

Committee of Adjustment Received | Reçu le  
2024-03-22  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

PART OF LOT 8  
REGISTERED PLAN 301  
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 100  
0 2.5 5 7.5 10 metres

Metric Note  
Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note  
Bearings are astronomic and are referred to the westerly limit of Carlsen Avenue having a bearing of N 06° 20' 30" E as shown on Plan 5R-219.

For bearing comparisons, a rotation of 0°33'45" counter-clockwise was applied to bearings on P1.

Elevation Notes  
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1978 (Monument No. 198454761)  
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes  
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.  
2. Only visible surface utilities were located.  
3. Underground utility data derived from City of Ottawa utility sheet reference: Sheet No. K-14-08, K-14-09, 5981p&p2, 372-06  
4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement & City of Ottawa Utility Sheets.  
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

□	Denotes	Survey Monument Planted
■		Survey Monument Found
SB		Standard Iron Bar
SSIB		Short Standard Iron Bar
IB		Iron Bar
IBØ		Round Iron Bar
CP		Concrete Pin
(Wit)		Witness
Meas		Measured
(P1)		Registered Plan 301
(P2)		Plan by (AOG) dated April 16, 2015 (Job No. 15757-15)
(P3)		Plan by (671) dated November 7, 1958
(P4)		Plan by (1319) dated November 20, 1981 (Ref. No. 4-301)
(P5)		Plan by (AOG) dated July 2, 1986
(P6)		Plan 5R-219
(N1)		Notes by (AOG) dated January 14, 1981 (Ref. No. 301-6)
(D1)		Inst. No. GL46231
(D2)		Inst. No. N739941
MH-ST		Maintenance Hole (Storm)
MH-S		Maintenance Hole (Sanitary)
ST		Underground Storm Sewer
S		Underground Sanitary Sewer
W		Underground Water
P		Underground Power
G		Underground Gas
OW		Overhead Wires
UP		Utility Pole
AN		Anchor
CB		Catch Basin
LS		Light Standard
GM		Gas Meter
AC		Air Conditioner
D		Diameter
CLF		Chain Link Fence
Inv.		Invert
T/G		Top of Grate
U/Eave		Underside of Eave
TpFdn		Top of Foundation
C/L		Centreline
+65.00		Location of Elevations
+65.00		Top of Concrete Curb/Retaining Wall Elevation
Deciduous Tree		The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
Coniferous Tree		The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Site Area=464.5sq.m.

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

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Surveyor's Certificate

I certify that:  
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.  
2. The survey was completed on the 12th day of December, 2023.

