

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.

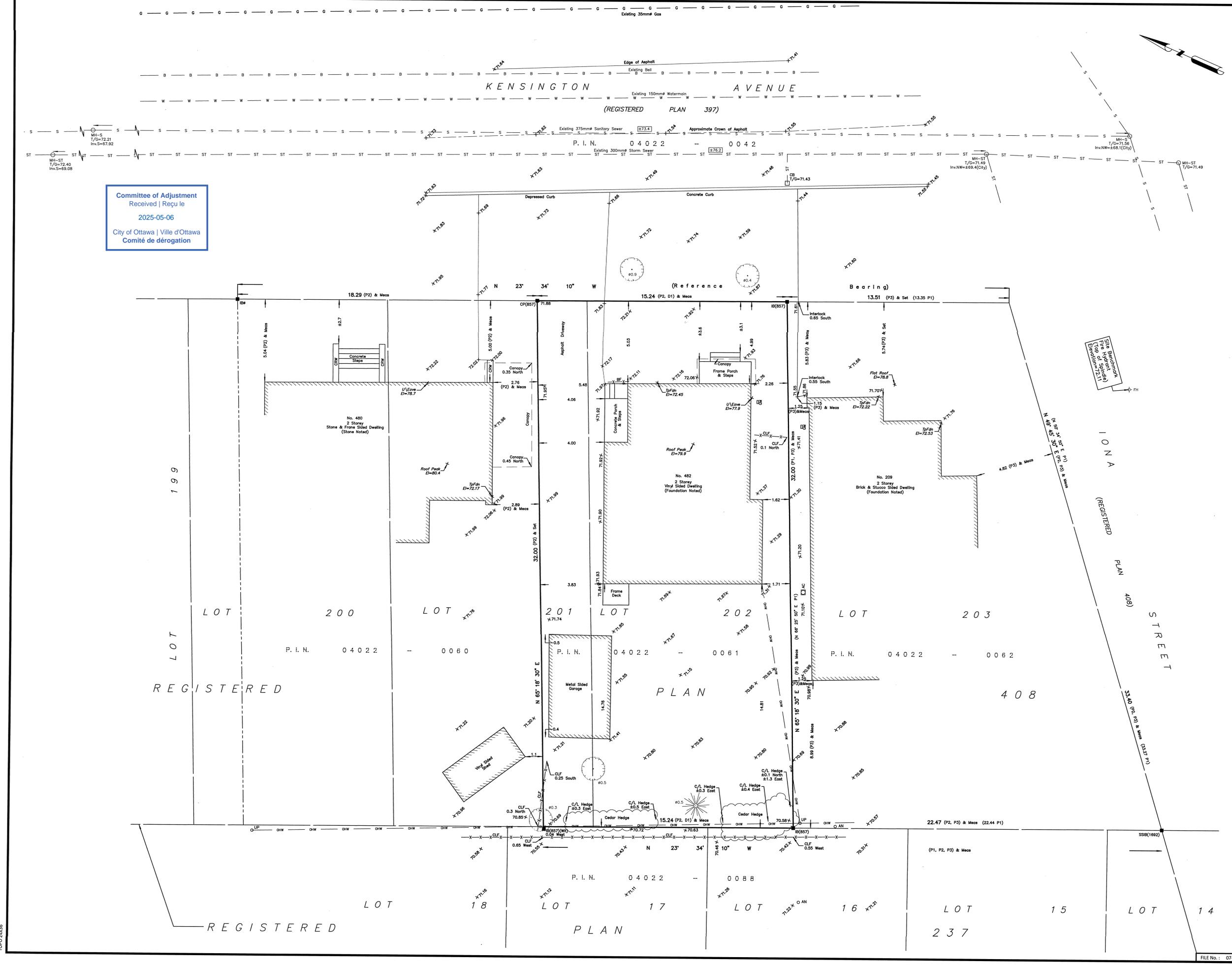
Bearing Note Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

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, Survey Monument Found, Short Standard Iron Bar, Iron Bar, Round Iron Bar, Concrete Pin, Witness, Measured, Registered Plan 408, Plan by (857) dated September 27, 2021 (Ref No. 79-408NP), Plan by (1692) dated February 22, 2016 (File No. 218-15), Inst. No. N337526, Maintenance Hole (Storm), Maintenance Hole (Sanitary), Underground Storm Sewer, Underground Sanitary Sewer, Underground Water, Underground Gas, Overhead Wires, Utility Pole, Anchor, Catch Basin, Fire Hydrant, Gas Meter, Air Conditioner, Diameter, Chain Link Fence, Board Fence, Concrete Retaining Wall, Invert, Top of Grate, Underside of Eave, Top of Foundation, Centreline, Elevation, Location of Elevations, Top of Concrete Curb Elevation, Property Line, Deciduous Tree, Coniferous Tree.



