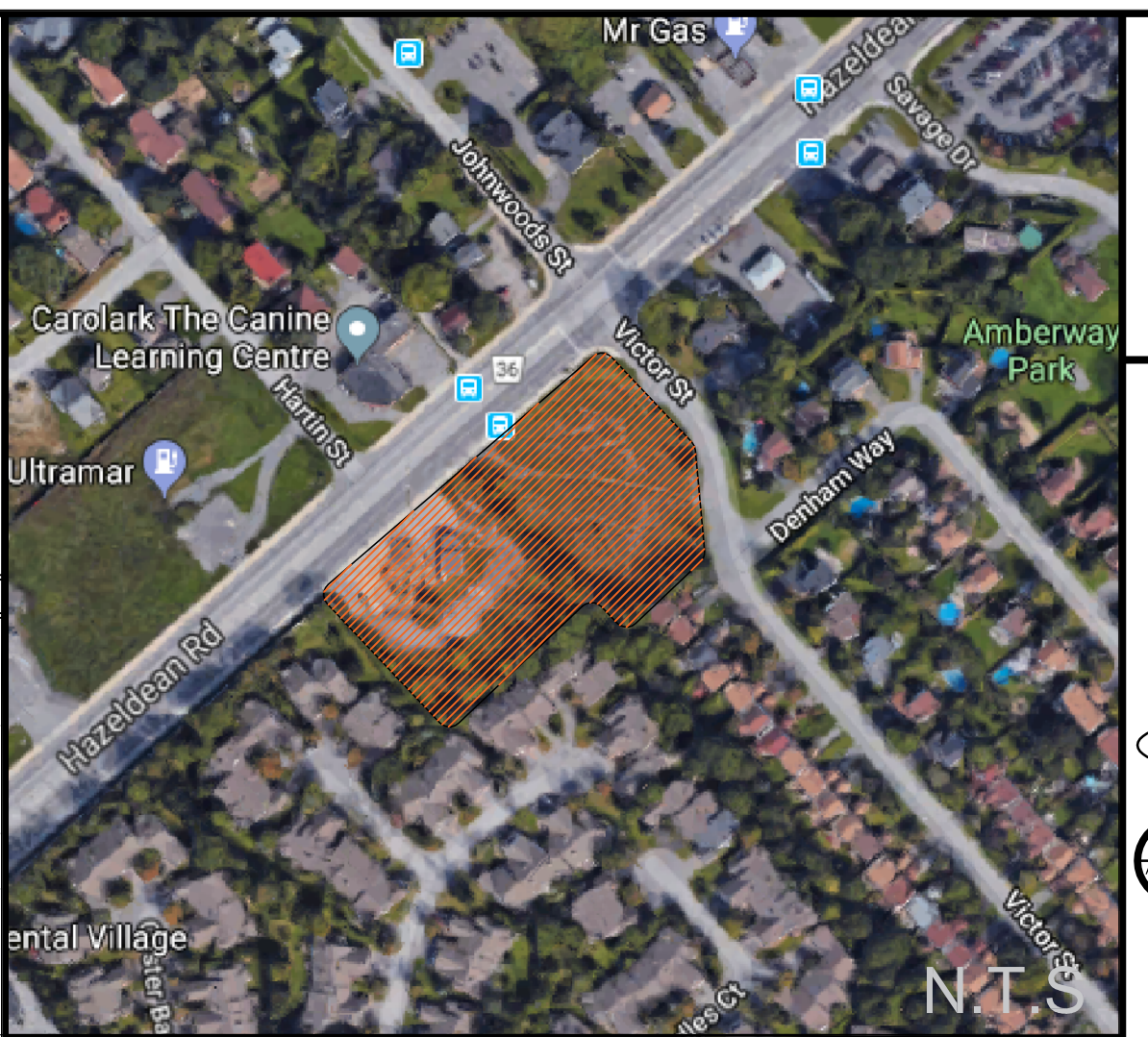
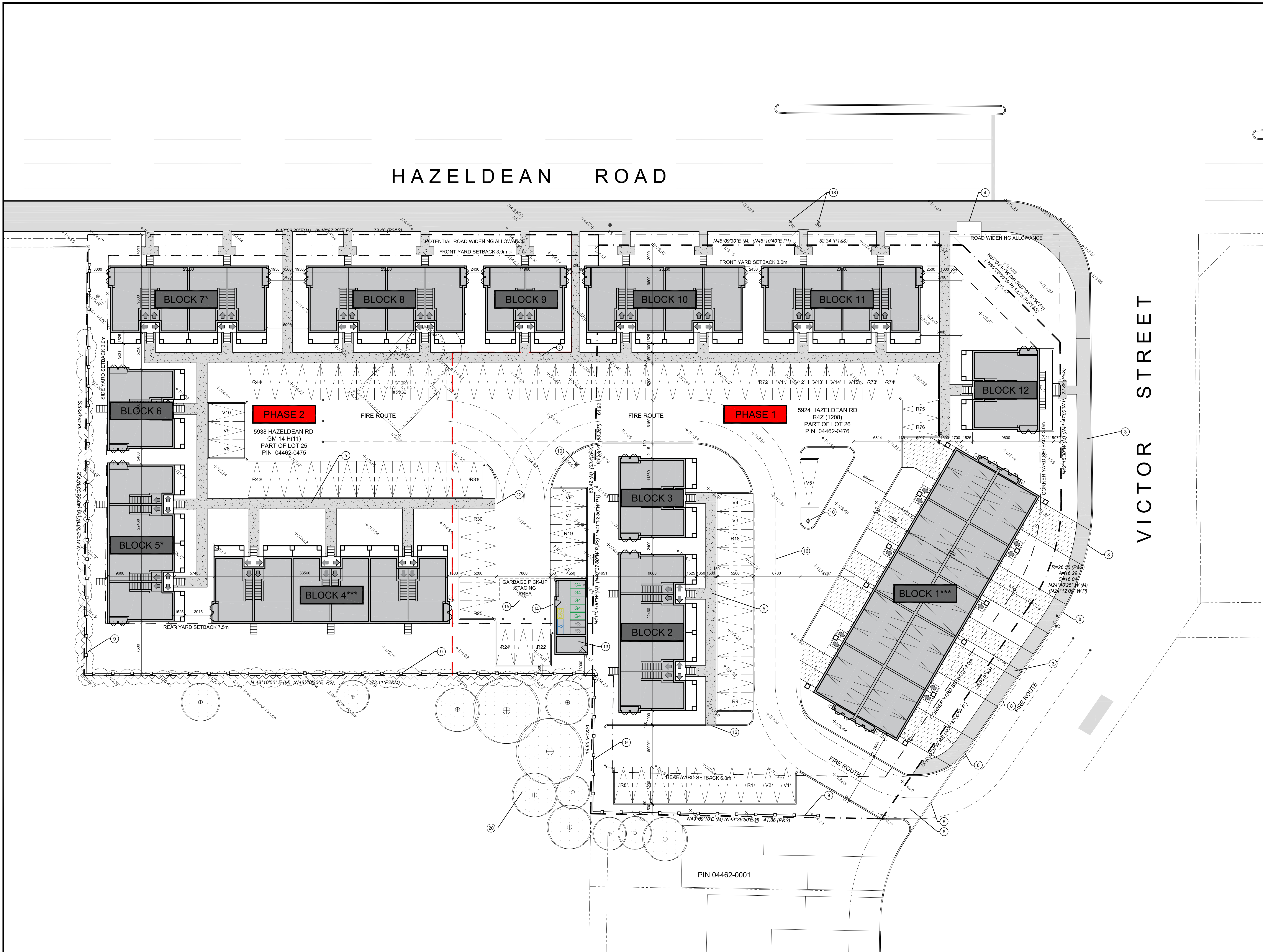




