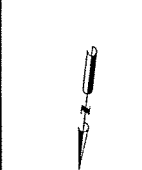


TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 2
REGISTERED PLAN 301
CITY OF OTTAWA
PARLEY, SMITH & DENIS SURVEYING LTD. 2020
Scale 1:100



Metric Note
 Distances on this plan as measured and converted to feet by dividing by 0.3048.

Warning Note
 All dimensions and bearings derived from the Geo-BIT Data that these monuments and were derived to the City of Ottawa (M.A.S. 96/20 West Longitude).

Construction Notes
 1. Construction of this plan is in accordance with the provisions of the City of Ottawa Planning Act, R.S.O. 1990, c. 122, and the City of Ottawa Zoning By-law, 2017, c. 122.

Elevation Notes
 1. All elevations are in metres above mean sea level (MSL) to the datum of 1985.

Utility Notes
 1. The locations of all existing and proposed utilities are shown on this plan. The locations of all existing utilities are shown on the City of Ottawa Utility Maps. The locations of all proposed utilities are shown on the City of Ottawa Utility Maps and the City of Ottawa Planning Act, R.S.O. 1990, c. 122, and the City of Ottawa Zoning By-law, 2017, c. 122.

Committee of Adjustment

City of Ottawa

MAR 20 2020

REGISTERED

PLAN 301-219

PLAN 5R-219

LOT 1

REGISTERED

PLAN 301-429

PLAN 5R-429

LOT 2

REGISTERED

PLAN 301-032

PLAN 5R-032

LOT 3

REGISTERED

PLAN 301-012

PLAN 5R-012

LOT 4

REGISTERED

PLAN 301-021

PLAN 5R-021

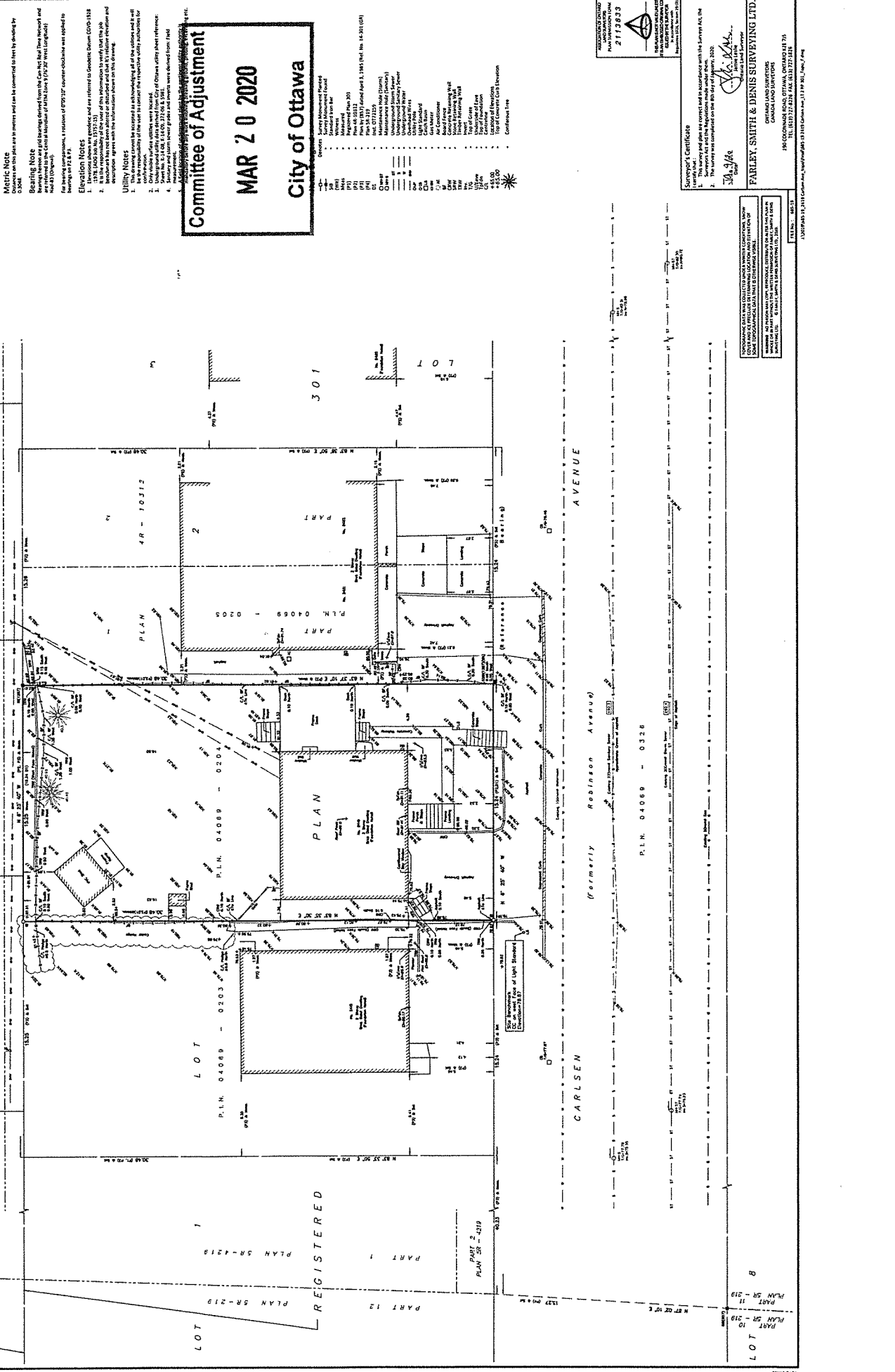
LOT 5

REGISTERED

PLAN 301-032

PLAN 5R-032

LOT 6



Parley, Smith & Denis Surveying Ltd.
 Registered Professional Engineers
 2178933

Surveyor's Certificate
 1. The survey plan was prepared in accordance with the Survey Act, R.S.O. 1990, c. 122, and the City of Ottawa Planning Act, R.S.O. 1990, c. 122, and the City of Ottawa Zoning By-law, 2017, c. 122.

Parley, Smith & Denis Surveying Ltd.
 155 KENNEDY STREET, SUITE 101
 OTTAWA, ONTARIO K1N 2J5
 TEL: (613) 737-1234 FAX: (613) 737-1235

REGISTERED

PLAN 301-047

PLAN 5R-047

LOT 7

REGISTERED

PLAN 301-032

PLAN 5R-032

LOT 8

REGISTERED

PLAN 301-032

PLAN 5R-032

LOT 9

REGISTERED

PLAN 301-032

PLAN 5R-032

LOT 10

General Notes

City of Ottawa
Committee of Adjustment

MAR 20 2020

City of Ottawa

Project Address

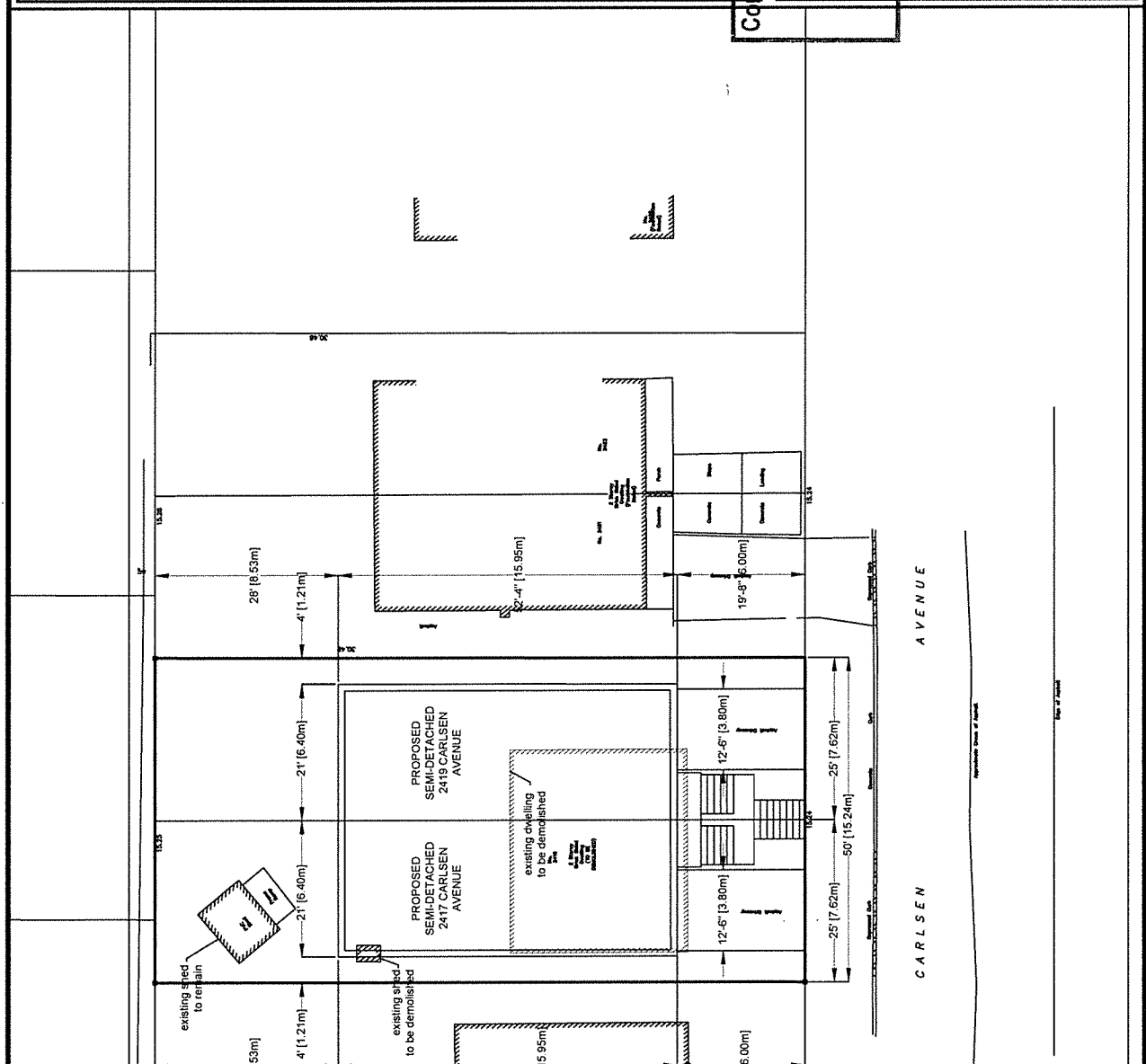
2417 & 2419 Carlsen Avenue
Ottawa, ON
K1V 6E8

