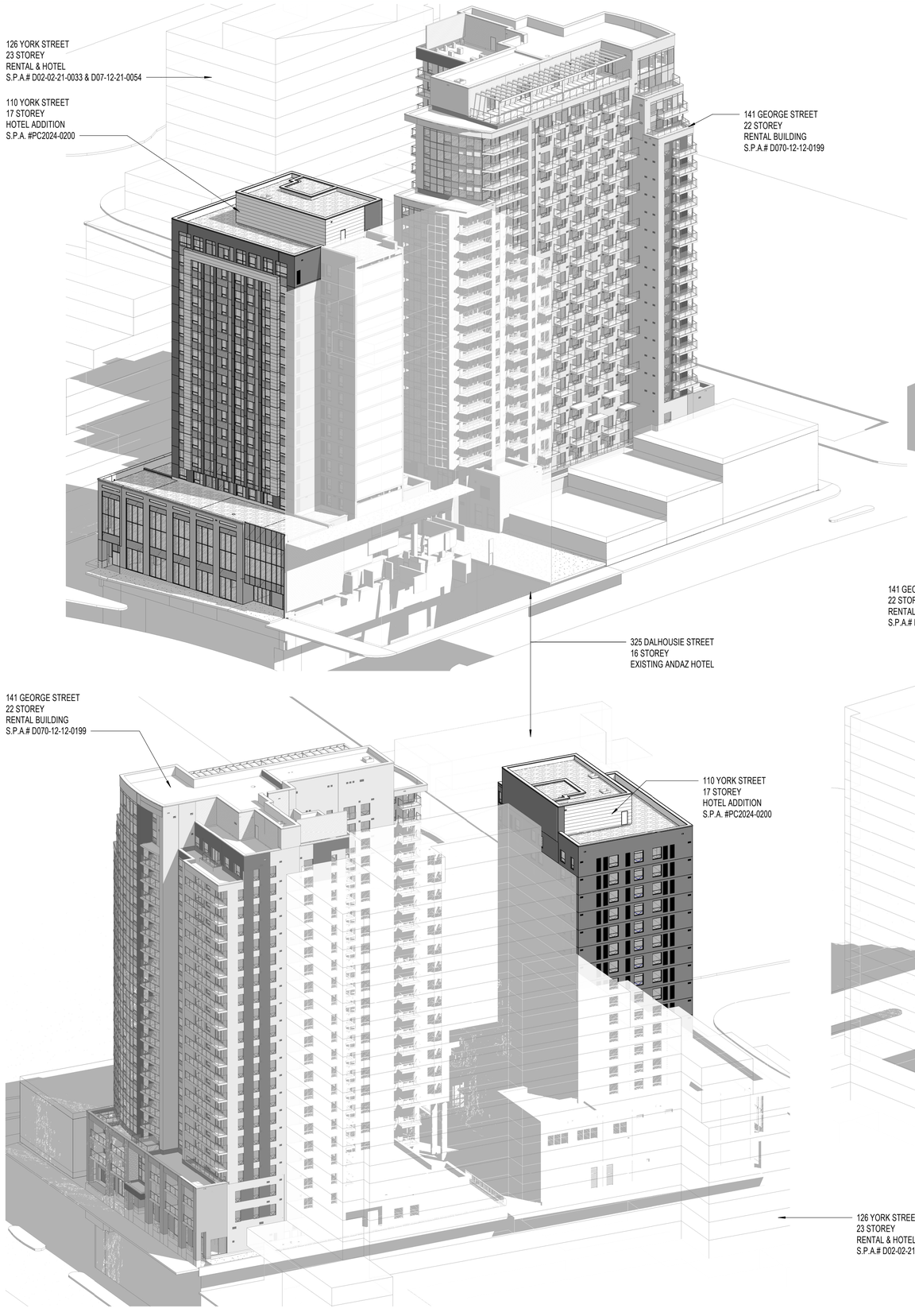
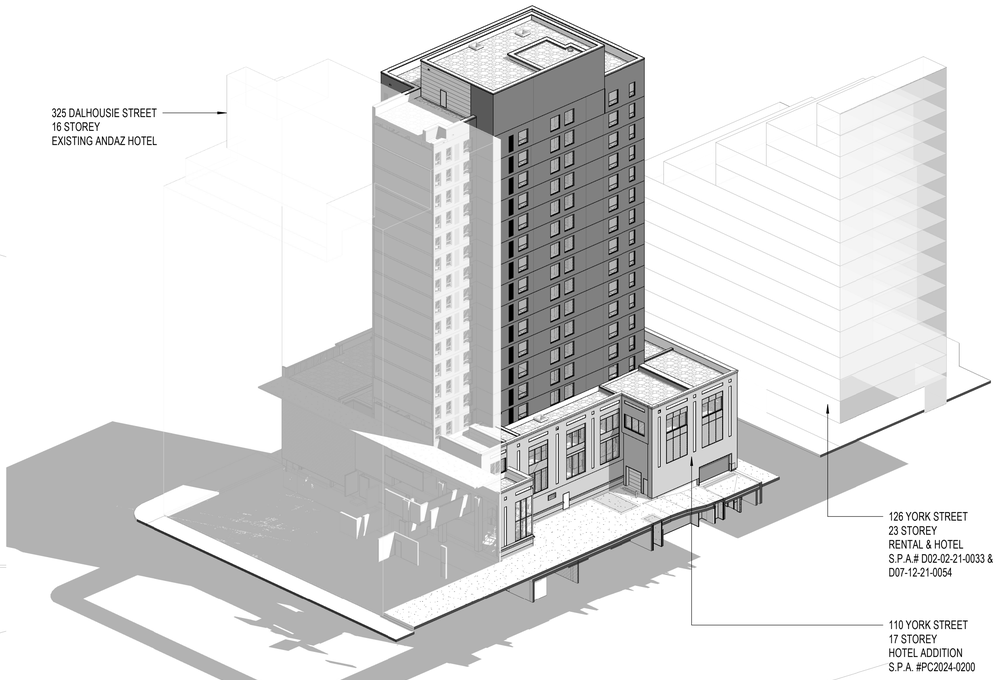
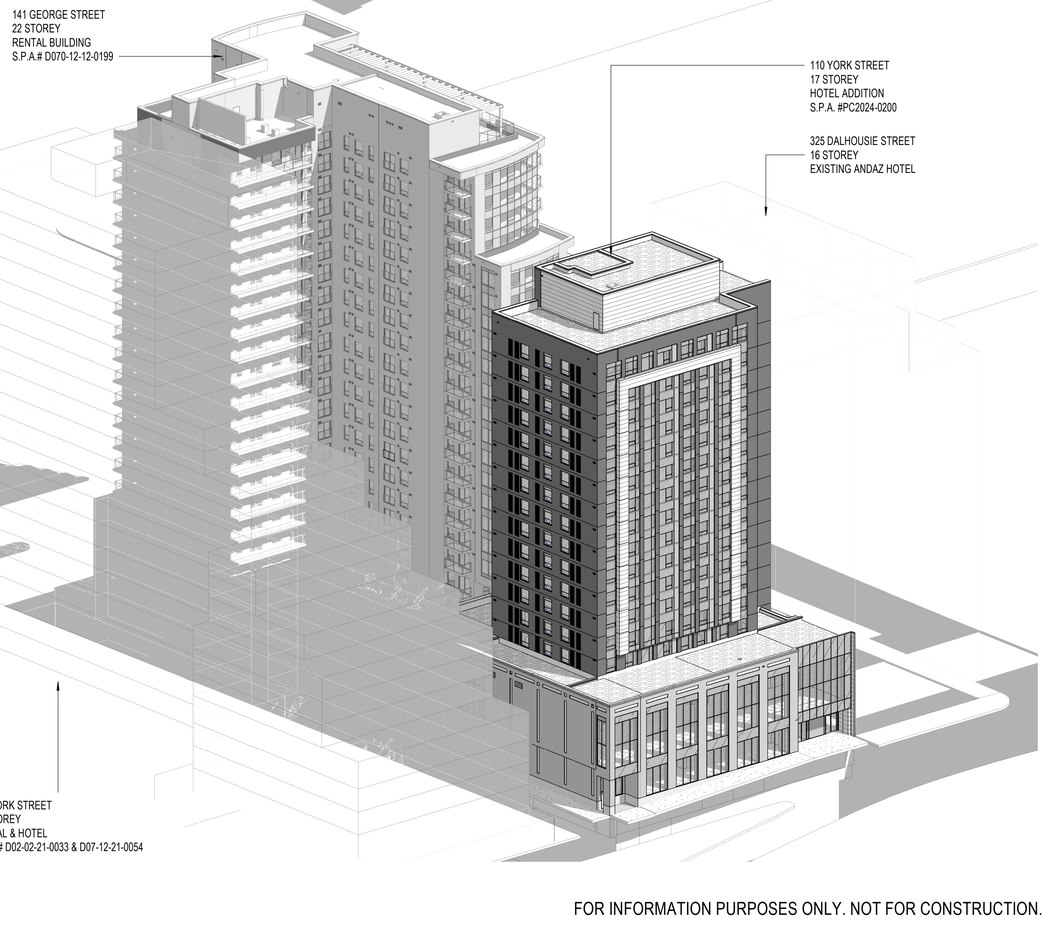






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Project
110-116 YORK STREET

Location
OTTAWA

No.
13098.00

NO	REVISION	DATE (yyyy.mm.dd)
W	FOR SITE PLAN APPLICATION	2024.09.23
GG	FOR SITE PLAN APPROVAL	2024.11.07
QQ	FOR CLIENT REVIEW	2024.12.04
AAA	FOR SITE PLAN APPROVAL	2025.02.20
BBB	FOR HH SD REVIEW #6	2025.02.20
CCC	FOR COORDINATION	2025.02.20
FFF	FOR COORDINATION	2025.04.03
JJJ	FOR COORDINATION	2025.04.30
LLL	ISSUED FOR SUPERSTRUCTURE PERMIT	2025.05.15
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

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Drawn by
SJ/OM

Checked by
LH

DATE (aa.mm.jj)
AUGUST 2024

Scale

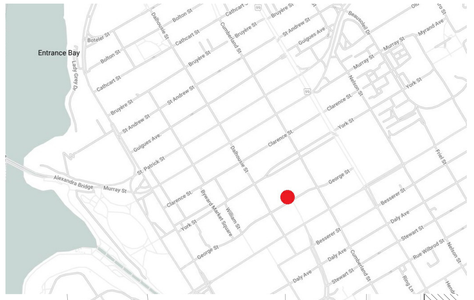
Drawing Title
PERSPECTIVES

Revision
QQQ

Dwg Number
AY012

D07-12-25-0038

19235



NOTES

- FOR EXISTING SITE CONDITIONS & PROPERTY BOUNDARY INFORMATION, SEE SURVEY PLAN BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., REGISTERED PLANS #4797 & 42482, SUBMITTED SEPARATELY.
- 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.

SYMBOLS LEGEND

- EXITS
- PATH OF EXIT
- EXISTING BUILDINGS
- AIRWELLS WITH STEEL GRATE
- SNOW MELT AREA
- SIAMESE CONNECTION
- DC PROPOSED DEPRESSED CURB
- PROPERTY LINE
- DRIVE AISLE (6000 MIN.)
- FIRE ACCESS ROUTE (6000 MIN.)
- 3300x9000 LOADING SPACE

SOLID WASTE COLLECTION REQUIREMENTS

ZONING MECHANISM	REGULATION	PROPOSED
Hotel Waste York - 154 units Andaz - 200 units Total = 354 units	**Garbage (Compacted)** = 0.053y³/unit Require 19y³ **Recycling (GMP)** = 0.018y³/unit Require 7y³ **Recycling (Fibres)** = 0.038y³/unit Require 14y³ **Organics** = 240L container/50 units Require 8 containers	**Garbage (Compacted)** = 3 x 8y³ containers Total = 24y³ **Recycling (GMP)** = 2 x 8y³ containers Total = 16y³ **Recycling (Fibres)** = 2 x 8y³ containers Total = 16y³ **Organics** = 8 x 240L containers Total = 1920L

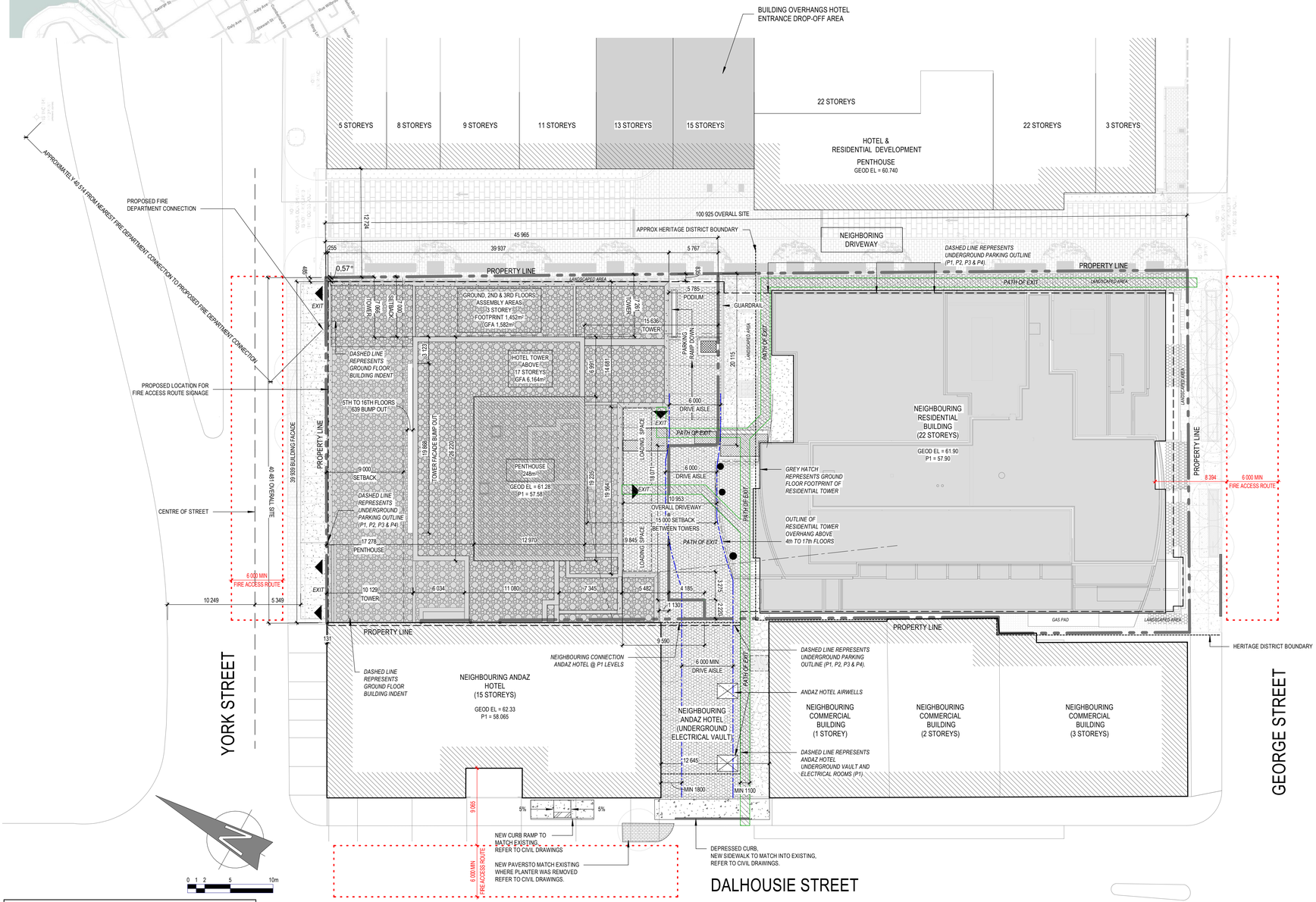
OCCUPANCY	UNITS / STOREYS	PROPOSED ZONING GFA
Hotel Rooms	4th and 17th floors (11 rooms/floor) 5th to 16th floors (11 rooms/floor) Minimum 10% of rooms are required to be Barrier-Free (BF) and distributed throughout the storeys.	424m² x 2 floors= 848m² 443m² x 12 floors=5,316m² TOTAL = 6,164m² 22 of 154 units (14%) provided
Assembly Hotel Administration	Ground floor 2nd floor 3rd floor	647m² /floor 841m² /floor 94m² /floor TOTAL = 1,582m²
	TOTAL	**7,746m²**

