

20054

NAVAN DEVELOPMENT - BLOCK 17

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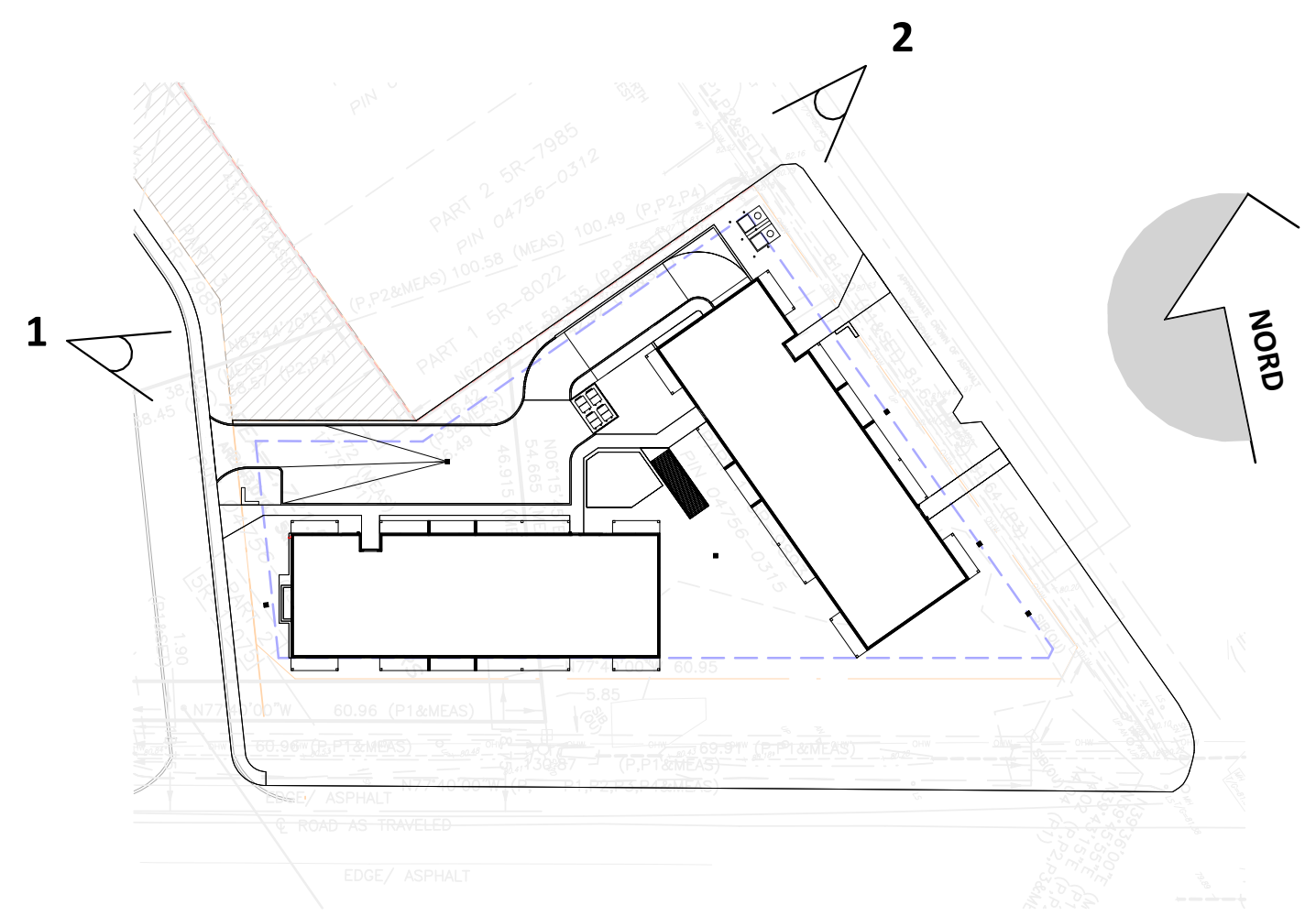


20054 NAVAN DEVELOPMENT - BLOCK 17

ARCHITECTURE

FOR CITY REVIEW

2024-07-17



PROJECT

NAVAN ROAD DEVELOPMENT

2983, Navan Road, Orleans,
ON K1C 7G4

OWNERS



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

ARCHITECTURA



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GATINEAU, QC J8Y 1R8

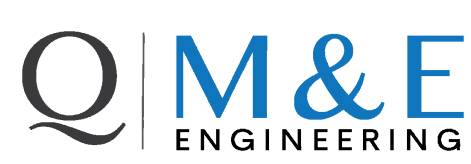
CIVIL ENGINEERS / PLANNERS



J.E. Richards
ENGINEERS · ARCHITECTS · PLANNER

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

MECHANICAL & ELECTRICAL ENGINEERING



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

SURVEYOR



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

ARCHITECT SEAR

REVISION:

[illegible]

