



1 LOCATION MAP  
SCALE: N.T.S.

LEGAL DESCRIPTION  
PART OF LOT 25  
REGISTER PLAN 42482  
CITY OF OTTAWA

SURVEY PREPARED BY:  
FARLEY, SMITH & DENIS SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
DATED: 10 JUNE 2021

182 MURRAY STREET - THREE UNIT DWELLING

ZONING BY-LAW 2008-250  
R4UD (R52) S14  
MATURE NEIGHBOURHOOD OVERLAY  
HERITAGE OVERLAY

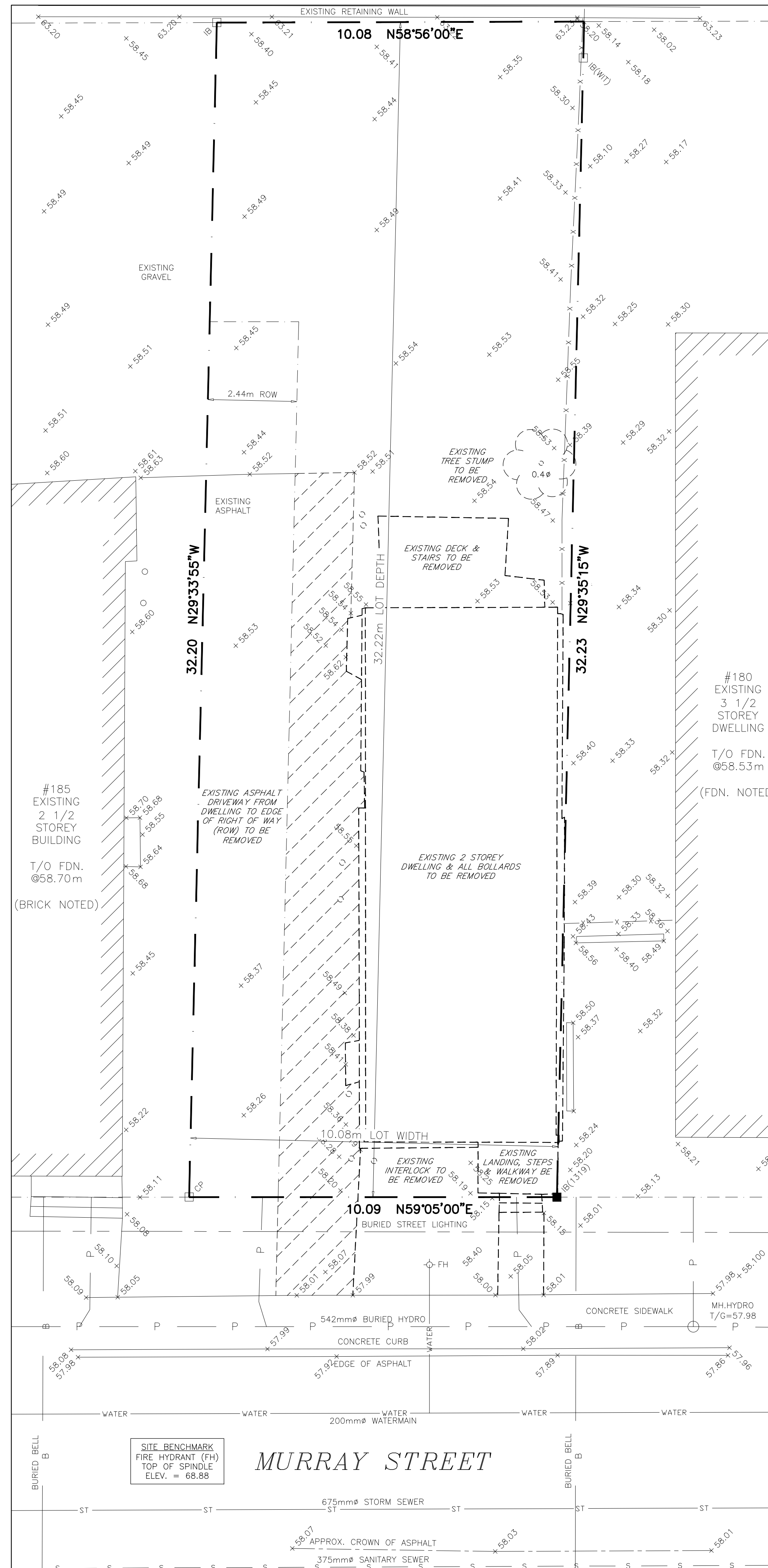
PERFORMANCE STANDARD	BY-LAW REQUIREMENT	PROVIDED
MINIMUM LOT WIDTH	10.0 m	10.08 m
LOT DEPTH (LD)	NR	32.22 m
MINIMUM LOT AREA (LA)	800.0 sq.m	324.61 sq.m
MAXIMUM BUILDING HEIGHT	8.9 m FOR FIRST 18.24 m	7.65 sq.m
	11.6 m FOR REMAINDER	
MINIMUM FRONT YARD SETBACK	1.5 m	1.5 m
FRONT YARD AREA (FYA)	NR	11.41 sq.m
MINIMUM FRONT YARD SOFT LANDSCAPING AREA	20.0 % OF FYA / 2.24 sq.m	53.26 % OF FYA / 6.11 sq.m
MINIMUM INTERIOR SIDE YARD SETBACK	1.20 m	1.20 m
MINIMUM REAR YARD SETBACK	30.0 % OF LD / 9.67 m	4.67 m
MINIMUM REAR YARD AREA SETBACK	25.0 % OF LA / 81.5 sq.m	24.10 % OF LA / 94.49 sq.m
MINIMUM REAR YARD SOFT LANDSCAPING AREA	55.0 sq.m	54.28 sq.m
GROUND FLOOR PRINCIPAL ENTRANCE LOCATION	FRONT / STREET ACCESS	FRONT / STREET ACCESS
MINIMUM PARKING SPACES	0	0
MINIMUM BICYCLE PARKING SPACES	0	0
GARBAGE / RECYCLE STORAGE	REQUIRED	PROVIDED
GARBAGE / RECYCLE STORAGE LOCATION	WITHIN BLDG OR REAR YARD	REAR YARD
MINIMUM GARBAGE / RECYCLE STORAGE FLOOR AREA	2.0 sq.m	3.25 sq.m
MINIMUM GARBAGE / RECYCLE STORAGE VOLUME	3.50 cu/m	6.43 cu/m

