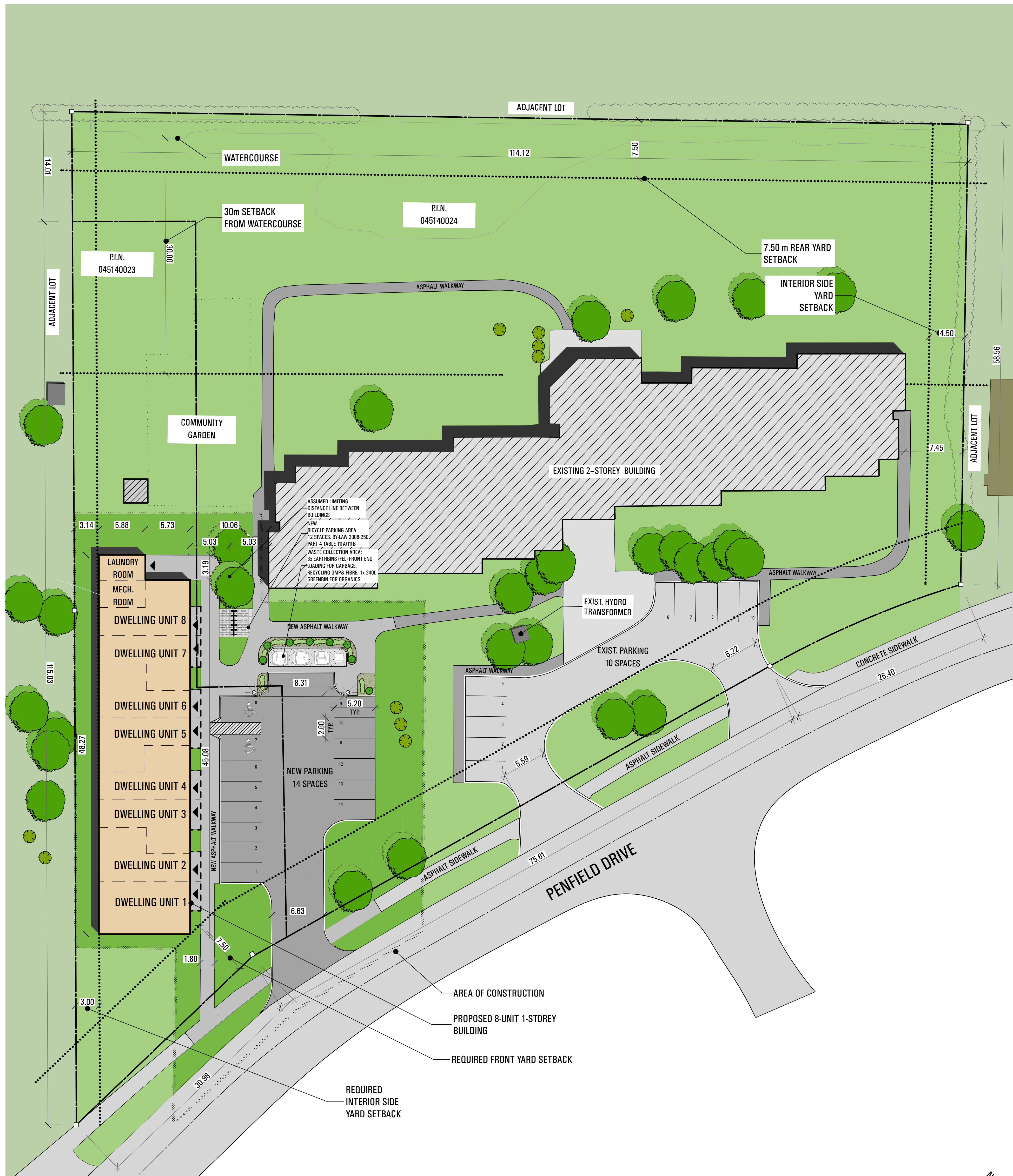




1 APARTMENT BUILDING VIEW FROM PARKING
SCALE: 1:80



2 APARTMENT BUILDING VIEW FROM PARKING
SCALE: 1:80



3 CONTEXT PLAN
SCALE: 1:250



4 LOCATION MAP
NOT TO SCALE

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:	McINTOSH PERRY 115 WALGREEN ROAD CARP, ONTARIO, K6A 1L0 PHONE: (613) 123-4567
ARBORIST:	IFS ASSOCIATES P.O. BOX 13595 KANATA, ONTARIO, K2K 1X6 PHONE: (613) 838-5717

GENERAL NOTES:

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ZONING INFORMATION	EXISTING	PROPOSED	PROVIDED (PER SITE PLAN)
PROPERTY ZONING	R4X (1201)	R4X (1201) *ONE LOT FOR ZONING PURPOSES	R4X (1201) *ONE LOT FOR ZONING PURPOSES
PERMITTED USE	APARTMENT DWELLING - LOW RISE	ALL R4X USES PERMITTED	TOWNHOUSE WITHIN A PLANNED UNIT DEVELOPMENT
MIN. LOT WIDTH	30 m	30 m	133.1 m *10 x 101 PENFIELD DR. PROPOSED DEVELOPMENT
MIN. LOT AREA	8000 m ²	8000 m ²	10,085 m ²
MAX. BLDG. HEIGHT	11 m	11 m	7.4 m
MIN. FRONT YARD SETBACK	7.5 m	7.5 m	7.5 m
MIN. REAR YARD SETBACK	4.5 m (REDUCED TO 0.75 m TIME: 3/4 IN ALL OTHER CASES)	4.5 m (REDUCED TO 0.75 m TIME: 3/4 IN ALL OTHER CASES)	0.75 m
MIN. W.E. SIDEYARD SETBACK	-	-	3.14m
MIN. NET FLOOR AREA - PER DWELLING UNIT	42 m ²	42 m ²	52.4 m ²
EXIST. RESIDENTIAL PARKING	10	0.25 PER DWELLING UNIT	10
NEW RESIDENTIAL PARKING (0.25 PER DWELLING UNIT)	-	0.25 PER DWELLING UNIT	4
NEW VISITOR PARKING (0.2 PER DWELLING UNIT)	-	-	10
TOTAL PARKING REQUIRED	10	-	24

PROPERTY INFORMATION:				
LEGAL DESCRIPTION		REGISTERED PLAN 847 PT BLK R1 & REGISTERED PLAN 847 PF BLK R1 RP 5R2134		
PLN.	045140023	045140024 & 045140024		
ZONING:	R4X (1201)	R4X (1201)		
SITE AREA PLN. 045140023	2,082 m ²	2,082 m ²		
SITE AREA PLN. 045140024	8,003 m ²	8,003 m ²		
TOTAL COMBINED SITE AREA:	10,085 m ²	10,085 m ²		
(PROPERTIES COMBINED)	EXISTING	EXISTING	PLANNED	POST DEVELOPMENT
BUILDING AREA	1310 m ²	0 m ²	539 m ²	1,849 m ²
LOT AREA	8,003 m ²	2,082 m ²	2,082 m ²	10,085 m ²
GREEN AREA	5,921 m ²	2,082 m ²	2,082 m ²	8,003 m ²
GREENSTEEL AREA	74%	100%	100%	78%
LOT COVERAGE	16.3%	0%	2%	18.3%

SITE STATISTICS:				
	EXISTING	EXISTING	PLANNED	TOTAL
Nb. OF BUILDINGS	1	0	1	2
Nb. OF HOUSING UNITS	40	0	8	48
Nb. OF PARKING SPACES	10	0	14	24
GROSS FLOOR AREA BUILDINGS	1310 m ²	0 m ²	539 m ²	1849 m ²
PARKING LOTS & STREETS	484 m ²	484 m ²	485 m ²	989 m ²
PATHS & SIDEWALKS	483 m ²	483 m ²	327 m ²	810 m ²

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

OBC MATRIX - FOR NEW 8 UNIT APARTMENT BUILDING				
ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 6	OBC REFERENCE		
1	PROJECT DESCRIPTION: NEW ADDITION	PART 3	PART 6	PART 9
2	CHANGE OF USE / ALTERATION			
3	MAJOR OCCUPANCIES: RESIDENTIAL (R)	3.1.2.1(i)		9.10.2
4	BUILDING AREA (m ²): EXISTING NEW 541.08 TOTAL 541.08	1.1.3.2		1.1.3.2
5	GROSS AREA: EXISTING NEW 541.08 TOTAL 541.08	1.1.3.2		1.1.3.2
6	NUMBER OF STOREYS ABOVE GRADE: 1	3.2.1.1 & 1.1.3.2		2.1.1.3
7	HEIGHT OF BUILDING (m): 4.61			2.1.1.3
8	NUMBER OF STREETS/ACCESS ROUTES: 1	3.2.2.10 & 3.2.5.5		9.10.2
9	BUILDING CLASSIFICATION: 9.10.2.1 - GROUP C - RESIDENTIAL	3.2.2.20 - .83		9.10.2
9	SPRINKLER SYSTEM PROPOSED: EXISTING NONE	3.2.2.20 - .83		9.10.8
10	STANDPIPE REQUIRED: YES	3.2.8		
11	FIRE ALARM REQUIRED: YES	3.2.4		9.10.18.2
12	WATER SERVICE SUPPLY IS ADEQUATE: YES			
13	HIGH BUILDING: YES	3.2.8		
14	PERMITTED CONSTRUCTION: COMBUSTIBLE / NON-COMBUSTIBLE	3.2.2.20 - .83		9.10.6
15	MEZZANINE AREA (m ²): N/A	3.2.1.1 (3)(b)		9.10.4.1
16	OCCUPANT LOAD BASED ON: OCCUPANCY C	3.1.1.6		9.1.3
17	BARRIER-FREE DESIGN: YES	3.8		9.2.2
18	HAZARDOUS SUBSTANCES: NONE	3.3.1.2(i) & 3.3.1.19(i)		9.10.1.3
19	REQUIRED: HORIZONTAL ASSEMBLIES	3.1.1.1, 3.2.2.20.83		9.10.8
19	FIRE RESISTANCE RATING (FRR)	3.2.2.1.4		9.10.9
20	SPIRAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3		9.10.14
21	OTHER: *FIRE COMPARTMENT FOR PORTION OF TOP WITH PROXIMITY TO EXISTING BUILDING			

2024-02-08 RE-ZONING APPLICATION
 2024-01-16 COORDINATION RE-ZONING
 2023-12-19 COORDINATION RE-ZONING
 2020-04-29 CLIENT REVIEW
 2020-04-23 CLIENT REVIEW
 DATE DESCRIPTION
 YYYYMMDD

