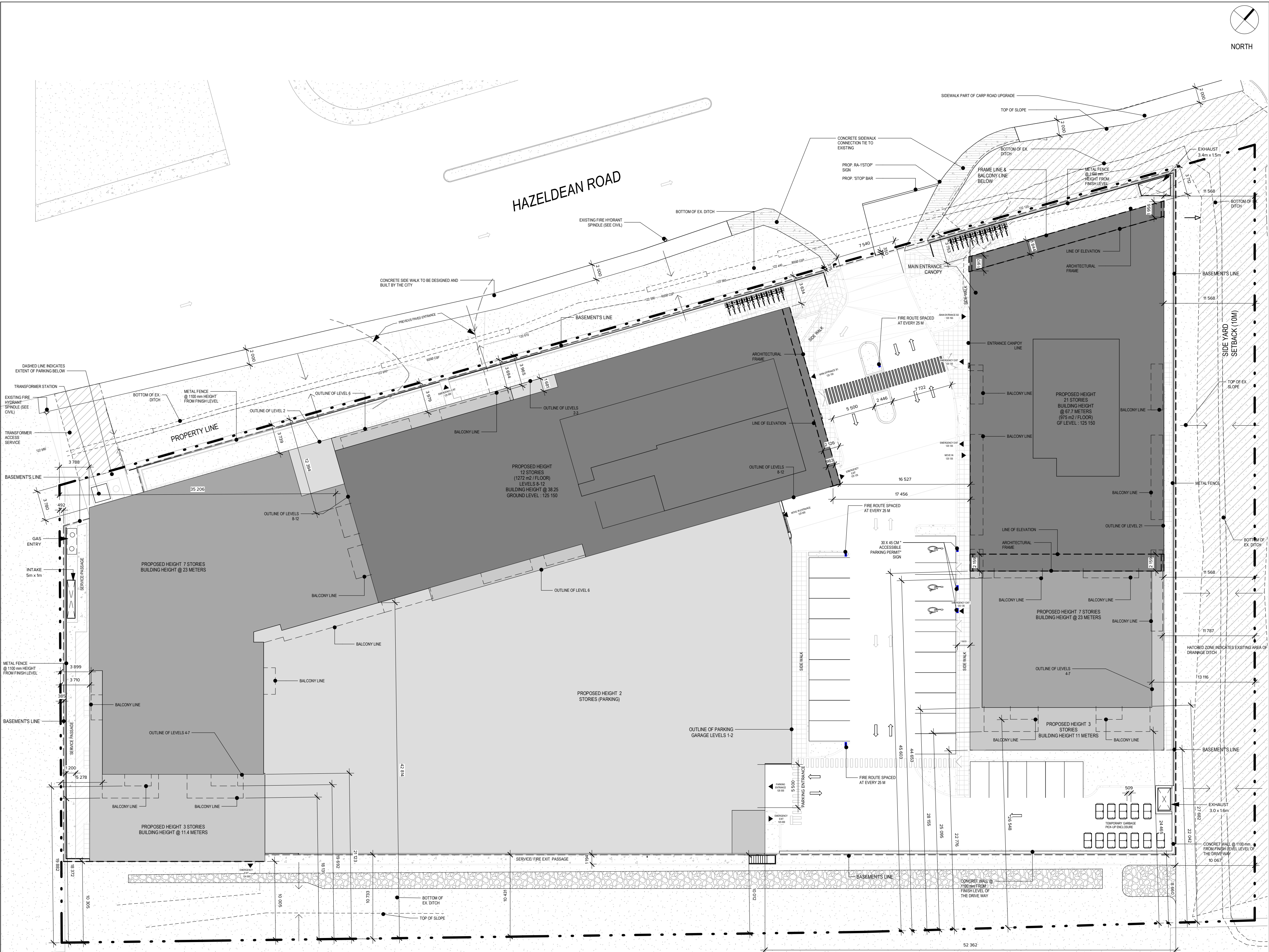
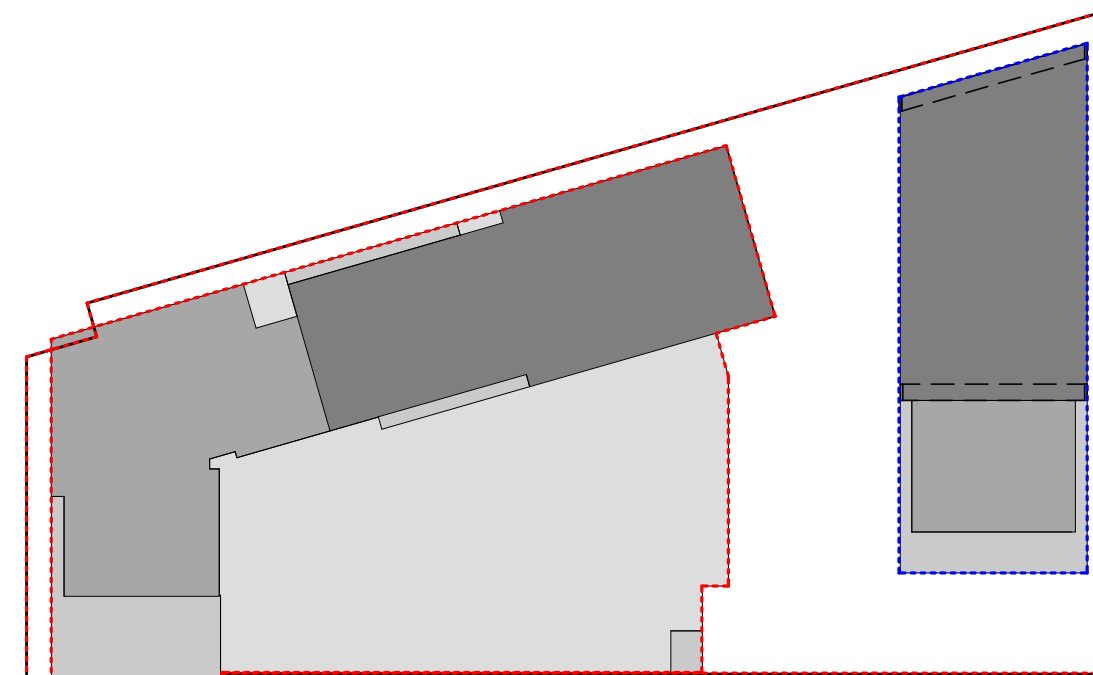




