

MD

MIROCA DESIGN
 ARCHITECTURE
 CUSTOM HOME DESIGN
 PROJECT MANAGEMENT

30 DUNDAS ST. E.
 DOWNSVIEW, ONTARIO
 M3J 1K6
 TEL: 905-882-2833
 FAX: 905-882-4225
 WWW.MIROCADESIGN.COM

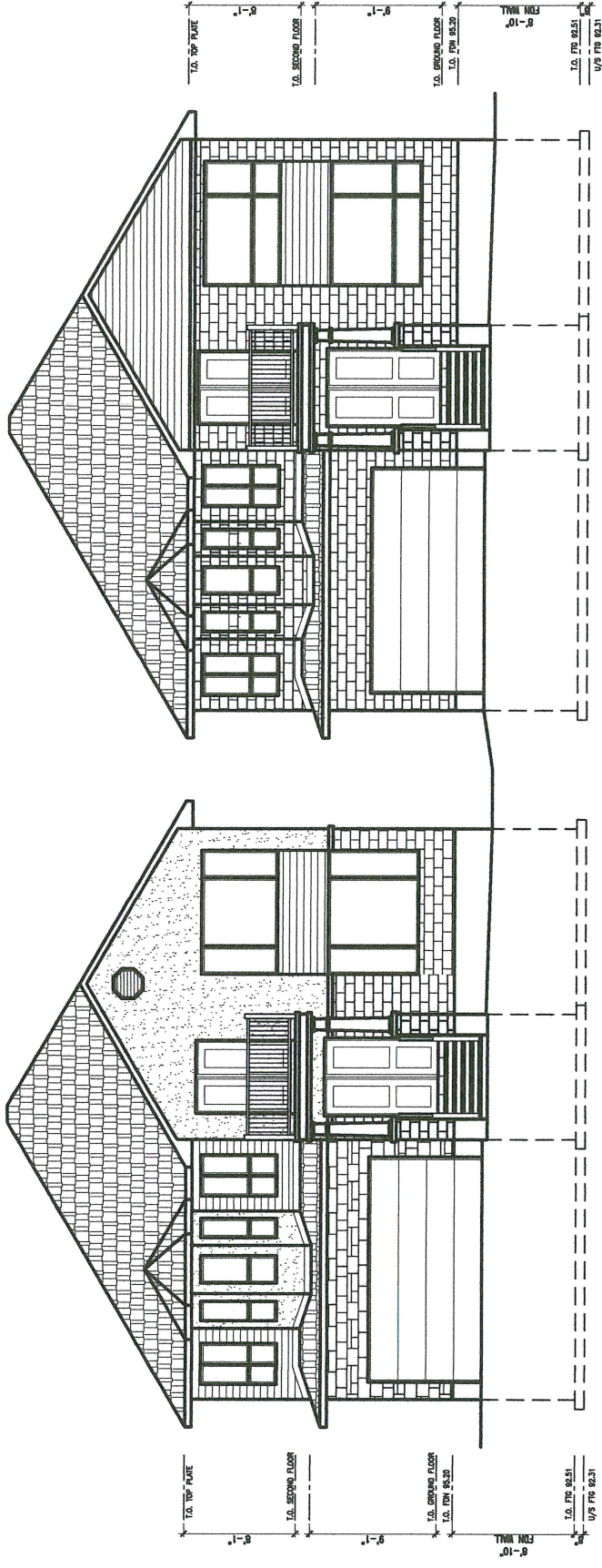
GENERAL NOTES:
 1. THE ARCHITECT HAS VISITED THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
 PROPOSED 1.5 STOREY
 56 STARWOOD PARTS 1 & 2
 STREETScape

SHEET TITLE:
 56 STARWOOD PARTS 1 & 2
 STREETScape

SCALE: AS SHOWN
DRAWN: A.G.
CHECKED:
DATE: 10/20/2024
BY: A.G.



56 STARWOOD PARTS 1 & 2 - STREETScape
 SCALE: 1/8" = 1'-0"

MD

MIROCCA DESIGN
ARCHITECTURE
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

37 DUNDAS STREET EAST
SUITE 100
DURHAM, ONTARIO
L3R 9V7
TEL: 905-771-9888
FAX: 905-771-9888
WWW.MIROCCADDESIGN.COM

WWW.MIROCCADDESIGN.COM

GENERAL NOTES:

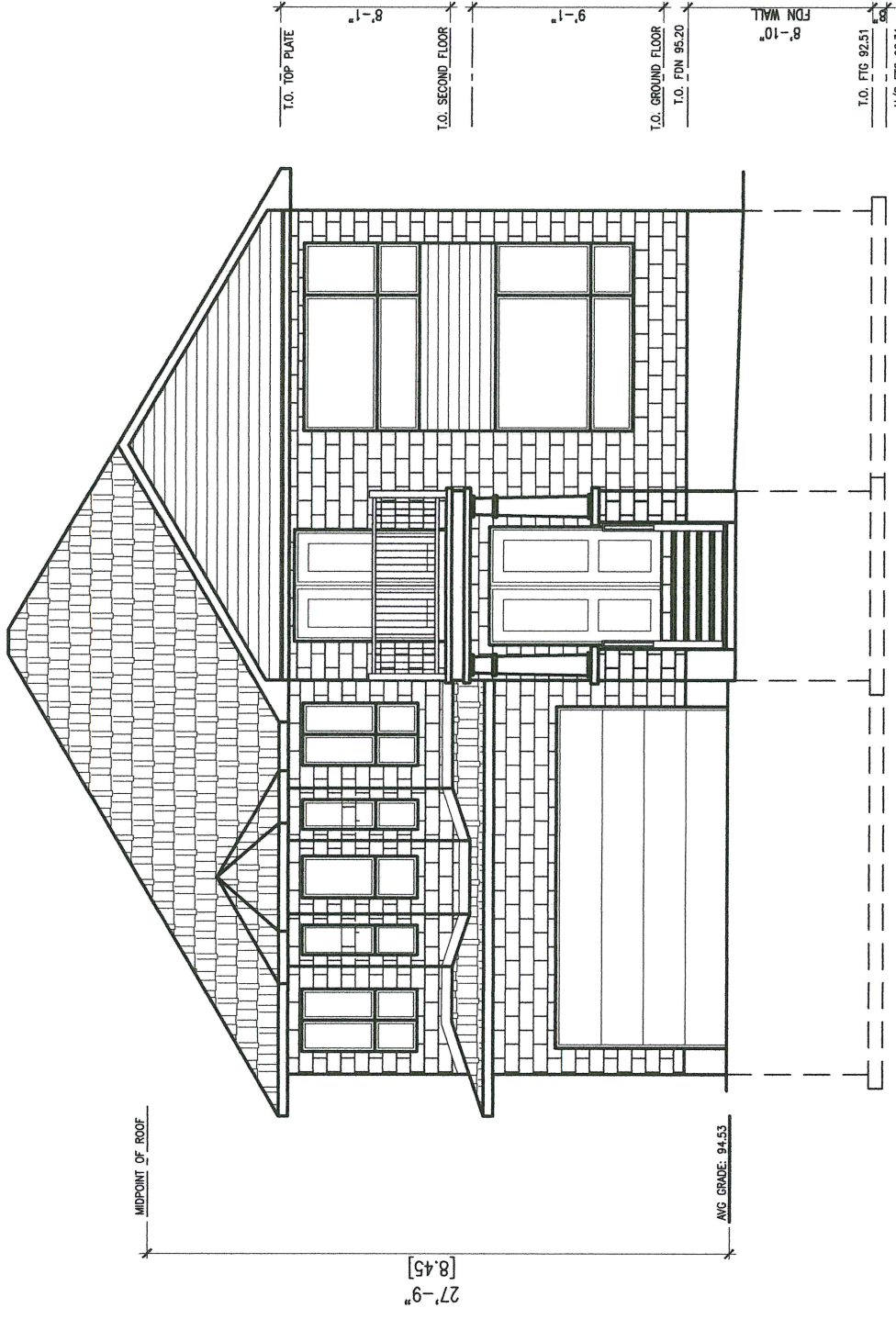
1. THIS DRAWING IS A CONTRACT DOCUMENT AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE CONTRACTUAL DOCUMENTS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND ALL APPLICABLE REGULATIONS, AND BY-LAWS.
3. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT, AND ALL APPLICABLE REGULATIONS, AND BY-LAWS.
4. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT, AND ALL APPLICABLE REGULATIONS, AND BY-LAWS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
 PROJECT: TWO STOREY
 DUNDAS STREET EAST
 CITY OF DURHAM

SHEET TITLE:
 FRONT ELEVATION
 PART 1

SCALE: AS SHOWN
 DRAWN: A.G.
 CHECKED:
 DATE: CUSTOMER 2022
 SHEET NO.: A1.8



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

MD

MIROCA DESIGN
INCORPORATED SINCE 1978
ARCHITECTURAL DESIGN
PROJECT MANAGEMENT

30 DUNDAS ST. E. SUITE 107
OTTAWA, ONTARIO
K1E 7Y7

TEL: 913-974-4552
FAX: 913-974-1025
DRAWING@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM

GENERAL NOTES:

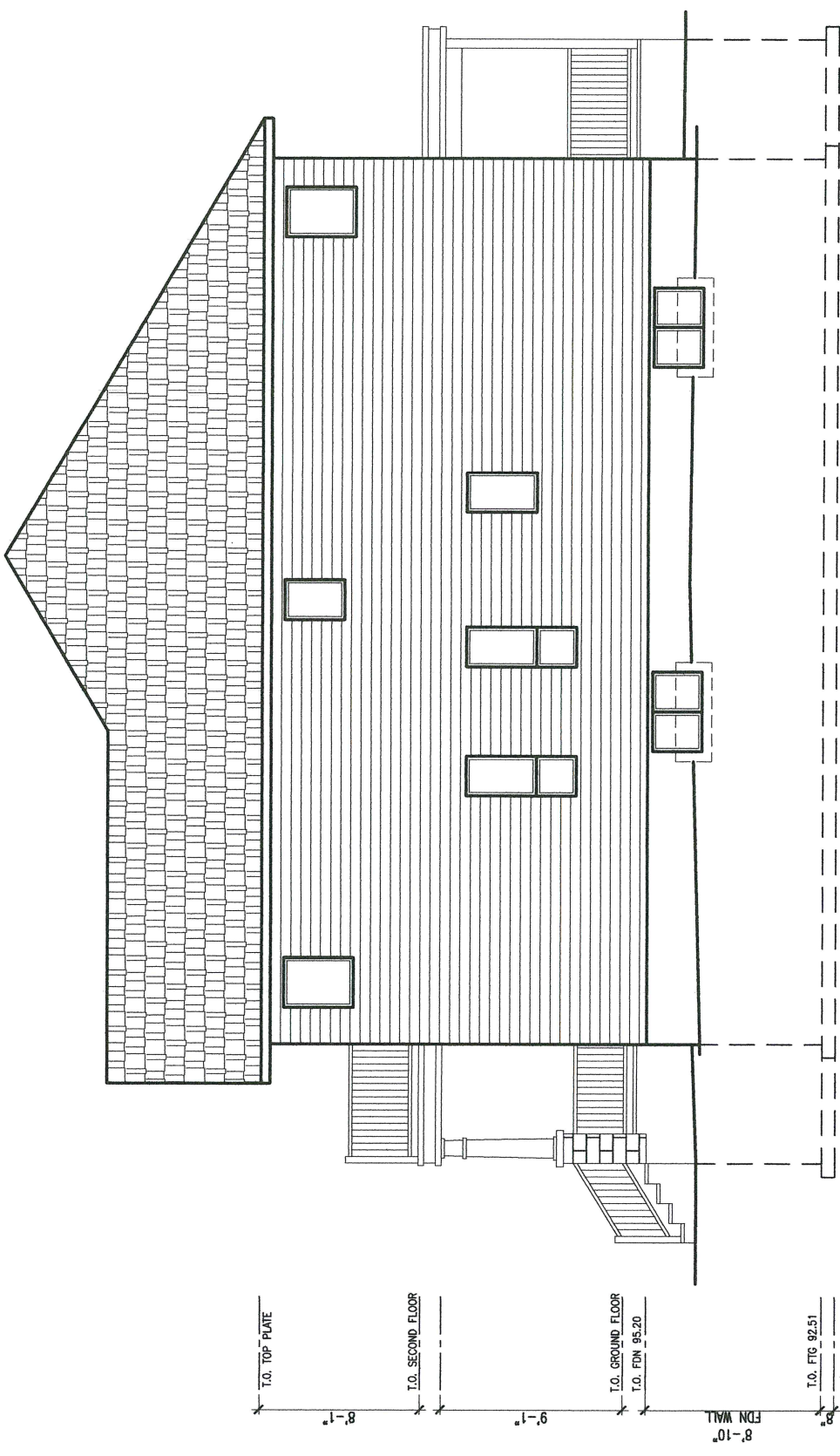
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND ALL APPLICABLE REGULATIONS, AND DRAWINGS.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND ALL APPLICABLE REGULATIONS, AND DRAWINGS.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND ALL APPLICABLE REGULATIONS, AND DRAWINGS.
- 4. SEE FOR DETAILS IN DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

PROJECT TITLE:
PROPOSED TWO STOREY
APARTMENT
OFF OF OTTAWA

SHEET TITLE:
RIGHT SIDE ELEVATION
PART 1

SCALE: AS SHOWN
DRAWN: A.G.
CHECKED:
DATE: NOVEMBER 2022
SHEET NO.: **A2.8**

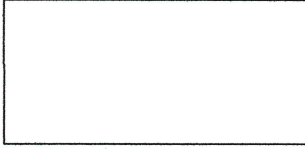
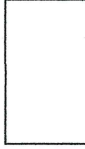


RIGHT SIDE ELEVATION - PART 1
SCALE: 3/16" = 1'-0"

MD

MIROCCA DESIGN
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

187 DUNDAS STREET EAST
SUITE 101
OTTAWA, ONTARIO
K1G 1Y9
TEL: (613) 747-8888
FAX: (613) 747-7088
WWW.MIROCCADesign.COM



GENERAL NOTES:
1. ALL GENERAL CONTRACTORS SHALL
OBTAIN ALL NECESSARY PERMITS AND
CONSIDERATIONS TO THE COMMUNITY.
2. ALL WORK SHALL BE DONE IN
ACCORDANCE WITH ALL LOCAL
REGULATIONS AND BY-LAWS.
3. ALL WORK SHALL BE DONE IN
ACCORDANCE WITH ALL LOCAL
REGULATIONS AND BY-LAWS.
4. ALL WORK SHALL BE DONE IN
ACCORDANCE WITH ALL LOCAL
REGULATIONS AND BY-LAWS.

