

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

PART OF LOT 19
AND PART OF LOT G
(EAST CARRUTHERS AVENUE)
REGISTERED PLAN 35
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 125



Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 14th day of May, 2015.

May 27, 2015
Date

Andrew J. Broxham
Andrew J. Broxham
Ontario Land Surveyor

PART 2

1. REGISTERED RIGHTS-OF-WAY/EASEMENTS
Part 1 on Plan 4R-28613 is subject to easement Inst's. N512018. Parts 1 and 2 on Plan 4R-28613 are subject to easement Inst. OC1676342.
2. PROPERTY IMPROVEMENTS
Not applicable. This is a foundation survey only; future structures above foundation level and future site improvements cannot be commented on.
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
4. ADDITIONAL REMARKS
The building ties are to the untargeted concrete foundation walls.

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Notes & Legend

- Denotes Survey Monument Planted
- " " Survey Monument Found
- SIB " " Standard Iron Bar
- SSIB " " Short Standard Iron Bar
- IB " " Iron Bar
- (WIT) " " Witness
- Acc. " " Accepted
- (AOG) " " Annis, O'Sullivan, Vollebek Ltd.
- Meas. " " Measured
- WTL " " Wall to Line (Stucco/Siding)
- OHW- " " Overhead Wires
- UP " " Utility Pole
- AN " " Anchor
- Fdn. " " Foundation
- (P1) " " Plan 4R-28613

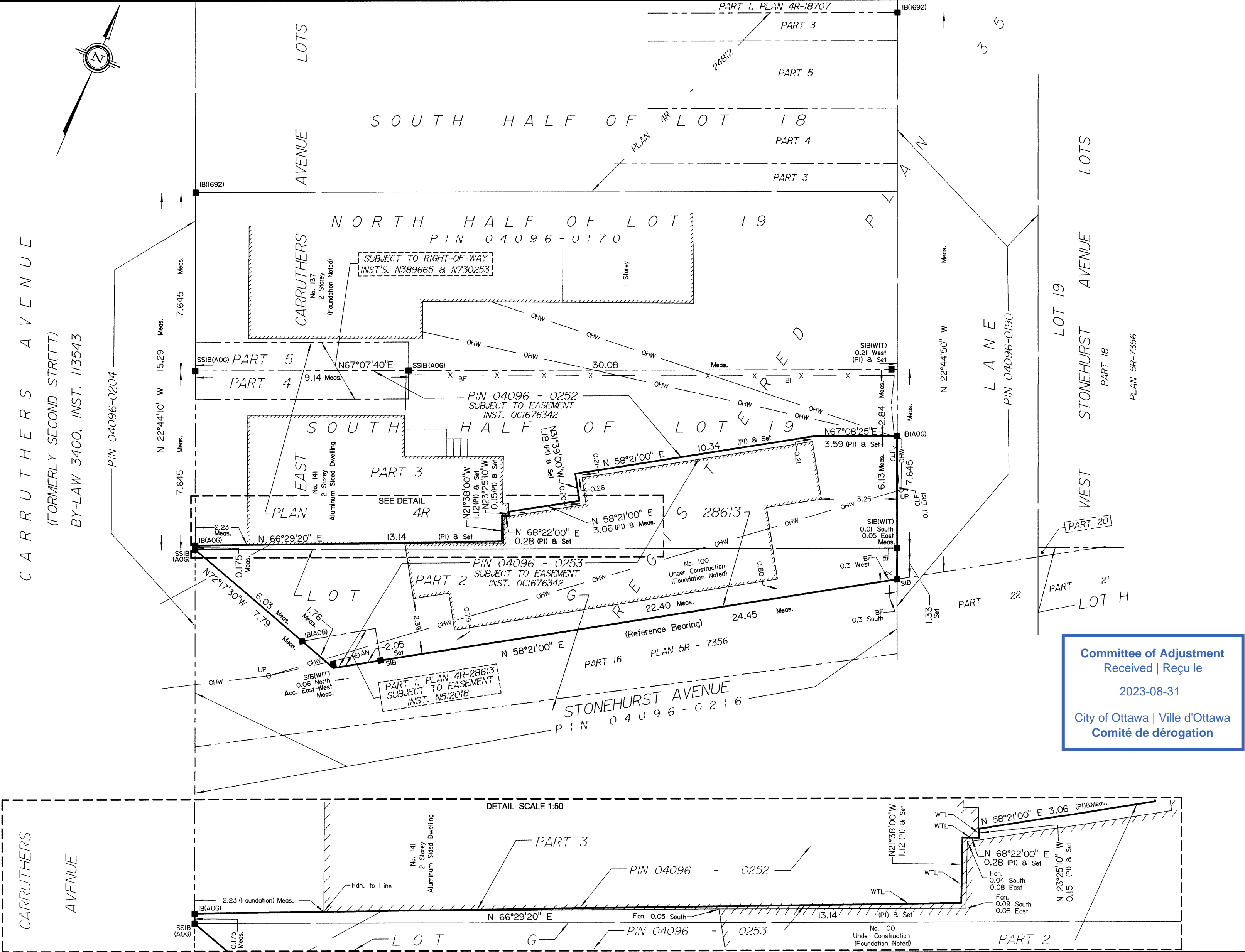
All measured bearings and distances are per (P1) unless otherwise noted.