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 = 3,109.10m² 110 York = 520.72m² 116 York = 1,015.88m² = 4,645.70m²
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. Projections permitted beyond building height. As per Exception 2919 (By-law 2023-502)	12.6m within 10m from York and Podium. 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 minimumm 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 minimumm depth of 3m, is 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** **110 & 116 YORK**	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. P1 17 spaces (11 reduced) P2 39 spaces (10 reduced) P3 41 spaces (10 reduced) P4 41 spaces (10 reduced) **Total: 301 spaces shared between building users. (96 reduced 32%)** 141 George 163 spaces (55 reduced 34%) 110 York 138 spaces (41 reduced 30%) 25 Visitor parking to be clearly marked for 141 GEORGE.
Barrier-Free Parking Combined 110-116 York & 141 George	Requires 9 barrier-free spaces 4 type As 5 type Bs (Traffic and Parking By-Law 2017-301)	George P2,P3,P4 - 1 type A per floor York P1- 1 type A P1,P2,P3 - 2 type B per floor **Total: 10 spaces**
Minimum Bicycle Parking **141 GEORGE** **110 & 116 YORK**	Residential: 0.5 spaces x 297 units = 149 bicycle parking spaces Retail: 1 space per 250m² of GFA 468m² GFA / 250m² = 2 bicycle parking spaces Hotel: 1 per 1000m² of GFA +/-7,746m² GFA/1,000m² = 8 bicycle parking spaces Minimum 50% to be horizontal racks.	Residential: 60 (P1) 66 (P2) 31 (P3) Total 157 spaces Retail : 5 (Exterior) Hotel: 9 (Interior) **Total: 171 spaces** 76 (~44%) vertical mount
Loading (110-116 York)	2 spaces required. Minimum 3.3m width of a loading space. As per Exception 2919 (By-law 2023-502)	2 outdoor spaces provided. 3.3m wide x 9m length for parallel application.



BUILDING CODE MATRIX - GROSS FLOOR AREAS

GROSS FLOOR AREA	AREA (m²)/ FLOOR	AREA (ft²)/ FLOOR	# OF FLOORS	TOTAL AREA (m²)	TOTAL AREA (ft²)
P4.5, P3.5 & P2.5 LEVELS	1 560 m²	16 790,0 ft²	0	0 m²	0 ft²
P1.5 LEVEL	1 643 m²	17 680,1 ft²	0	0 m²	0 ft²
GROUND FLOOR	1 452 m²	15 631,7 ft²	1	1 452 m²	15 632 ft²
2nd FLOOR	1 483 m²	15 959,5 ft²	1	1 483 m²	15 960 ft²
3rd FLOOR	864 m²	9 296,8 ft²	1	864 m²	9 297 ft²
4th & 17th TYPICAL FLOOR	609 m²	6 554,1 ft²	2	1 218 m²	13 108 ft²
5th TO 16th TYPICAL FLOOR	620 m²	6 674,6 ft²	12	7 441 m²	80 095 ft²
18th FLOOR PENTHOUSE	249 m²	2 679,0 ft²	1	249 m²	2 679 ft²
	8 479 m²	91 265,9 ft²		12 706 m²	136 771 ft²

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

SITE PLAN AT GROUND
1 : 250
1 AY100

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Project
110-116 YORK STREET

Location
OTTAWA

No.
13098.00

NO	REVISION	DATE (yyyy.mm.dd)
PP	FOR COORDINATION	2024.12.02
QQ	FOR CLIENT REVIEW	2024.12.04
TT	FOR CLIENT REVIEW	2025.01.14
XX	FOR CLIENT USE	2025.01.29
YY	FOR COORDINATION	2025.02.05
ZZ	FOR HERITAGE REPORT	2025.02.17
AAA	FOR SITE PLAN APPROVAL	2025.02.20
BBB	FOR HH SD REVIEW #6	2025.02.20
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LLL	ISSUED FOR SUPERSTRUCTURE PERMIT	2025.05.15
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NNN	FOR SITE PLAN APPROVAL	2025.06.30
PPP	FOR HH SD REVIEW #7	2025.07.03
QQQ	FOR SITE PLAN APPROVAL	2025.07.14

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LH

DATE (aa.mm.jj)
MAY 2023

Scale
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Drawing Title
SITE PLAN

Revision
QQQ

Dwg Number
AY100

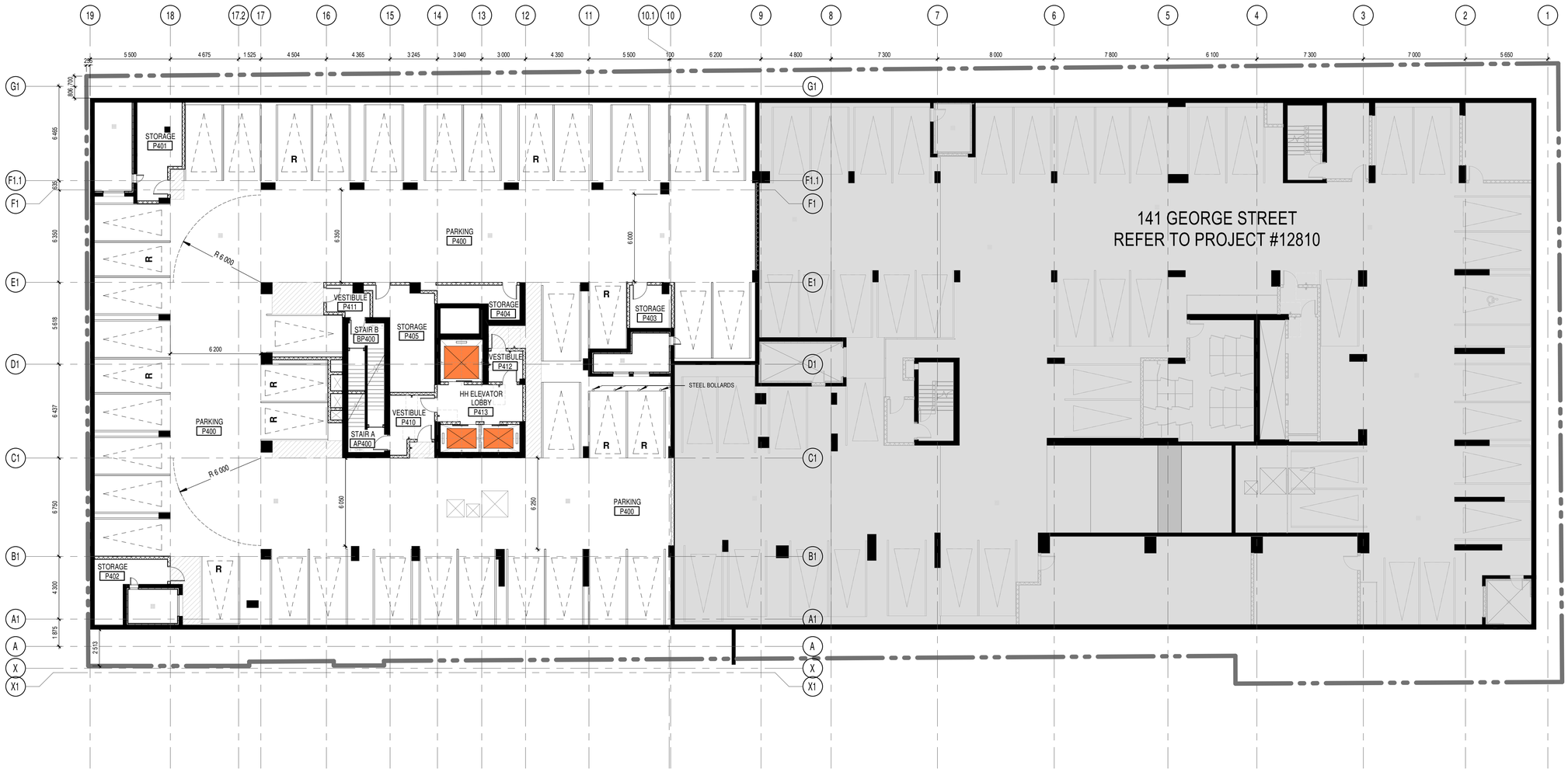
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PARKING LEVEL 4.5 FLOOR PLAN-OVERALL
1 : 150
1 / AY197

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SJ

Checked by
LH

DATE (aa.mm.jj)
OCT 2024

Scale
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Drawing Title
PARKING LEVEL 4.5 FLOOR PLAN

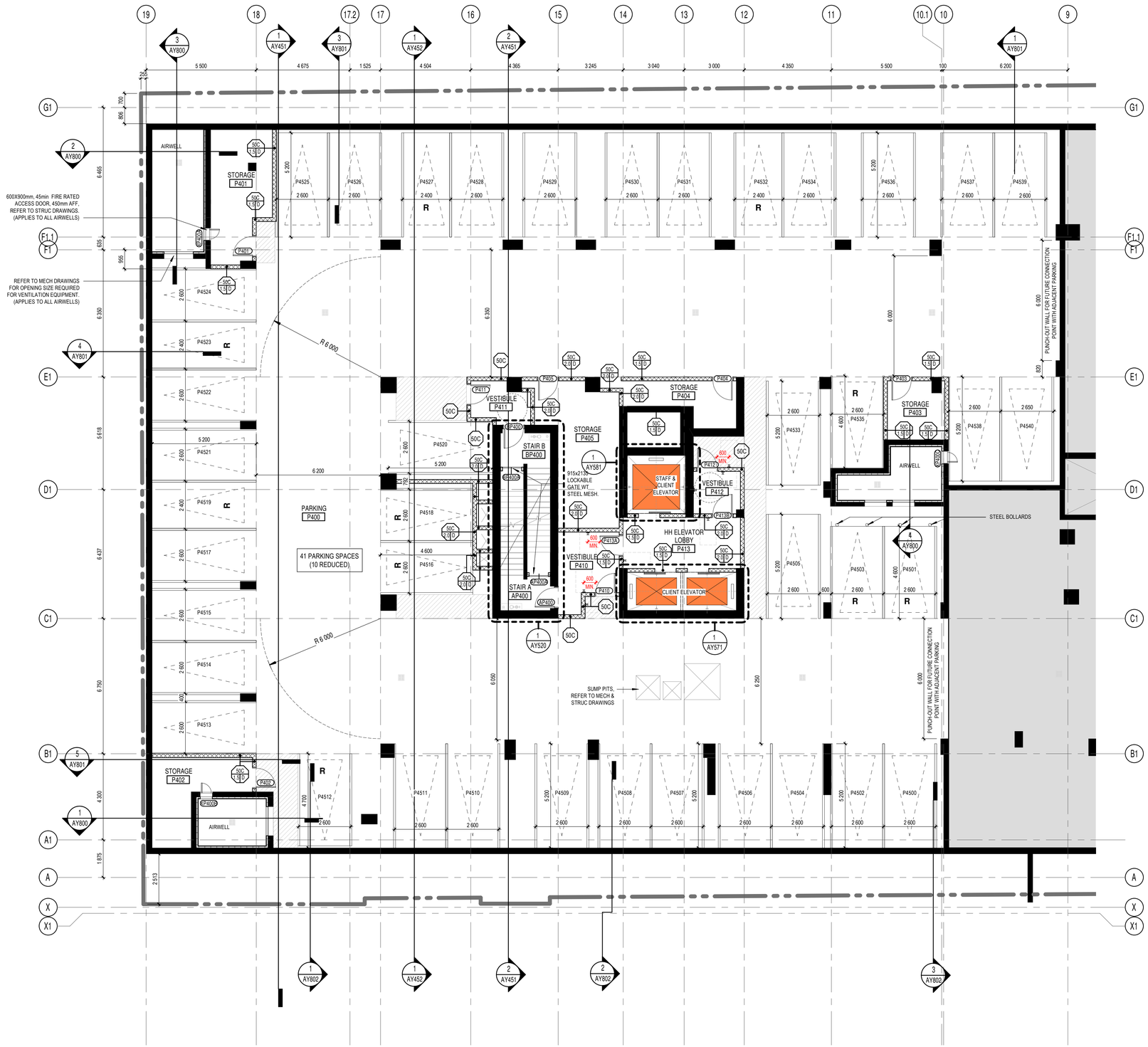
Revision
QQQ

Dwg Number
AY197

D07-12-25-0038

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PARKING LEVEL 4.5 FLOOR PLAN-YORK 1 AY197A
1 : 100

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SURFACE HATCH LEGEND

DIAGONAL HATCH REPRESENTS BARRIER FREE PATH OF TRAVEL OR CLEAR FLOOR AREAS TO BE FREE OF OBSTRUCTIONS

GREY HATCH REPRESENTS OTHER PROJECTS

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Client

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Project
110-116 YORK STREET

Location
OTTAWA

No.
13098.00

NO	REVISION	DATE (yyyy.mm.dd)
XX	FOR CLIENT USE	2025.01.29
YY	FOR COORDINATION	2025.02.05
AAA	FOR SITE PLAN APPROVAL	2025.02.20
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CCC	FOR COORDINATION	2025.02.20
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JJJ	FOR COORDINATION	2025.04.30
LLL	ISSUED FOR SUPERSTRUCTURE PERMIT	2025.05.15
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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

