PIN 04214-0208 - PARTS OF LOT 18 AND 19 NORTH OF GEORGE STREET ON REGISTERED PLAN 42482 BEING PART 8.
  - PIN 04214-0208 - PART OF LOT 19 NORTH OF GEORGE STREET ON REGISTERED PLAN 42482 BEING PART 14.
  - PIN 04214-0120 - PART OF LOT 20 SOUTH OF YORK STREET ON REGISTERED PLAN 42482 BEING PARTS 6, 9, 13 AND 16.
  - PIN 04214-0121 - PART OF LOT 20 NORTH OF GEORGE STREET ON REGISTERED PLAN 42482 BEING PARTS 10 AND 15.

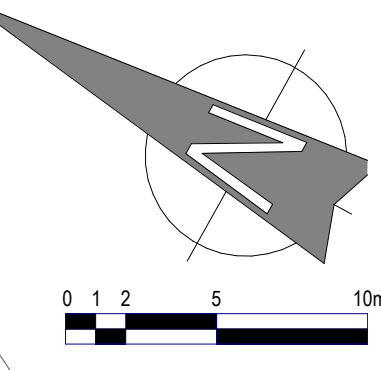
**DALHOUSIE STREET**

**GEORGE STREET**

**YORK STREET**

**SITE PLAN AT GROUND**

1:250



1  
AY100

*Andrew McCreight*

**ANDREW MCCREIGHT**  
 MANAGER, DEVELOPMENT REVIEW CENTRAL  
 PLANNING, DEVELOPMENT & BUILDING SERVICES  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Andrew McCreight at 8:22 am, May 04, 2026

NOTE	DESCRIPTION
1	GRANITE PANEL WALL BASE, JET MIST COLOUR, FLAMED FINISH. REFER TO ELEVATIONS FOR SIZE.
2	MASONRY BRICK VENEER, RED COLOUR CLOSELY MATCHING ORIGINAL BUILDING FINISHES. COLOUR WILLIAMSBURG MK2 BY CANADA BRICK UNIT METRIC NORMAN FORMAT 57x290x90mm. ALL GROUT AND SEALANTS TO BE CONFIRMED BY THE ARCHITECT.
2P	PRECAST CONCRETE PANELS, RED COLOUR CLOSELY MATCHING BRICK VENEER. FORMAT 57x290x90mm. ALL GROUT AND SEALANTS TO BE CONFIRMED BY ARCHITECT.
3	MASONRY BRICK VENEER, SILVER CITY WIRECUT MODULAR UNITS FROM GLEN-GERY, 57x194x92D. ALL GROUT AND SEALANTS TO MATCH BRICK COLOUR.
4D	PREFINISHED ALUMINUM MODULAR PANELS, COLOUR TO MATCH MULLIONS ACRYNAR CHARCOAL GRAY (UCFX10080).
4L	LIGHT GREY PREFINISHED ALUMINUM MODULAR PANELS, CLEAR ANOZOD COLOUR TO MATCH EXISTING ANDAZ COLOUR.
5	CURTAIN WALL, SEALED GLASS UNIT / PREPAINTED ALUMINUM FRAME, ACRYNAR CHARCOAL GRAY (UCFX10080) COLOUR EXTERIOR AND CLEAR ANOZOD (200A/300A) INTERIOR SEE CURTAIN WALL ELEVATION PAGE.
6	WINDOW WALL, SEALED GLASS UNIT / PREPAINTED ALUMINUM FRAME, ACRYNAR CHARCOAL GRAY (UCFX10080) COLOUR EXTERIOR AND CLEAR ANOZOD (200A/300A) INTERIOR SEE WINDOW WALL ELEVATION PAGE.
7	PREPAINTED HORIZONTAL STEEL CLADDING, COLOUR TO MATCH ADJACENT WALL FINISH.
8	PERFORATED METAL SCREEN HANGING IN FRONT OF MECHANICAL LOUVER WITHIN WINDOW SYSTEM. COLOUR TO BE CONFIRMED BY ARCHITECT/INTERIOR DESIGNER.
9	PREPAINTED ALUMINUM VENTILATION GRILLE, COLOUR TO MATCH ADJACENT WALL FINISH. COORDINATION WITH MECHANICAL DRAWINGS FOR LOCATION.
9W	PREPAINTED ALUMINUM VENTILATION GRILLE, COLOUR TO MATCH ACRYNAR CHARCOAL GRAY (UCFX10080) WITHIN WINDOW SYSTEM. COORDINATION WITH MECHANICAL DRAWINGS FOR LOCATION.
10	PARAPET, COLOUR TO MATCH BRICK (ITEM 3 ON LEGEND).
10C	ARCHITECTURAL CORNICE OF BENT METAL FLASHING, COLOUR TO MATCH ACRYNAR CHARCOAL GRAY (UCFX10080).
11	PUNCHED WINDOW MULLIONS TO MATCH ITEM 6.
12	STEEL DOOR, COLOUR TO MATCH ADJACENT WALL FINISH.
13	GLAZED ENTRY DOOR, SEALED CLEAR GLASS UNIT / PREPAINTED ALUMINUM FRAME. SEE DOOR SCHEDULE PAGE. COLOUR TO MATCH CURTAIN WALL (ITEM 5 ON LEGEND).
13A	AUTOMATIC SLIDING GLAZED ENTRY DOOR, SEALED CLEAR GLASS UNIT / PREPAINTED ALUMINUM FRAME. SEE DOOR SCHEDULE PAGE. COLOUR TO MATCH CURTAIN WALL (ITEM 5 ON LEGEND).
14	FIRE DEPARTMENT CONNECTION, REFER TO CIVIL.
15	HEAVY DUTY RUBBER ROLL-UP DOOR, COLOUR AS PER MANUFACTURER STANDARD BLACK OR DARK GREY.
16	TYPICAL PAINTED STEEL BOLLARD, FILLED WITH CONCRETE.
17	WALL MOUNTED WALL PROTECTION, EXTRUDED RUBBER FENDER, REFER TO SPEC.
18	OVERFLOW SCUPPER, COLOUR TO MATCH ADJACENT EXTERIOR FINISH.
19	SIGNAGE, EXACT SIZE, COMPOSITION AND LOCATION TO BE DETERMINED BY THE RETAILER IN COORDINATION WITH CITY REQUIREMENTS.
21	SPANDREL GLASS CLADDING (OPAQUE) WITH PREPAINTED ALUMINUM FRAMING, COLOUR TO MATCH ITEM 5.
22	GLAZED SOUND BARRIER, MINIMUM 6mm THICK GLASS WITH FROSTED BIRD SAFE FINISH TO EXTERIOR FACE. POSTS TO BE GALVANISED STEEL.
23	VERTICAL MASONRY CONTROL JOINT, 25mm SEALANT ON BACKER ROD. USED AS TYPICAL CONTROL MOVEMENT JOINTS AND VERTICAL TRANSITIONS BETWEEN DIFFERING COLOURED BRICK VENEERS.

