

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

110 YORK STREET
17 STOREY
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 HOTEL

126 YORK STREET
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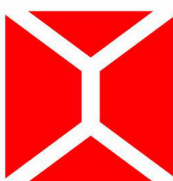
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Seal



NEUF

ARCHITECT(E)S



Client



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
OO	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

Preliminary
DO NOT USE FOR
CONSTRUCTION

Drawn by

SJ/OM

Checked by

LH

DATE (aa.mm.jj)

AUGUST 2024

Scale

Drawing Title

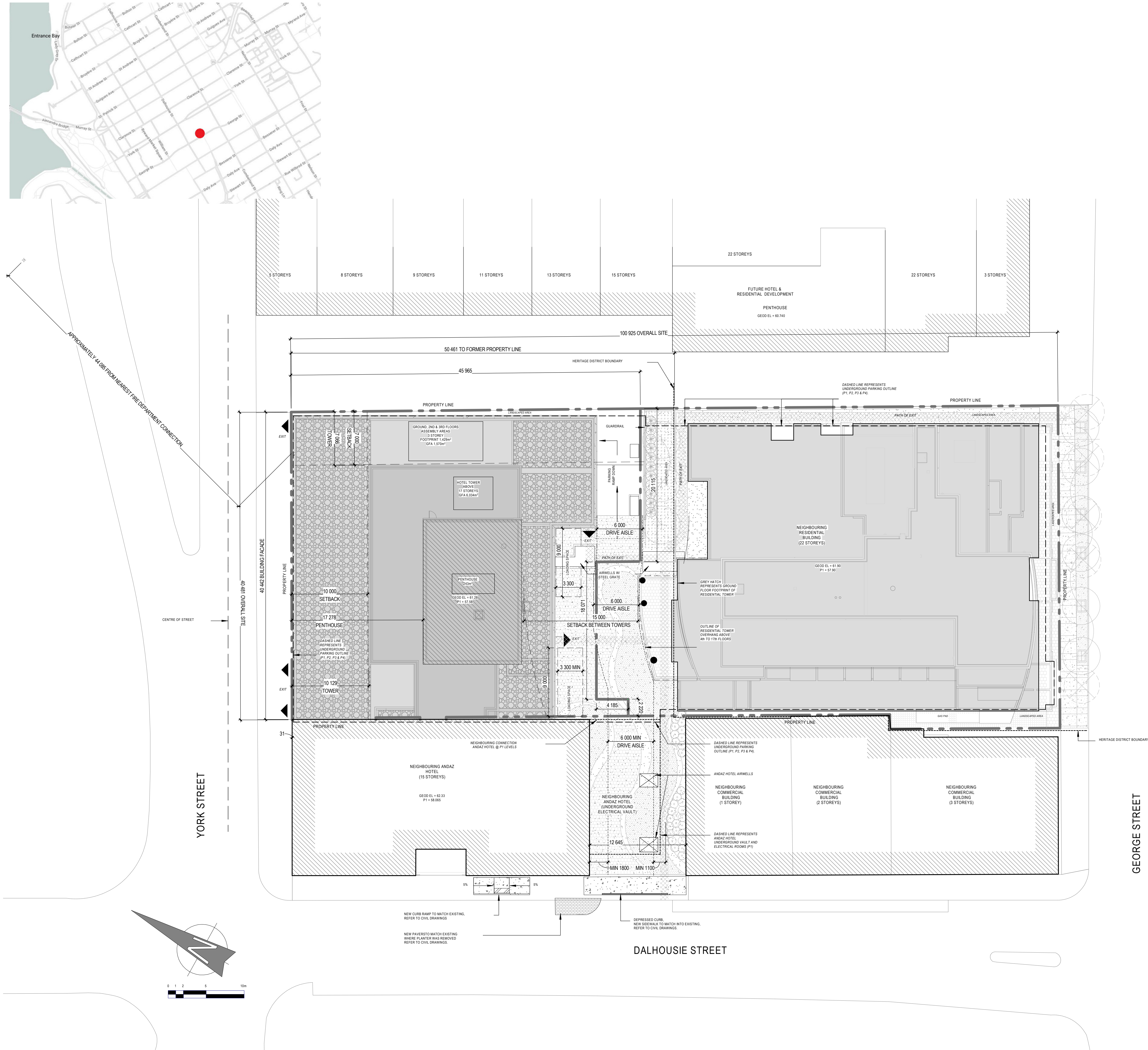
PERSPECTIVES

Revision

CCC

Dwg Number

A012



SITE PLAN AT GROUND

1 : 250

NOTES		
<ul style="list-style-type: none">FOR EXISTING SITE CONDITIONS, SEE SURVEY PLAN BY ANNIS, O'SULLIVAN, VOLLEBERG LTD., SUBMITTED SEPARATELY.FOR 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.		
OCCUPANCY	UNITS / STOREYS	PROPOSED ZONING GFA
Hotel Rooms	4th to 17th floors (11 rooms/floor) Minimum 10% of rooms are required to be Barrier-Free (BF) and distributed throughout the storeys.	431m ² x 9 floors TOTAL = 6,634m ² 22 of 154 units (14%) provided
Assembly Hotel Administration	Ground floor 2nd floor 3rd floor	648m ² /floor 818m ² /floor 103m ² /floor TOTAL = 1,570m ²
TOTAL		7,884m ²

MIXED-USE WITH GROUND FLOOR COMMERCIAL - ZONING - M02 (2031) S307 (COMBINED WITH 141 GEORGE STREET)		
ZONING RULE	REQUIREMENT	PROVIDED
Minimum lot area	No minimum	Combined lots 141 George Street = 3,109.10m ² 110 York = 500.72m ² 116 York = 1,015.88m ² = 4,645.70m ²
Minimum lot width	No minimum	40.47m along York Street
Minimum front yard	No minimum	0.03m
Minimum interior side yard	No minimum	West side connected to adjacent hotel. 0.48m on East side of building.
Minimum rear yard	No minimum	Combined lot with 141 George Street. 0.38m and 0.75m
Maximum building height	13m 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 2019 (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 2019 (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 2019 (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 - M02 (2031) S307 (COMBINED WITH 141 GEORGE STREET)		
ZONING MECHANISM	REGULATION	PROPOSED
Shared Parking 141 GEORGE	None required for Hotel, Residential or Commercial use. 25 visitor parking spaces required	P1 30 spaces P2 44 spaces P3 44 spaces P4 47 spaces 6.0m drive aisle provided.
110 & 116 YORK		P1 20 spaces P2 41 spaces P3 41 spaces P4 41 spaces Total: 308 spaces shared between building users. 141 George 165 spaces 110 York 163 spaces 25 Visitor parking to be clearly marked for 141 GEORGE.
Barrier-Free Parking (110-116 York & 141 George)	Requires 4 barrier-free spaces (Traffic and Parking By-Law 2017-301)	1 provided on every parking level. Total: 4 spaces
Minimum Bicycle Parking (110-116 York)	Hotel: 1 per 1,000m ² of GFA 7,186m ² GFA / 1,000m ² = 8 bicycle parking spaces	9 indoor spaces provided (4 vertical)
Loading (110-116 York)	2 spaces required. Minimum 3.3m width of a loading space. As per Exception 2019 (By-law 2023-502)	2 outdoor spaces provided.

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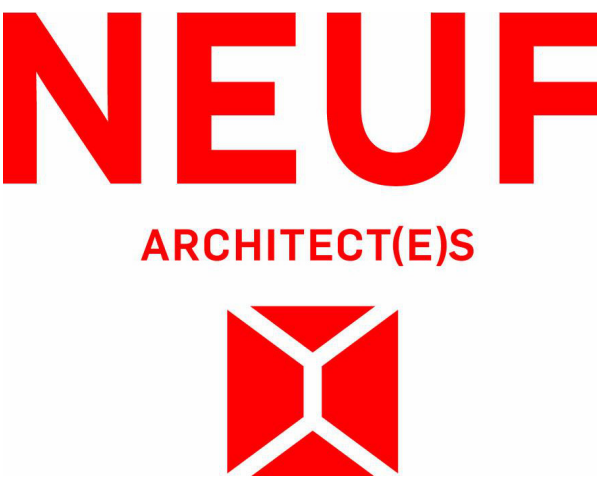
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Seal



Client



Project

110-116 YORK STREET

Location

OTTAWA

No.

13098.00

NO REVISION

DATE (yyyy.mm.dd)

Q	FOR COORDINATION	2024.05.02
V	FOR CLIENT REVIEW	2024.09.10
W	FOR SITE PLAN APPLICATION	2024.09.23
DD	FOR COORDINATION	2024.10.23
JJ	FOR COORDINATION	2024.11.15
LL	FOR COORDINATION	2024.11.22
MM	FOR SITE PLAN APPLICATION	2024.11.25
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
CCC	FOR COORDINATION	2025.02.20
001	ISSUED FOR CONSTRUCTION	2025.XX.XX

Drawn by

SJ

Checked by

LH

DATE (aa.mm.jj)

MAY 2023

Scale

As indicated

Drawing Title

SITE PLAN

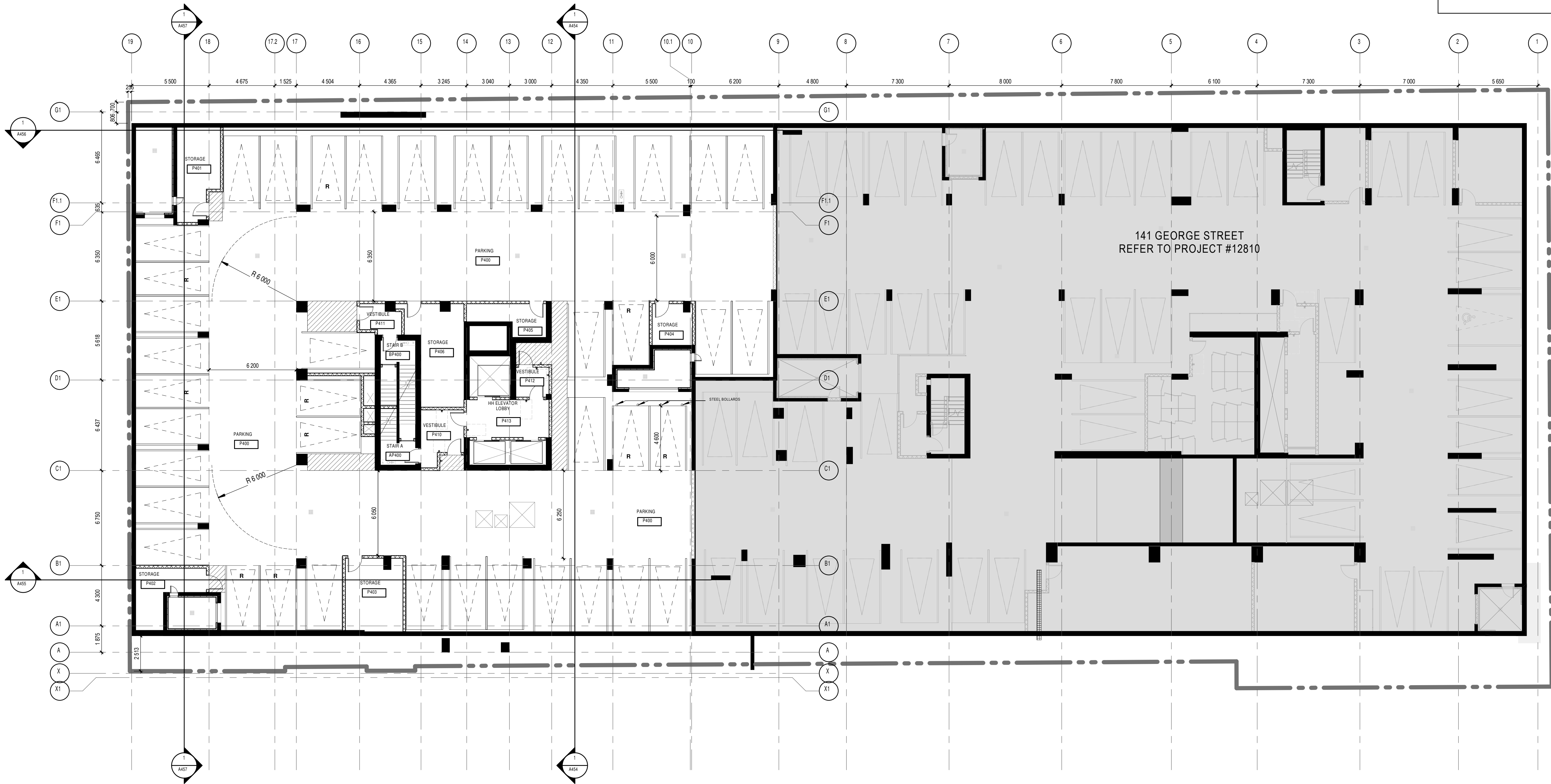
Revision

001

Dwg Number

A100

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PARKING LEVEL 4.5 FLOOR PLAN-OVERALL