EXISTING AVERAGE GRADE CALCULATION

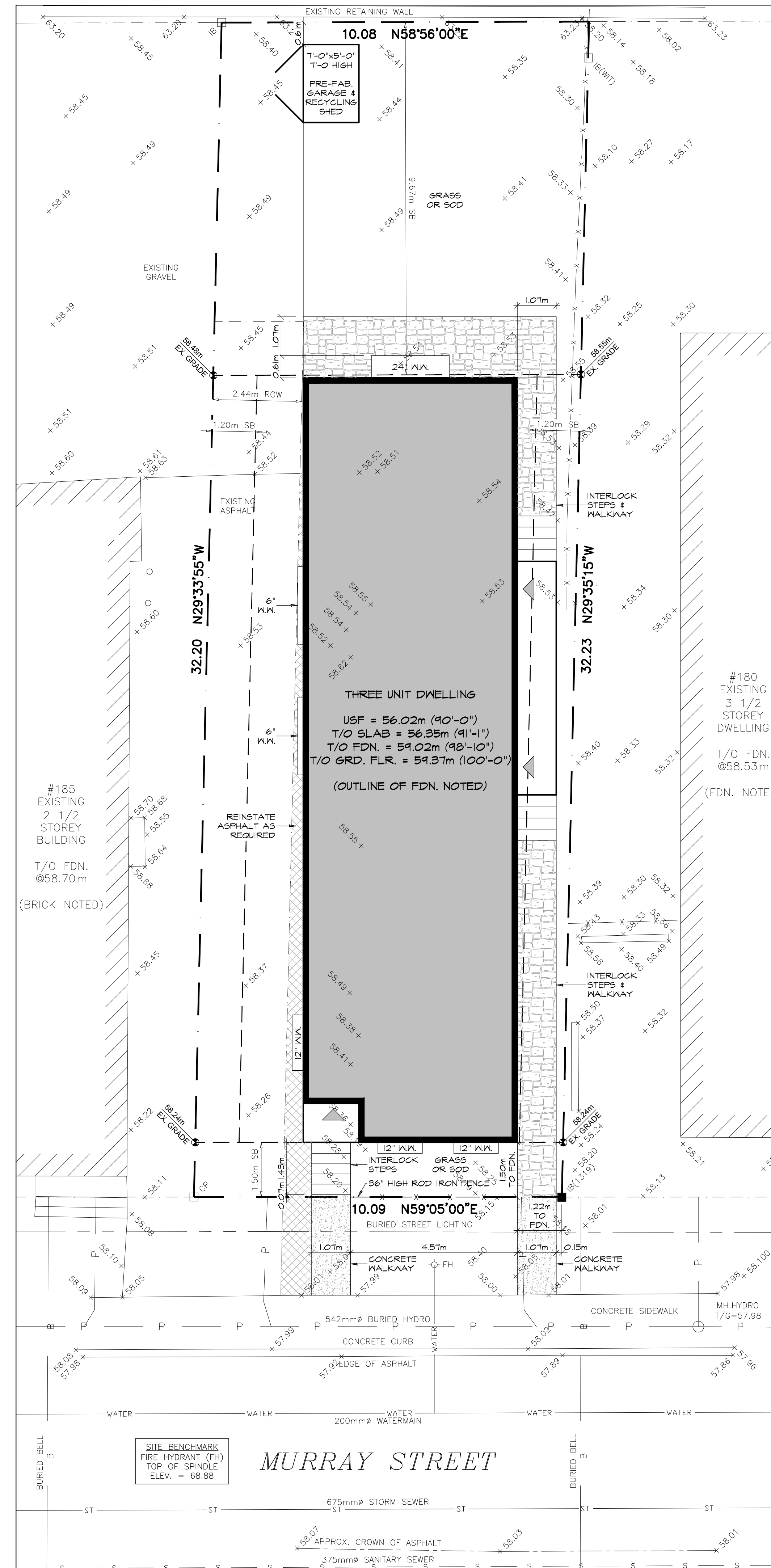
	LEFT SIDE	RIGHT SIDE	
EXISTING FRONT GRADE	58.24 m	58.24 m	58.31 m
EXISTING REAR GRADE	58.48 m	58.55 m	

