

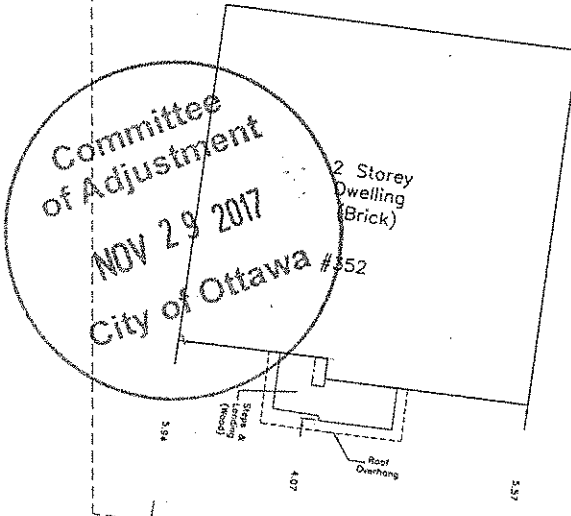
ADDRESS: 348 WINONA PART 1-2 CITY OF OTTAWA
ZONING: R4G

REQUIRED ZONING	MIN. LOT WIDTH (M)	MIN. LOT AREA (M)	MAX BUILDING HEIGHT (M)	MIN FRONT YARD (M)	MIN REAR YARD (M)	SIDE YARD (M)
	12	360	11	5.81	8.45	1.2
PROPOSED	9.145	272.6	9.90	5.94	8.60	1.2 & 1.5

TOTAL AMENITY AREA:
514 SQ. FT.
[47.75 SQ.M.]

SOD INTERLOCK:
471 SQ. FT. 43 SQ. FT.
[43.75 SQ.M.] [4.5 SQ.M.]

LOT AREA 2935 SQ. FT. [272.6 SQ.M.]
REAR YARD AREA 892 SQ. FT. [82.8 SQ.M.]
30.3%



SITE PLAN
SCALE 1:150

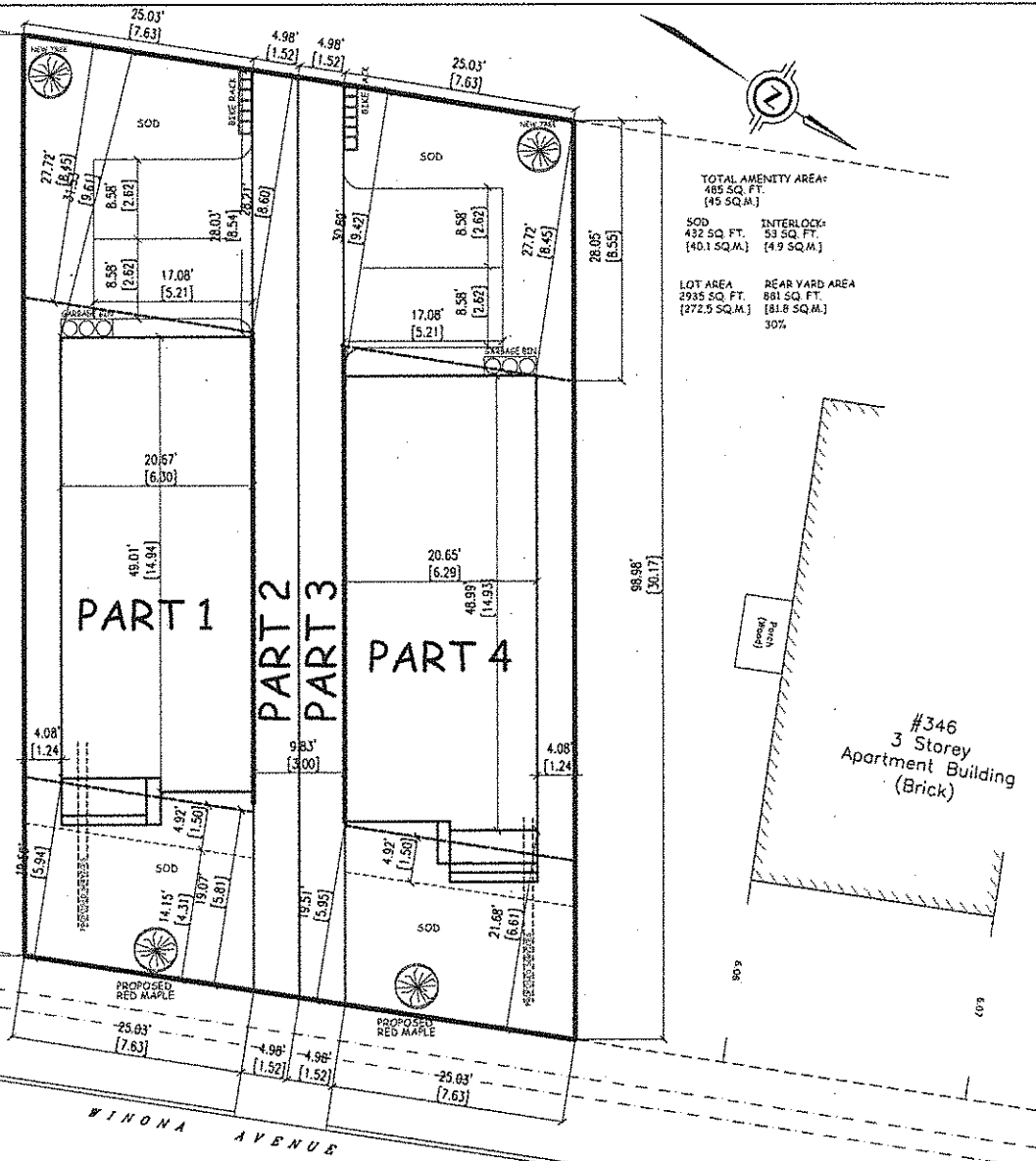
ADDRESS: 348 WINONA PART 3-4 CITY OF OTTAWA
ZONING: R4G

