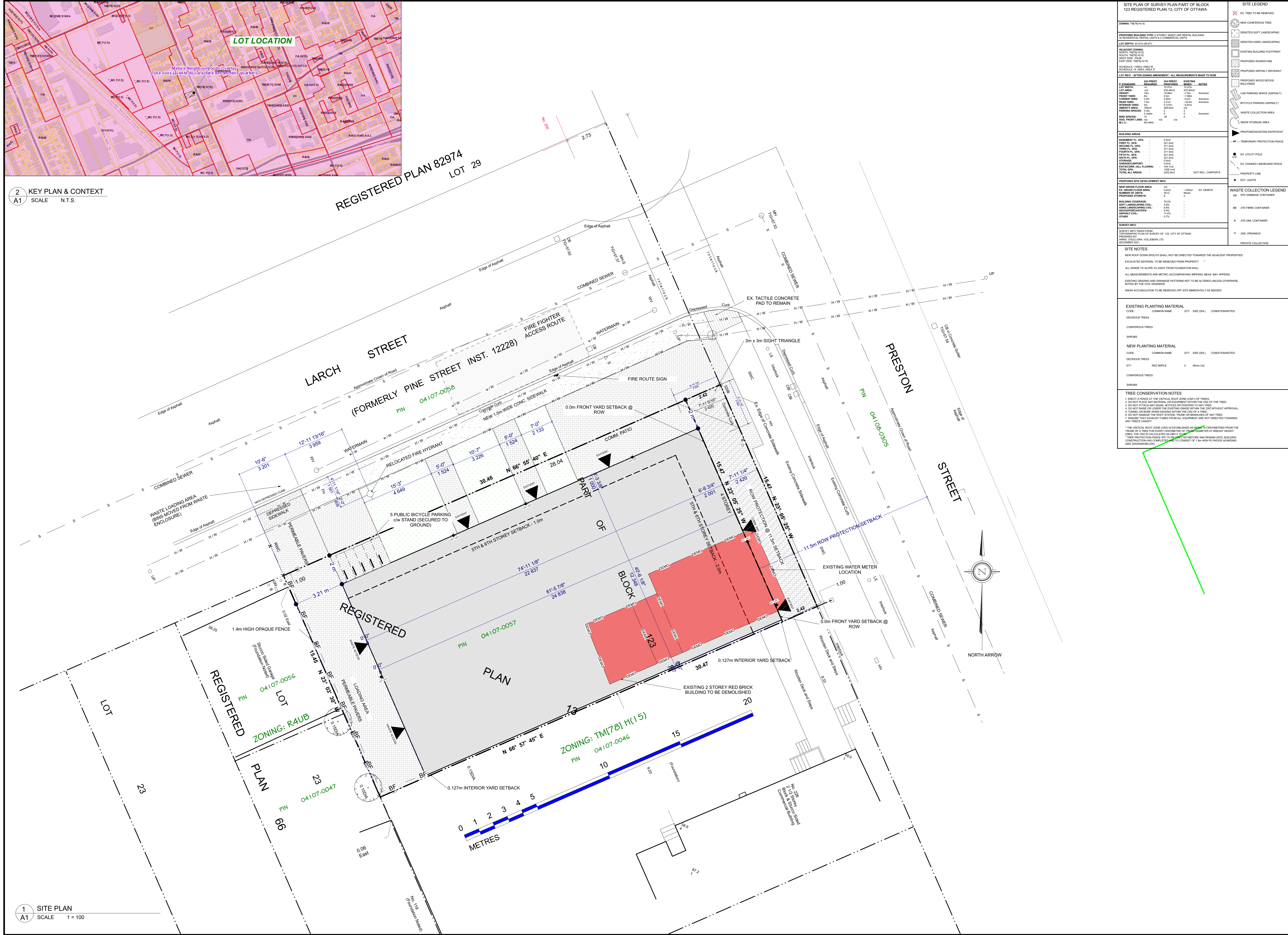


2 KEY PLAN & CONTEXT  
A1 SCALE N.T.S.



1 SITE PLAN  
A1 SCALE 1 = 100

SITE PLAN OF SURVEY PART OF BLOCK 123 REGISTERED PLAN 13, CITY OF OTTAWA		SITE LEGEND	
<b>ZONING: TM(78)H(15)</b> PROPOSED BUILDING TYPE: 4 STOREY MIXED USE RESIDENTIAL BUILDING 30 RESIDENTIAL UNITS & 2 COMMERCIAL UNITS		EX. TREE TO BE REMOVED NEW CONIFEROUS TREE DENOTES SOFT LANDSCAPING DENOTES HARD LANDSCAPING EXISTING BUILDING FOOTPRINT PROPOSED RAVENSTONE PROPOSED ASPHALT DRIVEWAY PROPOSED WOOD DECKS/BALCONIES CAR PARKING SPACE (ASPHALT) BICYCLE PARKING (ASPHALT) WASTE COLLECTION AREA SNOW STORAGE AREA PROPOSED EXISTING ENTRY POINT TEMPORARY PROTECTION FENCE EX. UTILITY POLE EX. CHANGED UNBARRICADE FENCE EX. LIGHTS	
<b>LOT INFO - AFTER ZONING AMENDMENT - ALL MEASUREMENTS MADE TO ROW</b>		PROPOSED WOOD DECKS/BALCONIES CAR PARKING SPACE (ASPHALT) BICYCLE PARKING (ASPHALT) WASTE COLLECTION AREA SNOW STORAGE AREA PROPOSED EXISTING ENTRY POINT TEMPORARY PROTECTION FENCE EX. UTILITY POLE EX. CHANGED UNBARRICADE FENCE EX. LIGHTS	
<b>PLANNING AREAS</b> BASEMENT FL. AREA: 0.000 FIRST FL. AREA: 271.442 SECOND FL. AREA: 271.442 THIRD FL. AREA: 271.442 FOURTH FL. AREA: 271.442 FIFTH FL. AREA: 271.442 SIXTH FL. AREA: 271.442 SEVENTH FL. AREA: 271.442 EIGHTH FL. AREA: 271.442 TOTAL ALL AREAS: 2142.000		PROPOSED WOOD DECKS/BALCONIES CAR PARKING SPACE (ASPHALT) BICYCLE PARKING (ASPHALT) WASTE COLLECTION AREA SNOW STORAGE AREA PROPOSED EXISTING ENTRY POINT TEMPORARY PROTECTION FENCE EX. UTILITY POLE EX. CHANGED UNBARRICADE FENCE EX. LIGHTS	
