BDP.
Quadrangle

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1299 Richmond Road, Ottawa

Site Plan Application No.: D07-12-23-0083
Plan No.: 19038

for
Brigil

Project No. 22026
Date 2025-03-20
Issued for Zoning By-Law Amendment & Site Plan Approval Resubmission

ARCHITECTURAL DRAWINGS

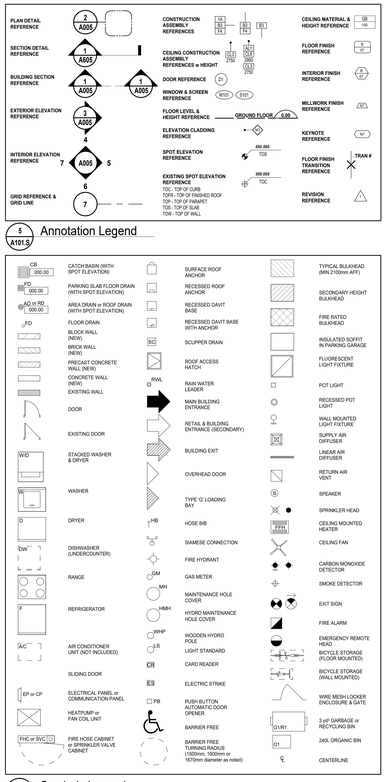
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LANDSCAPE

Siteform Inc. Landscape Architecture
Ottawa ON K1S 3G8
613 796 4537

AB	Air barrier	FIN	Finish	PS	Passage set
AC	Air conditioner	FL	Floor	PT	Paint, painted
AD	Area drain	FLUOR	Fluorescent	PVC	Polyvinyl chloride
AFF	Above finish floor	FP	Fireplace	(R)	Relocated
AL	Aluminum	FPL	Flush pull	R	Radius
AN	Anodized	FRCG	Fire Rated Ceramic Glass	RB	Resilient base
AO	Automatic door operator	FRR	Fire resistance rating	RC	Roller catch
AP	Acoustic panel	FSI	Floor space index	RD	Roof drain
APC	Architectural precast concrete	GA	Gauge	REF	Reference
APPROX	Approximate	GALV	Galvanized	REV	Revision
AS	Acoustic seal	GB	Gypsum board	RF	Resilient flooring
AST	Astragal	GFA	Gross floor area	RFM	Recessed floor mat
ASTM	American Society for Testing Materials	GFI	Ground fault interrupter	RH	Rangehood
AT	Acoustic ceiling tile	GK	Gasket	RM	Room
AVB	Air/vapour barrier	GL	Glazing, glass	RO	Rough opening
AVG	Average	GLB	Glass - back painted	RR	Remote release
BF	Barrier free	GLL	Glass - laminated	RVR	Reverse
BLDG	Building	GLT	Glass - tempered	RWL	Rain water leader
BOLT	Bollard, fixed	GLTF	Glass - tempered and frosted	SAFB	Sound attenuation fire blankets
BOLR	Bollard, fixed	GLS	Glass - safety	SB	Site bulletin
BR	Brick	GLFC	Glass - fire-rated ceramic	SBO	Supplied by others, contractor installed
CACF	Central Alarm Control Facility	GRB	Grab bar	SC	Solid core
CB	Catch basin	GWG	Georgian wire glass	SD	Scupper drain
CCMPA	Can. Concrete Masonry Producers Assos.	H	Height/high	SI	Site instruction
CCN	Contemplated change notice	HB	Hose bib	SG	Spandrel glass
CG	Corner guard	HC	Hollow core	SIM	Similar
CH	Coat hook	HCC	Honey comb core	SK	Skim coat
CID	Clear inside dimension	HDF	High density fibreboard	SL	Sealer, seal
CIP	Cast-in-place	HG	Hinge	SP	Spandrel panel
CJ	Construction joint	HGRC	Hinge, centre pivot	SPT	Spray texture
CL	Closet	HGPO	Hinge, offset pivot	SS	Stainless steel
CLC	Closet, Concealed	HM	Hollow metal	SSM	Solid surface material
CLG	Ceiling	HP	High point	ST	Stone
CLR	Clear finish	HR	Hour	STC	Sound transmission classification
CLT	Closet	HSS	Hollow steel section	STD	Stained, stain
CMU	Concrete masonry unit	HTP	Heat pump	STL	Steel
COL	Column	ID	Interior design	STRUC	Structural
CONC	Concrete	IFP	Intumescent fireproofing	T	Tile
CP	Communications panel	INSUL	Insulated, insulation	TB	Tack board
CPT	Carpet	INT	Interior	TBD	To be determined
CR	Card reader	JAN	Janitor	TC	Traffic coating
CSA	Canadian Standards Association	KP	Kick plate	TD	Terrace drain
CT	Ceramic tile	L	Length/long	TEL	Telephone
CW	Complete with	LA	Latch	TEMP	Temporary
CYL	Cylinder	LAV	Lavatory	TER	Terrazzo
D	Depth/Deep	LEV	Low emitting vehicle	TERR	Terrace
DB	Dead bolt	LIN	Linen closet/shelves	TH	Threshold
DC	Door contact	LN	Linoleum	THK	Thick
DIA, ø	Diameter	LP	Low point	TOC	Top of curb
DIM	Dimension	LS	Lock set	TOF	Top of finish
DN	Down	LV	Louvre	TOFR	Top of finished roof
DP	Door pull	MAG	Magnetic lock	TOG	Top of grade
DPR	Door pull - recessed	MAX	Maximum	TOP	Top of parapet
DSD	Door stop - door mounted	MDF	Medium density fibreboard	TOS	Top of slab/steel
DSF	Door stop - floor mounted	MECH	Mechanical	TOW	Top of wall
DSO	Door stop - overhead recessed	MFR	Manufacturer	TRR	Temperature rise rating
DSW	Door stop - wall mounted	MIN	Minimum	TT	Thumb turn
DW	Dishwasher	MISC	Miscellaneous	TYP	Typical
DWG	Drawing	MLL	Millwork	UH	Unit heater
ED	Exit device	MIR	Mirror	UR	Urinal
EIFS	Exterior insulating finish system	MO	Masonry opening	US	Underside
EJ	Expansion joint	MP	Metal panel	ULC	Underwriter's Laboratories of Canada
ELEC	Electrical	MRGB	Moisture resistant gypsum board	UNO	Unless noted otherwise
ELEV	Elevator	MTL	Metal	VB	Vapour barrier
EOS	Edge of slab	MW	Microwave	VB	Vapour barrier
EP	Electrical panel	(N)	New	VCT	Vinyl composite tile
ESP	Escutcheon plate	N/A	Not applicable	VEST	Vestibule
EQ	Equal	NBC	National Building Code	VFI	Vinyl-faced insulation
EV	Electrical vehicle	NIC	Not in contract	VG	Vision glass
EVSE	Electrical vehicle supply equipment	NTS	Not to scale	VGF	Vinyl graphic film
EQUIP	Equipment	OBC	Ontario Building Code	VNR	Veneer
ES	Electric strike	OC	On centre	VP	Visitor's parking
(E)	Existing	OP	Operable panel	W	Width/wide
(E/R)	Existing/relocated	OSB	Oriented strand board	WB	White board
EXT	Exterior	OSD	Overflow scupper drain	WC	Water closet
FAP	Fire alarm pull	PB	Push button	WCV	Wall covering
FC	Fan coil	PCT	Porcelain tile	WD	Wood
FD	Floor drain	PERF	Perforated	W/D	Washer/Dryer
FFE	Fire fighter's elevator	PLAM	Plastic laminate	WIC	Walk-in closet
FFH	Fire fighter's handset	PLY	Plywood	WPS	Waterproof surface
FFL	Finished floor level	PNL	Panel	WR	Waste receptacle
FG	Fixed glazing	PP	Push plates	WS	Weatherstripping
FH	Fire hydrant	PQ	Parquet flooring	WT	Window treatment
FHC	Fire hose cabinet				

4 A101.S Abbreviations



5 A101.S Annotation Legend

3 A101.S Symbols Legend



2 A101.S Context and Key Plan

	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions) sm	sf	GFA Exclusions	GFA (Res)* sm	sf	GFA (Non-Res) sm	sf	Bach	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	2 Bd+D= 1000 sf	3 Bed	Total Suites	Res Rentable Area (sm)	Efficiency	Notes:
ABOVE GRADE	Tower A																				
	MPH & Sky Lounge			634.0	6,824	634.0	0.0	0										0	0		Amenity
	Per Floor 7-30	*750*		*750.0*	*8,073*	*130.5*	*619.5*	*6,666*							*4*						
	Total Typical 7-30		24	18,000.0	*193,750*	3,132.0	14,868.0	*160,038*				144			96			240	15,480.0	0.86	
	Tower B																				
	MPH			362.0	*3,897*	362.0	0.0	0										0	0		
	Per Floor 7-28	*750*		*750.0*	*8,073*	*130.5*	*619.5*	*6,668*				*6*			*4*			*10*	*645.0*	0.86	
	Total Typical 7-28		22	16,500.0	*177,605*	2,871.0	13,629.0	*146,701*				132			88			220	14,190.0	0.86	
	Podium																				
	6		1	1,825.0	*19,644*	1,138.7	686.3	*7,387*				3		2			4	9			Amenity
	5		1	2,700.0	*29,063*	476.1	2,223.9	*23,938*			1	4	7	9	4		4	29	763.0	0.28	
	4		1	2,700.0	*29,063*	476.1	2,223.9	*23,938*			1	4	7	9	4		4	29	2,030.0	0.75	
	3		1	2,700.0	*29,063*	476.1	2,223.9	*23,938*			1	4	7	9	4		4	29	2,030.0	0.75	
	2		1	2,700.0	*29,063*	476.1	2,223.9	*23,938*			1	4	7	9	4		4	29	2,030.0	0.75	
	Ground		1	2,745.0	*29,547*	1,512.1	1,232.9	*13,271*	734.0	*7,901*		1				2		3	259.0	0.09	Amenity & Retail
	TOTAL		30	51,228.0	*551,414*	10,556.2	39,311.8	*423,149*	734.0	*7,901*	4	296	28	38	200	2	20	588	36,782.0	0.72	
BELOW GRADE	P1			3,900.0	*41,979*	3,900.0	0.0	*0*													Bicycle Storage
	P2			3,910.0	*42,087*	3,910.0	0.0	*0*													Bicycle storage
	P3			3,910.0	*42,087*	3,910.0	0.0	*0*													Bicycle storage
	TOTAL			11,720.0	*126,153*		0.0	*0*													
TOTALS	*GBA Excluding Below Grade Parking*			**51,228.0**	*551,414*																
	GBA Including Below Grade Parking			**62,948.0**	*677,567*		39,311.8	*423,149*	734.0	*7,901*	4	296	28	38	200	2	20	588			
							Res GFA		Non-Res GFA		0.7%	50.3%	4.8%	6.5%	34.0%	0.3%	3.4%	100%	% of Suite Type		
											0.7%	55.1%		40.5%		3.7%					

GBA USE Breakdown		
	Non-Res GFA (RETAIL)	**734.00** sm
	Non-Res GFA (OFFICE)	**0.00** sm
	Total NON-RES GFA	**734.00** sm
	Total RESIDENTIAL GFA	**39,311.80** sm

Area Totals / FSI	Site Area	4,123.0 sm	
	Combined RES & NON-RES Gross Floor Area Totals	40,045.8 sm	
	Res and Non-Res Floor Space Index (shown separately)	9.53	0.18
	Floor Space Index (FSI)	**9.71**	
	Lot Coverage (Ground floor GBA/Site Area)	2,745.0 sm	66.6% Coverage

Site Area	Area		
	Site Area	4,123.0 sm	100%
	Parkland Dedication Area	0.0 sm	0% (N/A)
	Combined Site Area	4,123.0 sm	100%

Note : Cash-in-lieu will be provided for the parkland dedication area

VEHICULAR PARKING

Zoning By-law No. 2008-250 - Schedule 1A - Parking Area Z

		Required Units		Reduction		Total	x	Ratio	=	Total
Residential - Occupant										
Apartment Unit		588	-	24	=	564	x 0.5	=		282
Townhouse Unit		0	-	0	=	0	x 0.75	=		0
Residential - Occupant Total							*(12 per tower reduction)*			**282**
Visitor (Max 30 per tower)		588	-	12	=	576	x 0.1	=		**60**
Non-Residential		GFA (sm)		GFA/100						
Retail*	(1.25/100sm)	0		0.00	x	0.00	=	0		
Office	(1.0/100sm)	0		0.00	x	1.0	=	0		
Restaurant	(5/100sm)	0		0.00	x	5.0	=	0		
TOTAL										**342**