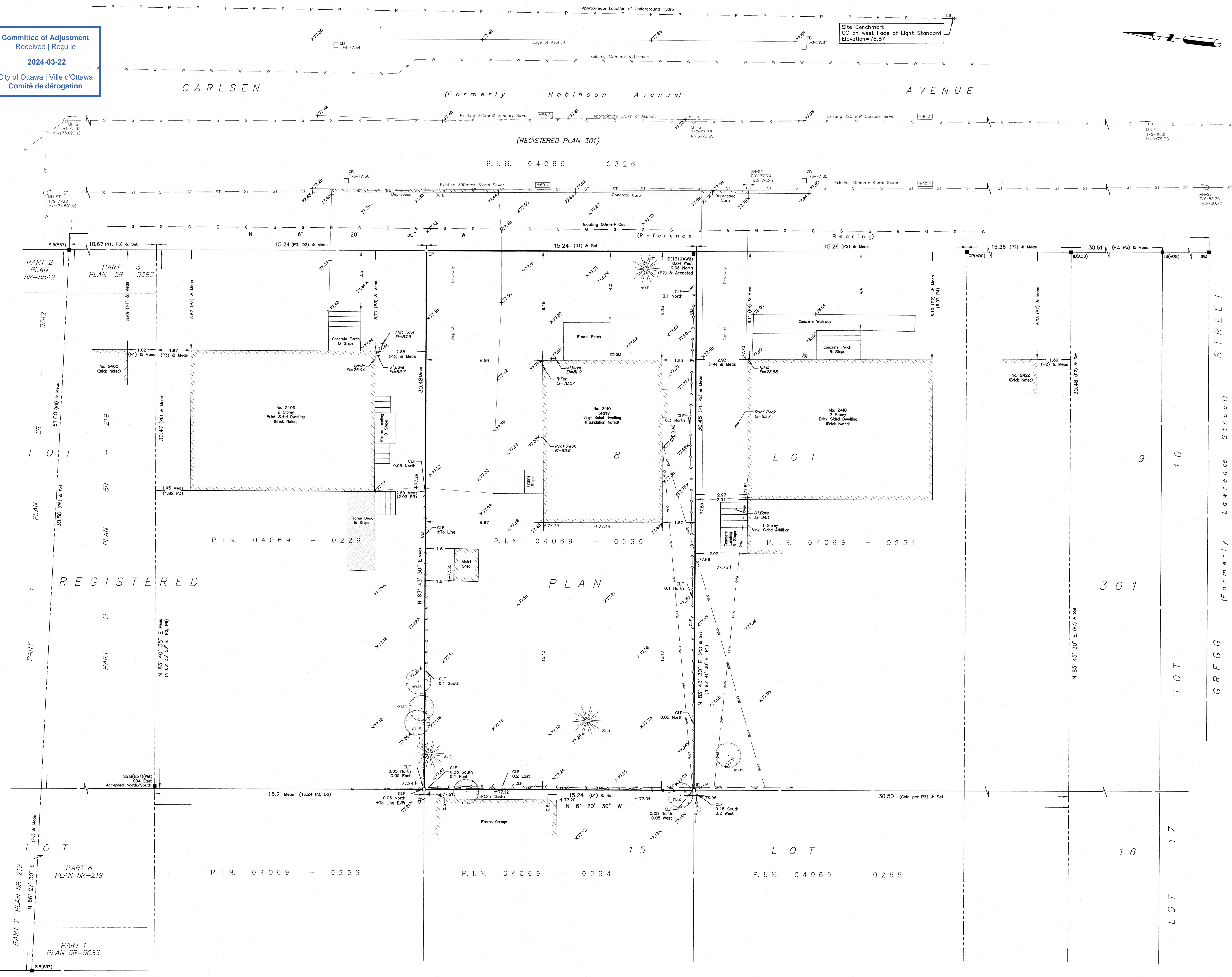
Dec 13/2023  
Date  
Emad Alrefai  
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-64489

