

SITE STATISTICS
 SITE ADDRESS: 344 WELLINGTON STREET, OTTAWA, ONTARIO, CANADA
 PIN: 041140001
 PARCEL TYPE: P
 WARD No. 14 SOMERSET

ZONING:
 FROM ZONING BY-LAW 250, CONSOLIDATED JUNE 25, 2008
 MIXED-USE DOWNTOWN ZONE, SCHEDULE 11 (MD S11) (SEC. 193-194) BY
 ZONING BY-LAW, AND SUBJECT TO MATURE NEIGHBOURHOODS OVERLAY

PERMITTED AND PROPOSED USE:
 LOT WIDTH: OFFICE
 NO MINIMUM REQUIRED

MINIMUM LOT AREA:
 TOTAL SITE AREA: 0.67 HA (8,749 SM)
 LIMIT OF WORK: 0.54 HA (5,368 SM)¹

MINIMUM FRONT YARD:
 NO MINIMUM REQUIRED
 4.93M PROVIDED

MINIMUM REAR YARD:
 NO MINIMUM REQUIRED

MINIMUM INTERIOR SIDEYARD SETBACK:
 NO MINIMUM REQUIRED

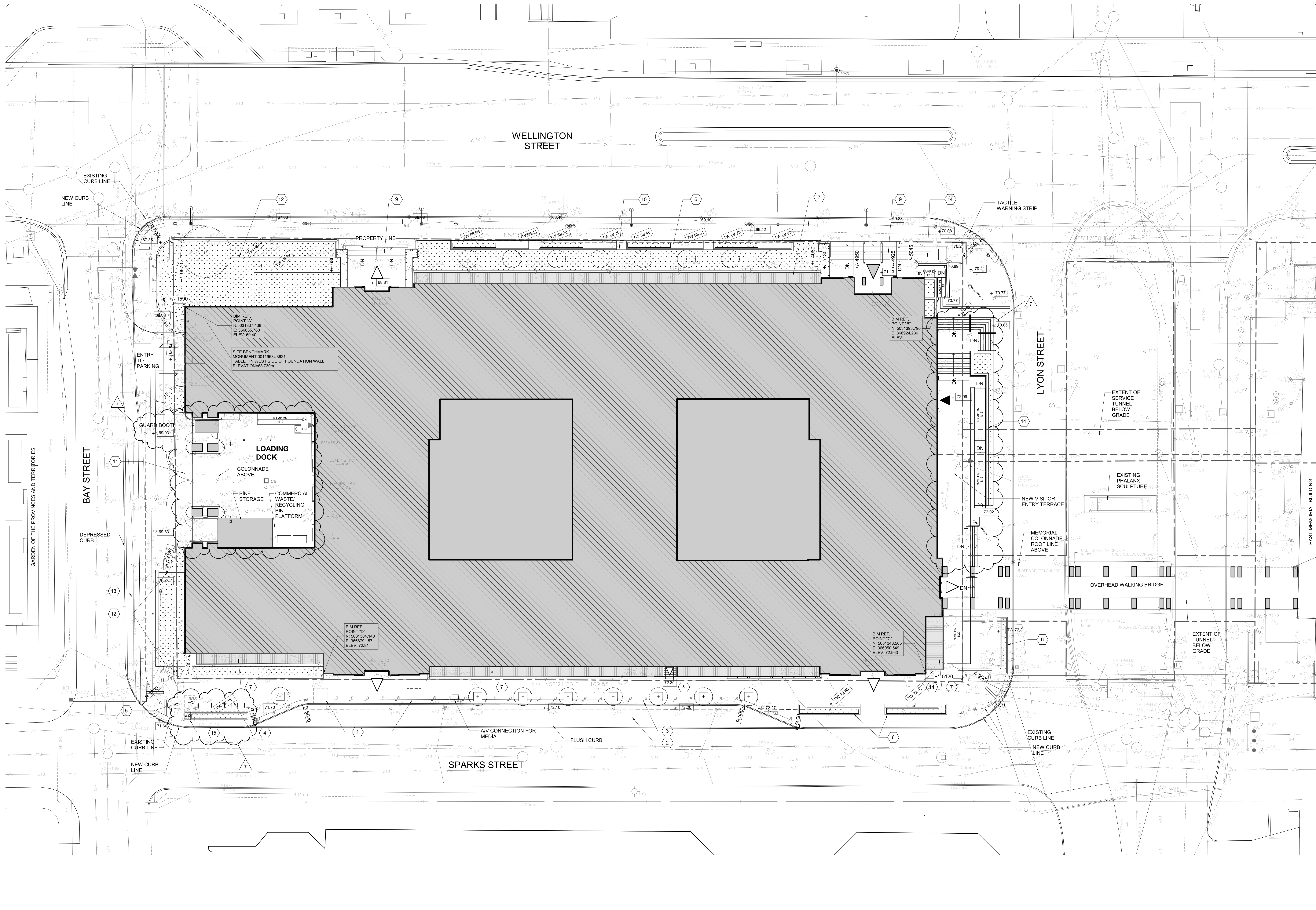
MINIMUM CORNER SIDEYARD SETBACK:
 NO MINIMUM REQUIRED

