FACADE AREA CALCULATIONS
SEC. 161 (13)

a) The front facade must comprise at least 25 percent windows.

AREA OF FRONT FACADE = 185.7m² (1999.9 sq.ft.)
AREA OF WINDOWS = 71.6m² (771sq.ft)
71.6 / 185.7 = 38.55%

*The front facade comprises at least 38.55% windows.

b) At least 20 percent of the area of the front facade must be recessed an additional 0.6 metres from the front setback line.

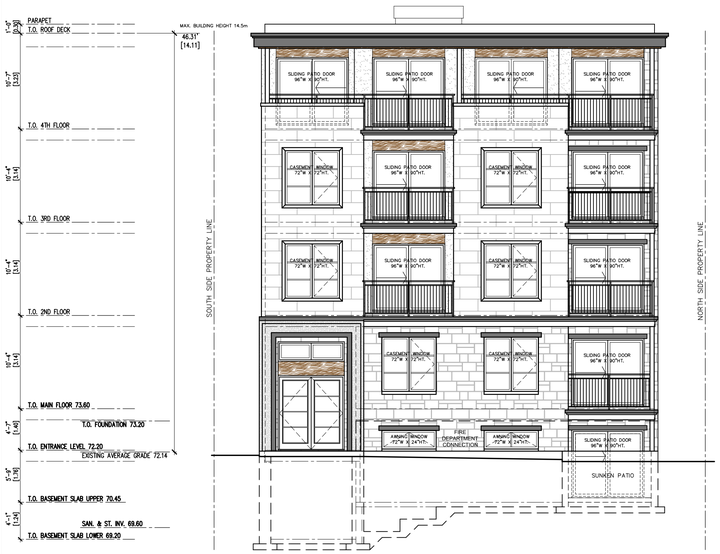
AREA OF FRONT FACADE = 185.7m² (1999.9 sq.ft.)
1.0M (REQ. MIN 0.6M) RECESSED AREA OF FRONT FACADE = 92.89m² (999.9 SQ.FT)
92.9 / 185.7 = 50.02%

*At least 50.02% of the area of the front facade is recessed by at least 1.5 metres from the front setback line.

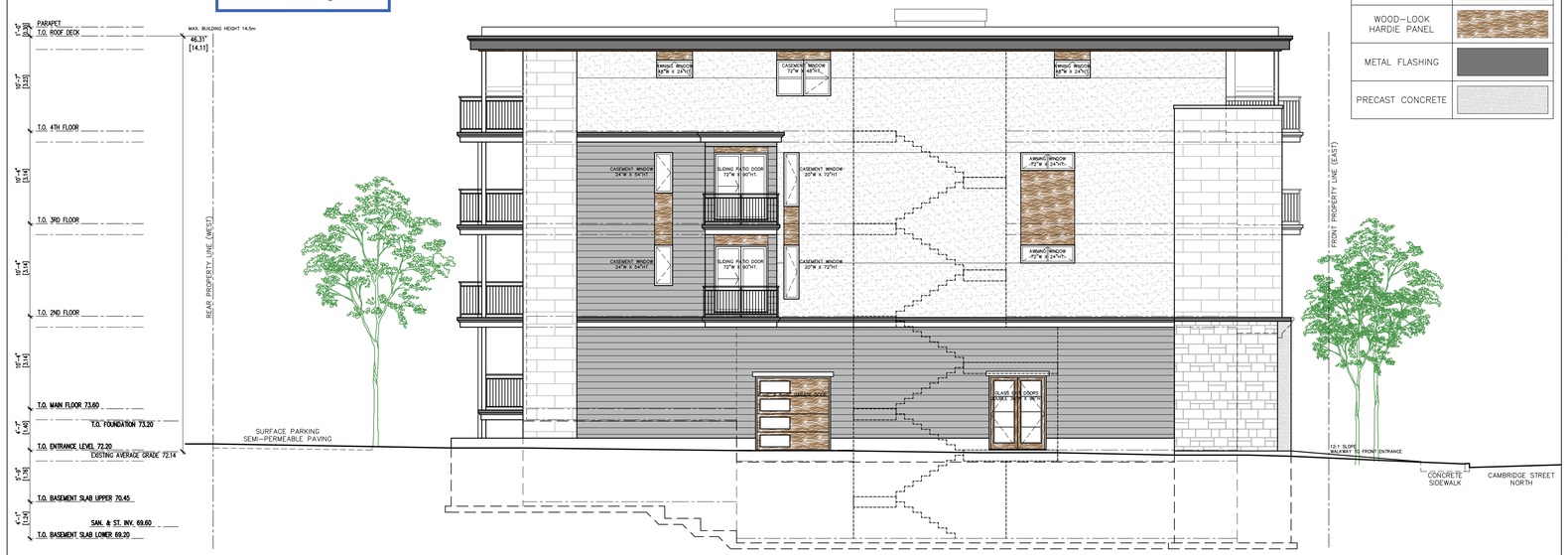
Committee of Adjustment
Received | Reçu le