1 SITE PLAN - SPA
SCALE: 1 : 300

CONSTRUCTION PHASE DIAGRAM



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

CONSULTANTS

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ACDF ARCHITECTURE
201, 6250 RUE HUTCHISON, MONTREAL, QUEBEC H2V 4C3

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

PROJECT DESCRIPTION:		2 RESIDENTIAL BUILDING
PROPOSED DESIGN	12 STORY	
BUILDING 01	21 STORY	
BUILDING 02		
LOCAL AUTHORITY	CITY OF OTTAWA	
PH. NUMBER	14753-0270, 0271, 0272	
MUNICIPAL ADDRESS	6310 HAZELDEAN ROAD	
LEGAL DESCRIPTION	Part of lot 22, concession 12, Geographic Township of Goulbourn, 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	248	
BUILDING 02 NUMBER OF UNITS	209	
TOTAL NUMBER OF UNITS	457	
PROJECT ZONING BY LAW AND APPLICABLE BUILDING CODE:		
ZONING TABLE		
MINIMUM LOT AREA	AM52/102/5501 Provisions	PROPOSED
Table 185	No minimum	12,014m ²
MINIMUM LOT WIDTH	Table 185	154m
MINIMUM FRONT YARD SETBACK	Schedule 501	Building 01: 0.3 m Building 02: 0.3 m
MINIMUM INTERIOR SIDE YARD	Schedule 501	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	Schedule 501	10 m
MINIMUM BUILDING HEIGHT	Schedule 501	Area A: 41 m Area B: 65.37 m Area C: 24 m Area D: 11.4 m Area E: 0 m Area F: 1.8 m
MINIMUM SETBACK ABOVE 4 th FLOOR FOR ANY PORTION OF A BUILDING 10 FLOOR OR MORE	Table 185	Building 1: 1.5 m Above the 8 th floor for a portion of building, no set back for remainder Building 2: 0 m (no setbacks)
MAXIMUM FLOOR SPACE INDEX	N/A	N/A
AMENITY AREA	Section 107	Total 6 m ² / Dwelling unit (2,736 m ²) Communal: 50% of the required total amenity area (1,368 m ²) Total Private Amenities: 1191.51m ² Total Communal Amenities: 720 m ² Total Communal Amenities: 2963.3 m ² Total Private Amenities: 3083 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	Section 7	1800 m ²
MINIMUM INTERIOR SIDE AND REAR YARD SETBACK	Area 8 in Schedule 402	11.5 m
MINIMUM SEPARATION DISTANCE BETWEEN TOWERS ON THE SAME LOT	Area 8 in Schedule 402	19 m
ORNAMENTAL ELEMENTS SUCH AS SILL, BELT COURSES, CORNICES, PARAPETS AND PILASTERS	Table 65(3)	0.6 m, but not closer than 0.6 m to a lot line
MINIMUM VEHICLE PARKING SPACE RATE	Table 65(3)	0.75 spaces/unit (343 spaces)
VEHICLE PARKING SIZE	Section 2102	2.6 m wide x 5.2 long Fifty percent of spaces may be reduced to 2.4 m x 4.6 m for compact cars
MINIMUM VISITOR PARKING SPACE	Section 106	0.2 spaces/units (91 spaces)
MINIMUM AISLE AND DRIVEWAY SIZE	Section 107	Aisle: 6 m Driveway (double traffic): min: 6 m Max: 5.7 m
MINIMUM LANDSCAPING PROVISIONS FOR PARKING LOTS	Section 107	15% of the area of any parking lot provided as perimeter of interior landscape area.

Section 110	1.5 m landscape buffer	Provided
OUTDOOR REFUSE	Located 3 m (minimum) from a lot line	East setback 12.6 m
Section 110	Screened from view by an opaque screen with a height of 2 m	South (East) 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	Horizontal: 0.6 m x 1.8 m Vertical: 0.6 m x 1.5 m Stacked: 0.37 m x 1.8 m Aisle: 1.5 m	Horizontal: 0.6 m x 1.8 m provided Vertical: 0.6 m 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	1681 m ²	
4 th FLOOR	1917 m ²	
5 th FLOOR	1904 m ²	
6 th FLOOR	1886 m ²	
7 th FLOOR	1880 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	
13 th FLOOR	1040.30 m ²	
14 th FLOOR	1040.30 m ²	
15 th FLOOR	1040.30 m ²	
16 th FLOOR	1040.30 m ²	
17 th FLOOR	1040.30 m ²	
18 th FLOOR	1040.30 m ²	
19 th FLOOR	1040.30 m ²	
20 th FLOOR	1040.30 m ²	
21 st 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	1,196 m ²	
4 th FLOOR	1,048 m ²	
5 th FLOOR	1,050 m ²	
6 th FLOOR	1,050 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	15,464 m ²	
UNIT MIX:		
BUILDING 01	STUDIO	1 BEDROOM
BUILDING 02	2	2 BEDROOMS
TOTAL	45	209
TOTAL BUILDING 01 248 + BUILDING 02 209 = 457		

CAR PARKING BREAKDOWN:		
REGULAR PARKING 2.6m x 5.2m	355	
SMALL PARKING (COMPACT) 2.4m x 4.2m	85	
ACCESSIBLE TYPE A 3.4m x 5.2m	7	
ACCESSIBLE TYPE B 2.8 m x 5.2m	7	
VISITORS PARKING 2.6m x 5.2m	62	
TOTAL	556	
BICYCLE BREAKDOWN:		
INTERIOR BICYCLE SPACE	463	
EXTERIOR BICYCLE SPACE	24	
TOTAL	477	

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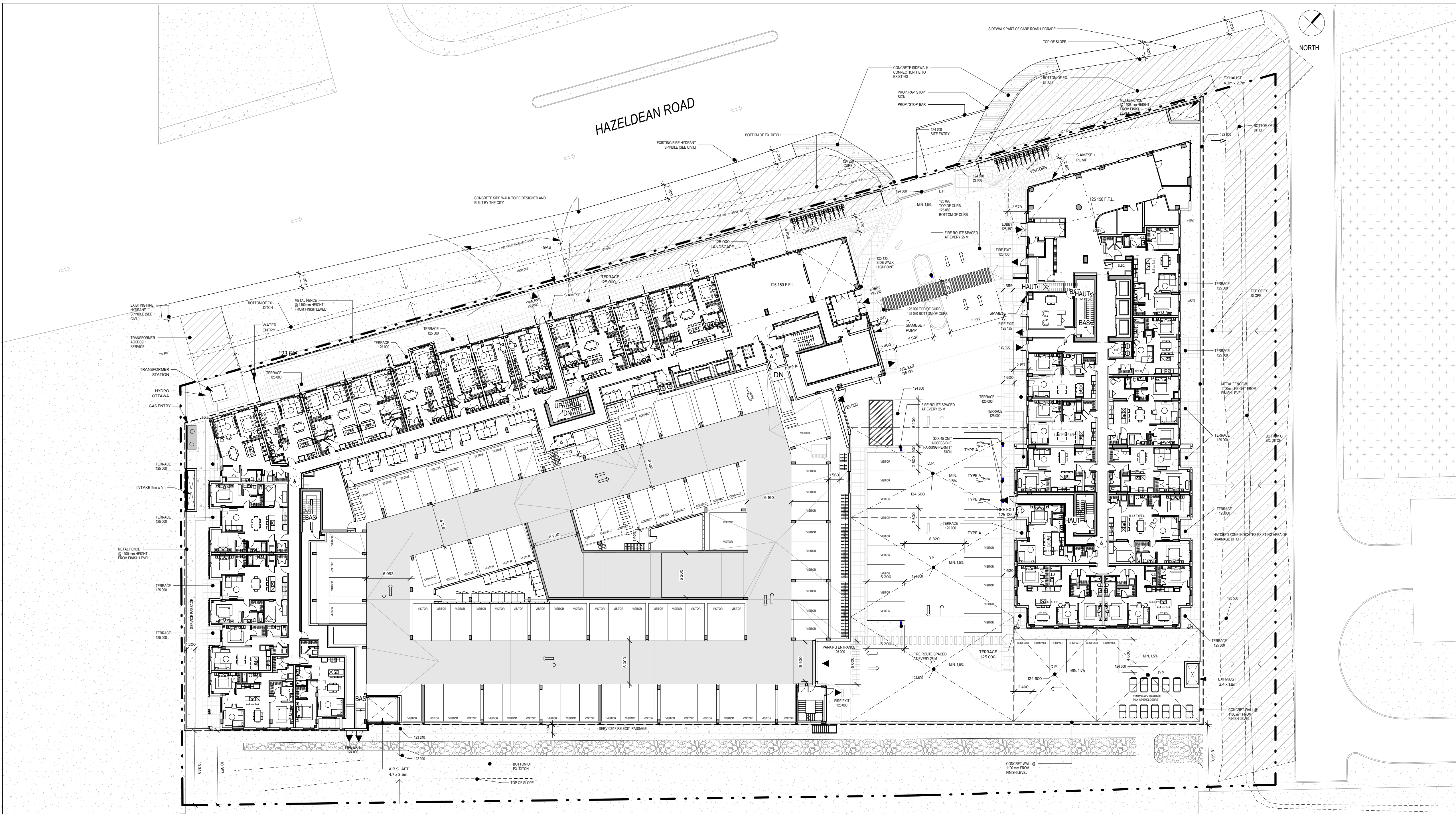
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PROJECT

