GENERAL NOTES

THIS DRAWING IS EXCLUSIVE PROPERTY OF ARTINGTON AND ASSOCIATES DESIGN INC. AND CANNOT BE REPRODUCED

THIS DRAWING MAY NOT BE FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED

DRAWING NOTES

AREA CALCULATIONS:

TO BE REMOVED: 270.7 SQM
TOTAL NEW LIVE FOOTPRINT BUILDING AREA WITHIN 30M SETBACK: 69.92 SQM REMAINING: 34.9 SQM

PROPOSED DWELLING AREA WITHIN 30M SETBACK: 70.95 SQM
TOTAL NEW LIVE FOOTPRINT BUILDING AREA WITHIN 30M SETBACK: 105.85 SQM

PROPOSED FOOTPRINT CONTRED INTO WITHIN 30M SETBACK: 70.95 SQM ABOVE - 70.2 SQM

LOT COVERAGE CALCULATION:
LOT AREA = 1445 SQM
BUILDING AREA (EXISTING BUILDING) = 216 SQM
LOT COVERAGE = 15%

REVISIONS		
4	ISSUED FOR MINOR VARIANCE	9 MAY 2022
3	GARAGE REVISED	26 MAY 2022
2	ISSUED FOR REVIEW	8 MAY 2022
1	ISSUED FOR REVIEW	20 OCT 2021
NO.	DESCRIPTION	DATE

DEVELOPER / BUILDER

DESIGN FIRM

ARTINGTON

ARTINGTON AND ASSOCIATES DESIGN INC.
ARTINGTON AND ASSOCIATES DESIGN INC.
E: [illegible]@artington.ca T: 613 482 8400 / 613 241 0328

DESIGNER

The contractor to check all dimensions on site before commencing work. Do not scale drawings. Report any discrepancies to the architect. Drawings to be read in conjunction with all other consultants' drawings.

Stamp: Architect, RCDD / RIBA

PROJECT INFORMATION

SANTANGELA VILLA
RESIDENCE

6555 JAMES BELL DRIVE
OTTAWA ONTARIO CANADA

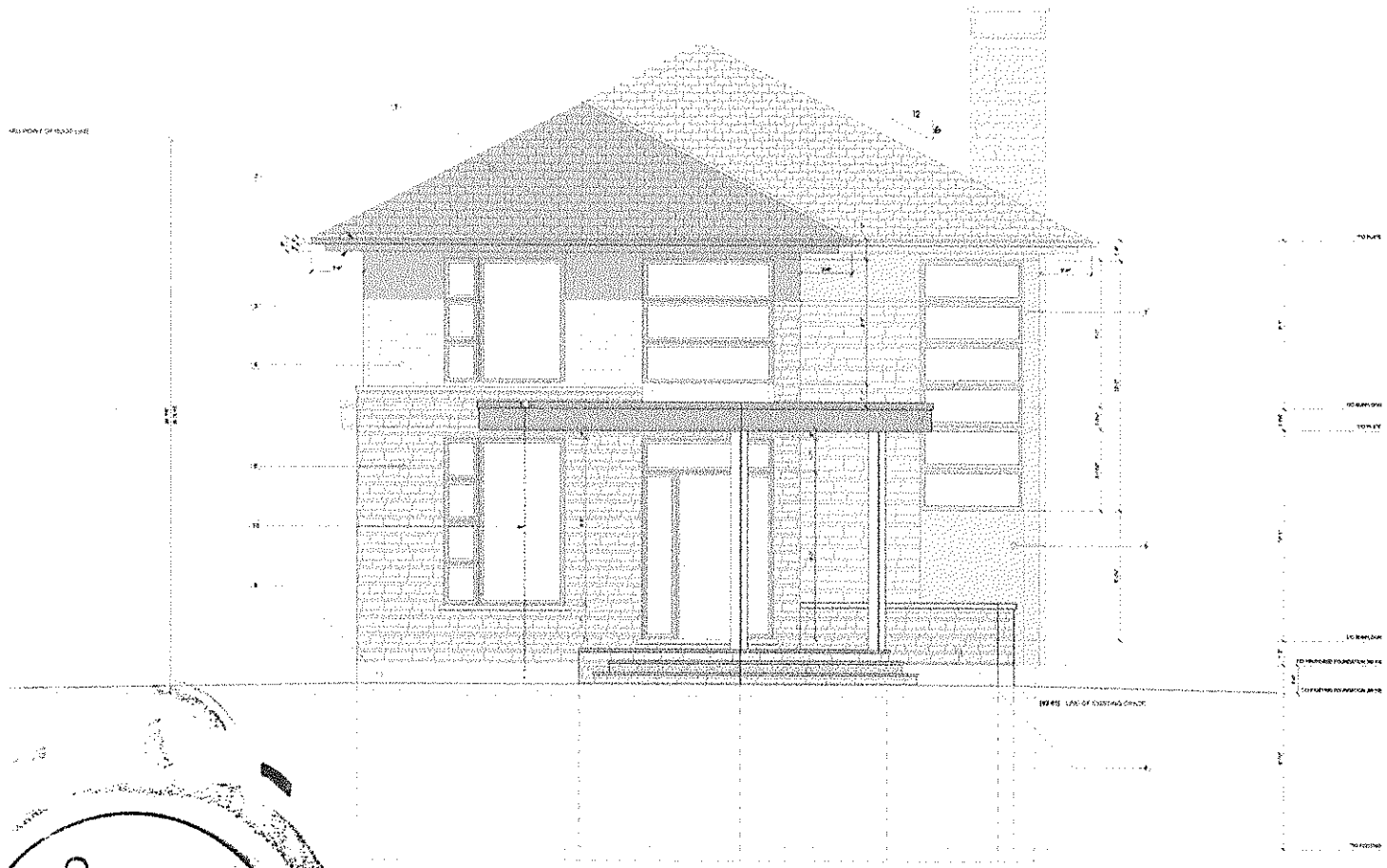
DRAWING INFORMATION

ARCHITECTURAL SITE PLAN
SCALE = 1:150

DRAWN BY: D.K.DOBSEY (DRAWING #)
S.A. S.A.
PROJECT NO.

