

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																																														
<p>ZONING: TM(78)H(15)</p> <p>PROPOSED BUILDING TYPE: 4 STOREY MIXED USE RESIDENTIAL BUILDING WITH 2 COMMERCIAL UNITS</p> <p>LOT DEPTH: 10.00m (32.81 FT)</p> <p>ALUQUANT ZONING: TM(78)H(15) NORTH: 14.00m (45.93 FT) WEST: 10.00m (32.81 FT) EAST SIDE: 14.00m (45.93 FT) SCHEDULE: 14.00m (45.93 FT)</p> <p>LOT INFO - AFTER ZONING AMENDMENT - ALL MEASUREMENTS MADE TO ROW</p> <table border="1"> <tr> <th>PL. STANDARD</th> <th>2018 PRESET</th> <th>2018 PRESET</th> <th>2018 PRESET</th> <th>NOTES</th> </tr> <tr> <td>LOT AREA</td> <td>442</td> <td>433.84</td> <td>433.84</td> <td></td> </tr> <tr> <td>FRONT YARD</td> <td>10.00</td> <td>10.00</td> <td>10.00</td> <td></td> </tr> <tr> <td>REAR YARD</td> <td>10.00</td> <td>10.00</td> <td>10.00</td> <td></td> </tr> <tr> <td>INTERIOR YARD</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td></td> </tr> <tr> <td>PERMITTED AREA</td> <td>100.00</td> <td>100.00</td> <td>100.00</td> <td></td> </tr> <tr> <td>BASE SINGLE</td> <td>2</td> <td>2</td> <td>2</td> <td>Amended</td> </tr> <tr> <td>MAX. FRONT LAND</td> <td>10</td> <td>10</td> <td>10</td> <td></td> </tr> <tr> <td>MAX. H/L</td> <td>10</td> <td>10</td> <td>10</td> <td></td> </tr> </table>		PL. STANDARD	2018 PRESET	2018 PRESET	2018 PRESET	NOTES	LOT AREA	442	433.84	433.84		FRONT YARD	10.00	10.00	10.00		REAR YARD	10.00	10.00	10.00		INTERIOR YARD	0.00	0.00	0.00		PERMITTED AREA	100.00	100.00	100.00		BASE SINGLE	2	2	2	Amended	MAX. FRONT LAND	10	10	10		MAX. H/L	10	10	10		<p>EX. TREE TO BE REMOVED</p> <p>NEW CONIFER TREE</p> <p>EXISTING SOFT LANDSCAPING</p> <p>EXISTING HARD LANDSCAPING</p> <p>EXISTING BUILDING FOOTPRINT</p> <p>PROPOSED RAVENSTONE</p> <p>PROPOSED ASPHALT DRIVEWAY</p> <p>PROPOSED WOOD DECKS/BALCONIES</p> <p>CAR PARKING SPACE (ASPHALT)</p> <p>BIKE CYCLE PARKING (ASPHALT)</p> <p>WASTE COLLECTION AREA</p> <p>SNOW STORAGE AREA</p> <p>PROPOSED EXISTING ENTRY POINT</p> <p>PP - TEMPORARY PROTECTION FENCE</p> <p>EX. UTILITY POLE</p> <p>EX. CHANGED UNBARRICADE FENCE</p> <p>PROPERTY LINE</p> <p>EX. LIGHTS</p> <p>WASTE COLLECTION LEGEND</p> <p>GB 810 GARAGE CONTAINER</p> <p>BB 210 FIBRE CONTAINER</p> <p>B 210 50L CONTAINER</p> <p>GB 24L ORGANICS</p> <p>PRIVATE COLLECTION</p>	
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<p>SURVEY INFO: SURVEY AND DATA TAKEN FROM PROPOSED PLAN OF SURVEY OF 123, CITY OF OTTAWA PROJECTED BY: ANNE O'SULLIVAN, COLLEBK LTD REGISTERED 201</p>		<p>EXISTING PLANTING MATERIAL</p> <table border="1"> <thead> <tr> <th>CODE</th> <th>COMMON NAME</th> <th>QTY</th> <th>SIZE (DIA.)</th> <th>CONDITION/NOTES</th> </tr> </thead> <tbody> <tr> <td colspan="5">DECIDUOUS TREES</td> </tr> <tr> <td colspan="5">CONFEROUS TREES</td> </tr> <tr> <td colspan="5">SHRUBS</td> </tr> </tbody> </table> <p>NEW PLANTING MATERIAL</p> <table border="1"> <thead> <tr> <th>CODE</th> <th>COMMON NAME</th> <th>QTY</th> <th>SIZE (DIA.)</th> <th>CONDITION/NOTES</th> </tr> </thead> <tbody> <tr> <td>D11</td> <td>RED MAPLE</td> <td>2</td> <td>50mm Cal.</td> <td></td> </tr> </tbody> </table> <p>TREE CONSERVATION NOTES</p> <ol style="list-style-type: none"> 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 SIGNIFICANT ROOT CUTTING WITHOUT APPROVAL. 4. TUNNELS OR BORING OPERATIONS WITHIN THE CRZ OF A TREE. 5. DO NOT CHANGE THE SOIL SYSTEM FROM OR REMOVED FROM ANY TREE. 6. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE CANOPY. <p>* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS 1.0m CENTRE TO CENTRE FROM THE TRUNK OF A TREE FOR EVERY CENTIMETER OR 25.4mm IN DBH AT BREAST HEIGHT. * THE CRZ IS CALCULATED AS DBH x 1.0. * THE PROTECTION FENCE IS TO BE INSTALLED BEFORE AND REMAINS UNTIL BUILDING CONSTRUCTION HAS COMPLETED TO CONSIST OF 1.8m HIGH PLWOOD HOARDING (SEE DIMENSIONS BELOW).</p>		CODE	COMMON NAME	QTY	SIZE (DIA.)	CONDITION/NOTES	DECIDUOUS TREES					CONFEROUS TREES					SHRUBS					CODE	COMMON NAME	QTY	SIZE (DIA.)	CONDITION/NOTES	D11	RED MAPLE	2	50mm Cal.																
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ONTARIO ASSOCIATION OF ARCHITECTS
LEVENT TATAR
LICENCE 8662

