

20054

NAVAN DEVELOPMENT - BLOCK 15

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NAVAN ROAD
DEVELOPMENT2983, Navan Road, Orleans,
ON K1C 7G4

OWNER

788, BOUL. SAINT-JOSEPH, SUITE 100
GATINEAU, QC J8Y 4B8

ARCHITECTURAL

(418) 651-8954
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BORGEDES
QUÉBEC (QC) G1W 2M4
PMAARCHITECTES.COM53, BOUL. SAINT-RAYMOND,
GATINEAU, QC J8Y 1R8

CIVIL ENGINEERS / PLANNER



ENGINEERS - ARCHITECTS - PLANNERS

1565 CARLING AVENUE, SUITE 700,
OTTAWA, ON K1Z 8R1

MECHANICAL & ELECTRICAL ENGINEERS

9 GURDWARA ROAD, UNIT 200,
OTTAWA, ON K2E 7X6

SURVEYOR

1331 CLYDE AVENUE, SUITE 400,
OTTAWA, ON K2C 3G4

ARCHITECT SEAL



REVISIONS

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2025-03-02
2	FOR CITY REVIEW	2024-10-23
3	FOR CITY REVIEW	2024-10-23
4	FOR CITY REVIEW	2024-10-23
5	FOR CITY REVIEW	2024-10-23
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99	FOR CITY REVIEW	2024-10-23
100	FOR CITY REVIEW	2024-10-23

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PLAN NUMBER **#19207**FOR CITY REVIEW
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2025-03-02DESIGNED
P.POMERLEAUDRAWN
P.POMERLEAUPROJECT NO
20054CHECKED
P.MARTIN

SHEET TITLE

GLOBAL SITE PLAN

SHEET NO

A100

LOTS AREAS

LOT NUMBER	AREAS (M2)
B01-1	394
B01-2	184
B01-3	184
B01-4	189
B01-5	189
B01-6	184
B01-7	184
B01-8	299
B02-1	281
B02-2	176
B02-3	184
B02-4	184
B02-5	174
B02-6	233
B03-1	250
B03-2	182
B03-3	182
B03-4	182
B03-5	182
B03-6	182
B03-7	250
B04-1	233
B04-2	174
B04-3	184
B04-4	174
B04-5	184
B04-6	174
B04-7	278
B05-1	368
B05-2	154
B05-3	163
B05-4	163
B05-5	154
B05-6	206
B06-1	206
B06-2	154
B06-3	163

LOT NUMBER	AREAS (M2)
B06-4	154
B06-5	163
B06-6	154
B06-7	369
B07	2,002
B08-1	525
B08-2	174
B08-3	184
B08-4	174
B08-5	184
B08-6	174
B08-7	234
B09-1	234
B09-2	174
B09-3	184
B09-4	184
B09-5	174
B09-6	234
B10-1	234
B10-2	174
B10-3	184
B10-4	184
B10-5	174
B10-6	487
B11-1	748
B11-2	286
B11-3	265
B11-4	246
B11-5	242
B11-6	242
B11-7	321
B12	240
B13	1,232
B14	5,728
B16	7,811

SITE PLAN LEGEND

	EXISTING BUILDING		LOT LINE
	NEW BUILDING		SETBACKS
	NEW BUILDING WITH COMMERCIAL SPACE AT-GRADE		NEW TREE
	GRASS		FIREWALL
	ASPHALT		SIDEWALK

SITE INFORMATION & DEVELOPMENT STATISTICS

LOTS	PIN
	04756 - 0303
	04756 - 0315
	04756 - 0316
	04756 - 1337
ZONING	GM(2546) H(14.5)

SITE AREA	
TOTAL SITE AREA:	~52,680.757 m ² (5.26ha)
TOTAL DEVELOPABLE AREA:	~41,769.178 m ² (4.17ha)
NET SITE AREA:	~30,341.826 m ² (3.03ha)

UNITS	
TOWNHOUSES:	
MAIN UNIT:	67 UNITS
BASEMENT UNIT:	48 UNITS
TOTAL NUMBER OF UNITS:	115 UNITS
BLOCK 01:	
1 X RESIDENTIAL APARTMENT BUILDING	48 UNITS
1 X MIXED USE BUILDING	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACES:	~899 m ²
BLOCK 02:	
1 X RESIDENTIAL APARTMENT BUILDING	47 UNITS
1 X MIXED USE BUILDING	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACES:	~899 m ²
BLOCK 03:	
2 X RESIDENTIAL APARTMENT BUILDING	96 UNITS
TOTAL NUMBER OF UNITS:	397 UNITS
TOTAL COMMERCIAL SPACES:	~1,798 m ²

	REQUIRED	PROVIDED
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MAXIMUM DENSITY	NO MAX.	102 units/net ha
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MINIMUM LOT WIDTH	NO MIN.	5.8 m
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MINIMUM LOT AREA	NO MIN.	174 m ²
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MAXIMUM BUILDING HEIGHT	14.5 m	14.5 m
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SETBACKS		
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MINIMUM FRONT YARD:	3 m	3 m
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MINIMUM CORNER SIDE YARD:	3 m	3 m
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MINIMUM INTERIOR SIDE YARD:		
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NON-RESIDENTIAL OR MIXED-USE:	5 m	5 m
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LOW-RISE RESIDENTIAL :	1.2 m	1.2 m
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MID-RISE RESIDENTIAL :	3 m	3 m
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MINIMUM REAR YARD:		
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ABUTTING A STREET:	3 m	3 m
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FROM A RESIDENTIAL ZONE:	7.5 m	7.5 m
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FOR A RESIDENTIAL BUILDING:	7.5 m	7.5 m
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PARKING RATES		
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R9 - TOWNHOUSES:	1 p/main unit = 67	67 (GARAGES)
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VISITOR:	0	67 DRIVE AISLES
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BLOCK 14:		
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R12 - APARTEMENTS	1.0 p/unit = 84	84 (UNDERGROUND)
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VISITOR:	0.2 p/unit = 17	18 (UNDERGROUND)
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N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 30.6	32 (EXTERIOR)
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TOTAL:		134
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BLOCK 15:		
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R12 - APARTEMENTS	1.0 p/unit = 83	83 (UNDERGROUND)
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VISITOR:	0.2 p/unit = 16.6	16 (UNDERGROUND)
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N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 30.6	32 (EXTERIOR)
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TOTAL:		131
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BLOCK 17:		
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R12 - APARTEMENTS	1.0 p/unit = 96	96 (UNDERGROUND)
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VISITOR:	0.2 p/unit = 19.2	19 (15 EXT. + 4 UND.)
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TOTAL:		115
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GROSS FLOOR AREA		
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TOWNHOUSE A:		267 m ²
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TOWNHOUSE B:		239 m ²
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TOWNHOUSE C:		232 m ²
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TOWNHOUSE D (CORNER UNIT):		236 m ²
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TOWNHOUSE D:		225 m ²
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TOTAL MODEL 01 (A888888A)		1,968 m ²
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TOTAL MODEL 02 (A888888A)		1,729 m ²
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TOTAL MODEL 03 (A88888A)		1,490 m ²
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TOTAL MODEL 04 (C0C0C0C)		1,611 m ²
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TOTAL MODEL 05 (C0C0C0C)		1,386 m ²
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MIXED USE BUILDING (TOTAL OF 2 BUILDINGS):		TOTAL: 3,926 m ²
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RESIDENTIAL:		3,027 m ²
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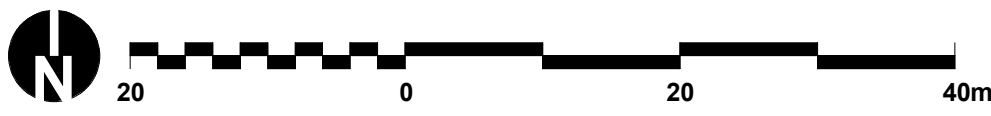
COMMERCIAL:		899 m ²
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RESIDENTIAL APARTMENT BUILDING (TOTAL OF 4 BUILDINGS):		TOTAL: 3,927 m ²
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RESIDENTIAL:		3,927 m ²
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NOTE		
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1. ASSUMES TYPICAL RESIDENTIAL FLOOR HEIGHT OF 3m.
2. THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDING AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY, SURVEYED STANTEC GEOMATICS LTD.
3. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

