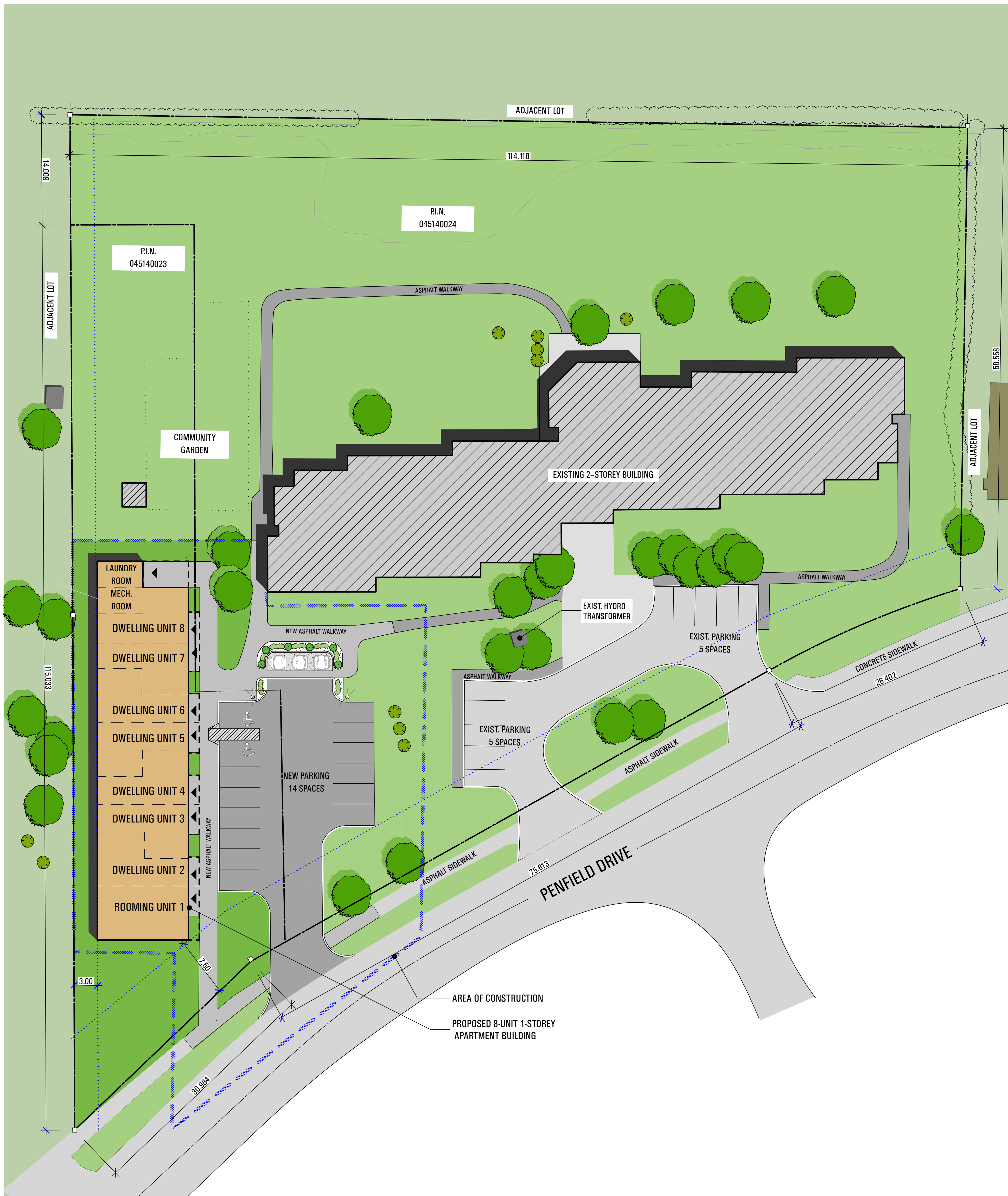




1 APARTMENT BUILDING VIEW FROM PARKING
SCALE: 1:80



1 APARTMENT BUILDING VIEW FROM PARKING
SCALE: 1:80



3 CONTEXT PLAN
SCALE: 1:200



4 LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:	BLOCK 00 REGISTERED PLAN M 157 P.L.N. 04075-0319 CITY OF OTTAWA
PROPERTY OWNER:	OTTAWA COMMUNITY HOUSING CORPORATION 41 AURIGA DRIVE OTTAWA, ONTARIO, K2E 7Y8
ARCHITECT:	ATELIER 292 ARCHITECT INC. 292 MAIN STREET OTTAWA, ONTARIO, K1S 1E1 PHONE: (613) 231-2245, FAX: (613) 234-3176
CIVIL & STRUCTURAL ENGINEER:	MONTOSH PERRY 115 WALGREEN ROAD CARR ONTARIO, K0A 1L0 PHONE: (613) 123-4567
ARBORIST:	XXXXXXX TREE SERVICES 123 XXXXX ROAD OTTAWA, ONTARIO, XXX XXX PHONE: (613) 123-4567
M&E ENGINEER:	XXXXXXX INC. 123 XXXXX AVE. OTTAWA, ONTARIO, XXX XXX PHONE: (613) 123-4567, FAX: (613) 123-4567

