

Site Benchmark
Fire Hydrant
Top of Spindle
At 119 Osgoode Street
Elevation=70.57
(Not To Scale)

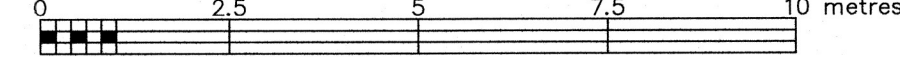
Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-07-25
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Comité de dérogation

TOPOGRAPHIC PLAN OF SURVEY OF

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

FARLEY, SMITH & DENIS SURVEYING LTD. 2025

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 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).

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.

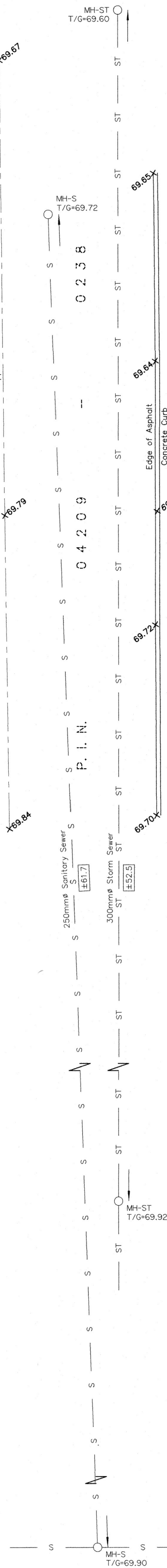
Notes & Legend

Symbol	Denotes	Survey Monument Planted
—	Survey Monument Found	
SIB	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 4R-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	
○ UP	Utility Pole	
○ FH	Fire Hydrant	
○ GM	Gas Meter	
○	Diameter	
CLF	Chain Link Fence	
SRW	Stone Retaining Wall	
T/G	Top of Grate	
U/Eave	Underside of Eave	
TpFdn	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.	

Site Area=251.3 sq.m.

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OSGOODE STREET
(REGISTERED PLAN 15632)
Approximate Crown of Asphalt



KING EDWARD AVENUE
(FORMERLY KING STREET)
(REGISTERED PLAN 15632)

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

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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 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

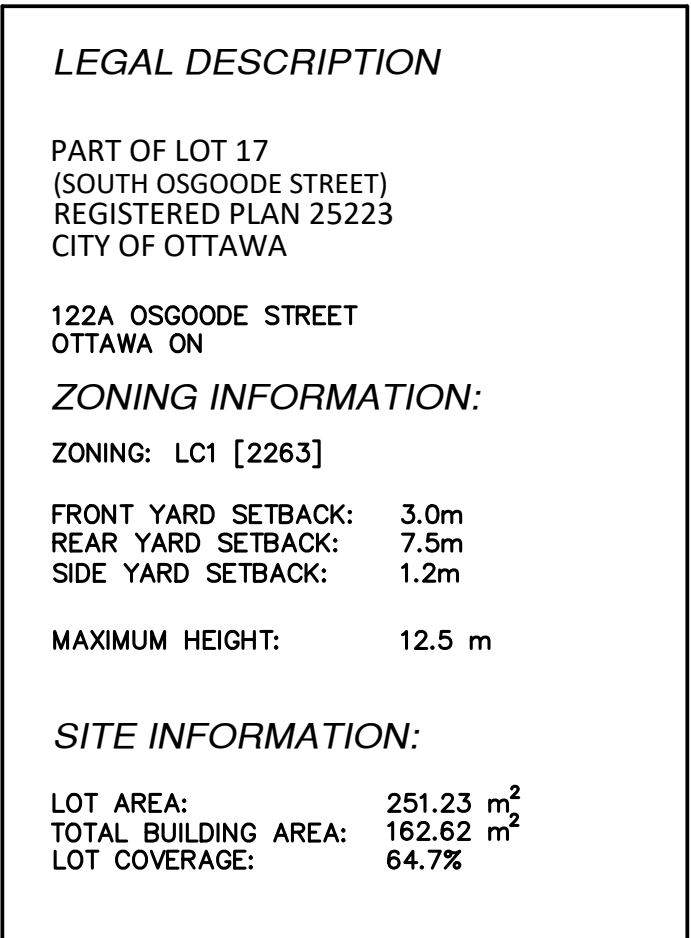
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ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

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

FILE No.: 08-25

J:\2025\08-25_122A Osgoode st_topo\Final\08-25_122A Osgoode St_Prtl17 RP25223_T_F.dwg



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OSGOODE STREET

[illegible]

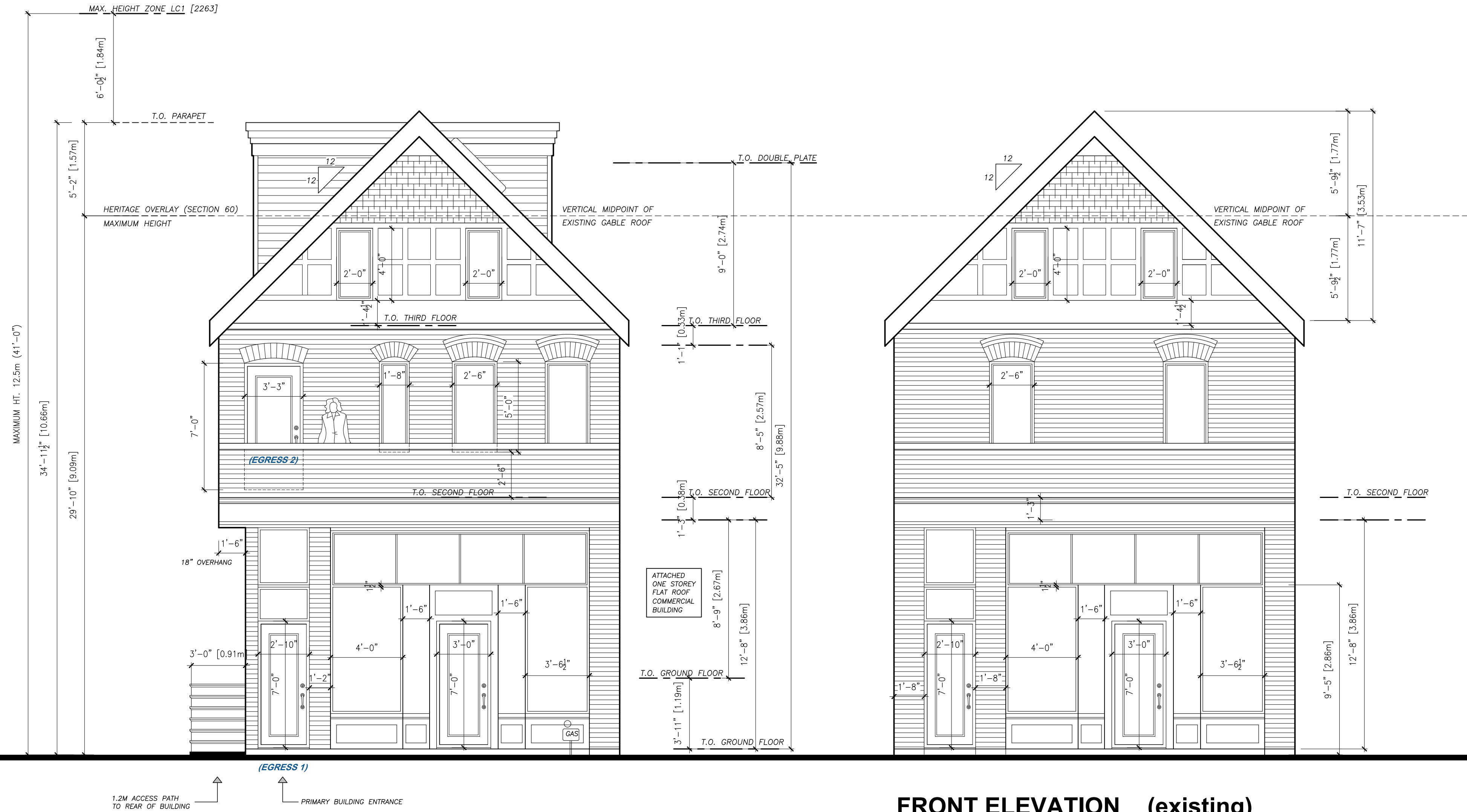
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, WHICH SHOULD BE REPORTED TO NIELS LUTELTJE.
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NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502

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

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

POST SCHEDULE	
P1 = 3" DIA. ADJUSTABLE STEEL TELEPOST	
P2 = 8500 POUND CAP. (MIN.)	
P3 = 2'-2" W. OR 3'-2" W.	
P4 = 3'-2" W. OR 5'-2" W.	
P5 = 4'-2" W. OR 5'-2" W.	
P6 = 5'-2" W. OR 6'-2" W.	
P7 = HSS 3"x3", 188" C/W 5"x3/8"x8" B.P. & C.P.	
P8 = HSS 4"x4", 188" C/W 6"x3/8"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	

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1.	01.04.2025	FOR REVIEW
No.	DATE	DESCRIPTION
		INT.

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

DRAWING TITLE
FRONT ELEVATION

CLIENT
122A OSGOODE STREET
OTTAWA, ON

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

GENERAL NOTES:

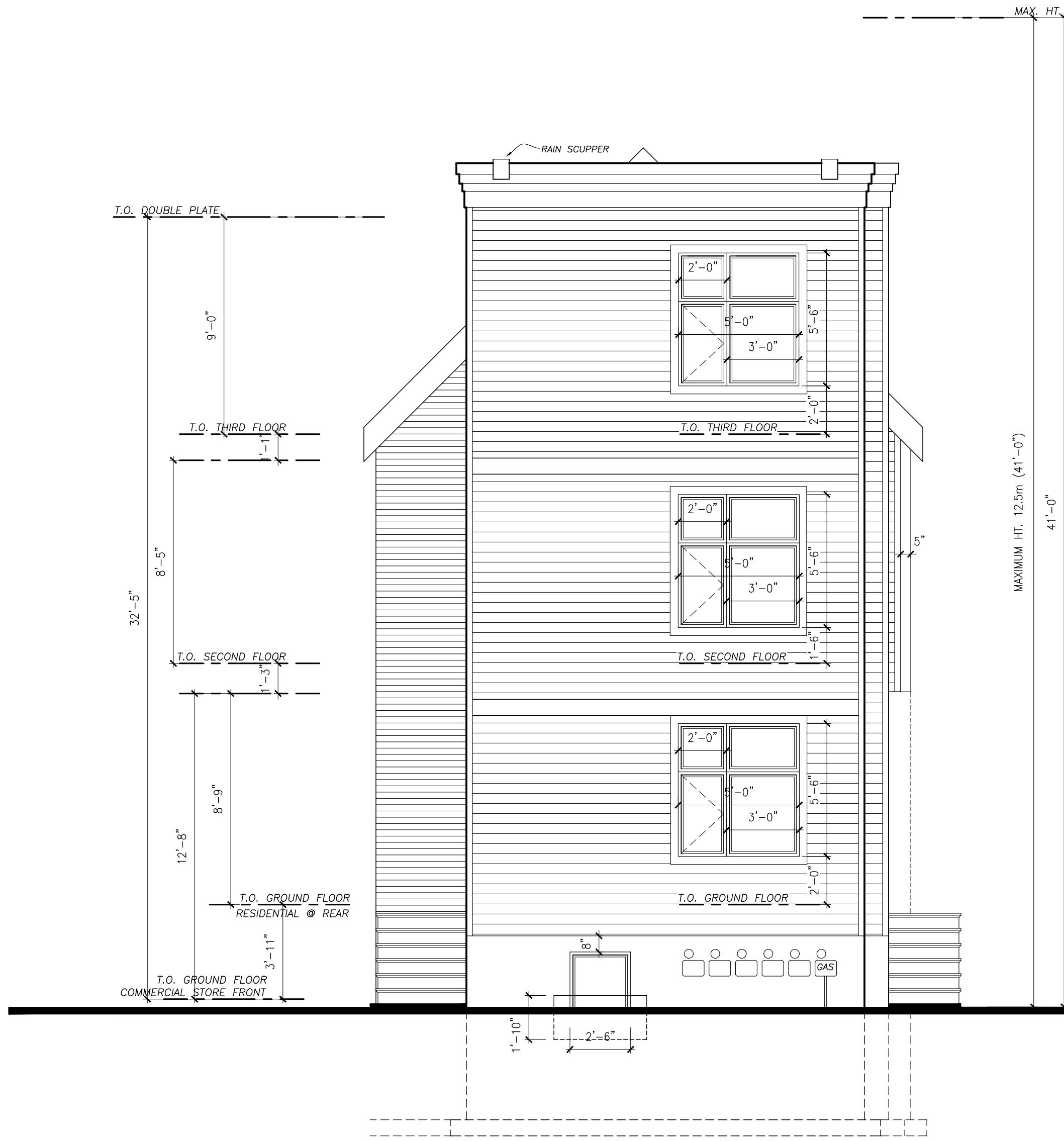
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NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502

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

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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" .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 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

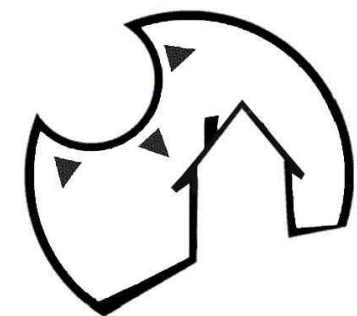
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No.	DATE	DESCRIPTION	INIT.

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	



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

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8500 POUND CAP. (MIN.)
P2 = 2'-2" W. OR 3'-2" W.
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P6 = HSS 3"x4", 188" C/W 5"x3/8"x8" B.P. & C.P.
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6" MIN. BEARING EACH END

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"
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10'-0" L 6"x4"x5/8"
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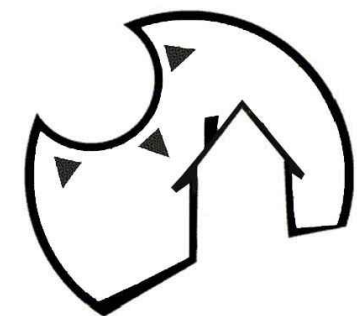
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1.	01.04.2025	FOR REVIEW NL
No.	DATE	DESCRIPTION INT.
REVISIONS		

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

DRAWING TITLE
LEFT SIDE ELEVATION

CLIENT
122A OSGOODE STREET
OTTAWA, ON

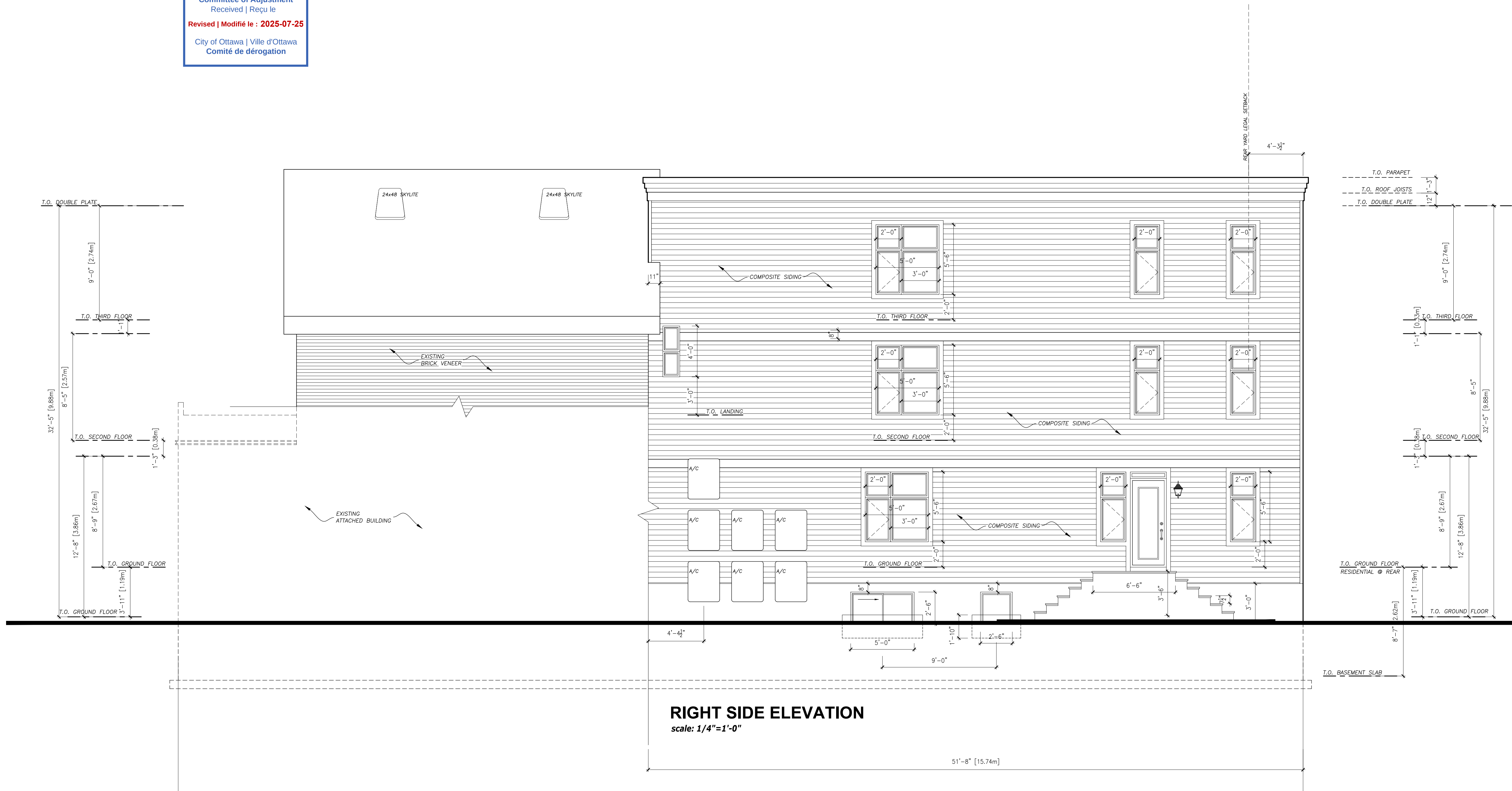
DATE APRIL 1, 2025	SHEET No.
SCALE AS NOTED	A8
DRAWN BY: NL	
CHECKED	



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

DRAWING TITLE
RIGHT SIDE ELEVATION

CLIENT
122A OSGOODE STREET
OTTAWA, ON

DATE
APRIL 1, 2025
SCALE
AS NOTED
DRAWN BY
NL
CHECKED

SHEET No.
A9