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- INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

- PROJECT NOTES**
- NEW CONCRETE SIDEWALK BUILT TO CITY OF OTTAWA STANDARDS
 - BUS SHELTER RELOCATED 2200mm NE
 - NEW PRIVATELY OWNED SIDEWALK
 - SITE APPROACH (SUBJECT TO APPROVAL OF MINOR VARIANCE)
 - 150mm WIDE MOUNTABLE CURB
 - 2.5m. HIGH PRIVACY FENCE
 - NEW FIRE HYDRANT (EXACT LOCATION TO BE CONFIRMED BY CIVIL ENGINEER)
 - PROVIDE DEPRESSED SIDEWALK
 - STORAGE ROOM CONNECTED TO GARBAGE SHED
 - GARBAGE STORAGE SHED (TO SERVICE 86 UNITS) C/W ROLLING STEEL DOOR, PROVIDE BINS ON CASTERS, MATCH TYPICAL FINISH MATERIALS. PROVIDE ELECTRICAL CONNECTION FOR LIGHTING
 - PROVIDE CONCRETE PAD FOR GARBAGE PICK-UP STAGING AREA
 - PROVIDE PAVED PATHWAY DESIGNED TO SUPPORT FULLY LOADED GARBAGE TRUCK OR FIRE TRUCK (35,000 lbs.)
 - EXISTING BIKE RACK, RELOCATE IF NECESSARY
 - EXISTING LIGHT STANDARD TO BE RELOCATED IF NECESSARY (RELOCATED BY ELECTRICAL ENGINEER)
 - GROUP OF EXISTING TREES (EXTERIOR TO SITE) TO BE PROTECTED DURING CONSTRUCTION (EXACT LOCATION, SIZE AND NUMBER TO BE DETERMINED BY SURVEYOR)

