



KEY PLAN

ZONE AM10		
PROVISION	REQUIRED	PROVIDED
Min Lot Width	no minimum	+/- 69.65 m
Min Lot Area	no minimum	+/- 12 808 m ²
Max Building Height	67m	+/- 93.5 m
Min Front Yard Setback	no minimum	3.05 m / 3.09 m
Min Corner Side Yard Setback	no minimum	16.74 m
Min FSI	2	+/- 4.88
Min Interior Side Yard Setback	no minimum	14.70 m / 15.13 m

SITE AREA :	+/- 12 808 sq.m. (To be confirmed by surveyor)
SITE COVERAGE :	+/- 2 207 m ² (East Tower)
	+/- 1 968 m ² (West Tower)
	Total = +/- 4 175 m ² = 32.6 %
GROUND PARKING AREA :	+/- 2 298 m ² = 17.9 %
LANDSCAPED AREA (EXCLUDING PARKING) :	+/- 6 335 m ² = 49.5 %

RENTAL - EAST TOWER

PROPOSED GROSS FLOOR AREA :	+/- 21 964 m ²
BASEMENT G.F.A. :	+/- 0m ²
GROUND FLOOR G.F.A. :	+/- 635 m ²
RENTAL FLOORS G.F.A. (2nd to 30th floor) :	+/- 21 329 m ²
PRIVATE AMENITY AREA (G.F.A.) :	+/- 1 953 m ²
COMMUNAL AMENITY AREA :	+/- 1 925 m ²
NUMBER OF FLOORS AND BUILDING HEIGHT :	28 FLOORS + MECH. / +/- 87.50m
DWELLING UNITS :	300
PARKING STALLS :	315 (300 INSIDE / 15 VISITORS OUTSIDE)
PROVIDED BICYCLE STALLS :	150 (142 INSIDE / 8 OUTSIDE)

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

RENTAL - WEST TOWER

PROPOSED GROSS FLOOR AREA :	+/- 30 179 m ²
BASEMENT G.F.A. :	+/- 0m ²
GROUND FLOOR G.F.A. :	+/- 375 m ²
RENTAL FLOORS G.F.A. (2nd to 30th floor) :	+/- 29 804 m ²
PRIVATE AMENITY AREA (G.F.A.) :	+/- 2 247 m ²
COMMUNAL AMENITY AREA :	+/- 1 045 m ²
NUMBER OF FLOORS AND BUILDING HEIGHT :	30 FLOORS + MECH. / +/- 87.50m
DWELLING UNITS :	332
PARKING STALLS :	347 (332 INSIDE / 15 VISITORS OUTSIDE)
PROVIDED BICYCLE STALLS :	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, VOLLEBEKK 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.



NOTES GÉNÉRALES / General Notes

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Goodeve Structural Inc.
 18-77, Aruga Drive, Ottawa ON K2E 7Z7
 T 613 228 4558 goodevestructural.ca

ARCHITECTURE DE PAYSAGE / Landscape Architect
James B. Lennox & Associates
 5555, Carleton Place, Ottawa ON K2M 5J4
 T 613 722 5168 jbla.ca

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

ARCHITECTES / Architect
NEUF architect(e)s SENCRL
 630, St-Jacques, Montréal QC H3B 1S6
 T 514 847 1117 NEUFarchitectes.com

SCEAU / Seal



OUVRAGE / Project
1200 MARITIME WAY (KANATA RENTAL)
EMPLACEMENT / Location
 OTTAWA

NO PROJET / No.
 12371.00

NO	RÉVISION	DATE (aa-mm-jj)
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

DESSINÉ PAR / Drawn by
 PV

VERIFIÉ PAR / Checked
 LH

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

ÉCHELLE / Scale
 1 : 300

SITE PLAN AT GROUND FLOOR LEVEL

RÉVISION / Revision
F

NO. DESSIN / Dwg Number
A203