

ADDRESS: 1260 DORCHESTER AVE CITY OF OTTAWA

ZONING:	MIN. LOT WIDTH (M)	MIN. LOT AREA (M)	MAX BUILDING HEIGHT (M)	MIN FRONT YARD (M)	MIN REAR YARD (M)	SIDE YARD (M)
R-1N	15	450	11	6	12.34	TOTAL 3 MIN 1.2 ONE SIDE
PROPOSED	12.19	501.6	10.91	6	15.64	2.44 & 3.96

GENERAL NOTES:

- THE ORIGINAL GOVERNMENT SURVEY MAP AND RECORD DRAWINGS SHALL BE REFERRED TO FOR ALL DIMENSIONS TO THE CORNER/LOT.
- ALL WORK AND MATERIALS TO BE USED SHALL BE AS SPECIFIED IN THE PERMITS, REGULATIONS, AND BYLAWS.
- FOOTING DIMENSIONS FOR FOUNDATION SHALL BE AS SPECIFIED IN THE PERMITS, REGULATIONS, AND BYLAWS. ALL FOUNDATION SHALL BE CONCRETE.
- DO NOT SCALE DRAWINGS.

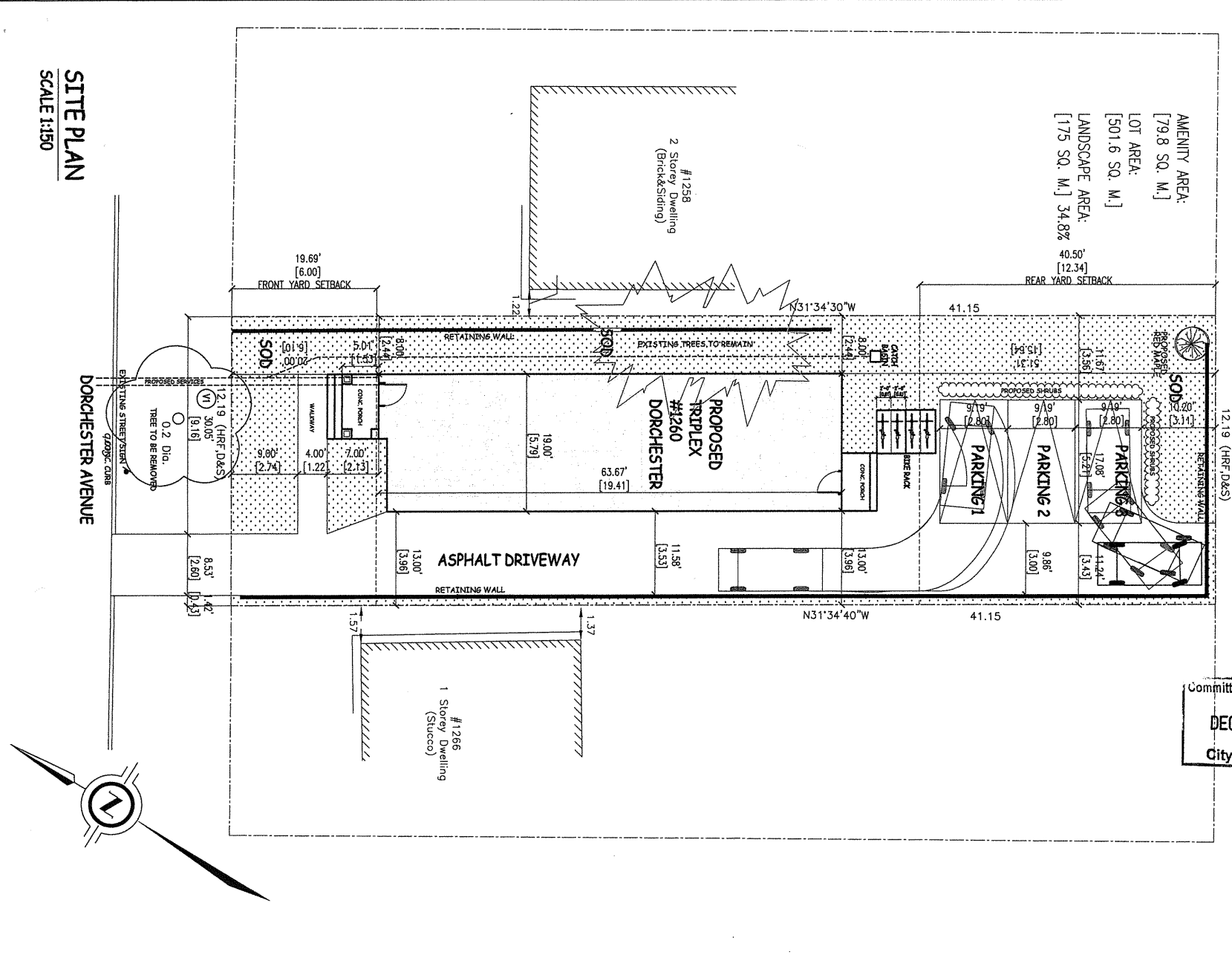
No.	Description & DATE
1	Revisions

JOB TITLE:
PROPOSED THREE STOREY TRIPLEX 1260 DORCHESTER AVE CITY OF OTTAWA

SHEET TITLE:
SITE/LANDSCAPE PLAN

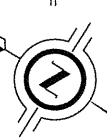
SCALE: AS SHOWN	DWG No.
DRAWN: D.S.	61.1
CHECKED:	
DATE: OCT 2019	
PRINT DATE:	

Committee of Adjustment
 DEC 17 2019
 City of Ottawa



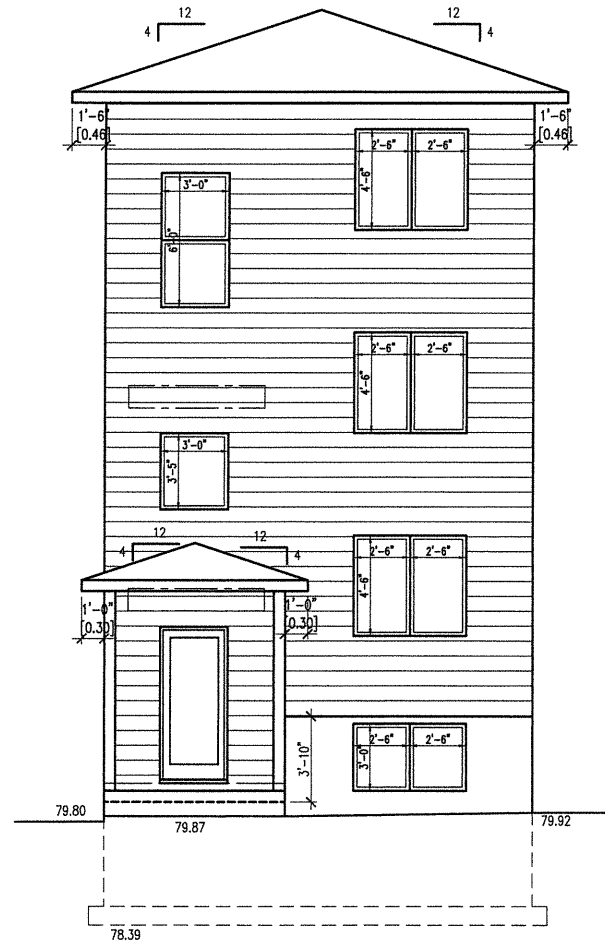
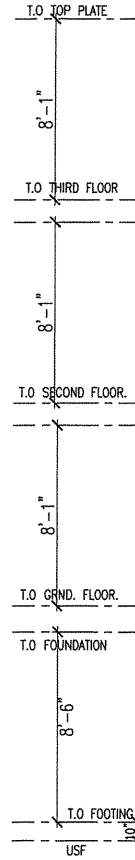
SITE PLAN
 SCALE 1:150

