

DÉMOLITION & PROJET PROPOSÉ /
DEMOLITION & PROPOSED PROJECT

13 Cambridge





MAISON ACTUELLE / CURRENT HOUSE



Façade
avant
Cambridge/
Front
facade
Cambridge



Façade
avant

Westchester

/ Front
facade

Westchester



Façade
latérale /
Side
facade



Façade
arrière/
Back
facade





MAISONS VOISINES / ADJACENT HOUSES





12 Cambridge



10 Cambridge



726 Westchester



11 Cambridge



MAISON PROPOSÉE / PROPOSED HOUSE



Zoning by-law checklist

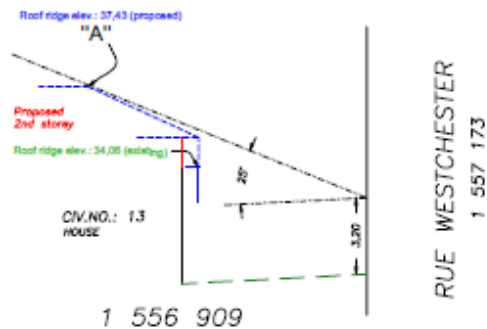
| ITEM | UNITS | PROPOSED | BY-LAW |
|----------------------------|----------------|----------|-------------|
| Lot area | m ² | 1692.8 | 1500 (min) |
| Land coverage ratio | % | 15.85 | 16% (Max) |
| Net Floor area ratio (FAR) | % | 23.1 | 24% (Max) |
| Diagonal | m | 27.77 | 29.6m (Max) |
| Height | m | 8.93 | 9 (max) |
| 25 degrés / degrees | | ok | |

Zoning by-law checklist

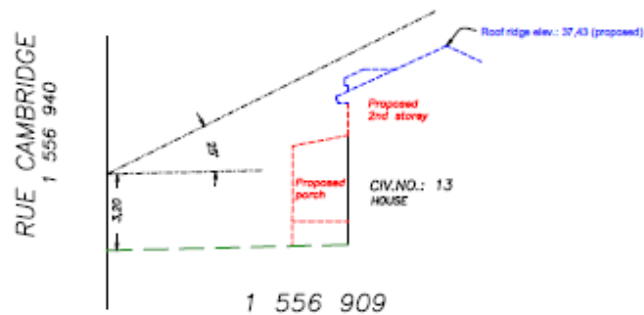
| SETBACKS | UNITS | PROPOSED | BY-LAW |
|-------------------------|-------|----------|-------------|
| Front setback | m | 7.76 | 7.50 (min.) |
| Side setback (left) | m | 9.00 | 4.5 (min.) |
| Secondary front setback | m | 7.51 | 7.5 (min.) |
| Rear setback | m | 15.98 | 7.5 (min.) |

| IMPERMEABLE MATERIAL | UNITS | PROPOSED | BY-LAW |
|----------------------|-------|----------|------------|
| Front | % | 18 | 40% (max.) |
| Side | % | 0 | 50% (max.) |
| Overall lot | % | 25 | 30% (max.) |

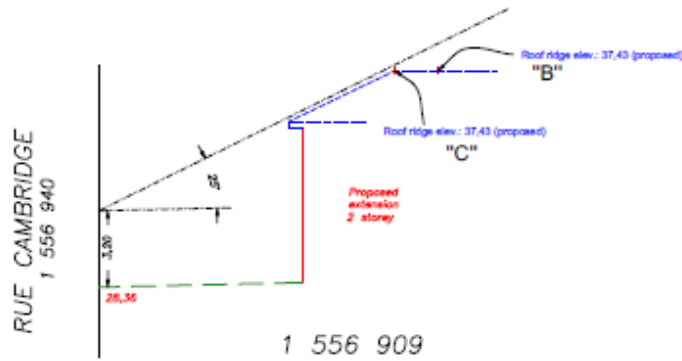
Hauteur / height



SECTION A-A



SECTION B-B



SECTION C-C

| LOT REFERENCE LEVEL | HEIGHT OF THE ROOF | HEIGHT OF THE HOUSE |
|---------------------|--------------------|---------------------|
| "A" | 37,43 | 8,43 |
| "B" | 37,43 | 8,91 |
| "C" | 37,43 | 8,90 |
| "D" | 36,58 | 7,62 |
| "E" | 37,43 | 8,93 |



