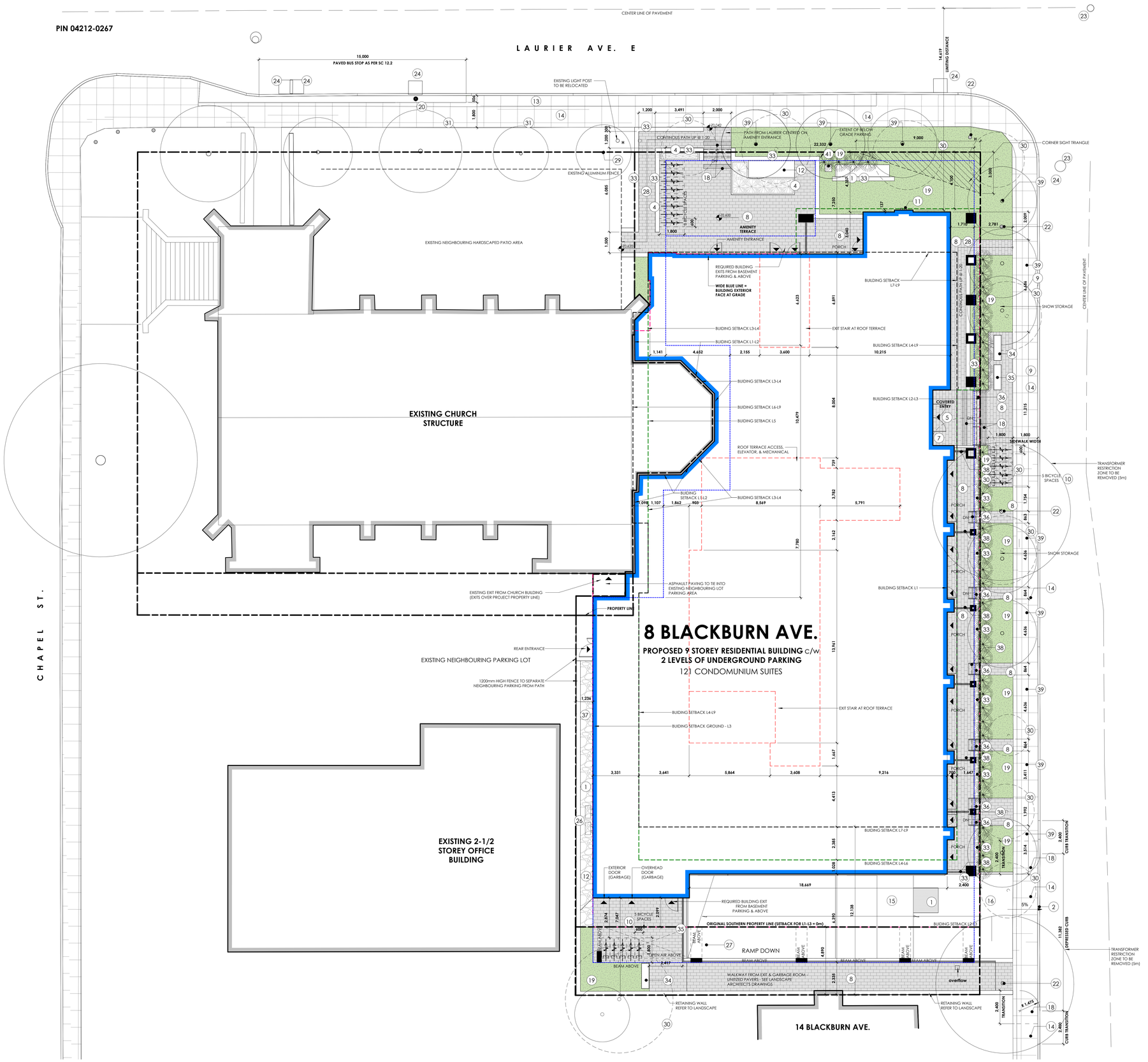

GENERAL NOTES:

UNLESS OTHERWISE NOTED:

A. SITE DEMOLITION PLAN AND SITE PLAN TO BE READ IN CONJUNCTION WITH LANDSCAPE AND CIVIL PACKAGE DRAWINGS.
B. ALL CONSTRUCTED ELEMENTS ARE TO BE RETAINED.
C. PROTECTION MEASURES ARE TO BE TAKEN TO PREVENT DAMAGE TO EXISTING STRUCTURES OR LANDSCAPE FROM OCCURING.
D. PROTECTION ZONE FOR TREES NOT BEING REMOVED SHALL BE RESPECTED (REFER TO LANDSCAPE PLAN & TREE CONSERVATION REPORT).
E. ALL TREES SHOWN DASHED ARE TO BE REMOVED. REFER TO DEMOLITION SITE PLAN AND TREE CONSERVATION REPORT
F. ANY PARKING SIGNAGE MOVED OR REMOVED DURING CONSTRUCTION WILL BE REINSTATED.
G. ANY TURF DISTURBED DURING CONSTRUCTION WILL BE REINSTATED UPON COMPLETION.
H. MATERIAL EXCAVATED FROM THE SITE WILL BE REMOVED AS SOON AS POSSIBLE.
I. SIDEWALK/CURB TO BE REINSTATED WHERE PRIVATE DRIVEWAYS HAVE BEEN DEMOLISHED OR WHERE DAMAGED THROUGH CONSTRUCTION PROCESS.

