

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
Annis O'Sullivan Vollebek Ltd.
 Ontario Land Surveyors
 14 Concourse Gate, Suite 500,
 Nepean, Ontario K2E 7S6
 Tel: (613) 727-0850
 Fax: (613) 727-1079
 E-Mail: EdH@aovld.com

URBAN PLANNER
FoTenn Consultants Inc.
 396 Cooper Street, Suite 300
 Ottawa, ON Canada, K2P 2H7
 Tel: (613) 730-5709 ex. 287
 Fax: (613) 730-1136
 E-Mail: church@fotenn.com

CIVIL ENGINEER
Stantec Engineering Ltd.
 1331 Clyde Avenue, Suite 400,
 Ottawa, ON K2C 3G4
 Tel: (613) 242-4337
 E-Mail: kris.kilborn@stantec.com

LANDSCAPE ARCHITECT
Levstek Consulting
 5871 Hugh Crescent
 Ottawa, (Osgoode) ON K0A 2W0
 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
 - 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
 - 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 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
 - 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/TAKE 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 800mm
 - 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 - 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

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. 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. / 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. / 33 x 7,650 sq. ft. / 252,450 sq. ft.

38th - 40th FLOOR
 2 x 534.5 sq. m. / 1,069.0 sq. m. / 2 x 5,750 sq. ft. / 11,500 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
 TOTAL NFA COMMERCIAL (PER CITY OF OTTAWA DEFINITION)
 200.0 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 m² GFA (PENDING UNIT USE) 15

TOTAL
 243

PROVIDED

RESIDENCE (BELOW GRADE) (0.42/UNIT)
 174

VISITOR & COMMERCIAL (BLENDED)

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 m² GFA (200 M²) 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%

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 - 6.0M² 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

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REVISIONS:

No.	DESCRIPTION	DATE (DD/MM/YY)
1	ISSUED FOR SPA / RE-ZONING - R4	08 / 10 / 24
2	ISSUED FOR SPA / RE-ZONING - R3	08 / 07 / 24
3	ISSUED FOR SPA / RE-ZONING	08 / 06 / 21
4	ISSUED FOR DESIGN CONCEPT	06 / 11 / 20

ARCHITECT SEAL: **BRIGIL ARCHITECTS**

ARCHITECT: **rita/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.
 PROJECT No. 1922


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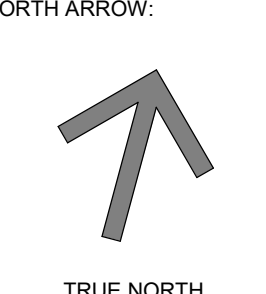
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4	ISSUED FOR SPARE-ZONING R4	08 10 24
3	ISSUED FOR SPARE-ZONING R3	08 07 24
2	UPDATED SPA - R2	03 11 22
1	ISSUED FOR SPARE-ZONING	08 06 21

REVISIONS:

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CLIENT:

brigil

ARCHITECT:

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

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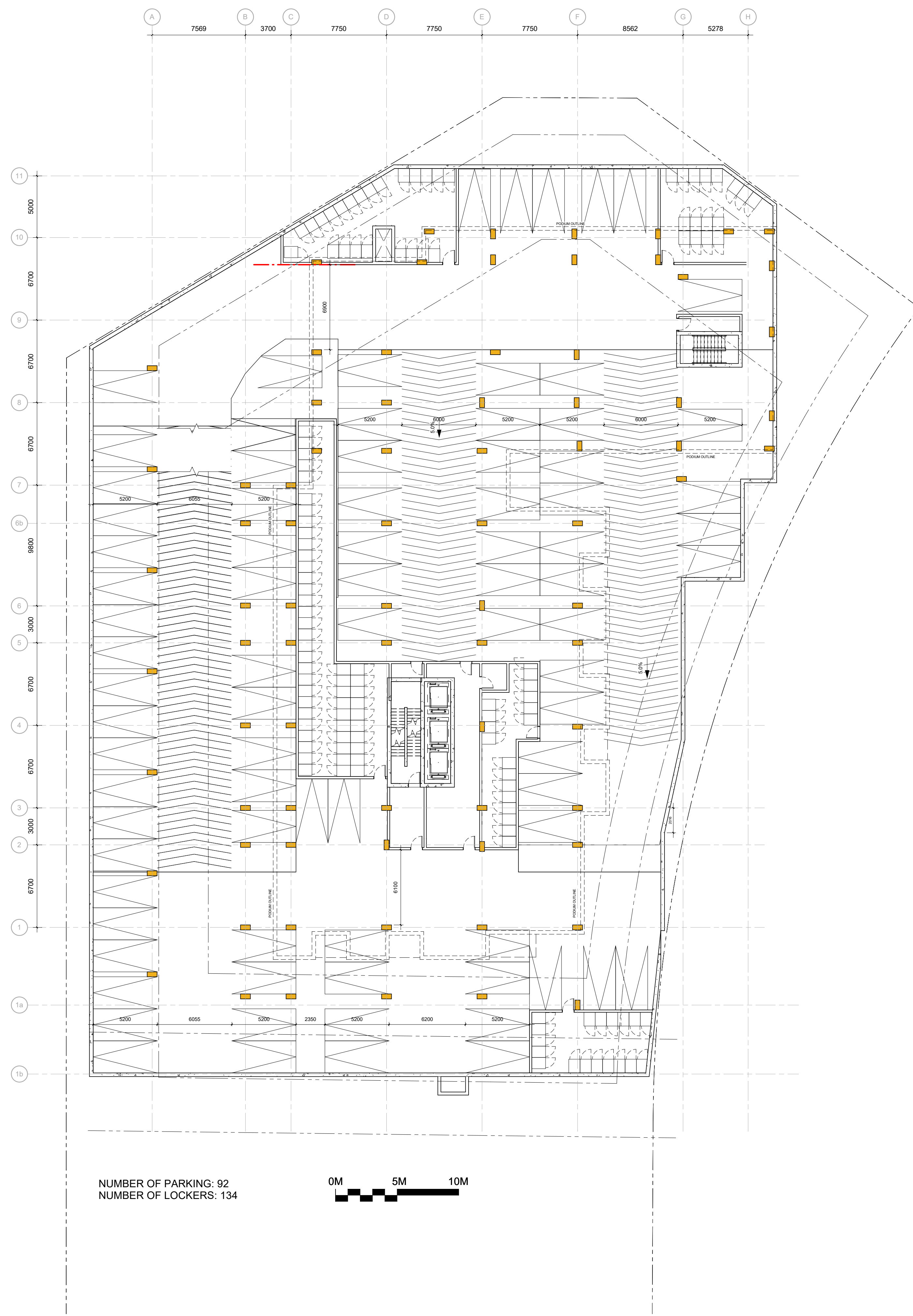
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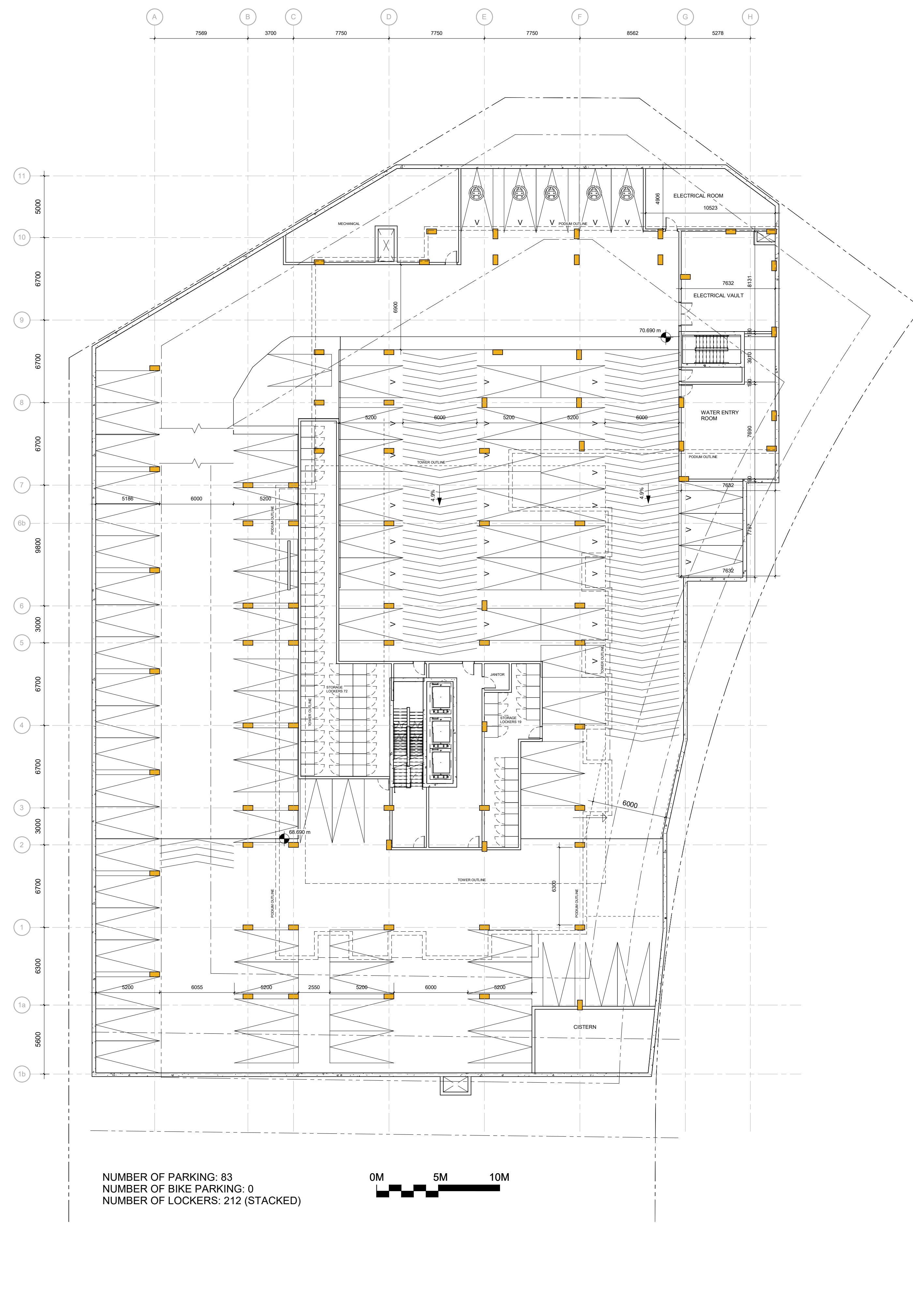
SHEET TITLE:

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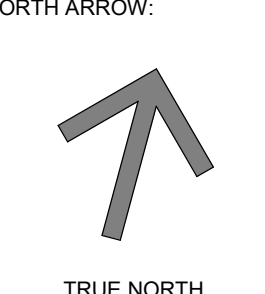
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4	ISSUED FOR SPARE-ZONING R4	08.10.24
3	ISSUED FOR SPARE-ZONING R3	08.07.24
2	UPDATED SPA - R2	03.11.22
1	ISSUED FOR SPARE-ZONING	08.06.21

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT:


ARCHITECT:

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

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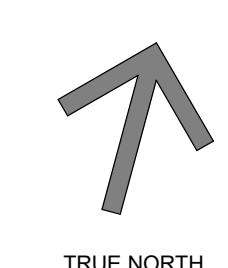
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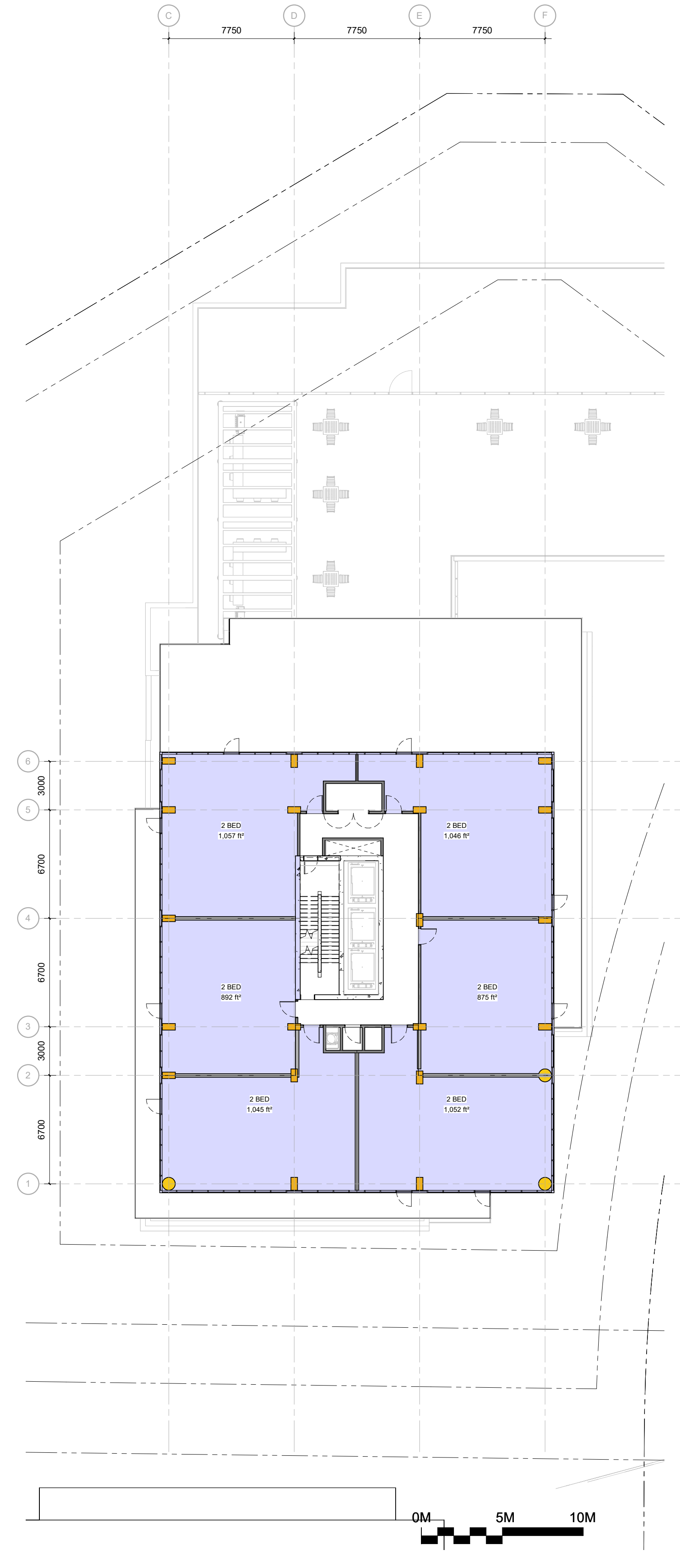
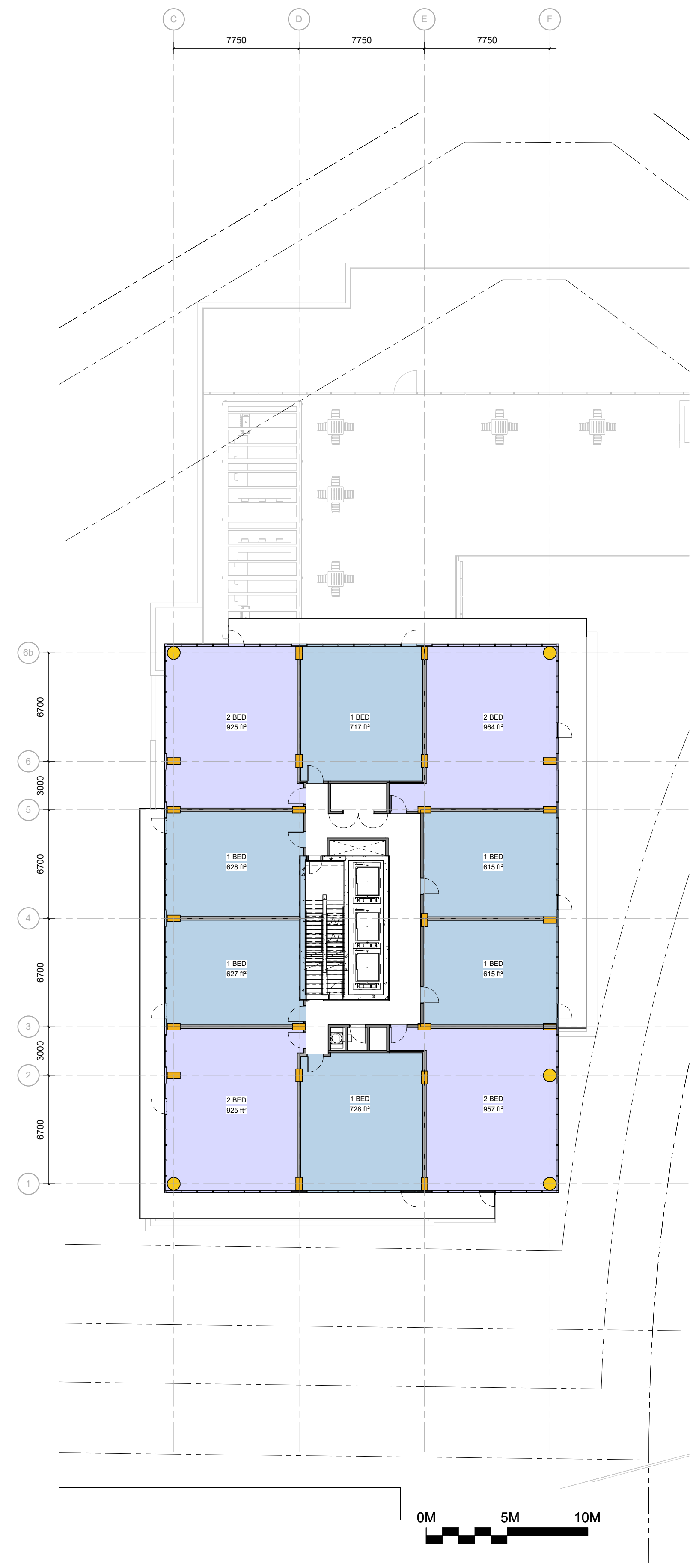
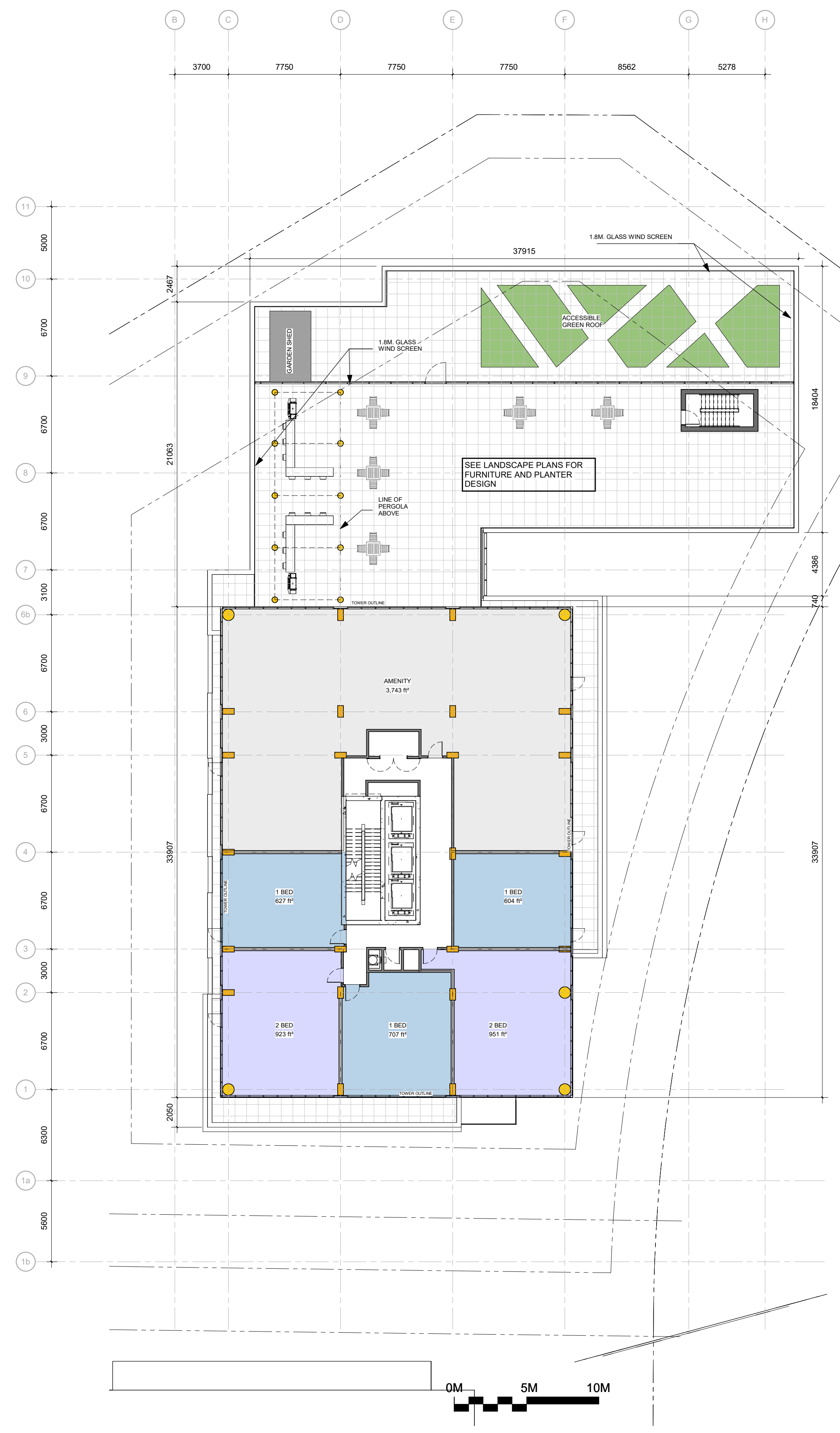
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 FLOOR PLANS

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



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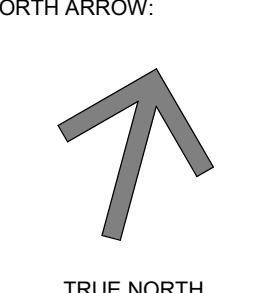
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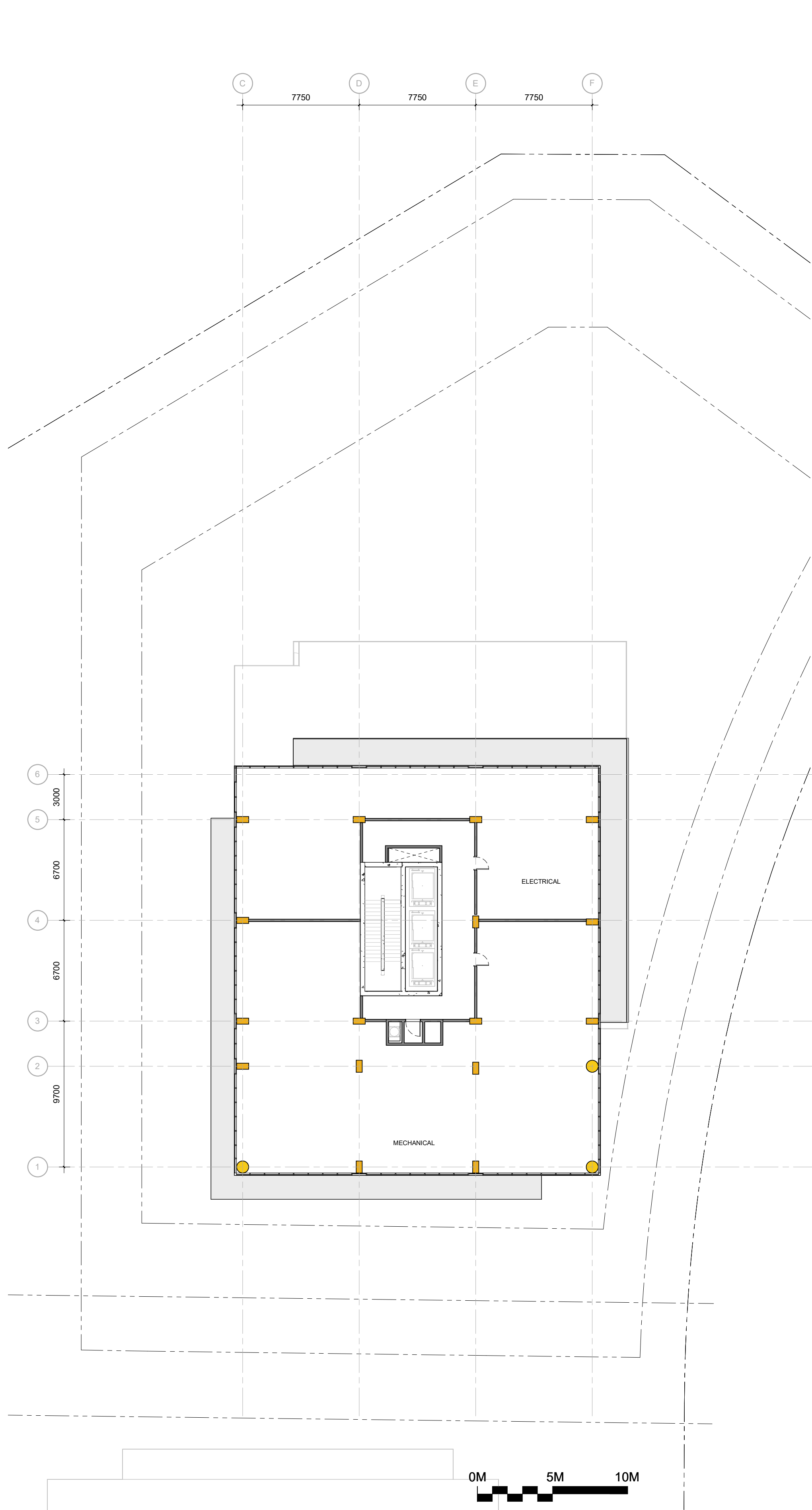
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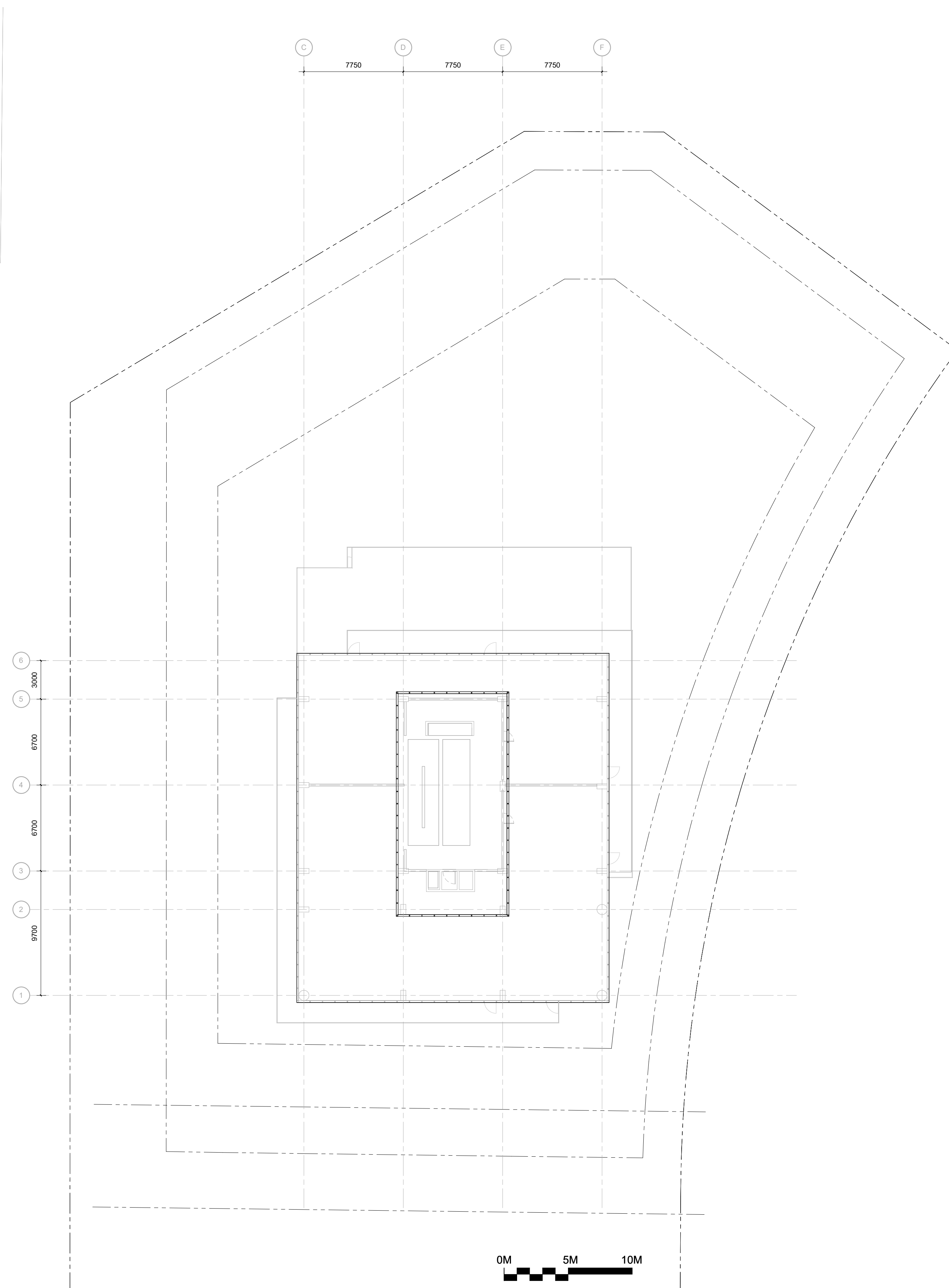
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SHEET TITLE:
 FLOOR PLANS

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



MECHANICAL FLOOR PLAN



ROOF PLAN

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

PLOT SCALE: 1:1

PLOT DATE: 10/7/2024 11:13:32 AM
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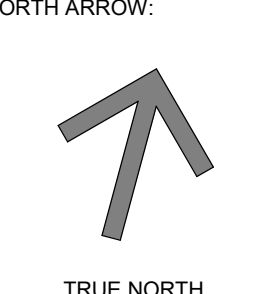
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 - (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
 - (00) TITLE
 - (000000) SCALE
 - (000000) DETAIL REFERENCE PAGE
 - (000000) DETAIL CROSS REFERENCE PAGE

- GENERAL NOTES:**
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 - (B) REFER TO DOOR TYPES AND HARDWARE REQUIREMENTS.
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No.	DESCRIPTION	DATE
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: 