**Retail parking not req'd.*

Provided	Occupant	Auto Share	Visitor	Total	Ratio
Surface	0	0	0	0	
P1	7	3	57	67	
P2	99	0	0	99	
P3	89	0	0	89	
Total	195	3	57	**255**	*0.4*
Effective Total	*195*	*30*	*57*	*282*	*0.5*

Included in the TOTAL above:	Visitor	Req'd	Provided
Accessible Parking Spaces (Ottawa)	57	1	
Accessible Parking Spaces (Ontario - Applies to visitor spaces only)			
Ontario Design of Public Spaces	Visitor		
	57	2	
		4%	
TOTAL Accessible Parking Spaces Required	Visitor	2	2
Based on Maximum of Ottawa or Ontario	Occupant	2	2

BICYCLE PARKING

		Ratio	Units	Required	Provided	Ratio
Residential	(0.5/unit)	0.5	x 588	294	588	1
		GFA/250				
Retail	(1.0/250sm)	1.0	x 2.94	3	5	
TOTAL				297	**593**	
Bicycle Location						
	Ground Floor ((occupant)				222	
	Ground Floor (retail)				5	
	P1 (occupant)				140	
	P2 (occupant)				107	
	P3 (occupant)				119	
	Total				**593**	

AMENITY

	Suites		Ratio	=	Required
Amenity (6sm/suite)	588	x	6 sm	=	3,528.0 sm
					Provided
Indoor (Ground Floor)					164.2 sm
Indoor (6th Floor)					800.0 sm
Indoor (Sky Lounge)					272.2 sm
Outdoor (Ground Floor)					110.3 sm
Outdoor (Podium Roof Terrace)					487.0 sm
Outdoor (Sky Lounge Balcony)					87.8 sm
Private Balconies & Terraces					4,442.0 sm
Total Amenity Provided					**6,363.5** sm

WASTE MANAGEMENT

Waste Collection Containers

	Ratio	
Garbage	0.053 yd³ / suite (compacted)	
Recycling	0.038 yd³ / suite (FEL Fibre Container)	
Organic	1 240 L bins / 50 suites	

Garbage Room Size *(Residential only)*

	Minimum Area Req'd	Area Provided
Garbage	5.0 sm of floor area per bin	
Recycling	5.0 sm of floor area per bin	
Organic	0.5 sm of floor area per 240 L bin	

Building (Tower A)

Suites Tower	Podium	yd³/suite	Bin Size		Bins
240	64	16.1	÷ 3 yd³	=	6 (3 yd³ Bins)
		11.6	÷ 3 yd³	=	4 (3 yd³ Bins)
					7 (240 L Bins)

	Minimum Area Req'd	Area Provided
Garbage	30 sm	54.8 Garbage Rm
Recycling	20 sm	45.1 Recycling & Organic Rm
Organic	3.5 sm	
Total Area	**53.5** sm	**99.9** sm

Building (Tower B)

Suites Tower	Podium	yd³/suite	Bin Size		Bins
220	64	15.1	÷ 3 yd³	=	6 (3 yd³ Bins)
		10.8	÷ 3 yd³	=	4 (3 yd³ Bins)
					6 (240 L Bins)

	Minimum Area Req'd	Area Provided
Garbage	30 sm	39.2 Garbage Rm
Recycling	20 sm	38.2 Recycling & Organic Rm
Organic	3 sm	
Total Area	**53** sm	**77.4** sm

1 A101.S Project Statistics

Date	No.	Description
REVISION RECORD		
2025-03-20		Zoning By-Law Amendment & Site Plan Approval Resubmission
2024-09-17		Zoning By-Law Amendment & Site Plan Approval Resubmission
2023-06-01		Zoning By-Law Amendment & Site Plan Approval
ISSUE RECORD		

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Plan No.: 19038

for
Brigil

22026	N/A	RL	RL
PROJECT	SCALE	DRAWN	REVIEWED

Project Statistics, Context Plan, Legends

A101.S

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TOPOGRAPHICAL PLAN OF SURVEY OF

PART OF LOTS 1 and 2
REGISTERED PLAN 408456
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.
REVISION NOTE: Plan updated to show topographical features on Assaly Road
April 13, 2023

Notes & Legend

Denotes

○—○	•	Survey Monument Planted
■	•	Survey Monument Found
SIB	•	Standard Iron Bar
SSIB	•	Short Standard Iron Bar
IB	•	Iron Bar
IB○	•	Round Iron Bar
CC	•	Cut Cross
(WIT)	•	Witness
Meas.	•	Measured
(AOG)	•	Annis, O'Sullivan, Vollebekk Ltd.
(P)	•	Registered Plan 408456
(P3)	•	(AOG) Plan May 16, 2007
(P4)	•	(1287) Plan May 13, 1994
◯ MH-ST	•	Maintenance Hole (Storm Sewer)
◯ MH-S	•	Maintenance Hole (Sanitary)
◯ MH-T	•	Maintenance Hole (Traffic)
◯ MHH	•	Maintenance Hole (Hydro)
FH	•	Fire Hydrant
WV	•	Water Valve
VC	•	Valve Chamber (Watermain)
TSP	•	Traffic Signal Post
HH	•	Handhole
	•	Overhead Wires
○ UP	•	Utility Pole
○ AN	•	Anchor
○ LS	•	Light Standard
CB	•	Catch Basin
CBI	•	Catch Basin Inlet
○ B	•	Bollard
⚠ S	•	Sign
CLF	•	Chain Link Fence
T/G	•	Top of Grate
GV	•	Gas Valve
GM	•	Gas Meter
AC	•	Air Conditioner
WRW	•	Wooden Retaining Wall
BRW	•	Brick Retaining Wall
CRW	•	Concrete Retaining Wall
Ø	•	Diameter
● 45.00	•	Location of Elevations
● 45.00	•	Top of Curb / Wall Elevations
C/L	•	Centreline
	•	Deciduous Tree

Bearings are grid, derived from the southerly limit of Part 1 Plan 5R-9362, shown to be N44°35'50"E thereon and are referred to Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

SITE AREA =4,143 m²

ELEVATION NOTES

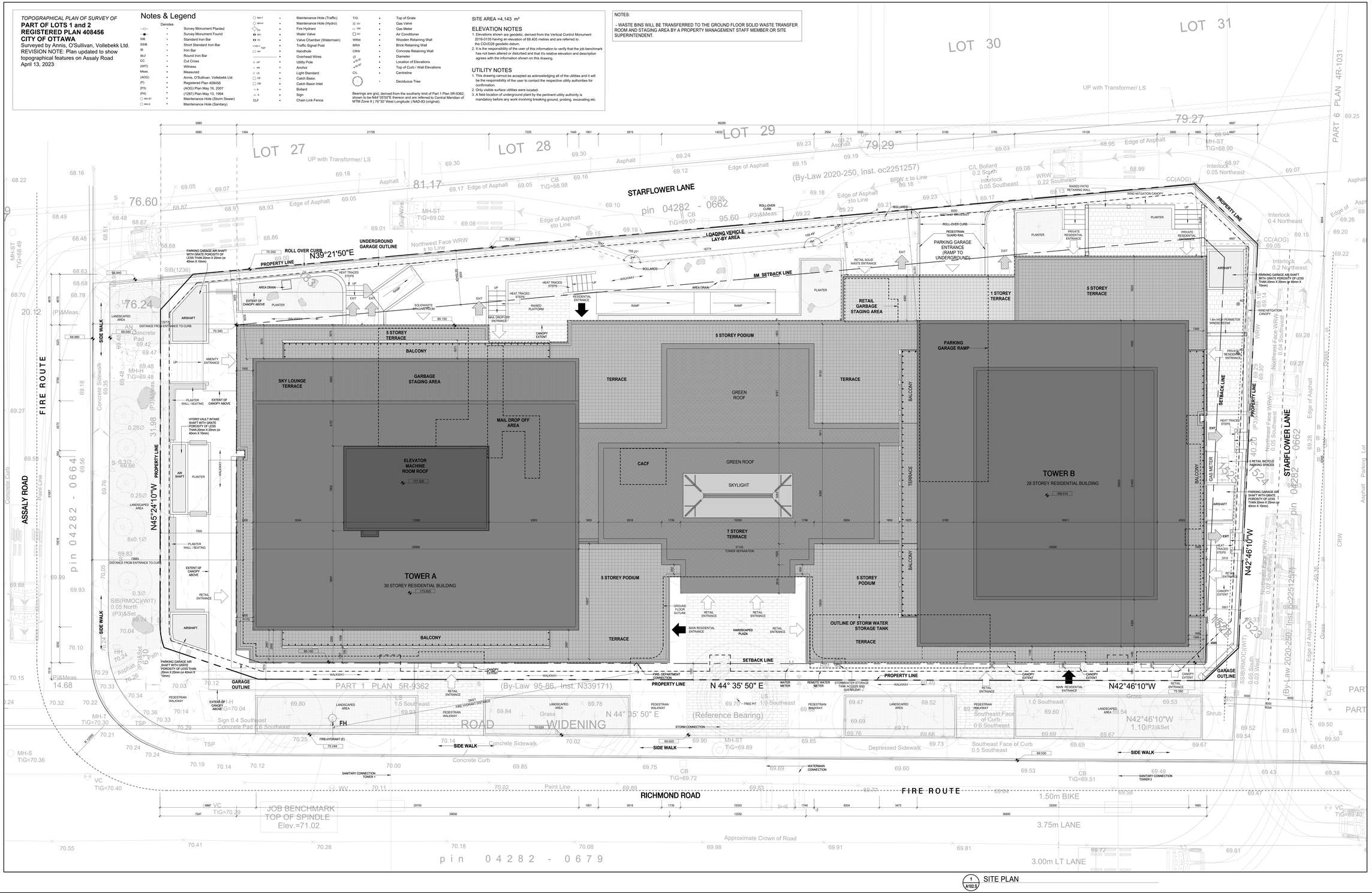
1. Elevations shown are geodetic, derived from the Vertical Control Monument 2016-0135 having an elevation of 68.405 metres and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

NOTES:

- WASTE BINS WILL BE TRANSFERRED TO THE GROUND FLOOR SOLID WASTE TRANSFER ROOM AND STAGING AREA BY A PROPERTY MANAGEMENT STAFF MEMBER OR SITE SUPERINTENDENT.



1 / A102.S SITE PLAN

SITE PLAN LEGEND

- PROPERTY LINE
- LINE OF UNDER GROUND GARAGE BELOW
- MAIN BUILDING ENTRANCE
- RETAIL AND SECONDARY RESIDENTIAL ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- MH MANHOLE COVER
- AD AREA DRAIN
- CB CATCH BASIN
- FD FLOOR DRAIN (PARKING SLAB)
- FD FLOOR DRAIN (INTERIOR)
- EXISTING LIGHT
- TYPICAL PARKING SPACE
- TYPICAL B.F. PARKING SPACE
- F.F.E. FINISH FLOOR ELEVATION
- ### ### EXISTING ELEVATION
- ### ### PROPOSED ELEVATION
- 00000 TOP OF ROOF
- BUILDING ENVELOPE
- GREEN ROOF
- TERRACE PAVERS

Date	No.	Description
REVISION RECORD		
2025-03-20		Zoning By-Law Amendment & Site Plan Approval Resubmission
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22026 1:100 BS,GZ RL
PROJECT SCALE DRAWN REVIEWED