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SHEET TITLE

RENDERINGS

SHEET NO. 1000-1

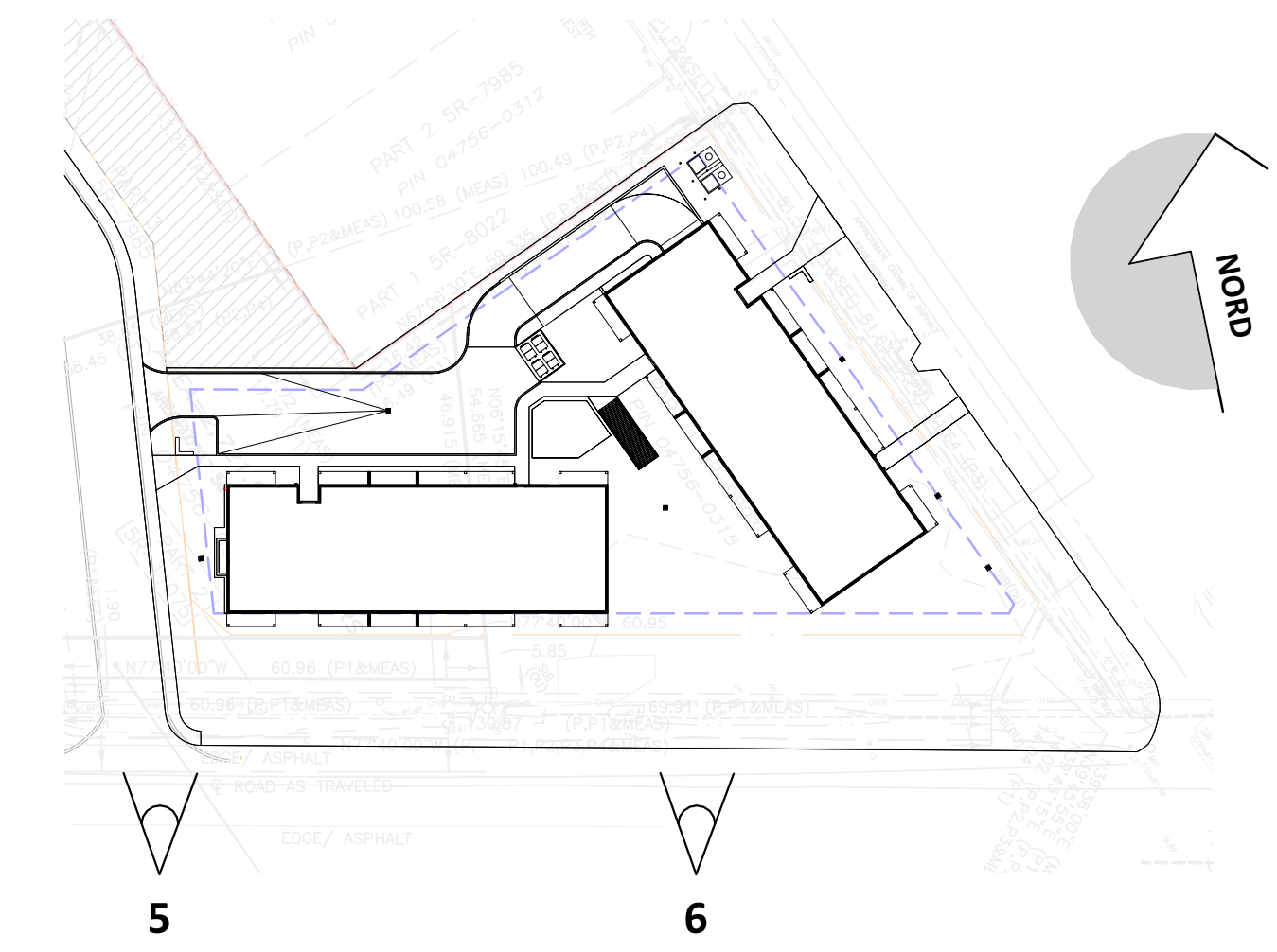
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20054	P.MARTIN
	SHEET TITLE

RENDERINGS



PROJECT

NAVAN ROAD DEVELOPMENT

2983, Navan Road, Orleans,
ON K1C 7G4

OWNERS



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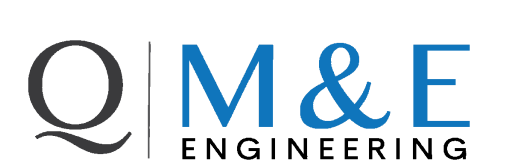
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OTTAWA, ON K1Z 8R1

MECHANICAL & ELECTRICAL ENGINEERING



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OTTAWA, ON K2E 7X6

SURVEYOR



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OTTAWA, ON K2C 3G4

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DESIGNED
P. POMERLEAUDRAWN
T. NADEAU