Bearings are grid, derived from the northerly limit of Stonehurst Avenue as widened, shown to be N 58°21'00" E on Plan 4R-28613.

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Nepean, Ont. K2E 7S6
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Email: Nepean@aovltd.com

Ontario Land Surveyors



Y:\2024\15390-14\Drawings\15390-14 Collizza Bruni Architecture - Carruthers Ave RP35 DUC.DWG, 22:05:05 15/05/15, 11 AM, 107 7308 Rev02.D

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999935.

Bearings are grid bearings, derived from the northerly limit of Stonehurst Avenue as extended, shown to be N 58°21'00" E on Plan 5R-7356.

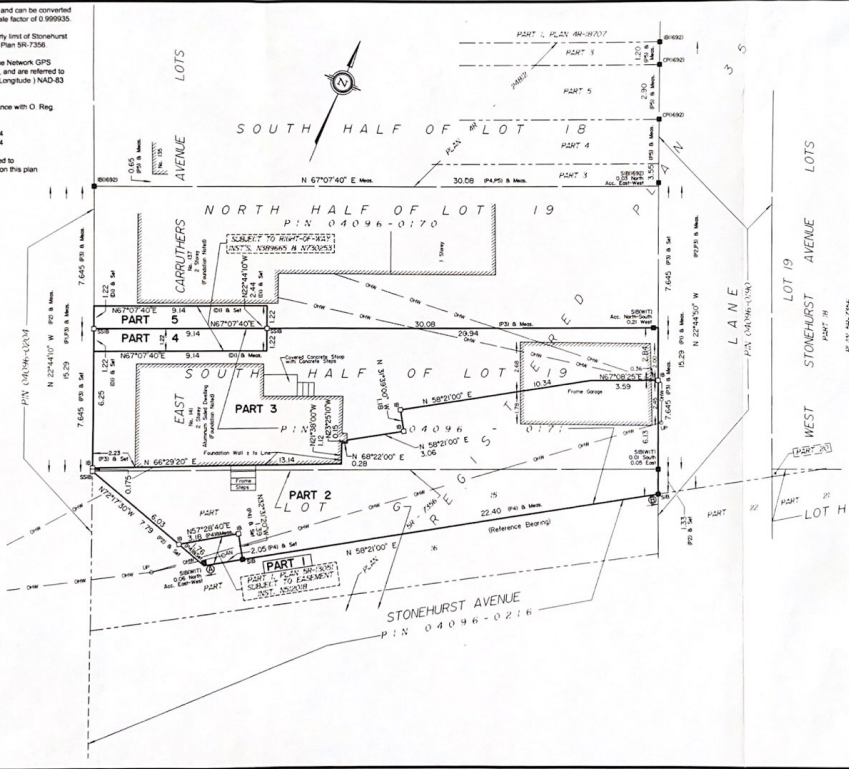
Coordinates are derived from Can-NET 3.0 Real Time Network GPS observations on monument A and B, shown hereon, and are referred to the Central Meridian of MTM Zone 9 (78°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

