

SITE STATISTICS

Proposed Use: Residential Building with Retail/Restaurant Use
at Grade

Site Area: 1,843 sm (4.55 acre)

Proposed GFA : 11,675 sm*

Residential: 11,169 sm

Non-Residential: 500 sm

FSI: 6.23

Proposed Residential Units: 110

1B - 66, 2B - 54 (Subject to Market)

Indoor/ Outdoor Amenity Required: 110 units x 6sm/unit = 660 sm
Indoor/ Outdoor Amenity Provided: 1,795 sm (330 sm Indoor Amenity, x sm Terraces/Balconies)

Total Parking Required: 90 Spaces

114 Units @0.5 spaces/unit = 57 resident

Residential Visitor Parking Required(@0.2 spaces/unit): 23

2 Accessible Spaces

10 spaces for 506 sm of Restaurant/Retail

Total Parking Provided: 147 Spaces

114 residential,

23 residential visitor.

2 accessible spaces

10 restaurant/retail spaces, provided within 3.5 levels of underground parking

Proposed Height: As Shown*

* Excludes Parapets & Mech.

Bike Parking Spaces Required: 59

110 units @0.5 Bike Parking Spaces/unit = 55 spaces

1 per 250sm Retail/Restaurant = 2 spaces

Bike Spaces Provided: 57

Setbacks:

North: 7.5 m*

South: 1.0 m

East: 0.3 m

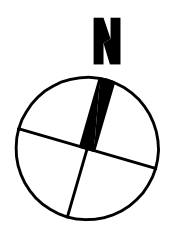
West: 0.3 m

* Excluding covered ramp

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC SURVEY OF
ALL OF LOT 1,2,3 AND PART OF LOT 4
NORTH RICHMOND ROAD
REGISTERED PLAN 145
CITY OF OTTAWA
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
APRIL 12, 2013

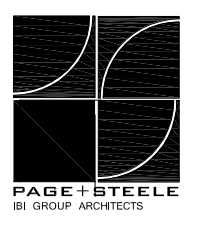
NOTES:

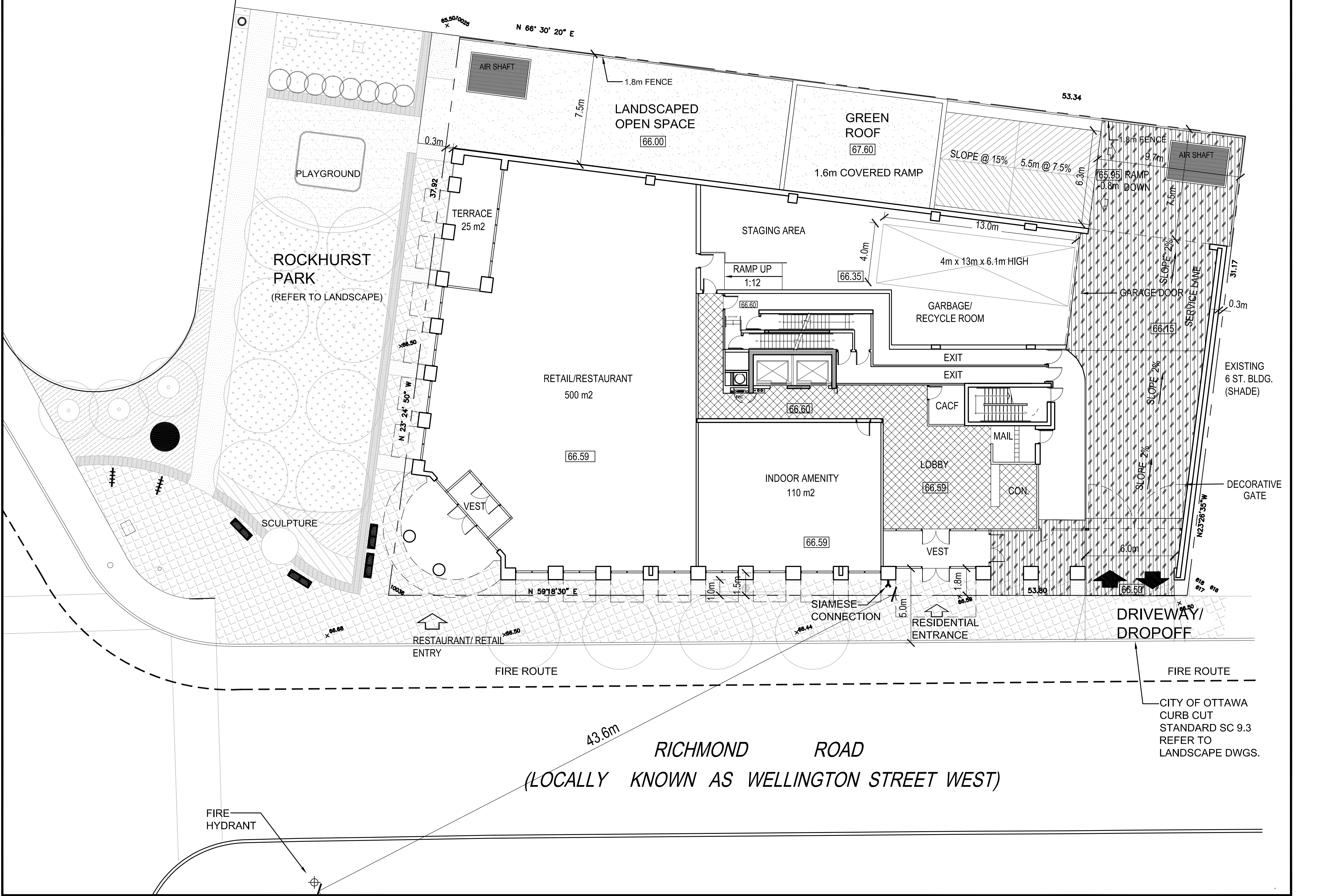
1. FOR LANDSCAPE INFORMATION - REFER TO DRAWINGS PREPARED BY FOTENN DESIGN
2. FOR GRADING AND SERVICING INFORMATION - REFER TO DRAWINGS PREPARED BY DSEL ENGINEERING
3. FOR AUTOTURNS - REFER TO DRAWINGS PREPARED BY DELCAN
4. FOR INTAKE & EXHAUST VENTS - REFER TO GROUND FLOOR PLAN
5. THE BUILDING WILL BE SPRINKLERED
6. THE TYPE G LOADING SPACE WILL BE CONSTRUCTED OF AL LEAST 200mm REINFORCED CONCRETE.