GENERAL NOTES

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2. INITIAL PROPER BACKING AT EXTERIOR EDGES OF WINDOWS AND PATIO DOOR HEADS FOR CLIMATE RISK INSTALLATION. BACKING TO EXTERIOR WINDOW EXTERIOR EDGES BY 20MM.
3. UNLESS OTHERWISE NOTED, ALL DOORS MUST BE INSTALLED AT A MINIMUM OF 100MM AWAY FROM THE CLOSEST ADJACENT PERIMETER 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 A011 FOR ALL PARTITION ASSEMBLY TYPES AND SYMBOL LEGENDS.
7. REFER TO PAGE A011 FOR ADDITIONAL REQUIREMENTS IN RESIDENTIAL UNIT BATHROOMS.
8. REFER TO PAGE A011 FOR ALL UNIVERSAL AND BARBER-FREE CONSTRUCTION STANDARDS AND REQUIREMENTS AS PER CBC REGULATIONS.
9. REPLACE ALL G.B.S. WITH MOISTURE RESISTANT G.B.S. IN ALL PARTITIONS THAT ENCLOSE BATHROOMS, WASHROOMS, SHOWERED, 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.B.S. BEHIND THE ENTIRE SURFACE OF ANY TYPE OF TILE FRESH 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. PLEASE NOTE: THE ARCHITECT IMMEDIATELY OF ANY OMISSIONS OR DISCREPANCIES.
12. MILLWORK BY OTHERS.
13. REFER TO ELECTRICAL DRAWINGS FOR FOUNDATION WATERPROOFING DETAILS AND SPECIFICATIONS.
14. REFER TO ELECTRICAL DRAWINGS FOR THE RATED PLYWOOD BACKSHEATH LOCATIONS REQUIRED ON WALLS FOR EQUIPMENT INSTALLATION.

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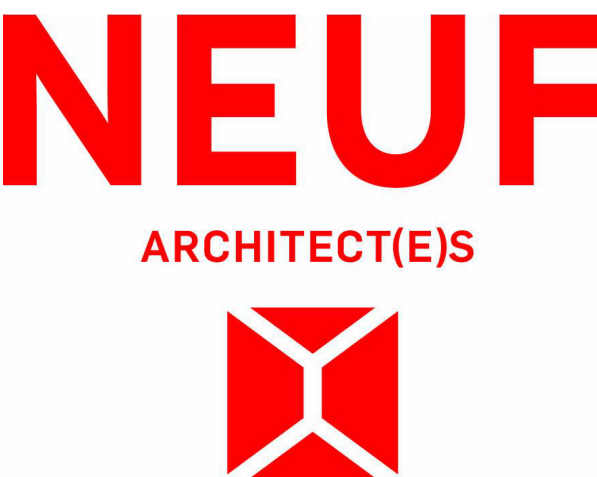
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Seal



Client



Project

110-116 YORK STREET

Location

OTTAWA

No.

13098.00

NO	REVISION	DATE (yyyy.mm.dd)
DD	FOR COORDINATION	2024.10.23
GG	FOR SITE PLAN APPROVAL	2024.11.07
JJ	FOR COORDINATION	2024.11.15
LL	FOR COORDINATION	2024.11.22
MM	FOR SITE PLAN APPLICATION	2024.11.25
PP	FOR COORDINATION	2024.12.02
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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
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
001	ISSUED FOR CONSTRUCTION	2025.XX.XX

Drawn by

SJ

Checked by

LH

DATE (aa.mm.jj)

OCT 2024

Scale

As indicated

Drawing Title

PARKING LEVEL 4.5 FLOOR PLAN

Revision

001

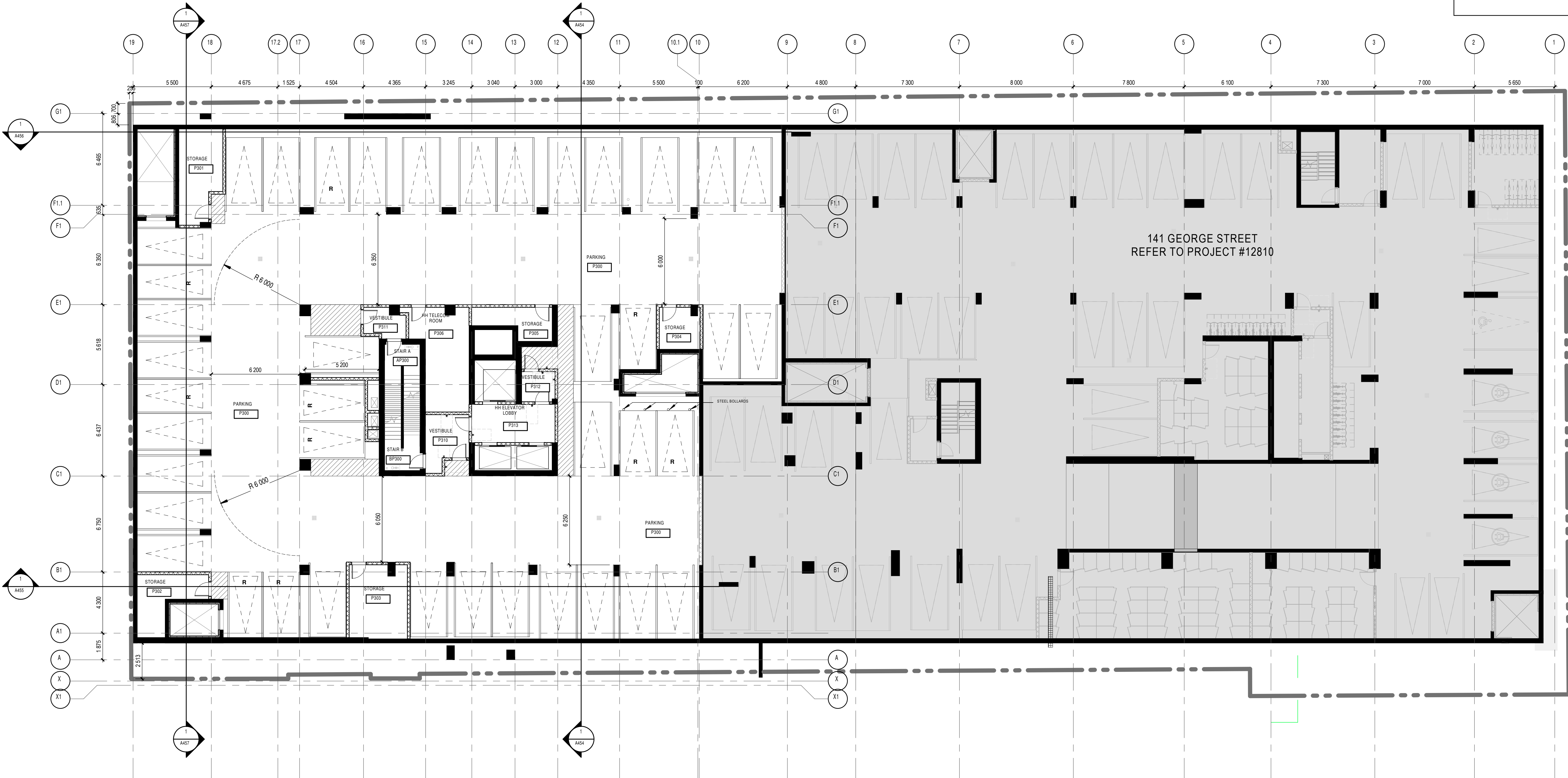
Dwg Number

A197

PC2024-0101
16814



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PARKING LEVEL 3.5 FLOOR
PLAN-OVERALL

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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 A51 FOR ALL PARTITION ASSEMBLY TYPES AND SYMBOL LEGENDS.
7. REFER TO PAGE A56 FOR ADDITIONAL REQUIREMENTS IN RESIDENTIAL UNIT BATHROOMS.
8. REFER TO PAGE A50 FOR ALL UNIVERSAL AND BARRIER-FREE CONSTRUCTION STANDARDS AND REQUIREMENTS AS PER CBC REGULATION.
9. REPLACE ALL W/B WITH MOISTURE RESISTANT W/B IN ALL PARTITIONS THAT ENCLOSE BATHROOM, WASHROOM, SHOWERED, TOILET ROOM AND OTHER WARE AREA. REFER TO ARCHITECTURAL SPECIFICATIONS FOR PRODUCT DESCRIPTIONS.
10. A WATERPROOFING MEMBRANE MUST BE APPLIED TO THE MOISTURE-RESISTANT 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 WARE AREA.
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12. MEASUREMENT BY CHAINS. DIMENSIONS FOR FOUNDATION WATERPROOFING DETAILS AND SPECIFICATIONS.
13. REFER TO ELECTRICAL DRAWINGS FOR FIRE RATED (P) WOOD BACKBOARD LOCATIONS REQUIRED ON WALLS FOR EQUIPMENT INSTALLATION.

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Civil

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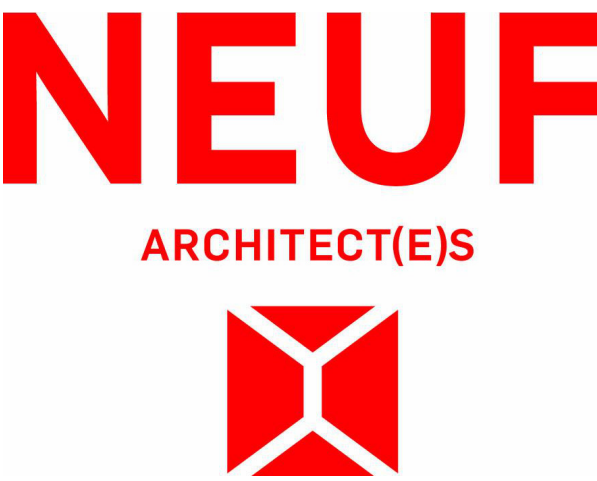
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Seal



Client



Project

110-116 YORK STREET

Location

OTTAWA

No.

