

PROJECT INFORMATION

ADDRESS: 871 IROQUOIS ROAD, OTTAWA, ON. K2A 3N3

LEGAL DESCRIPTION: PART OF LOT 27 REGISTERED PLAN 301137 PIN: 03982-0051 CITY OF OTTAWA

ZONING: ZONING BYLAW 2008-250 | R10 SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT

DEVELOPMENT STANDARDS

SITE PROVISIONS	BY-LAW REQUIREMENTS	PROVIDED PART 1	PROVIDED PART 2
MIN. LOT WIDTH	15.0m	16.76m	20.93m
LOT DEPTH		22.63m	22.71m
MIN. LOT AREA	450m ²	379.4m ²	473.9m ²
MAX. BUILDING HEIGHT	8m	7.52m	7.70m
MIN. FRONT YARD SETBACK	6m	6.05m	6.05m
MIN. CORNER YARD SETBACK	4.5m	N/A	4.56m
MIN. REAR YARD SETBACK	25%	26.1% (5.91m)	25.2% (5.73m)
MIN. REAR YARD AREA	25%	26.1% (99.1m ²)	23.7% (112.6m ²)
MIN. INTERIOR YARD SETBACK	TOTAL IS 3m WITH ONE YARD, NO LESS THAN 1.2m	1.62m + 1.42m = 3.04m	1.32m + 4.56m = 5.88m
MAX. LOT COVERAGE	N/A	34.60%	31.20%
PERMITTED PROJECTION	2.0m	1.58m	1.79m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	40%	62.1%	100%
MIN. SOFT LANDSCAPING OF THE CORNER YARD AREA	40%	N/A	40%
MAXIMUM DRIVEWAY WIDTH	5.5m DOUBLE	3.15m	4.88m