Preliminary NOT FOR CONSTRUCTION

Drawn by
SJ/OM

Checked by
LH

DATE (aa.mm.jj)
01/28/25

Scale
As indicated

Drawing Title
PARKING LEVEL 4.5 FLOOR PLAN YORK

Revision
QQQ

Dwg Number
AY197A

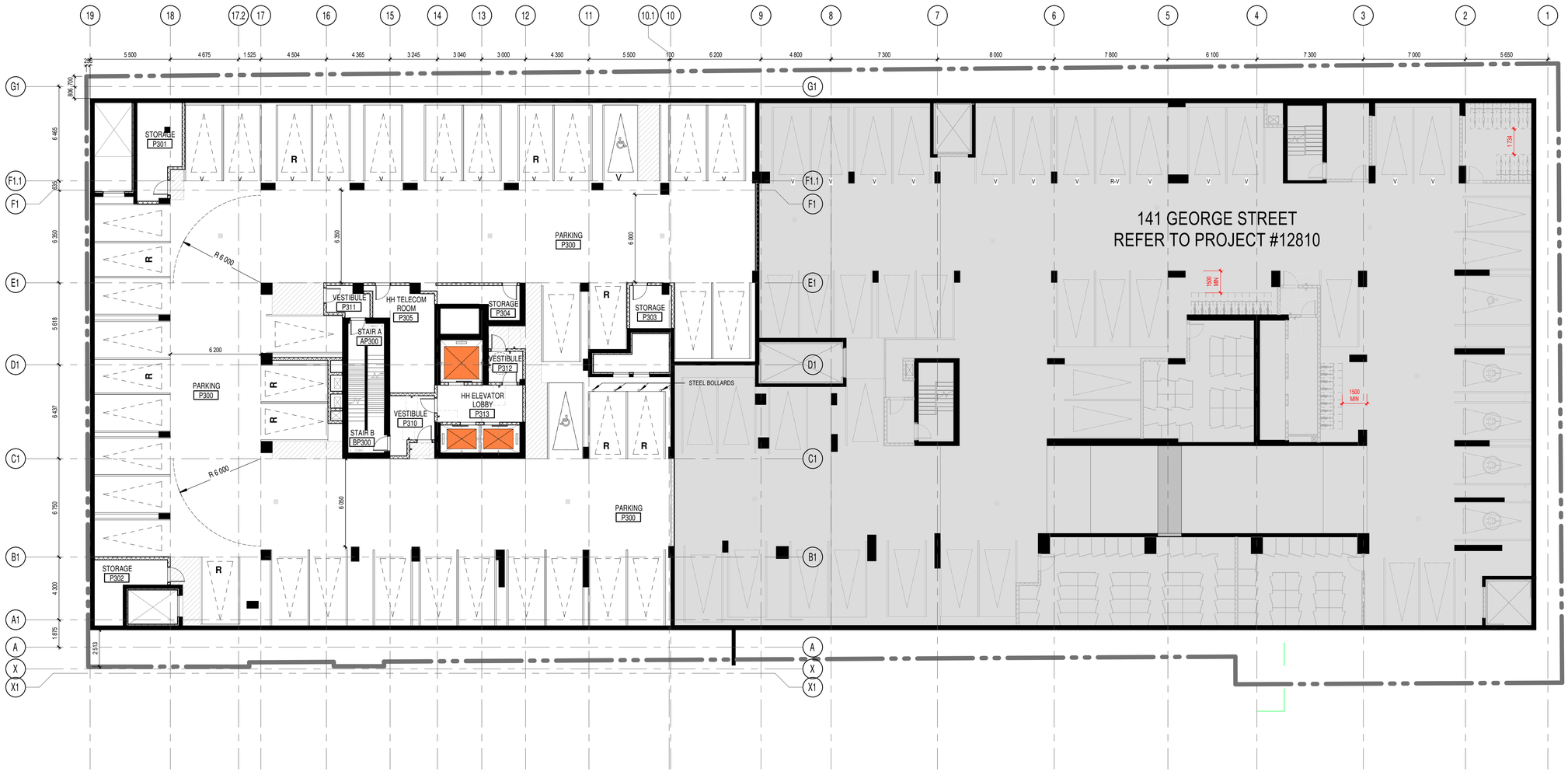
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PARKING LEVEL 3.5 FLOOR PLAN-OVERALL
1 : 150
1 / AY198

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Drawn by
SJ

Checked by
LH

DATE (aa.mm.jj)
MAR 2024

Scale
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Drawing Title
PARKING LEVEL 3.5 FLOOR PLAN

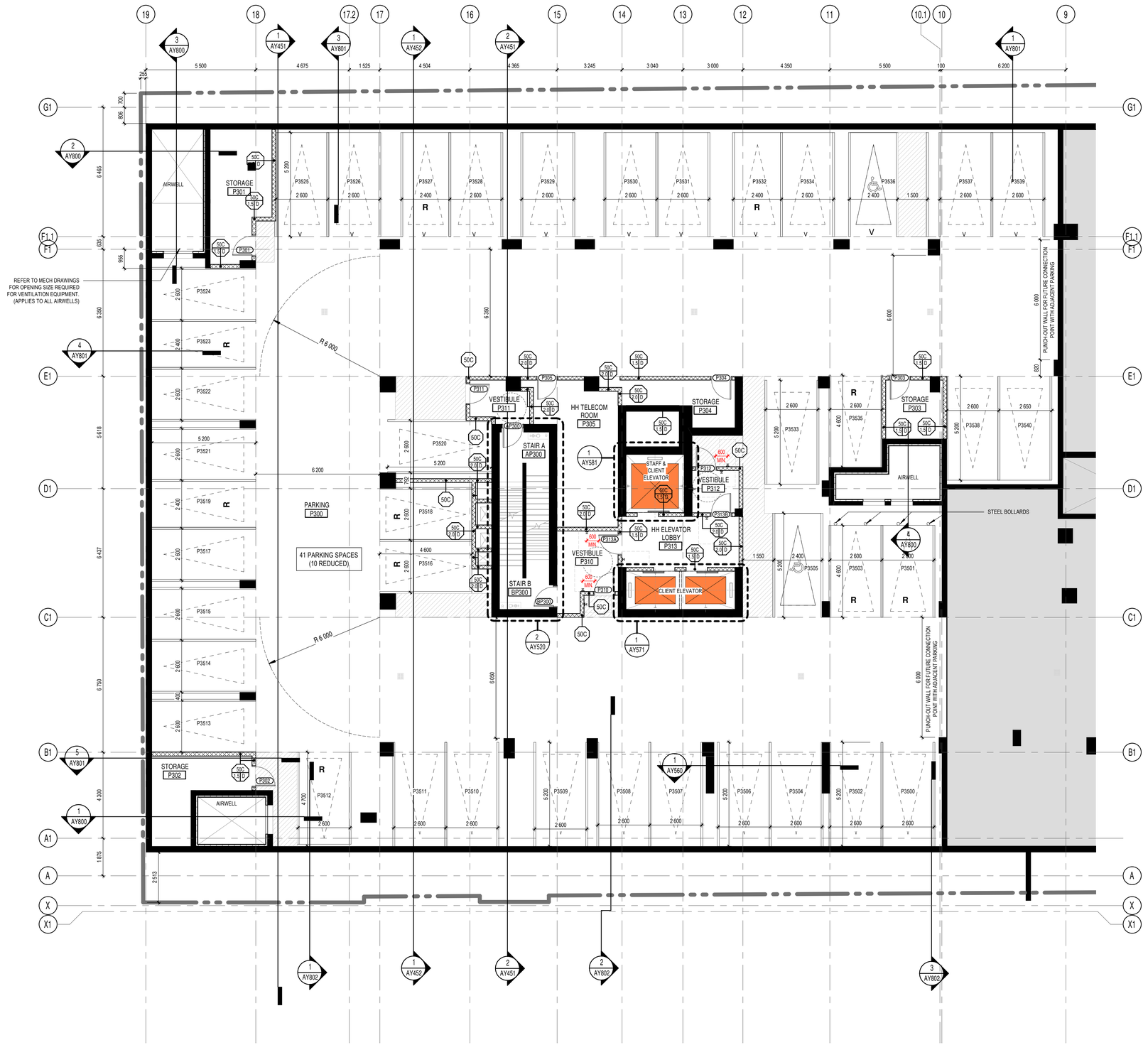
Revision
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Dwg Number
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D07-12-25-0038

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PARKING LEVEL 3.5 FLOOR PLAN-YORK
1 : 100

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Drawn by
SJ/OM

Checked by
LH

DATE (aa.mm.jj)
01/28/25

Scale
As indicated

Drawing Title
PARKING LEVEL 3.5 FLOOR PLAN YORK

Revision
QQQ

Dwg Number
AY198A

D07-12-25-0038

19235

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PARKING LEVEL 2.5 FLOOR PLAN-OVERALL
1 : 150
1 AY199

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Issued for Construction

Drawn by
SJ

Checked by
LH

DATE (aa.mm.jj)
MAR 2024

Scale
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Drawing Title
PARKING LEVEL 2.5 FLOOR PLAN

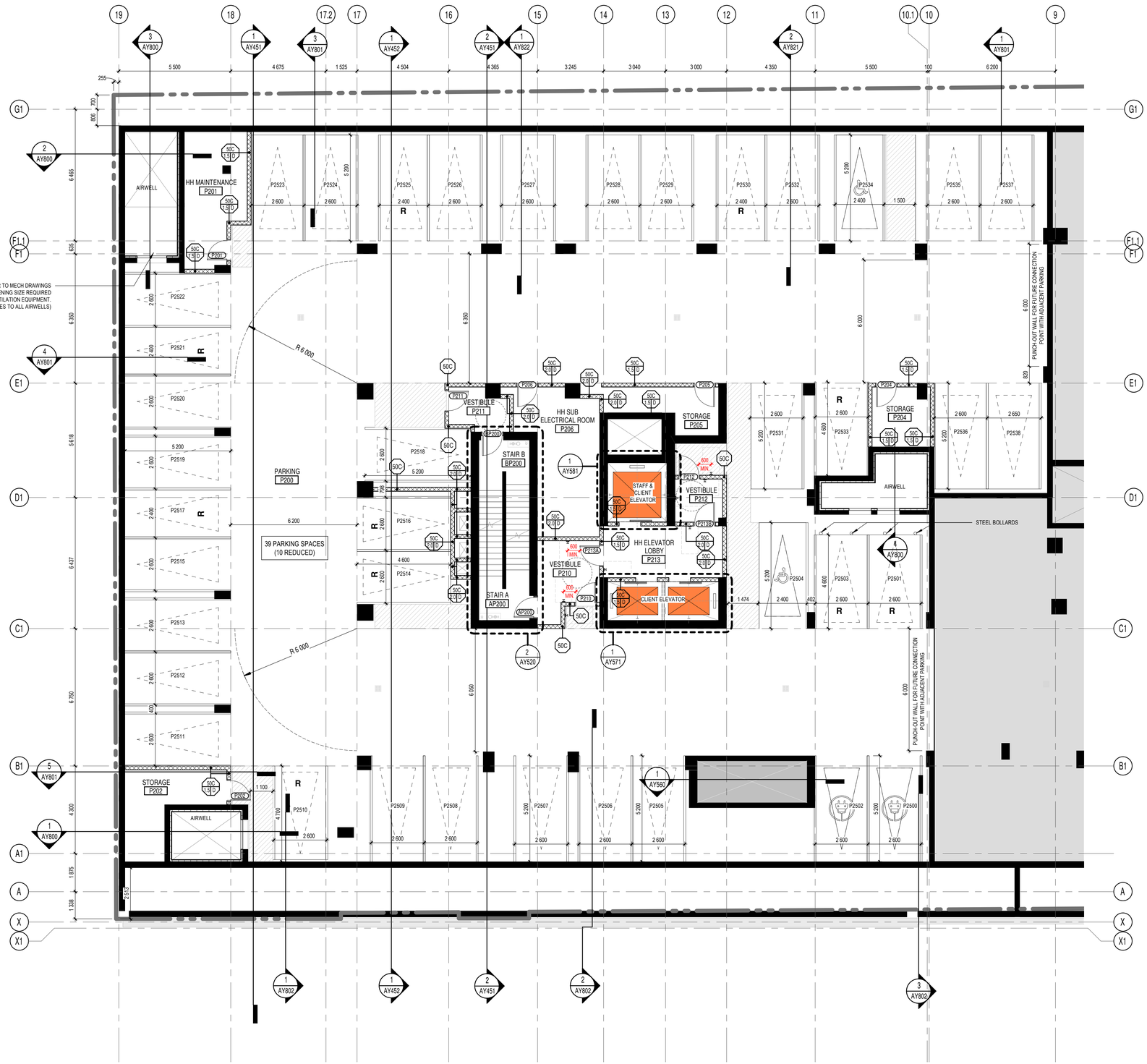
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NEUF
ARCHITECT(E)S

Client

CLARIDGE HOMES

505 Preston St, 2nd Floor, Ottawa ON. K1S 4N7
T 613 219 8503 claridgehomes.com

Project
110-116 YORK STREET

Location: OTTAWA
No.: 13098.00

NO	REVISION	DATE (yyyy.mm.dd)
XX	FOR CLIENT USE	2025.01.29
YY	FOR COORDINATION	2025.02.05
AAA	FOR SITE PLAN APPROVAL	2025.02.20
BBB	FOR HH SD REVIEW #6	2025.02.20
CCC	FOR COORDINATION	2025.02.20
FFF	FOR COORDINATION	2025.04.03
JJJ	FOR COORDINATION	2025.04.30
LLL	ISSUED FOR SUPERSTRUCTURE PERMIT	2025.05.15
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

Preliminary NOT FOR CONSTRUCTION

Drawn by: SJ/OM
Checked by: LH
DATE (aa.mm.jj): 01/28/25
Scale: As indicated

Drawing Title
PARKING LEVEL 2.5 FLOOR PLAN YORK

Revision: QQQ
Dwg Number: AY199A

D07-12-25-0038

19235

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2. INSTALL PROPER BACKING AT EXTREMITIES OF WINDOWS AND PATIO DOOR HEADS FOR CURTAIN ROD INSTALLATION. BACKING TO EXTEND WINDOW EXTREMITIES BY 300mm.
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PARKING LEVEL 1.5 FLOOR PLAN-OVERALL
1 : 150 (1 / AY200)

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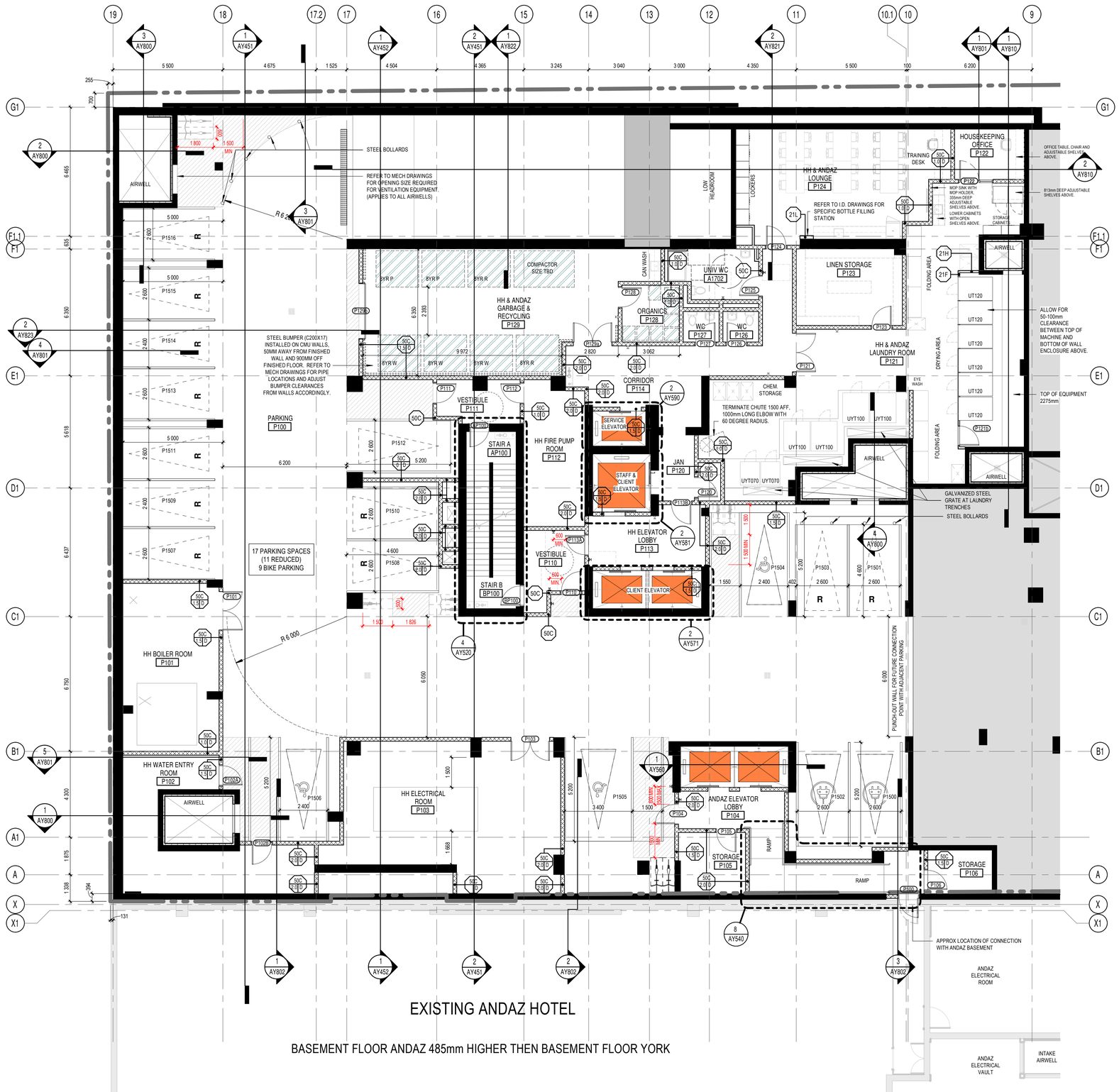
Drawn by: SJ
Checked by: LH
DATE (aa.mm.jj): JUN 2023
Scale: As indicated