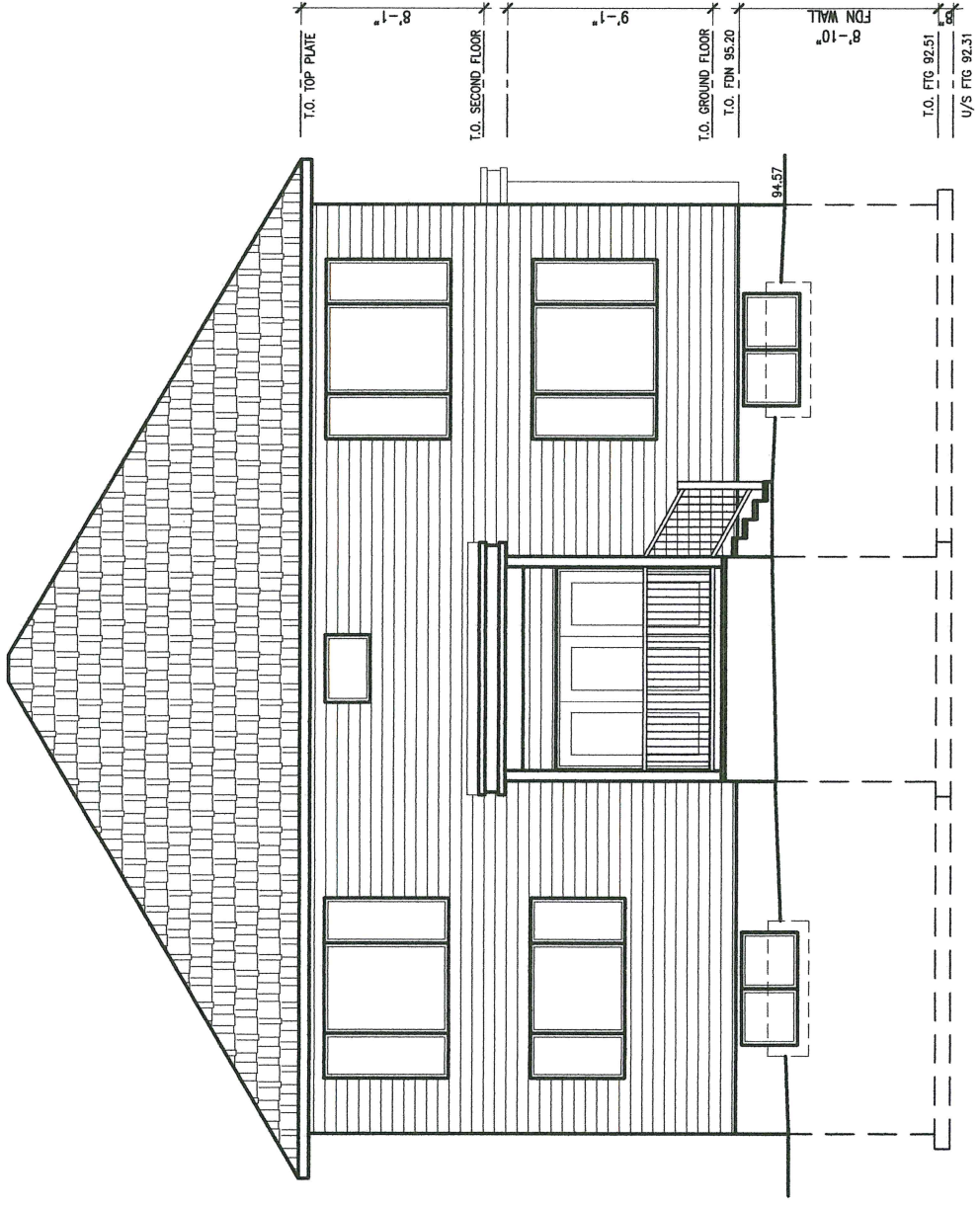
NO.	DESCRIPTION & DATE
1	
Revisions	

JOB TITLE

PROPOSED SECOND STOREY
REAR ELEVATION
OF 127 DUNDAS

SHEET TITLE
REAR ELEVATION
PART 1

SCALE: AS SHOWN
DRAWN: A.D.
CHECKED:
DATE: 09/04/2012
JOB NO.:
A3.8



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

MD

MIRROCA DESIGN
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

105 SCHOMBERG BLVD
SUITE 101
OTAWA, ONTARIO
K1H 8L7
TEL: 613-271-2222
FAX: 613-271-2225
WWW.MIRROCADESIGN.COM

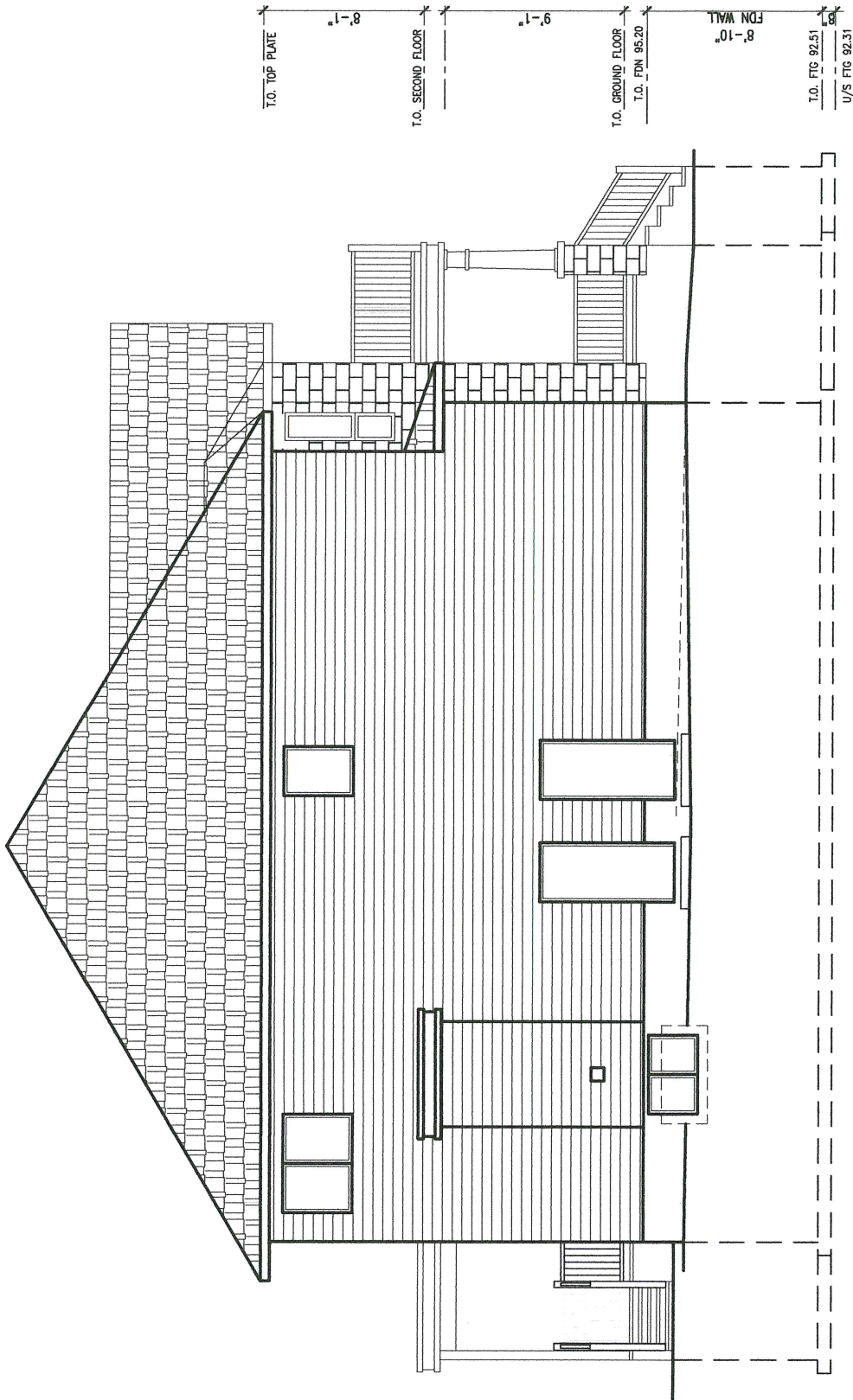
GENERAL NOTES:
1. ALL GENERAL CONTRACTORS SHALL
BE RESPONSIBLE FOR OBTAINING ALL
NECESSARY PERMITS AND APPROVALS
PRIOR TO THE COMMENCEMENT OF
CONSTRUCTION.
2. ALL MATERIALS SHALL BE OF THE
HIGHEST QUALITY AND SHALL BE
SUBJECT TO INSPECTION AND
APPROVAL BY THE LOCAL AUTHORITY.
3. ALL WORK SHALL BE COMPLETED
WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE DONE IN
ACCORDANCE WITH THE LOCAL
BUILDING CODES AND REGULATIONS.
5. ALL WORK SHALL BE DONE IN
ACCORDANCE WITH THE LOCAL
ZONING BY-LAW.

NO.	DESCRIPTION & DATE	REVISIONS
1		

FOR TITLE:
PROJECT: 105 SCHOMBERG BLVD
SUITE 101
OTAWA, ONTARIO
K1H 8L7

SHEET TITLE:
LEFT SIDE ELEVATION
PART 1

SCALE: AS SHOWN
DATE: _____
DRAWN: A.G.
CHECKED: _____
DATE: _____
JOB NO.: _____
SHEET NO.: A4.8



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

MD

MIRDOCA DESIGN
ARCHITECTURE
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 DUNDAS STREET EAST
OTTAWA, ONTARIO
K1G 1Y7
TEL: 613-745-2833
FAX: 613-745-2835
WWW.MIRDOCADESIGN.COM

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS TO THE COMMUNITY.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL BUILDING CODE (NBC) REGULATIONS AND BY-LAW.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL BUILDING CODE (NBC) REGULATIONS AND BY-LAW.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL BUILDING CODE (NBC) REGULATIONS AND BY-LAW.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL BUILDING CODE (NBC) REGULATIONS AND BY-LAW.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL BUILDING CODE (NBC) REGULATIONS AND BY-LAW.

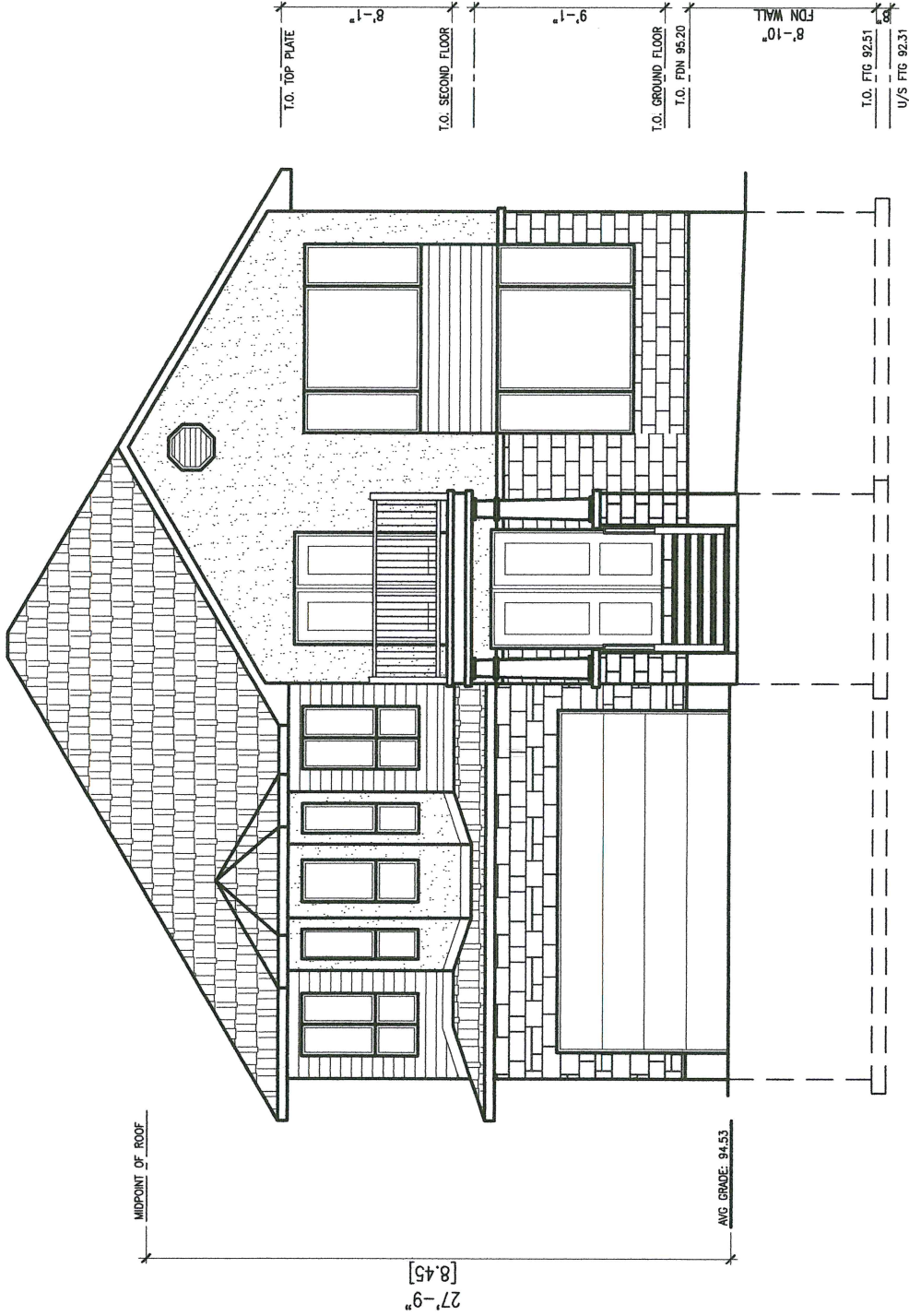
4. 1/2" = 1'-0" SCALE DRAWING

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
PROPOSED TWO STOREY
DETACHED HOUSE
11111 11111

