

20005 ST. LAURENT DEVELOPMENT

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(418) 651-8954
INFO@PMAARCHITECTES.COM

3070, CHEMIN DES QUATRE-BOURGEOIS
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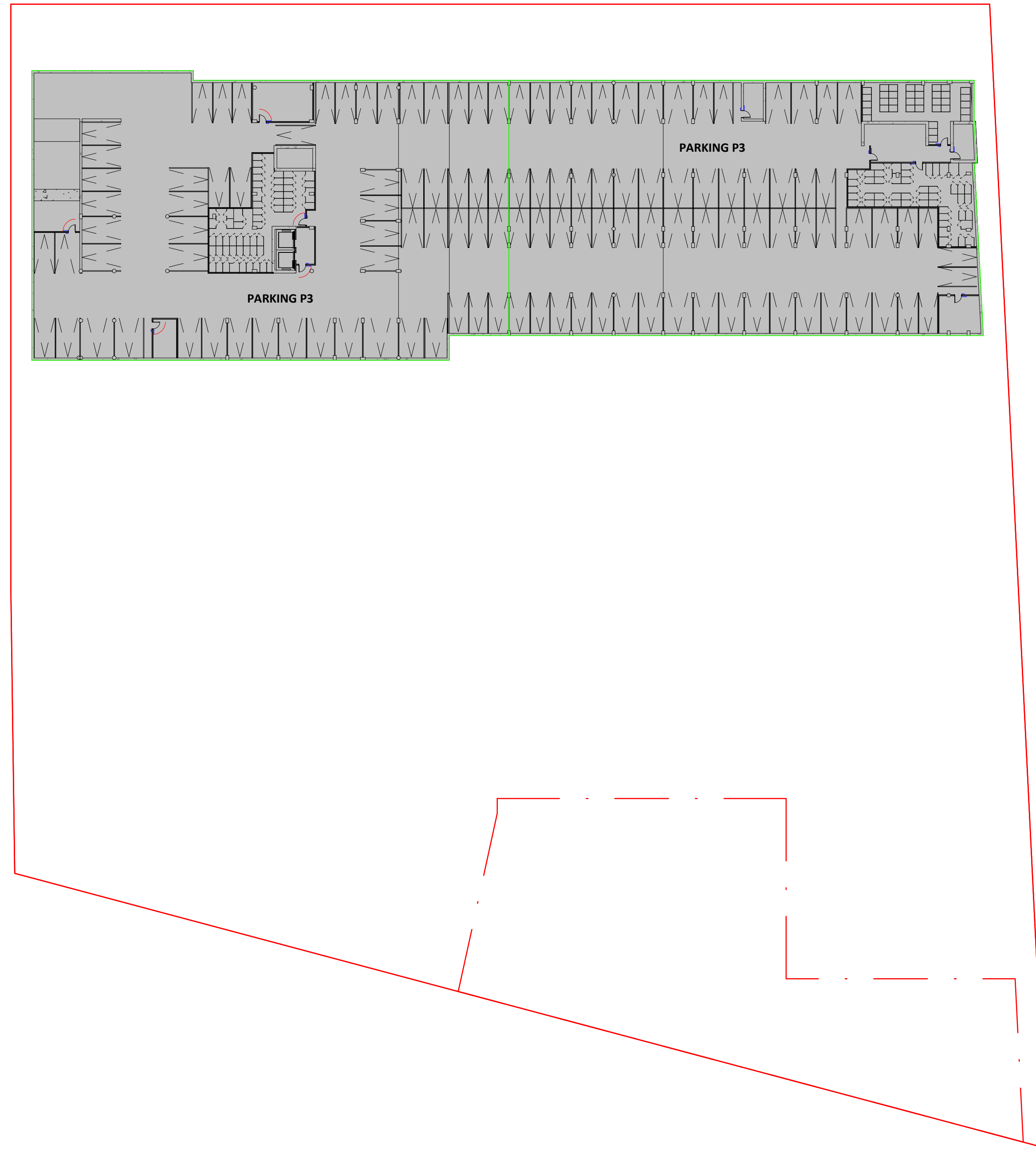
20005 ST. LAURENT DEVELOPMENT

ARCHITECTURE

FOR CITY REVIEW

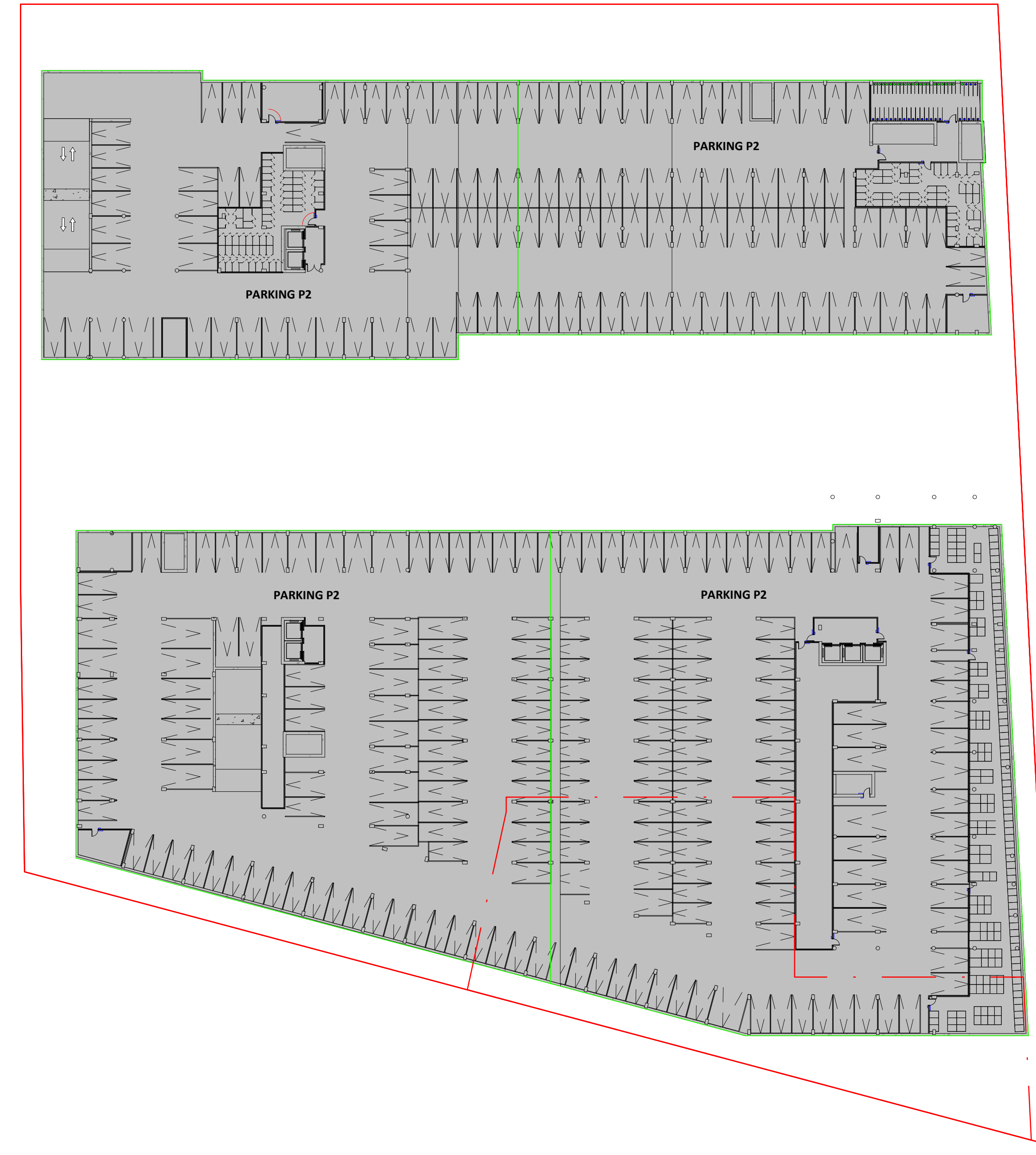
2023-10-03

TOWER 2
LEVEL P3



TOWER 1
LEVEL P3

TOWER 2
LEVEL P2



TOWER 1
LEVEL P2

TOWER 4
LEVEL P2

TOWER 3
LEVEL P2

TOWER 2
LEVEL P1

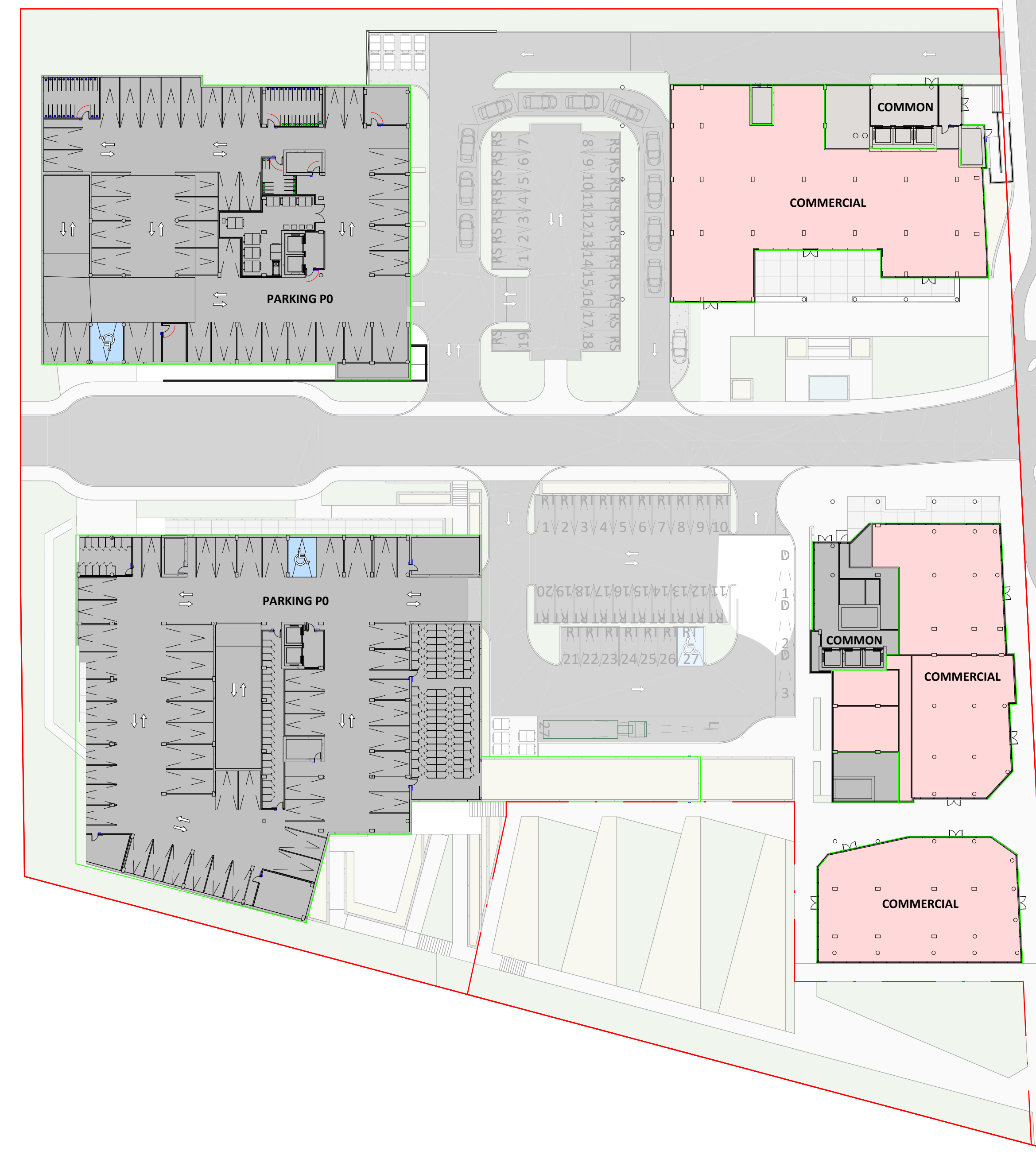


TOWER 1
LEVEL P1

TOWER 4
LEVEL P1

TOWER 3
LEVEL P1

TOWER 2
LEVEL P0



TOWER 1
LEVEL 1

TOWER 4
LEVEL P0

TOWER 3
LEVEL 1

PROJECT
ST. LAURENT
DEVELOPMENT
1740-1760 St. Laurent boulevard
Ottawa, ON K1G 1A2

OWNER
GROUPE Heafey
100 - 768, BULV. SAINT-JOSEPH,
GATINEAU, QC J8Y 4B8

ARCHITECTURAL
PMA ARCHITECTES
1481 461-8584
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BORDEAUX
QUÉBEC J0G 1G9 J0A
PMAARCHITECTES.COM

LAPALME RHEULT
ARCHITECTES ASSOCIÉS
53, SAINT-RAYMOND BOULEVARD,
GATINEAU, QC J8Y 1R8

STRUCTURAL

MECHANICAL

CIVIL
exp.
2650, QUEENVIEW DRIVE, SUITE 100,
OTTAWA, ON K2B 8H6

LANDSCAPE ARCHITECTS
JAMES B. LENNOX & ASSOCIATES INC.
1022 CLOVERDALE AVE. OTTAWA, ONTARIO K2E 6J8
TEL: 613-737-1888 FAX: 613-737-1889

SURVEYOR
ANNIS,
O'SULLIVAN,
VOLLEBEK LTD.
14 CONCOURSE GATE, SUITE 500,
NEPEAN, ON K2E 7S6

GENERAL CONTRACTOR

KEY PLAN

ARCHITECT SEAL

REVISIONS

NO	FOR CITY REVIEW	DESCRIPTION	DATE
1			2023-10-03

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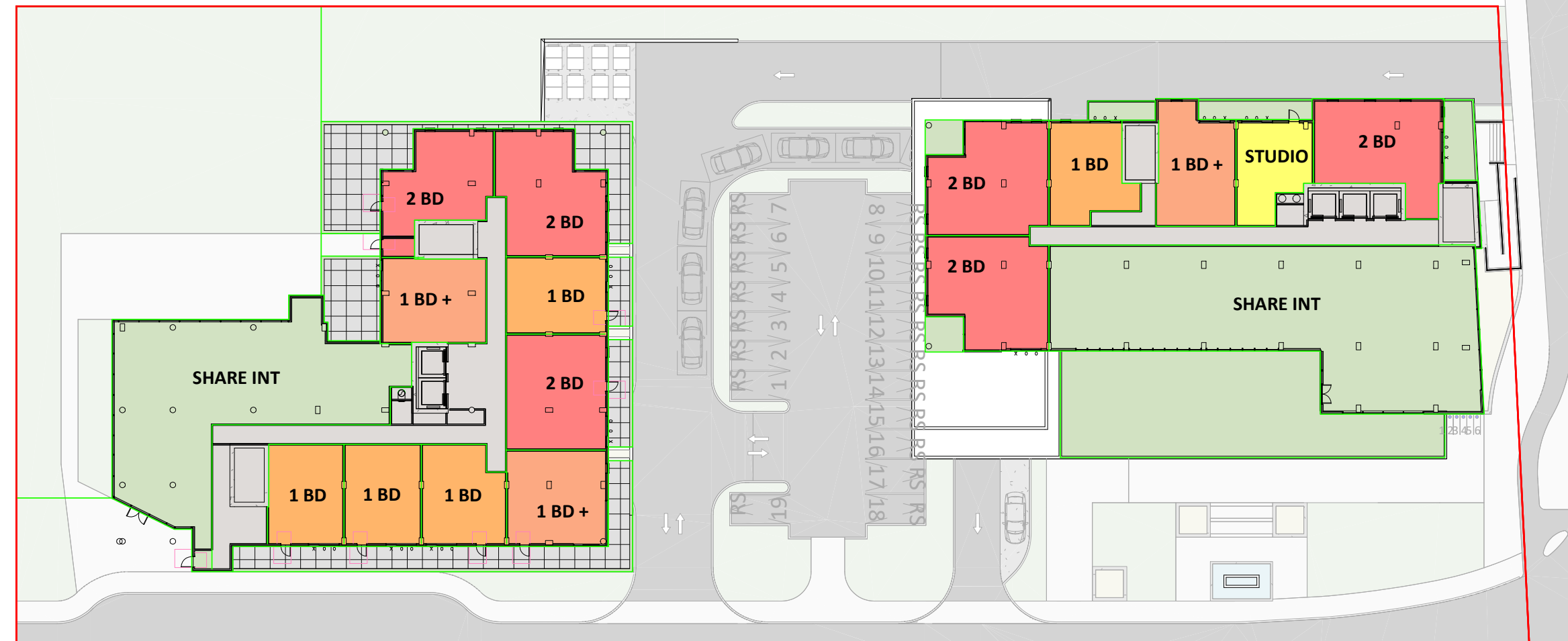
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DATE	DESIGNED
2023-10-03	P.POMERLEAU
	DRAWN
	P.POMERLEAU
PROJECT No	CHECKED
2009	P.MARTIN
	SHEET TITLE

