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126 YORK STREET
23 STOREY
RENTAL & HOTEL
S.P.A.# D02-02-21-0033 & D07-12-21-0054

110 YORK STREET
HOTEL ADDITION
S.P.A. #PC2024-0200

141 GEORGE STREET
22 STOREY
RENTAL BUILDING
S.P.A.# D070-12-12-0199

325 DALHOUSIE STREET
16 STOREY
EXISTING ANDAZ HOTEL

126 YORK STREET
23 STOREY
RENTAL & HOTEL
S.P.A.# D02-02-21-0033 &
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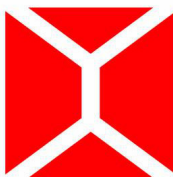
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Seal



NEUF

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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)
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
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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

Drawn by

SJ/OM

DATE (aa.mm.jj)

AUGUST 2024

Drawing Title

PERSPECTIVES

Checked by

LH

Scale

Revision

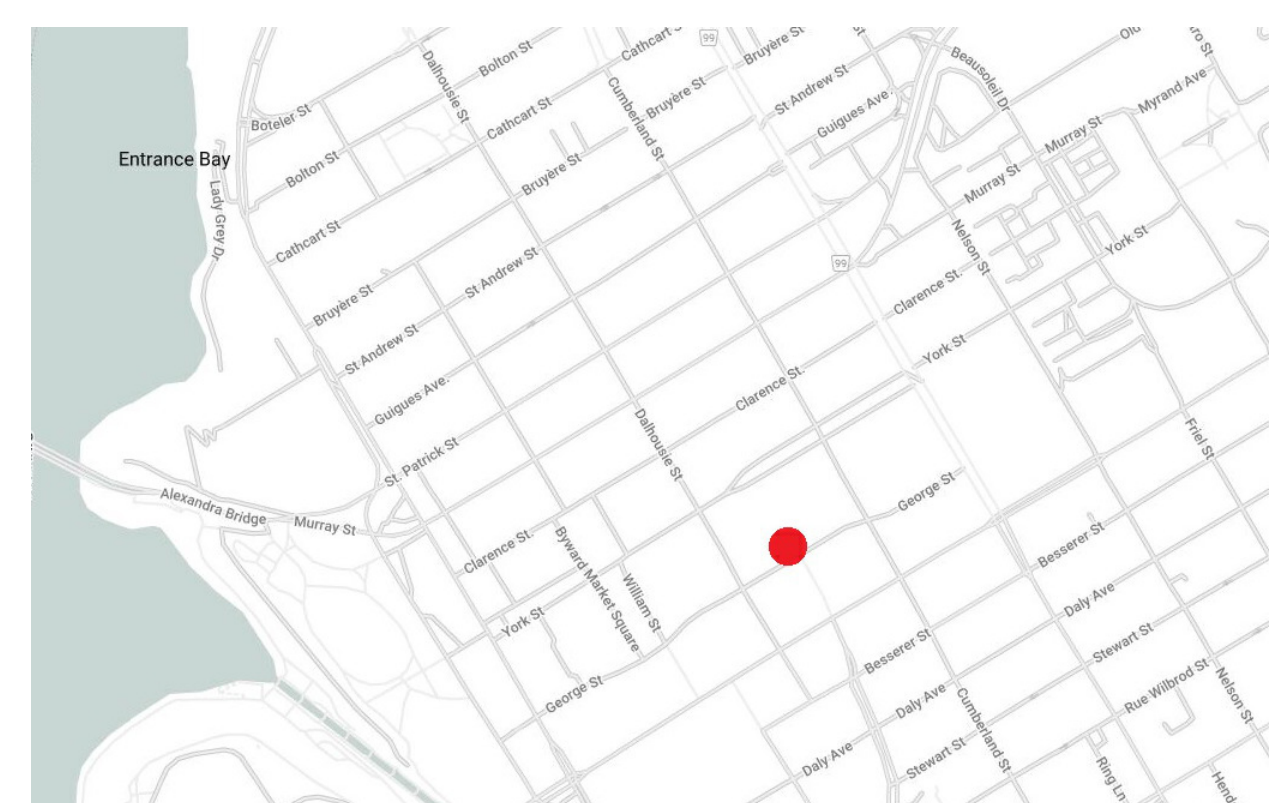
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Dwg Number

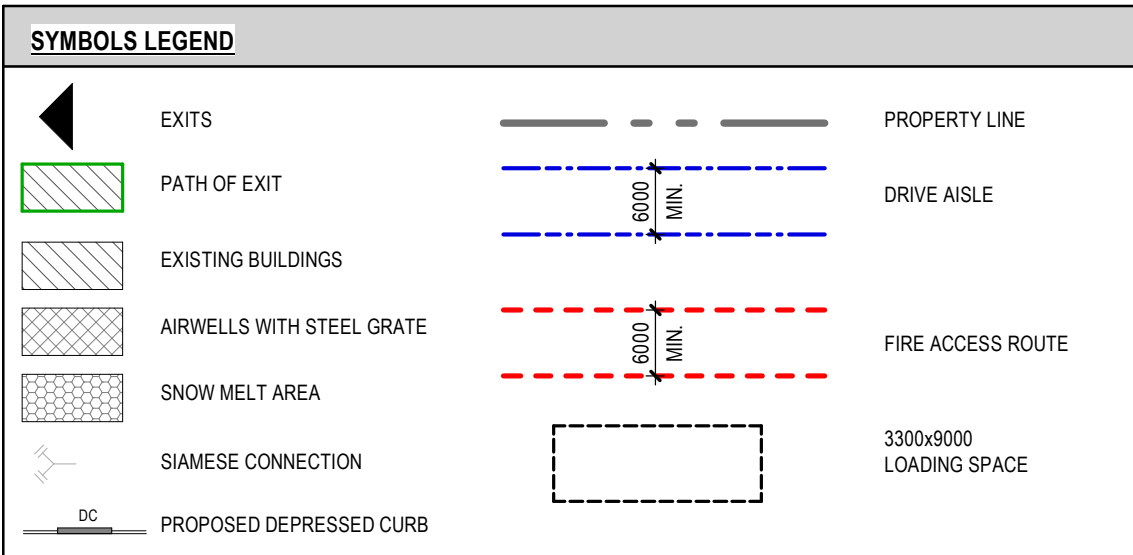
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D07-12-25-0038



- 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.



SOLID WASTE COLLECTION REQUIREMENTS		
ZONING MECHANISM	REGULATION	PROPOSED
Hotel Waste	Garbage (Compacted) = 0.053y/unit Require 19y ³	Garbage (Compacted) = 3 x 8y ³ containers Total = 24y ³
York - 154 units Andaz - 200 units Total = 354 units	Recycling (GMP) = 0.018y ³ /unit Require 7y ³	Recycling (GMP) = 2 x 8y ³ containers Total = 16y ³
	Recycling (Fibres) = 0.038y ³ /unit Require 14y ³	Recycling (Fibres) = 2 x 8y ³ containers Total = 16y ³
	Organics = 240L container/50 units Require 8 containers	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)	424m ² x 2 floors= 848m ² 443m ² x 12 floors=5,316m ² TOTAL = 6,164m ²
	Minimum 10% of rooms are required to be Barrier-Free (BF) and distributed throughout the storeys.	22 of 154 units (14%) provided
Assembly	Ground floor 2nd floor	647m ² /floor 841m ² /floor
Hotel Administration	3rd floor	94m ² /floor
		TOTAL = 1,582m ²
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 = 3,109.10m ² 110 York = 520.72m ² 116 York = 1,015.88m ² = 4,645.70m ²
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 minimum depth of 3m, must be occupied by permitted use. Total gross area of lobbies, mechanical rooms and access to other floors does 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, 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	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 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	Residential: 0.5 spaces x 297 units = 149 bicycle parking spaces Retail: 1 space per 250m ² of GFA 468m ² GFA / 250m ² = 2 bicycle parking spaces Hotel: 1 per 1000m ² of GFA +/-7,746m ² GFA/1,000m ² = 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
110 & 116 YORK		
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 (m ²)	AREA (ft ²)	# OF FLOORS	TOTAL AREA (m ²)	TOTAL AREA (ft ²)
P4.5, P3.5 & P2.5 LEVELS	1 560 m ²	16 790.0 ft ²	0	0 m ²	0 ft ²
P1.5 LEVEL	1 643 m ²	17 680.1 ft ²	0	0 m ²	0 ft ²
GROUND FLOOR	1 452 m ²	15 631.7 ft ²	1	1 452 m ²	15 632 ft ²
2nd FLOOR	1 483 m ²	15 959.5 ft ²	1	1 483 m ²	15 960 ft ²
3rd FLOOR	864 m ²	9 296.8 ft ²	1	864 m ²	9 297 ft ²
4th & 17th TYPICAL FLOOR	609 m ²	6 554.1 ft ²	2	1 218 m ²	13 108 ft ²
5th to 16th TYPICAL FLOOR	620 m ²	6 674.6 ft ²	12	7 441 m ²	80 095 ft ²
18th FLOOR PENTHOUSE	349 m ²	3 759.0 ft ²	1	349 m ²	3 759 ft ²
	8 479 m ²	91 265.9 ft ²		12 706 m ²	136 771 ft ²

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

BUILDING OVERHANGS HOTEL ENTRANCE DROP-OFF AREA

DALHOUSIE STREET

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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JJJ FOR COORDINATION 2025.04.30
LLL ISSUED FOR SUPERSTRUCTURE 2025.05.15
PERMIT
MMM FOR COORDINATION 2025.06.18
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PPP FOR HH SD REVIEW #7 2025.07.03
QQQ FOR SITE PLAN APPROVAL 2025.07.14

Drawn by

SJ/AA

Checked by

LH

DATE (aa.mm.jj)

MAY 2023

Scale

As indicated

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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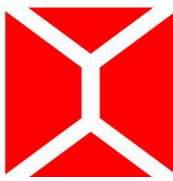
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110-116 YORK STREET

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Drawn by

SJ

Checked by

LH

DATE (aa.mm.jj)

OCT 2024

Scale

As indicated

Drawing Title

**PARKING LEVEL 4.5
FLOOR PLAN**

Revision

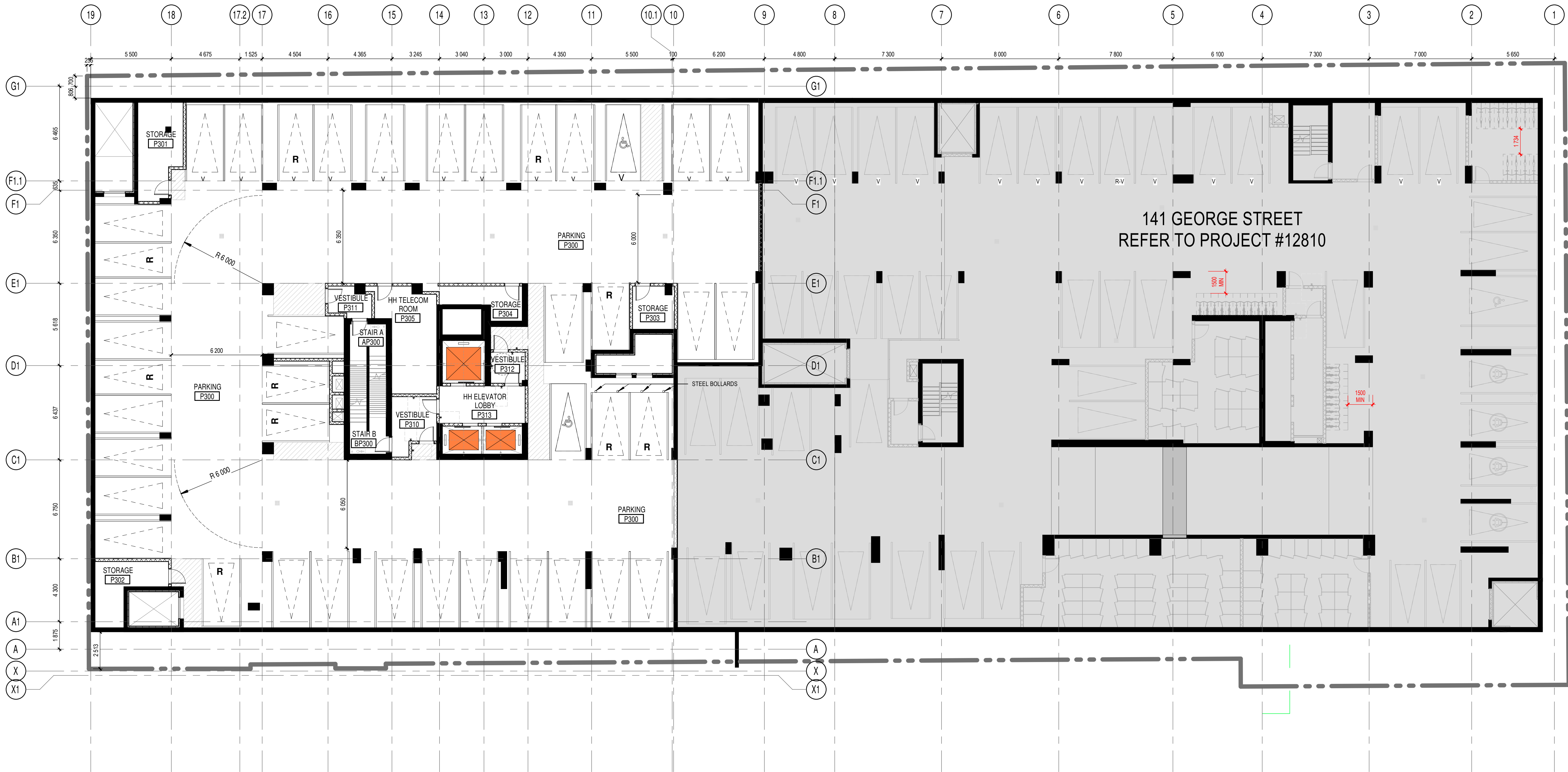
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Dwg Number

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D07-12-25-0038

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PARKING LEVEL 3.5 FLOOR PLAN-OVERALL

1 : 150

1
AY198

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Project

110-116 YORK STREET

Location

OTTAWA

No.

13098.00

NO	REVISION	DATE (yyyy.mm.dd)
RR	FOR COORDINATION	2024.12.05
TT	FOR CLIENT REVIEW	2025.01.14
UU	FOR STRUCT COORDINATION	2025.01.15
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QQQ	FOR SITE PLAN APPROVAL	2025.07.15

Drawn by

SJ

Checked by

LH

DATE (aa.mm.jj)

MAR 2024

Scale

As indicated

Drawing Title

**PARKING LEVEL 3.5
FLOOR PLAN**

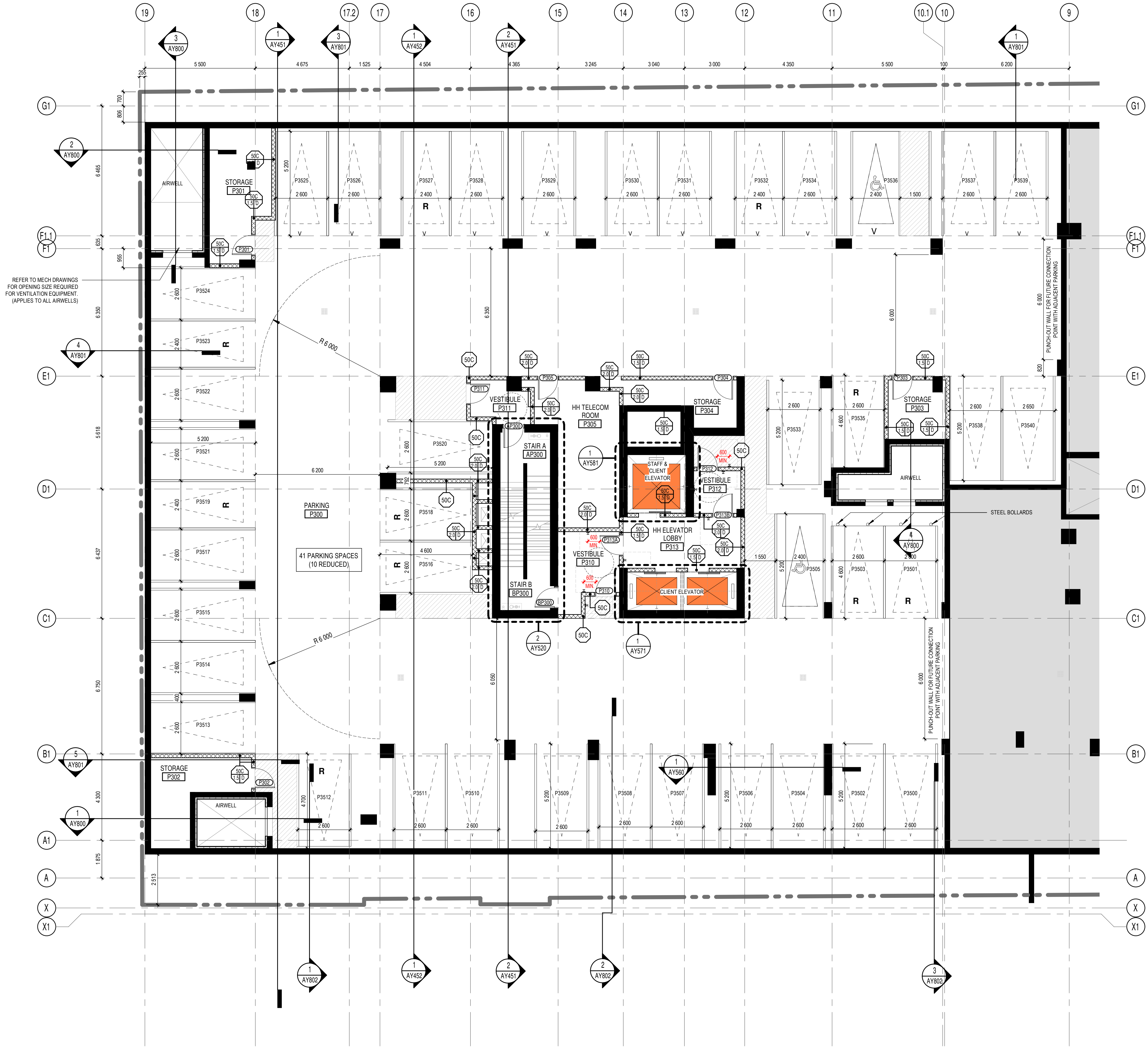
Revision

QQQ

Dwg Number

AY198

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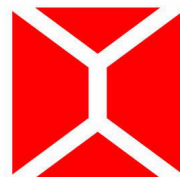
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Drawn by

SJ/OM

DATE (aa.mm.jj)

01/28/25

Checked by

LH

Scale

As indicated

Drawing Title

**PARKING LEVEL 3.5
FLOOR PLAN YORK**

Revision

QQQ

Dwg Number

AY198A

PARKING LEVEL 3.5 FLOOR PLAN-YORK

1 : 100

AY198A

D07-12-25-0038

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PARKING LEVEL 2.5 FLOOR PLAN-OVERALL

1:150

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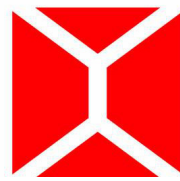
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QQQ	FOR SITE PLAN APPROVAL	2025.07.15

Drawn by

SJ

DATE (aa.mm.jj)

