

LEGAL DESCRIPTION
 PLAN OF SURVEY OF PART OF LOT 20 CONCESSION 2 (Ottawa Front) Township of Nepean NOW CITY OF OTTAWA PART OF DUMAURIER AVENUE (As Closed by By-Law 372-78 Inst. NS41961) AND PART OF THE 1ST RESERVE REGISTERED PLAN 479600 CITY OF OTTAWA REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
 Prepared by Annis, O'Sullivan, Vollebek Ltd.

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- DRAWING NOTES:**
- PROPERTY LINE
 - BUILDING / HEIGHT SETBACK LINE
 - OUTLINE OF TOWER
 - LINE OF PODIUM (L2-L4) LEVEL
 - LINE OF PARKING GARAGE BELOW
 - RAMP TO U/G GARAGE (BELOW GRADE)
 - EXISTING FIRE HYDRANT
 - EXISTING COMMERCIAL BUILDING
 - 2.0M WIDE CONCRETE SIDEWALK C/W DEPRESSED CURBS AT DRIVEWAY ENTRANCE
 - BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
 - EXISTING 1.5m WIDE ASPHALT CITY SIDEWALK
 - SIAMASE CONNECTION
 - REAR YARD LANDSCAPE SETBACK
 - LINE OF U/G HYDRO VAULT
 - 2.6 X 5.2m STANDARD PARKING SPACES
 - AREA OF TEMPORARY SNOW STORAGE
 - NEW 2.0M W. CONCRETE SIDEWALK AS PER CITY STANDARDS C/W DEPRESSED CURB @ DRIVEWAY
 - SOFT LANDSCAPING
 - HARD LANDSCAPING - PAVERS
 - EXISTING CITY BOULEVARD TO BE REINSTATED UPON COMPLETION OF SITE WORK
 - CONCRETE RETAINING WALL C/W STONE FACE. PROVIDE GUARD IF GRADE CHANGE EXCEEDS 600mm - SEE SECTION DETAIL A-AA
 - EXISTING TREE TO BE REMOVED - SEE LANDSCAPE CERTIFICATE
 - LINE OF U/G CISTERN; SEE CIVIL AND MECHANICAL FOR DETAILS
 - LIGHT STANDARD - SEE ELECTRICAL LIGHTING CERTIFICATE
 - CATCH BASIN / TRENCH DRAIN - SEE CIVIL & MECH.
 - NEW CURB TO TIE INTO EXISTING - SEE CIVIL
 - 1670mm W. CONCRETE B/F RAMP - SEE GRADING PLANS AND LANDSCAPE PLANS
 - RAISED COMMERCIAL TERRACE - SEE GRADING AND LANDSCAPE PLANS
 - GARBAGE TRUCK LOADING/BACKUP. HATCH INDICATES PAINTED LINES
 - EXISTING STM TO BE REMOVED/RELOCATED - SEE CIVIL
 - SEE CIVIL DRAWINGS FOR ALL SERVICING WORK BEYOND PROPERTY LINE OF PROPOSED APPLICATION
 - RETAINING EXISTING STREET TREE - SEE LANDSCAPE
 - GAS PRESSURE RELEASE STATION
 - EXISTING HYDRO POLE TO BE REMOVED
 - EXHAUST/INTAKE FOR PARKING GARAGE
 - EXISTING ASPHALT PARKING LOT & ENTRANCE
 - B/F PARKING AS PER CITY STANDARD. ONE TYPE 'W' & ONE TYPE 'B' SPACE
 - PRIVATE ENTRANCE CROSSING AS PER CITY OF OTTAWA STANDARDS SC-7.1
 - HEATED CONCRETE RAMP DOWN TO GARAGE ENTRY PROVIDE GUARD WHEN ADJACENT GRADE TO RAMP EXCEEDS 600mm
 - PAINTED LINES TO INDICATE PEDESTRIAN CROSSING
 - RAISED PLANTER - SEE LANDSCAPE
 - LINE OF WATER ENTRY ROOM BELOW
 - RETAINING WALL - SEE LANDSCAPE AND CIVIL
 - CISTERN ACCESS COVERS - SEE CIVIL
 - L5 PERGOLA STRUCTURE ABOVE - SEE LANDSCAPE
 - LINE OF ELECTRICAL ROOM BELOW
 - 5th LEVEL EXTERIOR AMENITY TERRACE WITH 1.8m HT. WIND SCREEN
 - CONCRETE STEPS
 - FIRE HYDRANT
 - LINE OF BALCONY ABOVE
 - EXISTING UTILITY POLE
 - EXISTING CHAIN LINK FENCE TO BE REPLACED AS REQUIRED
 - EXIT STAIR PROJECTION AT L5 EXTERIOR TERRACE
 - 2.0M H. OPAQUE SCREEN FOR GARBAGE
- SITE PLAN SYMBOLS:**
- EXTERIOR COMMUNAL LANDSCAPE AREA
 - CONCRETE SIDEWALK
 - COMMERCIAL PATIO / CONCRETE PAVERS
 - PAVERS @ TERRACE LEVEL
 - TWIS CROSSING AS PER CITY OF OTTAWA STANDARDS
 - AREA OF MAIN TOWER ABOVE
 - PROPERTY LINE
 - BUILDING SETBACK LINE
 - 11.5M TOWER SETBACK LINE
 - PROPOSED STORM SERVICE
 - PROPOSED WATER SERVICE
 - PROPOSED SANITARY SERVICE
 - FENCE / GUARD LINE
 - BIKE RACK
 - FIRE HYDRANT
 - VEHICULAR DIRECTION
 - EXISTING TREE TO BE REMOVED
 - NEW TREE - SEE LANDSCAPE PLANS
 - SIAMASE CONNECTION
 - PRIMARY ENTRANCE / EGRESS DOOR
 - SECONDARY DOOR
 - GAS METER REGULATOR - SEE CIVIL & MECHANICAL DRAWINGS
- NOTE:** SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

PROJECT INFORMATION

ZONING
 Zoning By-Law 2008-250 GM (R2) F (0.25)

SITE AREA
 4,195.2 sq. m. (45,157) sq. ft.

BUILDING HEIGHT
 18.0 m.
 FRONT YARD SETBACK 3.0 m.
 REAR YARD SETBACK 0.0 m.
 REAR YARD SETBACK 7.5 m.
 AMENITY SPACE (6.0 m² PER UNIT) 2,532.0 m²

PROJECT STATISTICS

BUILDING HEIGHT	126.0 m
BUILDING HEIGHT - STOREYS	40
AVERAGE MEAN GRADE (GEO. ELEV.)	74.20
FRONT YARD SETBACK	5.9 m
REAR YARD SETBACK	0.0 m
REAR YARD SETBACK	15.7 m

GROSS BUILDING - AREAS
 (PER CITY OF OTTAWA ZONING AREA DEFINITION)

PARKING LEVEL	0.0 sq. m.
000 sq. m.	0.0 sq. m.
GROUND FLOOR	1335.0 sq. m.
14,370 sq. ft.	14,370 sq. ft.
2nd to 4th FLOOR	3 x 1,455.2 sq. m.
4,365.6 sq. m.	4,365.6 sq. m.
48,995 sq. ft.	48,995 sq. ft.
5th FLOOR	710.7 sq. m.
7,650 sq. ft.	7,650 sq. ft.
6th - 38th FLOOR	33 x 710.7 sq. m.
23,453.1 sq. m.	23,453.1 sq. m.
252,450 sq. ft.	252,450 sq. ft.
38th - 40th FLOOR	2 x 534.5 sq. m.
1,069.0 sq. m.	1,069.0 sq. m.
11,505 sq. ft.	11,505 sq. ft.
MECHANICAL LEVEL	0.0 sq. m.
0.0 sq. m.	0.0 sq. m.
TOTAL AREA	30,933.3 sq. m.
332,970 sq. ft.	332,970 sq. ft.

UNIT STATISTICS
 ONE BEDROOM UNIT 240
 TWO BEDROOM UNIT 161
 THREE BEDROOM UNIT 6
 TOTAL 407

COMMERCIAL
 TOTAL NFA COMMERCIAL (PER CITY OF OTTAWA DEFINITION) 230.0 sq. m.
 2,150 sq. ft.

CAR PARKING
REQUIRED BY ZONING BY-LAW

RESIDENCE	-0.5 PER DWELLING UNIT (AFTER 12 UNITS)	198
VISITOR	-0.1 PER DWELLING UNIT (NO MORE THAN 30 SPACES REQ'D)	30
COMMERCIAL	-5.0 MAX PER 100 m ² GFA (PENDING UNIT USE)	15
TOTAL		243

PROVIDED
 RESIDENCE (BELOW GRADE) (0.42/UNIT) 174
 VISITOR & COMMERCIAL (BLENDED) 69

ABOVE GRADE: 06
BELOW GRADE: 24
TOTAL: 30

TOTAL: 204

MAXIMUM PARKING RATE FOR RESIDENTIAL USE:
 1.75 PER UNIT (INCLUDING VISITOR) 712

BICYCLE PARKING
REQUIRED

RESIDENTIAL	-0.5 PER UNIT (407 UNITS)	204
COMMERCIAL	-1.5 PER 250 m ² GFA (200 M ²)	2
TOTAL:		206

PROVIDED
 EXTERIOR: 10
 INTERIOR: 304
 TOTAL: 314

LOT COVERAGE

PAVED SURFACE =	720.0 sq. m.	17.2%
BUILDING FOOTPRINT =	1,570.0 sq. m.	37.4%
LANDSCAPE OPEN SPACE =	1,905.0 sq. m.	45.4%
TOTAL =	4,195.0 sq. m.	100.0%

REAR PARKING/LANDSCAPE AREA

PAVED SURFACE =	511.0 sq. m.	39.5%
LANDSCAPE OPEN SPACE =	784.0 sq. m.	60.5%
TOTAL =	1,295.0 sq. m.	100.0%

AMENITY SPACE

AT GRADE COMMUNAL EXTERIOR =	1,673.0 sq. m.
GROUND COMMUNAL INTERIOR =	555.0 sq. m.
PRIVATE BALCONIES =	5,250.0 sq. m.
5th FLOOR COMMUNAL INTERIOR =	355.0 sq. m.
5th FLOOR COMMUNAL EXTERIOR =	755.0 sq. m.
ROOF TOP COMMUNAL EXTERIOR =	0.0 sq. m.
TOTAL PRIVATE =	5,250.0 sq. m.
TOTAL COMMUNAL =	3,338.0 sq. m.
TOTAL OVERALL =	8,588.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (407) =	2,442.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,221.0 sq. m.

REFUSE REQUIREMENT (407 UNITS)

GARBAGE (COMPACTED)	-0.053 PER UNIT	22 YARDS
RECYCLING GMP	-0.018 PER UNIT	8 YARDS
RECYCLING FIBER	-0.038 PER UNIT	16 YARDS
ORGANICS	-240L PER 50 UNITS	9

KEY MAP

ISSUED FOR SPA / RE-ZONING - R3 08 / 07 / 24
ISSUED FOR SPA / RE-ZONING 08 / 06 / 21
ISSUED FOR DESIGN CONCEPT 06 / 11 / 20

REVISIONS:

No.	DESCRIPTION	DATE (DDMMYY)
1		

ARCHITECT SEAL: ARCHITECT ASSOCIATION OF ONTARIO
ARCHITECT: rla/architecture
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PROJECT TITLE:
2829 DUMAURIER AVENUE

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: R.V. **CHECKED:** J.G.
SCALE: 1:150 **SHEET No.:** SP-1
PROJECT No.: 1922

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NUMBER OF PARKING: 92
NUMBER OF LOCKERS: 134



P2 PARKING FLOOR PLAN



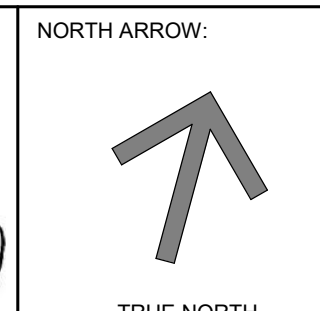
NUMBER OF PARKING: 83
NUMBER OF BIKE PARKING: 0
NUMBER OF LOCKERS: 212 (STACKED)



P1 PARKING FLOOR PLAN

No.	DESCRIPTION	DATE
3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

REVISIONS:



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PROJECT TITLE:
2829 DUMAURIER AVENUE
2829 DUMAURIER AVE, OTTAWA, ON
SHEET TITLE:
TYPICAL PARKING AND P1 FLOOR PLAN

DRAWN: G.E.	CHECKED: J.G.
SCALE: 1 : 200	SHEET No: A-01
PROJECT No: 1922	

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PLOT SCALE: 1:1

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3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

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CLIENT:

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PROJECT TITLE:
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 2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
 FLOOR PLANS

DRAWN: G.E.	CHECKED: J.G.
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PROJECT No: 1922	



GROUND FLOOR PLAN



TYPICAL PODIUM L2-L4 FLOOR PLAN

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2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

