

LOT LOCATION

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



| SITE PLAN OF SURVEY PART OF BLOCK 123 REGISTERED PLAN 13, CITY OF OTTAWA | | SITE LEGEND | |
|--|--|--|--|
| ZONING: TM(78)H(15) 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 PROPERTY LINE | |
| LOT INFO - AFTER ZONING AMENDMENT - ALL MEASUREMENTS MADE TO ROW | | RESPONSIBILITIES: DO NOT SCALE DRAWINGS ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 ALL CONTRACTORS MUST WORK 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: | |
| PROPOSED SITE DEVELOPMENT INFO: NEW GROSS FLOOR AREA: 10,200 sq ft EX. ABOVE GROUND AREA: 2,700 sq ft PROPOSED STORIES: 4 | | WASTE COLLECTION LEGEND GB 8YD GARBAGE CONTAINER B 2YD FIBRE CONTAINER B 2YD SHK. CONTAINER G 24L ORGANICS PRIVATE COLLECTION | |
| PROPOSED BUILDING TYPE: 4 STOREY MIXED USE RESIDENTIAL BUILDING 30 RESIDENTIAL UNITS & 2 COMMERCIAL UNITS | | EXISTING PLANTING MATERIAL CODE COMMON NAME QTY. SIZE (DIA.) CONDITIONS/NOTES CONFEROUS TREES SHRUBS NEW PLANTING MATERIAL CODE COMMON NAME QTY. SIZE (DIA.) CONDITIONS/NOTES D11 RED MAPLE 2 50mm Cal. CONFEROUS TREES SHRUBS | |
| PROPOSED BUILDING TYPE: 4 STOREY MIXED USE RESIDENTIAL BUILDING 30 RESIDENTIAL UNITS & 2 COMMERCIAL UNITS | | TREE CONSERVATION NOTES 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 ANY WORKING NOTICES OR PROCEED TO ANY TREE. 4. ALL MEASUREMENTS ARE METRIC ACCORDING TO SURVEYING PRACTICE AND APPROVAL. 5. TUNNELS OR BORES WHEN CLOSING WITHIN THE CRZ OF A TREE. 6. DO NOT CHANGE THE ROOT SYSTEM FROM OR BRANCHES OF ANY TREE. 7. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE CANOPY. 8. THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS 1.0m CENTRE TOES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETER OR 25.4mm TO THE BRANCH HEIGHT. 9. THE CRZ IS CALCULATED AS 1.0m x 1.0m. 10. THE PROTECTION FENCE IS TO BE INSTALLED BEFORE AND REMAINS UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLWOOD HOARDING USE DIMENSIONS BELOW. | |
| PROPOSED BUILDING TYPE: 4 STOREY MIXED USE RESIDENTIAL BUILDING 30 RESIDENTIAL UNITS & 2 COMMERCIAL UNITS | | EXISTING WATER METER LOCATION 1.00 0.0m FRONT YARD SETBACK @ ROW 0.127m INTERIOR YARD SETBACK | |

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 | 012024 |
| 2 | SITE PLAN SUBMISSION | 060222 |
| 1 | PRELIMINARY | 070222 |

PROJECT: **224 PRESTON ST.**
MIXED USE BUILDING
 224 PRESTON ST.
 OTTAWA, ON K1S 7R1
 613-000-0000
 DRAWING NAME: **SITE PLAN**
 DRAWN BY: [] SHEET: **SPD1**
 DATE: **MAR 21, 2022** SCALE: AS NOTED
#18968