MAXIMUM HEIGHT:
 NORTH SIDE: 108M ABOVE SEA LEVEL
 SOUTH SIDE: 125M ABOVE SEA LEVEL

BUILDING AREA (LEVEL G): 5,072 SM
BUILDING COVERAGE: 75.15%
BUILDING GROSS FLOOR AREA:

LEVEL TN:	1,212 SM
LEVEL B2:	569 SM
LEVEL B1:	4,985 SM
LEVEL G:	5,072 SM
LEVEL 1:	5,210 SM
LEVEL 2:	4,655 SM
LEVEL 3:	4,177 SM
LEVEL 4:	4,173 SM
LEVEL 5:	2,957 SM
LEVEL 6:	2,335 SM
LEVEL 7:	2,072 SM
LEVEL 8:	157 SM
LEVEL 9:	108 SM
TOTAL:	37,682 SM

SURVEY INFORMATION: REGARDING PROPERTY LINE BEARINGS AND DISTANCES INDICATED ON THIS DRAWING TAKEN FROM PLAN OF SURVEY OF LOT 11 AND PART OF LOT 10 SOUTH OF WELLINGTON STREET LOTS 11, 14, 15 AND PART OF LOT 10 NORTH OF SPARKS STREET, CAMERON LOT, PART OF LYON STREET (FORMERLY MARKET SQUARE), REGISTERED PLAN 3922, LOTS 1 TO 9 (BOTH INCLUSIVE), LOTS B AND C, REGISTERED PLAN 14111 CITY OF OTTAWA BY STANTEC GEOMATICS LTD., ONTARIO LAND SURVEYORS, 2019, PLAN NO. NCA-18-3327



- LEGEND**
- EXISTING WEST MEMORIAL BUILDING
 - EXISTING WINDOW WELL WITH NEW METAL GRATE
 - WEST MEMORIAL BUILDING PROPOSED INFILL
 - SOFTSCAPE
 - TACTILE WARNING SURFACE INDICATOR (TWSI)
 - PUBLIC ENTRANCE
 - PRIVATE STAFF ENTRANCE / FIREFIGHTERS ENTRANCE
 - EXIT ONLY
 - EXISTING SIGNIFICANT DECIDUOUS TREE TO BE PRESERVED
 - NEW DECIDUOUS TREE BY LANDSCAPE
 - EXISTING CONFEDERATION BOULEVARD LIGHT STANDARD
 - EXISTING CONFEDERATION BOULEVARD LIGHT STANDARD
 - EXISTING LIGHT STANDARD
 - EXISTING TRAFFIC SIGNAL LIGHT
 - FIRE HYDRANT
 - NEW STAINLESS STEEL BOLLARD
 - FLAG POLE
 - BIKE RACK
 - NEW HARDENED PLANTER WITH BENCHES
 - BIKE REPAIR STATION
 - WATER FILLING STATION
 - PROPERTY LINE
 - NEW OR EXISTING MANHOLE OR VALVE CHAMBER - REFER TO CIVIL & SURVEY
 - CATCH BASIN
 - DRAIN
 - AV CONNECTION FOR MEDIA
 - BUS STOP
 - EXISTING SIGN