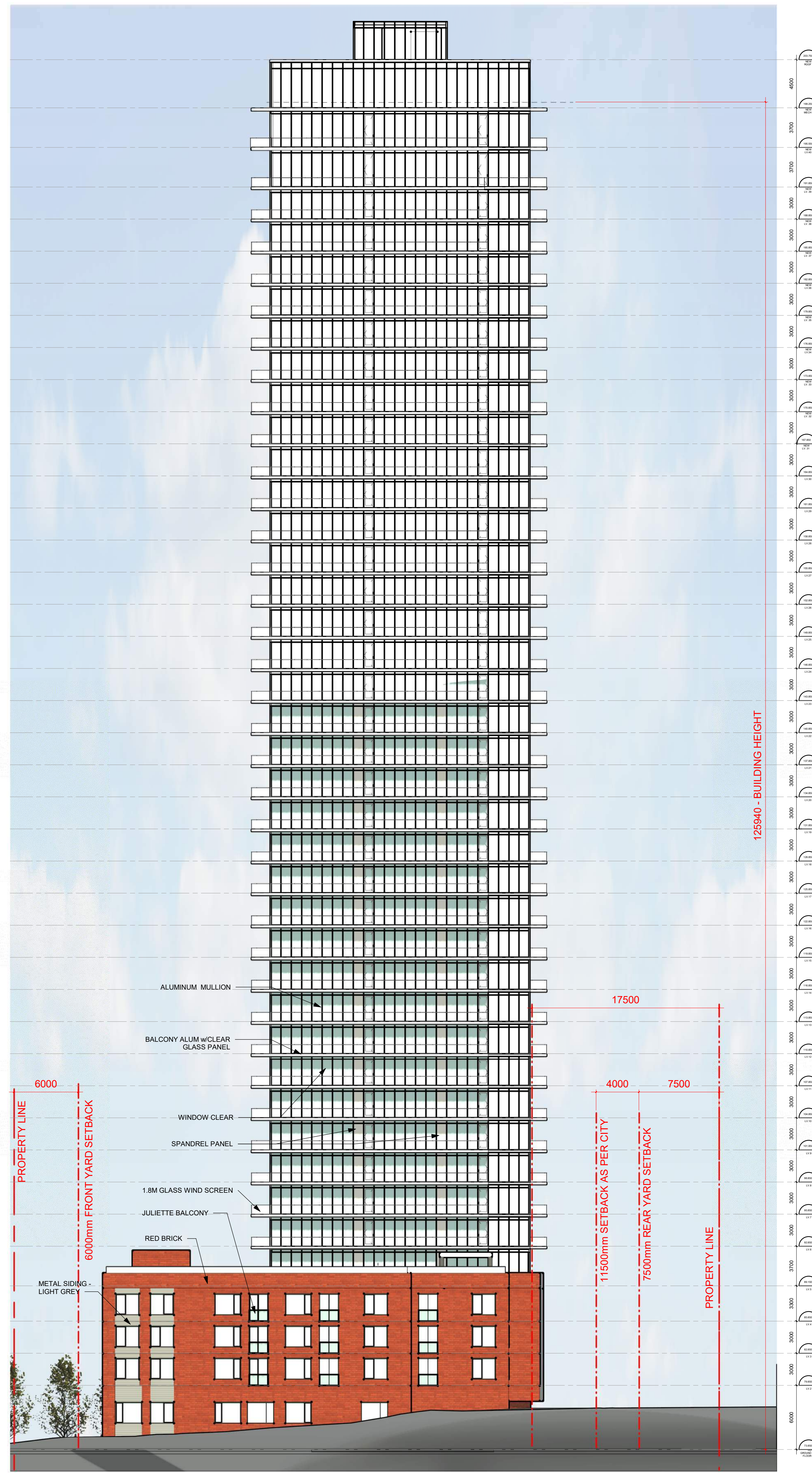
CLIENT: **brigil**

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

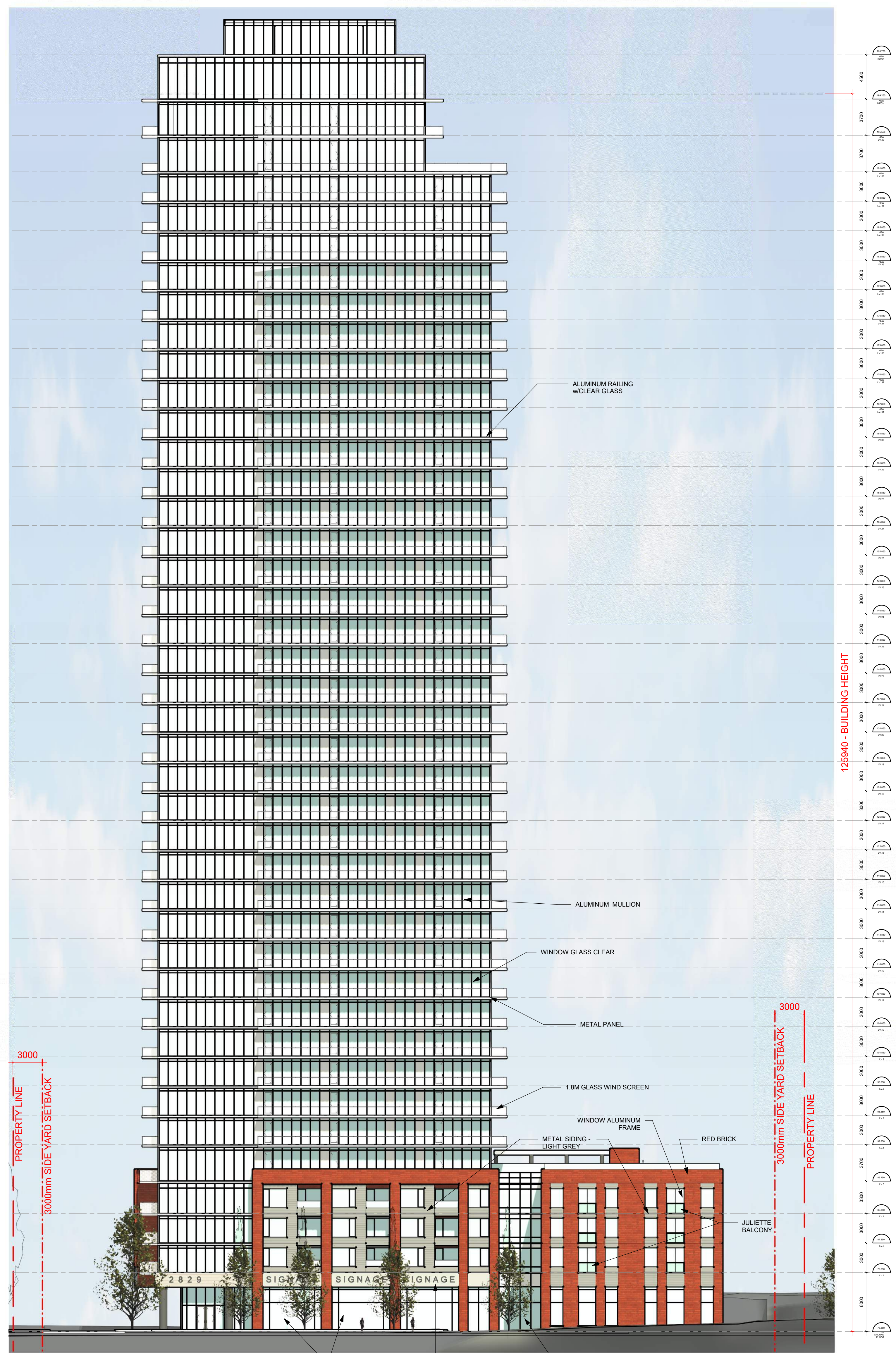
PROJECT TITLE:
2829 DUMAURIER AVENUE
 2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
ELEVATIONS

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



NORTH ELEVATION



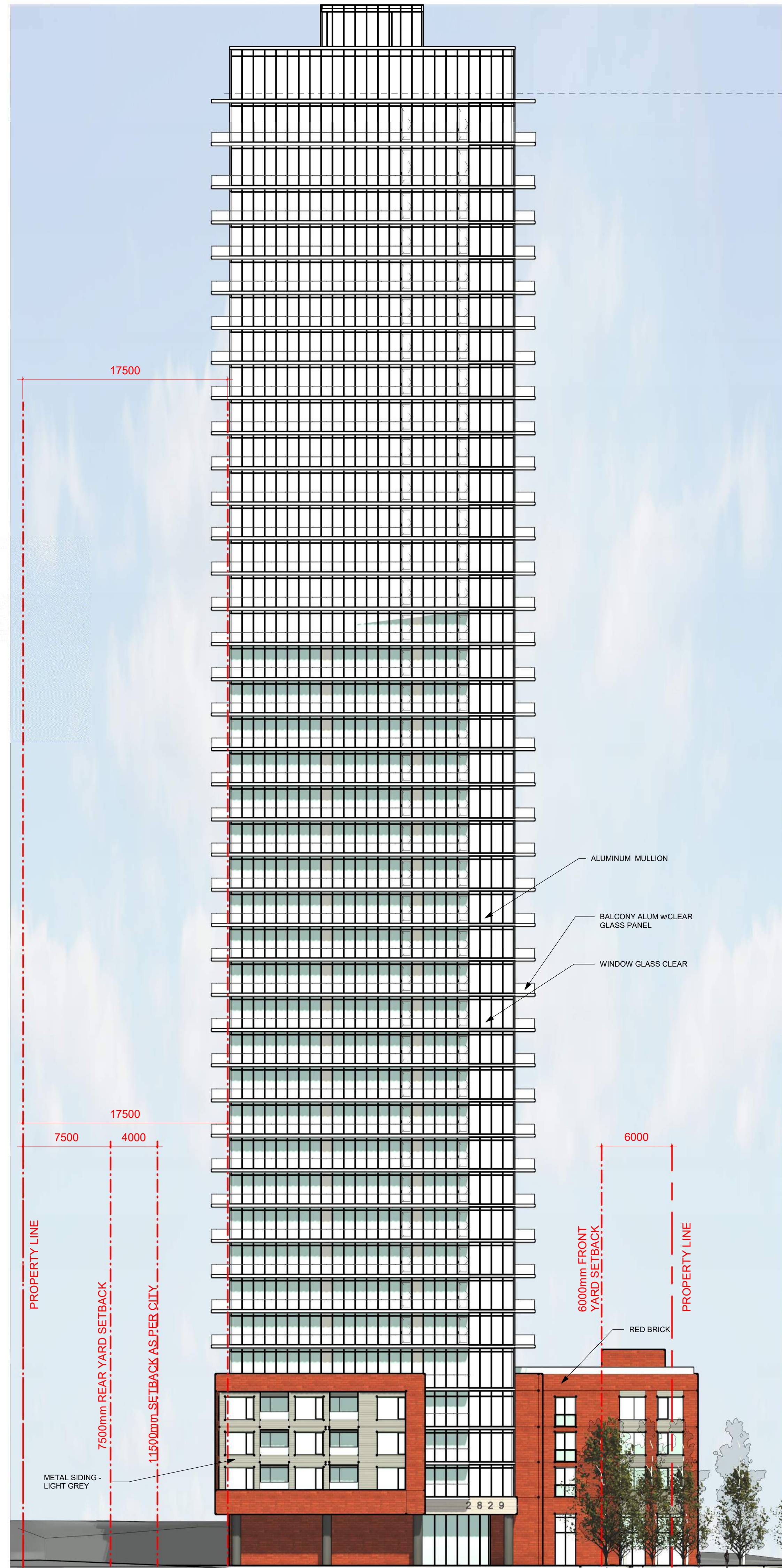
EAST ELEVATION

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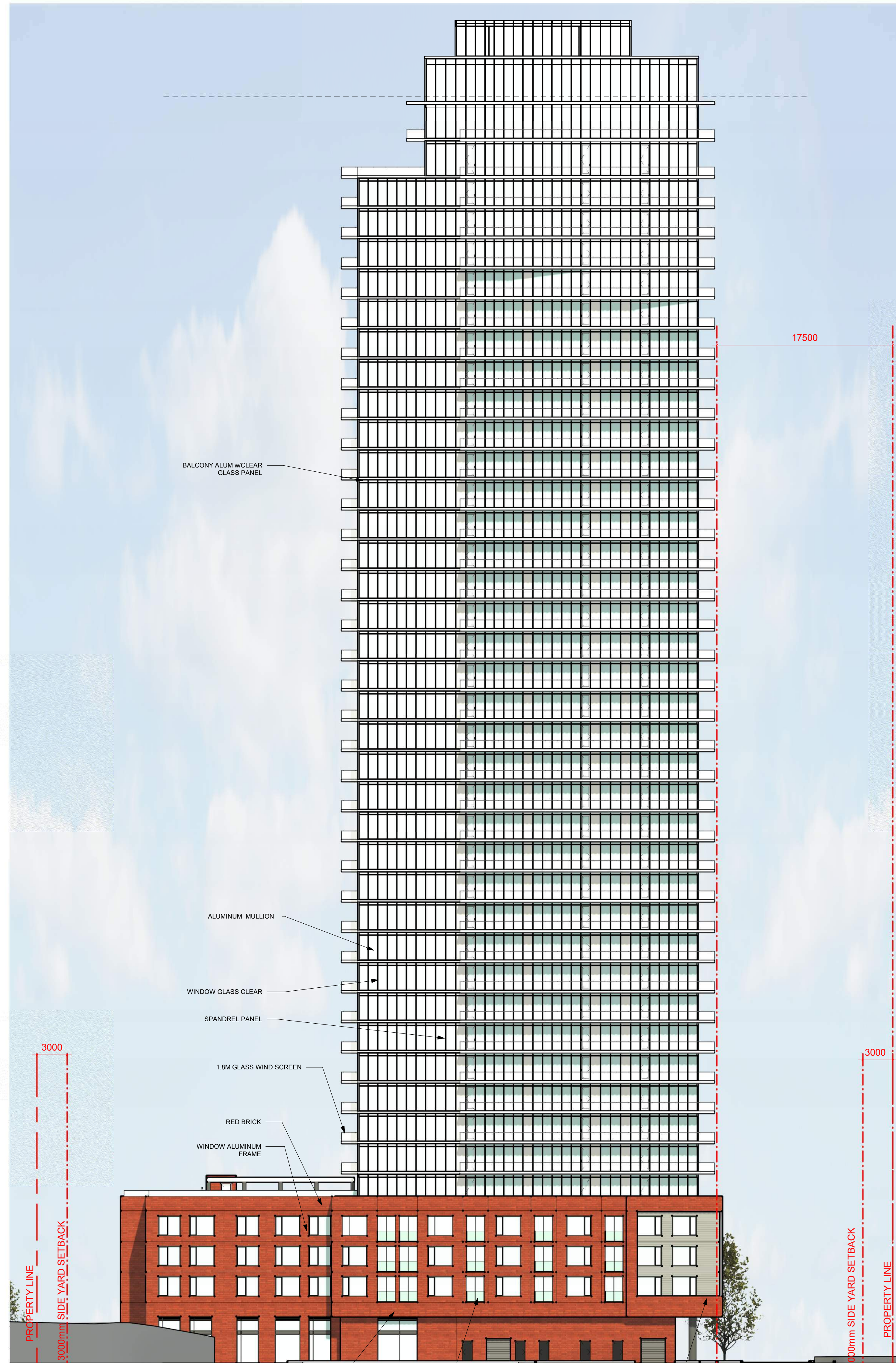
PLOT SCALE: 1:1

PLOT DATE: 10/7/2024 11:18:51 AM

#17421



SOUTH ELEVATION



WEST ELEVATION

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- (00) ———— DETAIL NUMBER
- (00) TITLE
- (00/000) SCALE
- (00000) DETAIL REFERENCE PAGE
- (00000) 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:

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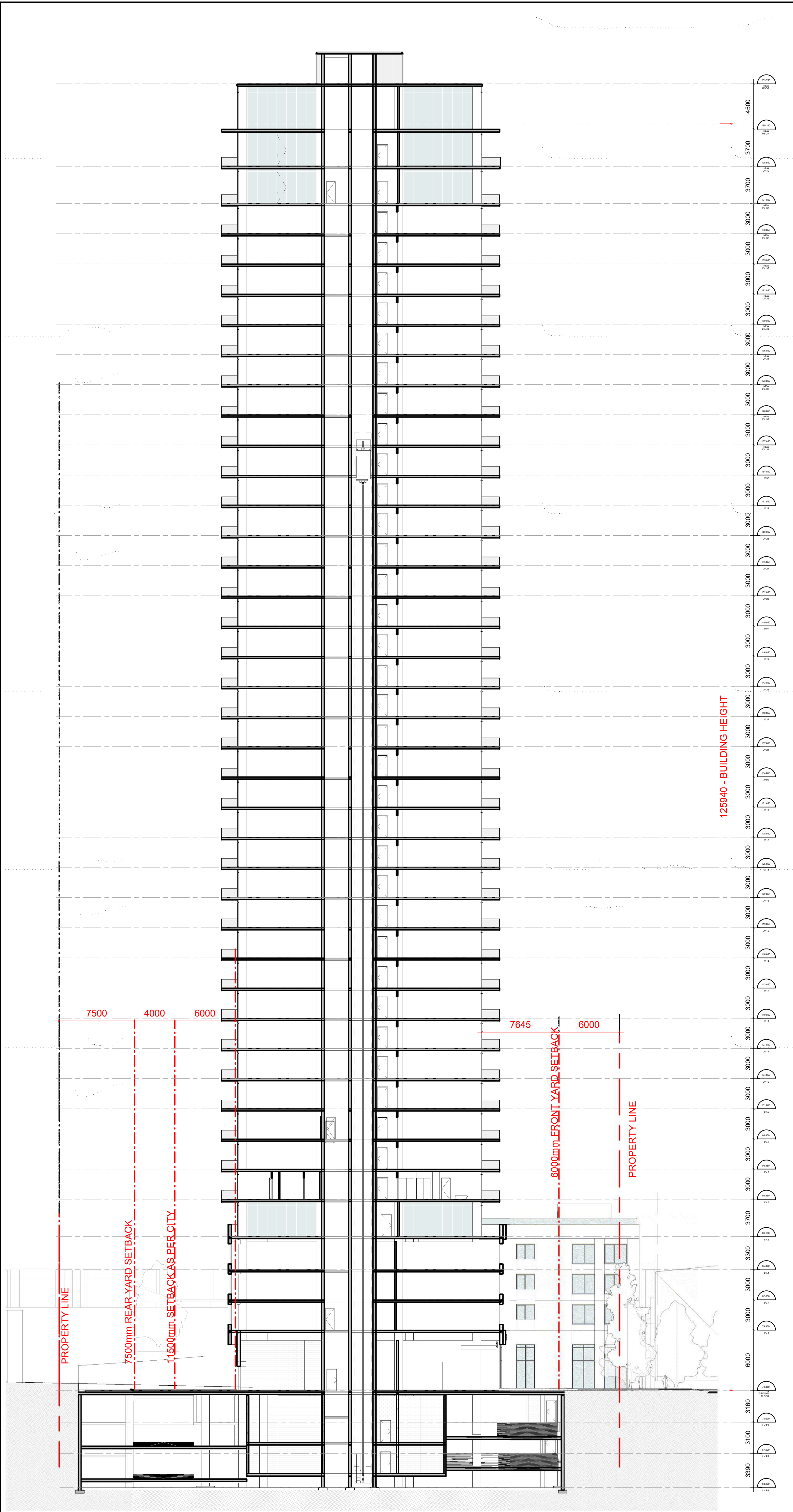
CLIENT:
brigil