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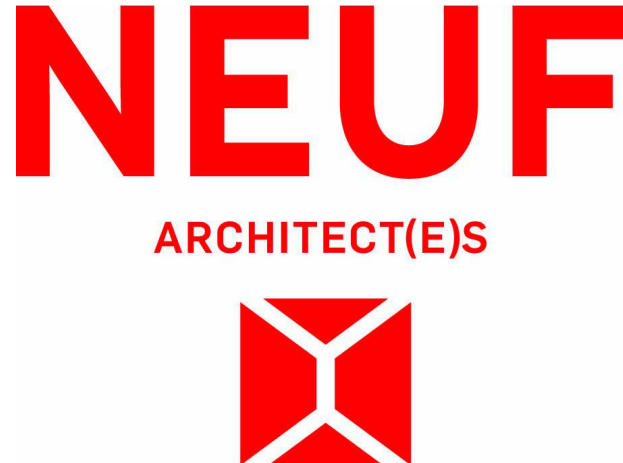
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Client  
**CLARIDGE HOMES**

Location  
**OTTAWA**

NO	REVISION	DATE (yyyy.mm.dd)
NNN	FOR SITE PLAN APPROVAL	2025.06.30
PPP	FOR HH SD REVIEW #7	2025.07.03
OOO	FOR SITE PLAN APPROVAL	2025.07.15
UUU	ISSUED FOR PERMIT	2025.08.12
VVV	FOR SITE PLAN APPROVAL	2025.09.15
YYY	FOR COORDINATION	2025.10.03
ZZZ	FOR COORDINATION	2025.11.05
BBB	FOR COORDINATION	2025.11.10
CCO	FOR SITE PLAN APPROVAL	2025.11.11
FFF	FOR TENDER	2025.12.10
HHH	ADDENDUM #1	2025.12.19
KKK	ADDENDUM #2	2026.01.15
MMM	ADDENDUM #3	2026.02.09
NNN	FOR REVISED SUPERSTRUCTURE PERMIT	2026.02.10
TTT	FOR REVISED SITE PLAN APPROVAL	2026.03.27
UUU	ADDENDUM #4	2026.03.30
VVV	FOR REVISED SITE PLAN APPROVAL	2026.04.06