Project A1/001-20 Drawing No.

Date 02/02/2020

Scale As Shown

SP1 of SP1



CARLSEN AVENUE

CARLSEN AVENUE

ZONING INFO (PIN 0060-004, 2417 TO 2419 CARLSEN AVENUE, PLAN 301 PART OF 2)

PROPOSED	EXISTING
SEMI-DETACHED DWELLING	SEMI-DETACHED DWELLING
7.67m x 7.67m	7.67m x 7.67m
232 sq.m	232 sq.m
8m	8m
7.51m	7.51m
8m	8m
N/A	N/A
3.2m	3.2m
3.66m x 6m x 22.86m	3.66m x 6m x 22.86m
50% x 7.62m x 6m = 22.86sq.m	50% x 7.62m x 6m = 22.86sq.m
2.6m x 6m = 15.6sq.m	2.6m x 6m = 15.6sq.m
28m x 30.48m = 8.53m	28m x 30.48m = 8.53m
28m x 30.48m x 7.62m = 58.06sq.m	28m x 30.48m x 7.62m = 58.06sq.m

MINIMUM VARIANCE REQUIRED

SITE PLAN
SCALE 1:200

General Notes

- USE STRUCTURAL DRAWINGS FOR BEAMS AND LINTELS, FOUNDATION AND FOOTINGS.
- STRUCTURAL DESIGN BASED ON ARCHITECTURAL DRAWINGS
- CONFIRM ALL DIMENSIONS ON STRUCTURAL DRAWINGS WITH ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH WORK. REPORT INCONSISTENCIES BEFORE PROCEEDING. DO NOT SCALE DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE JOB SITE DESIGN, INSTALLATION AND SUPERVISION OF ALL TEMPORARY BRACING AND SUPPORTS.
- DESIGN IS IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE
- PROVIDE 24 HRS NOTICE FOR INSPECTION BY ARCHITECT/ENGINEER.
- COMPLY WITH ONTARIO HEALTH AND OCCUPATIONAL SAFETY ACT.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. REPORT ANY DISCREPANCY TO THE DESIGNER OR PROJECT OFFICER
- ALL WORK AND MATERIAL ARE TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS AND BY-LAWS.
- ADDITIONAL DRAWINGS MAY BE ISSUED FOR INFORMATION TO ASSIST THE PROPER EXECUTION OF WORK.