SPECIFIC NOTES:

1. NEW PARKING VENTILATION GRATE
2. CURB CUT
3. UNDERGROUND STORAGE TANK/CISTERN. REFER TO CIVIL DRAWINGS FOR SPEC.
4. PLANTER
5. MAIN ENTRANCE
6. MOVE IN ENTRANCE
7. PROPOSED ENTRANCE LIGHTING
8. STONE PAVERS (REFER TO LANDSCAPE PLAN)
9. NEW CONCRETE SIDEWALK
10. BICYCLE RACK PARKING
11. SIAMESE / FIRE DEPARTMENT CONNECTION
12. NEW GAS METER
13. GRASS (REFER TO LANDCAPE ARCHITECT)
14. EXISTING SIDEWALK TO BE REINSTATED AS REQUIRED
15. PROPOSED PARKING RAMP
16. ASPHALT DRIVEWAY EXTENDED TO STREET
17. NEW CONCRETE CURB
18. TACTILE WALKING SURFACE INDICATOR AS PER CITY OF OTTAWA STANDARDS
19. GARDEN (REFER TO LANDCAPE ARCHITECT)
20. EXISTING BUS STOP LOCATION TO REMAIN
21. EXISTING UTILITY POST TO REMAIN
22. EXISTING UTILITY POST TO BE REMOVED
23. EXISTING MAN HOLE TO REMAIN
24. EXISTING CATCH BASIN TO REMAIN
25. NOT USED.
26. AIR CONDITIONING UNITS DEDICATED TO GARBAGE ROOMS
27. UNDERGROUND PARKING GARAGE ACCESS
28. BARRIER FREE SLOPED ACCESS
29. EXISTING TREE TO BE RETAINED & ROOT PROTECTION ZONE (REFER TO TREE PROTECTION REPORT)
30. TREES SHOWN DASHED TO BE DEMOLISHED
31. EXISTING STONE RETAINING WALL (TO BE DEMOLISHED, IF DASHED)
32. NEW HYDRO PAVER PATH
33. PROPOSED STONE RETAINING WALL
34. PROPOSED BENCH
35. PROPOSED ACCESSIBLE BENCH
36. PROPOSED PRECAST CONCRETE LANDSCAPE STEPS (AND HANDRAILS AS REQ.)
37. NEW GRAVEL PATH - SEE LANDSCAPE PLAN
38. PRIVACY SCREEN WALL BETWEEN RESIDENTIAL UNITS AND PUBLIC AREAS
39. NEW TREE - SEE LANDSCAPE PLAN
40. HYDRO VAULT AIR INTAKE
41. STAIR PRESSURIZATION GRATE

ZONING MATRIX

ITEM	FIELD	DATA
01	LEGAL DESCRIPTION	R58(2454) S379
02	CURRENT ZONING PERMITED USES	RESIDENTIAL
03	LOT AREA	2,850.73m² (INCLUDING CHURCH PROPERTY) 1,611.15m² (EXCLUDING CHURCH PROPERTY)
04	LOT FRONTAGE	29m
05	BUILDING AREA	1,343m²
06	BUILDING SETBACKS	NORTH: 4.1m EAST: 0m SOUTH: 0m WEST: 1.2m
07	AMENITY SPACE	REQUIRED: 6m² /UNIT: 121 UNITS X 6m² = 726m² 50% COMMUNAL AMENITY AREA = 363m² PROVIDED: COMMUNAL AMENITY: 472 m² EXTERIOR 286 m² INTERIOR 186 m² PRIVATE AMENITY 758 m² **TOTAL AMENITY 1,230 m²**
08	BUILDING HEIGHT	MAXIMUM HEIGHT = 35m, 9 STOREYS PROVIDED = 32.915m, 9 STOREYS
09	LOADING ZONE	N/A
10	VEHICLE PARKING	REQUIRED: PROPOSED: RESIDENTIAL PARKING: 0.35 PARKING SPACES/ UNIT = 43 RESIDENT PARKING SPACES REQUIRED VISITOR PARKING: 0.03 PARKING SPACES/ UNIT = 4 VISITOR PARKING SPACES REQUIRED 50% OF PARKING SPACES MAY BE COMPACT = 22 PARKING SPACES MAY BE COMPACT **TOTAL: 45** **TOTAL: 47**
11	BICYCLE PARKING	REQUIRED: PROPOSED: RESIDENTIAL: 0.5 / UNIT = 60.5 SPACES **TOTAL: 61** **TOTAL: 137**
12	LANDSCAPED AREAS	REQUIRED: 425m²(INCLUDING PORTIONS OF 315 CHAPEL AND 321 BLACKBURN AVE. BUT EXCLUDING THE CHURCH PROPERTY) PROVIDED: 427.95 m²
13	DRIVE AISLES	6m WIDE

