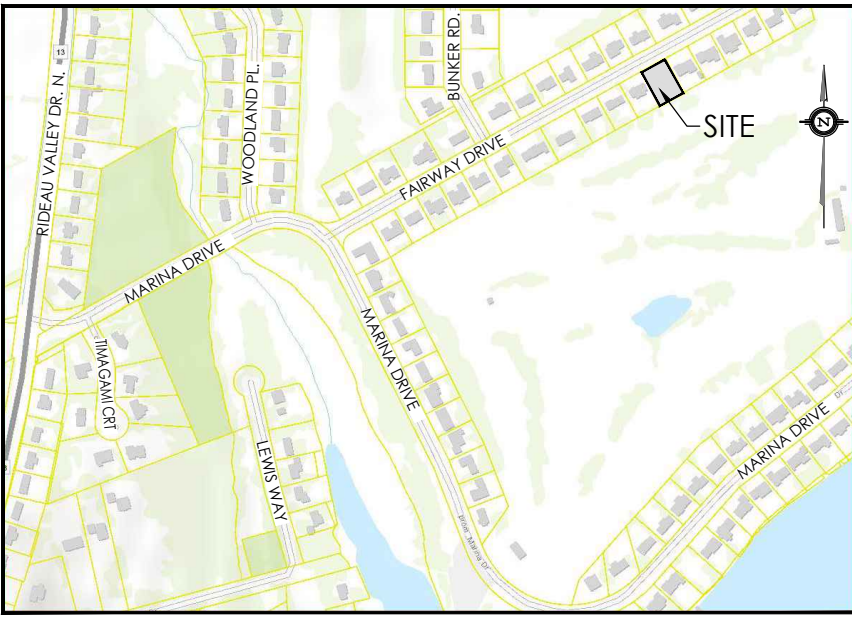


SITE PLAN
SCALE= 1:250

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.



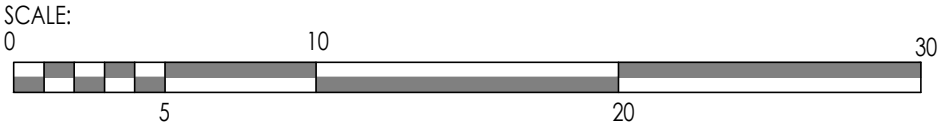
A0-A1: 45.72 m (150.00 ft)
A1-A2: 30.48 m (100.00 ft)
A2-A3: 45.72 m (150.00 ft)
A3-A0: 30.48 m (100.00 ft)
Total Perimeter: 152.40 m (499.99 ft)
Total Area: 1393.38 m² (14998.18 ft²) (0.14 ha)

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
MAX. LOT COVERAGE-	15%	**18.77%**
MAX. BUILDING HEIGHT -	11.0m	3.85m
MIN. FRONT YARD -	7.5m	14.85m
MAX. EXTERIOR SIDE YARD -	N/A	N/A
MIN. REAR YARD -	7.5m	14.14m
MIN. INTERIOR SIDE YARD -	3.0m	3.4m (EXISTING HOUSE) 3.4m (PROPOSED ADDITION)

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
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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

#	DATE	DESCRIPTION	INITIALS
1.	13/04/22	FOR REVIEW	JB
2.	22/08/22	FOR COMMITTEE OF ADJUSTMENTS	JB
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A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

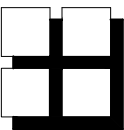
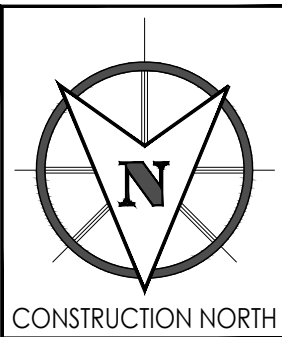
SEAL:

1254 FAIRWAY DRIVE
1 STOREY ADDITION
MANOTICK, ONTARIO

JENNIFER &
DARYL CALVER

SITE PLAN

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

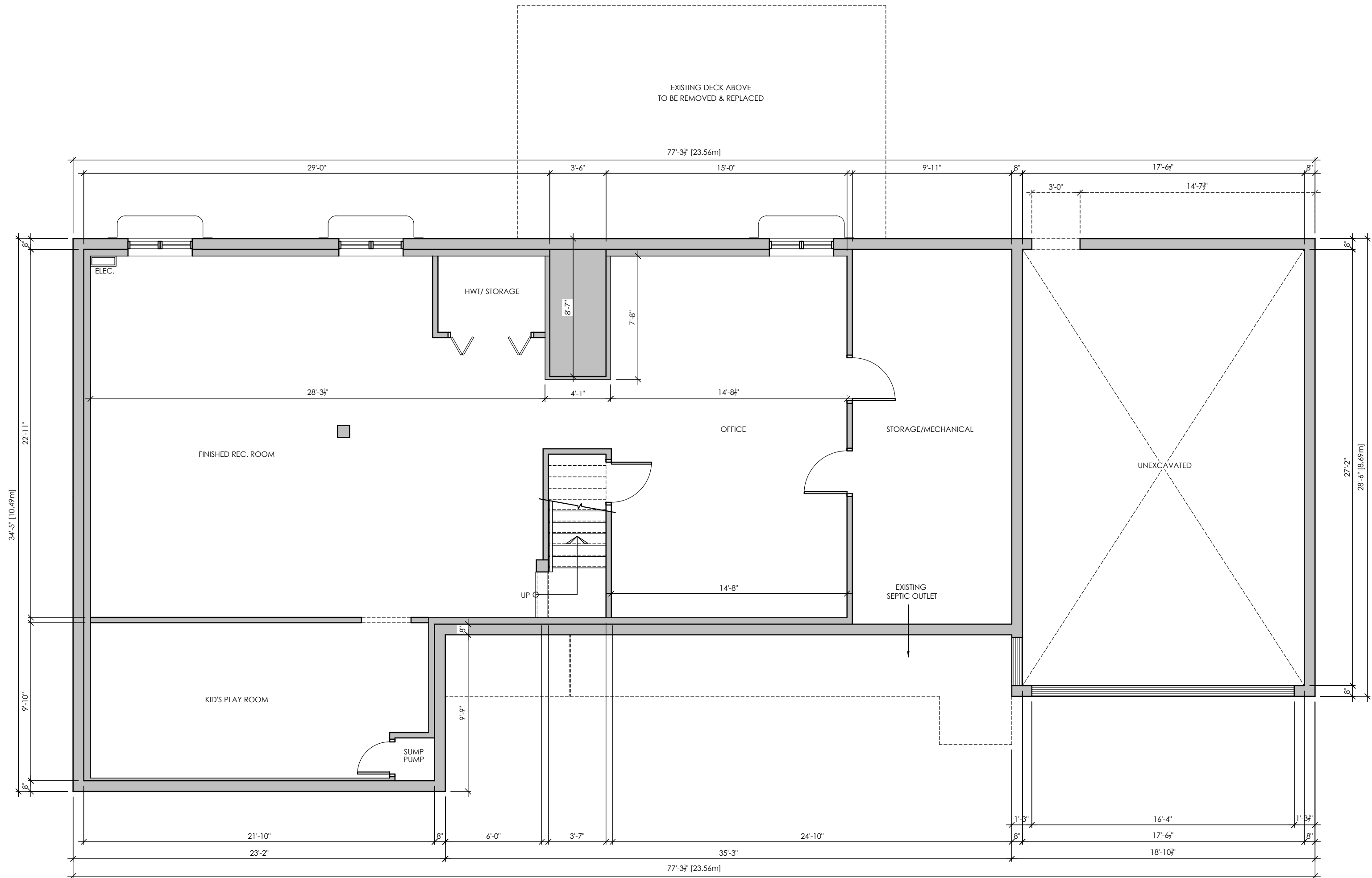


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OPENINGS UP TO L SIZE
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7'-0" L 4" x 3 1/2" x 5/16"
8'-0" L 5" x 3 1/2" x 5/16"
9'-0" L 5" x 3 1/2" x 3/8"
10'-0" L 6" x 4" x 3/8"
6"min. BEARING EACH END



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

LEGEND

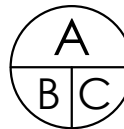
- EXISTING WALL TO BE REMOVED
===== EXISTING WALL TO REMAIN

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2.	22/08/22	FOR COMMITTEE OF ADJUSTMENTS	JB
1.	13/04/22	FOR REVIEW	JB
#	DATE:	DESCRIPTION	Int.

REVISIONS



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

SEAL:

PROJECT:

1254 FAIRWAY DRIVE
1 STOREY ADDITION
MANOTICK, ONTARIO

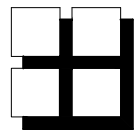
CLIENT:

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	

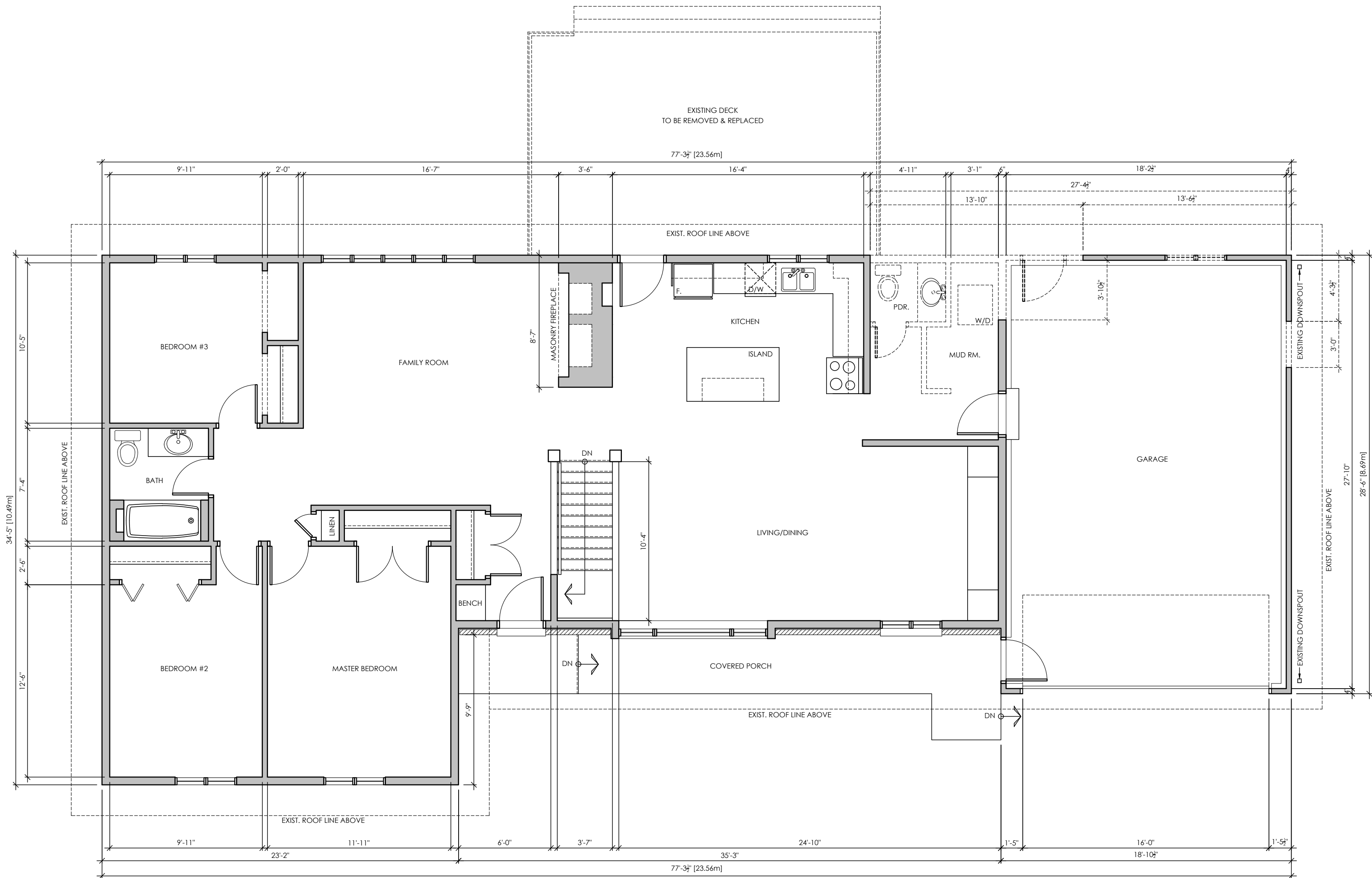


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9'-0" L 5" x 3 1/2" x 3/8"
10'-0" L 6" x 4" x 3/8"
6"min. BEARING EACH END



EXISTING GROUND FLOOR PLAN/ DEMOLITION PLAN
SCALE: 3/16" = 1'-0"
EXISTING FLOOR AREA=1678 ft² (155.89m²)
EXISTING BUILDING AREA= 2207.40 ft² (205.07m²)

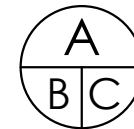
LEGEND
--- EXISTING WALL TO BE REMOVED
--- EXISTING WALL TO REMAIN

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2.	22/08/22	FOR COMMITTEE OF ADJUSTMENTS	JB
1.	13/04/22	FOR REVIEW	JB
#	DATE:	DESCRIPTION	Int.

REVISIONS



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(DETAIL LOCATION)

SEAL:

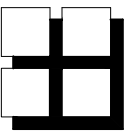
PROJECT:
**1254 FAIRWAY DRIVE
1 STOREY ADDITION
MANOTICK, ONTARIO**

