

FACADE AREA CALCULATIONS:
 SEC. 141 (10)
 10. The front facade must comprise at least 20 percent of the
 AREA OF FRONT FACADE = 185.3m² (1999.39 sq ft)
 AREA OF WINDOW = 31.6m² (771sq ft)
 71.6 / 185.3 = 38.6%
 *The front facade comprises at least 38.55% windows.
 11. 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 = 185.3m² (1999.39 sq ft)
 1.36 (RECS) MIN. LONG RECESSED AREA OF FRONT FACADE = 92.89m² (999.9 sq ft)
 32.3 / 185.3 = 17.4%
 *At least 30.02% of the area of the front facade is recessed by at least 1.5 metres from the front setback line.



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

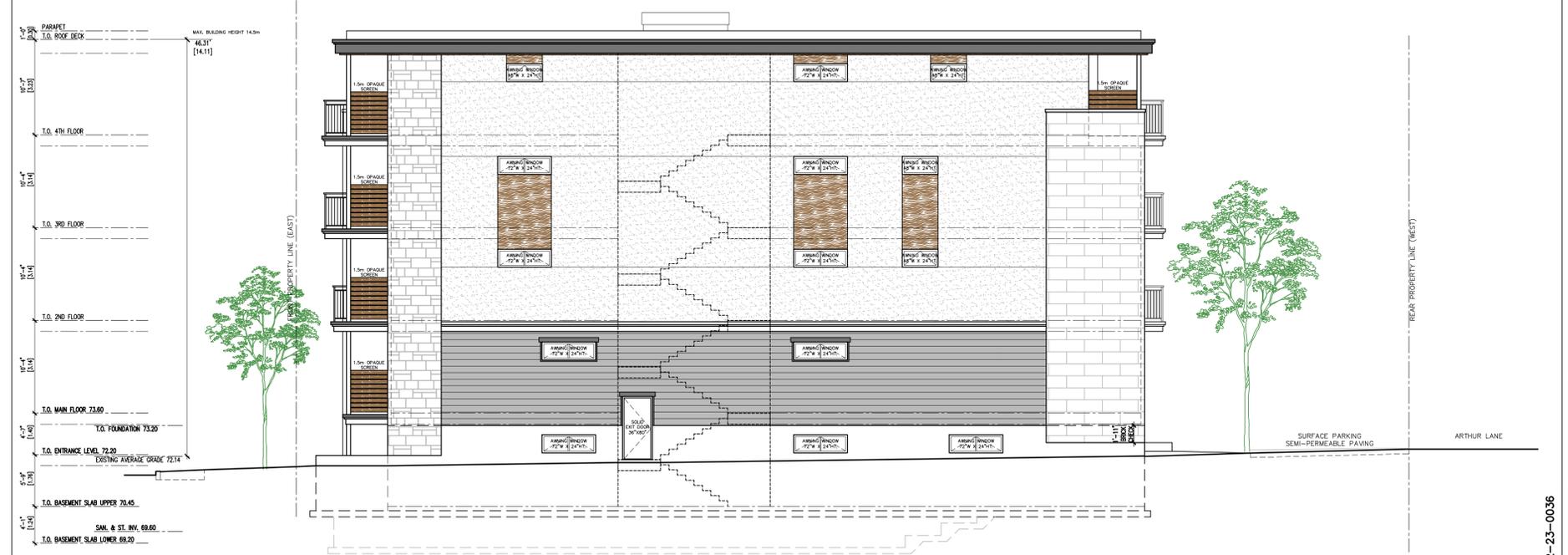


LEFT SIDE ELEVATION (SOUTH)
 SCALE: 1/8" = 1'-0"


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 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA
APPROVED
 By Andrew McCreight at 7:35 am, Jun 07, 2024



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	REVISIONS
2	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	

JOB TITLE:
 370 CAMBRIDGE ST. NORTH
 OTTAWA, ON.
 PROPOSED 4-STORY LOW-RISE APARTMENT BUILDING

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

SCALE: AS SHOWN
 DRAWN: M.D.
 CHECKED:
 DATE: JANUARY 2023
 PRINT DATE: 12/7/2023
 DWG NO.
A3.6

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