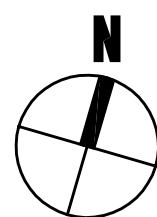
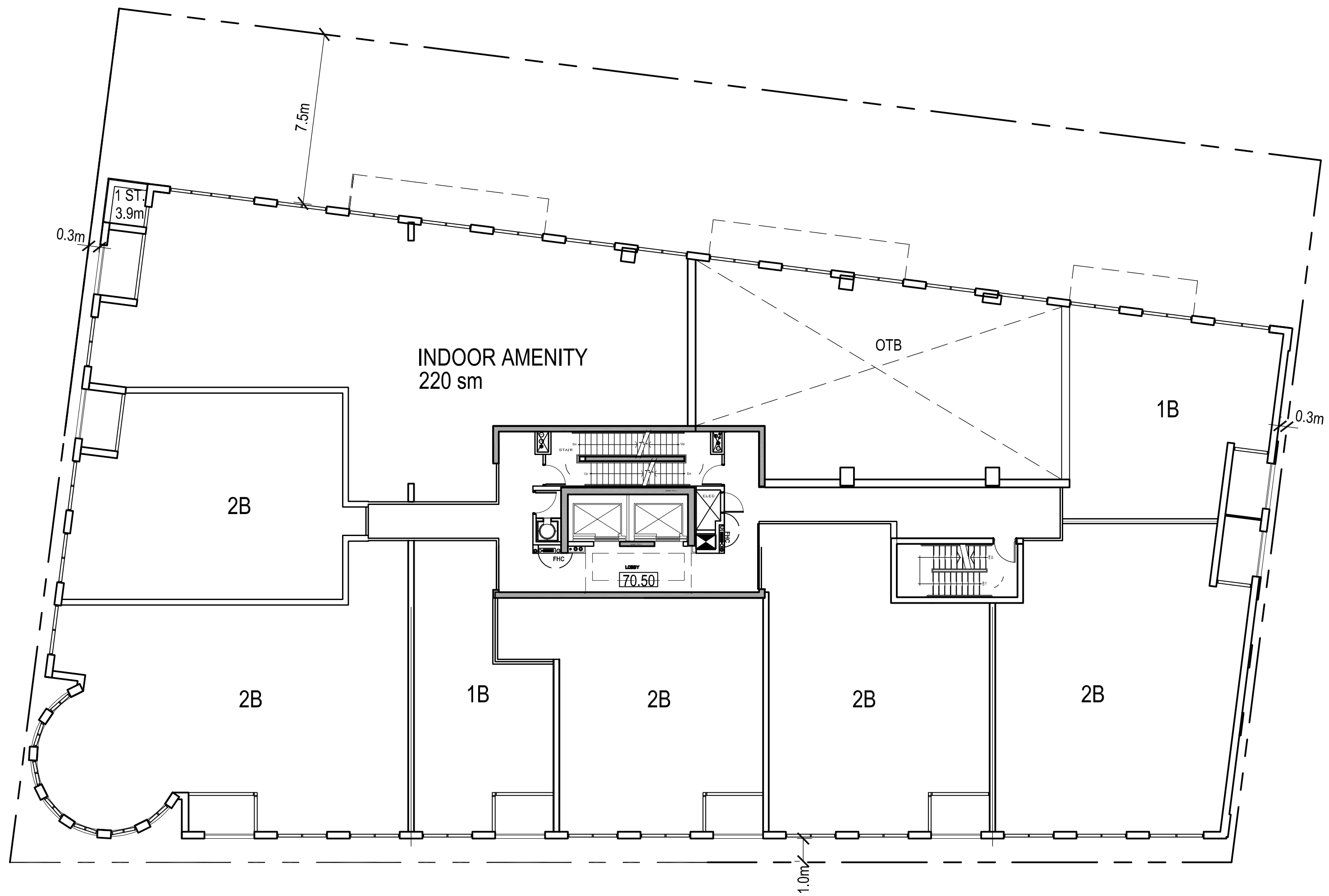


**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
SITE PLAN, CONTEXT PLAN**

PROJECT NO. 31643
SCALE 1:250

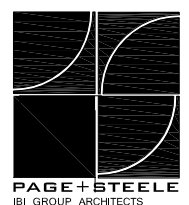


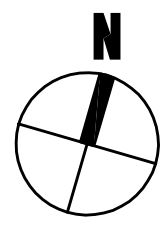
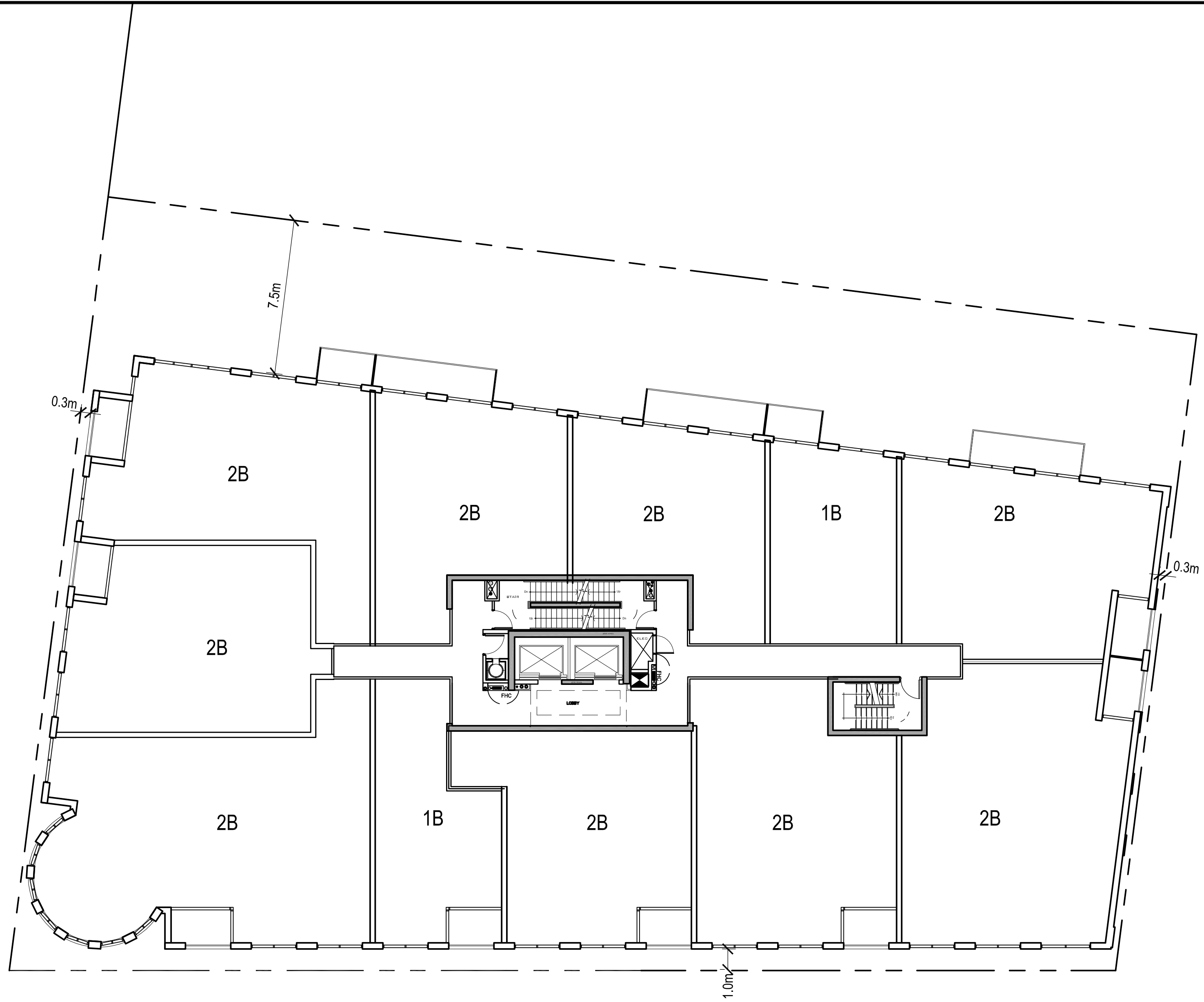