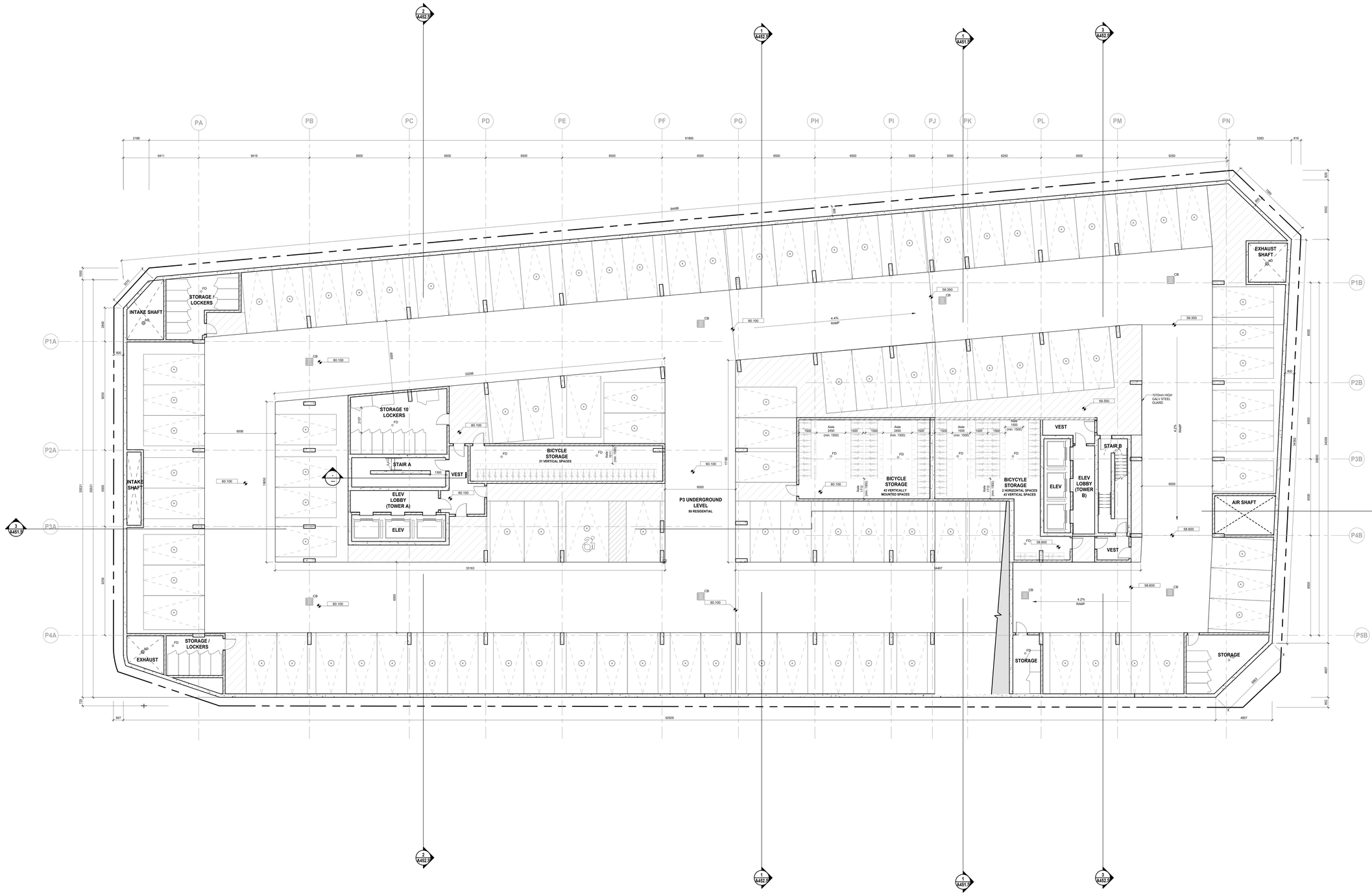
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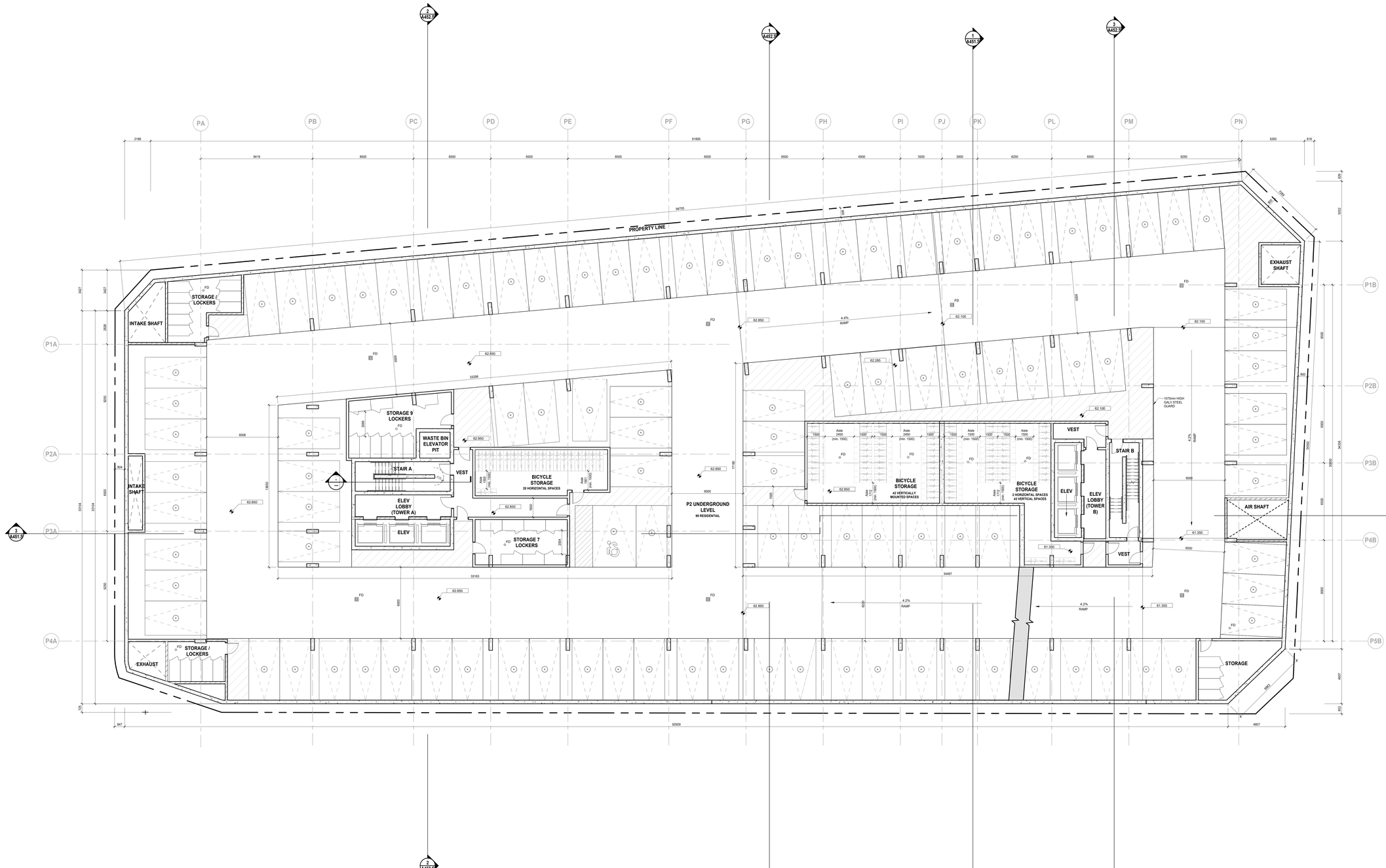
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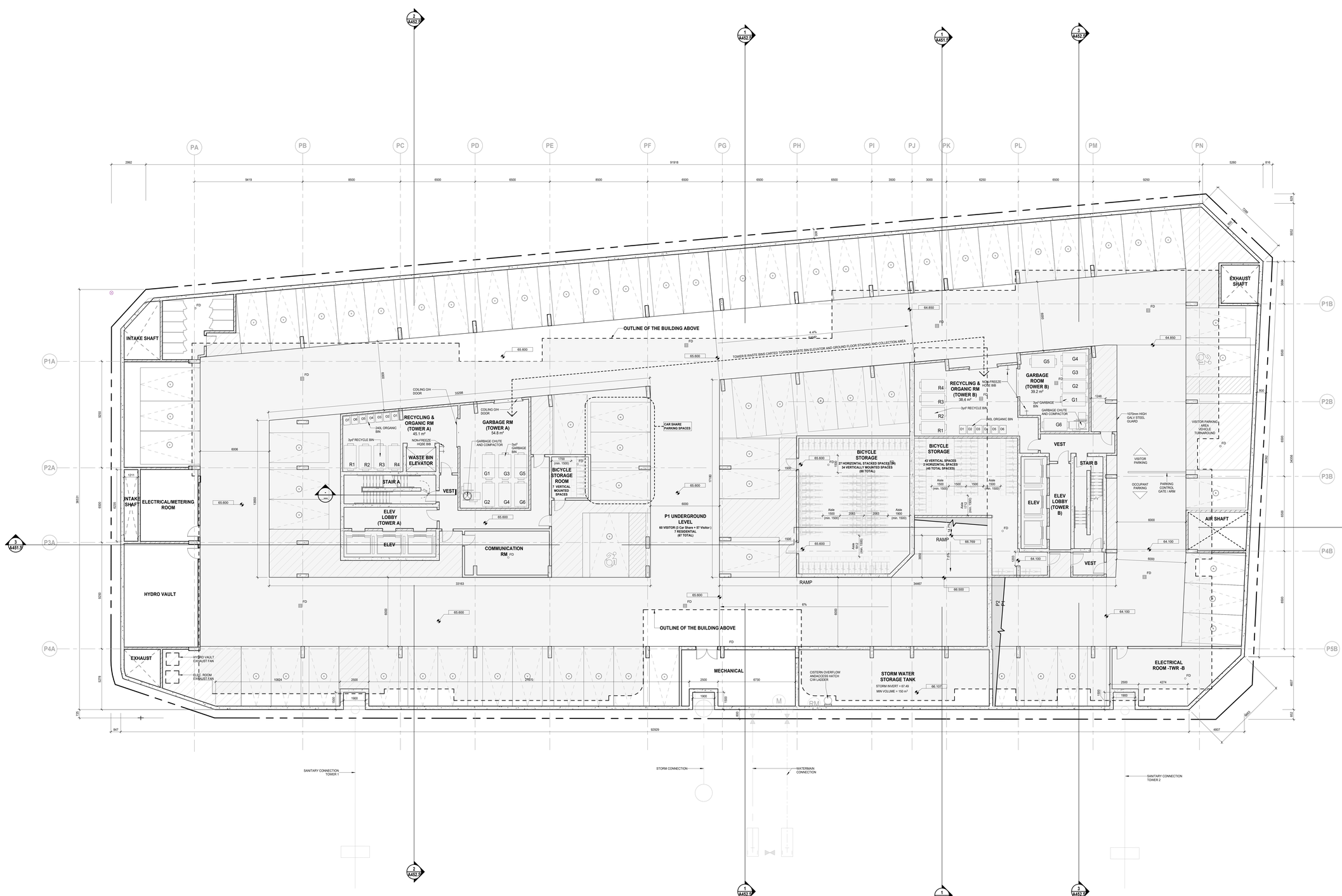
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3000
6250
6500
9250
5283
816
91895
94488
INTAKE SHAFT
STORAGE / LOCKERS
EXHAUST SHAFT
STORAGE 10 LOCKERS
STAIR A
VEST
ELEV LOBBY (TOWER A)
ELEV
BICYCLE STORAGE
51 VERTICAL SPACES
P3 UNDERGROUND LEVEL
89 RESIDENTIAL
BICYCLE STORAGE
43 VERTICALLY MOUNTED SPACES
BICYCLE STORAGE
43 HORIZONTAL SPACES
43 VERTICAL SPACES
ELEV
ELEV LOBBY (TOWER B)
STAIR B
AIR SHAFT
STORAGE
1070mm HIGH GALV STEEL GUARD
4.4% RAMP
4.2% RAMP
4.7% RAMP
59.350
60.100
58.600
CB
FD
AD
Aisle 2400 (min. 1500)
Aisle 1500 (min. 1500)
1500
1300
2400
1000
1720 (min. 1500)
33298
33163
34467
92929
4807
6000
8500
8050
8000
6008
6000
3000
2100
2400
1000
600
650
275
847
852
1000
3370
350
600
8050
8050
8000
6000
6000
6


PA
PB
PC
PD
PE
PF
PG
PH
PI
PJ
PK
PL
PM
PN
P1A
P1B
P2A
P2B
P3A
P3B
P4A
P4B
P5A
P5B
PROPERTY LINE
INTAKE SHAFT
STORAGE / LOCKERS
EXHAUST SHAFT
STORAGE 9 LOCKERS
WASTE BIN ELEVATOR PIT
STAIR A
VEST
ELEV LOBBY (TOWER A)
ELEV
BICYCLE STORAGE
20 HORIZONTAL SPACES
STORAGE 7 LOCKERS
P2 UNDERGROUND LEVEL
99 RESIDENTIAL
BICYCLE STORAGE
43 VERTICALLY MOUNTED SPACES
BICYCLE STORAGE
2 HORIZONTAL SPACES
43 VERTICAL SPACES
VEST
STAIR B
ELEV
ELEV LOBBY (TOWER B)
AIR SHAFT
STORAGE
1070mm HIGH GALV STEEL GUARD
4.4% RAMP
4.2% RAMP
FD
Aisle 2400 (min. 1500)
Aisle 1500 (min. 1500)
1500
1507
1000
62.850
62.285
62.100
61.350
2188
9419
8500
6500
6500
8500
6500
6500
6500
3500
3000
6250
6500
9250
5283
816
91895
94705
5052
6000
6000
6000



1 P1 Underground Level
A152.S

PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED)
   - 2600mm WIDE X 5200mm LONG
   - 3900mm WIDE X 5200mm LONG (ACCESSIBLE)
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

PARKING LEGEND:

- A — AUTO SHARE PARKING SPACE
- R — RESIDENTIAL OCCUPANT PARKING SPACE
- V — SHARED VISITOR/COMMERCIAL PARKING SPACE
- BIKE LOCKER
- BIKE PARKING (STACKED)
- BIKE PARKING (VERTICAL)
- CONVEX MIRROR
- EV — ELECTRIC VEHICLE
- AD, FD, CB — DRAINS: AREA DRAIN, FLOOR DRAIN, CATCH BASIN
- PAINTED LINES
- FIRE-RATED BULKHEAD



Date	No.	Description
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2025-03-20		Zoning By-Law Amendment & Site Plan Approval Resubmission
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2023-06-01		Zoning By-Law Amendment & Site Plan Approval
ISSUE RECORD		

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t 416 598 1240 www.bdpquadrangle.com

1299 Richmond Road, Ottawa

Site Plan Application No.: D07-12-23-0083
Plan No.: 19038

for
Brigil

22026	1:100	RJL	RJL
PROJECT	SCALE	DRAWN	REVIEWED

P1 Underground Level

A152.S

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C:\Users\BSAS3\Documents\BDP\Q_SITE_22026_1299 Richmond Road_R23Q3_bsas3.rvt

2025-3-20 3:51:24 PM

NOTES:

- WASTE BINS WILL BE TRANSFERRED TO THE GROUND FLOOR SOLID WASTE TRANSFER ROOM AND STAGING AREA BY A PROPERTY MANAGEMENT STAFF MEMBER OR SITE SUPERINTENDENT.

