



00\_SITE PLAN Copie 1  
1 : 250

**1136 MARITIME WAY - LINE TYPE**

	PROPERTY LINE
	SETBACK LINE
	PERMITTED BUILDING HEIGHT OF 4 STOREYS AREA LIMIT
	HYDRO LINES
	EXCAVATED AREA

- DIMENSIONS**
- DIMENSIONS AT WALL ARE TAKEN TO STUD UNLESS NOTED OTHERWISE.
  - LIGHT FIXTURES ARE DIMENSIONED FROM FACE OF DRYWALL.
  - FLOOR TILE LAYOUT IN INTERIOR UNITS ARE DIMENSIONED FROM STUD.

**1136 MARITIME WAY - SITE STATISTICS**

LOT AREA	9146.2 m <sup>2</sup>
FOOTPRINT	2794 m <sup>2</sup>
CONSTRUCTION AREA ABOVE GROUND (BUILDING & PARKADE)	20667 m <sup>2</sup>
CONSTRUCTION AREA UNDERGROUND (BUILDING & PARKADE)	2767 m <sup>2</sup>
GROSS FLOOR AREA (ABOVE + BELOW GRADE)	27934 m <sup>2</sup>

**1136 MARITIME WAY - NUMBER OF UNITS**

P1 UNITS AT LAKE LEVEL	6 UNITS
GROUND FLOOR UNITS AT STREET LEVEL	14 UNITS
2nd TO 4th UNITS ON A TYPICAL LEVEL	(22 x 3) 66 UNITS
5th	18 UNITS
6th	18 UNITS
7th	18 UNITS
8th	14 UNITS
TOTAL	154 UNITS

**PERCENTAGE OF WALL LENGTH WITH WINDOW/ENTRANCES FACING PUBLIC STREET**

STREET NAME	WALL LENGTH (m)	WALL SURFACE (m <sup>2</sup> )	OPENINGS (m <sup>2</sup> )	% OF OPENINGS
MARITIME WAY	67.4	1749m <sup>2</sup>	461m <sup>2</sup>	26.35%

**ZONING BY-LAW 2008 250**

**ZONE PROVISIONS BLOCK 5 - 1136 MARITIME WAY**

PERMITTED USES	MIN/MAX REQUIRED	PROVIDED
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
YARD SETBACK FROM A LOT LINE ABUTTING MARITIME WAY/ YARD SETBACK FOR A BUILDING WALL FACING MARITIME WAY*	0m (min.) / 4.5m (max.)	25.14m*
INTERIOR SIDE YARD	1.2m (min.)	North side - 4.5m South side - 9.3m
MINIMUM REAR YARD SETBACK	6m	36.1m
MAXIMUM DENSITY*	132 (units/ha) 120 units	169 units/ha* (154 units)
MINIMUM BUILDING HEIGHT*	14.92m*	15.13m*
MAXIMUM BUILDING HEIGHT	Lesser of 8 storeys or 23m (max.)	8 storeys-28.03m
MINIMUM LANDSCAPE AREA	30% OF LOT AREA (2744 m <sup>2</sup> )	69.2% (8 326 m <sup>2</sup> )
MINIMUM PARKING	1 PER DWELLING UNIT ON STOREYS 1 TO 4 & 0.75 PER DWELLING UNIT ON STOREYS 5 TO 8	138 parking spaces (INCLUDING H)
MINIMUM HANDICAPPED PARKING	2 parking spaces	2 parking spaces
MINIMUM VISITOR PARKING	0.2 parking spaces per unit (31)	31 parking spaces
TOTAL PARKING	137-31=168 spaces	169 parking spaces
MINIMUM BICYCLE PARKING	0.5 SPACES PER UNIT (77)	78 SPACES IN BICYCLE STORAGE
TOTAL PRIVATE AMENITY SPACE	6m <sup>2</sup> PER DWELLING UNIT (924 m <sup>2</sup> )	1837 m <sup>2</sup>
TOTAL COMMUNAL AMENITY AREA	MINIMUM OF 50% OF REQUIRED TOTAL PRIVATE AMENITY AREA (462m <sup>2</sup> min.)	597.8 m <sup>2</sup>

\* MINOR VARIANCE APPLICATION APPROVED - D08-02-17/A-00144

APPROVED  REFUSED

THIS DAY OF \_\_\_\_\_, 20\_\_

DERRICK MOODIE, MANAGER DEVELOPMENT REVIEW WEST  
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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ARCHITECTURE DE PAYSAGE Landscape Architect  
**Gino Aiello**  
50 Canal Drive, Nepean, ON K2G 5X8  
T 613 852 1243 gino@giaino.com

ARPENTEUR Surveyor  
**Fairhall Moffatt & Woodland**  
286 Terrace Meadows Crescent, Kanata ON K2M 2B3  
T 613 591 2580

INGÉNIEUR MÉCANIQUE Mechanical Engineer  
**Goodkey, Weedmark & Associates Limited**  
1686 Woodberry Drive, Ottawa, ON K2C 3R8  
T 613 727 5111 info@gwa.com

INGÉNIEUR ÉLECTRIQUE Electrical Engineer  
**Goodkey, Weedmark & Associates Limited**  
1686 Woodberry Drive, Ottawa, ON K2C 3R8  
T 613 727 5111 info@gwa.com

CIVIL Civil  
**NOVATECH**  
240 Michael Colepland Drive, Suite 200, Ottawa, ON K2M 1P6  
T 613 254 9843

INGÉNIEUR EN STRUCTURE Structural Engineer  
**CIMA+**  
140 rue Marie-Denise O, Montreal QC H3C 3X6  
T 514 337 2462

ARCHITECTES Architect  
**NEUF architect(e)s**  
630, boul. René-Lévesque O, 32e étage, Montréal QC H3B 1S6  
T 514 947 1117 NEUFarchitectes.com



DCYSA devient / becomes

# NEUF

ARCHITECT(E)S

CLIENT Client

# LÉPINE

201-320 March Road, Ottawa, ON, K2K-2E3  
T 613 591 9090 F 613 591 9095

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**1136 MARITIME WAY**  
04507-0824, Block 5, 4M-1325

NO PROJET No. 11168  
EMPLACEMENT Location KANATA, ON

NO RÉVISION DATE (aa-mm-jj)

2.3	AS PER CITY COMMENT	2017 10 11
2.4	AS PER CITY COMMENT	2017 12 14

DESSINÉ PAR Drawn by M.M.É.L.  
DATE (aa-mm-jj) 07/19/17  
TITRE DU DESSIN Drawing Title

VÉRIFIÉ PAR Checked by B.S.J.K.P.  
ÉCHELLE Scale Comme indiqué

**SITE PLAN**

RÉVISION Revision NO DESSIN Dwg Number

**2.4** **A101**

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