

TOPOGRAPHIC PLAN OF SURVEY OF  
**LOT 19 AND PART OF LOT 18**  
 REGISTERED PLAN 199  
 CITY OF OTTAWA  
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023  
 Scale 1: 100  
 0 2.5 5 7.5 10 metres

**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 0.99993.

**Bearing Note**  
 Bearings hereon are grid, are referred to the westerly limit of High Street having a bearing of N 21° 27' 00" W as shown on Plan 4R-21259 and are referred to the Central Meridian of MTM Zone 9 (76° 30' West Longitude) Nad-83 (Original).

**Elevation Notes**  
 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978 (Monument No. 19710621)  
 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 its relative elevation and description agrees with the information shown on this drawing.

**Utility Notes**  
 1. 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.  
 2. Only visible surface utilities were located.  
 3. Underground utility data derived from City of Ottawa utility sheet reference: G-B-17, G-B-18, G2F-1, 655p&p9, 6130p&p01 & 14702p&p07.  
 4. Sanitary and storm sewer grades and inverts were compiled from: City of Ottawa Utility Sheets.  
 5. 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
  - Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - CP Concrete Pin
  - (WH) Witness
  - Mess Measured
  - (P1) Registered Plan 199
  - (P2) Plan 4R-21259
  - (P3) Plan by (AOG) dated May 25, 1999 (Job No. 0-042-99)
  - (P4) Plan by (SG) dated January 7, 2022 (Prj. No. 161613499-111)
  - (P5) Plan by (SG) dated May 31, 2016 (Prj. No. 161614503-110)
  - MHS Maintenance Hole (Sanitary)
  - S Undergound Sanitary Sewer
  - U Undergound Water
  - P Undergound Power
  - G Undergound Gas
  - TV Undergound Cable
  - OW Overhead Wires
  - U Pole Utility Pole
  - CB Catch Basin
  - OH Fire Hydrant
  - GV Gas Valve
  - GM Gas Meter
  - CTB Cable Terminal Box
  - △ Sign
  - AC Air Conditioner
  - ∅ Diameter
  - CLF Chain Link Fence
  - PWF Post and Wire Fence
  - BF Board Fence
  - CRW Concrete Retaining Wall
  - SRW Stone Retaining Wall
  - TRW Timber Retaining Wall
  - Inv(City) Invert from City of Ottawa Utility Sheets
  - T/G Top of Grate
  - U/Eave Underside of Eave
  - Tp/Fn Top of Foundation
  - C/L Centreline
  - +65.00 Location of Elevations
  - +65.00 Top of Concrete Curb/Retaining Wall Elevation
  - Property Line
  - Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Committee of Adjustment  
 Received | Reçu le  
**2024-02-26**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

Site Area=1307.4 sq.m.

Overhead Wire Information			
Overhead Wire Elevations at Location 1	Overhead Wire Elevations at Location 2	Overhead Wire Elevations at Location 3	Transformer Box near Location 2
Wire A = 86.2	Wire A = 87.9	Wire A = 87.7	Top = 89.8
Wire B = 87.1	Wire B = 88.2	Wire B = 88.2	Bottom = 88.8
Wire C = 88.8	Wire C = 90.5	Wire C = 89.8	
Wire D = 89.0	Wire D = 90.8	Wire D = 90.0	
Wire E = 89.0	Wire E = 91.1	Wire E = 90.2	
Wire F = 91.0	Wire F = 94.1	Wire F = 92.9	