STARFLOWER LANE

ROLL OVER CURB

UNDERGROUND GARAGE OUTLINE

LOADING VEHICLE LAY-BY AREA

5M SETBACK LINE

PARKING GARAGE ENTRANCE (RAMP TO UNDERGROUND)

PARKING GARAGE RAMP

OVERHEAD DOOR

RETAIL SOLID WASTE ROOM

SOLID WASTE TRANSFER ROOM 82.7 m²

STAGING AREA ONLY

AMENITY 159.1 m²

VESTIBULE

PET WASH (AMENITY) 13.0 m²

W/R 14.8 m²

W/R 14.4 m²

CACF 16.1 m²

BIKE PARKING 328.1 m²

88 STACKED - 176
VERTICAL - 46
OF TOTAL - 222

MANAGEMENT OFFICE 51.1 m²

MAIL DROP-OFF

MAIL PICK-UP

STAIR TRANSFER ABOVE

GARBAGE ELEVATOR

ELEVATOR LOBBY (TOWER 1)

MOVING ROOM

PARCEL DROP-OFF

CONCIERGE

JANITOR

RETAIL 151.7 m²

RETAIL 244.9 m²

RETAIL 139.1 m²

RETAIL 109.2 m²

RETAIL 164.0 m²

WAITING LOUNGE

SHARED RETAIL LOBBY

RESIDENTIAL MAIN LOBBY

HARDSCAPED PLAZA

ELEVATOR LOBBY (TOWER 2)

MOVING ROOM

1B+D SUITE 754 ft²

2B+D SUITE 933 ft²

2B+D SUITE 913 ft²

PROPERTY LINE

SIDE WALK

SETBACK LINE

GARAGE OUTLINE

RICHMOND ROAD

ASSALY ROAD

1.50m BIKE LANE

3.75m LANE

3.00m LT LANE

GROUND FLOOR PLAN

Date	No.	Description
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2025-03-20		Zoning By-Law Amendment & Site Plan Approval Resubmission
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1299 Richmond Road, Ottawa

Site Plan Application No.: D07-12-23-0083
Plan No.: 19038

for Brigil

22026 PROJECT | 1 : 100 SCALE | RJL DRAWN | RJL REVIEWED

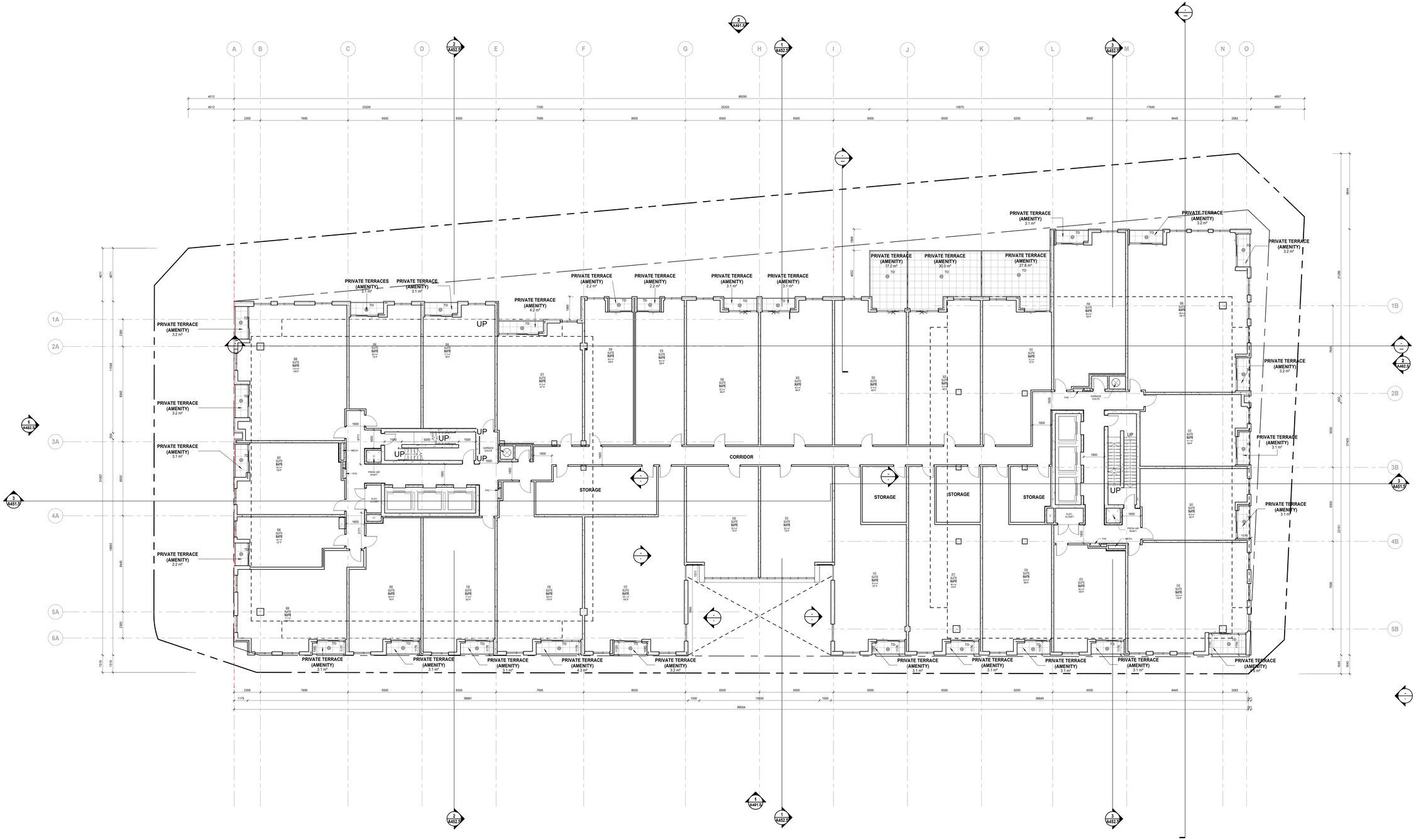
Ground Floor Plan

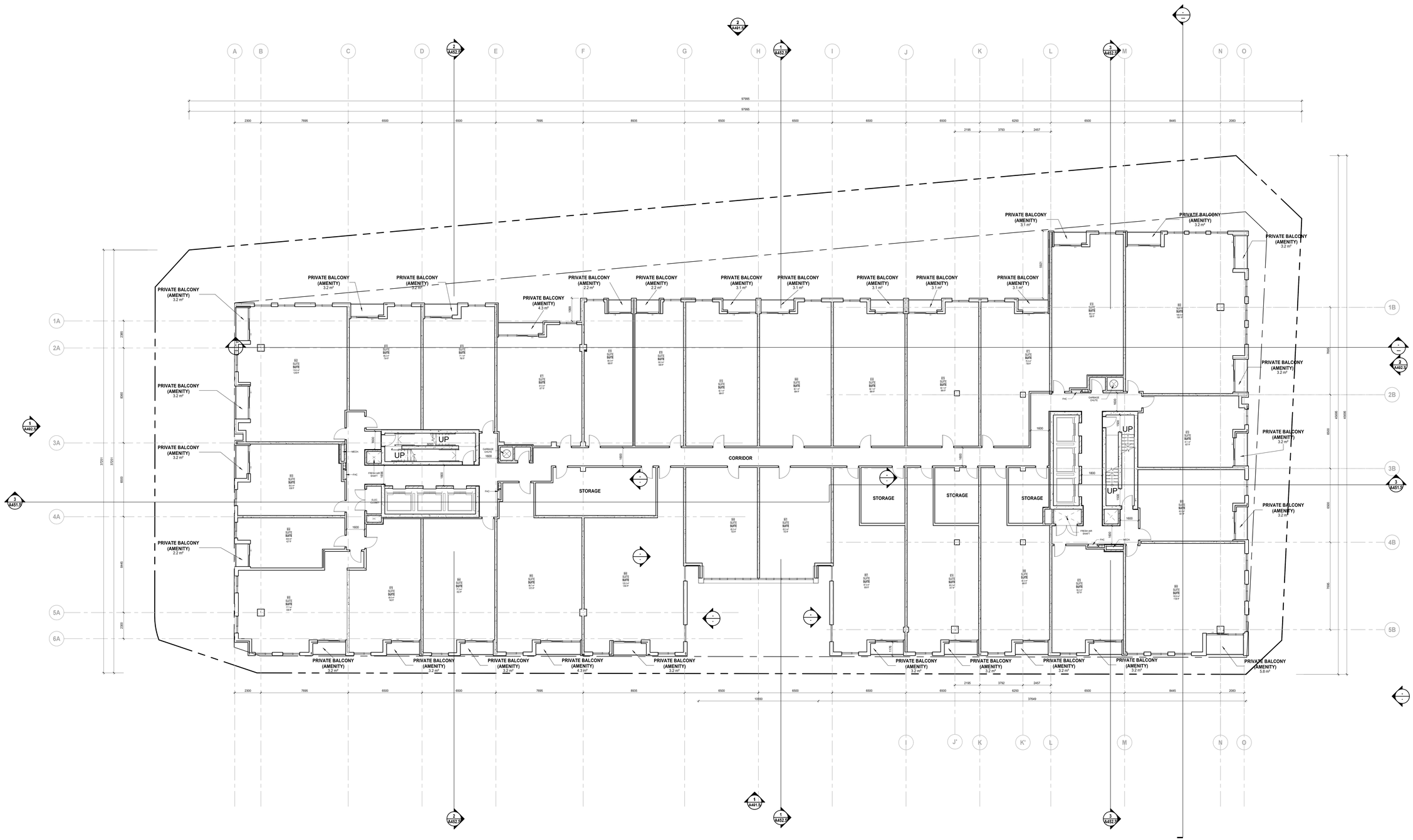
A201.S

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A
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1A
2A
3A
4A
5A
6A
1B
2B
3B
4B
5B
4012
89295
4687
23326
25325
15875
17640
2300
7695
6500
7230
8935
6250
8445
2083
PRIVATE TERRACE (AMENITY) 3.2 m²
PRIVATE TERRACE (AMENITY) 3.1 m²
PRIVATE TERRACES (AMENITY) 3.1 m²
PRIVATE TERRACE (AMENITY) 2.2 m²
PRIVATE TERRACE (AMENITY) 4.2 m²
PRIVATE TERRACE (AMENITY) 4.3 m²
PRIVATE TERRACE (AMENITY) 17.2 m²
PRIVATE TERRACE (AMENITY) 30.0 m²
PRIVATE TERRACE (AMENITY) 27.6 m²
UP
CORRIDOR
STORAGE
GARBAGE CHUTE
FRESH AIR SHAFT
ELEC CLOSET
MECH.
PHC
TD
1600
1500
5000
1800
1000
1600
1600
1600



1 3rd - 5th Floor Plan
A203.S

Date	No.	Description
REVISION RECORD		
2025-03-20		Zoning By-Law Amendment & Site Plan Approval Resubmission
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1299 Richmond Road, Ottawa

Site Plan Application No.: D07-12-23-0083
Plan No.: 19038

for
Brigil

22026	1 : 100	RJL	RJL
PROJECT	SCALE	DRAWN	REVIEWED

3rd - 5th Floor Plan

A203.S

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BALCONY OVERHANG ABOVE

LANDSCAPED ROOF (NOT ACCESSIBLE TO PUBLIC)
AREA TO BE LANDSCAPED

GARDENING AREA

AMENITY CORRIDOR

CORRIDOR

UNIVERSAL CHANGING ROOM

SWIMMING POOL

POOL MECHANICAL

GYM AREA

INDOOR AMENITY
555.1 m²

OUTDOOR AMENITY

OUTDOOR AMENITY

YOGA/DANCE ROOM

CORRIDOR

LOUNGE

KITCHEN COUNTER

PRIVATE TERRACES (AMENITY)

