GBCA
ARCHITECTS

97 Wellington Street
Brantford
(GBCA Project No: 24007)

Heritage Impact Assessment

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GOLDSMITH BORGAL & COMPANY LTD. ARCHITECTS

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EXECUTIVE SUMMARY

GBCA (Goldsmith Borgal & Company Ltd. Architects) was retained by GM Developers in January 2024 to provide heritage consultancy services in support of a change of building use for a building located within the Victoria Park Square Heritage Conservation District (HCD) in the City of Brantford.

The subject site is located at 97 Wellington Street, at the southeast corner of George Street and Wellington Street. The site features the Central Presbyterian Church, a stone church building dating to 1961. The church includes two smaller volumes which date to earlier periods: a 2-storey 1948 addition to the south and a 2-storey 1956 addition, located at the rear. Both of these additions are physically attached to the church.

The site is designated under Part V of the Ontario Heritage Act as it is part of the Victoria Park Square HCD. A Statement of Significance is available for the HCD, yet one has not been prepared for the site. For the purpose of this HIA, GBCA prepared a draft Statement of Significance and a list of heritage attributes, which has helped guide the Heritage Impact Assessment. The significance of the site is physically expressed in the 1961 church building: the 1948 and 1956 additions are not considered character-defining to the heritage value of the site.

A previous design was submitted to the City, and assessed in an earlier HIA version (dated May 2024). This design has since been amended and this HIA assesses this revised design.

The proposed change consists of rehabilitating (or adaptively reusing) the church into student residences, that will serve the nearby Wilfrid Laurier University's Brantford campus. The rehabilitation will conserve the entire building and its additions by focusing the changes within the existing volumes. Notable exterior changes will be a third floor addition on top of the rear 1956 addition, new window openings along the longitudinal elevation (the north - Wellington and south elevations) and new grilles for venting. Most of the changes will be on the interior to adapt a large and open assembly space into living units on multiple floors.

Impacts identified and discussed in this HIA include the proposed final appearance of the 1956 rear addition, location of proposed venting grilles, new window openings and interior alterations to the sanctuary space. Mitigation strategies are also discussed to secure the conservation of the building. Many of the impacts identified can be mitigated through further design as the project progresses into design development.

A Conservation Plan should be provided at a later date when the input of specialized consultants (structural and mechanical engineering, code etc.) can further clarify the impacts to the heritage resource. The Conservation Plan can be prepared to further mitigate these impacts.

1. INTRODUCTION

1.1 Property Description

The subject property is located at the southeast corner of Wellington and George Streets in downtown Brantford. It is currently occupied by the Central Presbyterian Church, an institution that has occupied the site since 1927. The built form on the site includes the main church building, which was constructed 1960-1961; a small two-storey rear addition that dates 1948; and a Sunday School addition that dates to 1956. The building has a set-back at the front (along George Street) allowing for the entrance steps and landscaping. There is a shallow landscaped set-back along Wellington Street and the remainder of the site is paved.

The property is located within the Victoria Park Square Heritage Conservation District (By-law 119-91), which identifies all of the properties that surround the public square. The subject property is immediately adjacent to the former Carnegie Library (at 73 George Street) and across the street from the former City Hall and Ontario Court of Justice (at 102 Wellington Street).

1.2 Present Owner and Contact

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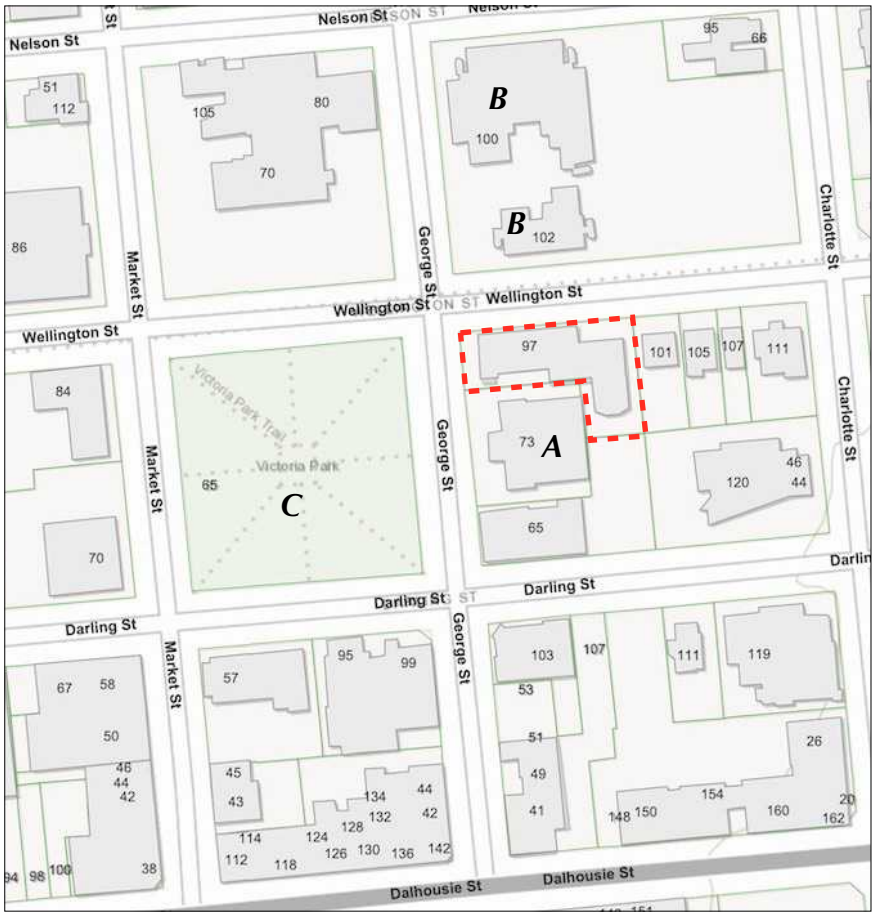
1.3 Location Plan



Site Context Plan *showing the subject site (highlighted with a red dashed boundary) in its context.*

A *= former Carnegie Library (73 George Street)*
B *= former City Hall, Ontario Court of Justice (102 Wellington Street)*
C *= Victoria Park*

1.4 Site context

All photos taken in March 2024 by GBCA.

Looking towards the subject site at the southeast intersection of George Street and Wellington Street.

Looking west along Wellington Street, towards the subject site on the left of the image.

Looking south towards the northern elevation of the subject site. The building in the foreground is the Provincial Offences Office of the Ontario Court of Justice.

Looking west along Wellington Street towards the subject site in the distance.

Looking from Victoria Park Square east towards the subject site on the left of the image. The building in the middle of the image is the former Carnegie Library, today a welcome centre of Wilfrid Laurier University's Brantford campus.

Looking northeast on George Street towards a portion of the south elevation of the subject site. The former Carnegie Library, today a welcome centre of Wilfrid Laurier University's Brantford campus, is to the right.

2. HISTORICAL BACKGROUND

The subject property is located on a block bound by Wellington Street, George Street, Darling Street and Church Street – part of the original plan of the village of Brantford, which was incorporated as a village in 1827.

In 1830, the surveyor Lewis Burwell prepared the Plan of the Village of Brantford using the grid plan that was typical of surveyors and planners of the late nineteenth century. These types of plans were not always conducive to the topography and natural features of the areas, as was the case for the village of Brantford which had the Grand River winding its way across the settlement area. Nevertheless, the area north-east of the river included a grid of east-west streets (Colborne, Dalhousie, Darling, Wellington, Nelson, Chatham, Sheridan and Marlborough) and north-south streets ranging from King Street in the west to Rawdon Street in the east.

As was typical with the grid settlement plans, entire blocks were reserved in Burwell's plan for the important institutional uses as befit a new village. Civic buildings, such as the town hall and county courthouse, would ultimately be prominently located on or within civic squares laid out in the 1830 survey.

In the case of Brantford, six blocks were reserved for the following important institutions and uses: two market squares (both on Colborne Street – one on a block bound by Dalhousie, Colborne, George and Market Streets and the other on a block bound by Dalhousie, Colborne, Canning and Peel Streets); a Public Square (the location of the later-named Victoria Park); the County Court House; a Burying Ground (later the site of Central School); and "Kirk of Scotland" (on the block bound by Canning, Peel, Darling and Dalhousie Streets). Ultimately there were six church properties indicated on Burwell's Plan of the Village of Brantford – Episcopal (by 1920, the site of Grace Church); Methodist (fronting Victoria Park, where the Bodega Hotel was later); Presbyterian (where the YWCA would be built); Congregational (Dalhousie and Charlotte Streets); Baptists (on Bridge Street); and African (corner of Peel and Dalhousie). On the laying of the cornerstone of the First Presbyterian Church in 1877 opposite Victoria Park, the Reverend J.B. Clarkson noted that the location, adjacencies were evocative – the park was Eden; the gaol and court house was sin; and the churches were of hope of restitution.

Another early plan of the Village of Brantford is annotated with the original land ownership. The Market and Public Square are marked as being in the ownership of the Municipal Council. The block immediately east of the Public Square (the location of the subject property) was noted as being in the ownership of the Church of England, specifically, the Right Reverend Lord Bishop of Toronto.

The lots laid out in 1830 were bought and sold and ultimately developed over the next few decades as the population of the village grew to 2,000 inhabitants and a wide variety of industries were flourishing, with grist mills, a foundry, breweries, and distilleries. With the growth of the village, Brantford was incorporated as a town in 1847 (Brantford would eventually be incorporated as a city in 1877).

Civic and institutional buildings were needed to support the growing community – institutions such as government buildings, churches, schools, and libraries. Many of these institutions were built or around the original reserved blocks, most notably around the Public Square (later Victoria Park). This included the Brant County Courthouse (1851-1852 and later the 1920 Registry Office); the Public Library (1902-1904); and the churches for several religious denominations – including the Zion United Church (1857-1859); the Congregational Church (1865); the First Presbyterian Church (1867 and 1877-1878); and the Park Baptist Church (1881-1883).

The Congregational Church was built on the subject property at the southeast corner of Wellington and George Streets in 1865 and was adapted for use by the Presbyterians in 1927. Thus, the history of the subject property relates to both denominations.

The Presbyterians

On 9 December 1845, the members of the United Presbyterian Church of St. George, who occasionally had services in the schoolhouse that stood on the Market Square in Brantford, petitioned the West Flamboro Presbytery to be formed into a congregation under the inspection of the pastor of St. George. The petition was granted, Rev. James Roy being appointed to organize a church and form a session. The members of the first session and about 40 communicants purchased ground and in c1867 erected a church on the northeast corner of Wellington and George Streets (now the location of the Brantford City Hall complex). Within a decade, this wood-frame church structure was too small for the congregation, and in the late-1870s, the church was moved, and excavation was begun on the foundations for a new church building on the same site. (See 1875 Bird's eye view)

In June 1877 a tender call was advertised for builders and contractors for the erection of a brick church at the northeast corner of Wellington and George Streets to the specifications and plans prepared by John Turner architect. The corner stone for the First Presbyterian Church was laid 11 September 1877 and the opening services were held 20 January 1878. (see drawing)

The First Presbyterian congregation dissolved in 1901 - two new churches (St. Andrew's in the North Ward and Alexandra Church in the East Ward) were built to accommodate new congregations – and the church property at the northeast corner of Wellington and George Streets was sold to the Young Women's Christian Association. The YWCA erected a building that incorporated the existing brick church building, extensively renovating it inside and out to create a new four-storey building that would accommodate all the functions required for the organization. Built to the designs of architect G.W. Hall, the building was also known as Victoria Hall after the auditorium with a seating capacity of over 500.

However, it was not long before the Central Presbyterian congregation came into being as a result of the Church Union controversy of 1925. Needing a place to worship, the Central Presbyterians used space within the YWCA building (ironically the location of the predecessor church of the First Presbyterian congregation). Postscript: The YMCA was vacated in 1957 after the amalgamation of the YMCA and the YWCA and the nineteenth century red brick building was demolished. The property was a parking lot for several years until the City Hall complex was built in 1966.

The Congregationalists

Initially, the Brantford Congregationalists worshiped out of a wood frame church building on Dalhousie Street (between George and Charlotte Streets). When this building burnt down in 1864, the Congregationalist purchased the subject site – the north half of lots 14 and 15 (on the southeast corner of Wellington and George Streets) – for their rebuilding of their church (see Trust Deed of the First Congregational Church, 19 September 1864). The property was purchased from James C. Geddes of the Town of Dundas for $750.

Thus, at about the same time that the Presbyterians were erecting their church across the street on the northeast corner of Wellington and George Streets, the Congregationalists built their new church on the southeast corner. Designed by architect William Mellish, the cornerstone was laid 10 October 1864, and the church was dedicated 19 November 1865. The buff brick church with slate roof was a Gothic Revival style structure with tall central tower and spire – a very typical design for churches in the second half of the nineteenth century. Surrounded by a picket fence, the church was set slightly back from the street and a broad stairway rose to the front entrance from the level of the sidewalk. The tall bell tower included a 200 pound bell shipped from Troy, New York. The sanctuary could seat 500 persons until 1869 when a gallery was added.

At the time of the Church Union in 1925, the Congregationalist Church was renamed the Pilgrim United Church and shortly thereafter (in 1927) the congregation was discontinued given that there were already three United Churches around the square. It was at that time that the Presbyterians moved from the northeast corner and came to occupy the subject property on the southeast corner.

Central Presbyterian Church (formerly Brantford Congregational Church)
97 Wellington Street also known as 81 George Street

In 1927 the First Presbyterian Church purchased the Congregational Church (then known as the Pilgrim Congregational Church) for $25,000 and moved their congregation across the street. The purchase included Lots 14 and 15, but shortly after the purchase, the Central Presbyterian Church secured the lot immediately behind (to the east of) the church (lot 16) to anticipate for future expansion. The closing service of the Pilgrim Congregational Church was held in June 1927.

The 1865 building soon became too small for the Central Presbyterian congregation and after the Second World War, plans were made for an extension to existing church structure. The two-storey brick addition, containing the vestry, church office, washrooms, and parlour (later nursery) was added in 1948 at a cost between $35,000-$40,000. At the same time, a new heating system with low pressure steam was installed, necessitating the erection of a boiler room on the lot behind the church. = "the first part of a plan of improvements designed to modernize the whole church plant" (Expositor, 10 Sept 1948).

Shortly thereafter, on 31 May 1956, the decision was made to build a "new Church School" on the adjacent lot (lot 16) at the rear of the existing church structure. The concrete block, two-storey structure was connected to the original 1865 church via the 1948 extension. Sod turned December 1956 and construction was completed by January 1957. This addition contained not only the double-height Sunday School Hall, but also several classrooms (at the mezzanine level) and large kitchen facilities.

On 15 March 1959, the sanctuary of the 1865 church was seriously damaged from hurricane force winds that ripped through the city causing widespread damage. The 165-foot-tall spire (at the time, Brantford's tallest structure) crashed through the roof into the empty church – luckily the evening service had been cancelled due to the severe storm. Damage to the church was confined to the "older part" – the more recent 1948 and 1956 additions were not damaged – but the damage was so bad that the entire 1865 church ultimately had to be demolished.

In June 1959, the Presbyterians committed to erecting a new sanctuary on the existing site. Work commenced in 1960 with the cornerstone being laid 17 July 1960. The new building (integrated with the existing 1956 "education wing") was dedicated by the Presbytery of Paris on 24 February 1961. The reminders of the original 1865 church included the reuse of the original church bell in the 65-foot tower and two war memorial wall plaques.

The new church (130 feet long by 44 feet wide) cost $255,000 to construct, including the furnishings and was designed by architects Bruce Brown and Brisley, a firm that had early on introduced contemporary designs into their religious commissions throughout Southern Ontario.

Architects Bruce Brown and Brisley

The firm of Bruce Brown and Brisley was a partnership of F. Bruce Brown (1899-1983) and Ernest Frederick Ross Brisley (1906-1985) – the partnership spanned from 1946 to 1962.

The firm's roots can be traced back to 1891 when the remarkably prolific Toronto architect John Francis Brown (1866-1942) founded a practice that would evolve to include three generations of the Brown family and partnerships with other leading designers. J. Francis Brown operated as a sole practitioner from 1892-1924; he partnered with his son F. Bruce Brown from 1924 to 1942; Brisley joined the firm to form F. Bruce Brown and Brisley from 1942-1962; F. Bruce Brown, Brisley and Brown was formed when the next generation (Douglas Brown) joined the firm from 1962-1971; followed by the firm Douglas B. Brown, Architect (1972-1980); Brown, Beck and Ross, Architects (1981-1991); and ultimately BB&R Architect Inc. (which appears to have only recently ceased practice).

It was during the era of F. Bruce Brown and Brisley, Architects (1946-1962) that the Central Presbyterian Church was built.

These successive Brown and Brisley firms were well-known for their ecclesiastical work. While the initial firm (J. Francis Brown) and the second firm (J. Francis Brown and Son) originally gained prominence with their industrial building designs, over time church projects became their mainstay. When Brisley was asked by F. Bruce Brown to join him in practice (after the death of his father John Francis Brown in 1942), the new firm of F. Bruce Brown and Brisley continued to focus on the design of churches of many denominations. While the firm's office was located in Toronto and many of the churches were located in that city, dozens of commissions came from cities throughout Southern Ontario, including Sault Ste. Marie (Coulson Avenue Baptist Church, 1946-47); Hamilton (Westdale United Church, 1946; Olivet United Church, 1949; St. John's United Church, 1956); Sarnia (Central Baptist Church, 1950-52); Grimsby (Trinity United Church, 1958); Ancaster (Marshall Memorial United Church, 1959); and Niagara Falls (St. Andrew's United Church, 1961). Some designs were also prepared for churches in the Maritimes, such as the First Baptist Church in Halifax (1947) and the First United Church in Campbellton, New Brunswick (1950).

Given the extensive number of church commissions, the evolution of the firm's design style is clearly illustrated by tracking their portfolio. Moving from a traditional design aesthetic, in the early 1950s, the firm F. Bruce Brown and Brisley began to introduce contemporary designs to its religious commissions. Several examples from the 1950s reveal the inspiration for the design that they ultimately prepared for the Central Presbyterians in Brantford in 1960.

A comparison with several other Bruce Brown and Brisley churches of the era reveals a characteristic style that was used consistently throughout their practice.

Some contemporary examples include:

- First Unitarian Congregation Church, 175 St. Clair Avenue West, Toronto, 1950
- St. John's United Church, Hamilton, Ontario, 1956
- Trinity United Church, Grimsby, Ontario, 1958
- McMaster Divinity College and Chapel, Hamilton, Ontario, 1958
- Marshall Memorial United Church, Ancaster, Ontario, 1959
- St. Andrew's United Church, Niagara Falls, Ontario, 1961

Exterior Features that are consistent throughout all of these similarly dated designs include:

- tall, off-set bell tower
- exterior brick and stone with more solid than void, creating a taut exterior skin (a characteristic of modernism)
- limited punched openings for windows that controlled the lighting of the nave – the windows are generally a long narrow configuration – one window per bay
- very shallow gable roofs
- the use of wood grilliage or frames for larger stained-glass window openings as a modern take on the stone tracery of the past

Interiors Features that are consistent throughout the firm's designs include:

- large two-storey naves
- construction materials left exposed as part of the interior aesthetic – brick walls, wood ceilings
- bays of the nave defined by the wood ceiling beams and long narrow window openings
- the integration of design features with architect-designed furnishings and fixtures, with wood doors and hardware

All of these features are consistent with the modern architectural style that gained popularity after the Second Word War.

Central Presbyterian Church - Exterior Design

The building is constructed of steel beams and reinforced concrete. The masonry walls are concrete block with limestone on the exterior and brick on the interior. The exterior ashlar masonry is a Kingston limestone in variegated tones of yellow and pink. Cut limestone is used for the window and door frames and stringcourses, and notably at the front portico columns and jambs. Cut stone is also used at the crown of the 65-foot bell tower which contains the 1860s church bell.

The shallow gable roof is covered in metal sheet and some of the original copper rainwater leaders remain.

The front (west) and side (south) doors are wood panel doors with glazing and integrated hardware/door handles in wood and metal. And the windows are filled with stained-glass sashes in wood frames – the stained-glass design is a modern geometric pattern in pastel colours.

Interior Design

The main church structure consists mainly of the narthex, nave, and chancel. The entrance to the narthex from the front (west) is through oak and glass doors, flanked by sidelights. The stained-glass in the doors and sidelights is a modern geometric pattern with pastel colours. The front doors have integrated hardware (door pulls). A similar set of oak doors provides access to the exterior on the north side of the narthex.

The low-ceilinged narthex with its coloured stone (slate) floor and oak wall-panelling is located under the gallery and leads through to the impressive two-storey sanctuary space. The materiality of the sanctuary includes the grey brick walls (five variations of grey are used) and wood.

The 40-foot-high ceiling is composed of British Columbia fir planks running the length of the building – these planks are an inch and three quarters thick and are crossed by five great beams. The lighting in the sanctuary consists of concealed floods and spotlights situated behind the great beams – a technique that was increasingly popular in the modern designs of the 1950s and 1960s.

The north and south side aisles are separated from the nave by round concrete piers that are clad in blue mosaic tiles imported from Italy – the blue palette was used throughout the church, matching the carpet, the blue angular panes in the stained-glass windows, the dossal curtain behind the alter, and even the choir gowns.

Along the walls of the aisles, integrated into the brick walls, are 12 glass mosaic panels that represent the church seals. The six on the north wall are the Great Seals of the mother Churches of the Reformed tradition (Geneva, Italy, France, Scotland, Holland, and Hungary), while the six on the south wall represent a selection from the over 70 daughter Churches of the Reformed tradition which sprung from the original six. One of the seals, that of Canada, is unofficial and was designed by the minister of the church specifically for this application.

Only one other church in North America has this iconography integrated into the building. The idea of the mosaic seals came from the Chapel of the Reformed Faith in connection with the Brick Presbyterian Church on Park Avenue in New York City. The minister of that Manhattan church put the Brantford congregation in contact with his architectural firm, Adams and Woodbridge of New York City, who had designed these seals for the Brick Church.

As part of the total work of art, the architectural firm of Bruce Brown and Brisley also designed the oak pews and the sanctuary furniture, including the pulpit (to the left and the Communion Table at centre) and on the right the lectern – each with a symbolic carving (see Johnston). Behind the table are 11 built-in elders' seats.

Dominating the church interior is a great wood screen at the end of the chancel, in the centre of which is a blue and gold dossal curtain before which is the walnut Celtic Cross in the altar.

There are two war memorials (one in the north aisle and one in the south aisle).

The 1960 church structure included a full basement, with storage room (under the front steps), washrooms, the Ladies' and Men's Choir Rooms. Larger rooms included the Conference Room (paneled in Spanish mahogany), the Primary Church School Room, and the St. Andrew's Room, which was the social centre of the church. In keeping with the modern design, St. Andrew's Room had wall-to-wall carpet and Danish modern furniture. (On 6 May 1984, the Church was extensively damaged by a deliberately set fire. The blaze gutted the St. Andrew's Room in the basement and damaged the two offices (in a separate part of the building). Smoke and soot spread throughout the Church. The Sanctuary sustained only smoke damage.)

Every effort was made to use local/Canadian materials and local workmen and manufacturers wherever possible on the church. Two exceptions were the ceramic mosaic tiles of the interior columns which were imported from Italy and the massive wood planks and ceiling beams from British Columbia.

The contractors responsible for the 1960-1961 construction were:

- general contractor Cromar Construction Limited of Brantford
- electrical and mechanical work – Bennett and Wright
- subcontractors for stonework – George and Asmusson of Kitchener
- subcontractors for glass – McClelland Glass Company of Brantford
- subcontractors for the tiling (including the ceramic tile in the sanctuary) and the slate floor in the narthex) – the Stradwick Tile Company
- decorating – Harrison Decorators of Brantford
- mosaic seals in the walls of the sanctuary – Connolly Mosaic Company of Toronto
- pews and furnishings in the sanctuary – Valley City Manufacturing Company of Dundas

1948 Addition

The 1948 addition is a two-storey brick structure whose purpose was to contain the church parlors on the ground floor and a vestry, committee rooms and washrooms on the second floor. This 1940s structure also contains, in the basement, the boiler room which was added to provide better heating to the 1860s church.

Some attempt was made to coordinate the exterior of the 1948 addition with the 1865 Gothic-Revival Church. Built with a buff brick exterior, the street facing (west) elevation employed decorative brick accents and a corner buttress with coping stone, along with round-headed windows to light the Vestry office within. The remainder of the building is typical of 1940s architecture with simple rectangular openings and minimal ornamentation.

View, looking east, *showing the 1948 addition (highlighted in yellow) connecting the 1961 church (on the left) and the 1956 addition (visible in the background).*

1956 School Addition/Educational Wing

The 1956 School Addition is a two-storey concrete block and brick structure with flat roof. The north façade (facing Wellington Street) uses the same buff brick that was used on the 1948 addition. Large wood frame windows on the second-floor light the Sunday school rooms within, while the first floor contains the kitchen facilities.

The remainder of the building is painted concrete block. The east and west elevations have long narrow window openings corresponding with the two-storey space within. The building primarily contains the double-height Sunday School hall which has tile floor and ceiling and a stage at one end. A mezzanine on the north end of the hall (with the Sunday School classrooms) sits above the church kitchen.

Rear view, looking looking southwest*, showing the 1956 addition (highlighted in yellow).*

Context

As noted above, the history of the church at the southeast corner of Wellington and George Streets relates to the early development of Brantford, whereby a public square was laid out with the intention of surrounding the square with important institutions. Victoria Park is surrounded with notable buildings and together the entire area has been Designated under Part V of the Ontario Heritage Act as a Heritage Conservation District.

Three properties are highlighted here as they are adjacent to the subject property.

Victoria Park, 65 Market Street

Bound by Market, Wellington, George and Darling Streets, Victoria Park is located on one of the squares that was set aside when Lewis Burwell surveyed the original town plan in 1830.

Although the "Public Square" was laid out in 1830, it was not fully landscaped until 1861. The well-known local architect John Turner was responsible for the design of the park – with four paths intersecting at the center of the park, he fashioned it after the Union Jack as homage to Upper Canada's British roots. Turner designed many significant Brantford buildings, including the Brant County Court House, Zion United Church and the Park Baptist Church, all of which face the square.

In 1886, the bronze and granite statue of the Iroquois leader, Captain Joseph Thayendanega Brant was unveiled in the centre of the square, as the only statue of its kind in North America. This created a central focal point in the park. Later, in 1892, the granite drinking fountain was donated by A. Harris, Son and Co (on the west side of the park). By the early 1900s, the grounds displayed a formal layout with paths, hedges and trees.

Victoria Park, Brantford - The image at the bottom shows the view across the park towards two church towers - the tall spire is that of the 1865 Congregational Church (the site of the subject property) and the shorter tower is the First Presbyterian Church.

Carnegie Library, 73 George Street, 1902-1904 and 1913

Brantford was one of the first communities in Ontario to open a free public library. In March 1884, just two years after legislation was passed permitting communities to open libraries, Brantford's Free Library was established. The library was housed at various location around the city's core, until the City approached the Carnegie foundation for funds to build a substantial building. Facilitated by a donation from the Carnegie family, this Beaux-Arts building was constructed between 1902 and 1904. In choosing a site for the new Brantford Public Library, the city passed a by-law to purchase land on George Street, facing into Victoria Square, thus creating a major focal point of the views from the park.

The building was designed by architects Stewart, Steward and Taylor – a firm with offices in Hamilton and Brantford. The cornerstone was laid by the Rev. Dr. MacKenzie of Grace Anglican Church on 16 December 1902.

With its raised portico in the Classical style and large dome, the building is considered one of the finest structures in the city and an outstanding example among the surviving libraries funded by Andrew Carnegie in Canada and the United States – a second donation was received from the Carnegie Foundation for the 1913 addition to expand the library's stack room.

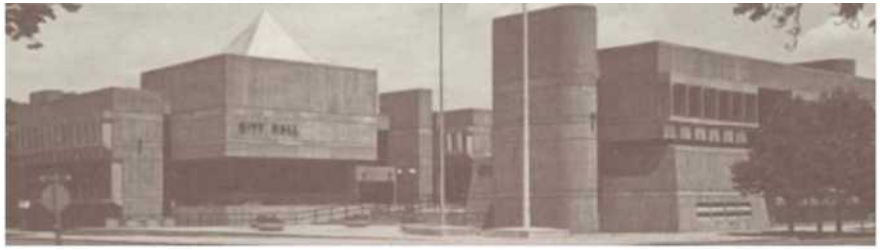
The library served the community from its opening in July 1904 until December 1991. The building sat vacant until 1998 when renovations began ahead of Wilfred Laurier University's Brantford campus opening in 1999. The Carnegie Building is now home to Laurier's Welcome Centre, classrooms, offices, and meeting rooms.

Carnegie Library, Brantford, 1902-1904

Ontario Court of Justice and (former) City Hall, 102 Wellington Street, 1967

Leading up to the Centennial in 1967, the City of Brantford set out to replace their aging former Town Hall on Market Square with a new modern structure. Ultimately the site adjacent to Victoria Park was chosen. This was the former location of the YWCA building (which had been demolished in the late 1950s) and prior to that, the former location of the First Presbyterian Church. A competition for designs was issued as a Centennial project. Thirty-eight submissions were received for the competition and in 1964 the project was awarded to Toronto architect Michael Kopsa. The City Hall was officially opened by the Governor-General Roland Michener on 28 November 1967.

As reported upon the building's opening, the new City Hall was a striking building, "bold in concept and depicting the great strength and stability of a democratic municipal government, while adding grace and dignity to the other buildings and churches in the vicinity of Wellington Square." The design was progressive and forward thinking at the time – as proclaimed by The Expositor, "the symbol of a new-found spirit of progress and confidence in Brantford's future."

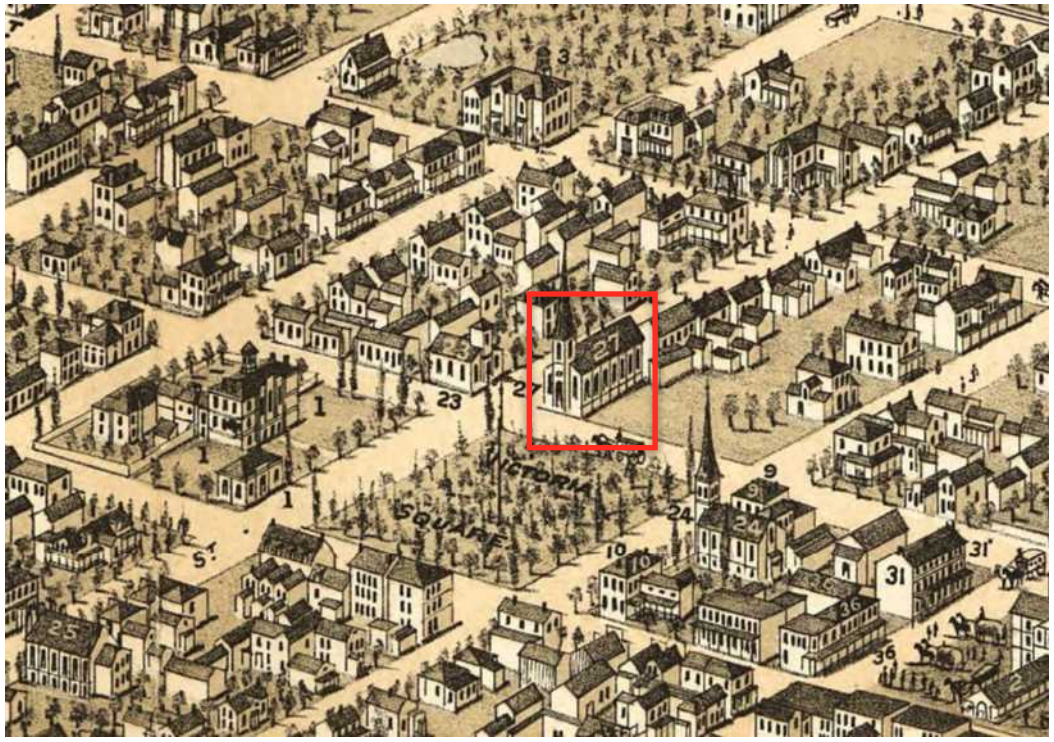


The building complex, which included 50,000 square feet for the City Hall functions and 10,000 square feet for the provincial court rooms and offices, is an excellent example of Brutalist architecture – a style that was popular in the 1960s and 1970s, thus many of the 1967 Centennial projects across the country employed the Brutalist style. In Ontario, Brutalism was popular for schools, office and government buildings. Typical features of Brutalism, exhibited at the Brantford City Hall, include the complex plan, variety of forms and irregular outline, with a textured concrete (beton brut) finish. In this instance, the concrete exhibit contrasting effects of textured (wood-grain) concrete and precast smooth surfaces. Deeply inset vertical windows give the building a play of light and shadow, which is further enhanced by the use of tinted glass and black metal window frames. Stair towers provide an interesting feature adjacent to battered windowless walls.

In 2021, the City Hall functions were relocated to 58 Dalhousie Street, the 1915 former Federal Building.

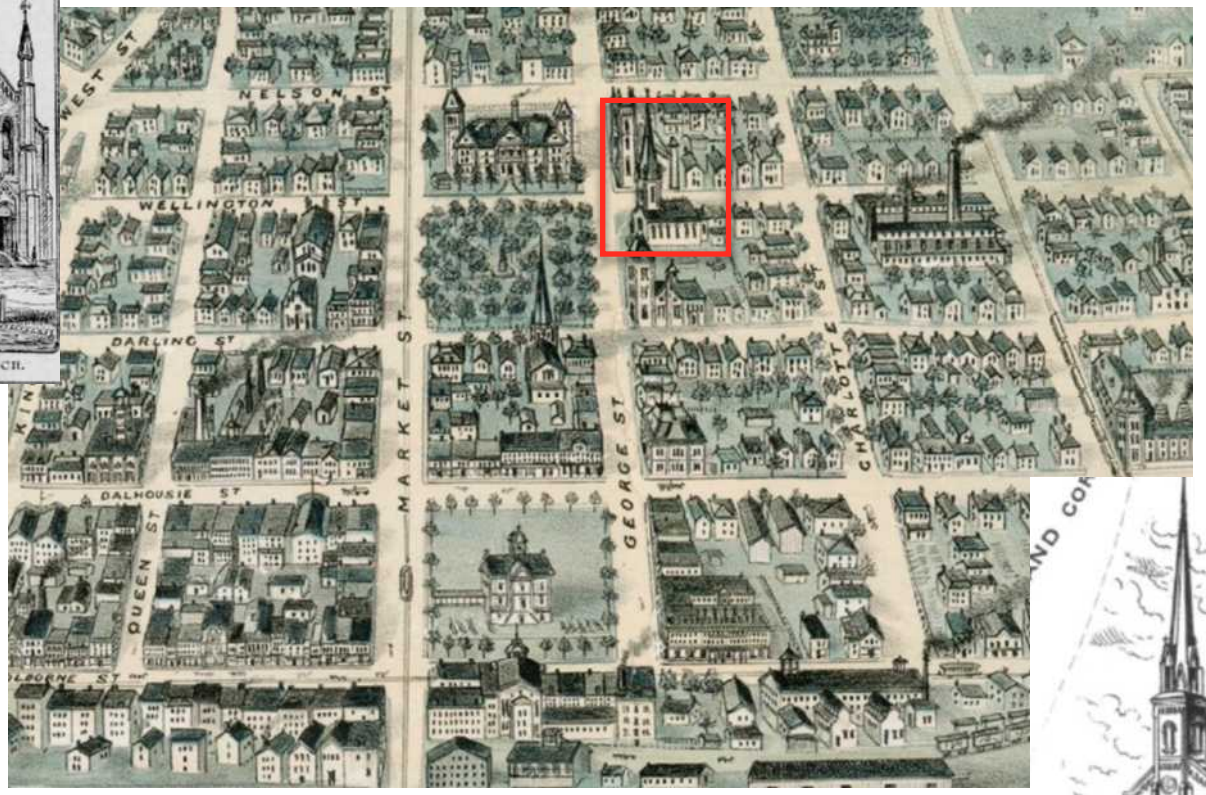
Brantford City Hall and Ontario Court of Justice, 1967

Plan of the Village of Brantford, Lewis Burwell, 1829 *- The subject property is located on the reserved block east of the Public Square.*

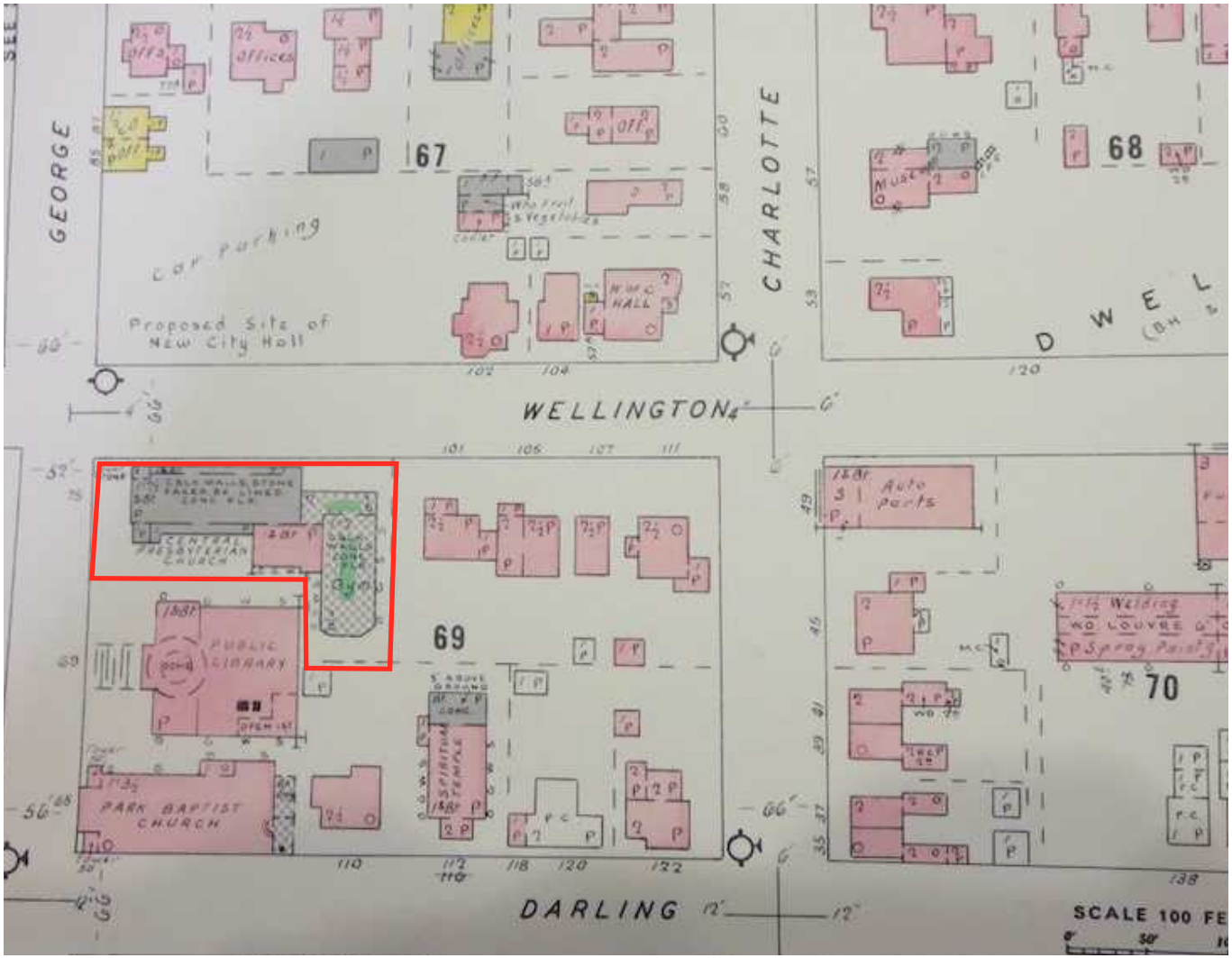


Bird's Eye View of Brantford, Province of Ontario, Canada, H. Brosius, Charles Shober & Co., Chicago Lithographing Company 1875 - In 1875, the subject property was occupied by the Gothic Revival Congregational Church (annotated as 27 on this map). Across the street (annotated as 23) was the earlier First Presbyterian Church on the northeast corner of Wellington and George Streets.

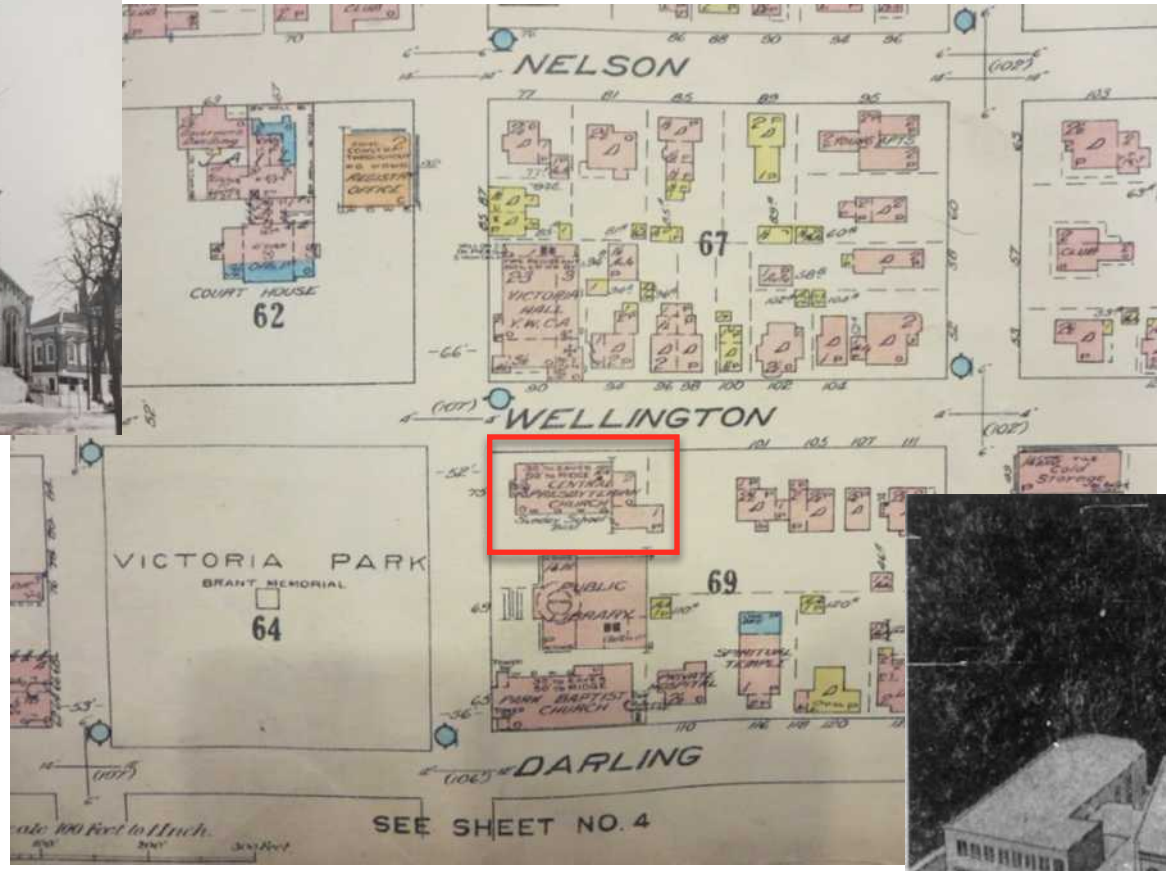
***Illustrated historical atlas of the county of Brant*, Toronto: Page and Smith, 1875** - The Congregational Church on the subject property occupied lots 14 and 15 on this plan.