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ZONING INFORMATION	REQUIRED	PROVIDED
PROPERTY ZONING	RAX (1201)	RETIREMENT HOME
PERMITTED USE	RETIREMENT HOME	RETIREMENT HOME
MIN. LOT WIDTH	20m	OVER 20m
MIN. LOT AREA	8000 m ²	10,078 m ²
MAX. BLDG. HEIGHT MAIN BLDG. EXIST.	11 m	7.4 m
MAX. BLDG. HEIGHT ACCESSORY BLDGS.	4 m	4 m
MIN. FRONT YARD SETBACK	7.5 m	7.5 m
MIN. REAR YARD SETBACK	7.5 m	OVER 7.5 m
MIN. INT. SIDEYARD SETBACK	3 m	3 m
MIN. INT. FLOOR AREA: PER DWELLING UNIT	42 m ²	52.4 m ²
EXIST. RESIDENTIAL PARKING	10	10
NEW RESIDENTIAL PARKING	2	12
NEW VISITOR PARKING	2	2
TOTAL PARKING	14	24

UNIT AREAS (m ²)	
UNIT #	GROUND
1	52.4
2	52.4
3	52.4
4	52.4
5	52.4
6	52.4
7	52.4
8	70.4

PROPERTY INFORMATION:		
LEGAL DESCRIPTION:	REGISTERED PLAN 847 PT BLK R1 & REGISTERED PLAN 847 PF BLK R1 RP SR2134	
P.L.N.:	045140023 & 045140024	
ZONING:	RAX (1201)	
SITE AREA P.L.N. 045140023	2,078 m ²	
SITE AREA P.L.N. 045140024	8,000 m ²	
TOTAL COMBINED SITE AREA:	10,078 m ²	
PROPERTIES COMBINED		
EXISTING	POST DEVELOPMENT	
LOT AREA	8,000 m ²	10,078 m ²
GREEN AREA	5,921 m ²	6514 m ²
GREENSITE AREA	74%	85%
LOT COVERAGE	16.3%	18.3%

SITE STATISTICS:			
	TOTAL EXISTING	PLANNED	TOTAL
Nb. OF BUILDINGS	1	1	2
Nb. OF HOUSING UNITS	40	8	48
Nb. OF PARKING SPACES	10	14	24
GROSS FLOOR AREA BUILDINGS	1310 m ²	530 m ²	1840 m ²
PARKING LOTS & STREETS	484 m ²	485 m ²	969 m ²
PATHS & SIDEWALKS	483 m ²	327 m ²	810 m ²

DRAWING LIST:	
A-001	CONTEXT PLAN, PROPERTY ZONING AND STATS
A-100	SITE PLAN, LANDSCAPE PLAN, SITE DETAILS AND NOTES
A-101	ELEVATIONS

OBC MATRIX - 8 UNIT APARTMENT BUILDING				
ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 8	NEW	ALTERATION	OBC REFERENCE
1	PROJECT DESCRIPTION:	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> ALTERATION	2.1.1
2	MAJOR OCCUPANCIES: RESIDENTIAL (R)	<input checked="" type="checkbox"/> CHANGE OF USE	<input type="checkbox"/> ALTERATION	8.10.1.3
3	BUILDING AREA (m ²): EXISTING - NEW 400 TOTAL 400	<input type="checkbox"/>	<input type="checkbox"/>	1.1.3.2
4	GROSS AREA: EXISTING - NEW 3,227 TOTAL 3,227	<input type="checkbox"/>	<input type="checkbox"/>	1.1.3.2
5	NUMBER OF STOREYS: ABOVE GRADE - BELOW GRADE -	<input type="checkbox"/>	<input type="checkbox"/>	2.1.1.3 & 1.1.3.2
6	HEIGHT OF BUILDING (m): 7.4	<input type="checkbox"/>	<input type="checkbox"/>	2.1.1.3
7	NUMBER OF STREETS/ACCESS ROUTES: 1	<input type="checkbox"/>	<input type="checkbox"/>	3.2.2.10 & 3.2.5.5
8	BUILDING CLASSIFICATION: R-10.2.1; GROUP C - RESIDENTIAL	<input type="checkbox"/>	<input type="checkbox"/>	3.2.2.20 - 83
9	SPRINKLER SYSTEM PROPOSED: EXISTING -	<input type="checkbox"/> ENTIRE BUILDING	<input type="checkbox"/> BASEMENT ONLY	3.2.2.20 - 83
10	STANDPIPE REQUIRED:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	3.2.1.5
11	FIRE ALARM REQUIRED:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	3.2.1.7
12	WATER SERVICE/SUPPLY IS ADEQUATE:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	3.2.9
13	HIGH BUILDING:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	3.2.6
14	PERMITTED CONSTRUCTION: COMBUSTIBLE / NON-COMBUSTIBLE	<input type="checkbox"/> COMBUSTIBLE	<input type="checkbox"/> NON-COMBUSTIBLE	3.2.2.20 - 83
15	MEZZANINE AREA (m ²): N/A	<input type="checkbox"/> COMBUSTIBLE	<input type="checkbox"/> NON-COMBUSTIBLE	3.2.1.1 (OH-8)
16	OCCUPANT LOAD BASED ON: PERSON / DESIGN OF BUILDING / OCCUPANCY C -	<input type="checkbox"/> PERSON	<input type="checkbox"/> DESIGN OF BUILDING	3.1.1.6
17	BARRIER-FREE DESIGN:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	3.1.1.7.1
18	HAZARDOUS SUBSTANCES:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	3.1.2.1(1) & 3.1.1(8)
19	REQUIRED: PORTULACA ASSURABLES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	3.1.3.1, 3.2.2.20-83
20	RESTRICTION OF EXTERIOR WALLS:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	3.2.3

