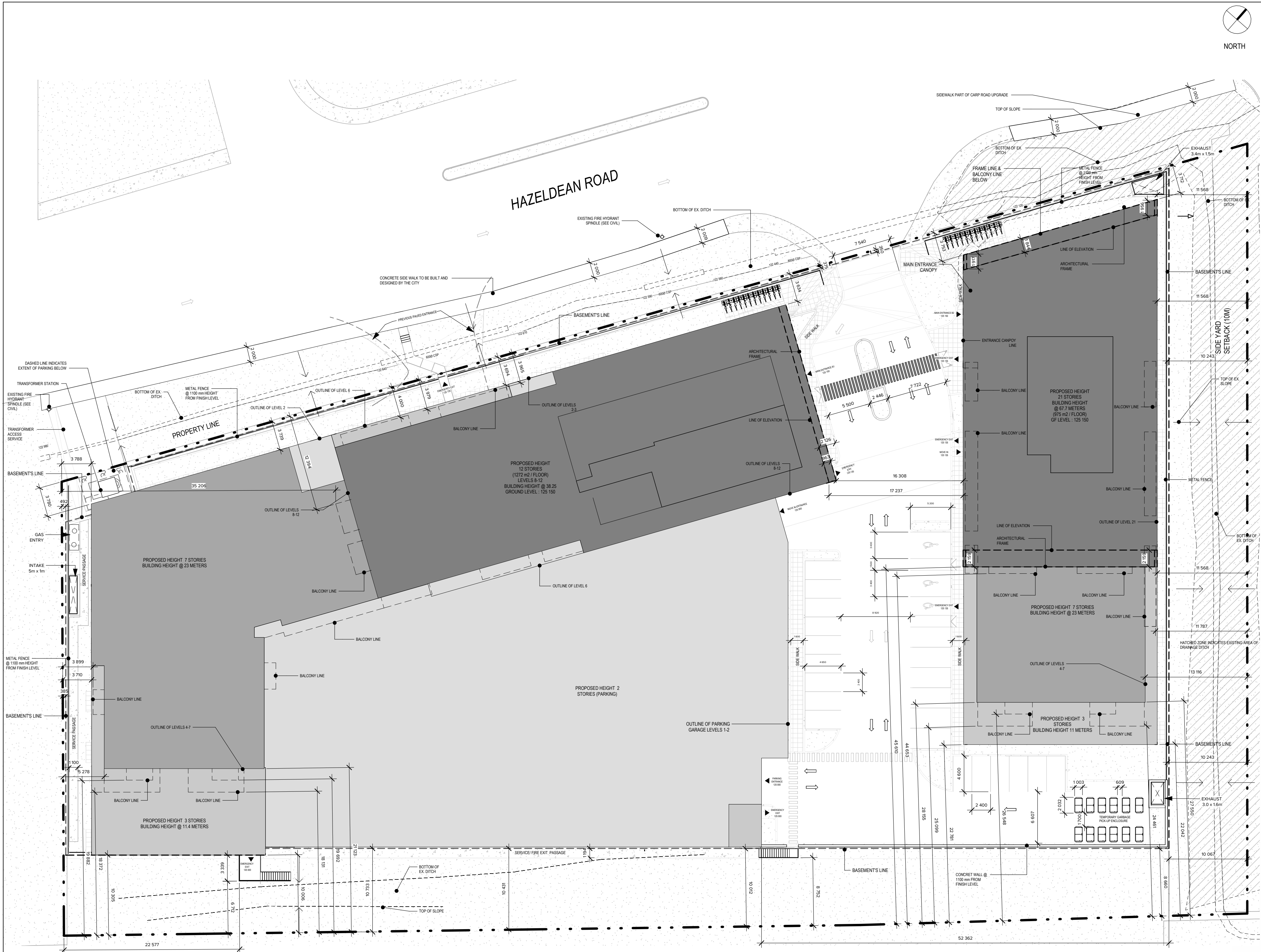
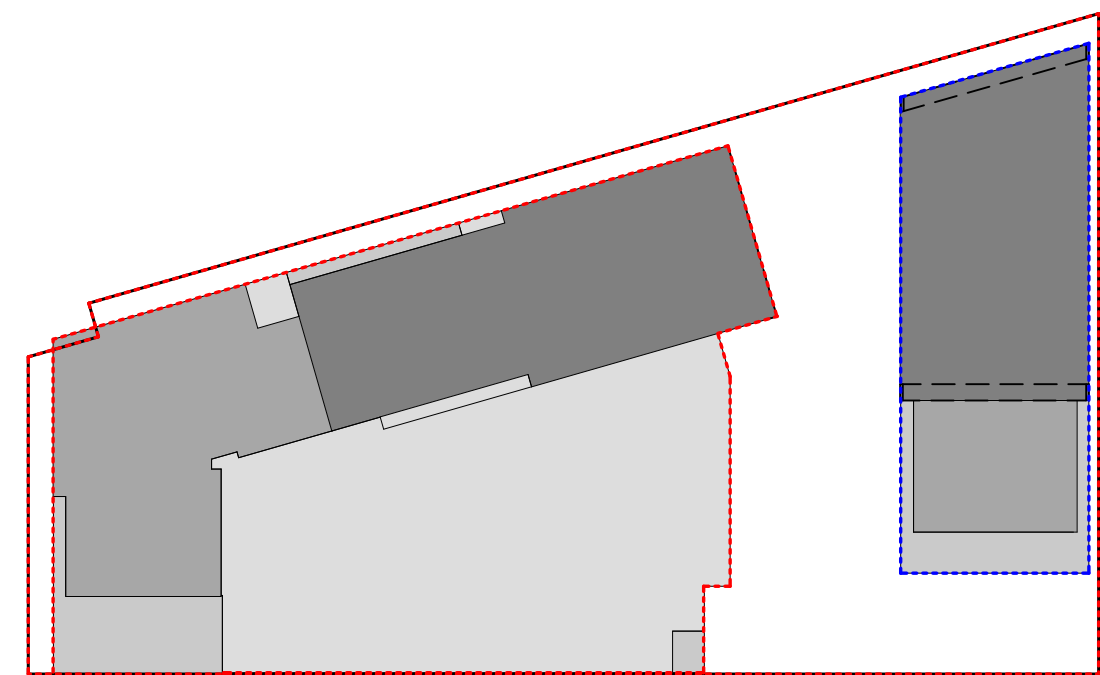




1 SITE PLAN - SPA
A-025 ÉCHELLE: 1:300

CONSTRUCTION PHASE DIAGRAM



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

CONSULTANTS

PLANNER
PATRICIA WARREN
FOTENN PLANNING
420 O'CONNOR STREET, OTTAWA, ON K2P 1W4

ARCHITECT
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 STORY
BUILDING 02	21 STORY
LOCAL AUTHORITY	CITY OF OTTAWA
PAI NUMBER	04753-0276, 0271, 0272
MUNICIPAL ADDRESS	6310 HAZELDEAN ROAD
LEGAL DESCRIPTION	Part of lot 23, concession 12, Geographic Township of Oshawa, city of Ottawa

SITE INFORMATION:	
LOT AREA	12,014m ²
LOT FRONTAGE	152m
LOT DEPTH	78.5m
BUILDINGS INFORMATION:	
BUILDING AREA 01	5,030m ²
BUILDING AREA 02	1,325m ²
BUILDING FLOOR AREA (ABOVE GRADE)	
BUILDING 01 PROPOSED USE:	HIGH-RISE DWELLING UNITS
BUILDING 02 PROPOSED USE:	HIGH-RISE DWELLING UNITS
BUILDING 01 NUMBER OF UNITS	246
BUILDING 02 NUMBER OF UNITS	209
TOTAL NUMBER OF UNITS	455

PROJECT ZONING BY LAW AND APPLICABLE BUILDING CODE:		
ZONING TABLE	AM92(2102) S501 Provisions	PROPOSED
MINIMUM LOT AREA	Table 185	12,014m ²
MINIMUM LOT WIDTH	Table 185	No minimum
MINIMUM FRONT YARD SETBACK	Schedule 501	3m
MINIMUM REAR YARD SETBACK	Schedule 501	3m
MINIMUM SIDE YARD SETBACK	Schedule 501	3m
MINIMUM SETBACK ABOVE 4 th FLOOR	Table 185	1.5m
MINIMUM SETBACK ABOVE 4 th FLOOR FOR ANY PORTION OF A BUILDING 10 FLOOR OR MORE	Table 185	1.5m
MINIMUM SETBACK ABOVE 4 th FLOOR FOR ANY PORTION OF A BUILDING 10 FLOOR OR MORE	Table 185	1.5m
MINIMUM SETBACK ABOVE 4 th FLOOR FOR ANY PORTION OF A BUILDING 10 FLOOR OR MORE	Table 185	1.5m

MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	
Section 17	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²

MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	
Section 17	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²

MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	
Section 17	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²

MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	
Section 17	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²

MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	
Section 17	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²

MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	
Section 17	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²

MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	
Section 17	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²

MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	
Section 17	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²

MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	
Section 17	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²

MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	
Section 17	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²

MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	
Section 17	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²

MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	
Section 17	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²

MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	
Section 17	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²

MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	
Section 17	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²

MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	
Section 17	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²

THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL/PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

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

CLIENT

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

PLANNER

FOTENN
Planning + Design
FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
STITTSVILLE (ON), K2P 1W4

CIVIL

LRL
LRL ENGINEERING
5430 CANOTEK ROAD
OTTAWA (ON), K1J 9G2

LANDSCAPE ARCHITECTS / ARCHITECTES DU PAYSAGE

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
JAMES B. LENNOX & ASSOCIATES INC.
3332 CARLING AVENUE
OTTAWA (ON), K2H 3A2

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

GWAL
GOODKEY, WEEMARK & ASSOCIATES LTD.
1688 WOODWARD DRIVE
OTTAWA (ON), K2C 3R8

STRUCTURE

LEROUX + CYR
Solutions structurales
LEROUX + CYR
130 BOUL. HENRI-BOURASSA EST
MONTREAL (QC), H3L 1B7

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

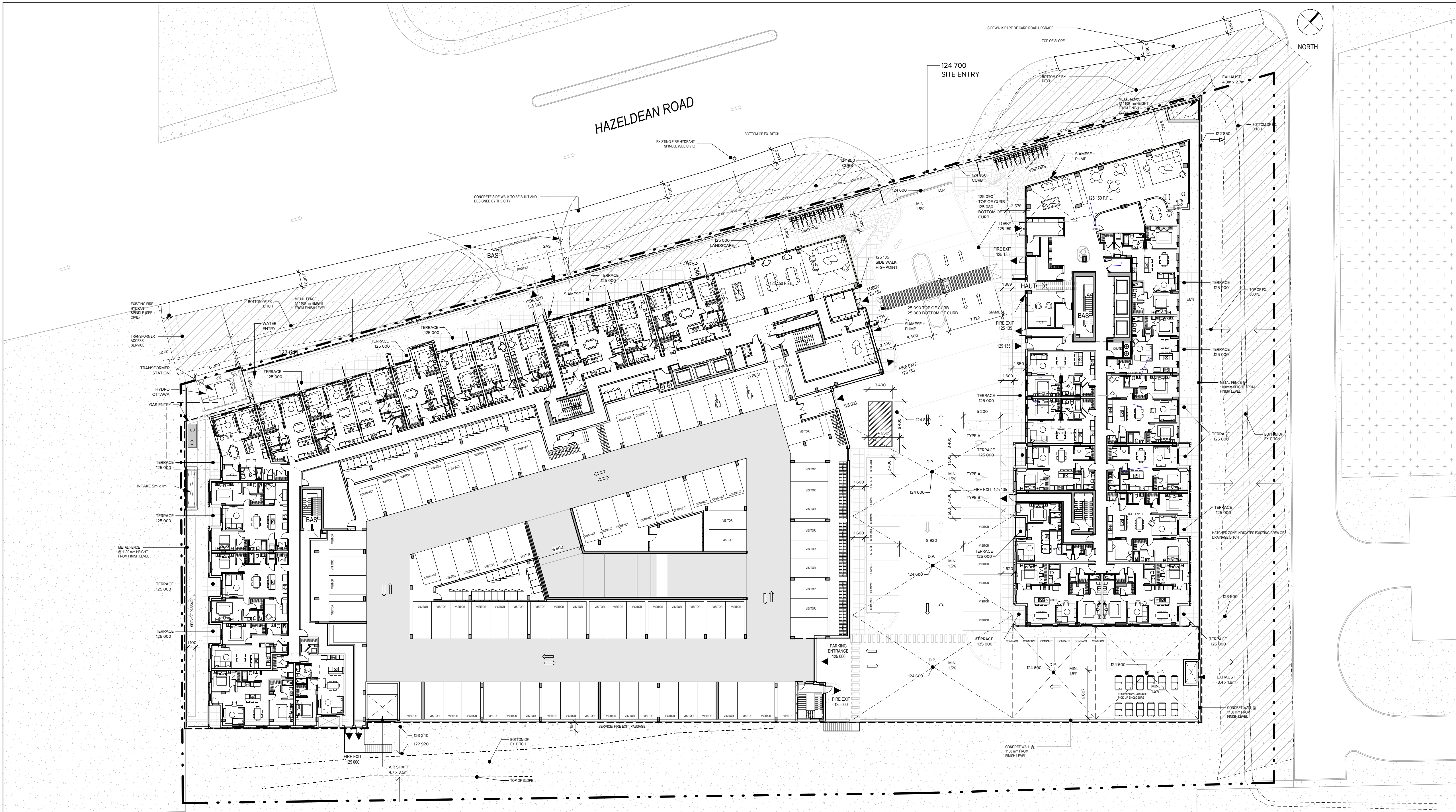
PROJECT

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

DRAWING

SITE PLAN

OSCEAU ASSOCIATION OF ARCHITECTS		DOSSIER / NUMBER	25-1839
JOAN RENAUD LICENCE 10089		DESSIN / DRAWING NO	A-025
DATE		RÉV. NO.	1
ÉCHELLE / SCALE		Comme indiqué	
DESIGNER / DRAWN BY		DATE / DATE	NOVEMBER 2025
CHECKED / VÉRIFIÉ BY		DATE / DATE	



1 SITE PLAN GROUND FLOOR
A-026 ÉCHELLE: 1 : 300

THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL / PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

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

CLIENT

SCALIA
LES PROPRIÉTÉS SCALIA INC.
5139 DE COURTRAIN AVENUE,
BUREAU 300
613-730-9709
(514) 525-2929
MONTREAL (QC), H3W 0A9

PLANNER

FOTENN
Planning + Design
FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
613-730-9709
OTTAWA (ON), K2P 1W4

CIVIL

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

LANDSCAPE ARCHITECTS / ARCHITECTES DU PAYSAGE

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVENUE
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

