

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.

PROJECT DEVELOPER
BRIGIL Construction
 98, Lois street
 Gatineau, Qc, J8Y 3R7
 Tel: (819) 243-7392
 Fax: (819) 243-5126
 E-Mail: brigil@brigil.com

SURVEYOR
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 Ontario Land Surveyors
 14 Concourse Gate, Suite 500,
 Nepean, Ontario K2E 7S6
 Tel: (613) 727-0850
 Fax: (613) 727-1079
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URBAN PLANNER
FoTenn Consultants Inc.
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 Ottawa, ON Canada, K2P 2H7
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 Fax: (613) 730-1136
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CIVIL ENGINEER
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LANDSCAPE ARCHITECT
Levstek Consulting
 5871 Hugh Crescent
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 Tel: (613) 826-0518
 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
 - BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
 - EXISTING 1.5m WIDE ASPHALT CITY SIDEWALK
 - SIAMSESE 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 RAIL GRADE CHANGE EXCEEDS 900mm - 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 CERTIFICATE
 - CATCH BASIN / TRENCH DRAIN - SEE CIVIL & MECH.
 - NEW CURBS TO THE INTD EXISTING - SEE CIVIL
 - 160mm W. CONCRETE B/F RAMP - SEE GRADING AND LANDSCAPE PLANS
 - GARBAGE TRUCK LOADING/BACKUP, HATCH INDICATES PAINTED LINES
 - EXISTING STN 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, FLUSH TO GRADE
 - EXISTING ASPHALT PARKING LOT & ENTRANCE
 - B/F 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 900MM
 - 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 PT WOOD SCREEN FOR GARBAGE
 - LINE OF L2-4 BALCONY PROJECTION FOR WIND SCREEN

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
 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. (000) sq. ft.

GROUND FLOOR
 1335.0 sq. m. (14,370) sq. ft.

2nd to 4th FLOOR
 3 x 1,455.2 sq. m. 4,365.6 sq. m. (46,995) sq. ft.

5th FLOOR
 710.7 sq. m. (7,650) sq. ft.

6th - 38th FLOOR
 33 x 710.7 sq. m. 23,453.1 sq. m. (252,450) sq. ft.

38th - 40th FLOOR
 2 x 534.5 sq. m. 1,069.0 sq. m. (11,505) sq. ft.

MECHANICAL LEVEL
 0.0 sq. m. (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
 230.0 sq. m. (2,450) sq. ft.

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

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE
 -0.0 PER DWELLING UNIT 0

VISITOR
 -0.0 PER DWELLING UNIT 0

COMMERCIAL
 -0.0 REQUIRED 0

TOTAL
 0

PROVIDED

RESIDENCE (BELOW GRADE) (0.42 / UNIT)
 174

VISITOR & COMMERCIAL (BLENDED)
 6

ABOVE GRADE:
 06

BELOW GRADE:
 24

TOTAL:
 30

BICYCLE PARKING

REQUIRED

RESIDENTIAL
 -1.0 PER UNIT (407 UNITS) 407

COMMERCIAL
 -1.5 PER 250 m² GFA (200 m²) 2

TOTAL:
 409

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 - 6.0M² 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

NOTATION SYMBOLS:

(00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

(01) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.

(02) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.

(03) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.

(04) DETAIL NUMBER

(05) DETAIL REFERENCE PAGE

(06) DETAIL CROSS REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE (DDMMYY)
1	ISSUED FOR SPA/RE-ZONING - R6	27 / 03 / 26
2	ISSUED FOR SPA / RE-ZONING - R5	20 / 11 / 25
3	ISSUED FOR SPA / RE-ZONING - R4	08 / 10 / 24
4	ISSUED FOR SPA / RE-ZONING - R3	08 / 07 / 24
5	ISSUED FOR SPA / RE-ZONING	08 / 06 / 21
6	ISSUED FOR DESIGN CONCEPT	06 / 11 / 20

ARCHITECT SEAL

ONTARIO ASSOCIATION OF ARCHITECTS

ARCHITECT: Roderick Lahey

LICENCE: 4235

SEAL DATE: STAMP DATE

CLIENT:

ARCHITECT:

rla / architecture
 roderick lahey architect inc.

56 beech street, ottawa, ontario K1S 3J6
 t. 613.724.9932 f. 613.724.1209 rla@architecture.ca

PROJECT TITLE:

2829 DUMAURIER AVENUE

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

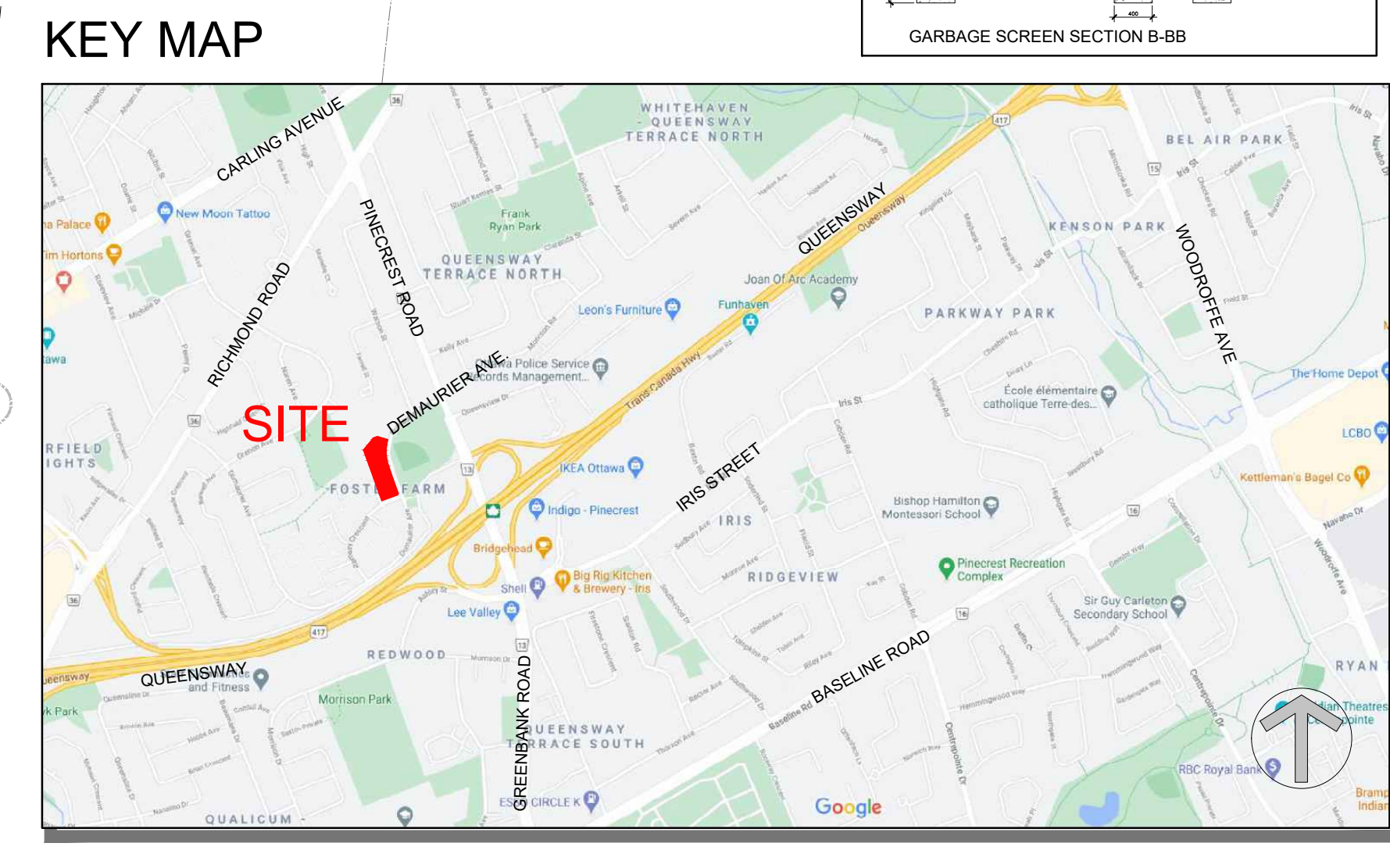
DRAWN: R.V.

CHECKED: J.G.

SCALE: 1:150

SHEET No.: SP-1

PROJECT No.: 1922



- 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
 - SIAMSESE CONNECTION
 - PRIMARY ENTRANCE / EGRESS DOOR
 - SECONDARY DOOR
 - GAS METER REGULATOR - SEE CIVIL & MECHANICAL DRAWINGS
- NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN**


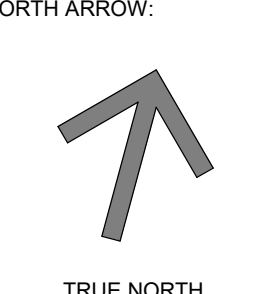
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 - (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
 - (000) — DETAIL NUMBER
 - (00) TITLE SCALE
 - (0000000) — DETAIL REFERENCE PAGE
 - (0000000) — DETAIL CROSS REFERENCE PAGE

- GENERAL NOTES:**
- (A) REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL PARTITION, ROOF CEILING & FLOOR TYPES.
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No.	DESCRIPTION	DATE
6	ISSUED FOR SPARE-ZONING R6	27.03.20
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

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT: **brigil**

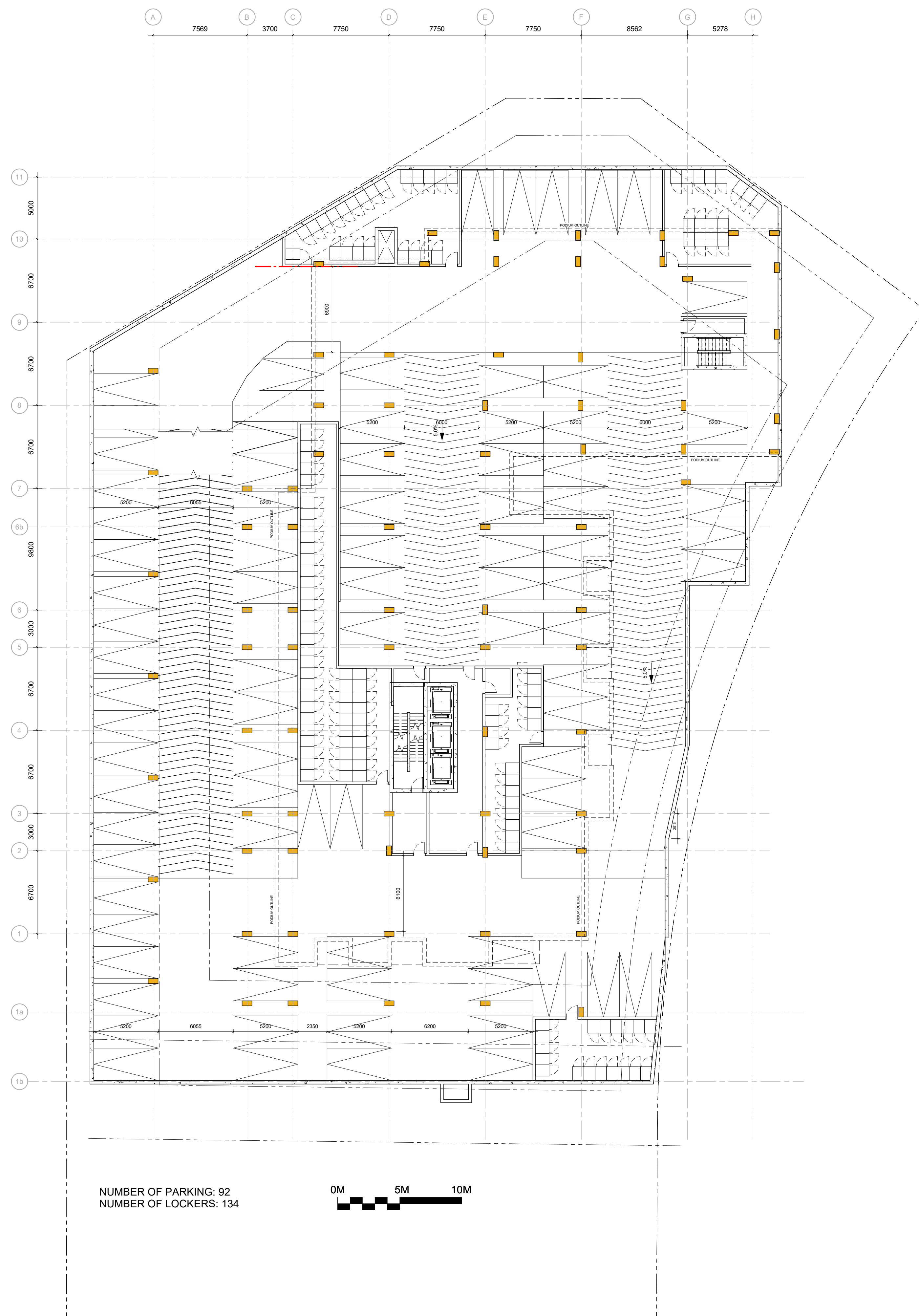
ARCHITECT: **rla/architecture**
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
2829 DUMAUER AVENUE

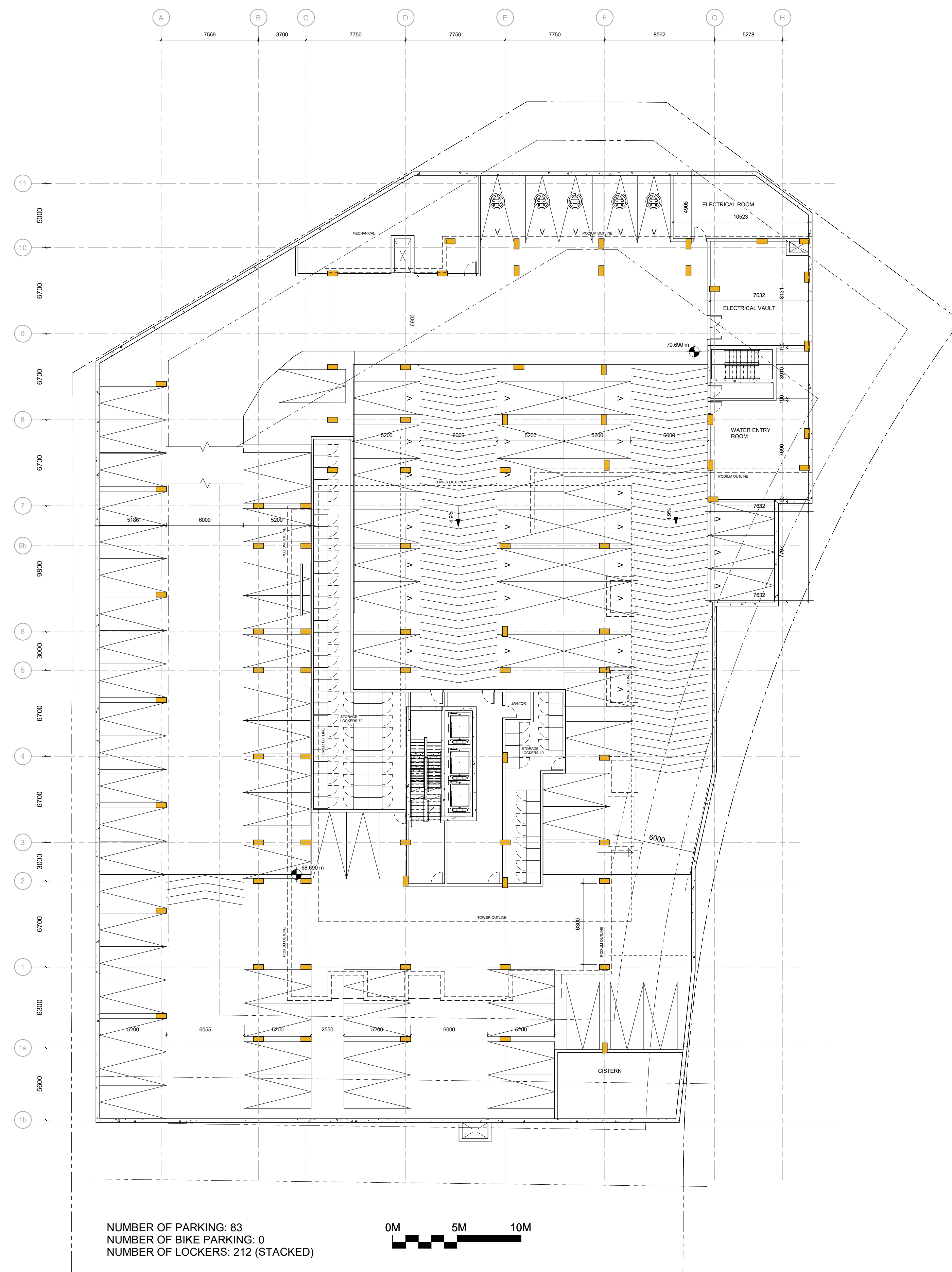
2829 DUMAUER AVE, OTTAWA, ON

SHEET TITLE:
TYPICAL PARKING AND P1 FLOOR PLAN

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



P2 PARKING FLOOR PLAN



P1 PARKING FLOOR PLAN

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

PLOT SCALE: 1:1

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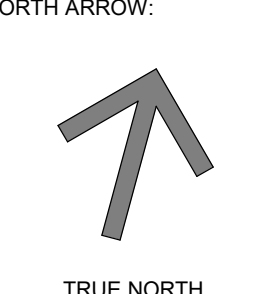
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5	ISSUED FOR SPARE-ZONING R5	19.11.25
4	ISSUED FOR SPARE-ZONING R4	08.10.24
3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:


ARCHITECT:

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

PROJECT TITLE:
 2829 DUMAURIER AVENUE

2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
 FLOOR PLANS

DRAWN: G.E.	CHECKED: J.G.
SCALE: 1 : 200	SHEET No: A-02
PROJECT No: 1922	



GROUND FLOOR PLAN



TYPICAL PODIUM L2-L4 FLOOR PLAN

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

PLOT SCALE: 1:1

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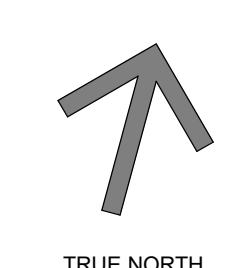
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- (08) DETAIL CROSS REFERENCE PAGE.