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**SJ/OM/AA**

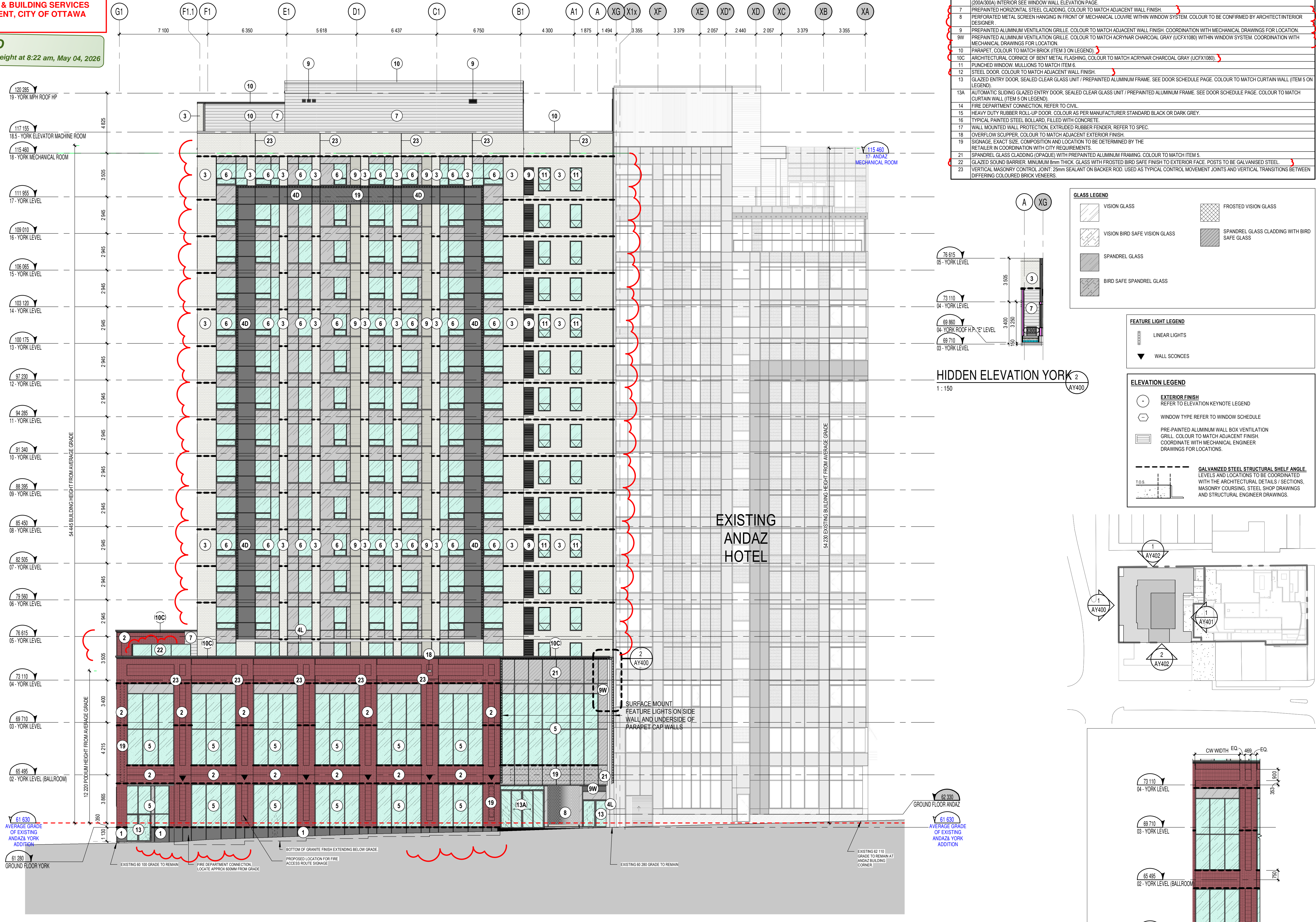
Checked by  
**LH**

DATE (aa.mm.jj)  
**JUN 2023**

Scale  
 As indicated

Revision  
**VVVV**

Dwg Number  
**AY400**

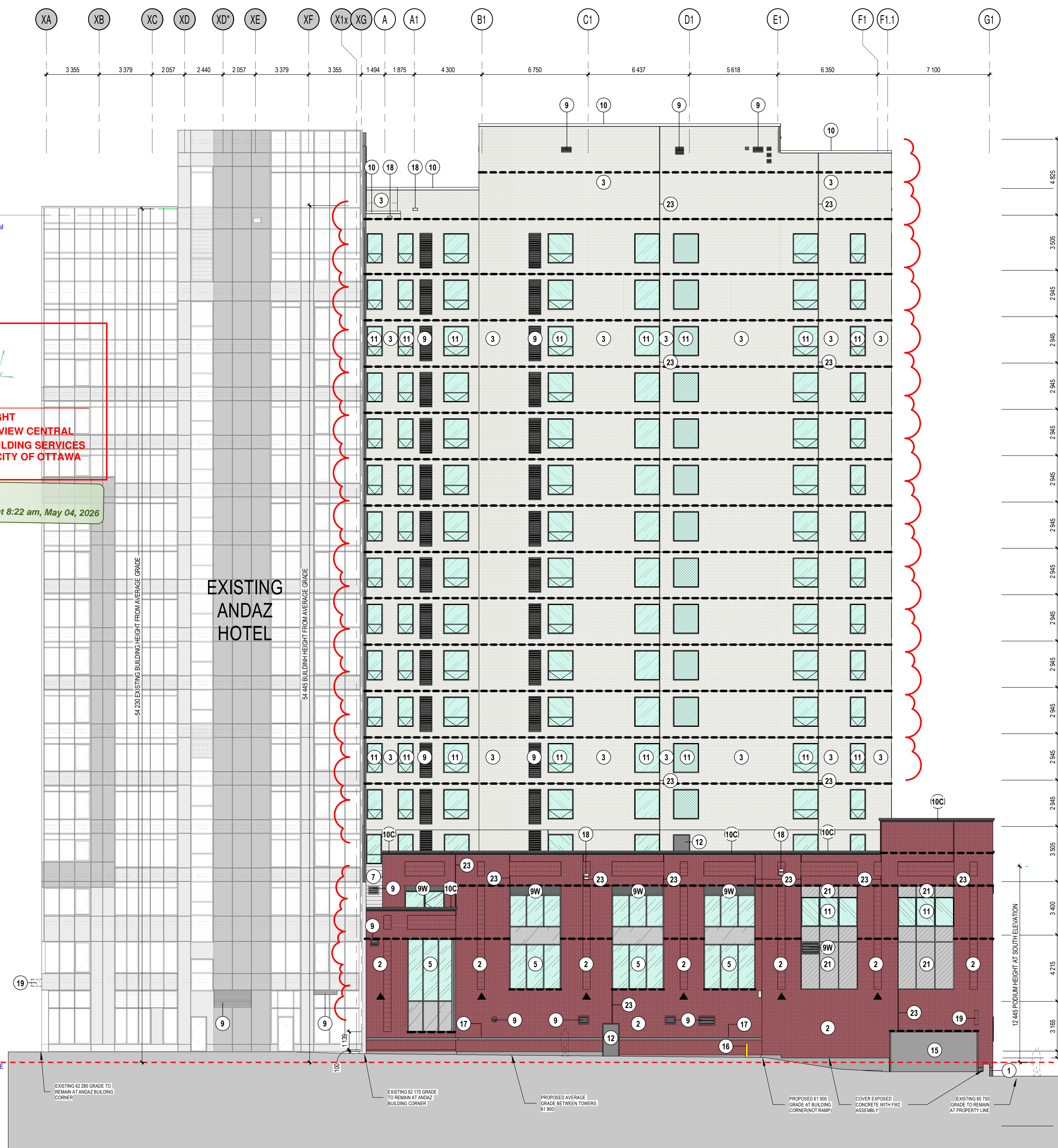


**NORTH ELEVATION (YORK)**

**NORTH ELEVATION - TYPICAL BRICK COURSING**

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D07-12-25-0038

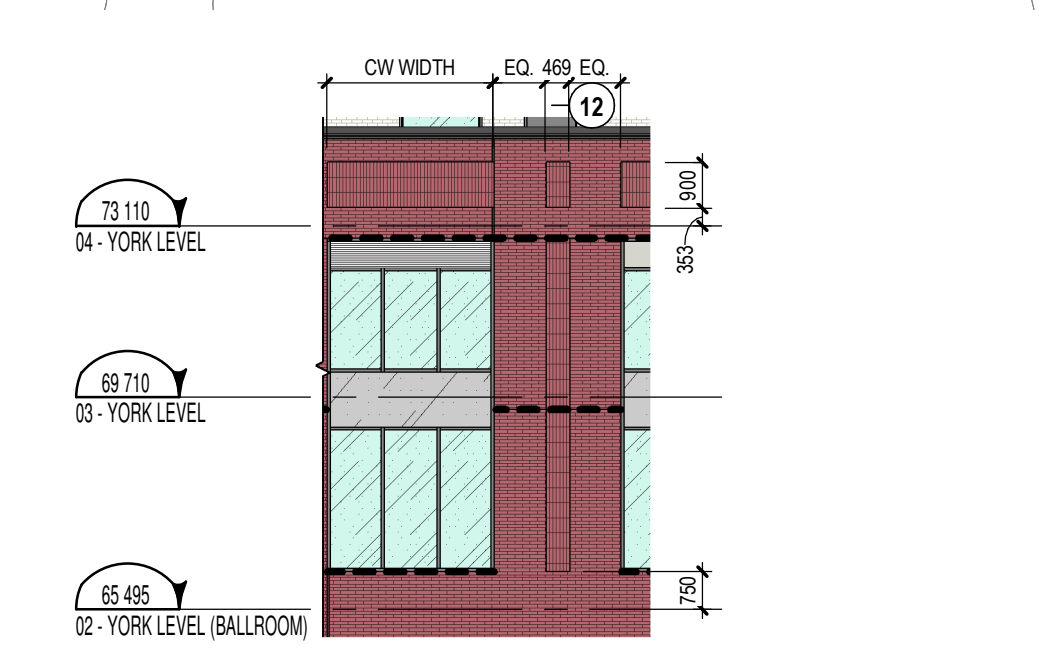
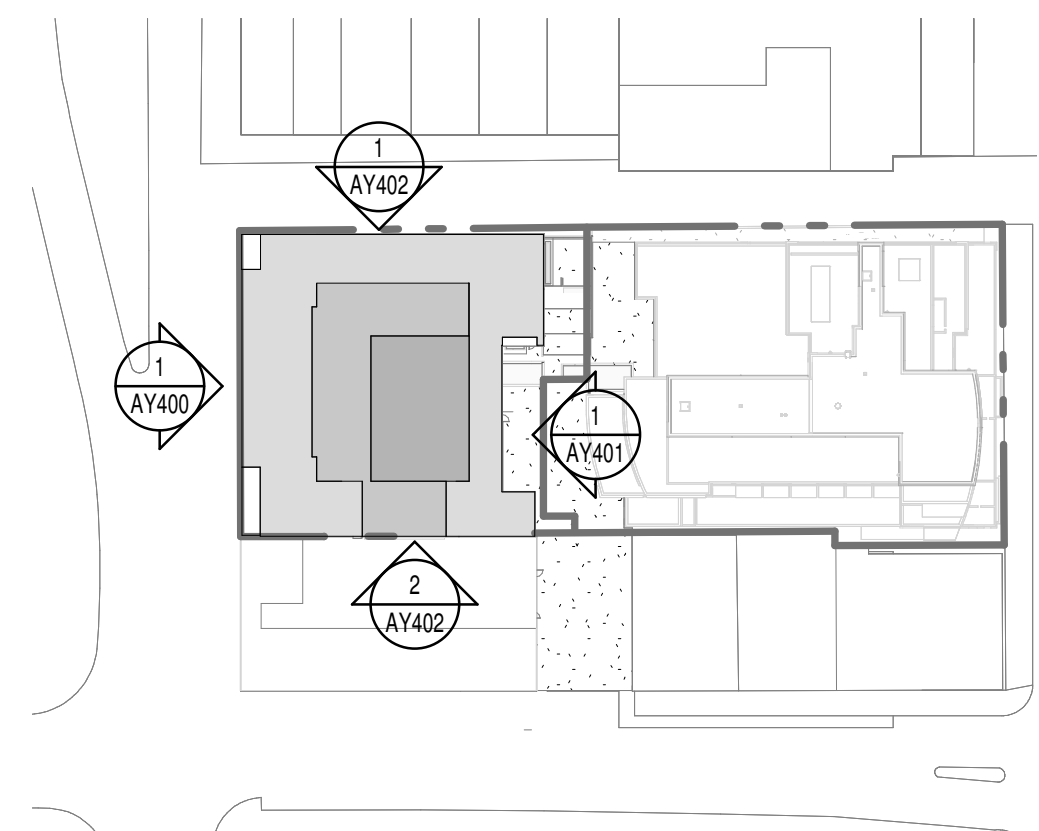