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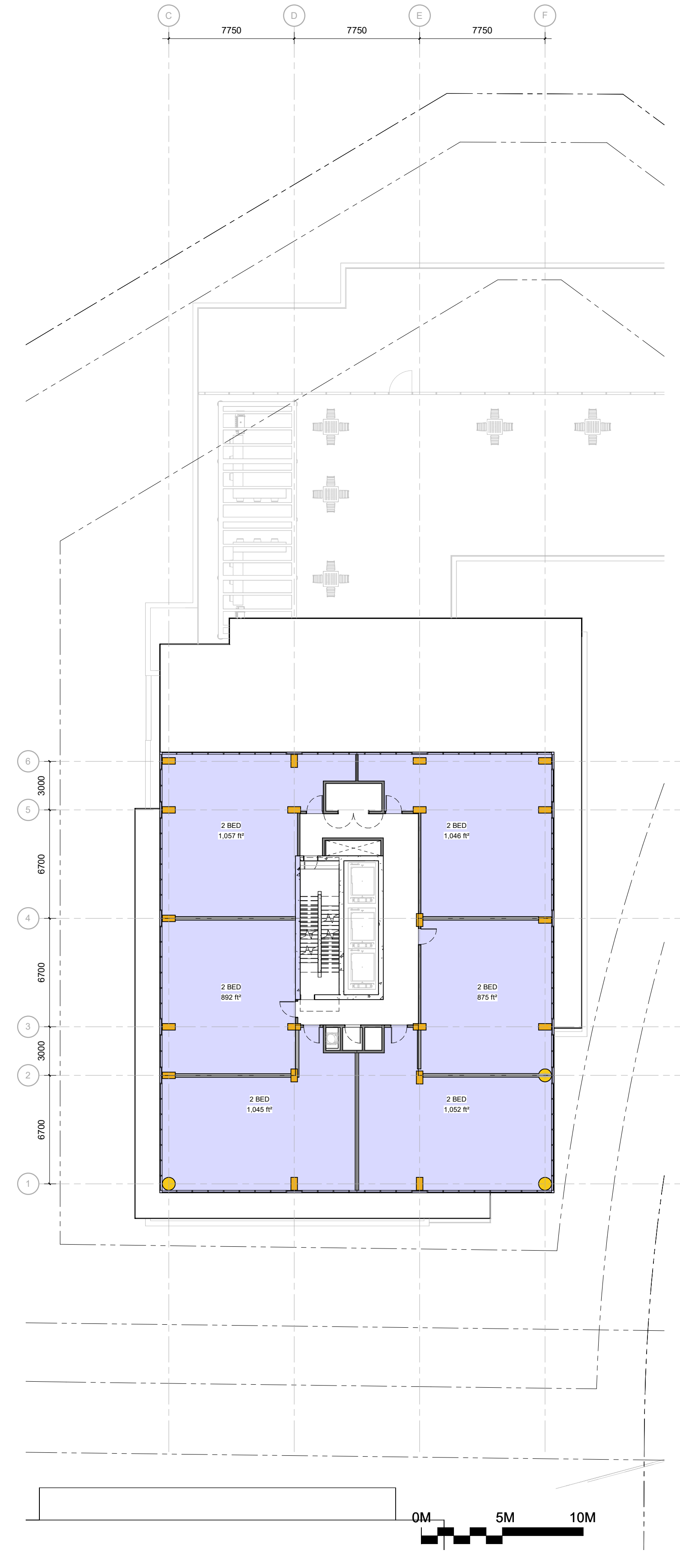
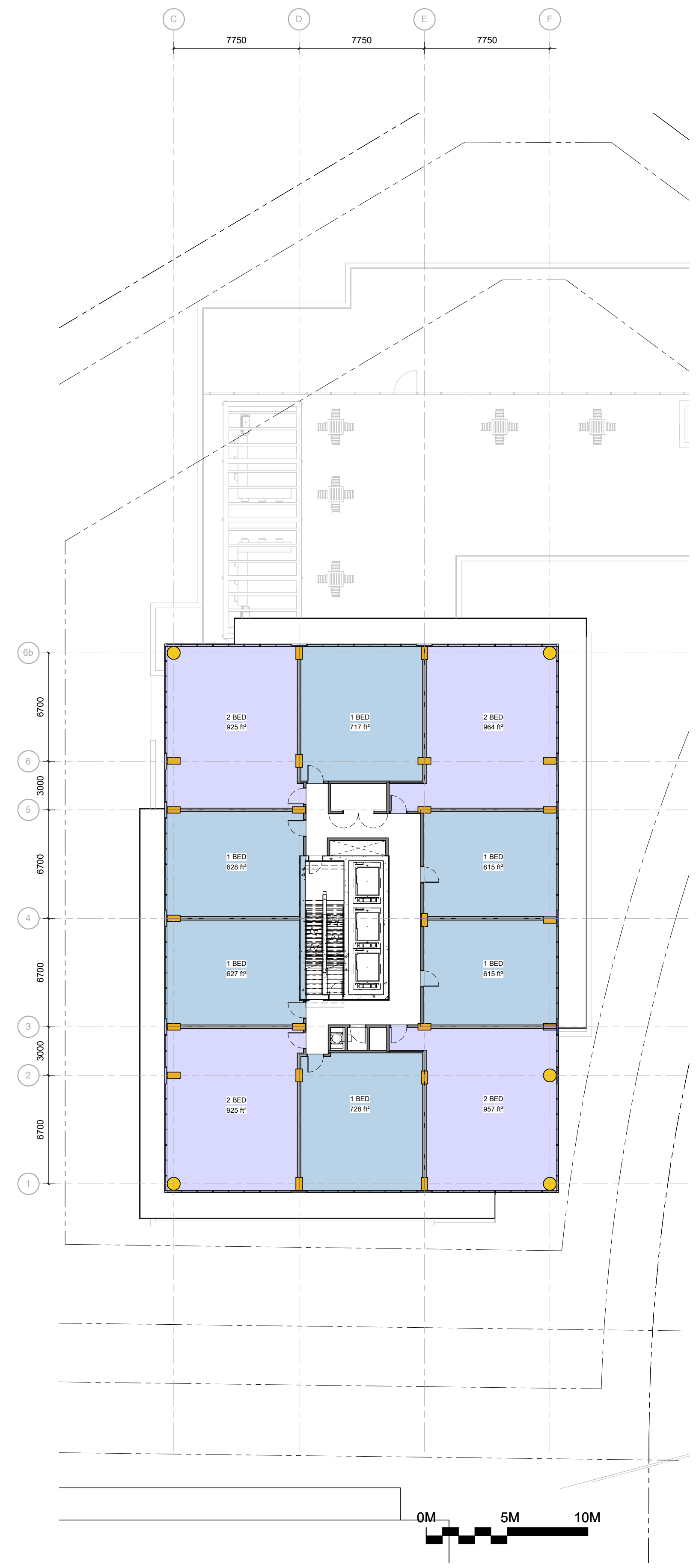
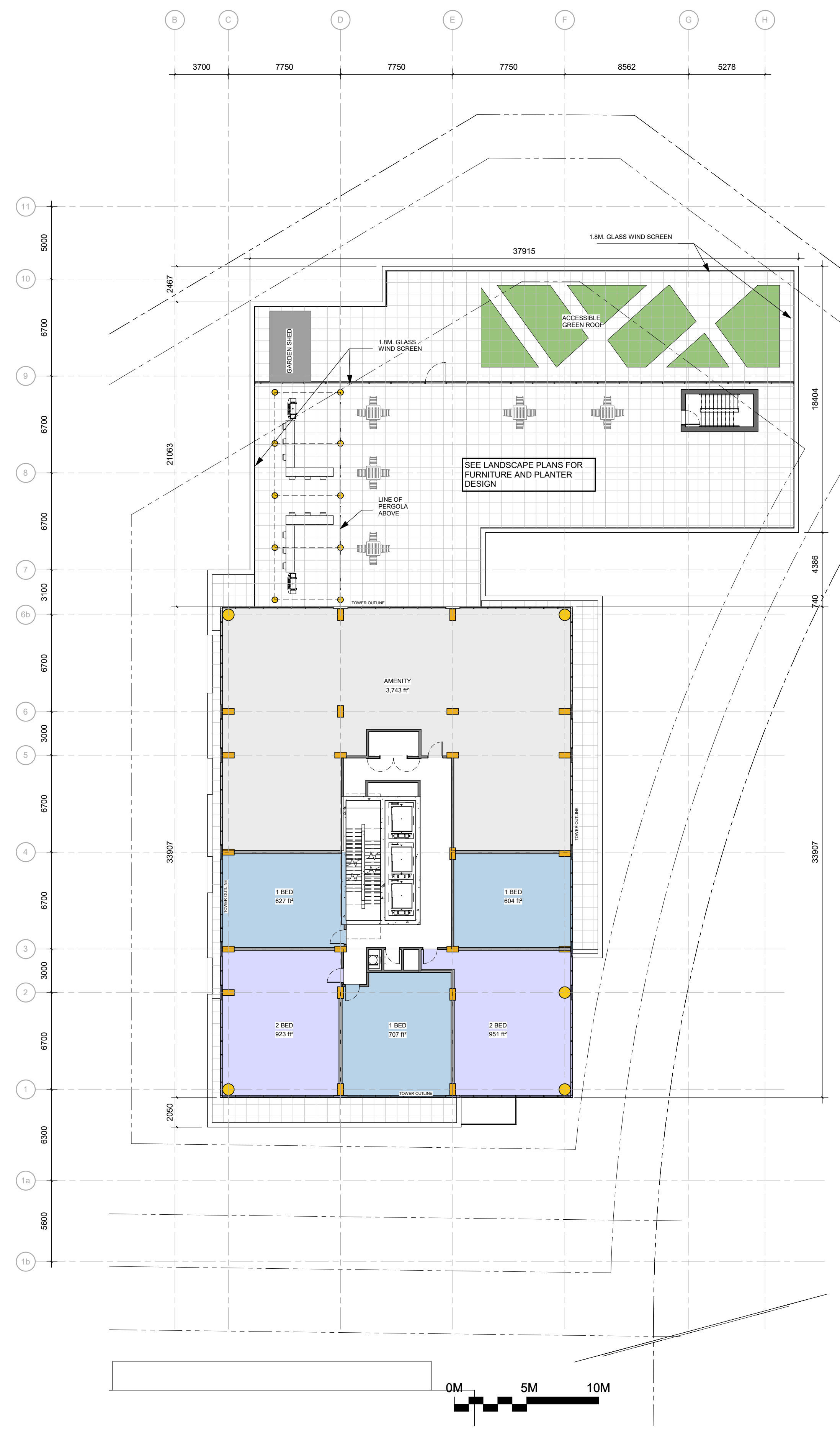
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 2829 DUMAURIER AVENUE
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SHEET TITLE:
 FLOOR PLANS

DRAWN: G.E. CHECKED: J.G.
 SCALE: 1 : 200 SHEET No: **A-03**
 PROJECT No: 1922



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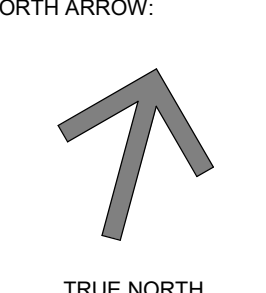
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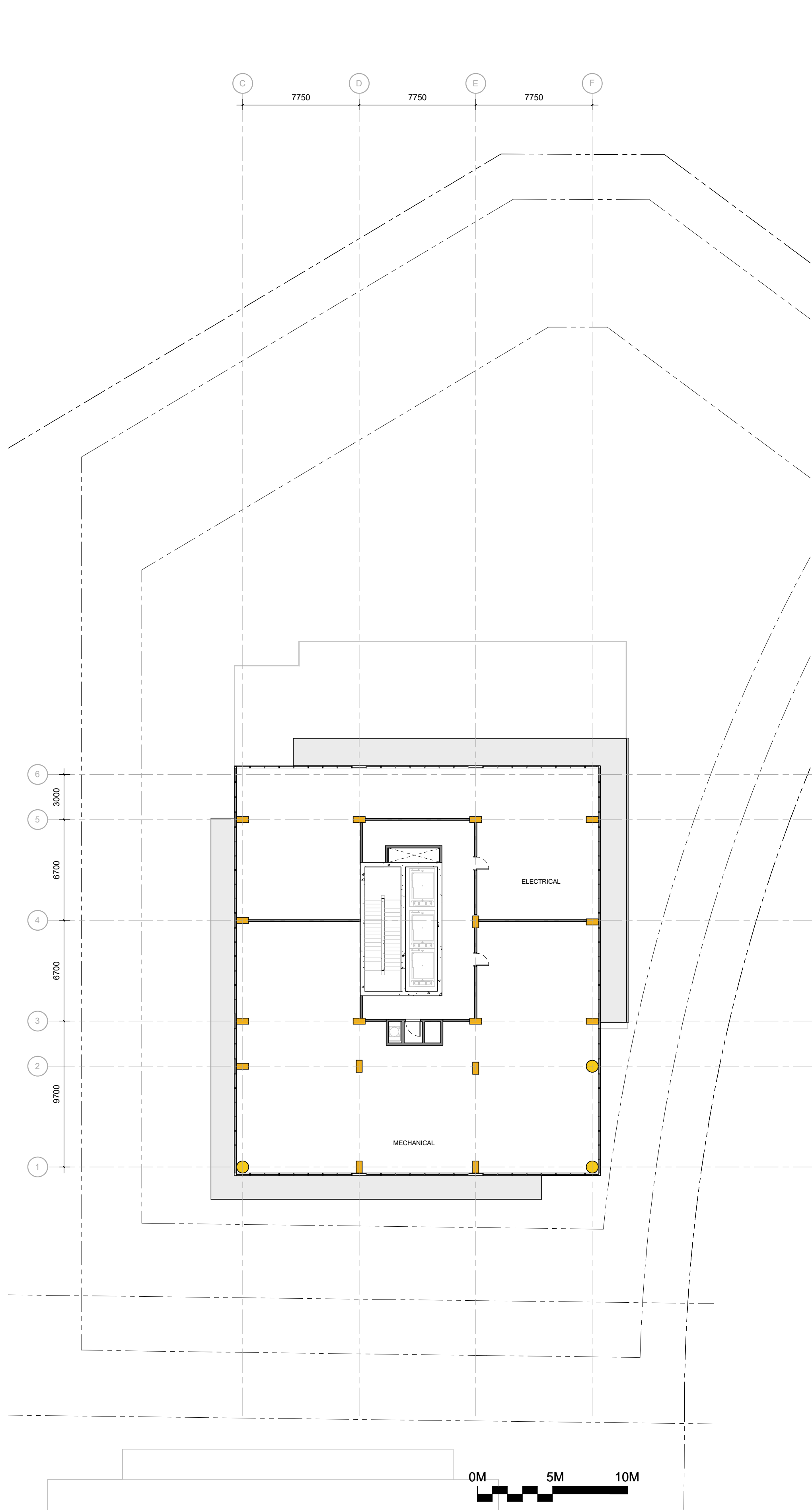
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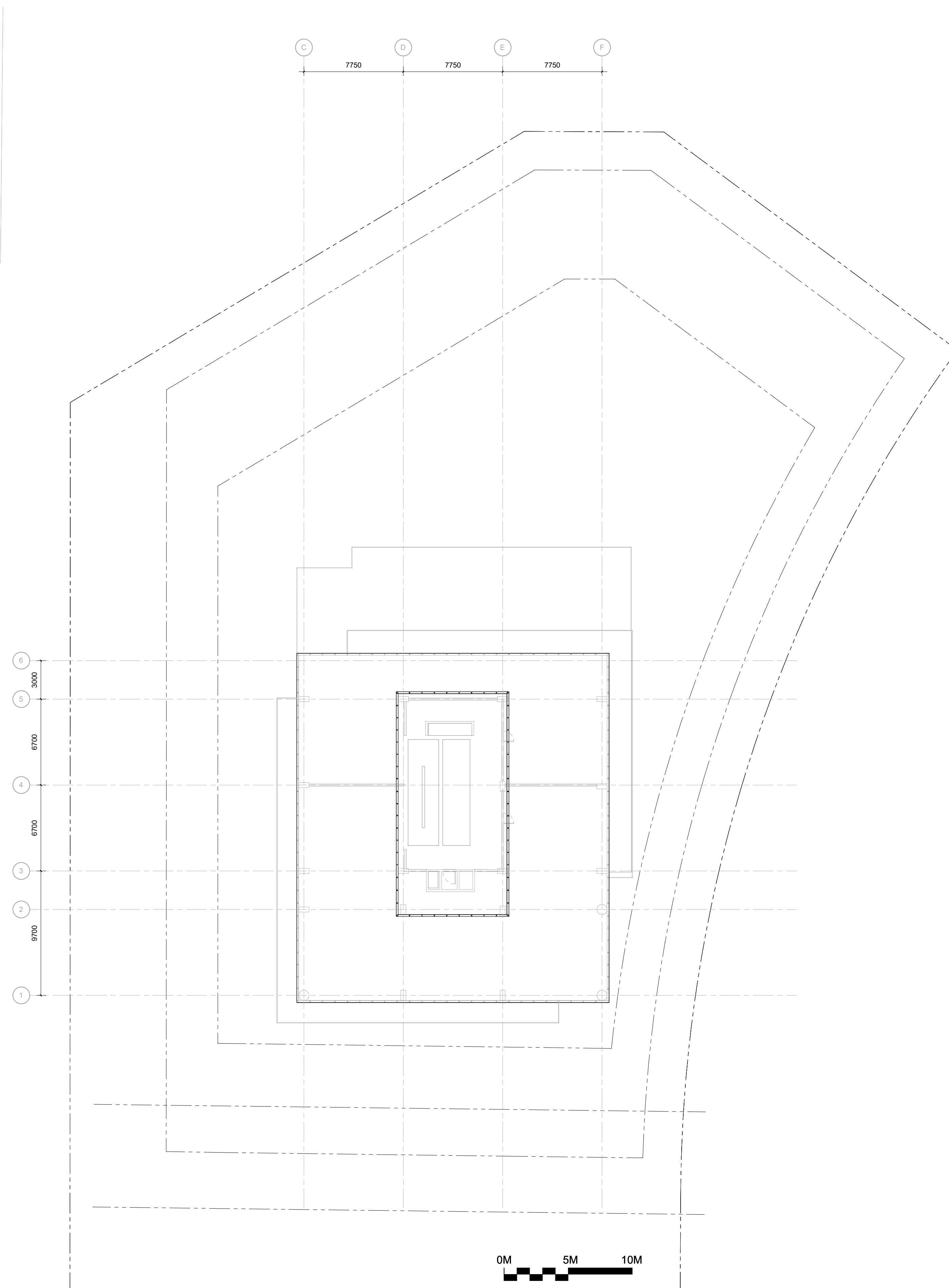
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2829 DUMAURIER AVENUE
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SHEET TITLE:
FLOOR PLANS

