

KEY PLAN
NTS.

SITE INFORMATION		ZONING INFORMATION		REQUIRED	PROVIDED
SITE AREA : (LOTS 26 AND 27)	2,864.31m ²	ZONING = IG		1,000 m ²	2,864.31 m ²
BUILDING AREA : EXISTING =	296.96m ²	MIN. LOT AREA	n/a		
	PROPOSED =	MIN. LOT WIDTH	65%	3.0 m	23.88%
LOT COVERAGE :	23.94%	MAX. LOT COVERAGE		3.0 m	3.65 m
GROSS FLOOR AREAS : OFFICE =	261.43m ²	MIN. FRONT YARD SETBACK		3.0 m	N/A
	GARAGE =	MIN. CORNER SIDEYARD SETBACK		3.0 m	4.60m/ 48.96m
		MIN. INTERIOR YARD SETBACK		3.0 m	3.07 m
PARKING REQUIRED : LIGHT INDUSTRIAL	535.02m ² @ 0.80/100m ² =	MIN. REAR YARD SETBACK		22.0 m	8.32 m
	4.28 SPACES	MAX. BUILDING HEIGHT		3.0 m	3.00 m
OFFICE	261.43m ² @ 2.4/100m ² =	MIN. WIDTH OF LANDSCAPED AREA			
	6.27 SPACES				
TOTAL PARKING REQUIRED :	10.55 SPACES	SITE BOUNDARIES DERIVED FROM: PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY OWNER, & PLAN OF SUBDIVISION			
PARKING PROVIDED :	19 SPACES	SURVEYOR TO VERIFY MIN. YARD REQUIREMENTS PRIOR TO LAYOUT OF BUILDING.			
LOADING SPACES REQUIRED:	1 SPACE				
LOADING SPACES PROVIDED:	1 SPACE				

LEGAL DESCRIPTION - LOTS 25 & 26 - PLAN OF SUBDIVISION PART OF LOT 26 CONCESSION 1 (R.F.) TOWNSHIP OF NEPEAN, PREPARED BY H.R. FARLEY O.L.S.

EXTERIOR LIGHTING SCHEDULE:

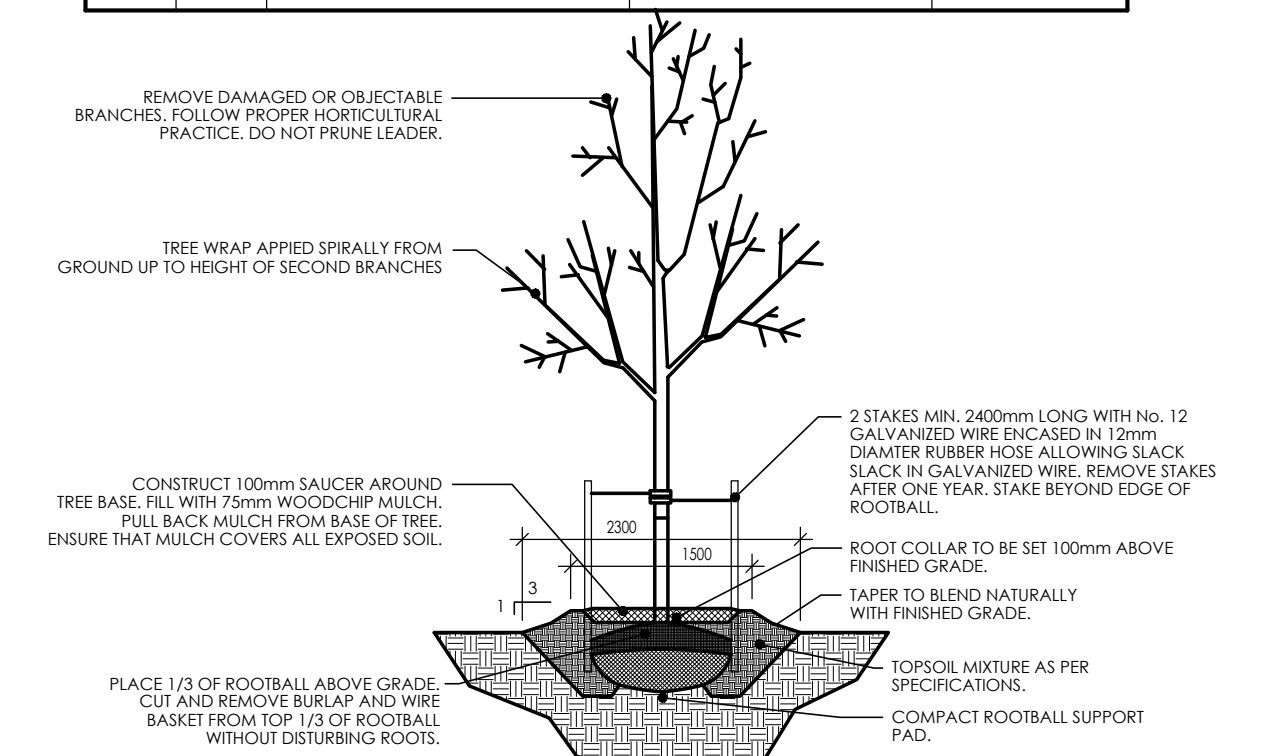
- 'A' - PROPOSED DOWN LIGHT w/ CUT OFF LITHONIA WDG3 LED DOWN LIGHT 3000 K WITH CUT-OFF
- 'B' - WALL MOUNTED SCONCE STANDARD RESIDENTIAL STYLE SCONCE
- 'C' - EXISTING DECORATIVE WALL SCONCE STANDARD RESIDENTIAL STYLE

