

T.O. BUILDING	107,015
LEVEL 10 (FFL)	103,915
LEVEL 10 (SSL)	103,615
LEVEL 09	100,000
LEVEL 08	96,600
LEVEL 07	93,400
LEVEL 06	90,200
LEVEL 05	87,000
LEVEL 04	83,800
LEVEL 03	80,290
LEVEL 02	76,100
LEVEL 01 (MEZZANINE)	73,367
LEVEL 01	70,600
EXISTING AVERAGE GRADE	70,395
PROPOSED AVERAGE GRADE	70,173
B1 (LANDING)	67,410
B1	66,972
B2 (LANDING)	64,510
B2	64,072

3. REVISED FOR SITE PLAN CONTROL 2025-03-26
 4. ISSUED FOR FOUNDATIONS AND ESCALATION DETAILS 2024-12-20
 2. REVISED FOR SITE PLAN CONTROL 2024-12-16
 1. REVISED FOR SITE PLAN CONTROL 2024-09-24
 1. ISSUED FOR SITE PLAN CONTROL 2024-05-28
 PRE-CONSULTATION
 stamp | Imprime



general notes | note générale
 1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND IDENTIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
 2. DO NOT SCALE THE DRAWINGS.
 3. NOT FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

project title
THE EVERGREEN ON BLACKBURN
 8 BLACKBURN AVE. OTTAWA, ON K1N 6P7
 drawing title | titre du dessin
EAST (BLACKBURN AVE) ELEVATION

project number | numéro du projet 2218
 drawn | dessiné JH / MAR / JMP / JDL / EY
 checked | vérifié MAR / AR
 date | date MARCH 21, 2025
 scale | échelle 1:100
 drawing number | numéro du dessin
A4-100

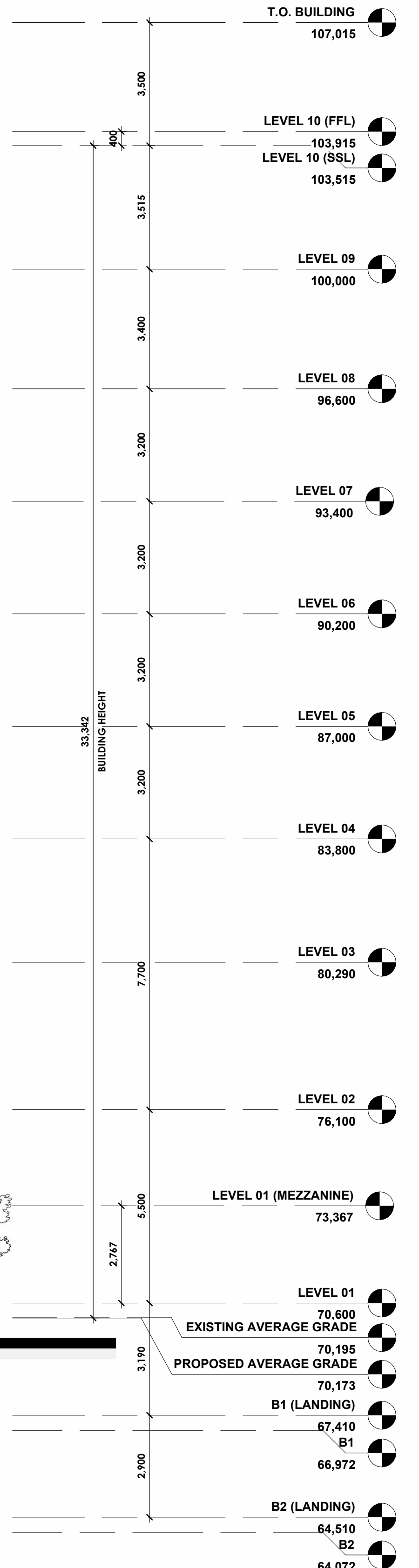
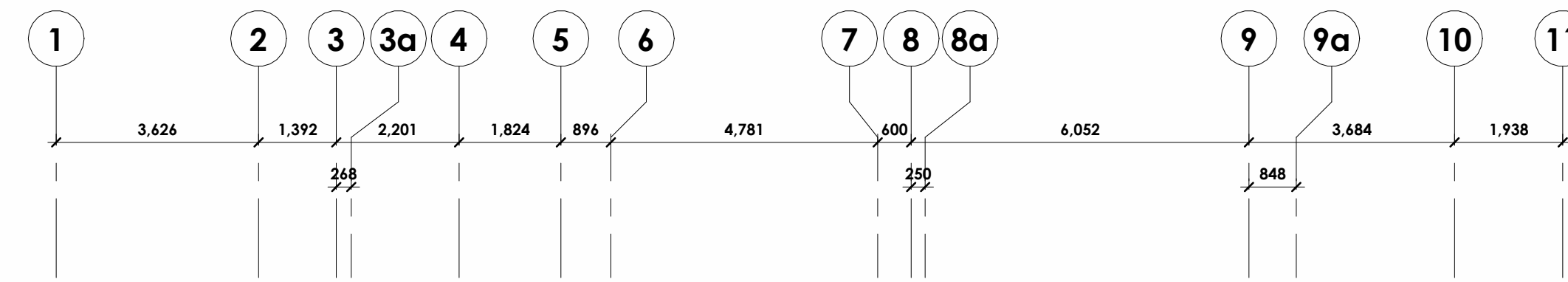
EAST ELEVATION (BLACKBURN)
 A4-100 1:100

TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION		
1	CLAY BRICK MASONRY SIZE: METRIC NORMAN FEATURE: TBD COLOUR: RED	4	TRIPLE GLAZED, LOW-E, REFER TO WINDOW SCHEDULE & MANUF. SPEC.	7	METAL CLADDING - CASCADIA METALS PROFILE: SMOOTH, DIMENSIONS TBC COLOUR: CHAMPAGNE PVDF STEEL	10	EXTERIOR METAL GUARD TEXTURE: TBD COLOUR: CHAMPAGNE PVDF STEEL	13	NATURAL STONE RETAINING WALL RECLAIMED FROM THE DEMOLITION OF BATE HALL STRUCTURE	16	COLORURED GLASS	19	BUILDING SIGNAGE, BY OWNER. POWER REQUIRED, REFER TO ELECTRICAL DWG.
2	CLAY BRICK MASONRY SIZE: METRIC NORMAN FEATURE: TBD COLOUR: RED	5	WINDOW FRAMES - CASCADIA MATERIAL: ALUMINIUM FINISH COLOUR: CHAMPAGNE WITHIN ALUMINIUM, BLACK WITHIN BRICK WALL	8	METAL CLADDING - CASCADIA METALS PROFILE: "V" PROFILE COLOUR: CHAMPAGNE PVDF STEEL	11	CONCRETE CAP C/W DRIP EDGE AND POSITIVE SLOPE TEXTURE: TBD COLOUR: TBD	14	EXTERIOR LIGHTING	17	GLASS GUARD AS JULIET BALCONY	20	DECORATIVE METAL RAIL
3	NATURAL STONE MASONRY SIZE: TBD FEATURE: TBD COLOUR: TBD	6	NOT USED.	9	CAST IN PLACE CONCRETE	12	CONCRETE SILL C/W DRIP EDGE AND POSITIVE SLOPE TEXTURE: TBD COLOUR: TBD	15	ALUMINIUM SPANDREL PANEL OPAQUE WINDOW WALL SPANDREL PANEL C/W INSULATION AND BACK PAN	18	METAL SLAT SCREEN WALL	21	MECHANICAL LOUVER, COLOUR TBD.

GENERAL NOTES:
 1. COLOURED GLAZING TO BE FEM, INSTALLED ON-SITE.
 2. BIRD-FRIENDLY GLASS - AS PER CITY BIRD SAFE GUIDELINES. GUIDELINE 2 - TREATMENTS TO BE APPLIED TO A MINIMUM OF 90% OF THE GLASS WITHIN THE FIRST 16 METRES OF HEIGHT.
 3. OPERABLE WINDOWS TO HAVE A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLICING OF THE WINDOW, SO AS TO LIMIT ANY CLEAR UNRESTRICTED OPENING TO A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 100mm, OR BE PRETECTED BY A GUARD NO LESS THAN 1075mm.