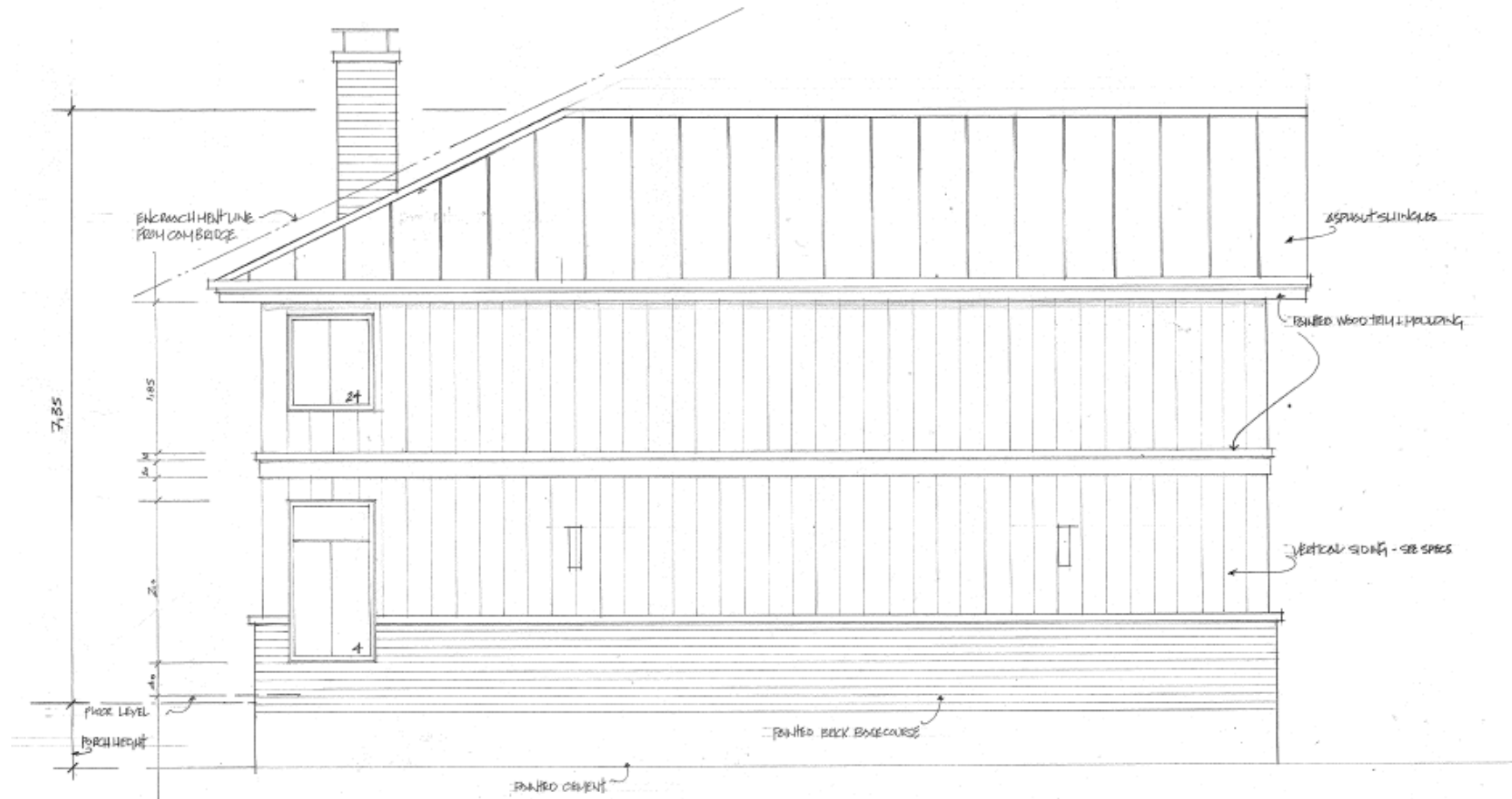
PLANS DES FAÇADES / FACADE PLANS



Façade avant Cambridge / Front façade Cambridge



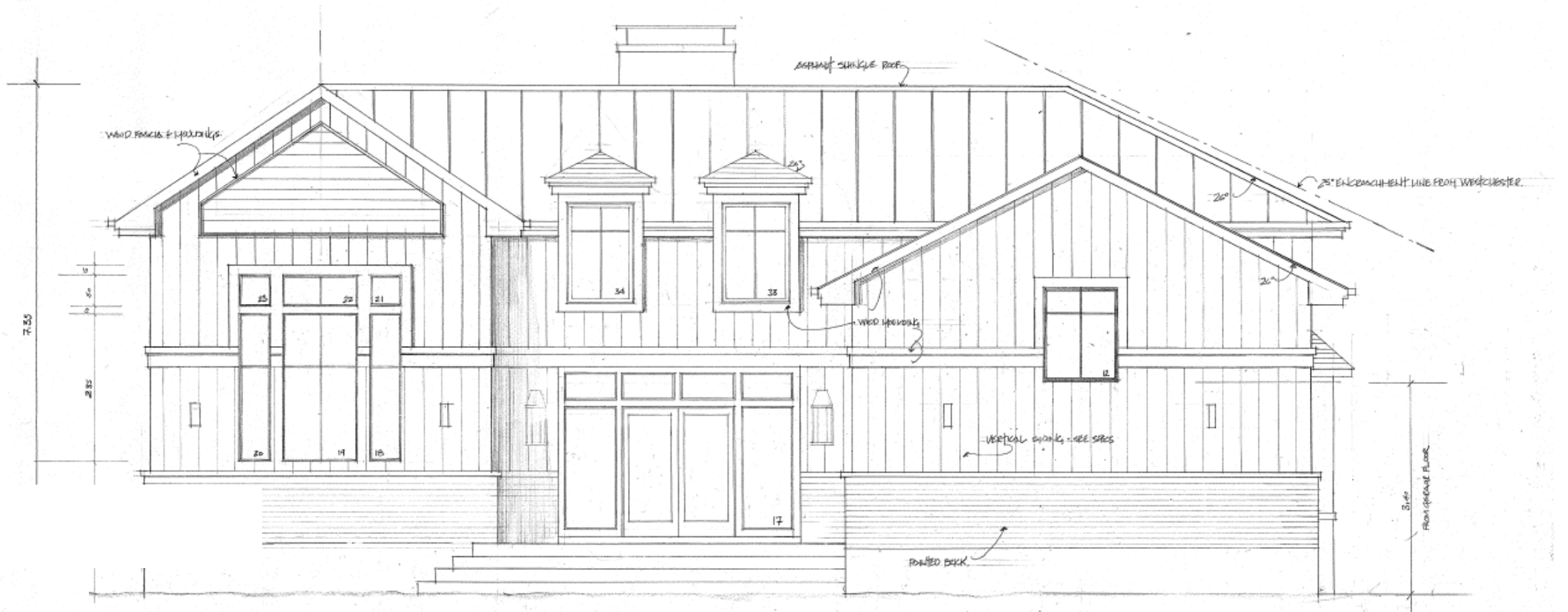
