

PROPERTY DESCRIPTION:
 Legal Description: Lot 7- Registered plan 127960 City of Ottawa
 Base on survey prepared by Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

DEVELOPMENT DATA:
 Site Zoning Designation: TM11
 Site area: 467.191 m²
 Frontage as per survey: 15.97 m.
 Depth as per survey: 29.45 m.
 Site Plan Control Approval for: three storey addition mixed use building
 Existing floor area : 349.3 m²
 New floor addition area : 527.8 m²
 New building footprint: 396.13 m² (85% lot coverage)

ZONING INFORMATION		
TM11		
PRINCIPAL DWELLING TYPE	REQUIRED FOR MIXED USE BUILDING	PROPOSED 3 STOREY
MINIMUM LOT WIDTH	NO	15.97 m
MINIMUM LOT AREA	NO	467.191 m ²
MAXIMUM BUILDING HEIGHT	20m	8.96 m
FRONT YARD SETBACK	MAXIMUM: 3 M	0 m
CORNER SIDE YARD SETBACK	2.66m (AVE. OF EX. BUILDING & 3m)	2.31m (MATCH EXISTING) (ZBA. REQUIRED)
REAR YARD SETBACK	0	0.09
INTERIOR SIDE YARD SETBACK	MAX. 3m	0
ACTIVE ENTRANCES	MIN. ONE ACTIVE ENTRANCE PER EACH RESIDENTIAL OR NON-RESIDENTIAL USE ON GROUND FLR.	RESIDENTIAL: NOT REQUIRED AS RESIDENTIAL USE NOT ON GROUND FLOOR NON-RESIDENTIAL: ONE ENTRANCE/UNIT
Parking Rate Area Y of Schedule 1A (Section 101, Table 101)		
Motor Vehicle	0	0
Min. Bicycle Parking (0.5/unit)	Residential: 0.5/unit = 1space (for new 2 unit only) Commercial: 1/250 m ² = 1 space	2

NOTE: SNOW WILL BE REMOVED FROM THE SITE

LEGEND:

- ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- NEW BUILDING ADDITION
- LANDSCAPE AREA
- RIVER ROCK
- INTERLOCK WALKWAY

PROJECT NORTH

0 1 2 3 4 5 6 7 8 9 10 12
0.5

CLIENT:
 WELLINGTON HURON
 COMMERCIAL INC.
 371A RICHMOND RD. SUITE 1,
 OTTAWA, ONTARIO
 K2A 0B7

LRL ENGINEERING
 5430 CANOTEK ROAD
 OTTAWA, ONTARIO K1J 9G2
 T (613) 842-3434

FOTENN PLANNING + DESIGN
 396 Cooper Street, Suite 300
 Ottawa, ON K2P 2H7

SURVEYOR
 ANNIS, O'SULLIVAN,
 VOLLEBEKK Ltd.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850
 Fax: (613) 727-1079

SUSAN D. SMITH ARCHITECT
 941 Merivale
 Ottawa, Ontario
 K1Z 6A1
 613-722-5327
 s.smith@sdsarch.ca

NOTES:
 1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.
 2. All work to be in accordance with the Ontario Building Code, latest edition.
 3. All interior dimensions are to face of gypsum board

2	ISSUED FOR REVIEW	OCT. 11/22
1	ISSUED FOR SITE PLAN CONTROL	APR. 11/22
0	ISSUED FOR REVIEW	OCT. 22/21
No.	REVISION	DATE

**PROPOSED ADDITION
 MIXED USE BUILDING**
 1248-1252 Wellington W

SITE PLAN

DRAWN BY: TD & S.C.

