

SECOND AVENUE

AVENUE

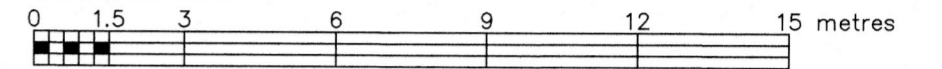
SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of

LOT 257 REGISTERED PLAN 183154 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2026

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.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

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).

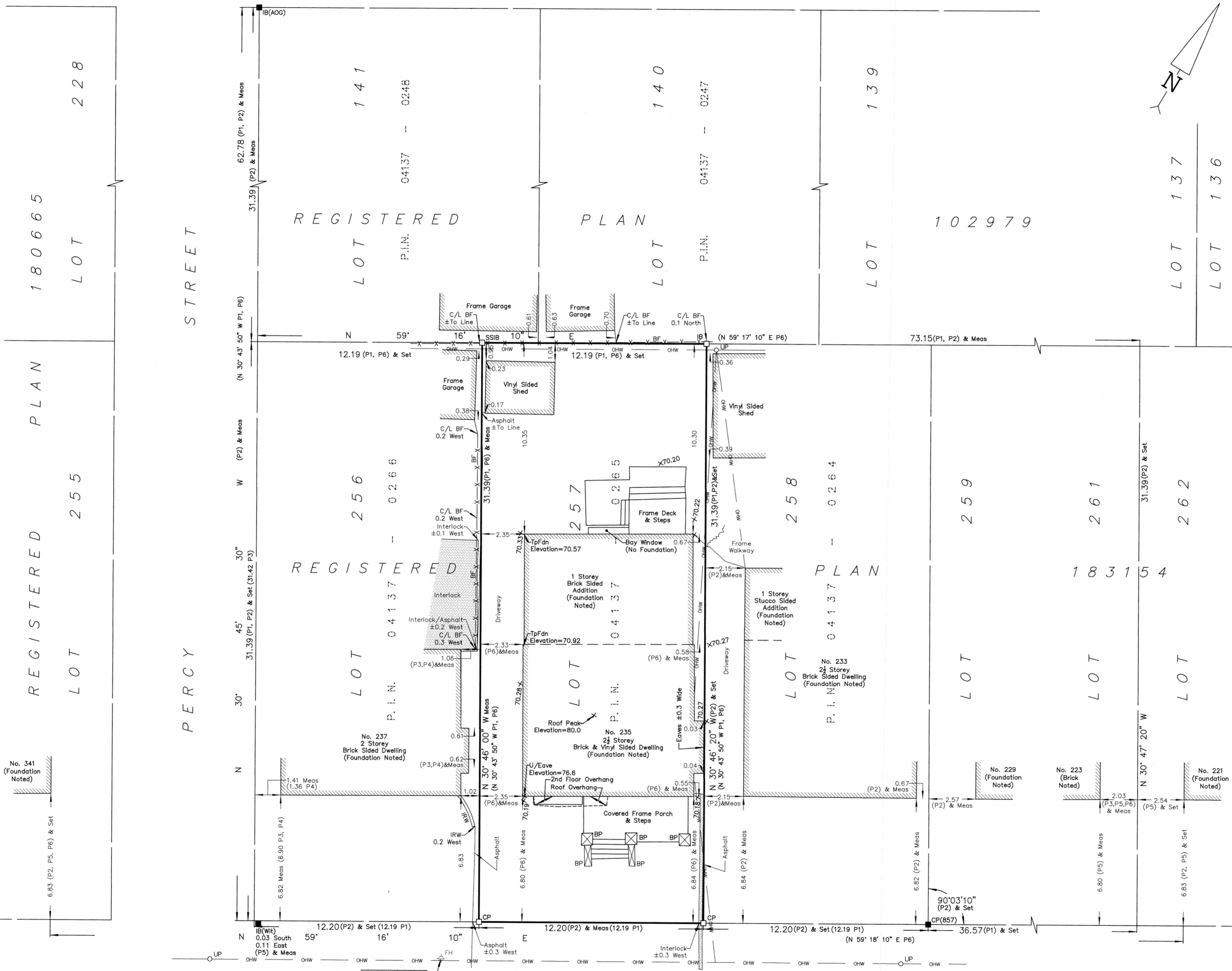
For bearing comparisons, a rotation of 0°32'30" counter-clockwise was applied to bearings on P1, P2, P3, P5 & P6.

Elevation Notes

- 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

Notes & Legend

Legend table with symbols and descriptions: Denotes Survey Monument Planted, SIB Survey Monument Found, SSIB Standard Iron Bar, IB Short Standard Iron Bar, CP Iron Bar, (Wit) Concrete Pin, Meas Witness, (P1) Registered Plan 183154, (P2) Plan by (857) dated October 27, 2003, etc.



Committee of Adjustment Received | Reçu le 2026-02-17 City of Ottawa | Ville d'Ottawa Comité de dérogation

Site Benchmark Fire Hydrant Top of Spindle Elevation=70.71

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.

- PART 2 1. REGISTERED RIGHTS-OF-WAY/EASEMENTS No rights-of-way or easements were found... 2. PROPERTY IMPROVEMENTS The location of the buildings, fencing, sheds, interlock and asphalt driveway... 3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS Compliance is not certified by this report. 4. ADDITIONAL REMARKS Site Area=382.7 sq.m.

THIS REPORT WAS PREPARED FOR: Michael Kirkwood ("The Client"), the Client's solicitors, mortgages, 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 8th day of January, 2026.