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7	PREPAINTED HORIZONTAL STEEL CLADDING, COLOUR TO MATCH ADJACENT WALL FINISH.
8	PERFORATED METAL SCREEN HANGING IN FRONT OF MECHANICAL LOUVER WITHIN WINDOW SYSTEM. COLOUR TO BE CONFIRMED BY ARCHITECT/INTERIOR DESIGNER.
9	PREPAINTED ALUMINUM VENTILATION GRILLE, COLOUR TO MATCH ADJACENT WALL FINISH. COORDINATION WITH MECHANICAL DRAWINGS FOR LOCATION.
9W	PREPAINTED ALUMINUM VENTILATION GRILLE, COLOUR TO MATCH ACRYNAR CHARCOAL GRAY (UCFX10080) WITHIN WINDOW SYSTEM. COORDINATION WITH MECHANICAL DRAWINGS FOR LOCATION.
10	PARAPET, COLOUR TO MATCH BRICK (ITEM 3 ON LEGEND).
10C	ARCHITECTURAL CORNICE OF BENT METAL FLASHING, COLOUR TO MATCH ACRYNAR CHARCOAL GRAY (UCFX10080).
11	PUNCHED WINDOW MULLIONS TO MATCH ITEM 6.
12	STEEL DOOR, COLOUR TO MATCH ADJACENT WALL FINISH.
13	GLAZED ENTRY DOOR, SEALED CLEAR GLASS UNIT / PREPAINTED ALUMINUM FRAME. SEE DOOR SCHEDULE PAGE. COLOUR TO MATCH CURTAIN WALL (ITEM 5 ON LEGEND).
13A	AUTOMATIC SLIDING GLAZED ENTRY DOOR, SEALED CLEAR GLASS UNIT / PREPAINTED ALUMINUM FRAME. SEE DOOR SCHEDULE PAGE. COLOUR TO MATCH CURTAIN WALL (ITEM 5 ON LEGEND).
14	FIRE DEPARTMENT CONNECTION, REFER TO CIVIL.
15	HEAVY DUTY RUBBER ROLL-UP DOOR, COLOUR AS PER MANUFACTURER STANDARD BLACK OR DARK GREY.
16	TYPICAL PAINTED STEEL BOLLARD, FILLED WITH CONCRETE.
17	WALL MOUNTED WALL PROTECTION, EXTRUDED RUBBER FENDER, REFER TO SPEC.
18	OVERFLOW SCUPPER, COLOUR TO MATCH ADJACENT EXTERIOR FINISH.
19	SIGNAGE, EXACT SIZE, COMPOSITION AND LOCATION TO BE DETERMINED BY THE RETAILER IN COORDINATION WITH CITY REQUIREMENTS.
21	SPANDREL GLASS CLADDING (OPAQUE) WITH PREPAINTED ALUMINUM FRAMING, COLOUR TO MATCH ITEMS.
22	GLAZED SOUND BARRIER, MINIMUM 6mm THICK, GLASS WITH FROSTED BIRD SAFE FINISH TO EXTERIOR FACE. POSTS TO BE GALVANIZED STEEL.
23	VERTICAL MASONRY CONTROL JOINT, 25mm SEALANT ON BACKER ROD. USED AS TYPICAL CONTROL MOVEMENT JOINTS AND VERTICAL TRANSITIONS BETWEEN DIFFERING COLOURED BRICK VENEERS.

GLASS LEGEND	
	VISION GLASS
	VISION BIRD SAFE VISION GLASS
	SPANDREL GLASS
	BIRD SAFE SPANDREL GLASS
	FROSTED VISION GLASS
	SPANDREL GLASS CLADDING WITH BIRD SAFE GLASS

FEATURE LIGHT LEGEND	
	LINEAR LIGHTS
	WALL SCUNCES

ELEVATION LEGEND	
	EXTERIOR FINISH REFER TO ELEVATION KEYNOTE LEGEND
	WINDOW TYPE REFER TO WINDOW SCHEDULE
	PRE-PAINTED ALUMINUM WALL BOX VENTILATION GRILLE, COLOUR TO MATCH ADJACENT FINISH. COORDINATE WITH MECHANICAL ENGINEER DRAWINGS FOR LOCATIONS.
	GALVANIZED STEEL STRUCTURAL SHELF ANGLE, LEVELS AND LOCATIONS TO BE COORDINATED WITH THE ARCHITECTURAL DETAILS SECTIONS, MASONRY COURSING, STEEL SHOP DRAWINGS AND STRUCTURAL ENGINEER DRAWINGS.



**SOUTH ELEVATION**  
1 : 150

1  
AY401

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- These drawings are to be read in conjunction with all material relevant to the project.