Landscaping Notes:

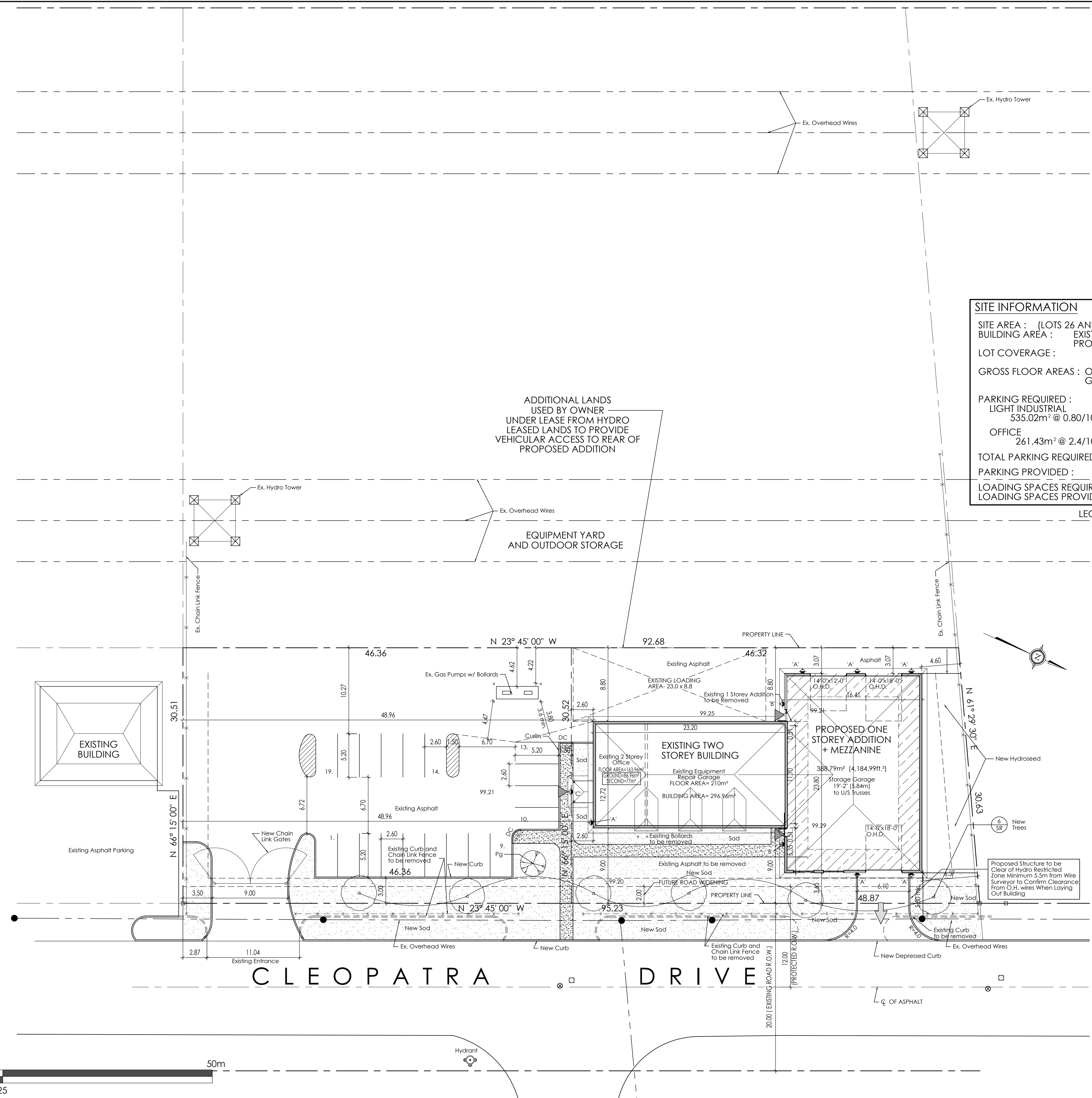
1. No Existing Vegetation on Site

Plant List:

Tree				
Key	No.	Botanical Name	Common Name	Size
SR	6	Syringa Recticulata "Ivory Silk"	Ivory Silk Tree Lilac	70mm
Pg	1	Picea Glauca	White Spruce	250cm ht.

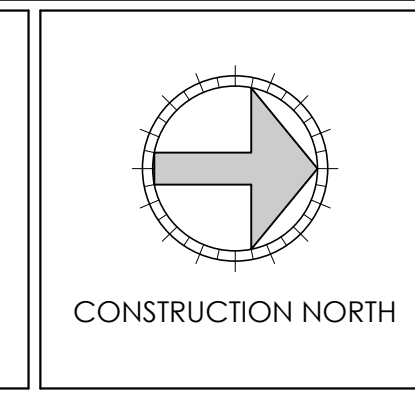


Tree Planting Detail



GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.
7. THIS REPRODUCTION SHALL NOT BE ALTERED.



No.	DATE	DESCRIPTION	INIT.	No.	DATE	DESCRIPTION	INIT.
10.				20.			
9.				19.			
8.	01/04/21	EXTERIOR LIGHTING ADDED	JB	18.			
7.	05/04/19	PER CITY COMMENTS/FOR SITE PLAN CONTROL	JB	17.			
6.	06/04/18	FOR SITE PLAN CONTROL	JB	16.			
5.	08/12/15	FOR SITE PLAN CONTROL	JB	15.			
4.	24/04/15	REVISED PER OWNER	JB	14.			
3.	21/03/14	PER CITY COMMENTS/FOR SITE PLAN CONTROL	JB	13.			
2.	24/02/14	PER PRE-CONSULTATION MEETING	JB	12.			
1.	11/02/14	FOR REVIEW	JB	11.			

SEAL

A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT: BUILDING ADDITION
64 CLEOPATRA DRIVE
OTTAWA (NEPEAN), ONT.

CLIENT: 2336925 ONTARIO INC.

