

SITE PLAN
SCALE: 1:150

ADDRESS: 118 LOTTA PART 1 & 3 CITY OF OTTAWA										
ZONING: R1FF [632]										
REQUIRED ZONING	MIN. LOT WIDTH (M)	MIN. LOT AREA (M)	MAX. BUILDING HEIGHT (M)	MIN. FRONT YARD (M)	MIN. CORNER SIDE (M)	MIN. REAR YARD (M)	SIDE YARD (M)	MAX. LOT COVERAGE		
	19.5	600	8.5	6	4.5	8.11	TOTAL 2.1 MIN 0.9	45%		
PROPOSED	15.24	441.7	8.4	8.1	NA	8.5	TOTAL 2.46 (1.19 & 1.27)	40.3%		

ADDRESS: 118 LOTTA PART 2 & 4 CITY OF OTTAWA										
ZONING: R1FF [632]										
REQUIRED ZONING	MIN. LOT WIDTH (M)	MIN. LOT AREA (M)	MAX. BUILDING HEIGHT (M)	MIN. FRONT YARD (M)	MIN. CORNER SIDE (M)	MIN. REAR YARD (M)	SIDE YARD (M)	MAX. LOT COVERAGE		
	19.5	600	8.5	6	4.5	8.11	TOTAL 2.1 MIN 0.9	45%		
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CELEBRATING 30 YEARS

MD
MIROGA DESIGN
INCORPORATED SINCE 1988

30 CONCURSIVE DATE TEL: 613-274-9432
UNIT 47 OTTAWA, ONTARIO K1E 7Y7
CONTACT: MIROGA@MIROGAD.COM
WWW.MIROGAD.COM

CUSTOM HOME DESIGN
PROJECT MANAGEMENT

GENERAL NOTES:

1. THE DESIGN CONSULTANT SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. FOOTINGS DESIGNED FOR 8000 P.S.F. UNLESS OTHERWISE SPECIFIED. CONSULTANT SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT PRIOR TO POURING CONCRETE.
3. ALL DIMENSIONS SHALL BE IN METERS UNLESS OTHERWISE SPECIFIED.
4. DO NOT SCALE DIMENSIONS.

NO.	REVISIONS DESCRIPTION & DATE
1	

Committee of Adjustment

FEB 11 2020

City of Ottawa

JOB TITLE: PROPOSED TWO STOREY SFD 118 LOTTA CITY OF OTTAWA

SHEET TITLE: SITE PLAN

SCALE: AS SHOWN

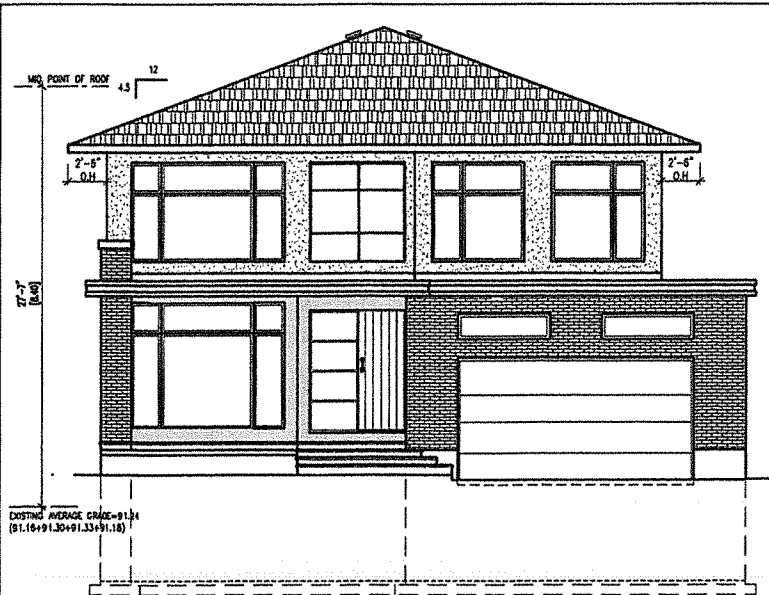
DRAWN: C.S.

