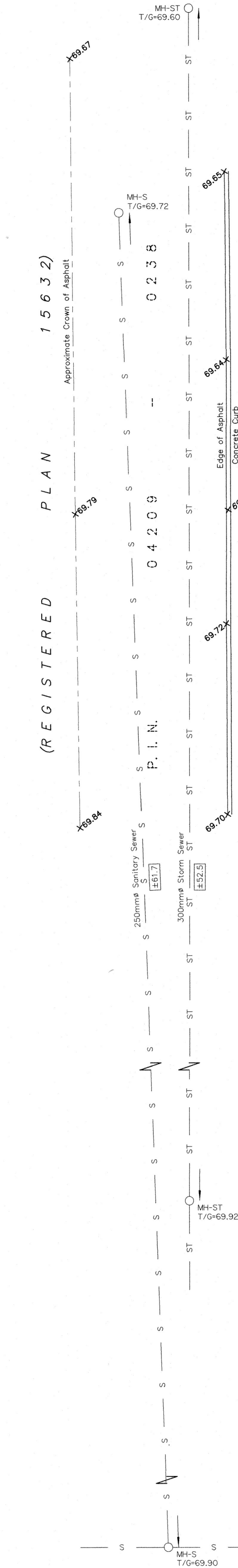


Site Benchmark
Fire Hydrant
Top of Spindle
At 119 Osgoode Street
Elevation=70.57
(Not To Scale)

OSGOODE STREET
(REGISTERED PLAN 15632)



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

(REGISTERED PLAN 15632)

AVENUE

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
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 0.99994.

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 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. 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
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	"	Overhead Wires
○ FH	"	Utility Pole
○ FM	"	Fire Hydrant
○ DM	"	Gas Meter
○ CLF	"	Diameter
SRW	"	Chain Link Fence
	"	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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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@fstdsveys.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 IN 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_Prtl17 RP25223_T_F.dwg

2025-07-07

City of Ottawa | Ville d'Ottawa
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- GENERAL NOTES:**
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 4. DO NOT SCALE DRAWINGS.
 5. THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION. NO REPRODUCTION OF THESE DRAWINGS OR AUTO CAD FILE ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF NIELS LUTTIG.

NIELS LUTTIG BCIN: 22716 FIRM BCIN: 36502

LEGAL DESCRIPTION

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

122A OSGOODE STREET
OTTAWA ON

ZONING INFORMATION:

ZONING: LC1 [2283]

