

CLIENT
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4329163 CANADA INC.
6310 HAZELDEAN ROAD
P.O. BOX 1791
STITTSVILLE, ON K2S 1B4

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FOTENN PLANNING
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MAXIME FRAPPIER
ACDF ARCHITECTURE
201, 6250 RUE HUTCHISON, MONTREAL, QUEBEC H2V 4C3

CIVIL ENGINEER
MAXIME LONGTIN
5430 CANOTEK RD, OTTAWA, ON
SURVEYOR

PROJECT DESCRIPTION:

PROPOSED DESIGN	2 RESIDENTIAL BUILDING
BUILDING 01	12 STOREY
BUILDING 02	21 STOREY
LOCAL AUTHORITY	CITY OF OTTAWA
PNL NUMBER	04933.0270, 0271, 0272
MUNICIPAL ADDRESS	6310 HAZELDEAN ROAD
LEGAL DESCRIPTION	Part of lot 22, concession 12, Geographic Township of Oubourne, City of Ottawa

SITE INFORMATION:

LOT AREA	12,014 m ²
LOT FRONTAGE	152m
LOT DEPTH	78.5m

BUILDINGS INFORMATION:

BUILDING AREA 01	5,030 m ²
BUILDING AREA 02	1,329 m ²
BUILDING FLOOR AREA (ABOVE GRADE)	12,314 m ²
BUILDING 01 PROPOSED USE	HIGH-RISE DWELLING UNITS
BUILDING 02 PROPOSED USE	HIGH-RISE DWELLING UNITS
BUILDING 01 NUMBER OF UNITS	248
BUILDING 02 NUMBER OF UNITS	209
TOTAL NUMBER OF UNITS	457

PROJECT ZONING BY LAW AND APPLICABLE BUILDING CODE:

ZONING TABLE	AMM2102 S65 Provisions	PROPOSED
MINIMUM LOT AREA	No minimum	12,314 m ²
MINIMUM LOT WIDTH	No minimum	154 m
MINIMUM FRONT YARD SETBACK	3 m	Building 01: 0.3 m Building 02: 0.3 m
MINIMUM INTERIOR SIDE YARD SETBACK	EAST: 10 m WEST: 3 m	Building 01 (East): N/A Building 01 (West): 0.2 m Building 02 (East): 10.2 m Building 02 (West): N/A
MINIMUM REAR YARD SETBACK	10 m	8.2 m
MINIMUM BUILDING HEIGHT	Area A: 41 m Area B: 67.7 m Area C: 24 m Area D: 11.4 m Area E: 0 m	Area A: 38.5 m Area B: 65.37 m Area C: 24 m Area D: 11.4 m Area E: 0 m
MINIMUM SETBACK ABOVE 4 th FLOOR FOR ANY PORTION OF A BUILDING 19 FLOOR OR MORE	1.5 m	Building 1: 1.5 m Above the 4 th floor for a portion of building, no set back for remainder Building 2: 0 m (no setbacks)
MINIMUM FLOOR SPACE INDEX	N/A	N/A
AMENITY AREA	Building 01 Private Amenities: 7,736 m ² Building 02 Private Amenities: 2415.29 m ² Communal: 50% of the required total amenity area (1,368 m ²)	Total 6 m ² / Dwelling unit: 2,736 m ² Total Private Amenities: 1191.51 m ² Total Private Amenities: 2415.29 m ² Total Private Amenities: 3608 m ² Internal Communal Amenities: 720 m ² External Communal Amenities: 2363.3 m ² Total Communal Amenities: 3083.3 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²	
MINIMUM INTERIOR SIDE AND REAR YARD SETBACK	Area B on Schedule 402	11.5 m
MINIMUM SEPARATION DISTANCE BETWEEN TOWERS ON THE SAME LOT	Area B on Schedule 402	19 m
ORNAMENTAL ELEMENTS SUCH AS SILLS, BELT COURSES, CORNICES, PARAPETS AND PLASTER	Table 65(3)	0.6 m, but not closer than 0.6 m to a lot line
MINIMUM VEHICLE PARKING SPACE RATE	Unit: 0.75 space/unit (343 spaces)	464 spaces
VEHICLE PARKING SIZE	2.6 wide x 5.2 m long 70% percent of spaces may be reduced to 2.4 x 4.6 m for compact cars	447 (2.6 x 5.2 m), includes visitors 92 (2.4 x 4.6 m) 7 (Accessible type A) and 7 (Accessible type B) Total: 556
MINIMUM VISITOR PARKING SPACE	0.2 spaces/unit (91 spaces)	92 spaces (2.6 x 5.2 m)
MINIMUM WALKABLE AND DRIVEWAY SIDE SETBACK	Alot: 6 m Driveway (double traffic): min: 8 m Max: 6.7 m	6 m
MINIMUM LANDSCAPING PROVISIONS FOR PARKING LOTS	15% of the area of any parking lot provided as perimeter of interior landscape area.	Provided

Section 110

OUTDOOR REFUSE	1.5 m landscape buffer	Provided
Section 110	Located 3 m (minimum) from a lot line	East setback 12.6 m
	Screened from view by an opaque screen with a height of 2 m	South (Rear) setback 9 m
MINIMUM BICYCLE PARKING SPACE RATE	1 Space dwelling unit (457 spaces)	477 spaces
LOCATION OF BICYCLE PARKING SPACES	A maximum of 50% of the required bicycles spaces or 15 spaces which ever is greater may be in a landscape area	24 Exterior bicycle spaces
MINIMUM BICYCLE PARKING SPACE PROVISIONS	Section 111 Horizontal: 0.6 x 1.8 m Vertical: 0.2 x 1.5 m Stacked: 0.37 x 1.8 m Aisle: 1.5 m	Horizontal: 0.6 x 1.8 m provided Vertical: 0.2 x 1.5 m Aisle: 1.5 m provided

PROJECT STATISTICS:

GFA Calculation: (Zoning by Law Part 1- Definitions)

Building 01:	GROUND FLOOR	1069 m ²
2 nd FLOOR	1267 m ²	
3 rd FLOOR	1161 m ²	
4 th FLOOR	1917 m ²	
5 th FLOOR	1704 m ²	
6 th FLOOR	1896 m ²	
7 th FLOOR	1890 m ²	
8 th FLOOR	1040.30 m ²	
9 th FLOOR	1040.30 m ²	
10 th FLOOR	1040.30 m ²	
11 th FLOOR	1040.30 m ²	
12 th FLOOR	1040.30 m ²	
TOTAL	16,862 m ²	

Building 02:	GROUND FLOOR	850 m ²
2 nd FLOOR	1,142 m ²	
3 rd FLOOR	1,106 m ²	
4 th FLOOR	1,056 m ²	
5 th FLOOR	1,050 m ²	
6 th FLOOR	1,056 m ²	
7 th FLOOR	1,050 m ²	
8 th FLOOR	787 m ²	
9 th FLOOR	787 m ²	
10 th FLOOR	787 m ²	
11 th FLOOR	787 m ²	
12 th FLOOR	787 m ²	
13 th FLOOR	787 m ²	
14 th FLOOR	787 m ²	
15 th FLOOR	787 m ²	
16 th FLOOR	787 m ²	
17 th FLOOR	787 m ²	
18 th FLOOR	787 m ²	
19 th FLOOR	787 m ²	
20 th FLOOR	787 m ²	
21 st FLOOR	787 m ²	
TOTAL	18,464 m ²	

Building 01:	STUDIO	1 BEDROOM	2 BEDROOMS	3 BEDROOMS
BUILDING 01	38	142	61	8
BUILDING 02	12	63	106	28
TOTAL	45	205	173	34

CAR PARKING BREAKDOWN:

REGULAR PARKING 2.6 x 5.2 m	355
SMALL PARKING (COMPACT) 2.4 x 4.2 m	95
ACCESSIBLE TYPE A 3.0 x 5.5 m	7
ACCESSIBLE TYPE B 2.5 x 5.2 m	7
VISITORS PARKING 2.6 x 5.2 m	62
TOTAL	526

BICYCLE BREAKDOWN:

INTERIOR BICYCLE SPACE	453
EXTERIOR BICYCLE SPACE	24
TOTAL	477

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NO.	ÉMISSION	DATE	PAR
4	SPA REVISION 04	20260604	FM
3	SPA REVISION 03	2026-03-11	FM
2	SPA REVISION 02	2026-01-26	FM
1	SPA REVISION 01	2025-11-05	FM

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PROJECT

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WESTWALK HAZELDEAN
6310 Hazeldean Rd, Stittsville, Ottawa, ON K2S 0T2

DRAWING
SITE PLAN

OSCEAU ASSOCIATION OF ARCHITECTS
JOAN RENAUD
LICENCE 10089

DOSSIER / NUMBER
25-1839

DESSIN / DRAWING NO.
A-025

REV. NO.
4

DATE
MAY 2026

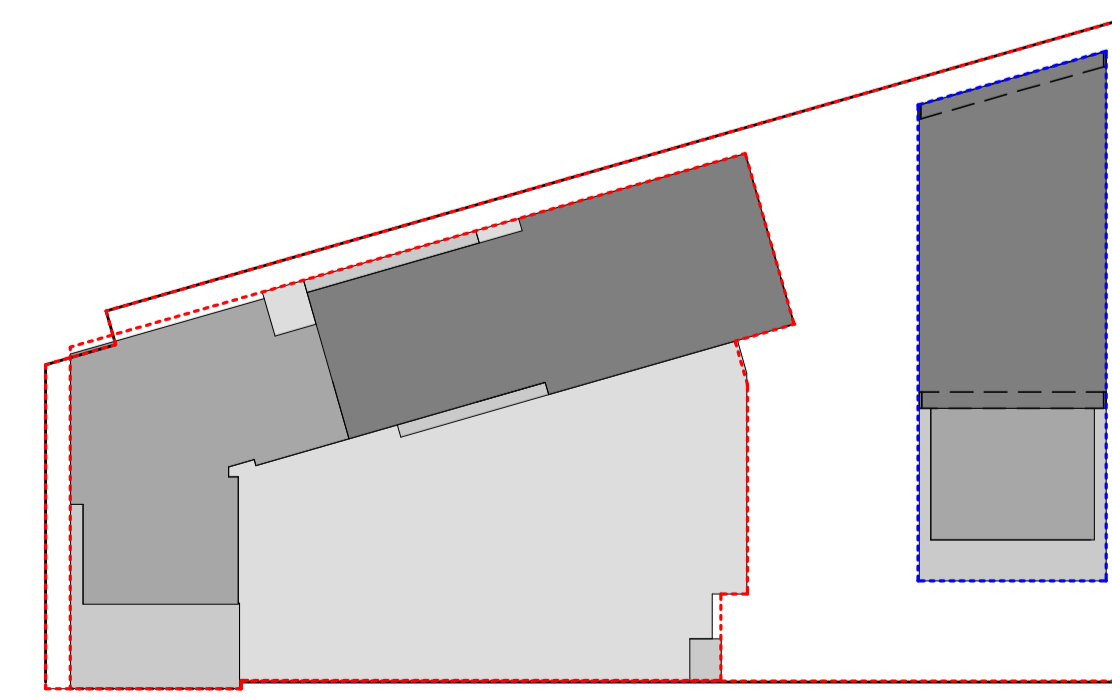
ÉCHELLE / SCALE
As indicated

DESIGNÉ PAR / DRAWN BY
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1 SITE PLAN - SPA
A-025 SCALE: 1:300

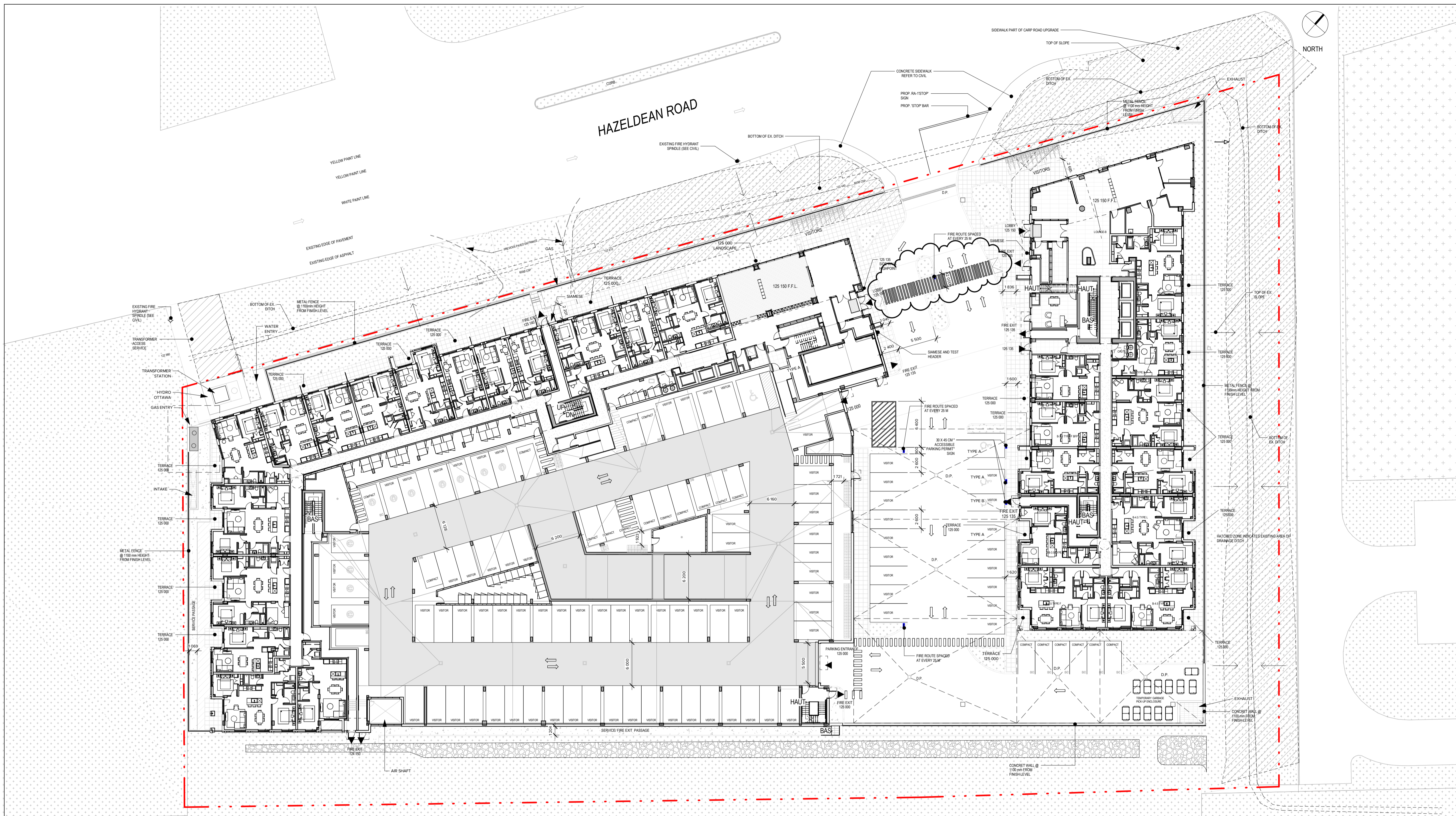
CONSTRUCTION PHASE DIAGRAM



--- Phase 01 (Building 01 and underground parking)

