

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.

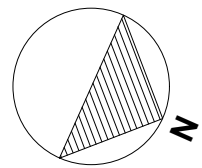
NOTE-F :

- ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SURVEY INFO

INFORMATION FOR THIS DRAWING
TAKEN FROM PLAN OF SURVEY OF

PARTS 1-6 OF LOT 1
CONCESSION "A" (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
COMPLETED 2019
PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD.



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 TYPE I1A

ZONING SUMMARY

	REQUIRED	PROPOSED
MIN LOT WIDTH	15.0 m	97.5 m
MIN LOT AREA	400 m ²	17386 m ²
MAX BUILDING HEIGHT	15.0 m	6.2 m
MIN FRONT YARD SETBACK	3.0 m	29.5 m
MIN REAR YARD SETBACK	4.5 m	60.6 m
MIN INTERIOR SIDE YARD SETBACK	7.5 m	14.8 m

	REQUIRED	PROPOSED
MIN LANDSCAPED AREA	2607.89 m ²	4041.00 m ²

VEHICULAR PARKING

	REQUIRED	PROPOSED
MIN PARKING SPACES	98	130
MIN ACCESSIBLE PRKG SPACES	5	8

BICYCLE PARKING

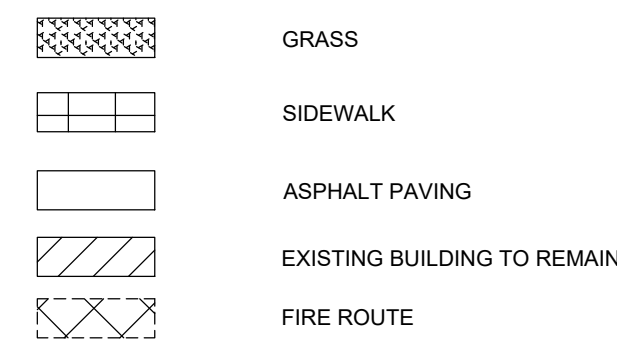
	REQUIRED	PROPOSED
MIN PARKING SPACES	3	5

BUILDING SUMMARY

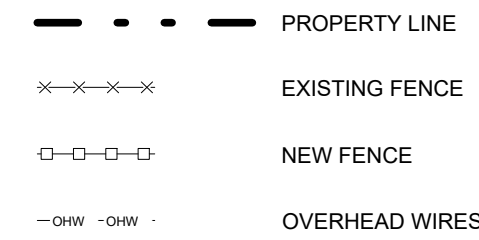
	GFA - CITY
GROUND FLOOR	2560.00 m ²
BASEMENT	950.00 m ²

