

CARRUTHERS AVENUE
(Formerly Cave Street)
PIN 04094 - 0276

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____

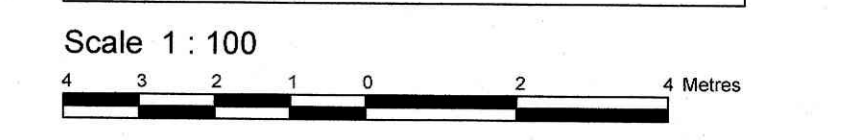
T. HARTWICK
ONTARIO LAND SURVEYOR

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

SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
189.6	1			
38.0	2	ALL OF 12	83	ALL OF 04094-0144
42.7	3			
297.2	4			

PLAN OF SURVEY OF LOT 12 REGISTERED PLAN 83 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 0.3048.



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 ___ day of July, 2021.

Date: _____
T. Hartwick
Ontario Land Surveyor

- Notes & Legend**
- | | | |
|-------|----------------------------------|-------------------------|
| □ | Denotes | Survey Monument Planted |
| ■ | Survey Monument Found | |
| SSIB | Short Standard Iron Bar | |
| IB | Iron Bar | |
| CC | Cut Cross | |
| CP | Concrete Pin | |
| (WIT) | Witness | |
| Meas. | Measured | |
| (AOG) | Annis, O'Sullivan, Vollebek Ltd. | |
| (P) | Plan 4R-31823 | |
| (P2) | Plan by (857) July 12, 2016 | |
| (P3) | Plan (1175) May 7, 1992 | |
| OHW | Overhead Wires | |
| CLF | Chain Link Fence | |
| BF | Board Fence | |
| UP | Utility Pole | |
| C/L | Centreline | |
| RWS | Concrete Sidewalk | |
| SWS | Stone Block Retaining Wall | |
| RWT | Timber Retaining Wall | |

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, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N23°42'00"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

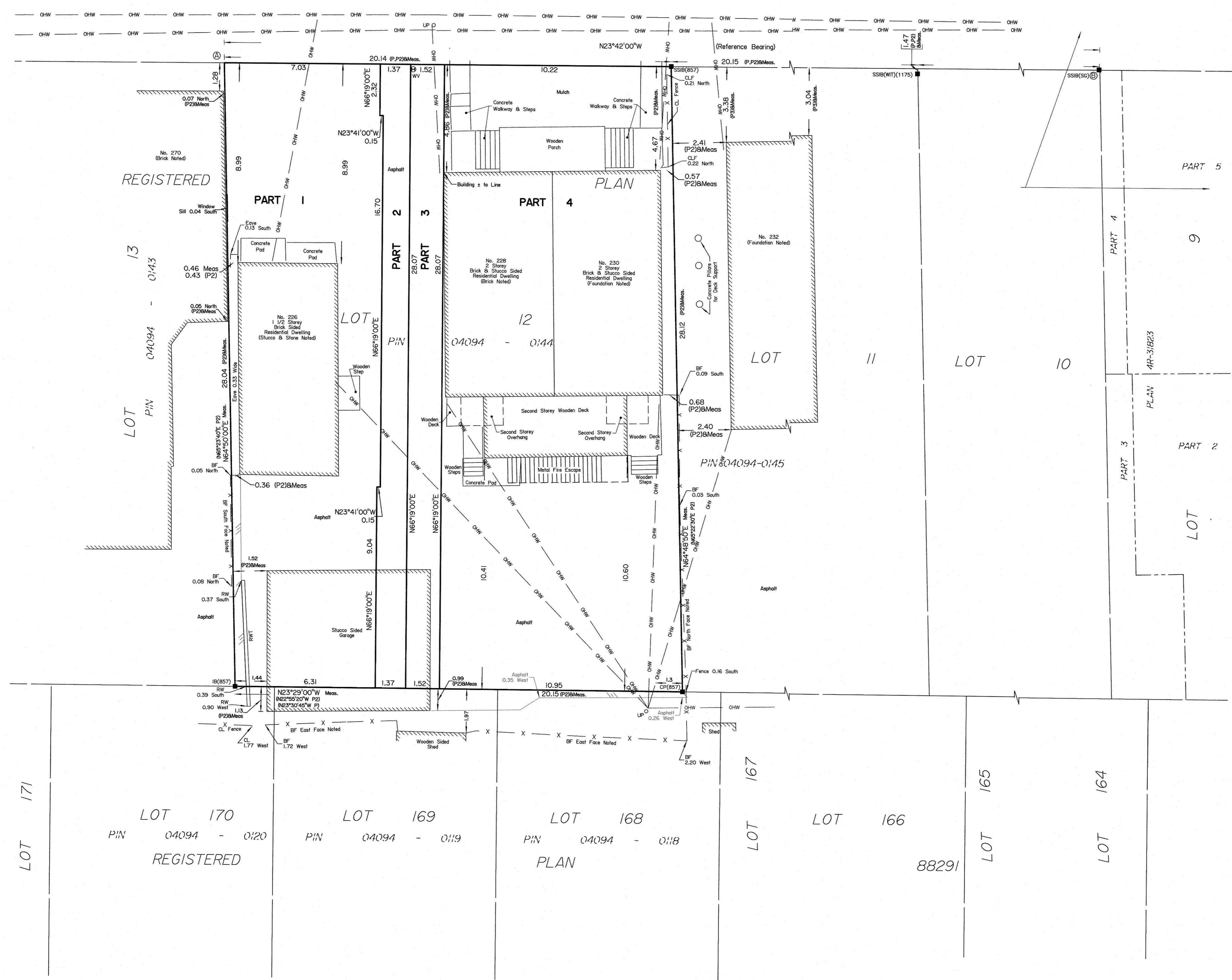
For comparison purposes, a rotation of 0°33'40" counter clockwise was applied to bearings on P2.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