DORCHESTER AVENUE





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



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

MD

MIROCA DESIGN
INCORPORATED SINCE 1988

30 DOWDCOURSE BAY TEL: 613-974-2658
UNIT 47 FAX: 613-974-2088
OTTAWA, ONTARIO CONTACT@MIROCADESIGN.COM
K2E 7V7 WWW.MIROCADESIGN.COM

QUYEN HOME DESIGN
PROJECT MANAGEMENT

CELEBRATING
30
YEARS
DESIGN + BUILD

GENERAL NOTES:

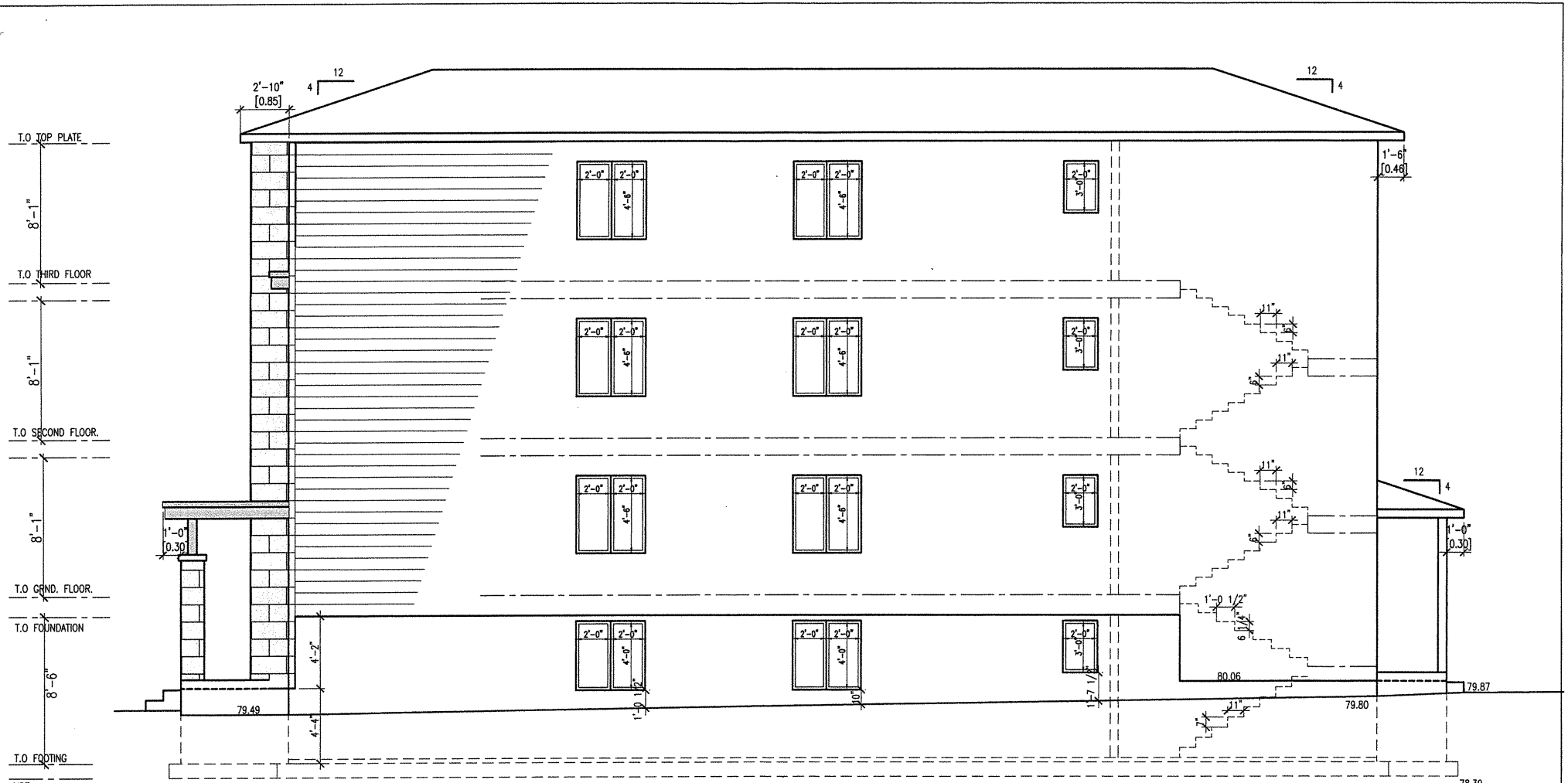
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL LOCAL REGULATIONS AND BYLAWS.
3. FOOTING IS REQUIRED FOR 8000 P.S.F. AREA AND BEARING. REINFORCED STEEL, BRICKLAYER MATERIAL AND CONCREMENT TO BE FURNISHED AND APPLIED BY SOLE CONTRACTOR PRIOR TO POURING CONCREMENT.
4. DO NOT SCALE THE DRAWINGS.

