

PAPER SIZE: ISO Full Bleed B1 (1000.00 X 707.00 MIM) OT DATE: Monday, June 14, 2021

PLOT SCALE: 1:1

PEN STYLE: 0_RLA Master-50%_2010.ctb

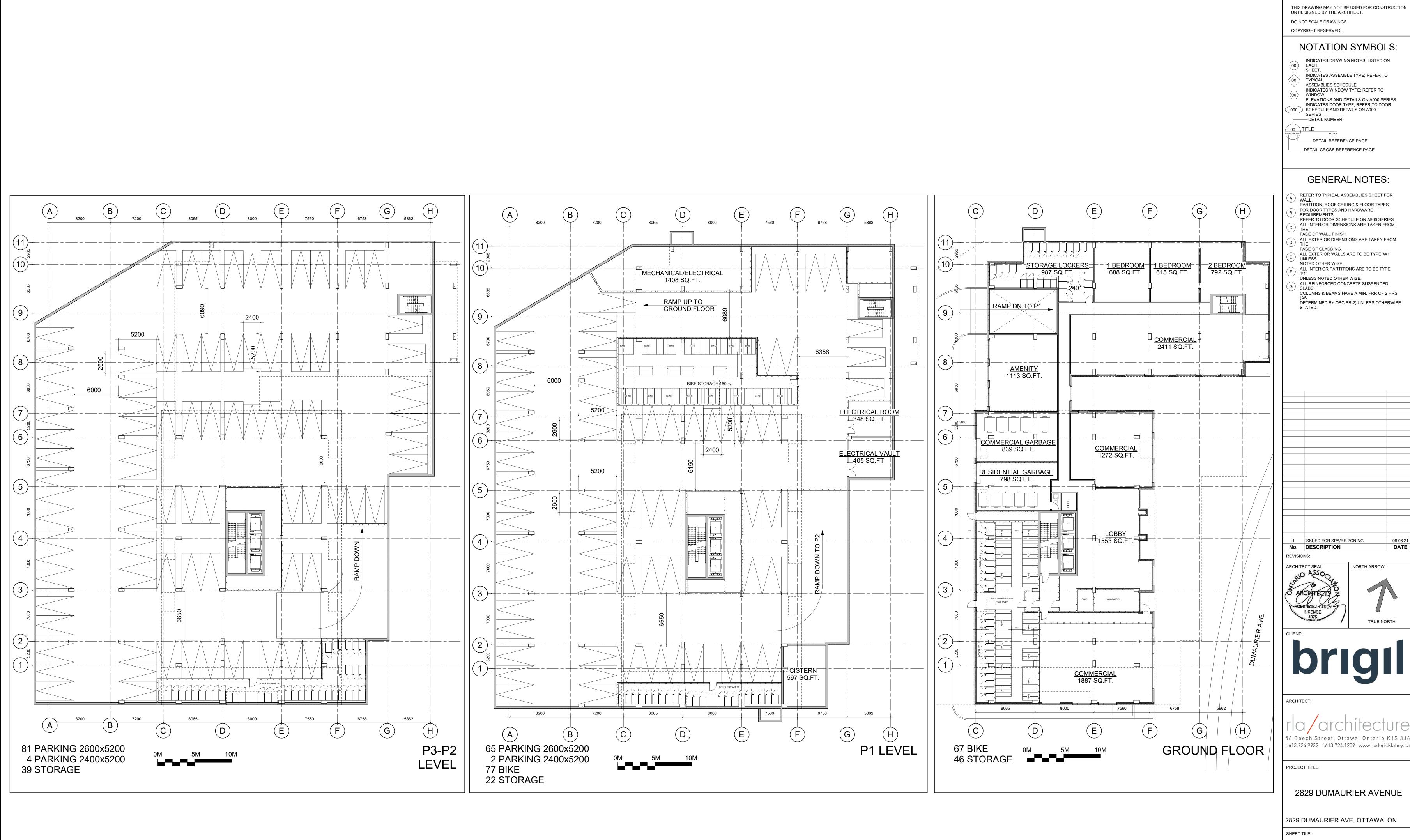
LEGAL DESCRIPTION	DRAWING NOTES:	PROJECT INFORMATION	IT IS THE RESPONSIBILITY OF THE AP CONTRACTOR TO CHECK AND VERIFY
PLAN OF SURVEY OF	 PROPERTY LINE BUILDING / HEIGHT SETBACK LINE 	ZONING	ON SITE AND TO REPORT ALL ERROR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY W
PART OF LOT 20 CONCESSION 2 (Ottawa Front)	 (2) BUILDING / HEIGHT SETBACK LINE (3) OUTLINE OF TOWER 	Zoning By-Law 2008-250 GM [62] F (0.25)	PERTINENT CODES AND BY-LAWS.
Fownship of Nepean	(4) LINE OF PODIUM LEVEL	SITE AREA 4,195.2 sq. m. (45,157) sq. ft.	THIS DRAWING MAY NOT BE USED FO UNTIL SIGNED BY THE ARCHITECT.
NOW CITY OF OTTAWA	5 LINE OF PARKING GARAGE BELOW	BUILDING HEIGHT 18.0 m	DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.
PART OF DUMAURIER AVENUE As Closed by By-Law 372-78 Inst. NS41961)	 (6) RAMP TO U/G GARAGE WITH TRENCH DRAIN (7) EXISTING FIRE HYDRANT 	FRONT YARD SETBACK3.0 mINTERIOR YARD SETBACK0.0 m	NOTATION SYN
AND PART OF THE 1' RESERVE REGISTERED PLAN 479600	8 EXISTING COMMERCIAL BUILDING	REAR YARD SETBACK 7.5 m	
CITY OF OTTAWA	9 2.0m WIDE CONCRETE SIDEWALK C/W DEPRESSED CURBS AT DRIVEWAY ENTRANCE	AMENITY SPACE (6.0 m² PER UNIT) 1,980.0 m²	00 INDICATES DRAWING NOTES, SHEET.
REGIONAL MUNICIPALITY OF	(10) BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE		00 INDICATES ASSEMBLIE TYPE; ASSEMBLIES SCHEDUAL.
	(1) EXISTING 1.5m WIDE ASPHALT CITY SIDEWALK	PROJECT STATISTICS	00 INDICATES WINDOW TYPE; RE ELEVATIONS AND DETAILS ON
Prepared by Annis, O'Sullivan, Vollebekk Ltd.	 (12) SIAMESE CONNECTION (13) REAR YARD LANDSCAPE SETBACK 	BUILDING HEIGHT 95.0 m	INDICATES DOOR TYPE; REFE
PROJECT DEVELOPER	(13) REAR TARD LANDSCAPE SETBACK (14) LINE OF 8.0M EASEMENT FROM ADJACENT PROPERTY	BUILDING HEIGHT - STOREY'S 30	SCHEDULE AND DETAILS ON A
BRIGIL Construction	15 2.6 X 5.2m STANDARD PARKING SPACES	AVERAGE MEAN GRADE(GEO. ELEV.)74.20FRONT YARD SETBACK3.0 m	
98, Lois street Gatineau, Qc, J8Y 3R7	(16) AREA OF TEMPORARY SNOW STORAGE	INTERIOR YARD SETBACK 0.0 m	DETAIL REFERENCE PAGE
Tel: (819) 243-7392 ⁻ ax: (819) 243-5126	17 NEW 1.8M W. CONCRETE SIDEWALK AS PER CITY STANDARDS C/W DEPRESSED CURB @ DRIVEWAY	REAR YARD SETBACK 7.5 m	DETAIL CRUSS REFERENCE PA
E-Mail: brigil@brigil.com	 (18) SOFT LANDSCAPING (19) HARD LANDSCAPING - PAVERS 	GROSS BUILDING - AREAS (CITY OF OTTAWA ZONING AREA)	
	EXISTING CITY BOULEVARD TO BE REINSTATED UPON	PARKING LEVEL 0.0 sq. m. 000 sq. ft.	
SURVEYOR	 (20) COMPLETION OF SITE WORK (21) CONCRETE RETAINING WALL C/W STONE FACE - SEE 	GROUND FLOOR 1,380.0 sq. m. 14,850 sq. ft.	
Annis O'Sullivan Vollebekk Ltd.		2nd to 6th FLOOR 5 x 1,398.0 sq. m. 5 x 15,050 sq. ft. 6,990.0 sq. m. 75,250 sq. ft.	
Ontario Land Surveyors 14 Concourse Gate, Suite 500,	 (22) EXISTING TREE TO BE REMOVED - SEE LANDSCAPE (23) LINE OF U/G CISTERN; SEE CIVIL AND MECHANICAL FOR 	7th 5LOOD 618.3 sq. m.	
Nepean, Ontario K2E 7S6 Tel: (613) 727-0850	DETAILS	7th FLOOR 6,655 sq. ft. 8th - 28th FLOOR 21 x 725.7 sq. m. 15,240.0 sq. m. 9th - 28th FLOOR 21 x 725.7 sq. m. 15,240.0 sq. m.	
Fax: (613) 727-1079	(24) LIGHT STANDARD - SEE ELECTRICAL LIGHTING CERTIFICATE	21 x 7,811 sq. it. 164,031 sq. it. 2 x 566.5 sq. m. 1,133.0 sq. m.	
E-Mail: EdH@aovltd.com		2 x 6,098 sq. π. 12,196 sq. π. 440.2 sq. m.	
URBAN PLANNER	 (26) NEW CURB TO TIE INTO EXISTING - SEE CIVIL (27) 1670mm W. CONCRETE B/F RAMP - SEE GRADING PLANS 	4,738 sq. π. 25 801 5 sq. m	
FoTenn Consultants Inc.	(28) RAISED COMMERCIAL TERRACE - SEE GRADING AND LANDSCAPE PLANS	TOTAL AREA 277,720 sq. ft.	