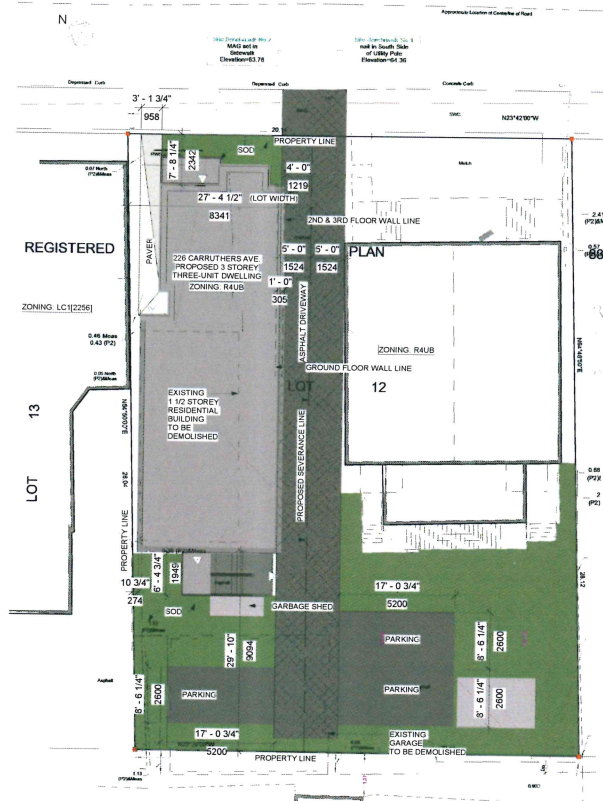
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680005	Northing	5027191.26	Eastings	361496.76
.01919680105	Northing	5024915.16	Eastings	373971.65
.Point A	Northing	5029654.90	Eastings	365229.88
.Point B	Northing	5029599.61	Eastings	365254.15

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



CARRUTHERS AVENUE
(Formerly Cave Street)



ZONING RAUB LOT 170 REGISTERED
 ZONING RAUB LOT 169 PLAN
 ZONING RAUB LOT 168 REGISTERED
 88291

1 SITE PLAN
1:100

226 CARRUTHERS AVE

SITE PLAN OF SURVEY LOT 12 REGISTERED PLAN #3, CITY OF OTTAWA

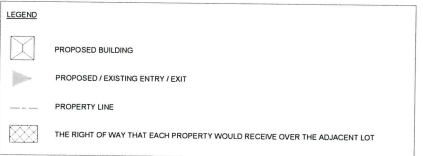
SURVEY INFO TAKEN FROM LOT 12 REGISTERED PLAN #3 CITY OF OTTAWA PREPARED BY ANNE O'BRIEN/ANNA VOLLEBEKK LTD. COMPLETED JUNE 2, 2020

RAUB RESIDENTIAL FOURTH DENSITY ZONE (ISEC 161-162) CITY OF OTTAWA DWELLING TYPE: 3 STOREY, THREE-UNIT DWELLING

ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	300 m ²	225.8 m ²	MINOR VARIANCE
B) MINIMUM LOT WIDTH	10 m	8.34 m	MINOR VARIANCE
C) MINIMUM LOT DEPTH	N/A	28.04 m	
D) MINIMUM FRONT YARD SET BACK (AVERAGE SETBACK OF NEIGHBOUR)	(1.28 m + 4.67m) / 2 = 2.98m	2.34 m	MINOR VARIANCE
E) MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m	1.2 m & 0.274 m	MINOR VARIANCE
F) MINIMUM REAR YARD SET BACK	30% of 28.04 m = 8.41 m	9.094 m	
G) MAXIMUM BUILDING HEIGHT	11 m	10.44 m	
H) MINIMUM OF ONE AGGREGATED RECTANGULAR AREA IN REAR BUILDING AREA	25 m ²	14.8 m ²	MINOR VARIANCE

BASEMENT BUILDING AREA	PROPOSED SITE DEVELOPMENT INFO	GARBAGE REQUIREMENT
98.19 m ²	PROPOSED STOREYS: 3	GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN THE BASEMENT AND REMOVED PRIVATELY DURING COLLECTION
GROUND FLOOR BUILDING AREA: 98.19 m ²	LOT COVERAGE: 43.4%	
SECOND FLOOR BUILDING AREA: 103.19 m ²	SOFT LANDSCAPING: 24.2 m ² (10.6%)	
THIRD FLOOR BUILDING AREA: 103.19 m ²	HARD LANDSCAPING: 21.04 m ² (9.32%)	
TOTAL: 402.76 m ²	STAIR: 11.4 m ² (5%)	
	ASPHALT: 51 m ² (12.59%)	PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS THROUGHOUT THE WINTER
	FRONT FACADE WINDOW TO WALL RATIO: 39.5%	
	FRONT YARD SOFTSCAPING PERCENTAGE: 41.7%	
	REAR YARD SOFTSCAPING PERCENTAGE: 35 m ² (52%)	

AVERAGE GRADE: CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS AT THE INTERIOR SIDE PROPERTY LINES
 AVERAGE GRADE: 64.28m (64.30m + 64.05m + 64.34m + 64.43m) / 4



Committee of Adjustment
 JUL 28 2021
 City of Ottawa



DESIGN ONLY
 OTTAWA CARLETON CONSTRUCTION GROUP LTD. 300 HWY 107 WEST
 107 LAURENCE AVE. SUITE 201 OTTAWA ON K1P 6E8
 FERNANDO MATOS INC. 2011 613-888-8211
 1010 BAYVIEW AVE. SUITE 100 MISSISSAUGA ON L4X 1L3
 ALL DRAWINGS MUST BE USED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CONTRACT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
 GENERAL NOTES