--- Phase 02 (Tower 02)

FORMAT: A1



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PROJECT
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DRAWING
SITE PLAN GROUND FLOOR

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-026
	REV. NO.	3
	DATE	MAY 2026
	ECHELLE / SCALE	1 : 300
DESIGNÉ PAR / DRAWN BY	VERIFIÉ PAR / VERIFIED BY	
Autour	Vérificateur	

1 SITE PLAN GRONDFOOR
A-026 SCALE: 1 : 300

FORMAT: A1

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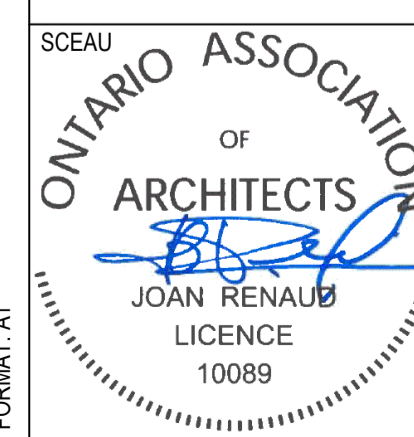
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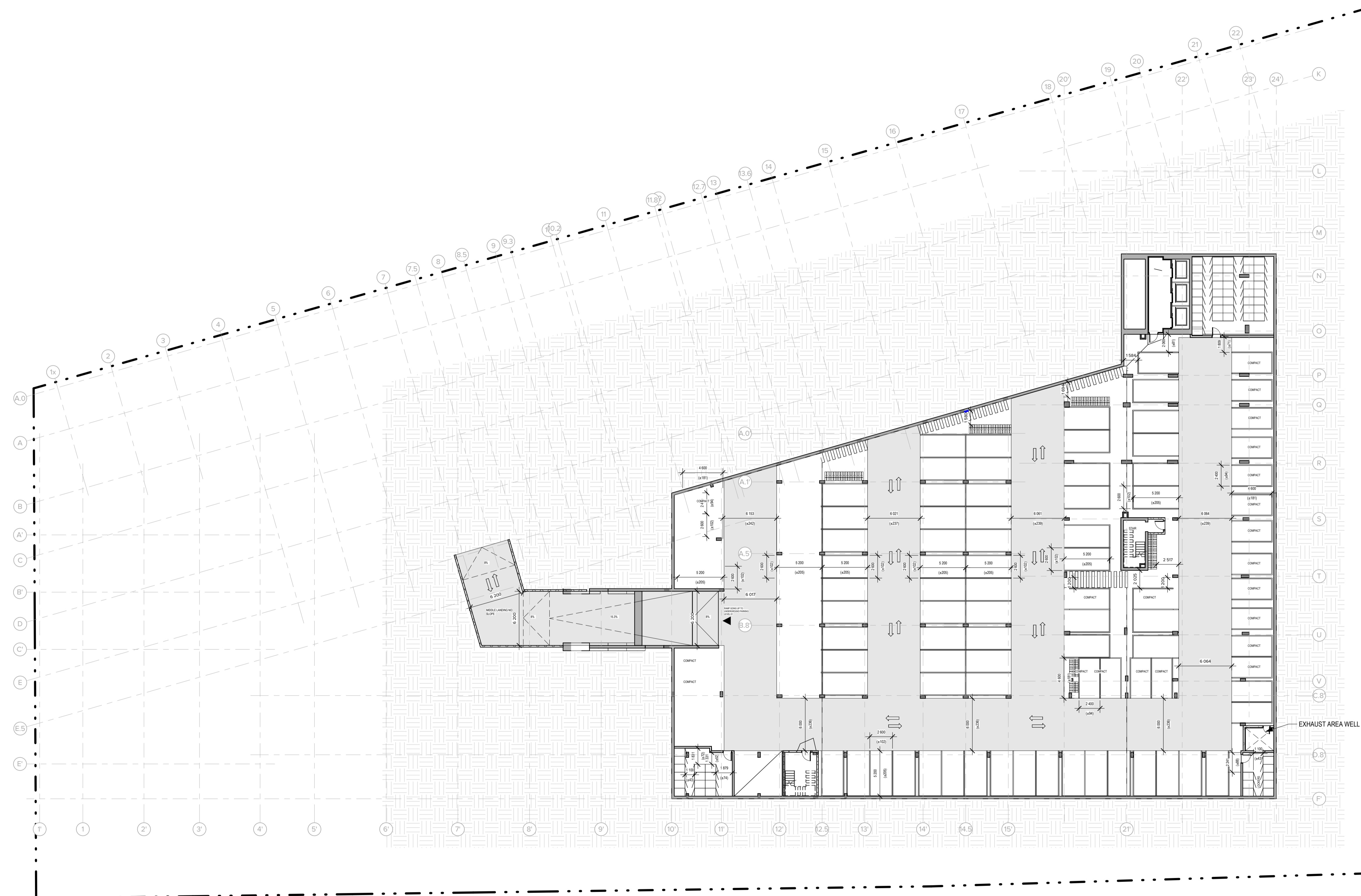
PROJECT

SCALIA
STITTSVILLE-HAZELDEAN
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING

UNDERGROUND PARKING PLAN 02

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-099
	REV. NO.	2
	DATE	JANUARY 2026
ECHELLE / SCALE		1 : 250
DESIGNÉ PAR / DRAWN BY	VERIFIÉ PAR / VERIFIED BY	
Author	Checker	

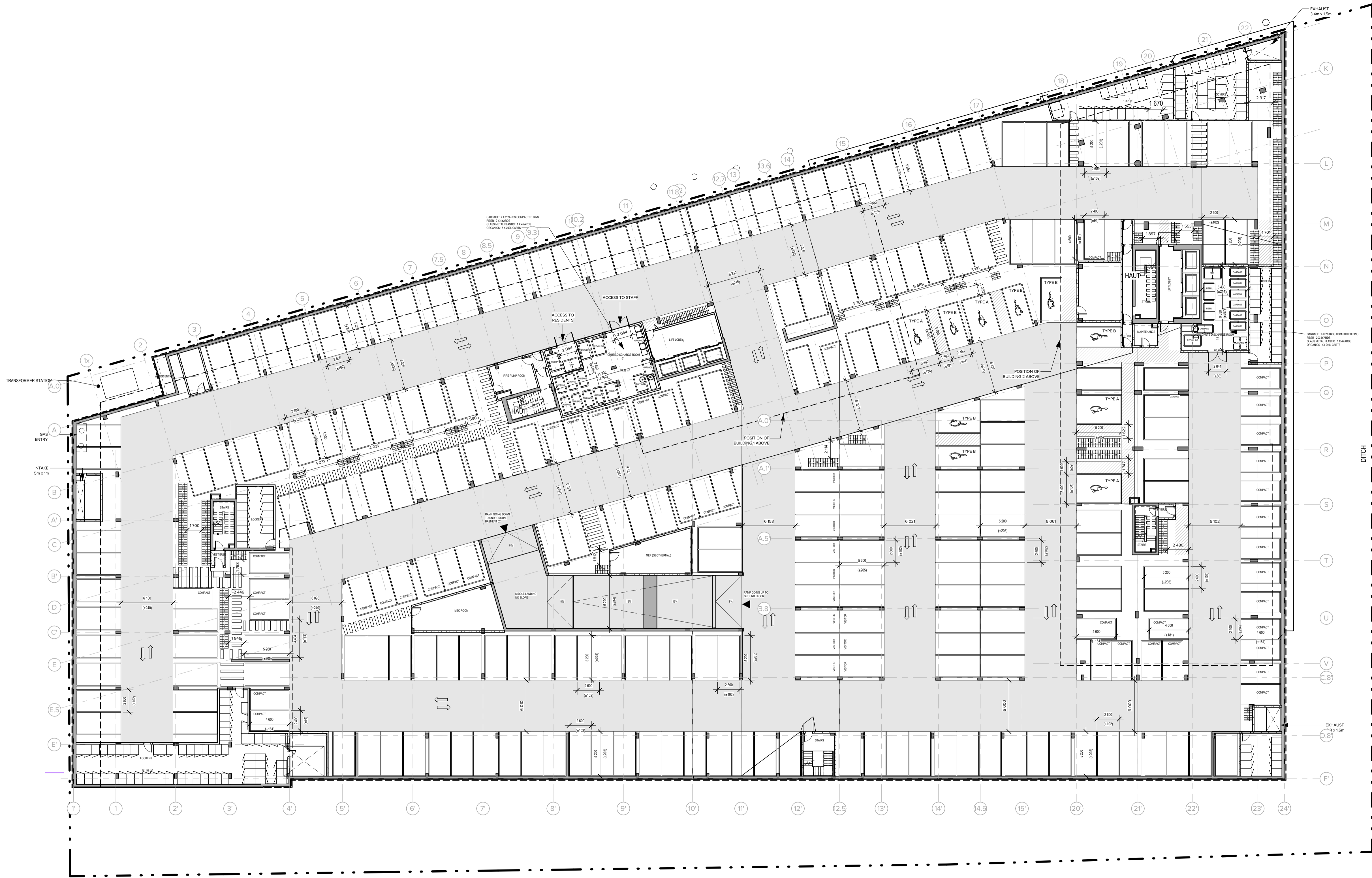


1 LEVEL UNDERGROUND PARKING -2
SCALE: 1 : 250

PARKING - UNDERGROUND LEVEL 2	
Total	Type
24	2.4 x 4.6m (COMPACT)
79	2.6m X 5.2m
TOTAL : 103	

BICYCLES - UNDERGROUND LEVEL 2		
Racks	Bikes	Niveau
52	52	LEVEL -2 - UNDERGROUND PARKING
TOTAL : 52		

FORMAT: A1



1 LEVEL UNDERGROUND PARKING -1
SCALE: 1 : 250

PARKING - UNDERGROUND LEVEL 1	
Total	Type
42	2.4 x 4.6m (COMPACT)
6	2.4 x 5.2m + 1.5m (ACCESSIBLE- TYPE B)
208	2.6m X 5.2m
4	3.4 x 5.2m + 1.5m (ACCESSIBLE- TYPE A)
TOTAL: 260	

