



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

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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
- ENTRANCE
- BALCONY
- PORCH
- PROJECTION (STAIRS)
- PAVERS
- SODDING
- LIGHT DUTY ASPHALT PAVING
- CROSSWALK
- CURB (0.2m)
- DEPRESSED CURB
- TACTILE WALKING SURFACE INDICATOR (NOTE 4)
- BLOCK BOUNDARY
- WASTE ENCLOSURE FENCE
- WOOD PRIVACY FENCE
- CURB PIN
- RETAINING WALL
- PRIVACY FENCE (SEE LANDSCAPE)
- METAL FENCE (SEE LANDSCAPE)
- NO PARKING
- BARRIER FREE PARKING
- BARRIER FREE PARKING SIGNAGE
- VISITOR PARKING
- BIKE RACKS (15 Bicycles)
- EARTH BIN (6.5 yd³)
- HYDRO TRANSFORMER
- LIGHT POLE
- LANDSCAPED AREA
- SHOW STORAGE AREA
- LANDSCAPED AREA
- MEDIUM DECIDUOUS TREE*
- DECIDUOUS SHRUB*
- CONIFEROUS SHRUB*
- GRASSES/PERENNIALS*
- SLOPED GRADE

DIMENSIONS FROM J.D. BARNES DRAFT PLAN, DATED 26/09/2025
TREES AND SHRUB LOCATIONS TO BE CONFIRMED ON LANDSCAPE PLAN

1	ISSUE FOR SPA	2026-01-20	CT
2	ISSUE FOR COORDINATION	2026-01-08	JM
3	ISSUE FOR COORDINATION	2025-11-28	JM

Issued / Revision Chart

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

Site Plan File:
Eng. File:
ZBLA File:

Legal Name

CAIVAN

Client

Project No.

Scale **1:500**

Drawn By **CT**

Checked By **CT**

OVERALL SITE PLAN

SP1

SITE AREA	23,721.97 m² (2.37 ha)
PAVED AREA****	8,346m² (35.24%)
LANDSCAPED AREA (MIN 30%)	8,954 m² (37.75%)
TOTAL BUILDING COVERAGE	4,402 m² (27%)
TOTAL GROSS FLOOR AREA	24,098 m²
DENSITY (UPH)	112.98 UPH
ZONE CATEGORY	R4(Z)

DWELLING BLOCK	DWELLING TYPE	COVERAGE AREA (m²)	UNITS
BLOCKS 3, 4, 5, 9, 10	24 UNITS STACKED DWELLING	572.75 m² (per Block)	120
BLOCKS 1, 2, 6, 7, 8	20 UNITS STACKED DWELLING	477.91 m² (per Block)	100
BLOCKS 11, 12, 13	16 UNITS STACKED DWELLING	383.07 m² (per Block)	48
		TOTAL	268

AMENITY AREAS		
	AREA	COMMENTS
PRIVATE AMENITY AREAS		
REAR DECK	398.37 m²	Lower units (134 units)
REAR PATIOS	2154.40	Lower units where applicable (40 units)
SECOND FLOOR BALCONIES	543.58 m²	Upper units (134 units)
TOTAL PRIVATE AREAS	3096.34 m²	
COMMUNAL AMENITY AREAS		
AMENITY AREA 1	801.785 m²	
AMENITY AREA 2	198.625 m²	
AMENITY AREA 3	192.682 m²	
TOTAL COMMUNAL AREAS	1193.1 m²	
TOTAL AMENITY AREAS	4,289.44 m²	
GREEN AREA	251,020 m²	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 22 visitor spaces have been designed to be barrier-free, one Type A and one Type B space.

*** Section 110(3)(d) where on in-ground refuse container is provided, the screening requirement of Section 3(c) above may be achieved with soft landscaping (Below 2020-299)

**** Paved area includes 50% of the area required for bicycle parking spaces (67 spots = 73.44 m²)

GARBAGE:
REQUESTED BY ZONING: 0.231 CUBIC YARD /UNIT
GARBAGE: 0.231 CUBIC YARD /UNIT
RECYCLING 0.018 CUBIC YARD /UNIT
+ 0.002 CUBIC YARD /UNIT
ORGANIC 240L PER 50 UNITS

0.231 X 268 = 61.91 CUBIC YARD
0.018 X 268 = 4.82 CUBIC YARDS
0.002 X 268 = 0.54 CUBIC YARDS
240L / 50 = 4.8 CUBIC YARDS

= 11 (6 CU YD BINS)
= 1 (6 CU YD BINS)
= 3 (6 CU YD BINS)
= 6 (240L BIN)

SCALE 1:400