NOTE LEGEND

NO.	DESCRIPTION
1	BUS RAMP DESIGNATED ZONE
2	SLOPED CONCRETE DROP OFF AREA - REFER TO C-001
3	NEW ROW OF BOLLARDS WITH STAINLESS STEEL COVERS ALONG DROP OFF AREA - REFER TO L-01
4	DESIGNATED AREA FOR BICYCLE PARKING - 8 NEW CAST IN BICYCLE RINGS
5	DESIGNATED AREA FOR BICYCLE REPAIR STATION
6	GRANITE CLAD BENCH / PLANTERS ALONG CONFEDERATION BOULEVARD
7	EXISTING LIGHTWELL WITH NEW METAL GRATE
8	NEW EXIT DOOR AND STEPS - REFER TO A-03
9	EXISTING GRANITE STEPS - REFER TO H-202 AND H-203
10	CONCRETE SIDEWALK TO EXTEND TO EDGE OF PLANTER
11	NEW METAL GATE TO LOADING AREA
12	NEW LANDSCAPE WALL
13	NEW INTEGRATED BICYCLE PATH - REFER TO C-001
14	NEW SIGNAGE
15	WATER FILL STATION MOUNTED ON 200mm CONCRETE PAD

- GENERAL NOTES**
- ALL EXISTING CONCRETE SIDEWALKS AND CURBS TO BE REPLACED WITH NEW CONCRETE SIDEWALKS AND CURBS
 - ALL EXISTING GRANITE CURBS TO BE CLEANED AND RESET. REPLACE DAMAGED AND BROKEN GRANITE CURBS TO MATCH EXISTING PER NCC STANDARDS
 - COORDINATION REQUIRED WITH ADJACENT CITY OF OTTAWA PROJECTS
 - NEW TERRACE FOR VISITOR ENTRY TO BE GRANITE PAVEMENT, RAMPS AND STEPS

Canada
 Public Works and Government Services Canada / Travaux Publics et Services gouvernementaux Canada

Real Property Branch / Direction générale des biens immobiliers

architect REGENERATE 344
 Architectural & Design Associates + Urban Architecture in Joint Venture

Contractor to verify all dimensions & conditions on site and immediately notify the engineer of all discrepancies

ONTARIO ASSOCIATION OF ARCHITECTS
 LICENCE 4292

PROJECT NORTH / NORD POUR PROJET NORTH / NORD

KEY PLAN
 NOT TO SCALE

revisions	description	date
1	ISSUED FOR CITY OF OTTAWA SITE COORDINATION #1	2020/01/20
2	ISSUED FOR CD18/000%	2019/12/20
3	ISSUED FOR BUILDING PERMIT	2019/12/12
4	ISSUED FOR CD2 95% SUBMISSION	2019/11/21
5	ISSUED FOR CD18 95% RESUBMISSION	2019/10/22
6	ISSUED FOR CD18 95% SUBMISSION	2019/09/23
7	ISSUED FOR CITY OF OTTAWA SITE COORDINATION	2019/08/05

project WEST MEMORIAL BUILDING - REHABILITATION PROJECT
 OTTAWA, ON

drawing A011 dessin

SITE PLAN

Designed By Regenerate 344 Conçu par
 Date (yyyy/mm/dd)
 Drawn By CG Dessiné par
 Date (yyyy/mm/dd)
 Reviewed By SG Examiné par
 Date (yyyy/mm/dd)
 Approved By D. Nash / M. McDonald Approuvé par
 Date (yyyy/mm/dd)
 Tender Soumission
 Project Manager Administrateur de projets
 Project no. No. du projet
 R.086471.405
 Drawing no. No. du dessin
 A011

1 SITE PLAN
 A002b 1:200