A1

Commi
of Adjust
JUN 14
City of O



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THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED

DRAWING NOTES

EXTERIOR FINISHES

1. ASPHALT SHINGLES
2. ALUMINUM FASCIA
3. VENTED SOFFIT
4. ALUMINUM SIDING
5. ALUMINUM PANELS
6. MASONRY
7. ALUMINUM FLASHING
8. PARGING
9. RIDGE VENT
10. RAIN CHAIN

REVISIONS

NO.	DESCRIPTION	DATE
4	ISSUED FOR CONSULTANT REVIEW	18 MAY 2022
3	ISSUED FOR REVIEW	7 MAR 2022
2	ISSUED FOR RVCA REVIEW	27 OCT 2021

OTHER OPER / BUILDER

DESIGN FIRM

ARDINGTON AND ASSOCIATES DESIGN INC
40 COLES STREET UNIT C | OTTAWA, ONTARIO
E: steve@ardington.ca | T: 613.882.3026 | RCDA 101018

DESIGNER

The undersigned has reviewed and takes responsibility for design activities as specified in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code

Stephen Ardington, RCDA # 35494

PROJECT INFORMATION

VILLA HOUSE

6083 JAMES BELL DRIVE
MANOTICK, ONTARIO
K4M 1B3

DRAWING INFORMATION

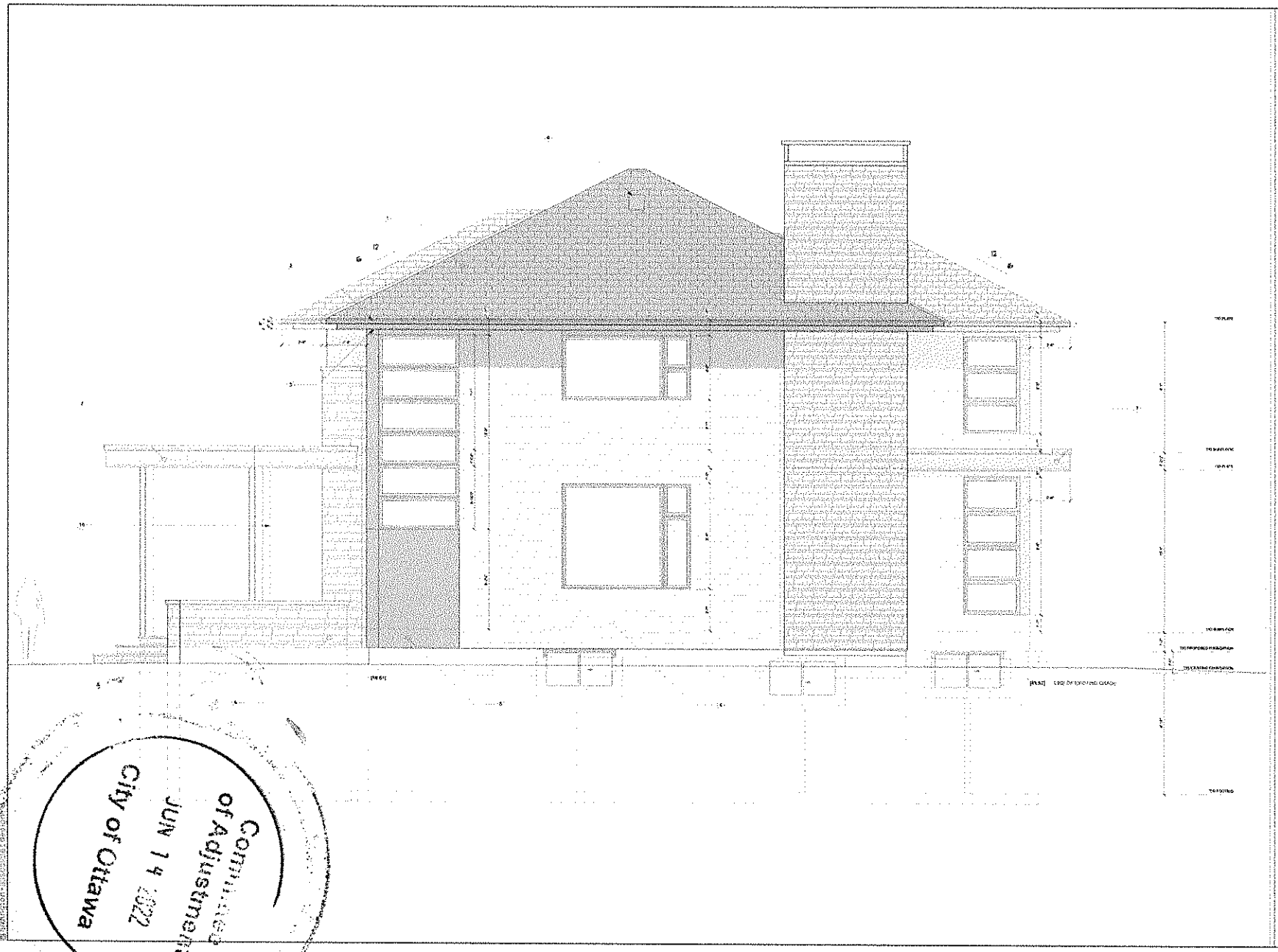
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

DRAWN BY	DESIGNED BY	DRAWING NO.
S.A.	S.A.	A7

PROJECT NO.