Signature: Daniel Robinson, Ontario Land Surveyor, Date: Jan. 9/26

This plan of survey relates to AOLS Plan Submission Form Number V-120494

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: info@fstdsurveys.ca

FILE No.: 392-25

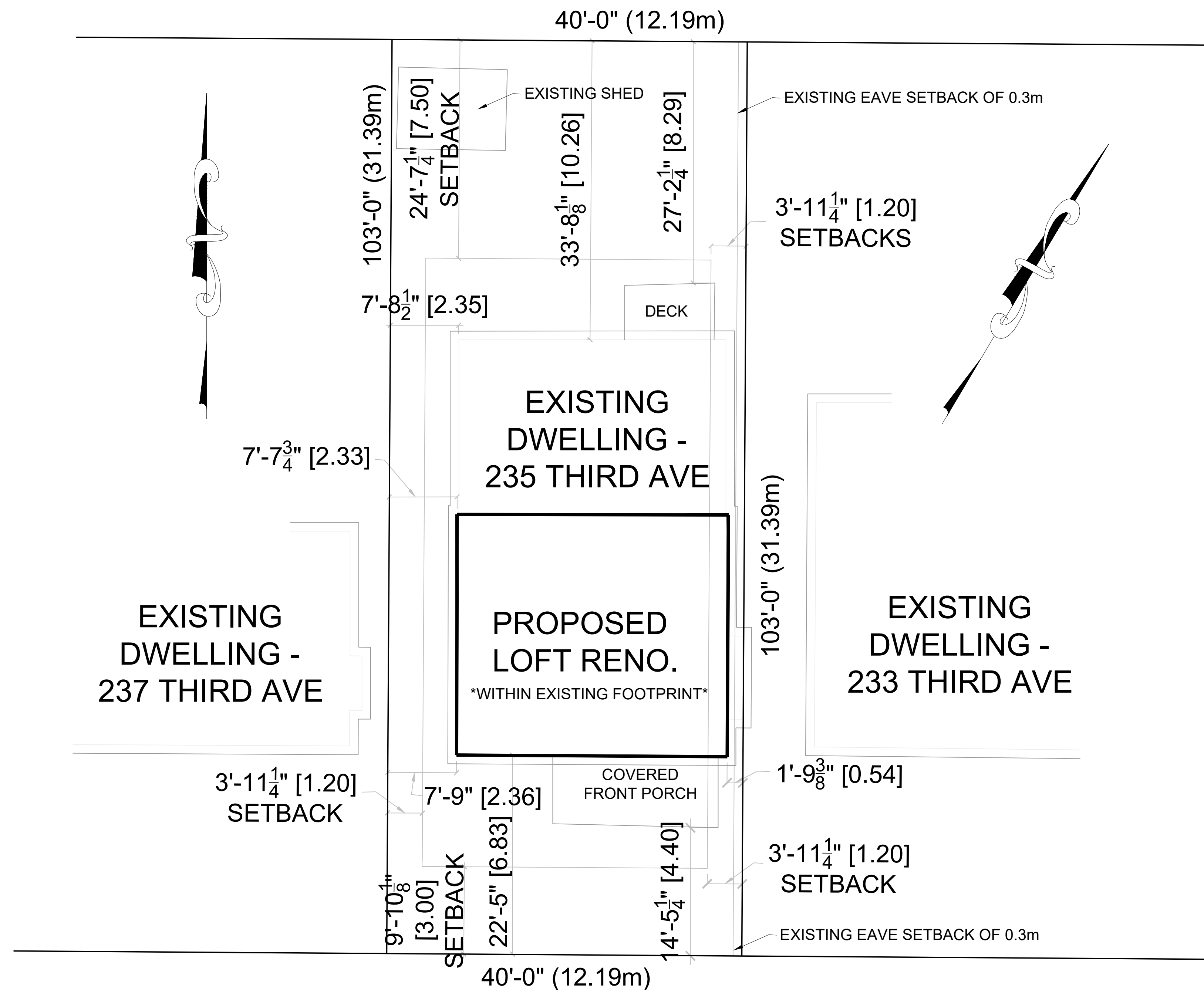
KIRKWOOD RENOVATION

**235 THIRD AVE.
OTTAWA, ONT.**

**PROJECT DESCRIPTION:
LOFT RENOVATION & BATHROOM**

- A0: PROJECT TITLE / SITE PLAN**
- A1: NOTES**
- A2: EXISTING FLOOR PLANS**
- A3: PROPOSED FLOOR PLANS**
- A4: EXISTING ELEVATIONS**
- A5: EXISTING ELEVATIONS**
- A6: EXISTING ELEVATIONS**
- A7: PROPOSED ELEVATIONS**
- A8: PROPOSED ELEVATIONS**
- A9: PROPOSED ELEVATIONS**
- A10: PROPOSED SECTION & DETAILS**
- E1: PROPOSED ELECTRICAL PLANS**

SITEPLAN BASED OFF OF OTTAWA ARCGIS
THESE MEASUREMENTS ARE ROUGH AND SHALL BE
CONFIRMED BY A SURVEY



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2026-02-17
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SITE PLAN (PROPOSED)
1/8" = 1'-0"