MAR 2024

Checked by

LH

Scale

As indicated

Drawing Title

**PARKING LEVEL 2.5
FLOOR PLAN**

Revision

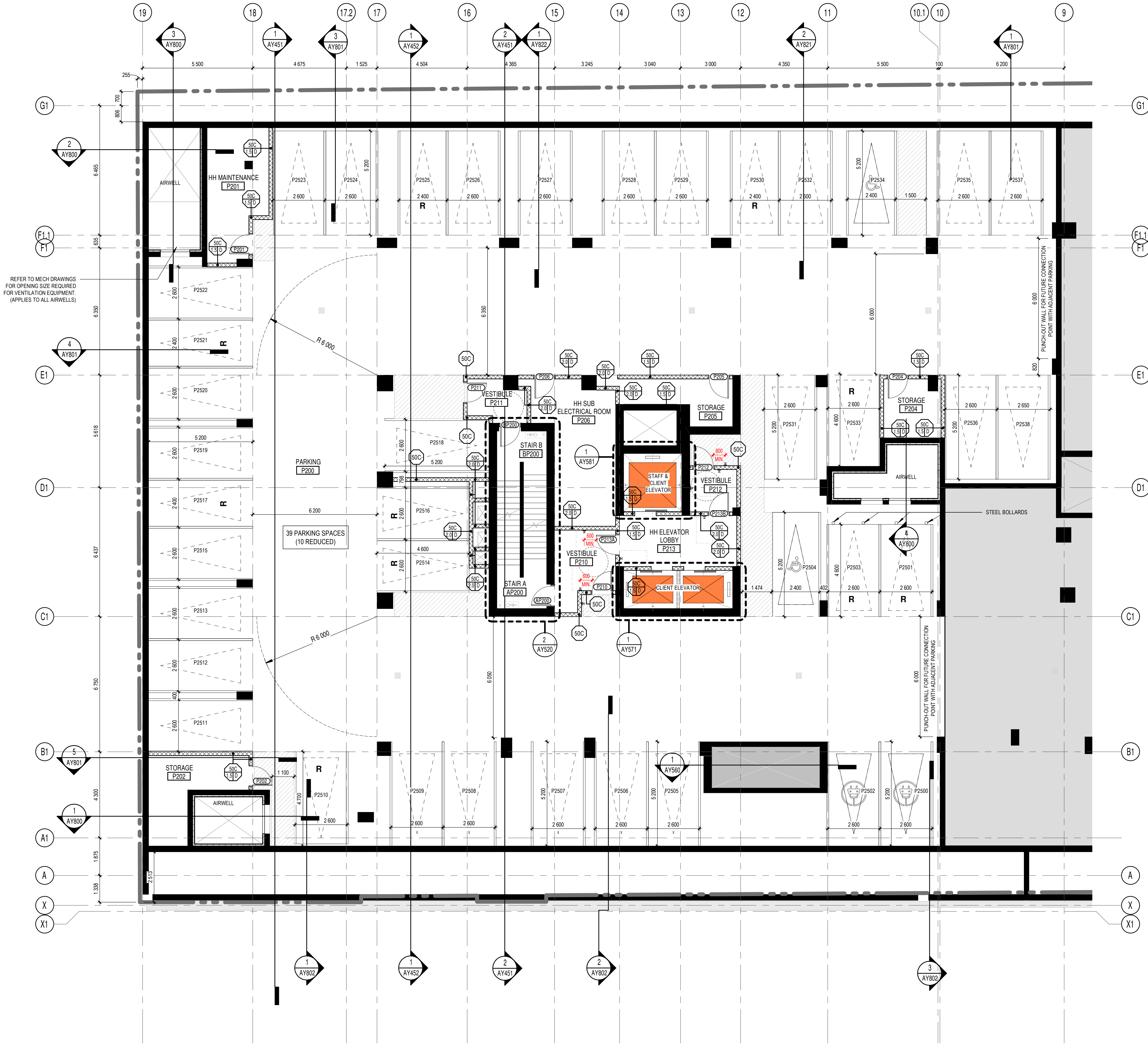
QQQ

Dwg Number

AY199

D07-12-25-0038

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Drawn by
SJ/OM

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

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LH

Scale
As indicated

Drawing Title

**PARKING LEVEL 2.5
FLOOR PLAN YORK**

Revision

QQQ

Dwg Number

AY199A

PARKING LEVEL 2.5 FLOOR PLAN-YORK

1:100

1

AY199A

D07-12-25-0038

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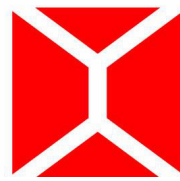
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Drawing Title

**PARKING LEVEL 1.5
FLOOR PLAN**

Revision

QQQ

Dwg Number

AY200

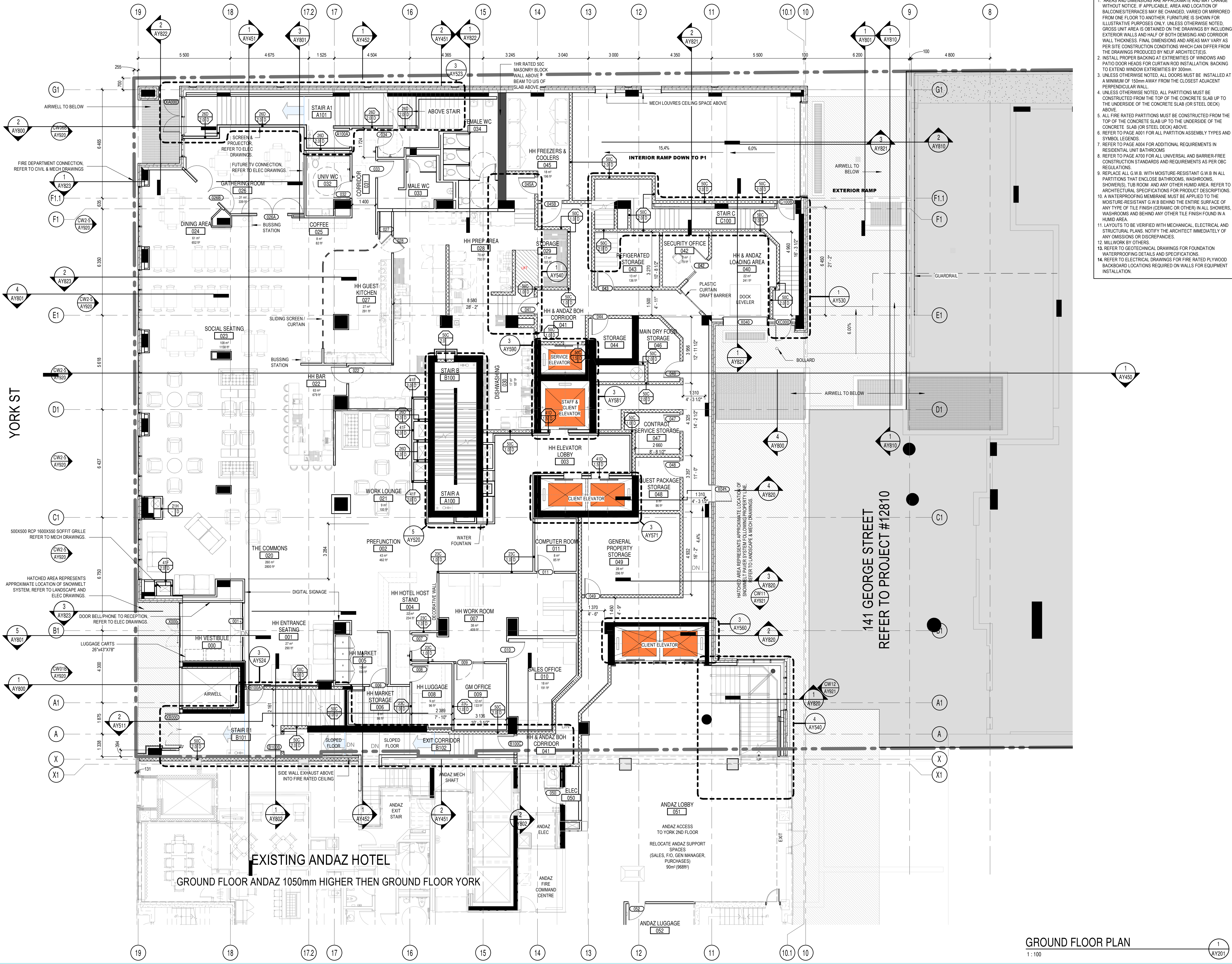
PARKING LEVEL 1.5 FLOOR PLAN-OVERALL

1:150

1
AY200

D07-12-25-0038

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Project

110-116 YORK STREET

Location
OTTAWA

No.
13098.00

NO	REVISION	DATE (yyyy-mm-dd)
TT	FOR CLIENT REVIEW	2025.01.14
UU	FOR STRUCT COORDINATION	2025.01.15
VV	FOR STRUCT COORDINATION	2025.01.23
XX	FOR CLIENT USE	2025.01.29
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MMM	FOR COORDINATION	2025.06.18
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PPP	FOR HH SD REVIEW #7	2025.07.03
QQQ	FOR SITE PLAN APPROVAL	2025.07.15

Drawn by

SJ

DATE (aa.mm.jj)

JUNE, 2023

Drawing Title

GROUND FLOOR PLAN

Revision

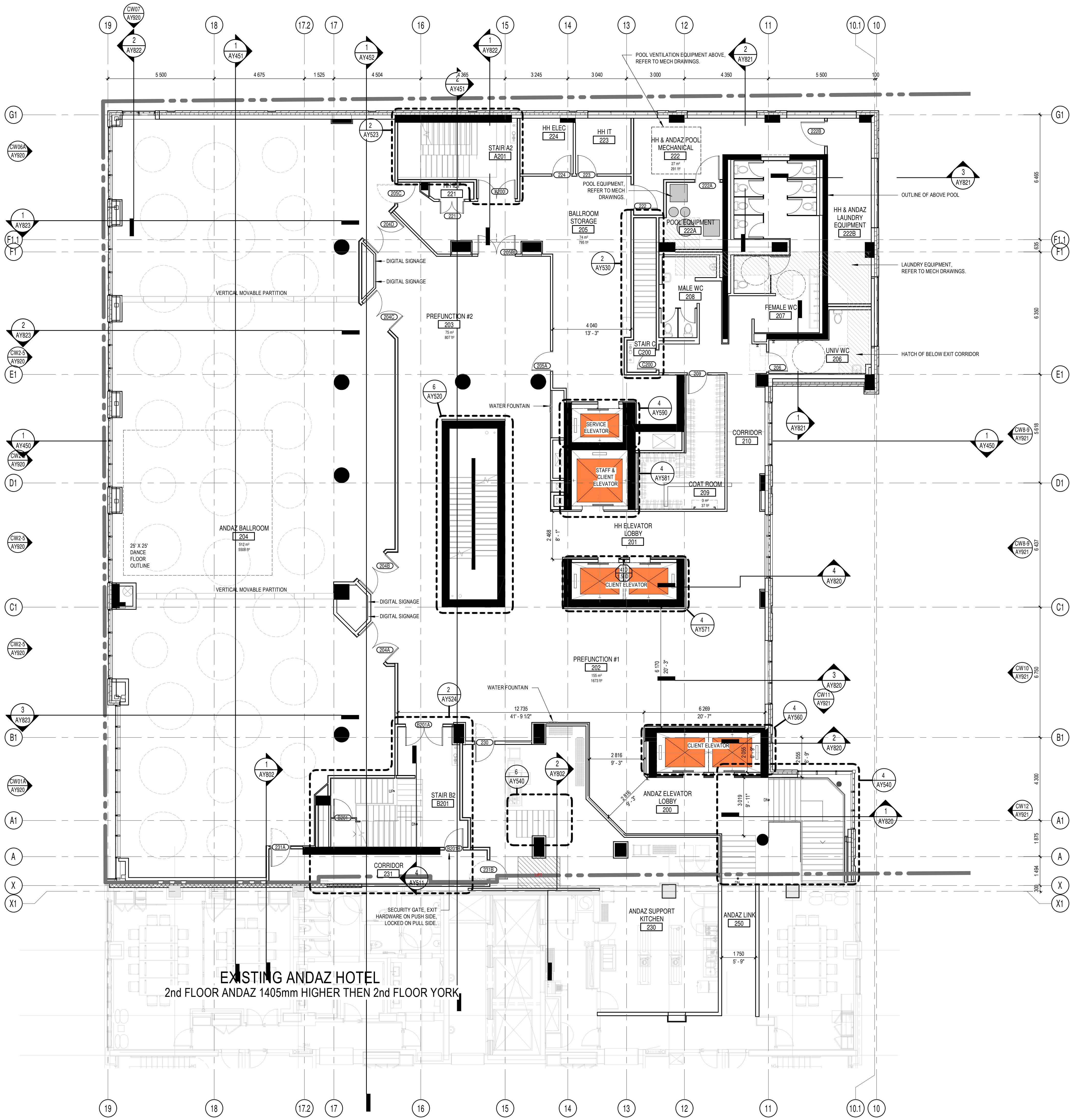
QQQ

Dwg Number

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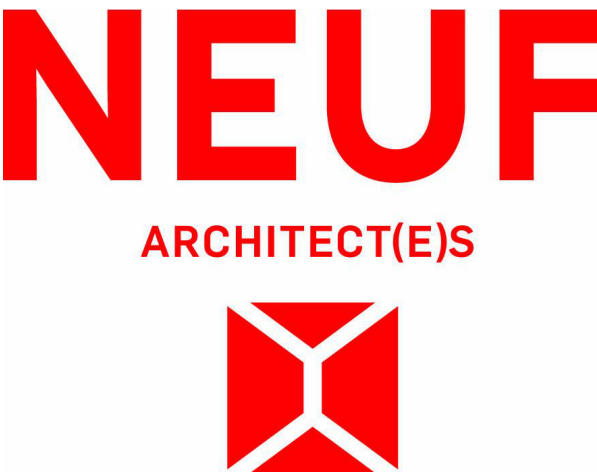
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Project

110-116 YORK STREET

Location

OTTAWA 13098.00

NO	REVISION	DATE (yyyy-mm-dd)
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QQQ	FOR SITE PLAN APPROVAL	2025.07.15

Drawn by

SJ

DATE (aa.mm.jj)

MARCH, 2024

Drawing Title

SECOND FLOOR PLAN

Revision

QQQ

Dwg Number

AY202

SECOND FLOOR PLAN

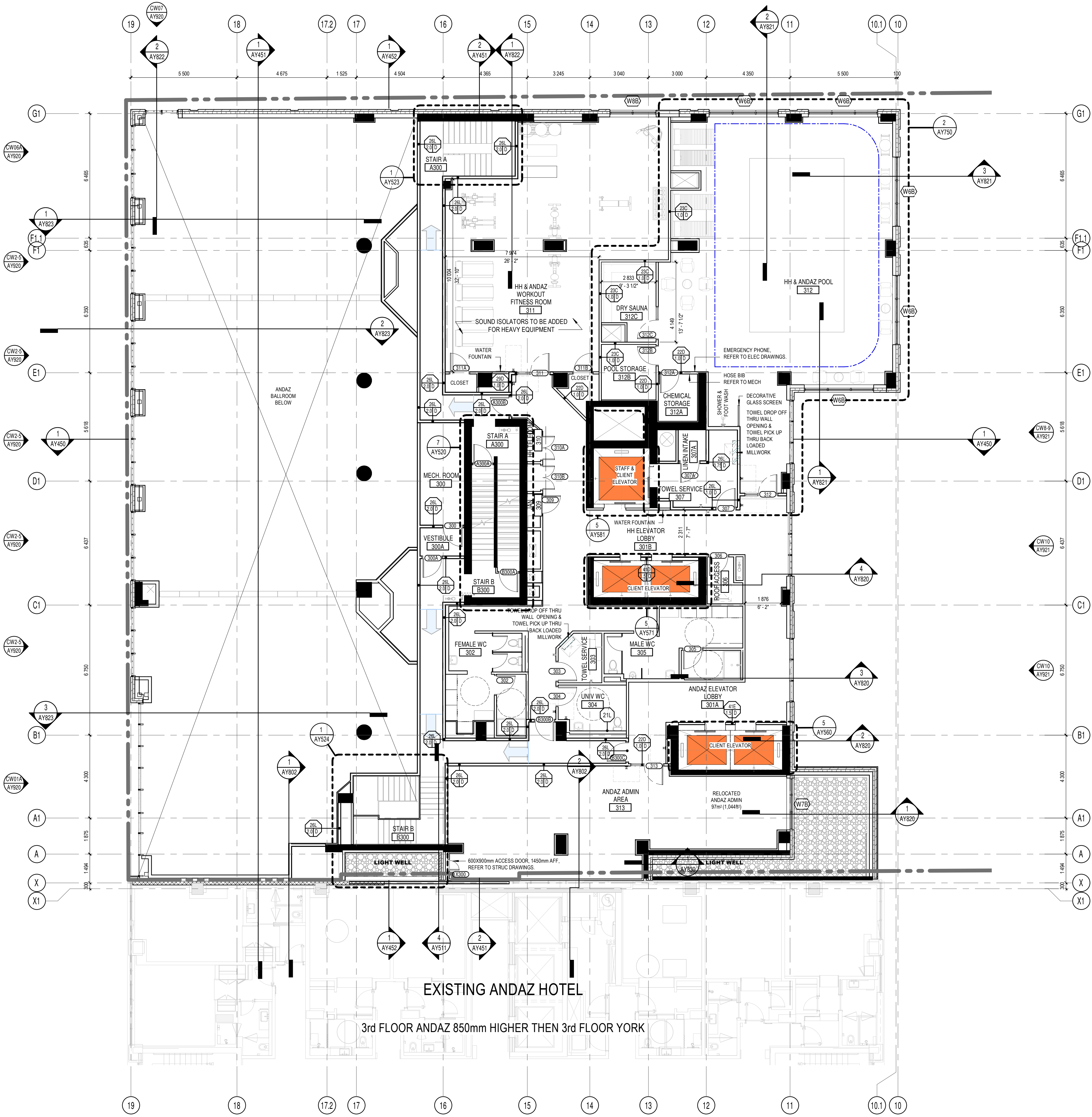
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AY202