Drawing Title
PARKING LEVEL 1.5 FLOOR PLAN

Revision: QQQ
Dwg Number: AY200

D07-12-25-0038
19235

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BASEMENT FLOOR ANDAZ 485mm HIGHER THEN BASEMENT FLOOR YORK

PARKING LEVEL 1.5 FLOOR PLAN-YORK

1 : 100

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SURFACE HATCH LEGEND

DIAGONAL HATCH REPRESENTS BARRIER FREE PATH OF TRAVEL OR CLEAR FLOOR AREAS TO BE FREE OF OBSTRUCTIONS

GREY HATCH REPRESENTS OTHER PROJECTS

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QQQ	FOR SITE PLAN APPROVAL	2025.07.15

Preliminary NOT TO BE USED FOR CONSTRUCTION

Drawn by: SJ/OM
Checked by: LH
DATE (aa.mm.jj): 01/28/25
Scale: As indicated

Drawing Title
PARKING LEVEL 1.5 FLOOR PLAN YORK

Revision: QQQ
Dwg Number: AY200A

D07-12-25-0038

19235

C:\Fichiers Revit Locaux\YORKST_13098_ARC_R22_aaliyuR7RUH.rvt

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EXISTING ANDAZ HOTEL

GROUND FLOOR ANDAZ 1050mm HIGHER THEN GROUND FLOOR YORK

141 GEORGE STREET
REFER TO PROJECT #12810

YORK ST

GROUND FLOOR PLAN
1 : 100

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NOT FOR CONSTRUCTION

Drawn by
SJ

Checked by
LH

DATE (aa.mm.jj)
JUNE, 2023

Scale
As indicated

Drawing Title
GROUND FLOOR PLAN

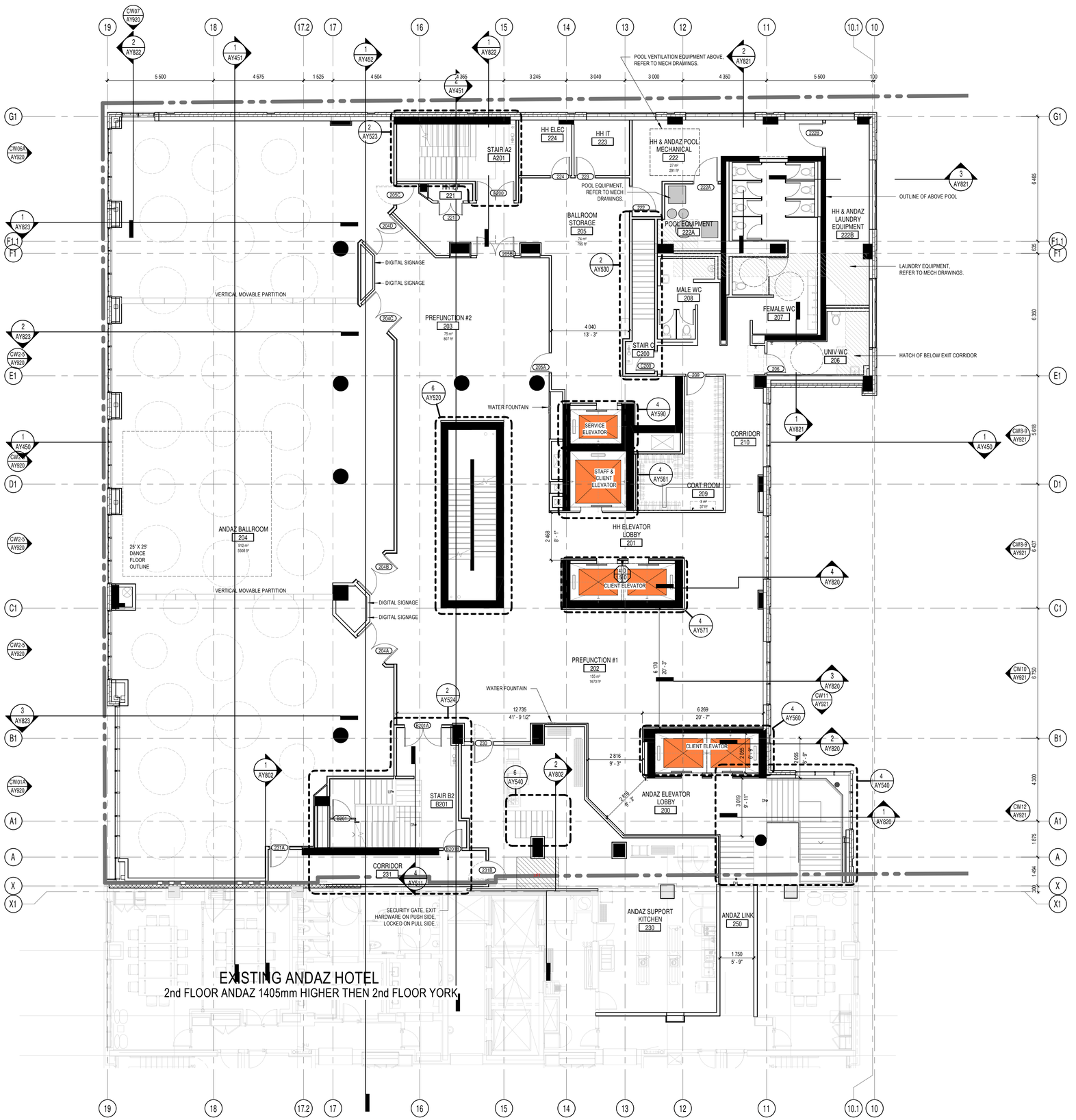
Revision
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Dwg Number
AY201

D07-12-25-0038

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SECOND FLOOR PLAN
1 : 100

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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

COPY FOR CONSTRUCTION

Drawn by
SJ

Checked by
LH

DATE (aa.mm.jj)
MARCH, 2024

Scale
As indicated

Drawing Title
SECOND FLOOR PLAN

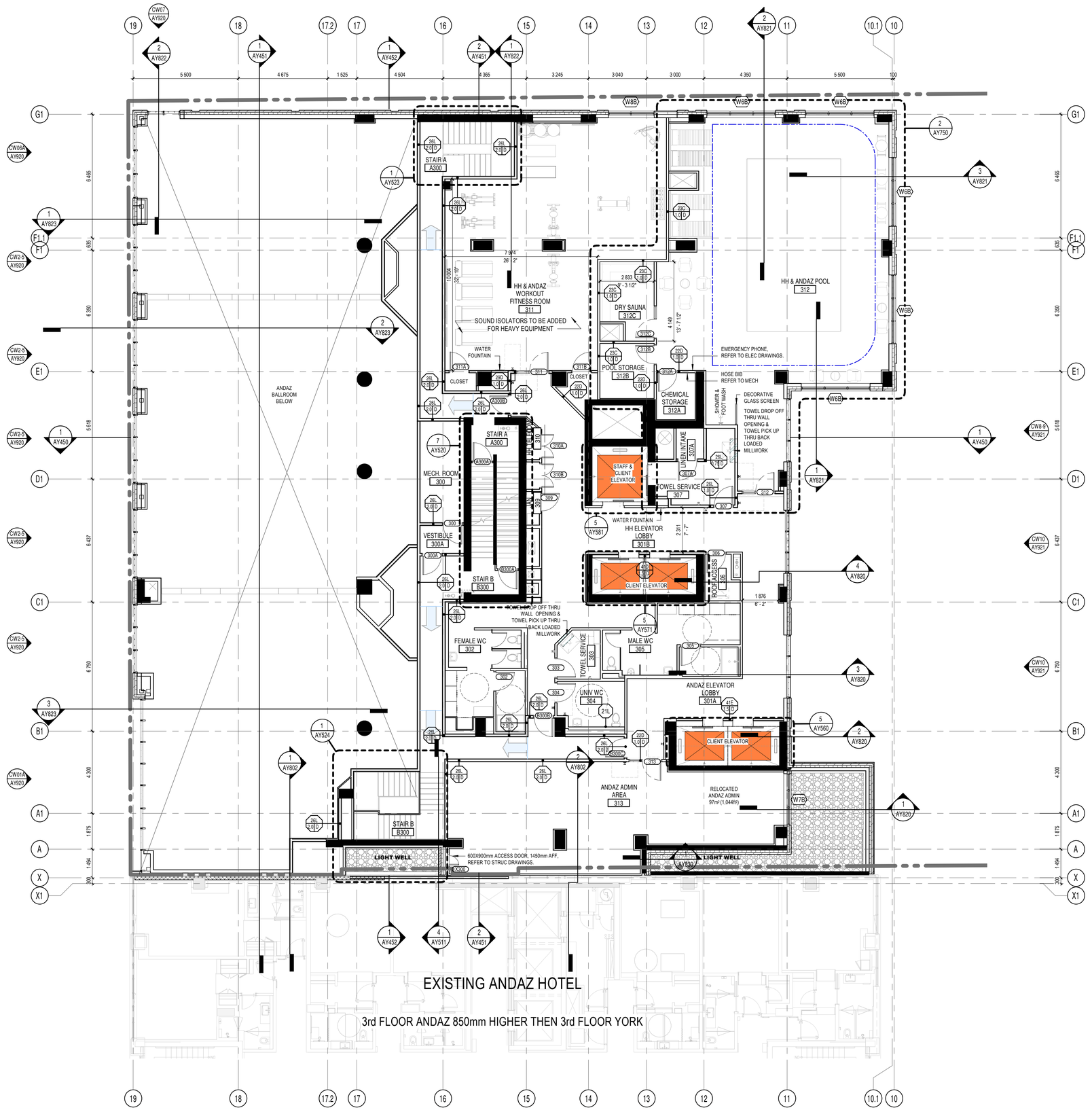
Revision
QQQ

Dwg Number
AY202

D07-12-25-0038

19235

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THIRD FLOOR PLAN
1 : 100

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T 613 219 8503 claridgehomes.com

Project
110-116 YORK STREET

Location
OTTAWA

No.
13098.00

NO	REVISION	DATE (yyyy.mm.dd)
PP	FOR COORDINATION	2024.12.02
RR	FOR COORDINATION	2024.12.05
TT	FOR CLIENT REVIEW	2025.01.14
UU	FOR STRUCT COORDINATION	2025.01.15
WW	FOR STRUCT COORDINATION	2025.01.27
YY	FOR COORDINATION	2025.02.05
AAA	FOR SITE PLAN APPROVAL	2025.02.20
BBB	FOR HH SD REVIEW #6	2025.02.20
CCC	FOR COORDINATION	2025.02.20
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PPP	FOR HH SD REVIEW #7	2025.07.03
QQQ	FOR SITE PLAN APPROVAL	2025.07.15

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NOT FOR CONSTRUCTION

Drawn by
SJ

Checked by
LH

DATE (aa.mm.jj)
MARCH, 2024

Scale
As indicated

Drawing Title
THIRD FLOOR PLAN

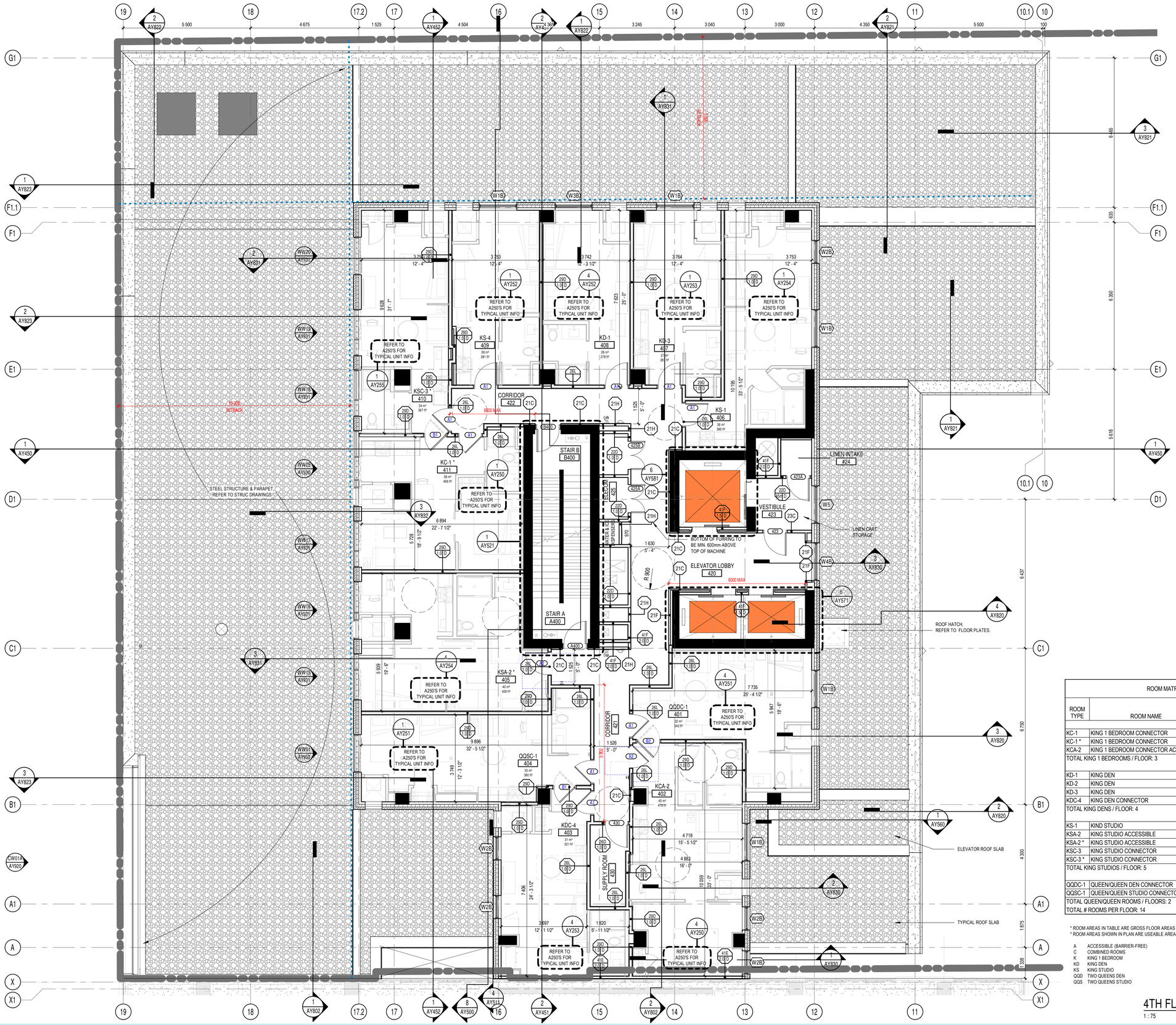
Revision
QQQ

Dwg Number
AY203

D07-12-25-0038

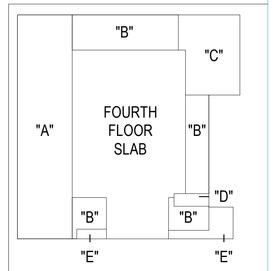
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ROOF IDENTIFIER LEGEND.
TO BE READ IN CONJUCTION WITH WALL SECTIONS AND SLAB EDGE PLANS.