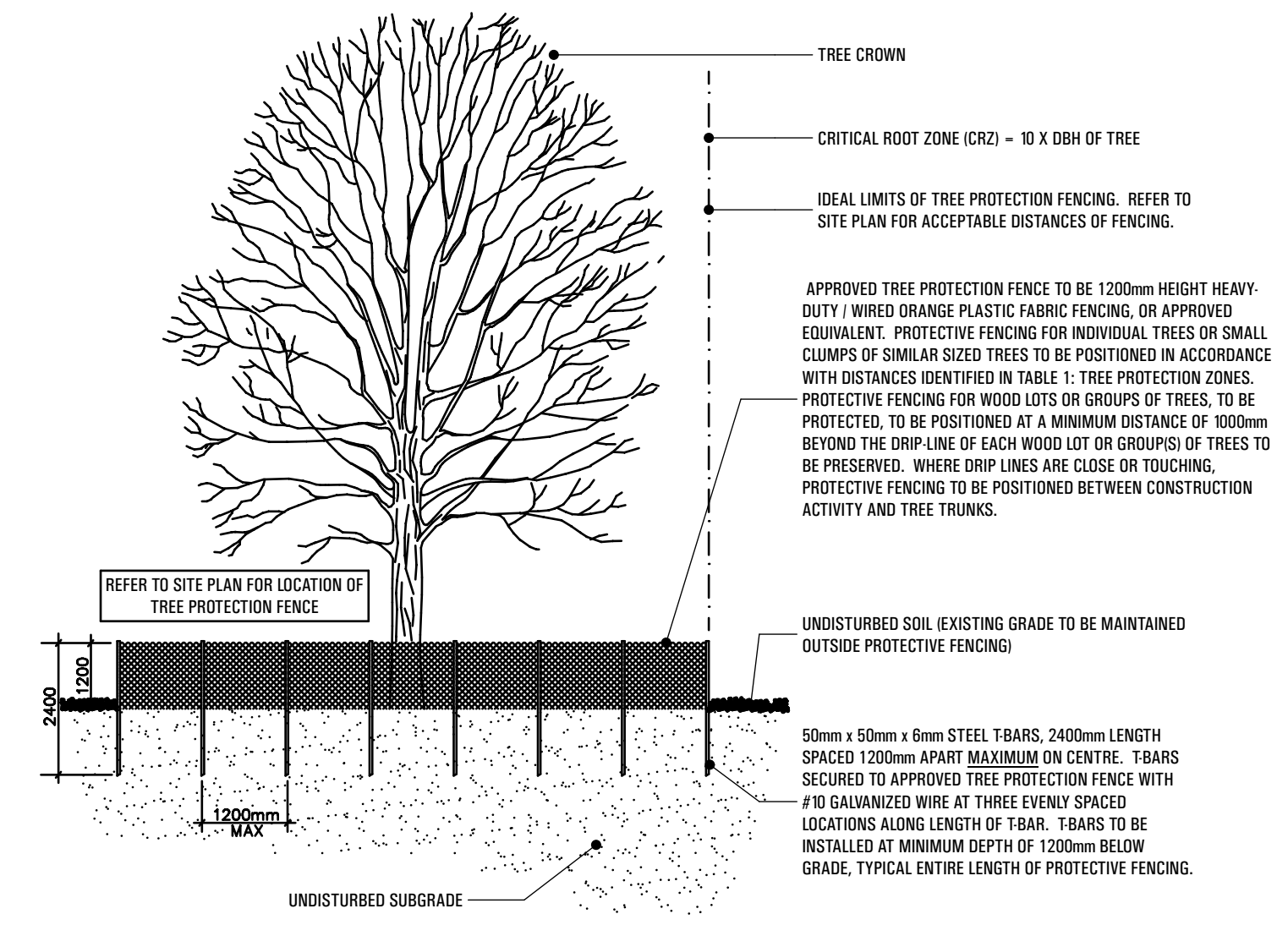
PROJECT NORTH:

 ARCHITECT'S SEAL:

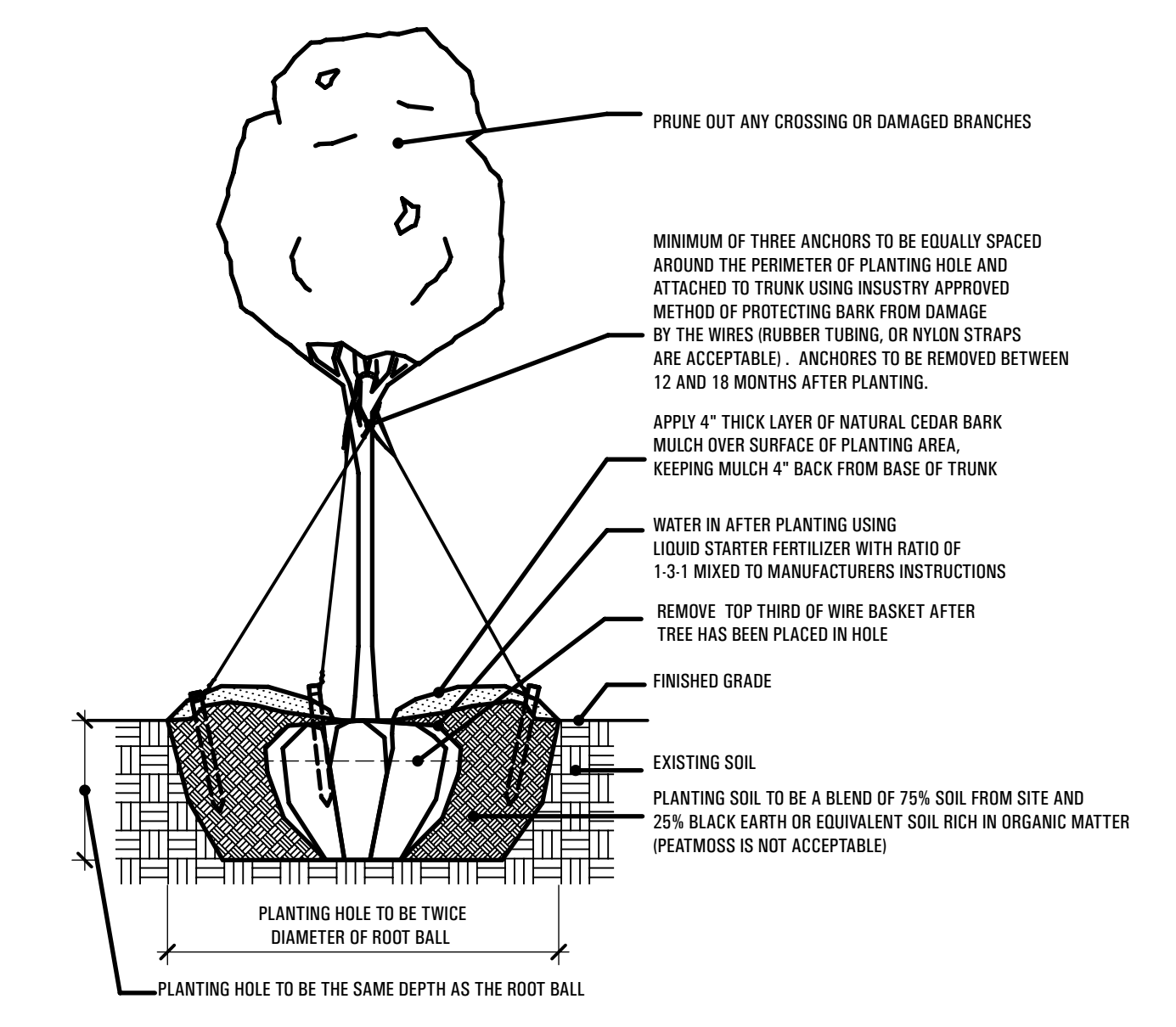
PROJECT NAME:
 8-UNIT INFILL
 251 PENFIELD DRIVE - TOWNHOUSES

DRAWING NAME:
 CONTEXT PLAN, PROPERTY ZONING & STATS

DATE: 20240208
 PROJECT NO.: 1923
 DRAWN BY: GUY
 CHECKED BY: PJP
 DRAWING NO.:



1 TREE PROTECTION DETAIL
SCALE: 1:50



1 TREE PLANTING DETAIL
SCALE: 1:35

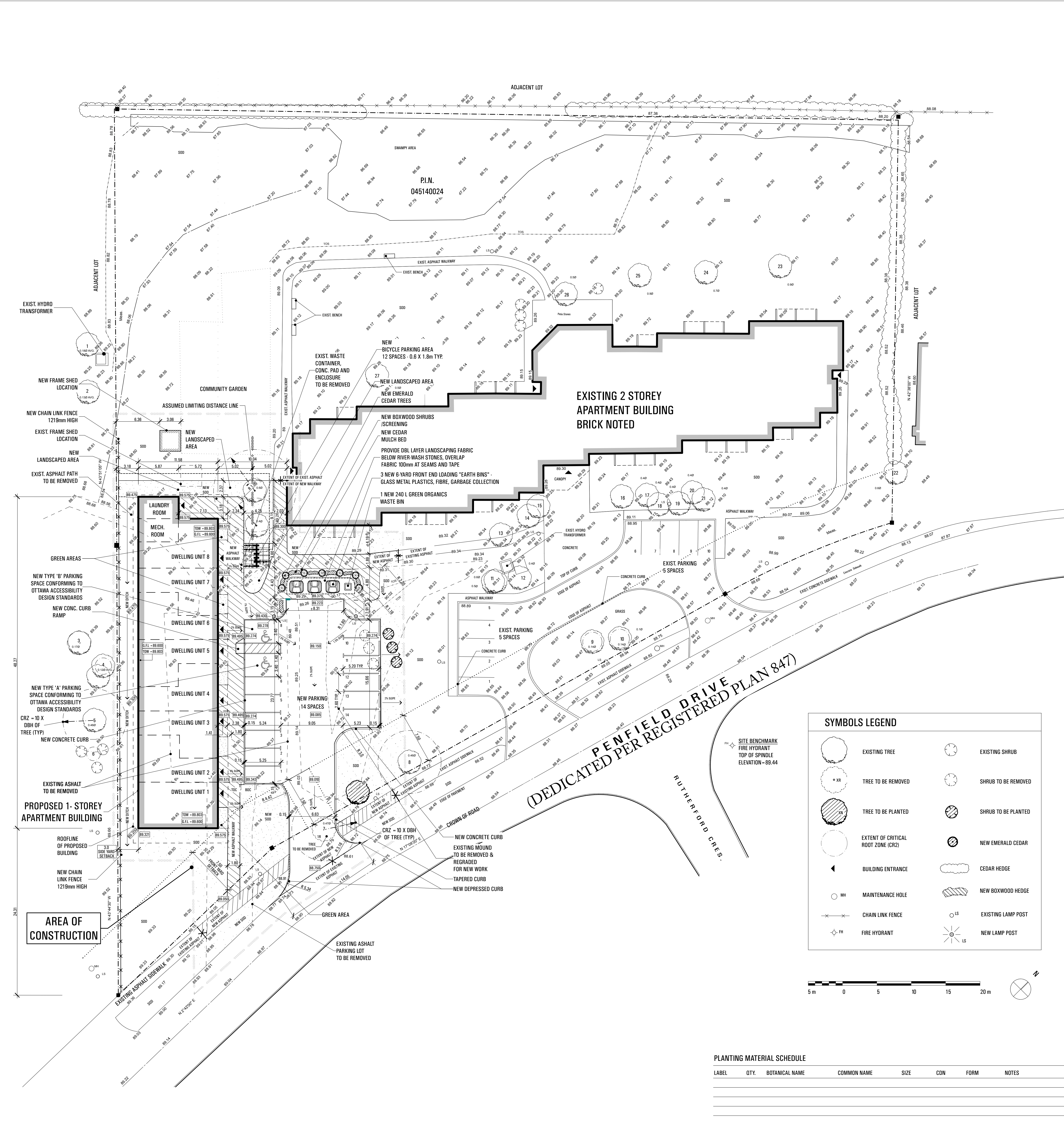
- TREE PROTECTION REQUIREMENTS:**
- ALL TREES ON SITE TO REMAIN AND ANY ADJACENT TREES TO BE PROTECTED DURING CONSTRUCTION.
 - ERECT FENCE AT CRITICAL ROOT ZONE (CRZ), AS INDICATED ON DRAWING A-100 TO PROTECT EXISTING TREES DURING CONSTRUCTION.
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN TREE CRZ.
 - 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 8 FEET OR 2.4 METERS FROM THE FOUNDATION OF THE PROPOSED STRUCTURE.
 - FOR ALL NEW TREES, REFER TO TREE PLANTING DETAIL (A-100).
 - ALL SITE PLAN DIMENSIONS ARE SHOWN IN METRES.
 - 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.

- GENERAL SITE NOTES:**
- REFER TO GRADING PLAN FOR NEW & EXISTING GRADES.
 - FOR ALL NEW TREES, REFER TO TREE PLANTING DETAIL (A-100).
 - ALL SITE PLAN DIMENSIONS ARE SHOWN IN METRES.
 - EXISTING GRADING AND DRAINAGE PATTERNS MUST NOT BE ALTERED UNLESS NOTED OTHERWISE.
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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

2024-02-08	RE-ZONING APPLICATION
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2020-04-23	CLIENT REVIEW
DATE	DESCRIPTION
YYYYMMDD	