GWAL
GOODKEY, WEEMARK & ASSOCIATES LTD.
1688 WOODWARD DRIVE
PHONE: 613-727-5111
FAX: 613-727-5115
OTTAWA (ON), K2C 3R8

STRUCTURE

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

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

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
---	---

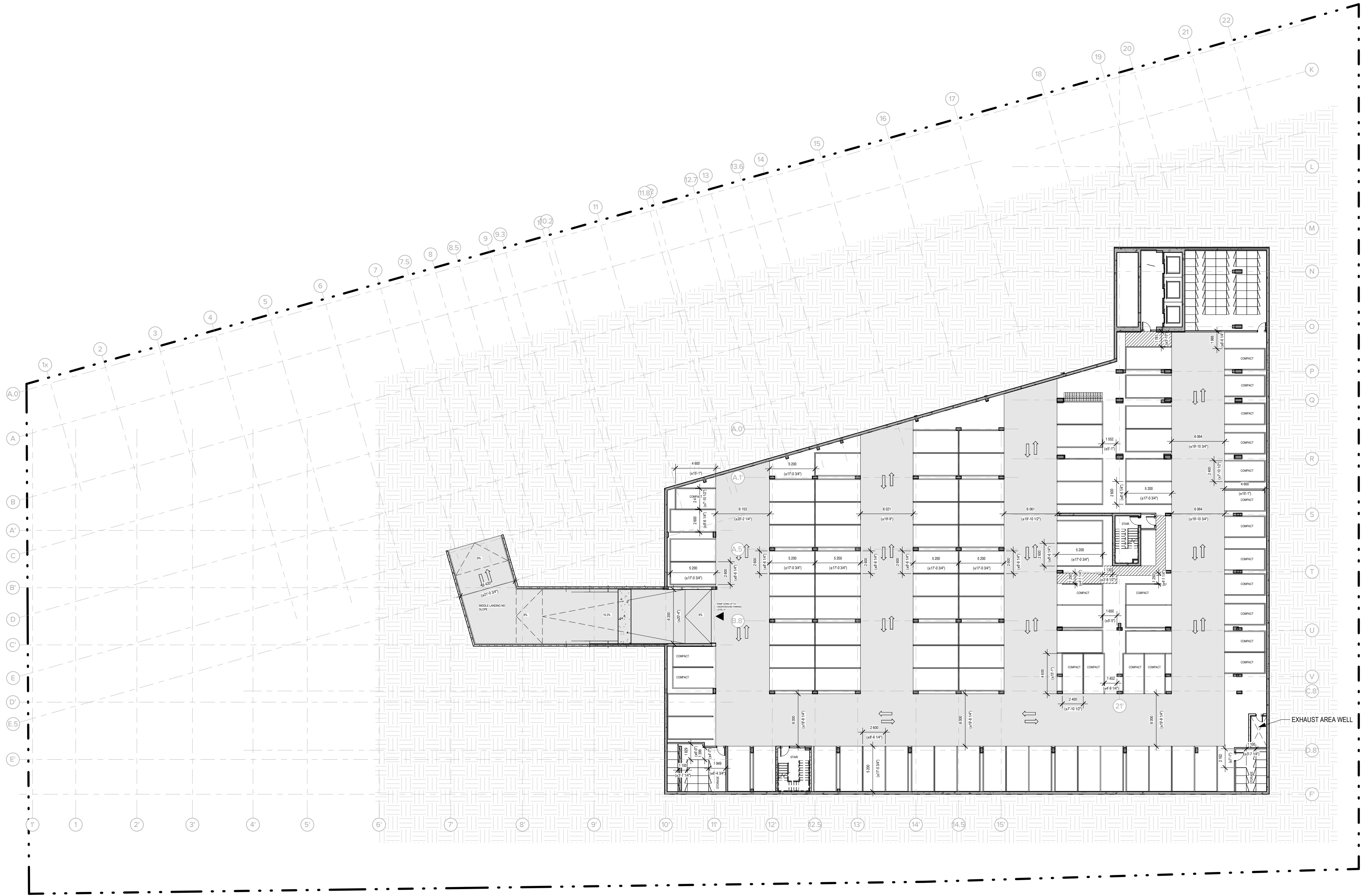
PROJECT

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

DRAWING

SITE PLAN GROUND FLOOR

ONTARIO ASSOCIATION OF ARCHITECTS JOAN RENAULT LICENCE 10089	DOSSIER / NUMBER 25-1839	DESSIN / DRAWING NO. A-026	REV. NO. 1
	DATE NOVEMBER 2025	ECHELLE / SCALE 1 : 300	
	DESIGNED / DRAWN BY Auteur		
	CHECKED / VERIFIED BY Vérificateur		
	FORMAT: A1		



1 LEVEL UNDERGROUND PARKING -2
A-099 ECHELLE: 1 : 250

PARKING - UNDERGROUND LEVEL 2	
Total	Type
21	2.4 x 4.6m (COMPACT)
81	2.6m X 5.2m
TOTAL: 102	

BICYCLES - UNDERGROUND LEVEL 2		
Racks	Bikes	Niveau
11	11	LEVEL -2 - UNDERGROUND PARKING
TOTAL : 11		

THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL/PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

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

CLIENT

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

PLANNER

FOTENN
Planning + Design
FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
OTTAWA (ON), K2P 1W4

CIVIL

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

LANDSCAPE ARCHITECTS / ARCHITECTES DU PAYSAGE

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
JAMES B. LENNOX & ASSOCIATES INC.
3333 CARLING AVENUE
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

GWAL
Goodkey, Weemark & Associates Ltd.
GOODKEY, WEEMARK & ASSOCIATES LTD.
1688 WOODWARD DRIVE
PHONE: 613-727-5111
FAX: 613-727-5115
OTTAWA (ON), K2C 3R8

STRUCTURE

LEROUX + CYR
Solutions structurales
LEROUX + CYR
130 BOUL. HENRI-BOURASSA EST
(438) 384-7773
MONTREAL (QC), H3L 1B7

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

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

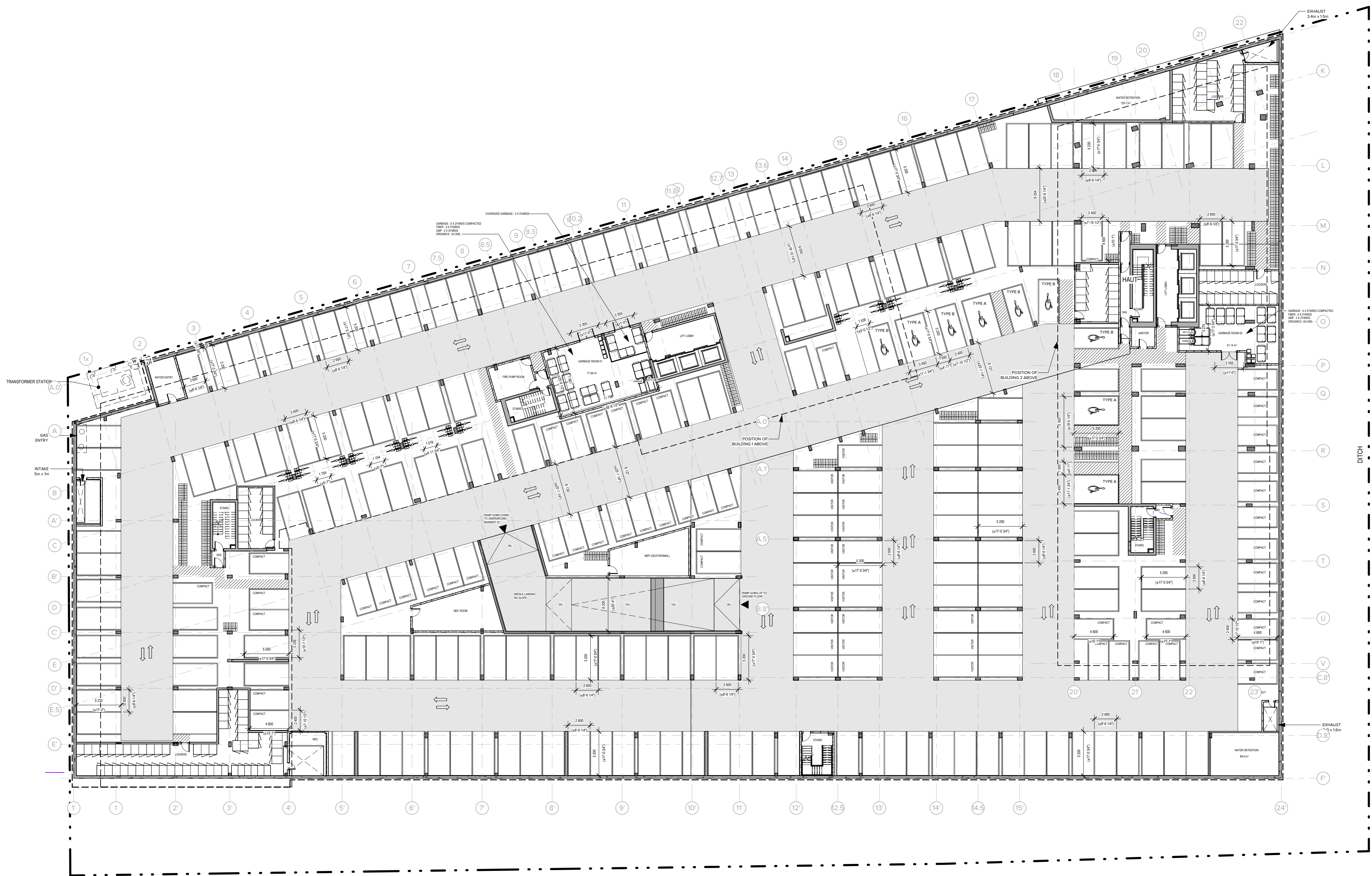
SCALIA
STITTVILLE-HAZELDEAN
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING

UNDERGROUND PARKING PLAN 02

SCEAU ONTARIO ASSOCIATION OF ARCHITECTS  JOAN RENAUD LICENCE 10089	DOSSIER / NUMBER		25-1839
	DESSIN / DRAWING NO		REV.
	A-099		1
	DATE		NOVEMBER 2025
ECHELLE / SCALE		1 : 250	
DESIGNED BY / DRAWN BY		Author	
CHECKED BY / VERIFIED BY		Checker	

FORMAT: A1



1 LEVEL UNDERGROUND PARKING -1
ÉCHELLE: 1 : 250

PARKING - UNDERGROUND LEVEL 1	
Total	Type
47	2.4 x 4.6m (COMPACT)
5	2.4 x 5.2m + 1.5m (ACCESSIBLE-TYPE B)
203	2.6m X 5.2m
4	3.4 x 5.2m + 1.5m (ACCESSIBLE-TYPE A)
TOTAL: 259	

