

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, Vollebakk Ltd.

PROJECT DEVELOPER

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URBAN PLANNER

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CIVIL ENGINEER

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LANDSCAPE ARCHITECT

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5871 Hugh Crescent
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E-Mail: rlevstek@laroquelevstek.com

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
- SIAMSE 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 F GRADE CHANGE EXCEEDS 600mm - SEE SECTION DETAIL A-AA
- EXISTING TREE TO BE REMOVED - SEE LANDSCAPE
- LINE OF U/G CISTERN, SEE CIVIL AND MECHANICAL FOR DETAILS
- LIGHT STANDARD - SEE ELECTRICAL LIGHTING
- CATCH BASIN / TRENCH DRAIN - SEE CIVIL & MECH.
- NEW CURB TO THE INTO EXISTING - SEE CIVIL
- 1670mm W. CONCRETE B/P RAMP - SEE GRADING PLANS AND LANDSCAPE PLANS
- RAISED COMMERCIAL TERRACE - SEE GRADING AND LANDSCAPE PLANS
- GARAGE 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
- EXHAUSTINTAKE FOR PARKING GARAGE, FLUSH TO GRADE
- EXISTING ASPHALT PARKING LOT & ENTRANCE
- B/P PARKING AS PER CITY STANDARD, ONE TYPE 'A' & 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 PERCOLA STRUCTURE ABOVE - SEE LANDSCAPE
- LINE OF ELECTRICAL ROOM BELOW
- 5th LEVEL EXTERIOR AMENITY TERRACE WITH 1.8m HT. WIND SCREEN
- CONCRETE STEPS
- FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING CHAIN LINK FENCE TO BE REPLACED AS REQUIRED
- EXIT STAIR PROJECTION AT L5 EXTERIOR TERRACE
- 2.0m H. OPAQUE PT WOOD SCREEN FOR GARAGE
- LINE OF L2-4 BALCONY PROJECTION FOR WIND SCREEN

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 - SEE LANDSCAPE DRAWINGS
- EXISTING TREE TO BE RETAINED - SEE LANDSCAPE DRAWINGS
- NEW TREE - SEE LANDSCAPE PLANS
- SIAMSE 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 (62) 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

INTERIOR 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	130.0 m
BUILDING HEIGHT - STOREYS	40
AVERAGE MEAN GRADE (GEO. ELEV.)	74.20
FRONT YARD SETBACK	5.9 m
INTERIOR 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. 0.000 sq. ft.
GROUND FLOOR	1335.0 sq. m. 14,370 sq. ft.
2nd to 4th FLOOR	3 x 1,455.2 sq. m. 3 x 15,665 sq. ft.
5th FLOOR	710.7 sq. m. 7,650 sq. ft.
6th - 38th FLOOR	33 x 710.7 sq. m. 33 x 7,650 sq. ft.
38th - 40th FLOOR	2 x 534.5 sq. m. 2 x 5,753 sq. ft.
MECHANICAL LEVEL	0.0 sq. m. 0.000 sq. ft.
TOTAL AREA	30,933.3 sq. m. 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)	200.0 sq. m. 2,150 sq. ft.
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CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	-0.0 PER DWELLING UNIT	0
VISITOR	-0.0 PER DWELLING UNIT	0
COMMERCIAL	-0 REQUIRED	0
TOTAL		0

PROVIDED

RESIDENCE (BELOW GRADE) (0.42/ UNIT)	174
VISITOR & COMMERCIAL (BLENDED)	
ABOVE GRADE:	06
BELOW GRADE:	24
TOTAL:	30
TOTAL	204

BICYCLE PARKING

REQUIRED

RESIDENTIAL	-1.0 PER UNIT (407/UNITS)	407
COMMERCIAL	-1.5 PER 250 m ² GFA (200 M ²)	2
TOTAL:		409

PROVIDED

EXTERIOR: INTERIOR (RESIDENTIAL):	10
TOTAL:	410

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 =	520.0 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 =	3,303.0 sq. m.
TOTAL OVERALL =	8,553.0 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

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- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

KEY MAP

brigil

ARCHITECT: rla/architecture
56 beech street, ottawa, ontario K1S 3J6
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SITE PLAN

OTTAWA ONTARIO

SHEET TITLE: SP-1

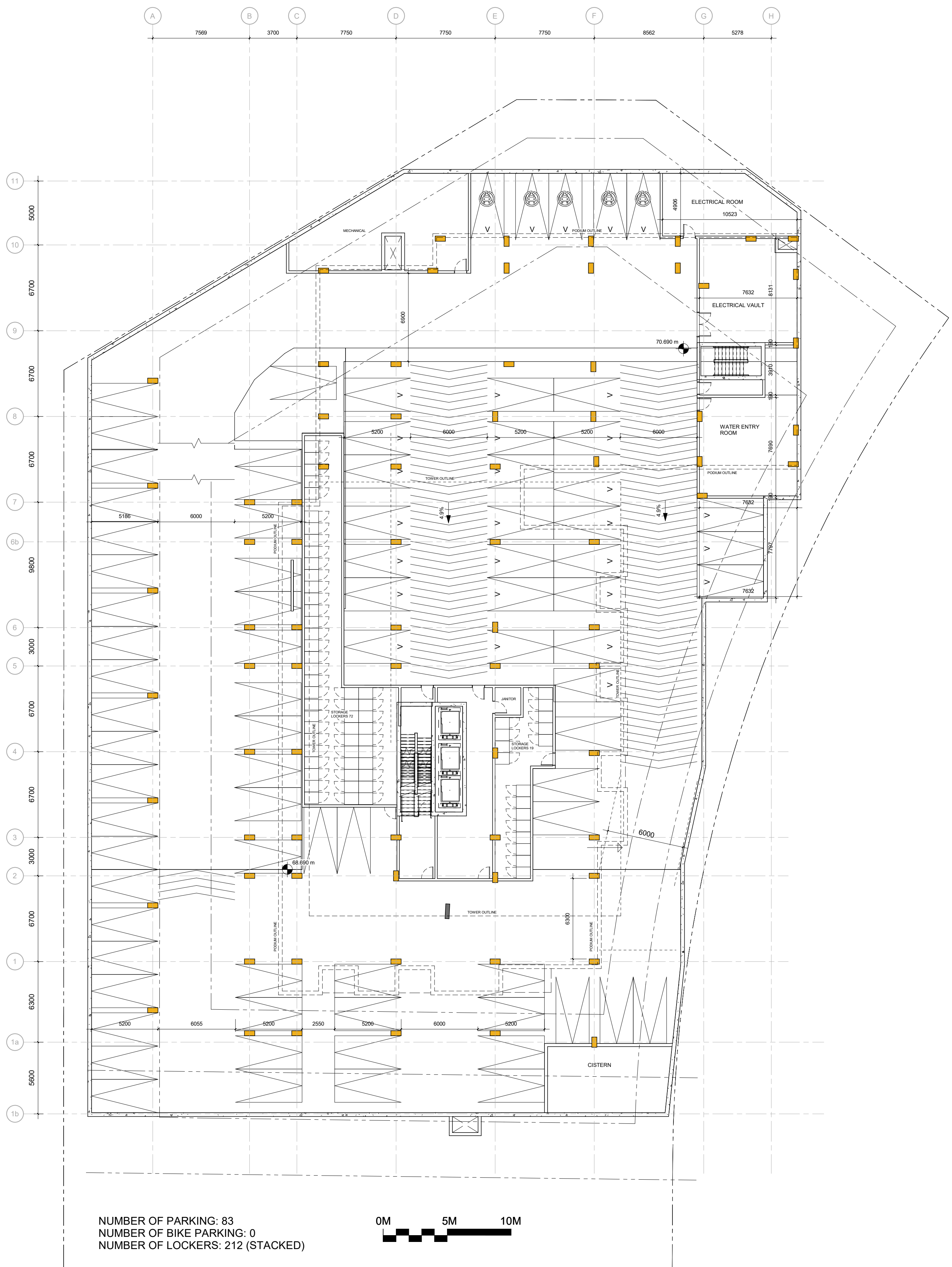
DRAWN: R.V. CHECKED: J.G.

SCALE: 1:150

PROJECT No: 1922



P2 PARKING FLOOR PLAN



P1 PARKING FLOOR PLAN

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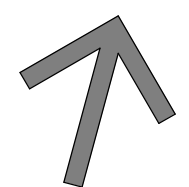
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 - (E) ALL EXTERIOR WALLS ARE TO BE TYPE W1' UNLESS NOTED OTHER WISE.
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 - (G) ALL REINFORCED CONCRETE SUSPENDED SLABS. COLUMNS & BEAMS HAVE A MIN. FRR OF 2 HRS (AS DETERMINED BY OBC S8-2) UNLESS OTHERWISE STATED.

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5	ISSUED FOR SPARE-ZONING R5	19.11.25
4	ISSUED FOR SPARE-ZONING R4	08.10.24
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: **brigit**

ARCHITECT: **rla/architecture**
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PROJECT TITLE: **2829 DUMAURIER AVENUE**

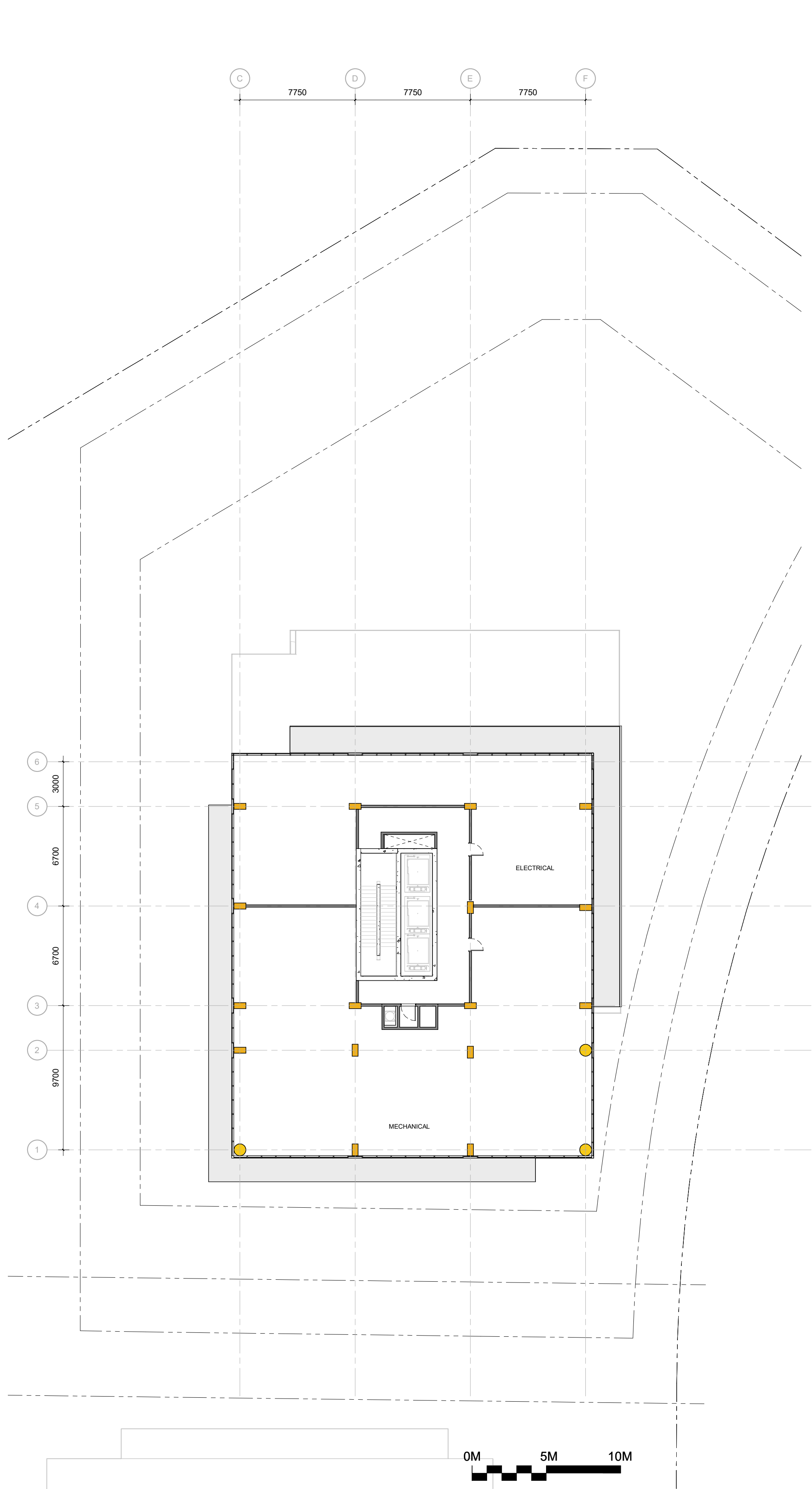
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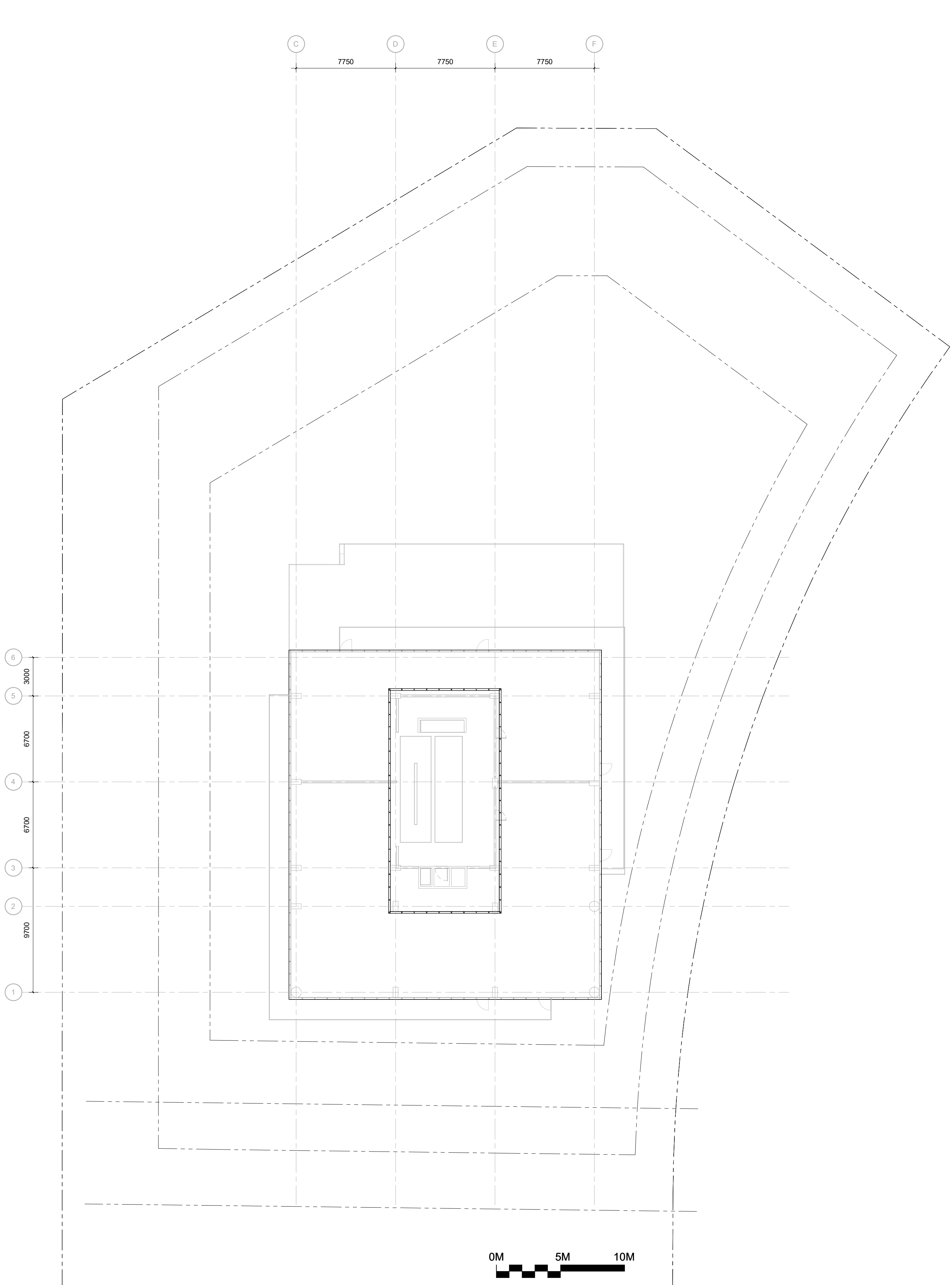
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SCALE: 1 : 200 SHEET No: **A-01**