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS

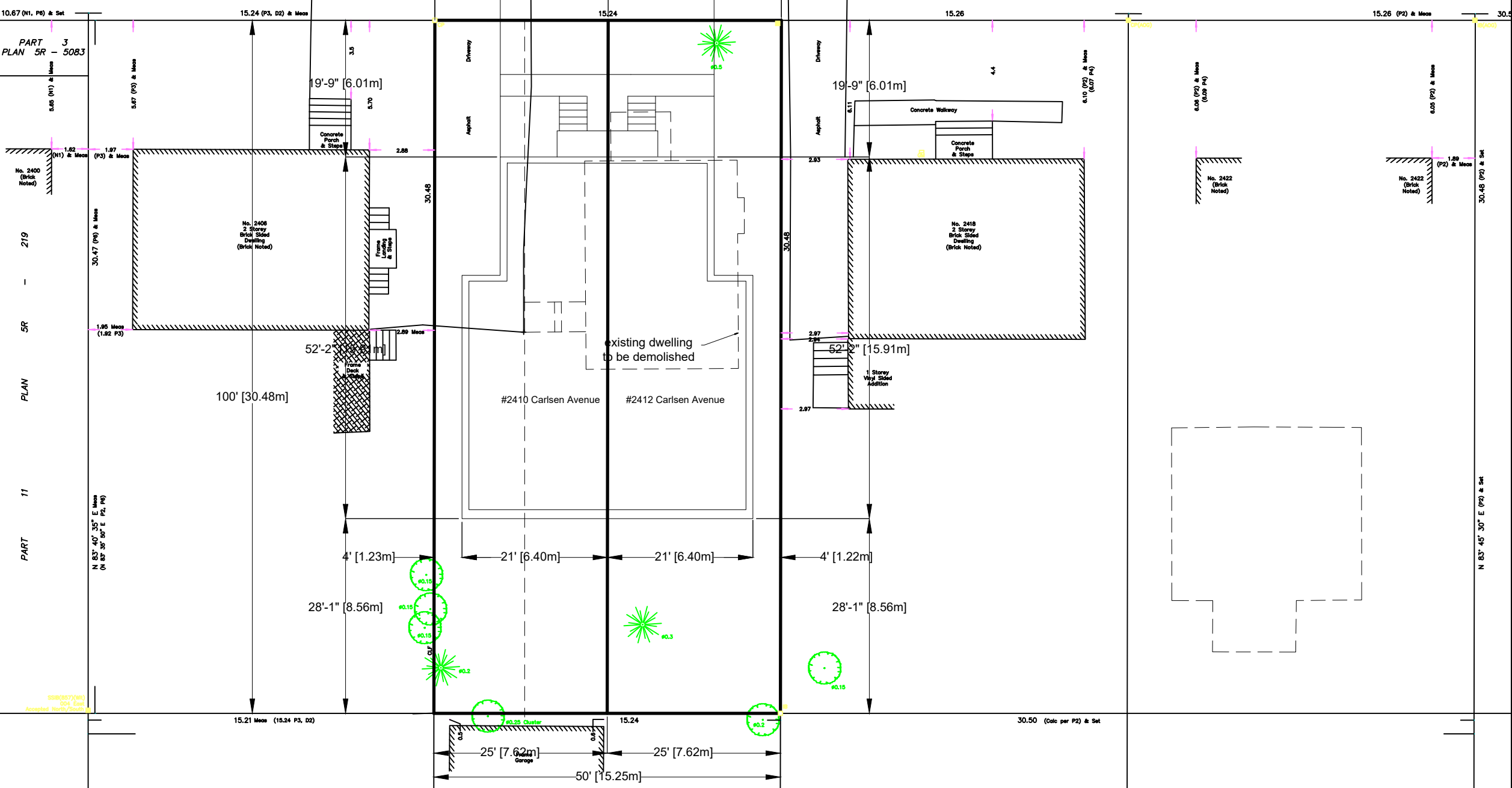
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca





CARLSEN (Formerly Robinson Avenue) AVENUE

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General Notes

No.	Revision/Issue	Date
1	Client's Review	18/03/2024

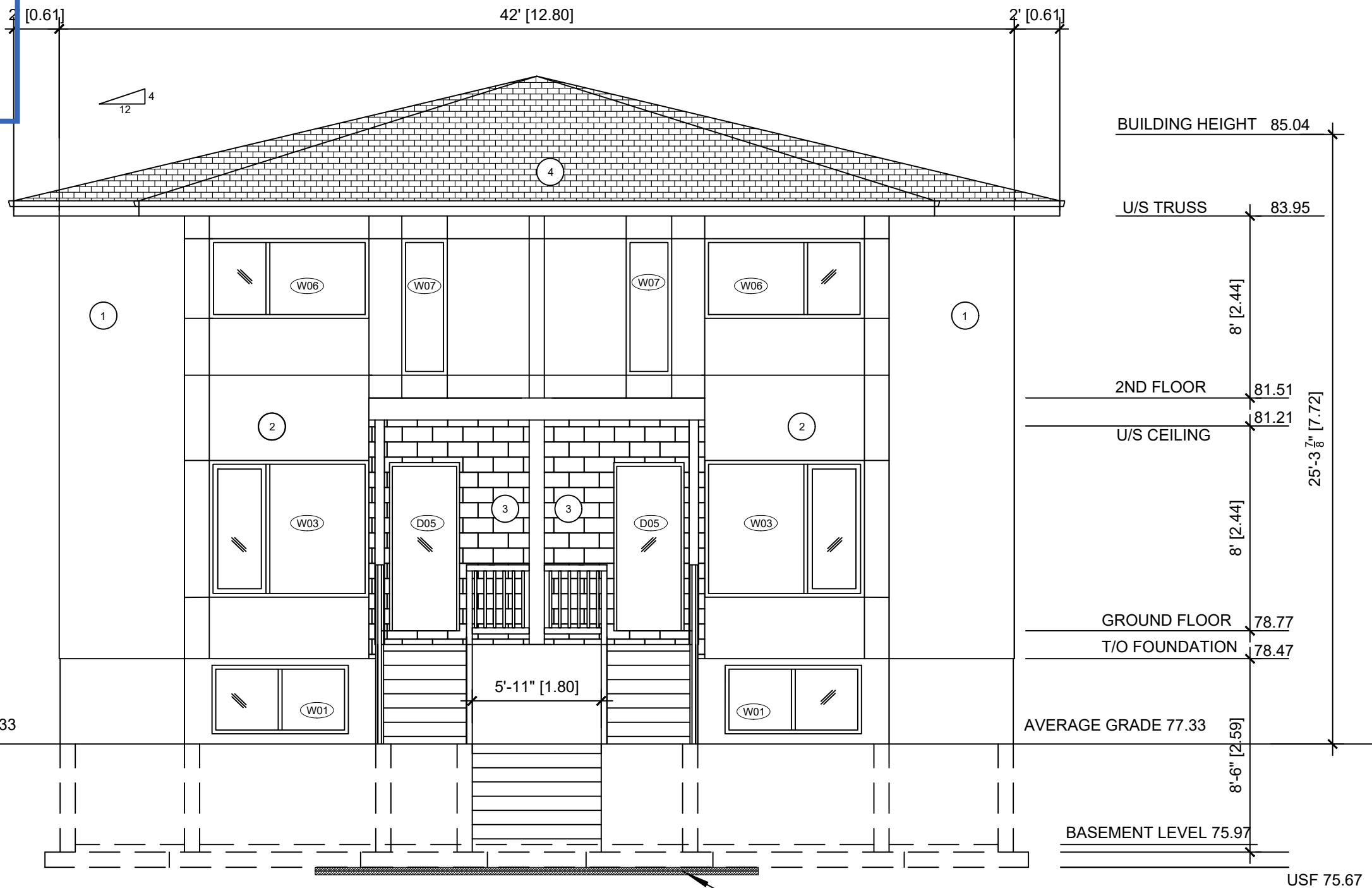
No.	Revision/Issue	Date
1	Client's Review	18/03/2024

Project Address  
**2410 & 2412 Carlsen Avenue**  
Ottawa, ON  
K1V 8G1

Project	ARC 001-24	Drawing No.	SP1 of SP1
Date	18/03/2024		
Scale	As Shown		

SITE PLAN  
SCALE 1:200  
SP1

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PROPOSED FRONT (WEST) ELEVATION  
 3/16"=1'-0"

- MATERIAL LIST
- 1 - VINYL SIDING
  - 2 - HARDIE BOARD SIDING
  - 3 - MASONRY VENEER
  - 4 - 35 YEAR ASPHALT SHINGLES OR BETTER
  - 5 - PARGED FOUNDATION WALL

FOOTINGS TO HAVE A MINIMUM OF 5'-0" GROUND COVER FOR FROST PROTECTION  
 IF LESS THAN 5'-0" GROUND COVER PLACE 2" RIGID INSULATION BELOW OR ABOVE FOOTING AND EXTEND 24" PAST FOOTINGS

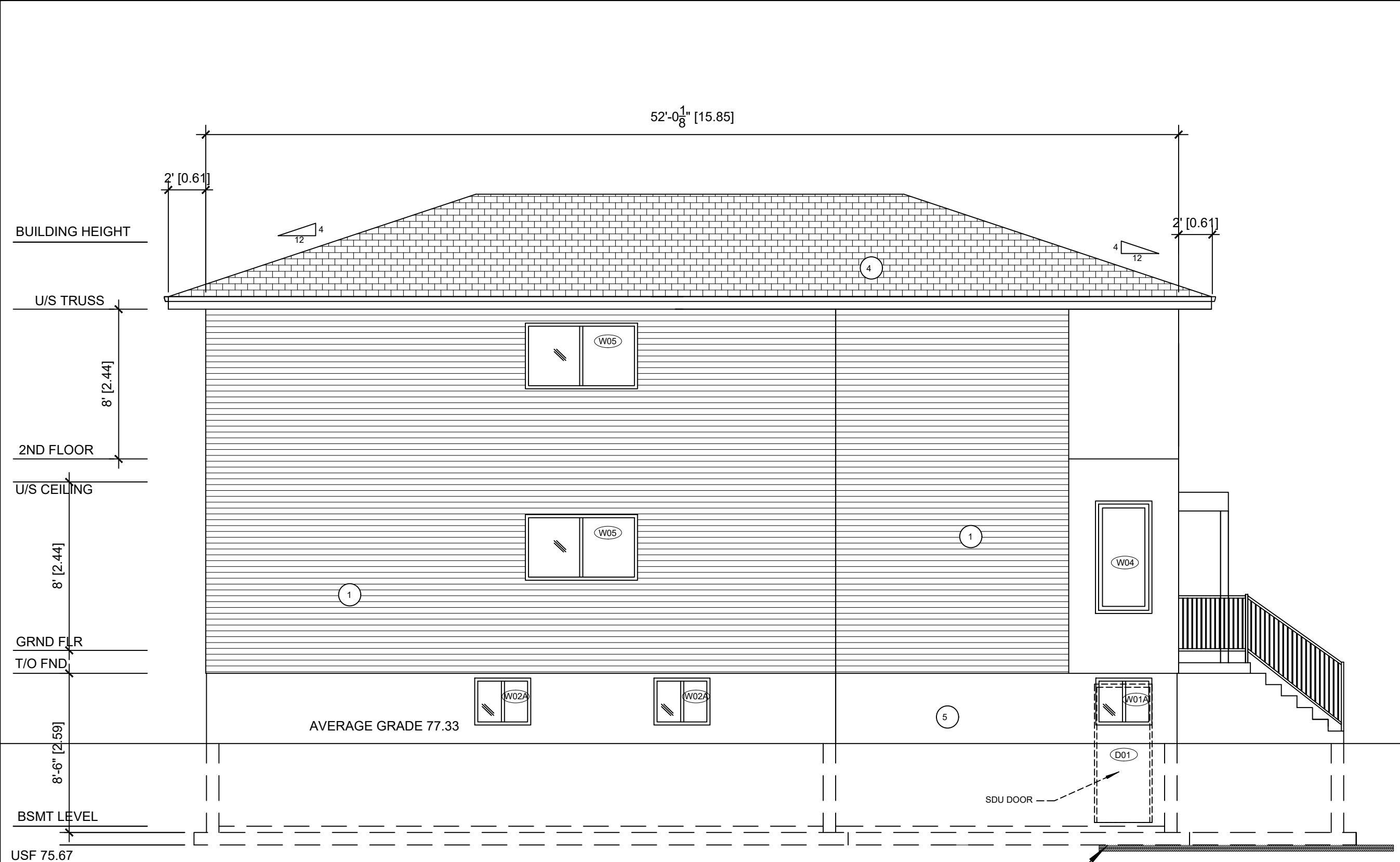
**General Notes**

No.	Revision/Issue	Date
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**Project Address**

**2410 & 2412 Carlsen Avenue**  
 Ottawa, ON  
 K1V 8G1

<b>Project</b>	ARC 001-24	<b>Drawing No.</b>	A4 of A11
<b>Date</b>	18/03/2024		
<b>Scale</b>	As Shown		



BUILDING HEIGHT

U/S TRUSS

2ND FLOOR

U/S CEILING

GRND FLR

T/O FND

BSMT LEVEL

USF 75.67

52'-0<sup>1</sup>/<sub>8</sub>" [15.85]

2' [0.61]

2' [0.61]

8' [2.44]

8' [2.44]

8'-6" [2.59]

AVERAGE GRADE 77.33

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  - 5 - PARGED FOUNDATION WALL

FOOTINGS TO HAVE A MINIMUM OF 5'-0" GROUND COVER FOR FROST PROTECTION IF LESS THAN 5'-0" GROUND COVER PLACE 2" RIGID INSULATION BELOW OR ABOVE FOOTING AND EXTEND 24" PAST FOOTINGS

PROPOSED LEFT (NORTH) ELEVATION  
3/16"=1'-0"

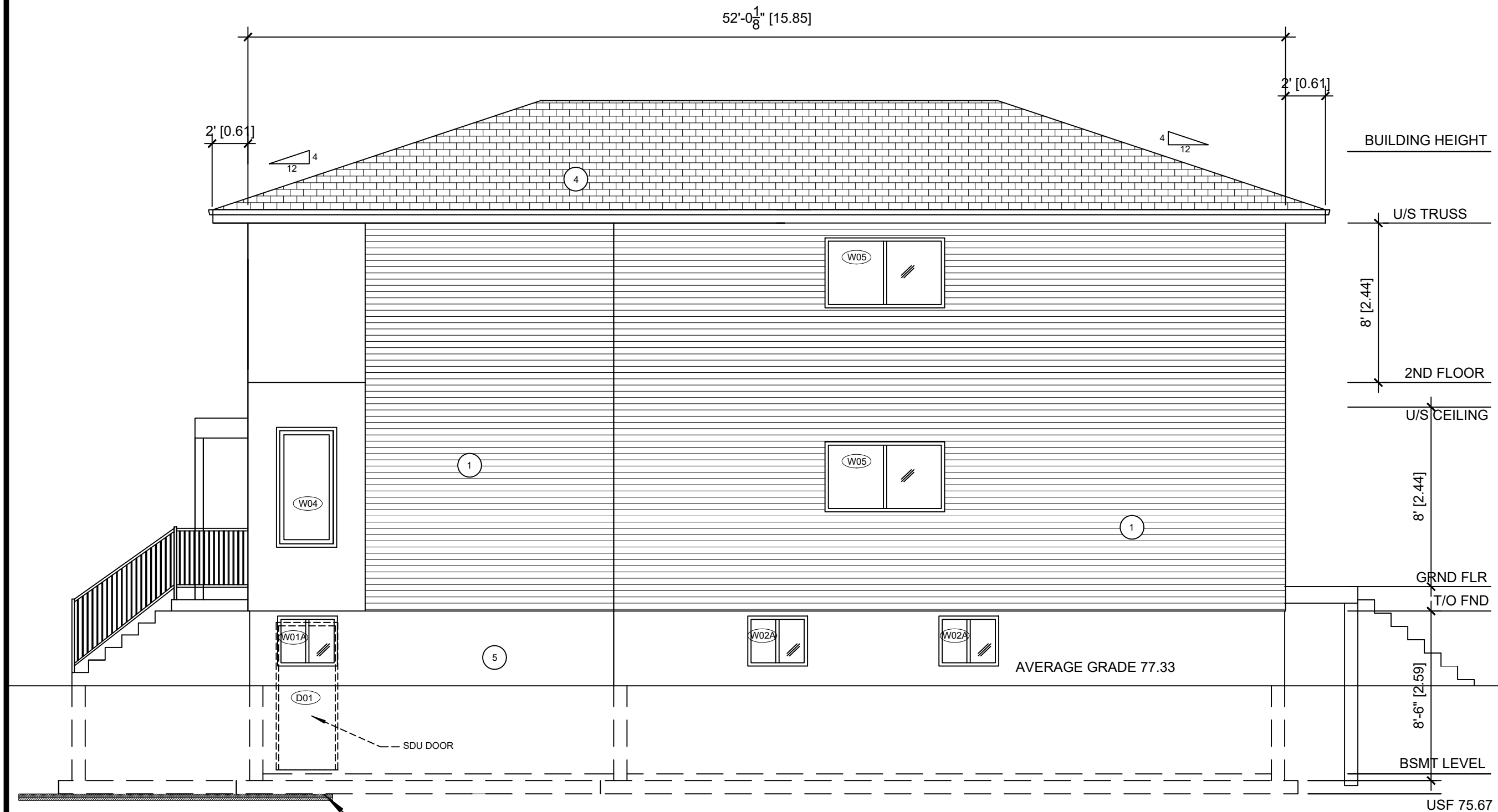
General Notes

No.	Revision/Issue	Date
1	Client's Review	18/03/2024

**Project Address**  
2410 & 2412 Carlsen Avenue  
Ottawa, ON  
K1V 8G1

<b>Project</b>	ARC 001-24	<b>Drawing No.</b>
<b>Date</b>	18/03/2024	A5 of A11
<b>Scale</b>	As Shown	

General Notes



PROPOSED RIGHT (SOUTH) ELEVATION  
3/16"=1'-0"