SCALIA
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DRAWING
SITE PLAN

OSCEAU ASSOCIATION OF ARCHITECTS JOAN RENAUD LICENCE 10089		DOSSIER / NUMBER 25-1839 DESSIN / DRAWING NO A-025 DATE JANUARY 2026 ÉCHELLE / SCALE As indicated DESIGNER PAR / DESIGNER BY JERF & PAR / VERIFIED BY FM FM
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1 SITE PLAN GROND FLOOR
A-026 SCALE: 1 : 300

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PROJECT

SCALIA

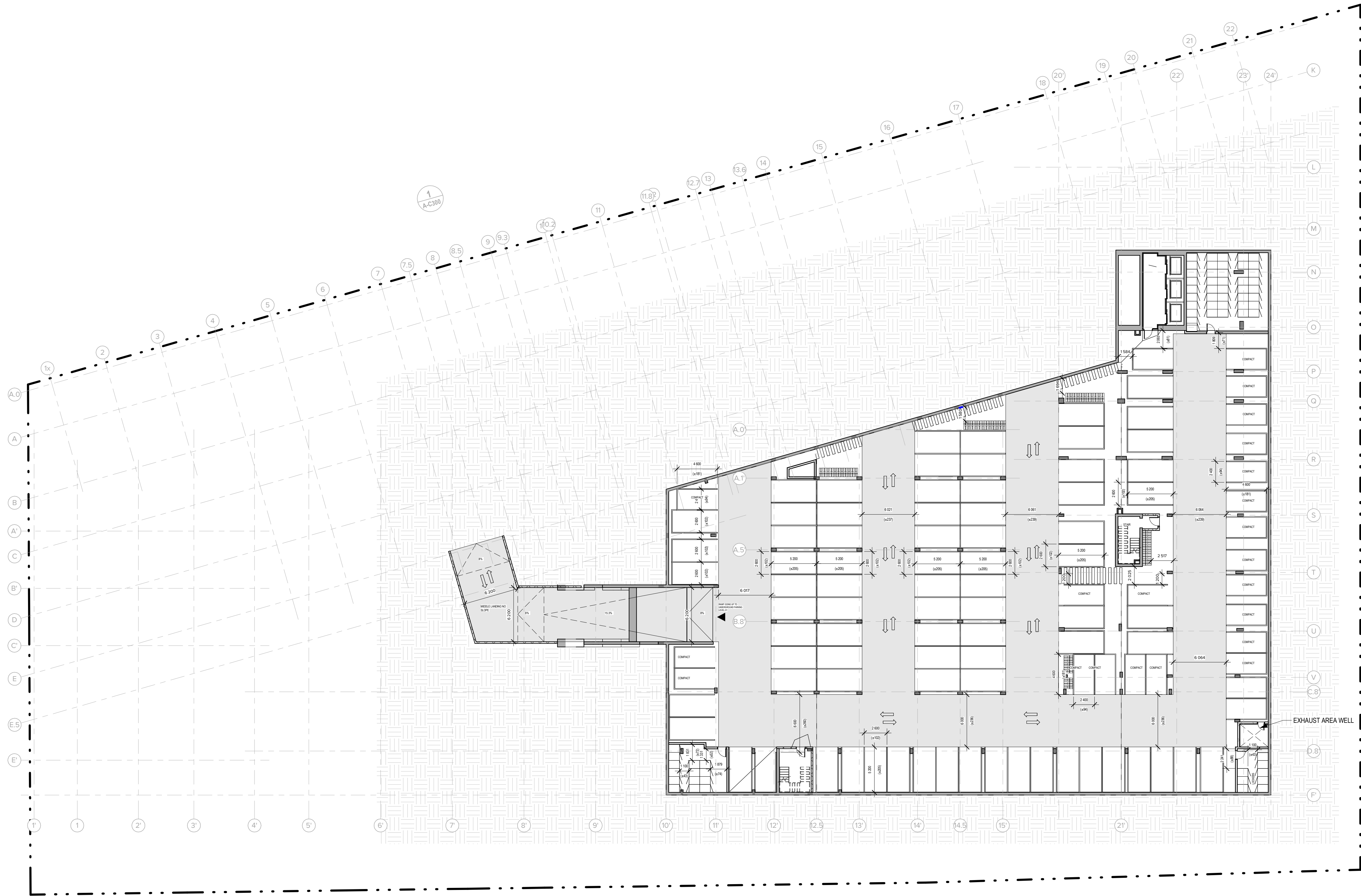
STITTSTVILLE-HAZELDEAN

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.	2
	DATE	JANUARY 2026
	ÉCHELLE / SCALE	1 : 300
DESIGNÉ PAR / DRAWN BY	VERIFIÉ PAR / VERIFIED BY	
Auteur	Vérificateur	

FORMAT: A1



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

PARKING - UNDERGROUND LEVEL 2	
Total	Type
25	2.4 x 4.6m (COMPACT)
78	2.6m X 5.2m
TOTAL : 103	

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

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PROJECT

SCALIA
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6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING

UNDERGROUND PARKING PLAN 02

SCEAU ASSOCIATION OF ARCHITECTS		DOSSIER / NUMBER	
25-1839		25-1839	
DESSIN / DRAWING NO		REV. NO.	
A-099		2	
DATE		JANUARY 2026	
ÉCHELLE / SCALE		1 : 250	
DESIGNÉ PAR / DRAWN BY		VÉRIFIÉ PAR / VERIFIED BY	
Author		Checker	

FORMAT: A1



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

PROJECT

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

DRAWING
UNDERGROUND PARKING PLAN 01

SCEAU 	DOSSIER / NUMBER 25-1839	
	DESSIN / DRAWING NO.	REV. NO.
	A-100	2
	DATE JANUARY 2026	
ECHELLE / SCALE 1 : 250		
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Author	Checker	

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



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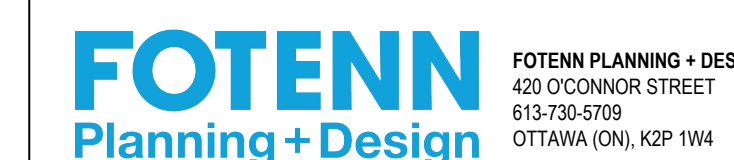
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CLIENT



PLANNER



CIVIL



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STRUCTURE

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Solutions structurales

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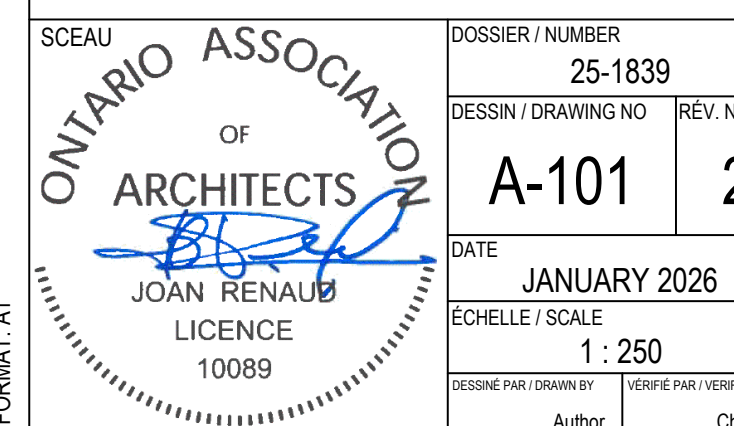
PROJECT	
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SCALIA

