

20054

NAVAN DEVELOPMENT - BLOCK 15

TITLE PAGE

A001	TITLE PAGE
A100	GLOBAL SITE PLAN
A101	SITE PLAN - BUILDING C & D
A201	LEVEL U1
A202	GROUND FLOOR - BUILDING C & D
A203	2ND TO 4TH FLOOR - BUILDING C & D
A204	ROOF PLAN - BUILDING C & D
A301	ELEVATION - BUILDING C
A302	ELEVATION - BUILDING D
A351	GENERAL SECTION

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-BOURGEOIS
QUÉBEC (QC) G1W 2M4
PMAARCHITECTES.COM53, 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 7X6

SURVEYOR

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

ARCHITECT SEAL



REVISIONS

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2020-04-02
2	FOR CITY REVIEW	2020-04-23
3	FOR CITY REVIEW	2020-05-12
4	FOR CITY REVIEW	2020-05-25
5	FOR CITY REVIEW	2020-06-04
6	FOR CITY REVIEW	2022-01-26
7	FOR COORDINATION	2022-01-08
8	FOR COORDINATION	2022-01-01
9	FOR COORDINATION	2022-01-14
10	FOR COORDINATION	2021-01-03
11	FOR COORDINATION	2021-08-30
12	FOR COORDINATION	2021-08-30
13	FOR COORDINATION	2021-08-30
14	FOR COORDINATION	2021-08-30
15	FOR COORDINATION	2021-08-30
16	FOR COORDINATION	2021-08-30
17	FOR COORDINATION	2021-08-30
18	FOR COORDINATION	2021-08-30
19	FOR COORDINATION	2021-08-30
20	FOR COORDINATION	2021-08-30

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-
LAWS. DO NOT SCALE DRAWINGS.THIS DOCUMENT AND ITS CONTENT IS COPYRIGHTED.
ANY REPRODUCTION IS PROHIBITED UNLESS GRANTED
BY THE ARCHITECT.FOR SPC
FILE NUMBER **D07-12-24-0128**
PLAN NUMBER **#19207**DATE
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)	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		
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:	~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
MAXIMUM DENSITY	NO MAX.	102 units/net ha
MINIMUM LOT WIDTH	NO MIN.	5.8 m
MINIMUM LOT AREA	NO MIN.	174 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
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/main 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 D (CORNER UNIT):	236 m ²
TOWNHOUSE D:	225 m ²

TOTAL MODEL 01 (A8BB8BBA)	1,968 m ²
TOTAL MODEL 02 (A8BB8BBA)	1,729 m ²
TOTAL MODEL 03 (A8BB8BA)	1,490 m ²
TOTAL MODEL 04 (CDDCDDC)	1,611 m ²
TOTAL MODEL 05 (CDDCDDC)	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.

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

ARCHITECTURAL

(418) 651-8954
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BORGEIS
QUÉBEC (QC) G1W 2H4
PMAARCHITECTES.COM53, 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 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

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-
LAWS. DO NOT SCALE DRAWINGS.THIS DOCUMENT AND ITS CONTENT IS COPYRIGHTED.
ANY REPRODUCTION IS PROHIBITED UNLESS GRANTED
BY THE ARCHITECT.FOR SPC
FILE NUMBER **D07-12-24-0128**
PLAN NUMBER **#19207**DATE
2025-03-02DESIGNED
P.POMERLEAUDRAWN
P.POMERLEAUPROJECT No
20054CHECKED
P.MARTIN

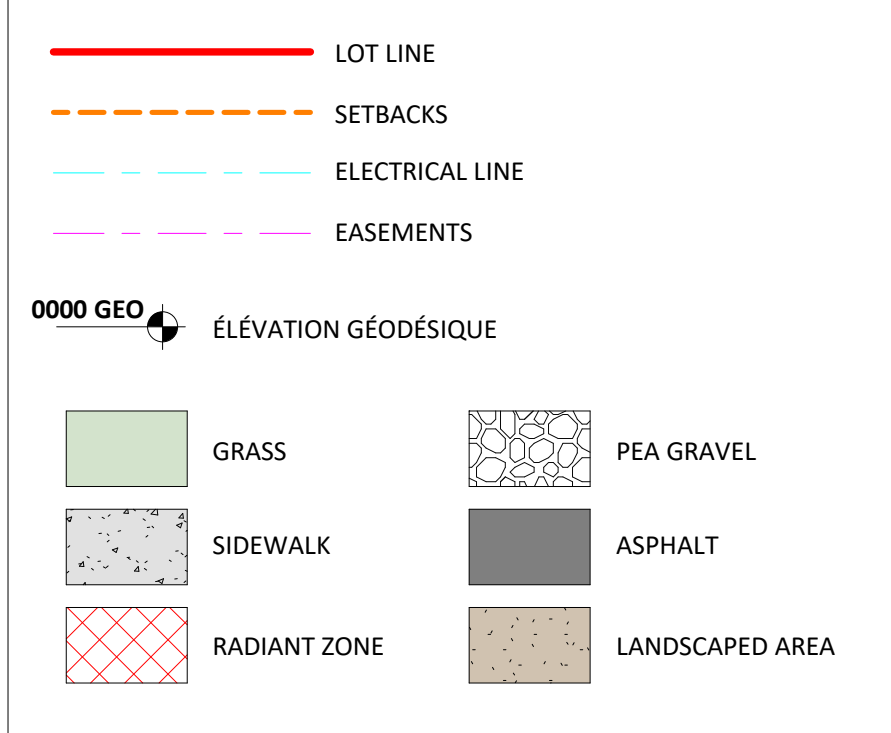
SHEET TITLE

SITE PLAN - BUILDING C & D

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:	~5,398.92 m ² (0.54ha)
UNITS	
BUILDING C:	
RESIDENTIAL:	47 UNITS
BUILDING D:	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACES:	~840 m ²
TOTAL NUMBER OF UNITS:	83 UNITS
TOTAL COMMERCIAL SPACES:	~840 m ²
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 16 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 D:	
R12 - APARTEMENTS	1.0 p/unit = 47 47 (UNDERGROUND)
VISITOR:	0.2 p/unit = 9.6 9 (UNDERGROUND)
BUILDING C:	
R12 - APARTEMENTS	1.0 p/unit = 36 36 (UNDERGROUND)
VISITOR:	0.2 p/unit = 7.2 7 (UNDERGROUND)
N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 30.4 32 (EXTERIOR)
TOTAL:	131

NUMBER OF CAR PARKING				NUMBER OF BIKE PARKING		
TYPE OF PARKING	LEVEL	NUMBER	SYMBOL	TYPE	LEVEL	NUMBER
PARKING - COMMERCIAL	GROUND	32	C	BIKE - COMMERCIAL	GROUND	4
PARKING - RESIDENTIAL	LEVEL U1	82	R	BIKE - RESIDENTIAL	LEVEL U1	63
PARKING - VISITOR	LEVEL U1	18	R			
TOTAL		132				63

STATISTICS - NUMBER OF UNITS - BUILDING C				STATISTICS - AMENITY AREA - BUILDING C		
TYPE	NUMBER	AV. AREA	DISTRIBUTION	TYPE	AREA	REQUESTED
1 BED	18	53 m ²	50%	AMENITY COMMUNAL	147 m ²	(36*6)*0.5=108m2
2 BED	18	81 m ²	50%	AMENITY PRIVATE	452 m ²	(36*6)*0.5=108m2
	36	133 m ²			600 m ²	
STATISTICS - NUMBER OF UNITS - BUILDING D				STATISTICS - AMENITY AREA - BUILDING D		
TYPE	NUMBER	AV. AREA	DISTRIBUTION	TYPE	AREA	REQUESTED
1 BED	26	53 m ²	55%	AMENITY COMMUNAL	147 m ²	(47*6)*0.5=141m2
2 BED	21	81 m ²	45%	AMENITY PRIVATE	590 m ²	(47*6)*0.5=141m2
	47	134 m ²			738 m ²	

GFA - CITY OF OTTAWA - BUILDING C		GFA - CITY OF OTTAWA - BUILDING D	
LEVEL	AREA	LEVEL	AREA
C - LEVEL 1	792 m ²	C - LEVEL 1	682 m ²
C - LEVEL 2	803 m ²	C - LEVEL 2	803 m ²
C - LEVEL 3	803 m ²	C - LEVEL 3	803 m ²
C - LEVEL 4	803 m ²	C - LEVEL 4	803 m ²
TOTAL	3200 m ²	TOTAL	3092 m ²