Committee of Adjustment
JUN 14 2022
City of Ottawa



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THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED

DRAWING NOTES

EXTERIOR FINISHES

1. ASPHALT SHINGLES
2. ALUMINUM FASCIA
3. VINYL SIDING
4. ALUMINUM SOFFIT
5. ALUMINUM FRAME
6. MASONRY
7. ALUMINUM FLASHING
8. PARGING
9. ROOF VENT
10. RAIN CHAIN

REVISIONS

NO.	DESCRIPTION	DATE
4	ISSUED FOR CONSULTANT REVIEW	18 MAY 2022
3	ISSUED FOR REVIEW	7 MAR 2022
2	ISSUED FOR RVCA REVIEW	27 OCT 2021

DEVELOPER / BUILDER

DESIGN FIRM

AR DING TON

ARDINGTON AND ASSOCIATES DESIGN INC.

DESIGNER

PROJECT INFORMATION

VILLA HOUSE

6083 JAMES BELL DRIVE
MANOTICK, ONTARIO
K4M 1B3

DRAWING INFORMATION

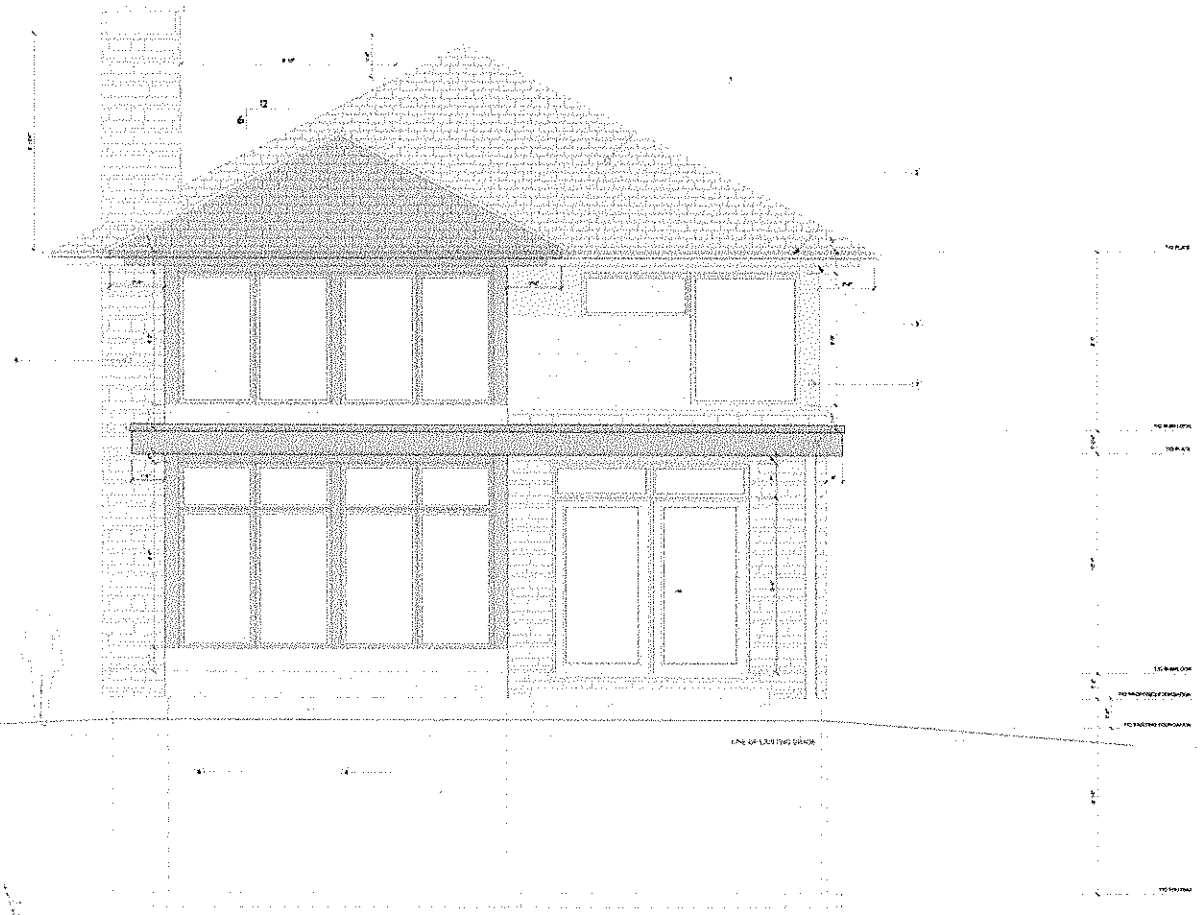
RIGHT ELEVATION

SCALE: 3/8" = 1'-0"

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	A8

PROJECT NO.

Committee of Adjustment
JUN 14 2022
City of Ottawa



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DRAWING NOTES

EXTERIOR FINISHES

1 - ASPHALT SHINGLES
2 - 24" ALUMINUM FASCIA
3 - VENTED SOFFIT
4 - ALUMINUM SIDING
5 - ALUMINUM PANELS
6 - MASONRY
7 - ALUMINUM FLASHING
8 - FLASHING
9 - ROOF VENT
10 - RAIN CHAIN

REVISIONS

NO.	DESCRIPTION	DATE
4	ISSUED FOR CONSULTANT REVIEW	16 MAY 2022
3	ISSUED FOR REVIEW	7 MAR 2022
2	ISSUED FOR RVCA REVIEW	27 OCT 2021

DEVELOPER / BUILDER

DESIGN FIRM

AR DING TON

ARDINGTON AND ASSOCIATES DESIGNS INC.
49 COLLEGE STREET, UNIT C | OTTAWA, ONTARIO
E: [illegible] | T: 613.265.9125 | FAX: 613.4225

DESIGNER

The undersigned has reviewed and takes responsibility for design activities as described in Sentence (Building Code 1.4.1.2.) and has the qualifications and meets the requirements set out in the Ontario Building Code.