JOB #: 2160

DATE: SEP/2021

SCALE:
 AS NOTED

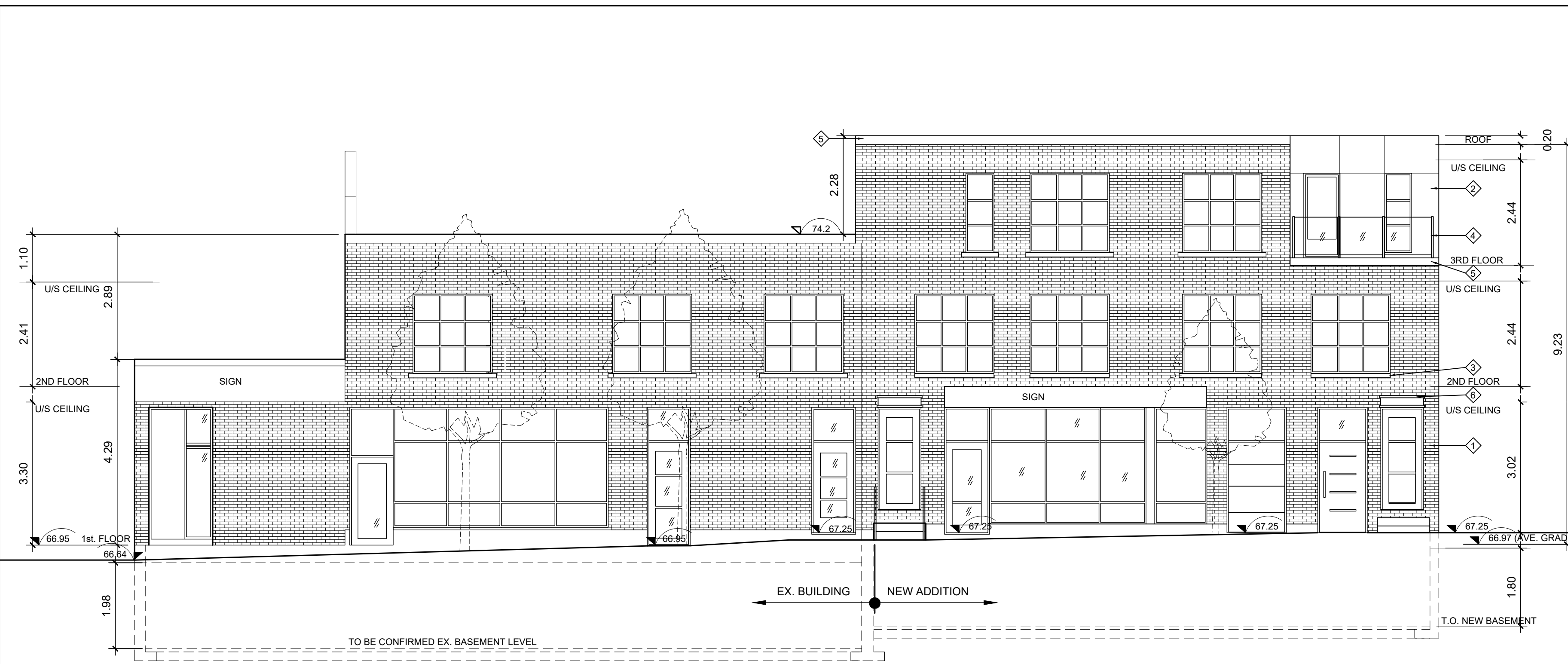
SP

1 SITE PLAN
 SCALE: 1/100
 NOTE: SNOW WILL BE REMOVED FROM THE SITE

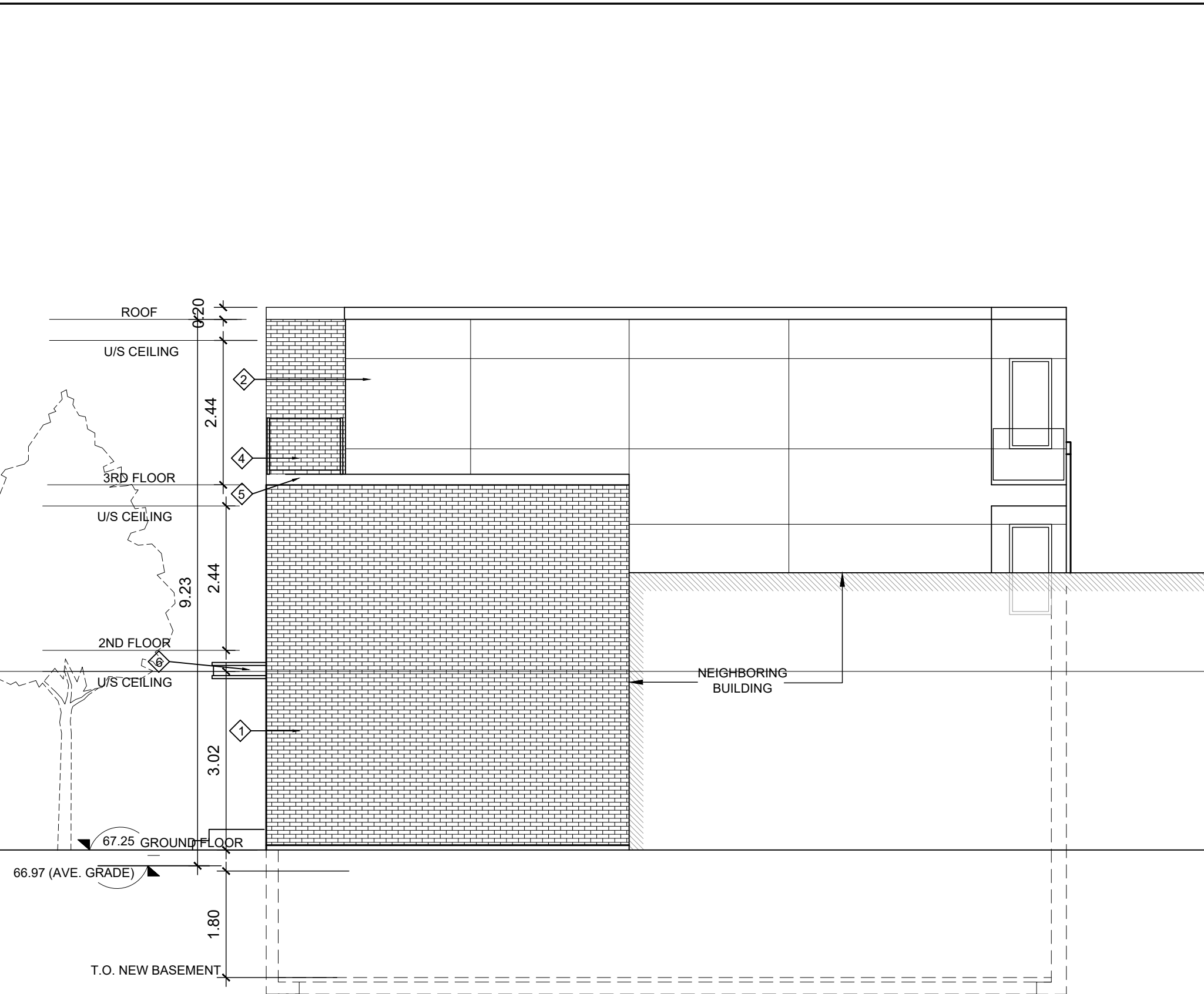
D07-12-22-0081



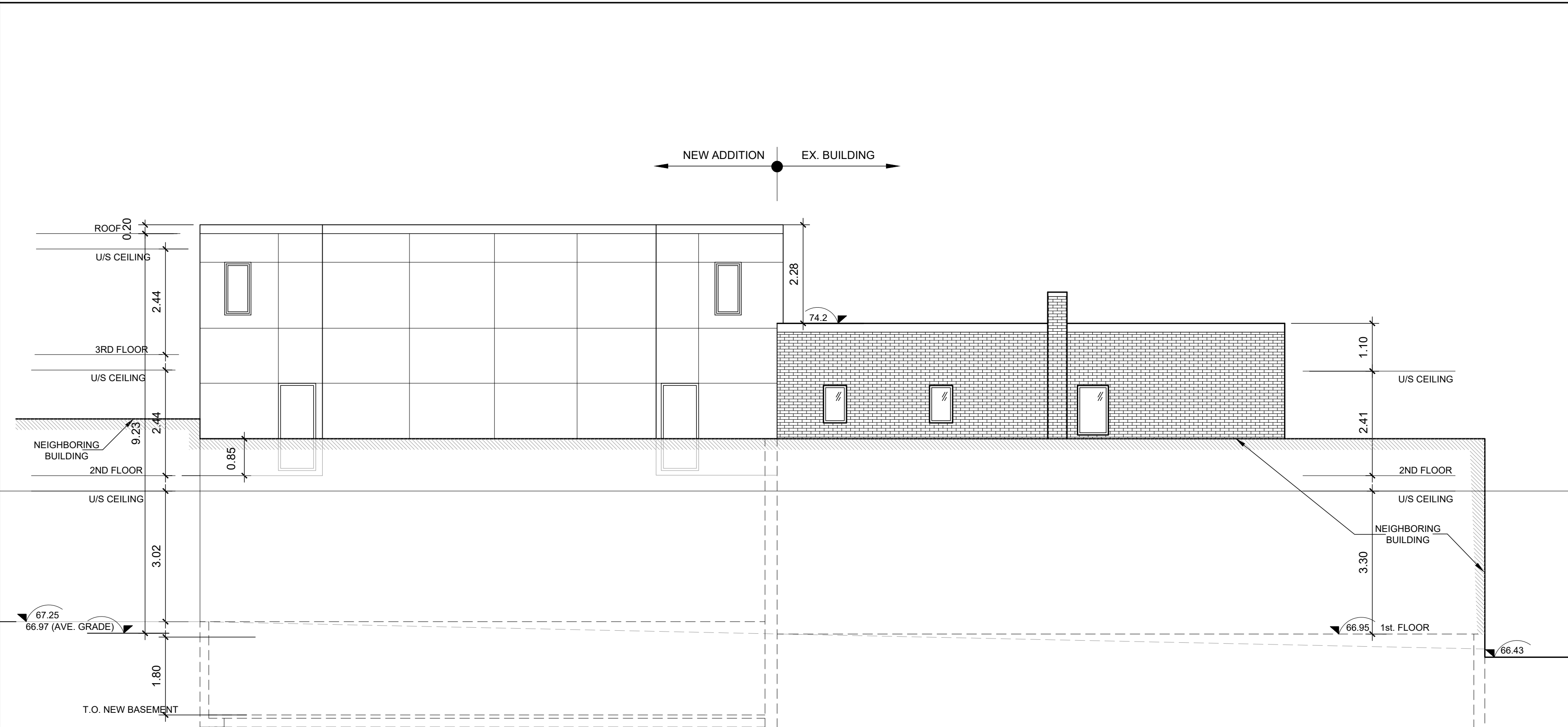
1
EL NORTH ELEVATION
SCALE: 1/75



2
EL WEST ELEVATION
SCALE: 1/75



3
EL SOUTH ELEVATION
SCALE: 1/75



4
EL EAST ELEVATION
SCALE: 1/75

CLIENT:
WELLINGTON HURON
COMMERCIAL INC.
371A RICHMOND RD. SUITE 1,
OTTAWA, ONTARIO
K2A 0B7

LEGEND:

1	RED BRICK (MATCH EXISTING)
2	ALUMINUM PANEL
3	BRICK SILL
4	GLASS HANDRAIL
5	METAL FLASHING
6	FRONT CANOPY

LRL ENGINEERING
5430 CANOTEK ROAD
OTTAWA, ONTARIO K1J 9G2
T (613) 842-3434

FOTENN PLANNING + DESIGN