SHEET TITLE:
FRONT ELEVATION
PART 2

SCALE: AS SHOWN
DRAWN: A.G.
CHECKED: A.G.
DATE: 01/11/2017
A5.8



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

MD

MIROCA DESIGN
REGISTERED ARCHITECTS SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 COMMERCE BLVD
SUITE 100
OTTAWA, ONTARIO
K2E 7Y7
TEL: 613-734-2553
FAX: 613-734-7889
CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM

GENERAL NOTE:

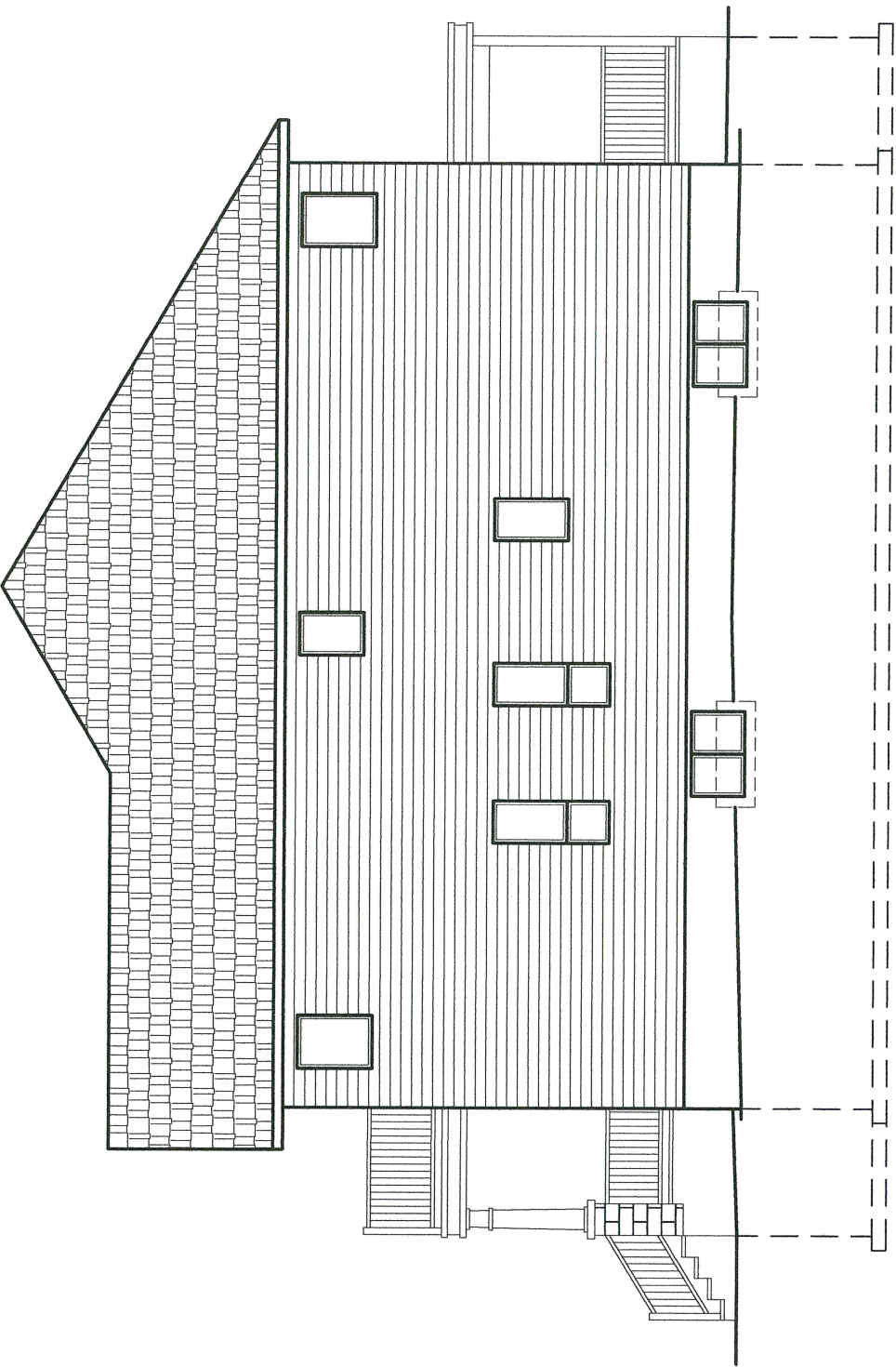
1. THIS DRAWING IS THE PROPERTY OF MIROCA DESIGN AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DRAWING.
2. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND BY-LAW.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
PROPOSED TWO STOREY
RENOVATION
55 WATKINS RD
CITY OF OTTAWA

SHEET TITLE:
RIGHT SIDE ELEVATION
DATE: 2

SCALE: AS SHOWN
DRAWN: A.D.
CHECKED:
DATE: NOVEMBER 2023
SHEET NO.:
A6.8
PAGE DATE:



T.O. TOP PLATE
8'-1"

T.O. SECOND FLOOR
9'-1"

T.O. GROUND FLOOR
T.O. FDN 95.20

8'-10"
FDN WALL

T.O. FTG 92.51
U/S FTG 92.31

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



MIRCOA DESIGN
 CUSTOM HOME DESIGN
 PROJECT MANAGEMENT

10 CHANDLER GATE
 UNIT # 1
 OTTAWA, ONTARIO
 K1H 1R6
 TEL: 416-754-4543
 FAX: 416-754-7885
 EMAIL: info@miraodesign.com
 WWW.MIRAODESIGN.COM

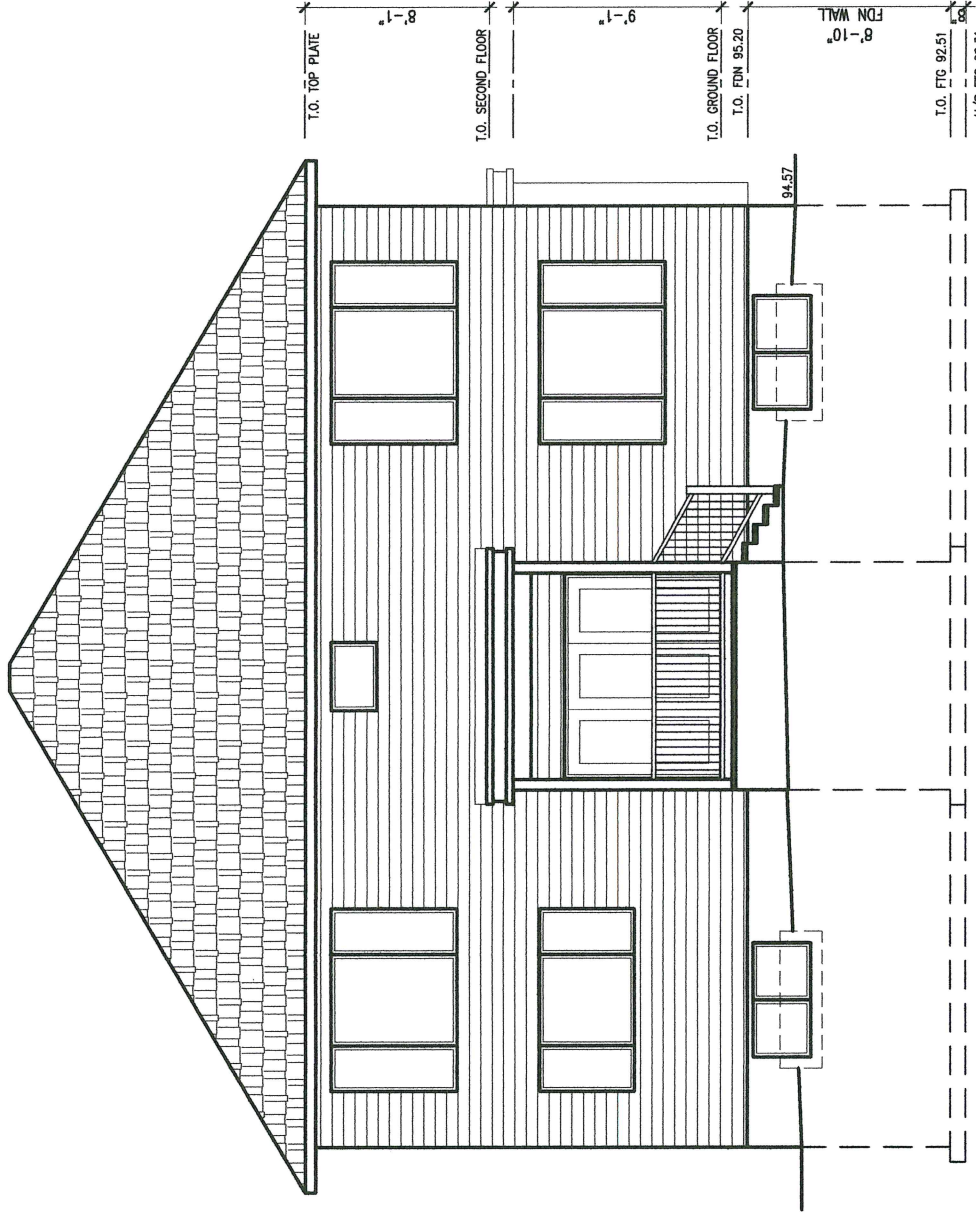
GENERAL NOTES:
 1. THE DESIGN CONTRACTOR SHALL
 BE RESPONSIBLE FOR ALL
 DESIGN AND CONSTRUCTION
 DETAILS TO BE SUBMITTED
 TO THE CONSULTANT.
 2. ALL WORK SHALL BE TO THE
 STANDARD OF THE NATIONAL
 BUILDING CODE.
 3. ALL MATERIALS SHALL BE
 APPROVED BY THE CONSULTANT
 PRIOR TO INSTALLATION.
 4. ALL WORK SHALL BE TO THE
 STANDARD OF THE NATIONAL
 BUILDING CODE.
 5. ALL WORK SHALL BE TO THE
 STANDARD OF THE NATIONAL
 BUILDING CODE.
 6. ALL WORK SHALL BE TO THE
 STANDARD OF THE NATIONAL
 BUILDING CODE.