FILE NUMBER: D07-12-23-0060

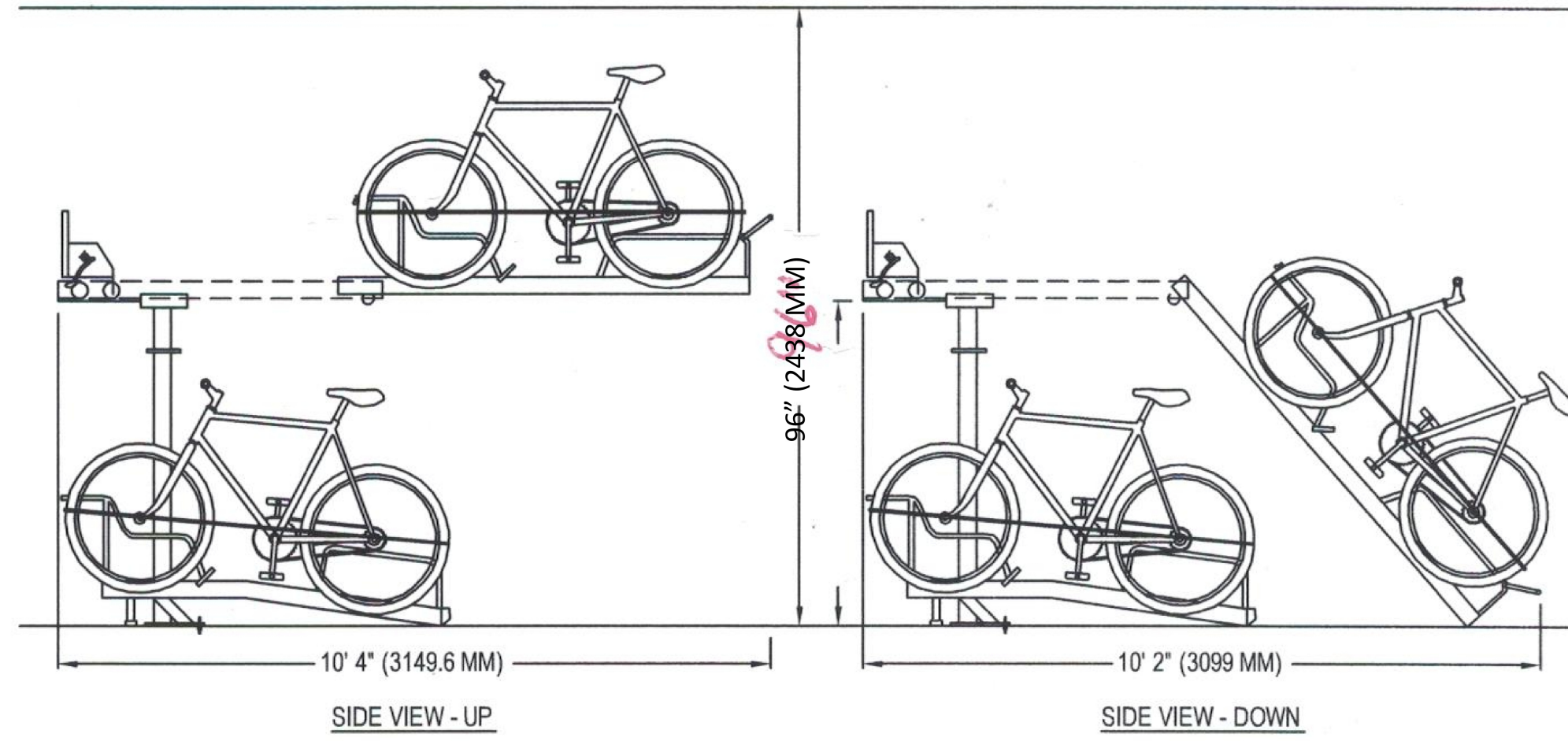
1 SITE PLAN
A1 SCALE 1 = 100

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 AND ENTER REFERENCE NUMBER 4238-009.