2983, NAVAN ROAD - SITE PLAN
1:500

NAVAN ROAD
DEVELOPMENT2983, Navan Road, Orleans,
ON K1C 7G4

OWNER

788, BOUL. SAINT-JOSEPH, SUITE 100
GATINEAU, QC J8Y 4B8

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GATINEAU, QC J8Y 1R8

CIVIL ENGINEERS / PLANNER



ENGINEERS - ARCHITECTS - PLANNERS

1965 CARLING AVENUE, SUITE 700,
OTTAWA, ON K1Z 8R1

MECHANICAL & ELECTRICAL ENGINEERS

9 GURDWARA ROAD, UNIT 200,
OTTAWA, ON K2E 7X6

SURVEYOR

1331 CLYDE AVENUE, SUITE 400,
OTTAWA, ON K2G 3G4

ARCHITECT SEAL



REVISIONS

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2024-03-02
2	FOR CITY REVIEW	2024-07-17
3	FOR CITY REVIEW	2024-03-02
4	FOR CITY REVIEW	2024-03-02

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P.POMERLEAUPROJECT No
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P.MARTIN

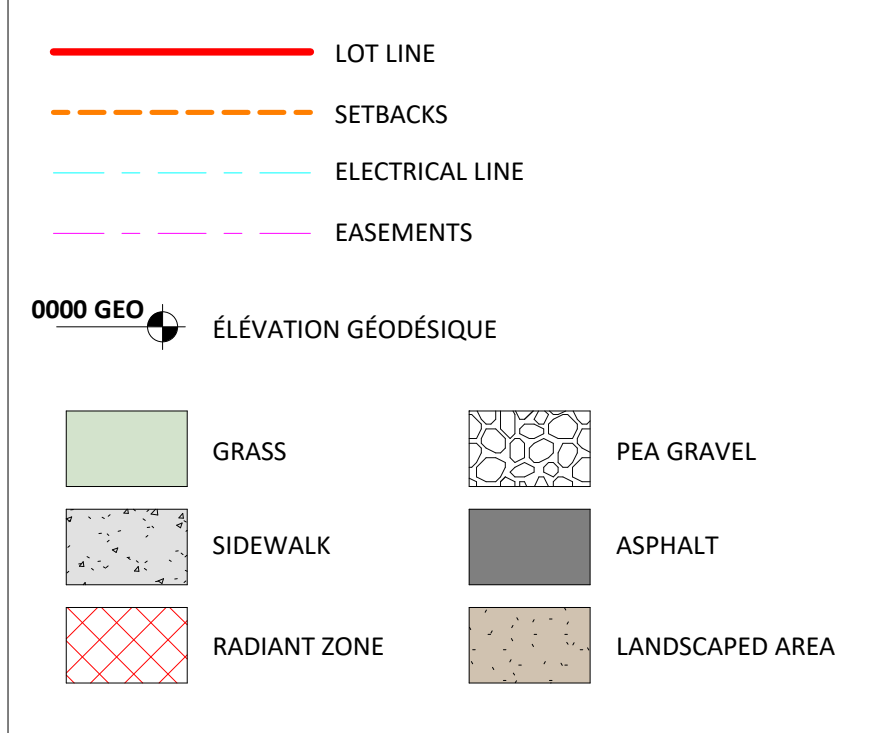
SHEET TITLE

SITE PLAN - BUILDING C & D

SHEET No

A101

LEGEND - SITE PLAN



NORTH

FIRE HYDRANT

plateau PALEO Heights

plateau PALEO Heights

BUILDING - C
4 STORY CONDOMINIUM BUILDING
(36 UNITS)
AT GRADE COMMERCIAL SPACELEVEL 1 = 100 000 ARCH = 85 950 GEO
LEVEL P1 = 96 400 ARCH = 81 900 GEO
USF = 95 650 ARCH = 81 150 GEO

SIDEWALK

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BUILDING - D
4 STORY CONDOMINIUM BUILDING
(47 UNITS)LEVEL 1 = 100 000 ARCH = 85 800 GEO
LEVEL P1 = 96 400 ARCH = 81 900 GEO
USF = 95 650 ARCH = 81 150 GEO

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1 SITE PLAN - BLOCK 15

A301 1:125

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10m

*** NOTE : THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDINGS AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY OF STANTEC GEOMATICS LTD REFERENCE NUMBER 161613834-114.

PROJECT

NAVAN ROAD DEVELOPMENT

2983, Navan Road, Orleans,
ON K1C 7G4

OWNER

GROUPHEafey

768, BOUL. SAINT-JOSEPH, SUITE 100
GATINEAU, QC J8Y 4B8

ARCHITECTURAL

PMA

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CIVIL ENGINEERS / PLANNER

J.L.Richards

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Stantec

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ARCHITECT SEAL

ONTARIO ASSOCIATION
OF
ARCHITECTS

REVISIONS

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2025-03-02
2	FOR CITY REVIEW	2024-09-13
3	FOR CITY REVIEW	2024-07-17
4	FOR CITY REVIEW	2024-03-02