CHECKED:

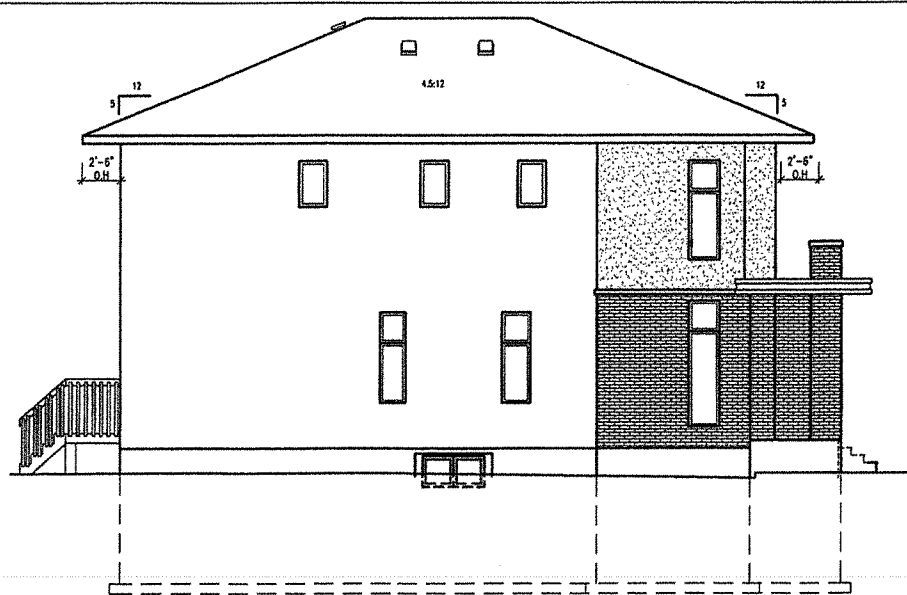
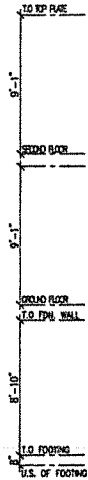
DATE: JAN 2020

PRINT DATE:

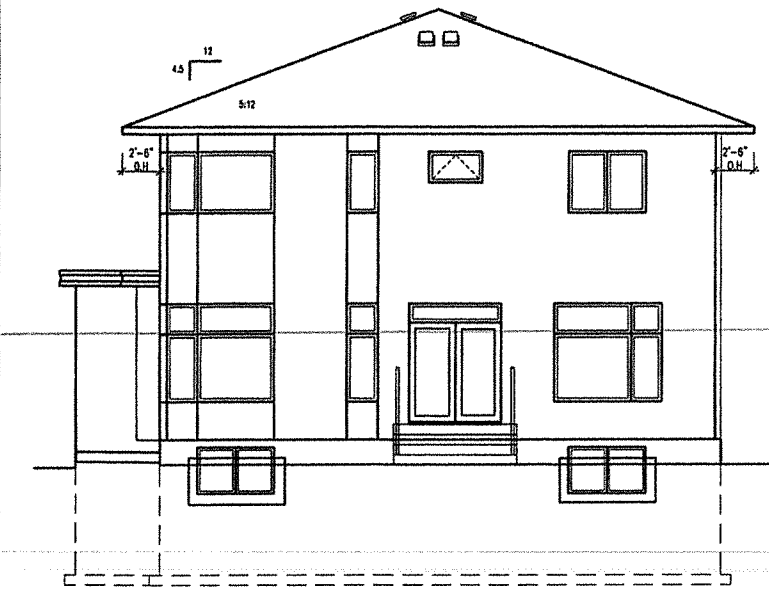
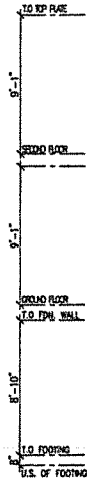
S 1.1