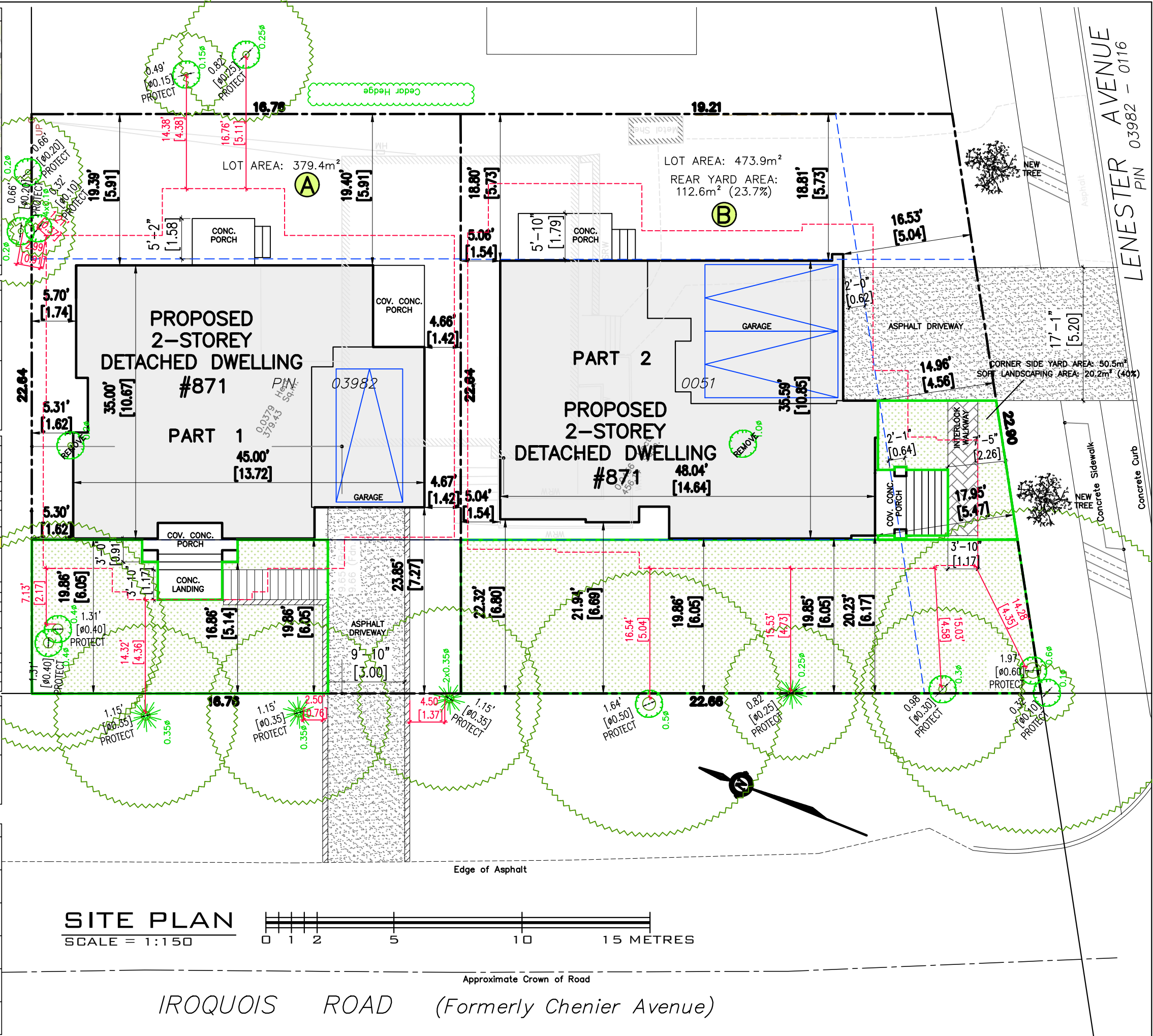
MINOR VARIANCES REQUESTED

PART 1: A) To permit a reduced lot area of 379.4 square metres, whereas the By-law requires a minimum lot area of 450 square metres. [Table 156A]

PART 2: B) To permit a reduced rear yard area of 23% of the lot area (109 square metres), whereas the By-law requires a minimum rear yard area of 25% of the lot area (118.5 square metres). [Table 156A]

LEGEND

PROPOSED BUILDING	[Grey Box]	SOFT LANDSCAPING AREA	[Green Box]
DRIVEWAY	[Stippled Box]	LINE OF REQUIRED SETBACK	[Blue Dashed Line]
WALKWAY	[Hatched Box]	OVERHEAD WIRES	[OHW Line]
SOD	[Green Dotted Box]	EXISTING TO BE DEMOLISHED	[Red Dotted Box]
OTHER INTERLOCKING	[Patterned Box]	EXCAVATION OFFSET	[Red Dashed Line]
PERMEABLE PAVERS	[Brick Pattern Box]	FENCE	[Black Line]



MD
MIRCOA DESIGN
INCORPORATED SINCE 1986

CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONDOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7
TEL: 613-274-2653
FAX: 613-274-7085
CONTACT@MIRCOADDESIGN.COM
WWW.MIRCOADDESIGN.COM

GENERAL NOTES:

- THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
- ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
- FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE PROVIDED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
- DO NOT SCALE THE DRAWINGS.

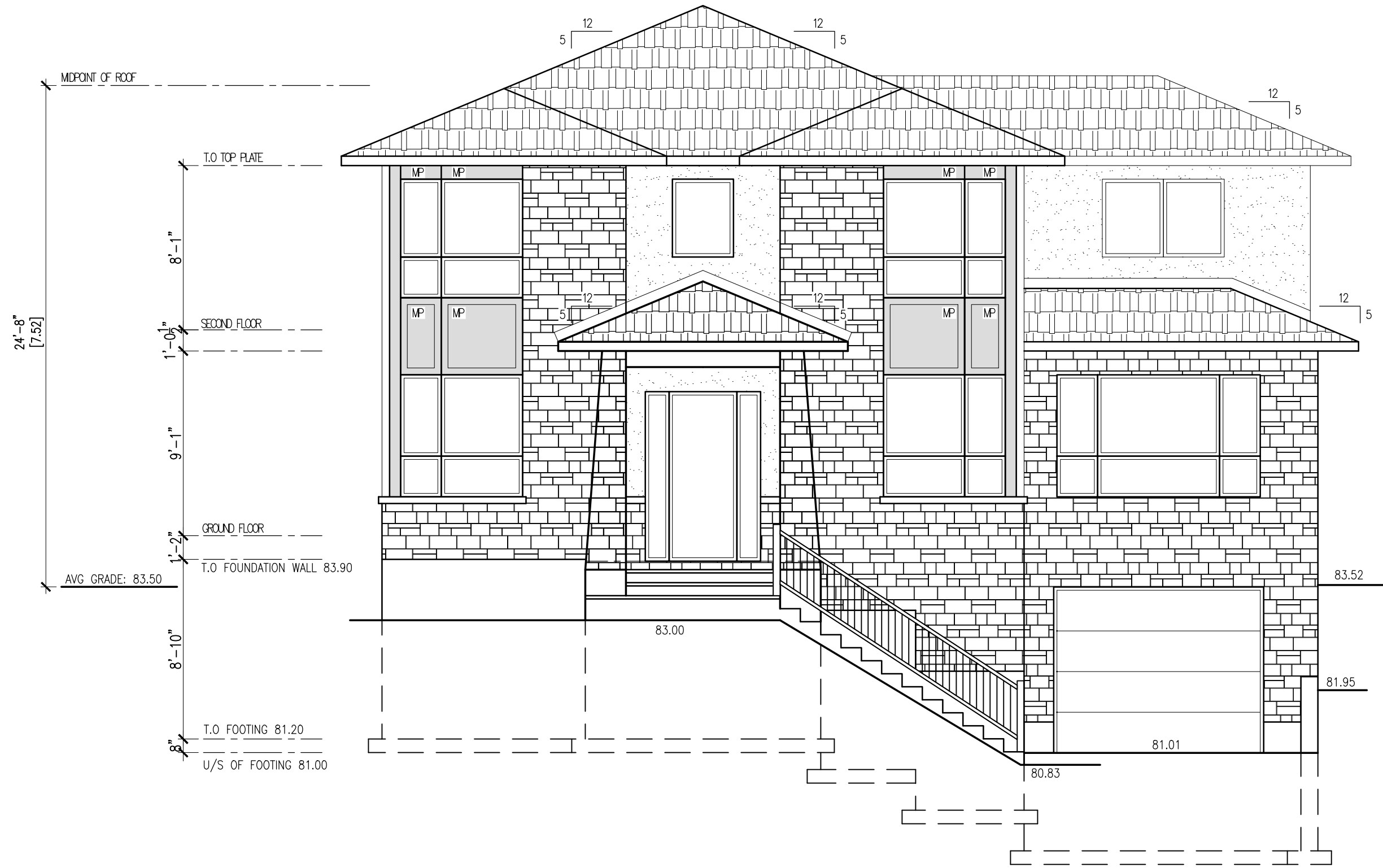
NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
871 IROQUOIS ROAD
PART 1 & 2
OTTAWA, ON.
PROPOSED 2-STORY
SINGLE FAMILY DWELLINGS