STATISTICS

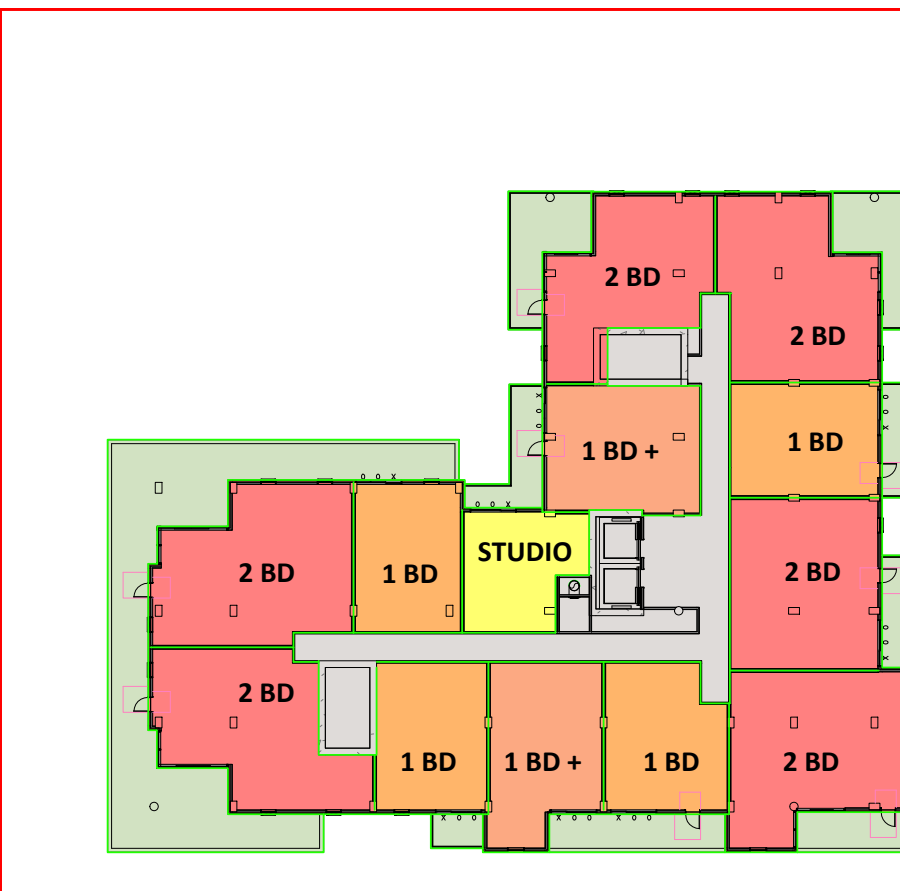
SHEET No
A003

TOWER 2
LEVEL 1



TOWER 1
LEVEL 2

TOWER 2
LEVEL 2



TOWER 1
LEVEL 3

TOWER 4
LEVEL 1



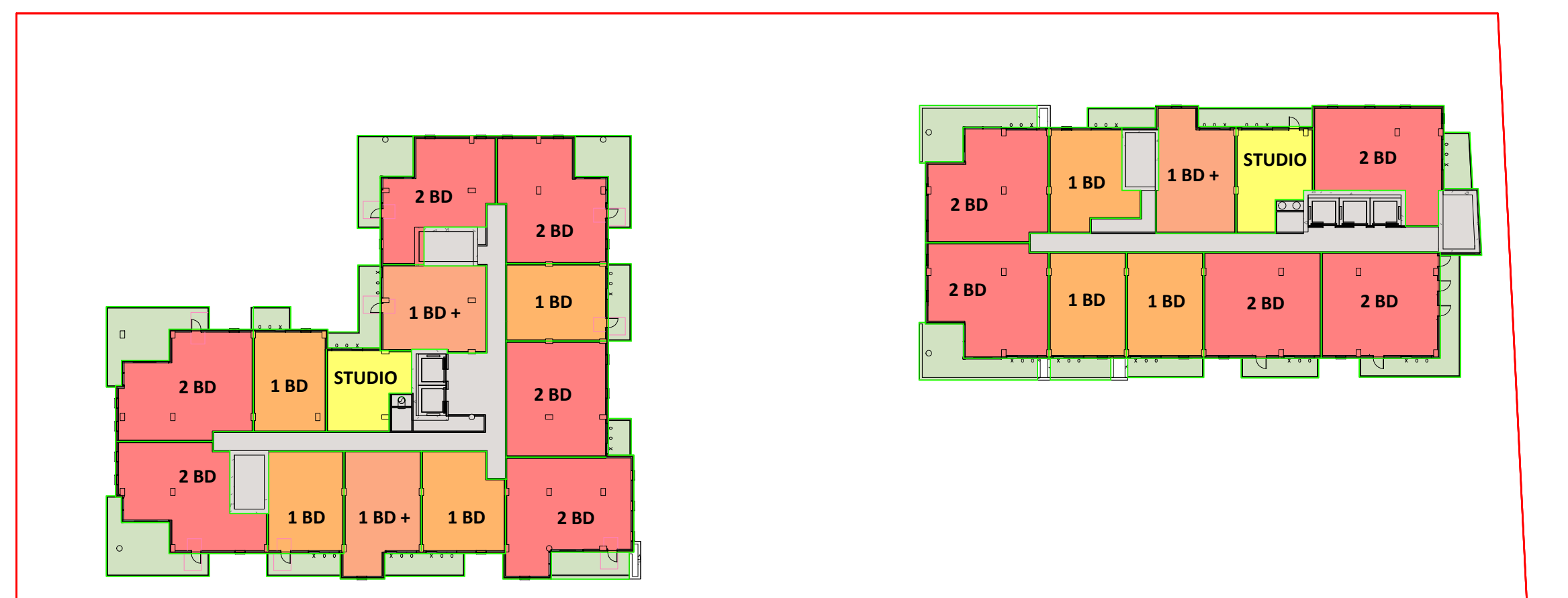
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LEVEL 2

TOWER 4
LEVEL 2



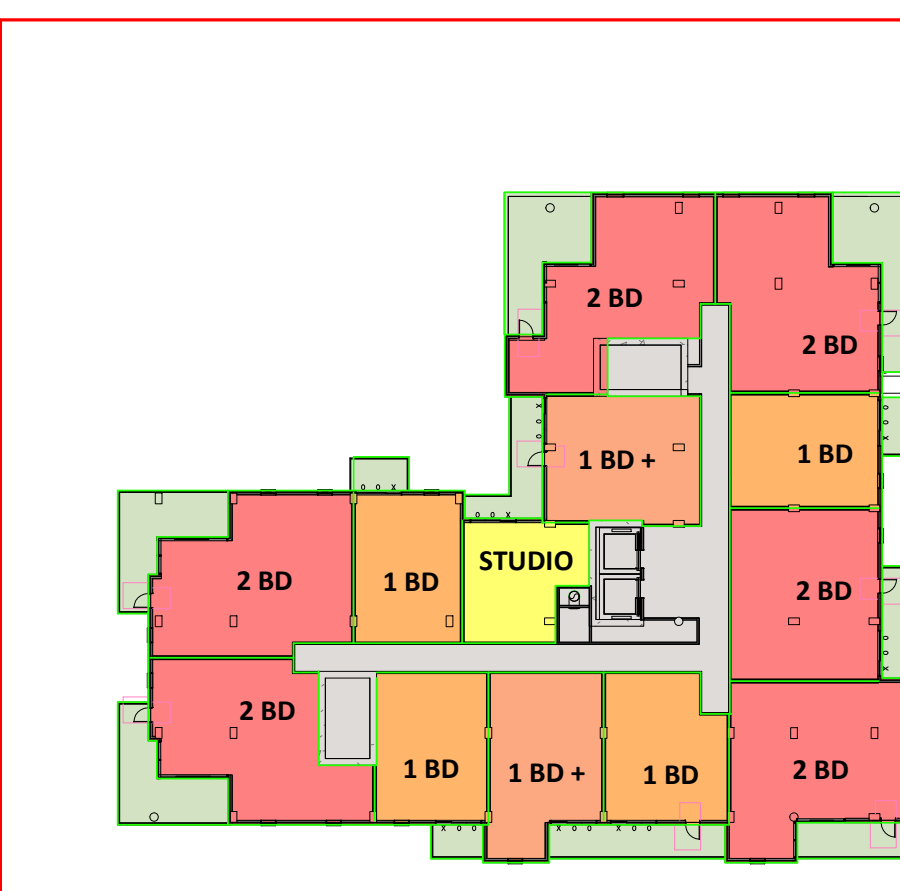
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LEVEL 3

TOWER 2
LEVEL 3



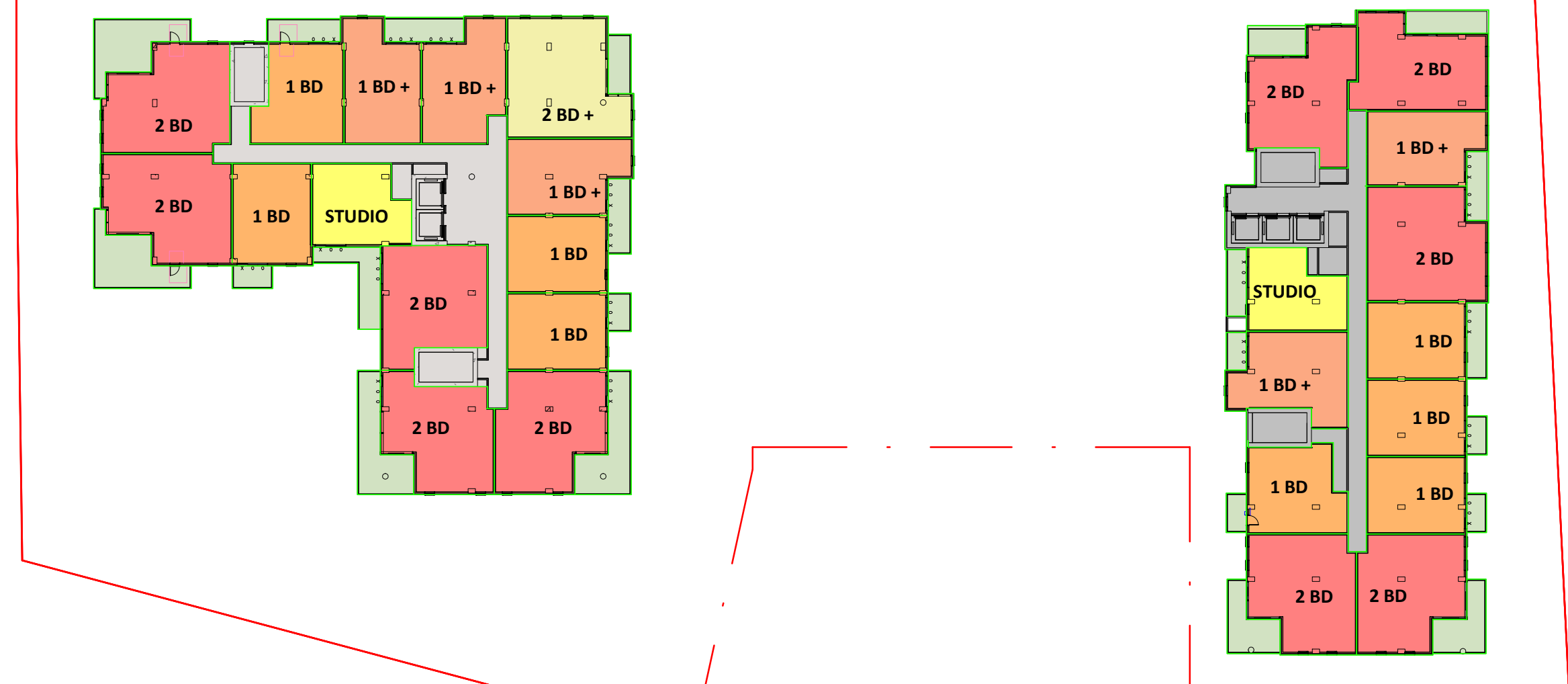
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LEVEL 4

TOWER 2
LEVEL 4



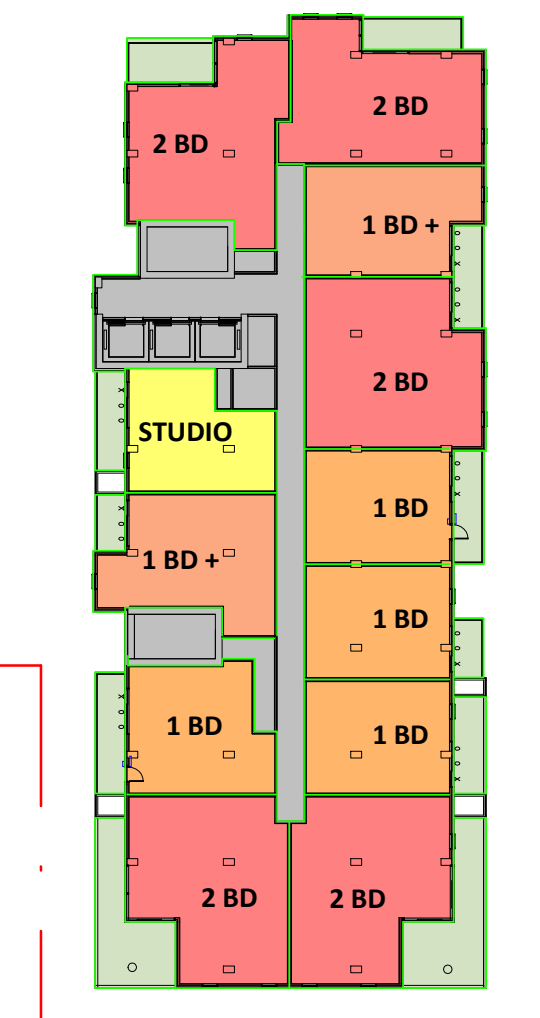
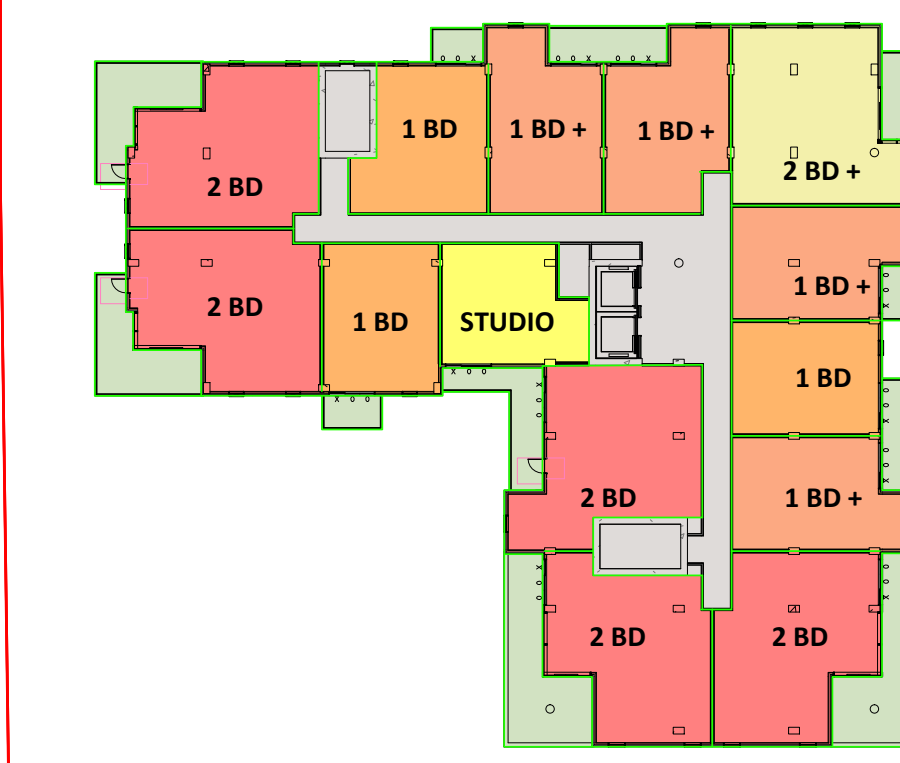
TOWER 1
LEVEL 5

TOWER 4
LEVEL 3



TOWER 3
LEVEL 4

TOWER 4
LEVEL 4



TOWER 3
LEVEL 5

PROJECT
ST. LAURENT
DEVELOPMENT
1740-1760 St. Laurent boulevard
Ottawa, ON K1G 1A2

OWNER
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PMA ARCHITECTES
1481 461-8884
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BOURGEOIS
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ARCHITECTES ASSOCIÉS
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GENERAL CONTRACTOR