ROOM MATRIX PER FLOOR (4TH TO 17TH FLOOR)

ROOM TYPE	ROOM NAME	ROOM #	GROSS FLOOR AREA (m²)	GROSS FLOOR AREA (ft²)	TOTAL ROOMS (14 FLOORS)
KC-1	KING 1 BEDROOM CONNECTOR	ROOM 11	48 m²	513 ft²	12
KC-1 *	KING 1 BEDROOM CONNECTOR	ROOM 11	45 m²	485 ft²	2
KCA-2	KING 1 BEDROOM CONNECTOR ACCESSIBLE	ROOM 02	53 m²	569 ft²	14
TOTAL KING 1 BEDROOMS / FLOOR: 3					28
KD-1	KING DEN	ROOM 09	32 m²	343 ft²	14
KD-2	KING DEN	ROOM 08	32 m²	346 ft²	14
KD-3	KING DEN	ROOM 07	32 m²	345 ft²	14
KDC-4	KING DEN CONNECTOR	ROOM 03	38 m²	414 ft²	14
TOTAL KING DENS / FLOOR: 4					56
KS-1	KIND STUDIO	ROOM 06	47 m²	509 ft²	14
KSA-2	KING STUDIO ACCESSIBLE	ROOM 05	52 m²	555 ft²	12
KSA-2 *	KING STUDIO ACCESSIBLE	ROOM 05	49 m²	526 ft²	2
KSC-3	KING STUDIO CONNECTOR	ROOM 10	45 m²	487 ft²	12
KSC-3 *	KING STUDIO CONNECTOR	ROOM 10	42 m²	454 ft²	2
TOTAL KING STUDIOS / FLOOR: 5					42
QQDC-1	QUEEN/QUEEN DEN CONNECTOR	ROOM 01	41 m²	445 ft²	14
QQSC-1	QUEEN/QUEEN STUDIO CONNECTOR	ROOM 04	42 m²	457 ft²	14
TOTAL QUEEN/QUEEN ROOMS / FLOORS: 2					28
TOTAL # ROOMS PER FLOOR: 14					154

* ROOM AREAS IN TABLE ARE GROSS FLOOR AREAS TO CENTRE OF DEMISING WALLS AND INSIDE FACE OF EXTERIOR WALLS.
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A ACCESSIBLE (BARRIER-FREE)
C COMBINED ROOMS
K KING 1 BEDROOM
KD KING DEN
KS KING STUDIO
QQD TWO QUEENS DEN
QQS TWO QUEENS STUDIO

4TH FLOOR PLAN

1 : 75

1 AY204

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Project
110-116 YORK STREET

Location: OTTAWA
No.: 13098.00

NO	REVISION	DATE (yyyy.mm.dd)
P	FOR COORDINATION	2024.04.04
W	FOR SITE PLAN APPLICATION	2024.09.23
RR	FOR COORDINATION	2024.12.05
TT	FOR CLIENT REVIEW	2025.01.14
UU	FOR STRUCT COORDINATION	2025.01.15
WW	FOR STRUCT COORDINATION	2025.01.27
YY	FOR COORDINATION	2025.02.05
BBB	FOR HH SD REVIEW #6	2025.02.20
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LLL	ISSUED FOR SUPERSTRUCTURE PERMIT	2025.05.15
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PPP	FOR HH SD REVIEW #7	2025.07.03
QQQ	FOR SITE PLAN APPROVAL	2025.07.15

ISSUED FOR CONSTRUCTION

Drawn by: SJ
Checked by: LH
DATE (aa.mm.jj): MARCH, 2024
Scale: As indicated

Drawing Title
4TH FLOOR PLAN

Revision: QQQ
Dwg Number: AY204

D07-12-25-0038

19235

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5TH TO 16TH FLOOR PLAN

1 : 75

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A ACCESSIBLE (BARRIER-FREE)
C COMBINED ROOMS
K KING 1 BEDROOM
KD KING DEN
KS KING STUDIO
QQD TWO QUEENS DEN
QQS TWO QUEENS STUDIO

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Preliminary NOT ISSUED FOR CONSTRUCTION

Drawn by
SJ/OM

Checked by
LH

DATE (aa.mm.jj)
01/23/25

Scale
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Drawing Title
5th TO 16th FLOOR PLAN

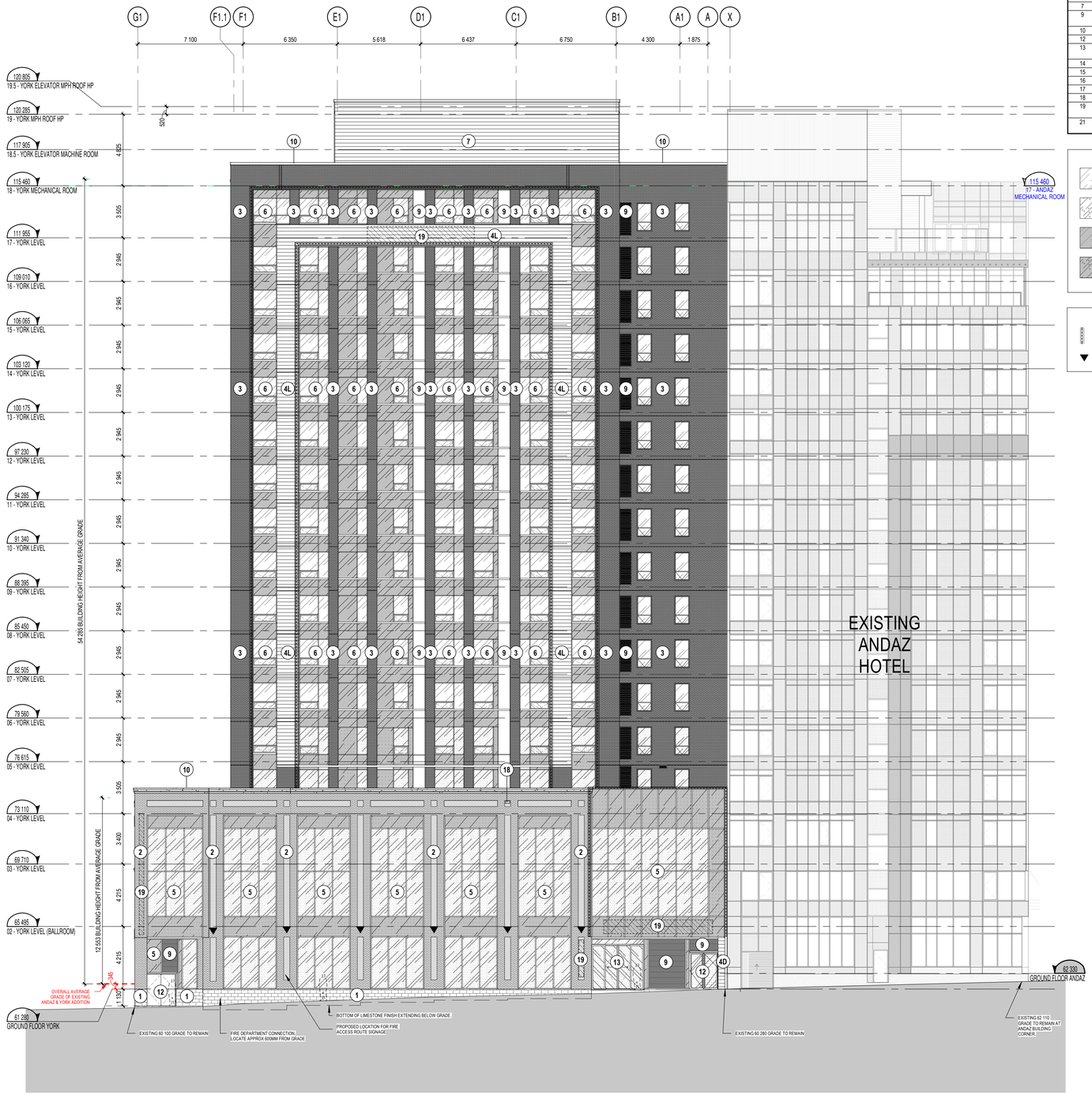
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Dwg Number
AY205

D07-12-25-0038

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NORTH ELEVATION (YORK)
1 : 150

1
AY400

ELEVATION KEYNOTE LEGEND

NOTE	DESCRIPTION
1	MASONRY BLOCK, LIMESTONE UNITS. SIZE, COLOUR AND COURSING TO BE DETERMINED.
2	MASONRY BRICK VENEER. RED COLOUR CLOSELY MATCHING ORIGINAL BUILDING FINISHES. ALL GROUT AND SEALANTS TO BE CONFIRMED BY THE ARCHITECT.
3	MASONRY BRICK VENEER. DARK SHADE. ALL GROUT AND SEALANTS TO BE CONFIRMED BY THE ARCHITECT.
4D	PREFINISHED ALUMINUM MODULAR PANELS. DARK SHADE TO BE SELECTED BY ARCHITECT.
4L	PREFINISHED ALUMINUM MODULAR PANELS. LIGHT SHADE TO BE SELECTED BY ARCHITECT.
5	CURTAIN WALL. SEALED GLASS UNIT / PREPAINTED ALUMINUM FRAME. SEE CURTAIN WALL ELEVATION PAGE.
6	WINDOW WALL. SEALED GLASS UNIT / PREPAINTED ALUMINUM FRAME. SEE WINDOW WALL ELEVATION PAGE.
7	PREPAINTED HORIZONTAL STEEL CLADDING, COLOUR TO MATCH ALUMINUM MODULAR PANELS.
9	PREPAINTED ALUMINUM VENTILATION GRILLE. COLOUR TO MATCH CURTAIN WALL FRAMES. COORDINATION WITH MECHANICAL DRAWINGS FOR LOCATION.
10	ARCHITECTURAL CORNICE.
12	STEEL DOOR. COLOUR TO MATCH ADJACENT FINISH.
13	GLAZED ENTRY DOOR, SEALED CLEAR GLASS UNIT / PREPAINTED ALUMINUM FRAME. SEE DOOR SCHEDULE PAGE.
14	FIRE FIGHTER CONNECTION, REFER TO CIVIL.
15	OVERHEAD DOOR AND BUMPERS. COLOUR AS PER MANUFACTURER STANDARD BLACK OR DARK GREY.
16	TYPICAL PAINTED STEEL BOLLARD, FILLED WITH CONCRETE.
17	WALL MOUNTED WALL PROTECTION, EXTRUDED BUMPER.
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 CHOSEN BY ARCHITECT

GLASS LEGEND

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

FEATURE LIGHT LEGEND

- LINEAR LIGHTS
- WALL SCONCES

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Seal

ONTARIO ASSOCIATION OF ARCHITECTS
LUCIEN HABRAD
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8286

NEUF
ARCHITECT(E)S

Client

CLARIDGE HOMES

505 Preston St, 2nd Floor, Ottawa ON. K1S 4N7
T 613 219 8503 claridgehomes.com

Project
110-116 YORK STREET

Location
OTTAWA

No.
13098.00

NO	REVISION	DATE (yyyy.mm.dd)
PP	FOR COORDINATION	2024.12.02
TT	FOR CLIENT REVIEW	2025.01.14
XX	FOR CLIENT USE	2025.01.29
YY	FOR COORDINATION	2025.02.05
ZZ	FOR HERITAGE REPORT	2025.02.17
AAA	FOR SITE PLAN APPROVAL	2025.02.20
BBB	FOR HH SD REVIEW #6	2025.02.20
CCC	FOR COORDINATION	2025.02.20
EEE	FOR COORDINATION	2025.03.31
FFF	FOR COORDINATION	2025.04.03
JJJ	FOR COORDINATION	2025.04.30
LLL	ISSUED FOR SUPERSTRUCTURE PERMIT	2025.05.15
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

ISSUED FOR CONSTRUCTION

Drawn by
SJ/OM

Checked by
LH

DATE (aa.mm.jj)
JUN 2023

Scale
1 : 150

Drawing Title
ELEVATION (NORTH)