**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
2nd FLOOR PLAN**

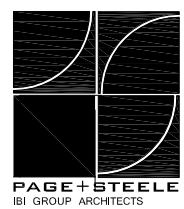
PROJECT NO. 31643
SCALE 1:250

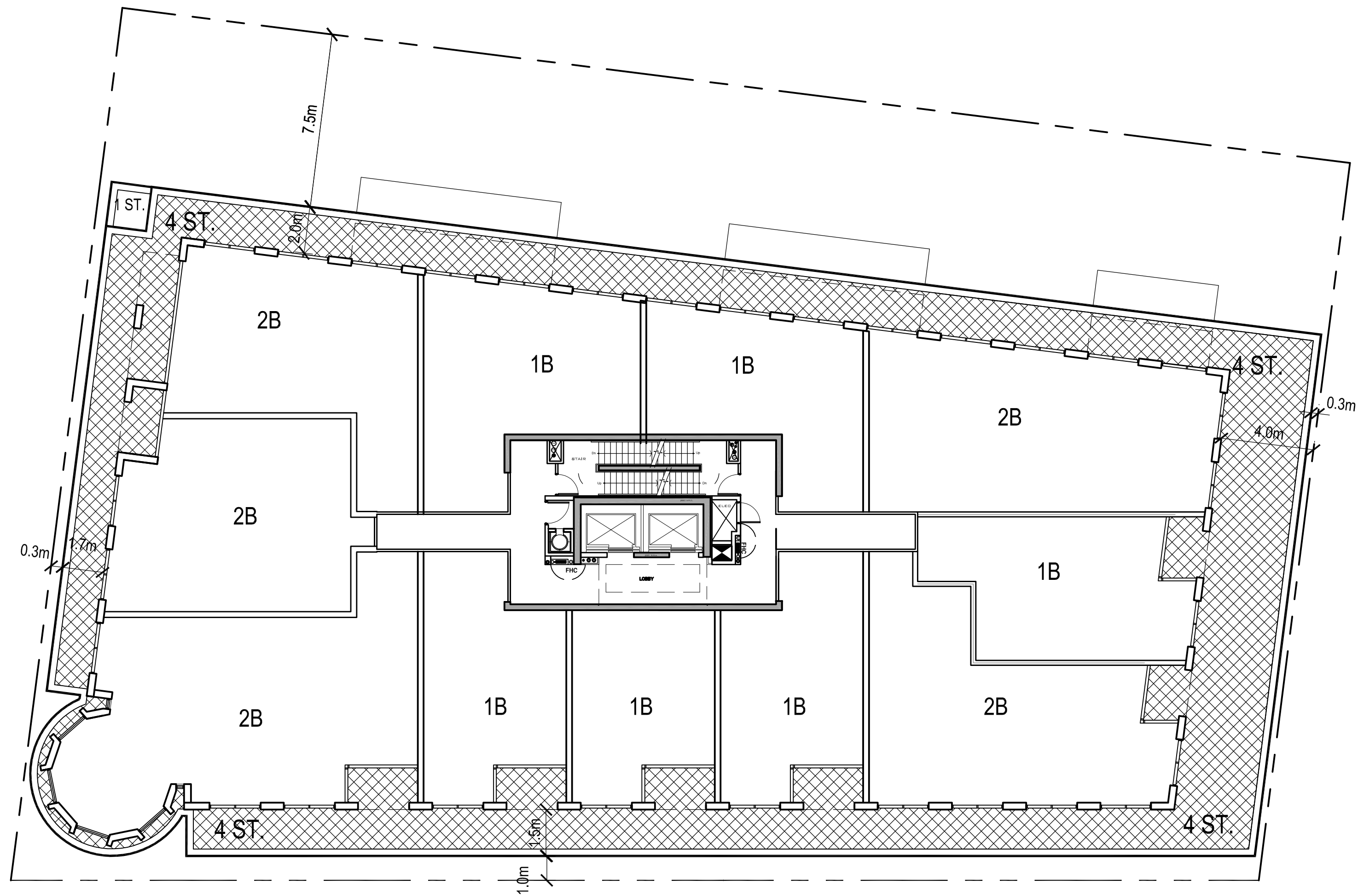




**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
3rd-4th FLOOR PLAN**

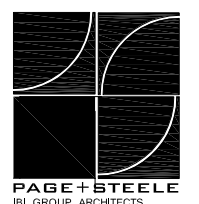
PROJECT NO. 31643
SCALE 1:250



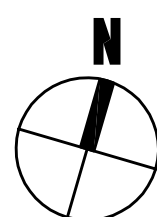
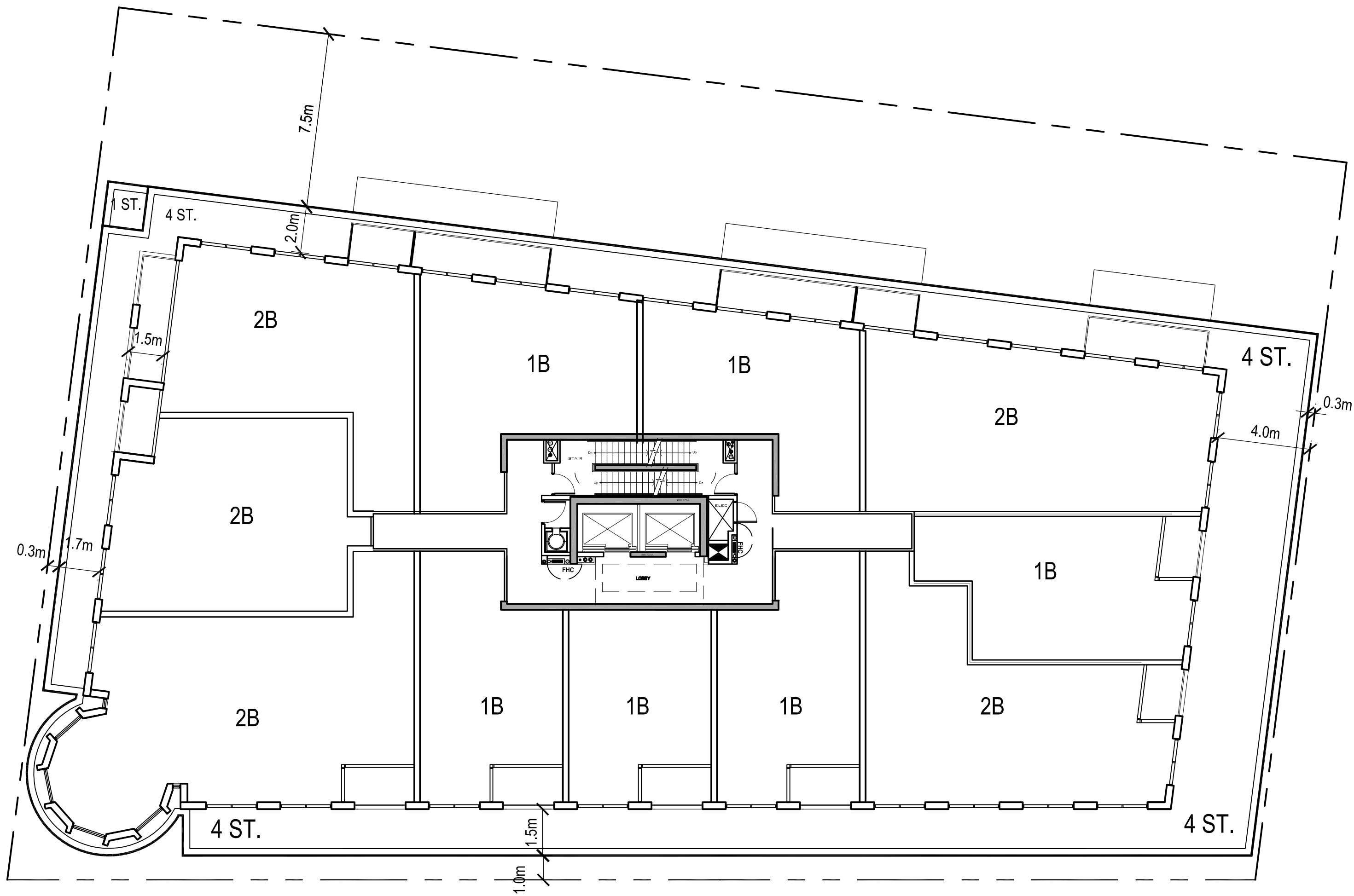