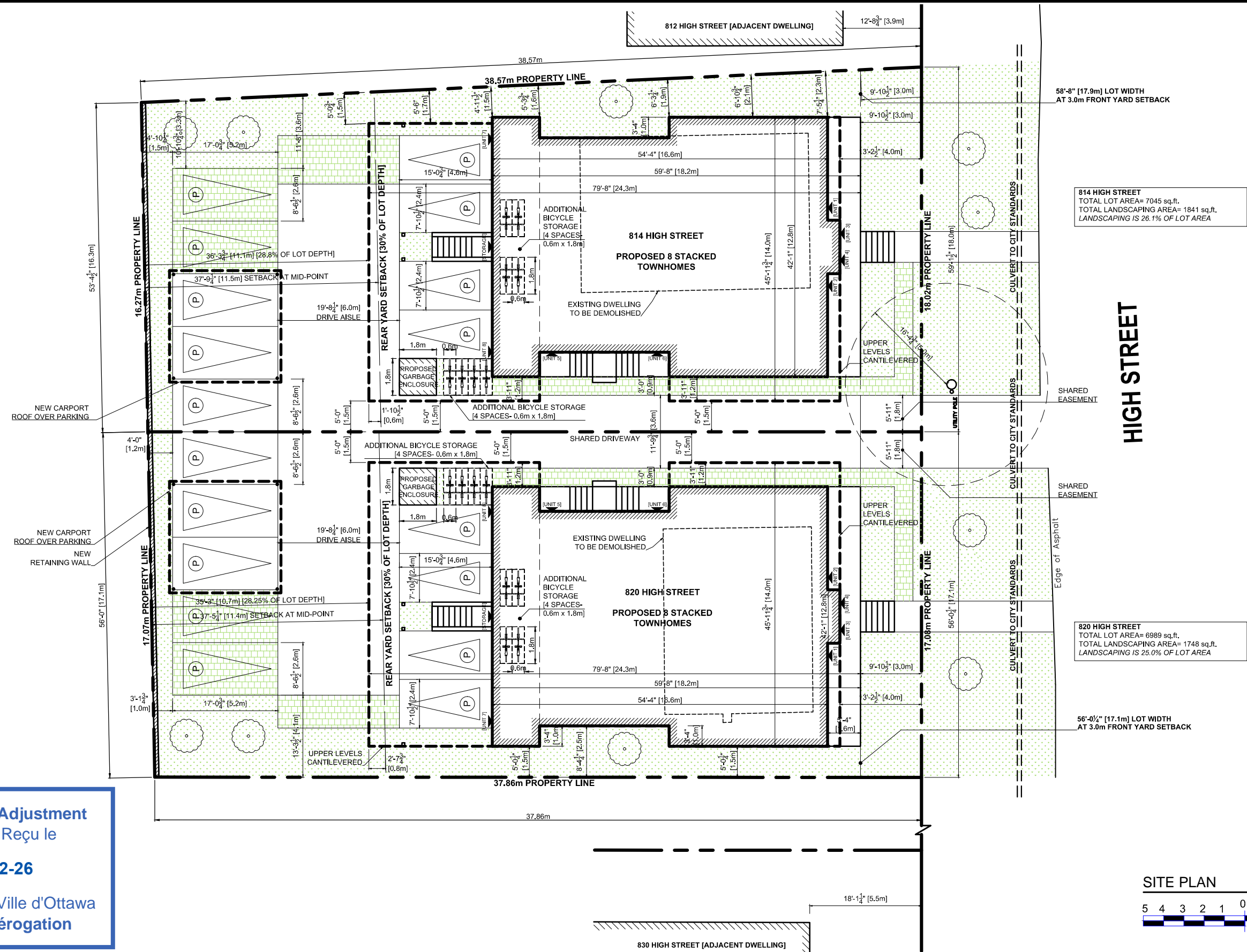
**WARNING** NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.  
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**Surveyor's Certificate**  
 I certify that:  
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.  
 2. The survey was completed on the 19th day of June, 2023.  
 Date: June 21/2023  
 Signature: [Signature]  
 Emad Alrefaai  
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-48421  
**FARLEY, SMITH & DENIS SURVEYING LTD.**

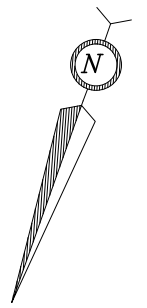
ONTARIO LAND SURVEYORS  
 CANADA LAND SURVEYORS  
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
 TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca





**814 HIGH STREET**  
 TOTAL LOT AREA= 7045 sq.ft.  
 TOTAL LANDSCAPING AREA= 1841 sq.ft.  
 LANDSCAPING IS 26.1% OF LOT AREA

**820 HIGH STREET**  
 TOTAL LOT AREA= 6989 sq.ft.  
 TOTAL LANDSCAPING AREA= 1748 sq.ft.  
 LANDSCAPING IS 25.0% OF LOT AREA



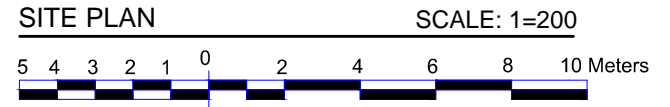
**LEGEND:**

- (P) PARKING SPACE
- ▶ MAIN ENTRANCE
- Grass pattern: GRASS
- Permeable pavers pattern: PERMEABLE PAVERS
- Grey rectangle: PAVED AREA
- Circle with dot: NEW TREE



**HIGH STREET**

Edge of Asphalt



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#	DATE	REVISION
1	07/20/2023	REVIEW W/ PLANNING DEPARTMENT

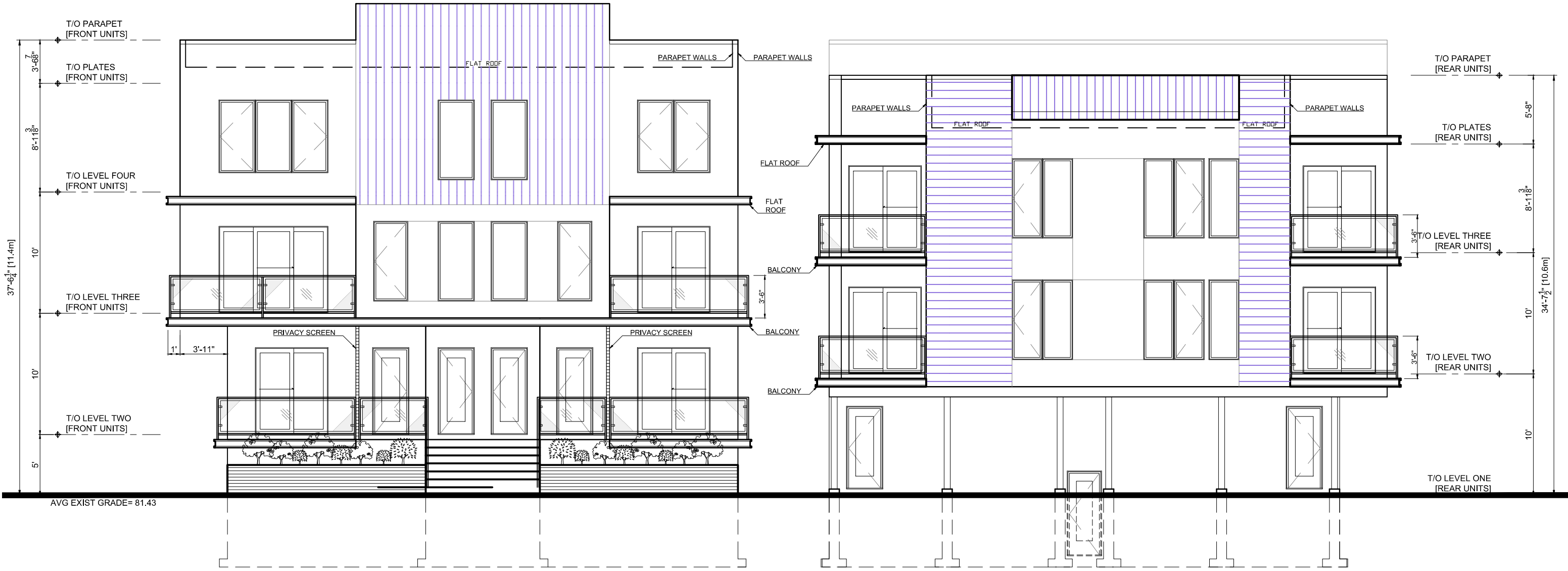
DESIGN BY:	DRAWN BY:	DATE:	DRAWING NUMBER:
WORK ORDER:	A. BOUTERAKOS	02/22/2024	
PROJECT:	DRAWING TITLE:	SCALE:	
	SITE PLAN	AS INDICATED	<b>A1 / 11</b>

PROJECT: **814 HIGH STREET, 820 HIGH STREET**

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FRONT ELEVATION

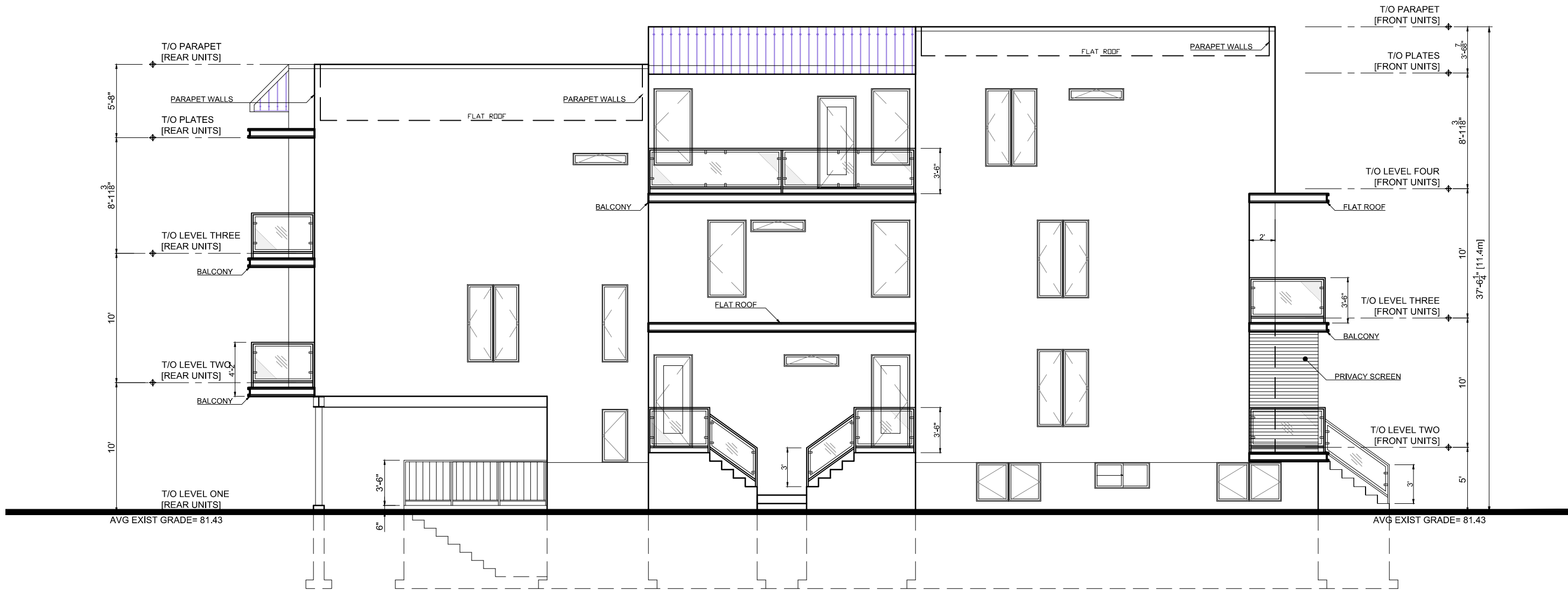
SCALE: 1/8"=1'-0"

REAR ELEVATION

SCALE: 1/8"=1'-0"

	#	DATE	REVISION	DESIGN BY:	DRAWN BY:	DATE:	DRAWING NUMBER: <b>A7 / 11</b>
					A. BOUTERAKOS	02/20/2024	
				WORK ORDER:	DRAWING TITLE:	SCALE:	
				PROJECT: 814 HIGH STREET	ELEVATIONS	AS INDICATED	

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**SIDE ELEVATION 1 [DRIVEWAY SIDE]**      **SCALE: 1/8"=1'-0"**

	#	DATE	REVISION	DESIGN BY:	DRAWN BY:	DATE:	DRAWING NUMBER:
					A. BOUTERAKOS	02/20/2024	<b>A8 / 11</b>
				WORK ORDER:	DRAWING TITLE:	SCALE:	
				PROJECT: <b>814 HIGH STREET</b>	ELEVATIONS	AS INDICATED	



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SIDE ELEVATION 2 SCALE: 1/8"=1'-0"

		#	DATE	REVISION	DESIGN BY:	DRAWN BY:	DATE:	DRAWING NUMBER: <b>A9 / 11</b>	
						A. BOUTERAKOS	02/20/2024		
					WORK ORDER:	DRAWING TITLE:	SCALE:		AS INDICATED
					PROJECT:	814 HIGH STREET			

2024-02-26

KEY PLAN









B.

