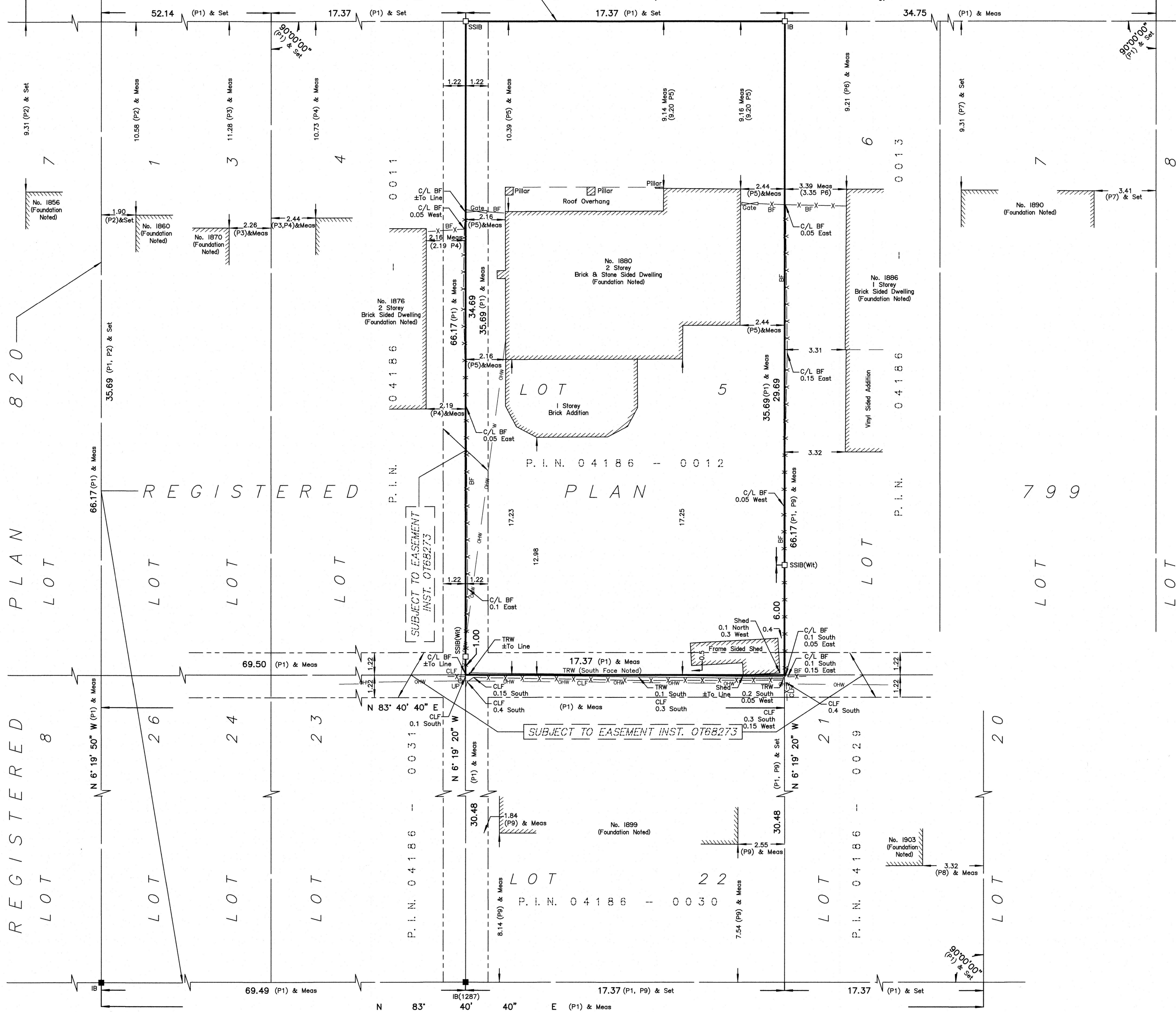


KILBORN AVENUE

P.I.N. 04183 - 0138

(3.96m) ROAD WIDENING PER REGISTERED PLAN 799 (Reference Bearing)



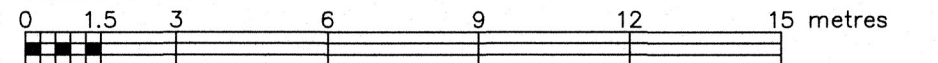
SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of

LOT 5 REGISTERED PLAN 799 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 150



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 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°38'50" counter-clockwise was applied to bearings on P1.

Notes & Legend

- Denotes Survey Monument Planted
IB Iron Bar
SSIB Short Standard Iron Bar
(Wit) Witness
Meas Measured
(P1) Registered Plan 799
(P2) Plan by (AOG) dated January 30, 1998 (Job No. 0-26-98)
(P3) Plan by (JDB) dated September 28, 1978 (Ref. 78-51-1-1-193)
(P4) Plan by (647) (No Date) (Lot 4)
(P5) Plan by (857) dated July 6, 1977 (Ref. No. 1-799 GR)
(P6) Plan by (647) dated August 11, 1966 (Lot 6)
(P7) Plan by (647) dated August 11, 1966 (Lot 7)
(P8) Plan by (647) dated August 5, 1966
(P9) Plan by (1287) dated March 22, 1989 (Job No. 83-89)
OHW Overhead Wires
OUP Utility Pole
CLF Chain Link Fence
BF Board Fence
TRW Timber Retaining Wall
C/L Centreline
Property Line

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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. © FARLEY, SMITH & DENIS SURVEYING LTD., 2024.

PART 2

- 1. REGISTERED RIGHTS-OF-WAY/EASEMENTS The southerly 1.22m and westerly 1.22m of the property is subject to an easement as described by inst. OT68273.
2. PROPERTY IMPROVEMENTS The location of the fences and retaining wall in relation to the property lines are noted on the plan.
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS Compliance is not certified by this report.
4. ADDITIONAL REMARKS Area of the subject property is 619.9 square metres.

THIS REPORT WAS PREPARED FOR: Ellen Brohman ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

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 4th day of September, 2024.

