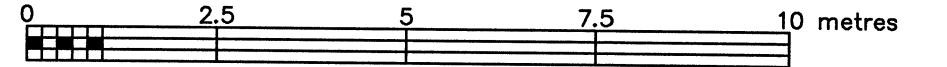


TOPOGRAPHIC PLAN OF SURVEY OF

**LOT 202
AND PART OF LOT 201
REGISTERED PLAN 408
CITY OF OTTAWA**

FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 100

**Metric Note**

Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note

Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°35'30" counter-clockwise was applied to bearings on P1, P2 & P3.

Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 197534238)
- 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

- 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.
- Only visible surface utilities were located.
- Underground utility data derived from City of Ottawa utility sheet reference: E-05-28, 13255, DWG No. 033 Sheet 33 of 60.
- Sanitary and storm sewer grades and inverts were compiled from: Field measurement & City of Ottawa Utility Sheets
- 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
SSIB	Survey Monument Found
IB	Short Standard Iron Bar
IBØ	Iron Bar
CP	Round Iron Bar
(Wit)	Concrete Pin
Meas	Witness
(P1)	Measured
(P2)	Registered Plan 408
(P3)	Plan by (857) dated September 27, 2021 (Ref No. 79-408NP)
(D1)	Plan by (1692) dated February 22, 2016 (File No. 218-15)
Ø MH-ST	Inst. No. N337526
Ø MH-S	Maintenance Hole (Storm)
ST	Maintenance Hole (Sanitary)
S	Underground Storm Sewer
W	Underground Sanitary Sewer
G	Underground Water
OW	Underground Gas
OW	Overhead Wires
OW	Utility Pole
OW	Anchor
OW	Catch Basin
OW	Fire Hydrant
OW	Gas Meter
OW	Air Conditioner
Ø	Diameter
CLF	Chain Link Fence
BF	Board Fence
CRW	Concrete Retaining Wall
Inv.	Invert
T/G	Top of Grate
U/Eave	Underside of Eave
Top of Foundation	Top of Foundation
C/L	Centreline
E	Elevation
+65.00	Location of Elevations
+65.00	Top of Concrete Curb Elevation
—	Property Line
—	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.

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

WARNING NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.
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Surveyor's Certificate

I certify that:
1. This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 27th day of January, 2022.

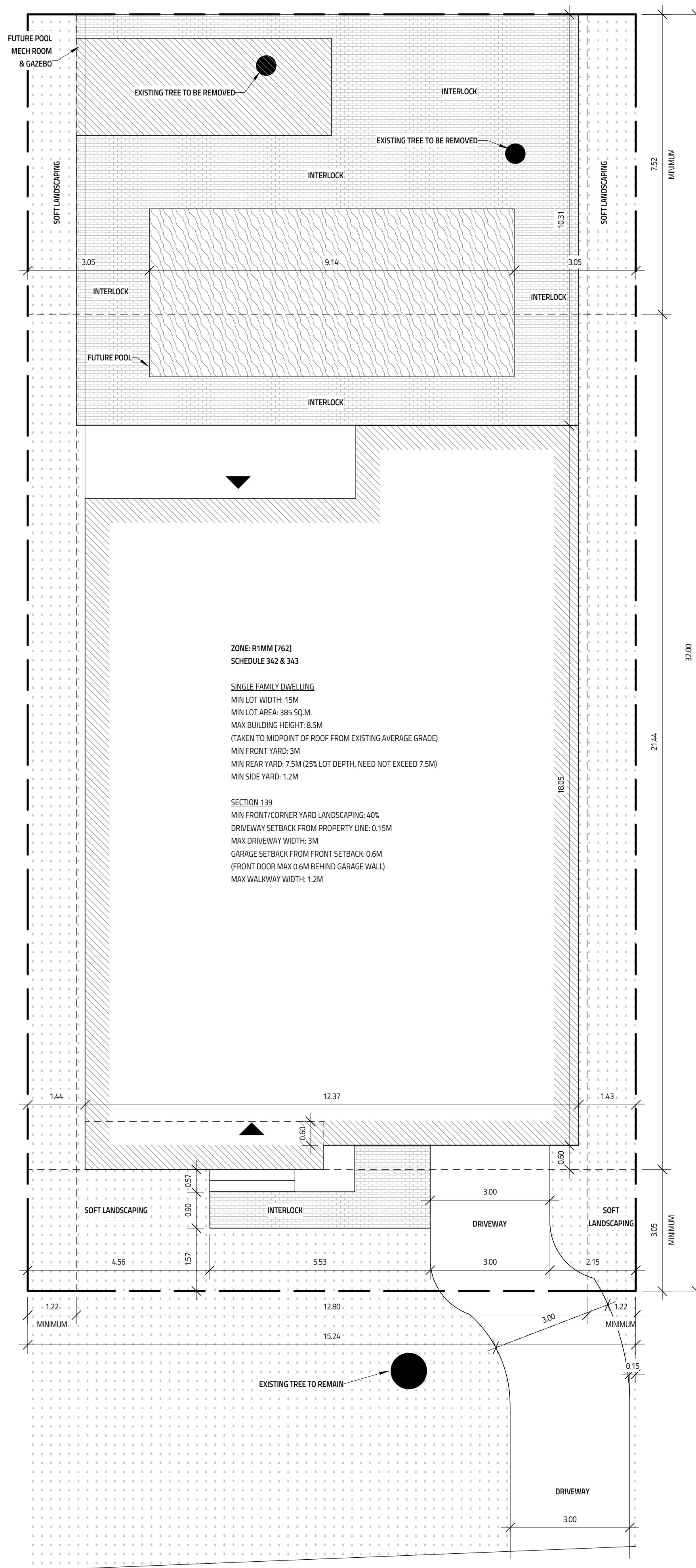
March 9/22
Date
Emad Alrefaai
Ontario Land Surveyor

