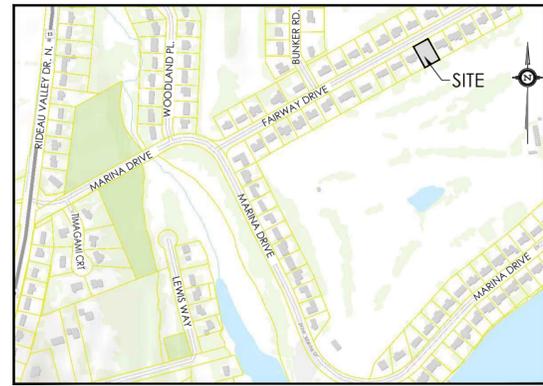


SITE PLAN
SCALE= 1:250

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 -	1350m ²	1393.40m ²
BUILDING AREA	N/A	205.07m ² EXISTING 56.46m ² ADDITION 261.53m ² 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) 3.4m (PROPOSED ADDITION)
MIN. INTERIOR SIDE YARD -	3.0m	

SITE BOUNDARIES DERIVED FROM PLAN OF SUBDIVISION FOR PART OF LOT 19, 20 AND PART OF LOT 21, CONCESSION A, IN THE TOWNSHIP OF NORTH GOWER, COUNTY OF CARLETON PREPARED BY G.L. BERKELEY P.ENG. ONTARIO LAND SURVEYOR DATED: JULY 9TH, 1962

EXISTING HOUSE LOCATION DERIVED FROM 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

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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