LEGEND

UNIT ENTRY POINT	TRAFFIC FLOW	3 YRD. GARBAGE BIN	4 YRD. GARBAGE BIN	3 YRD. FIBROUS RECYCLING BIN	2 YRD. GLASS AND PLASTIC RECYCLING BIN	ORGANICS BIN	EXISTING TREES	FIRE HYDRANT	NEW LIGHT STANDARD	EXISTING LIGHT STANDARD	VISITOR PARKING	RESIDENT PARKING	GEODETIC ELEVATION MARKER
		G3	G4	R3	R2						V#	R#	
TYPICAL PARKING SPACE													

PROPERTY LINE

SETBACK LINE

PHASING LINE

FIRE ROUTE

PROPOSED BUILDING OUTLINE

NEW PRIVACY FENCE

EXISTING BOARD FENCE

NEW PRIVATE DRIVEWAY

NEW PRIVATE SIDEWALKS

NEW PUBLIC SIDEWALKS

ADDITIONAL NOTES

- BLOCKS 5 AND 7 WILL REQUIRE THE REDUCTION OF UNPROTECTED OPENINGS TO 17.25% (LIMITING DISTANCE 5.5m)
- 6000mm DRIVE AISLES WILL BE SUBJECT TO APPROVAL OF A MINOR VARIANCE ALLOWING DRIVE AISLES NARROWER THAN 6700mm
- BLOCK 1 AND 4 WILL BE SUBJECT TO THE APPROVAL OF A MINOR VARIANCE ALLOWING MORE THAN 8 UNITS PER BLOCK OF TOWNHOUSES

PROJECT DEVELOPER
GNCR DEVELOPMENTS

Konaklar Mh. Akasyalı Sk.
No:26 34330
Beşiktaş İstanbul Turkey

PHONE: +90 212 212 60 60
FAX: +90 212 284 62 77

CIVIL ENGINEER
EXP SERVICES INC.

2650 QUEENSVIEW DRIVE
SUITE 100
OTTAWA, ONTARIO
K2B 8H6

PHONE: 613 688 1899

TRAFFIC ENGINEER
EXP SERVICES INC.

2650 QUEENSVIEW DRIVE
SUITE 100
OTTAWA, ONTARIO
K2B 8H6

PHONE: 613 688 1899

LANDSCAPE ARCHITECT
JAMES B. LENNOX AND ASSOCIATES INC

3332 CARLING AVE.
OTTAWA, ONTARIO, CANADA
K2H 5A8

PHONE: 613 722 5168
FAX: 1 866 343 3942

SURVEYOR
FAIRHALL MOFFATT & WOODLAND LTD.

3332 CARLING AVE.
OTTAWA, ONTARIO, CANADA
K2H 5A8

PHONE: 613 722 5168
FAX: 1 866 343 3942

SITE INFORMATION	
ZONING (5924)	R4Z [1208]
MAX BUILDING HEIGHT	14.5 M.
LOT AREA	4931.0 SQ. M.
5924 HAZELDEAN RD	
STITT'SVILLE, ONTARIO, CANADA	
K2S1B9	
ZONING (5938)	GM14 H[11]
MAX BUILDING HEIGHT	11.0 M.
LOT AREA	4647.0 SQ. M.
5938 HAZELDEAN RD	
STITT'SVILLE, ONTARIO, CANADA	
K2S1B9	
SITE AREA	
TOTAL SITE AREA	9,578.0 SQ. M.
RESIDENTIAL UNITS	
STACKED TOWNHOUSES:	76
TRADITIONAL TOWNHOUSES:	10
TOTAL UNITS:	86

