

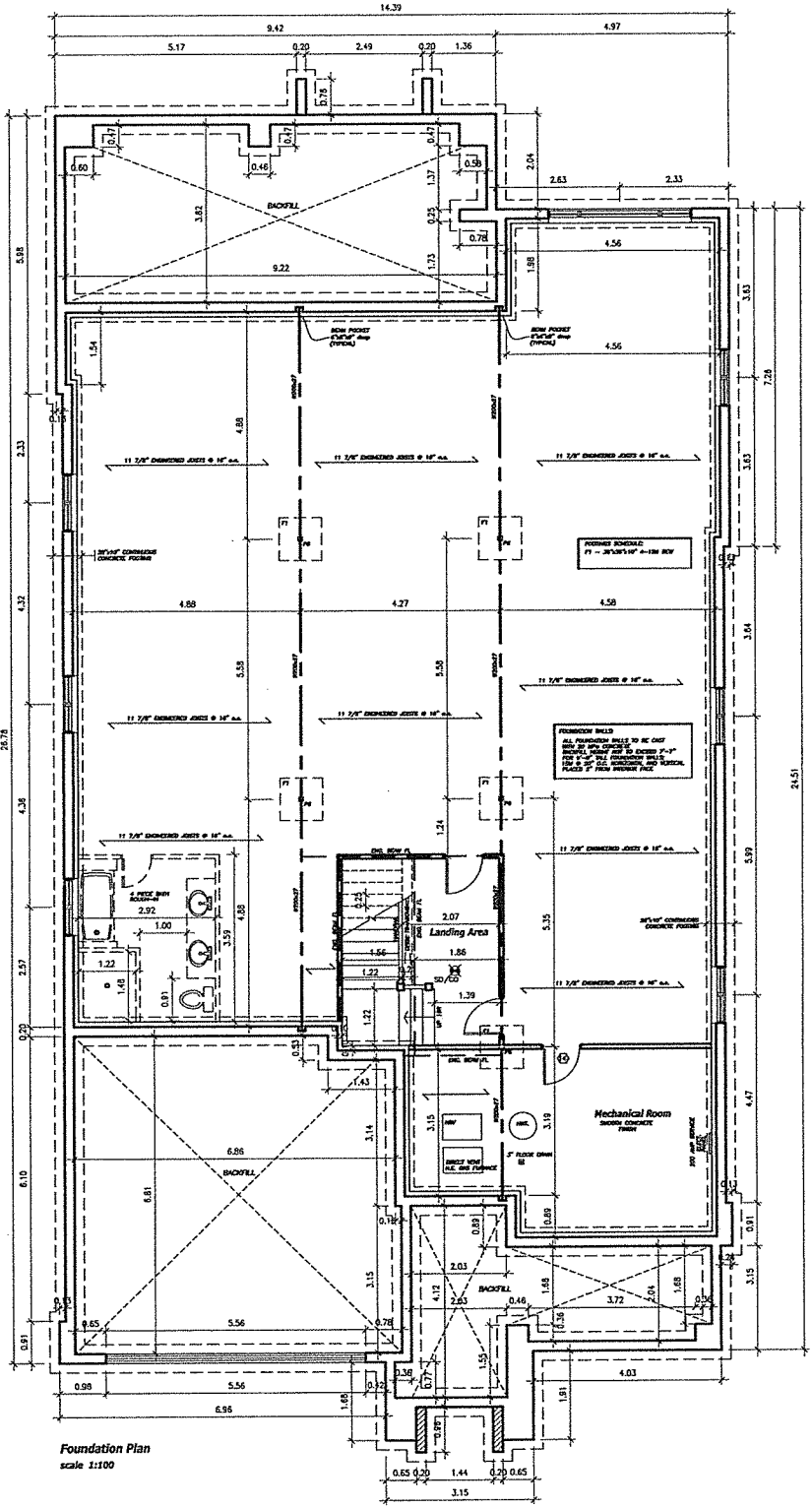




**OPENCONCEPT**  
Home Design  
(613) 277 7386

**GENERAL NOTES:**  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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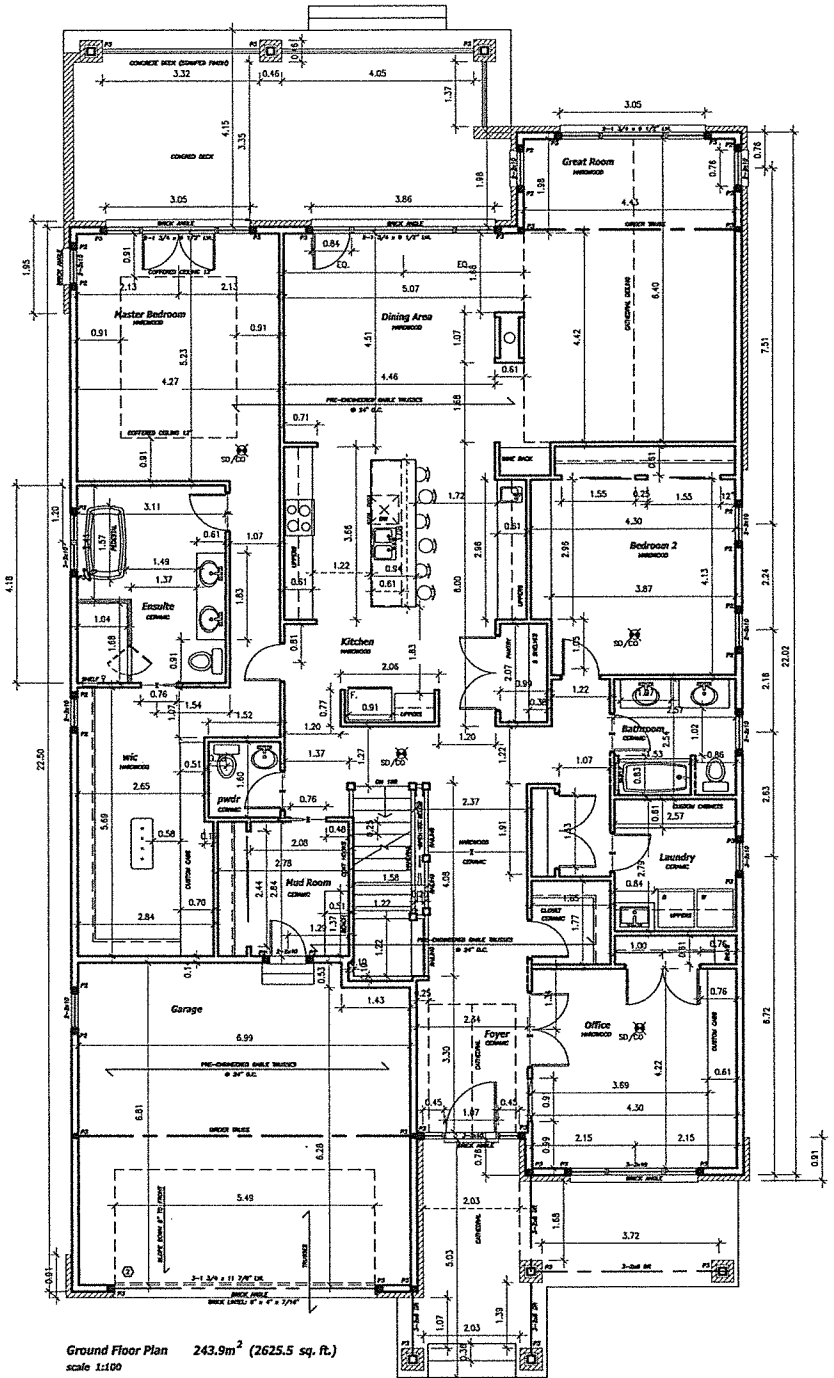


**Committee of Adjustment**  
**NOV 15 2019**  
**City of Ottawa**

NIELS LUEITGE BCIN: 22116 FIRM BCIN: 36502

DATE: 11/15/2019	SCALE: 1:100	PROJECT NO: A1
CLIENT: IRENE'S HOUSE	ADDRESS: 107 RIDGEFIELD CRESCENT OTTAWA, ON K2H 8T4	DATE: NOV 15 2019
PROJECT: FOUNDATION PLAN	DESIGNER: NIELS LUEITGE	DATE: NOV 15 2019
PROJECT: FOUNDATION PLAN	DATE: NOV 15 2019	DATE: NOV 15 2019

NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502



Ground Floor Plan 243.9m<sup>2</sup> (2625.5 sq. ft.)  
scale 1:100

Committee of Adjustment  
NOV 15 2019  
City of Ottawa

**OPENCONCEPT**  
Home Design  
(613) 277 7206

**PROJECT:**  
1. IRENE'S HOUSE  
2. 107 RIDGEFIELD CRESCENT  
OTTAWA, ON K1H 6T4

**DATE:** OCT 8 2018

**SCALE:** AS SHOWN

**PROJECT NO.:** A2

**CLIENT:** IRENE'S HOUSE  
107 RIDGEFIELD CRESCENT  
OTTAWA, ON K1H 6T4

**DESIGNER:** NIELS LUETTGE  
FIRM: NIELS LUETTGE ARCHITECTS  
107 RIDGEFIELD CRESCENT  
OTTAWA, ON K1H 6T4

**DATE:** OCT 8 2018

**SCALE:** AS SHOWN

**PROJECT NO.:** A2



OpenConcept  
Home Design  
(613) 277 2396

- DESIGN LICENSE**
1. I, the undersigned, hereby certify that I am a duly licensed professional architect in the Province of Ontario, Canada, and that I am the author of the architectural design shown on the drawings.
  2. I have not, and will not, be involved in any other architectural design project for the same client, at the same time, as the project shown on these drawings.
  3. I have not, and will not, be involved in any other architectural design project for the same client, at the same time, as the project shown on these drawings, where the design of the project shown on these drawings is a material part of the design of the project shown on these drawings.
  4. I do not intend to disclose the design shown on these drawings to any other person.

**NOTE:**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

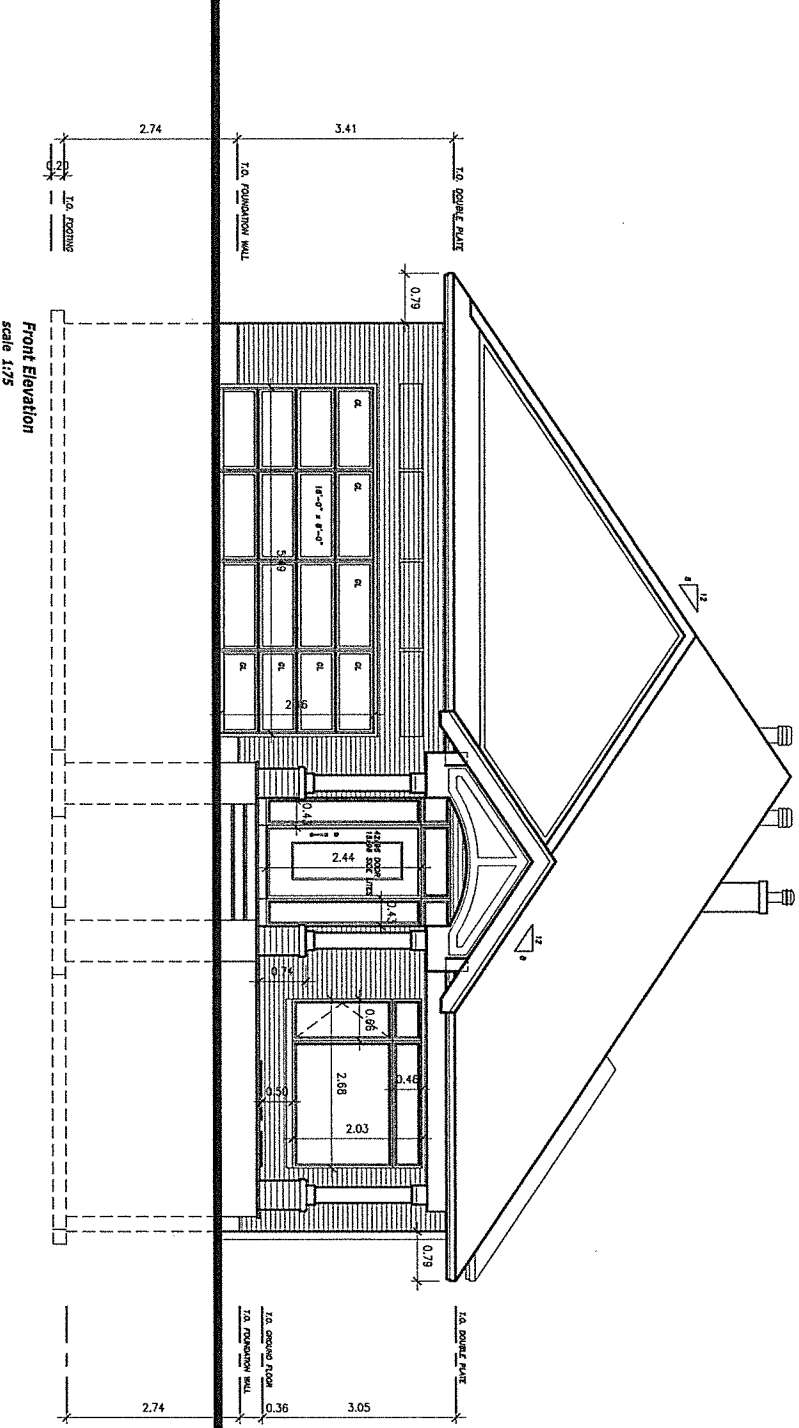
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