Engineer's Stamp

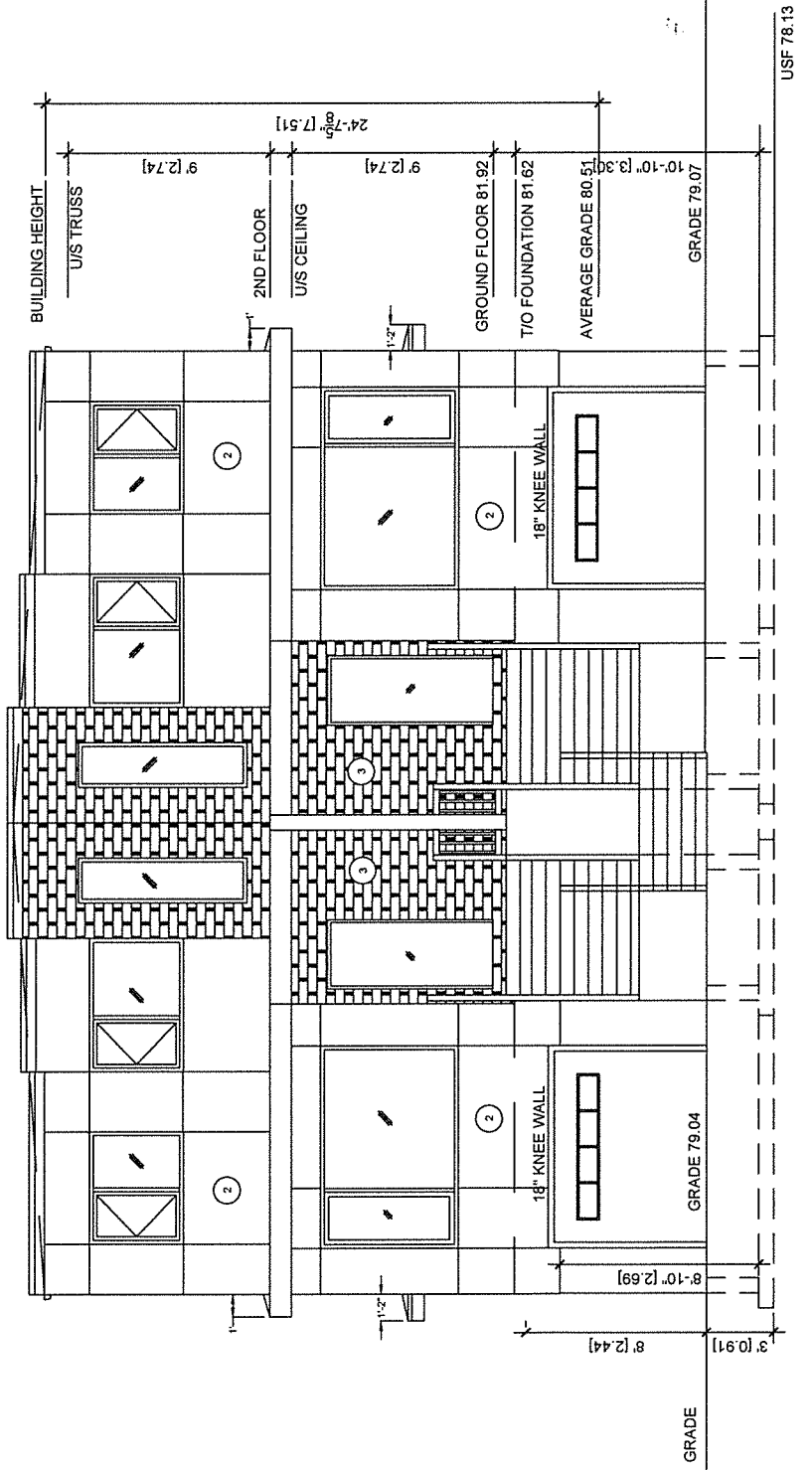
No.	Client's Review	Revision/Issue	Date
1			12/02/2020

Committee of Adjustment
MAR 20 2020
City of Ottawa

Project Address

2417 & 2419 Carleton Avenue
 Ottawa, ON
 K1V 8E9

Project	AJ 001-18	Drawing No.	A4 of A11
Date	12/02/2020		
Scale	As-Shown		



- MATERIAL LIST**
- 1- VINYL SIDING
 - 2- HARDIE BOARD SIDING
 - 3- MASONRY VENEER
 - 4- BRICK
 - 5- PARGE FOUNDATION WALL