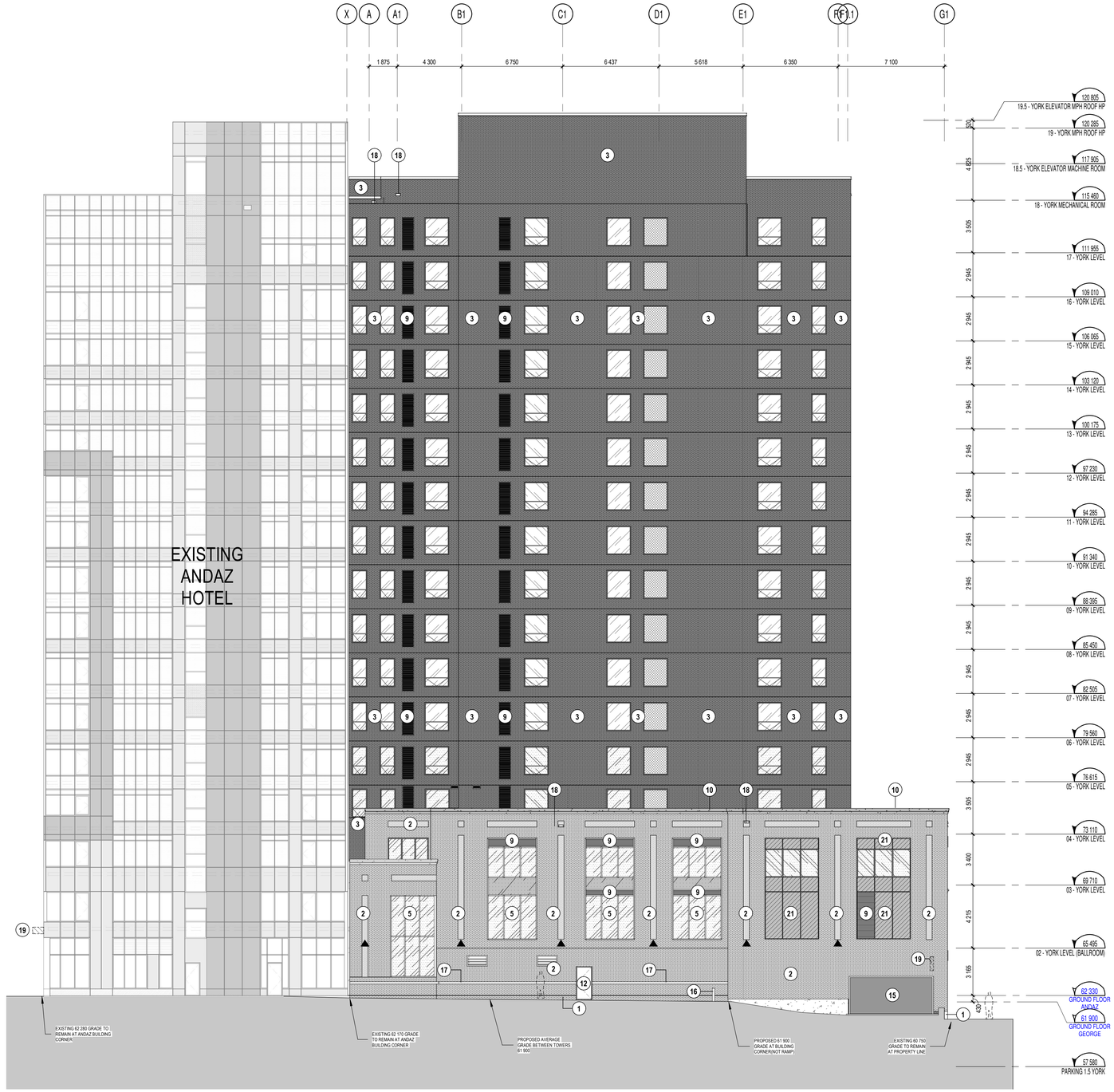
Revision
QQQ

Dwg Number
AY400

D07-12-25-0038

19235

C:\Fichiers Revit Locaux\YORKST_13098_ARC_R22_aaliyuR7RUH.rvt



ELEVATION KEYNOTE LEGEND

NOTE	DESCRIPTION
1	MASONRY BLOCK, LIMESTONE UNITS, SIZE, COLOUR AND COURSING TO BE DETERMINED.
2	MASONRY BRICK VENEER, RED COLOUR CLOSELY MATCHING ORIGINAL BUILDING FINISHES. ALL GROUT AND SEALANTS TO BE CONFIRMED BY THE ARCHITECT.
3	MASONRY BRICK VENEER, DARK SHADE. ALL GROUT AND SEALANTS TO BE CONFIRMED BY THE ARCHITECT.
4D	PREFINISHED ALUMINUM MODULAR PANELS. DARK SHADE TO BE SELECTED BY ARCHITECT..
4L	PREFINISHED ALUMINUM MODULAR PANELS. LIGHT SHADE TO BE SELECTED BY ARCHITECT..
5	CURTAIN WALL. SEALED GLASS UNIT / PREPAINTED ALUMINUM FRAME. SEE CURTAIN WALL ELEVATION PAGE.
6	WINDOW WALL. SEALED GLASS UNIT / PREPAINTED ALUMINUM FRAME. SEE WINDOW WALL ELEVATION PAGE.
7	PREPAINTED HORIZONTAL STEEL CLADDING, COLOUR TO MATCH ALUMINUM MODULAR PANELS.
9	PREPAINTED ALUMINUM VENTILATION GRILLE. COLOUR TO MATCH CURTAIN WALL FRAMES. COORDINATION WITH MECHANICAL DRAWINGS FOR LOCATION.
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- VISION GLASS
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- VISION BIRD SAFE VISION GLASS
- SPANDREL GLASS CLADDING WITH BIRD SAFE GLASS
- SPANDREL GLASS
- BIRD SAFE SPANDREL GLASS

FEATURE LIGHT LEGEND

- LINEAR LIGHTS
- WALL SCONCES

SOUTH ELEVATION

1 : 150

1 / AY401

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NEUF
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T 613 219 8503 claridgehomes.com

Project
110-116 YORK STREET

Location
OTTAWA

No.
13098.00

NO	REVISION	DATE (yyyy.mm.dd)
PP	FOR COORDINATION	2024.12.02
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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

ISSUED FOR CONSTRUCTION

Drawn by
SJ/OM

Checked by
LH

DATE (aa.mm.jj)
JUN 2023

Scale
1 : 150

Drawing Title
ELEVATIONS (SOUTH)

Revision
QQQ

Dwg Number
AY401

D07-12-25-0038

19235

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GLASS LEGEND

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

FEATURE LIGHT LEGEND

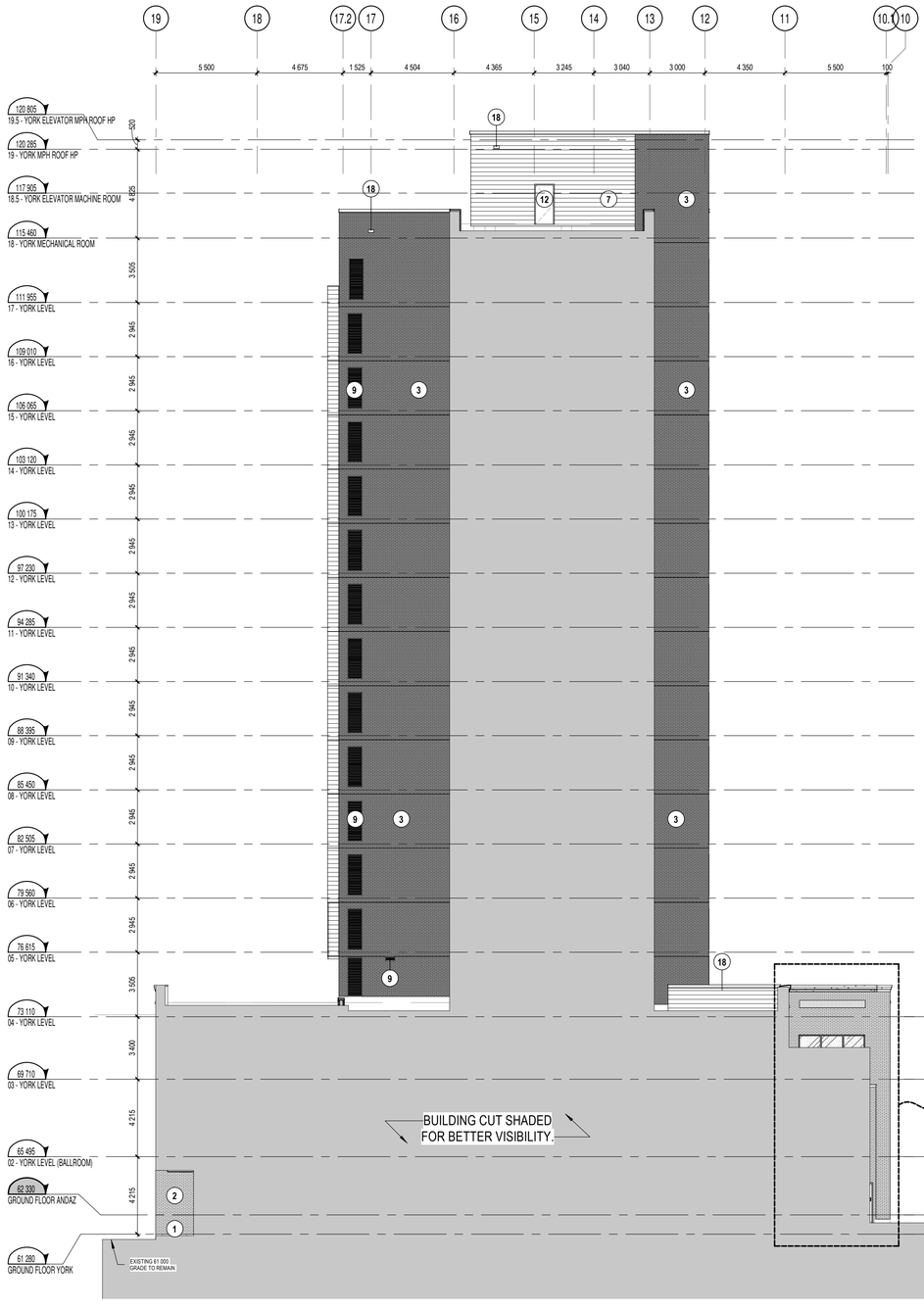
- LINEAR LIGHTS
- WALL SCONCES

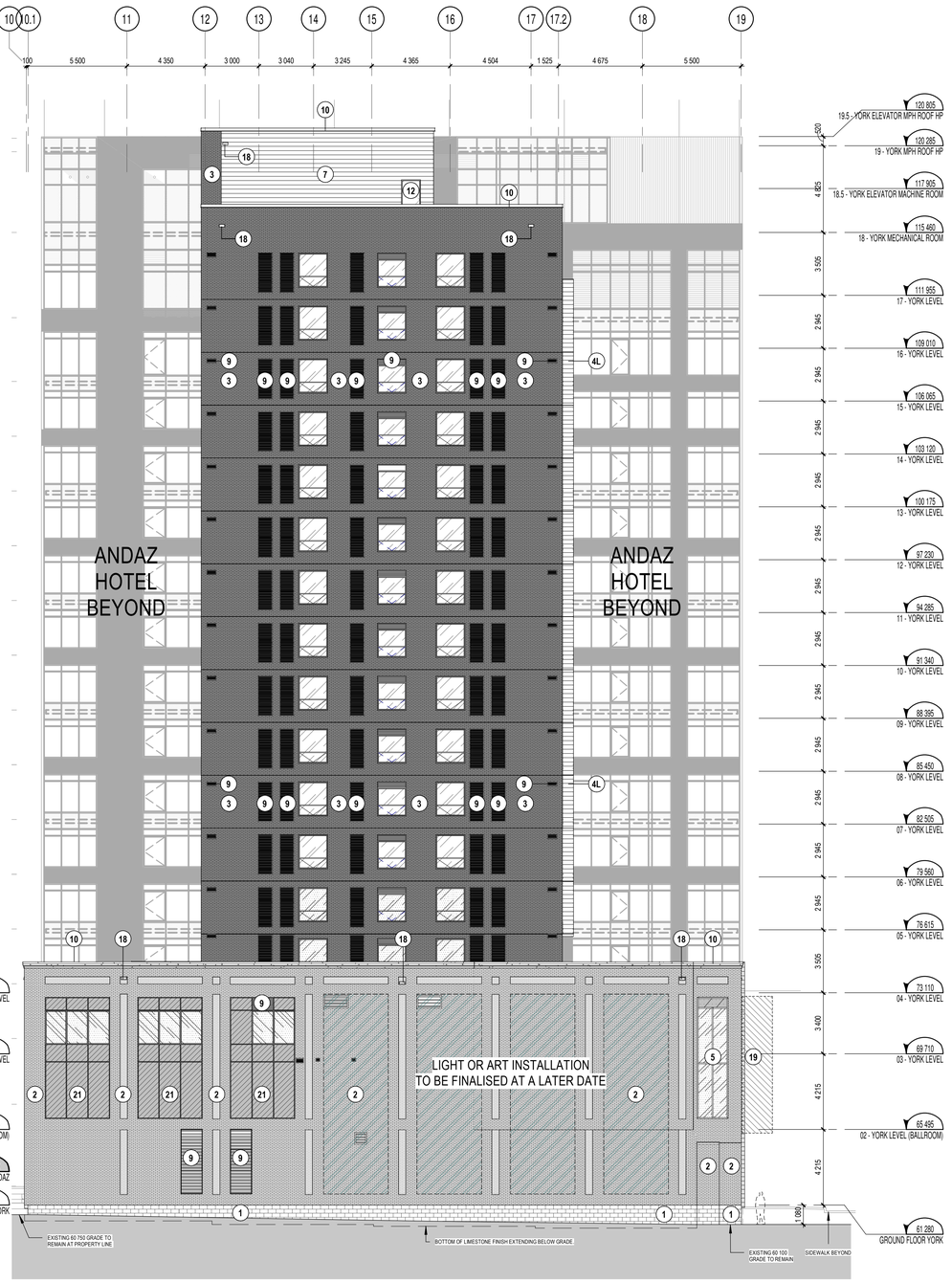
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21	SPANDREL GLASS CLADDING (OPAQUE) WITH PREPAINTED ALUMINUM FRAMING. COLOUR CHOSEN BY ARCHITECT





WEST ELEVATION
1 : 150
2 AY402

EAST ELEVATION
1 : 150
1 AY402

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T 613 219 8503 claridgehomes.com

Project
110-116 YORK STREET

Location
OTTAWA

No.
13098.00

NO	REVISION	DATE (yyyy.mm.dd)
PP	FOR COORDINATION	2024.12.02
TT	FOR CLIENT REVIEW	2025.01.14
XX	FOR CLIENT USE	2025.01.29
YY	FOR COORDINATION	2025.02.05
ZZ	FOR HERITAGE REPORT	2025.02.17
AAA	FOR SITE PLAN APPROVAL	2025.02.20
BBB	FOR HH SD REVIEW #6	2025.02.20
CCC	FOR COORDINATION	2025.02.20
EEE	FOR COORDINATION	2025.03.31
FFF	FOR COORDINATION	2025.04.03
JJJ	FOR COORDINATION	2025.04.30
LLL	ISSUED FOR SUPERSTRUCTURE PERMIT	2025.05.15
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

ISSUED FOR CONSTRUCTION

Drawn by
SJ/OM

Checked by
LH

DATE (aa.mm.jj)
APRIL 2024

Scale
1 : 150

Drawing Title
ELEVATIONS (EAST AND WEST)

Revision
QQQ

Dwg Number
AY402

D07-12-25-0038

19235

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BUILDING SECTION 1
1 : 150

1
AY450

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ONTARIO ASSOCIATION OF ARCHITECTS
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8286

NEUF
ARCHITECT(E)S

Client

CLARIDGE HOMES

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T 613 219 8503 claridgehomes.com

Project
110-116 YORK STREET

Location
OTTAWA

No.
13098.00

NO	REVISION	DATE (yyyy.mm.dd)
N	FOR CLIENT REVIEW	2024.03.26
XX	FOR CLIENT USE	2025.01.29
YY	FOR COORDINATION	2025.02.05
AAA	FOR SITE PLAN APPROVAL	2025.02.20
BBB	FOR HH SD REVIEW #6	2025.02.20
CCC	FOR COORDINATION	2025.02.20
FFF	FOR COORDINATION	2025.04.03
GGG	UNUSED	2025.03.XX
JJJ	FOR COORDINATION	2025.04.30
LLL	ISSUED FOR SUPERSTRUCTURE PERMIT	2025.05.15
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