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

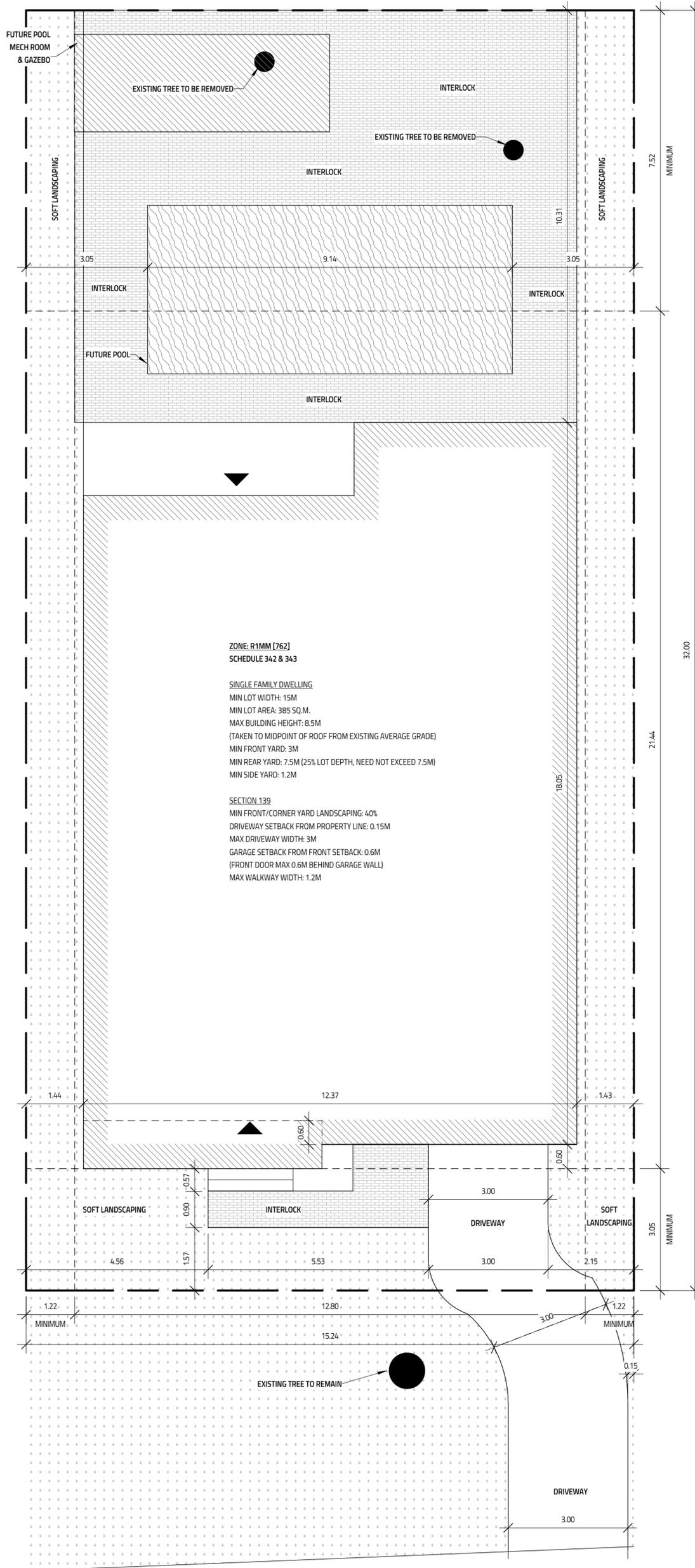
TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

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.

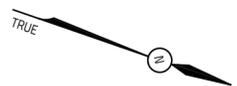
Surveyor's Certificate I certify that: 1. This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Regulations made under them. 2. The survey was completed on the 27th day of January, 2022. Date March 9/22 Ontario Land Surveyor

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: fdsurveyors@bellnet.ca

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GENERAL NOTES:
 - E. & O.E.
 - DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
 - GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES



NO.	REVISION	DATE
1		

PROJECT:
482 KENSINGTON AVENUE
 2800 SQ. FT.
 OTTAWA, ON

Evolution
 DESIGN & DRAFTING
 613-884-7068 /// 613-808-7185

DRAWING TITLE	
SITE PLAN	
DATE DRAWN: APRIL 8, 2025	SCALE: 1:75
DRAWN BY: SG	FILE NAME: 482 KENSINGTON
CHECKED BY: MV	DWG. NO. A0.1

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EL. 130'-8.75" CREST OF ROOF

EL. 119'-2" CEILING 2nd FLOOR

EL. 110'-2" 2nd FLOOR

EL. 100'-0" MAIN FLOOR

EL. 97'-4" GARAGE

EL. 89'-10" BASEMENT



EXTERIOR FINISHES	
	FINISH TYPE T-1 "KC" 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" M5 1&2 (WALL) ANTHRACITE
	FINISH TYPE T-6 METAL ROOFING TYPE "MACMETAL" M51&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

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

B812 - 5333 RUE SHERBROOKE EST
 MONTRÉAL (Québec)
 H1T 4B6
 438.882.5367
 tars.caivoso@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	

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EXTERIOR FINISHES	
	FINISH TYPE T-1 "XO" 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	
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
⑤	GLASS RAILING

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

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 Ottawa, On
 K1Y 3K9

DRAWING TITLE:
 REAR ELEVATION

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

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

EXTERIOR FINISHES		MATERIAL SPECIFICATION
<p>FINISH TYPE T-1 7/8" DUAL BLACK ASPHALT SHINGLES OR EQUIVALENT TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS</p>	<p>FINISH TYPE T-3 STONE TYPE "RINOX" (CAPITAL - OIKA BEIGE) OR EQUIVALENT</p>	<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>FINISH TYPE T-2 BRICK TYPE "CANADA BRICK" COLOR "LAKESHORE" OR EQUIVALENT ACCORDING TO CLIENT'S CHOICE.</p>	<p>FINISH TYPE T-4 ANTHRACITE ALUMINUM TYPE "ELITE" OR "ADURRA" OR EQUIVALENT</p>	
	<p>FOUNDATIONS</p>	
	<p>FINISH TYPE T-6 METAL ROOFING TYPE "MACMETAL" MS1&2 CHARCOAL COLOR OR EQUIVALENT</p>	
	<p>FINISH TYPE T-7 VENEER SANDSTONE TYPE "RINOX" OR EQUIVALENT</p>	
	<p>FINISH TYPE T-5 EXTERIOR CLADDING TYPE "MAC METAL" MS 1&2 (WALL) ANTHRACITE</p>	

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3 RIGHT ELEVATION
A3 Scale : 1/4" = 1'-0"

SEAL:

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Ottawa, on.
K1Z 6G9
(Lot 202 and part of Lot 201)

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

DRAWING TITLE:
RIGHT ELEVATION

DRAWN BY: TC	DRAWING
SCALE: 1/4" = 1'-0"	A3 A4
DATE: 2025-03-22	

SEAL:

NO.	DATE	DESCRIPTION
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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

EXTERIOR FINISHES		FOUNDATIONS		MATERIAL SPECIFICATION	
	FINISH TYPE T-1 "XO" DUAL BLACK ASPHALT SHINGLES OR EQUIVALENT TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS			①	ALUMINUM FASCIA (FINISH T-4) OF SUFFICIENT GAUGE TO PREVENT BUCKLING
	FINISH TYPE T-2 BRICK TYPE "CANADA BRICK" COLOR "LAKESHORE" OR EQUIVALENT ACCORDING TO CLIENT'S CHOICE.		FINISH TYPE T-6 METAL ROOFING TYPE "MACMETAL" M51&2 CHARCOAL COLOR OR EQUIVALENT	②	WALL-MOUNTED LIGHTING AT CUSTOMER'S CHOICE
	FINISH TYPE T-3 STONE TYPE "RINOX" (CAPITAL - OKA BEIGE) OR EQUIVALENT		FINISH TYPE T-7 VENEER SANDSTONE TYPE "RINOX" OR EQUIVALENT	③	ALUMINUM SOFFIT WOOD IMITATION FINISH
	FINISH TYPE T-4 ANTHRACITE ALUMINUM TYPE "EUTE" OR "ADURRA" OR EQUIVALENT			④	ALUMINUM RAILING CHARCOAL COLOR
	FINISH TYPE T-5 EXTERIOR CLADDING TYPE "MAC METAL" M5 1&2 (WALL) ANTHRACITE				

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EL. 89'-10" BASEMENT



4 LEFT ELEVATION
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