

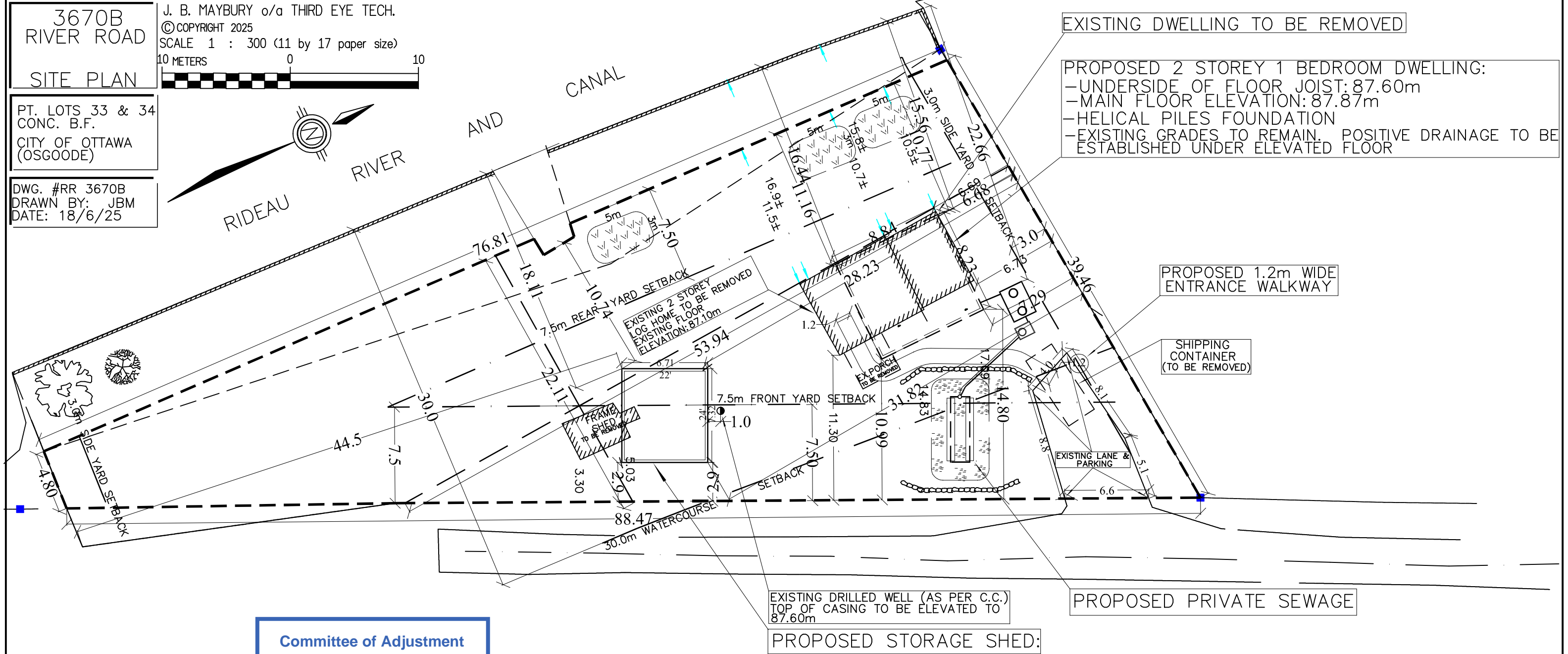
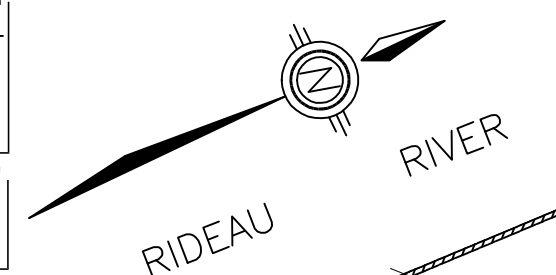
3670B
RIVER ROAD

SITE PLAN

PT. LOTS 33 & 34
CONC. B.F.
CITY OF OTTAWA
(OSGOODE)

DWG. #RR 3670B
DRAWN BY: JBM
DATE: 18/6/25

J. B. MAYBURY o/a THIRD EYE TECH.
© COPYRIGHT 2025
SCALE 1 : 300 (11 by 17 paper size)
10 METERS 0 10



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NOTES:

- 1.0 THE DEVELOPMENT AS PROPOSED IS UNDER THE DIRECTION OF THE OWNER/AGENT. THE OWNER/AGENT ASSUME FULL RESPONSIBILITY FOR DEVELOPMENT AS PROPOSED.
- 2.0 PROPERTY LINE & LEGAL DESCRIPTION INFORMATION/LOCATION WAS PROVIDED BY OWNER/AGENT. THE OWNER/AGENT ASSUME FULL RESPONSIBILITY FOR SCOPE & ACCURACY OF THIS INFORMATION.
- 3.0 THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM GRADING DESIGN AND THE PROTECTION OF ALL SERVICES AND UTILITIES PRIOR TO COMMENCE WORK.
- 4.0 THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM HE IS WORKING WITH APPROVED PLAN(S).

CAUTION: THIS IS NOT A PLAN OF SURVEY
METRIC: DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PROPOSED SHORELINE STEWARDSHIP
(SPRING 2026)

- PROPOSED NATIVE TREE & SHRUBS PLANTING AREA (AS PER RVCA)
- SUGAR MAPLE (2 GAL. POT)
- GREY DOGWOOD (2 GAL. POT)

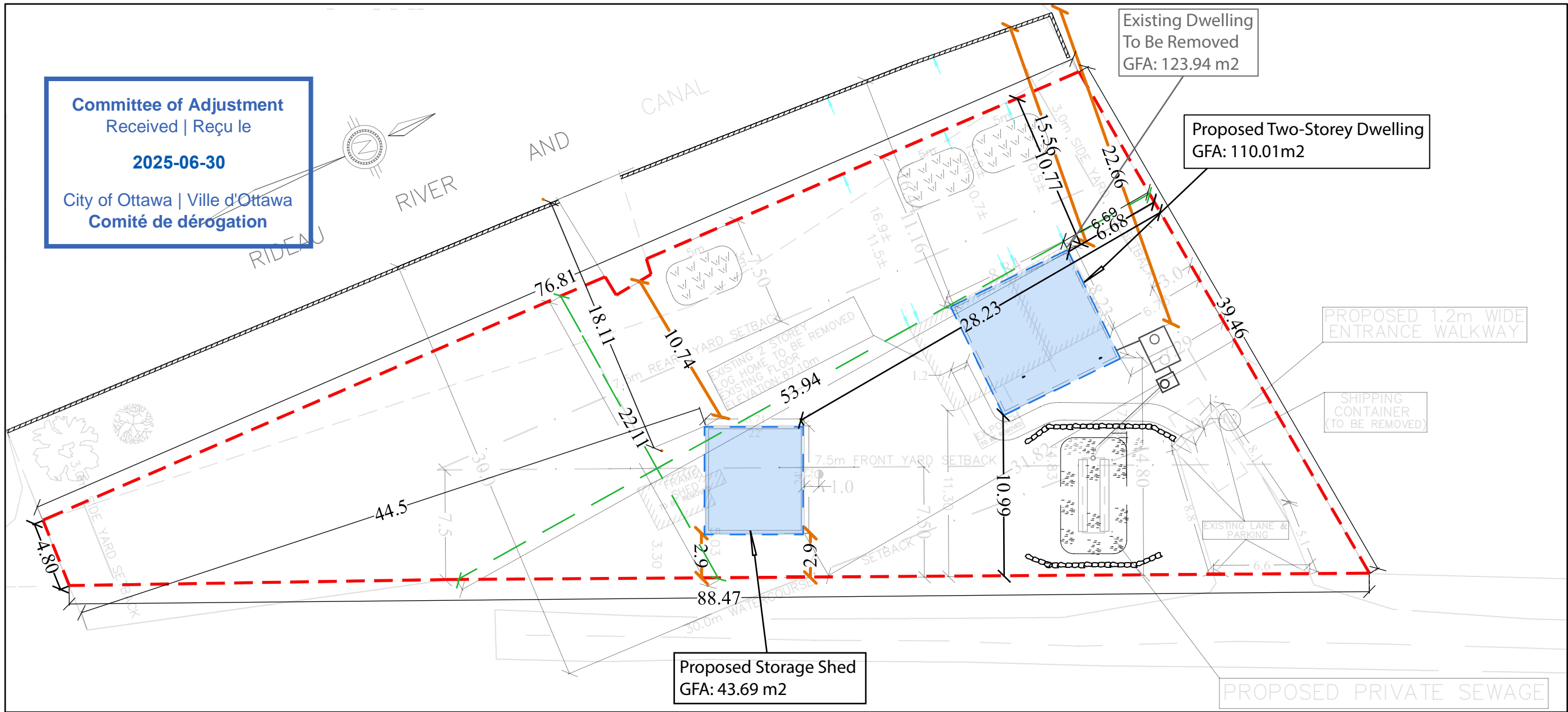
THIRD EYE

Declaration of Designer under section 2.17.4 of O.B.C.
Firm BCIN #26787, Individual-J.B.Maybury- BCIN #12924

5430 Riverside Cr.
Manotick On. K4M 1G9
(613)229-9692
e mail jmbullit@gmail.com

TECHNICAL SERVICE

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ELEVATION NOTES

1. ELEVATIONS ARE IN METRES AND ARE GEODETIC, DERIVED FROM GSC BENCHMARK 0011970U008, HAVING A PUBLISHED ELEVATION OF 87.79m. (CGVD 28:78)
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 AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITIES NOTES

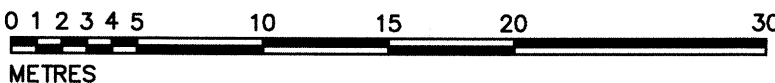
1. THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION.
2. A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY BEFORE ANY WORK INVOLVING BREAKING GROUND, PROBING, EXCAVATING ETC.

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PLAN OF SURVEY OF
PART OF LOTS 33 AND 34
BROKEN FRONT CONCESSION
GEOGRAPHIC TOWNSHIP OF OSGOODE
CITY OF OTTAWA
SCALE 1:300



METRIC

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

NOTES

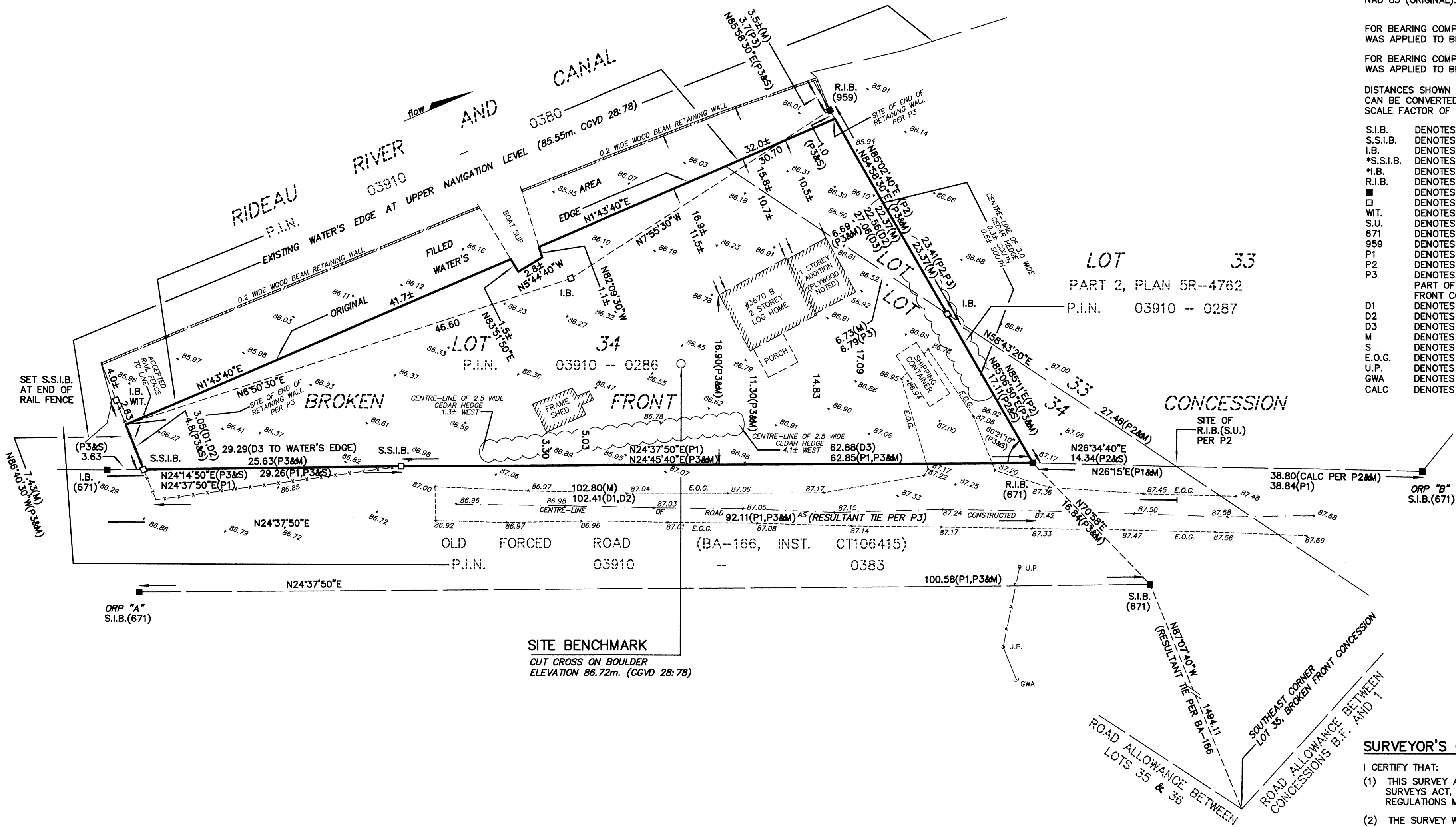
BEARINGS SHOWN ON THIS PLAN ARE GRID BEARINGS, AND ARE DERIVED FROM LEICA SMART-NET REAL TIME NETWORK GPS OBSERVATIONS ON REFERENCE POINTS 'A' AND 'B' SHOWN HEREON, AND ARE REFERENCED TO SPECIFIED CONTROL POINTS 01919791338 AND 01919871649, MTM ZONE 9, (76°30' WEST LONGITUDE), NAD 83 (ORIGINAL).

FOR BEARING COMPARISONS, A ROTATION OF 0°33'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1 & P3.

FOR BEARING COMPARISONS, A ROTATION OF 0°32'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P2.

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999945

- S.I.B. DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR
S.S.I.B. DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
I.B. DENOTES 0.016 SQ., 0.6 LONG, IRON BAR
*S.S.I.B. DENOTES 0.025 SQ., 0.3 LONG, SHORT STANDARD IRON BAR
*I.B. DENOTES 0.016 SQ., 0.3 LONG, IRON BAR
R.I.B. DENOTES ROUND IRON BAR
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT PLANTED
WT. DENOTES WITNESS
S.U. DENOTES SOURCE UNKNOWN
671 DENOTES F.H. GOOCH, O.L.S.
959 DENOTES H.B. MELDRUM, O.L.S.
P1 DENOTES PLAN BA-166, INST. CT106415
P2 DENOTES PLAN 5R-4762
P3 DENOTES BUILDING LOCATION SURVEY BY H.A.K. SHIPMAN, O.L.S. ON PART OF THE S 1/2 OF LOT 33 AND PART OF LOT 34, BROKEN FRONT CONCESSION, DATED MARCH 26, 1990. (FILE No. 90-4520)
D1 DENOTES INST. OS18003
D2 DENOTES INST. NS47257
D3 DENOTES INST. NS185657
M DENOTES MEASURED
S DENOTES SET
E.O.G. DENOTES EDGE OF GRAVEL
U.P. DENOTES UTILITIES POLE
GWA DENOTES GUY WIRE ANCHOR
CALC DENOTES CALCULATED



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2193530

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1028, Section 29(3)

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
- (2) THE SURVEY WAS COMPLETED ON THE 27th DAY OF JUNE, 2022.

JULY 19, 2022
DATE

J.P. SHIPMAN
ONTARIO LAND SURVEYOR

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 9, NAD 83 (ORIGINAL)		
POINT IDENTIFICATION	NORTHING	EASTING
ORP A	4997701.20	374044.92
ORP B	4997821.94	374088.10

COORDINATES SHOWN TO RURAL ACCURACY IN ACCORDANCE WITH O.REG 216/10, SECTIONS 14, AND 31 TO 35 (BOTH INCLUSIVE).
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

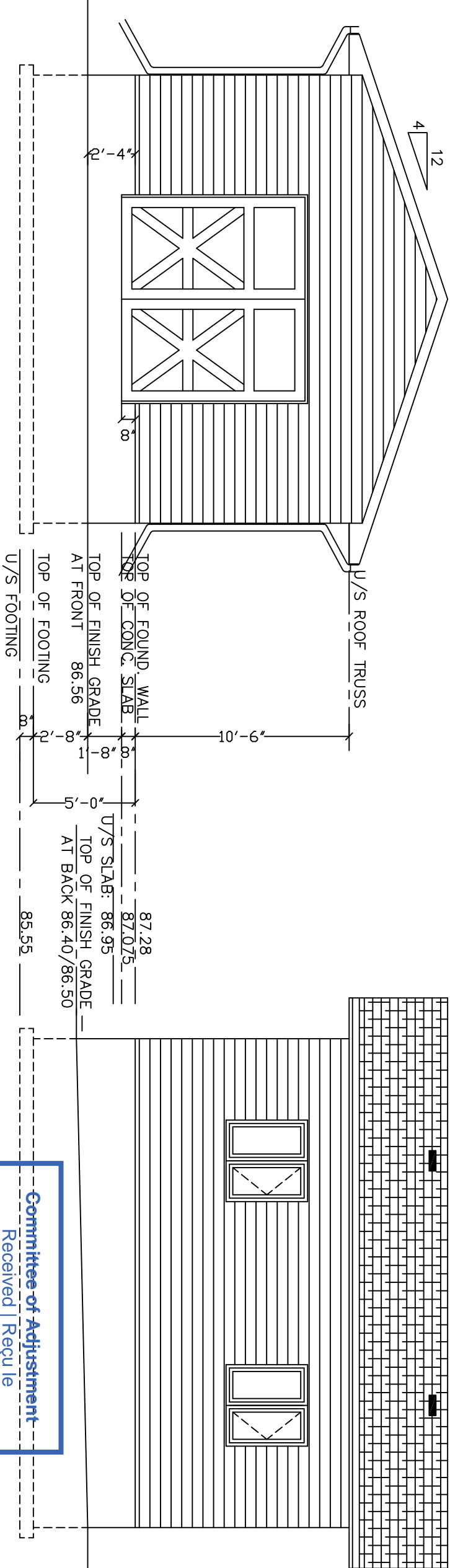


H.A.KEN SHIPMAN SURVEYING LTD.
P.O. BOX 53, NORTH GOWER, ONT. K0A 2T0

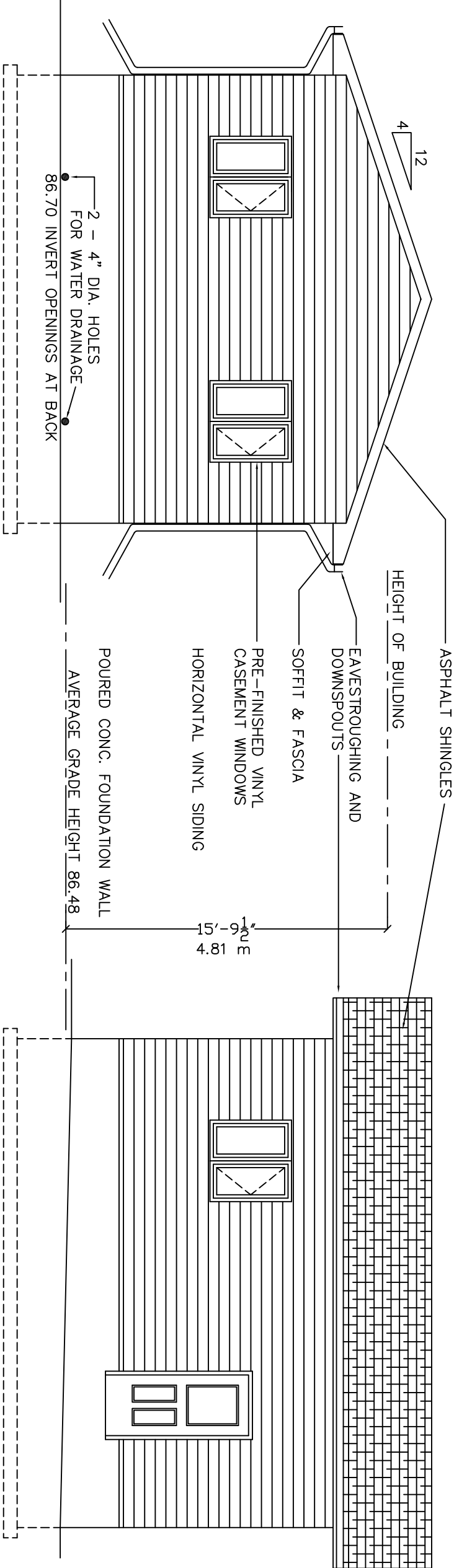
Ref No. : OS.-2009
FILE No. : 22-12927

REVISIONS:

NO.	REVISION	DATE

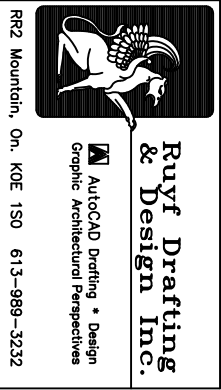


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IN ACCORDANCE WITH THE 2012 ONTARIO
BUILDING CODE, I HAVE REVIEWED AND TAKE
RESPONSIBILITY FOR THE DESIGN ACTIVITIES

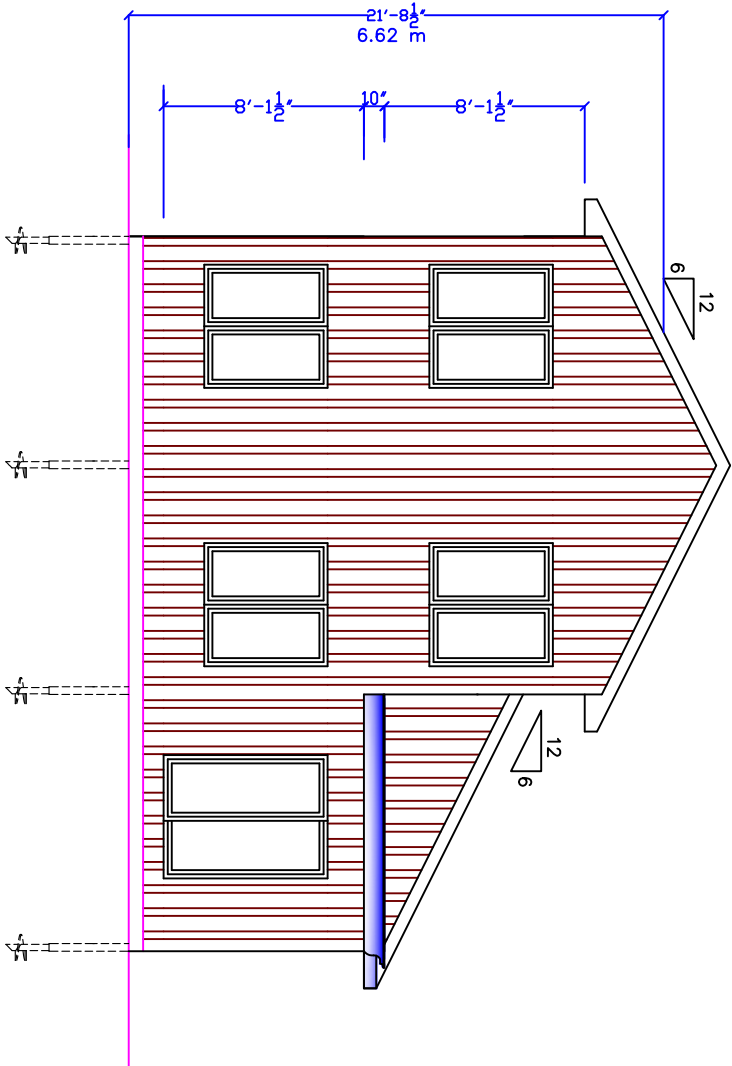
SIGNATURE:  DATE: April 15/25
GARY R. RUYF BCIN: 24393
RUYF DRAFTING & DESIGN INC. BCIN: 29582



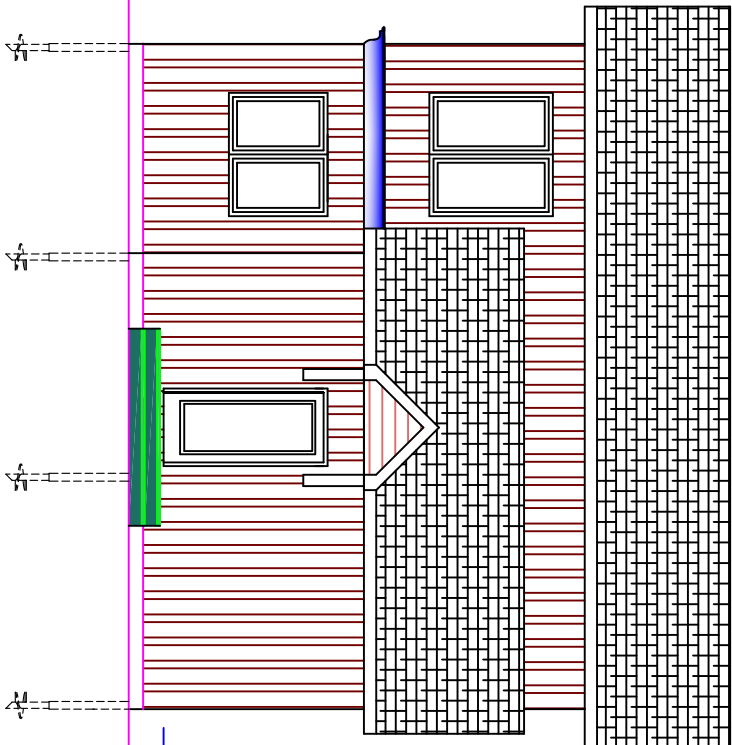
Project: **CUSTOM CAM GARAGE**
Client: BENCKHUYSEN CONSTRUCTION
Address: 3670B River Road, Osgoode, ON

PROPOSED ELEVATIONS

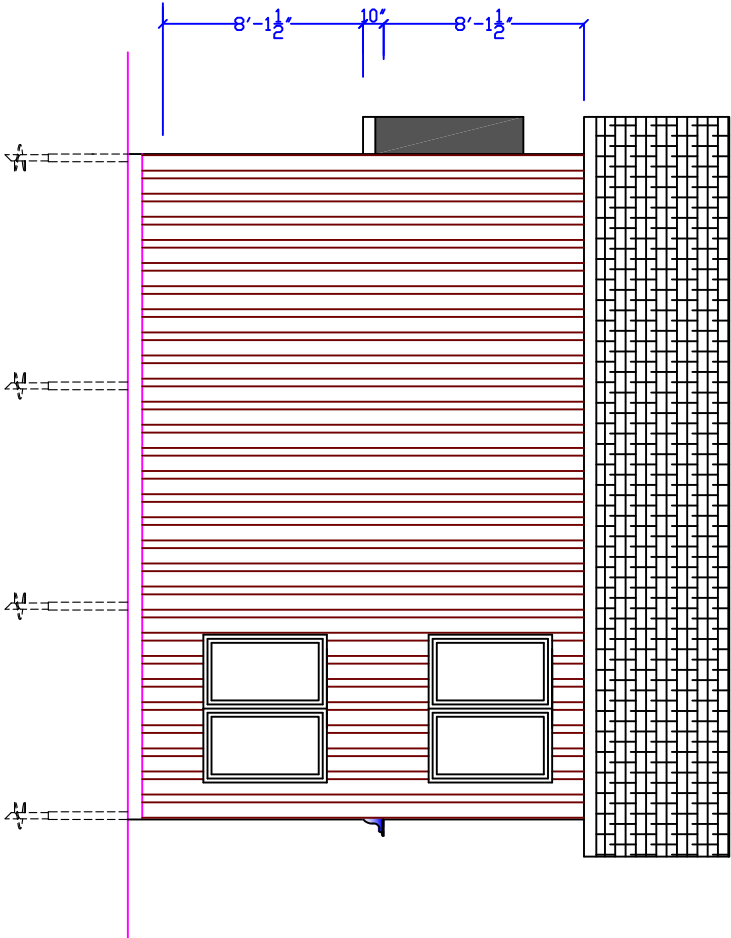
Scale: 3/16" = 1'-0"	Date: JANUARY, 2025
Drawn By: G. RUYF	Drawing No.
Checked By:	
Approved By:	
	A3 of 4



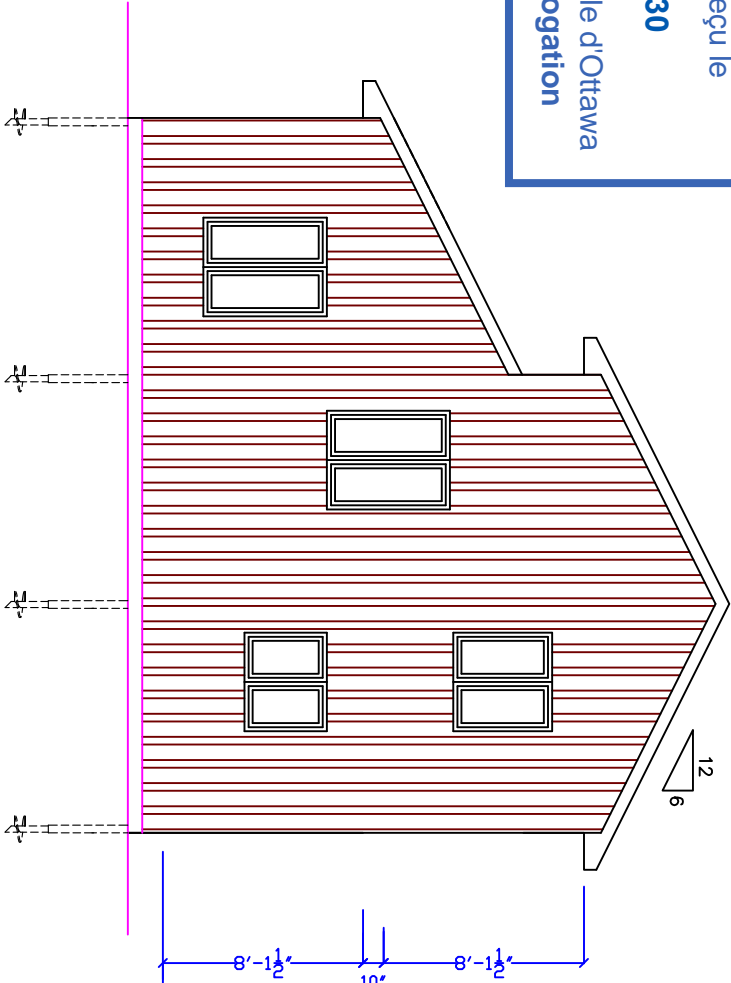
WATERFRONT (WEST) ELEVATION



SOUTH ELEVATION




NORTH ELEVATION



EAST ELEVATION

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REVISIONS:		
NO.	REVISION	DATE



**Ruyf Drafting
& Design Inc.**

AutoCAD Drafting • Design
Graphic Architectural Perspectives

RR2 Mountain, On. K0E 1S0 613-989-3232

Project
CUSTOM CAM RESIDENCE
Client BENCKHUYSEN CONSTRUCTION
Location 3670B River Road, Osgoode, ON

Drawing Title
ELEVATIONS

Scale 1/8" = 1'-0"	Date JANUARY, 2025
Drawn By G. RUYF	Drawing No.
Checked By	A2 of 2
Approved By	