2022-09-08
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

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2.	22/08/22	FOR COMMITTEE OF ADJUSTMENTS	JB
1.	13/04/22	FOR REVIEW	JB

REVISIONS

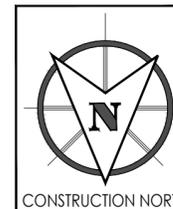
#	DATE	DESCRIPTION	BY
A		DETAIL NUMBER	
B		SHEET NUMBER (DETAIL REQUIRED)	
C		SHEET NUMBER (DETAIL LOCATION)	

PROJECT:
 1254 FAIRWAY DRIVE
 1 STOREY ADDITION
 MANOTICK, ONTARIO

CLIENT:
 JENNIFER &
 DARYL CALVER

DRAWING TITLE:
 SITE PLAN

DATE: APRIL 2022	SCALE: 1:250	SP1
DRAWN BY: JB	CHECKED BY: MDB	



**M. David Blakely
Architect Inc.**

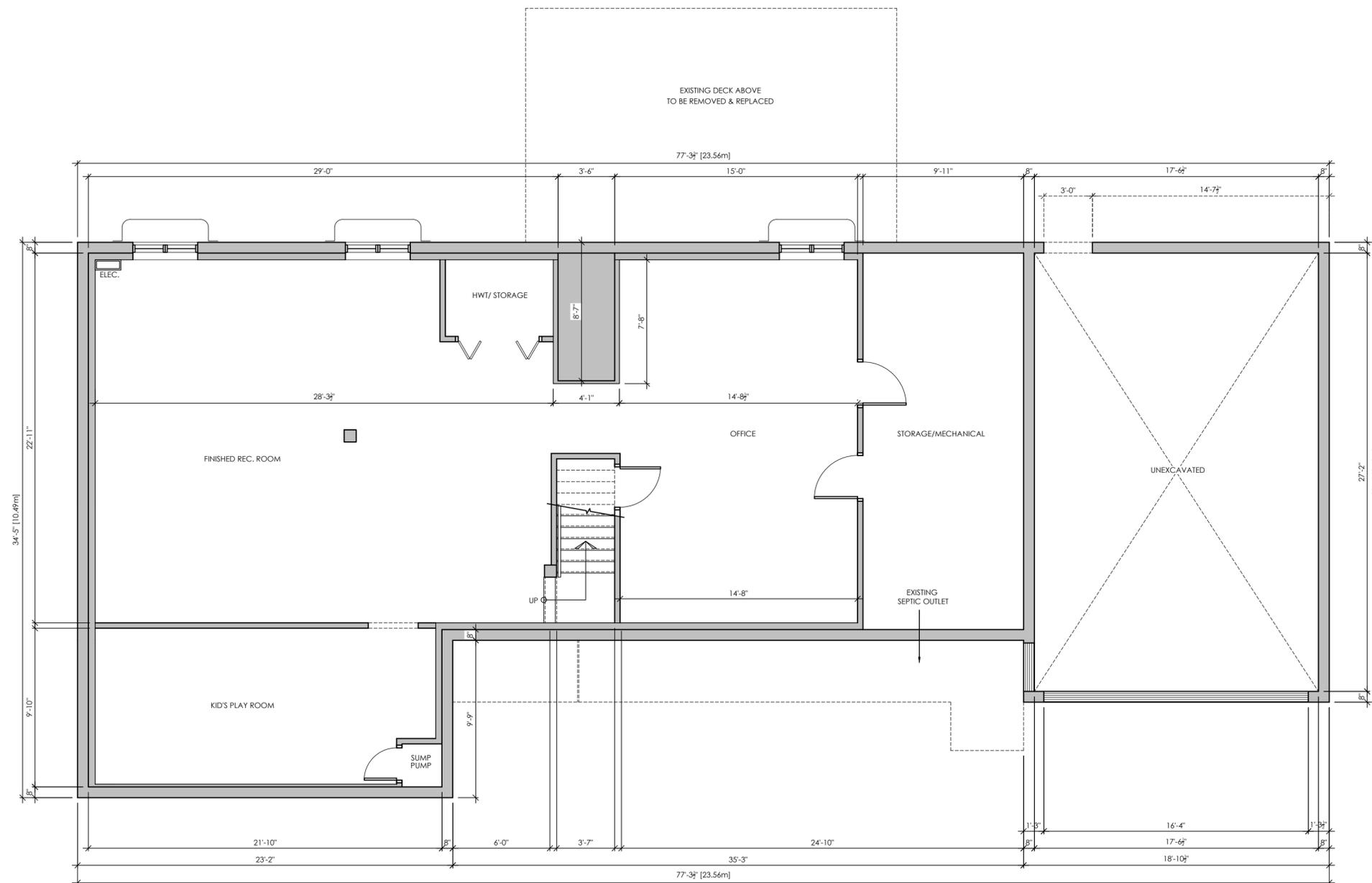
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BRICK LINTELS

