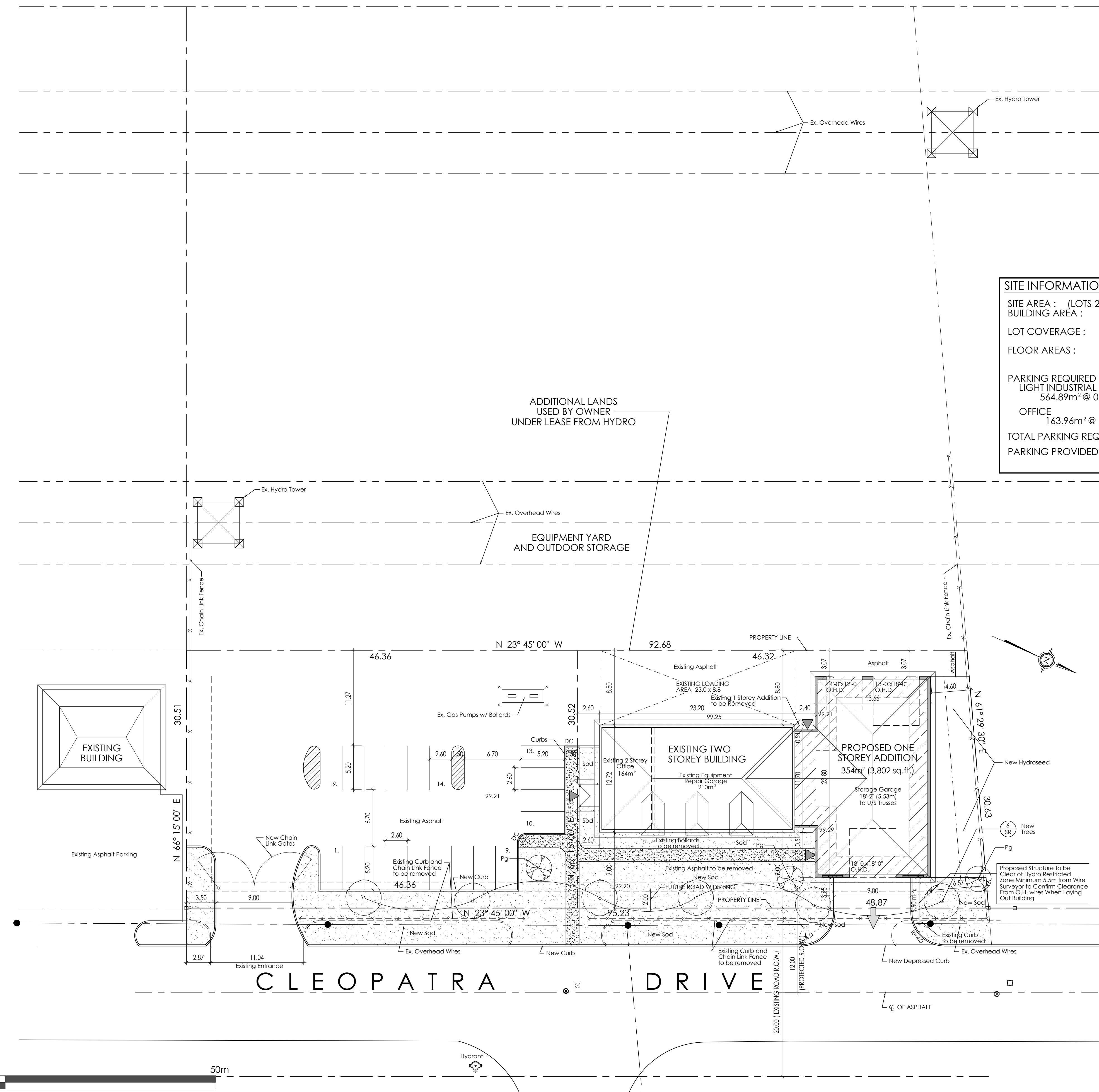




KEY PLAN
NTS.

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 =	295.10m ²	MIN. LOT AREA		n/a	
	PROPOSED =	MIN. LOT WIDTH		65%	22.69%
LOT COVERAGE :	22.69%	MAX. LOT COVERAGE		3.0 m	3.65 m
FLOOR AREAS : OFFICE =	163.96m ²	MIN. FRONT YARD SETBACK		3.0 m	N/A
	GARAGE =	MIN. CORNER SIDEYARD SETBACK		3.0 m	4.60 m
		MIN. INTERIOR YARD SETBACK		3.0 m	3.07 m
PARKING REQUIRED : LIGHT INDUSTRIAL	564.89m ² @ 0.80/100m ² =	MIN. REAR YARD SETBACK		11.0 m	7.92 m
	4.52 SPACES	MAX. BUILDING HEIGHT			
OFFICE	163.96m ² @ 2.4/100m ² =	SITE BOUNDARIES DERIVED FROM: PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY OWNER & PLAN OF SUBDIVISION			
	3.93 SPACES	SURVEYOR TO VERIFY MIN. YARD REQUIREMENTS PRIOR TO LAYOUT OF BUILDING.			
TOTAL PARKING REQUIRED :	8.45 SPACES				
PARKING PROVIDED :	19 SPACES				

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.

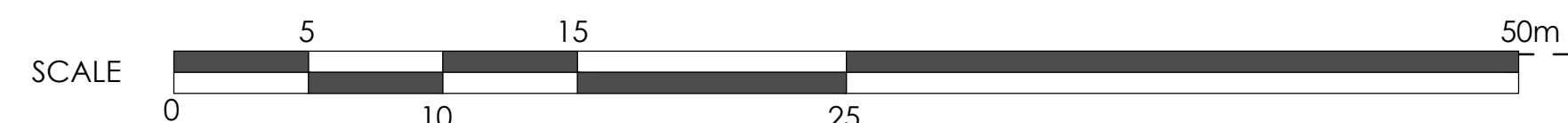
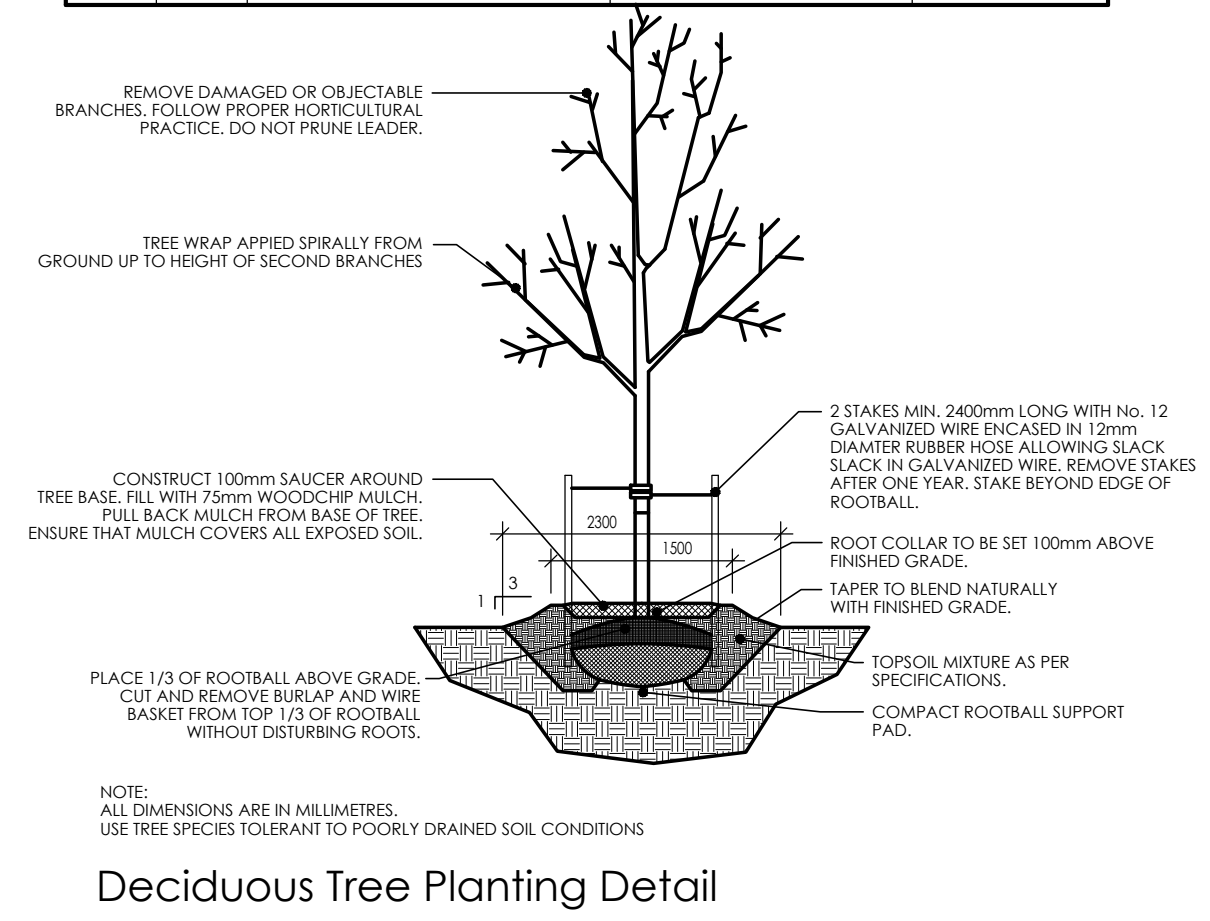


Landscaping Notes:

- 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	3	Picea Glauca	White Spruce	250cm ht.



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GENERAL NOTES:

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

No.	DATE	DESCRIPTION	INIT.	No.	DATE	DESCRIPTION	INIT.
10.				20.			
9.				19.			
8.				18.			
7.				17.			
6.				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.			

A
B
C

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