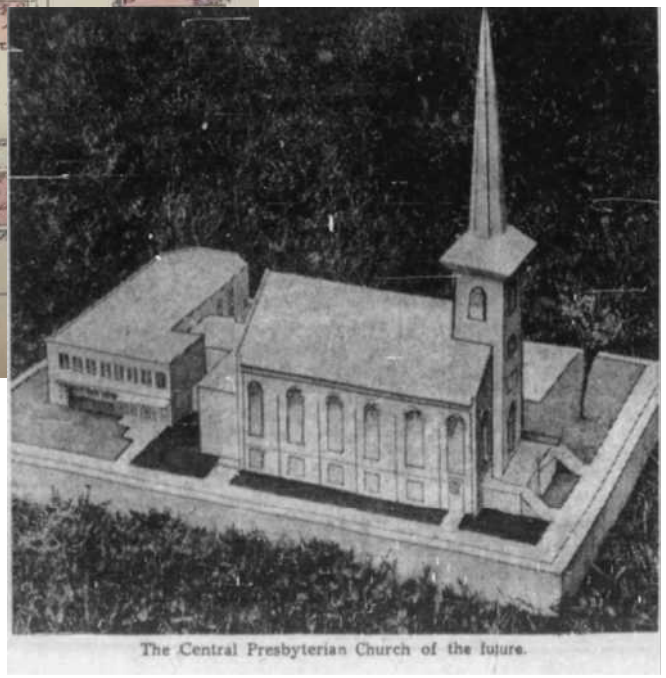


Bird's Eye View of Brantford, 1895 - By 1895 four churches surrounded Victoria Square, including the Congregational Church on the subject property (illustrated inset at right). The First Presbyterian congregation had rebuilt their church on the northeast corner of Wellington and George Streets (illustrated inset at left).



***Fire Insurance Plan of the City of Brantford, Ontario*, Underwriters' Survey Bureau, 1965** - The Fire Insurance Plan shows the extent of the 1948 rear addition to the 1865 church (denoted in red as brick construction); the 1956 Sunday School addition (denoted in grey hatches as concrete block construction); and the new 1960-1961 church building (denoted in grey as concrete and stone construction).

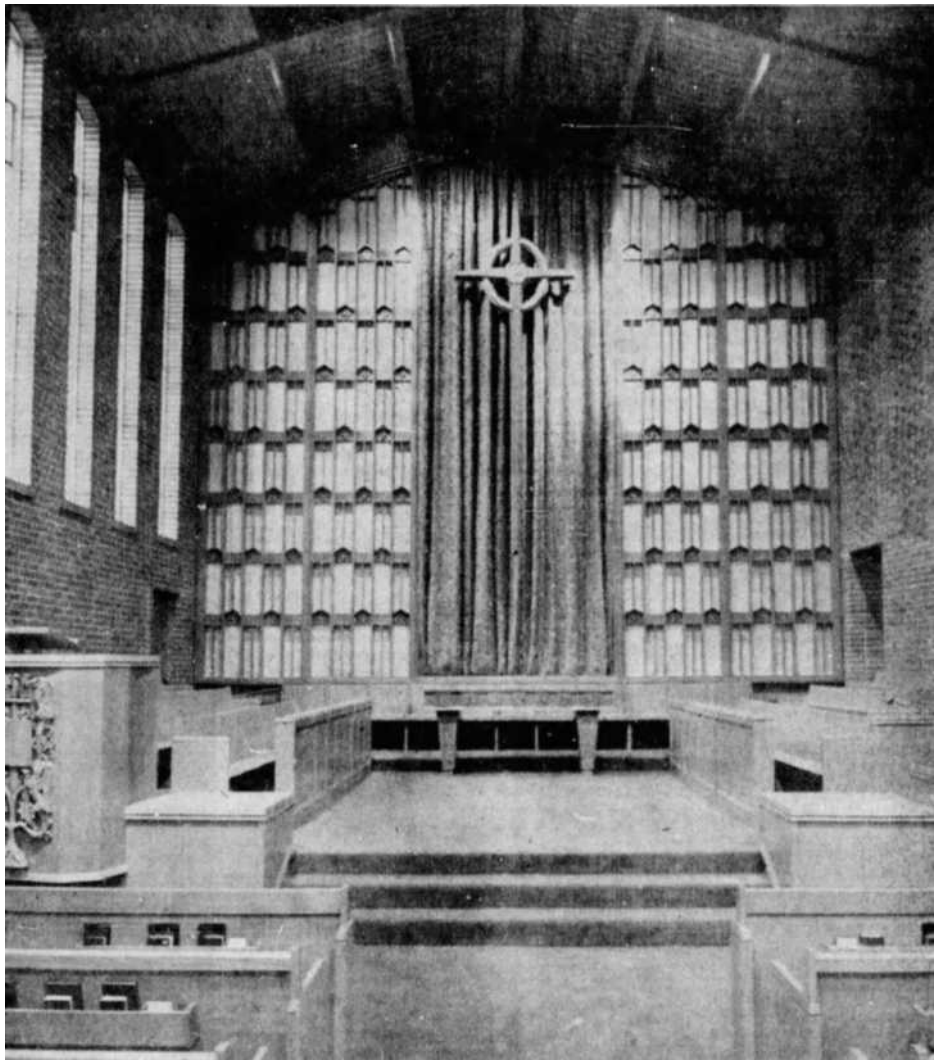


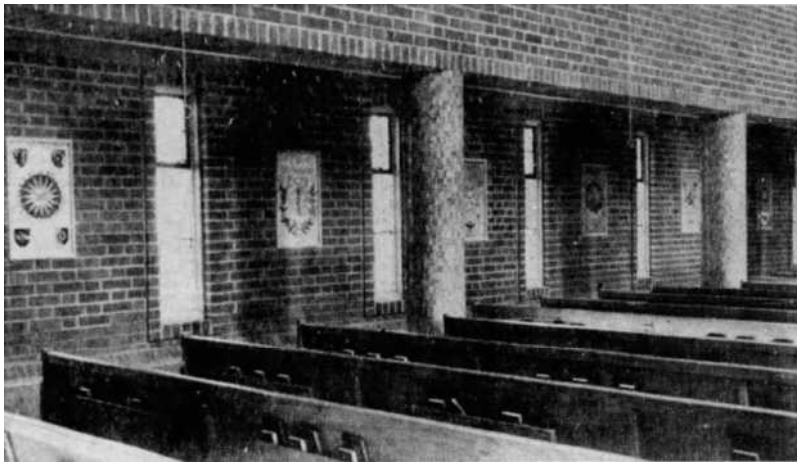


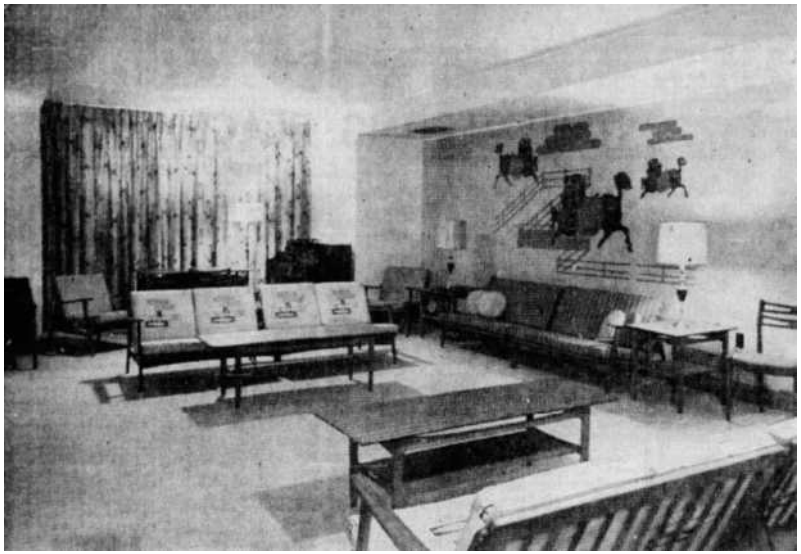
***Fire Insurance Plan of the City of Brantford, Ontario*, Underwriters' Survey Bureau, 1950** - The Fire Insurance Plan shows the extent of the 1948 rear addition to the 1865 church (pictured inset above left). Within a few years of the construction of that addition, the Sunday School addition was constructed - the image right is a model of the proposed addition from 1956.

***Exterior and Interior of the Central Presbyterian Church after damage due to the wind storm*, 1959**

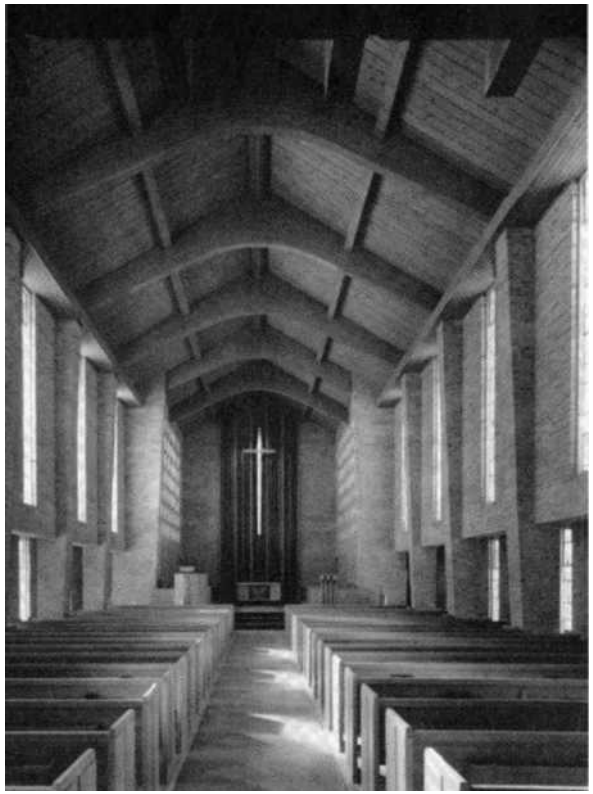
***Design for the new Central Presbyterian Church by Bruce Brown and Brisley*, 1960-1961**







***Interior of Central Presbyterian Church upon opening*, 1961** - The room on the bottom right is the St. Andrew's room, which was designed with a complement of Danish modern furniture.



Designs by Bruce Brown and Brisley

(Left) - Marshall Memorial Church, Ancaster, Ontario, 1959

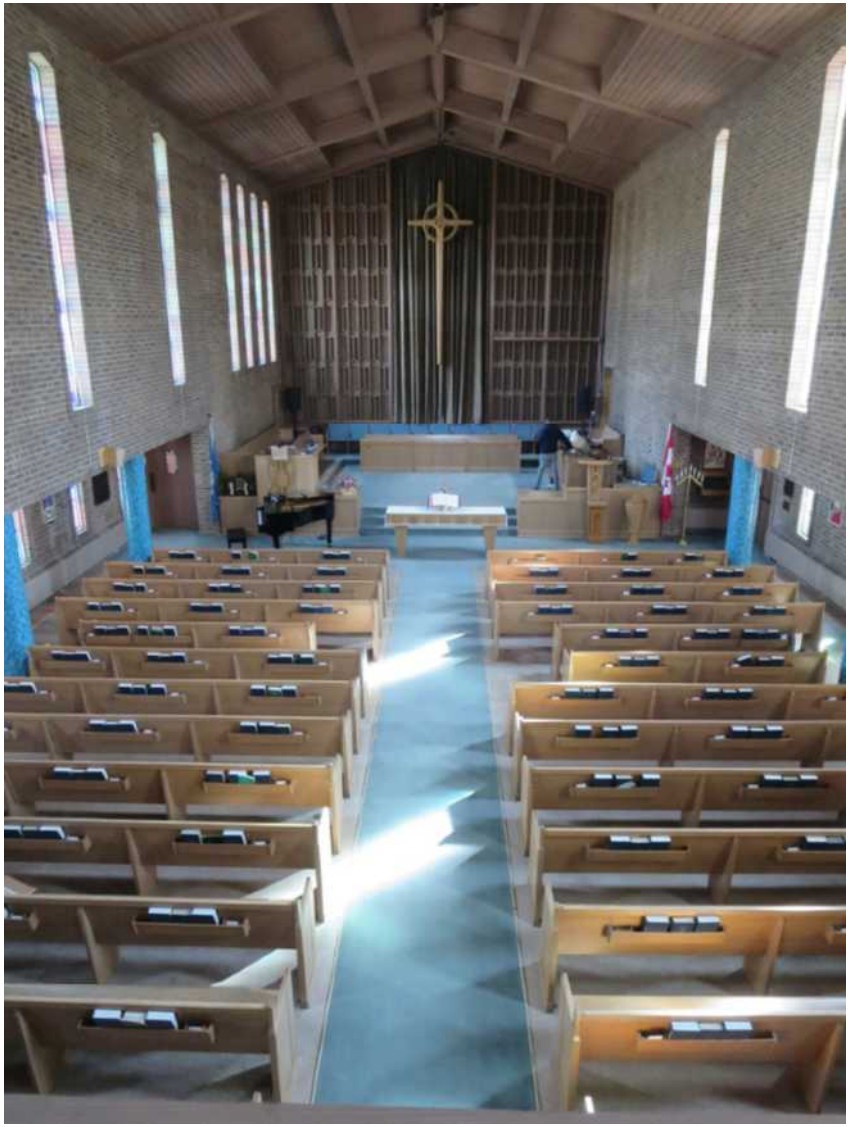
(Right) - Trinity United Church, Grimsby, Ontario, 1958

Designs by Bruce Brown and Brisley

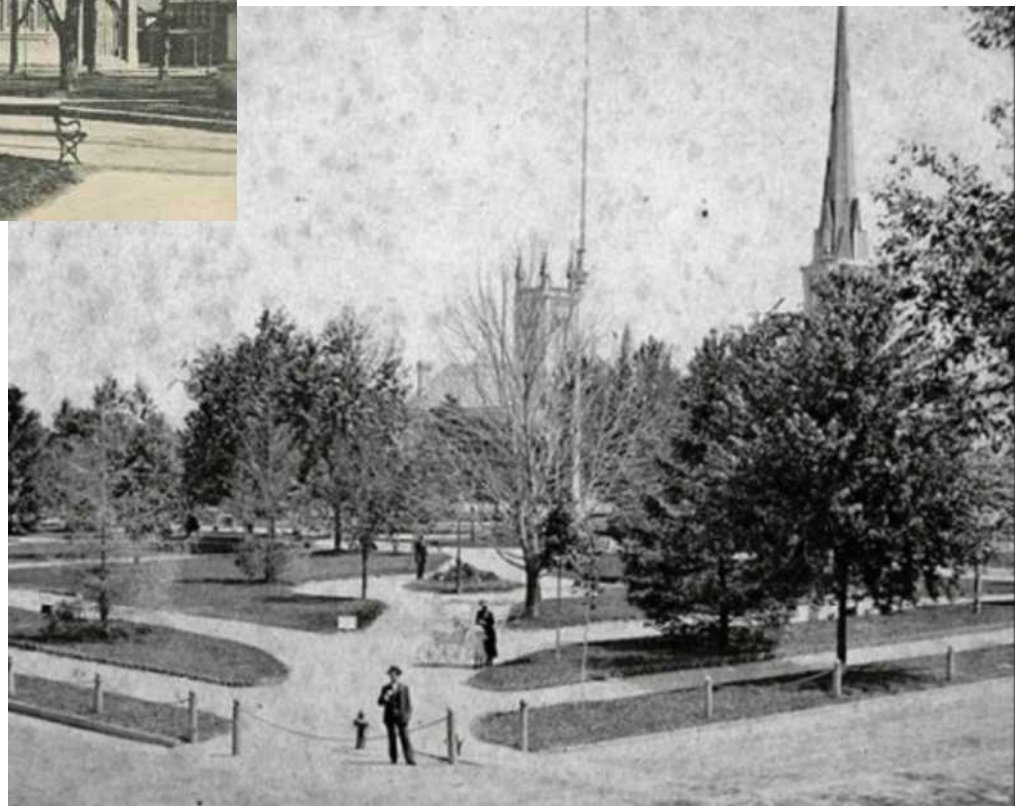
Divinity College and Chapel, McMaster University, Hamilton, Ontario, 1958

Designs by Bruce Brown and Brisley

St. John's United Church, Hamilton, Ontario, 1956



Interior of Central Presbyterian Church, Brantford, 1960-1961



Victoria Park, Brantford - The image at the bottom shows the view across the park towards two church towers - the tall spire is that of the 1865 Congregational Church (the site of the subject property) and the shorter tower is the First Presbyterian Church.

Carnegie Library, Brantford, 1902-1904

Carnegie Library, 2024, rehabilitated as a student welcome centre.

3. HERITAGE STATUS / ASSESSMENT OF CULTURAL HERITAGE VALUE

The property at 97 Wellington Street/81 George Street is included on the City of Brantford's Register of Property of Cultural Heritage Value or Interest. The property is designated under Part V of the *Ontario Heritage Act* - that is, it is one of the properties that is part of the Victoria Park Square Heritage Conservation District (By-law 119-91).

The description of the subject property that accompanies the listing in the HCD Study reads as follows:

> ***Architectural Significance*** *– The Church is a modern design with Gothic overtones. The Gothic style is reflected in the windows and the high-reaching tower, while the form and composition are a fine example of twentieth century church architecture.*
>
> ***Contextual Significance*** *– The tower and the windows create a sense of grandeur, similar to Park Baptist and Zion United Church, while the projecting portico brings the building back down to a human scale, similar to the door on the Canada Foresters Building. The raised entrance is similar to the Public Library and the concrete capping retaining wall visually ties the Library, Church and City Hall together. The subtle texture of rough hewn stone in warm natural hues and the use of subdued colours and finishes is compatible with the other buildings in the Square and its scale creates a visual harmony.*
>
> ***Landscape Features of Significance*** *– The landscaping of hedges and cedars appears appropriate to the scale of the building. Like Victoria Park, the landscaping is very formal.*

While this describes the property, it does not clearly delineate what is of heritage importance. For the value of the property to be clearly explained, GBCA has prepared the following Statement of Significance, which provides a description of value and a list of character defining elements. A Statement of Significance is often considered the first step in developing a plan for alterations to any heritage site. GBCA has prepared this SOS according to the terms of reference laid out by the National Historic Sites Directorate, Parks Canada.

Statement of Significance

A Statement of Significance (SOS) is an objective declaration of value that briefly explains what a historic place is and why it is important. The SOS identifies key aspects of the place that need to be protected (conserved) during alterations in order for the historic place to maintain its value. The purpose of this tool is to ensure that heritage values are communicated at the outset of a project in an effective and consistent manner. If all parties (i.e. owner, architect and heritage authorities) are working with the same objective statement of significance, then discussions about alterations should be made more straightforward.

An SOS contains three components: a Description of the Historic Place; an Identification of the Heritage Value; and a list of Character-Defining Elements. The list of character-defining features is especially important for conservation, as these are the features that should be conserved in order to maintain the heritage value of a property.

Description of the Historic Place

The property at 97 Wellington Street is located on the east side of George Street at the corner of Wellington Street. The large, L-shaped property (part of what was historically Lots 14, 15 and 16, South Wellington Street) includes an ecclesiastical building dating to 1960-61, with portions dating 1948 and 1956. The church faces west, onto Victoria Park, with little set back from either street.

Heritage Value

The property at 97 Wellington Street has historical value as it is related to the long histories of both the Congregational and the Presbyterian churches in Brantford. The Central Presbyterian congregation, founded in 1925 purchased the property (with an existing 1965 Congregational church building) in 1927 and rebuilt the church in 1960. The property has continually been occupied by an ecclesiastical building, complementing the churches of other denominations that also surround the public square known as Victoria Park.

The property has architectural/design value as the 1960-61 church building is an excellent example of modern ecclesiastical design. Designed by the prolific architectural firm of Bruce Brown and Brisley, the building exhibits a similar architectural vocabulary to several other contemporary churches, where historicist features were eschewed for a more streamlined aesthetic in keeping with the modern movement, but the traditional church model was still employed. The significant use of local materials and contractors is of note.

The property has contextual value as it is one of the buildings/institutions that were specifically sited around the public square that was laid out in the 1830s Brantford town plan. It is part of the context of several churches of various denominations that surround the square and of the institutional buildings that face onto the square.

Character-Defining Elements

Key elements contributing to the heritage value of the Central Presbyterian Church property include:

- The overall form of the 1960s church with its low-pitched front gable roof, projecting side aisles and asymmetrically located 65-foot bell tower and side (north) entrance porch
- The Kingston limestone exterior of the 1960s church – including the ashlar masonry facades and the cut stone masonry details (including the date stone on the northwest corner)
- The copper fascia/flashing, gutters and rainwater leaders
- The multi-paned stained-glass windows on the front (west) elevation (with cut stone tracery) and at the side (south) entrance (with wood grillage)
- The cantilevered canopy over the front/west door with the cut limestone door jambs and piers/columns
- The long, linear window openings of the nave on the north and south (side) elevations with the cut limestone frames (which have a slight point) and stained-glass windows; and the narrow rectangular window openings of the aisles with limestone frames and stained-glass windows
- The integrated landscape wall and stairs of the front/west entrance
- The west front and south side oak and glass doors – the front door has a slightly pointed arch and is flanked with sidelights.
- The leaded glass windows throughout.
- On the interior, the original integrated architectural details such as wood ceiling, brick walls, mosaic-tiled columns, architect-designed woodwork and light-fixtures and mosaic plaques.

The Victoria Park Square Heritage Conservation District was designated by the City of Brantford under Part V of the *Ontario Heritage Act* in 1991 (By-law 119-91). The character defining elements that contribute to the heritage value include:

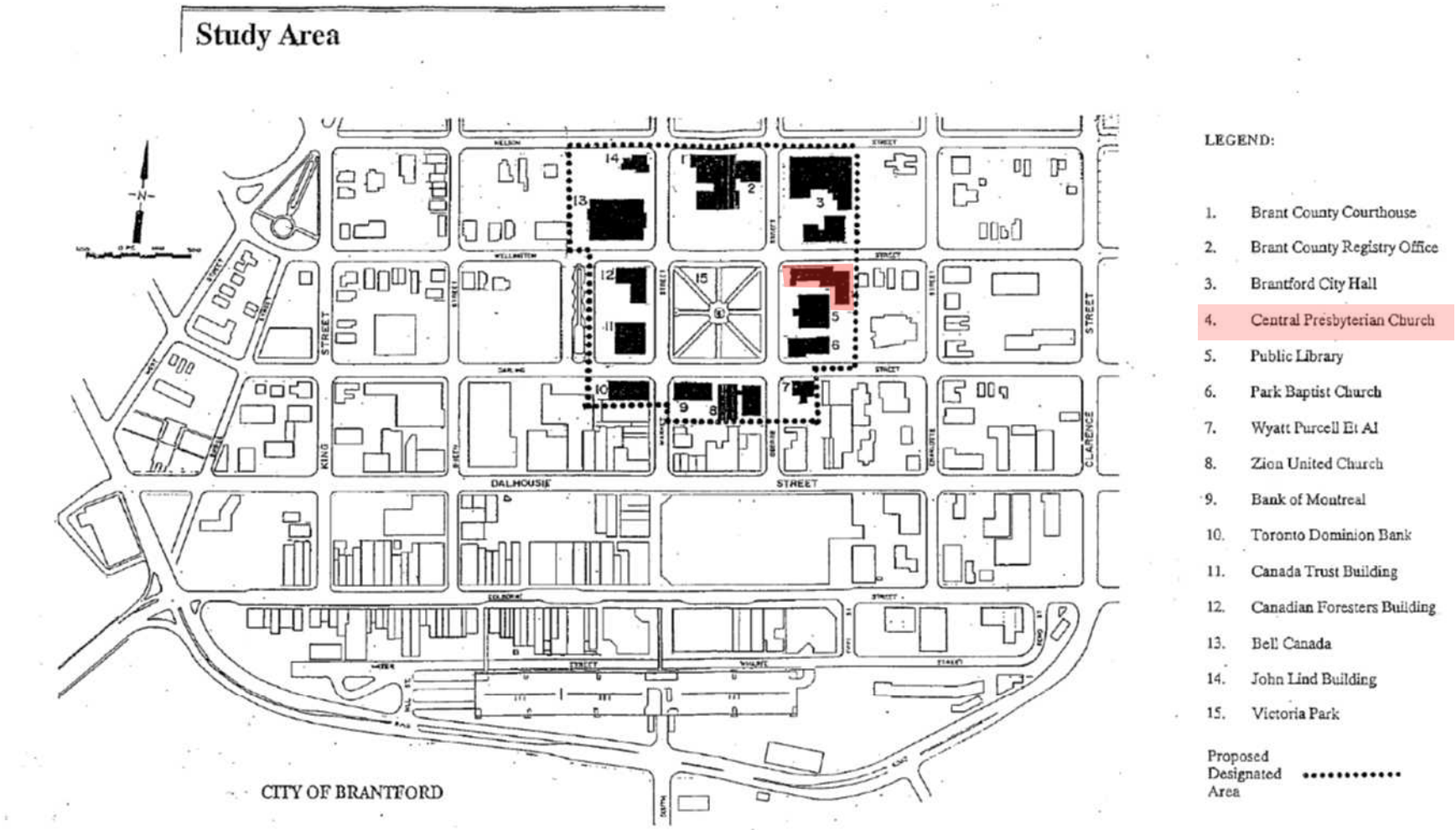
- The Union Jack design of the centrally located park
- The harmonious streetscape created by the formality, grandeur and symmetry of the buildings
- The buildings that reflect particular architectural time periods in Ontario, including Modern, Beaux Arts, Gothic Revival and Neo-Classical
- The layout of the buildings on the axis of the Union Jack design
- The use of statues to connect the buildings visually.

The Victoria Park property was designated by the City of Brantford under Part IV of the *Ontario Heritage Act* in 1986 (By-law 164-86). The character-defining elements that contribute to the heritage value of Victoria Park include:

- Its shape and size, laid out as the Union Jack
- The elaborate granite drinking fountain
- The Joseph Brant Memorial, including the bronze casts of Brant, the Six Nations and the four totems
- Its proximity to the adjacent local churches

The Carnegie Library property was designated by the City of Brantford under Part IV of the Ontario Heritage Act in 1978 (By-law 136-78). The character-defining elements that contribute to the heritage value of the Carnegie Library include:

- Its architecturally harmonious relationship created between the Library and the rest of the square
- Its monumentality of the main entrance, consistent with the formal feel of the square
- Its scale which maintains a visual continuity from building to building
- Its position on an axis horizontal to the park, which maintains the continuity of views and the formality and integrity of the Square's design
- The incorporation of features that greatly enhance the Beaux Arts tradition
- The long hipped roof with large portico supported by cement Ionic columns
- The dome above the portico
- The tight rows of deep windows
- The inscriptions of famous English authors on the first storey window pediments



Victoria Park Heritage Conservation District mapping

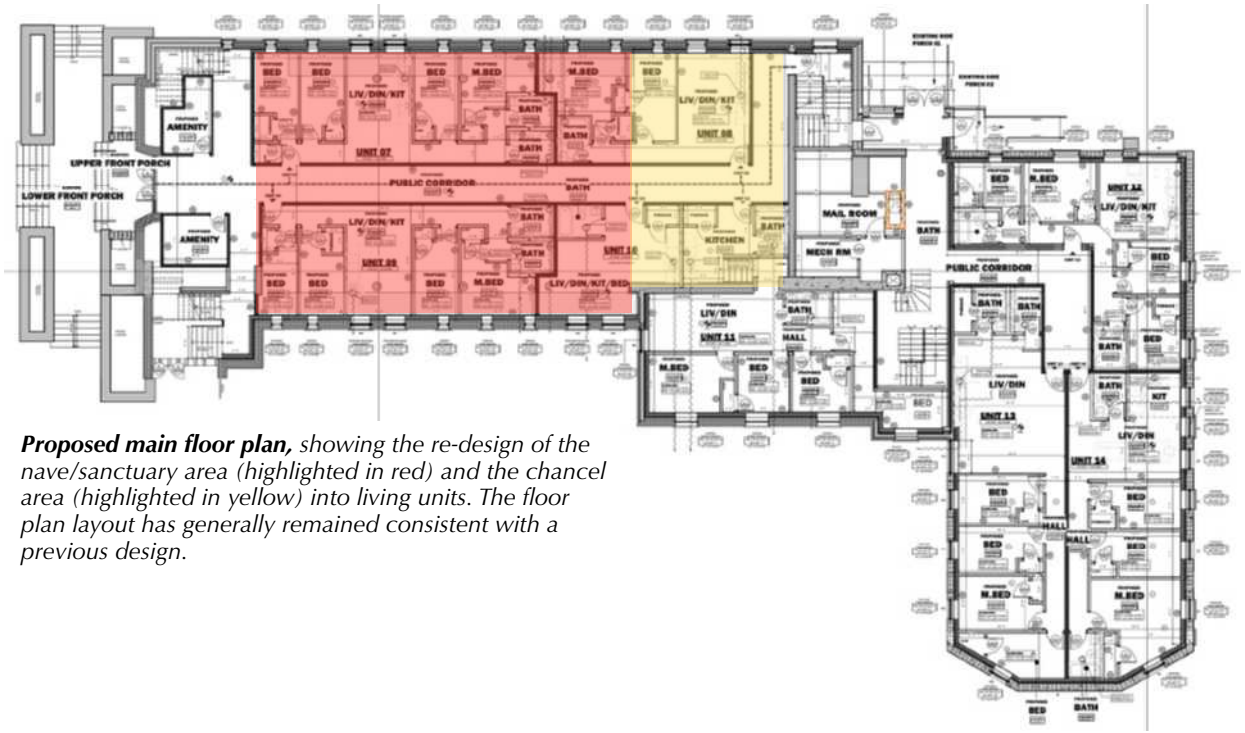
4. DESCRIPTION OF PROPOSED DEVELOPMENT

The change proposed for the Central Presbyterian Church is to rehabilitate the building for use as student residences. The rehabilitation will modify the usage from what was originally an assembly type building (Occupancy type A) to a residential type building (occupancy type C).

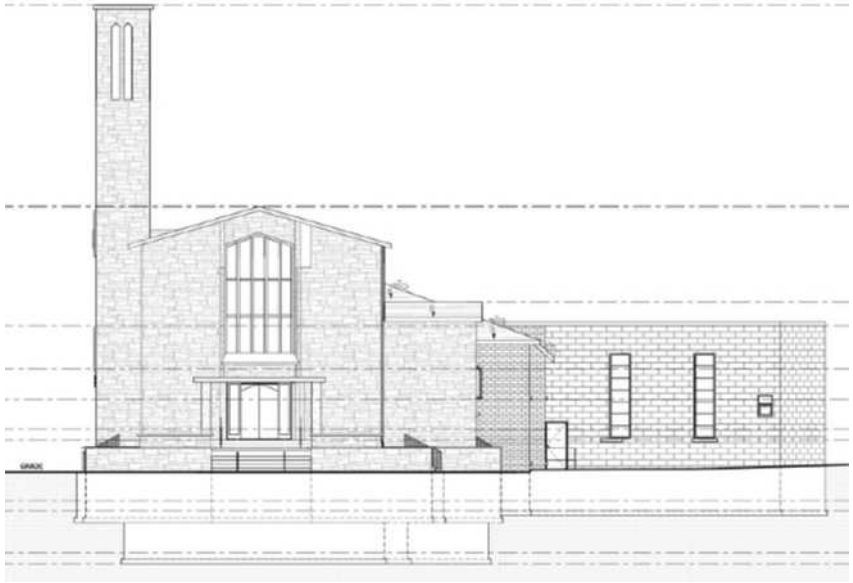
The proposed rehabilitation will involve the retention of all current building portions on the site, working within the existing walls of the buildings. An additional floor will be constructed on the existing 2-storey 1956 addition, located on the east end of the church proper.

Selective demolition of interiors will be required to adapt the space for bedrooms, living rooms, kitchens, bathrooms, amenity rooms and other supportive spaces for student residences.

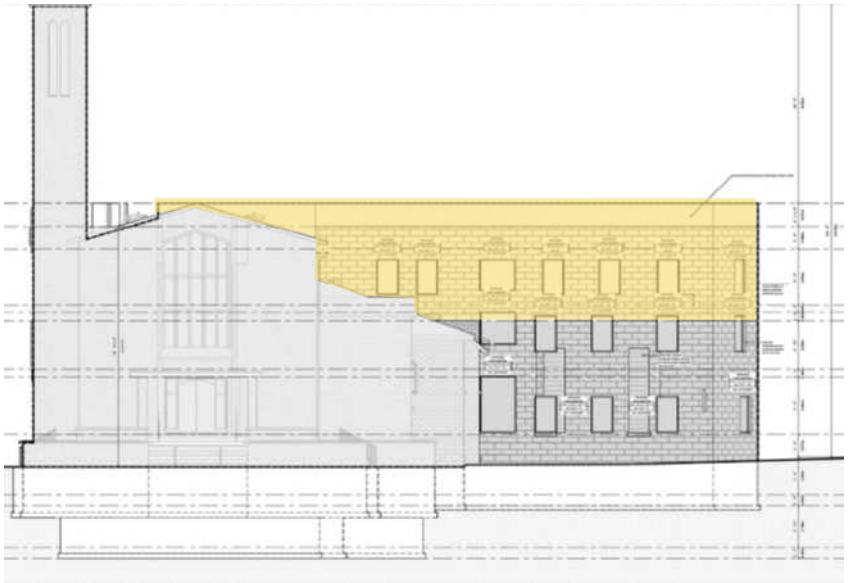
All exterior features of the site, including planters, stairs, handrails and landscaping will be retained. The rehabilitation's goal is to maintain as much as feasible the exterior of the building unaltered, focusing on interior renovations. To rehabilitate to residential occupancies, new windows are proposed on each of the north (Wellington Street) and south elevations as well as vent grilles to permit venting required by code. See Appendix II.



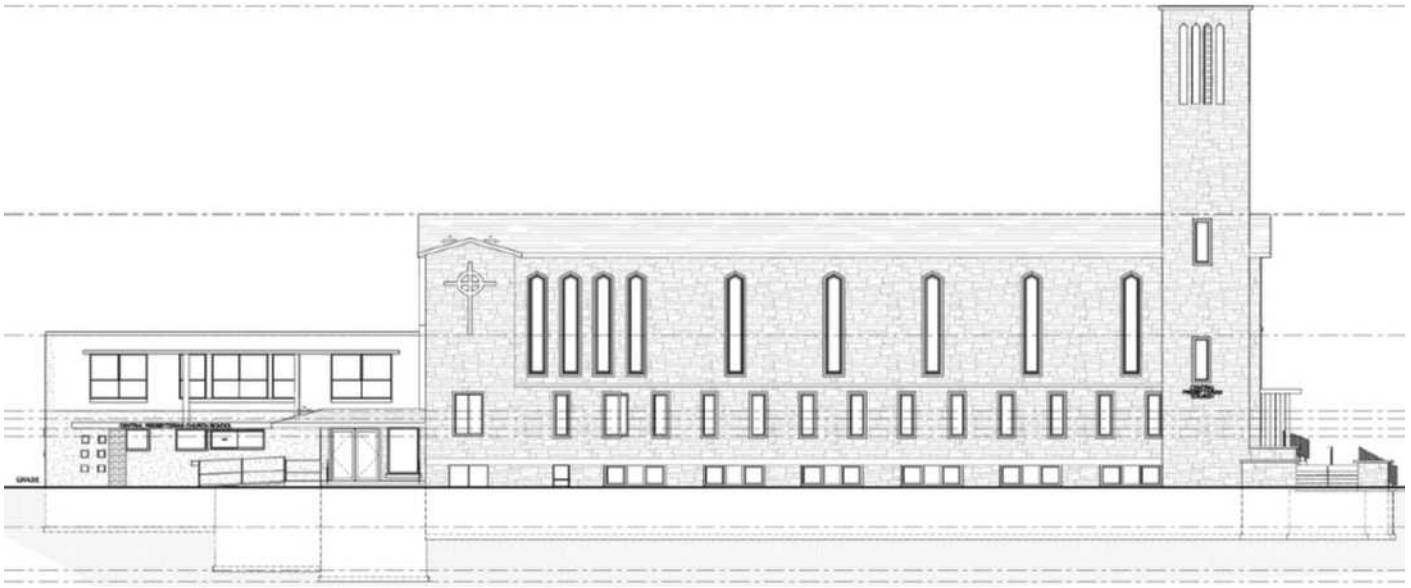
Proposed main floor plan, *showing the re-design of the nave/sanctuary area (highlighted in red) and the chancel area (highlighted in yellow) into living units. The floor plan layout has generally remained consistent with a previous design.*



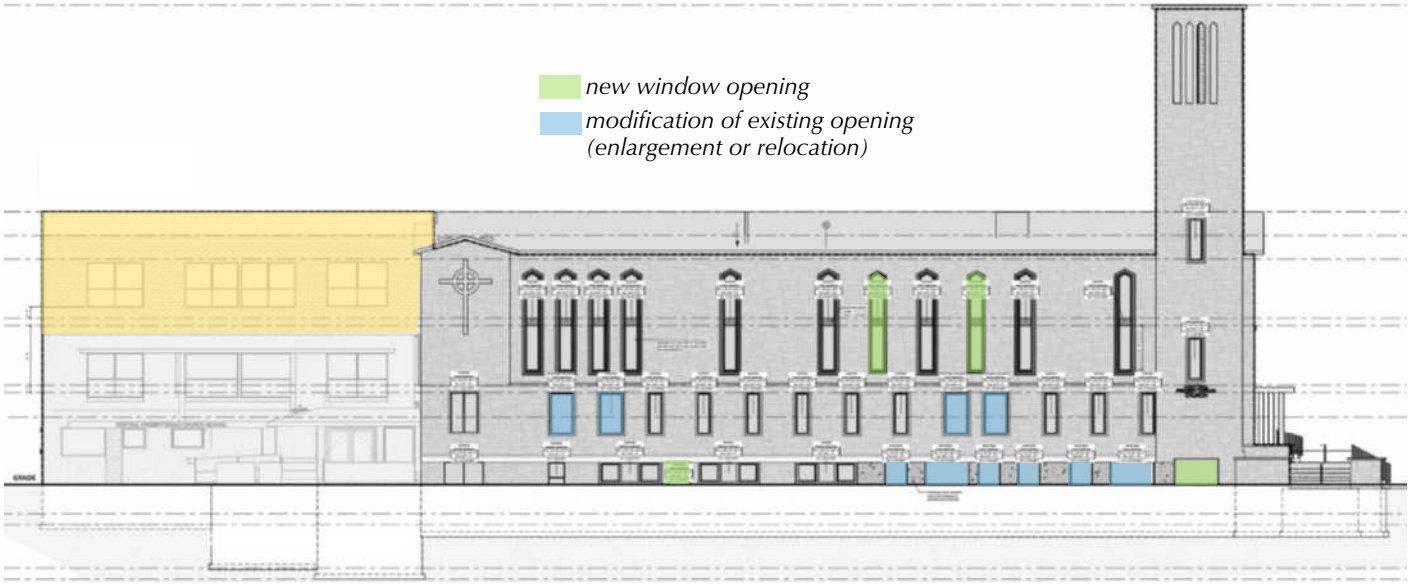
Existing west (front) elevation



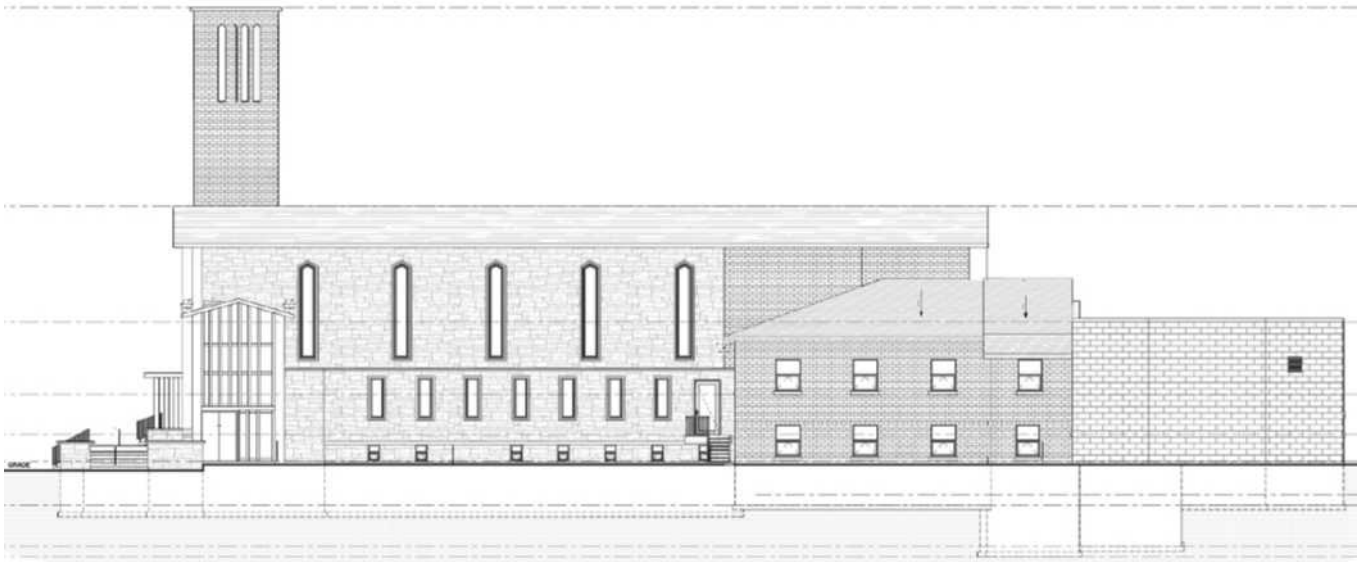
Proposed west (front) elevation, *showing the added third floor (highlighted in yellow) to the rear of the church. Of note is the revision in window openings in general on the 1956 portion, which are minor in nature.*



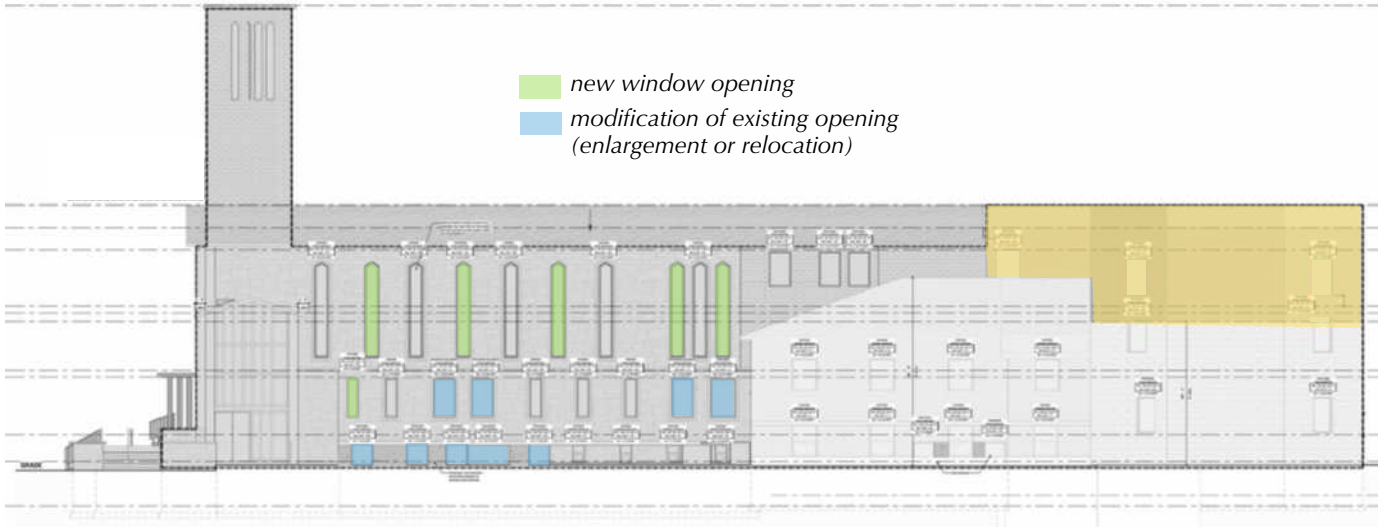
Existing north (Wellington Street) elevation



Proposed north (Wellington Street) elevation, *showing the added third floor (highlighted in yellow) to the rear of the church. Of note is the addition of window openings (highlighted in green) or modifications to existing window openings (highlighted in blue)along the north wall of the main church building.*



Existing south elevation



Proposed south elevation *showing the added third floor (highlighted in yellow) to the rear of the church. Of note is the addition of window openings (highlighted in green) or modifications to existing window openings (highlighted in blue)along the north wall of the main church building.*

5. HERITAGE POLICY FRAMEWORK & ASSESSMENT

In accordance with standard practice, we have consulted several documents for the purpose of guiding the preparation of this Heritage Impact Assessment

Ontario Provincial Policy Statement (PPS) - 2020

The Ontario Provincial Policy Statement *"is intended to be read in its entirety and the relevant policies are to be applied to each situation"* (PPS Part III). The statement consists of Provincial policy direction related to land use planning and development. Policy direction related to heritage sites and cultural assets is provided in Section 2.6 entitled *"Cultural Heritage and Archaeology"*.