Sep 11/2024 Date

Emad Alrefaai Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-80513

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: fsdsurveys@bellnet.ca

FILE No.: 292-24

1880 KILLBORN AVENUE
 OTTAWA, ONTARIO
 K1H 6N4
 613-889-6255
 GOBROHMAN@YAHOO.CA

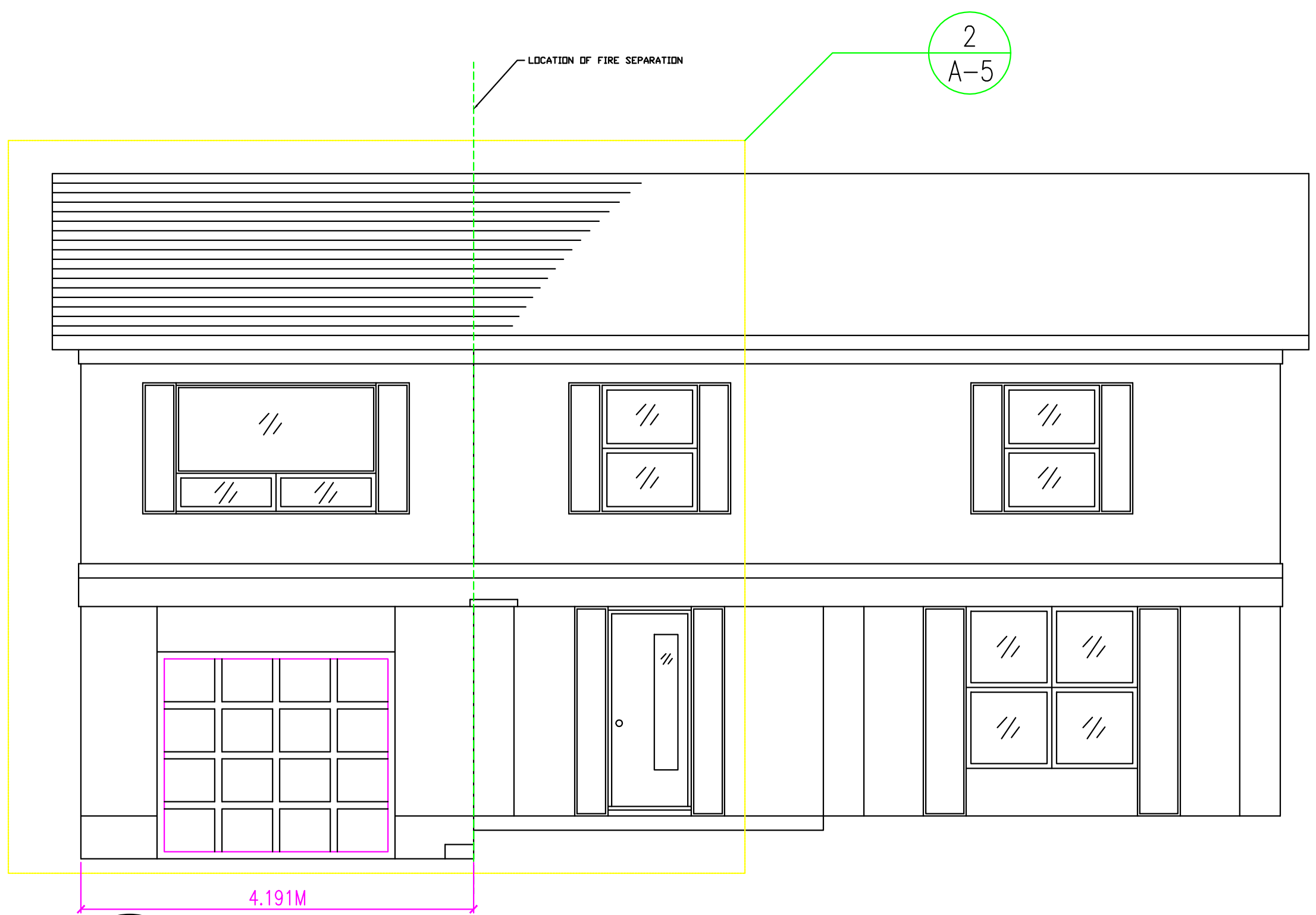
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BROHMAN RESIDENCE
 GARAGE RENOVATION
 1880 KILLBORN AVENUE
 OTTAWA, ONTARIO
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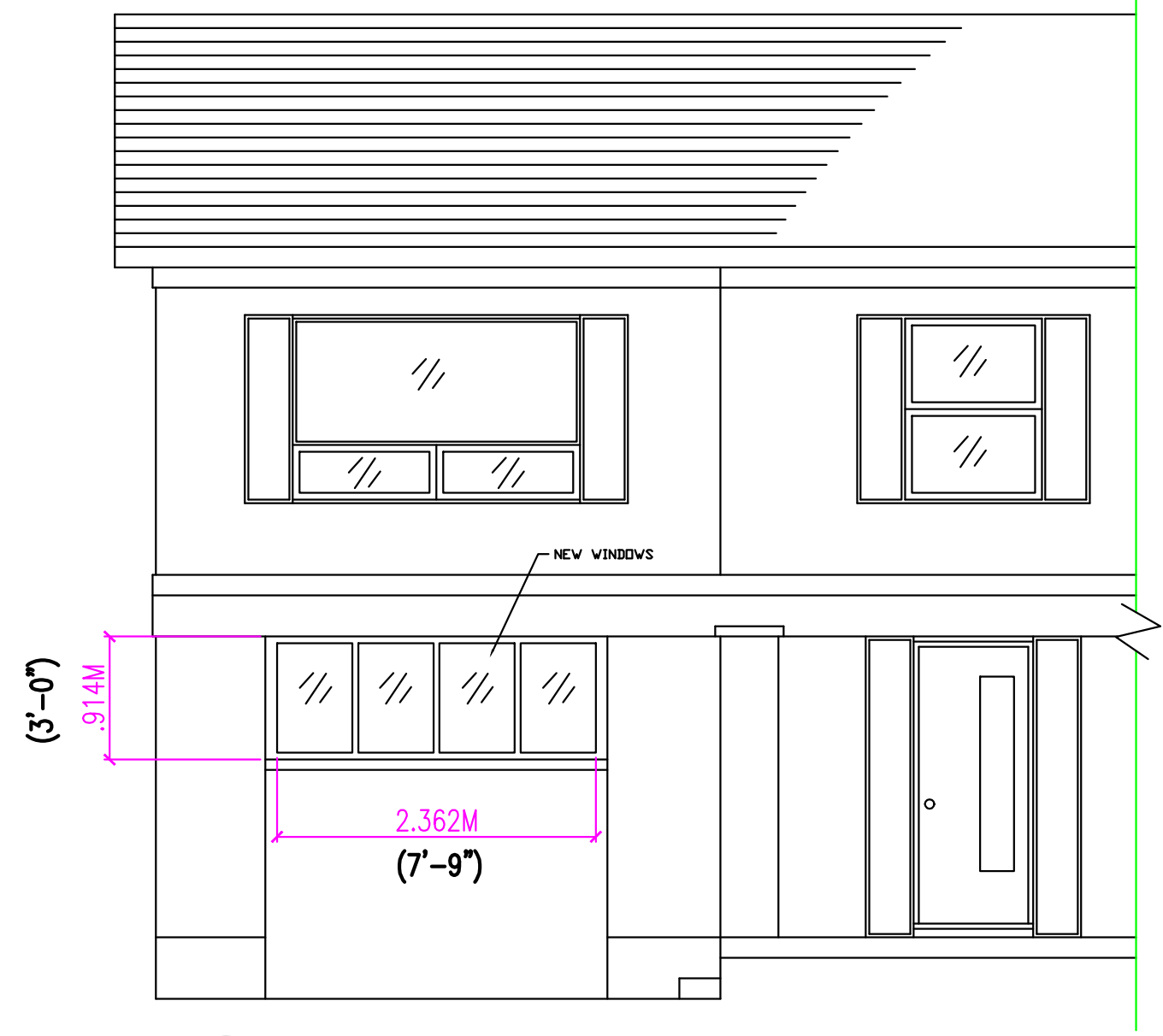
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FRONT/REAR ELEVATIONS