396 Cooper Street, Suite 300
Ottawa, ON K2P 2H7

SURVEYOR
ANNIS, O'SULLIVAN,
VOLLEBEKK Ltd.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850
Fax: (613) 727-1079

SUSAN D. SMITH ARCHITECT
941 Merivale
Ottawa, Ontario
K1Z 6A1
613-722-5327
s.smith@sdsarch.ca

NOTES:
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.
2. All work to be in accordance with the Ontario Building Code, latest edition.
3. All interior dimensions are to face of gypsum board

2	ISSUED FOR REVIEW	OCT. 11/22
1	ISSUED FOR SITE PLAN CONTROL	APR. 11/22
0	ISSUED FOR REVIEW	OCT. 22/21

PROPOSED ADDITION
MIXED USE BUILDING
1248-1252 Wellington W

ELEVATIONS

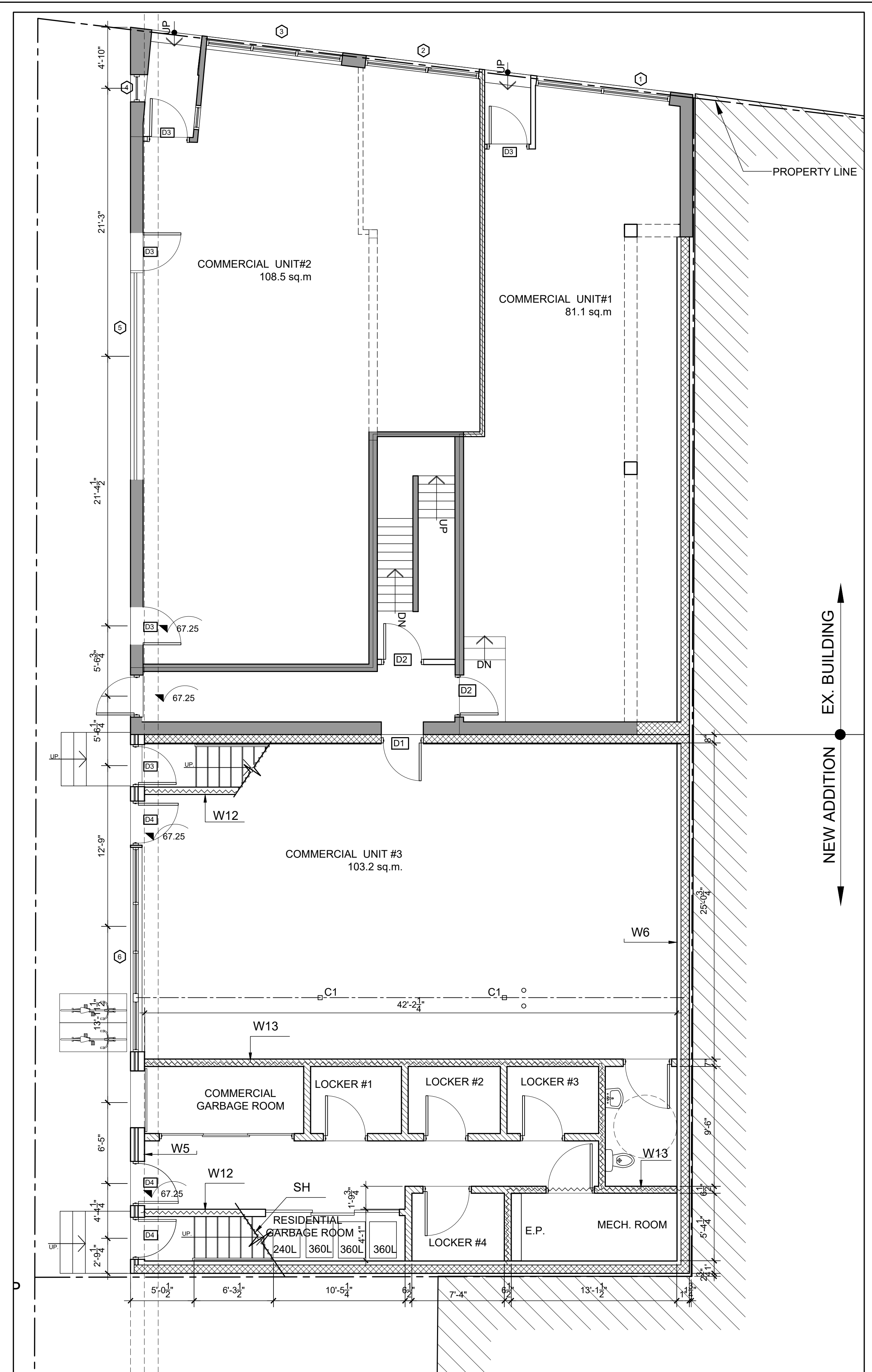
DRAWN BY: TD & S.C.