<b>PROPOSED SITE DEVELOPMENT INFO</b> NEW GROSS FLOOR AREA: 2142.000 EX. GROSS FLOOR AREA: 2142.000 PROPOSED STORIES: 8		<b>WASTE COLLECTION LEGEND</b> GB 8YD GARBAGE CONTAINER BB 2YD FIBRE CONTAINER B 2YD SHK. CONTAINER G 2YD ORGANICS PRIVATE COLLECTION	
<b>BUILDING COVERAGE</b> BUILDING COVERAGE: 70.5% SOFT LANDSCAPING COV.: 4.8% HARD LANDSCAPING COV.: 0.5% DECKS/PORCHES: 11.4% OTHER: 0.7%		<b>EXISTING PLANTING MATERIAL</b> CODE COMMON NAME QTY. SIZE (DIA.) CONDITIONS/NOTES DECIDUOUS TREES CONIFEROUS TREES SHRUBS <b>NEW PLANTING MATERIAL</b> CODE COMMON NAME QTY. SIZE (DIA.) CONDITIONS/NOTES DECIDUOUS TREES CONIFEROUS TREES SHRUBS	
<b>SURVEY INFO</b> SURVEY AND DEDUCTION TAKEN FROM PROPOSED PLAN OF SURVEY OF 123, CITY OF OTTAWA PREPARED BY: ANNE O'SULLIVAN, COLLEBK LTD. (REGISTERED)		<b>TREE CONSERVATION NOTES</b> 1. EXISTING FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES. 2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE. 3. DO NOT ATTEMPT TO REMOVE OR DAMAGE ANY TREE WITHOUT APPROVAL. 4. TUNNEL OR BORING UNDER CROWN WITHIN THE CRZ OF A TREE. 5. DO NOT CHANGE THE ROOT SYSTEM FROM OR BRANCHES OF ANY TREE. 6. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE CANOPY. 7. THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS 1.0 METRE FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OR 25.4 METRES AT BREAST HEIGHT. 8. THE CRZ IS CALCULATED AS 0.75 x DBH. 9. THE PROTECTION FENCE IS TO BE INSTALLED BEFORE AND REMAINS UNTIL BUILDING CONSTRUCTION HAS COMPLETED TO COMBUST OF 1.8M HIGH PLWOOD HOARDING (SEE DIMENSIONS BELOW).	