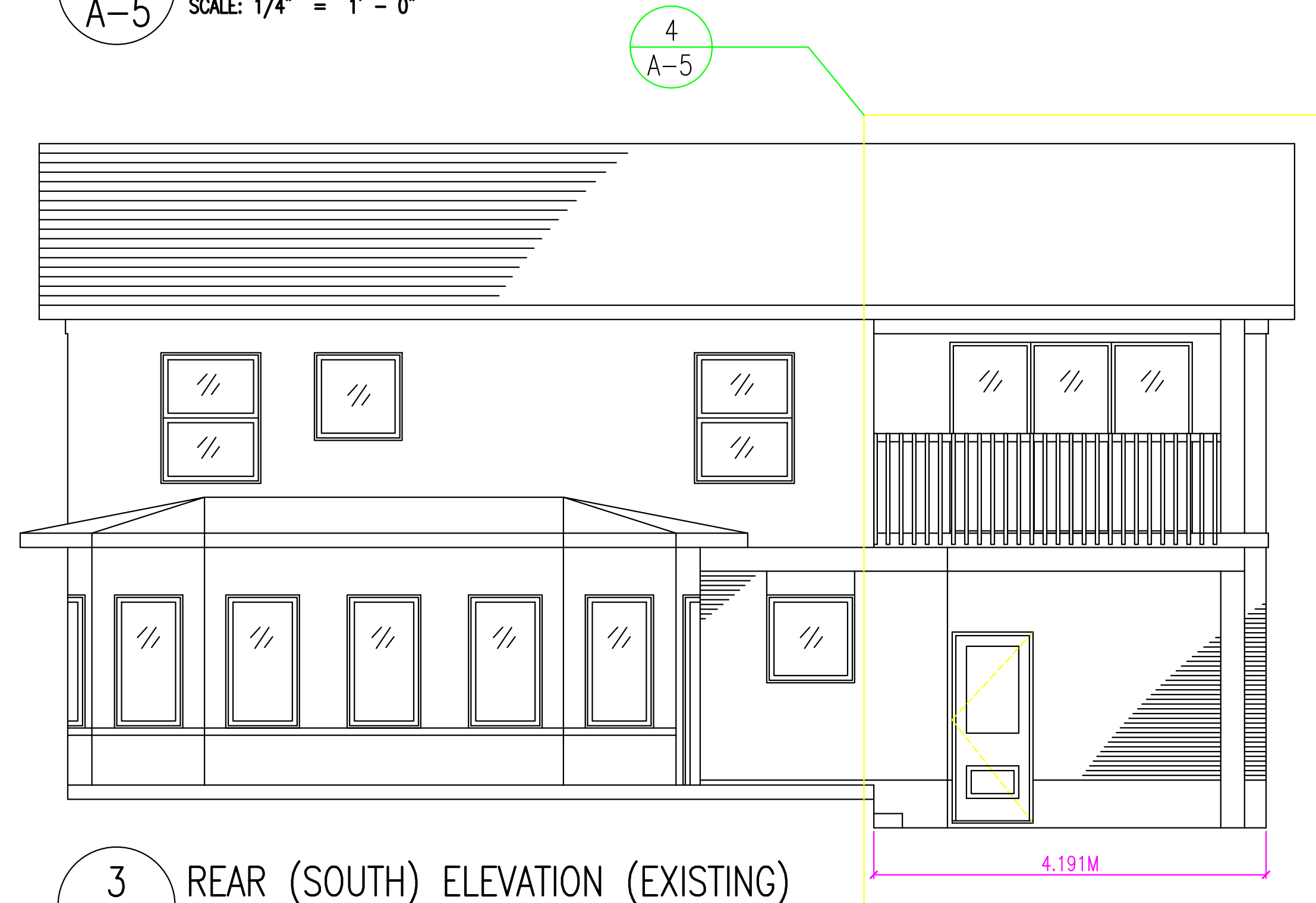
A-5



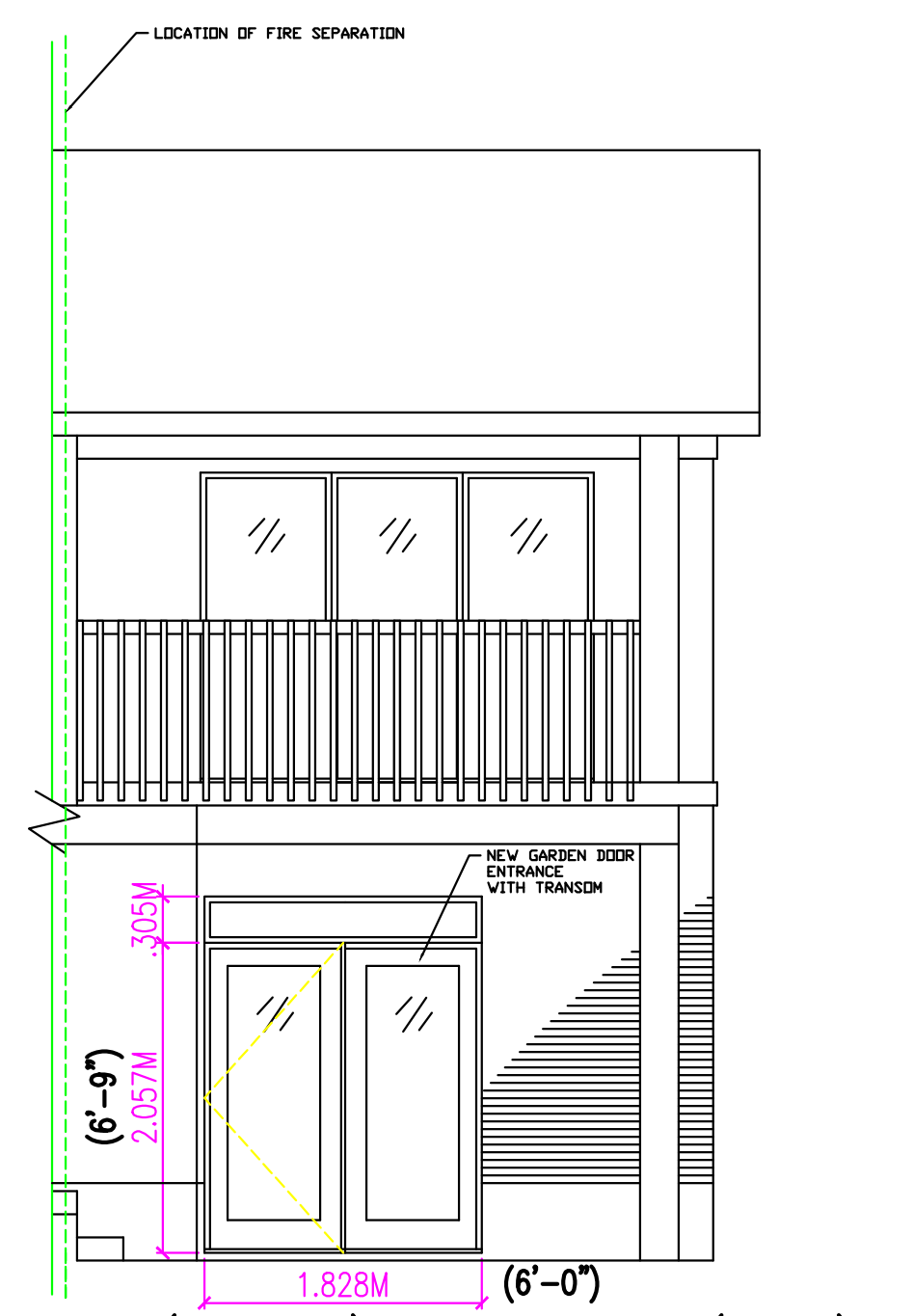
1 FRONT (NORTH) ELEVATION (EXISTING)
 A-5 SCALE: 1/4" = 1' - 0"



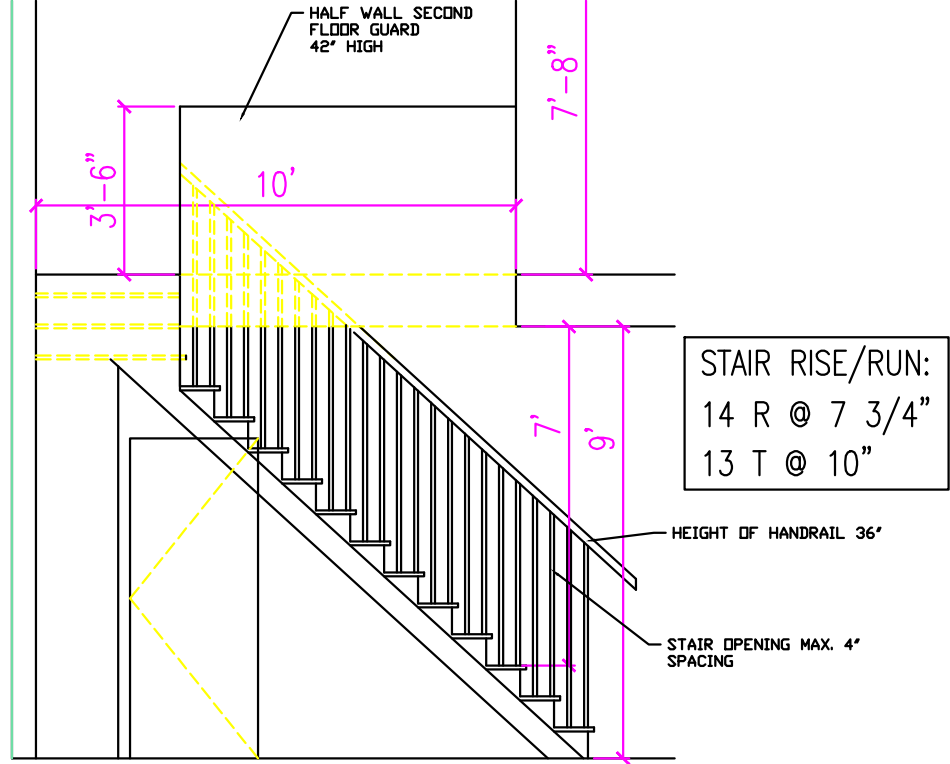
2 FRONT (NORTH) ELEVATION (NEW)
 A-5 SCALE: 1/4" = 1' - 0"