396 Cooper Street, Suite 300 Ottawa, ON Canada, K2P 2H7	(29) PAVED AREA FOR GARBAGE TRUCK BACKUP/EXIT	UNIT STATISTICS	
Tel.:(613) 730-5709 ex. 287 Fax: (613) 730-1136	(30) EXISTING STM TO BE REMOVED/RELOCATED - SEE CIVIL	STUDIO UNIT 0	
E-Mail: church@fotenn.com	SEE CIVIL DRAWINGS FOR ALL SERVICING WORK	ONE BEDROOM UNIT194TWO BEDROOM UNIT136	
	 BEYOND PROPERTY LINE OF PROPOSED APPLICATION RETAINING EXISTING STREET TREES - SEE LANDSCAPE 	TOTAL 330	
	(33) GAS PRESSURE RELEASE STATION	COMMERCIAL 440.0 sq. m.	
Stantec Engineering Ltd. 1331 Clyde Avenue, Suite 400,	(34) EXISTING HYDRO POLE TO BE REMOVED	TOTAL GFA, COMMERCIAL 4,735 sq. ft.	
Ottawa, ON K2C 3G4 Tel: (613) 724-4337	 (35) EXHAUST/INTAKE FOR PARKING GARAGE (36) EXISTING ASPHALT PARKING LOT & ENTRANCE 	CAR PARKING	
E-Mail: kris.kilborn@stantec.com	(37) B/F PARKING AS PER CITY STANDARD. ONE TYPE 'A' &	REQUIRED by ZONING BY-LAW	
	ONE TYPE 'B' SPACE	RESIDENCE - 0.5 PER DWELLING UNIT (AFTER 12 UNITS) 159	
LANDSCAPE ARCHITECT		VISITOR - 0.2 PER DWELLING UNIT 66	
_evstek Consulting		COMMERCIAL - 5.0 PER 100 m2 NFA 11	
5871 Hugh Crescent Ottawa, (Osgoode) ON K0A 2W0		TOTAL 236	
Tel: (613) 826-0518		PROVIDED	
E-Mail: rlevstek@larocquelevstek.com		RESIDENCE (BELOW GRADE) (0.66 / UNIT) 220	
	SITE PLAN SYMBOLS:	VISITOR & COMMERCIAL (BLENDED) ABOVE GRADE: 10	
		BELOW GRADE: 20 TOTAL: 30	
	EXTERIOR COMMUNAL LANDSCAPE AREA	TOTAL 250	
	ASPHALT DRIVEISLE/PARKING	MAXIMUM PARKING RATE FOR RESIDENTIAL USE : 578 1.75 per UNIT (INCLUDING VISITOR)	
		BICYCLE PARKING	
	CONCRETE SIDEWALK	REQUIRED	2 ISSUED FOR SPA / RE-ZONING
	COMMERCIAL PATIO	RESIDENTIAL - 0.5 PER UNIT (330 UNITS) 165	No. DESCRIPTION
	PAVERS @ TERRACE LEVEL	COMMERCIAL - 1.5 PER 250 m2 GFA 2 (440 M2) TOTAL: 167	REVISIONS: ARCHITECT SEAL: NORTH
		PROVIDED	ARCHITECT SEAL: NORTH
	///////COMMERCIAL @ L1	ABOVE GRADE: 04	ARCHITECTS Z
	RESIDENTIAL APARTMENTS @ L1	BELOW GRADE:310TOTAL:314	
		LOT COVERAGE	HODEFNICKI-LÄHEY
		PAVED SURFACE = 956.5 sq. m. 22.8%	SEAL DATE: STAMP DATE
	ELECTRICAL VAULT BELOW - SEE	BUILDING FOOTPRINT = 1,654.7 sq. m. 39.4% LANDSCAPE OPEN SPACE = 1,584.0 sq. m. 37.8%	CLIENT:
		TOTAL = 4,195.2 sq. m. 100.0%	
		REAR PARKING/LANDSCAPE AREA	
	11.5M TOWER SETBACK LINE	PAVED SURFACE = 875.0 sq. m. 58.7% LANDSCAPE OPEN SPACE = 615.0 sq. m. 41.3	
	PROPOSED STORM SERVICE	$\frac{11.3}{\text{TOTAL} = 1,490.0 \text{ sq. m.}}$	
	PROPOSED WATER SERVICE	AMENITY SPACE	ARCHITECT:
	PROPOSED SANITARY SERVICE	AT GRADE COMMUNAL EXTERIOR = 1160.0 sq. m.	rla archite
		GROUND COMMUNAL INTERIOR = 100.0 sq. m.	roderick lahey
	BIKE RACK	PRIVATE BALCONIES = 2,754.0 sq. m. 7th FLOOR COMMUNAL INTERIOR = 204.0 sq. m.	56 beech street, ottawa, c
BEL AIR PARK	ENTRANCE / EXIT DOOR	7th FLOOR COMMUNAL EXTERIOR = 680.0 sq. m. ROOF TOP COMMUNAL EXTERIOR = 0.0 sq. m.	t. 613.724.9932 f. 613.724.120
and the second s	FH FIRE HYDRANT	TOTAL = 4,898.0 sq. m.	PROJECT TITLE:
ARKWAY PARK		TOTAL COMMUNAL = 2,144.0 sq. m.	2858 DUMAI
	$\begin{pmatrix} - \\ + \end{pmatrix}$ EXISTING TREE TO BE REMOVED	REQUIRED - 6.0M ² PER UNIT (330) = 1,980.0 sq. m. REQUIRED COMMUNAL @ 50% = 990.0 sq. m.	
			AVENU
École élémentaire Catholique Terre-des	EXISTING TREE TO BE RETAINED	REFUSE REQUIREMENT (330 UNITS)	OTTAWA
		GARBAGE - 0.11 PER UNIT 37 YARDS	SHEET TITLE:
familton P	PRIMARY ENTRANCE / EGRESS DOOR	RECYCLING GMP- 0.018 PER UNIT6 YARDSRECYCLING FIBER- 0.038 PER UNIT13 YARDS	
Pinecrest Recreation	SECONDARY DOOR	COMPOST - 240L PER 50 UNITS 7	SITE PL
Sir Guy Carleton	PROPOSED GRADE - SEE CIVIL DRAWINGS		
RYAN	NOTE: SEE LANDSCAPE FOR ALL SURFACE		
Hermitian cold where	MATERIAL AND PATTERN		DRAWN: CHECK
RBC Royal Ban			R.V. R.V.
Brang			SCALE: SHEET 1:200
			PROJECT No.
			1922