**RA REDLINE ARCHITECTURE**  
 REDLINE ARCHITECTURE INC.  
 Tel: 613-612-2232  
 info@redlinearchitecture.ca  
 www.redlinearchitecture.ca

**RESPONSIBILITIES:**  
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION.  
 IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES AND OMISSIONS TO THE ARCHITECT/DESIGNER.  
 COPYRIGHT RESERVED  
 GENERAL NOTES

**ONTARIO ASSOCIATION OF ARCHITECTS**  
 LEVENT TATAR  
 LICENCE 86642

**224 PRESTON STREET**  
 SCOPE OF WORK: NEW 6 STOREY - MIXED USE

**OWNER/DEVELOPER:**  
 224 ON PRESTON INC.

**ARCHITECT:**  
 REDLINE ARCHITECTURE INC.

**APPLICANT:**

**CIVIL ENGINEER:**  
 E2P  
 1051 BAXTER ROAD  
 OTTAWA, ON  
 K2C-3P1

**LANDSCAPING:**  
 DENDROFORM FORESTRY SERVICES  
 OTTAWA, ON  
 K1S 5E2

**SURVEYOR:**  
 A2J LTD  
 14 CONDOURSE GATE, SUITE 500  
 OTTAWA, ON  
 K2E-7S8

**CONSULTANTS:**  
 STRUCTURAL - TBD  
 MECHANICAL - TBD  
 ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE
4	REVISIONS	000000
3	SITE PLAN REVISIONS	01/17/24
2	SITE PLAN SUBMISSION	06/07/22
1	PRELIMINARY	07/03/22