KEY PLAN

ARCHITECT SEAL

REVISIONS

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STATISTICS

SHEET No
A003.1

BIM 360://DEV/ST-LAURENT/OTTAWA/2005_A-SITE_R21.rvt

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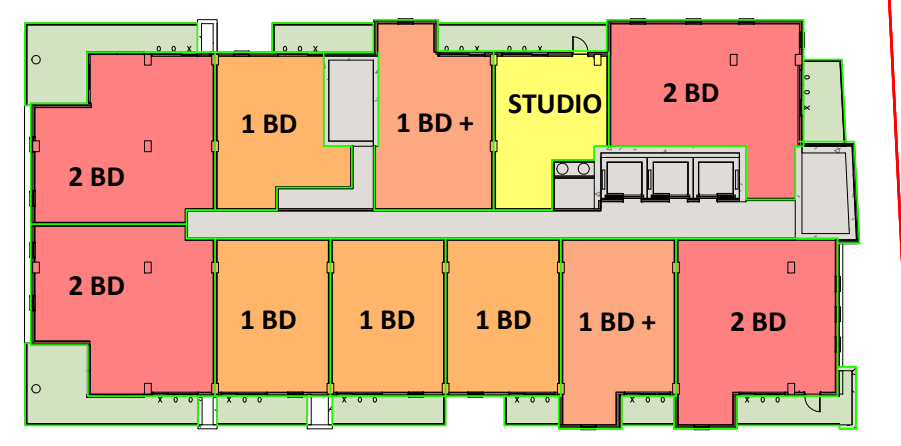
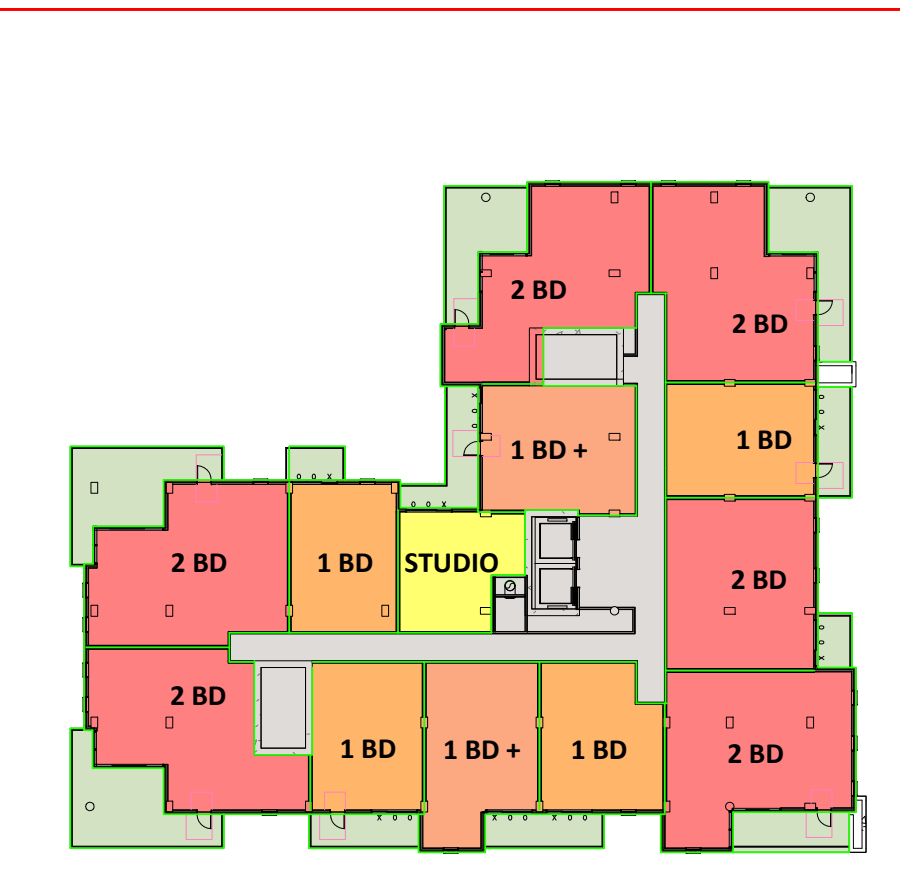
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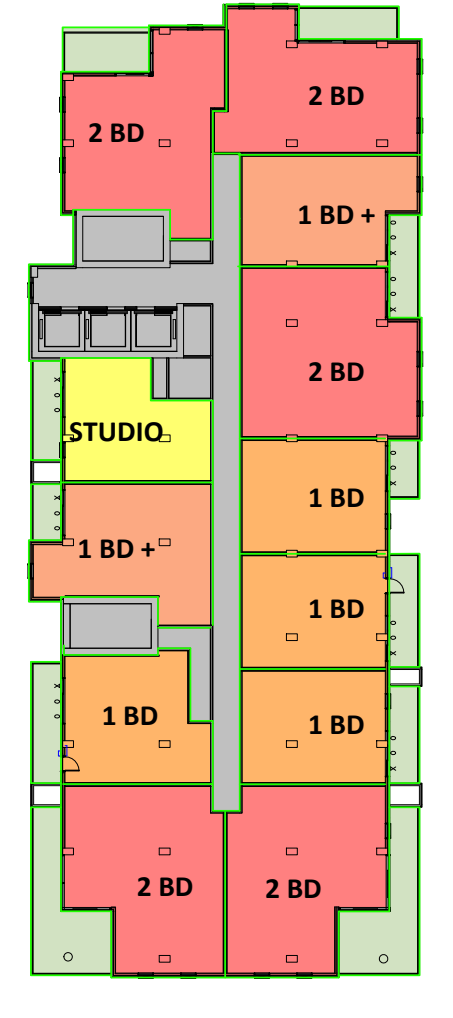
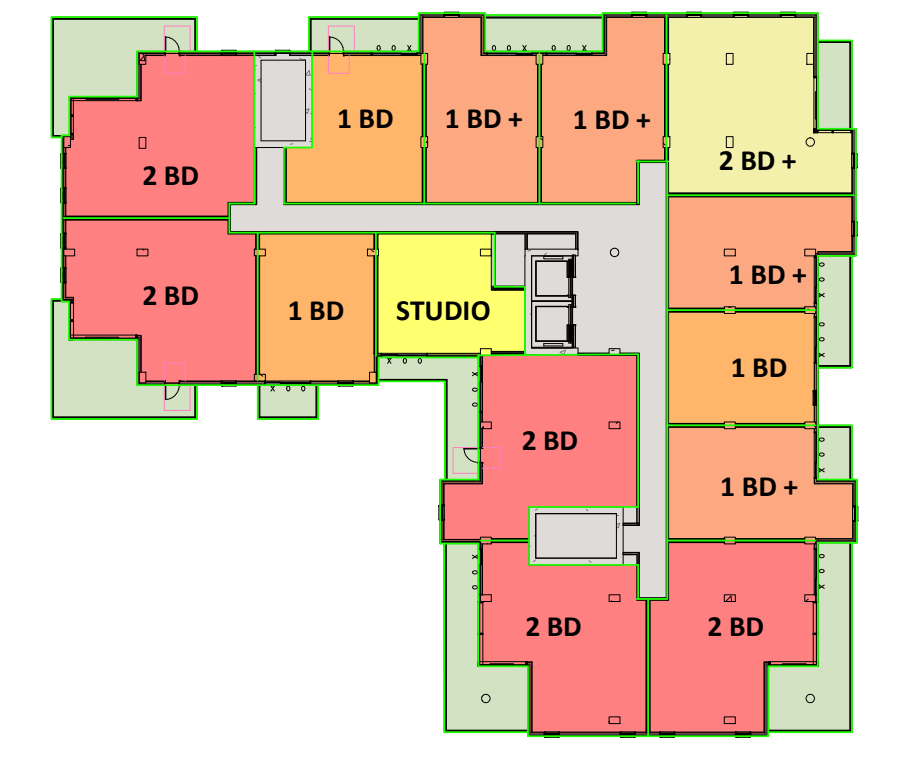
STATISTICS

TOWER 2
LEVEL 5



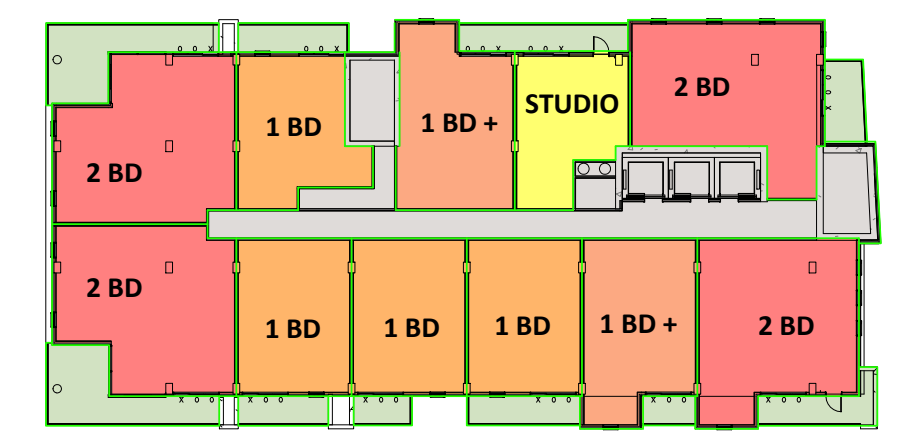
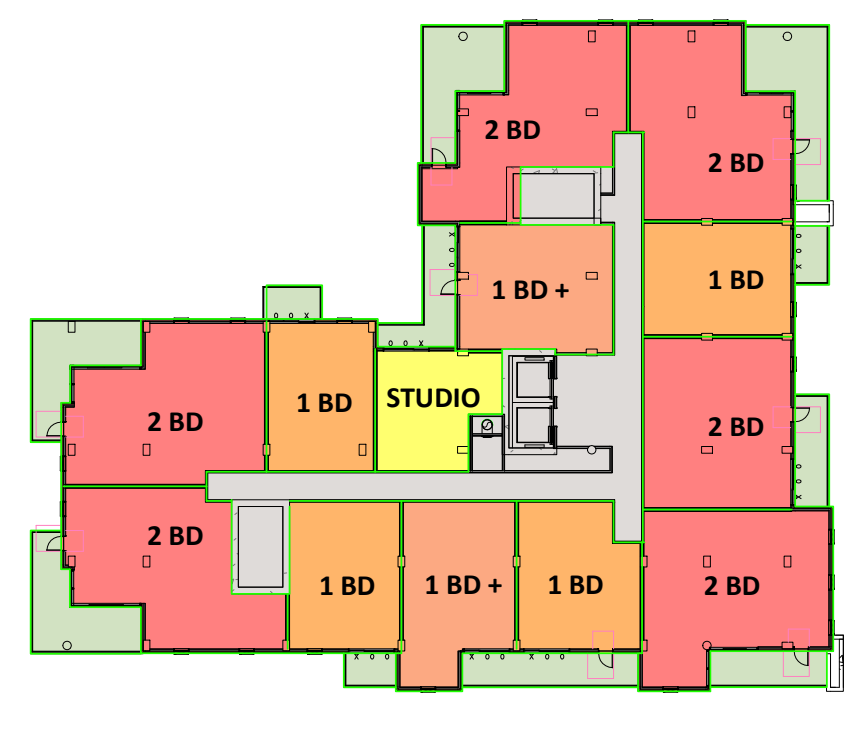
TOWER 1
LEVEL 6

TOWER 4
LEVEL 5



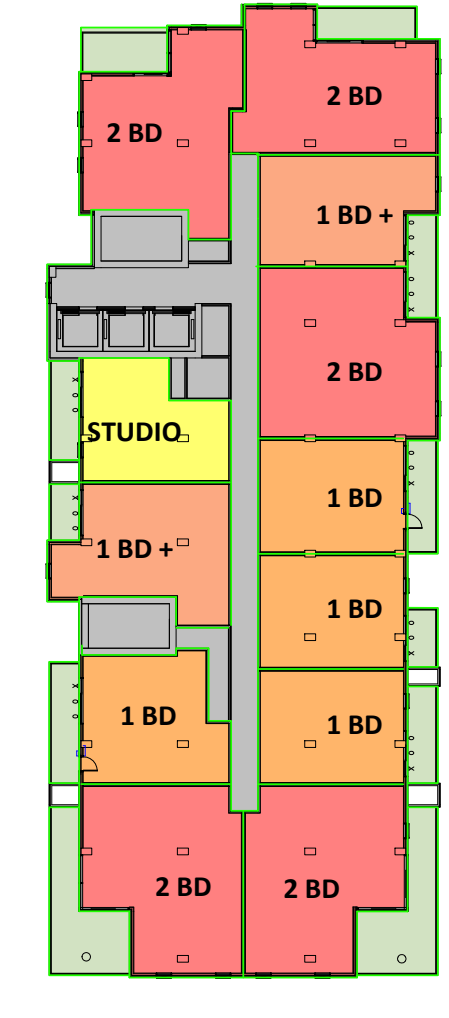
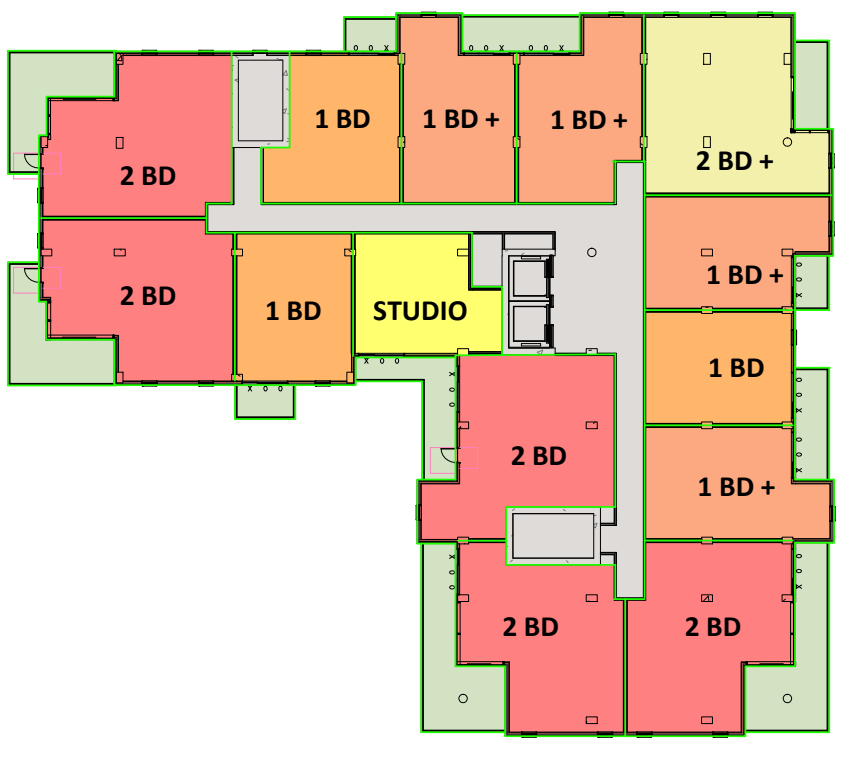
TOWER 3
LEVEL 6

TOWER 2
LEVEL 6



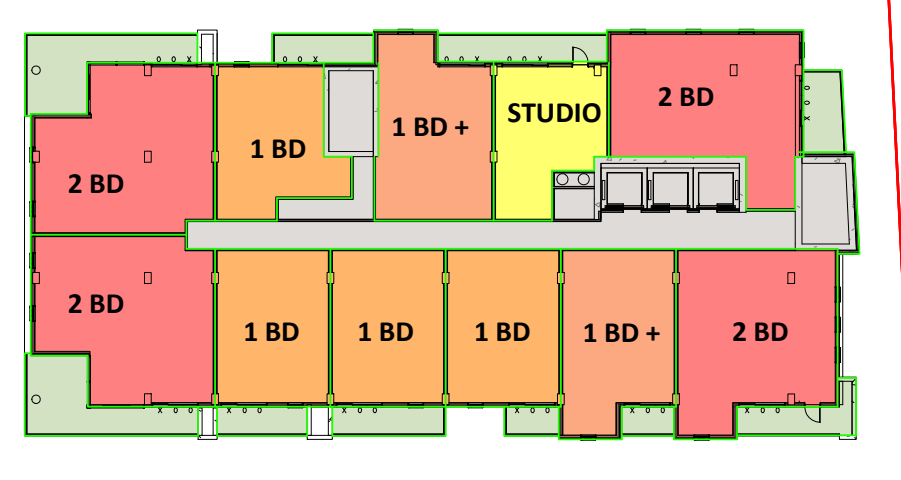
TOWER 1
LEVEL 7

TOWER 4
LEVEL 6



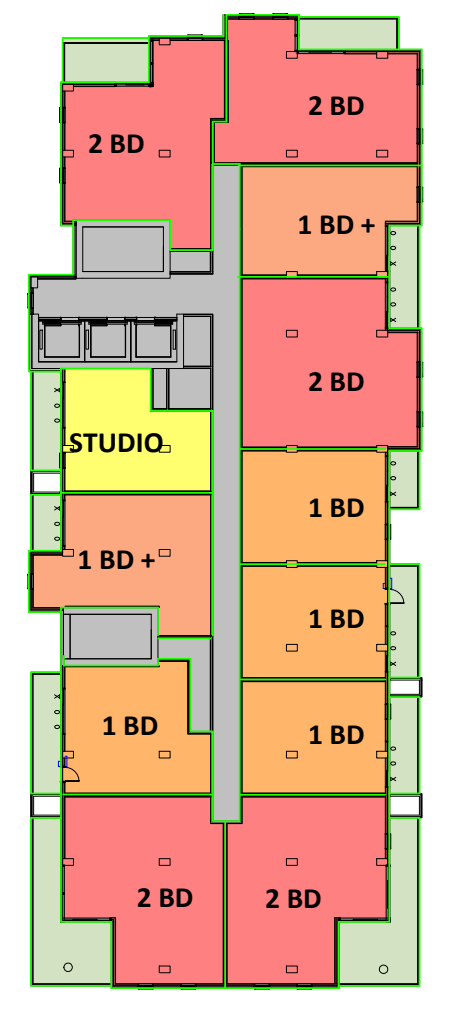
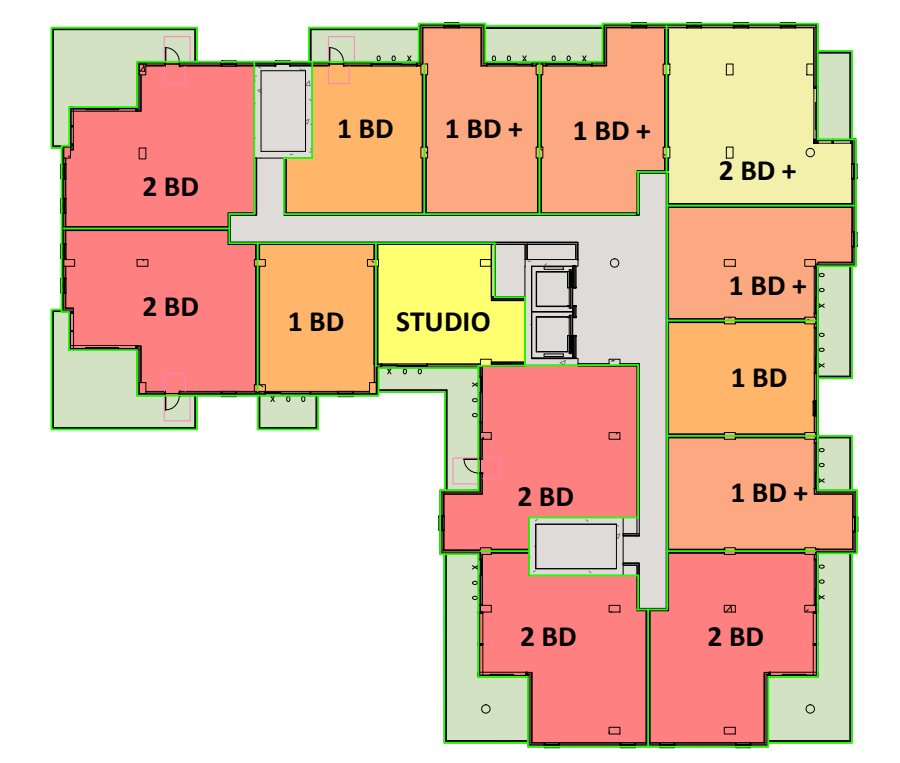
TOWER 3
LEVEL 7

TOWER 2
LEVEL 7



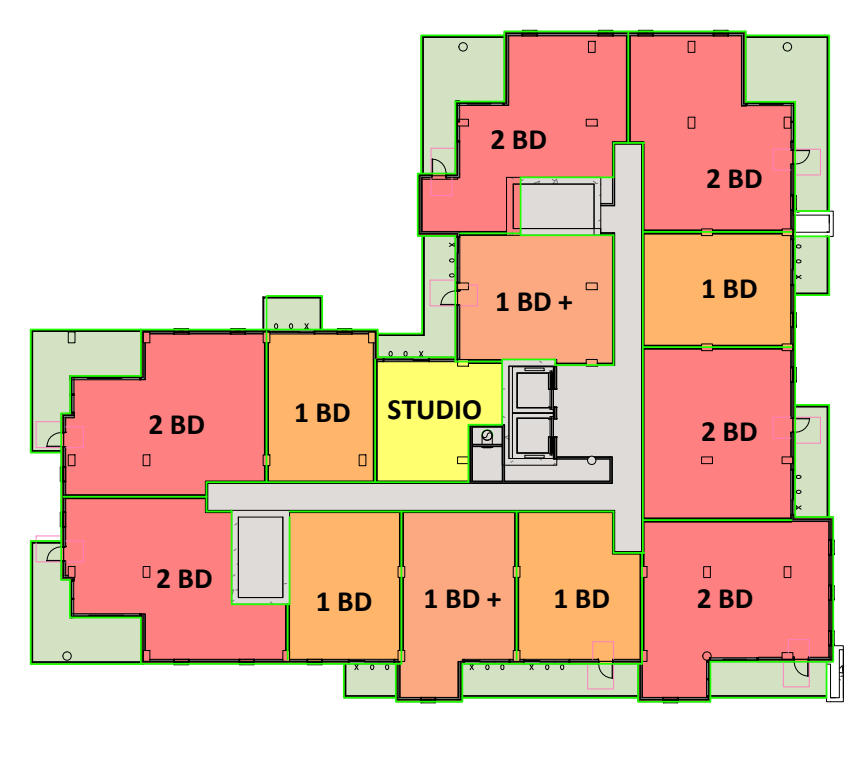
TOWER 1
LEVEL 8

TOWER 4
LEVEL 7



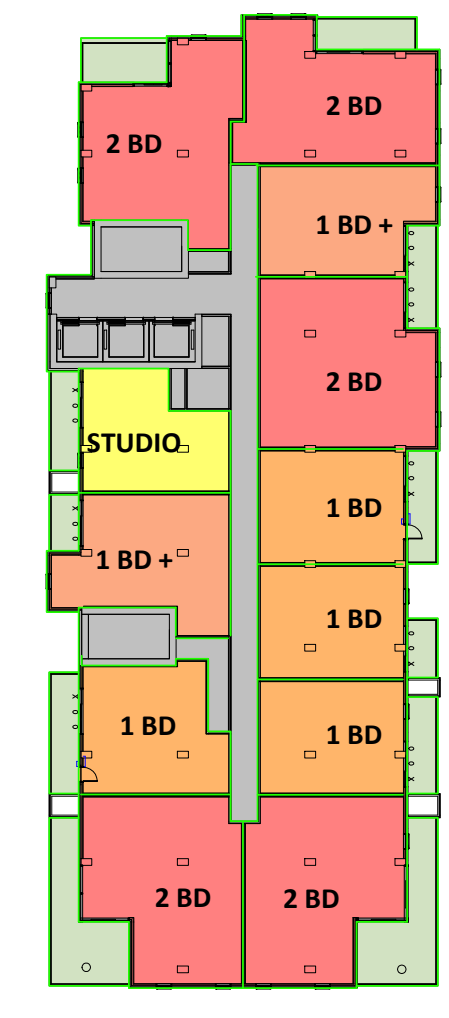
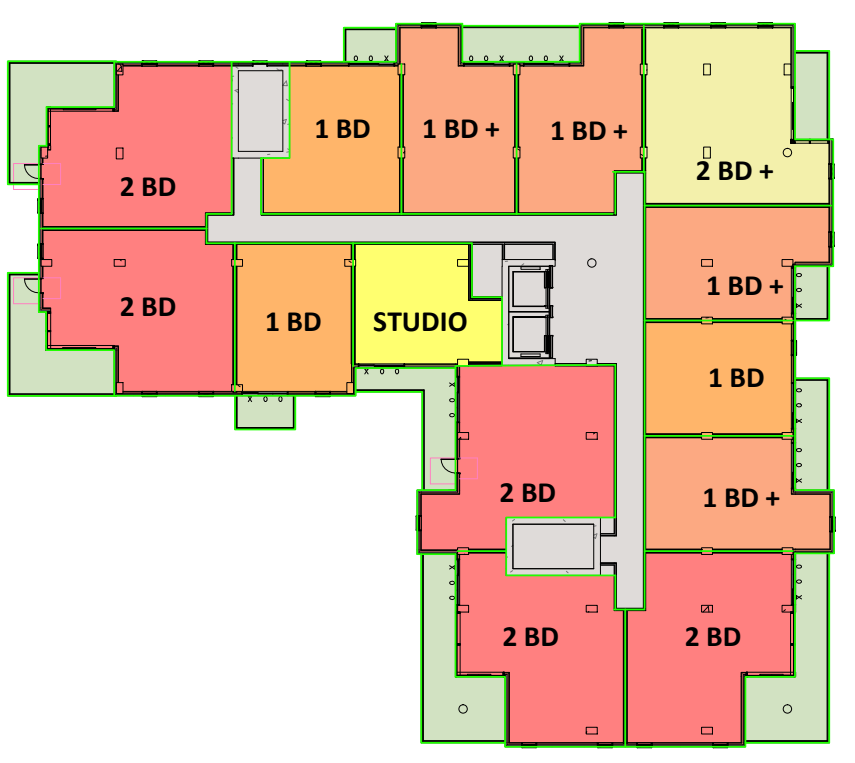
TOWER 3
LEVEL 8

