

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
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URBAN PLANNER
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LANDSCAPE ARCHITECT
Levstek Consulting
 5871 Hugh Crescent
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 E-Mail: rlevstek@larocquelevstek.com

- DRAWING NOTES:**
- PROPERTY LINE
 - BUILDING / HEIGHT SETBACK LINE
 - OUTLINE OF TOWER
 - LINE OF PODIUM LEVEL
 - LINE OF PARKING GARAGE BELOW
 - RAMP TO U/G GARAGE WITH TRENCH DRAIN
 - 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
 - SIAMOSE CONNECTION
 - REAR YARD LANDSCAPE SETBACK
 - LINE OF 8.0M EASEMENT FROM ADJACENT PROPERTY
 - 2.6 X 5.2m STANDARD PARKING SPACES
 - AREA OF TEMPORARY SNOW STORAGE
 - NEW 1.8M 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 - SEE CIVIL AND LANDSCAPE
 - 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 - SEE CIVIL
 - NEW CURB TO TIE INTO EXISTING - SEE CIVIL
 - 1870mm W. CONCRETE B/F RAMP - SEE GRADING PLANS
 - RAISED COMMERCIAL TERRACE - SEE GRADING AND LANDSCAPE PLANS
 - PAVED AREA FOR GARBAGE TRUCK BACKUP/EXIT
 - EXISTING STM TO BE REMOVED/RELOCATED - SEE CIVIL
 - SEE CIVIL DRAWINGS FOR ALL SERVICING WORK BEYOND PROPERTY LINE OF PROPOSED APPLICATION
 - RETAINING EXISTING STREET TREES - SEE LANDSCAPE
 - GAS PRESSURE RELEASE STATION
 - EXISTING HYDRO POLE TO BE REMOVED
 - EXHAUSTINTAKE FOR PARKING GARAGE
 - EXISTING ASPHALT PARKING LOT & ENTRANCE
 - B/F PARKING AS PER CITY STANDARD, ONE TYPE 'A' & ONE TYPE 'B' SPACE

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

INTERIOR YARD SETBACK
 0.0 m

REAR YARD SETBACK
 7.5 m

AMENITY SPACE (6.0 m² PER UNIT)
 1,980.0 m²

PROJECT STATISTICS

BUILDING HEIGHT
 95.0 m

BUILDING HEIGHT - STOREYS
 30

AVERAGE MEAN GRADE (GEO. ELEV.)
 74.20

FRONT YARD SETBACK
 3.0 m

INTERIOR YARD SETBACK
 0.0 m

REAR YARD SETBACK
 7.5 m

GROSS BUILDING - AREAS
 (CITY OF OTTAWA ZONING AREA)

PARKING LEVEL
 0.0 sq. m. / 000 sq. ft.

GROUND FLOOR
 1,580.0 sq. m. / 14,850 sq. ft.

2nd to 6th FLOOR
 5 x 1,208.0 sq. m. / 6,590.0 sq. m. / 71,250 sq. ft.

7th FLOOR
 618.3 sq. m. / 6,650 sq. ft.

8th - 28th FLOOR
 21 x 729.7 sq. m. / 15,240.0 sq. m. / 163,031 sq. ft.

29th - 30th FLOOR
 2 x 596.5 sq. m. / 11,330.0 sq. m. / 121,996 sq. ft.

MECHANICAL LEVEL
 440.2 sq. m. / 4,738 sq. ft.

TOTAL AREA
 25,801.5 sq. m. / 277,720 sq. ft.

UNIT STATISTICS

STUDIO UNIT
 0

ONE BEDROOM UNIT
 194

TWO BEDROOM UNIT
 136

TOTAL
 330

COMMERCIAL
 TOTAL GFA COMMERCIAL
 440.0 sq. m. / 4,735 sq. ft.

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE
 -0.5 PER DWELLING UNIT (AFTER 12 UNITS) 159

VISITOR
 -0.2 PER DWELLING UNIT 66

COMMERCIAL
 -5.0 PER 100 m² NFA 11

TOTAL
 236

PROVIDED
 RESIDENCE (BELOW GRADE) (0.66 / UNIT) 220
 VISITOR & COMMERCIAL (BLENDED) 16

ABOVE GRADE:
 10
BELOW GRADE:
 20
TOTAL
 30

TOTAL
 250

MAXIMUM PARKING RATE FOR RESIDENTIAL USE:
 1.75 PER UNIT (INCLUDING VISITOR) 578

BICYCLE PARKING

REQUIRED

RESIDENTIAL
 -0.5 PER UNIT (330 UNITS) 165

COMMERCIAL
 -1.5 PER 250 m² GFA (440 M²) 2

TOTAL:
 167

PROVIDED

ABOVE GRADE:
 04

BELOW GRADE:
 318

TOTAL:
 314

LOT COVERAGE

PAVED SURFACE = 956.5 sq. m. 22.8%

BUILDING FOOTPRINT = 1,654.7 sq. m. 39.4%

LANDSCAPE OPEN SPACE = 1,584.0 sq. m. 37.8%

TOTAL = 4,195.2 sq. m. 100.0%

REAR PARKING/LANDSCAPE AREA

PAVED SURFACE = 875.0 sq. m. 58.7%

LANDSCAPE OPEN SPACE = 615.0 sq. m. 41.3%

TOTAL = 1,490.0 sq. m. 100.0%

AMENITY SPACE

AT GRADE COMMUNAL EXTERIOR = 1160.0 sq. m.

GROUND COMMUNAL INTERIOR = 100.0 sq. m.

PRIVATE BALCONIES = 2,754.0 sq. m.

7th FLOOR COMMUNAL INTERIOR = 204.0 sq. m.

7th FLOOR COMMUNAL EXTERIOR = 680.0 sq. m.

ROOF TOP COMMUNAL EXTERIOR = 0.0 sq. m.

TOTAL = 4,898.0 sq. m.

TOTAL COMMUNAL = 2,144.0 sq. m.

REQUIRED - 6.0M² PER UNIT (330) = 1,980.0 sq. m.

REQUIRED COMMUNAL @ 50% = 990.0 sq. m.

REFUSE REQUIREMENT (330 UNITS)

GARBAGE -0.11 PER UNIT 37 YARDS

RECYCLING GMP -0.018 PER UNIT 6 YARDS

RECYCLING FIBER -0.038 PER UNIT 13 YARDS

COMPOST -24L PER 50 UNITS 7

NOTATION SYMBOLS:

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REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA / RE-ZONING	Jun. 08, 21
2	ISSUED FOR DESIGN CONCEPT	Nov. 06, 20

ARCHITECT SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS

ARCHITECT: Roderick Lahey

LICENCE # 4275

SEAL DATE: STAMP DATE

CLIENT:

brigil

ARCHITECT:

rla/architecture
 roderick lahey architect inc.

56 beech street, ottawa, ontario K1S 3J6
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PROJECT TITLE:

2858 DUMAURIER AVENUE

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

DRAWN:
 R.V.

CHECKED:
 R.V.

SCALE:
 1:200

SHEET No.:
 SP-1

PROJECT No.:
 1922

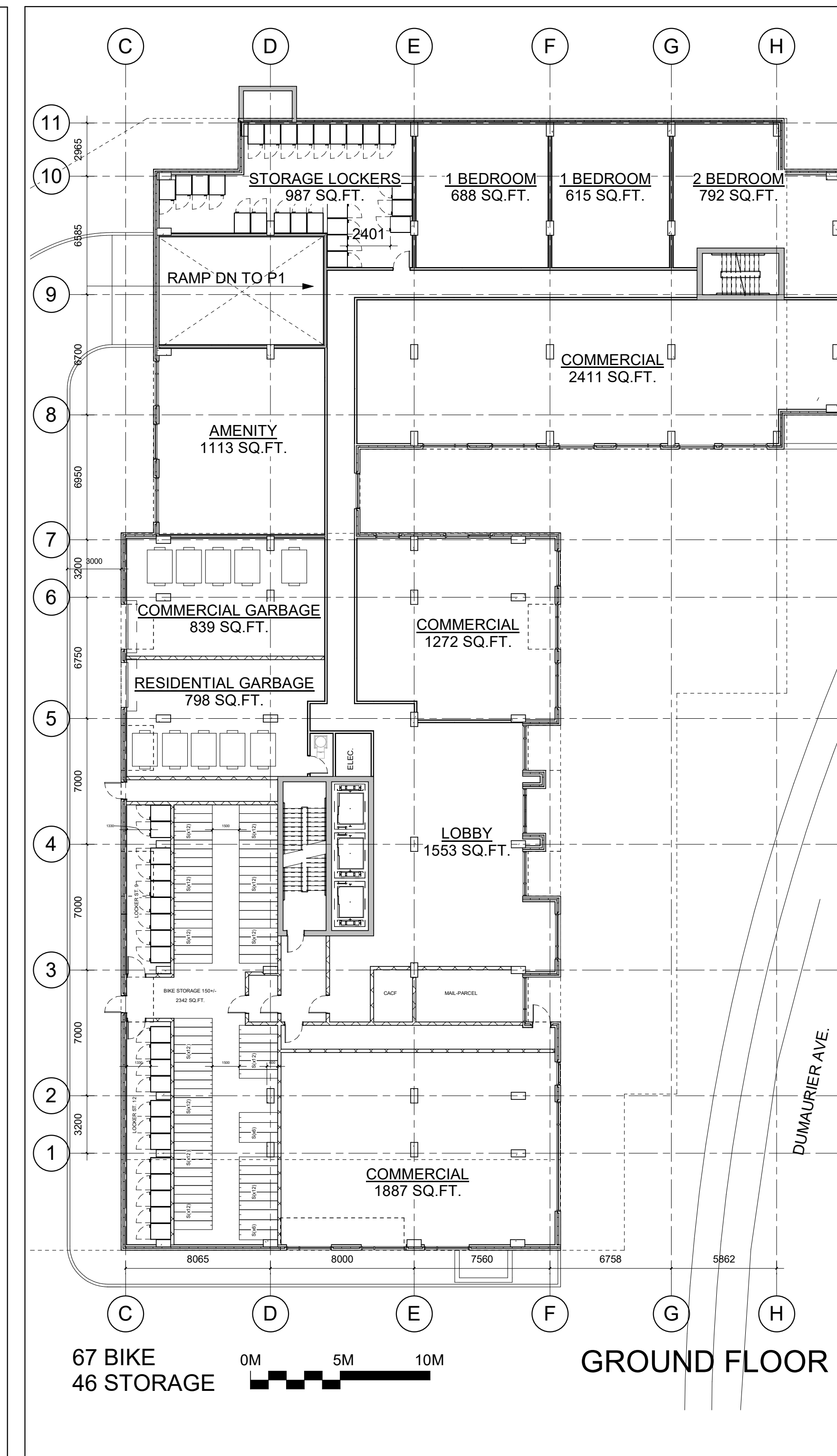
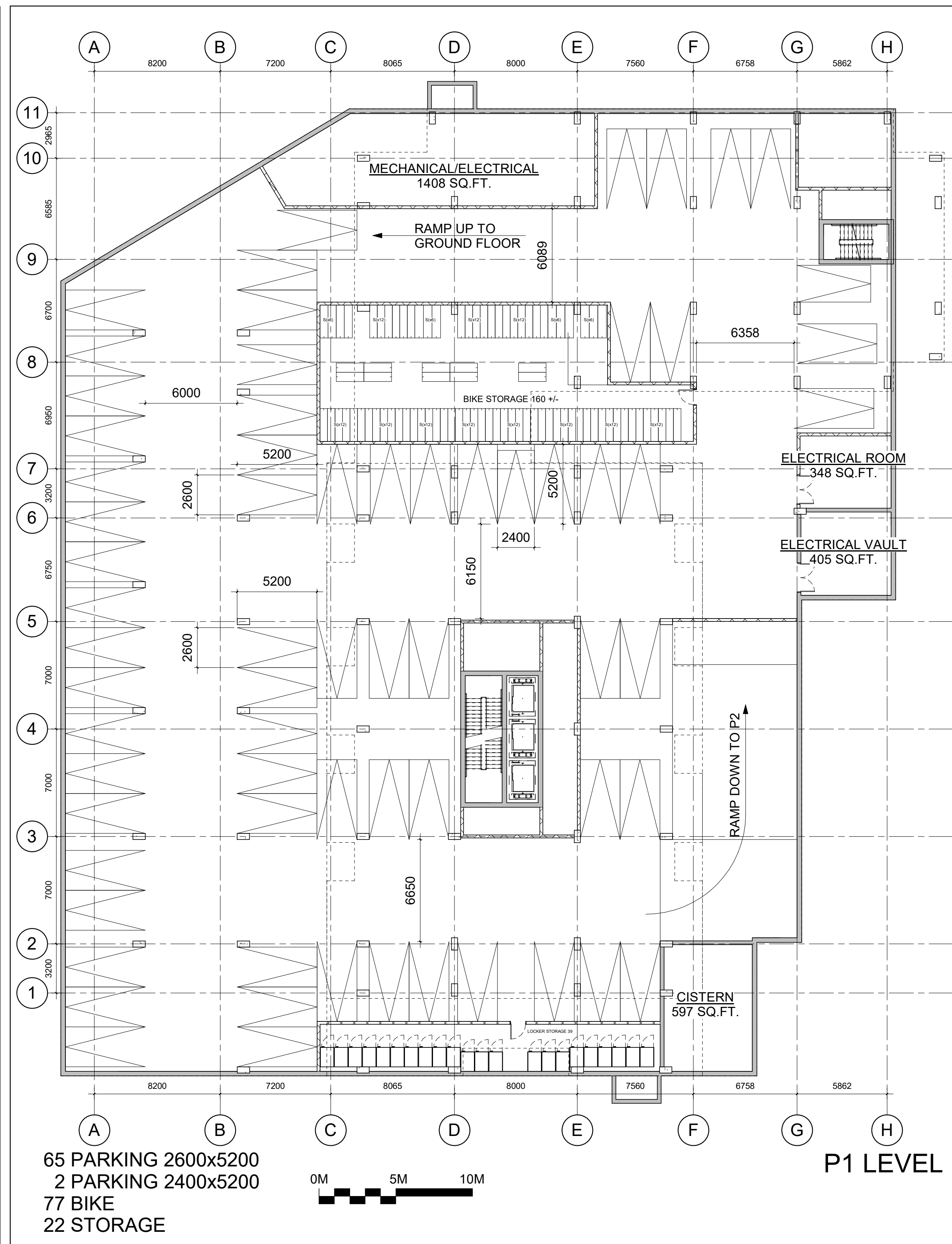
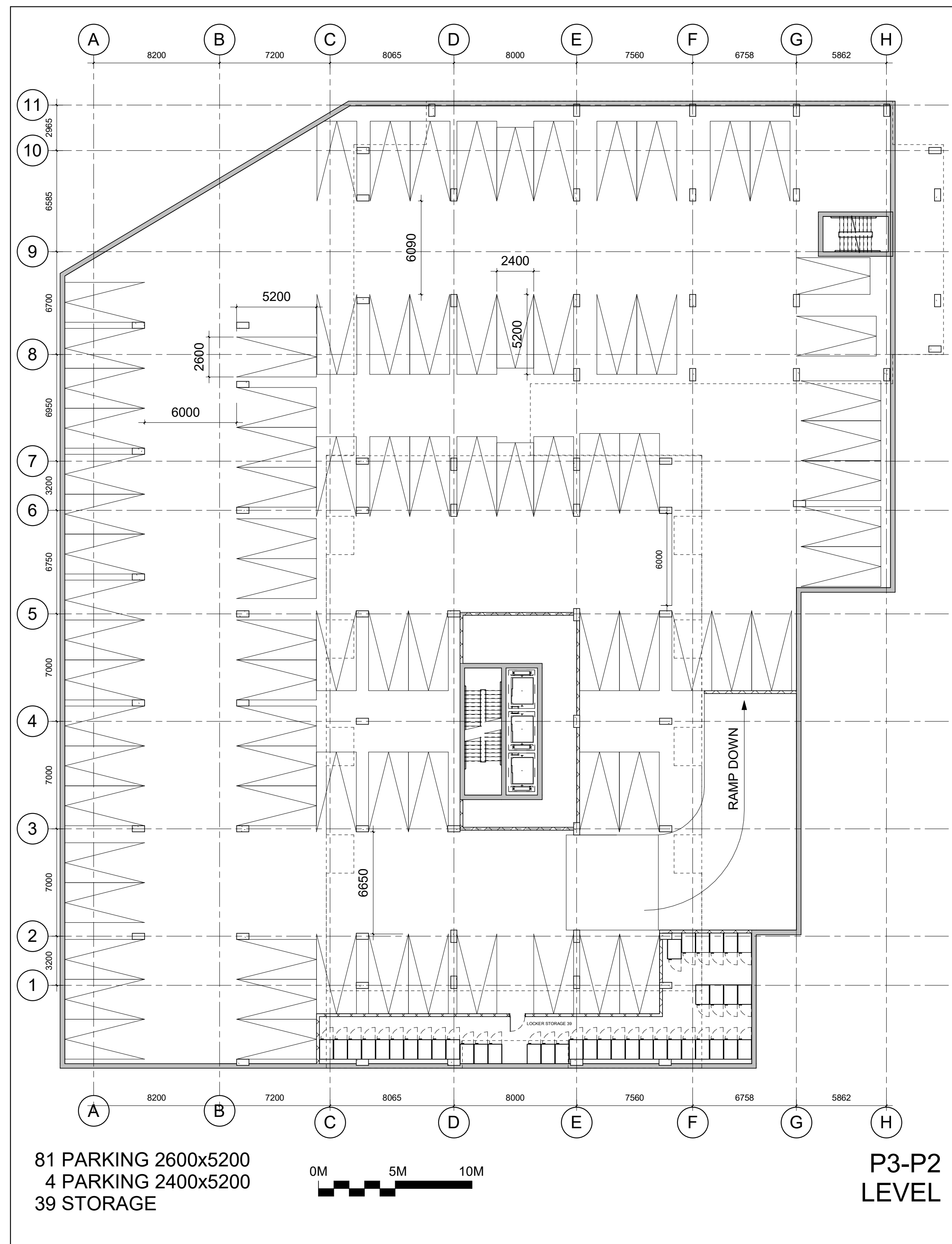
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1 ISSUED FOR SPARE-ZONING 08.06.21
 No. DESCRIPTION DATE