PROJECT No	CHECKED
20054	P. MARTIN

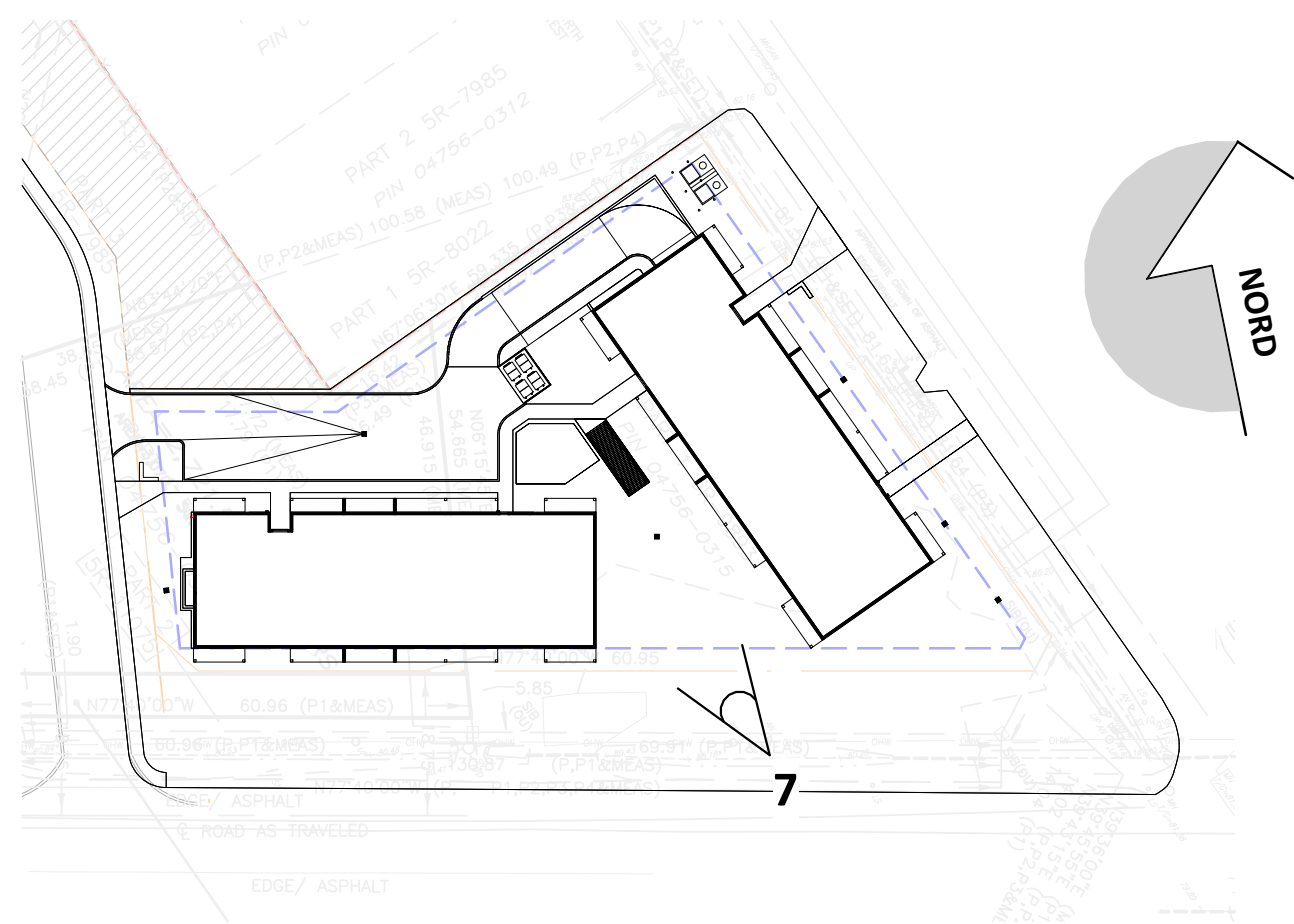
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RENDERINGS

SHEET NO.

A002.3



PROJECT

NAVAN ROAD DEVELOPMENT

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ON K1C 7G4

OWNERS



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GATINEAU, QC J8Y 4B8

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

MECHANICAL & ELECTRICAL ENGINEERING



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

SURVEYOR



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

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T.MADEAU

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RENDERINGS

SHEET NO.