Stephen Ardington, NCARB, OAA, RAIC

PROJECT INFORMATION

VILLA HOUSE

6663 JAMES BELL DRIVE
MANOTICK, ONTARIO
K4M 1B3

DRAWING INFORMATION

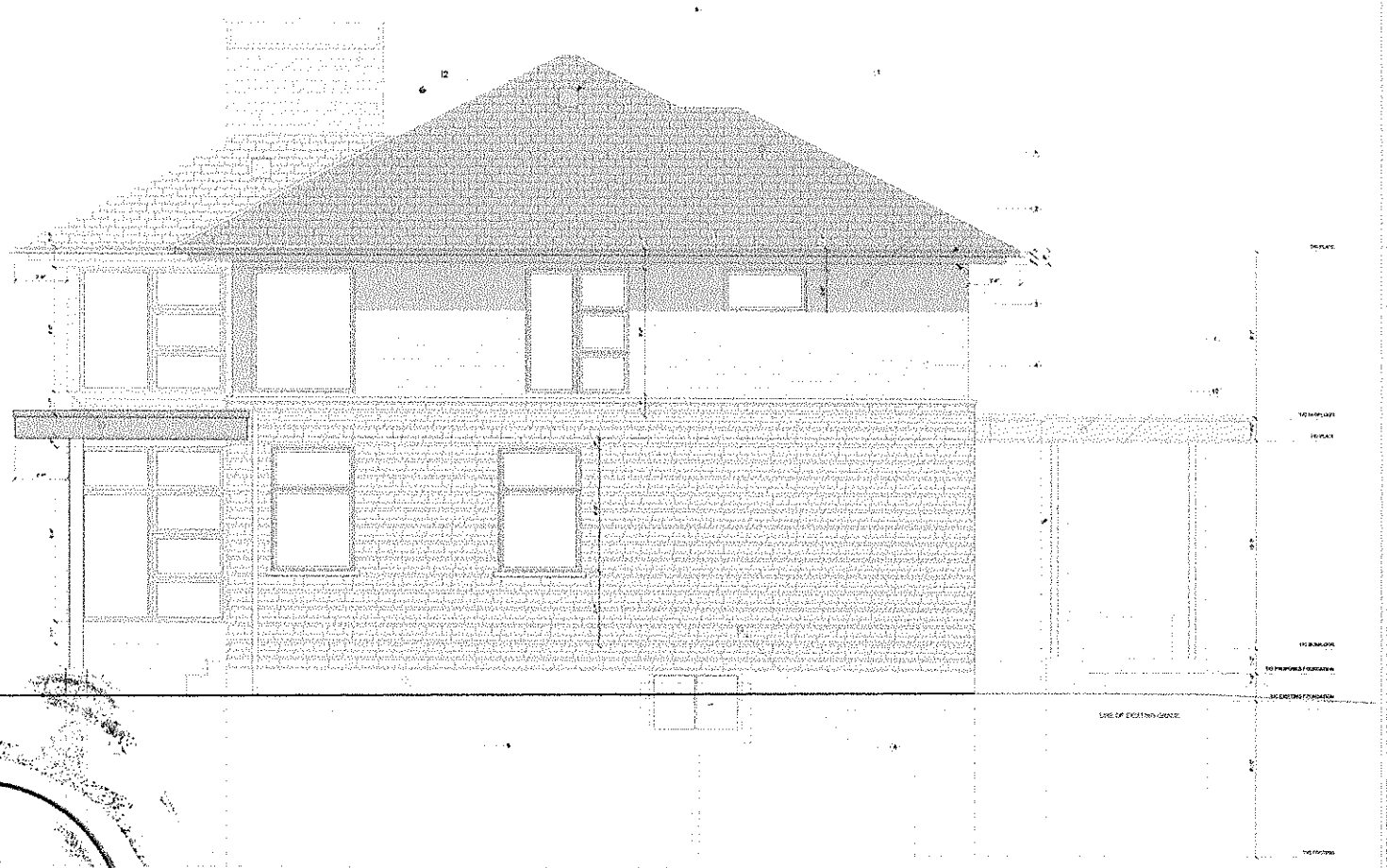
REAR ELEVATION

SCALE: 3/8" = 1'-0"

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	A9

PROJECT NO.

City of Ottawa
Committee of Adjustment
JUN 14 2022



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DRAWING NOTES

EXTERIOR FINISHES

1 - ASPHALT SHINGLES
2 - ALUMINUM FASCIA
3 - VINYL SOFFIT
4 - ALUMINUM SIDING
5 - ALUMINUM PANELS
6 - MASONRY
7 - ALUMINUM FLASHING
8 - FINISHING
9 - NOW VENT
10 - NEW CHIMNEY

REVISIONS

NO.	DESCRIPTION	DATE
4	ISSUED FOR CONSULTANT REVIEW	18 MAY 2022
3	ISSUED FOR REVIEW	7 MAR 2022
2	ISSUED FOR RVCA REVIEW	27 OCT 2021

DEVELOPER / BUILDER

DESIGN FIRM

ARDINGTON AND ASSOCIATES DESIGN INC.
418 OCEAN STREET EAST | CLIFFORD, ONTARIO
E: [illegible] | P: 613 962 9425 | M: 519 [illegible]

DESIGNER

The undersigned has reviewed and takes responsibility for design activities as specified in Division C of the Building Code 1.3.1.2 and has the qualifications and meets the requirements as set out in the Ottawa Building Code.