13098.00

NO	REVISION	DATE (yyyy.mm.dd)
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001	ISSUED FOR CONSTRUCTION	2025.XX.XX

Drawn by

SJ

Checked by

LH

DATE (aa.mm.jj)

MAR 2024

Scale

As indicated

Drawing Title

**PARKING LEVEL 3.5
FLOOR PLAN**

Revision

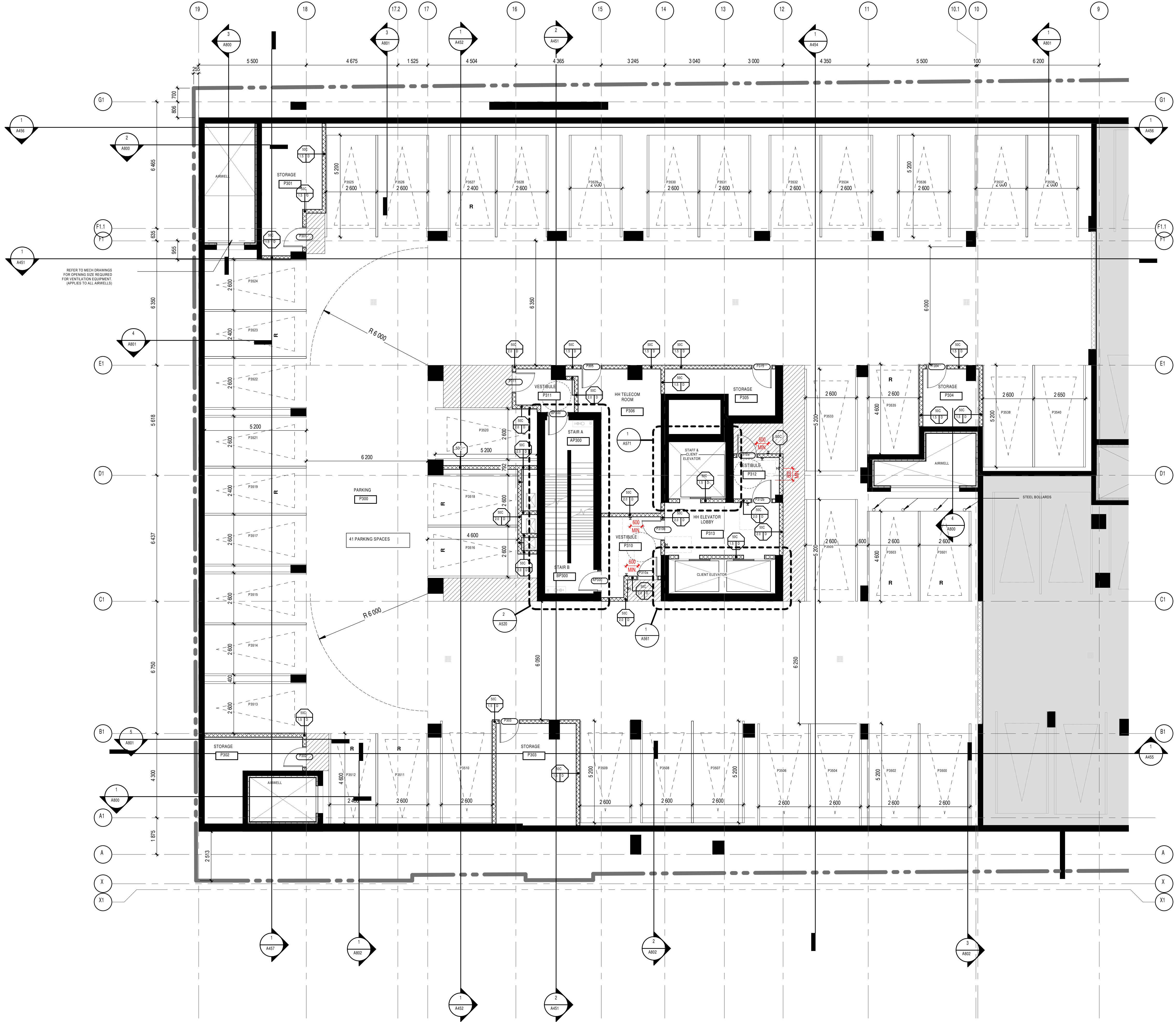
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Dwg Number

A198

PC2024-0101
16814

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8. REFER TO PAGE A70 FOR ALL UNIVERSAL AND BARRIER-FREE CONSTRUCTION STANDARDS AND REQUIREMENTS AS PER OBC REGULATIONS.
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13. REFER TO ELECTRICAL DRAWINGS FOR FIRE RATED PLYWOOD BACKSPLASH LOCATIONS REQUIRED ON WALLS FOR EQUIPMENT INSTALLATION.

REFER TO MECH DRAWINGS
FOR OPENING SIZE REQUIRED
FOR VENTILATION EQUIPMENT
(APPLIES TO ALL AIRWELLS)

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T 514 847 1117 | NEUFarchitectes.com

Seal



NEUF

ARCHITECT(E)S

Client



**CLARIDGE
HOMES**

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
001	ISSUED FOR CONSTRUCTION	2025.XX.XX

*Preliminary
Do NOT USE FOR
CONSTRUCTION*

Drawn by
S/JOM

Checked by
LH

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

Scale
As indicated

Drawing Title

**PARKING LEVEL 3.5
FLOOR PLAN YORK**

Revision

001

Dwg Number

A198A

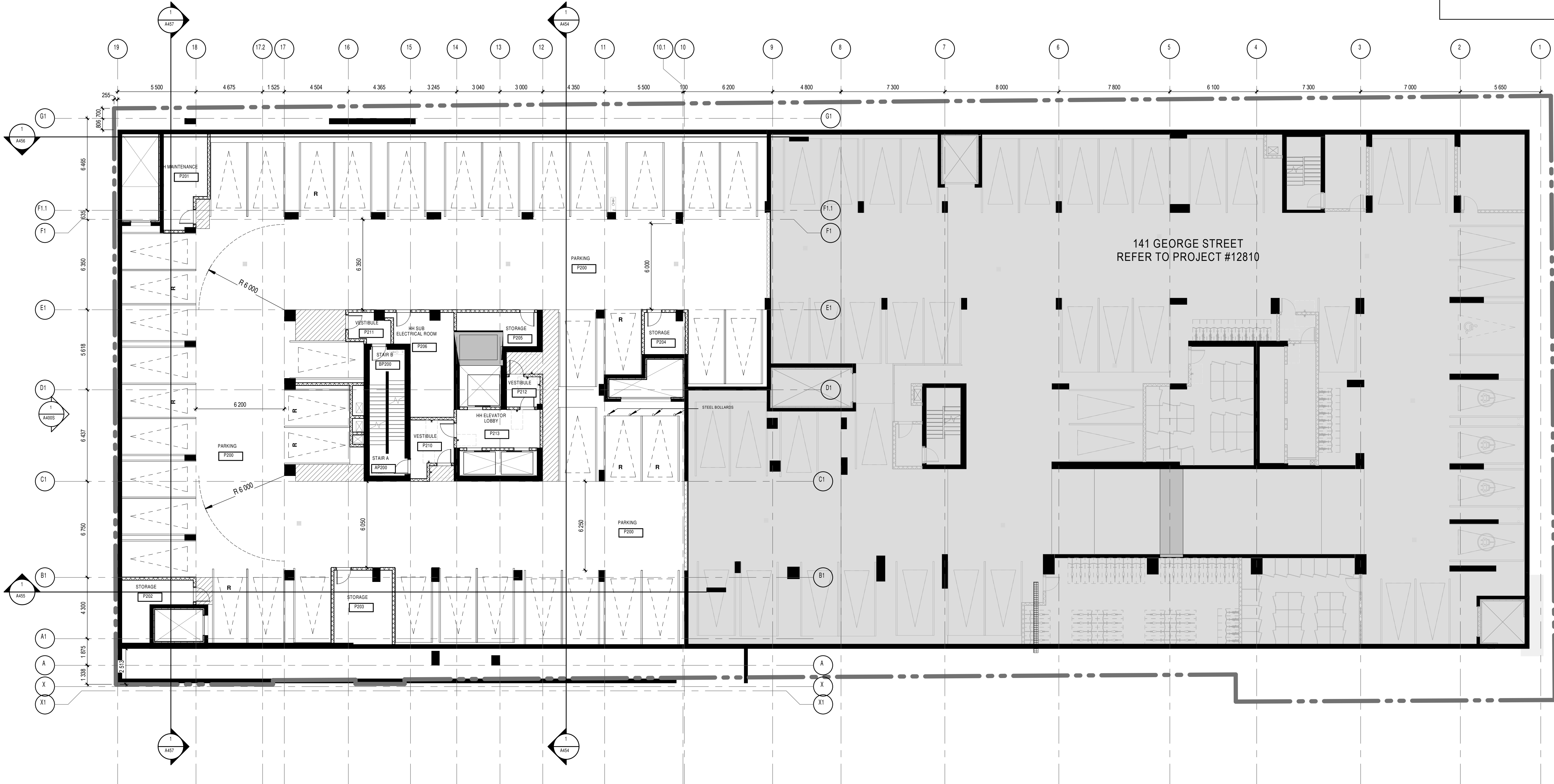
PARKING LEVEL 3.5 FLOOR PLAN-YORK

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A198A

PC2024-0101
16814

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PARKING LEVEL 2.5 FLOOR PLAN-
OVERALL

1:150

GENERAL NOTES

1. AREAS AND DIMENSIONS ARE APPROXIMATE AND MAY CHANGE WITHOUT NOTICE. IF APPLICABLE, AREA AND LOCATION OF BALCONIES/TERACES MAY BE CHANGED. VARIOUS OR IMPROVED 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 HALL OF BOTH DEMAND AND CORRIDOR WALL THICKNESS. FINAL DIMENSIONS AND AREAS MAY VARY AS PER SITE CONSTRUCTION CONDITIONS WHICH CAN DIFFER FROM THE DRAWINGS PRODUCED BY NEUF ARCHITECTS INC.
2. INSTALL PROPER BACKING AT EXTREMITIES OF WINDOWS AND PATIO DOOR HEADS FOR CURTAIN ROD INSTALLATION. BACKING TO EXTENDING WINDOW EXTREMITIES BY 200MM.
3. UNLESS OTHERWISE NOTED, ALL DOORS MUST BE INSTALLED AT A MINIMUM OF 100MM 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 A01 FOR ALL PARTITION ASSEMBLY TYPES AND SYMBOL LEGENDS.
7. REFER TO PAGE A04 FOR ADDITIONAL REQUIREMENTS IN RESIDENTIAL UNIT BATHROOMS.
8. REFER TO PAGE A05 FOR ALL UNIVERSAL AND BARRIER-FREE CONSTRUCTION STANDARDS AND REQUIREMENTS AS PER CBC REGULATION.
9. REPLACE ALL G.W.B. WITH MOISTURE RESISTANT G.W.B. IN ALL PARTITIONS THAT ENCLOSE BATHROOMS, WASHROOMS, SHOWERS, TUB ROOM AND ANY OTHER WET 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 KITCHENS, WASHROOMS AND BEHIND ANY OTHER TILE FINISH FOUND IN A WET AREA.
11. LAYOUTS TO BE VERIFIED WITH MECHANICAL, ELECTRICAL, AND STRUCTURAL PLANS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY OMISSIONS OR DISCREPANCIES.
12. MILLIONS BY OTHERS.
13. REFER TO ELECTRICAL DRAWINGS FOR FOUNDATION WATERPROOFING DETAILS AND SPECIFICATIONS.
14. REFER TO ELECTRICAL DRAWINGS FOR BAY WINDOW WOOD BACKSASH LOCATIONS REQUIRED ON WALLS FOR EQUIPMENT INSTALLATION.

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Mechanical - Electrical Engineer

JAIN

7405 Suel Danvers Crescent, 2nd Floor Mississauga, Ontario, L5N 6P8
T 905 285 9900 jainconsultants.com

Structural Engineer

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Landscape Architect

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T 613 722 5188 jba.ca

Civil

Novatech Eng. Consultants Ltd.

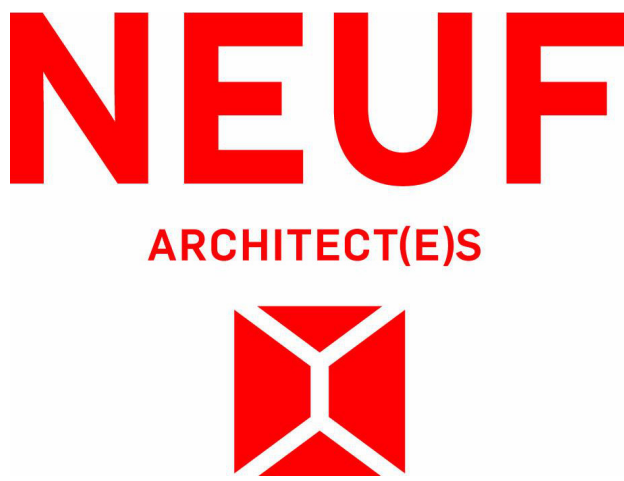
260, Michael Coward Drive, Suite 200, Ottawa ON K2M 1P8
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Architect

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Seal



Client



Project

110-116 YORK STREET

Location

OTTAWA

No.

