



**KEY PLAN**

ZONE AM10		
PROVISION	REQUIRED	PROVIDED
Min Lot Width	no minimum	+/- 59.55 m
Min Lot Area	no minimum	+/- 12 808 m <sup>2</sup>
Max Building Height	67m	+/- 93.5 m
Min Front Yard Setback	no minimum	7.50 m / 3.09 m
Min Corner Side Yard Setback	no minimum	5.24 m
Min FSI	2	+/- 4.84
Min Interior Side Yard Setback	no minimum	15.40 m / 15.13 m

<b>SITE AREA :</b>	+/- 12 808 m <sup>2</sup> (To be confirmed by surveyor)
<b>SITE COVERAGE :</b>	+/- 2 471 m <sup>2</sup> (East Tower) +/- 1 968 m <sup>2</sup> (West Tower) Total : +/- 4 439 m <sup>2</sup> = 34.7 %
<b>GROUND PARKING AREA :</b>	+/- 1 785 m <sup>2</sup> = 13.9 %
<b>LANDSCAPED AREA (EXCLUDING PARKING) :</b>	+/- 6 584 m <sup>2</sup> = 51.4 %

**RENTAL - EAST TOWER**

<b>PROPOSED GROSS FLOOR AREA :</b>	+/- 21 913 m <sup>2</sup>
<b>BASEMENT G.F.A. :</b>	+/- 0m <sup>2</sup>
<b>GROUND FLOOR G.F.A. :</b>	+/- 1139 m <sup>2</sup>
<b>RENTAL FLOORS G.F.A. (2nd to 28th floor) :</b>	+/- 20 774 m <sup>2</sup>
<b>PRIVATE AMENITY AREA (G.F.A.) :</b>	+/- 1 953 m <sup>2</sup>
<b>COMMUNAL AMENITY AREA :</b>	+/- 991 m <sup>2</sup>
<b>NUMBER OF FLOORS AND BUILDING HEIGHT :</b>	28 FLOORS + MECH. / +/- 87.50m
<b>DWELLING UNITS :</b>	301
<b>PARKING STALLS :</b>	308 (293 INSIDE / 5 VIS. OUTSIDE + 10 VIS. INSIDE)
<b>PROVIDED BICYCLE STALLS :</b>	150 (142 INSIDE / 8 OUTSIDE)

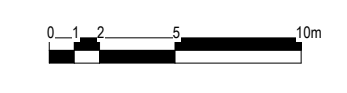
**NUMBER OF SUITES REQUIRED TO BE BARRIER-FREE :**  
301 UNITS = 45 UNITS HAVE TO BE BARRIER-FREE  
THEY WILL BE DISTRIBUTED BETWEEN THE 28 FLOORS

**RENTAL - WEST TOWER**

<b>PROPOSED GROSS FLOOR AREA :</b>	+/- 27 723 m <sup>2</sup>
<b>BASEMENT G.F.A. :</b>	+/- 0m <sup>2</sup>
<b>GROUND FLOOR G.F.A. :</b>	+/- 391 m <sup>2</sup>
<b>RENTAL FLOORS G.F.A. (2nd to 30th floor) :</b>	+/- 27 332 m <sup>2</sup>
<b>PRIVATE AMENITY AREA (G.F.A.) :</b>	+/- 2 247 m <sup>2</sup>
<b>COMMUNAL AMENITY AREA :</b>	+/- 1 045 m <sup>2</sup>
<b>NUMBER OF FLOORS AND BUILDING HEIGHT :</b>	30 FLOORS + MECH. / +/- 93.50m
<b>DWELLING UNITS :</b>	332
<b>PARKING STALLS :</b>	338 (323 INSIDE / 12 VIS. OUTSIDE + 3 VIS. INSIDE)
<b>PROVIDED BICYCLE STALLS :</b>	166 (159 INSIDE / 7 OUTSIDE)

**NUMBER OF SUITES REQUIRED TO BE BARRIER-FREE :**  
332 UNITS = 50 UNITS HAVE TO BE BARRIER-FREE  
THEY WILL BE DISTRIBUTED BETWEEN THE 30 FLOORS