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- (I) COLUMNS & BEAMS HAVE A MIN. FRR OF 2 HRS (AS DETERMINED BY OBC S8-2) UNLESS OTHERWISE STATED.

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2	UPDATED SPA - R2	03.11.22
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ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

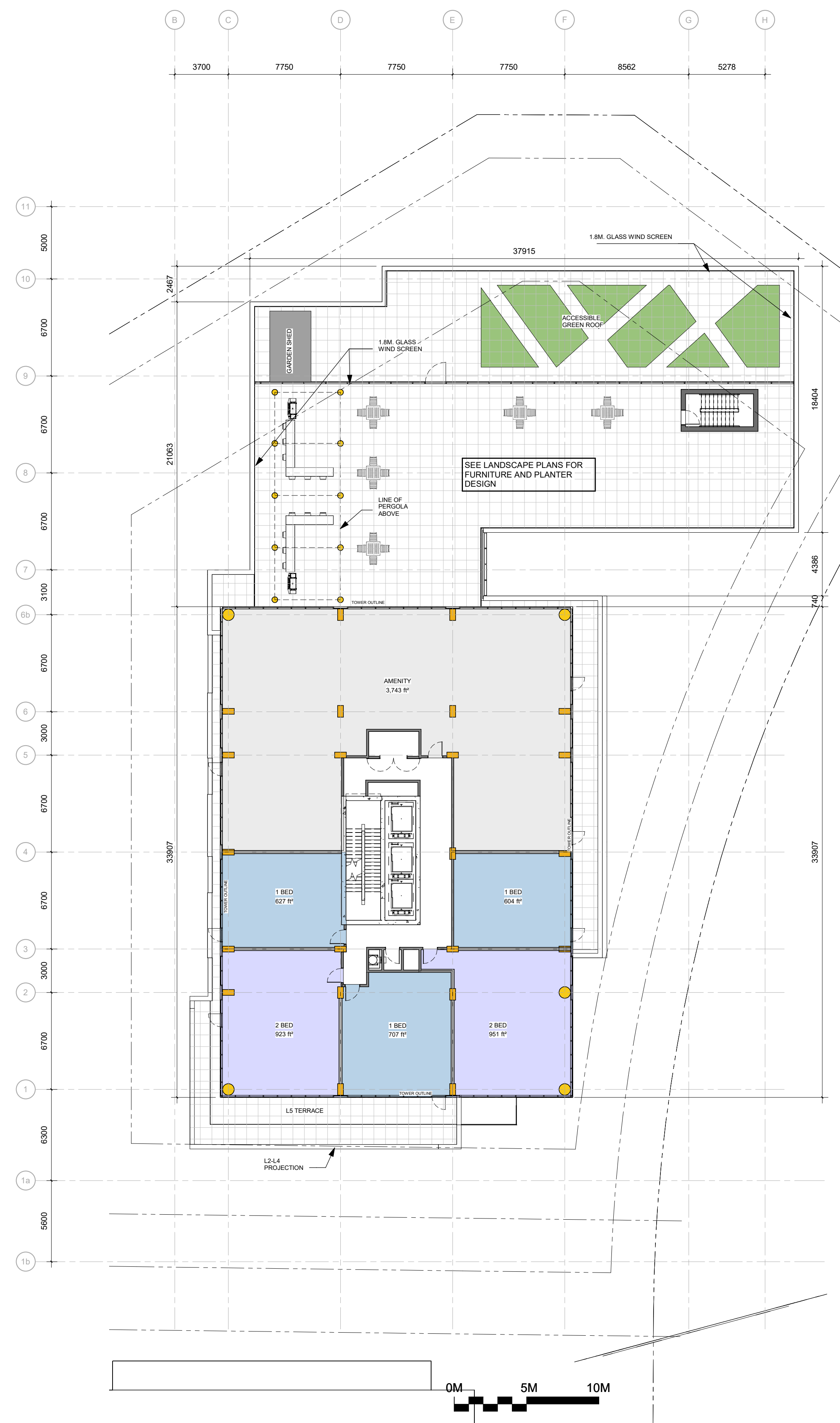
CLIENT:
brigil

ARCHITECT:
 rla/architecture
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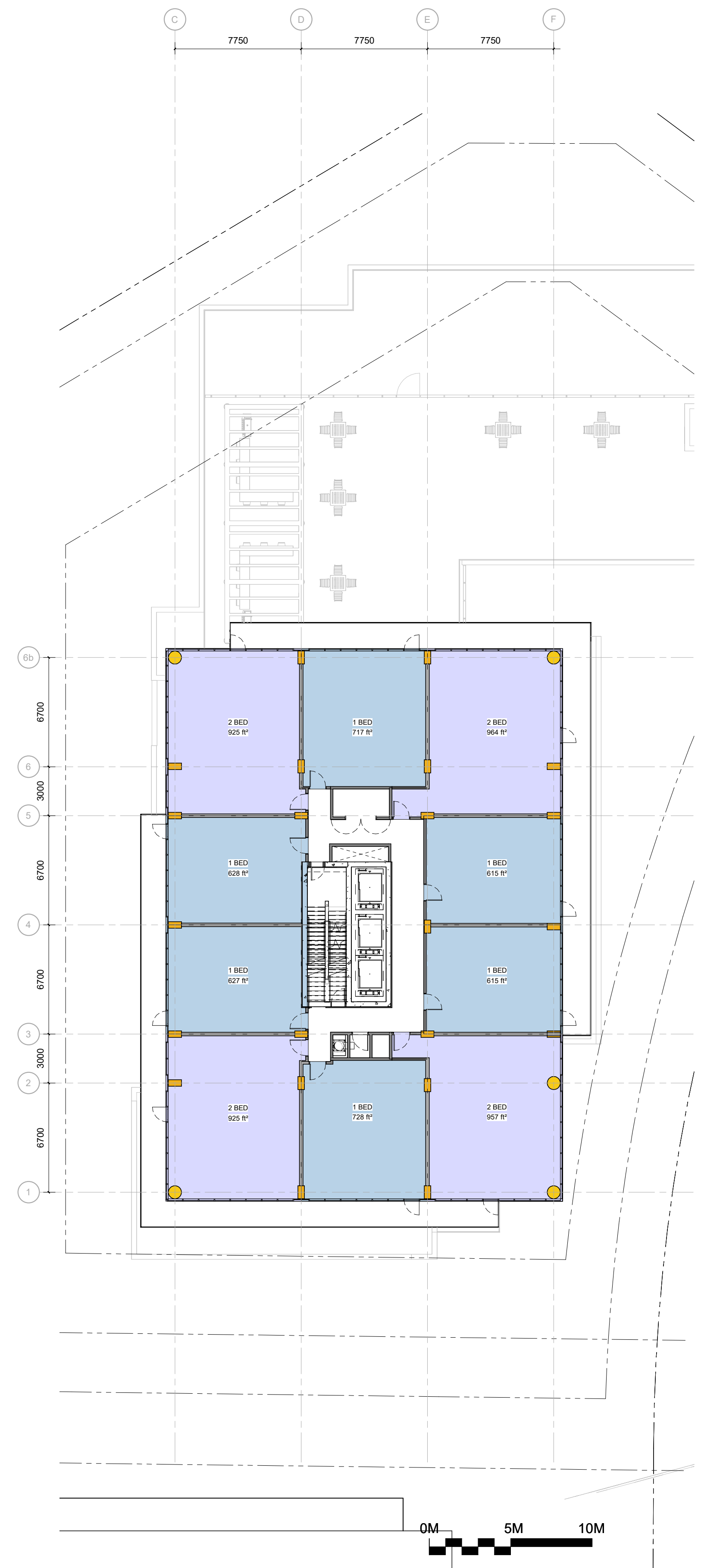
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 2829 DUMAURIER AVENUE
 2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
 FLOOR PLANS

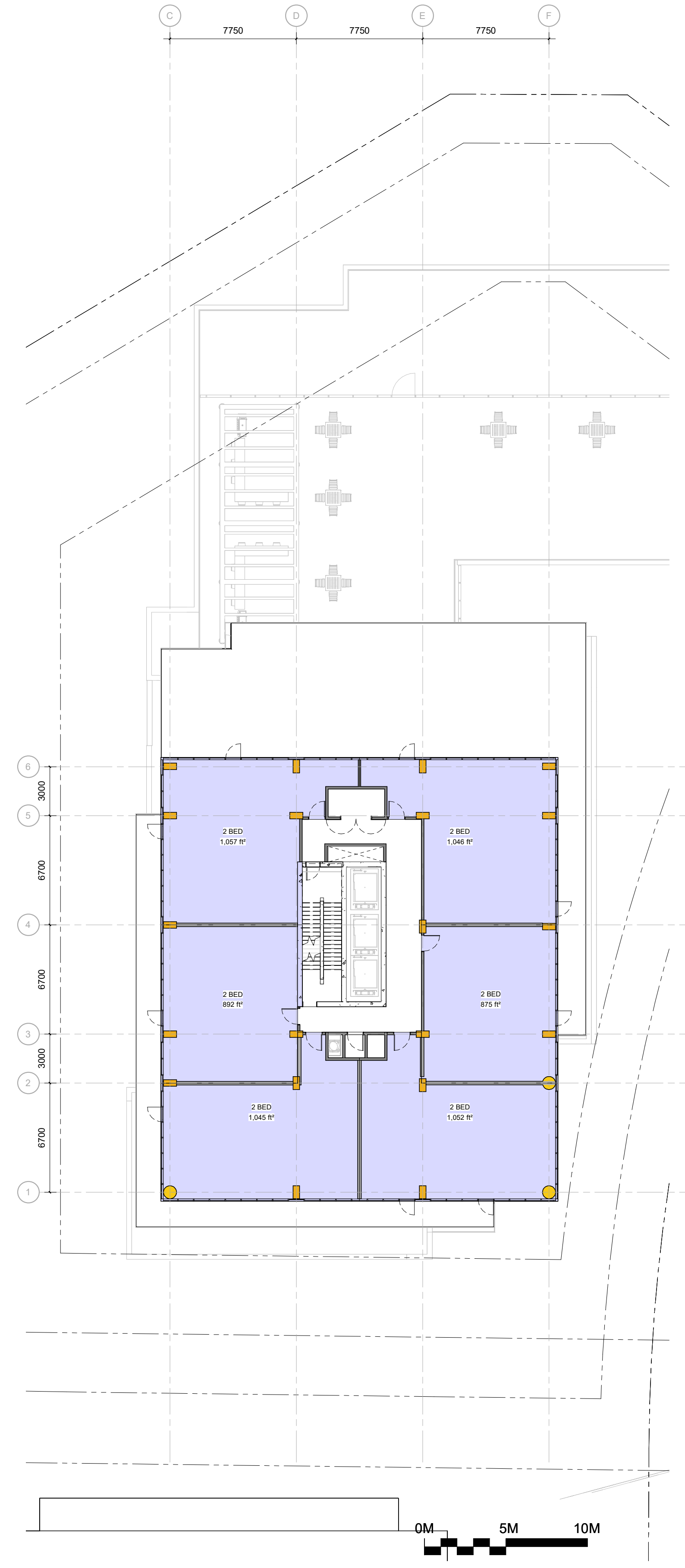
DRAWN: G.E. CHECKED: J.G.
 SCALE: 1 : 200 SHEET No.: **A-03**
 PROJECT No.: 1922



5TH FLOOR PLAN



TYPICAL TOWER FLOOR PLAN L6 - L38



TYPICAL PH FLOOR PLAN L39 - L40

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

PLOT SCALE: 1:1

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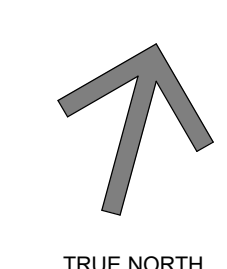
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3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

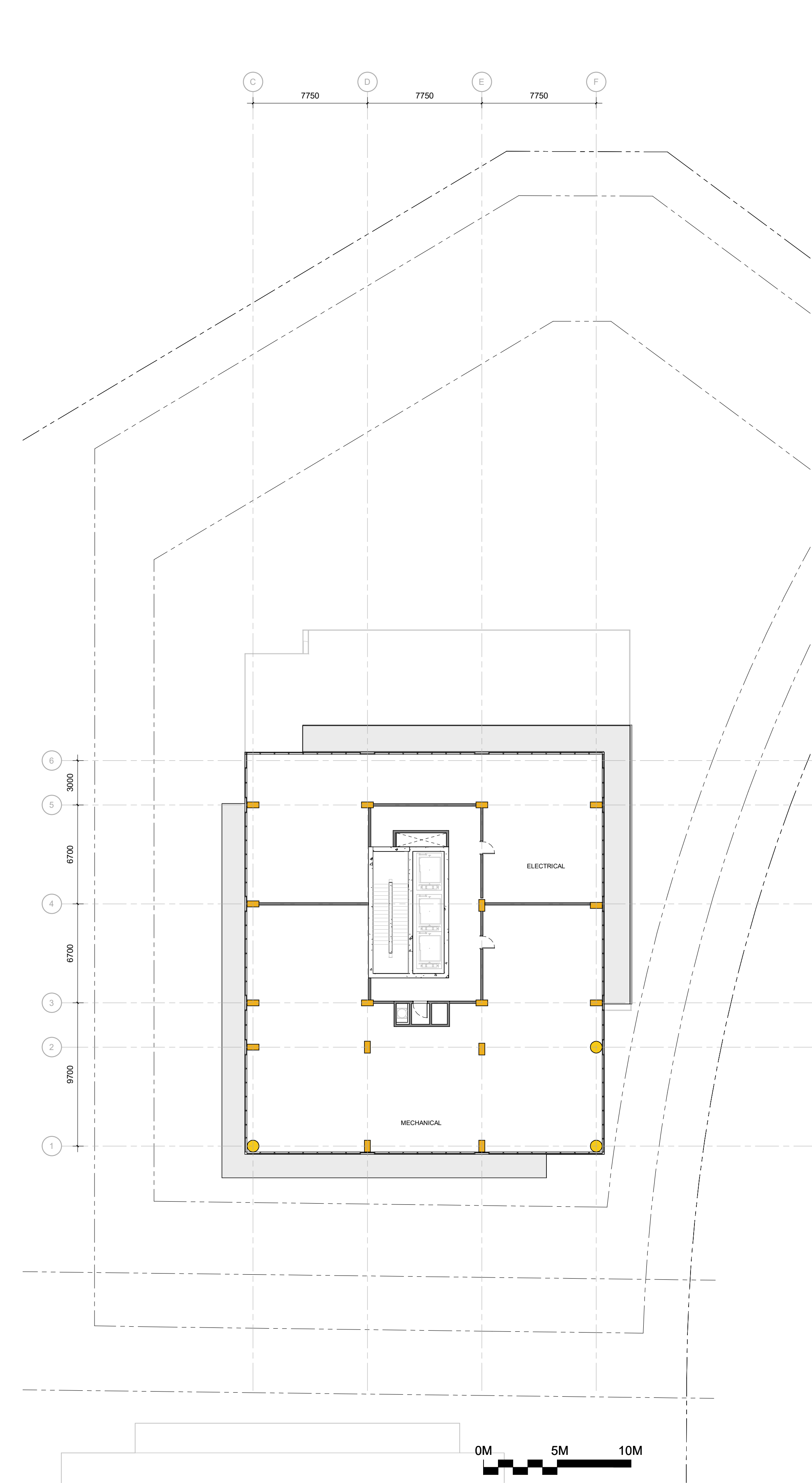
CLIENT:
brigil

ARCHITECT:
 rla/architecture
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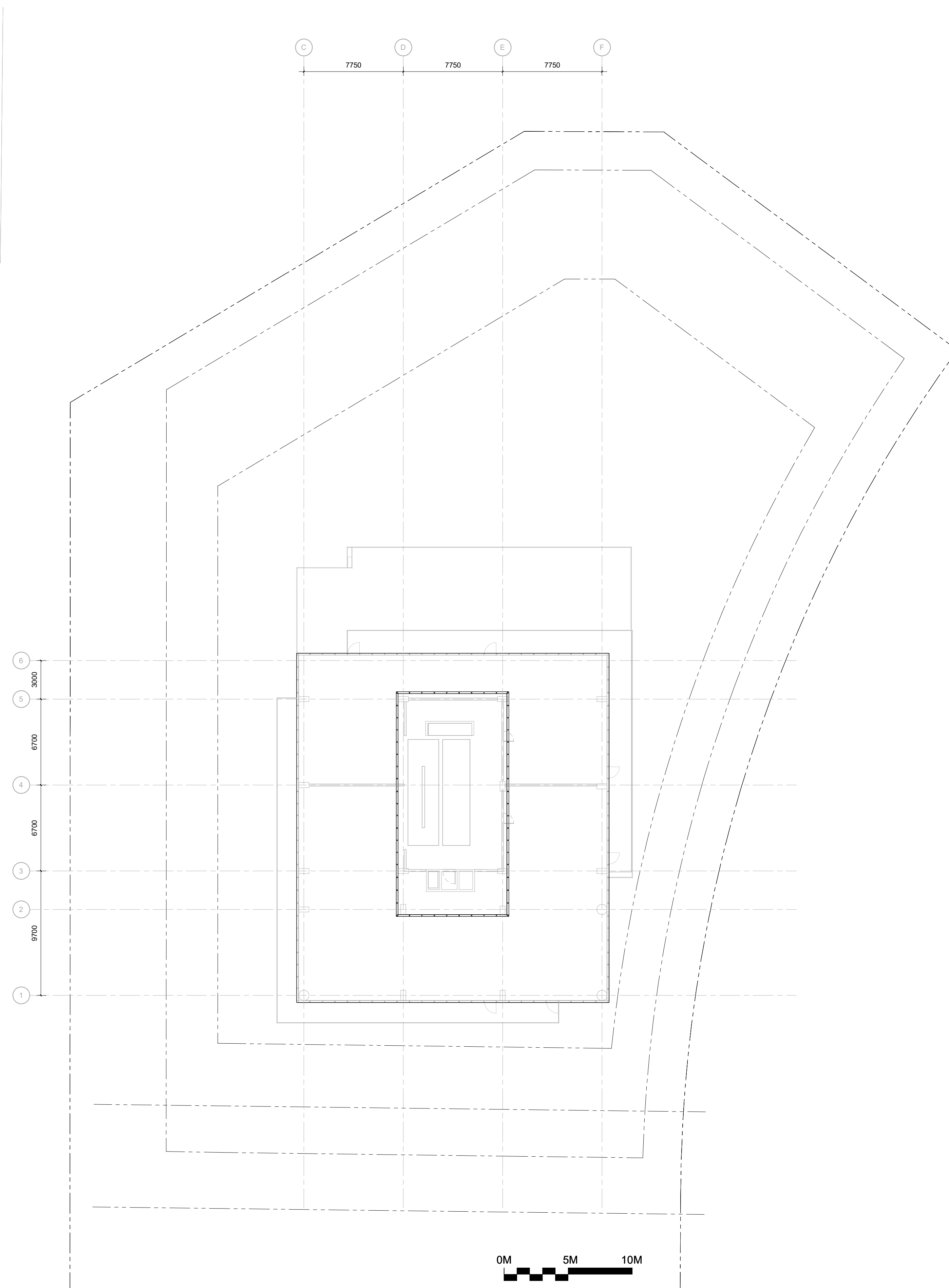
PROJECT TITLE:
2829 DUMAURIER AVENUE
 2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
FLOOR PLANS