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MECHANICAL FLOOR PLAN

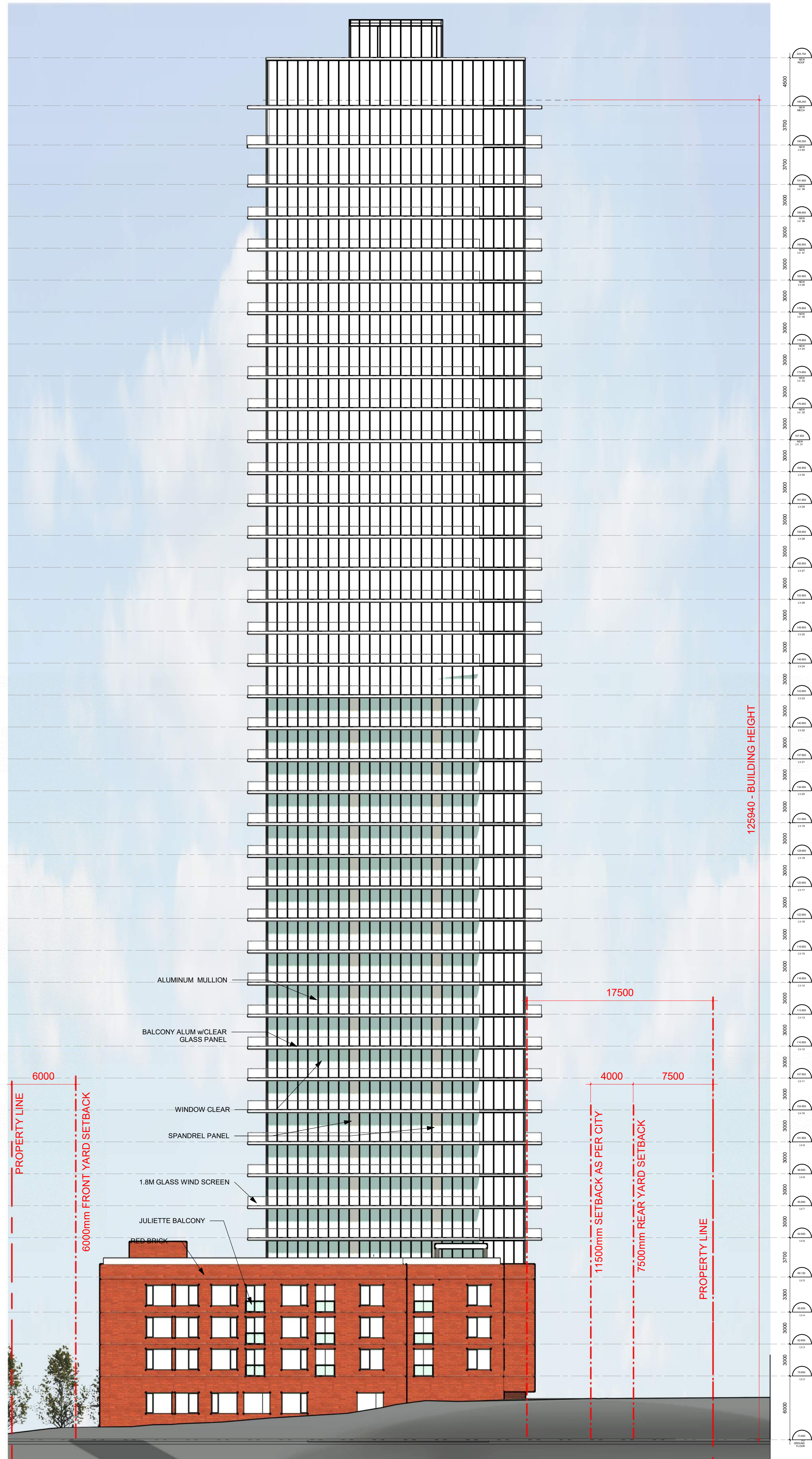


ROOF PLAN

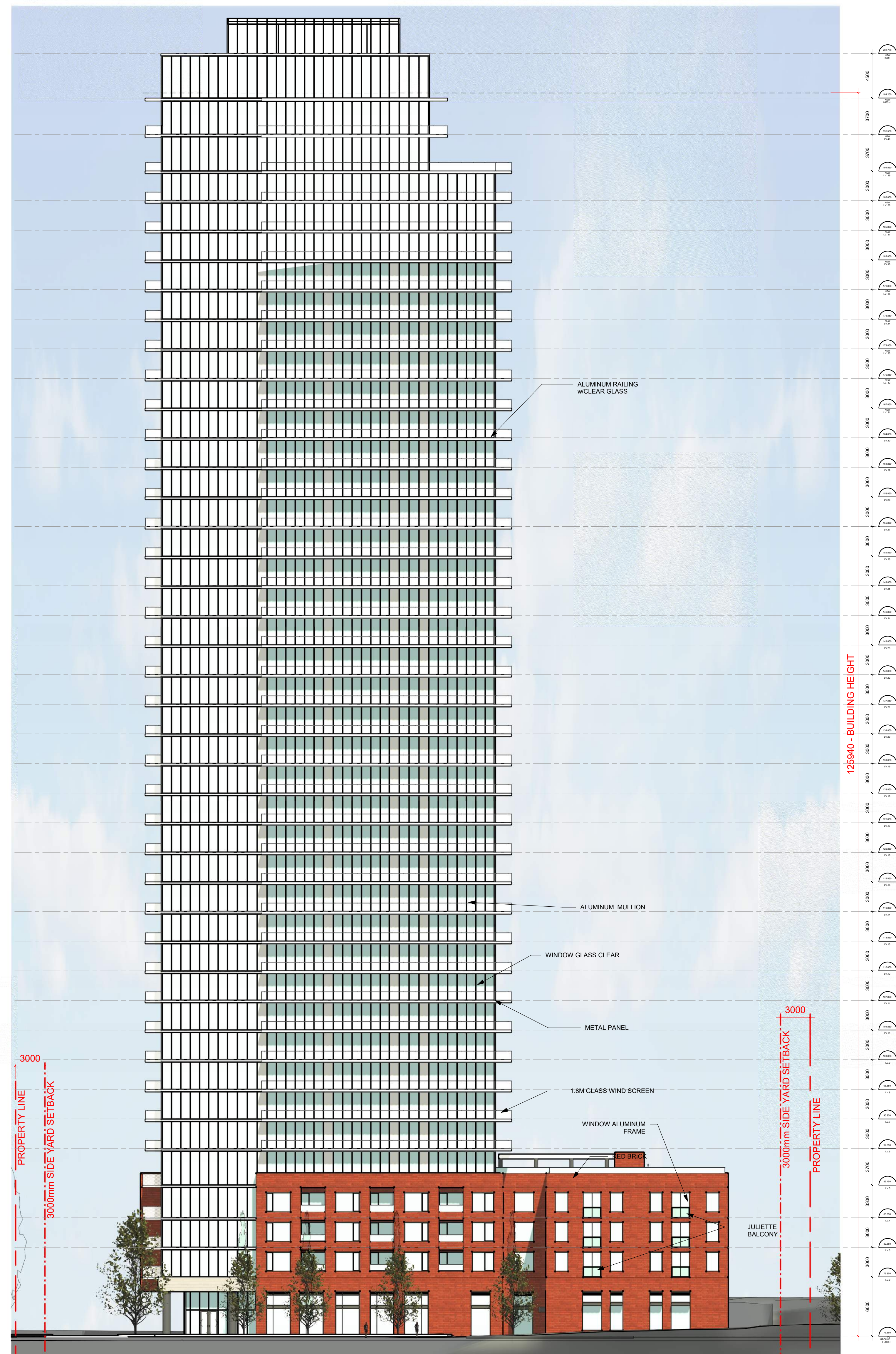
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NORTH ELEVATION



EAST ELEVATION

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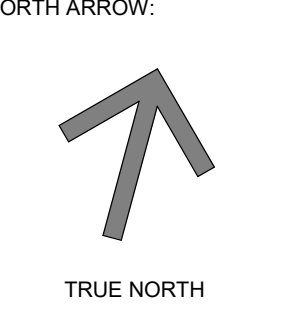
- ① INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- Ⓢ INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- Ⓦ INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- ⓓ INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- ①① TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- A REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- B REFER TO DOOR TYPES AND HARDWARE REQUIREMENTS.
- C REFER TO DOOR SCHEDULE ON A900 SERIES. ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF WALL FINISH.
- D ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- E ALL EXTERIOR WALLS ARE TO BE TYPE W1 UNLESS NOTED OTHER WISE.
- F ALL INTERIOR PARTITIONS ARE TO BE TYPE T1 UNLESS NOTED OTHER WISE.
- G ALL REINFORCED CONCRETE SUSPENDED SLABS, COLUMNS & BEAMS HAVE A MIN. FRR OF 2 HRS (AS DETERMINED BY OBC S8-2) UNLESS OTHERWISE STATED.

No.	DESCRIPTION	DATE
3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT: **brigil**

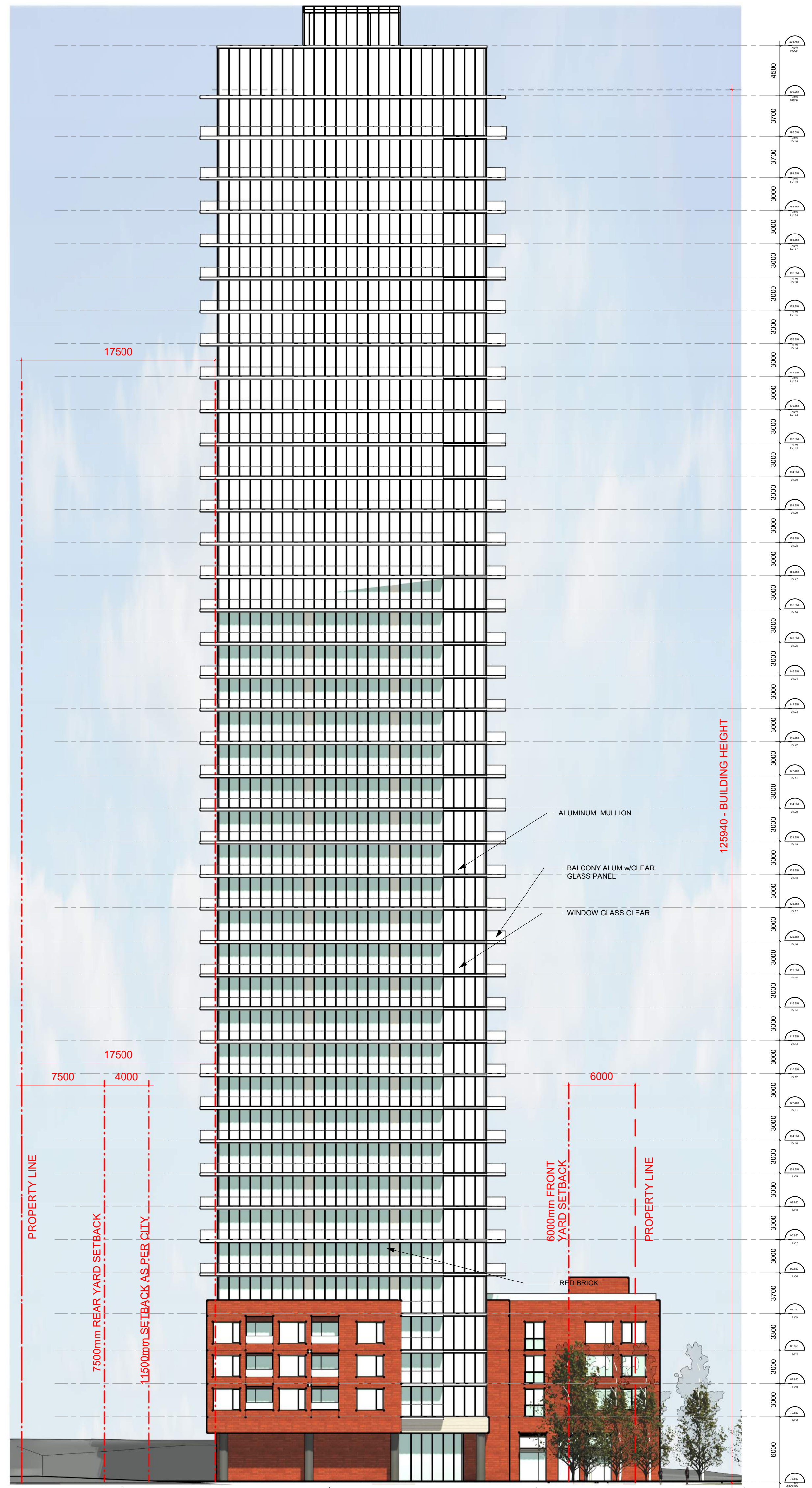
ARCHITECT: **rla/architecture**
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
2829 DUMAURIER AVENUE
 2829 DUMAURIER AVE, OTTAWA, ON

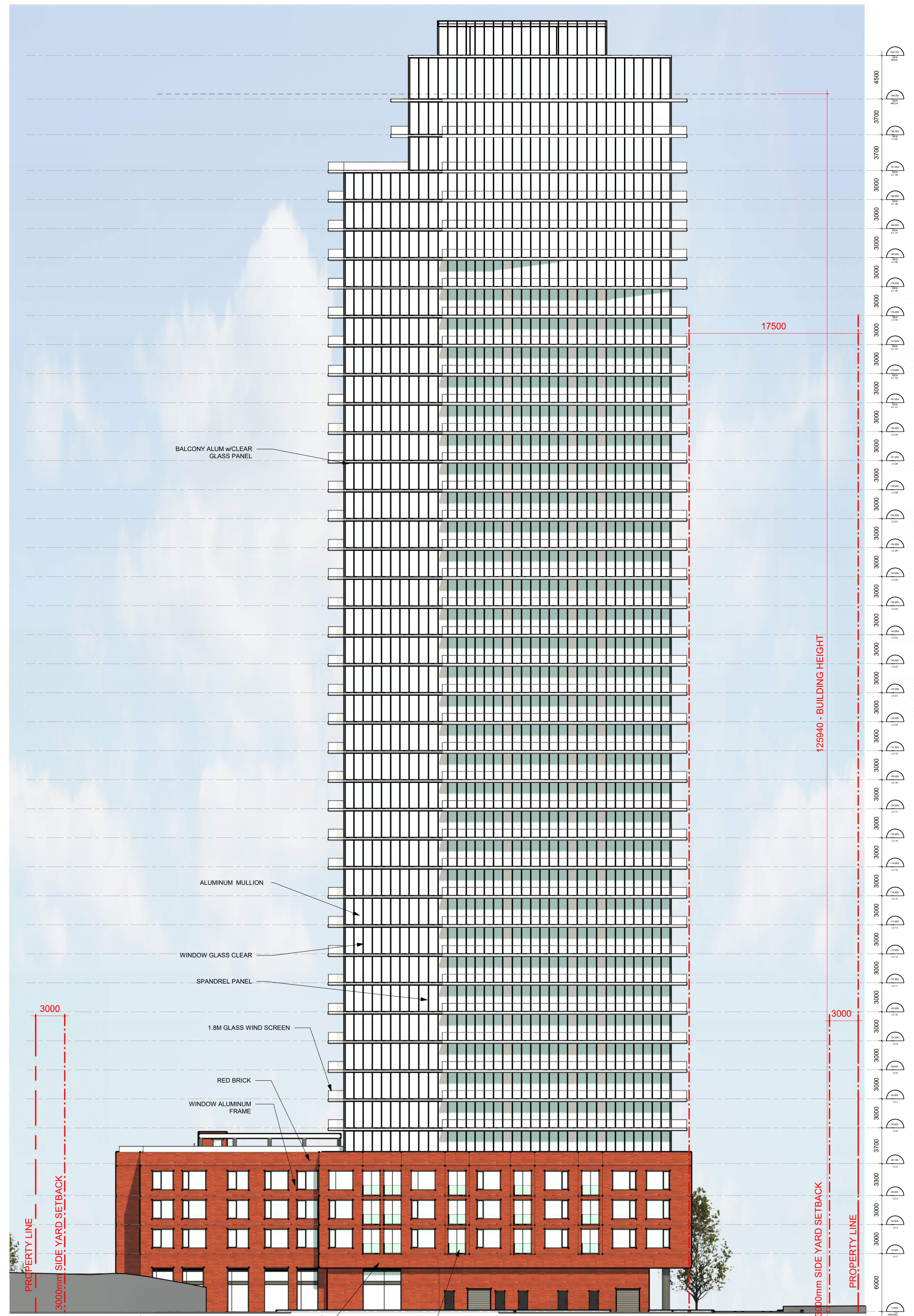
SHEET TITLE:
ELEVATIONS

DRAWN: G.E.
 CHECKED: J.G.
 SCALE: 1 : 225
 SHEET No: **A-05a**

PROJECT No: 1922



SOUTH ELEVATION



WEST ELEVATION


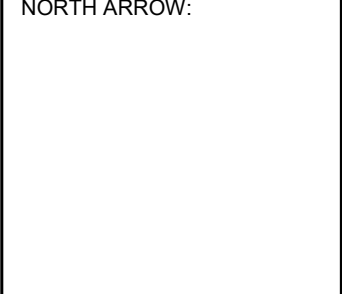
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
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- NOTATION SYMBOLS:**
- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
 - (00) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
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 - (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
 - (00) TITLE SCALE
 - (000000) DETAIL REFERENCE PAGE
 - (000000) DETAIL CROSS REFERENCE PAGE

- GENERAL NOTES:**
- (A) REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL PARTITION, ROOF CEILING & FLOOR TYPES.
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No.	DESCRIPTION	DATE
3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:
brigil

ARCHITECT:
 rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
 2829 DUMAURIER AVENUE
 2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
 ELEVATIONS