Point A Northing 5029900.74 Easting 385146.84
Point B Northing 5029913.55 Easting 385167.44

Caution Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

CARRUTHERS AVENUE
(FORMERLY SECOND STREET)
BY-LAW 3400, INST. 113543



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
DATE March 10, 2015

PLAN 4R-28613
RECEIVED AND DEPOSITED DATE March 10, 2015

A. S. Broxham
ANDREW J. BROXHAM
ONTARIO LAND SURVEYOR

J. Mason
REGISTRAR FOR
LAND REGISTRAR FOR
THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4

SCHEDULE			
PART	LOT	PLAN	PIN
1	PART OF G		
2	PART OF G AND PART OF 19	35	ALL OF 04096-0111
3			
4	PART OF 19		
5			PART OF 04096-0170

Part 1 is subject to an easement as described by Inst. N512016
Parts 4 and 5 are subject to a right of way as described by Insts. N306665 & N730253

PLAN OF SURVEY OF
PART OF LOT 19
AND PART OF LOT G
(EAST CARRUTHERS AVENUE)
REGISTERED PLAN 35
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.



Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 3.048.

Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the
Surveyors Act, the Surveyors Act and the Land Titles Act and the
regulations made under them.
2. The survey was completed on the 5th day of March, 2015.

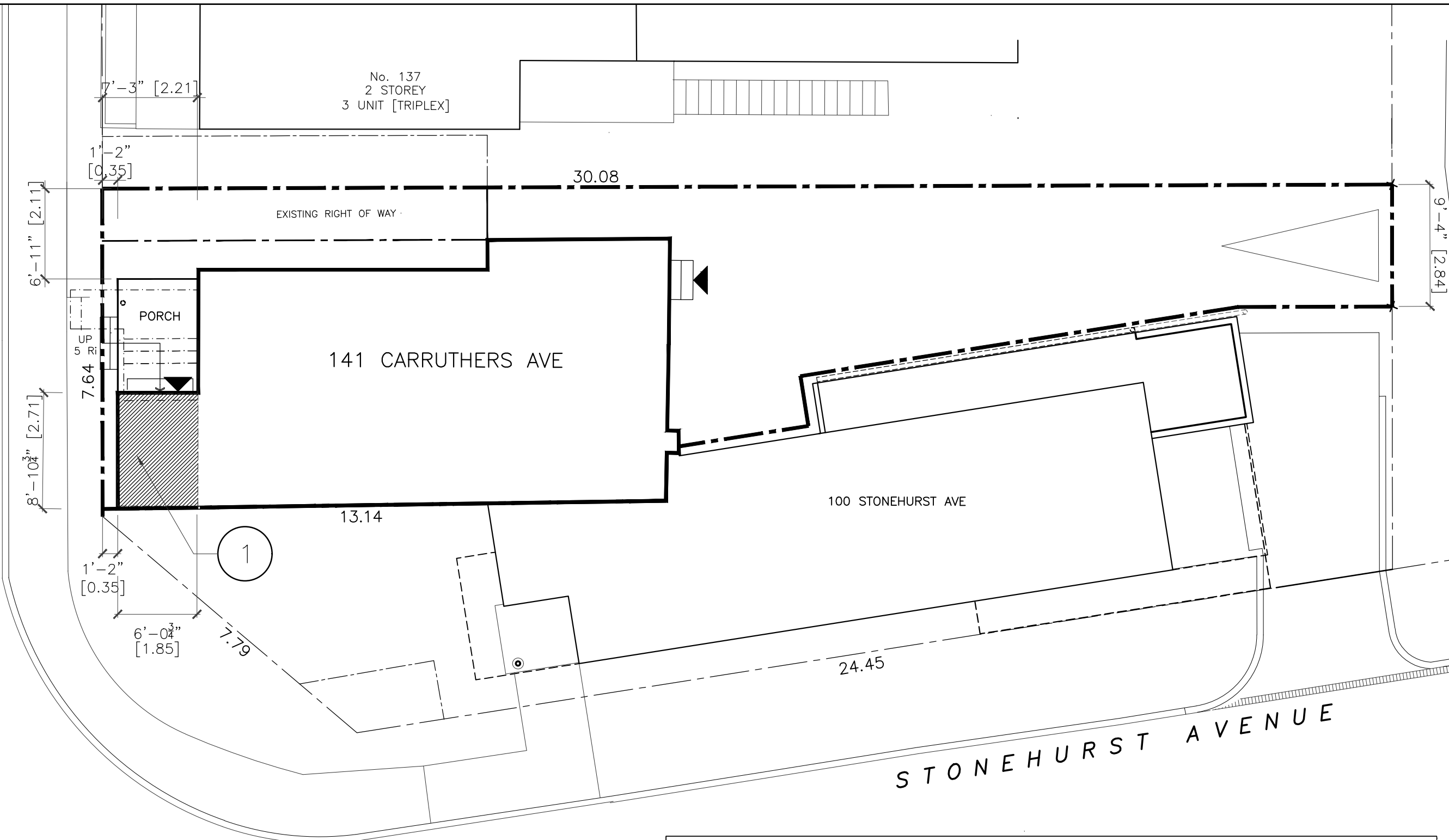
March 5, 2015
Date
A. S. Broxham
Andrew J. Broxham
Ontario Land Surveyor

- Notes & Legend
- - Delimits Survey Monument Planted
 - - Survey Monument Found
 - SIB - Standard Iron Bar
 - SSB - Short Standard Iron Bar
 - IB - Iron Bar
 - (WIT) - Witness
 - ACC - Accepted
 - (AOD) - Annis, O'Sullivan, Vollebek Ltd.
 - MEAS - Measured
 - - Overhead Wires
 - UP - Utility Pole
 - OAN - Anchor
 - (P1) - Registered Plan 35
 - (P2) - Plan 5R-7356
 - (P3) - (AOD) Plan March 13, 1985
 - (P4) - Plan 5R-13051
 - (P5) - Plan 4R-24812
 - (P6) - Inst. N730253

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P:\2023\01823_CARRUTHERS (100 STONEHURST) RENOVATION_PHASE2\2.0 ARCH\2.3 DRAWINGS\2.3.1 DD\2.3.1.2 SITE PLANS\221215_141_CARRUTHERS [SP1].indwg - LAYOUT SP1 (COA) - PLOT DATE 28-Aug-23 - LAST SAVED BY NM - LAST SAVED DATE August 25, 2023

CARRUTHERS AVENUE



DEVELOPMENT INFORMATION:

ZONING: R4UD

LOT AREA: 162.8 m²

NEW BUILDING AREA: 5.6m² (60 sf)

NEW PORCH AREA: 5m² (56sf)

DRAWING NOTES:

- ① - EXISTING PORCH & STAIR TO BE REMOVED

LEGEND:

- ▨ PROPOSED ADDITION

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architecture

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PROJECT NAME
141 CARRUTHERS AVE
PROPOSED ADDITION
TO SEMI-ETACHED
OTTAWA, ON



DRAWING TITLE
SITE PLAN

SCALE
AS NOTED

DRAWN BY

DATE

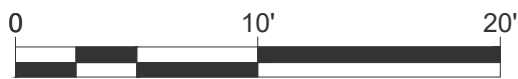
8/28/23

PROJECT NO.