2020-04-29 CLIENT REVIEW

2020-04-23 CLIENT REVIEW

DATE DESCRIPTION

PROJECT NORTH

ARCHITECT'S SEAL

ONTARIO ASSOCIATION OF ARCHITECTS

PROJECT NAME:

8-UNIT INFILL

251 PENFIELD DRIVE - TOWNHOUSES

DRAWING NAME:

CONTEXT PLAN, PROPERTY ZONING & STATS

DATE: 2020/07/14

PROJECT NO.: 1825

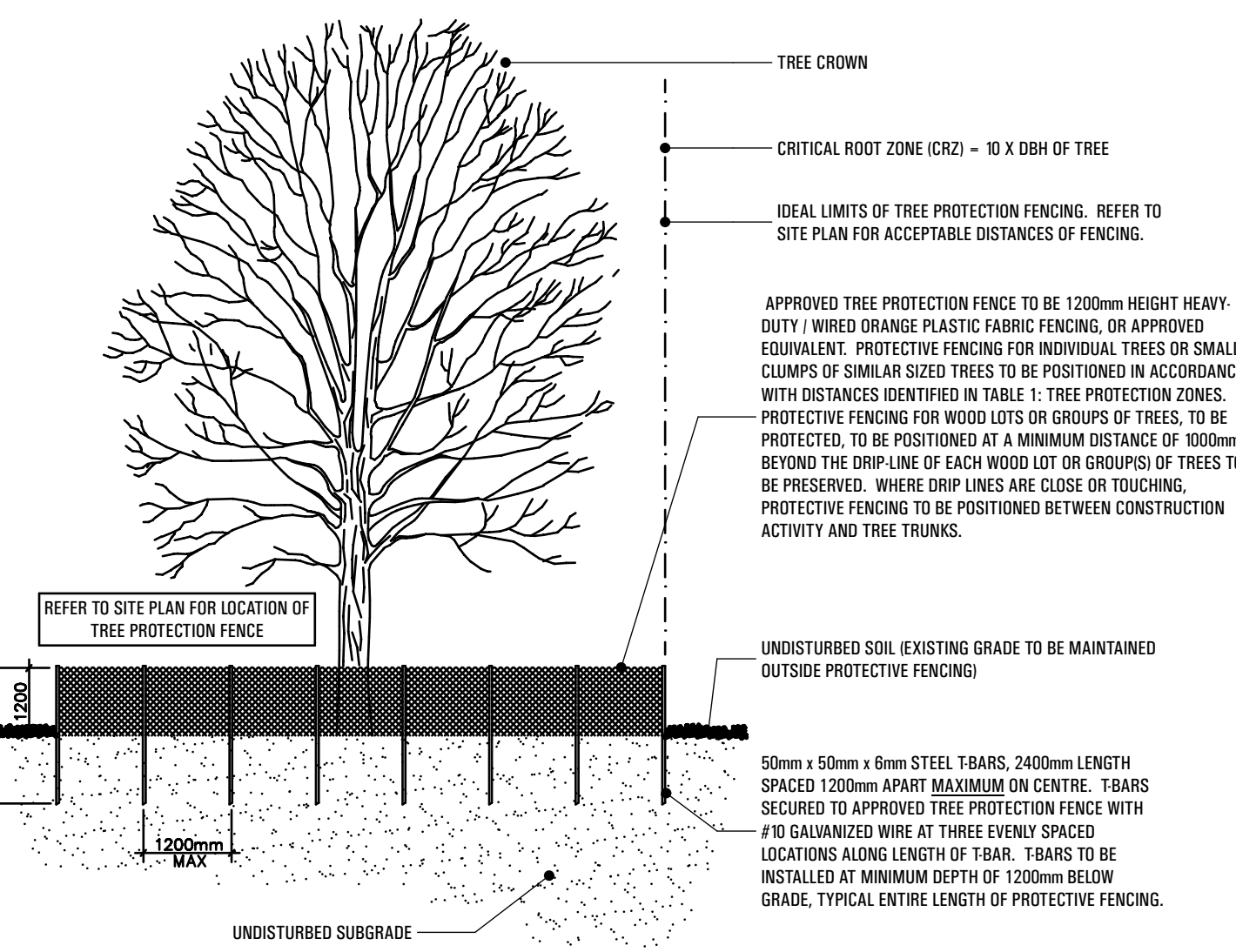
DRAWN BY: GUY

CHECKED BY: P.J.F.

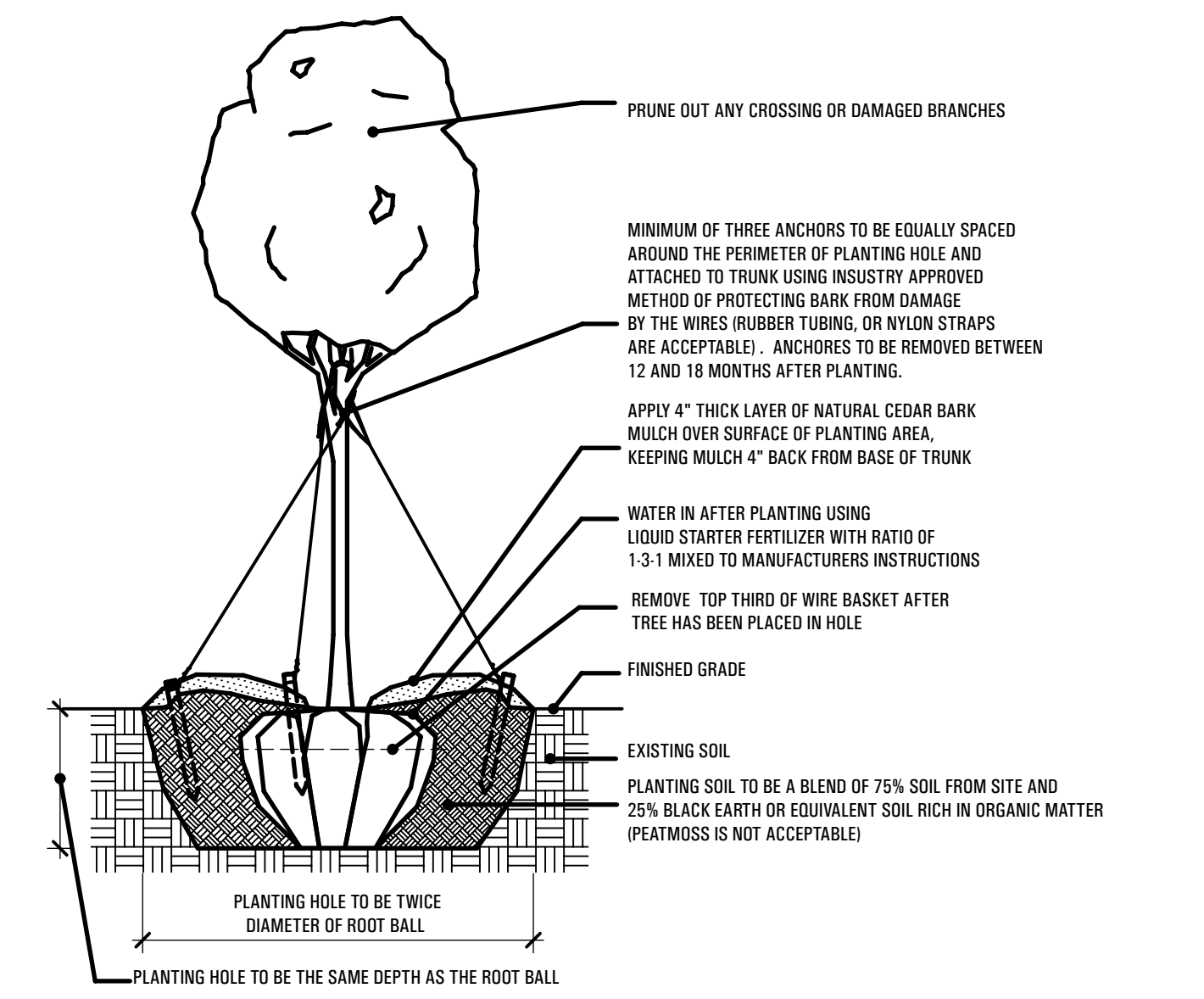
DRAWING NO.:



ATELIER 292
ARCHITECT INC.
292 main street
ottawa ontario k1s 1e1 canada
416.132.2311 2545 14x615/234.3176
www.atelier292.com



1 TREE PROTECTION DETAIL
SCALE: 1:50



1 TREE PLANTING DETAIL
SCALE: 1:35

- TREE PROTECTION REQUIREMENTS:**
- ALL TREES ON SITE TO REMAIN AND ANY ADJACENT TREES TO BE PROTECTED DURING CONSTRUCTION.
 - ERECT FENCE AT CRITICAL ROOT ZONE (CRZ), AS INDICATED ON DRAWING A-100 TO PROTECT EXISTING TREES DURING CONSTRUCTION.
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN TREE CRZ.
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.
 - DO NOT RAISE OR LOWER EXISTING GRADE WITHIN EXISTING TREE CRZ WITHOUT APPROVAL.
 - DO NOT TUNNEL OR BORE WHEN EXCAVATING WITHIN TREE CRZ.
 - DO NOT DAMAGE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE.
 - ENSURE THAT EQUIPMENT EXHAUST FUMES ARE NOT DIRECTED TOWARDS CANOPY OF ANY TREE.
 - CRZ IS MEASURED BY MULTIPLYING DIAMETER OF TRUNK (DB) BY 10 CM.
 - IF TREE PERMIT IS REQUIRED, NO TREES ARE TO BE CUT UNTIL TREE PERMIT IS PROVIDED.
 - PROVIDE DISCONTINUOUS FOOTINGS IN LIMITED EXCAVATION ZONE, FOOTINGS THERE TO ALLOW FOR ANY ROOTS OVER 50mm (2") DIA.
 - ANY ROOTS LARGER THAN 25mm (1") DIA. TO BE CUT OFF CLEARLY BY HAND, COVERED BY BURLAP-FILTER, CLOTH OR WOOD CHIPS AND KEEP MOIST.
 - ANY PRUNING OF EXISTING TREES TO BE DONE BY PROFESSIONAL.
 - FOR ADDITIONAL INFORMATION AND TREE PROTECTION REQUIREMENTS, REFER TO ARBORIST REPORT PREPARED BY BOWTHORPE TREE SERVICES, DATED OCTOBER 23, 2014.

- GENERAL LANDSCAPING NOTES:**
- TREES TO BE PLANTED A MINIMUM OF 3 FEET OR 2 METERS FROM THE FOUNDATION OF THE PROPOSED STRUCTURE.
 - PRIOR TO ANY DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL ERECT PROTECTIVE FENCING WHERE INDICATED. MAINTAIN FENCING THROUGHOUT DURATION OF PROJECT.
 - COVER ANY EXPOSED ROOTS WITH MULCH AND KEEP MOIST.

- GENERAL SITE NOTES:**
- REFER TO GRADING PLAN FOR NEW & EXISTING GRADES.
 - FOR ALL NEW TREES, REFER TO TREE PLANTING DETAIL (A4-100).
 - ALL SITE PLAN DIMENSIONS ARE SHOWN IN METERS.
 - EXISTING GRADING AND DRAINAGE PATTERNS MUST NOT BE ALTERED UNLESS NOTED OTHERWISE.
 - NEW ROOF DOWNSPOUTS SHALL NOT BE DIRECTED TOWARDS ADJACENT PROPERTY.
 - EXCAVATED MATERIAL SHALL BE REMOVED FROM THE PROPERTY UNLESS USED FOR BACKFILL.
 - NEW GRADING PLAN IS BASED ON INFORMATION PROVIDED BY FARLEY, SMITH, & DENNIS SURVEYING LIMITED.
 - PLAN IS TO BE READ IN CONJUNCTION WITH SITE GRADING PLAN AND SITE SERVICES PLAN PREPARED BY MAINTOSH PERRY LTD.
 - ALL SNOW TO BE TRUCKED OFF BY OCH.