Policy 2.6.1, states that *"Significant built heritage resources and significant cultural heritage landscapes shall be conserved"*. Key definitions in the PPS are as follows:

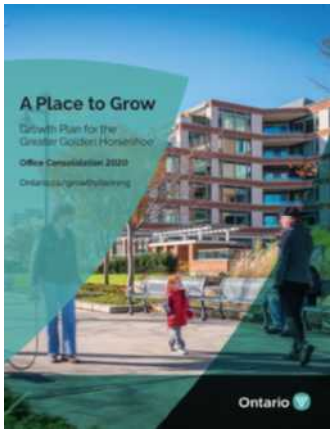
> ***Built heritage resources*** *means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.*
>
> ***Cultural heritage landscape*** *means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main-streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).*
>
> ***Conserved*** *means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*
>
> ***Significant*** *means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

Furthermore, policy 2.6.3 discusses development and site changes when they have an impact on built heritage resources and states:

> *"Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."*
>
> ***Heritage attributes (as defined by the PPS)*** *means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).*

Assessment: The development site at 97 Wellington Street contains the Central Presbyterian Church, a property that is designated under Part V of the Ontario Heritage Act. The property is therefore considered a built heritage resource and its conservation complies with the PPS.

Growth Plan for the Greater Golden Horseshoe, 2020



This document outlines the policies for the Province of Ontario in terms of the development of this specific region as they arise from the Places to Grow Act, 2005.

Under Section 4, entitled *"Protecting What is Valuable",* it states that the Greater Golden Horseshoe

> *"contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.*

Further, under Section 4.2.7, entitled *"Cultural Heritage Resources"*, it states

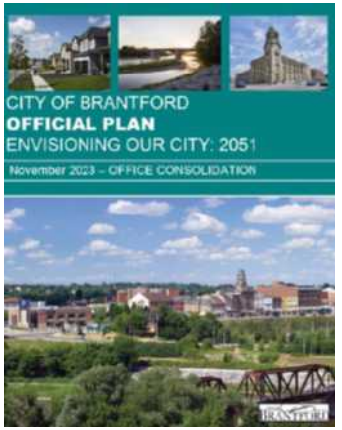
> *"Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."*

followed by section 3) which states

> *"Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision making."*

Assessment: This HIA has reviewed heritage considerations as they apply to this development in a manner that acknowledges and considers other applicable policies including intensification.

City of Brantford Official Plan (November 2023 consolidation)



The City's Official Plan, under Section 3.4 entitled *Protecting Cultural Heritage Resources,* includes a number of policies related to cultural heritage resources. Those applicable to the proposed development are listed here:

Management, Conservation and Protection

b. The inventory, evaluation and conservation of cultural heritage resources of all types, and related consultation efforts, shall conform with the requirements of the Ontario Heritage Act, the Planning Act and other enabling legislation where applicable, and shall be consistent with the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, the guidelines provided by the Province of Ontario, such as the Ontario Heritage Toolkit, and any relevant studies, guidelines or plans adopted by the City.

Assessment: This HIA has been prepared to satisfy the above requirement and finds that the proposed change conforms to the above documents.

New Development and Cultural Heritage Resources

g. All new development permitted by the land use policies and designations of this Plan shall:

i. Have regard for, and conserve cultural heritage resources;

ii. Be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated; and,

iii. Wherever possible, incorporate cultural heritage resources into any new development plans in a manner that conserves their integrity.

Assessment: This HIA has been prepared to satisfy the above requirement. The building will be conserved and the proposed new use can be incorporated in a manner that conserves exterior and select interior character-defining elements.

h. The City will require the submission of a Heritage Impact Assessment as part of a complete development application where such application includes, is adjacent to, or may have a negative impact on all or part of:

i. a cultural heritage resource;

ii. a potential cultural heritage resource which has been evaluated, or is being evaluated, for cultural heritage value or interest but is not yet formally recognized; or

iii. a potential cultural heritage resource identified through the development approval process or site alteration.

Assessment: This HIA has been prepared to assess the impact of the proposed change on the existing building as well as the Heritage Conservation District as a whole.

i. Heritage Impact Assessments shall be conducted by a qualified professional with demonstrated experience in cultural heritage resource evaluation and conservation, and shall include the following:

i. A detailed site history and documentation of all cultural heritage resources impacted by the proposal;

ii. For each cultural heritage resource, an evaluation of its cultural heritage value or interest;

iii. An assessment of the effects of the proposed development or site alteration on the cultural heritage resource; and

iv. Recommended conservation and mitigation measures.

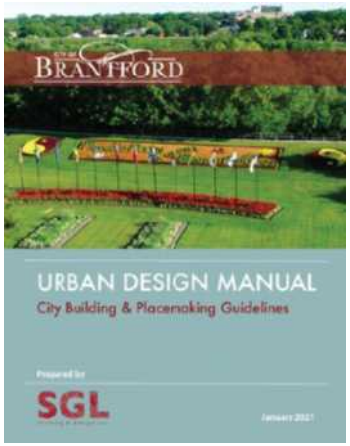
Assessment: The above are satisfied in various sections of this HIA.

j. Where recommended by a Heritage Impact Assessment, a Heritage Conservation Plan will be carried out to ensure the conservation of the identified or designated cultural heritage resource. It is the intent of the City to conserve, enhance and support the reuse of cultural heritage resources in their original location wherever possible.

Assessment: A Conservation Plan is recommended and should be prepared at a subsequent design stage.

City of Brantford Urban Design Manual (January 2021)

The City's Urban Design Manual is a consolidated set of City-wide urban design guidelines for the City of Brantford. The Manual reflects the City's commitment to good urban design and provides a consistent baseline for assessing development proposals on both public and private lands (quoted from the Introduction).



Section 5.8 speaks to Cultural Heritage and includes 14 guidelines, which are assessed below:

1. New buildings and additions or alterations to existing buildings within a Heritage Conservation District shall be consistent with the respective Heritage Conservation District Plan or Study.

   Assessment: Conformance with the Victoria Park Square HCD has been assessed later in this section of the HIA.

2. Designated heritage buildings are to be retained and restored. Retaining the façade is not an equivalent substitute to the retention of the whole structure, however it may be considered where it is not possible to retain the whole structure.

   Assessment: The Central Presbyterian Church will be conserved in its entirety.

3. Where appropriate, designated heritage buildings should be incorporated into new developments through adaptive reuse.

   Assessment: The Central Presbyterian Church will be adaptively re-used as student residences.

4. Additions or alterations to a designated heritage building should be designed to complement or enhance the original structure in terms of colour, texture, scale, materials, etc.

   Assessment: Additions and alterations are assessed in this HIA with mitigation strategies proposed to complement and enhance the original structure through colour, scale, materials etc.

5. Designated heritage buildings should generally be limited to their existing height to encourage the retention of key features such as cornices and parapets.

   Assessment: This guideline is respected. The new rear third floor addition will be at a height comparable to the ridge of the church building. The detailed connection will be reviewed in a later stage to coordinate with the original roof structure.

6. The original façade materials on designated heritage buildings should not be changed or covered. The key features of building façades (e.g., columns, cornices, windows, doors, etc.) contribute to the articulation of the building and those elements that are intact should be preserved and those that are damaged should be restored. Their replacement is a last resort.

   Assessment: The proposed renovation adheres to this guideline.

7. Wherever possible, original windows and doors should be maintained and restored. Strategies to improve their energy efficiency exist and their replacement with modern materials is a last resort.

   Assessment: The proposed renovation adheres to this guideline. Details about window and door restoration should be provided during the Conservation Plan stage.

8. A qualified professional with demonstrated experience in cultural heritage resource evaluation and conservation should to be involved in all additions or alterations to a designated heritage property to ensure the most appropriate heritage conservation and restoration techniques and materials are employed.

   Assessment: GBCA, a qualified heritage architectural firm, has prepared this HIA.

9. Development adjacent to heritage properties should be visually and physically compatible with, yet distinguishable from the adjacent heritage property(s).

   Assessment: The proposed change to the Central Presbyterian Church will have no negative impact to adjacent properties.

10. New buildings should be designed with scale, massing, height, window alignment and proportions, roof-lines, entrance locations, ground floor treatment, and building materials that are sympathetic to the character of adjacent designated heritage properties.

    Assessment: The proposed renovation adheres to this guideline.

11. Where new buildings are taller than adjacent designated heritage buildings, the additional height should be accommodated via a stepback to provide an appropriate transition in scale to adjacent heritage properties and to maintain compatibility with existing street massing.

    Assessment: This guideline is not applicable.

12. New buildings should include setbacks which are consistent with those of adjacent designated heritage properties.

    Assessment: This guideline is not applicable.

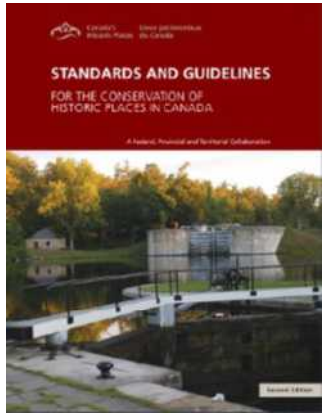
13. Development adjacent to designated heritage properties should be sensitively integrated by designing signs, lighting, landscape features, and architectural elements that complement the existing building design and landscape theme.

    Assessment: This guideline is not applicable.

14. Development adjacent to designated heritage properties may require a Heritage Impact Assessment to determine the impacts to heritage resources and recommend mitigative measures.

    Assessment: This HIA is prepared to satisfy general City requirements and to assess potential impacts of the change of use on the Central Presbyterian Church.

Standards and Guidelines for the Conservation of Historic Places in Canada - 2010, 2nd edition



The SGCHPC is a pan-canadian document that has been adopted by many municipalities in Ontario as the basis for heritage conservation work.

It is important to note the SGCHPC is not a policy document, but a manual that outlines best practices and recommendations to guide good conservation work.

The SGCHPC uses the term ''character-defining elements''. Relevant Standards are discussed below:

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.

   Assessment: A list of character-defining elements of the Central Presbyterian Church was prepared by GBCA for the purpose of this HIA. The majority of those elements are proposed for retention. Some of the interior architectural woodwork will require removal to accommodate the change of use These are discussed in this HIA.

3. Conserve heritage value by adopting an approach calling for minimal intervention.

   Assessment: Interventions are required to rehabilitate the building from a church to student residences, particularly on the interior of the building. Notable interventions on the exterior involve new windows on each of the longitudinal elevations. Interiors will require modifications for the change of use. Options that involve minimal intervention should be prioritized.

5. Find a use for an historic place that requires minimal or no change to its character-defining elements.

   Assessment: While an assembly use would be most appropriate for the new use of the Central Presbyterian Church, there is a demand and need for student residences considering the proximity to Wilfrid Laurier University's Brantford campus. Accommodating living units inside the church will require removal (or concealing) of character-defining elements from view. Most character-defining elements will be retained through the rehabilitation. The wood screen at the end of the sanctuary, while a notable feature of the church, limits rehabilitation efforts. As such, its removal is necessary.

7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

   Assessment: This standard is not applicable at this stage and is best performed at the Conservation Plan stage, when further details about the physical interventions will be known.

9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

   Assessment: The proposed renovation will adhere to this standard.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

    Assessment: The proposed renovation will adhere to this standard.. Additional details will be provided as part of the Conservation Plan to verify detailed conditions of architectural features of interest.

11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

    Assessment: A new third floor is proposed above the 1956 gym addition. This addition is not character-defining to the historic place, which is focused on the 1961 church building and its 1948 addition. As such, the third floor addition will generate a review of the design of the 1956 gym addition, which may involve either full re-cladding or repainting. Overall, the addition, combined with the revised appearance of the 1956 addition, will result in a 3-storey massing behind the 1961 church building, considered as the historic place. This volume will be designed to be visually compatible with and distinguishable from the church building built of stone. The three-storey building will remain subordinate to the church building.

    New window openings along each of the longitudinal elevations will be detailed in a manner to be similar, yet distinguishable from the original ones, in accordance with this Standard.

12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

    Assessment: The interior rehabilitation of the church is intended to be completed in a manner where a future restoration to the assembly space will be possible. As such, interior exposed features will not be removed. Details to physically connect new floor structure will consider the least impactful alternative so that minimal damage occurs within the space.

Victoria Park Square Heritage Conservation District (HCD) (By-Law 119-91, July 1991)

The Victoria Park Square HCD was enacted in July 1991 and includes general and specific policies to guide future change within the HCD. Specific policies are more relevant to this HIA and speak to land use, parking, traffic, pedestrian circulation, environment and theme and finally building fabric and form. The latter is more relevant to this HIA.

Many of the specific policies relate to, and are comparable with, good conservation practice. The following are relevant policies extracted from the HCD document:

Materials

- New materials should be used in a manner consistent with the original design and should be adapted to replicate existing forms and conditions.
- In selecting materials, those which typify the building period and style should be utilized in lieu of contemporary products. If this is not feasible, new materials should be similar or complimentary (sic) in appearance, texture, colour and detail.

  Assessment: The material of the main building (the 1961 church building) consists of Kingston limestone on the exterior and brick masonry for the interior. New materials employed for the rear third storey addition are not known at this time yet will need to be compliant with this policy. Many materials can be appropriate as they can be compatible with and distinguishable from the heritage place, in accordance with Standard 11 about new additions.

Compatibility

- New construction, as part of either additions or redevelopment project, should align with adjacent building setbacks and compliment (sic) the scale, proportion, massing, rhythm and heights established by the existing, attached or adjacent building.

  Assessment: The new additions to the exterior consider the existing building shape and therefore align with existing setbacks. The third floor addition to the rear will be close to the gable, complementing the scale of the existing building.

6. HERITAGE IMPACT ASSESSMENT

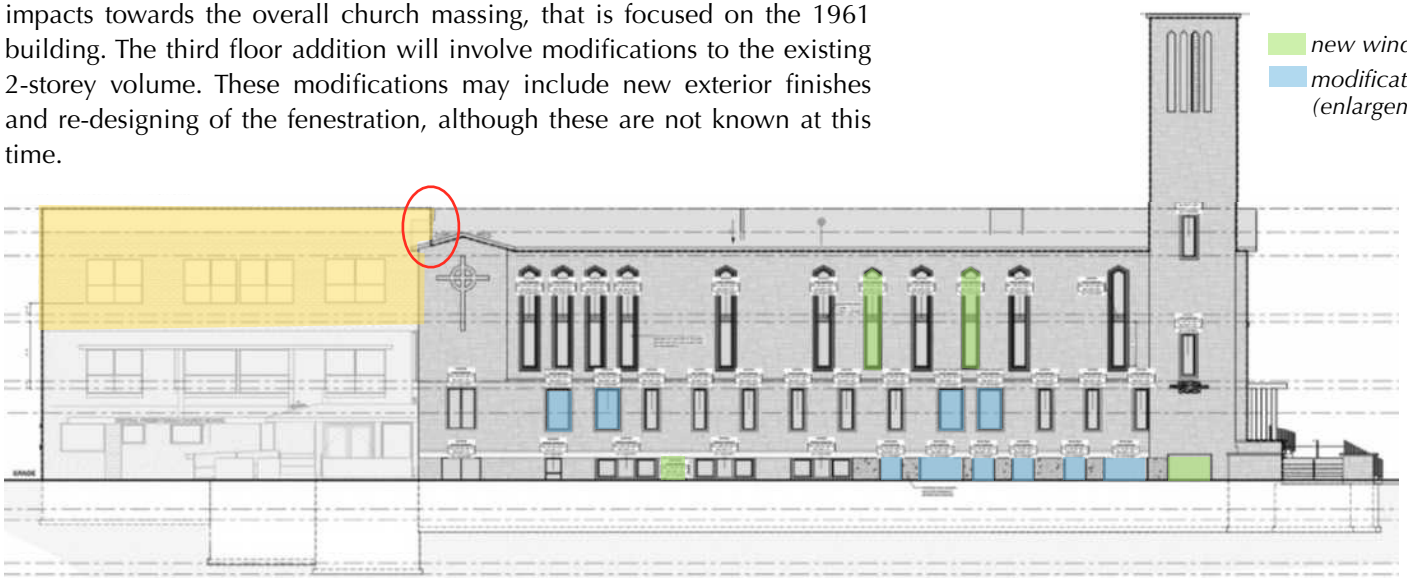
As the building is proposed to be converted from a church assembly space to a student residence, the primary impact will be the alterations to permit living units within a former assembly space. At this stage of schematic design, impacts from structural and mechanical engineering requirements cannot be assessed. Nevertheless, the below impacts are identified based on current drawings.

On the exterior of the church, impacts will include the addition of window openings on the north (Wellington Street) and south elevations as well as modifications to existing window openings to increase natural light inside the building. Venting grilles are also proposed to be installed to satisfy venting requirements. The impact of the alterations to the stone masonry is discussed below.

On the 1956 gym addition, a third floor will be added, which will be at a comparable height to that of the existing church's main roof ridge. The height impact is not significant and will not result in any negative view impacts towards the overall church massing, that is focused on the 1961 building. The third floor addition will involve modifications to the existing 2-storey volume. These modifications may include new exterior finishes and re-designing of the fenestration, although these are not known at this time.

The 1956 gym addition is not a character-defining attribute of the property and therefore changes to this volume, whether it is a third floor addition or material changes to its exterior appearance, will not have a significant heritage impact. The current materiality of this volume, which consists of painted brick and concrete masonry has little visual impact to the more noble stone material of the church. The continuation of this materiality could be acceptable, although the use of different cladding materials also conforms with the Standards and Guidelines, which are discussed in the later section of this HIA.

It is noted that the third floor addition may impact the way in which the building connects with the gable eaves of the rear of the original church. The third floor addition, while lower than the ridge of the church's roof, will interrupt the gable eave detailing.



Proposed north (Wellington Street) elevation, *showing the rear third floor addition (highlighted in yellow). Of note is the juncture with the gable roof at the rear of the church (circled in red), which requires to be refined so the impact is mitigated. This refinement can be a minor setback through a minor reduction in the flat roof's height localized at this juncture. Also of note are the proposed window openings, highlighted in green and blue. (Image by Rojas Empire of Design, annotated by GBCA).*

It is to be noted that in the design's initial iteration through the pre-consultation phase, the 1948 side addition was proposed for demolition and glazed additions were proposed on each side of the nave. This design proposal would have resulted in notable impacts to the church's exterior appearance, requiring significant alterations to the structure and impacting character-defining features. This iteration was revised to eliminate the glazed additions and re-locate the addition to the rear of the site. The 1948 addition is now proposed for conservation. This revision mitigates significant exterior impacts while conserving and expressing the form, mass and overall exterior configuration of the church building.

Mechanical engineering has not been coordinated yet. It is expected that venting (for intake and exhaust air for kitchens and washrooms) will be required. Locating venting grilles or equipment on stone masonry will be impactful to the ashlar stone wall on the north, south and west elevations of the building. This intervention must be considered through the design development, and mitigation strategies are discussed in this HIA.

To increase natural light into the living units within the building, as required under the Ontario Building Code, additional window openings are required along the longitudinal elevations. Three types of new window openings are proposed.

1. Along the nave (tall and narrow window openings)
2. Along the side aisles (rectangular window openings)
3. Along the base

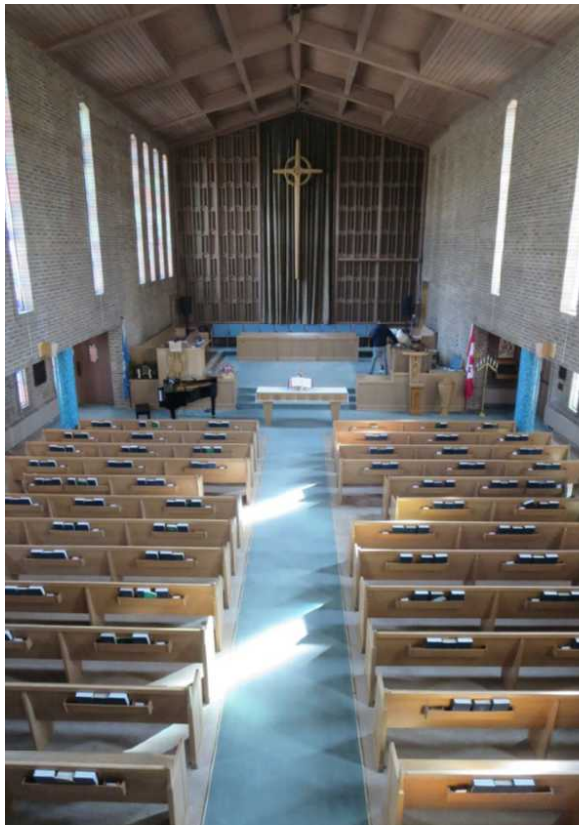
Exterior impacts that have been identified above can be mitigated. Mitigation strategies, to improve and enhance the heritage value of the site, are discussed in the next section of this HIA.

Overall view of the south elevation. *Note the basement (highlighted in yellow) has few and smaller openings. Additional openings will be required to increase natural light into units, as well as new openings along the side aisles (highlighted in red) and nave (highlighted in blue).*

A notable impact will be on the interior of the church, where the large open and uninterrupted space will be fragmented into smaller living units with amenities. This change will have a notable impact on the understanding of the interior as a space for assembly and gathering. Further, the interiors, which date to 1961, are designed with select materials and ornamentation, exemplary of modern churches of the time period. The interiors feature exposed brick masonry, mosaic-tiled columns, mosaic inset plaques on the sides of the nave and a fully exposed wood-framed gable roof. All of these materials will be obstructed from view through the design of the living units and through the introduction of floors within the existing sanctuary. These elements will, however, be partially visible within select units.

It is anticipated that there will be impacts related to the physical connection between new walls, new floor slabs and new finishes with the existing interior structure. These details are not yet known at this stage of schematic design. Based on the drawings in Appendix II, it is expected that select demolition would be required inside the church. Some of the ecclesiastical artefacts and furniture will likely be taken by the congregation.

An impact noted earlier as a result of the new window openings along the side aisles may be the alteration to the mosaic inset plaques. The larger width of the openings may damage these mosaic plaques. The size of the windows on the exterior will therefore need to consider these plaques to mitigate any potential damage on the inside.



Overall interior view towards the chancel. *To rehabilitate the space, the wood pews, wood screen at the end of the chancel and ecclesiastical furniture will need to be removed.*

Overall interior view towards the narthex. *To rehabilitate the space, the wood pews and wood balcony railing will need to be removed.*

Finishes such as brick masonry and mosaic-tiling can remain without the need for their removal. Exploratory openings will be required to determine structural requirements. Mitigation strategies to guide conservation as the design progresses into future stages are discussed in the next section of this HIA.

Overall interior view looking towards the south wall. *Red annotations indicate the approximate areas of new floor slabs. Note the mosaic-tiled columns and inset plaques on the main level, which can be conserved.*

Examples of character-defining features inside the church. *The leftmost image is a close-up of a mosaic-tiled column. The right image is an example of one of the 12 inset mosaic plaque that are featured throughout the side of the nave. As a result of the enlarged window openings on the exterior, the mosaic plaques may be damaged. To mitigate this damage, it is recommended that the increase in size of the openings do not go beyond the red line (on either side of the plaque) annotated on the photo. This edge provides a minimum of 4 inches at each side of the panel and the cut is done along an existing vertical mortar joint.*

The table below lists the draft character-defining elements prepared by GBCA along with an assessment based on the proposed drawings illustrating the change of use.

Character-Defining element	**Assessment**
• The overall form of the 1960s church with its low-pitched front gable roof, projecting side aisles and asymmetrically located 65-foot bell tower and side (north) entrance porch	No impact. This form will remain unaltered.
• The Kingston limestone exterior of the 1960s church – including the ashlar masonry facades and the cut stone masonry details (including the date stone on the northwest corner)	Impact due to the introduction of new window openings and the revision of the size of existing windows. These impacts are mitigated by the appropriate design, proportions and layout of the new or revised window openings. At the basement level, poured concrete block with parging is proposed where window openings are revised.
• The copper fascia/flashing, gutters and rainwater leaders	Generally no impact. Those elements may require maintenance.
• The multi-paned stained-glass windows on the front (west) elevation (with cut stone tracery) and at the side (south) entrance (with wood grillage)	No impact.
• The cantilevered canopy over the front/west door with the cut limestone door jambs and piers/columns	No impact.
• The long, linear window openings of the nave on the north and south (side) elevations with the cut limestone frames (which have a slight point) and stained-glass windows; and the narrow rectangular window openings of the aisles with limestone frames and stained-glass windows	An interior sull sash may be required to improve thermal efficiency. This alteration will not impact the exterior appearance of the building. New window openings are introduced throughout the north and south elevations. New openings will respect the existing design and propertions by maintaining similar materials and detailing (stone), while the window unit (frame and glass) will be contemporary.
• The integrated landscape wall and stairs of the front/west entrance	Generally no impact. Repairs to the concrete steps will be required.
• The west front and south side oak and glass doors – the front door has a slightly pointed arch and is flanked with sidelights.	Generally no impact. Doors may need to be repaired with their hardware improved. These alterations will not be of negative impact.
• The leaded glass windows throughout.	No impact.
• On the interior, the original integrated architectural details such as wood ceiling, brick walls, mosaic-tiled columns, architect-designed woodwork and light-fixtures and mosaic plaques.	While there is limited information about the architectural interventions of the interior features at this time, it is anticipated that the wood ceiling, brick walls, mosaic-tiled columns and mosaic plaques can remain. Some of the architectural woodwork of the balcony and the sanctuary screen will require removal. Light fixtures will need to be removed. Mosaic plaques may be impacted by the new window openings.

The table below lists the draft character-defining elements prepared by GBCA of the Victoria Park Square HCD along with an assessment based on the proposed change of use.

Character-Defining element	**Assessment**
• The Union Jack design of the centrally located park	No impact.
• The harmonious streetscape created by the formality, grandeur and symmetry of the buildings	No impact.
• The buildings that reflect particular architectural time periods in Ontario, including Modern, Beaux Arts, Gothic Revival and Neo-Classical	No impact.
• The layout of the buildings on the axis of the Union Jack design	No impact.
• The use of statues to connect the buildings visually.	No impact.

View from Victoria Square Park looking east *towards the Central Presbyterian Church visible on the left. The additional third storey is graphically shown on the image. This addition's visual impact isminor and will not negatively affect the HCD's heritage value.*

7. CONSERVATION STRATEGY AND MITIGATION

The impacts identified in the previous section include the following:

Exterior impacts

- Third floor addition's design and connection with the rear gable roof
- Potential impacts from venting grilles for intake and exhaust fans
- Impacts from new window openings and revisions to existing window openings along the longitudinal elevations (north and south elevations)

Interior impacts

- Potential impacts to interior spaces, features and finishes

Third floor addition's design and connection with the rear gable roof

The third floor addition's impact is limited given that the addition will be on a portion of the building complex that is not considered character-defining to the heritage value of the site. The addition will likely involve reviewing the overall appearance of the 1956 addition, which is itself of modest appearance. To enhance the overall appearance of this volume, augmented with a third floor addition, it is suggested to unify the appearance of the volume, either in finish or in material. Should a minimal intervention approach be favoured, the existing brick and concrete materials may be treated in a finish to unify the appearance, which is ideally a compatible colour to the existing stone of the church. Further explorations can be conducted at a further design stage.

The new third floor addition will conflict with the eave termination of the gable roof at the rear of the building. This connection can be reviewed so that the impact to the roof eaves are mitigated, by reviewing the shape of the flat roof at this immediate connection or reducing the massing of the connection in this specific area to avoid the impact.

Potential impacts from venting grilles for intake and exhaust fans

It will be important that venting grilles be sensitively located on the church building. Locating grilles on stone masonry is generally discouraged as it will impact the overall appearance, particularly should there be many grilles. As a mitigation strategy, grilles should be located discretely at roof locations where the visual impact will be greatly reduced. As an example, the ridge of the main gable roof of the church may be modified to include venting throughout the ridge. This modification will not be highly visible from street view.

Should grilles be located on stone masonry, they are recommended to be of a size that coordinates adequately with the existing sizes of the ashlar stone units, as well as the colour of the stone, so that the grilles are inserted to mitigate damage to stone (cutting through mortar joints as opposed to cutting through stone). Venting grilles may also be integrated within the new window unit. This can be reviewed further as part of the Conservation Plan.

Impacts from new window openings and revisions to existing window openings along the longitudinal elevations (north and south elevations)

As noted in a previous section of the HIA, the new window openings are located in three different locations along the building:

1. Along the nave (tall and narrow window openings)
    i. These new openings carry the same design layout as the current ones and are appropriately spaced in between existing windows. This design choice is adequate: the repetition of similar window opening styles (long, linear window openings with cut limestone frames, with a slight point) will mitigate the impact of new additions and avoids the combination of different styles that may impact the overall character of the building exterior. New window units within the limestone frame surrounds will be contemporary to distinguish between old and new.

2. Along the side aisles (rectangular window openings)
    i. Along the side aisles, select existing window openings will be enlarged. The enlargements do not distract from the character or style of the building. These enlargement may, however, impact interior features such as select inset mosaic plaques (4). The size of the openings will need to be carefully done to avoid damaging these mosaic inset plaques. New window units within the limestone frame surrounds will be contemporary to distinguish between old and new.
3. Along the base
    i. A combination of new window openings and revised window openings is proposed, which will result in a modified layout at the base. This revised layout will not be significant as these window openings are not identified as character-defining to the property. The materiality between window openings should, however, respect the existing Kingston limestone and should be conserved (or salvaged) as a facing material, as opposed to the proposed poured concrete block with parging.

Potential impacts to interior surfaces and finishes

The most notable impact will be on the interior of the church building. The addition of new floors and new walls will fragment the overall space which is difficult to mitigate.

A previous iteration was considered to focus the changes to a separate building volume, attached to the church, where the church would be rehabilitated as an assembly space for students. This option, which would have mitigated interior impacts, would have nevertheless exterior impacts due to its height, and was not pursued.

A mitigation factor considering the alterations to the interior of the church is to consider minimal interior demolition. The rehabilitation will include adding new structure inside, which may not require any significant demolition or removal of finishes. The interior brick walls and mosaic tiles found in columns and panels can be retained. Some may be exposed within individual rooms. Allowing those finishes to remain permits reversibility in the event the building is to be rehabilitated back to its original assembly function in the future. This principle conforms to Standard 12 which speaks to reversibility.

Connection details between the new floors and the existing walls should consider the least impactful alternative, in addition to time and costs. These alternatives need to be discussed in consultation with a structural engineer to balance options that consider, as a primary objective, minimizing impact to the interior fabric of the building. Should brick units require to be removed to accommodate new floors, these bricks will need to be salvaged and catalogued on site (and not discarded), so they can be re-installed if ever it is required.

Mosaic inset plaques may be impacted by the revised window opening, however, with adequate window opening sizing and location of the interior cuts, this impact may be eliminated. Interior brickwork will require replacement, as long as the replacement bricks do not occur near the mosaic inset plaques.

8. CONCLUSION AND RECOMMENDATIONS

The proposed change of use - from an existing church assembly to a new student residence - can be pursued in a manner that mitigates impacts to its cultural heritage value. Heritage impacts identified at the pre-consultation phase were identified and the design scheme reviewed to mitigate such impacts, resulting in the current design proposed and reviewed in this HIA.

At this current time, schematic design drawings provide general intents of the proposed change and identify areas where impacts can be further mitigated and details improved, without compromising the general intent of supplying new student residences within the space.

An important conservation standard to keep in mind in this assessment is the standard that speaks to reversibility:

> *Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future* (Standard 12).

The new work will involve new floors and walls within the main assembly space. Designing these new elements so they can be removed without significant damage to the building will be an important mitigation factor that will ensure the conservation of the heritage resource.

This HIA recommends that a Conservation Plan be prepared at a later stage to provide further details into the means of conserving the building, particularly with regards to the following:

- proposed appearance of the rear 1956 addition proposed for conservation and alteration to accommodate a third floor.
- proposed location of venting grilles to mitigate their appearance.
- interior alterations to the sanctuary space to permit reversibility
- proposed new window openings and revisions to existing window openings
- confirmation of openings along the side aisles to eliminate impact to mosaic inset plaques

9. SOURCES

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10. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of GBCA and the client.

GBCA (Goldsmith Borgal & Company Ltd. Architects)

Emad Ghattas, OAA, MRAIC, CAHP
Principal
GBCA (Goldsmith Borgal & company Ltd. Architects)

APPENDIX I

Standards and Guidelines for the Conservation of Historic Places in Canada

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

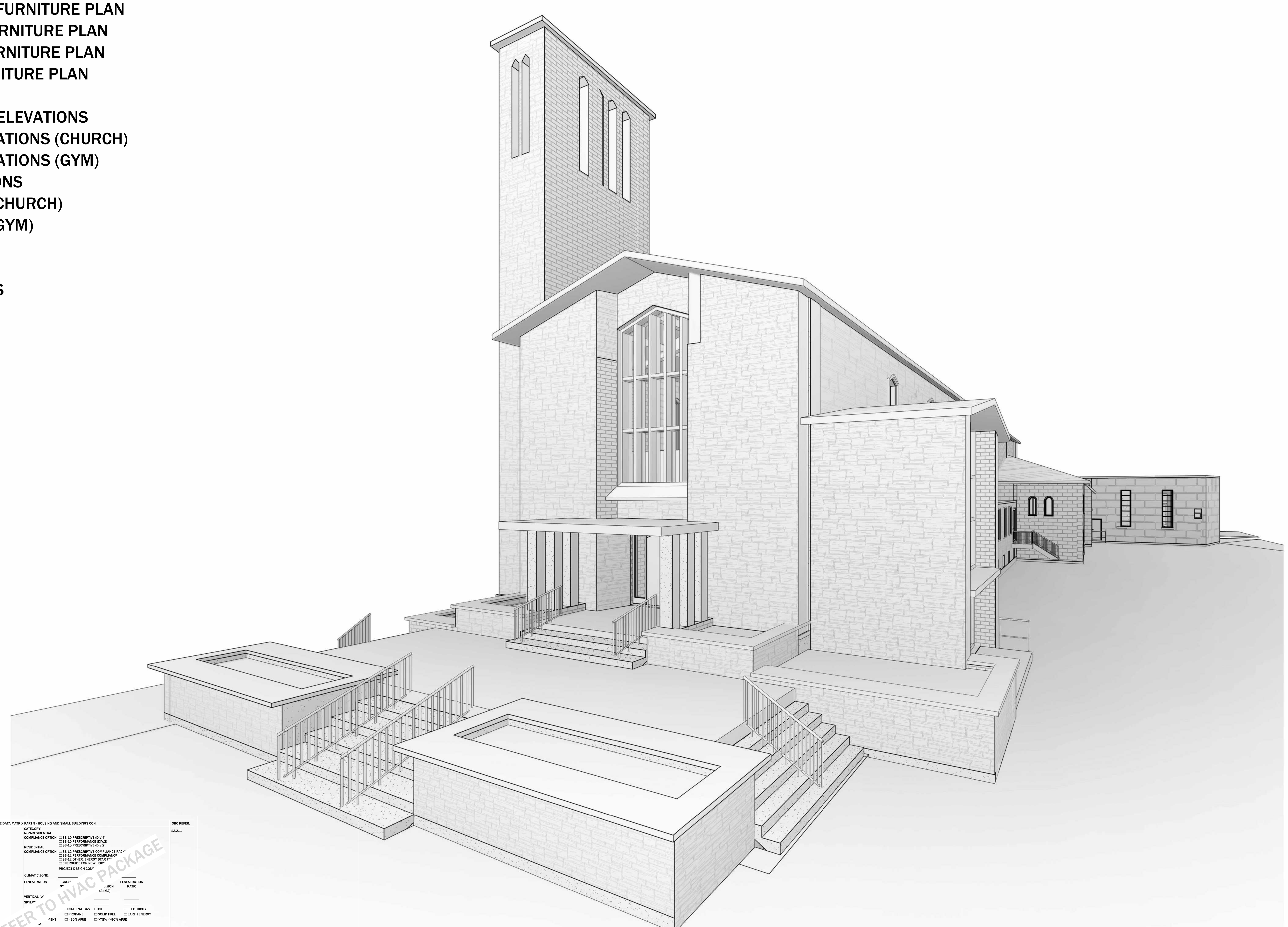
APPENDIX II

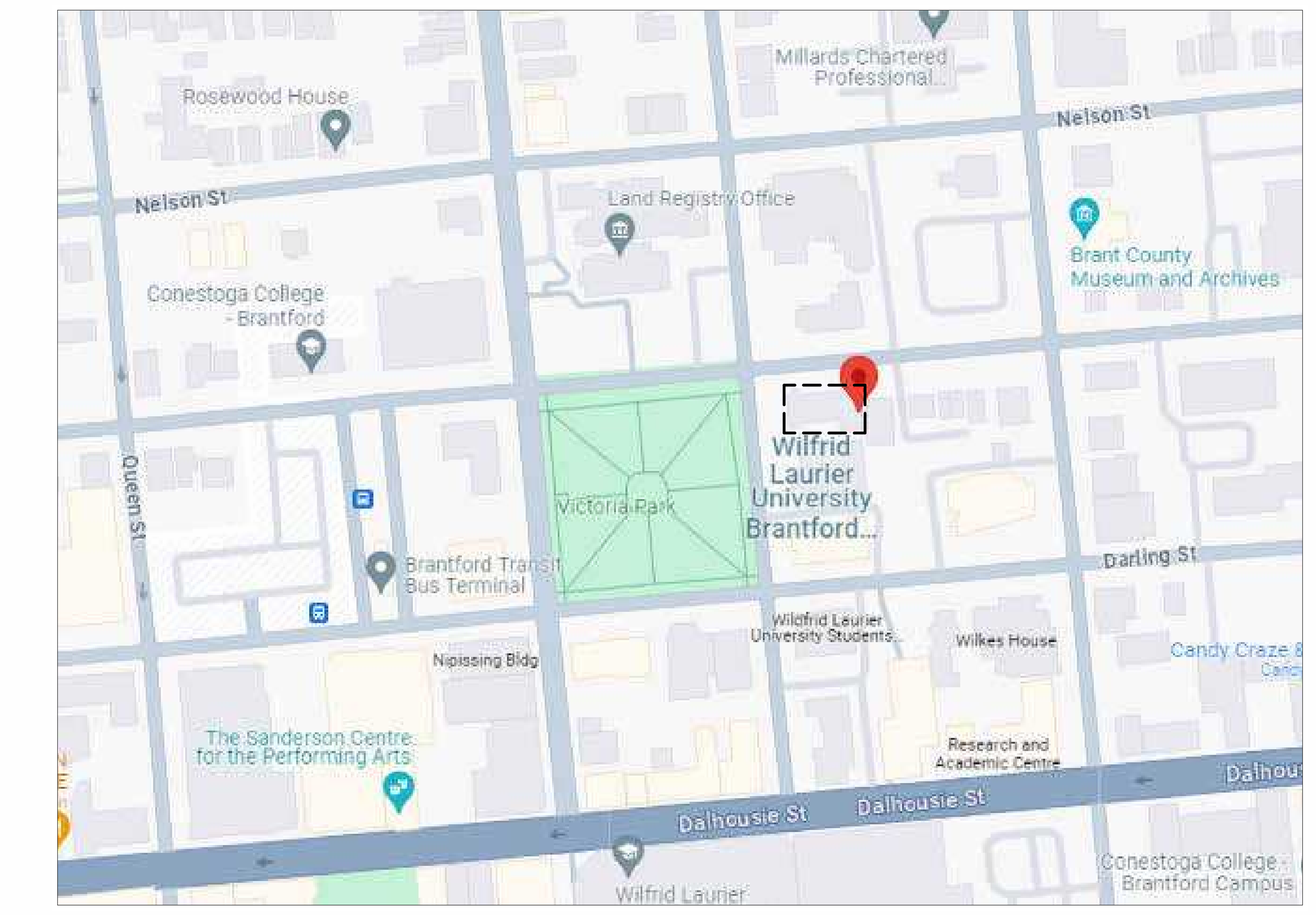
Architectural Drawings and Plans
prepared by Rojas Empire of Design