Preliminary NOT FOR CONSTRUCTION

Drawn by
SJ

Checked by
LH

DATE (aa.mm.jj)
MAR 2024

Scale
1 : 150

Drawing Title
BUILDING SECTIONS

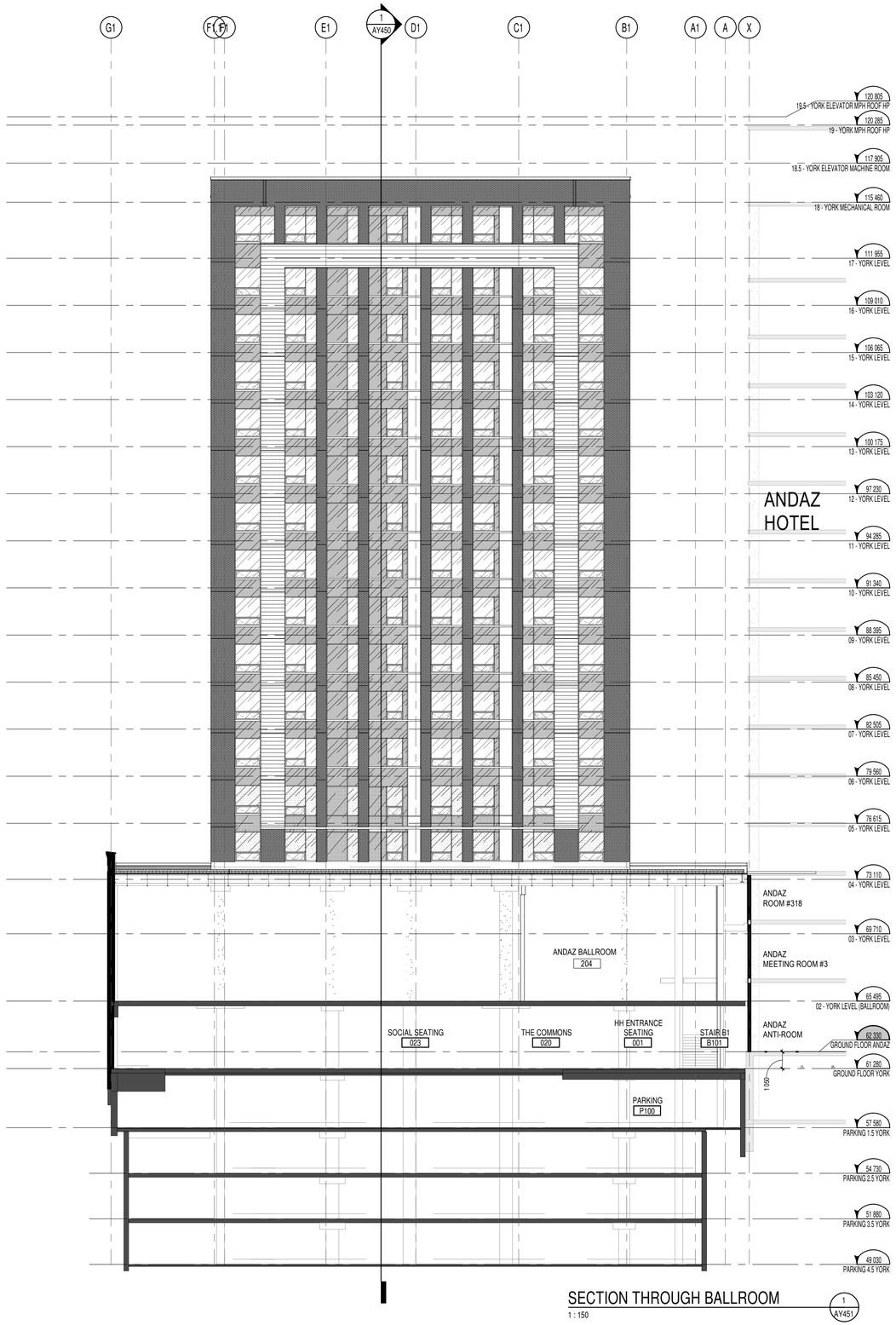
Revision
QQQ

Dwg Number
AY450

D07-12-25-0038

19235

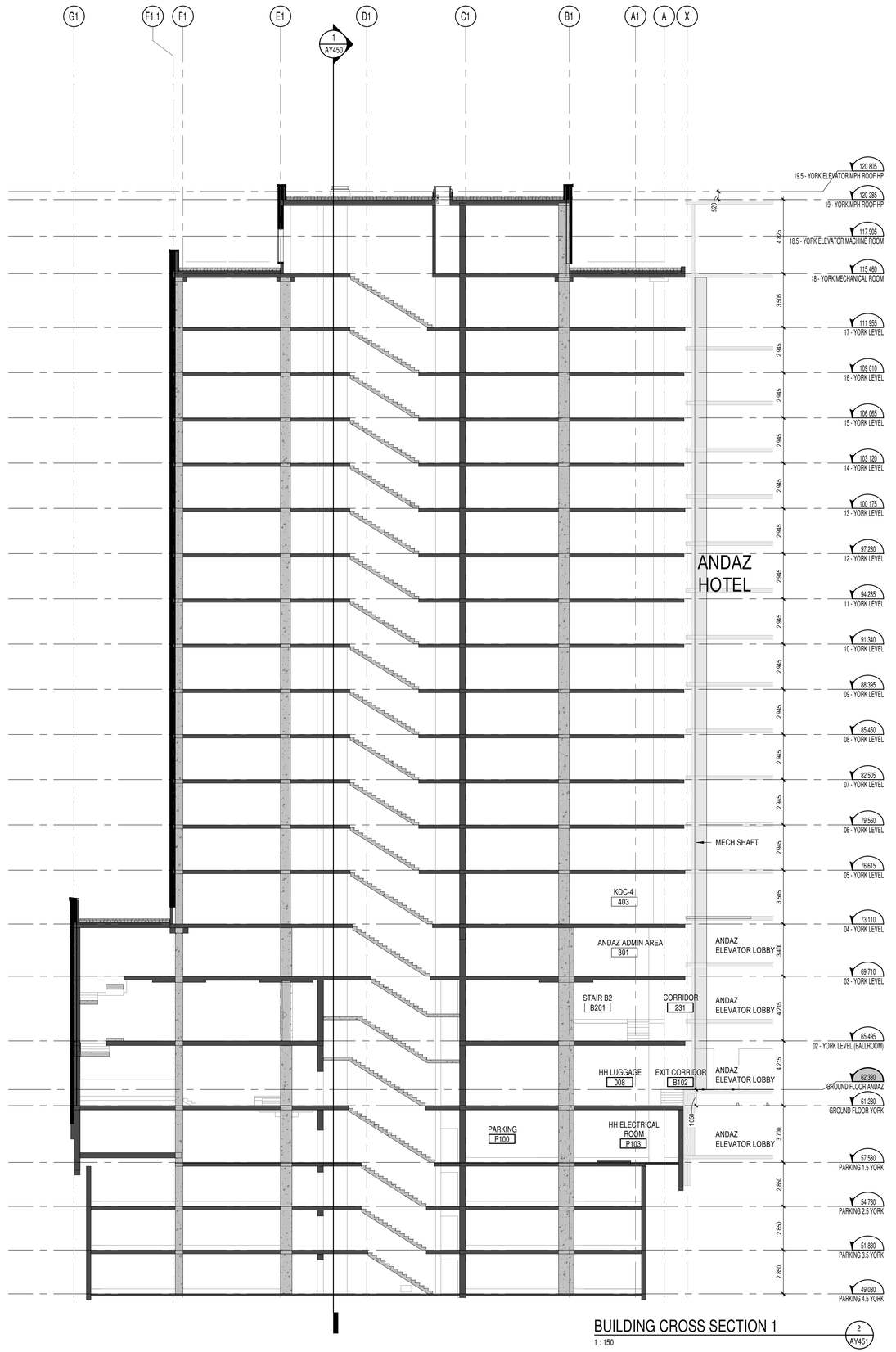
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SECTION THROUGH BALLROOM

1 : 150

1 AY451



BUILDING CROSS SECTION 1

1 : 150

2 AY451

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NEUF
ARCHITECT(E)S

Client

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Project
110-116 YORK STREET

Location
OTTAWA

No.
13098.00

NO	REVISION	DATE (yyyy.mm.dd)
GG	FOR SITE PLAN APPROVAL	2024.11.07
PP	FOR COORDINATION	2024.12.02
TT	FOR CLIENT REVIEW	2025.01.14
XX	FOR CLIENT USE	2025.01.29
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FFF	FOR COORDINATION	2025.04.03
GGG	UNUSED	2025.03.XX
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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

ISSUE FOR CONSTRUCTION

Drawn by
SJ

Checked by
LH

DATE (aa.mm.jj)
AUG 2024

Scale
1 : 150

Drawing Title
BUILDING SECTION

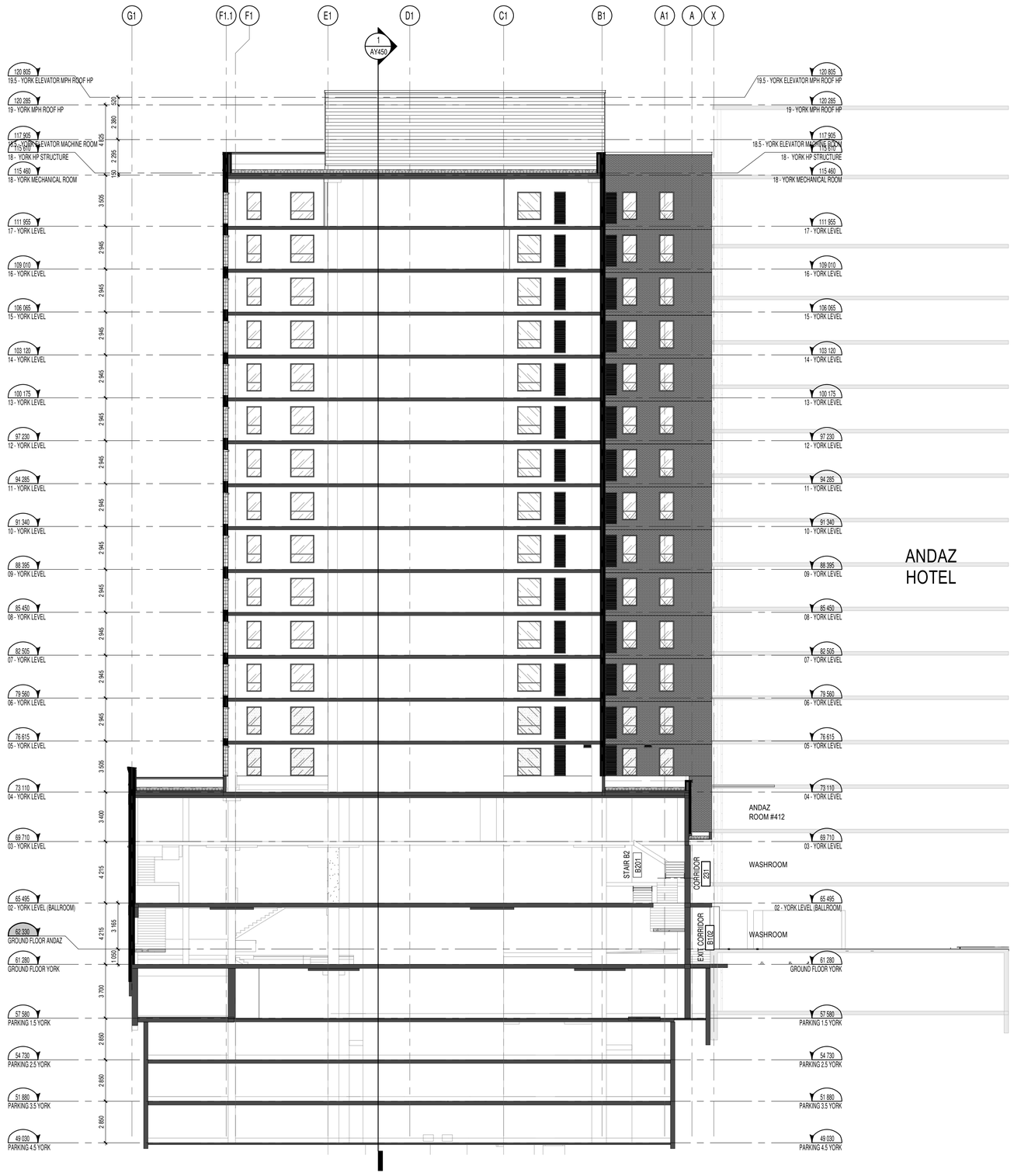
Revision
QQQ

Dwg Number
AY451

D07-12-25-0038

19235

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BUILDING CROSS SECTION 2

1 : 150

1
AY452

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Landscape Architect
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SURVEYOR
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T 613 727 0850 aovltd.com

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
LUCIEN HARVEY
LICENCE
8286

NEUF
ARCHITECT(E)S

Client

CLARIDGE HOMES

505 Preston St, 2nd Floor, Ottawa ON K1S 4N7
T 613 219 8503 claridgehomes.com

Project
110-116 YORK STREET

Location
OTTAWA

No.
13098.00

NO	REVISION	DATE (yyyy.mm.dd)
PP	FOR COORDINATION	2024.12.02
XX	FOR CLIENT USE	2025.01.29
YY	FOR COORDINATION	2025.02.05
AAA	FOR SITE PLAN APPROVAL	2025.02.20
BBB	FOR HH SD REVIEW #6	2025.02.20
CCC	FOR COORDINATION	2025.02.20
FFF	FOR COORDINATION	2025.04.03
GGG	UNUSED	2025.03.XX
JJJ	FOR COORDINATION	2025.04.30
LLL	ISSUED FOR SUPERSTRUCTURE PERMIT	2025.05.15
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

Preliminary - NOT FOR CONSTRUCTION

Drawn by
SJ

Checked by
LH

DATE (aa.mm.jj)
AUG 2024

Scale
1 : 150

Drawing Title
BUILDING SECTION

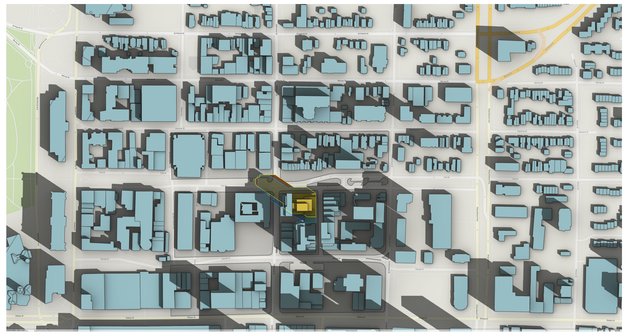
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Dwg Number
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D07-12-25-0038

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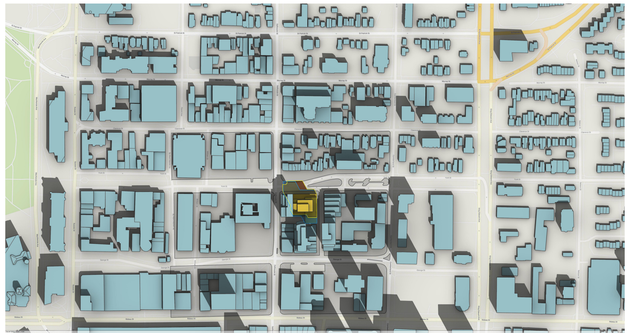
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08h00 JUNE 21st