A002.4

NAVAN ROAD
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ON K1C 7G4

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ENGINEERS / PLANNER



ENGINEERS - ARCHITECTS - PLANNERS

1965 CARLING AVENUE, SUITE 700,
OTTAWA, ON K1Z 6R1

SURVEYOR

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

KEY PLAN

ARCHITECT SEAL

REVISIONS

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2024-07-17
2	FOR CITY REVIEW	2024-07-25
3	FOR CITY REVIEW	2024-08-08
4	FOR CITY REVIEW	2024-08-28
5	FOR COORDINATION	2024-09-04
6	FOR COORDINATION	2024-09-11
7	FOR COORDINATION	2024-09-18
8	FOR COORDINATION	2024-09-25
9	FOR COORDINATION	2024-10-02
10	FOR COORDINATION	2024-10-09
11	FOR COORDINATION	2024-10-16
12	FOR COORDINATION	2024-10-23
13	FOR COORDINATION	2024-10-30
14	FOR COORDINATION	2024-11-06
15	FOR COORDINATION	2024-11-13
16	FOR COORDINATION	2024-11-20
17	FOR COORDINATION	2024-11-27
18	FOR COORDINATION	2024-12-04
19	FOR COORDINATION	2024-12-11
20	FOR COORDINATION	2024-12-18
21	FOR COORDINATION	2024-12-25
22	FOR COORDINATION	2025-01-01
23	FOR COORDINATION	2025-01-08
24	FOR COORDINATION	2025-01-15
25	FOR COORDINATION	2025-01-22
26	FOR COORDINATION	2025-01-29
27	FOR COORDINATION	2025-02-05
28	FOR COORDINATION	2025-02-12
29	FOR COORDINATION	2025-02-19
30	FOR COORDINATION	2025-02-26
31	FOR COORDINATION	2025-03-05
32	FOR COORDINATION	2025-03-12
33	FOR COORDINATION	2025-03-19
34	FOR COORDINATION	2025-03-26
35	FOR COORDINATION	2025-04-02
36	FOR COORDINATION	2025-04-09
37	FOR COORDINATION	2025-04-16
38	FOR COORDINATION	2025-04-23
39	FOR COORDINATION	2025-04-30
40	FOR COORDINATION	2025-05-07
41	FOR COORDINATION	2025-05-14
42	FOR COORDINATION	2025-05-21
43	FOR COORDINATION	2025-05-28
44	FOR COORDINATION	2025-06-04
45	FOR COORDINATION	2025-06-11
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47	FOR COORDINATION	2025-06-25
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58	FOR COORDINATION	2025-09-10
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75	FOR COORDINATION	2026-01-08
76	FOR COORDINATION	2026-01-15
77	FOR COORDINATION	2026-01-22
78	FOR COORDINATION	2026-01-29
79	FOR COORDINATION	2026-02-05
80	FOR COORDINATION	2026-02-12
81	FOR COORDINATION	2026-02-19
82	FOR COORDINATION	2026-02-26
83	FOR COORDINATION	2026-03-05
84	FOR COORDINATION	2026-03-12
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86	FOR COORDINATION	2026-03-26
87	FOR COORDINATION	2026-04-02
88	FOR COORDINATION	2026-04-09
89	FOR COORDINATION	2026-04-16
90	FOR COORDINATION	2026-04-23
91	FOR COORDINATION	2026-04-30
92	FOR COORDINATION	2026-05-07
93	FOR COORDINATION	2026-05-14
94	FOR COORDINATION	2026-05-21
95	FOR COORDINATION	2026-05-28
96	FOR COORDINATION	2026-06-04
97	FOR COORDINATION	2026-06-11
98	FOR COORDINATION	2026-06-18
99	FOR COORDINATION	2026-06-25
100	FOR COORDINATION	2026-07-02

NOTE

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SHEET TITLE

GLOBAL SITE PLAN

SHEET No

A100

LOTS AREAS			
LOT NUMBER	AREAS (M2)	LOT NUMBER	AREAS (M2)
B01-1	394	B06-4	154
B01-2	184	B06-5	163
B01-3	184	B06-6	154
B01-4	189	B06-7	369
B01-5	189	B07	2,002
B01-6	184	B08-1	525
B01-7	184	B08-2	174
B01-8	299	B08-3	184
B02-1	281	B08-4	174
B02-2	176	B08-5	184
B02-3	184	B08-6	174
B02-4	184	B08-7	234
B02-5	174	B09-1	234
B02-6	233	B09-2	174
B03-1	250	B09-3	184
B03-2	182	B09-4	184
B03-3	182	B09-5	174
B03-4	182	B09-6	234
B03-5	182	B10-1	234
B03-6	182	B10-2	174
B03-7	250	B10-3	184
B04-1	233	B10-4	184
B04-2	174	B10-5	174
B04-3	184	B10-6	487
B04-4	174	B11-1	748
B04-5	184	B11-2	286
B04-6	174	B11-3	265
B04-7	278	B11-4	246
B05-1	368	B11-5	242
B05-2	154	B11-6	242
B05-3	163	B11-7	321
B05-4	163	B12	240
B05-5	154	B13	1,232
B05-6	206	B14	5,728
B06-1	206	B16	7,811
B06-2	154	B17	5,312
B06-3	163		

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:	~53,441.14 m ² (5.34ha)
TOTAL DEVELOPABLE AREA:	~45,956.28 m ² (4.59ha)
NET SITE AREA:	~38,956.28 m ² (3.89ha)

UNITS	
TOWNHOUSES:	67 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:	330 UNITS
TOTAL COMMERCIAL SPACES:	~1,798 m ²

	REQUIRED	PROVIDED
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MAXIMUM DENSITY	NO MAX.	84.8 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

MINIMUM FRONT YARD:	3 m	3 m
MINIMUM CORNER SIDE YARD:	3 m	3 m
MINIMUM INTERIOR SIDE YARD:		
NON-RESIDENTIAL OR MIXED-USE:	5 m	5 m
LOW-RISE RESIDENTIAL :	1.2 m	1.2 m
MID-RISE RESIDENTIAL :	3 m	3 m
MINIMUM REAR YARD:		
ABUTTING A STREET:	3 m	3 m
FROM A RESIDENTIAL ZONE:	7.5 m	7.5 m
FOR A RESIDENTIAL BUILDING:	7.5 m	7.5 m

PARKING RATES

R9 - TOWNHOUSES:	1 p/unit = 67	67 (GARAGES)
VISITOR:	0	67 DRIVE AISLES

BLOCK 14:		
R12 - APARTEMENTS	1.0 p/unit = 84	84 (UNDERGROUND)
VISITOR:	0.2 p/unit = 17	18 (UNDERGROUND)
N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 30.6	32 (EXTERIOR)
		TOTAL: 134