13098.00

NO REVISION

DATE (yyyy.mm.dd)

Z	FOR CLIENT REVIEW	2024.10.07
DD	FOR COORDINATION	2024.10.23
GG	FOR SITE PLAN APPROVAL	2024.11.07
JJ	FOR COORDINATION	2024.11.15
LL	FOR COORDINATION	2024.11.22
MM	FOR SITE PLAN APPLICATION	2024.11.25
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
VV	FOR STRUCT COORDINATION	2025.01.23
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
001	ISSUED FOR CONSTRUCTION	2025.XX.XX

Drawn by

SJ

Checked by

LH

DATE (aa.mm.jj)

MAR 2024

Scale

As indicated

Drawing Title

PARKING LEVEL 2.5 FLOOR PLAN

Revision

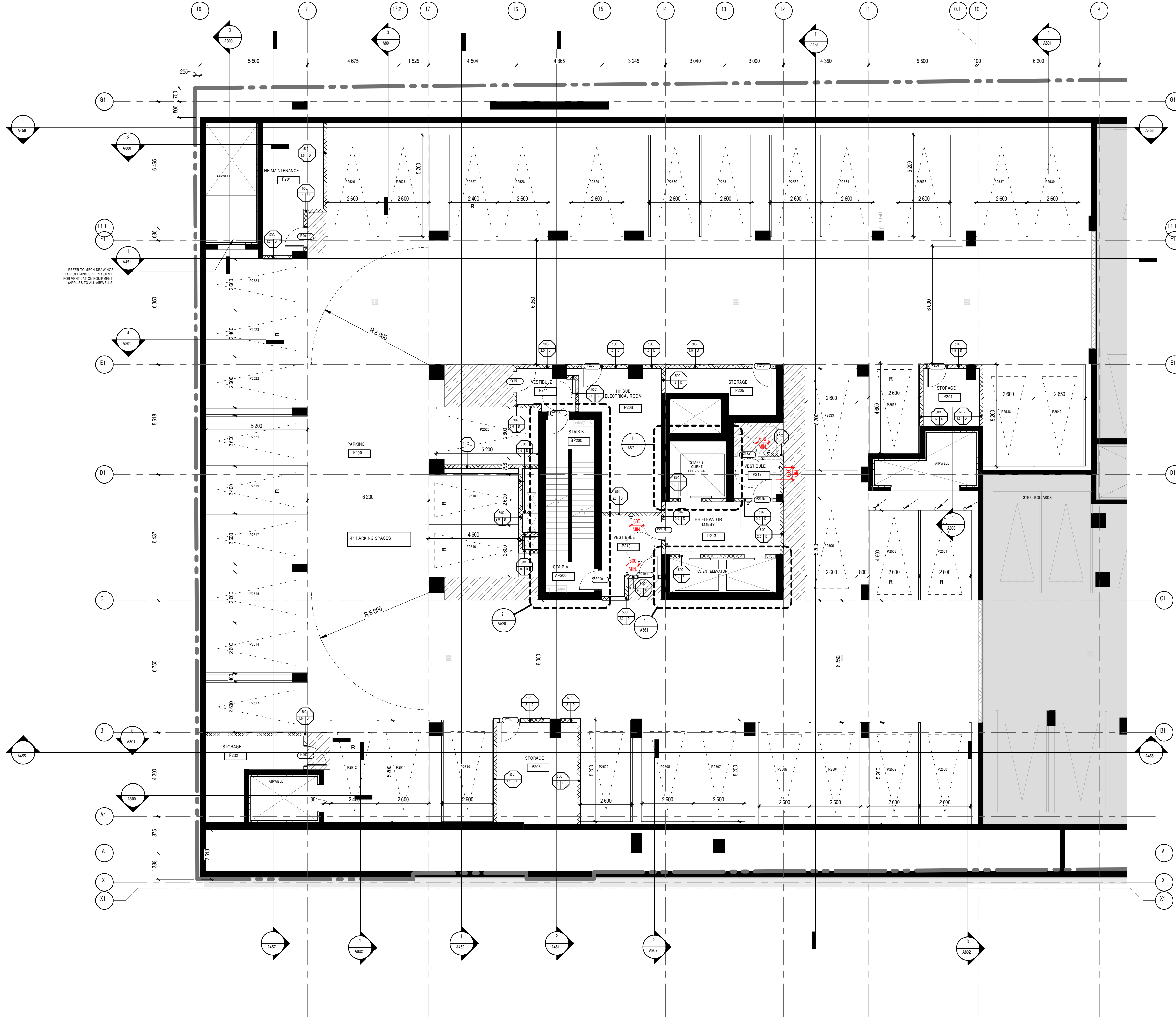
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Dwg Number

A199

PC2024-0101
16814

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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 30MM.
3. UNLESS OTHERWISE NOTED, ALL PARTITIONS MUST BE PERPENDICULAR WALL. PERPENDICULAR WALL PARTITIONS THAT ENCLOSE BATHROOMS, WASHROOMS, SHOWER, TOILET ROOM AND ANY OTHER HANGING AREA, REFER TO ARCHITECTURAL SPECIFICATIONS FOR PRODUCT DESCRIPTIONS.
4. 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.
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 A551 FOR ALL PARTITION ASSEMBLY TYPES AND SYMBOL LEGENDS.
7. REFER TO PAGE A551 FOR ADDITIONAL REQUIREMENTS IN RESIDENTIAL UNIT BATHROOMS.
8. REFER TO PAGE A551 FOR ALL UNIVERSAL AND BARRIER-FREE CONSTRUCTION STANDARDS AND REQUIREMENTS AS PER CBC REGULATIONS.
9. REPLACE ALL G.W.S. WITH MOISTURE RESISTANT G.W.S. WALL PARTITIONS THAT ENCLOSE BATHROOMS, WASHROOMS, SHOWER, TOILET ROOM AND ANY OTHER HANGING AREA, REFER TO ARCHITECTURAL SPECIFICATIONS FOR PRODUCT DESCRIPTIONS.
10. A WATERPROOFING MEMBRANE MUST BE APPLIED TO THE MOISTURE RESISTANT G.W.S. 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 HANGING AREA.
11. LAYOUTS TO BE REVIEWED WITH MECHANICAL, ELECTRICAL AND STRUCTURAL PLANS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY OMISSIONS OR DISCREPANCIES.
12. MILLIONS BY OTHERS. DRAWINGS FOR FOUNDATION.
13. WATERPROOFING DETAILS AND SPECIFICATIONS.
14. REFER TO ELECTRICAL DRAWINGS FOR FIRE RATED PLYWOOD BACKSPLASH LOCATIONS REQUIRED ON WALLS FOR EQUIPMENT INSTALLATION.

REFER TO MECH DRAWINGS FOR OPENING SIZE REQUIRED FOR VENTILATION EQUIPMENT (APPLIES TO ALL AIRWELLS)

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Seal



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ARCHITECT(E)S

Client



**CLARIDGE
HOMES**

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
001	ISSUED FOR CONSTRUCTION	2025.XX.XX

*Preliminary
DO NOT USE FOR
CONSTRUCTION*

Drawn by
S./J.O.M.

Checked by
L.H.

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

Scale
As indicated

Drawing Title

**PARKING LEVEL 2.5
FLOOR PLAN YORK**

Revision

001

Dwg Number

A199A

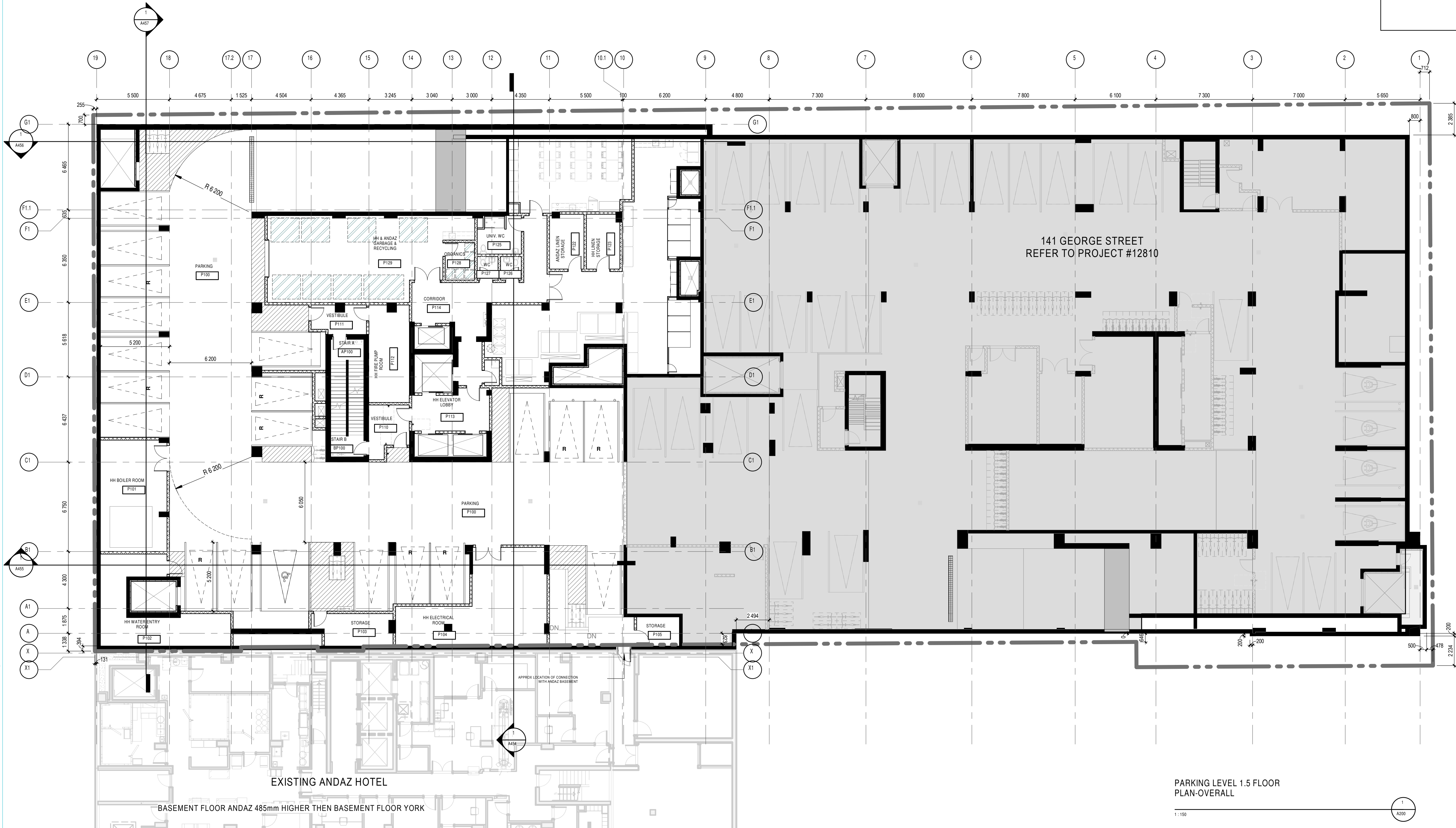
PARKING LEVEL 2.5 FLOOR PLAN-YORK

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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 4557 FOR ALL PARTITION ASSEMBLY TYPES AND SYMBOL LEGENDS.
7. REFER TO PAGE 4558 FOR ADDITIONAL REQUIREMENTS IN RESIDENTIAL UNIT BATHROOMS.
8. REFER TO PAGE 4559 FOR ALL UNIVERSAL AND BARRIER-FREE CONSTRUCTION STANDARDS AND REQUIREMENTS AS PER CBC REGULATIONS.
9. REPLACE ALL G.W.B. WITH MORTURE RESISTANT G.W.B. IN ALL PARTITIONS THAT ENCLOSE BATHROOMS, WASHROOMS, SHOWERS, TOILET ROOM AND ANY OTHER WET AREA. REFER TO ARCHITECTURAL SPECIFICATIONS FOR PRODUCT DESCRIPTIONS.
10. A WATERPROOFING MEMBRANE MUST BE APPLIED TO THE MORTURE 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 WET AREA.
11. LAYOUTS TO BE VERIFIED WITH MECHANICAL, ELECTRICAL AND STRUCTURAL PLANS. NOTE THE ARCHITECT IMMEDIATELY OF ANY OMISSIONS OR DISCREPANCIES.
12. MEASUREMENT BY OTHERS.
13. REFER TO ELECTRICAL DRAWINGS FOR FOUNDATION WATERPROOFING DETAILS AND SPECIFICATIONS.
14. REFER TO ELECTRICAL DRAWINGS FOR THE WATER/UPPER WOOD BACKWARDS LOCATIONS REQUIRED ON WALLS FOR EQUIPMENT INSTALLATION.