Committee of Adjustment  
NOV 15 2019  
City of Ottawa

PROJECT TITLE  
**FRONT ELEVATION**

CLIENT  
**IHEEN'S HOUSE**  
107 RIDGECREST COURT  
OTTAWA, ON K2H 6T4

DATE  
OCT 8 2018

SHEET NO.  
**A4**

NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502



openconcept  
Home Design  
(613) 277-7306

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
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  10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**POST FOOTING:**

1. ALL POST FOOTINGS TO BE CONCRETE ON GRADE.

2. ALL POST FOOTINGS TO BE 150mm x 150mm x 100mm.

3. ALL POST FOOTINGS TO BE 150mm x 150mm x 100mm.

4. ALL POST FOOTINGS TO BE 150mm x 150mm x 100mm.

5. ALL POST FOOTINGS TO BE 150mm x 150mm x 100mm.

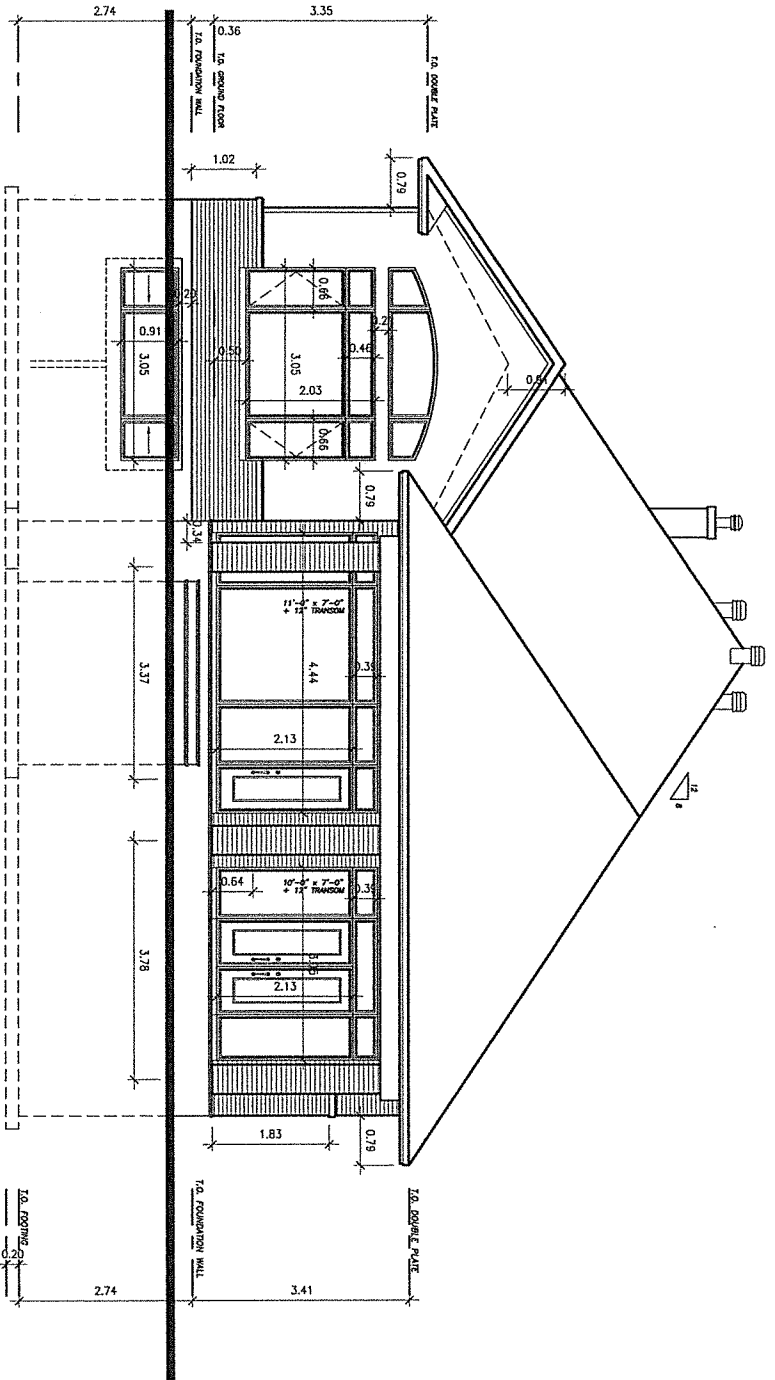
6. ALL POST FOOTINGS TO BE 150mm x 150mm x 100mm.