DRAWN: G.E.	CHECKED: J.G.
SCALE: 1 : 225	SHEET No: A-05b
PROJECT No: 1922	

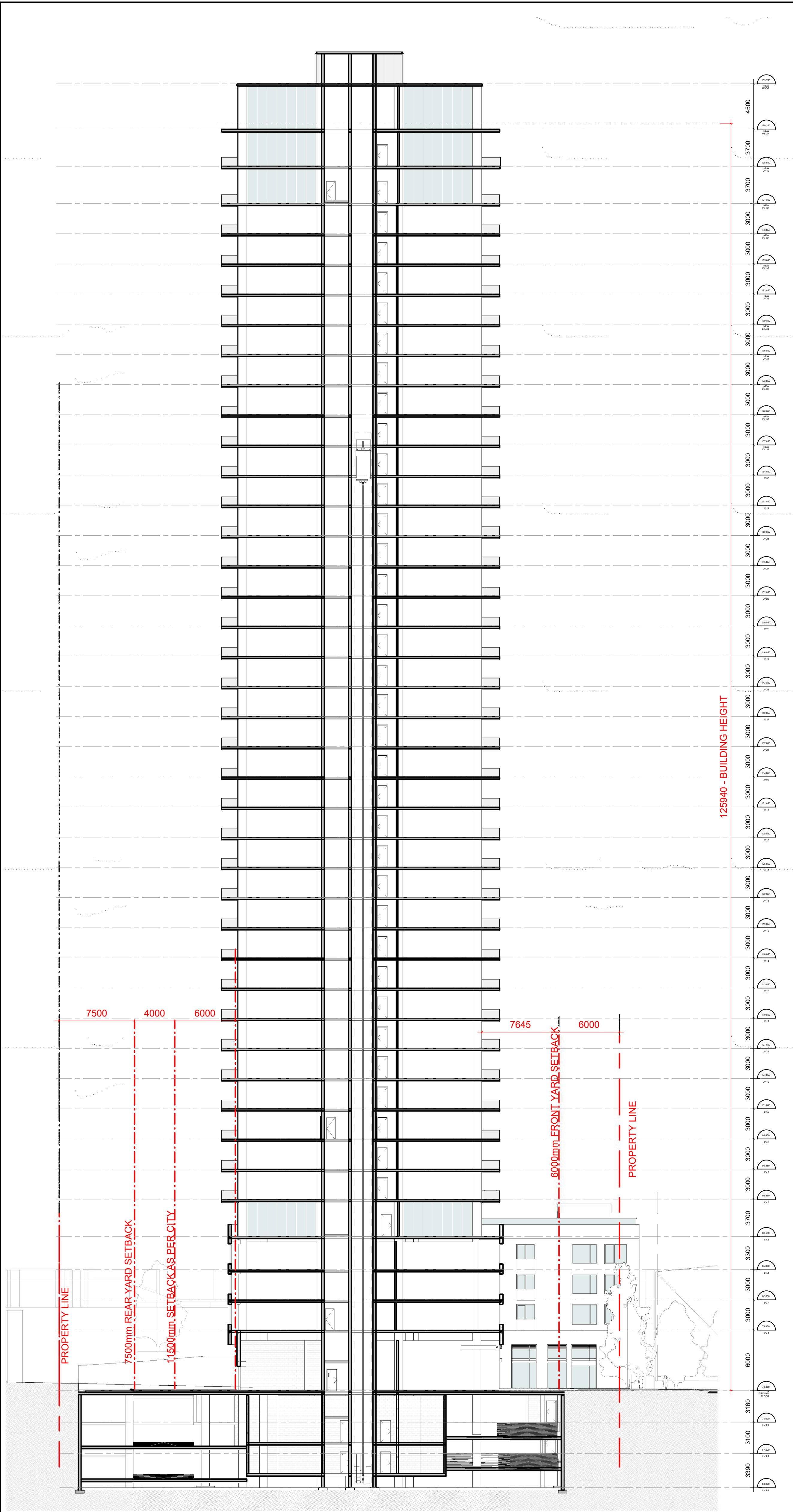
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PLOT SCALE: 1:1

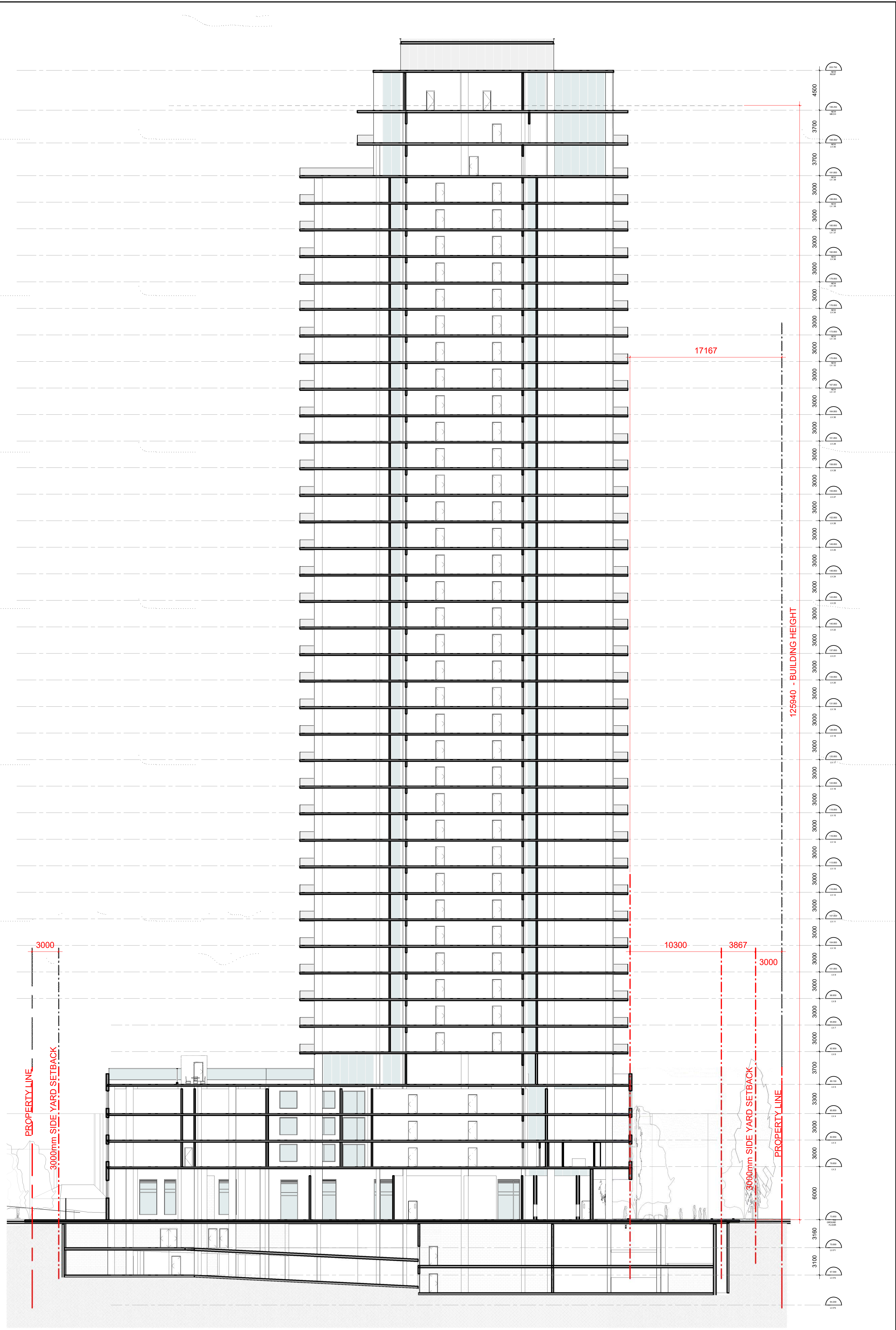
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PLOT DATE: 7/8/2024 9:21:43 AM

D07-12-17-0063 #17421



NORTH-SOUTH SECTION



EAST-WEST SECTION



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 - (00) INDICATES DETAIL NUMBER.
 - (00) TITLE SCALE.
 - (00) DETAIL REFERENCE PAGE.
 - (00) DETAIL CROSS REFERENCE PAGE.

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No.	DESCRIPTION	DATE
3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:
brigil

ARCHITECT:
 rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklaney.ca

PROJECT TITLE:
 2829 DUMAURIER AVENUE
 2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
 SECTIONS

DRAWN:
 G.E.

CHECKED:
 J.G.

SCALE:
 1 : 225

SHEET No:
A-06

PROJECT No:
 1922

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM)

PLOT SCALE: 1:1

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PLOT DATE: 7/8/2024 9:21:58 AM

#17421

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
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NOTATION SYMBOLS:


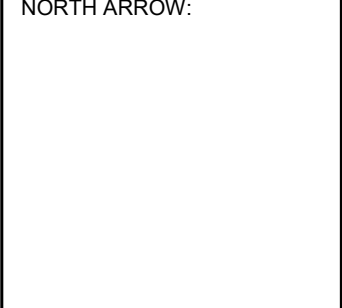
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- (000) — DETAIL NUMBER
- (00) TITLE
- (000000) SCALE
- (000000) DETAIL REFERENCE PAGE
- (000000) DETAIL CROSS REFERENCE PAGE

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- (F) ALL INTERIOR PARTITIONS ARE TO BE TYPE P1 UNLESS NOTED OTHERWISE.
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No.	DESCRIPTION	DATE
3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

REVISIONS:

ARCHITECT SEAL: 	NORTH ARROW: 
--	---

CLIENT:
brigil

ARCHITECT:
rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.roderick-lane.ca

PROJECT TITLE:
2829 DUMAURIER AVENUE
 2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
PERSPECTIVES Copy 1

DRAWN: G.E.	CHECKED: J.G.
SCALE: 1 : 100	SHEET No: A-07
PROJECT No: 1922	



VIEW LOOKING NORTH-WEST



VIEW LOOKING SOUTH-EAST



VIEW LOOKING SOUTH ALONG DUMAURIER AVE.

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM)

PLOT SCALE: 1:1

\\RLA\FP01\hal\local\RF\igenwin\My Documents\1922-2829 Dumaourier - R22_igenwin\SAV\KY.rvt

PLOT DATE: 7/5/2024 4:39:12 PM

D07-12-17-0063

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- ⑤ DETAIL NUMBER
- ⑥ TITLE
- ⑦ SCALE
- ⑧ DETAIL REFERENCE PAGE
- ⑨ DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

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VIEW LOOKING NORTH-EAST



VIEW LOOKING NORTH-WEST STREETSCAPE ALONG DUMAQUIER AVE.



VIEW LOOKING SOUTH-EAST STREETSCAPE ALONG DUMAQUIER AVE.

No.	DESCRIPTION	DATE
3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

REVISIONS:

No.	DESCRIPTION	DATE
3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

ARCHITECT SEAL:

NORTH ARROW:

CLIENT:
brigil

ARCHITECT:
 rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
 2829 DUMAQUIER AVENUE
 2829 DUMAQUIER AVE, OTTAWA, ON

SHEET TITLE:
 PERSPECTIVES

DRAWN: G.E.	CHECKED: J.G.
SCALE:	SHEET No: A-08
PROJECT No: 1922	

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM)

PLOT SCALE: 1:1

PLOT DATE: 7/5/2024 4:43:08 PM

#17421



VIEW FROM FARRELL STREET



VIEW FROM DUMAURIER AVENUE AND WATSON STREET



VIEW FROM DUMAURIER AND RAMSEY CRESCENT

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
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- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- (00) TITLE
- (000000) SCALE
- (000000) DETAIL REFERENCE PAGE
- (000000) DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:


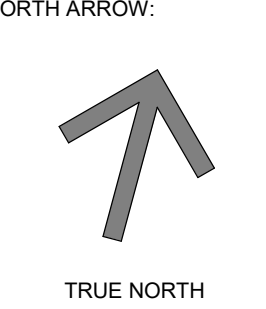
- (A) REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL PARTITION, ROOF CEILING & FLOOR TYPES.
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No.	DESCRIPTION	DATE
3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

No.	DESCRIPTION	DATE
3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

REVISIONS:

No.	DESCRIPTION	DATE
3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT:
brigil

ARCHITECT:
rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
2829 DUMAURIER AVENUE
 2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
PERSPECTIVES

DRAWN: Author	CHECKED: Checker
SCALE:	SHEET No: A-09
PROJECT No: 1922	

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM)

PLOT SCALE: 1:1

PLOT DATE: 7/5/2024 4:47:07 PM
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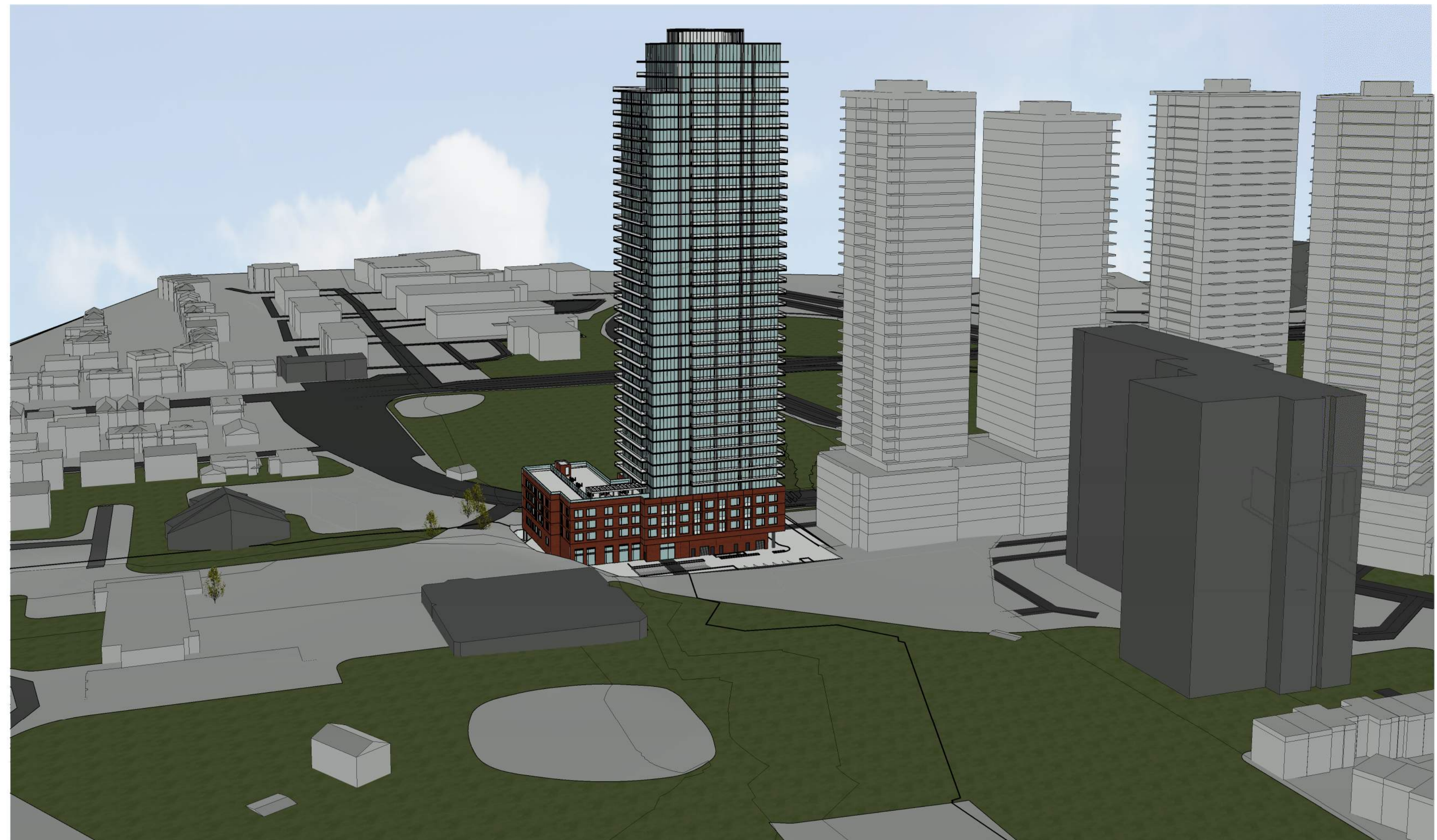
VIEW LOOKING SOUTH-WEST



VIEW LOOKING NORTH-WEST



VIEW LOOKING NORTH-WEST



VIEW LOOKING EAST

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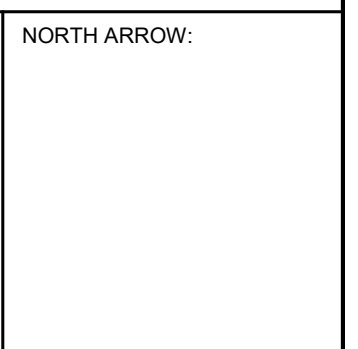
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REVISIONS:

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1	ISSUED FOR SPARE-ZONING	08.06.21

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:
brigil

ARCHITECT:
rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
2829 DUMAURIER AVENUE
 2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
PERSPECTIVES - FUTURE BUILD-OUT

DRAWN: G.E.	CHECKED: J.G.
SCALE:	SHEET No: A-10
PROJECT No: 1922	

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM)

PLOT SCALE: 1:1

PLOT DATE: 7/5/2024 4:55:42 PM
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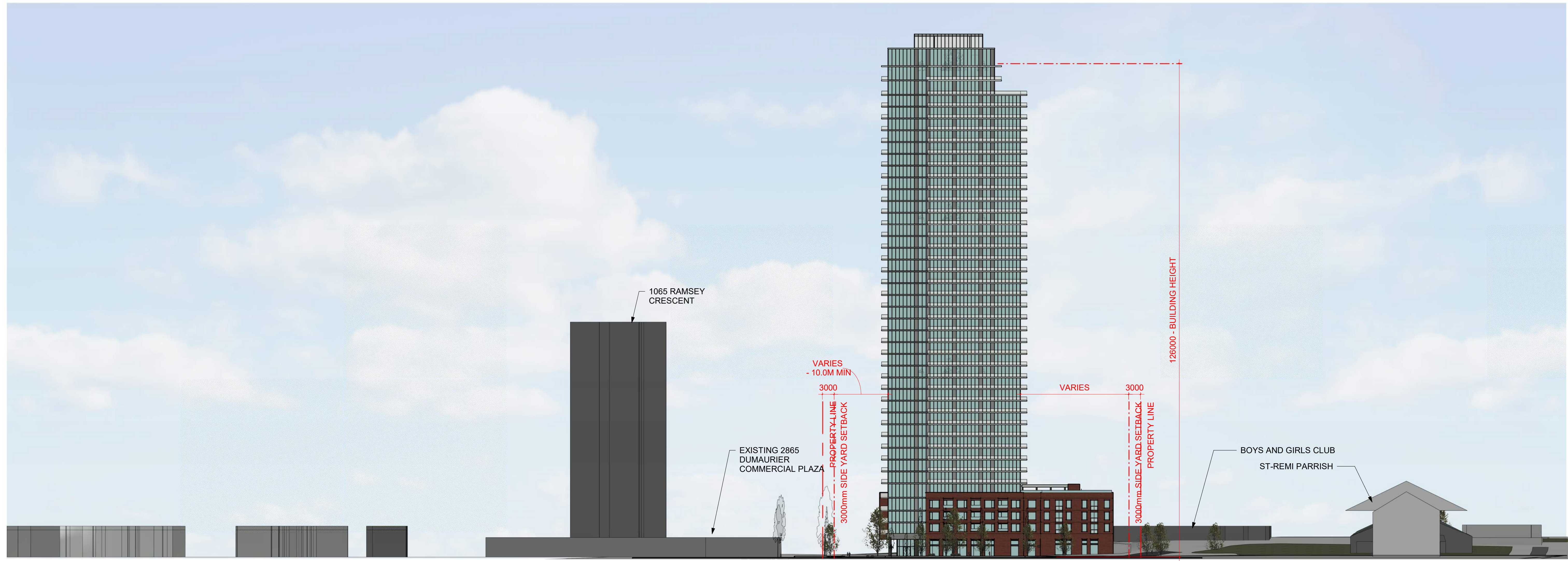
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VIEW LOOKING WEST