BICYCLES - UNDERGROUND LEVEL 1		
Racks	Bikes	Niveau
254	254	LEVEL -1 - UNDERGROUND PARKING HIGH
TOTAL : 254		

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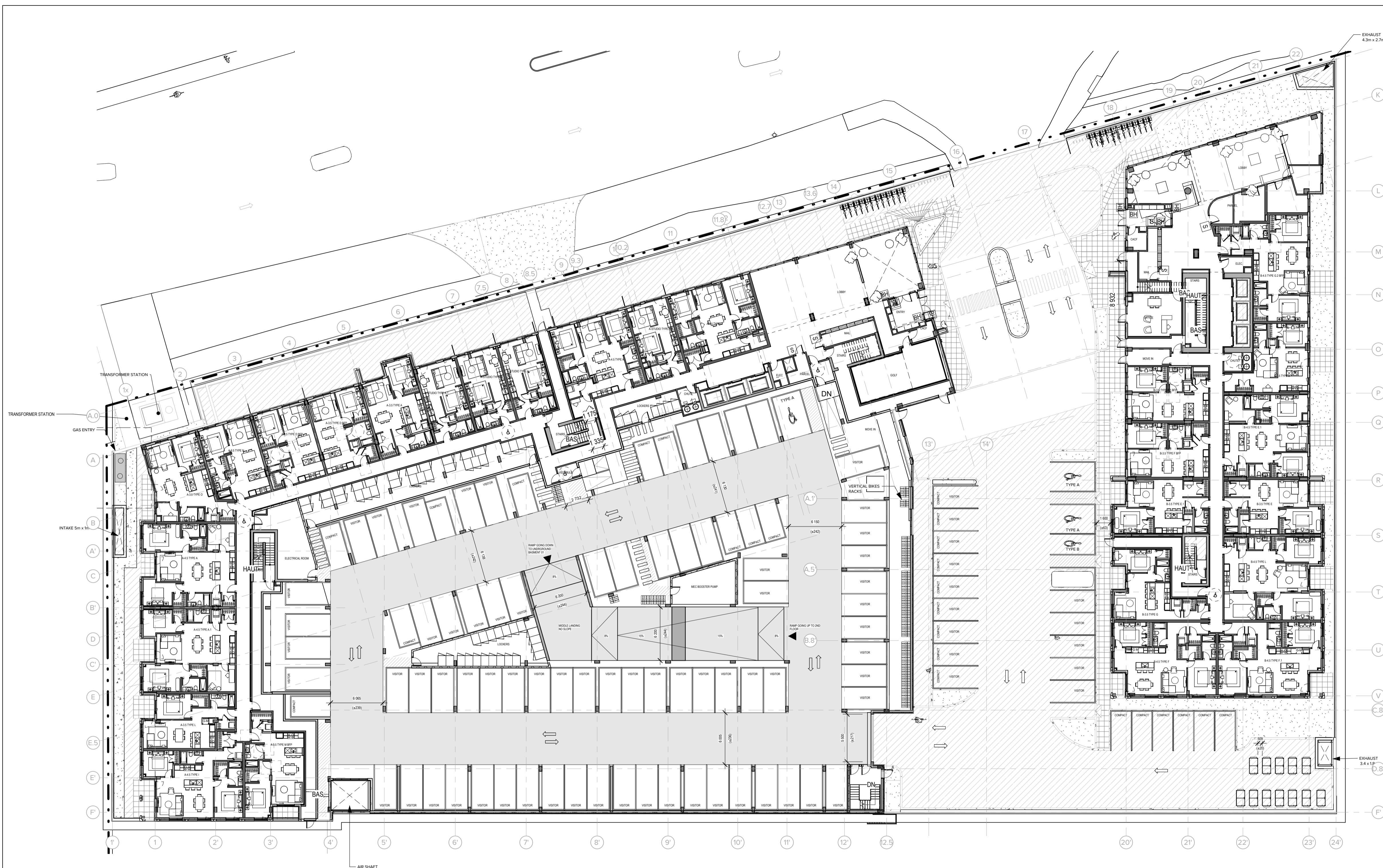
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DRAWING
UNDERGROUND PARKING PLAN 01

<p>JOAN RENAULT LICENCE 10089</p>	DOSSIER / NUMBER 25-1839
	DESSIN / DRAWING NO A-100
	DATE JANUARY 2026
	ÉCHELLE / SCALE 1 : 250
DESIGNÉ PAR / DRAWN BY Author	VÉRIFIÉ PAR / VERIFIED BY Checker



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STRUCTURE

 LEROUX + CYR
 Solutions structurales
 130 BOUL. HENRI-BOURASSA EST
 (438) 381-7773
 MONTRÉAL (QC), H3L 1B7

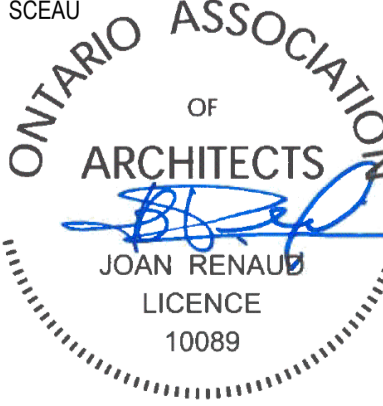
NO.	REVISION	DATE	BY
2	SPA REVISION 02	2026-01-26	FM
1	SPA REVISION 01	2025-11-05	FM
	EMISSION		PAR

ARCHITECTS

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 ARCHITECTURE
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 F : 514 288-0418
 St-Hyacinthe
 1690, rue Girouard Ouest
 QC J2S 2Z7
 T : 450 778-1151
 F : 450 778-1594

PROJECT
 SCALIA
 STITTSVILLE-HAZELDEAN
 6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
 GROUND FLOOR PLAN

OSCEAU ASSOCIATION OF ARCHITECTS

 JOAN RENAULT
 LICENCE 10089

DOSSIER / NUMBER 25-1839
 DESSIN / DRAWING NO. A-101
 RÉV. NO. 2
 DATE JANUARY 2026
 ÉCHELLE / SCALE 1 : 250
 DESIGNÉ PAR / DRAWN BY Author
 VÉRIFIÉ PAR / VERIFIED BY Checker

2 LEVEL 1 - B1 & B2
 A-101 SCALE: 1 : 250

PARKING - LEVEL 1	
Total	Type
16	2.4 x 4.6m (COMPACT)
1	2.4 x 5.2m + 1.5m (ACCESSIBLE - TYPE B)
87	2.6m X 5.2m
3	3.4 x 5.2m + 1.5m (ACCESSIBLE - TYPE A)
TOTAL: 107	

BICYCLES - LEVEL 1	
Racks	Bikes
66	66
6	24
TOTAL : 90	

FORMAT: A1


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 4329163 CANADA INC.
 6310 HAZELDEAN ROAD
 P.O. BOX 1791
 STITTSVILLE (ON), K2S 1B4


CLIENT

 LES PROPRIÉTÉS SCALIA INC.
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 BUREAU 300
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 MONTRÉAL (QC), H3W 0A9


PLANNER


 FOTENN PLANNING + DESIGN
 420 O'CONNOR STREET
 613-730-5709
 OTTAWA (ON), K2P 1W4

CIVIL

 LRL ENGINEERING
 5430 CANOTEX ROAD
 PHONE: 613-842-3434
 FAX: 613-842-4338
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 3332 CARLING AVENUE
 PHONE: 613-722-5168
 FAX: 1-866-343-3842
 OTTAWA (ON), K2H 5A8

MÉCANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

 GOODKEY, WEEMARK & ASSOCIATES LTD.
 1688 WOODWARD DRIVE
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 FAX: 613-727-5115
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 Solutions structurales
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 (438) 381-7773
 MONTRÉAL (QC), H3L 1B7


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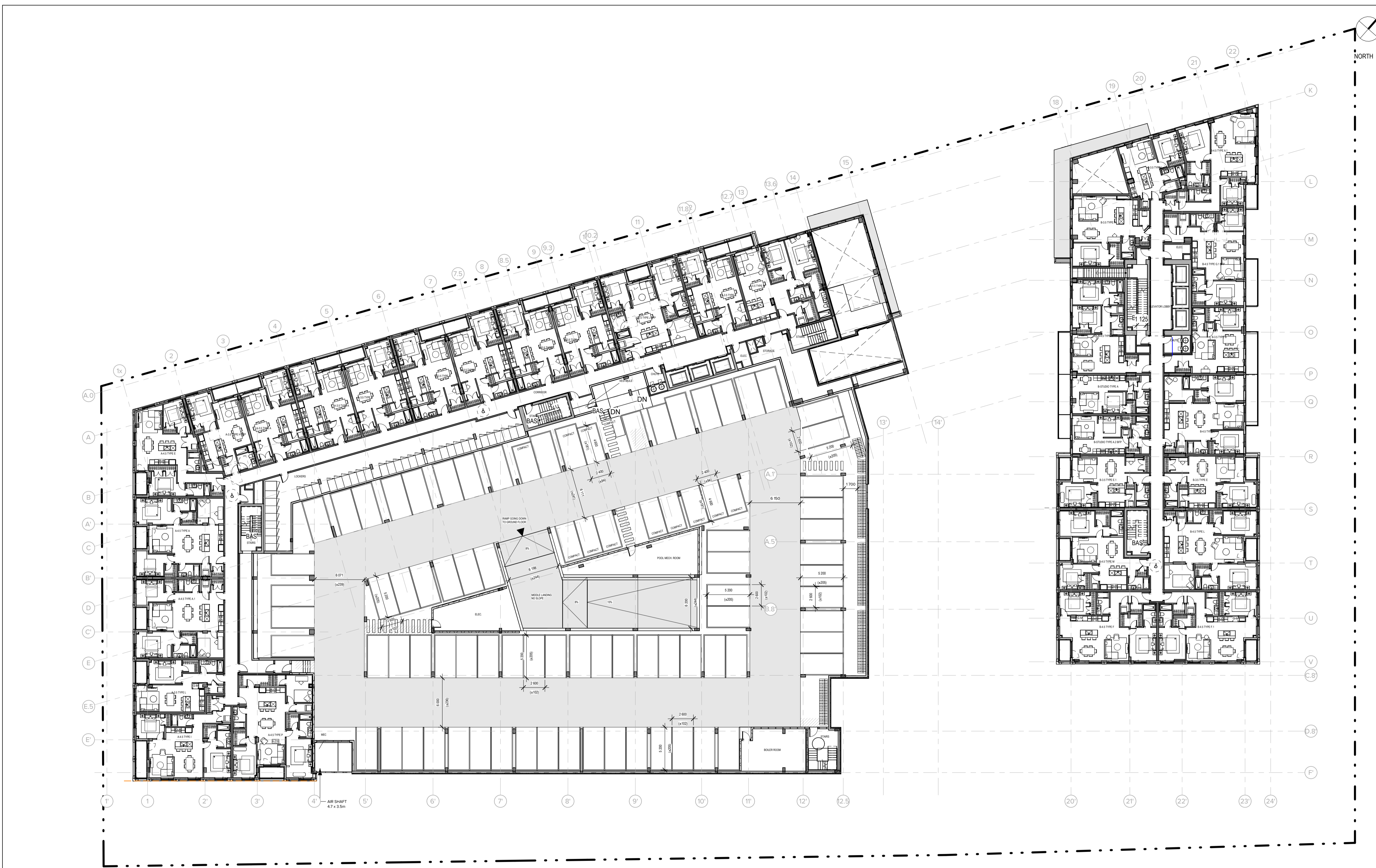
ARCHITECTS

 ACDF ARCHITECTURE
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 6250, rue Hutchison, suite 201 1690, rue Girouard Ouest
 QC H2V 4C5 QC J2S 2Z7
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 F : 514 288-0418 F : 450 778-1594

PROJECT
 SCALIA
 STITTSVILLE-HAZELDEAN
 6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
 2ND FLOOR PLAN

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-102
	REV. NO.	2
	DATE	JANUARY 2026
ECHELLE / SCALE		1 : 250
DESIGNÉ PAR / DRAWN BY	VERIFIÉ PAR / VERIFIED BY	
Author	Checker	



1 LEVEL 2-B1 & B2
 SCALE: 1 : 250

PARKING - LEVEL 2	
Total	Type
12	2.4 x 4.6m (COMPACT)
74	2.6m X 5.2m
TOTAL: 86	

BICYCLES - LEVEL 2	
Racks	Bikes
81	81
TOTAL: 81	

FORMAT: A1


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 4329163 CANADA INC.
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CLIENT

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 F : 514 288-0418
 St-Hyacinthe
 1690, rue Girouard Ouest
 QC J2S 2Z7
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 F : 450 778-1594

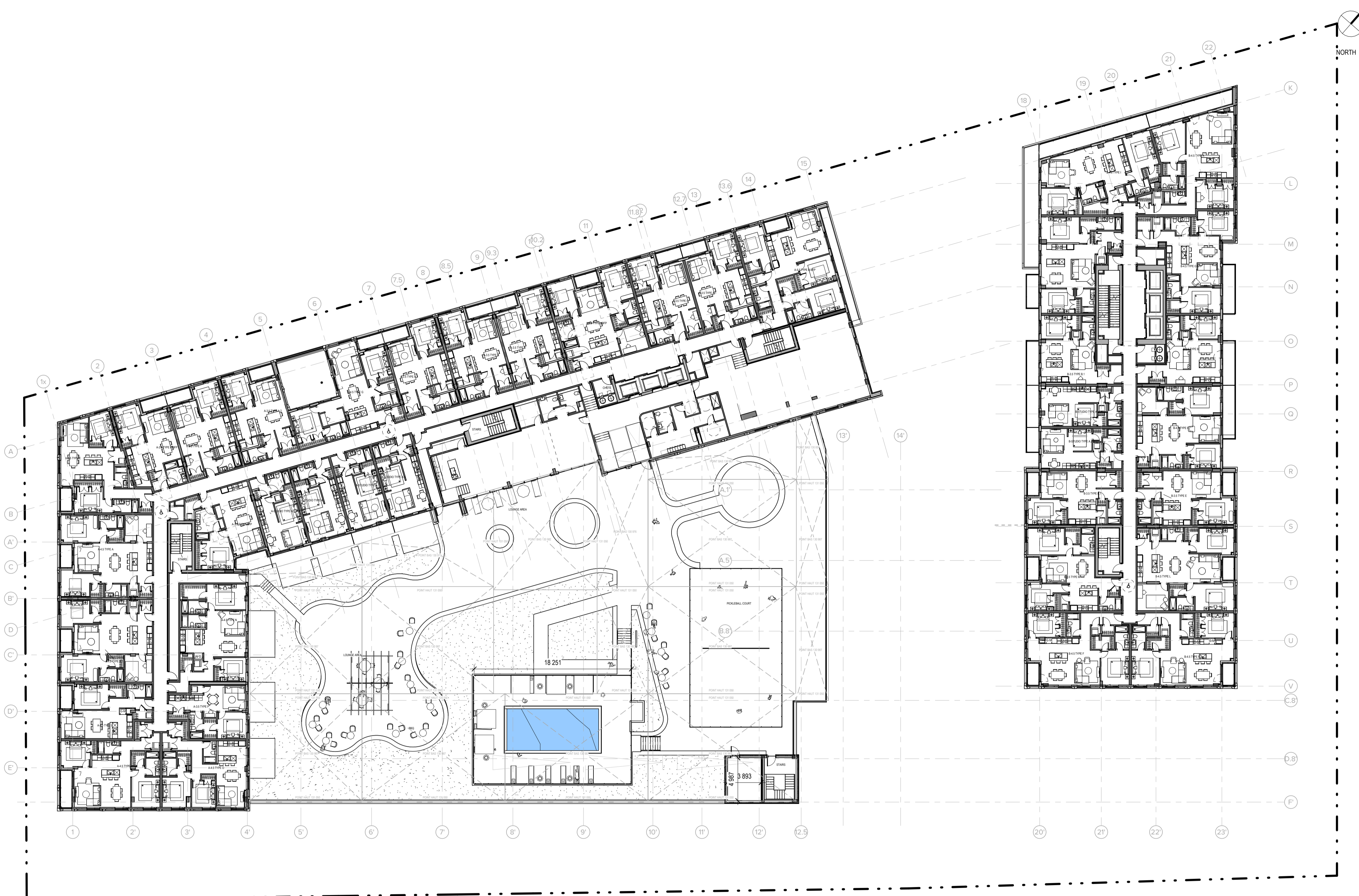
PROJECT
 SCALIA
 STITTSVILLE-HAZELDEAN
 6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
 3RD FLOOR PLAN