ISSUED FOR PERMITS

CHURCH CONVERSION

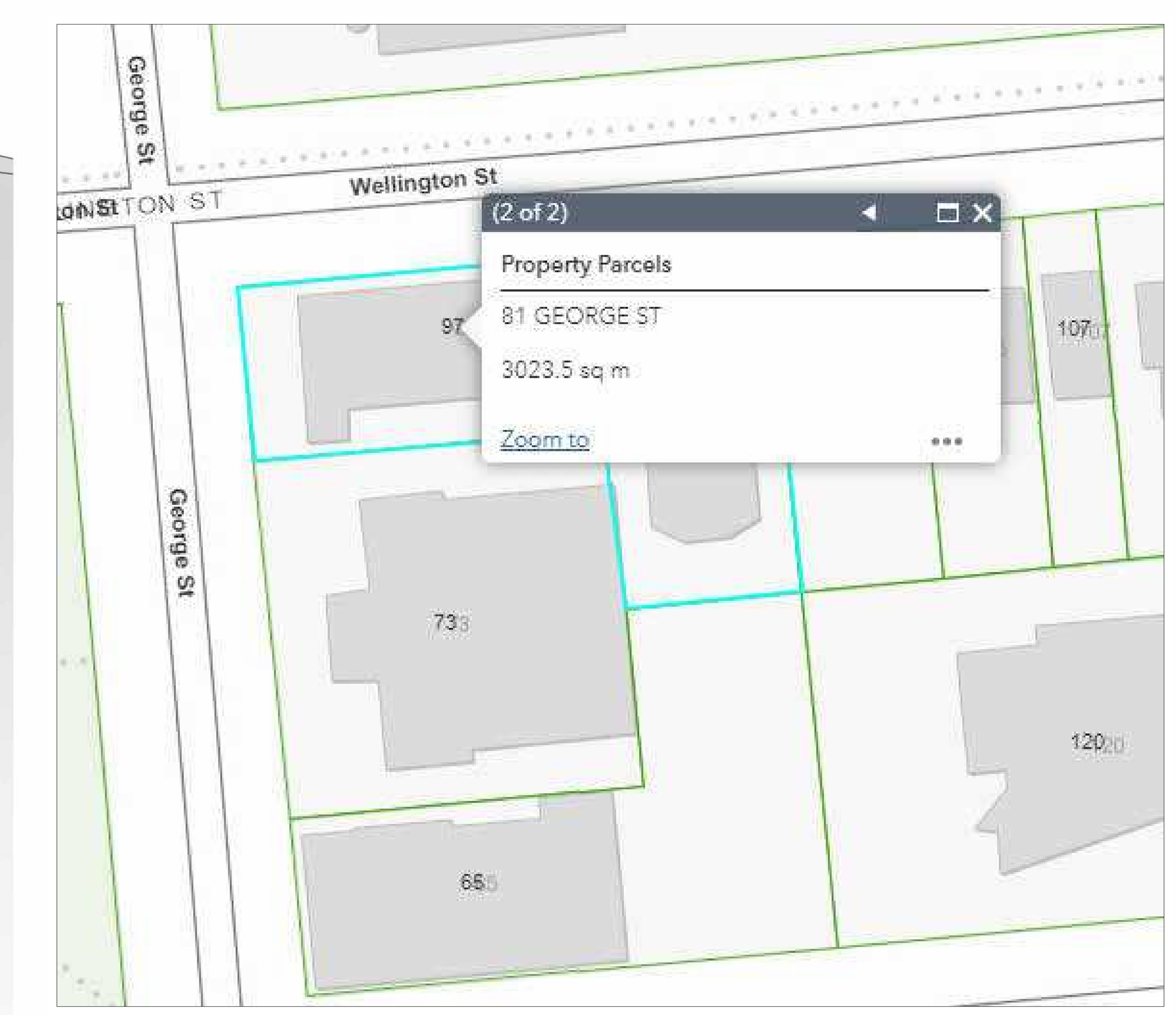
DRAWING INDEX





LOCATION MAP

EXTERIOR BUILDING VIEW



ZONING MAP

ITEM	ONTARIO BUILDING CODE DATA MATRIX PART 9 - HOUSING AND SMALL BUILDINGS		OBC REFER.
9.00	BUILDING CODE VERSION: O. REG. 332/12 LAST AMENDMENT: O.REG. 191/14		
9.01	PROJECT TYPE:	☐ ADDITION ■ RENOVATION ☐ ADDITION & RENOVATION ☐ CHANGE OF USE ☐ NEW DESCRIPTION: 3 UNIT CONVERSION	[A] 1.1.2.
9.02	MAJOR OCCUPANCY CLASSIFICATION:	OCCUPANCY GROUP C USE RESIDENTIAL	9.10.2.
9.03	SUPERIMPOSED MAJOR OCCUPANCIES:	■ NO ☐ YES DESCRIPTION:	9.10.2.3.
9.04	BUILDING AREA (M2) BUILDING AREA MEANS THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE. (A) WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS, OR (B) WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTRE LINE OF FIREWALLS.	DESCRIPTION: EXISTING NEW TOTAL UNCHANGED TOTAL XXX.XX	[A] 1.4.1.2
9.05	GROSS AREA (M2) GROSS AREA MEANS THE TOTAL AREA OF ALL FLOORS ABOVE GRADE MEASURED BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS OR BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS AND THE CENTRE LINE OF FIREWALLS, EXCEPT THAT, IN ANY OCCUPANCY OTHER THAN A RESIDENTIAL OCCUPANCY, WHERE AN ACCESS OR A BUILDING SERVICE PENETRATES A FIREWALL, MEASUREMENTS SHALL NOT BE TAKEN TO THE CENTRE LINE OF SUCH FIREWALL.	DESCRIPTION: EXISTING NEW TOTAL GROUND XXX.XX SECOND XXX.XX TOTAL XXX.XX	[A] 1.4.1.2
9.06	MEZZANINE AREA (M2)	DESCRIPTION: EXISTING NEW TOTAL UNCHANGED TOTAL	9.10.4.1.
9.07	BUILDING HEIGHT	2 STOREYS ABOVE GRADE 7 (M) ABOVE GRADE 1 STOREYS BELOW GRADE	[A] 1.4.1.2 9.10.4.
9.08	NUMBER OF STREETS/FIRE FIGHTER ACCESS	1 STREET(S)	9.10.20.
9.09	SPRINKLER SYSTEM	☐ REQUIRED ☐ NOT REQUIRED PROPOSED: ☐ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ■ NONE	9.10.8.2-4.
9.10	FIRE ALARM SYSTEM	☐ REQUIRED ■ NOT REQUIRED PROPOSED: ☐ SINGLE STAGE ☐ NOT APPLICABLE ☐ TWO STAGE	9.10.18
9.11	WATER SERVICE/SUPPLY IS ADEQUATE	☐ NO ■ YES	
9.12	CONSTRUCTION TYPE:	RESTRICTION: ☐ COMBUSTIBLE PERMITTED ■ NON-COMBUSTIBLE REQUIRED ACTUAL: ☐ COMBUSTIBLE ■ NON-COMBUSTIBLE ☐ COMBINATION HEAVY TIMBER CONSTRUCTION: ■ NO ☐ YES	9.10.6
9.13	POST-DISASTER BUILDING	■ NO ☐ YES	[A] 1.1.2.2.(2)
9.14	OCCUPANT LOAD	FLOOR LEVEL/AREA — OCCUPANCY TYPE — BASED ON — OCCUPANT LOAD (PERSONS) BASEMENT — DWELLING UNIT — RESIDENTIAL — 2 PERSONS GROUND — DWELLING UNIT — RESIDENTIAL — 2 PERSONS SECOND — DWELLING UNIT — RESIDENTIAL — 4 PERSONS	3.1.17.
9.15	BARRIER-FREE DESIGN:	☐ YES ■ NO EXPLANATION: UNCHANGED	9.5.2.
9.16	HAZARDOUS SUBSTANCES:	☐ YES ■ NO EXPLANATION: UNCHANGED	9.10.1.3.
9.17	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY — RATING (H) — Supporting Assembly (H) — NONCOMBUSTIBLE IN LIEU OF RATING? FLOORS OVER BASEMENT — 45 MIN — 45 MIN — ☐ NO ☐ YES ■ N/A FLOORS — 45 MIN — 45 MIN — ☐ NO ☐ YES ■ N/A MEZZANINE — 45 MIN — 45 MIN — ☐ NO ☐ YES ■ N/A ROOF — 45 MIN — 45 MIN — ☐ NO ☐ YES ■ N/A	9.10.8.
9.18	SPATIAL SEPARATION	WALL — EBF AREA (M2) — L.D (M) — REQUIRED FRR (H) — CONSTRUCTION TYPE REQUIRED — CLADDING TYPE REQUIRED NORTH — 205 — 10.06 — 1 — ■ NONCOMBUSTIBLE — ■ NONCOMBUSTIBLE SOUTH — 205 — 5.18 — 1 — ■ NONCOMBUSTIBLE — ■ NONCOMBUSTIBLE EAST — 85 — 20.42 — 1 — ■ NONCOMBUSTIBLE — ■ NONCOMBUSTIBLE WEST — 85 — 8.93 — 1 — ■ NONCOMBUSTIBLE — ■ NONCOMBUSTIBLE	9.10.14 9.10.15
9.19	PLUMBING FIXTURE REQUIREMENTS	RATIO: M/F = 1/1 EXCEPT AS OTHERWISE NOTED FLOOR LEVEL/AREA — OCCUPANCY LOAD — OBC REFERENCE — FIXTURES REQUIRED — FIXTURES PROVIDED BASEMENT — 2 PERSONS — 9.31.4.1. GROUND — 2 PERSONS — 9.31.4.1. SECOND — 4 PERSONS — 9.31.4.1.	9.31. 3.7.4.

ITEM	ONTARIO BUILDING CODE DATA MATRIX PART 9 - HOUSING AND SMALL BUILDINGS CON.		OBC REFER.
9.20	ENERGY EFFICIENCY	CATEGORY: NON-RESIDENTIAL COMPLIANCE OPTION: ☐ SB-10 PRESCRIPTIVE (DIV.4) ☐ SB-10 PERFORMANCE (DIV.2) ☐ SB-10 PRESCRIPTIVE (DIV.2) RESIDENTIAL COMPLIANCE OPTION: ☐ SB-12 PRESCRIPTIVE COMPLIANCE PACK[illegible] ☐ SB-12 PERFORMANCE COMPLIANCE[illegible] ☐ SB-12 OTHER: ENERGY STAR FO[illegible] ☐ ENERGUIDE FOR NEW HOU[illegible] PROJECT DESIGN COND[illegible] CLIMATIC ZONE: FENESTRATION GROS[illegible] [illegible]ATION [illegible]EA (M2) FENESTRATION RATIO VERTICAL (W[illegible] SKYLI[illegible] ☐ NATURAL GAS ☐ OIL ☐ ELECTRICITY ☐ PROPANE ☐ SOLID FUEL ☐ EARTH ENERGY [illegible]MENT ☐ ≥90% AFUE ☐ ≥78% - ≥90% AFUE [illegible]ER CONDITIONS ☐ ICF BASEMENT ☐ ICF ABOVE GRADE ☐ WALK-OUT BASEMENT ☐ SLAB-ON-GROUND ☐ LOG/POST & BEAM ☐ BLOWN-IN INSULATION ABOVE GRADE WALL ☐ SPRAY-APPLIED FOAM INSULATION ABOVE GRADE WALL ☐ DRAIN WATER HEAT RECOVERY UNIT PROVIDED COMPLIANCE PACKAGE REFER TO HVAC PACKAGE	12.2.1.

ITEM	ONTARIO BUILDING CODE DATA MATRIX PART 11 - RENOVATION OF EXISTING BUILDING		OBC REFER.
11.00	BUILDING CODE VERSION: O. REG. 332/12 LAST AMENDMENT: O.REG. 191/14		12.2.1.
11.01	PROJECT TYPE:	☐ ADDITION ■ RENOVATION ☐ ADDITION & RENOVATION ☐ CHANGE OF USE ☐ NEW DESCRIPTION: 3 UNIT CONVERSION	[A] 1.1.2.
11.02	MAJOR OCCUPANCY CLASSIFICATION:	OCCUPANCY GROUP C USE RESIDENTIAL	3.1.2.1.(1)
11.03	SUPERIMPOSED MAJOR OCCUPANCIES:	■ NO ☐ YES DESCRIPTION:	3.2.2.7.
11.04	BUILDING AREA (M2) BUILDING AREA MEANS THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE. (A) WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS, OR (B) WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTRE LINE OF FIREWALLS.	DESCRIPTION: EXISTING NEW TOTAL UNCHANGED TOTAL XXX.XX	[A] 1.4.1.2
11.05	BUILDING HEIGHT	2 STOREYS ABOVE GRADE 7 (M) ABOVE GRADE 1 STOREYS BELOW GRADE	[A] 1.4.1.2 3.2.1.1.
11.06	NUMBER OF STREETS/FIRE FIGHTER ACCESS	1 STREET(S)	3.2.1.10 3.2.5.
11.07	BUILDING SIZE	■ SMALL ☐ MEDIUM ☐ LARGE ☐ >LARGE	T.11.2.1. 1.B-N.
11.08	EXISTING BUILDING CLASSIFICATION:	CHANGE IN MAJOR OCCUPANCY: ■ YES ☐ NOT APPLICABLE (NO CHANGE OF MAJOR OCCUPANCY) CONSTRUCTION INDEX: 2 HAZARD INDEX: 3 IMPORTANCE CATEGORY: ☐ LOW ■ NORMAL ☐ HIGH ☐ POST-DISASTER	11.2.1.1. T.11.2.1.1.A T.11.2.1.1.B-N 4.2.1.(3) 5.2.2.1.(2)
11.09	RENOVATION TYPE:	☐ BASIC RENOVATION ■ EXTENSIVE RENOVATION	11.3.3.1. 11.3.3.2.
11.10	OCCUPANT LOAD	FLOOR LEVEL/AREA — OCCUPANCY TYPE — BASED ON — OCCUPANT LOAD (PERSONS) BASEMENT — DWELLING UNIT — RESIDENTIAL — 2 PERSONS GROUND — DWELLING UNIT — RESIDENTIAL — 2 PERSONS SECOND — DWELLING UNIT — RESIDENTIAL — 4 PERSONS	3.1.17.
11.11	PLUMBING FIXTURE REQUIREMENTS	FLOOR LEVEL/AREA — OCCUPANCY LOAD — OBC REFERENCE — FIXTURES REQUIRED — FIXTURES PROVIDED BASEMENT — 2 PERSONS — 9.31.4.1. GROUND — 2 PERSONS — 9.31.4.1. SECOND — 4 PERSONS — 9.31.4.1.	3.7.4.
11.12	BARRIER-FREE DESIGN:	☐ YES ■ NO EXPLANATION: UNCHANGED	11.3.3.2.(2)
11.13	REDUCTION IN PERFORMANCE LEVEL:	STRUCTURAL: ☐ NO ■ YES BY INCREASE IN OCCUPANT LOAD: ■ NO ☐ YES BY CHANGE OF MAJOR OCCUPANCY: ☐ NO ■ YES PLUMBING: ☐ NO ■ YES SEWAGE-SYSTEMS: ■ NO ☐ YES EXTENSION OF COMBUSTIBLE CONSTRUCTION: ■ NO ☐ YES	11.4.2.1. 11.4.2.2. 11.4.2.3. 11.4.2.4. 11.4.2.5. 11.4.2.6.

ITEM	ONTARIO BUILDING CODE DATA MATRIX PART 11 - RENOVATION OF EXISTING BUILDING CON.		OBC REFER.
11.14	COMPENSATING CONSTRUCTION:	☐ NO ■ YES STRUCTURAL: ■ NO ☐ YES BY INCREASE IN OCCUPANT LOAD: ■ NO ☐ YES BY CHANGE OF MAJOR OCCUPANCY: ☐ NO ■ YES PLUMBING: ■ NO ☐ YES SEWAGE-SYSTEMS: ■ NO ☐ YES EXTENSION OF COMBUSTIBLE CONSTRUCTION: ■ NO ☐ YES	11.4.3.1. 11.4.3.2. 11.4.3.3. 11.4.3.4. 11.4.3.5. 11.4.3.6. 11.4.3.7.
11.15	COMPLIANCE ALTERNATIVES PROPOSED:	☐ NO ■ YES C118(a), C147, C152, C153	11.5.1.

ROJAS EMPIRE OF DESIGN
DETERMINATION · HUSTLE · RESULTS
HENRY MATTHEW SILVA ROJAS
1115 WESTPORT CRESCENT, MISSISSAUGA, ON, L5T 1E8
647 261 9708
HENRYMSILVA@ROJASEMPIRE.COM

DESIGNER'S INFO
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER
QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE
HENRY M SILVA ROJAS — NAME — SIGNATURE — 106163 BCIN
REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE
ROJAS EMPIRE OF DESIGN INC — FIRM NAME — 121689 BCIN

PROJECT TYPE: **28 UNIT CONVERSION**
FROM CHURCH + GYM
OWNER INFO: -

PROJECT NAME/ADDRESS: **THE WELLINGTON APARTMENT**
97 WELLINGTON ST, BRANTFORD, ON
SHEET NAME: **COVER PAGE**
SCALE: As indicated

PROJECT NO. 22063
START DATE: 31.MAR.2024
DRAWN BY: NIKITA GAIKWAD
REVIEWED BY: HENRY M SILVA ROJAS

REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND: EXISTING — DEMO — PROPOSED — LOAD-BEARING — FIRE SEPARATION/EXIT PATH — INSULATION — VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO. **A001**

36x48 SHEETS

SITE STATISTICS

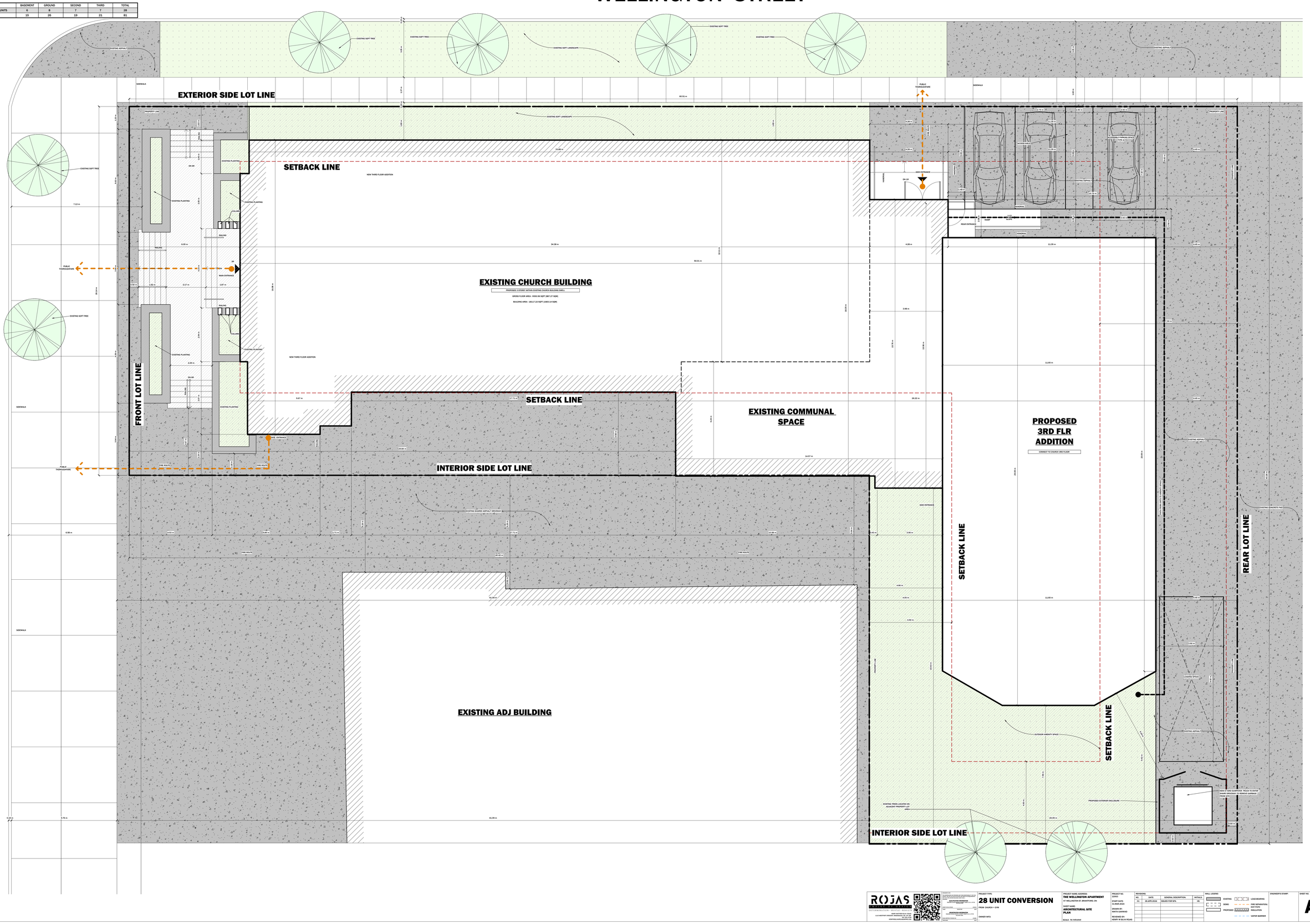
SITE REQUIREMENT	REQ'D	EX/PROP'D	CONFORMITY	REASON
PROPOSED ZONING	C2			
MIN.LOT WIDTH	30.00m	20.14m	NO	
FRONT YARD SETBACK	ESTABLISHING FRONT BUILDING LINE	6.05m	YES	
INTERIOR SIDE YARD SETBACK	1.5m PER STOREY X 3 STOREYS = 4.5m	0.00m	NO	
REAR YARD SETBACK	7.50m	4.45m	NO	
BUILDING HEIGHT (MAX)	8 STOREY	3 STOREY (11.24m)	YES	
LOT AREA	1623.48 m² (100.0%)			
LOT COVERAGE (50% MAX.)	811.74 m²	887.27 m²	NO	
ASPHALT AREA	487.05 m²	481.47 m²	NO	
LANDSCAPE AREA (20% MIN)	324.69 m²	254.74 m²	NO	
# PARKING SPACES REQUIRED	1.13/UNIT	0/UNIT	YES	PARKING STUDY
# BICYCLE SPACES REQUIRED (OCCUPANT)	0.5/UNIT	0.5/UNIT	YES	
# BICYCLE SPACES REQUIRED (VISTOR)	0.1/UNIT	0.1/UNIT	YES	
AMENITY SPACE (OUTDOOR) AREA	252m²	392m²	YES	
	9.00m²/UNIT			
AMENITY SPACE (INDOOR) AREA		29m²		
	TOTAL	421m²		
		15.04m²/UNIT		
LOADING SPACE REQUIREMENTS	<25 UNITS	28 UNITS	YES	CREDITS

	BASEMENT	GROUND	SECOND	THIRD	TOTAL
# OF RESIDENTIAL DWELLING UNITS	6	8	7	7	28
# OF BEDROOMS	15	26	19	21	81

SITE PLAN NOTES

1. THIS SITE PLAN IS DRAWN BASED ON A SURVEY PROVIDED BY BUILDING RECORDS AND/OR CLIENT. DESIGNER IS NOT RESPONSIBLE FOR ACCURACY OF SAID PROVIDED DRAWINGS.
2. THIS SITE PLAN IS TO BE USED FOR BUILDING SETBACK PURPOSES ONLY. DESIGNER ASSUMES NO RESPONSIBILTY FOR GRADING AND SERVICING. IF REQUIRED BY THE MUNICIPALITY, AN OLS AND/OR CERTIFIED ENGINEER TO BE RETAINED.
3. NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES. CONTRACTOR IS RESPONSIBLE FOR EXCAVATION AND ENSURING THE NEIGHBOURING PROPERTIES ARE NOT AFFECTED.
4. ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION AND INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
5. PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.
6. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES.

CITY ELECTRONIC STAMP



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ROJAS
EMPIRE OF DESIGN
DETERMINATION • HUSTLE • RESULTS
HENRY MATTHEW SILVA ROJAS
1115 WESTPORT CRESCENT, MISSISSAUGA, ON, L5T 1E8
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QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

NAME	SIGNATURE	BCIN
HENRY M SILVA ROJAS		106163

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME	BCIN
ROJAS EMPIRE OF DESIGN INC	121689

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM

OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON

SHEET NAME:
ARCHITECTURAL SITE PLAN

SCALE: As indicated

PROJECT NO.
22063

START DATE:
31.MAR.2024

DRAWN BY:
NIKITA GAIKWAD

REVIEWED BY:
HENRY M SILVA ROJAS

REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

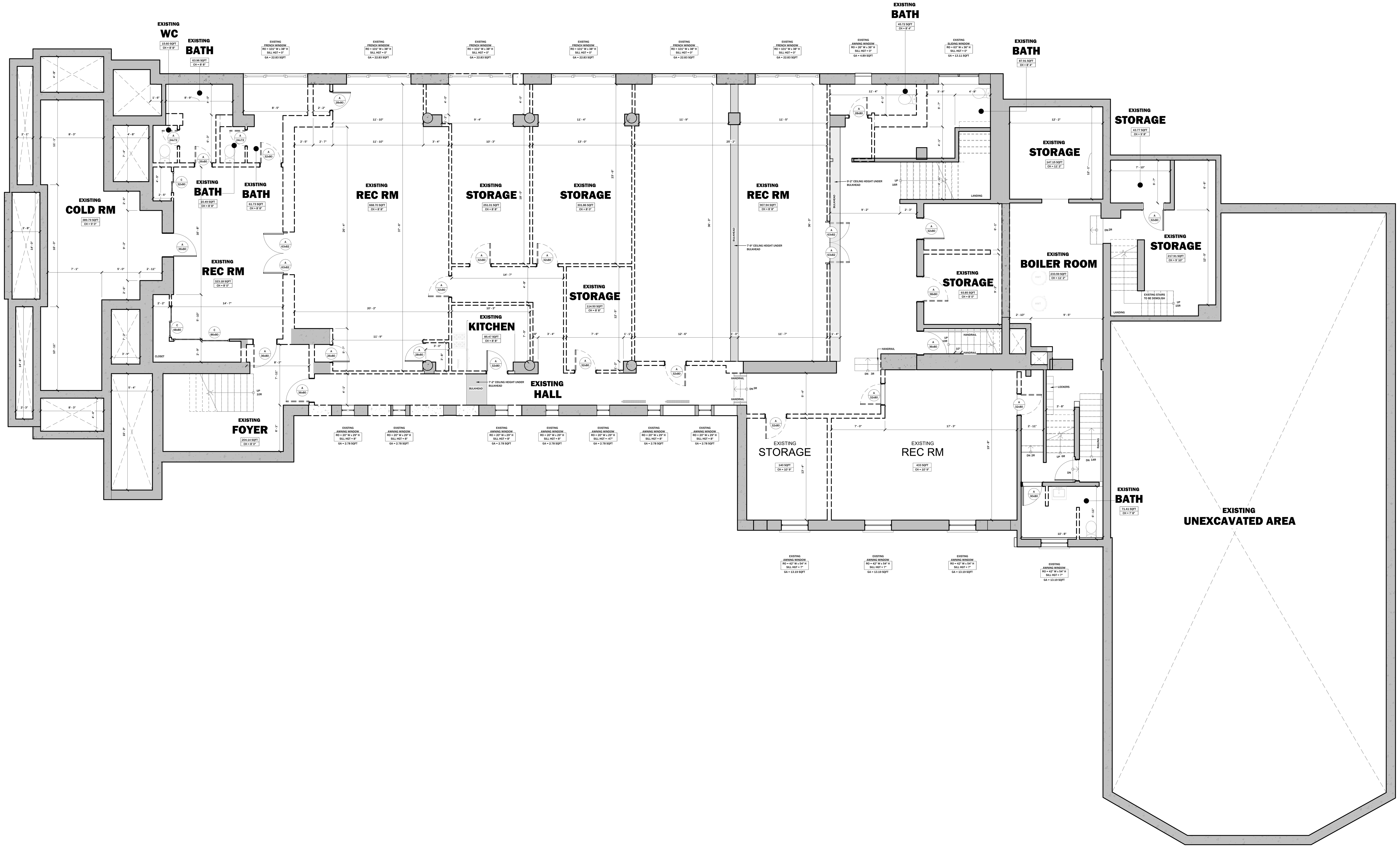
WALL LEGEND:

▨ EXISTING	LOAD-BEARING
DEMO	FIRE SEPARATION/ EXIT PATH
PROPOSED	INSULATION
	VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO.
A002

36x48 SHEETS



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DETERMINATION · HUSTLE · RESULTS
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HENRY M SILVA ROJAS		106163
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION
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ROJAS EMPIRE OF DESIGN INC	121689
FIRM NAME	BCIN

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM

OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON

SHEET NAME:
EXISTING/DEMO BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'-0"

PROJECT NO.
22063
START DATE:
31.MAR.2024
DRAWN BY:
NIKITA GAIKWAD
REVIEWED BY:
HENRY M SILVA ROJAS

REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND:
EXISTING — LOAD-BEARING
DEMO — FIRE SEPARATION/EXIT PATH
PROPOSED — INSULATION
VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO.
A101

36x48 SHEETS

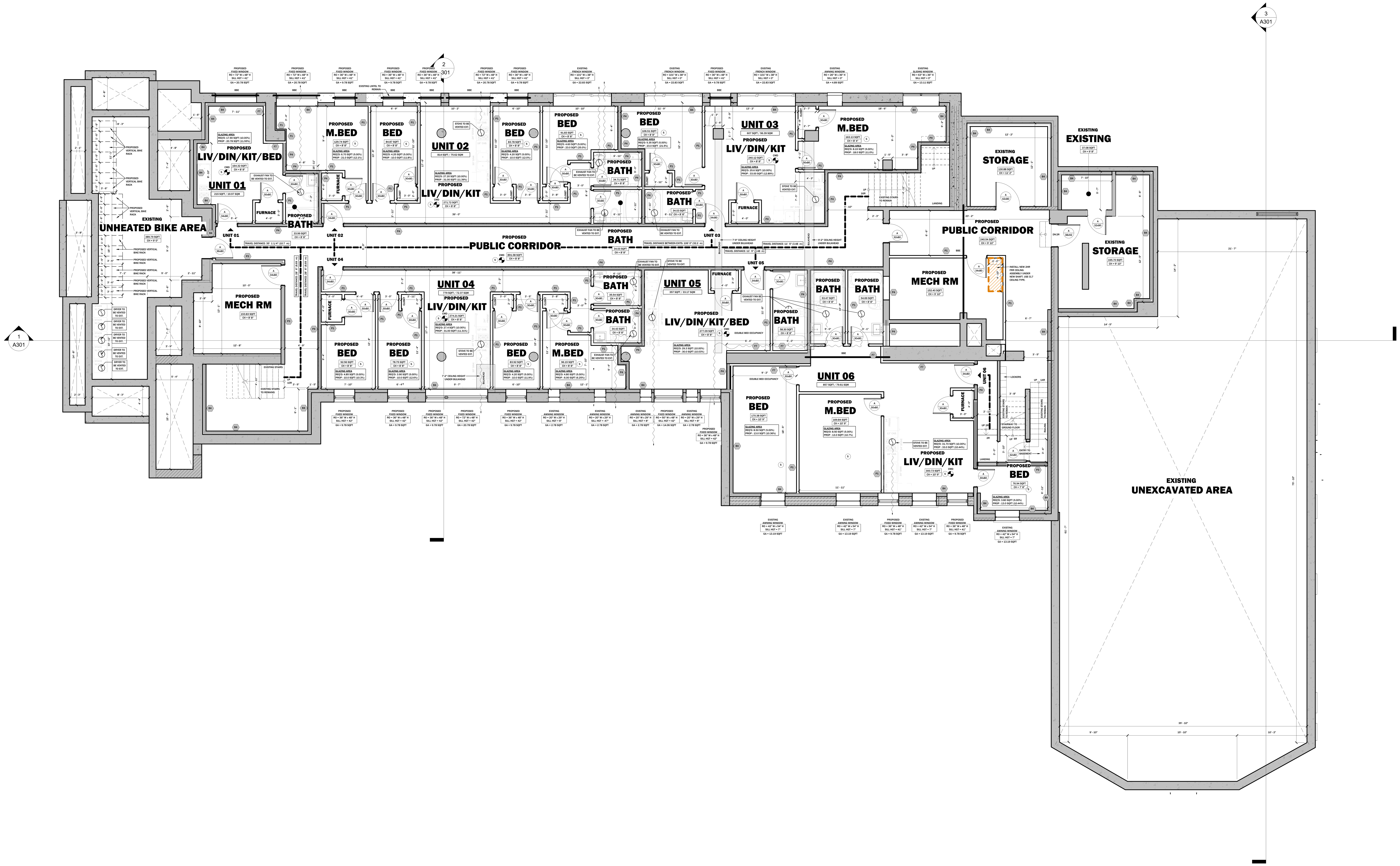
CONFORMING TO OBC TABLE 11.5.1.1.C., C.A. NUMBER C147, C152 & C153.

30MIN FIRE RATING IS ACCEPTABLE FOR;

-STRUCTURAL ELEMENTS
-SEPARATION OF RESIDENTIAL SUITES
-SEPARATION OF SERVICE ROOMS
-SEPARATION OF PUBLIC CORRIDORS

B4	-	-	• EXISTING CONCRETE WALL • 2" AIR SPACE • 2x4 WOOD STUDS @ 16" O.C W/ R20 BATT OR MINERAL WOOL INSULATION (TO BE INSTALLED BETWEEN STUDS AND INSIDE AIR SPACE) • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD R-VALUE = R20 (DUE TO THERMAL BRIDGING WITH THE WOOD STUDS)
P1	-	-	• 1/2" GYPSUM BOARD • 2x4 WOOD STUDS @ 16" O.C • 1/2" GYPSUM BOARD
PS	-	-	• 1" FIRE RATED GYPSUM BOARD LINER PANEL • 4" C-H STUDS @ 16" O.C W/ 3" BATT INSULATION WITHIN CAVITY • 3/4" FIRE RATED GYPSUM BOARD
CL6	30 MINS OBC #F8D	50	• EXISTING PLYWOOD SUBFLOOR • EXISTING CEILING JOIST, NOT MORE THAN @ 24" O.C • PROPOSED CAVITY FILL SOUND ABSORPTIVE MATERIAL • PROPOSED 1/2" RESILIENT CHANNELS @ 24" O.C • PROPOSED 1 LAYER OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD
CL7	60 MINS SB-2	-	PROPOSED SUSPENDED FIRE-RESISTANT CEILING ASSEMBLY • EXISTING COMPOSITE SLAB TO BE RETAINED. INSPECT THE EXISTING COMPOSITE SLAB FOR STRUCTURAL INTEGRITY. REPAIR OR REINFORCE AS REQUIRED PER ENGINEER'S RECOMMENDATIONS. • INSTALL 1/2" RESILIENT CHANNELS @ 24" O.C TO UNDERSIDE OF EXISTING COMPOSITE SLAB • INSTALL 2 LAYERS OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD.
E3	-	-	• 3 1/2" STONE OR BRICK VENEER AS PER ELEVATIONS • COLOUR TBD BY OWNER PRIOR TO CONSTRUCTION • UNOBSTRUCTED WEEP SYSTEM @24" o.c. WITH MORTAR DRIP CONTROL IN 1" AIR SPACE • "TYVEK" (OR EQUAL) MOISTURE PROTECTION • 1/2" SPRUCE PLYWOOD SHEATHING • 2x6 SPF #2 WOOD STUDS @ 16" o.c. • MINERAL WOOL INSULATION (R-VALUE AS PER HVAC) • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD. • TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT
F1	-	-	• EXISTING CONSTRUCTION • 1 5/8" METAL STUDS @ 16" O.C • 1/2" GYPSUM BOARD
F4	-	-	• EXISTING DOUBLE BRICK WALL CONSTRUCTION (TO REMAIN) • 1" AIR GAP • 1" R5 RIGID INSULATION • 1" R5 RIGID INSULATION SHEATHING • 2x6 SPF #2 WOOD STUDS @ 16" O.C W/ MIN. R22 BATT INSULATION • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD. • TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT
F7	-	-	• 3 5/8" METAL STUDS @ 16" O.C • 1/2" GYPSUM BOARD. • TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT FURRING ON INTERIOR CONC. WALLS (+ ENOUGH CAVITY FOR OUTLETS/SWITCHES)

2.04 (S)	**9.10.19.5 INTERCONNECTION OF SMOKE ALARMS:** WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND **PART 11:** 15MIN IS PERMITTED IN A "HOUSE" WHERE ALL SMOKE ALARMS ARE INTERCONNECTED WITH EACH OTHER BETWEEN BOTH UNITS
2.10	**9.34.2.1. LIGHTING OF ENTRANCES:** AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY.
3.01	**7.6.1.6 SUITES (SHUT-OFF VALVES):** SHUT-OFF VALVES SHALL BE INSTALLED IN EVERY SUITE IN A BUILDING OF RESIDENTIAL OCCUPANCY AS MAY BE NECESSARY TO ENSURE THAT WHEN THE SUPPLY TO ONE SUITE IS SHUT OFF THE SUPPLY TO THE REMAINDER OF THE BUILDING IS NOT INTERRUPTED **PART 11:** NO COMPLIANCE ALTERNATIVES FOR THE ABOVE CODE REFERENCE



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ROJAS EMPIRE OF DESIGN
DETERMINATION • HUSTLE • RESULTS
HENRY MATTHEW SILVA ROJAS
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HENRY M SILVA ROJAS — 106163
NAME — SIGNATURE — BCIN
REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE
ROJAS EMPIRE OF DESIGN INC — 121689
FIRM NAME — BCIN

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM
OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON
SHEET NAME:
PROPOSED BASEMENT FLOOR PLAN
SCALE: As indicated

PROJECT NO.
22063
START DATE:
31.MAR.2024
DRAWN BY:
NIKITA GAIKWAD
REVIEWED BY:
HENRY M SILVA ROJAS

REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

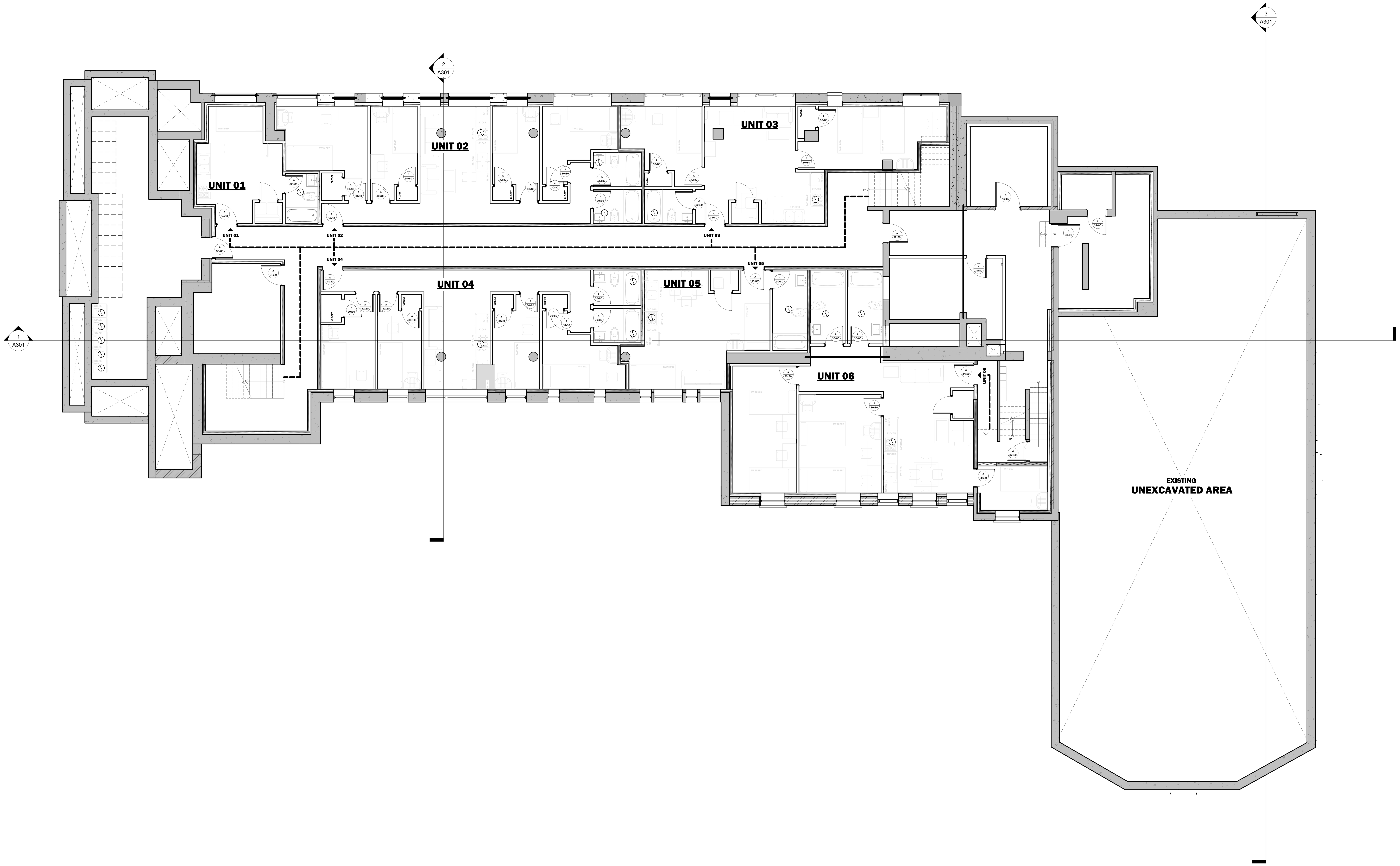
WALL LEGEND:
EXISTING — LOAD-BEARING
DEMO — FIRE SEPARATION/ EXIT PATH
PROPOSED — INSULATION
VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO.
A102