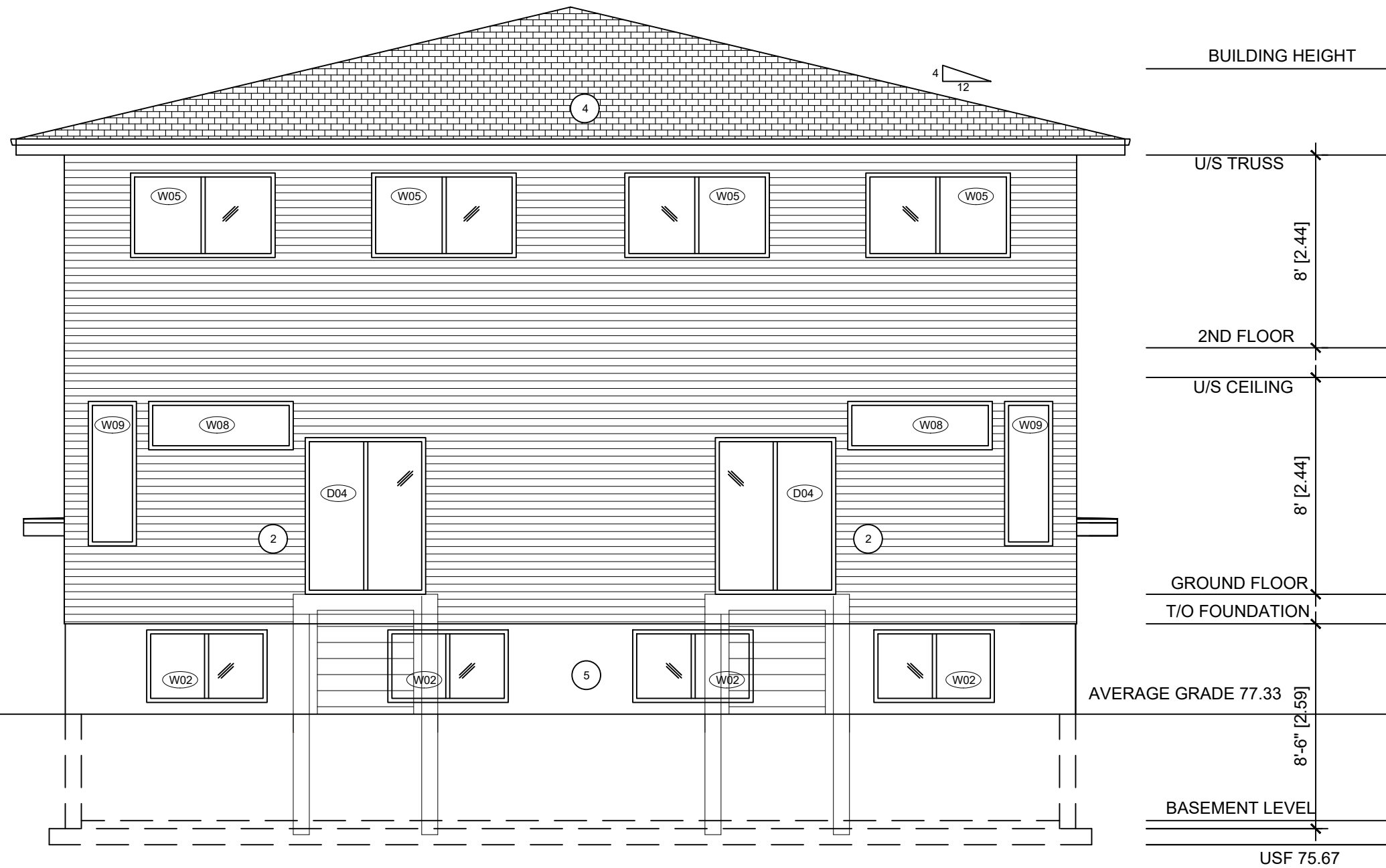
FOOTINGS TO HAVE A MINIMUM OF  
5'-0" GROUND COVER FOR FROST  
PROTECTION  
IF LESS THAN 5'-0" GROUND COVER  
PLACE 2" RIGID INSULATION BELOW  
OR ABOVE FOOTING AND EXTEND  
24" PAST FOOTINGS

- MATERIAL LIST
- 1 - VINYL SIDING
  - 2 - HARDIE BOARD SIDING
  - 3 - MASONRY VENEER
  - 4 - 35 YEAR ASPHALT SHINGLES OR BETTER
  - 5 - PARGED FOUNDATION WALL

No.	Revision/Issue	Date
1	Client's Review	18/03/2024

Project Address

Project	ARC 001-24	Drawing No.	A6 of A11
Date	18/03/2024		
Scale	As Shown		



PROPOSED REAR (EAST) ELEVATION  
3/16"=1'-0"

- MATERIAL LIST  
 1 - VINYL SIDING  
 2 - HARDIE BOARD SIDING  
 3 - MASONRY VENEER  
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General Notes

No.	Revision/Issue	Date
1	Client's Review	18/03/2024

Project Address

2410 & 2412 Carlsen Avenue  
 Ottawa, ON  
 K1V 8G1

Project	ARC 001-24	Drawing No.	A7 of A11
Date	18/03/2024		
Scale	As Shown		