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

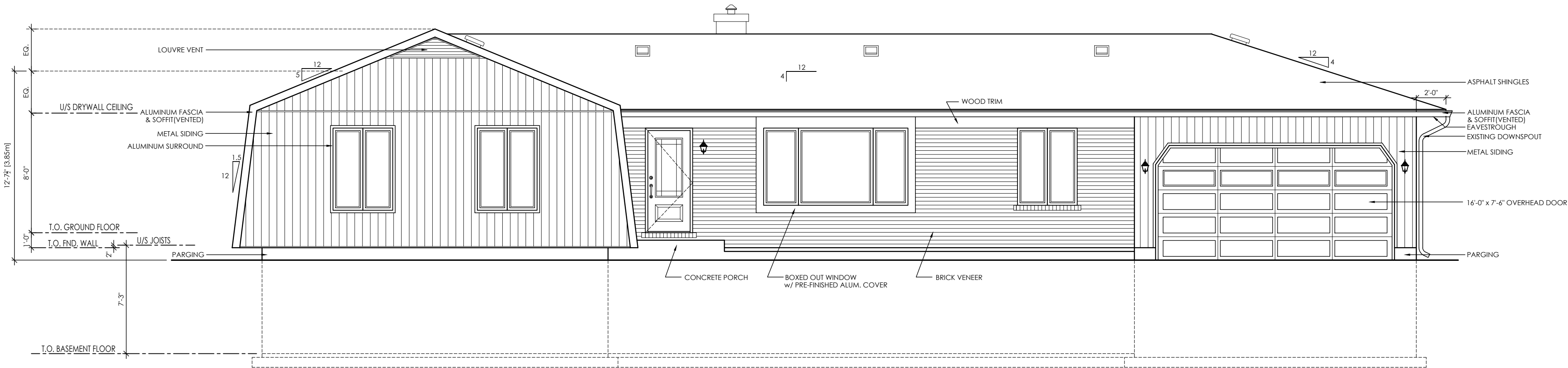


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Architect Inc.**

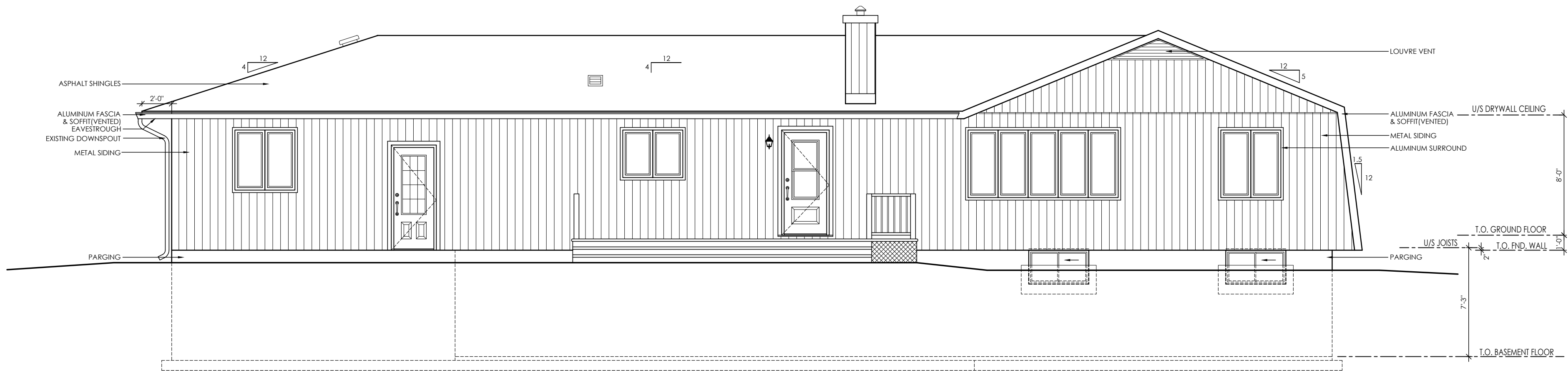
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10'-0" L 6" x 4" x 3/8"
6"min. BEARING EACH END



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

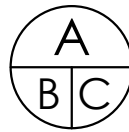


EXISTING REAR (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"

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2.	22/08/22	FOR COMMITTEE OF ADJUSTMENTS	JB
1.	13/04/22	FOR REVIEW	JB
#	DATE:	DESCRIPTION	Int.

REVISIONS



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(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"

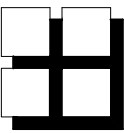
DRAWN BY:

JB

CHECKED:

MD8

A3



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6"min. BEARING EACH END	

BUILDER:

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DATE: DESCRIPTION Int.

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

SEAL:

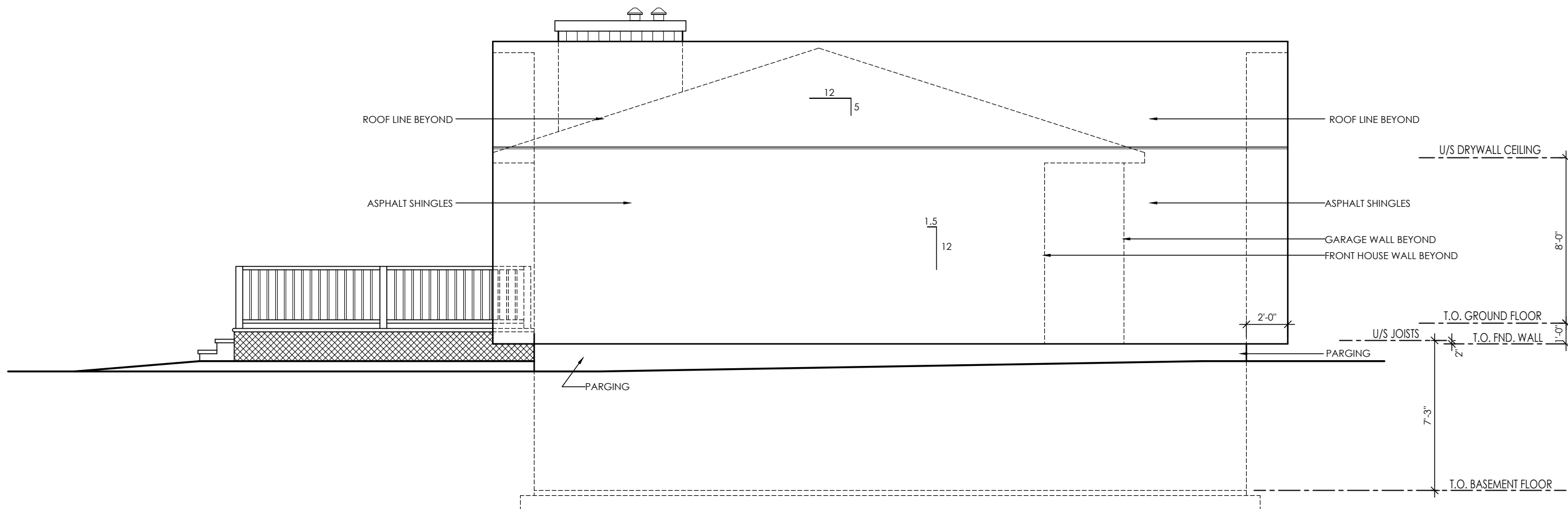
PROJECT:
1254 FAIRWAY DRIVE
1 STOREY ADDITION
MANOTICK, ONTARIO

CLIENT:
JENNIFER &
DARYL CALVER

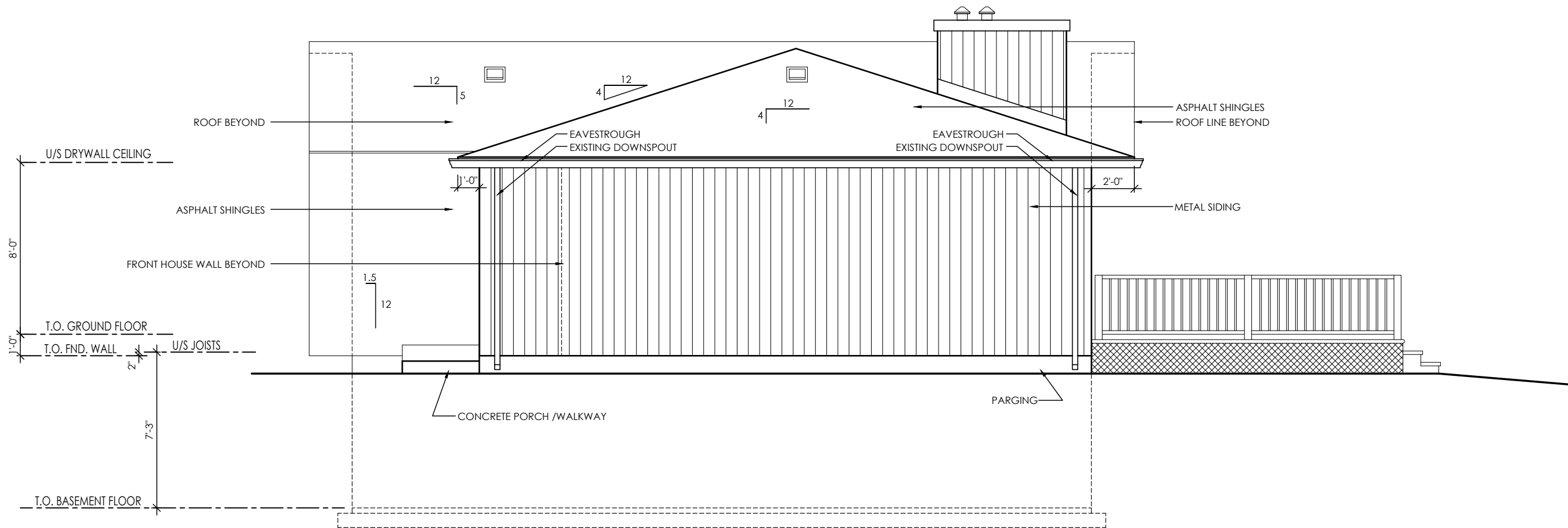
DRAWING TITLE:
EXISTING EAST & WEST
ELEVATIONS

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

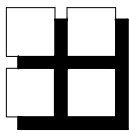
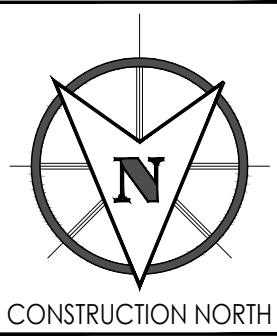
A4



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



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



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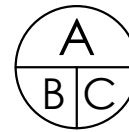
BRICK LINTELS

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6"min.	BEARING EACH END

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2.	22/08/22	FOR COMMITTEE OF ADJUSTMENTS JB
1.	13/04/22	FOR REVIEW JB
#	DATE:	DESCRIPTION Int.