**PROJECT:** 224 PRESTON ST.  
 MIXED USE BUILDING  
 224 PRESTON ST.  
 OTTAWA, ON K1S 7R1  
 613-000-0000

**DRAWING NAME:** SITE PLAN

**DRAWN BY:** [Name]  
**CHECKED BY:** [Name]  
**DATE:** MAR 21, 2022  
**SCALE:** AS NOTED

**SHEET:** SPD1  
**OF:** #18968

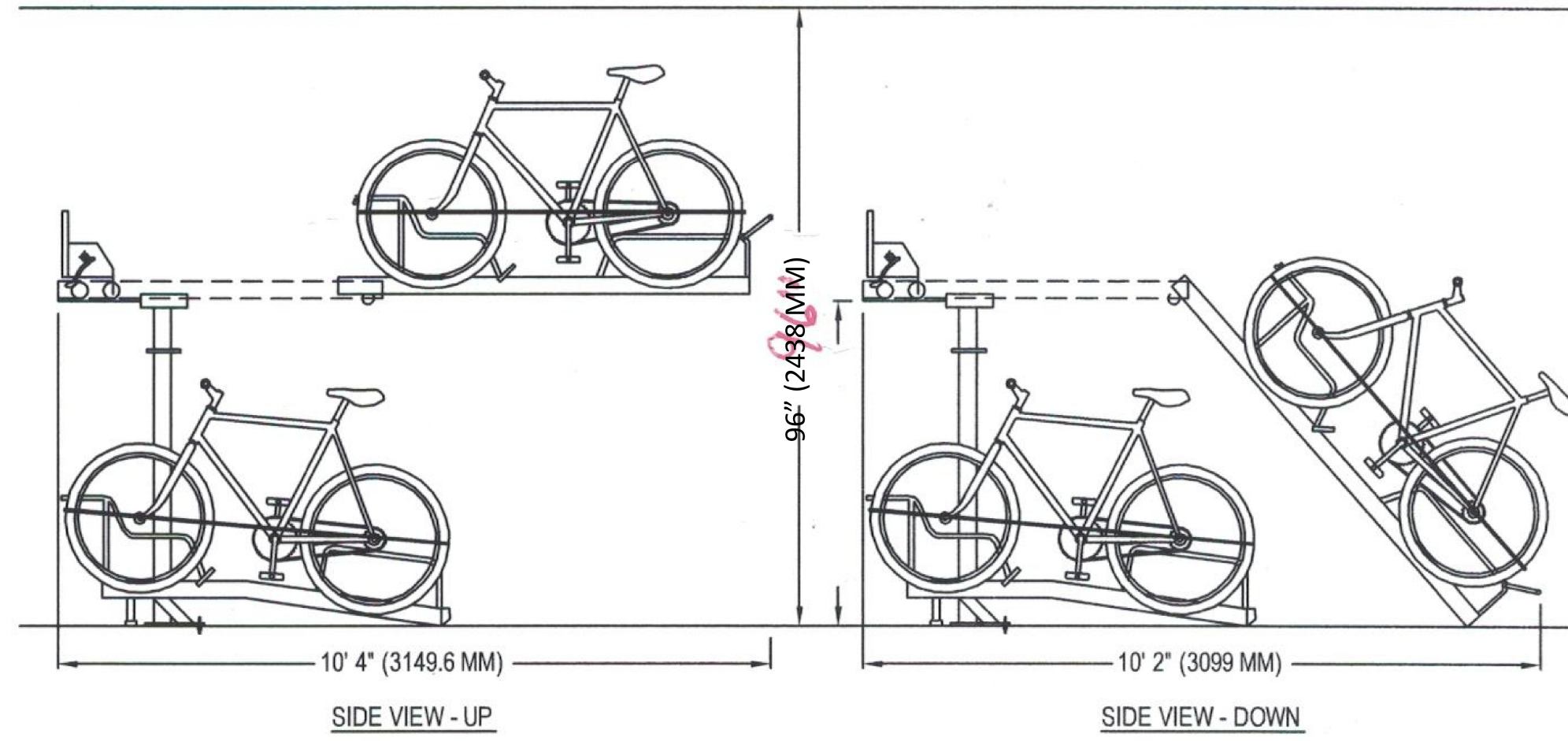
**FILE NUMBER:** D07-12-23-0060

**BikeRack.ca**  
park your bike

BIKE RACK MFG. & DIST. CO.  
80 BASS PRO MILLS DR., UNIT 24  
VAUGHAN, ON L4K 5W9  
PHONE: (416) 927-7499  
MOBILE: (416) 809-1934  
WWW.BIKERACK.CA

- SELECT DESIRED SIZE:       SELECT DESIRED SPACE USE/SETBACKS:
- 8 BIKES, 8' (2438 MM) SECTIONS (SHOWN)       23 BIKES, 6' (1829 MM) CENTER TO CENTER
- 8 BIKES, 6' (1829 MM) SECTIONS       18" (457 MM) CENTER TO CENTER (SHOWN)
- 2 BIKES, SINGLE SECTIONS (SHOWN)

**NEW CUSTOM SIZE**



**FEATURES:**  
-MATERIAL: HSS STEEL  
-FINISH: HOT DIPPED GALVANIZED

- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. DO NOT SCALE DRAWING.
  3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER 4238-009.

