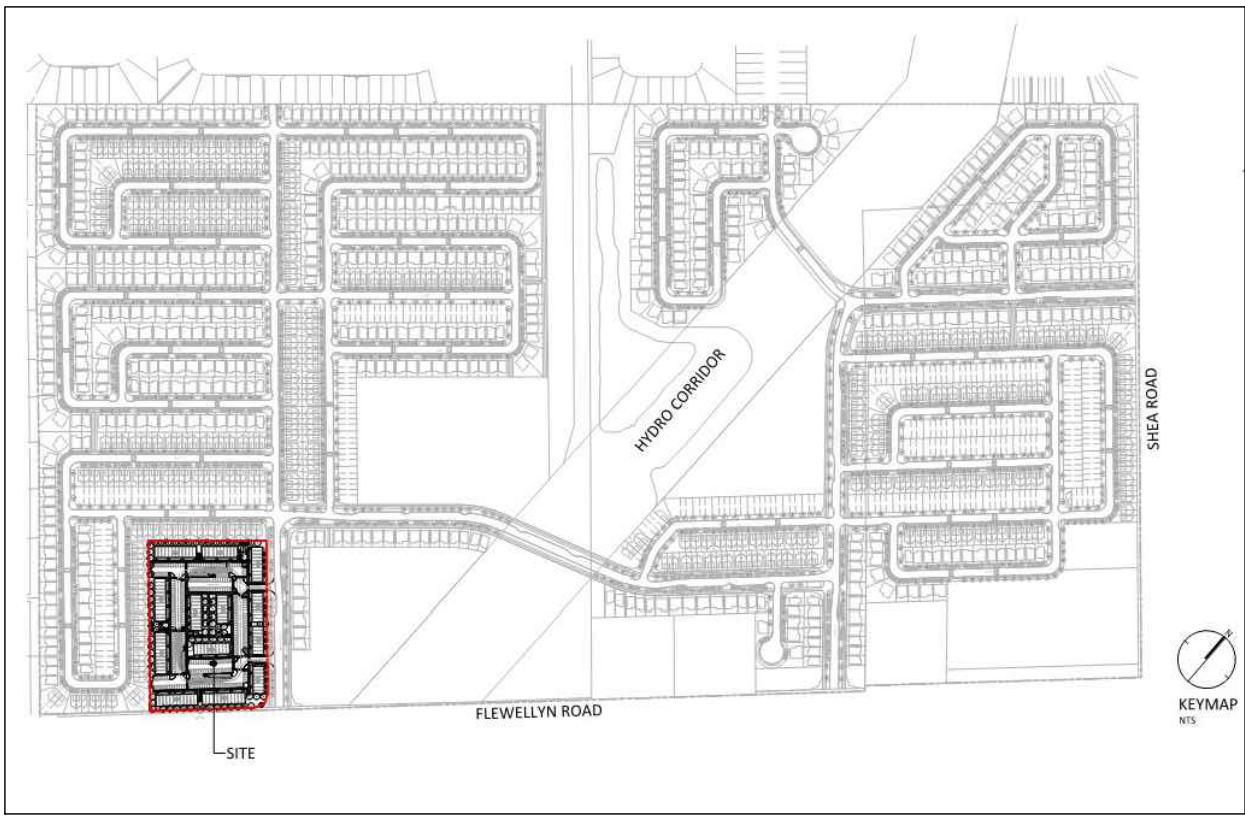
