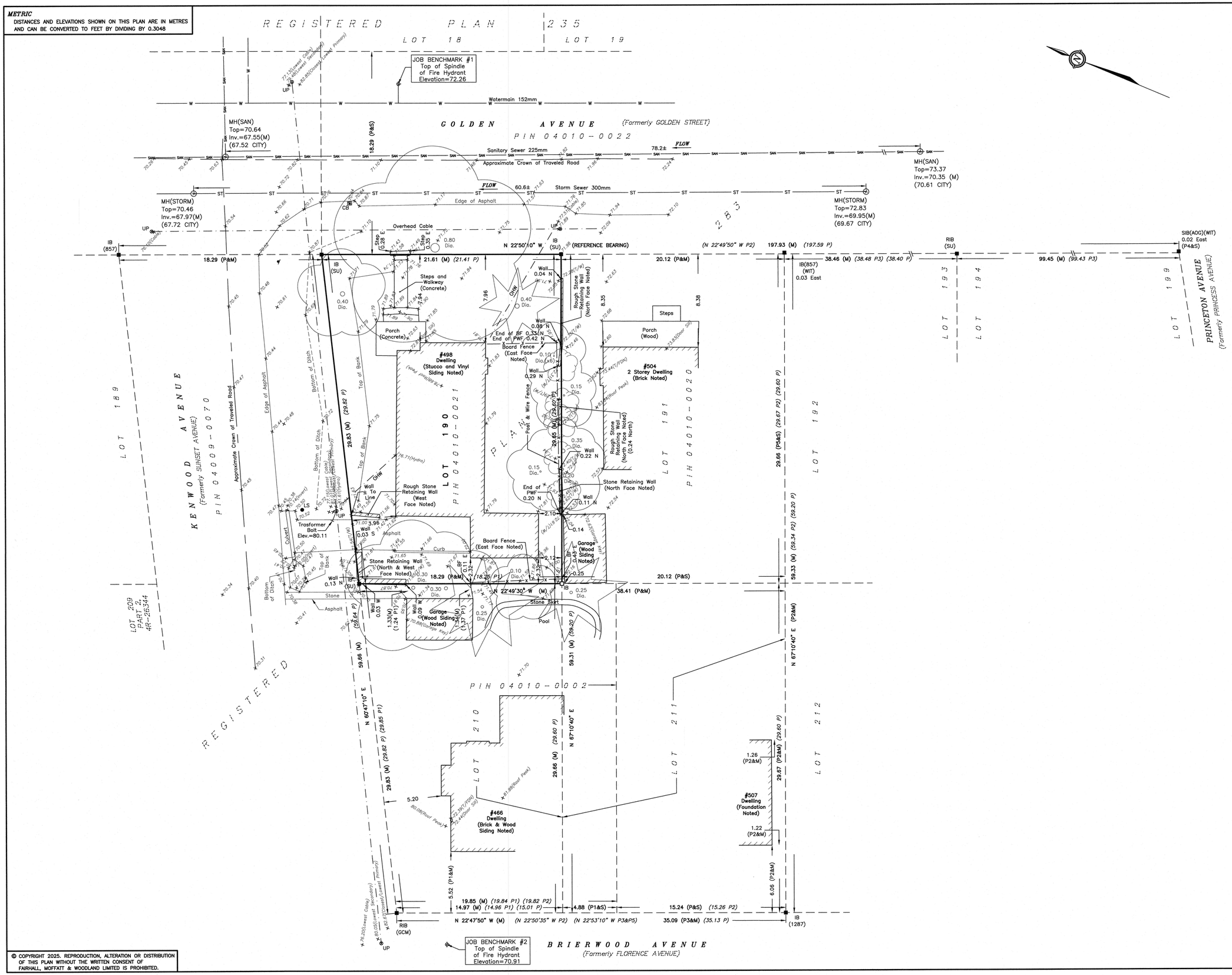
METRIC
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



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SURVEYOR'S REAL PROPERTY REPORT – PART 1

TOPOGRAPHIC SURVEY OF

LOT 190
REGISTERED PLAN 283
CITY OF OTTAWA

SCALE 1 : 150

0 1 2 5 10 15 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED

ONTARIO LAND SURVEYORS

ELEVATION NOTES

1. ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CGVD28).
2. ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
3. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THEIR RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITY NOTES

1. THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
2. UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:
   a) CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
3. BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF GOLDEN AVENUE AS SHOWN ON A PLAN BY FAIRHALL, MOFFATT & WOODLAND LIMITED DATED APRIL 17, 1990 (REF. 32(a)–283NP), HAVING A BEARING OF N 22°50'10" W.

