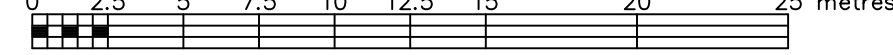


PLAN OF SURVEY OF

**PART OF LOT 14
REGISTRAR'S COMPILED PLAN 904
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA**

FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 250



Metric Note

Distances and/or coordinates 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 0.999941.

Bearing Note

Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°34'50" counter-clockwise was applied to bearings on P1 & P2.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5019994.89	368139.68
(B)	5020101.71	368168.48
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Notes & Legend

- Denotes Survey Monument Planted
- SIB— Denotes Survey Monument Found
- SSIB— Denotes Standard Iron Bar
- IB— Denotes Short Standard Iron Bar
- IBØ— Denotes Iron Bar
- IBØ— Denotes Round Iron Bar
- CP— Denotes Concrete Pin
- (Wit)— Denotes Witness
- Meas— Denotes Measured
- (P1)— Denotes Plan SR-6571
- (P2)— Denotes Sketch by (1152) dated August 8, 1969 (File No. 2-1-RF-GR)
- (P3)— Denotes Plan SR-10837
- (P4)— Denotes Plan by (671) dated April 27, 1961 (Attached to Inst GL66067)
- (P5)— Denotes Plan by (647) dated September 10, 1964
- (P6)— Denotes Plan by (1692) dated July 22, 2024 (File No. 224-24)
- (D1)— Denotes Inst No. 50630

Notes & Legend

- UP— Denotes Utility Pole
 - OW— Denotes Overhead Wires
 - Ø— Denotes Diameter
 - PWF— Denotes Post and Wire Fence
 - C/L— Denotes Centreline
 - Denotes Deciduous Tree
 - *— Denotes Coniferous Tree
- The symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