STITTSVILLE-HAZELDEAN

6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
GROUND FLOOR PLAN



FORMAT: A1

FILE NUMBER D07-12-25-0121 PLAN NUMBER 1940

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

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

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



BICYCLES - LEVEL 2	
Racks	Bikes
81	81
TOTAL : 81	

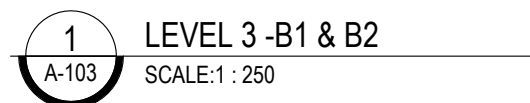
SCEAU
 ONTARIO ASSOCIATION
 OF
 ARCHITECTS
 JOAN RENAUD
 LICENCE
 10089

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

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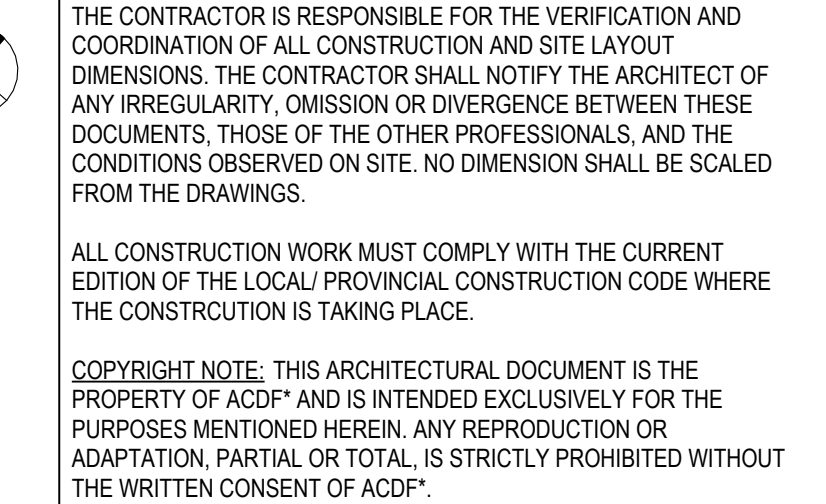
DRAWING
2ND FLOOR PLAN

	DOSSIER / NUMBER 25-1839	
	DESSIN / DRAWING NO.	REV. NO.
	A-102	2
	DATE JANUARY 2026	
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FORMAT: A1



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1	SPA REVISION 01	2025-11-05	FM
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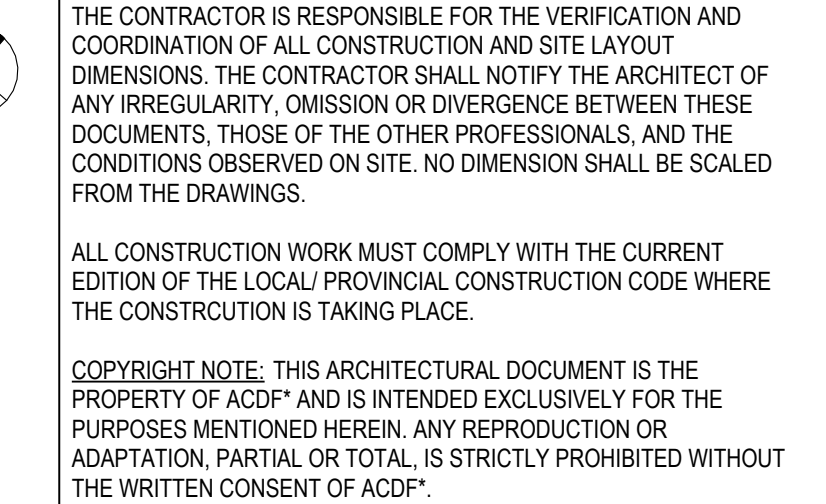
DRAWING
4TH FLOOR PLAN

SCEAU 	DOSSIER / NUMBER 25-1839	
	DESSIN / DRAWING NO A-104	REV. NO. 1
	DATE JANUARY 2026	
	ECHELLE / SCALE 1:250	
DESSINE PAR / DRAWN BY Author		VERIFIE PAR / VERIFIED BY Checker

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



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



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

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[illegible]

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PROJECT

SCALIA

STITTSVILLE-HAZELDEAN

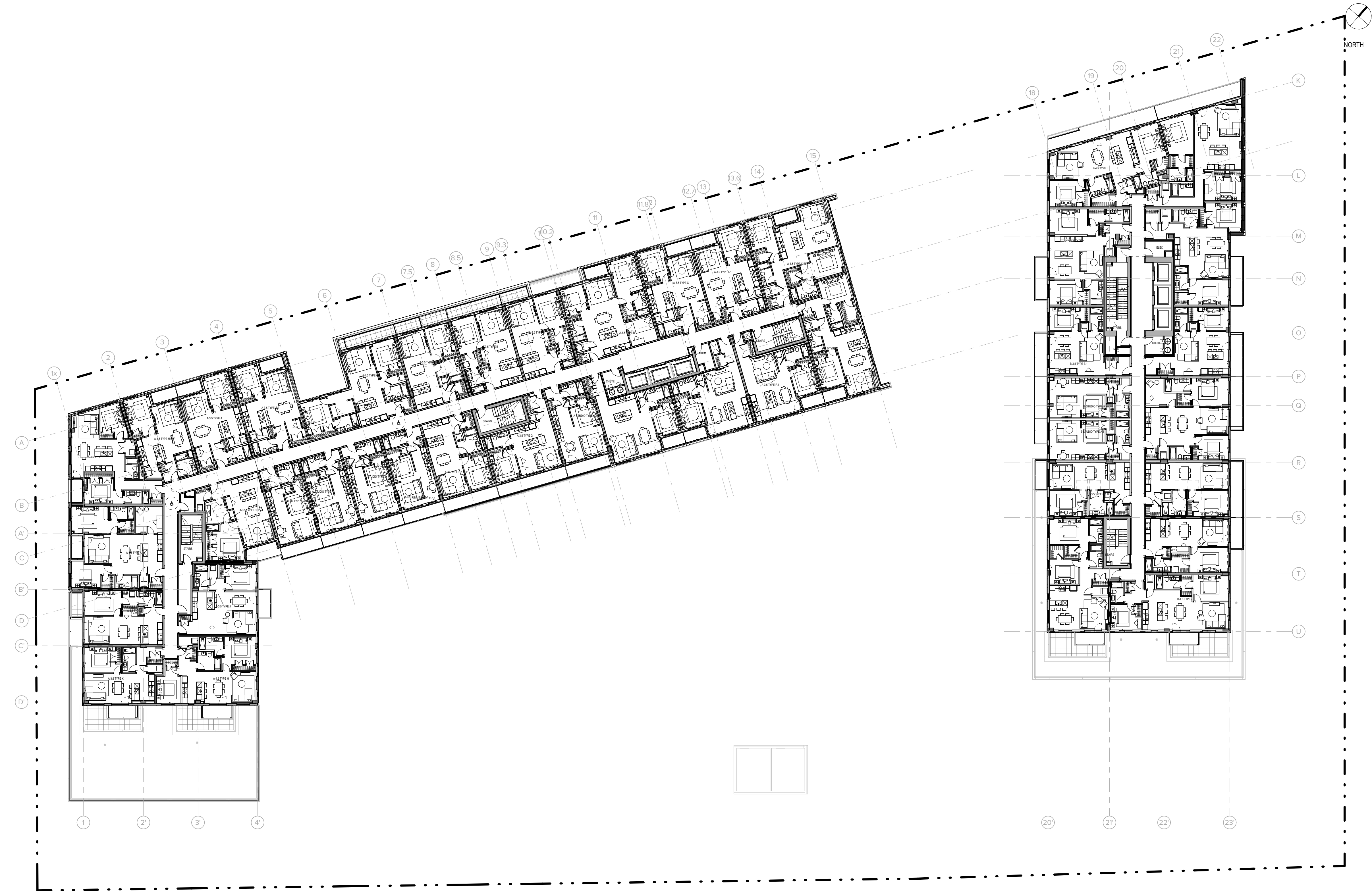
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
6TH FLOOR PLAN

