

Committee  
of Adjustment  
  
 JUN 12 2018  
  
 City of Ottawa

THE BOUNDARY INFORMATION SHOWN HERE HAS BEEN DERIVED FROM A PLAN OF SURVEY BY ANIS O'SULLIVAN, VOLLEBAK LTD. DATED MAY 16, 2018

**CURRENT ZONING:** R4H  
**PROPOSED BUILDING:** 3-STORY TRIPLEX BUILDING, FRONTING ONTO LOUREY ST

**ZONING:**

	REQUIRED	PROVIDED
LOT WIDTH	12M	10.065 M
LOT AREA	360 SQM	303.6 SQM
HEIGHT	11M	9.25 M
FRONT YARD	3M	1.2 M
REAR YARD	30% (9.048M)	9.048M
SIDE YARD	1.2 M	1.2 M

**LANDSCAPING**  
LOT AREA: 303.6 SQ M  
LANDSCAPED: 160.4 SQ M  
PERCENTAGE: 52%

**GARBAGE**  
A GARBAGE ROOM WILL BE PROVIDED ON THE MAIN LEVEL, WITH A PATHWAY FOR CURB-SIDE PICKUP  
**AMENITY SPACE**  
45 SQ M REQUIRED FOR TRIPLEX, 91 SQM PROVIDED AT THE REAR OF THE PROPERTY

**PARKING**  
NO OFFSTREET PARKING IS REQUIRED, 1 PARKING SPOT HAS BEEN PROVIDED AT THE FRONT OF THE PROPERTY, NOT WITHIN THE REQUIRED AND PROVIDED FRONT YARD  
**VISITOR'S PARKING**  
NO VISITOR'S PARKING IS REQUIRED OR PROVIDED