BLOCK 15:		
R12 - APARTEMENTS	1.0 p/unit = 83	83 (UNDERGROUND)
VISITOR:	0.2 p/unit = 16.6	16 (UNDERGROUND)
N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 30.6	32 (EXTERIOR)
		TOTAL: 131

BLOCK 17:		
R12 - APARTEMENTS	1.0 p/unit = 96	96 (UNDERGROUND)
VISITOR:	0.2 p/unit = 19.2	19 (15 EXT. + 4 UND.)
		TOTAL: 115

GROSS FLOOR AREA

TOWNHOUSE A:	267 m ²
TOWNHOUSE B:	239 m ²
TOWNHOUSE C:	232 m ²
TOWNHOUSE C (CORNER UNIT):	236 m ²
TOWNHOUSE D:	225 m ²
TOTAL MODEL 01 (ABBBBBA)	1,968 m ²
TOTAL MODEL 02 (ABBBBBA)	1,729 m ²
TOTAL MODEL 03 (ABBBBBA)	1,490 m ²
TOTAL MODEL 04 (CDCDCDC)	1,611 m ²
TOTAL MODEL 05 (CCCCDC)	1,386 m ²

MIXED USE BUILDING (TOTAL OF 2 BUILDINGS):	TOTAL: 3,926 m ²
RESIDENTIAL:	3,027 m ²
COMMERCIAL:	899 m ²
RESIDENTIAL APARTMENT BUILDING (TOTAL OF 4 BUILDINGS):	TOTAL: 3,927 m ²
RESIDENTIAL:	3,927 m ²

NOTE

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.

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

OWNER

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CIVIL ENGINEERS / PLANNER

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
4	FOR CITY REVIEW	2022-02-24
5	FOR REVIEW 2ND	2024-10-23
3	FOR CITY REVIEW	2024-09-11
2	FOR CITY REVIEW	2024-08-20
1	FOR CITY REVIEW	2024-05-17

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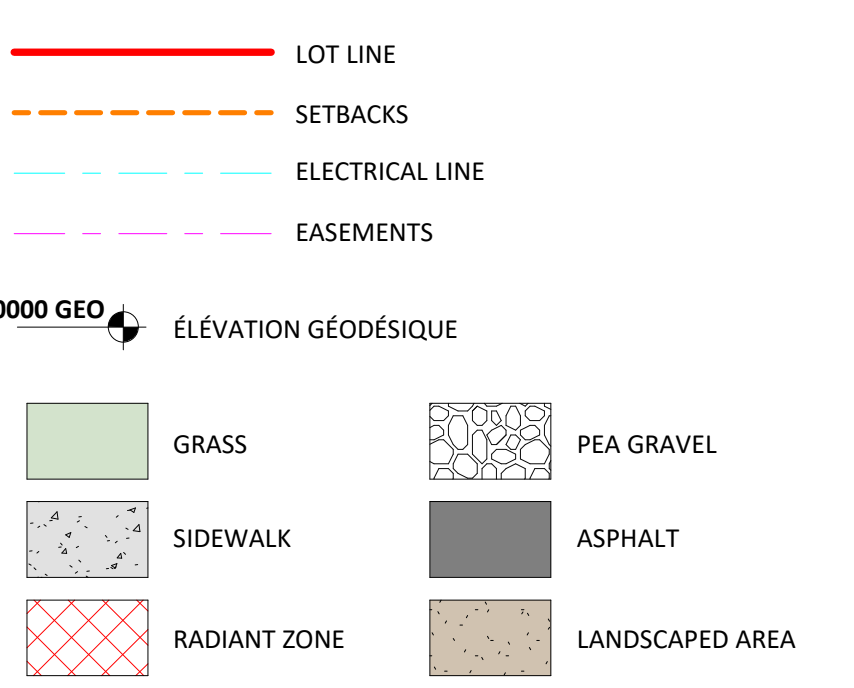
SHEET TITLE

SITE PLAN - BLOCK 17

SHEET No

A101

LEGEND - SITE PLAN



SITE INFORMATION & DEVELOPMENT STATISTICS

LOTS	PIN
	04756 - 1337
ZONING	GM(2546) H(14.5)
SITE AREA	
TOTAL SITE AREA:	~5,547.66 m ² (0.55ha)
UNITS	
BUILDING E:	
RESIDENTIAL:	48 UNITS
BUILDING F:	
RESIDENTIAL:	48 UNITS
TOTAL NUMBER OF UNITS:	96 UNITS
SPECIFIC PROVISIONS	
REQUIRED	PROVIDED
MAXIMUM DENSITY	NO MAX. 153 units/net ha
MINIMUM LOT WIDTH	NO MIN. -
MINIMUM LOT AREA	NO MIN. 5,732.75 m ²
MAXIMUM BUILDING HEIGHT	14.5 m 14.5 m
SETBACKS	
MINIMUM FRONT YARD:	3 m 3 m
MINIMUM CORNER SIDE YARD:	3 m 3 m
MINIMUM INTERIOR SIDE YARD:	
NON-RESIDENTIAL OR MIXED-USE:	5 m 5 m
MID-RISE RESIDENTIAL :	3 m 3 m
MINIMUM REAR YARD:	
FROM A RESIDENTIAL ZONE:	7.5 m 7.5 m
FOR A RESIDENTIAL BUILDING:	7.5 m 7.5 m
PARKING RATES	
REQUIRED	PROVIDED
BUILDING E:	
R12 - APARTEMENTS	1.0 p/unit = 48 48 (UNDERGROUND)
VISITOR:	0.2 p/unit = 9.6 9 (EXTERIOR)
BUILDING F:	
R12 - APARTEMENTS	1.0 p/unit = 48 48 (UNDERGROUND)
VISITOR:	0.2 p/unit = 9.6 10 (6 EXT. + 4 UG)
TOTAL:	115