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DWG #

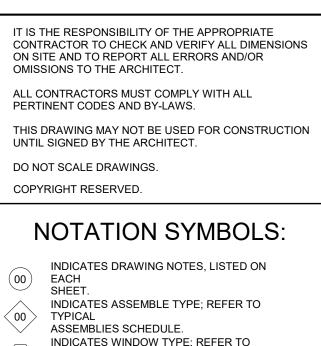


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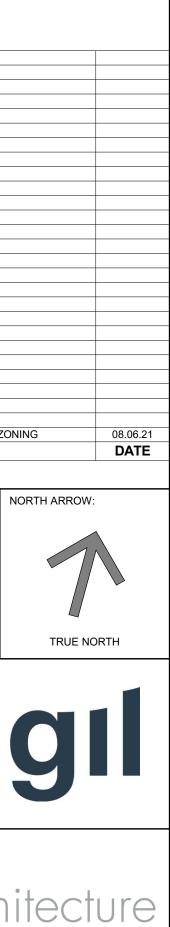
FLOOR PLAN

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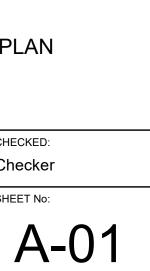
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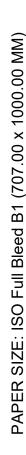
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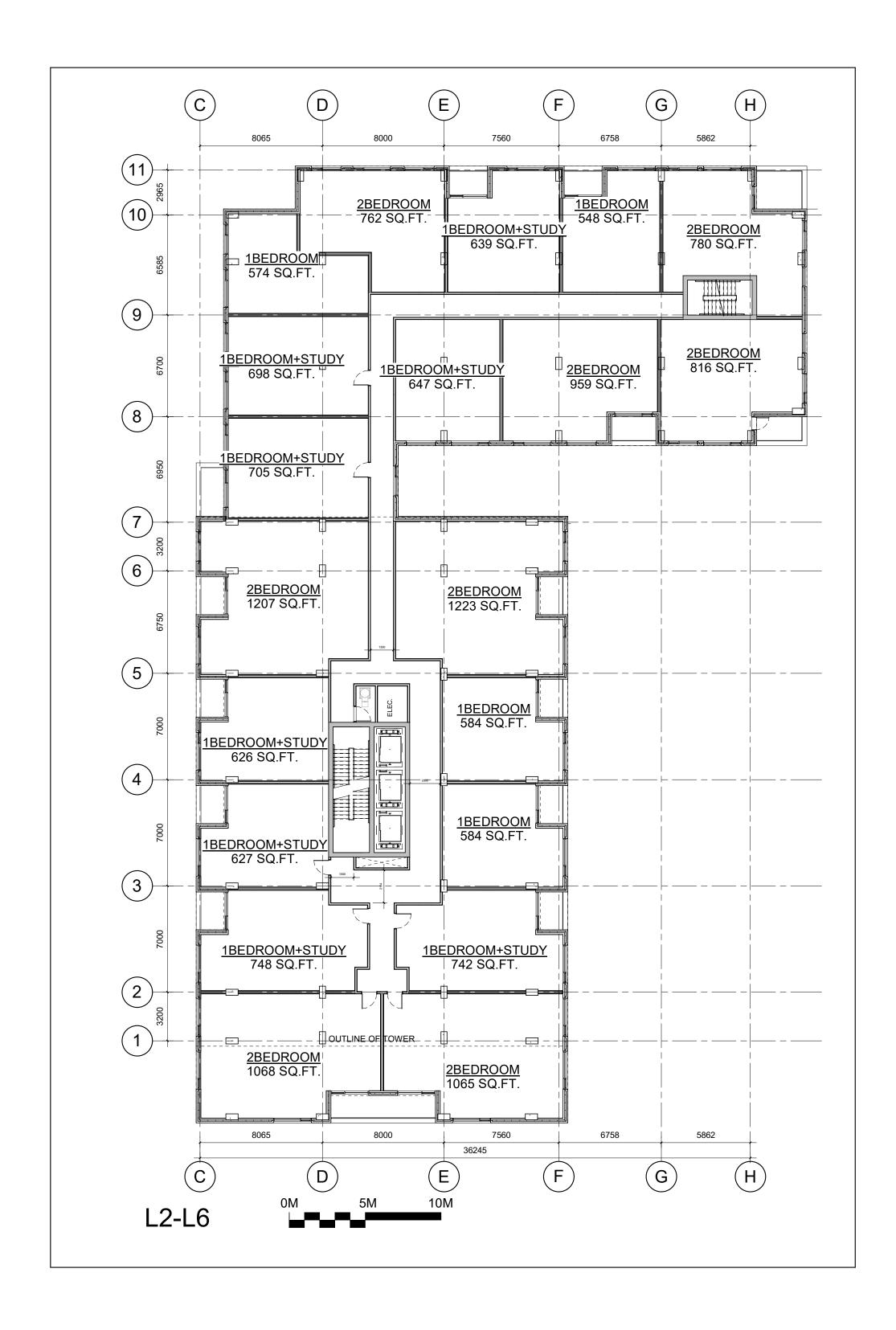