Stephen Ardington, BCIN 8 [illegible]

PROJECT INFORMATION

VILLA HOUSE

6083 JAMES BELL DRIVE
MANOTICK, ONTARIO
K4M 1B3

DRAWING INFORMATION

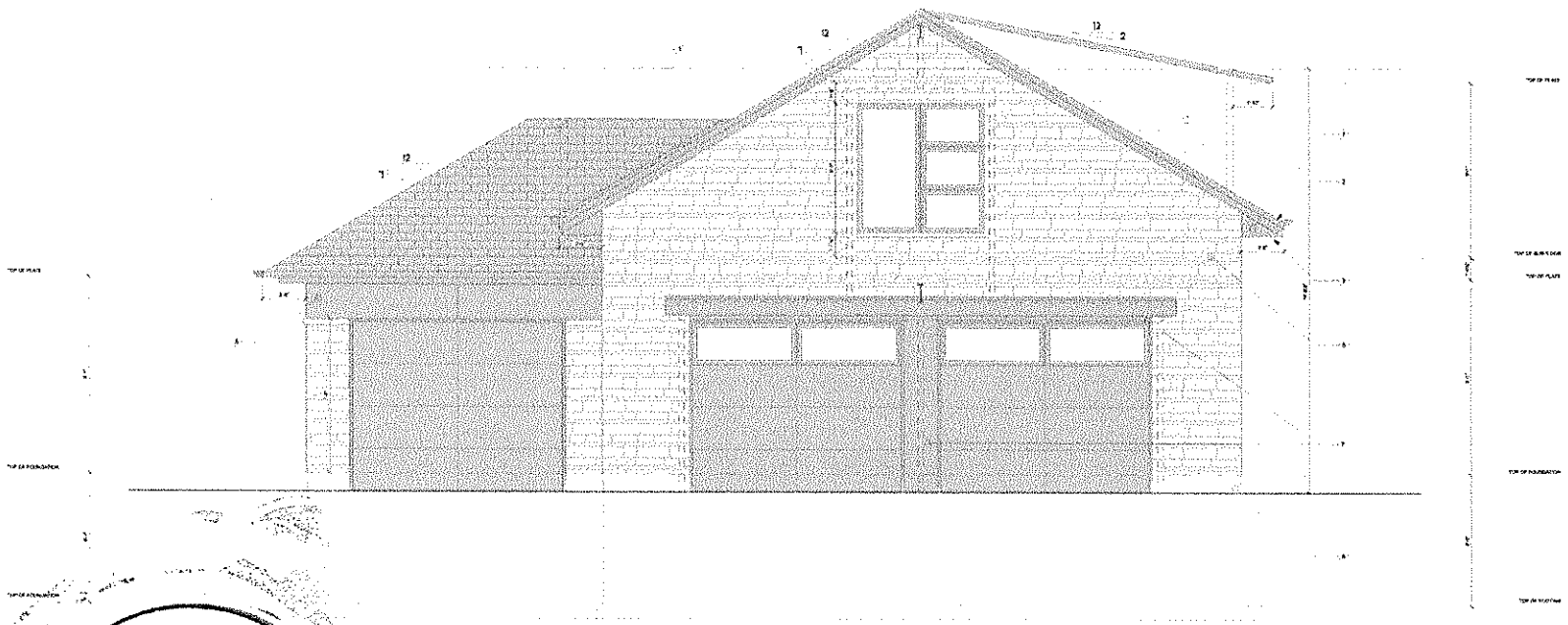
LEFT ELEVATION

SCALE: [illegible]

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	A10

PROJECT NO.

Committee of Adjustment
JUN 14 2022
City of Ottawa



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DRAWING NOTES

EXTERIOR FINISHES

1 - ASPHALT SHINGLES
2 - 1x6 ALUMINUM FASCIA
3 - VINYL SOFFIT
4 - ALUMINUM SOFFIT
5 - ALUMINUM PANELS
6 - MASONRY
7 - ALUMINUM FLASHING
8 - ENSIONC
9 - ROOF VENT
10 - FAN CHIMN

REVISIONS

NO.	DESCRIPTION	DATE
4	ISSUED FOR CONSULTANT REVIEW	18 MAY 2022
3	ISSUED FOR REVIEW	7 MAR 2022
2	ISSUED FOR RVCA REVIEW	27 OCT 2021

DEVELOPER / BUILDER

DESIGN FIRM

AR DING TON

ARDINGTON AND ASSOCIATES DESIGN INC
43 EDGELEY STREET UNIT C | OTTAWA, ONTARIO
E: [illegible] T: 613.[illegible]

DESIGNER

The undersigned has reviewed and takes responsibility for design potential as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code