REVISIONS:

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:
 FLOOR PLAN

DRAWN: Author
 CHECKED: Checker
 SCALE: 1 : 200
 SHEET No.: A-01
 PROJECT No.: 1922

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM) PLOT SCALE: 1:1 PLOT DATE: 01/14/2021 2:55:58 PM

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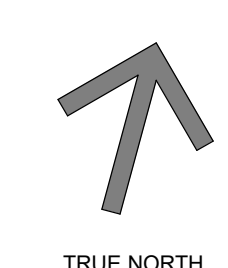
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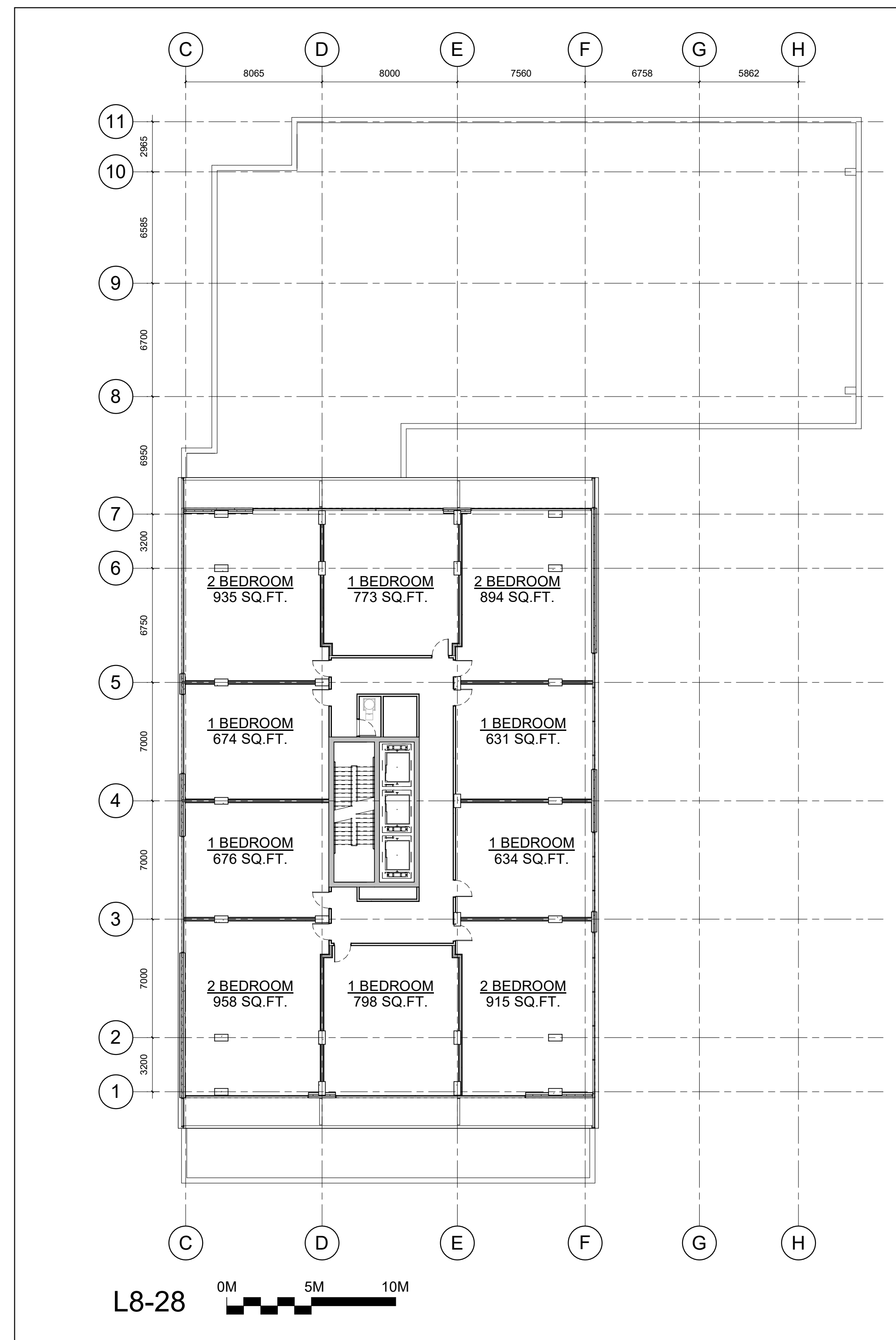
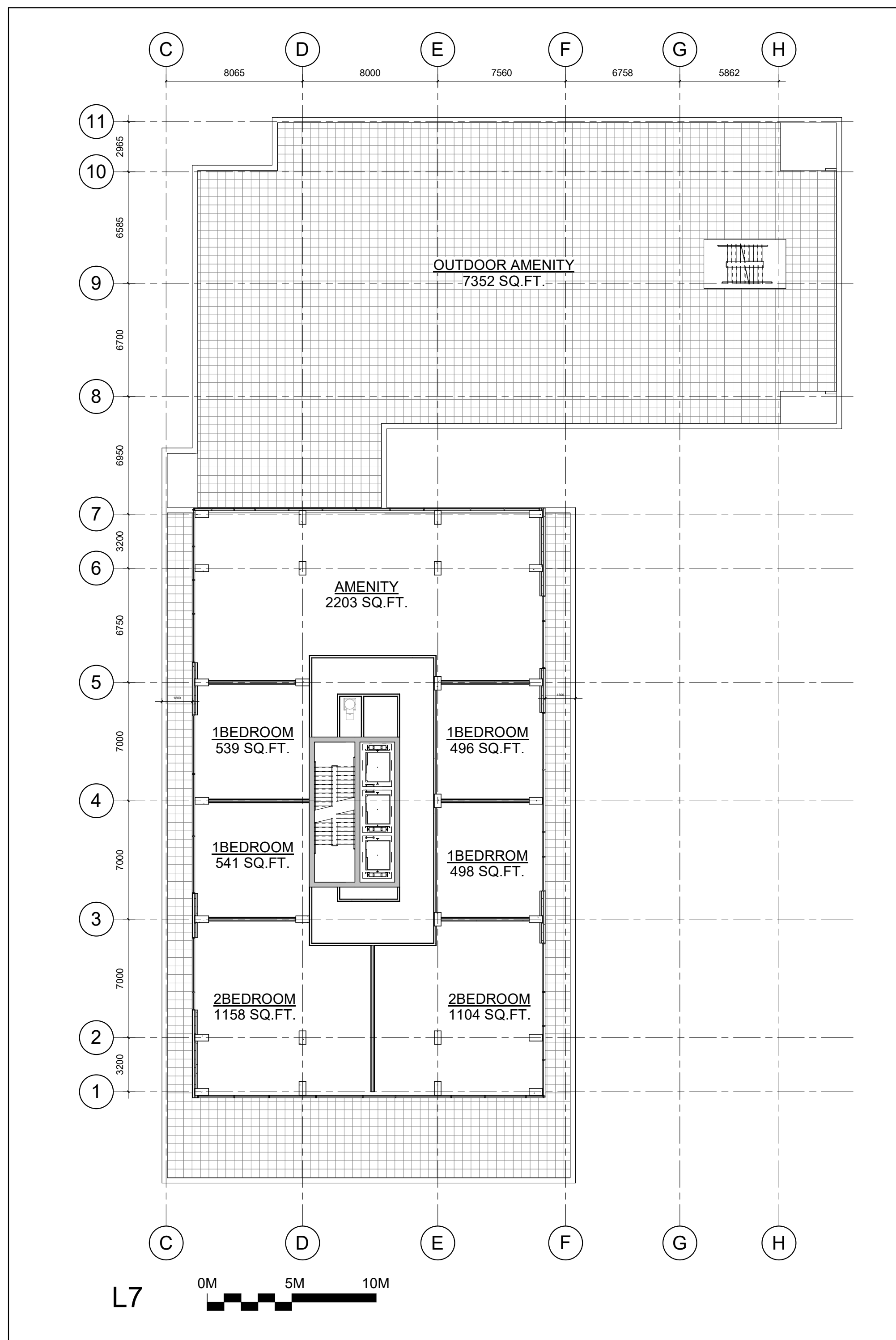
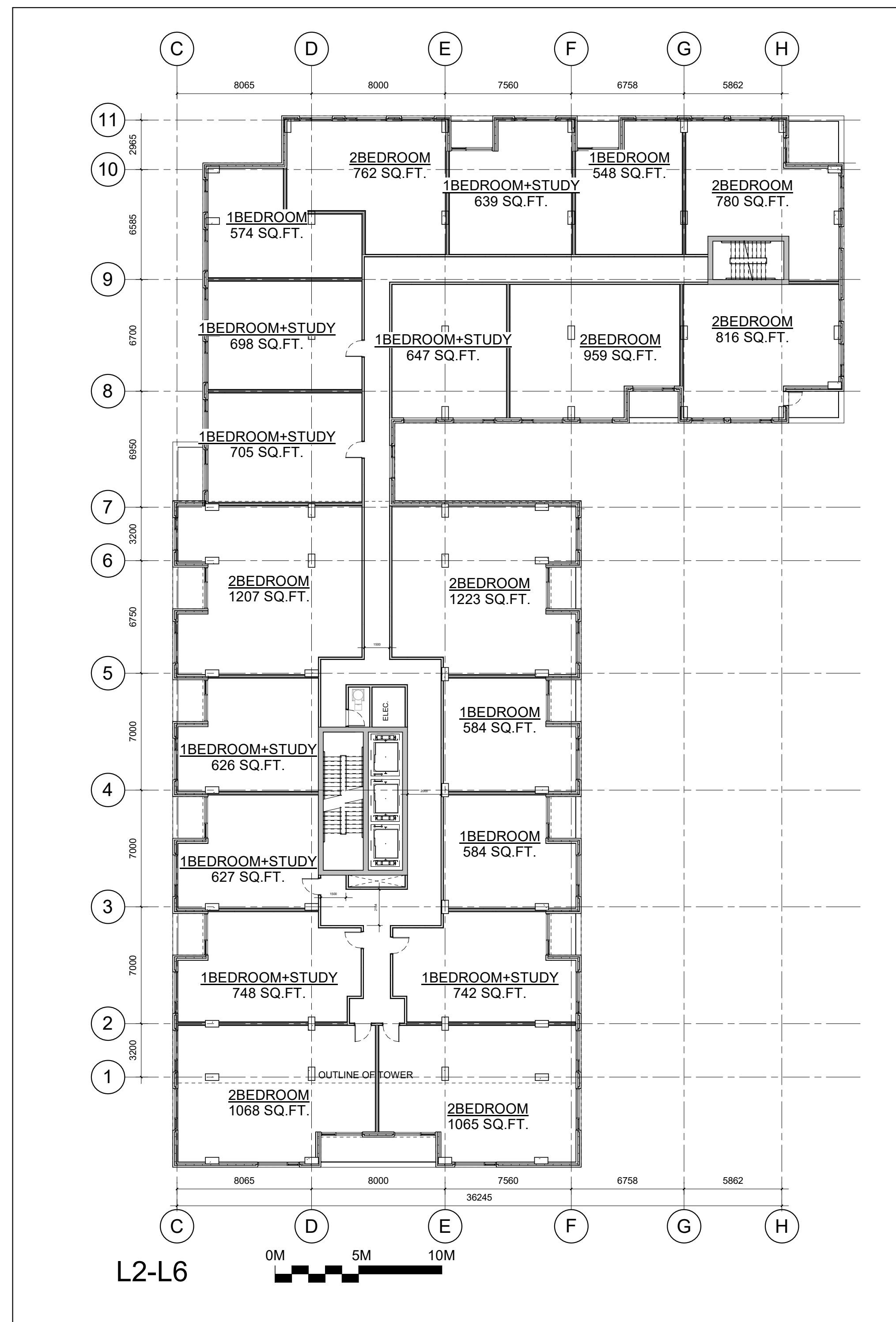
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ARCHITECT: **rla/architecture**
 56 Beech Street, Ottawa, Ontario K1S 3J6
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PROJECT TITLE:
2829 DUMAURIER AVENUE
 2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
FLOOR PLANS

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No: A-02
PROJECT No: 1922	



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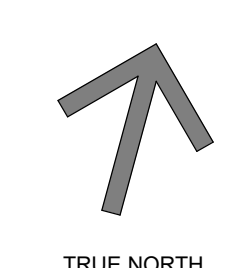
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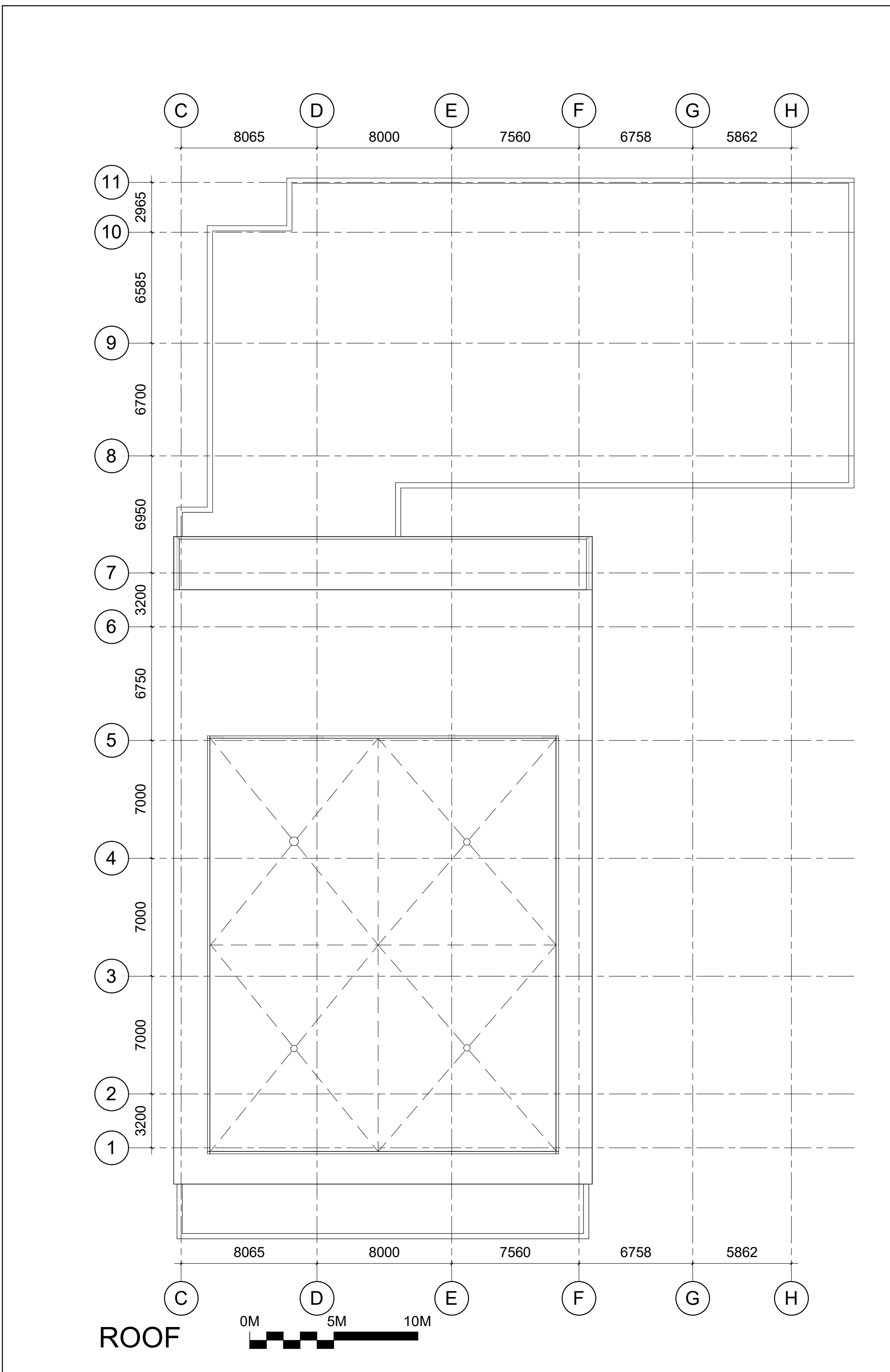
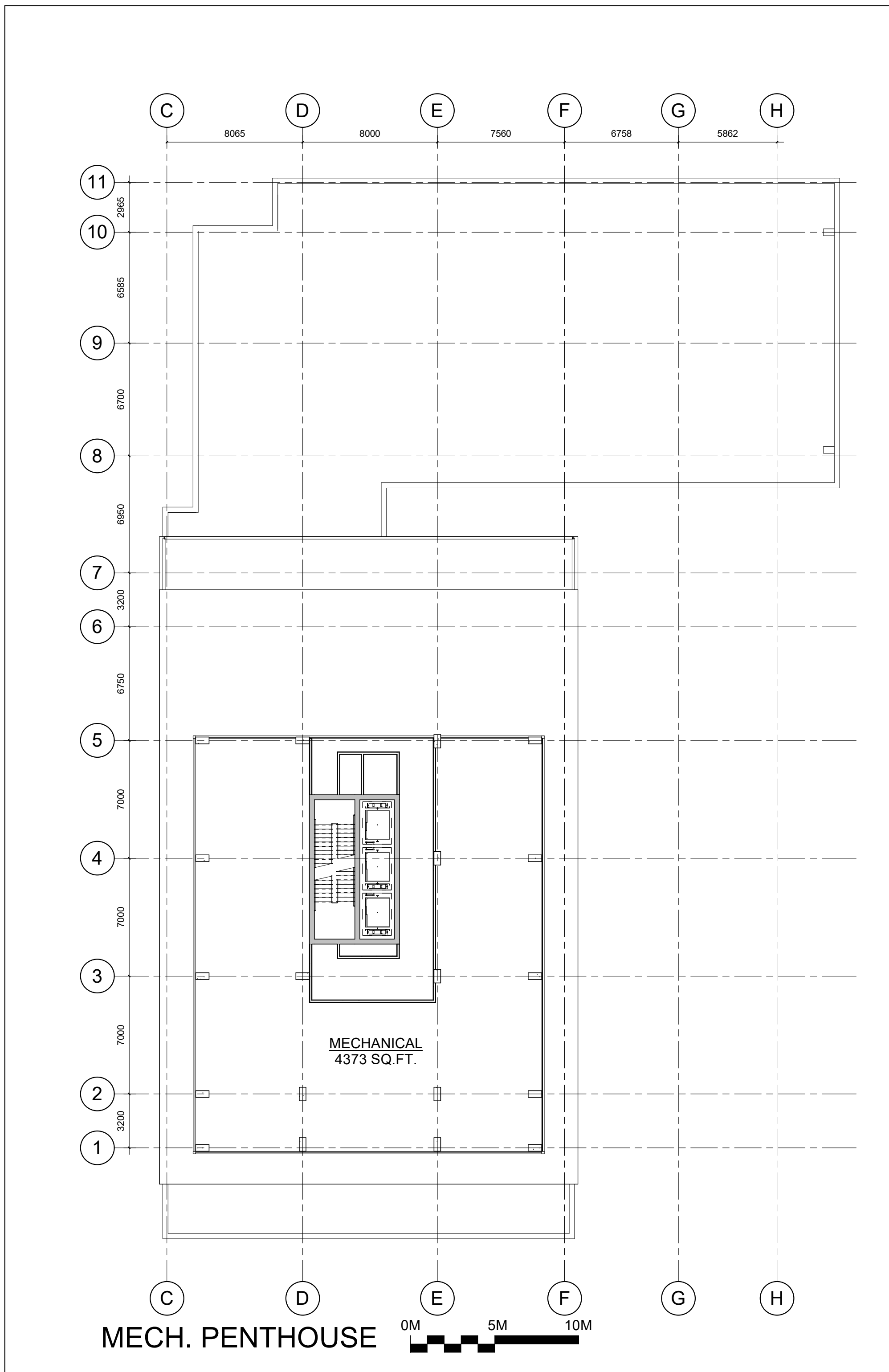
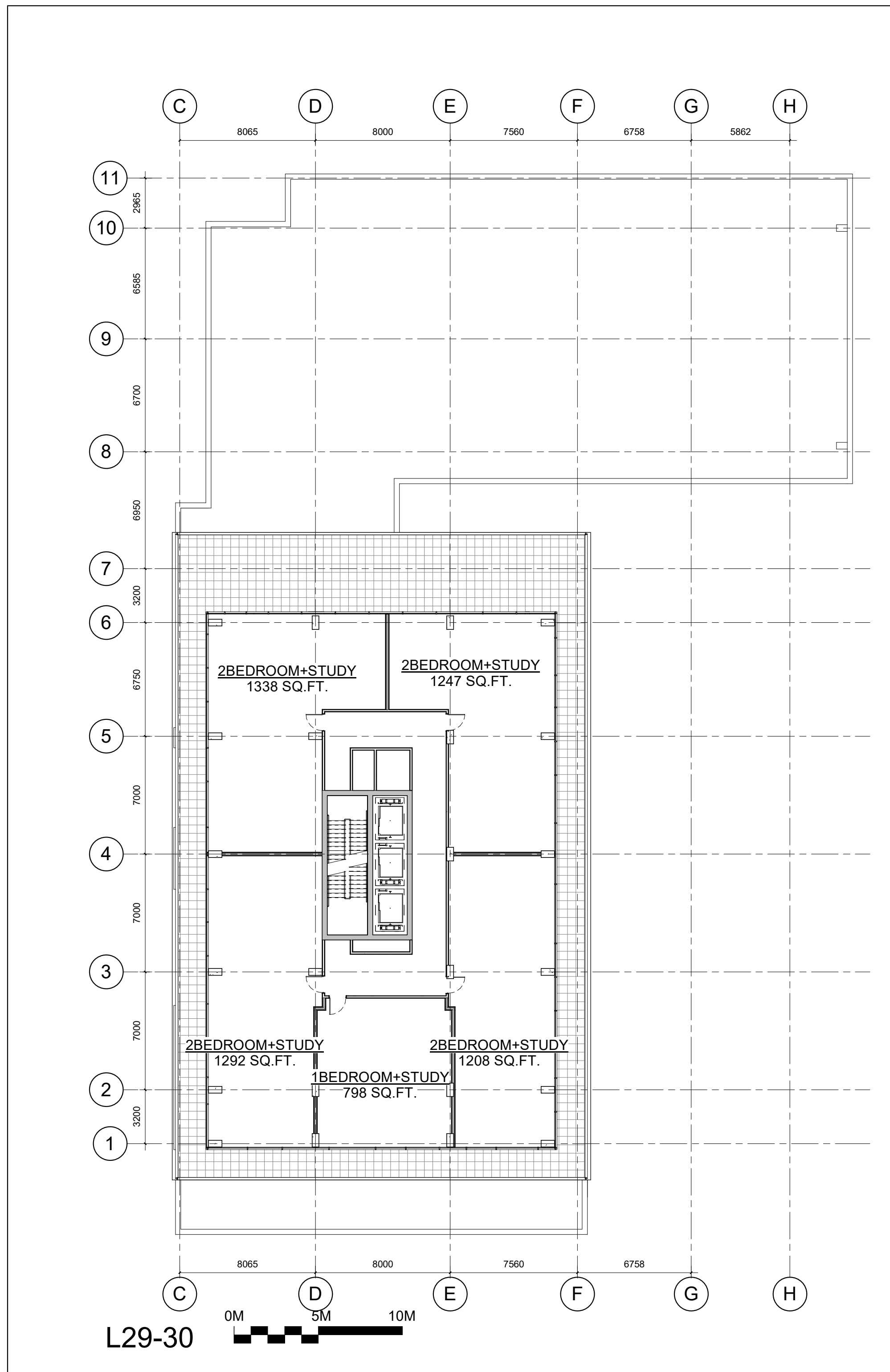
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DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No: A-03
PROJECT No: 1922	

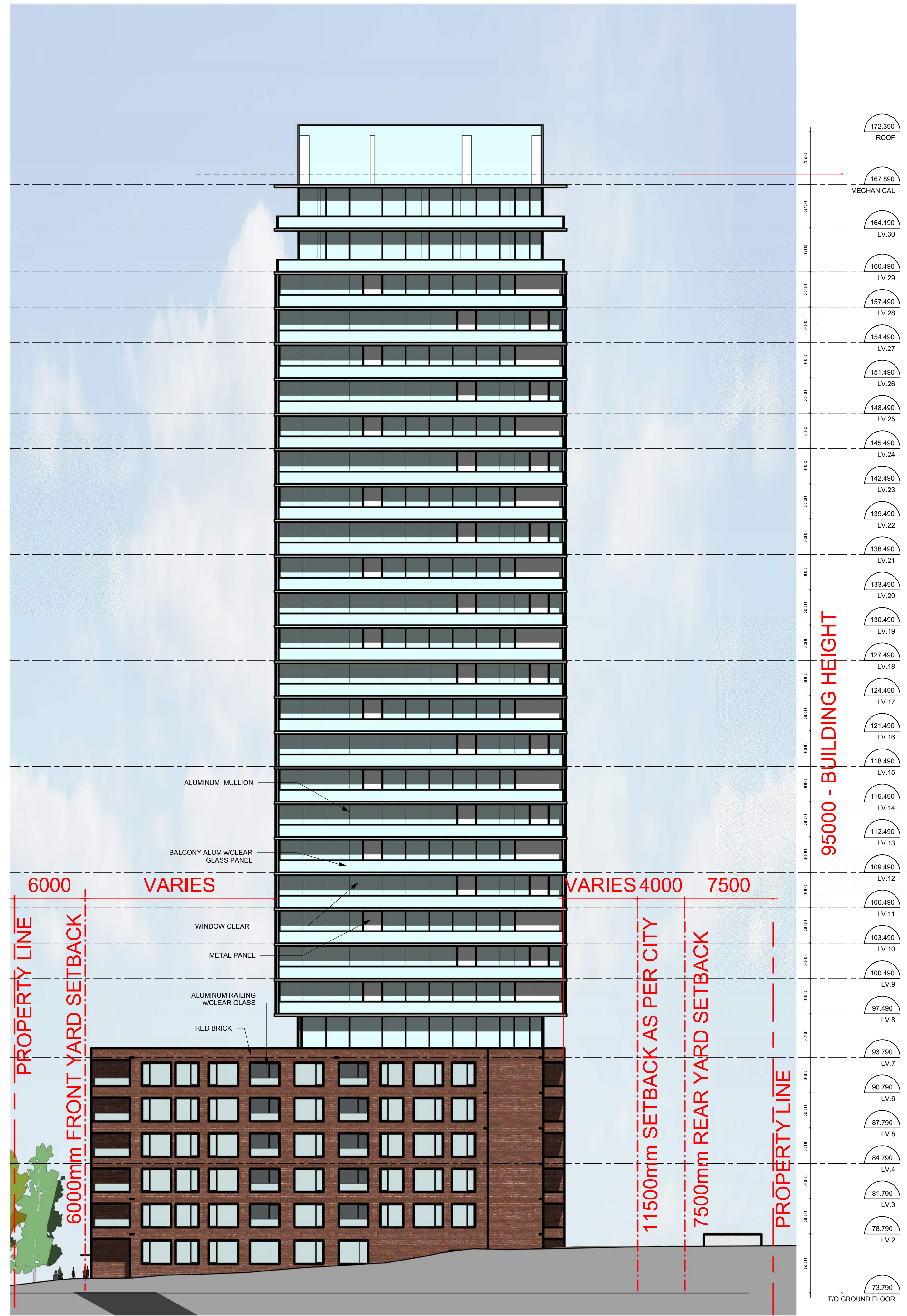


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NORTH ELEVATION



EAST ELEVATION

1	ISSUED FOR SPARE-ZONING	08.06.21
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ARCHITECT SEAL:

OTARIO ASSOCIATION OF ARCHITECTS

RODERICK-LAHEY
LICENCE 4978

NORTH ARROW:

CLIENT:

brigil

ARCHITECT:

rla/architecture

56 Beech Street, Ottawa, Ontario K1S 3J6
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2829 DUMAUER AVENUE

2829 DUMAUER AVE, OTTAWA, ON

SHEET TITLE:

ELEVATIONS

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

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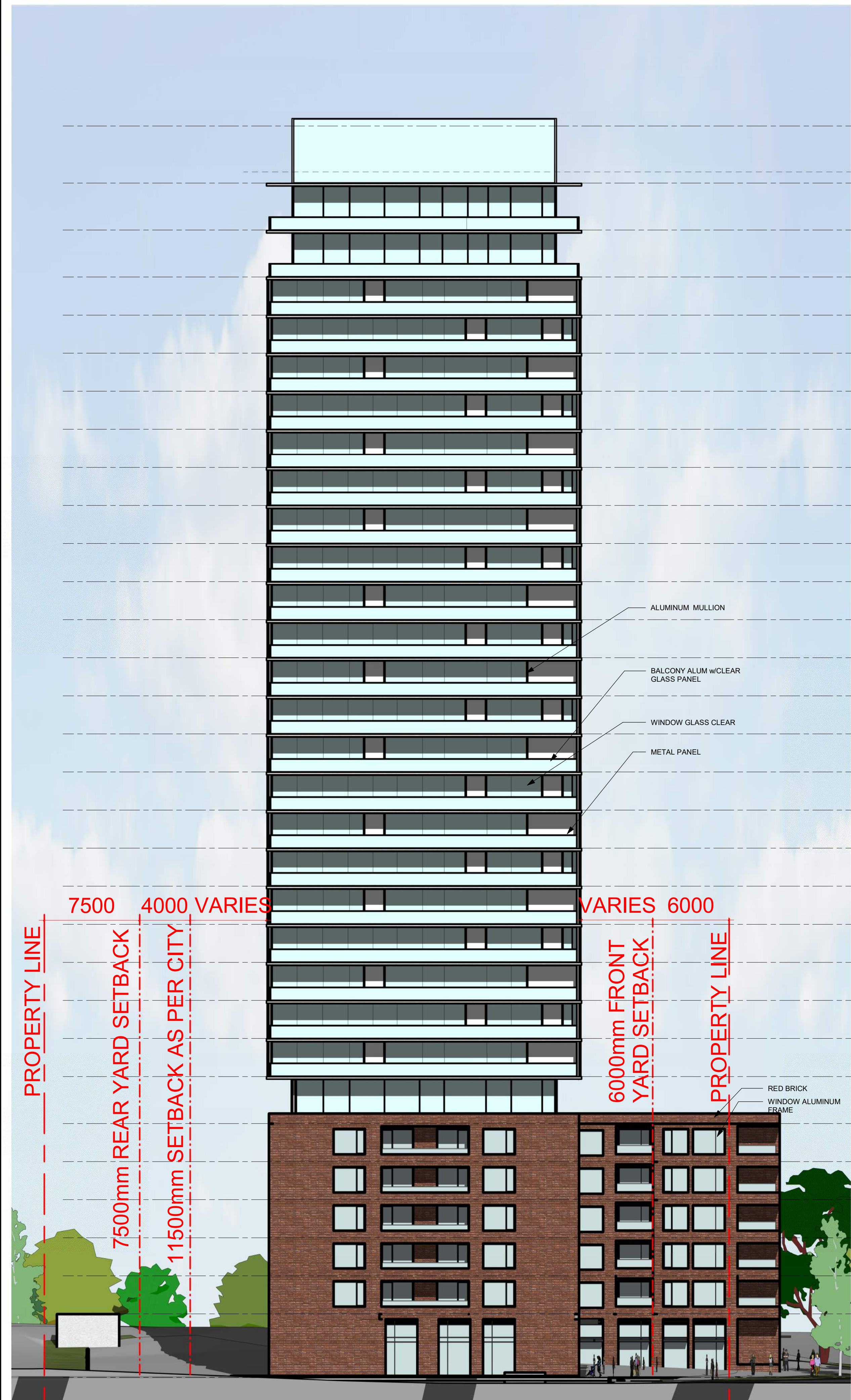
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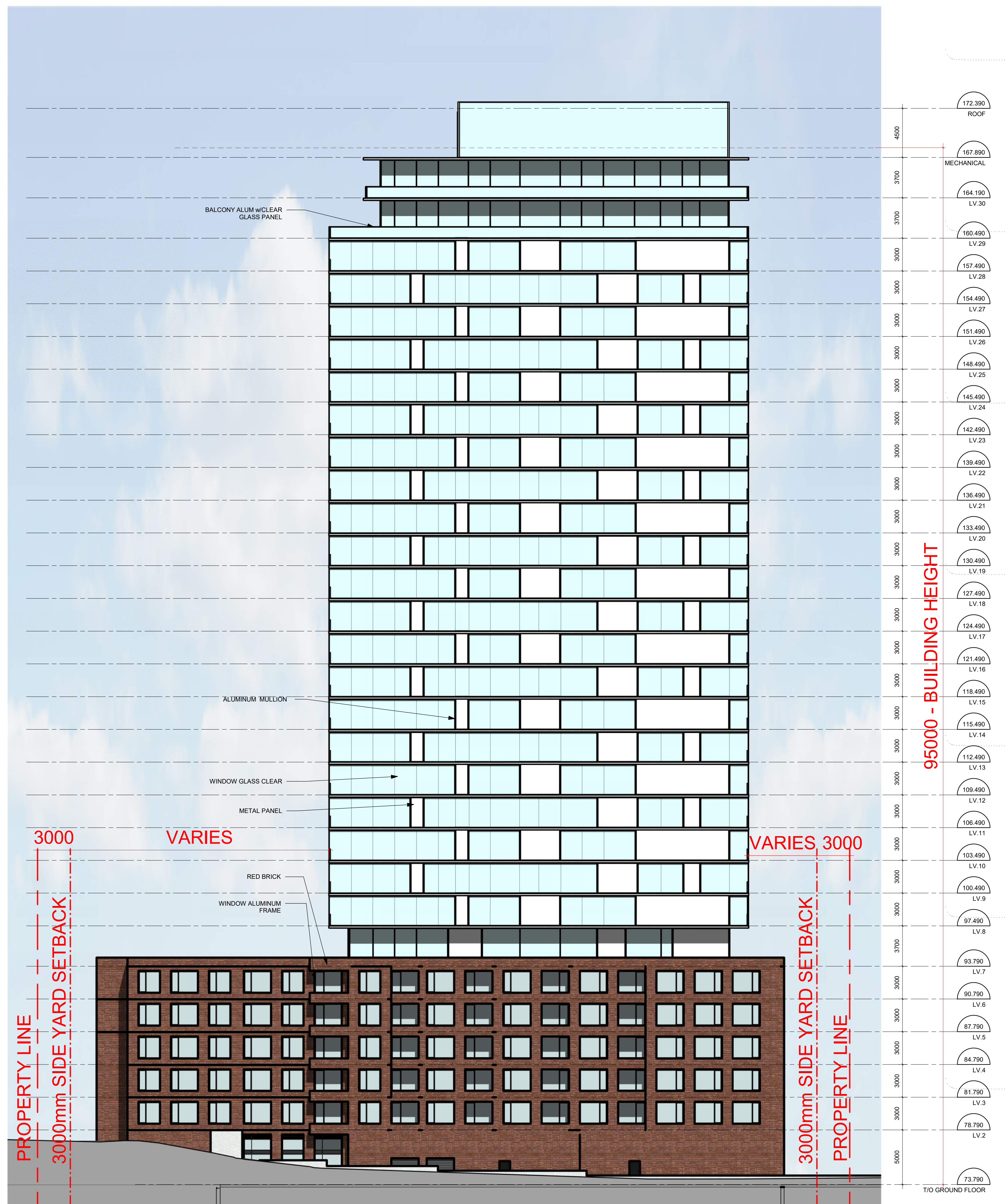
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SOUTH ELEVATION



WEST ELEVATION

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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: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No: A-05
PROJECT No: 1922	

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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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 - (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.

No.	DESCRIPTION	DATE
1	ISSUED FOR SPARE-ZONING	08.06.21

ARCHITECT SEAL:

NORTH ARROW:

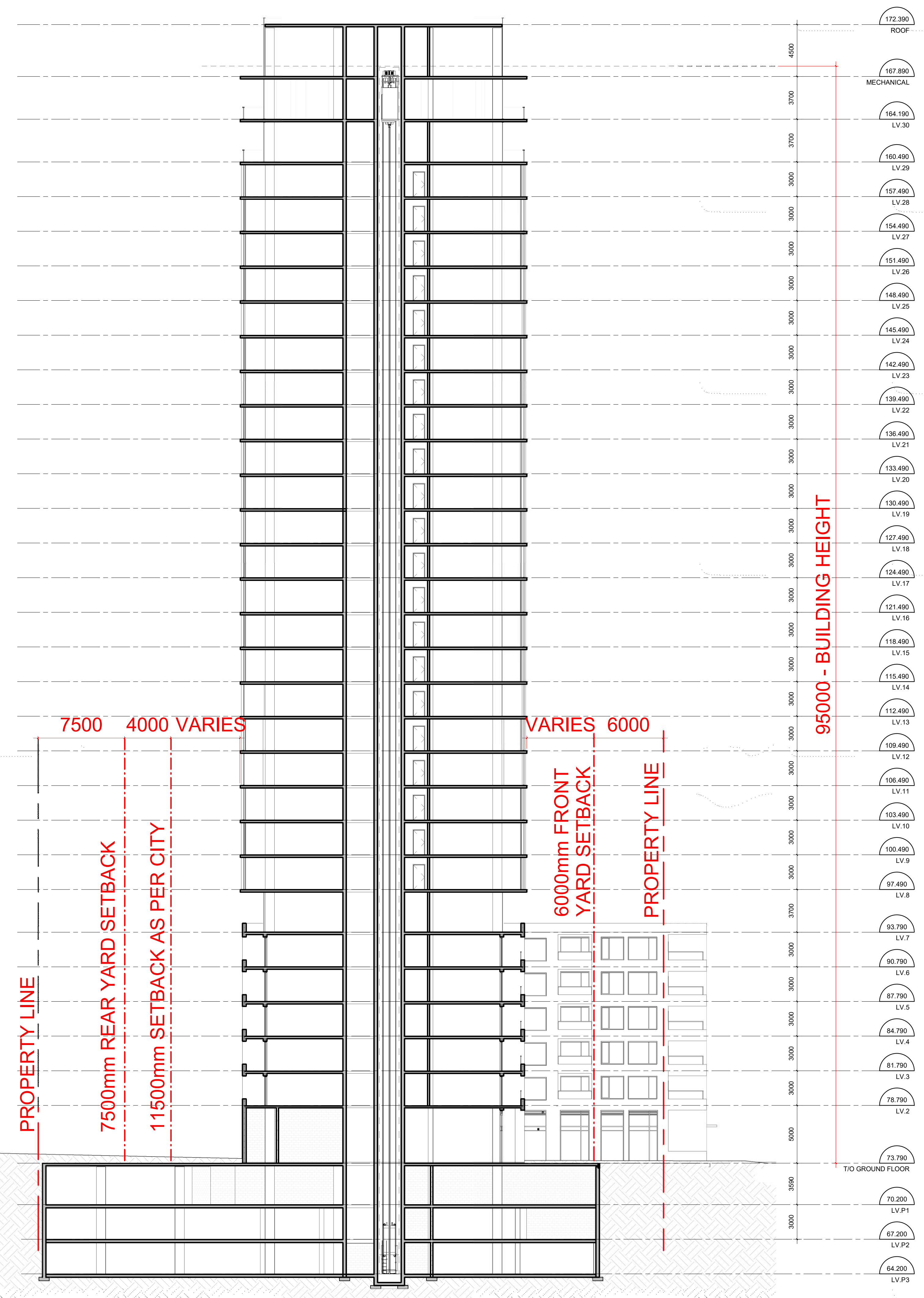
CLIENT:
brigil

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

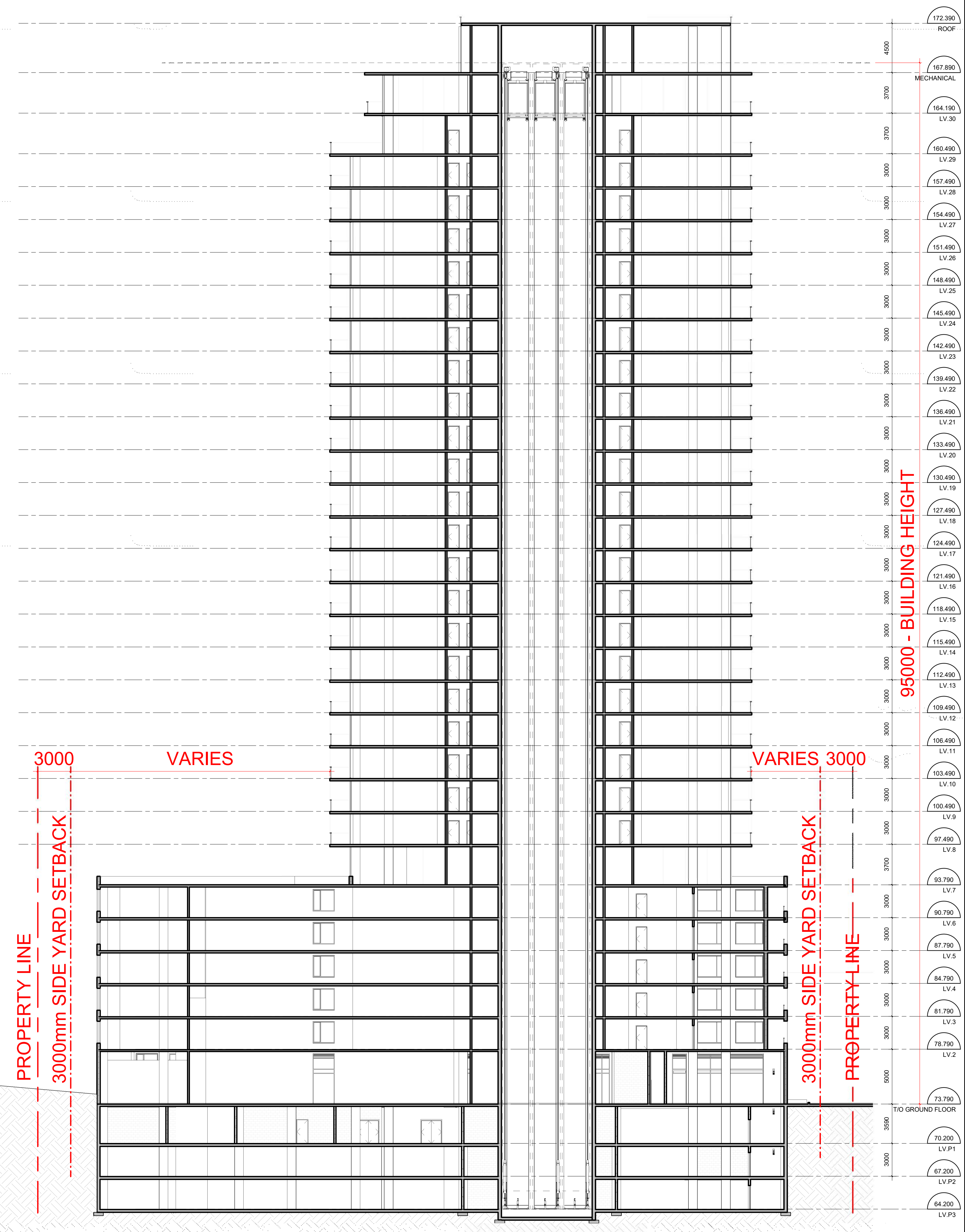
PROJECT TITLE:
2829 DUMAURIER AVENUE
 2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
SECTIONS

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No: A-06
PROJECT No: 1922	



NORTH-SOUTH SECTION



EAST-WEST SECTION

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

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VIEW LOOKING NORTH-WEST



VIEW LOOKING SOUTH-EAST



VIEW LOOKING SOUTH ALONG DUMAOURIER AVE.

1	ISSUED FOR SPARE-ZONING	08/06/21
No.	DESCRIPTION	DATE

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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 DUMAOURIER AVENUE
 2829 DUMAOURIER AVE, OTTAWA, ON

SHEET TITLE:
 PERSPECTIVES

DRAWN: Author	CHECKED: Checker
SCALE:	SHEET No: A-07
PROJECT No: 1922	

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

PLOT SCALE: 1:1

C:\Users\adanaitis\Documents\1922-2829 Dumaourier\Central-7\FloorPodium_detached_adanaitis.rvt

PLOT DATE: 6/8/2021 11:36:51 AM

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VIEW LOOKING NORTH-EAST




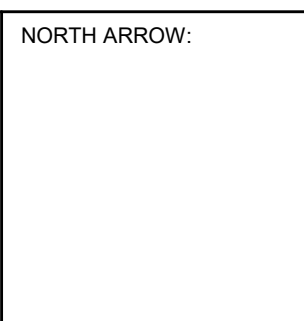
VIEW LOOKING NORTH-WEST STREETSCAPE ALONG DUMAQUIER AVE.



VIEW LOOKING SOUTH-EAST STREETSCAPE ALONG DUMAQUIER AVE.

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 DUMAQUIER AVENUE
 2829 DUMAQUIER AVE, OTTAWA, ON

SHEET TITLE:
 PERSPECTIVES

DRAWN: Author	CHECKED: Checker
SCALE:	SHEET No: A-08
PROJECT No: 1922	



VIEW LOOKING SOUTH-WEST



VIEW LOOKING NORTH-WEST



VIEW LOOKING NORTH-WEST



VIEW LOOKING EAST

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

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No.	DESCRIPTION	DATE
1	ISSUED FOR SPARE-ZONING	08.06.21

REVISIONS:

	<p>TRUE NORTH</p>
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CLIENT:
brigil

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

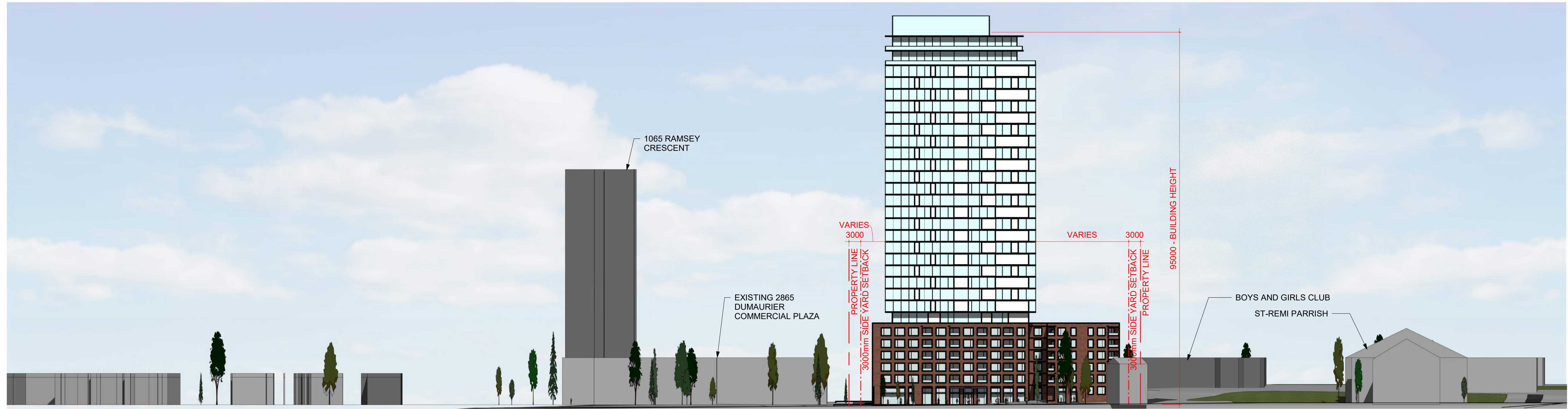
SHEET TITLE:
PERSPECTIVES - FUTURE BUILD-OUT

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

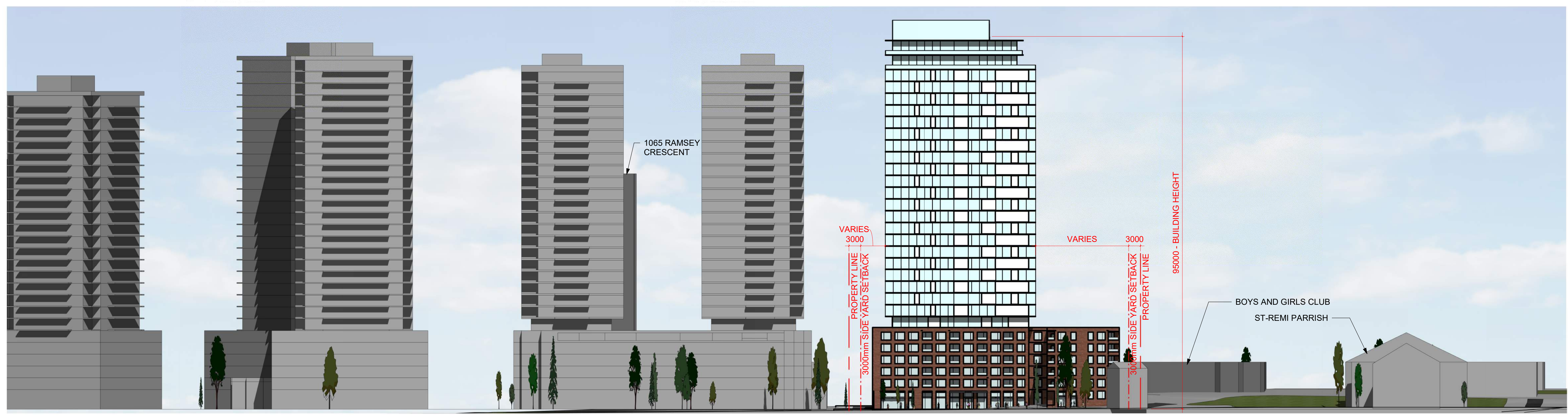
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 - (00) TITLE SCALE
 - (000000) - DETAIL REFERENCE PAGE
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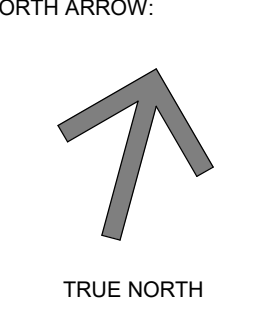
VIEW LOOKING WEST



FUTURE VIEW LOOKING WEST

1	ISSUED FOR SPARE-ZONING	08/06/21
No.	DESCRIPTION	DATE

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

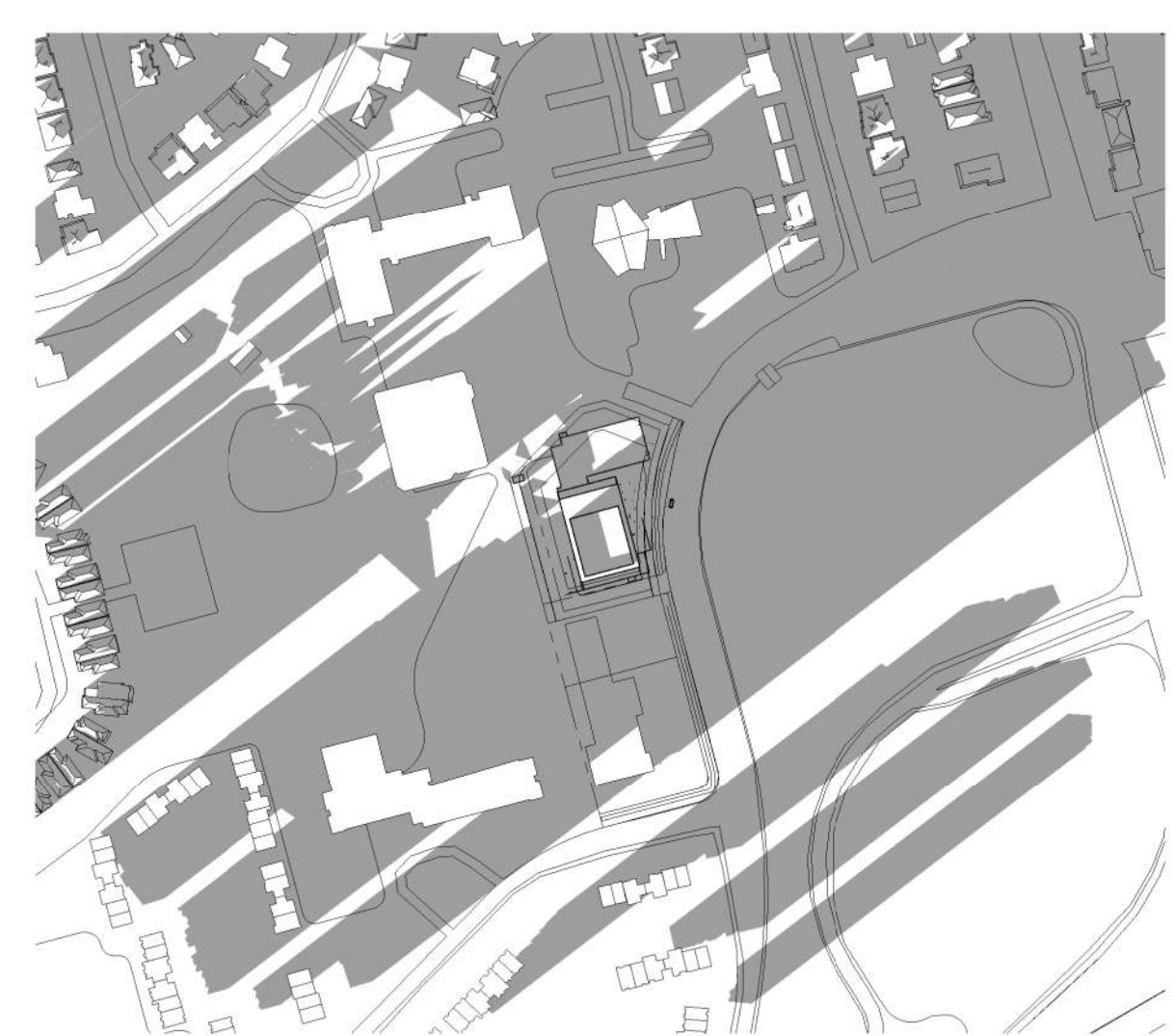
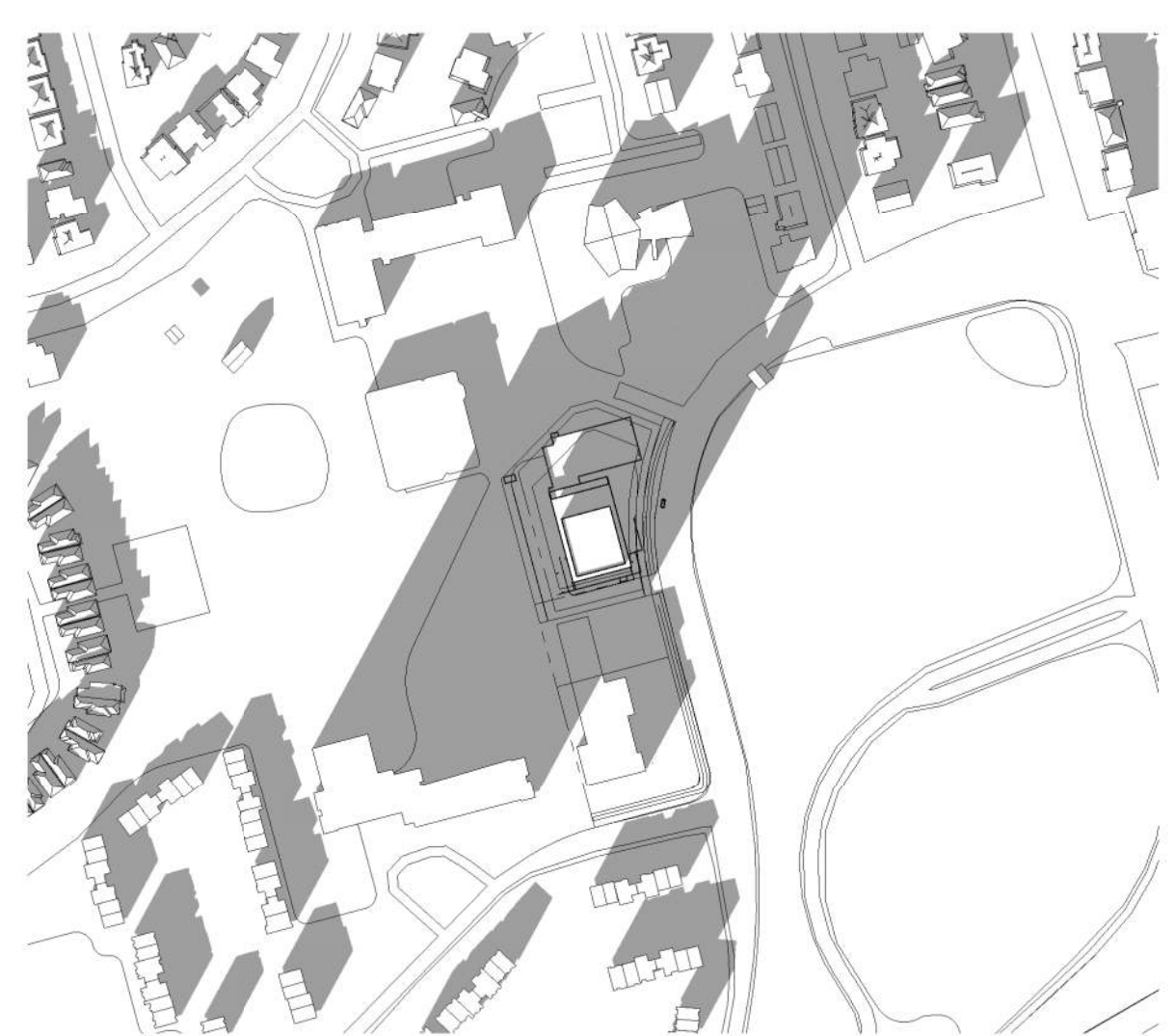
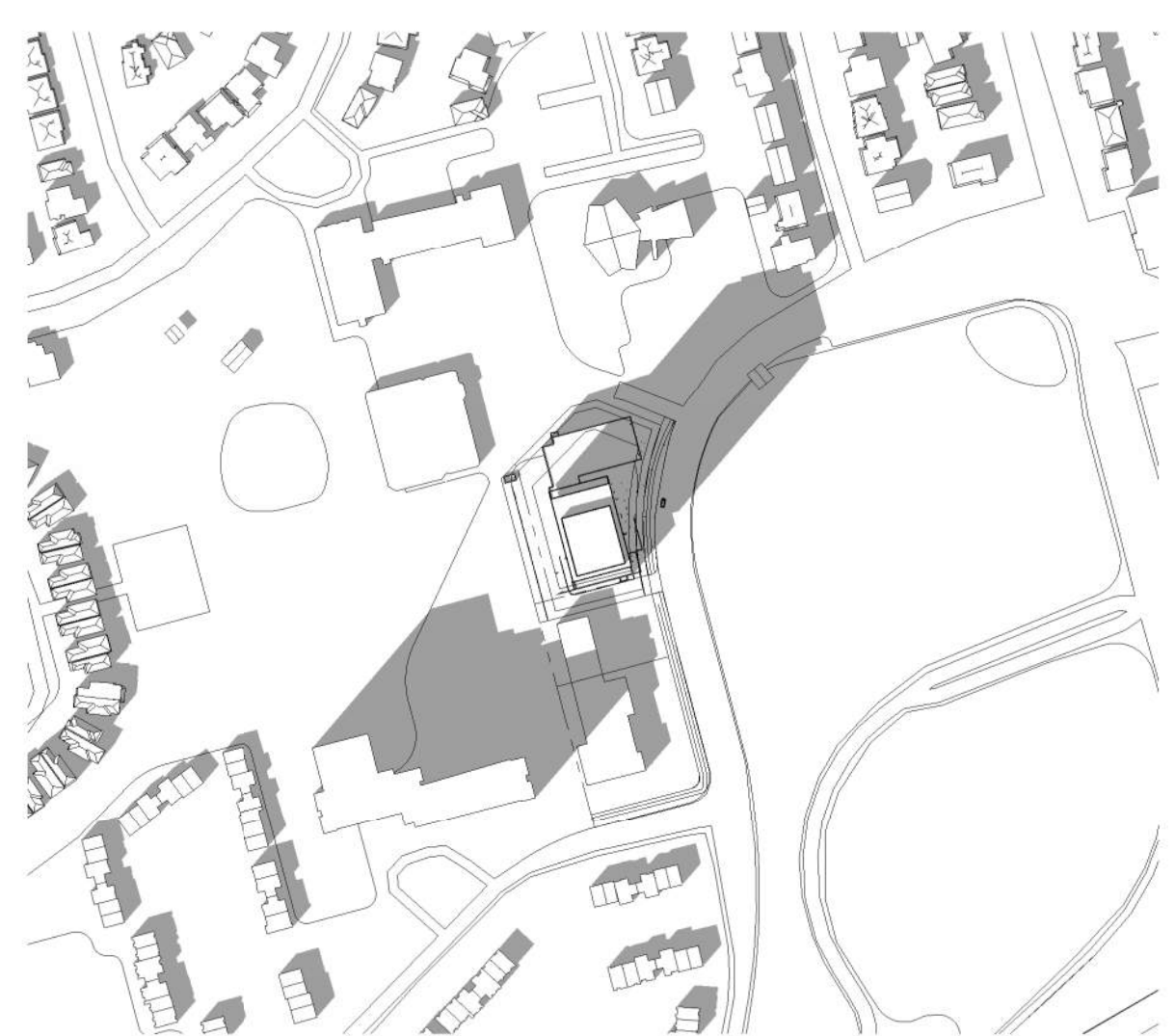
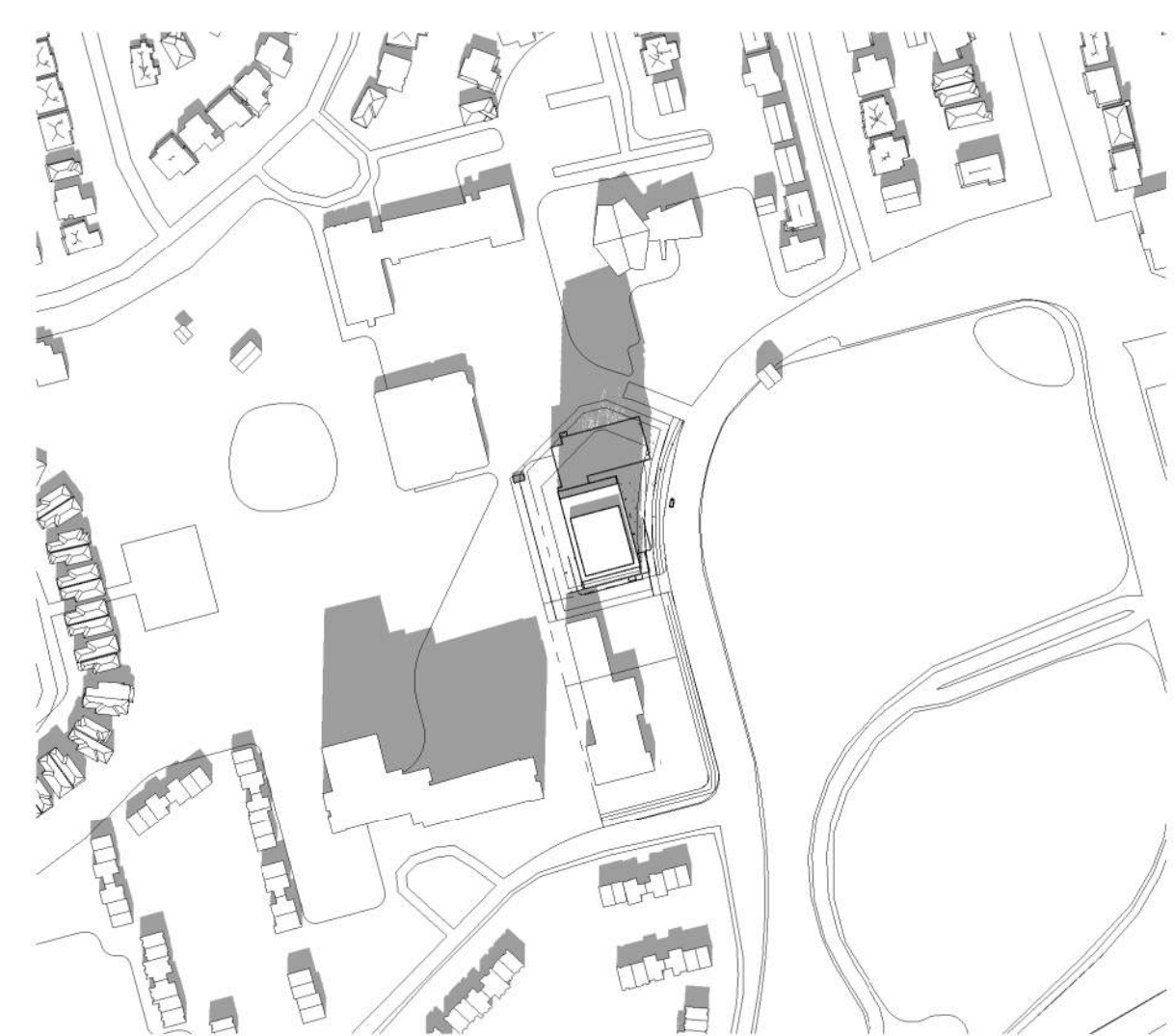
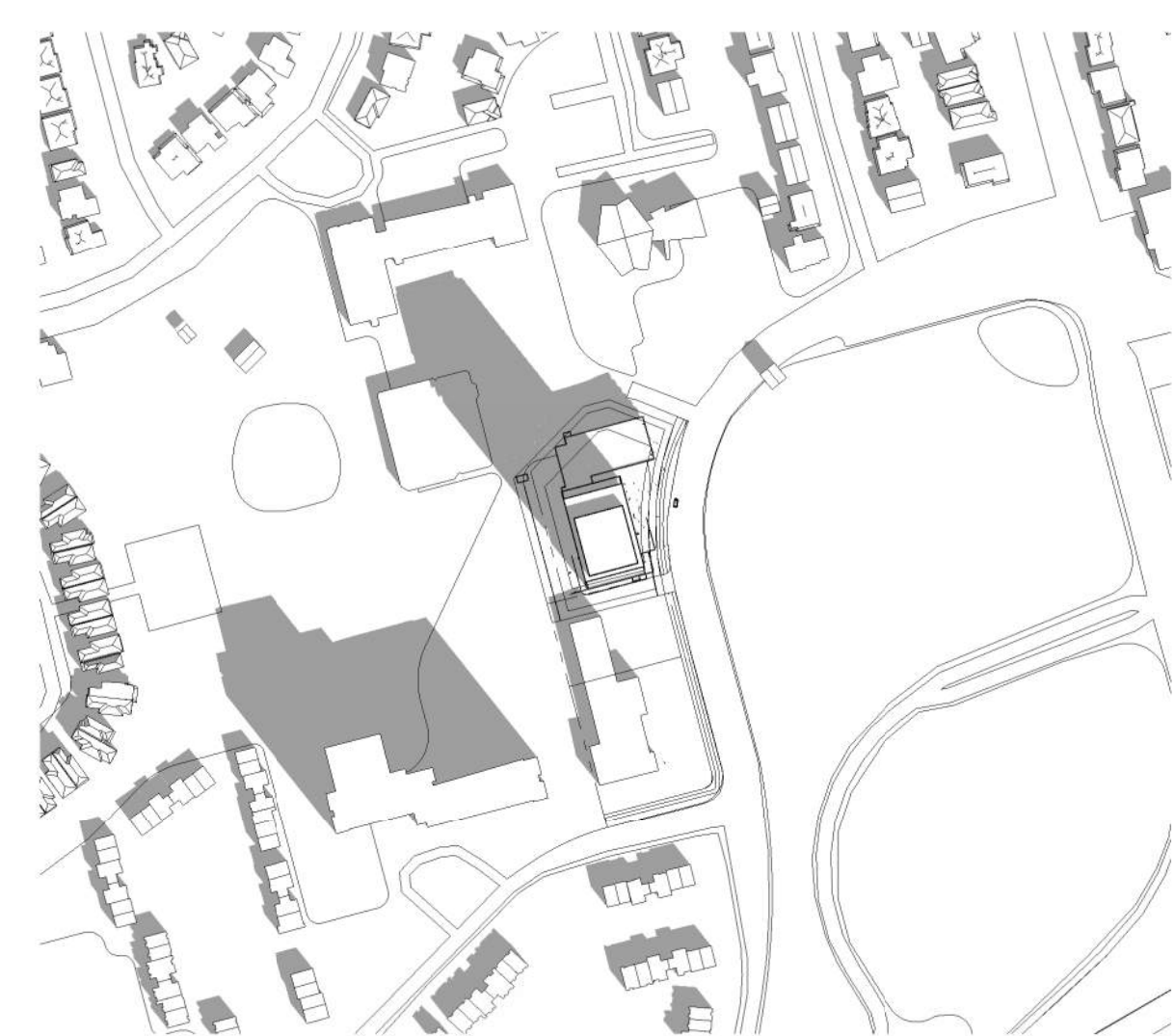
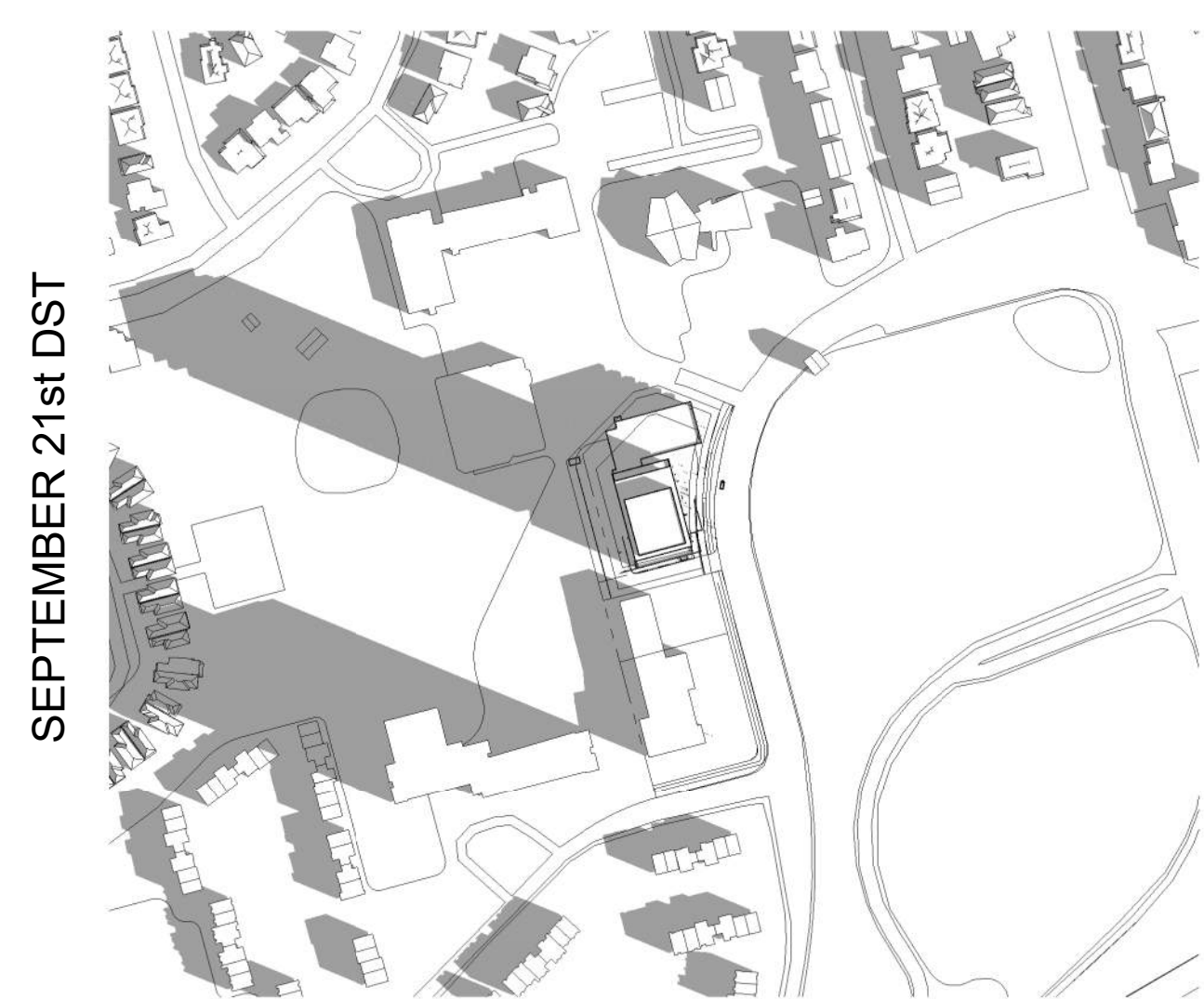
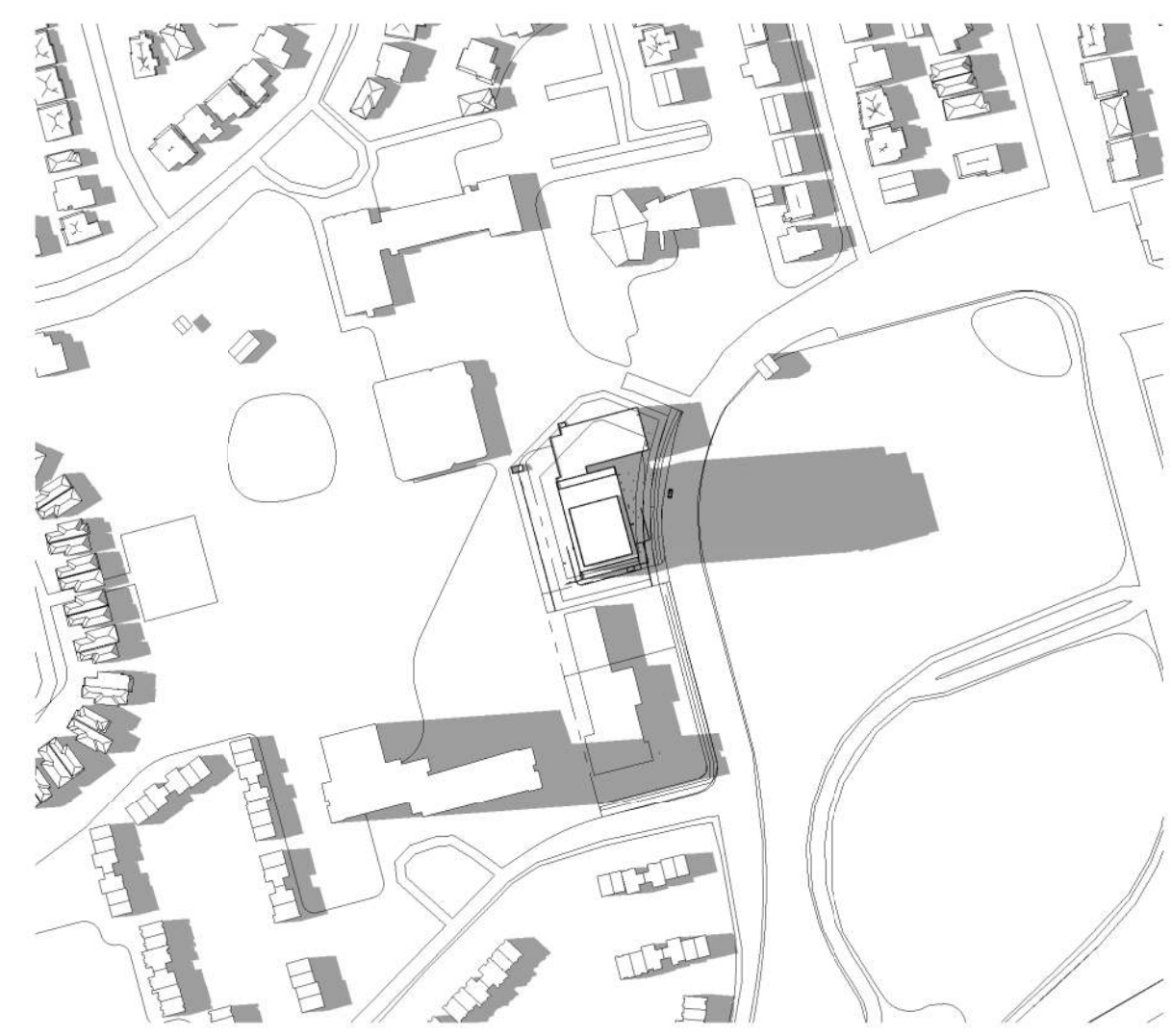
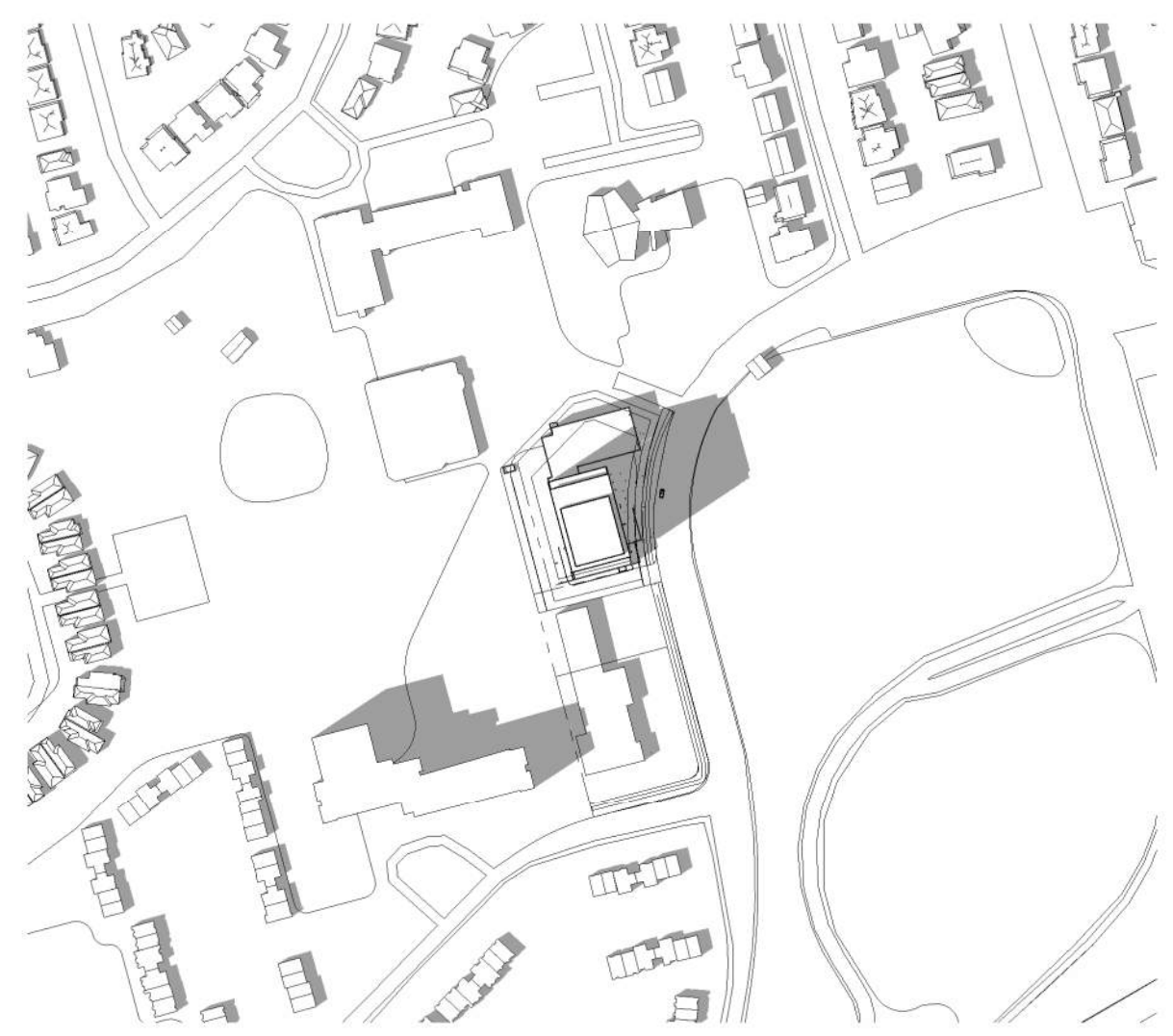
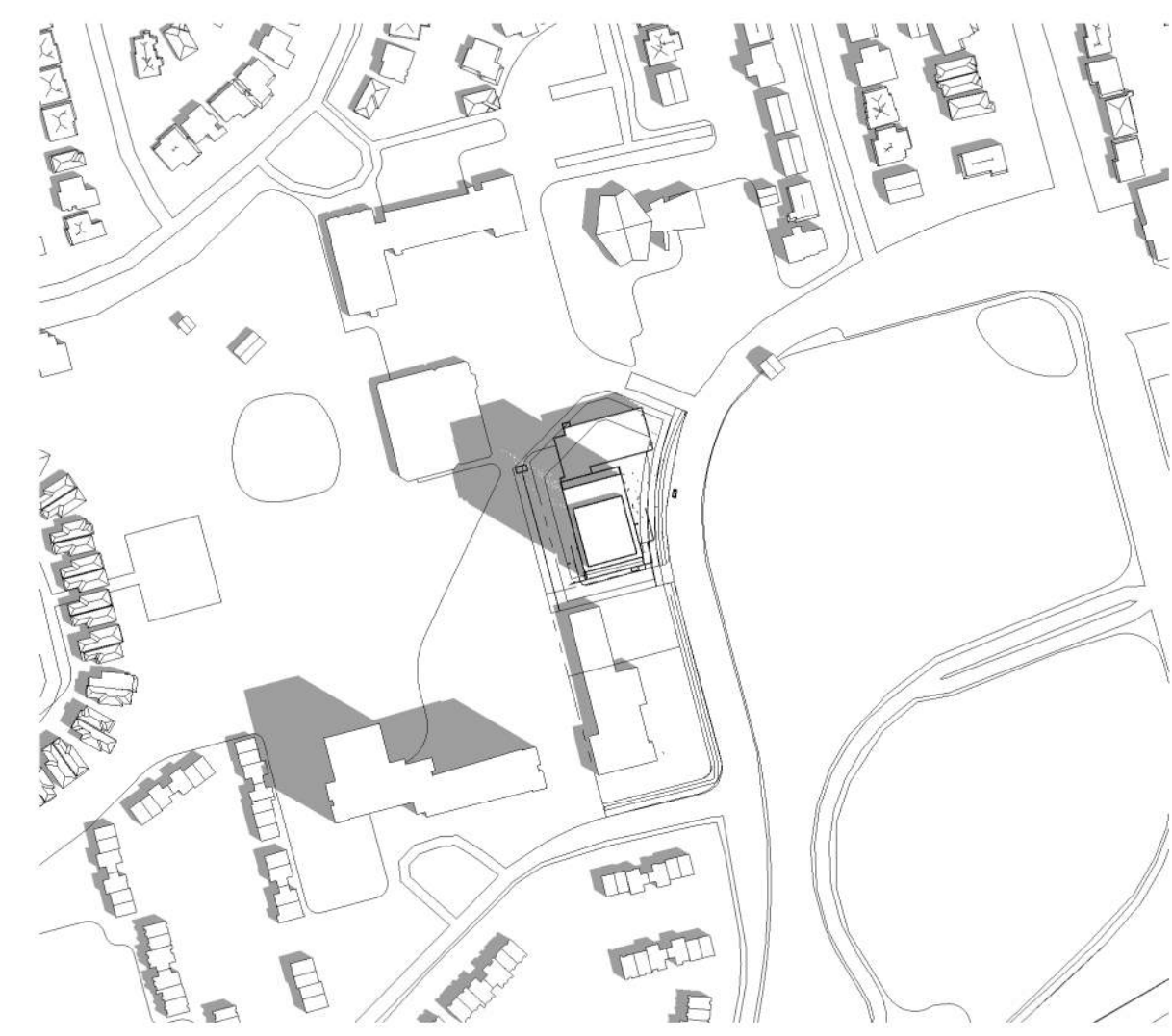
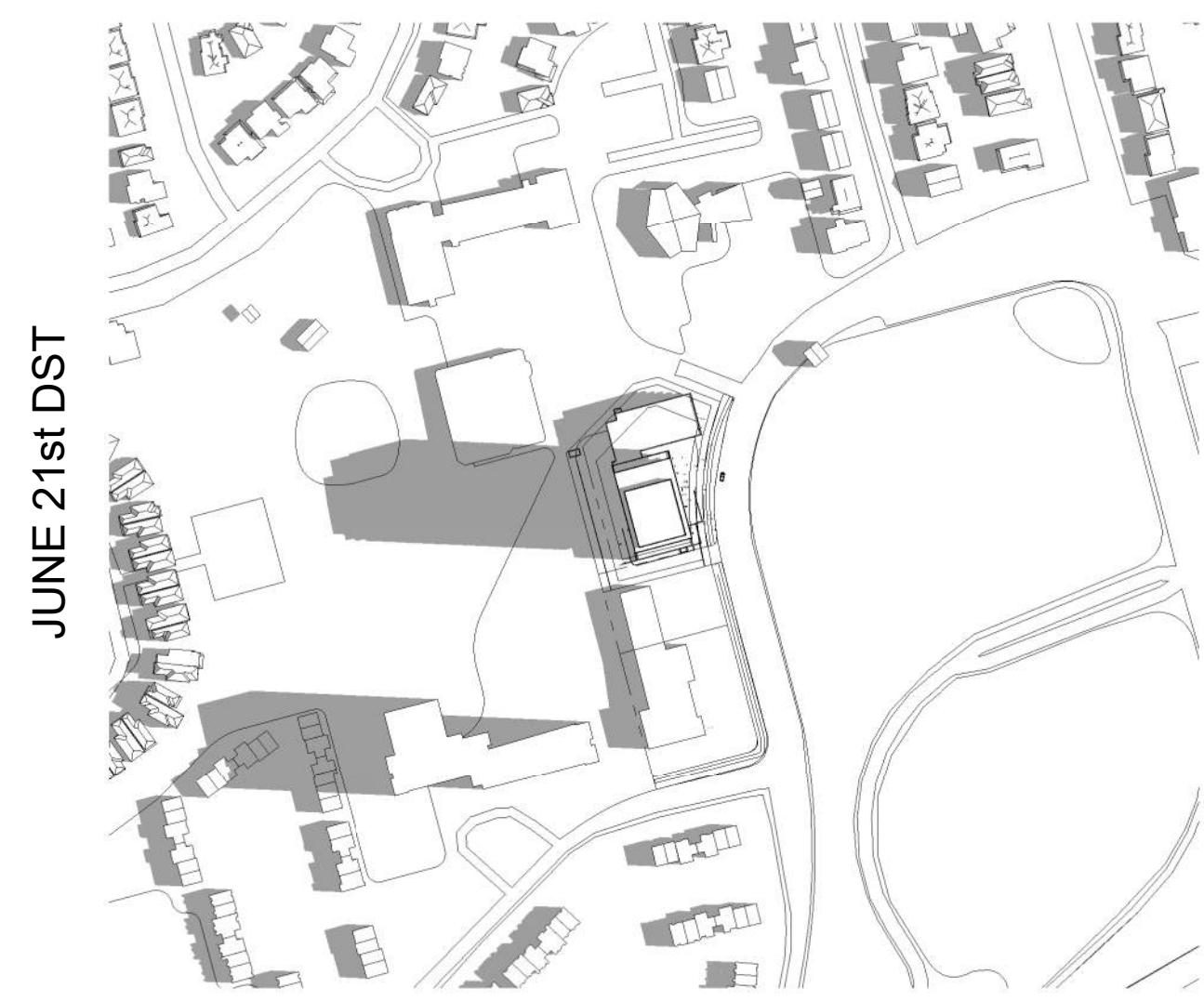
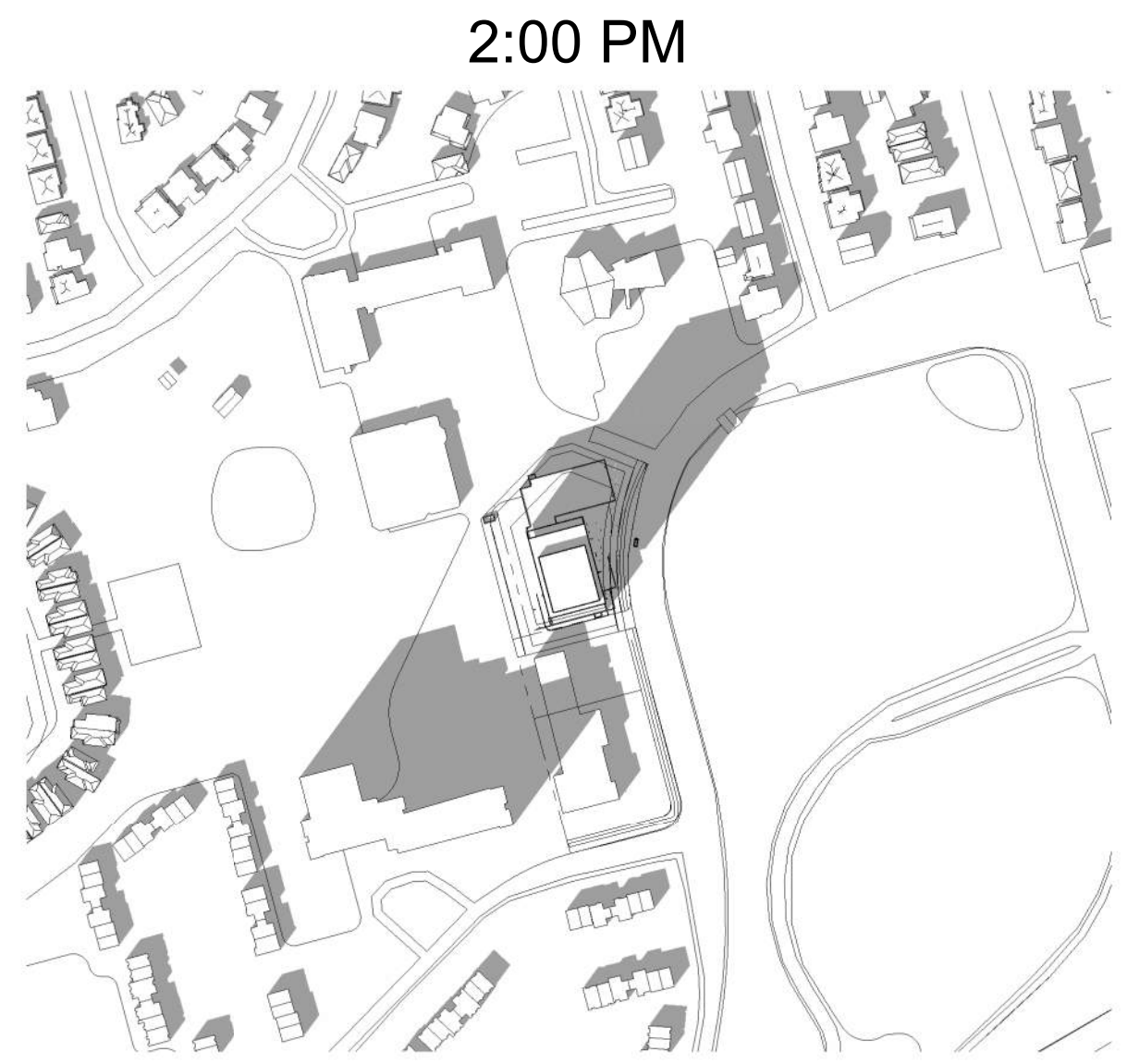
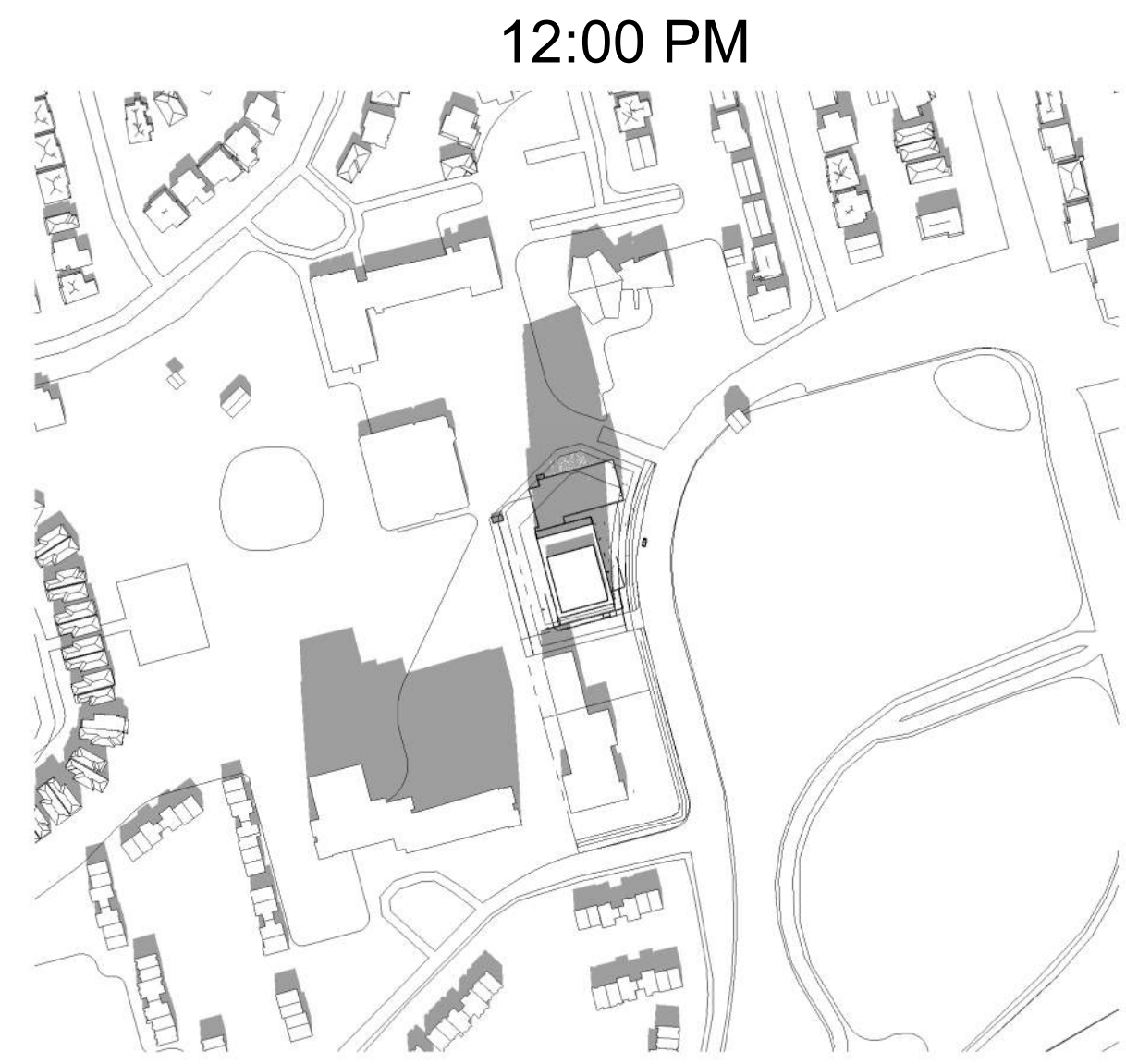
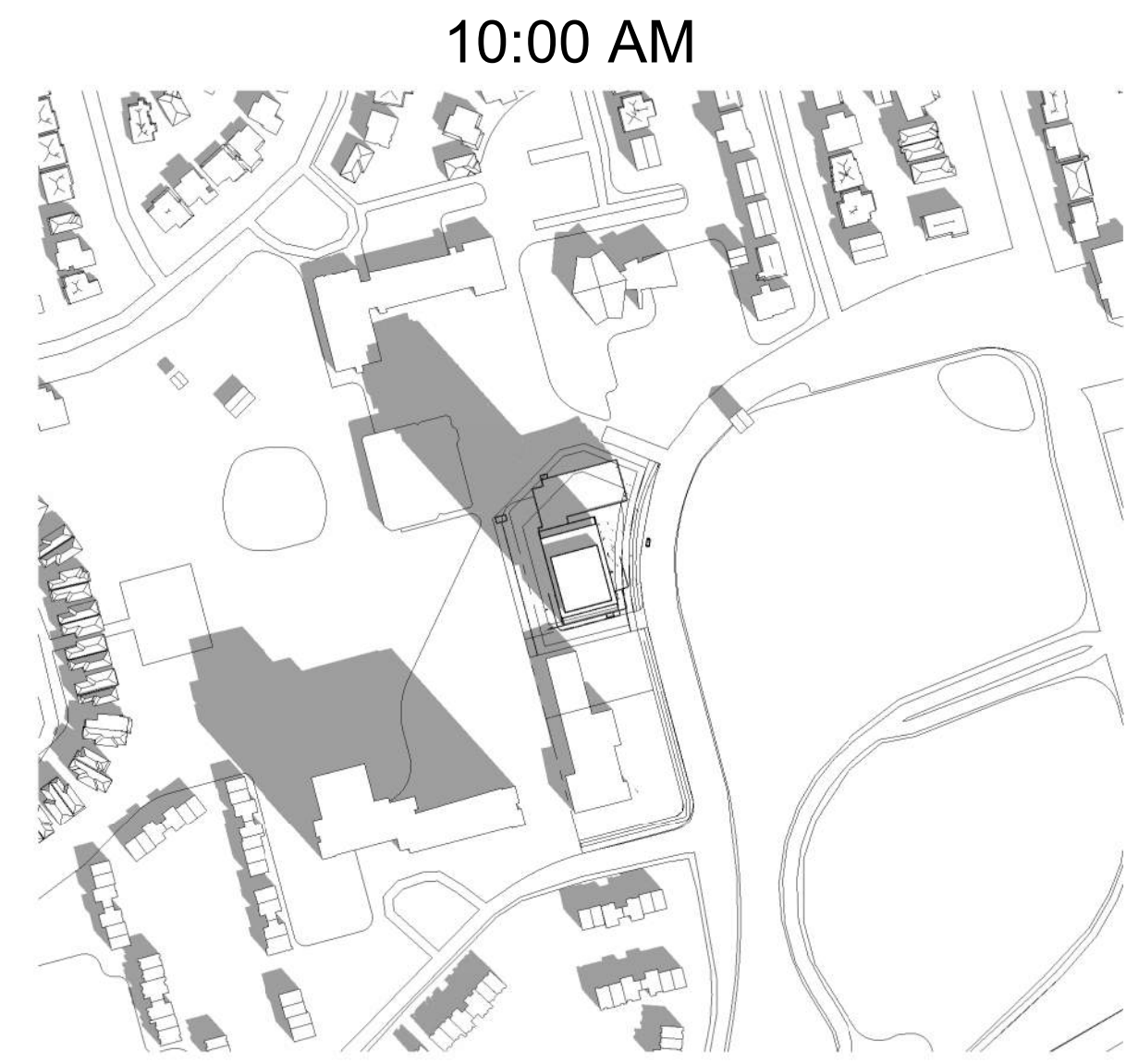
CLIENT:
brigil

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

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

SHEET TITLE:
 OVERALL SITE ELEVATIONS

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 500	SHEET No: A-10
PROJECT No: 1922	



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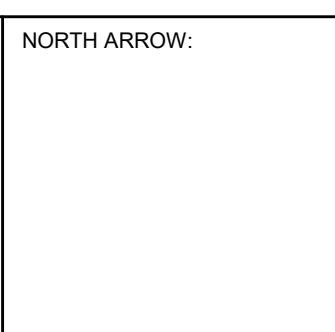
NOTATION SYMBOLS:

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- ⑥ TITLE SCALE
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ARCHITECT:
rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
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PROJECT TITLE:
2829 DUMAURIER AVENUE

SHEET TITLE:
SUNSHADE STUDY

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 3000	SHEET No: A-11
PROJECT No: 1922	