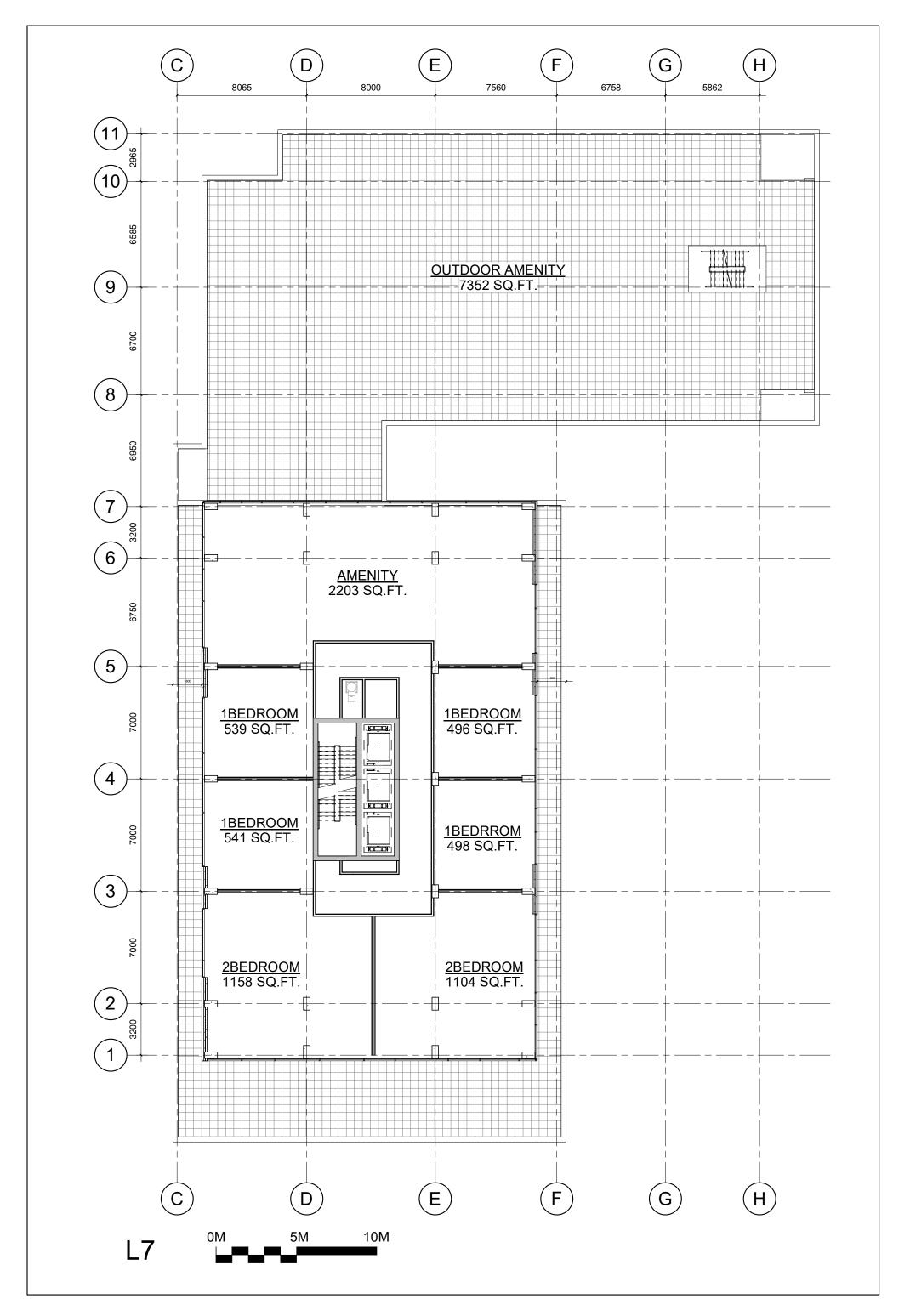










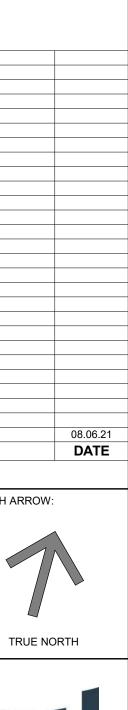


	ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.
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8065 8000 7560 6758 5862 (11) +	GENERAL NOTES:
	 REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES. FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A900 SERIES. ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF WALL FINISH. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING. ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHER WISE. ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHER WISE. ALL REINFORCED CONCRETE SUSPENDED SLABS, COLUMNS & BEAMS HAVE A MIN. FRR OF 2 HRS (AS DETERMINED BY OBC SB-2) UNLESS OTHERWISE STATED.
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1 BEDROOM 1 BEDROOM 674 SQ.FT. 631 SQ.FT. 4 1 BEDROOM 631 SQ.FT. 00 1 BEDROOM 634 SQ.FT. 3	
^B <u>2 BEDROOM</u> <u>1 BEDROOM</u> <u>2 BEDROOM</u>	1 ISSUED FOR SPA/RE-ZONING 08.06.2 No. DESCRIPTION DATE REVISIONS: ARCHITECT SEAL: NORTH ARROW: ARCHITECT SEAL: NORTH ARROW: ARCHITECTSEAL: NORTH ARROW: ARCHITECTS TRUE NORTH
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	PROJECT TITLE:
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	2829 DUMAURIER AVE, OTTAWA, ON

FLOOR PLANS

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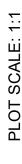