NO.	DESCRIPTION & DATE	REVISION
1		

JOB TITLE:
 REAR ELEVATION
 PART 2

PROPOSAL NO.:
 2024-001

SCALE: AS SHOWN
DWG. NO.: A7.8



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



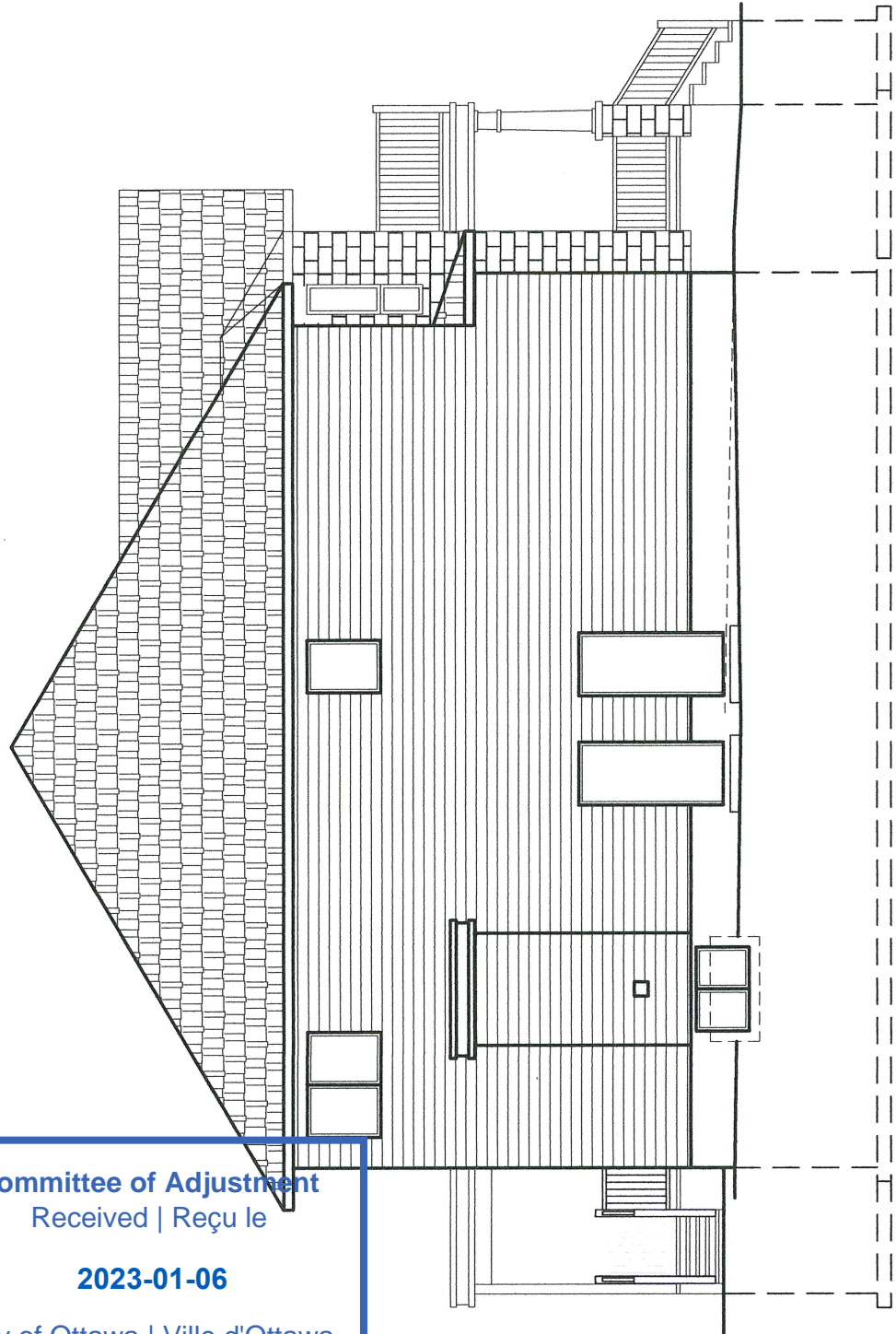
MIRCA DESIGN
 ARCHITECTS INC.
 CUSTOM HOME DESIGN
 PROJECT MANAGEMENT

30 CONROBERT QUAY
 UNIT 17
 OTTAWA
 K1N 8N7
 TEL: 613-746-8833
 FAX: 613-746-7885
 CONTACT@MIRCADESIGN.COM
 WWW.MIRCADESIGN.COM

GENERAL NOTES:

1. THE OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.
2. ALL WORK SHALL BE SUBJECT TO THE CITY OF OTTAWA'S REGULATIONS AND BY-LAWS.
3. APPROXIMATE COST PER SQ. FT. OF CONSTRUCTION SHALL BE \$150.00 PER SQ. FT. (INCLUDES ALL MATERIALS, LABOR, AND OVERHEADS).
4. SEE 100' SCALE PLAN DRAWING.

T.O. TOP PLATE 8'-1"
 T.O. SECOND FLOOR 9'-1"
 T.O. GROUND FLOOR 8'-10"
 T.O. FDN. 95.20
 FDN WALL 8'-10"
 T.O. FTG 92.51
 U/S FTG 92.31

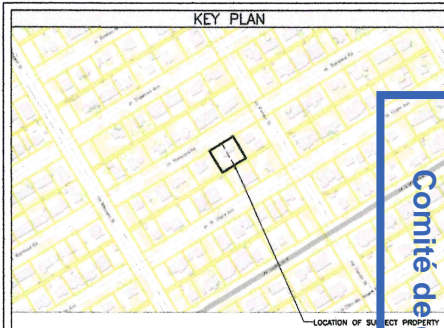


LEFT SIDE ELEVATION - PART 2
 SCALE: 3/16" = 1'-0"

Committee of Adjustment
 Received | Reçu le
2023-01-06
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

JOB TITLE: PROPOSED TWO STOREY PANELING OF CITY OF OTTAWA	
NO.	DESCRIPTION & DATE
1	REVISIONS
SHEET TITLE: LEFT SIDE ELEVATION PART 2	
SCALE: AS SHOWN	DWG NO.:
DRAWN: A.G.	
CHECKED:	
DATE: NOVEMBER 2022	
DWG. NO.:	AB.8

KEY PLAN



NOT TO SCALE

PROJECT INFORMATION

ADDRESS: 56 STARWOOD ROAD NEPEAN, ON. K2G 1Z3
 LEGAL DESCRIPTION: PART OF LOT 1816, 1817, 1818, 1819 REGISTERED PLAN 375 PIN: 04888-0103 CITY OF OTTAWA
 ZONING: ZONING BYLAW 2008-250 | R1FF632 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