GROSS FLOOR AREA						
LEVEL	GFA	PARKING	COMMERCIAL	COMMON	RESIDENTIAL	BALCONIES
LEVEL U1	3681 m ²	3681 m ²	0 m ²	0 m ²	0 m ²	0 m ²
	3681 m ²	3681 m ²	0 m ²	0 m ²	0 m ²	0 m ²

BUILDING C						
LEVEL 1	951 m ²	0 m ²	840 m ²	111 m ²	0 m ²	0 m ²
LEVEL 2	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
LEVEL 3	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
LEVEL 4	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
ROOF	213 m ²	0 m ²	0 m ²	213 m ²	0 m ²	0 m ²
	4040 m ²	0 m ²	840 m ²	664 m ²	2535 m ²	452 m ²

BUILDING D						
LEVEL 1	952 m ²	90 m ²	0 m ²	139 m ²	723 m ²	138 m ²
LEVEL 2	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
LEVEL 3	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
LEVEL 4	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
ROOF	213 m ²	0 m ²	0 m ²	213 m ²	0 m ²	0 m ²
	4040 m ²	90 m ²	0 m ²	692 m ²	3258 m ²	590 m ²

STATISTICS - UNITS DESCRIPTION						
UNIT TYPE	BEDROOM	KITCHEN SINK	BATH SINK	TOILETS	SHOWER/TUB	SHOWER

BUILDING C						
TYPE A	2 BED	1	2	2	1	1
TYPE B	1 BED	1	2	1		1
TYPE C	1 BED	1	2	2	1	
TYPE D	1 BED	1	1	1		
TYPE E	2 BED	1	3	2	1	1
TYPE F	2 BED	1	2	2	1	
TYPE H	2 BED	1	2	2	1	1
TYPE I	2 BED	1	3	2	1	1
TYPE J	2 BED	1	3	2	1	1

BUILDING D						
TYPE A	2 BED	1	2	2	1	1
TYPE B	1 BED	1	2	1		1
TYPE C	1 BED	1	2	2	1	
TYPE D	1 BED	1	1	1		
TYPE E	2 BED	1	3	2	1	1
TYPE F	2 BED	1	2	2	1	
TYPE G	1 BED	1	2	2	1	
TYPE H	2 BED	1	2	2	1	1
TYPE I	2 BED	1	3	2	1	1
TYPE J	2 BED	1	3	2	1	1

plateau PALEO Heights

plateau PALEO Heights

NORTH

FIRE HYDRANT

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

45m MAX. FROM SIAMISE

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

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

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

TERRASSES

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2024-03-01
2	FOR CITY REVIEW	2024-03-13
3	FOR CITY REVIEW	2024-07-17
4	FOR CITY REVIEW	2024-03-01

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-
LAWS. DO NOT SCALE DRAWINGS.

THIS DOCUMENT AND ITS CONTENT IS COPYRIGHTED.
ANY REPRODUCTION IS PROHIBITED UNLESS GRANTED
BY THE ARCHITECT.

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

DATE
2025-03-02

DESIGNED
P.POMERLEAU

DRAWN
P.POMERLEAU

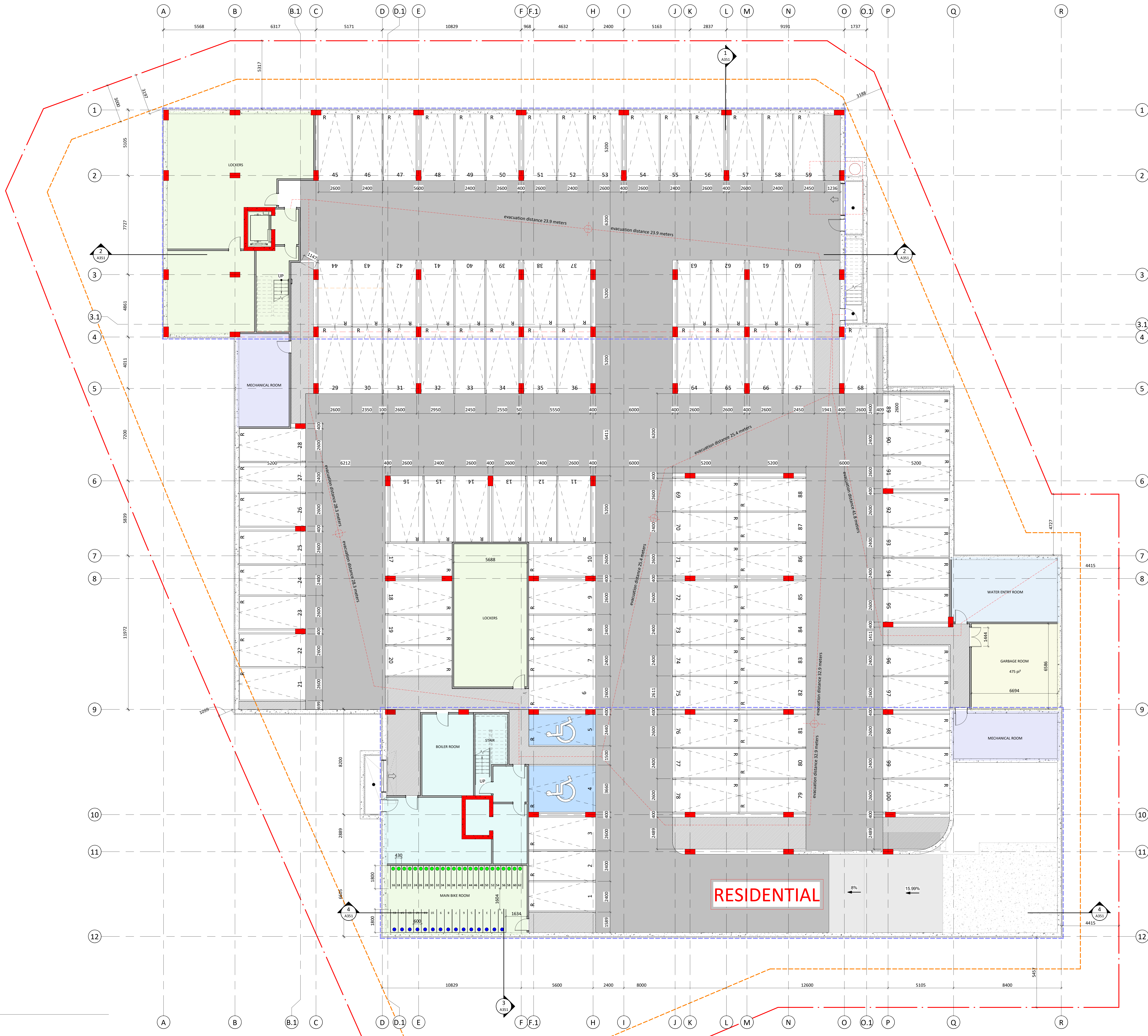
PROJECT NO
20054

CHECKED
P.MARTIN

SHEET TITLE

LEVEL U1

SHEET NO
A201



NO	DESCRIPTION	DATE
6	FOR CITY REVIEW	2024-03-02
4	FOR REVIEW ONLY	2024-10-23
2	FOR CITY REVIEW	2024-07-17
1	FOR CITY REVIEW	2024-03-02

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-
LAWS. DO NOT SCALE DRAWINGS.

THIS DOCUMENT AND ITS CONTENT IS COPYRIGHTED.
ANY REPRODUCTION IS PROHIBITED UNLESS GRANTED
BY THE ARCHITECT.

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

DATE
2025-03-02

DESIGNED
P.POMERLEAU

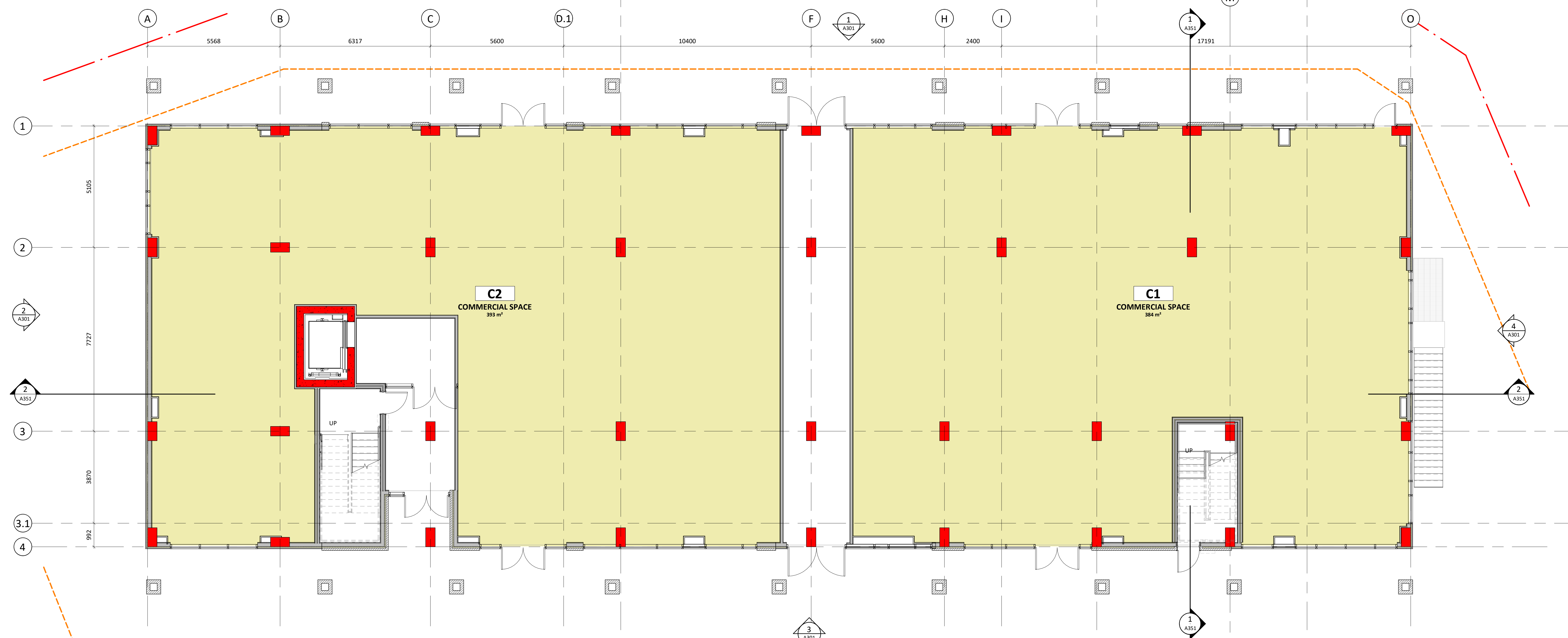
DRAWN
P.POMERLEAU

PROJECT No
20054

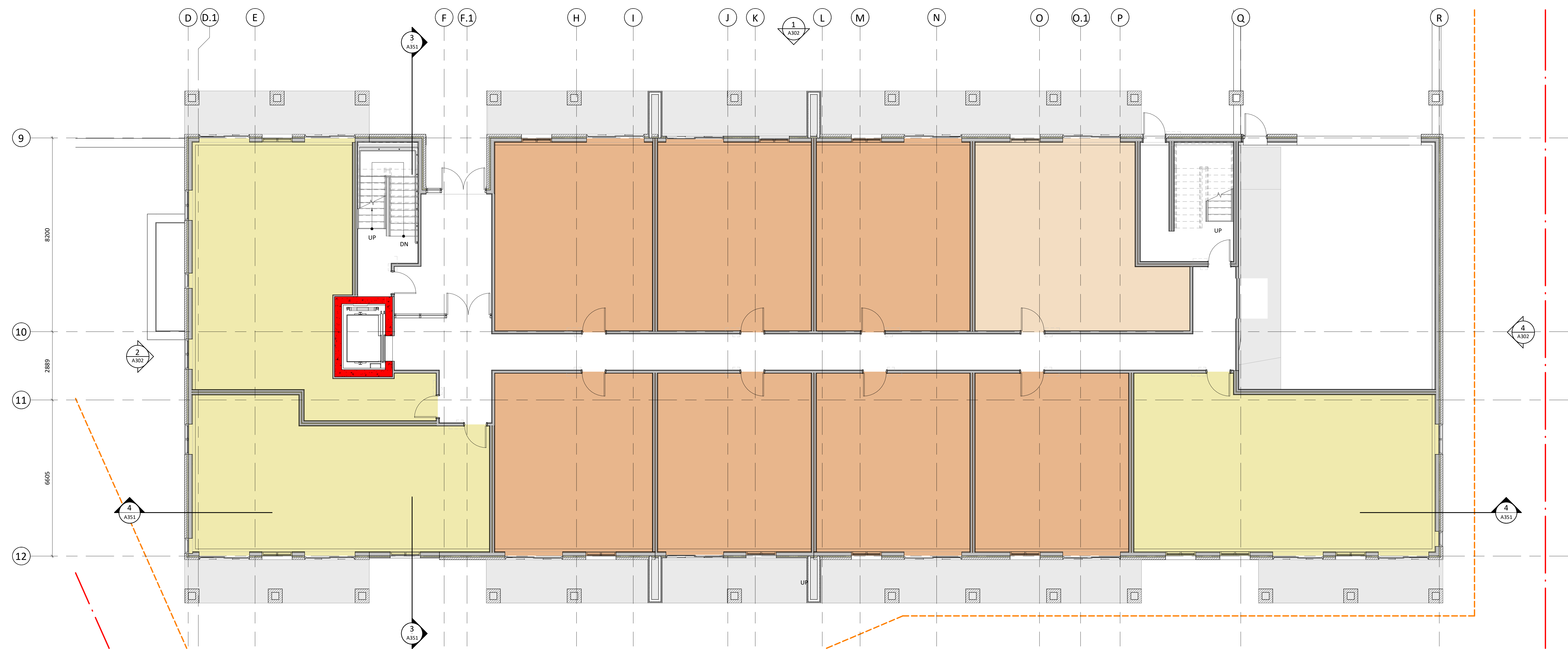
CHECKED
P.POMERLEAU

SHEET TITLE

GROUND FLOOR - BUILDING C &
D



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	2024-03-02
4	FOR REVISION 20%	2024-03-12
2	FOR CITY REVIEW	2024-07-17
1	FOR CITY REVIEW	2024-03-02

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-
LAWS. DO NOT SCALE DRAWINGS.

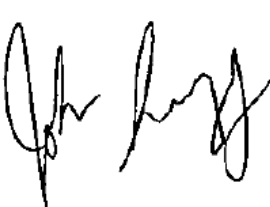
THIS DOCUMENT AND ITS CONTENT IS COPYRIGHTED.
ANY REPRODUCTION IS PROHIBITED UNLESS GRANTED
BY THE ARCHITECT.

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

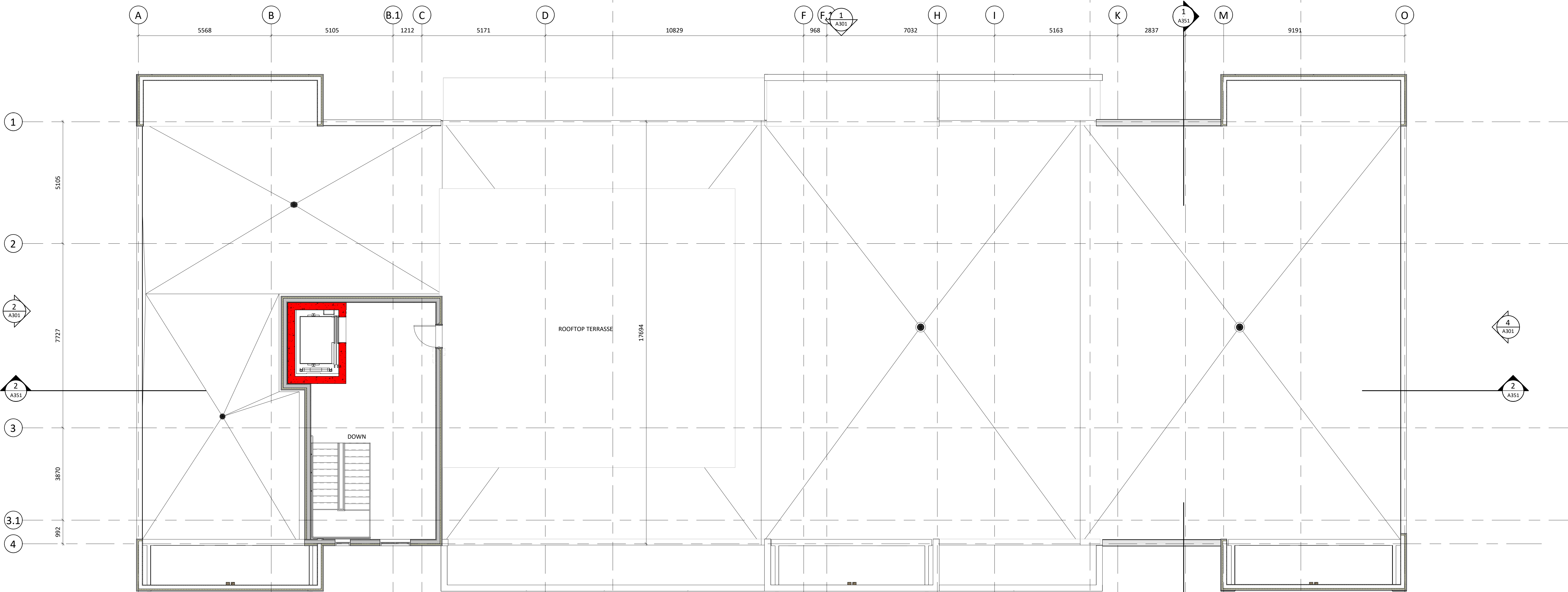
DATE 2025-03-02	DESIGNED P.POMERLEAU
	DRAWN P.POMERLEAU
PROJECT No 20054	CHECKED P.MARTIN

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

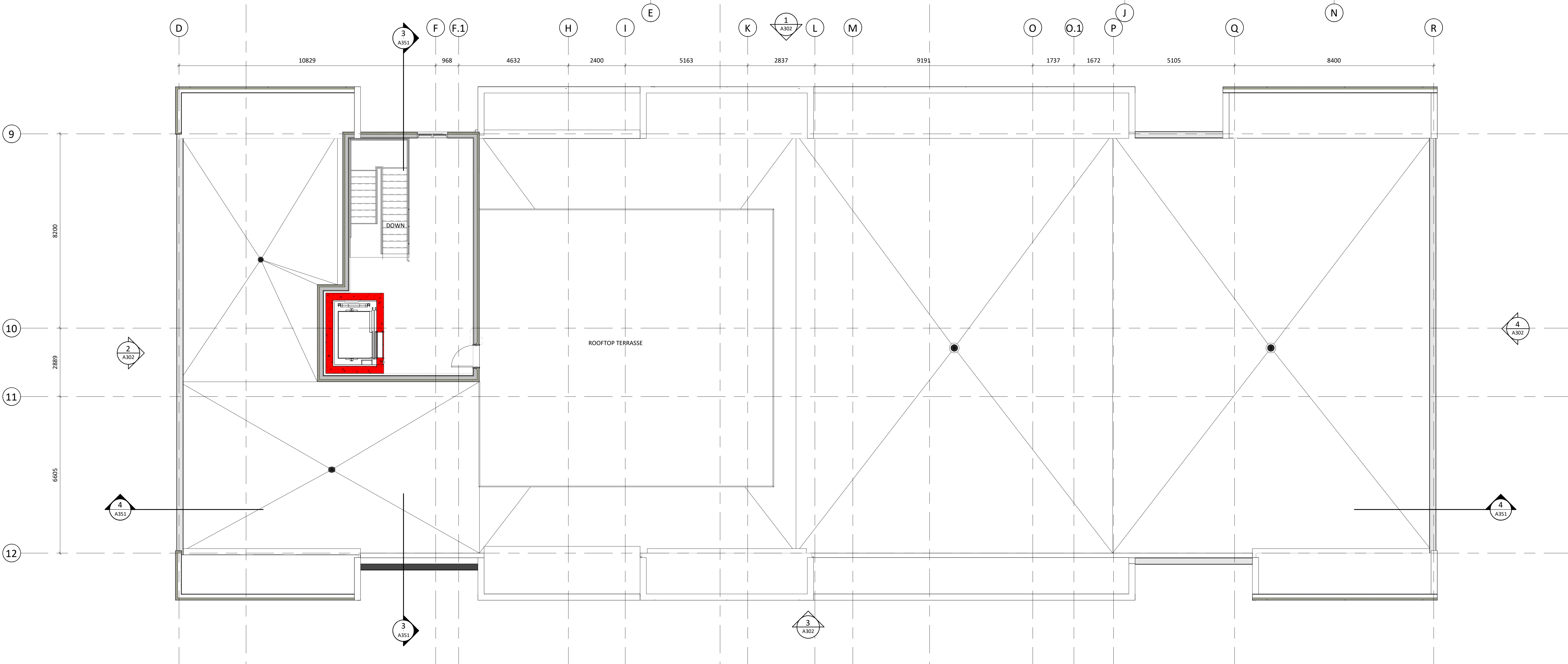



JOHN SEVIGNY C.E.T.
MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 5:10 pm, Sep 02, 2026



1 BUILDING C - ROOF LEVEL
1:75



2 BUILDING D - ROOF LEVEL
1:75

PROJECT

NAVAN ROAD
DEVELOPMENT

2983, Navan Road, Orleans,
ON K1C 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 2H4
PMAARCHITECTES.COM


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 7X6

SURVEYOR


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

ARCHITECT SEAL



REVISIONS

NO	DESCRIPTION	DATE
6	FOR CITY REVIEW	2024-03-02
4	FOR REVIEW ONLY	2024-10-23
2	FOR CITY REVIEW	2024-07-17
1	FOR CITY REVIEW	2024-03-02

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-
LAWS. DO NOT SCALE DRAWINGS.

THIS DOCUMENT AND ITS CONTENT IS COPYRIGHTED.
ANY REPRODUCTION IS PROHIBITED UNLESS GRANTED
BY THE ARCHITECT.

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

DATE
2025-03-02

DESIGNED
P.POMERLEAU

DRAWN
P.POMERLEAU

PROJECT No
20054

CHECKED
P.MARTIN

SHEET TITLE

ROOF PLAN - BUILDING C & D

SHEET No
A204



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



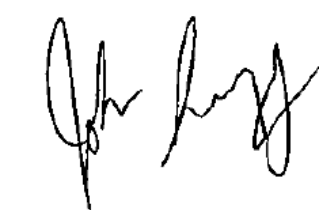
VERTICAL BOARD &
BATTEN
WHITE



ALUMINUM
PANEL
WHITE



MASONRY


JOHN SEVIGNY C.E.T.
MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

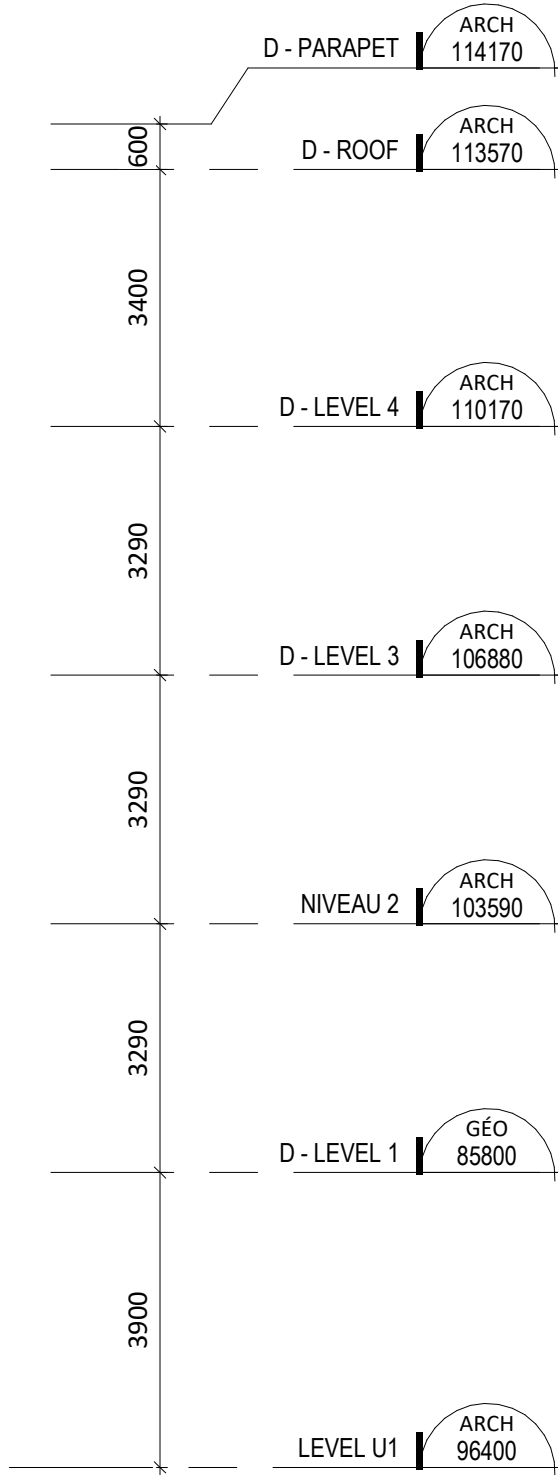
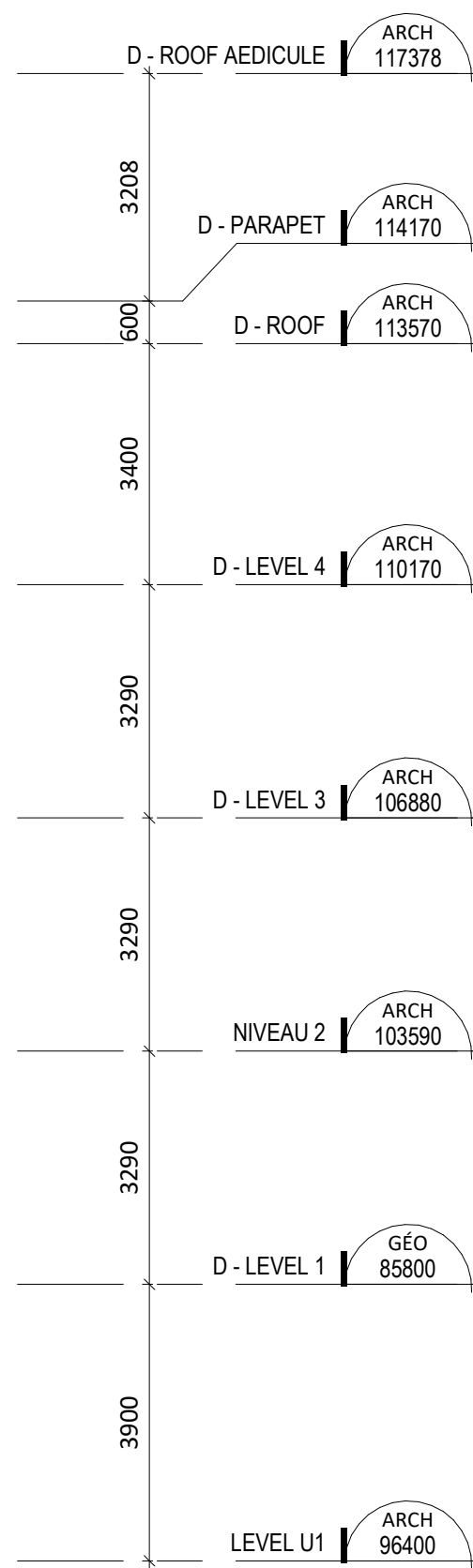
APPROVED
By sevignyjo at 5:10 pm, Sep 02, 2026



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



VERTICAL
LAP SIDING



VERTICAL BOARD &
BATTEN
DARK GREY



ALUMINUM
PANEL
BLACK



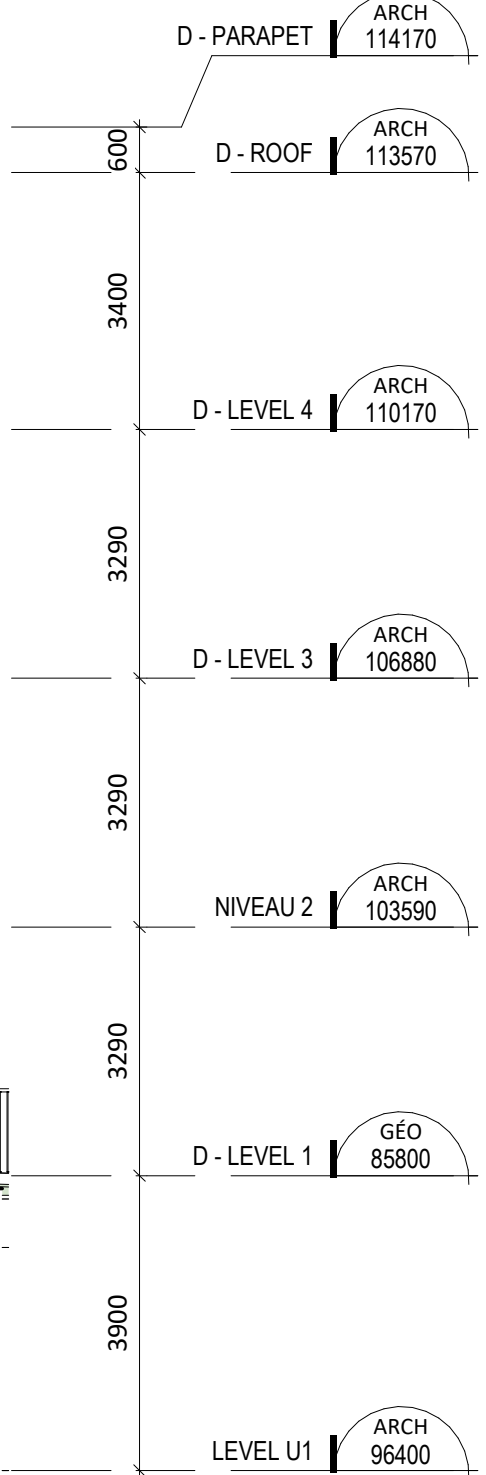
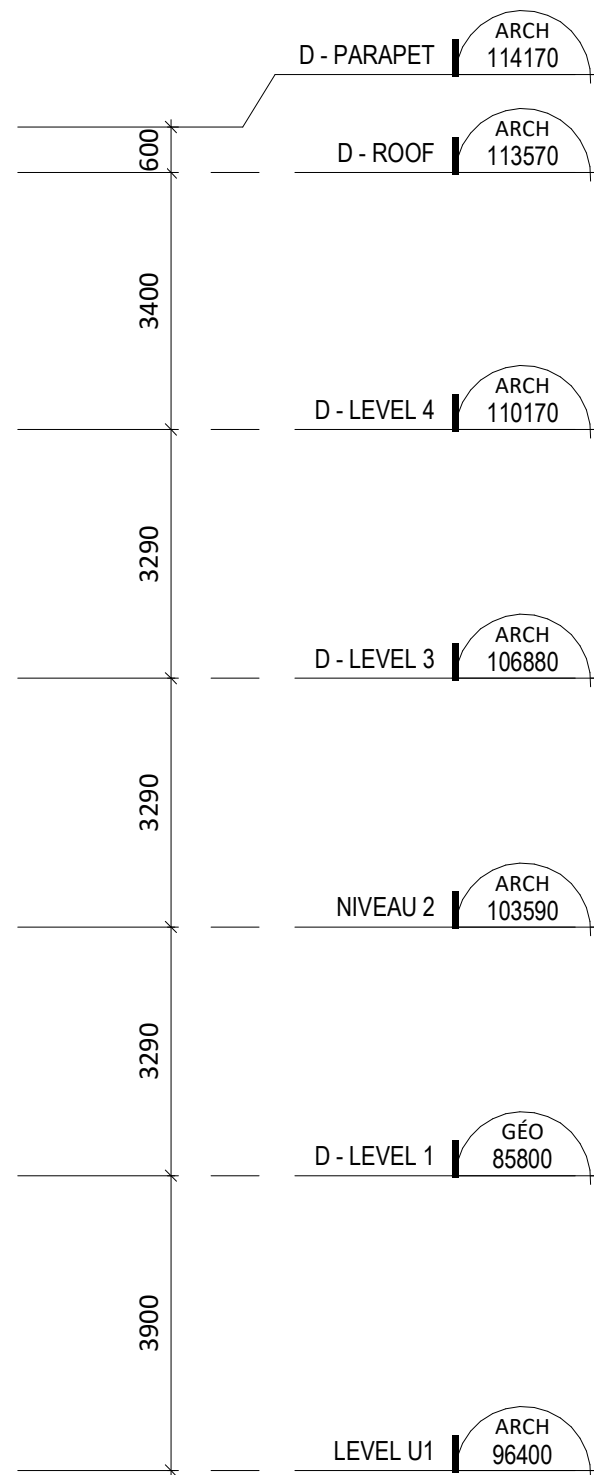
VERTICAL BOARD &
BATTEN
WHITE



ALUMINUM
PANEL
WHITE

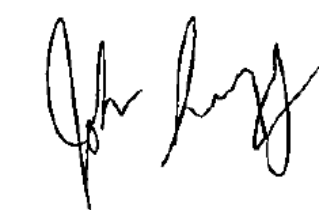


MASONRY



3 WEST ELEVATION - BUILDING D
A302 1:100

4 SOUTH ELEVATION - BUILDING D
A302 1:100


JOHN SEVIGNY C.E.T.
MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 5:10 pm, Sep 02, 2026

PROJECT

NAVAN ROAD
DEVELOPMENT

2983, Navan Road, Orleans,
ON K1C 7G4

OWNER


Heafey
GROUP

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

ARCHITECTURAL


PMA
ARCHITECTES

(418) 651-8954
INFO@PMAARCHITECTES.COM

3070, CHEMIN DES QUATRE-BOURGEOIS
QUÉBEC (QC) G1W 2H4
PMAARCHITECTES.COM


L'Atelier
architectes

53, BOUL. SAINT-RAYMOND,
GATINEAU, QC J8Y 1R1

CIVIL ENGINEERS / PLANNER


J.L. Richards

ENGINEERS - ARCHITECTS - PLANNERS

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

MECHANICAL & ELECTRICAL ENGINEERS


M&E
ENGINEERING

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

SURVEYOR


Stantec

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

ARCHITECT SEAL


ONTARIO ASSOCIATION
OF
ARCHITECTS
PIERRE MARTIN
LICENCE
8767

REVISIONS

NO	DESCRIPTION	DATE
6	FOR CITY REVIEW	2024-03-02
4	FOR REVIEW ONLY	2024-10-12
2	FOR CITY REVIEW	2024-07-17
1	FOR CITY REVIEW	2024-03-02

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-
LAWS. DO NOT SCALE DRAWINGS.

THIS DOCUMENT AND ITS CONTENT IS COPYRIGHTED.
ANY REPRODUCTION IS PROHIBITED UNLESS GRANTED
BY THE ARCHITECT.

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

DATE
2025-03-02

DESIGNED
P.POMERLEAU

DRAWN
P.POMERLEAU

PROJECT No
20054

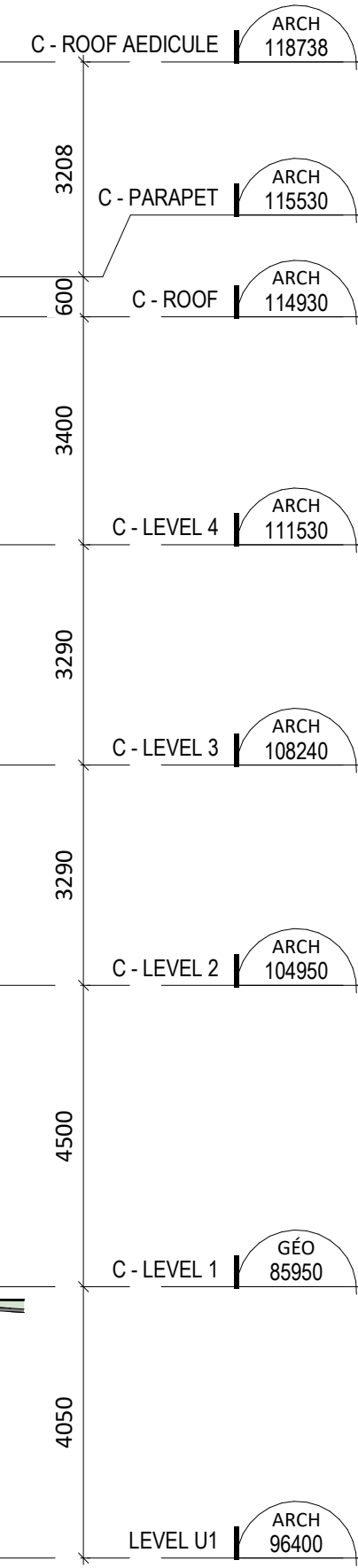
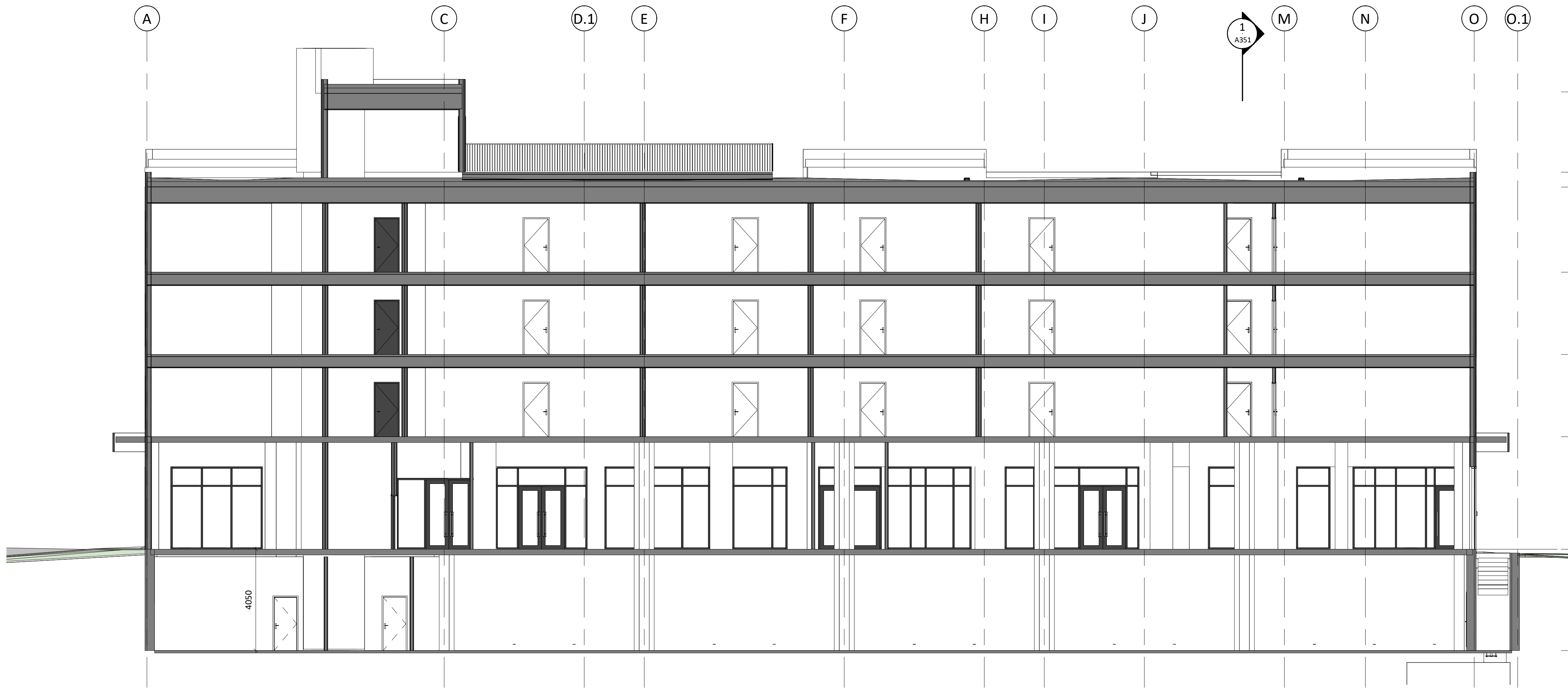
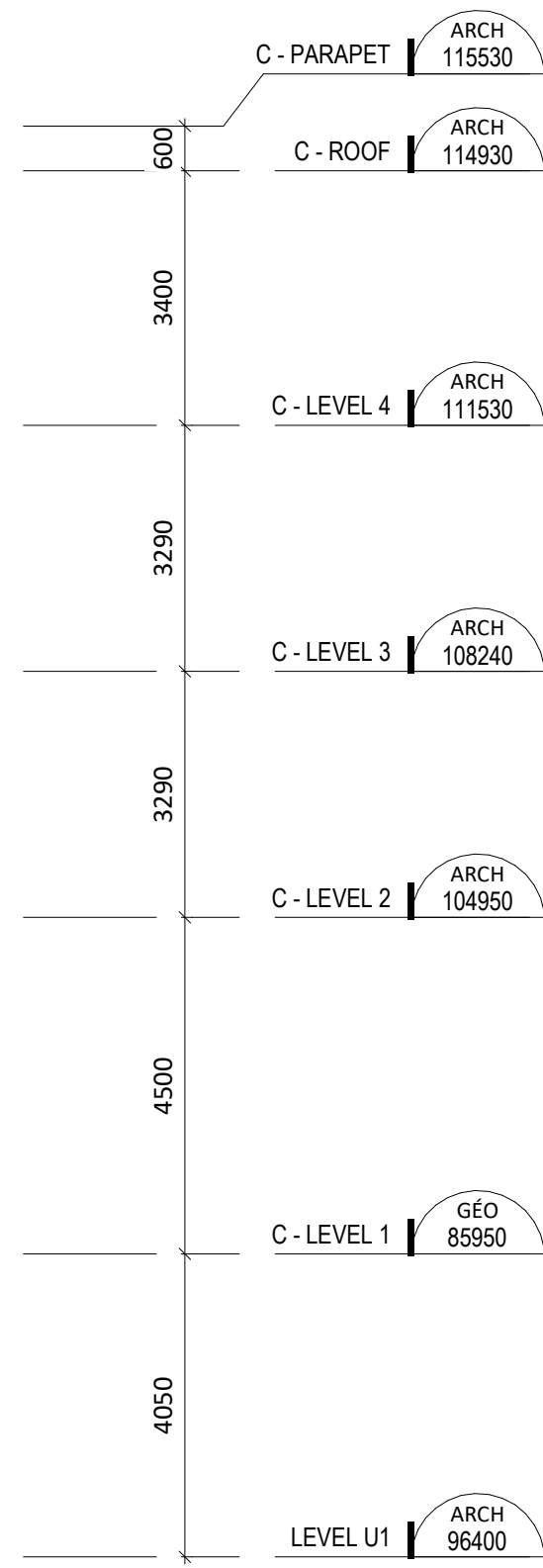
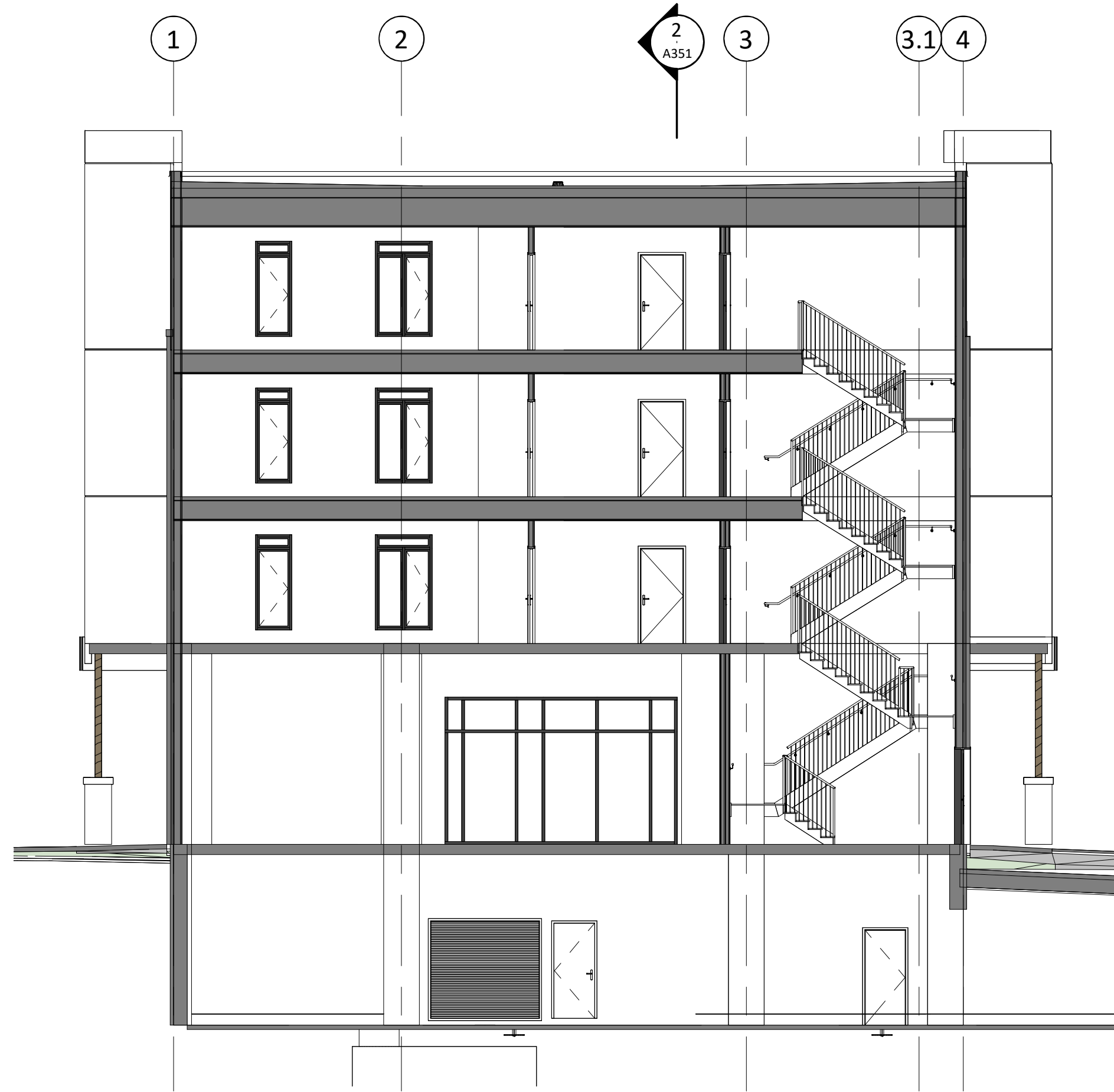
CHECKED
P.MARTIN

SHEET TITLE

ELEVATION - BUILDING D

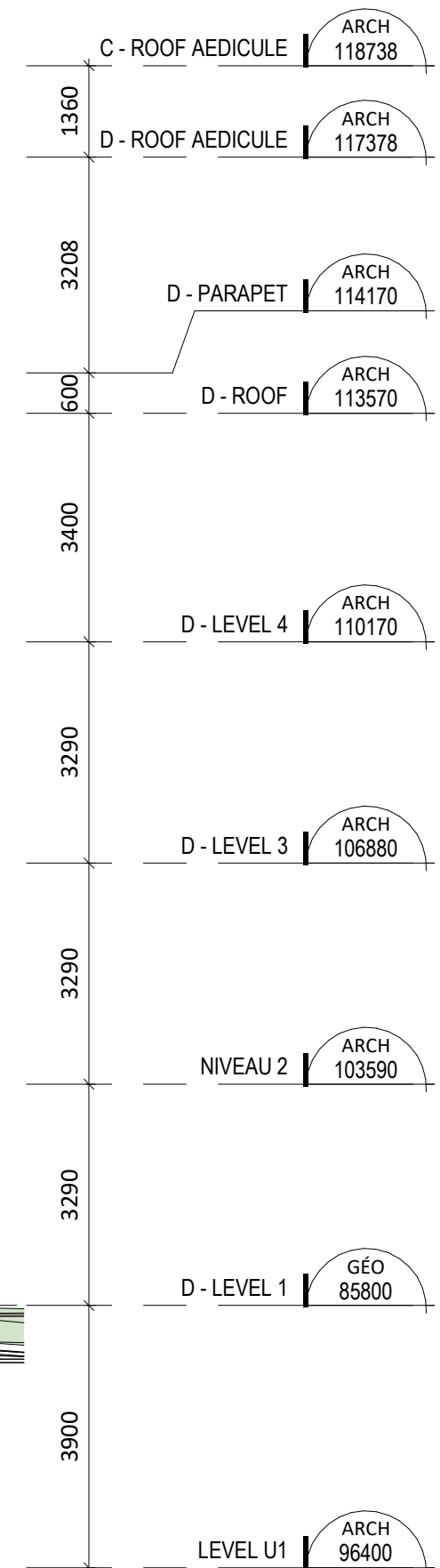
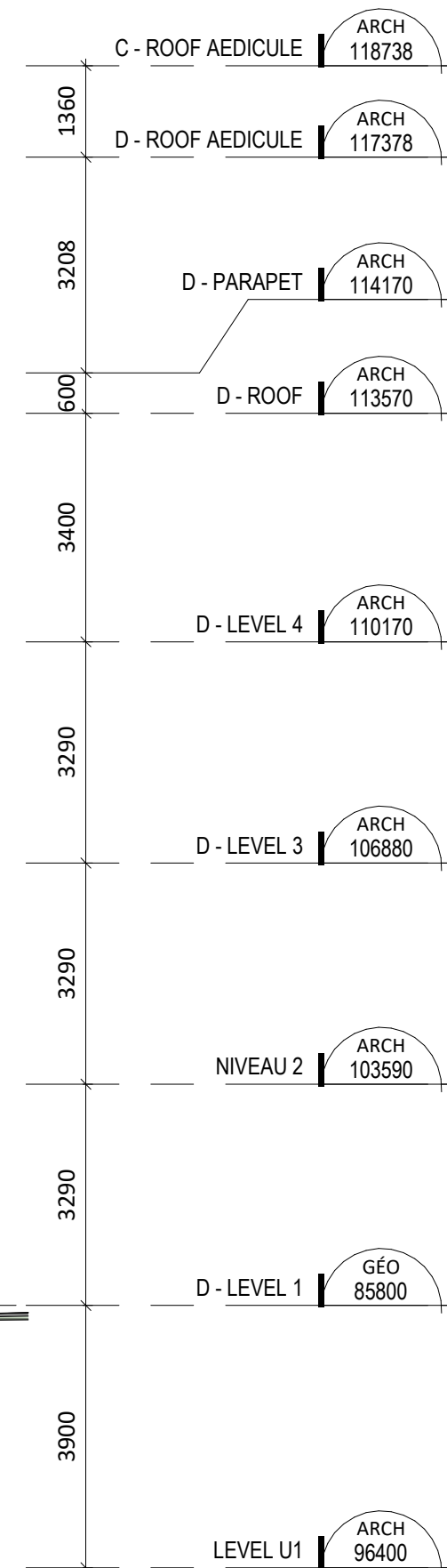
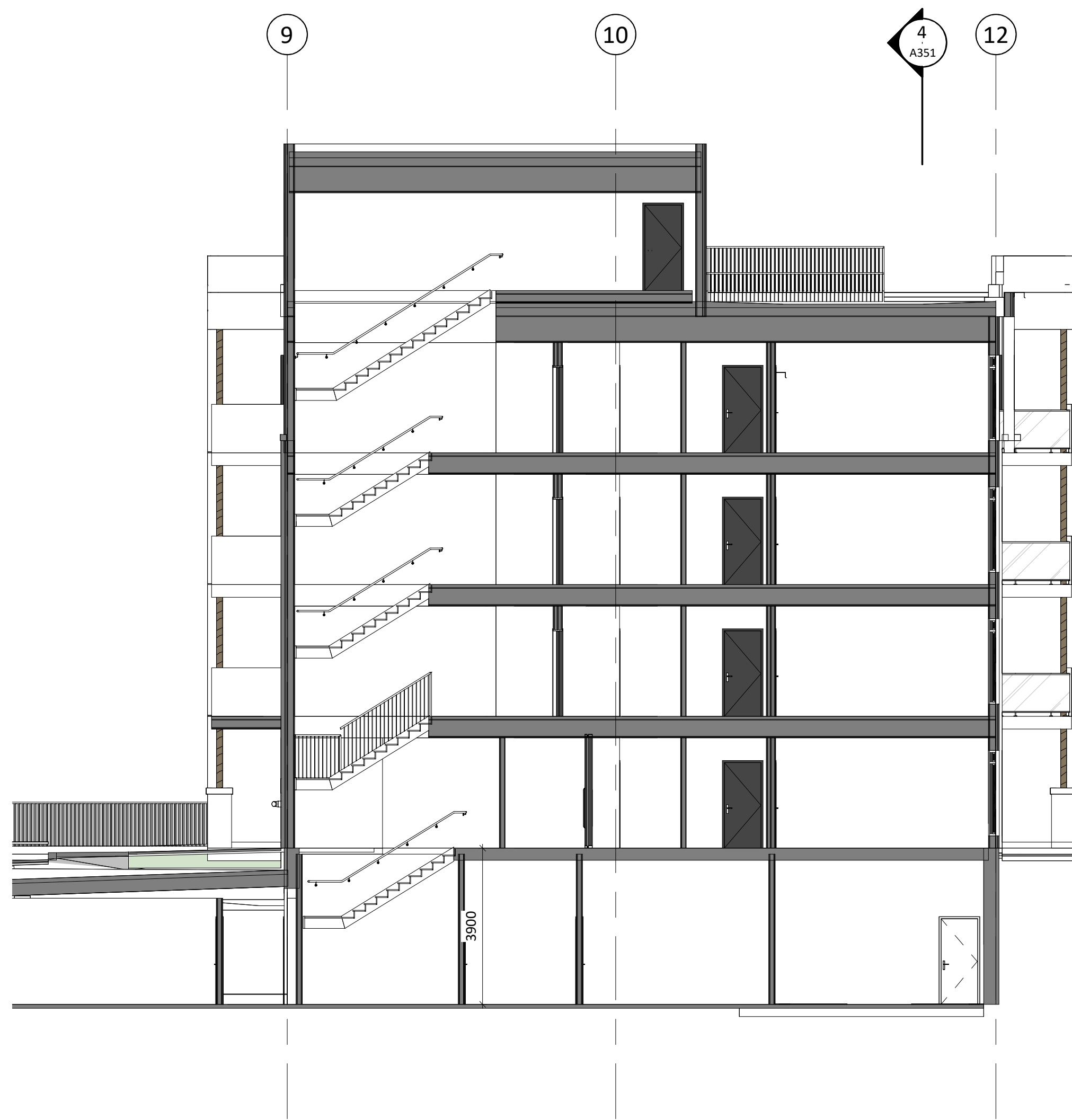
SHEET No
A302

Autodesk Docs://NAVAN ROAD/2054_DEV/NAVAN_CONDO_15_R24.rvt



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

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

ARCHITECTURAL

PMA
PMA ARCHITECTES

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

L'Atelier
architectes

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

CIVIL ENGINEERS / PLANNER

J.L.Richards
ENGINEERS - ARCHITECTS - PLANNERS

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

MECHANICAL & ELECTRICAL ENGINEERS

M&E
ENGINEERING

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

SURVEYOR

Stantec

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

ARCHITECT SEAL



REVISIONS

NO	DESCRIPTION	DATE
6	FOR CITY REVIEW	2024-03-02
4	FOR REVISION 20%	2024-10-23
2	FOR CITY REVIEW	2024-07-17
1	FOR CITY REVIEW	2024-03-02

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-
LAWS. DO NOT SCALE DRAWINGS.

THIS DOCUMENT AND ITS CONTENT IS COPYRIGHTED.
ANY REPRODUCTION IS PROHIBITED UNLESS GRANTED
BY THE ARCHITECT.

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

DATE
2025-03-02

DESIGNED
P.POMERLEAU

DRAWN
P.POMERLEAU

PROJECT No
20054

CHECKED
P.MARTIN

SHEET TITLE

GENERAL SECTION

SHEET No

A351