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8. ALL POST FOOTINGS TO BE 150mm x 150mm x 100mm.

9. ALL POST FOOTINGS TO BE 150mm x 150mm x 100mm.

10. ALL POST FOOTINGS TO BE 150mm x 150mm x 100mm.



Rear Elevation  
scale 1:75

Committee of Adjustment  
NOV 15 2019  
City of Ottawa

PROJECT TITLE  
REAR ELEVATION

CLIENT  
Irene's House  
107 RIDGEMOUNT DRIVE  
OTTAWA, ON K2H 8T4

DATE  
OCT 8 2018

SCALE  
AS NOTED

PROJECT NO.  
A5



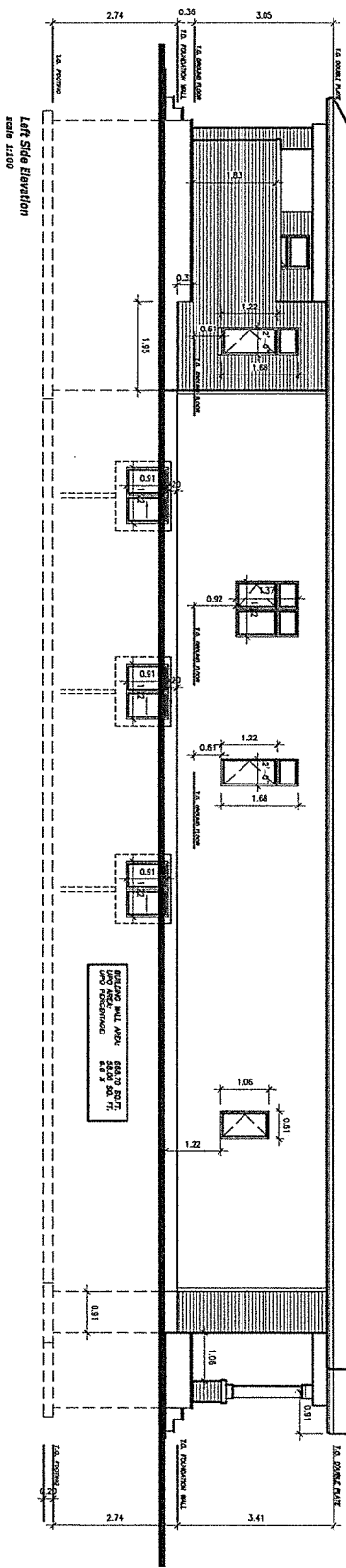
**OPEN CONCEPT**  
Home Design  
(613) 277 2308

**GENERAL NOTES**

1. THE ARCHITECTURE IS RESPONSIBLE FOR THE DESIGN OF THE BUILDING EXTERIOR AND INTERIOR FINISHES. THE CLIENT IS RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE AND EXTERIOR LIGHTING.
2. ALL MATERIALS AND FINISHES TO BE USED IN THE BUILDING SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING.
3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. DO NOT SCALE DRAWINGS.