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Location

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MARCH, 2024

Drawing Title

THIRD FLOOR PLAN

Revision

QQQ

Dwg Number

AY203

THIRD FLOOR PLAN

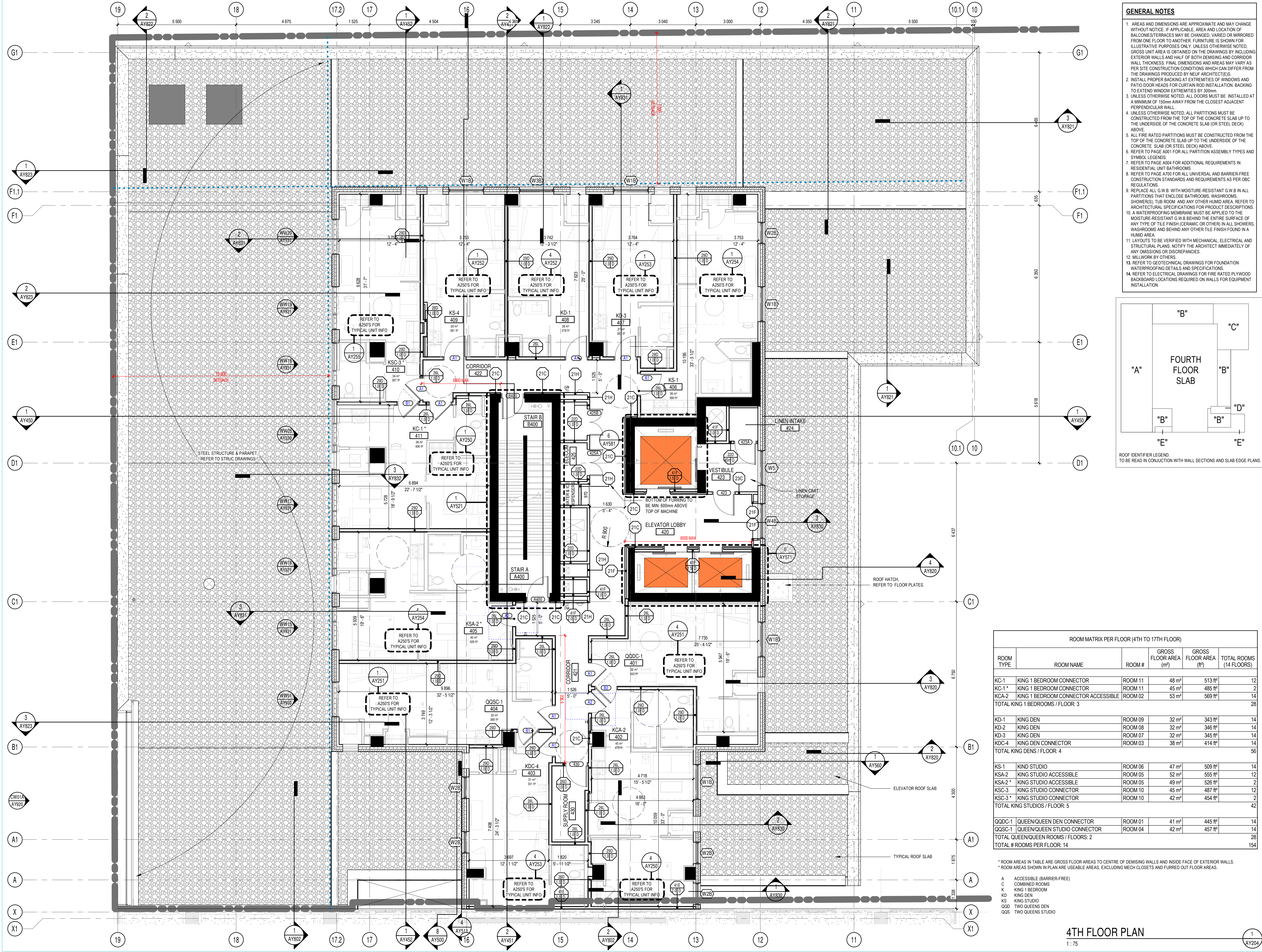
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AY203

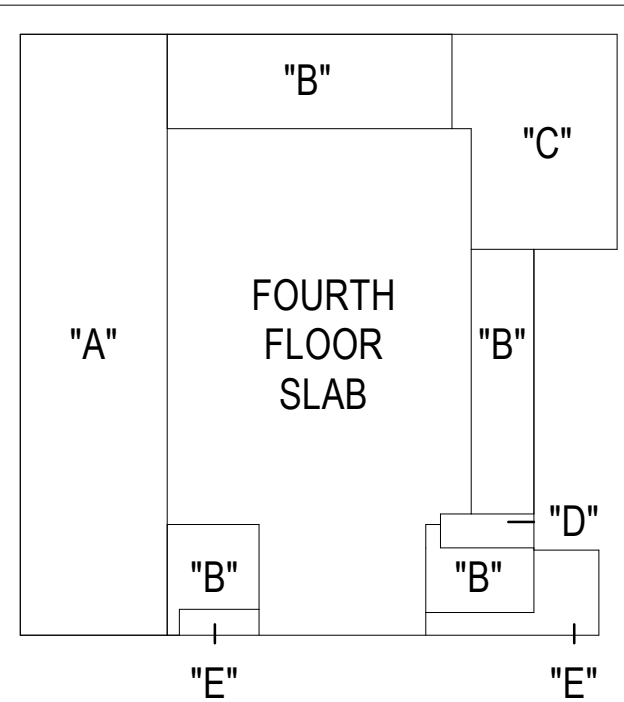
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ROOM MATRIX PER FLOOR (4TH TO 17TH FLOOR)					
ROOM TYPE	ROOM NAME	ROOM #	GROSS FLOOR AREA (m²)	GROSS FLOOR AREA (ft²)	TOTAL ROOMS (14 FLOORS)
KC-1	KING 1 BEDROOM CONNECTOR	ROOM 11	48 m²	513 ft²	12
KC-1 *	KING 1 BEDROOM CONNECTOR	ROOM 11	45 m²	485 ft²	2
KCA-2	KING 1 BEDROOM CONNECTOR ACCESSIBLE	ROOM 02	53 m²	569 ft²	14
TOTAL KING 1 BEDROOMS / FLOOR: 3					
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					
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					
QOQC-1	QUEEN/QUEEN DEN CONNECTOR	ROOM 01	41 m²	445 ft²	14
QOQC-1	QUEEN/QUEEN STUDIO CONNECTOR	ROOM 04	42 m²	457 ft²	14
TOTAL QUEEN/QUEEN ROOMS / FLOORS: 2					
TOTAL # ROOMS PER FLOOR: 14					

* ROOM AREAS IN TABLE ARE GROSS FLOOR AREAS TO CENTRE OF DEMISING WALLS AND INSIDE FACE OF EXTERIOR WALLS.
* ROOM AREAS SHOWN IN PLAN ARE USABLE AREAS, EXCLUDING MECH CLOSETS AND FURRED OUT FLOOR AREAS.

4TH FLOOR PLAN
1 : 75

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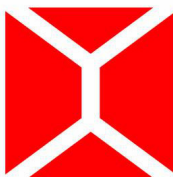
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Location

OTTAWA

No.

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NO REVISION

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QQQ	FOR SITE PLAN APPROVAL	2025.07.15

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

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GENERAL NOTES

1. AREAS AND DIMENSIONS ARE APPROXIMATE AND MAY CHANGE WITHOUT NOTICE IF APPLICABLE. AREA AND LOCATION OF BALCONIES/TERRACES MAY BE CHANGED, VARIED OR MIRRORRED FROM ONE FLOOR TO ANOTHER. FURNITURE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS OTHERWISE NOTED, GROSS UNIT AREA IS OBTAINED ON THE DRAWINGS BY INCLUDING EXTERIOR WALLS AND HALF OF BOTH DRAWINGS AND CORRIDOR WALL THICKNESS. FINAL DIMENSIONS AND AREAS MAY VARY AS PER SITE CONSTRUCTION CONDITIONS WHICH CAN DIFFER FROM THE DRAWINGS PRODUCED BY NEUF ARCHITECT(E)S.
2. INSTALL PROPER BACKING AT EXTREMITIES OF WINDOWS AND PATIO DOOR HEADS FOR CURTAIN ROD INSTALLATION. BACKING TO EXTEND WINDOW EXTREMITIES BY 300mm.
3. UNLESS OTHERWISE NOTED, ALL DOORS MUST BE INSTALLED AT A MINIMUM OF 150mm AWAY FROM THE CLOSEST ADJACENT PERPENDICULAR WALL.
4. UNLESS OTHERWISE NOTED, ALL PARTITIONS MUST BE CONSTRUCTED FROM THE TOP OF THE CONCRETE SLAB UP TO THE UNDERSIDE OF THE CONCRETE SLAB (OR STEEL DECK) ABOVE.
5. ALL FIRE RATED PARTITIONS MUST BE CONSTRUCTED FROM THE TOP OF THE CONCRETE SLAB UP TO THE UNDERSIDE OF THE CONCRETE SLAB (OR STEEL DECK) ABOVE.
6. REFER TO PAGE A001 FOR ALL PARTITION ASSEMBLY TYPES AND SYMBOL LEGENDS.
7. REFER TO PAGE A004 FOR ADDITIONAL REQUIREMENTS IN RESIDENTIAL UNIT BATHROOMS.
8. REFER TO PAGE A700 FOR ALL UNIVERSAL AND BARRIER-FREE CONSTRUCTION STANDARDS AND REQUIREMENTS AS PER OBC REGULATIONS.
9. REPLACE ALL G.W.B. WITH MOISTURE-RESISTANT G.W.B. IN ALL PARTITIONS THAT ENCLOSE BATHROOMS, WASHROOMS, SHOWER(S), TUB ROOM AND ANY OTHER HUMID AREA. REFER TO ARCHITECTURAL SPECIFICATIONS FOR PRODUCT DESCRIPTIONS.
10. A WATERPROOFING MEMBRANE MUST BE APPLIED TO THE MOISTURE-RESISTANT G.W.B. BEHIND THE ENTIRE SURFACE OF ANY TYPE OF TILE FINISH (CERAMIC OR OTHER) IN ALL SHOWERS, WASHROOMS AND BEHIND ANY OTHER TILE FINISH FOUND IN A HUMID AREA.
11. LAYOUTS TO BE VERIFIED WITH MECHANICAL, ELECTRICAL AND STRUCTURAL PLANS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY OMISSIONS OR DISCREPANCIES.
12. MILLWORK BY OTHERS.
13. REFER TO GEOTECHNICAL DRAWINGS FOR FOUNDATION WATERPROOFING DETAILS AND SPECIFICATIONS.
14. REFER TO ELECTRICAL DRAWINGS FOR FIRE RATED PLYWOOD BACKBOARD LOCATIONS REQUIRED ON WALLS FOR EQUIPMENT INSTALLATION.

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	12
KSA-2*	KING STUDIO ACCESSIBLE	ROOM 05	52 m²	555 ft²	14
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.
* ROOM AREAS SHOWN IN PLAN ARE USEABLE AREAS, EXCLUDING MECH CLOSETS AND FURRED OUT FLOOR AREAS.
- A ACCESSIBLE (BARRIER-FREE)
C COMBINED ROOMS
K KING 1 BEDROOM
KD KING DEN
KS KING STUDIO
QOD TWO QUEENS DEN
QGS TWO QUEENS STUDIO

5TH TO 16TH FLOOR PLAN

1:75

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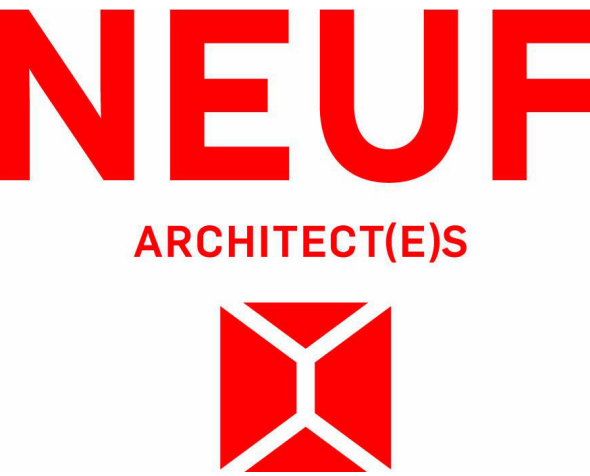
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Project

110-116 YORK STREET

Location

OTTAWA No. **13098.00**

NO REVISION DATE (yyyy-mm-dd)

WW	FOR STRUCT COORDINATION	2025.01.27
YY	FOR COORDINATION	2025.02.05
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

Drawn by

SJ/OM

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

Drawing Title

5th TO 16th FLOOR PLAN

Revision

QQQ **AY205**

Checked by

LH

Scale

As indicated

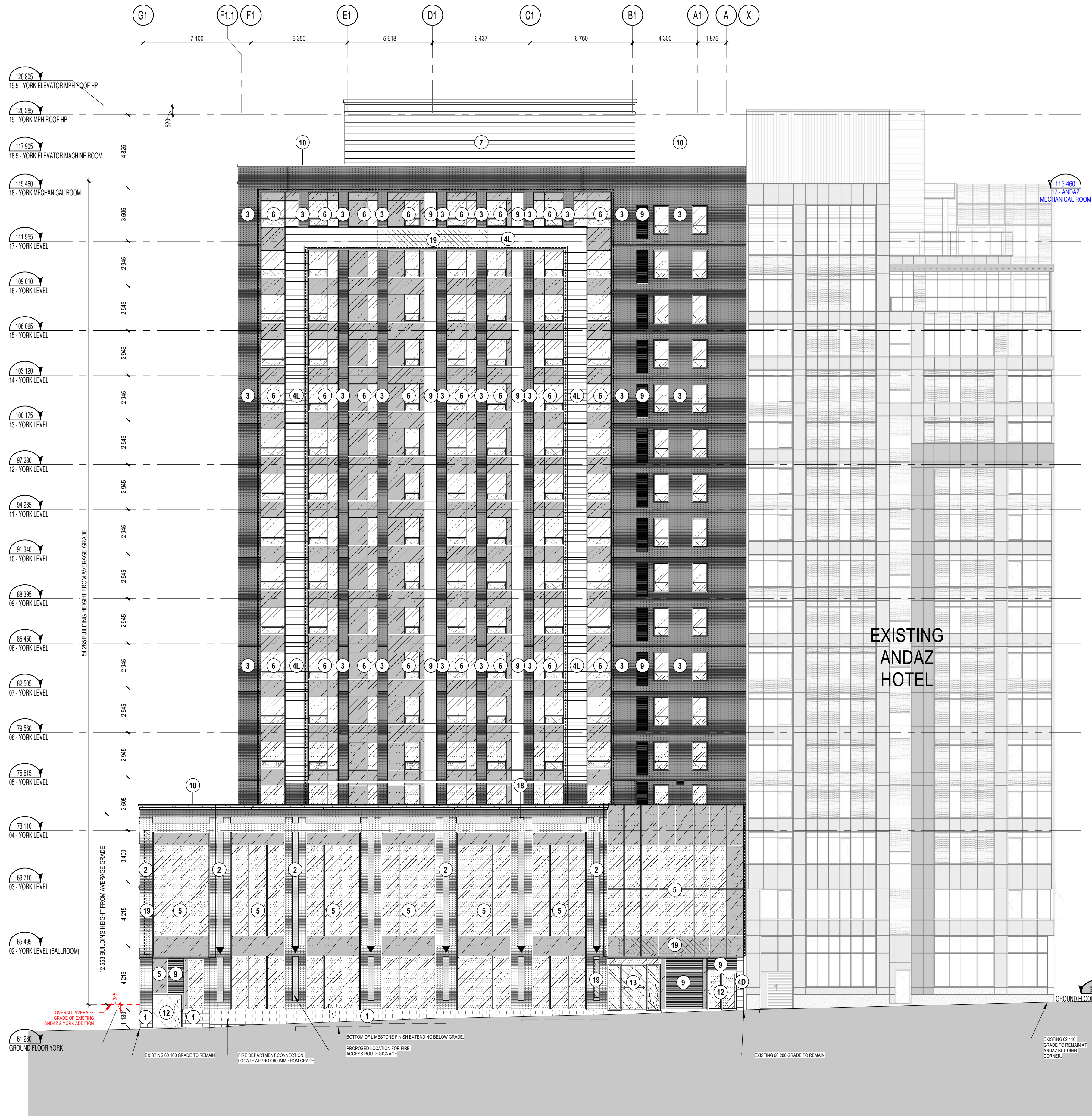
Dwg Number

AY205

D07-12-25-0038

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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.
40	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
	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 SCONCES

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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
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

Drawn by

SJ/OM

DATE (aa.mm.jj)

JUN 2023

Checked by

LH

Scale

1 : 150

Drawing Title

ELEVATION (NORTH)

Revision

QQQ

Dwg Number

AY400

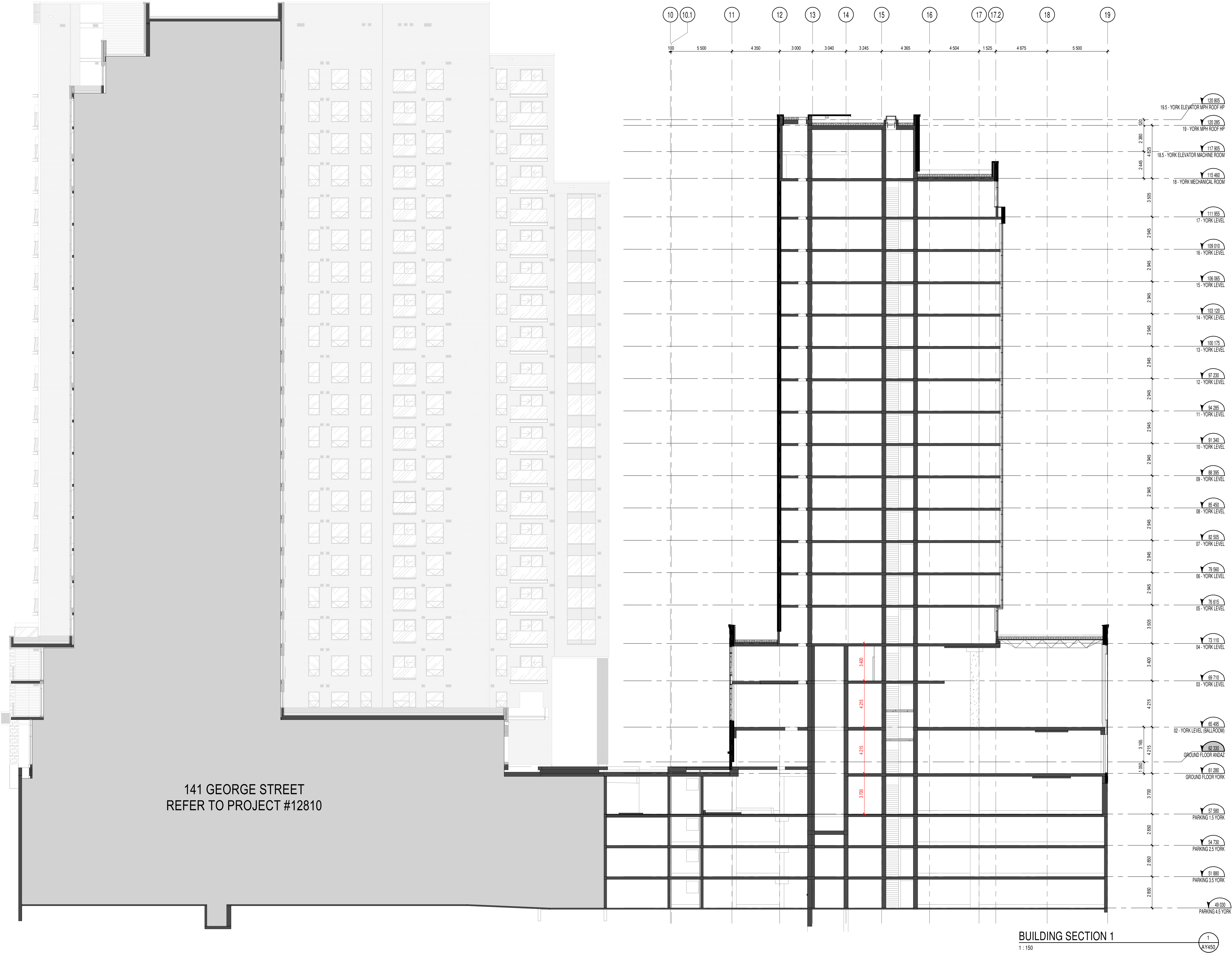
NORTH ELEVATION (YORK)