Attached: Revit / The Evergreen on Blackburn 2218, The Evergreen, 12.01
 2025-03-26 3:14:40 PM

D07-12-24-0132



3. REVISED FOR SITE PLAN CONTROL 2025-03-26
 4. ISSUED FOR FOUNDATIONS AND SPECIFICATION REVISED 2024-12-20
 2. REVISED FOR SITE PLAN CONTROL 2024-12-16
 1. REVISED FOR SITE PLAN CONTROL 2024-09-24
 1. ISSUED FOR SITE PLAN CONTROL 2024-05-28
 PRE-CONSULTATION
 stamp | timbre



architect | architecte

linebox
 STUDIO

general notes | note générale
 1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND IDENTIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
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project title

THE EVERGREEN ON BLACKBURN

8 BLACKBURN AVE. OTTAWA, ON K1N 6P7

drawing title | titre du dessin

SOUTH ELEVATION

project number | numéro du projet 2218

drawn | dessiné JH / MAR / MP / DL / EY

checked | vérifié MAR / AR

date | date MARCH 21, 2025

scale | échelle 1:100

drawing number | numéro du dessin

A4-101

#12129

1 SOUTH ELEVATION
 A4-101 1:100

MATERIAL LEGEND

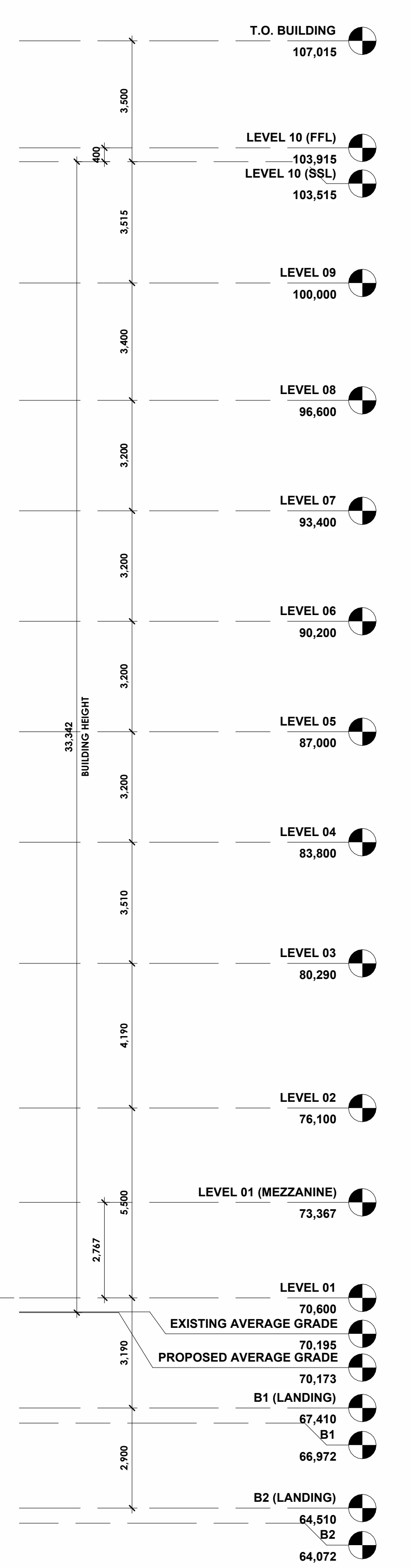
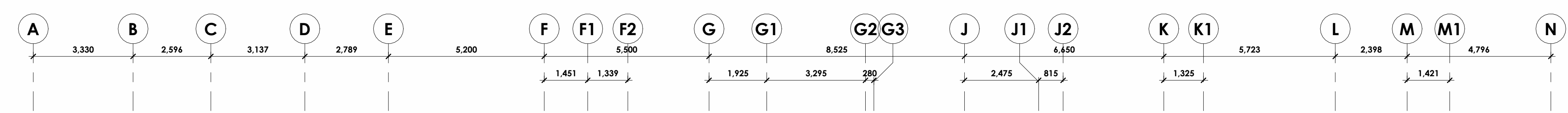
TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION		
1	CLAY BRICK MASONRY SIZE: METRIC NORMAN TEXTURE: TBD COLOUR: RED	4	TRIPLE GLAZED, LOW-E, REFER TO WINDOW SCHEDULE & MANUF. SPEC.	7	METAL CLADDING - CASCADIA METALS PROFILE: SMOOTH, DIMENSIONS TBC COLOUR: CHAMPAGNE PVDF STEEL	10	EXTERIOR METAL GUARD TEXTURE: TBD COLOUR: CHAMPAGNE PVDF STEEL	13	NATURAL STONE RETAINING WALL RECLAIMED FROM THE DEMOLITION OF BATE HALL STRUCTURE	16	COLORURED GLASS	19	BUILDING SIGNAGE, BY OWNER. POWER REQUIRED, REFER TO ELECTRICAL DWG.
2	CLAY BRICK MASONRY SIZE: METRIC NORMAN TEXTURE: TBD COLOUR: RED	5	WINDOW FRAMES - CASCADIA MATERIAL: ALUMINIUM FINISH COLOUR: CHAMPAGNE WITHIN ALUMINIUM, BLACK WITHIN BRICK WALL	8	METAL CLADDING - CASCADIA METALS PROFILE: "V" PROFILE COLOUR: CHAMPAGNE PVDF STEEL	11	CONCRETE CAP C/W DRIP EDGE AND POSITIVE SLOPE TEXTURE: TBD COLOUR: TBD	14	EXTERIOR LIGHTING	17	GLASS GUARD AS JULIET BALCONY	20	DECORATIVE METAL RAIL
3	NATURAL STONE MASONRY SIZE: TBD TEXTURE: TBD COLOUR: TBD	6	NOT USED.	9	CAST IN PLACE CONCRETE	12	CONCRETE SILL C/W DRIP EDGE AND POSITIVE SLOPE TEXTURE: TBD COLOUR: TBD	15	ALUMINIUM SPANDREL PANEL OPAQUE WINDOW WALL SPANDREL PANEL C/W INSULATION AND BACK PAN	18	METAL SLAT SCREEN WALL	21	MECHANICAL LOUVER, COLOUR TBD.