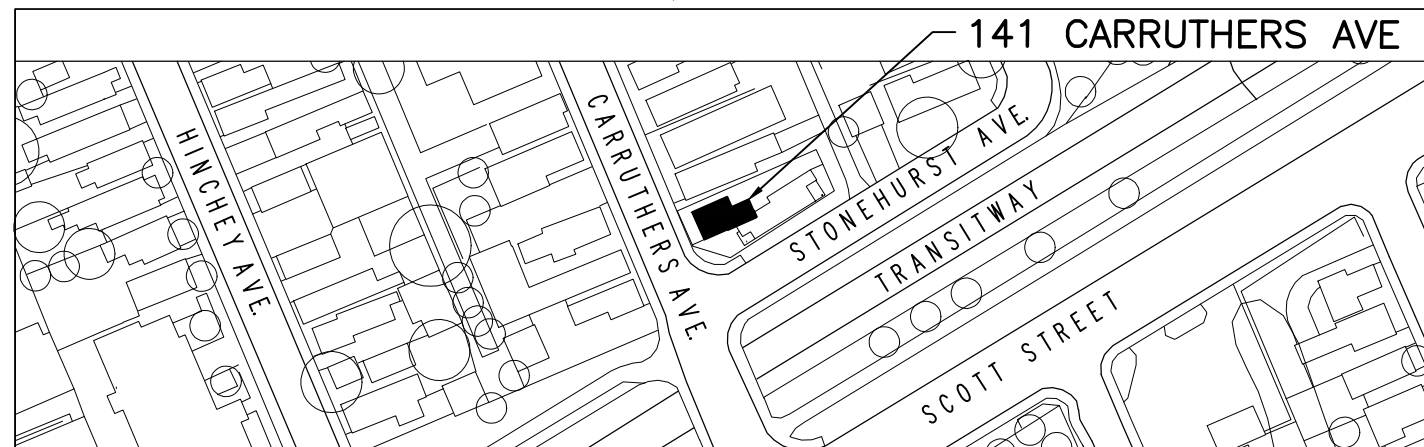
018-23

DRAWING NO.