**DOOR SCHEDULE**

1. 1.1000/1.1000	1. 1.1000/1.1000
2. 1.1000/1.1000	2. 1.1000/1.1000
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Committee of Adjustment  
NOV 15 2019  
City of Ottawa

NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502

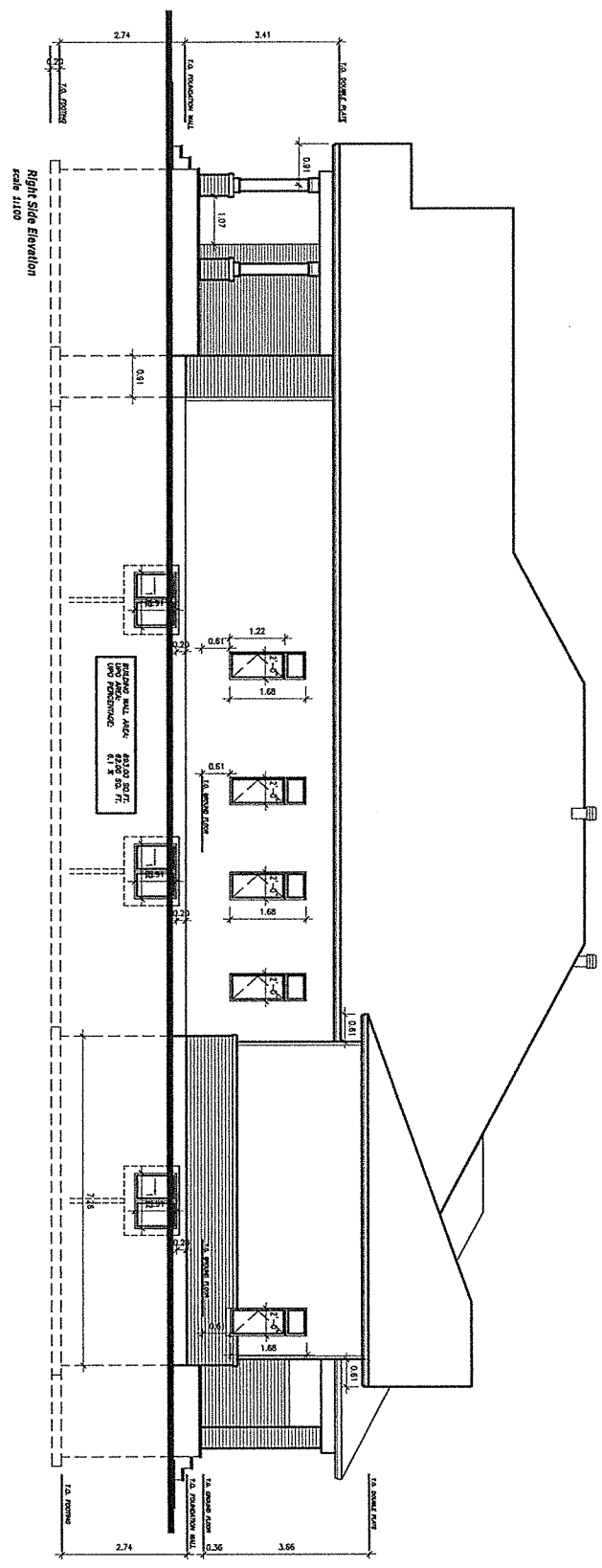
<b>Committee of Adjustment</b> <b>NOV 15 2019</b> <b>City of Ottawa</b>	
<b>CLIENT TITLE</b> LEFT SIDE ELEVATION	<b>CLIENT</b> IRENE'S HOUSE 107 RIDGEFIELD CRESCENT OTTAWA, ON K2H 6T4
<b>DATE</b> OCT 8 2018	<b>SCALE</b> 1:50
<b>PROJECT NO.</b> A6	<b>DESIGNER</b> A. - NIELS LUETTGE B. - JEFFREY BROWN C. - ARIAN BROWN



**OPENCONCEPT**  
Home Design  
(613) 277-7295

**GENERAL NOTES:**  
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA BUILDING BY-LAW AND THE NATIONAL BUILDING CODE.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
5. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.