BICYCLES - UNDERGROUND LEVEL 1		
Racks	Bikes	Niveau
224	224	LEVEL -1 - UNDERGROUND PARKING HIGH
13	26	LEVEL -1 - UNDERGROUND PARKING HIGH
TOTAL : 250		

THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL/PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

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

CLIENT

SCALIA
LES PROPRIÉTÉS SCALIA INC.
5139 DE COURTRAIN AVENUE,
BUREAU 300
613-730-9709
MONTREAL (QC), H3W 0A9

PLANNER

FOTENN
Planning + Design
FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
613-730-9709
OTTAWA (ON), K2P 1W4

CIVIL

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

LANDSCAPE ARCHITECTS / ARCHITECTES DU PAYSAGE

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
JAMES B. LENNOX & ASSOCIATES INC.
3332 CARLING AVENUE
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

GWAL
Goodkey, Weemark & Associates Ltd.
GOODKEY, WEEMARK & ASSOCIATES LTD.
1688 WOODWARD DRIVE
PHONE: 613-727-5111
FAX: 613-727-5115
OTTAWA (ON), K2C 3R8

STRUCTURE

LEROUX + CYR
Solutions structurales
LEROUX + CYR
130 BOUL. HENRI-BOURASSA EST
K2H 1B7
MONTREAL (QC), H3L 1B7

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

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

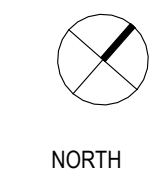
PROJECT

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

DRAWING

UNDERGROUND PARKING PLAN 01

ONTARIO ASSOCIATION OF ARCHITECTS JOAN RENAULT LICENCE 10089	DOSSIER / NUMBER 25-1839	
	DESSIN / DRAWING NO. A-100	RÉV. NO. 1
	DATE NOVEMBER 2025	
	ÉCHELLE / SCALE 1 : 250	
DESIGNED / DRAWN BY Author		CHECKED / VERIFIED BY Checker

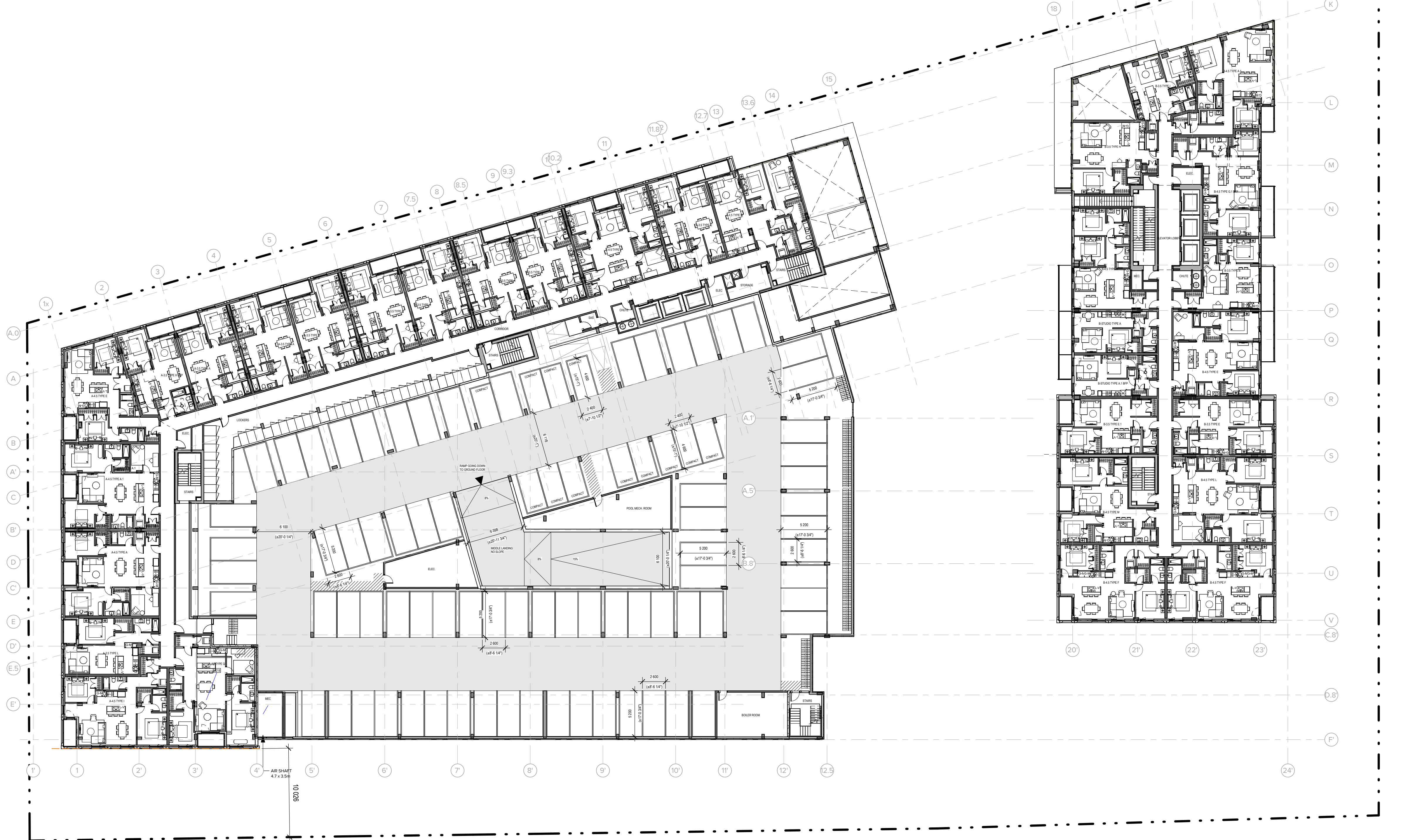


**THIS DOCUMENT MUST NOT BE USED
FOR CONSTRUCTION PURPOSES**

SCEAU ONTARIO ASSOCIATION OF ARCHITECTS  JOAN RENAUD LICENCE 10089	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	REV. NO.
	A-101	1
	DATE	NOVEMBER 2025
ECHELLE / SCALE		1 : 250
DESIGNED BY / DRAWN BY	CHECKED BY / VERIFIED BY	
Author	Checker	