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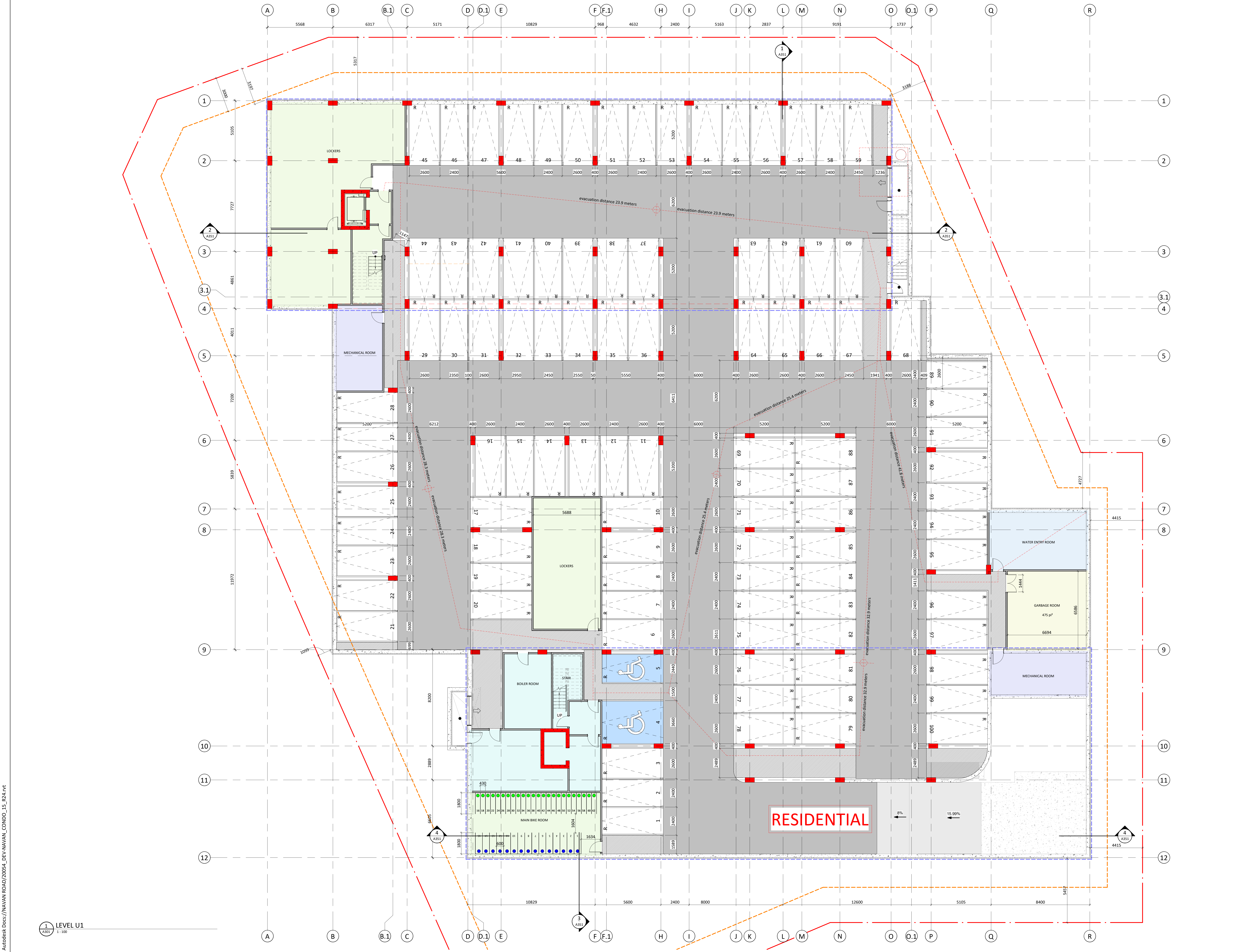
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FOR SPC
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PLAN NUMBER **#19207**

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2025-03-02

DATE	DESIGNED
2025-03-02	P.POMERLEAU
DRAWN	P.POMERLEAU
PROJECT No	CHECKED
20054	P.MARTIN
SHEET TITLE	
LEVEL U1	

SHEET No
A201



PROJECT

NAVAN ROAD DEVELOPMENT

2983, Navan Road, Orleans, ON K1C 7G4

OWNER

GROUPHEafeyGROUP

768, BOUL. SAINT-JOSEPH, SUITE 100
GATINEAU, QC J8Y 4B8

ARCHITECTURAL

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J.L.Richards

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M&EENGINEERING

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SURVEYOR

Stantec

1331 CLYDE AVENUE, SUITE 400,
OTTAWA, ON K2C 3G4

ARCHITECT SEAL

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ARCHITECTS



REVISIONS

NO	DESCRIPTION	DATE
6	FOR CITY REVIEW	2024-03-02
4	FOR REVIEW ONLY	2024-12-12
2	FOR CITY REVIEW	2024-07-17
1	FOR CITY REVIEW	2024-03-02