SP1

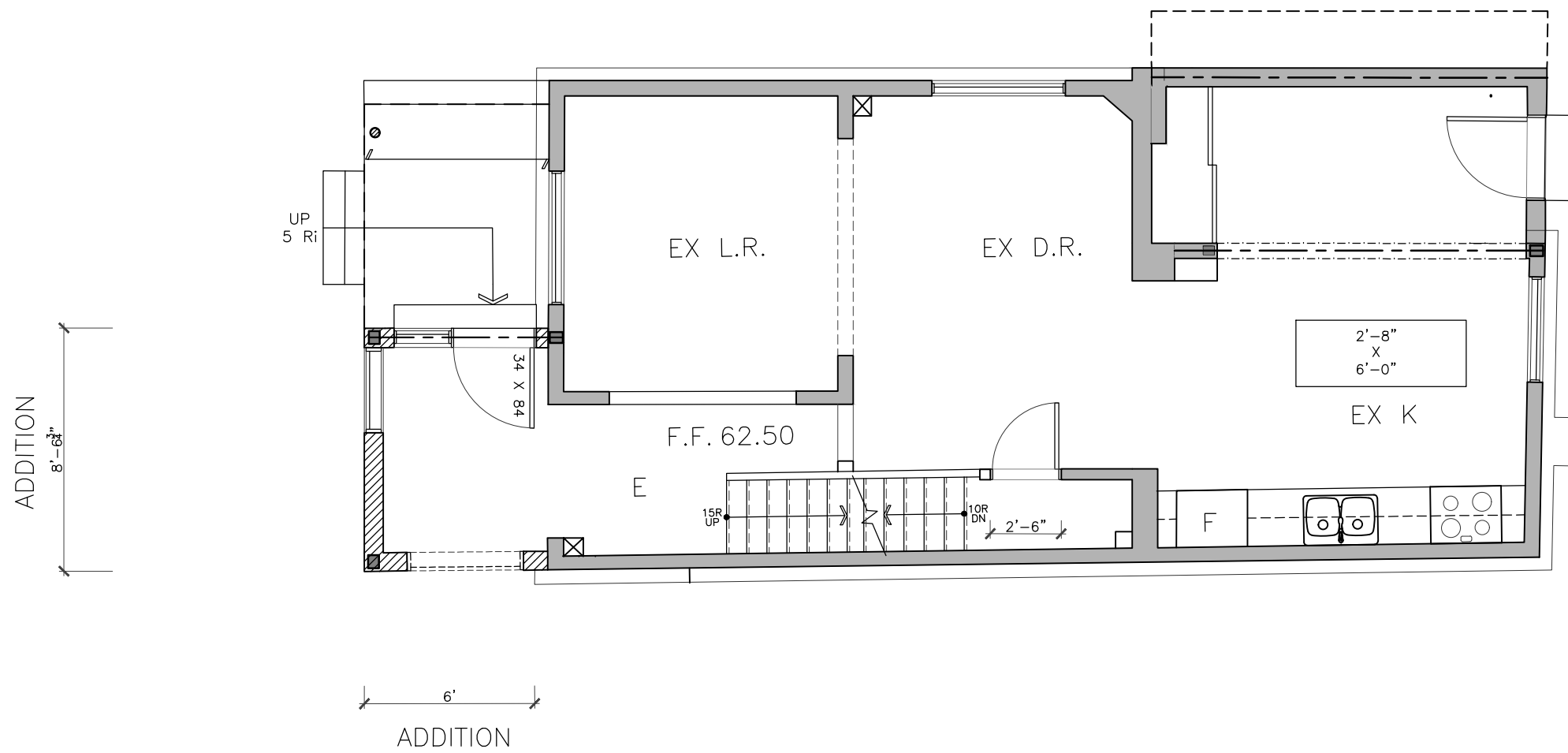


1 SITE PLAN
SP1 1/8" = 1' - 0"



F:\2023\01823_CARRUTHERS (100 STONEHURST) RENOVATION_PHASE2\2.0 ARCH\2.3 DRAWINGS\2.3.1 DD\2.3.1.3 PLANS\221215_141_CARRUTHERS [EXISTING] _NM.dwg - LAYOUT A2 (00A) - PLOT DATE 28-Aug-23 - LAST SAVED BY NM - LAST SAVED DATE August 25, 2023



PROPOSED  EXISTING



GENERAL NOTES:

- ALL DIMENSIONS ARE TAKEN TO FRAMING UNLESS NOTED OTHERWISE

LEGEND:

-  EXISTING
-  PROPOSED

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PROJECT NAME
141 CARRUTHERS AVE
PROPOSED ADDITION
TO SEMI-DETACHED
OTTAWA, ON