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



MECHANICAL FLOOR PLAN



ROOF PLAN

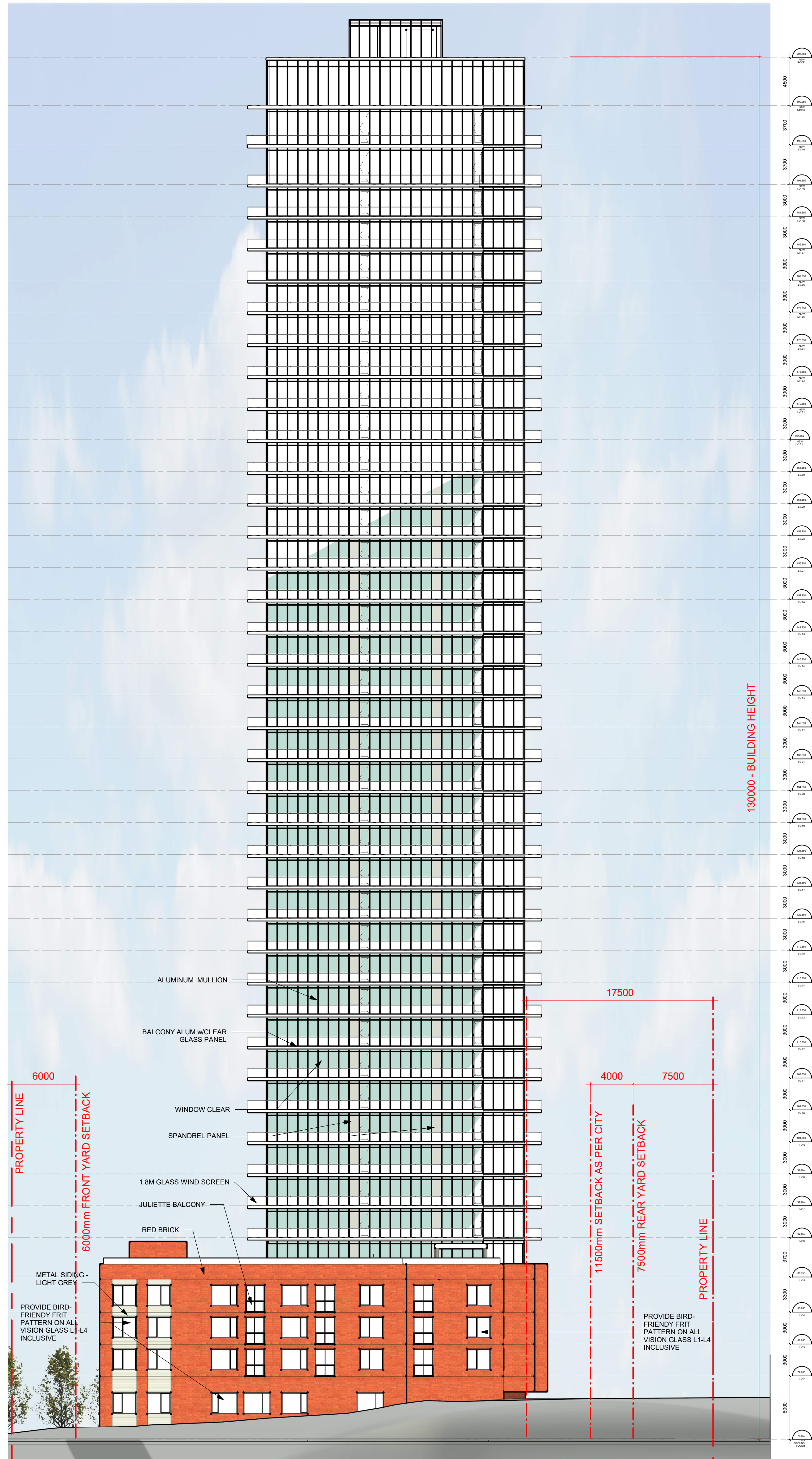
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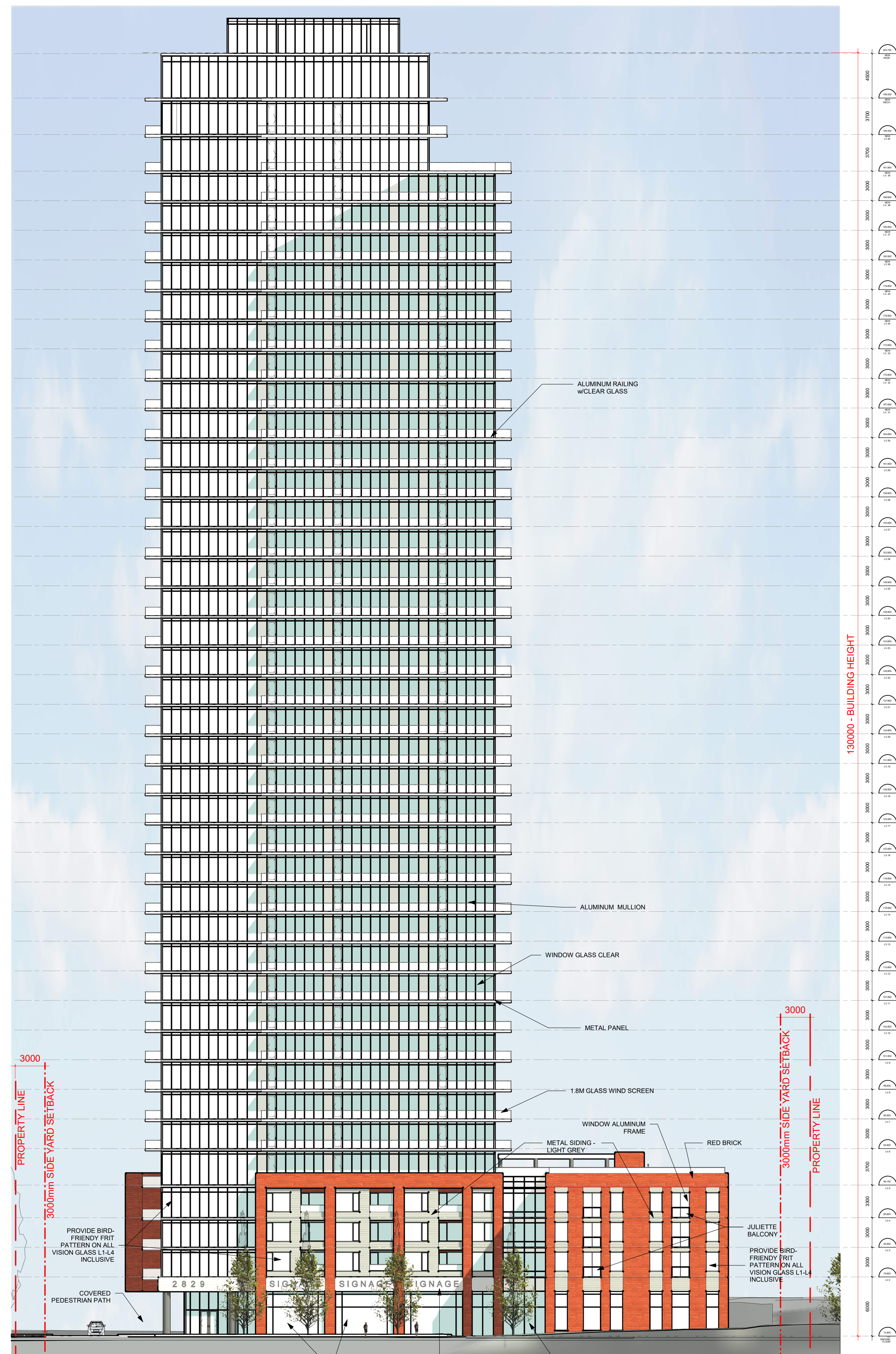
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D07-12-21-0110



NORTH ELEVATION



EAST ELEVATION

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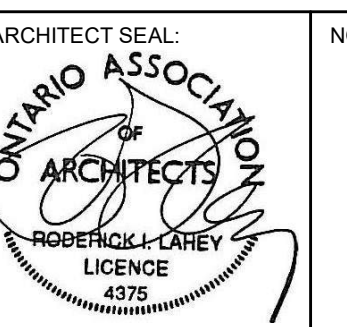
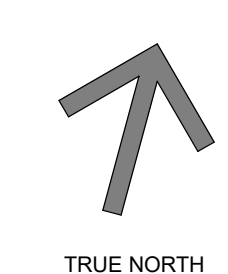
NOTATION SYMBOLS:

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- (00) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (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

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No.	DESCRIPTION	DATE
6	ISSUED FOR SPARE-ZONING R6	27.03.20
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:  TRUE NORTH

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-05a
PROJECT No: 1922	

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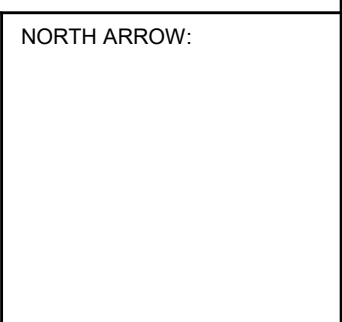
- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
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- (000000) SCALE
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- (000000) DETAIL CROSS REFERENCE PAGE

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No.	DESCRIPTION	DATE
6	ISSUED FOR SPARE-ZONING R6	27.03.26
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

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:

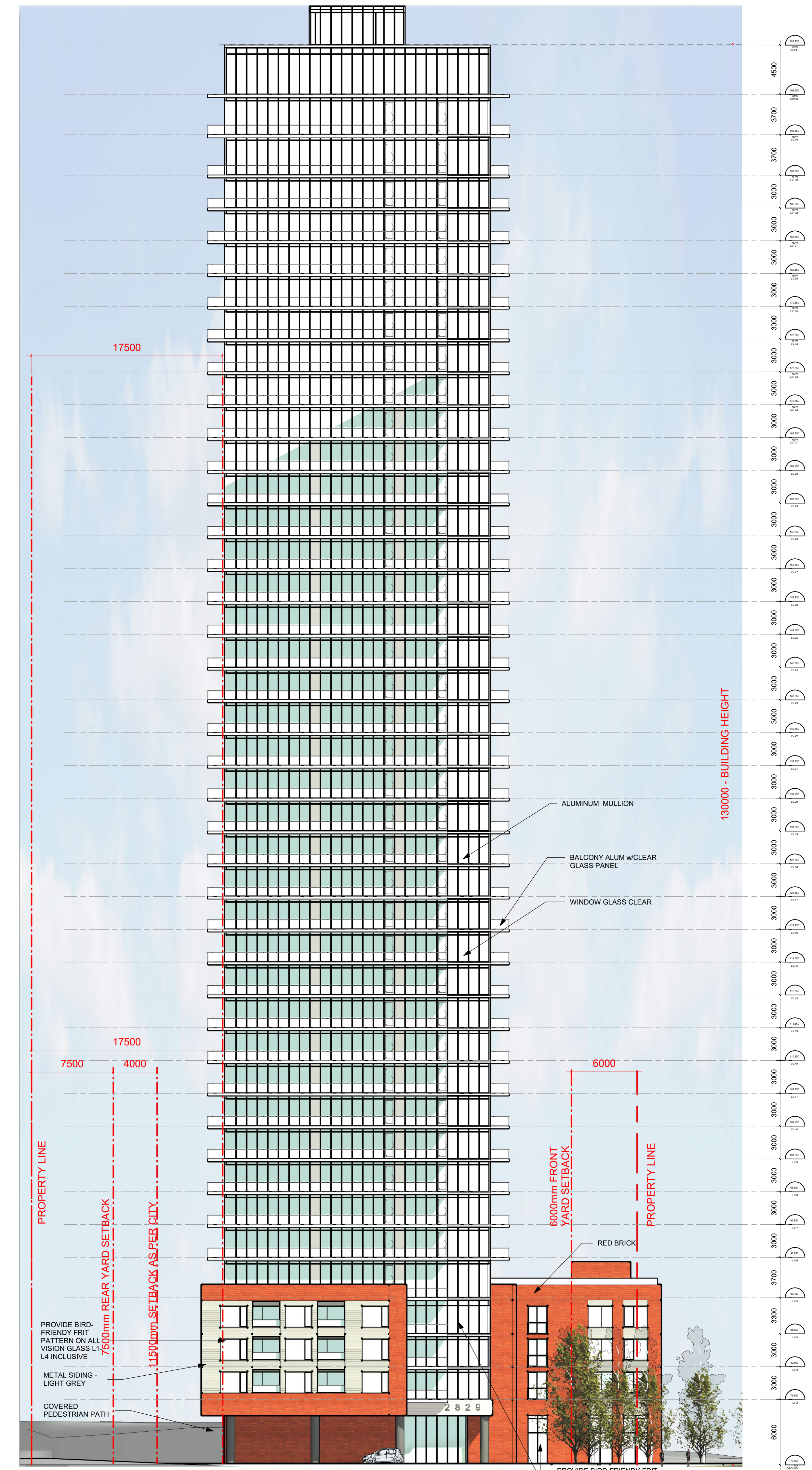
2829 DUMAURIER AVENUE

2829 DUMAURIER AVE, OTTAWA, ON

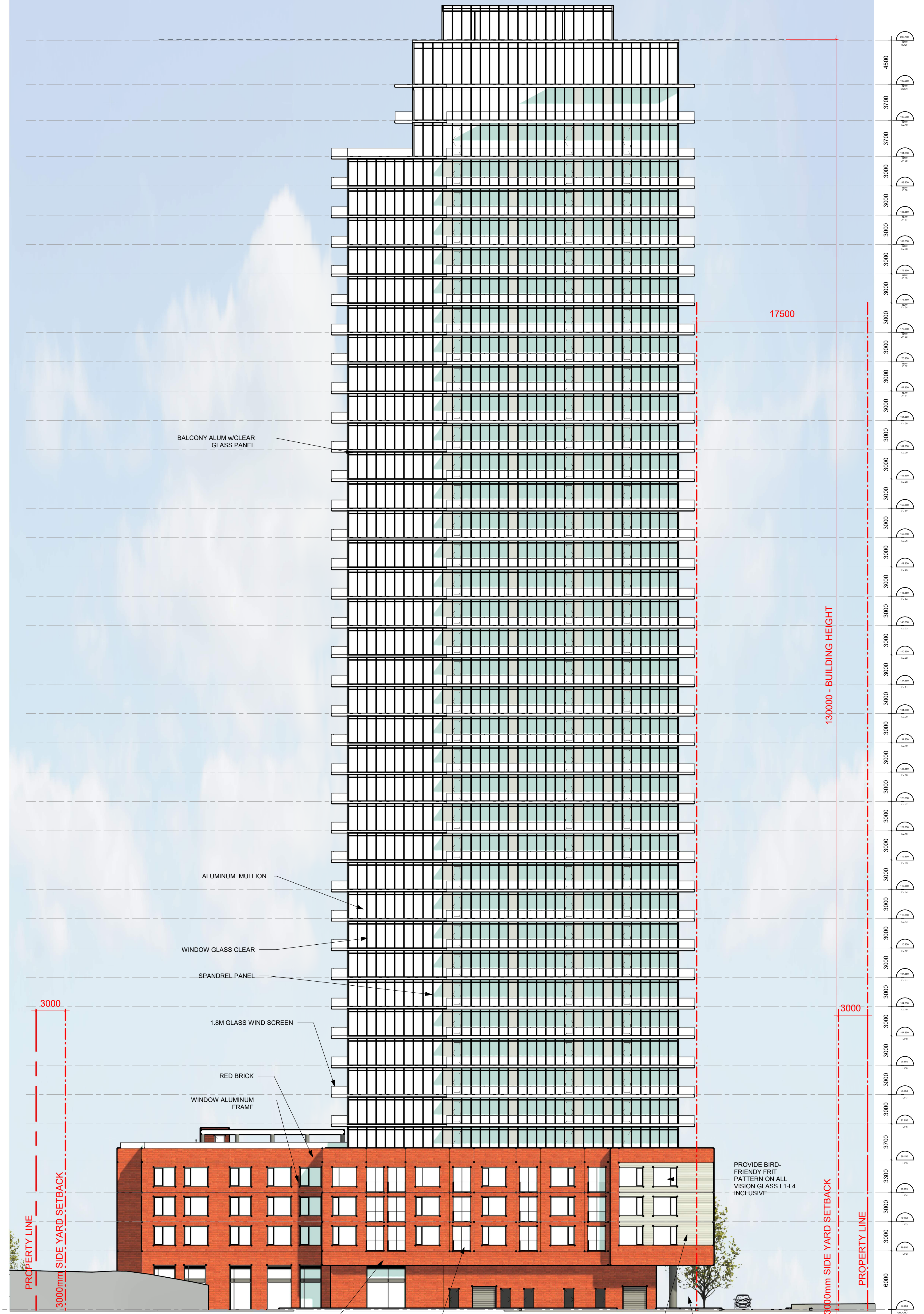
SHEET TITLE:

ELEVATIONS

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



SOUTH ELEVATION



WEST ELEVATION

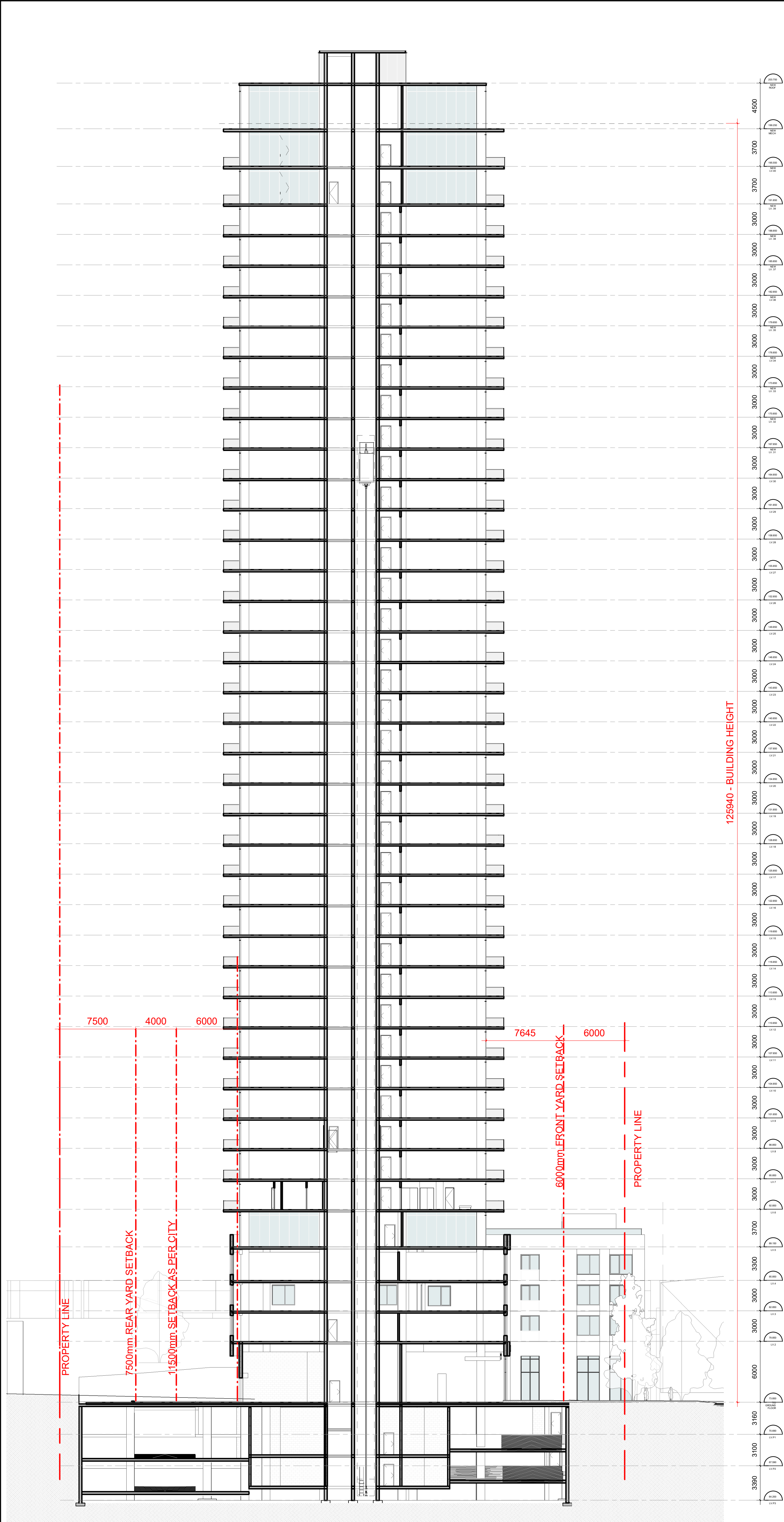
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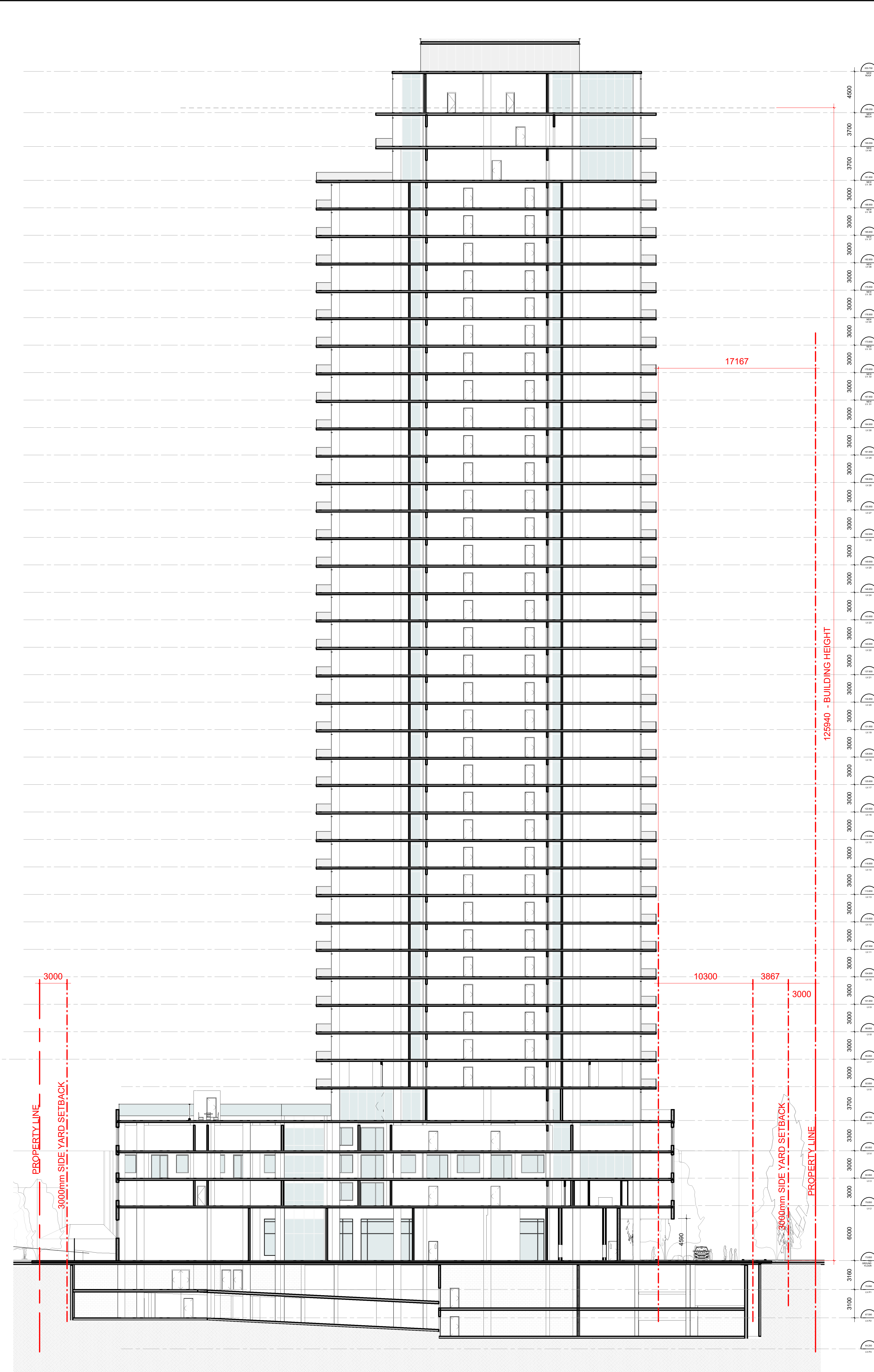
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PLOT DATE: 2026-04-10 12:27:46 PM

#18503



NORTH-SOUTH SECTION



EAST-WEST SECTION

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- (00) TITLE SCALE.
- (0000000) DETAIL REFERENCE PAGE.
- (00000000) DETAIL CROSS REFERENCE PAGE.

GENERAL NOTES:

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No.	DESCRIPTION	DATE
6	ISSUED FOR SPARE-ZONING R6	27.03.20
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

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

SHEET TITLE:
SECTIONS

DRAWN: G.E.	CHECKED: J.G.
SCALE: 1 : 225	SHEET No: A-06a
PROJECT No: 1922	



VIEW LOOKING NORTH-WEST



VIEW LOOKING SOUTH-EAST



VIEW LOOKING SOUTH ALONG DUMAURIER AVE.

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

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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

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:
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ARCHITECT:
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PROJECT TITLE:
2829 DUMAURIER AVENUE

2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
PERSPECTIVES

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



VIEW LOOKING NORTH-EAST



VIEW LOOKING NORTH-WEST STREETSCAPE ALONG DUMAURIER AVE.



VIEW LOOKING SOUTH-EAST STREETSCAPE ALONG DUMAURIER AVE.

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- ⑥ TITLE SCALE
- ⑦ ———— DETAIL REFERENCE PAGE
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6	ISSUED FOR SPARE-ZONING R6	27.03.20
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

REVISIONS:

ARCHITECT SEAL:

NORTH ARROW:

CLIENT:
brigil

ARCHITECT:
 rla/architecture
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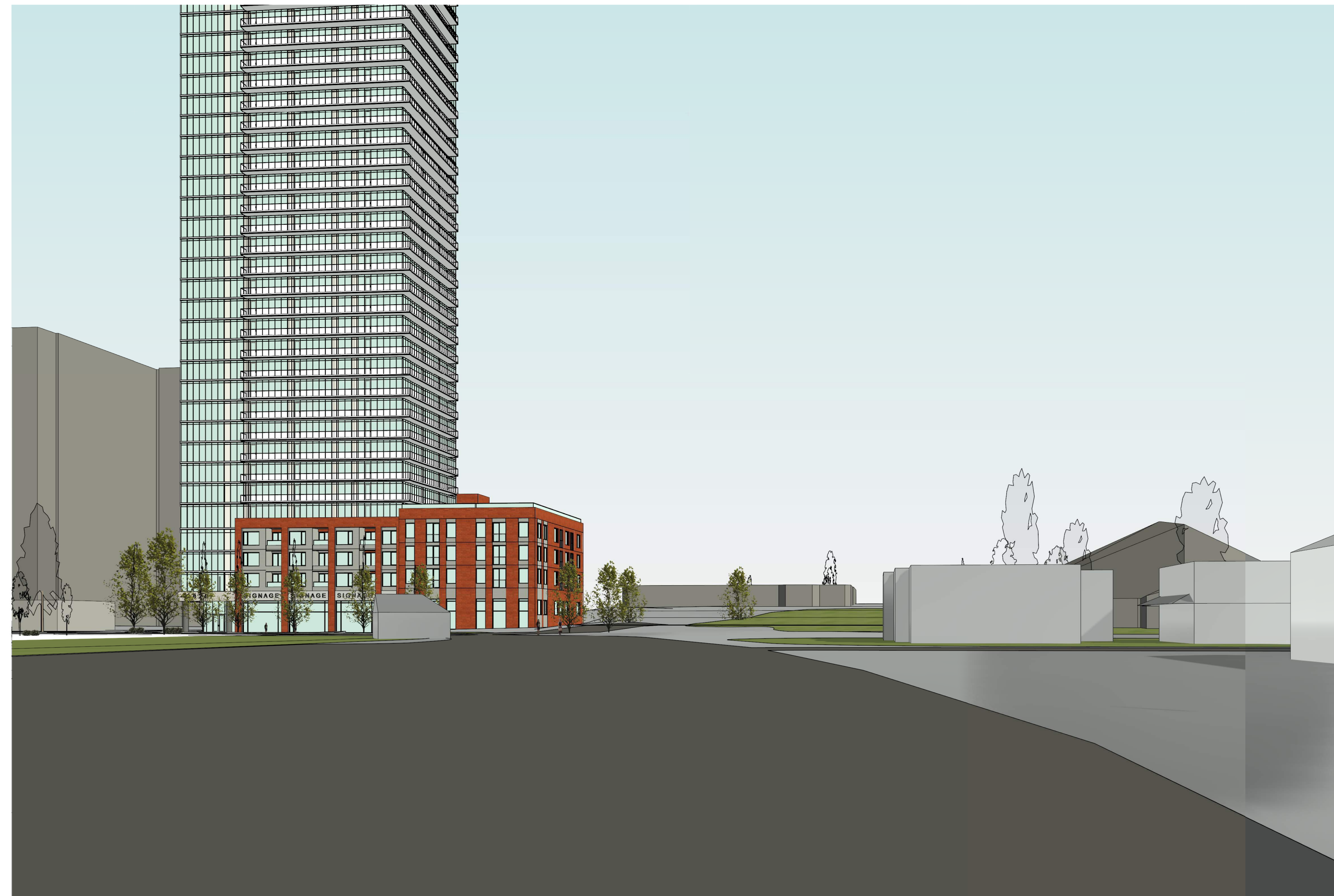
PROJECT TITLE:
 2829 DUMAURIER AVENUE
 2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
 PERSPECTIVES

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



VIEW FROM FARRELL STREET



VIEW FROM DUMAURIER AVENUE AND WATSON STREET



VIEW FROM DUMAURIER AND RAMSEY CRESCENT

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- (00) ———— DETAIL NUMBER
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6	ISSUED FOR SPARE-ZONING R6	27.03.20
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	UPDATE SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

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REVISIONS:

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.roderricklahey.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	



VIEW LOOKING SOUTH-WEST



VIEW LOOKING NORTH-WEST



VIEW LOOKING NORTH-WEST



VIEW LOOKING EAST

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ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:
brigil

ARCHITECT:
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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 C:\Users\jgerwin\OneDrive - Roderick Lahey Architects\Architect Inc\Documents\1922-2829 Dumaurier - 2025-10-31 R22_jgerwinSAVK7.rvt PLOT DATE: 2026-03-27 2:00:47 PM

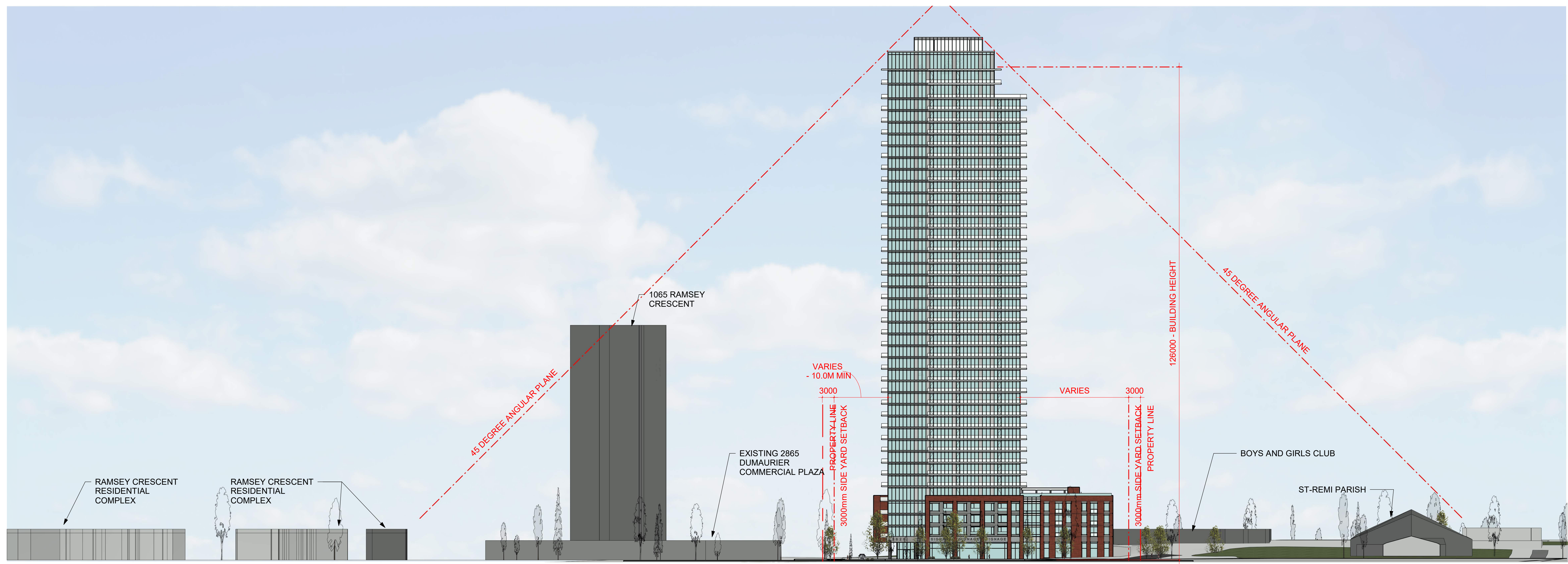
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
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NOTATION SYMBOLS:

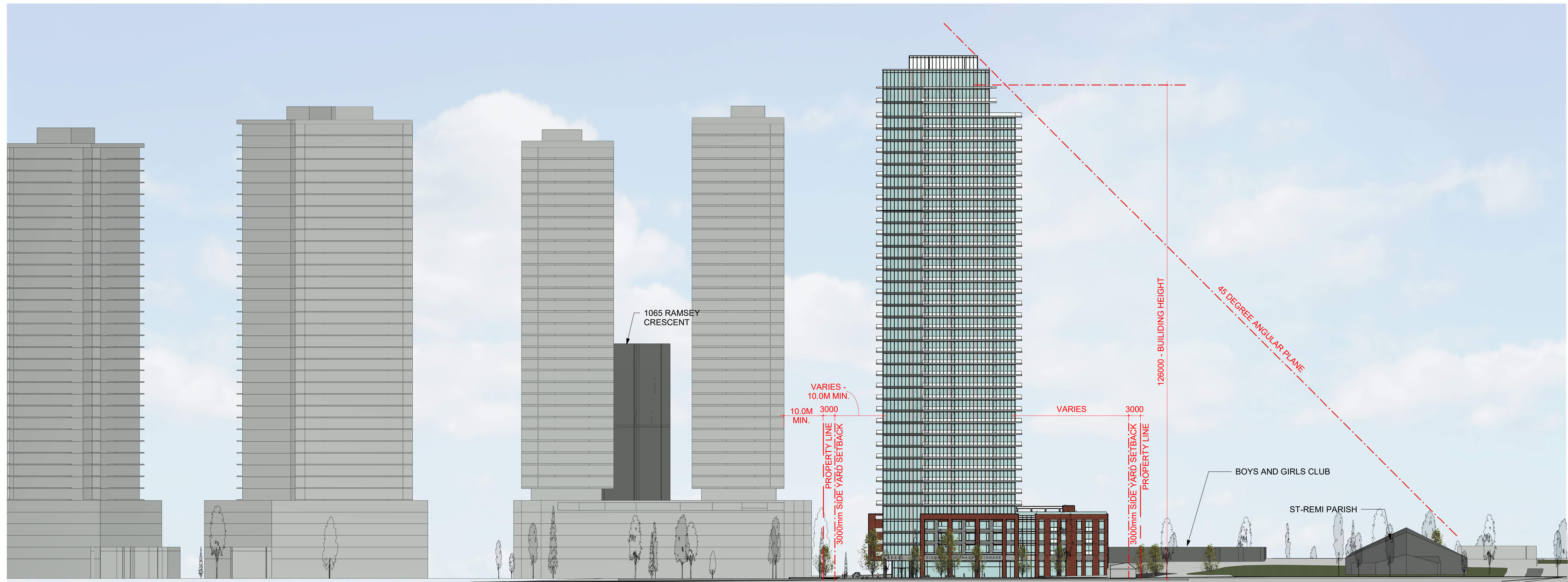
- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (00) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- (00) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- (000) DETAIL NUMBER
- (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.
- (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 T1 UNLESS NOTED OTHERWISE.
- (G) ALL REINFORCED CONCRETE SUSPENDED SLABS, COLUMNS & BEAMS HAVE A MIN. FRR OF 2 HRS (AS DETERMINED BY OBC S8-2) UNLESS OTHERWISE STATED.