RESIDENTIAL SUITE COUNTS

CONDOMINIUM	COUNT
1 BEDROOM	36
1 BEDROOM (BF)	10
2 BEDROOM	33
2 BEDROOM (BF)	6
3 BEDROOM	5
3 BEDROOM (BF)	4
STUDIO	27
TOTAL	**121**

GFA AREA SCHEDULE

LEVEL	PROPOSED AREA (m2)
LEVEL 01	7,408 ft²
LEVEL 01 (MEZZANINE)	1,753 ft²
LEVEL 02	10,975 ft²
LEVEL 03	12,359 ft²
LEVEL 04	9,696 ft²
LEVEL 05	9,985 ft²
LEVEL 06	10,155 ft²
LEVEL 07	8,985 ft²
LEVEL 08	8,985 ft²
LEVEL 09	8,985 ft²
LEVEL 10	913 ft²
TOTAL	**90,201 ft²**

ZONING COMPLIANT VEHICLE PARKING PROVIDED (BY LEVEL)

TYPE	COUNT
B2	
ACCESSIBLE (3660x5200)	1
COMPACT (2400x4600)	2
COMPACT (2600x4600)	1
PARALLEL (2600x6700)	1
STANDARD (2600x5200)	20
B1	
ACCESSIBLE (3660x5200)	1
COMPACT (2600x4600)	1
PARALLEL (2600x6700)	1
STANDARD (2600x5200)	19
TOTAL PROVIDED	**47**

BICYCLE PARKING PROVIDED

TYPE	COUNT
HORIZONTAL	20
HORIZONTAL STACKED	106
VERTICAL	11
TOTAL PROVIDED	**137**

NON STANDARD VEHICLE PARKING (BY LEVEL)

TYPE	COUNT
B2	
NON STANDARD	2
B1	
NON STANDARD	4
TOTAL PROVIDED	**6**

LEGAL DESCRIPTION:
LOTS 9, 10, 11 & 12 (SOUTH LAURIER AVENUE)
PART OF LOTS 3 & 4 (WEST BLACKBURN AVENUE)
REGISTERED PLAN 37220
(GEOGRAPHIC TOWNSHIP OF NEPEAN)
CITY OF OTTAWA.
SURVEY REFERENCE:
TECHNICAL INFORMATION GATHERED FROM
SURVEY PREPARED BY CERTIFIED LAND
SURVEYOR: STANTEC GEOMATICS LTD.
DATE: NOVEMBER 21, 2023
FILE # 161614686-111
PLANNER CONTACT INFORMATION:
NAME: R. G. BENNETT
TEL: (613) 722-4420

0 1 2 3 4 5m 10m

SOFTSCAPED AREAS - GRASS, PLANTING, GARDENS OR SIMILAR. SEE LANDSCAPE ARCHITECTS DRAWINGS

HARDSCAPED AREAS - CONCRETE PAVERS OR SIMILAR. SEE LANDSCAPE ARCHITECTS DRAWINGS.

1 A0-800 SITE PLAN
1 : 100

windmill

owner | propriétaire

CUNLIFFE & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

structural engineers | ingenieur structure

Stantec

landscape architects | architectes paysagistes

civil engineers | ingenieur civil

GWAL
Goodkey, Weadmark & Associates Ltd.

ALLIANCE
Mechanical · Electrical · Design · Build

MEP engineers | ingenieur MEP

nord du projet
project north

nord réel
true north

3	REVISED FOR SITE PLAN CONTROL	2024-12-13
2	REVISED FOR SITE PLAN CONTROL	2024-08-24
1	ISSUED FOR SITE PLAN CONTROL PRE-CONSULTATION	2024-05-28

stamp | timbre

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW REEVES
LICENCE
5484

architect | architecte

linebox
STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

THE EVERGREEN ON BLACKBURN

8 BLACKBURN AVE, OTTAWA, ON K1N 6P9

drawing title | titre du dessin

SITE PLAN

project number | numero du projet	**2218**
drawn | dessiné	**RM / CK / JH**
checked | verifié	**RM / AR**
date | date	**MARCH 21, 2023**
scale | échelle	**As indicated**

0 m 2 m 4 m

drawing number | numéro du dessin

A0-800

D07-12-24-0132

#19193

Autodesk Docs://The Evergreen on Blackburn/2218.The Evergreen.LB_SPA.rvt
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