GENERAL NOTES

- COLORURED GLAZING TO BE FEM, INSTALLED ON-SITE.
- BIRD FRIENDLY GLASS - AS PER CITY BIRD SAFE GUIDELINES. GUIDELINE 2 - TREATMENTS TO BE APPLIED TO A MINIMUM OF 90% OF THE GLASS WITHIN THE FIRST 16 METRES OF HEIGHT.
- OPERABLE WINDOWS TO HAVE A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLIDING OF THE OPERABLE PART OF THE WINDOW SO AS TO LIMIT ANY CLEAR UNOBSTRUCTED OPENING TO A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 100mm, OR BE PRETECTED BY A GUARD NO LESS THAN 1075mm.

Attached: Revit / The Evergreen on Blackburn 2218 - The Evergreen - E3.rvt
 2025-03-26 3:15:08 PM

D07-12-24-0132



3. REVISED FOR SITE PLAN CONTROL 2025-03-26
 4. ISSUED FOR FOUNDATIONS AND EDUCATIONAL DESIGN 2024-12-20
 2. REVISED FOR SITE PLAN CONTROL 2024-12-16
 1. REVISED FOR SITE PLAN CONTROL 2024-09-24
 1. ISSUED FOR SITE PLAN CONTROL 2024-05-28
 PRE-CONSULTATION
 stamp | Imprime



general notes | note générale
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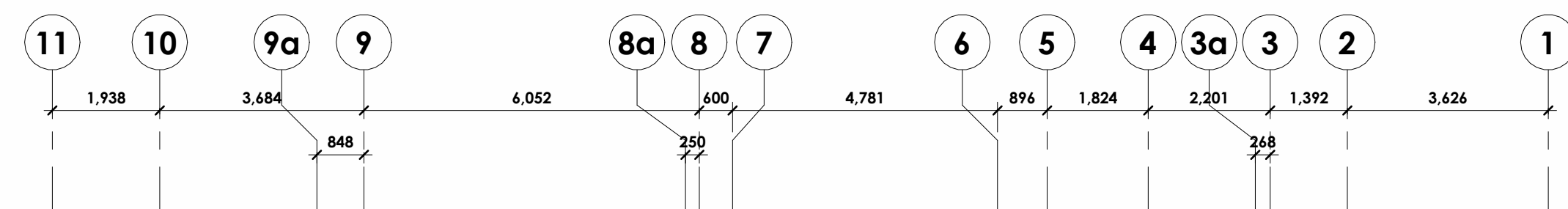
project title
THE EVERGREEN ON BLACKBURN
 8 BLACKBURN AVE. OTTAWA, ON K1N 6P7
 drawing title | titre du dessin
WEST ELEVATION

project number | numéro du projet 2218
 drawn | dessiné JH / MAR / JMP / JDL / EY
 checked | vérifié MAR / AR
 date | date MARCH 21, 2025
 scale | échelle 1:100
 drawing number | numéro du dessin
A4-102