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

General Notes

- USE STRUCTURAL DRAWINGS FOR BEAMS AND LINTELS, FOUNDATION AND FOOTINGS.
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Engineer's Stamp

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 PROFESSIONAL SOCIETY OF ONTARIO

6 Month Head-of-Adjustment

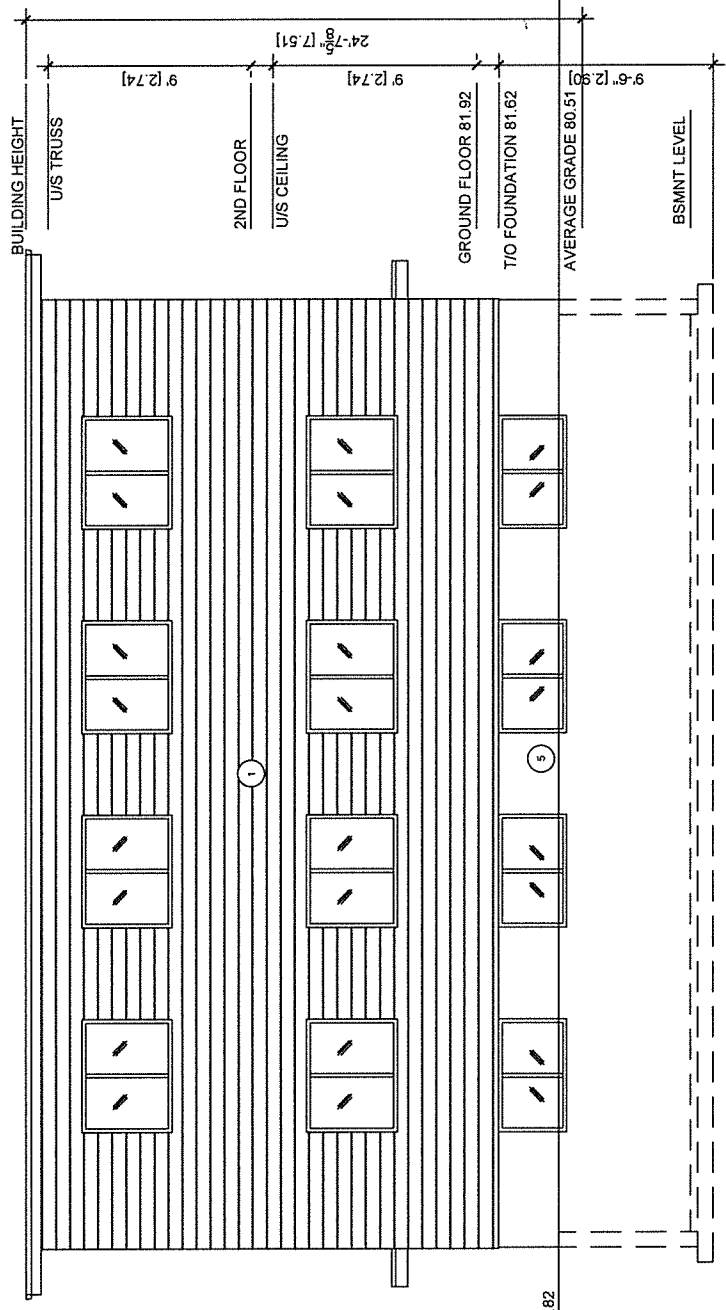
MAR 20 2020

City of Ottawa

Project Address

2417 & 2419 Carleton Avenue
 Ottawa, ON
 K1V 8E9

Project	AJ.001-18	Drawing No.	
Date	12.02.2020		
Scale	A-1 Shown		A-5 of A11



- MATERIAL LIST**
- 1- VINYL SIDING
 - 2- ASPHALT/FLY ASH ROOF SIDING
 - 3- MASONRY VENEER
 - 4- 35 YEAR ASPHALT SHINGLES OR BETTER
 - 5- PARGEED FOUNDATION WALL

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

GRADE 80.82

General Notes

- USE STRUCTURAL DRAWINGS FOR BEAMS AND LINTELS, FOUNDATION AND FOOTINGS.
- STRUCTURAL DESIGN BASED ON ARCHITECTURAL DRAWINGS
- CONFIRM ALL DIMENSIONS ON STRUCTURAL DRAWINGS WITH ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH WORK. REPORT INCONSISTENCIES BEFORE PROCEEDING. DO NOT SCALE DRAWINGS.
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Engineer's Stamp

No.	Client's Review	Revision/Issue	Date
1			12/02/2020

Committee of Adjustment

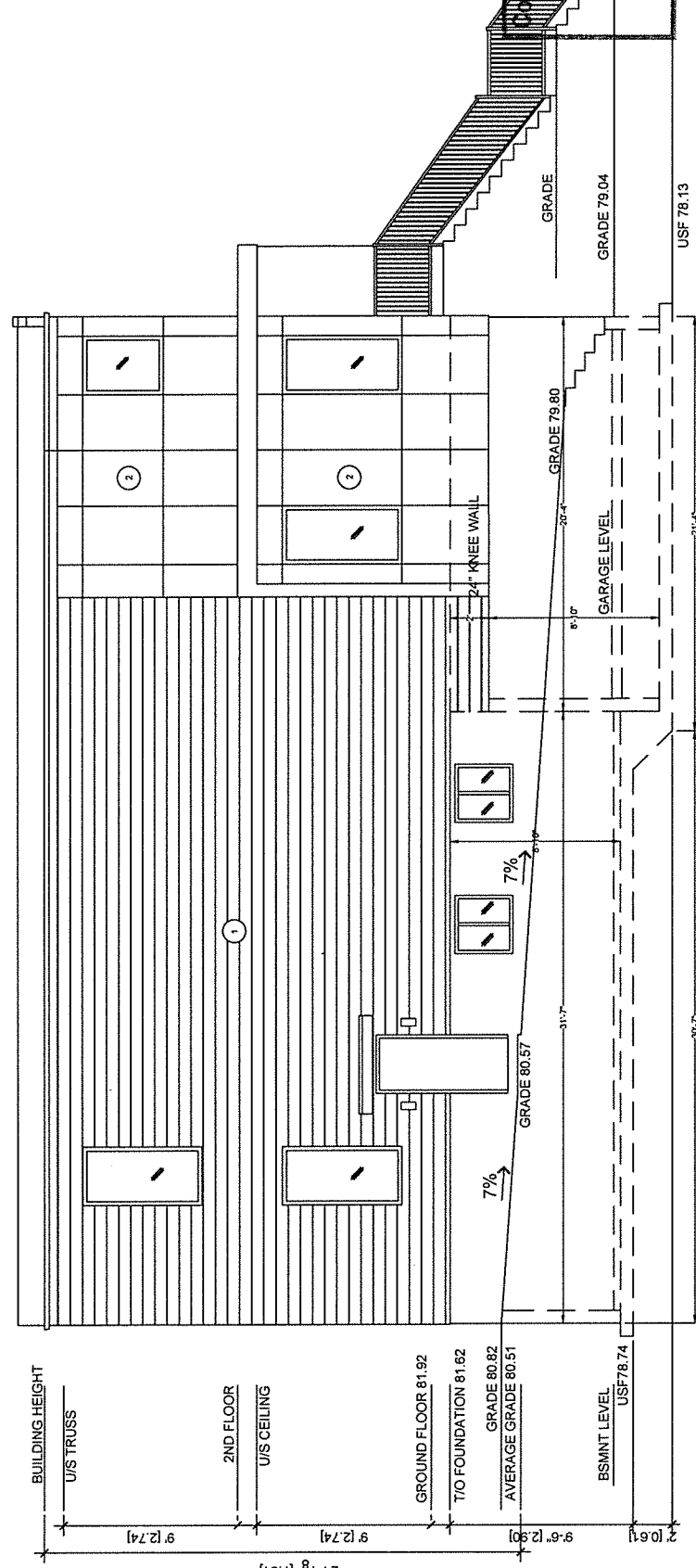
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City of Ottawa

Project Address

2417 & 2419 Carleton Avenue
Ottawa, ON
K1V 6E9

Project	Drawing No.
AL091-18	
Date	As Shown
12/02/2020	AG of A11
Scale	



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

- MATERIAL LIST**
- 1 - VINYL SIDING
 - 2 - HARDIE BOARD SIDING
 - 3 - MASONRY (KEEP)
 - 4 - BRICK (KEEP)
 - 5 - PARGE FOUNDATION WALL

General Notes

- USE STRUCTURAL DRAWINGS FOR BEAMS AND JOISTS, FOUNDATION AND FOOTINGS.
- STRUCTURAL DESIGN BASED ON ARCHITECTURAL DRAWINGS.
- CONFIRM ALL DIMENSIONS ON STRUCTURAL DRAWINGS WITH ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH WORK. REPORT INCONSISTENCIES BEFORE PROCEEDING. DO NOT SCALE DRAWINGS.
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Engineer's Stamp