**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
5th FLOOR PLAN**

PROJECT NO. 31643
SCALE 1:250

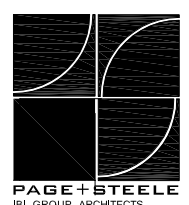


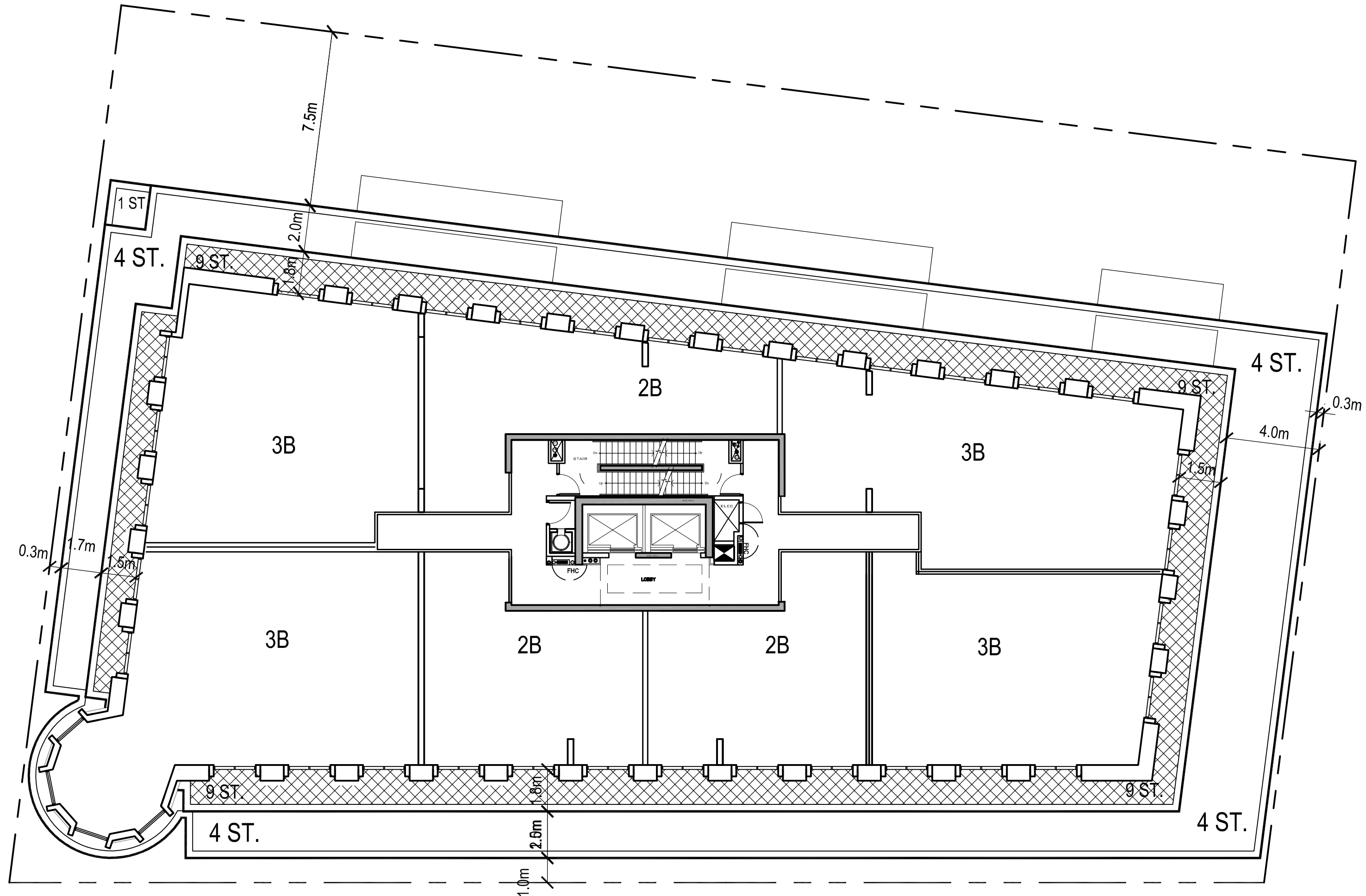
10



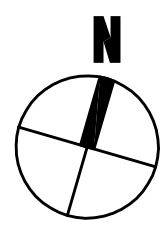
**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
6th-9th FLOOR PLAN**