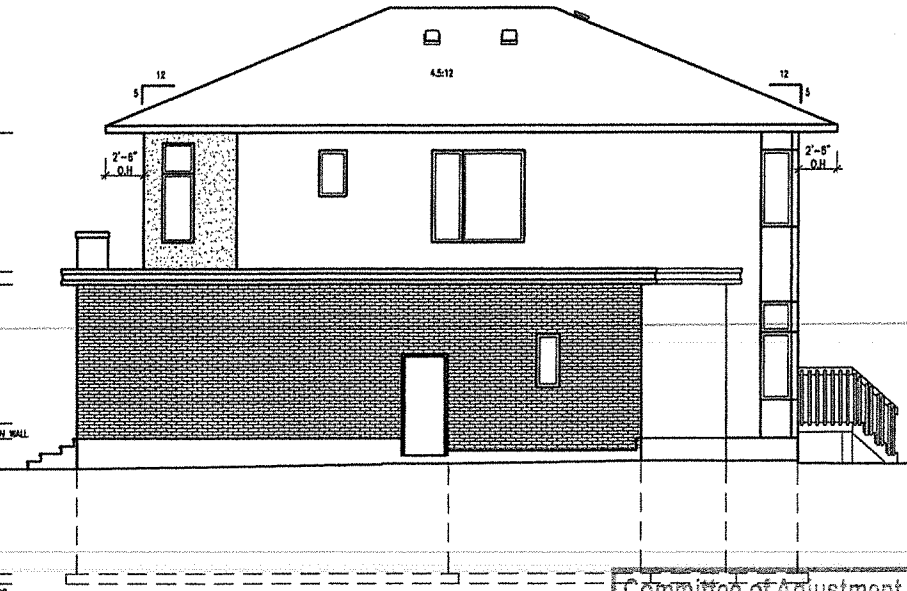
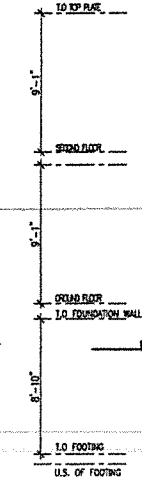
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



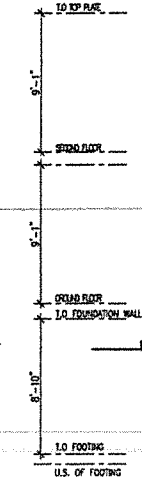
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



CELEBRATING
30
YEARS
DESIGN/BUILD

MD
MIROCA DESIGN
CUSTOM HOME DESIGN
PROJECT MANAGEMENT
30 CONQUEROR GATE
LIMT 47
OTTAWA, ONTARIO
K2C 7V7
TEL: 613-971-6633
FAX: 613-971-6733
CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM

GENERAL NOTES:
1. ALL MATERIALS SPECIFIED SHALL BE USED UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL REGULATIONS AND BY-LAWS.
3. FOUNDATIONS SHOWN FOR INFO ONLY. OWNER TO VERIFY ALL FOUNDATIONS AND EXISTING UTILITIES. ALL FOUNDATIONS SHALL BE IN ACCORDANCE WITH ALL LOCAL REGULATIONS AND BY-LAWS.
4. ALL NOT SCALE THE DRAWING.

NO.	DESCRIPTION & DATE

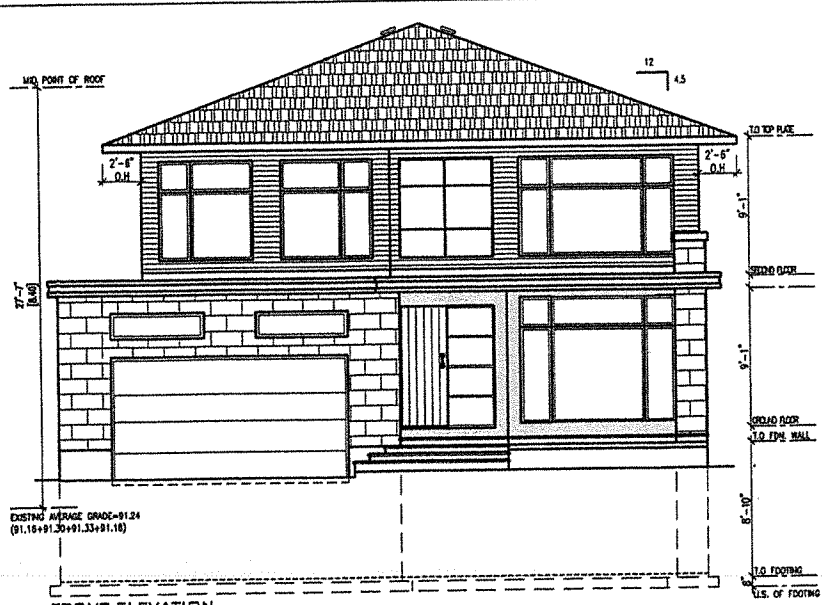
JOB TITLE:
PROPOSED TWO STOREY
870
118 LUTIA
PART 2
CITY OF OTTAWA