TOWER 2
LEVEL 8



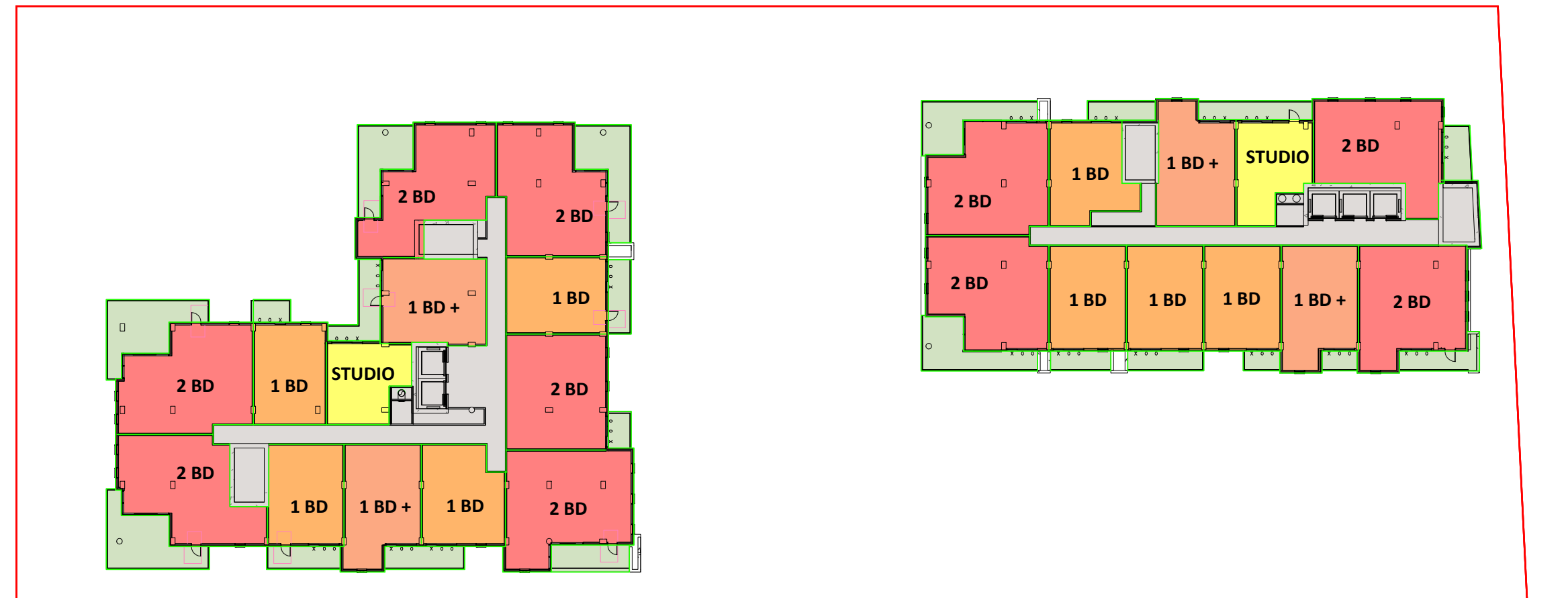
TOWER 1
LEVEL 9

TOWER 4
LEVEL 8

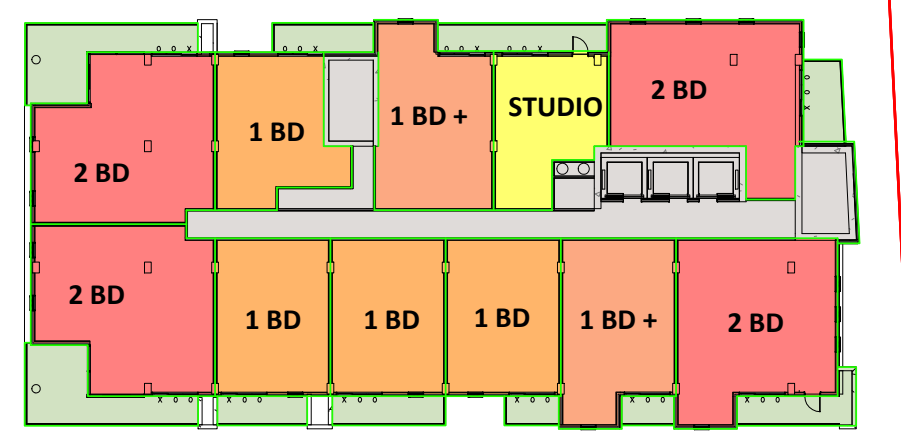


TOWER 3
LEVEL 9

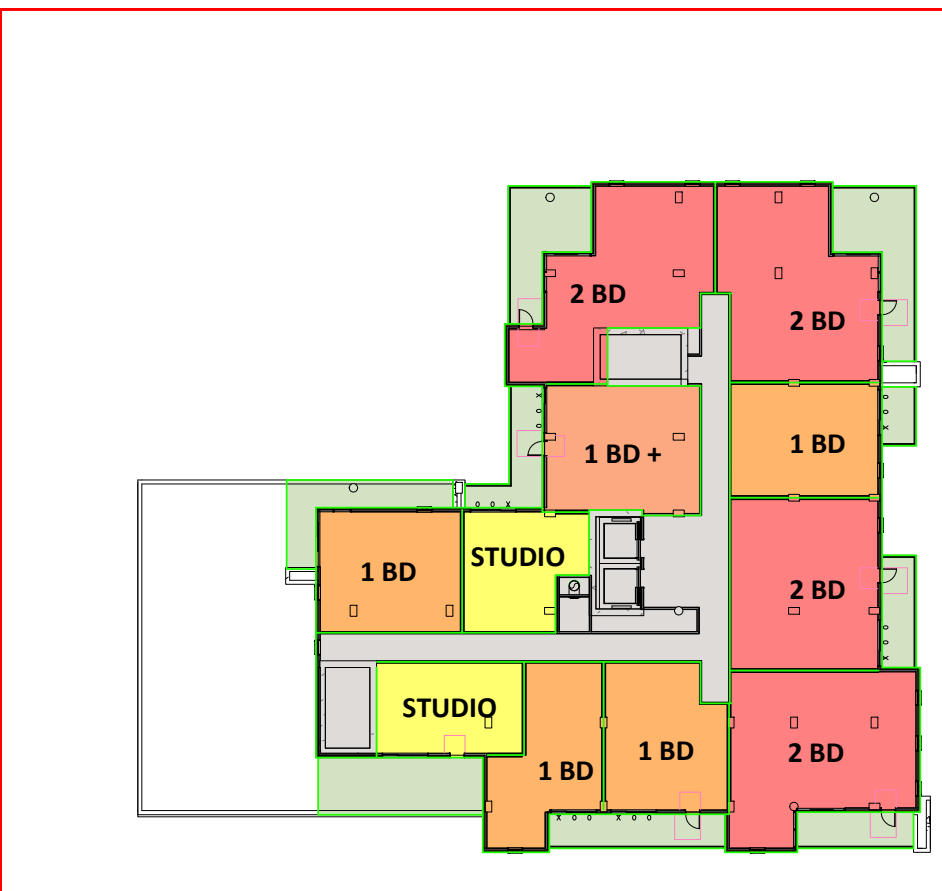
TOWER 2
LEVEL 9



TOWER 1
LEVEL 10



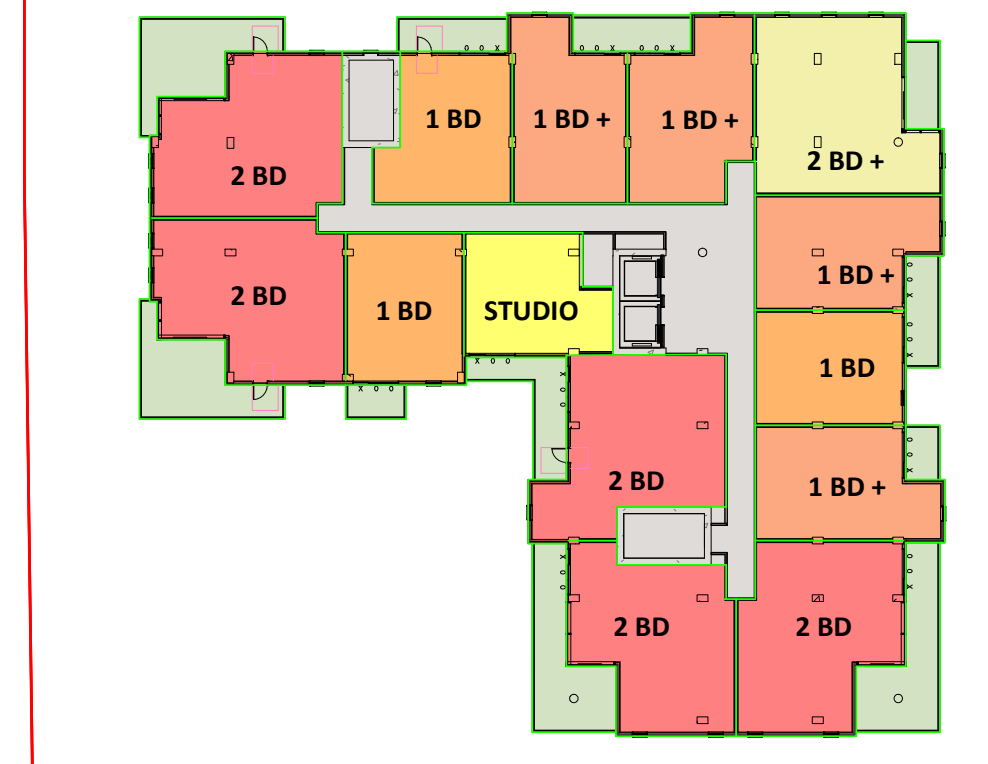
TOWER 2
LEVEL 10



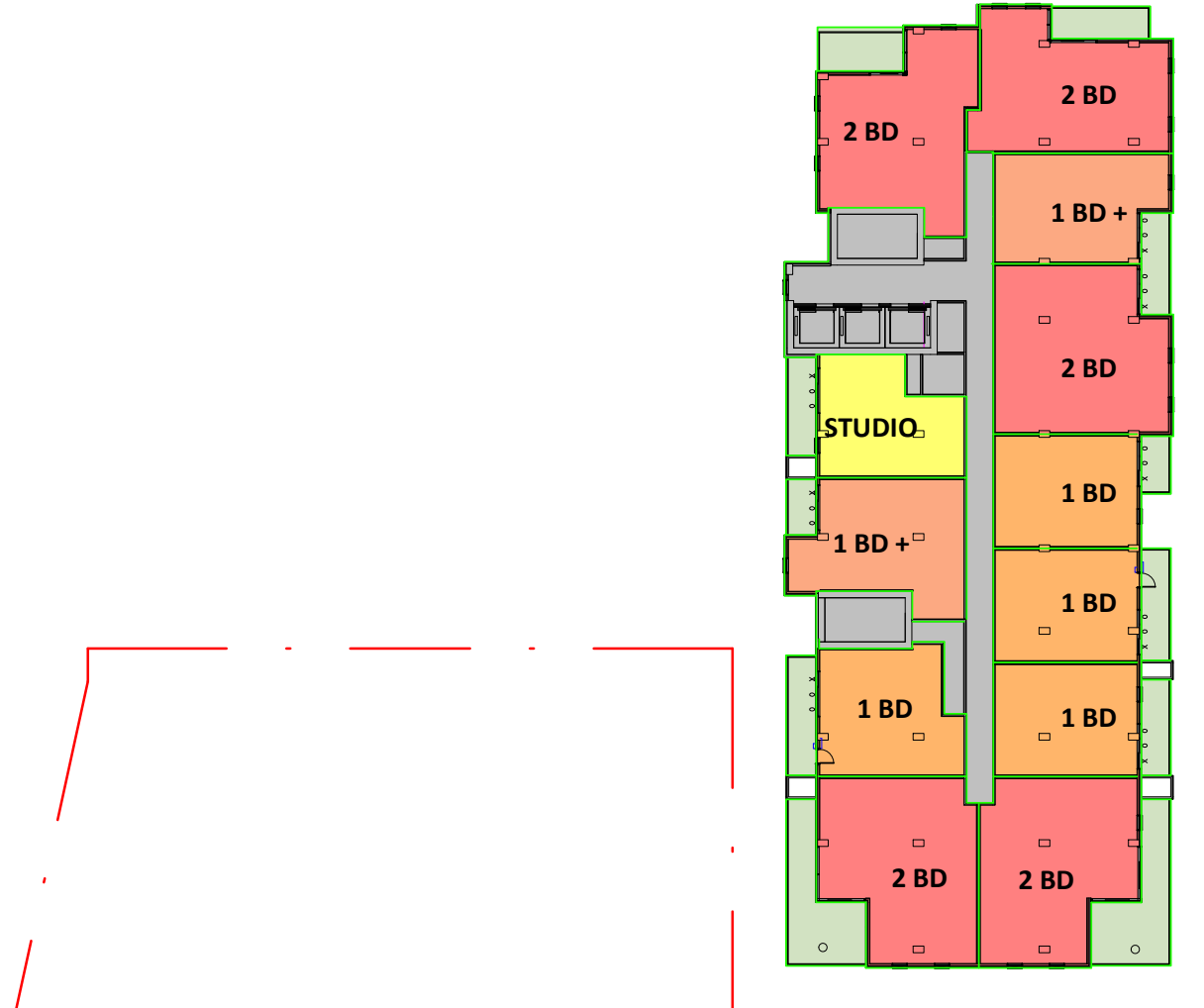
TOWER 1
LEVEL 11



TOWER 4
LEVEL 9



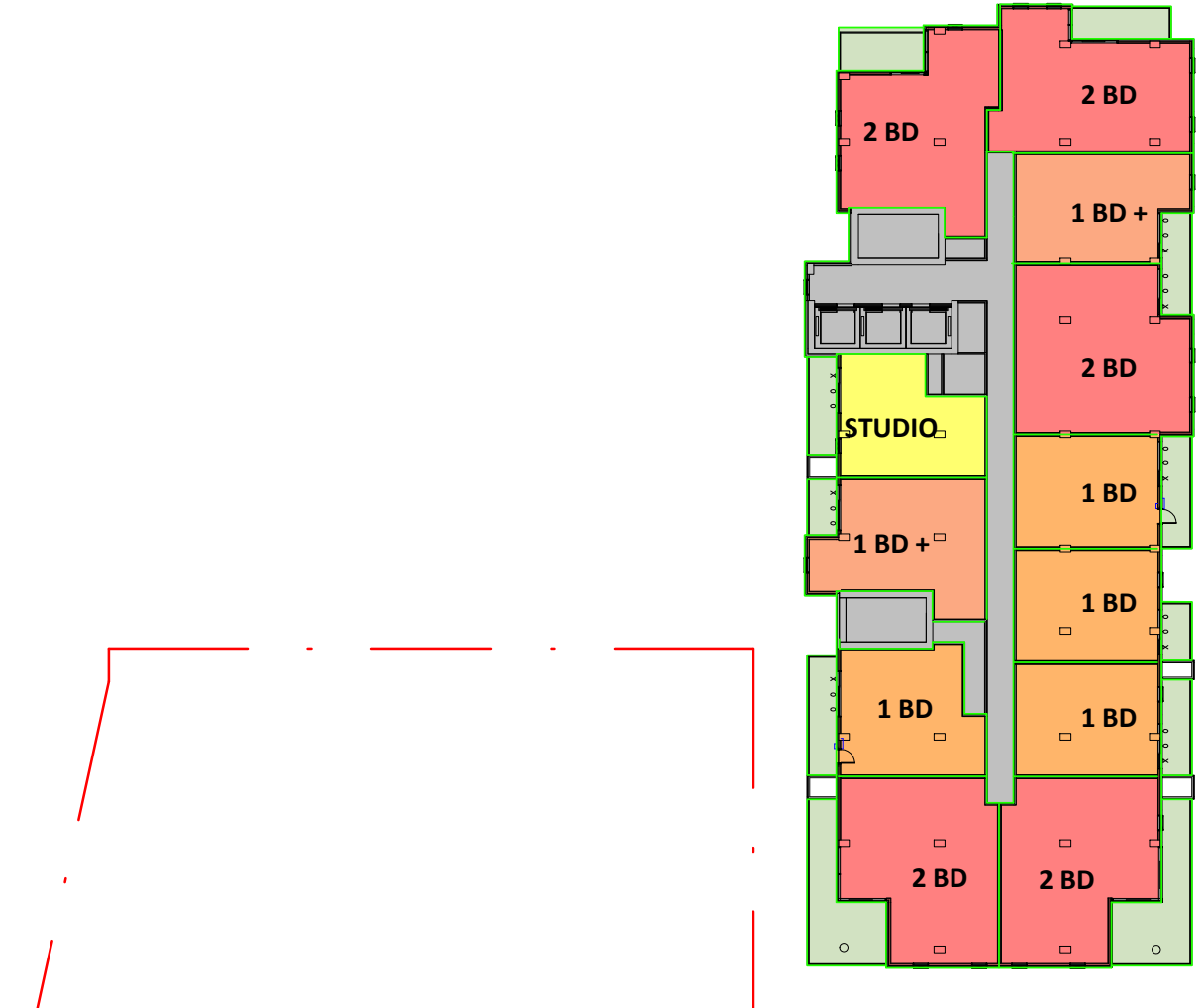
TOWER 3
LEVEL 10



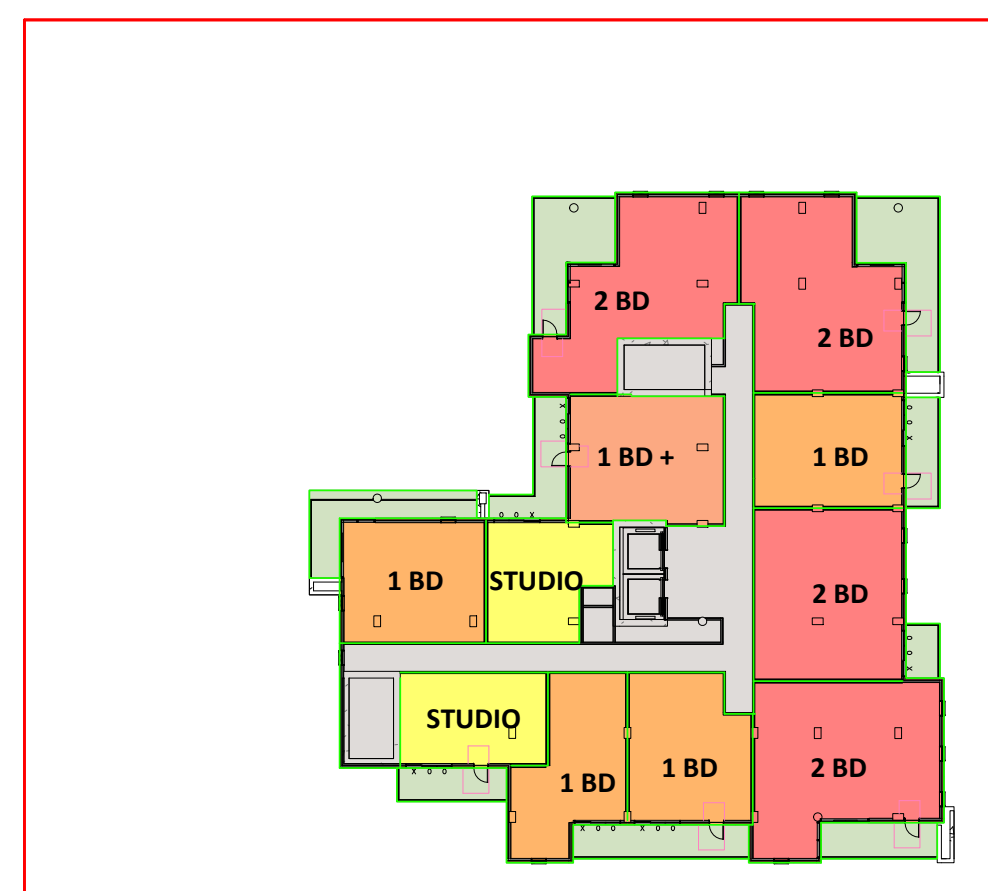
TOWER 4
LEVEL 10



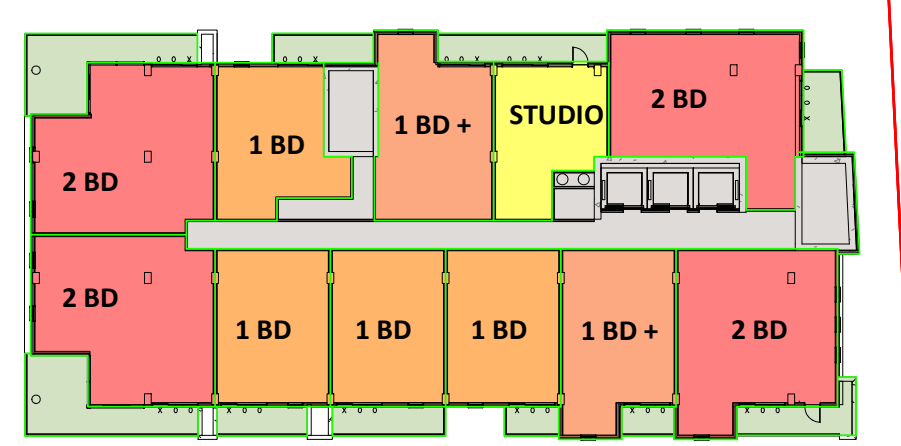
TOWER 3
LEVEL 11



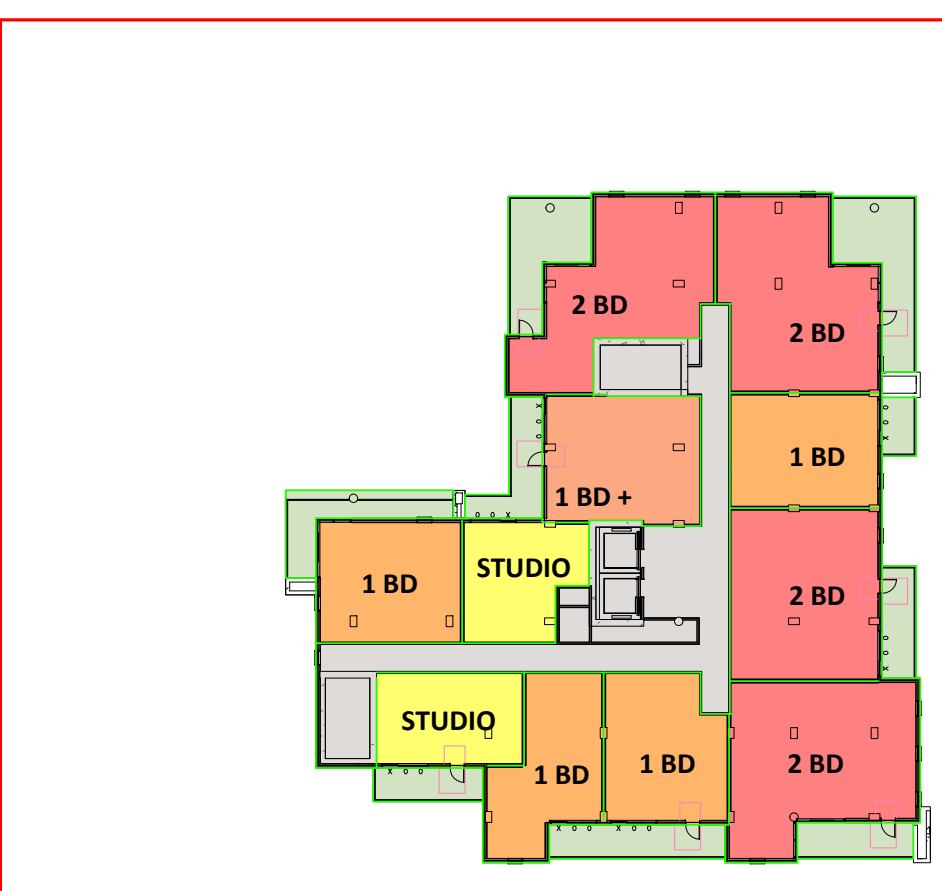
TOWER 2
LEVEL 11



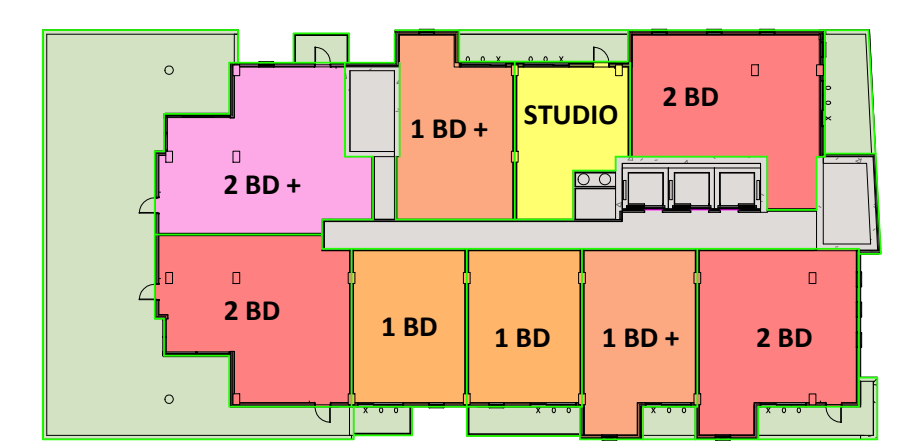
TOWER 1
LEVEL 12



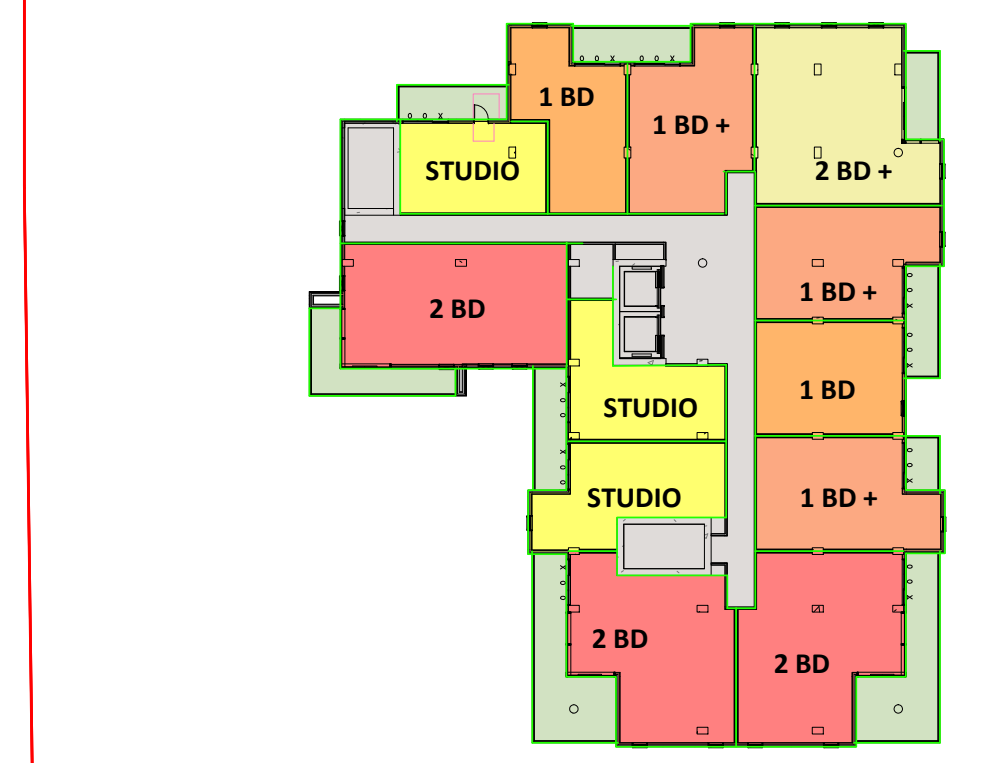
TOWER 2
LEVEL 12



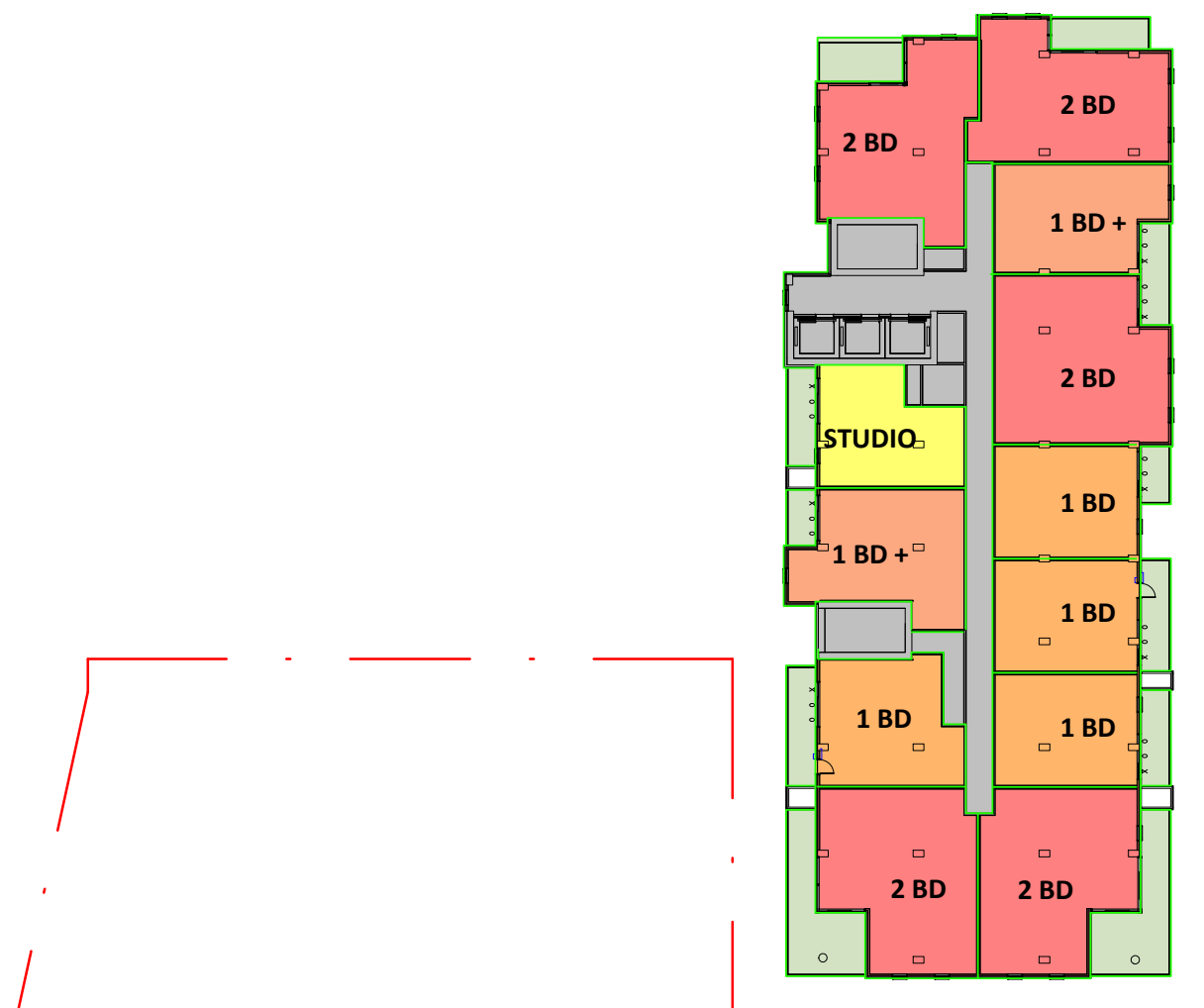
TOWER 1
LEVEL 13



TOWER 4
LEVEL 11



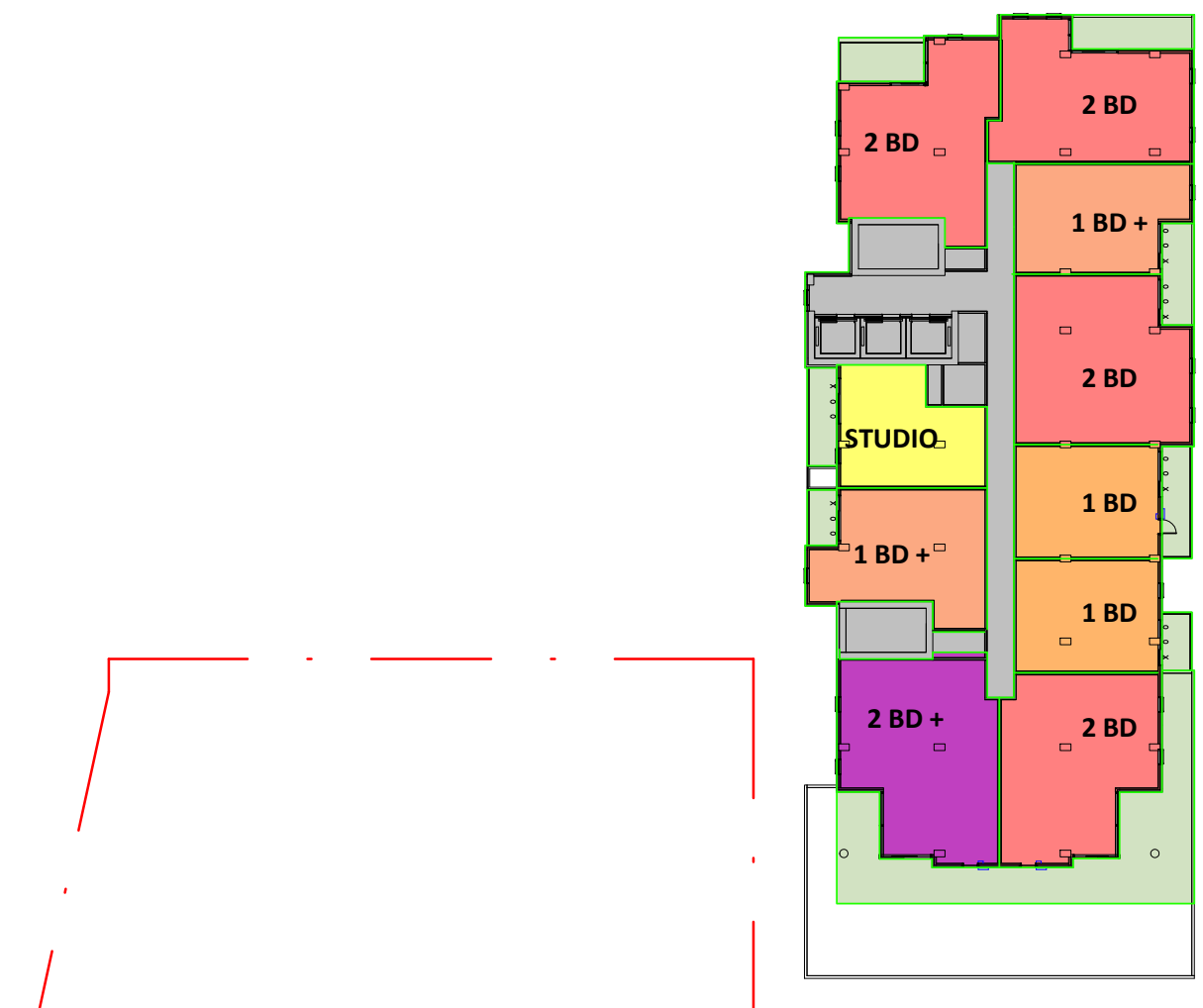
TOWER 3
LEVEL 12



TOWER 4
LEVEL 12



TOWER 3
LEVEL 13



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PROJECT No 2009
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SHEET TITLE