Façade latérale / Side facade



Façade avant Westchester / Front facade Westchester



Façade arrière / Back facade

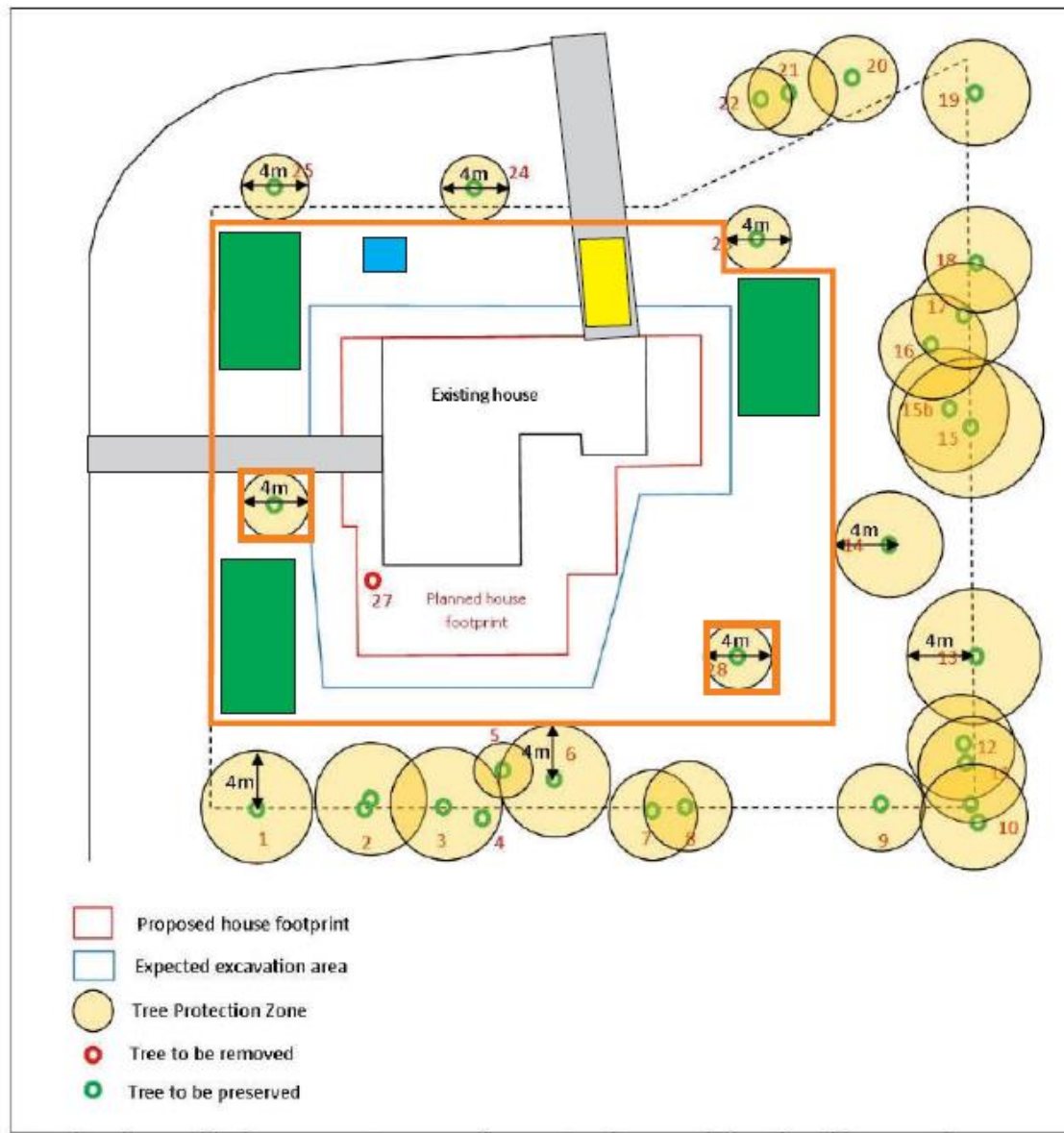


Revêtement extérieur / Siding



WHITE* | NATURE

There's a reason some colours are classics—and with **White**, your home will project a timeless confidence that will make it a standout.

