

GENERAL NOTES

- NOTE-A :**
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.
- NOTE-B :**
- ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.
- NOTE-C :**
- CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
- NOTE-D :**
- REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
- NOTE-E :**
- DO NOT SCALE DRAWINGS.
- NOTE-F :**
- ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SURVEY INFO

TOPOGRAPHIC SURVEY OF :
1400 COLDREY AVENUE,
OTTAWA ON K1Z 7P9

0m 3m 6m 12m 24m

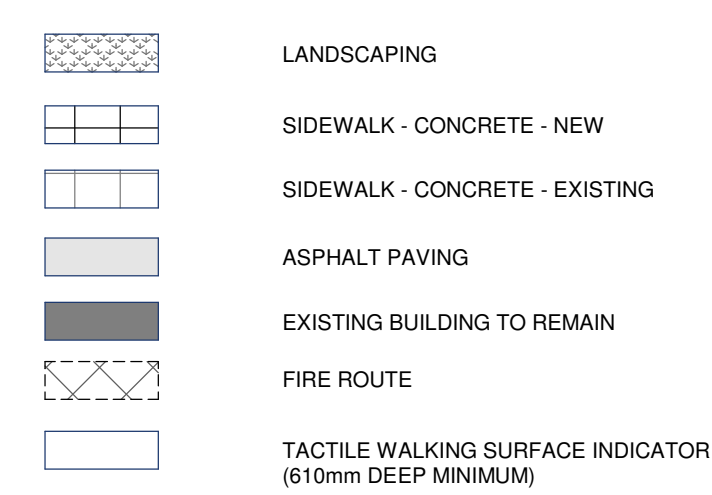
PROJECT INFORMATION

SITE SUMMARY

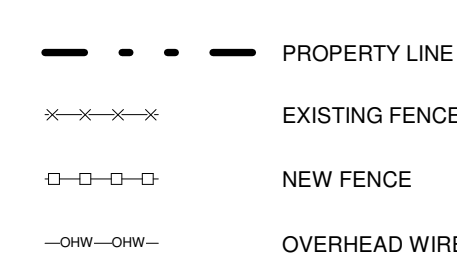
ADDRESS	1400 COLDREY AVENUE		
SITE AREA	17385.98 m²		
GROSS FLOOR AREA	3510.00 m²		
ASSEMBLY AREA	1950.00 m²		
ZONING SUMMARY	REQUIRED	PROPOSED	
LOT AREA	0.00 m²	17385.98 m²	
LOT WIDTH	0.00 m	97.53 m	
MIN LANDSCAPED AREA	2607.89 m²	4041.00 m²	
VEHICULAR PARKING	REQUIRED	PROPOSED	
MIN PARKING SPACES	98	129	
MIN ACCESSIBLE PRKG SPACES	5	5	
BICYCLE PARKING	REQUIRED	PROPOSED	
MIN PARKING SPACES	3	5	
BUILDING SUMMARY	GFA - CITY		
GROUND FLOOR	2560.00 m²		
BASEMENT	950.00 m²		

LEGEND

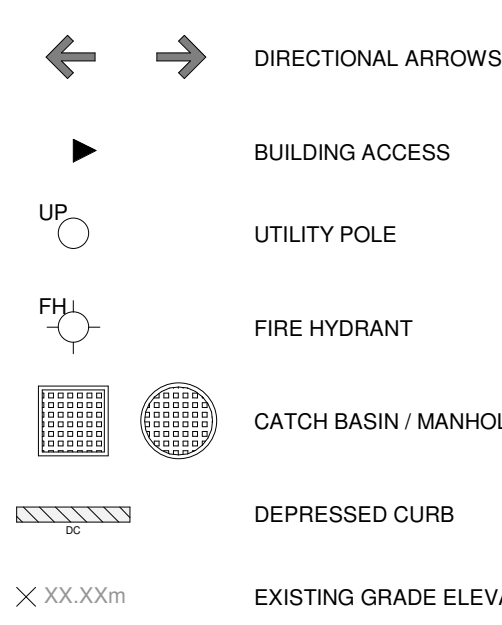
SURFACES



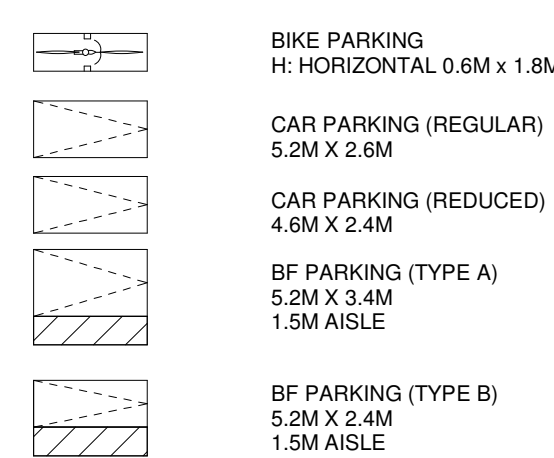
LINES



SYMBOLS



PARKING





GERALDINE WILDMAN
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Geraldine Wildman at 3:14 pm, Sep 09, 2025