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

DATE: _____

DANIEL ROBINSON
ONTARIO LAND SURVEYOR

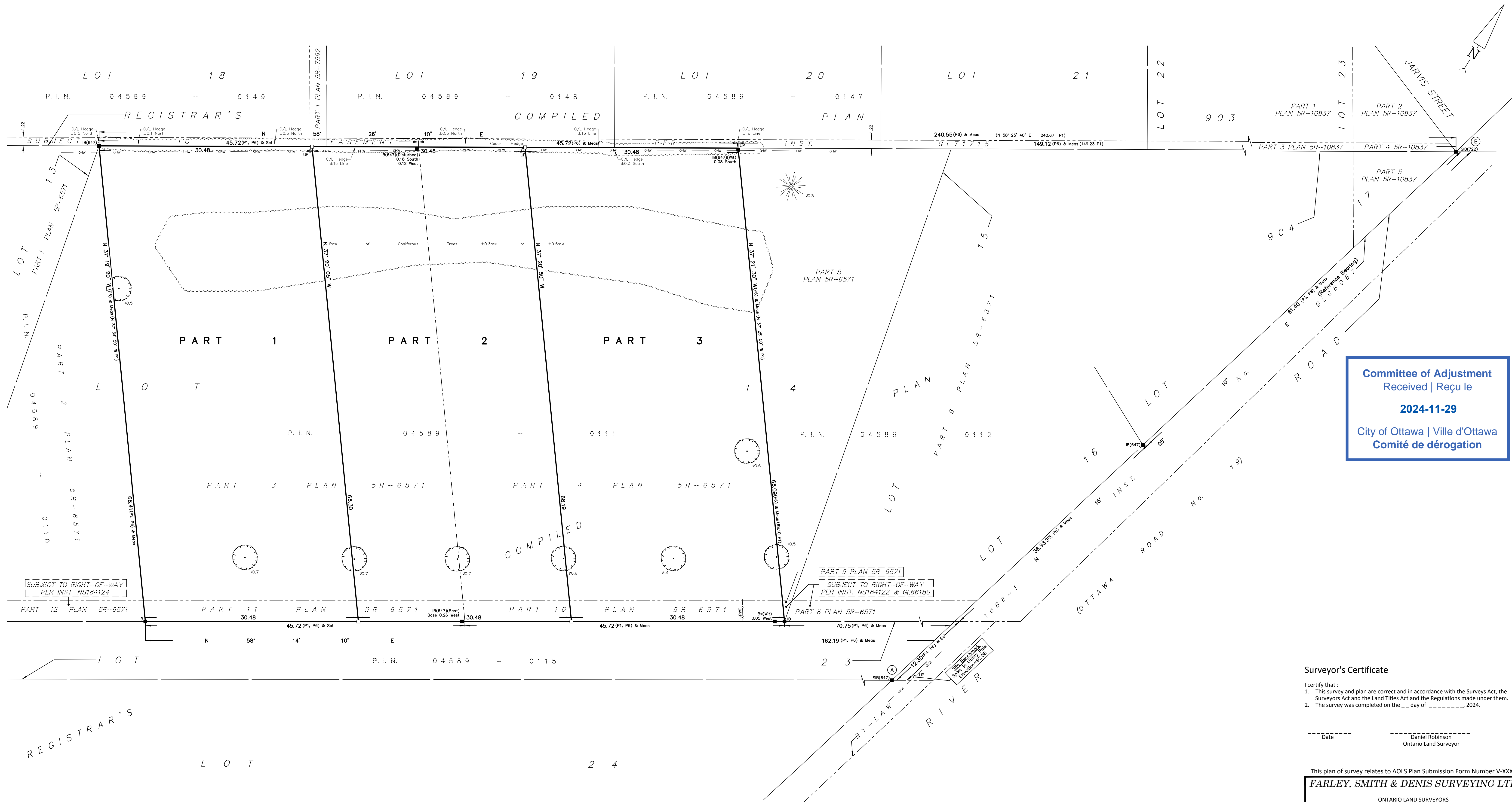
PLAN 4R-
RECEIVED AND DEPOSITED

DATE: _____

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE

PART	LOT	COMPILED PLAN	PIN	AREA (Sq.m.)
1	PART OF 14	904	PART OF 04589 - 0111	2073.4
2				2070.0
3				2066.9



**Committee of Adjustment
Received | Reçu le
2024-11-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation**

Surveyor's Certificate

I certify that:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
2. The survey was completed on the ___ day of _____, 2024.

Date: _____ Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-XXXX

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

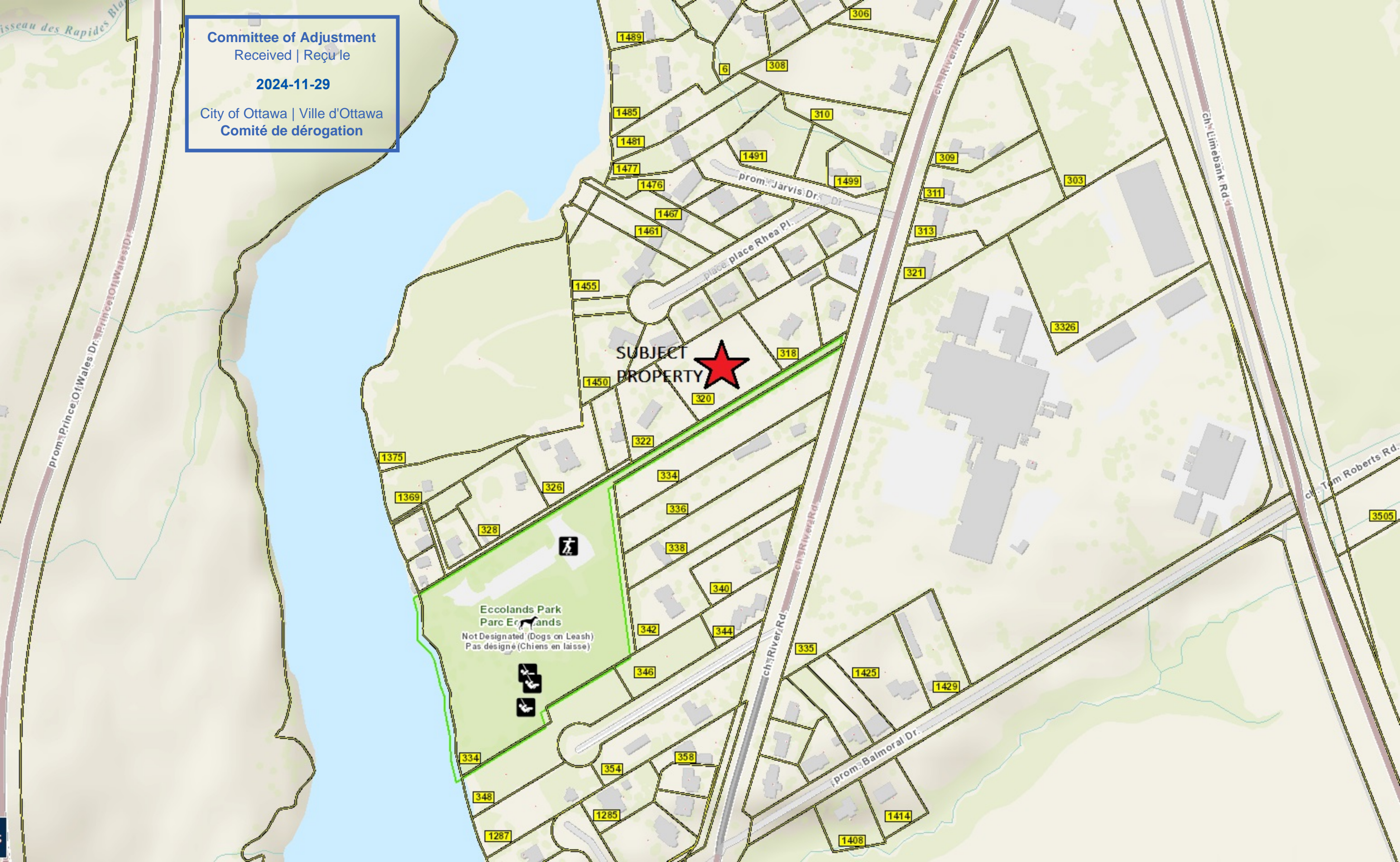
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca

FILE No.: 225-24

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SUBJECT
PROPERTY



Eccolands Park
Parc Errolands
Not Designated (Dogs on Leash)
Pas désigné (Chiens en laisse)



River Road

Public Lane to Eccolands Park

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VARIED LOT FABRIC



320 RIVER ROAD

APPLICATION FOR CONSENT | JANUARY 2025

MIROCA DESIGN
INCORPORATED SINCE 1986

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2024-11-29

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MD

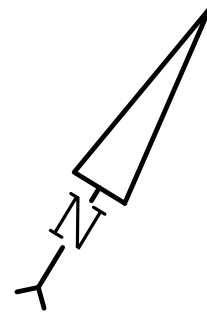
MIROCA DESIGN
INCORPORATED SINCE 1986

CUSTOM HOME DESIGN
PROJECT MANAGEMENT

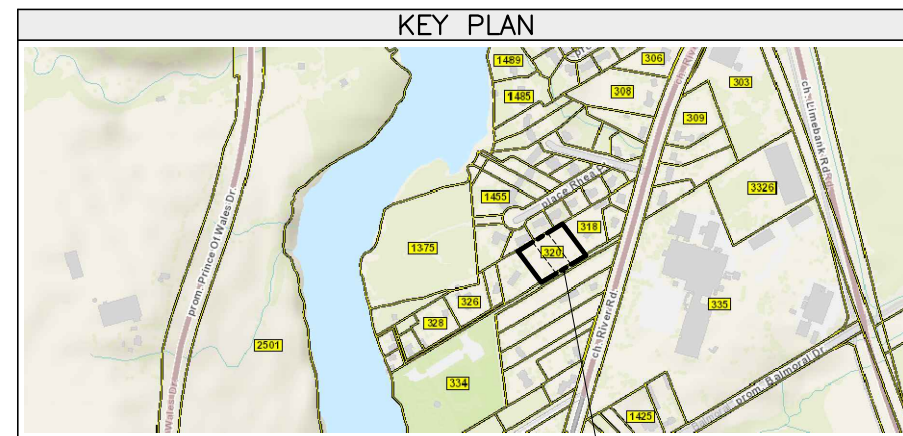
30 CONDOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7
TEL: 613-274-2653
FAX: 613-274-7085

CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM

LOT 18 P. I. N. 0 4 5 8 9 - 0 1 4 9 LOT 19 P. I. N. 0 4 5 8 9 - 0 1 4 8 LOT 20 P. I. N. 0 4 5 8 9 - 0 1 4 7

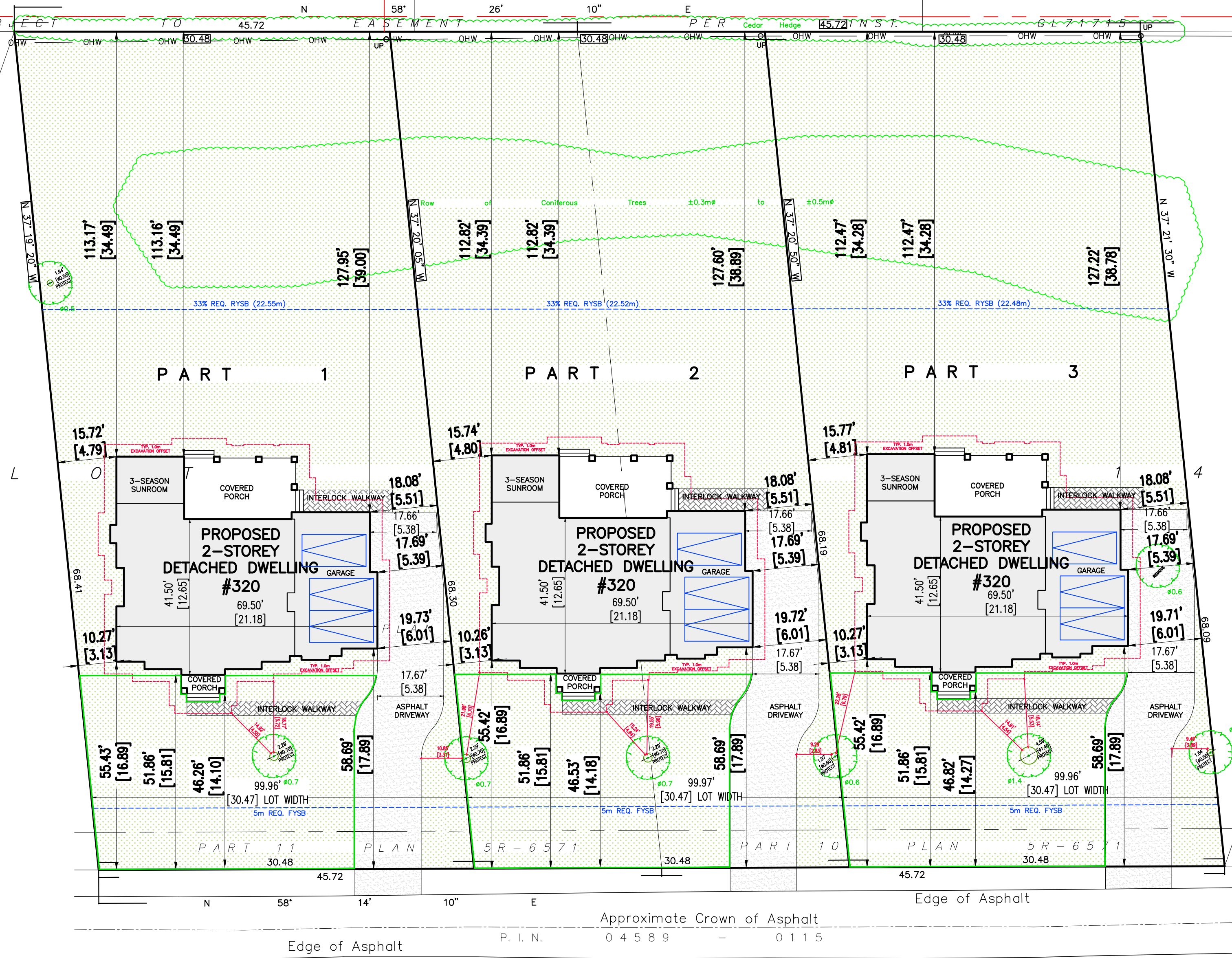


LEGEND	
PROPOSED BUILDING	SOFT LANDSCAPING AREA
DRIVEWAY	LINE OF REQUIRED SETBACK
WALKWAY	OVERHEAD WIRES
SOD	EXCAVATION OFFSET



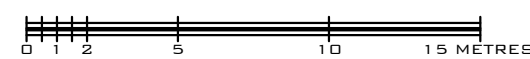
PROJECT INFORMATION	
ADDRESS	320 RIVER ROAD OTTAWA, ON. K1V 1H2
LEGAL DESCRIPTION	PART OF LOT 14 COMPILED PLAN 904 PIN: 04589-0111 CITY OF OTTAWA
ZONING	ZONING BYLAW 2008-250 R1AA SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING 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	PROVIDED PART 3
MIN. LOT WIDTH	30m	30.48m	30.48m	30.48m
LOT DEPTH	N/A	68.33m	68.23m	68.12m
MIN. LOT AREA	1390m ²	2073.4m ²	2070.0m ²	2066.9m ²
MAX. BUILDING HEIGHT	8.5m	8.44m	8.44m	8.44m
MIN. FRONT YARD SETBACK	5m	15.81m	15.81m	15.81m
MIN. REAR YARD SETBACK	33% OF LOT DEPTH	50.47% (34.49m)	50.40% (34.39m)	50.32% (34.28m)
MIN. REAR YARD AREA	25% OF LOT AREA	50.69% (1051.00m ²)	50.77% (1051.00m ²)	50.85% (1051.00m ²)
MIN. INTERIOR YARD SETBACK	3m	3.13m & 5.51m	3.13m & 5.51m	3.13m & 5.51m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	40%	76.98%	76.98%	76.98%
MAXIMUM DRIVEWAY WIDTH	6m	5.38m	5.38m	5.38m