DEVELOPMENT STATISTICS	
SITE SETBACKS (5924)	
FRONT YARD (HAZELDEAN)	3.0m
CORNER SIDE YARD (VICTOR)	3.0m
REAR YARD	6.0m
SITE SETBACKS (5938)	
FRONT YARD (HAZELDEAN)	3.0m
REAR YARD	7.5m
INTERIOR SIDE YARD (SW ONLY)	3.0m
BUILDING STATISTICS	
STACKED TOWN TYPE A (1A)	1,077 SQFT
STACKED TOWN TYPE B (2A)	968 SQFT
STACKED TOWN TYPE C (1B)	1,278 SQFT
STACKED TOWN TYPE D (2B)	1,168 SQFT
TRADITIONAL TOWN TYPE A	1,524 SQFT
TRADITIONAL TOWN TYPE B	1,506 SQFT
TRADITIONAL TOWN TYPE C	1,154 SQFT
TOTAL -	86
PARKING	
STACKED TOWNS	REQUIRED
RESIDENTIAL:	1.2 PER DWELLING
VISITOR:	0.2 PER DWELLING
TRADITIONAL TOWNS	REQUIRED
RESIDENTIAL:	1.0 PER DWELLING
VISITOR:	0.2 PER DWELLING
PARKING	
STACKED TOWNS	REQUIRED
RESIDENTIAL:	91
VISITOR:	15
TRADITIONAL TOWNS	REQUIRED
RESIDENTIAL:	10
VISITOR:	2
PHASING	
PHASE 1	UNITS
STACKED:	32
TRADITIONAL TOWN:	10
PHASE 2	UNITS
STACKED:	44
TRADITIONAL TOWN:	0
TOTAL:	86

SITE COVERAGE	
SPACE	AREA (sq.m.)
BUILDING FOOTPRINT	2,619.3
PARKING LOT	2,884.6
SIDEWALKS	538.6
DRIVEWAYS	243.8
LOT AREA	
5924 HAZELDEAN RD.	5,123.9
5938 HAZELDEAN RD.	4,454.1
TOTAL	9,578.0
LANDSCAPE SPACE	3,830.3
TOTAL LANDSCAPE SPACE (%)	40.0

GENERAL NOTES:

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NO.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN APPROVAL	23-05-2019
2		
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18		
19		
20		

ARCHITECT SEAL

ONTARIO ASSOCIATION OF ARCHITECTS

ARCHITECT: Roderick Lahey

SEAL DATE: 23-05-2019

NORTH ARROW

CLIENT:

gngr DEVELOPMENTS

ARCHITECT:

rla/architecture

roderick lahey architect inc.

56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlarchitect@rla.ca

PROJECT TITLE:

HAZELDEAN CROSSING TOWNS

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

DRAWN: L.M.

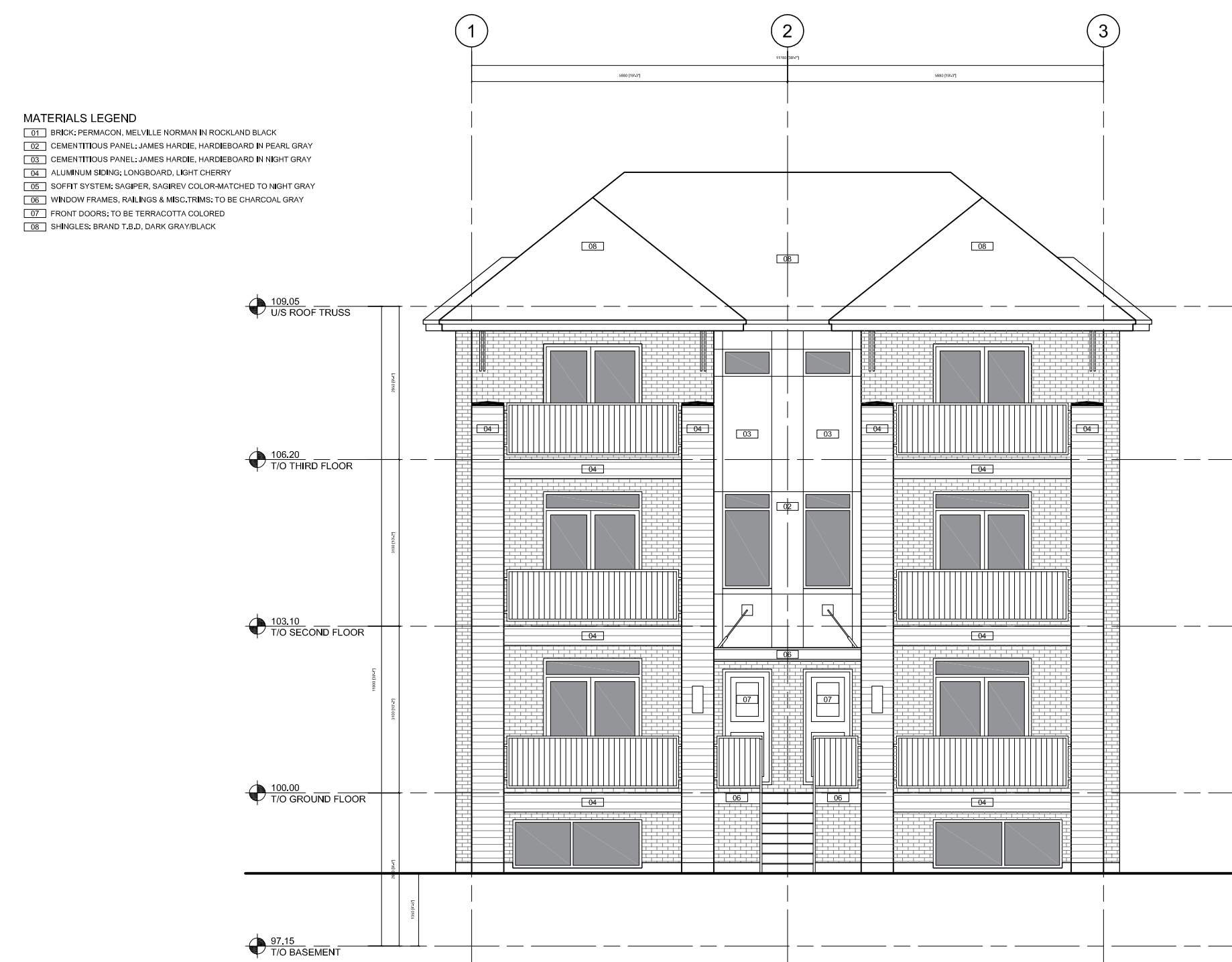
CHECKED: R.V.