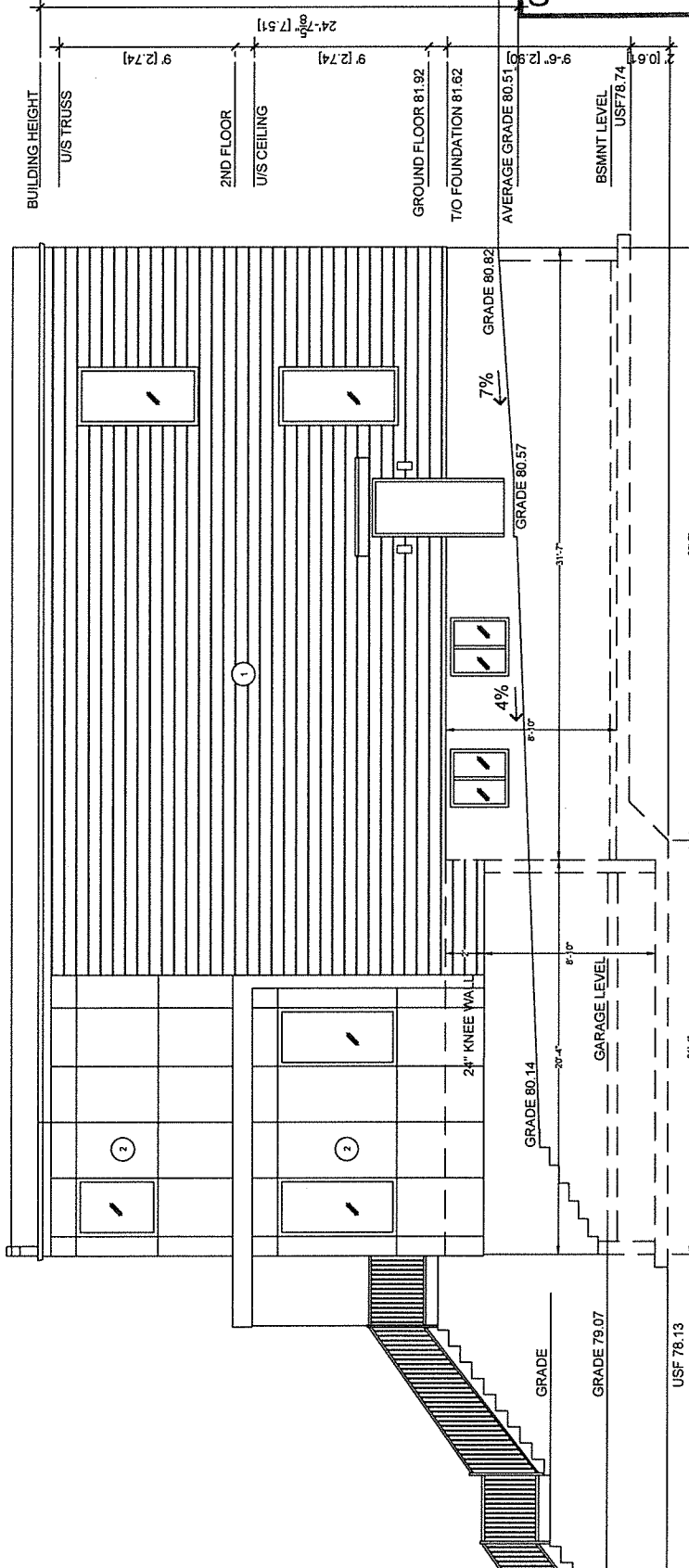
No.	Client's Review	Revision/Issue	Date
1			12/02/2020

Committee of Adjustment
MAR 20 2020
City of Ottawa

Project Address

2417 & 2419 Carleton Avenue
 Ottawa, ON
 K1V 8E9

Project	AJ1001-18	Drawing No.	
Date	12/02/2020	Scale	A7 of A11



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

- MATERIAL LIST**
- 1 - VERTICAL SIDING
 - 2 - HARDIE BOARD SIDING
 - 3 - MASONRY VENEER
 - 4 - SHUTTERED WINDOWS OR BETTER
 - 5 - PARSED FOUNDATION WALL