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Mechanical - Electrical Engineer

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Landscape Architect

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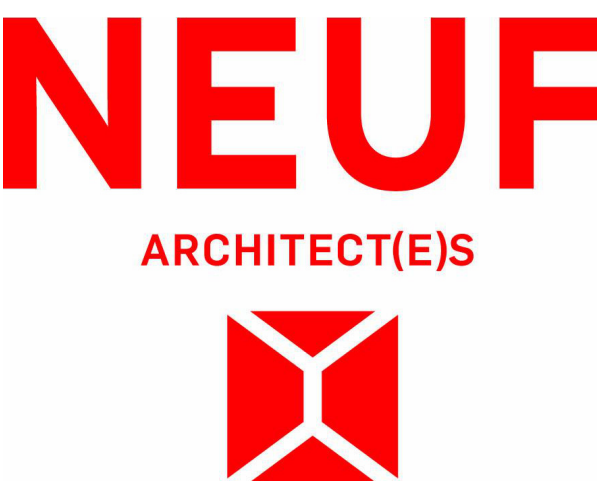
Civil

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Architect

NEUF Architectes INC.
107, rue de la Loi, Ottawa ON K1N 5J1
T 514 847 1117 NEUFarchitectes.com

Seal



Client



Project

110-116 YORK STREET

Location

OTTAWA No. 13098.00

NO	REVISION	DATE (yyyy.mm.dd)
R	FOR SHORING COORDINATION	2024.06.03
W	FOR SITE PLAN APPLICATION	2024.09.23
Z	FOR CLIENT REVIEW	2024.10.07
DD	FOR COORDINATION	2024.10.23
GG	FOR SITE PLAN APPROVAL	2024.11.07
JH	FOR COORDINATION	2024.11.12
JJ	FOR COORDINATION	2024.11.15
MM	FOR SITE PLAN APPLICATION	2024.11.25
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
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

Drawn by

SJ

Checked by

LH

DATE (aa.mm.jj)

JUN 2023

Scale

As indicated

Drawing Title

**PARKING LEVEL 1.5
FLOOR PLAN**

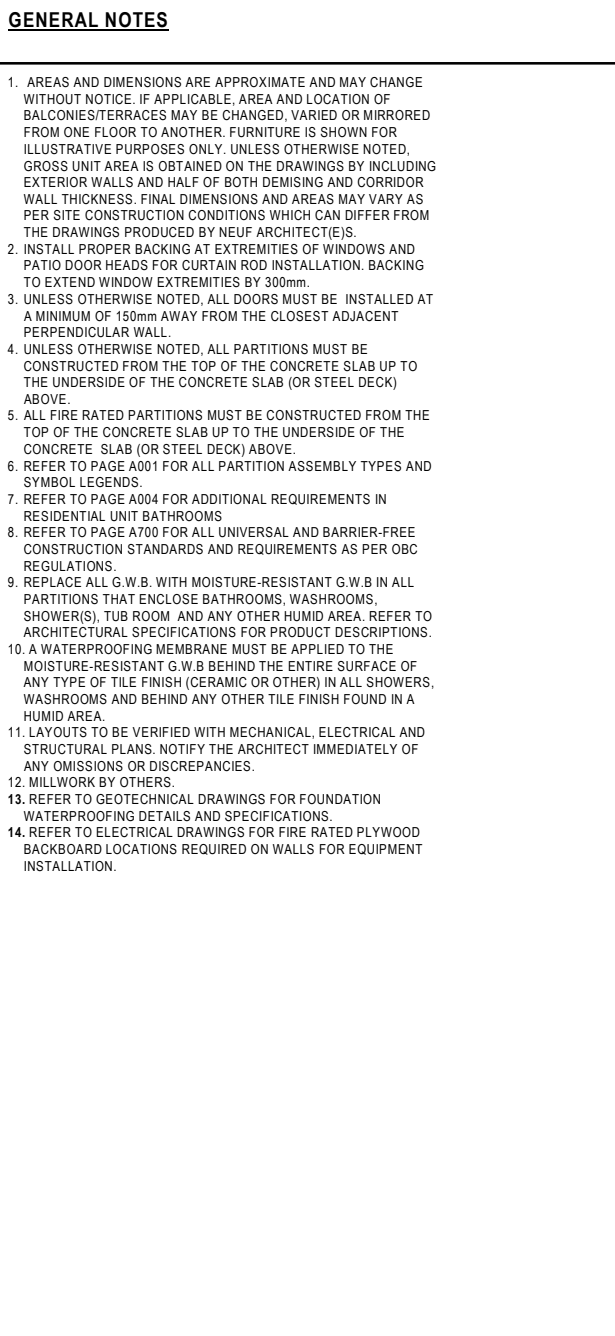
Revision

CCC

Dwg Number

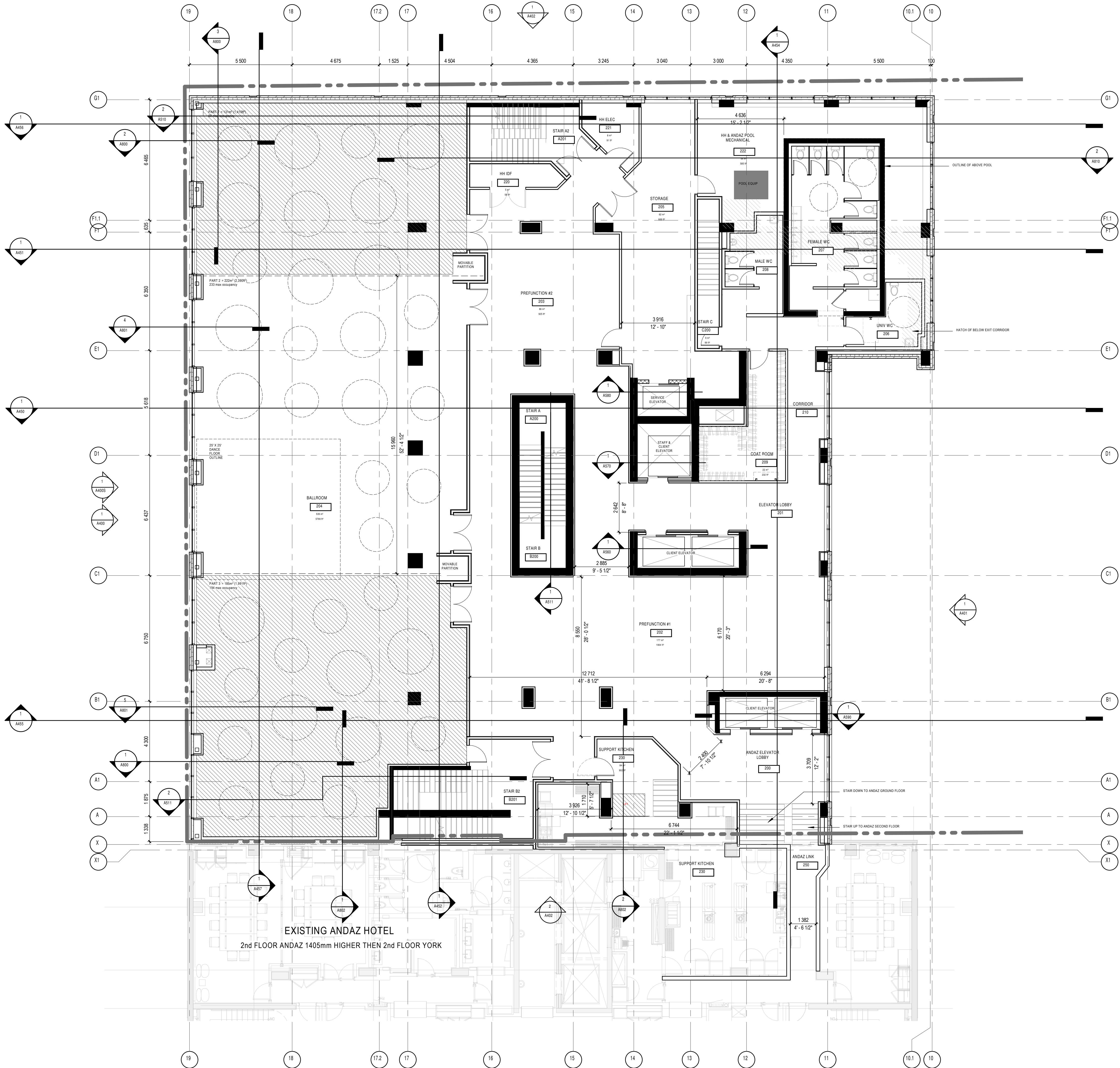
A200

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16814



A200A

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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 A01 FOR ALL PARTITION ASSEMBLY TYPES AND SYMBOL LEGENDS.
7. REFER TO PAGE A06 FOR ADDITIONAL REQUIREMENTS IN RESIDENTIAL UNIT BATHROOMS.
8. REFER TO PAGE A06 FOR ALL UNIVERSAL AND BARRIER-FREE CONSTRUCTION STANDARDS AND REQUIREMENTS AS PER CBC REGULATIONS.
9. REFERENCE ALL D.W.B. WITH ADJUSTIVE RESISTANCE IN WALL PARTITIONS THAT ENCLOSE BATHROOMS, WASHROOMS, SHOWERS, TUB ROOM AND ANY OTHER WARD AREA. REFER TO ARCHITECTURAL SPECIFICATIONS FOR PRODUCT DESCRIPTIONS.
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12. MEASUREMENT BY CHAINS.
13. REFER TO GEOTECHNICAL DRAWINGS FOR FOUNDATION WATERPROOFING DETAILS AND SPECIFICATIONS.
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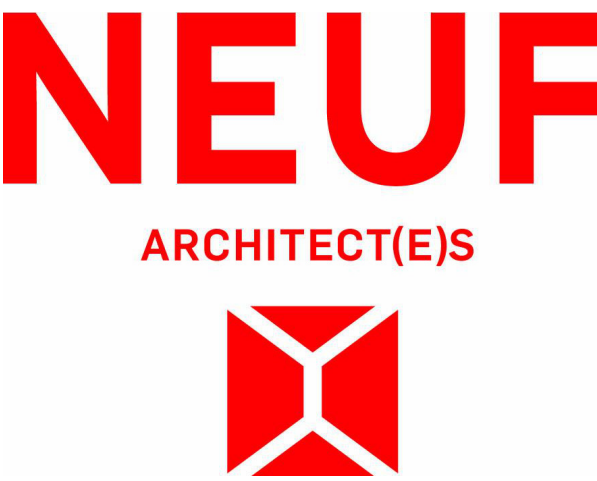
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Architect

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Seal



Client



Project

110-116 YORK STREET

Location

OTTAWA

No.