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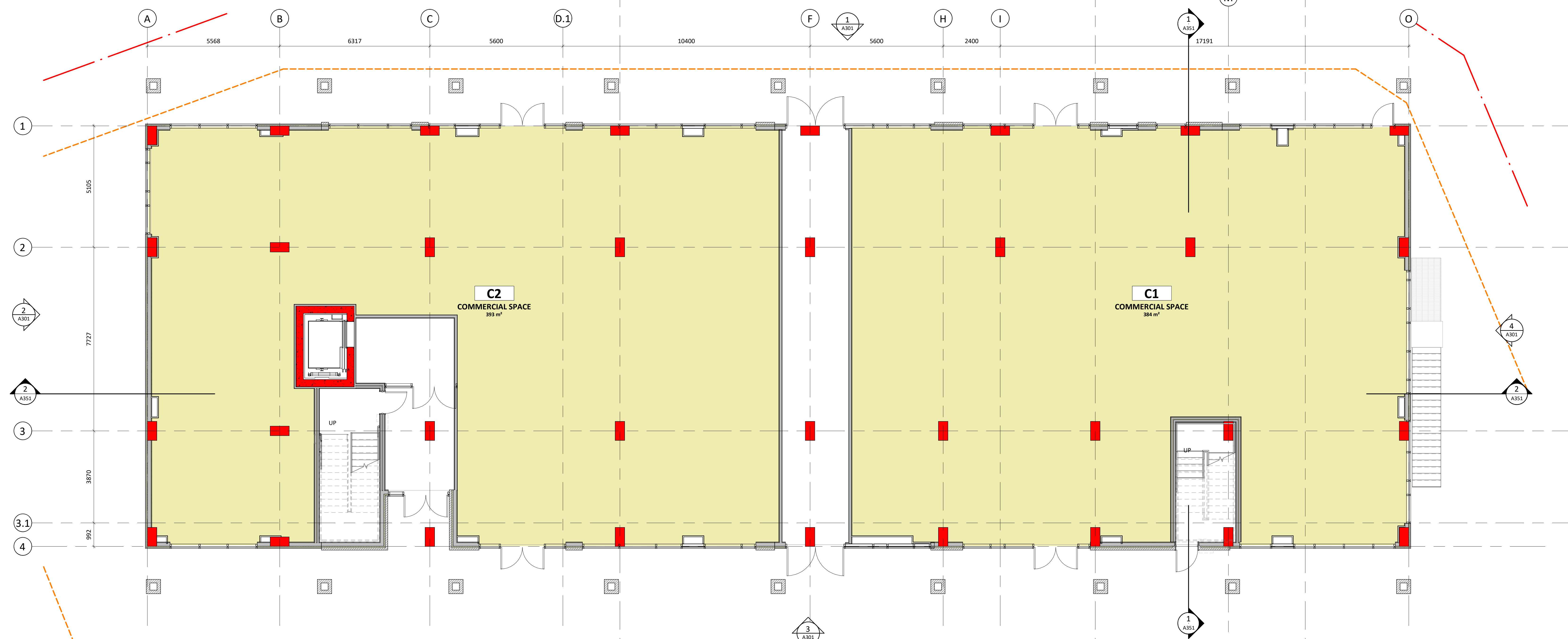
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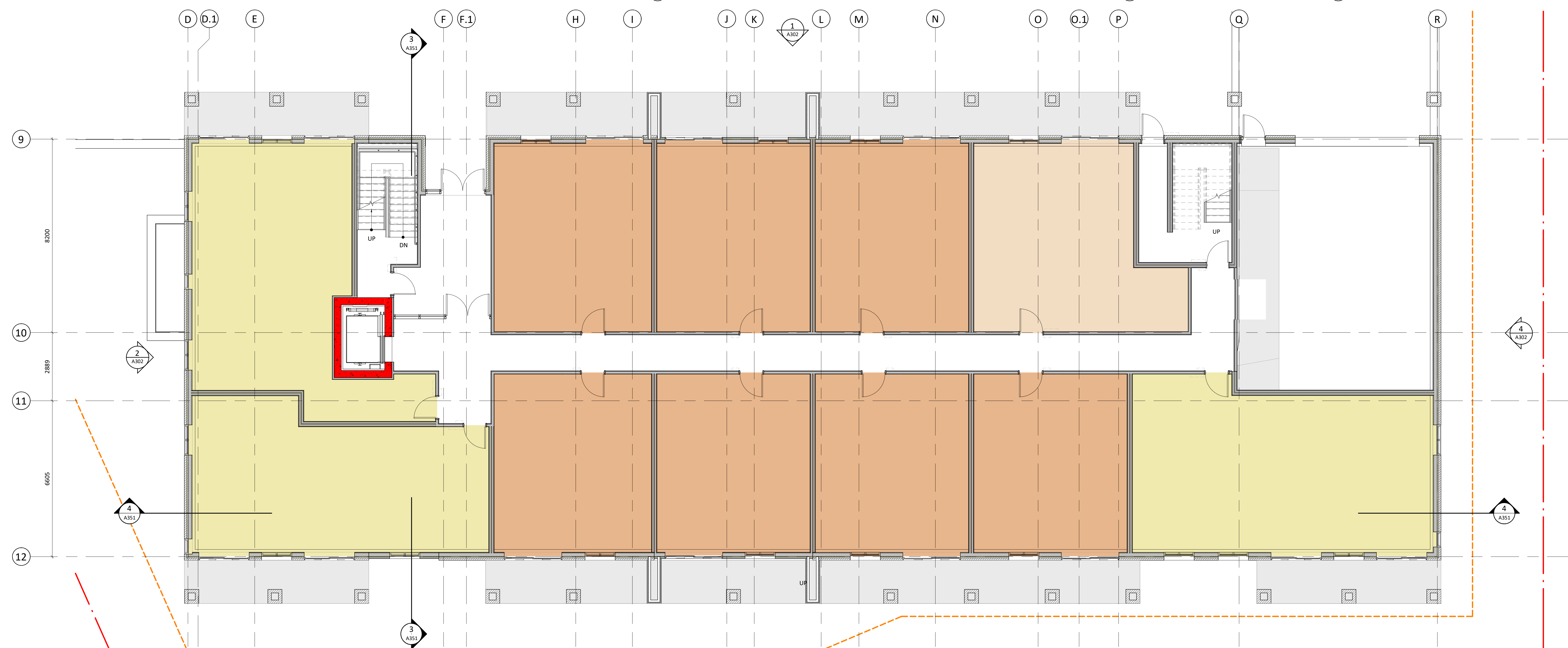
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2025-03-02	P.POMERLEAU
DRAWN	
P.POMERLEAU	
PROJECT No	CHECKED
20054	P.POMERLEAU
SHEET TITLE	
GROUND FLOOR - BUILDING C & D	

SHEET No
A202



1 A301 1:75
BUILDING C - GROUND LEVEL 1



2 A302 1:75
BUILDING D - GROUND LEVEL 1

NO	DESCRIPTION	DATE
6	FOR CITY REVIEW	2025-03-02
4	FOR REVIEW ONLY	2024-10-23
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1	FOR CITY REVIEW	2024-03-25

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SHEET TITLE
**2ND TO 4TH FLOOR - BUILDING C
& D**



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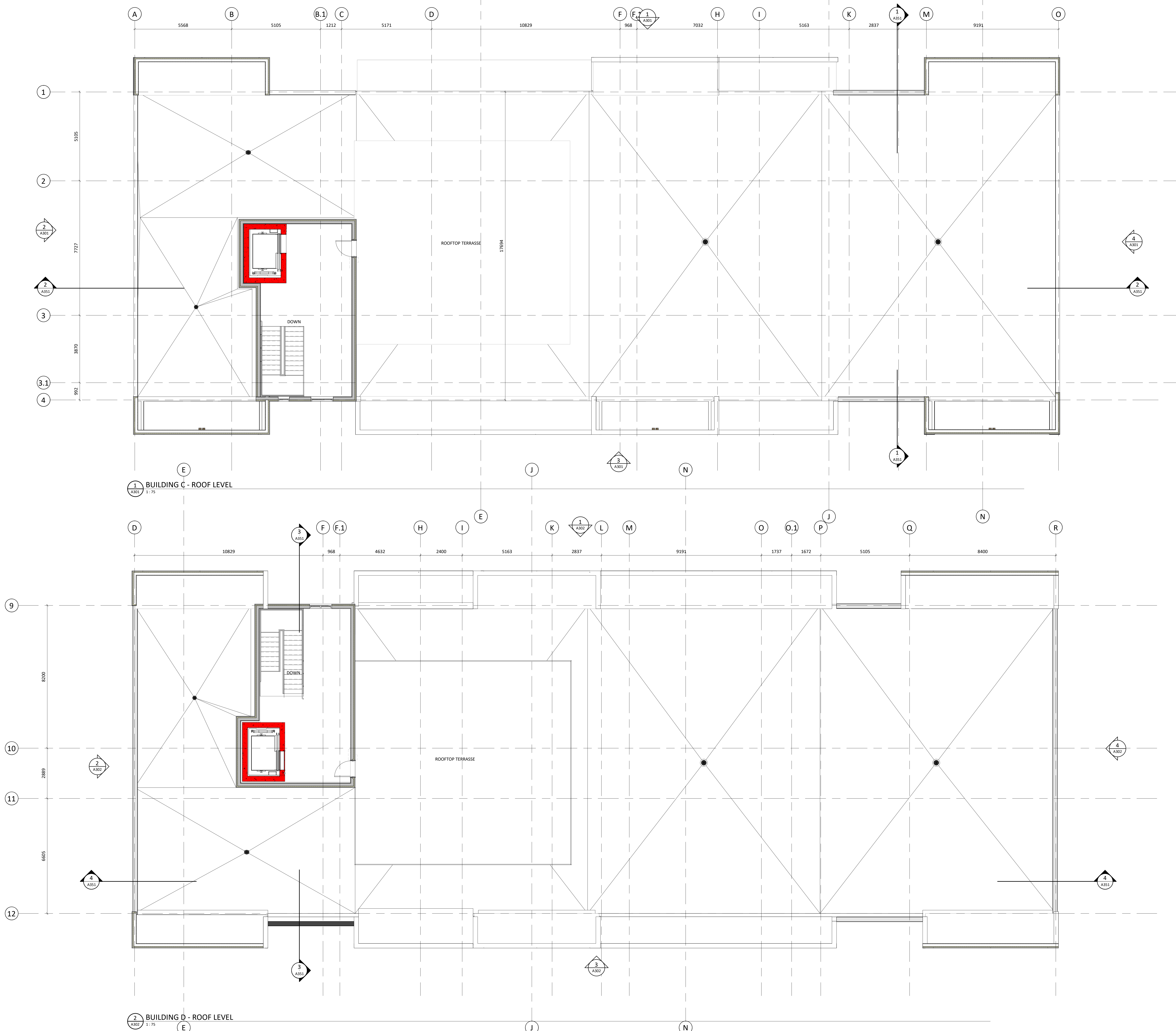
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FOR SPC
FILE NUMBER **D07-12-24-0128**
PLAN NUMBER **#19207**

FOR CITY REVIEW
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2025-03-02

DATE
2025-03-02
DESIGNED
P.POMERLEAU
DRAWN
P.POMERLEAU
PROJECT No
20054
CHECKED
P.MARTIN
SHEET TITLE

ROOF PLAN - BUILDING C & D



PROJECT

NAVAN ROAD
DEVELOPMENT

2983, Navan Road, Orleans,
ON K1C 7G4

OWNER



788, BOUL. SAINT-JOSEPH, SUITE 100
GATINEAU, QC J8Y 4B8

ARCHITECTURAL



(418) 651-8954
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BOURGEOIS
QUÉBEC (QC) G1W 2H4
PMAARCHITECTES.COM



53, BOUL. SAINT-RAYMOND,
GATINEAU, QC J8Y 1B8

CIVIL ENGINEERS / PLANNER



ENGINEERS - ARCHITECTS - PLANNERS
1965 CARLING AVENUE, SUITE 700,
OTTAWA, ON K1Z 8R1

MECHANICAL & ELECTRICAL ENGINEERS



9 GURDWARA ROAD, UNIT 200,
OTTAWA, ON K2E 7X6

SURVEYOR



1331 CLYDE AVENUE, SUITE 400,
OTTAWA, ON K2C 3G4

ARCHITECT SEAL



PIERRE MARTIN
LICENCE
8767

REVISIONS

NO	DESCRIPTION	DATE
6	FOR CITY REVIEW	2024-03-02
4	FOR REVIEW ONLY	2024-03-13
2	FOR CITY REVIEW	2024-07-17
1	FOR CITY REVIEW	2024-03-02

NOTE

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DATE 2025-03-02	DESIGNED P.POMERLEAU
	DRAWN P.POMERLEAU
PROJECT No 20054	CHECKED P.MARTIN

SHEET TITLE

ELEVATION - BUILDING C

SHEET No
A301



1 EAST ELEVATION - BUILDING C
A202 1:100



2 NORTH ELEVATION - BUILDING C
A202 1:100



VERTICAL
LAP SIDING



VERTICAL BOARD &
BATTEN
DARK GREY



ALUMINUM
PANEL
BLACK



VERTICAL BOARD &
BATTEN
WHITE



ALUMINUM
PANEL
WHITE



MASONRY



3 WEST ELEVATION - BUILDING C
A202 1:100



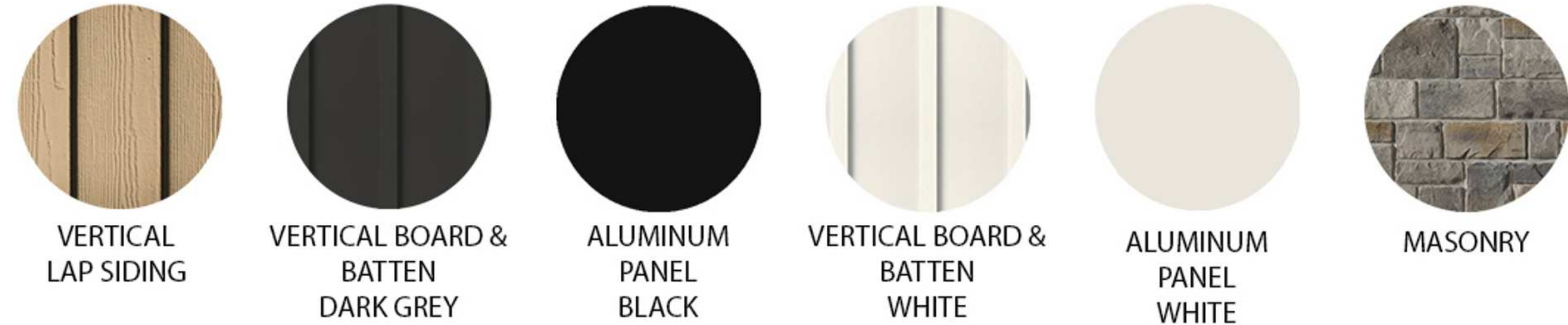
4 SOUTH ELEVATION - BUILDING C
A202 1:100



1 EAST ELEVATION - BUILDING D
A302 1:100



2 NORTH ELEVATION - BUILDING D
A302 1:100



3 WEST ELEVATION - BUILDING D
A302 1:100



4 SOUTH ELEVATION - BUILDING D
A302 1:100

PROJECT

NAVAN ROAD DEVELOPMENT

2983, Navan Road, Orleans,
ON K1C 7G4

OWNER



768, BOUL. SAINT-JOSEPH, SUITE 100
GATINEAU, QC J8Y 4B8

ARCHITECTURAL



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53, BOUL. SAINT-RAYMOND,
GATINEAU, QC J8Y 1R8

CIVIL ENGINEERS / PLANNER



ENGINEERS - ARCHITECTS - PLANNERS

1965 CARLING AVENUE, SUITE 700,
OTTAWA, ON K1Z 8R1

MECHANICAL & ELECTRICAL ENGINEERS



9 GURDWARA ROAD, UNIT 200,
OTTAWA, ON K2E 1X6

SURVEYOR



1331 CLYDE AVENUE, SUITE 400,
OTTAWA, ON K2C 3G4

ARCHITECT SEAL



REVISIONS

NO	DESCRIPTION	DATE
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2025-03-02

DATE
2025-03-02

DESIGNED
P.POMERLEAU

DRAWN
P.POMERLEAU

PROJECT No
20054

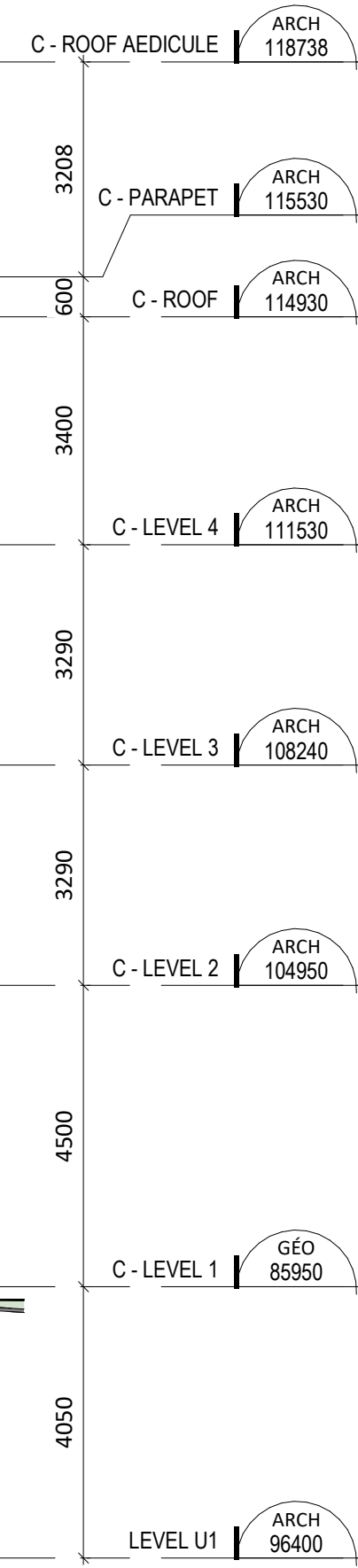
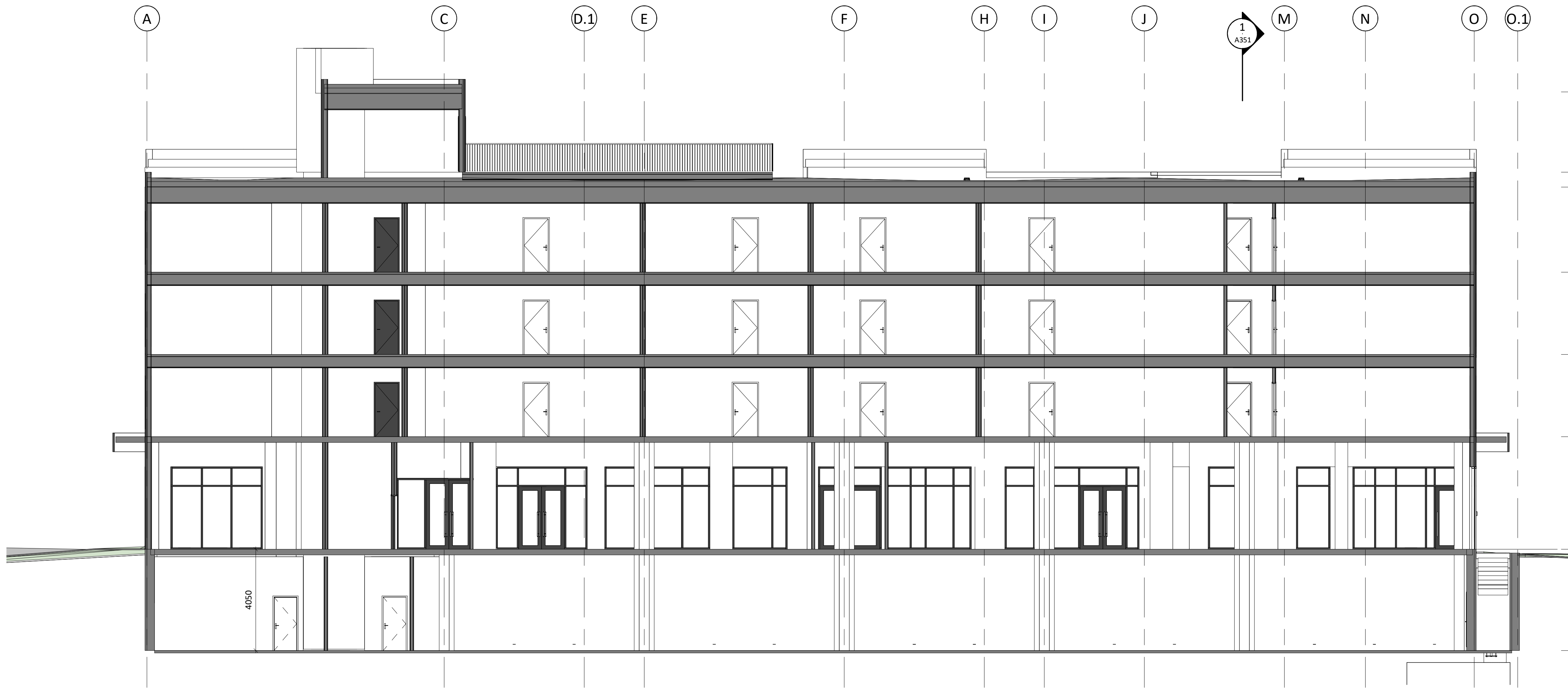
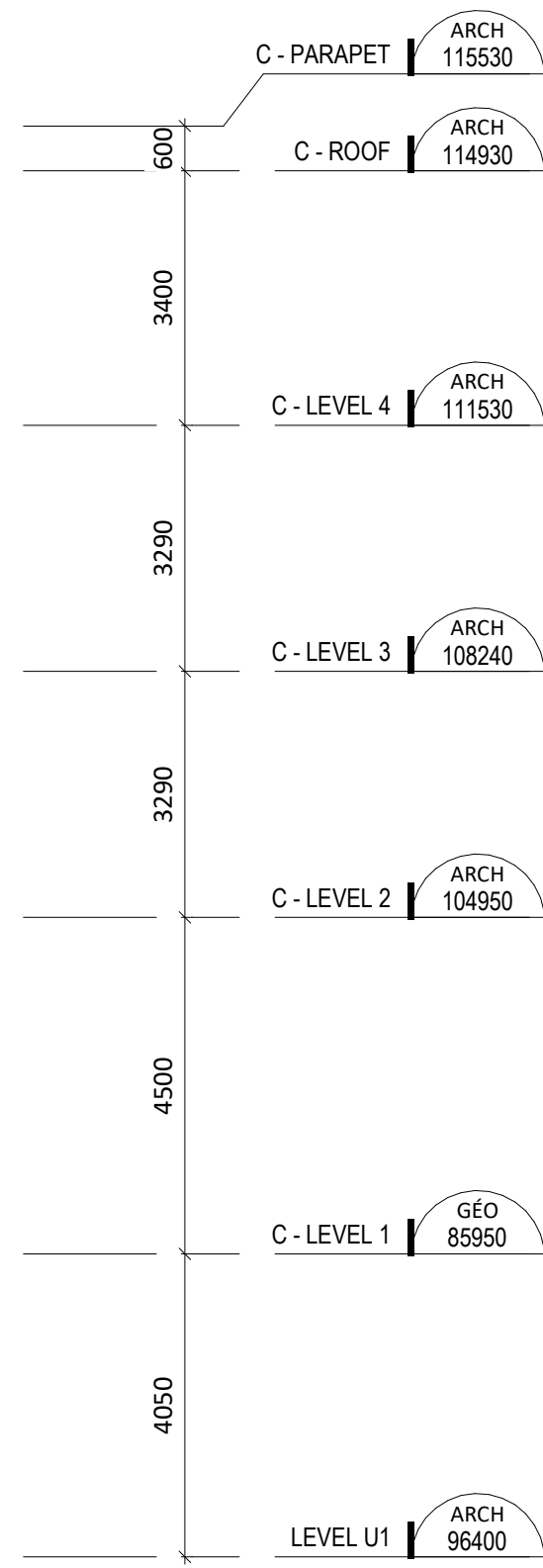
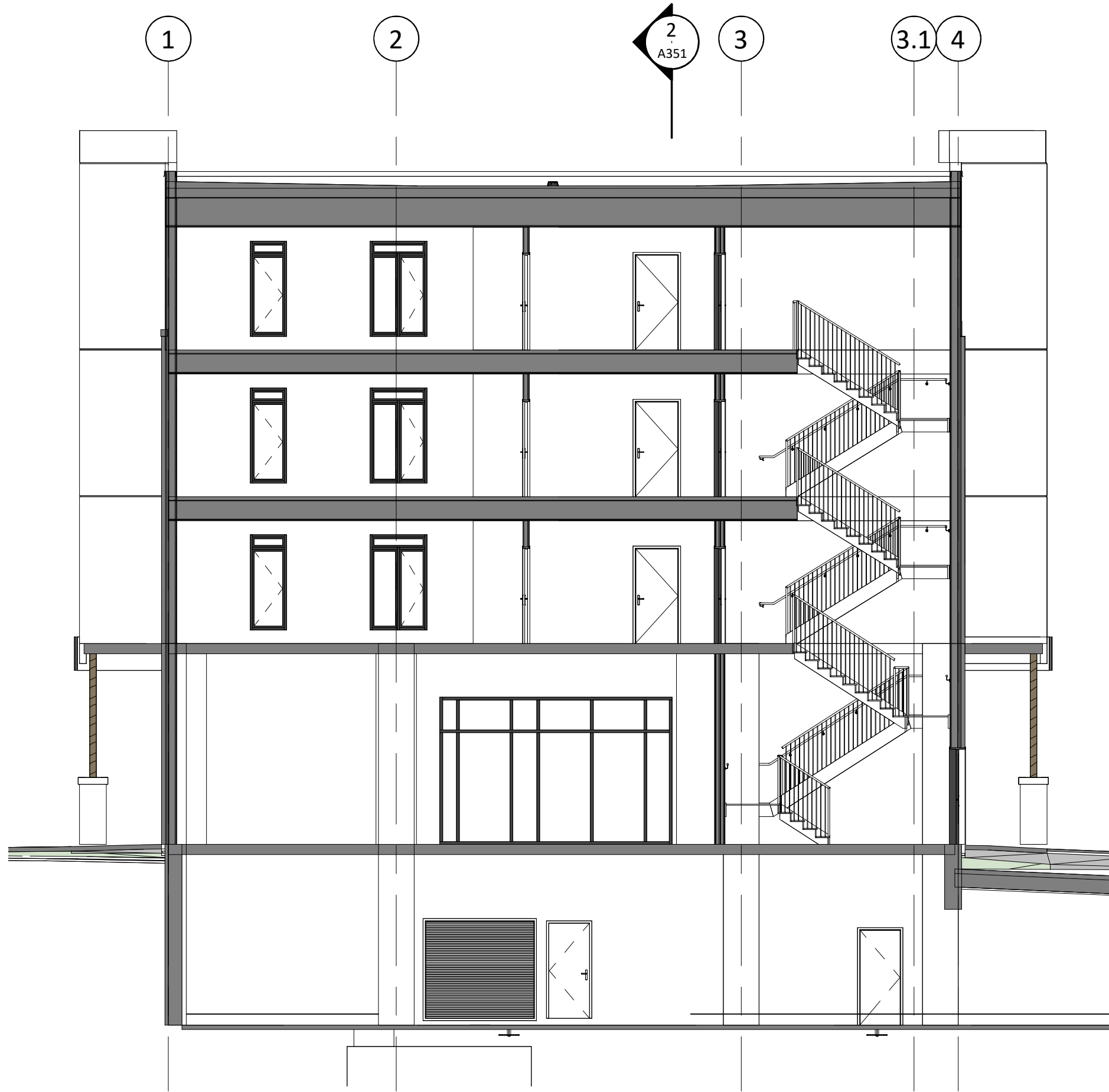
CHECKED
P.MARTIN

SHEET TITLE

ELEVATION - BUILDING D

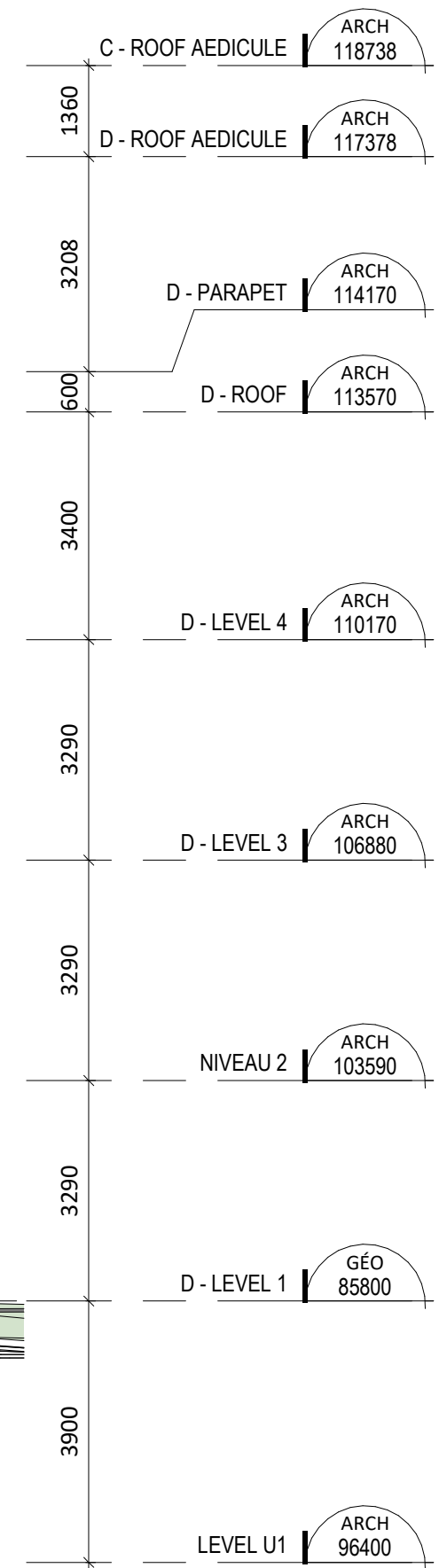
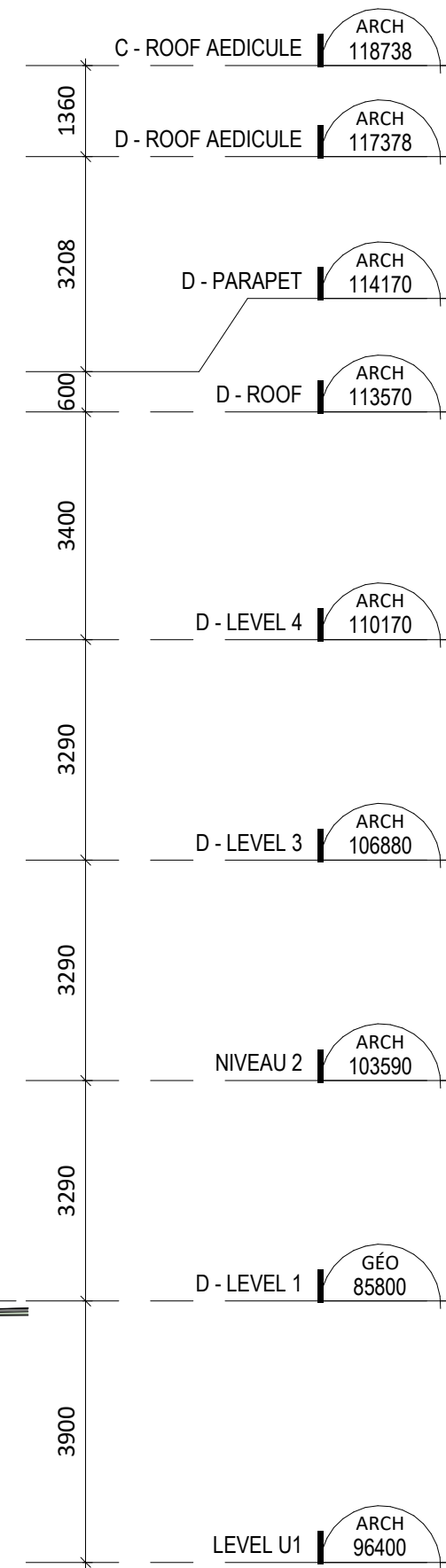
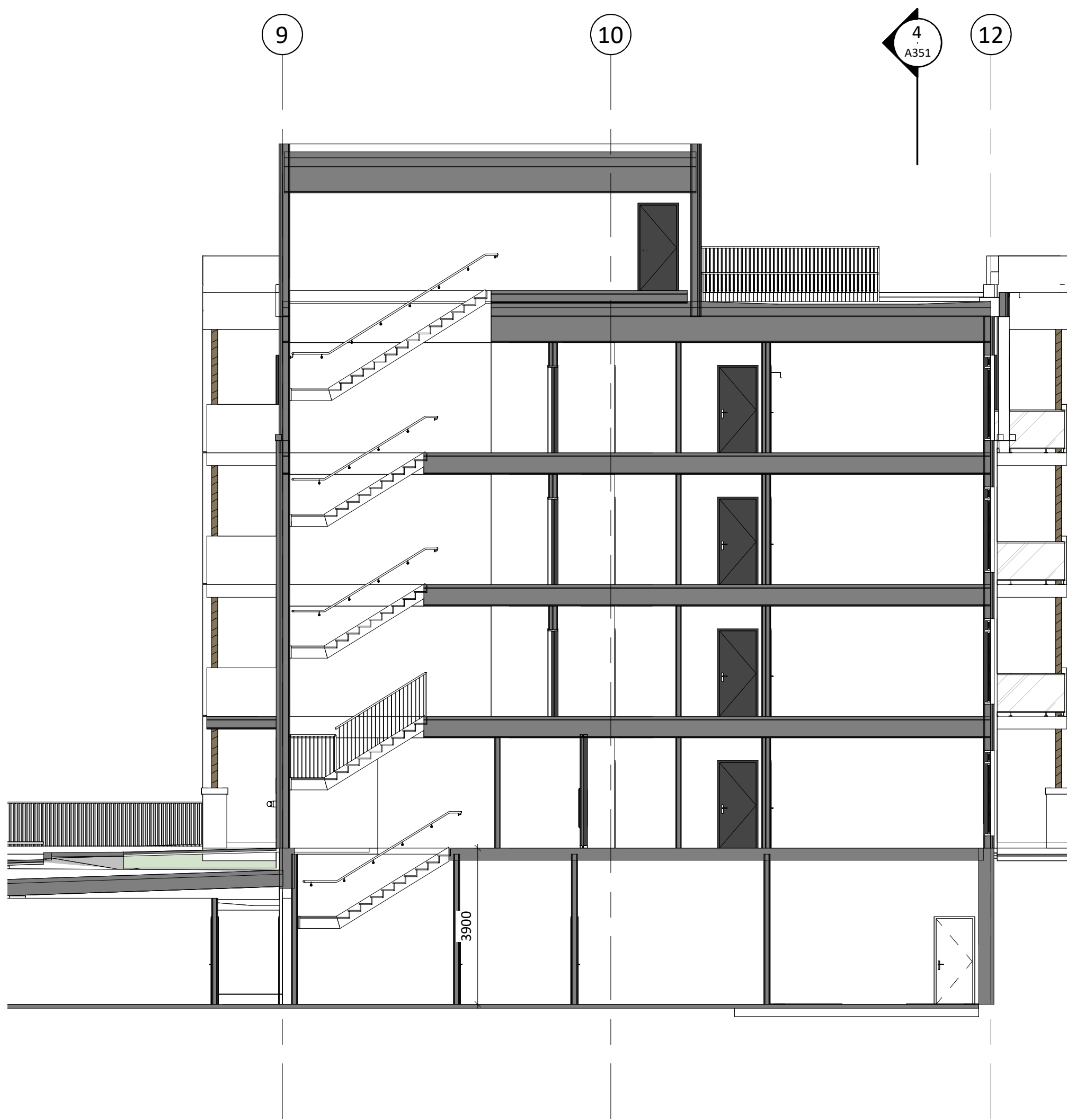
SHEET No

A302



1 TRANSVERSAL SECTION - BUILDING C
A351 1:100

2 LONGITUDINAL SECTION - BUILDING C
A201 1:100



3 TRANSVERSAL SECTION - BUILDING D
A351 1:100

4 LONGITUDINAL SECTION - BUILDING D
A201 1:100

PROJECT

NAVAN ROAD DEVELOPMENT

2983, Navan Road, Orleans,
ON K1C 7G4

OWNER



ARCHITECTURAL



3070, CHEMIN DES QUATRE-BOURGEOIS
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OTTAWA, ON K1Z 8R1

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OTTAWA, ON K2C 3G4

ARCHITECT SEAL



REVISIONS

NO	DESCRIPTION	DATE
6	FOR CITY REVIEW	2024-03-02
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SHEET TITLE

GENERAL SECTION

SHEET No

A351