**STACKABLE BIKE RACKS**  
EXTENDED STACKABLE BIKE RACK, 18" CENTER TO CENTER - DRAWING 2

4238-009      PROTECTED BY COPYRIGHT ©2015 CADDETAILS.COM LTD.      REVISION DATE 03/06/2015      CADdetails.com

**STACKABLE BICYCLE PARKING @ BASEMENT LEVEL**



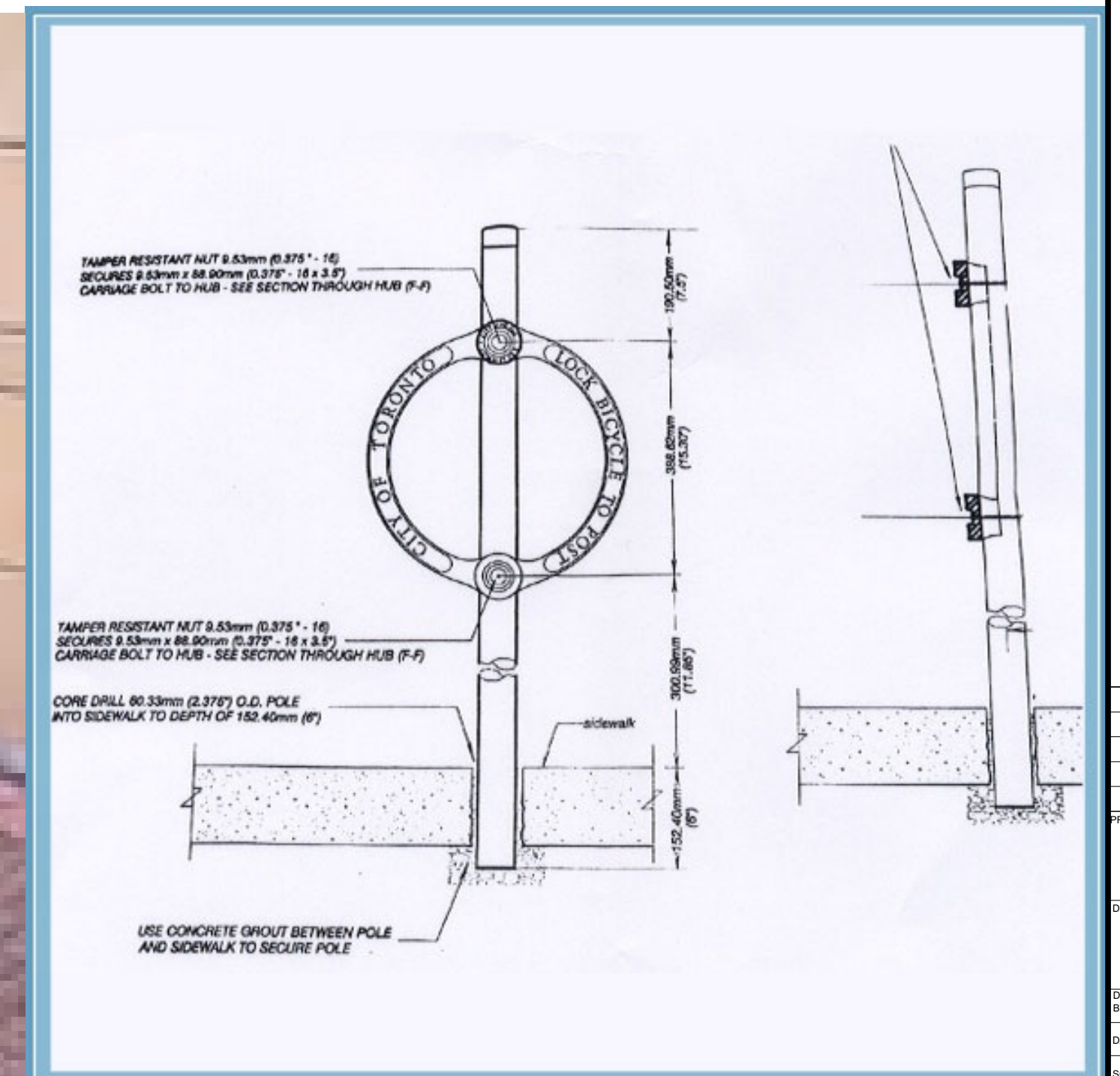
**STACKABLE BICYCLE PARKING @ BASEMENT LEVEL**



**SAMPLE PRESSURE TREATED FENCE**



**EXTERIOR BICYCLE PARKING @ GRADE**



**RA** REDLINE ARCHITECTURE INC.  
REDLINE ARCHITECTURE INC.  
Tel: 613-612-2232  
info@redlinearchitecture.ca  
www.redlinearchitecture.ca

**RESPONSIBILITIES:**  
DO NOT SCALE DRAWINGS  
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODE 2012  
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND BYLAWS HAVING JURISDICTION  
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER  
COPYRIGHT RESERVED  
GENERAL NOTES:



**224 PRESTON STREET**  
SCOPE OF WORK: NEW 6 STOREY - MIXED USE

**OWNER/DEVELOPER:**  
224 ON PRESTON INC.

**ARCHITECT:**  
REDLINE ARCHITECTURE INC.

**APPLICANT:**

**CIVIL ENGINEER:**  
EQU  
1051 BAXTER ROAD  
OTTAWA, ON  
K2C 3P1

**LANDSCAPING:**  
DENDROFORESTRY SERVICES  
OTTAWA, ON  
K1S 5E2

**SURVEYOR:**  
ACU LTD  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON  
K2E 7S8

**CONSULTANTS:**  
STRUCTURAL - TBD  
MECHANICAL - TBD  
ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE
4	REVISIONS	00/00/00
3	SITE PLAN REVISIONS	01/17/24
2	SITE PLAN SUBMISSION	06/03/22
1	PRELIMINARY	07/03/22

PROJECT: **224 PRESTON ST. MIXED USE BUILDING**  
224 PRESTON ST.  
OTTAWA, ON K1S 7R1      613-000-0000

DRAWING NAME: **EX. FLOOR PLANS**

DRAWN BY:      SHEET: **SPD2**

DATE: **MAR. 21, 2022**

SCALE: AS NOTED      #18968