BICYCLES - LEVEL 1	
Racks	Bikes
90	90
6	24
TOTAL : 114	

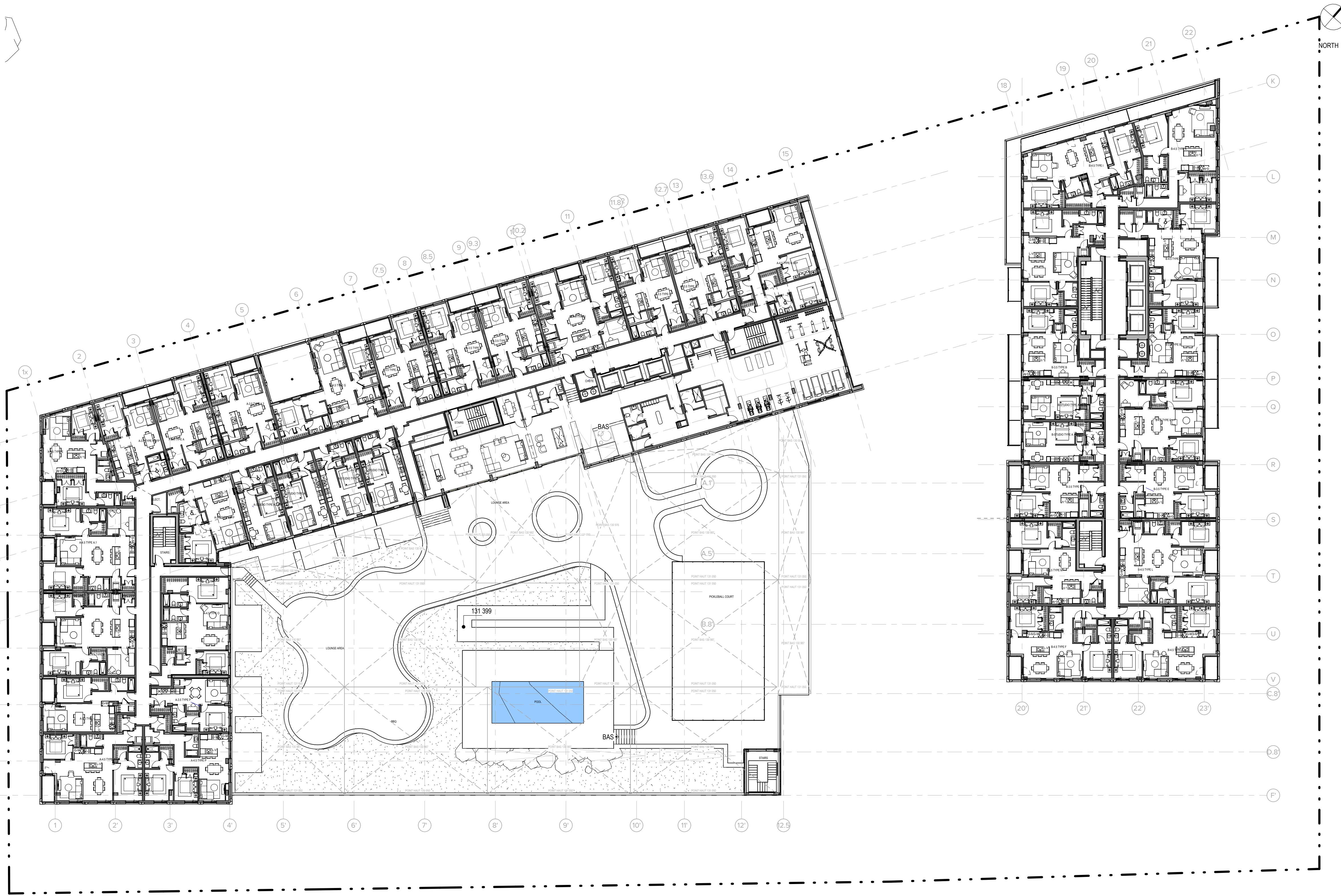
FORMAT: A1



LEROUX + CYR
130 BOUL. HENRI-
BOURASSA EST
(438) 381-7773
MONTREAL (QC) H3L 1B7

DESSINÉ PAR / DRAWN BY	VÉRIFIÉ PAR / VERIFIED BY
Author	Ch

BICYCLES - LEVEL 2	
Racks	Bikes
84	84
TOTAL : 84	



THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL/PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

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

CLIENT

SCALIA
LES PROPRIÉTÉS SCALIA INC.
5139 DE COURTRAIN AVENUE,
BUREAU 300
613-730-9709
MONTREAL (QC), H3W 0A9

PLANNER

FOTENN
Planning + Design
FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
OTTAWA (ON), K2P 1W4

CIVIL

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

LANDSCAPE ARCHITECTS / ARCHITECTES DU PAYSAGE

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
JAMES B. LENNOX & ASSOCIATES INC.
3332 CARLING AVENUE
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

GWAL
GOODKEY, WEEMARK & ASSOCIATES LTD.
1688 WOODWARD DRIVE
PHONE: 613-727-5111
FAX: 613-727-5115
OTTAWA (ON), K2C 3R8

STRUCTURE

LEROUX + CYR
Solutions structurales
LEROUX + CYR
130 BOUL. HENRI-BOURASSA EST
K4B 3M1-7713
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
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

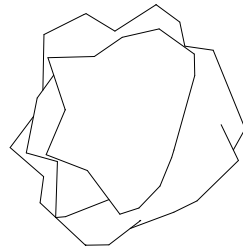
SCALIA
STITTVILLE-HAZELDEAN
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
3RD FLOOR PLAN

SCEAU ASSOCIATION OF ARCHITECTS
OF ARCHITECTS
JOAN RENAULT
LICENCE
10089

DOSSIER / NUMBER
25-1839
DESSIN / DRAWING NO
A-103
DATE
NOVEMBER 2025
ÉCHELLE / SCALE
1 : 250
DESIGNED / DRAWN BY
Author
CHECKED / VERIFIED BY
Checker

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



THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL/PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

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

CLIENT

SCALIA
LES PROPRIÉTÉS SCALIA INC.
5139 DE COURTRAIN AVENUE,
BUREAU 300
613-730-9709
(514) 525-2929
MONTREAL (QC), H3W 0A9

PLANNER

FOTENN
Planning + Design
FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
OTTAWA (ON), K2P 1W4

CIVIL

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

LANDSCAPE ARCHITECTS / ARCHITECTES DU PAYSAGE

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVENUE
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

GWAL
GOODKEY, WEEMARK & ASSOCIATES LTD.
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) 384-7773
MONTREAL (QC), H3L 1B7

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

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

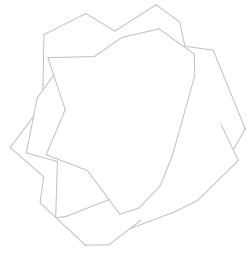
DRAWING

4TH FLOOR PLAN

	DOSSIER / NUMBER 25-1839	
	DESSIN / DRAWING NO. A-104	RÉV. NO. 1
	DATE NOVEMBER 2025	
	ÉCHELLE / SCALE 1 : 250	
DESIGNED / DRAWN BY Author		CHECKED BY Checker

FORMAT: A1

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



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

THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL / PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

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

CLIENT

SCALIA
LES PROPRIÉTÉS SCALIA INC.
5139 DE COURTRAIN AVENUE,
BUREAU 300
613-730-5709
(514) 525-2929
MONTREAL (QC), H3W 0A9

PLANNER

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

CIVIL

LRL
LRL ENGINEERING
5430 CANOTEK 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
LANDSCAPE ARCHITECTS
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

GWAL
GOODKEY, WEEMARK & ASSOCIATES LTD.
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) 384-7773
MONTREAL (QC), H3L 1B7

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

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

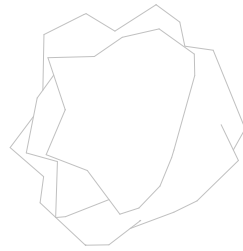
PROJECT

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

DRAWING

5TH FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS JOAN RENAULT LICENCE 10089	DOSSIER / NUMBER 25-1839	DESSIN / DRAWING NO. A-105	RÉV. NO. 1
	DATE NOVEMBER 2025	ÉCHELLE / SCALE 1 : 250	DESIGNED / DRAWN BY Author
	CHECKED BY Author	VERIFIED BY Checker	



THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL/PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

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

CLIENT

SCALIA
LES PROPRIÉTÉS SCALIA INC.
5139 DE COURTRAIN AVENUE,
BUREAU 300
613-730-5709
(514) 525-2929
MONTREAL (QC), H3W 0A9

PLANNER

FOTENN
Planning + Design
FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
OTTAWA (ON), K2P 1W4

CIVIL

LRL
LRL ENGINEERING
5430 CANOTEK 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
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

GWAL
Goodkey, Weemark & Associates Ltd.
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
MONTREAL (QC), H3L 1B7

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

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

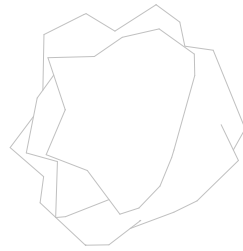
SCALIA
STITTVILLE-HAZELDEAN
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING

6TH FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS JOAN RENAULT LICENCE 10089	DOSSIER / NUMBER 25-1839	REV. NO. 1
	DESSIN / DRAWING NO. A-106	
	DATE NOVEMBER 2025	
	ECHELLE / SCALE 1 : 250	
	DESIGNED / DRAWN BY Author	CHECKED BY Checker

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



THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL/PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

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

CLIENT

SCALIA
LES PROPRIÉTÉS SCALIA INC.
5139 DE COURTRAIN AVENUE,
BUREAU 300
613-730-9709
(514) 525-2929
MONTREAL (QC), H3W 0A9

PLANNER

FOTENN
Planning + Design
FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
OTTAWA (ON), K2P 1W4

CIVIL

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

LANDSCAPE ARCHITECTS / ARCHITECTES DU PAYSAGE

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVENUE
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

GWAL
GOODKEY, WEEMARK & ASSOCIATES LTD.
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) 384-7773
MONTREAL (QC), H3L 1B7

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

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

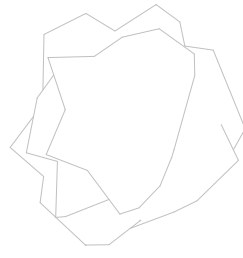
DRAWING

7TH FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS JOAN RENAULT LICENCE 10089	DOSSIER / NUMBER 25-1839	REV. NO. 1
	DESSIN / DRAWING NO. A-107	
	DATE NOVEMBER 2025	
	ÉCHELLE / SCALE 1 : 250	
	DESIGNED / DRAWN BY Author	CHECKED BY Checker

FORMAT: A1

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



NORTH

THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL/PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

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

CLIENT

SCALIA
LES PROPRIÉTÉS SCALIA INC.
5139 DE COURTRAIN AVENUE,
BUREAU 300
613-730-9709
(514) 525-2929
MONTREAL (QC), H3W 0A9