SHEET TITLE:
PROPOSED SITE PLAN
KEY PLAN
ZONING INFORMATION
MINOR VARIANCES REQUESTED

SCALE: AS SHOWN DWG NO.
DRAWN: A.G.
CHECKED: A.G.
DATE: DECEMBER 2022
PRINT DATE:

S1.1



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

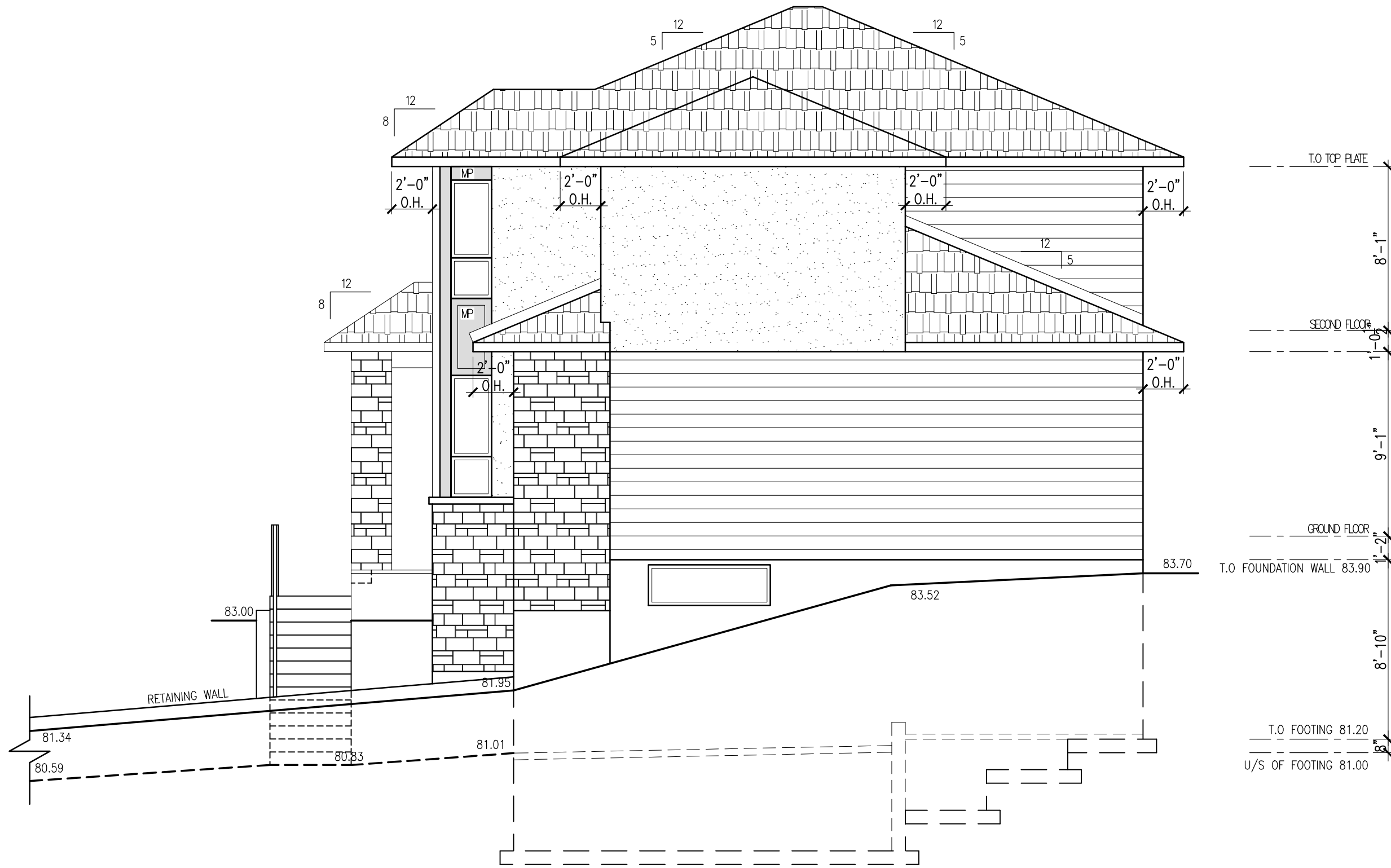
- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 3. FOOTINGS DESIGNED FOR 3000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE

JOB TITLE:
PROPOSED TWO STOREY DWELLING
871 IROQUOIS CITY OF OTTAWA

SHEET TITLE:
FRONT ELEVATION PART 1

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A1.8
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	



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

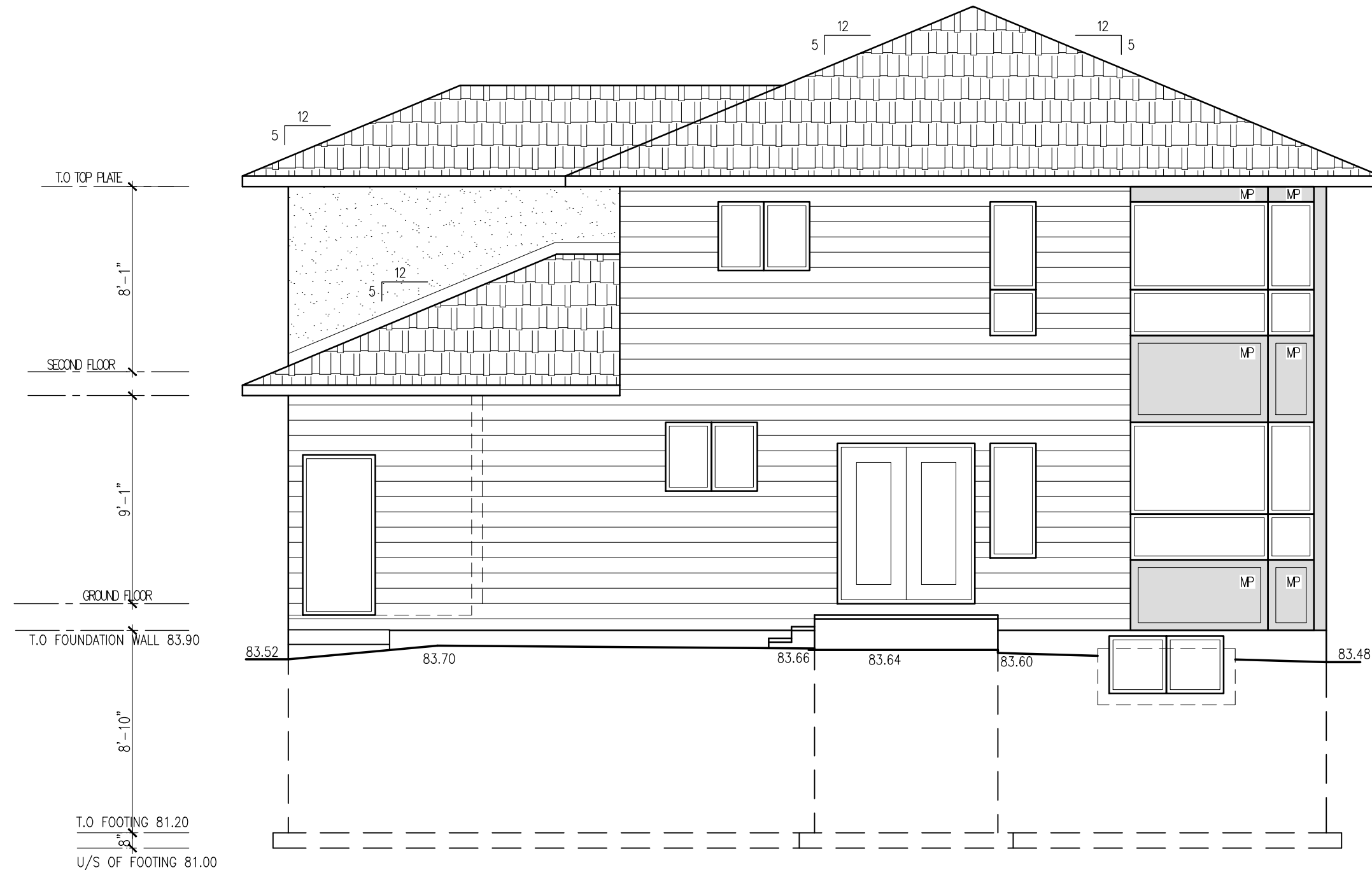
- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 3. FOOTINGS DESIGNED FOR 3000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	REVISIONS