PRIVATE TERRACES (AMENITY)

1 6th Floor (Amenity floor)
A204.S

C:\Users\BSolis\Documents\BDP Quadrangle\BDP Quadrangle Central_22026_1299 Richmond Road_BSolis_bsolis@BDPQUADRANGLE.com.rvt

Date	No.	Description
REVISION RECORD		
2025-03-20		Zoning By-Law Amendment & Site Plan Approval Resubmission
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1299 Richmond Road, Ottawa

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Plan No.: 19038

for
Brigil

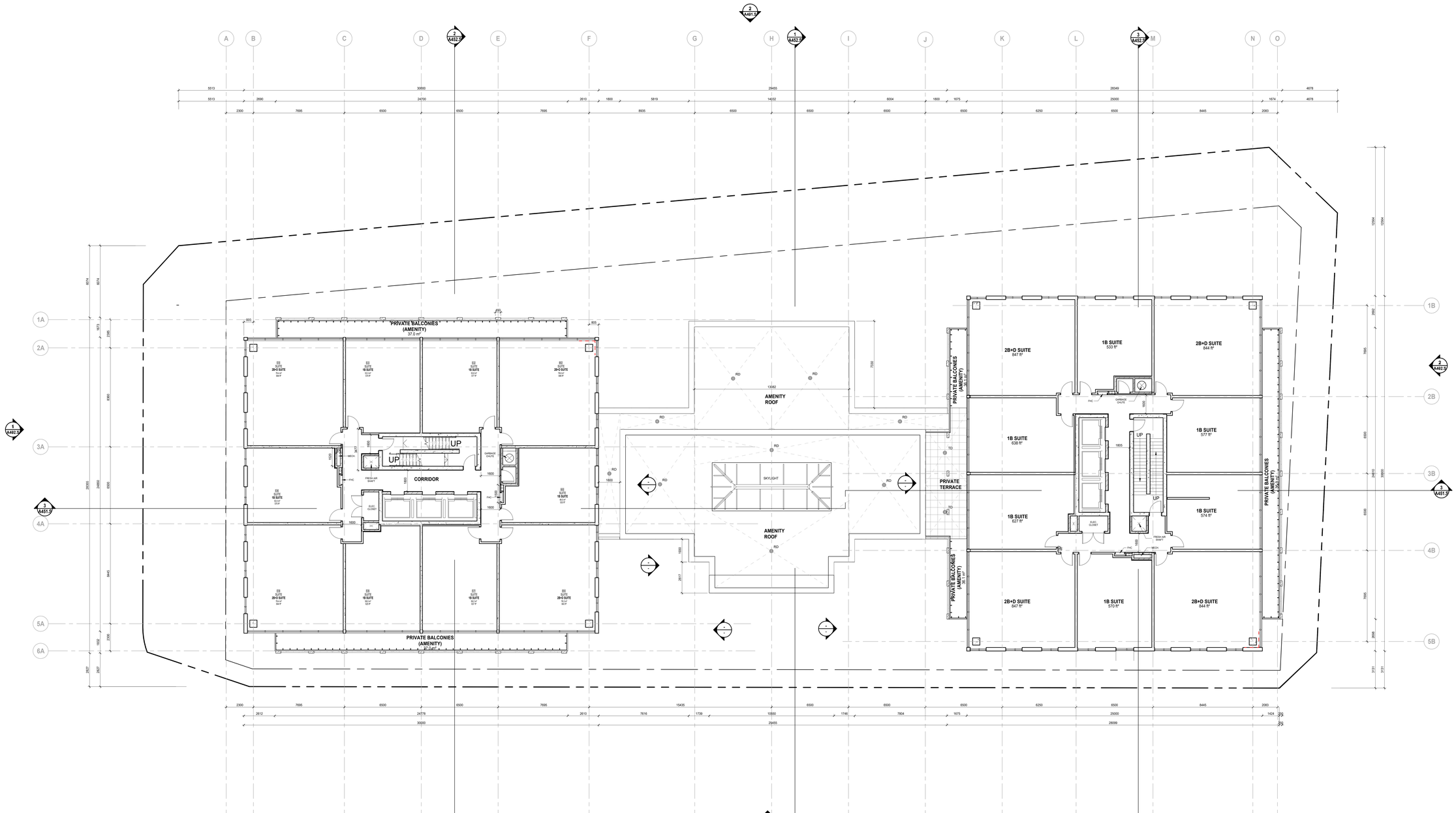
22026	1 : 100	RJL	RJL
PROJECT	SCALE	DRAWN	REVIEWED

6th Floor Plan (Amenity floor)

A204.S

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2025-03-21 11:48 PM



1 7TH FLOOR PLAN
A205.S

Date	No.	Description
REVISION RECORD		

2025-03-20	Zoning By-Law Amendment & Site Plan Approval Resubmission
2024-09-17	Zoning By-Law Amendment & Site Plan Approval Resubmission
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Site Plan Application No.: D07-12-23-0083
Plan No.: 19038

for
Brigil

22026	1 : 100	RJL	RJL
PROJECT	SCALE	DRAWN	REVIEWED

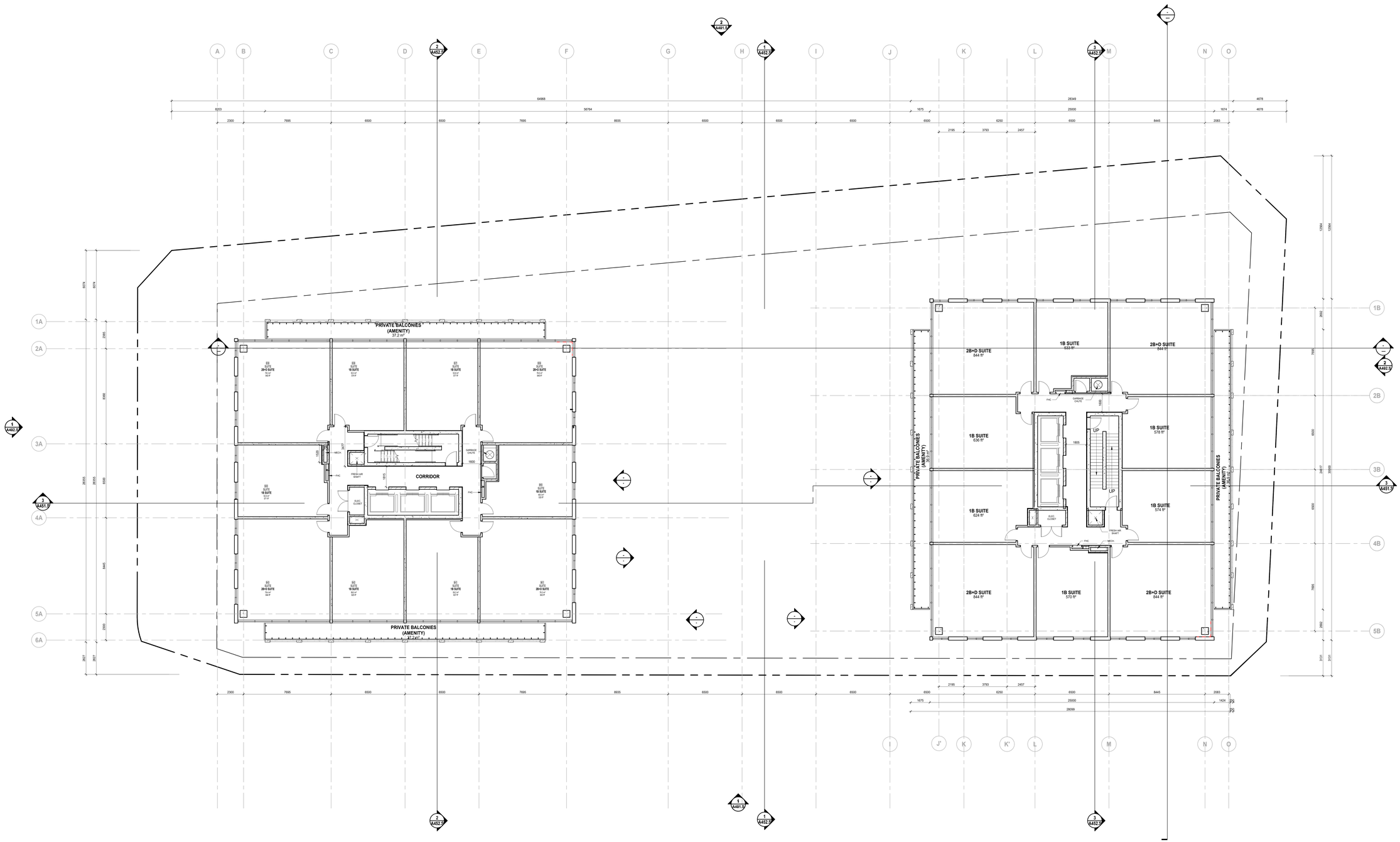
7th Floor Plan (Amenity Roof)

A205.S

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8TH FLOOR (TYPICAL)

Date	No.	Description
REVISION RECORD		
2025-03-20		Zoning By-Law Amendment & Site Plan Approval Resubmission
2024-09-17		Zoning By-Law Amendment & Site Plan Approval Resubmission
2023-06-01		Zoning By-Law Amendment & Site Plan Approval

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1299 Richmond Road, Ottawa

Site Plan Application No.: D07-12-23-0083
Plan No.: 19038

for
Brigil

22026	1 : 100	Author	Checker
PROJECT	SCALE	DRAWN	REVIEWED

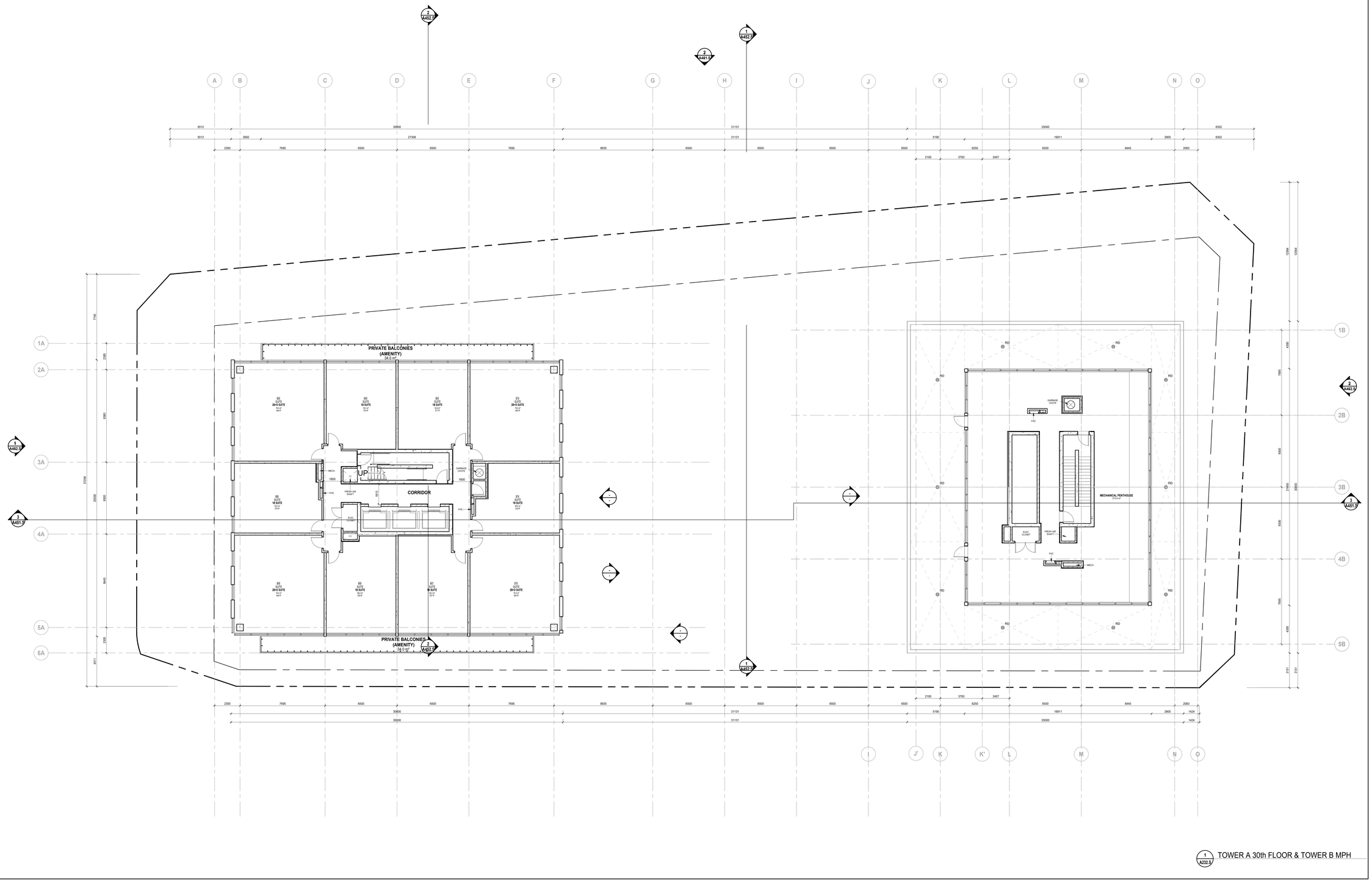
8th Floor Plan (Typical)