DRAWING TITLE
GROUND FLOOR
PLAN

SCALE
AS NOTED
DRAWN BY

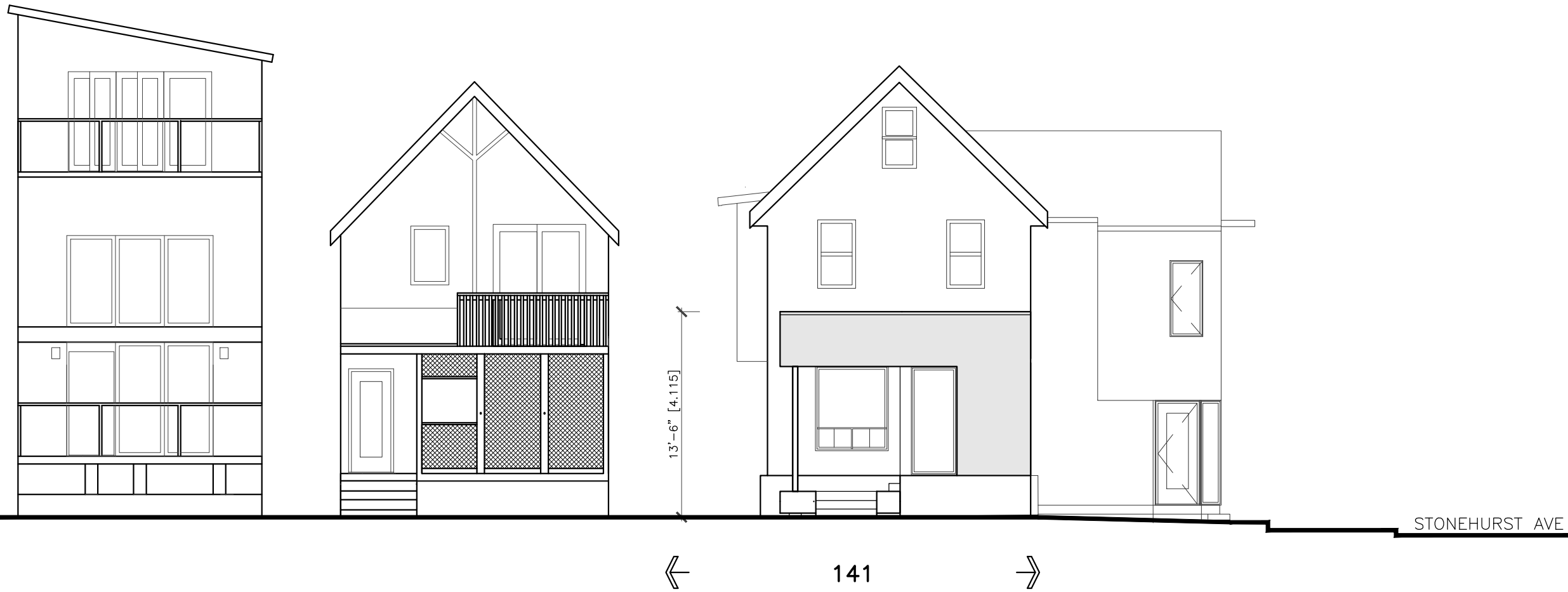
DATE
8/28/23
PROJECT NO.
018-23

DRAWING NO.

A1

1
A1 **GROUND FLOOR PLAN**
1/8" = 1' - 0"

P:\2023\01823_CARRUTHERS (100 STONEHURST) RENOVATION\PHASE2\2.0 ARCH\2.3 DRAWINGS\2.3.1 DD\2.3.1.4 ELEVATIONS\121922_141 CARRUTHERS (EXISTING ELS + SECTIONS)_PHASE2_NI_FOR_COA.dwg - LAYOUT A7 WEST ELEVATION - PLOT DATE 28-Aug-23 - LAST SAVED BY NI - LAST SAVED DATE August 25, 2023



LEGEND:

■ ADDITION

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PROJECT NAME
**141 CARRUTHERS AVE
PROPOSED ADDITION
TO SEMI-DETACHED**
OTTAWA, ON

DRAWING TITLE
**CARRUTHERS
AVE ELEVATION**

SCALE
AS NOTED
DRAWN BY


DATE
8/28/23
PROJECT NO.
018-23

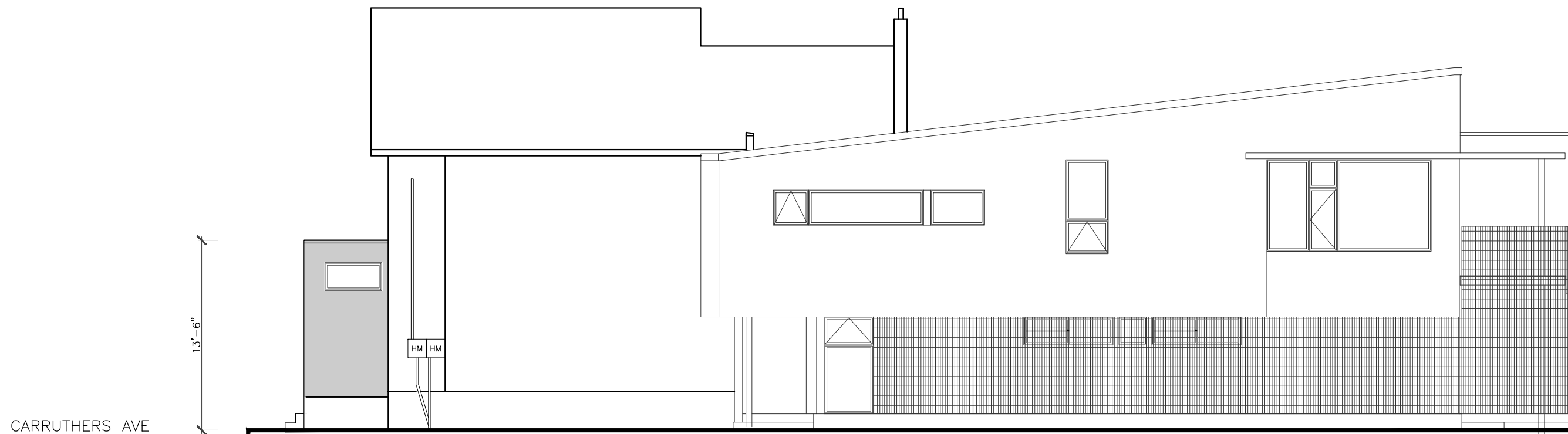
DRAWING NO.