SITE PLAN

SCALE = 1:250



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	

JOB TITLE:
320 RIVER ROAD
CITY OF OTTAWA

SHEET TITLE:
SITE PLAN

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	S1.1
CHECKED:	
DATE: NOVEMBER 2024	
PRINT DATE:	

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2024-11-29

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Comité de dérogation



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 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

JOB TITLE:
PROPOSED TWO STOREY
DETACHED DWELLING
320 RIVER ROAD
CITY OF OTTAWA

SHEET TITLE:
FRONT ELEVATION
PART 1

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A1
CHECKED:	
DATE: NOVEMBER 2024	
PRINT DATE:	

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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

JOB TITLE:
PROPOSED TWO STOREY
DETACHED DWELLING
320 RIVER ROAD
CITY OF OTTAWA

SHEET TITLE:
RIGHT SIDE ELEVATION
PART 1

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A2
CHECKED:	
DATE: NOVEMBER 2024	
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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
DETACHED DWELLING
320 RIVER ROAD
CITY OF OTTAWA

SHEET TITLE:
REAR ELEVATION
PART 1

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A3
CHECKED:	
DATE: NOVEMBER 2024	
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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 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

JOB TITLE:
PROPOSED TWO STOREY
DETACHED DWELLING
320 RIVER ROAD
CITY OF OTTAWA

SHEET TITLE:
LEFT SIDE ELEVATION
PART 1

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A4
CHECKED:	
DATE: NOVEMBER 2024	
PRINT DATE:	

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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 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

JOB TITLE:
PROPOSED TWO STOREY
DETACHED DWELLING
320 RIVER ROAD
CITY OF OTTAWA

SHEET TITLE:
FRONT ELEVATION
PART 2

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A5
CHECKED:	
DATE: NOVEMBER 2024	
PRINT DATE:	

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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
DETACHED DWELLING
320 RIVER ROAD
CITY OF OTTAWA

SHEET TITLE:
RIGHT SIDE ELEVATION
PART 2

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A6
CHECKED:	
DATE: NOVEMBER 2024	
PRINT DATE:	

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

- GENERAL NOTES:**
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 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
DETACHED DWELLING
320 RIVER ROAD
CITY OF OTTAWA

SHEET TITLE:
REAR ELEVATION
PART 2

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A7
CHECKED:	
DATE: NOVEMBER 2024	
PRINT DATE:	

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LEFT 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.
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 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE

JOB TITLE:
PROPOSED TWO STOREY
DETACHED DWELLING
320 RIVER ROAD
CITY OF OTTAWA

SHEET TITLE:
LEFT SIDE ELEVATION
PART 2

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A8
CHECKED:	
DATE: NOVEMBER 2024	
PRINT DATE:	

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FRONT ELEVATION - PART 3
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.
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 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE

JOB TITLE:
PROPOSED TWO STOREY
DETACHED DWELLING
320 RIVER ROAD
CITY OF OTTAWA

SHEET TITLE:
FRONT ELEVATION
PART 3

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A9
CHECKED:	
DATE: NOVEMBER 2024	
PRINT DATE:	

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RIGHT SIDE ELEVATION - PART 3

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.
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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
DETACHED DWELLING
320 RIVER ROAD
CITY OF OTTAWA

SHEET TITLE:
RIGHT SIDE ELEVATION
PART 3

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A10
CHECKED:	
DATE: NOVEMBER 2024	
PRINT DATE:	

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REAR ELEVATION - PART 3
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.
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4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	
	REVISIONS

JOB TITLE:
PROPOSED TWO STOREY
DETACHED DWELLING
320 RIVER ROAD
CITY OF OTTAWA

SHEET TITLE:
REAR ELEVATION
PART 3

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	
CHECKED:	A11
DATE: NOVEMBER 2024	
PRINT DATE:	

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Comité de dérogation



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

- GENERAL NOTES:**
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 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE

JOB TITLE:
PROPOSED TWO STOREY
DETACHED DWELLING
320 RIVER ROAD
CITY OF OTTAWA

SHEET TITLE:
LEFT SIDE ELEVATION
PART 3

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A12
CHECKED:	
DATE: NOVEMBER 2024	
PRINT DATE:	