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-103
	REV. NO.	2
	DATE	JANUARY 2026
ÉCHELLE / SCALE	1 : 250	
DESIGNÉ PAR / DRAWN BY	VERIFIÉ PAR / VERIFIED BY	
Author	Checker	

FORMAT: A1

1 LEVEL 3 - B1 & B2
 A-103 SCALE: 1:250




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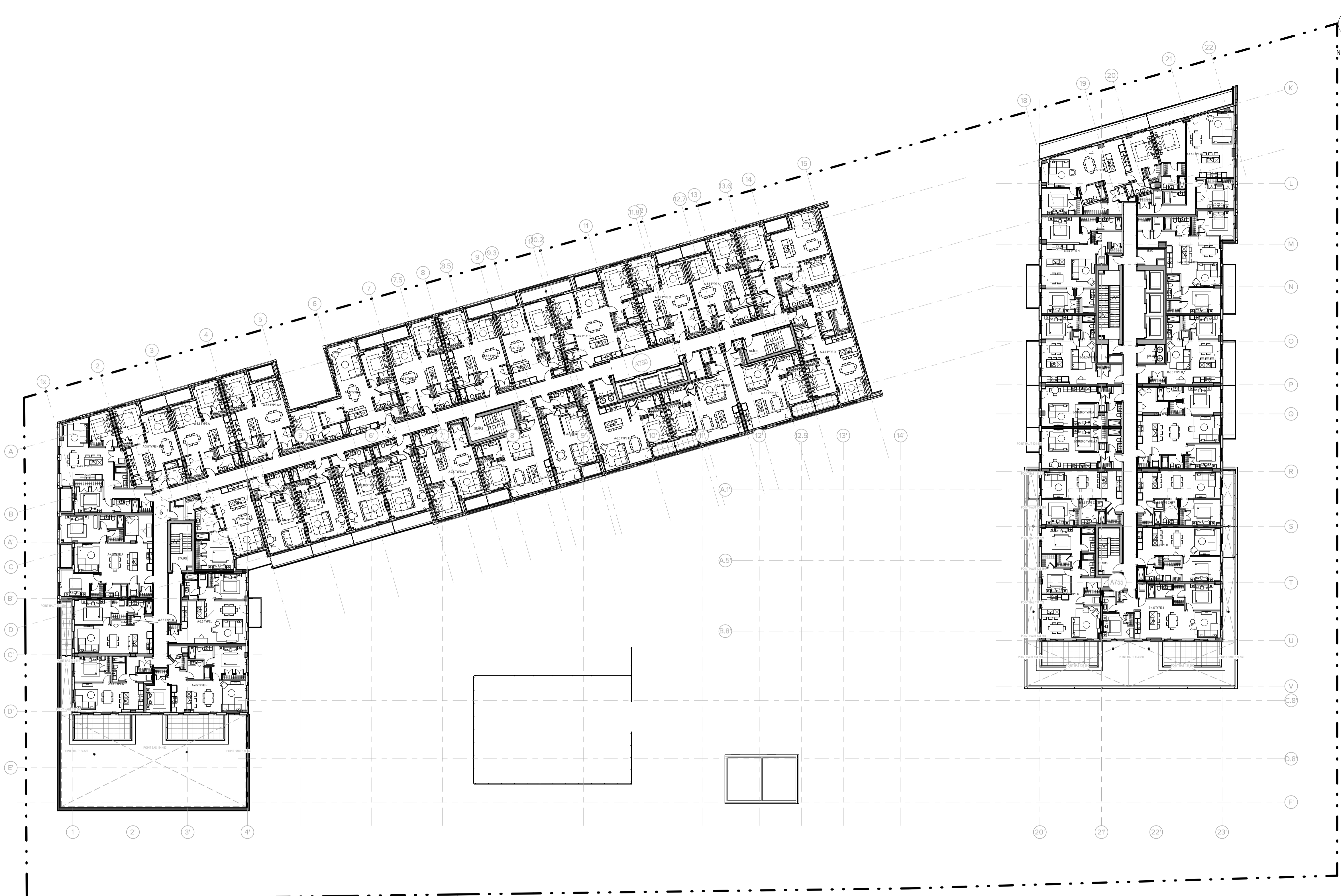
ARCHITECTS

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PROJECT
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 STITTVILLE-HAZELDEAN
 6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
 4TH FLOOR PLAN

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-104
	REV. NO.	1
	DATE	JANUARY 2026
	ÉCHELLE / SCALE	1 : 250
DESIGNÉ PAR / DRAWN BY	VERIFIÉ PAR / VERIFIED BY	
Author	Checker	



1 LEVEL 4 - B1 & B2
 A-104 SCALE: 1 : 250


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CIVIL

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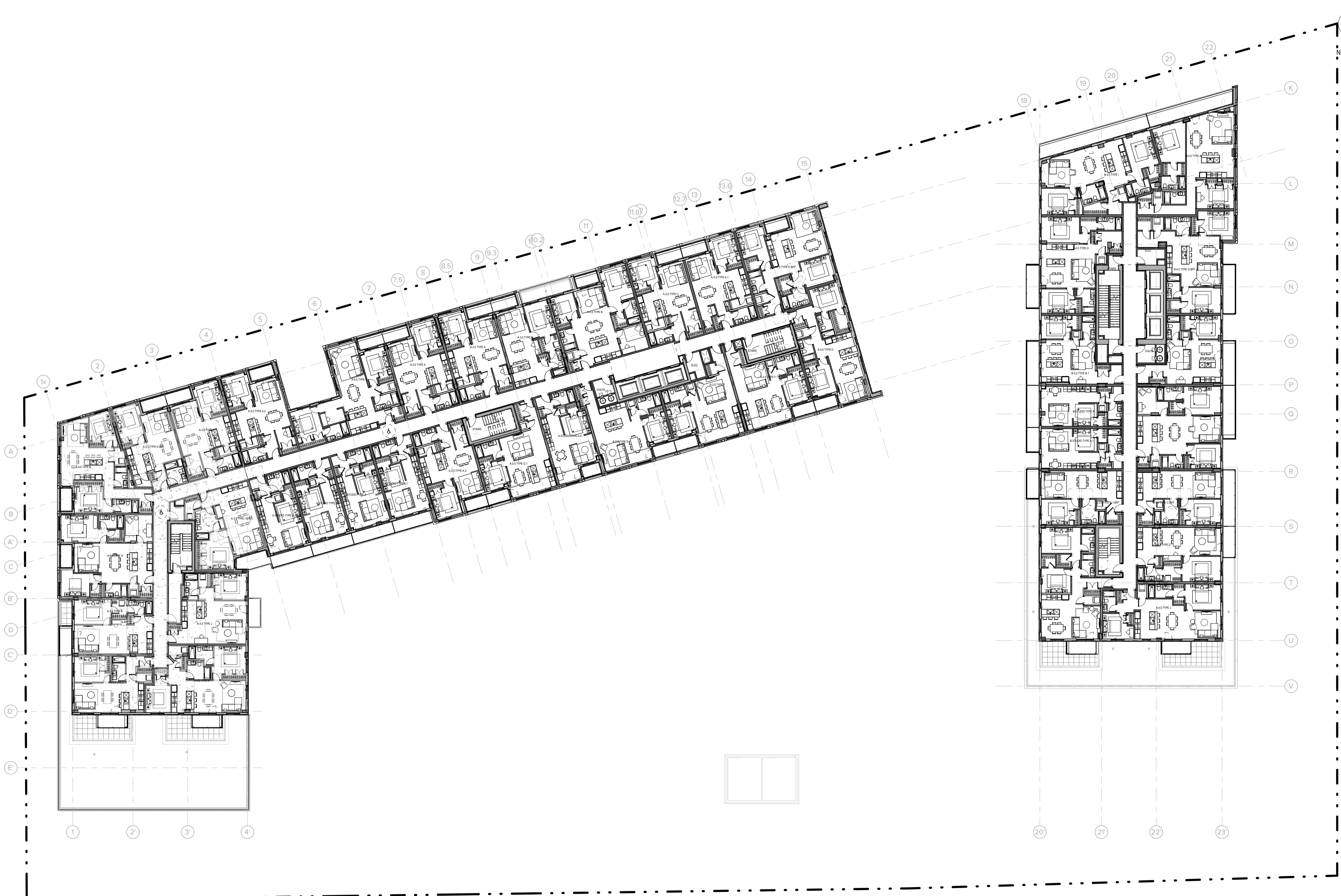
ACDF
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 QC H2V 4C5 QC J2S 2Z7
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 F : 514 288-0418 F : 450 778-1594

PROJECT
SCALIA
STITTSVILLE-HAZELDEAN
 6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
5TH FLOOR PLAN

 ONTARIO ASSOCIATION OF ARCHITECTS JOAN RENAULT LICENCE 10089	DOSSIER / NUMBER 25-1839	
	DESSIN / DRAWING NO A-105	REV. NO. 1
	DATE JANUARY 2026	
	ECHELLE / SCALE 1 : 250	
	DESIGNÉ PAR / DRAWN BY Author	VÉRIFIÉ PAR / VERIFIED BY Checker

FORMAT: A1



1
 A-105
 LEVEL 5 -B1 & B2
 SCALE: 1 : 250


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STRUCTURE

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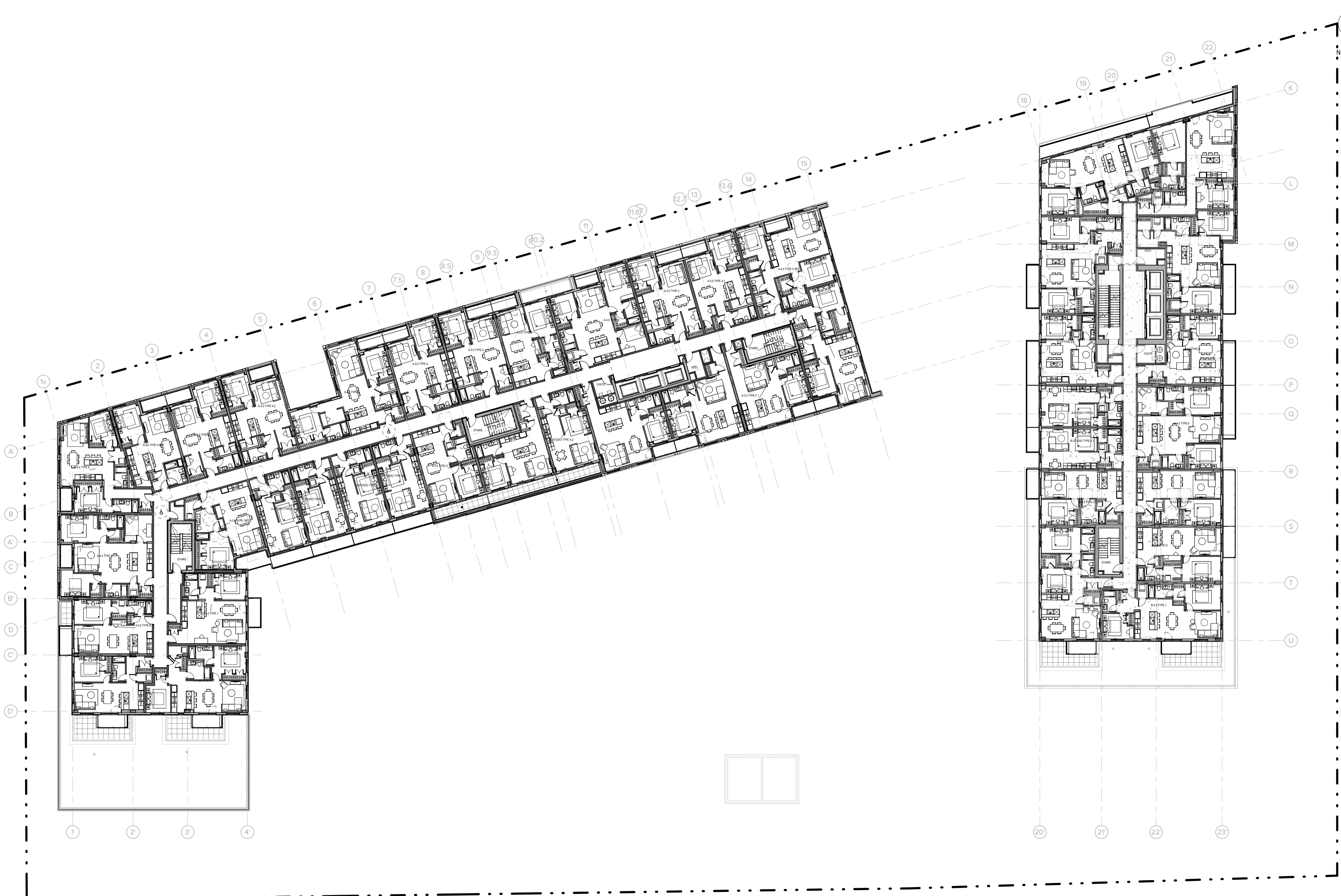
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 QC H2V 4C5 QC J2S 2Z7
 T : 514 456-1151 T : 450 778-1151
 F : 514 288-0418 F : 450 778-1594