REVISIONS



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

SEAL:

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"

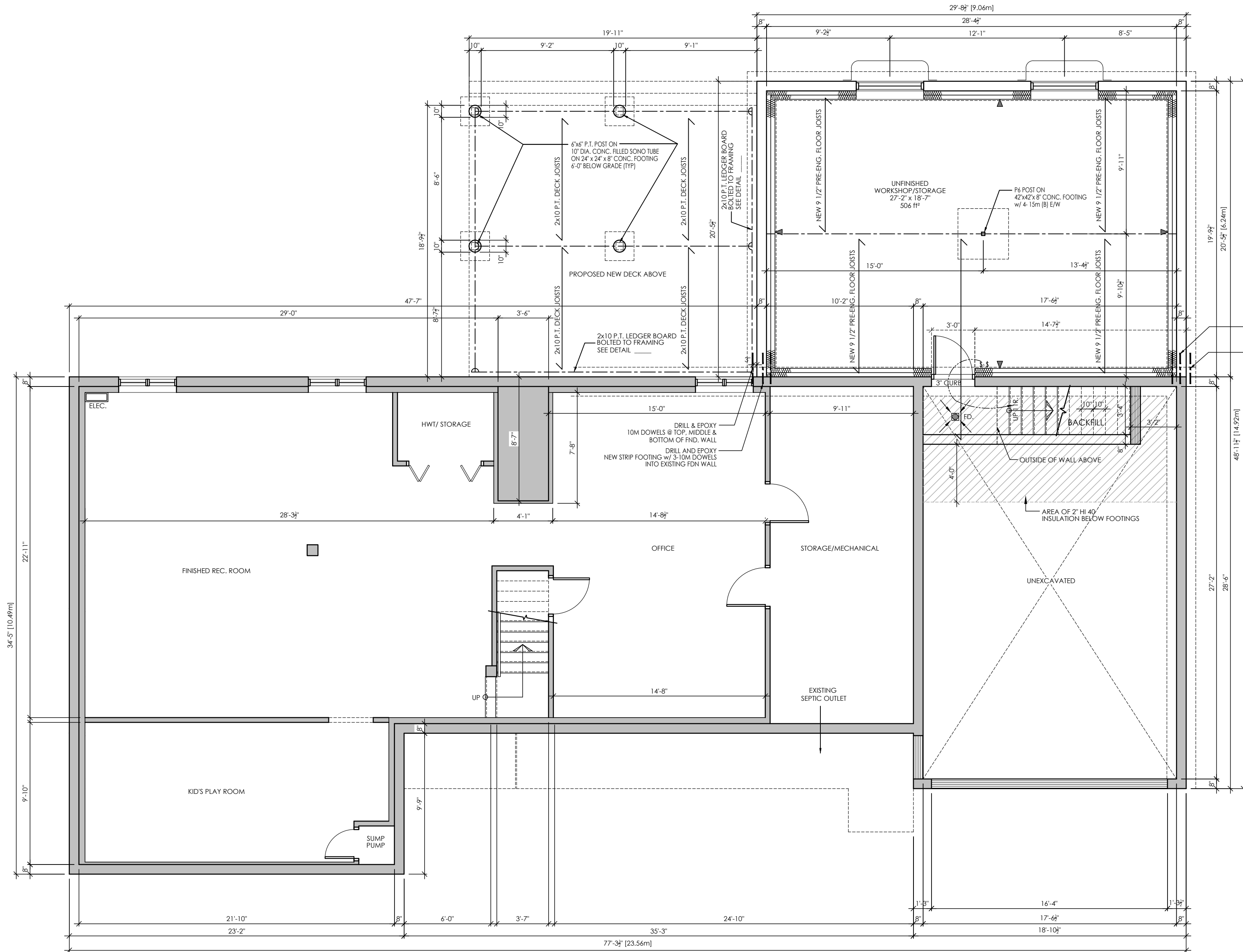
DRAWN BY:

JB

CHECKED:

MD8

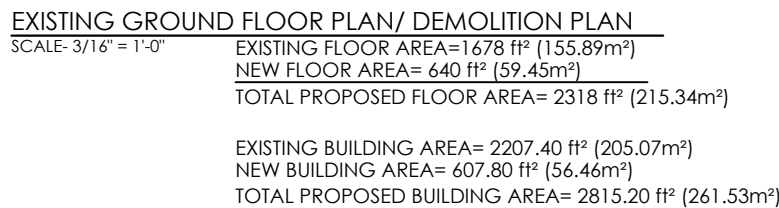
A5



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

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN



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6"min. BEARING EACH END	

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1.	13/04/22	FOR REVIEW	JB
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(DETAIL LOCATION)

SEAL:

PROJECT:
1254 FAIRWAY DRIVE
1 STOREY ADDITION
MANOTICK, ONTARIO

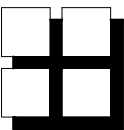
CLIENT: JENNIFER &
DARYL CALVER

DRAWING TITLE:

PROPOSED GROUND
FLOOR PLAN

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

A6



**M. David Blakely
Architect Inc.**

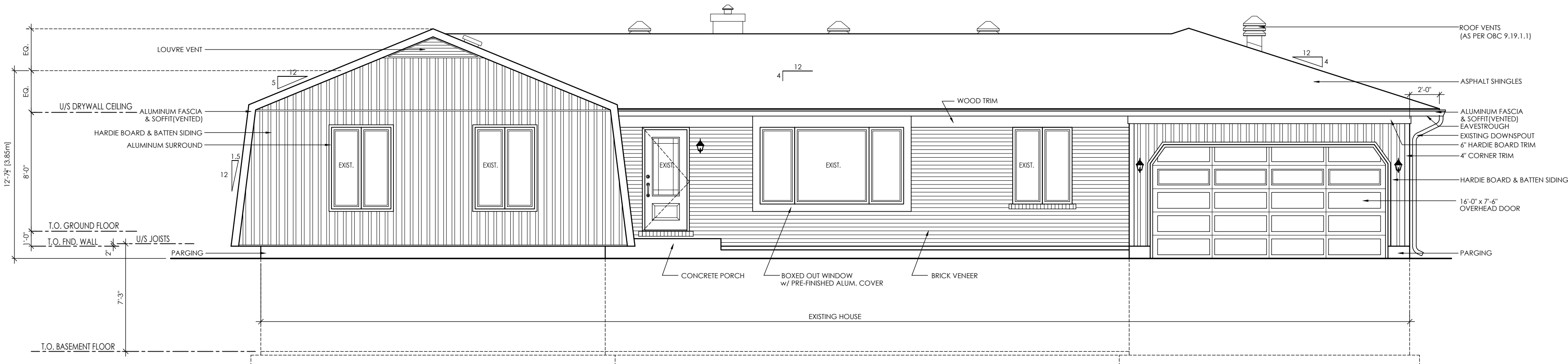
2200 Prince of Wales Dr. - Suite 101
Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942

GENERAL NOTES:

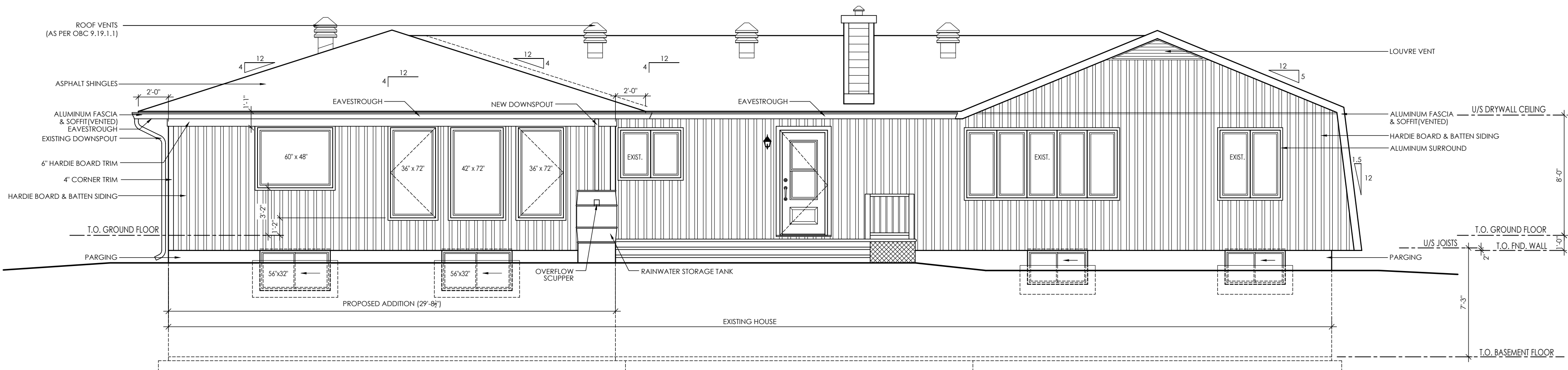
- 1 - THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC. WITH ALL CODES, REGULATIONS, & BY-LAWS.
- 2 - ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS.
- 3 - ADDITIONAL DRAWINGS 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 LITELS

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



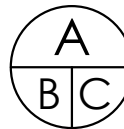
PROPOSED REAR (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"

BUILDER:

20.		
19.		
18.		
17.		
16.		
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2.	22/08/22	FOR COMMITTEE OF ADJUSTMENTS	JB
1.	13/04/22	FOR REVIEW	JB
#	DATE:	DESCRIPTION	Int.