NO.	REVISIONS DESCRIPTION & DATE
1	

JOB TITLE:
PROPOSED TRIPLEX
1260 DORCHESTER AVE
CITY OF OTTAWA

SHEET TITLE:
FRONT ELEVATION
REAR ELEVATION

SCALE: AS SHOWN
DRAWN: C.S.
CHECKED:
DATE: OCT 2019
PRINT DATE:
DWS NO.:
A1.3



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

MD
MIROCA DESIGN
INCORPORATED SINCE 1986

30 DONOFRUE BATE
UNIT 47
CITYANA, ONTARIO
K3E 7V7

TEL: 613-274-9653
FAX: 613-274-7093
CONTACT@MIROCADSIGN.COM
WWW.MIROCADSIGN.COM

MIROCA HOME DESIGN
PROJECT MANAGEMENT

CELEBRATING
30
YEARS
DESIGN & BUILD

GENERAL NOTES:

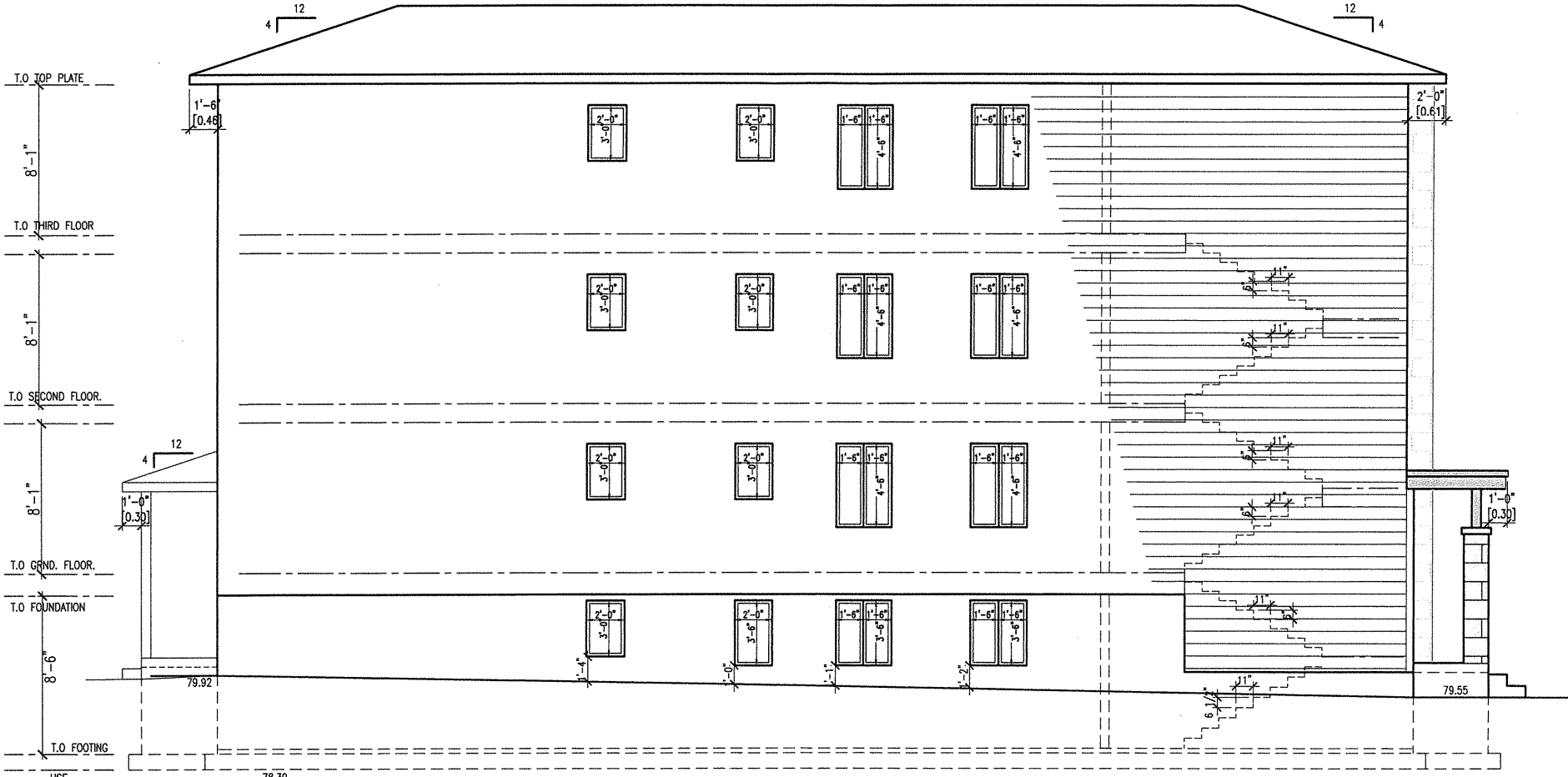
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. ALL WORKMAN SHALL BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. FINISHES DESIGNED FOR SOUD P.U.P. APPLIED TO BRICK, REINFORCED CONCRETE, GRANULAR MATERIAL, AND CONCRETE TO BE FINISHED AND APPROVED BY SOLE CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SOLICIT THE OWNERS.

NO.	REVISIONS DESCRIPTION & DATE
1	

JOB TITLE:
**PROPOSED TRIPLEX
1260 DORCHESTER AVE
CITY OF OTTAWA**

SHEET TITLE:
RIGHT SIDE ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	A2.3
CHECKED:	
DATE: OCT 2019	
PRINT DATE:	



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

MD
MIRCOA DESIGN
INCORPORATED SINCE 1995

30 CONDOURSE BAYE TEL: 613-974-8833
UNIT 47 FAX: 613-974-7085
OTTAWA, ONTARIO CONTACT@MIRCOADDESIGN.COM
K2K 7Y7 WWW.MIRCOADDESIGN.COM

QUINTON HOME DESIGN
PROJECT MANAGEMENT

CELEBRATING
30
YEARS
DESIGN • BUILD

GENERAL NOTES:

1. THE ORIGINAL CONTRACTOR SHALL DESIGN AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CLIENT IMMEDIATELY.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. FLOORING DESIGNED FOR 8000 P.S.F. APPLIED FINISHES, INCLUDING GRANULAR MATERIAL AND CONCRETE TO BE SUPPLIED AND PROVIDED BY CLIENT IMMEDIATELY PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