IDEA

INTEGRATED DESIGN
ENGINEERING + ARCHITECTURE

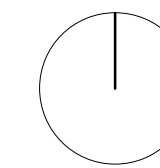
595 BYRON AVE., OTTAWA, ONT. K1A 4C4
T 613.728.0008 E info@integrateddesign.ca

SEAL

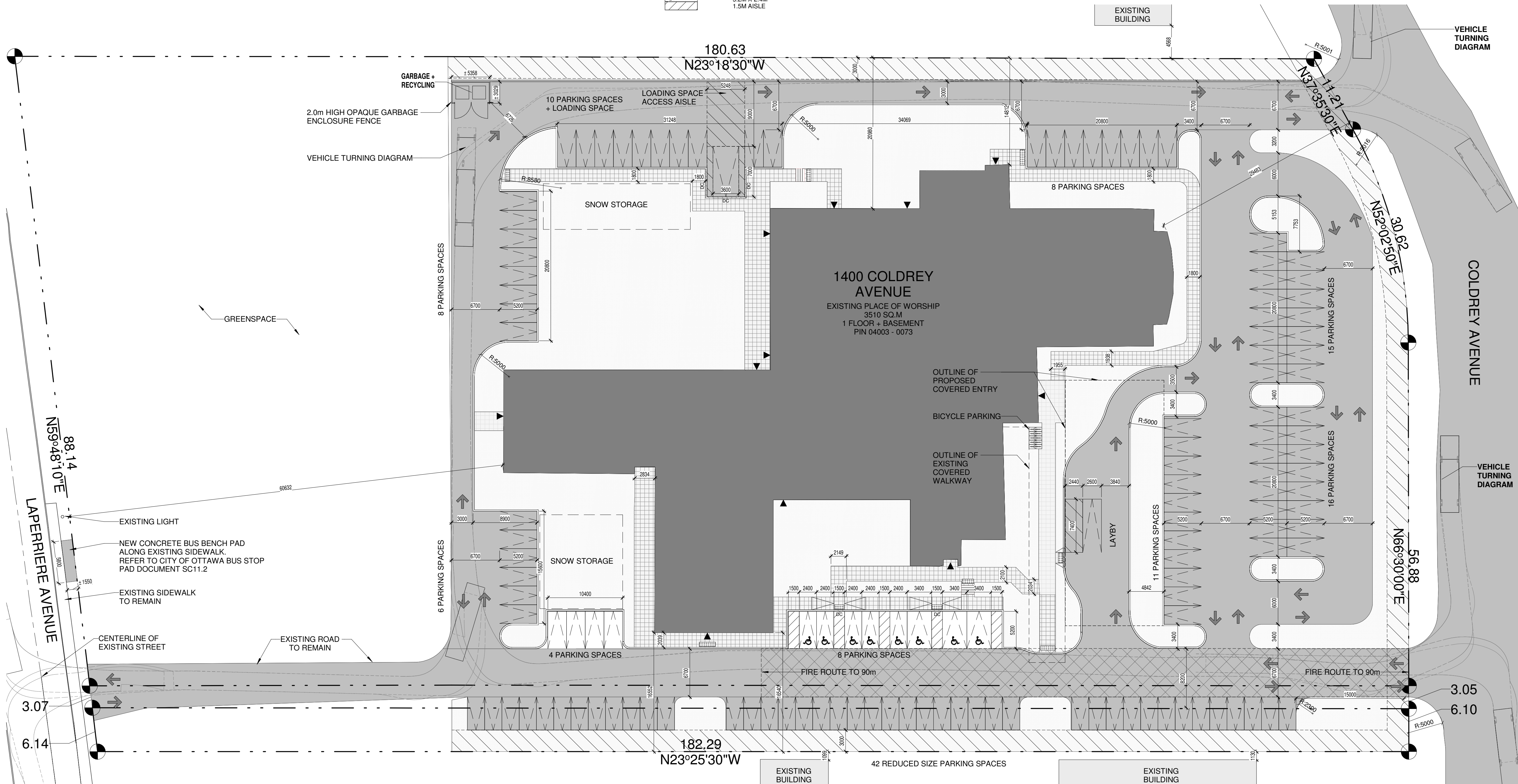
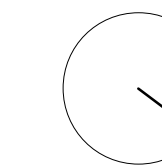


GENERAL NOTES
DO NOT SCALE DRAWINGS.
CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS
AND REPORT ANY DISCREPANCIES.

PROJECT NORTH



TRUE NORTH



1 SITE PLAN
A101 1:300

B	2025-08-22	ISSUED FOR SITE PLAN APPLICATION R2
A	2025-06-11	ISSUED FOR SITE PLAN APPLICATION R1
No.	DATE	DESCRIPTION

REVISIONS

PROJECT

1400 COLDREY AVENUE

ISSUED FOR SITE PLAN
1400 COLDREY AVENUE,
Ottawa, ON K1Z 7P9

IDEA #
25519

SHEET NAME

SITE PLAN

DATE

2025-08-22

SCALE

AS NOTED.

CHECKED BY

D.DI SANO

DRAWN BY

M.ALLEN

SHEET No.

A101

PLAN NUMBER: 19336

A1 (841x594)

2025-08-22 1:24:41 PM

CITY FILE NUMBER: D07-12-25-0083