

PIN 04212-0267

LAURIER AVE. E

GENERAL NOTES:

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

SPECIFIC NOTES:

- NEW PARKING VENTILATION GRATE
- CURB CUT
- UNDERGROUND STORAGE TANK/CISTERN. REFER TO CIVIL DRAWINGS FOR SPEC.
- PLANTER
- MAIN ENTRANCE
- MOVE IN ENTRANCE
- PROPOSED TERRACE LIGHTING
- STONE PAVES (REFER TO LANDSCAPE PLAN)
- NEW CONCRETE SERVICE
- BIKE RACK PARKING
- STAIRS / FIRE DEPARTMENT CONNECTION
- NEW GAS METER
- GRASS (REFER TO LANDSCAPE ARCHITECT)
- EXISTING SIDEWALK TO BE REINSTATED AS REQUIRED
- PROPOSED PARKING RAMP
- ASPHALT DRIVEWAY EXTENDED TO STREET
- NEW CONCRETE CURB
- FACTILE WALKING SURFACE INDICATOR AS PER CITY OF OTTAWA STANDARDS
- GARDEN (REFER TO LANDSCAPE ARCHITECT)
- EXISTING BUS STOP LOCATION TO REMAIN
- EXISTING UTILITY POST TO REMAIN
- EXISTING UTILITY POST TO BE REMOVED
- EXISTING MAN HOLE TO REMAIN
- EXISTING CATCH BASIN TO REMAIN
- NOT USED.
- AIR CONDITIONING UNITS DEDICATED TO GARAGE ROOMS
- UNDERGROUND PARKING GARAGE ACCESS
- BARRIER FREE SLOPED ACCESS
- EXISTING TREE TO BE RETAINED & ROOT PROTECTION ZONE (REFER TO TREE PROTECTION REPORT)
- TREES SHOWN DASHED TO BE DEMOLISHED
- EXISTING STONE RETAINING WALL (TO BE DEMOLISHED, F. DASHED)
- NEW HYDRO PAVEMENT
- PROPOSED STONE RETAINING WALL
- PROPOSED BENCH
- PROPOSED ACCESSIBLE BENCH
- PROPOSED PRECAST CONCRETE LANDSCAPE STEPS (AND HANDRAILS AS REQ.)
- NEW GRAVEL PATH - SEE LANDSCAPE PLAN
- PRIVACY SCREEN WALL BETWEEN RESIDENTIAL UNITS AND PUBLIC AREAS
- NEW TREE - SEE LANDSCAPE PLAN
- HYDRO VAULT AIR INTAKE
- STAIR PRESSURIZATION GARAGE

ZONING MATRIX

ITEM	FIELD	DATA
01	LEGAL DESCRIPTION	858(24)4 S37P
02	CURRENT ZONING PERMITTED USES	RESIDENTIAL
03	LOT AREA	2,850.73m ² (INCLUDING CHURCH PROPERTY), 1,411.15m ² (EXCLUDING CHURCH PROPERTY)
04	LOT FRONTAGE	29m
05	BUILDING AREA	1,343m ²
06	BUILDING SETBACKS	NORTH: 4.1m EAST: 0m SOUTH: 0m WEST: 1.2m
07	AMENITY SPACE	REQUIRED: 6m ² PLANT 121 UNITS x 6m ² = 726m ² SITE COMMUNAL AMENITY AREA = 343m ² PROVIDED: COMMUNAL AMENITY: 472 m ² EXTERIOR: 286 m ² INTERIOR: 186 m ² PRIVATE AMENITY: 758 m ² TOTAL AMENITY: 1,230 m ²
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: 0.33 PARKING SPACES/UNIT = 43 RESIDENTIAL 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
11	BIKE PARKING	REQUIRED: PROPOSED: RESIDENTIAL: 0.5 / UNIT = 60.5 SPACES TOTAL: 41
12	LANDSCAPED AREAS	REQUIRED: 425m ² (INCLUDING PORTIONS OF 315 CHAPEL AND 321 BLACKBURN AVE. BUT EXCLUDING THE CHURCH PROPERTY) PROVIDED: 427.95 m ²
13	DRIVE ASIDES	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 (m ²)
LEVEL 01	7,408 m ²
LEVEL 01 (MEZZANINE)	1,753 m ²
LEVEL 02	10,975 m ²
LEVEL 03	13,359 m ²
LEVEL 04	9,674 m ²
LEVEL 05	19,985 m ²
LEVEL 06	10,155 m ²
LEVEL 07	8,985 m ²
LEVEL 08	8,985 m ²
LEVEL 09	8,985 m ²
LEVEL 10	15,311 m ²
TOTAL	93,201 m ²