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

OWNER/DEVELOPER:
224 ON PRESTON INC.

ARCHITECT:
REDLINE ARCHITECTURE INC.

APPLICANT:

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

LANDSCAPING:
DENDROPHIL 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: [Name]
DATE: MAR. 21, 2022
SCALE: AS NOTED

SHEET: SPD1
#18968

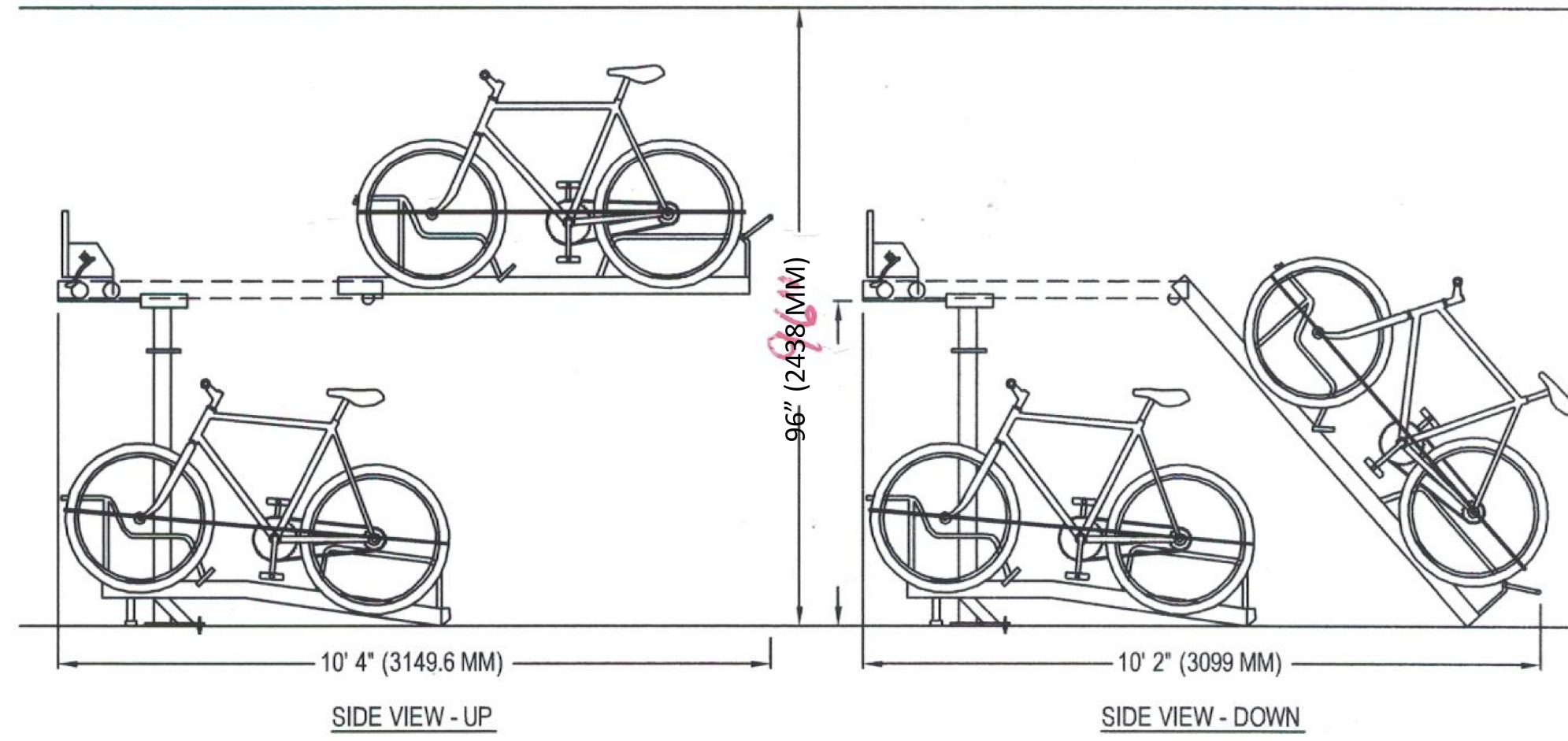
FILE NUMBER: D07-12-23-0060

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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