FUTURE VIEW LOOKING WEST

3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:
brigil

ARCHITECT:
 rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
2829 DUMAURIER AVENUE
 2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
OVERALL SITE ELEVATIONS

DRAWN: G.E.	CHECKED: J.G.
SCALE: 1 : 500	SHEET No: A-11
PROJECT No: 1922	

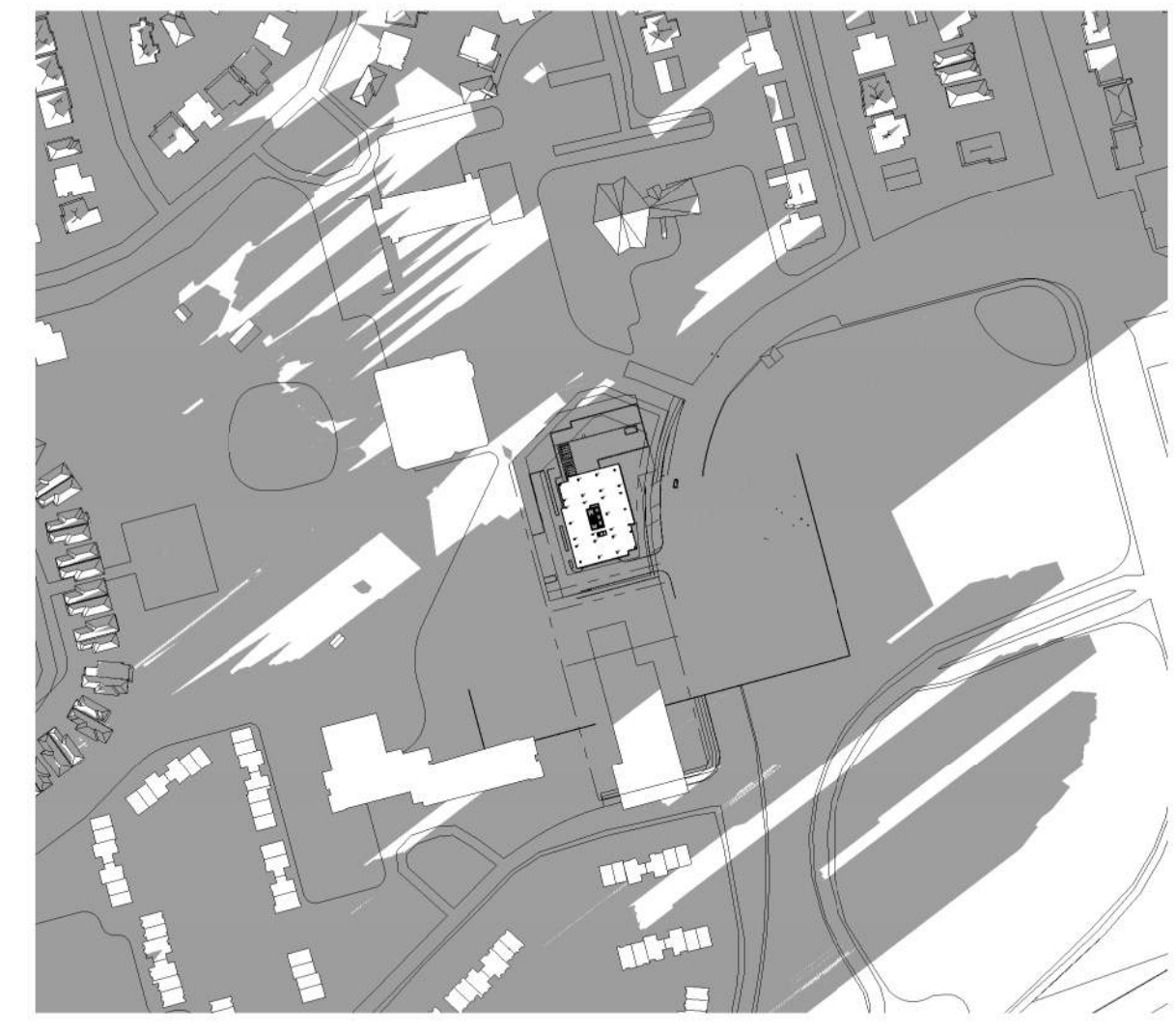
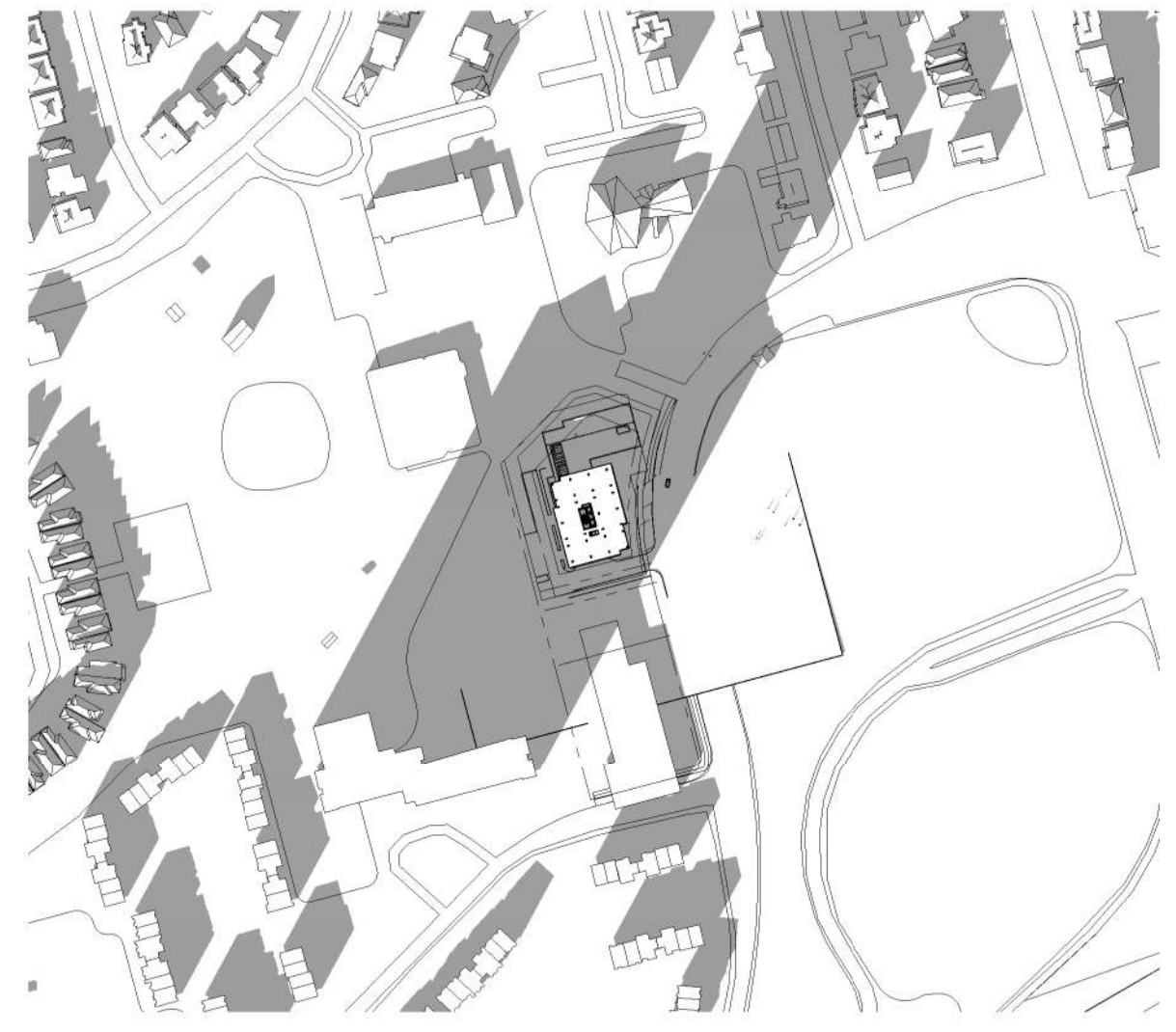
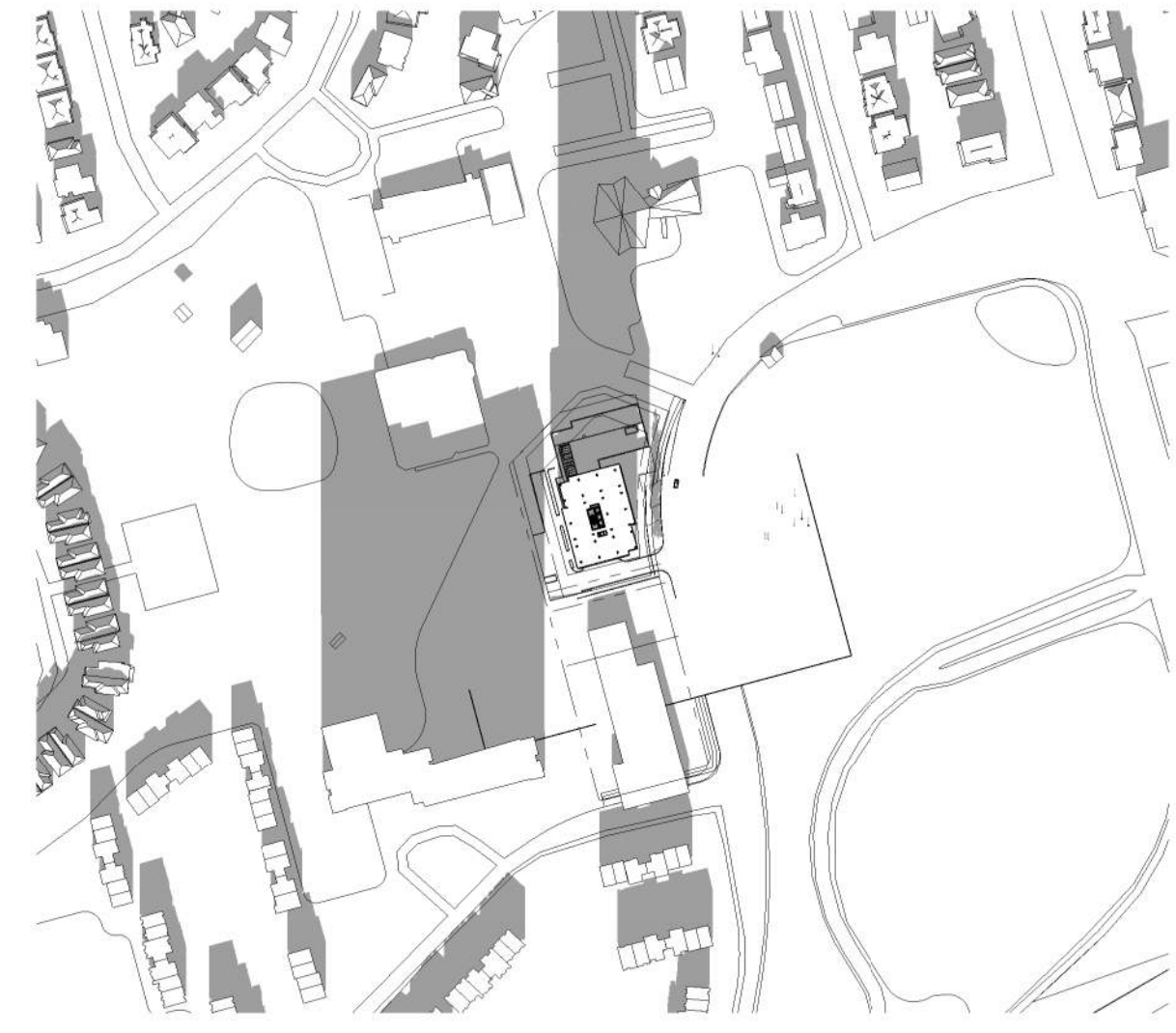
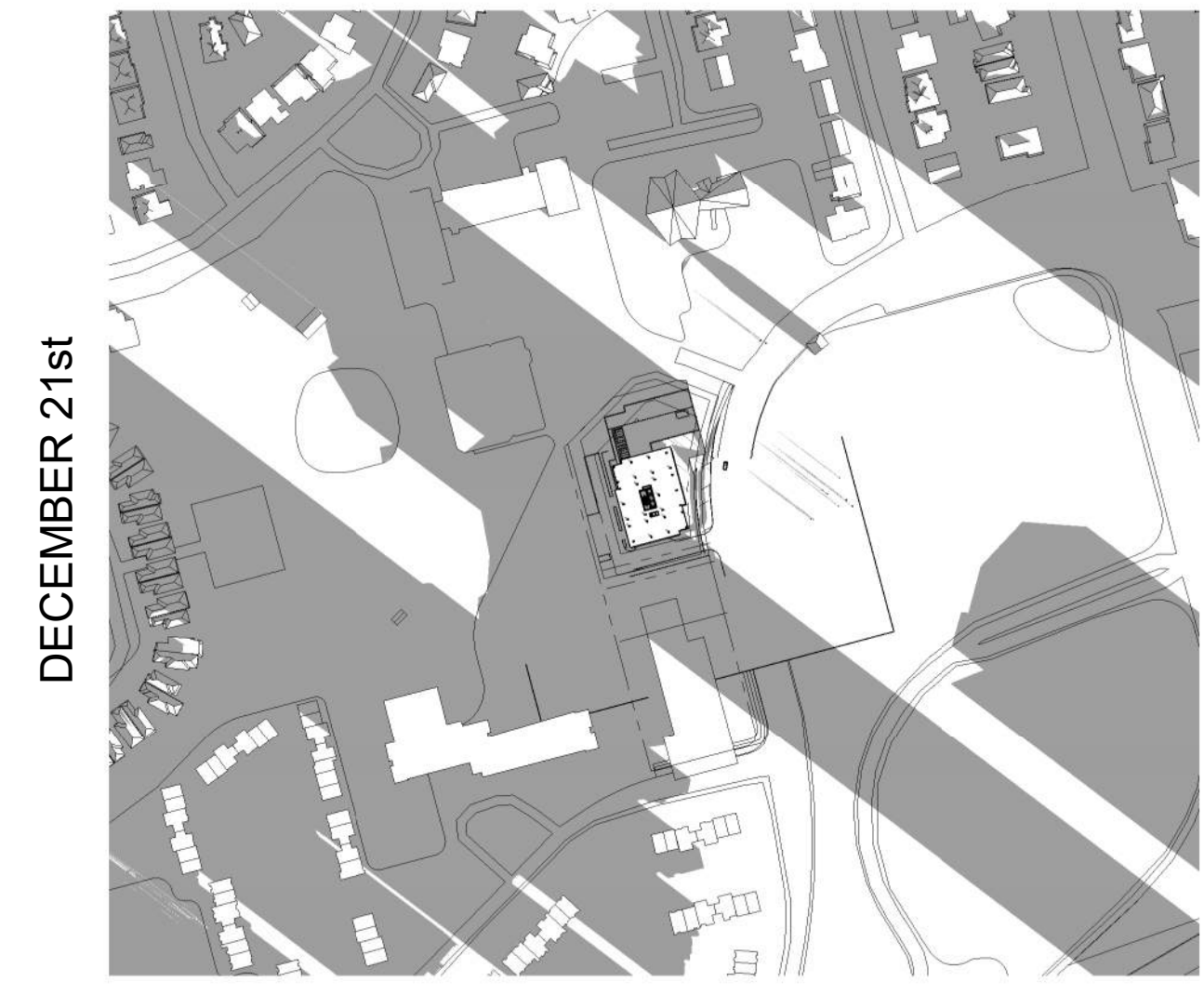
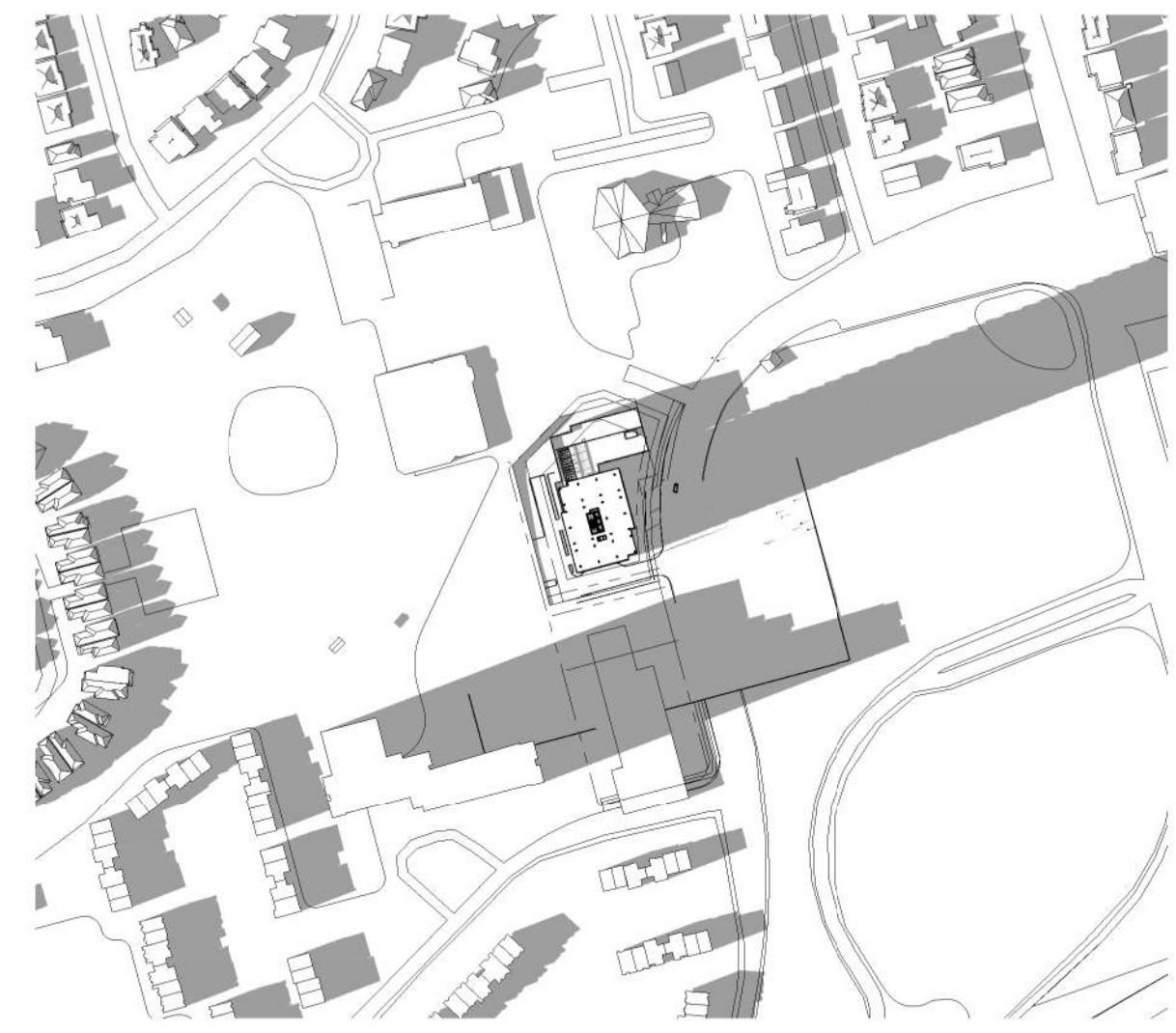
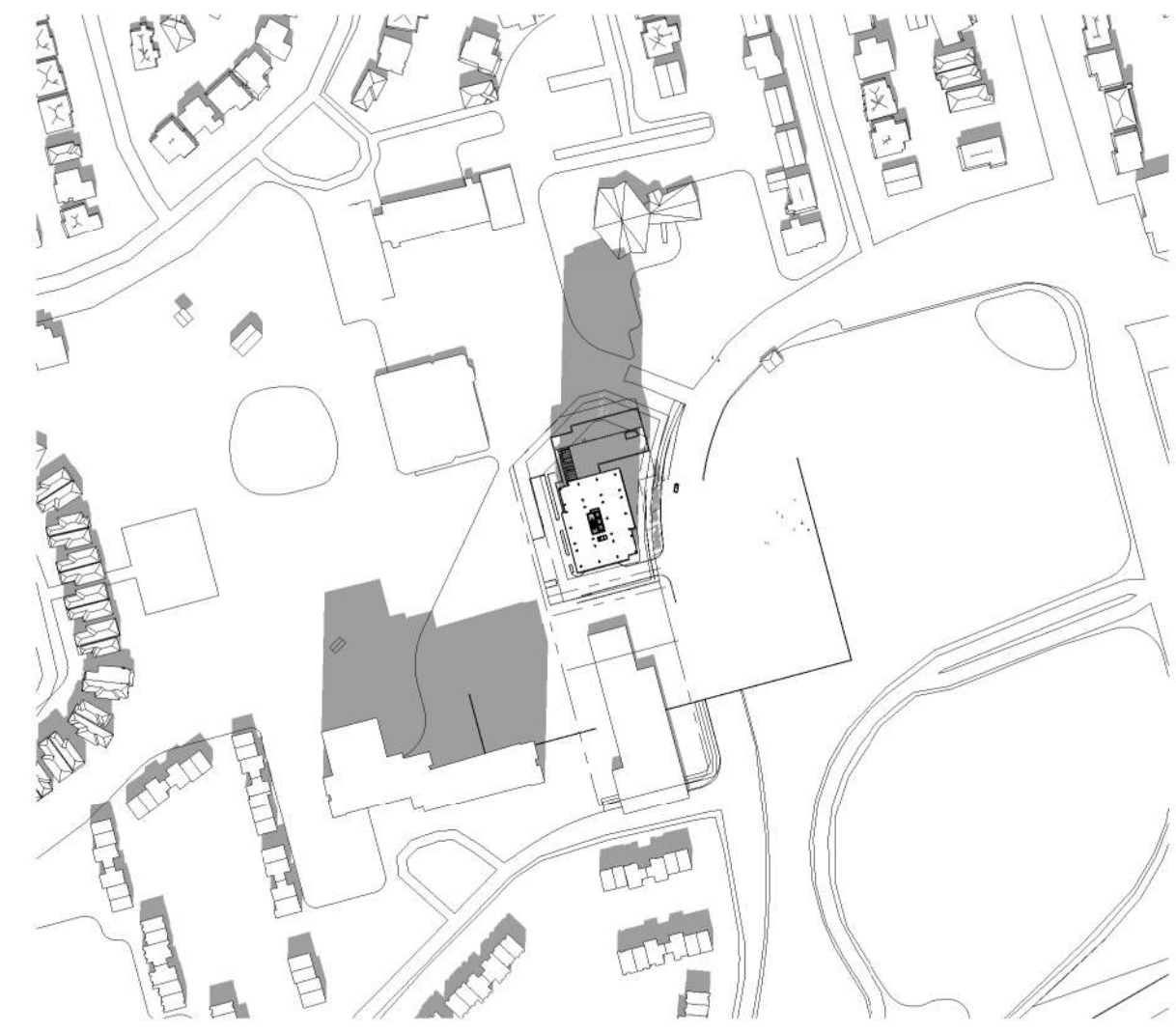
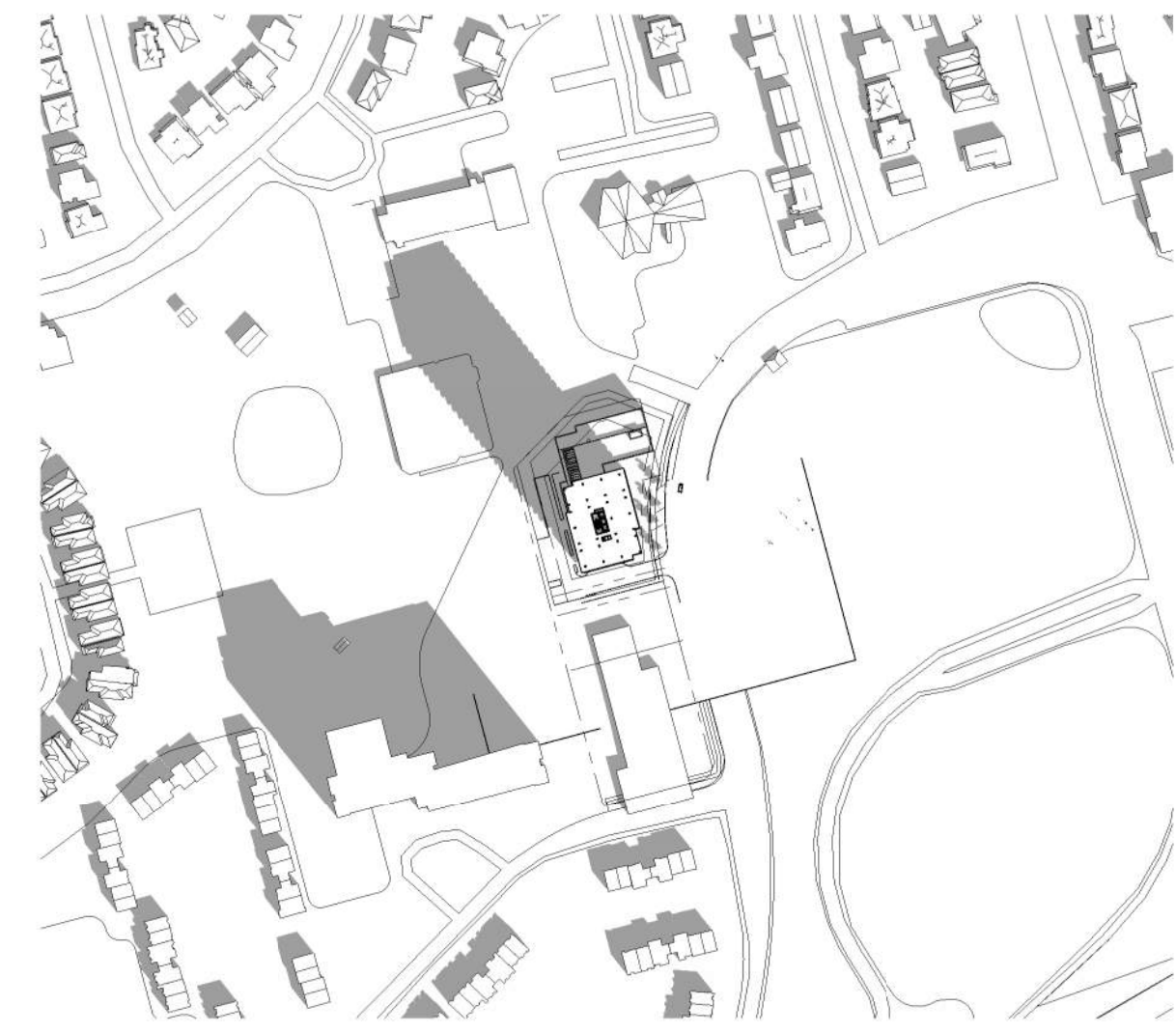
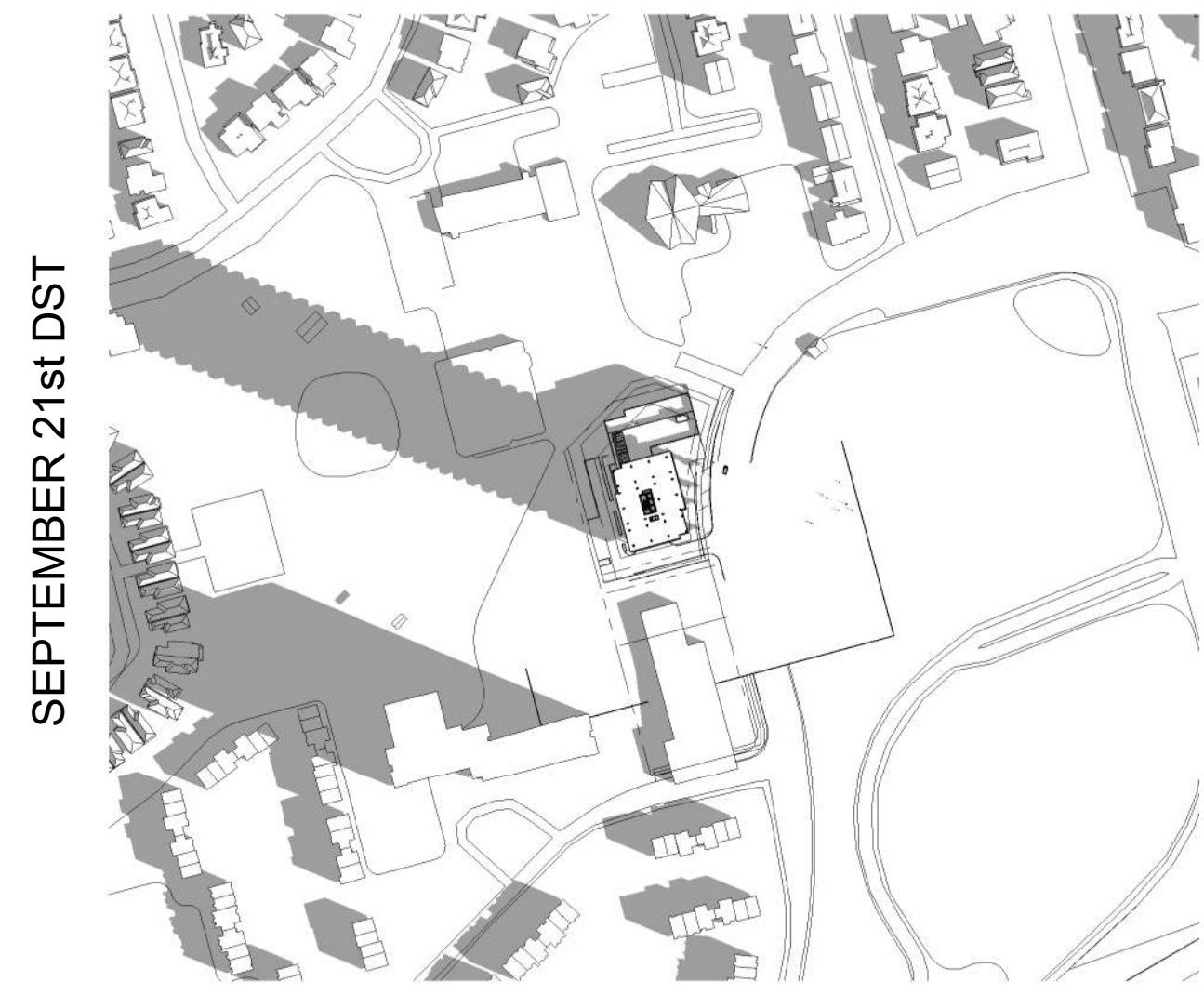
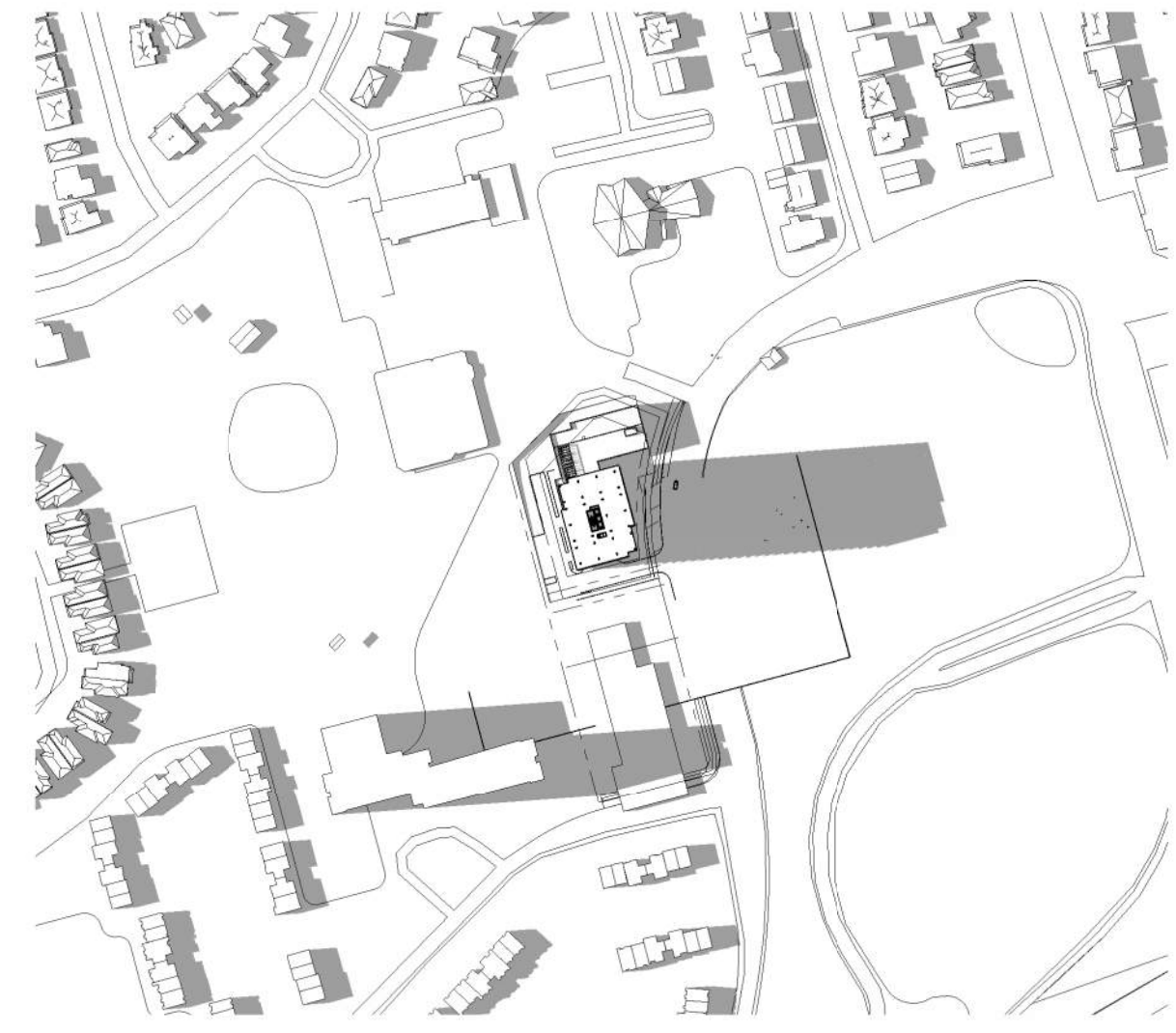