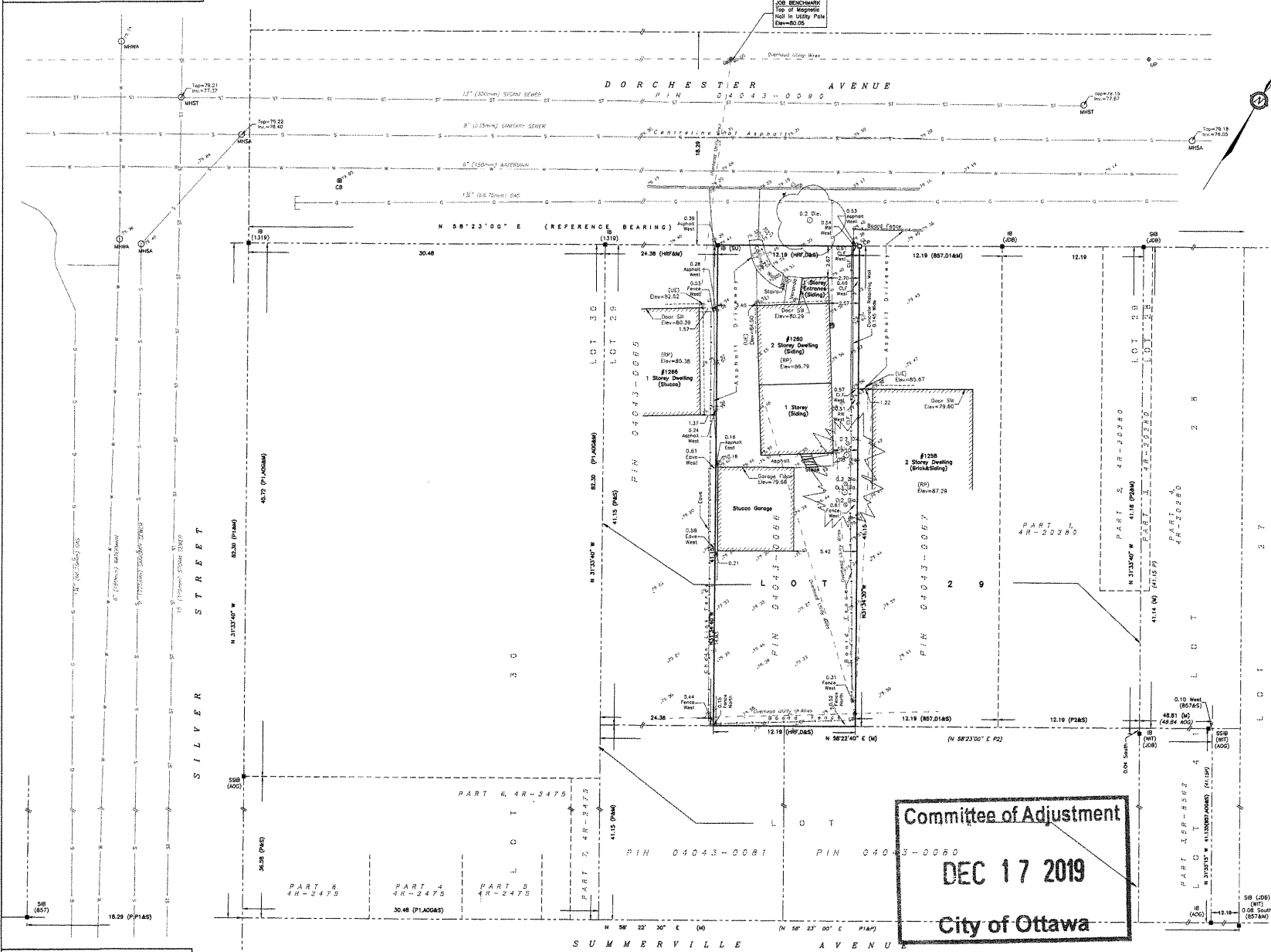
NO.	REVISIONS DESCRIPTION & DATE
1	

JOB TITLE:
PROPOSED TRIPLEX 1260 DORCHESTER AVE CITY OF OTTAWA

SHEET TITLE:
LEFT SIDE ELEVATION

SCALE:	DWG NO.:
AS SHOWN	
DRAWN: G.S.	
CHECKED:	
DATE: OCT 2019	A3.3
PRINT DATE:	

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



SURVEYOR'S REAL PROPERTY REPORT - PART 1
TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 29
REGISTERED PLAN 294
CITY OF OTTAWA

SCALE 1 : 150
0 1 2 3 4 5 10 15 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

- ELEVATION NOTES**
- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CADD28).
 - ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
 - 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.

