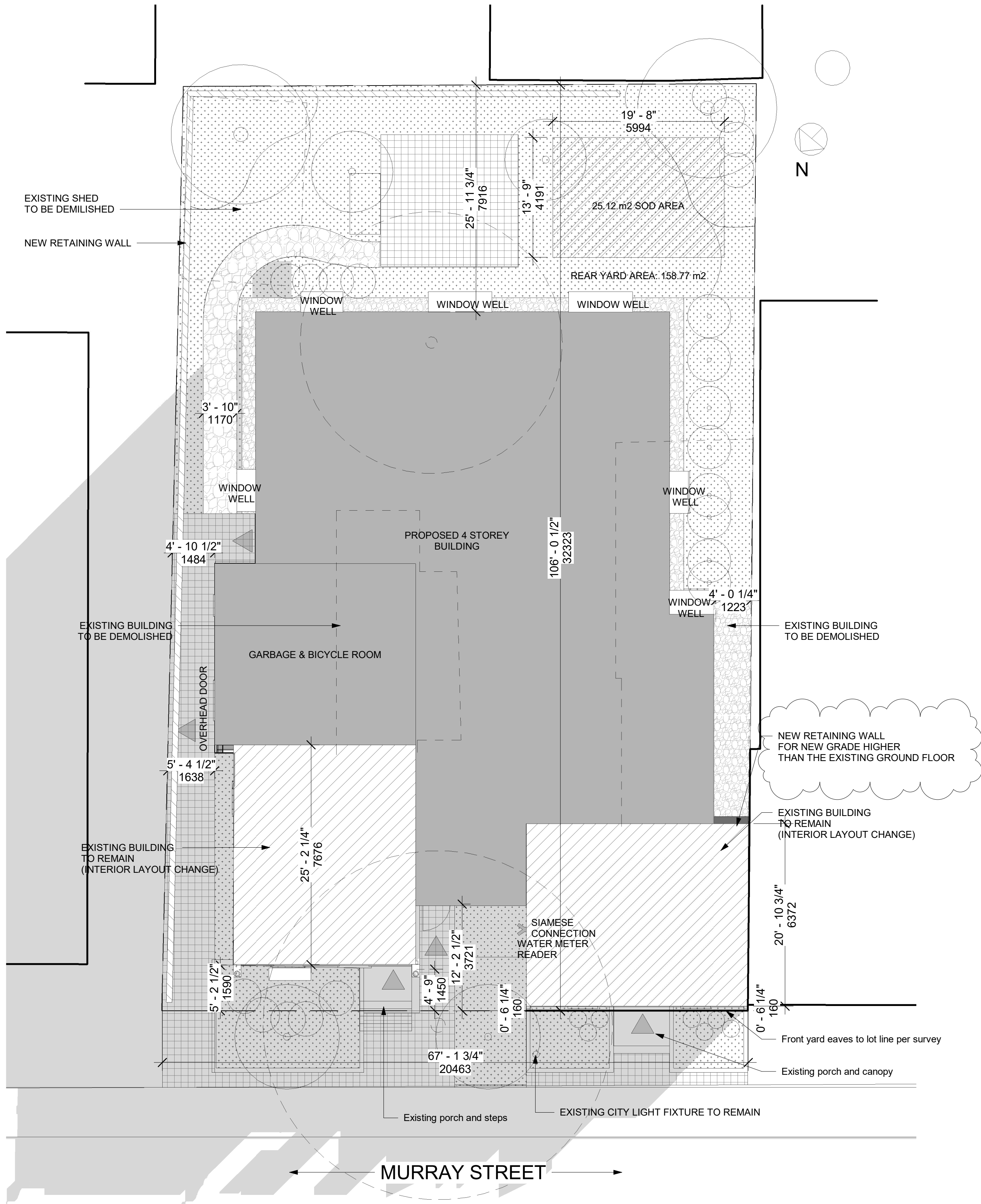