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A6: EXISTING ELEVATIONS

A7: PROPOSED ELEVATIONS

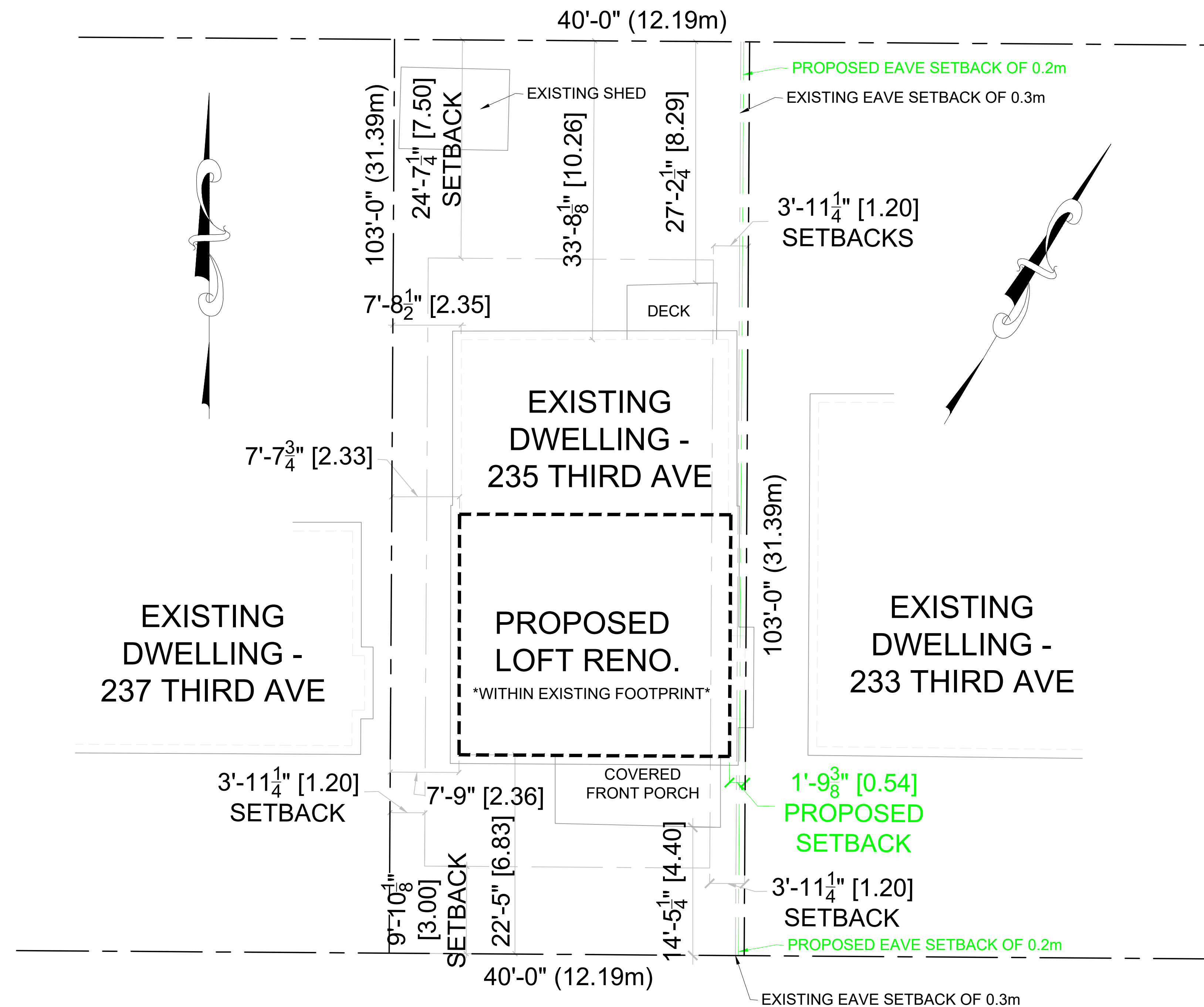
A8: PROPOSED ELEVATIONS

A9: PROPOSED ELEVATIONS

A10: PROPOSED SECTION & DETAILS

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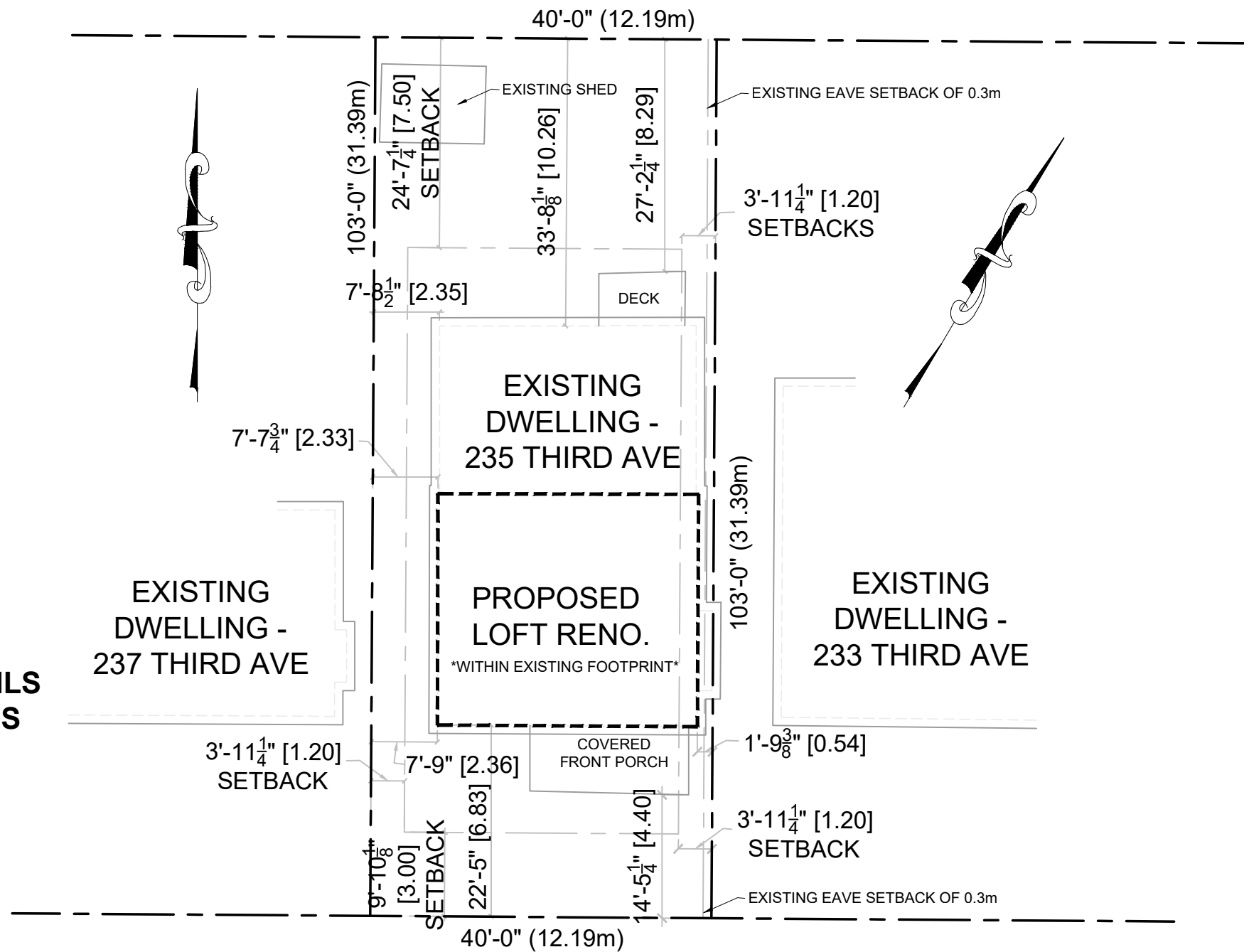
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2026-02-17

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SITE PLAN (PROPOSED)

1/16" = 1'-0"

It's good to be home.