A206.S

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2025-3-21 11:58 PM



Date	No.	Description
REVISION RECORD		
2025-03-20		Zoning By-Law Amendment & Site Plan Approval Resubmission
2024-09-17		Zoning By-Law Amendment & Site Plan Approval Resubmission
2023-06-01		Zoning By-Law Amendment & Site Plan Approval

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1299 Richmond Road, Ottawa

Site Plan Application No.: D07-12-23-0083
Plan No.: 19038

for
Brigil

22026	1 : 100	RJL	RJL
PROJECT	SCALE	DRAWN	REVIEWED

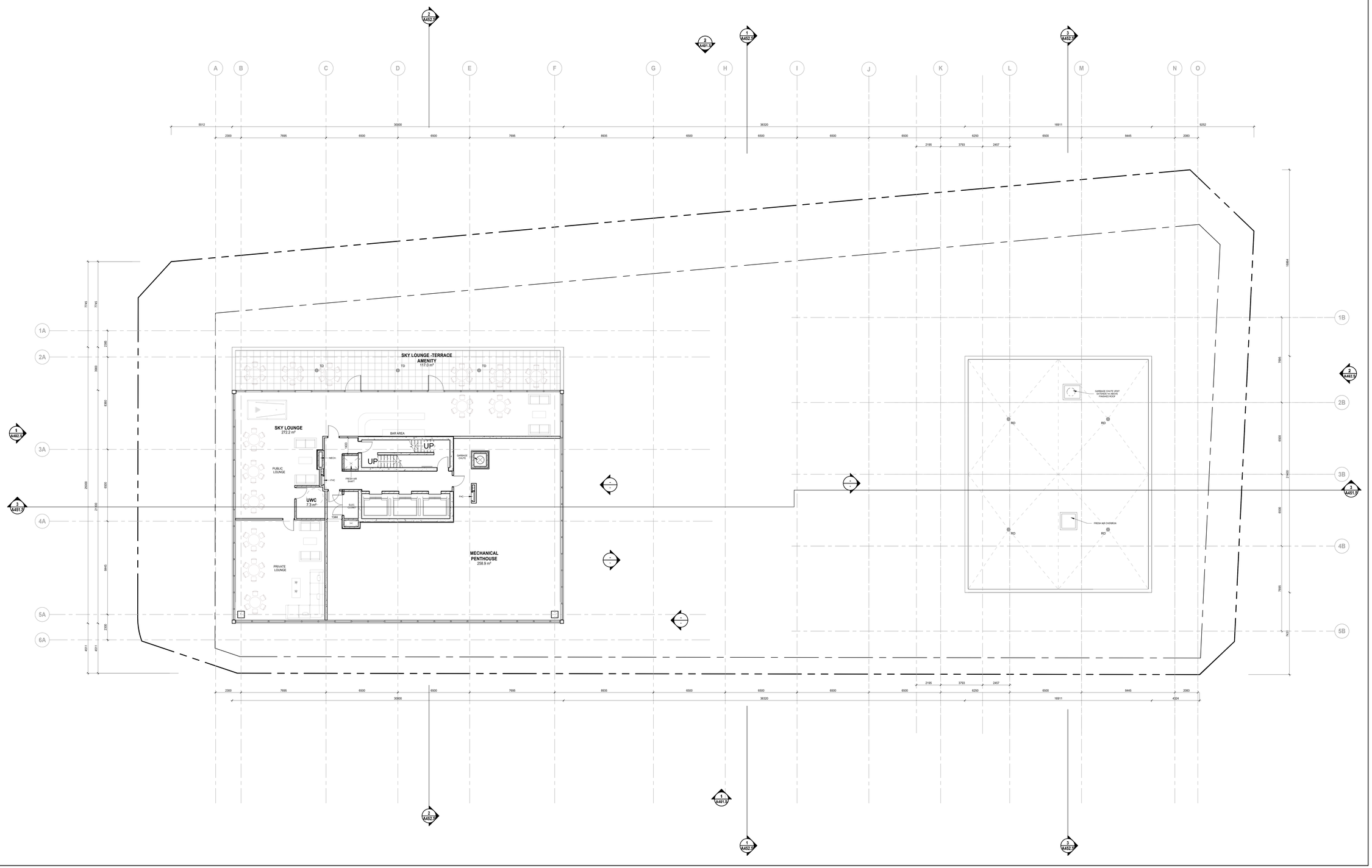
Tower A 30th Floor & Tower B Mechanical Penthouse

A232.S

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2025-03-21 11:53 PM

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TOWER A MPH & SKY LOUNGE & TOWER B ROOF

Date	No.	Description
REVISION RECORD		
2025-03-20	-	Zoning By-Law Amendment & Site Plan Approval Resubmission
2024-09-17	-	Zoning By-Law Amendment & Site Plan Approval Resubmission
2023-06-01	-	Zoning By-Law Amendment & Site Plan Approval
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1299 Richmond Road, Ottawa

Site Plan Application No.: D07-12-23-0083
Plan No.: 19038

for
Brigil

22026	1 : 100	RJL	RJL
PROJECT	SCALE	DRAWN	REVIEWED

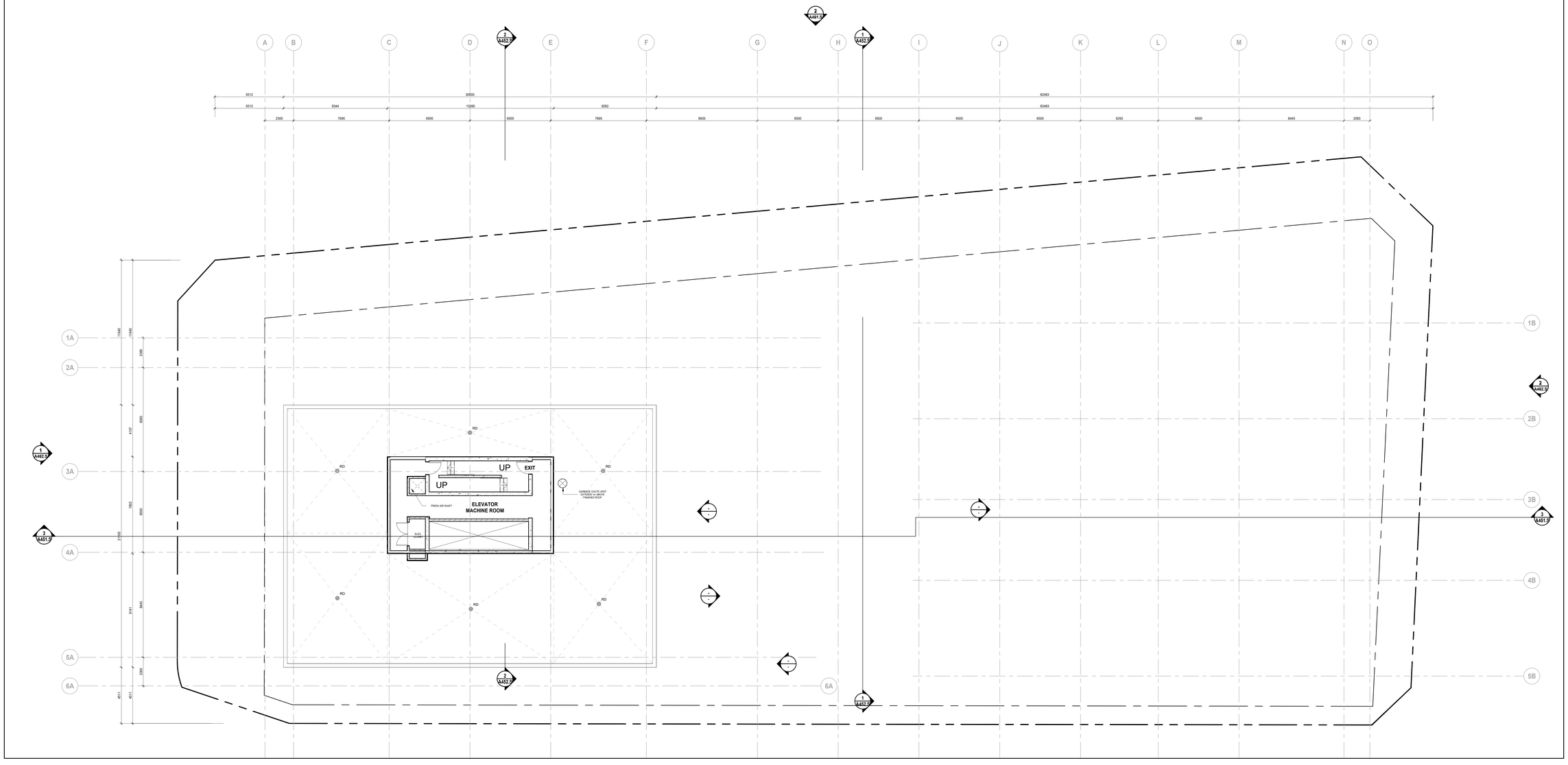
Tower A Mechanical Penthouse & Sky Lounge & Tower B Roof Plan

A233.S

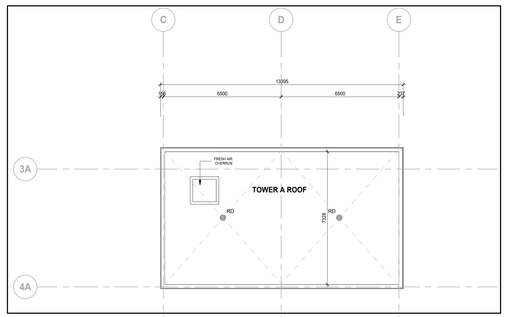
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2 A234.S TOWER A ELEV MACHINE ROOM



1 A234.S TOWER A ROOF PLAN

Date	No.	Description
REVISION RECORD		
2025-03-20		Zoning By-Law Amendment & Site Plan Approval Resubmission
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Site Plan Application No.: D07-12-23-0083
Plan No.: 19038

for
Brigil

22026	1 : 100	RJL	RJL
PROJECT	SCALE	DRAWN	REVIEWED

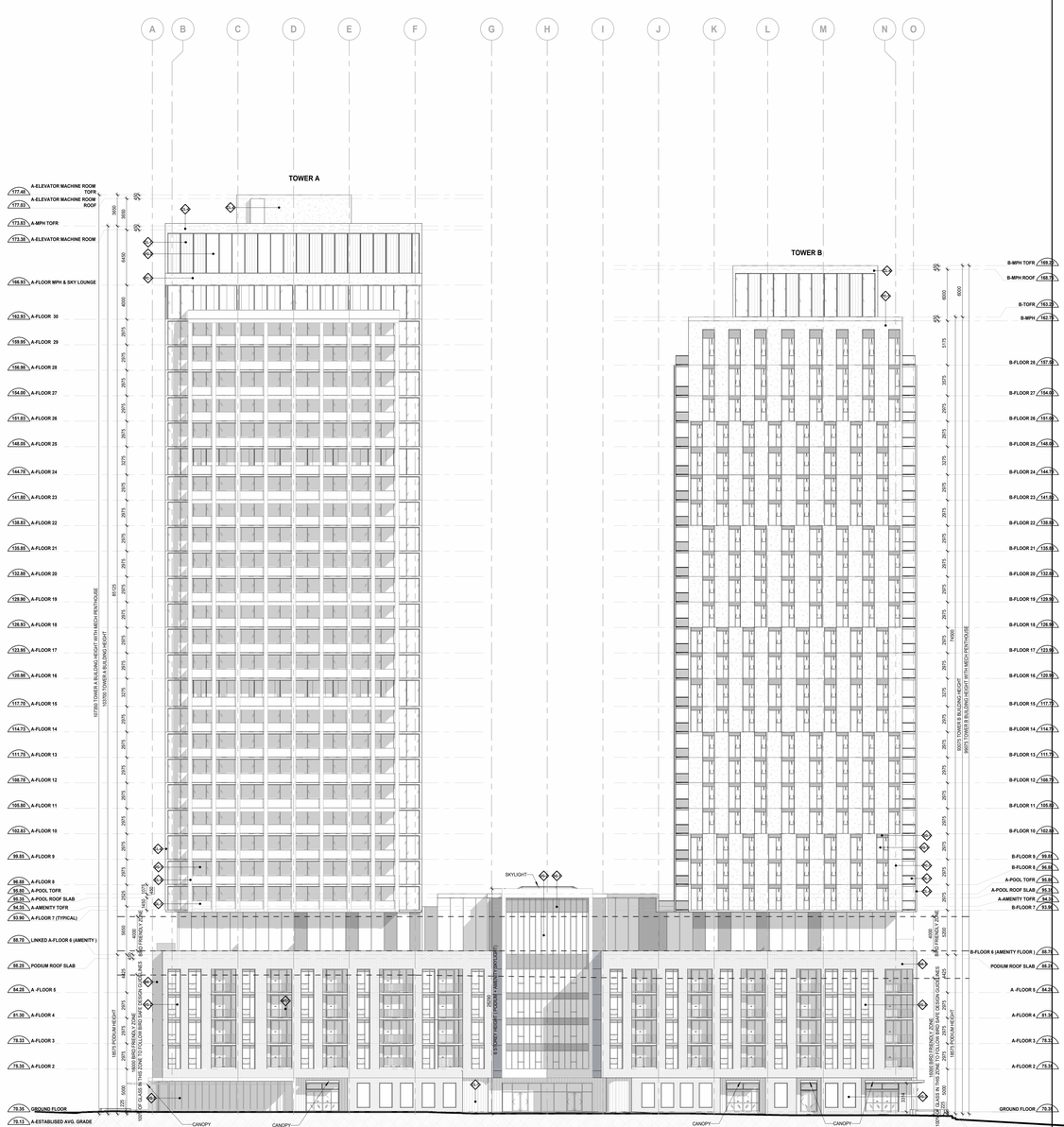
Tower A Elevator Machine Room & Roof Plan