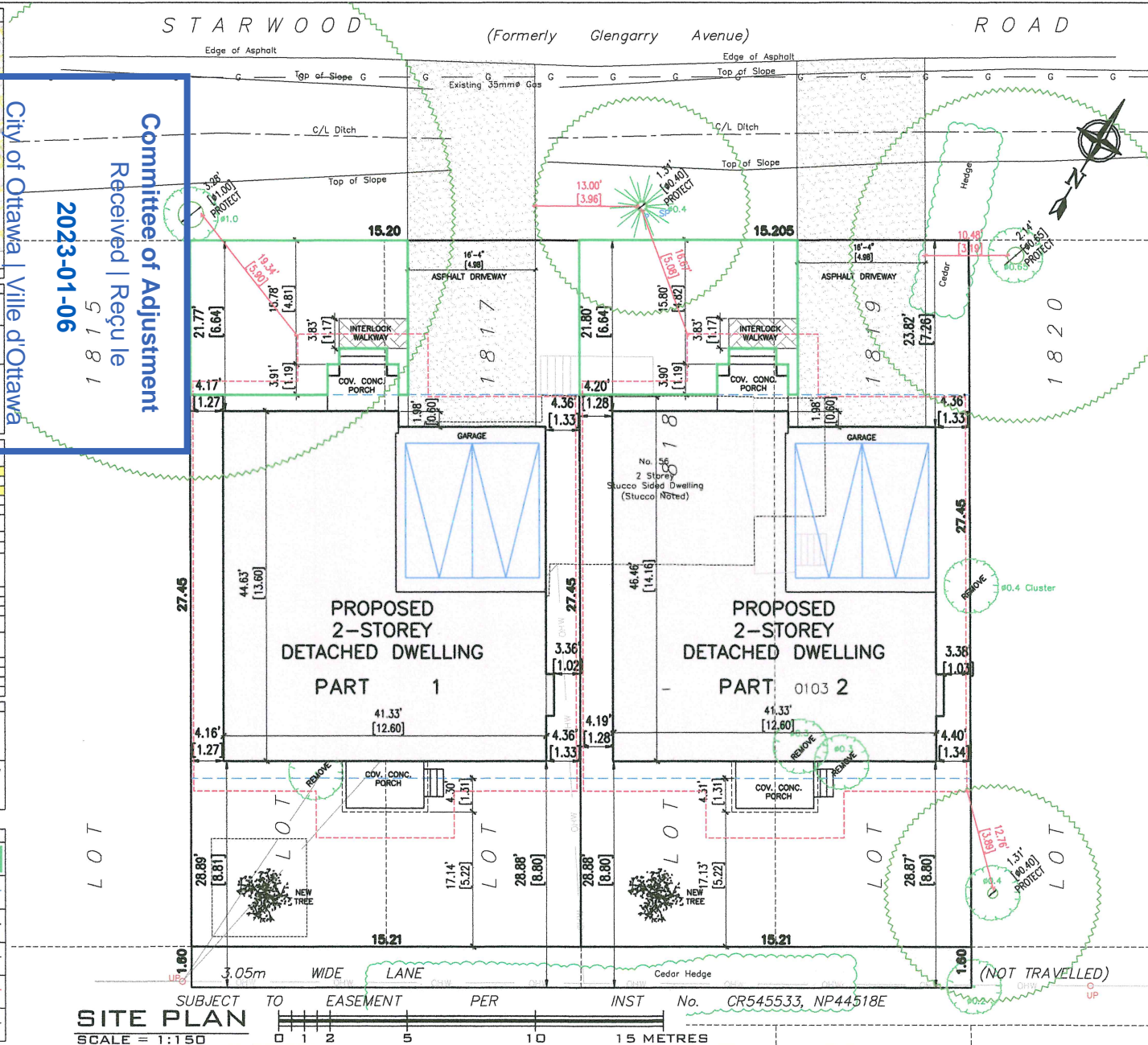
SITE PROVISIONS	BY-LAW REQUIREMENTS	PROVIDED PART 1	PROVIDED PART 2
MIN. LOT WIDTH	19.5m	15.20m	15.205m
LOT DEPTH	29.05m	29.05m	29.05m
MIN. LOT AREA	600m ²	440.7m ²	440.6m ²
MAX. BUILDING HEIGHT	8.5m	8.45m	8.45m
MIN. FRONT YARD SETBACK	6m	6.54m	6.54m
MIN. CORNER YARD SETBACK	4.5m	N/A	N/A
MIN. REAR YARD SETBACK	28% (8.14m)	30% (8.80m)	30% (8.80m)
MIN. REAR YARD AREA	25% (110.175m ²)	30% (133.8m ²)	30% (133.8m ²)
MIN. INTERIOR YARD SETBACK	TOTAL IS 2.1m WITH ONE YARD NO LESS THAN 0.9m	1.27m + 1.02m = 2.29m	1.28m + 1.03m = 2.31m
MAX. LOT COVERAGE	45%	38.20%	38.20%
PERMITTED PROJECTION	2.0m	1.31m	1.31m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	40%	51%	51%
MIN. SOFT LANDSCAPING OF THE CORNER YARD AREA	40%	N/A	N/A
MINIMUM DRIVEWAY WIDTH	5.5m DOUBLE	4.98m	4.98m

NOTES

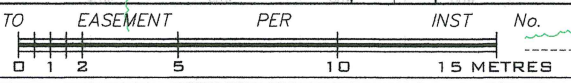
MINOR VARIANCES REQUESTED
 PART 1 A) To permit a reduced lot width of 15.20 metres, whereas the By-law requires a minimum lot width of 19.5 metres. [Table 156A]
 B) To permit an reduced lot area of 440.7 square metres, whereas the By-law permits a lot area of 600 square metres. [Table 156A]
 PART 2 C) To permit a reduced lot width of 15.205 metres, whereas the By-law requires a minimum lot width of 19.5 metres. [Table 156A]
 D) To permit an reduced lot area of 440.6 square metres, whereas the By-law permits a lot area of 600 square metres. [Table 156A]

LEGEND

PROPOSED BUILDING	SOFT LANDSCAPING AREA
DRIVEWAY	LINE OF REQUIRED SETBACK
WALKWAY	OVERHEAD WIRES
SOD	EXISTING TO BE DEMOLISHED
OTHER INTERLOCKING	EXCAVATION OFFSET
PERMEABLE PAVERS	FENCE



SITE PLAN
 SCALE = 1:150



SUBJECT TO EASEMENT PER INST No. CR545533, NP44518E

City of Ottawa | Ville d'Ottawa
 Comité de dérogation
 Received | Reçu le
 2023-01-06
 5 1 8 1

MD
 MIRODA DESIGN
 INCORPORATED SINCE 1998
 CUSTOM HOME DESIGN
 PROJECT MANAGEMENT
 3D DIMENSIONAL GATE
 UNIT #1
 OTTAWA, ONTARIO
 K2E 7V7
 TEL: 613-274-8833
 FAX: 613-274-7055
 CONTACT@MIRODADesign.COM
 WWW.MIRODADESIGN.COM

GENERAL NOTES:

- THE GENERAL CONTRACTOR SHALL DESIGN AND VERIFY ALL DIMENSIONS AND MATERIALS, FINISHES AND DIMENSIONS TO THE DEVELOPER.
- ALL WORK SHALL BE SUBJECT TO BEING COMPLETED IN ALL SIZES, FINISHES AND MATERIALS AND CONSTRUCTION TO BE DETERMINED AND APPROVED BY THE CONSULTANT PRIOR TO PROCEEDING TO CONSTRUCTION.
- PROVIDER DESIGNER FOR THIS PLAN IS A REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, DESIGNER AND CONSTRUCTION CONSULTANT. ALL DIMENSIONS AND CONSTRUCTION TO BE DETERMINED AND APPROVED BY THE CONSULTANT PRIOR TO PROCEEDING TO CONSTRUCTION.
- DO NOT SCALE THE DRAWINGS.

No.	Description & DATE	REVISIONS
1		

JOB TITLE:
 56 STARWOOD RD.
 PART 1 & 2
 OTTAWA, ON.
 PROPOSED 2-STOREY
 SINGLE FAMILY DWELLINGS

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

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

S1.1

MD

MIRCCA DESIGN
 HIGHWAY 7 EAST 1608
 CUSTOM HOME DESIGN
 PROJECT MANAGEMENT

30 DOWNSOURCE GATE
 UNIT #7
 OTTAWA, ONTARIO
 K2M 1V7
 TEL: 613-274-3853
 FAX: 613-274-7085
 CONTACT@MIRCCADDESIGN.COM
 WWW.MIRCCADDESIGN.COM



56 STARWOOD PARTS 1 & 2 - STREETSCAPE
 SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
1. THE ORIGINAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND MATERIALS AND REPORT ALL DISCREPANCIES TO THE CONSULTANT.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS AND BYLAWS.
 3. FUTURE JOB ORDERED FROM 2000 PLY ASSUMED FOR ALL ROOFING WORK. 2000 PLY TO BE FURNISHED AND DELIVERED BY 2000 CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THESE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS

JOB TITLE:
 PROPOSED TWO STOREY DWELLING
 56 STARWOOD
 CITY OF OTTAWA

SHEET TITLE:
 56 STARWOOD PARTS 1 & 2
 STREETSCAPE

SCALE:	AS SHOWN	DWG NO.
DRAWN:	A.D.	--
CHECKED:		
DATE:	NOVEMBER 2022	
PRINT DATE:		

MD

MIROCA DESIGN
INCORPORATED SINCE 1998
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 DUNDAS GATE
LIV# 47
OTTAWA, ONTARIO
K2E 7V7

TEL: 613-274-8631
FAX: 613-274-7883

CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM



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

T.O. TOP PLATE
 8'-1"
 T.O. SECOND FLOOR
 9'-1"
 T.O. GROUND FLOOR
 T.O. FDN 95.20
 8'-10"
 FDN WALL
 T.O. FTG 92.51
 U/S FTG 92.31

MIDPOINT OF ROOF
 27'-9"
 [8.45]
 AVG GRADE: 94.53

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND MATERIALS BEFORE ORDERING TO THE CONTRACTOR.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS.
3. FOUNDATIONS SHOWN FOR THIS PROJECT ARE ASSUMED TO BE CONCRETE. FOUNDATIONS TO BE FINISHED AND APPROVED BY LOCAL CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
 PROPOSED TWO STOREY DWELLING
 56 STARWOOD
 CITY OF OTTAWA

SHEET TITLE:
 FRONT ELEVATION
 PART 1

SCALE: AS SHOWN Dwg NO.
 DRAWN: A.D.
 CHECKED:
 DATE: NOVEMBER 2022
 PRINT DATE:

A1.8

MD

MIROCA DESIGN
INCORPORATED SINCE 1950
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONDOURSE GATE
UNIT #7
OTTAWA, ONTARIO
K2E 7Y7