2024-01-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation

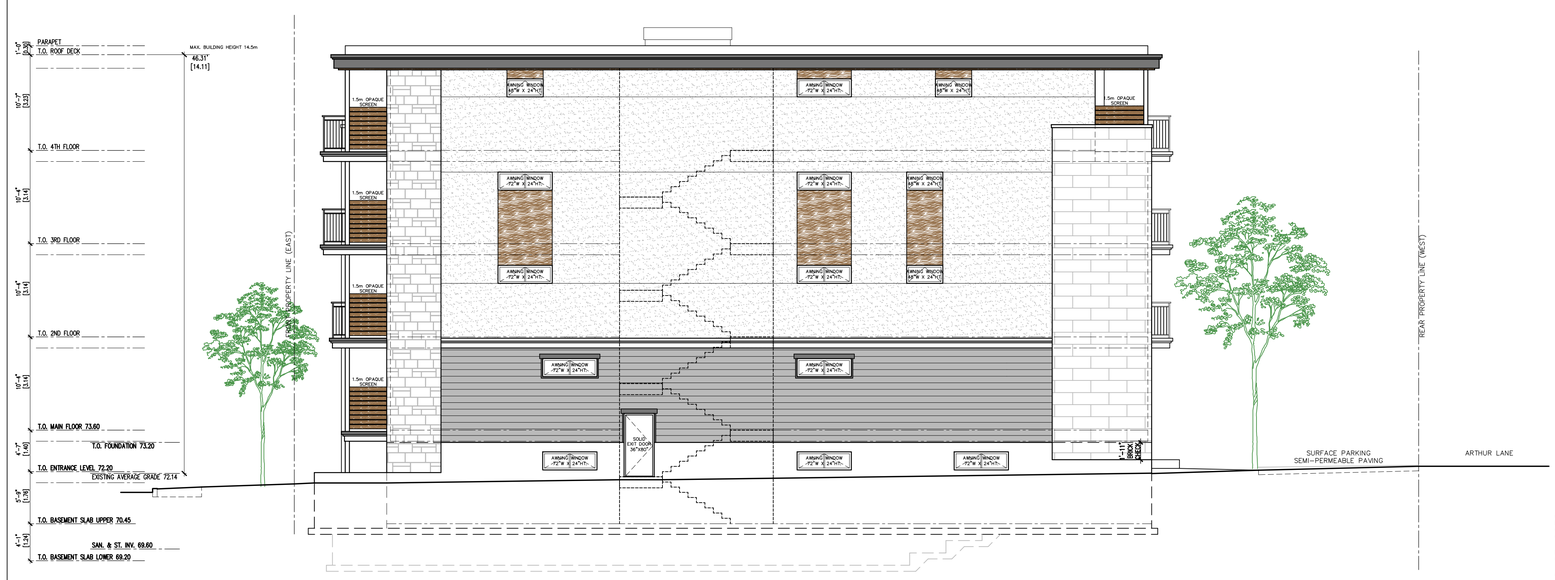


FRONT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



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

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



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

MATERIALS LEGEND	
STONE VENEER SPLIT-FACE	
STONE VENEER SMOOTH	
EIFS	
CEMENT BOARD SIDING	
WOOD-LOOK HARDIE PANEL	
METAL FLASHING	
PRECAST CONCRETE	

MD
MIROCA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

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CELEBRATING 35 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 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
4	MINOR VARIANCE APPLICATION JANUARY 29, 2024
3	REVISIONS FROM 2ND REVIEW COMMENTS OF NOVEMBER 23, 2023
2	REVISIONS FROM FIRST REVIEW COMMENTS OF JUNE 20, 2023
1	ISSUED FOR SITE PLAN CONTROL APPLICATION MARCH 27, 2023

Revisions

JOB TITLE:

370 CAMBRIDGE ST. NORTH
OTTAWA, ON.

PROPOSED 4-STOREY LOW-RISE APARTMENT BUILDING

SHEET TITLE:

FRONT ELEVATION (EAST)
REAR ELEVATION (WEST)
LEFT SIDE ELEVATION (SOUTH)
RIGHT SIDE ELEVATION (NORTH)

D07-12-23-0036

#18957

Scale: As Shown	Dwg No.
Drawn: M.D.	A1.1
Checked:	
Date: JANUARY 2023	
Print Date: 2024-JAN-29	

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