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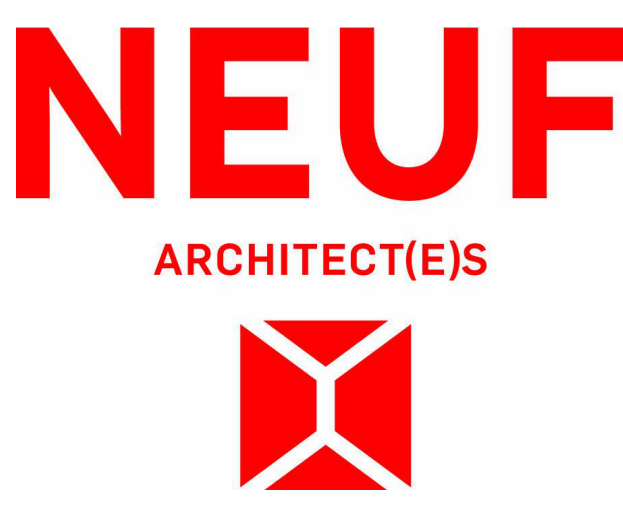
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Project  
**110-116 YORK STREET**  
Location  
**OTTAWA** No. 13098.00

NO	REVISION	DATE (yyyy.mm.dd)
MMM	FOR COORDINATION	2025.06.18
NNN	FOR SITE PLAN APPROVAL	2025.06.30
PPP	FOR HH SD REVIEW #7	2025.07.03
QQQ	FOR SITE PLAN APPROVAL	2025.07.15
UUU	ISSUED FOR PERMIT	2025.06.12
VVV	FOR SITE PLAN APPROVAL	2025.09.15
YYY	FOR COORDINATION	2025.10.03
ZZZ	FOR COORDINATION	2025.11.05
BBB	FOR COORDINATION	2025.11.10
CCC	FOR SITE PLAN APPROVAL	2025.11.11
FFF	FOR TENDER	2025.12.10
KKK	ADDENDUM #2	2026.01.15
MMM	ADDENDUM #3	2026.02.09
NNN	FOR REVISED SUPERSTRUCTURE PERMIT	2026.02.10
TTT	FOR REVISED SITE PLAN APPROVAL	2026.03.27
UUU	ADDENDUM #4	2026.03.30
VVV	FOR REVISED SITE PLAN APPROVAL	2026.04.06

Drawn by  
**SJ/OM** Checked by  
**LH**

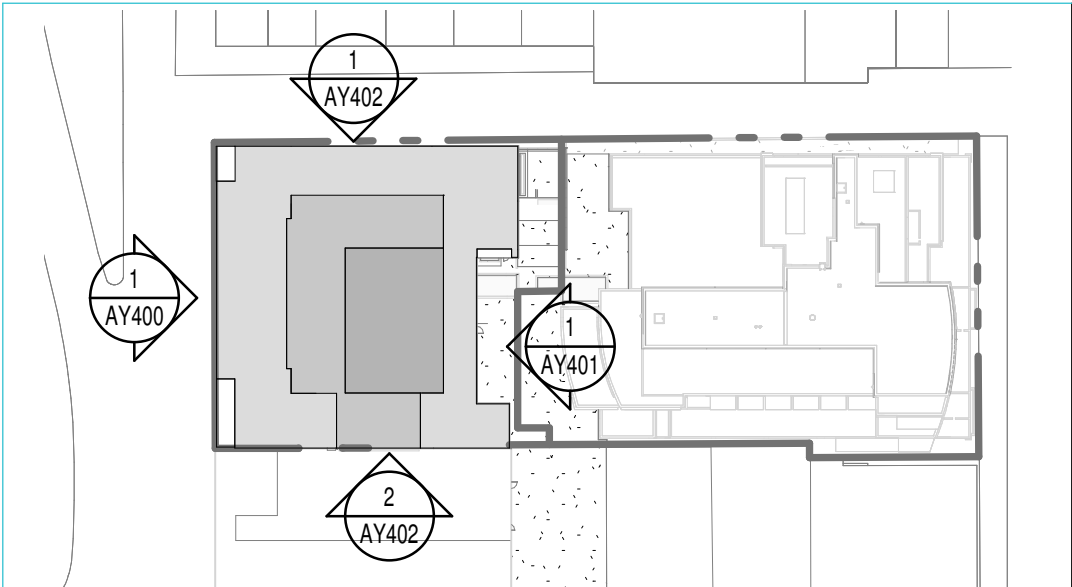
DATE (aa.mm.jj)  
**JUN 2023** Scale  
As indicated

Drawing Title  
**ELEVATIONS (SOUTH)**

Revision  
**VVVV** Dwg Number  
**AY401**

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D07-12-25-0038



**EXTERIOR FINISH**  
REFER TO ELEVATION KEYNOTE LEGEND

WINDOW TYPE REFER TO WINDOW SCHEDULE

PRE-PANDED ALUMINUM WALL BOX VENTILATION GRILL. COLOUR TO MATCH ADJACENT FINISH. MASONRY COURSING, STEEL SHOP DRAWINGS AND STRUCTURAL ENGINEER DRAWINGS FOR LOCATIONS.

**GALVANIZED STEEL STRUCTURAL SHELF ANGLE**  
LEVELS AND LOCATIONS TO BE COORDINATED WITH THE ARCHITECTURAL DETAILS / SECTIONS, MASONRY COURSING, STEEL SHOP DRAWINGS AND STRUCTURAL ENGINEER DRAWINGS.

**GLASS LEGEND**

VISION GLASS

VISION BIRD SAFE VISION GLASS

SPANDREL GLASS

BIRD SAFE SPANDREL GLASS

FROSTED VISION GLASS

SPANDREL GLASS CLADDING WITH BIRD SAFE GLASS

**ELEVATION KEYNOTE LEGEND**

NOTE	DESCRIPTION
1	GRANITE PANEL WALL BASE, JET MIST COLOUR, FLAMED FINISH. REFER TO ELEVATIONS FOR SIZE.
2	MASONRY BRICK VENEER, RED COLOUR CLOSELY MATCHING ORIGINAL BUILDING FINISHES. COLOUR WILLIAMSBURG MK2 BY CANADA BRICK UNIT METRIC NORMAN FORMAT 57x200x90mm. ALL GROUT AND SEALANTS TO BE CONFIRMED BY THE ARCHITECT.
2P	PRECAST CONCRETE PANELS, RED COLOUR CLOSELY MATCHING BRICK VENEER, FORMAT 57X200X90MM. ALL GROUT AND SEALANTS TO BE CONFIRMED BY ARCHITECT.
3	MASONRY BRICK VENEER, SILVER CITY WIRECUT MODULAR UNITS FROM GLEN-GERY, 57Hx194Lx92D. ALL GROUT AND SEALANTS TO MATCH BRICK COLOUR.
4	PREFINISHED ALUMINUM MODULAR PANELS. COLOUR TO MATCH MULLIONS ACRYNAR CHARCOAL GRAY (UCFX1008).
4L	LIGHT GREY PREFINISHED ALUMINUM MODULAR PANELS. CLEAR ANODIZED COLOUR TO MATCH EXISTING ANDAZ COLOUR.
5	CURTAIN WALL SEALED GLASS UNIT / PREPARED ALUMINUM FRAME. ACRYNAR CHARCOAL GRAY (UCFX1008) COLOUR EXTERIOR AND CLEAR ANODIZED (200A200A) INTERIOR SEE CURTAIN WALL ELEVATION PAGE.
6	WINDOW WALL SEALED GLASS UNIT / PREPARED ALUMINUM FRAME. ACRYNAR CHARCOAL GRAY (UCFX1008) COLOUR EXTERIOR AND CLEAR ANODIZED (200A200A) INTERIOR SEE WINDOW WALL ELEVATION PAGE.
7	PREPARED HORIZONTAL STEEL CLADDING. COLOUR TO MATCH ADJACENT WALL FINISH.
8	PERFORATED METAL SCREEN HANGING IN FRONT OF MECHANICAL LOUVER WITHIN WINDOW SYSTEM. COLOUR TO BE CONFIRMED BY ARCHITECT/INTERIOR DESIGNER.
9	PREPARED ALUMINUM VENTILATION GRILLE. COLOUR TO MATCH ADJACENT WALL FINISH. COORDINATION WITH MECHANICAL DRAWINGS FOR LOCATION.
9W	PREPARED ALUMINUM VENTILATION GRILLE. COLOUR TO MATCH ACRYNAR CHARCOAL GRAY (UCFX1008) WITHIN WINDOW SYSTEM. COORDINATION WITH MECHANICAL DRAWINGS FOR LOCATION.

