

BUILDING CODE MATRIX - GROSS FLOOR AREAS					
GROSS FLOOR AREA	AREA (m ²)/ FLOOR	AREA (ft ²)/ FLOOR	# 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	1 479 m ²	15 920,5 ft ²	1	1 479 m ²	15 920 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	249 m ²	2 679,0 ft ²	1	249 m ²	2 679 ft ²
	8 475 m ²	91 226,8 ft ²		12 703 m ²	136 731 ft ²

NOTES

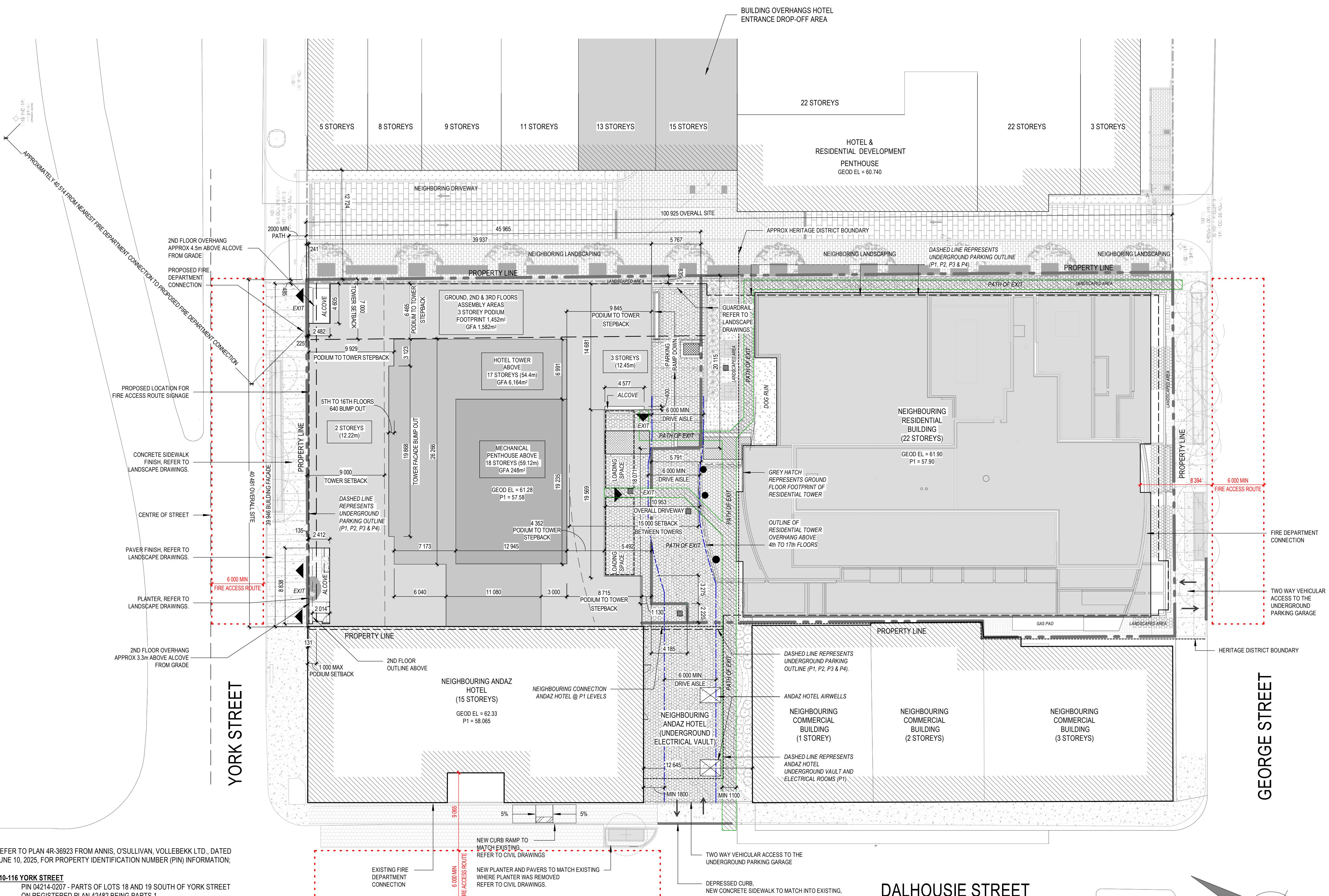
FOR EXISTING SITE CONDITIONS, PROPERTY BOUNDARY INFORMATION, CONFIGURATION OF LOT PARTS SEE SURVEY PLAN BY ANNIS, O'SULLIVAN VOLLEBEKK LTD., REGISTERED PLANS #4R-36923, SUBMITTED SEPARATELY. FOR PROPERTY IDENTIFICATION NUMBERS (PIN) FOR PART OF LOT 18 (SOUTH YORK STREET) AND PART OF LOT 18, 19, 20 (NORTH 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 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 EXISTING WALLS, AS DEFINED IN CITY OF OTTAWA ZONING BY-LAW DEFINITION OF SNOW STORAGE; SNOW WILL BE HAULED OFF SITE.