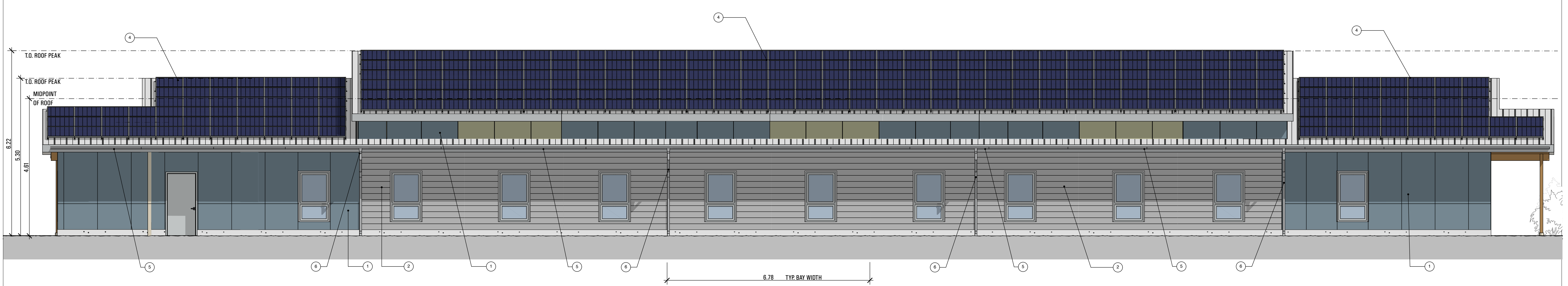
PROJECT NAME:
8-UNIT INFILL
251 PENFIELD DRIVE - TOWNHOUSES

DRAWING NAME:
SITE PLAN, LANDSCAPE PLAN, SITE DETAILS AND NOTES

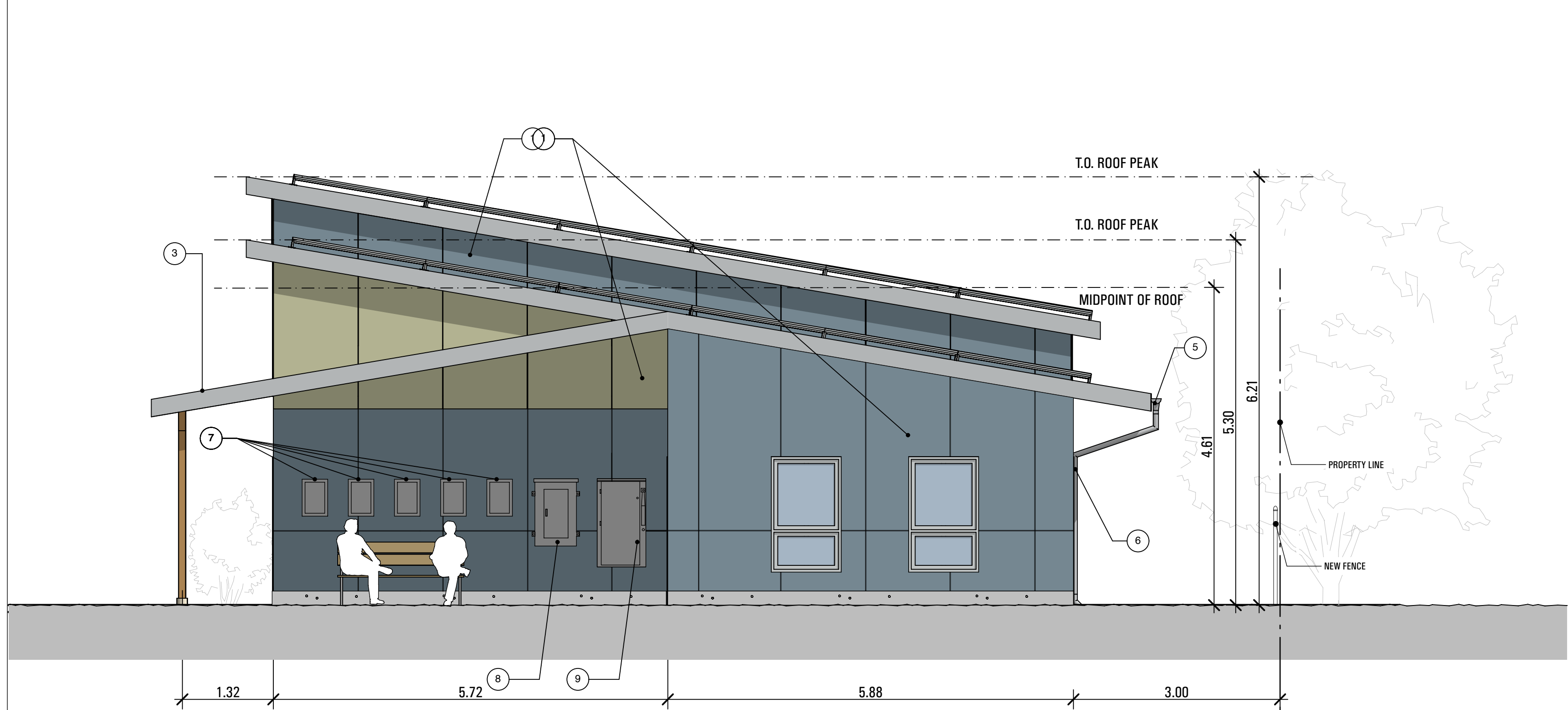
DATE:	2024/08
PROJECT NO.:	1925
DRAWN BY:	GVJ
CHECKED BY:	PLJ
DRAWING NO.:	