JOB #: 2160

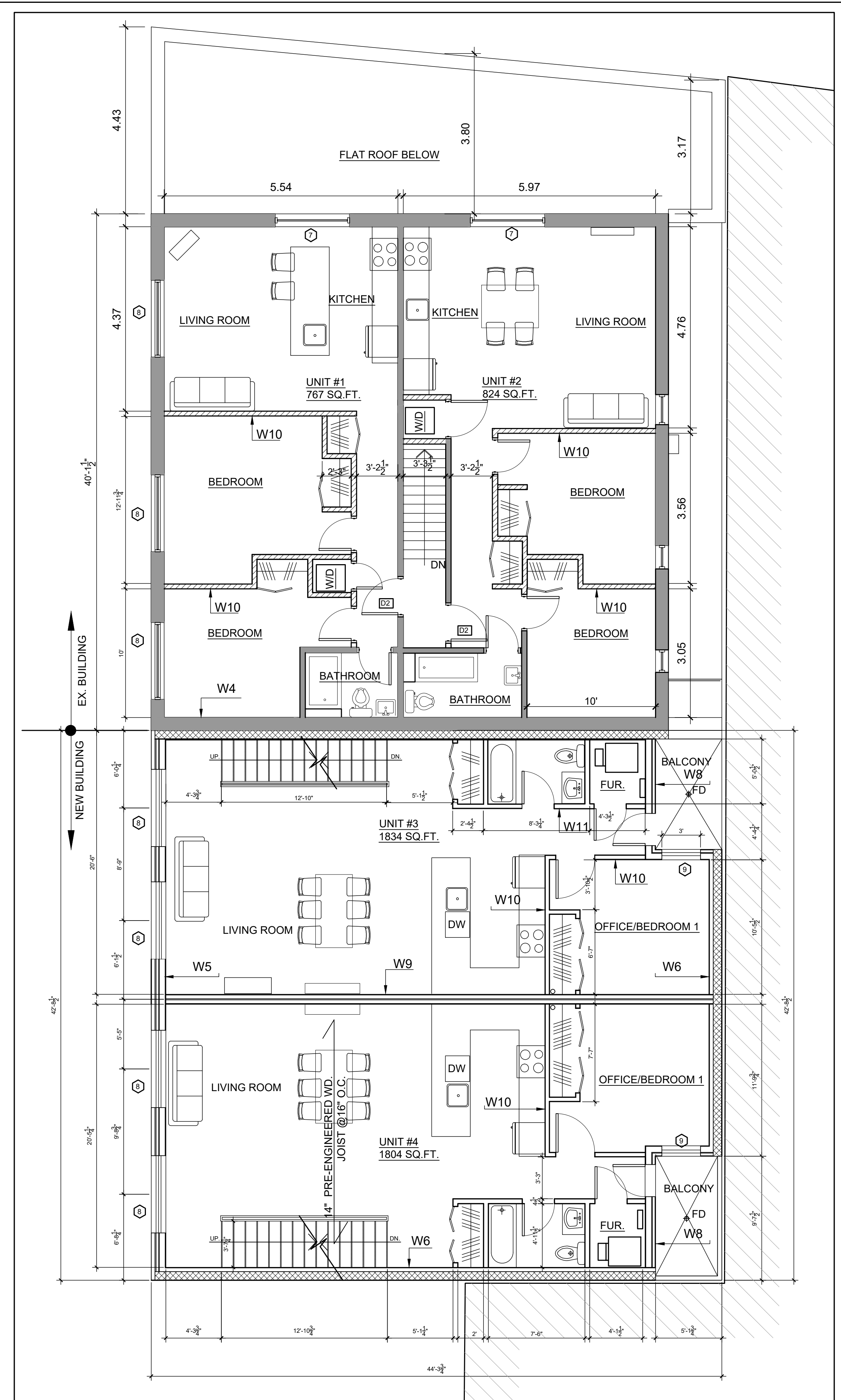
DATE: SEP/2021

SCALE:
AS NOTED

EL



1
A2 GROUND FLOOR PLAN
SCALE: 3/16"=1'-0"



2
A2 SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

- W1 FOUNDATION WALL WITH R20
- CEMENT PARGING ABOVE GRADE/PLATON SYSTEM DRAINAGE SHEET & BITUMINOUS DAMPROOFING LAYER BELOW GRADE
- CAST-IN-PLACE CONCRETE (SEE STRUCTURAL DWGS. FOR DETAILS)
- 1" AIR SPACE
- 2"x4" WOOD STUDS @ 16" O.C. FILL W/ R20 SPRAY FOAM INSULATION
- 1/2" GYPSUM BOARD
- W2 FOUNDATION WALL WITH R20
- CAST-IN-PLACE CONCRETE (SEE STRUCTURAL DWGS. FOR DETAILS)
- 1" AIR SPACE
- 2"x4" WOOD STUDS @ 16" O.C. FILL W/ R20 SPRAY FOAM INSULATION
- 1/2" GYPSUM BOARD
- W3 FOUNDATION WALL MIN. 2HR. FRR AS PER SB-2
EXISTING CONC. FOUNDATION WALL NEW 8" CAST-IN-PLACE CONCRETE (SEE STRUCTURAL DWGS. FOR DETAILS)
- W4 FIREWALL MIN. 2HRS FRR - OBC SB-2
EX. PLASTER W/ WD. LATH
EX. 2"x4" WD. STUDS @ 16" o/c
EX. WD SHEATHING
AIR SPACE
EX. 3.5" BRICK
NEW 8" THICK CONCRETE BLOCK (2HR. FRR)
- W5 EXTERIOR WALL
5/8" TYPE X GWB
VAPOUR BARRIER
2x6 WD. STUDS @ 16" o/c
BATT INSULATION B/W STUDS
5/8" OSB SHEATHING
2.5" ROXUL INSULATION
AIR BARRIER
1" AIR SPACE & 3.5" BRICK OR HARDIE BOARD SIDING
- W6 EXTERIOR WALL 2HR. FRR
5/8" GWB
2x4 WD. STUDS @ 16" o/c
R20 CLOSED CELL SPRAY FOAM INSULATION
1" AIR SPACE
8" THICK CONCRETE BLOCK (HARDIE BOARD WHERE EXPOSED WALL ON OUTSIDE)
- W7 FIREWALL
5/8" GWB
1x3 WD. STRAPPING
8" THICK CONCRETE BLOCK
BLUESKIN
4" Z-GIRT W/ ROXUL INSULATION (R20c)
5/8" HARDIE BOARD
- W8 EXTERIOR WALL: 1HR FRR
5/8" TYPE X GWB
VAPOUR BARRIER
3/5" STEEL STUDS W/ ROXUL INSULATION (R12)
5/8" DENGLOSS GOLD
2" Z-GIRT W/ ROXUL INSULATION (R10c)
AIR BARRIER
5/8" HARDIE BOARD
- W9 TYPICAL DEMISING WALL
1HR. FRR/STC 60 TO OBC SB-3-W15e
2 LAYERS OF 5/8" TYPE X GWB
2x4 WD. STUDS @ 16" o/c
ROXUL INSULATION B/W STUDS
1" AIR SPACE
2x4 WD. STUDS @ 16" C/C WITHOUT ISULATIONS
2 LAYERS OF 5/8" TYPE X GWB
- W10 TYPICAL INTERIOR WALL:
-1/2" GYPSUM BOARD
-2"x4" WOOD STUDS @ 16" o.c.
-1/2" GYPSUM BOARD
-5/8" TYPE X G.B ON BOTH SIDE OF STUDS FOR LOAD BEARING WALLS)
- W11 TYPICAL BATHROOM WALL:
1/2" GYPSUM BOARD
2"x4" WOOD STUDS @ 16" o.c.
FILL WITH BATT INSULATION
1/2" MOISTURE-RESISTANT GYP. BD. (BATHROOM SIDE)
- W12 INT. SOUND RES. STC 50+ & 45 MIN. FRR. WALL: AS PER W4b OF O.B.C. SB-3
-5/8" TYPE X GYPSUM BOARD (40 MIN)
-2"x4" WOOD STUD @16" o.c.(20MIN)
-5/8" TYPE X GYPSUM BOARD
- SH HORIZONTAL SHAFT WALL 2HR FRR. TEST NUMBER: OBMEC #89-1-118 (CGC SYSTEM)