REVISIONS



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

SEAL:

PROJECT:

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

CLIENT:

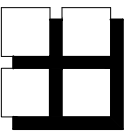
**JENNIFER &
DARYL CALVER**

DRAWING TITLE:

**PROPOSED NORTH & SOUTH
ELEVATIONS**

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

A7



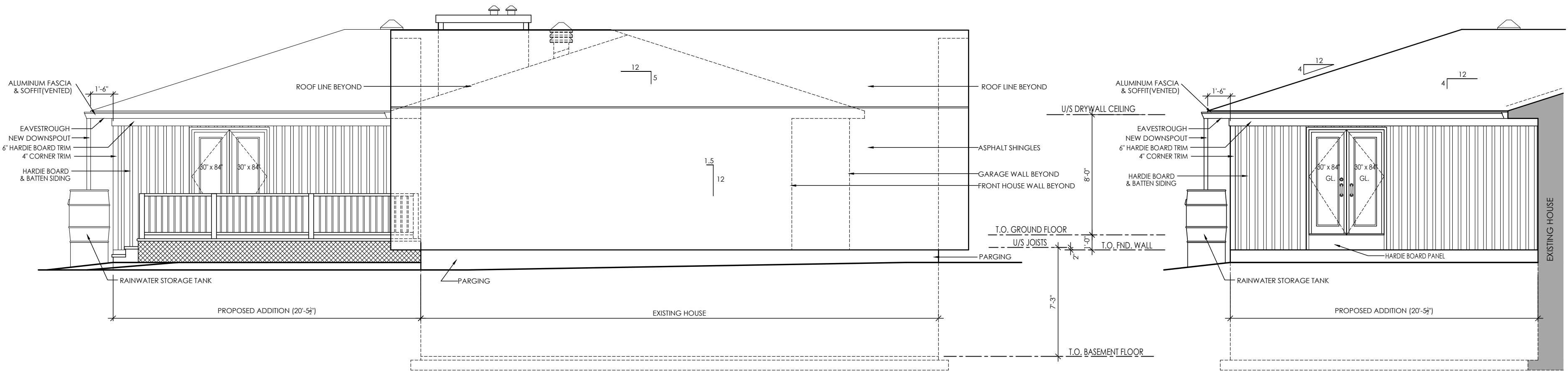
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Architect Inc.

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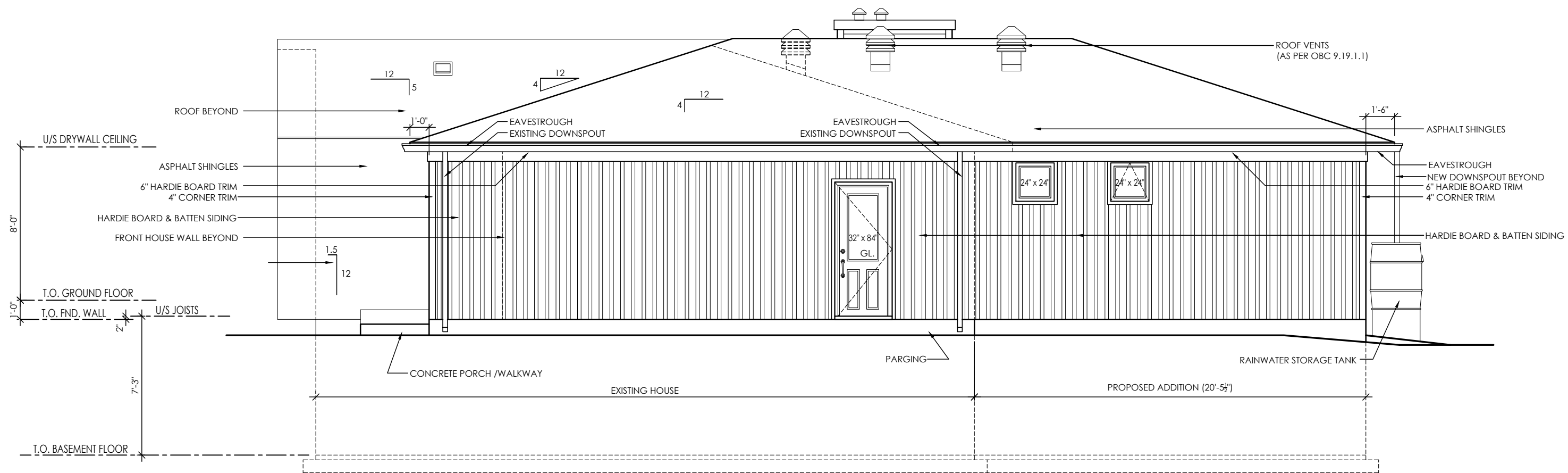
BRICK UNITS

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"
6min.	BEARING EACH END



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

E1
A8
PROPOSED ADDITION (EAST) SIDE ELEVATION
SCALE: 3/16" = 1'-0"



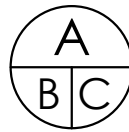
PROPOSED LEFT (WEST) SIDE ELEVATION
SCALE: 3/16" = 1'-0"

BUILDER:

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REVISIONS



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(DETAIL REQUIRED)
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(DETAIL LOCATION)

SEAL:

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"
DRAWN BY: JB	CHECKED: MDB

A8