PROJECT
 SCALIA
 STITTVILLE-HAZELDEAN
 6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
 6TH FLOOR PLAN

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-106
	REV. NO.	1
	DATE	JANUARY 2026
ÉCHELLE / SCALE	1 : 250	
DESIGNÉ PAR / DRAWN BY	VERIFIÉ PAR / VERIFIED BY	
Author	Checker	

FORMAT: A1



1 LEVEL 6 - B1 & B2
 A-106 SCALE: 1:250


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STRUCTURE

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 Solutions structurales
 130 BOUL. HENRI-BOURASSA EST
 (438) 381-7773
 MONTRÉAL (QC), H3L 1B7


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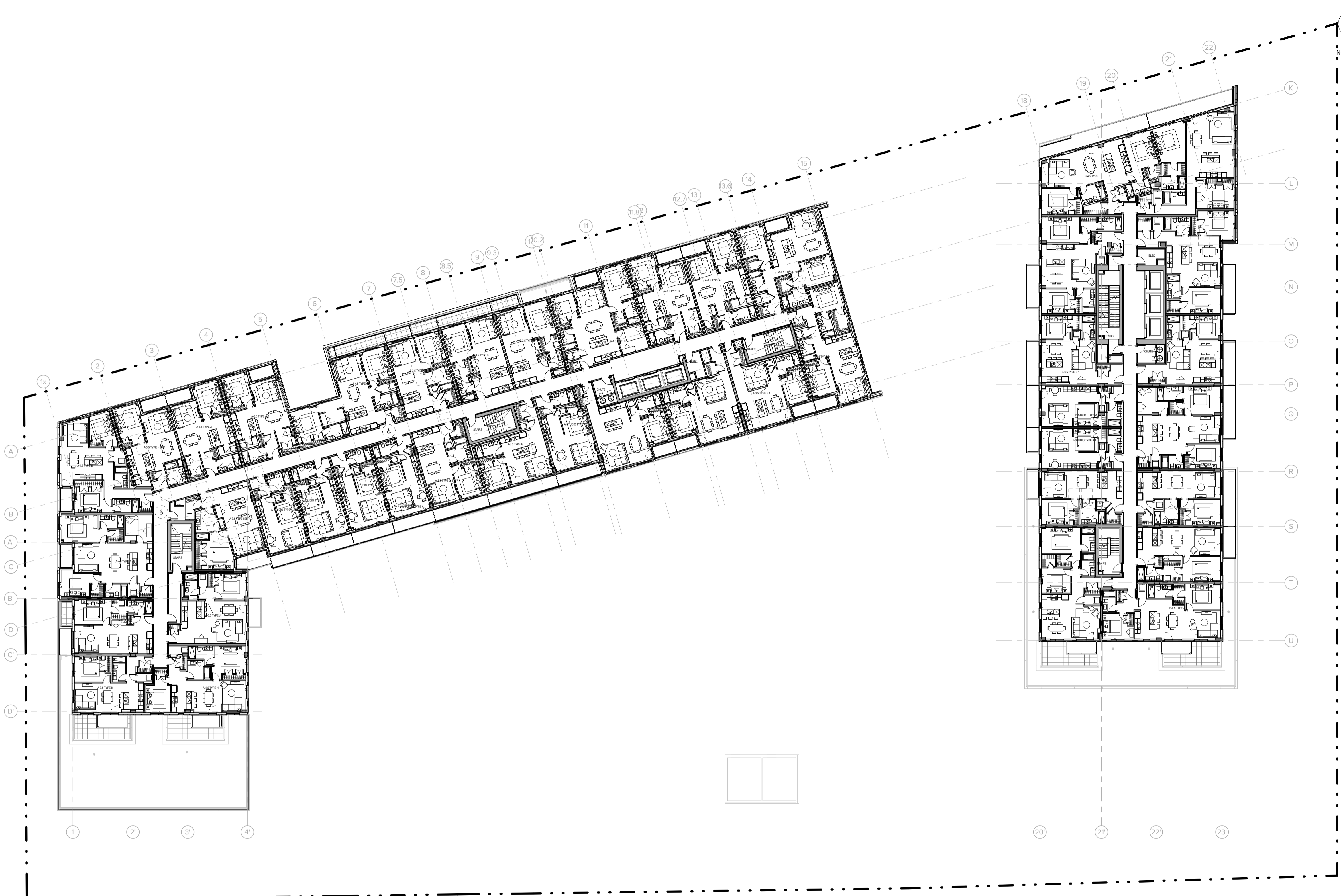
ARCHITECTS

 ACDF ARCHITECTURE
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 T : 514 456-1151
 F : 514 288-0418
 St-Hyacinthe: 1690, rue Girouard Ouest QC J2S 2Z7
 T : 450 778-1151
 F : 450 778-1594

PROJECT
 SCALIA
 STITTVILLE-HAZELDEAN
 6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
 7TH FLOOR PLAN

	DOSSIER / NUMBER	25-1839	
	DESSIN / DRAWING NO	A-107	
	REV. NO.	1	
	DATE	JANUARY 2026	
	ÉCHELLE / SCALE	1 : 250	
DESIGNÉ PAR / DRAWN BY	Author	VERIFIÉ PAR / VERIFIED BY	Checker



1 LEVEL 7 -B1 & B2
 A-107 SCALE: 1 : 250


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CLIENT

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 5139 DE COURTRAIN AVENUE,
 BUREAU 300
 514 525-2929
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PLANNER

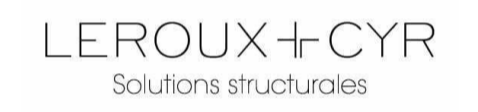
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 1688 WOODWARD DRIVE
 PHONE: 613-727-5111
 FAX: 613-727-5115
 OTTAWA (ON), K2C 3R8

STRUCTURE

 LEROUX + CYR
 Solutions structurales
 130 BOUL. HENRI-BOURASSA EST
 (438) 381-7773
 MONTRÉAL (QC), H3L 1B7

NO.	ÉMISSION	DATE	PAR
1	SPA REVISION 01	2025-11-05	FM

ARCHITECTS

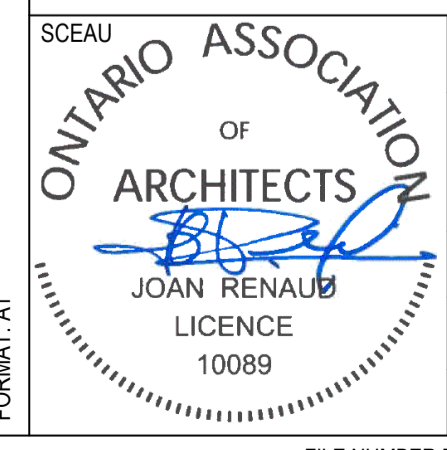
 ACDF
 ARCHITECTURE

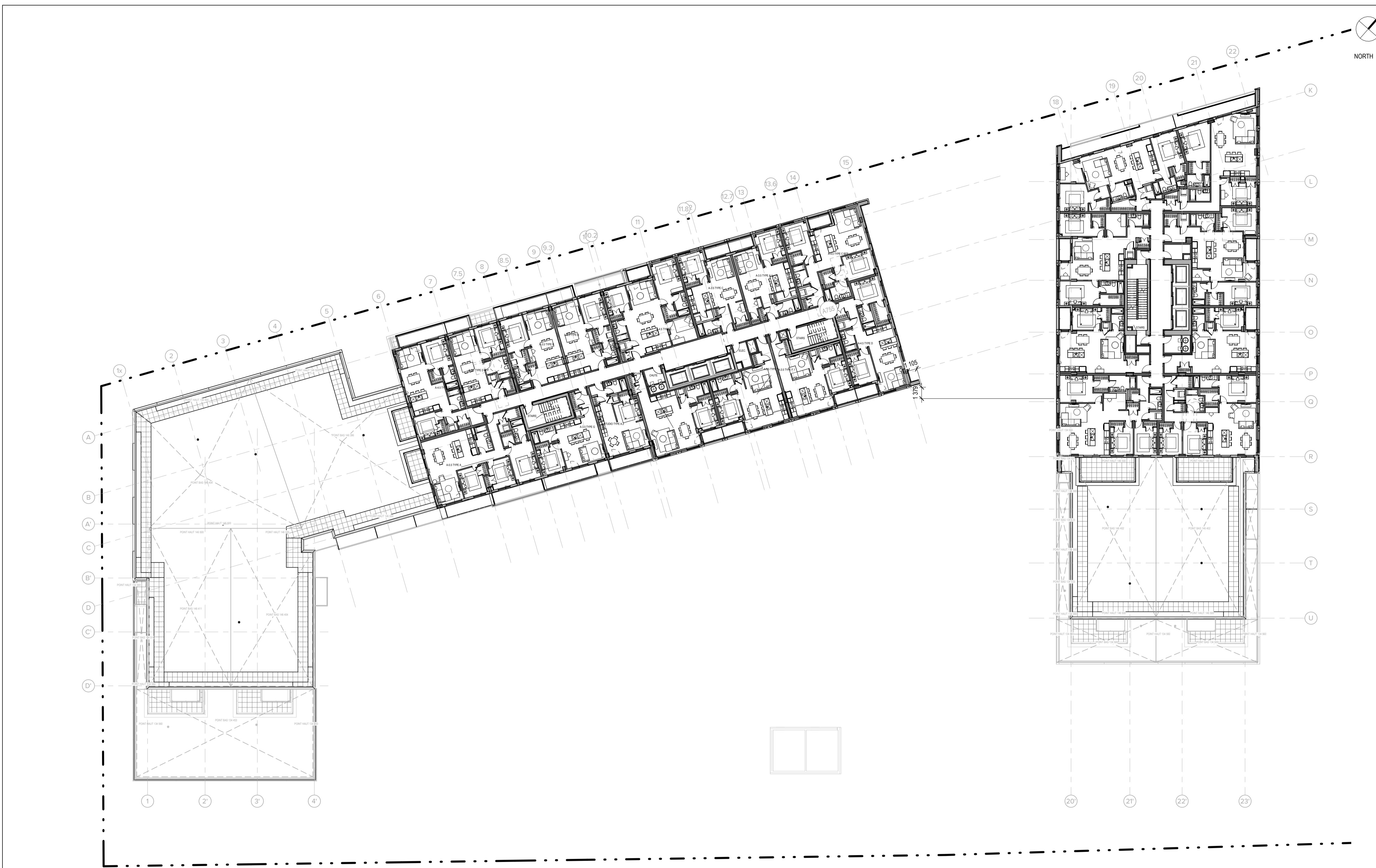
Montréal: 6250, rue Hutchison, suite 201 QC H2V 4C5
 T : 514 456-1151
 F : 514 288-0418

St-Hyacinthe: 1690, rue Girouard Ouest QC J2S 2Z7
 T : 450 778-1151
 F : 450 778-1594

PROJECT
 SCALIA
 STITTVILLE-HAZELDEAN
 6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
 8TH TO 12TH FLOOR PLAN

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-108
	REV. NO.	1
	DATE	JANUARY 2026
ÉCHELLE / SCALE	1 : 250	
DESIGNÉ PAR / DRAWN BY	VERIFIÉ PAR / VERIFIED BY	
Author	Checker	



1 LEVEL 8 - B1(1)
 A-108 SCALE: 1 : 250

FORMAT: A1


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OWNER / PROPRIÉTAIRE
 4329163 CANADA INC.
 6310 HAZELDEAN ROAD
 P.O. BOX 1791
 STITTVILLE (ON), K2S 1B4


CLIENT

 LES PROPRIÉTÉS SCALIA INC.
 5139 DE COURTRAIN AVENUE,
 BUREAU 300
 514-525-2929
 MONTRÉAL (QC), H3W 0A9

PLANNER

 FOTENN PLANNING + DESIGN
 420 O'CONNOR STREET
 613-730-5709
 OTTAWA (ON), K2P 1W4

CIVIL

 LRL ENGINEERING
 5430 CANOTEX ROAD
 PHONE: 613-842-3434
 FAX: 613-842-4338
 OTTAWA (ON), K1J 9G2

LANDSCAPE ARCHITECTS / ARCHITECTES DU PAYSAGE

 JAMES B. LENNOX & ASSOCIATES INC.
 3332 CARLING AVENUE
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 FAX: 1-866-343-3842
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 (438) 381-7773
 MONTRÉAL (QC), H3L 1B7