**FAST TRACK:**  
P1 - 10/10/2019  
P2 - 10/15/2019  
P3 - 10/20/2019  
P4 - 10/25/2019  
P5 - 10/30/2019  
P6 - 11/05/2019  
P7 - 11/10/2019  
P8 - 11/15/2019  
P9 - 11/20/2019  
P10 - 11/25/2019  
P11 - 12/01/2019  
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Committee of Adjustment  
NOV 15 2019  
City of Ottawa

NIELS LUETTIG BCIN: 22116 FIRM BCIN: 36502

DATE	11/15/2019	BY	NIELS LUETTIG
REVISION			
NO.	1	DESCRIPTION	ISSUE FOR PERMIT
NO.	2	DESCRIPTION	REVISED PER CITY OF OTTAWA COMMENTS
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PROJECT NO. 2018-2019  
PROJECT NAME  
DATE AS NOTED  
DRAWN BY  
CHECKED BY  
SCALE

**A7**

CLIENT: IRENE'S HOUSE  
107 RIDGEFIELD CRESCENT  
OTTAWA, ON K2H 8T4

DRAWING TITLE: RIGHT SIDE ELEVATION

DATE: 11/15/2019

SCALE: AS NOTED

PROJECT NO. 2018-2019

PROJECT NAME

DATE AS NOTED

DRAWN BY

CHECKED BY

SCALE

CLIENT: IRENE'S HOUSE

107 RIDGEFIELD CRESCENT

OTTAWA, ON K2H 8T4

DRAWING TITLE: RIGHT SIDE ELEVATION

DATE: 11/15/2019

SCALE: AS NOTED

PROJECT NO. 2018-2019

PROJECT NAME

DATE AS NOTED

DRAWN BY

CHECKED BY

SCALE

CLIENT: IRENE'S HOUSE

107 RIDGEFIELD CRESCENT

OTTAWA, ON K2H 8T4

LOT 15  
PIN: 04858 - 0330

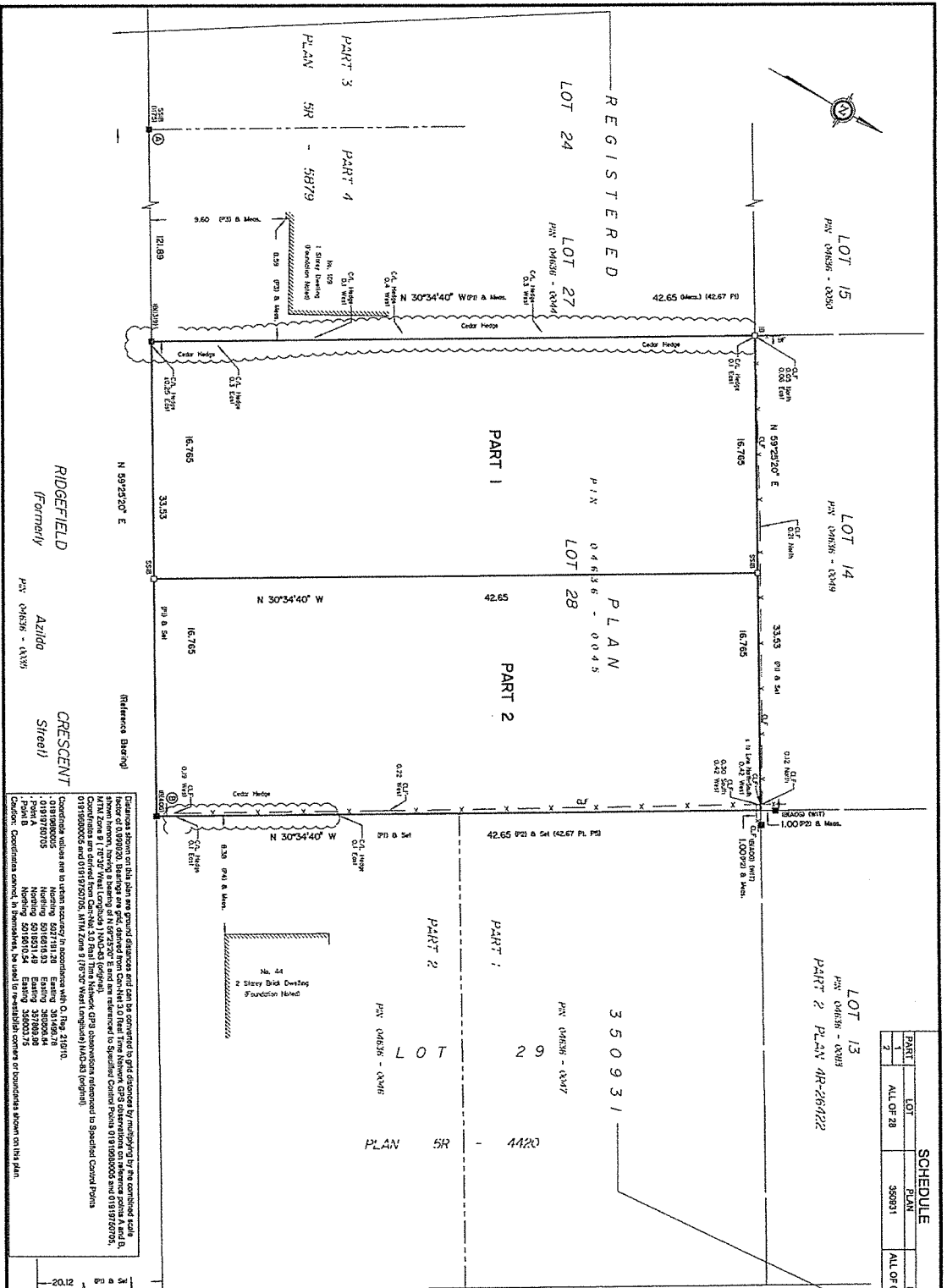
LOT 14  
PIN: 04838 - 0349

LOT 13  
PIN: 04838 - 0349  
PART 2 PLAN 4R-26/122

SCHEDULE			
PART	LOT	PLAN	PIN
1	ALL OF 28	350931	ALL OF 04038-0045
2			

I REQUIRE THE PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE: Sept 21, 2015  
PLAN 4R-28932  
RECEIVED AND DEPOSITED DATE: SEP 21/15

AMRO ROY  
ONTARIO LAND SURVEYOR  
REPRESENTATIVE FOR THE LAND REGISTRATION FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.



Dimensions shown on this plan are ground dimensions and shall be corrected to air distance by multiplying by the combined scale. The bearings shown on this plan are magnetic bearings and shall be corrected to true bearings by adding the magnetic declination for the date of the survey. The bearings shown on this plan are true bearings and shall be corrected to magnetic bearings by subtracting the magnetic declination for the date of the survey. The bearings shown on this plan are true bearings and shall be corrected to magnetic bearings by subtracting the magnetic declination for the date of the survey. The bearings shown on this plan are true bearings and shall be corrected to magnetic bearings by subtracting the magnetic declination for the date of the survey.

ANNIS, OSULLIVAN, VOLLEBERG LTD.  
14 Corporate Drive, Suite 500  
Markham, Ont. L3R 7S8  
Phone: (905) 771-0850 / Fax: (905) 771-1092  
Land Registration Act, R.S.O. 1990, Chapter L28, s.29(2)(3) & 7

**Notes & Legend**  
 -D- Donuts Survey Monument Provided  
 -S- Survey Monument Found  
 -SB- Steel Stake  
 -I- Iron Bar  
 -M- Masonry  
 -A- Asphalt, Gravel, Woodchips, etc.  
 -C- Chain Link Fence  
 -R- Board Fence  
 -P- Post  
 -F- Flag  
 -L- (100) Pins Survey 22, 1985  
 -P- (100) Pins Survey 14, 1981  
 -P- (100) Pins Survey 14, 1981

**SYCAMORE**  
(Formerly)  
Keplie  
DRIVE  
(Street)

Scale 1 : 200  
Metric and Coordinates shown on this plan drawn by O.S.M.

**Surveyor's Certificate**  
I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Survey Act and the Regulations made thereunder.  
2. The survey was completed on the 21st day of August, 2015.

Sept 21, 2015  
Amro Roy  
Ontario Land Surveyor

PLAN OF SURVEY OF  
LOT 28  
REGISTERED PLAN 350931  
CITY OF OTTAWA  
Surveyed by Amris, O'Sullivan, Volleberg Ltd.

Committee of Adjustment  
NOV 15 2019  
City of Ottawa