**BICYCLE PARKING**  
NO BICYCLE PARKING IS REQUIRED OR PROVIDED

**RELIEF REQUIRED:**  
1. FOR A REDUCTION IN LOT WIDTH  
2. FOR A REDUCTION IN LOT AREA

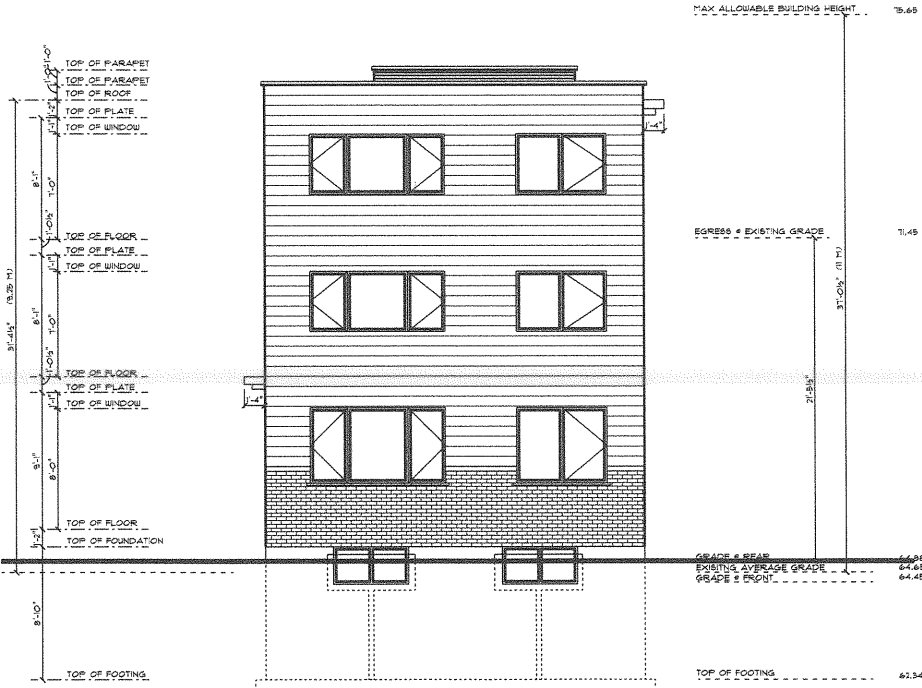


<p><b>SITE PLAN</b> SCALE: 1:150</p>	<p>I Andre Theriault, Theriault Design, Inc. I declare that this design is the work of the registered professional engineer named above and that I am registered in the appropriate class/categories. Date: _____ Signature of Designer: _____ Individual No.: 27268 Exp.: 2019</p>	<div style="text-align: center;">         Theriault Design        Architects - Planners        1120 BROADVIEW AVE. SUITE 200        OTTAWA, ONT. M1M 2G8        Tel: (613) 834-8284        Fax: (613) 834-8285        Web: theriaultdesign.com     </div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV#</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>PRELIM</td> <td>02-09-2018</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>REVISION</td> <td>22-09-2018</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>REVISION</td> <td>18-09-2018</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>PRELIM</td> <td>02-09-2018</td> <td></td> <td></td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>02/16/18</td> <td>PRELIM</td> <td>02/16/18</td> <td>PRELIM</td> </tr> <tr> <td>05/07/18</td> <td>REVISION</td> <td>05/07/18</td> <td>REVISION</td> </tr> <tr> <td>05/24/18</td> <td>REVISION</td> <td>05/24/18</td> <td>REVISION</td> </tr> <tr> <td>06/06/18</td> <td>REVISION</td> <td>06/06/18</td> <td>REVISION</td> </tr> <tr> <td>06/11/18</td> <td>REVISION</td> <td>06/11/18</td> <td>REVISION</td> </tr> </tbody> </table>	REV#	DESCRIPTION	DATE	BY	CHKD	1	PRELIM	02-09-2018			2	REVISION	22-09-2018			3	REVISION	18-09-2018			4	PRELIM	02-09-2018			DATE	DESCRIPTION	DATE	DESCRIPTION	02/16/18	PRELIM	02/16/18	PRELIM	05/07/18	REVISION	05/07/18	REVISION	05/24/18	REVISION	05/24/18	REVISION	06/06/18	REVISION	06/06/18	REVISION	06/11/18	REVISION	06/11/18	REVISION
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**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIAL LEGEND**

	BRAMPTON BRICK - SELECT SERIES IN VALENCIA		4" PROFILE WOOD SIDING
	CORRUGATED ALUMINUM SIDING IN LIGHT GREY		6" PROFILE VINYL OR FIBRE CEMENT SIDING
	SMOOTH ALUMINUM SIDING IN BLACK		

I, Andre Theriault, Theriault design, take responsibility for design work on behalf of a firm registered under Subsection 33.4 of Division C of the Building Code. I and the firm is registered in the appropriate class/category.  
 Date: \_\_\_\_\_  
 Signature of Designer: \_\_\_\_\_



ANDRE THERIAULT  
 2251 BERRY DRIVE, ORLEANS  
 K4A 0A4  
 TEL: (613) 834-8284  
 FAX: (613) 834-0808  
 email: theriault@gmail.com

DATE	REVISION	BY	NO.
08-JUN-2018	REVISION	A. SANFORD	1
30-APR-2018	REVISION		2
1-APR-2018	REVISION		3
05-APR-2018	REVISION		4

**PROPOSED TRIPLEX**  
 16 LOURET ST  
 DRAWING NO. 2018-101

31'-05" (8.25 M)  
 TOP OF PARAPET  
 TOP OF PARAPET  
 TOP OF ROOF  
 TOP OF PLATE  
 TOP OF WINDOW  
 8'-0"  
 8'-0"  
 8'-0"  
 8'-0"  
 8'-0"  
 8'-0"  
 8'-0"  
 8'-0"  
 8'-0"  
 TOP OF FLOOR  
 TOP OF FOUNDATION  
 8'-0"  
 TOP OF FOOTING



MAX ALLOWABLE BUILDING HEIGHT 75.65  
 EGRESS # EXISTING GRADE 71.45  
 31'-05" (8.25 M)  
 GRADE # REAR 64.89  
 EXISTING AVERAGE GRADE 64.65  
 GRADE # FRONT 64.45  
 TOP OF FOOTING 62.34

**RIGHT ELEVATION**  
 SCALE: 1/8"=1'-0"

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**MATERIAL LEGEND**

	BRAMPTON BRICK - SELECT SERIES N VALENCIA		4" PROFILE WOOD SIDING
	CORRUGATED ALUMINUM SIDING IN LIGHT GREY		8" PROFILE VINYL OR FIBRE CEMENT SIDING
	SMOOTH ALUMINUM SIDING IN BLACK		



I, Andre Theriault, Theriault design, Inc. responsible for design work on behalf of a firm registered under Subsection 3.3.4 of Division C of the Building Code. I and the firm is registered in the appropriate class/category.

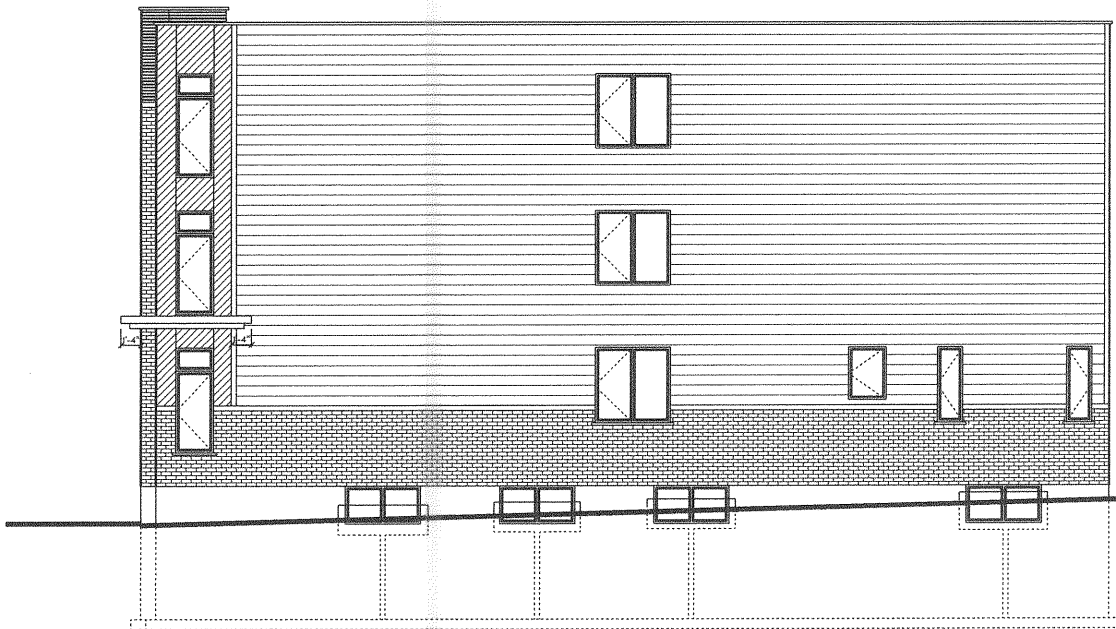
Individual 2968  
 Firm 30198  
 Date \_\_\_\_\_  
 Signature of Designer \_\_\_\_\_  
 ANDRE THERIAULT  
 2251 69th DRIVE, OREGANS  
 K4A 0A4  
 TEL: (607) 634-0284  
 FAX: (607) 634-0285  
 email: theriaultdesign@gmail.com

4	REVISION	08-JAN-2018
3	REVISION	30-APR-2018
2	REVISION	11-APR-2018
1	PRELIM	05-APR-2018

PROPOSED  
**TRIFLEX**  
 16 LOUREY ST

Drawn by A. SANFORD	Project No. 2018-101	Sheet No. 2	Total Sheets 7
------------------------	-------------------------	----------------	-------------------

31'-4 1/2" (9.58 M)  
 TOP OF PARAPET  
 TOP OF PARAPET  
 TOP OF ROOF  
 TOP OF FLATE  
 TOP OF WINDOW  
 8'-1"  
 1'-0"  
 TOP OF FLOOR  
 TOP OF FLATE  
 TOP OF WINDOW  
 8'-1"  
 1'-0"  
 TOP OF FLOOR  
 TOP OF FLATE  
 TOP OF WINDOW  
 8'-1"  
 1'-0"  
 TOP OF FLOOR  
 TOP OF FOUNDATION  
 8'-0"  
 TOP OF FOOTING



MAX ALLOWABLE BUILDING HEIGHT 75.65  
 EGRESS = EXISTING GRADE 71.45  
 31'-0" (9.45 M)  
 GRADE ± REAR 64.88  
 EXISTING AVERAGE GRADE 64.65  
 GRADE ± FRONT 64.45  
 TOP OF FOOTING 62.34

**LEFT ELEVATION**  
 SCALE: 1/8"=1'-0"

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MATERIAL LEGEND	
	BRAMPTON BRICK - SELECT SERIES IN VALENCIA
	CORRUGATED ALUMINUM SIDING IN LIGHT GREY
	SMOOTH ALUMINUM SIDING IN BLACK
	4" PROFILE WOOD SIDING
	8" PROFILE VINYL, OR FIBRE CEMENT SIDING



I, Andre Theriault, Theriault design, Take responsibility for design work on behalf of a firm registered under Subsection 3.2.4 of Division C of the Building Code. I and the firm is registered in the appropriate jurisdiction.

Individual: 12668  
 Firm: 50788  
 Date: \_\_\_\_\_  
 Signature of Designer: \_\_\_\_\_

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 email: theriault5@gmail.com

REVISION	DATE
4	08-JUN-2018
3	30-APR-2018
2	11-APR-2018
1	05-APR-2018

**PROPOSED**  
**TRIPLEX**  
 16 LOUREY ST

Drawn by:	Drawn no:
A. SANFORD	3
Project no:	1
2018-101	