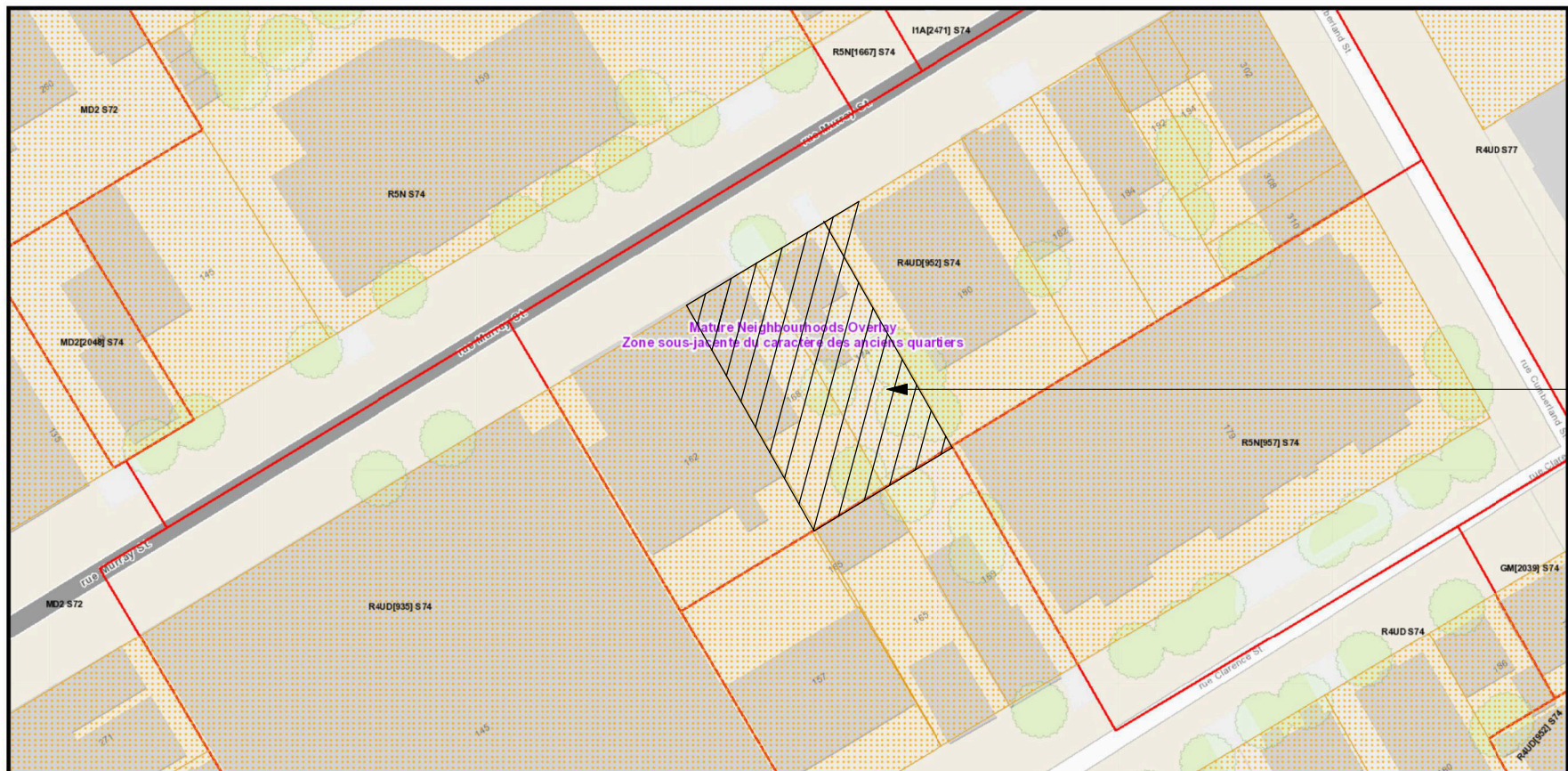