SCEAU 	DOSSIER / NUMBER 25-1839	
	DESSIN / DRAWING NO A-106	REV. NO. 1
	DATE JANUARY 2026	
	ECHELLE / SCALE 1: 250	
DESSINE PAR / DRAWN BY Author		VERIFIE PAR / VERIFIED BY Checker

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

1
A-106



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NO.	ÉMISSION	DATE
		PAR

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1690, rue Girouard Ouest
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PROJECT

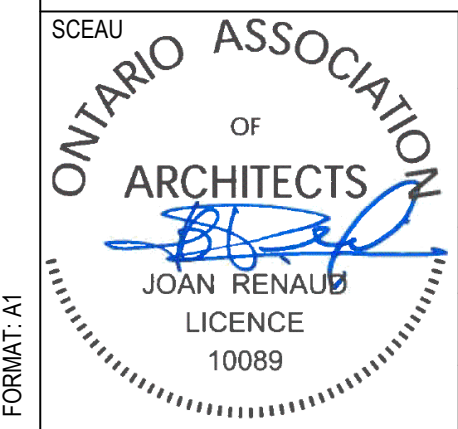
SCALIA

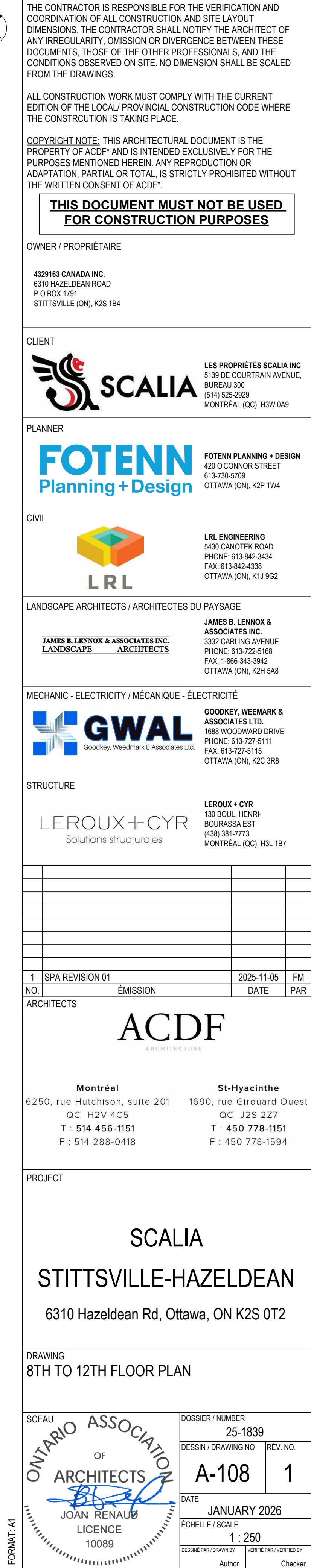
STITTVILLE-HAZELDEAN

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
	ECHELLE / SCALE	1 : 250
DESIGNÉ PAR / DRAWN BY	JOAN RENAULT	
VERIFIÉ PAR / VERIFIED BY		
Author	Checker	



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PROJECT

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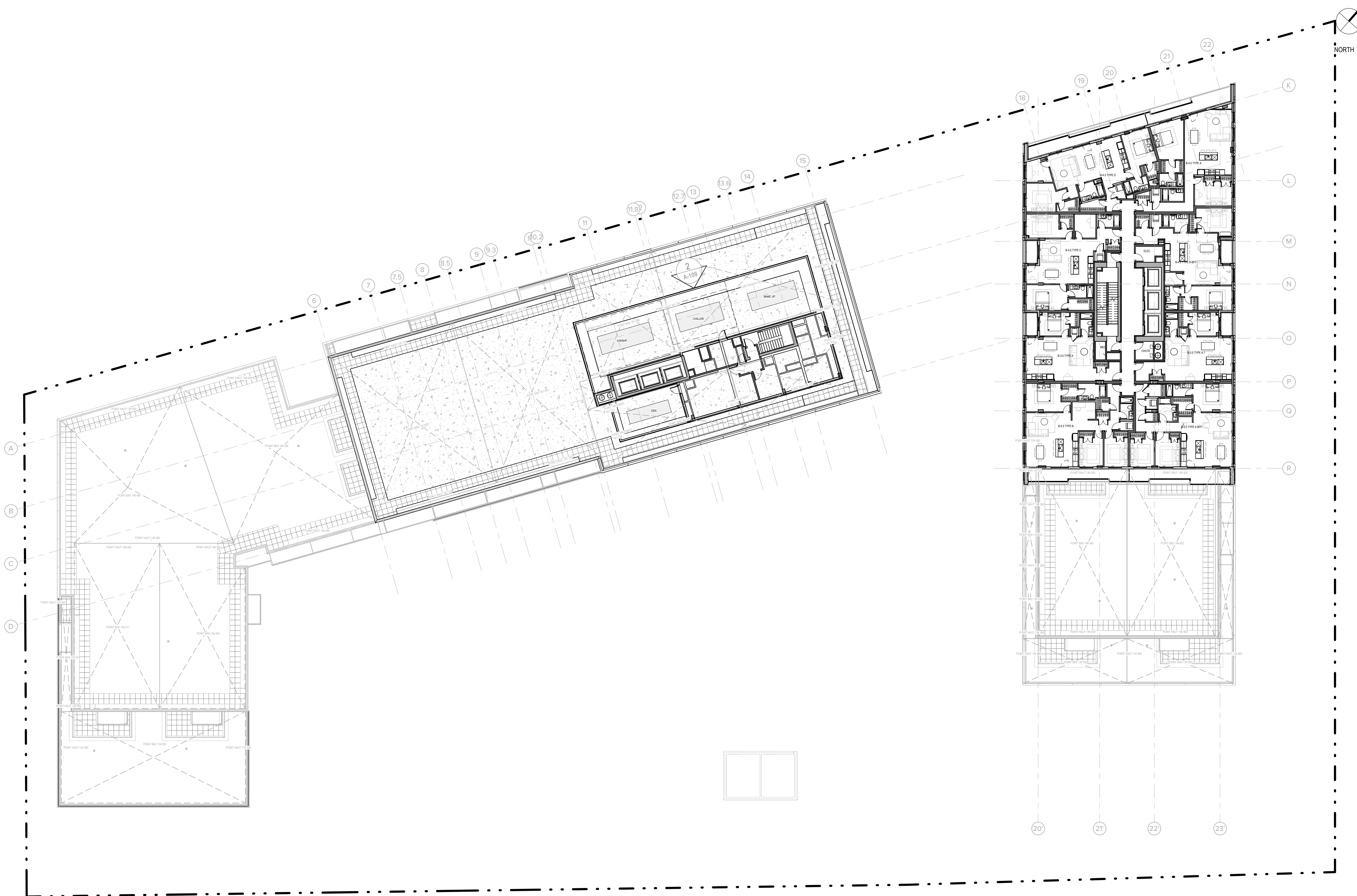
DRAWING

B1 ROOF PLAN - B2 9TH TO 21

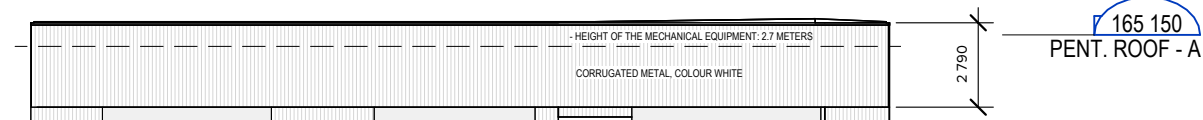
ONTARIO ASSOCIATION OF ARCHITECTS JOAN RENAUD LICENCE 10089	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-109
	REV. NO.	1
	DATE	JANUARY 2026
	ECHELLE / SCALE	1 : 250
DESIGNÉ PAR / DRAWN BY	VERIFIÉ PAR / VERIFIED BY	
Author	Checker	