LEGEND

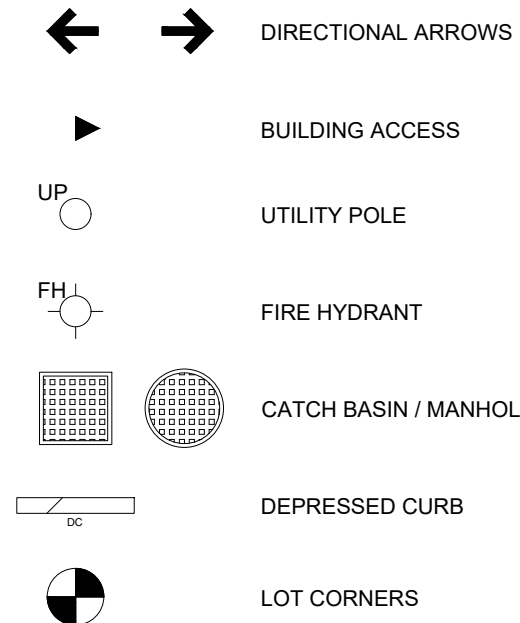
SURFACES



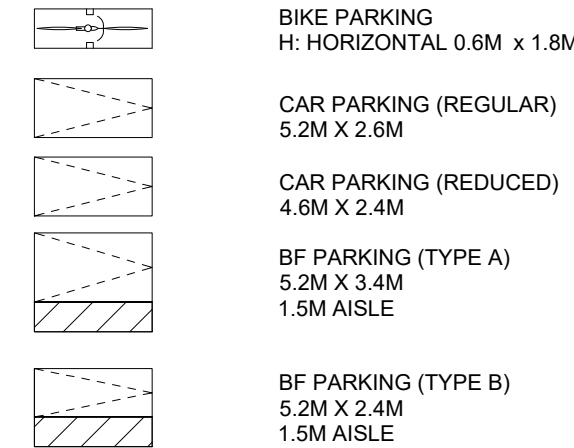
LINES



SYMBOLS



PARKING



OWNER

KEHILLAT BETH ISRAEL CONGREGATION
1400 COLDREY AVENUE
OTTAWA, ON K1Z 7P9

ARCHITECT

IDEA INC.
595 BYRON AVENUE
OTTAWA, ON K2A 4C4

ENGINEER

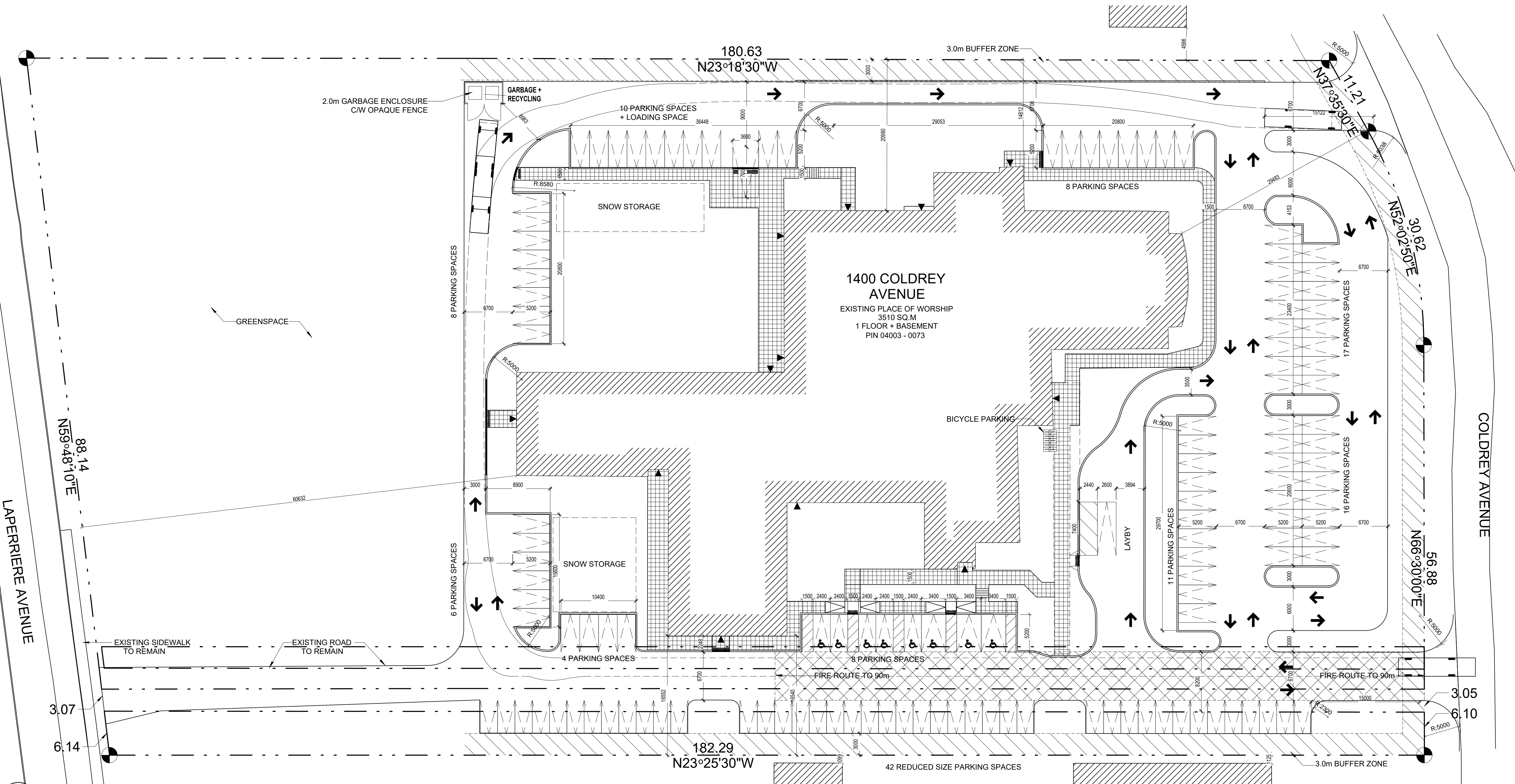
ROBINSON CONSULTANTS INC.
350 PALLADIUM DRIVE
STITTSVILLE, ON K2V 1A8

SURVEYOR

ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 CONCOURSE GATE
NEPEAN, ON K2E 7S6

APPLICANT

JFSA CANADA INC.
52 SPRINGBROOK DRIVE
OTTAWA, ON K2S 1B9
ATTN: TIM EISNER



1 SITE PLAN
A101 1 : 300

IDEA

INTEGRATED DESIGN
ENGINEERING + ARCHITECTURE

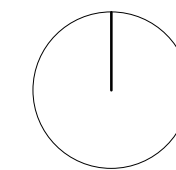
595 BYRON AVE., OTTAWA, ONT. K1A 4C4
T 613.728.0008 E info@integrateddesign.ca

SEAL

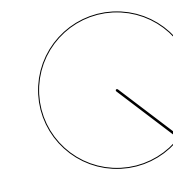


GENERAL NOTES
DO NOT SCALE DRAWINGS.
CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS
AND REPORT ANY DISCREPANCIES.

PROJECT NORTH



TRUE NORTH



B | 2025-06-11 | ISSUED FOR SPA
A | 2025-05-29 | SITE PLAN COORDINATION
No. | DATE | DESCRIPTION

REVISIONS

PROJECT

KEHILLAT BATH ISRAEL
PARKING AREA

COORDINATION
1400 COLDREY AVENUE
OTTAWA, ON K1Z 7P9

IDEA #

25519

CLIENT #

SHEET NAME

SITE PLAN

DATE

2025-04-16

CHECKED BY

D. DI SANO

SHEET No.

SCALE

AS NOTED.

DRAWN BY

M. ALLEN

A101

A1 (841x594)