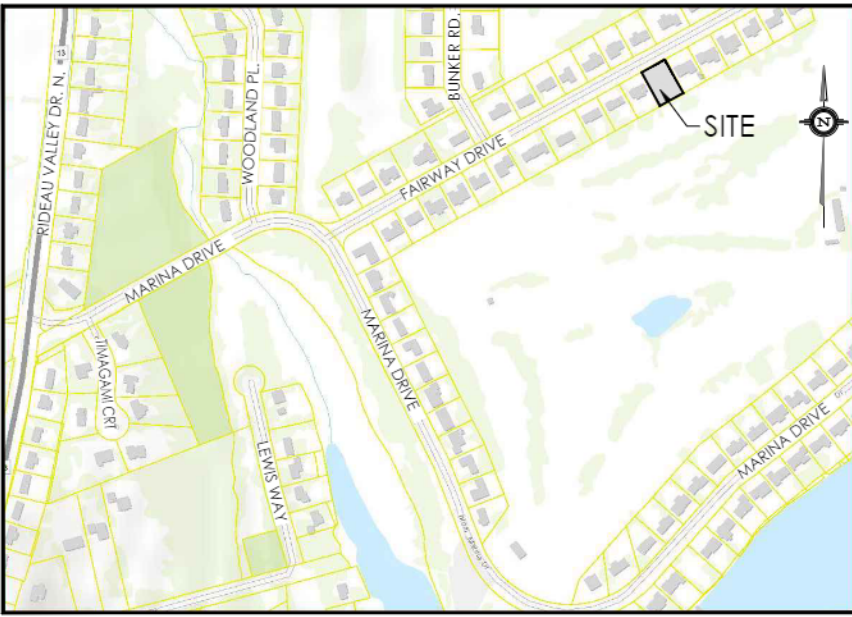


SITE PLAN
SCALE= 1:250

NOTE:
EXISTING FINISHED GRADE & DIRECTION OF
DRAINAGE IS NOT TO BE ALTERED

LEGEND:

	EXISTING DIRECTION OF DRAINAGE
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	EXISTING WELL LOCATION



KEY PLAN
N.T.S.



A0-A1: 45.72 m (150.00 ft)
A1-A2: 30.48 m (100.00 ft)
A2-A3: 45.72 m (150.00 ft)
A3-A0: 30.48 m (100.00 ft)

Total Perimeter: 152.40 m (499.99 ft)

Total Area: 1393.38 m² (14998.18 ft²) (0.14 ha)

Property Parcel:
Calculated Parcel Area⁽¹⁾: 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 -	1350m²	1393.40m²
BUILDING AREA	N/A	205.07m² EXISTING 56.46m² ADDITION 261.53m² TOTAL **18.77%**
MAX. LOT COVERAGE-	15%	3.85m
MAX. BUILDING HEIGHT -	11.0m	14.85m
MIN. FRONT YARD -	7.5m	N/A
MAX. EXTERIOR SIDE YARD -	N/A	14.14m
MIN. REAR YARD -	7.5m	3.4m (EXISTING HOUSE)
MIN. INTERIOR SIDE YARD -	3.0m	3.4m (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) 226-5811 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 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
 - 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.

BRICK LINTELS

OPENINGS UP TO	L SIZE
5'-0"	L 3 1/2" x 3 1/2" x 5/16"
7'-0"	L 4" x 3 1/2" x 5/16"
8'-0"	L 5" x 3 1/2" x 5/16"
9'-0"	L 5" x 3 1/2" x 3/8"
10'-0"	L 6" x 4" x 3/8"
6" MIN. BEARING EACH END	

**Committee of Adjustment
Received | Reçu le**

Revised | Modifié le : 2022-09-06

City of Ottawa | Ville d'Ottawa
Comité de dérogation

#	DATE	FOR REVIEW	DESCRIPTION	JB
1.	13/04/22	FOR REVIEW		JB
REVISIONS				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
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17.				
18.				
19.				
20.				

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

**1254 FAIRWAY DRIVE
1 STOREY ADDITION
MANOTICK, ONTARIO**

**JENNIFER &
DARYL CALVER**

SITE PLAN

DATE: APRIL 2022
SCALE: 3/16" = 1'-0"
DRAWN BY: JB
CHECKED: MDB
SP1