SCALE: 1:150

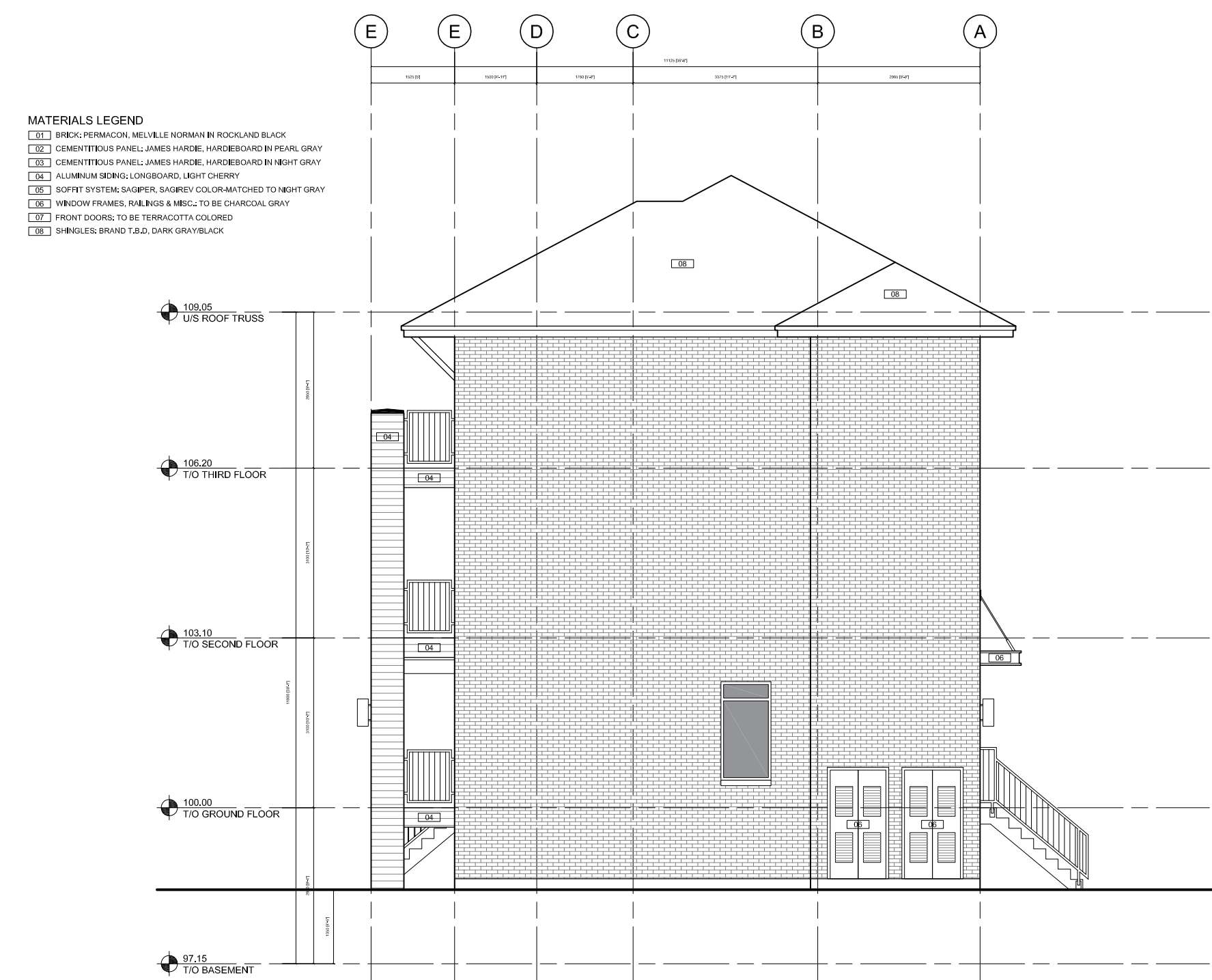
SHEET No.: SP-00

PROJECT No.: 1831

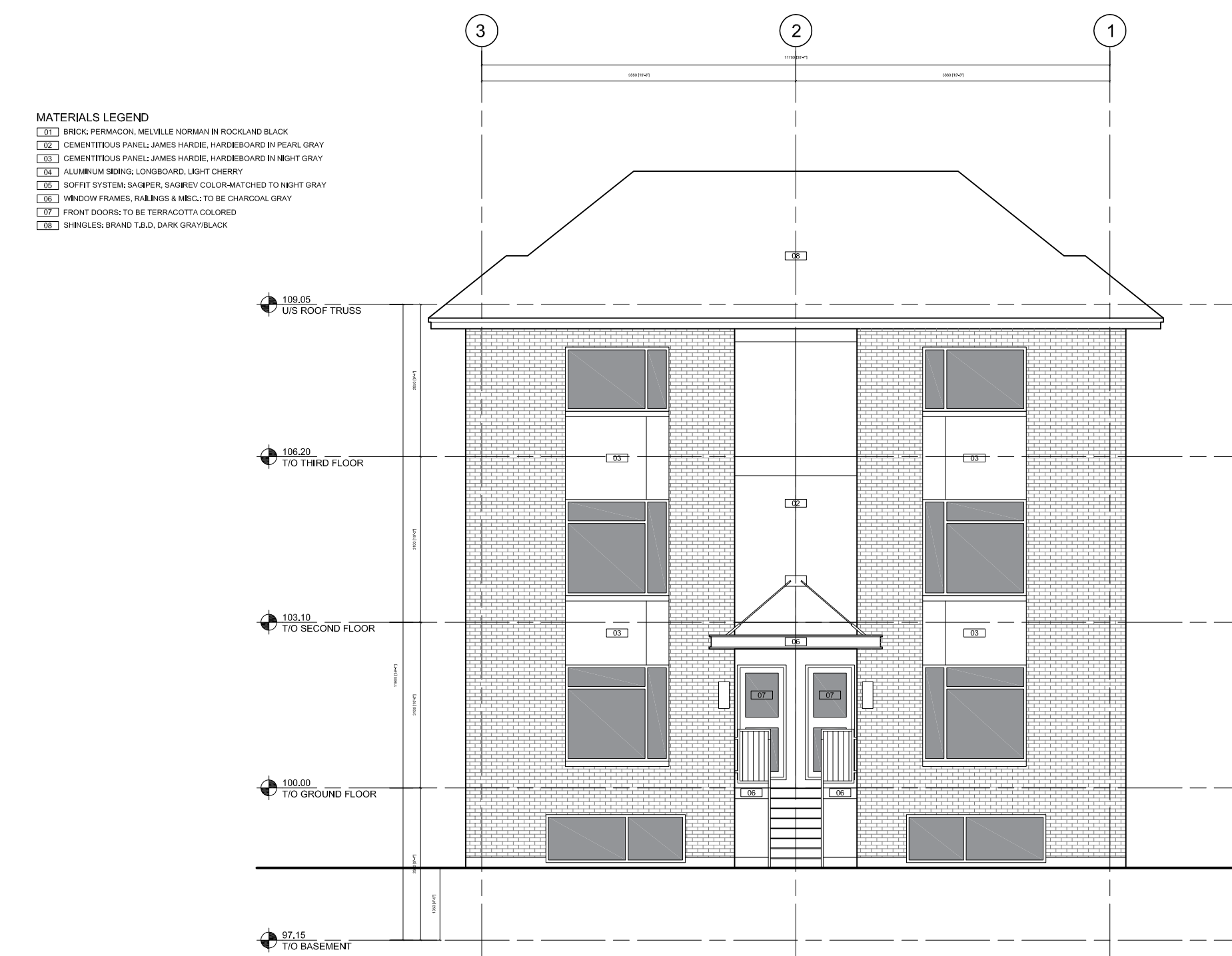
STACKED TOWNS: BLOCKS 3, 6, 9 & 12



FRONT ELEVATION



SIDE ELEVATION

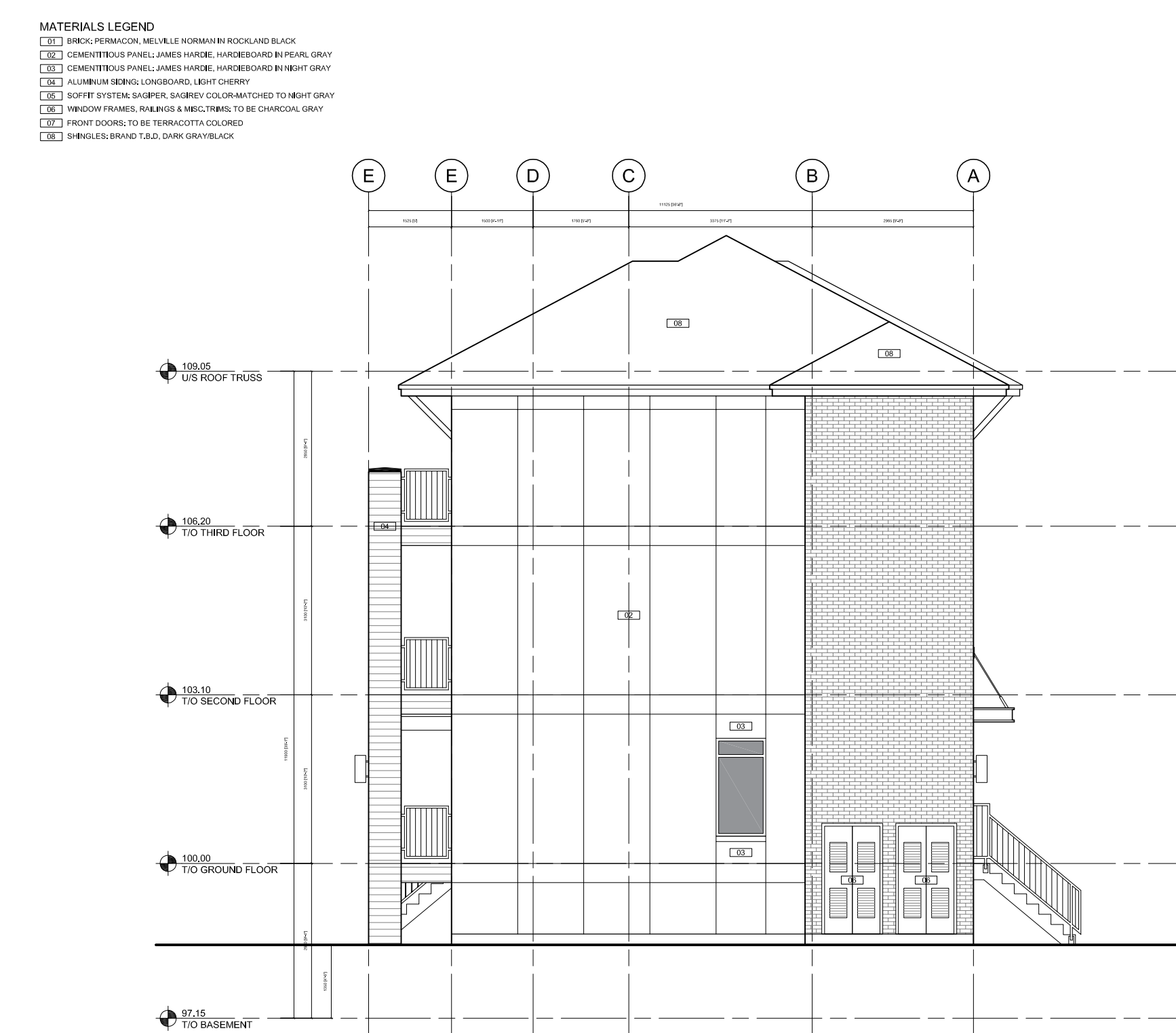


REAR ELEVATION

STACKED TOWNS: BLOCKS 2, 5, 7, 8, 10 & 11 (BLOCK 4 SIMILAR)



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

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- | | |
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[illegible]

No.	DESCRIPTION	DATE
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ARCHITECT SEAL:



Seal of the Ontario Association of Architects (OAA). The seal is circular with the text "ONTARIO ASSOCIATION OF ARCHITECTS" around the top and "ARCHITECTS" at the bottom. In the center, there is a signature "Robert L. Carey" and the text "ROBERT L. CAREY", "LICENCE", "4375", and "O.A.A." below it.

SEAL DATE: STAMP DATE

NORTH ARROW:



ARCHITECT:

rla / architecture
roderick lahey architect inc.