VIEW LOOKING WEST



FUTURE VIEW LOOKING WEST

No.	DESCRIPTION	DATE
6	ISSUED FOR SPARE-ZONING R6	27.03.20
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

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

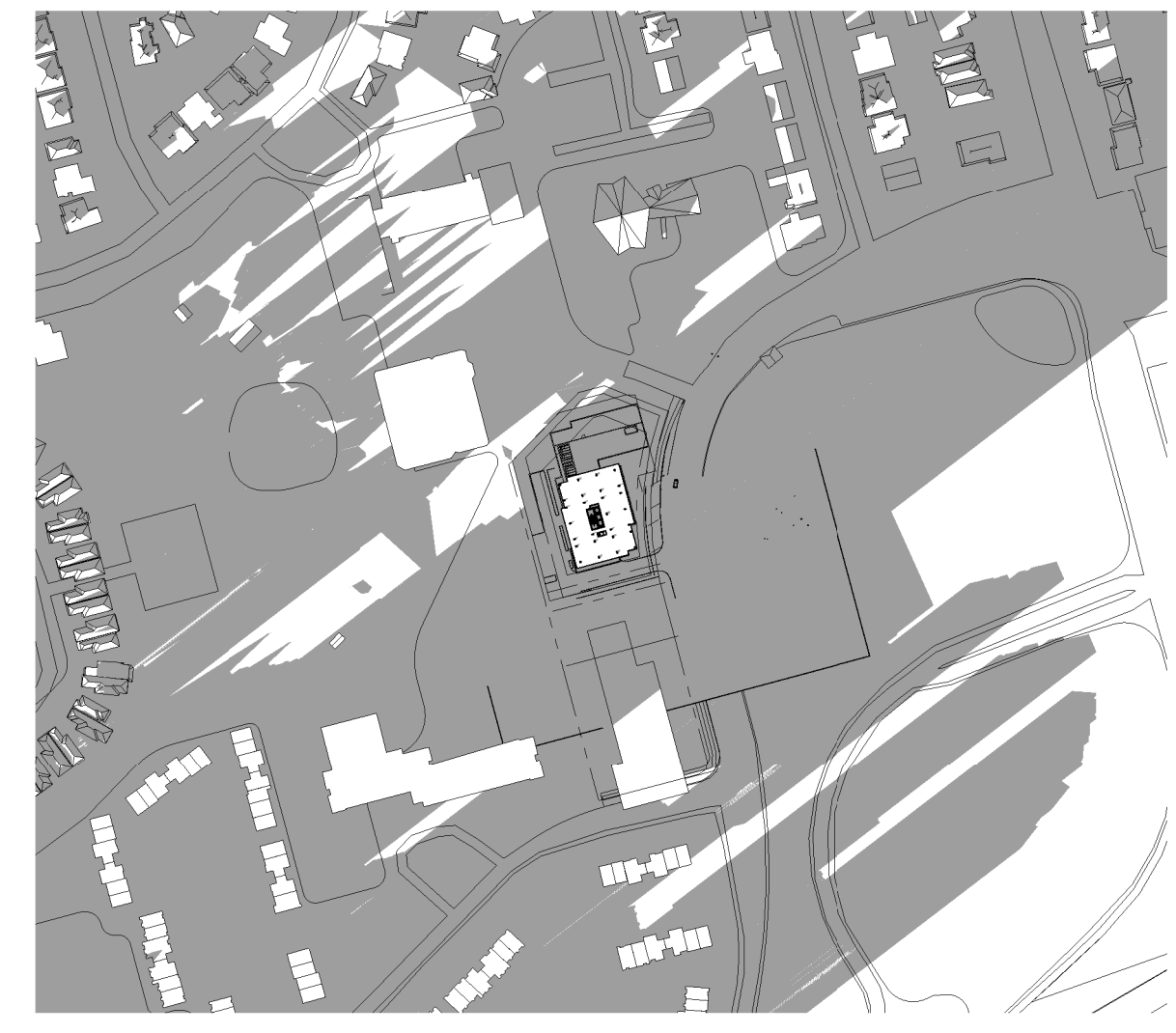
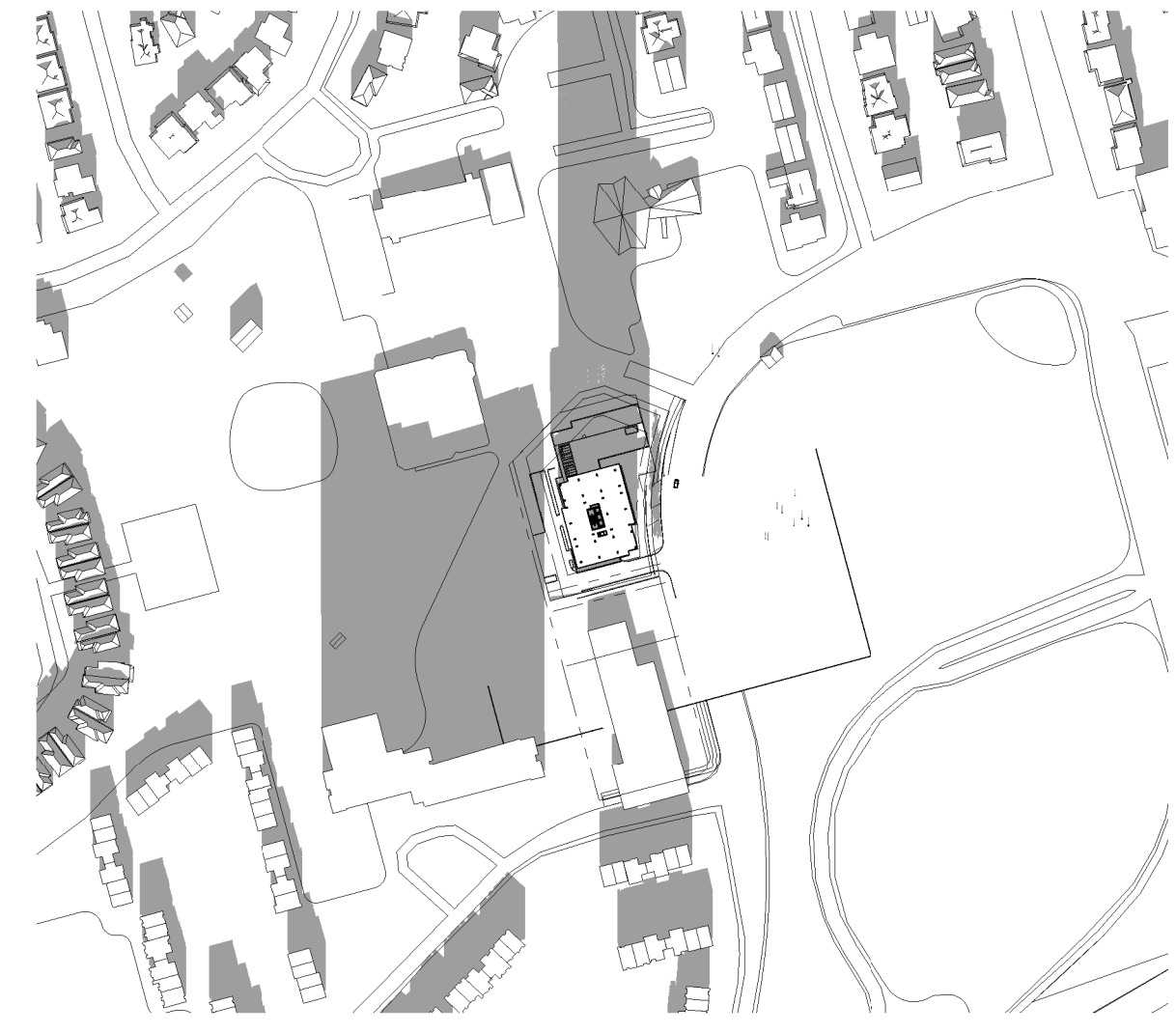
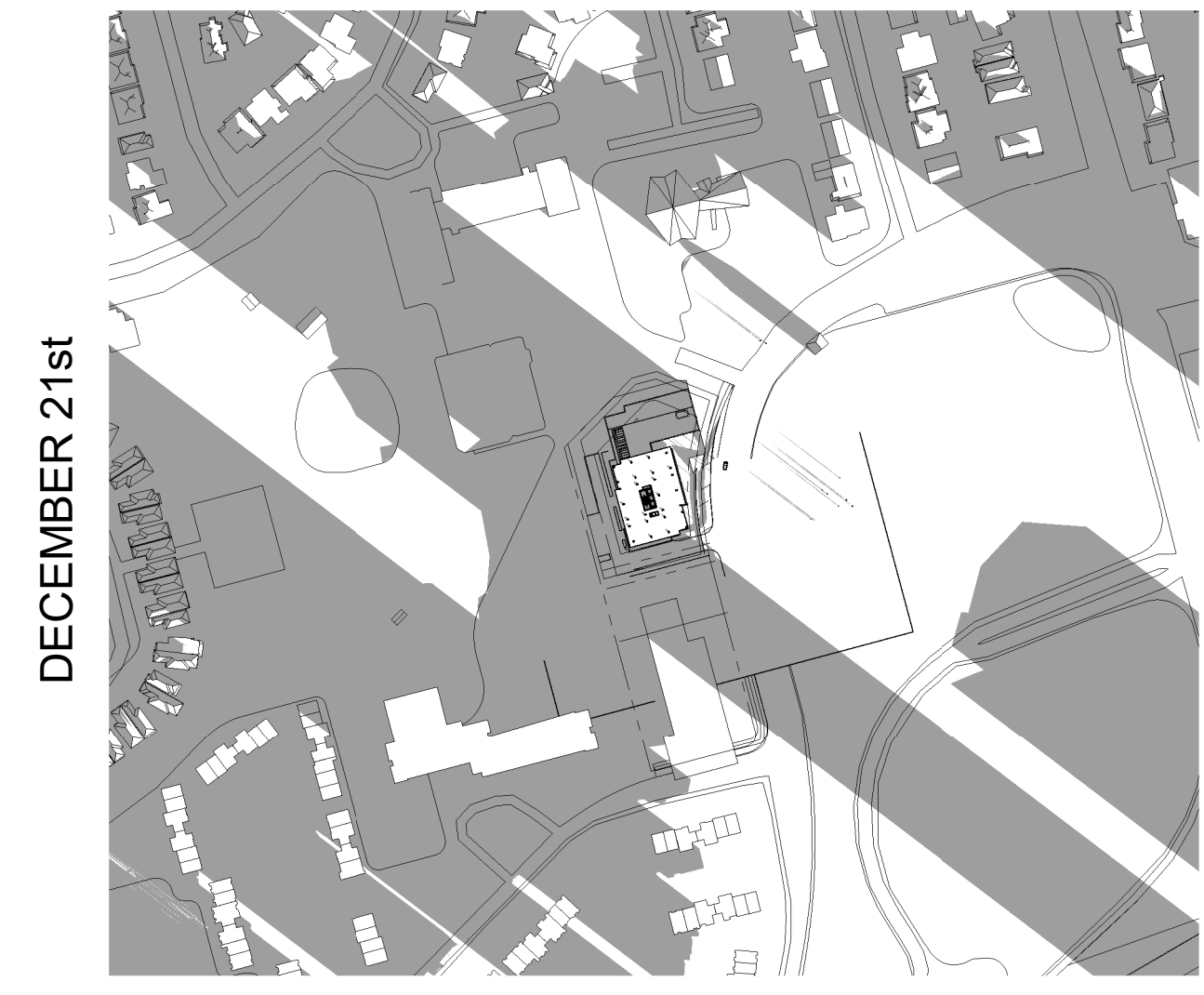