PROJECT NO. 31643
SCALE 1:250





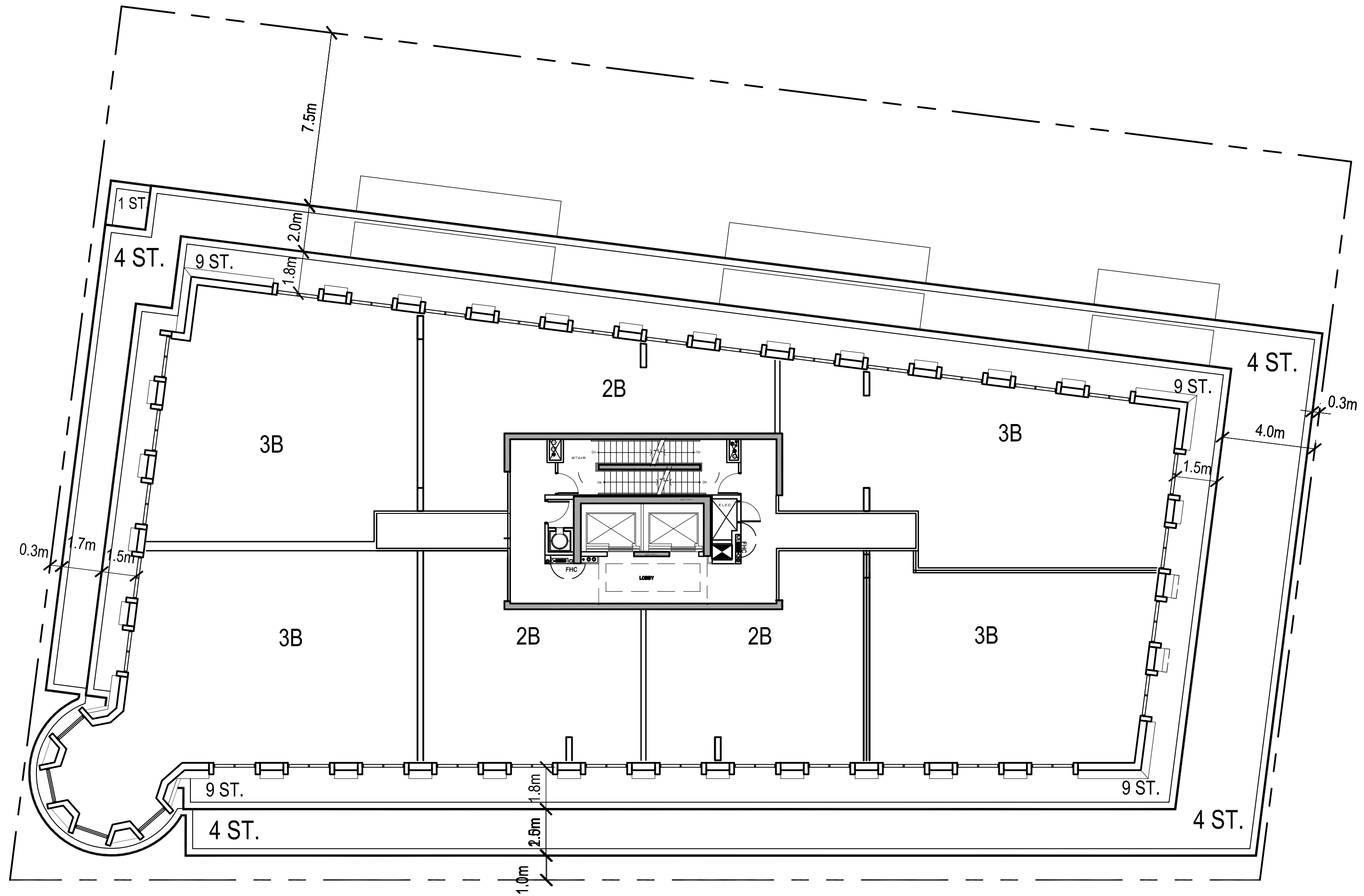
10TH FLOOR



**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
10th FLOOR PLAN**

PROJECT NO. 31643
SCALE 1:250





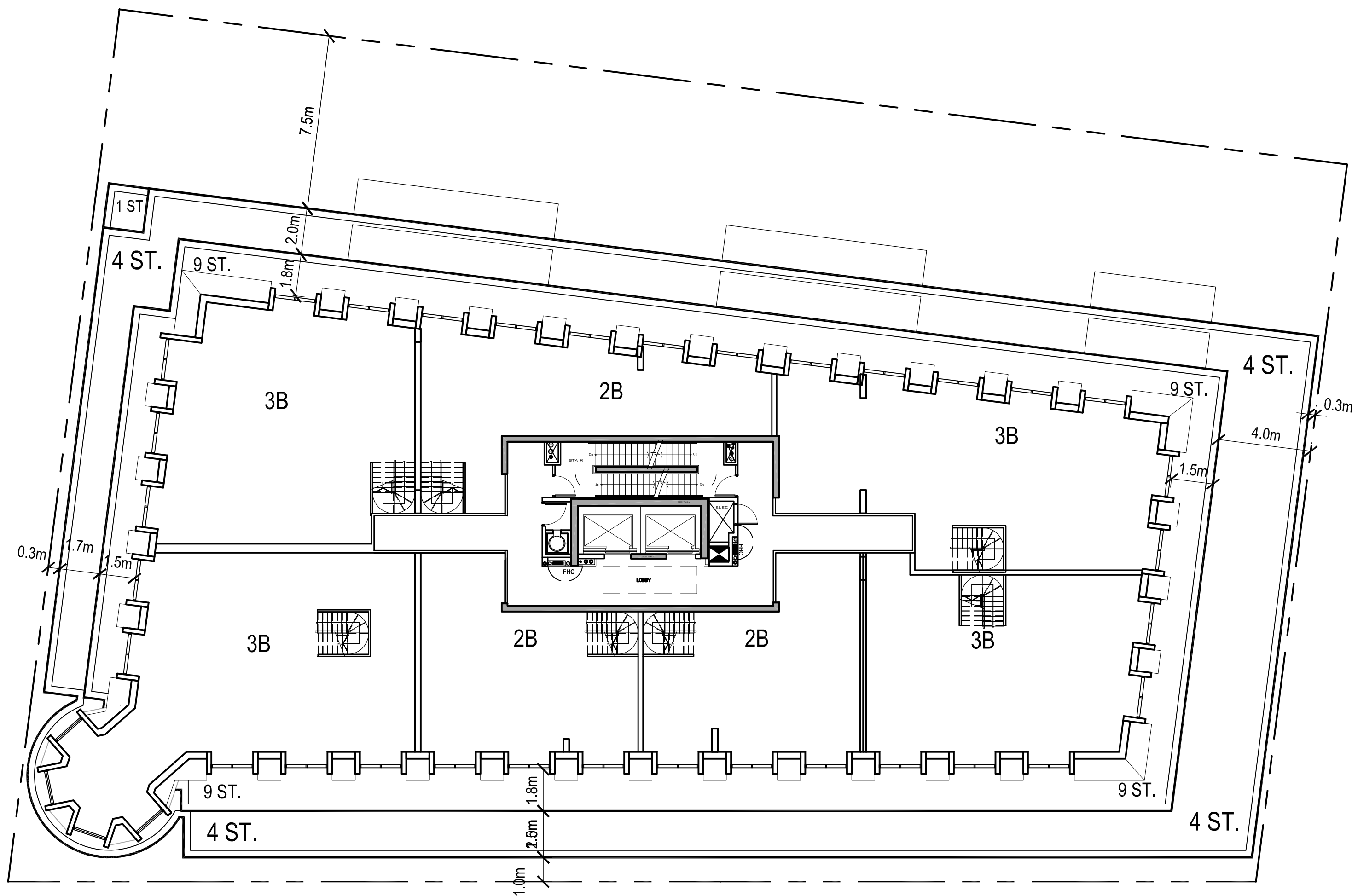
11TH FLOOR



**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
11th FLOOR PLAN**

PROJECT NO. 31643
SCALE 1:250





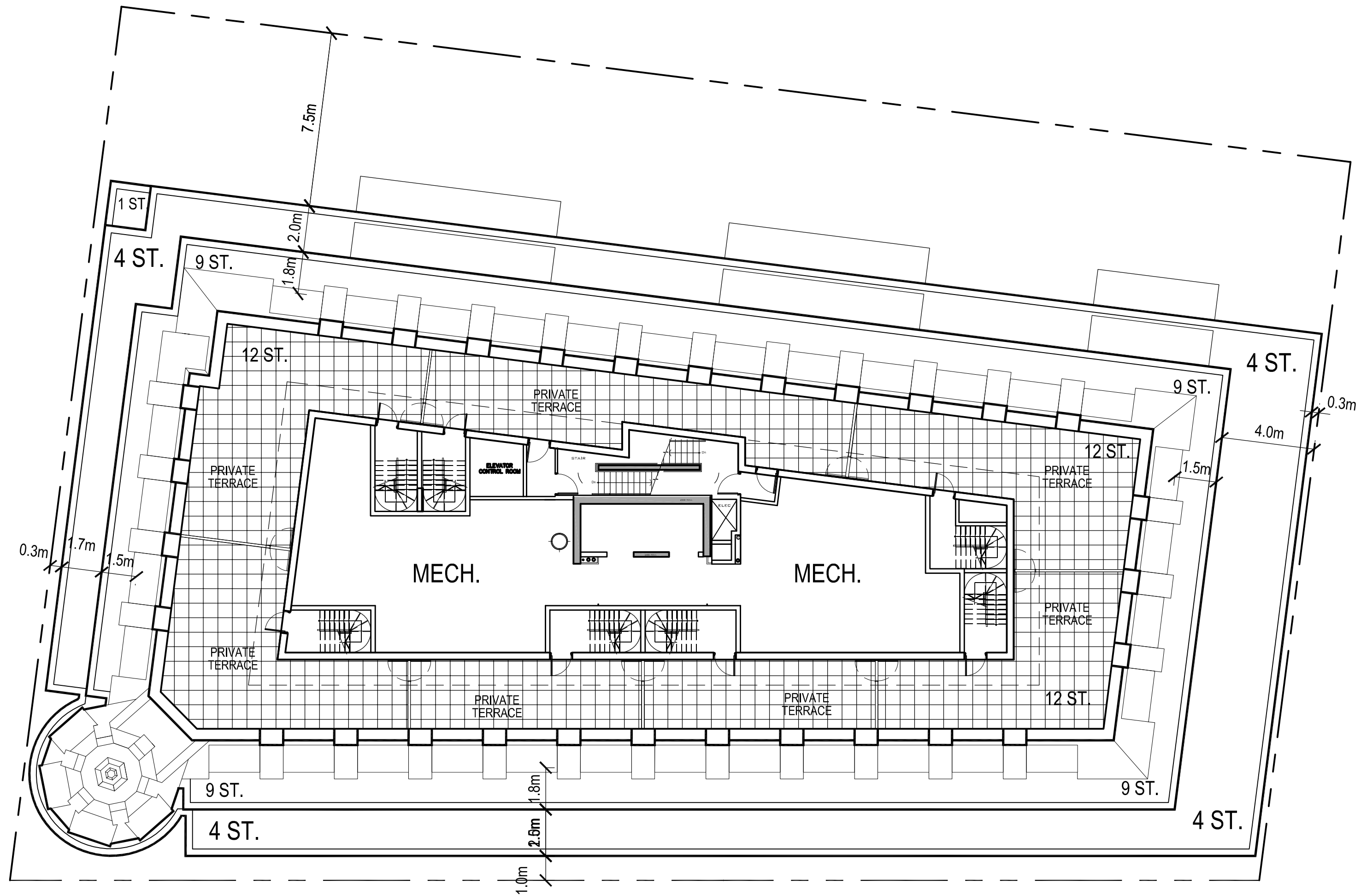
12TH FLOOR



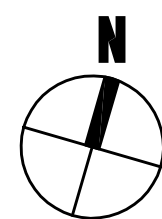
**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
12th FLOOR PLAN**

PROJECT NO. 31643
SCALE 1:250



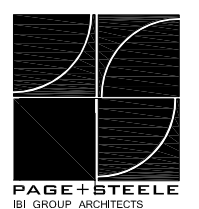