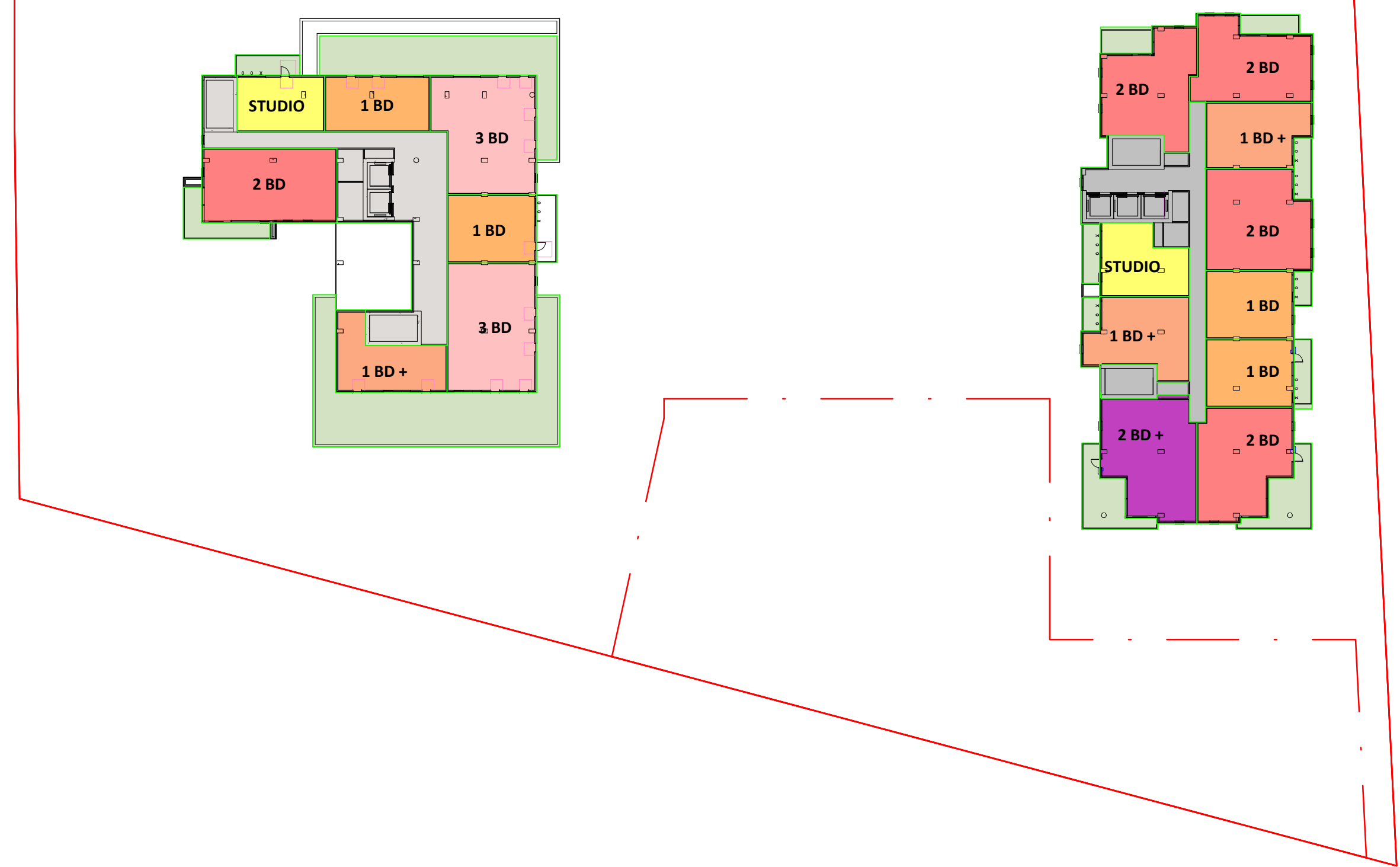
STATISTICS

TOWER 2
LEVEL 13



TOWER 1
LEVEL 14

TOWER 4
LEVEL 13



TOWER 3
LEVEL 14



TOWER 1
LEVEL 15

TOWER 3
LEVEL 15



TOWER 1
LEVEL 16

TOWER 3
LEVEL 16



TOWER 1
LEVEL 17

TOWER 3
LEVEL 17

REVISIONS

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SHEET TITLE

STATISTICS



TOWER 1
LEVEL 18

TOWER 3
LEVEL 18



TOWER 1
LEVEL 19

TOWER 3
LEVEL 19



TOWER 1
LEVEL 20

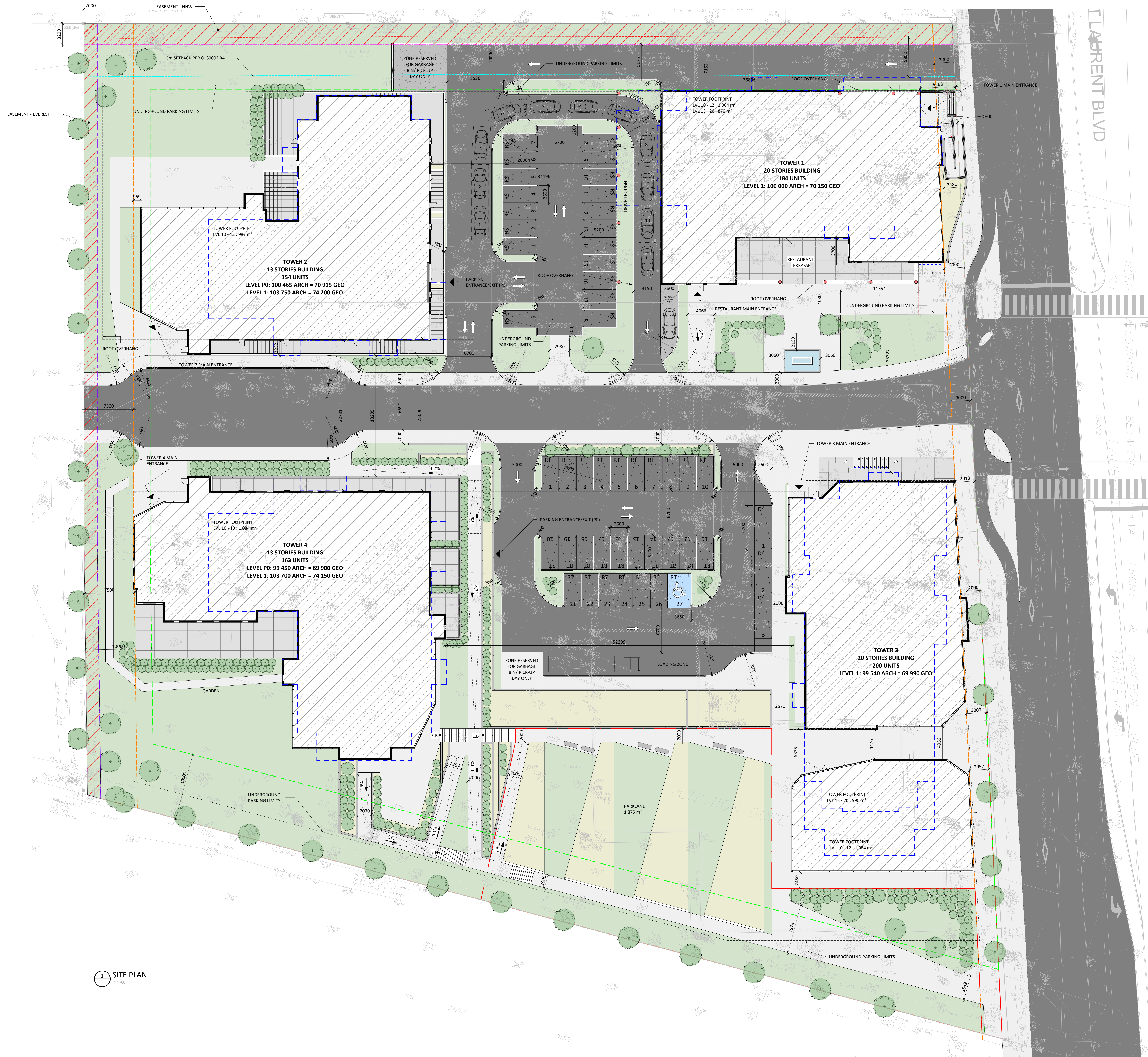
TOWER 3
LEVEL 20

STATISTICS - GFA PER TYPE OF AREA						
LEVEL	PARKING	COMMERCIAL	COMMON	RESIDENTIAL	TOTAL FLOOR AREA (SQM)	TOTAL FLOOR AREA (SQ.FT)
TOWER 01						
LEVEL 1	0 m ²	872 m ²	197 m ²	0 m ²	1,069 m ²	11,459 ft ²
LEVEL 2	0 m ²	0 m ²	593 m ²	486 m ²	1,079 m ²	11,614 ft ²
LEVEL 3	0 m ²	0 m ²	155 m ²	813 m ²	968 m ²	10,418 ft ²
LEVEL 4	0 m ²	0 m ²	155 m ²	813 m ²	968 m ²	10,418 ft ²
LEVEL 5	0 m ²	0 m ²	155 m ²	849 m ²	1,004 m ²	10,811 ft ²
LEVEL 6	0 m ²	0 m ²	155 m ²	849 m ²	1,004 m ²	10,811 ft ²
LEVEL 7	0 m ²	0 m ²	155 m ²	849 m ²	1,004 m ²	10,811 ft ²
LEVEL 8	0 m ²	0 m ²	155 m ²	849 m ²	1,004 m ²	10,811 ft ²
LEVEL 9	0 m ²	0 m ²	155 m ²	849 m ²	1,004 m ²	10,811 ft ²
LEVEL 10	0 m ²	0 m ²	155 m ²	849 m ²	1,004 m ²	10,811 ft ²
LEVEL 11	0 m ²	0 m ²	155 m ²	849 m ²	1,004 m ²	10,811 ft ²
LEVEL 12	0 m ²	0 m ²	155 m ²	849 m ²	1,004 m ²	10,811 ft ²
LEVEL 13	0 m ²	0 m ²	138 m ²	732 m ²	870 m ²	9,366 ft ²
LEVEL 14	0 m ²	0 m ²	138 m ²	732 m ²	870 m ²	9,366 ft ²
LEVEL 15	0 m ²	0 m ²	138 m ²	732 m ²	870 m ²	9,366 ft ²
LEVEL 16	0 m ²	0 m ²	138 m ²	732 m ²	870 m ²	9,366 ft ²
LEVEL 17	0 m ²	0 m ²	138 m ²	732 m ²	870 m ²	9,366 ft ²
LEVEL 18	0 m ²	0 m ²	138 m ²	732 m ²	870 m ²	9,366 ft ²
LEVEL 19	0 m ²	0 m ²	139 m ²	683 m ²	822 m ²	8,853 ft ²
LEVEL 20	0 m ²	0 m ²	139 m ²	683 m ²	822 m ²	8,853 ft ²
LEVEL U1	2,153 m ²	0 m ²	0 m ²	0 m ²	2,153 m ²	23,170 ft ²
LEVEL U2	2,153 m ²	0 m ²	0 m ²	0 m ²	2,153 m ²	23,170 ft ²
LEVEL U3	2,153 m ²	0 m ²	0 m ²	0 m ²	2,153 m ²	23,170 ft ²
TOTAL	6,458 m²	872 m²	3,450 m²	14,663 m²	25,442 m²	273,855 ft²
TOWER 02						
LEVEL 1	0 m ²	0 m ²	526 m ²	669 m ²	1,195 m ²	12,865 ft ²
LEVEL 2	0 m ²	0 m ²	177 m ²	1,020 m ²	1,197 m ²	12,885 ft ²
LEVEL 3	0 m ²	0 m ²	177 m ²	1,020 m ²	1,197 m ²	12,885 ft ²
LEVEL 4	0 m ²	0 m ²	177 m ²	1,037 m ²	1,214 m ²	13,065 ft ²
LEVEL 5	0 m ²	0 m ²	177 m ²	1,037 m ²	1,214 m ²	13,065 ft ²
LEVEL 6	0 m ²	0 m ²	177 m ²	1,037 m ²	1,214 m ²	13,065 ft ²
LEVEL 7	0 m ²	0 m ²	177 m ²	1,037 m ²	1,214 m ²	13,065 ft ²
LEVEL 8	0 m ²	0 m ²	177 m ²	1,037 m ²	1,214 m ²	13,065 ft ²
LEVEL 9	0 m ²	0 m ²	177 m ²	1,037 m ²	1,214 m ²	13,065 ft ²
LEVEL 10	0 m ²	0 m ²	176 m ²	819 m ²	996 m ²	10,716 ft ²
LEVEL 11	0 m ²	0 m ²	179 m ²	817 m ²	996 m ²	10,716 ft ²
LEVEL 12	0 m ²	0 m ²	179 m ²	817 m ²	996 m ²	10,716 ft ²
LEVEL 13	0 m ²	0 m ²	186 m ²	748 m ²	934 m ²	10,059 ft ²
LEVEL U0	1,913 m ²	0 m ²	0 m ²	0 m ²	1,913 m ²	20,587 ft ²
LEVEL U1	2,406 m ²	0 m ²	0 m ²	0 m ²	2,406 m ²	25,903 ft ²
LEVEL U2	2,406 m ²	0 m ²	0 m ²	0 m ²	2,406 m ²	25,903 ft ²
LEVEL U3	2,406 m ²	0 m ²	0 m ²	0 m ²	2,406 m ²	25,903 ft ²
TOTAL	9,132 m²	0 m²	2,661 m²	11,956 m²	23,749 m²	255,631 ft²
TOWER 03						
LEVEL 1	0 m ²	1,114 m ²	254 m ²	0 m ²	1,368 m ²	14,717 ft ²
LEVEL 2	0 m ²	913 m ²	284 m ²	0 m ²	1,197 m ²	12,883 ft ²
LEVEL 3	0 m ²	182 m ²	885 m ²	0 m ²	1,067 m ²	11,469 ft ²
LEVEL 4	0 m ²	182 m ²	929 m ²	0 m ²	1,111 m ²	11,965 ft ²
LEVEL 5	0 m ²	186 m ²	936 m ²	0 m ²	1,122 m ²	12,070 ft ²
LEVEL 6	0 m ²	186 m ²	936 m ²	0 m ²	1,122 m ²	12,070 ft ²
LEVEL 7	0 m ²	186 m ²	936 m ²	0 m ²	1,122 m ²	12,070 ft ²
LEVEL 8	0 m ²	186 m ²	936 m ²	0 m ²	1,122 m ²	12,070 ft ²
LEVEL 9	0 m ²	186 m ²	936 m ²	0 m ²	1,122 m ²	12,070 ft ²
LEVEL 10	0 m ²	186 m ²	936 m ²	0 m ²	1,122 m ²	12,070 ft ²
LEVEL 11	0 m ²	186 m ²	936 m ²	0 m ²	1,122 m ²	12,070 ft ²
LEVEL 12	0 m ²	186 m ²	936 m ²	0 m ²	1,122 m ²	12,070 ft ²
LEVEL 13	0 m ²	168 m ²	820 m ²	0 m ²	988 m ²	10,639 ft ²
LEVEL 14	0 m ²	168 m ²	820 m ²	0 m ²	988 m ²	10,639 ft ²
LEVEL 15	0 m ²	168 m ²	820 m ²	0 m ²	988 m ²	10,639 ft ²
LEVEL 16	0 m ²	168 m ²	820 m ²	0 m ²	988 m ²	10,639 ft ²
LEVEL 17	0 m ²	168 m ²	820 m ²	0 m ²	988 m ²	10,639 ft ²
LEVEL 18	0 m ²	168 m ²	820 m ²	0 m ²	988 m ²	10,639 ft ²
LEVEL 19	0 m ²	170 m ²	779 m ²	0 m ²	949 m ²	10,217 ft ²
LEVEL 20	0 m ²	170 m ²	779 m ²	0 m ²	949 m ²	10,217 ft ²
LEVEL U1	4,167 m ²	0 m ²	0 m ²	0 m ²	4,167 m ²	44,858 ft ²
LEVEL U2	4,167 m ²	0 m ²	0 m ²	0 m ²	4,167 m ²	44,858 ft ²
TOTAL	8,335 m²	2,026 m²	5,741 m²	15,775 m²	29,877 m²	321,593 ft²
TOWER 04						
LEVEL 1	0 m ²	0 m ²	678 m ²	611 m ²	1,289 m ²	13,874 ft ²
LEVEL 2	0 m ²	0 m ²	190 m ²	1,112 m ²	1,302 m ²	14,022 ft ²
LEVEL 3	0 m ²	0 m ²	190 m ²	1,112 m ²	1,302 m ²	14,022 ft ²
LEVEL 4	0 m ²	0 m ²	190 m ²	1,139 m ²	1,329 m ²	14,307 ft ²
LEVEL 5	0 m ²	0 m ²	190 m ²	1,139 m ²	1,329 m ²	14,307 ft ²
LEVEL 6	0 m ²	0 m ²	190 m ²	1,139 m ²	1,329 m ²	14,307 ft ²
LEVEL 7	0 m ²	0 m ²	190 m ²	1,139 m ²	1,329 m ²	14,307 ft ²
LEVEL 8	0 m ²	0 m ²	190 m ²	1,139 m ²	1,329 m ²	14,307 ft ²
LEVEL 9	0 m ²	0 m ²	190 m ²	1,139 m ²	1,329 m ²	14,307 ft ²
LEVEL 10	0 m ²	0 m ²	189 m ²	896 m ²	1,085 m ²	11,667 ft ²
LEVEL 11	0 m ²	0 m ²	186 m ²	896 m ²	1,082 m ²	11,644 ft ²
LEVEL 12	0 m ²	0 m ²	186 m ²	896 m ²	1,082 m ²	11,644 ft ²
LEVEL 13	0 m ²	0 m ²	207 m ²	521 m ²	728 m ²	7,829 ft ²
LEVEL U0	2,594 m ²	0 m ²	0 m ²	0 m ²	2,594 m ²	27,926 ft ²
LEVEL U1	3,343 m ²	0 m ²	0 m ²	0 m ²	3,343 m ²	35,978 ft ²
LEVEL U2	3,343 m ²	0 m ²	0 m ²	0 m ²	3,343 m ²	35,978 ft ²
LEVEL U3	3,343 m ²	0 m ²	0 m ²	0 m ²	3,343 m ²	35,978 ft ²
TOTAL	9,285 m²	0 m²	2,965 m²	12,933 m²	25,183 m²	271,072 ft²
TOTAL	33,210 m²	2,898 m²	12,817 m²	55,327 m²	104,251 m²	1,122,151 ft²