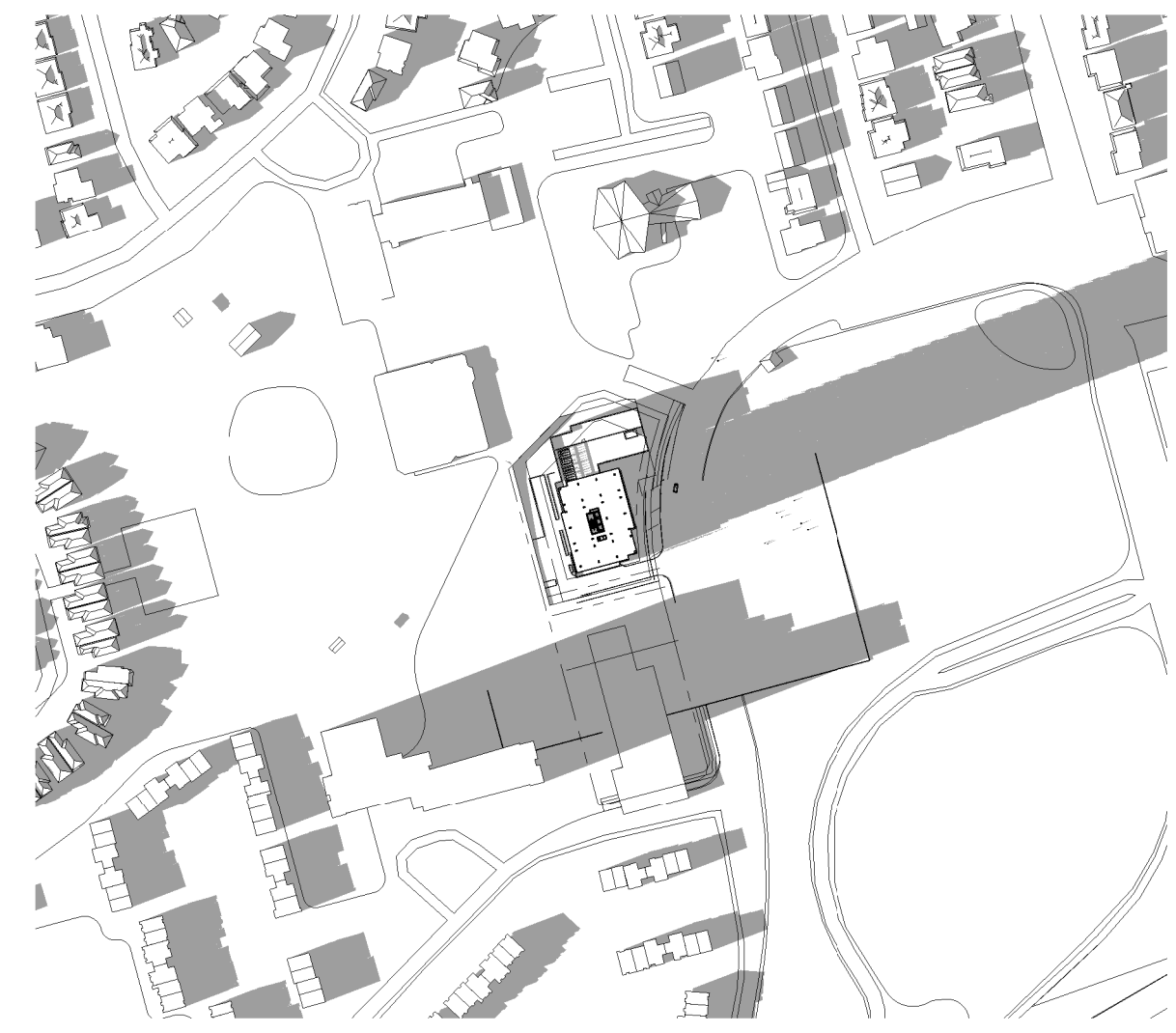
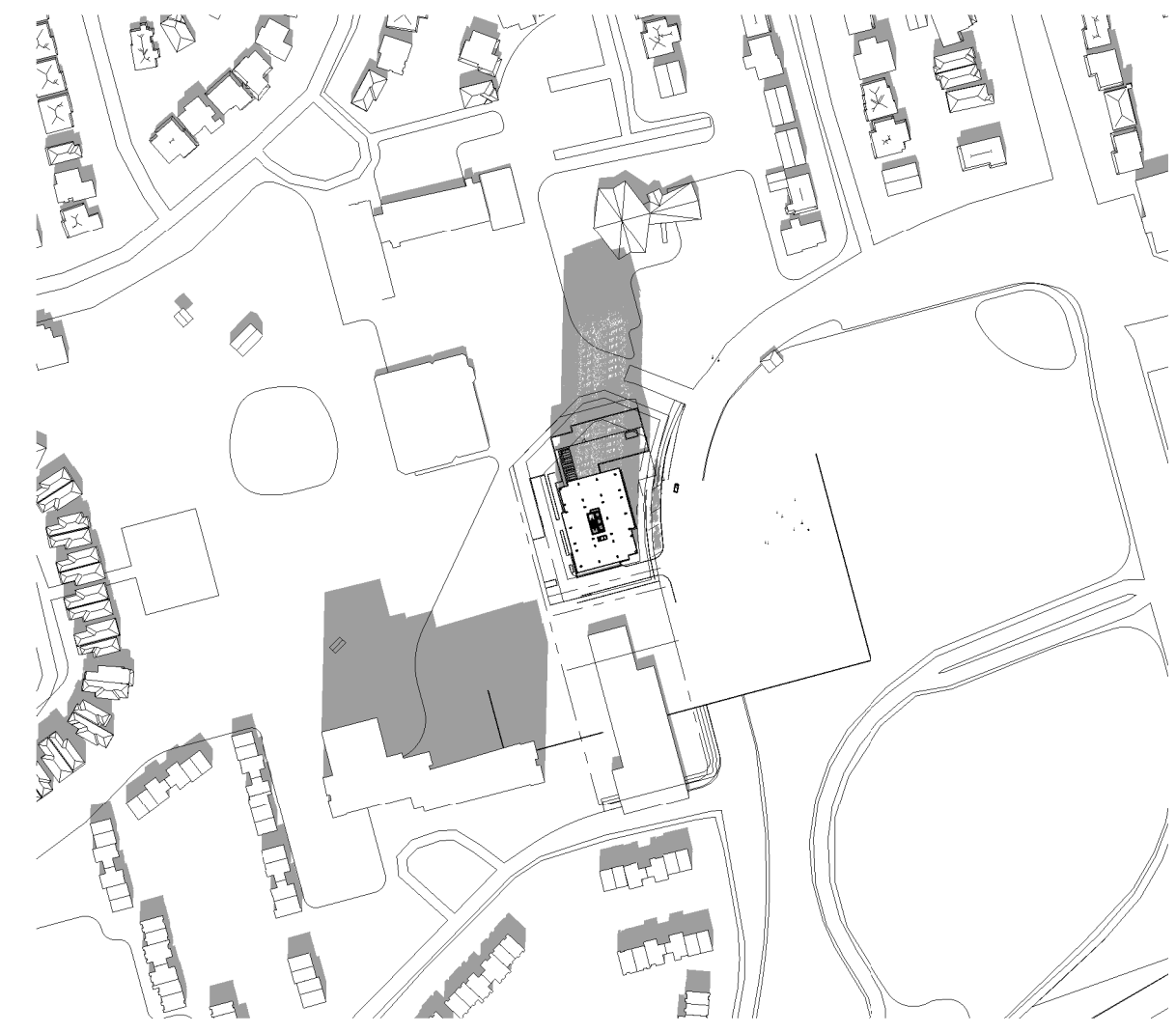
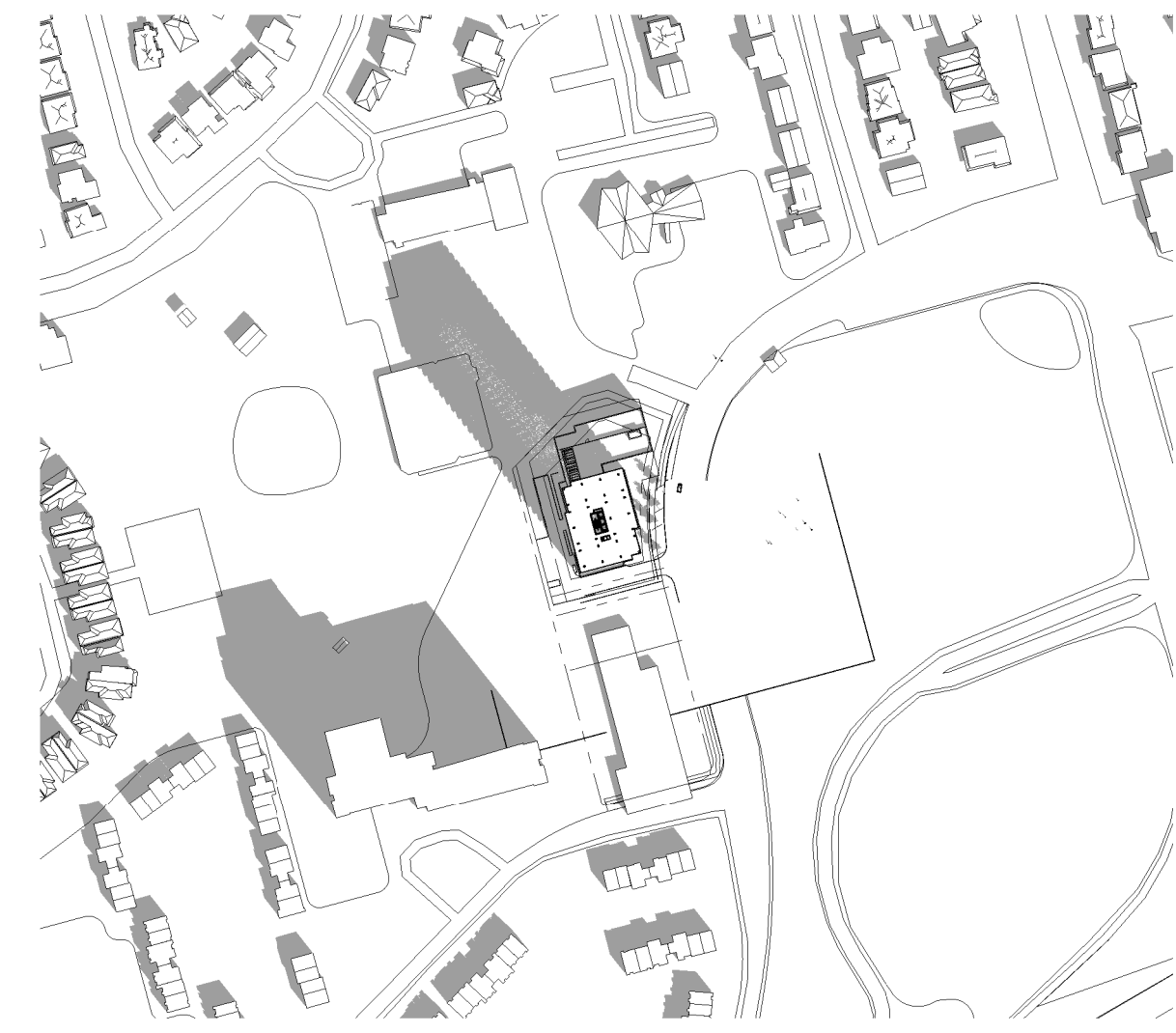
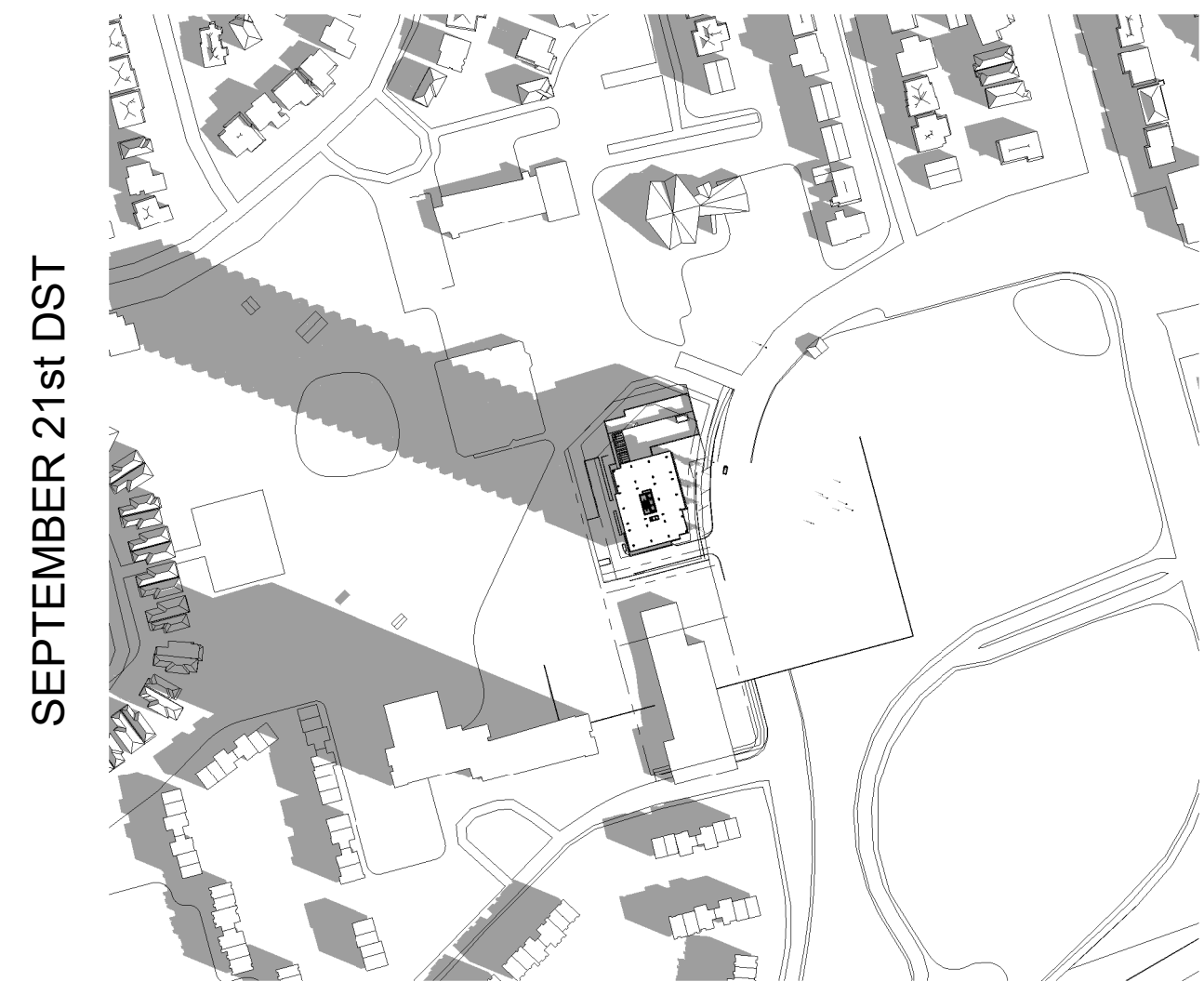
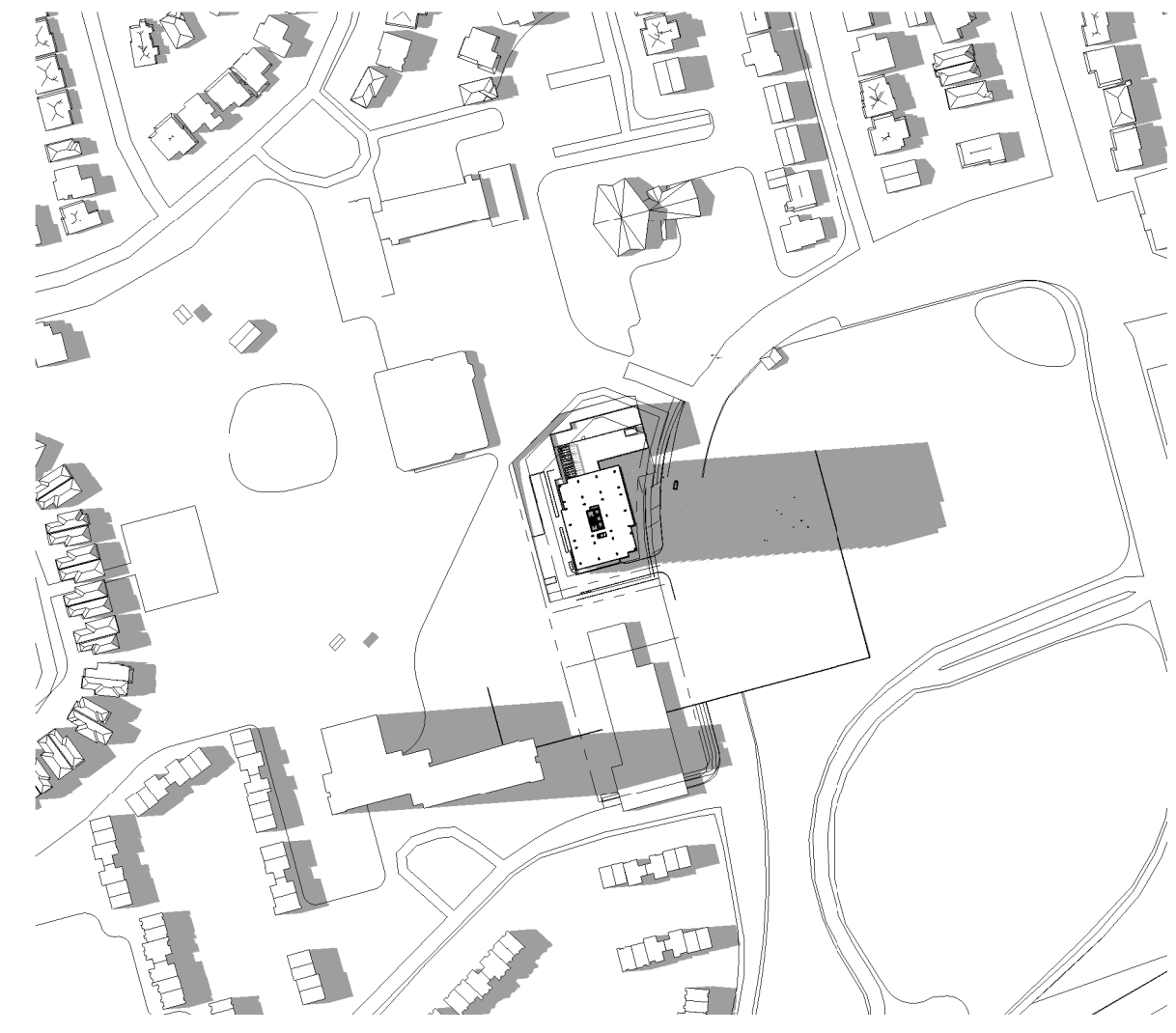
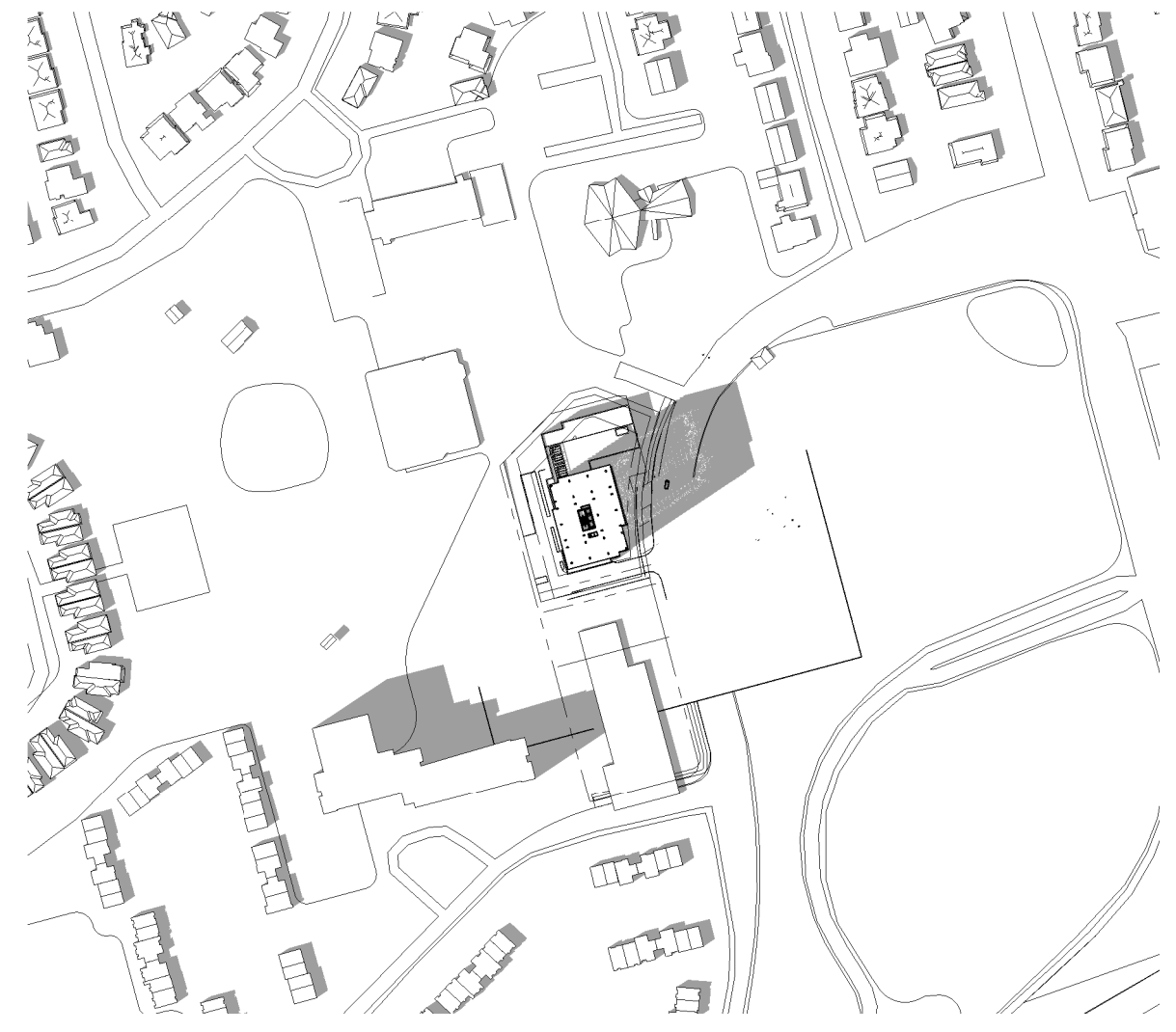
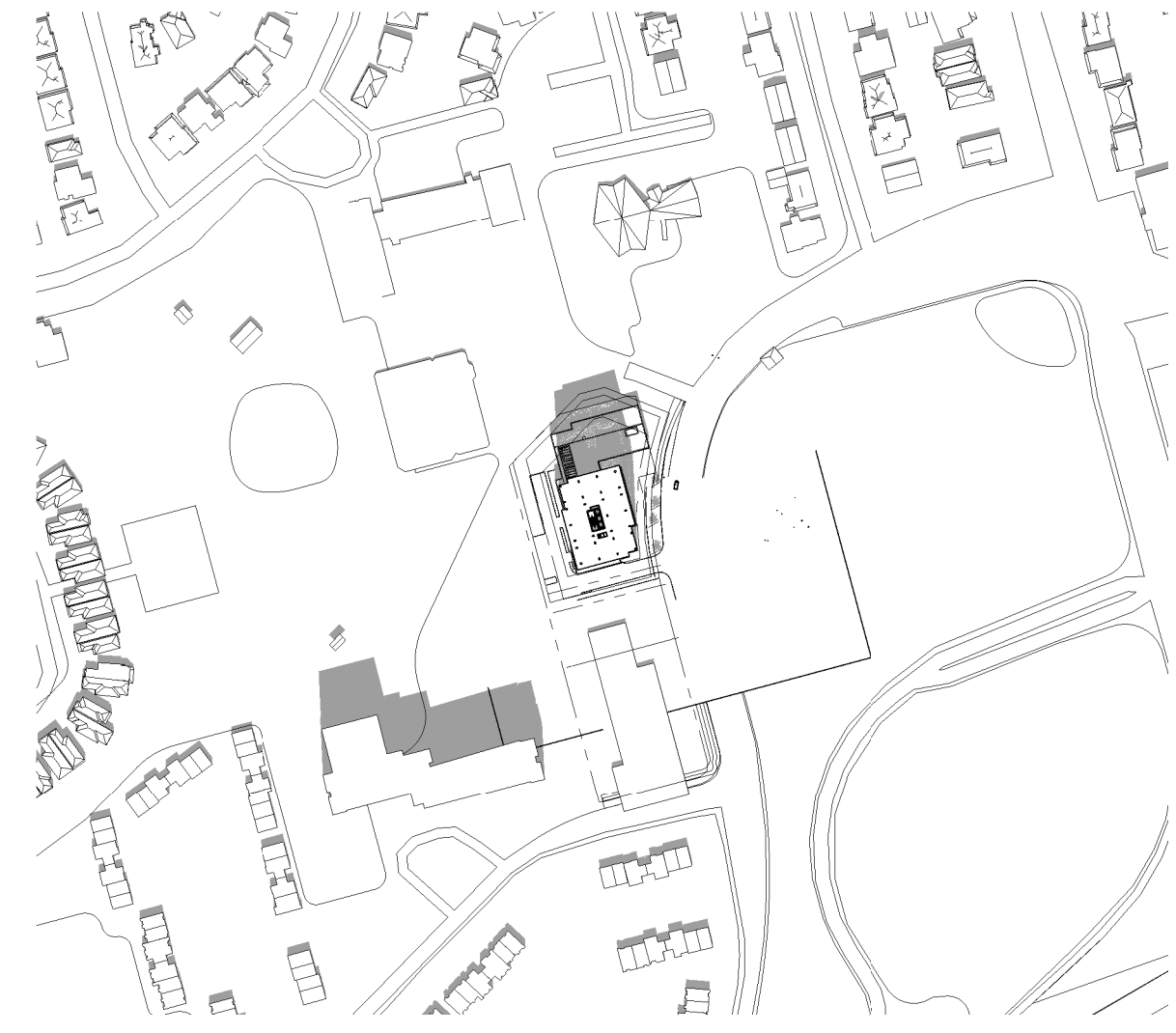
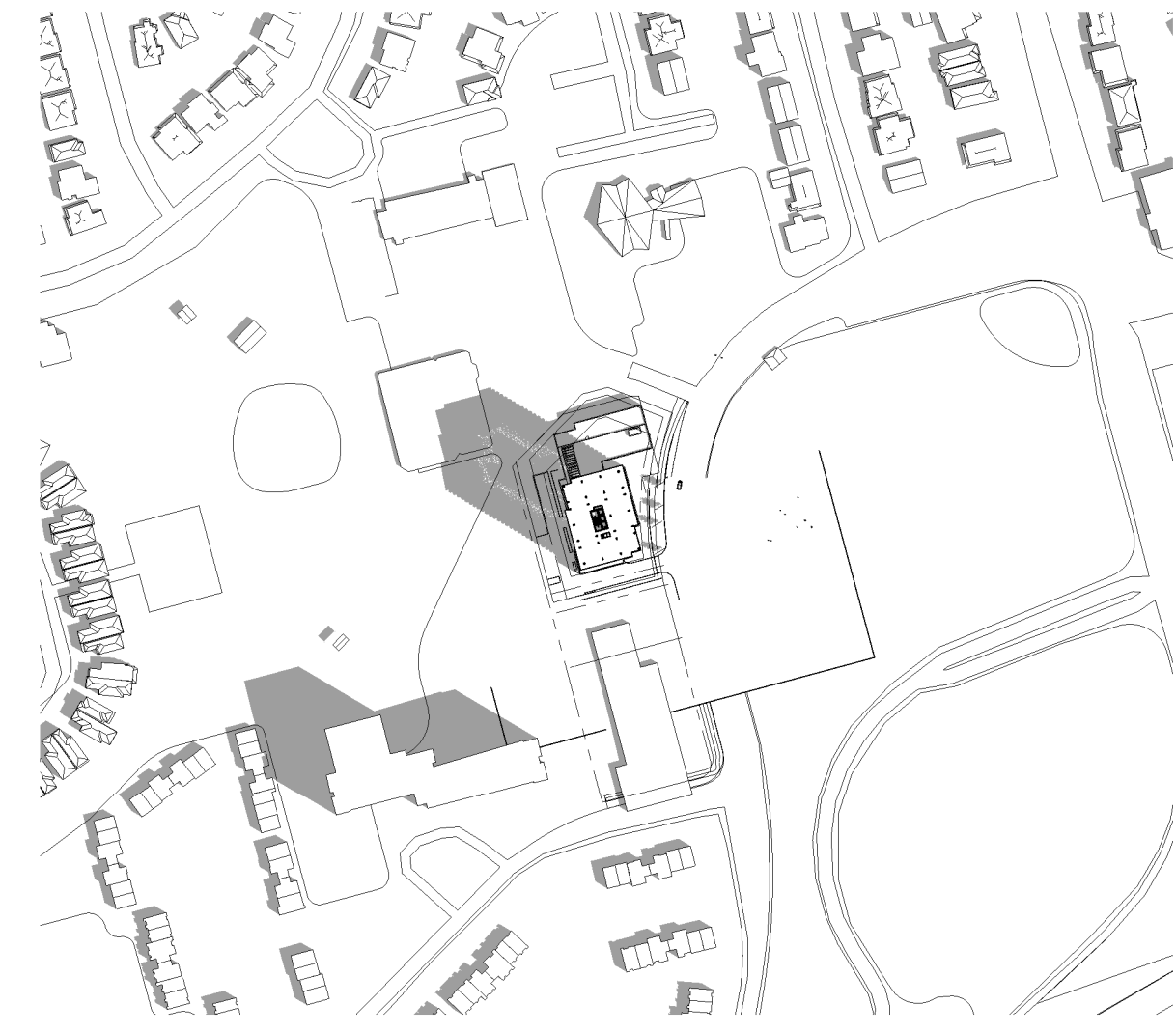