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AY400

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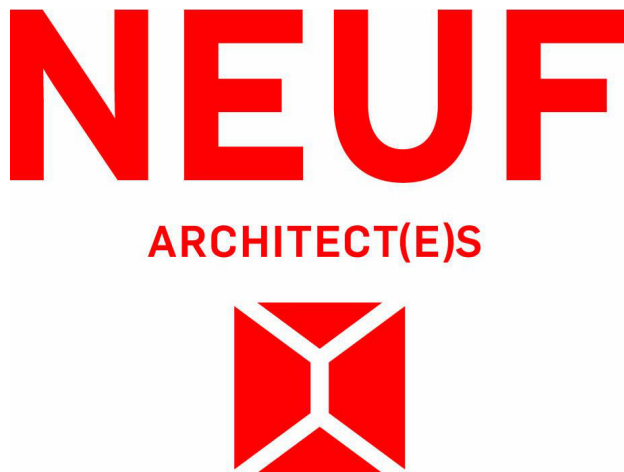
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Project
110-116 YORK STREET

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

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DATE (aa.mm.jj)
MAR 2024

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Scale
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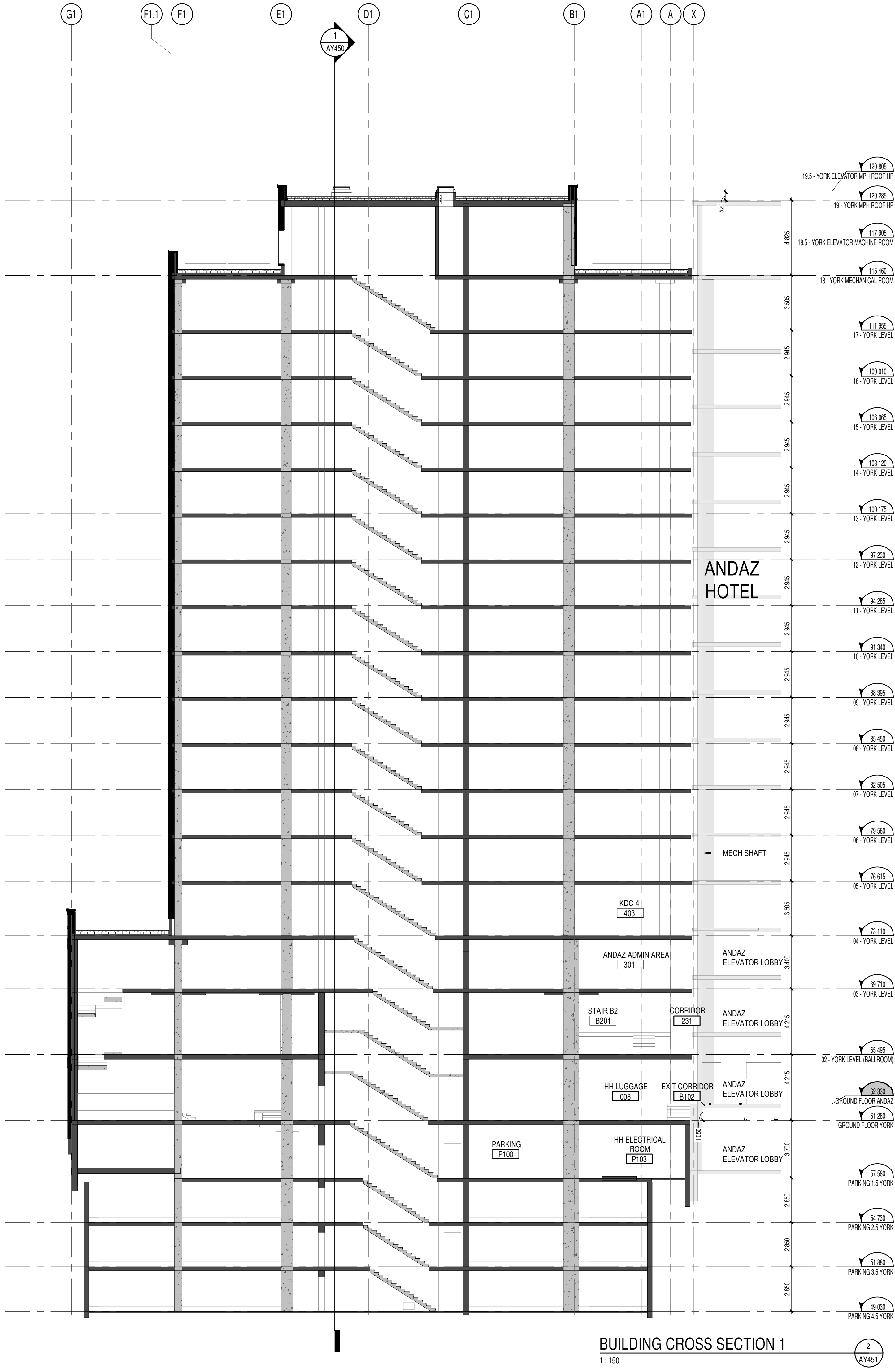
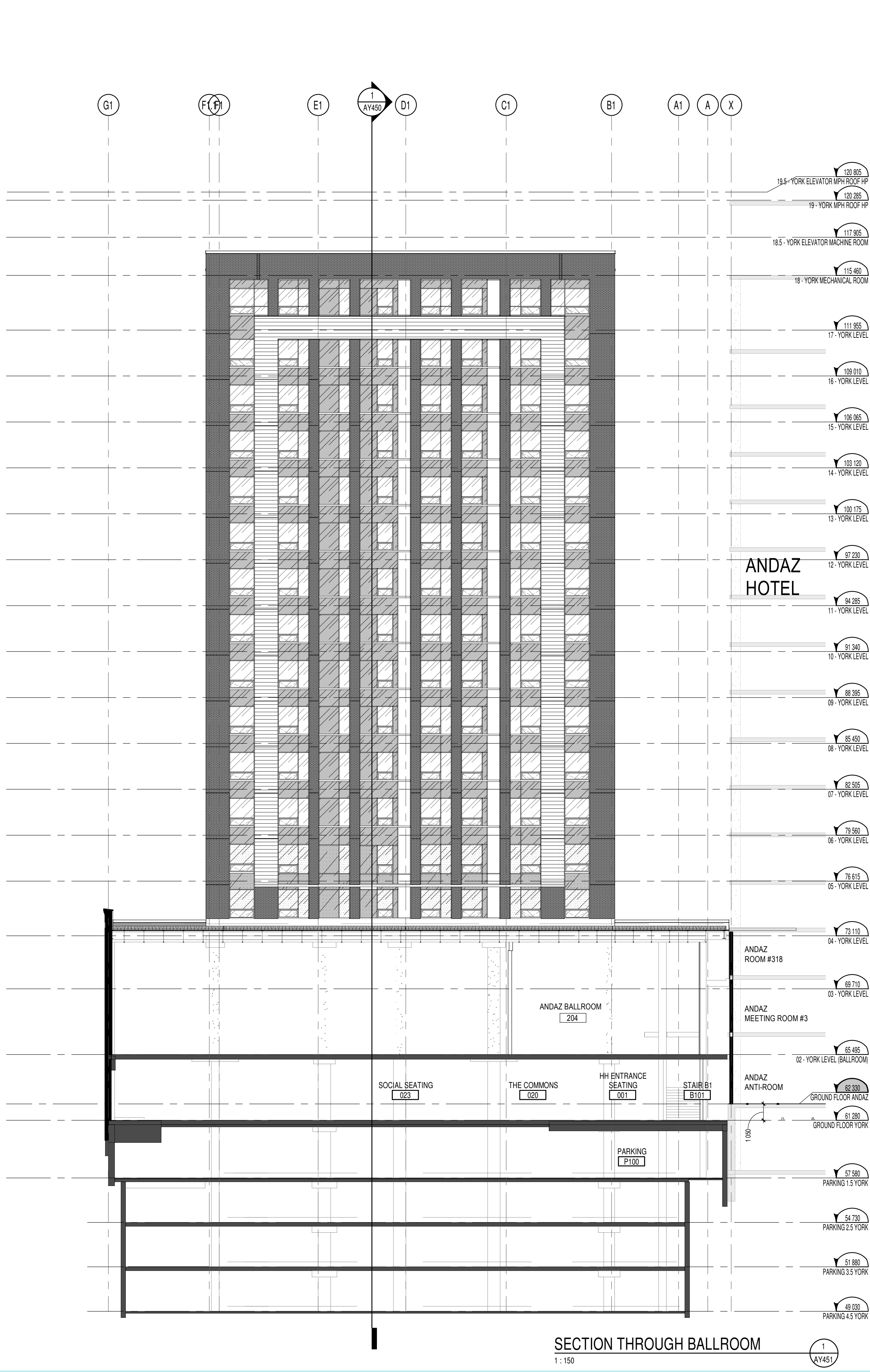
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BUILDING SECTIONS

Revision
QQQ

Dwg Number
AY450

D07-12-25-0038

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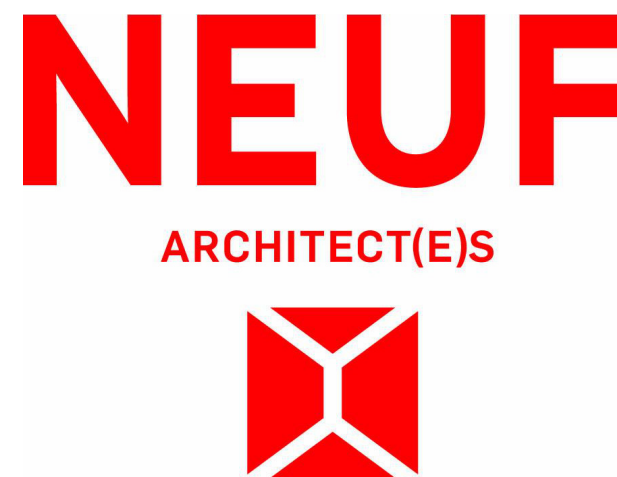
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Project

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
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

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DATE (aa.mm.jj)

AUG 2024

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LH

Scale

1 : 150

Drawing Title

BUILDING SECTION

Revision

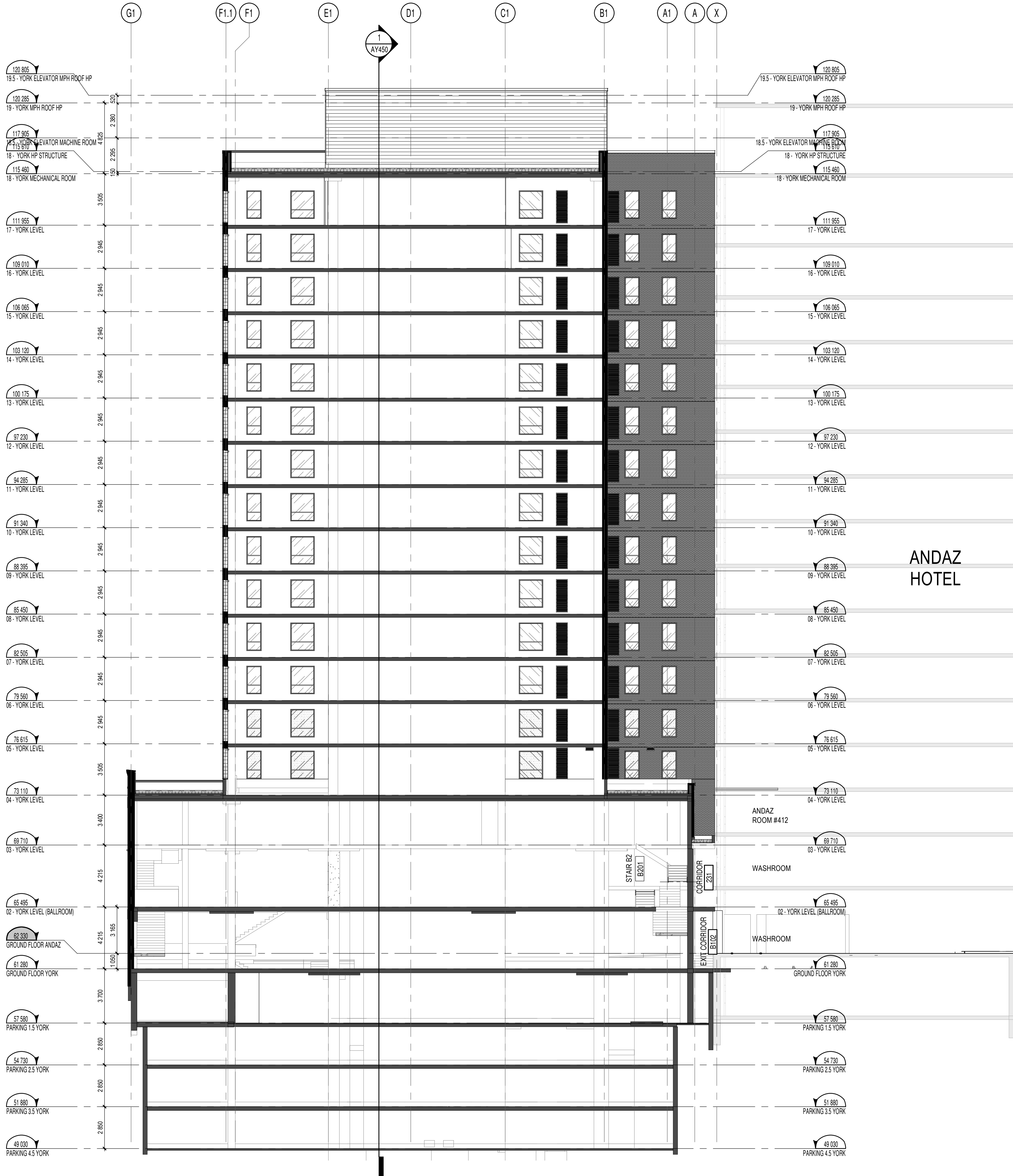
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AY451

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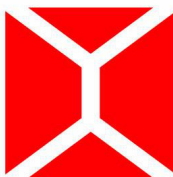
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Seal



NEUF
ARCHITECT(E)S



Client



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Project
110-116 YORK STREET

Location
OTTAWA

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
AA	FOR SITE PLAN APPROVAL	2025.02.20
BB	FOR HH SD REVIEW #6	2025.02.20
CC	FOR COORDINATION	2025.02.20
FF	FOR COORDINATION	2025.04.03
GG	UNUSED	2025.03.XX
JJJ	FOR COORDINATION	2025.04.30
LLL	ISSUED FOR SUPERSTRUCTURE PERMIT	2025.05.15
MMM	FOR COORDINATION	2025.06.18
NN	FOR SITE PLAN APPROVAL	2025.06.30
PPP	FOR HH SD REVIEW #7	2025.07.03
QQQ	FOR SITE PLAN APPROVAL	2025.07.15

Drawn by
SJ
DATE (aa.mm.jj)
AUG 2024

Checked by
LH
Scale
1 : 150

Drawing Title
BUILDING SECTION

Revision
QQQ

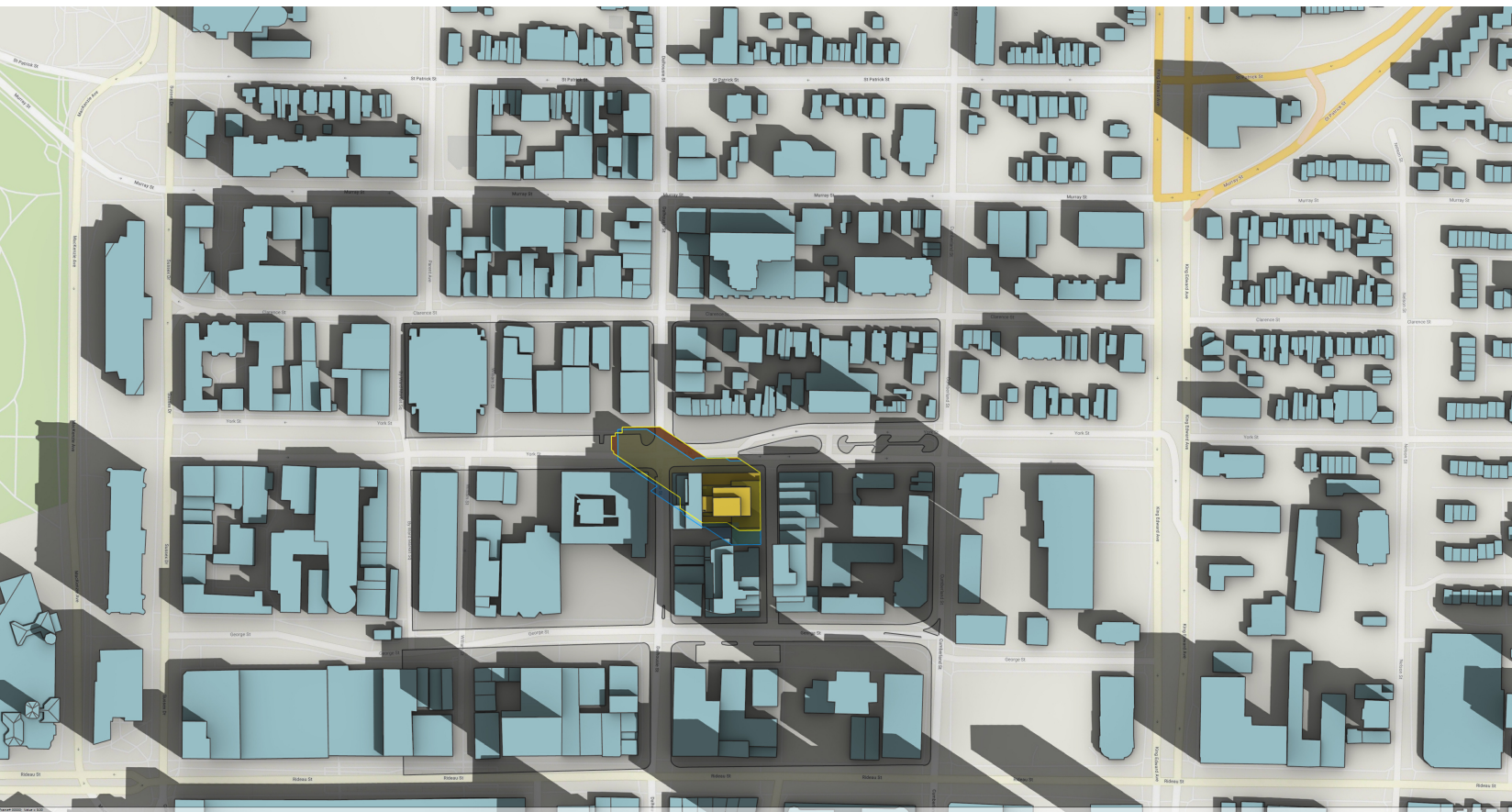
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AY452