FORMAT: A1

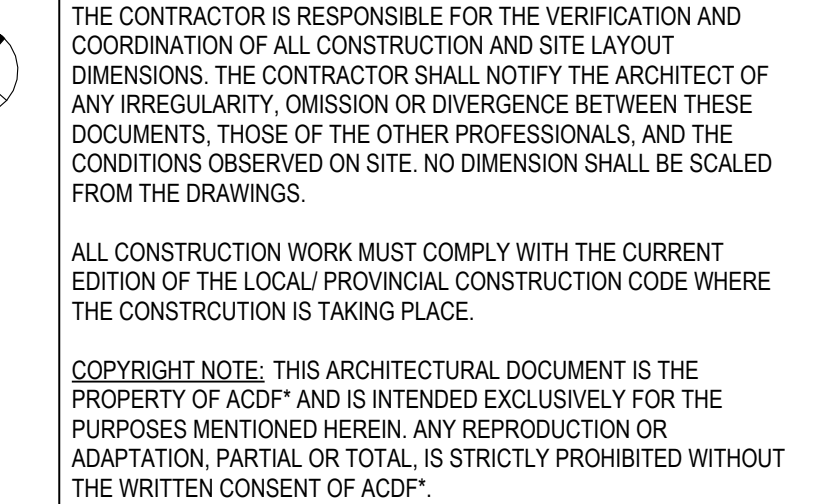
FILE NUMBER D07-12-25-0121 PLAN NUMBER 19408



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



2 MECHANICAL EQUIPMENT SCREEN ELEVATION
SCALE:1 : 250



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The logo for ACDF Architecture features the letters 'ACDF' in a large, bold, serif font. Below this, the word 'ARCHITECTURE' is written in a smaller, all-caps, sans-serif font. The entire logo is centered within a white rectangular area.

PROJECT

SCALIA

STITTSVILLE-HAZELDEAN

6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
B2 ROOF PLAN

SCEAU ONTARIO ASSOCIATION OF ARCHITECTS  JOAN RENAUD LICENCE 10089	DOSSIER / NUMBER	25-1839	
	DESSIN / DRAWING NO	REV. NO.	
	A-110	1	
	DATE JANUARY 2026		
ECHELLE / SCALE		1:250	
DESIGNE PAR / DRAWN BY		VÉRIFIÉ PAR / VERIFIED BY	
Author		Checker	

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

MATERIALS LEGEND	
1	PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
2	PREFABRICATED STEEL CLADDING, ANTHRACITE COLOR (XONEST A2000 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 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 BIRD 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 BIRD PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR

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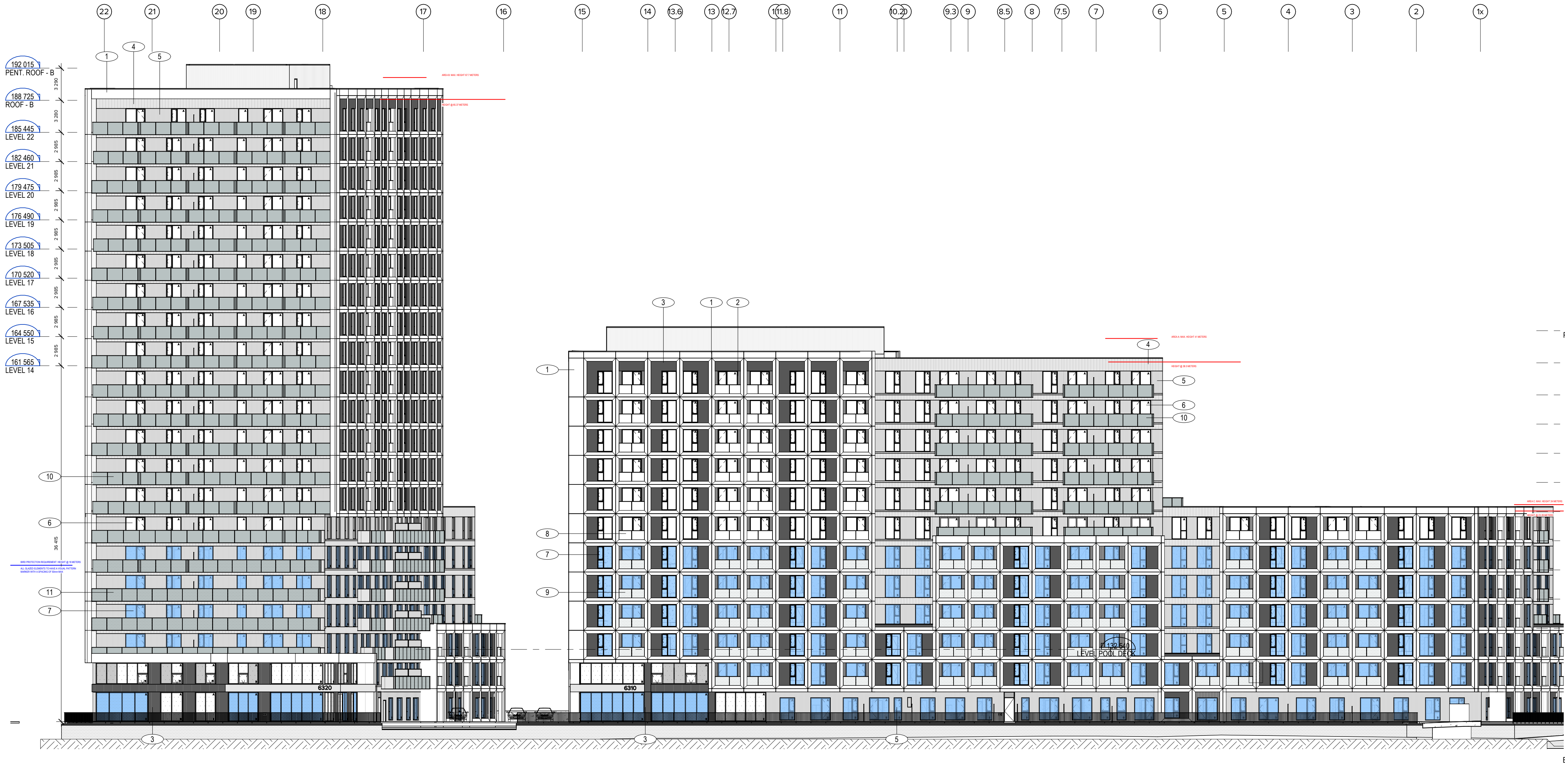
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PROJECT

SCALIA
STITTSTVILLE-HAZELDEAN
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DRAWING
NORTH ELEVATION

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-300
	REV. NO.	1
	DATE	JANUARY 2026
ÉCHELLE / SCALE	1 : 250	
	DESIGNÉ PAR / DRAWN BY	JOAN RENAULT
Author	LICENCE 10089	
	VERIFIÉ PAR / VERIFIED BY	Checker



1 NORTH ELEVATION - HAZELDEAN ROAD
SCALE: 1:250

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JAMES B. LENNOX & ASSOCIATES INC.
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PROJECT

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

SCEAU OF ARCHITECTS  JOAN RENAUD LICENCE 10089	DOSSIER / NUMBER 25-1839	
	DESSIN / DRAWING NO A-301	RÉV. NO. 2
	DATE JANUARY 2026	
	ÉCHELLE / SCALE 1 : 250	
DESSINE PAR / DRAWN BY Author	VÉRIFIÉ PAR / VERIFIED BY Checker	