A234.S

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2025-03-20 3:51:45 PM



1 South Elevation
A401.S

2 North Elevation
A401.S

LEGEND:

1	BRICK - COLOUR 1
2	CLADDING TEXTURE/COLOUR 5
3	CLADDING TEXTURE/COLOUR 5
4	CLADDING TEXTURE/COLOUR 5
5	CLADDING TEXTURE/COLOUR 5
6	CLADDING TEXTURE/COLOUR 5
7	BALCONY AND TERRACE RAILING HANDRAILS AND PRIVACY SCREEN SUPPORT POSTS. HANDRAILS
8	DARK GREY METAL
9	SHEET STEEL CLADDING SYSTEM
10	RESIDENTIAL VISION GLASS - IGU
11	RESIDENTIAL VISION GLASS VIG-1 WITH BIRD FRIENDLY FRIT PATTERN
12	RETAIL VISION GLASS WITH BIRD FRIENDLY FRIT PATTERN
13	RAILING GLASS
14	RAILING GLASS WITH BIRD FRIENDLY FRIT PATTERN
15	PRIVACY SCREEN GLASS
16	RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVRE
17	ARCHITECTURAL LOUVRE
18	ELASTOMERIC COATING AT BALCONY UNDERSIDE
19	EXTERIOR HOLLOW METAL DOOR AND FRAME PAINT COLOUR

Date	No.	Description
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Site Plan Application No.: D07-12-23-0083
Plan No.: 19038

for Brigil

22026	1:200	GZ	RJL
PROJECT	SCALE	DRAWN	REVIEWED

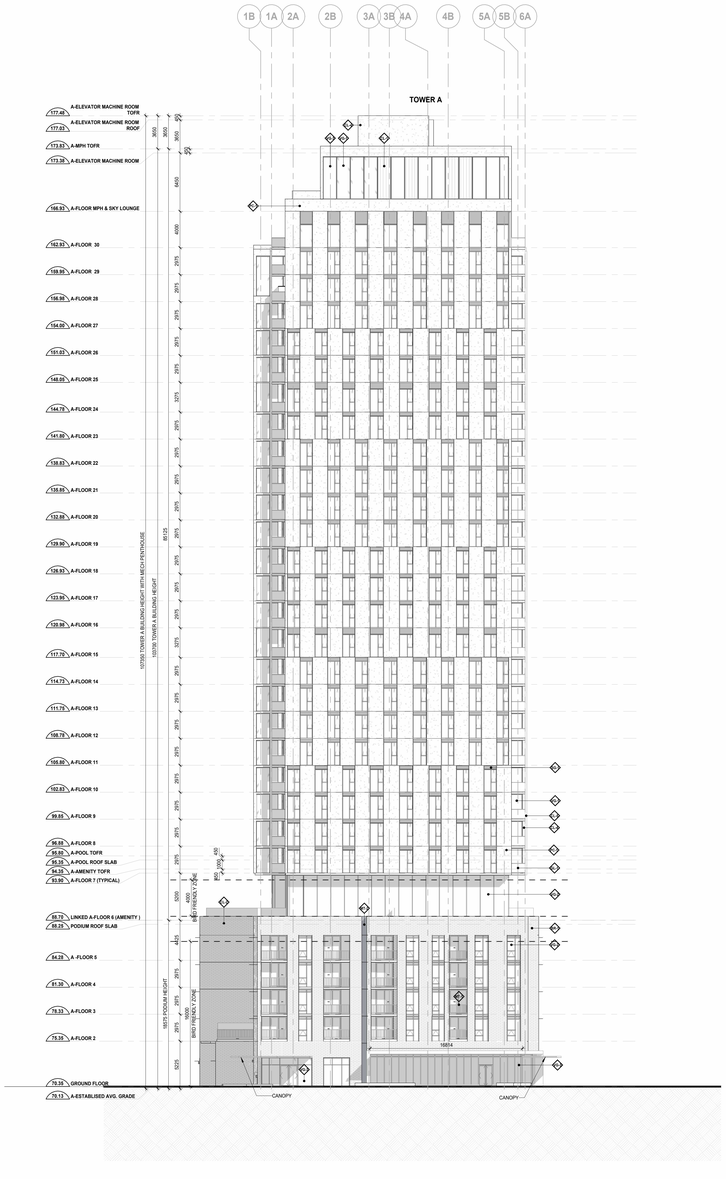
North & South Elevation

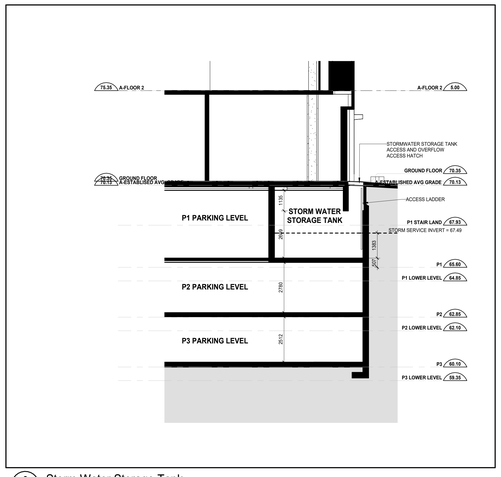
A401.S

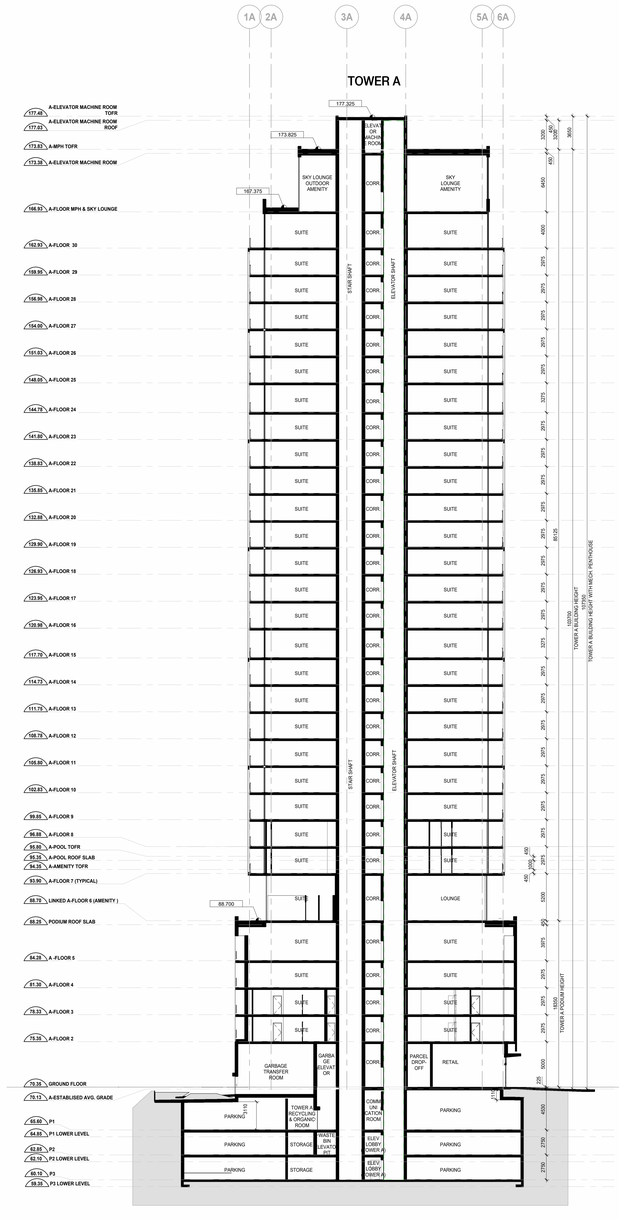
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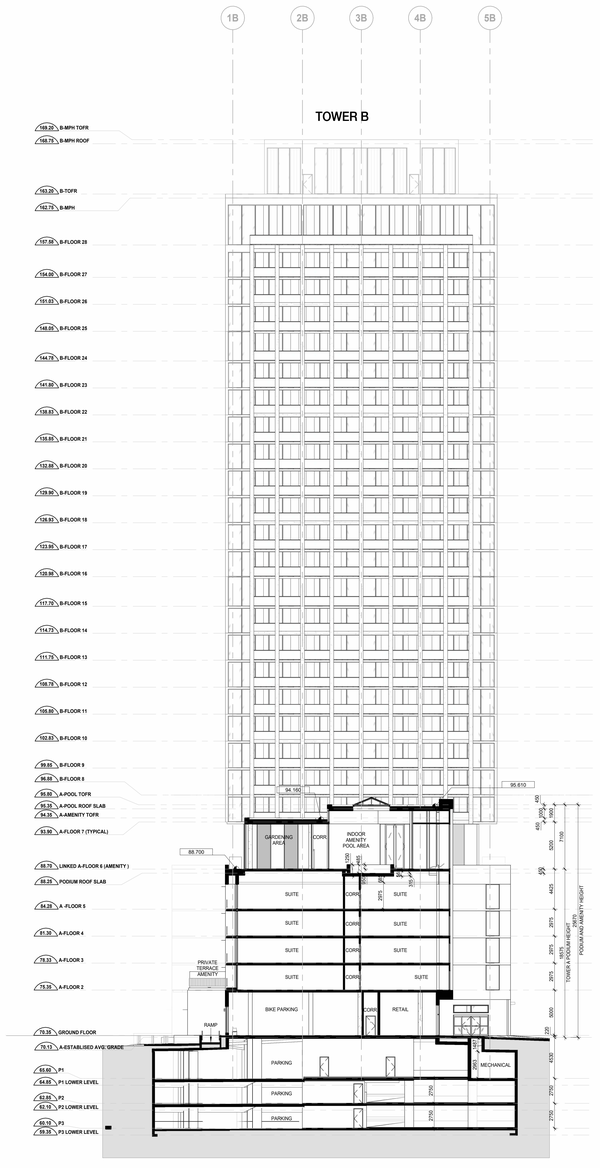
2025-03-21 1:45:5 PM