STATISTICS - TOTAL NUMBER OF UNITS - GLOBAL				
TYPE	NUMBER	TOTAL GROSS AREA	AV. AREA	DISTRIBUTION
1 BD	203	12,702 m ²	63 m ²	29%
1 BD +	131	9,336 m ²	71 m ²	19%
2 BD	261	25,724 m ²	99 m ²	37%
2 BD +	27	2,890 m ²	107 m ²	4%
3 BD	6	711 m ²	118 m ²	1%
STUDIO	73	3,364 m ²	54 m ²	10%
TOTAL	701	55,327 m²	512 m²	

NUMBER OF CAR PARKING PER TOWER				
LEVEL	NUMBER	SYMBOL		
EXTERIOR - SURFACE PARKING				
RESTAURANT				
GROUND FLOOR	19	RS		
	19			
RETAIL				
GROUND FLOOR	27	RT		
	27			
TOWER 01				
RESIDENTIAL				
LEVEL U1	32	R		
LEVEL U2	66	R		
LEVEL U3	66	R		
	164			
VISITOR				
LEVEL U1	34	V		
	34			
TOWER 02				
RESIDENTIAL				
LEVEL U1	32	R		
LEVEL U2	56	R		
LEVEL U3	58	R		
	146			
RESTAURANT				
LEVEL U0	33	RS		
	33			
VISITOR				
LEVEL U1	7	V		
LEVEL U1	21	V		
	28			
TOWER 03				
RESIDENTIAL				
LEVEL U1	77	R		
LEVEL U2	115	R		
	192			
VISITOR				
LEVEL U1	38	V		
	38			
TOWER 04				
RESIDENTIAL				
LEVEL U1	64	R		
LEVEL U2	96	R		
	160			
RETAIL				
LEVEL U0	49	RT		
	49			
VISITOR				
LEVEL U1	30	V		
	30			
TOTAL	920			

NUMBER OF BIKE PARKING				
TYPE	LEVEL	NUMBER		
EXTERIOR - SURFACE PARKING				
BIKE HORIZONTAL				
GROUND FLOOR		6		
		6		
TOWER 03 - COMMERCIAL				
BIKE HORIZONTAL				
GROUND FLOOR		9		
		9		
TOWER 01				
BIKE HORIZONTAL				
LEVEL U1		25		
LEVEL U2		25		



SITE PLAN LEGEND

- LOT LINE
- SETBACKS
- TOWER FOOTPRINT
- 5m SETBACKS PER OLS0002 R4
- 10m TOWER SETBACKS
- EASEMENT - HHW
- EASEMENT EVEREST PROJECT
- HYDRO LINES
- 0000 GEO
- EXISTING TREE
- EXISTING TREE TO BE CUT DOWN
- NEW TREE
- NEW PLANTATION
- LANDSCAPE AREAS
- WASHED AGGREGATE
- CONCRETE SIDE WALK
- ASPHALT ROADWAYS
- SNOWMELT SYSTEM ZONE
- PLATBAND
- TERRACE
- WATER

SITE PLAN
1:200

ST. LAURENT DEVELOPMENT
1740-1760 St. Laurent boulevard
Ottawa, ON K1G 1A2

OWNER
Heafey GROUP

ARCHITECTURAL
PMA ARCHITECTES

LANDSCAPE ARCHITECTS
LAPALME RHEULT ARCHITECTES ASSOCIES

STRUCTURAL

MECHANICAL

CIVIL
exp.

LANDSCAPE ARCHITECTS
JAMES B. LENNOX & ASSOCIATES INC.

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEK LTD.

GENERAL CONTRACTOR

KEY PLAN

ARCHITECT SEAL

REVISIONS		
NO	DESCRIPTION	DATE
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DATE	DESIGNED
2023-10-03	P.POMRÉLEAU
	DRAWN
	A.DUFOUR
PROJECT No	CHECKED
20095	P.MARTIN
	SHEET TITLE
	SITE PLAN

SHEET No
A101

BIM 360://DEV/ST-LAURENT/OTTAWA/2005_A-SITE_R21.rvt

PROJECT
ST. LAURENT DEVELOPMENT
1740-1760 St. Laurent boulevard
Ottawa, ON K1G 1A2

OWNER
GROUPE Heafey GROUP

ARCHITECTURAL
100 - 768, BULV. SAINT-JOSEPH,
GATINEAU, QC J8Y 4B8
PMA ARCHITECTES
1481 461-8864
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BORDEAUX
QUÉBEC J0G 1S9
PMAARCHITECTES.COM

STRUCTURAL
LAPALME RHEULT
ARCHITECTES ASSOCIÉS
53, SAINT-RAYMOND BOULEVARD,
GATINEAU, QC J8Y 1R8

MECHANICAL

CIVIL
exp.
2650, QUEENVIEW DRIVE, SUITE 100,
OTTAWA, ON K2B 8H6

LANDSCAPE
JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
102 CLOVERDALE AVE. OTTAWA, ONTARIO K2B 6J8
TEL: 613-737-7888 FAX: 613-737-8888

SURVEYOR
ANNIS,
O'SULLIVAN,
VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500,
NEPEAN, ON K2Z 7S6

GENERAL CONTRACTOR

KEY PLAN

ARCHITECT SEAL

REVISIONS

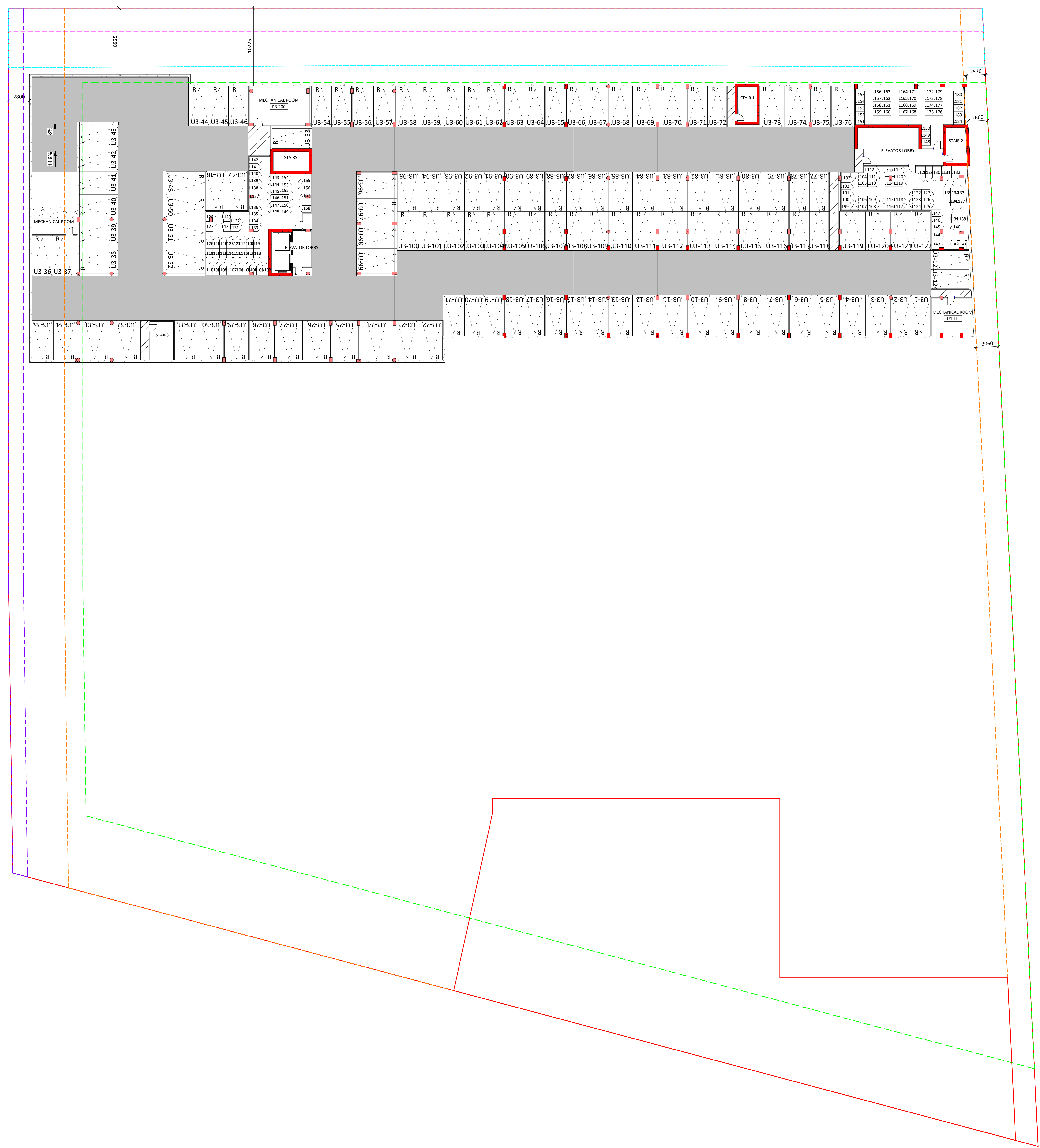
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NO	DESCRIPTION	DATE
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PROJECT No 20095
CHECKED P.MARTIN
SHEET TITLE
LEVEL U3

SHEET No
A201



1 LEVEL P3
1:200

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002-21-0337.dwg 07-12-21-077

PLAN SPECIFICS NOTES	
#	DESCRIPTION
P1	TEXT

PROJECT
ST. LAURENT DEVELOPMENT
1740-1760 St. Laurent boulevard
Ottawa, ON K1G 1A2

OWNER
GROUPE Heafey
100 - 768, BOLL SAINT-JOSEPH,
GATINEAU, QC J8Y 4B8

ARCHITECTURAL
PMA ARCHITECTES
1481 461-8884
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BOURGEOIS
QUÉBEC Q1C 0J9 2R4
PMAARCHITECTES.COM

STRUCTURAL
LAPALME RHEAULT
ARCHITECTES ASSOCIÉS
53, SAINT-RAYMOND BOULEVARD,
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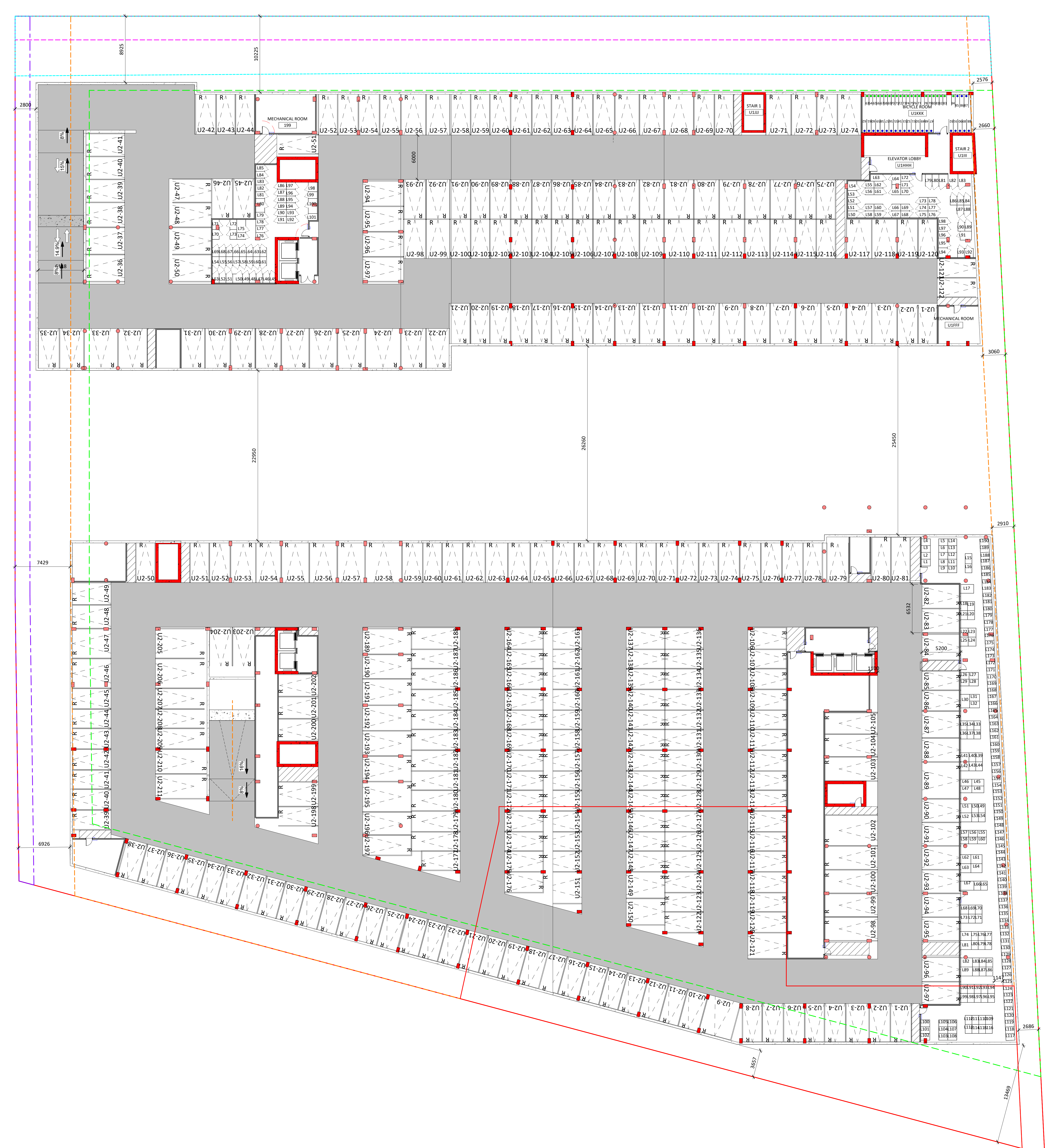
MECHANICAL

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exp.
2650, QUEENVIEW DRIVE, SUITE 100,
OTTAWA, ON K2B 8H6

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JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1022 CAVENDISH AVE. OTTAWA, ONTARIO K2H 1G9
TEL: (613) 737-1888 FAX: (613) 737-1889

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500,
NEPEAN, ON K2E 7S6

GENERAL CONTRACTOR



1 LEVEL P2
1:200

REVISIONS

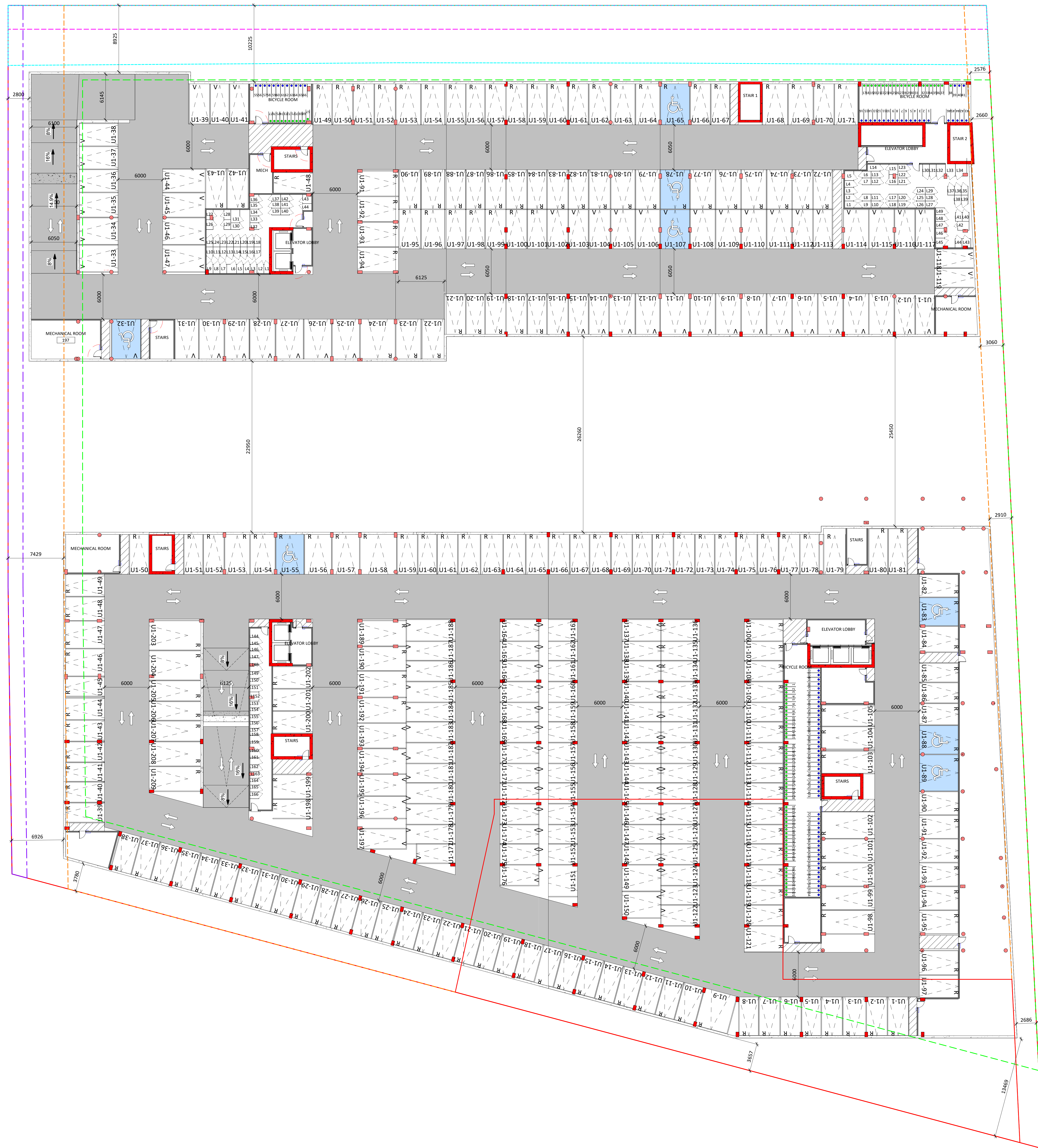
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DRAWN: A.DUFOUR
PROJECT No: 2005
CHECKED: P.MARTIN
SHEET TITLE: LEVEL P2