1	SPA REVISION 01	2025-11-05	FM
NO.	EMISSION	DATE	PAR

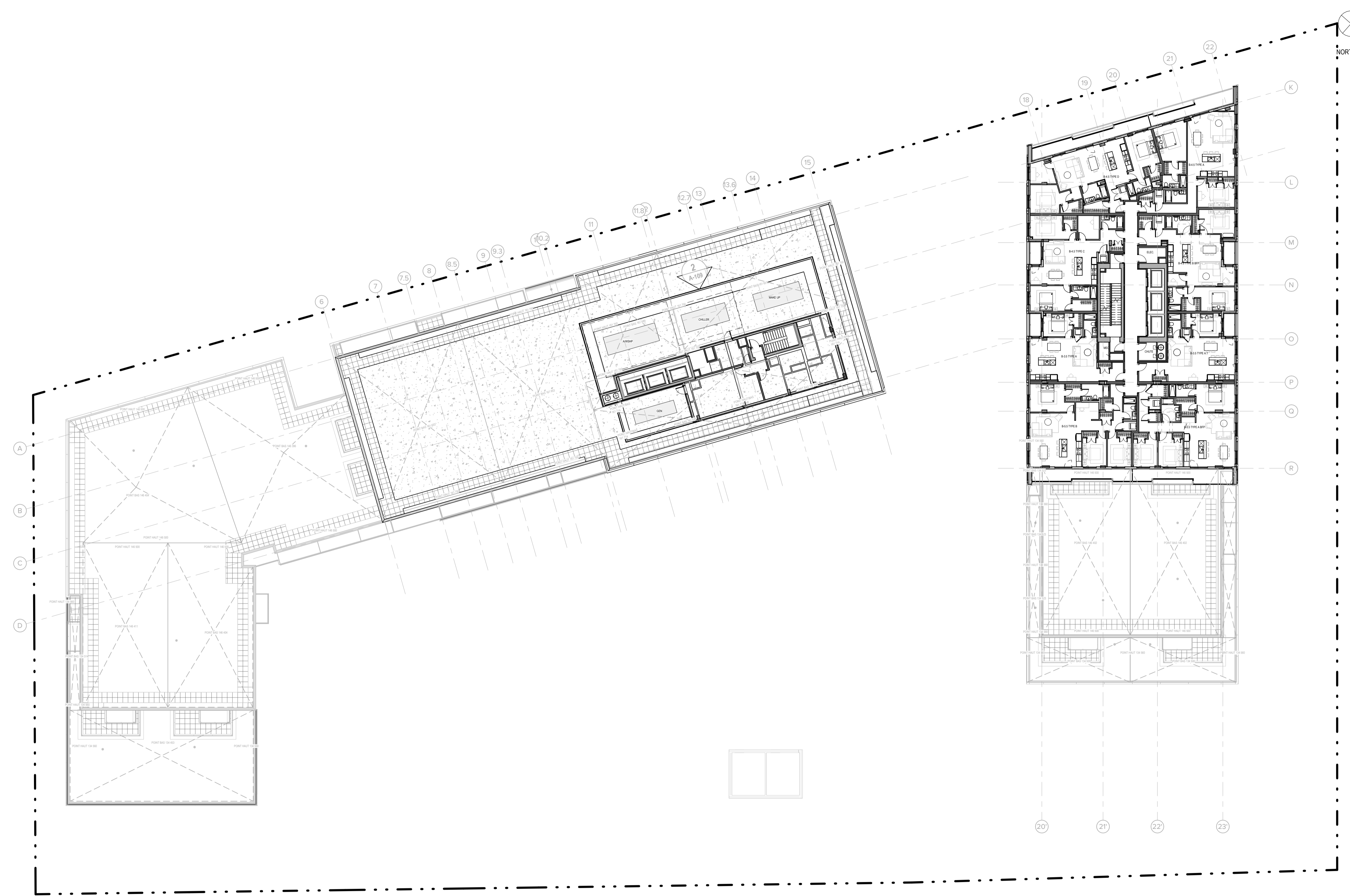
ARCHITECTS

ACDF
 ARCHITECTURE
 Montréal St-Hyacinthe
 6250, rue Hutchison, suite 201 1690, rue Girouard Ouest
 QC H2V 4C5 QC J2S 2Z7
 T : 514 456-1151 T : 450 778-1151
 F : 514 288-0418 F : 450 778-1594

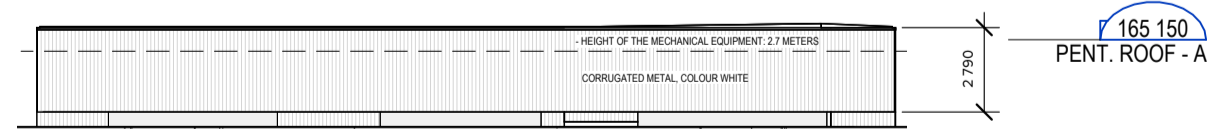
PROJECT
SCALIA
STITTVILLE-HAZELDEAN
 6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
 B1 ROOF PLAN - B2 9TH TO 121

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-109
	REV. NO.	1
	DATE	JANUARY 2026
	ECHELLE / SCALE	1 : 250
DESIGNÉ PAR / DRAWN BY	VERIFIÉ PAR / VERIFIED BY	Author Checker



1 B1 ROOF PLAN- 9TH TO 21 FLOOR PLAN
 SCALE: 1 : 250



2 MECHANICAL EQUIPMENT SCREEN ELEVATION
 SCALE: 1 : 250

FORMAT: A1

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OWNER / PROPRIÉTAIRE

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6310 HAZELDEAN ROAD
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MONTREAL (QC), H3W 0A9

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STRUCTURE
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Solutions structurales
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MONTREAL (QC), H3L 1B7

NO.	ÉMISSION	DATE	PAR
1	SPA REVISION 01	2025-11-05	FM

ARCHITECTS
 ACDF ARCHITECTURE


Montréal: 6250, rue Hutchison, suite 201 QC H2V 4C5
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F : 514 288-0418

St-Hyacinthe: 1690, rue Girouard Ouest QC J2S 2Z7
T : 450 778-1151
F : 450 778-1594

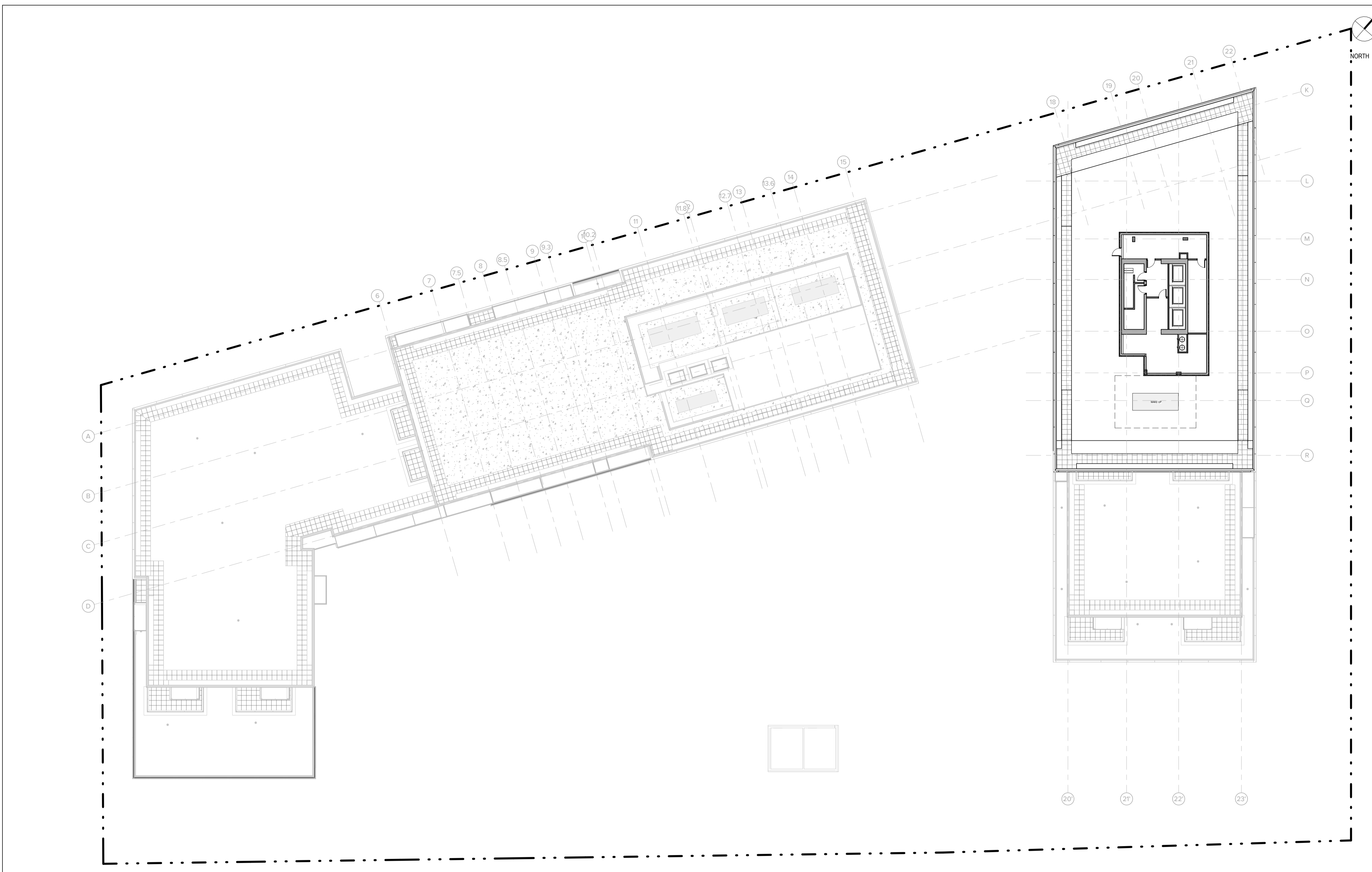
PROJECT

SCALIA
STITTSVILLE-HAZELDEAN
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
B2 ROOF PLAN

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-110
	REV. NO.	1
	DATE	JANUARY 2026
ECHELLE / SCALE	1 : 250	
DESIGNÉ PAR / DRAWN BY	VERIFIÉ PAR / VERIFIED BY	
Author	Checker	

FORMAT: A1



2 B2 ROOF PLAN
SCALE: 1 : 250

MATERIALS LEGEND

- 1 PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
- 2 PRE-PAINTED STEEL CLADDING, ANTHRACITE COLOR (HONEST A300 TYPE)
- 3 PREFABRICATED CONCRETE PANEL, DARK COLORED, SANDBLASTED FINISH
- 4 ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR (PANFAB TYPE)
- 5 CORRUGATED ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR
- 6 TEMPERED DOUBLE GLAZING GLASS
- 7 TEMPERED DOUBLE GLAZING GLASS WITH BIRD SAFETY PROTECTION FILM
- 8 TEMPERED ULTRA CLEAR GLASS GUARDRAL WITH CERAFIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR AND PRE-PAINTED ALUMINUM GUARDRAL, IN NATURAL ANODIZED COLOR
- 9 TEMPERED ULTRA CLEAR GLASS GUARDRAL WITH CERAFIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR WITH BIRD PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAL, IN NATURAL ANODIZED COLOR
- 10 TEMPERED GLASS GUARDRAL WITH CERAFIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, BLACK COLOR AND PRE-PAINTED ALUMINUM GUARDRAL, IN BLACK COLOR
- 11 TEMPERED GLASS GUARDRAL WITH CERAFIT - 3 MM HOLES SPACED 6 MM C/C, 80% COVERAGE, BLACK COLOR WITH BIRD PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAL, IN BLACK COLOR

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 (438) 381-7773
 MONTRÉAL (QC), H3L 1B7