FRONT YARD SETBACK: 3.0m
REAR YARD SETBACK: 7.5m
SIDE YARD SETBACK: 1.2m

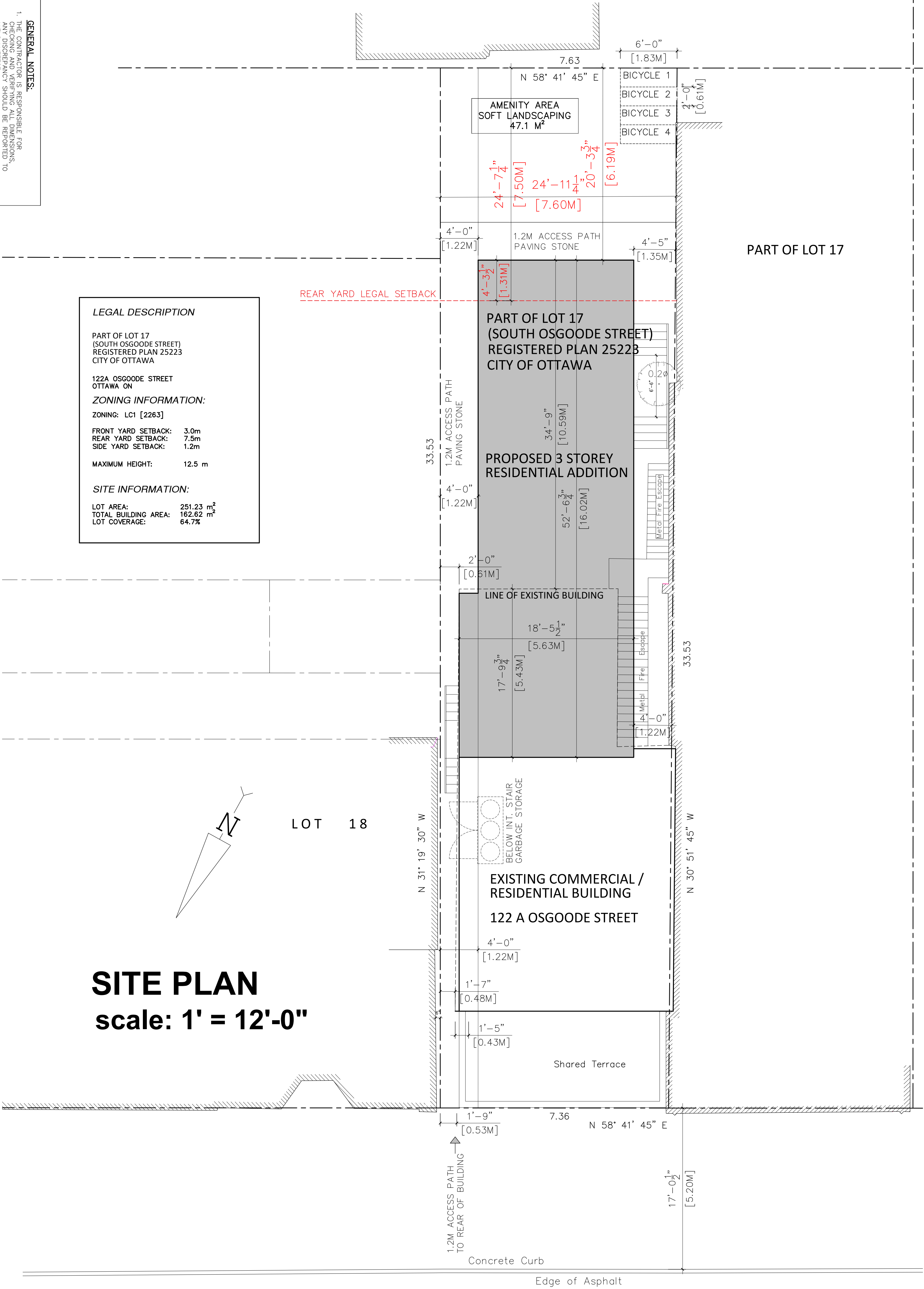
MAXIMUM HEIGHT: 12.5 m

SITE INFORMATION:

LOT AREA: 251.23 m²
TOTAL BUILDING AREA: 162.62 m²
LOT COVERAGE: 64.7%

SITE PLAN

scale: 1' = 12'-0"



CLIENT	122A OSGOODE STREET OTTAWA, ON
DRAWING TITLE	SITE PLAN
DATE	APRIL 1, 2025
SCALE	AS NOTED
DRAWN BY	ML
CHECKED	ML
SHEET No.	A0

NO.	DATE	DESCRIPTION	BY
1	10-01-2025	REVISED AS PER PLANNING	ML
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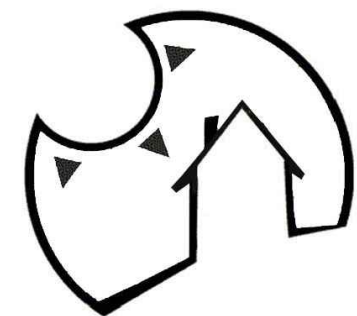
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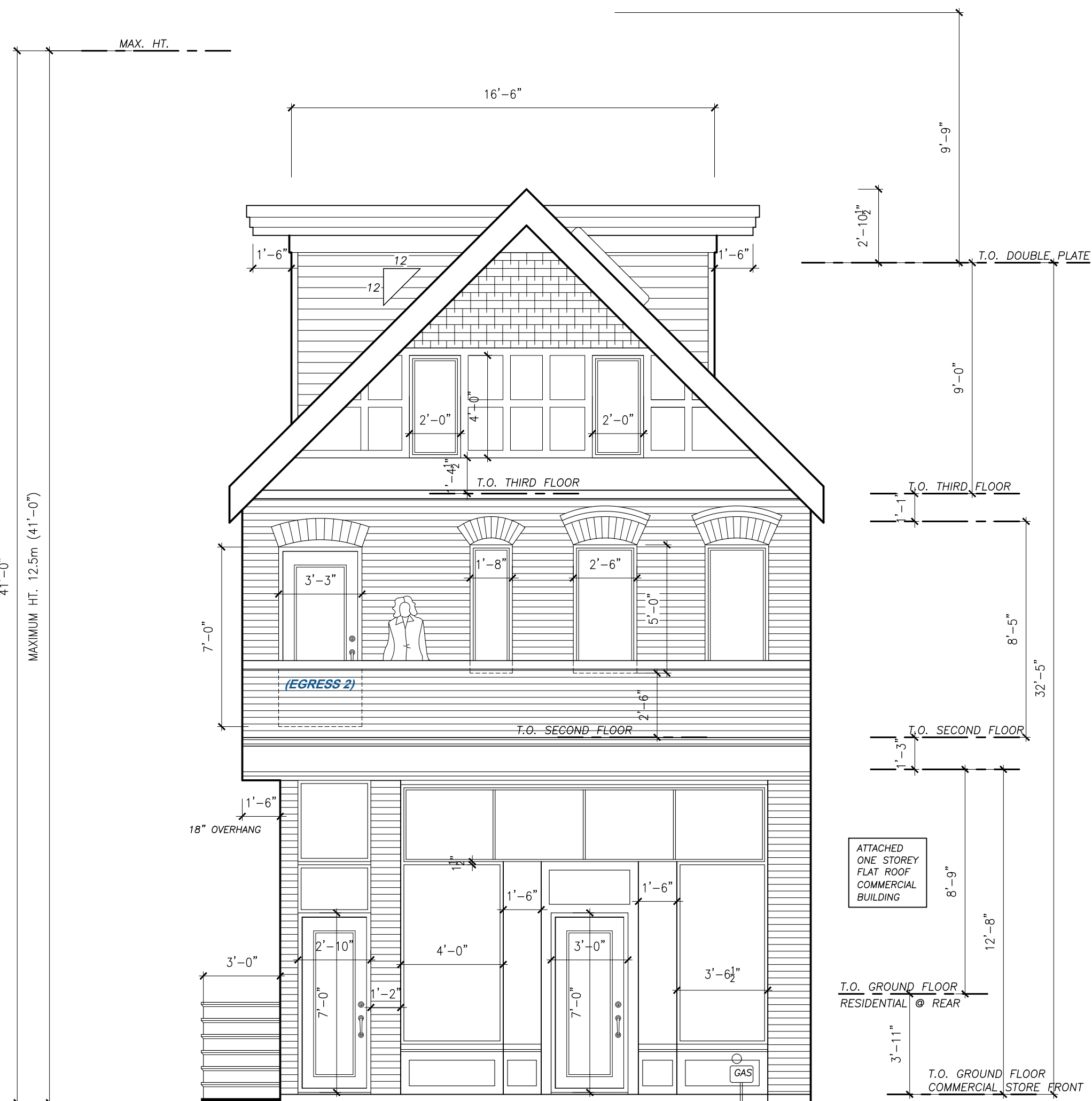
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Home Design

ochd.ca

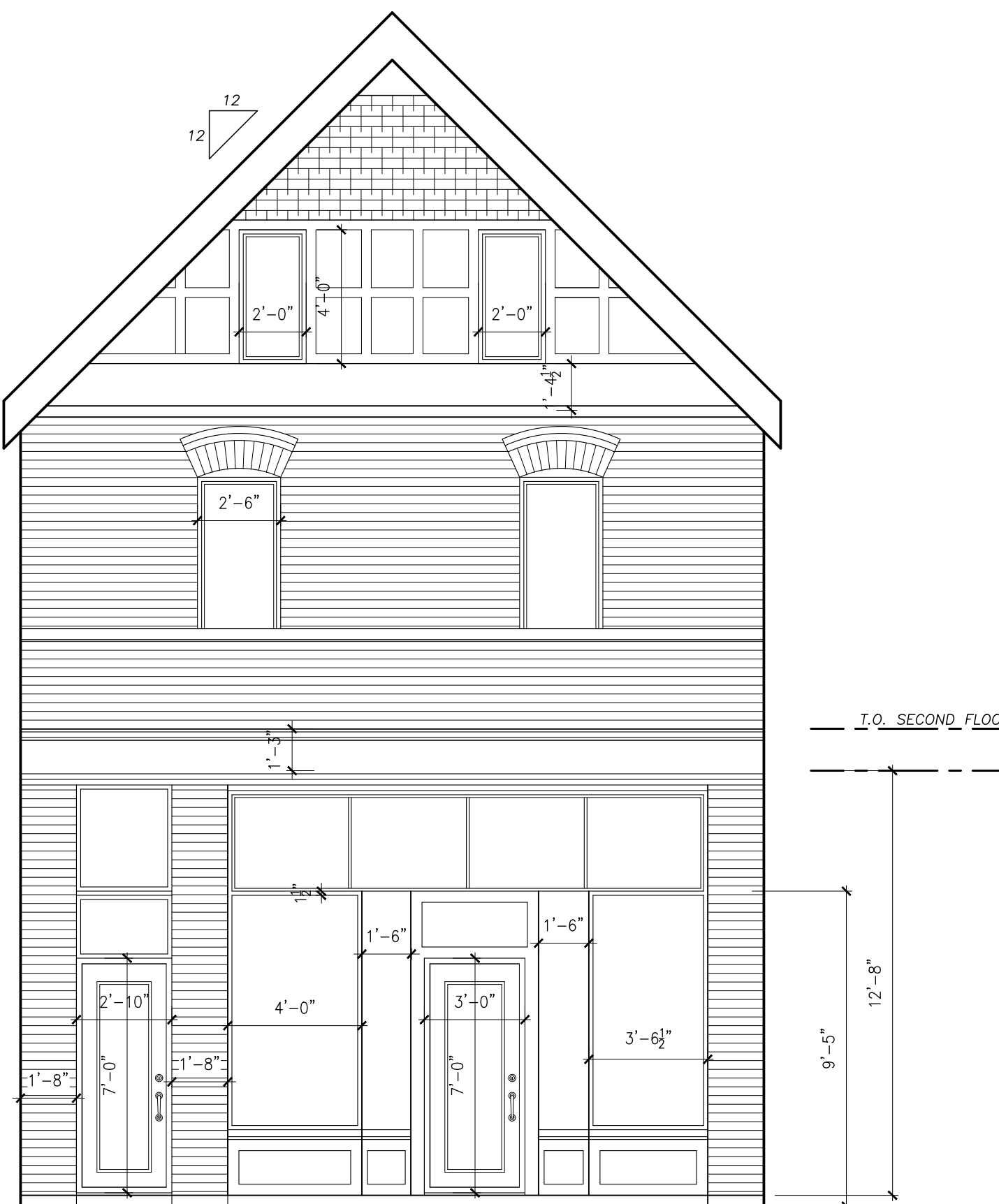
Committee of Adjustment
Received | Reçu le

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Comité de dérogation



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



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

GENERAL NOTES:

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NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502

POST SCHEDULE	
P1 =	3" DIA. ADJUSTABLE STEEL TELEPOST
P2 =	8500 POUND CAP. (MIN.)
P3 =	2'-2"x6" OR 3'-2"x4"
P4 =	3'-2"x6" OR 5'-2"x4"
P5 =	4'-2"x6" OR 3'-2"x8"
P6 =	5'-2"x6" OR 4'-2"x8"
P7 =	HSS 3"x3"x .188" C/W 5'-3/8"x8"x8" B.P. & C.P.
P8 =	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"x3/8"
6"min. BEARING EACH END	

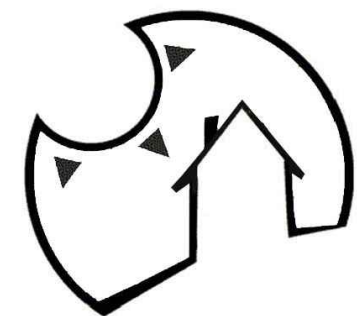
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REVISIONS		
A		
B		
C		

DRAWING TITLE
FRONT ELEVATION

CLIENT
122A OSGOOD STREET
OTTAWA, ON

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

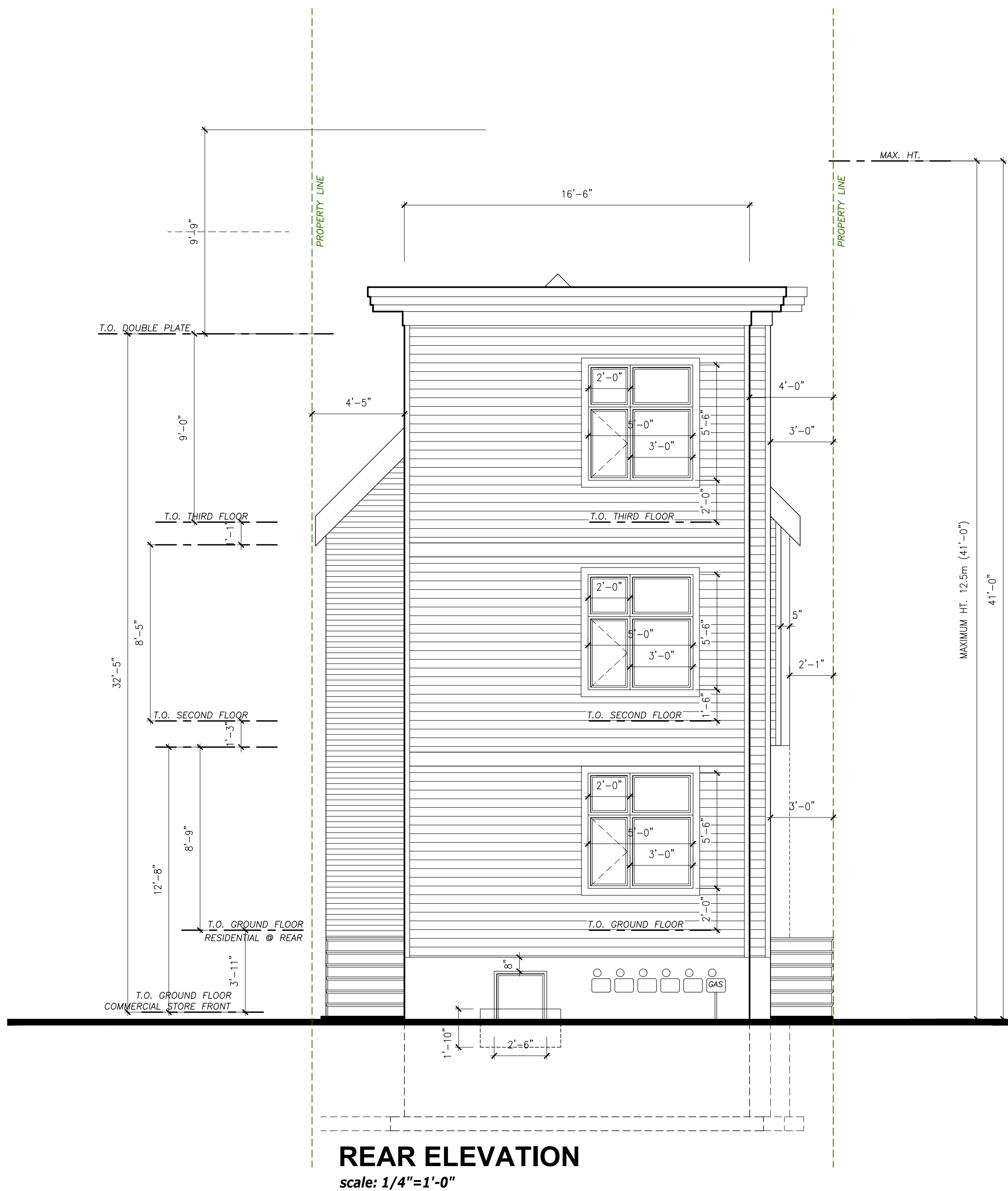


open**CONCEPT**
Home Design
ochd.ca

Committee of Adjustment
Received | Reçu le

2025-07-07

City of Ottawa | Ville d'Ottawa
Comité de dérogation



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

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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", 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 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

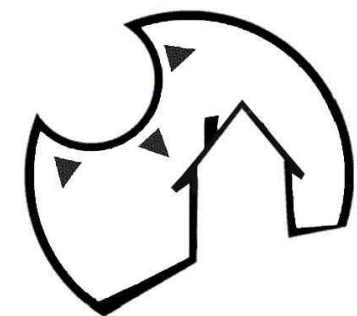
7.			
6.			
5.			
4.			
3.			
2.			
1.	01.04.2025	FOR REVIEW	NL
No.	DATE	DESCRIPTION	INIT.

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.
SCALE AS NOTED	A7
DRAWN BY: NL	
CHECKED	



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Committee of Adjustment
Received | Reçu le

2025-07-07

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.
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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"x2" OR 3"x4"
P3 = 3"x6" OR 5"x4"
P4 = 4"x6" OR 3"x8"
P5 = 5"x6" OR 4"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 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
No.	DATE	DESCRIPTION
		INIT.
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	

2025-07-07

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1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, ANY DISCREPANCY SHOULD BE REPORTED TO NIELS LUETTE.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
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4. NOT SCALE DRAWINGS.
5. THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF NIELS LUETTE. NO REPRODUCTION OF THESE DRAWINGS OR AUTO CAD FILE ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF NIELS LUETTE.

NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502

POST SCHEDULE

P1 = 3" DIA. ADJUSTABLE STEEL TELEPOST
8500 POUND CAP. (MIN.)

P2 = 2-2"x6" 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"x .188" C/W 5"x3/8"x8" B.P. & C.P.

P7 = HSS 4"x4"x .188" C/W 6"x3/8"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"x3/8"

6" min. BEARING EACH END

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

REVISIONS


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

DRAWING TITLE
RIGHT SIDE ELEVATION

CLIENT
122A OSGOOD STREET
OTTAWA, ON

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