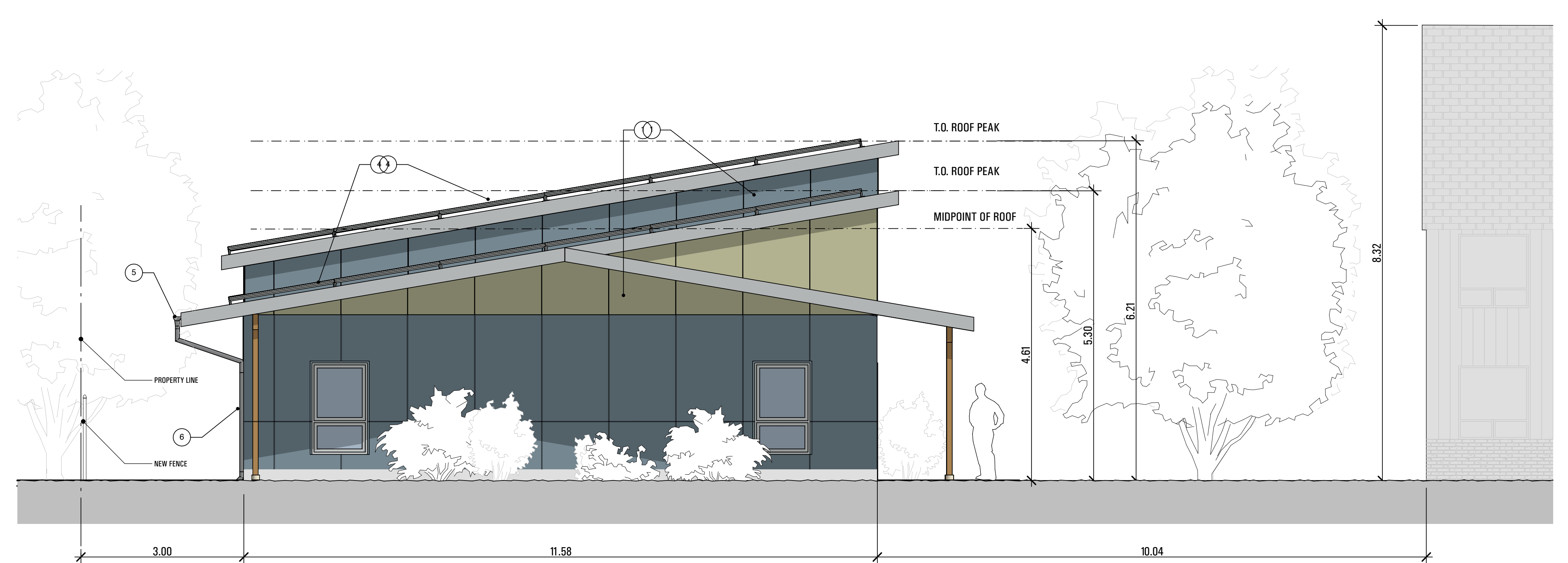
2 EAST ELEVATION
SCALE: 1:50
A-110



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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YYYYMMDD	

PROJECT NORTH: _____

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

DRAWING NAME:
ELEVATIONS

DATE: 20240208
PROJECT NO.: 1925
DRAWN BY: GDV
CHECKED BY: P.J.F.
DRAWING NO.: _____