36x48 SHEETS

CITY ELECTRONIC STAMP



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DETERMINATION · HUSTLE · RESULTS
HENRY MATTHEW SILVA ROJAS
1115 WESTPORT CRESCENT, MISSISSAUGA, ON, L5T 1E8
647 261 9708
HENRYMSILVA@ROJASEMPIRE.COM

DESIGNER'S INFO
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER
QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE
HENRY M SILVA ROJAS 106163
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE
ROJAS EMPIRE OF DESIGN INC 121689
FIRM NAME BCIN

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM
OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON
SHEET NAME:
PROPOSED BASEMENT FURNITURE PLAN
SCALE: 3/16" = 1'-0"

PROJECT NO.
22063
START DATE:
31.MAR.2024
DRAWN BY:
NIKITA GAIKWAD
REVIEWED BY:
HENRY M SILVA ROJAS

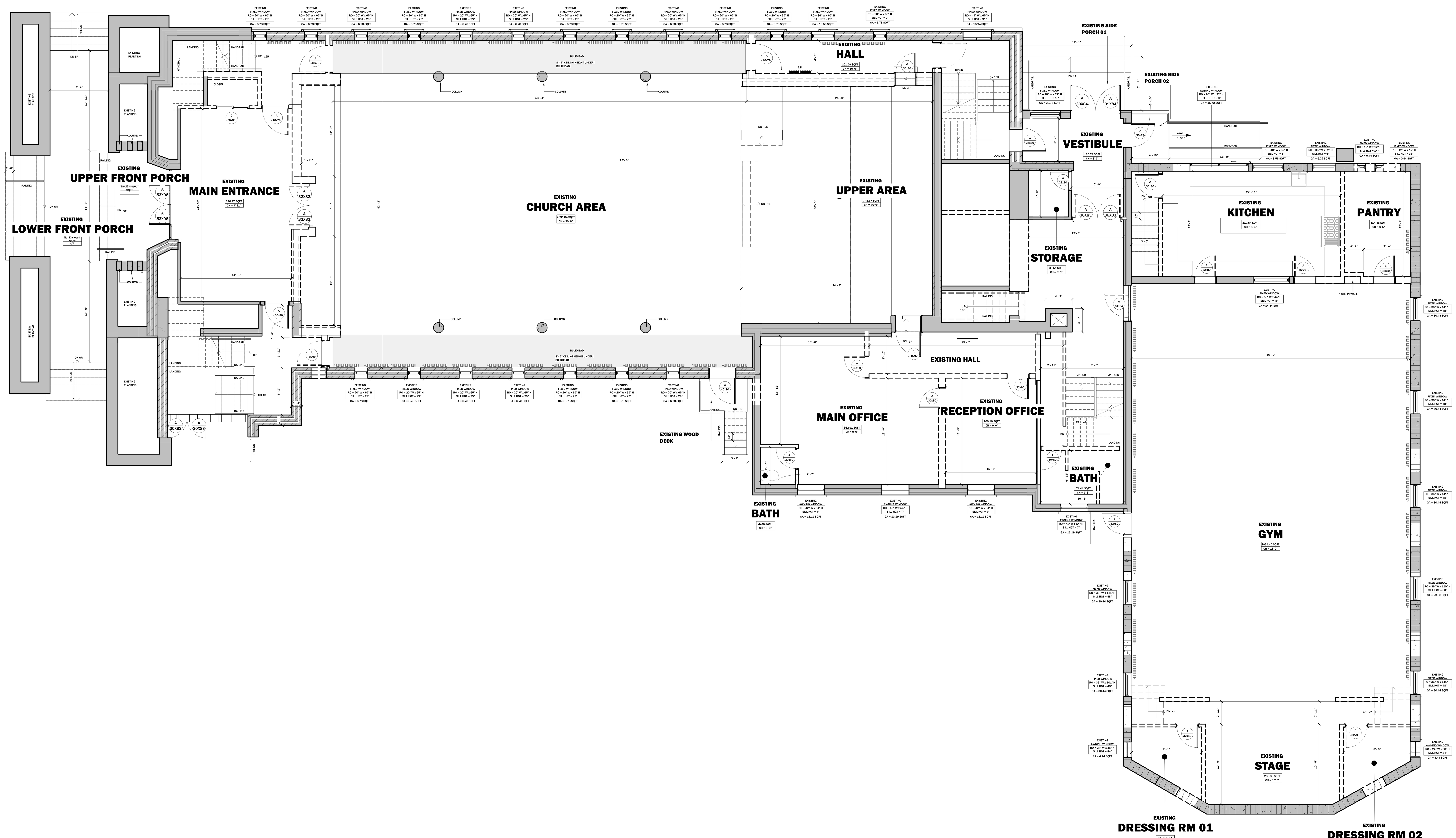
REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND:
EXISTING
DEMO
PROPOSED
LOAD-BEARING
FIRE SEPARATION/ EXIT PATH
INSULATION
VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO.
A102a
36x48 SHEETS



ROJAS EMPIRE OF DESIGN
DETERMINATION · HUSTLE · RESULTS

HENRY MATTHEW SILVA ROJAS
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NAME — SIGNATURE — BCIN

REGISTRATION INFORMATION
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ROJAS EMPIRE OF DESIGN INC — 121689
FIRM NAME — BCIN

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM

OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON

SHEET NAME:
EXISTING/DEMO GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

PROJECT NO.
22063

START DATE:
31.MAR.2024

DRAWN BY:
NIKITA GAIKWAD

REVIEWED BY:
HENRY M SILVA ROJAS

REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND:
EXISTING — LOAD-BEARING
DEMO — FIRE SEPARATION/EXIT PATH
PROPOSED — INSULATION
VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO.
A103

36x48 SHEETS

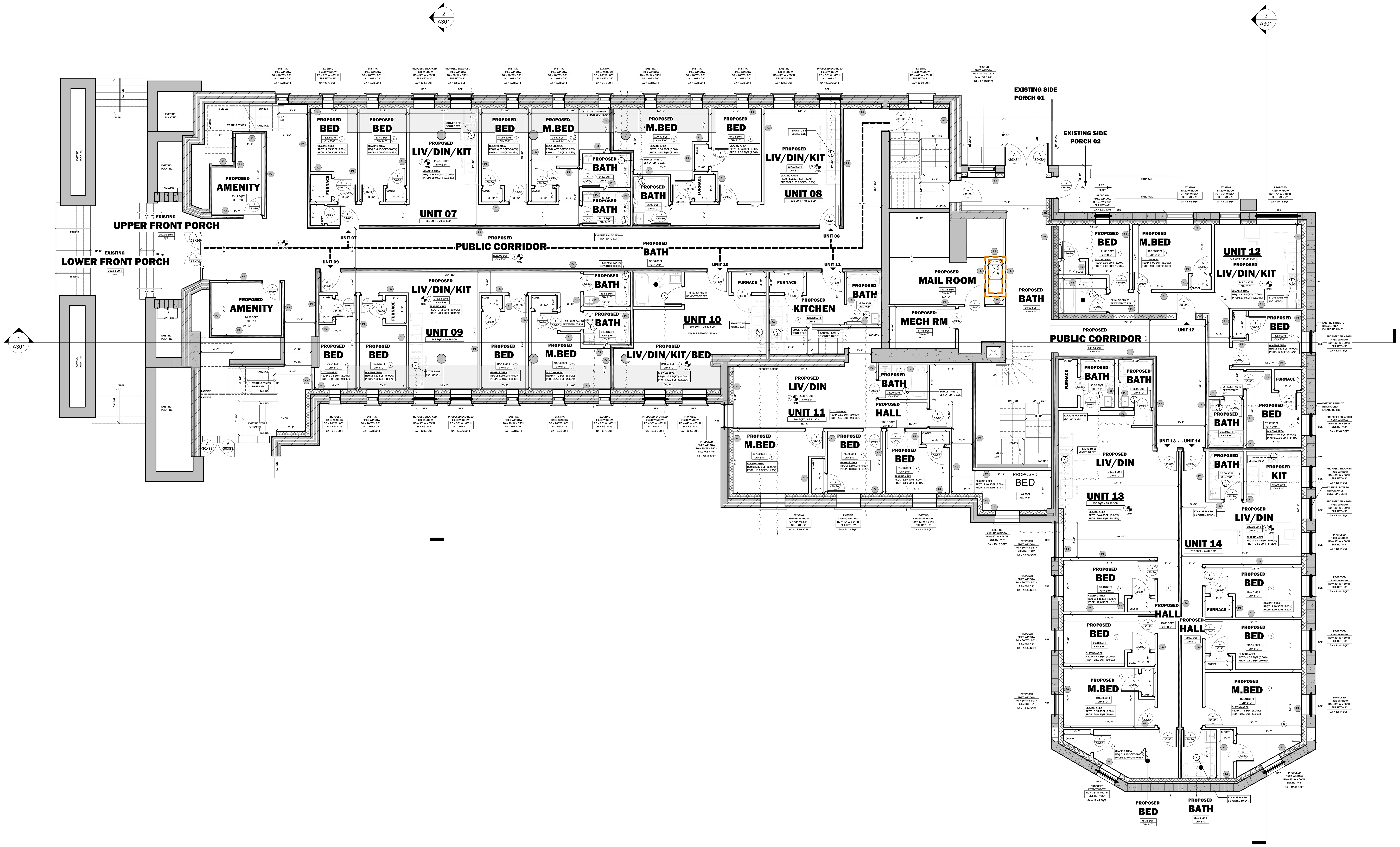
CONFORMING TO OBC TABLE 11.5.1.1.C., C.A. NUMBER C147, C152 & C153.

30MIN FIRE RATING IS ACCEPTABLE FOR;

-STRUCTURAL ELEMENTS
-SEPARATION OF RESIDENTIAL SUITES
-SEPARATION OF SERVICE ROOMS
-SEPARATION OF PUBLIC CORRIDORS

B7 (2")	-	-	• EXISTING CONCRETE WALL • 2x2 WOOD STUDS @ 16" O.C • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD WALL IN FRONT OF STAIRWAY
P1 (4 1/2")	-	-	• 1/2" GYPSUM BOARD • 2x4 WOOD STUDS @ 16" O.C • 1/2" GYPSUM BOARD
P2 (4 1/2")	30 MINS OBC #W1C	32	• 1/2" GYPSUM BOARD • 2x4 WOOD STUDS @ 24" O.C W/ CAVITY FILL SOUND ABSORPTIVE MATERIAL • 1/2" GYPSUM BOARD SERVICE RM ONLY
P3 (6 1/2")	30 MINS OBC #W1C	32	• 1/2" GYPSUM BOARD • 2x6 WOOD STUDS @ 24" O.C W/ CAVITY FILL SOUND ABSORPTIVE MATERIAL • 1/2" GYPSUM BOARD SERVICE RM ONLY
P4 (5 7/8")	1 HR OBC #W4A	51	• 2 LAYERS OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD • 1/2" RESILIENT CHANNELS @ 24" O.C • 2x4 WOOD STUDS @ 16" O.C W/ CAVITY FILL SOUND ABSORPTIVE MATERIAL • 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD
F4 (9")	-	-	• EXISTING DOUBLE BRICK WALL CONSTRUCTION (TO REMAIN) • 1" AIR GAP • 1" R5 RIGID INSULATION • 1" R5 RIGID INSULATION SHEATHING • 2x6 SPF #2 WOOD STUDS @ 16" O.C W/ MIN. R22 BATT INSULATION • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD. • TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT
F7 (4")	-	-	• 3 5/8" METAL STUDS @ 16" O.C • 1/2" GYPSUM BOARD. • TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT FURRING ON INTERIOR CONC. WALLS (+ ENOUGH CAVITY FOR OUTLETS/SWITCHES)
E1a	-	-	• EXISTING EXTERIOR SIDING CONSTRUCTION TO REMAIN AS-IS • PROPOSED MIN. R22 BATT INSULATION • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD. • TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT
CL6 (1 1/8")	30 MINS OBC #F8D	50	• EXISTING PLYWOOD SUBFLOOR • EXISTING CEILING JOIST, NOT MORE THAN @ 24" O.C • PROPOSED CAVITY FILL SOUND ABSORPTIVE MATERIAL • PROPOSED 1/2" RESILIENT CHANNELS @ 24" O.C • PROPOSED 1 LAYER OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD

2.04 (S)	**9.10.19.5 INTERCONNECTION OF SMOKE ALARMS:** WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND **PART 11:** 15MIN IS PERMITTED IN A "HOUSE" WHERE ALL SMOKE ALARMS ARE INTERCONNECTED WITH EACH OTHER BETWEEN BOTH UNITS
3.01	**7.6.1.6 SUITES (SHUT-OFF VALVES):** SHUT-OFF VALVES SHALL BE INSTALLED IN EVERY SUITE IN A BUILDING OF RESIDENTIAL OCCUPANCY AS MAY BE NECESSARY TO ENSURE THAT WHEN THE SUPPLY TO ONE SUITE IS SHUT OFF THE SUPPLY TO THE REMAINDER OF THE BUILDING IS NOT INTERRUPTED **PART 11:** NO COMPLIANCE ALTERNATIVES FOR THE ABOVE CODE REFERENCE



ROJAS EMPIRE OF DESIGN	
DETERMINATION · HUSTLE · RESULTS	
HENRY MATTHEW SILVA ROJAS, 1115 WESTPORT CRESCENT, MISSISSAUGA, ON, L5T 1E8, 647 261 9708, HENRYMSILVA@ROJASEMPIRE.COM	
PROJECT TYPE:	28 UNIT CONVERSION FROM CHURCH + GYM
OWNER INFO:	-
PROJECT NAME/ADDRESS:	THE WELLINGTON APARTMENT, 97 WELLINGTON ST, BRANTFORD, ON
SHEET NAME:	PROPOSED GROUND FLOOR PLAN
SCALE:	As indicated
PROJECT NO.	22063
START DATE:	31.MAR.2024
DRAWN BY:	NIKITA GAIKWAD
REVIEWED BY:	HENRY M SILVA ROJAS
SHEET NO.	A104

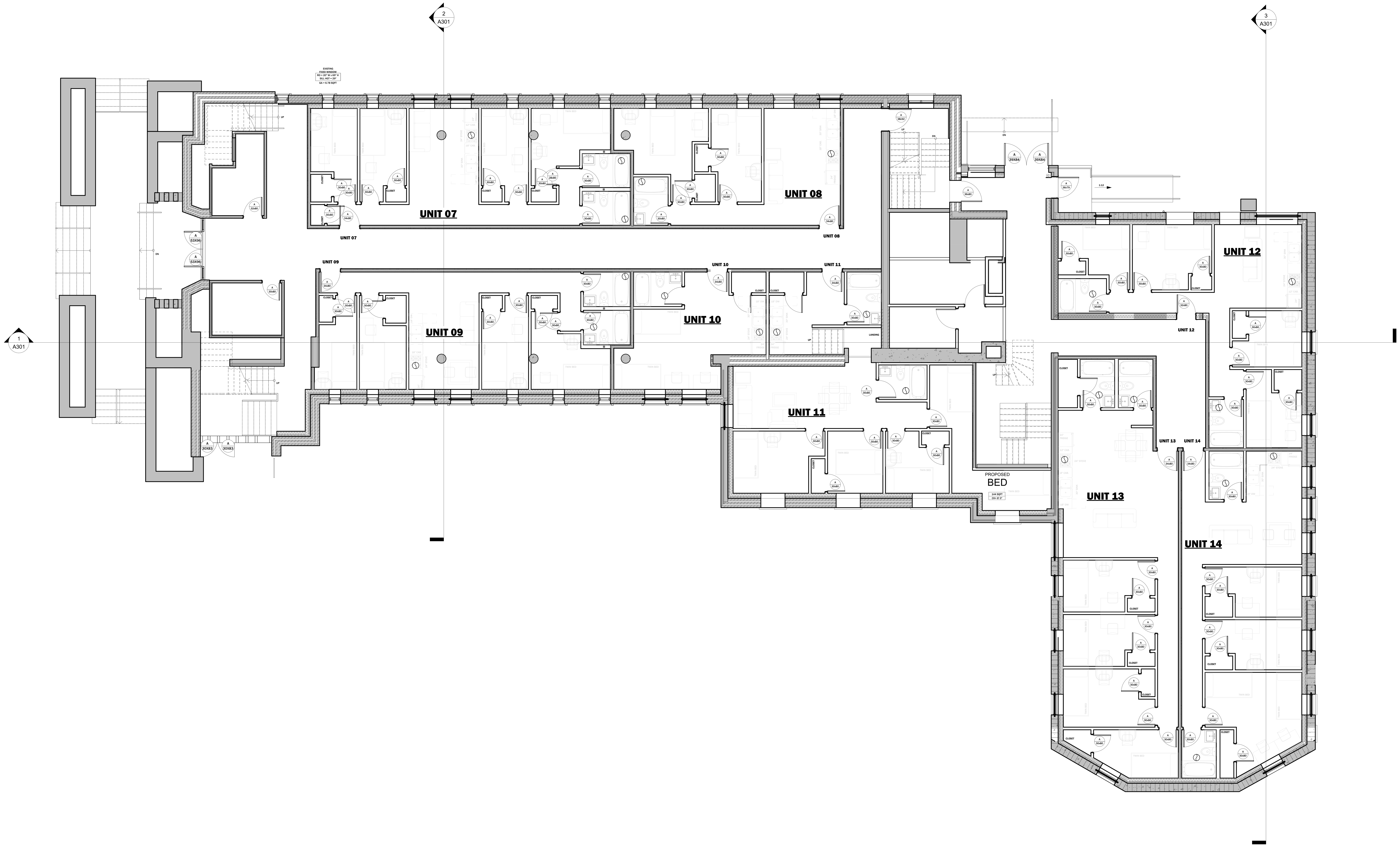
REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND: EXISTING, DEMO, PROPOSED, LOAD-BEARING, FIRE SEPARATION/ EXIT PATH, INSULATION, VAPOR BARRIER

ENGINEER'S STAMP:

36x48 SHEETS



ROJAS
EMPIRE OF DESIGN
DETERMINATION · HUSTLE · RESULTS
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NAME SIGNATURE BCIN
REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE
ROJAS EMPIRE OF DESIGN INC 121689
FIRM NAME BCIN

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM

OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON

SHEET NAME:
PROPOSED GROUND FURNITURE PLAN

SCALE: 3/16" = 1'-0"

PROJECT NO.
22063
START DATE:
31.MAR.2024
DRAWN BY:
NIKITA GAIKWAD
REVIEWED BY:
HENRY M SILVA ROJAS

REVISIONS:

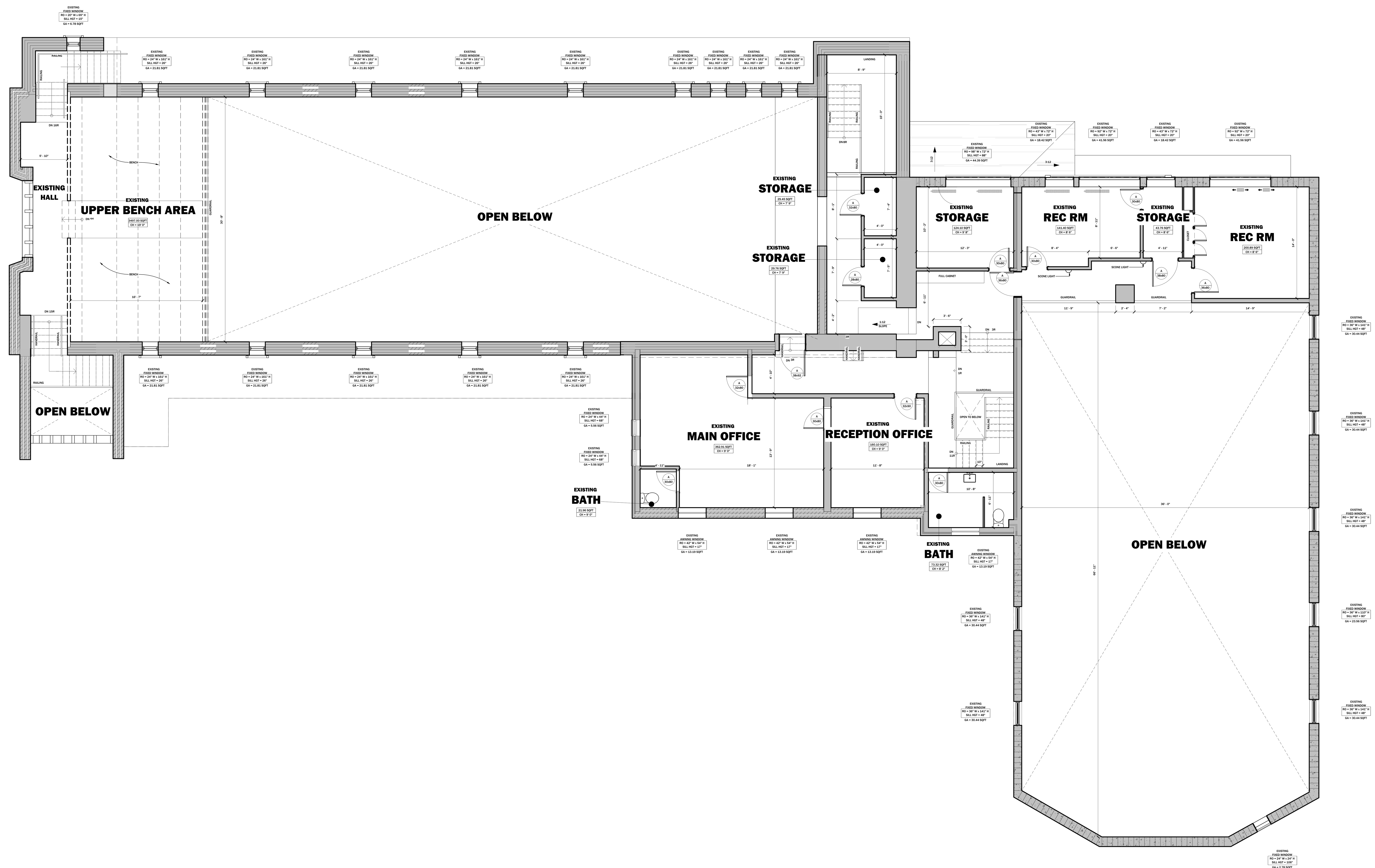
NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND:
EXISTING
DEMO
PROPOSED
LOAD-BEARING
FIRE SEPARATION/ EXIT PATH
INSULATION
VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO.
A104a

36x48 SHEETS



ROJAS EMPIRE OF DESIGN
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NAME — SIGNATURE — BCIN
REGISTRATION INFORMATION
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ROJAS EMPIRE OF DESIGN INC — 121689
FIRM NAME — BCIN

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM
OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON
SHEET NAME:
EXISTING/DEMO SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT NO. 22063
START DATE: 31.MAR.2024
DRAWN BY: NIKITA GAIKWAD
REVIEWED BY: HENRY M SILVA ROJAS

REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND:
EXISTING — LOAD-BEARING
DEMO — FIRE SEPARATION/EXIT PATH
PROPOSED — INSULATION
VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO.
A105

36x48 SHEETS

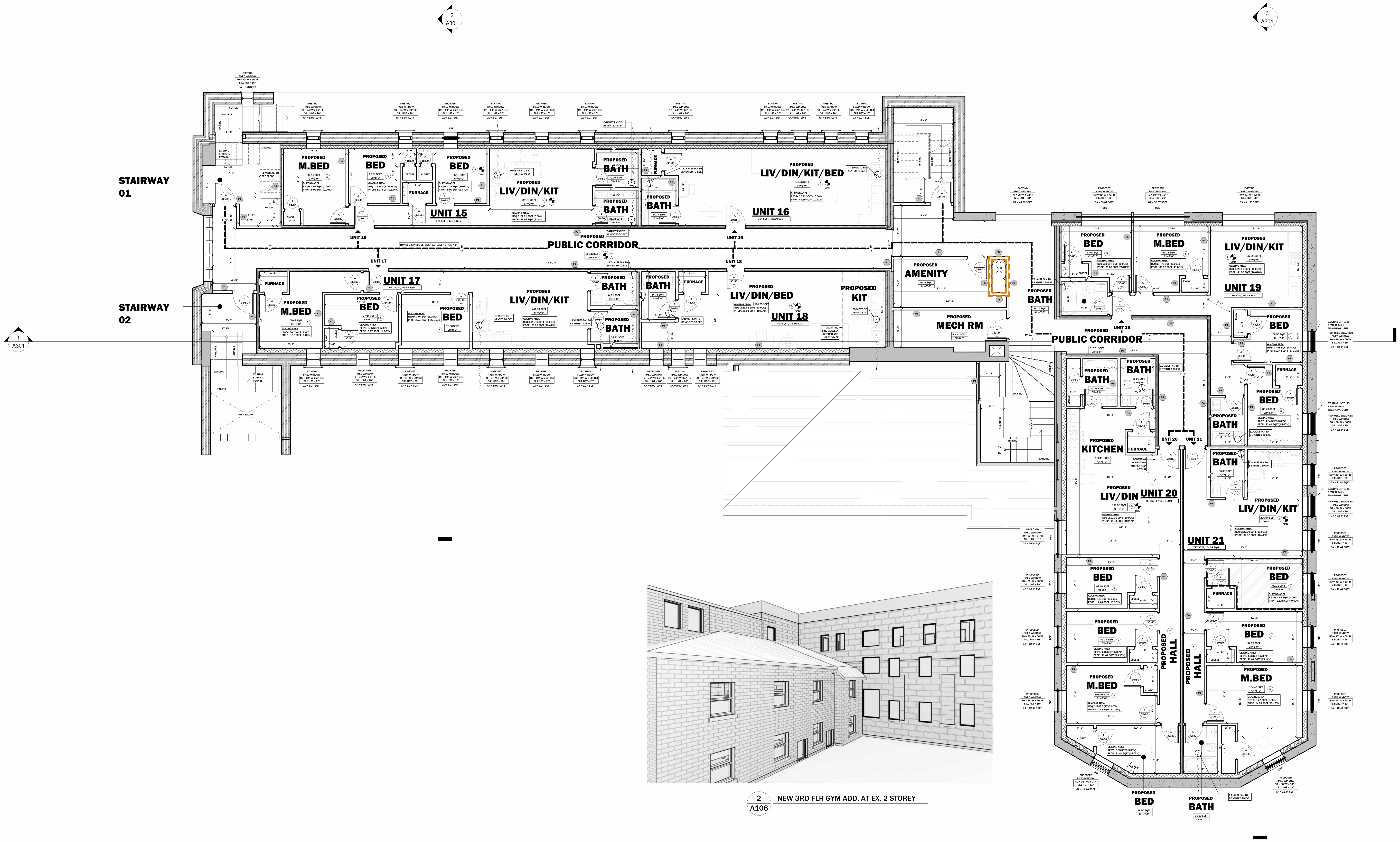
CONFORMING TO OBC TABLE 11.5.1.1.C., C.A. NUMBER C147, C152 & C153.

30MIN FIRE RATING IS ACCEPTABLE FOR;

-STRUCTURAL ELEMENTS
-SEPARATION OF RESIDENTIAL SUITES
-SEPARATION OF SERVICE ROOMS
-SEPARATION OF PUBLIC CORRIDORS

B4	-	-	• EXISTING CONCRETE WALL • 2" AIR SPACE • 2x4 WOOD STUDS @ 16" O.C W/ R20 BATT OR MINERAL WOOL INSULATION (TO BE INSTALLED BETWEEN STUDS AND INSIDE AIR SPACE) • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD R-VALUE = R20 (DUE TO THERMAL BRIDGING WITH THE WOOD STUDS)
P1	-	-	• 1/2" GYPSUM BOARD • 2x4 WOOD STUDS @ 16" O.C • 1/2" GYPSUM BOARD
PS	-	-	• 1" FIRE RATED GYPSUM BOARD LINER PANEL • 4" C-H STUDS @ 16" O.C W/ 3" BATT INSULATION WITHIN CAVITY • 3/4" FIRE RATED GYPSUM BOARD
CL6	30 MINS OBC #F8D	50	• EXISTING PLYWOOD SUBFLOOR • EXISTING CEILING JOIST, NOT MORE THAN @ 24" O.C • PROPOSED CAVITY FILL SOUND ABSORPTIVE MATERIAL • PROPOSED 1/2" RESILIENT CHANNELS @ 24" O.C • PROPOSED 1 LAYER OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD
CL7	60 MINS SB-2	-	PROPOSED SUSPENDED FIRE-RESISTANT CEILING ASSEMBLY • EXISTING COMPOSITE SLAB TO BE RETAINED. INSPECT THE EXISTING COMPOSITE SLAB FOR STRUCTURAL INTEGRITY. REPAIR OR REINFORCE AS REQUIRED PER ENGINEER'S RECOMMENDATIONS. • INSTALL 1/2" RESILIENT CHANNELS @ 24" O.C TO UNDERSIDE OF EXISTING COMPOSITE SLAB • INSTALL 2 LAYERS OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD.
E3	-	-	• 3 1/2" STONE OR BRICK VENEER AS PER ELEVATIONS • COLOUR TBD BY OWNER PRIOR TO CONSTRUCTION • UNOBSTRUCTED WEEP SYSTEM @24" o.c. WITH MORTAR DRIP CONTROL IN 1" AIR SPACE • "TYVEK" (OR EQUAL) MOISTURE PROTECTION • 1/2" SPRUCE PLYWOOD SHEATHING • 2x6 SPF #2 WOOD STUDS @ 16" o.c. • MINERAL WOOL INSULATION (R-VALUE AS PER HVAC) • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD. • TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT
F1	-	-	• EXISTING CONSTRUCTION • 1 5/8" METAL STUDS @ 16" O.C • 1/2" GYPSUM BOARD
F4	-	-	• EXISTING DOUBLE BRICK WALL CONSTRUCTION (TO REMAIN) • 1" AIR GAP • 1" R5 RIGID INSULATION • 1" R5 RIGID INSULATION SHEATHING • 2x6 SPF #2 WOOD STUDS @ 16" O.C W/ MIN. R22 BATT INSULATION • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD. • TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT
F7	-	-	• 3 5/8" METAL STUDS @ 16" O.C • 1/2" GYPSUM BOARD. • TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT

2.04 (S)	**9.10.19.5 INTERCONNECTION OF SMOKE ALARMS:** WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND **PART 11:** 15MIN IS PERMITTED IN A "HOUSE" WHERE ALL SMOKE ALARMS ARE INTERCONNECTED WITH EACH OTHER BETWEEN BOTH UNITS
2.10	**9.34.2.1. LIGHTING OF ENTRANCES:** AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY.
3.01	**7.6.1.6 SUITES (SHUT-OFF VALVES):** SHUT-OFF VALVES SHALL BE INSTALLED IN EVERY SUITE IN A BUILDING OF RESIDENTIAL OCCUPANCY AS MAY BE NECESSARY TO ENSURE THAT WHEN THE SUPPLY TO ONE SUITE IS SHUT OFF THE SUPPLY TO THE REMAINDER OF THE BUILDING IS NOT INTERRUPTED **PART 11:** NO COMPLIANCE ALTERNATIVES FOR THE ABOVE CODE REFERENCE



2 A106 NEW 3RD FLR GYM ADD. AT EX. 2 STOREY

ROJAS EMPIRE OF DESIGN
DETERMINATION · HUSTLE · RESULTS
HENRY MATTHEW SILVA ROJAS
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NAME — SIGNATURE — BCIN
REGISTRATION INFORMATION
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ROJAS EMPIRE OF DESIGN INC — 121689
FIRM NAME — BCIN

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM

OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON

SHEET NAME:
PROPOSED SECOND FLOOR PLAN

SCALE: As indicated

PROJECT NO.
22063
START DATE:
31.MAR.2024
DRAWN BY:
NIKITA GAIKWAD
REVIEWED BY:
HENRY M SILVA ROJAS

REVISIONS:

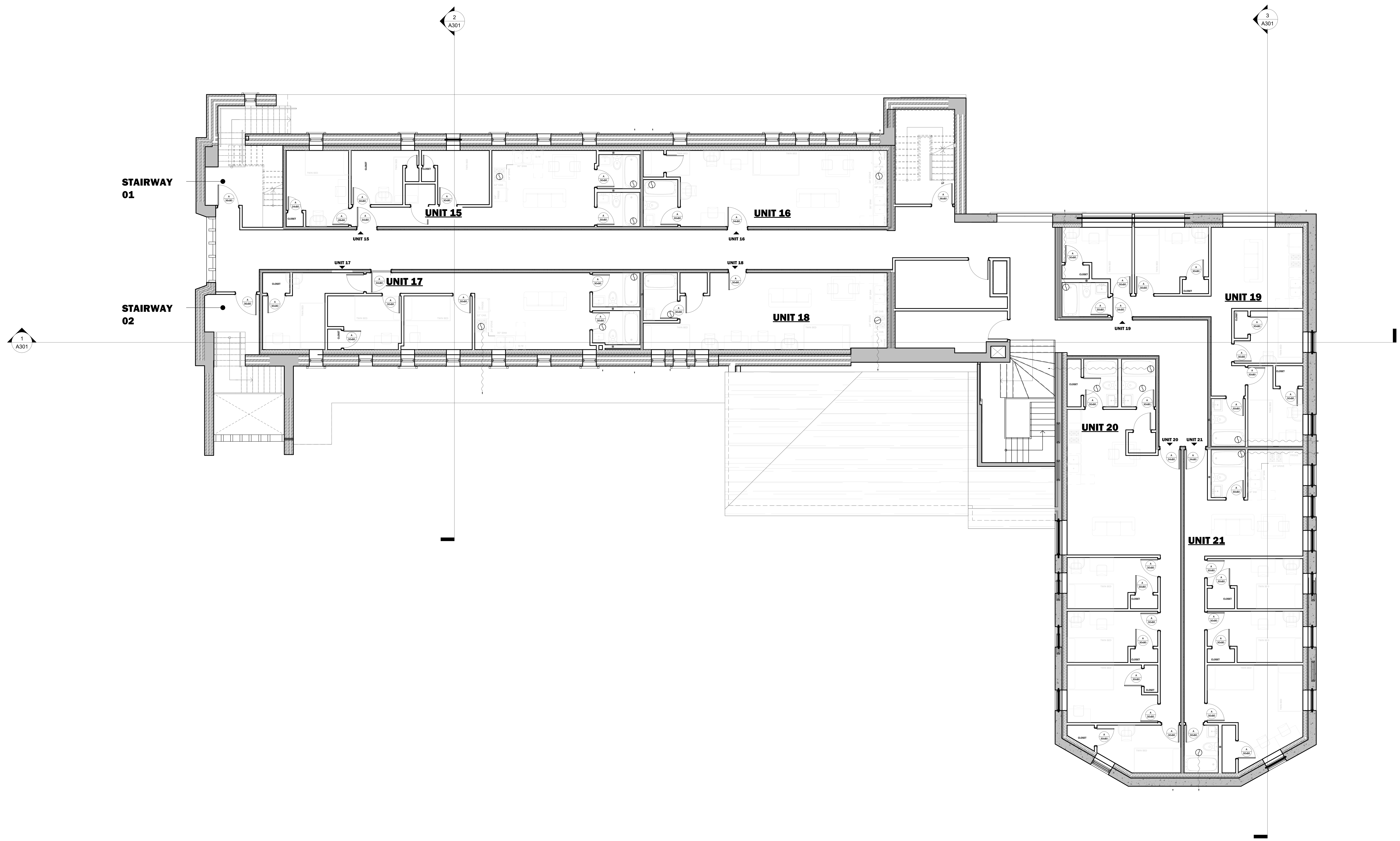
NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND:
EXISTING — LOAD-BEARING
DEMO — FIRE SEPARATION/ EXIT PATH
PROPOSED — INSULATION
VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO.
A106

36x48 SHEETS



ROJAS
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DETERMINATION • HUSTLE • RESULTS
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FIRM NAME — BCIN

PROJECT TYPE:
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OWNER INFO:
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PROJECT NAME/ADDRESS:
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97 WELLINGTON ST, BRANTFORD, ON
SHEET NAME:
PROPOSED SECOND FURNITURE PLAN
SCALE: 3/16" = 1'-0"

PROJECT NO.
22063
START DATE:
31.MAR.2024
DRAWN BY:
NIKITA GAIKWAD
REVIEWED BY:
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REVISIONS:

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EXISTING — LOAD-BEARING
DEMO — FIRE SEPARATION/ EXIT PATH
PROPOSED — INSULATION
VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO.
A106a
36x48 SHEETS

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30MIN FIRE RATING IS ACCEPTABLE FOR;

-STRUCTURAL ELEMENTS
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B4	-	-	• EXISTING CONCRETE WALL • 2" AIR SPACE • 2x4 WOOD STUDS @ 16" O.C W/ R20 BATT OR MINERAL WOOL INSULATION (TO BE INSTALLED BETWEEN STUDS AND INSIDE AIR SPACE) • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD R-VALUE = R20 (DUE TO THERMAL BRIDGING WITH THE WOOD STUDS)
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PS	-	-	• 1" FIRE RATED GYPSUM BOARD LINER PANEL • 4" C-H STUDS @ 16" O.C W/ 3" BATT INSULATION WITHIN CAVITY • 3/4" FIRE RATED GYPSUM BOARD
CL6	30 MINS OBC #F8D	50	• EXISTING PLYWOOD SUBFLOOR • EXISTING CEILING JOIST, NOT MORE THAN @ 24" O.C • PROPOSED CAVITY FILL SOUND ABSORPTIVE MATERIAL • PROPOSED 1/2" RESILIENT CHANNELS @ 24" O.C • PROPOSED 1 LAYER OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD
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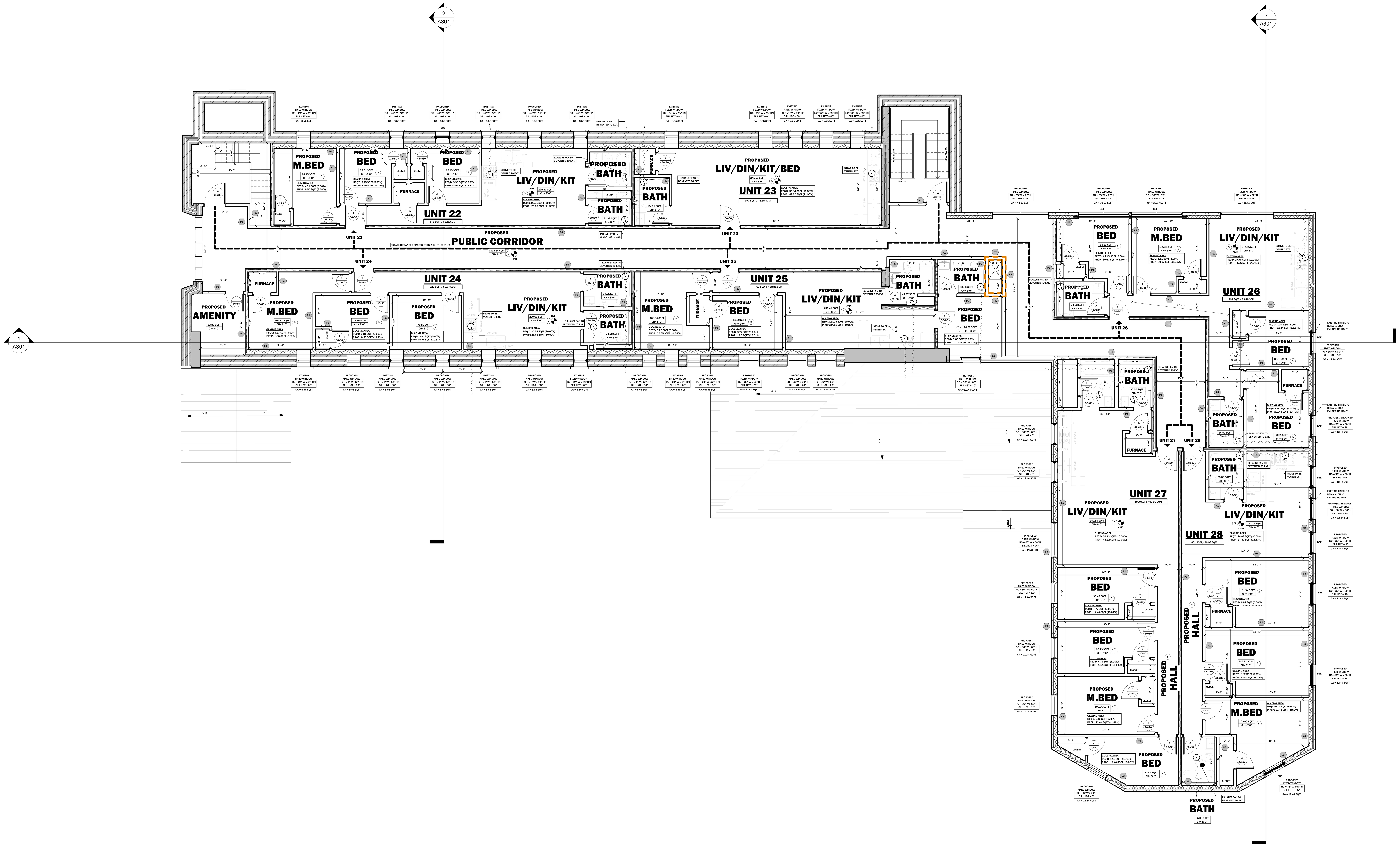
2.04 (S)	**9.10.19.5 INTERCONNECTION OF SMOKE ALARMS:** WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND **PART 11:** 15MIN IS PERMITTED IN A "HOUSE" WHERE ALL SMOKE ALARMS ARE INTERCONNECTED WITH EACH OTHER BETWEEN BOTH UNITS		
2.10	**9.34.2.1. LIGHTING OF ENTRANCES:** AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY.		
3.01	**7.6.1.6 SUITES (SHUT-OFF VALVES):** SHUT-OFF VALVES SHALL BE INSTALLED IN EVERY SUITE IN A BUILDING OF RESIDENTIAL OCCUPANCY AS MAY BE NECESSARY TO ENSURE THAT WHEN THE SUPPLY TO ONE SUITE IS SHUT OFF THE SUPPLY TO THE REMAINDER OF THE BUILDING IS NOT INTERRUPTED **PART 11:** NO COMPLIANCE ALTERNATIVES FOR THE ABOVE CODE REFERENCE		



ROJAS EMPIRE OF DESIGN DETERMINATION · HUSTLE · RESULTS HENRY MATTHEW SILVA ROJAS 1115 WESTPORT CRESCENT, MISSISSAUGA, ON, L5T 1E8 647 261 9708 HENRYMSILVA@ROJASEMPIRE.COM	PROJECT TYPE: **28 UNIT CONVERSION** FROM CHURCH + GYM OWNER INFO: -	PROJECT NAME/ADDRESS: **THE WELLINGTON APARTMENT** 97 WELLINGTON ST, BRANTFORD, ON SHEET NAME: **PROPOSED THIRD FLOOR PLAN** SCALE: As indicated	PROJECT NO. 22063 START DATE: 31.MAR.2024 DRAWN BY: NIKITA GAIKWAD REVIEWED BY: HENRY M SILVA ROJAS	SHEET NO. **A107**

REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND: EXISTING · DEMO · PROPOSED · LOAD-BEARING · FIRE SEPARATION/EXIT PATH · INSULATION · VAPOR BARRIER

ENGINEER'S STAMP:

36x48 SHEETS

CONFORMING TO OBC TABLE 11.5.1.1.C., C.A. NUMBER C147, C152 & C153.

30MIN FIRE RATING IS ACCEPTABLE FOR;

-STRUCTURAL ELEMENTS
-SEPARATION OF RESIDENTIAL SUITES
-SEPARATION OF SERVICE ROOMS
-SEPARATION OF PUBLIC CORRIDORS

B4 (6")	-	-	• EXISTING CONCRETE WALL • 2" AIR SPACE • 2x4 WOOD STUDS @ 16" O.C W/ R20 BATT OR MINERAL WOOL INSULATION (TO BE INSTALLED BETWEEN STUDS AND INSIDE AIR SPACE) • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD R-VALUE = R20 (DUE TO THERMAL BRIDGING WITH THE WOOD STUDS)
P1 (4 1/2")	-	-	• 1/2" GYPSUM BOARD • 2x4 WOOD STUDS @ 16" O.C • 1/2" GYPSUM BOARD
PS	-	-	• 1" FIRE RATED GYPSUM BOARD LINER PANEL • 4" C-H STUDS @ 16" O.C W/ 3" BATT INSULATION WITHIN CAVITY • 3/4" FIRE RATED GYPSUM BOARD
CL6 (1 1/8")	30 MINS OBC #F8D	50	• EXISTING PLYWOOD SUBFLOOR • EXISTING CEILING JOIST, NOT MORE THAN @ 24" O.C • PROPOSED CAVITY FILL SOUND ABSORPTIVE MATERIAL • PROPOSED 1/2" RESILIENT CHANNELS @ 24" O.C • PROPOSED 1 LAYER OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD
CL7	60 MINS SB-2	-	PROPOSED SUSPENDED FIRE-RESISTANT CEILING ASSEMBLY • EXISTING COMPOSITE SLAB TO BE RETAINED. INSPECT THE EXISTING COMPOSITE SLAB FOR STRUCTURAL INTEGRITY. REPAIR OR REINFORCE AS REQUIRED PER ENGINEER'S RECOMMENDATIONS. • INSTALL 1/2" RESILIENT CHANNELS @ 24" O.C TO UNDERSIDE OF EXISTING COMPOSITE SLAB • INSTALL 2 LAYERS OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD.
E3	-	-	• 3 1/2" STONE OR BRICK VENEER AS PER ELEVATIONS • COLOUR TBD BY OWNER PRIOR TO CONSTRUCTION • UNOBSTRUCTED WEEP SYSTEM @24" o.c. WITH MORTAR DRIP CONTROL IN 1" AIR SPACE • "TYVEK" (OR EQUAL) MOISTURE PROTECTION • 1/2" SPRUCE PLYWOOD SHEATHING • 2x6 SPF #2 WOOD STUDS @ 16" o.c. • MINERAL WOOL INSULATION (R-VALUE AS PER HVAC) • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD. • TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT
F1 (2 1/8")	-	-	• EXISTING CONSTRUCTION • 1 5/8" METAL STUDS @ 16" O.C • 1/2" GYPSUM BOARD
F4 (9")	-	-	• EXISTING DOUBLE BRICK WALL CONSTRUCTION (TO REMAIN) • 1" AIR GAP • 1" R5 RIGID INSULATION • 1" R5 RIGID INSULATION SHEATHING • 2x6 SPF #2 WOOD STUDS @ 16" O.C W/ MIN. R22 BATT INSULATION • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD. • TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT
F7 (4")	-	-	• 3 5/8" METAL STUDS @ 16" O.C • 1/2" GYPSUM BOARD. • TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT FURRING ON INTERIOR CONC. WALLS (+ ENOUGH CAVITY FOR OUTLETS/SWITCHES)
2.04 (S)			**9.10.19.5 INTERCONNECTION OF SMOKE ALARMS:** WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND **PART 11:** 15MIN IS PERMITTED IN A "HOUSE" WHERE ALL SMOKE ALARMS ARE INTERCONNECTED WITH EACH OTHER BETWEEN BOTH UNITS
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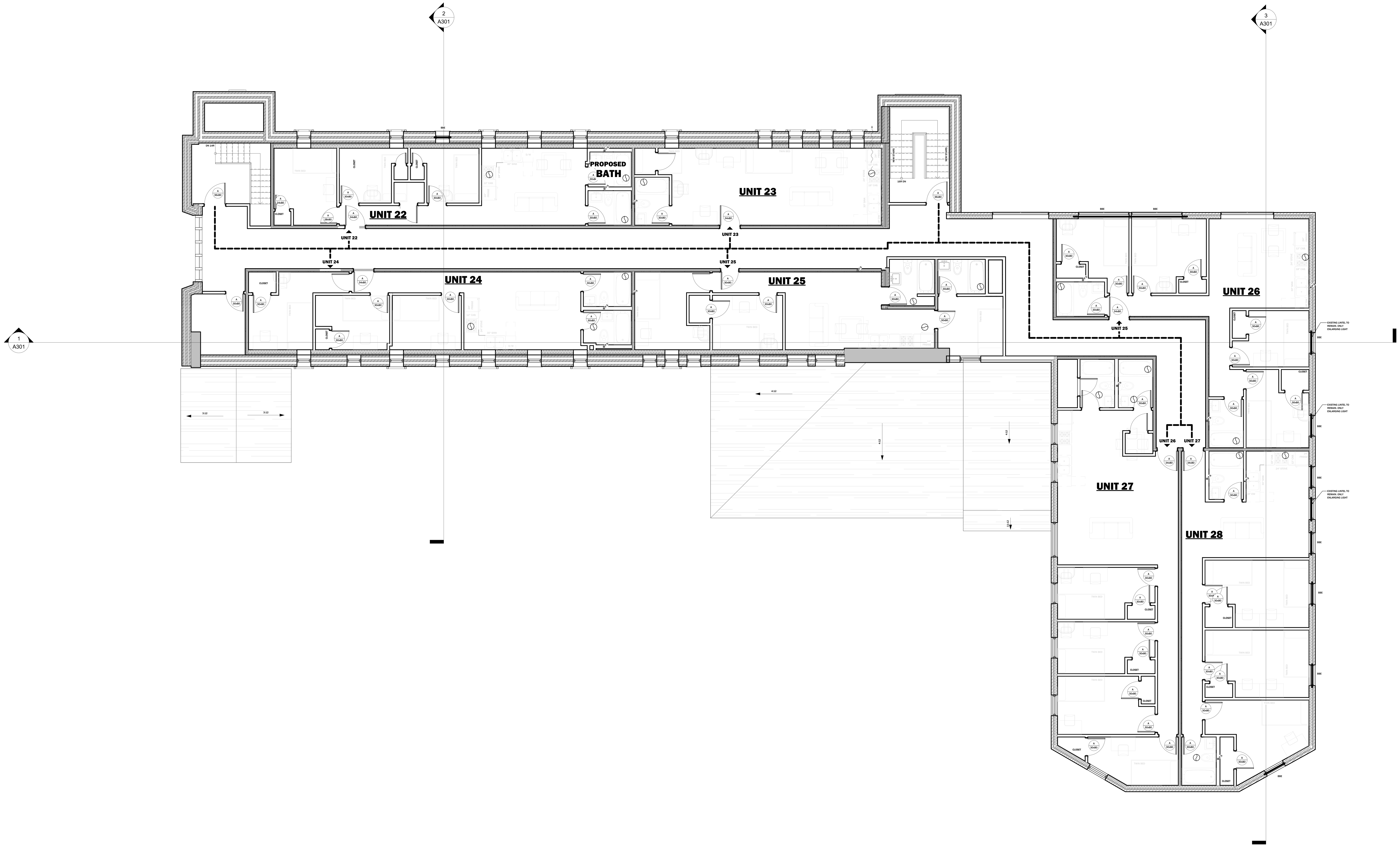
3.01			**7.6.1.6 SUITES (SHUT-OFF VALVES):** SHUT-OFF VALVES SHALL BE INSTALLED IN EVERY SUITE IN A BUILDING OF RESIDENTIAL OCCUPANCY AS MAY BE NECESSARY TO ENSURE THAT WHEN THE SUPPLY TO ONE SUITE IS SHUT OFF THE SUPPLY TO THE REMAINDER OF THE BUILDING IS NOT INTERRUPTED **PART 11:** NO COMPLIANCE ALTERNATIVES FOR THE ABOVE CODE REFERENCE



ROJAS
EMPIRE OF DESIGN
DETERMINATION · HUSTLE · RESULTS

HENRY MATTHEW SILVA ROJAS
1115 WESTPORT CRESCENT, MISSISSAUGA, ON, L5T 1E8
647 261 9708
HENRYMSILVA@ROJASEMPIRE.COM

DESIGNER'S INFO
QUALIFICATION INFORMATION
HENRY M SILVA ROJAS — 106163
REGISTRATION INFORMATION
ROJAS EMPIRE OF DESIGN INC — 121689

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM

OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON

SHEET NAME:
PROPOSED THIRD FURNITURE PLAN

SCALE: As indicated

PROJECT NO.: 22063
START DATE: 31.MAR.2024
DRAWN BY: NIKITA GAIKWAD
REVIEWED BY: HENRY M SILVA ROJAS

REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND:
EXISTING — LOAD-BEARING
DEMO — FIRE SEPARATION/EXIT PATH
PROPOSED — INSULATION
VAPOR BARRIER

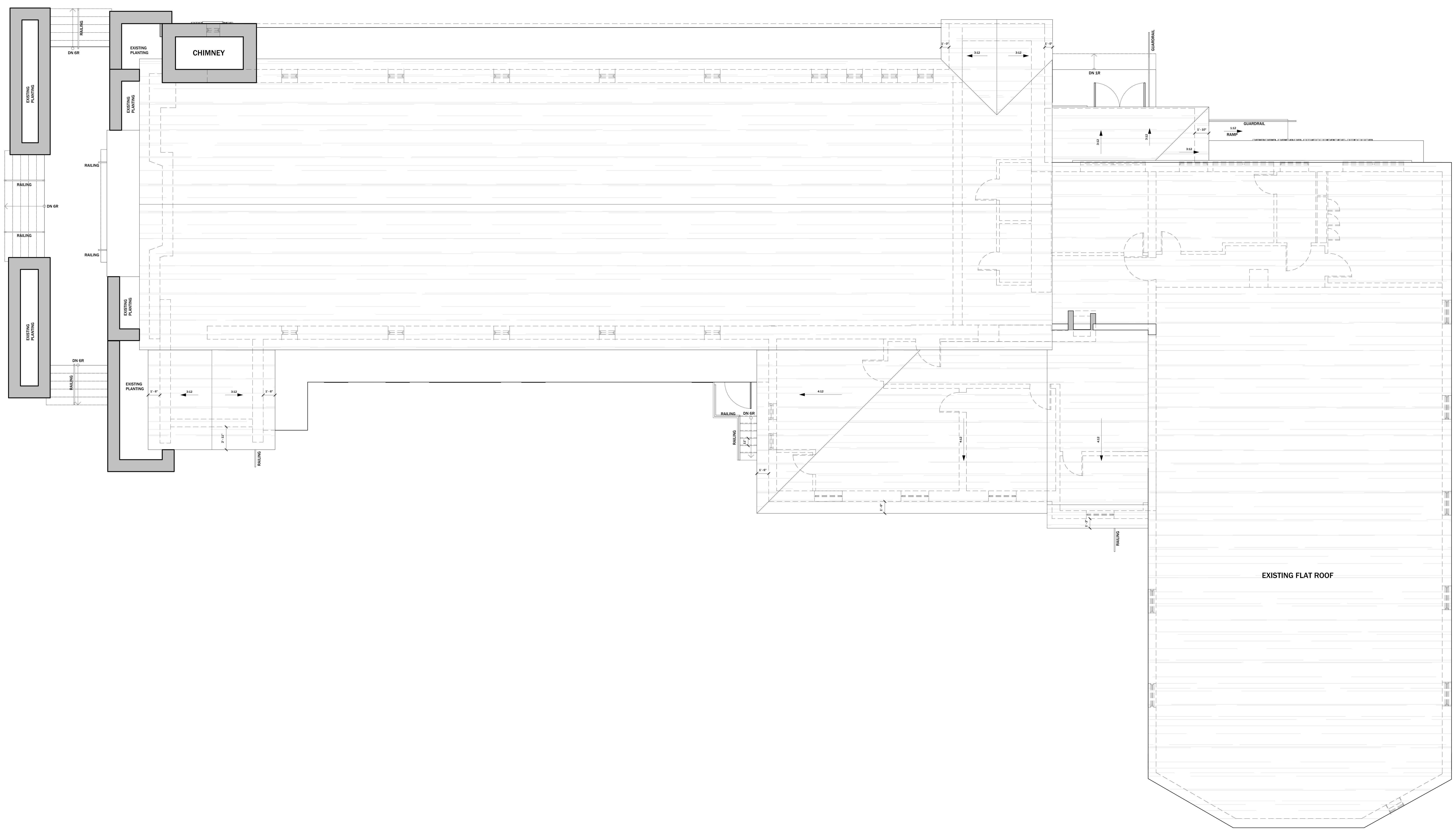
ENGINEER'S STAMP:

SHEET NO.
A107a

36x48 SHEETS

CITY ELECTRONIC STAMP

PLOTTED ON: 11/26/2024 7:34:14 PM



CITY ELECTRONIC STAMP

ROJAS EMPIRE OF DESIGN
DETERMINATION · HUSTLE · RESULTS
HENRY MATTHEW SILVA ROJAS
1115 WESTPORT CRESCENT, MISSISSAUGA, ON, L5T 1E8
647 261 9708
HENRYMSILVA@ROJASEMPIRE.COM

DESIGNER'S INFO
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE
HENRY M SILVA ROJAS — 106163
NAME — SIGNATURE — BCIN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE
ROJAS EMPIRE OF DESIGN INC — 121689
FIRM NAME — BCIN

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM

OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON

SHEET NAME:
EXISTING ROOF PLAN

SCALE: 3/16" = 1'-0"

PROJECT NO.
22063
START DATE:
31.MAR.2024
DRAWN BY:
NIKITA GAIKWAD
REVIEWED BY:
HENRY M SILVA ROJAS

REVISIONS:

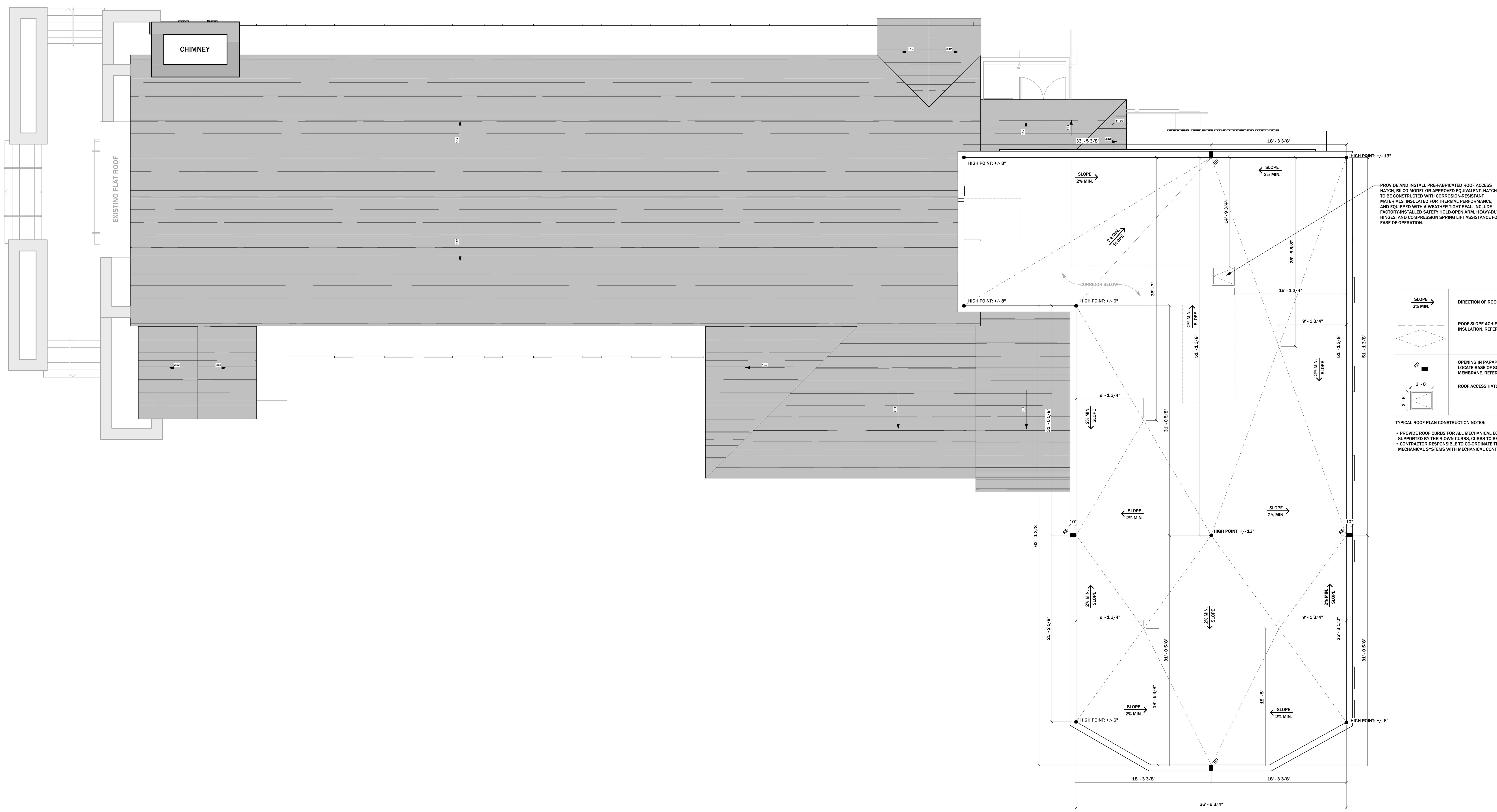
NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND:
EXISTING
DEMO
PROPOSED
LOAD-BEARING
FIRE SEPARATION/ EXIT PATH
INSULATION
VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO.
A108

36x48 SHEETS



SLOPE 2% MIN.	DIRECTION OF ROOF SLOPE
	ROOF SLOPE ACHIEVED BY SLOPING TAPERED INSULATION, REFER TO PLAN FOR INFO.
RS	OPENING IN PARAPET FOR 6"X6" ROOF SCUPEER. LOCATE BASE OF SCUPPER @ TOP OF ROOF MEMBRANE. REFER TO ROOF PLAN FOR ELEVATION.
3' - 0" × 2' - 6"	ROOF ACCESS HATCH

TYPICAL ROOF PLAN CONSTRUCTION NOTES:

- PROVIDE ROOF CURBS FOR ALL MECHANICAL EQUIPMENT THAT ARE NOT SUPPORTED BY THEIR OWN CURBS, CURBS TO BE BUILT LEVEL
- CONTRACTOR RESPONSIBLE TO CO-ORDINATE THE LOCATION AND SIZE OF MECHANICAL SYSTEMS WITH MECHANICAL CONTRACTOR

ROJAS EMPIRE OF DESIGN
DETERMINATION · HUSTLE · RESULTS
HENRY MATTHEW SILVA ROJAS
1115 WESTPORT CRESCENT, MISSISSAUGA, ON, L5T 1E8
647 261 9708
HENRYMSILVA@ROJASEMPIRE.COM

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM
OWNER INFO: -

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON
SHEET NAME: **PROPOSED ROOF PLAN**
SCALE: 3/16" = 1'-0"

PROJECT NO. 22063
START DATE: 31.MAR.2024
DRAWN BY: NIKITA GAIKWAD
REVIEWED BY: HENRY M SILVA ROJAS

REVISIONS:

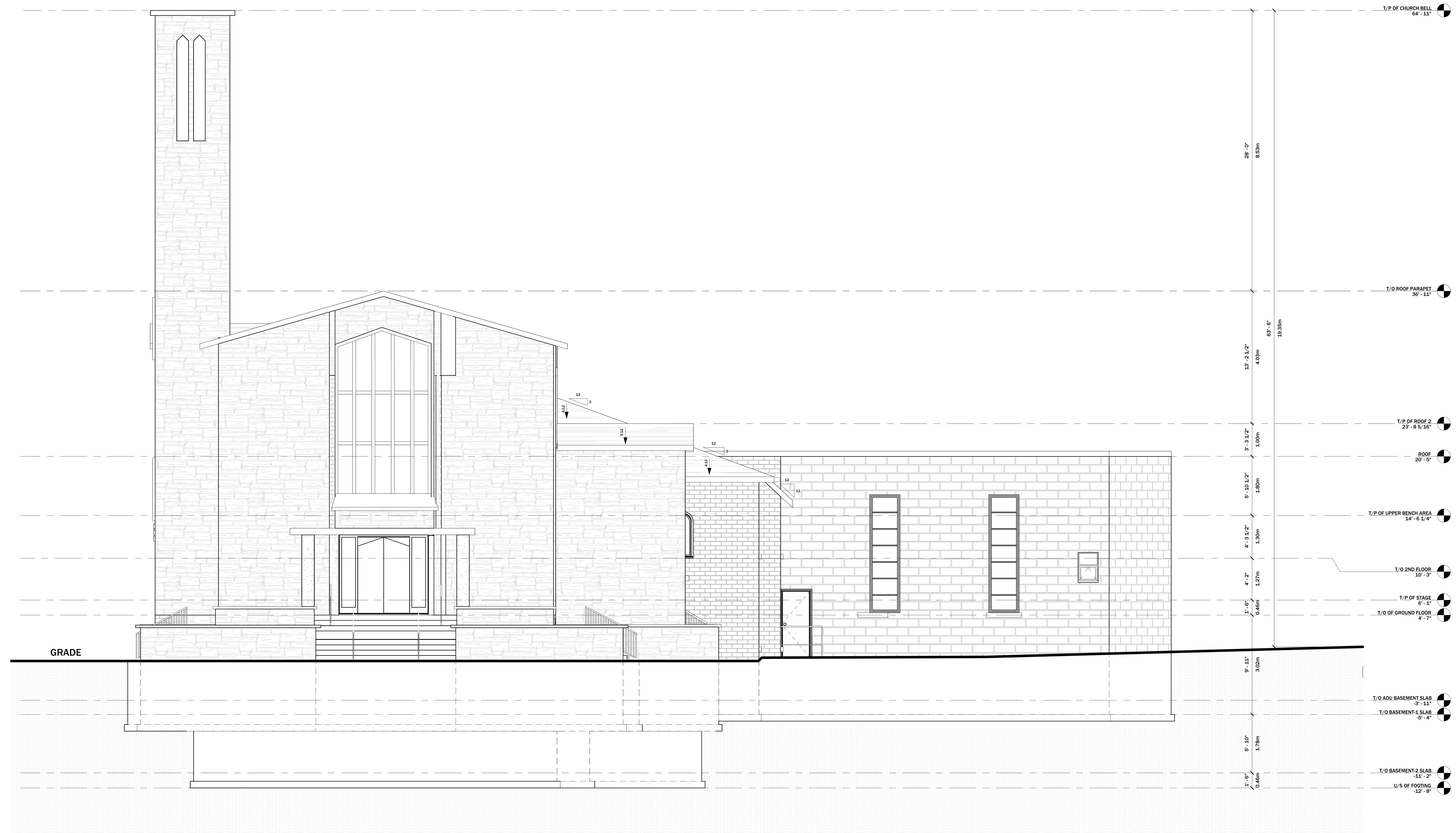
NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

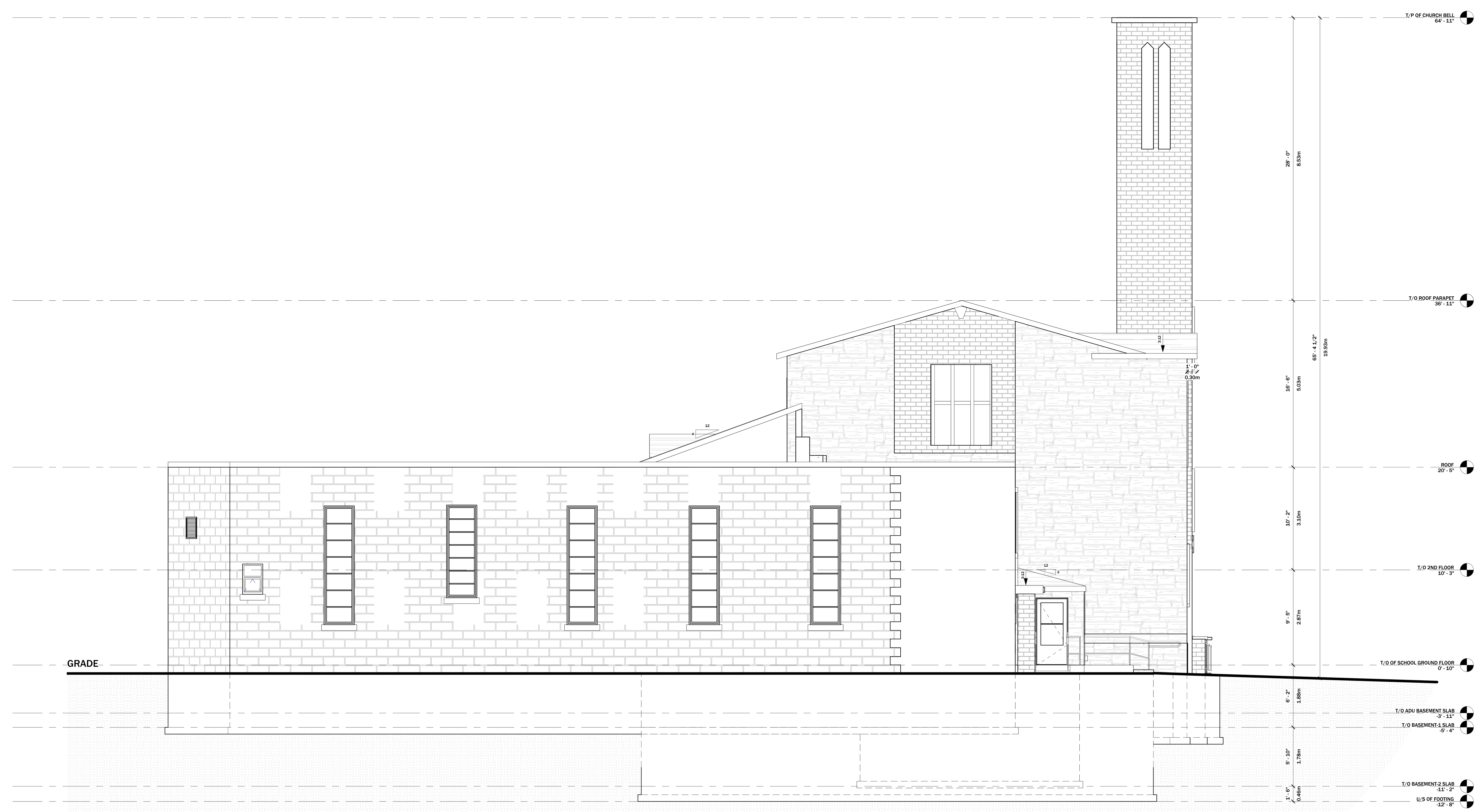
WALL LEGEND: EXISTING, DEMO, PROPOSED, LOAD-BEARING, FIRE SEPARATION/EXIT PATH, INSULATION, VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO. **A109**

36x48 SHEETS





ROJAS
EMPIRE OF DESIGN
DETERMINATION · HUSTLE · RESULTS
HENRY MATTHEW SILVA ROJAS
1115 WESTPORT CRESCENT, MISSISSAUGA, ON, L5T 1E8
647 261 9708
HENRYMSILVA@ROJASEMPIRE.COM

DESIGNER'S INFO
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

NAME	SIGNATURE	BCIN
HENRY M SILVA ROJAS		106163

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME	BCIN
ROJAS EMPIRE OF DESIGN INC	121689

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM

OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON

SHEET NAME:
EXISTING/DEMO FRONT AND REAR ELEVATIONS

SCALE: 3/16" = 1'-0"

PROJECT NO. 22063
START DATE: 31.MAR.2024
DRAWN BY: NIKITA GAIKWAD
REVIEWED BY: HENRY M SILVA ROJAS

REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

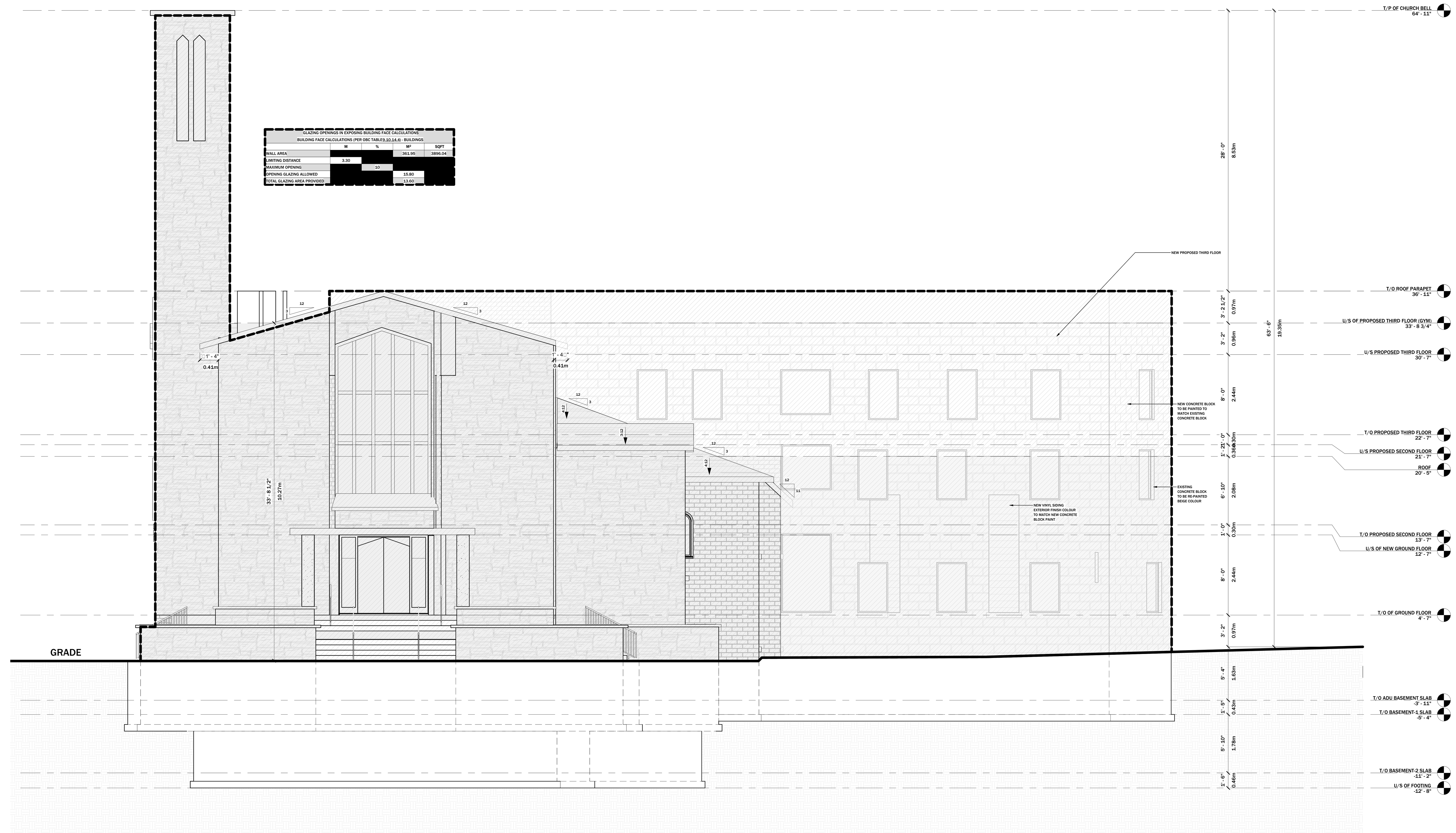
WALL LEGEND:
EXISTING
DEMO
PROPOSED
LOAD-BEARING
FIRE SEPARATION/ EXIT PATH
INSULATION
VAPOR BARRIER

ENGINEER'S STAMP:

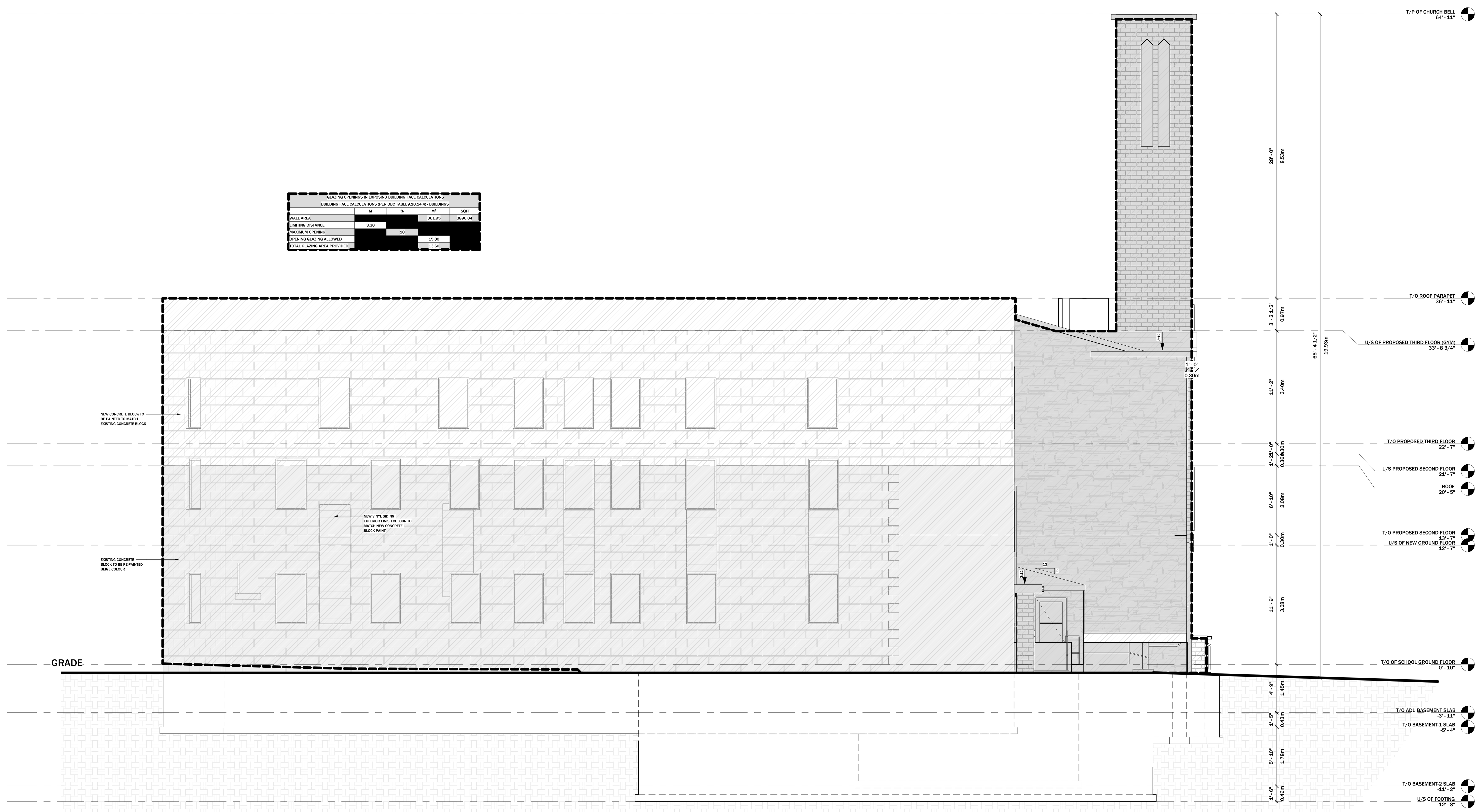
SHEET NO.
A201

36x48 SHEETS

GLAZING OPENINGS IN EXPOSING BUILDING FACE CALCULATIONS BUILDING FACE CALCULATIONS (PER OBC TABLE9.10.14.4) - BUILDINGS	M	%	M²	SQFT
WALL AREA			361.95	3896.04
LIMITING DISTANCE	3.30			
MAXIMUM OPENING		10		
OPENING GLAZING ALLOWED			15.80	
TOTAL GLAZING AREA PROVIDED			13.60	



GLAZING OPENINGS IN EXPOSING BUILDING FACE CALCULATIONS BUILDING FACE CALCULATIONS (PER OBC TABLE9.10.14.4) - BUILDINGS	M	%	M²	SQFT
WALL AREA			361.95	3896.04
LIMITING DISTANCE	3.30			
MAXIMUM OPENING		10		
OPENING GLAZING ALLOWED			15.80	
TOTAL GLAZING AREA PROVIDED			13.60	



ROJAS EMPIRE OF DESIGN
DETERMINATION • HUSTLE • RESULTS
HENRY MATTHEW SILVA ROJAS
1115 WESTPORT CRESCENT, MISSISSAUGA, ON, L5T 1E8
647 261 9708
HENRYMSILVA@ROJASEMPIRE.COM

PROJECT TYPE: **28 UNIT CONVERSION**
FROM CHURCH + GYM
OWNER INFO: -

PROJECT NAME/ADDRESS: **THE WELLINGTON APARTMENT**
97 WELLINGTON ST, BRANTFORD, ON
SHEET NAME: **PROPOSED FRONT AND REAR ELEVATIONS (CHURCH)**
SCALE: As indicated

PROJECT NO. 22063
START DATE: 31.MAR.2024
DRAWN BY: NIKITA GAIKWAD
REVIEWED BY: HENRY M SILVA ROJAS

REVISIONS:

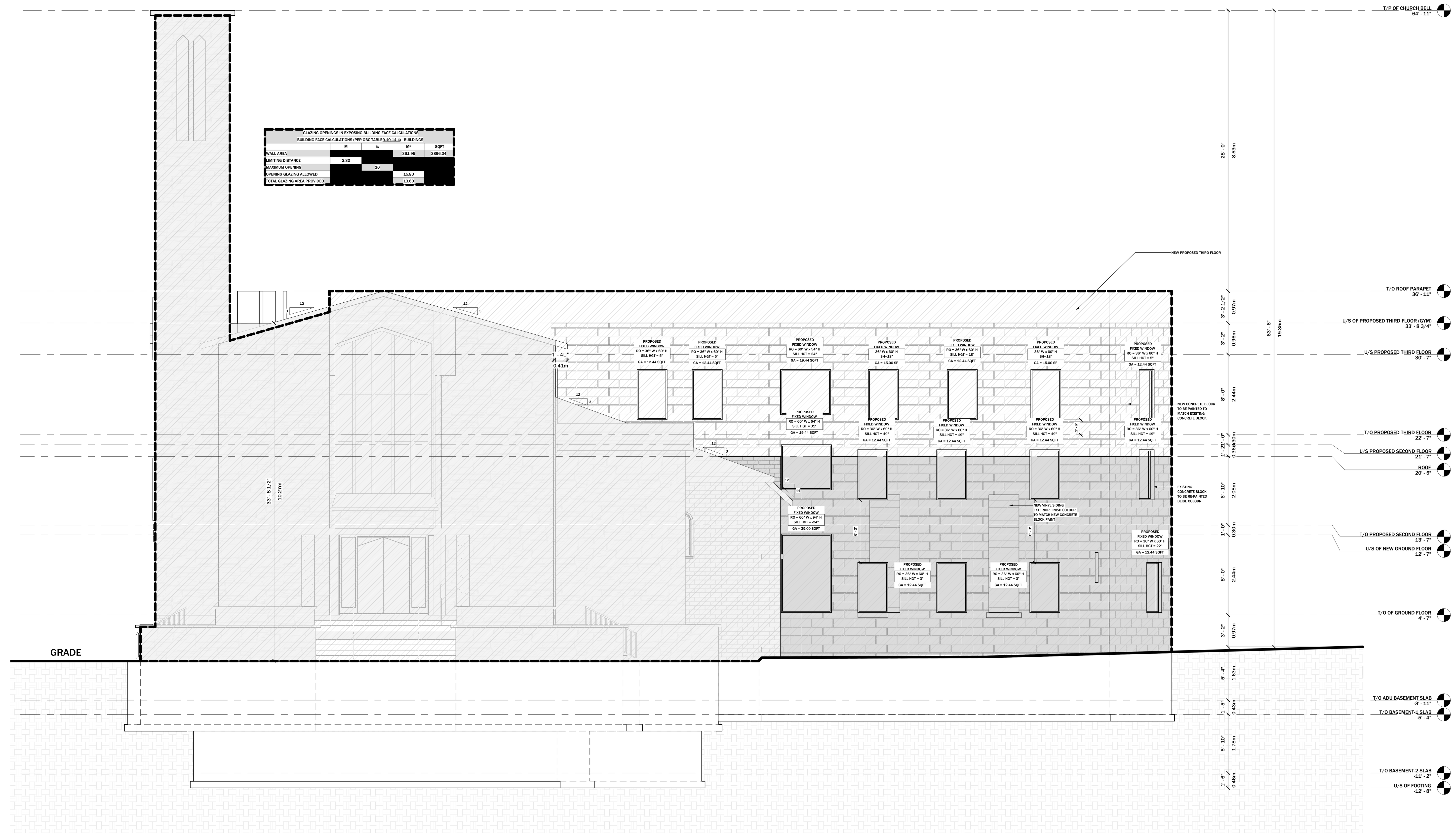
NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND: EXISTING, DEMO, PROPOSED, LOAD-BEARING, FIRE SEPARATION/ EXIT PATH, INSULATION, VAPOR BARRIER

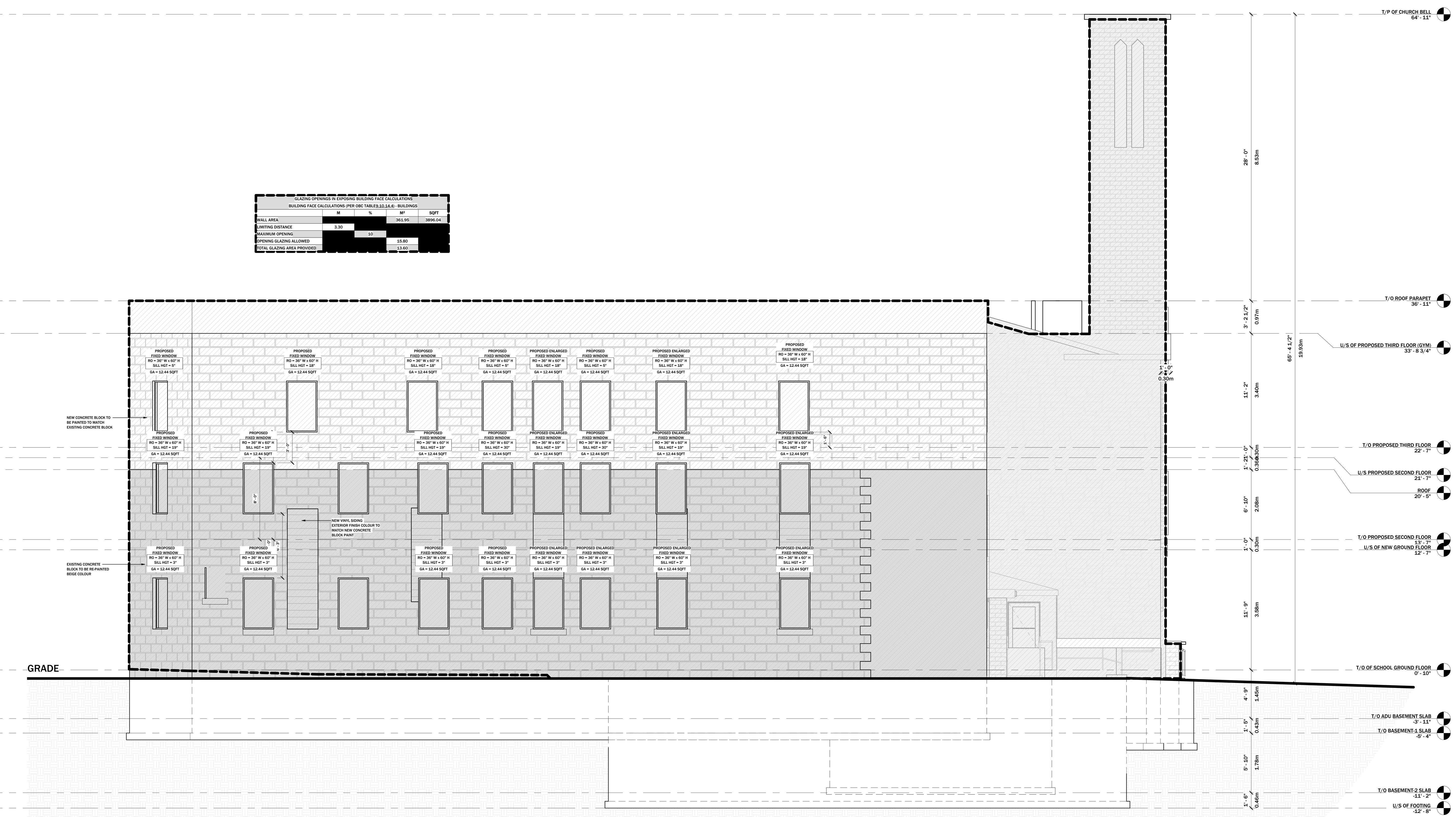
ENGINEER'S STAMP:

SHEET NO. **A202**

36x48 SHEETS



GLAZING OPENINGS IN EXPOSING BUILDING FACE CALCULATIONS BUILDING FACE CALCULATIONS (PER OBC TABLE 9.10.14.4) - BUILDINGS				
	M	%	M²	SQFT
WALL AREA			361.95	3896.04
LIMITING DISTANCE	3.30			
MAXIMUM OPENING		10		
OPENING GLAZING ALLOWED			15.80	
TOTAL GLAZING AREA PROVIDED			13.60	



GLAZING OPENINGS IN EXPOSING BUILDING FACE CALCULATIONS BUILDING FACE CALCULATIONS (PER OBC TABLE 9.10.14.4) - BUILDINGS				
	M	%	M²	SQFT
WALL AREA			361.95	3896.04
LIMITING DISTANCE	3.30			
MAXIMUM OPENING		10		
OPENING GLAZING ALLOWED			15.80	
TOTAL GLAZING AREA PROVIDED			13.60	

ROJAS EMPIRE OF DESIGN
DETERMINATION · HUSTLE · RESULTS
HENRY MATTHEW SILVA ROJAS
1115 WESTPORT CRESCENT, MISSISSAUGA, ON, L5T 1E8
647 261 9708
HENRYMSILVA@ROJASEMPIRE.COM

DESIGNER'S INFO

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

HENRY M SILVA ROJAS — 106163
NAME — SIGNATURE — BCIN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

ROJAS EMPIRE OF DESIGN INC — 121689
FIRM NAME — BCIN

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM

OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON

SHEET NAME:
PROPOSED FRONT AND REAR ELEVATIONS (GYM)
SCALE: As indicated

PROJECT NO.
22063
START DATE:
31.MAR.2024
DRAWN BY:
NIKITA GAIKWAD
REVIEWED BY:
HENRY M SILVA ROJAS

REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND:
EXISTING — LOAD-BEARING
DEMO — FIRE SEPARATION/ EXIT PATH
PROPOSED — INSULATION
VAPOR BARRIER

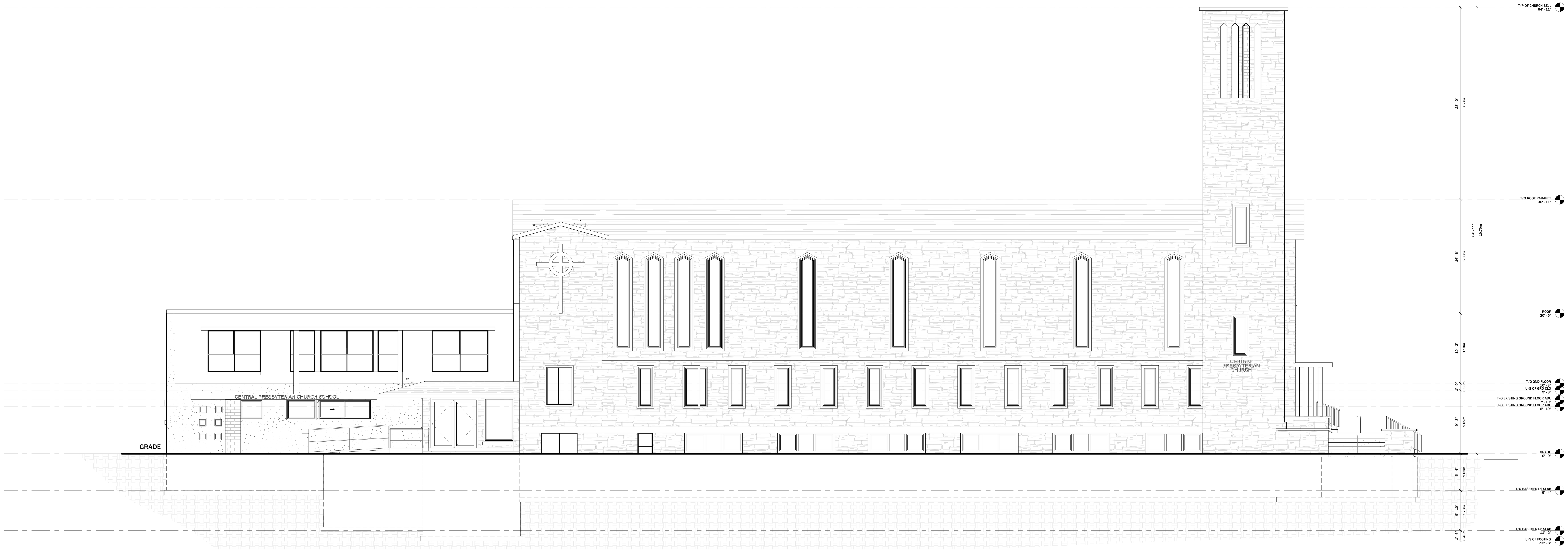
ENGINEER'S STAMP:

SHEET NO.
A202a

36x48 SHEETS

CITY ELECTRONIC STAMP

PLOTTED ON: 11/26/2024 7:54:27 PM



ROJAS
EMPIRE OF DESIGN
DETERMINATION · HUSTLE · RESULTS
HENRY MATTHEW SILVA ROJAS
1115 WESTPORT CRESCENT, MISSISSAUGA, ON, L5T 1E8
647 261 9708
HENRYMSILVA@ROJASEMPIRE.COM

PROJECT TYPE: **28 UNIT CONVERSION**
FROM CHURCH + GYM
OWNER INFO: -

PROJECT NAME/ADDRESS: **THE WELLINGTON APARTMENT**
97 WELLINGTON ST, BRANTFORD, ON
SHEET NAME: **EXISTING/DEMO SIDE ELEVATIONS**
SCALE: 3/16" = 1'-0"

PROJECT NO. 22063
START DATE: 31.MAR.2024
DRAWN BY: ZAINA AMER
REVIEWED BY: HENRY M SILVA ROJAS

REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND:
EXISTING — LOAD-BEARING
DEMO — FIRE SEPARATION/EXIT PATH
PROPOSED — INSULATION
VAPOR BARRIER

ENGINEER'S STAMP:

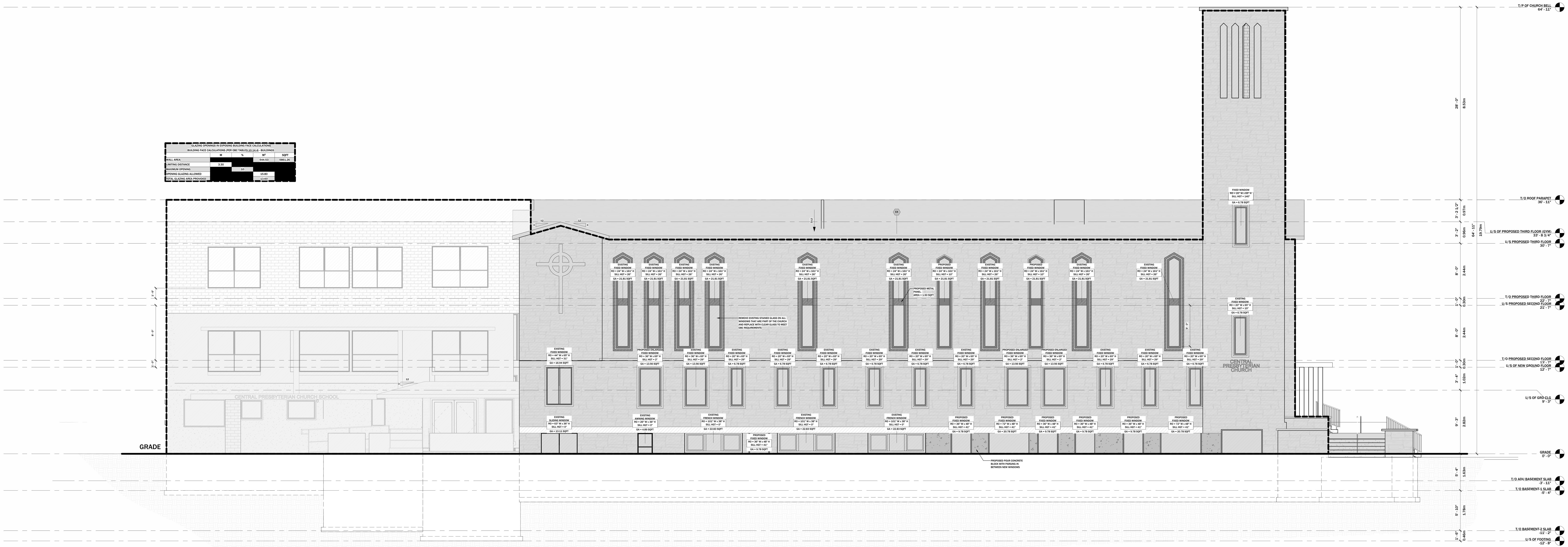
SHEET NO. **A203**

36x48 SHEETS

GLAZING OPENINGS IN EXPOSING BUILDING FACE CALCULATIONS

BUILDING FACE CALCULATIONS (PER OBC TABLE 9.10.14.4) - BUILDINGS

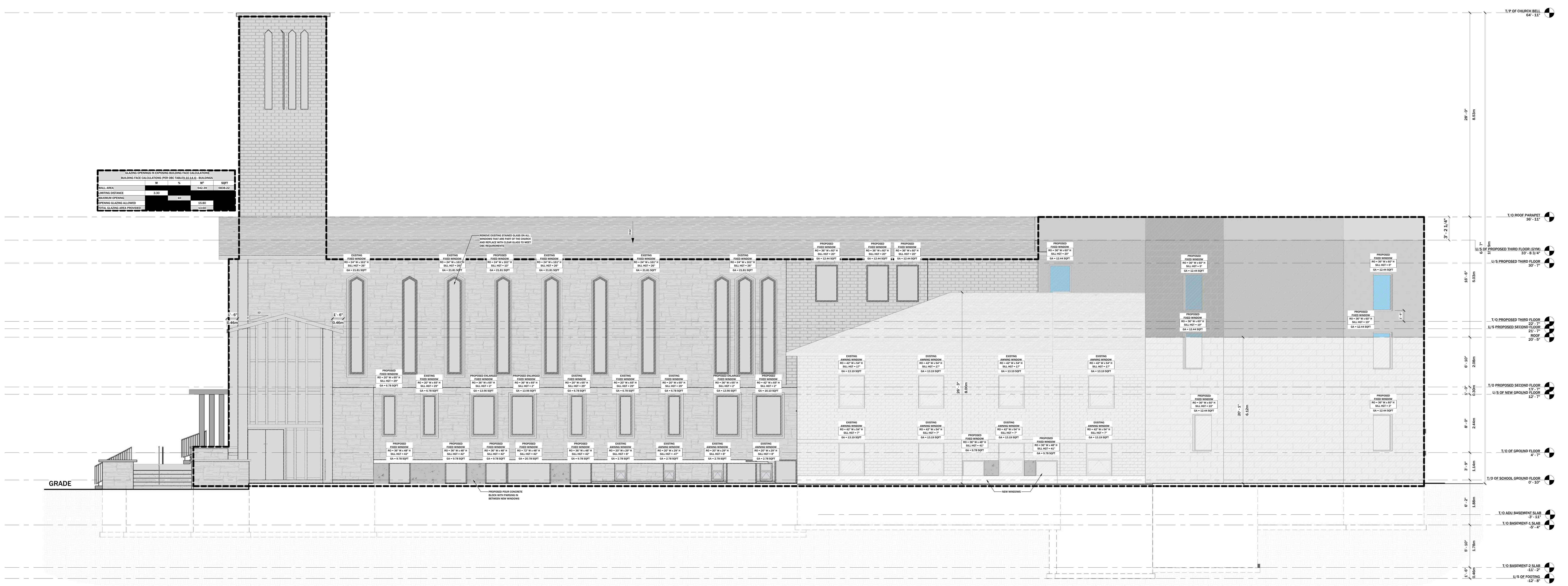
	M	%	M^2	SQFT
WALL AREA			544.53	5861.26
LIMITING DISTANCE	3.30			
MAXIMUM OPENING		10		
OPENING GLAZING ALLOWED			15.80	
TOTAL GLAZING AREA PROVIDED			13.60	



GLAZING OPENINGS IN EXPOSING BUILDING FACE CALCULATIONS

BUILDING FACE CALCULATIONS (PER OBC TABLE 9.10.14.4) - BUILDINGS

	M	%	M^2	SQFT
WALL AREA			542.39	5838.22
LIMITING DISTANCE	3.30			
MAXIMUM OPENING		10		
OPENING GLAZING ALLOWED			15.80	
TOTAL GLAZING AREA PROVIDED			13.60	



ROJAS EMPIRE OF DESIGN
DETERMINATION • HUSTLE • RESULTS
HENRY MATTHEW SILVA ROJAS
1115 WESTPORT CRESCENT, MISSISSAUGA, ON, L5T 1E8
647 261 9708
HENRYMSILVA@ROJASEMPIRE.COM

DESIGNER'S INFO
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

NAME	SIGNATURE	BCIN
HENRY M SILVA ROJAS		106163

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME	BCIN
ROJAS EMPIRE OF DESIGN INC	121689

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM

OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON

SHEET NAME:
PROPOSED SIDE ELEVATIONS (CHURCH)

SCALE: As indicated

PROJECT NO. 22063
START DATE: 31.MAR.2024
DRAWN BY: ZAINA AMER
REVIEWED BY: HENRY M SILVA ROJAS

REVISIONS:

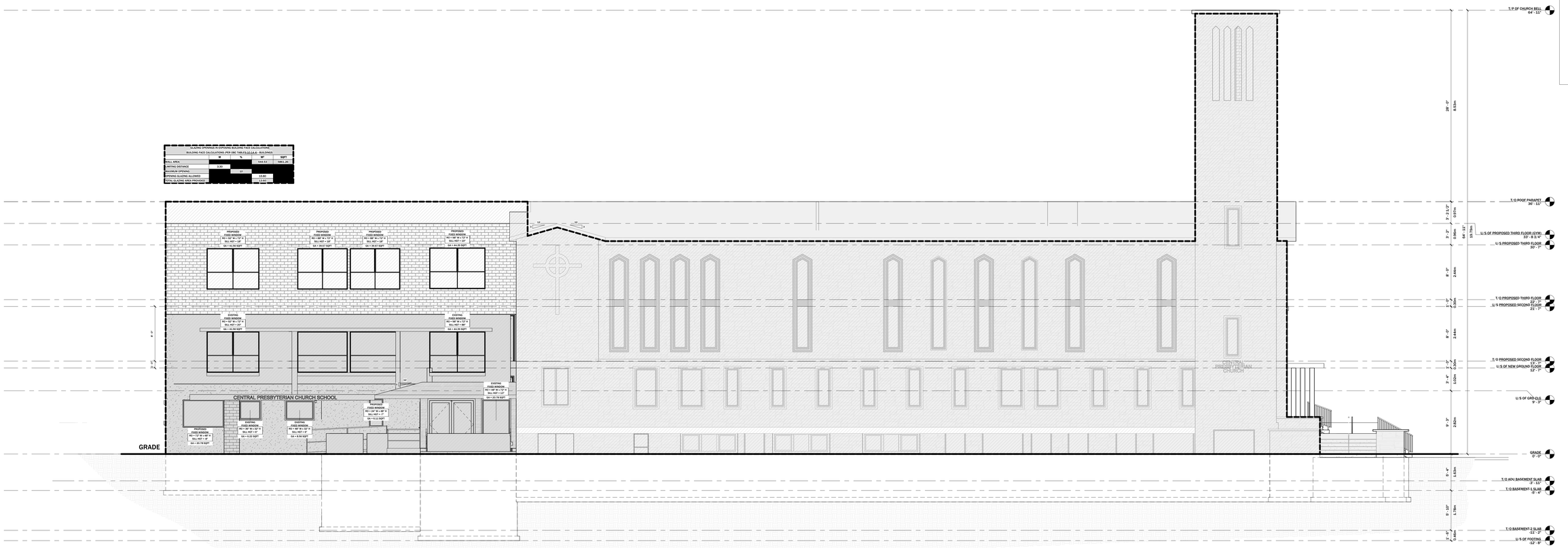
NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND:
EXISTING — LOAD-BEARING
DEMO — FIRE SEPARATION/ EXIT PATH
PROPOSED — INSULATION
VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO.
A204

36x48 SHEETS



GLAZING OPENINGS IN EXPOSING BUILDING FACE CALCULATIONS BUILDING FACE CALCULATIONS (PER OBC TABLE9.10.14.4) - BUILDINGS	M	%	M²	SQFT
WALL AREA			544.53	5861.26
LIMITING DISTANCE	3.30			
MAXIMUM OPENING		10		
OPENING GLAZING ALLOWED			15.80	
TOTAL GLAZING AREA PROVIDED			13.60	

GLAZING OPENINGS IN EXPOSING BUILDING FACE CALCULATIONS BUILDING FACE CALCULATIONS (PER OBC TABLE9.10.14.4) - BUILDINGS	M	%	M²	SQFT
WALL AREA			542.39	5838.22
LIMITING DISTANCE	3.30			
MAXIMUM OPENING		10		
OPENING GLAZING ALLOWED			15.80	
TOTAL GLAZING AREA PROVIDED			13.60	

ROJAS
EMPIRE OF DESIGN
DETERMINATION · HUSTLE · RESULTS

HENRY MATTHEW SILVA ROJAS
1115 WESTPORT CRESCENT, MISSISSAUGA, ON, L5T 1E8
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HENRYMSILVA@ROJASEMPIRE.COM

DESIGNER'S INFO
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

NAME	SIGNATURE	BCIN
HENRY M SILVA ROJAS		106163

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME	BCIN
ROJAS EMPIRE OF DESIGN INC	121689

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM

OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON

SHEET NAME:
PROPOSED SIDE ELEVATIONS (GYM)

SCALE: As indicated

PROJECT NO.
22063

START DATE:
31.MAR.2024

DRAWN BY:
ZAINA AMER

REVIEWED BY:
HENRY M SILVA ROJAS

REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND:

▨	EXISTING	☒	LOAD-BEARING
⬚	DEMO	– – –	FIRE SEPARATION/ EXIT PATH
☐	PROPOSED	▧	INSULATION
		– – –	VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO.
A204a

36x48 SHEETS

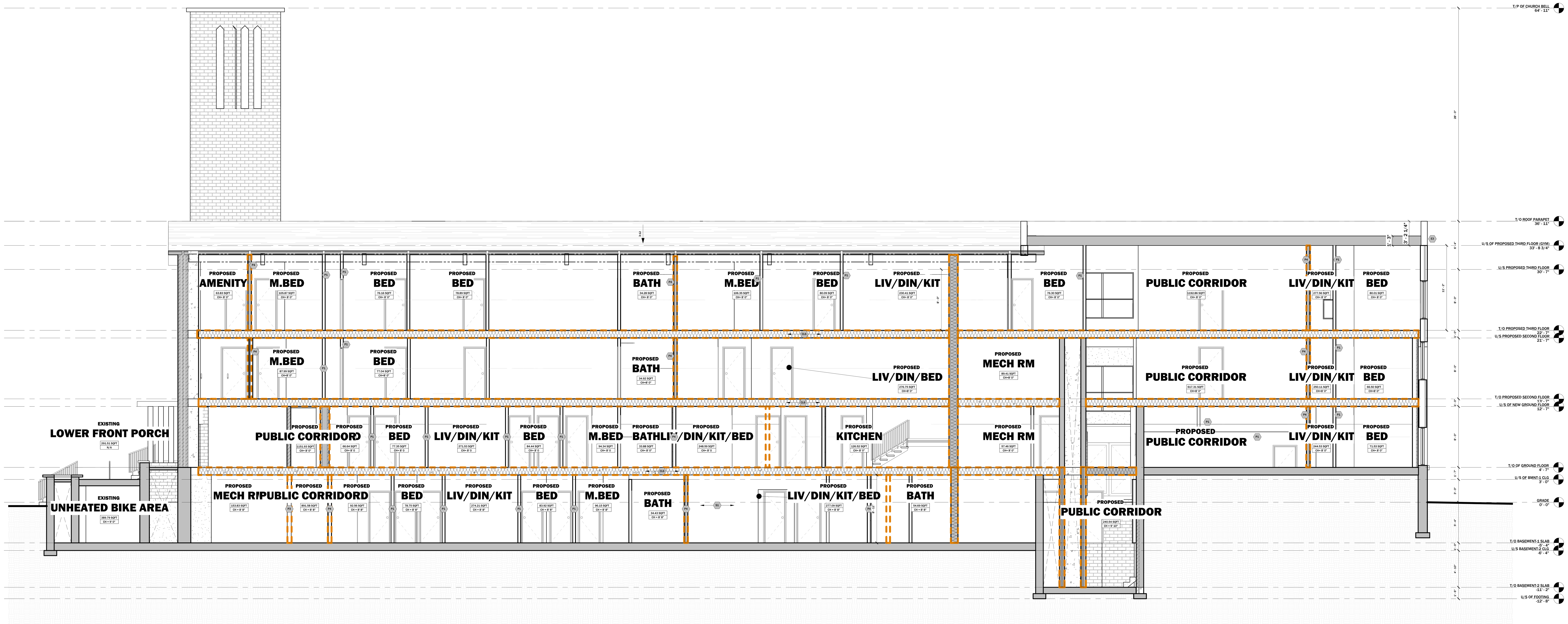
PLOTTED ON: 11/26/2024 7:04:46 PM

CONFORMING TO OBC TABLE 11.5.1.1.C., C.A. NUMBER C147, C152 & C153.

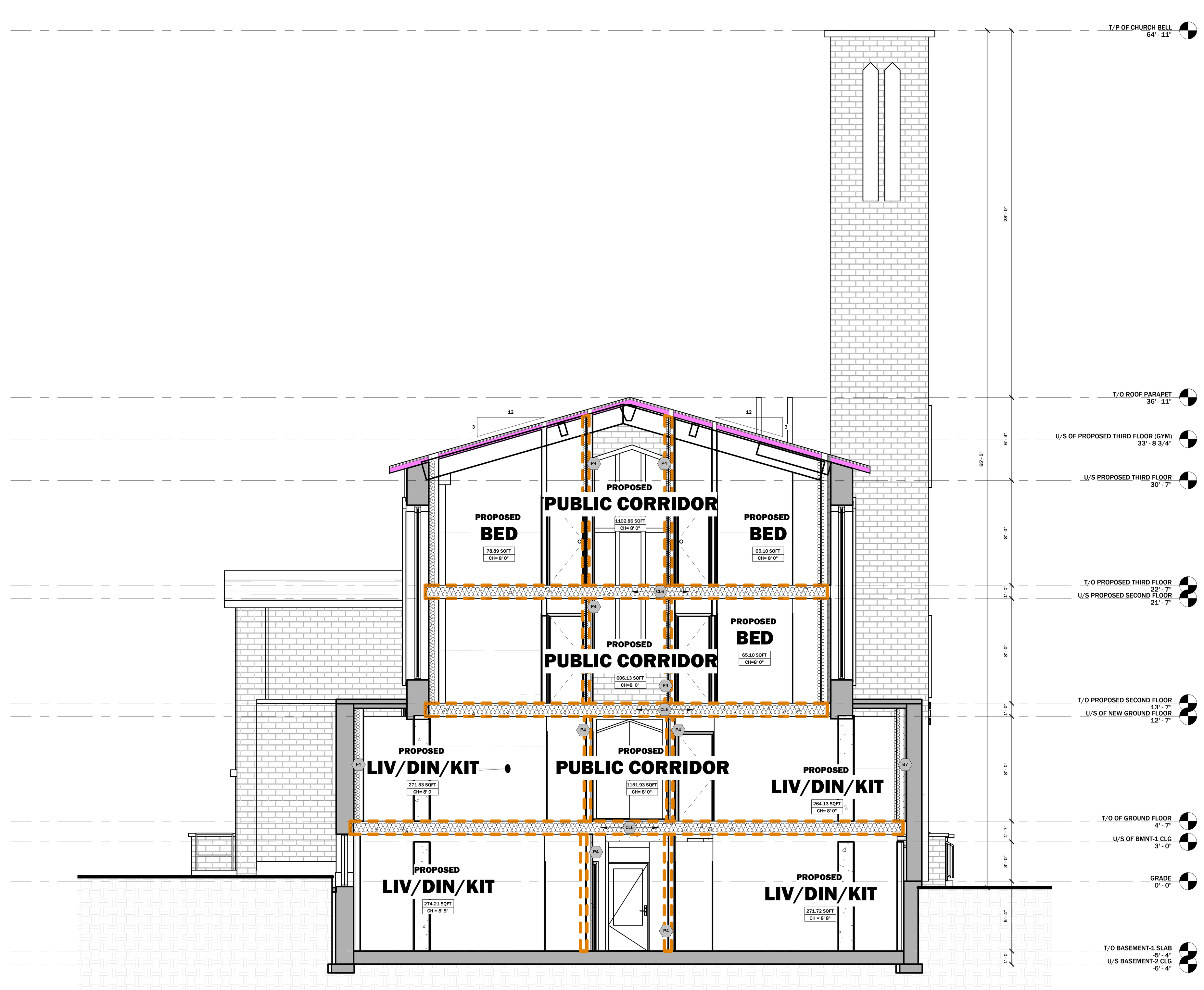
30MIN FIRE RATING IS ACCEPTABLE FOR;

-STRUCTURAL ELEMENTS
-SEPARATION OF RESIDENTIAL SUITES
-SEPARATION OF SERVICE ROOMS
-SEPARATION OF PUBLIC CORRIDORS

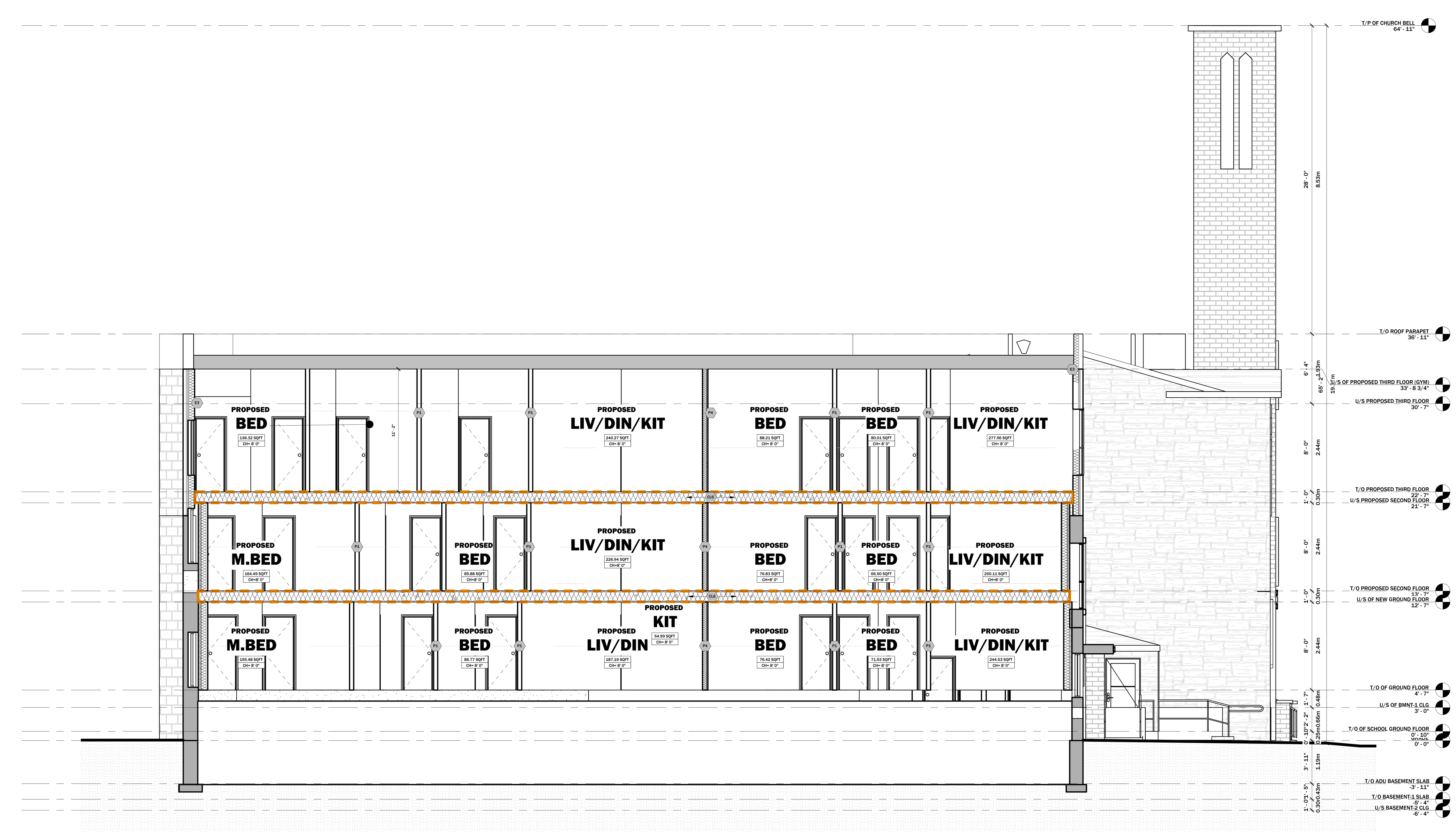
B4	-	-	• EXISTING CONCRETE WALL • 2" AIR SPACE • 2x4 WOOD STUDS @ 16" O.C W/ R20 BATT OR MINERAL WOOL INSULATION (TO BE INSTALLED BETWEEN STUDS AND INSIDE AIR SPACE) • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD R-VALUE = R20 (DUE TO THERMAL BRIDGING WITH THE WOOD STUDS)
P1	-	-	• 1/2" GYPSUM BOARD • 2x4 WOOD STUDS @ 16" O.C • 1/2" GYPSUM BOARD
PS	-	-	• 1" FIRE RATED GYPSUM BOARD LINER PANEL • 4" C-H STUDS @ 16" O.C W/ 3" BATT INSULATION WITHIN CAVITY • 3/4" FIRE RATED GYPSUM BOARD
CL6	30 MINS OBC #F8D	50	• EXISTING PLYWOOD SUBFLOOR • EXISTING CEILING JOIST, NOT MORE THAN @ 24" O.C • PROPOSED CAVITY FILL SOUND ABSORPTIVE MATERIAL • PROPOSED 1/2" RESILIENT CHANNELS @ 24" O.C • PROPOSED 1 LAYER OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD
CL7	60 MINS SB-2	-	PROPOSED SUSPENDED FIRE-RESISTANT CEILING ASSEMBLY • EXISTING COMPOSITE SLAB TO BE RETAINED. INSPECT THE EXISTING COMPOSITE SLAB FOR STRUCTURAL INTEGRITY. REPAIR OR REINFORCE AS REQUIRED PER ENGINEER'S RECOMMENDATIONS. • INSTALL 1/2" RESILIENT CHANNELS @ 24" O.C TO UNDERSIDE OF EXISTING COMPOSITE SLAB • INSTALL 2 LAYERS OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD.
E3	-	-	• 3 1/2" STONE OR BRICK VENEER AS PER ELEVATIONS • COLOUR TBD BY OWNER PRIOR TO CONSTRUCTION • UNOBSTRUCTED WEEP SYSTEM @24" o.c. WITH MORTAR DRIP CONTROL IN 1" AIR SPACE • "TYVEK" (OR EQUAL) MOISTURE PROTECTION • 1/2" SPRUCE PLYWOOD SHEATHING • 2x6 SPF #2 WOOD STUDS @ 16" o.c. • MINERAL WOOL INSULATION (R-VALUE AS PER HVAC) • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD. • TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT
F1	-	-	• EXISTING CONSTRUCTION • 1 5/8" METAL STUDS @ 16" O.C • 1/2" GYPSUM BOARD
F4	-	-	• EXISTING DOUBLE BRICK WALL CONSTRUCTION (TO REMAIN) • 1" AIR GAP • 1" R5 RIGID INSULATION • 1" R5 RIGID INSULATION SHEATHING • 2x6 SPF #2 WOOD STUDS @ 16" O.C W/ MIN. R22 BATT INSULATION • 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS • 1/2" GYPSUM BOARD. • TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT
F7	-	-	• 3 5/8" METAL STUDS @ 16" O.C • 1/2" GYPSUM BOARD. • TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT
2.04 (S)	**9.10.19.5 INTERCONNECTION OF SMOKE ALARMS:** WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND **PART 11:** 15MIN IS PERMITTED IN A "HOUSE" WHERE ALL SMOKE ALARMS ARE INTERCONNECTED WITH EACH OTHER BETWEEN BOTH UNITS		
2.10	**9.34.2.1. LIGHTING OF ENTRANCES:** AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY.		
3.01	**7.6.1.6 SUITES (SHUT-OFF VALVES):** SHUT-OFF VALVES SHALL BE INSTALLED IN EVERY SUITE IN A BUILDING OF RESIDENTIAL OCCUPANCY AS MAY BE NECESSARY TO ENSURE THAT WHEN THE SUPPLY TO ONE SUITE IS SHUT OFF THE SUPPLY TO THE REMAINDER OF THE BUILDING IS NOT INTERRUPTED **PART 11:** NO COMPLIANCE ALTERNATIVES FOR THE ABOVE CODE REFERENCE		



1 A301 BUILDING SECTION 01
3/16" = 1'-0"



2 A301 BUILDING SECTION 02
3/16" = 1'-0"



3 A301 BUILDING SECTION 03
3/16" = 1'-0"

ROJAS EMPIRE OF DESIGN
DETERMINATION • HUSTLE • RESULTS

HENRY MATTHEW SILVA ROJAS
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PROJECT TYPE: **28 UNIT CONVERSION**
FROM CHURCH + GYM
OWNER INFO: -

PROJECT NAME/ADDRESS: **THE WELLINGTON APARTMENT**
97 WELLINGTON ST, BRANTFORD, ON
SHEET NAME: **BUILDING SECTION 01**
SCALE: As indicated

PROJECT NO. 22063
START DATE: 31.MAR.2024
DRAWN BY: ZAINA AMER
REVIEWED BY: HENRY M SILVA ROJAS

REVISIONS:

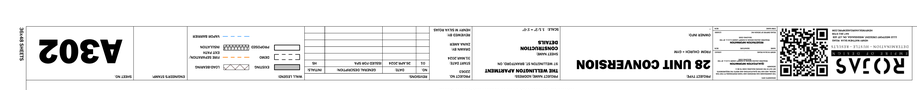
NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

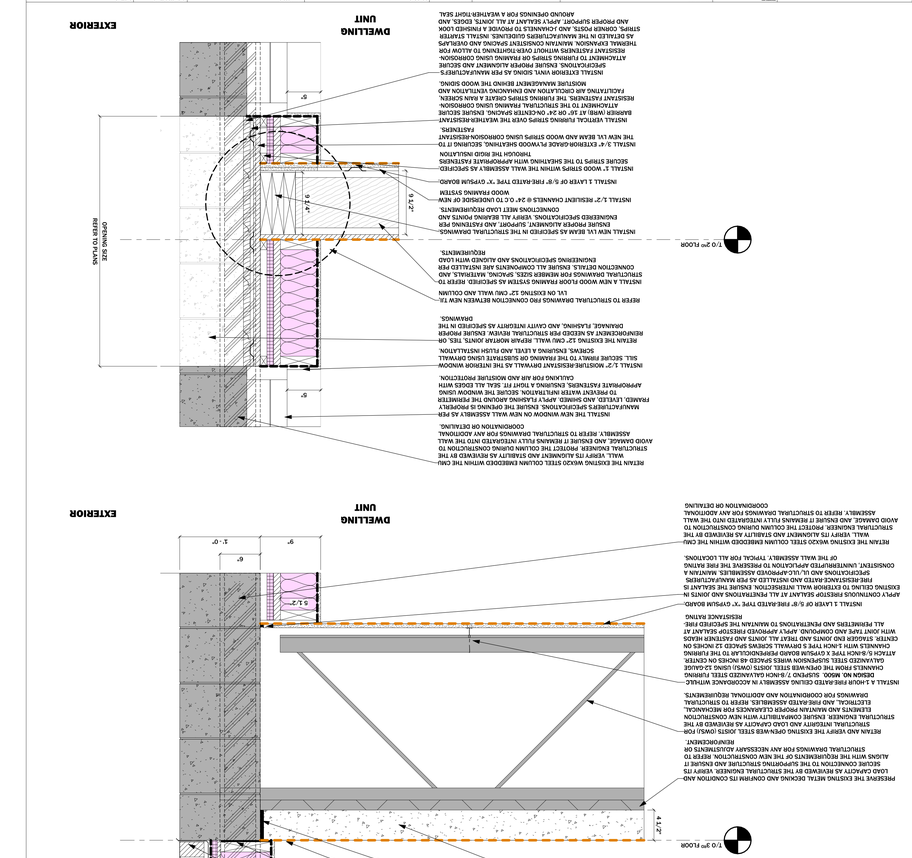
WALL LEGEND: EXISTING, DEMO, PROPOSED, LOAD-BEARING, FIRE SEPARATION/EXIT PATH, INSULATION, VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO. **A301**

36x48 SHEETS





NEOPRENE GASKET
INSIDE & OUTSIDE HANDLES W/ PADLOCK HASPS
COVER
1" FIBERGLASS COVER INSULATION
PINTLE HINGE
GASKET (ALL AROUND COVER)
COVER LINER
ARM GUIDE BRACKET
RED VINYL GRIP
AUTOMATIC OPEN ARM W/ NYLON ROLLER
LIFTING MECHANISM W/ REINFORCED COMPOSITE TUBES & ELECTROCOATED COMPRESSION SPRINGS
ROOF HATCH SUPPORT
METAL SECURITY PANEL TO BE INSTALLED IN TYPE "A" LADDERS ONLY
WALL BRACKETS @ 60" O.C SECURED TO WOOD STUD WALL AND BLOCKING WITHIN
3/4" DIA. STEEL RUNGS 1/2"X3" @ 12" O.C
CLIPS L'S 3"X3"X1/4" W/ 1/2" EXPANSION BOLTS

NOTES:
1. PROVIDE INTERIOR LOCKING DEVICE TO SECURE HATCH. CONNECT TO ALARM SYSTEM WHERE APPLICABLE
2. REFER TO PLANS/SCHEDULES FOR ROOF CONSTRUCTION
3. ROOF HATCH TO BE 36"X30" BY BILCO OR EQ.