A2

1
A2 **CARRUTHERS AVE ELEVATION (STREETSCAPE)**
1/8" = 1' - 0"

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PROPOSED  EXISTING



LEGEND:

 ADDITION

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PROJECT NAME
141 CARRUTHERS AVE
PROPOSED ADDITION
TO SEMI-DETACHED
OTTAWA, ON

DRAWING TITLE
STONEHURST
AVE ELEVATION

SCALE
AS NOTED
DRAWN BY

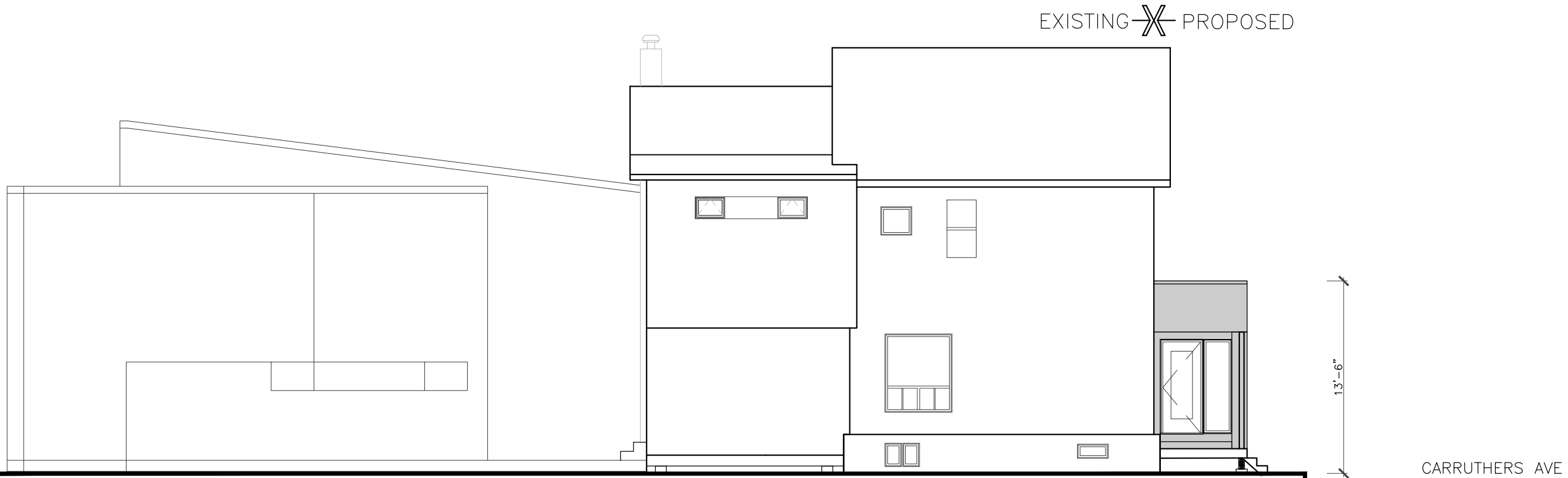
DATE
8/28/23
PROJECT NO.
018-23

DRAWING NO.

A3

 **STONEHURST AVE ELEVATION**
1/8" = 1' - 0"

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LEGEND:

■ ADDITION

EXISTING ~~X~~ PROPOSED

13'-6"

CARRUTHERS AVE

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PROJECT NAME
141 CARRUTHERS AVE
ADDITION TO
SEMI-DETACHED
OTTAWA, ON

DRAWING TITLE
NORTH
ELEVATION

SCALE
AS NOTED
DRAWN BY

DATE
8/28/23
PROJECT NO.
018-23

DRAWING NO.

A4

1 NORTH ELEVATION
A4 1/8" = 1' - 0"