SYMBOLS LEGEND	
	AREA DRAIN
	PATH OF EXIT
	EXISTING BUILDINGS
	AIRWELLS WITH STEEL GRATE
	SNOW MELT AREA
	FIRE DEPARTMENT CONNECTION
	EXITS
	PAVER FINISH, REFER TO LANDSCAPE DRAWINGS.
	CONCRETE SIDEWALK, REFER TO LANDSCAPE DRAWINGS.
	GRASSED AREAS
	PROPERTY LINE
	DRIVE AISLE
	FIRE ACCESS ROUTE
	3300x9000 LOADING SPACE
	PROPOSED DEPRESSED CURB

SOLID WASTE COLLECTION REQUIREMENTS		
CHANISM	REGULATION	PROPOSED
aste	Garbage (Compacted) = $0.053y^3/\text{unit}$ Require $19y^3$	Garbage (Compacted) = $3 \times 8y^3$ containers Total = $24y^3$
4 units	Recycling (GMP) = $0.018y^3/\text{unit}$ Require $7y^3$	Recycling (GMP) = $2 \times 8y^3$ containers Total = $16y^3$
00 units	Recycling (Fibres) = $0.038y^3/\text{unit}$ Require $14y^3$	Recycling (Fibres) = $2 \times 8y^3$ containers Total = $16y^3$
54 units	Organics = 240L container/50 units Require 8 containers	Organics = $8 \times 240\text{L}$ containers Total = 1920L

OCCUPANCY	UNITS / STOREYS	PROPOSED ZONING GFA
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.	424m ² x 2 floors= 848m ² 443m ² x 12 floors=5,316m ² TOTAL = 6,164m ² 22 of 154 units (14%) provided
mbly	Ground floor	647m ² /floor
Administration	2nd floor	841m ² /floor
	3rd floor	94m ² /floor TOTAL = 1,582m ²
	TOTAL	7,746m²

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



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.

- REGISTERED PLAN 42402 BEING PART 3.

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.

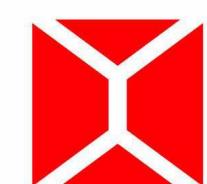
ROUTE PLAN AT GROUND

0

AY10

NEUF

ARCHITECT(E)S



The logo for Claridge Homes. It features a stylized torch or chalice with a flame at the top, set within a square frame. Below the torch, the word "CLARIDGE" is written in a large, bold, black serif font. Underneath "CLARIDGE", the word "HOMES" is written in a smaller, bold, blue sans-serif font.

Project

110-116 YORK STREET		
Location	No.	
OTTAWA	13098.00	
NO	REVISION	DATE (yyyy.mm.dd)
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
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
BBBB	FOR COORDINATION	2025.11.10
CCCC	FOR SITE PLAN APPROVAL	2025.11.11
Drawn by SJ/AA		Checked by LH
DATE (aa.mm.jj) MAY 2023		Scale As indicated
Drawing Title SITE PLAN		
Revision	Dwg Number	

AY100