09h00 JUNE 21st



10h00 JUNE 21st



11h00 JUNE 21st



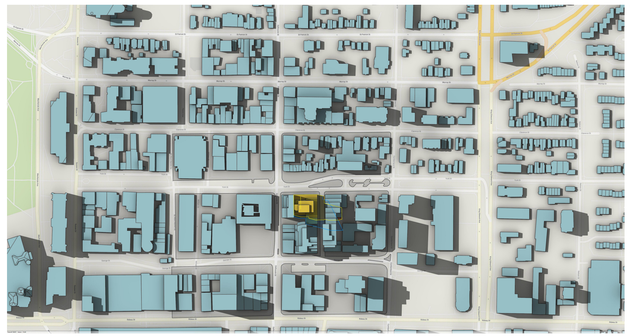
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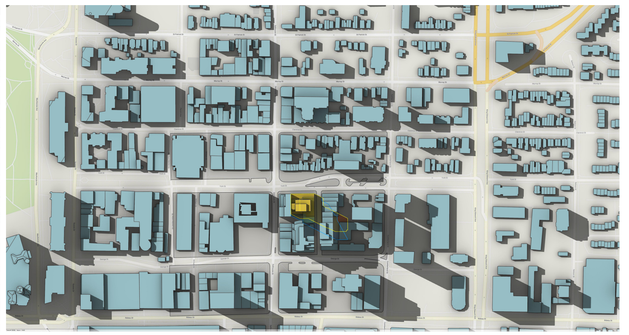
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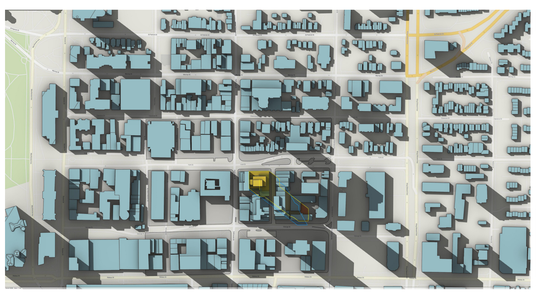
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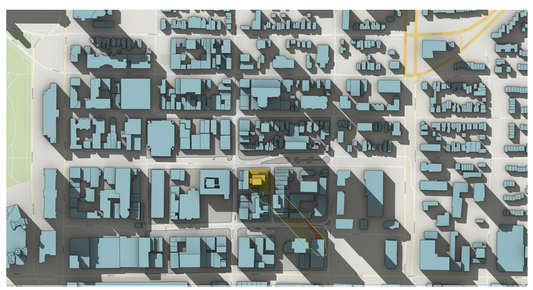
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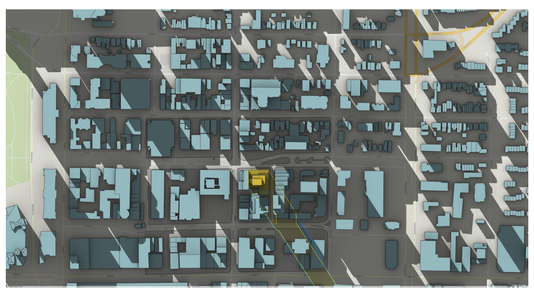
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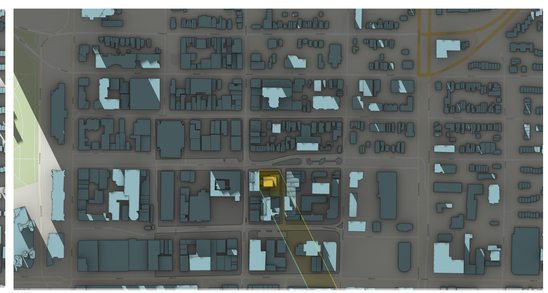
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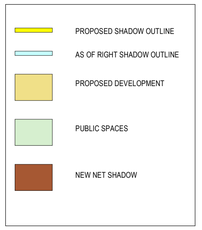
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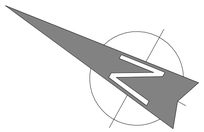
19h00 JUNE 21st



20h00 JUNE 21st



Latitude 45.42892369 and Longitude -75.69044705



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QQQ	FOR SITE PLAN APPROVAL	2025.07.15

Preliminary
DO NOT USE FOR CONSTRUCTION

Drawn by
SJ/AA

Checked by
LH

DATE (aa.mm.jj)
JUL 2023

Scale
As indicated

Drawing Title
SUN STUDY - JUNE

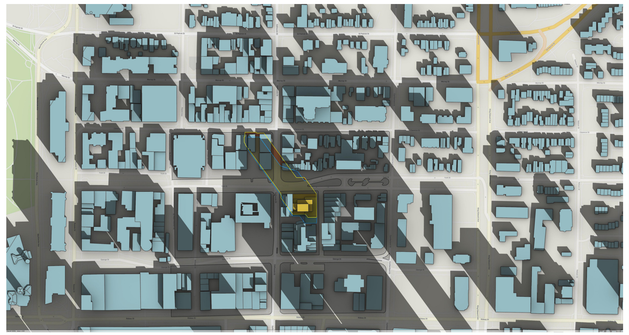
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Dwg Number
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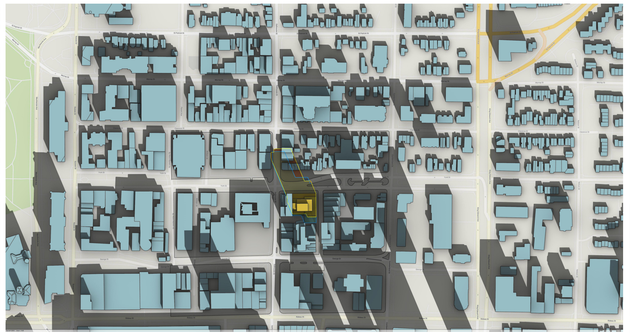
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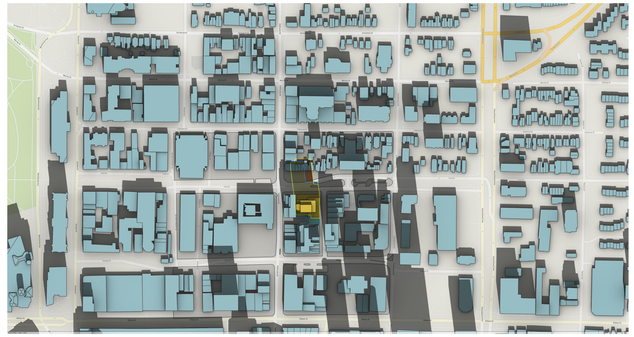
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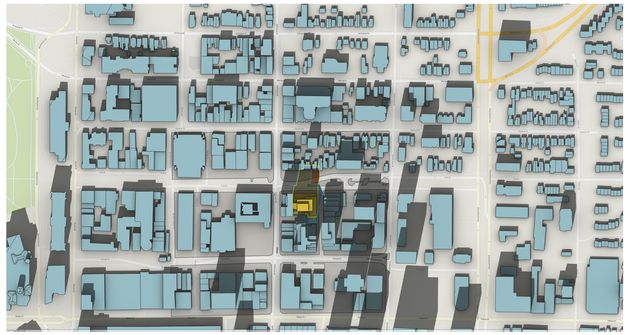
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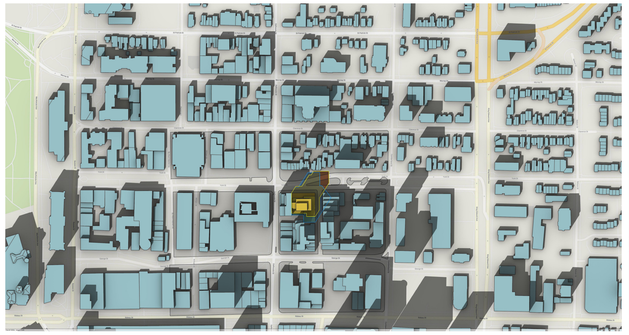
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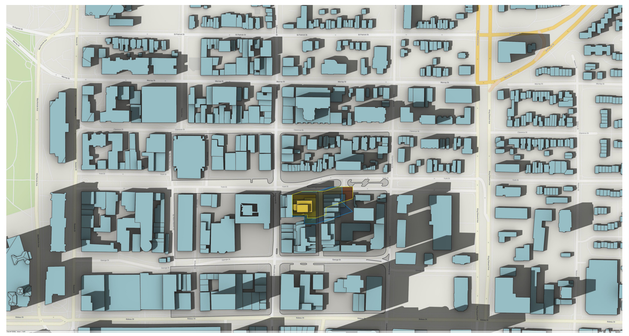
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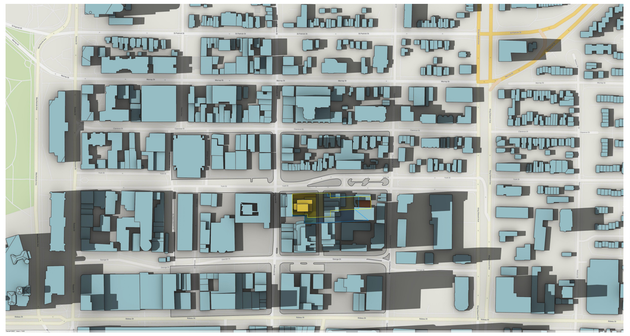
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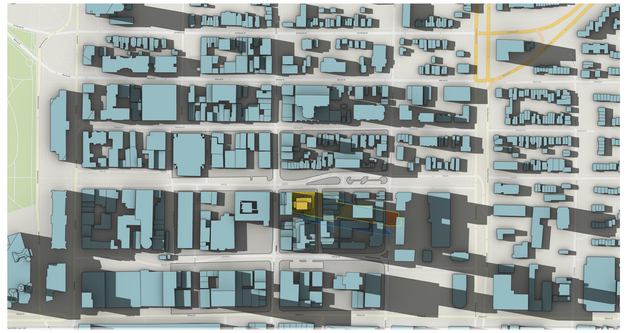
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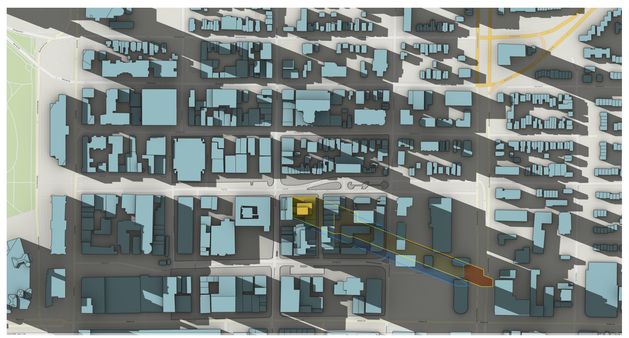
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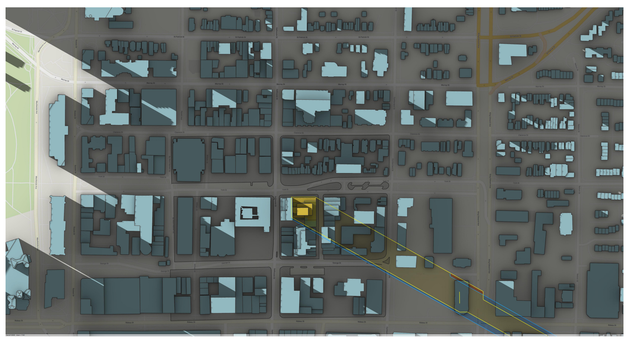
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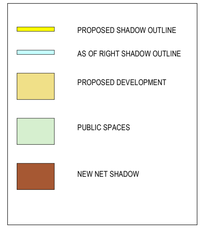
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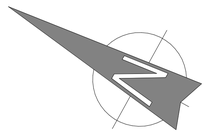
17h00 SEPTEMBER 21st



18h00 SEPTEMBER 21st



Latitude 45.42892369 and Longitude -75.69044705



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QQQ	FOR SITE PLAN APPROVAL	2025.07.15

Preliminary
DO NOT USE FOR CONSTRUCTION

Drawn by
SJ/AA

Checked by
LH

DATE (aa.mm.jj)
JUL 2023

Scale
As indicated

Drawing Title
SUN STUDY - SEPTEMBER

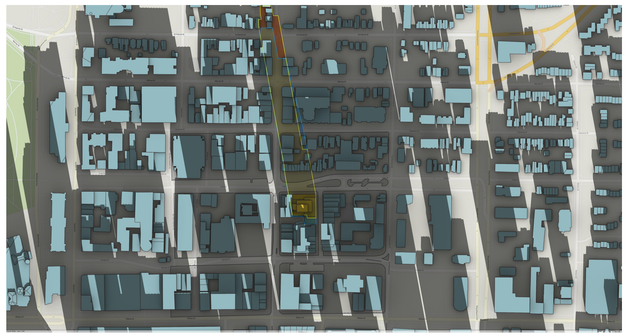
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Dwg Number
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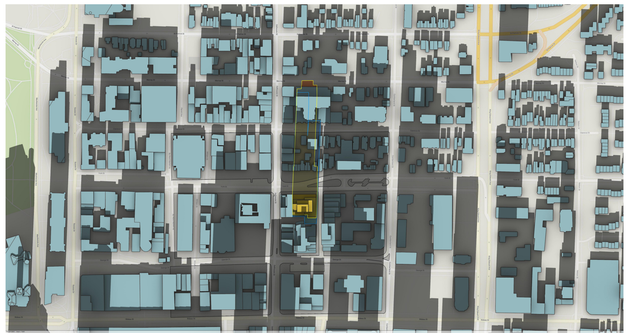
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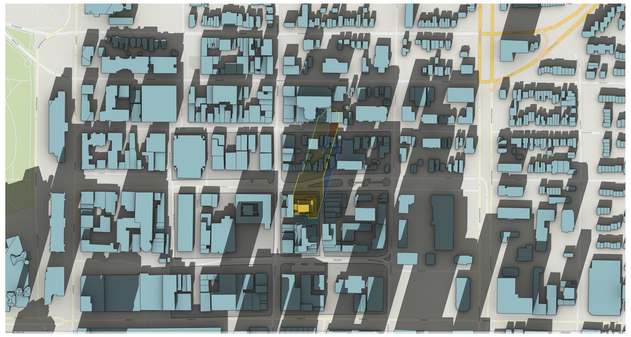
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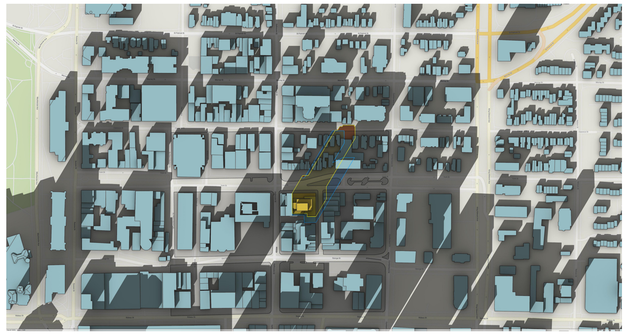
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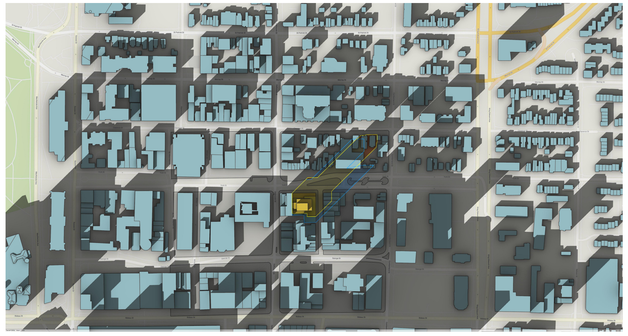
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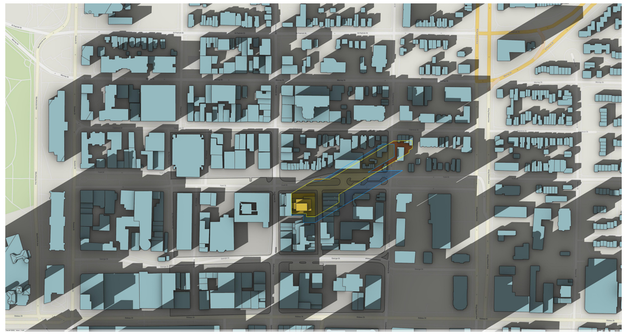
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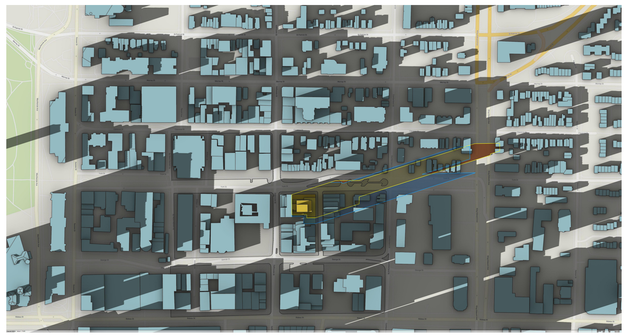
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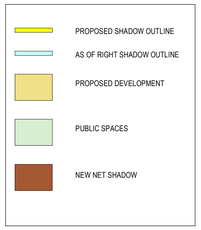
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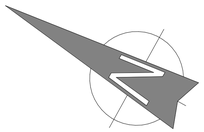
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SJ/AA

Checked by
LH

DATE (aa.mm.jj)
JUL 2023

Scale
As indicated

Drawing Title
SUN STUDY - DECEMBER

Revision
QQQ

Dwg Number
A1003

D07-12-25-0038

19235

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