PLANNER

FOTENN
Planning + Design
FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
OTTAWA (ON), K2P 1W4

CIVIL

LRL
LRL ENGINEERING
5430 CANOTEK 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
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

GWAL
Goodkey, Weemark & Associates Ltd.
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) 384-7773
MONTREAL (QC), H3L 1B7

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

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

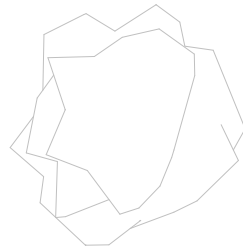
SCALIA
STITTVILLE-HAZELDEAN
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING

8TH TO 12TH FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS JOAN RENAULT LICENCE 10089	DOSSIER / NUMBER 25-1839	REV. NO. A-108	1	
	DATE NOVEMBER 2025			
	ÉCHELLE / SCALE 1 : 250			
	DESIGNED / DRAWN BY Author	CHECKED BY Checker		
	FORMAT: A1			

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



THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL/PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

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

CLIENT

SCALIA
LES PROPRIÉTÉS SCALIA INC.
5139 DE COURTRAIN AVENUE,
BUREAU 300
613-730-9709
(514) 525-2929
MONTREAL (QC), H3W 0A9

PLANNER

FOTENN
Planning + Design
FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
613-730-9709
OTTAWA (ON), K2P 1W4

CIVIL

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

LANDSCAPE ARCHITECTS / ARCHITECTES DU PAYSAGE

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVENUE
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

GWAL
Goodkey, Weemark & Associates Ltd.
1688 WOODWARD DRIVE
PHONE: 613-727-5111
FAX: 613-727-5115
OTTAWA (ON), K2C 3R8

STRUCTURE

LEROUX + CYR
Solutions structurales
LEROUX + CYR
130 BOUL. HENRI-BOURASSA EST
(438) 384-7773
MONTREAL (QC), H3L 1B7

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

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

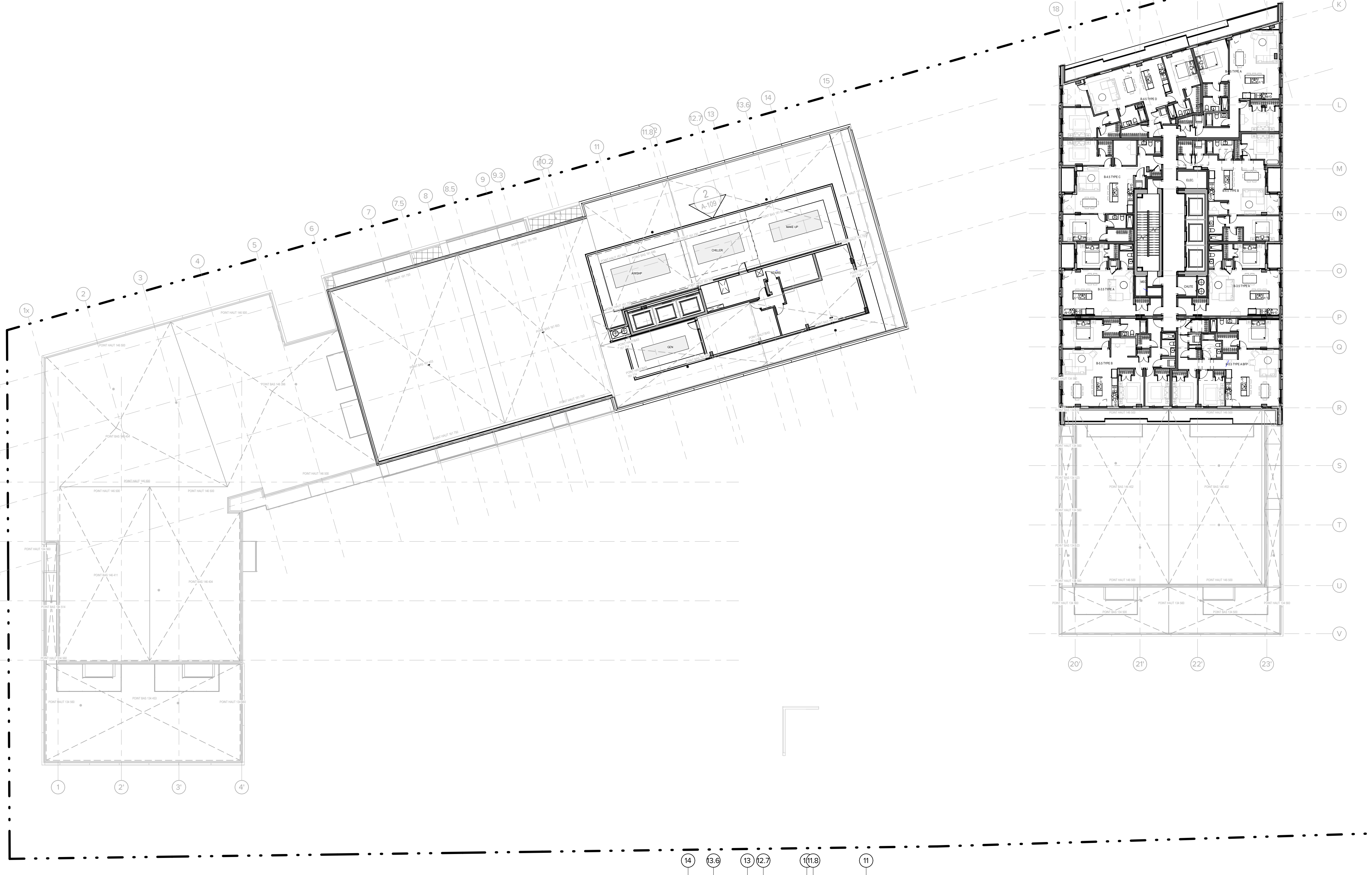
SCALIA
STITTVILLE-HAZELDEAN
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING

B1 ROOF PLAN - B2 9TH TO 21

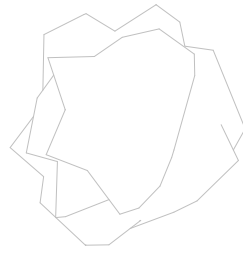
ONTARIO ASSOCIATION OF ARCHITECTS JOAN RENAUD LICENCE 10089	DOSSIER / NUMBER 25-1839	REV. NO. 1
	DESSIN / DRAWING NO. A-109	
	DATE NOVEMBER 2025	ECHELLE / SCALE 1 : 250
	DESIGNED / DRAWN BY Author	
VERIFIED BY Checker		

FORMAT: A1



1
A-109
B1 ROOF PLAN- 9TH TO 21 FLOOR PLAN
ÉCHELLE: 1 : 250

2
A-109
MECHANICAL EQUIPMENT SCREEN ELEVATION
ÉCHELLE: 1 : 250



THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL/PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

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

CLIENT

SCALIA
LES PROPRIÉTÉS SCALIA INC.
5139 DE COURTRAIN AVENUE,
BUREAU 300
613-730-9709
(514) 525-2929
MONTREAL (QC), H3W 0A9

PLANNER

FOTENN
Planning + Design
FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
OTTAWA (ON), K2P 1W4

CIVIL

LRL
LRL ENGINEERING
5430 CANOTEK 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
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

GWAL
GOODKEY, WEEMARK & ASSOCIATES LTD.
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
MONTREAL (QC), H3L 1B7

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

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

B2 ROOF PLAN

SCEAU
ONTARIO ASSOCIATION
OF
ARCHITECTS
JOAN RENAULT
LICENCE
10089

DOSSIER / NUMBER
25-1839

DESSIN / DRAWING NO.
A-110

DATE
NOVEMBER 2025

ÉCHELLE / SCALE
1 : 250

REV. NO.
1

VERIFIED BY
Author

CHECKED BY
Checker

MATERIALS LEGEND	
1	PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
2	PREFABRICATED CONCRETE PANEL, ANTHRACITE COLOR (VORVEST ADOO 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 CERAFIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL ANODIZED COLOR
9	TEMPERED ULTRA CLEAR GLASS GUARDRAIL WITH CERAFIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR WITH BIRD PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL ANODIZED COLOR
10	TEMPERED GLASS GUARDRAIL WITH CERAFIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, BLACK COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR
11	TEMPERED GLASS GUARDRAIL WITH CERAFIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, BLACK COLOR WITH BIRD PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR

THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL / PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

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

CLIENT

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

PLANNER

FOTENN
Planning + Design
FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
613-730-9709
OTTAWA (ON), K2P 1W4