1 SITE PLAN
SCALE:1/100

168-174 MURRAY ST.					
SITE PLAN OF SURVEY LOT 23 REGISTERED PLAN 42482, CITY OF OTTAWA		SURVEY INFO TAKEN FROM LOT 23 REGISTERED PLAN 42482 CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. COMPLETED on JANUARY 7th, 2021			
ZONING: R4UD[952] S74, HERITAGE OVERLAY, MATURE NEIGHBOURHOODS OVERLAY, AREA Z ON SCHEDULE 1A, SCHEDULE 342 DWELLING TYPE: 4 STOREY ADDITION TO EXISTING TWO STOREY BUILDINGS					
ZONING MECHANISMS		REQUIREMENT	PROVIDED	NOTES	
A) MINIMUM LOT AREA		450 m²	654.2 m²		
B) MINIMUM LOT WIDTH		15 m	20.46 m		
C) MINIMUM LOT DEPTH		N/A	32.32 m		
D) MINIMUM FRONT YARD SET BACK		1.5m	EXISTING BUILDING & 3.721 m		
E) MINIMUM INTERIOR SIDE YARD SETBACK		1.5 m	1.2 m	MINOR VARIANCE	
F) MINIMUM REAR YARD SET BACK		Min. 9.69 m & must be 163.5 m2 in area	7.916 m & 158.77 m2 in area	MINOR VARIANCE	
G) MAXIMUM BUILDING HEIGHT		168 Murray 5.8 metres (to a depth of 9.14 m from front lot line) 9.3 metres (rear) 174 Murray 7.0 metres (to a depth of 9.14 m from front lot line) 10.5 metres (rear)	13.38 m		
H) FRONT FAÇADE FENESTRATION		must comprise at least 25% windows	26.17%		
I) VEHICLE PARKING (RESIDENTS)		0	0		
VEHICLE PARKING (VISITOR)		20 units x 0.1=2	0	MINOR VARIANCE	
VEHICLE PARKING (TOTAL)		2	0		
J) BKE SPACES		20x0.5=10	22 (STACKED) INDOOR		
K) AMENITY AREA		6.0 x 20 units = 120m² 50% of 120m² = 60m² required as communal	157 m² @ BACK		
L) FRONT YARD, SOFTSCAPING PERCENTAGE		40%	28.8%	MINOR VARIANCE	
M) REAR YARD, SOFTSCAPING PERCENTAGE		50%	75.7%		
BUILDING AREAS					
BASEMENT BUILDING AREA (NEW) 280 m²		PROPOSED SITE DEVELOPMENT INFO.		GARBAGE REQUIREMENT GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN THE BASEMENT AND REMOVED PRIVATELY DURING COLLECTION	
GROUND FLOOR BUILDING AREA (NEW) 280 m² BUILDING AREA (EXISTING) 97 m²		PROPOSED STOREYS 4			
SECOND FLOOR BUILDING AREA (NEW) 280 m² BUILDING AREA (EXISTING) 97 m²		LOT COVERAGE 57.3%		SNOW REMOVAL REQUIREMENT	
		SOFT LANDSCAPING 25.6%			
		HARD LANDSCAPING 16.6%			
THIRD FLOOR BUILDING AREA (NEW) 269 m²		STAIR & LANDING 0.5%			
FOURTH FLOOR BUILDING AREA (NEW) 269 m²					
		1 BED	2 BED	3 BED	TOTAL
EXISTING BUILDING (RENOVATED)		0	0	2	2
PROPOSED ADDITION		13	5	0	18
TOTAL		13	5	2	20
REQUIRED 2+ BEDROOM			5	5	
PROPOSED 2+ BEDROOM			5	5	
AVERAGE GRADE: CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES AVERAGE GRADE : 58.48m (58.20m + 58.34m + 58.85m + 58.53m) /4			GARBAGE REQUIREMENT GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED ON THE GROUND FLOOR AND REMOVED PRIVATELY DURING COLLECTION SNOW REMOVAL REQUIREMENT PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS THROUGHOUT THE WINTER		

LEGEND	
	NEW TREE
	EX. TREE TO BE REMOVED
	PROPOSED BUILDING
	EXISTING BUILDING TO REMAIN
	PROPOSED / EXISTING ENTRY / EXIT
	PROPERTY LINE
	DENOTES HARD LANDSCAPING
	DENOTES SOFT LANDSCAPING



LOT LOCATION

RESPONSIBILITIES:

DO NOT SCALE DRAWINGS

ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

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GENERAL NOTES:



168-174 MURRAY ST.
4 STOREY ADDITION TO EXISTING
TWO STOREY BUILDINGS

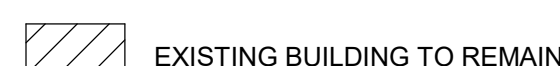
CONSULTANTS		
STRUCTURAL -		
ELECTRICAL -		
9		M/D/Y
8		
7		
6		
5		
4		
3		
2		
1	ISSUED FOR SPA	07/04/20
NO.	REVISION/ISSUE	DATE