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

FILE No.: 07-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation



1		
NO.	REVISION	DATE

OTTAWA, ON



AO.1

SITE PLAN

Committee of Adjustment
Received | Reçu le
2025-05-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation



1 FRONT ELEVATION
A1 Scale : 1/4" = 1'-0"

EXTERIOR FINISHES	
	FINISH TYPE T-1 "RC" DUAL BLACK ASPHALT SHINGLES OR EQUIVALENT TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS
	FINISH TYPE T-2 BRICK TYPE "CANADA BRICK" COLOR "LAKESHORE" OR EQUIVALENT ACCORDING TO CLIENT'S CHOICE.
	FINISH TYPE T-3 STONE TYPE "RINOX" (CAPITAL - OKA BEIGE) OR EQUIVALENT
	FINISH TYPE T-4 ANTHRACITE ALUMINUM TYPE "ELITE" OR "ADURRA" OR EQUIVALENT
	FINISH TYPE T-5 EXTERIOR CLADDING TYPE "MAC METAL" MS 1&2 (WALL) ANTHRACITE
	FINISH TYPE T-6 METAL ROOFING TYPE "MACMETAL" MS1&2 CHARCOAL COLOR OR EQUIVALENT
	FINISH TYPE T-7 VENEER SANDSTONE TYPE "RINOX" OR EQUIVALENT
	FOUNDATIONS
MATERIAL SPECIFICATION	
①	ALUMINUM FASCIA (FINISH T-4) OF SUFFICIENT GAUGE TO PREVENT BUCKLING
②	WALL-MOUNTED LIGHTING AT CUSTOMER'S CHOICE
③	ALUMINUM SOFFIT WOOD IMITATION FINISH
④	ALUMINUM RAILING CHARCOAL COLOR

CTCAD

ARCHITECTURE + DESIGN

B812 - 5333 RUE SHERBROOKE EST
MONTREAL (Quebec)
H1T 4B6
438.882.5367
tars.cardoso@gmail.com
ctcad.net

SEAL:

NO.	DATE	DESCRIPTION
1	2025-01-12	ISSUED FOR PERMIT AND CONSTRUCTION

PROJECT:

House at 482 Kensington Ave.
Ottawa, on.
K1Z 6G9
(Lot 202 and part of Lot 201)

OWNER:

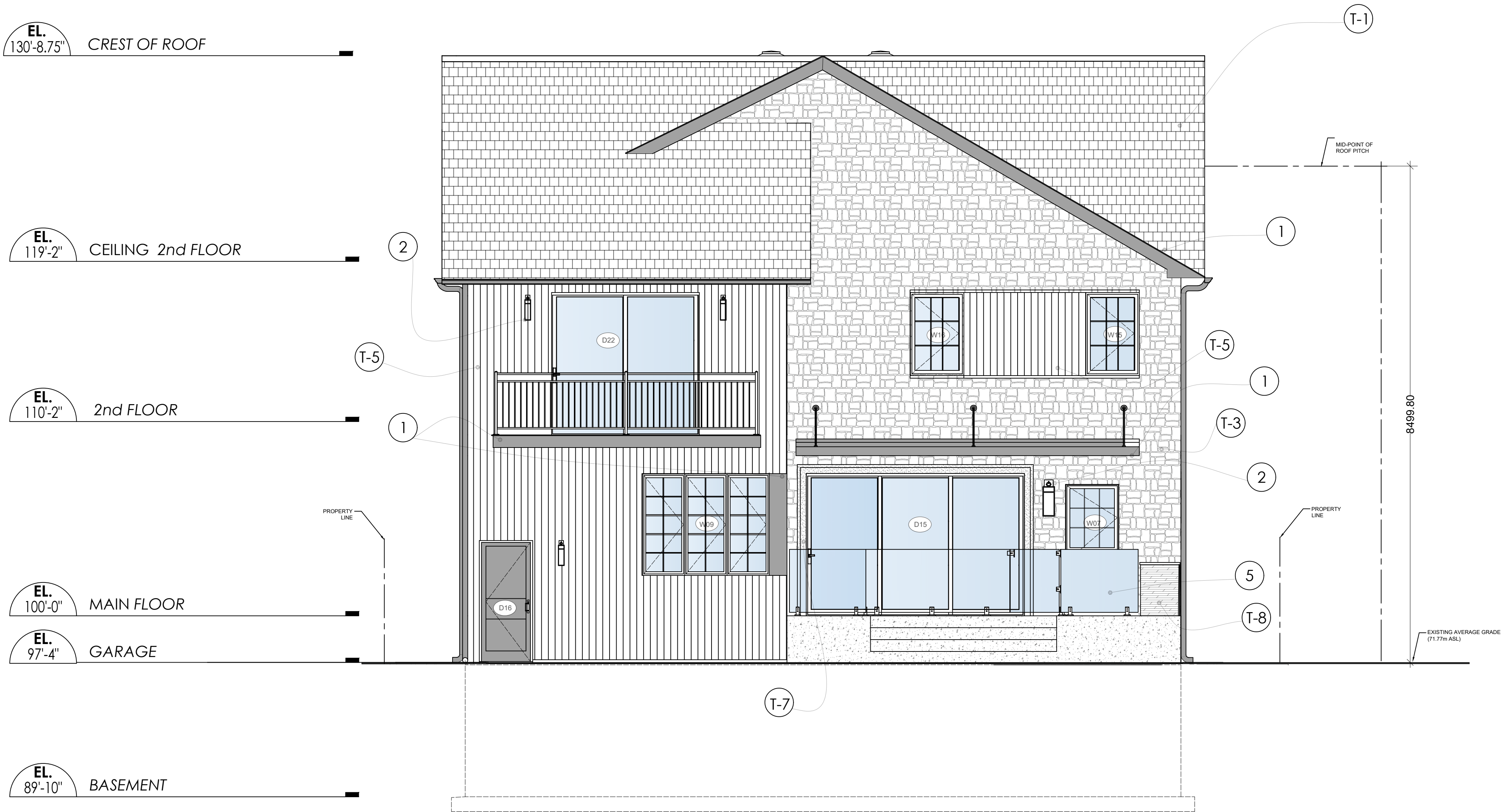
Tarun & Lisa Ahuja
77B Kenora St.
Ottawa, On
K1Y 3K9

DRAWING TITLE:

FRONT ELEVATION


DRAWN BY : TC	DRAWING
SCALE : 1/4" = 1'-0"	A1 A4
DATE : 2025-03-22	

Committee of Adjustment
Received | Reçu le
2025-05-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation



2 REAR ELEVATION
A2 Scale : 1/4" = 1'-0"

EXTERIOR FINISHES	
	FINISH TYPE T-1 "100" DUAL BLACK ASPHALT SHINGLES OR EQUIVALENT TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS
	FINISH TYPE T-2 BRICK TYPE "CANADA BRICK" COLOR "LAKESHORE" OR EQUIVALENT ACCORDING TO CLIENT'S CHOICE.
	FINISH TYPE T-3 STONE TYPE "RINOX" (CAPITAL - OKA BEIGE) OR EQUIVALENT
	FINISH TYPE T-4 ANTHRACITE ALUMINUM TYPE "ELITE" OR "ADURRA" OR EQUIVALENT
	FINISH TYPE T-5 EXTERIOR CLADDING TYPE "MAC METAL" MS 1&2 (WALL) ANTHRACITE
	FINISH TYPE T-6 METAL ROOFING TYPE "MACMETAL" MS1&2 CHARCOAL COLOR OR EQUIVALENT
	FINISH TYPE T-7 VENEER SANDSTONE TYPE "RINOX" OR EQUIVALENT
	FOUNDATIONS
	FINISH TYPE T-8 DECORATIVE STONE TYPE "RINOX" OR EQUIVALENT
MATERIAL SPECIFICATION	
<p>① ALUMINUM FASCIA (FINISH T-4) OF SUFFICIENT GAUGE TO PREVENT BUCKLING</p> <p>② WALL-MOUNTED LIGHTING AT CUSTOMER'S CHOICE</p> <p>③ ALUMINUM SOFFIT WOOD IMITATION FINISH</p> <p>④ ALUMINUM RAILING CHARCOAL COLOR</p> <p>⑤ GLASS RAILING</p>	

**CTCAD**

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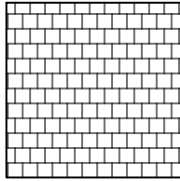
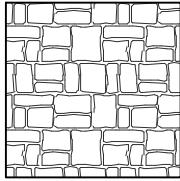
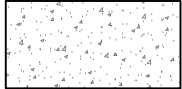
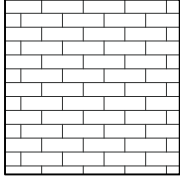


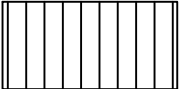
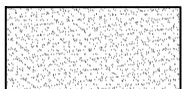
OWNER:

Tarun & Lisa Ahuja
77B Kenora St.
Ottawa, On
K1Y 3K9

DRAWING TITLE:

REAR ELEVATION

DRAWN BY : TC	DRAWING
SCALE : 1/4" = 1'-0"	A2 A4
DATE : 2025-03-22	

EXTERIOR FINISHES			MATERIAL SPECIFICATION
 FINISH TYPE T-1 "KO" DUAL BLACK ASPHALT SHINGLES OR EQUIVALENT TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS	 FINISH TYPE T-3 STONE TYPE "RINOX" (CAPITAL - OKA BEIGE) OR EQUIVALENT	 FOUNDATIONS	① ALUMINUM FASCIA (FINISH T-4) OF SUFFICIENT GAUGE TO PREVENT BUCKLING
 FINISH TYPE T-2 BRICK TYPE "CANADA BRICK" COLOR "LAKE SHORE" OR EQUIVALENT ACCORDING TO CLIENT'S CHOICE.	 FINISH TYPE T-4 ANTHRACITE ALUMINUM TYPE "ELITE" OR "ADURRA" OR EQUIVALENT	 FINISH TYPE T-6 METAL ROOFING TYPE "MACMETAL" MS1&2 CHARCOAL COLOR OR EQUIVALENT	② WALL-MOUNTED LIGHTING AT CUSTOMER'S CHOICE
	 FINISH TYPE T-5 EXTERIOR CLADDING TYPE "MAC METAL" MS1&2 (WALL) ANTHRACITE	 FINISH TYPE T-7 VENEER SANDSTONE TYPE "RINOX" OR EQUIVALENT	③ ALUMINUM SOFFIT WOOD IMITATION FINISH ④ ALUMINUM RAILING CHARCOAL COLOR



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House at 482 Kensington Ave.
Ottawa, on.
K1Z 6G9
(Lot 202 and part of Lot 201)

OWNER:

Tarun & Lisa Ahuja
77B Kenora St.
Ottawa, On
K1Y 3K9

DRAWING TITLE:

LEFT ELEVATION

DRAWN BY:

TC

DRAWING

SCALE:

1/4" = 1'-0"

DATE: 2025-03-22

A4

A4