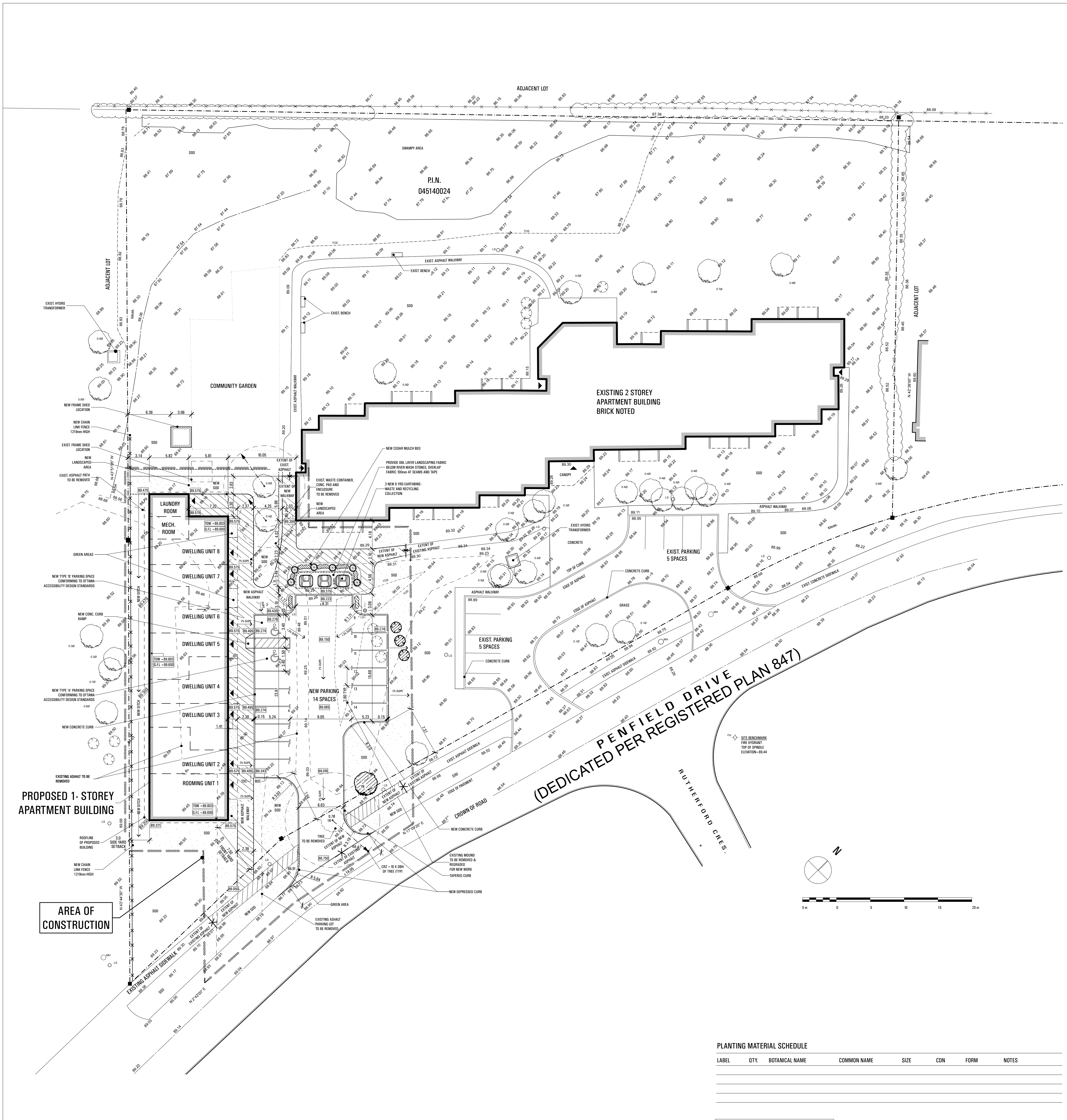
SYMBOLS LEGEND

	EXISTING TREE		EXISTING SHRUB
	TREE TO BE REMOVED		SHRUB TO BE REMOVED
	TREE TO BE PLANTED		SHRUB TO BE PLANTED
	EXTENT OF CRITICAL ROOT ZONE (CRZ)		NEW EMERALD CEDAR
	BUILDING ENTRANCE		CEDAR HEDGE
	MAINTENANCE HOLE		NEW BOXWOOD HEDGE
	CHAIN LINK FENCE		EXISTING LAMP POST
	FIRE HYDRANT		NEW LAMP POST

PLANTING MATERIAL SCHEDULE

LABEL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CON	FORM	NOTES

SITE NOTE:
PROPERTY BOUNDARY INFORMATION IS DERIVED FROM TOPOGRAPHIC SURVEY PREPARED BY FARLEY, SMITH, & DENNIS SURVEYING LTD., DATED SEPTEMBER 26, 2019