BUILDING CROSS SECTION 2

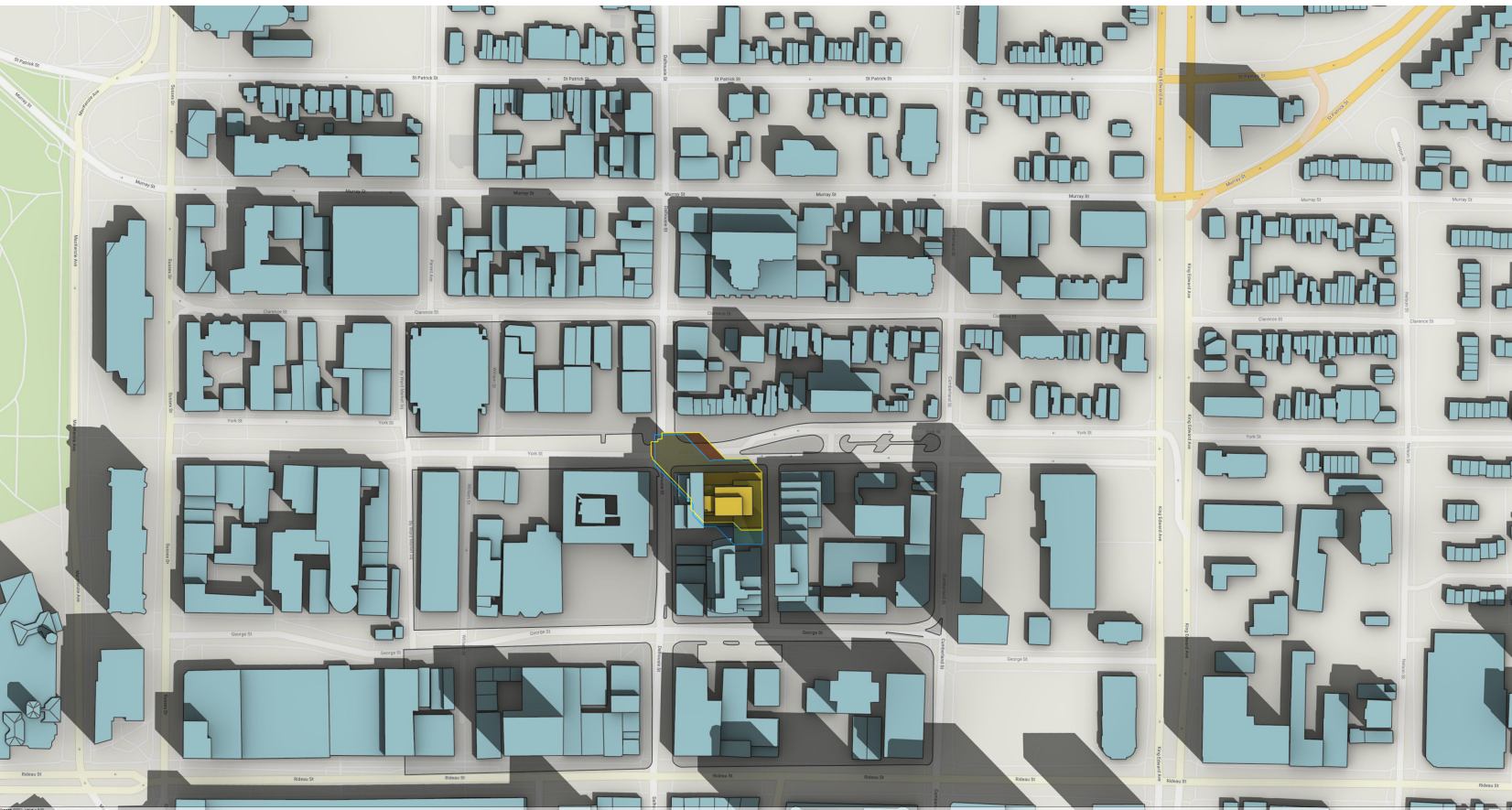
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AY452

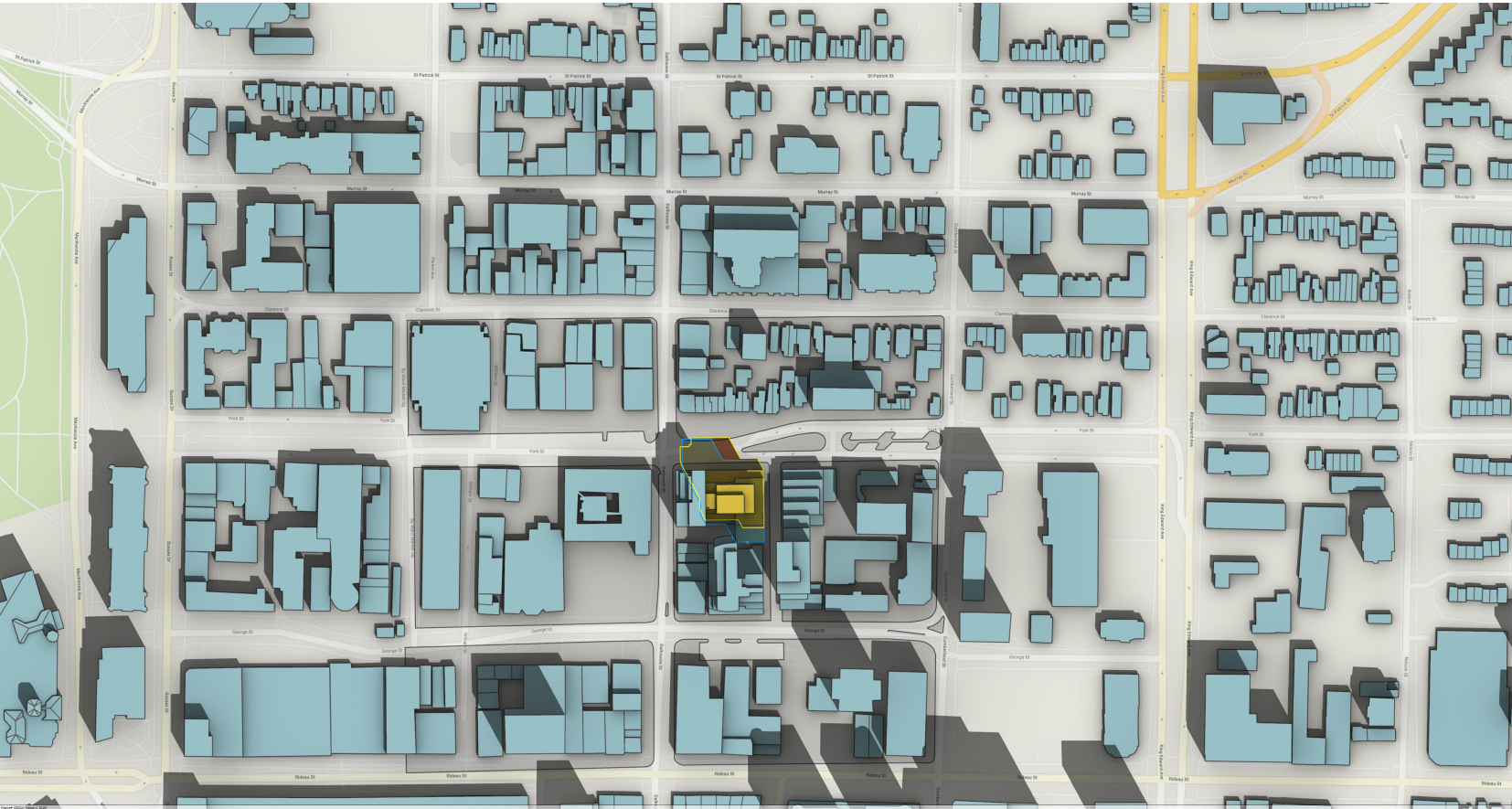
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08h00 JUNE 21st



09h00 JUNE 21st



10h00 JUNE 21st



11h00 JUNE 21st



12h00 JUNE 21st



13h00 JUNE 21st



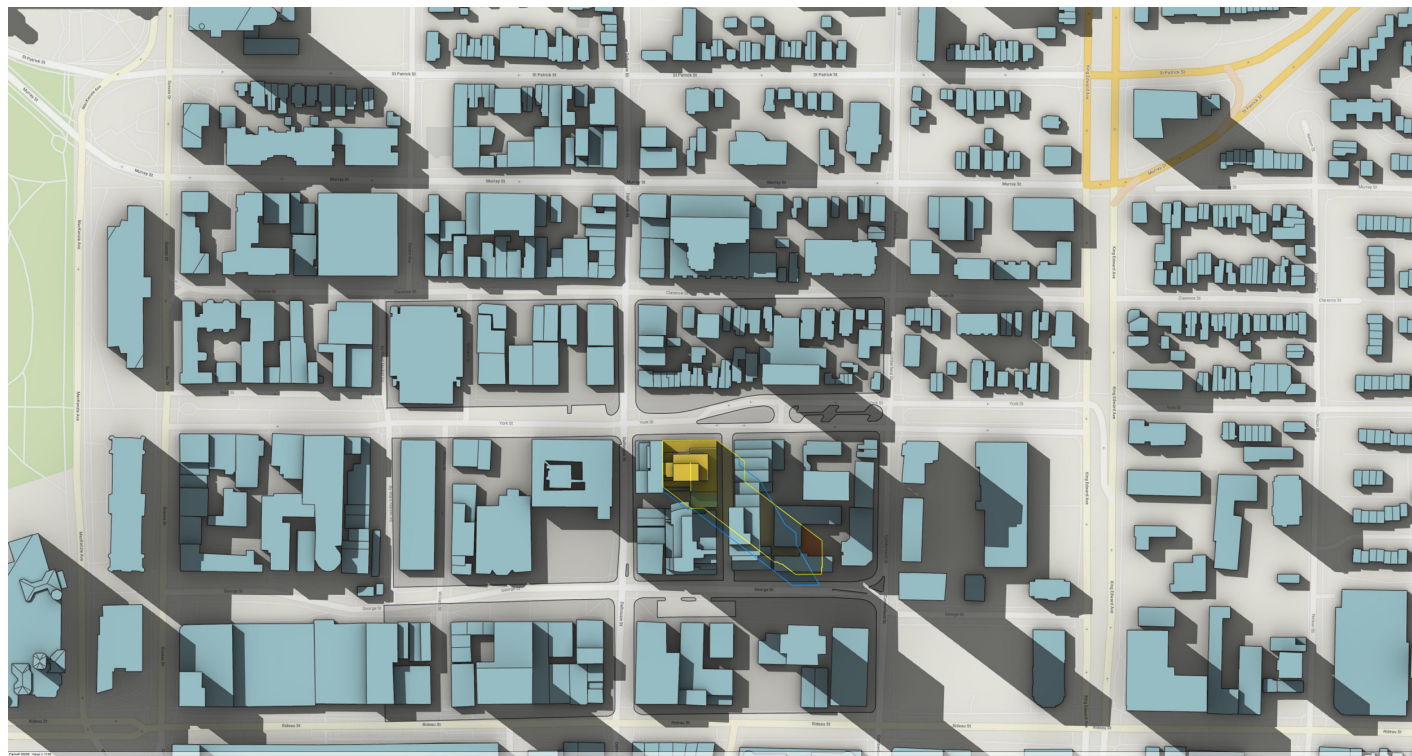
14h00 JUNE 21st



15h00 JUNE 21st



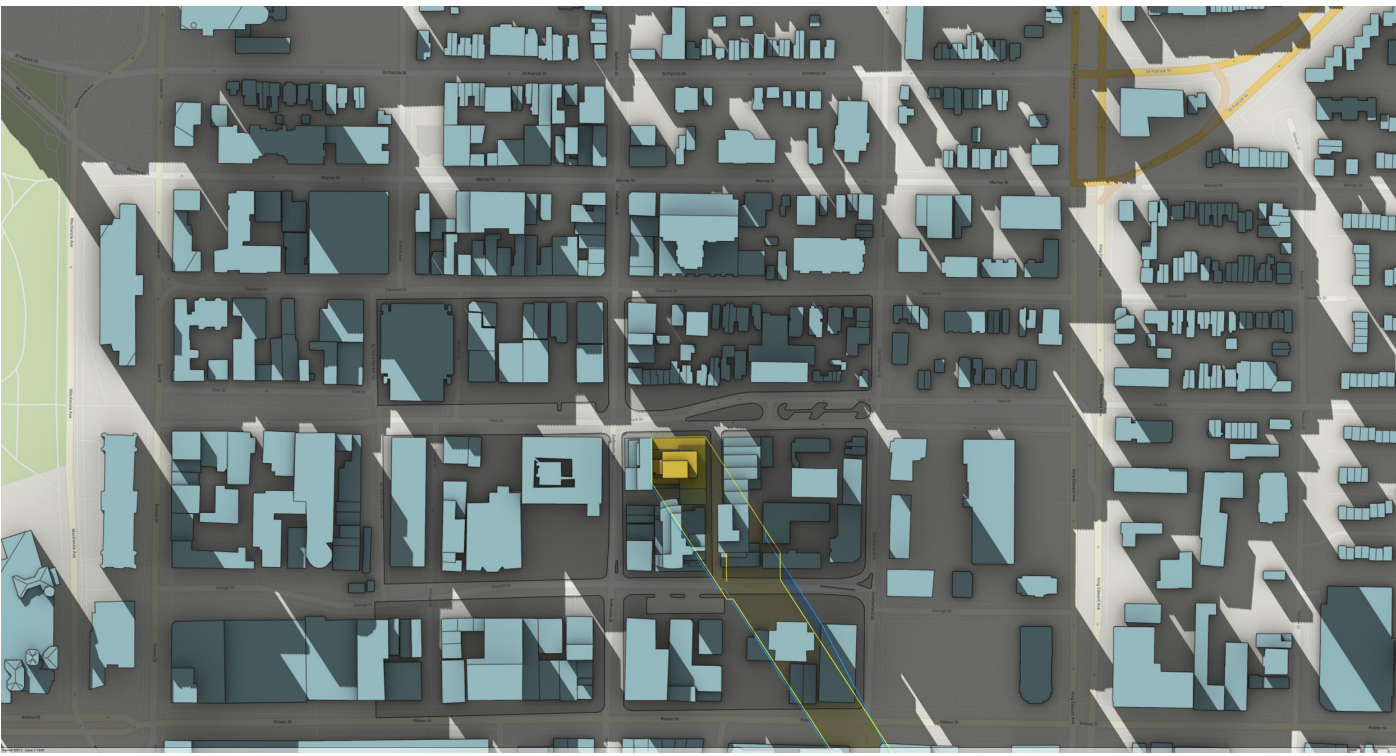
16h00 JUNE 21st



17h00 JUNE 21st



18h00 JUNE 21st



19h00 JUNE 21st



20h00 JUNE 21st

PROPOSED SHADOW OUTLINE

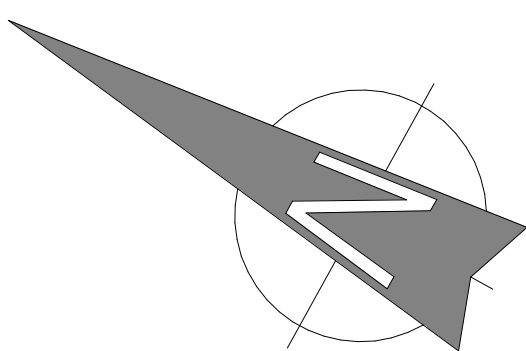
AS OF RIGHT SHADOW OUTLINE

PROPOSED DEVELOPMENT

PUBLIC SPACES

NEW NET SHADOW

Latitude 45.42892369 and Longitude -75.69044705



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Mechanical - Electrical Engineer
JAIN
7405 East Dinkro Crescent, 2nd Floor Mississauga, Ontario, L5N 6P8
T 905 285 9900 jainconsultants.com

Structural Engineer
ADJELEIAN ALLEN RUBELI LIMITED
70 Allen Street, Suite 1005, Ottawa, Ontario K1P 5E7
T 613 232 5788 aar.ca

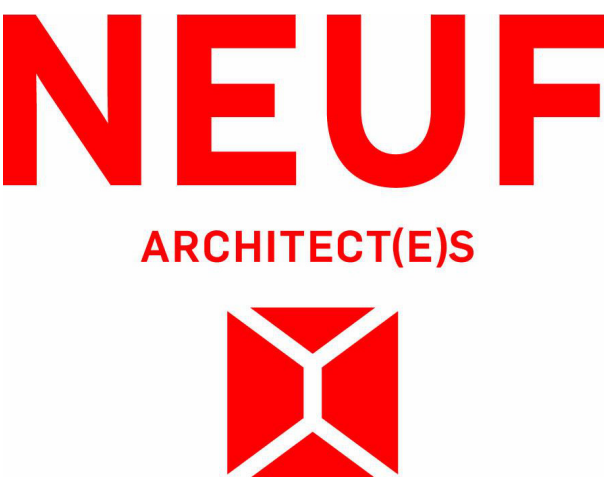
Landscape Architect
James B. Lemnox & Associates
3332 Carling Avenue, Ottawa ON K2H 5A8
T 613 722 5168 jbla.ca

Civil
Novatech Eng. Consultants Ltd.
240, Michael Cowpland Drive, Suite 250, Ottawa ON K2M 1P6
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Architect
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Interior Design
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T 416 761 9736 masonstudio.com

SURVEYOR
ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 Concorde Circle, Suite 500, Nepean ON K2E 7S6
T 613 727 8550 aosvl.com



Client

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)
G	FOR CLIENT REVIEW	2023.07.07
L	FOR HERITAGE DEMOLITION PERMIT REVIEW	2023.11.03
NNN	FOR SITE PLAN APPROVAL	2025.06.30
OOO	FOR SITE PLAN APPROVAL	2025.07.15
Preliminary DO NOT USE FOR CONSTRUCTION		