SHEET TITLE:
ELEVATIONS

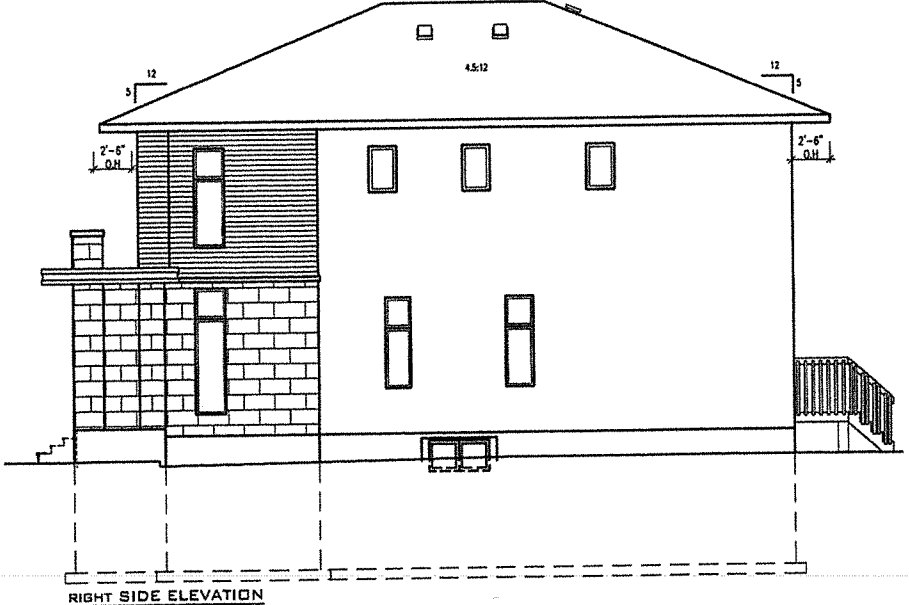
DRAWN: C.S.
CHECKED:
DATE: JAN 2020
PROJ. DATE:

A1.1

Committee of Adjustment
FEB 11 2020
City of Ottawa



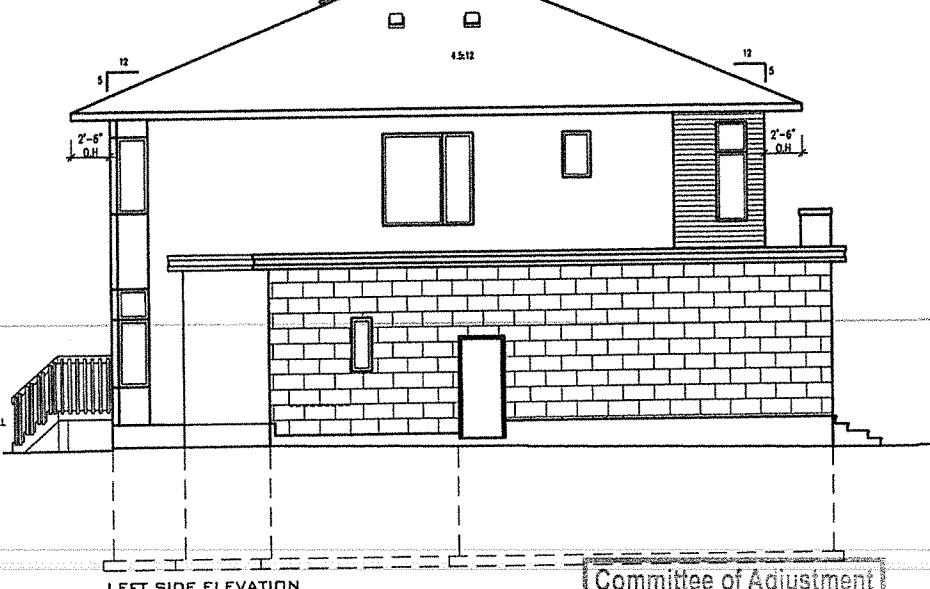
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY AND REPORT ALL DIMENSIONS AND REPORT ALL DIMENSIONS AND CONDITIONS TO THE ARCHITECT.
2. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH ALL CODES, REGULATIONS, AND STANDARDS.
3. FOUNDATION DIMENSIONS FOR EXISTING AND PROPOSED FOUNDATION SHALL BE SHOWN ON SEPARATE FOUNDATION PLAN. FOUNDATION DIMENSIONS SHALL BE SHOWN ON SEPARATE FOUNDATION PLAN. FOUNDATION DIMENSIONS SHALL BE SHOWN ON SEPARATE FOUNDATION PLAN.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS

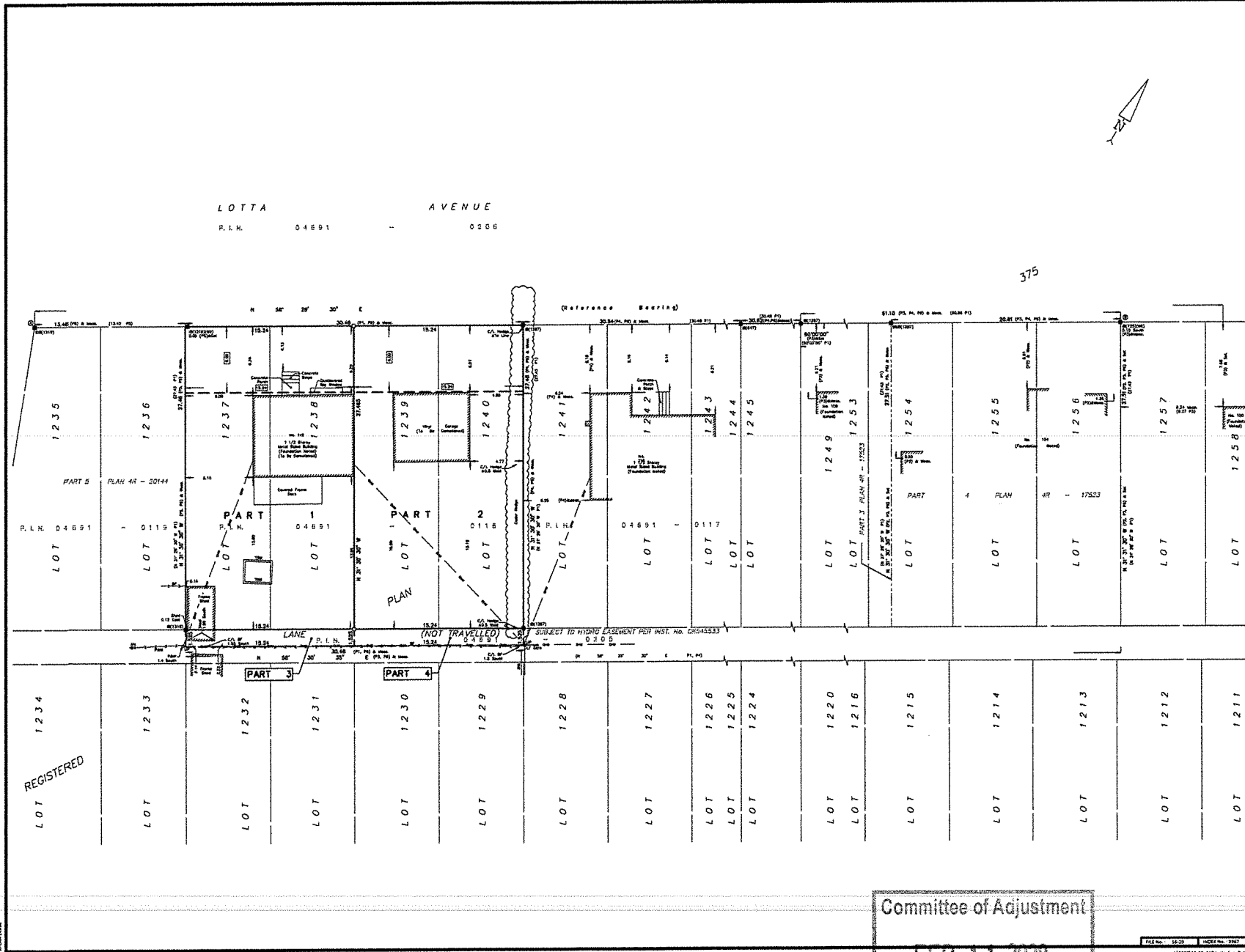
JOB TITLE:
PROPOSED TWO STORY
BFD
118 LUTTA
PART 1
CITY OF OTTAWA