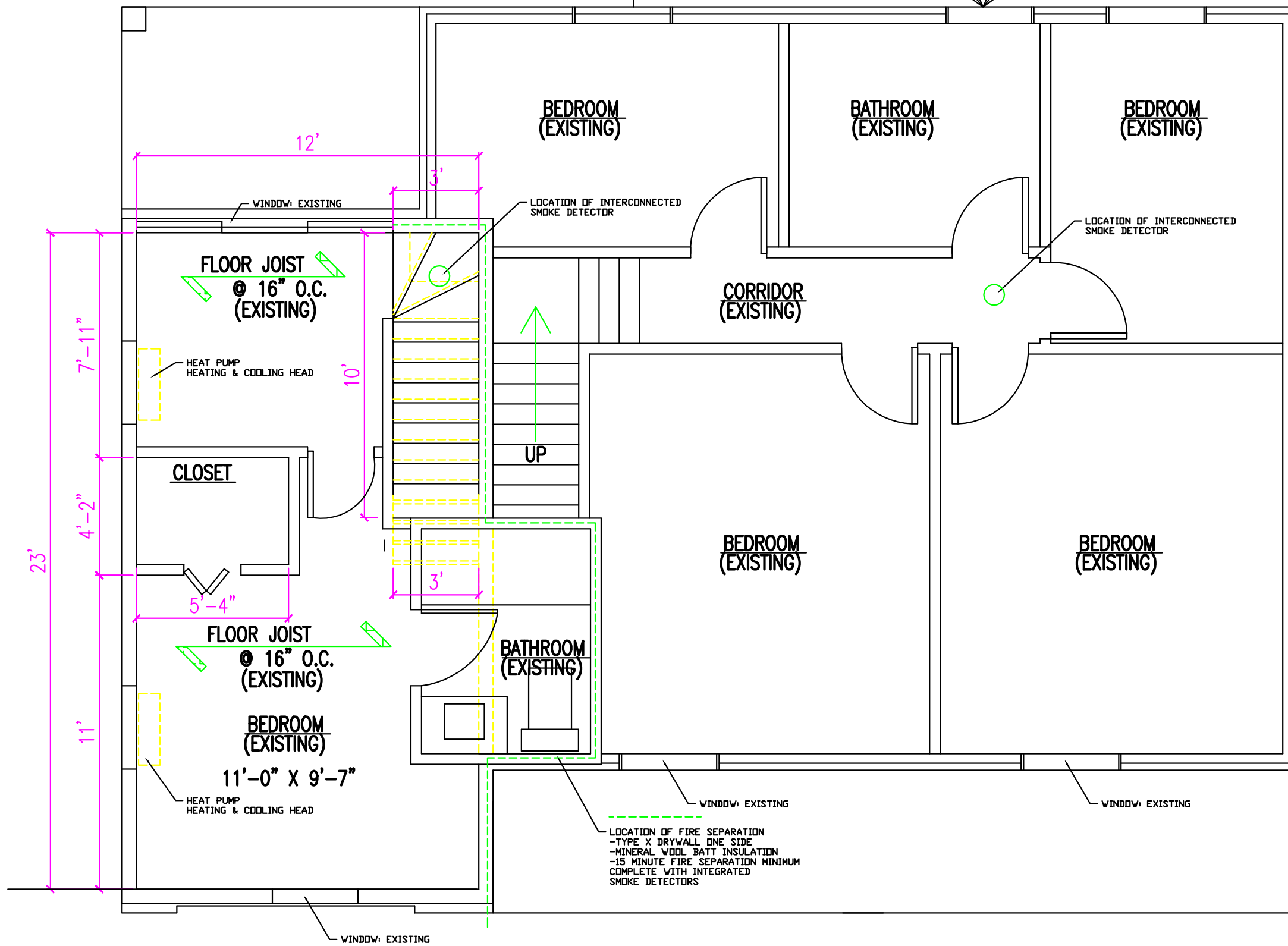
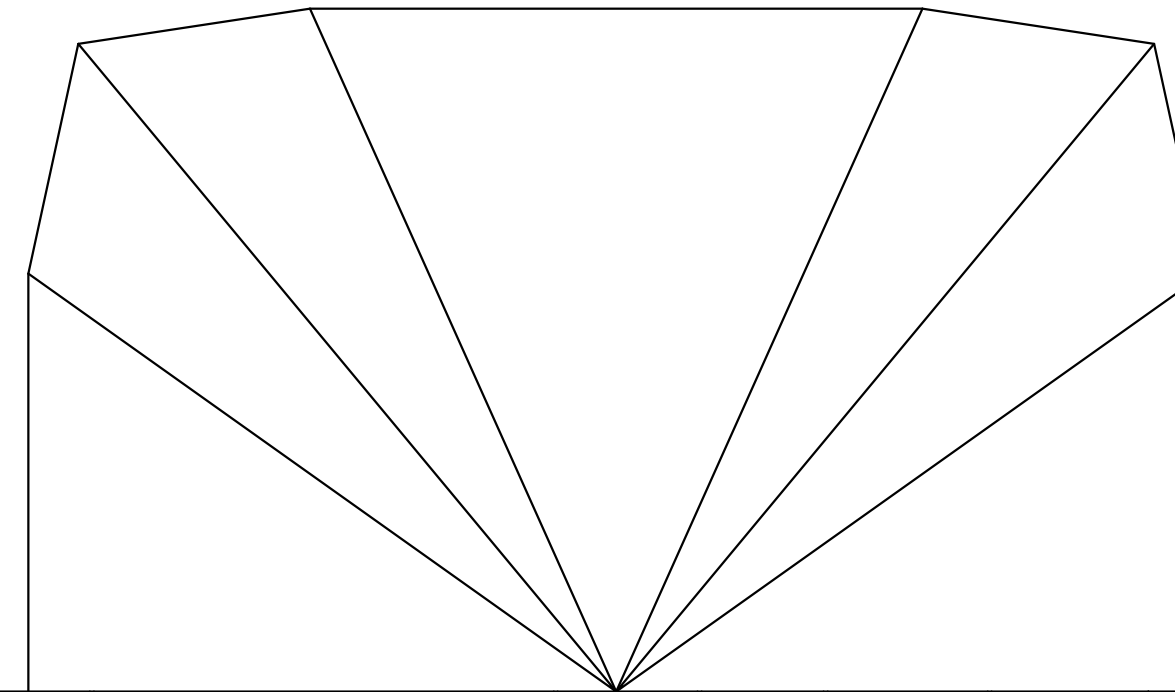
3 REAR (SOUTH) ELEVATION (EXISTING)
 A-5 SCALE: 1/4" = 1' - 0"



4 REAR (SOUTH) ELEVATION (NEW)
 A-5 SCALE: 1/4" = 1' - 0"



1 STAIR ELEVATION
A-3 SCALE: 1/4" = 1' - 0"



2 SECOND FLOOR PLAN
A-3 SCALE: 1/4" = 1' - 0"

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SECOND FLOOR
PLAN

A-3

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NOTES:

- 3-in-one interconnected smoke/fire alarm system to be installed between Primary and Secondary Dwelling Units (UL 268A)
- Fire-rated Type X drywall (one layer) to be installed between the Primary and Secondary Dwelling Units, 15 MINUTE SEPARATION, MIN.
- Separate 100 Amp electrical panel to be installed in Secondary Dwelling Unit
- 18,000 BTU (est) Heat Pump to be installed
- Separate Water Tank and to be installed
- Separate Hydro Meter to be installed ("New Service Request Form" submitted and received by Ottawa Hydro)
- ESA permits to be pulled upon plan approval

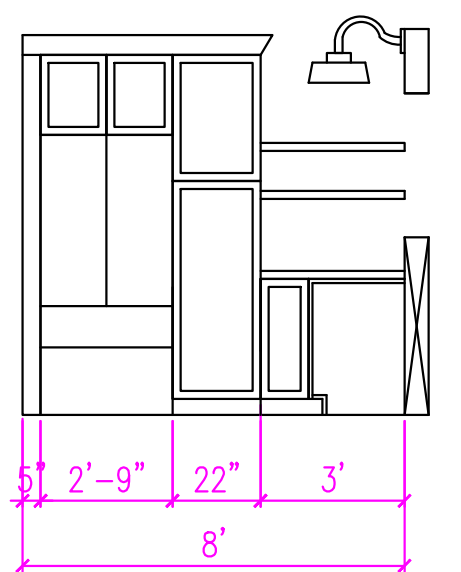
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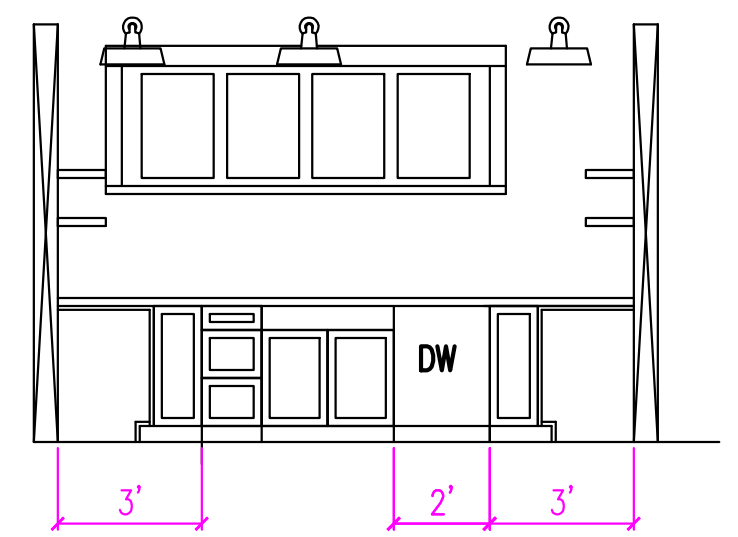
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FLOOR PLANS/
 KITCHEN LAYOUT