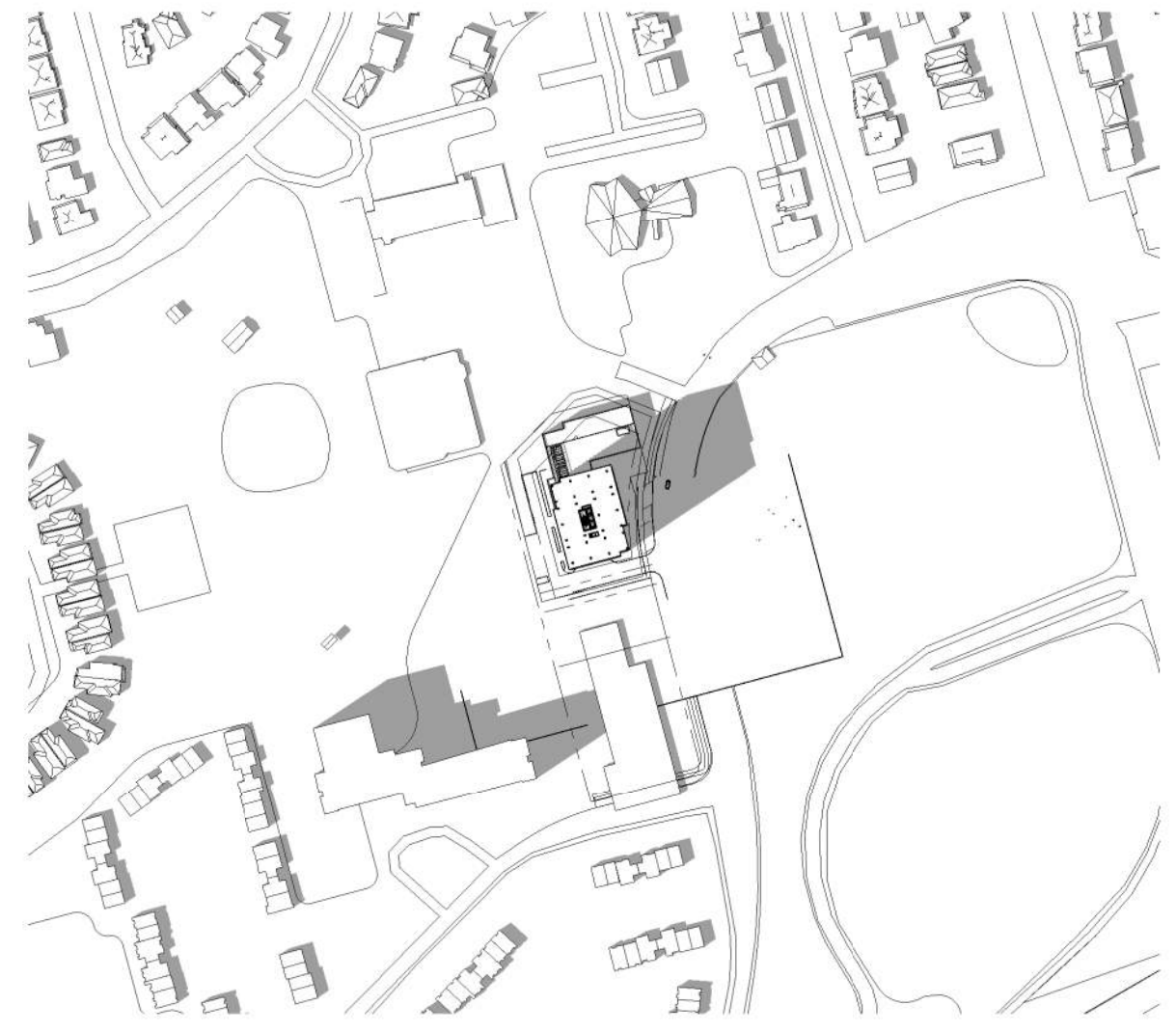
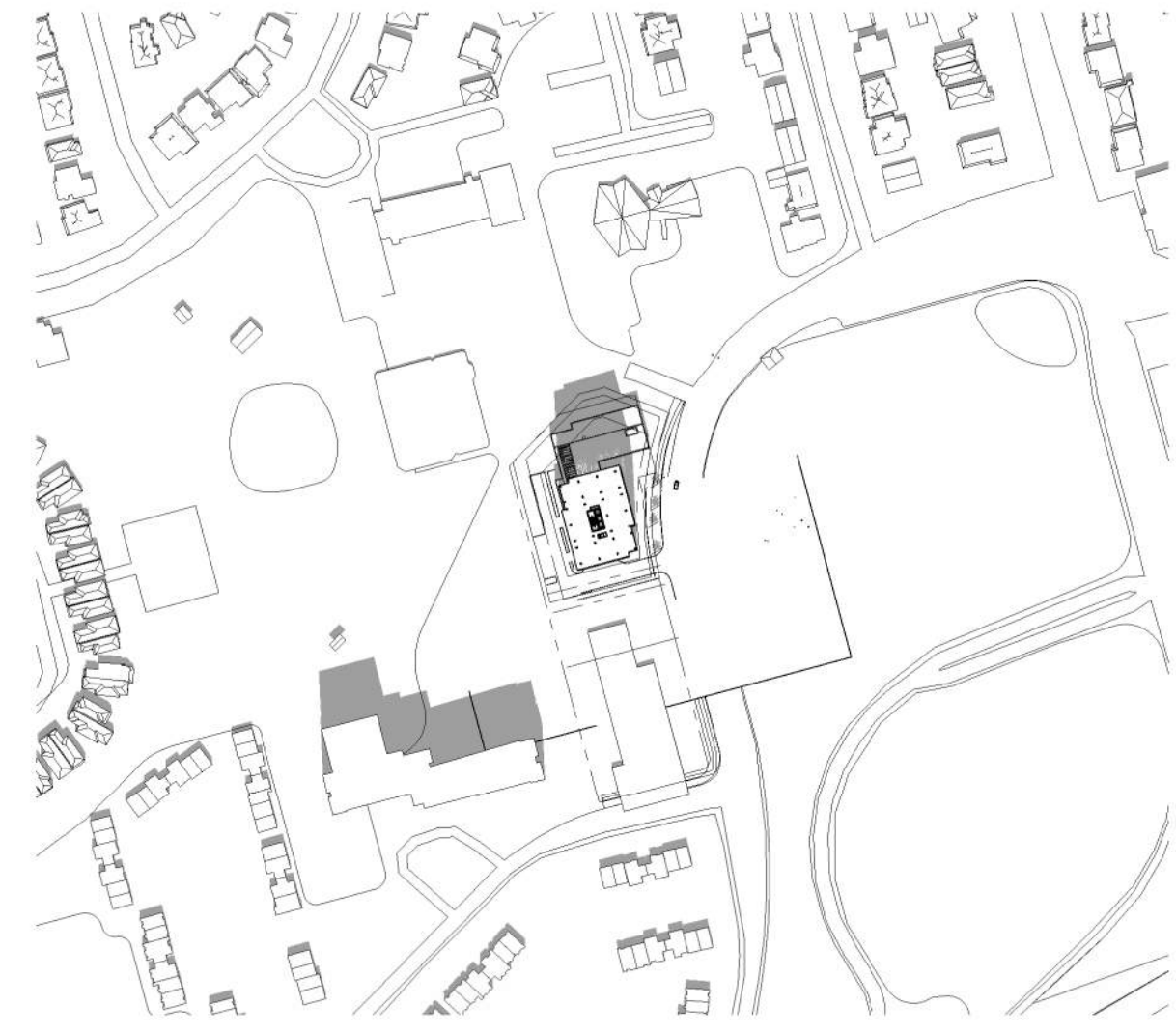
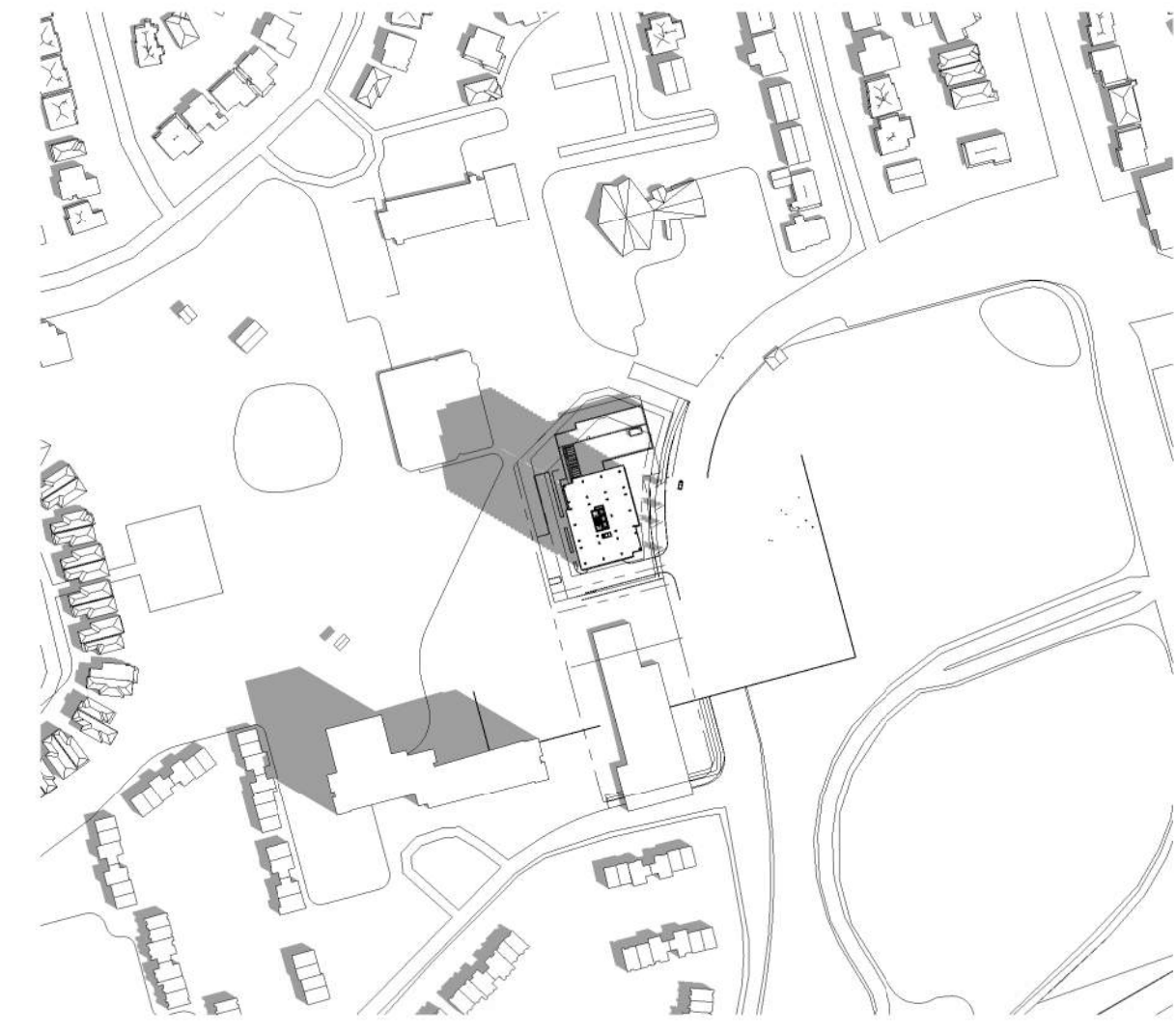
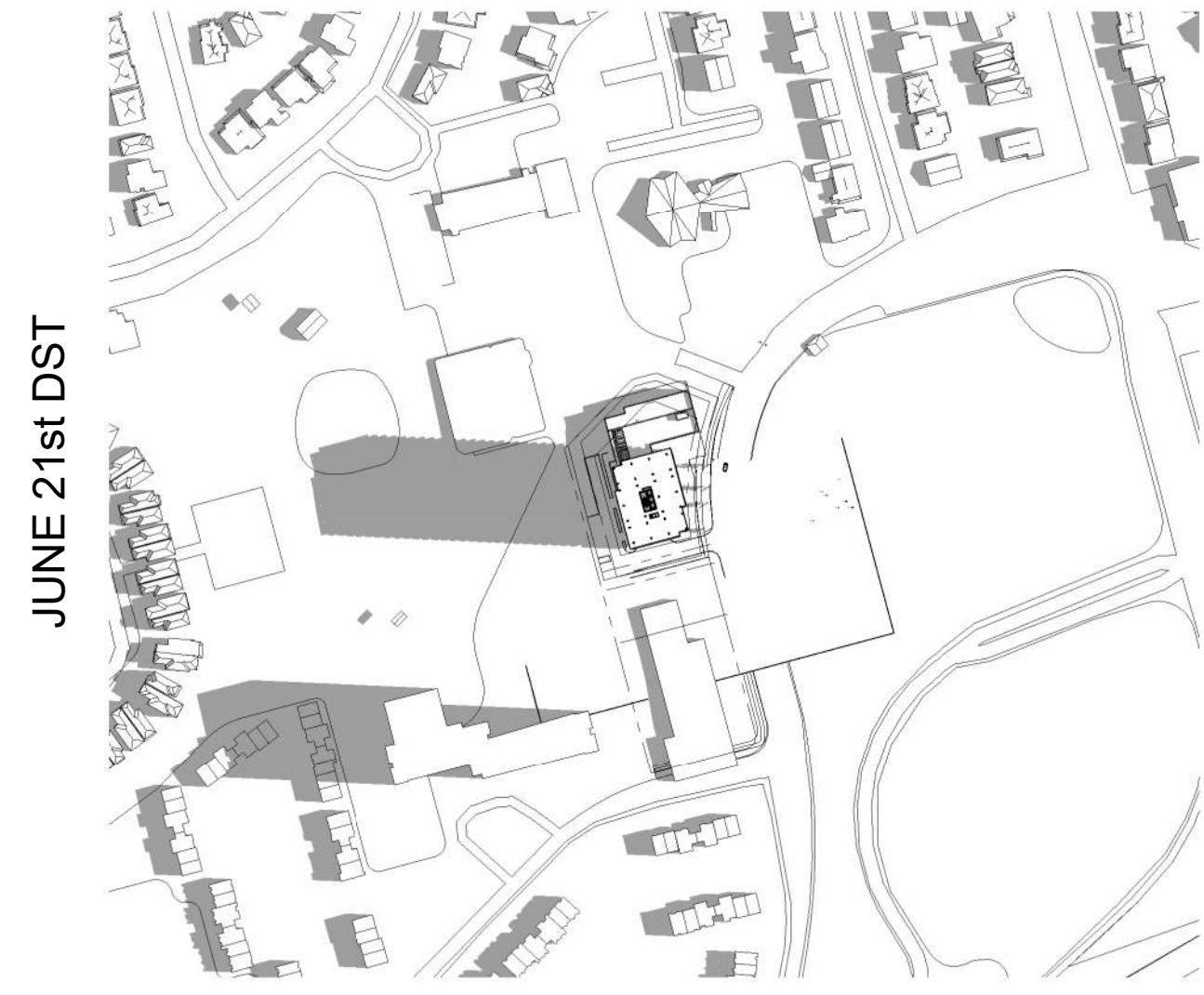
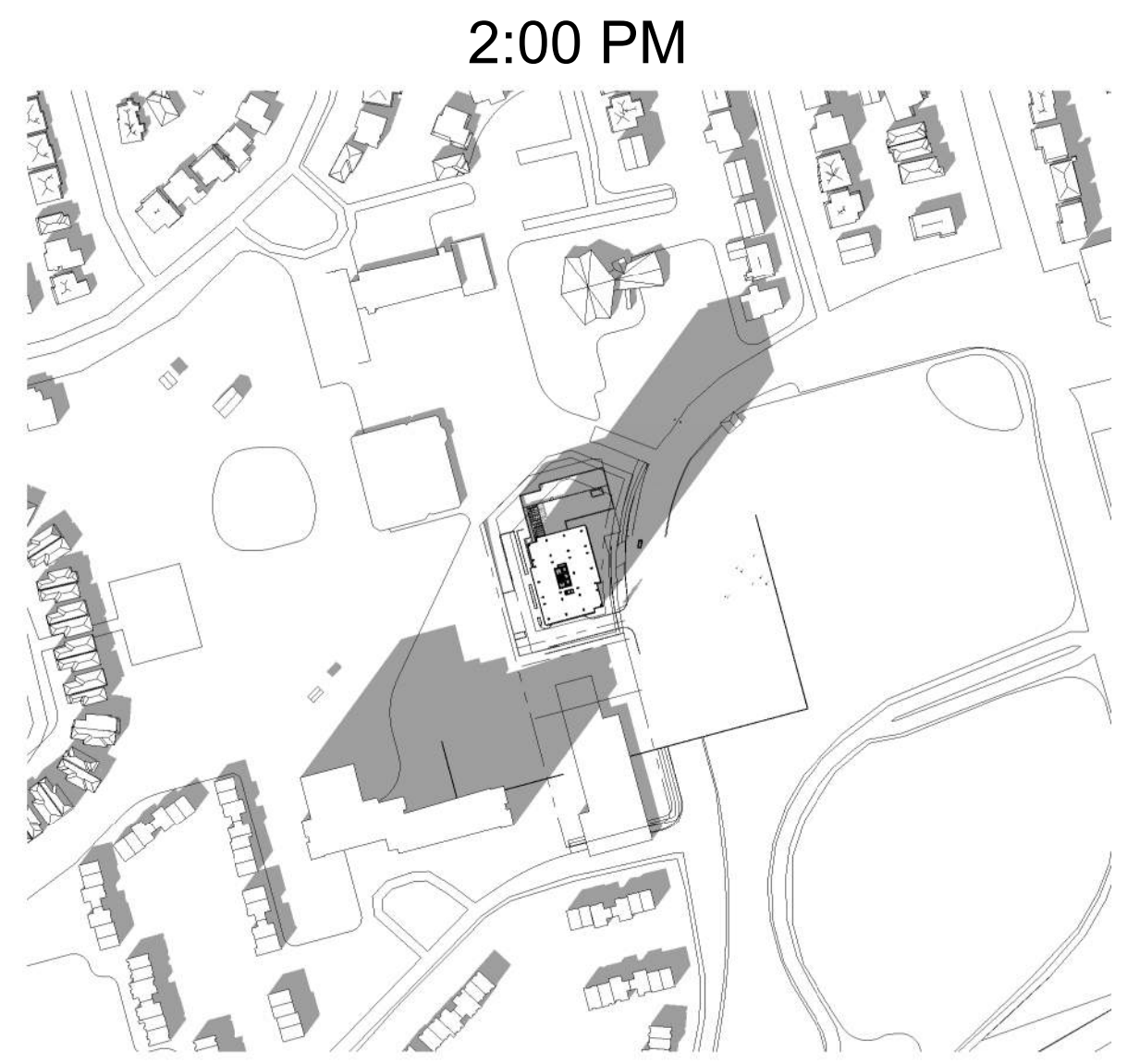
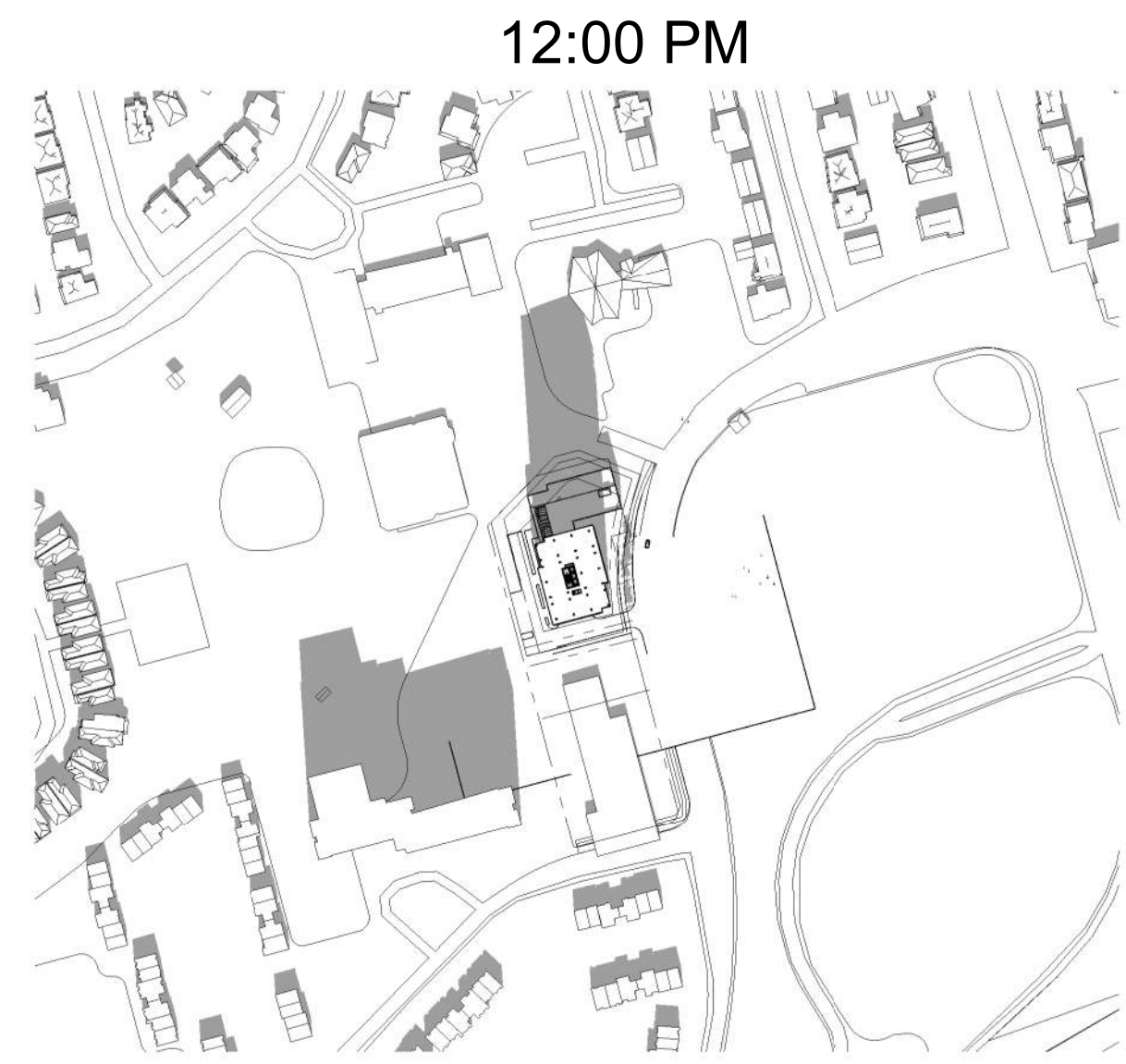
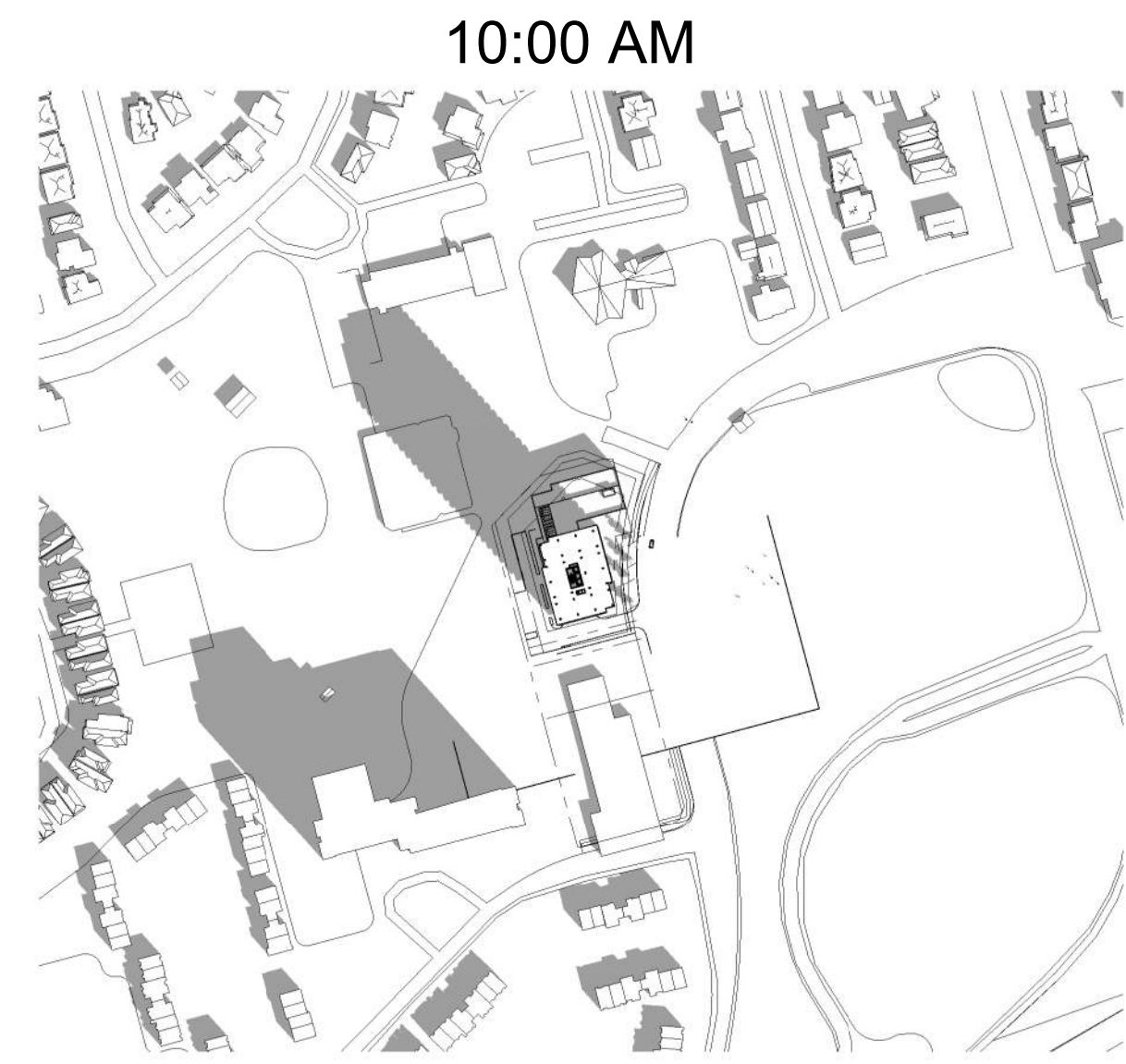
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PLOT SCALE: 1:1