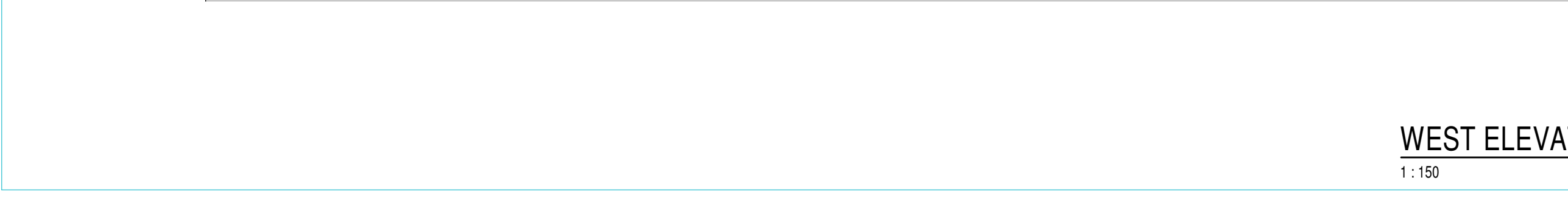
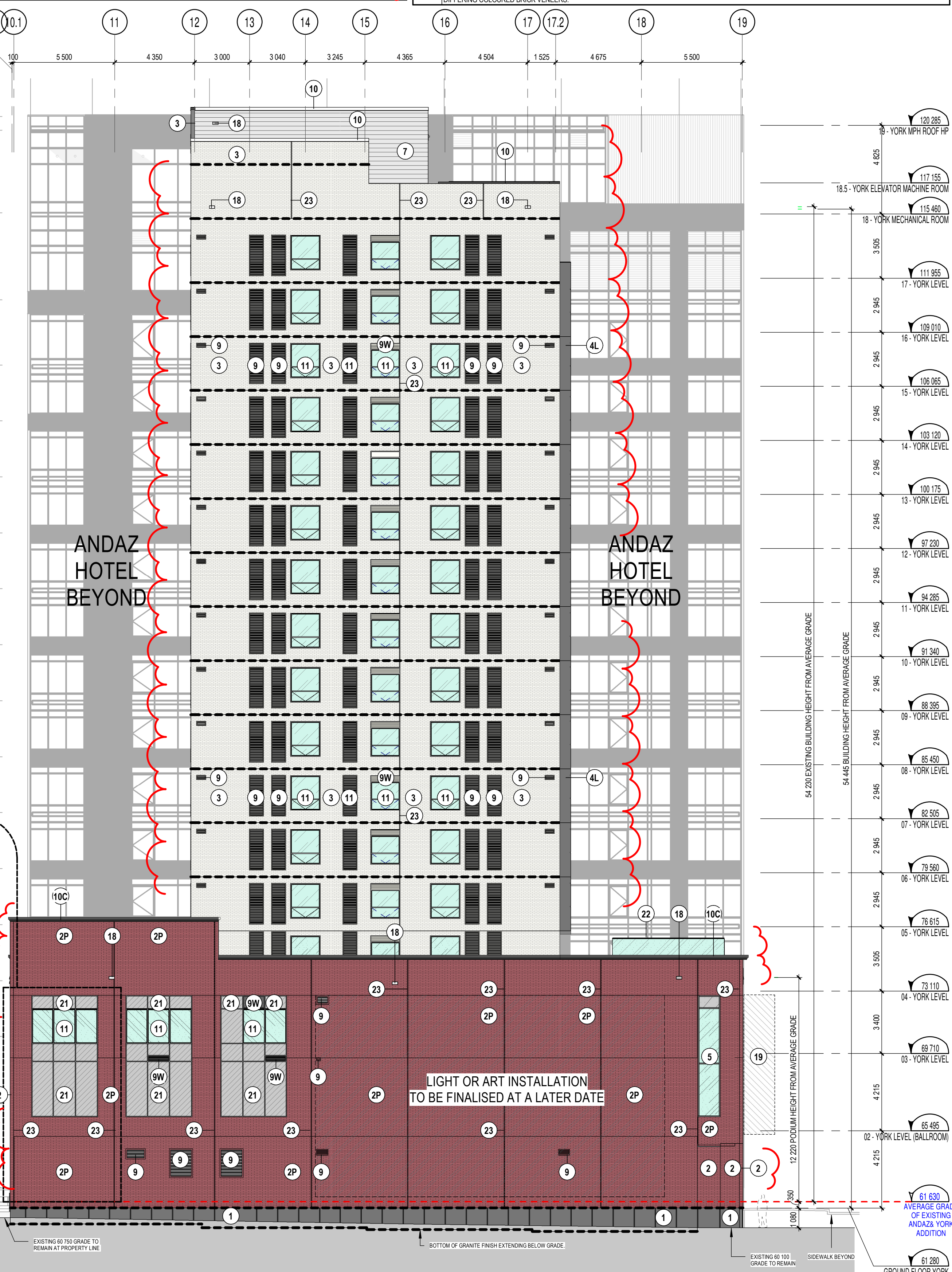
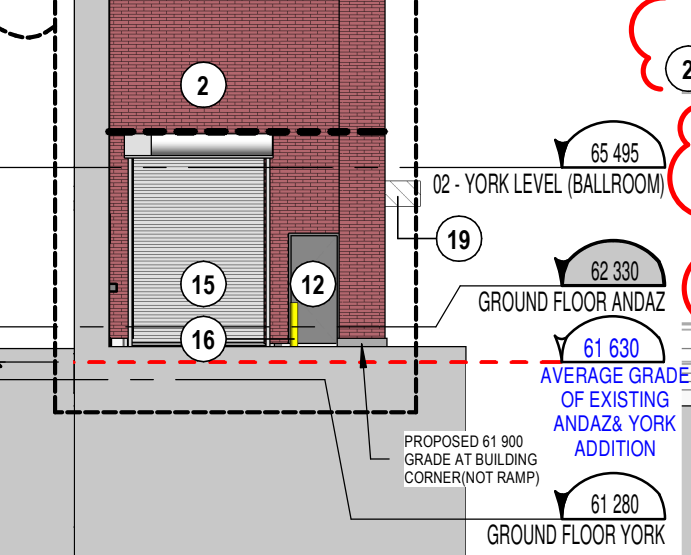
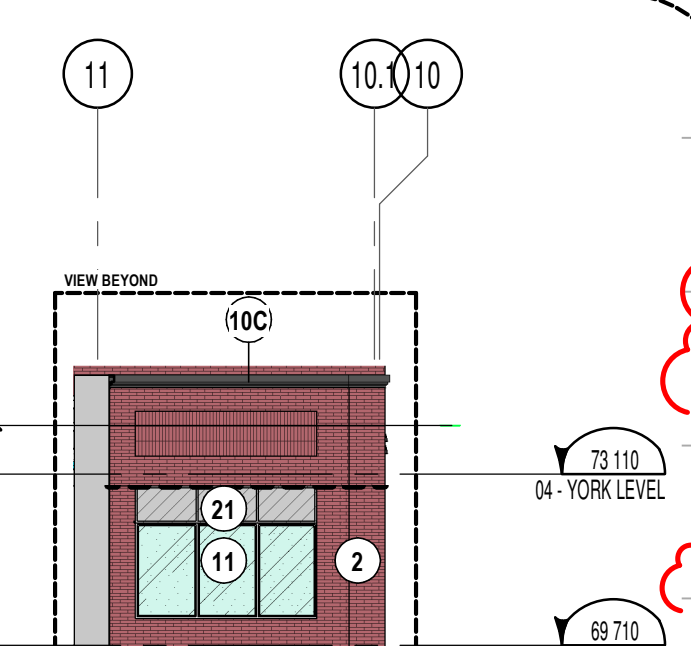
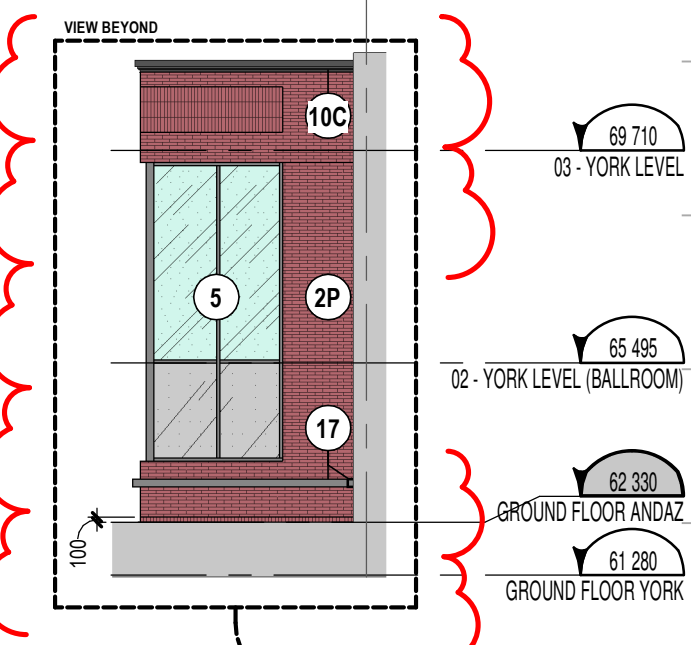
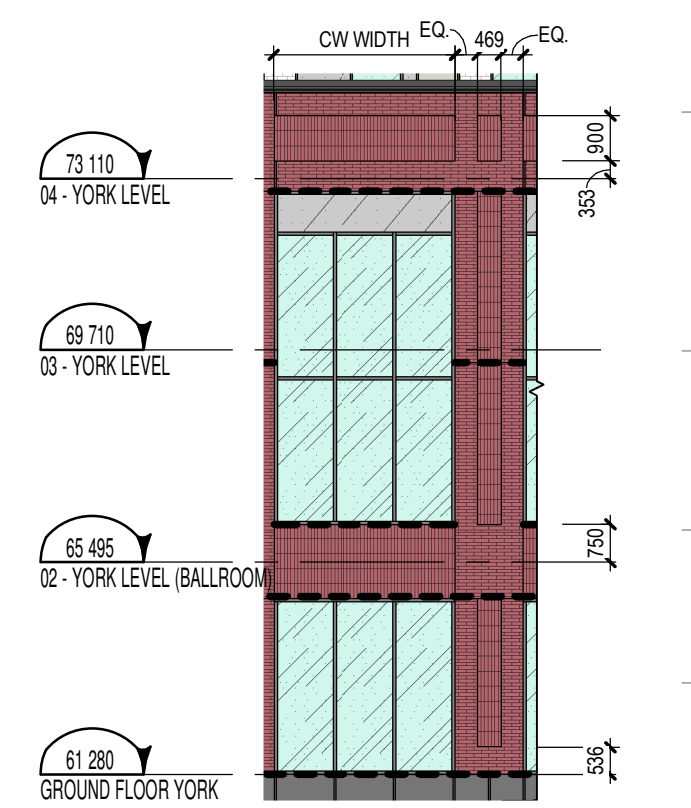
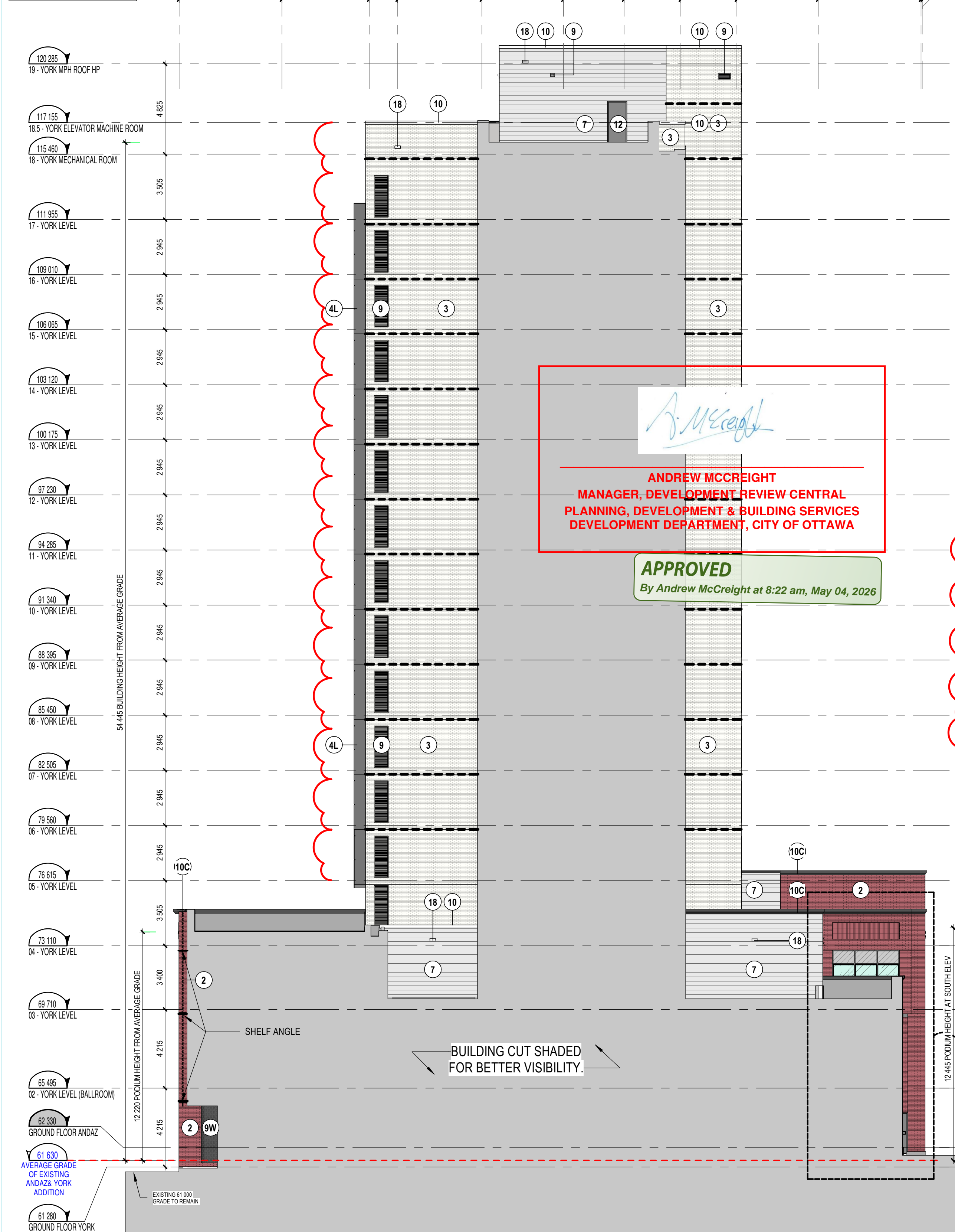
**ELEVATION KEYNOTE LEGEND**