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10'-0"	L 6" x 4" x 3/8"

6"min. BEARING EACH END



EXISTING BASEMENT FLOOR PLAN/ DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

LEGEND
 - - - - - EXISTING WALL TO BE REMOVED
 ——— EXISTING WALL TO REMAIN

BUILDER:

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2.	22/08/22	FOR COMMITTEE OF ADJUSTMENTS	JB
1.	13/04/22	FOR REVIEW	JB

#	DATE	DESCRIPTION	INT.
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REVISIONS

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C	- SHEET NUMBER (DETAIL LOCATION)

SEAL:

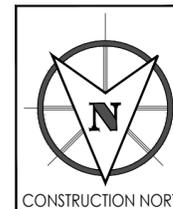
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PROJECT:
**1254 FAIRWAY DRIVE
1 STOREY ADDITION
MANOTICK, ONTARIO**

CLIENT:
**JENNIFER &
DARYL CALVER**

DRAWING TITLE:
**EXISTING BASEMENT
FLOOR PLAN/ DEMO PLAN**

DATE: APRIL 2022	SCALE: 3/16" = 1'-0"	A1
DRAWN BY: JB	CHECKED: MDB	



**M. David Blakely
Architect Inc.**

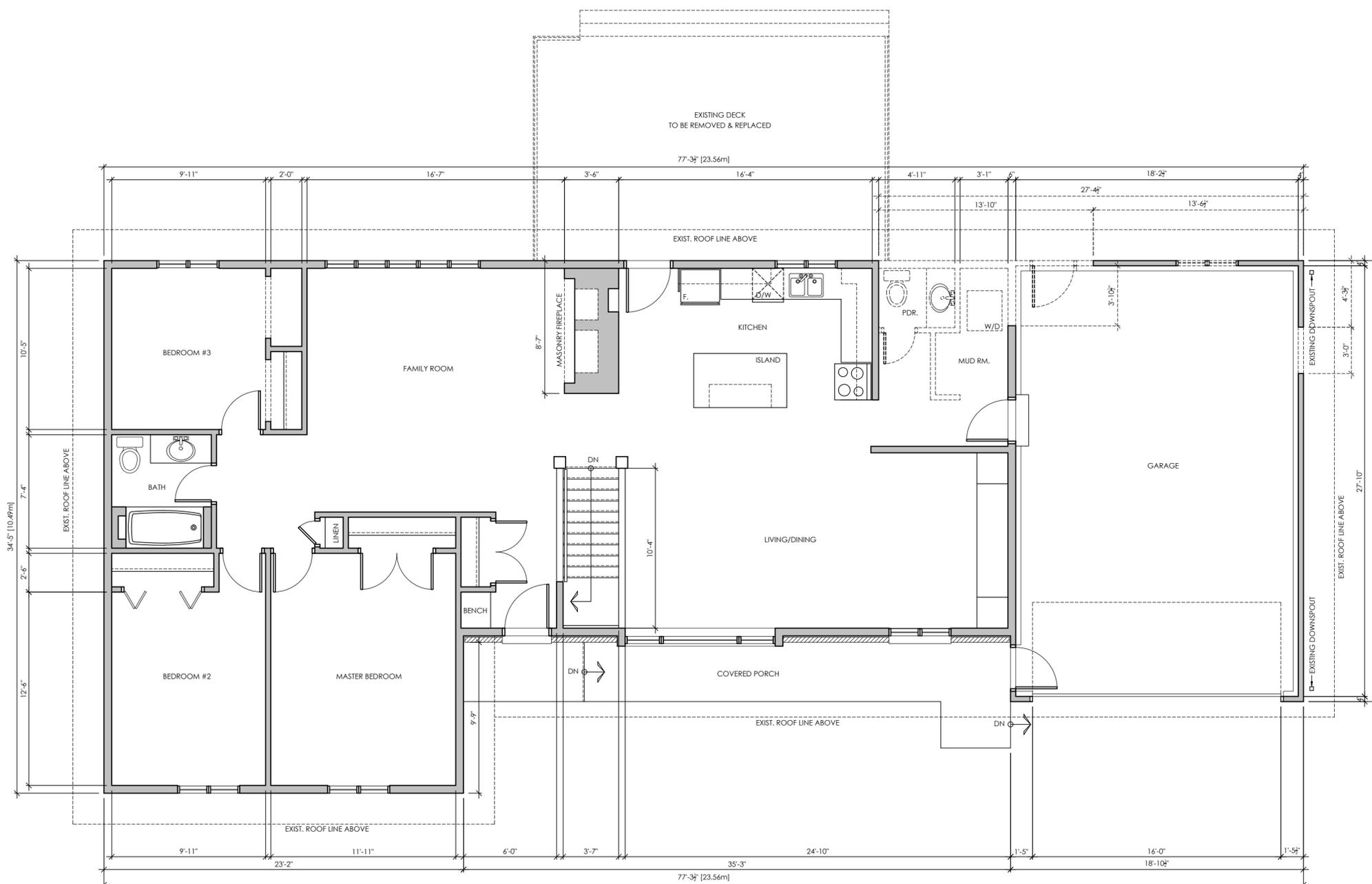
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10'-0"	L 6" x 4" x 3/8"

6"min. BEARING EACH END



EXISTING GROUND FLOOR PLAN/ DEMOLITION PLAN
SCALE: 3/16" = 1'-0"
EXISTING FLOOR AREA= 1678 ff² (155.89m²)
EXISTING BUILDING AREA= 2207.40 ff² (205.07m²)

LEGEND
--- EXISTING WALL TO BE REMOVED
— EXISTING WALL TO REMAIN

BUILDER:

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2.	22/08/22	FOR COMMITTEE OF ADJUSTMENTS	JB
1.	13/04/22	FOR REVIEW	JB

#	DATE	DESCRIPTION	INT.
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REVISIONS

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

SEAL:

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

CLIENT:
**JENNIFER &
DARYL CALVER**

DRAWING TITLE:
**EXISTING GROUND
FLOOR PLAN/ DEMO PLAN**

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

A2



**M. David Blakely
Architect Inc.**

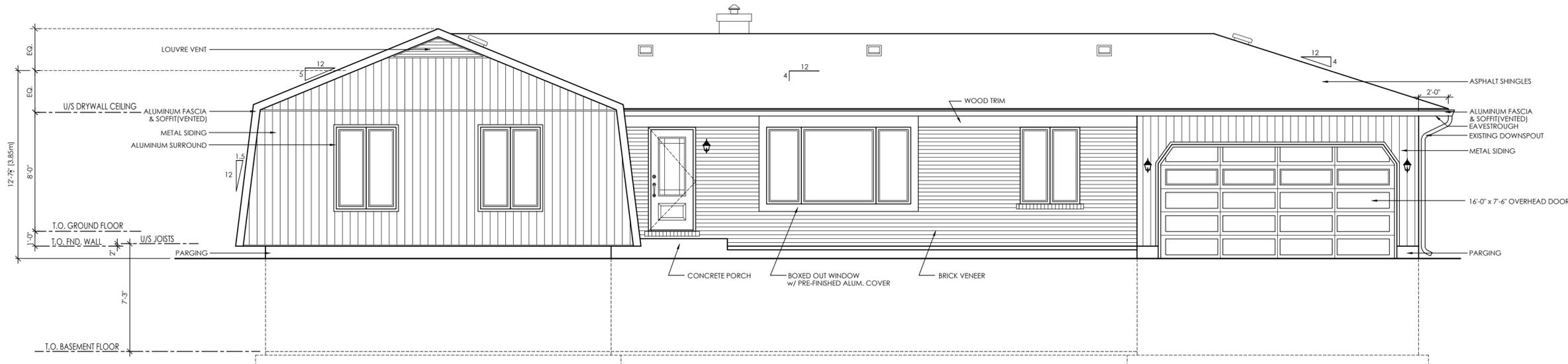
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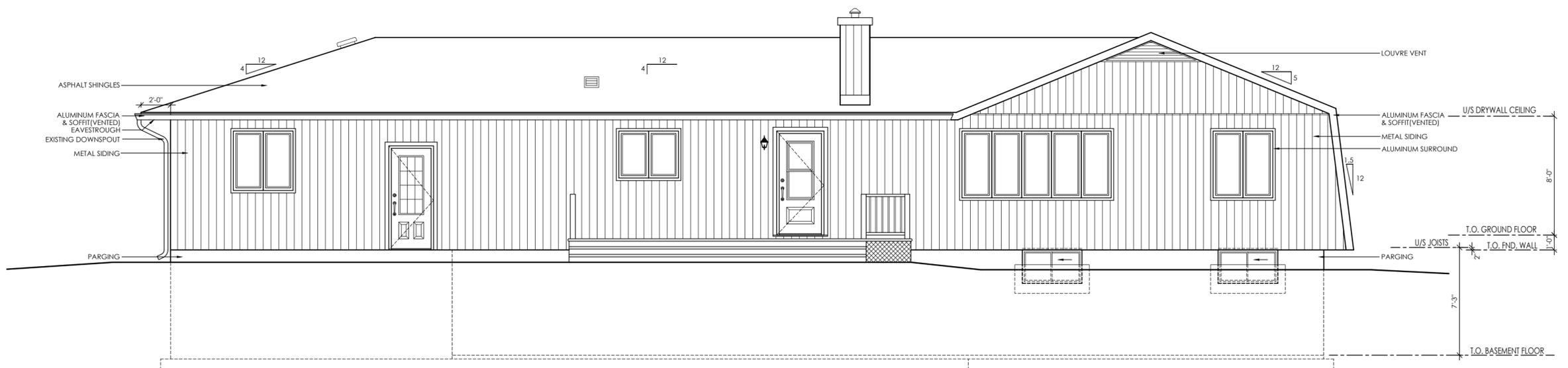
BRICK LINTELS

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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



EXISTING FRONT (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING REAR (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"

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1.	13/04/22	FOR REVIEW	JB

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REVISIONS			
A		DETAIL NUMBER	
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C		SHEET NUMBER (DETAIL LOCATION)	

SEAL:

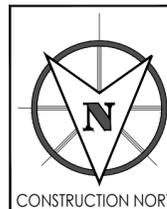
PROJECT:
**1254 FAIRWAY DRIVE
1 STOREY ADDITION
MANOTICK, ONTARIO**

CLIENT:
**JENNIFER &
DARYL CALVER**

DRAWING TITLE:
**EXISTING NORTH & SOUTH
ELEVATIONS**

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

A3



**M. David Blakely
Architect Inc.**

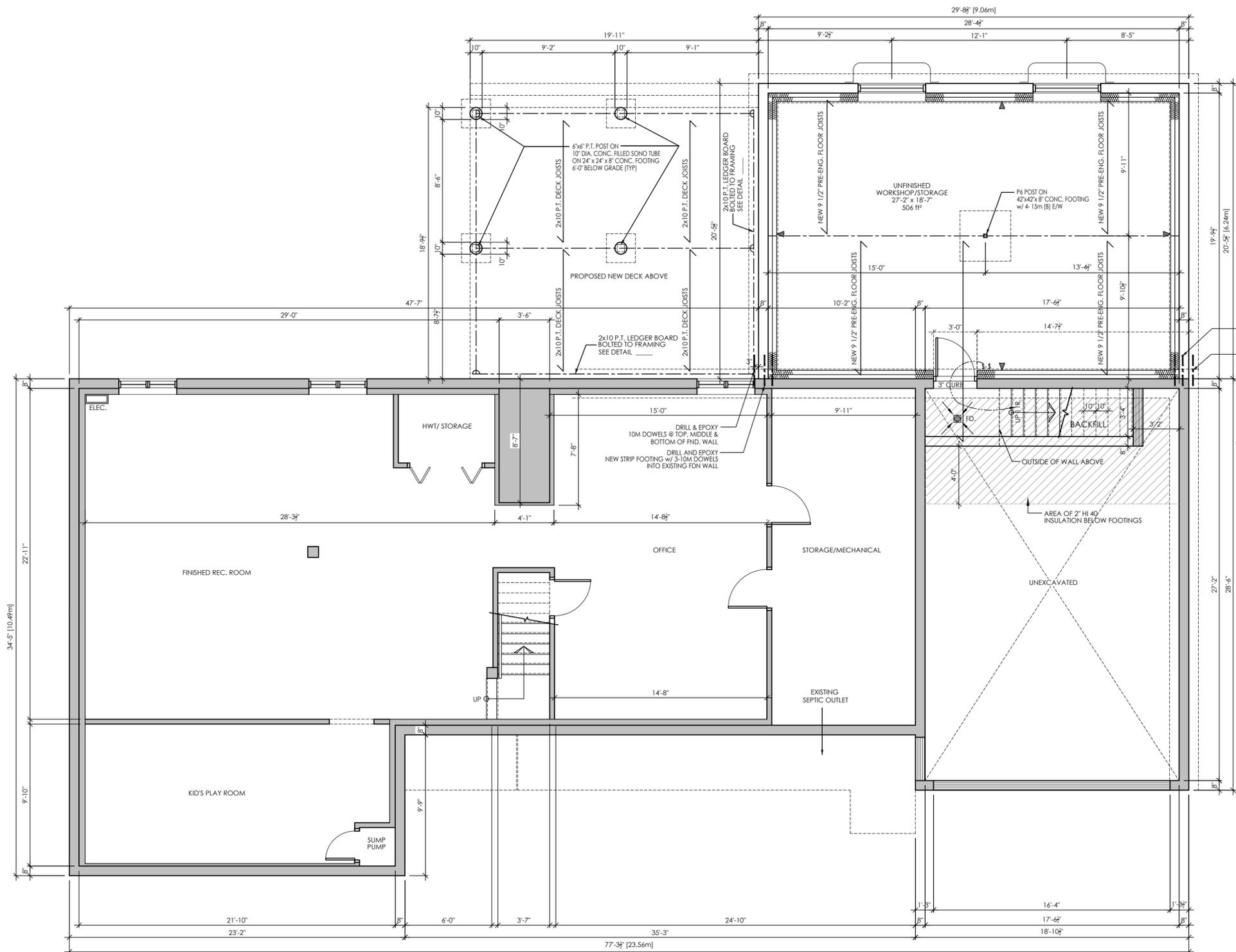
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8'-0"	L 5" x 3 1/2" x 5/16"
9'-0"	L 5" x 3 1/2" x 3/8"
10'-0"	L 6" x 4" x 3/8"

6"min. BEARING EACH END



EXISTING BASEMENT FLOOR PLAN/ DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

- LEGEND
- NEW WALL
 - EXISTING WALL TO REMAIN

- DRILL AND EPOXY NEW STRIP FOOTING w/ 3-10M DOWELS INTO EXISTING FDN WALL
- DRILL & EPOXY 10M DOWELS @ TOP, MIDDLE & BOTTOM OF FND. WALL

REVISIONS

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1.	13/04/22	FOR REVIEW	JB

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

CLIENT:
**JENNIFER &
DARYL CALVER**

DRAWING TITLE:
**PROPOSED BASEMENT
FLOOR PLAN**

DATE:
APRIL 2022

SCALE:
3/16" = 1'-0"

DRAWN BY:
JB

CHECKED:
MDB

A5



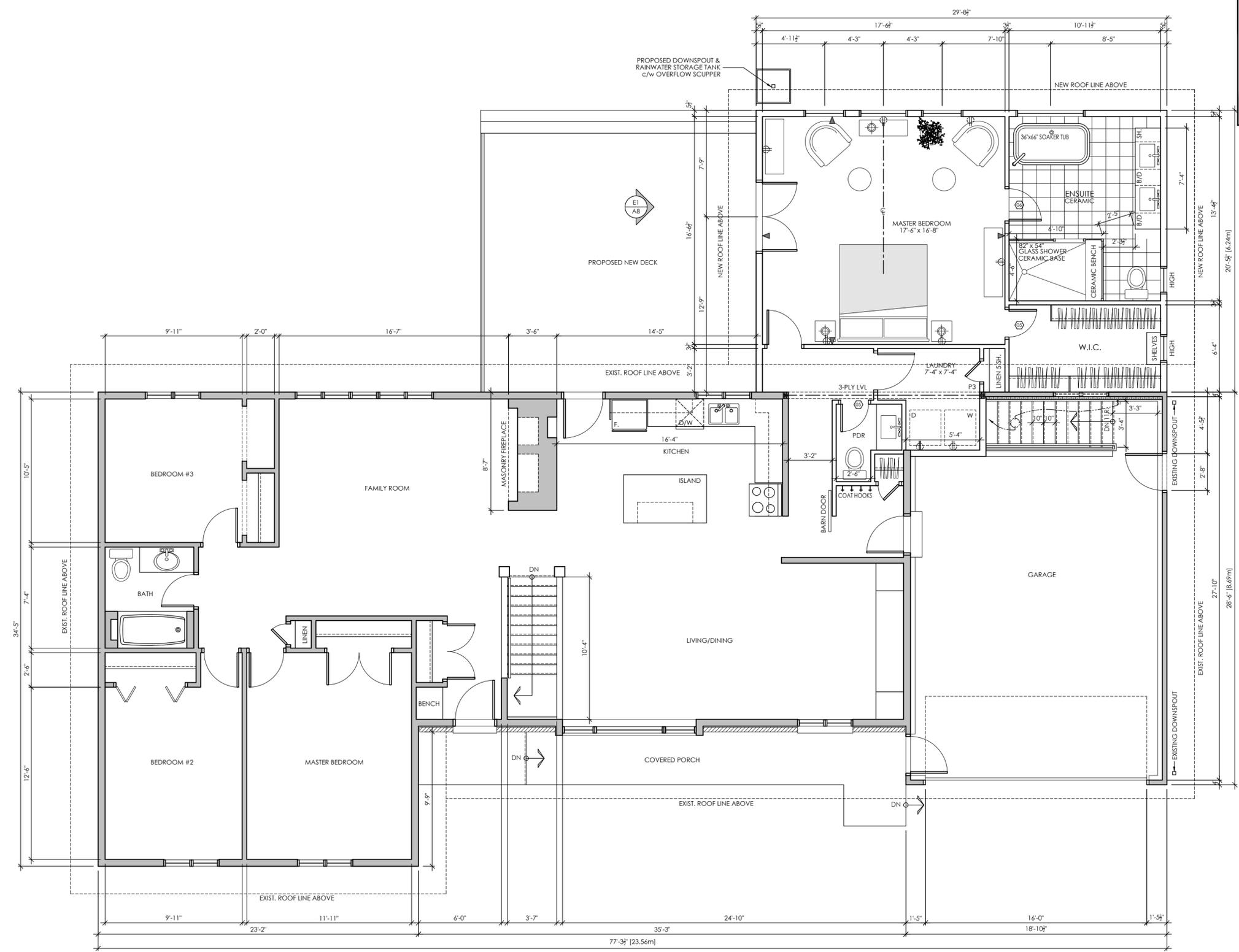
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10'-0"	L 6" x 4" x 3/8"

6"min. BEARING EACH END



EXISTING GROUND FLOOR PLAN/ DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

EXISTING FLOOR AREA= 1678 ff² (155.89m²)
NEW FLOOR AREA= 640 ff² (59.45m²)
TOTAL PROPOSED FLOOR AREA= 2318 ff² (215.34m²)
EXISTING BUILDING AREA= 2207.40 ff² (205.07m²)
NEW BUILDING AREA= 607.80 ff² (56.46m²)
TOTAL PROPOSED BUILDING AREA= 2815.20 ff² (261.53m²)

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN

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

CLIENT:
**JENNIFER &
DARYL CALVER**

DRAWING TITLE:
**PROPOSED GROUND
FLOOR PLAN**

DATE: APRIL 2022	SCALE: 3/16" = 1'-0"	A6
DRAWN BY: JB	CHECKED: MDB	



**M. David Blakely
Architect Inc.**

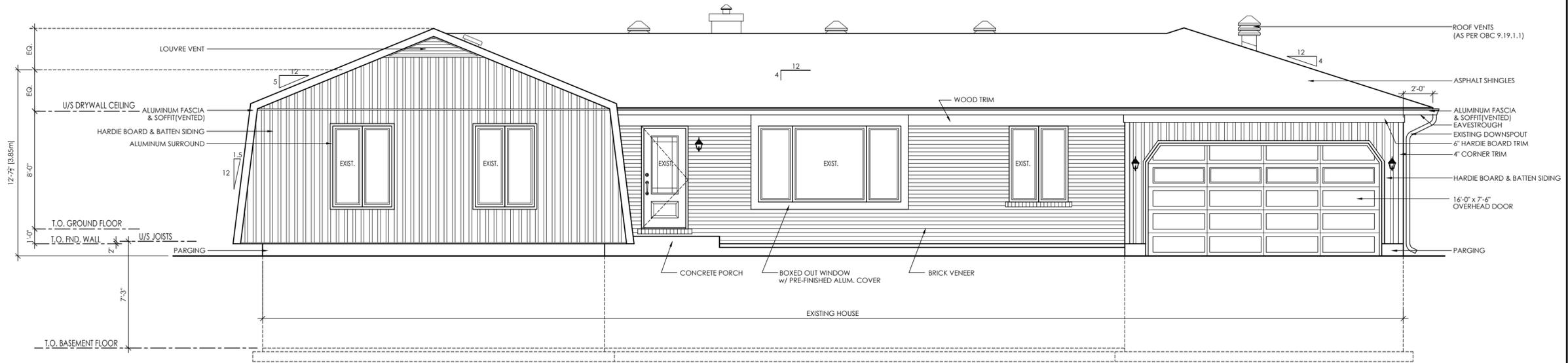
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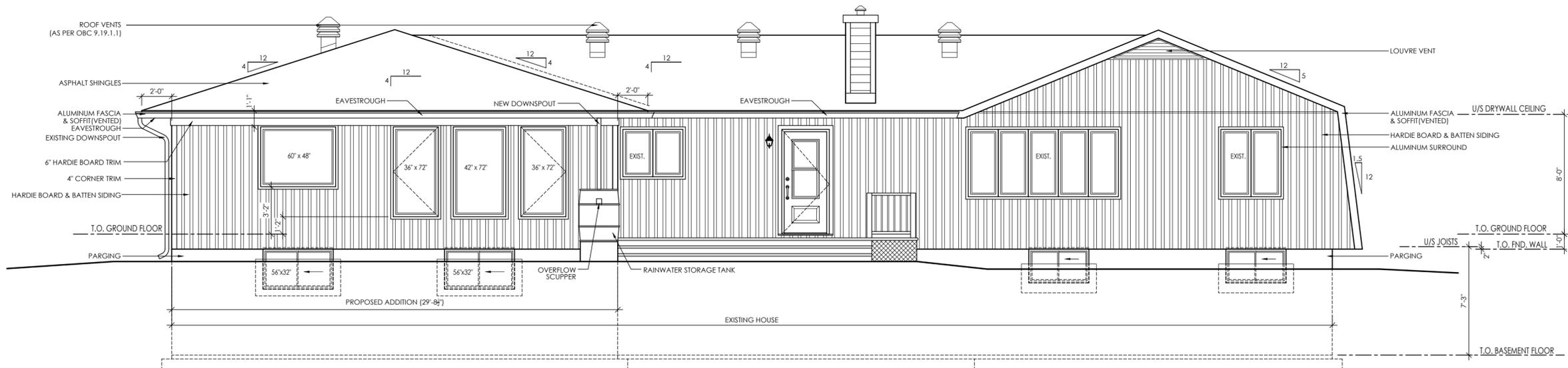
BRICK LINTELS

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6"min. BEARING EACH END



PROPOSED FRONT (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED REAR (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT:

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

CLIENT:
**JENNIFER &
DARYL CALVER**

DRAWING TITLE:
**PROPOSED NORTH & SOUTH
ELEVATIONS**

DATE: APRIL 2022	SCALE: 3/16" = 1'-0"	A7
DRAWN BY: JB	CHECKED: MDB	



**M. David Blakely
Architect Inc.**

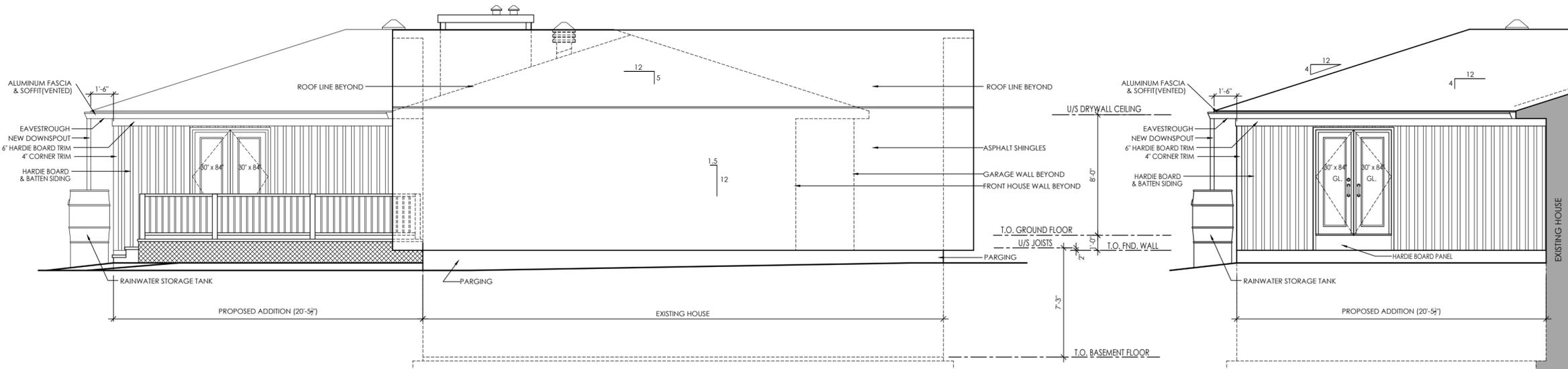
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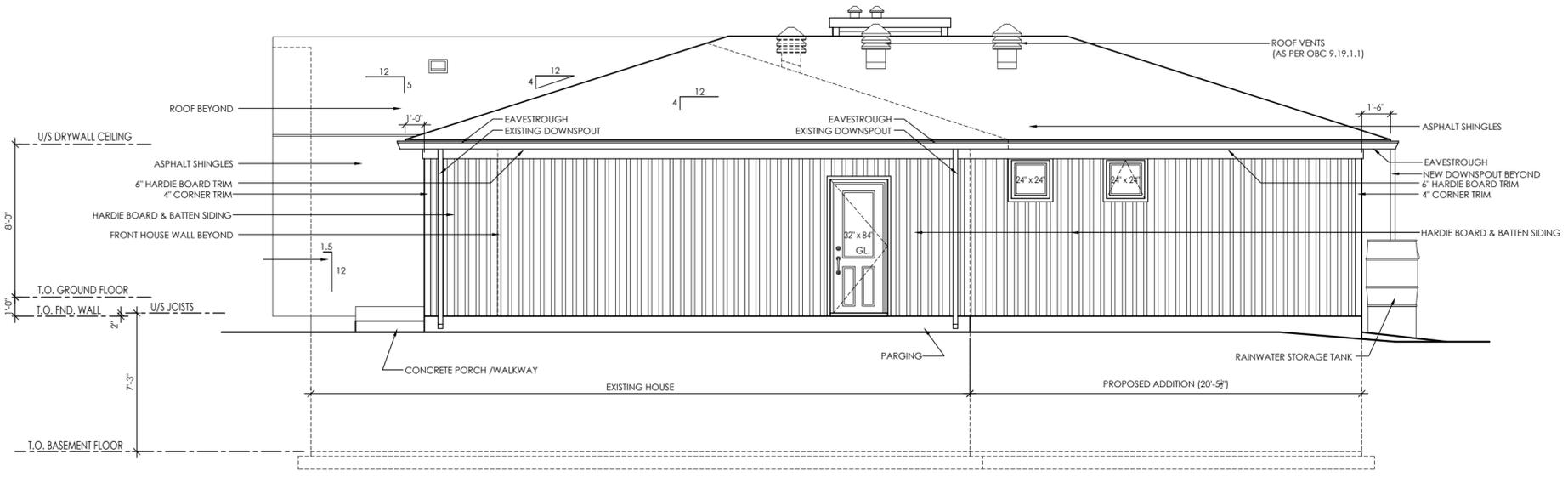
OPENINGS UP TO	L SIZE
5'-0"	L 3 1/2" x 3 1/2" x 5/16"
7'-0"	L 4" x 3 1/2" x 5/16"
8'-0"	L 5" x 3 1/2" x 5/16"
9'-0"	L 5" x 3 1/2" x 3/8"
10'-0"	L 6" x 4" x 3/8"

6"min. BEARING EACH END



PROPOSED LEFT (EAST) SIDE ELEVATION
SCALE: 3/16" = 1'-0"

E1 PROPOSED ADDITION (EAST) SIDE ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED LEFT (WEST) SIDE ELEVATION
SCALE: 3/16" = 1'-0"

#	DATE	DESCRIPTION	INT.
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.			
12.			
11.			
10.			
9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	22/08/22	FOR COMMITTEE OF ADJUSTMENTS	JB
1.	13/04/22	FOR REVIEW	JB

REVISIONS

A	B	C
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:
**PROPOSED EAST & WEST
ELEVATIONS**

DATE: APRIL 2022	SCALE: 3/16" = 1'-0"	A8
DRAWN BY: JB	CHECKED: MDB	