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

STACKABLE BICYCLE PARKING @ BASEMENT LEVEL

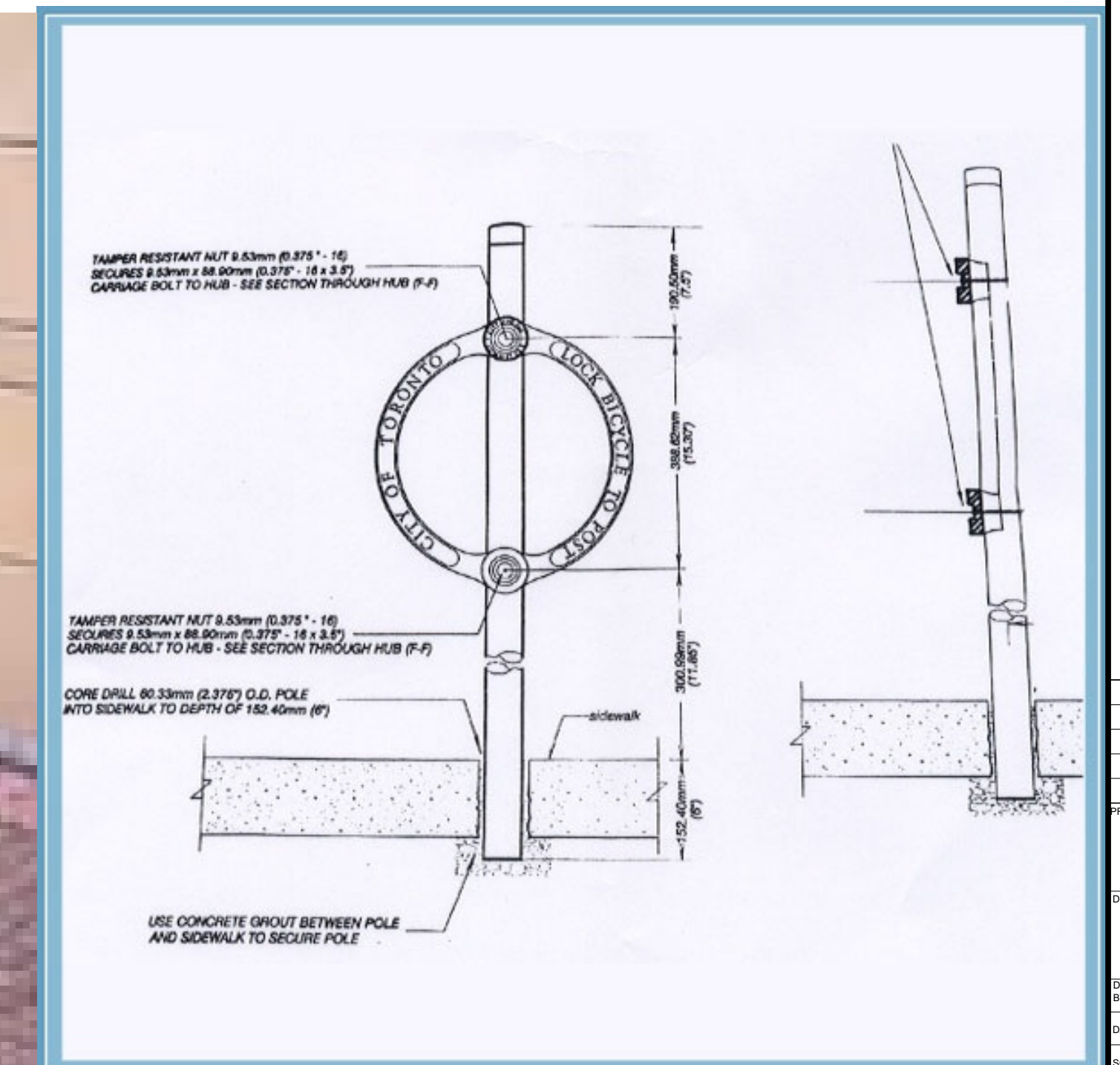


STACKABLE BICYCLE PARKING @ BASEMENT LEVEL



SAMPLE PRESSURE TREATED FENCE

EXTERIOR BICYCLE PARKING @ GRADE



RA REDLINE ARCHITECTURE INC.
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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
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APPLICANT:

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1051 BAXTER ROAD
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K2C 3P1

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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	06/09/16
3	SITE PLAN REVISIONS	01/24/14
2	SITE PLAN SUBMISSION	06/03/12
1	PRELIMINARY	07/03/12

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