NUMBER OF CAR PARKING			
TYPE OF PARKING	LEVEL	NUMBER	SYMBOL
PARKING - RESIDENTIAL	LEVEL U1	96	R
PARKING - VISITOR	GROUND	15	V
PARKING - VISITOR	LEVEL U1	4	V
TOTAL		115	

NUMBER OF BIKE PARKING		
TYPE	LEVEL	NUMBER
BIKE	LEVEL U1	39
BIKE	GROUND	8
TOTAL		47

STATISTICS - NUMBER OF UNITS - BUILDING E			
TYPE	NUMBER	AV. AREA	DISTRIBUTION
1 BED	26	53 m ²	54%
2 BED	22	81 m ²	46%
	48	134 m ²	

STATISTICS - AMENITY AREA - BUILDING E		
TYPE	AREA	REQUESTED
AMENITY COMMUNAL	147 m ²	(48*9)*0.5=144m2
AMENITY PRIVATE	603 m ²	<multiples>
	750 m ²	

STATISTICS - NUMBER OF UNITS - BUILDING F			
TYPE	NUMBER	AV. AREA	DISTRIBUTION
1 BED	26	53 m ²	54%
2 BED	22	80 m ²	46%
	48	133 m ²	

STATISTICS - AMENITY AREA - BUILDING F		
TYPE	AREA	REQUESTED
AMENITY COMMUNAL	147 m ²	(48*9)*0.5=144m2
AMENITY PRIVATE	603 m ²	<multiples>
	750 m ²	

GROSS FLOOR AREA						
LEVEL	GFA	PARKING	COMMERCIAL	COMMON	RESIDENTIAL	BALCONIES
	3451 m ²	3451 m ²	0 m ²	0 m ²	0 m ²	0 m ²
	3451 m ²	3451 m ²	0 m ²	0 m ²	0 m ²	0 m ²
BUILDING E						
LEVEL 1	952 m ²	0 m ²	0 m ²	139 m ²	813 m ²	151 m ²
LEVEL 2	958 m ²	0 m ²	0 m ²	119 m ²	840 m ²	151 m ²
LEVEL 3	958 m ²	0 m ²	0 m ²	119 m ²	840 m ²	151 m ²
<multiples>	958 m ²	0 m ²	0 m ²	119 m ²	840 m ²	151 m ²
ROOF	226 m ²	0 m ²	0 m ²	226 m ²	0 m ²	0 m ²
	4053 m ²	0 m ²	0 m ²	720 m ²	3333 m ²	603 m ²
BUILDING F						
LEVEL 1	952 m ²	0 m ²	0 m ²	162 m ²	790 m ²	151 m ²
LEVEL 2	958 m ²	0 m ²	0 m ²	118 m ²	840 m ²	151 m ²
LEVEL 3	957 m ²	0 m ²	0 m ²	117 m ²	840 m ²	151 m ²
<multiples>	958 m ²	0 m ²	0 m ²	118 m ²	840 m ²	151 m ²
ROOF	226 m ²	0 m ²	0 m ²	226 m ²	0 m ²	0 m ²
	4051 m ²	0 m ²	0 m ²	741 m ²	3310 m ²	603 m ²

STATISTICS - UNITS DESCRIPTION							
UNIT TYPE	BEDROOM	KITCHEN SINK	BATH SINK	TOILETS	SHOWER/ TUB	DISHWASHER	CLOTHES WASHER
BUILDING E							
TYPE A	2 BED	1	2	2	1	1	1
TYPE B	1 BED	1	2	1	1	1	1
TYPE C	1 BED	1	2	2	1	1	1
TYPE D	1 BED	1	1	1	1	1	1
TYPE E	2 BED	1	3	2	1	1	1
TYPE F	2 BED	1	2	2	1	1	1
TYPE G	1 BED	1	2	2	1	1	1
TYPE H	2 BED	1	2	2	1	1	1
TYPE I	2 BED	1	3	2	1	1	1
TYPE J	2 BED	1	3	2	1	1	1
BUILDING F							
TYPE A	2 BED	1	2	2	1	1	1
TYPE B	1 BED	1	2	1	1	1	1
TYPE C	1 BED	1	2	1	1	1	1
TYPE D	1 BED	1	1	1	1	1	1
TYPE E	2 BED	1	3	2	1	1	1
TYPE F	2 BED	1	2	2	1	1	1
TYPE G	1 BED	1	2	2	1	1	1
TYPE H	2 BED	1	2	2	1	1	1
TYPE I	2 BED	1	3	2	1	1	1
TYPE J	2 BED	1	3	2	1	1	1

FOR SPC
FILE NUMBER D07-12-24-0120
PLAN NUMBER #192081 SITE PLAN - BLOCK 17
A301 1:150

0 1 5 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.