1 LEVEL U1
1:200

#	DESCRIPTION
P1	PLAN SPECIFICS NOTES
P2	TEXT

PROJECT
ST. LAURENT DEVELOPMENT
1740-1760 St. Laurent boulevard
Ottawa, ON K1G 1A2

OWNER
Heafey GROUP

ARCHITECTURAL
PMA ARCHITECTES
1481 461-8854
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BOURGEOIS
QUÉBEC Q1C 1S9 2R4
PMAARCHITECTES.COM

STRUCTURAL
LAPALME RHEAULT ARCHITECTES ASSOCIÉS
53, SAINT-RAYMOND BOULEVARD,
GATINEAU, QC J8Y 1R8

MECHANICAL

CIVIL
exp.
2650, QUEENVIEW DRIVE, SUITE 100,
OTTAWA, ON K2B 8H6

LANDSCAPE ARCHITECTS
JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1022 CLOVERDALE AVE. OTTAWA, ONTARIO K1R 1G8
TEL: 613-745-7238 FAX: 613-745-7239

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBECK LTD.
14 CONCOURSE GATE, SUITE 500,
NEPEAN, ON K2Z 7S6

GENERAL CONTRACTOR

KEY PLAN

ARCHITECT SEAL

REVISIONS

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	SHEET TITLE

LEVEL U1

PLAN SPECIFIC NOTES	
#	DESCRIPTION
P1	TEXT

PROJECT
ST. LAURENT DEVELOPMENT
1740-1760 St. Laurent boulevard
Ottawa, ON K1G 1A2

OWNER
GROUPE Heafey
100 - 768, BULVAIRE SAINT-JOSEPH,
GATINEAU, QC J8Y 4B8

ARCHITECTURAL
PMA ARCHITECTES
1481 461-8584
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BORDEAUX
QUÉBEC Q1C 0J9 2R4
PMAARCHITECTES.COM

STRUCTURAL
LAPALME RHEULT ARCHITECTES ASSOCIÉS
53, SAINT-RAYMOND BOULEVARD,
GATINEAU, QC J8Y 1R8

MECHANICAL

CIVIL
exp.
2650, QUEENVIEW DRIVE, SUITE 100,
OTTAWA, ON K2B 8H6

LANDSCAPE ARCHITECTS
JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1022 CLOVERDALE AVE. OTTAWA, ONTARIO K1R 1A5
TEL: 613-745-7200 FAX: 613-745-7201

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEK LTD.
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NEPEAN, ON K2E 7S6

GENERAL CONTRACTOR



1 LEVEL PO
1:200

KEY PLAN

ARCHITECT SEAL

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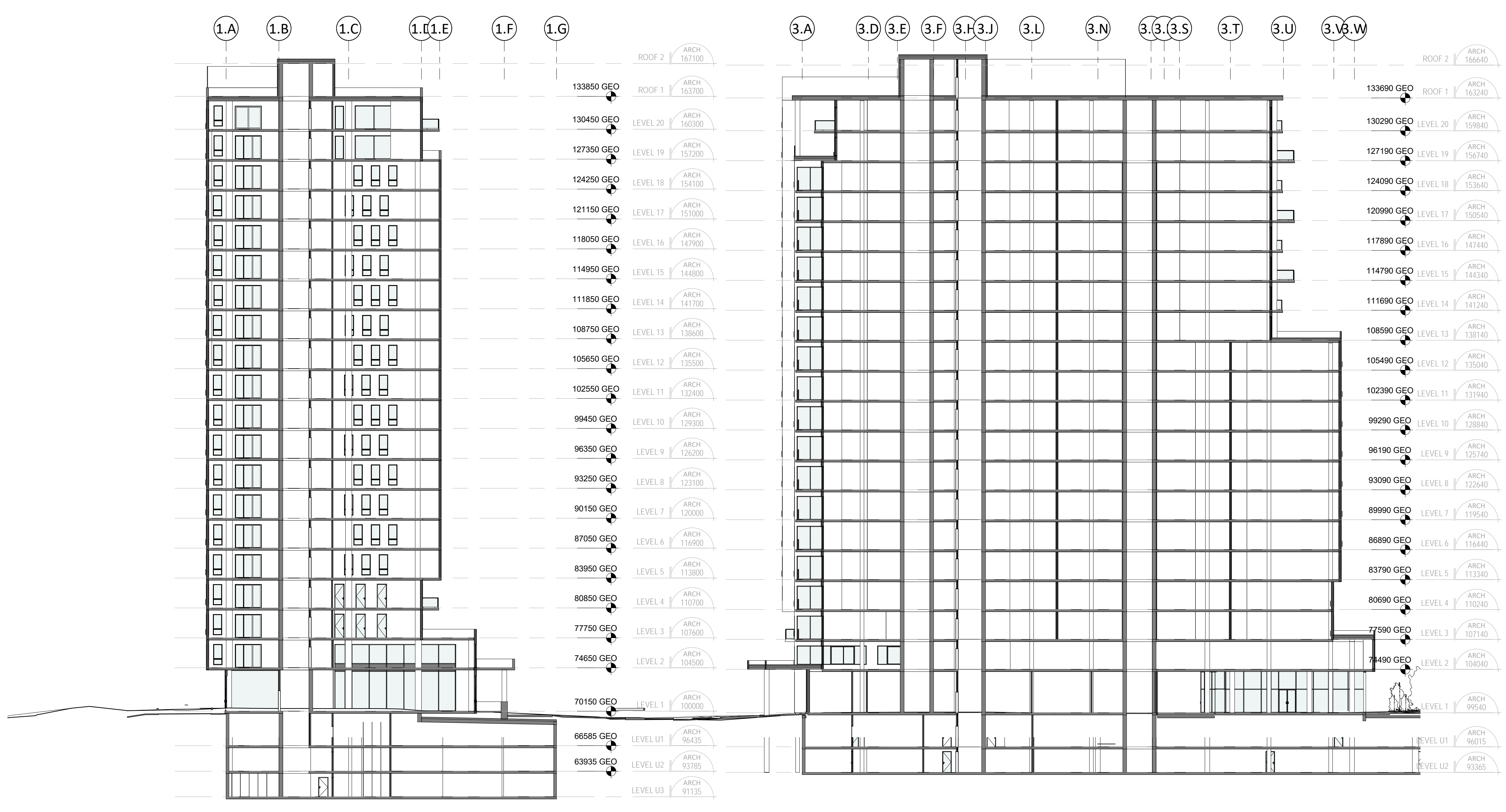
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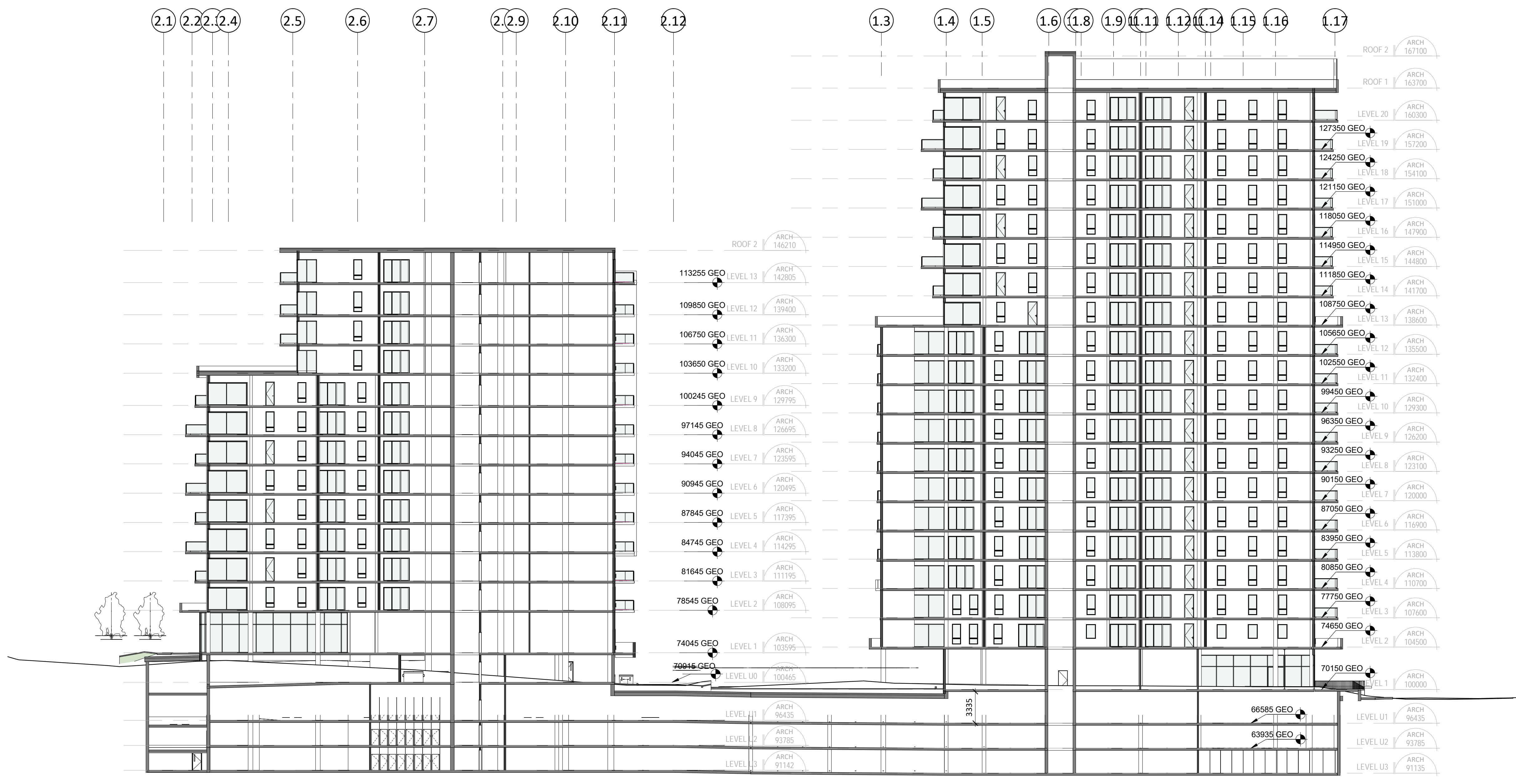
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	SHEET TITLE LEVEL UO



SECTION AA
 1:250



SECTION BB
 1:250

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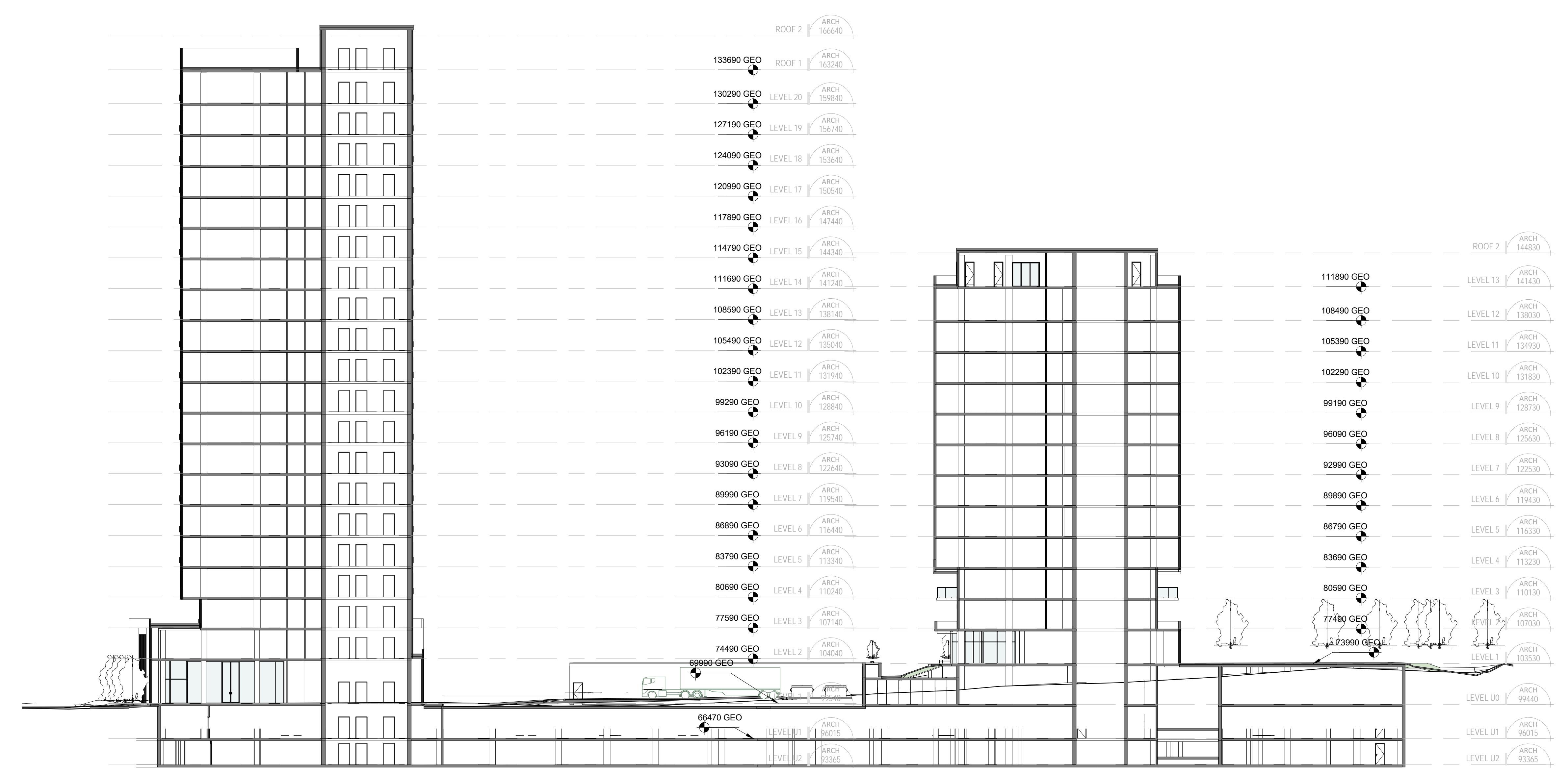
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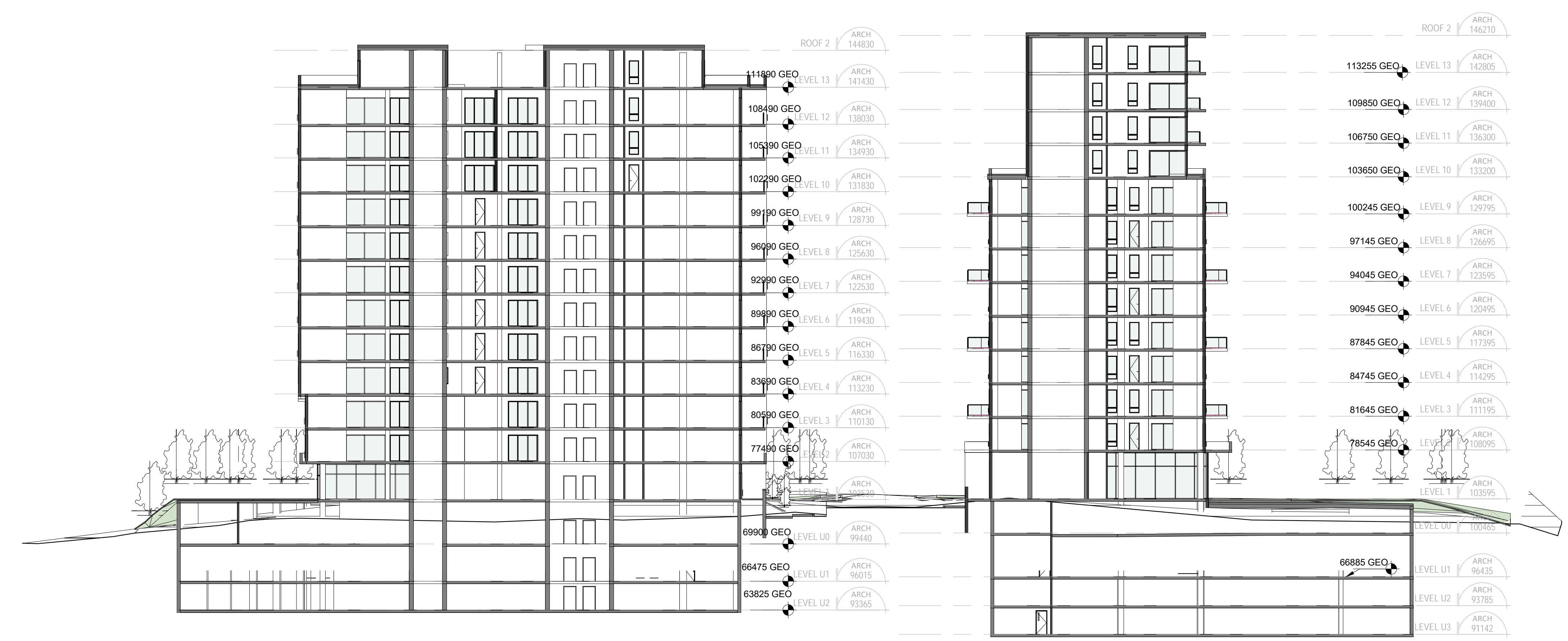
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	SHEET TITLE GENERAL SECTIONS (CC-DD)



SECTION CC
1:250



SECTION DD
1:250