FILE NUMBER D07-12-25-0121 PLAN NUMBER 1940



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PROJECT

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

DRAWING
EAST ELEVATION

FORMAT: A1

FILE NUMBER D07-12-25-0121 PLAN NUMBER 1940



MATERIALS LEGEND	
4	1. PREPARED/CAST CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
	2. PRE-PAINTED STEEL CLADDING, ANTHRACITE COLOR (PVCWEST AD300 TYPE)
	3. PRE-PAINTED ALUMINUM PANEL, DARK COLORED, SANDBLASTED FINISH
	4. ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR (PAINFAB TYPE)
9	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-CLAR GLAZING GLASS, WITH CERIBATT – 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL, ANODIZED COLOR
9	10. TEMPERED ULTRA-CLAR GLAZING GLASS, WITH CERIBATT – 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
	11. TEMPERED GLASS GUARDRAIL, WITH CERIBATT – 3 MM HOLES SPACED 6 MM C/C, 80% COVERAGE, BLACK COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR
	12. TEMPERED GLASS GUARDRAIL, WITH CERIBATT – 3 MM HOLES SPACED 6 MM C/C, 80% COVERAGE, BLACK COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR
	13. TEMPERED GLASS GUARDRAIL, WITH CERIBATT – 3 MM HOLES SPACED 6 MM C/C, 80% COVERAGE, BLACK COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR

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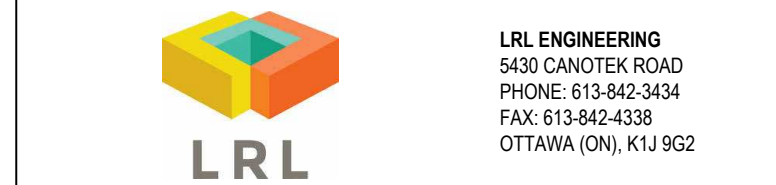
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PLANNER



CIVIL



LANDSCAPE ARCHITECTS / ARCHITECTES DU PAYSAGE

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ



STRUCTURE

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

[illegible]

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

ARCHITECTS

ACDF
ARCHITECTURE

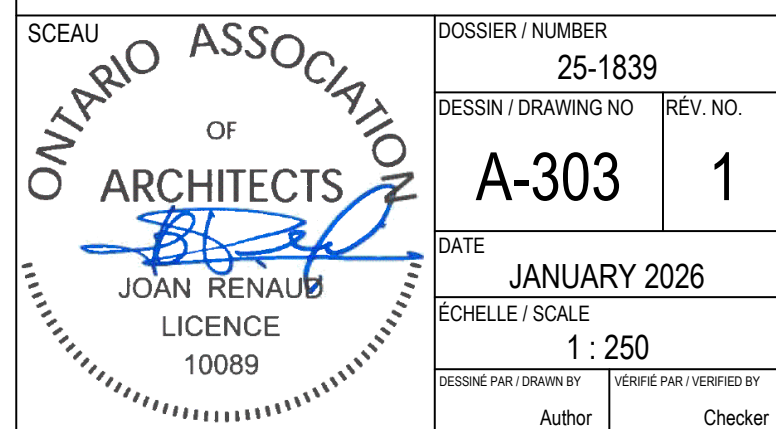
Montréal
6250, rue Hutchison, suite 201
QC H2V 4C5
T : 514 456-1151
F : 514 288-0418

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

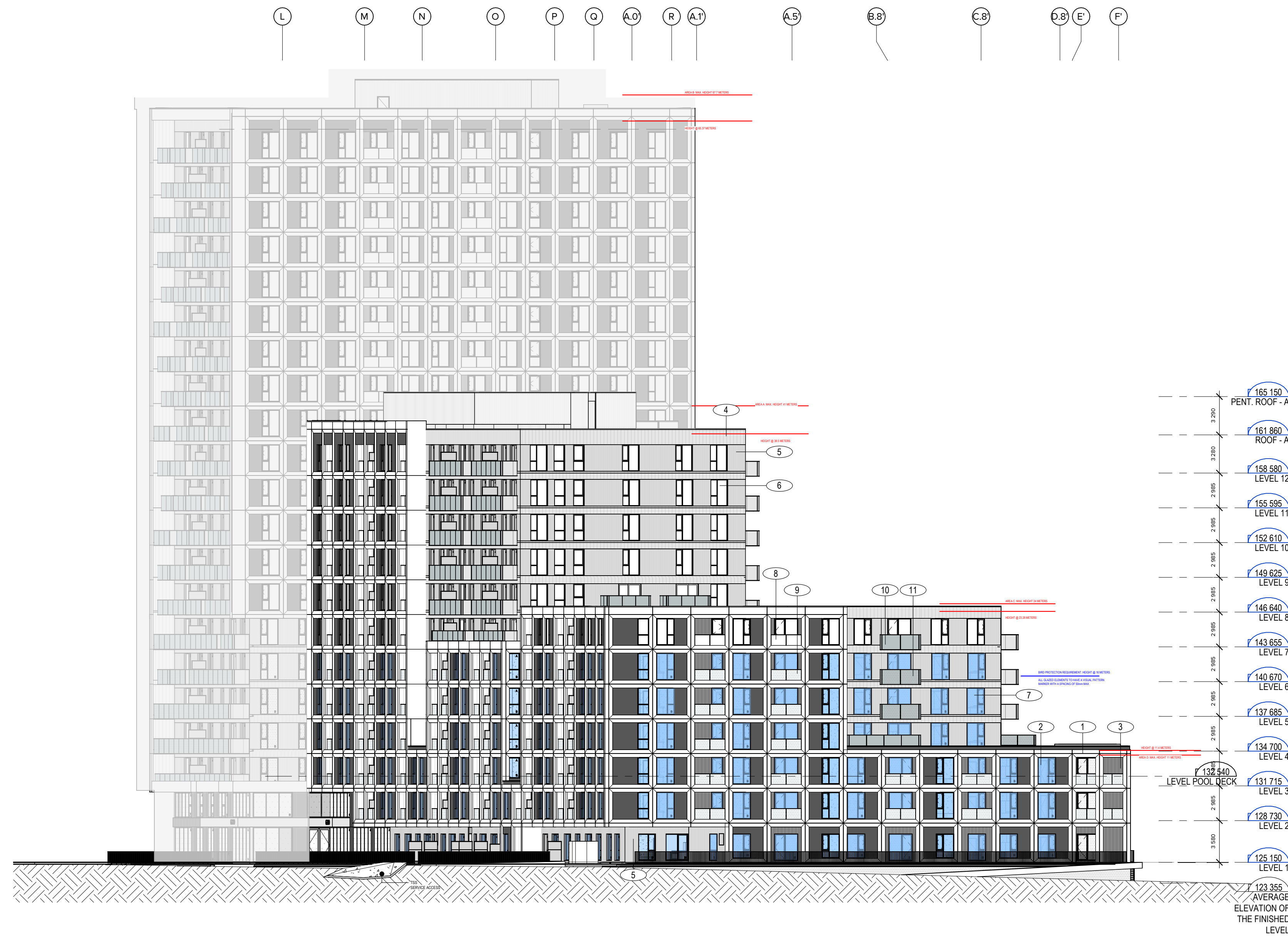
PROJECT

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

DRAWING
WEST ELEVATION



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



1 WEST ELEVATION SPA
A-303 SCALE:1 : 250

MATERIALS LEGEND	
1	PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
2	PRE-PAINTED STEEL CLADDING, ANTHRAHITE COLOR, (SWEST AD300 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 BIRCO PROTECTION FILM
8	TEMPERED ULTRA CLEAR GLASS GUARDIAL WITH CERIBART® - 3MM HOLES 50% COV. COLORED, WHITE COLOR WITH BIRCO PROTECTION FILM ALUMINUM GUARDIAL IN NATURAL, ANOZED COLOR
9	TEMPERED ULTRA CLEAR GLASS GUARDIAL WITH CERIBART® - 3MM HOLES SPACED 4 MM, 50% COV. COLORED, WHITE COLOR WITH BIRCO PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDIAL IN NATURAL, ANOZED COLOR
10	TEMPERED GLASS GUARDIAL WITH CERIBART® - 3MM HOLES 50% COV. CC. BR. COLORED, BLACK COLOR AND PRE-PAINTED ALUMINUM GUARDIAL IN BLACK COLOR
	TEMPERED GLASS GUARDIAL WITH CERIBART® - 3MM HOLES AND 50% COV. CC. 50% COV. COLORED, BLACK COLOR WITH BIRCO PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDIAL IN BLACK COLOR

THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT INFORMATION. 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.