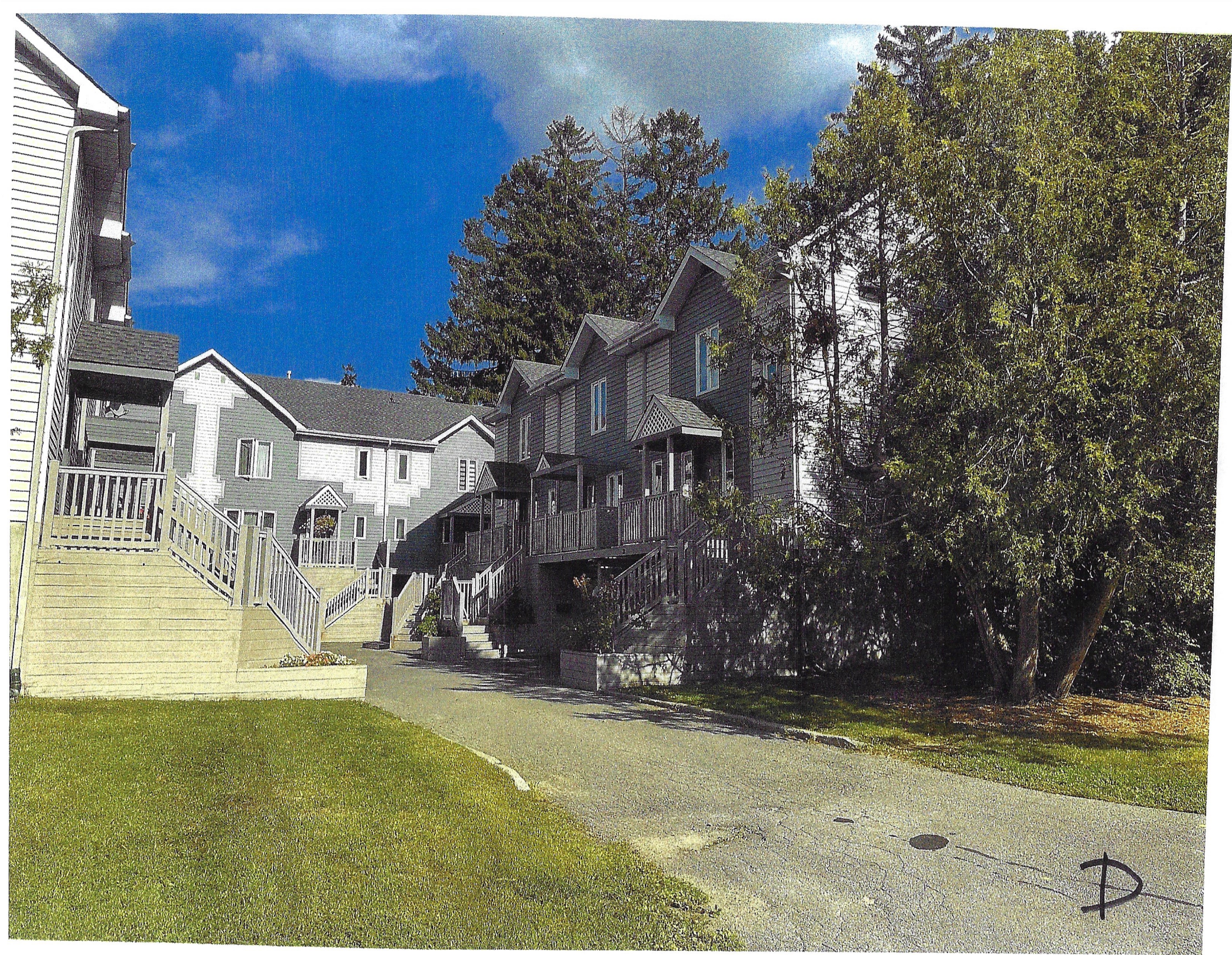






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