PROJECT No: 1922



MECHANICAL FLOOR PLAN



ROOF PLAN

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(00) TITLE SCALE

(00000000) DETAIL REFERENCE PAGE

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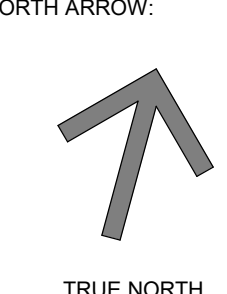
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REVISIONS:

ARCHITECT SEAL: 

NORTH ARROW: 

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CLIENT:

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ARCHITECT:

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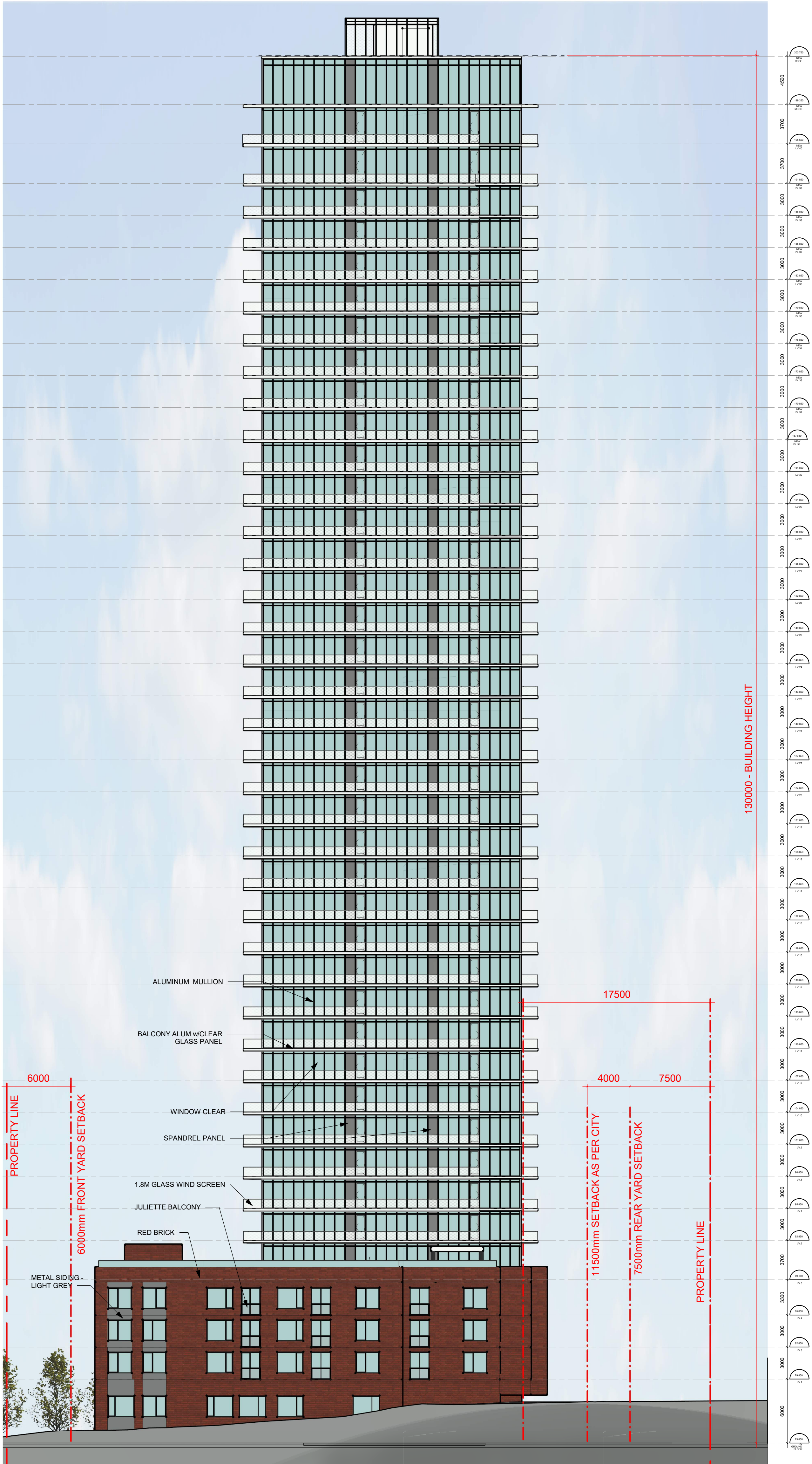
2829 DUMAURIER AVENUE

2829 DUMAURIER AVE, OTTAWA, ON

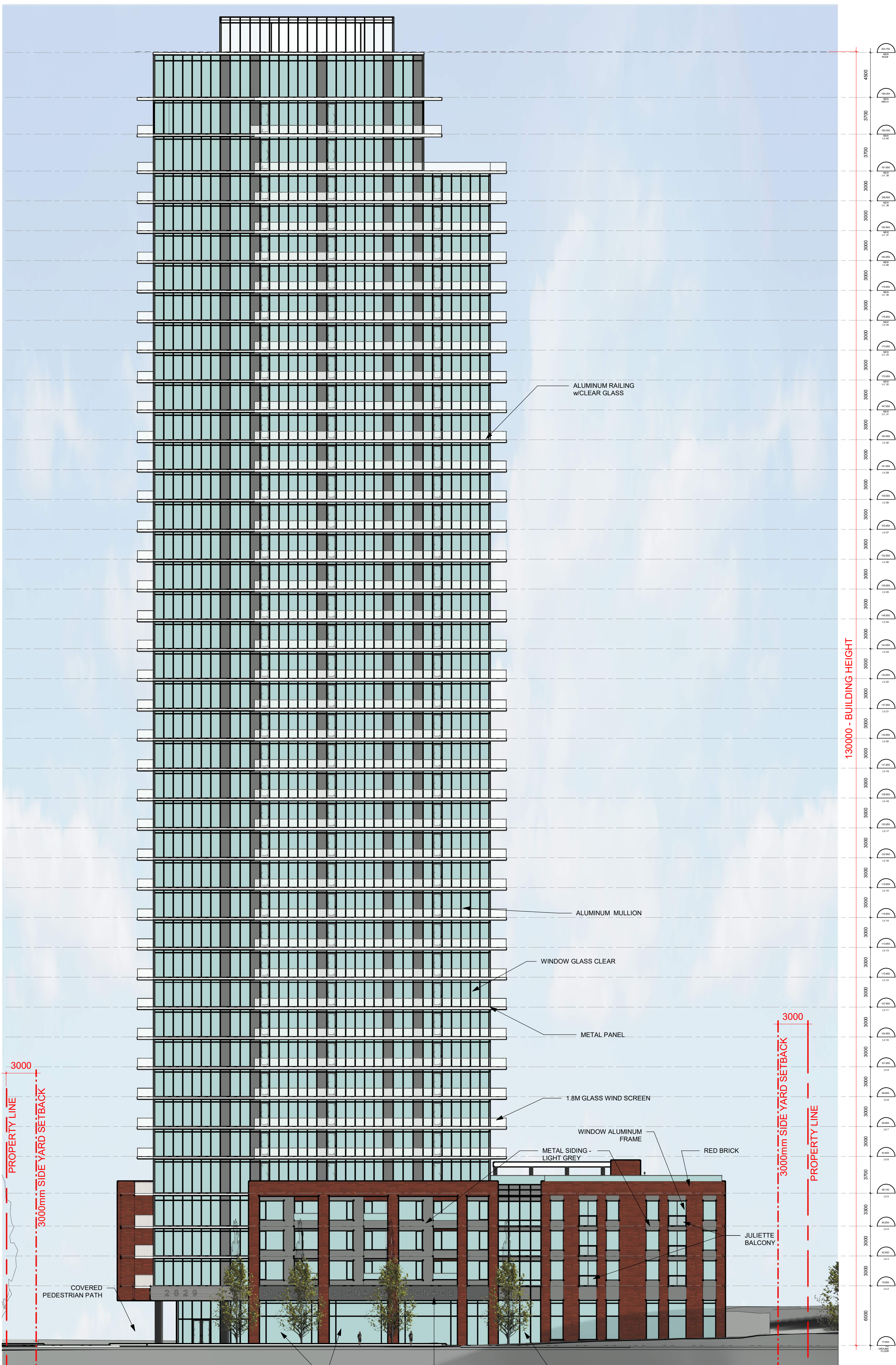
SHEET TITLE:

FLOOR PLANS

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No: A-04
PROJECT No: 1922	



NORTH ELEVATION



EAST ELEVATION

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ARCHITECT SEAL:

ARCHITECTS

RODERICK LAHEY

LICENCE 4375

NORTH ARROW:

TRUE NORTH

CLIENT:

brigil

ARCHITECT:

rla/architecture

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2829 DUMAUER AVENUE

2829 DUMAUER AVE, OTTAWA, ON

SHEET TITLE:

ELEVATIONS

DRAWN:

G.E.

CHECKED:

J.G.

SCALE:

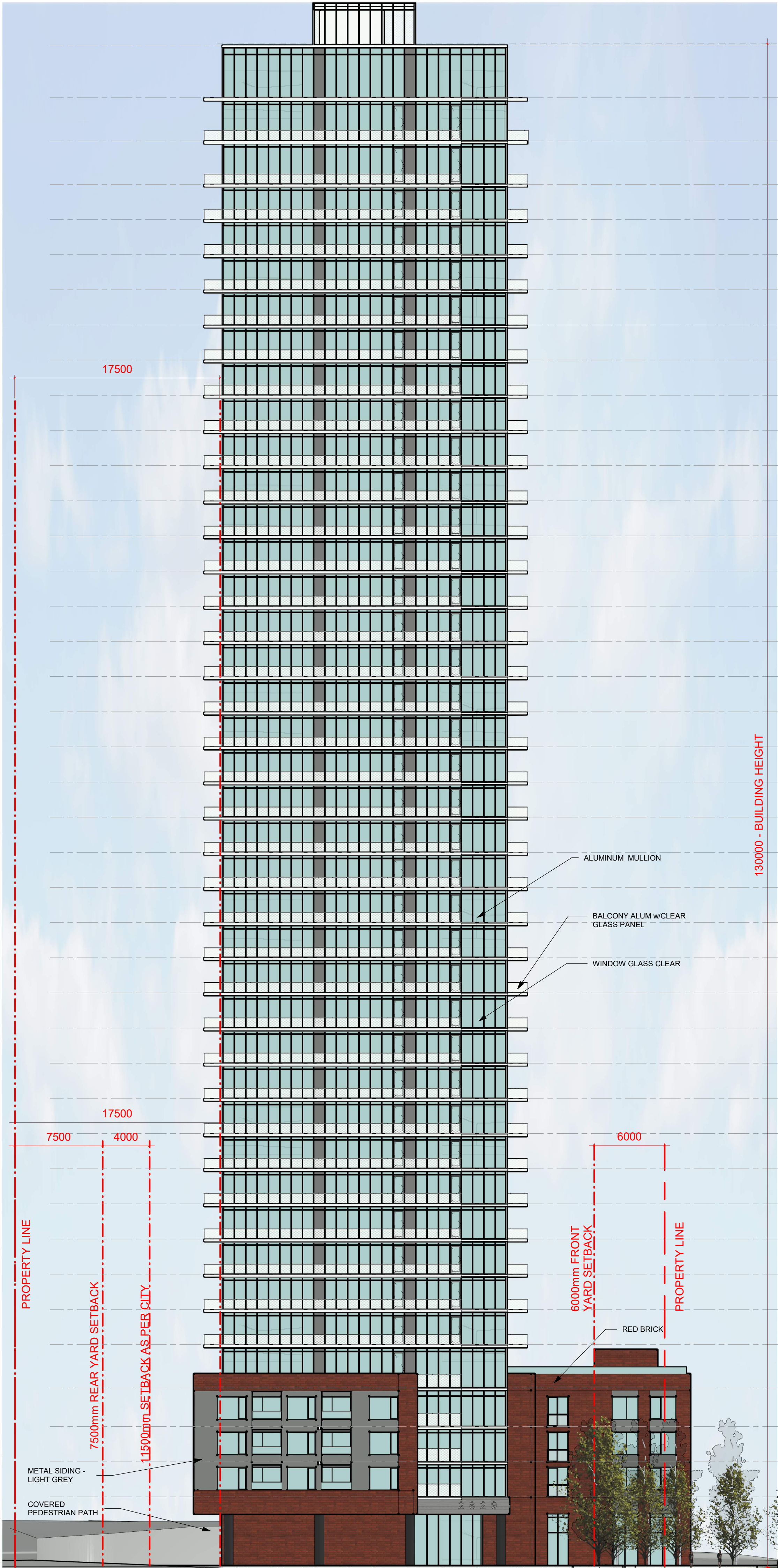
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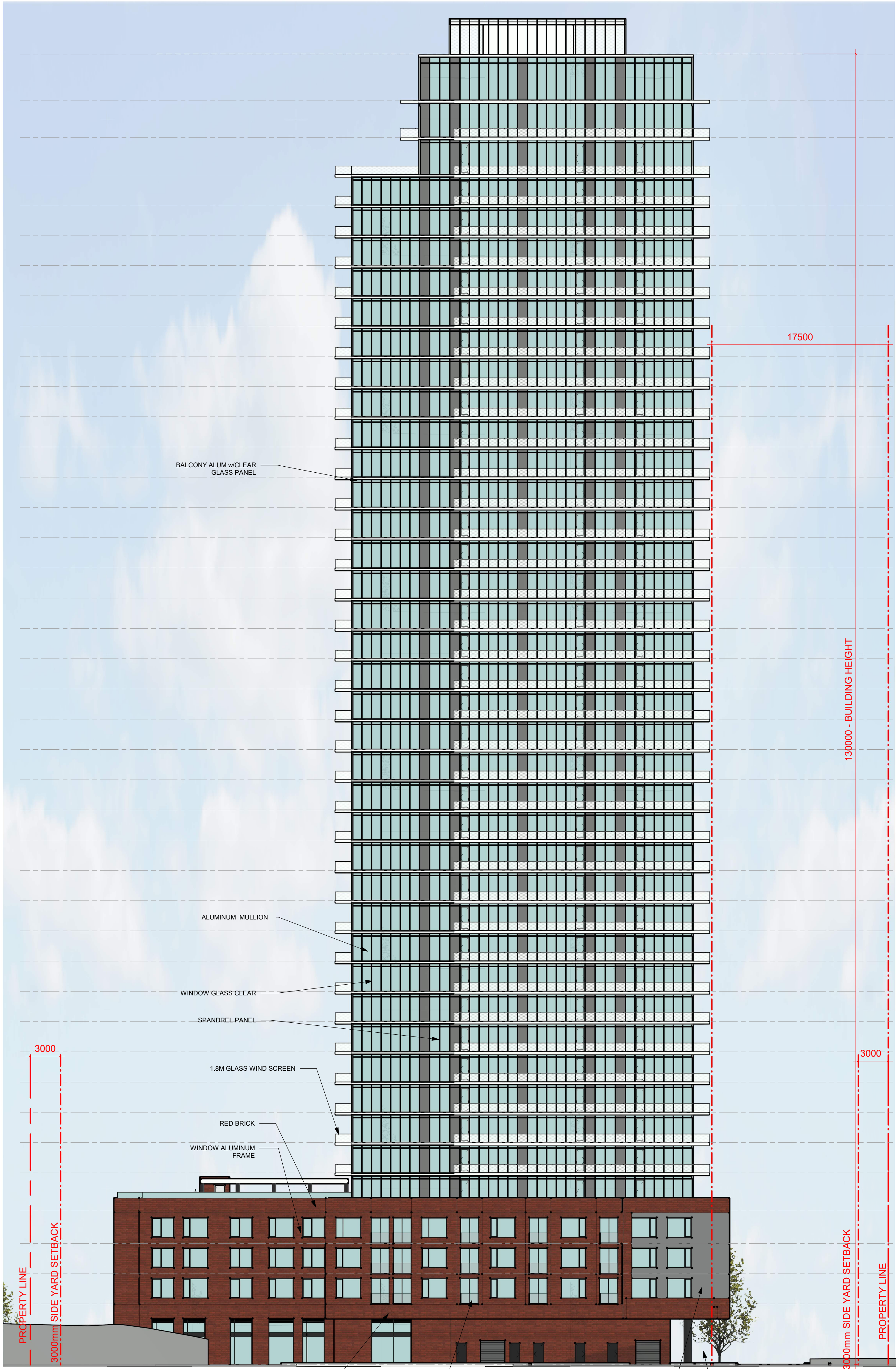
A-05a

PROJECT No:

1922



SOUTH ELEVATION



WEST ELEVATION

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ARCHITECT SEAL:

NORTH ARROW:

CLIENT:

brigil

ARCHITECT:

rla/architecture

56 Beech Street, Ottawa, Ontario K1S 3J6
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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



VIEW LOOKING NORTH-WEST



VIEW LOOKING SOUTH-EAST



VIEW LOOKING SOUTH ALONG DUMAURIER AVE.

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G ALL REINFORCED CONCRETE SUSPENDED SLABS, COLUMNS & BEAMS HAVE A MIN. FRR OF 2 HRS (AS DETERMINED BY OBC S8-2) UNLESS OTHERWISE STATED.

5	ISSUED FOR SPARE-ZONING R5	19.11.25
4	ISSUED FOR SPARE-ZONING R4	08.10.24
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
REVISIONS:		

ARCHITECT SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS

RODERICK LAHEY

LICENCE 4375

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

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



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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.

DETAIL NUMBER


TITLE

SCALE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

5	ISSUED FOR SPA/RE-ZONING R5	19.11.25
4	ISSUED FOR SPA/RE-ZONING R4	08.10.24
3	ISSUED FOR SPA/RE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPA/RE-ZONING	08.06.21
No.	DESCRIPTION	DATE

<p>ARCHITECT SEAL:</p> 	<p>NORTH ARROW:</p>
--	---------------------

CLIENT:

brigil

ARCHITECT:

rla / architecture

6 Beech Street, Ottawa, Ontario K1S 3J6
613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

2829 DUMAURIER AVENUE

829 DUMAURIER AVE, OTTAWA, ON

SHEET TILE:

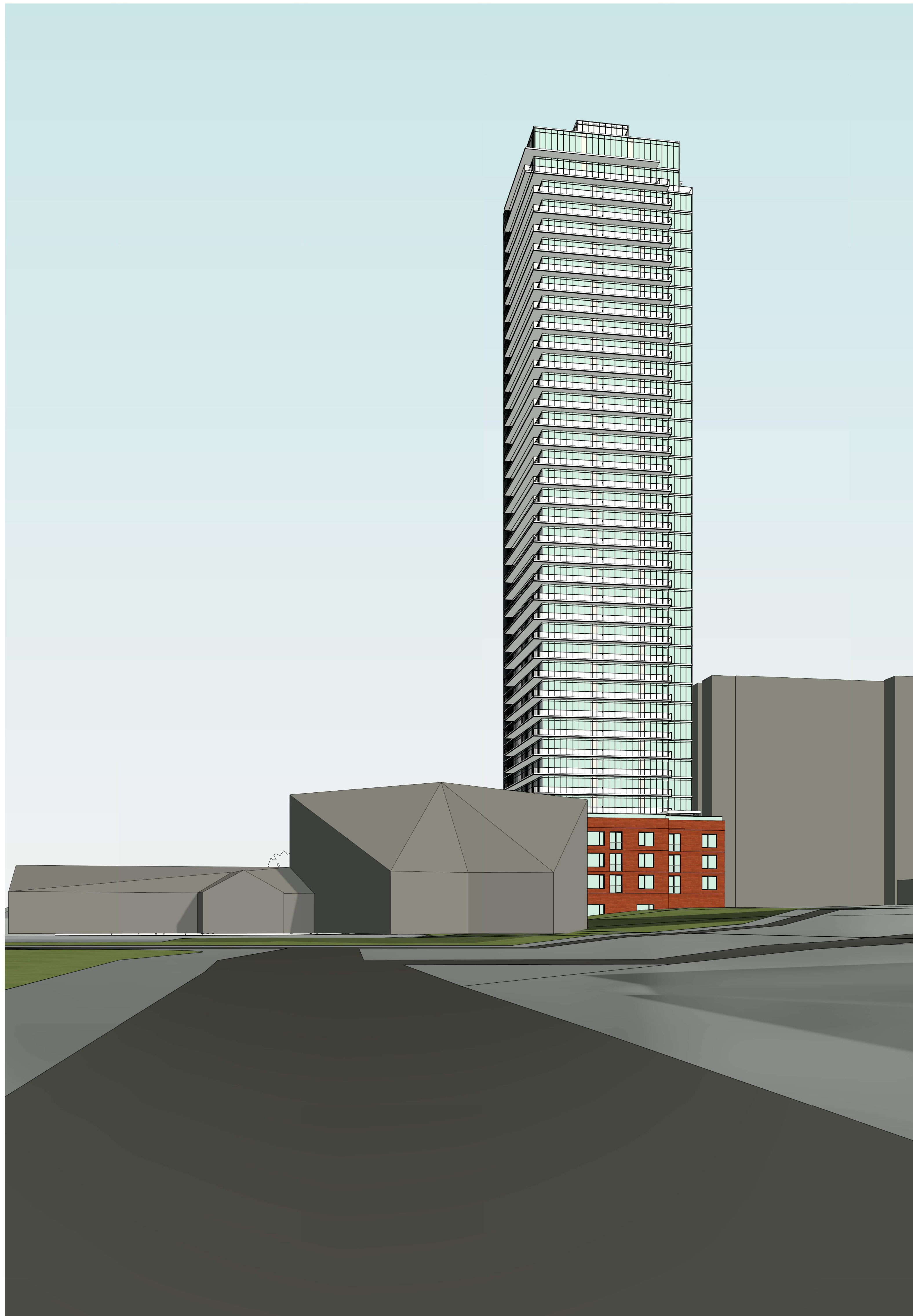
PERSPECTIVES

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



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 INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.

DETAIL NUMBER

00 TITLE

SCALE
DETAIL REFERENCE PAGE

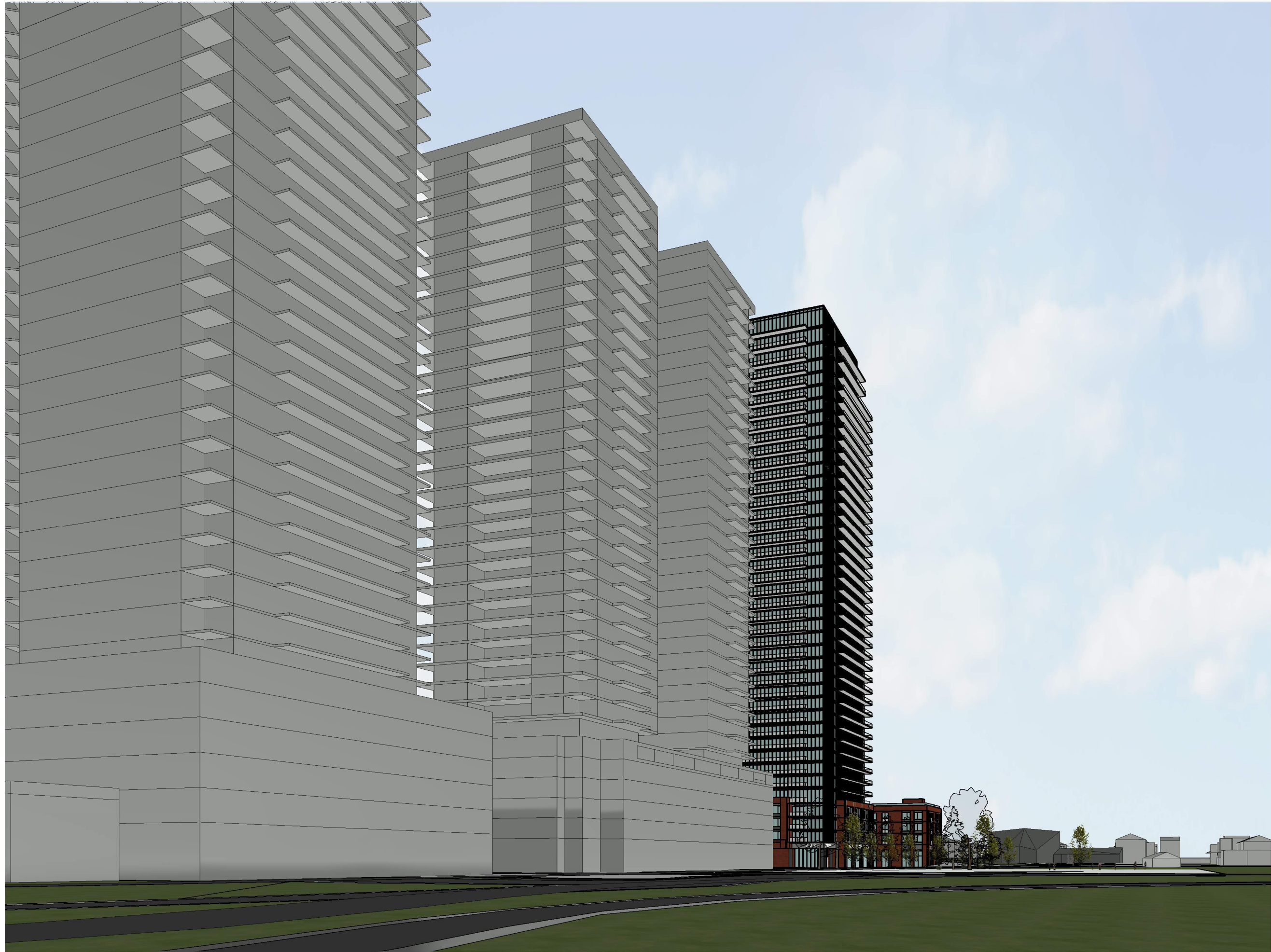
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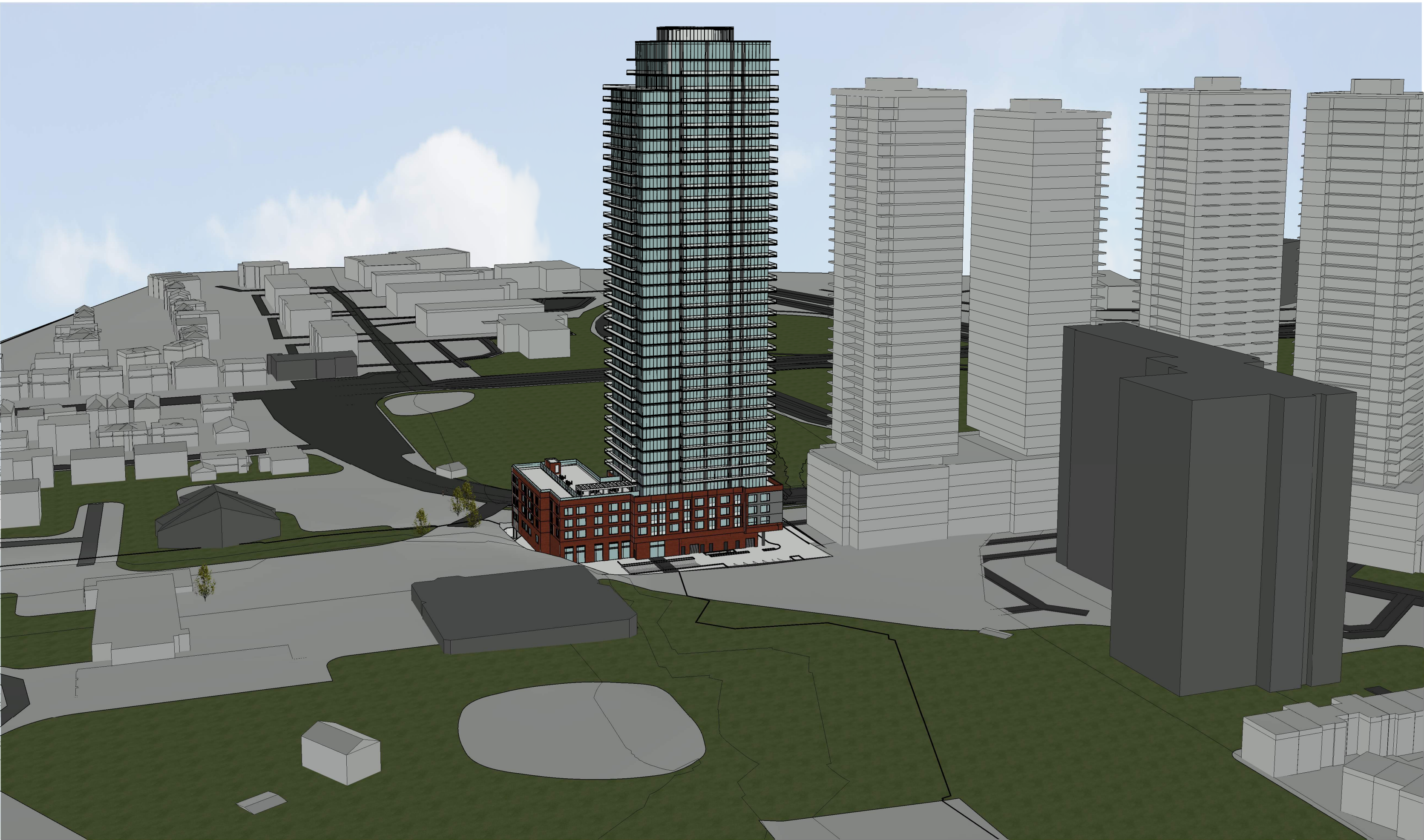
VIEW LOOKING SOUTH-WEST