Stephen Ardington MCIP, RPP

PROJECT INFORMATION

VILLA HOUSE

5083 JAMES BELL DRIVE
MANOTICK, ONTARIO
K4M 1B3

DRAWING INFORMATION

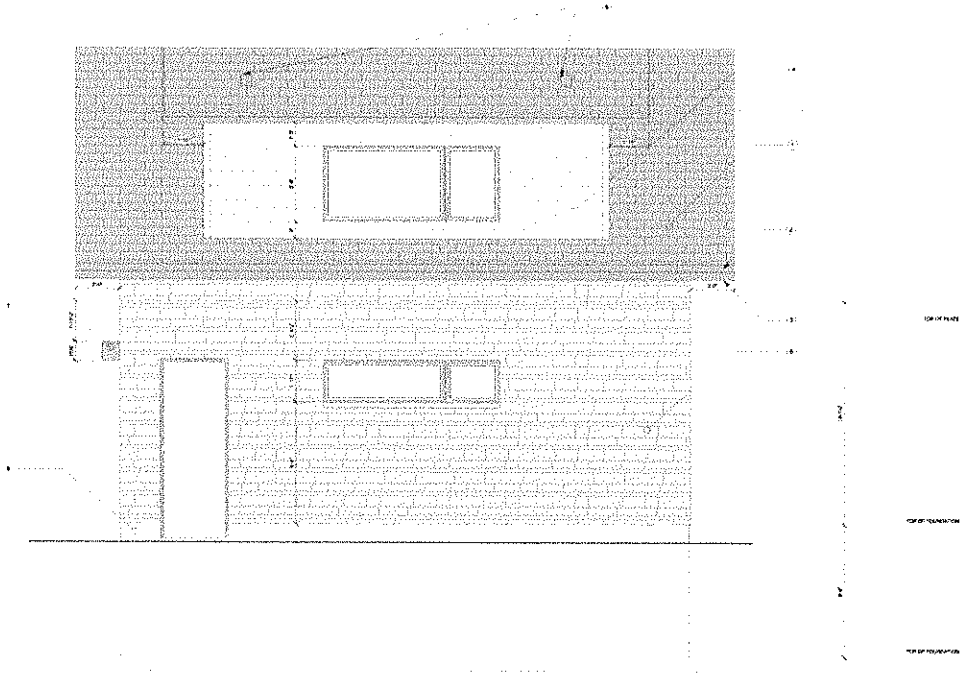
DETACHED GARAGE FRONT ELEVATION

SCALE: 3/8" = 1'-0"

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	A18

PROJECT NO.

Committee of Adjustment
July 14 2022
City of Ottawa



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DRAWING NOTES

EXTERIOR FINISHES

1 ASPHALT SHINGLES
2 ALUMINUM FASCIA
3 VENTED SOFFIT
4 ALUMINUM SIDING
5 ALUMINUM PANELS
6 MASONRY
7 ALUMINUM FLASHING
8 PAVING
9 ROOF VENT
10 RAIN DRAIN

REVISIONS

NO	DESCRIPTION	DATE
4	ISSUED FOR CONSULTANT REVIEW	18 MAY 2022
3	ISSUED FOR REVIEW	7 MAR 2022
2	ISSUED FOR HVCA REVIEW	27 OCT 2021

DEVELOPER / BUILDER

DESIGN FIRM

ARDINGTON DESIGN

ARDINGTON AND ASSOCIATES DESIGN INC.
43 ECCLES STREET UNIT C OTTAWA, ONTARIO
T: [illegible] | F: [illegible] | BCIN [illegible]

DESIGNER

The undersigned has reviewed and takes responsibility for design activities as specified in Ontario Building Code 3.2.5.2 and has the qualifications and meets the requirements set out in the Ontario Building Code.

[illegible]

PROJECT INFORMATION

VILLA HOUSE

6063 JAMES BELL DRIVE
MANOTICK, ONTARIO
K4M 1B3

DRAWING INFORMATION

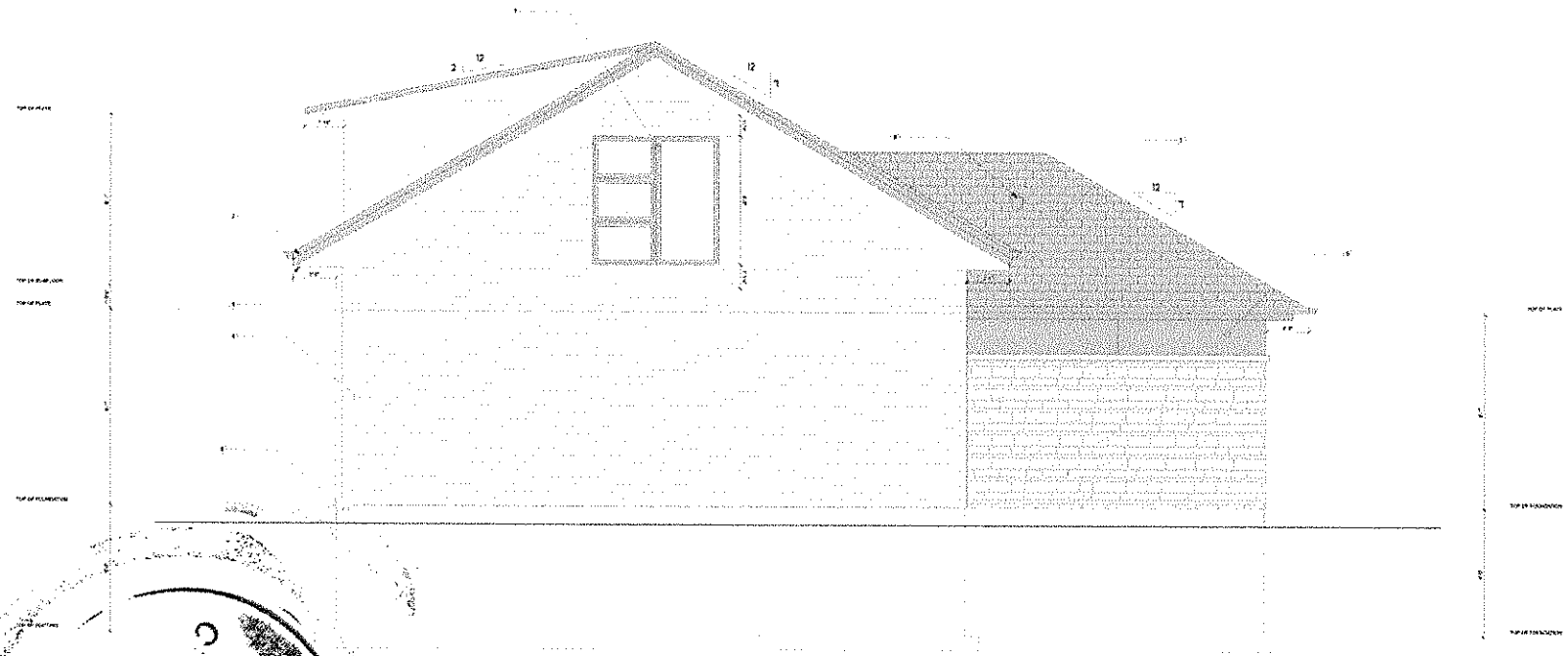
DETACHED GARAGE RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	A19

PROJECT NO.