1" SHEETROCK LINER PANELS
3" USG C-H STUD SPANNING HOR., 25 GA. @24"O.C.
1" GYPSUM LINER PANELS SET INTO ACOUSTICAL SEALANT
3 LAYERS OF 1/2" SHEETROCK FIRECODE C

- R1 2% SLOPE ROOF CONST N. 1HR FRR OBC SB2-2.3.12
- 2 PLY MOD BITUMEN ROOF MEMBRANE
- PROTECTION BOARD TO MANUFACTURER'S RECOMMENDATION
(Install protection board by embedding into beads of adhesive 20mm wide on 300mm centres over the polycyanurate foam insulation. Lay out in rows in the same direction as the polycyanurate foam insulation by with joints staggered at least 456mm in both direction, stagger joints in alternative rows 610mm from each other. Do not install more insulation than can be completely roofed in the same day).
- POSI SLOPE R-35ci MINIMUM
- 3/4" EXT. GRADE T&G PLYWD
- WD JOISTS AS PER MANUFACTURER
- FILL WITH BATT INSULATION
- VAPOUR BARRIER
- 1x3 WOOD STRAPPING @12 o.c.
- 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD. (60 MINS)
- F1 CONCRETE SLAB-BELOW-GRADE
4" CAST-IN-PLACE CONCRETE SLAB. SEE STRUCTURAL FOR REINFORCEMENT. SMOOTH TROWEL FINISH
6 mil. POLY. VAPOUR BARRIER
6" CRUSHED STONE BASE COMPACTED TO 95% PROCTOR DENSITY
- F2 FLOOR (ABOVE CRAWL SPACE).
Laminate or ceramic tiles floor
1/2" Elastomeric underlay such as Kinetics ISOLayment QT or equivalent
3/4" T&G plywood sheathing
14" OJ-Triforce joist system as per manufacturer
- F3 1HR FRR FLOOR. (STC 55 SIMILAR TO nrc-tf-97-053a IIC 50+est.)
Laminate or ceramic tiles floor
1/2" Elastomeric underlay such as Kinetics ISOLayment QT or equivalent
3/4" T&G plywood sheathing
14" OJ-Triforce joist system as per manufacturer
12" Acoustic Batt insulation
1/2" Resilient channel @ 24" o.c.
2-ply 5/8" type "X" gypsum board 60min.
- F4 TYPICAL FLOOR (WITHIN UNIT):
- VINYL FLOORING
- 3/4" T&G OSB SUBFLOOR, GLUED & SCREWED PER MANUFACTURER'S INSTRUCTIONS
- FLOOR JOISTS AS PER SHOP DRAWINGS,
- 1"x3" WOOD STRAPPING
- 1/2" GYPSUM BOARD

CLIENT: WELLINGTON HURON
COMMERCIAL INC.
371A RICHMOND RD. SUITE 1,
OTTAWA, ONTARIO
K2A 0B7

SUSAN D. SMITH ARCHITECT
941 Merivale
Ottawa, Ontario
K1Z 6A1
613-722-5327
s.smith@sdsarch.ca

NOTES:
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.
2. All work to be in accordance with the Ontario Building Code, latest edition.
3. All interior dimensions are to face of gypsum board

No.	REVISION	DATE
2	ISSUED FOR REVIEW	OCT. 11/22
1	ISSUED FOR SITE PLAN CONTROL	APR. 11/22
0	ISSUED FOR REVIEW	OCT. 22/21

PROPOSED ADDITION
MIXED USE BUILDING
1248-1252 Wellington W

FLOOR PLANS

DRAWN BY: TD & S.C.