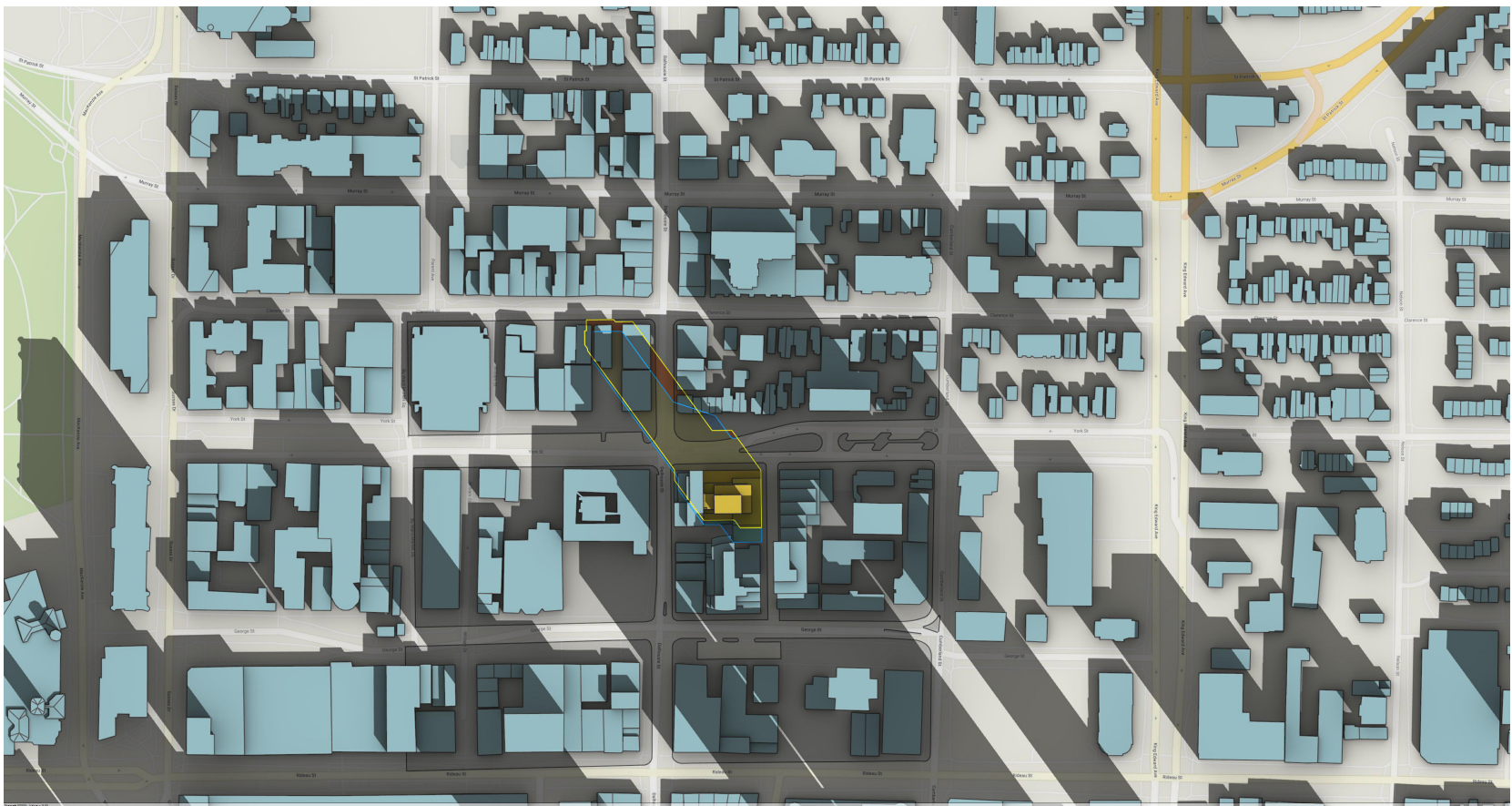
Drawn by
SJ/AA
DATE (aa.mm.jj)
JUL 2023

Checked by
LH
Scale
As indicated

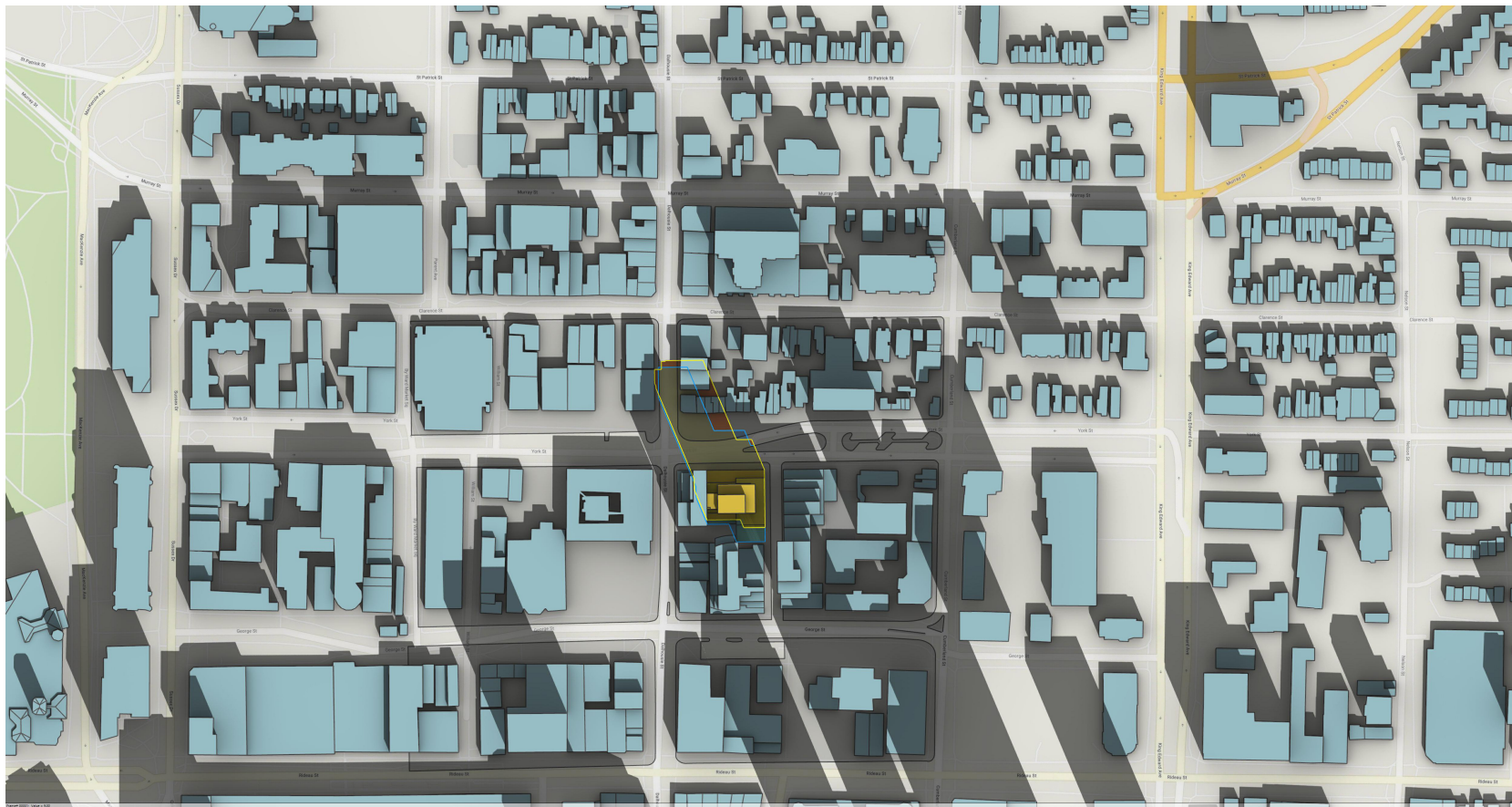
Drawing Title
SUN STUDY - JUNE

Revision
QQQ

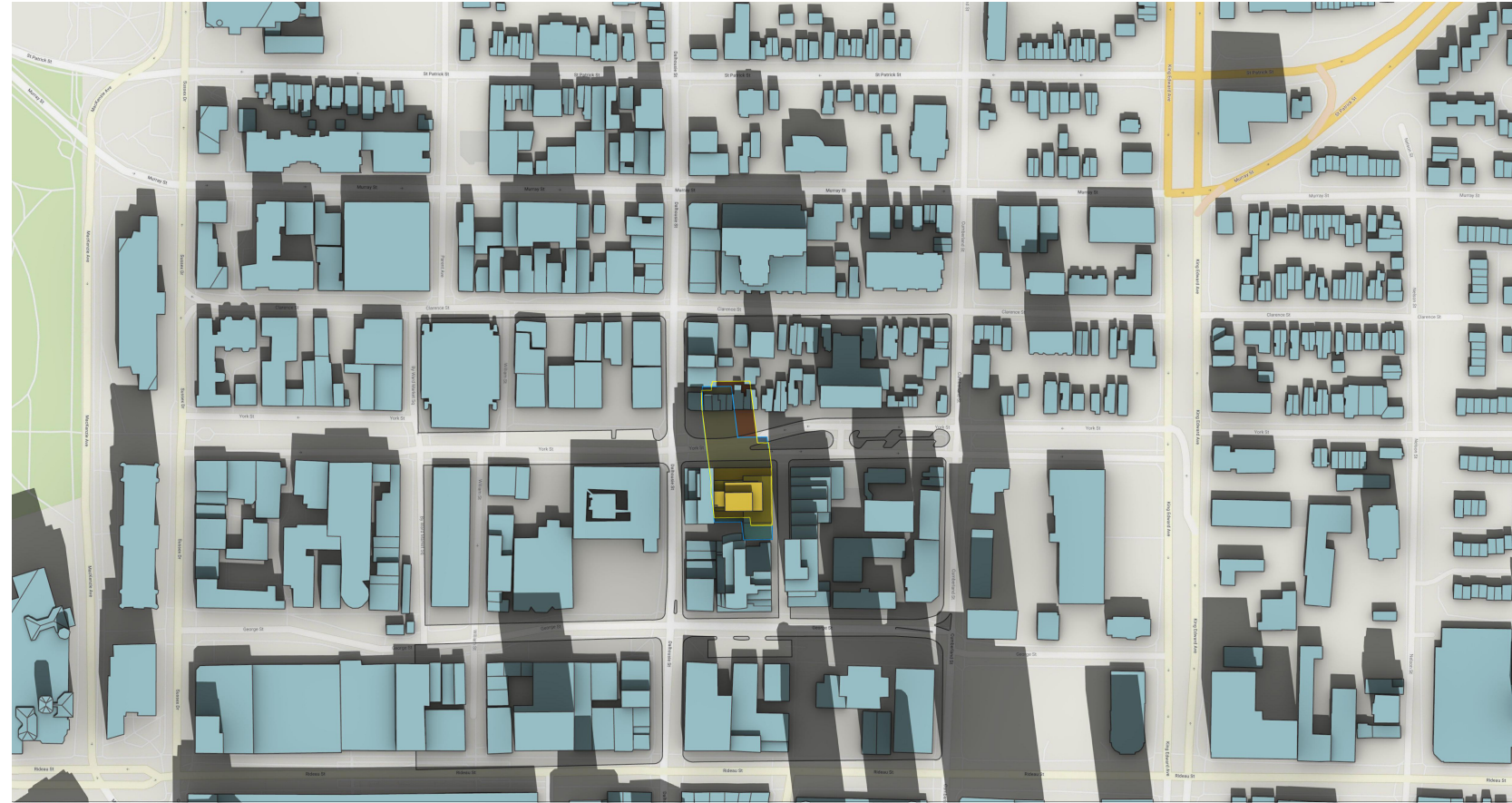
Dwg Number
A1001



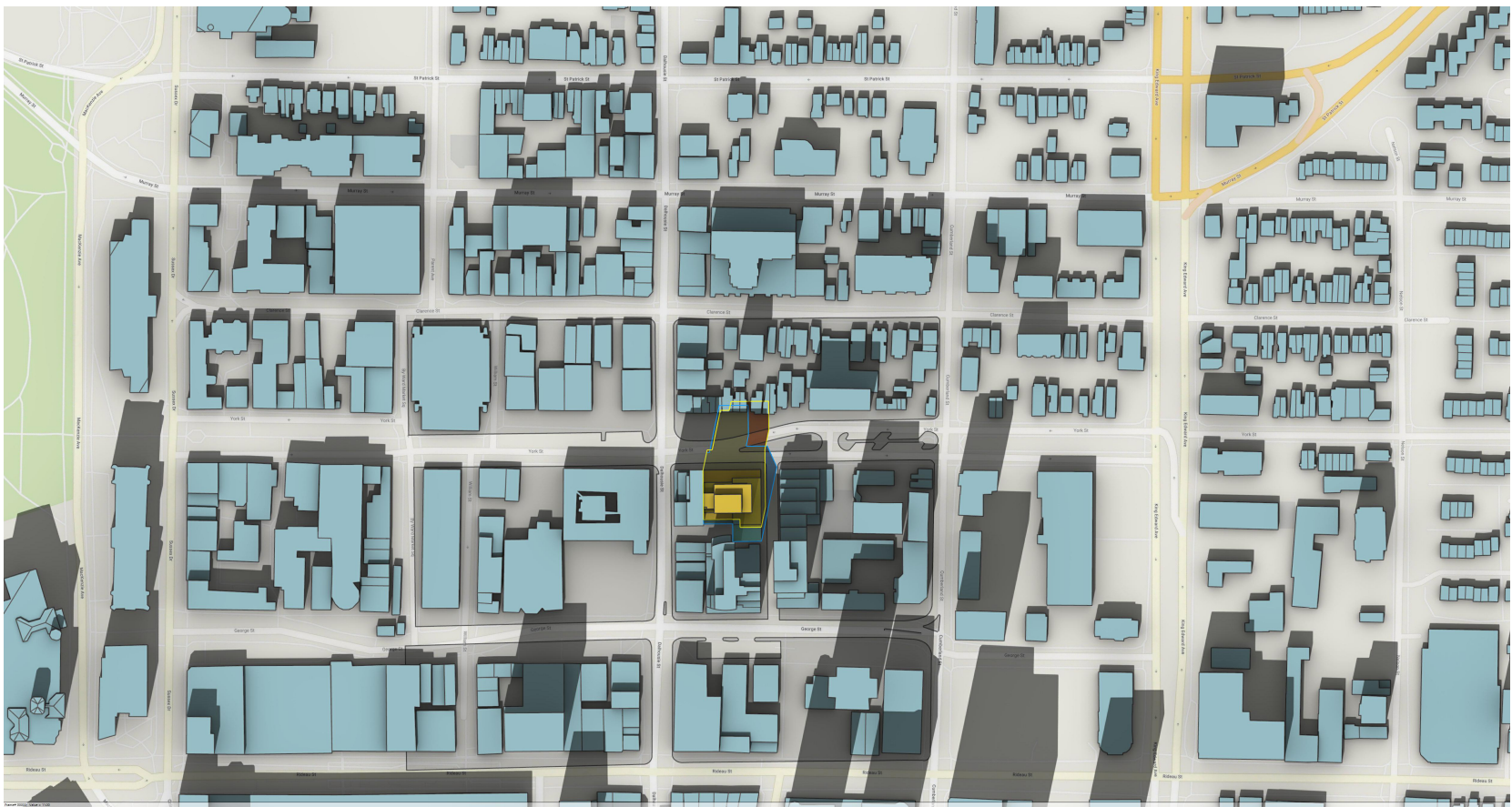
08h00 SEPTEMBER 21st



09h00 SEPTEMBER 21st



10h00 SEPTEMBER 21st



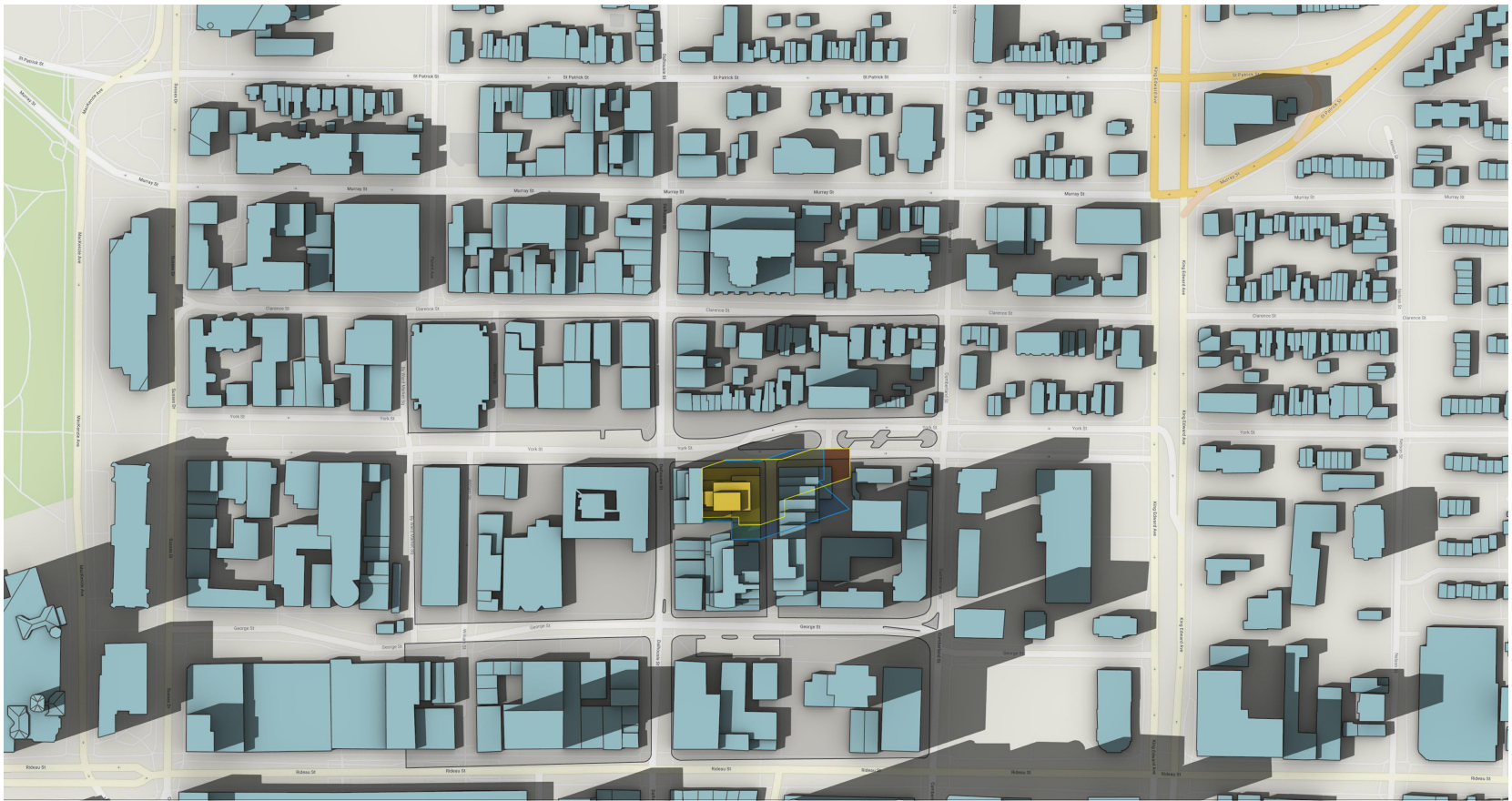
11h00 SEPTEMBER 21st



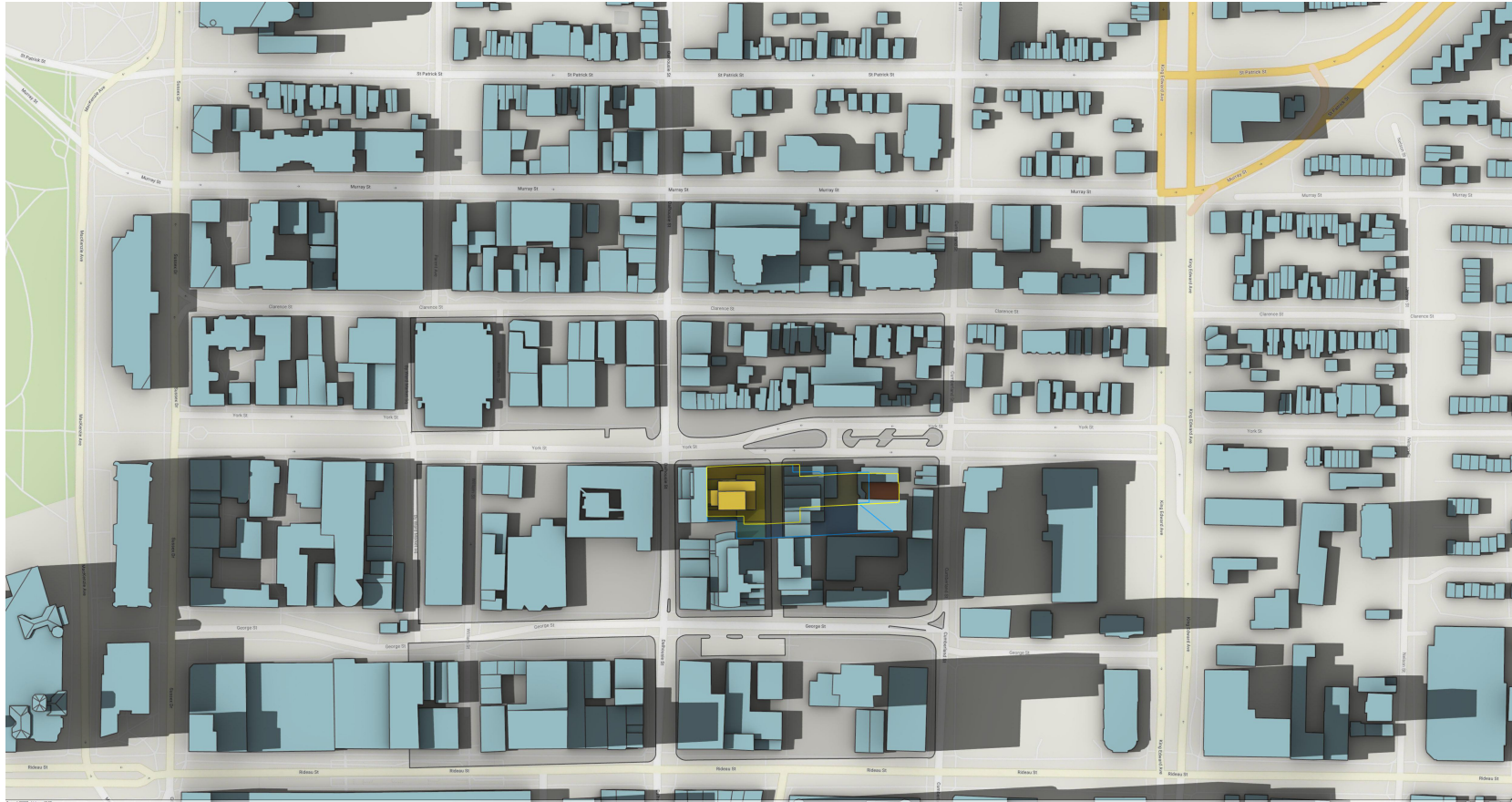
12h00 SEPTEMBER 21st



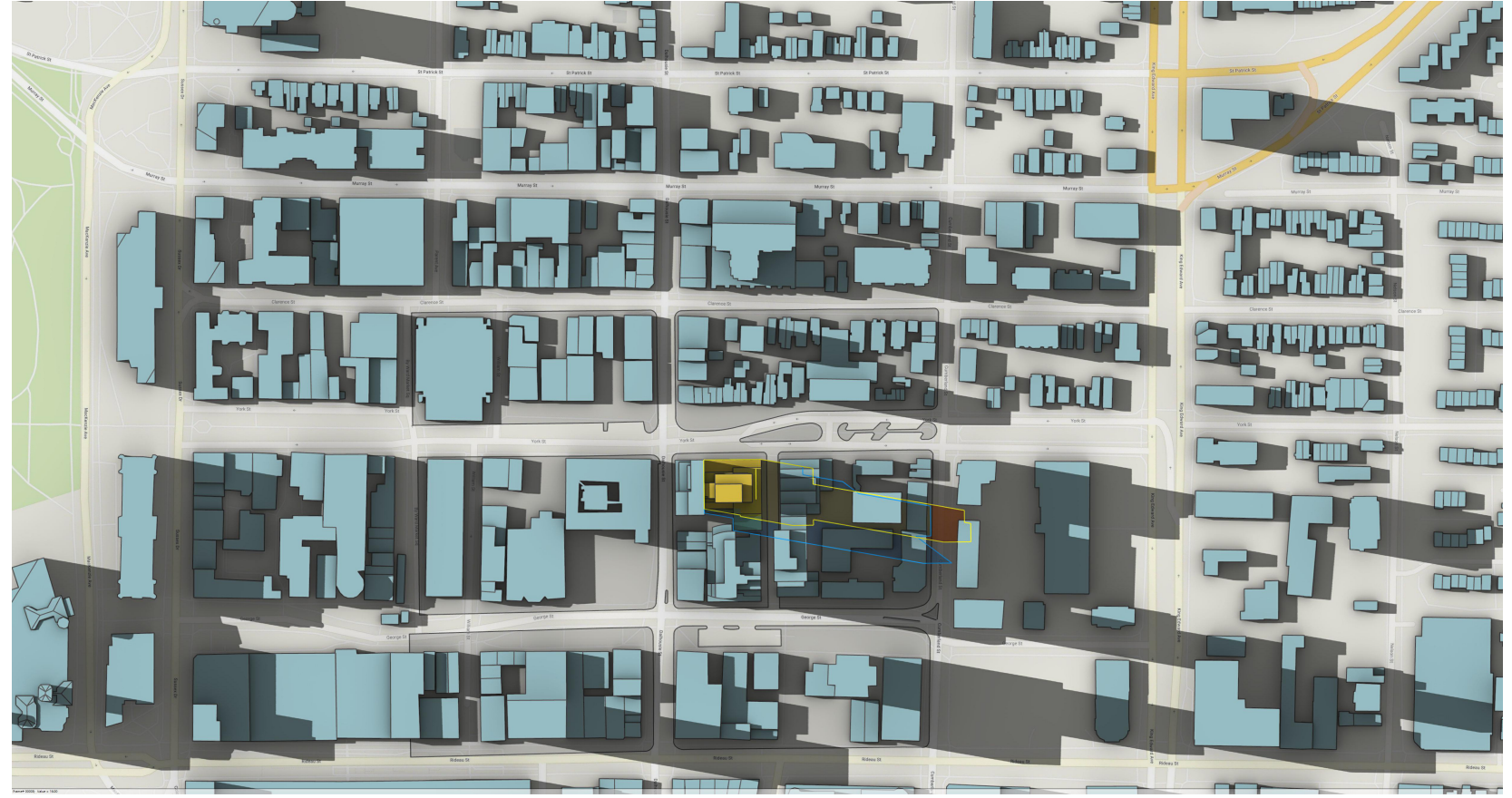
13h00 SEPTEMBER 21st



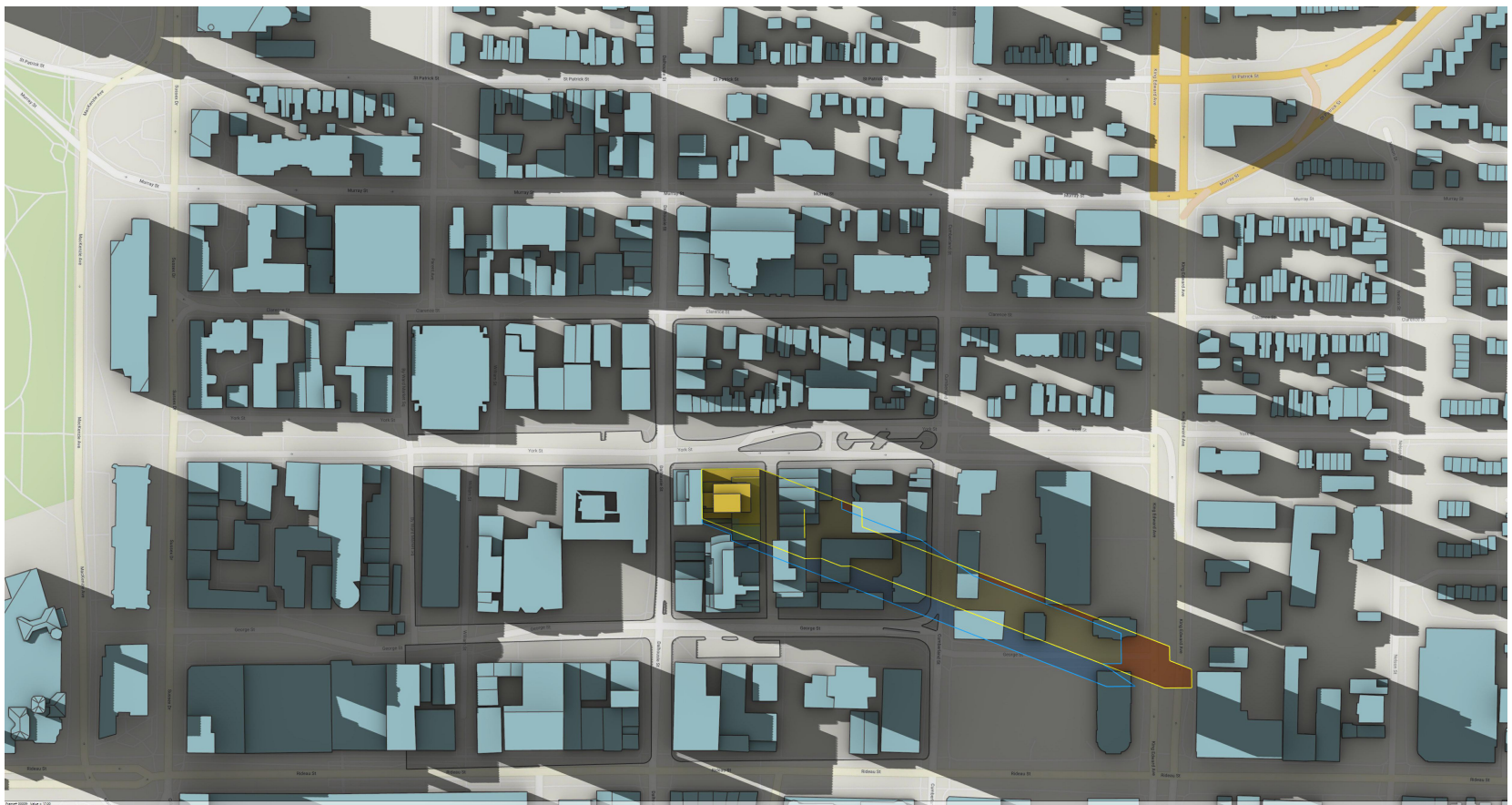
14h00 SEPTEMBER 21st



15h00 SEPTEMBER 21st



16h00 SEPTEMBER 21st



17h00 SEPTEMBER 21st



18h00 SEPTEMBER 21st

PROPOSED SHADOW OUTLINE

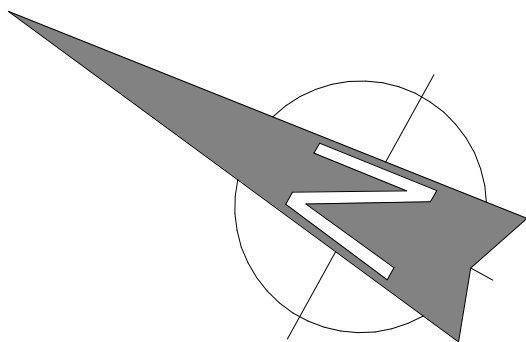
AS OF RIGHT SHADOW OUTLINE