VIEW LOOKING NORTH-WEST



VIEW LOOKING NORTH-WEST



VIEW LOOKING EAST

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) INDICATES DETAIL NUMBER.

(00) TITLE SCALE.

(00000000) DETAIL REFERENCE PAGE.

(00000000) DETAIL CROSS REFERENCE PAGE.

GENERAL NOTES:

(A) REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.

(B) FOR 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.


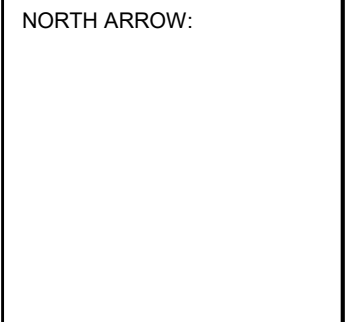
(E) ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.

(F) ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

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No.	DESCRIPTION	DATE
5	ISSUED FOR SPARE-ZONING R5	19.11.25
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2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT: **brigil**

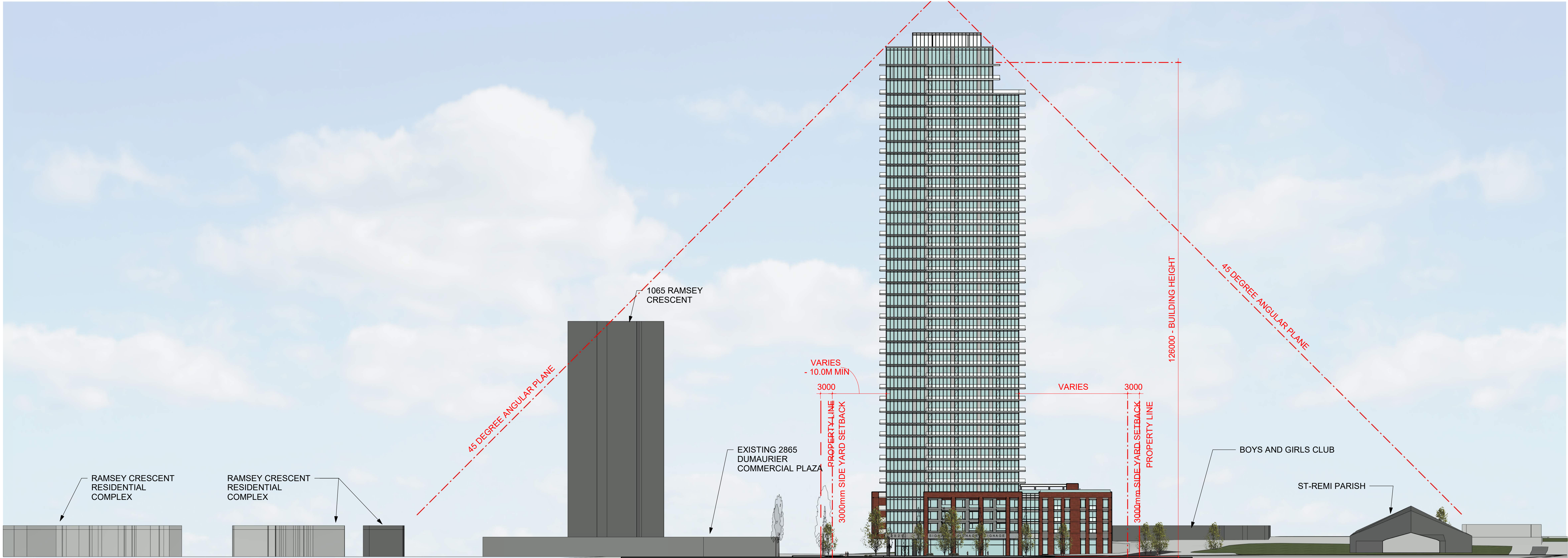
ARCHITECT: **rla/architecture**
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE: **2829 DUMAURIER AVENUE**

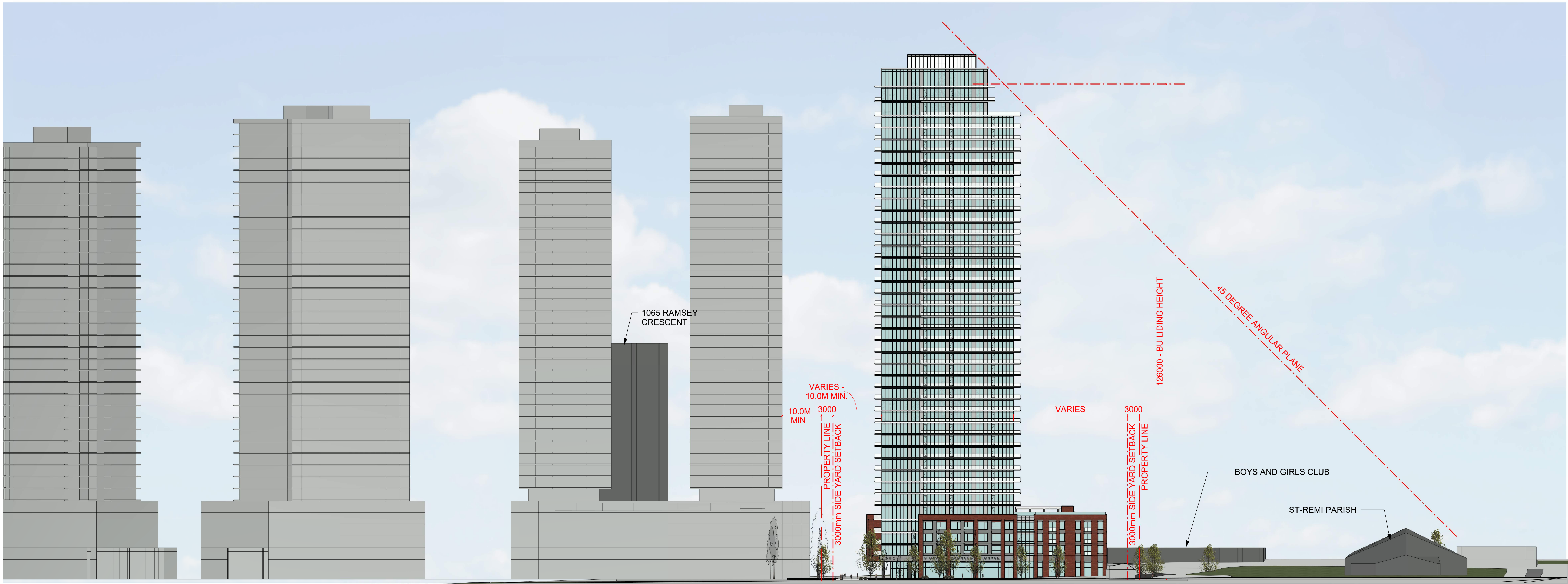
2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE: **PERSPECTIVES - FUTURE BUILD-OUT**

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



VIEW LOOKING WEST



FUTURE VIEW LOOKING WEST

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 - (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
 - (00) INDICATES DETAIL NUMBER.
 - (00) TITLE SCALE.
 - (0000000) DETAIL REFERENCE PAGE.
 - (0000000) DETAIL CROSS REFERENCE PAGE.

- GENERAL NOTES:**
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2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