NOTES

BENCHMARKS ARE ASTROMERIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF CONCRETE DRIVEWAY AS SHOWN ON REGISTERED PLAN 294, HAVING A BEARING OF N 58° 23' 00" E.

- UTILITY NOTES**
- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
 - UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL FIELD LOCATE BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCES:
a) CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
 - BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

- LEGEND**
- - SURVEY MONUMENT SET (RT) - ROOF PEAK ELEVATION
 - - SURVEY MONUMENT FOUND (LST) - UNDERSIDE OF EAVES ELEVATION
 - SB - STANDARD IRON BAR (FP) - FENCE POST
 - SB# - SHORT STANDARD IRON BAR (MH) - MANHOLE
 - IB - IRON BAR (UP) - UTILITY POLE
 - CP - CONCRETE PIN (CT) - CONIFEROUS TREE
 - (P) - REGISTERED PLAN 294 (C) - DECIDUOUS TREE
 - (P1) - PLAN 48-2475 (W) - WATERMAIN
 - (P2) - PLAN 48-2028 (O) - OVERHEAD UTILITY WIRES
 - (G) - INT. 1171818 (G) - GAS MAIN
 - (S) - INT. N445085 (ST) - STORM SEWER
 - (S) - SET (S) - SANITARY SEWER
 - (M) - MARKER
 - (557) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF. 49-224 NP, 76-294 NP)
 - (867) - W. J. WENSTER, O.L.S. (REF. 5-284 NP)
 - (A02) - ANNS, O'SULLIVAN, VOLLERDIX LTD., O.L.S. (REF. JOB 13697-13 & JOB 8648-07)
 - (J08) - J. D. BARNES, O.L.S.
 - (867) - FARLEY & MARTIN LTD., O.L.S. (SURVEY OF 1260 DORCHESTER AVENUE, DATED MAY 28, 1989)
 - (S1) - SOURCE UNKNOWN
 - (WT) - WITNESS
 - DA - DIAMETER
 - PN - PROPERTY DEVELOPER NUMBER

SURVEYOR'S REAL PROPERTY REPORT - PART 2
REPORT SUMMARY

DESCRIPTION OF LAND
PART OF LOT 29, REGISTERED PLAN 294, CITY OF OTTAWA AS IN ALL OF PIN 04043-0086.

REGISTERED EASEMENTS
NONE REGISTERED.

REMARKS
NOTE LOCATION OF FENCES AND OVERHEAD UTILITY WIRES AS SHOWN IN PART 1 OF THE PLAN.

SOUND
COMPLIANCE WITH SOUND, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THE REPORT.

THIS REPORT WAS PREPARED FOR
2707075 ONTARIO INC.
THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPT. 17, 2019.

John H. Giffin
DATE: _____
ONTARIO LAND SURVEYOR

Fairhall Moffatt & Woodland
3111 11th Street
Ottawa, Ontario K1M 1Y1
Surveys and Land Information Services
10-10 Street St. Catharines, Ontario L2R 4G5
Tel. (905) 761-0100 Fax (905) 761-1100

ASSOCIATION OF ONTARIO LAND SURVEYORS
AW MEMBERSHIP NO. 2101840
This plan is not valid unless it is endorsed hereon by the Registrar of Deeds.
REGISTRATION NO. 2019-03-000
JOB NO. C 345326, N 5008749
77 - 224 NP
REFERENCE No. N/A
N/A

Committee of Adjustment
DEC 17 2019
City of Ottawa

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