EXISTING ROOF SYSTEM RETAIN AND INSPECT THE EXISTING ROOF SYSTEM FOR STRUCTURAL INTEGRITY, WATERPROOFING, AND OVERALL CONDITION

EVALUATE THE ROOFING MATERIAL, DECKING, AND SUPPORTING STRUCTURE FOR SIGNS OF DAMAGE, SAGGING, OR LEAKS. REPAIR OR REPLACE DETERIORATED COMPONENTS AS NEEDED, ENSURING PROPER DRAINAGE AND CONTINUED PERFORMANCE. VERIFY FLASHING, VENTS, AND SEALS FOR FUNCTIONALITY AND ADDRESS ANY DEFICIENCIES.

INSTALL MINIMUM R60 BATT INSULATION WITHIN THE CEILING CAVITY. ENSURE INSULATION IS EVENLY DISTRIBUTED AND FITS SNUGLY BETWEEN FRAMING MEMBERS, AVOIDING GAPS OR COMPRESSION.

CONTINUE 6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS
1/2" GYPSUM BOARD. TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT
6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS AND RUN UNDER BOTTOM PLATE
2x6 SPF #2 WOOD STUDS @ 16" O.C W/ MIN. R22 BATT INSULATION
1" R5 RIGID INSULATION SHEATHING
1" R5 RIGID INSULATION
1" AIR GAP
EXISTING THREE-WYTHE MASONRY WALL TO REMAIN. ENSURE STRUCTURAL INTEGRITY AND COMPATIBILITY WITH PROPOSED MODIFICATIONS.

EXISTING THREE-WYTHE MASONRY WALL TO REMAIN. ENSURE STRUCTURAL INTEGRITY AND COMPATIBILITY WITH PROPOSED MODIFICATIONS.
1" AIR GAP
1" R5 RIGID INSULATION
1" R5 RIGID INSULATION SHEATHING
2x6 SPF #2 WOOD STUDS @ 16" O.C W/ MIN. R22 BATT INSULATION
6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS AND RUN UNDER BOTTOM PLATE
1/2" GYPSUM BOARD. TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT
EXISTING COMPOSITE SLAB TO BE RETAINED. INSPECT THE EXISTING COMPOSITE SLAB FOR STRUCTURAL INTEGRITY. REPAIR OR REINFORCE AS REQUIRED PER ENGINEER'S RECOMMENDATIONS.
INSTALL 1/2" RESILIENT CHANNELS @ 24" O.C TO UNDERSIDE OF EXISTING COMPOSITE SLAB
INSTALL 1 LAYER OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD.
INSTALL 2 LAYERS OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARDS ABOVE TOP PLATE TO ENSURE CONTINUOUS FIRE SEPARATION
1/2" GYPSUM BOARD. TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT
6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS AND RUN ABOVE TOP PLATE
2x4 WOOD STUDS @ 16" O.C W/ R20 BATT OR MINERAL WOOL INSULATION (TO BE INSTALLED BETWEEN STUDS AND INSIDE AIR SPACE)
2" AIR SPACE

1/2" GYPSUM BOARD. TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT
6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS AND RUN ABOVE TOP PLATE
2x4 WOOD STUDS @ 16" O.C W/ R20 BATT OR MINERAL WOOL INSULATION (TO BE INSTALLED BETWEEN STUDS AND INSIDE AIR SPACE)
2" AIR SPACE
EXISTING FOUNDATION WALLS RETAIN AND INSPECT EXISTING FOUNDATION WALLS FOR STRUCTURAL INTEGRITY. REPAIR CRACKS AND DEFICIENCIES AS NEEDED.
EXISTING WATERPROOFING RETAIN EXISTING EXTERIOR FOUNDATION WALL WATERPROOFING. INSPECT FOR DAMAGE OR DETERIORATION. REPAIR, ENHANCE, OR REPLACE WITH NEW WATERPROOFING AS NEEDED TO ENSURE EFFECTIVE MOISTURE PROTECTION.
EXISTING CONCRETE SLAB PRESERVE THE EXISTING CONCRETE SLAB. ASSESS ITS CONDITION, ADDRESS ANY VISIBLE DAMAGE, AND ENSURE IT REMAINS STABLE FOR CONTINUED USE.
EXISTING FOOTINGS MAINTAIN THE EXISTING FOOTINGS. EVALUATE THEIR CONDITION, ADDRESS ANY SIGNS OF WEAR OR SETTLING, AND CONFIRM THEY SUPPORT THE INTENDED LOADS.
EXISTING WEEPING TILE RETAIN AND INSPECT THE EXISTING WEEPING TILE FOR FUNCTIONALITY. CLEAR BLOCKAGES AND REPAIR OR REPLACE DAMAGED SECTIONS AS NEEDED. ENSURE PROPER CONNECTION TO THE DRAINAGE SYSTEM AND ADEQUATE GRAVEL COVERAGE FOR EFFECTIVE WATER DIVERSION.

PLOTTED ON: 11/29/2024 7:54:51 PM

EXISTING ROOF SYSTEM RETAIN AND INSPECT THE EXISTING ROOF SYSTEM FOR STRUCTURAL INTEGRITY, WATERPROOFING, AND OVERALL CONDITION

EVALUATE THE ROOFING MATERIAL, DECKING, AND SUPPORTING STRUCTURE FOR SIGNS OF DAMAGE, SAGGING, OR LEAKS. REPAIR OR REPLACE DETERIORATED COMPONENTS AS NEEDED, ENSURING PROPER DRAINAGE AND CONTINUED PERFORMANCE. VERIFY FLASHING, VENTS, AND SEALS FOR FUNCTIONALITY AND ADDRESS ANY DEFICIENCIES.

INSTALL MINIMUM R60 BATT INSULATION WITHIN THE CEILING CAVITY. ENSURE INSULATION IS EVENLY DISTRIBUTED AND FITS SNUGLY BETWEEN FRAMING MEMBERS, AVOIDING GAPS OR COMPRESSION.

1/2" GYPSUM BOARD. TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT

INSTALL 6 MIL POLY VAPOR BARRIER, ENSURING ALL JOINTS ARE TAPED AND SEALED. EXTEND THE BARRIER SEAMLESSLY ACROSS THE ANGLED CEILING, MAINTAINING CONTINUOUS COVERAGE AND A TIGHT SEAL AT ALL EDGES AND TRANSITIONS FOR EFFECTIVE MOISTURE PROTECTION.

2x6 SPF #2 WOOD STUDS @ 16" O.C W/ MIN. R22 BATT INSULATION
1" R5 RIGID INSULATION SHEATHING
1" R5 RIGID INSULATION
1" AIR GAP
EXISTING THREE-WYTHE MASONRY WALL TO REMAIN. ENSURE STRUCTURAL INTEGRITY AND COMPATIBILITY WITH PROPOSED MODIFICATIONS.

INSTALL THE NEW METAL PANEL SYSTEM AND WINDOW RECESSED INWARD FROM THE FACE OF THE EXISTING BRICK SYSTEM. ENSURE PROPER ALIGNMENT AND SECURE FASTENING TO THE STRUCTURAL SUPPORTS. PROVIDE A CLEAN TRANSITION BETWEEN THE BRICK, PANEL, AND WINDOW, INCORPORATING APPROPRIATE FLASHING AND SEALANTS TO PREVENT WATER INFILTRATION AND ENSURE DURABILITY. MAINTAIN CONSISTENT RECESS DEPTH FOR A COHESIVE ARCHITECTURAL APPEARANCE.

SECURELY CONNECT THE NEW SOLID METAL PANEL TO THE NEW WINDOW GLASS FRAME USING MANUFACTURER-RECOMMENDED FASTENERS AND SEALING SYSTEMS. ENSURE THE CONNECTION IS FLUSH, WATERTIGHT, AND ACCOMMODATES THERMAL EXPANSION. USE COMPATIBLE MATERIALS TO PREVENT GALVANIC CORROSION AND ENSURE A SEAMLESS TRANSITION BETWEEN THE PANEL AND GLASS. APPLY WEATHERPROOFING SEALS TO MAINTAIN AIR AND WATER RESISTANCE AT THE INTERFACE.

INSTALL NEW SOLID METAL PANELING IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. PANELS ARE TO CONCEAL THE NEW FLOORING SYSTEM, ENSURING SECURE ATTACHMENT AND A CLEAN, FINISHED APPEARANCE.

INSTALL A NEW WOOD FLOOR FRAMING SYSTEM AS SPECIFIED. REFER TO STRUCTURAL DRAWINGS FOR MEMBER SIZES, SPACING, MATERIALS, AND CONNECTION DETAILS. ENSURE ALL COMPONENTS ARE INSTALLED PER ENGINEERING SPECIFICATIONS AND ALIGNED WITH LOAD REQUIREMENTS.

INSTALL NEW LVL BEAM AS SPECIFIED IN THE STRUCTURAL DRAWINGS. ENSURE PROPER ALIGNMENT, SUPPORT, AND FASTENING PER ENGINEERED SPECIFICATIONS. VERIFY ALL BEARING POINTS AND CONNECTIONS MEET LOAD REQUIREMENTS.

INSTALL 1/2" RESILIENT CHANNELS @ 24" O.C TO UNDERSIDE OF NEW WOOD FRAMING SYSTEM
INSTALL 1 LAYER OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD.
INSTALL 2 LAYERS OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARDS ABOVE TOP PLATE TO ENSURE CONTINUOUS FIRE SEPARATION

INSTALL 6 MIL POLY VAPOR BARRIER, ENSURING ALL JOINTS ARE TAPED AND SEALED. EXTEND THE BARRIER UNDER THE BOTTOM PLATE AND WRAP IT AROUND THE NEW LVL BEAM, SECURING IT TIGHTLY TO PROVIDE CONTINUOUS PROTECTION. CONTINUE THE BARRIER UP TO THE TOP PLATE BETWEEN THE TWO FLOORS, MAINTAINING A SEAMLESS CONNECTION. OVERLAP AND SEAL ALL JOINTS TO ENSURE AN AIRTIGHT AND MOISTURE-RESISTANT ENCLOSURE ACROSS THE TRANSITION AREAS.

INSTALL THE NEW WINDOW ON NEW WALL ASSEMBLY AS PER MANUFACTURER'S SPECIFICATIONS. ENSURE THE OPENING IS PROPERLY FRAMED, LEVELED, AND SHIMED. APPLY FLASHING AROUND THE PERIMETER TO PREVENT WATER INFILTRATION. SECURE THE WINDOW USING APPROPRIATE FASTENERS, ENSURING A TIGHT FIT. SEAL ALL EDGES WITH CAULKING FOR AIR AND MOISTURE PROTECTION.

INSTALL 1/2" MOISTURE-RESISTANT DRYWALL AS THE INTERIOR WINDOW SILL. SECURE FIRMLY TO THE FRAMING OR SUBSTRATE USING DRYWALL SCREWS, ENSURING A LEVEL AND FLUSH INSTALLATION.

EXISTING THREE-WYTHE MASONRY WALL TO REMAIN. ENSURE STRUCTURAL INTEGRITY AND COMPATIBILITY WITH PROPOSED MODIFICATIONS.
1" AIR GAP
1" R5 RIGID INSULATION
1" R5 RIGID INSULATION SHEATHING
2x6 SPF #2 WOOD STUDS @ 16" O.C W/ MIN. R22 BATT INSULATION
6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS AND RUN UNDER BOTTOM PLATE
1/2" GYPSUM BOARD. TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT

INSTALL A NEW WOOD FLOOR FRAMING SYSTEM AS SPECIFIED. REFER TO STRUCTURAL DRAWINGS FOR MEMBER SIZES, SPACING, MATERIALS, AND CONNECTION DETAILS. ENSURE ALL COMPONENTS ARE INSTALLED PER ENGINEERING SPECIFICATIONS AND ALIGNED WITH LOAD REQUIREMENTS.

INSTALL NEW LVL BEAM AS SPECIFIED IN THE STRUCTURAL DRAWINGS. ENSURE PROPER ALIGNMENT, SUPPORT, AND FASTENING PER ENGINEERED SPECIFICATIONS. VERIFY ALL BEARING POINTS AND CONNECTIONS MEET LOAD REQUIREMENTS.

INSTALL 1/2" RESILIENT CHANNELS @ 24" O.C TO UNDERSIDE OF NEW WOOD FRAMING SYSTEM
INSTALL 1 LAYER OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD.

RETAIN AND INSPECT EXISTING FLASHING BETWEEN THE ROOF AND EXTERIOR BRICK. CHECK FOR GAPS, CORROSION, OR DAMAGE. REPAIR OR REPLACE AS NECESSARY TO ENSURE PROPER WATER DIVERSION AND PREVENT LEAKS. SEAL EDGES TO MAINTAIN A WATERTIGHT CONNECTION.

RETAIN THIS DESIGNATED SECTION OF THE EXISTING THREE-WYTHE MASONRY WALL TO SERVE AS THE FIRE SEPARATION BETWEEN UNITS. ENSURE COMPLIANCE WITH SB-2, TABLE 2.1.1, ACHIEVING A 4-HOUR FIRE-RESISTANCE RATING. INSPECT AND REPAIR ANY DEFICIENCIES TO MAINTAIN ITS INTEGRITY AND PERFORMANCE AS A FIRE BARRIER.

RETAIN THE EXISTING W10X60 WIDE-FLANGE STEEL COLUMN AS VERIFIED BY THE STRUCTURAL ENGINEER. ENSURE PROPER COORDINATION WITH STRUCTURAL DRAWINGS FOR INTEGRATION WITH THE PROJECT DESIGN.

RETAIN THE EXISTING W6X20 STEEL COLUMN EMBEDDED WITHIN THE CMU WALL. VERIFY ITS ALIGNMENT AND STABILITY AS REVIEWED BY THE STRUCTURAL ENGINEER. PROTECT THE COLUMN DURING CONSTRUCTION TO AVOID DAMAGE, AND ENSURE IT REMAINS FULLY INTEGRATED INTO THE WALL ASSEMBLY. REFER TO STRUCTURAL DRAWINGS FOR ANY ADDITIONAL COORDINATION OR DETAILING.

RETAIN THE EXISTING 12" CMU WALL. REPAIR MORTAR JOINTS, TIES, OR REINFORCEMENT AS NEEDED PER STRUCTURAL REVIEW. ENSURE PROPER DRAINAGE, FLASHING, AND CAVITY INTEGRITY AS SPECIFIED IN THE DRAWINGS.

1" AIR GAP
1" R5 RIGID INSULATION
1" R5 RIGID INSULATION SHEATHING
2x6 SPF #2 WOOD STUDS @ 16" O.C W/ MIN. R22 BATT INSULATION
6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS AND RUN UNDER BOTTOM PLATE
1/2" GYPSUM BOARD. TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT

RETAIN THE EXISTING CONCRETE SLAB ABOVE THE UNEXCAVATED AREA. MAINTAIN ITS CONNECTION TO THE DOUBLE CMU WALL AND FOUNDATION WALL. INSPECT FOR CRACKS OR DAMAGE, AND REPAIR AS REQUIRED TO ENSURE STRUCTURAL STABILITY. COORDINATE WITH STRUCTURAL DRAWINGS FOR ANY REINFORCEMENT OR MODIFICATIONS.

EXISTING FOUNDATION WALLS RETAIN AND INSPECT EXISTING FOUNDATION WALLS FOR STRUCTURAL INTEGRITY. REPAIR CRACKS AND DEFICIENCIES AS NEEDED.

EXISTING FOUNDATION WALLS RETAIN AND INSPECT EXISTING FOUNDATION WALLS FOR STRUCTURAL INTEGRITY. REPAIR CRACKS AND DEFICIENCIES AS NEEDED.

EXISTING WATERPROOFING RETAIN EXISTING EXTERIOR FOUNDATION WALL WATERPROOFING. INSPECT FOR DAMAGE OR DETERIORATION. REPAIR, ENHANCE, OR REPLACE WITH NEW WATERPROOFING AS NEEDED TO ENSURE EFFECTIVE MOISTURE PROTECTION.

EXISTING FOOTINGS MAINTAIN THE EXISTING FOOTINGS. EVALUATE THEIR CONDITION, ADDRESS ANY SIGNS OF WEAR OR SETTLING, AND CONFIRM THEY SUPPORT THE INTENDED LOADS.

EXISTING WEEPING TILE RETAIN AND INSPECT THE EXISTING WEEPING TILE FOR FUNCTIONALITY. CLEAR BLOCKAGES AND REPAIR OR REPLACE DAMAGED SECTIONS AS NEEDED. ENSURE PROPER CONNECTION TO THE DRAINAGE SYSTEM AND ADEQUATE GRAVEL COVERAGE FOR EFFECTIVE WATER DIVERSION.

INSTALL BUILT-UP 1.5" X 3.5" WOOD BLOCKING WITH A MINIMUM 2% SLOPE TO FACILITATE PROPER DRAINAGE. SECURE THE BLOCKING IN PLACE USING APPROPRIATE FASTENERS, ENSURING STABILITY AND ALIGNMENT WITH ADJACENT ASSEMBLIES.

INSTALL CONTINUOUS THRU-WALL MEMBRANE FLASHING OVER THE PLYWOOD PARAPET CAP, EXTENDING ONTO THE EXTERIOR PLYWOOD WITH A MINIMUM 2" OVERLAP. EXTEND THE FLASHING OVER THE INTERIOR PARAPET PLYWOOD AS WELL, ENSURING A CONTINUOUS AND WATERTIGHT SEAL. TYPICAL FOR ALL PARAPET CONDITIONS.

EXTEND THE ROOF WATERPROOFING MEMBRANE UP THE INSIDE FACE AND OVER THE TOP OF THE PARAPET, TYPICAL. SECURE BY ADHERING AND MECHANICALLY FASTENING AS REQUIRED TO ENSURE A CONTINUOUS AND WATERTIGHT INSTALLATION

INSTALL 1/2" EXTERIOR GRADE PLYWOOD PARAPET

APPLY TREMCO DYMONIC 100 SEALANT AROUND THE PERIMETER OF THE SCUPPER, ENSURING A CONTINUOUS AND WATERTIGHT SEAL. MATCH THE SEALANT COLOR TO THE SURROUNDING CLADDING MATERIAL FOR A SEAMLESS FINISH.

EXTEND THE ROOF MEMBRANE FULLY INTO THE SCUPPER, COVERING ALL SIDES TO THE EXTERIOR FACE OF THE EXTERIOR WALL. SEAL THE PERIMETER TO THE GALVANIZED METAL USING HEAT WELDING OR ASPHALT MOPPING AS SPECIFIED. ENSURE A CONTINUOUS, WATERTIGHT CONNECTION AS PER MANUFACTURER'S GUIDELINES

INSTALL CONTINUOUS ROOFING CAP FLASHING, EXTENDING BEYOND THE SCUPPER LOCATION. CUT AND NOTCH THE FLASHING AT THE SCUPPER TO ENSURE A PRECISE FIT AND PROPER WATER DIVERSION.

EXTEND THE ROOF MEMBRANE INTO ALL SIDES OF THE SCUPPER BOX, ENSURING FULL COVERAGE. APPLY CONTINUOUS ROOF MEMBRANE ADHESIVE BETWEEN THE MEMBRANE AND THE SCUPPER BOX TO ACHIEVE A SECURE, WATERTIGHT BOND. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR APPLICATION AND DETAILING

PROVIDE A PRE-MANUFACTURED 22GA GALVANIZED METAL OVERFLOW SCUPPER BOX, 6" X 6", WITH CONTINUOUSLY WELDED JOINTS FOR WATERTIGHT SEALING. INCLUDE AN EXTENSION WITH A DRIP EDGE. ADJUST THE SCUPPER LENGTH TO ACCOMMODATE THE SPECIFIC PARAPET WALL DEPTH. TYPICAL FOR ALL LOCATIONS

INSTALL 1/2-INCH PLYWOOD BUCK AROUND SCUPPER OPENING. SECURE TO WALL FRAMING WITH CORROSION-RESISTANT FASTENERS. APPLY FLASHING AND WATERPROOFING MEMBRANE OVER THE BUCK, ENSURING INTEGRATION WITH THE ROOF'S DRAINAGE SYSTEM. INSTALL SCUPPER AS PER MANUFACTURER'S SPECIFICATIONS, ENSURING A WATERTIGHT CONNECTION."

3 1/2" SQUARE ALUM. DOWNSPOUT CONNECTED TO SCUPPER C/W PRE-FINISHED ALUM. SECUREMENT BANDS

INSTALL THE HEADER RIM BOARD SECURELY TO ADJACENT FRAMING MEMBERS USING APPROPRIATE FASTENERS. ALIGN FLUSH WITH THE FRAMING TO PROVIDE A STABLE EDGE FOR THE ROOF ASSEMBLY. ENSURE PROPER FASTENING AND ALIGNMENT FOR STRUCTURAL STABILITY.

INSTALL PRE-ENGINEERED TRUSSES @ 24" ON-CENTER, ENSURING PROPER ALIGNMENT AND SECURE BEARING ON THE PERIMETER BEAMS AT EACH SIDE. USE APPROVED FASTENERS OR CONNECTORS TO ANCHOR TRUSSES TO THE BEAMS, MAINTAINING STABILITY AND LOAD DISTRIBUTION.

FILL THE RIM BOARD SPACE WITH 5 1/2" MINERAL WOOL BATT INSULATION, ENSURING A SNUG FIT TO ELIMINATE GAPS. SECURE THE INSULATION IN PLACE USING TUCK TAPE, MAINTAINING CONTINUITY FOR THERMAL AND ACOUSTIC PERFORMANCE. ENSURE ALL SEAMS ARE PROPERLY SEALED.

INSTALL 1 LAYER OF 1/2" REGULAR GYPSUM BOARD.

INSTALL A NEW W6X20 STEEL COLUMN WITHIN THE NEW BRICK WALL ASSEMBLY AS SPECIFIED IN THE STRUCTURAL DRAWINGS. ENSURE PRECISE ALIGNMENT AND SECURE CONNECTIONS TO THE FOUNDATION AND ADJOINING STRUCTURAL ELEMENTS. COORDINATE WITH THE BRICK WALL CONSTRUCTION TO FULLY INTEGRATE THE COLUMN, MAINTAINING PROPER CLEARANCES AND SEALING AT INTERFACES. PROTECT THE COLUMN FROM DAMAGE DURING INSTALLATION AND CONSTRUCTION.

1" AIR GAP
1" R5 RIGID INSULATION
1/2" EXTERIOR PLYWOOD SHEATHING
2x8 SPF #2 WOOD STUDS @ 16" O.C W/ MIN. R22 BATT INSULATION
6 MIL POLY VAPOUR BARRIER, TAPE & SEAL ALL JOINTS AND RUN UNDER BOTTOM PLATE
1/2" GYPSUM BOARD. TAPED & MUD, PRIMED & MIN. 2 COATS OF PAINT

INSTALL NEW BRICK WALL ASSEMBLY ATOP EXISTING 12" CMU WALL. SECURE WITH EMBEDDED EPOXY ANCHORS AND MASONRY TIES AT INTERVALS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE FLASHING AT THE INTERFACE TO PREVENT WATER INFILTRATION AND EXTEND WEEP HOLES AT THE BASE OF THE BRICK WALL FOR DRAINAGE. ENSURE A LEVEL BEARING SURFACE AND INCORPORATE CONTROL JOINTS AS REQUIRED FOR MOVEMENT."

INSTALL A SILL GASKET BETWEEN THE WOOD BOTTOM PLATE AND THE EXISTING CMU WALL TO PREVENT AIR AND MOISTURE INFILTRATION. USE A STANDARD WOOD BOTTOM PLATE, SECURELY FASTENED WITH EPOXY-ANCHORED BOLTS AT 24" ON-CENTER. ENSURE THE SILL GASKET IS CONTINUOUS, COMPRESSED EVENLY, AND COVERS THE ENTIRE INTERFACE BETWEEN THE WOOD PLATE AND THE CMU WALL.

ENSURE THE TOP SURFACE OF THE NEW CONCRETE TOPPING IS FLUSH WITH THE TOP OF THE EXISTING 12" CMU EXTERIOR WALL. VERIFY ALIGNMENT DURING POURING AND FINISHING TO MAINTAIN A CONTINUOUS AND LEVEL TRANSITION.

INSTALL AN EXPANSION JOINT BETWEEN THE NEW CONCRETE TOPPING AND THE EXISTING 12" CMU EXTERIOR WALL TO ACCOMMODATE DIFFERENTIAL MOVEMENT

INSTALL NEW CONCRETE TOPPING OVER THE EXISTING METAL DECKING AND OPEN-WEB STEEL JOIST (OWSJ) SYSTEM AS PER STRUCTURAL SPECIFICATIONS. ENSURE PROPER PREPARATION OF THE METAL DECKING, INCLUDING CLEANING AND PRIMING IF REQUIRED. PLACE REINFORCEMENT, SUCH AS WELDED WIRE MESH OR REBAR, AS DETAILED IN STRUCTURAL DRAWINGS. POUR AND FINISH THE CONCRETE TO ACHIEVE THE SPECIFIED THICKNESS AND STRENGTH, MAINTAINING EVEN DISTRIBUTION ACROSS THE DECKING. ALLOW PROPER CURING TIME AND FOLLOW ALL STRUCTURAL ENGINEER RECOMMENDATIONS FOR LOAD-BEARING AND DEFLECTION CONSIDERATIONS.

PRESERVE THE EXISTING METAL DECKING AND CONFIRM ITS CONDITION AND LOAD CAPACITY AS REVIEWED BY THE STRUCTURAL ENGINEER. VERIFY ITS SECURE CONNECTION TO THE SUPPORTING STRUCTURE AND ENSURE IT ALIGNS WITH THE REQUIREMENTS OF THE NEW CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR ANY NECESSARY ADJUSTMENTS OR REINFORCEMENT.

RETAIN AND VERIFY THE EXISTING OPEN-WEB STEEL JOISTS (OWSJ) FOR STRUCTURAL INTEGRITY AND LOAD CAPACITY AS REVIEWED BY THE STRUCTURAL ENGINEER. ENSURE COMPATIBILITY WITH NEW CONSTRUCTION ELEMENTS AND MAINTAIN PROPER CLEARANCES FOR MECHANICAL, ELECTRICAL, AND FIRE-RATED ASSEMBLIES. REFER TO STRUCTURAL DRAWINGS FOR COORDINATION AND ADDITIONAL REQUIREMENTS.

INSTALL A 1-HOUR FIRE-RATED CEILING ASSEMBLY IN ACCORDANCE WITHULC DESIGN NO. M500. SUSPEND 7/8-INCH GALVANIZED STEEL FURRING CHANNELS FROM THE OPEN-WEB STEEL JOISTS (OWSJ) USING 12-GAUGE GALVANIZED STEEL SUSPENSION WIRES SPACED 48 INCHES ON CENTER. ATTACH 5/8-INCH TYPE X GYPSUM BOARD PERPENDICULAR TO THE FURRING CHANNELS WITH 1-INCH TYPE S DRYWALL SCREWS SPACED 12 INCHES ON CENTER. STAGGER END JOINTS AND TREAT ALL JOINTS AND FASTENER HEADS WITH JOINT TAPE AND COMPOUND. APPLY APPROVED FIRESTOP SEALANT AT ALL PERIMETERS AND PENETRATIONS TO MAINTAIN THE SPECIFIED FIRE-RESISTANCE RATING

INSTALL 1 LAYER OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD.

APPLY CONTINUOUS FIRESTOP SEALANT AT ALL PENETRATIONS AND JOINTS IN EXISTING CEILING TO EXTERIOR WALL INTERSECTION. ENSURE THE SEALANT IS FIRE-RESISTANCE-RATED AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AND UL/ULC-APPROVED ASSEMBLIES. MAINTAIN A CONSISTENT, UNINTERRUPTED APPLICATION TO PRESERVE THE FIRE RATING OF THE WALL ASSEMBLY. TYPICAL FOR ALL LOCATIONS.

RETAIN THE EXISTING W6X20 STEEL COLUMN EMBEDDED WITHIN THE CMU WALL. VERIFY ITS ALIGNMENT AND STABILITY AS REVIEWED BY THE STRUCTURAL ENGINEER. PROTECT THE COLUMN DURING CONSTRUCTION TO AVOID DAMAGE, AND ENSURE IT REMAINS FULLY INTEGRATED INTO THE WALL ASSEMBLY. REFER TO STRUCTURAL DRAWINGS FOR ANY ADDITIONAL COORDINATION OR DETAILING

RETAIN THE EXISTING W6X20 STEEL COLUMN EMBEDDED WITHIN THE CMU WALL. VERIFY ITS ALIGNMENT AND STABILITY AS REVIEWED BY THE STRUCTURAL ENGINEER. PROTECT THE COLUMN DURING CONSTRUCTION TO AVOID DAMAGE, AND ENSURE IT REMAINS FULLY INTEGRATED INTO THE WALL ASSEMBLY. REFER TO STRUCTURAL DRAWINGS FOR ANY ADDITIONAL COORDINATION OR DETAILING.

INSTALL THE NEW WINDOW ON NEW WALL ASSEMBLY AS PER MANUFACTURER'S SPECIFICATIONS. ENSURE THE OPENING IS PROPERLY FRAMED, LEVELED, AND SHIMED. APPLY FLASHING AROUND THE PERIMETER TO PREVENT WATER INFILTRATION. SECURE THE WINDOW USING APPROPRIATE FASTENERS, ENSURING A TIGHT FIT. SEAL ALL EDGES WITH CAULKING FOR AIR AND MOISTURE PROTECTION.

INSTALL 1/2" MOISTURE-RESISTANT DRYWALL AS THE INTERIOR WINDOW SILL. SECURE FIRMLY TO THE FRAMING OR SUBSTRATE USING DRYWALL SCREWS, ENSURING A LEVEL AND FLUSH INSTALLATION.

RETAIN THE EXISTING 12" CMU WALL. REPAIR MORTAR JOINTS, TIES, OR REINFORCEMENT AS NEEDED PER STRUCTURAL REVIEW. ENSURE PROPER DRAINAGE, FLASHING, AND CAVITY INTEGRITY AS SPECIFIED IN THE DRAWINGS.

REFER TO STRUCTURAL DRAWINGS FRO CONNECTION BETWEEN NEW TJI, LVL ON EXISTING 12" CMU WALL AND COLUMN

INSTALL A NEW WOOD FLOOR FRAMING SYSTEM AS SPECIFIED. REFER TO STRUCTURAL DRAWINGS FOR MEMBER SIZES, SPACING, MATERIALS, AND CONNECTION DETAILS. ENSURE ALL COMPONENTS ARE INSTALLED PER ENGINEERING SPECIFICATIONS AND ALIGNED WITH LOAD REQUIREMENTS.

INSTALL NEW LVL BEAM AS SPECIFIED IN THE STRUCTURAL DRAWINGS. ENSURE PROPER ALIGNMENT, SUPPORT, AND FASTENING PER ENGINEERED SPECIFICATIONS. VERIFY ALL BEARING POINTS AND CONNECTIONS MEET LOAD REQUIREMENTS.

INSTALL 1/2" RESILIENT CHANNELS @ 24" O.C TO UNDERSIDE OF NEW WOOD FRAMING SYSTEM

INSTALL 1 LAYER OF 5/8" FIRE-RATED TYPE "X" GYPSUM BOARD.

INSTALL 1" WOOD STRIPS WITHIN THE WALL ASSEMBLY AS SPECIFIED. SECURE STRIPS TO THE SHEATHING WITH APPROPRIATE FASTENERS THROUGH THE RIGID INSULATION

INSTALL 3/4" EXTERIOR-GRADE PLYWOOD SHEATHING, SECURING IT TO THE NEW LVL BEAM AND WOOD STRIPS USING CORROSION-RESISTANT FASTENERS.

INSTALL VERTICAL FURRING STRIPS OVER THE WEATHER-RESISTANT BARRIER (WRB) AT 16" OR 24" ON-CENTER SPACING. ENSURE SECURE ATTACHMENT TO THE STRUCTURAL FRAMING USING CORROSION-RESISTANT FASTENERS. THE FURRING STRIPS CREATE A RAIN SCREEN, FACILITATING AIR CIRCULATION AND ENHANCING VENTILATION AND MOISTURE MANAGEMENT BEHIND THE WOOD SIDING.

INSTALL EXTERIOR VINYL SIDING AS PER MANUFACTUREF'S SPECIFICATIONS. ENSURE PROPER ALIGNMENT AND SECURE ATTACHMENT TO FURRING STRIPS OR FRAMING USING CORROSION-RESISTANT FASTENERS WITHOUT OVER-TIGHTENING TO ALLOW FOR THERMAL EXPANSION. MAINTAIN CONSISTENT SPACING AND OVERLAPS AS DETAILED IN THE MANUFACTURER'S GUIDELINES. INSTALL STARTER STRIPS, CORNER POSTS, AND J-CHANNELS TO PROVIDE A FINISHED LOOK AND PROPER SUPPORT. APPLY SEALANT AT ALL JOINTS, EDGES, AND AROUND OPENINGS FOR A WEATHER-TIGHT SEAL

CITY ELECTRONIC STAMP

ROJAS
EMPIRE OF DESIGN
DETERMINATION • HUSTLE • RESULTS
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DESIGNER'S INFO
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QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE
HENRY M SILVA ROJAS — 106163
NAME — SIGNATURE — BCIN
REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE
ROJAS EMPIRE OF DESIGN INC — 121689
FIRM NAME — BCIN

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM
OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON
SHEET NAME:
CONSTRUCTION DETAILS
SCALE: 1 1/2" = 1'-0"

PROJECT NO.
22063
START DATE:
31.MAR.2024
DRAWN BY:
ZAINA AMER
REVIEWED BY:
HENRY M SILVA ROJAS

REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND:
- EXISTING
- DEMO
- PROPOSED
- LOAD-BEARING
- FIRE SEPARATION/ EXIT PATH
- INSULATION
- VAPOR BARRIER

ENGINEER'S STAMP:

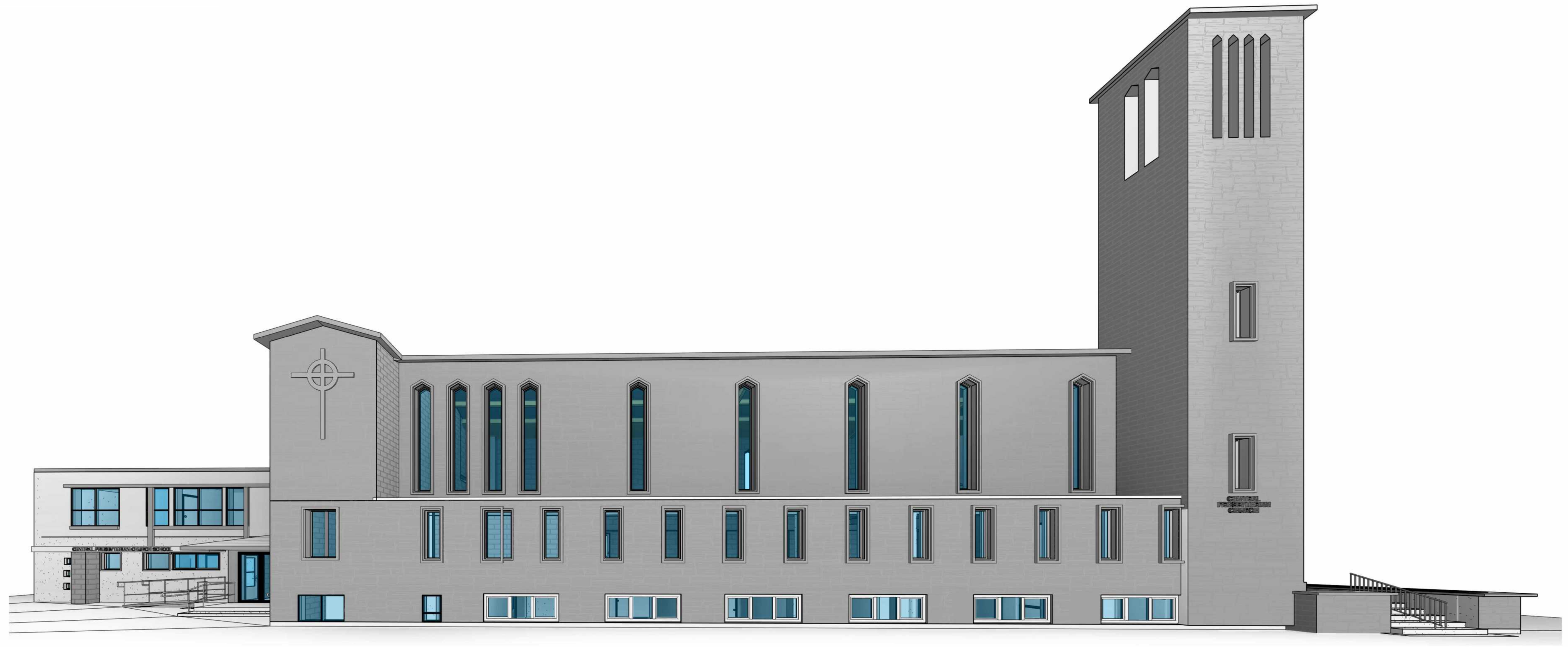
SHEET NO.
A302

36x48 SHEETS

1 A901 3D Front View 01

2 A901 3D Front View 02

3 A901 3D Side View 03



4 A901 3D Side View 04

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ROJAS EMPIRE OF DESIGN INC 121689
FIRM NAME BCIN

PROJECT TYPE:
28 UNIT CONVERSION
FROM CHURCH + GYM
OWNER INFO:
-

PROJECT NAME/ADDRESS:
THE WELLINGTON APARTMENT
97 WELLINGTON ST, BRANTFORD, ON
SHEET NAME:
EXISTING 3D BUILDING VIEWS
SCALE:

PROJECT NO.
22063
START DATE:
31.MAR.2024
DRAWN BY:
NIKITA GAIKWAD
REVIEWED BY:
HENRY M SILVA ROJAS

REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND:
EXISTING — LOAD-BEARING
DEMO — FIRE SEPARATION/ EXIT PATH
PROPOSED — INSULATION
VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO.
A901

36x48 SHEETS

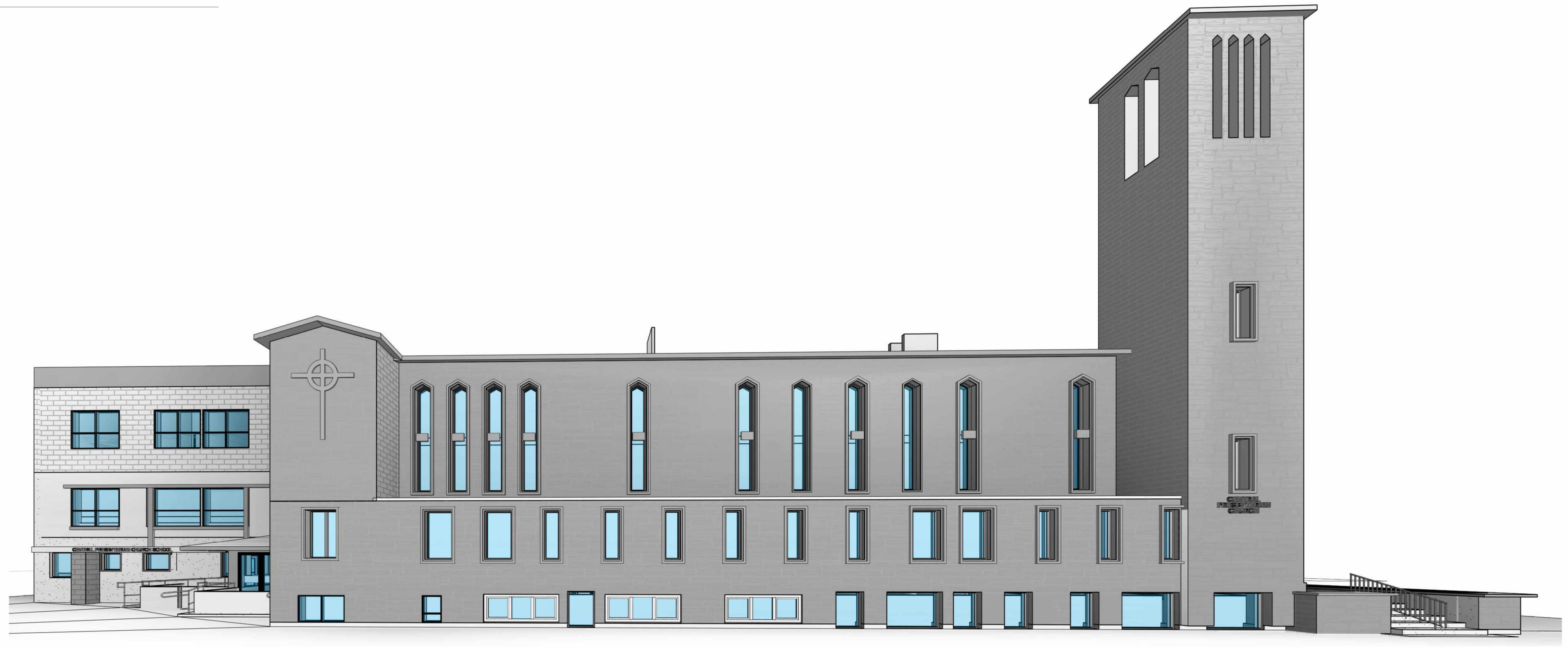
CITY ELECTRONIC STAMP

PLOTTED ON: 11/26/2024 7:59:06 PM

1 A902 **3D Front View Proposed**

2 A902 **3D Front View 02 Proposed**

3 A902 **3D Side View 03 Proposed**



4 A902 **3D Side View 04 Proposed**

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PROJECT TYPE:	PROJECT NAME/ADDRESS:	PROJECT NO.
28 UNIT CONVERSION	THE WELLINGTON APARTMENT	22063
FROM CHURCH + GYM	97 WELLINGTON ST, BRANTFORD, ON	START DATE: 31.MAR.2024
OWNER INFO: -	SHEET NAME: PROPOSED 3D BUILDING VIEWS	DRAWN BY: NIKITA GAIKWAD
	SCALE:	REVIEWED BY: HENRY M SILVA ROJAS

REVISIONS:

NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	26.APR.2024	ISSUED FOR SPA	HS

WALL LEGEND: EXISTING, DEMO, PROPOSED, LOAD-BEARING, FIRE SEPARATION/EXIT PATH, INSULATION, VAPOR BARRIER

ENGINEER'S STAMP:

SHEET NO. **A902**

36x48 SHEETS