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FOR CONSTRUCTION PURPOSES**

OWNER / PROPRIÉTAIRE

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

CLIENT



PLANNER



CIVIL



LANDSCAPE ARCHITECTS / ARCHITECTES DU PAYSAGE



MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

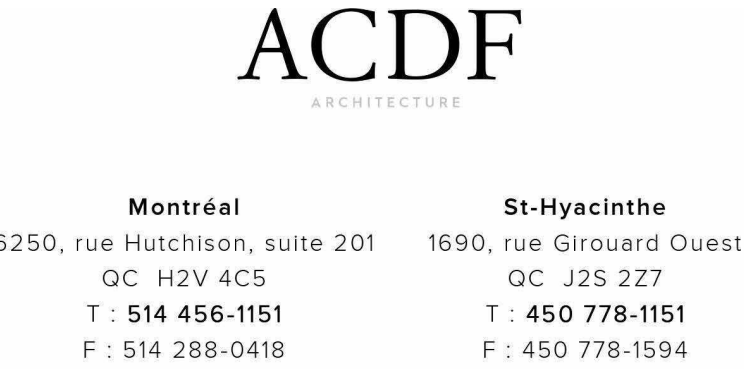


STRUCTURE



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

ARCHITECTS

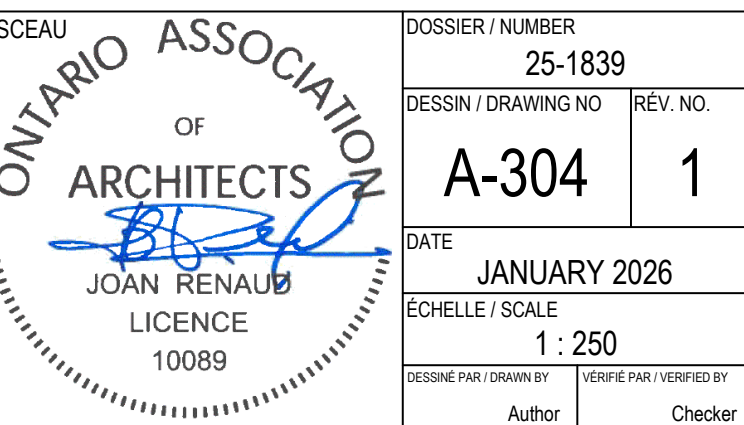


PROJECT

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

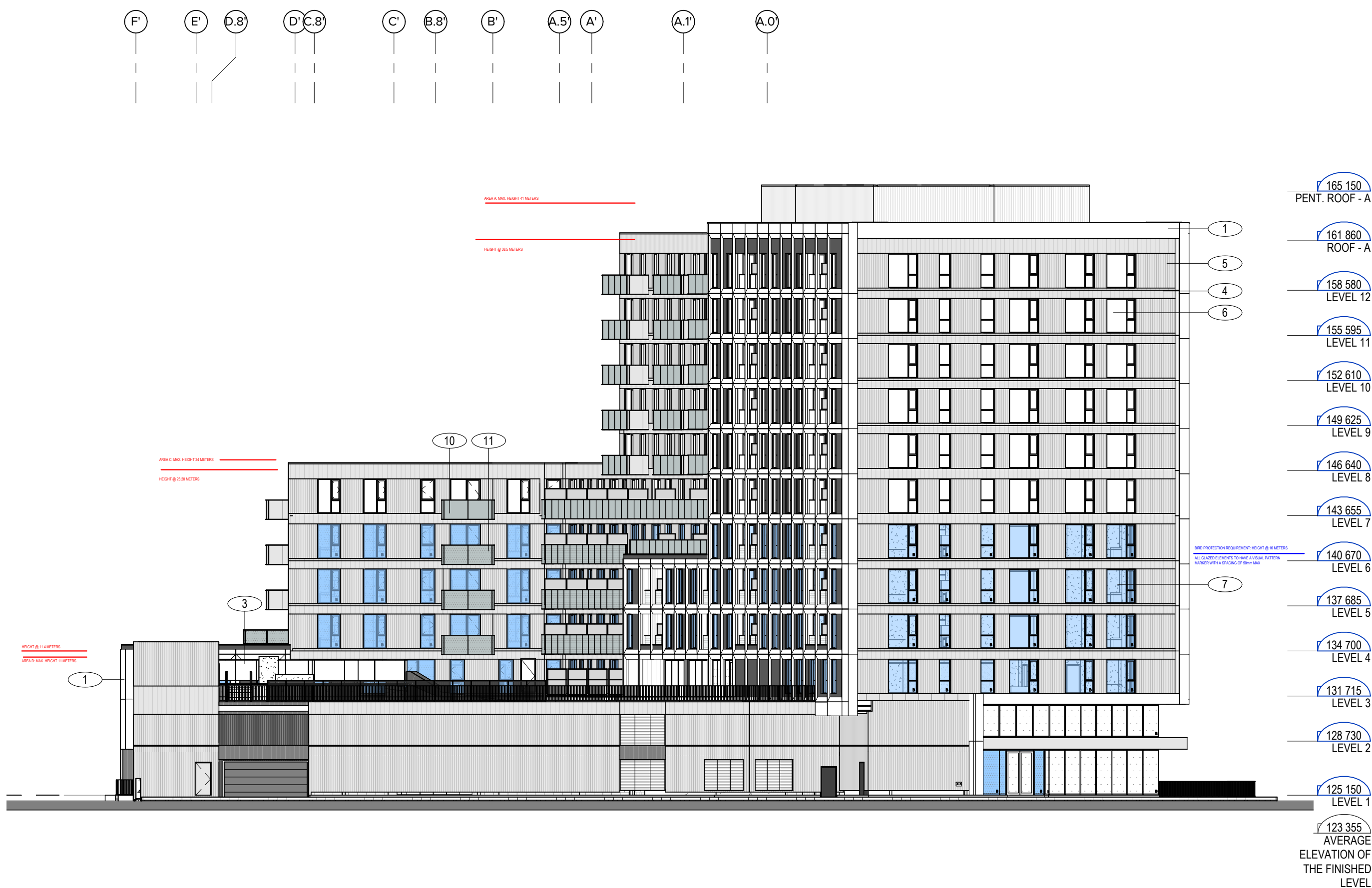
DRAWING

WEST ELEVATION BUILDING A



FORMAT: A1

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



1 EAST ELEVATION A SPA
A-304 SCALE: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 BIRD 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 BIRD 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 BIRD PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAIL, IN BLACK COLOR

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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
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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

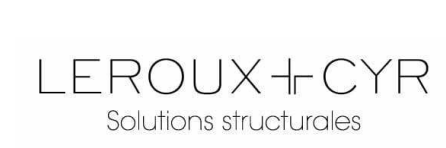
JAMES B. LENNOX & ASSOCIATES INC.
3332 CARLING AVENUE
PHONE: 613-722-5168
FAX: 1-866-343-5940
OTTAWA (ON), K2H 5A8

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) 381-7773
MONTREAL (QC), H3L 1B7

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ARCHITECTS

 **ACDF**
ARCHITECTURE

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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

EAST ELEVATION BUILDING B

	DOSSIER / NUMBER	
	25-1839	
	DESSIN / DRAWING NO	RÉV. NO.
	A-305	1
	DATE	JANUARY 2026
ÉCHELLE / SCALE		1 : 250
DESIGNÉ PAR / DRAWN BY		JOAN RENAULT
LICENCE		10089
VÉRIFIÉ PAR / VERIFIED BY		Author
		Checker

FORMAT: A1