DRAWING TITLE: SITE & LANDSCAPING PLAN

DATE: JULY, 2011. SCALE: 1:250 SHEET NO.: SP1

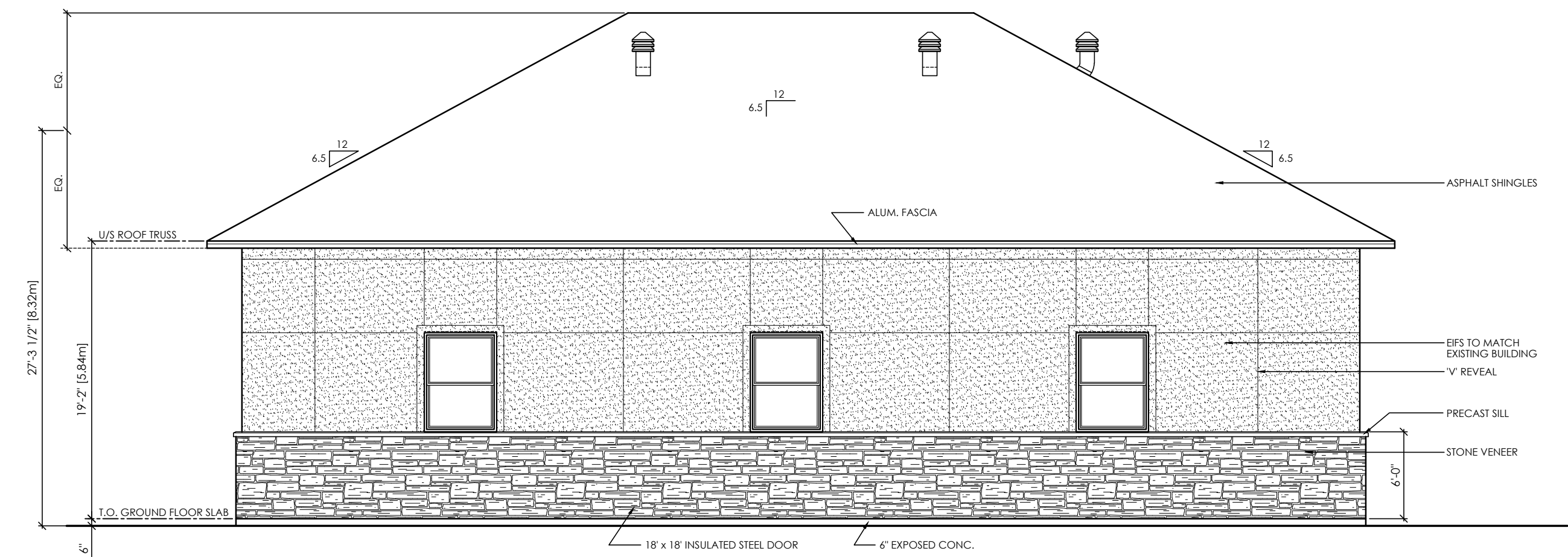
DRAWN BY: JB CHECKED: MDB

M. David Blakely
Architect Inc.
2200 Prince of Wales Dr., Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7940

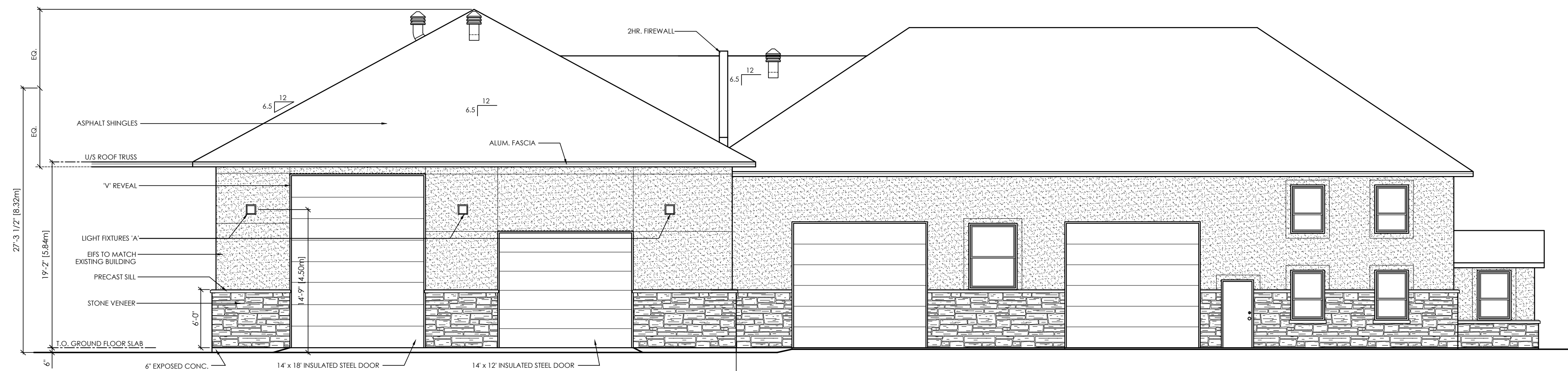
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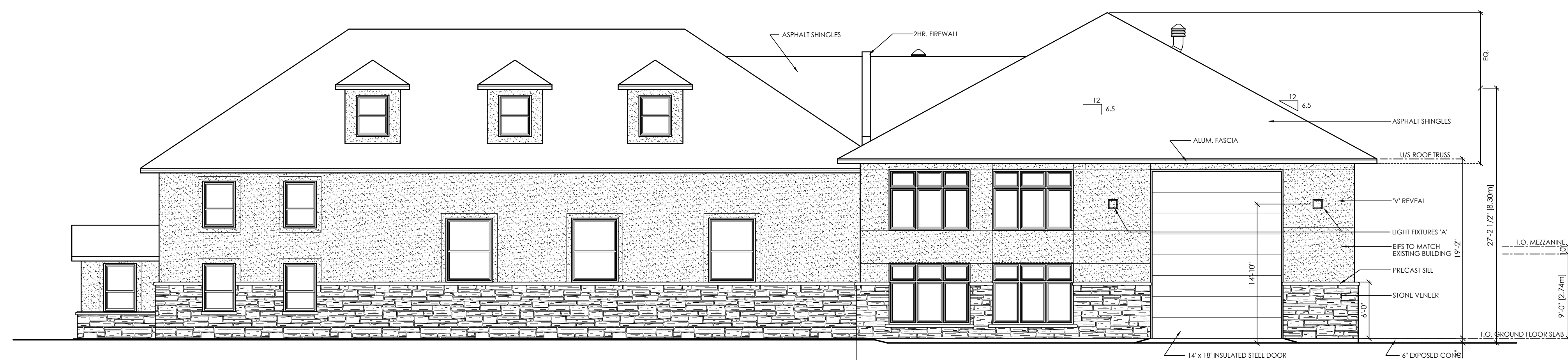
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION (CLEOPATRA DRIVE)
SCALE: 1/8"=1'-0"

M. David Blakely Architect Inc.
2200 Prince of Wales Dr. - Suite 101
Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942

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ARCHITECT'S SEAL

NO.	DATE	DESCRIPTION	INT.
12.			
11.			
10.			
9.			
8.			
7.			
6.			
5.	01/04/21	EXTERIOR LIGHT FIXTURES ADDED	JB
4.	05/04/18	FOR SITE PLAN CONTROL	JB
3.	08/12/15	FOR SITE PLAN CONTROL	JB
2.	24/04/15	REVISED PER OWNER	JB
1.	11/02/14	FOR REVIEW	JB

A - DETAIL NUMBER
B - SHEET NUMBER
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT: PROPOSED ADDITION
64 CLEOPATRA DRIVE
OTTAWA (NEPEAN), ONT.
CLIENT: 2336925 ONTARIO INC.

DRAWING TITLE: PROPOSED BUILDING ELEVATIONS
DATE: FEB., 2014
SCALE: 1/8" = 1'-0"
DRAWN BY: JB
CHECKED: MDB
SHEET NO.: E-2