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PLOT DATE: 7/5/2024 5:04:06 PM

D07-12-17-0063



IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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- NOTATION SYMBOLS:**
- ① INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
 - ② INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
 - ③ INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
 - ④ INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
 - ⑤ - DETAIL NUMBER
 - ⑥ TITLE SCALE
 - ⑦ DETAIL REFERENCE PAGE
 - ⑧ DETAIL CROSS REFERENCE PAGE

- GENERAL NOTES:**
- A REFER TO TYPICAL ASSEMBLY SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
 - B REFER TO DOOR TYPES AND HARDWARE REQUIREMENTS.
 - C REFER TO DOOR SCHEDULE ON A900 SERIES. ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF WALL FINISH.
 - D ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
 - E ALL EXTERIOR WALLS ARE TO BE TYPE W1 UNLESS NOTED OTHERWISE.
 - F ALL INTERIOR PARTITIONS ARE TO BE TYPE P1 UNLESS NOTED OTHERWISE.
 - G ALL REINFORCED CONCRETE SUSPENDED COLUMNS & BEAMS HAVE A MIN. FRR OF 2 HRS (AS DETERMINED BY OBC S8-2) UNLESS OTHERWISE STATED.

No.	DESCRIPTION	DATE
3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

ARCHITECT SEAL:

NORTH ARROW:

CLIENT:

brigil

ARCHITECT:

rla / architecture

56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklaney.ca

PROJECT TITLE:

2829 DUMAURIER AVENUE

2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:

SUNSHADE STUDY

DRAWN: G.E.	CHECKED: J.G.
SCALE: 1 : 3000	SHEET No: A-12
PROJECT No: 1922	

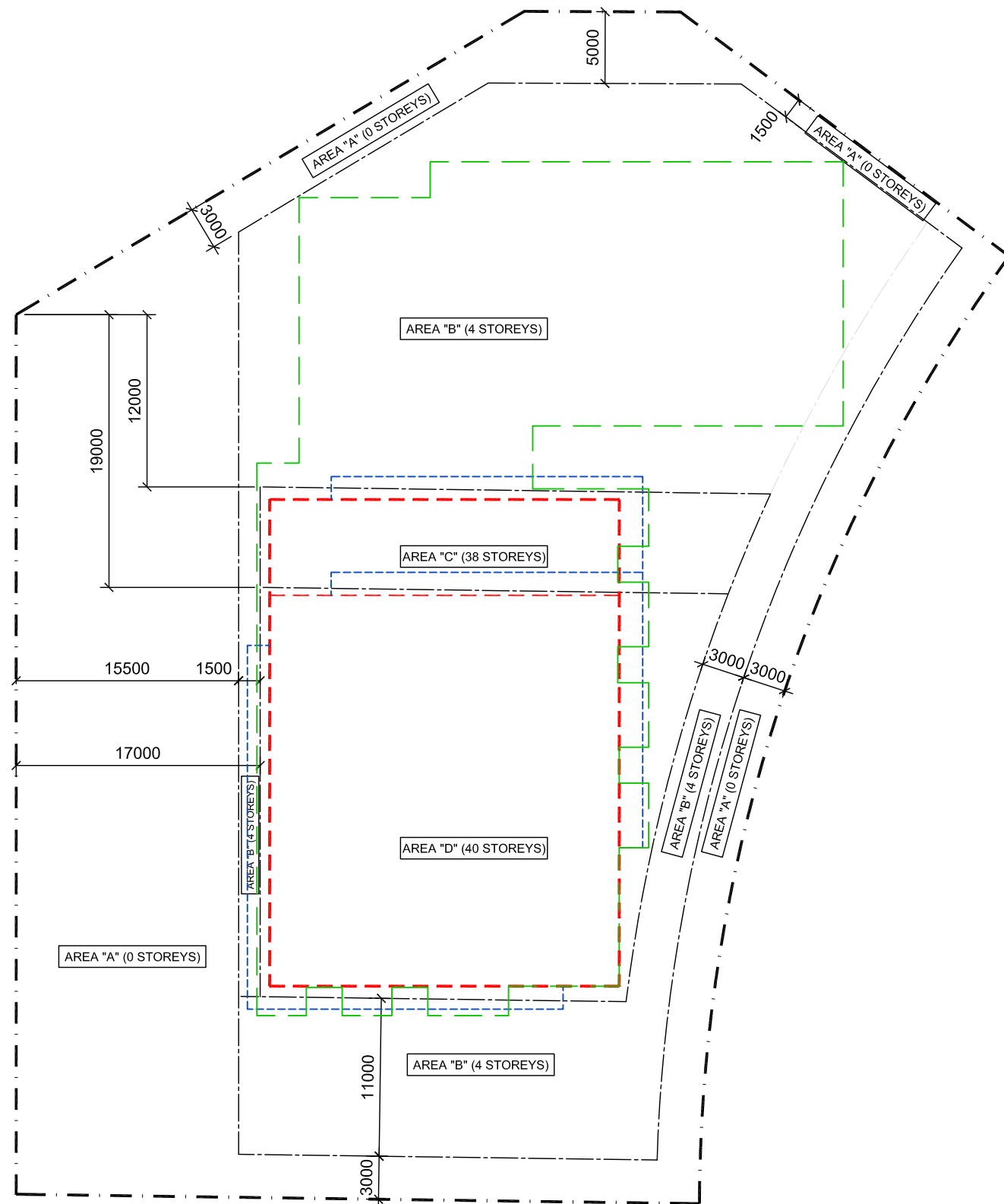
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PLOT SCALE: 1:1

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PLOT DATE: 7/9/2024 5:13:09 PM

D07-12-17-0063 #17421



**MAXIMUM BUILDING HEIGHTS
AND MAXIMUM NUMBER OF STOREYS**

LA HAUTEUR DE BATIMENT MAXIMALE

AREA/ SECTEUR A : 0.0m (0 storeys/ étages)
 AREA/ SECTEUR B : 17.0m (4 storeys/ étages)
 AREA/ SECTEUR C : 118.0m (38 storeys/ étages)
 AREA/ SECTEUR D : 126.0m (40 storeys/ étages)

LEGEND:

- PROPERTY LINE**
- SETBACK LINE**
- LINE OF TOWER**
- LINE OF PODIUM**
- LINE OF BALCONY**