- FOR EXISTING SITE CONDITIONS, SEE SURVEY PLAN BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., SUBMITTED SEPARATELY.
- FOR NEW GRADES AND SITE SERVICES, SEE CIVIL ENGINEERING PLAN BY NOVATECH ENGINEERING CONSULTANTS, SUBMITTED SEPARATELY.
- FOR PROPOSED VEGETATION AND LANDSCAPE INFORMATION, SEE LANDSCAPE PLAN BY JAMES B. LENNOX & ASSOCIATES, SUBMITTED SEPARATELY.



\*SNOW WILL BE HAULED OFF SITE\*  
\*GARBAGE / RECYCLING PICK-UP BY PRIVATE COMPANY\*

**NOTES GÉNÉRALES / General Notes**

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- Veuillez aviser l'architecte de toute dimension encur et/ou d'écart entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

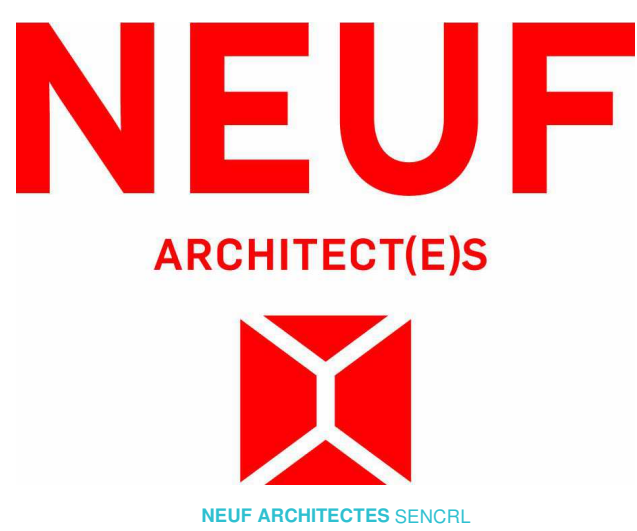
**STRUCTURE / Structural**  
Goodeve Structural Inc.  
1877, Aruga Drive, Ottawa ON K2E 7Z7  
1 613 226 6556 goodevestructural.ca

**ARCHITECTURE DE PAYSAGE / Landscape Architect**  
James B. Lennox & Associates  
3332, Carling Avenue, Ottawa ON K2H 5A8  
1 613 722 5168 jbla.ca

**CIVIL / Civil**  
Novatech Eng. Consultants Ltd.  
240, Michel Goulet Drive, Suite 200, Ottawa ON K2M 1P6  
1 613 234 9643 novatech-eng.com

**ARCHITECT / Architect**  
NEUF architect(e)s SENCRL  
630, boul. René-Lévesque O. 32e étage, Montréal QC H3B 1S6  
1 514 847 1117 NEUFarchitectes.com

**SCÉAU / Seal**



OUVRAGE / Project  
**1200 MARITIME WAY (KANATA RENTAL)**

EMPLACEMENT / Location  
OTTAWA

NO PROJET No.  
12371.00

NO	RÉVISION	DATE (aa-mm-ii)
A	FOR COMMENTS	2020.05.28
B	FOR COMMENTS	2020.06.05
C	FOR COMMENTS	2020.07.23
D	IN PROGRESS	2020.09.16
E	SITE PLAN COORDINATION	2020.12.08
F	SITE PLAN COORDINATION	2020.12.16
G	SITE PLAN COORDINATION	2021.02.22
H	PER TRANSPORTATION COMMENTS	2021.05.18
I	PER CITY COMMENTS	2021.05.27

DESSINÉ PAR / Drawn by  
PV

DATE (aa.mm.jj)  
05/28/20

TITRE DU DESSIN / Drawing Title  
SITE PLAN AT GROUND FLOOR LEVEL

VERIFIÉ PAR / Checked  
LH

ECHELLE / Scale  
1 : 300

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