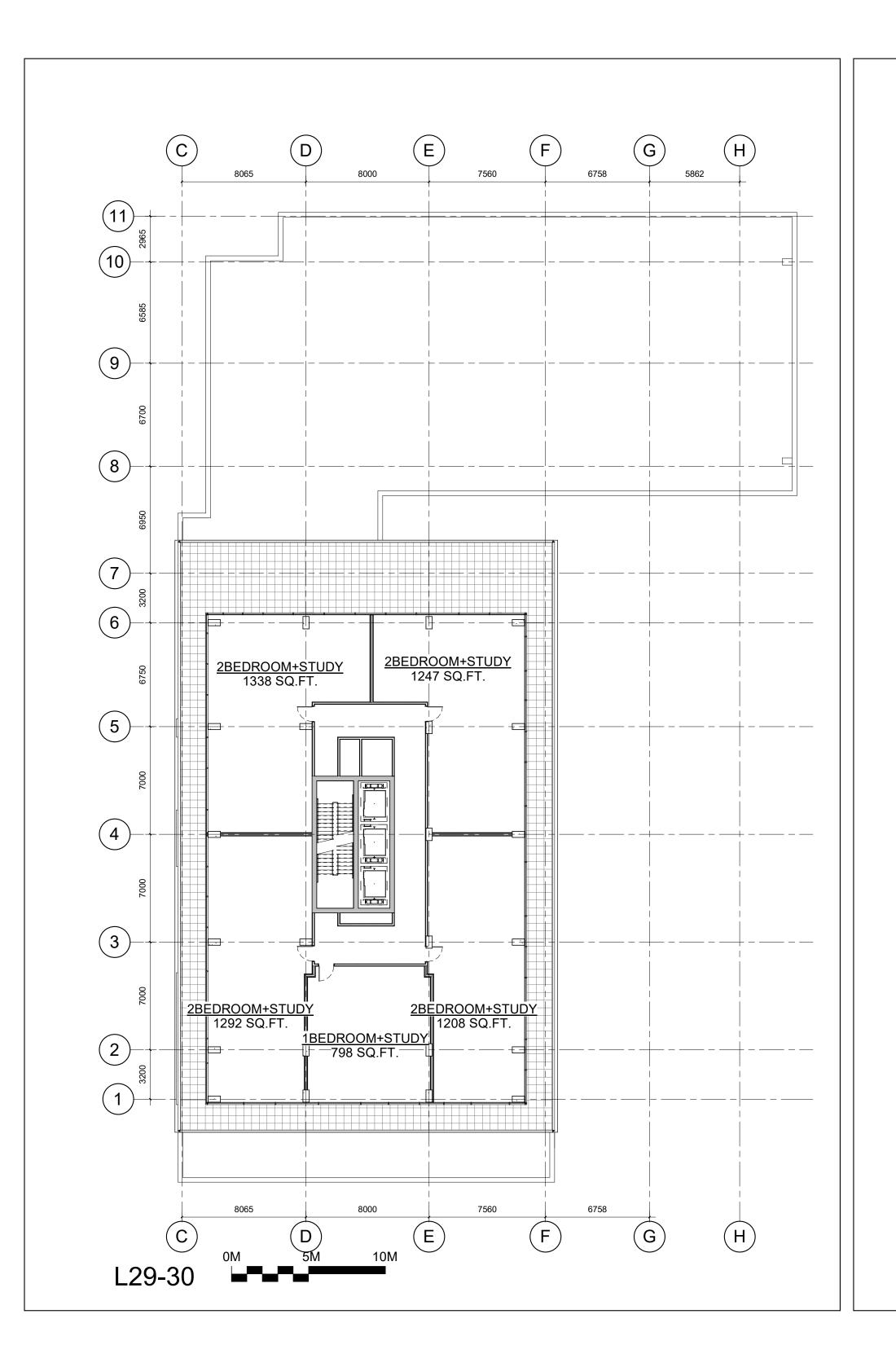


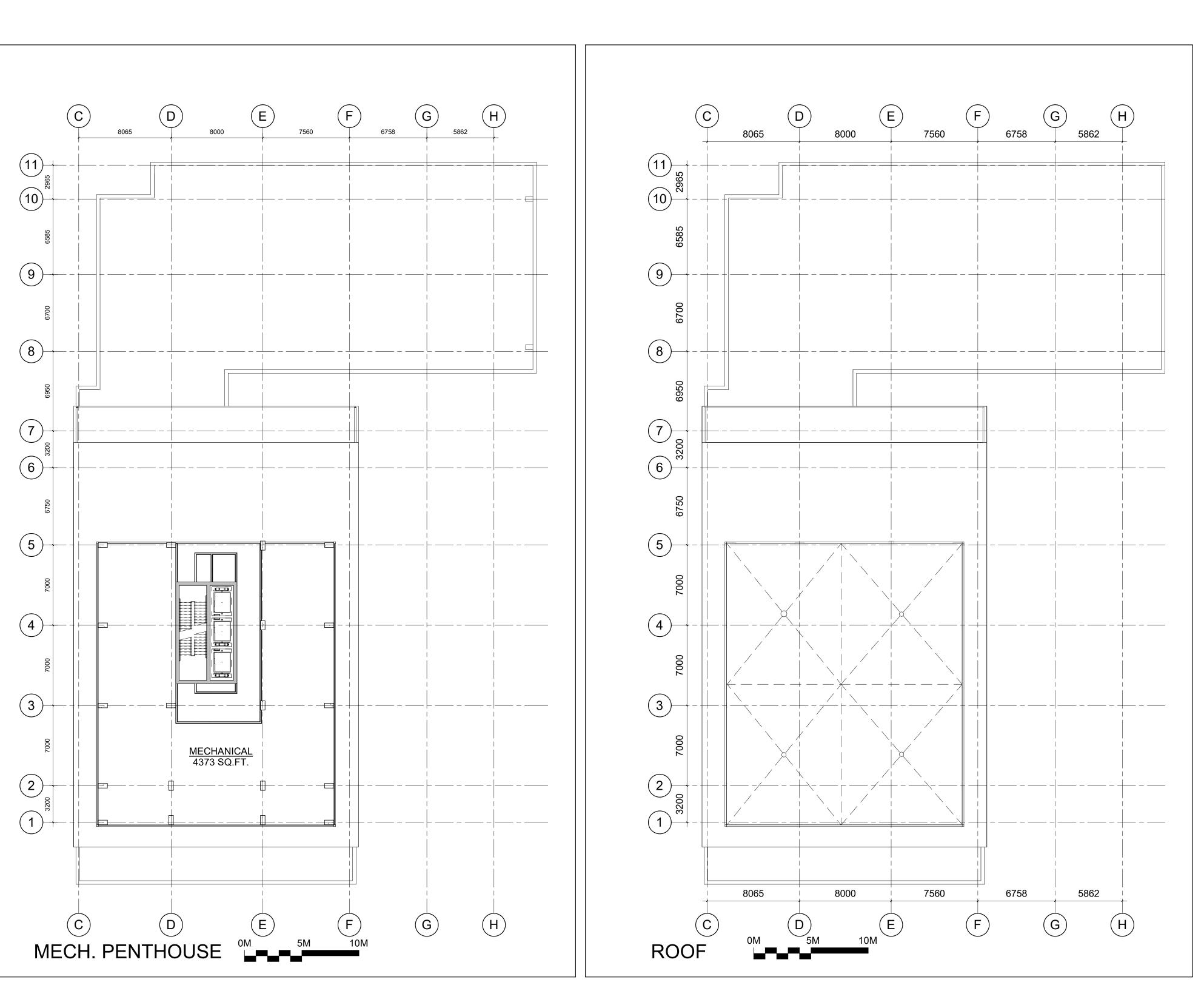
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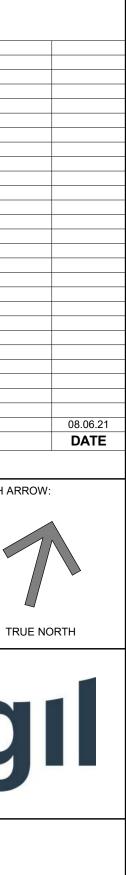
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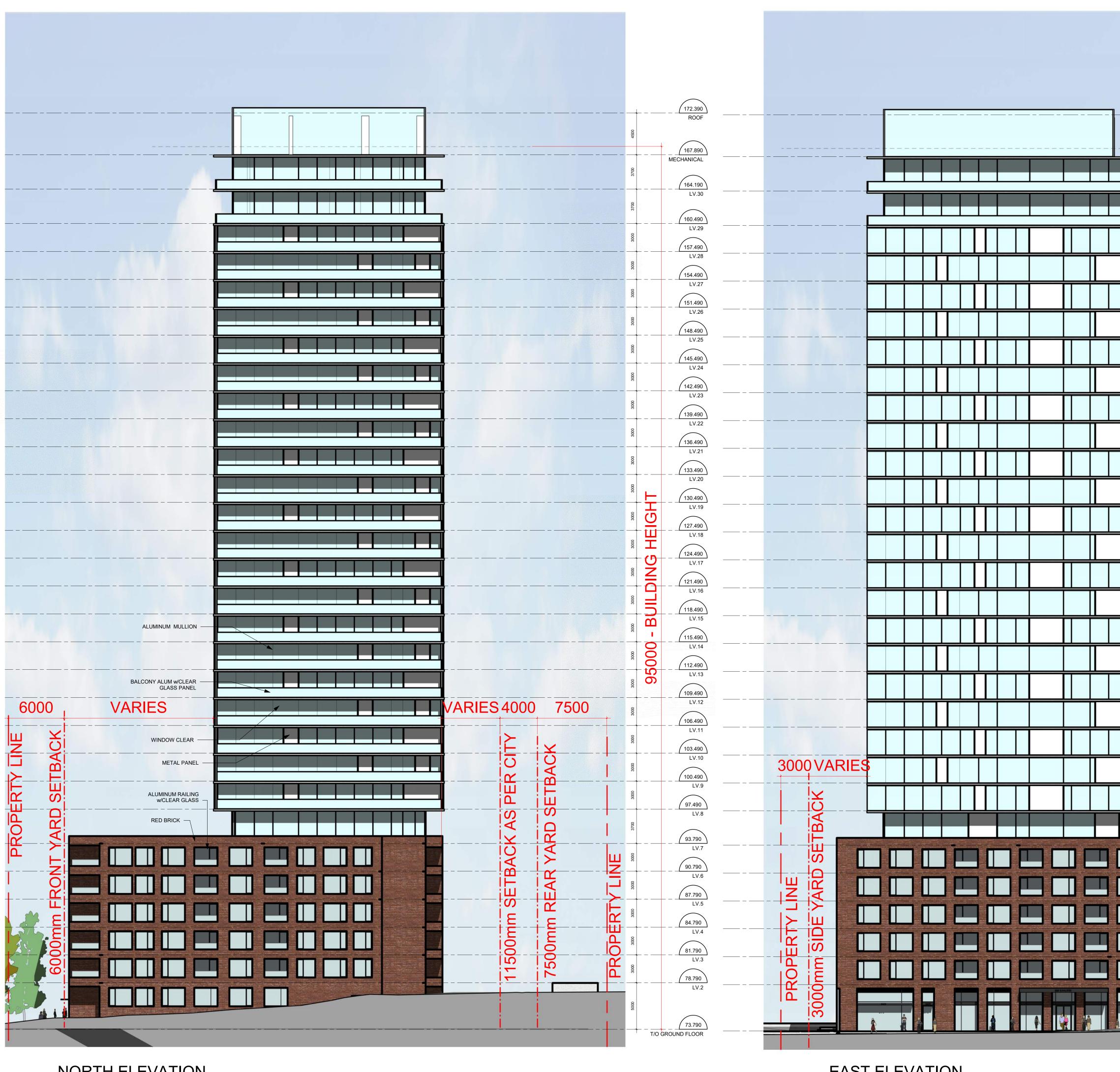


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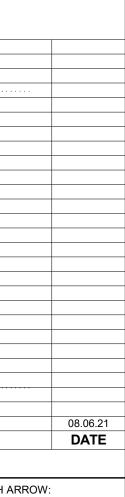