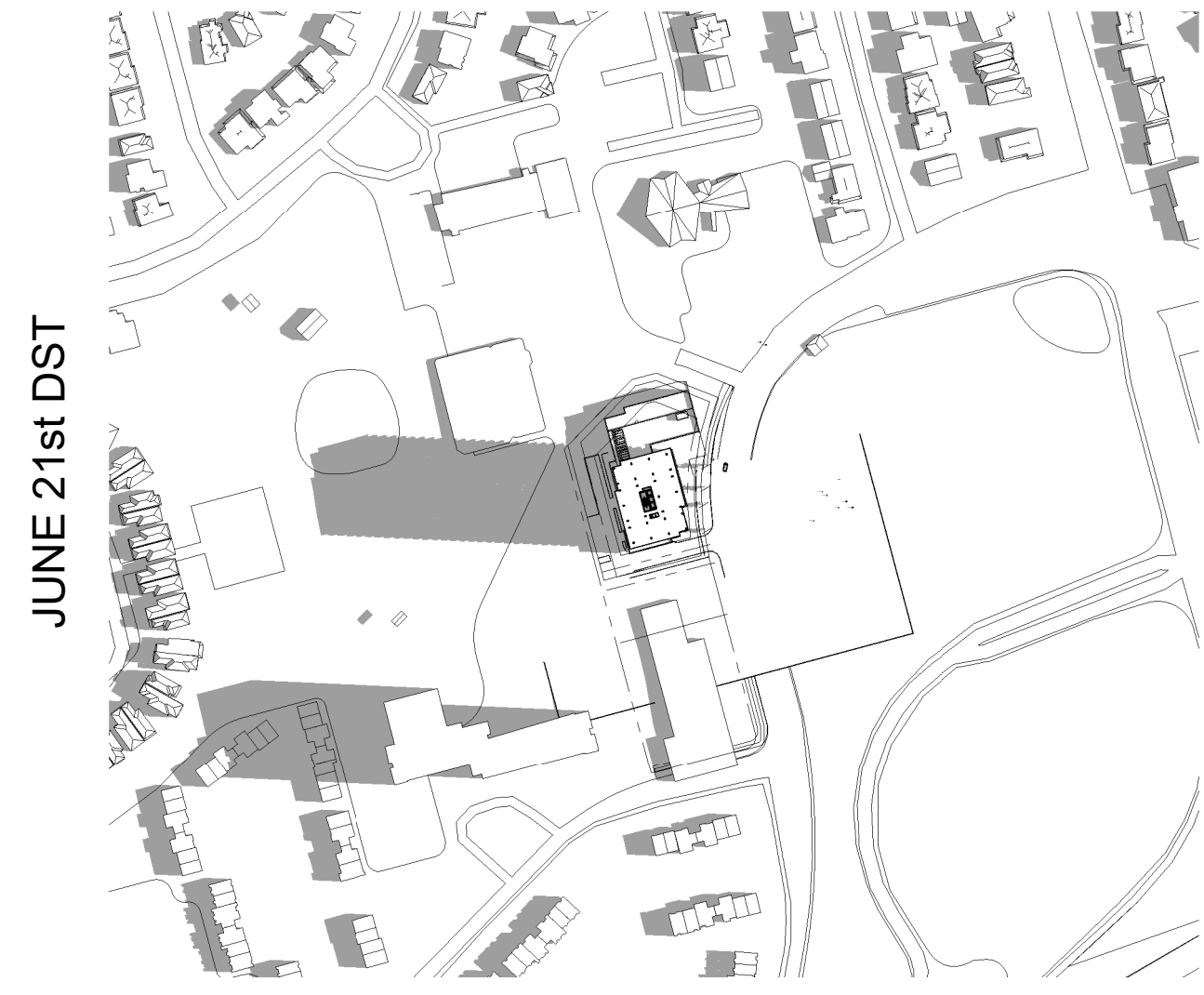
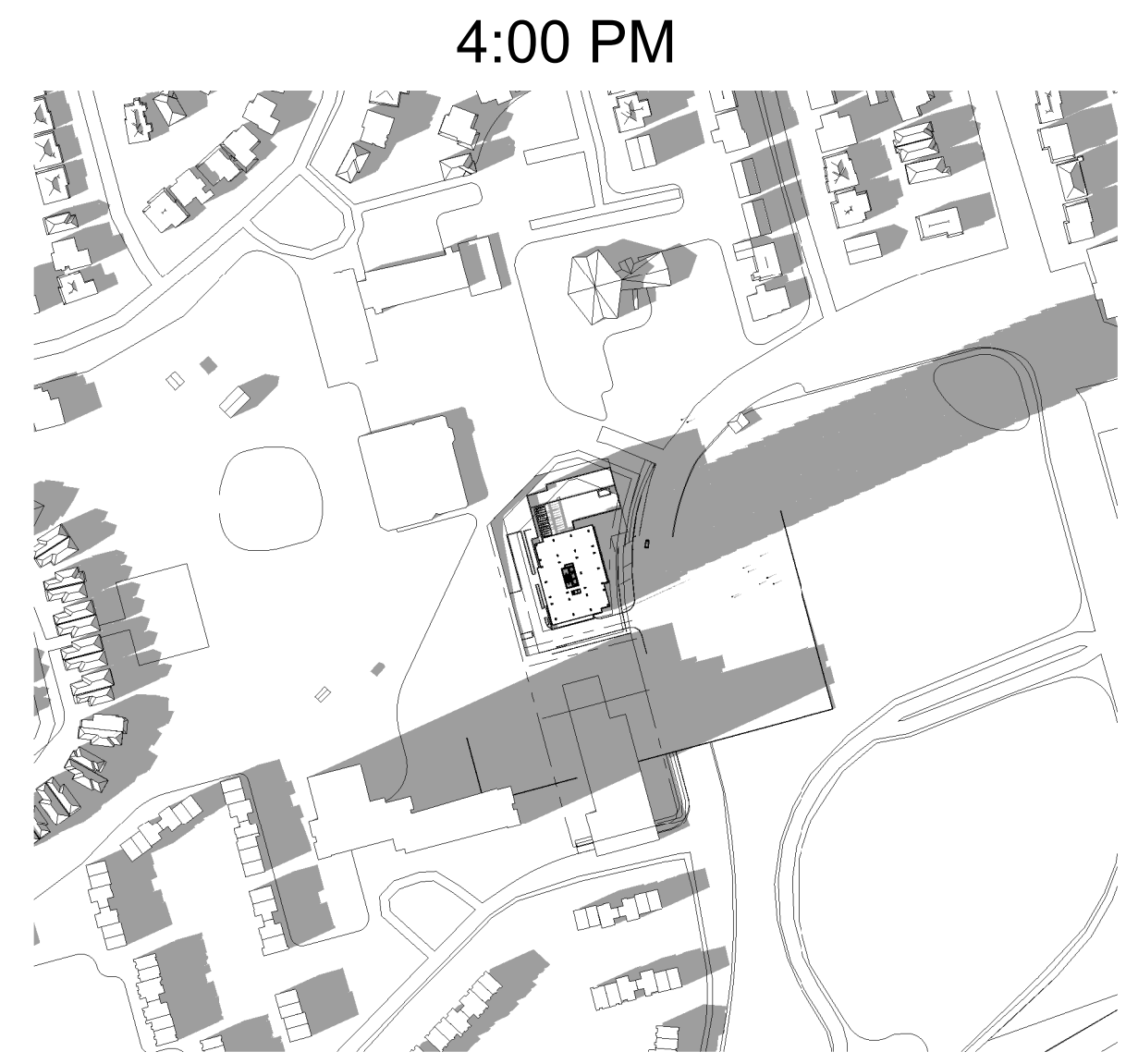
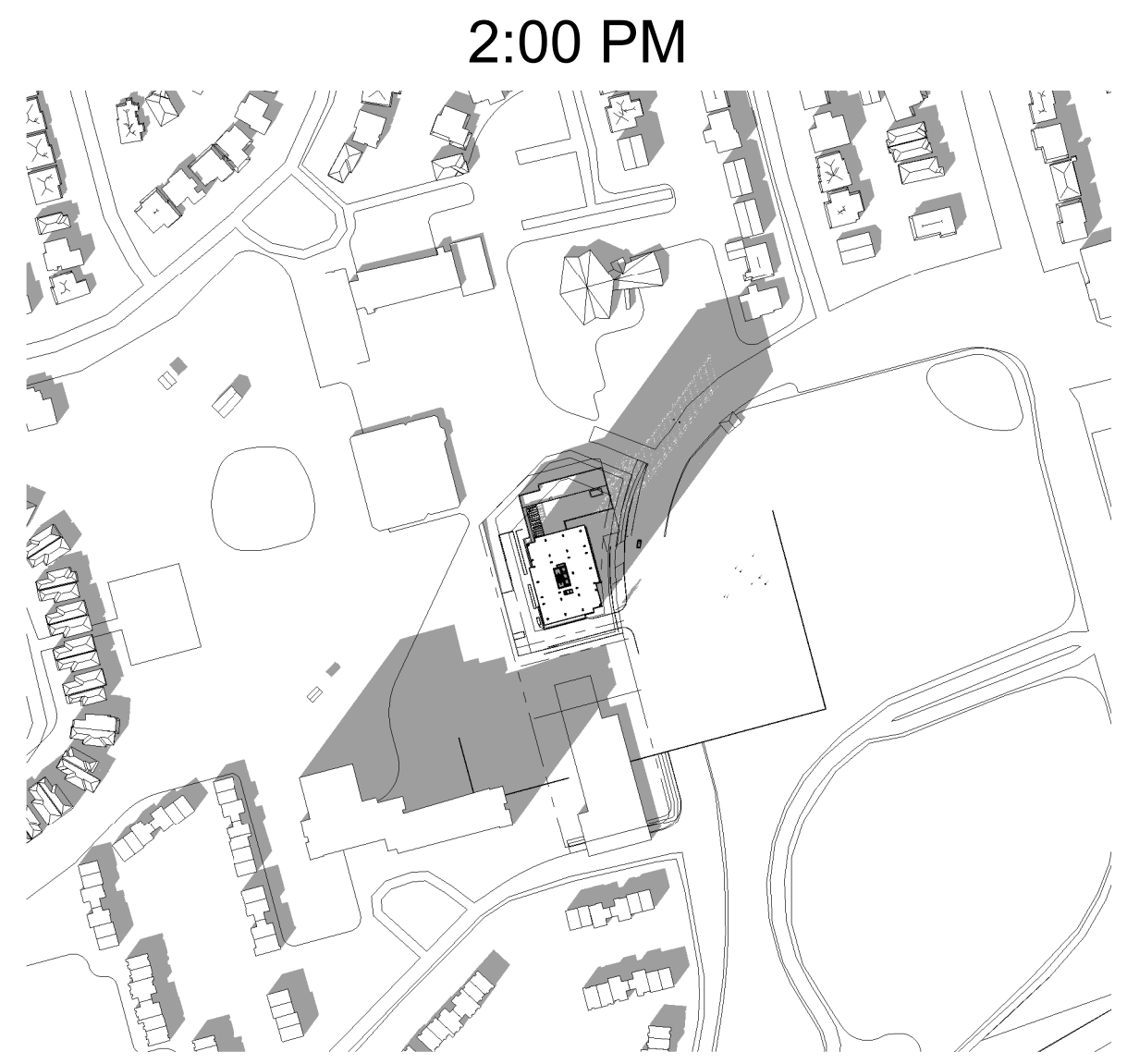
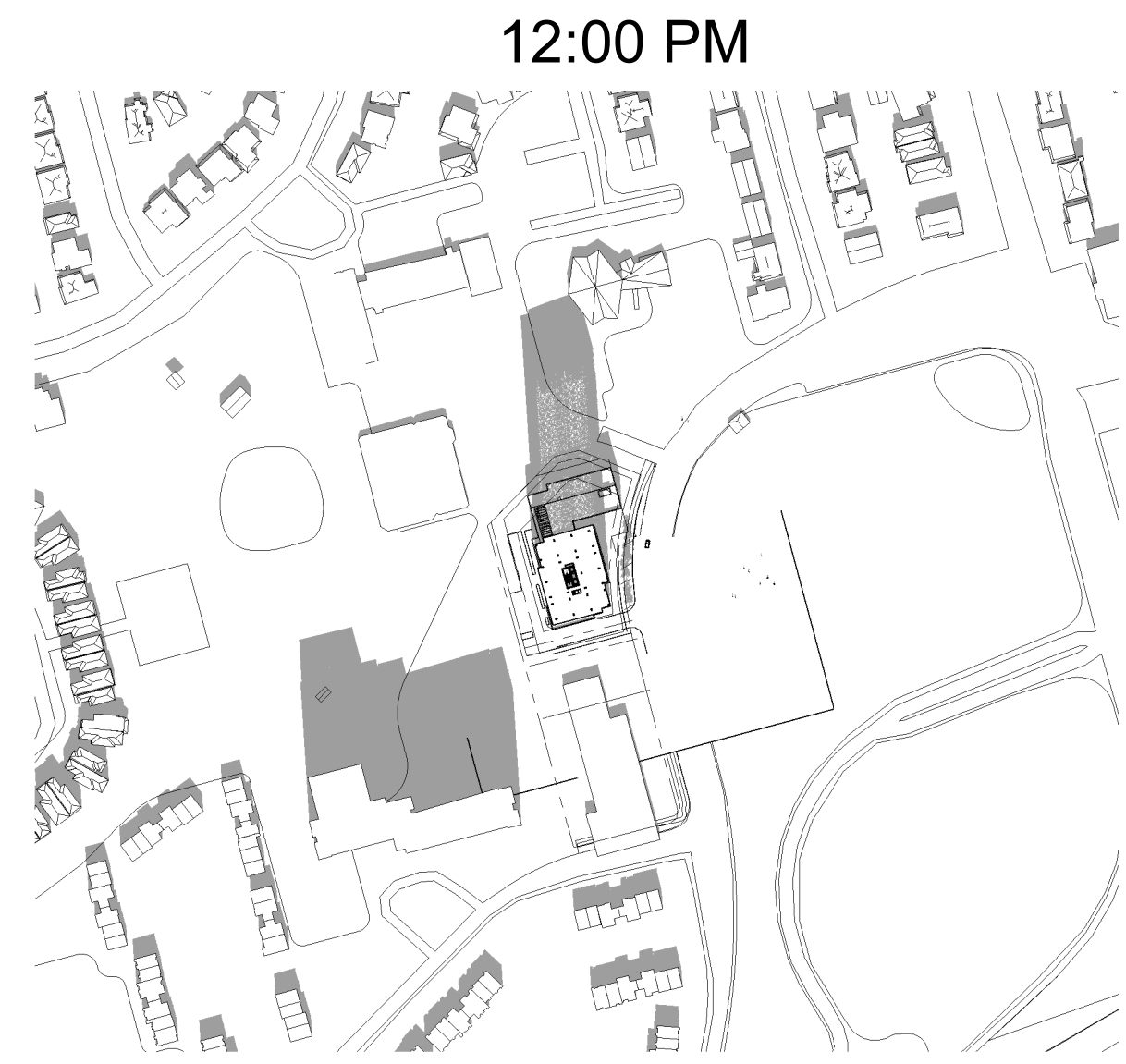
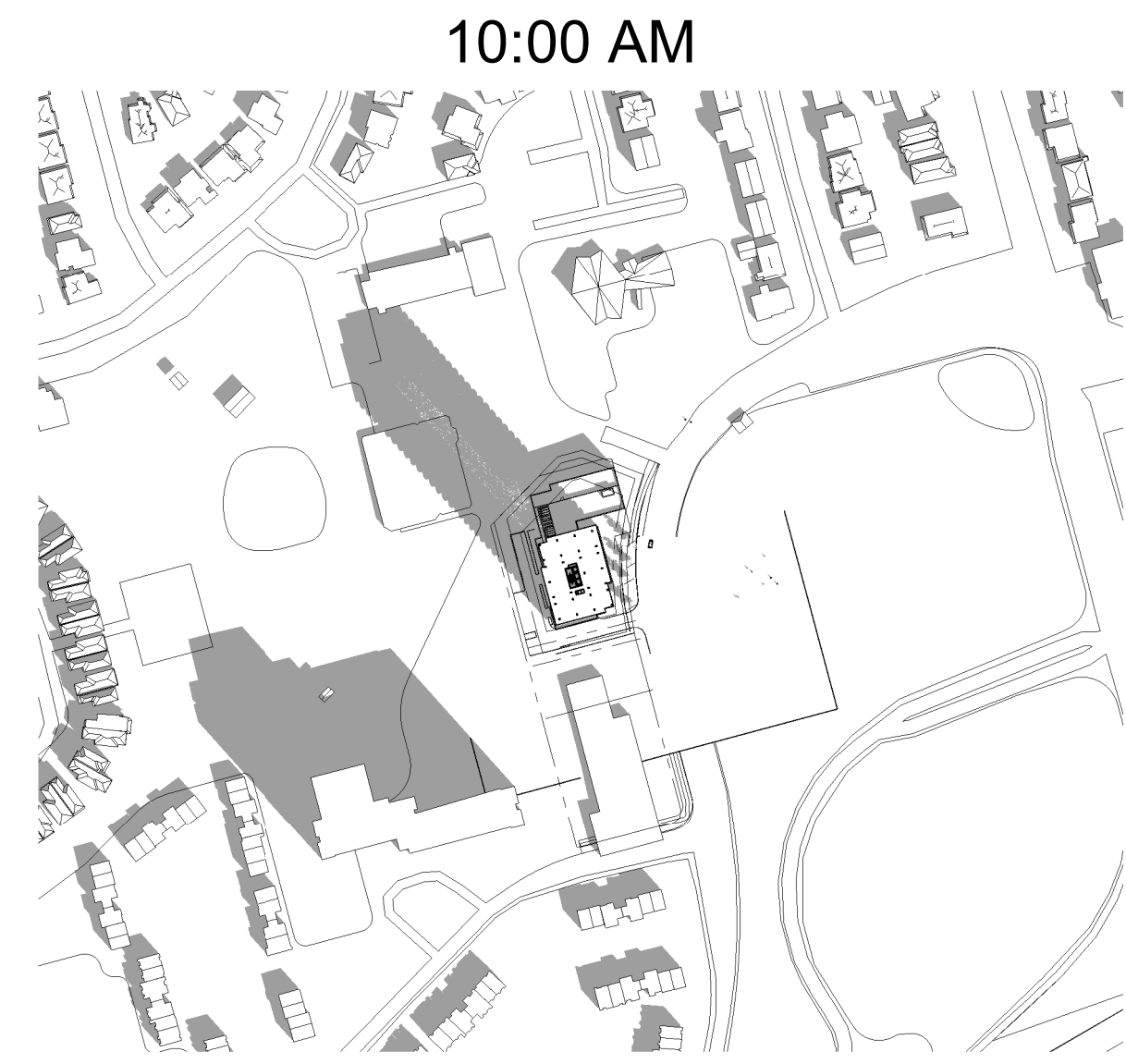
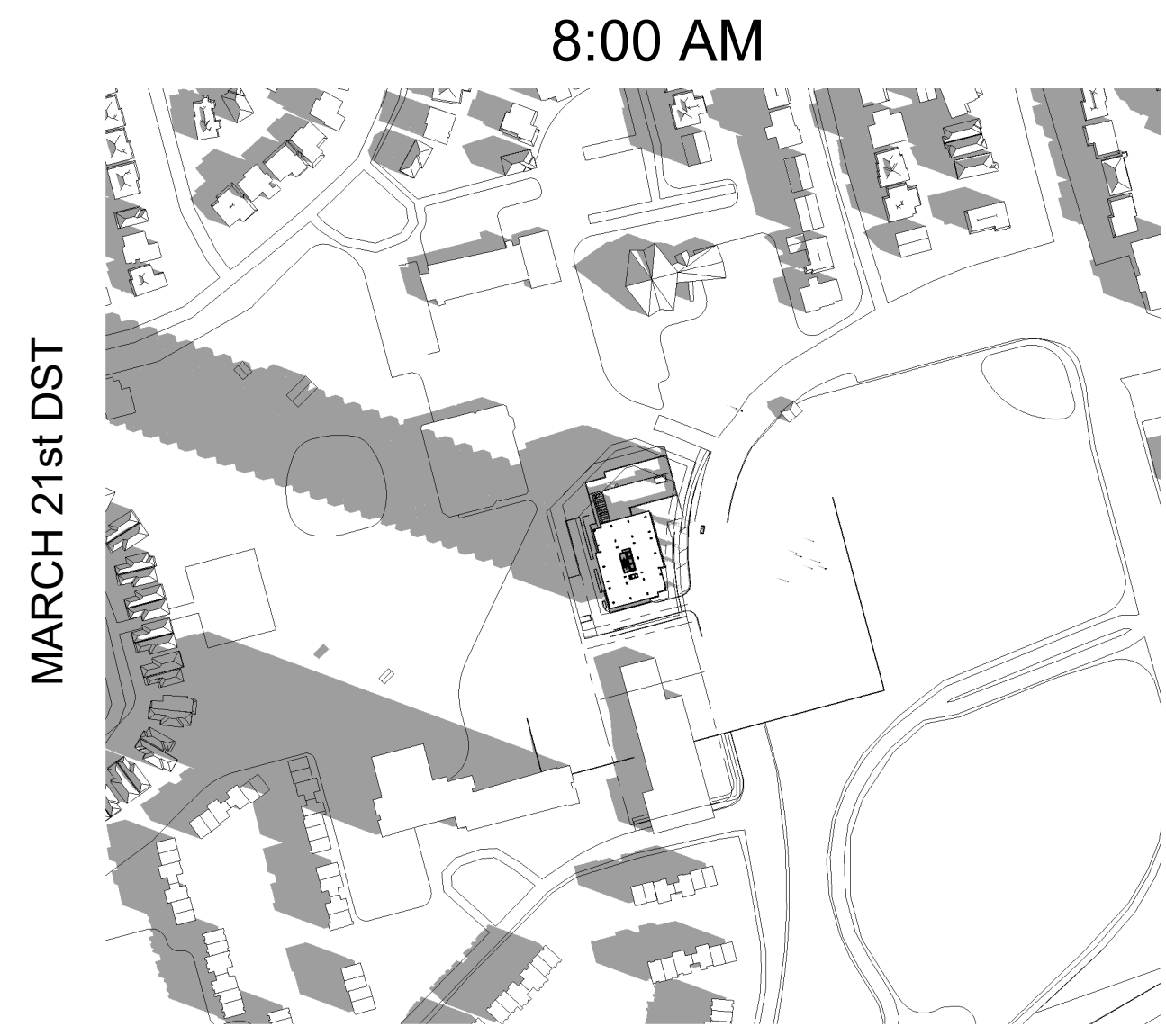
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PLOT SCALE: 1:1