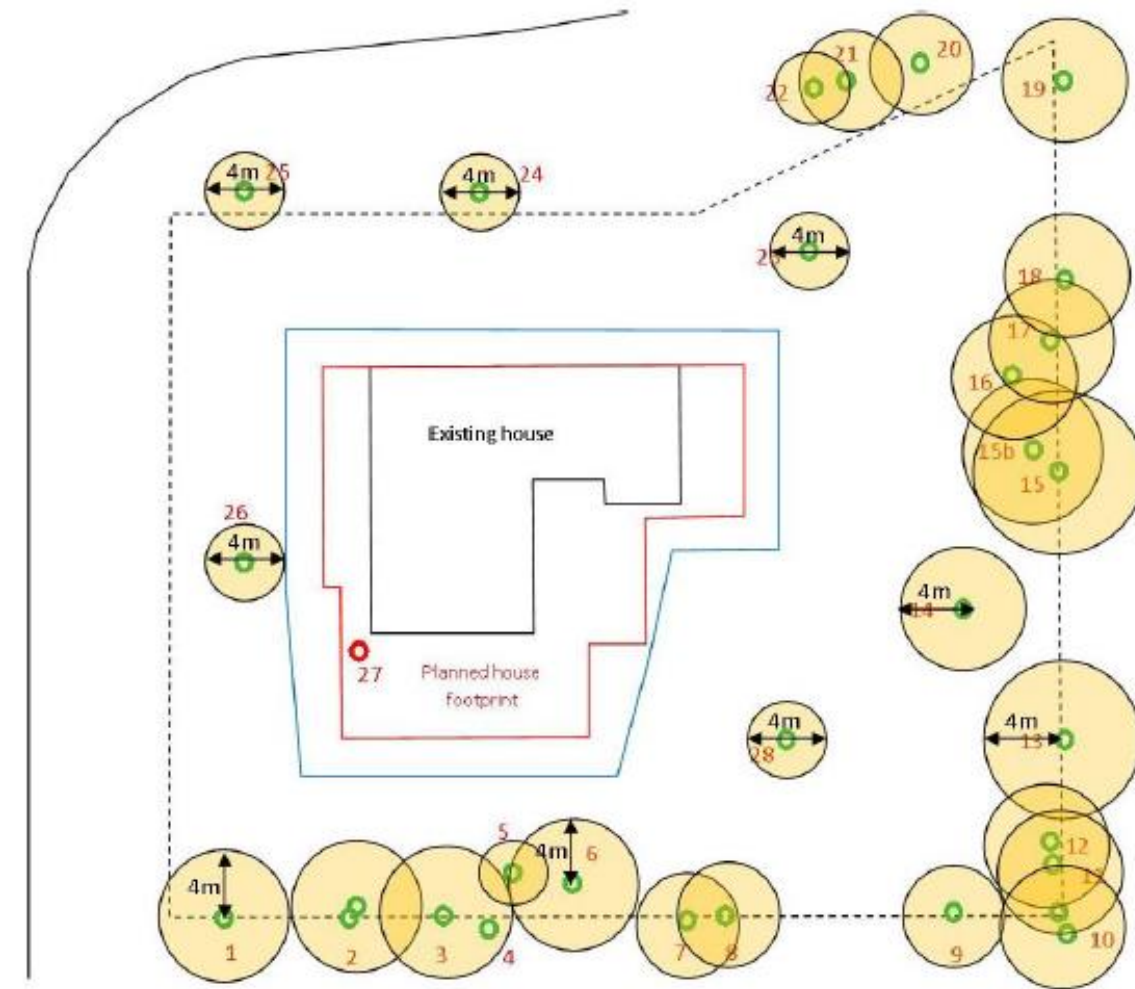


Plan de gestion du site

Site management plan

- Temporary Protection Fencing
- Proposed Garbage container location
- Proposed Sanitary location
- Proposed Material drop location

Gestion des arbres Tree management



- Proposed house footprint
- Expected excavation area
- Tree Protection Zone
- Tree to be removed
- Tree to be preserved

Tree locations, critical root zones (tree protection zone) and proposed footprint with expected excavation overdig (~2m from footings)

Arbre 27: Nerprun catharique – espèce envahissante
Tree 27 : Buckthorn – invasive species