SHEET TITLE:
ELEVATIONS

SCALE: AS SHOWN
DRAWN: E.S.
CHECKED:
DATE: JAN 2020
PRINT DATE:

A1:1

Committee of Adjustment
FEB 11 2020
City of Ottawa



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: _____

PLAN 4R- RECEIVED AND DEPOSITED DATE: _____

APPLICANT: JAMES ELLIS, ONTARIO LAND SURVEYOR

PERSONS TO BE NOTIFIED: REPRESENTATIVE FOR LAND NEIGHBORS FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.

SCHEDULE			
PART	LOT	PLAN	AREA (sq. m.)
1	ALL OF 1237 & 1238		216.5
2	ALL OF 04691 - 0118	375	218.2
3	ALL OF 1239 & 1240		233.3
4	PART OF LANE		23.3
PARTS 3 & 4 ARE SUBJECT TO EASEMENT PER INST. C854533			

PLAN OF SURVEY OF
**LOTS 1237, 1238, 1239 & 1240
 AND PART OF LANE
 REGISTERED PLAN 375
 CITY OF OTTAWA**
 FARLEY, SMITH & DENIS SURVEYING LTD. 2020
 Scale 1:150
 0 1.5 3 4.5 6 7.5 9 10.5 12 15 metres

Metric Note
 Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

Bearing Note
 Bearing values are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 8 (7°30' West Longitude) NAD-83 (Original).

For bearing comparison, a rotation of 0°14'30" clockwise was applied to bearings on P.L. 0, P. 3 & 4.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 8, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
①	502949.36	93403.74
②	502402.22	94745.44
③	502751.25	94166.76
④	502616.93	94048.84

CO-ORDINATES ARE MTM ZONE 8, N.A.D. 1983 (ORIGINAL) TO UTM ZONE 18Q UTM ZONE 18Q IS USED TO ESTABLISH CORNERS ON BOUNDARIES SHOWN ON THIS PLAN.

Surveyor's Certificate

I certify that:

- The survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Regulation and the Land Titles Act and the Regulations made under them.
- The survey was completed on the _____ day of _____ 2020.

Date: _____
 James Leslie
 Ontario Land Surveyor

- Notes & Legend**
- Survey Monument Planted
 - Survey Monument Found
 - Standard Iron Bar
 - Short Standard Iron Bar
 - Iron Bar
 - Witness
 - Measured
 - (P1) Registered Plan 375
 - (P2) Plan by (1287) dated June 9, 2011 (Job No. 32-11)
 - (P3) Plan by (1287) dated May 8, 2002 (Job No. 50-02)
 - (P4) Plan by (1287) dated May 8, 2002 (Job No. 50-02)
 - (P5) Plan by (1287) dated January 15, 2020 (P.L. No. 697-19)
 - Chained Ties
 - Utility Pole
 - A/C Pole
 - Chain Link Fence
 - Board Fence
 - Post and Spike
 - Timber Retaining Wall
 - Inconspicuous Retaining Wall
 - Cathetine

Committee of Adjustment

FARLEY, SMITH & DENIS SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 CHARTERED LAND SURVEYORS
 185 CLOUGHAN ROAD, OTTAWA, ONTARIO K2E 7T5
 TEL: (613) 727-8226 FAX: (613) 727-1816

FEB 11 2020
 City of Ottawa