P1	NOTES SPÉCIFIQUES AUX PLANS D'ÉTAGES
#	Description
P1	Text



LEVEL 1
1:150

PROJECT

NAVAN ROAD
DEVELOPMENT

2983, Navan Road, Orleans,
ON K2C 7G4

OWNER



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

ARCHITECTURAL



(418) 651-8954
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BOURGEOIS
QUÉBEC (QC) G1W 2N4
PMAARCHITECTES.COM



53, 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 K2G 3G4

ARCHITECT SEAL

REVISIONS

NO	DESCRIPTION	DATE
1	100 CITY REVIEW	2024-01-17

NOTE

IT IS THE RESPONSIBILITY OF THE APPROPRIATE
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS
ON THE SITE AND TO REPORT ALL ERRORS AND/OR
OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS
MUST COMPLY WITH ALL PERTINENT CODES AND BY-
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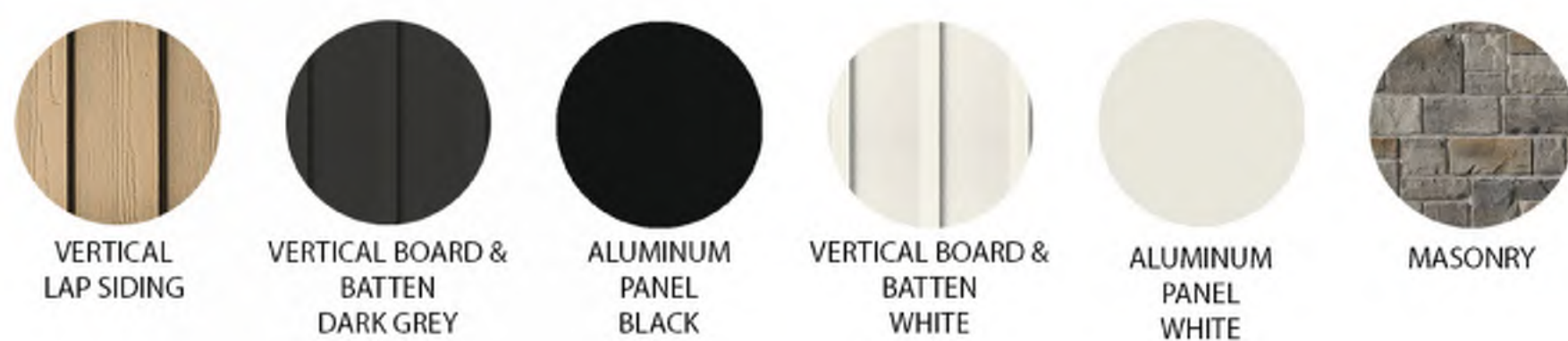
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DATE 2024-04-23	DESIGNED P.POMERLEAU
PROJECT No 20054	DRAWN P.POMERLEAU
	CHECKED P.MARTIN
SHEET TITLE	

GROUND FLOOR BUILDINGS E & F

SHEET No

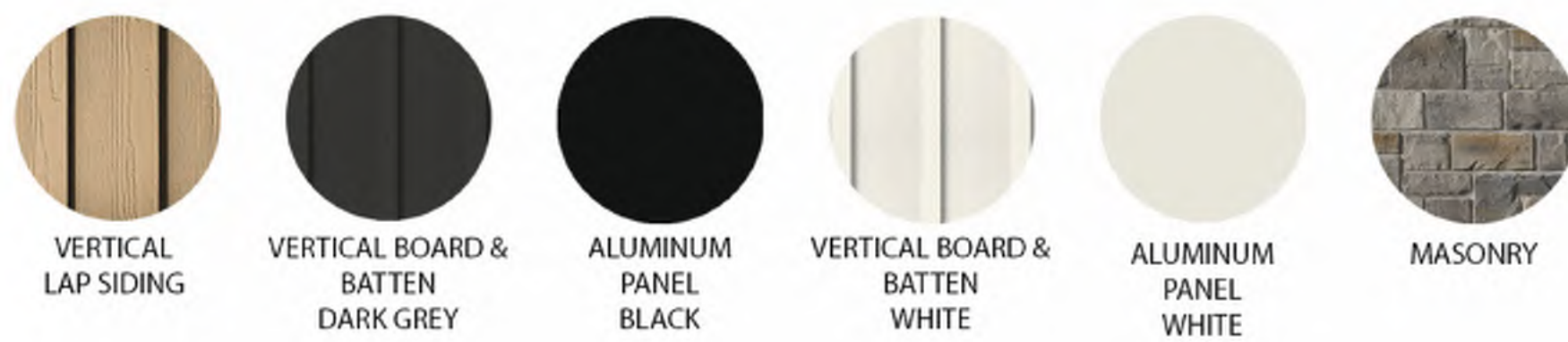
A202



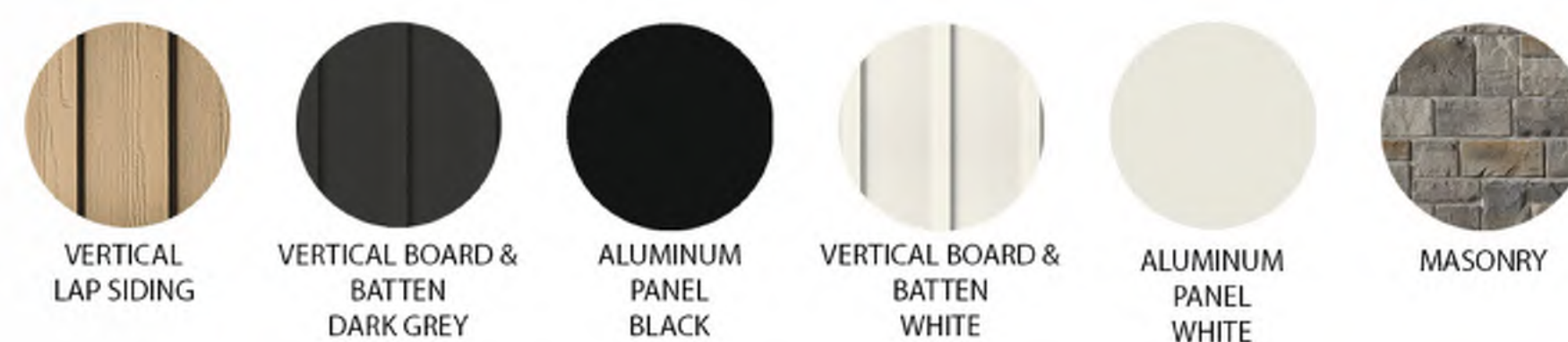
1 EAST ELEVATION - BUILDING F
A101 1:150



2 SOUTH ELEVATION - BUILDING F
A101 1 : 150



3 WEST ELEVATION - BUILDING F
A101 1:150



4 SOUTH ELEVATION - BUILDING F
A101 1:150

[illegible]

NOTI

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DATE	DESIGNED
2024-04-23	P.POMERLEAU
	DRAWN
	P.POMERLEAU
PROJECT No	CHECKED
20054	P.MARTIN
	SHEET TITLE

ELEVATION BUILDING F

SHEET NO.

A302

[illegible]

NOTI

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DATE	DESIGNED
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DRAWN BY: _____

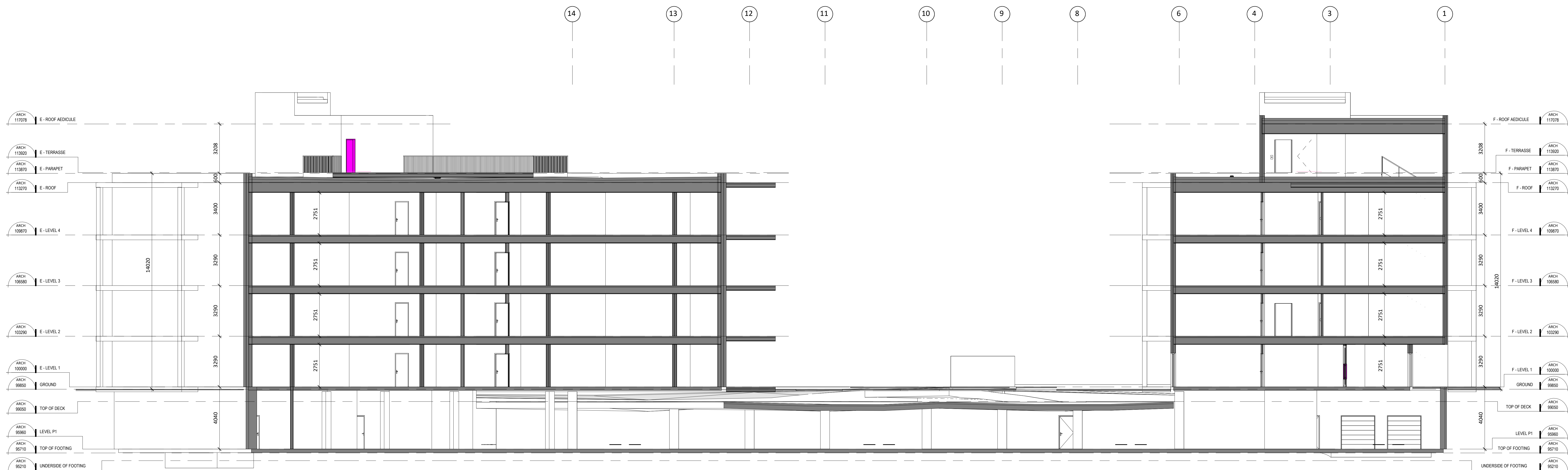
PROJECT No	CHECKED
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SHEET TITLE

GENERAL SECTION

SHEET NO.

A351



1 GENERAL SECTION

1:100