NO.	ÉMISSION	DATE	PAR
1	SPA REVISION 01	2025-11-05	FM

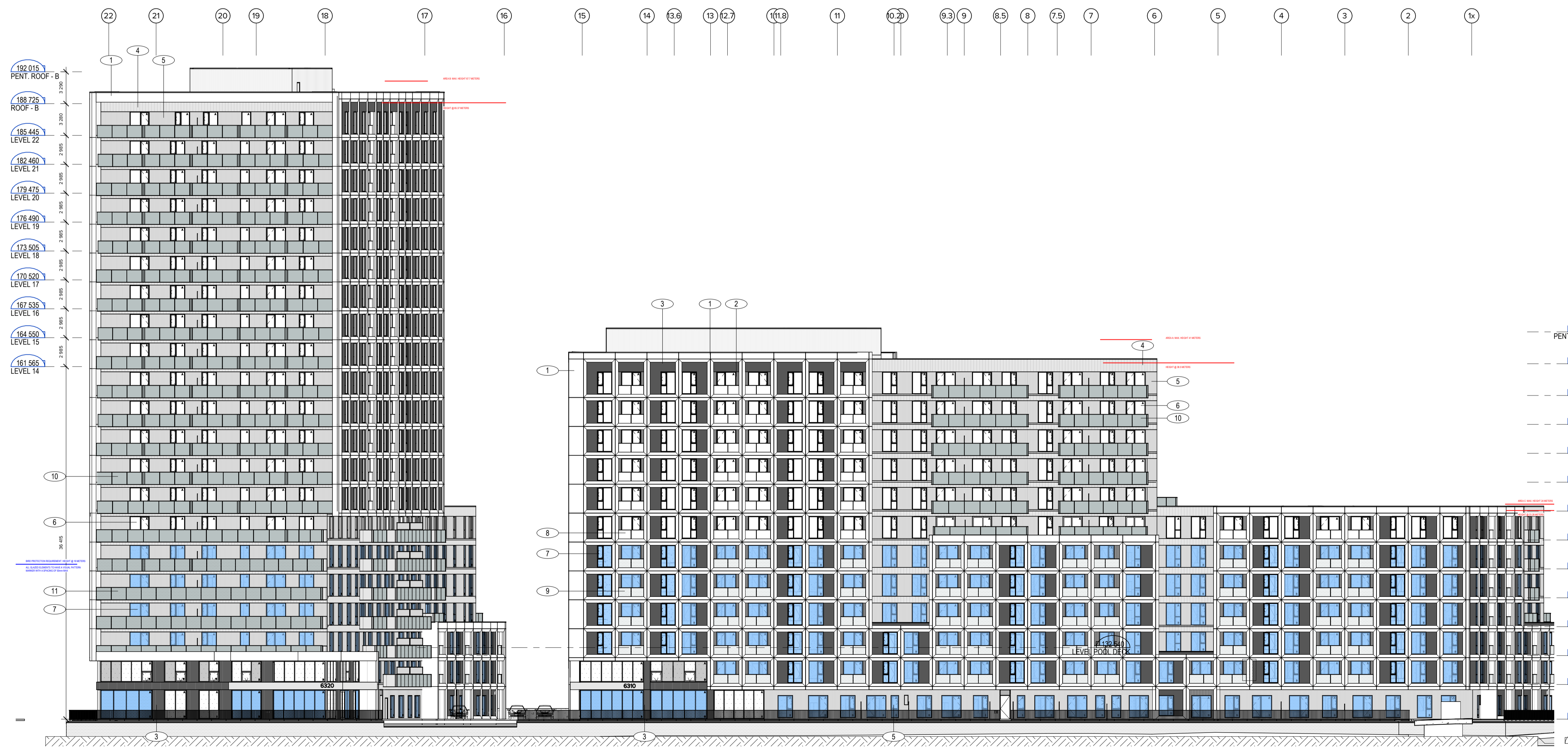
ARCHITECTS

 Montréal St-Hyacinthe
 6250, rue Hutchison, suite 201 1690, rue Girouard Ouest
 QC H2V 4C5 QC J2S 2Z7
 T : 514 456-1151 T : 450 778-1151
 F : 514 288-0418 F : 450 778-1594

PROJECT
 SCALIA
 STITTSVILLE-HAZELDEAN
 6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
 NORTH ELEVATION

OSCEAU ASSOCIATION OF ARCHITECTS

 JOAN RENAULT
 LICENCE 10089

DOSSIER / NUMBER 25-1839
 DESSIN / DRAWING NO. REV. NO. A-300 1
 DATE JANUARY 2026
 ECHELLE / SCALE 1 : 250
 DESIGNER / DRAWN BY: Author
 CHECKER / VERIFIED BY: Checker



1 NORTH ELEVATION - HAZELDEAN ROAD
 SCALE: 1 : 250

MATERIALS LEGEND

- 1 PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
- 2 PRE-PAINTED STEEL CLADDING, ANTHRACITE COLOR (HONEST ADRESS TYPE)
- 3 PREFABRICATED CONCRETE PANEL, DARK COLORED, SANDBLASTED FINISH
- 4 ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR (PANFAB TYPE)
- 5 CORRUGATED ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR
- 6 TEMPERED DOUBLE GLAZING GLASS
- 7 TEMPERED DOUBLE GLAZING GLASS WITH BIRD SAFETY PROTECTION FILM
- 8 TEMPERED ULTRA CLEAR GLASS GUARDRAL WITH CERAFIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR AND PRE-PAINTED ALUMINUM GUARDRAL, IN NATURAL ANODIZED COLOR
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P.O. BOX 1791
STITTSVILLE (ON), K2S 1B4

CLIENT

SCALIA LES PROPRIÉTÉS SCALIA INC
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514 525-2929
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PLANNER

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CIVIL

LRL LRL ENGINEERING
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STRUCTURE

LEROUX + CYR LEROUX + CYR
Solutions structurales
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(438) 381-7773
MONTREAL (QC), H3L 1B7

NO.	ÉMISSION	DATE	PAR
2	SPA REVISION 02	2026-01-26	FM
1	SPA REVISION 01	2025-11-05	FM

ARCHITECTS

ACDF ARCHITECTURE

Montréal 6250, rue Hutchison, suite 201
QC H2V 4C5
T : 514 456-1151
F : 514 288-0418

St-Hyacinthe 1690, rue Girouard Ouest
QC J2S 2Z7
T : 450 778-1151
F : 450 778-1594

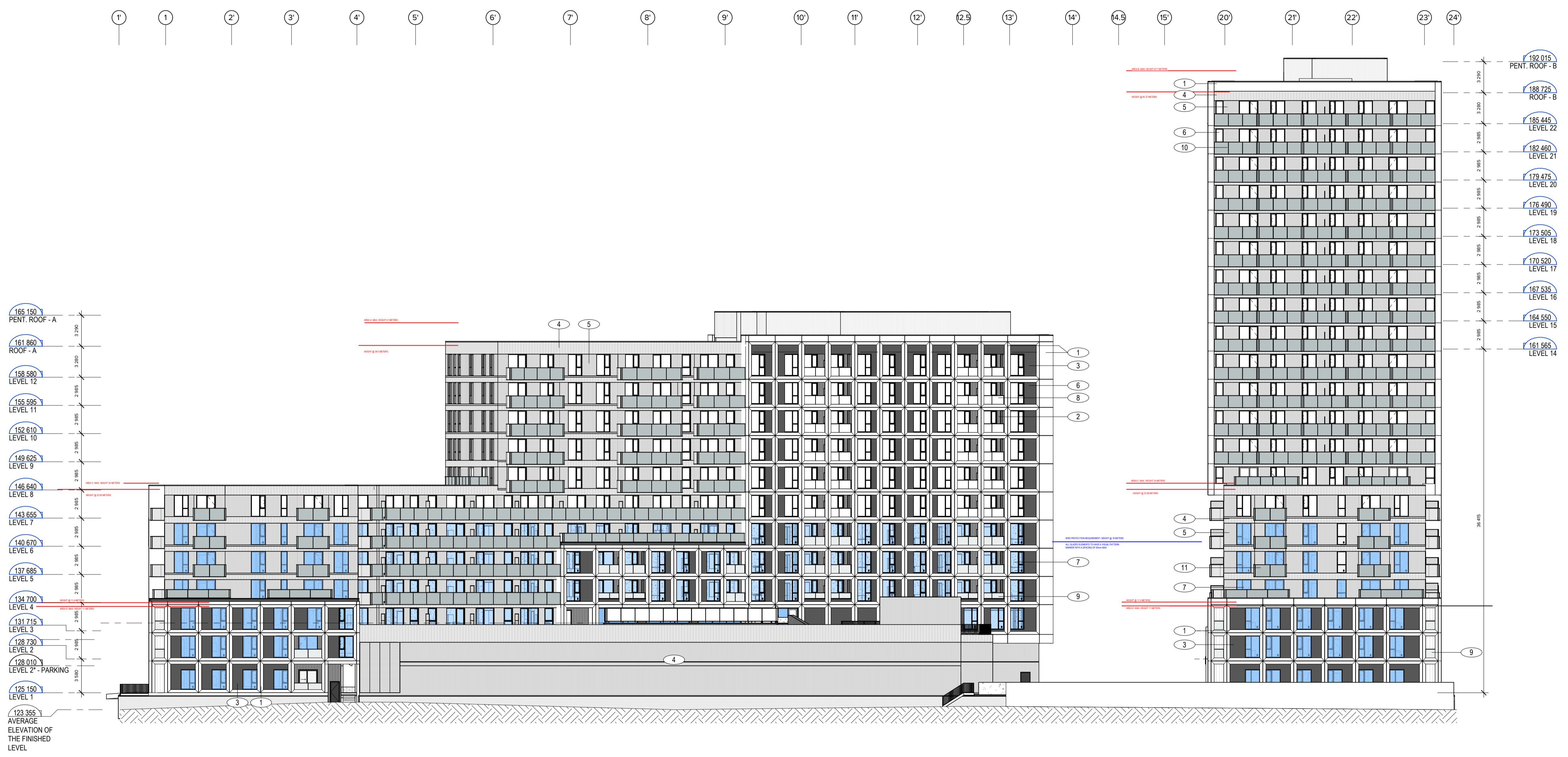
PROJECT

SCALIA
STITTSVILLE-HAZELDEAN
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
SOUTH ELEVATION

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-301
	REV. NO.	2
	DATE	JANUARY 2026
ÉCHELLE / SCALE	1 : 250	
DESIGNÉ PAR / DRAWN BY	JOAN RENAULT	VERIFIÉ PAR / VERIFIED BY
Author		Checker

FILE NUMBER D07-12-25-0121 PLAN NUMBER 19408



1 SOUTH ELEVATION SPA
SCALE: 1 : 250

MATERIALS LEGEND

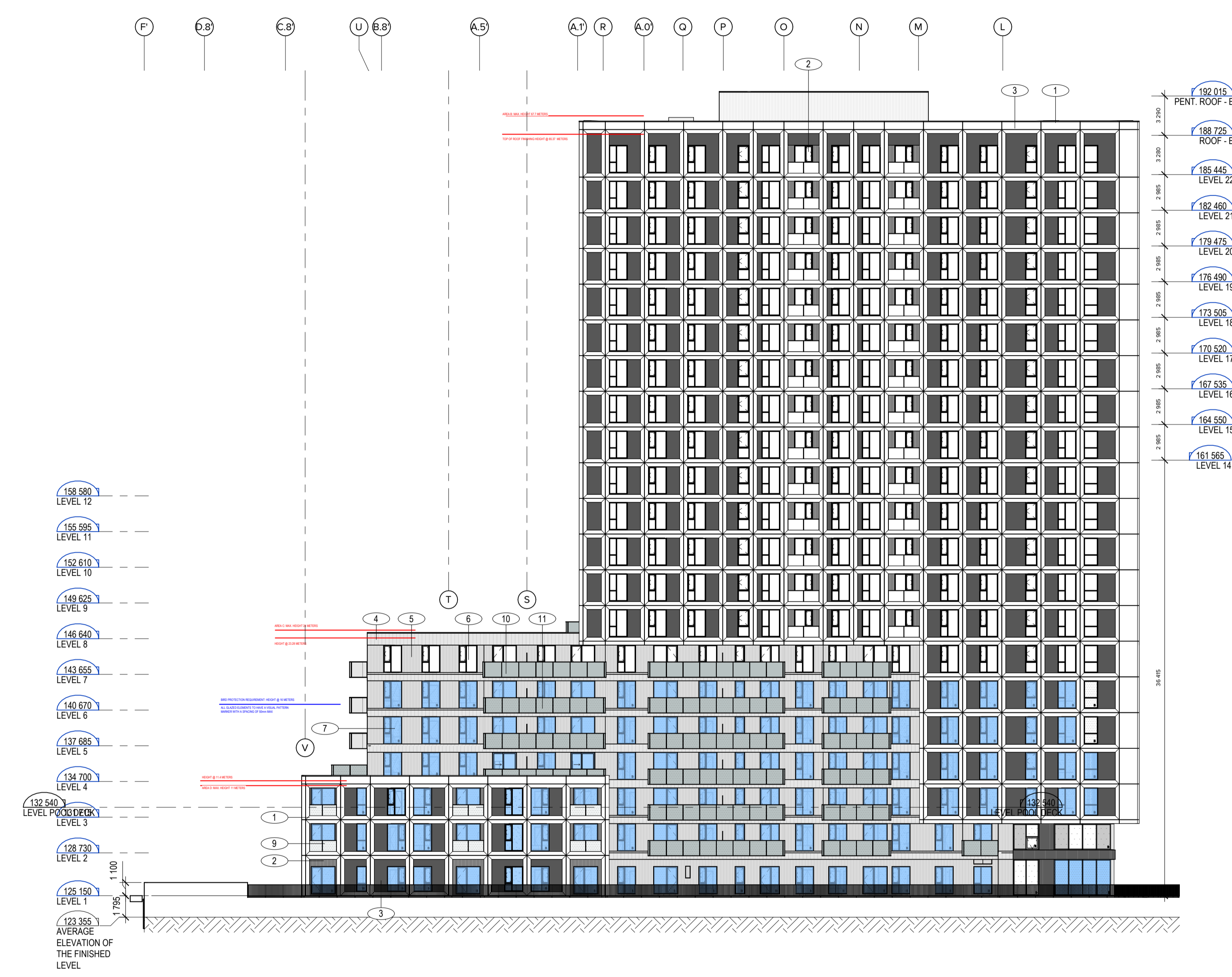
- 1 PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
- 2 PRE-PAINTED STEEL CLADDING, ANTHRACITE COLOR, (HONEST AD300 TYPE)
- 3 PREFABRICATED CONCRETE PANEL, DARK COLORED, SANDBLASTED FINISH
- 4 ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR (PANFAB TYPE)
- 5 CORRUGATED ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR
- 6 TEMPERED DOUBLE GLAZING GLASS
- 7 TEMPERED DOUBLE GLAZING GLASS WITH BIRD SAFETY PROTECTION FILM
- 8 TEMPERED ULTRA CLEAR GLASS GUARDRAL WITH CERAFRIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR AND PRE-PAINTED ALUMINUM GUARDRAL, IN NATURAL ANODIZED COLOR
- 9 TEMPERED ULTRA CLEAR GLASS GUARDRAL WITH CERAFRIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR WITH BIRD PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAL, IN NATURAL ANODIZED COLOR
- 10 TEMPERED GLASS GUARDRAL WITH CERAFRIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, BLACK COLOR AND PRE-PAINTED ALUMINUM GUARDRAL, IN BLACK COLOR
- 11 TEMPERED GLASS GUARDRAL WITH CERAFRIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, BLACK COLOR WITH BIRD PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAL, IN BLACK COLOR