PROPOSED DEVELOPMENT

PUBLIC SPACES

NEW NET SHADOW

Latitude 45.42892369 and Longitude -75.69044705



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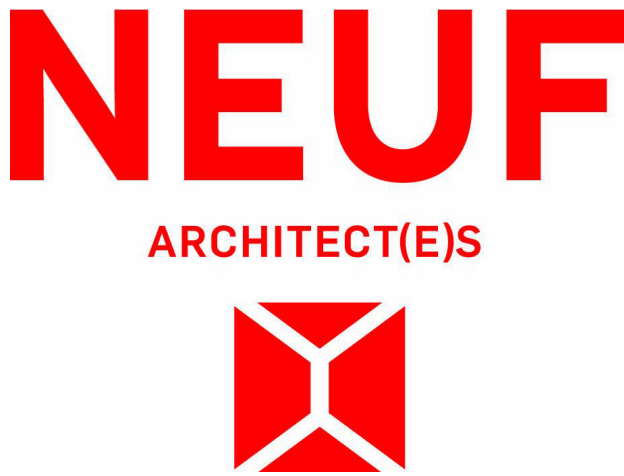
Interior Design

Mason Studio
91 Pelham Avenue, Toronto ON M6N 1A5
T 416 761 9736 masonstudio.com

SURVEYOR

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Seal



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Location

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Preliminary
DO NOT USE FOR
CONSTRUCTION

Drawn by

SJ/AA

DATE (aa.mm.jj)

JUL 2023

Checked by

LH

Scale

As indicated

Drawing Title

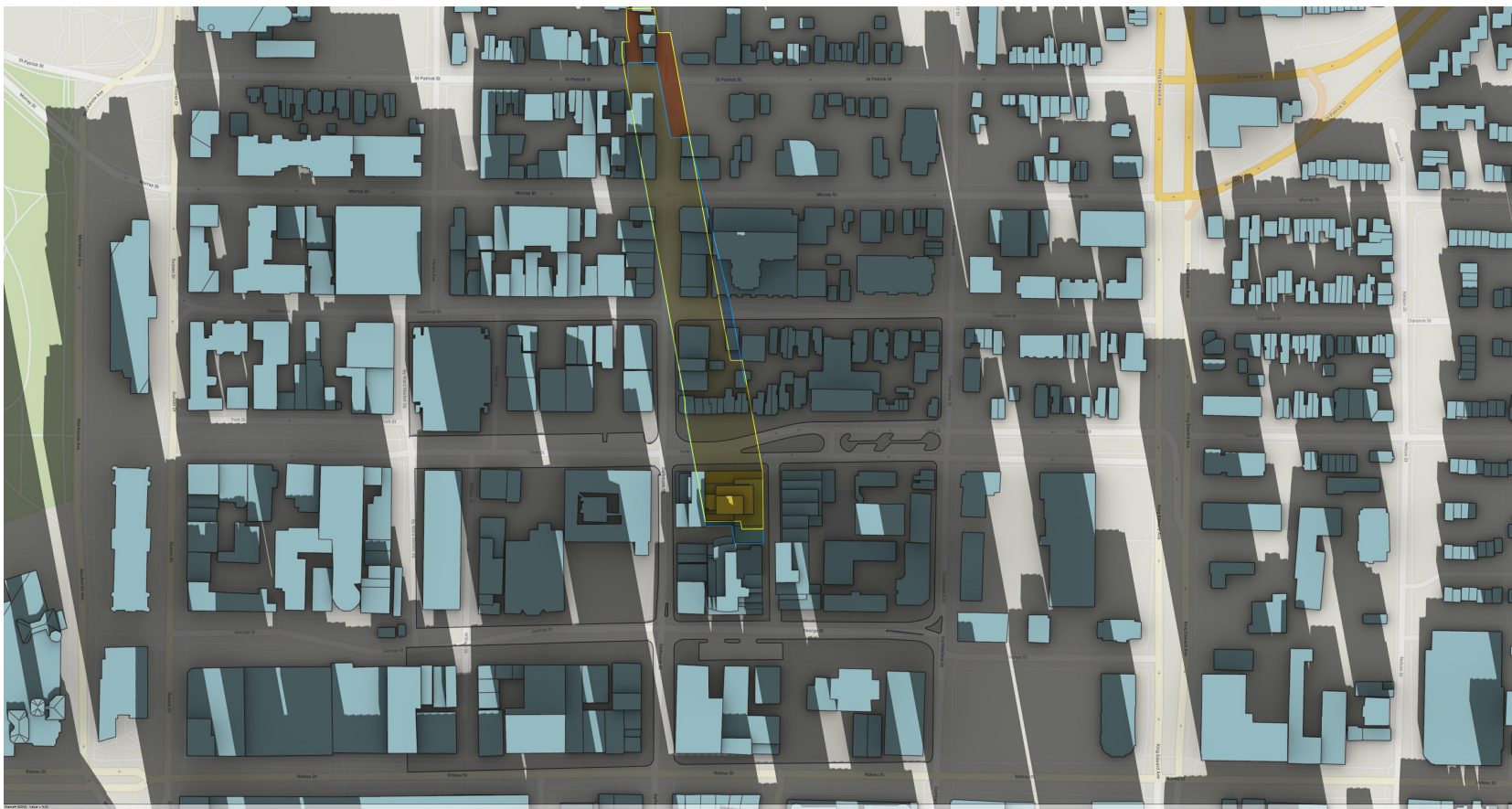
**SUN STUDY -
SEPTEMBER**

Revision

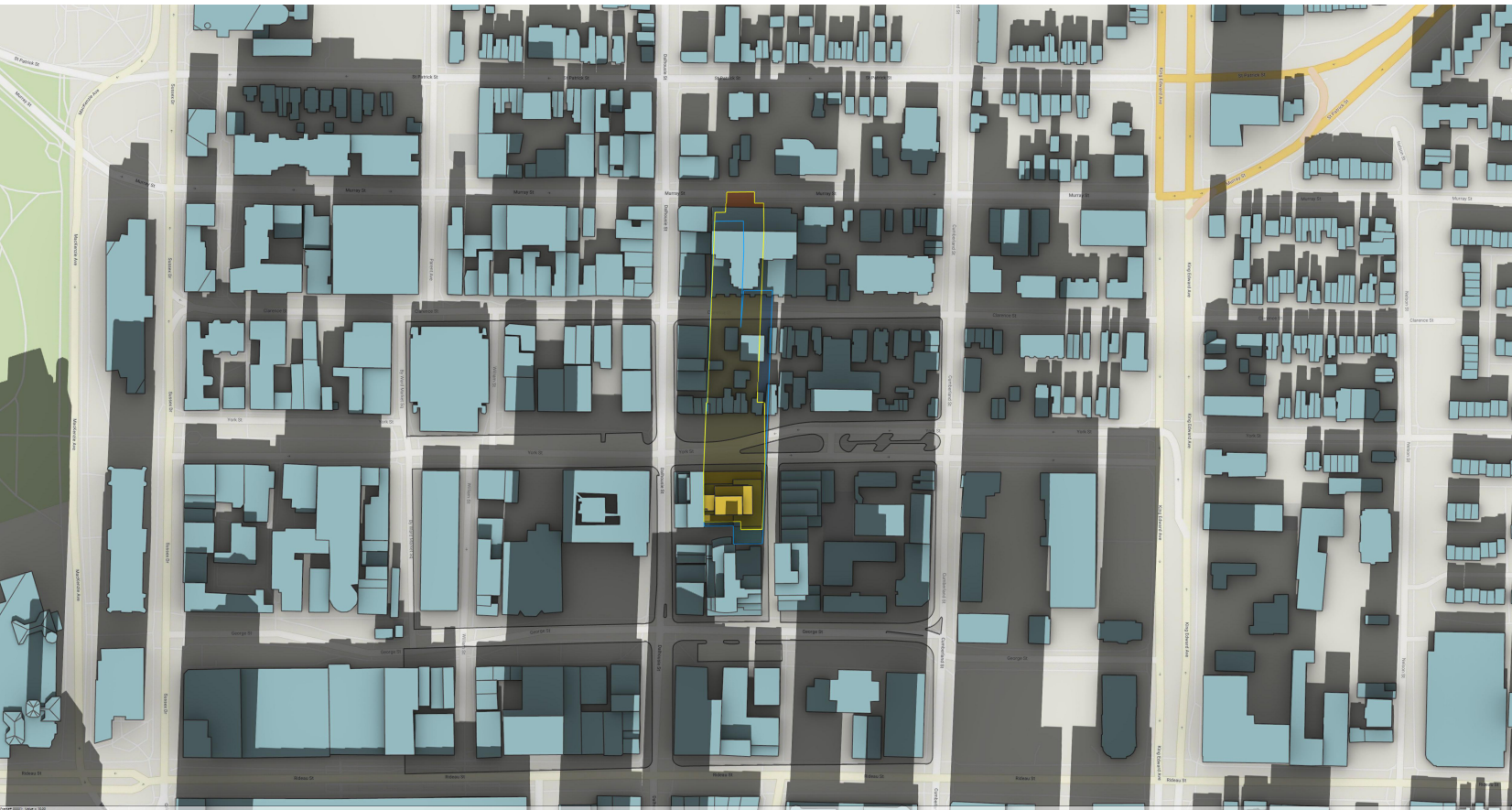
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Dwg Number