JOB TITLE:
PROPOSED TWO STOREY DWELLING
871 IROQUOIS
CITY OF OTTAWA

SHEET TITLE:
RIGHT SIDE ELEVATION PART 1

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A2.8
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	



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

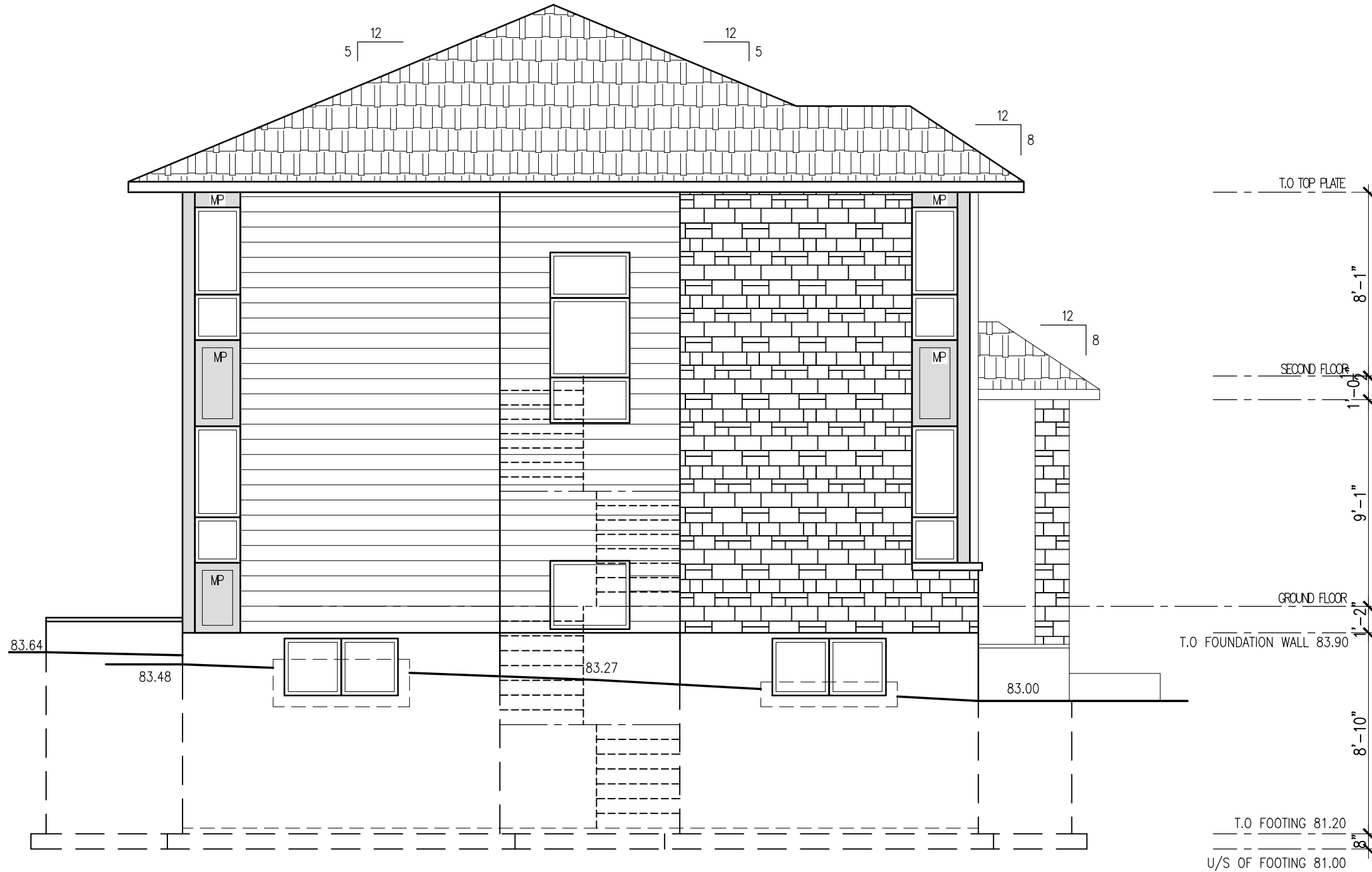
- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 3. FOOTINGS DESIGNED FOR 3000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE

JOB TITLE:
PROPOSED TWO STOREY DWELLING
871 IROQUOIS
CITY OF OTTAWA

SHEET TITLE:
REAR ELEVATION
PART 1

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A3.8
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	



LEFT SIDE ELEVATION - PART 1

SCALE: 3/16" = 1'-0"

- 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 CODES, REGULATIONS, AND BY-LAWS.
 3. FOOTINGS DESIGNED FOR 3000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE

JOB TITLE:
PROPOSED TWO STOREY DWELLING
871 IROQUOIS
CITY OF OTTAWA

SHEET TITLE:
LEFT SIDE ELEVATION PART 1

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A4.8
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	



FRONT ELEVATION - PART 2

SCALE: 3/16" = 1'-0"

GENERAL NOTES:

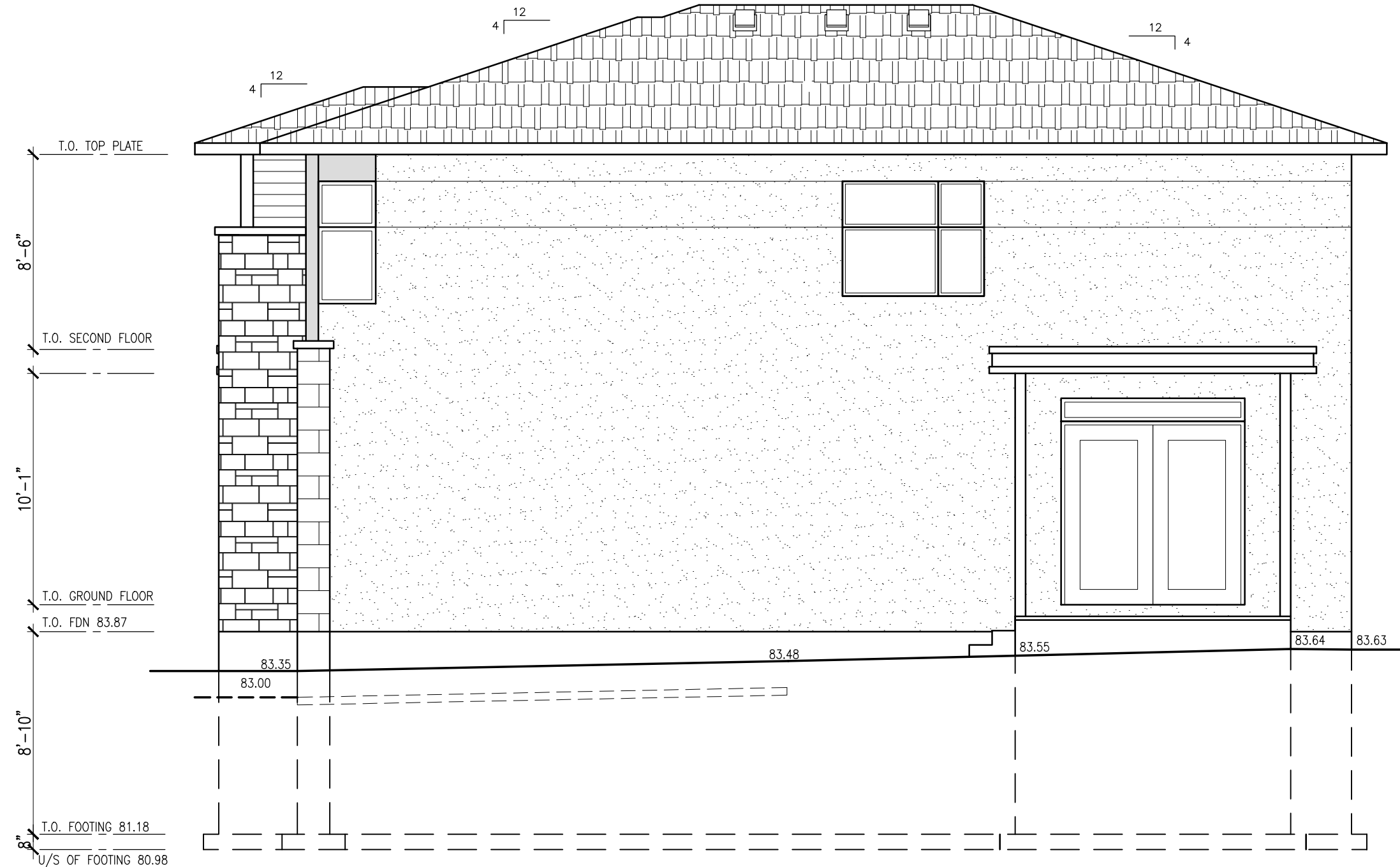
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. FOOTINGS DESIGNED FOR 3000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
PROPOSED TWO STOREY DWELLING
871 IROQUOIS CITY OF OTTAWA