1 WEST ELEVATION
 A4-102 1:100

TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION		
1	CLAY BRICK MASONRY SIZE: METRIC NORMAN FEATURE: TBD COLOUR: RED	4	TRIPLE GLAZED, LOW-E, REFER TO WINDOW SCHEDULE & MANUF. SPEC.	7	METAL CLADDING - CASCADIA METALS PROFILE: SMOOTH, DIMENSIONS TBC COLOUR: CHAMPAGNE PVDF STEEL	10	EXTERIOR METAL GUARD TEXTURE: TBD COLOUR: CHAMPAGNE PVDF STEEL	13	NATURAL STONE RETAINING WALL RECLAIMED FROM THE DEMOLITION OF BATE HALL STRUCTURE	16	COLORURED GLASS	19	BUILDING SIGNAGE, BY OWNER. POWER REQUIRED, REFER TO ELECTRICAL DWG.
2	CLAY BRICK MASONRY SIZE: METRIC NORMAN FEATURE: TBD COLOUR: RED	5	WINDOW FRAMES - CASCADIA MATERIAL: ALUMINIUM FINISH COLOUR: CHAMPAGNE WITHIN ALUMINIUM, BLACK WITHIN BRICK WALL	8	METAL CLADDING - CASCADIA METALS PROFILE: "V" PROFILE COLOUR: CHAMPAGNE PVDF STEEL	11	CONCRETE CAP C/W DRIP EDGE AND POSITIVE SLOPE TEXTURE: TBD COLOUR: TBD	14	EXTERIOR LIGHTING	17	GLASS GUARD AS JULIET BALCONY	20	DECORATIVE METAL RAIL
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3. REVISED FOR SITE PLAN CONTROL 2025-03-26
 4. ISSUED FOR FOUNDATIONS AND SPECIFICATION REVISED 2024-12-20
 2. REVISED FOR SITE PLAN CONTROL 2024-12-16
 1. REVISED FOR SITE PLAN CONTROL 2024-09-24
 1. ISSUED FOR SITE PLAN CONTROL 2024-05-28
 PRE-CONSULTATION
 stamp | timbre



general notes | note générale
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project title
THE EVERGREEN ON BLACKBURN

8 BLACKBURN AVE. OTTAWA, ON K1N 6P7
 drawing title | titre du dessin
NORTH (LAURIER AVE) ELEVATION

project number | numéro du projet 2218
 drawn | dessiné JH / MAR / JMP / JDL / EY
 checked | vérifié MAR / AR
 date | date MARCH 21, 2023
 scale | échelle 1:100
 0m 2m 4m
 drawing number | numéro du dessin
A4-103

project number | numéro du projet 2218
 drawn | dessiné JH / MAR / JMP / JDL / EY
 checked | vérifié MAR / AR
 date | date MARCH 21, 2023
 scale | échelle 1:100
 0m 2m 4m
 drawing number | numéro du dessin
A4-103

1 NORTH ELEVATION (LAURIER)
 A4-103 1:100

TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION		
1	CLAY BRICK MASONRY METRIC NORMAN SIZE: TBD FEATURE: TBD COLOUR: RED	4	TRIPLE GLAZED, LOW-E PREFER TO WINDOW SCHEDULE & MANUF. SPEC.	7	METAL CLADDING - CASCADIA METALS PROFILE: SMOOTH, DIMENSIONS TBC COLOUR: CHAMPAGNE PVDF STEEL	10	EXTERIOR METAL GUARD TEXTURE: TBD COLOUR: CHAMPAGNE PVDF STEEL	13	NATURAL STONE RETAINING WALL RECLAIMED FROM THE DEMOLITION OF BATE HALL STRUCTURE	16	COLOURED GLASS	19	BUILDING SIGNAGE, BY OWNER. POWER REQUIRED, REFER TO ELECTRICAL DWG.
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Approved Plans / The Evergreen on Blackburn 2218, The Evergreen, 18x4
 2025-03-26 3:15:42 PM

D07-12-24-0132