NORTH ELEVATION

EAST ELEVATION

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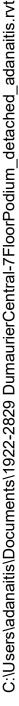
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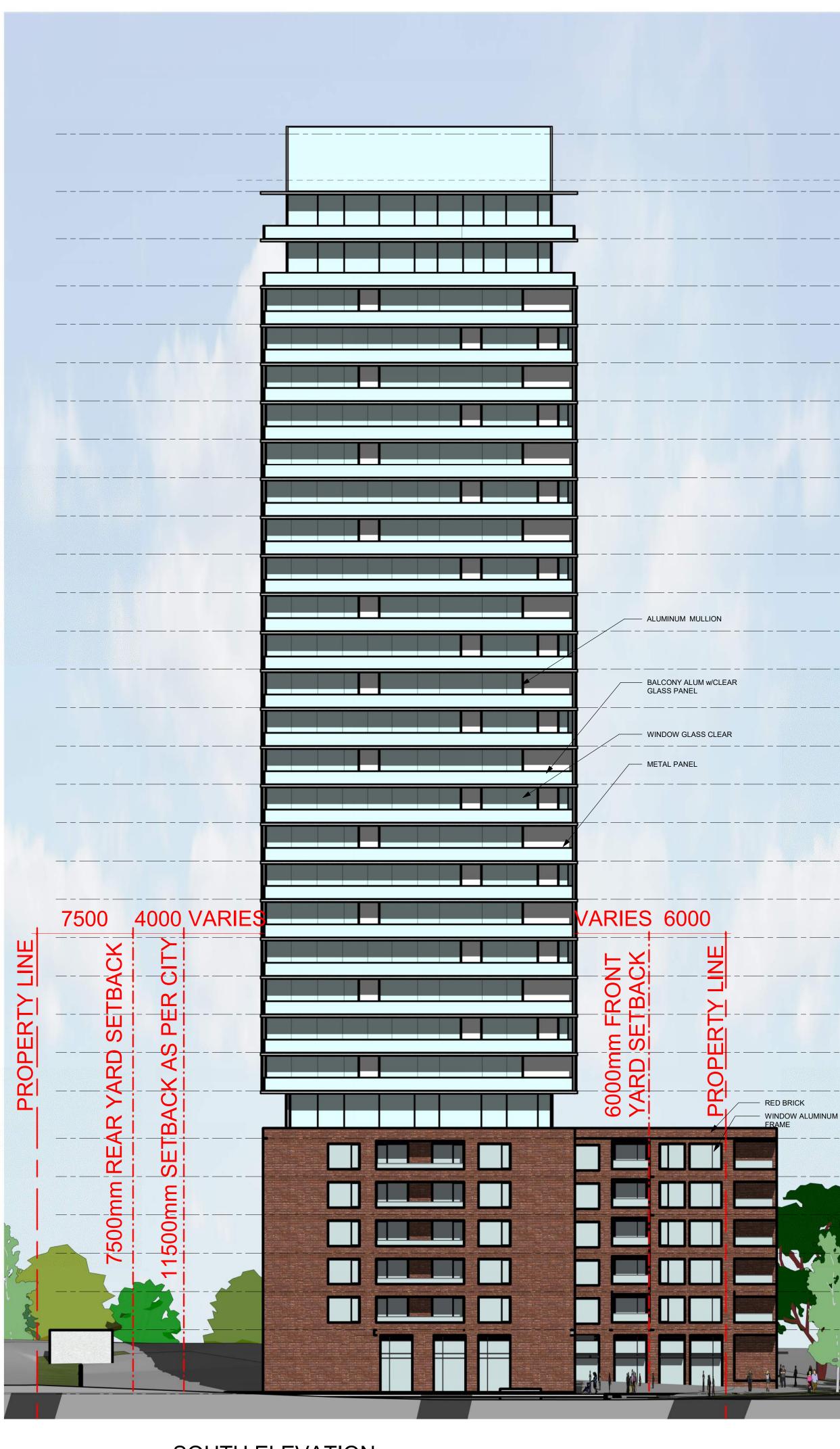




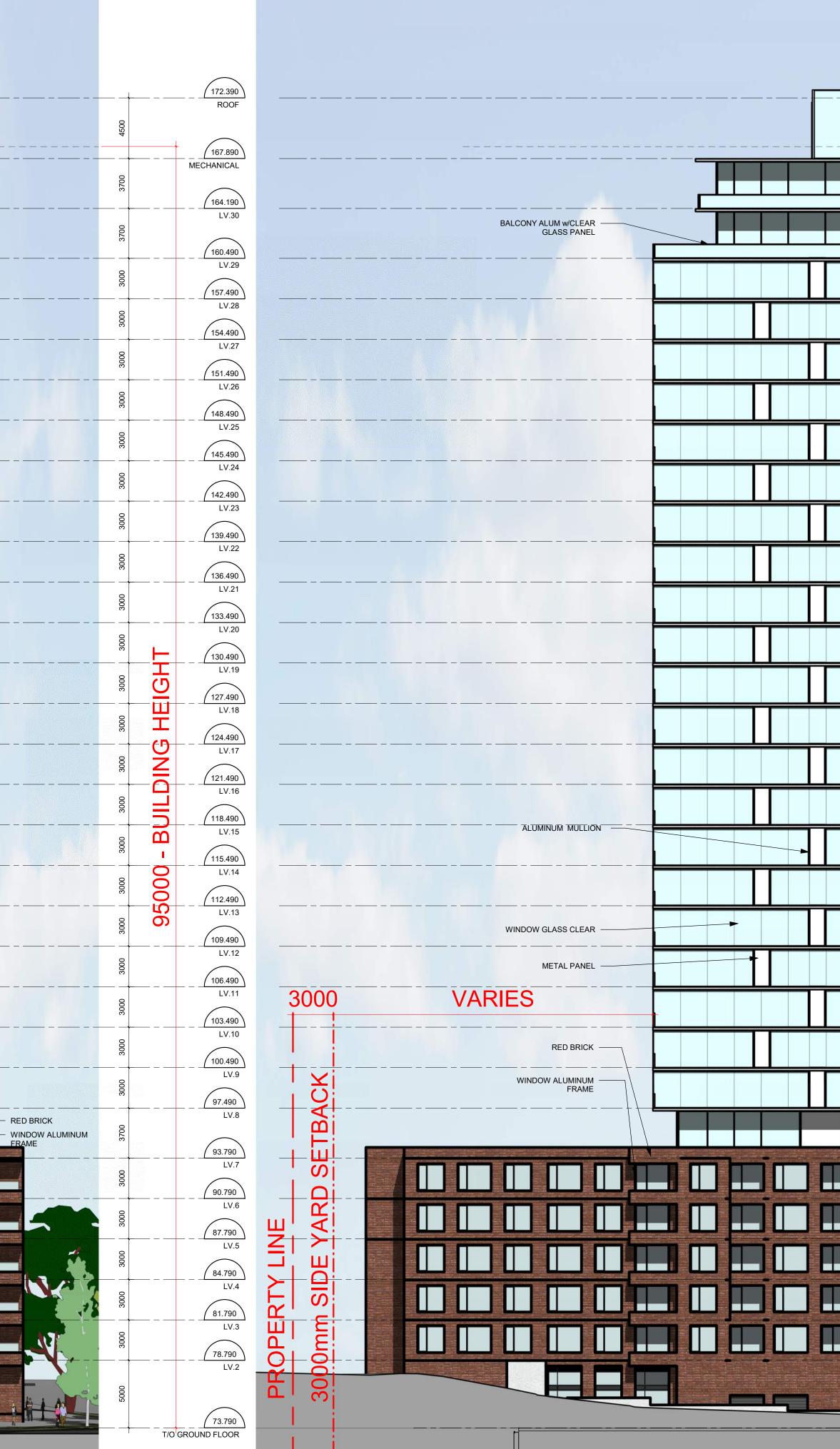








SOUTH ELEVATION



WEST ELEVATION

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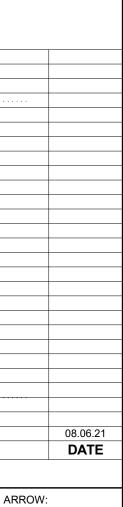
Beech Street, Ottawa, Ontario K1S 3J6 8.724.9932 f.613.724.1209 www.rodericklahey.ca ECT TITLE:

2829 DUMAURIER AVENUE

9 DUMAURIER AVE, OTTAWA, ON T TILE:

ELEVATIONS

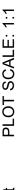
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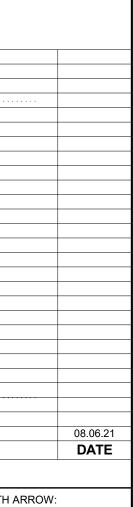
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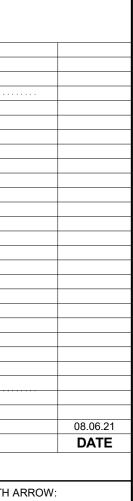
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VIEW LOOKING NORTH-EAST

VIEW LOOKING NORTH-WEST STREETSCAPE ALONG DUMAURIER AVE.