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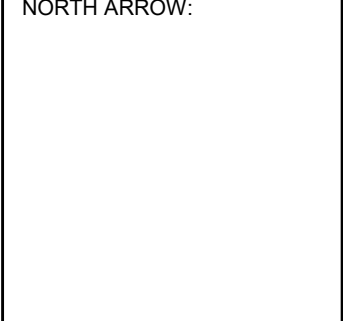
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- Ⓟ TITLE SCALE
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No.	DESCRIPTION	DATE
6	ISSUED FOR SPARE-ZONING R6	27.03.26
5	ISSUED FOR SPARE-ZONING R5	19.11.25
4	ISSUED FOR SPARE-ZONING R4	08.10.24
3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:


ARCHITECT:

 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	

MARCH 21st DST

JUNE 21st DST

SEPTEMBER 21st DST

DECEMBER 21st

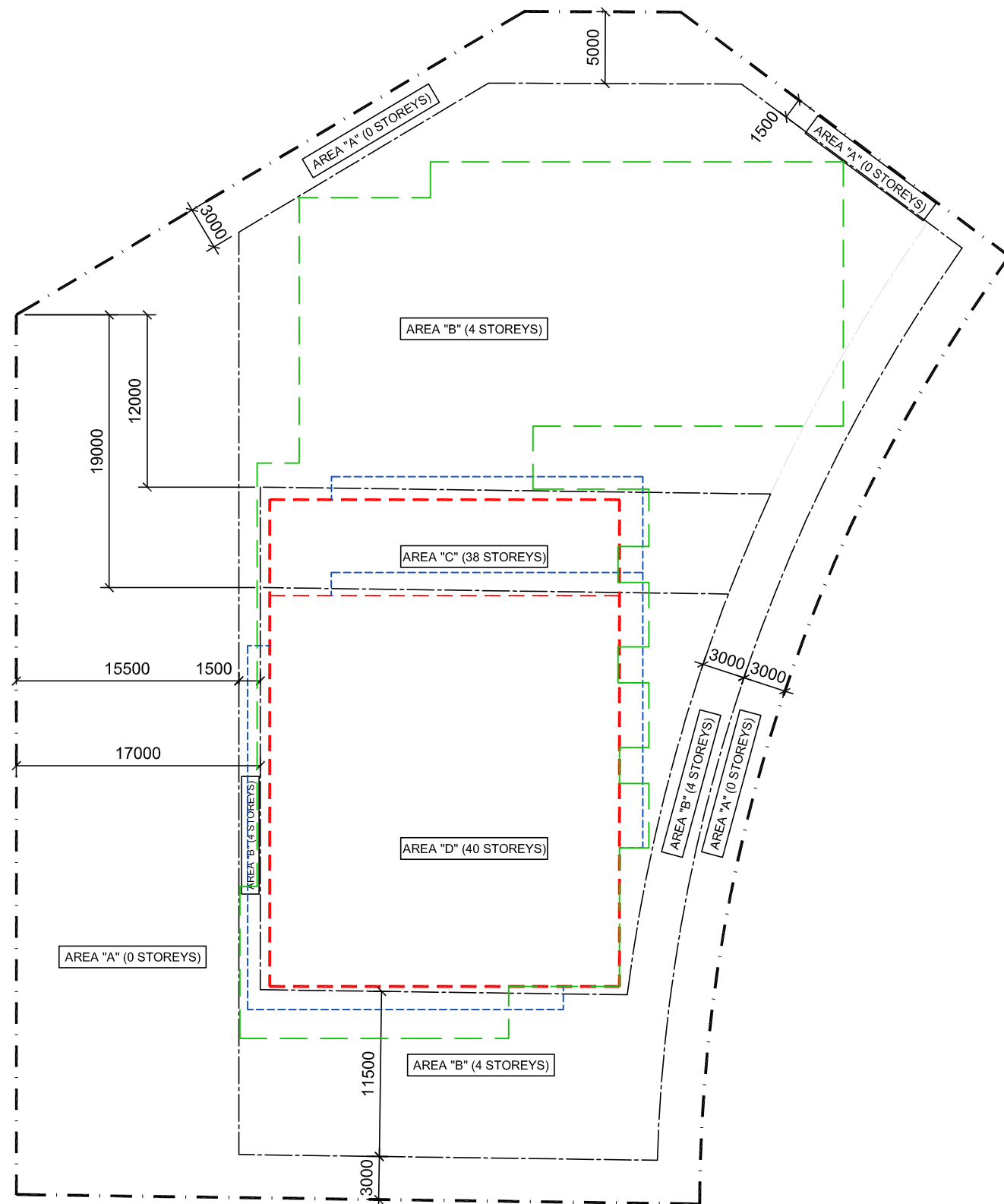
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PLOT DATE: 2025-11-19 5:46:57 PM

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**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