13098.00

NO REVISION

DATE (yyyy-mm-dd)

N	FOR CLIENT REVIEW	2024.03.26
P	FOR COORDINATION	2024.04.04
W	FOR SITE PLAN APPLICATION	2024.09.23
MM	FOR SITE PLAN APPLICATION	2024.11.25
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
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

Drawn by

SJ

Checked by

LH

DATE (aa.mm.jj)

MAR 2024

Scale

As indicated

Drawing Title

SECOND FLOOR PLAN

Revision

CCC

Dwg Number

A202

PC2024-0101
16814

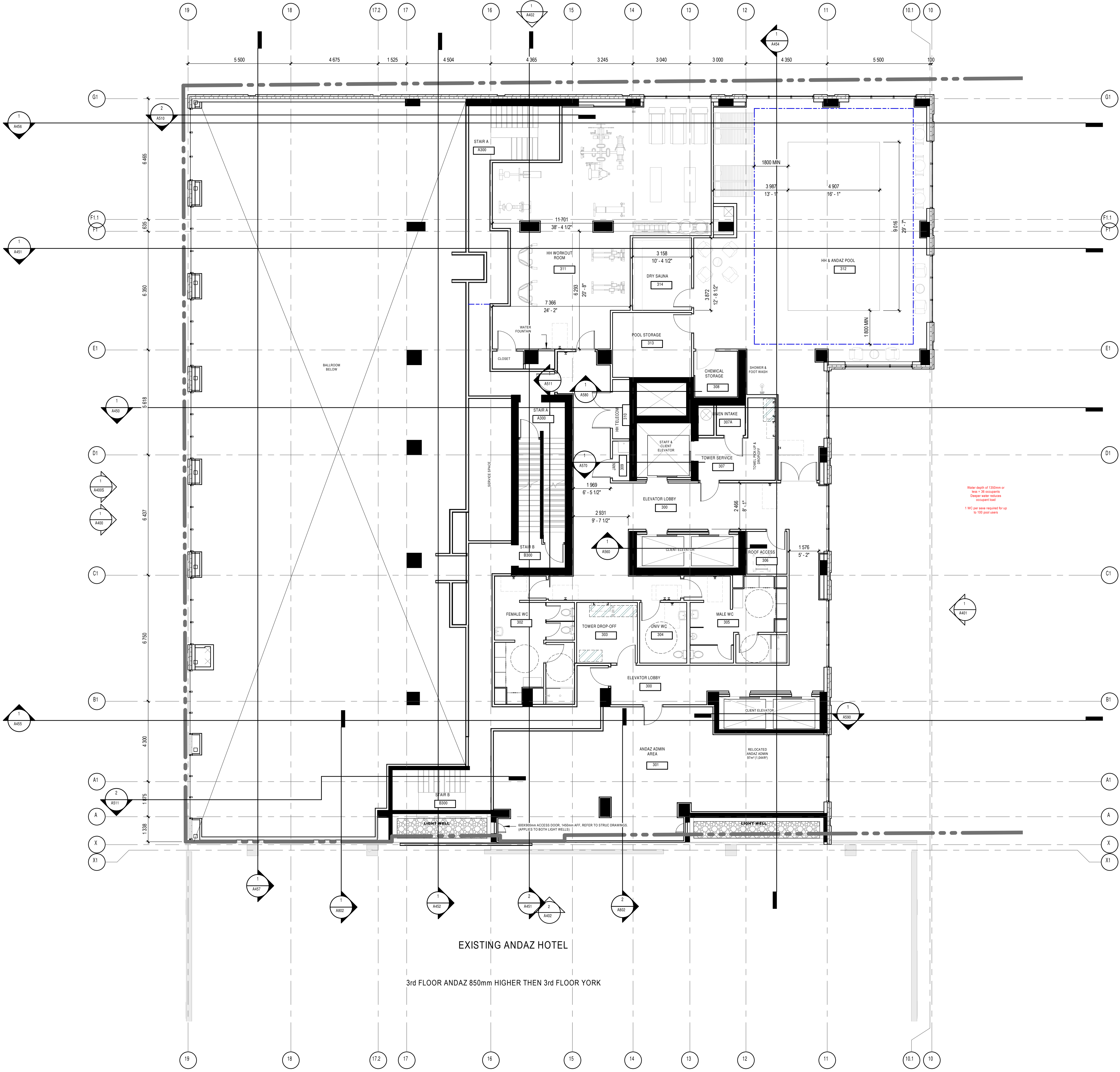
SECOND FLOOR PLAN

1:100

1

A202

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- 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.
- REFER TO PAGE A01 FOR ALL PARTITION ASSEMBLY TYPES AND SYMBOL LEGENDS.
- REFER TO PAGE A01 FOR ADDITIONAL REQUIREMENTS IN RESIDENTIAL UNIT BATHROOMS.
- REFER TO PAGE A01 FOR ALL UNIVERSAL AND BARRIER-FREE CONSTRUCTION STANDARDS AND REQUIREMENTS AS PER CBC REGULATIONS.
- REPLACE ALL GLASS WITH MORTURE RESISTANT GLASS IN ALL PARTITIONS THAT ENCLOSE BATHROOMS, WASHROOMS, SHOWERS, TUB ROOM AND ANY OTHER WARD AREA. REFER TO ARCHITECTURAL SPECIFICATIONS FOR PRODUCT DESCRIPTIONS.
- A WATERPROOFING MEMBRANE MUST BE APPLIED TO THE MORTURE RESISTANT GLASS 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 WARD AREA.
- LAYOUTS TO BE VERIFIED WITH MECHANICAL, ELECTRICAL AND STRUCTURAL PLANS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY OMISSIONS OR DISCREPANCIES.
- MEASURED BY CHAINS.
- REFER TO ELECTRICAL DRAWINGS FOR FOUNDATION WATERPROOFING DETAILS AND SPECIFICATIONS.
- REFER TO ELECTRICAL DRAWINGS FOR FIRE RATED GLASS BACKSCATTER LOCATIONS REQUIRED ON WALLS FOR EQUIPMENT INSTALLATION.

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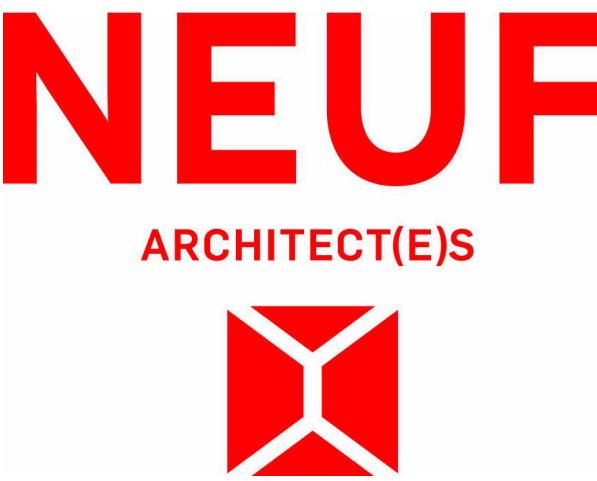
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Seal



Client



Project

110-116 YORK STREET

Location

OTTAWA

No.

13098.00

NO REVISION

DATE (yyyy-mm-dd)

N	FOR CLIENT REVIEW	2024.03.26
P	FOR COORDINATION	2024.04.04
W	FOR SITE PLAN APPLICATION	2024.09.23
MM	FOR SITE PLAN APPLICATION	2024.11.25
PP	FOR COORDINATION	2024.12.02
RR	FOR COORDINATION	2024.12.02
TT	FOR CLIENT REVIEW	2025.01.14
UU	FOR STRUCT COORDINATION	2025.01.15
VV	FOR STRUCT COORDINATION	2025.01.27
YY	FOR COORDINATION	2025.02.05
JAA	FOR SITE PLAN APPROVAL	2025.02.20
BBB	FOR HH SD REVIEW #6	2025.02.20
CCC	FOR COORDINATION	2025.02.20

Drawn by

SJ

Checked by

LH

DATE (aa.mm.jj)

MAR 2024

Scale

As indicated

Drawing Title

THIRD FLOOR PLAN

Revision

CCC

Dwg Number

A203

THIRD FLOOR PLAN

1:100

1

A203

PC2024-0101
16814

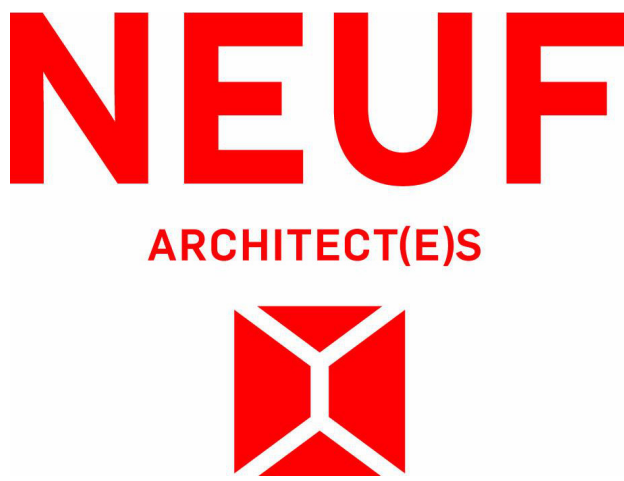
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Seal