No.	DESCRIPTION	DATE
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	

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

PLOT SCALE: 1:1

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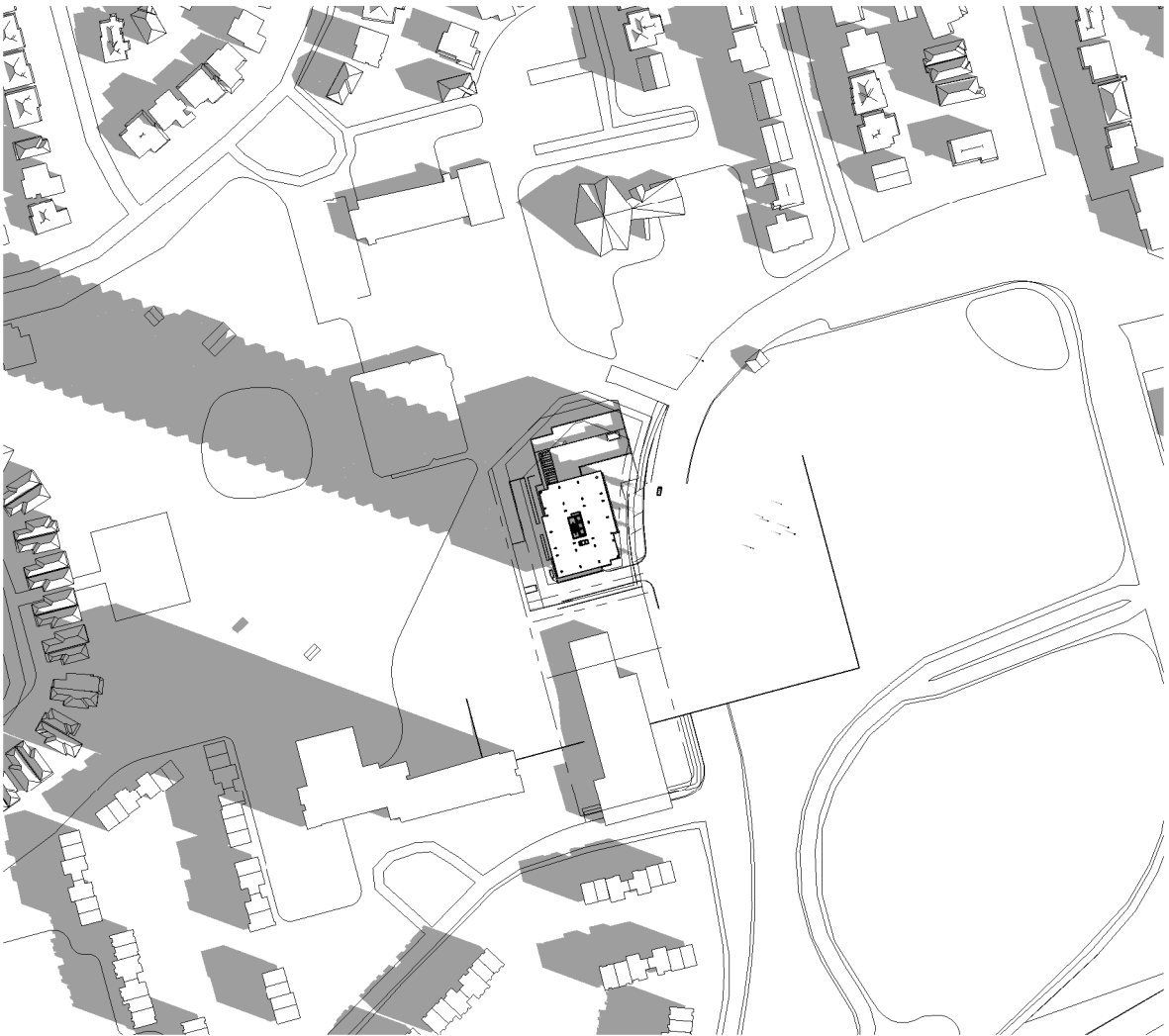
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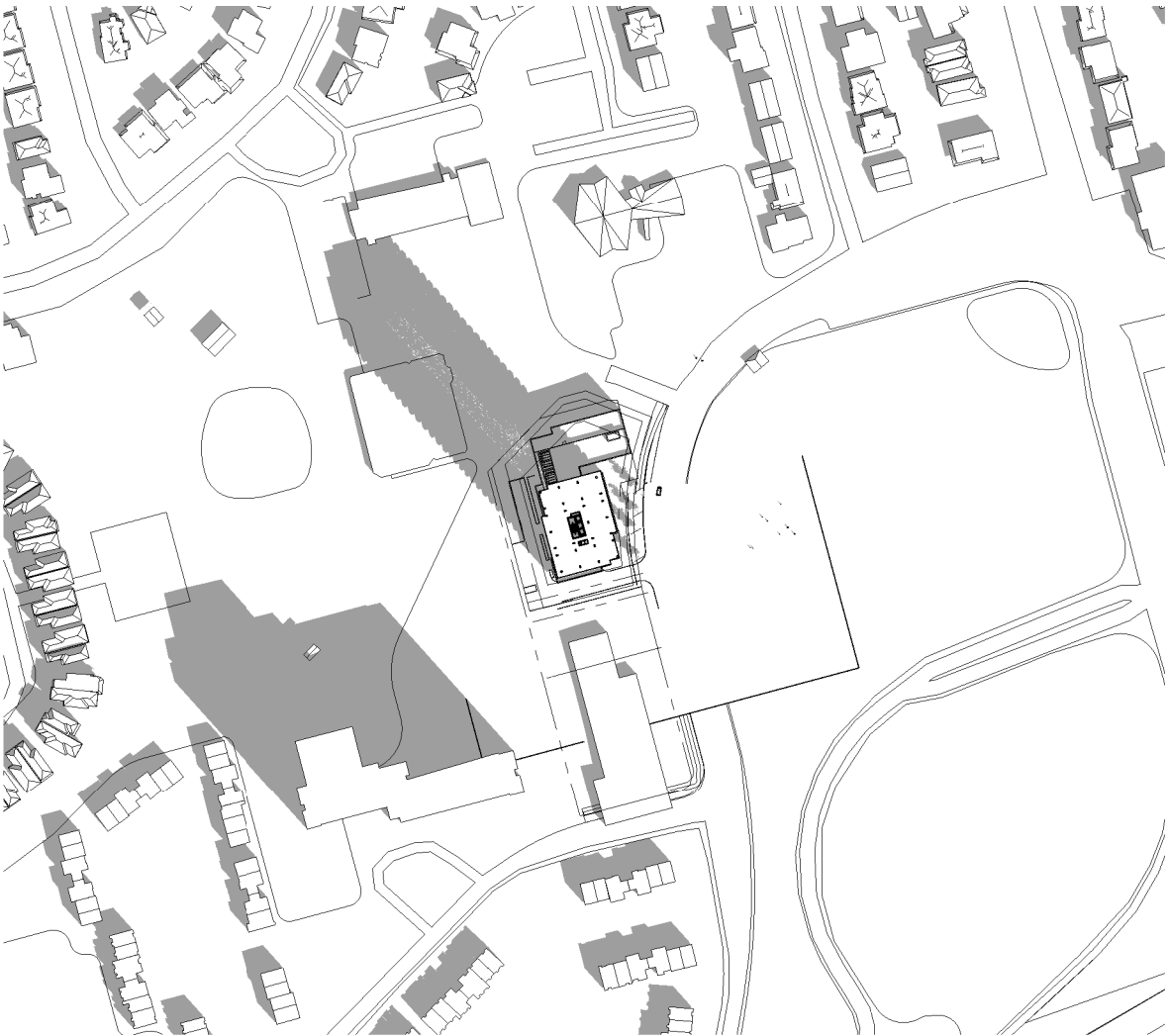