SHEET TITLE:
FRONT ELEVATION PART 2

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A5.8
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	



RIGHT SIDE ELEVATION - PART 2
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

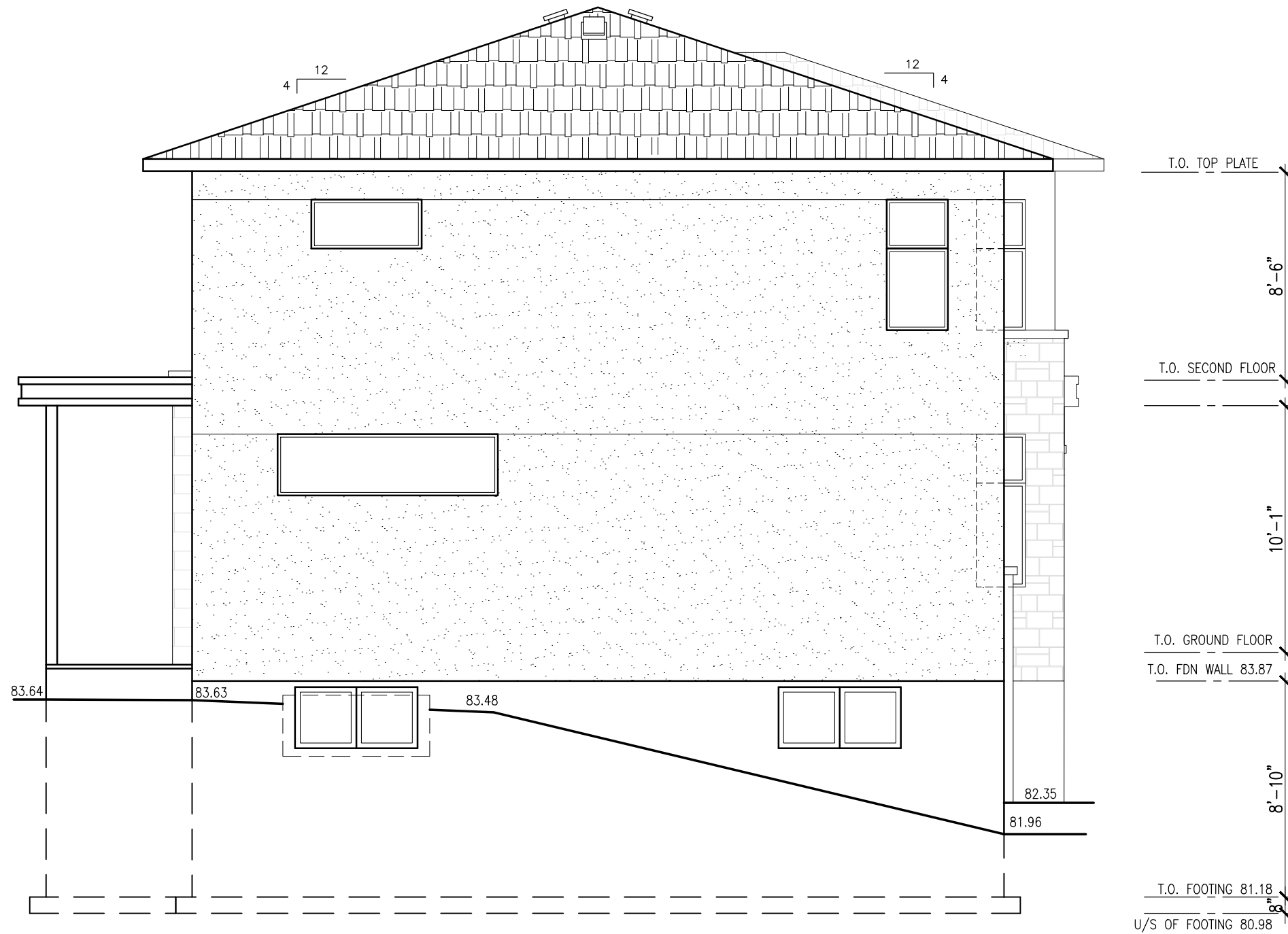
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. FOOTINGS DESIGNED FOR 3000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE

JOB TITLE:
PROPOSED TWO STOREY DWELLING
871 IROQUOIS
CITY OF OTTAWA

SHEET TITLE:
RIGHT SIDE ELEVATION
PART 2

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A6.8
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	