1B 1A 2A 2B 3A 3B 4A 4B 5A 5B 6A
TOWER A
177.45 A-ELEVATOR MACHINE ROOM TOFR
177.03 A-ELEVATOR MACHINE ROOM ROOF
173.83 A-MPH TOFR
173.38 A-ELEVATOR MACHINE ROOM
166.93 A-FLOOR MPH & SKY LOUNGE
162.93 A-FLOOR 30
159.93 A-FLOOR 29
156.98 A-FLOOR 28
154.00 A-FLOOR 27
151.03 A-FLOOR 26
148.05 A-FLOOR 25
144.78 A-FLOOR 24
141.80 A-FLOOR 23
138.83 A-FLOOR 22
135.85 A-FLOOR 21
132.88 A-FLOOR 20
129.90 A-FLOOR 19
126.93 A-FLOOR 18
123.95 A-FLOOR 17
120.98 A-FLOOR 16
117.70 A-FLOOR 15
114.73 A-FLOOR 14
111.75 A-FLOOR 13
108.78 A-FLOOR 12
105.80 A-FLOOR 11
102.83 A-FLOOR 10
99.85 A-FLOOR 9
96.88 A-FLOOR 8
95.80 A-POOL TOFR
95.30 A-POOL ROOF SLAB
94.35 A-AMENITY TOFR
93.90 A-FLOOR 7 (TYPICAL)
88.70 LINKED A-FLOOR 6 (AMENITY)
88.25 PODIUM ROOF SLAB
84.28 A -FLOOR 5
81.30 A-FLOOR 4
78.33 A-FLOOR 3
75.35 A-FLOOR 2
70.35 GROUND FLOOR
70.13 A-ESTABLISED AVG. GRADE
10150 TOWER A BUILDING HEIGHT WITH MECH PENTHOUSE
10150 TOWER A BUILDING HEIGHT
88125
3650
3650
6450
4300
2975
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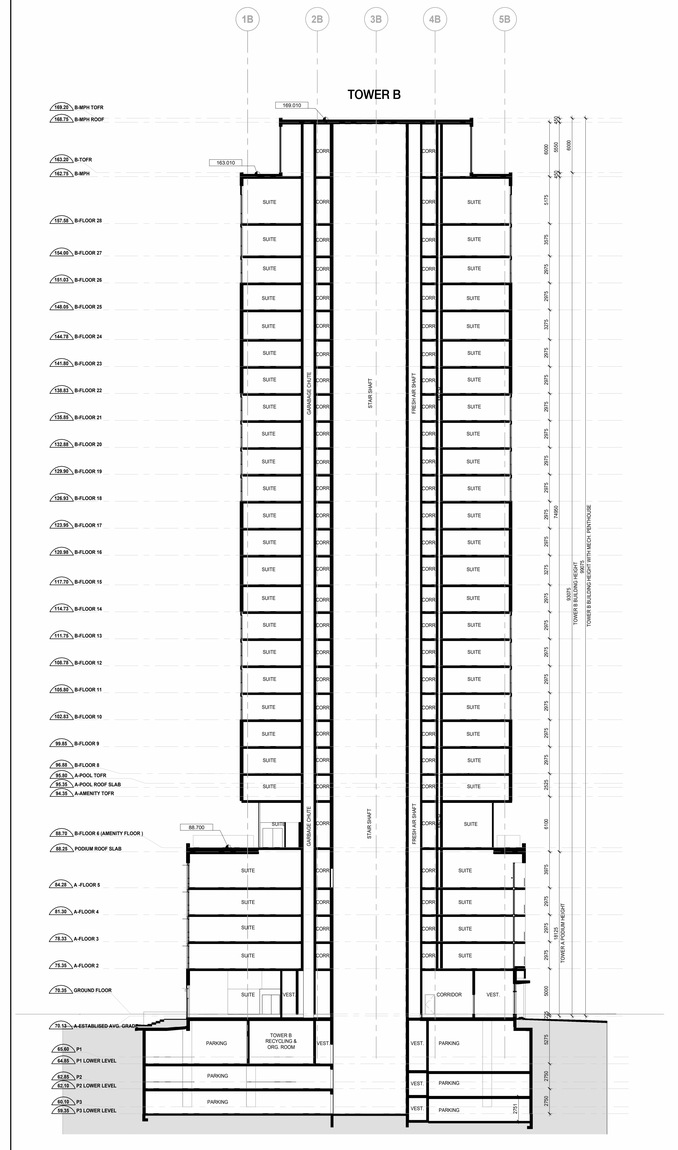

75.35 A-FLOOR 2
A-FLOOR 2 5.00
STORMWATER STORAGE TANK ACCESS AND OVERFLOW ACCESS HATCH
GROUND FLOOR 75.20
A-ESTABLISHED AVG GRADE 76.13
ACCESS LADDER
P1 STAIR LAND 67.93
STORM SERVICE INVERT = 67.48
P1 65.65
P1 LOWER LEVEL 64.85
P2 62.85
P2 LOWER LEVEL 62.10
P3 60.10
P3 LOWER LEVEL 59.35
P1 PARKING LEVEL
P2 PARKING LEVEL
P3 PARKING LEVEL
STORM WATER STORAGE TANK
2700
2613
2700
2700
2700



2 / A452.S Tower A - NS Section



1 / A452.S Podium - NS Section



3 / A452.S Tower B - NS Section

Date	No.	Description
REVISION RECORD		
2025-03-20		Zoning By-Law Amendment & Site Plan Approval Resubmission
2024-09-17		Zoning By-Law Amendment & Site Plan Approval Resubmission
2023-06-01		Zoning By-Law Amendment & Site Plan Approval
ISSUE RECORD		

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1299 Richmond Road, Ottawa

Site Plan Application No.: D07-12-23-0083
Plan No.: 19038

for
Brigil

22026	1 : 200	BS	RJL
PROJECT	SCALE	DRAWN	REVIEWED

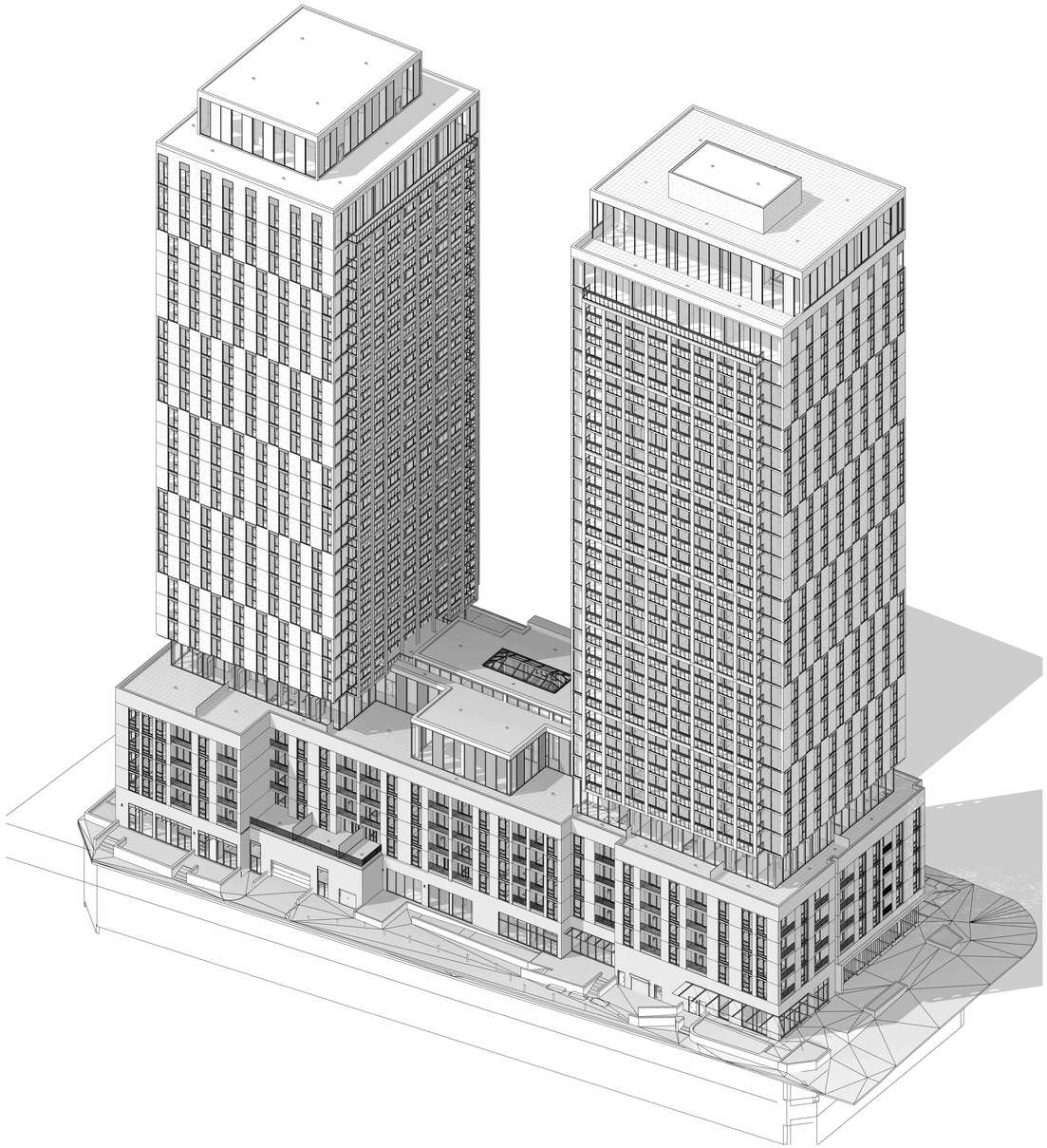
North-South Sections

A452.S

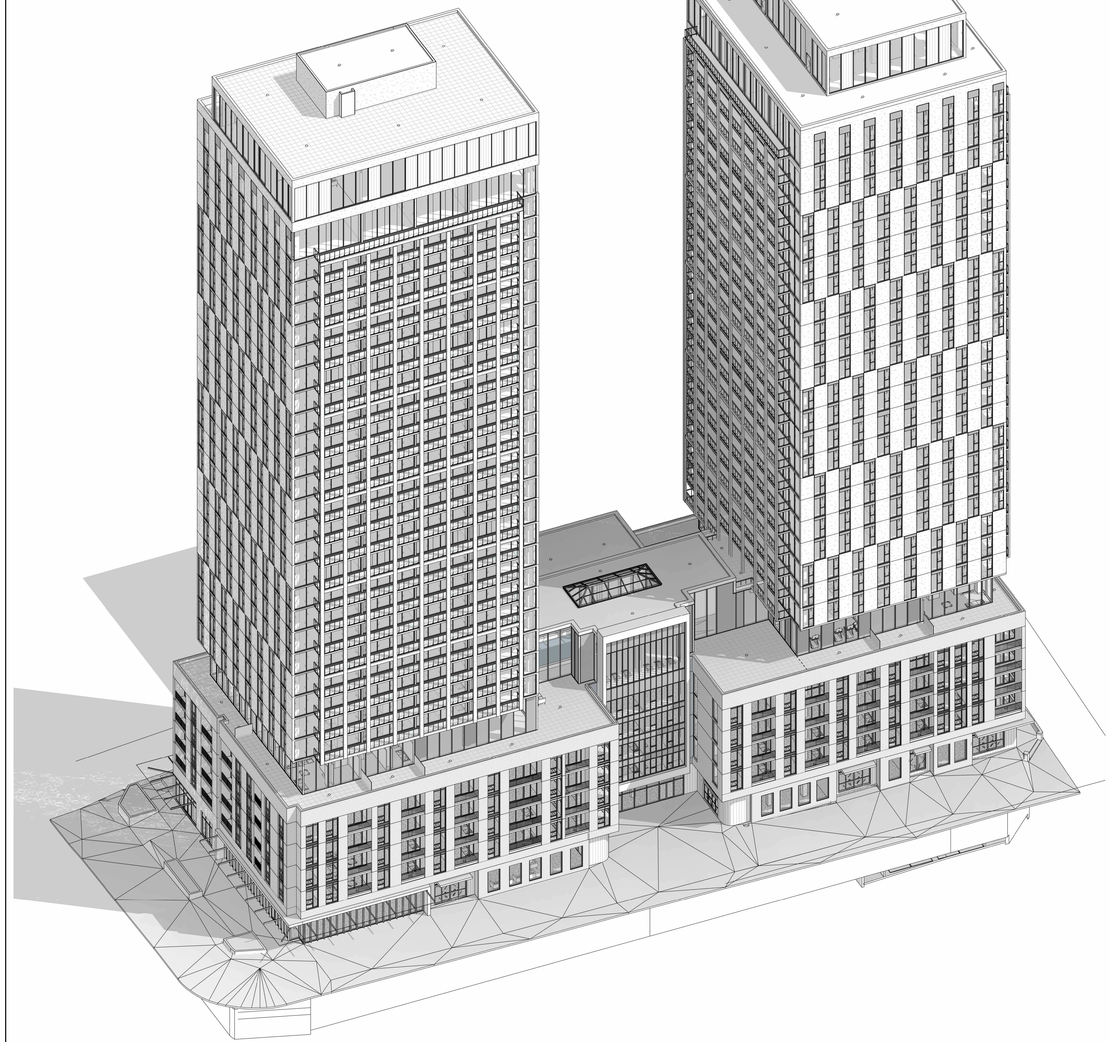
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1 A475.S North West View



2 A475.S South West View

Date	No.	Description
REVISION RECORD		
2024-09-17		Zoning By-Law Amendment & Site Plan Approval Resubmission
2023-06-01		Zoning By-Law Amendment & Site Plan Approval

ISSUE RECORD

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Site Plan Application No.: D07-12-23-0083
Plan No.: 19038

for
Brigil

22026	1:200	BS	RJL
PROJECT	SCALE	DRAWN	REVIEWED

3D Views

A475.S

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