REQUIRED ZONING	MIN. LOT WIDTH (M)	MIN. LOT AREA (M)	MAX BUILDING HEIGHT (M)	MIN FRONT YARD (M)	MIN REAR YARD (M)	SIDE YARD (M)
	12	360	11	5.81	8.45	1.2
PROPOSED	9.145	272.5	9.90	5.95	8.45	1.2 & 1.5

TOTAL AMENITY AREA:
485 SQ. FT.
[45 SQ.M.]

SOD INTERLOCK:
432 SQ. FT. 53 SQ. FT.
[40.1 SQ.M.] [4.9 SQ.M.]

LOT AREA 2935 SQ. FT. [272.5 SQ.M.]
REAR YARD AREA 881 SQ. FT. [81.8 SQ.M.]
30%



#346
3 Storey
Apartment Building
(Brick)

30 MD MIRDCA DESIGN ARCHITECTURE ENGINEERING

CLIENT: MIRDCA DESIGN ARCHITECTURE ENGINEERING

PROJECT: 348 WINONA, CITY OF OTTAWA

DATE: 2017.11.29

SCALE: AS SHOWN

JOB NO.: 348 WINONA, CITY OF OTTAWA

DESIGNER: MIRDCA

CHECKER: MIRDCA

DATE: 2017.11.29

PROJECT: 348 WINONA, CITY OF OTTAWA

DATE: 2017.11.29

PROJECT: 348 WINONA, CITY OF OTTAWA

DATE: 2017.11.29



FRONT ELEVATION
SCALE 3/16" = 1'-0"

REAR ELEVATION
SCALE 3/16" = 1'-0"

Committee
of Adjustment
NOV 29 2017
City of Ottawa

MD
MIRCOCA DESIGN
INCORPORATED SINCE 1988

225 UNIVERSITY AVE. TEL: 416-274-9433
SUITE 101 FAX: 416-274-9098
1ST FLOOR, DUNDAS ST. W. MISSISSAUGA, ONT. L4V 1V7
WWW.MIRCOCADESIGN.COM

QUARTER FRAME DESIGN
PROJECT MANAGEMENT



GENERAL NOTES:

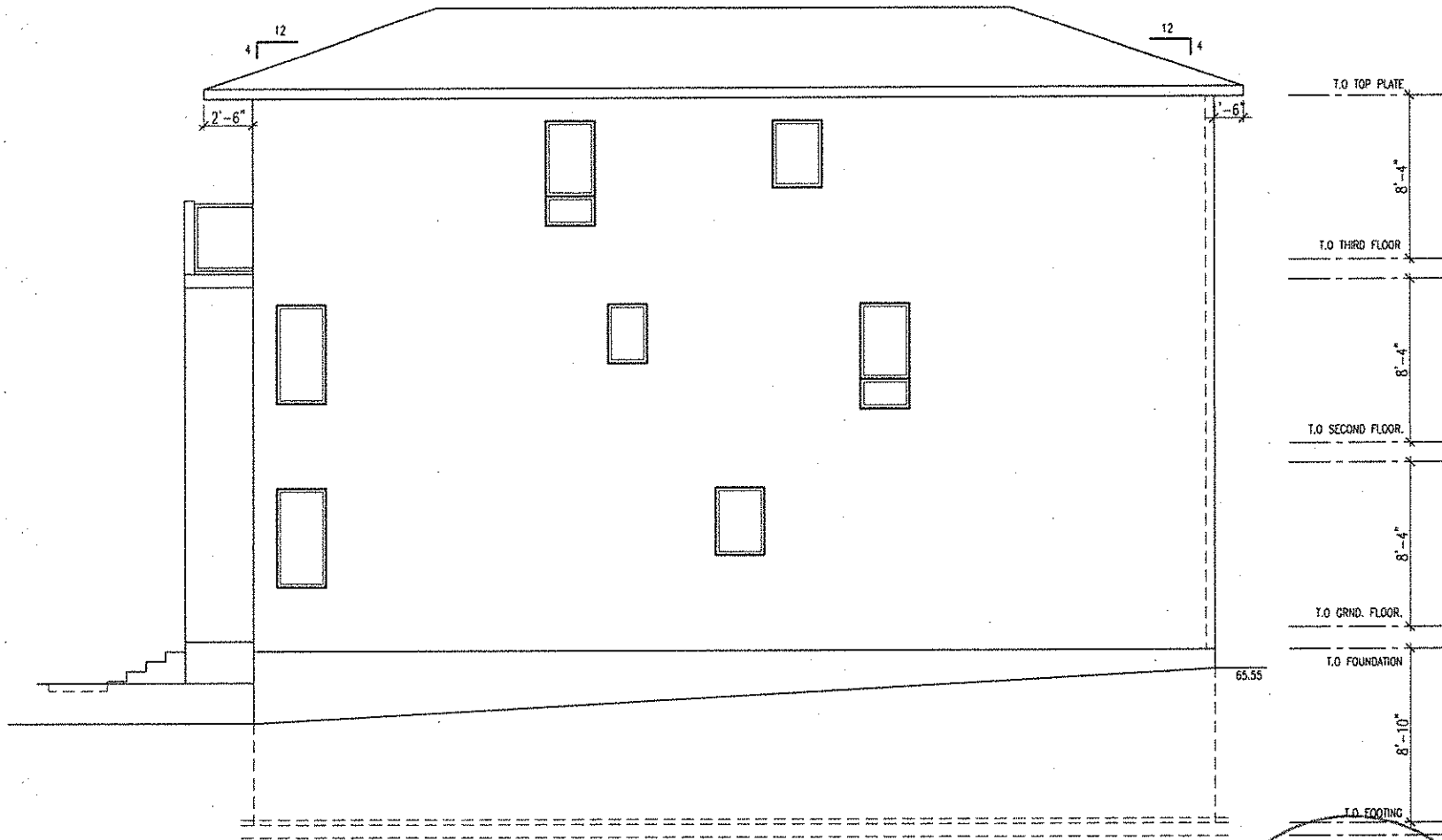
1. THE PROPOSED ELEVATIONS ARE FOR INFORMATION ONLY. THE CLIENT SHALL VERIFY ALL DIMENSIONS AND MATERIALS WITH THE LOCAL AUTHORITY AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND ALL APPLICABLE BY-LAWS AND ORDINANCES.
3. FINISHES SHOWN ARE FOR INFORMATION ONLY. THE CLIENT SHALL VERIFY ALL FINISHES WITH THE LOCAL AUTHORITY AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

NO.	REVISIONS	DATE
1	REVISIONS	DATE

PROPOSED TRIPLEX
245 WINDHAM
SUITE 101
CITY OF OTTAWA

FRONT ELEVATION
REAR ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: D.S.	A1.3
CHECKED:	
DATE: NOV 2017	
PROJECT:	



RIGHT SIDE ELEVATION
SCALE 3/16" = 1'-0"

Committee of Adjustment
 NOV 29 2017

MD
MIROCA DESIGN
 INCORPORATED SINCE 1986
 1111 14th Street, Ottawa, ON K1P 1H1
 TEL: 613-241-7221
 FAX: 613-241-7222
 WWW.MIROCADESIGN.COM

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GENERAL NOTES:

1. THE MECHANICAL CONTRACTOR SHALL VERIFY AND VERIFY ALL DIMENSIONS AND REPORT THE FINDINGS TO THE ARCHITECT.
2. FINISHES TO BE USED SHALL BE AS SHOWN IN THE SCHEDULES AND SPECIFICATIONS TO THE CONTRACT DOCUMENTS.
3. FINISHES TO BE USED SHALL BE AS SHOWN IN THE SCHEDULES AND SPECIFICATIONS TO THE CONTRACT DOCUMENTS.
4. DO NOT SCALE THE DRAWINGS.