Committee of Adjustment
JUN 14 [illegible]
City of [illegible]



Committee of Adjustment
JUN 14
C

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THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED

DRAWING NOTES

EXTERIOR FINISHES

1. ASPHALT SHINGLES
2. 2x6 ALUMINUM FASCIA
3. VENTED SOFFIT
4. ALUMINUM EAVES
5. ALUMINUM SIDING
6. MASONRY
7. ALUMINUM FLASHING
8. PARGING
9. ROOF VENT
10. RAIN CHAIN

REVISIONS

NO	DESCRIPTION	DATE
4	ISSUED FOR CONSULTANT REVIEW	19 MAY 2022
3	ISSUED FOR REVIEW	7 MAR 2022
2	ISSUED FOR RVCA REVIEW	27 OCT 2021

DEVELOPER / BUILDER

DESIGN FIRM

AR DING TON

ARDINGTON AND ASSOCIATES DESIGN INC.
43 ECCLES STREET UNIT 5 | OTTAWA, ONTARIO
E. [illegible] | T. 613 862 3628 | BCIN 32429

DESIGNER

This drawing has not undergone any building code review, but changes and/or revisions are required to Ontario Building Code 1 & 2 and may have qualified for part review the requirements set out in the Ontario Building Code

Stephen Ardington BCIN # 32429

PROJECT INFORMATION

VILLA HOUSE

6083 JAMES BELL DRIVE
MANOTICK, ONTARIO
K4M 1B3

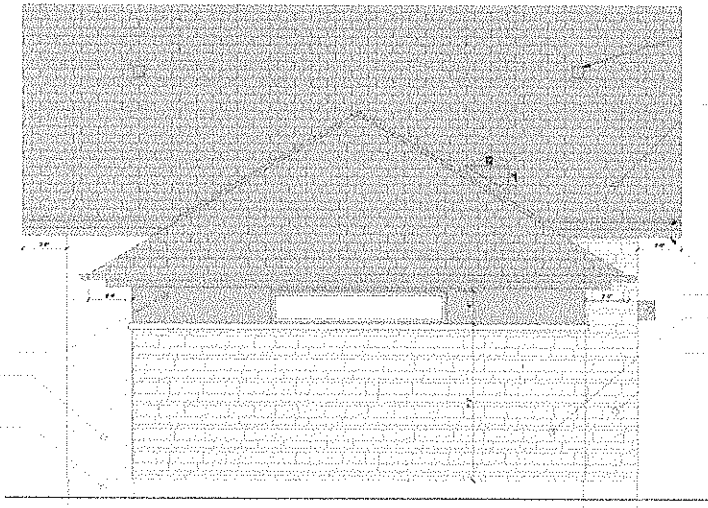
DRAWING INFORMATION

DETACHED GARAGE REAR ELEVATION

SCALE: 3/8" = 1'-0"

DRAWN BY	CHECKED BY	DRAWING NO
S.A.	S.A.	A20

PROJECT NO



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THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED

DRAWING NOTES

EXTERIOR FINISHES

1. ASPHALT SHINGLES
2. 2x6 ALUMINUM FASCIA
3. VENTED SOFFIT
4. ALUMINUM SIDING
5. ALUMINUM FACIA
6. MASONRY
7. ALUMINUM FLASHING
8. FLASHING
9. ROOF VENT
10. HANDRAIL

REVISIONS

NO.	DESCRIPTION	DATE
4	ISSUED FOR CONSULTANT REVIEW	18 MAY 2022
3	ISSUED FOR REVIEW	7 MAR 2022
2	ISSUED FOR RVCA REVIEW	27 OCT 2021

DEVELOPER / BUILDER

DESIGN FIRM

ARDINGTON

ARDINGTON AND ASSOCIATES DESIGN INC.

49 ECLIPSE STREET UNIT C | OTTAWA, ONTARIO

E. admin@ardington.ca | T. 613.862.3425 | RCA 21-0629

DESIGNER

The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out by the Ontario Building Code