VIEW LOOKING SOUTH-EAST STREETSCAPE ALONG DUMAURIER AVE.





NOTATION SYMBOLS: INDICATES DRAWING NOTES, LISTED ON 00 EACH SHEET. indicates assemble type; refer to typical Assemblies schedule. INDICATES WINDOW TYPE; REFER TO (00) WINDOW ELEVATIONS AND DETAILS ON A900 SERIES. INDICATES DOOR TYPE; REFER TO DOOR 000 INDICATES DOOR LYPE; REFEN TO D SCHEDULE AND DETAILS ON A900 SERIES. DETAIL NUMBER 00 TITLE SCALE DETAIL REFERENCE PAGE — DETAIL CROSS REFERENCE PAGE GENERAL NOTES: REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES. FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A900 SERIES. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF WALL FINISH. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING. ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHER WISE. ALL INTERIOR PARTITIONS ARE TO BE TYPE UNLESS NOTED OTHER WISE. ALL REINFORCED CONCRETE SUSPENDED SLABS, COLUMNS & BEAMS HAVE A MIN. FRR OF 2 HRS DETERMINED BY OBC SB-2) UNLESS OTHERWISE STATED.

OMISSIONS TO THE ARCHITECT.

UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

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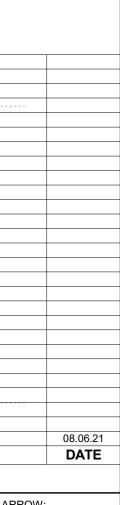


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IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION





VIEW LOOKING SOUTH-WEST





VIEW LOOKING NORTH-WEST



VIEW LOOKING EAST

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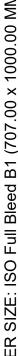












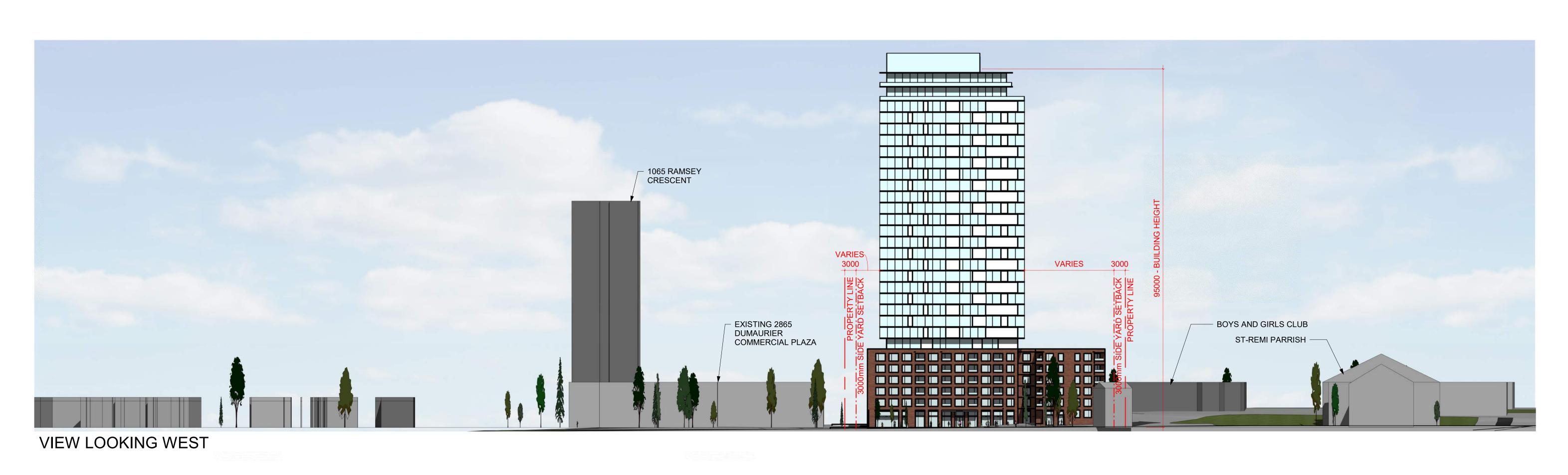




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FUTURE VIEW LOOKING WEST



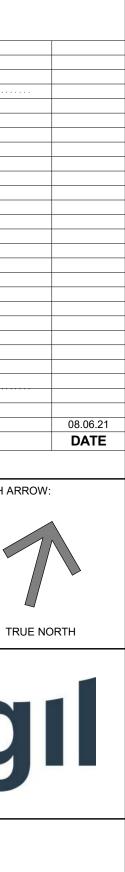




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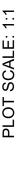
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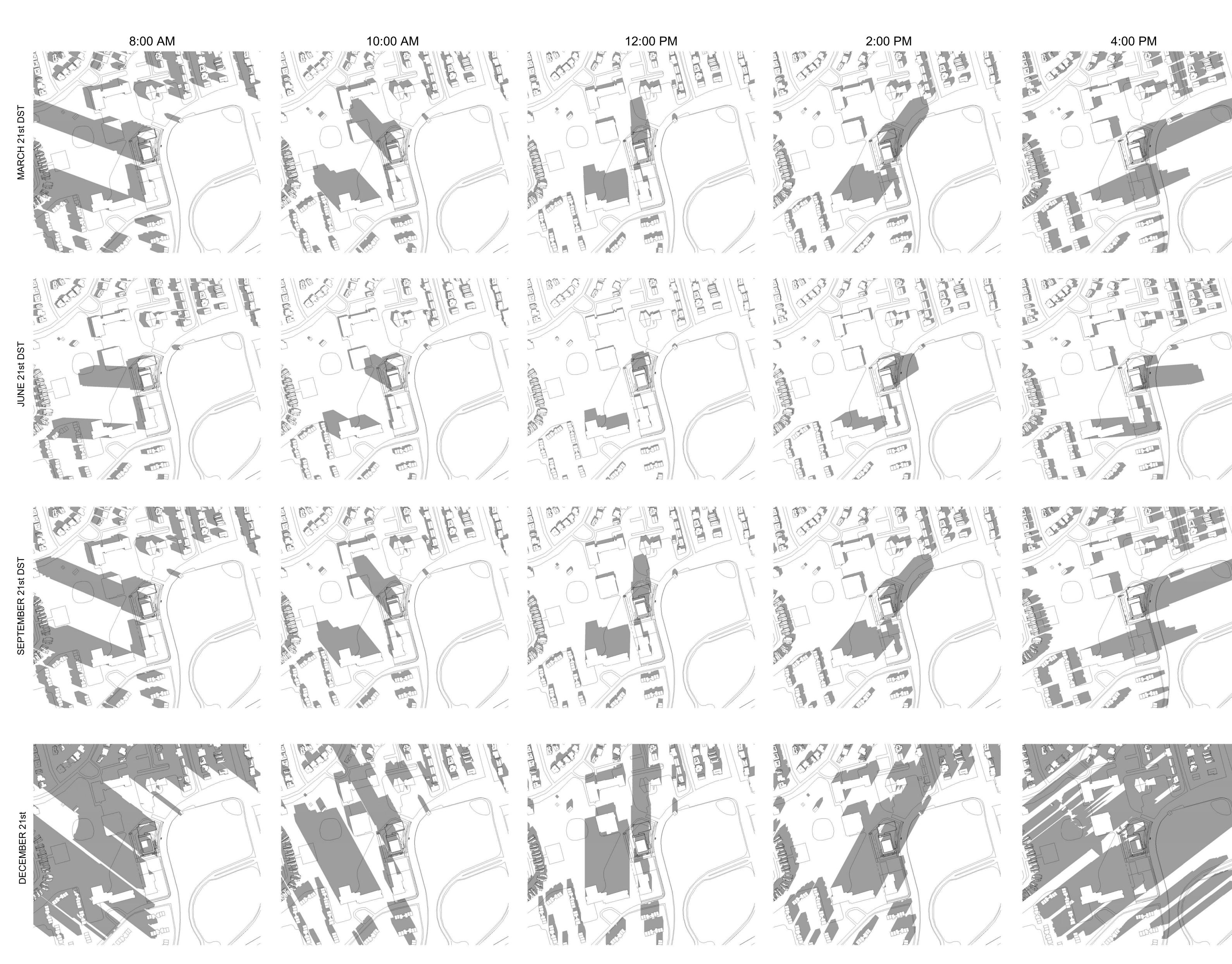


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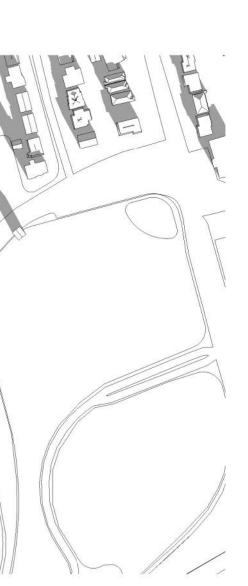




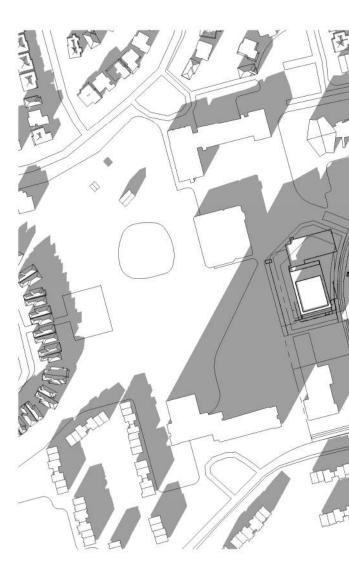
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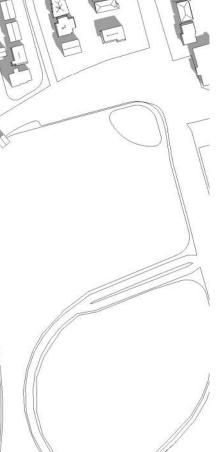


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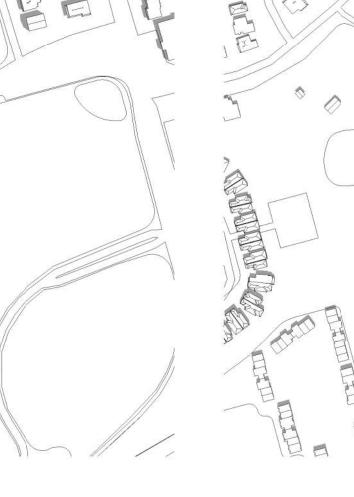






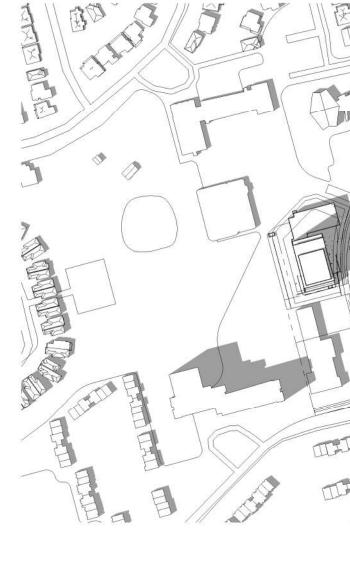








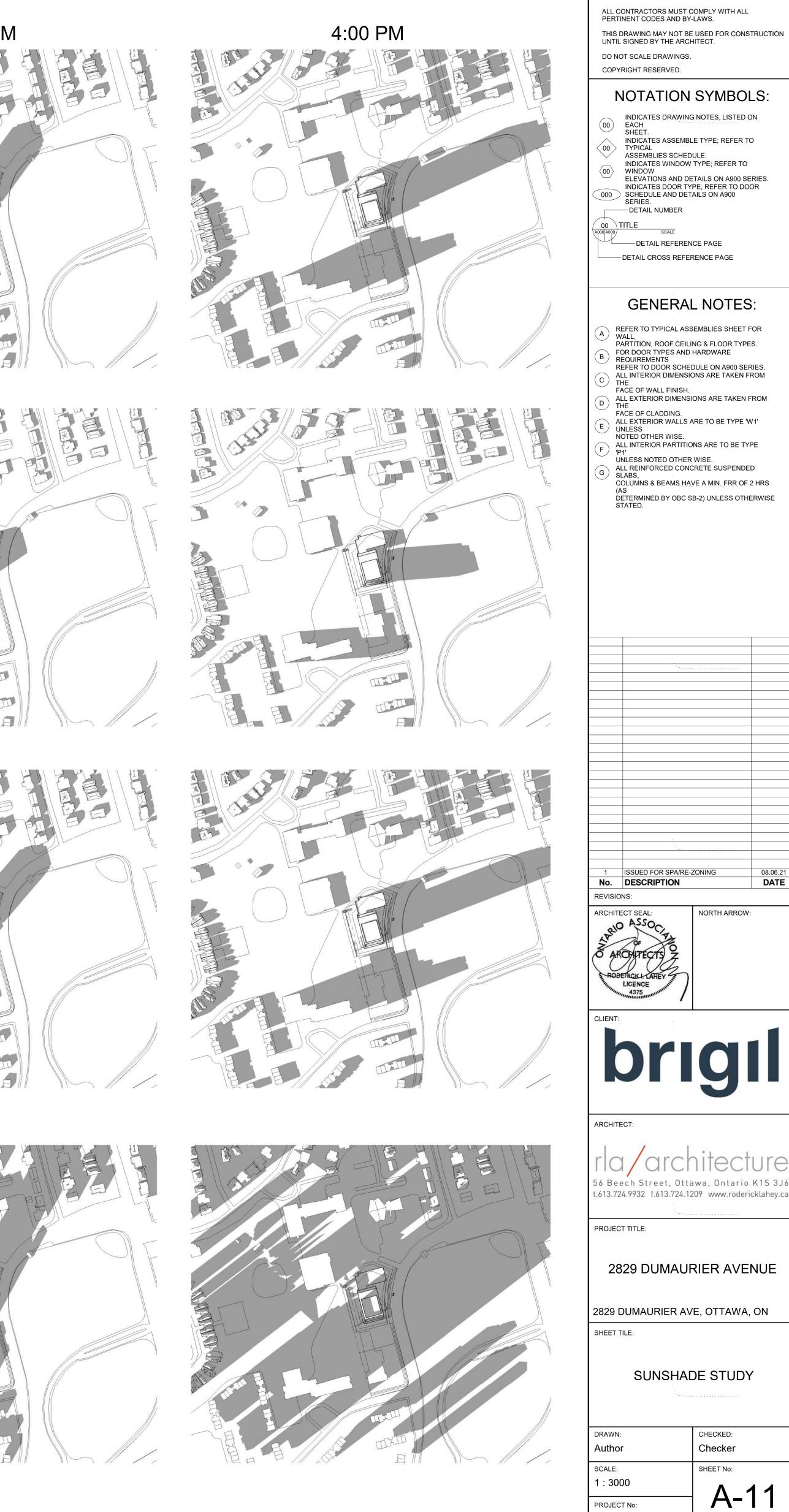




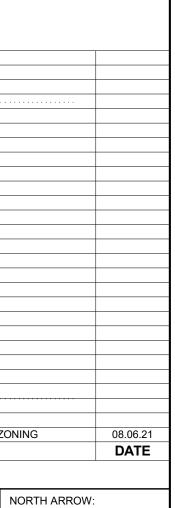


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IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.







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