NOTE	DESCRIPTION
10	PARAPET. COLOUR TO MATCH BRICK (ITEM 3 ON LEGEND).
10C	ARCHITECTURAL CORNICE OF BENT METAL FLASHING. COLOUR TO MATCH ACRYNAR CHARCOAL GRAY (UCFX1008).
11	PUNCHED WINDOW MULLIONS TO MATCH ITEM 6.
12	STEEL DOOR. COLOUR TO MATCH ADJACENT WALL FINISH.
13	GLAZED ENTRY DOOR. SEALED CLEAR GLASS UNIT / PREPARED ALUMINUM FRAME. SEE DOOR SCHEDULE PAGE. COLOUR TO MATCH CURTAIN WALL (ITEM 5 ON LEGEND).
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19	SIGNAGE. EXACT SIZE, COMPOSITION AND LOCATION TO BE DETERMINED BY THE RETAILER IN COORDINATION WITH CITY REQUIREMENTS.
21	SPANDREL GLASS CLADDING (OPAQUE) WITH PREPARED ALUMINUM FRAMING. COLOUR TO MATCH ITEM 5.
22	GLAZED SOUND BARRIER. MINIMUM 8mm THICK GLASS WITH FROSTED BIRD SAFE FINISH TO EXTERIOR FACE. POSTS TO BE GALVANIZED STEEL.
23	VERTICAL MASONRY CONTROL JOINT. 25mm SEALANT ON BACKER ROD. USED AS TYPICAL CONTROL MOVEMENT JOINTS AND VERTICAL TRANSITIONS BETWEEN DIFFERING COLOURED BRICK VENEERS.