56 beech street, ottawa, ontario K1S 3J6
613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:



HAZELDEAN CROSSING TOWNS

OTTAWA ONTARIO

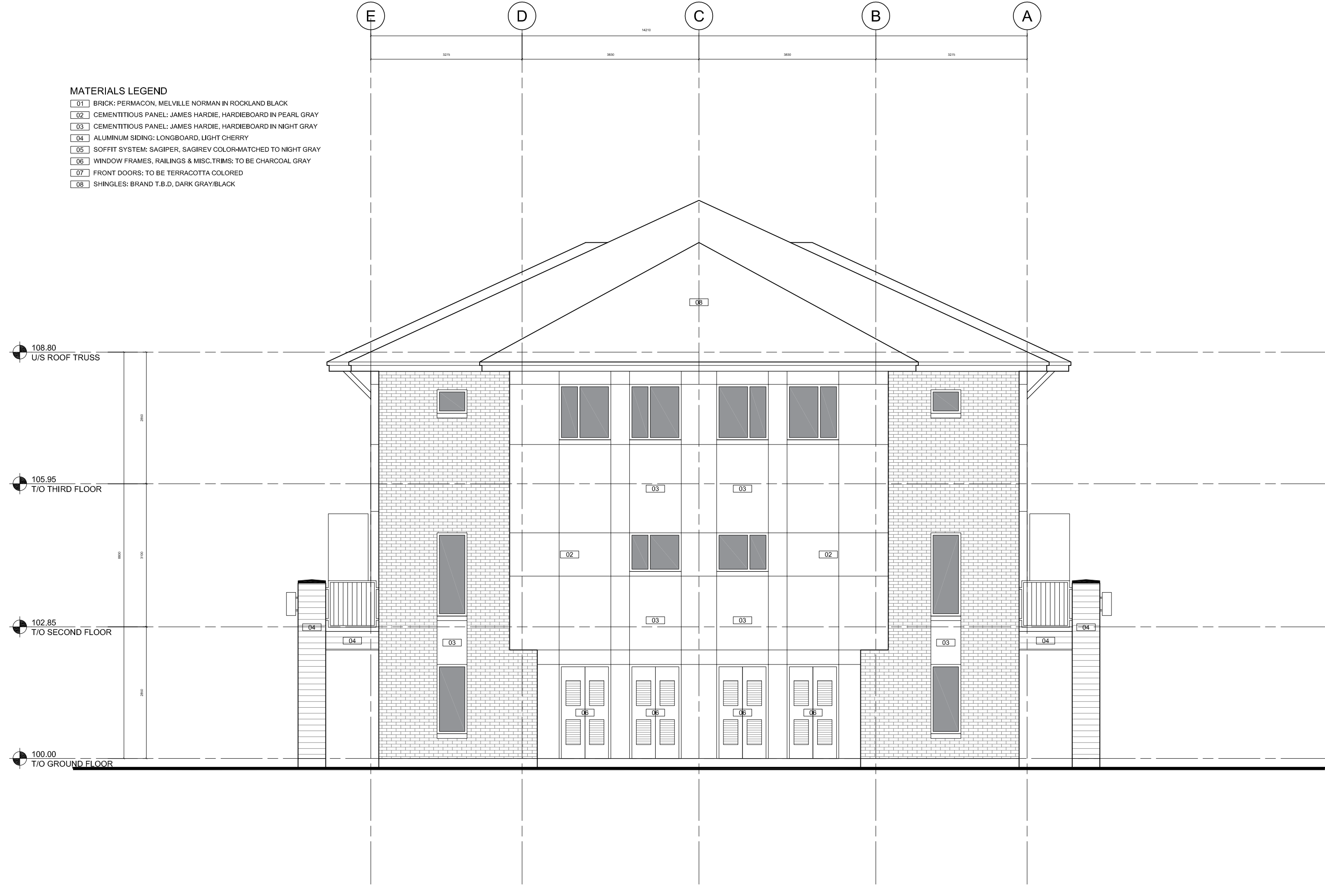
SHEET TITLE:

STACKED TOWNS
ELEVATIONS

DRAWN: L.M.	CHECKED: R.V.
SCALE: 1:100	SHEET No. SP-02
PROJECT No. 1831	



FRONT / REAR ELEVATION



SIDE ELEVATION

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REVISIONS:		
ARCHITECT SEAL:		NORTH ARROW:
SEAL DATE: STAMP DATE		
CLIENT:		
ARCHITECT:		
roderick lahey architect inc.		
56 beech street, ottawa, ontario K1S 3J6		
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca		
PROJECT TITLE:		
HAZELDEAN CROSSING TOWNS		
OTTAWA ONTARIO		
SHEET TITLE:		
BACK-TO-BACK ELEVATIONS (BLOCK 1)		
DRAWN:		CHECKED:
L.M.		R.V.
SCALE:		SHEET No.
1:75		SP-03
PROJECT No:		
1831		