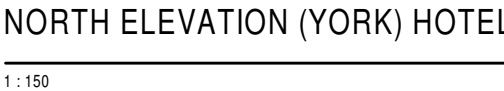
Client



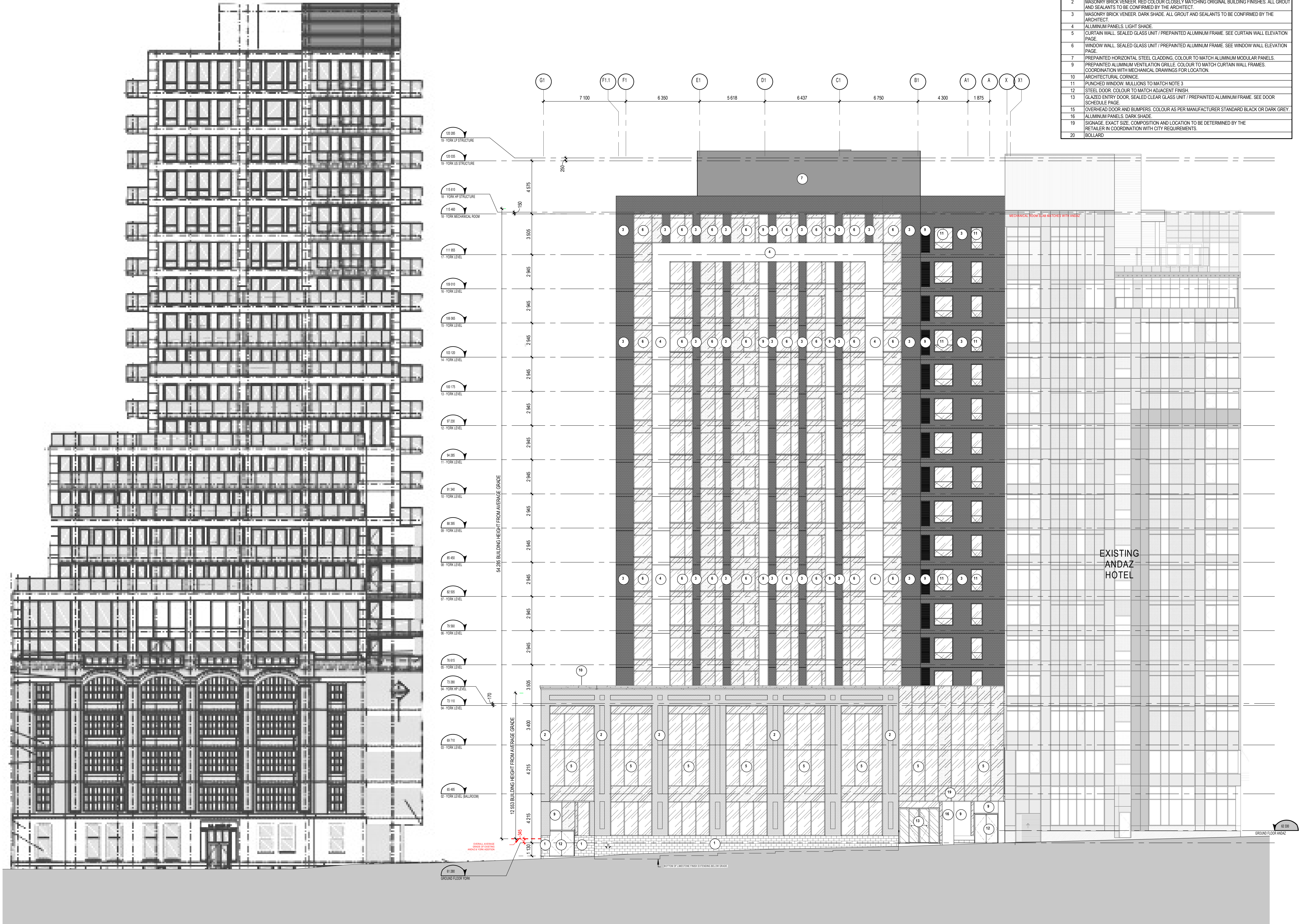
Location	N
OTTAWA	13098.00

Drawn by SJ/OM	Checked by LH
DATE (aa.mm.jj) JUN 2023	Scale 1 : 150

16814
Number
PC2024-0101



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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.
4	ALUMINUM PANELS, LIGHT SHADE.
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.
11	PUNCHED WINDOW, MULLIONS TO MATCH NOTE 3.
12	STEEL DOOR, COLOUR TO MATCH ADJACENT FINISH.
13	GLAZED ENTRY DOOR, SEALED CLEAR GLASS UNIT / PREPAINTED ALUMINUM FRAME. SEE DOOR SCHEDULE PAGE.
15	OVERHEAD DOOR AND BUMPERS, COLOUR AS PER MANUFACTURER STANDARD BLACK OR DARK GREY.
16	ALUMINUM PANELS, DARK SHADE.
19	SIGNAGE, EXACT SIZE, COMPOSITION AND LOCATION TO BE DETERMINED BY THE RETAILER IN COORDINATION WITH CITY REQUIREMENTS.
20	BOLLARD.

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JAIN
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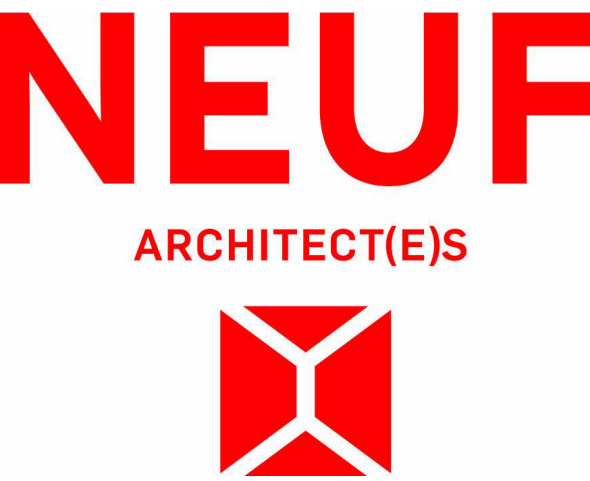
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Seal



Client



Project
110-116 YORK STREET

Location
OTTAWA No. 13098.00

NO	REVISION	DATE (yyyy.mm.dd)
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

Preliminary
DO NOT USE FOR
CONSTRUCTION

Drawn by
S/JOM
DATE (aa.mm.jj)
FEB. 2025
Drawing Title

Checked by
LH
Scale
1 : 150

**CONTEXTUAL ELEVATION
(NORTH)**

Revision
CCC
Dwg Number
A400S

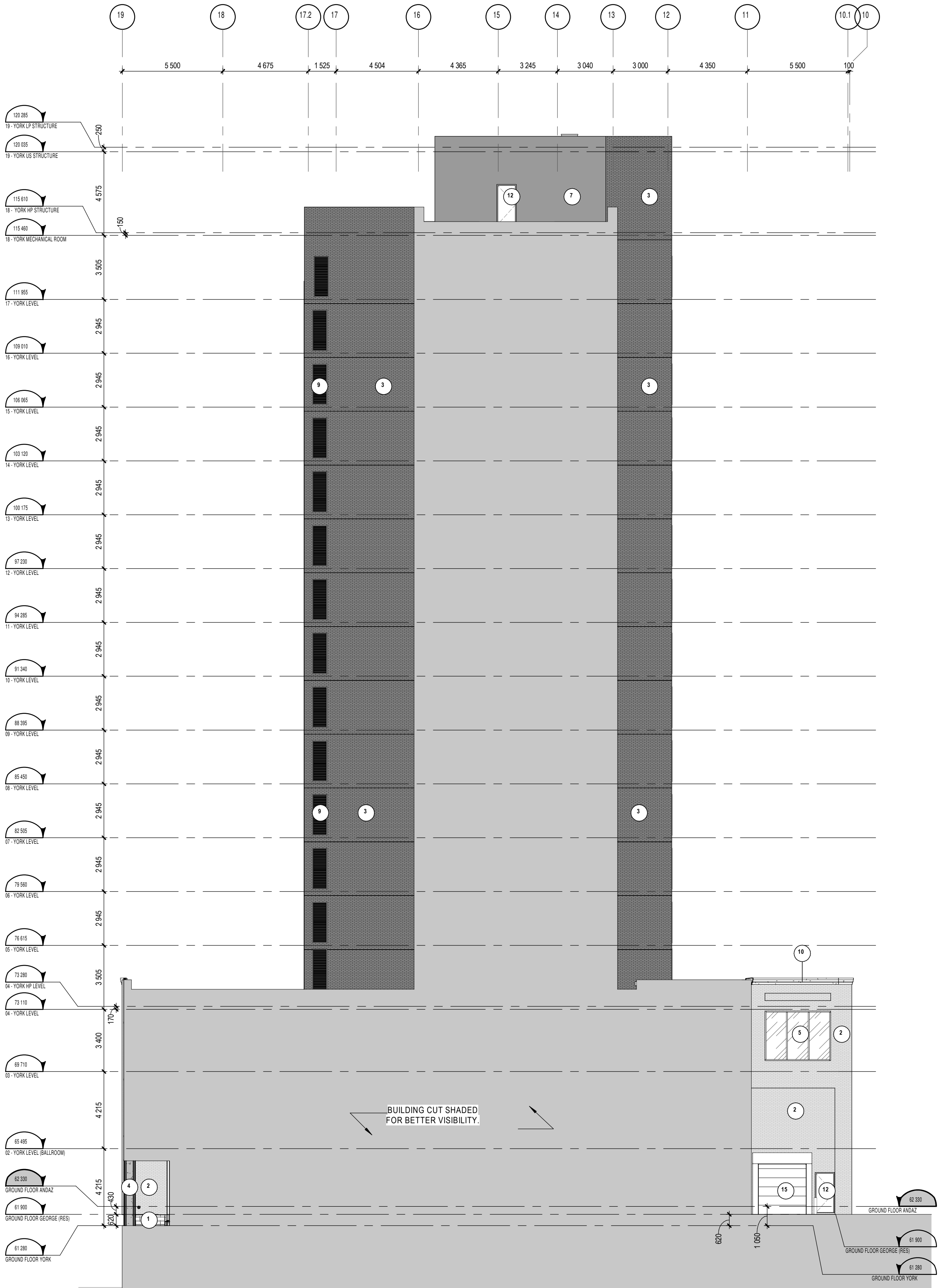
CONTEXTUAL NORTH ELEVATION
(YORK) HOTEL

1:150



PC2024-0101
16814

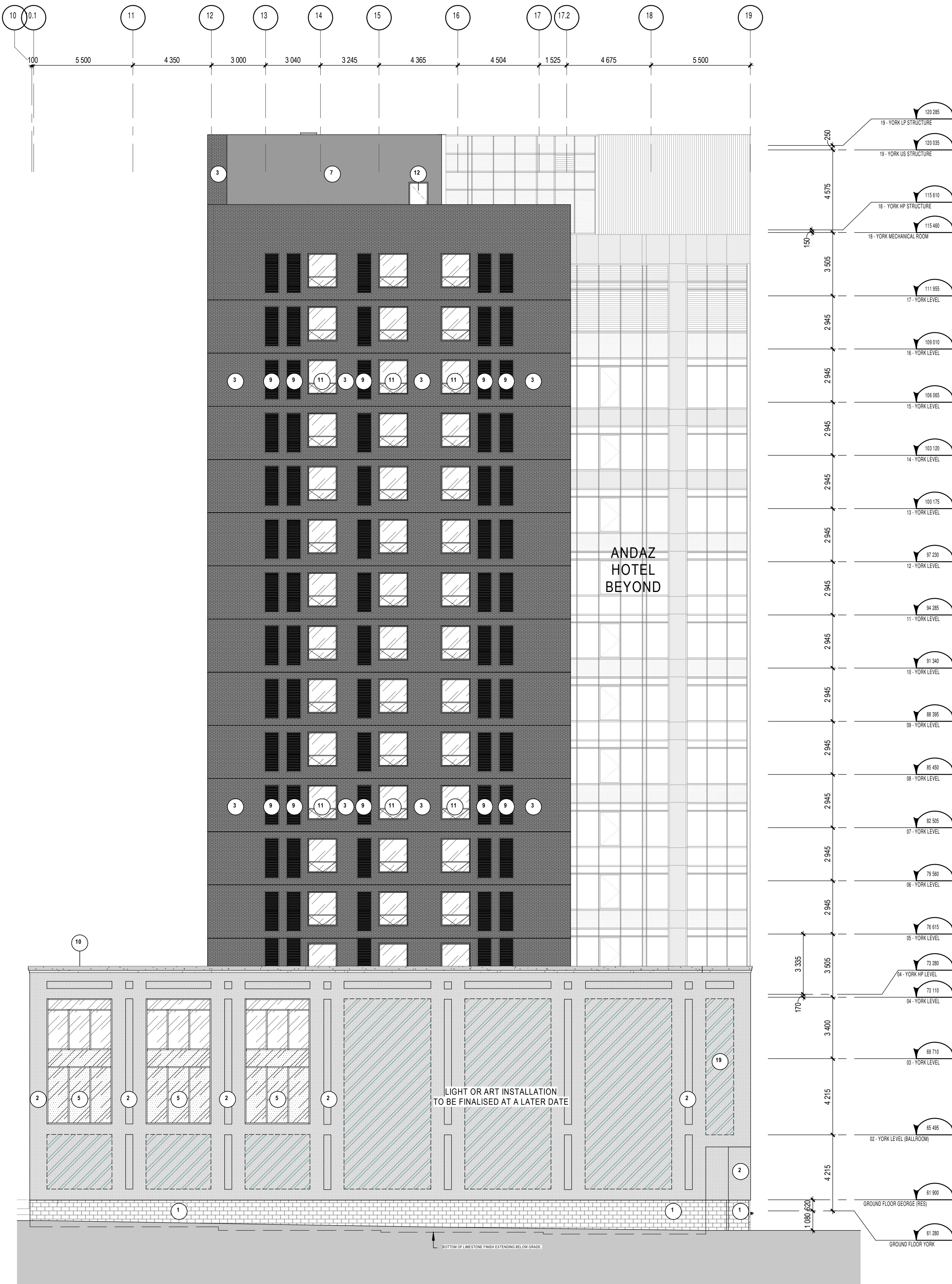
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WEST ELEVATION (HOTEL)

1:150

2
A402



EAST ELEVATION (HOTEL)

1:150

1
A402

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.
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ELEVATION KEYNOTE LEGEND	
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20	BOLLARD

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Seal



Client



Project

110-116 YORK STREET

Location

OTTAWA 13098.00 No.