TEL: 613-274-2533
FAX: 613-274-7088

CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM



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

GENERAL NOTES:

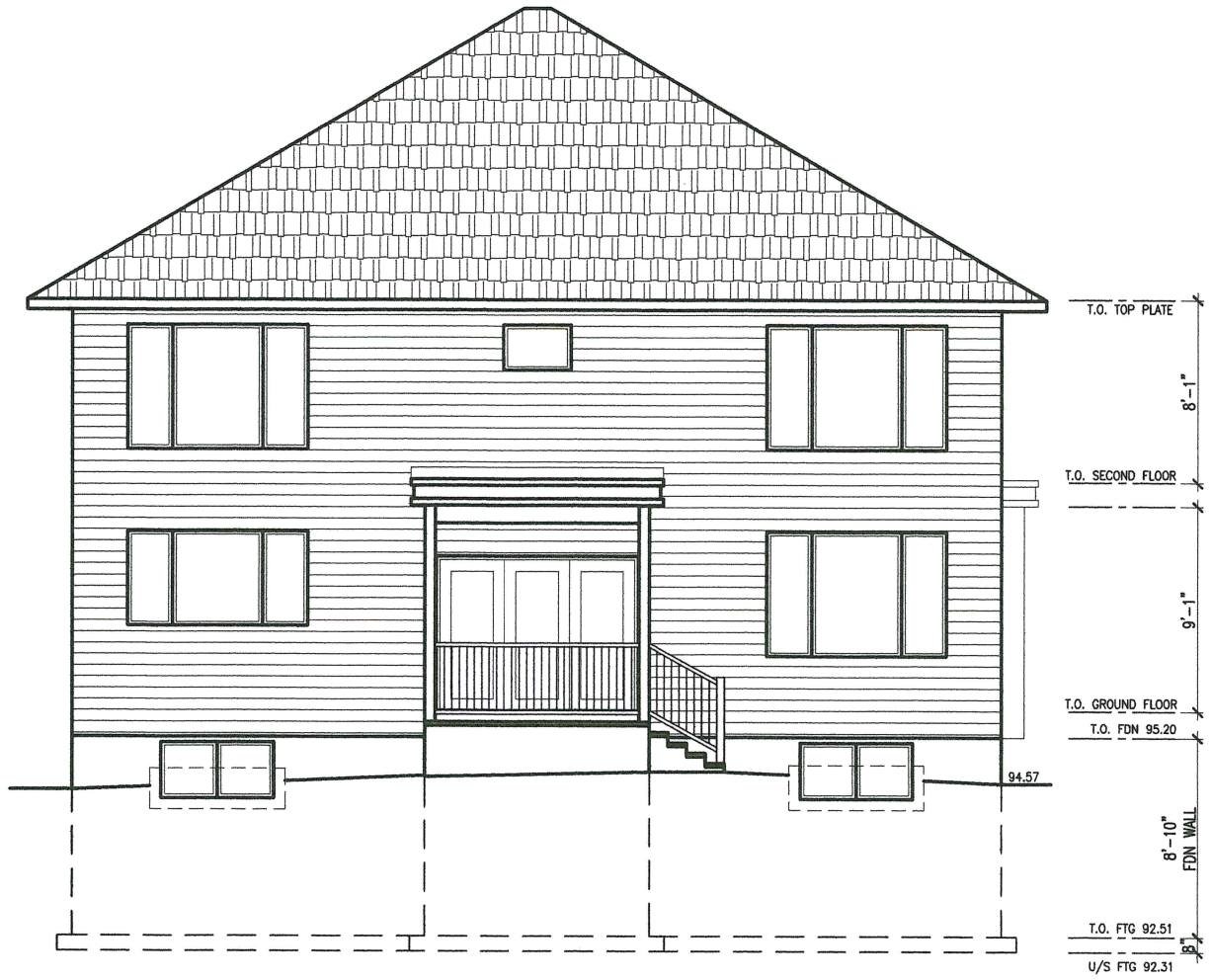
1. THE SITE-BUILD CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND RESIDENTIAL SPECIFICATIONS AND SUBMITTING TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. FOUNDATIONS DESIGNED FOR 2000 PSF UNIFORM WEIGHT. BEARING CAPACITY SHALL BE DETERMINED AND CONFIRMATION TO BE FURNISHED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THESE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS

JOB TITLE:
 PROPOSED TWO STOREY
 COWLING
 56 STARWOOD
 CITY OF OTTAWA

SHEET TITLE:
 RIGHT SIDE ELEVATION
 PART 1

SCALE: AS SHOWN	DWG NO.
DRAWN: A.C.	A2.8
CHECKED:	
DATE: NOVEMBER 2022	
PRINT DATE:	



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

MD
MIRCOA DESIGN
 INCORPORATED SINCE 1988
 CUSTOM HOME DESIGN
 PROJECT MANAGEMENT
 30 CONROUSE GATE
 UNIT #1
 OTTAWA, ONTARIO
 K2E 7V3
 TEL: 613-274-2852
 FAX: 613-274-7088
 CONTACT@MIRCOADDESIGN.COM
 WWW.MIRCOADDESIGN.COM

- 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 CONFORMANCE WITH ALL CODES, REGULATIONS, AND BYLAWS.
 3. FINISHES SPECIFIED FOR ROOMS MAY ASSIGNED BEARING, BEARING STRIP, OVER, SUB MATERIAL, AND CONSTRUCTION TO BE SPECIFIED AND APPROVED BY CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
 PROPOSED TWO STOREY DWELLING
 88 STARWOOD
 CITY OF OTTAWA

SHEET TITLE:
 REAR ELEVATION
 PART 1

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A3.8
CHECKED:	
DATE: NOVEMBER 2023	
PRINT DATE:	



MIROGA DESIGN
 INCORPORATED SINCE 1994
 CUSTOM HOME DESIGN
 PROJECT MANAGEMENT

30 CONROUSE GATE
 UNIT 47
 OTTAWA, ONTARIO
 K2E 7Y7
 TEL: 613-274-2853
 FAX: 613-274-7085
 CONTACT@MIROGADDESIGN.COM
 WWW.MIROGADDESIGN.COM



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

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY ALL DEFICIENCIES AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS AND BY-LAWS.
3. PROFILES REQUIRED FOR ROOF FLASHING ASSUMED BEARING BEHIND BRICK/STONE SUBSTRATE, AND CONCRETE TO BE IN PLACE 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
 86 STARWOOD
 CITY OF OTTAWA

SHEET TITLE:
 LEFT SIDE ELEVATION
 PART 1

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A4.8
CHECKED:	
DATE: NOVEMBER 2023	
PRINT DATE:	



MIROCA DESIGN
 INCORPORATED SINCE 1988
 CUSTOM HOME DESIGN
 PROJECT MANAGEMENT

30 CONDOURSE GATE
 UNIT #1
 OTTAWA, ONTARIO
 K2E 7V7
 TEL: 613-274-3653
 FAX: 613-274-7283
 CONTACT@MIROCADESIGN.COM
 WWW.MIROCADESIGN.COM



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

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND MATERIALS SPECIFICATIONS AND SUBMITTALS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH ALL CODES, REGULATIONS AND BYLAWS.
3. PROFILES TO BE USED FOR ROOF FLASHING SHALL BE APPROVED BEFORE INSTALLATION. ALL MATERIALS AND CONNECTIONS TO BE INSTALLED AND APPROVED BY QUALIFIED PERSONNEL PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS

JOB TITLE:
 PROPOSED TWO STOREY DWELLING
 55 STARWOOD
 CITY OF OTTAWA

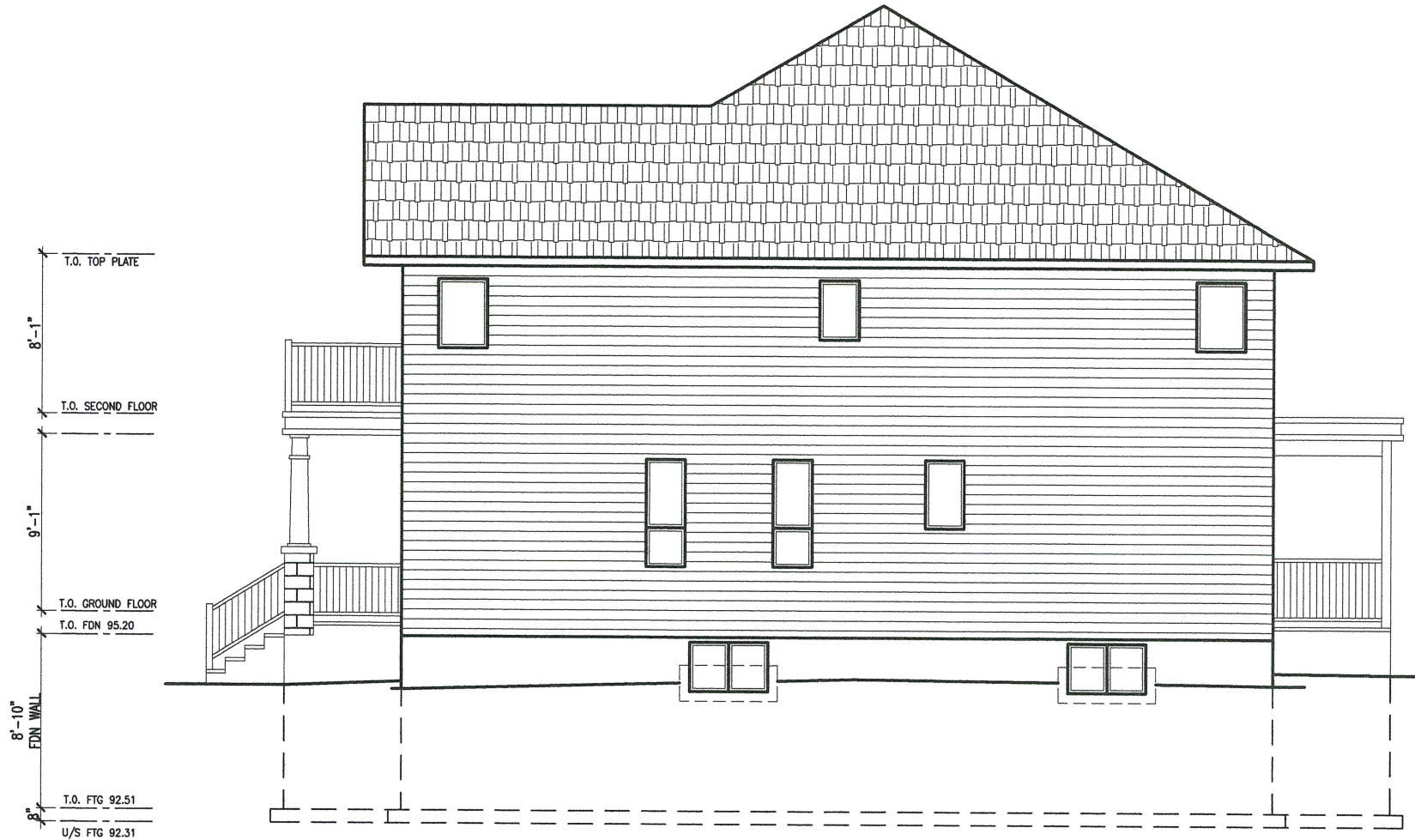
SHEET TITLE:
 FRONT ELEVATION
 PART 2

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A5.8
CHECKED:	
DATE: NOVEMBER 2023	
PRINT DATE:	



MIROCA DESIGN
INCORPORATED SINCE 1998
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 DUNDAS ST. E.
OTTAWA, ONTARIO
K2E 7Y7
TEL: 613-274-2853
FAX: 613-274-7088
CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM



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

GENERAL NOTES:

1. THE OWNER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND HEIGHTS ALL BEFORE AND DURING THE CONSTRUCTION.
2. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH ALL LOCAL REGULATIONS AND BY-LAWS.
3. PROVISIONS DESIGNED FOR 2000 M.P.P. ASSUMED SEWER IS 300MM DIAMETER. FINAL PLAN MATERIAL AND CONSTRUCTION TO BE CHECKED AND APPROVED BY LOCAL CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS

JOB TITLE:
PROPOSED TWO STOREY DWELLING
55 STANWICK
CITY OF OTTAWA

SHEET TITLE:
RIGHT SIDE ELEVATION
PART 2

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	
CHECKED:	A6.8
DATE: NOVEMBER 2023	
PRINT DATE:	



MIRCOA DESIGN
INCORPORATED SINCE 1926
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONROUSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7

TEL: 613-274-2552
FAX: 613-274-7885

CONTACT@MIRCOADDESIGN.COM
WWW.MIRCOADDESIGN.COM



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 DISCREPANCIES TO THE ARCHITECT.
2. ALL WORK SHALL BE SUBJECT TO BE IN COMPLIANCE WITH ALL LOCAL REGULATIONS AND BY-LAWS.
3. MATERIALS SPECIFIED FOR JOBS MUST BE APPROVED BY THE ARCHITECT. ALL MATERIALS AND COMPONENTS TO BE INSPECTED AND APPROVED BY THE ARCHITECT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

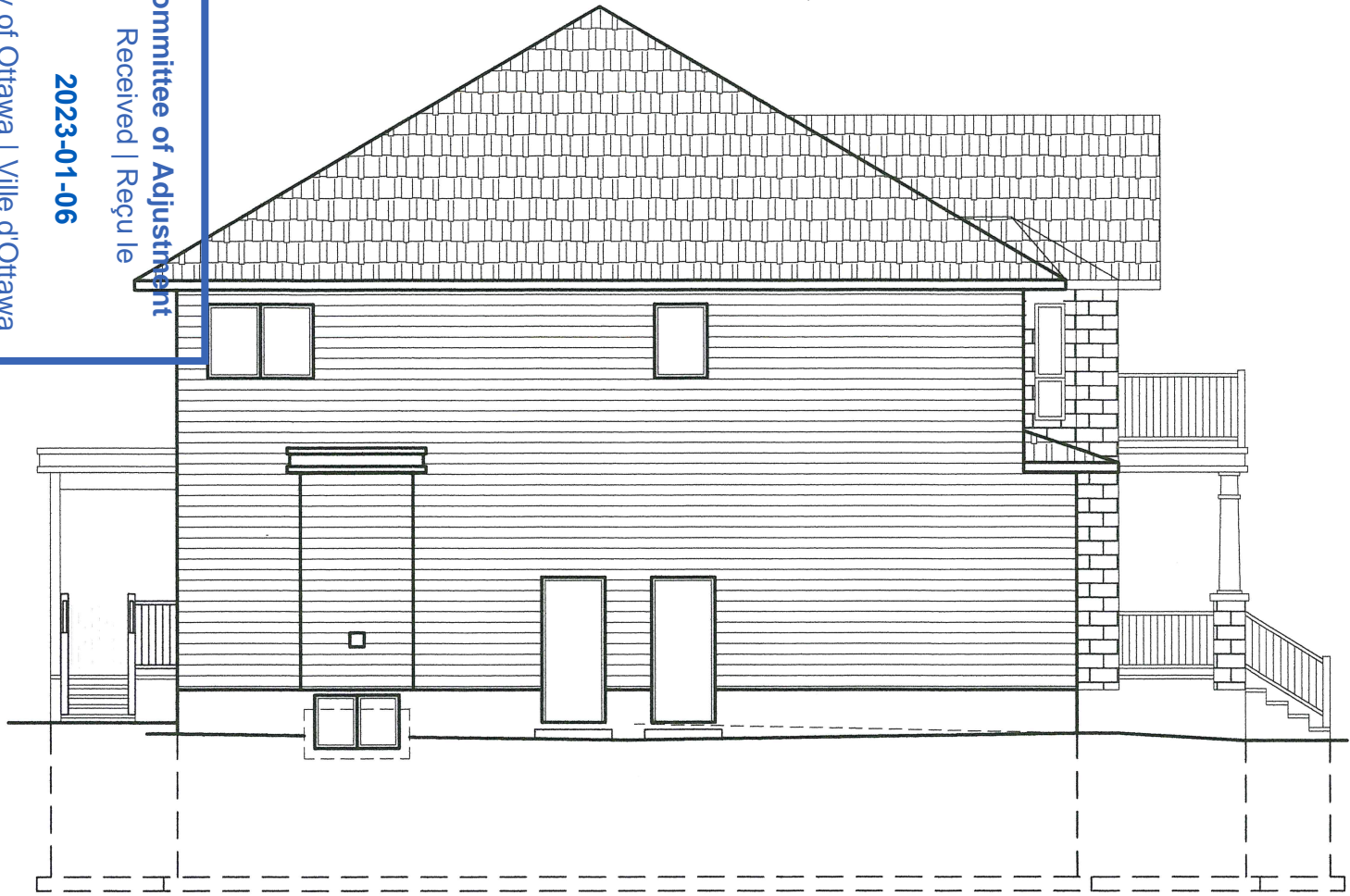
JOB TITLE:
PROPOSED TWO STOREY DWELLING
58 STARWOOD
CITY OF OTTAWA

SHEET TITLE:
REAR ELEVATION
PART 2

SCALE: AS SHOWN	DWS NO.
DRAWN: A.G.	
CHECKED:	
DATE: NOVEMBER 2022	
PRINT DATE:	

A7.8

City of Ottawa | Ville d'Ottawa
 Comité de dérogation
 2023-01-06
 Received | Reçu le
 Committee of Adjustment



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



MIRQQA DESIGN
 INCORPORATED SINCE 1993
 CUSTOM HOME DESIGN
 PROJECT MANAGEMENT

3D CONSTRUCTION DATE
 UNIT #7
 OTTAWA, ONTARIO
 K1E 1Y7
 TEL: 613-274-2833
 FAX: 613-274-7085
 CONTACT@MIRQQADESIGN.COM
 WWW.MIRQQADESIGN.COM

T.O. TOP PLATE
 8'-1"
 T.O. SECOND FLOOR
 9'-1"
 T.O. GROUND FLOOR
 T.O. FDN 95.20
 8'-10"
 FDN WALL
 T.O. FTG 92.51
 U/S FTG 92.31

- 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 TO BE IN ACCORDANCE WITH ALL CODES, REGULATIONS AND BYLAWS.
 3. FINISHES DESIGNED FOR GOOD P.S.P. ASSUMED BEARING. REMOVE STRUCTURE, EXISTING MATERIAL AND CONSTRUCTION TO BE REPRODUCED AND APPROVED BY LOCAL CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
 PROPOSED TWO STOREY DWELLING 88 STANWOOD CITY OF OTTAWA

SHEET TITLE:
 LEFT SIDE ELEVATION PART 2

SCALE: AS SHOWN
 DRAWN: A.G.
 CHECKED:
 DATE: NOVEMBER 2022
 DWG NO.: **A8.8**
 PRINT DATE:

