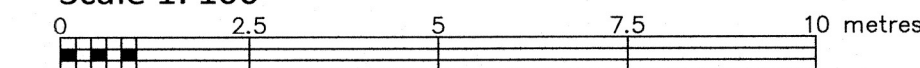


Committee of Adjustment
Received | Reçu le
2025-05-09
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PART OF LOT 17
(SOUTH OSGOOD STREET)
REGISTERED PLAN 25223
CITY OF OTTAWA

Scale 1: 100



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 herein 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).

Elevation Notes

1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 197534238)
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.

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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Not all overhead wires/transformers adjacent to the property have been located, the nearest overhead wire locations are shown on the plan.

Notes & Legend

	Denotes	Survey Monument Planted
	"	Survey Monument Found
	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
SSIB*	"	Short Standard Iron Bar(0.3m Long)
IB	"	Iron Bar
CP	"	Concrete Pin
(Wit)	"	Witness
Meas	"	Measured
(P1)	"	Registered Plan 25223
(P2)	"	Plan 48-34176
(P3)	"	Plan SR-6554
(P4)	"	Plan by (1287) dated May 26, 2005 (Job No. 175-05)
(P5)	"	Plan by (725) dated August 23, 1989 (Ref. 291-89)
○ MH-ST	"	Maintenance Hole (Storm)
○ MH-S	"	Maintenance Hole (Sanitary)
○ ST	"	Underground Storm Sewer
○ S	"	Underground Sanitary Sewer
○  OH	"	Overhead Wires
◇ UH	"	Utility Pole
◇ FH	"	Fire Hydrant
◇ M	"	Gas Meter
◇	"	Diameter
CL	"	Chain Link Fence
SRW	"	Stone Retaining Wall
T/G	"	Top of Grate
U/Eave	"	Underside of Eave
TpFdn	"	Top of Foundation
CTL	"	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 the "root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Site Area=251.3 sq.m.

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 11th day of February, 2025.

Feb 12/2025
Date

Emad Alrefaai
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-98725

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

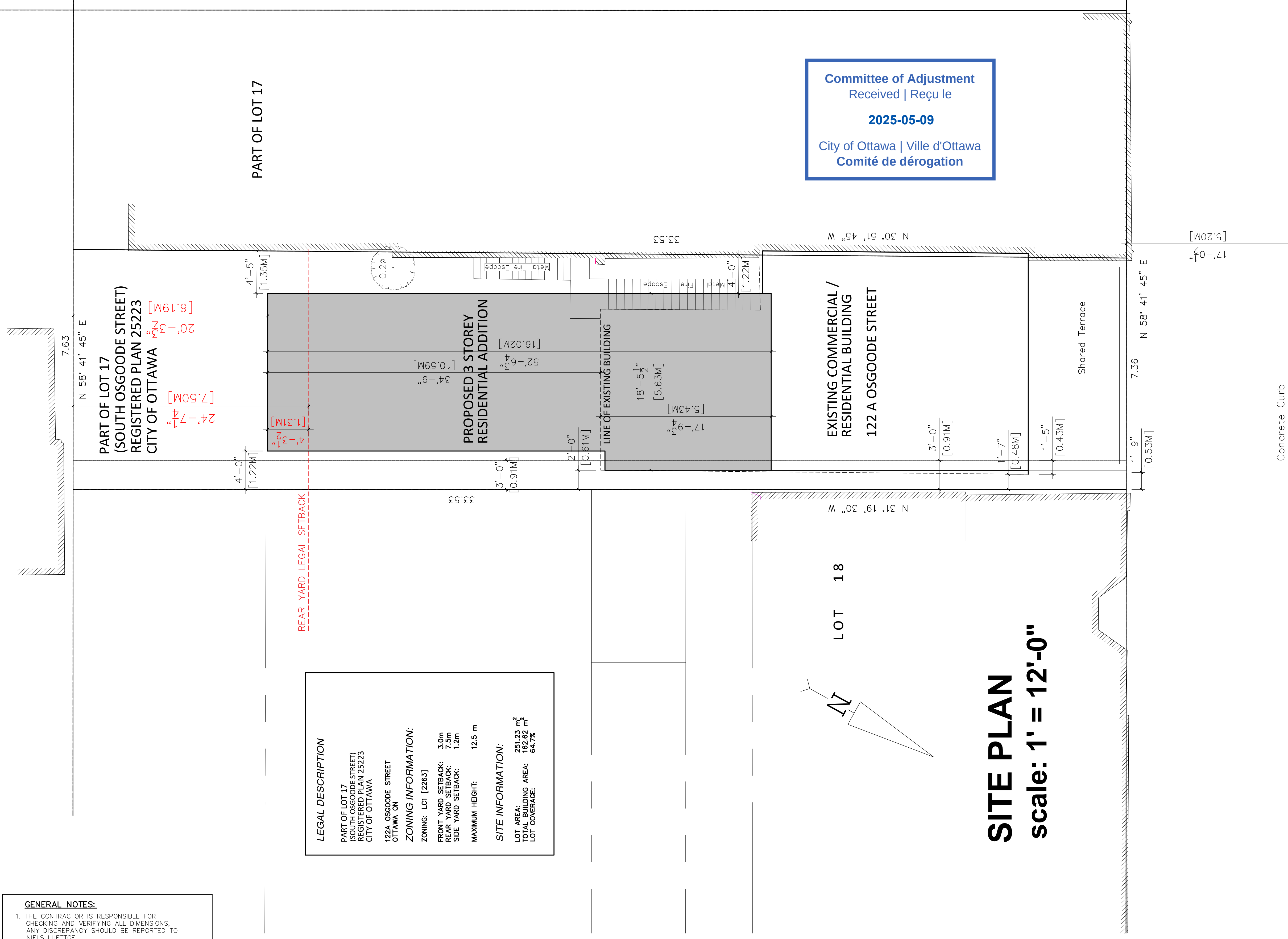
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL: (613) 727-8226 E-mail: info@fsdsurveys.ca

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

WARNING NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2025.

FILE No. : 08-25

J:\2025\08-25 122A Osgoode st topo\Final\08-25 122A Osgoode St PrtLt17 RP25223 T Edw



GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, ANY DISCREPANCY SHOULD BE REPORTED TO NIELS LUETTGE.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF NIELS LUETTGE. NO REPRODUCTION OF THESE DRAWINGS OR AUTO CAD FILE ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF NIELS LUETTGE.

NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502

LEGAL DESCRIPTION
PART OF LOT 17
(SOUTH OSGOODE STREET)
REGISTERED PLAN 25223
CITY OF OTTAWA

ZONING INFORMATION:
ZONING: LCI [2283]
FRONT YARD SETBACK: 3.0m
REAR YARD SETBACK: 7.5m
SIDE YARD SETBACK: 1.2m
MAXIMUM HEIGHT: 12.5 m

SITE INFORMATION:
LOT AREA: 251.23 m²
TOTAL BUILDING AREA: 162.82 m²
LOT COVERAGE: 64.7%

Committee of Adjustment
Received | Reçu le

2025-05-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

SITE PLAN
scale: 1' = 12'-0"

OSGOODE STREET



POST SCHEDULE
P1 = 3" DIA. ADJUSTABLE STEEL TELEPOST
8500 POUND CAP. (MIN.)
P2 = 2'-2"x4" OR 3'-2"x4"
P3 = 3'-2"x6" OR 5'-2"x4"
P4 = 4'-2"x6" OR 3'-2"x8"
P5 = 5'-2"x6" OR 4'-2"x8"
P6 = HSS 3"x3", 188" C/W 5"x3/8"x8" B.P. & C.P.
P7 = HSS 4"x4", 188" C/W 6"x3/8"x10" B.P. & C.P.

BRICK UNTELS
OPENINGS UP TO L SIZE
3'-0" L 3 1/2"x3 1/2"x5/16"
7'-0" L 4"x3 1/2"x5/16"
8'-0" L 5"x3 1/2"x5/16"
9'-0" L 5"x3 1/2"x5/8"
10'-0" L 6"x4"x5/8"
6"min. BEARING EACH END

No.	DATE	DESCRIPTION	INT.
1.	01.04.2025	FOR REVIEW	NL

REVISIONS

A	B	C
A - DETAIL NUMBER B - SHEET NUMBER C - SHEET LOCATION		

DRAWING TITLE
SITE PLAN

CLIENT
122A OSGOODE STREET
OTTAWA, ON

DATE
APRIL 1, 2025

SHEET No.
A0

SCALE
AS NOTED

DRAWN BY:
NL

CHECKED:

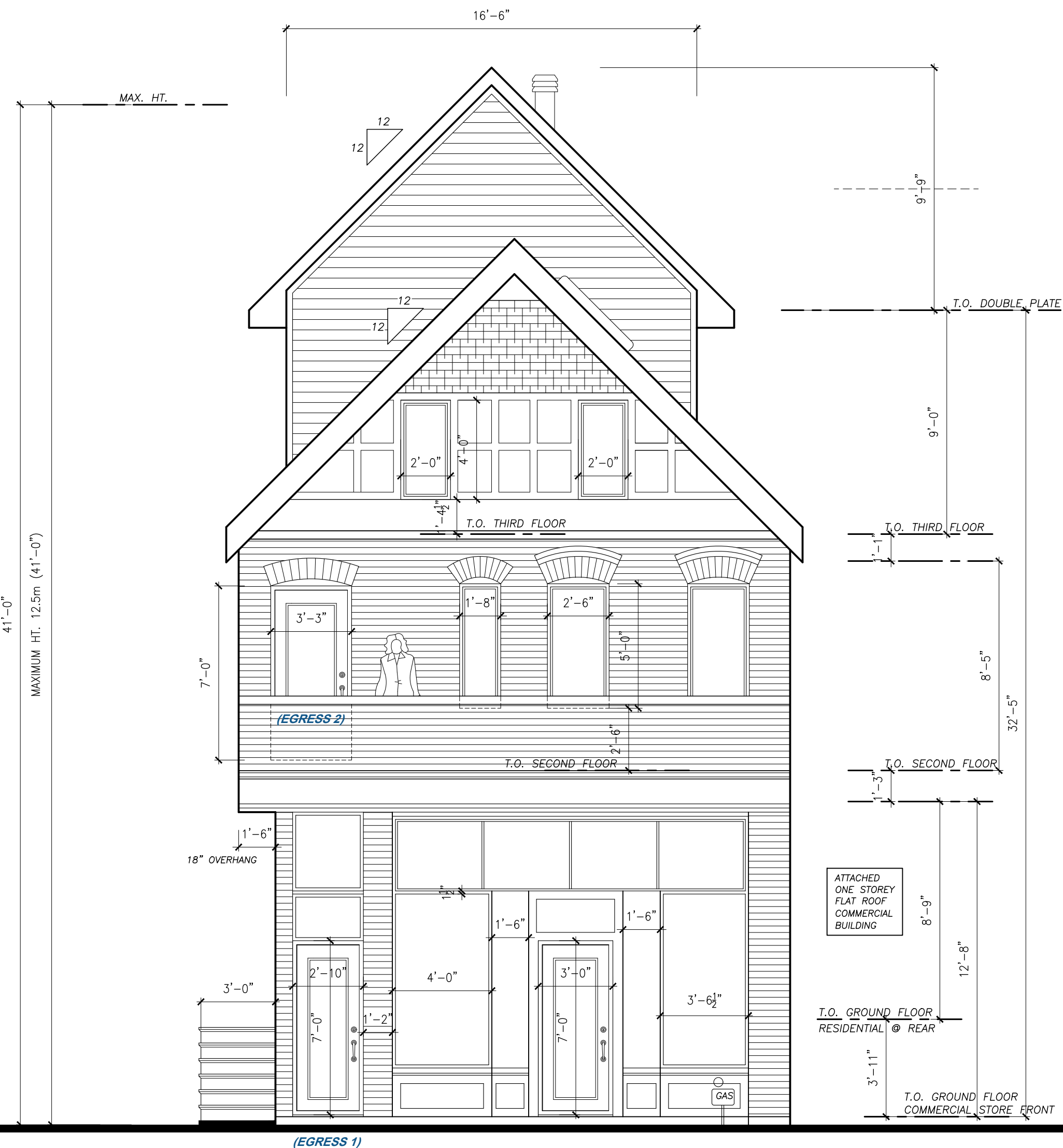
Committee of Adjustment
Received | Reçu le

2025-05-09

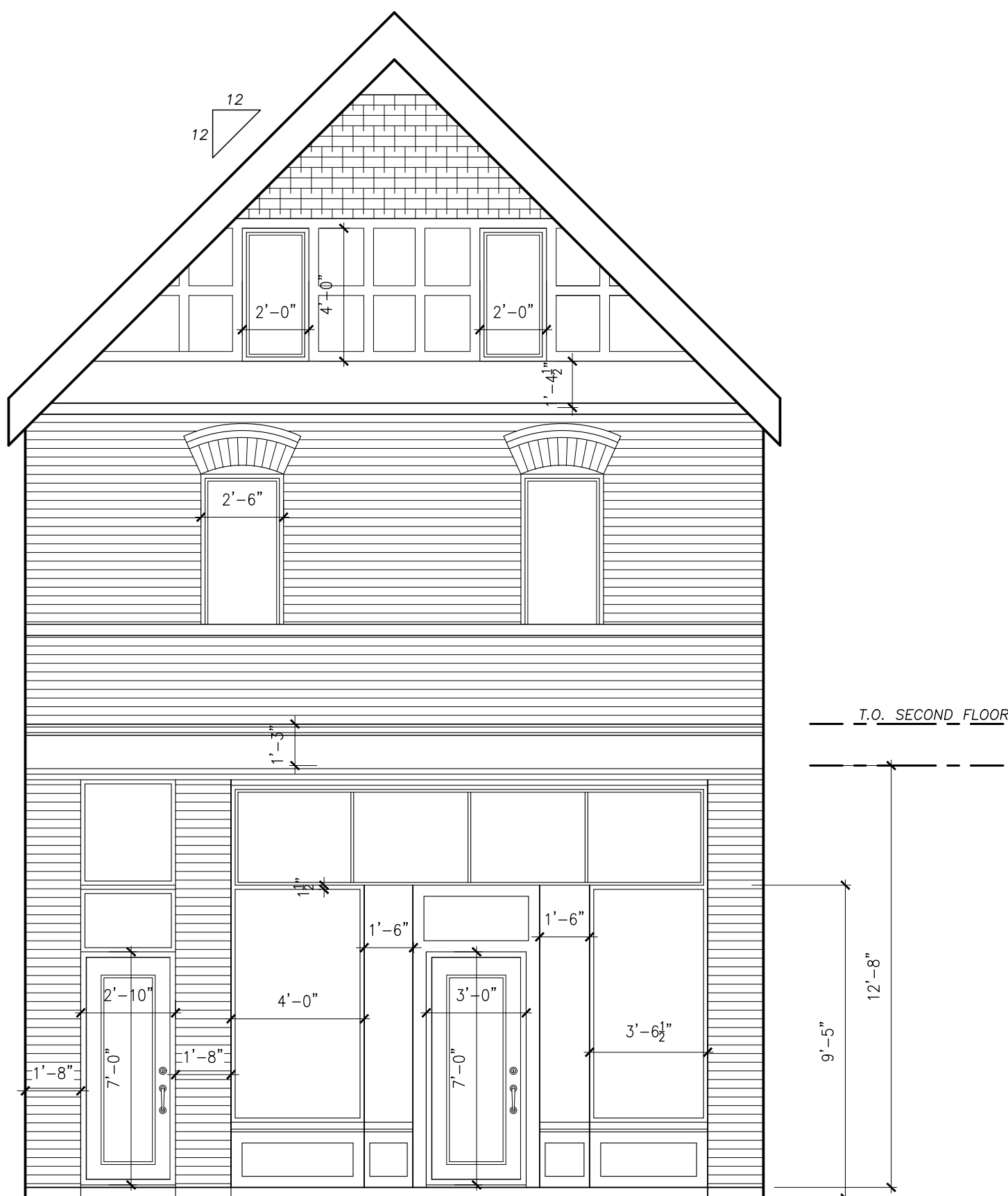
City of Ottawa | Ville d'Ottawa
Comité de dérogation



ochd.ca



FRONT ELEVATION
scale: 1/4"=1'-0"



FRONT ELEVATION (existing)
scale: 1/4"=1'-0"

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHOULD BE REPORTED TO NIELS LUETTGE.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF NIELS LUETTGE. NO REPRODUCTION OF THESE DRAWINGS OR AUTO CAD FILE ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF NIELS LUETTGE.

NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502

POST SCHEDULE	
P1 = 3" DIA. ADJUSTABLE STEEL TELEPOST	
8500 POUND CAP. (MIN.)	
P2 = 2'-2"x4" OR 3'-2"x4"	
P3 = 3'-2"x6" OR 5'-2"x4"	
P4 = 4'-2"x6" OR 3'-2"x8"	
P5 = 5'-2"x6" OR 4'-2"x8"	
P6 = HSS 3"x3", 188" C/W 5'-3/8"x8"x8" B.P. & C.P.	
P7 = HSS 4"x4", 188" C/W 6'-3/8"x10" B.P. & C.P.	
BRICK UNTELS	
OPENINGS UP TO	L SIZE
5'-0"	L 3 1/2"x3 1/2"x5/16"
7'-0"	L 4"x3 1/2"x5/16"
8'-0"	L 5"x3 1/2"x5/16"
9'-0"	L 5"x3 1/2"x3/8"
10'-0"	L 6"x4"x5/8"
6"min. BEARING EACH END	

7.		
6.		
5.		
4.		
3.		
2.		
1.	01.04.2025	FOR REVIEW
No.	DATE	DESCRIPTION
		INT.

A	B	C

DRAWING TITLE
FRONT ELEVATION

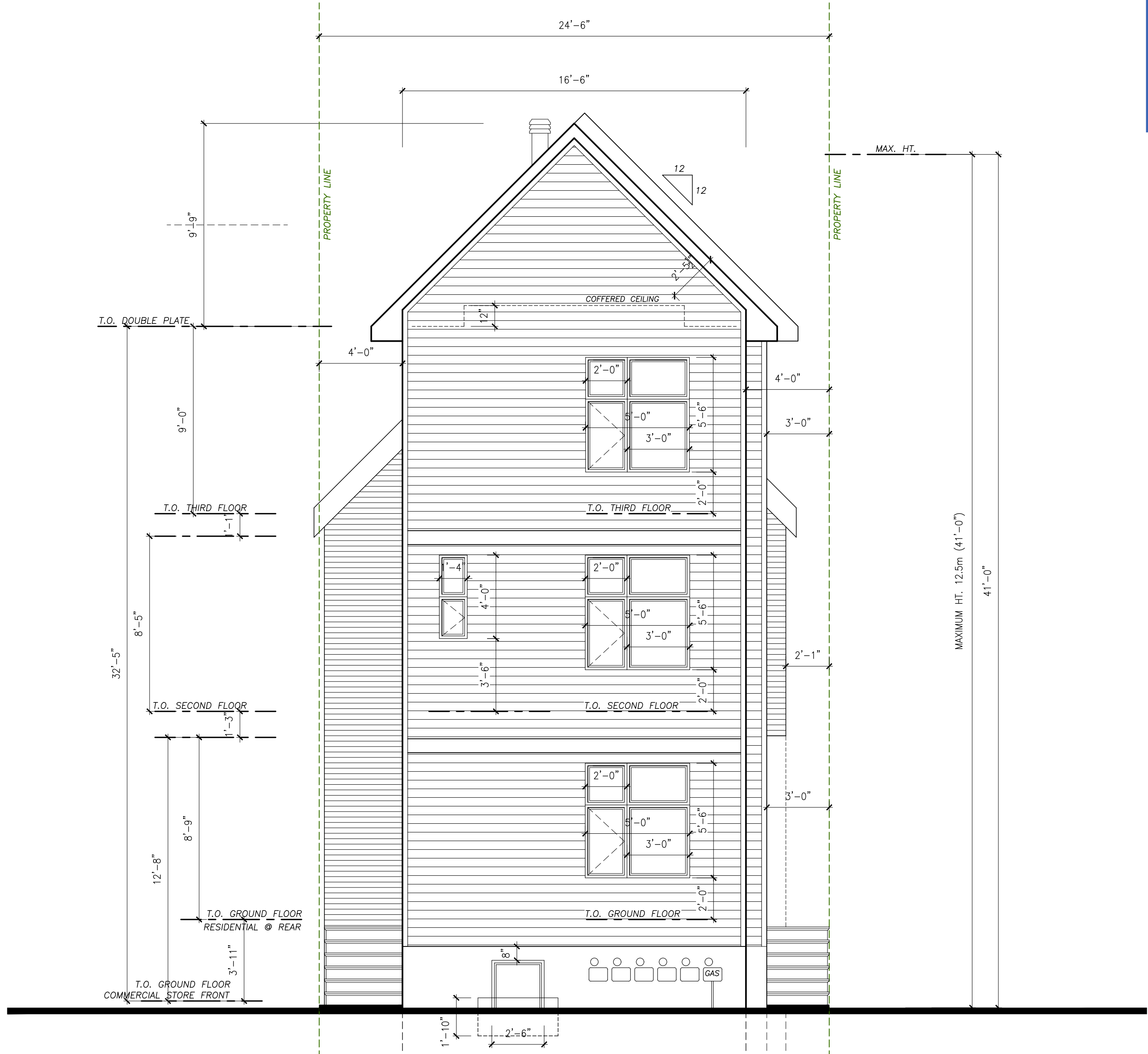
CLIENT
122A OSGOODE STREET
OTTAWA, ON

DATE
APRIL 1, 2025
SCALE
AS NOTED
DRAWN BY
NL
CHECKED
SHEET No.
A6

Committee of Adjustment
Received | Reçu le

2025-05-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation



REAR ELEVATION
scale: 1/4"=1'-0"

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHOULD BE REPORTED TO NIELS LUETTGE.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF NIELS LUETTGE. NO REPRODUCTION OF THESE DRAWINGS OR AUTO CAD FILE ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF NIELS LUETTGE.

NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502

POST SCHEDULE
P1 = 3" DIA. ADJUSTABLE STEEL TELEPOST
8500 POUND CAP. (MIN.)
P2 = 2'-2" W. OR 3'-2" W.
P3 = 3'-2" W. OR 5'-2" W.
P4 = 4'-2" W. OR 3'-2" W.
P5 = 5'-2" W. OR 4'-2" W.
P6 = HSS 3"x3"x .188" C/W 5'-3/8"x8"x8" B.P. & C.P.
P7 = HSS 4"x4"x .188" C/W 6'-3/8"x10" B.P. & C.P.

BRICK LINTELS
OPENINGS UP TO L SIZE
5'-0" L 3 1/2"x3 1/2"x5/16"
7'-0" L 4"x3 1/2"x5/16"
8'-0" L 5"x3 1/2"x5/16"
9'-0" L 5"x3 1/2"x3/8"
10'-0" L 6"x4"x5/8"
6"min. BEARING EACH END

7.			
6.			
5.			
4.			
3.			
2.			
1.	01.04.2025	FOR REVIEW	NL
No.	DATE	DESCRIPTION	INIT.

A	A - DETAIL NUMBER
B	B - SHEET NUMBER
C	C - SHEET NUMBER

DRAWING TITLE
REAR ELEVATION

CLIENT
122A OSGOODE STREET
OTTAWA, ON

DATE APRIL 1, 2025	SHEET No. A7
SCALE AS NOTED	
DRAWN BY NL	
CHECKED	

Committee of Adjustment
Received | Reçu le

2025-05-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation



LEFT SIDE ELEVATION
scale: 1/4"=1'-0"

- GENERAL NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHOULD BE REPORTED TO NIELS LUETTGE.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
 4. DO NOT SCALE DRAWINGS.
 5. THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF NIELS LUETTGE. NO REPRODUCTION OF THESE DRAWINGS OR AUTO CAD FILE ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF NIELS LUETTGE.

NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502

POST SCHEDULE

P1 = 3" DIA. ADJUSTABLE STEEL TELEPOST
8500 POUND CAP. (MIN.)
P2 = 2'-2 1/2" OR 3'-2 1/4"
P3 = 3'-2 1/2" OR 5'-2 1/4"
P4 = 4'-2 1/2" OR 3'-2 1/2"
P5 = 5'-2 1/2" OR 4'-2 1/2"
P6 = HSS 3"x4", 188" C/W 5"x3/8"x8" B.P. & C.P.
P7 = HSS 4"x4", 188" C/W 6"x3/8"x10" B.P. & C.P.

BRICK UNITS

OPENINGS UP TO L SIZE

5'-0" L 3 1/2"x3 1/2"x5/16"

7'-0" L 4"x3 1/2"x5/16"

8'-0" L 5"x3 1/2"x5/16"

9'-0" L 5"x3 1/2"x3/8"

10'-0" L 6"x4"x5/8"

6"min. BEARING EACH END

7.			
6.			
5.			
4.			
3.			
2.			
1.	01.04.2025	FOR REVIEW	NL
No.	DATE	DESCRIPTION	INT.

REVISIONS

A	A - DETAIL NUMBER
B	B - SHEET NUMBER
C	C - SHEET NUMBER

DRAWING TITLE
LEFT SIDE ELEVATION

CLIENT
122A OSGOODE STREET
OTTAWA, ON

DATE APRIL 1, 2025	SHEET No.
SCALE AS NOTED	A8
DRAWN BY: NL	
CHECKED	

Committee of Adjustment
Received | Reçu le

2025-05-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation



RIGHT SIDE ELEVATION
scale: 1/4"=1'-0"

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHOULD BE REPORTED TO NIELS LUETTGE.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF NIELS LUETTGE. NO REPRODUCTION OF THESE DRAWINGS OR AUTO CAD FILE ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF NIELS LUETTGE.

NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502

POST SCHEDULE
P1 = 3" DIA. ADJUSTABLE STEEL TELEPOST
B500 POUND CAP. (MIN.)
P2 = 2'-2" x 4" OR 3'-2" x 4"
P3 = 3'-2" x 4" OR 5'-2" x 4"
P4 = 4'-2" x 4" OR 3'-2" x 6"
P5 = 5'-2" x 4" OR 4'-2" x 6"
P6 = HSS 3"x4" .118" C/W 5'-3/8"x8" B.P. & C.P.
P7 = HSS 4"x4" .118" C/W 6'-3/8"x10" B.P. & C.P.

BRICK UNITS
OPENINGS UP TO L SIZE
5'-0" L 3 1/2"x3 1/2"x5/16"
7'-0" L 4"x3 1/2"x5/16"
8'-0" L 5"x3 1/2"x5/16"
9'-0" L 5"x3 1/2"x3/8"
10'-0" L 6"x4"x5/8"
6"min. BEARING EACH END

7.			
6.			
5.			
4.			
3.			
2.			
1.	01.04.2025	FOR REVIEW	NL
No.	DATE	DESCRIPTION	INIT.

A	A - DETAIL NUMBER
B	B - SHEET NUMBER
C	C - SHEET NUMBER

DRAWING TITLE
RIGHT SIDE ELEVATION

CLIENT
122A OSGOODE STREET
OTTAWA, ON

DATE APRIL 1, 2025	SHEET No.
SCALE AS NOTED	A9
DRAWN BY: NL	
CHECKED	