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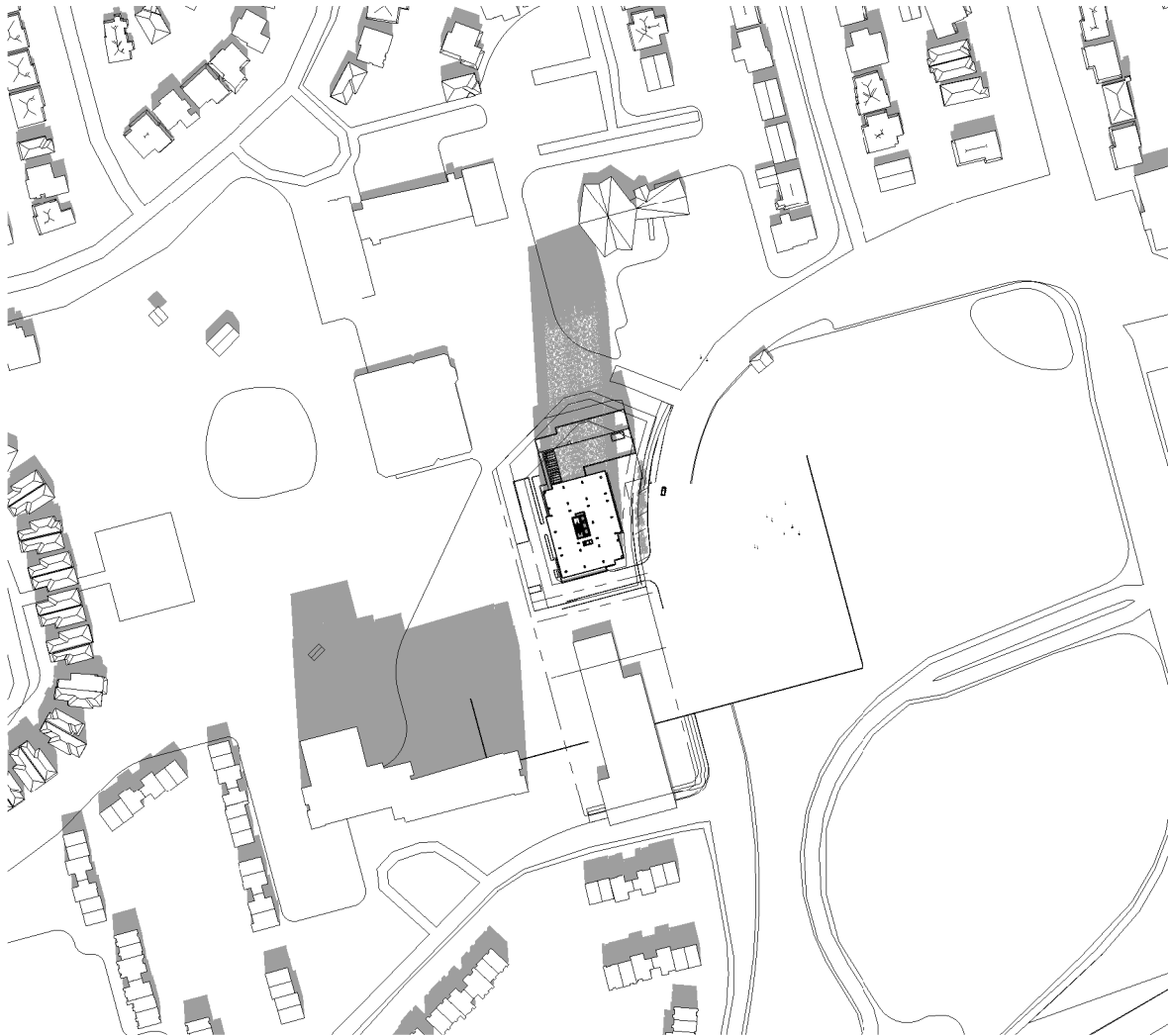
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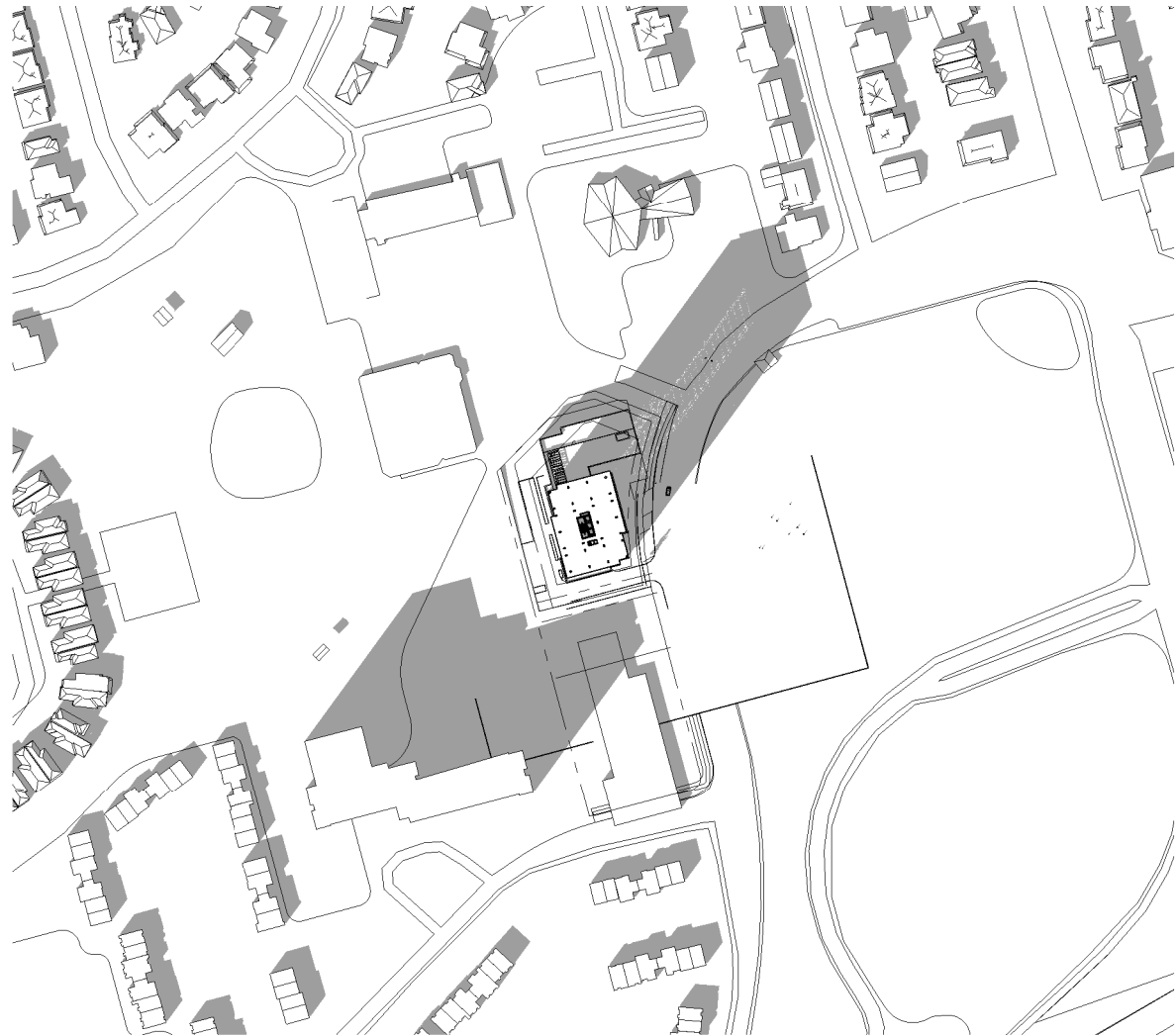
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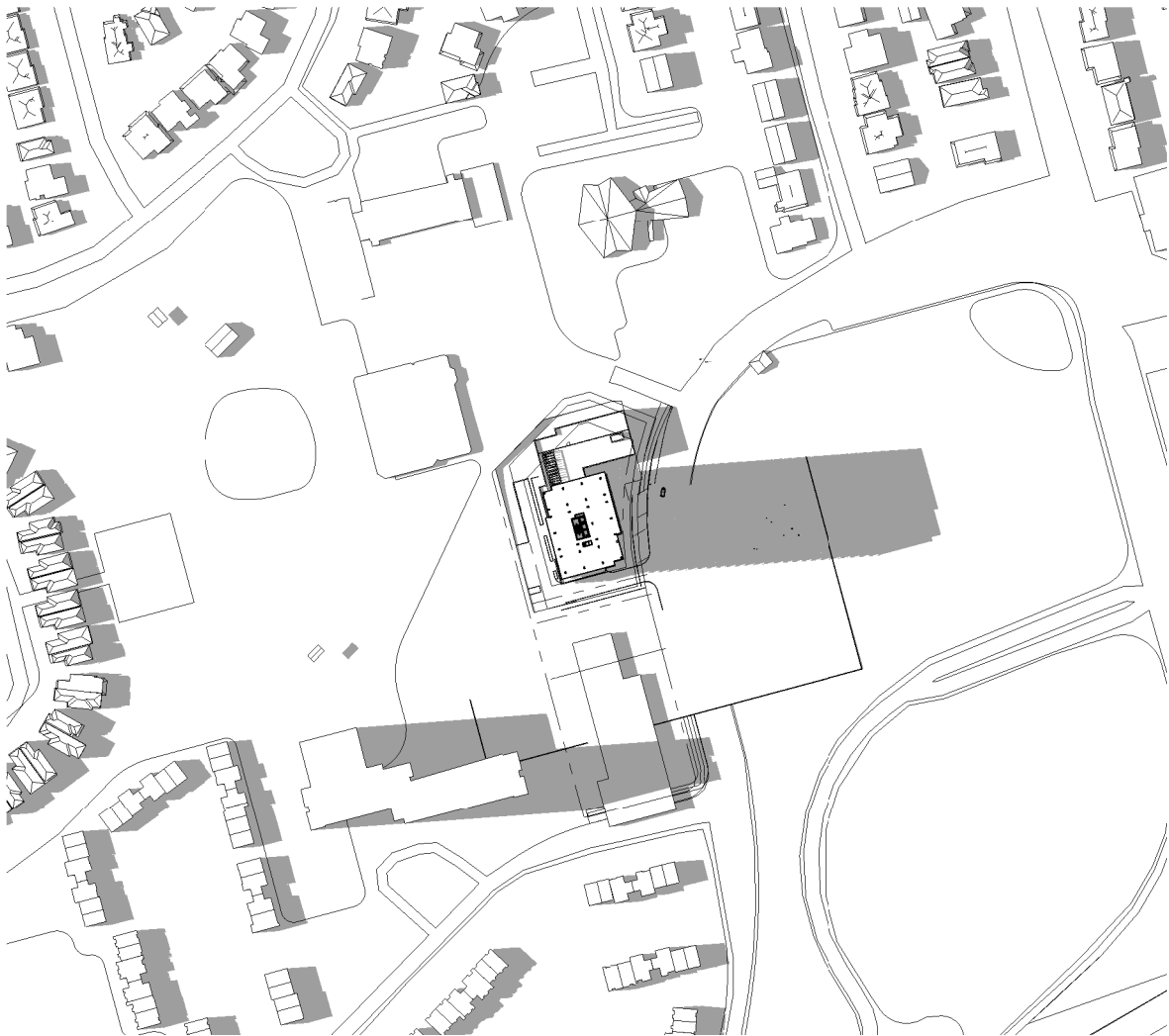
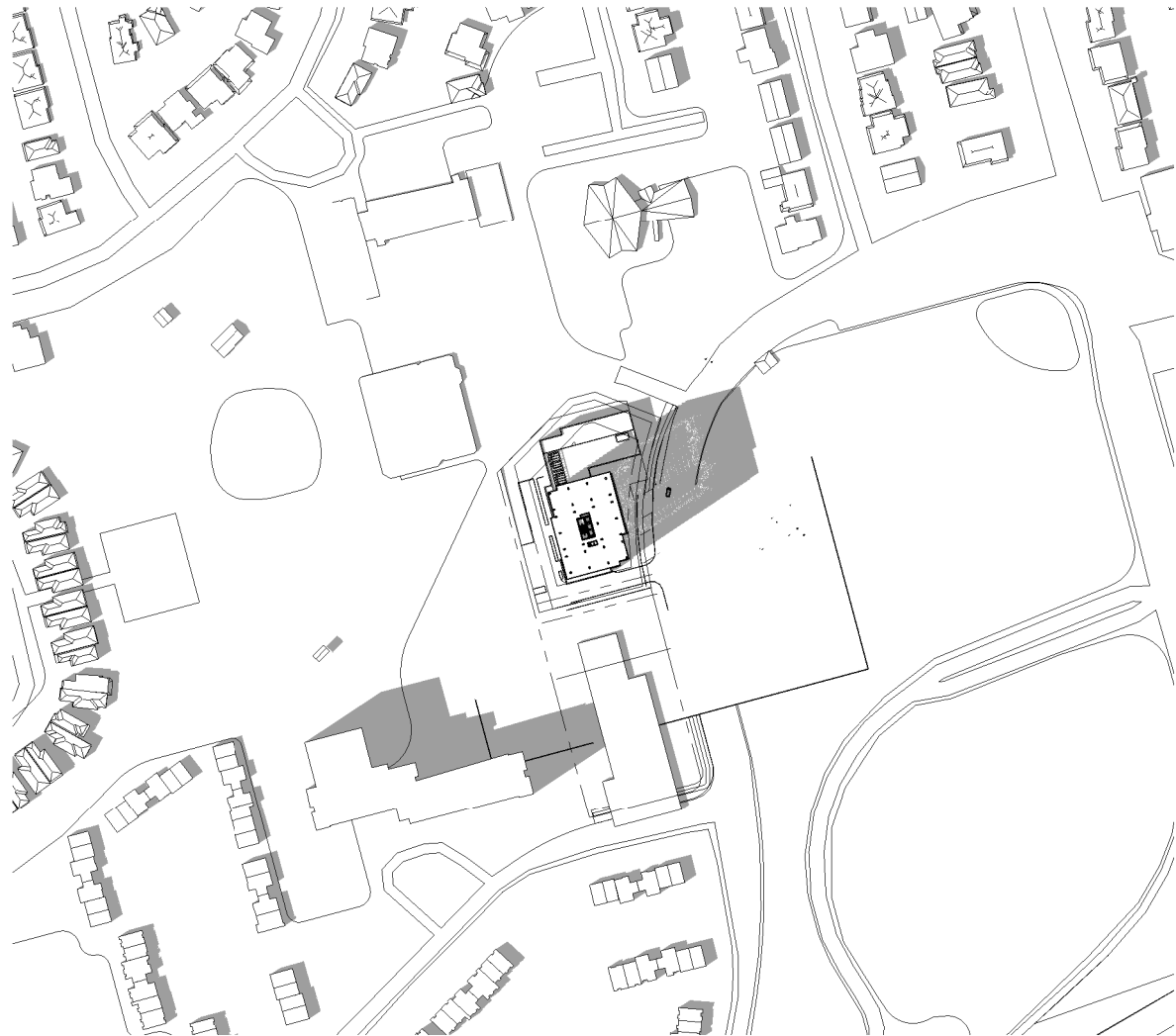
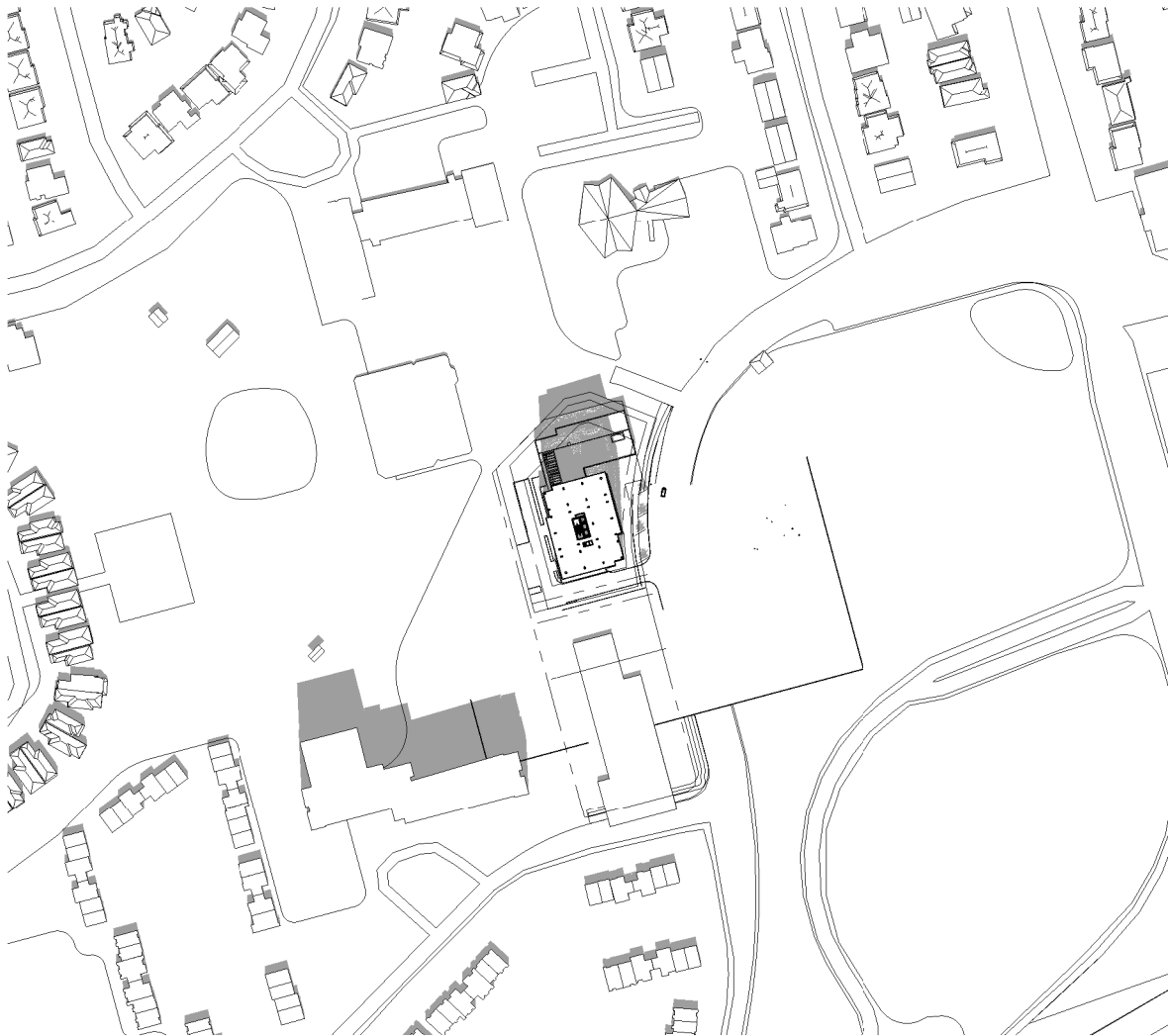
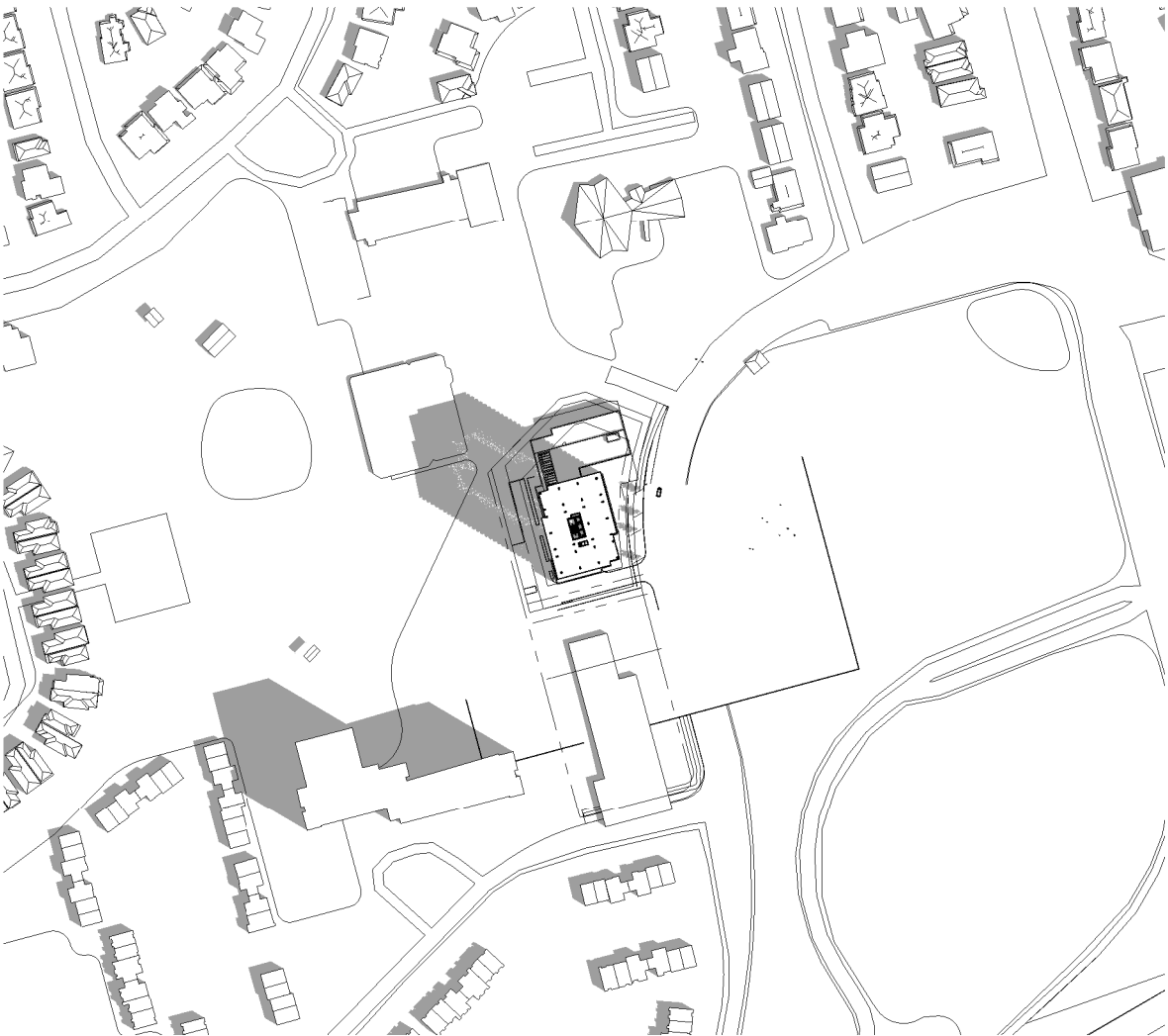
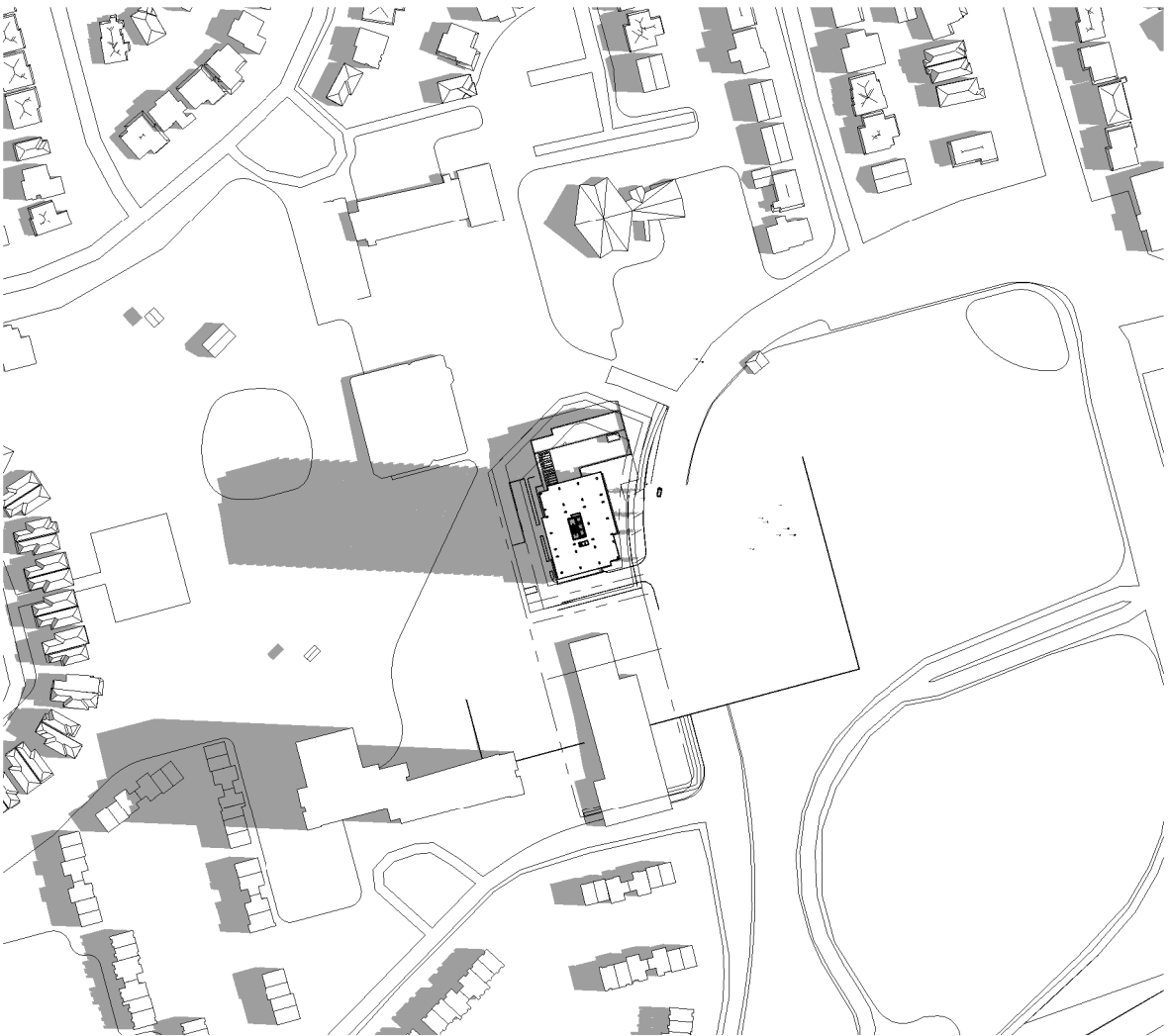