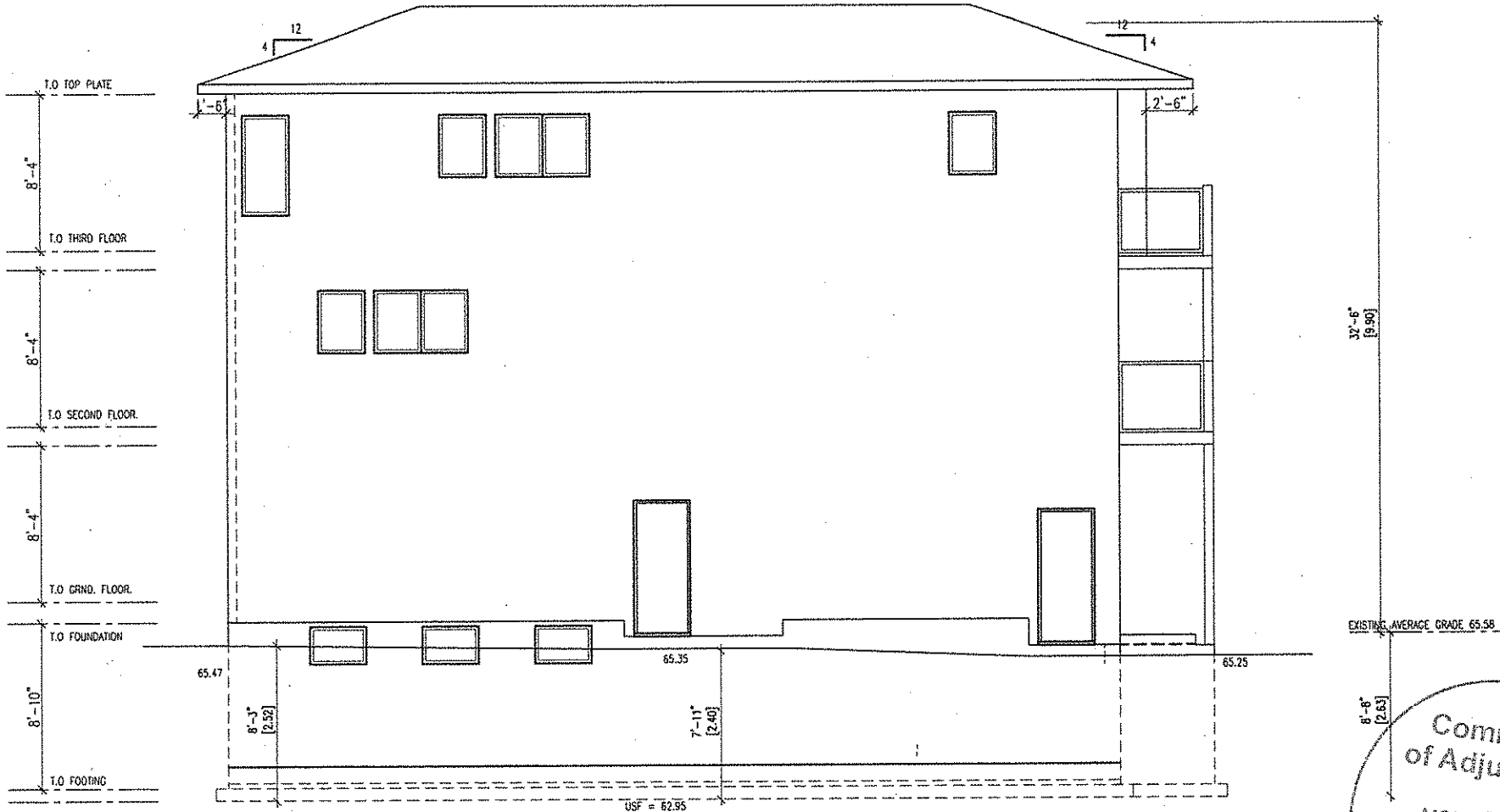
NO.	REVISIONS	DATE

PROJECT NO.:
 DRAWING NO.:
 DATE:

CITY OF OTTAWA
 PROPOSED MIXED USE DEVELOPMENT
 345 BROADVIEW AVE
 OTTAWA, ONTARIO

SCALE: AS SHOWN
 DRAWING: C.O.
 SHEET NO.:
 DATE: NOV 29 2017
 REVISED:

SHEET NO.:
 DIVS NO.:
A2.3



LEFT SIDE ELEVATION
SCALE 3/16" = 1'-0"

Committee
of Adjustment
NOV 29 2017
City of Ottawa

MD
MIRIGA DESIGN
INDUSTRIAL SINCE 1960

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GENERAL NOTES:

1. THE SEVERAL CONSTRUCTION DETAILS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION.
2. THE SEVERAL CONSTRUCTION DETAILS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA'S REGULATIONS AND BY-LAWS.
4. SEE PLAN SCALE FOR DIMENSIONS.

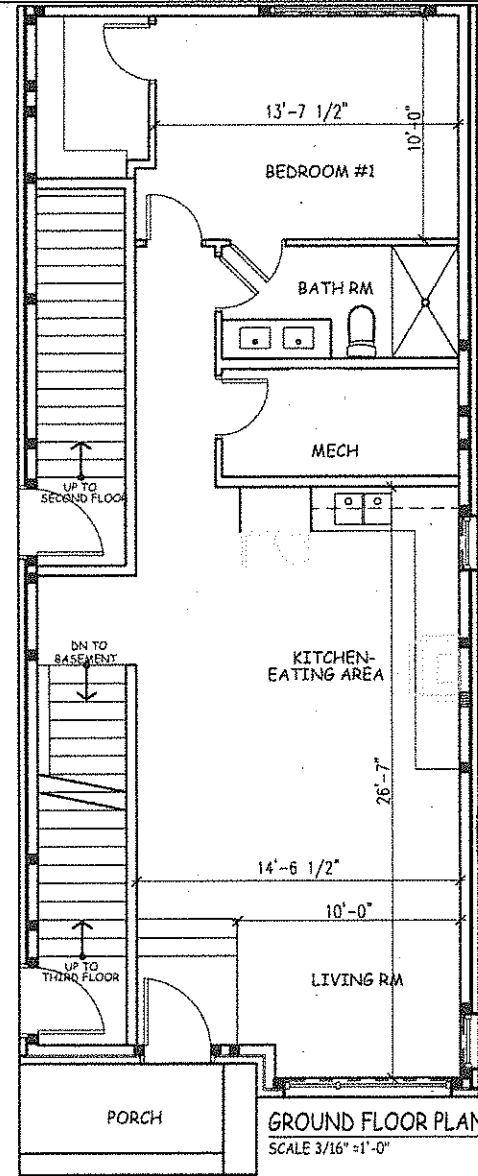
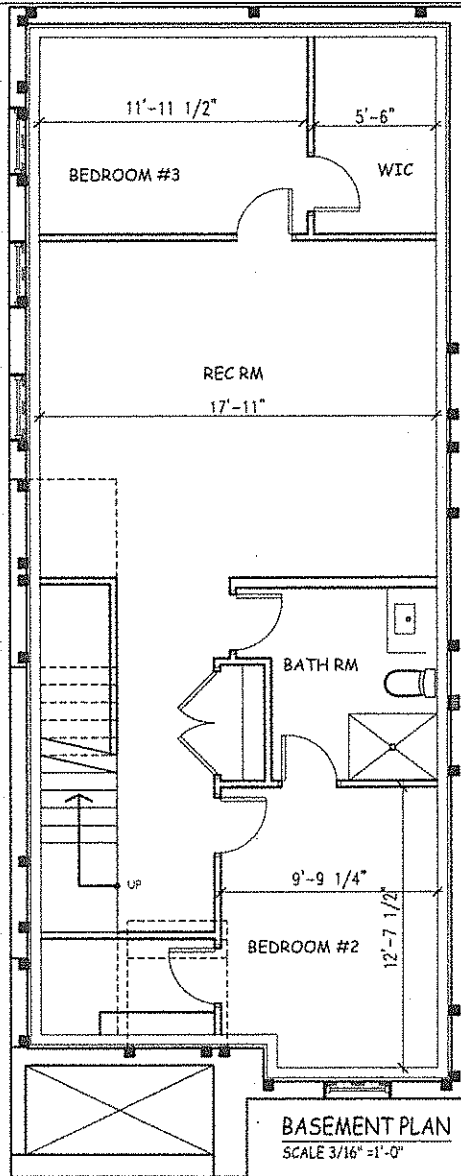
NO.	REVISIONS	DATE

PROJECT: PROPOSED TRIFLEX
348 HINDLEA
BLVD
OTTAWA
ON
K1H 1R1

SHEET TITLE: LEFT SIDE ELEVATION

DATE: NOV 2017

Drawn: A.B. DUBOIS
Checked: D.B.
Date: NOV 2017
Sheet No: A3.3



Committee
of Adjustment
NOV 29 2017
City of Ottawa

MD
MIRDOCA DESIGN
INCORPORATED SINCE 1997

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GENERAL NOTES:
1. THE ORIGINAL CONTRACTOR SHALL...
2. PROPOSED...
3. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL REGULATIONS AND BY-LAWS.

NO.	REVISIONS	DATE

JOB TITLE:
PROPOSED TRIPLEX
348 WINDYVA
PARK
CITY OF OTTAWA

SHEET TITLE:
BASEMENT PLAN
GROUND FLOOR PLAN

SCALE: AS SHOWN	DWG NO.:
DRAWN: C.S.	
CHECKED:	
DATE: NOV 2017	
APP'D BY:	



FRONT ELEVATION
SCALE 3/16" = 1'-0"

REAR ELEVATION
SCALE 3/16" = 1'-0"

Committee of Adjustment
NOV 29 2017
City of Ottawa

MD
MIRCO DESIGN
ARCHITECTURAL INC.

30 CONDOR ST. UNIT 37
OTTAWA, ONTARIO
K1H 8L7
TEL: 451-222-1111
WWW.MIRCODESIGN.COM

CHARLES MIRCO, DESIGN
PROJECT MANAGER

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GENERAL NOTES:

1. THE GOVERNMENT APPROVAL SHALL INCLUDE ALL NECESSARY PERMITS AND INSURANCE AND BE SUBJECT TO ALL REGULATIONS AND BY-LAWS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NOTES, SPECIFICATIONS, AND DETAILS.
3. EXISTING CONDITIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
4. DO NOT SCALE THE DRAWING.

NO.	REVISIONS DESCRIBED & DATE

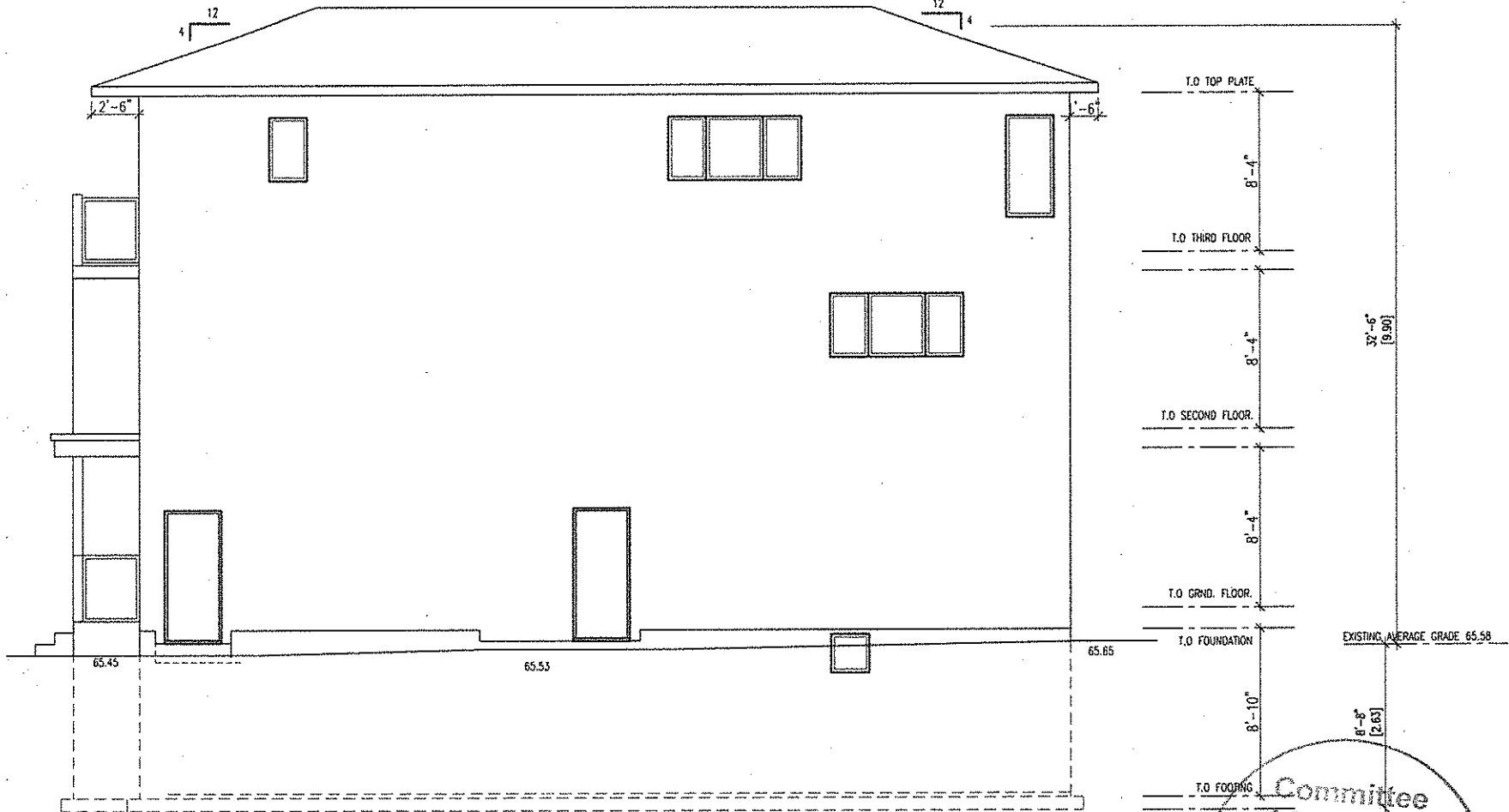
PROPOSED TRIPLEX
345 WINDSOR
PART 2-4
CITY OF OTTAWA

JOB TITLE:
SHEET TITLE:
FRONT ELEVATION
REAR ELEVATION

SCALE: AS SHOWN
DRAWN: E.G.
CHECKED:
DATE: NOV 2017
PLOT DATE:

Draw No.:
A1.3

1439 X 7% = 100.73
WINDOWS 91.80



RIGHT SIDE ELEVATION
SCALE 3/16" = 1'-0"

Committee
of Adjustment
NOV 29 2017
City of Ottawa

MD
MIRDOCA DESIGN
INCORPORATED SINCE 1986

30 DUNDAS ST. W. TOR. ONT. M5G 1C4
TEL: 416-593-9447
FAX: 416-593-7200
WWW.MIROCADESIGN.COM

DIGITAL IMAGE STUDIO
PROJECT MANAGEMENT



GENERAL NOTES:

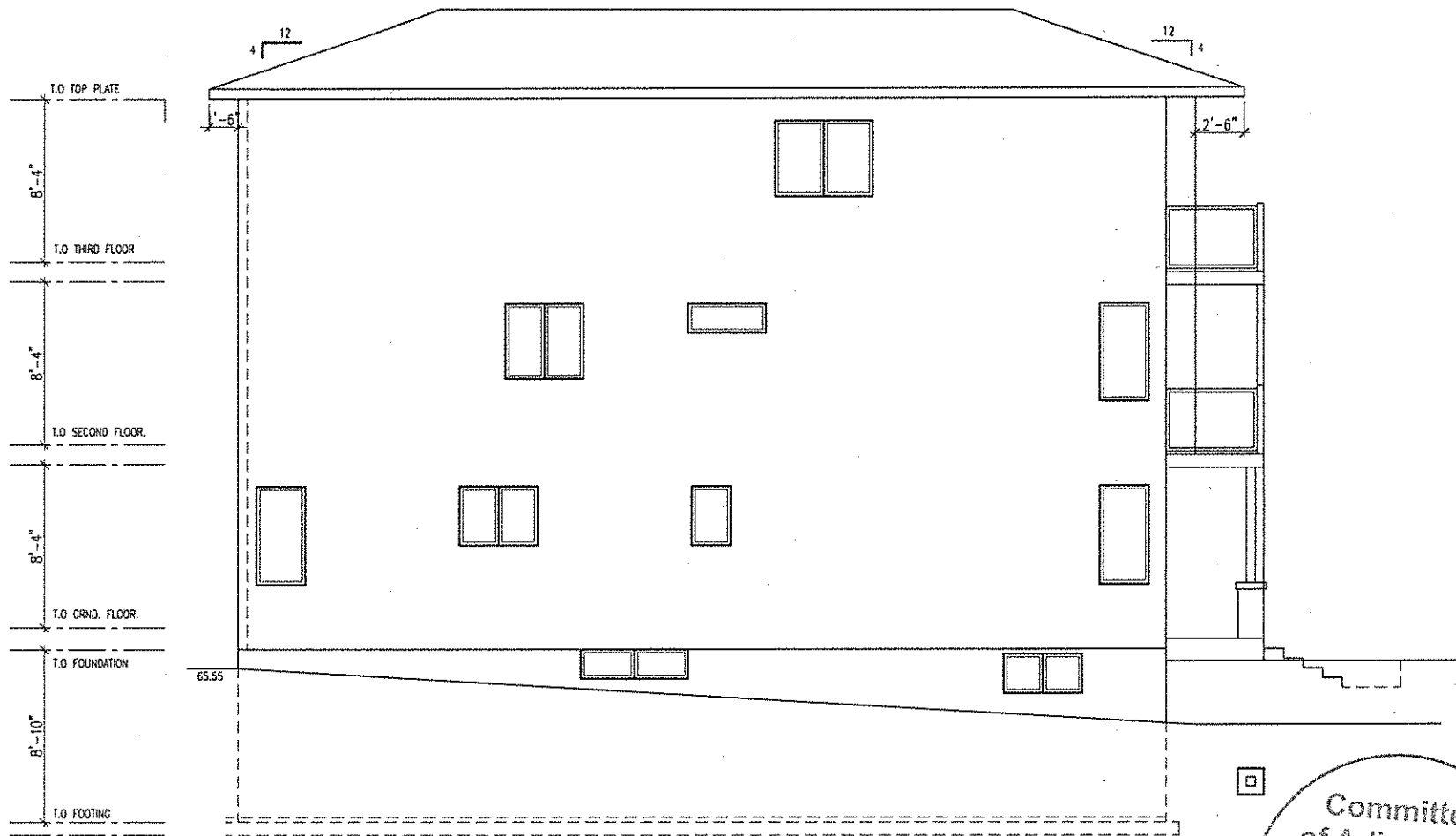
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL LOCAL, PROVINCIAL AND FEDERAL REGULATIONS AND BYLAWS.
3. REFER TO THE GENERAL NOTES SHEET # 4 OF 4 FOR THE FOUNDATION AND GRADE ELEVATIONS AND DIMENSIONS TO THE FOUNDATION.
4. ALL HEIGHTS SHALL BE TO FINISH.
5. ALL HEIGHTS SHALL BE TO FINISH UNLESS OTHERWISE NOTED.

NO.	REVISION DESCRIPTION & DATE

PROPOSED TITLE:
348 WINDING
PAST 24
CITY OF OTTAWA

SHEET TITLE:
RIGHT SIDE ELEVATION

DATE: AS SHOWN	DWG. NO.
COUNTRY: U.S.	
CHECKED:	A2.3
DATE: NOV 2017	



LEFT SIDE ELEVATION
SCALE 3/16" = 1'-0"

Committee
of Adjustment
NOV 29 2017
City of Ottawa

MD
MIRCOCA DESIGN
INCORPORATED SINCE 1986

30 BOWENVILLE AVE. TEL: 416-291-4885
UNIT #1 FAX: 416-291-7185
OTTAWA, ONTARIO L2M 1B8 CANADA
WWW.MIRCOCADESIGN.COM

GENERAL MANAGER
PROJECT MANAGEMENT

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GENERAL NOTES:

1. THE DRAWING CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND RECORD ALL SURVEY AND CHECKS TO THE CONTRACTOR.
2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, PROVINCIAL, FEDERAL, AND NATIONAL REGULATIONS AND BY-LAWS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, PROVINCIAL, FEDERAL, AND NATIONAL REGULATIONS AND BY-LAWS.
4. EXISTING DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR.
5. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, PROVINCIAL, FEDERAL, AND NATIONAL REGULATIONS AND BY-LAWS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, PROVINCIAL, FEDERAL, AND NATIONAL REGULATIONS AND BY-LAWS.

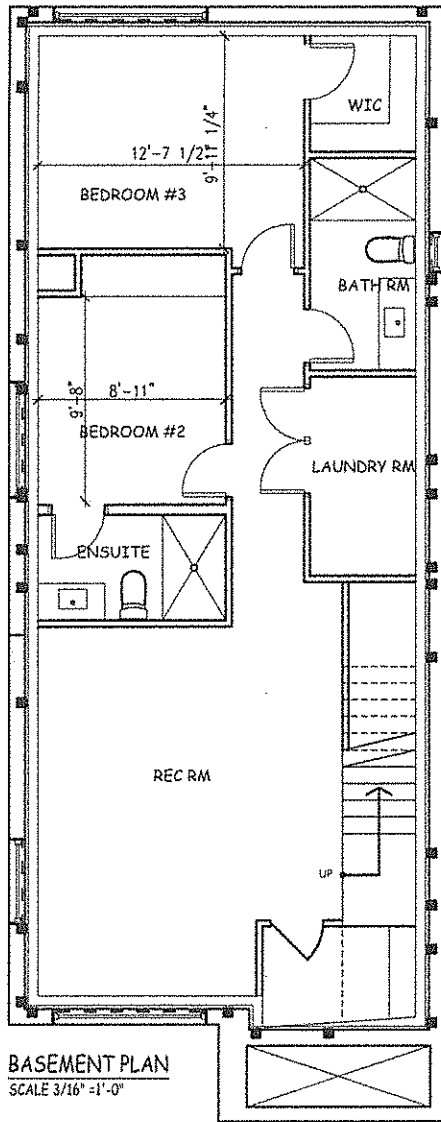
NO.	REVISION DESCRIPTION & DATE

PROPOSED TRIPLEX
345 HENRI
DIST. 04
CITY OF OTTAWA

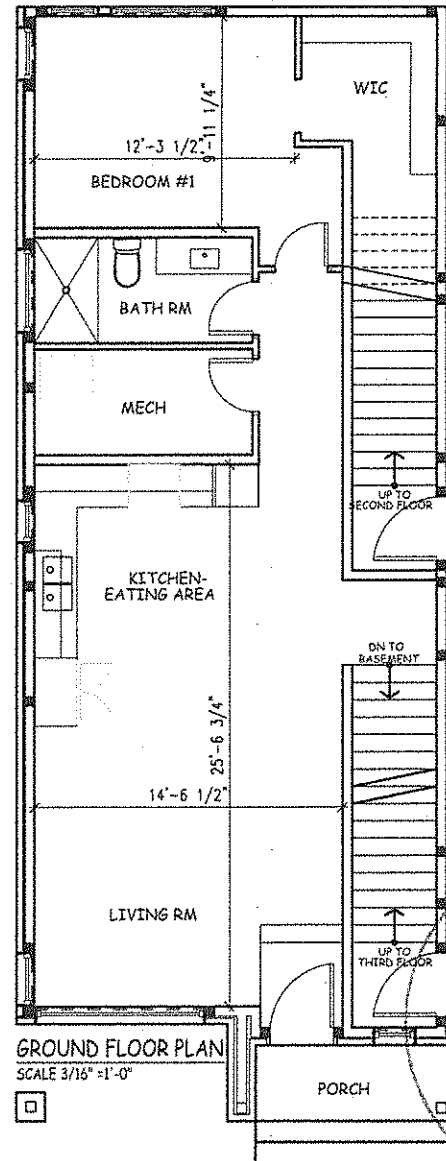
JOB TITLE:
LEFT SIDE ELEVATION

SHEET TITLE:
LEFT SIDE ELEVATION

SCALE: AS SHOWN
DRAWN: E.S.
CHECKED: E.S.
DATE: NOV 2017
JOB NO. A3.3



BASEMENT PLAN
 SCALE 3/16" = 1'-0"



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

Committee
 of Adjustment
 NOV 29 2017
 City of Ottawa



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GENERAL NOTES:
 1. THE ARCHITECT'S CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING AND PROPOSED WORK PRIOR TO COMMENCEMENT OF WORK.
 2. THE ARCHITECT'S CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING AND PROPOSED WORK PRIOR TO COMMENCEMENT OF WORK.
 3. THE ARCHITECT'S CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING AND PROPOSED WORK PRIOR TO COMMENCEMENT OF WORK.
 4. THE ARCHITECT'S CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING AND PROPOSED WORK PRIOR TO COMMENCEMENT OF WORK.

NO.	REVISIONS

JOB TITLE:
 PROPOSED TRIPLEX
 345 WINDING
 PART 3-4
 CITY OF OTTAWA

SHEET NO.:
 BASEMENT PLAN
 GROUND FLOOR PLAN

SCALE: AS SHOWN
 DRAWN: G.B.
 CHECKED:
 DATE: NOV 27, 2017
 PROJECT:

