




Committee of Adjustment
Received | Reçu le
2022-09-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Property Parcel:
Calculated Parcel Area¹: 1393.40 m² (14998.42 ft²)
(0.14 ha)

Main Address: 1254 FAIRWAY DR		
ZONING - RR10		
	REQUIRED	PROVIDED
MIN. LOT WIDTH -	30.0m	30.48m
MIN. LOT AREA -	1350m ²	1393.40m ²
BUILDING AREA	N/A	233.9m ² EXISTING 56.4m ² ADDITION 290.30m ² TOTAL
MAX. LOT COVERAGE-	15%	**20.83%**
MAX. BUILDING HEIGHT -	11.0m	4.0m
MIN. FRONT YARD -	7.5m	14.16m
MAX. EXTERIOR SIDE YARD -	N/A	N/A
MIN. REAR YARD -	7.5m	13.09m
MIN. INTERIOR SIDE YARD -	3.0m	3.5m (EXISTING HOUSE) 3.5m (PROPOSED ADDITION)

SITE BOUNDRIES DERIVED CITY OF OTTAWA
GeoOTTAWA CITY MAPS





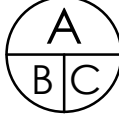
M. David Blakely

Architect Inc.

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

- 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, & BY-LAWS
 - 3 - ADDITIONAL DRAWINGS MAY BE ISSUED FOR
 - 4 - 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
 - 5 - DO NOT SCALE DRAWINGS.
 - 6 - THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT
 - 7 - THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE
 - 8 - THIS REPRODUCTION SHALL NOT BE ALTERED.

12.			
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3.			
2.			
1.	04/03/22	FOR REVIEW	JB
#	DATE:	DESCRIPTION	Int.
REVISIONS			



A - DETAIL NUMBER

B - SHEET NUMBER (DETAIL REQUIRED)

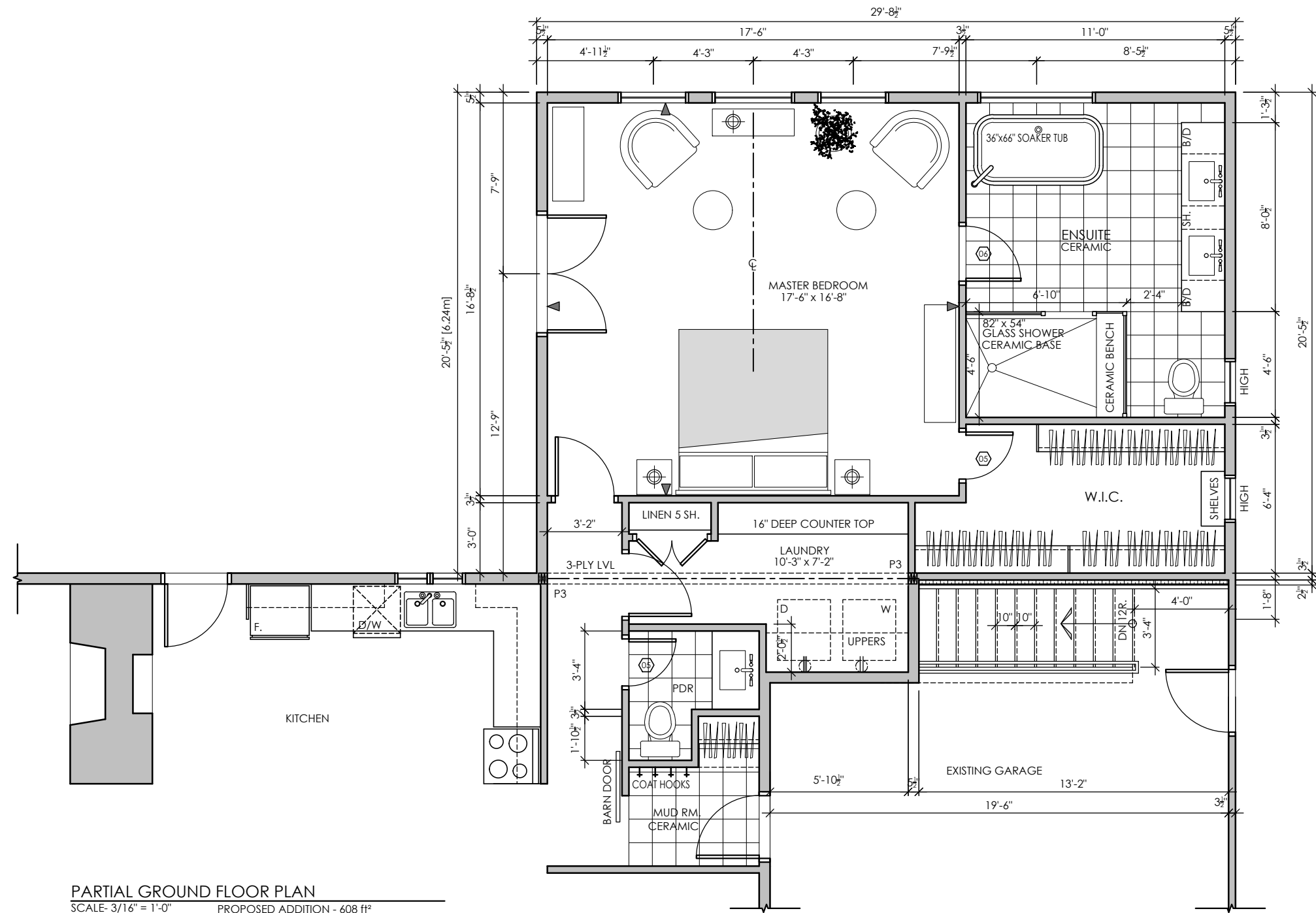
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT:
1 STOREY ADDITION
1254 FAIRWAY DR.
OTTAWA (MANOTICK), ONTARIO

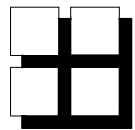
CLIENT:
JENNIFER & DARYL
CALVER

DRAWING TITLE
SITE PLAN

DATE: MAR. 2022	SCALE: 1:250	SHEET #: SP1
DRAWN BY: JB	CHECKED: MDB	



PARTIAL GROUND FLOOR PLAN
SCALE- 3/16" = 1'-0" PROPOSED ADDITION - 608 ft²



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POST SCHEDULE

- P1 3" Dia. ADJUSTABLE STEEL TELEPOST
8500 POUND CAP. (MIN.)
- P2 2 - 2x4 or 2x6 or 2x8 (AS APPLICABLE)
- P3 3 - 2x4 or 2x6 or 2x8 (AS APPLICABLE)
- P4 4 - 2x4 or 2x6 or 2x8 (AS APPLICABLE)
- P5 5 - 2x4 or 2x6 or 2x8 (AS APPLICABLE)
- P6 HSS 3"x3"x.188" c/w 5"x3/8"x8" B.P. & C.P.
- P7 3-PLY 1 3/4"x5 15/16" LVL 2.0E
- P8 3-PLY 1 3/4"x7 1/4" LVL 2.0E
- P9 HSS 3"x3"x0.25" c/w 5"x3/8"x8" C.P & B.P

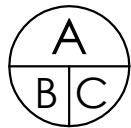
BRICK LINTELS
OPENINGS UP TO
5'-0"
7'-0"
8'-0"
9'-0"
10'-0"
6"min. BEARING EACH END

L SIZE

- L 3 1/2" x 3 1/2" x 5/16"
L 4" x 3 1/2" x 5/16"
L 5" x 3 1/2" x 5/16"
L 5" x 3 1/2" x 3/8"
L 6" x 4" x 3/8"

SEAL:

12.				
11.				
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7.				
6.				
5.				
4.				
3.				
2.	04/03/22	FOR REVIEW		JB
1.	29/04/21	FOR REVIEW		JB
#	DATE:	DESCRIPTION		Int.
REVISIONS				



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

PROJECT:

1254 FAIRWAY DRIVE
1 STOREY ADDITION
MANOTICK, ONTARIO

CLIENT:

JENNIFER &
DARYL CALVER

DRAWING TITLE:

GROUND FLOOR PLAN

DATE:

MAY 2021

DRAWN BY:

JB

SCALE:

3/16" = 1'-0"

CHECKED:

MDB

SHEET #:

A2