ZONING COMPLIANT VEHICLE PARKING PROVIDED (BY LEVEL)

TYPE	COUNT
B2 ACCESSIBLE (2400x5200)	1
COMPACT (2400x4600)	2
PARALLEL (2200x4700)	1
STANDARD (2400x5200)	20
B1 ACCESSIBLE (2400x5200)	1
COMPACT (2400x4600)	1
PARALLEL (2200x4700)	1
STANDARD (2400x5200)	19
TOTAL PROVIDED	47

NON STANDARD VEHICLE PARKING (BY LEVEL)

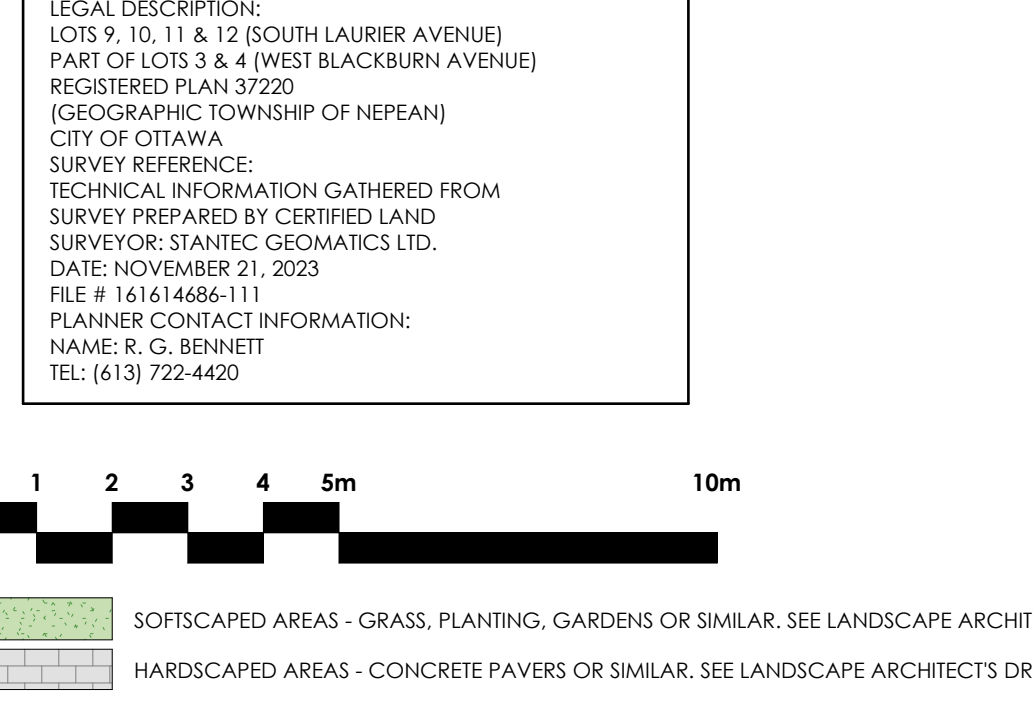
TYPE	COUNT
B2 NON-STANDARD	2
B1 NON-STANDARD	4
TOTAL PROVIDED	6

BIKE PARKING PROVIDED

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

LEGAL DESCRIPTION:
 LOT 9, 10, 11 & 12 (SOUTH LAURIER AVENUE)
 PART OF LOTS 3 & 4 (WEST BLACKBURN AVENUE)
 REGISTERED PLAN 3720
 (GEOGRAPHIC TOWNSHIP OF HURON)
 CITY OF OTTAWA

SURVEY REFERENCE:
 TECHNICAL INFORMATION GATHERED FROM SURVEY PREPARED BY CERTIFIED LAND SURVEYOR STANISLAW GROMANOWSKI LTD. DATE: NOVEMBER 21, 2023 FILE # H414-68-111
 PLANNER CONTRACT INFORMATION: HANEK & C. INC. TEL: (613) 722-4400



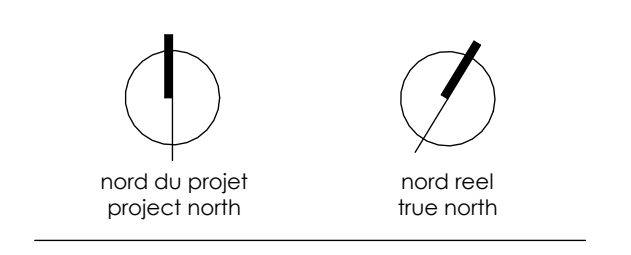
windmill

CUNLIFFE & ASSOCIATES CONSULTING STRUCTURAL ENGINEERS

Stantec

GWAL Goodway, Wadman & Associates Ltd.