JOB #: 2160

DATE: SEP/2021

SCALE:
AS NOTED

A2

CLIENT:
 WELLINGTON HURON
 COMMERCIAL INC.
 371A RICHMOND RD. SUITE 1,
 OTTAWA, ONTARIO
 K2A 0B7

LRL ENGINEERING
 5430 CANOTEK ROAD
 OTTAWA, ONTARIO K1J 9G2
 T (613) 842-3434

FOTENN PLANNING + DESIGN
 396 Cooper Street, Suite 300
 Ottawa, ON K2P 2H7

SURVEYOR
 ANNIS, O'SULLIVAN,
 VOLLEBEKK Ltd.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850
 Fax: (613) 727-1079

SUSAN D. SMITH ARCHITECT
 941 Merivale
 Ottawa, Ontario
 K1Z 6A1
 613-722-5327
 s.smith@sdsarch.ca

NOTES:
 1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.
 2. All work to be in accordance with the Ontario Building Code, latest edition.
 3. All interior dimensions are to face of gypsum board

2	ISSUED FOR REVIEW	OCT. 11/22
1	ISSUED FOR SITE PLAN CONTROL	APR. 11/22
0	ISSUED FOR REVIEW	OCT. 22/21
No.	REVISION	DATE

PROPOSED ADDITION
MIXED USE BUILDING
 1248-1252 Wellington W

PLANS

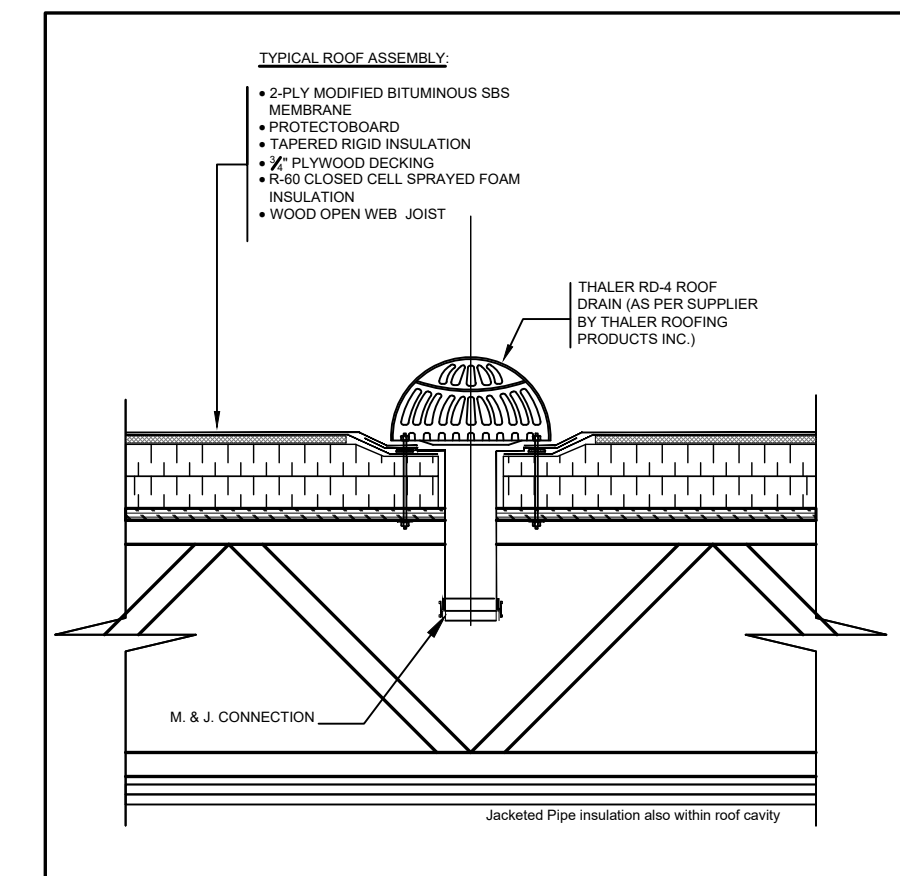
DRAWN BY: TD & S.C.

