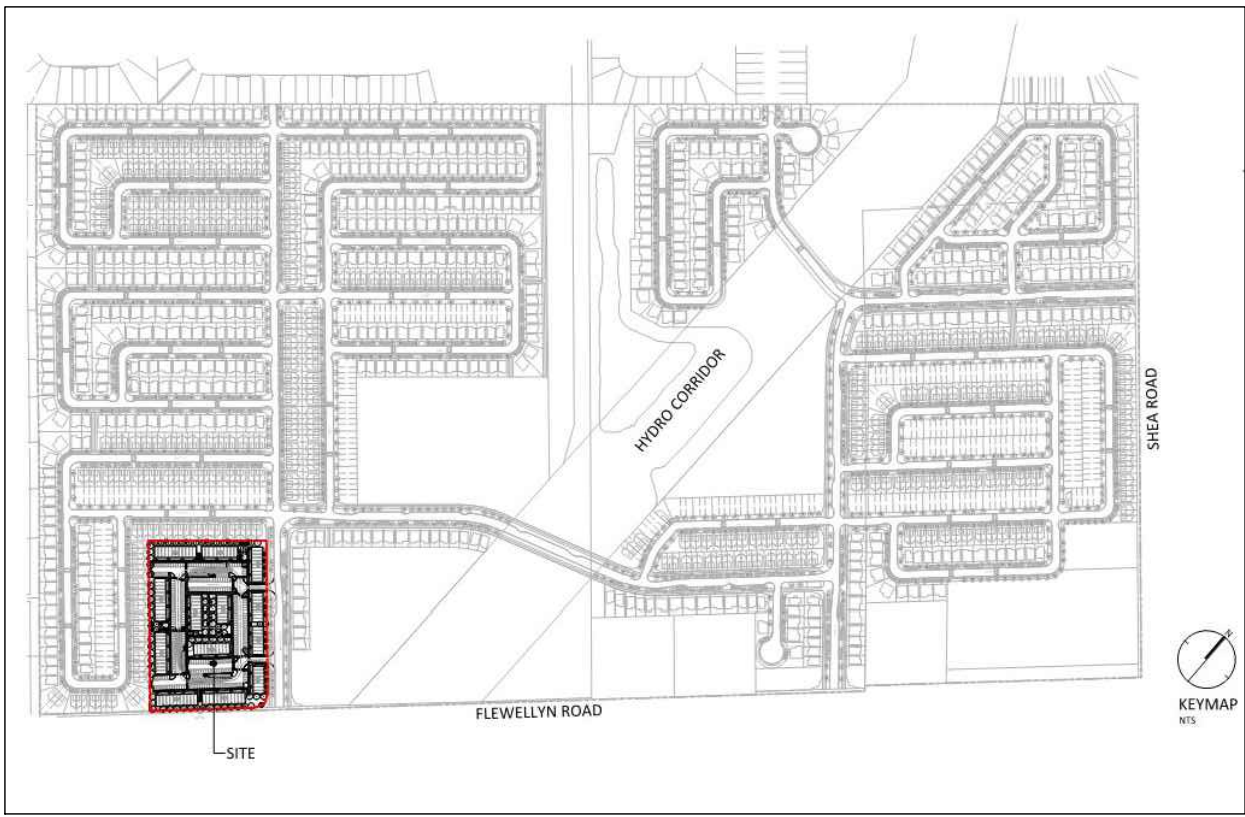
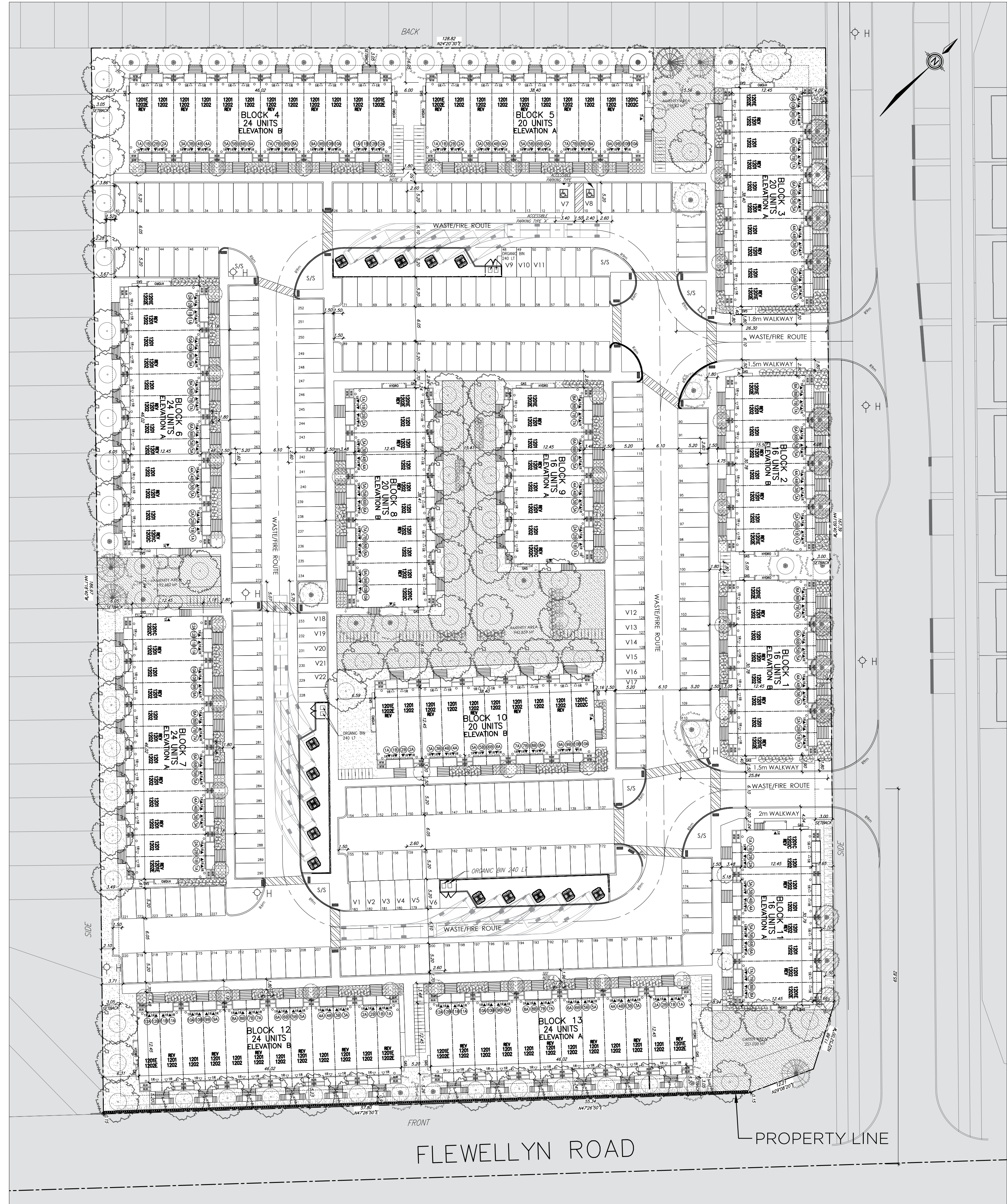