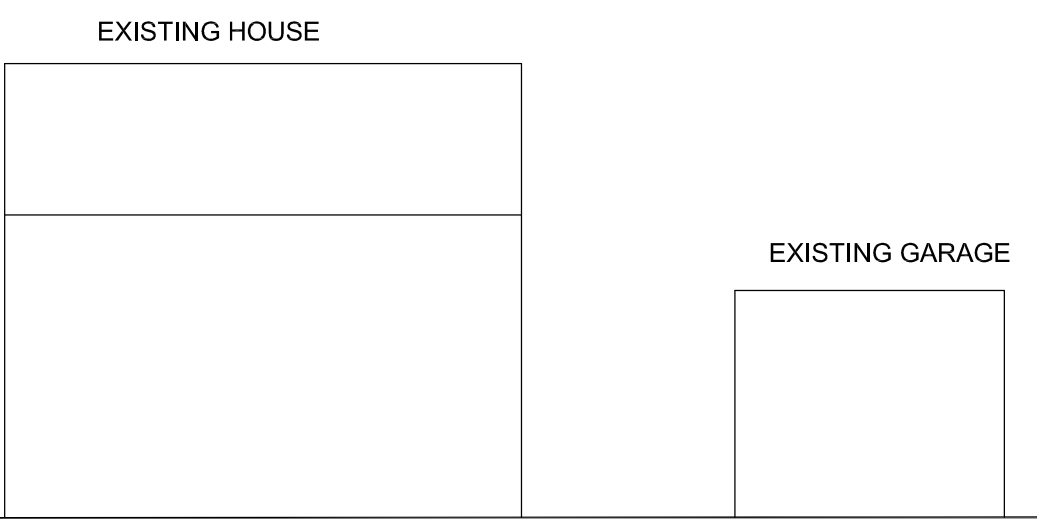
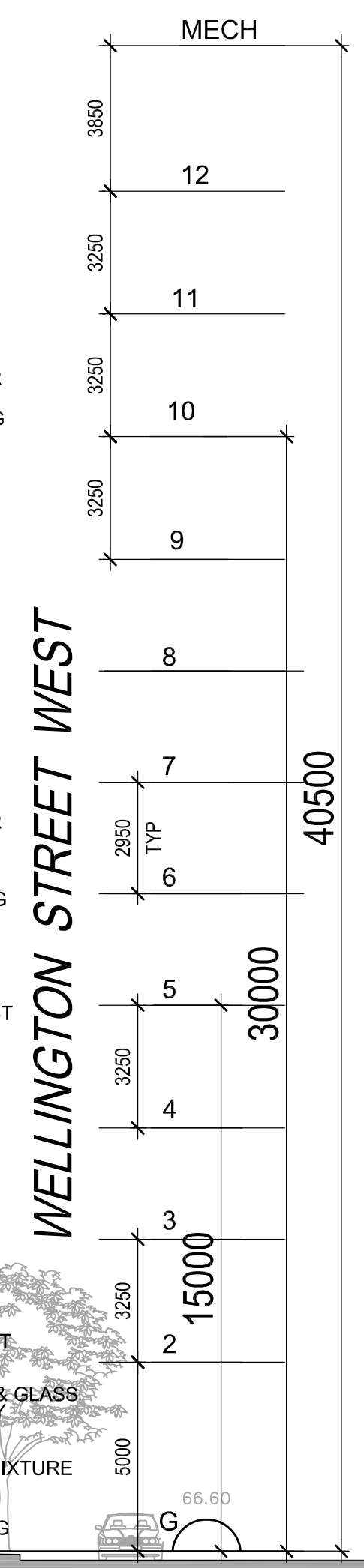
ROOF



**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO**
MECHANICAL ROOF PLAN

PROJECT NO. 31643
SCALE 1:250

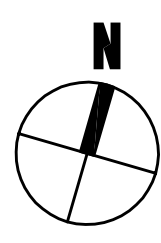






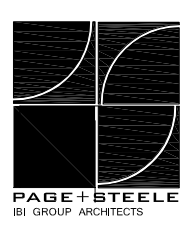
ROCKHURST
PARKETTE

- COPPER
- PROPERTY LINE
- GLAZING
- COPPER
- GLASS RAILINGS
- GLAZING
- BRICK
- PRECAST EXISTING BUILDING 6 St.
- 5 St.
- GLASS RAILINGS
- BRICK
- PRECAST
- PRECAST
- STONE
- LIGHT FIXTURE
- DECORATIVE METAL GATE
- RESTAURANT/
RETAIL ENTRY
- RETAIL
- RESIDENTIAL
ENTRY
- RESIDENTIAL
DROP-OFF/SERVICE
ENTRY



**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
SOUTH ELEVATION**

PROJECT NO. 31643
SCALE 1:250



17



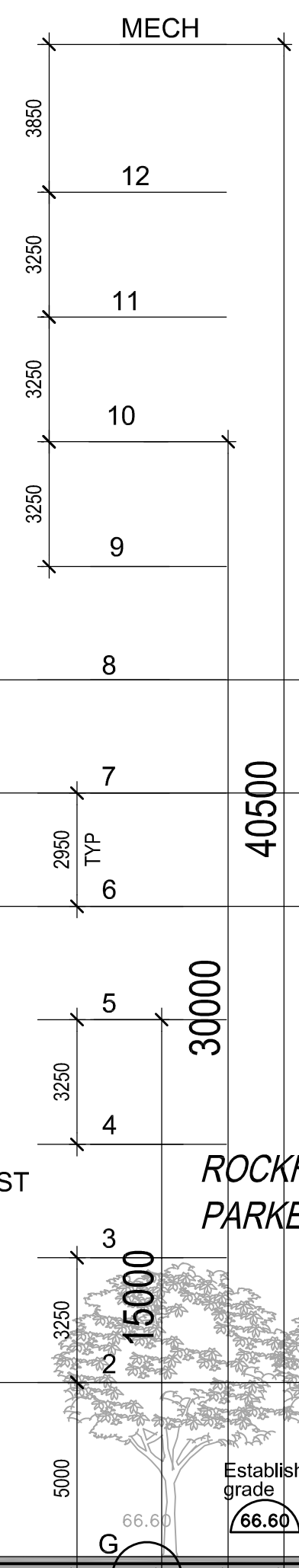
EXISTING BUILDING

BRICK
GLAZING
PRECAST

BRICK
PRECAST
PRECAST
GLAZING

BRICK
PRECAST

GLAZING
COPPER



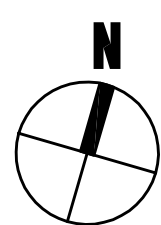
GREEN ROOF ON TOP OF
1.6m COVERED RAMP

ROCKHURST
PARK

ROCKHURST
PARKETTE

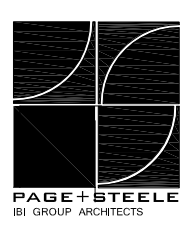
PRECAST

Established
grade
66.60



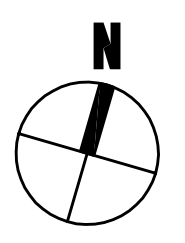
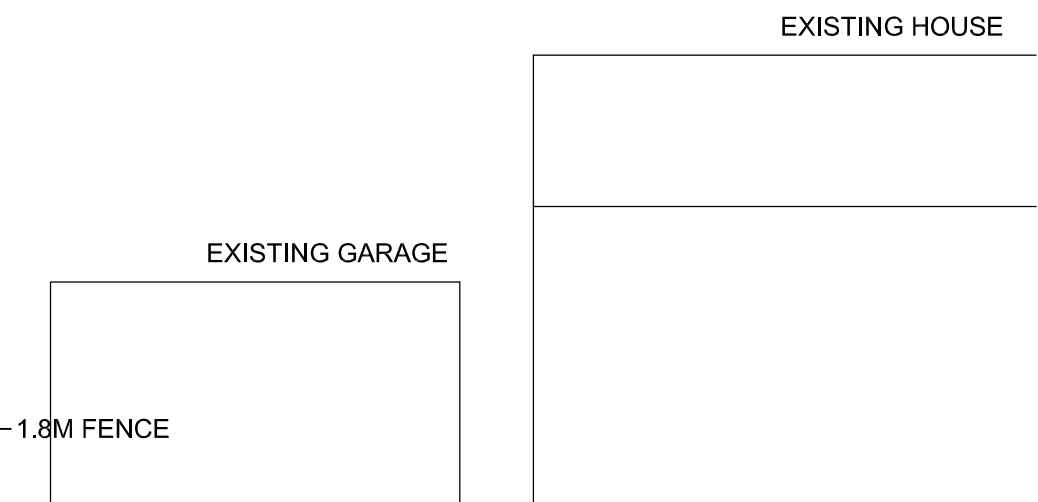
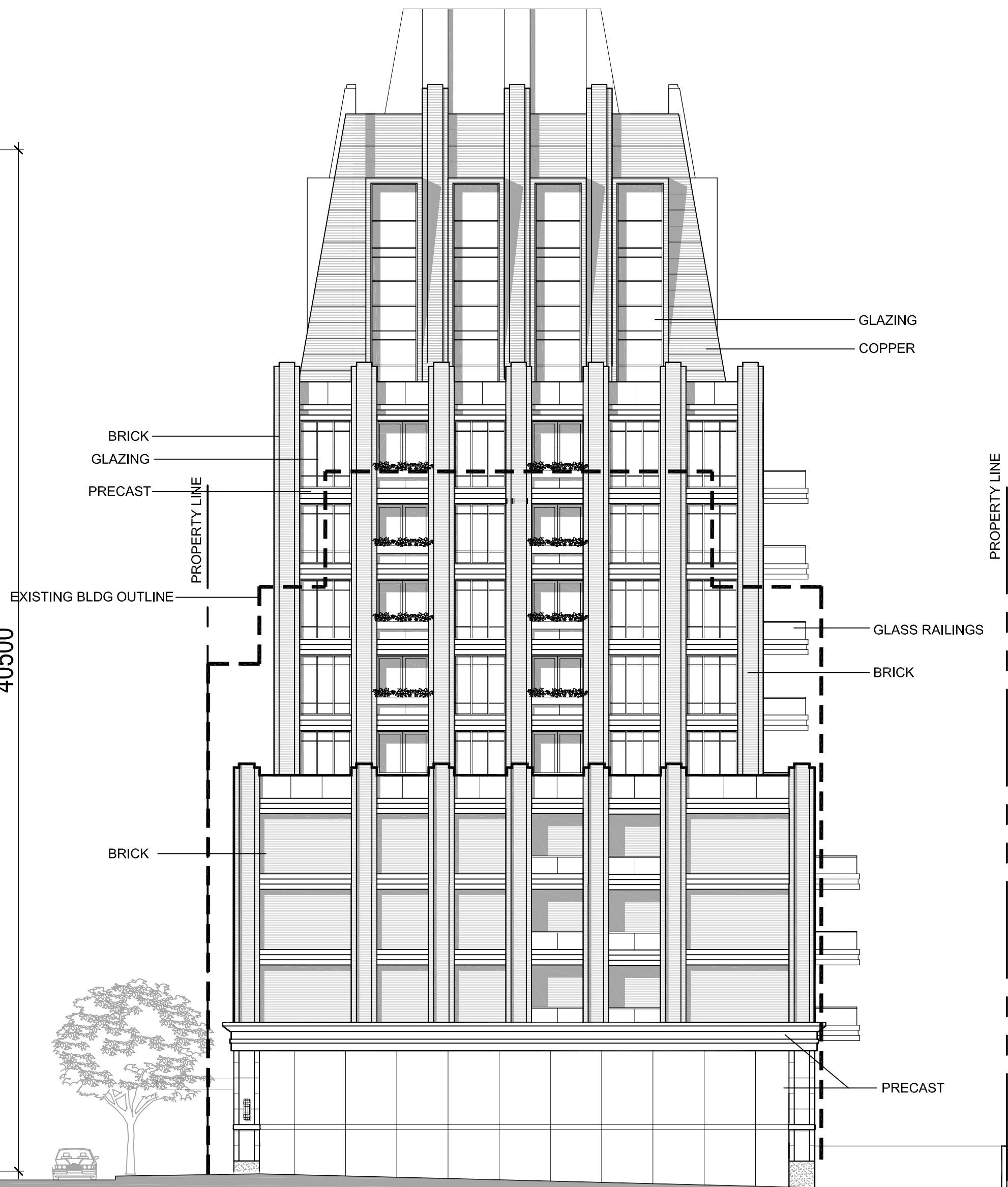
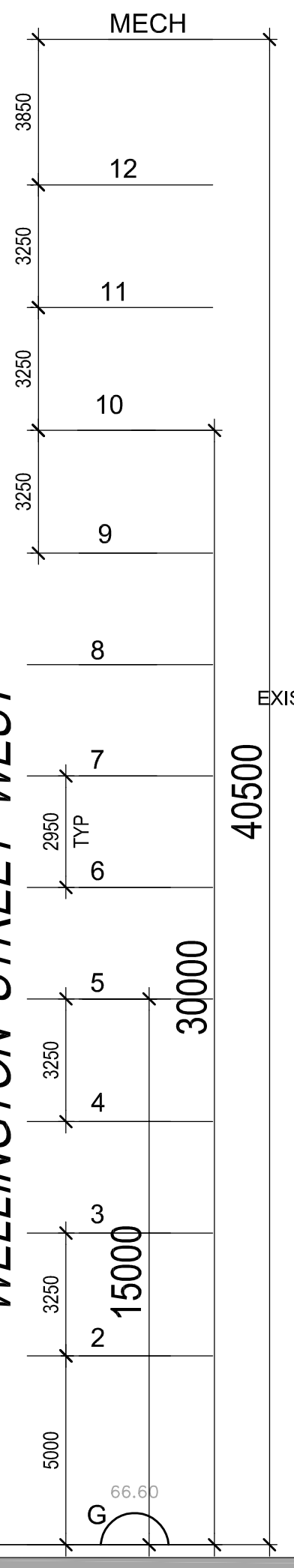
**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
NORTH ELEVATION**