1 SITE PLAN / LANDSCAPE PLAN
SCALE: 1:200

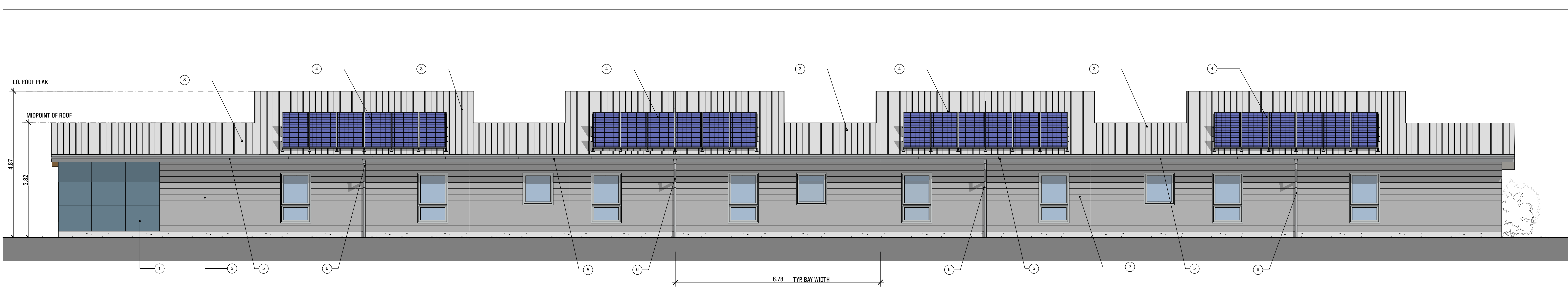
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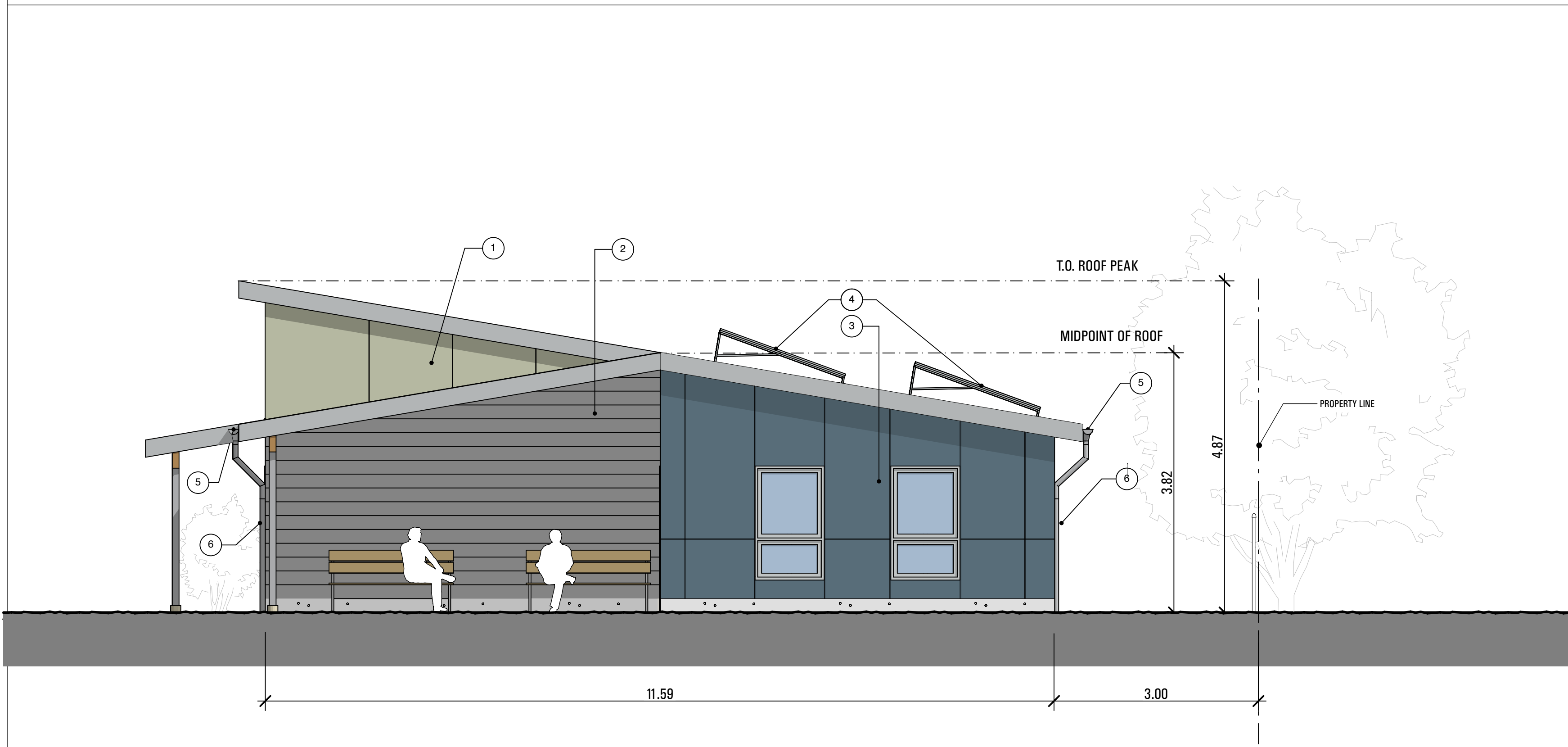
2020-04-29	CLIENT REVIEW
2020-04-23	CLIENT REVIEW
DATE	DESCRIPTION
YYYYMMDD	
PROJECT NORTH:	ARCHITECT'S SEAL:
PROJECT NAME:	
8-UNIT INFILL	
251 PENFIELD DRIVE - TOWNHOUSES	
DRAWING NAME:	
SITE PLAN, LANDSCAPE PLAN, SITE DETAILS AND NOTES	
DATE:	2020-07-14
PROJECT NO.:	1923
DRAWN BY:	GVJ
CHECKED BY:	PJF
DRAWING NO.:	