- SITE PLAN NOTES
1. DO NOT SCALE DRAWINGS FOR PRINT.
  2. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF Q4 ARCHITECTS AND CAIVAN. COPYRIGHT RESERVED.
  3. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
  4. REFERENCE CITY OF OTTAWA T.W.S.I. DETAIL SCT.3
  5. WHERE THE CLEAR WIDTH OF WALKWAY 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 <sup>2</sup> (2.37 ha) |
| PAVED AREA              | 8,161.4 m <sup>2</sup>             |
| LANDSCAPED AREA         | 9,252.94 m <sup>2</sup>            |
| TOTAL BUILDING COVERAGE | 6,307.63 m <sup>2</sup>            |
| TOTAL GROSS FLOOR AREA  | 23,735.70 m <sup>2</sup>           |
| DENSITY (UPH)           | 111.29 UPH                         |
| ZONE CATEGORY           | N4B                                |

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

| AMENITY AREAS                 |                                                  |
|-------------------------------|--------------------------------------------------|
| AREA                          | COMMENTS                                         |
| <b>PRIVATE AMENITY AREAS</b>  |                                                  |
| REAR DECK                     | 992.42 m <sup>2</sup> Lower units (132 units)    |
| REAR PATIOS                   | 1074.50 Lower units where applicable (70 units)  |
| SECOND FLOOR BALCONIES        | 535.4 m <sup>2</sup> Upper units (132 units)     |
| <b>TOTAL PRIVATE AREAS</b>    | 2002.3 m <sup>2</sup>                            |
| <b>COMMUNAL AMENITY AREAS</b> |                                                  |
| AMENITY AREA 1                | 942.859 m <sup>2</sup>                           |
| AMENITY AREA 2                | 198.625 m <sup>2</sup>                           |
| AMENITY AREA 3                | 192.682 m <sup>2</sup>                           |
| <b>TOTAL COMMUNAL AREAS</b>   | 1,334.2 m <sup>2</sup>                           |
| <b>TOTAL AMENITY AREAS</b>    | 3,336.5 m <sup>2</sup>                           |
| GREEN AREA                    | 251,020 m <sup>2</sup> 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 YARD = 1 (6 CU YD BINS)  
+ 0.062 CUBIC YARD /UNIT 0.062 X 264 = 16.37 CUBIC YARD = 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                                                               |
| <b>AMENITY AREA</b>                             |                                                                                       |                                                                        |
| 208(1)                                          | Total min. amenity area (6m <sup>2</sup> per unit)                                    | 1584 m <sup>2</sup> 3336.5 m <sup>2</sup>                              |
| 208(6)                                          | Min. Communal Amenity Area m <sup>2</sup> (Min. 30% area)                             | 792 m <sup>2</sup> 1334.2 m <sup>2</sup>                               |
| <b>PERMITTED PROJECTION INTO REQUIRED YARDS</b> |                                                                                       |                                                                        |
| 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 |
| <b>PARKING REQUIREMENTS</b>                     |                                                                                       |                                                                        |
| 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                                                         |
| <b>BARRIER FREE PARKING</b>                     |                                                                                       |                                                                        |
| Traffic and Parking bylaw Section 111           | Min. Barrier Free Parking **                                                          | 2 2                                                                    |
| <b>BICYCLE STORAGE</b>                          |                                                                                       |                                                                        |
| 613 (Table 613 A)                               | Min. bicycle parking space dimension, horizontal (m)                                  | Width: 0.6m 0.6 Length: 1.8m 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                                                                |
| <b>LANDSCAPE AREA SURROUNDING PARKING LOT</b>   |                                                                                       |                                                                        |
| 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 %                                                           |
| <b>REFUSE COLLECTION AREAS</b>                  |                                                                                       |                                                                        |
| 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 <sup>2</sup> 393.3 m <sup>2</sup>                                 |



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

# Q4A

## ARCHITECTS

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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                                      | V VISITOR PARKING                |
| PROJECTION (STAIRS)                        | BKE RACKS (15 Bicycles)          |
| SODDING                                    | EARTH BIN (6.5 yd <sup>3</sup> ) |
| 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 MPLAN, 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**