PROJECT: 168-174 MURRAY ST.
 4 STOREY ADDITION TO EXISTING
 TWO STOREY BUILDINGS
 165-174 MURRAY ST.
 OTTAWA, ON K1N 6M3

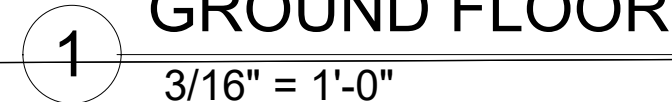
FLOOR PLANS

DRAWN BY:	
DATE: MAY 11, 2021	
SCALE: AS NOTED	

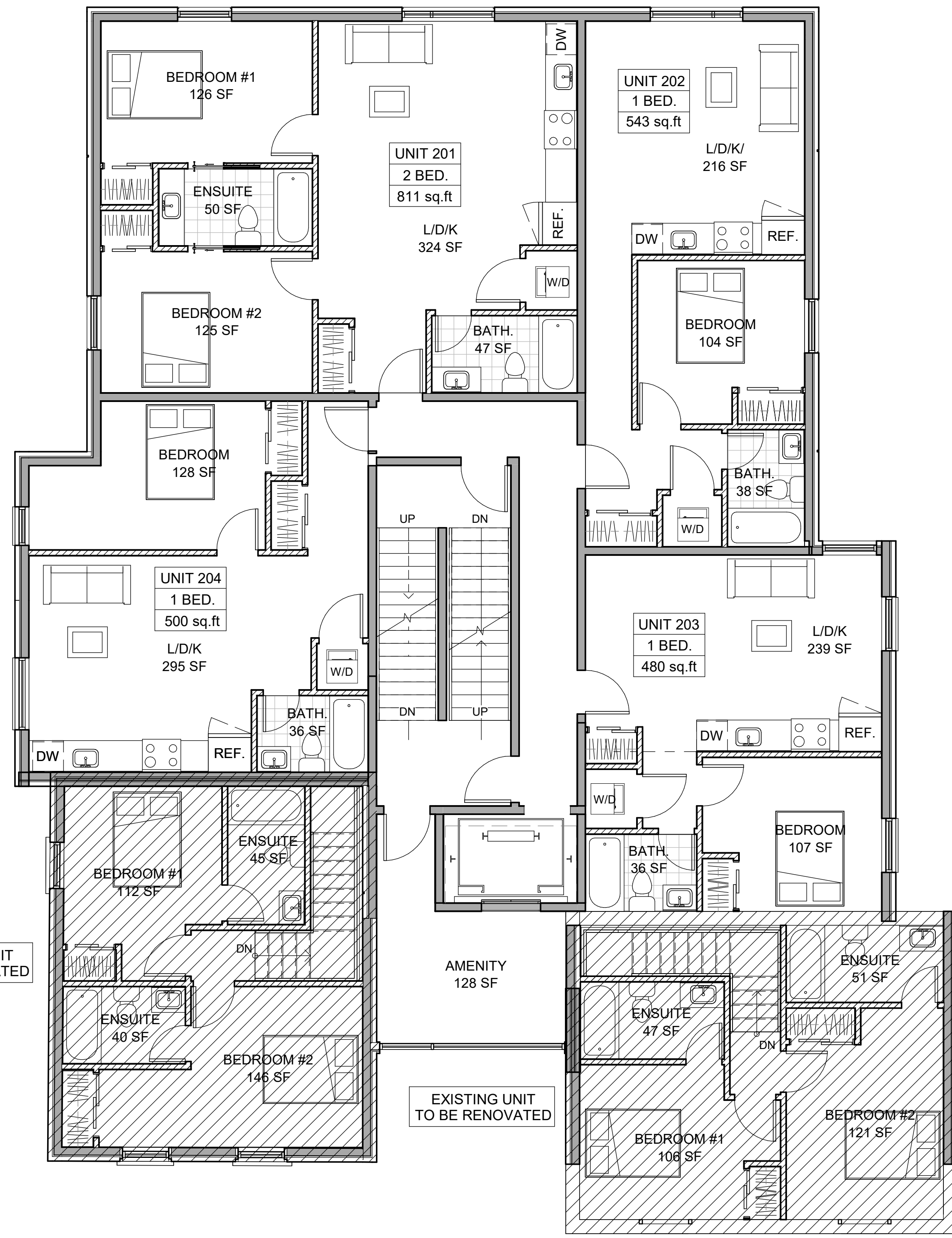
SHEET:	
	A2



2 BASEMENT
3/16" = 1'-0"



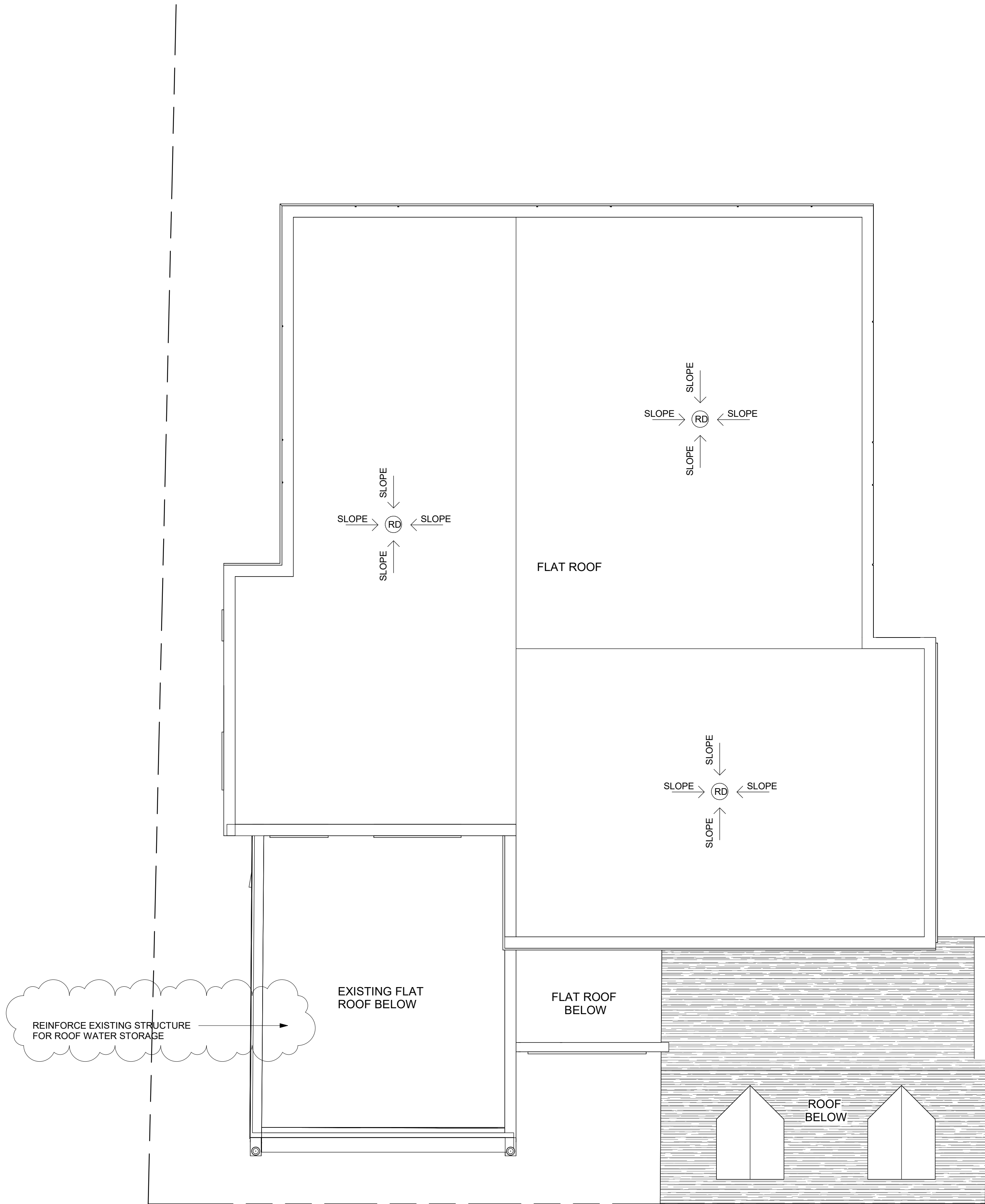
1 GROUND FLOOR
3/16" = 1'-0"



2 SECOND FLOOR
3/16" = 1'-0"



1 THIRD & FOURTH FLOORS
3/16" = 1'-0"



1 ROOF
3/16" = 1'-0"

168-174 MURRAY ST.
4 STOREY ADDITION TO EXISTING
TWO STOREY BUILDINGS

CONSULTANTS		
STRUCTURAL -		
MECHANICAL -		
ELECTRICAL -		
MDY		
9		
8		
7		
6		
5		
4		
3		
2		
1	ISSUED FOR SPA	07/04/23
NO.	REVISION/ISSUE	DATE
PROJECT:		
168-174 MURRAY ST.		
4 STOREY ADDITION TO EXISTING		
TWO STOREY BUILDINGS		
168-174 MURRAY ST.		
OTTAWA, ON K1N 9M8		
FLOOR PLANS		
DRAWN BY:		SHEET:
DATE: MAY 11, 2021		A4
SCALE: AS NOTED		