LEGEND

□ – SURVEY MONUMENT SET
■ – SURVEY MONUMENT FOUND
SIB – STANDARD IRON BAR
RIB – ROUND IRON BAR
IB – IRON BAR
(P) – REGISTERED PLAN 283
(P1) – PLAN BY (GCM) DATED JUNE 12, 1956 (REF. 13–NP 283)
(P2) – PLAN BY (1287) DATED DEC. 18, 1987 (JOB. 641/87)
(P3) – PLAN BY PAYETTE, HIMMA, DELORME LTD., O.L.S. (REF. 126–98)
(P4) – PLAN BY (857) DATED APRIL 17, 1990 (REF. 32(a)–283NP)
(P5) – PLAN BY (857) DATED SEPT. 24, 1982 (REF. 43–283NP)
(S) – SET
(M) – MEASURED
(857) – FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
(1287) – FARLEY, SMITH & MURRAY SURVEYING LIMITED, O.L.S.
(AOG) – ANNIS, O'SULLIVAN, VOLLEBEKK LIMITED, O.L.S.
(GCM) – G. C. McROSTIE, O.L.S.
(SU) – SOURCE UNKNOWN
(WIT) – WITNESS
DIA. – DIAMETER
INV. – INVERT
T/FDN – TOP OF FOUNDATION
T/W – TOP OF RETAINING WALL ELEVATION
BF – BOARD FENCE
PWF – POST & WIRE FENCE
PWF – POST & WIRE FENCE
N – NORTH
S – SOUTH
E – EAST
W – WEST
MH – MANHOLE
CB – CATCH BASIN
UP – UTILITY POLE
FH – FIRE HYDRANT
LS – LAMP STANDARD
UP – UTILITY POLE
– DECIDUOUS TREE
– CONIFEROUS TREE
—W— – WATERMAIN
OHW – OVERHEAD UTILITY WIRES
– – – – OVERHEAD UTILITY WIRES
—G— – GAS MAIN
—ST— – STORM SEWER
—SAN— – SANITARY SEWER
– SIGN
– SHRUB

SURVEYOR'S REAL PROPERTY REPORT – PART 2
REPORT SUMMARY

DESCRIPTION OF LAND

LOT 190, REGISTERED PLAN 283, CITY OF OTTAWA AS IN ALL OF PIN 04010–0021.

REGISTERED EASEMENTS

NONE REGISTERED.

ZONING

COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR
LIAM KEALY & MARY KORIN KEALY
THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V–96364

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 APRIL, 24, 2025.

2025/04/25
DATE

JOHN H. GUTRI
ONTARIO LAND SURVEYOR

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).

Fairhall Moffatt & Woodland
LIMITED
ONTARIO LAND SURVEYORS
OTTAWA
Surveying and Land Information Services
100–600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591–2580 FAX: (613) 591–1495
www.fmw.on.ca

JOB No. AF12200

E 362972, N 5027727

REFERENCE No. 60 – 283NP

S:\JOBS\AF12200\DWGS 2025-04-25
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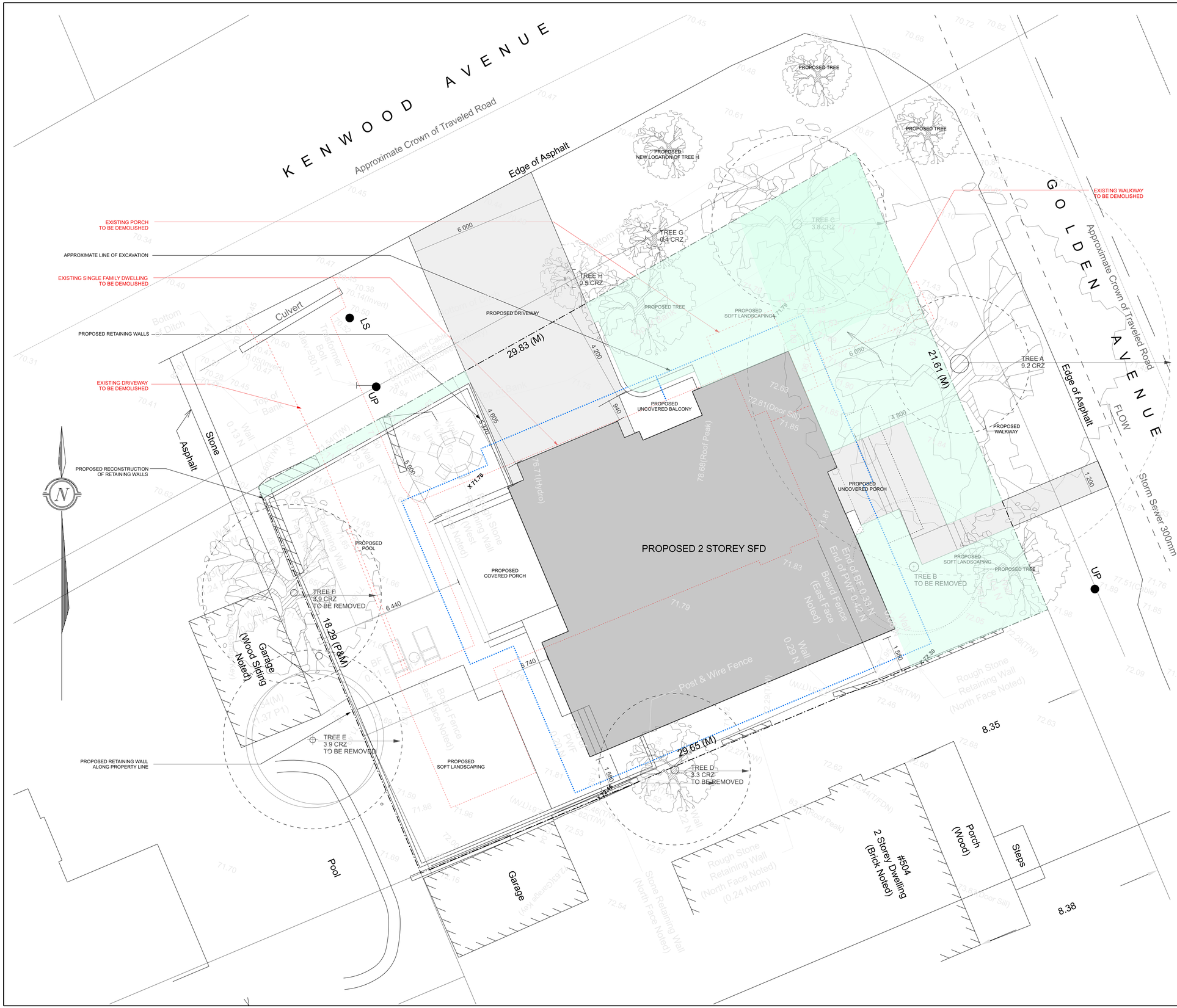
KENWOOD AVENUE
Approximate Crown of Traveled Road
Edge of Asphalt
GOLDEN AVENUE
Approximate Crown of Traveled Road
Edge of Asphalt
FLOW
Storm Sewer 300mm
EXISTING PORCH TO BE DEMOLISHED
APPROXIMATE LINE OF EXCAVATION
EXISTING SINGLE FAMILY DWELLING TO BE DEMOLISHED
PROPOSED RETAINING WALLS
EXISTING DRIVEWAY TO BE DEMOLISHED
PROPOSED RECONSTRUCTION OF RETAINING WALLS
PROPOSED RETAINING WALL ALONG PROPERTY LINE
EXISTING WALKWAY TO BE DEMOLISHED
PROPOSED DRIVEWAY
29.83 (M)
6 000
4 200
4 605
5 270
5 000
6 440
6 740
1 580
94.0
Culvert
LS
UP
Asphalt
Stone
PROPOSED UNCOVERED BALCONY
PROPOSED 2 STOREY SFD
PROPOSED COVERED PORCH
PROPOSED POOL
PROPOSED UNCOVERED PORCH
PROPOSED WALKWAY
PROPOSED SOFT LANDSCAPING
PROPOSED TREE
PROPOSED NEW LOCATION OF TREE H
TREE G 0.4 CRZ
TREE H 0.5 CRZ
TREE C 3.8 CRZ
TREE A 9.2 CRZ
TREE B TO BE REMOVED
TREE F 3.9 CRZ TO BE REMOVED
TREE E 3.9 CRZ TO BE REMOVED
TREE D 3.3 CRZ TO BE REMOVED
21.61 (M)
18.29 (P&M)
29.65 (M)
1 200
8.35
8.38
Garage (Wood Siding Noted)
Pool
Garage
#504 2 Storey Dwelling (Brick Noted)
Porch (Wood)
Steps
Post & Wire Fence
Board Fence (East Face Noted)
Rough Stone Retaining Wall (North Face Noted)
Stone Retaining Wall (North Face Noted)
Rough Stone Retaining Wall (West Face Noted)
End of BF 0.33 N
End of PWF 0.42 N
Wall 0.29 N
72.63
72.81(Door Sill)
71.85
78.68(Roof Peak)
76.71(Hydro)
71.79
71.83
72.30
72.46
72.62
72.68
72.54
72.57
72.53
72.09
71.94
71.70
71.69
71.86
71.96
71.59
71.66
71.56
71.49
71.98
71.76
71.57
71.51(Gable)
71.89
71.85
71.43
71.49
71.17
71.90
71.84
71.75
71.73
71.47
71.87
71.61
70.45
70.47
70.48
70.66
70.72
70.82
70.62
70.71
70.76
70.86
70.34
70.40
70.38
70.14(Invert)
70.59
70.50
70.41
70.28
70.31
70.63
70.69
70.16
70.66
70.94
70.56
70.49
70.65
70.66
70.86
70.87
70.89
70.90
70.94
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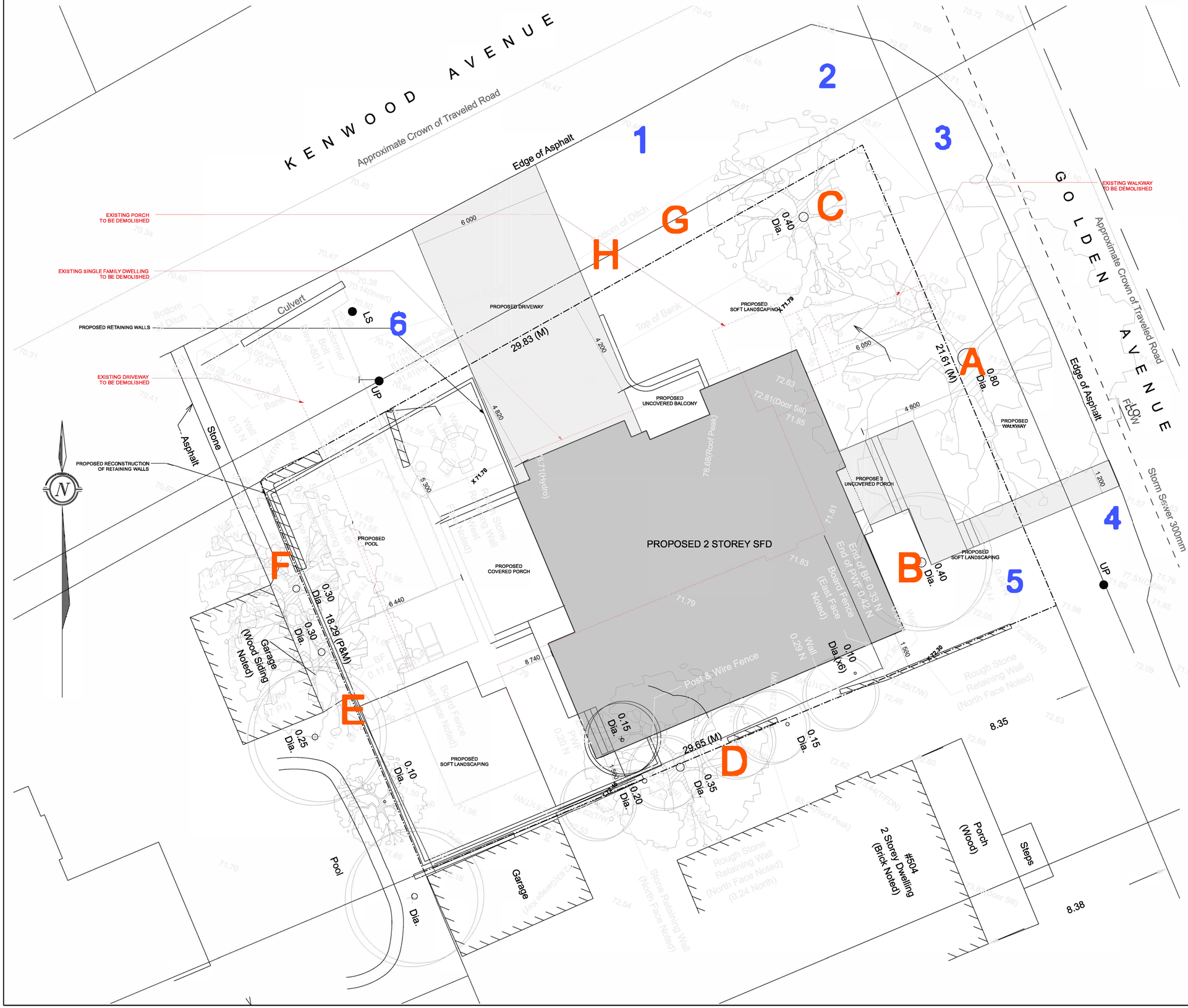
71.39



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CB	- CATCH BASIN
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FH	- FIRE HYDRANT
LS	- LAMP STANDARD
UP	- UTILITY POLE
	- DECIDUOUS TREE
	- CONIFEROUS TREE
—	- WATERMAIN
OHW	- OVERHEAD UTILITY WIRES
	- OVERHEAD UTILITY WIRES
—	- GAS MAIN
ST	- STORM SEWER
SAN	- SANITARY SEWER
	- SIGN
	- SHRUB

DESIGN FIRM

ARDINGTON + ASSOCIATES DESIGN

ARDINGTON AND ASSOCIATES DESIGN INC.
43 ECCLES STREET UNIT C | OTTAWA, ONTARIO
E: steve@ardington.ca | T: 613.882.3425 | BCIN 43329

DESIGNER

The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code

Stephen Ardington, BCIN # 35954

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DRAWING NOTES

THIS PLAN HAS BEEN DERIVED FROM TOPOGRAPHIC SURVEY PREPARED BY FAIRHALL MOFFATT WOODLAND LIMITED DATED APRIL 25 2025

EXISTING AVERAGE GRADE = 72.06

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2026-01-23
City of Ottawa | Ville d'Ottawa
Comité de dérogation

REVISIONS

NO.	DESCRIPTION	DATE
04	ISSUED FOR PRICING	24 OCT 2025
03	DESIGN 3	8 OCT 2025
02	DESIGN 2	19 SEPT 2025
01	DESIGN 1	24 JULY 2025

CIVIL ENGINEER

BUILDER

PROJECT
GOEL / GUPTA RESIDENCE

488 GOLDEN AVENUE
OTTAWA ONTARIO CANADA
PROJECT NO.: [2025-10]

DRAWING
ARCHITECTURAL SITE PLAN
SCALE: 1:75

A1

DRAWN BY: SA | CHECKED BY: SA

AR
DING
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+ ASSOCIA
DESIG

ARDINGTON AND ASSOCIATES DE
43 ECCLES STREET UNIT C | OTTAW
E: steve@ardington.ca | T: 613.882.342

DESIGNER

The undersigned has reviewed and takes responsibility activities as described in Ontario Building Code 1.4.1.2 has the qualifications and meets the requirements set Ontario Building Code

Stephen Ardington, BCIN # 35954

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DRAWING NOTES

REVISIONS

NO.	DESCRIPTION
06	ISSUED FOR MINOR VARIANCE
05	ISSUED FOR GRADING PLAN
04	ISSUED FOR PRICING
03	DESIGN 3
02	DESIGN 2
01	DESIGN 1

STRUCTURAL ENGINEER

BUILDER

PROJECT

GOEL / GUPTA RESID

498 GOLDEN AVENUE
OTTAWA ONTARIO CANADA
PROJECT NO.: [2025-15]

DRAWING

FRONT ELEVATION
SCALE: 3/8" = 1'-0"

A6

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ARDINGTON AND ASSOCIATES DE
43 ECCLES STREET UNIT C | OTTAW
E: steve@ardington.ca | T: 613.882.342

DESIGNER

The undersigned has reviewed and takes responsibility
activities as described in Ontario Building Code 1.4.1.2
has the qualifications and meets the requirements set
Ontario Building Code

Stephen Ardington, BCIN # 35954

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DRAWING NOTES

REVISIONS

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06	ISSUED FOR MINOR VARIANCE
05	ISSUED FOR GRADING PLAN
04	ISSUED FOR PRICING
03	DESIGN 3
02	DESIGN 2
01	DESIGN 1

STRUCTURAL ENGINEER

BUILDER

PROJECT
GOEL / GUPTA RESID

498 GOLDEN AVENUE
OTTAWA ONTARIO CANADA
PROJECT NO.: [2025-10]

DRAWING

REAR ELEVATION
SCALE: 3/8" = 1'-0"

A7

ARDINGTON AND ASSOCIATES DESIGN
43 ECCLES STREET UNIT C | OTTAWA
E: steve@ardington.ca | T: 613.882.3428

DESIGNER

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Stephen Ardington, BCIN # 35954

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DRAWING NOTES

REVISIONS

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05	ISSUED FOR GRADING PLAN
04	ISSUED FOR PRICING
03	DESIGN 3
02	DESIGN 2
01	DESIGN 1

STRUCTURAL ENGINEER

BUILDER

PROJECT
GOEL / GUPTA RESID

498 GOLDEN AVENUE
OTTAWA ONTARIO CANADA
PROJECT NO.: [2025-10]

DRAWING

RIGHT ELEVATION
SCALE: 3/8" = 1'-0"

A8

AR
DING
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+ ASSOCIA
DESIG

ARDINGTON AND ASSOCIATES DE
43 ECCLES STREET UNIT C | OTTAW
E: steve@ardington.ca | T: 613.882.342

DESIGNER

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DRAWING NOTES

REVISIONS

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06	ISSUED FOR MINOR VARIANCE
05	ISSUED FOR GRADING PLAN
04	ISSUED FOR PRICING
03	DESIGN 3
02	DESIGN 2
01	DESIGN 1

STRUCTURAL ENGINEER

BUILDER

PROJECT
GOEL / GUPTA RESID

498 GOLDEN AVENUE
OTTAWA ONTARIO CANADA
PROJECT NO.: [2025-10]

DRAWING

LEFT ELEVATION
SCALE: 3/8" = 1'-0"

A9

AR
DING
TON
DESIGN

498 Golden Ave
Conceptual drawing only

AR
DING
TON
DESIGN

498 Golden Ave
Conceptual drawing only

AR
DING
TON
DESIGN

498 Golden Ave
Conceptual drawing only

ARDINGTON DESIGN

498 Golden Ave
Conceptual drawing only