JOB #: 2160

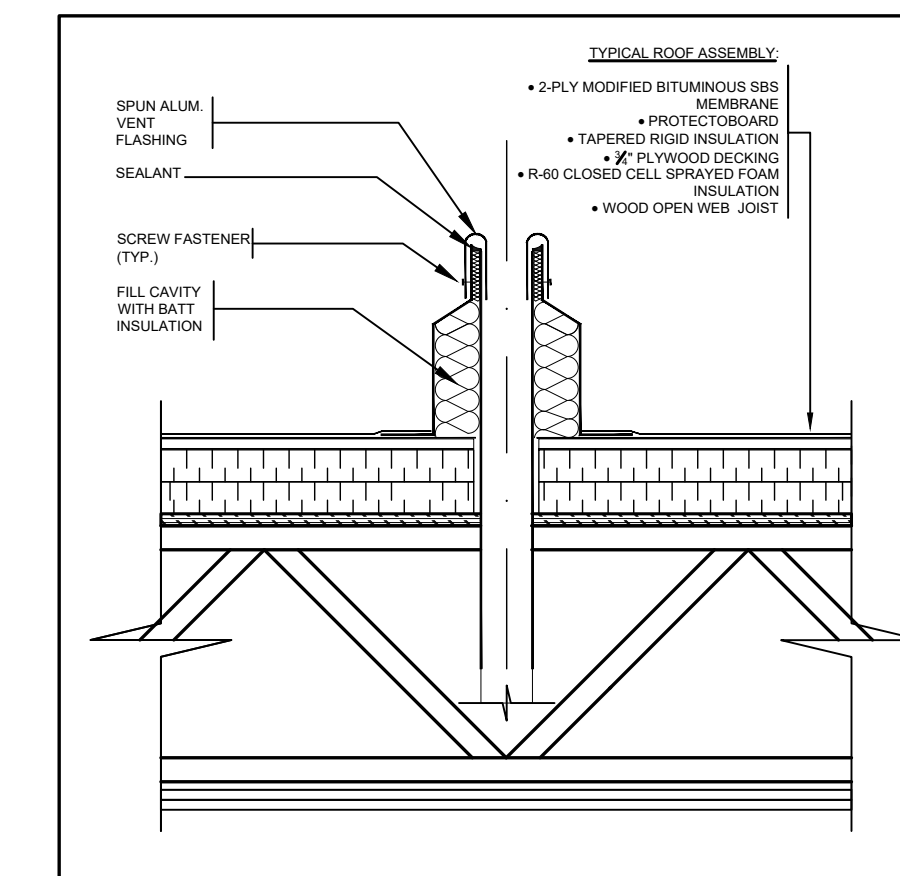
DATE: SEP/2021

SCALE:
 AS NOTED

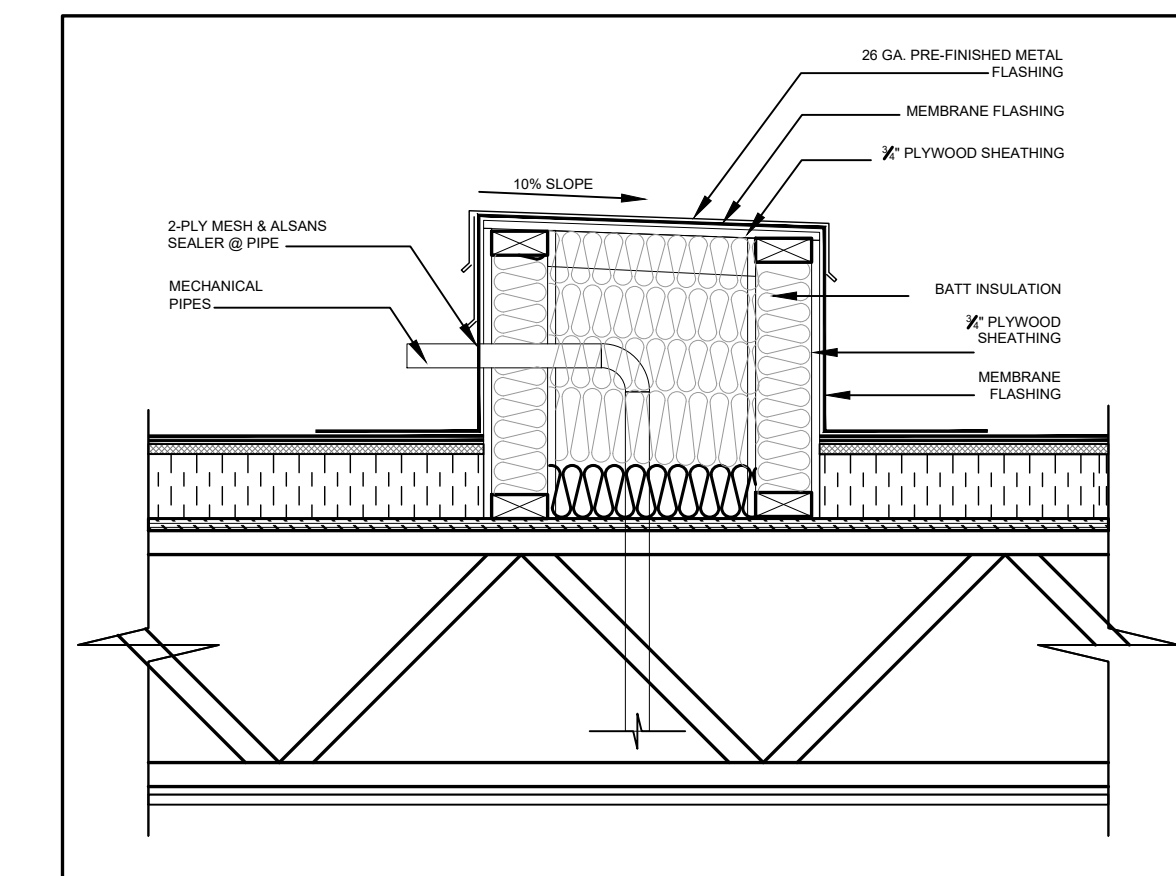
A3



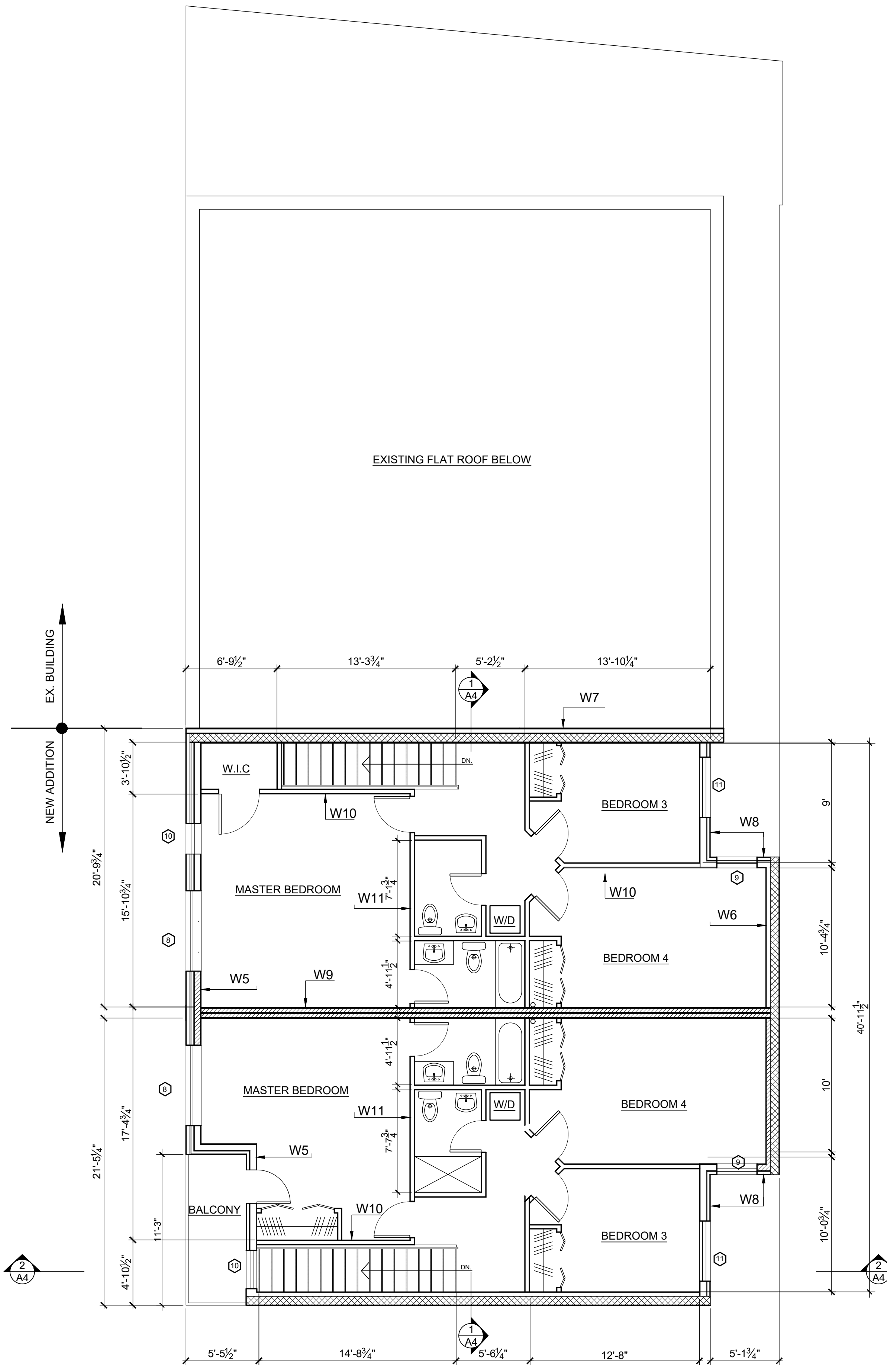
3
A3 **ROOF DRAIN DETAIL**
 SCALE: 1"=1'-0"