ALLIANCE Mechanical, Electrical, Design-Build



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ONVARD ASSOCIATION OF ARCHITECTS ANDREW HENNESSY 6464

linebox STUDIO

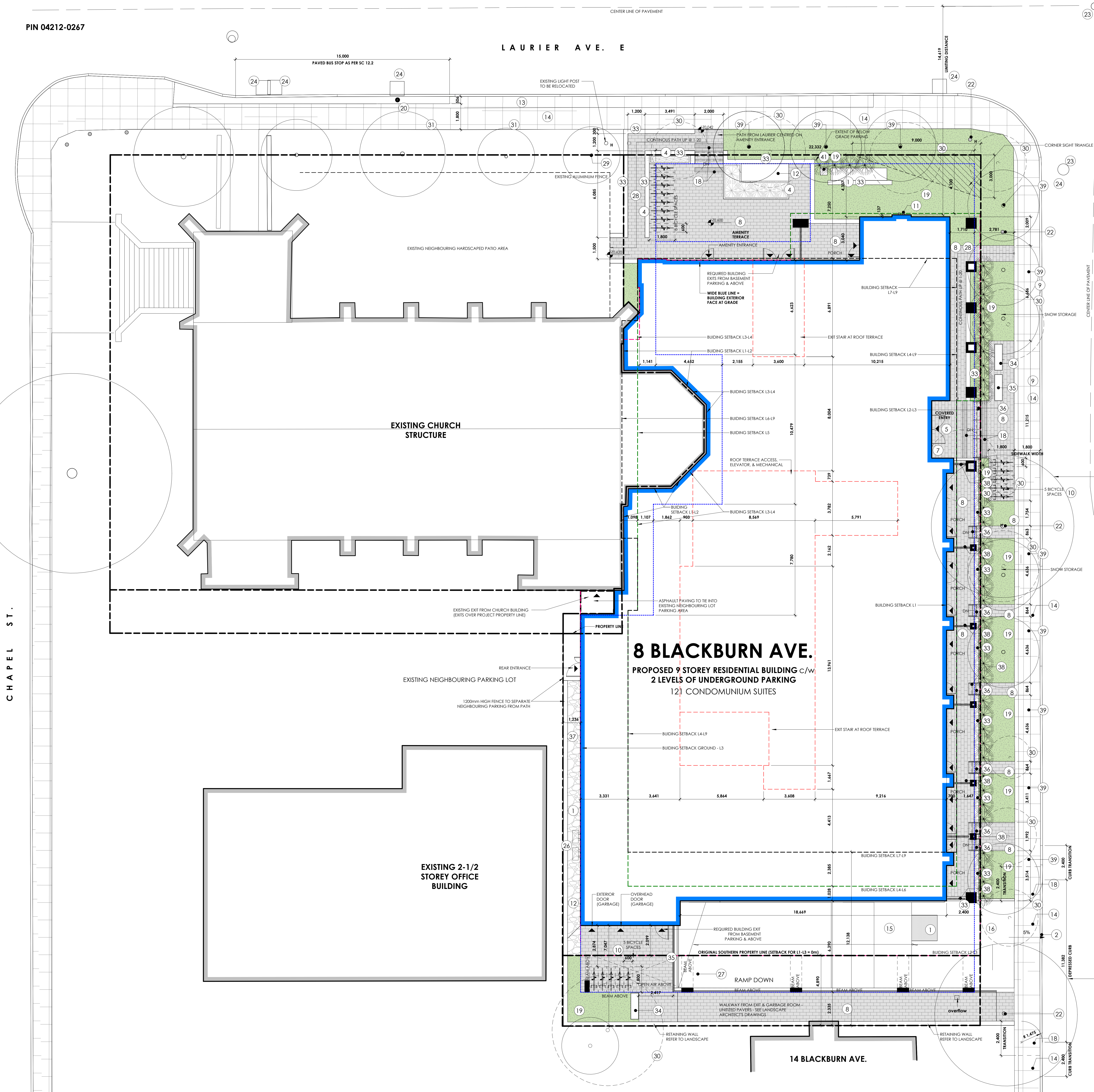
THE EVERGREEN ON BLACKBURN

8 BLACKBURN AVE. OTTAWA, ON K1N 6P7

SITE PLAN

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

A0-800 #19193



SITE PLAN 1:100

Approved Plans / The Engineer on Blackburn 02715, The Engineer, 15, 2/24/2023 1:13:24:44 PM