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PLANNER


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CIVIL

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STRUCTURE

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 (438) 381-7773
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NO.	ÉMISSION	DATE	PAR
1	SPA REVISION 01	2025-11-05	FM

ARCHITECTS

 ACDF ARCHITECTURE
 Montréal St-Hyacinthe
 6250, rue Hutchison, suite 201 1690, rue Girouard Ouest
 QC H2V 4C5 QC J2S 2Z7
 T : 514 456-1151 T : 450 778-1151
 F : 514 288-0418 F : 450 778-1594

PROJECT
 SCALIA
 STITTSVILLE-HAZELDEAN
 6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
 EAST ELEVATION

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-302
	REV. NO.	1
	DATE	JANUARY 2026
ÉCHELLE / SCALE	1 : 250	
DESIGNÉ PAR / DRAWN BY	VERIFIÉ PAR / VERIFIED BY	
Author	Checker	

1 EAST ELEVATION SPA
 A-302 SCALE: 1 : 250

FORMAT: A1

MATERIALS LEGEND

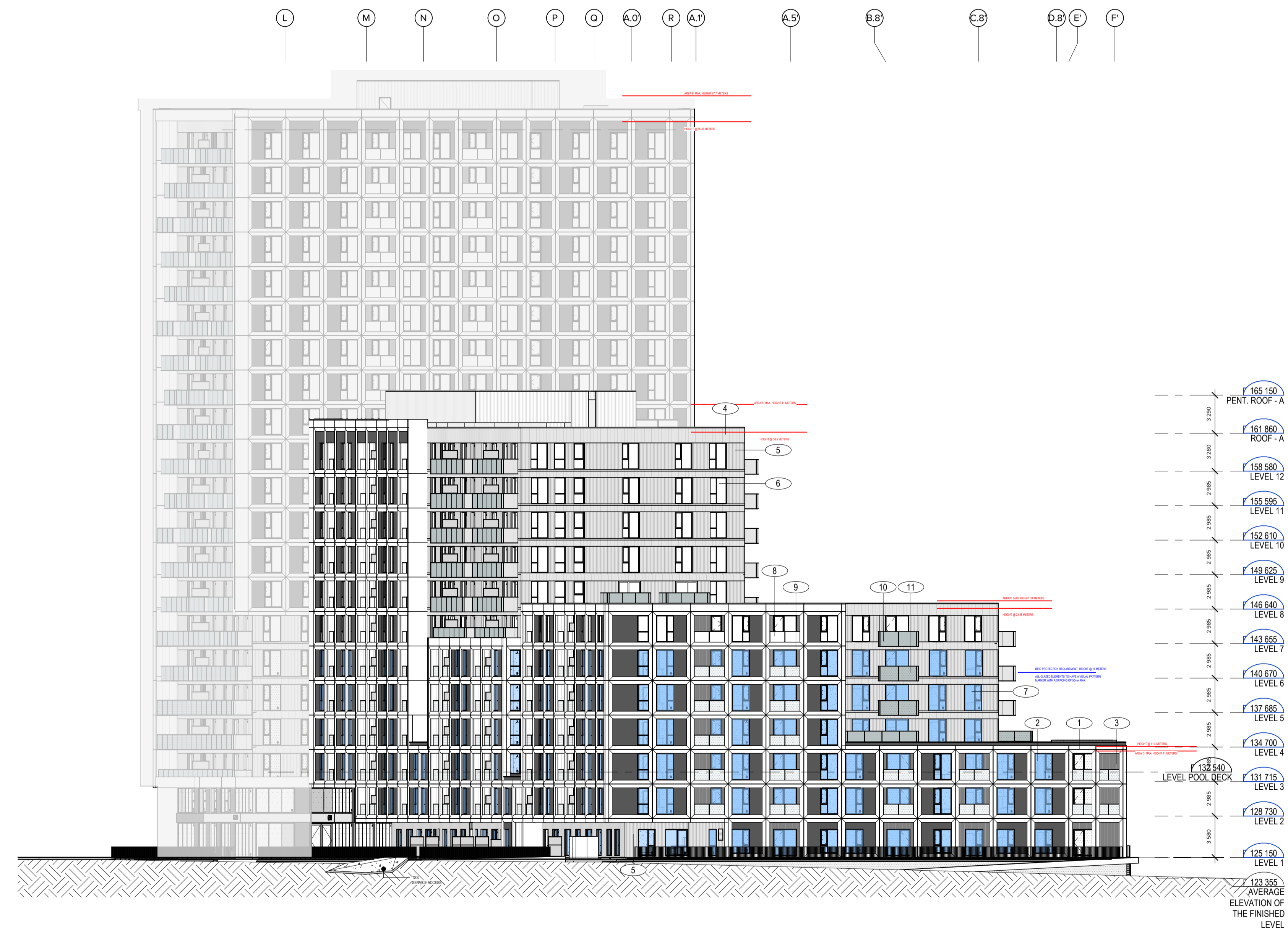
1	PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
2	PRE-PANDED STEEL CLADDING, ANTHRACITE COLOR (VICWEST A2000 TYPE)
3	PREFABRICATED CONCRETE PANEL, DARK COLORED, SANDBLASTED FINISH
4	ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR (PANFAB TYPE)
5	CORRUGATED ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR
6	TEMPERED DOUBLE GLAZING GLASS
7	TEMPERED DOUBLE GLAZING GLASS WITH BIRD SAFETY PROTECTION FILM
8	TEMPERED ULTRA-CLEAR GLASS GUARDRAIL WITH CERAFIR™ - 3 MM HOLES SPACED 6 MM C/C, 80% COVERAGE, WHITE COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL ANODIZED COLOR
9	TEMPERED ULTRA-CLEAR GLASS GUARDRAIL WITH CERAFIR™ - 3 MM HOLES SPACED 6 MM C/C, 80% COVERAGE, WHITE COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL ANODIZED COLOR
10	TEMPERED GLASS GUARDRAIL WITH CERAFIR™ - 3 MM HOLES SPACED 6 MM C/C, 80% COVERAGE, BLACK COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR
11	TEMPERED GLASS GUARDRAIL WITH CERAFIR™ - 3 MM HOLES SPACED 6 MM C/C, 80% COVERAGE, BLACK COLOR WITH BIRD PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR

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1	SPA REVISION 01	2025-11-05	FM
NO.	ÉMISSION	DATE	PAR

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 STITTVILLE-HAZELDEAN
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DRAWING
 WEST ELEVATION

SCEAU ASSOCIATION OF ARCHITECTS		DOSSIER / NUMBER	
25-1839		25-1839	
DESIGN / DRAWING NO		RÉV. NO.	
A-303		1	
DATE		JANUARY 2026	
ECHELLE / SCALE		1 : 250	
DESIGNER / DRAWN BY		VERIFIER / CHECKED BY	
Author		Checker	

1 WEST ELEVATION SPA
 SCALE: 1 : 250

FORMAT: A1

MATERIALS LEGEND

1	PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
2	PREFABRICATED CONCRETE PANEL, DARK COLORED, SANDBLASTED FINISH
3	PREFABRICATED CONCRETE PANEL, DARK COLORED, SANDBLASTED FINISH
4	ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR (#A9A9A9)
5	CORRUGATED ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR
6	TEMPERED DOUBLE GLAZING GLASS
7	TEMPERED DOUBLE GLAZING GLASS WITH BIRD SAFETY PROTECTION FILM
8	TEMPERED ULTRA-CLEAR GLASS GUARDRAIL WITH CERAFIRIT - 3 MM HOLES SPACED 6 MM C/C, 80% COVERAGE, WHITE COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL ANODIZED COLOR
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NO.	ÉMISSION	DATE	PAR
1	SPA REVISION 01	2025-11-05	FM

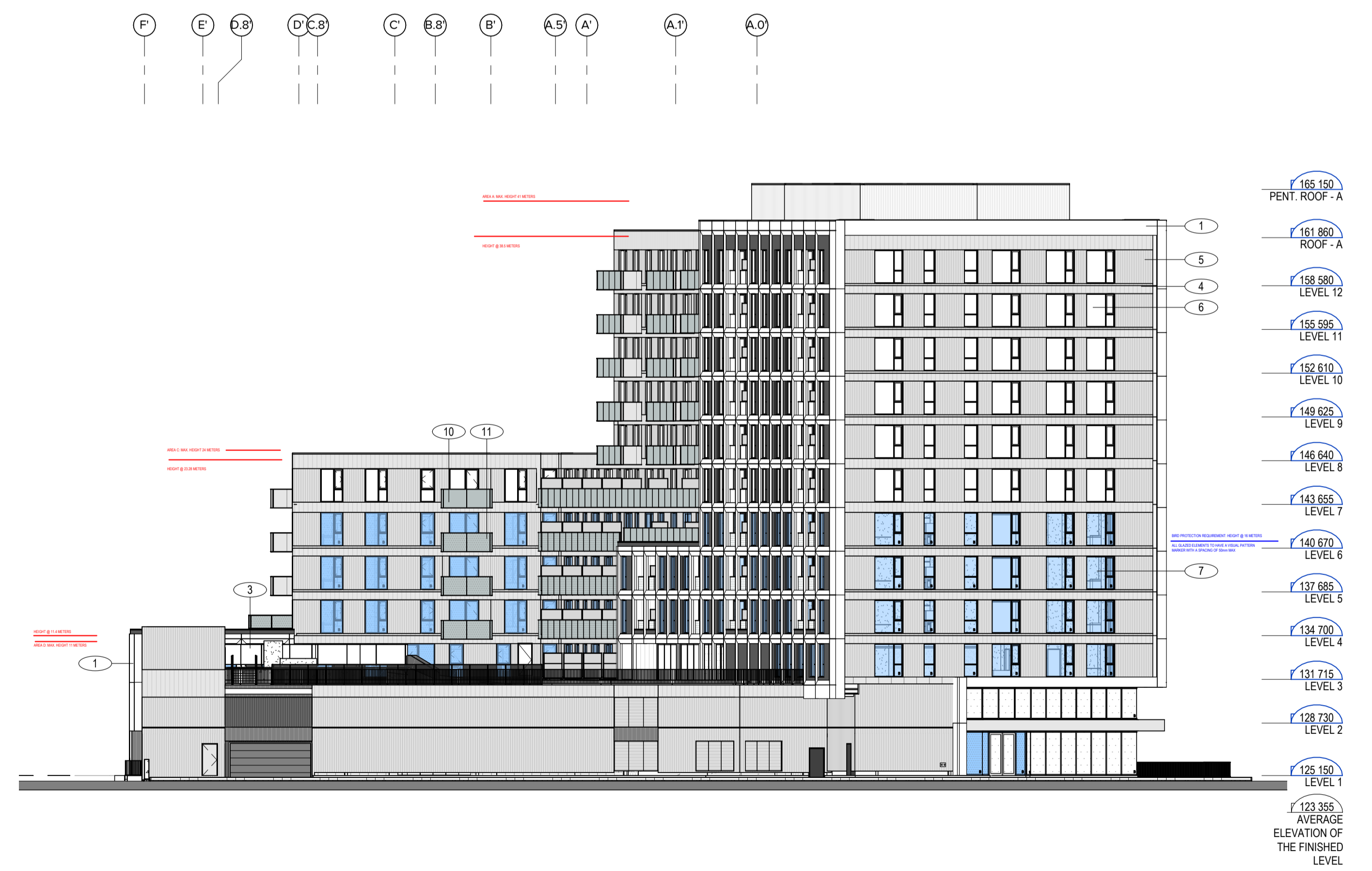
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PROJECT
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STITTVILLE-HAZELDEAN
 6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
WEST ELEVATION BUILDING A

 ONTARIO ASSOCIATION OF ARCHITECTS JOAN RENAUD LICENCE 10089	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-304
	REV. NO.	1
	DATE	JANUARY 2026
ÉCHELLE / SCALE	1 : 250	
DESIGNÉ PAR / DRAWN BY	VERIFIÉ PAR / VERIFIED BY	
Author	Checker	



1 EAST ELEVATION A SPA
 SCALE: 1 : 250

FORMAT: A1

MATERIALS LEGEND

1	PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
2	PRE-PANDED STEEL CLADDING, ANTHRACITE COLOR (1/2" X 1/2" X 1/2" TYPE)
3	PREFABRICATED CONCRETE PANEL, DARK COLORED, SANDBLASTED FINISH
4	ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR (PAINFAB TYPE)
5	CORRUGATED ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR
6	TEMPERED DOUBLE GLAZING GLASS
7	TEMPERED DOUBLE GLAZING GLASS WITH BIRD SAFETY PROTECTION FILM
8	TEMPERED ULTRA-CLEAR GLASS GUARDRAIL WITH CERAFIBR - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL ANODIZED COLOR
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DRAWING
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SCEAU ASSOCIATION OF ARCHITECTS		DOSSIER / NUMBER	
1 A-305		25-1839	
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DESIGNÉ PAR / DRAWN BY		VÉRIFIÉ PAR / VERIFIED BY	
JOAN RENAULT		Author	
LICENCE 10089		Checker	



1 WEST ELEVATION B SPA
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