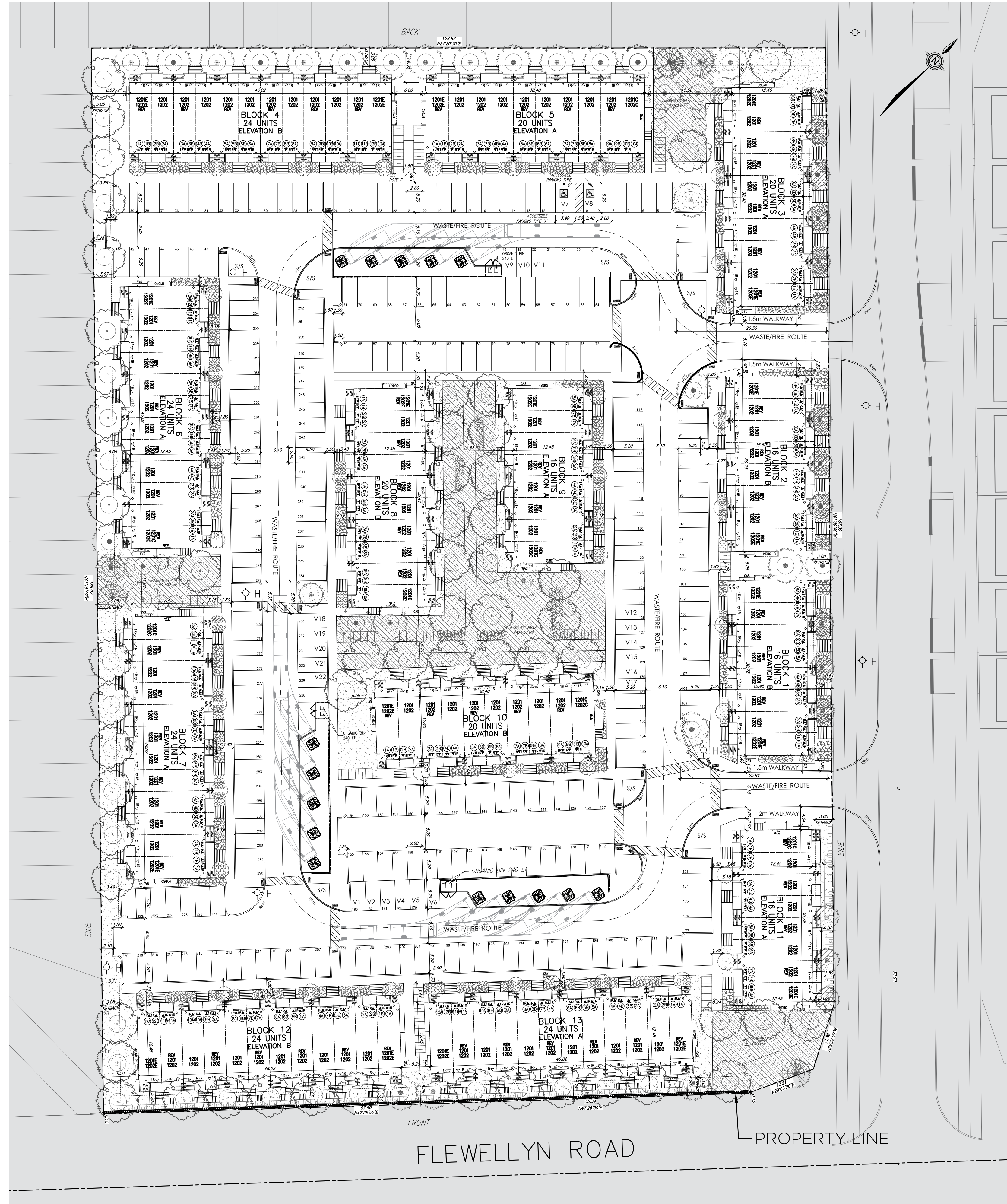