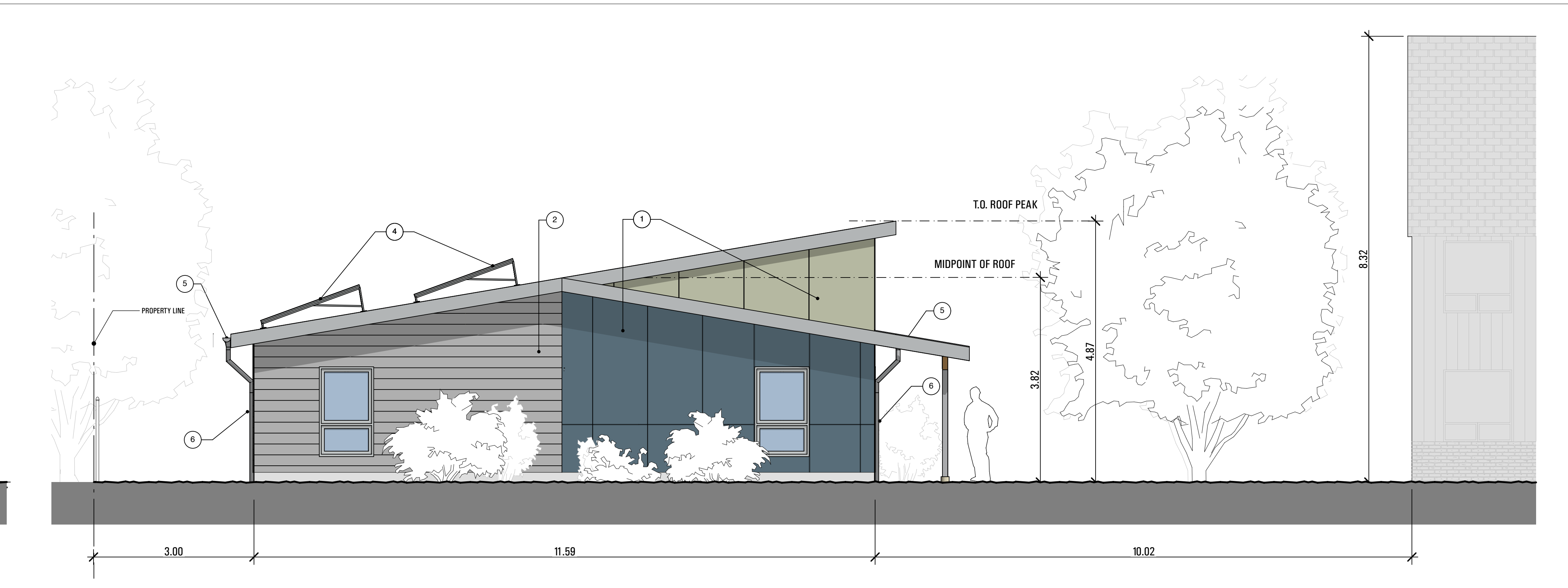
1 EAST ELEVATION
SCALE: 1:50
A-110



2 WEST ELEVATION
SCALE: 1:50
A-110



3 NORTH ELEVATION
SCALE: 1:50
A-110



4 SOUTH ELEVATION
SCALE: 1:50
A-110

MATERIALS LEGEND

- 1: FIBRE CEMENT PANELS
- 2: HORIZONTAL METAL SIDING
- 3: METAL ROOFING
- 4: PHOTOVOLTAIC ARRAY
- 5: HALF-ROUND GALVALUME EAVESTROUGH
- 6: ROUND GALVALUME DOWNSPOUT

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2020-04-29	CLIENT REVIEW
2020-04-23	CLIENT REVIEW
DATE	DESCRIPTION
YYYYMMDD	

PROJECT NAME:
8-UNIT INFILL
251 PENFIELD DRIVE - TOWNHOUSES

DRAWING NAME:	ELEVATIONS
DATE:	2020-03-14
PROJECT NO.:	1923
DRAWN BY:	GVX
CHECKED BY:	PJF
DRAWING NO.:	