HEAD OFFICE
 WESTBORO LIVINGROOM 7725 Flewellyn Road NEW EDINBURGH LIVINGROOM
 770 Highland Avenue Stittsville, ON, 17 Springfield Road
 K2S 1B6

amsted.ca

BCIN: 37128

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Amsted Construction Ltd. retains all rights in statute or common law to this work.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements setout in the Ontario Building Code to design the work shown in the attached documents.

Jordan Annable BCIN 123307

DRAWN BY: Jordan Annable

CHECKED BY: JA BCIN 123307

V#	Current Revision Description	DD MMM
1	PERMIT PLANS	20-OCT-25
2	UPDATED ELEVATIONS PRE CLIENT MEETING	30-JAN-26
3	UPDATED ELEVATIONS POST CLIENT MEETING	03-FEB-26
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5	UPDATED PER CLIENT MEETING	10-FEB-26

235 THIRD AVE,
 OTTAWA ONTARIO

TITLE PAGE & SITEPLAN

SCALE	AS SHOWN	A0
DATE	10 FEB 2026	

JOB NAME

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BY: JA BCIN 123307

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235 THIRD AVE,
OTTAWA ONTARIO

EXISTING REAR ELEVATION

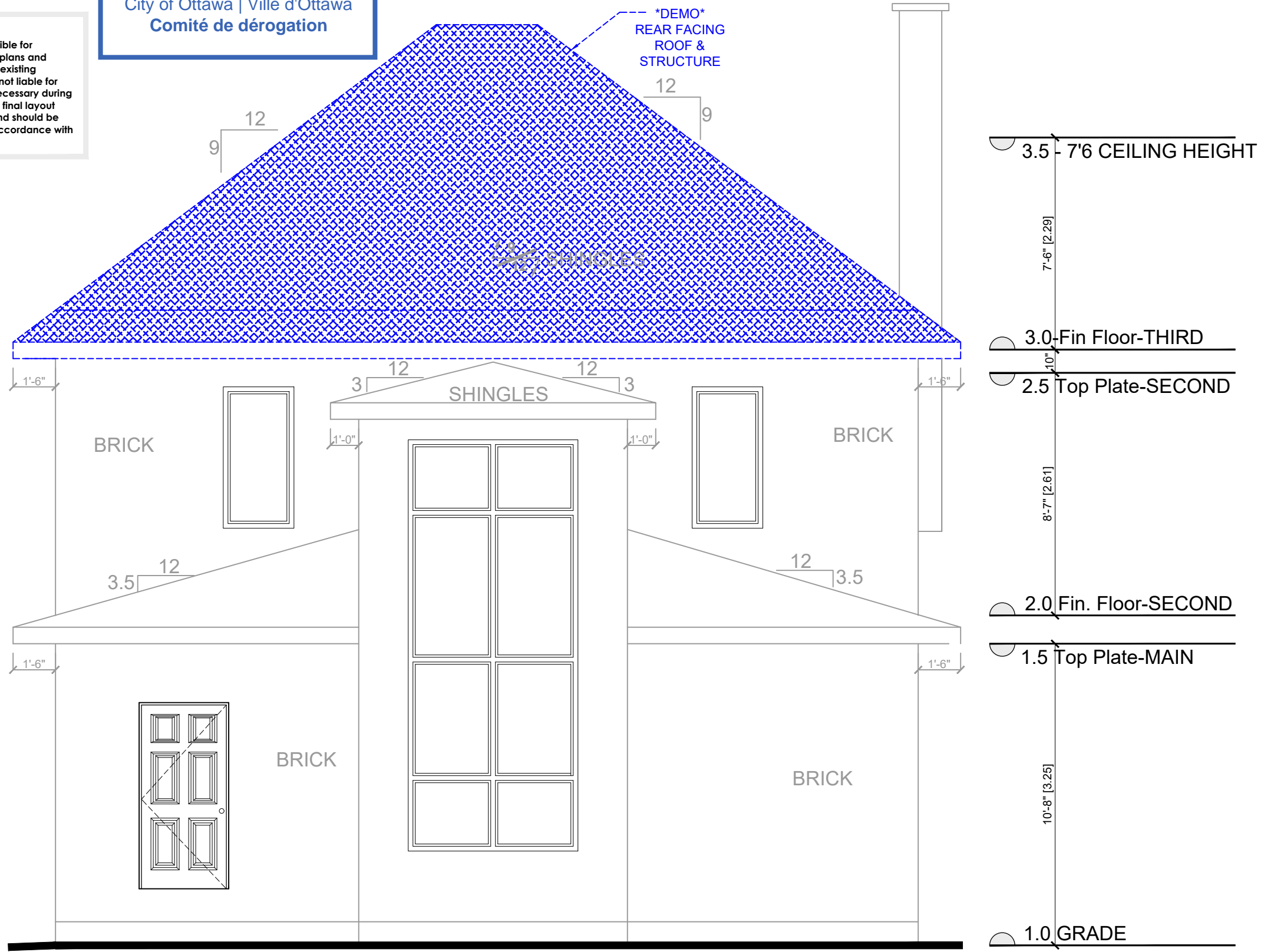
SCALE AS SHOWN
 DATE 10 FEB 2026

A4

JOB NAME

Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2026-02-20
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

Existing Measurements:
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REAR ELEVATION (EXISTING)

1/4" = 1'-0"

It's good to be home.

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 NEW EDINBURGH LIVINGROOM 17 Springfield Road

HEAD OFFICE

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CHECK/DRAWN BY: Jordan Annable

BY: JA BCIN 123307

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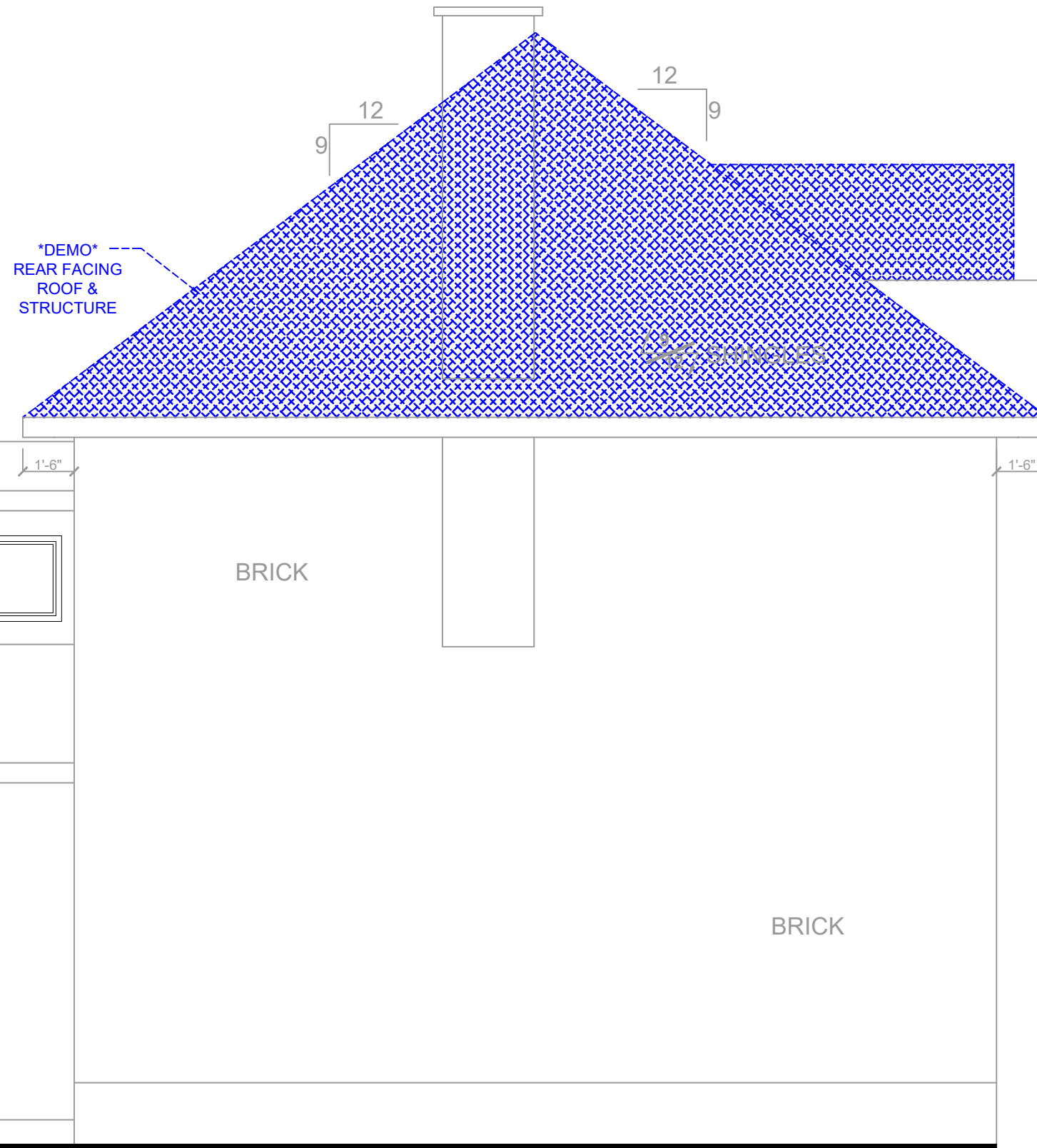
235 THIRD AVE,
OTTAWA ONTARIO

EXISTING SIDE ELEVATION

SCALE: AS SHOWN
 DATE: 10 FEB 2026
 JOB NAME: A5

Committee of Adjustment
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DEMO
 REAR FACING
 ROOF &
 STRUCTURE

BRICK

BRICK

BRICK

SHINGLES

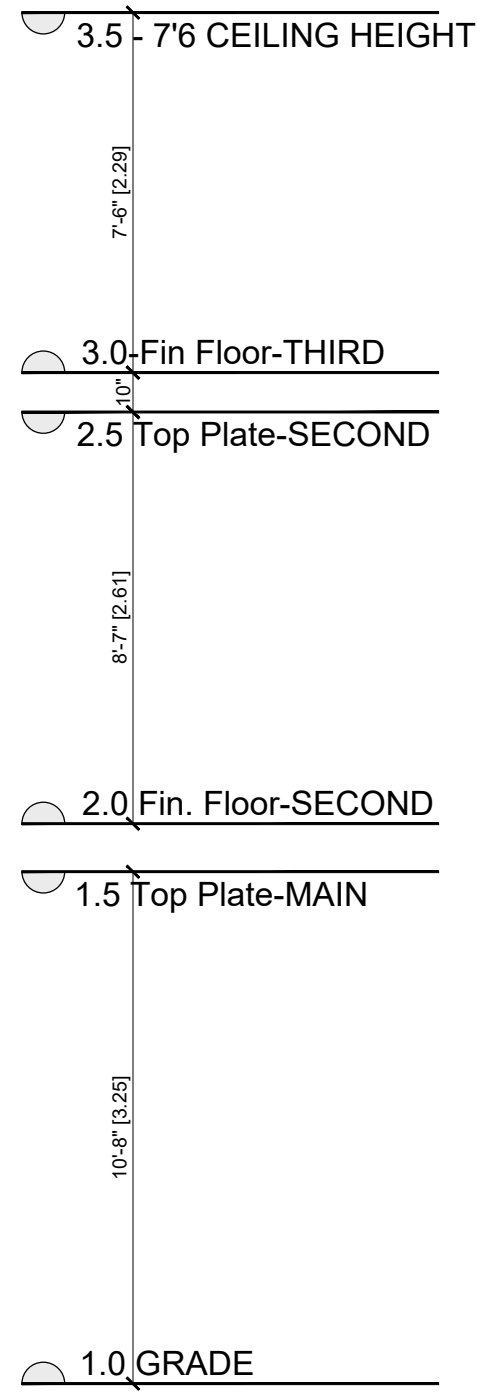
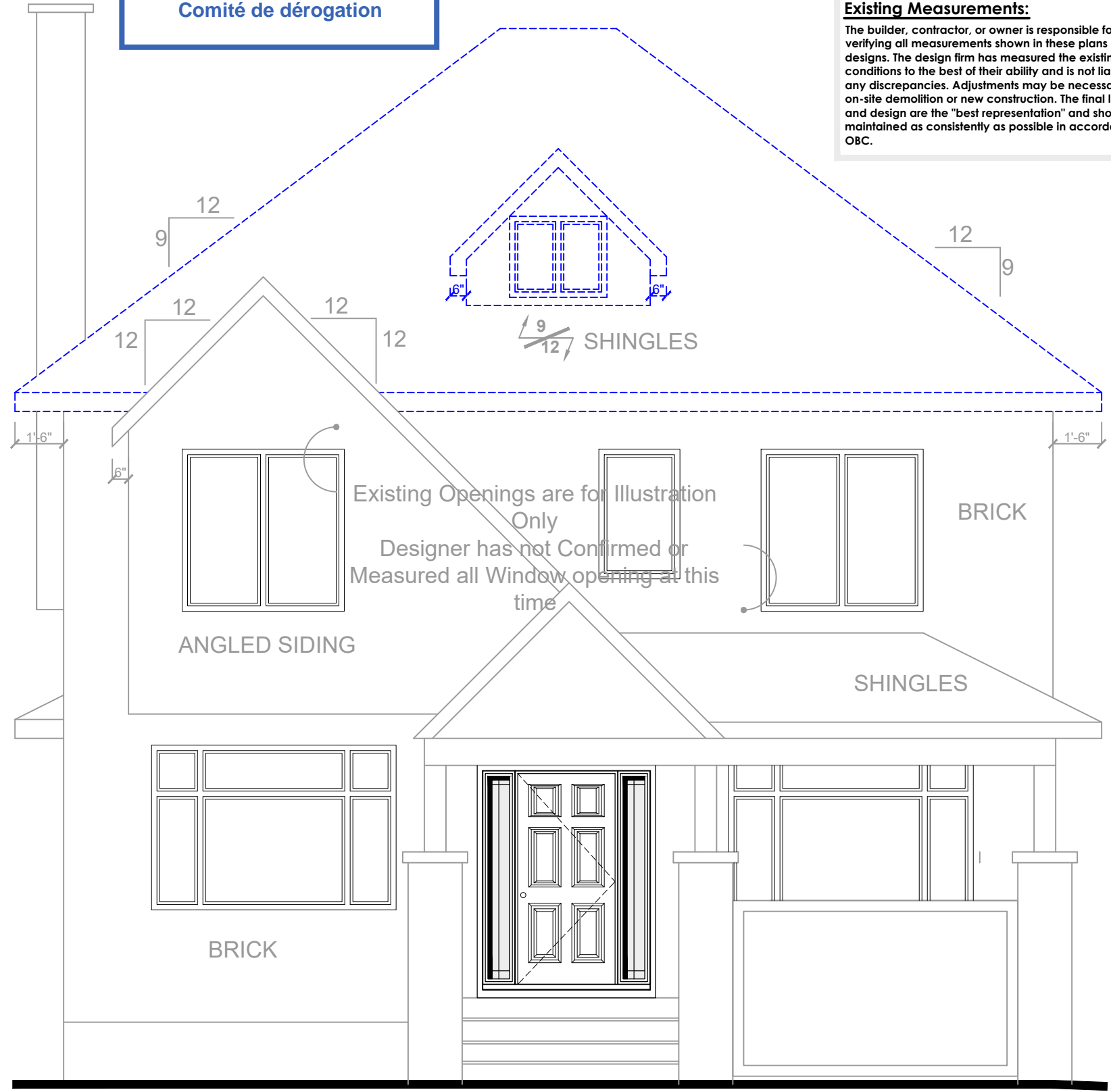
SHINGLES

COMP. SIDING

LEFT ELEVATION (EXISTING)
 1/4" = 1'-0"

Committee of Adjustment
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FRONT ELEVATION (EXISTING)
 1/4" = 1'-0"

It's good to be home.

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 NEW EDINBURGH LIVINGROOM 17 Springfield Road

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235 THIRD AVE,
 OTTAWA ONTARIO

EXISTING FRONT
 ELEVATION

SCALE	AS SHOWN	A6
DATE	10 FEB 2026	
JOB NAME		

ALL WINDOW AND DOOR SIZES, STYLES & DETAILS TO BE VERIFIED WITH CUSTOMER, GENERAL CONTRACTOR & WINDOW SUPPLIER PRIOR TO ORDERING

Existing Measurements:

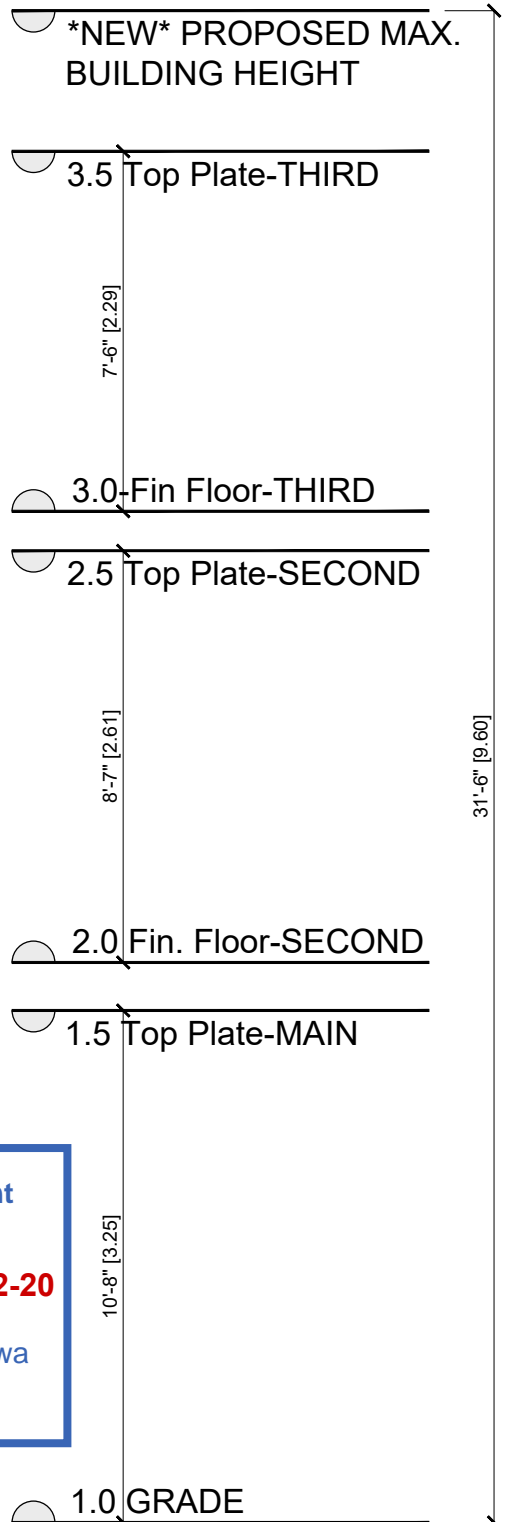
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***CONFIRM* IF CHIMNEY IS ACTIVE CONFIRM @ D.A.D**



DRIP CAP FLASHING TO BE INSTALLED ABOVE ALL EXTERIOR OPENINGS (WINDOWS / DOORS) IN ALL SIDING APPLICATION PER OBC
VALLEY FLASHING IN ACCORDANCE WITH OBC 9.26.4.3

MATCH EXISTING SIDING (AS CLOSE AS POSSIBLE)
ALL WINDOWS ABOVE THE SECOND STOREY MUST BE INSTALLED MORE THAN 3'-3" OFF OF THE FINISHED FLOOR. O.B.C 9.7.5.4



REAR ELEVATION (PROPOSED)
1/4" = 1'-0"

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235 THIRD AVE,
OTTAWA ONTARIO

PROPOSED REAR ELEVATION

SCALE	AS SHOWN	A7
DATE	10 FEB 2026	
JOB NAME		

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235 THIRD AVE,
OTTAWA ONTARIO

PROPOSED LEFT
ELEVATION

SCALE AS SHOWN
 DATE 10 FEB 2026

A8

JOB NAME

Existing Measurements:

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MATCH EXISTING SIDING (AS CLOSE AS POSSIBLE)

ALL WINDOWS ABOVE THE SECOND STOREY MUST BE INSTALLED MORE THAN 3'-3" OFF OF THE FINISHED FLOOR. O.B.C 9.7.5.4

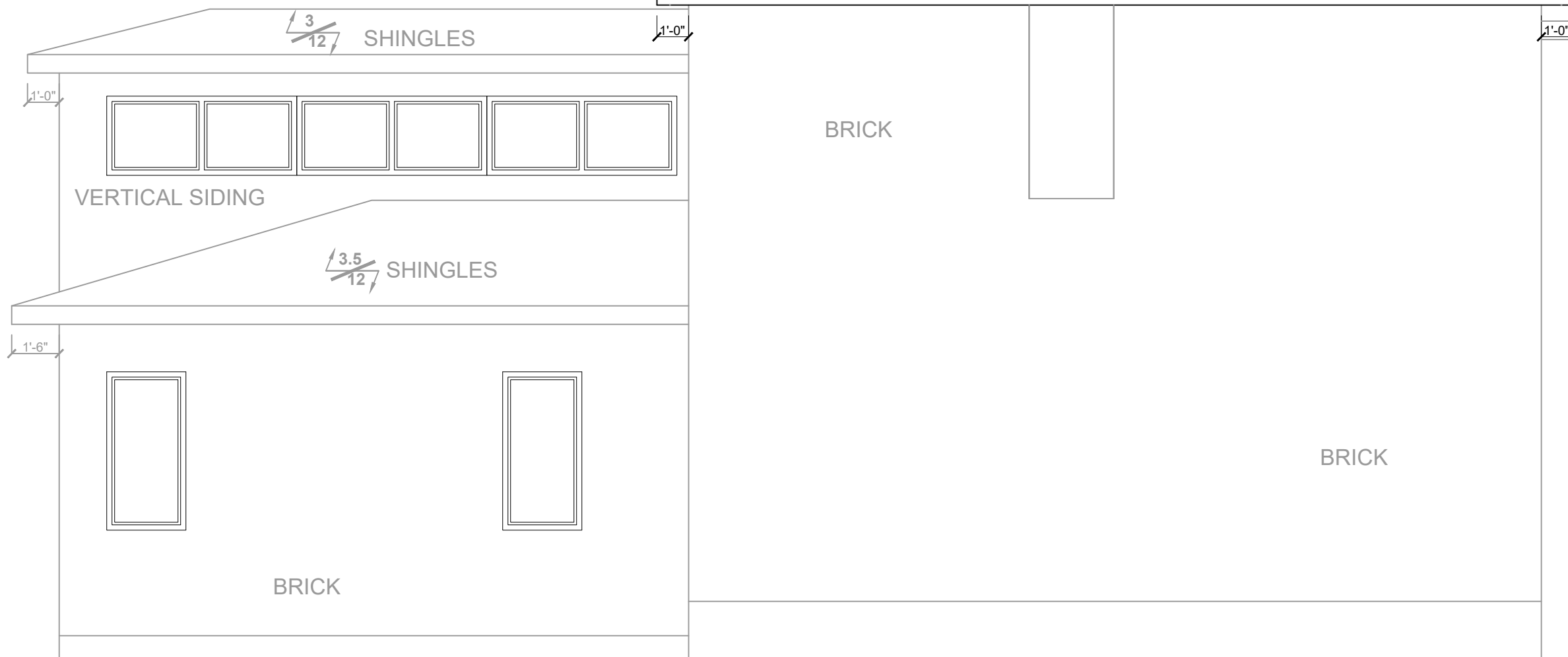
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VALLEY FLASHING IN ACCORDANCE WITH OBC 9.26.4.3

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LEFT ELEVATION (PROPOSED)

1/4" = 1'-0"

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235 THIRD AVE,
OTTAWA ONTARIO

PROPOSED FRONT
ELEVATION

SCALE	AS SHOWN	A9
DATE	10 FEB 2026	
JOB NAME		

DRIP CAP FLASHING TO BE INSTALLED ABOVE ALL EXTERIOR OPENINGS (WINDOWS / DOORS) IN ALL SIDING APPLICATION PER OBC
 VALLEY FLASHING IN ACCORDANCE WITH OBC 9.26.4.3

MATCH EXISTING SIDING (AS CLOSE AS POSSIBLE)
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NEW PROPOSED MAX. BUILDING HEIGHT

3.5 Top Plate-THIRD

3.0 Fin Floor-THIRD

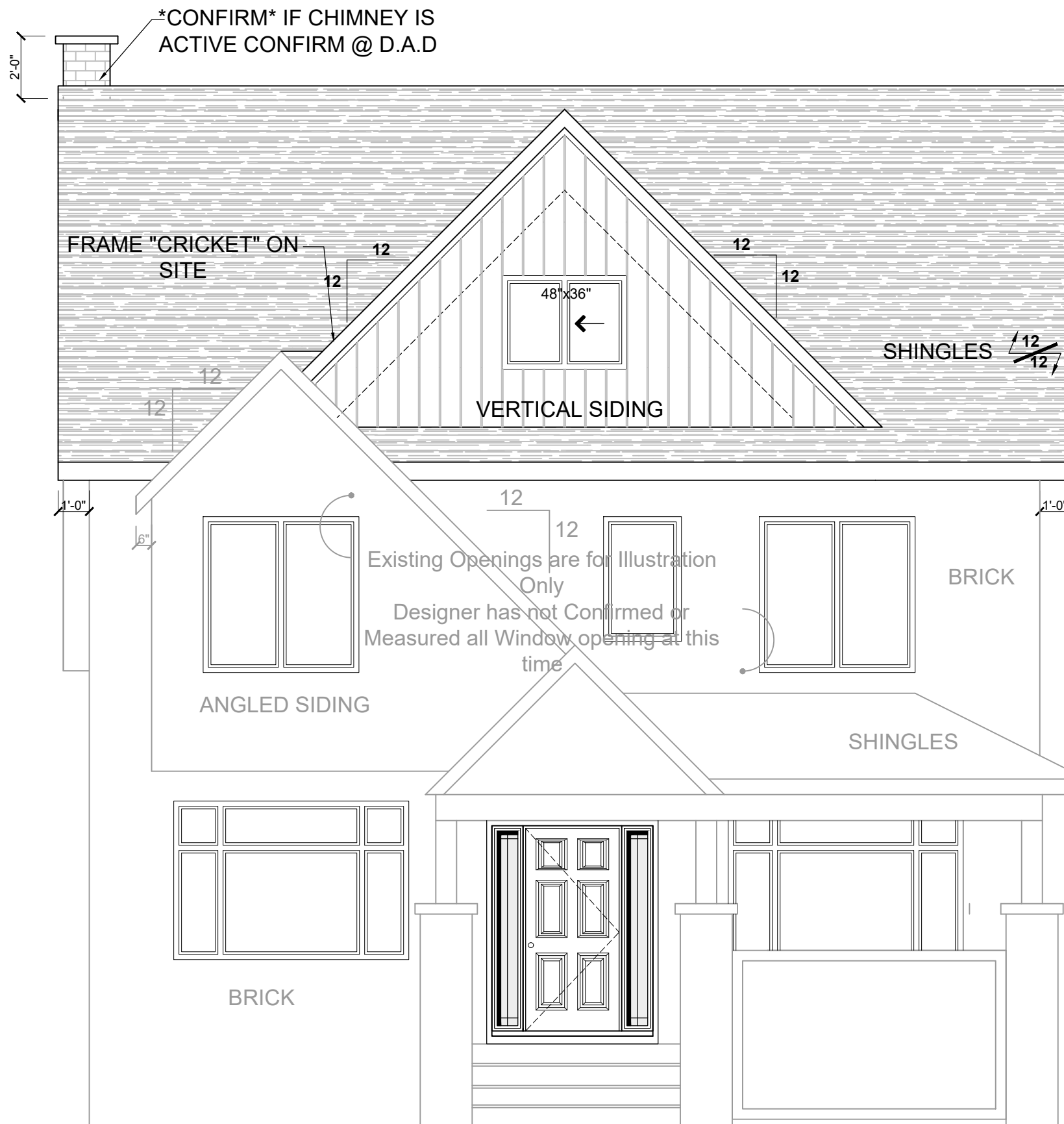
2.5 Top Plate-SECOND

2.0 Fin. Floor-SECOND

1.5 Top Plate-MAIN

1.0 GRADE

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FRONT ELEVATION (PROPOSED)

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