182 MURRAY STREET - BUILDING INFORMATION

BUILDING HEIGHT ELEVATION	EX. GRADE TO MID. FT ROOF	66.02 m	
BUILDING HEIGHT	EX. GRADE TO MID. FT ROOF	7.65 m	
FOOTPRINT		124.78 sq.m (1396.44sq.ft)	
FOUNDATION AREA	0/5 FOUNDATION	124.78 sq.m (1396.44sq.ft)	
BASEMENT AREA	0/5 FOUNDATION	121.16 sq.m (1310.60 sq.ft)	
BASEMENT AREA	1/5 FOUNDATION	10.54 sq.m (1140.38 sq.ft)	
BASEMENT AREA	1/5 FRAMING	102.75 sq.m (1109.09 sq.ft)	
BASEMENT AREA	NO STAIR	98.64 sq.m (1062.34 sq.ft)	
GROUND FLOOR AREA	0/5 CLADDING	121.32 sq.m (1305.94 sq.ft)	
GROUND FLOOR AREA	0/5 FRAMING	117.83 sq.m (1264.44 sq.ft)	
GROUND FLOOR AREA	1/5 FRAMING	103.4 sq.m (1117.2 sq.ft)	
GROUND FLOOR AREA	NO STAIR	105.64 sq.m (1141.07 sq.ft)	
SECOND FLOOR AREA	0/5 CLADDING	121.32 sq.m (1305.94 sq.ft)	
SECOND FLOOR AREA	0/5 FRAMING	117.83 sq.m (1264.44 sq.ft)	
SECOND FLOOR AREA	1/5 FRAMING	103.4 sq.m (1117.2 sq.ft)	
SECOND FLOOR AREA	NO STAIR	105.49 sq.m (1131.1 sq.ft)	



2 EXISTING / DEMOLITION SITE PLAN  
SCALE: 1:75



3 SITE PLAN  
SCALE: 1:75

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

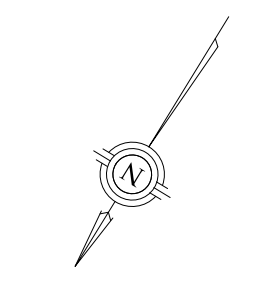
ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS.

NO.	REVISION	DATE
6	HERITAGE APPLICATION	2022.04.12
5	HERITAGE REVISIONS	2022.01.24
4	ISSUED FOR BUILDING PERMIT	2021.10.29
3	CONSULTANT REVIEW	2021.09.03
2	STRUCTURAL REVIEW	2021.09.01
1	CLIENT REVIEW	2021.08.20

NO. REVISION DATE

SEAL: NORTH:



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

Qualification Information  
Required unless design is exempt under Div. C-3.2.5.1 of the building code

Name: Signature: BCIN

Registration Information  
Required unless design is exempt under Div. C-3.2.4.1 of the building code

Firm: Signature: BCIN

**MURRAY TRIPLEX**  
182 MURRAY STREET  
OTTAWA, ONTARIO, K1N 5M8

DRAWING:  
LOCATION MAP & SITE PLAN  
ZONING INFORMATION  
BUILDING INFORMATION

DATE:	AUGUST 2021	SHEET NO.:	
SCALE:	AS NOTED		
DRAWN:	PK		
CHECKED:	PR		
JOB NO.	0416		

SP1