REAR ELEVATION - PART 2
SCALE: 3/16" = 1'-0"

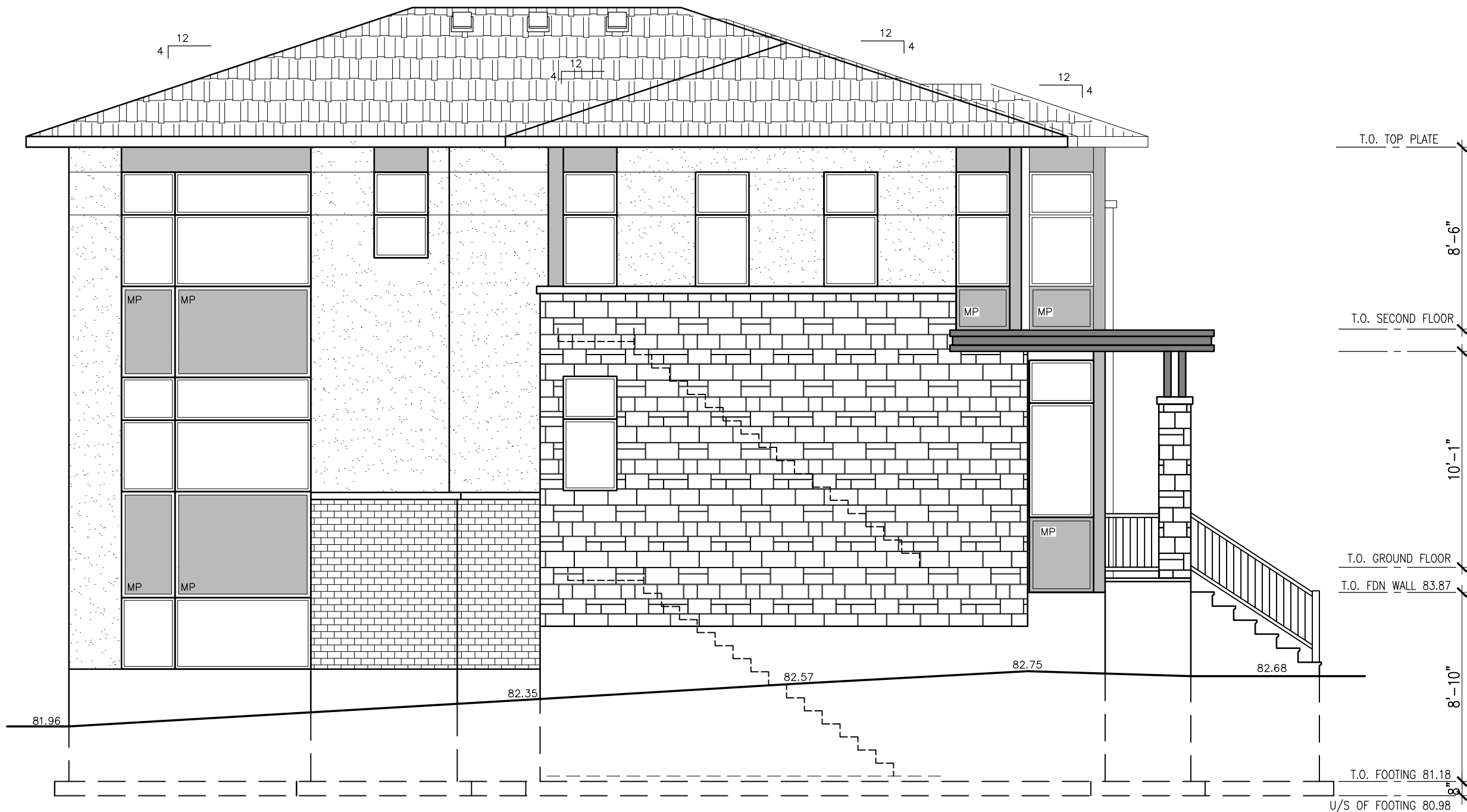
- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	
	REVISIONS

JOB TITLE:
PROPOSED TWO STOREY DWELLING
871 IROQUOIS CITY OF OTTAWA

SHEET TITLE:
REAR ELEVATION PART 2

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A7.8
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	



- 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 CODES, REGULATIONS, AND BY-LAWS.
 3. FOOTINGS DESIGNED FOR 3000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	
	REVISIONS

JOB TITLE:
PROPOSED TWO STOREY DWELLING
871 IROQUOIS
CITY OF OTTAWA

SHEET TITLE:
LEFT SIDE ELEVATION
PART 2

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A8.8
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	

LEFT SIDE ELEVATION - PART 2
SCALE: 3/16" = 1'-0"