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

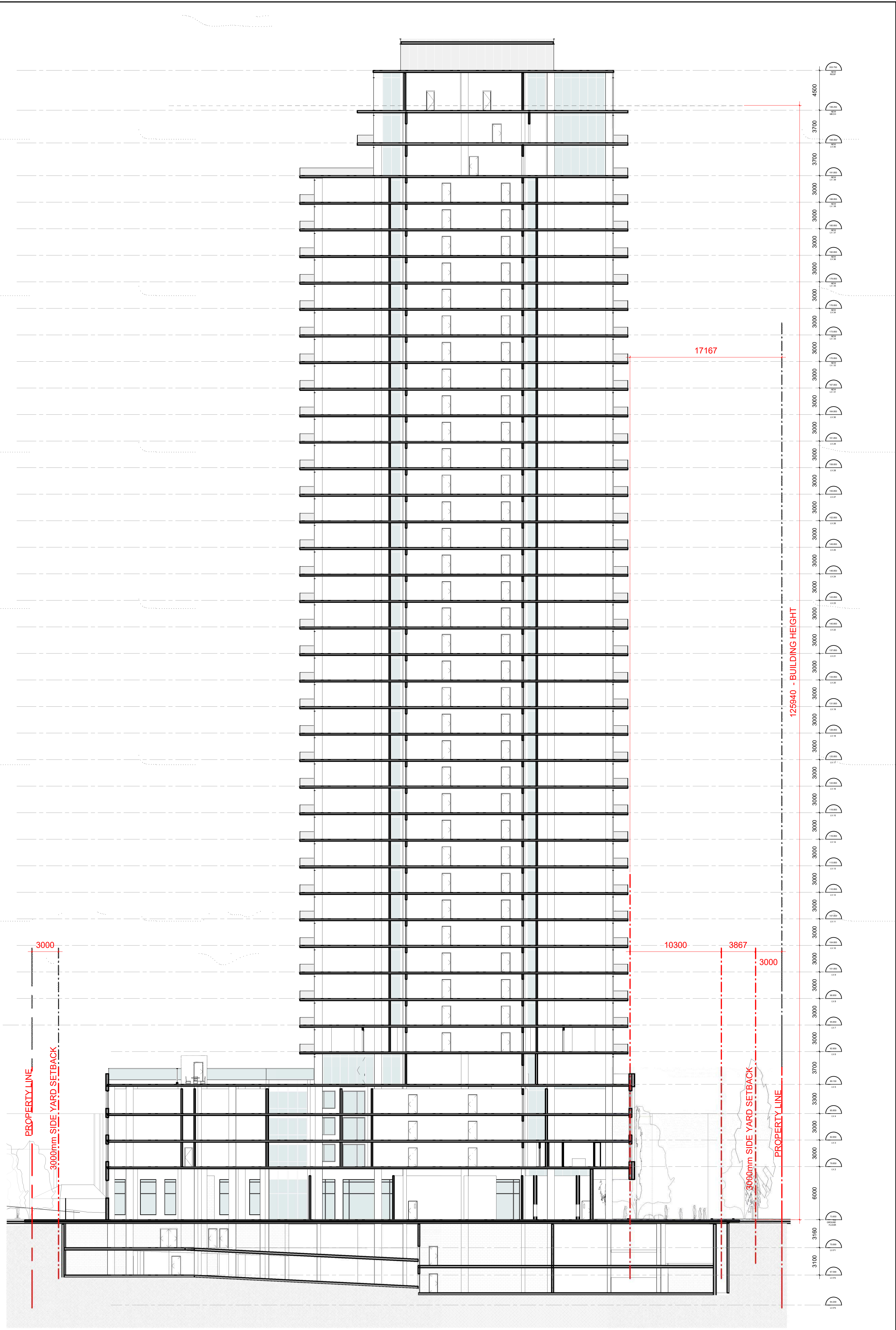
PROJECT TITLE:
 2829 DUMAURIER AVENUE
 2829 DUMAURIER AVE, OTTAWA, ON

SHEET TITLE:
 ELEVATIONS

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



NORTH-SOUTH SECTION



EAST-WEST SECTION

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 - (00) TITLE SCALE
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No.	DESCRIPTION	DATE
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:
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ARCHITECT:
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PROJECT TITLE:
2829 DUMAUER AVENUE
 2829 DUMAUER 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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- (---) TITLE
- (---) SCALE
- (---) DETAIL REFERENCE PAGE
- (---) 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

ARCHITECT SEAL:

NORTH ARROW:

CLIENT:

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: 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

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PLOT DATE: 10/28/2024 3:47:21 PM

D07-12-17-0063



VIEW LOOKING NORTH-EAST



VIEW LOOKING NORTH-WEST STREETSCAPE ALONG DUMAQUIER AVE.



VIEW LOOKING SOUTH-EAST STREETSCAPE ALONG DUMAQUIER AVE.

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- ⑤ INDICATES DETAIL NUMBER.
- ⑥ TITLE SCALE
- ⑦ DETAIL REFERENCE PAGE
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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 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

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PLOT DATE: 10/17/2024 2:02:27 PM

D07-12-17-0063



VIEW FROM FARRELL STREET



VIEW FROM DUMAURIER AVENUE AND WATSON STREET



VIEW FROM DUMAURIER AND RAMSEY CRESCENT

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- (00) TITLE
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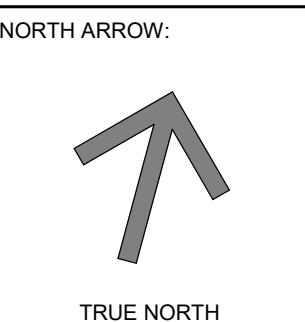
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REVISIONS:



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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

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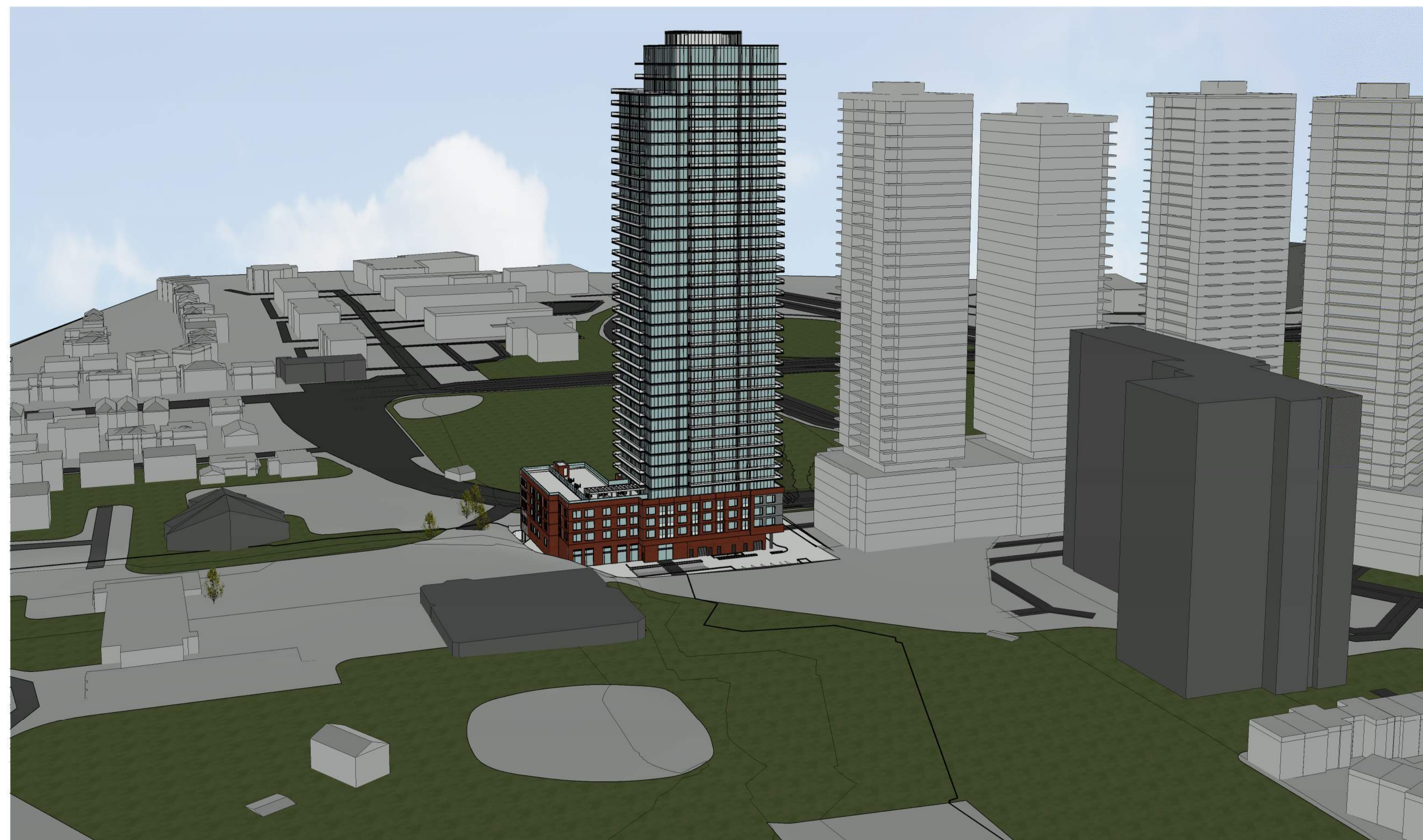
VIEW LOOKING SOUTH-WEST



VIEW LOOKING NORTH-WEST



VIEW LOOKING NORTH-WEST



VIEW LOOKING EAST

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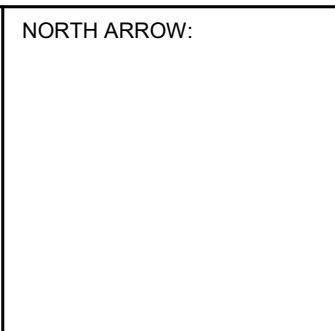
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REVISIONS:

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4	ISSUED FOR SPARE-ZONING R4	08 10 24
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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:
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

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PLOT DATE: 10/17/2024 2:14:31 PM

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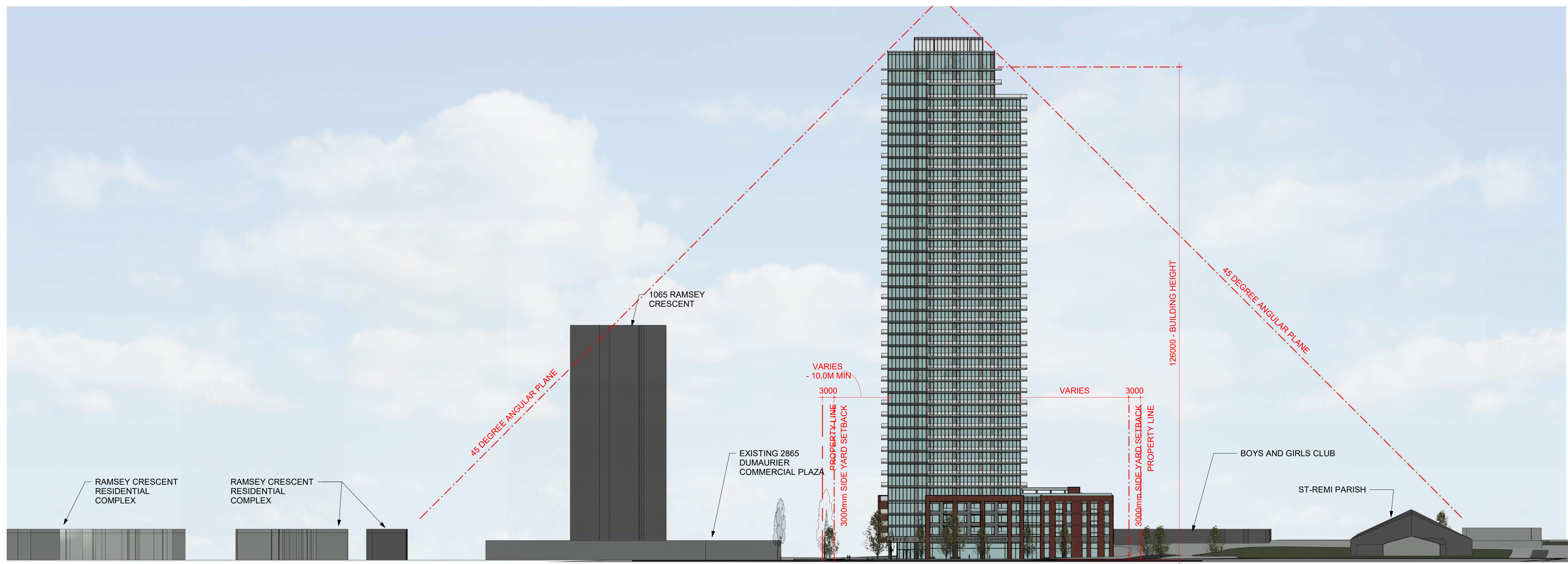
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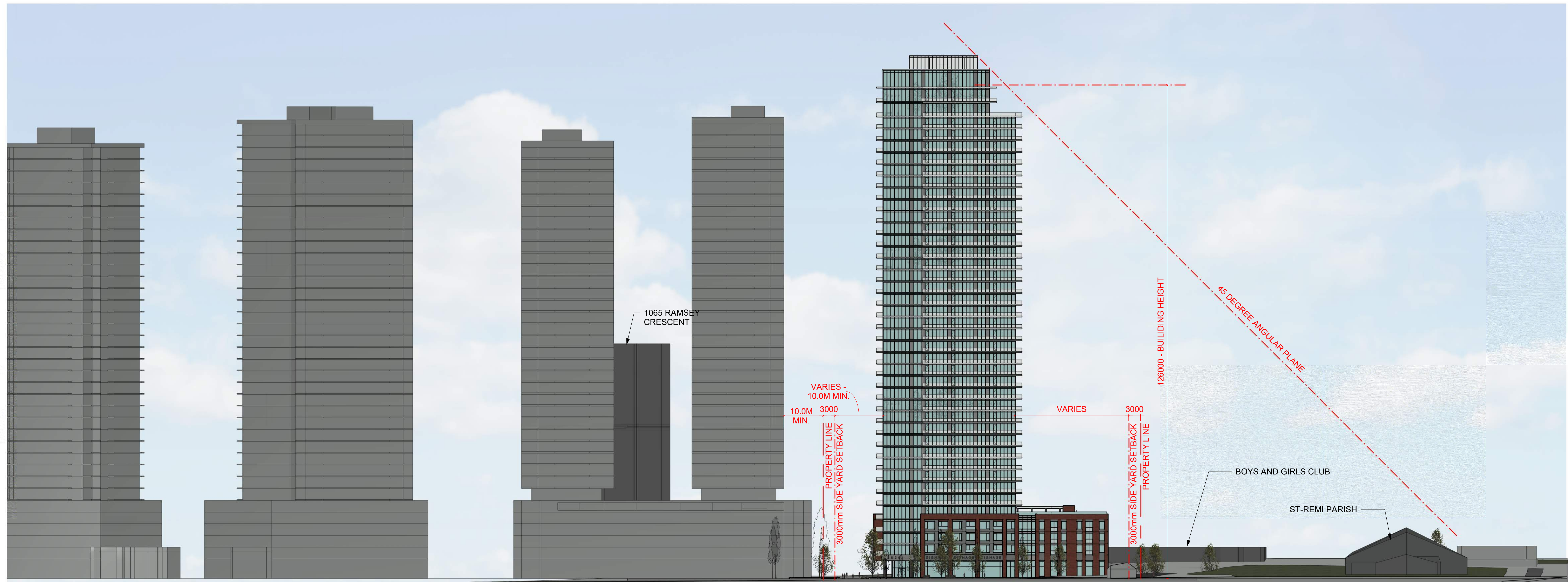
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- (B) REFER TO DOOR TYPES AND HARDWARE REQUIREMENTS.
- (C) REFER TO DOOR SCHEDULE ON A900 SERIES. ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF WALL FINISH.
- (D) ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- (E) ALL EXTERIOR 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

