



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

REGISTERED PLAN 82974
LOT 29



SITE PLAN OF SURVEY PLAN PART OF BLOCK 123 REGISTERED PLAN 13, CITY OF OTTAWA		SITE LEGEND	
ZONING: TR16/H10			NEW CONIFEROUS TREE
PROPOSED BUILDING TYPE: 1 STOREY MIXED USE RENTAL BUILDING			DENOTES SOFT LANDSCAPING
PROPOSED BUILDING HEIGHT: 6.0 STOREYS			DENOTES HARD LANDSCAPING
LOT DEPTH: 36.47m (39.87')			EXISTING BUILDING FOOTPRINT
ADJACENT ZONING: SOUTH 1616/H10			PROPOSED PAVEMENT
EAST 1616/H10			PROPOSED ASPHALT DRIVEWAY
WEST 1616/H10			PROPOSED WOOD DECK/BALCONY
SCHEDULE 1 AREA AREA 2			CAR PARKING SPACE (ASPHALT)
SCHEDULE 1A AREA AREA 2			BICYCLE PARKING (ASPHALT)
			WASTE COLLECTION AREA
			SNOW STORAGE AREA
			PROPOSED EXISTING ENTRANCE
			TEMPORARY PROTECTION FENCE
			EX. UTILITY POLE
			EX. CHAINED LINKING FENCE
			PROPERTY LINE
			EX. LIGHTS
PROPOSED SITE DEVELOPMENT INFO		WASTE COLLECTION LEGEND	
NEW BRUSH FLOOR AREA:	0.0	2ND GARBAGE CONTAINER	
EX. BRUSH FLOOR AREA:	28.02	3RD GARBAGE CONTAINER	
PROPOSED STONE:	6	36L FIBRE CONTAINER	
NEW BRUSH FLOOR AREA:	0.0	36L GAL CONTAINER	
EX. BRUSH FLOOR AREA:	28.02	24L ORGANICS	
PROPOSED STONE:	6	PRIVATE COLLECTION	
BUILDING COVERAGE:	73.7%		
SOFT LANDSCAPING:	12.0%		
DECK/PORCH/STEP:	0.0%		
ASPHALT CVD:	10.0%		
OTHER:	2.2%		
BRICK CONSERVATION NOTES			
1. ERECT A 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 ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.			
4. DO NOT TIE OR LOOSE THE EXISTING GRASS WITHIN THE CRZ WITHOUT APPROVAL.			
5. FENCE OR SIGN WHEN WORKING WITHIN THE CRZ OF A TREE.			
6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE.			
7. ENSURE THAT SWALLOW FLIES FROM ALL ADJACENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.			
8. THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE TO THE CENTRE OF TRUNK GUNTERS AT BRISTLE HEIGHT.			
9. TREE PROTECTION FENCE (TPF) TO BE ERECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).			

1 SITE PLAN
A1 SCALE 1 = 100

OTTAWA CARLETON CONSTRUCTION

OTTAWA CARLETON CONSTRUCTION - 337 SUNNYSIDE AVENUE, UNIT 101 OTTAWA, ON, K1S 0R9

QUALIFICATION INFO
SMALL BUILDINGS
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006
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:

OWNER/DEVELOPER:
FRANK FORCIBI
337 SUNNYSIDE AVE.
OTTAWA, ON
K1S 0R9

APPLICANT:
FERNANDO MARTOS
337 SUNNYSIDE AVE.
OTTAWA, ON
K1S 0R9

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

LANDSCAPING:
DENDRON FORESTRY SERVICES
OTTAWA, ON
K1S 2S2

SURVEYOR:
ADRI LTD
14 CONCORSE GATE
OTTAWA, ON
K2E 7S9

CONSULTANTS:
STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

NO.	REVISIONS	DATE
4	REVISIONS	0000/00
3	SITE PLAN REVISIONS	0000/00
2	SITE PLAN SUBMISSION	04/10/22
1	PRELIMINARY	07/10/22

PROJECT: 224 PRESTON AVE. MIXED USE BUILDING
224 PRESTON AVE.
OTTAWA, ON K1S 0T1
613-884-4425

DRAWING NAME: SITE PLAN

BY	F.M.	SHEET
		A1

DATE: MAR 21, 2022
SCALE: AS NOTED

FILE NUMBER: D000-00-00-0000