SITE PLAN NOTES
1. DO NOT SCALE DRAWINGS FOR PRINT.
2. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF Q4 ARCHITECTS AND CAIVAN. COPYRIGHT RESERVED.
3. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
4. REFERENCE CITY OF OTTAWA T.W.S.I. DETAIL SCT.3
5. WHERE THE CLEAR WIDTH OF WALKWAY IS LESS THAN 1800 MM, PROVIDE A PASSING AREA, 1800 MM WIDE BY 1800 MM LONG (MINIMUM) AT INTERVALS OF 30 METRES OR LESS AS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS 3.3.2- EXTERIOR PATHS OF TRAVEL - CLEAR WIDTH

SITE AREA	23,721.97 m ² (2.37 ha)
PAVED AREA	8,161.4 m ²
LANDSCAPED AREA	9,252.94 m ²
TOTAL BUILDING COVERAGE	6,307.63 m ²
TOTAL GROSS FLOOR AREA	23,735.70 m ²
DENSITY (UPH)	111.29 UPH
ZONE CATEGORY	N4B

DWELLING BLOCK	DWELLING TYPE	COVERAGE AREA (m ²)	GROSS AREA (m ²)	UNITS
BLOCKS 4, 6, 7, 12, 13	24 UNITS STACKED DWELLING	572.75 m ² (per Block)	2,264.86 m ² (per Block)	120
BLOCKS 3, 5, 8, 10	20 UNITS STACKED DWELLING	477.91 m ² (per Block)	1,889.02 m ² (per Block)	80
BLOCKS 1, 2, 9, 11	16 UNITS STACKED DWELLING	383.07 m ² (per Block)	1,513.18 m ² (per Block)	64
				TOTAL 264

AMENITY AREAS	
AREA	COMMENTS
PRIVATE AMENITY AREAS	
REAR DECK	992.42 m ² Lower units (132 units)
REAR PATIOS	1074.50 Lower units where applicable (70 units)
SECOND FLOOR BALCONIES	535.4 m ² Upper units (132 units)
TOTAL PRIVATE AREAS	2002.3 m ²
COMMUNAL AMENITY AREAS	
AMENITY AREA 1	942.859 m ²
AMENITY AREA 2	198.625 m ²
AMENITY AREA 3	192.682 m ²
TOTAL COMMUNAL AREAS	1,334.2 m ²
TOTAL AMENITY AREAS	3,336.5 m ²
GREEN AREA	251.020 m ² Not count as amenity area

** Per the 2014 Guide to the Integrated Accessibility Standards Regulation - Design of Public Spaces Standard, 4% of parking spaces provided for public use must be accessible. 2 of the provided 26 visitor spaces have been designed to be barrier-free, one Type A and one Type B size.

NOTE: PEDESTRIAN WALKWAYS ARE IN LIGHT DUTY ASPHALT

GARBAGE: REQUESTED BY ZONING:
GARBAGE: 0.231 CUBIC YARD /UNIT 0.231 X 264 = 60.98 CUBIC YARD = 11 (6 CU YD BINS)
RECYCLING 0.018 CUBIC YARD /UNIT 0.018 X 264 = 4.75 CUBIC YARDS = 1 (6 CU YD BINS)
+ 0.062 CUBIC YARD /UNIT 0.062 X 264 = 16.37 CUBIC YARDS = 3 (6 CU YD BINS)
ORGANIC 240L PER 50 UNITS 264/50 = 5.28 UNITS = 6 (240L BIN)

ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
ZONE (2022-50)	N4B (XXXX)	
TABLE 801(8)(i)	Min. Lot Width (m)	7.5 m 128.7 m
TABLE 801(8)(ii)	Min. Front Yard Setback (m) AREA E OF SCHEDULE A1: 3 m	3 5.10
SECTION 801 (7)	Min. Interior Side Yard Setback (m)	1.2 6.05
TABLE 801(8)(v)	Minimum exterior side yard setback (m)	3 4.1
TABLE 801(8)(vii) (XXXX)	Min. Rear yard setback (m) AREA E OF SCHEDULE A1	3 6.05
TABLE 801A(i)(i)(XXXX)	Max Building Height (m)	15 13.5
703(5) (XXXX)	Soft Landscaped Area (%)	15 18
703(4b)	Min. Width of Private Way	6 6.1
703(3)	Min. Setback for Any Wall of a Residential Building Within a Planned Unit Development	1.2 6.05
703(3a) (XXXX)	Min. setback for any wall of a residential use building to a private way	1.3 1.57
AMENITY AREA		
208(1)	Total min. amenity area (6m ² per unit)	1584 m ² 3336.5 m ²
208(6)	Min. Communal Amenity Area m ² (Min. 50% area)	792 m ² 1334.2 m ²
PERMITTED PROJECTION INTO REQUIRED YARDS		
204(12) (XXXX)	Fire escapes, Open Stairways, Sloop (m)	>0.4m to lot line 0.6m
204(9e)	Covered or Uncovered Balcony, Porch and Deck	2m no closer than 1 to a lot line 2m no closer than 1.65 to a lot line
PARKING REQUIREMENTS		
403(1)	Visitor Parking - 0.1 spaces/unit	26 (0.1) 26 (0.1)
605(1)	Min. Perpendicular Parking Space Size (m)	2.6 x 5.2 2.6 x 5.2
607 (Table 607 (iv))	Min. Requires Aisle Width	6.0 6.1 & 6.05
BARRIER FREE PARKING		
Traffic and Parking bylaw Section 111	Min. Barrier Free Parking **	2 2
BICYCLE STORAGE		
613 (Table 613 A)	Min. bicycle parking space dimension, horizontal (m)	Width: 0.6m Length: 1.8m 0.6 1.8
613(6)	Min. bicycle parking space access aisle width (m)	1.5 1.5
Table 613B (XXXX)	Min. Bicycle Parking 0.5 spaces/unit (short term)	132 132
LANDSCAPE AREA SURROUNDING PARKING LOT		
607(7) (XXXX)	At the terminus of a drive aisle (m)	2 2.1
607(7) (XXXX)	All other cases (m)	3 3.49
607(8) (XXXX)	Min. % of parking lot landscape	15 % 17.38 %
REFUSE COLLECTION AREAS		
217(6a)	Min. Waste collection setback to lot line	3 >38m
217(6)	Opaque Screen Min. Height (m)	2 2
217 (3)	Refuse collection areas	10 m ² 393.3 m ²



THE SITE PLAN IS IN CONJUNCTION WITH THE DRAFT PLAN PLAN OF SUBDIVISION, DATED SEPTEMBER 26, 2025 PREPARED BY J.D.BARNES LIMITED

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The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work.

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LEGEND	
STACKED TOWNS	NO PARKING
ENTRANCE	BARRIER FREE PARKING
BALCONY	BARRIER FREE PARKING SIGNAGE
PORCH	VISITOR PARKING
PROJECTION (STAIRS)	BIKE RACKS (15 Bicycles)
SODDING	EARTH BIN (6.5 yd ³)
CROSSWALK	HYDRO TRANSFORMER
CURB (0.2m)	S.S. SNOW STORAGE AREA
DEPRESSED CURB	LANDSCAPED AREA
TACTILE WALKING SURFACE INDICATOR (NOTE 4)	MEDIUM DECIDUOUS TREE*
BLOCK BOUNDARY	SMALL DECIDUOUS TREE*
WASTE ENCLOSURE FENCE	DECIDUOUS SHRUB*
RETAINING WALL	CONIFEROUS SHRUB*
FIRE HYDRANT	GRASSES/PERENNIALS*
	SLOPED GRADE

DIMENSIONS FROM J.D. BARNES DRAFT M.P.L.N. DATED 11/09/2024
TREES AND SHRUB LOCATIONS TO BE CONFIRMED ON LANDSCAPE PLAN

7	2nd SUBMISSION	2026-10-02	CT
6	NEW BLOCK NUMBERS	2026-07-13	JM
5	UNIT NUMBERING CHANGE BLOCK #3	2026-06-18	JM
4	IFU ISSUE FOR SPA	2026-01-29	JM
3	IFU ISSUE FOR SPA	2026-01-20	CT
2	IFU ISSUE FOR COORDINATION	2026-01-08	JM
1	IFU ISSUE FOR COORDINATION	2025-11-28	JM

Issued / Revision Chart

Project Title
Magnolia/Stittsville
PHASE 1- STACKED TOWNS
Location **OTTAWA, ON.**

BLOCK 101 Plan No. 4M-xxxx

Part of lot 24 concession 9 (Gouldbourn)

PINS 04449-3825 (LT)

Legal Name

CAIVAN

Client

Project No.

25026

Scale

1:400

Drawn By

CT

Checked By

CT

OVERALL SITE PLAN

D07-12-26-0069

SP1