NO	REVISION	DATE (yyyy.mm.dd)
Q	FOR COORDINATION	2024.05.02
V	FOR CLIENT REVIEW	2024.09.10
W	FOR SITE PLAN APPLICATION	2024.09.23
GG	FOR SITE PLAN APPROVAL	2024.11.07
MM	FOR SITE PLAN APPLICATION	2024.11.25
NN	FOR COORDINATION	2024.11.25
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

Drawn by

S/JOM

DATE (aa.mm.jj)

APRIL 2024

Drawing Title

ELEVATIONS (EAST AND WEST)

Revision

CCC

Dwg Number

A402

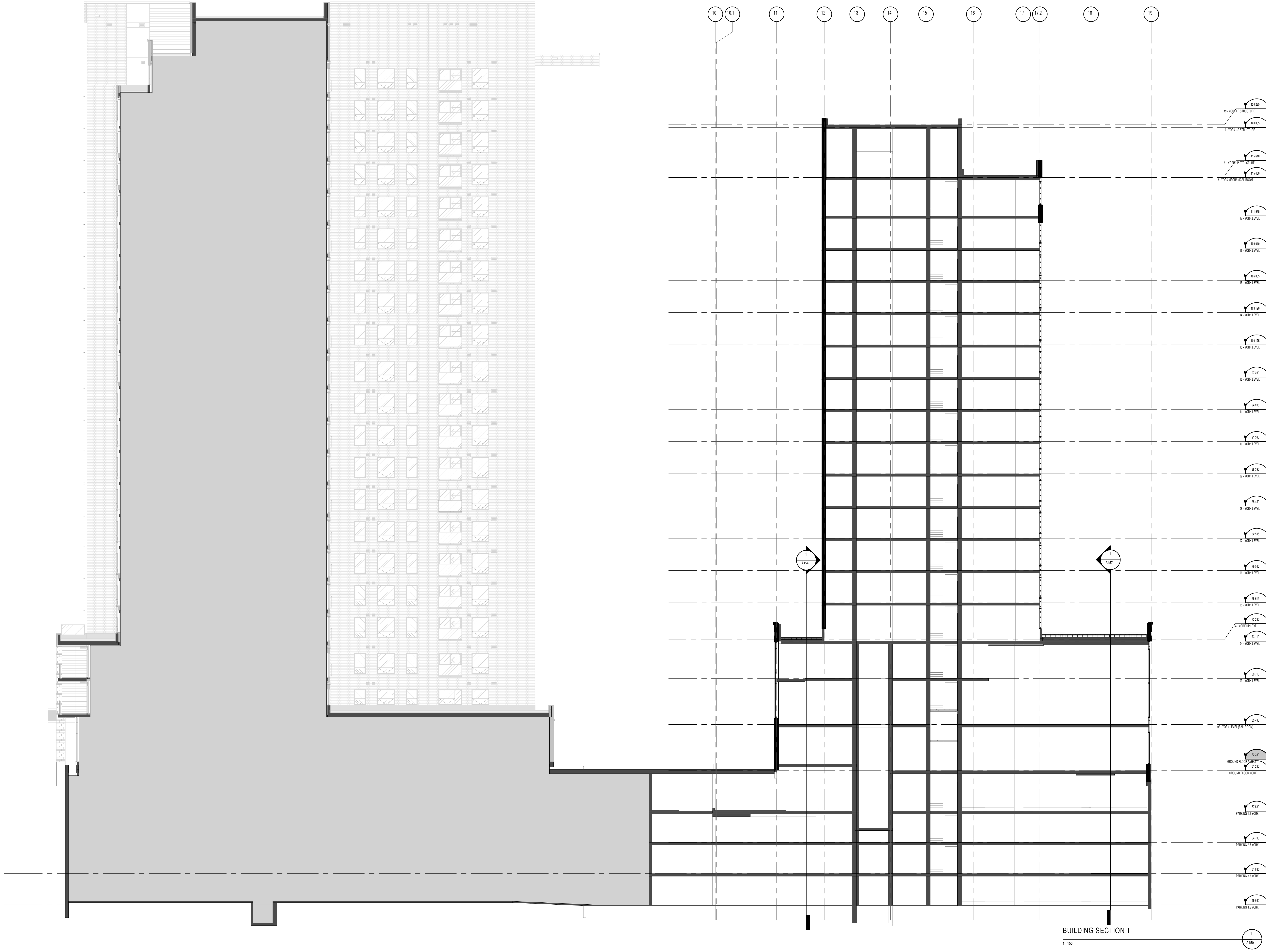
Scale

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PC2024-0101

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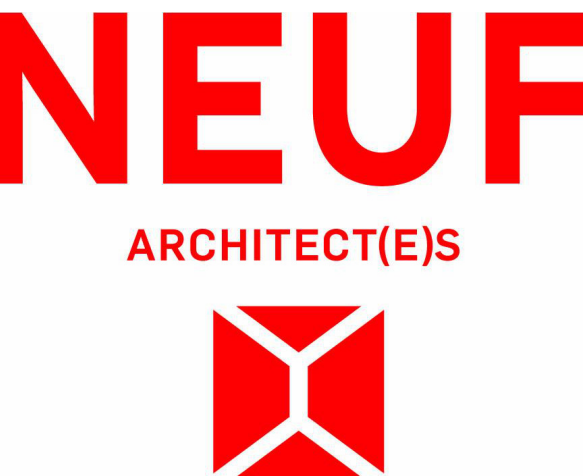
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Seal



Client



Project

110-116 YORK STREET

Location
OTTAWA 13098.00 No.

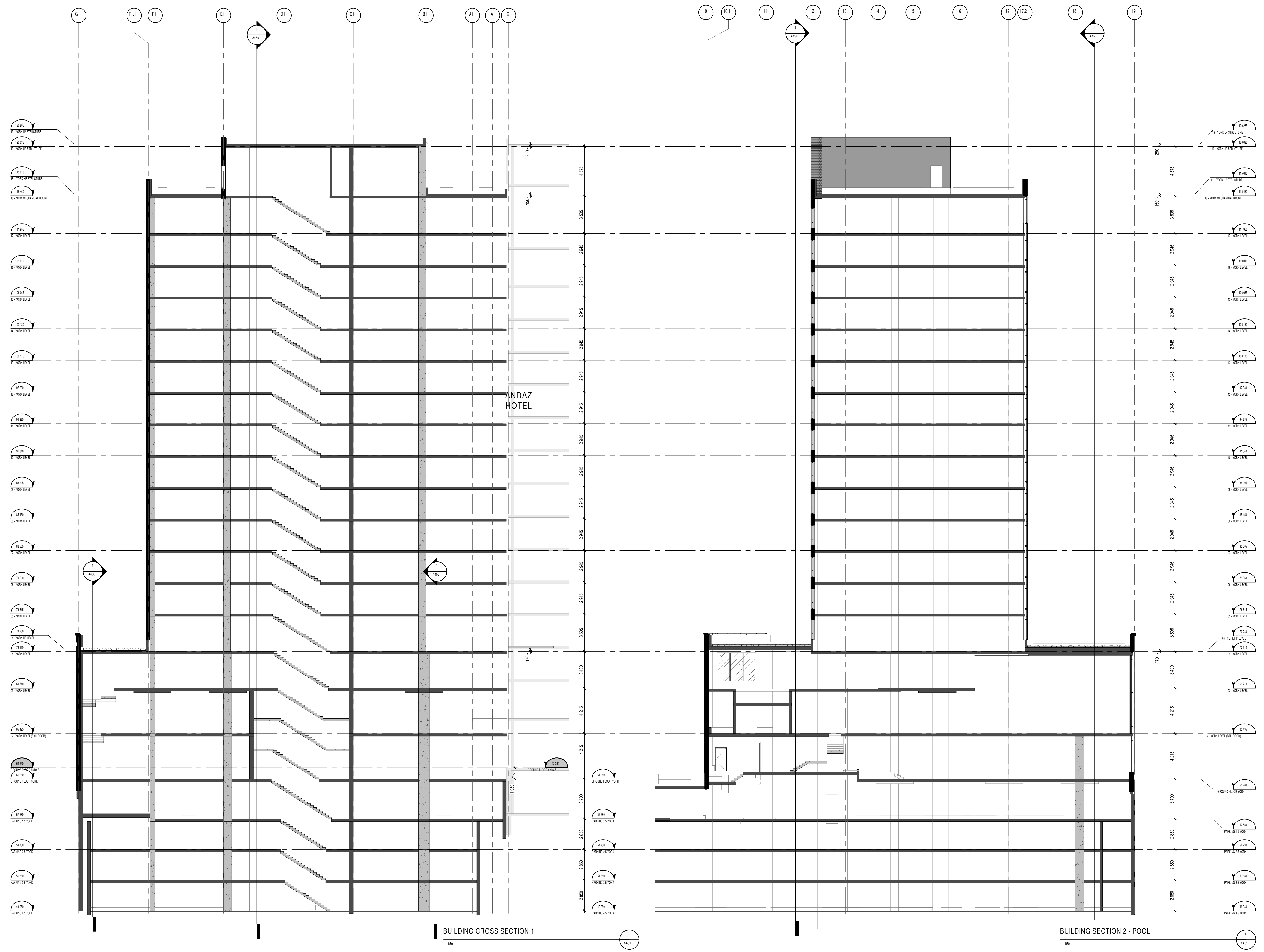
NO	REVISION	DATE (yyyy.mm.dd)
N	FOR CLIENT REVIEW	2024.03.26
XX	FOR CLIENT USE	2025.01.29
YY	FOR COORDINATION	2025.02.05
AAA	FOR SITE PLAN APPROVAL	2025.02.20
BBB	FOR HH-DD REVIEW #5	2025.02.20
CCC	FOR COORDINATION	2025.02.20
001	ISSUED FOR CONSTRUCTION	2025.XX.XX

Drawn by
SJ
DATE (aa.mm.jj)
MAR 2024
Drawing Title
BUILDING SECTIONS

Checked by
LH
Scale
1 : 150

Revision
001
Dwg Number
A450

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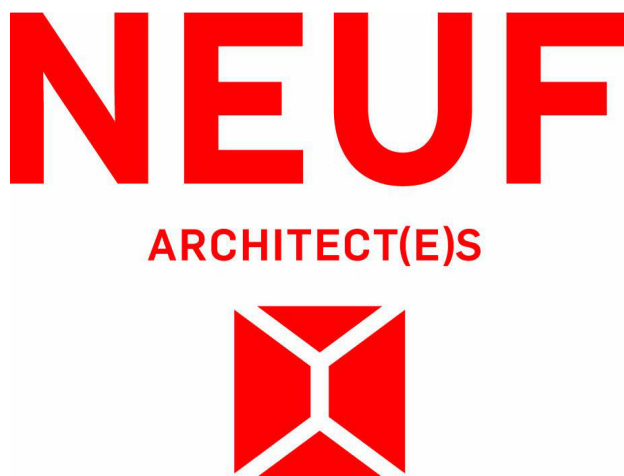
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Seal



Client



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
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
001	ISSUED FOR CONSTRUCTION	2025.XX.XX

Drawn by

SJ

Checked by

LH

DATE (aa.mm.ll)

AUG 2024

Scale

1 : 150

Drawing Title

BUILDING SECTION

Revision

001

Dwg Number

A451

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ONTARIO ASSOCIATION
OF ARCHITECTS
LUCIEN HADAD
LICENCE
8286

Client



Location	No
OTTAWA	13098.00

NO	REVISION	DATE (yyyy.mm.dd)
PP	FOR COORDINATION	2024.12.05
XX	FOR CLIENT USE	2025.01.28
YY	FOR COORDINATION	2025.02.09
AAA	FOR SITE PLAN APPROVAL	2025.02.26
BBB	FOR HH SD REVIEW #6	2025.02.26
CCC	FOR COORDINATION	2025.02.26
001	ISSUED FOR CONSTRUCTION	2025.XX.XX

BUILDING SECTION

Revision	Dwg Number
001	A452



1:15