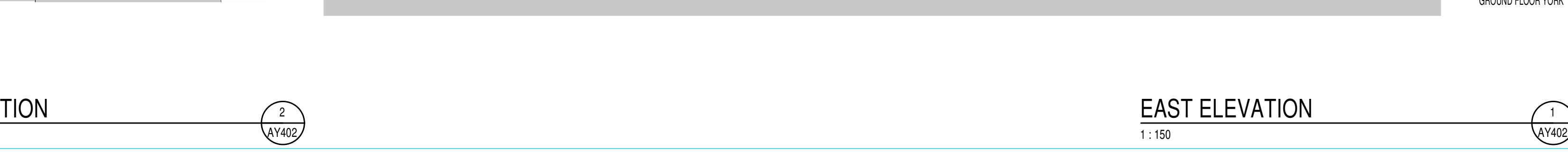
**FEATURE LIGHT LEGEND**

LINEAR LIGHTS

WALL SCONCES



WEST ELEVATION  
1:150  
2  
AY402



EAST ELEVATION  
1:150  
1  
AY402

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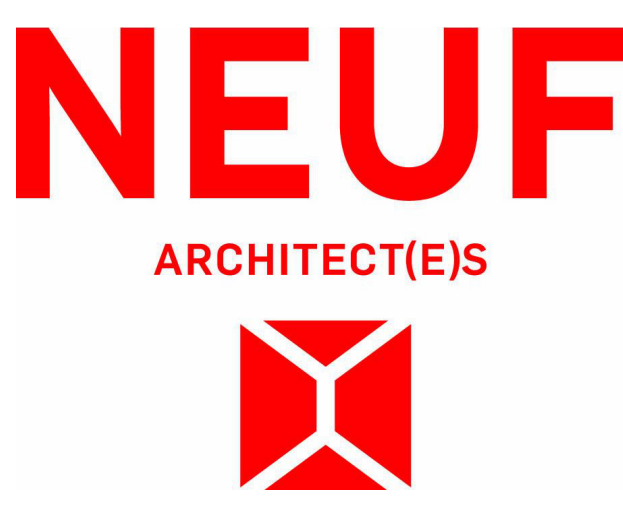
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Project  
**110-116 YORK STREET**

Location  
**OTTAWA**

No.  
**13098.00**

NO	REVISION	DATE (yyyy-mm-dd)
MMM	FOR COORDINATION	2025.06.18
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TTT	FOR REVISED SITE PLAN APPROVAL	2026.03.27
UUU	ADDENDUM #4	2026.03.30
VVV	FOR REVISED SITE PLAN APPROVAL	2026.04.06

Drawn by  
**SJ/OM**

Checked by  
**LH**

DATE (aa.mm.jj)  
**APRIL 2024**

Scale  
**As indicated**

Drawing Title  
**ELEVATIONS (EAST AND WEST)**

Revision  
**VVVV**

Dwg Number  
**AY402**