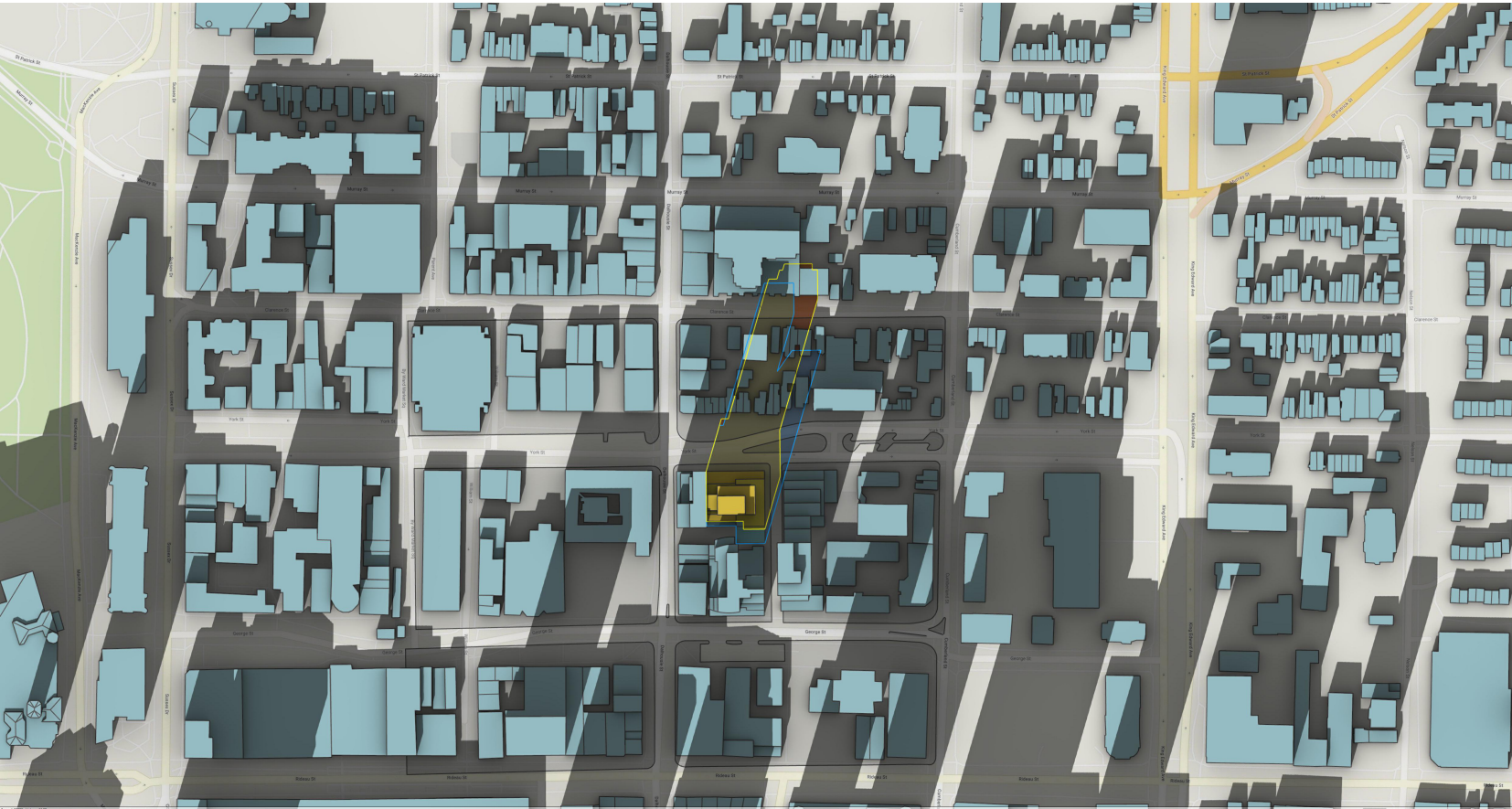
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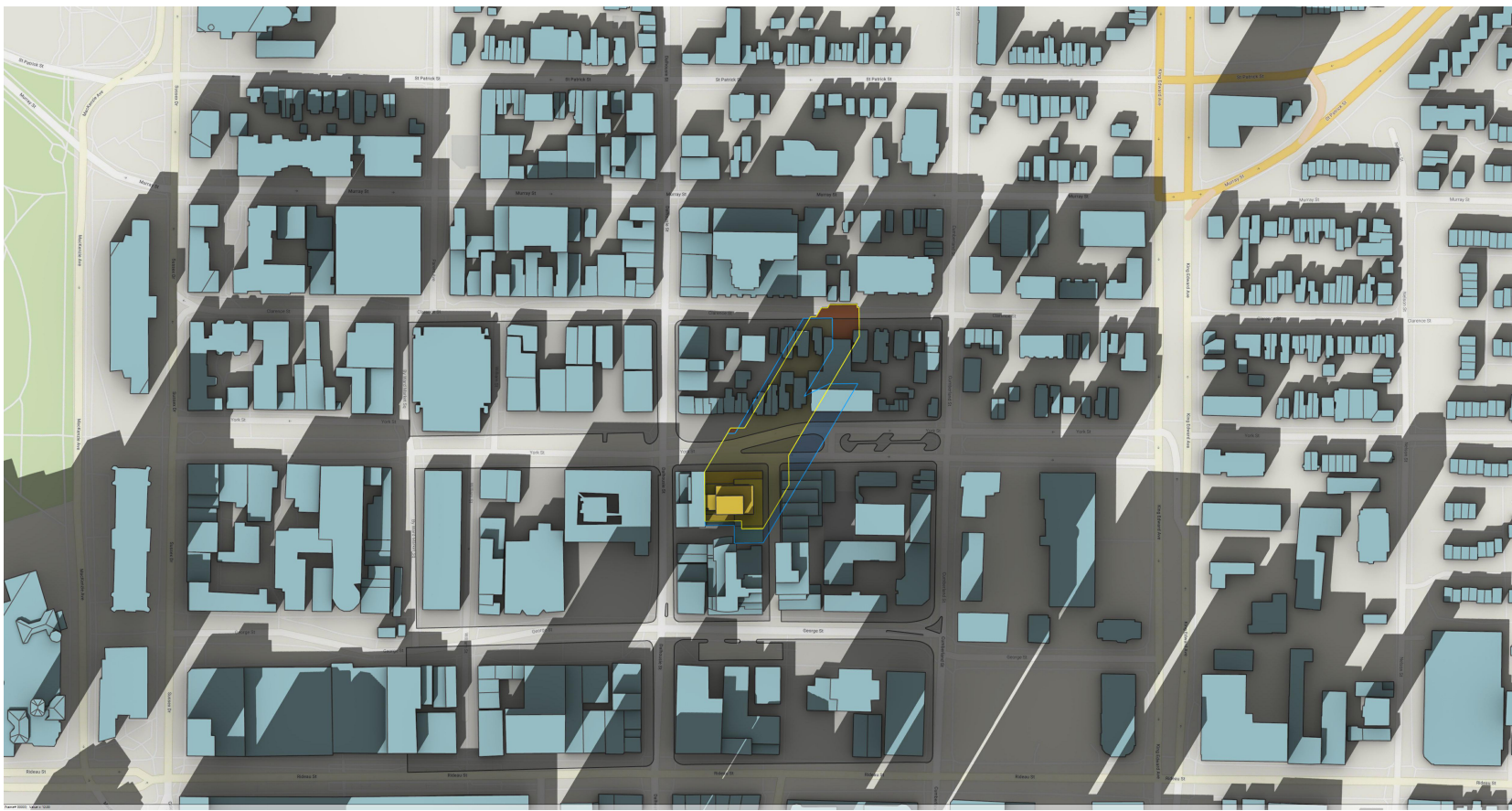
09h00 DECEMBER 21st



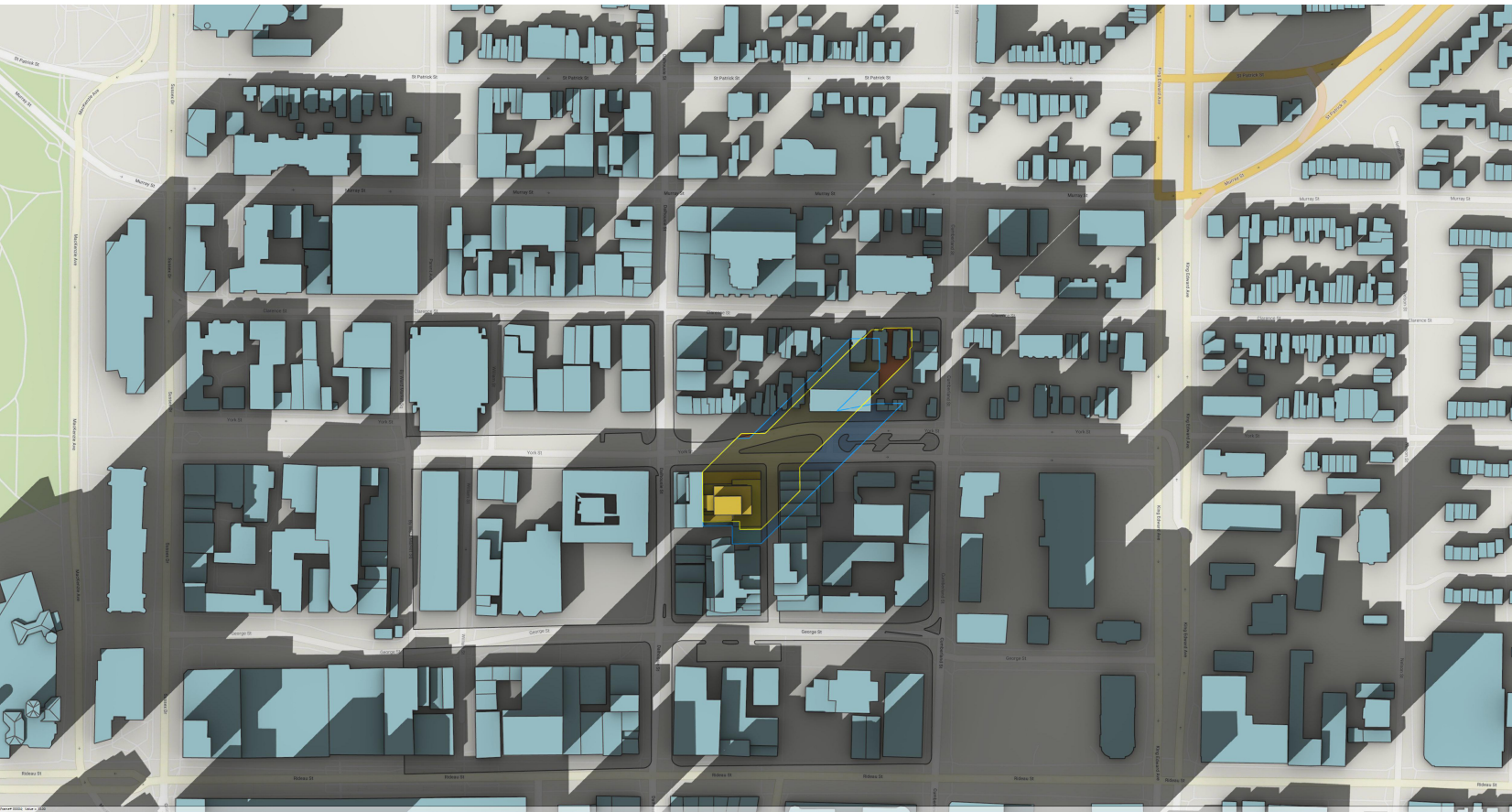
10h00 DECEMBER 21st



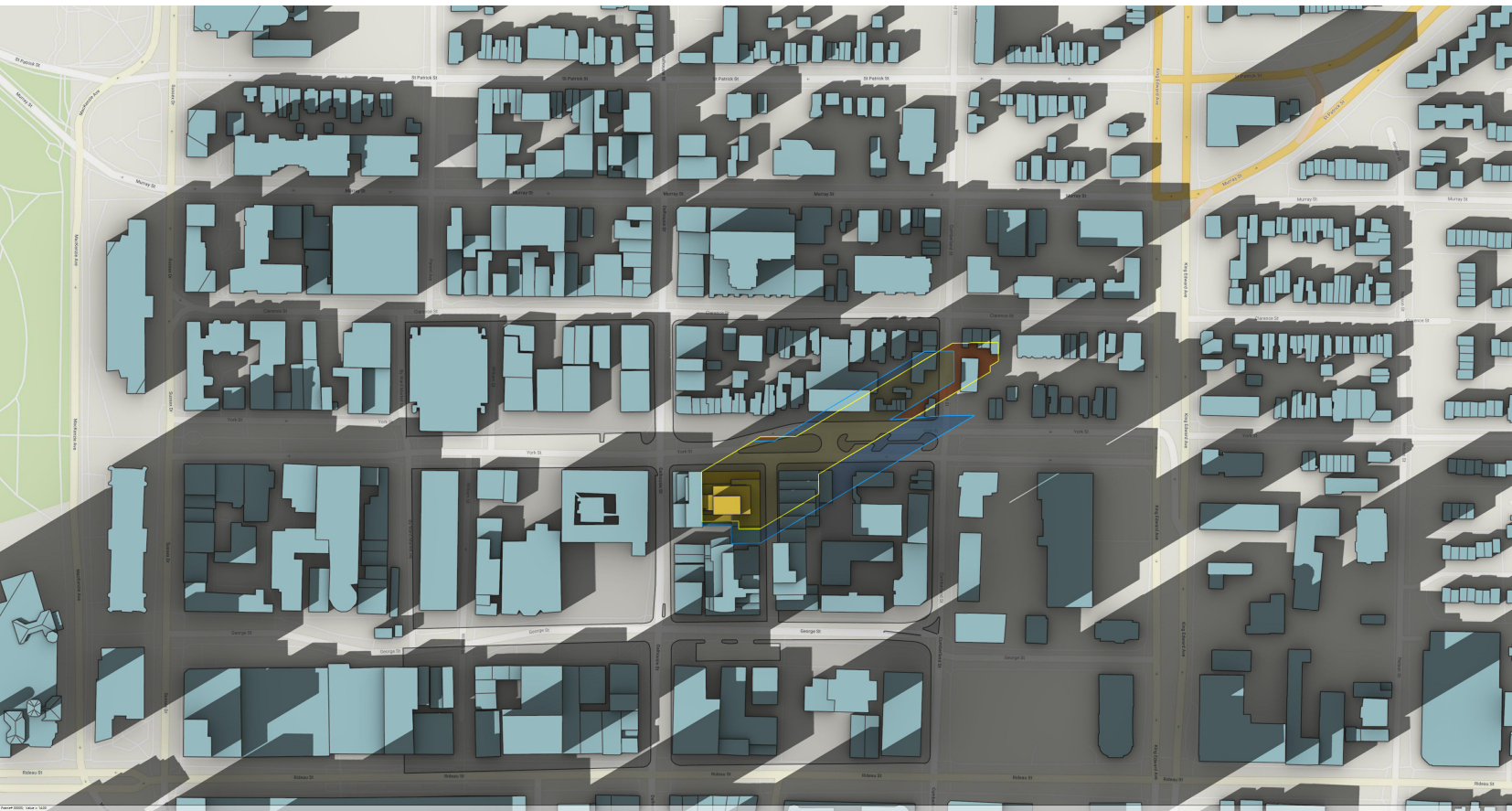
11h00 DECEMBER 21st



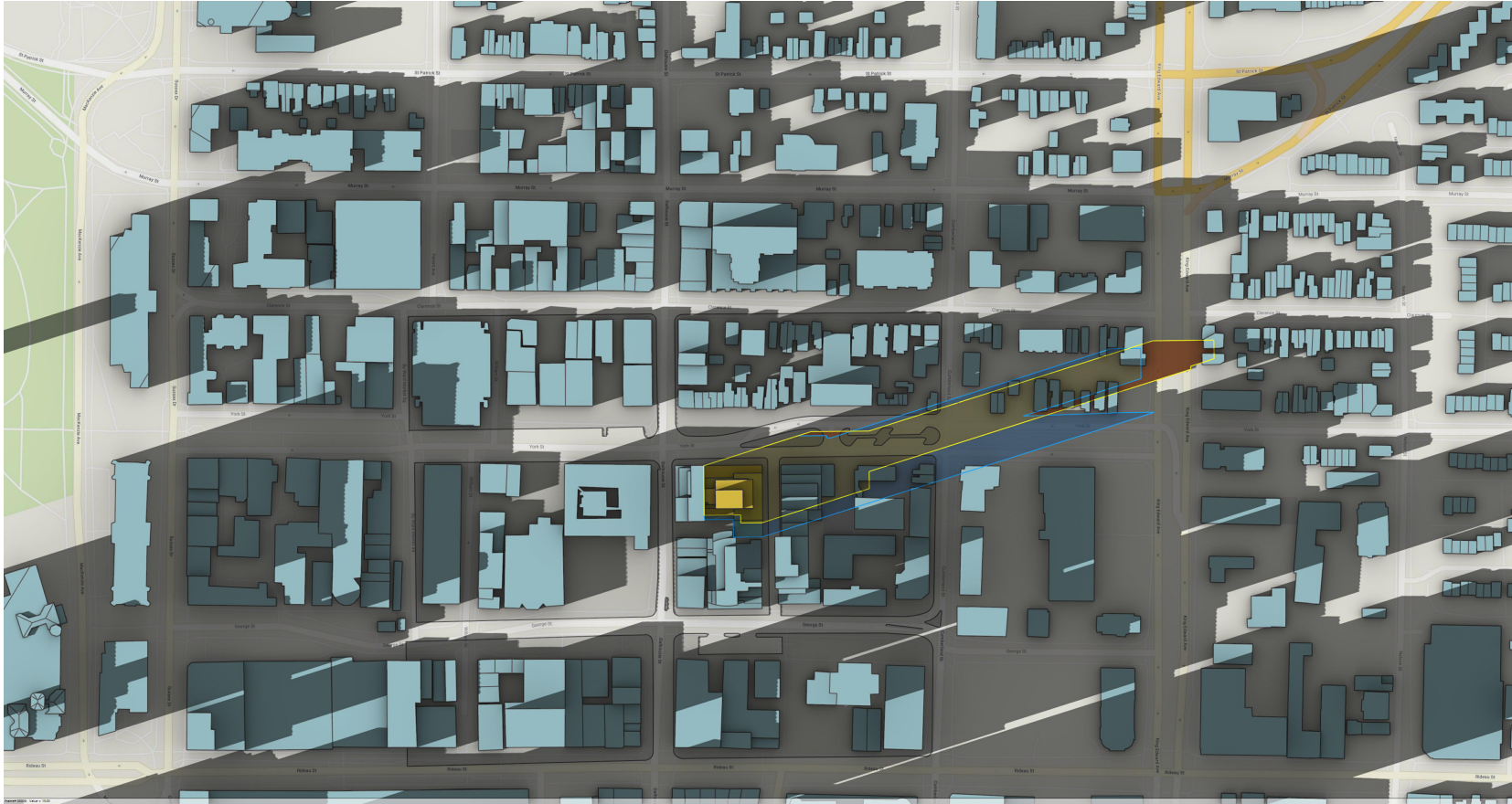
12h00 DECEMBER 21st



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15h00 DECEMBER 21st

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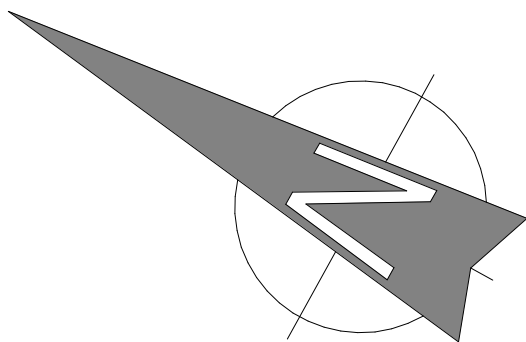
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Seal



Client
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SJ/AA

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LH

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Drawing Title
SUN STUDY - DECEMBER

Revision
QQQ

Dwg Number
A1003