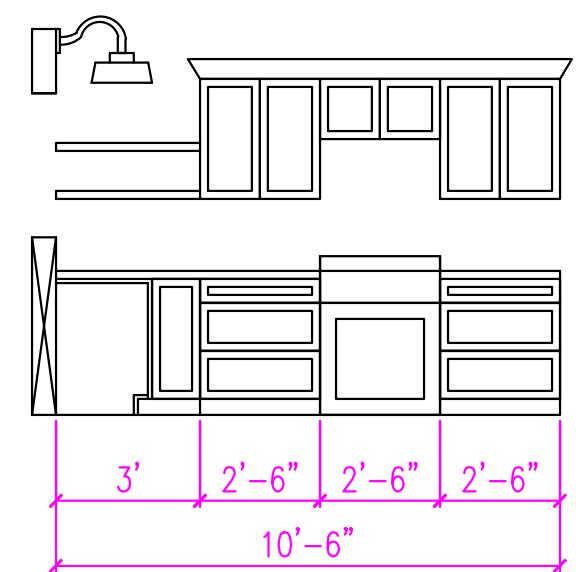
A-2



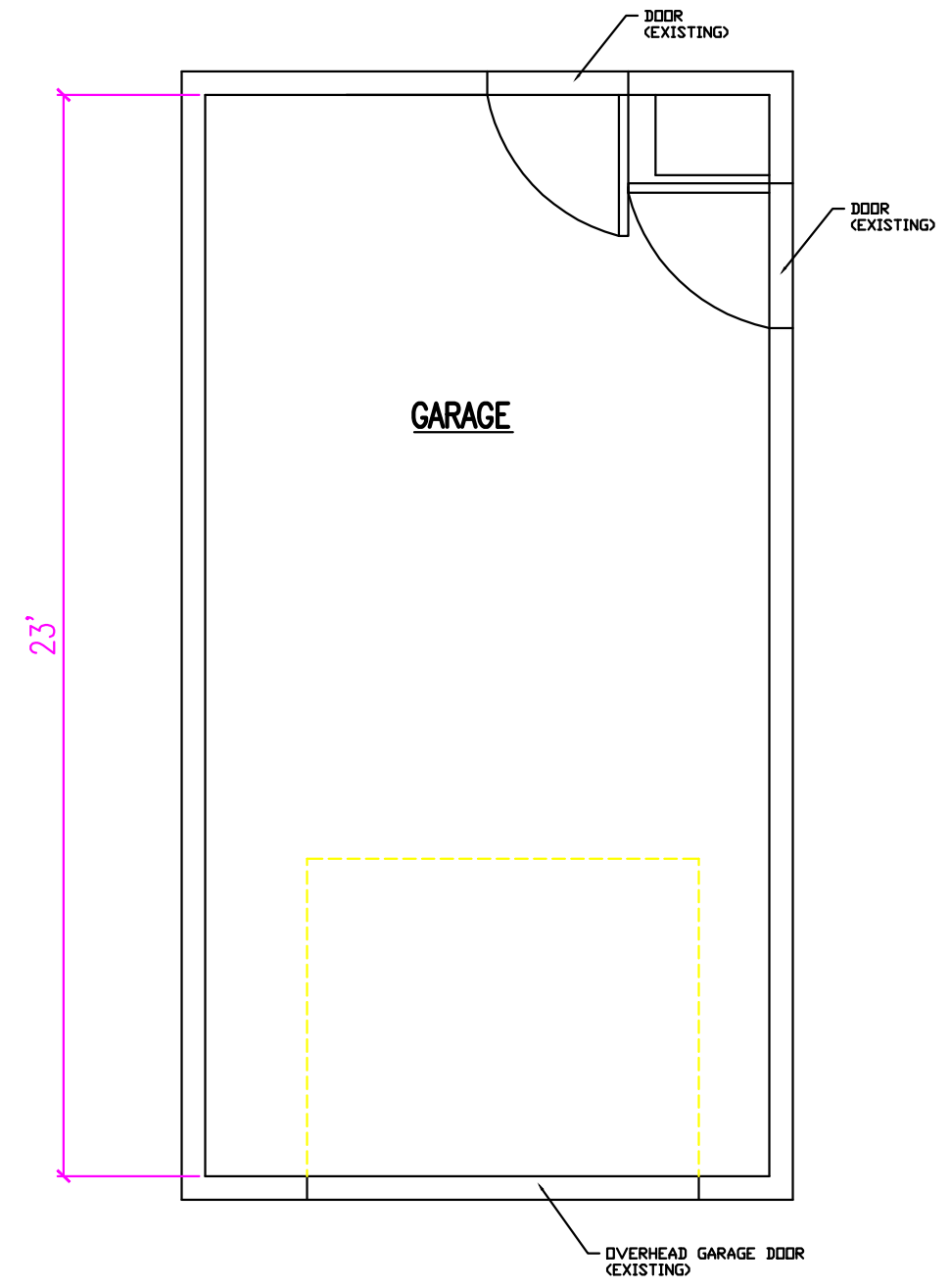
1 KITCHEN ELEVATION
 A-2 SCALE: 1/4" = 1' - 0"



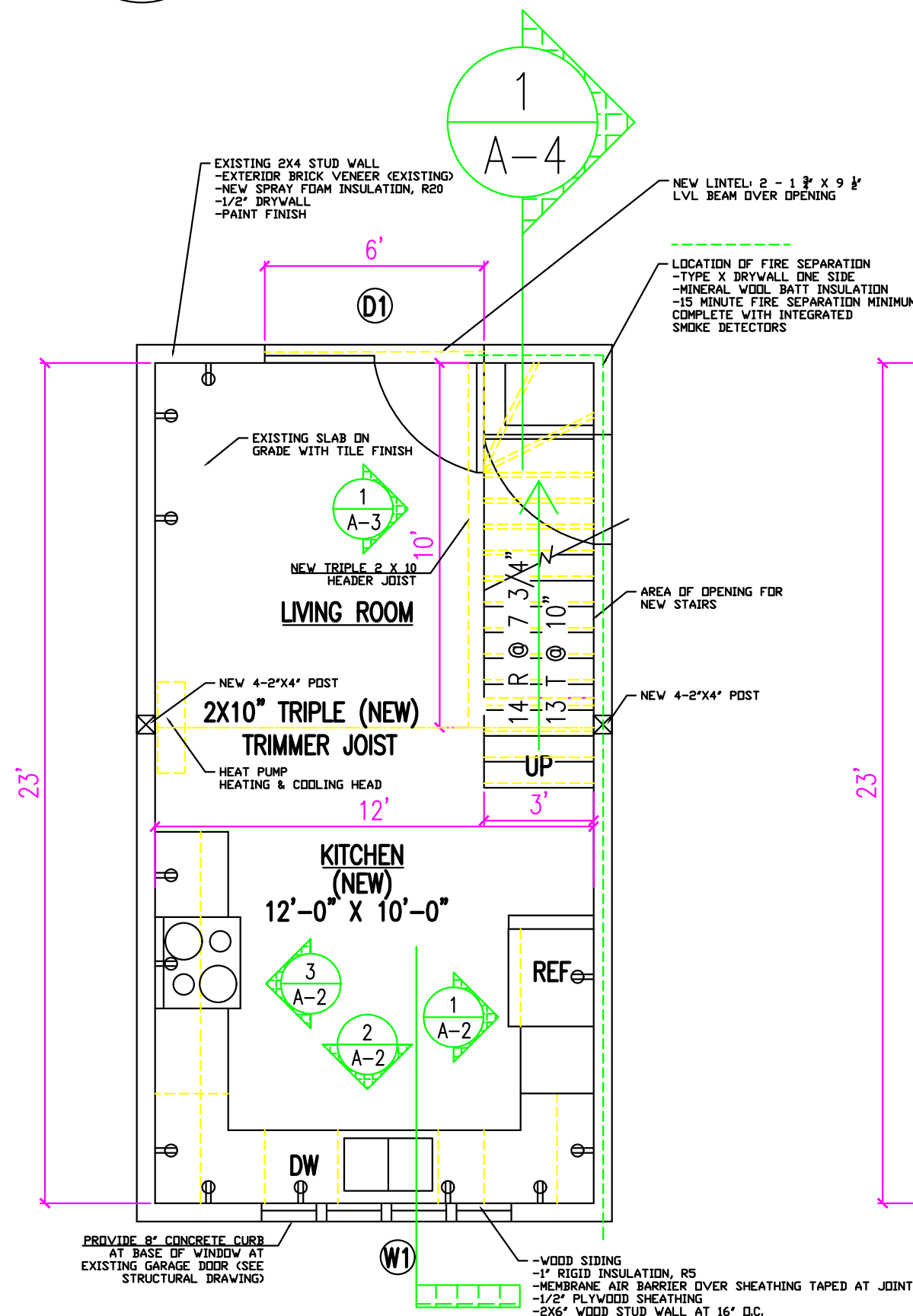
2 KITCHEN ELEVATION
 A-2 SCALE: 1/4" = 1' - 0"



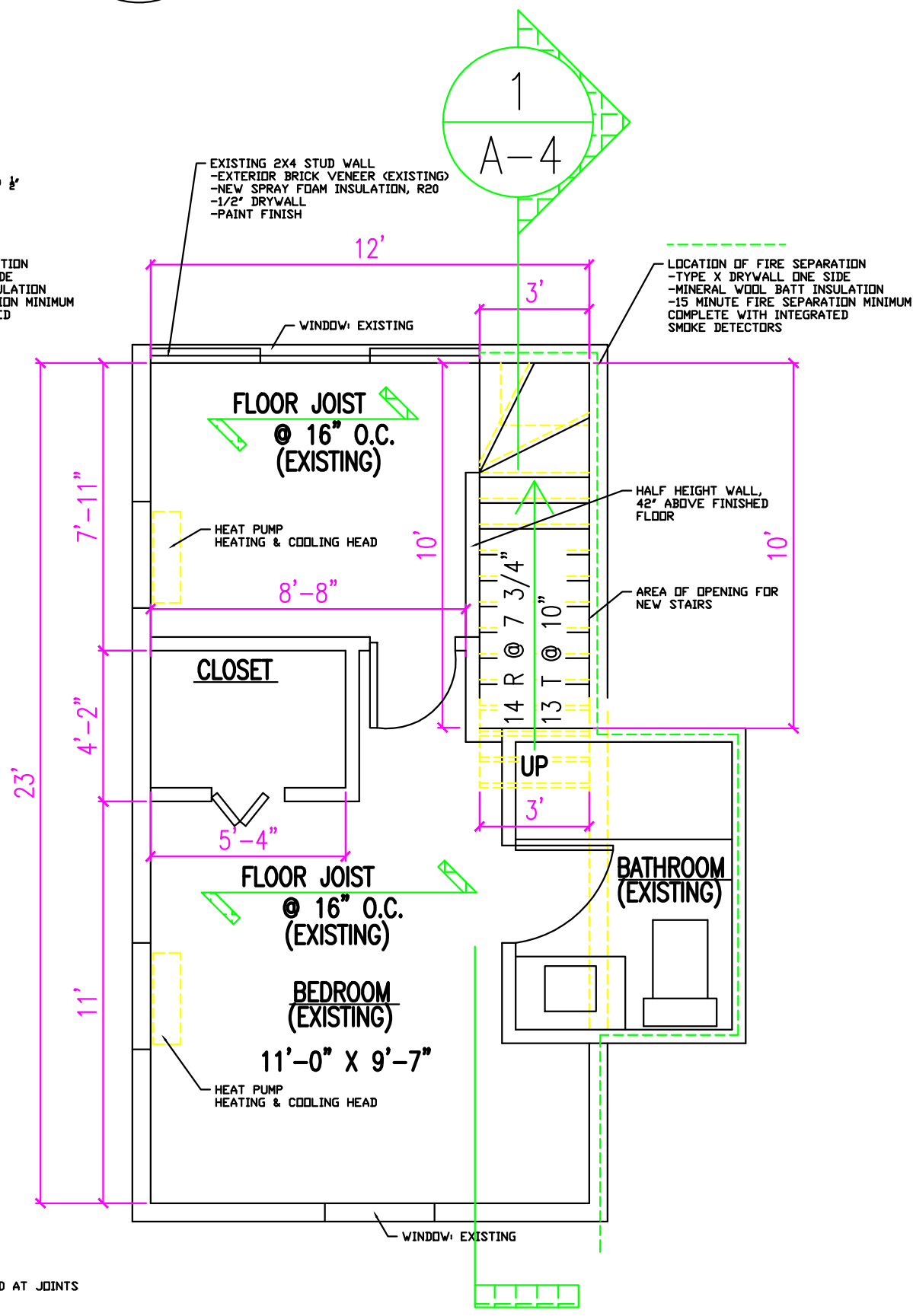
3 KITCHEN ELEVATION
 A-2 SCALE: 1/4" = 1' - 0"



4 GROUND FLOOR GARAGE
 A-2 SCALE: 1/4" = 1' - 0" (EXISTING)



5 GROUND FLOOR PLAN
 A-2 SCALE: 1/4" = 1' - 0" (PLANNED)



6 SECOND FLOOR PLAN
 A-2 SCALE: 1/4" = 1' - 0" (PLANNED)

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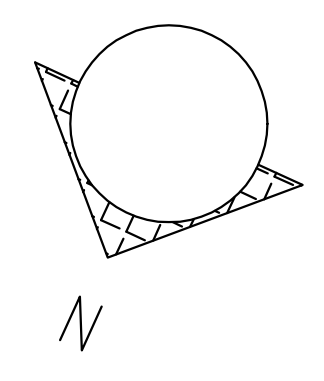
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FLOOR PLANS

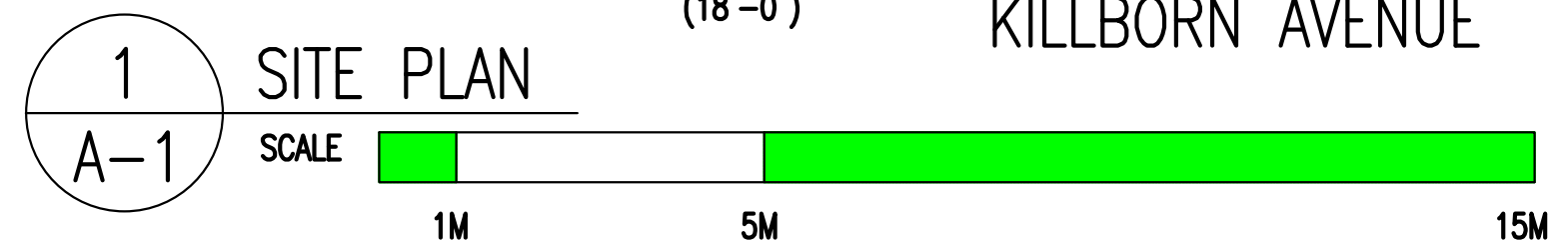
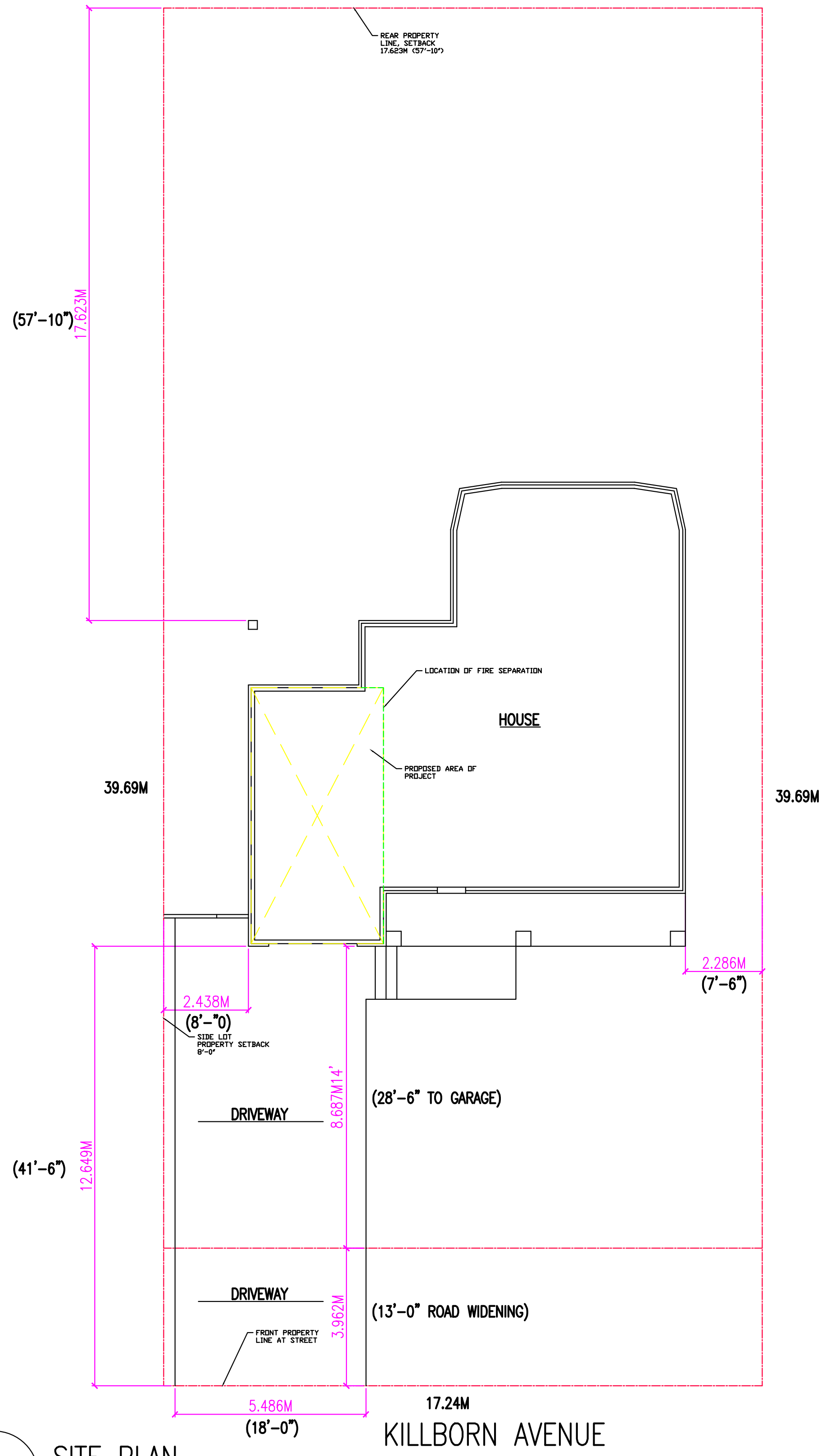
A-1



- DRAWING LIST:**
- A-1 SITE PLAN
 - A-2 FLOOR PLANS/KITCHEN LAYOUT
 - A-3 SECOND FLOOR PLAN
 - A-4 BUILDING SECTION/SIDE ELEVATION
 - A-5 FRONT/REAR ELEVATIONS

NOTES:

198.61M² (1986 FT. SQ.) EXISTING HOUSE AREA
27.5M² (275.04 FT. SQ.) FINISHED GARAGE
GROUND FLOOR AREA
226.11M² (2,261.1 FT. SQ.) TOTAL FINISHED HOUSE AREA



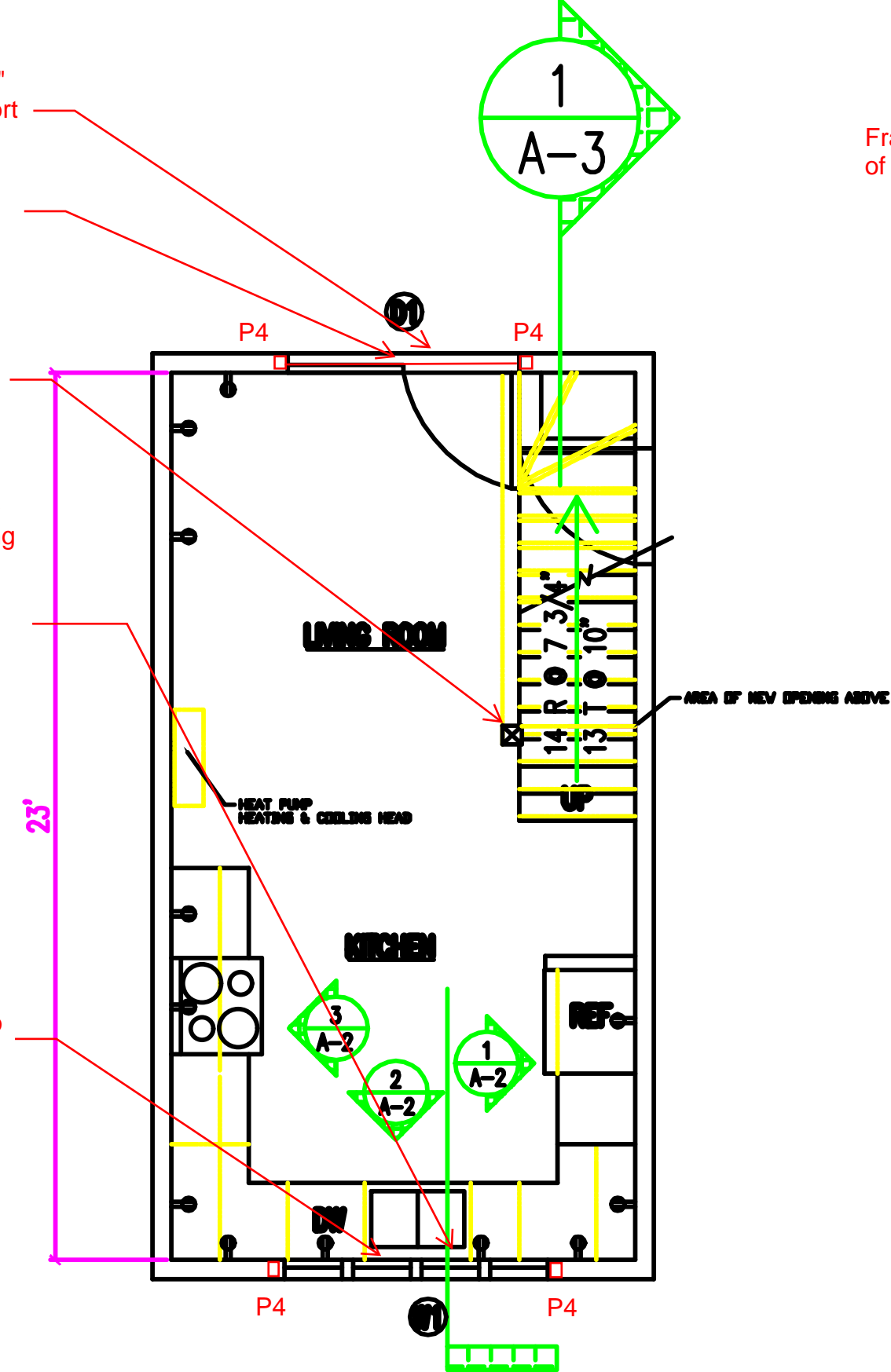
Provide 5"x3.5"x3/8" brick angle to support brick.

B1 = 2 - 1 3/4" x 9.5" LVL beam

Post not required

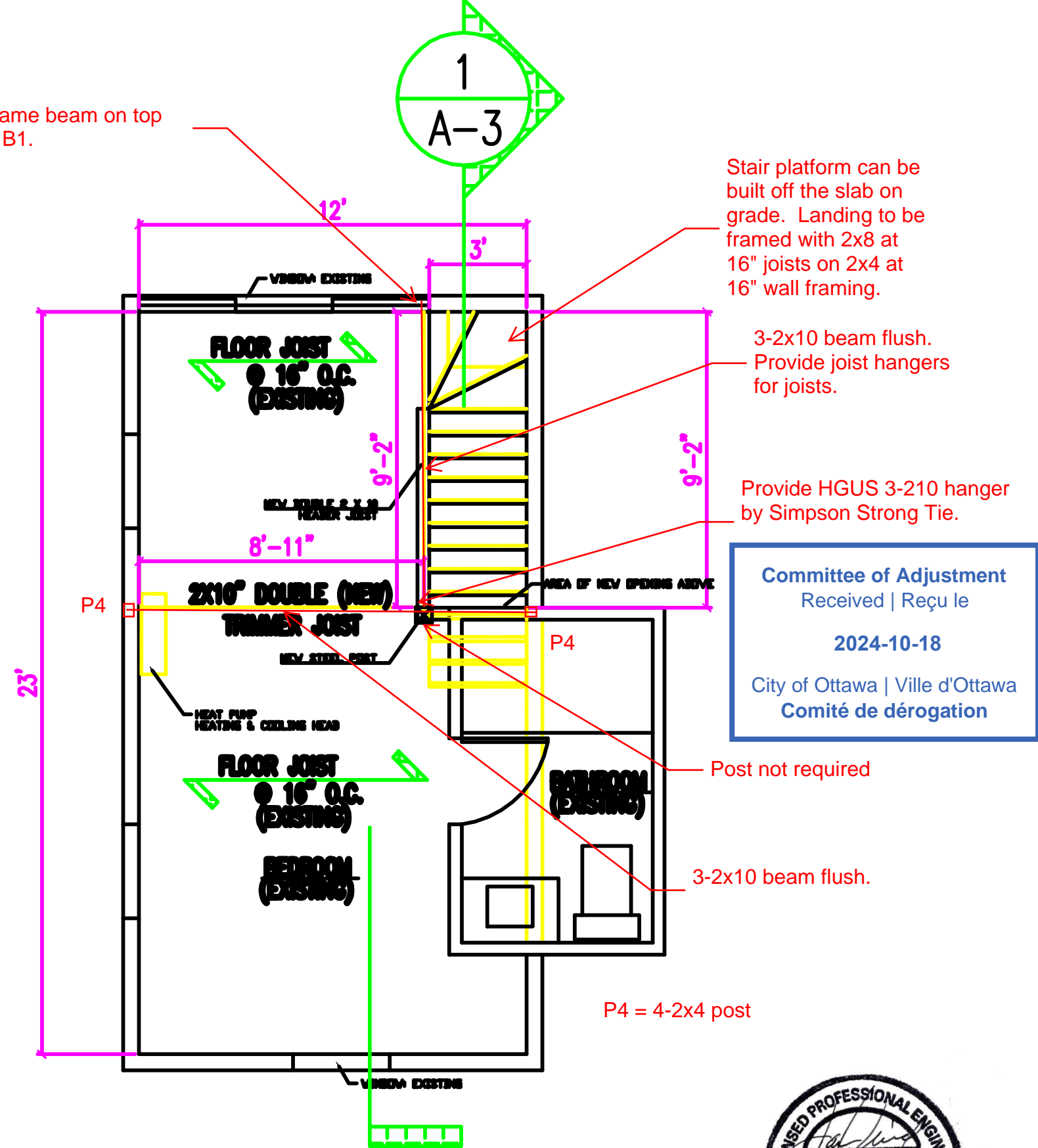
Provide 8" wide poured concrete curb at base of window at existing garage door. 15M at 16" horizontal and vertical + dowels with Hilti HY 200 adhesive into concrete (4" embedment). Provide waterstop and waterproofing to prevent water infiltration designed by others.

Existing garage lintel to remain. Window to be framed under existing garage lintel.



5 GROUND FLOOR PLAN
A-2 SCALE 1/4" = 1' - 0" (PLANNED)

Frame beam on top of B1.



Stair platform can be built off the slab on grade. Landing to be framed with 2x8 at 16" joists on 2x4 at 16" wall framing.

3-2x10 beam flush. Provide joist hangers for joists.

Provide HGUS 3-210 hanger by Simpson Strong Tie.

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Post not required

3-2x10 beam flush.

P4 = 4-2x4 post

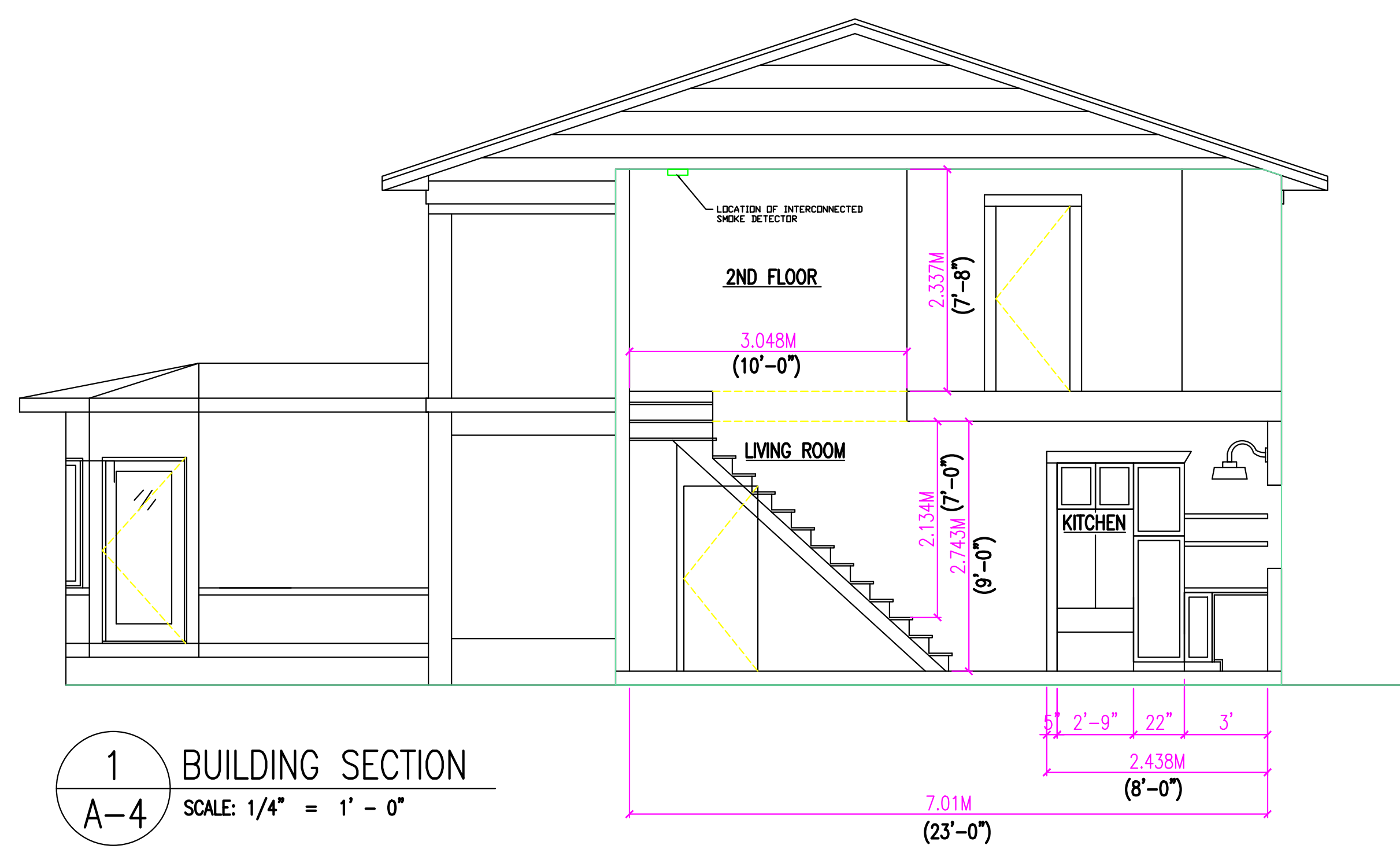
6 SECOND FLOOR PLAN
A-2 SCALE 1/4" = 1' - 0" (PLANNED)



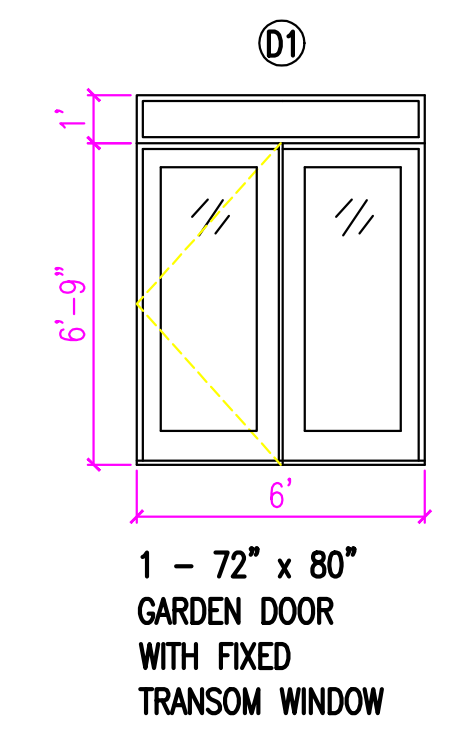
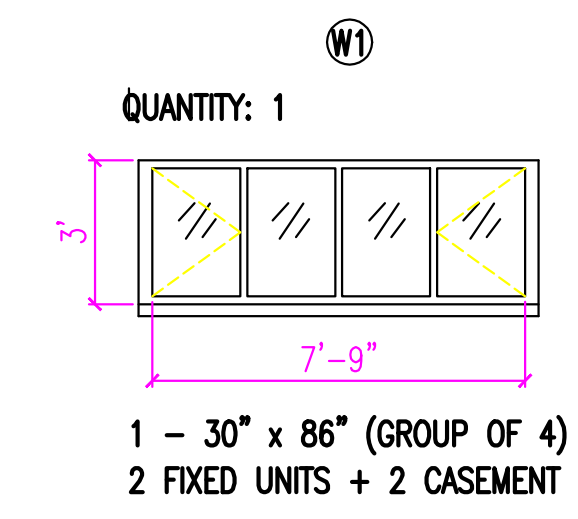
For structural as noted

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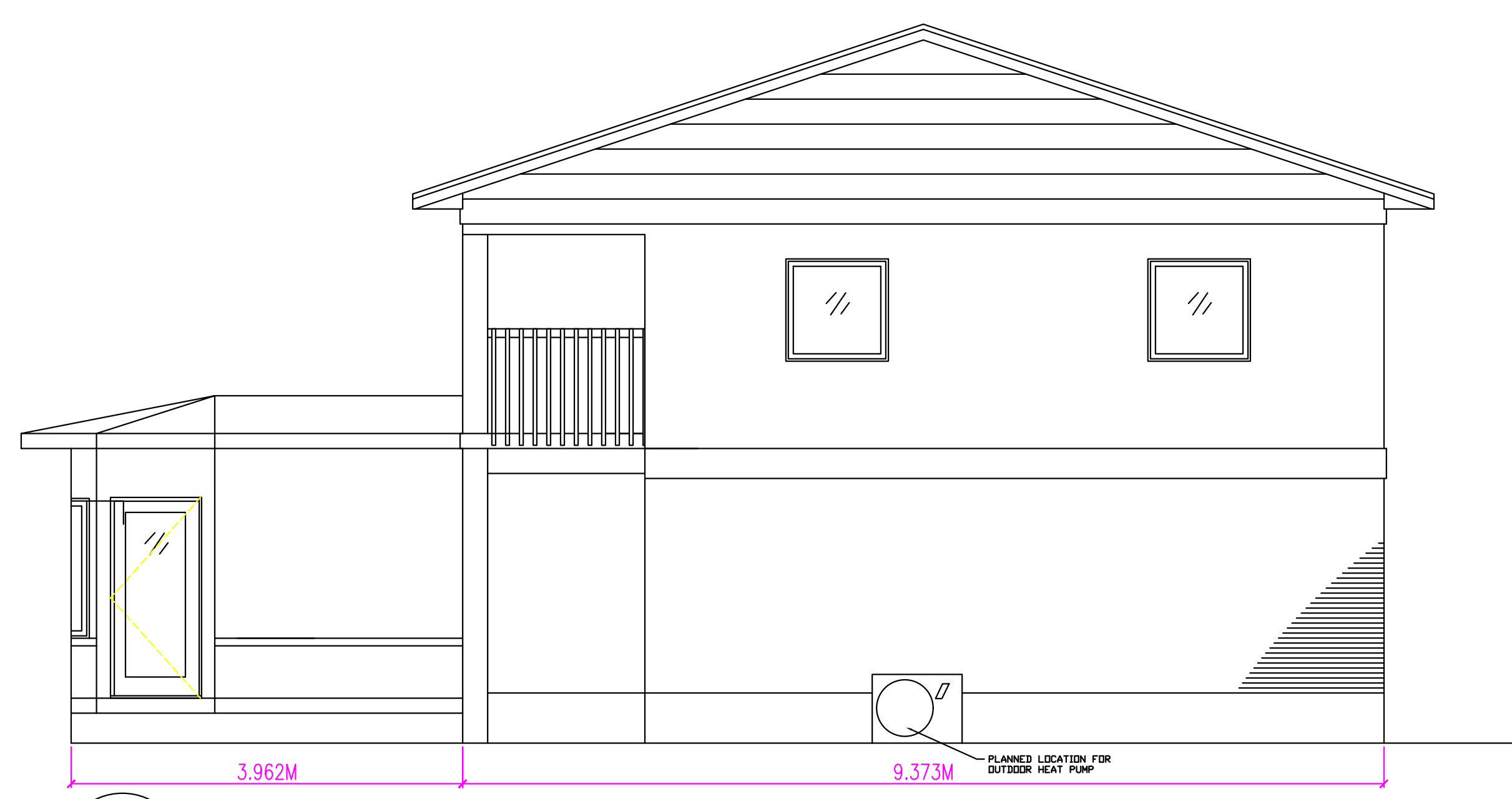
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1 BUILDING SECTION
 A-4 SCALE: 1/4" = 1' - 0"



WINDOW & DOOR SCHEDULE



2 SIDE (EAST) ELEVATION (EXISTING)
 A-4 SCALE: 1/4" = 1' - 0" (NO CHANGE)

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BUILDING SECTION/
 SIDE ELEVATION

A-4