CIVIL

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

LANDSCAPE ARCHITECTS / ARCHITECTES DU PAYSAGE

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
JAMES B. LENNOX & ASSOCIATES INC.
3333 CARLING AVENUE
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

GWAL
Goodkey, Weemark & Associates Ltd.
GOODKEY, WEEMARK & ASSOCIATES LTD.
1688 WOODWARD DRIVE
PHONE: 613-727-5111
FAX: 613-727-5115
OTTAWA (ON), K2C 3R8

STRUCTURE

LEROUX + CYR
Solutions structurales
LEROUX + CYR
130 BOUL. HENRI-BOURASSA EST
(438) 361-7773
MONTREAL (QC), H3L 1B7

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

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

NORTH ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS JOAN RENAUD LICENCE 10089	DOSSIER / NUMBER 25-1839	
	DESSIN / DRAWING NO A-300	RÉV. NO. 1
	DATE NOVEMBER 2025	
	ECHELLE / SCALE 1 : 250	
DESIGNED / DRAWN BY Author		CHECKED / VERIFIED BY Checker



1 NORTH ELEVATION - HAZELDEAN ROAD
ÉCHELLE: 1 : 250

MATERIALS LEGEND	
1	PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
2	PRE-PAINTED STEEL CLADDING, ANTHRACITE COLOR (VCMWEST 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 BBDO SAFETY PROTECTION FILM
8	TEMPERED ULTRA CLEAR GLASS GUARDRAIL WITH CERAFRIT -- 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL ANODIZED COLOR
9	TEMPERED ULTRA CLEAR GLASS GUARDRAIL WITH CERAFRIT -- 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR WITH BBDO PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL ANODIZED COLOR
10	TEMPERED GLASS GUARDRAIL WITH CERAFRIT -- 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, BLACK COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR
11	TEMPERED GLASS GUARDRAIL WITH CERAFRIT -- 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, BLACK COLOR WITH BBDO PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR

THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL / PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

4329183 CANADA INC.
6310 HAZELDEAN ROAD
P.O. BOX 1791
STITTSTVILLE (ON), K2S 1B4

CLIENT

**SCALIA**

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

PLANNER

**FOTENN**
Planning + Design

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

CIVIL

**LRL**

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.**
LANDSCAPE ARCHITECTS

JAMES B. LENNOX & ASSOCIATES INC.
3332 CARLING AVENUE
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

**GWAL**
Goodkey, Weemark & Associates Ltd.

GOODKEY, WEEMARK & ASSOCIATES LTD.
1888 WOODWARD DRIVE
PHONE: 613-727-5111
FAX: 613-727-5115
OTTAWA (ON), K2C 3R8

STRUCTURE

**LEROUX + CYR**
Solutions structurales

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

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

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

STITTSTVILLE-HAZELDEAN

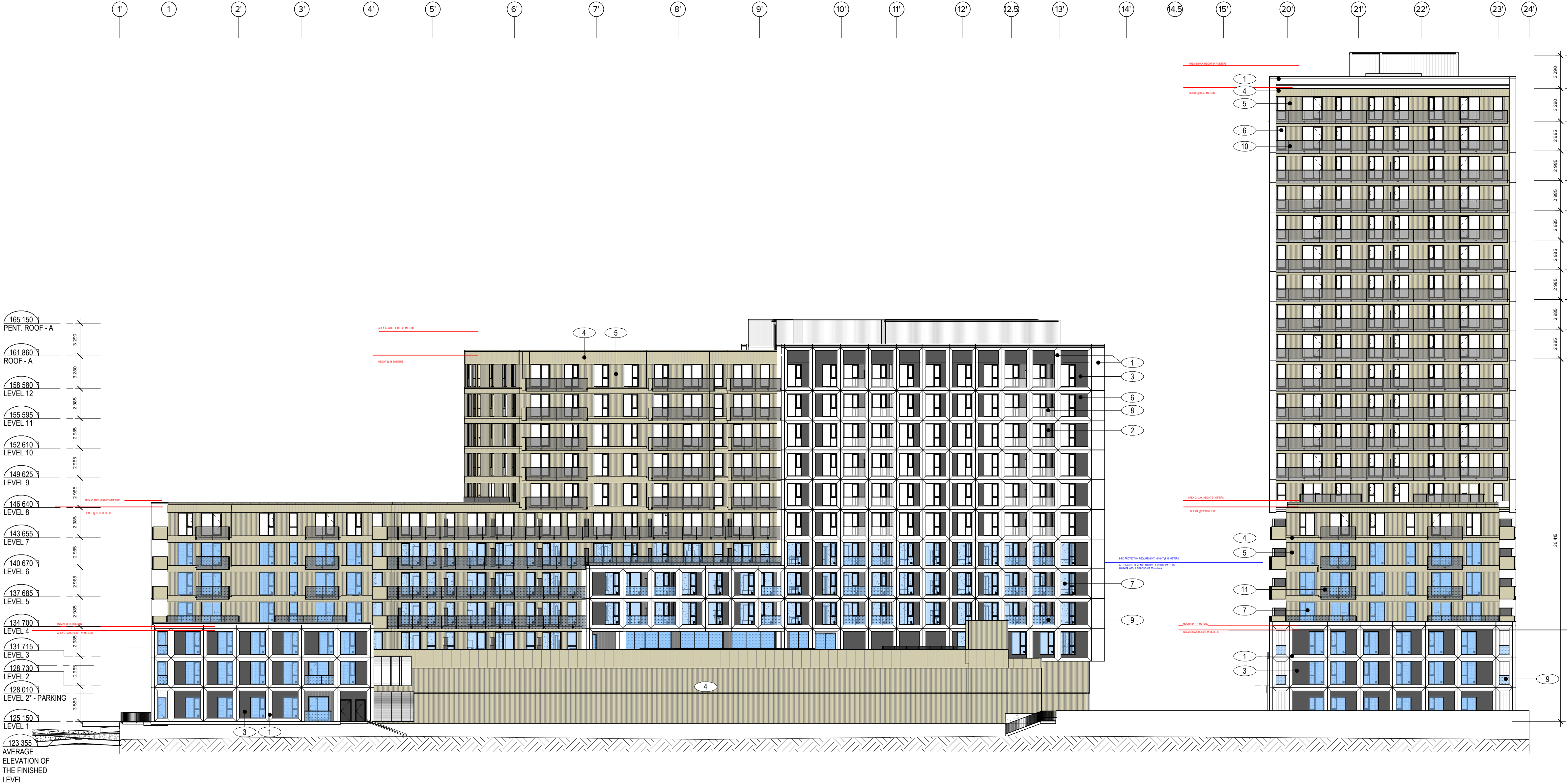
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING

SOUTH ELEVATION

**ONTARIO ASSOCIATION OF ARCHITECTS**
JOAN RENAULT
LICENCE 10089

DOSSIER / NUMBER	25-1839
DESSIN / DRAWING NO.	A-301
RÉV. NO.	1
DATE	NOVEMBER 2025
ÉCHELLE / SCALE	1 : 250
DESIGNED BY / CRÉÉ PAR	Author
CHECKED BY / VÉRIFIÉ PAR	Checker



THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL/ PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDP* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN, ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDP*.

<u>THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES</u>

CLIENT

 **SCALIA**

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

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

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

 **GWAL**
Goodkey, Weemark & Associates Ltd.

GOODKEY, WEEMARK & ASSOCIATES LTD.
1688 WOODWARD DRIVE
PHONE: 613-727-5111
FAX: 613-727-5115
OTTAWA (ON), K2C 3R8

[illegible]ARCHITECTS

PROJECT

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

SCEAU OF ARCHITECTS  JOANN RENAUD LICENCE 10089	DOSSIER / NUMBER	
	25-1839	
	DESSIN / DRAWING NO	RÉV. NO.
	A-302	1
	DATE	
NOVEMBER 2025		
ÉCHELLE / SCALE		
1 : 250		
DESIGNED BY / DRAWN BY	VERIFIED BY / VÉRIFIÉ BY	
Author	Checker	





MATERIALS LEGEND	
1	PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
2	PRE-PAINTED STEEL CLADDING, ANTHRACITE COLOR (N/CWEST ADO300 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 CERAFIT-- 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL ANODIZED COLOR
9	TEMPERED ULTRA-CLEAR GLASS GUARDRAIL WITH CERAFIT-- 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR WITH BIRD PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL ANODIZED COLOR
10	TEMPERED GLASS GUARDRAIL WITH CERAFIT-- 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, BLACK COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR
11	TEMPERED GLASS GUARDRAIL WITH CERAFIT-- 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, BLACK COLOR WITH BIRD PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR

THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL / PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

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

CLIENT

 **SCALIA**

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

PLANNER

 **FOTENN**
Planning + Design

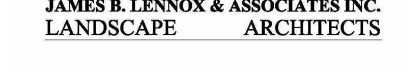
FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
OTTAWA (ON), K2P 1W4

CIVIL

 **LRL**

LRL ENGINEERING
5430 CANOTEK 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
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

 **GWAL**

GOODKEY, WEEMARK & ASSOCIATES LTD.
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) 361-7773
MONTREAL (QC), H3L 1B7

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

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

WEST ELEVATION

	DOSSIER / NUMBER	
	25-1839	
	DESSIN / DRAWING NO.	RÉV. NO.
	A-303	1
DATE	NOVEMBER 2025	
	ÉCHELLE / SCALE	
	1 : 250	
	DESIGNED / DRAWN BY	VERIFIED / CHECKED BY
Author		Checker

MATERIALS LEGEND	
1	PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
2	PRE-PAINTED STEEL CLADDING, ANTHRACITE COLOR (VICWEST A0300 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 CERAFIT™ - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL ANODIZED COLOR
9	TEMPERED ULTRA-CLEAR GLASS GUARDRAIL WITH CERAFIT™ - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR WITH BIRD PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL ANODIZED COLOR
10	TEMPERED GLASS GUARDRAIL WITH CERAFIT™ - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, BLACK COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR
11	TEMPERED GLASS GUARDRAIL WITH CERAFIT™ - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, BLACK COLOR WITH BIRD PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR

THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL / PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

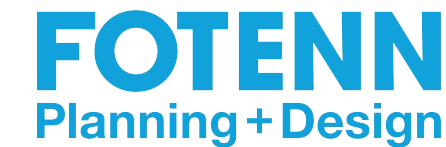
4329163 CANADA INC.
6310 HAZELDEAN ROAD
P.O.BOX 1791
STITTVILLE (ON), K2S 1B4

CLIENT



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

PLANNER



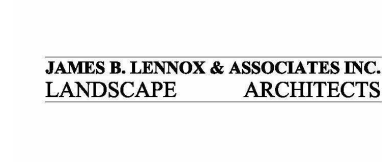
FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
613-730-5709
OTTAWA (ON), K2P 1W4

CIVIL



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

LANDSCAPE ARCHITECTS / ARCHITECTES DU PAYSAGE



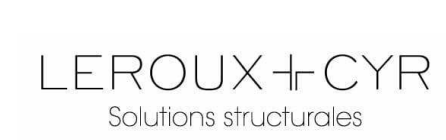
JAMES B. LENNOX & ASSOCIATES INC.
3332 CARLING AVENUE
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ



GOODKEY, WEEMARK & ASSOCIATES LTD.
1688 WOODWARD DRIVE
PHONE: 613-727-5111
FAX: 613-727-5115
OTTAWA (ON), K2C 3R8

STRUCTURE



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

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

ARCHITECTS



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

STITTSTVILLE-HAZELDEAN

6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING

WEST ELEVATION BUILDING A



DOSSIER / NUMBER
25-1839

DESSIN / DRAWING NO.
A-304

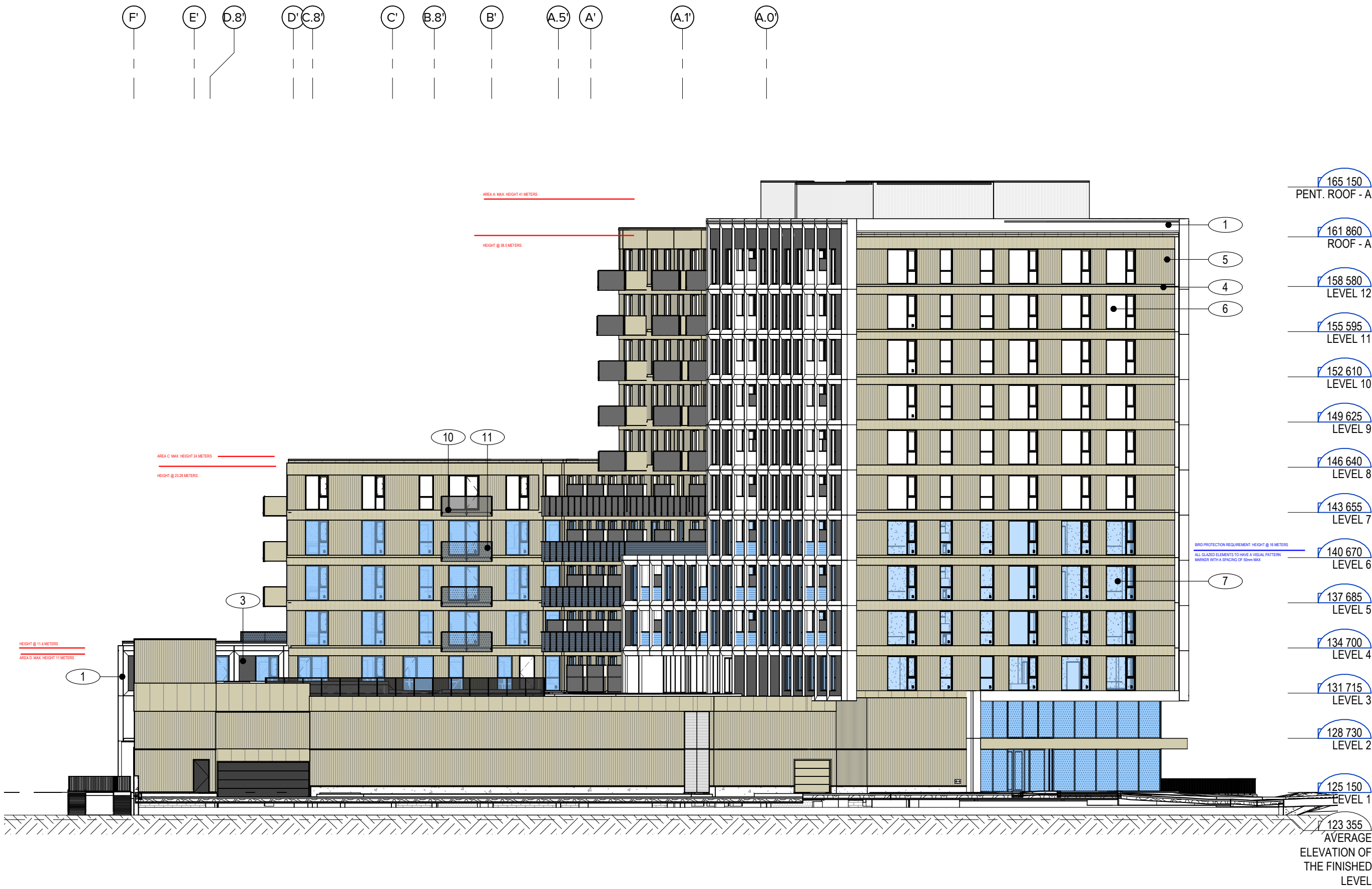
RÉV. NO.
1

DATE
NOVEMBER 2025

ÉCHELLE / SCALE
1 : 250

DESIGNED / DRAWN BY
Author

VERIFIED / CHECKED BY
Checker



THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL/ PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACQD* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACQD*.

THIS DOCUMENT MUST BE USED FOR CONSTRUCTION PURPOSES
--

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

 **SCALIA**

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

FOTENN
Planning + Design

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

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

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS

 **GWAL**
Goodkey, Weemark & Associates Ltd.

GOODKEY, WEEMARK & ASSOCIATES LTD.
1688 WOODWARD DRIVE
PHONE: 613-727-5111
FAX: 613-727-5115
OTTAWA (ON), K2C 3R8

LEROUX + CYR
Solutions structurales

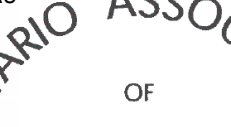
1	SPA REVISION 01	2025-11-05	FM
NO.	ÉMISSION	DATE	PAR

PROJECT

SCALIA

STITTSVILLE-HAZELDEAN

6310 Hazeldean Rd, Ottawa, ON K2S 0T2

 ONTARIO ASSOCIATION OF ARCHITECTS <i>Joan Renaud</i> JOAN RENAUD LICENCE 10089	DOSSIER / NUMBER 25-1839	
	DESSIN / DRAWING NO A-305	REV. NO. 1
	DATE NOVEMBER 2005	
	ÉCHELLE / SCALE 1 : 250	
	DÉSIGNÉ PAR / DRAWN BY Author	VÉRIFIÉ PAR / VERIFIED BY Checker