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

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.rodericklcarey.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	

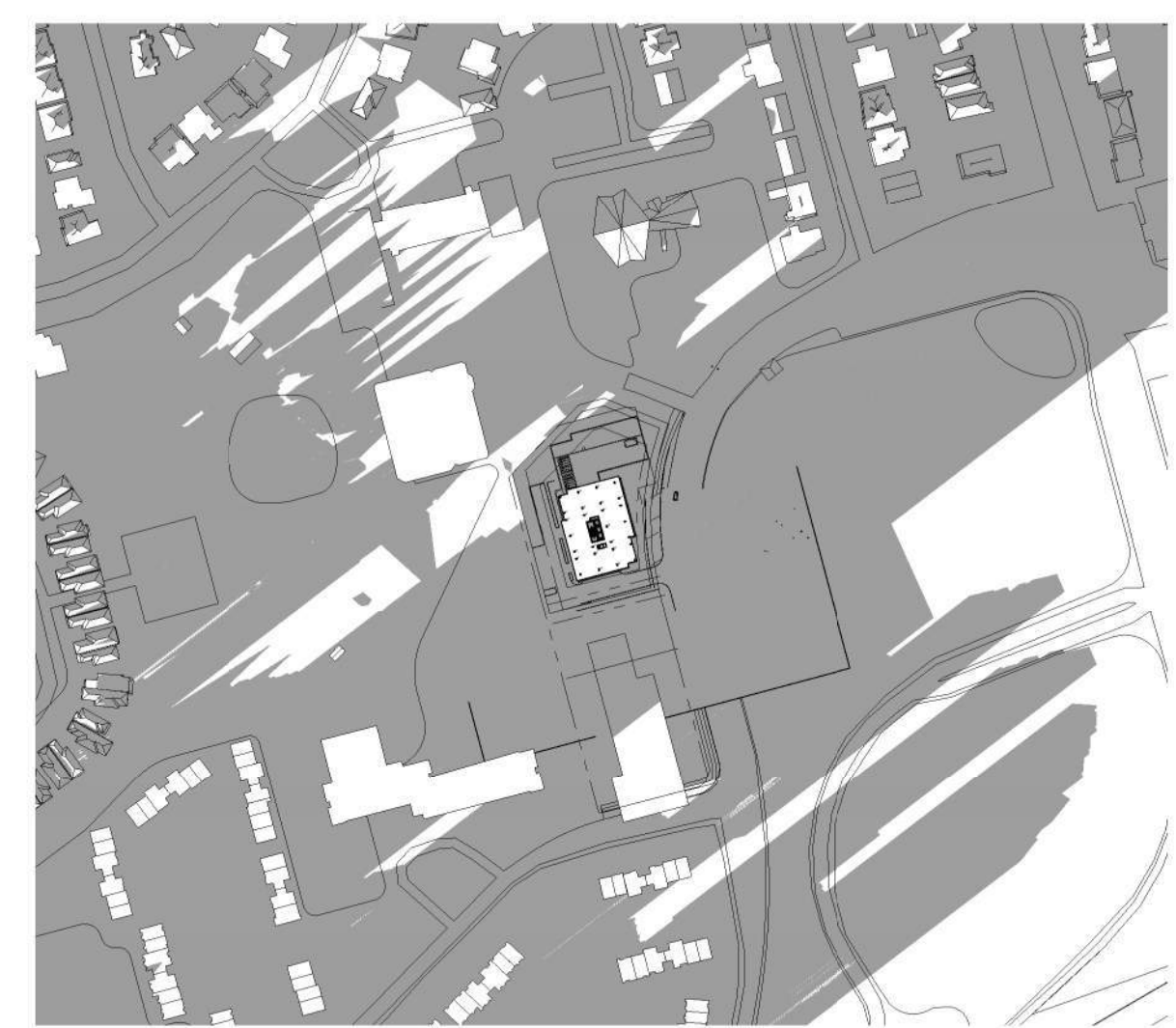
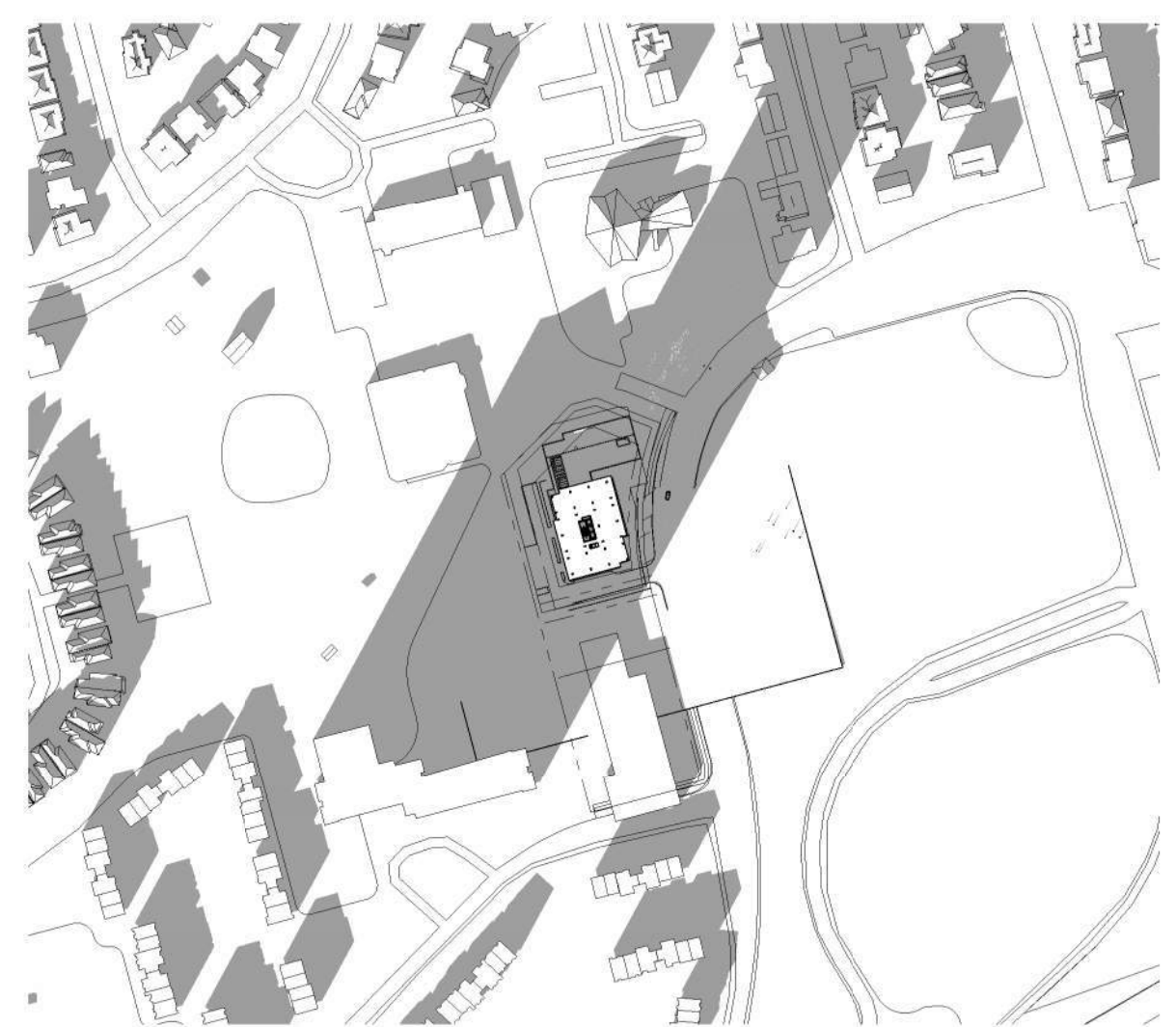
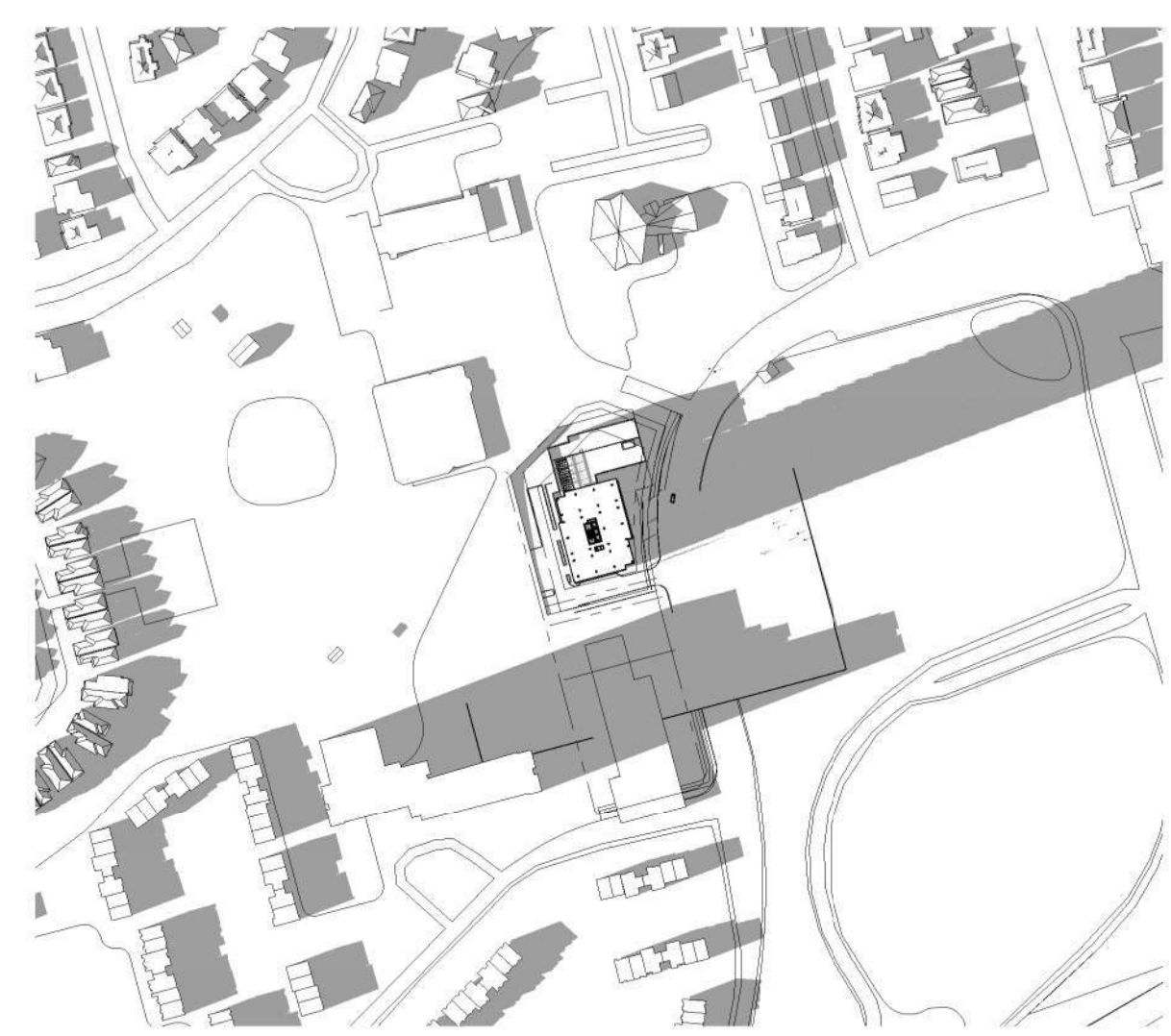
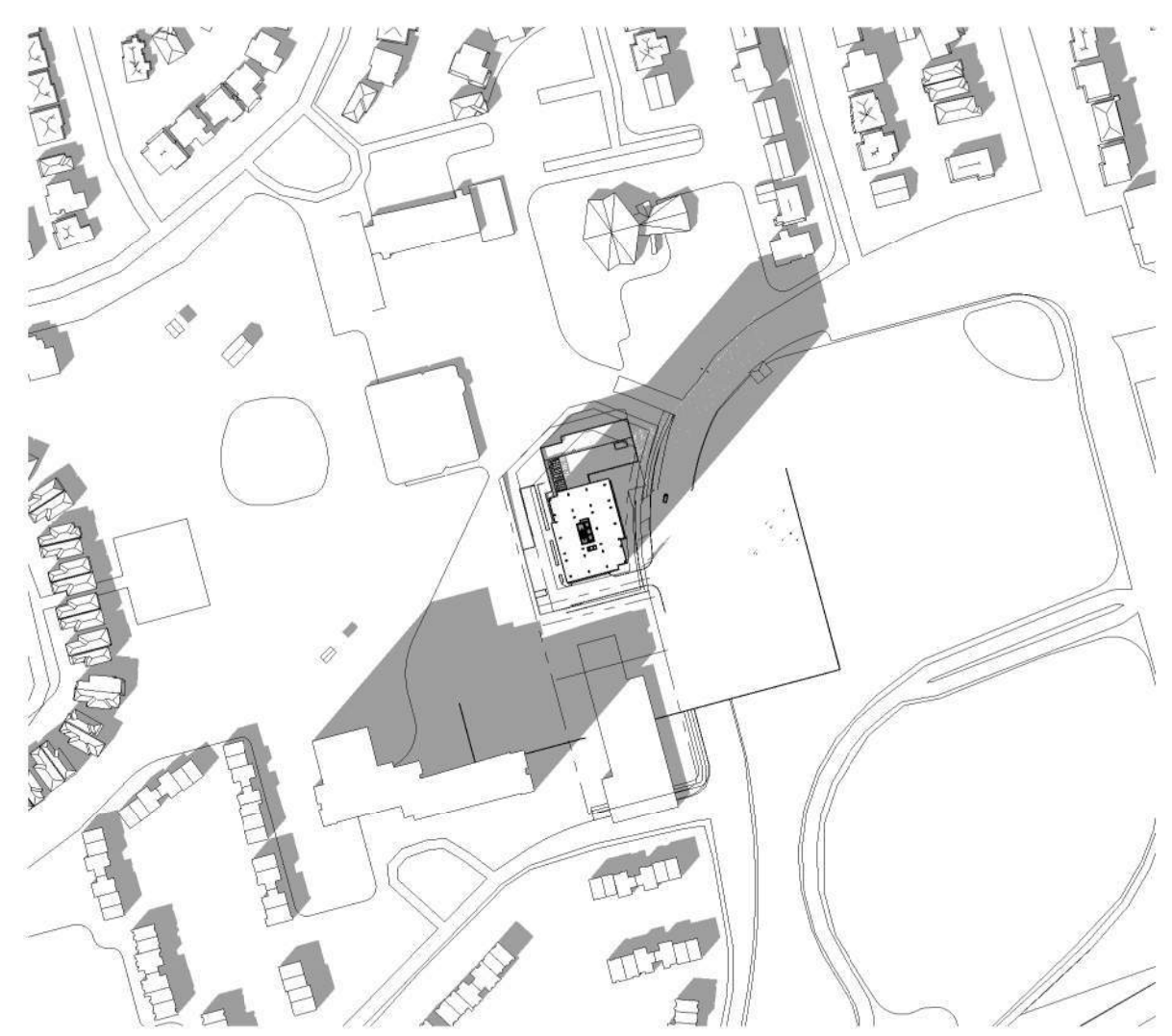
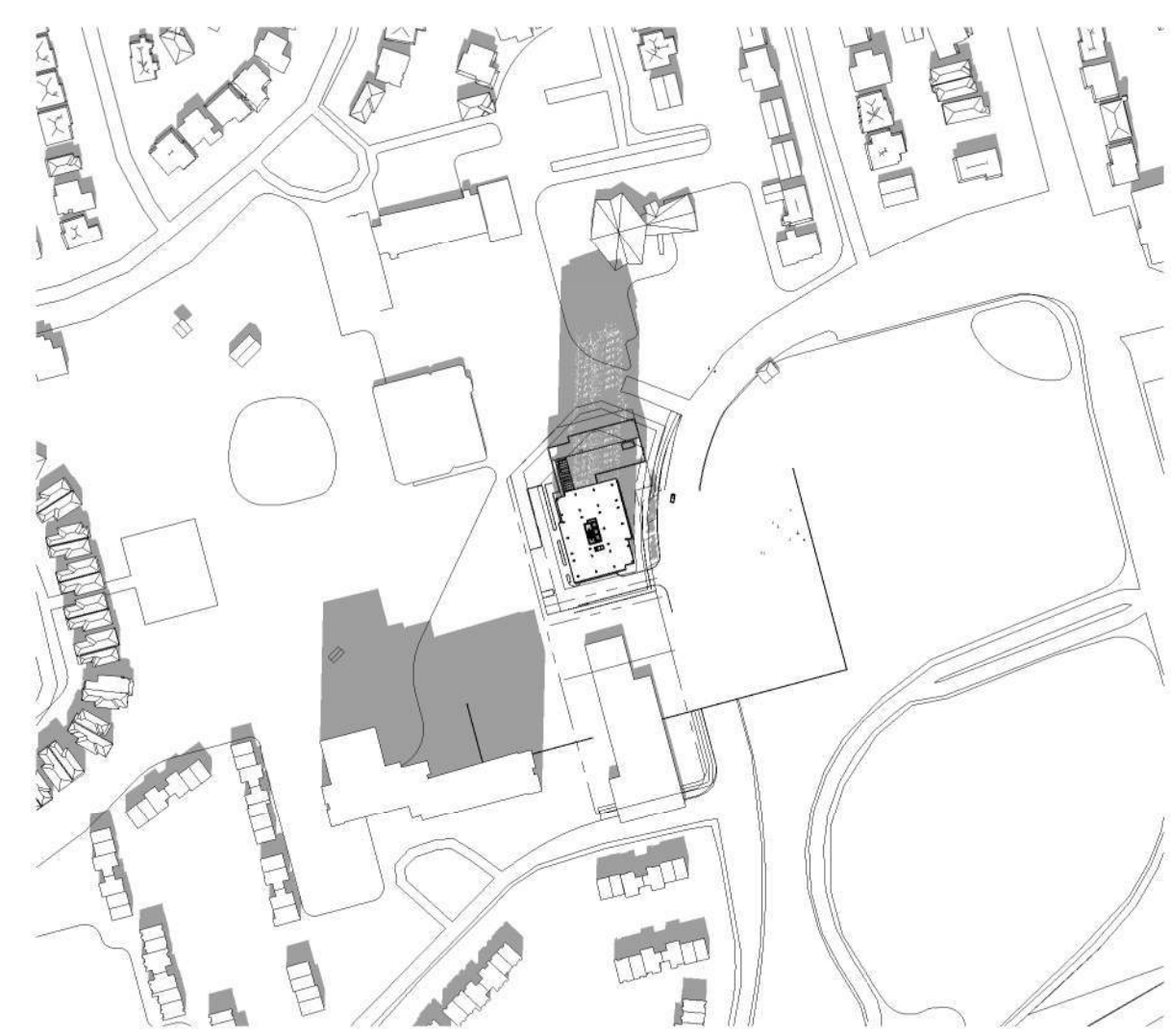
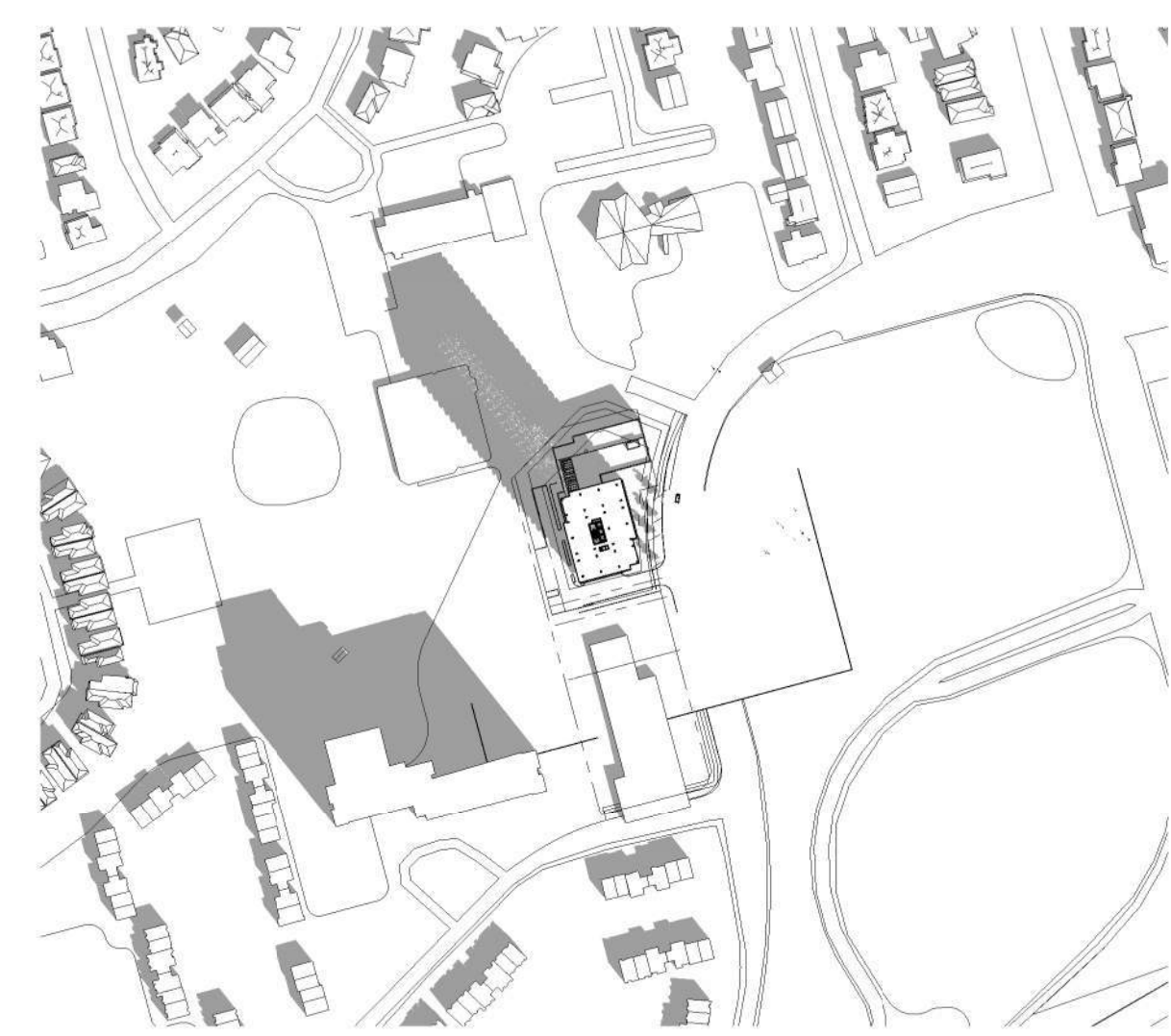
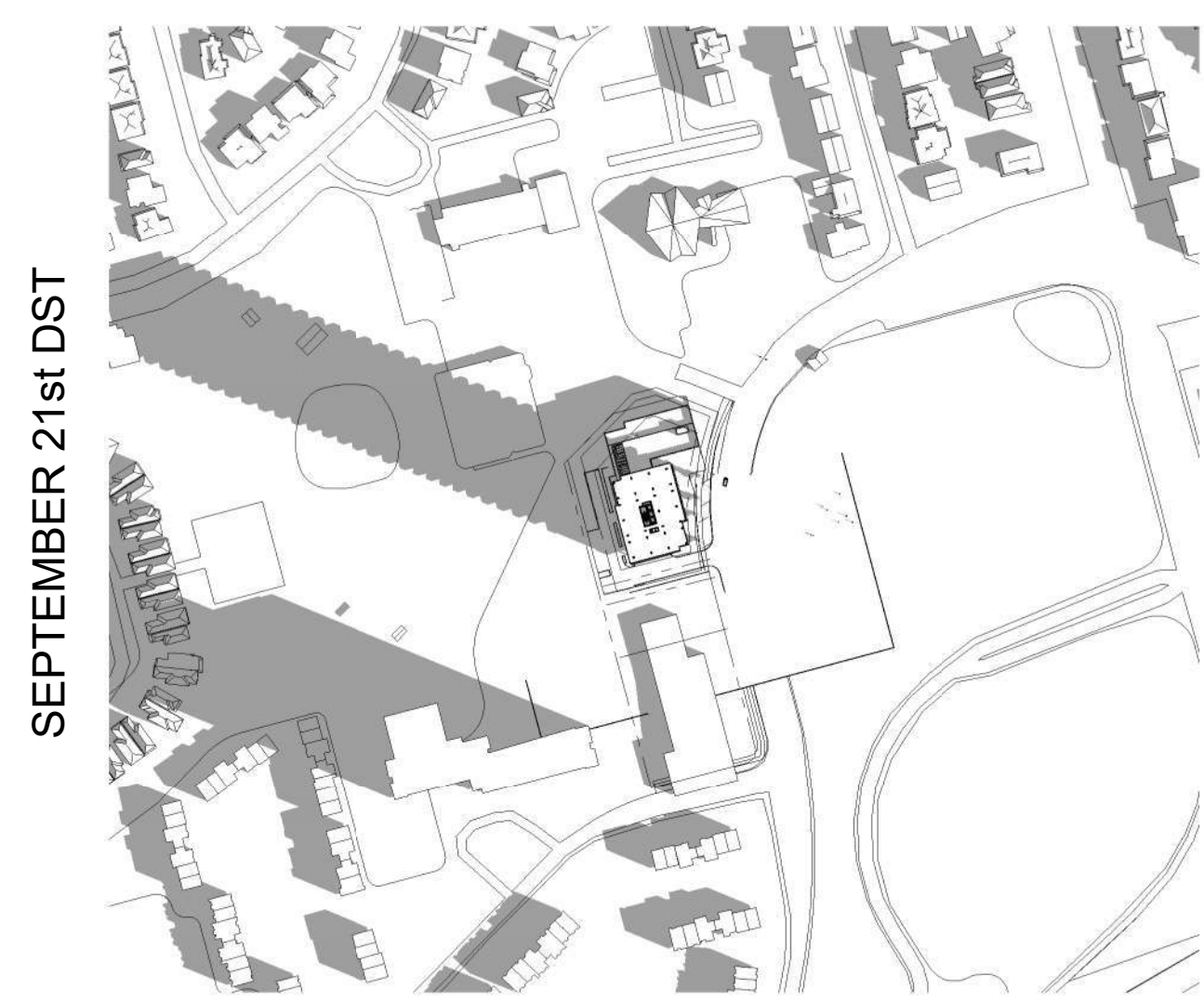
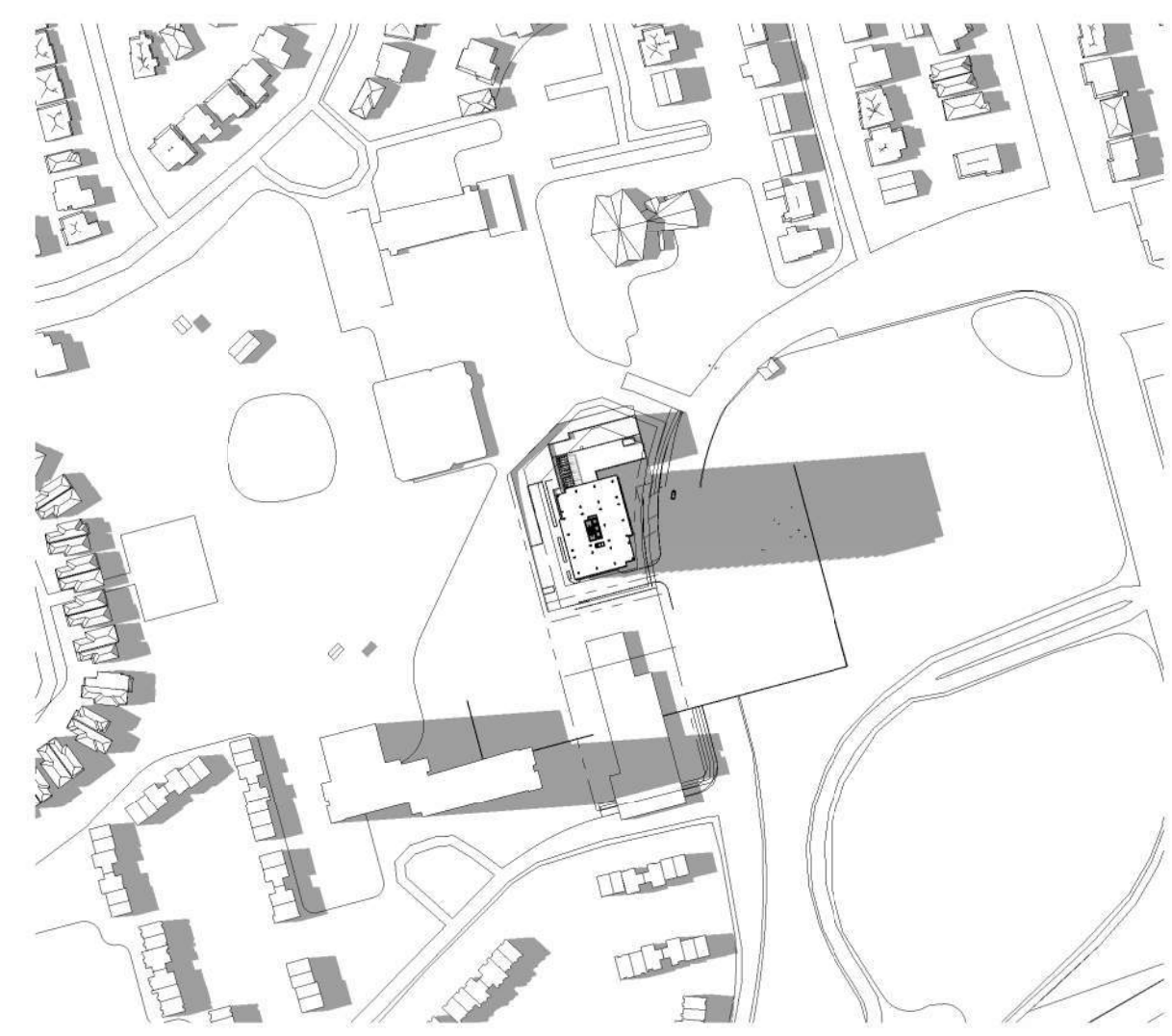
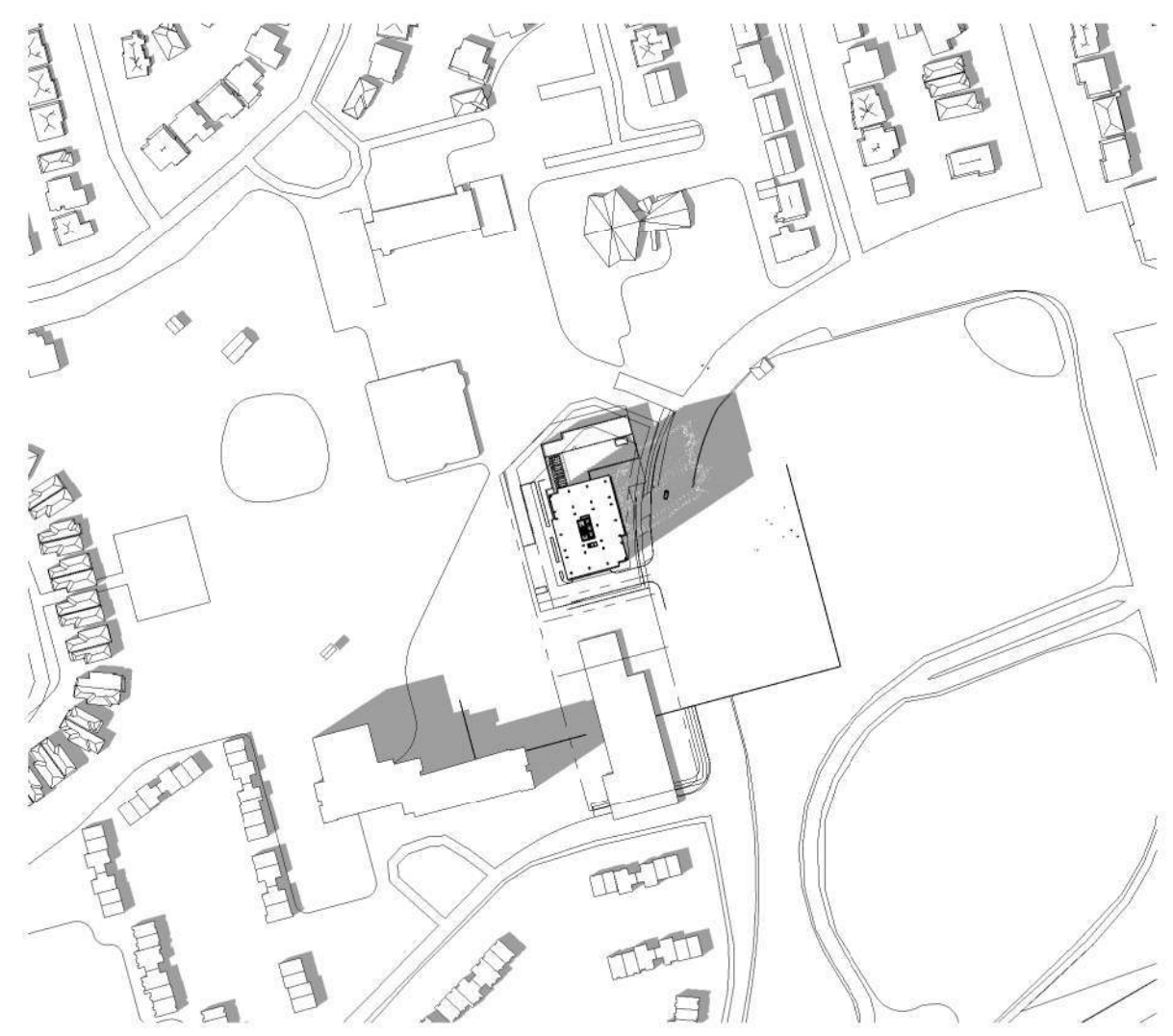
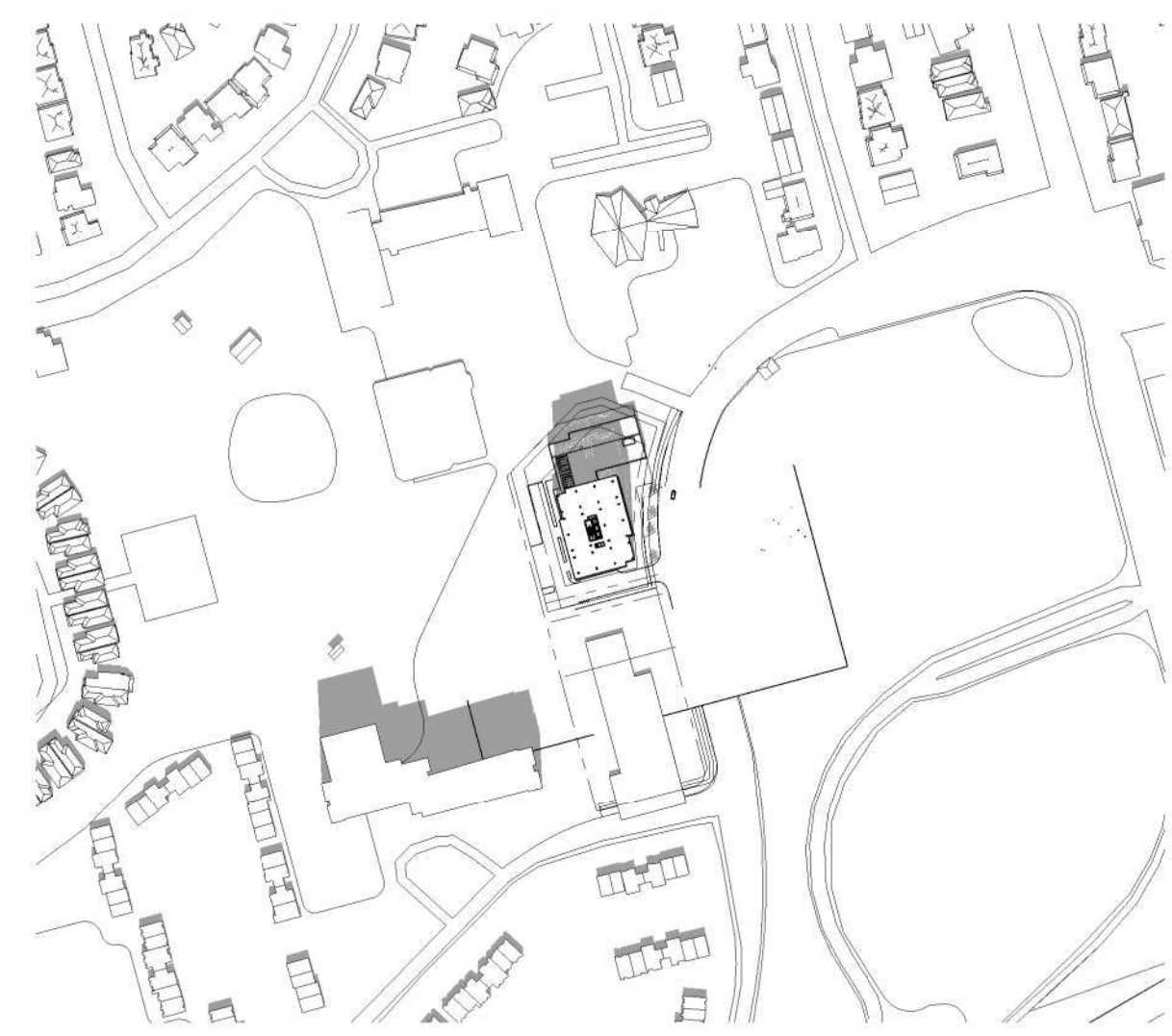
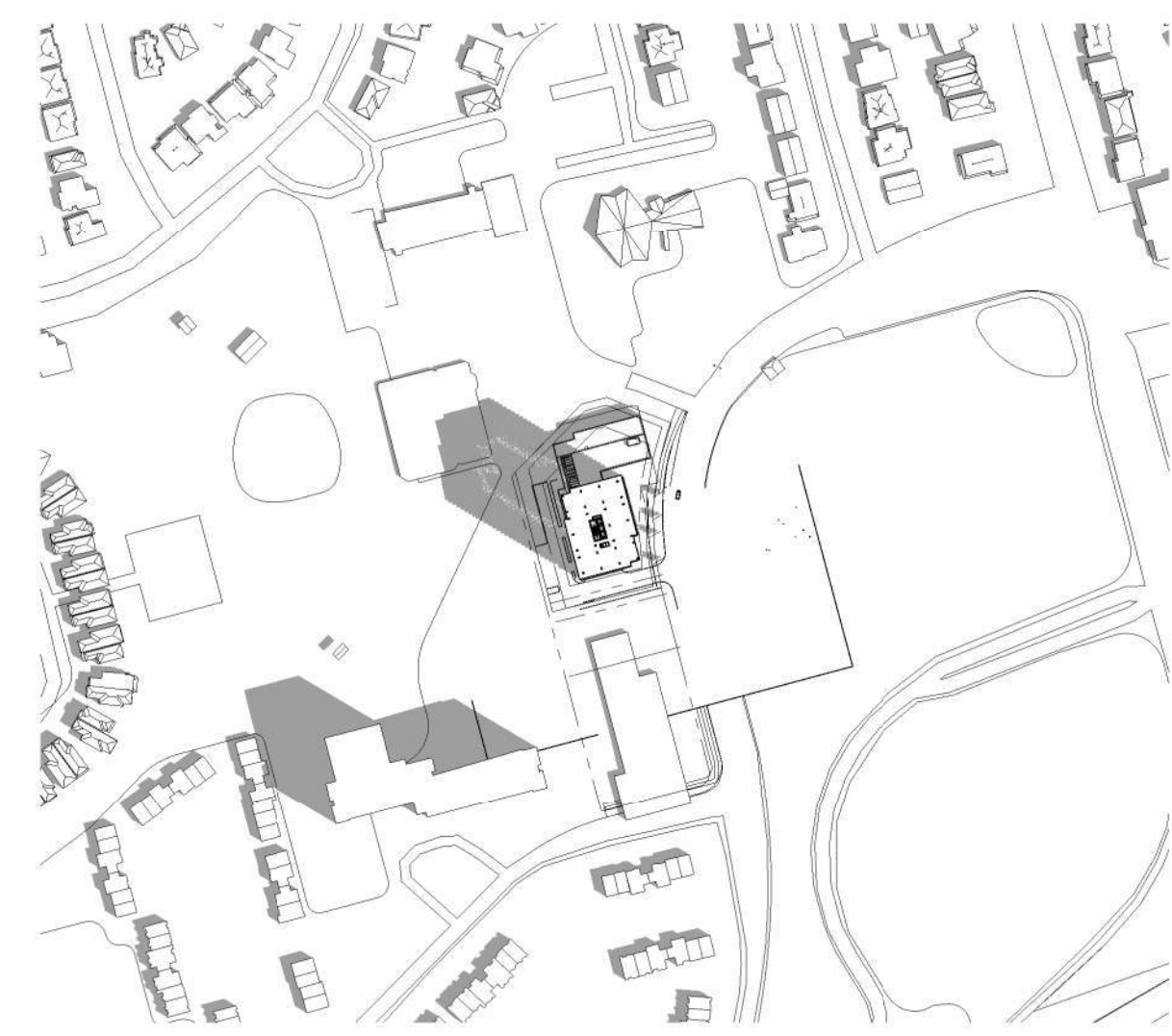
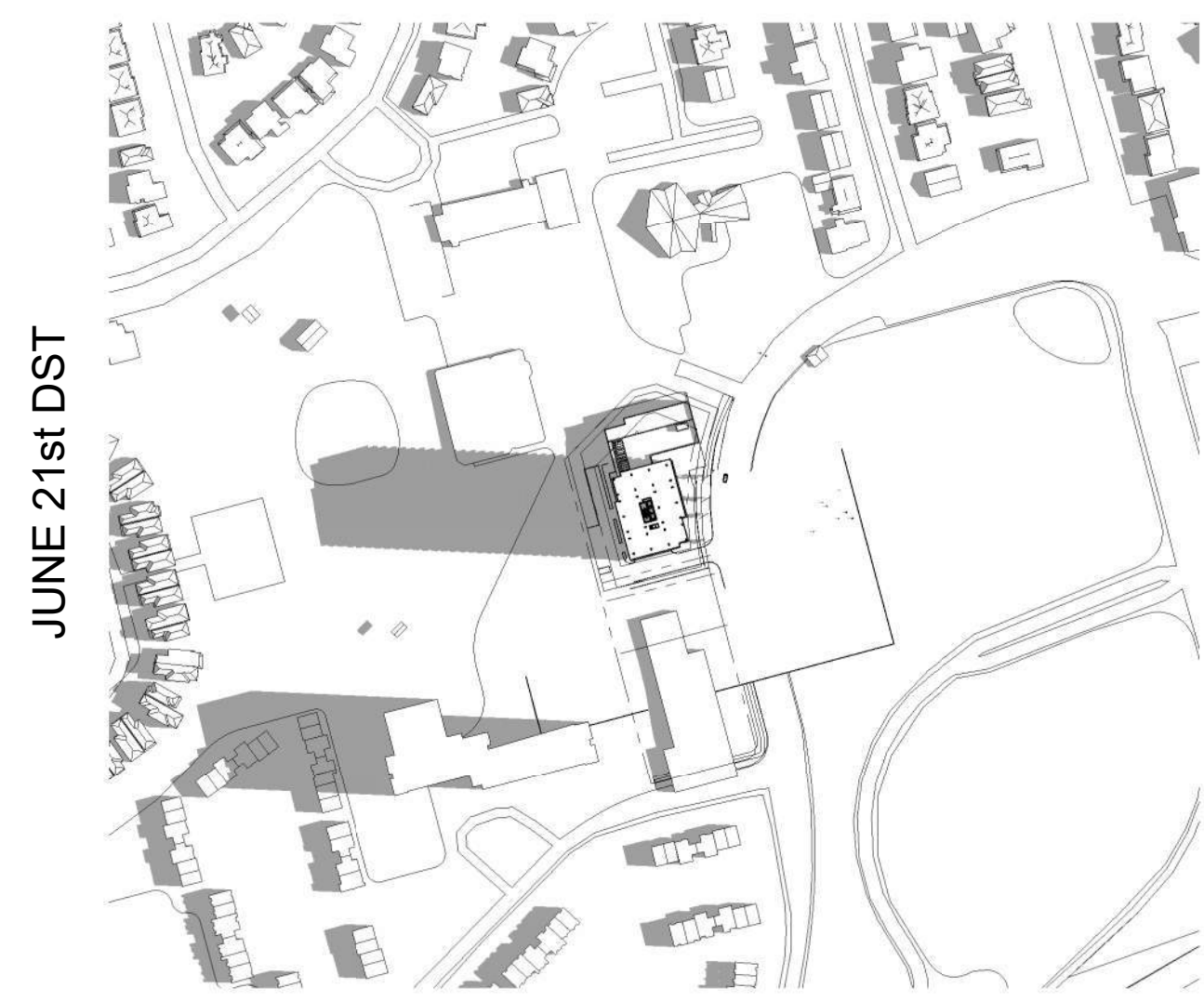
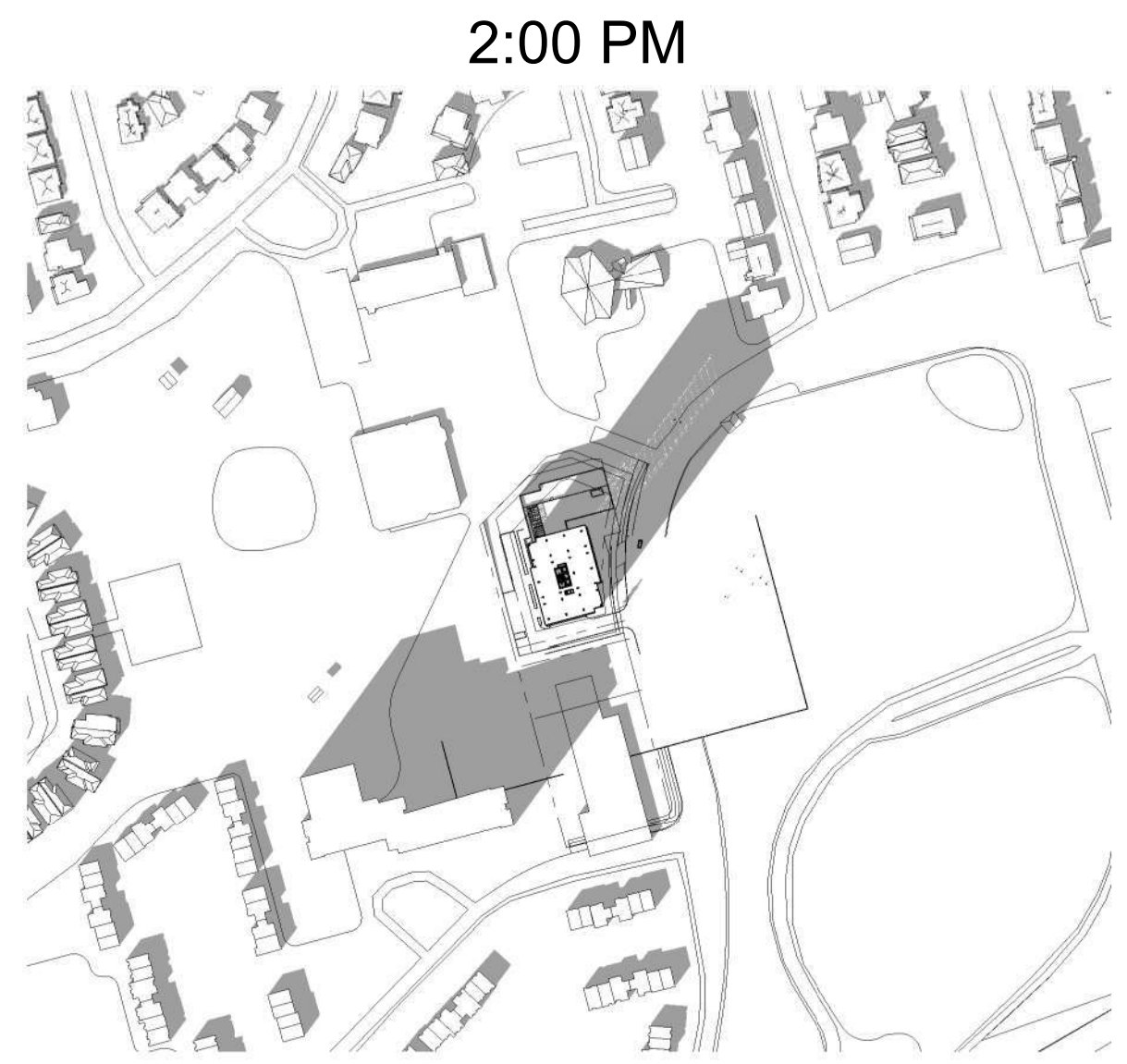
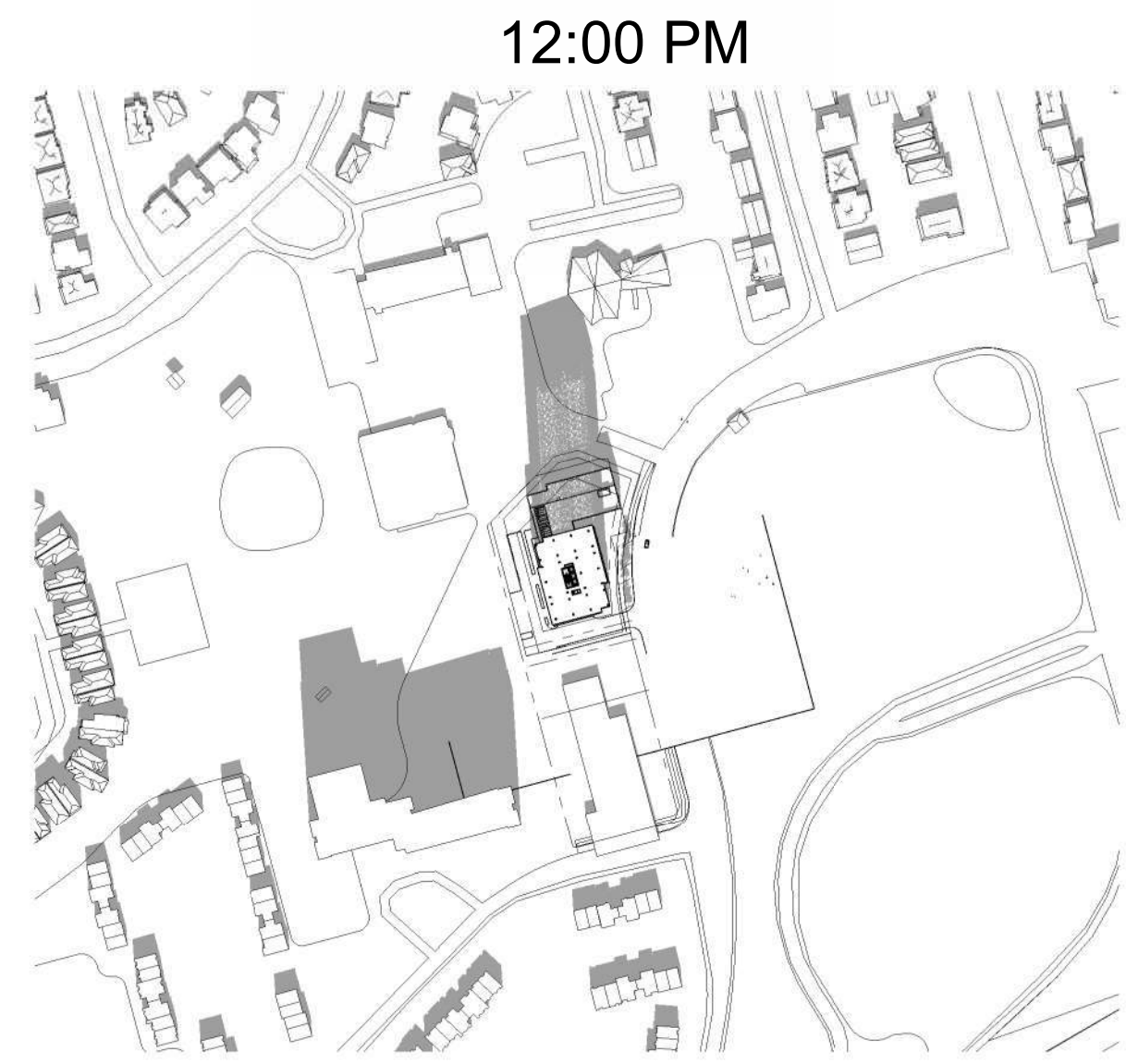
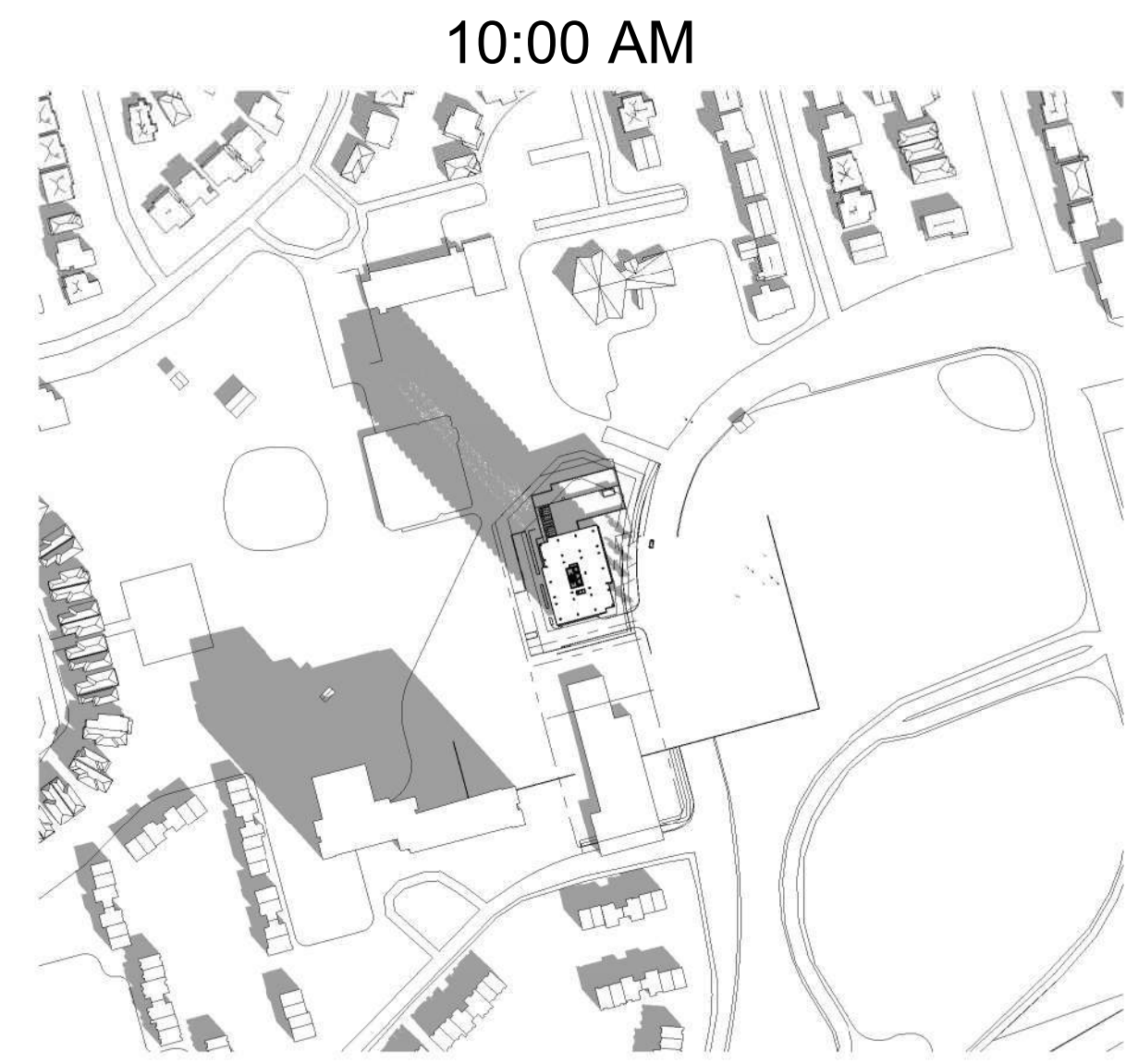
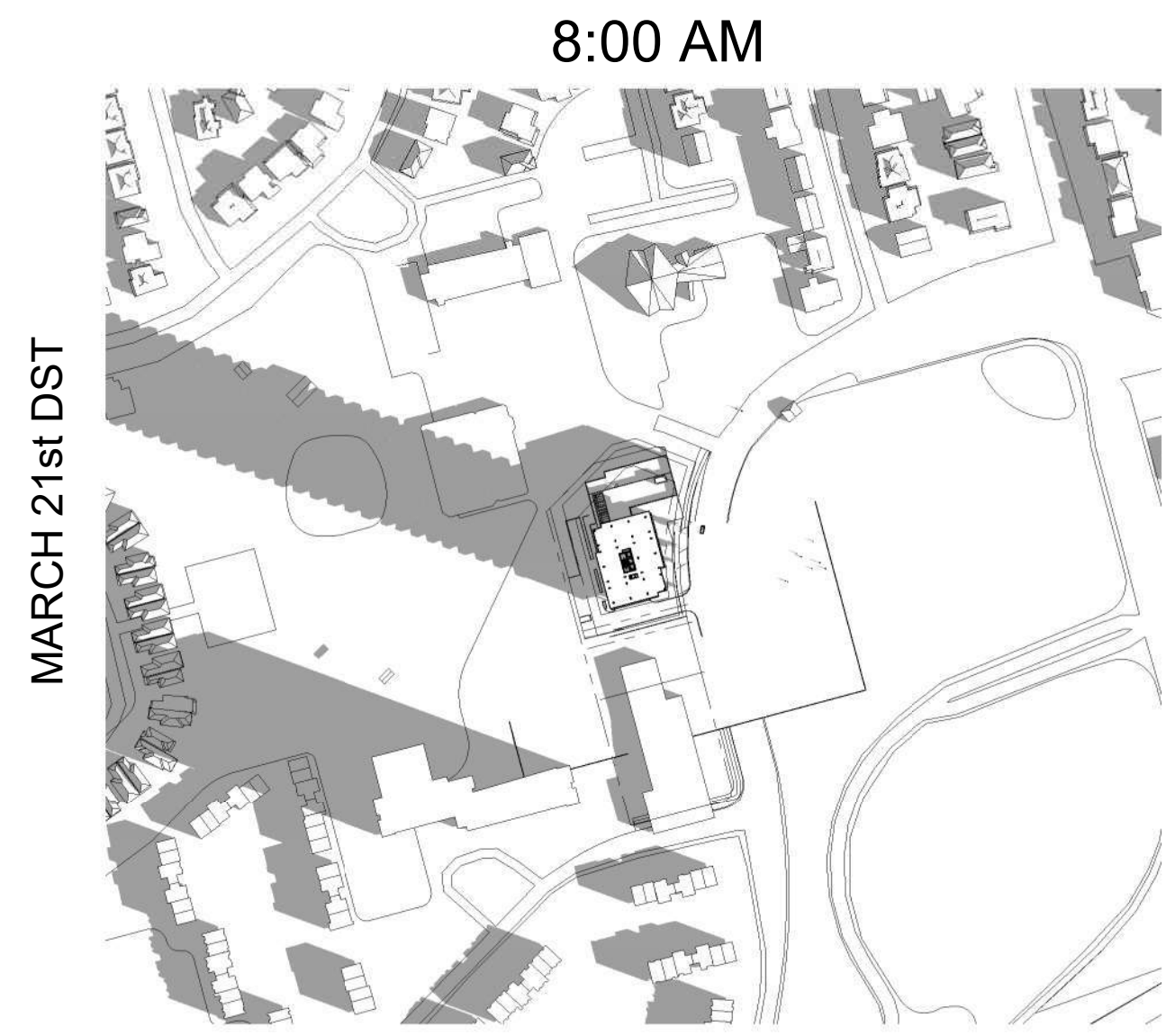
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PLOT SCALE: 1:1

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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. COPYRIGHT RESERVED.

NOTATION SYMBOLS:

- ① INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- ② INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES 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 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.
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- F ALL INTERIOR PARTITIONS ARE TO BE TYPE P1 UNLESS NOTED OTHERWISE.
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No.	DESCRIPTION	DATE
4	ISSUED FOR SPARE-ZONING R4	08.10.24
3	ISSUED FOR SPARE-ZONING R3	08.07.24
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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:

SUNSHADE STUDY

DRAWN: G.E. CHECKED: J.G.

SCALE: 1 : 3000 SHEET No: **A-12**

PROJECT No: 1922

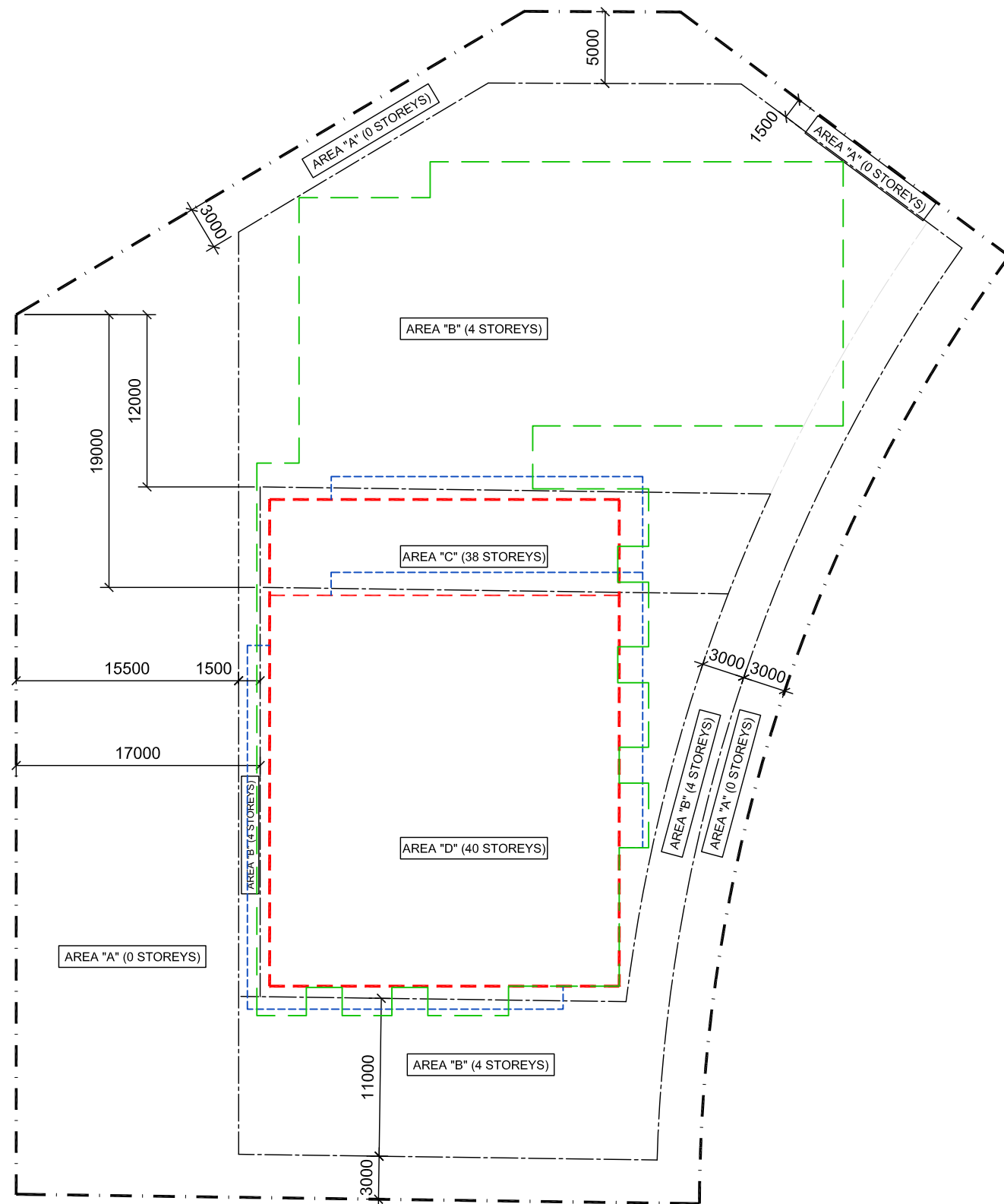
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PLOT SCALE: 1:1

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PLOT DATE: 10/17/2024 2:38:15 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 : 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