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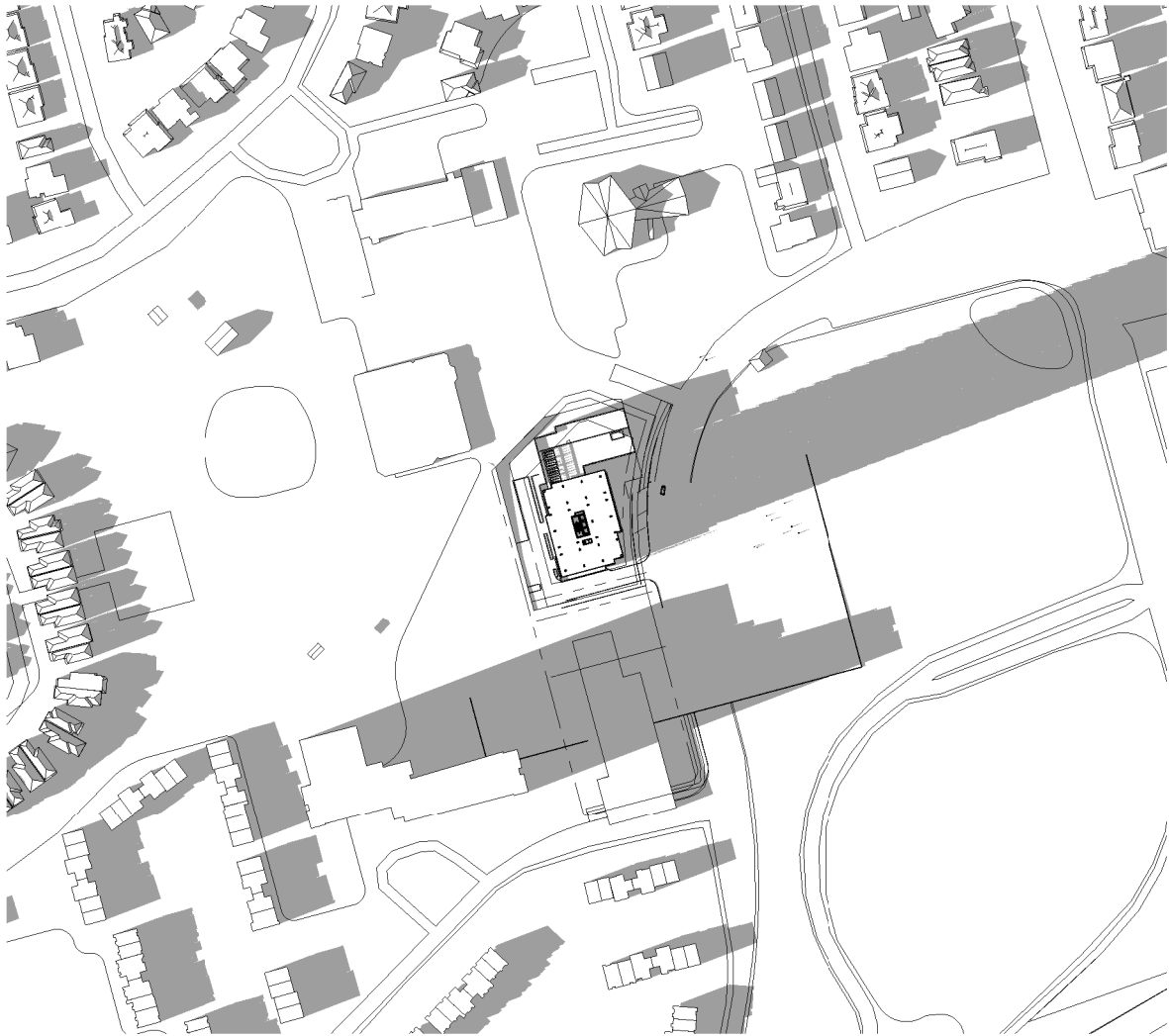
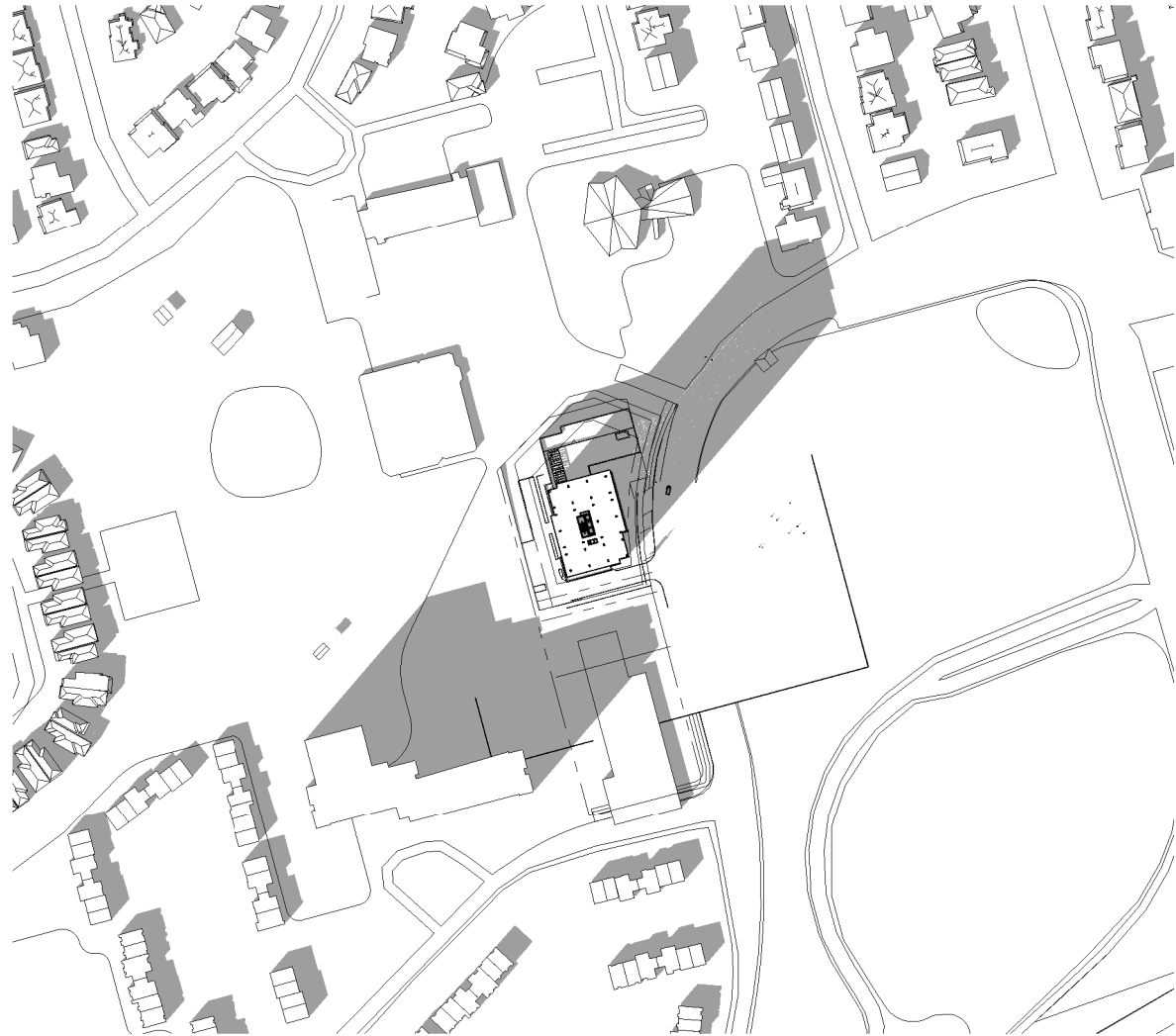
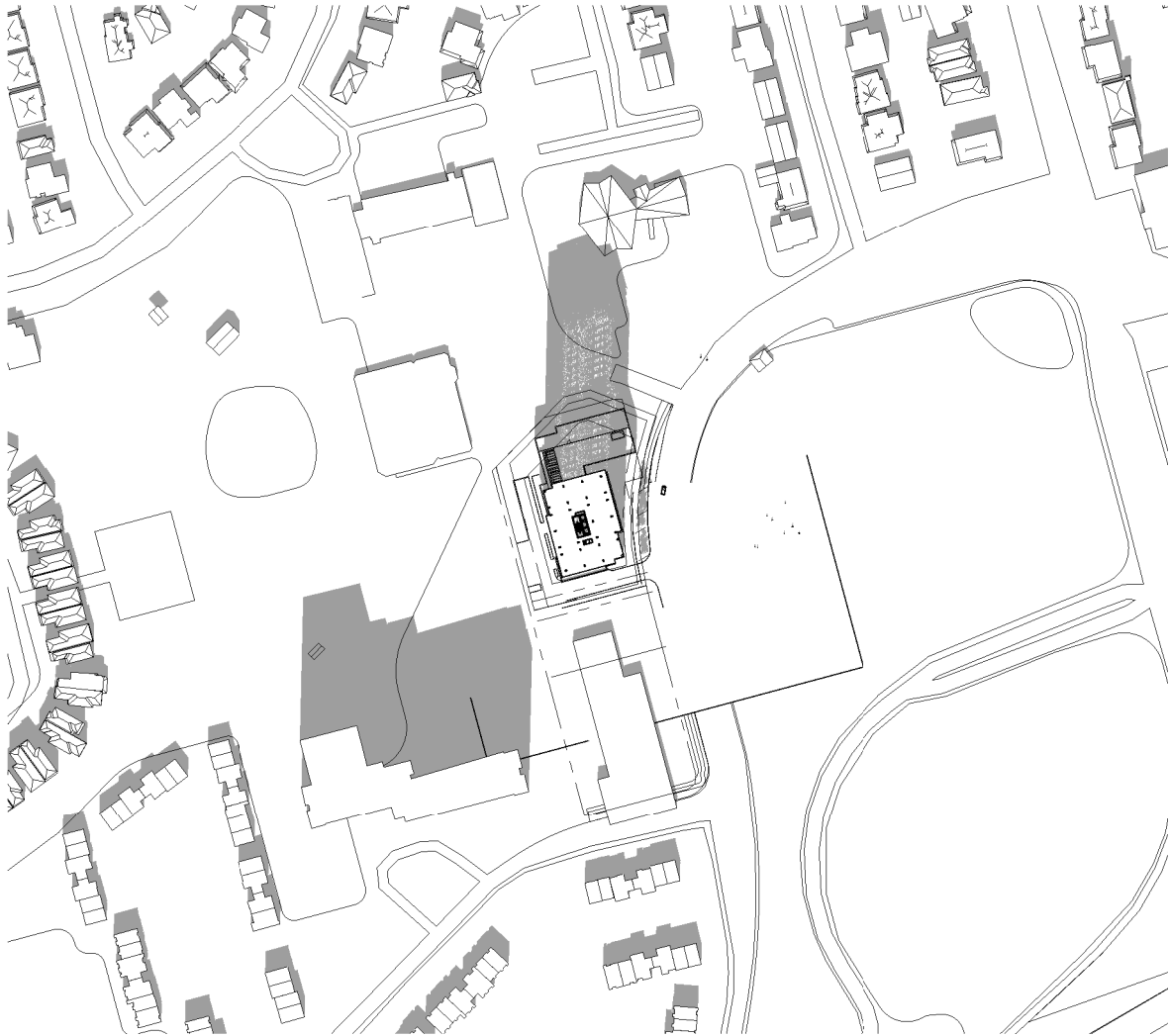
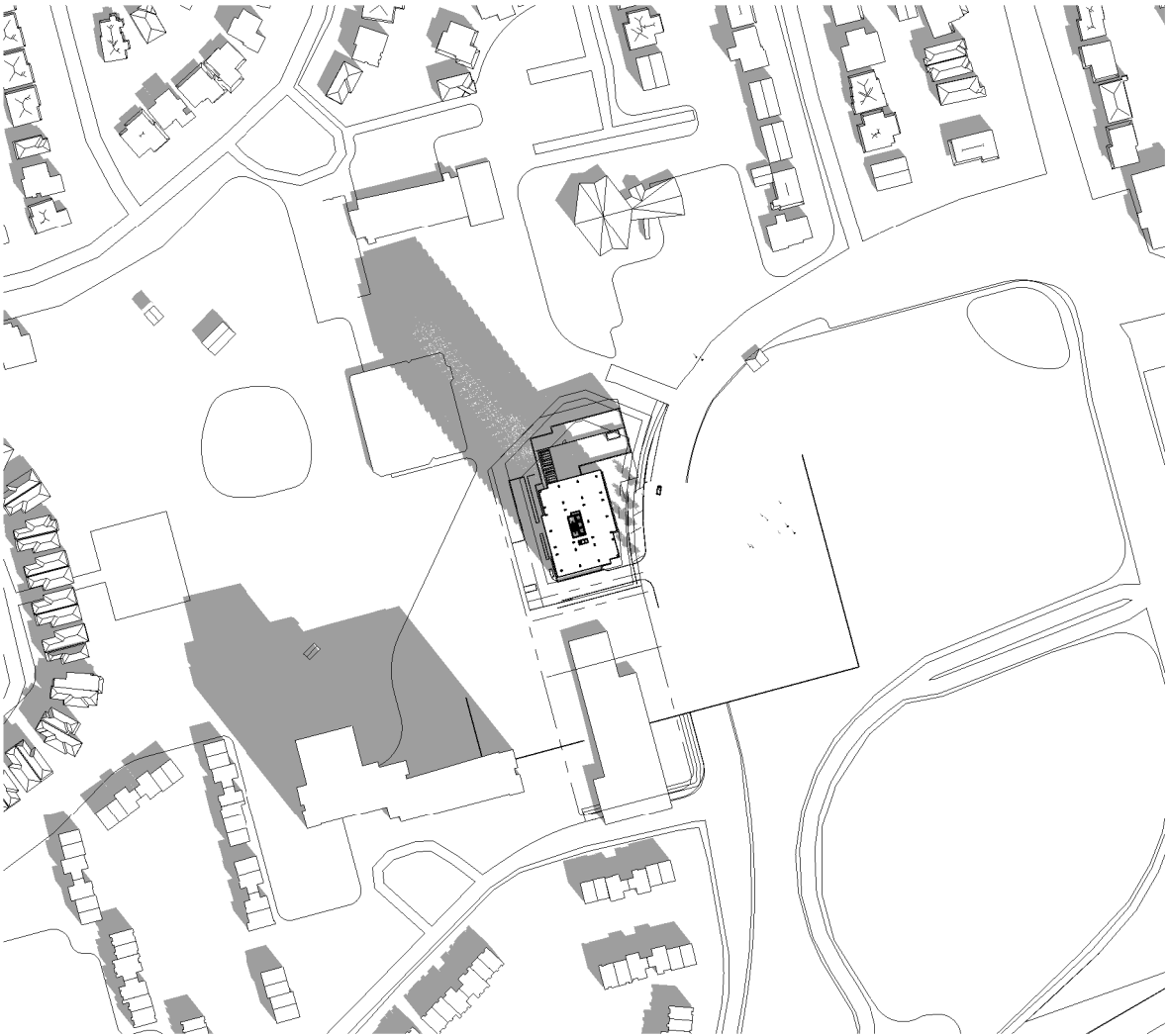
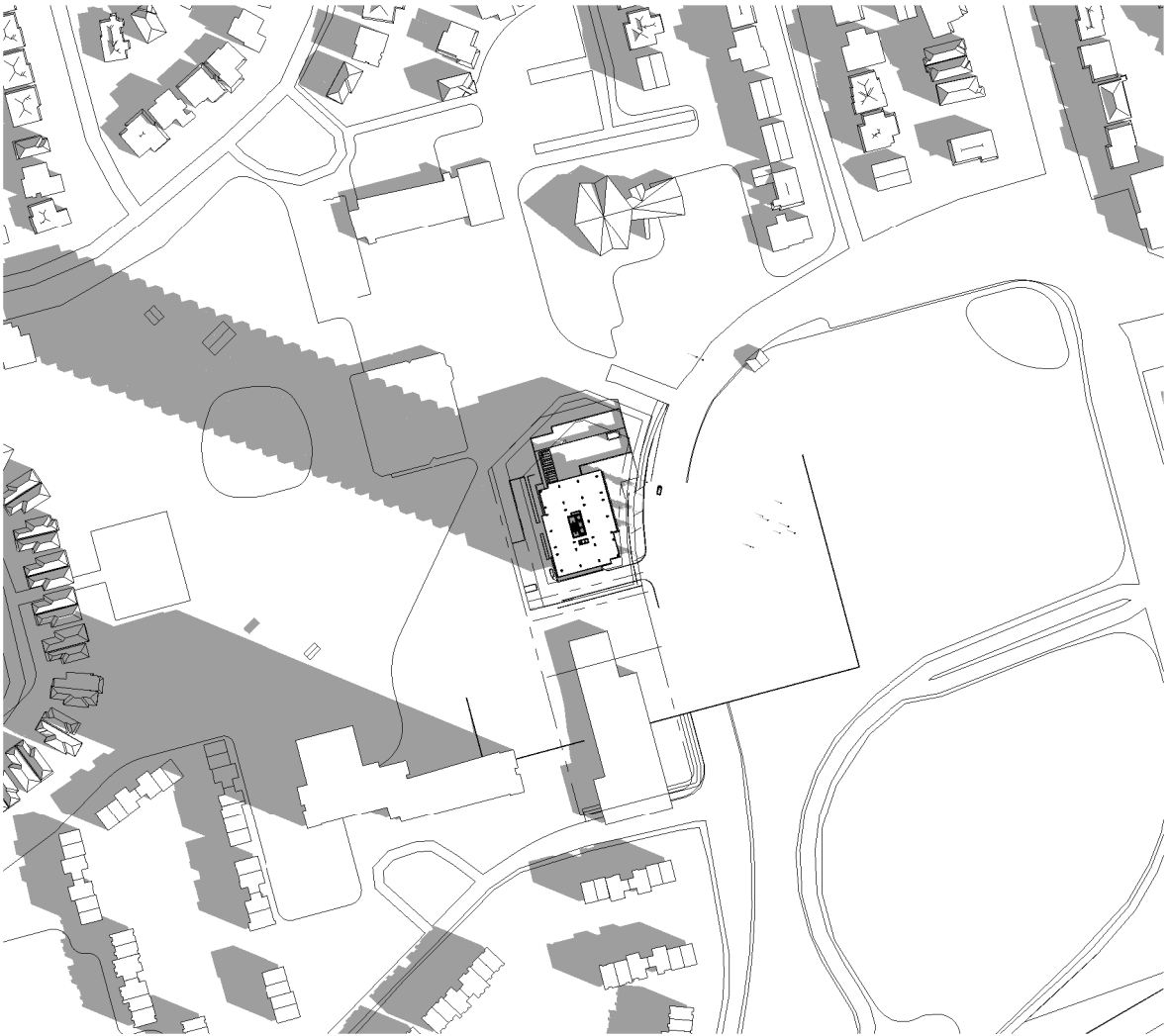
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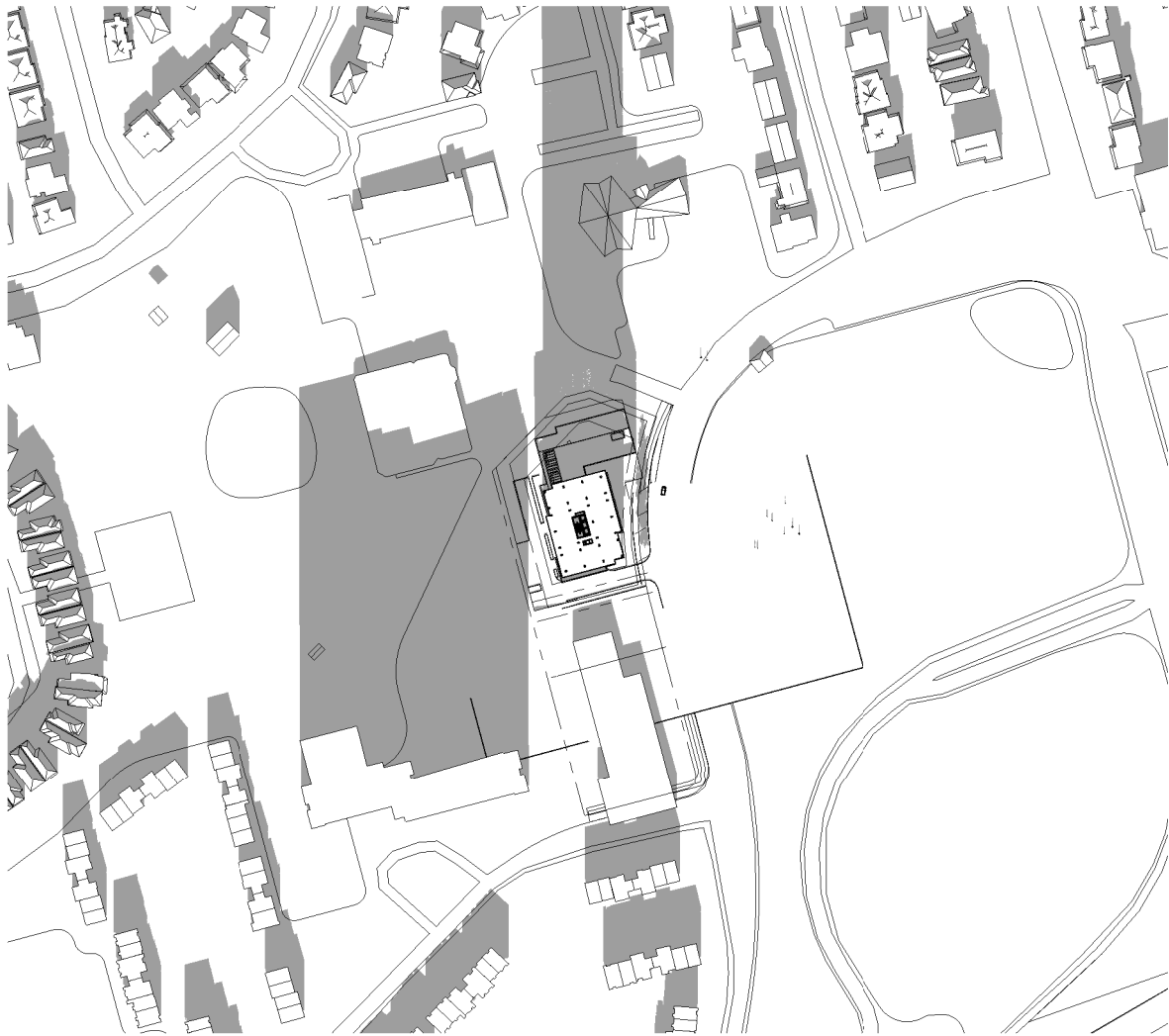
JUNE 21st DST