PROJECT NO. 31643
SCALE 1:250



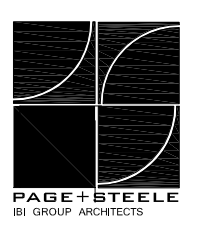
18

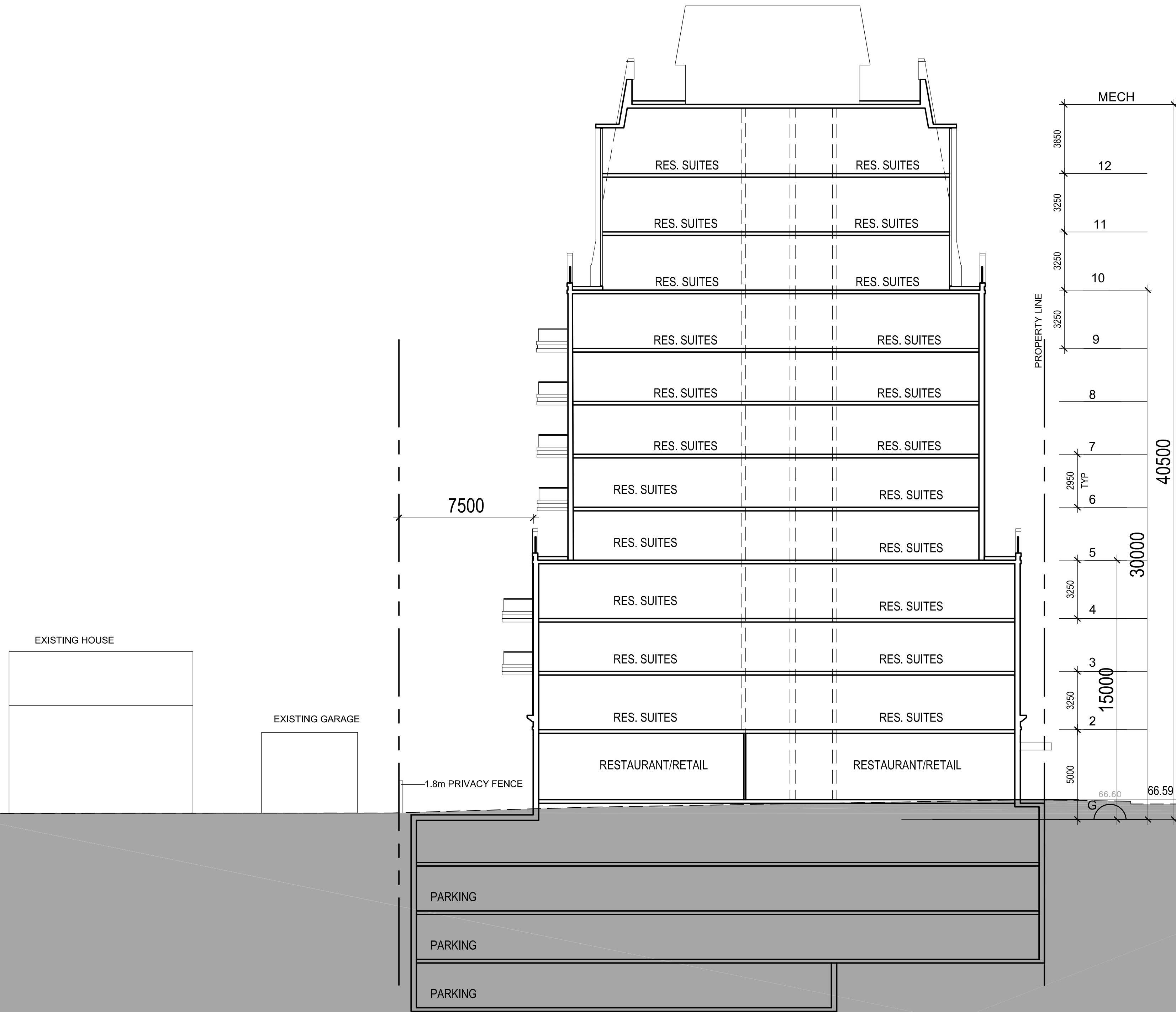
WELLINGTON STREET WEST



1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
EAST ELEVATION

PROJECT NO. 31643
SCALE 1:250





EXISTING HOUSE

EXISTING GARAGE

1.8m PRIVACY FENCE

7500

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

RES. SUITES

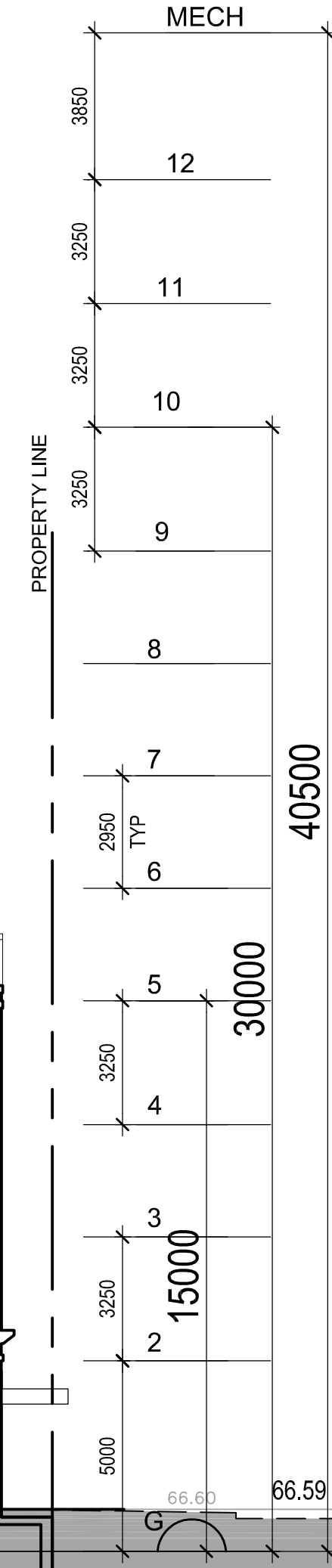
RESTAURANT/RETAIL

RESTAURANT/RETAIL

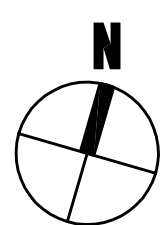
PARKING

PARKING

PARKING



WELLINGTON STREET WEST



1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
BUILDING SECTION

PROJECT NO. 31643
SCALE 1:250