Manthar Ardington BCIN 8 10884

PROJECT INFORMATION

VILLA HOUSE

6083 JAMES BELL DRIVE
MANOTICK, ONTARIO
K4M 1B3

DRAWING INFORMATION

DETACHED GARAGE LEFT ELEVATION

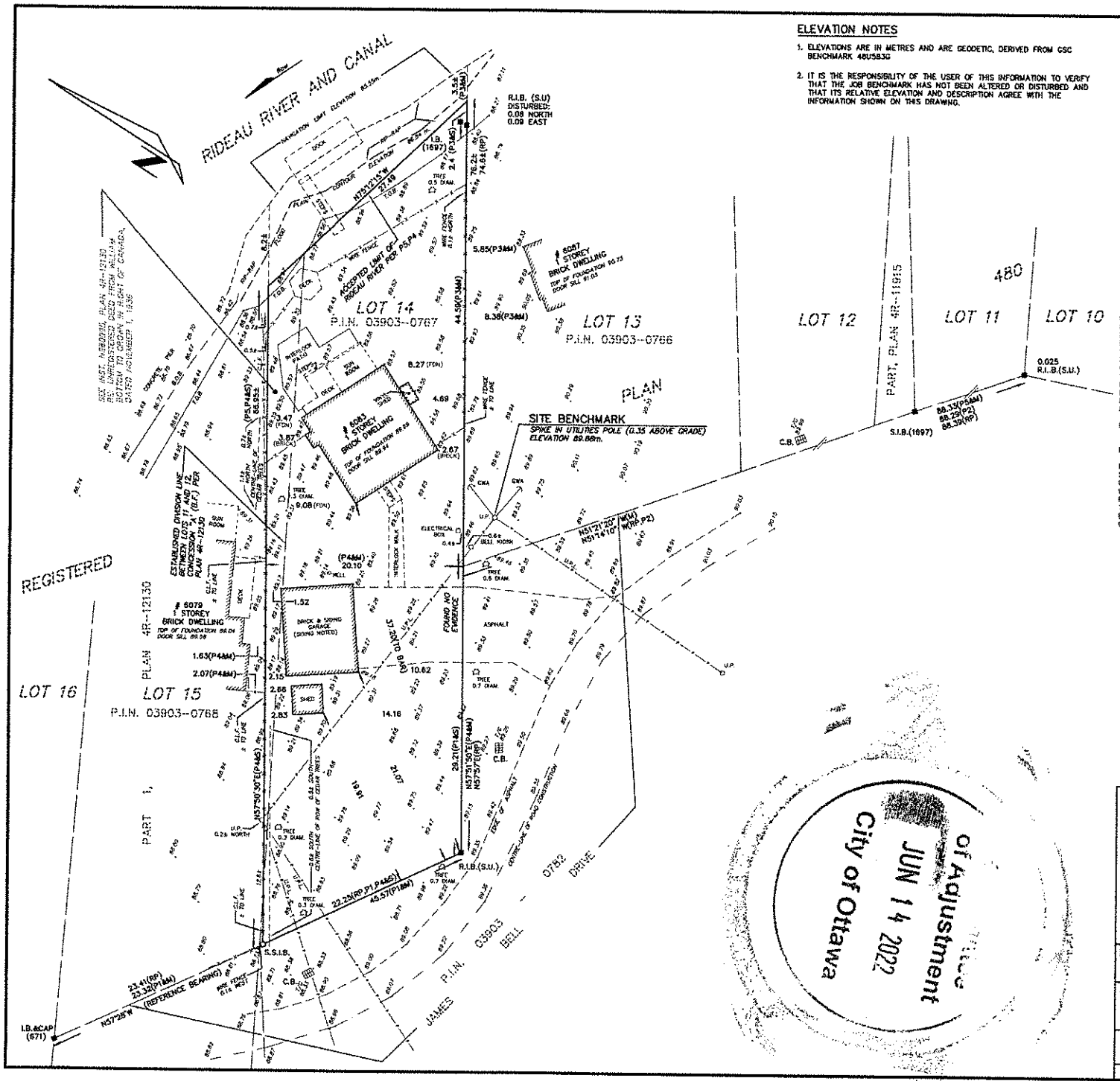
SCALE: 3/8" = 1'-0"

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	A21

PROJECT NO.

Committee of Adjustment
JUN 14 2022
City of Ottawa

B:\Ardington - Manotick\Villa design.dwg



ELEVATION NOTES

1. ELEVATIONS ARE IN METRES AND ARE GEODETIC, DERIVED FROM GSC BENCHMARK 48U583G
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

SURVEYOR'S REAL PROPERTY REPORT PART 1) PLAN OF

LOT 14
REGISTERED PLAN 480
CITY OF OTTAWA

SCALE 1:250

0 1 2 3 4 5 10 15 20 25
METRES

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

BEARINGS HEREON ARE ASTRONOMIC, DERIVED FROM THE BEARING OF N58°28'W AS SHOWN FOR THE NORTHERLY LIMIT OF STREET (RIDEAU NARROWS ROAD) ON REGISTERED PLAN 480.

S.I.B.	DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR
S.S.I.B.	DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
I.B.	DENOTES 0.016 SQ., 0.6 LONG, IRON BAR
R.I.B.	DENOTES ROUND IRON BAR
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
WIT.	DENOTES WITNESS
S.U.	DENOTES SOURCE UNKNOWN
671	DENOTES F.H. GOOCH, O.L.S.
1697	DENOTES J.P. SHIPMAN, O.L.S.
RP	DENOTES REGISTERED PLAN 480
P1	DENOTES PLAN 5R-7708
P2	DENOTES PLAN 5R-7073
P3	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.P. SHIPMAN O.L.S. ON LOT 13, PLAN 480, DATED JULY 23, 1998 (FILE No. 96-5-0410)
P4	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ON LOT 15, PLAN 480, DATED FEBRUARY 28, 1991 (JOB No. 0-47-91)
P5	PLAN OF SURVEY BY F.H. GOOCH, O.L.S., ON LOT 15, PLAN 480, DATED SEPTEMBER 25, 1962 (REF C-480-1)
M	DENOTES MEASURED
S	DENOTES SET
U.P.L.	DENOTES UTILITIES POLE LINE
U.P.	DENOTES UTILITIES POLE
FDN	DENOTES FOUNDATION
T.O.B.	DENOTES TOP OF BANK
B.O.B.	DENOTES BOTTOM OF BANK
C.B.	DENOTES CATCH BASIN

SURVEYOR'S REAL PROPERTY REPORT PART 2) REPORT SUMMARY

DESCRIPTION OF LAND

LOT 14, REGISTERED PLAN 480, CITY OF OTTAWA.
P.I.N. 03903-0767

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS

NONE

FEATURES

NOTE SHORELINE, WIRE FENCE, CHAIN LINK FENCE, CEDAR TREES, UTILITIES POLE LINES AND ELECTRICAL BOX.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

NOT CERTIFIED BY THIS REPORT.

ADDITIONAL REMARKS

NOTE INST. N580995, PLAN 4R-12130 RE: UNREGISTERED DEED FROM WILLIAM BOTTOM TO THE CROWN IN RIGHT OF CANADA, DATED NOVEMBER 1, 1836.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF OCTOBER, 2018.

NOVEMBER 20, 2018
DATE

J.P. SHIPMAN
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2070839

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)

NOTE: THIS REPORT WAS PREPARED FOR MARK VILLA AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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H.A.KEN SHIPMAN SURVEYING LTD.
P.O. BOX 53, NORTH GOWER, ONT. K0A 2T0 TEL: 489-3910

REF. No.: H.G.-1246 | FILE No.: 19-11801

Committee of Adjustment
JUN 14 2022
City of Ottawa