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

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STACKABLE BICYCLE PARKING @ BASEMENT LEVEL



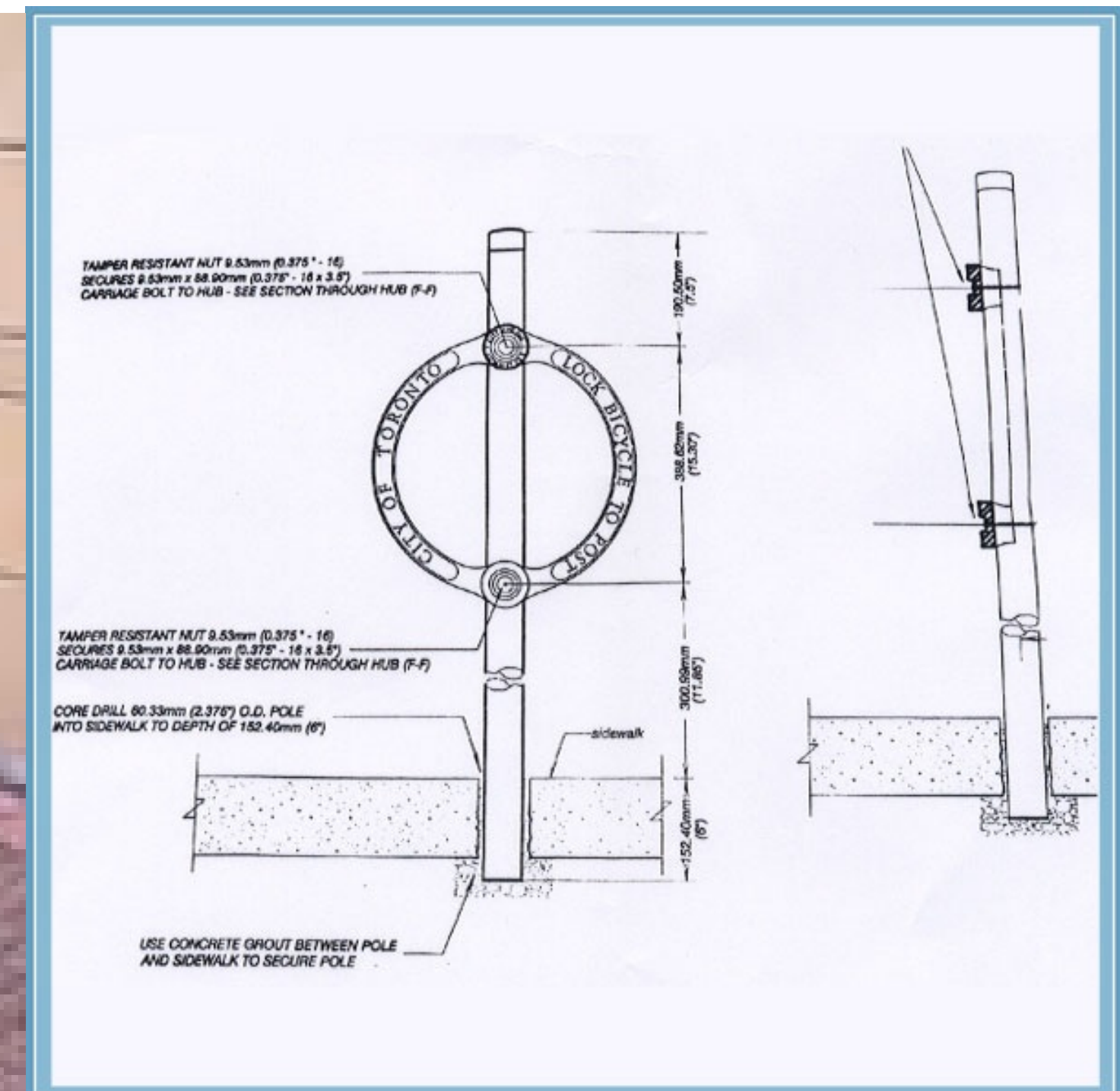
STACKABLE BICYCLE PARKING @ BASEMENT LEVEL



SAMPLE PRESSURE TREATED FENCE



EXTERIOR BICYCLE PARKING @ GRADE



RA REDLINE ARCHITECTURE
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 THE ONTARIO BUILDING CODE 2012
ALL CONTRACTORS MUST WORK 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 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:
E20
1051 BAXTER ROAD
OTTAWA, ON
K2C-3P1

LANDSCAPING:
DENDROFORESTRY SERVICES
OTTAWA, ON
K1S 5E2

SURVEYOR:
ADJ LTD
14 CONCOURSE GATE, SUITE 500
OTTAWA, ON
K2E-7S8

CONSULTANTS:
STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

| NO. | REVISION/ISSUE | DATE |
|-----|----------------------|----------|
| 4 | REVISIONS | 06/09/19 |
| 3 | SITE PLAN REVISIONS | 01/24/24 |
| 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