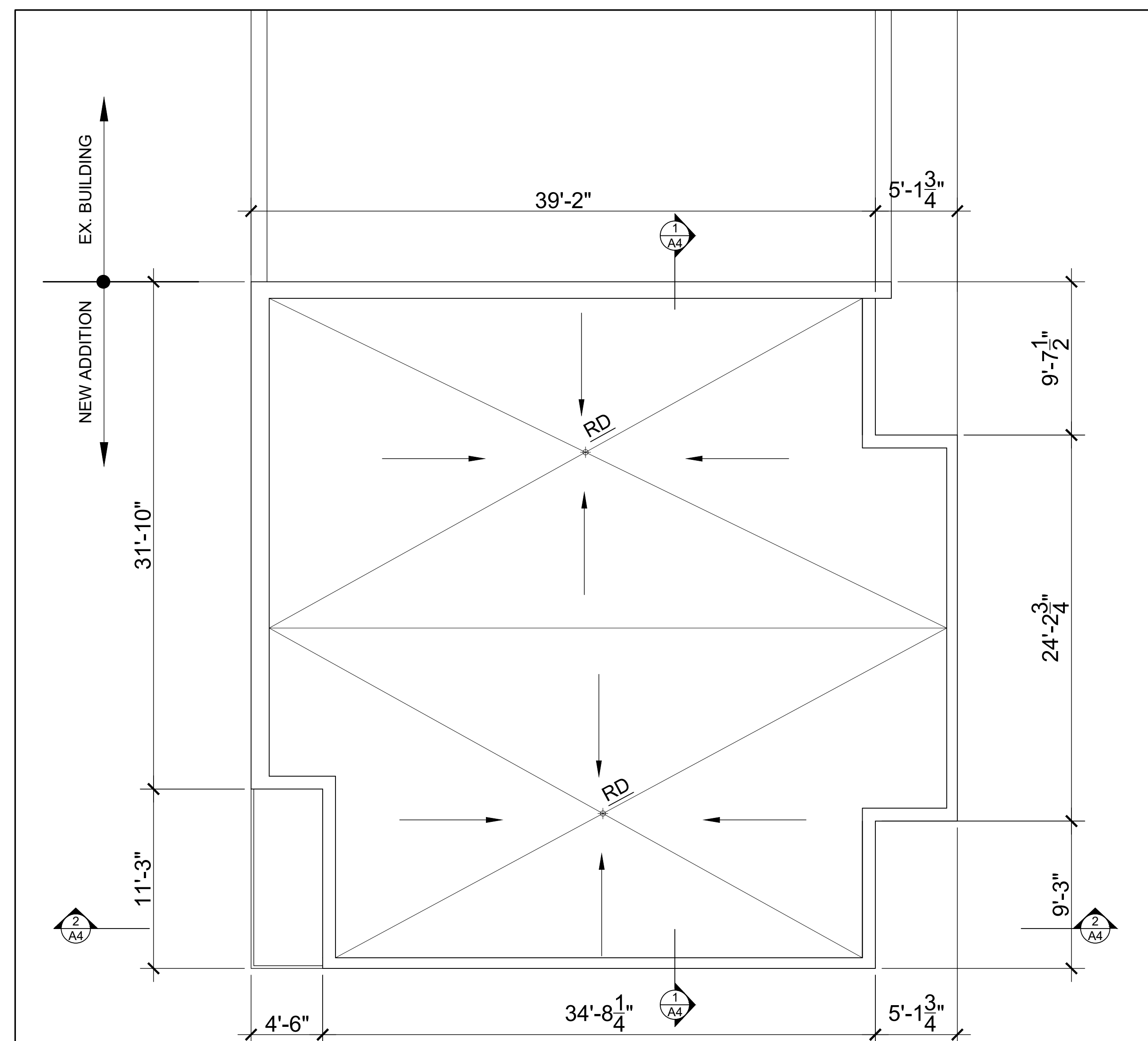
4
A3 **PLUMPING VENT DETAIL**
 SCALE: 1"=1'-0"



5
A3 **ROOF DRAIN DETAIL**
 SCALE: 1"=1'-0"



1
A3 **SECOND FLOOR PLAN**
 SCALE: 3/16"=1'-0"



2
A3 **ROOF PLAN**
 SCALE: 3/16"=1'-0"

NEW ADDITION
 EX. BUILDING

NEW ADDITION
 EX. BUILDING