SEPTEMBER 21st DST



DECEMBER 21st



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⑤ DETAIL NUMBER

⑥ TITLE SCALE

⑦ DETAIL REFERENCE PAGE

⑧ DETAIL CROSS REFERENCE PAGE

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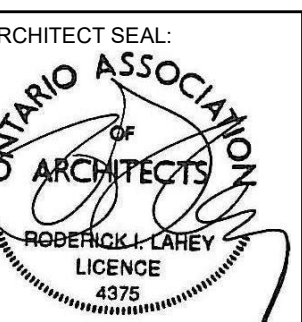
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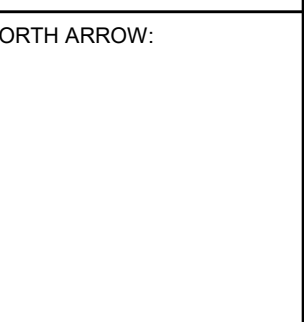
F ALL INTERIOR PARTITIONS ARE TO BE TYPE T1' UNLESS NOTED OTHERWISE.

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1	ISSUED FOR SPARE-ZONING	08.06.21

REVISIONS:

ARCHITECT SEAL: 

NORTH ARROW: 

CLIENT:

brigit

ARCHITECT:

rla / architecture

56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9732 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

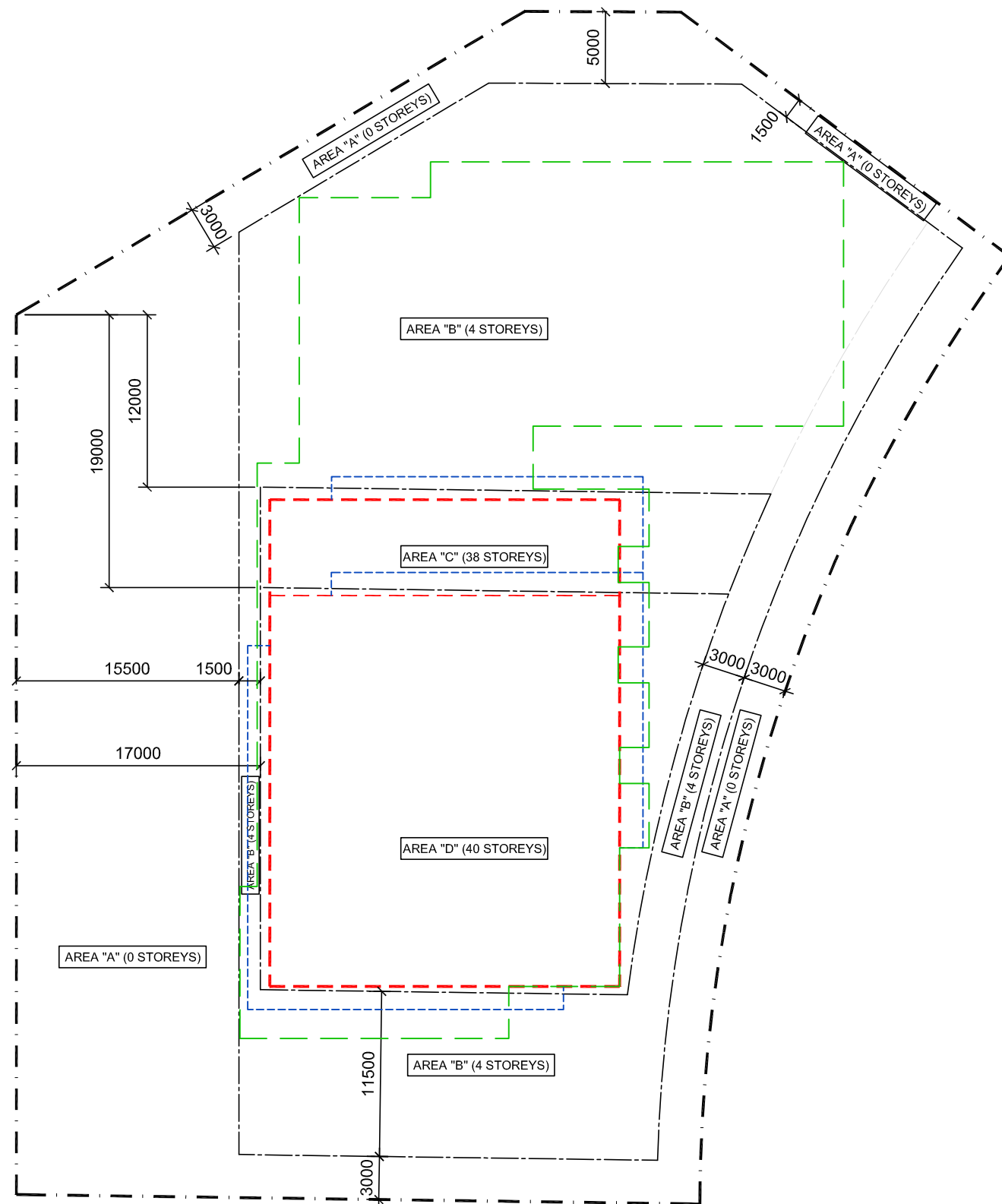
2829 DUMAURIER AVENUE

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	



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 : 122.0m (38 storeys/ étages)
 AREA/ SECTEUR D : 130.0m (40 storeys/ étages)

LEGEND:

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