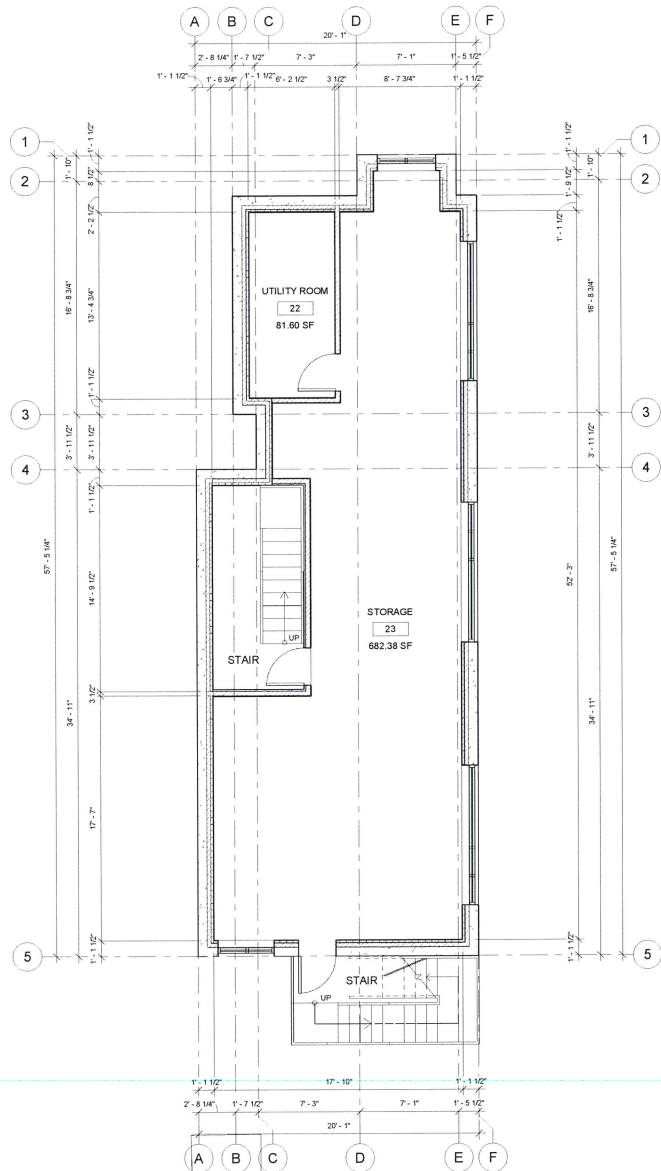
226 CARRUTHERS AVE.
 NEW 3 STOREY
 THREE-UNIT DWELLING

CONSULTANTS

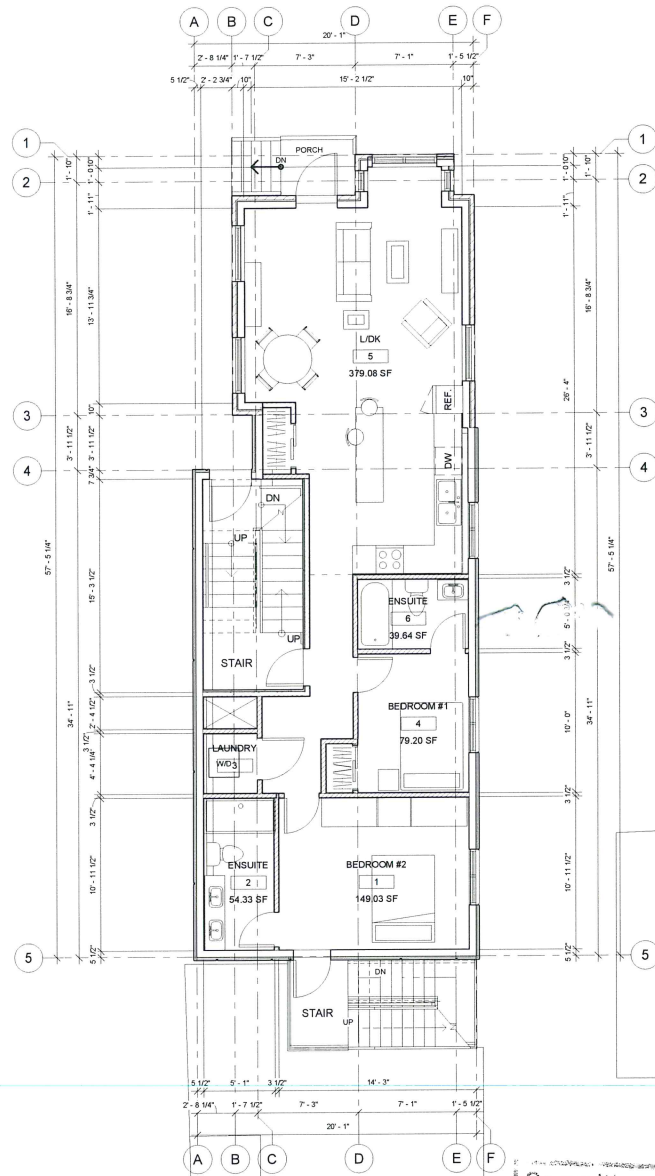
NO.	REVISION/DATE	DATE
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PROJECT: 226 CARRUTHERS AVE NEW 3 STOREY THREE UNIT DWELLING
 226 CARRUTHERS AVE OTTAWA, ONTARIO M5S 1R6

SITE PLAN
 SHEET: A1
 DATE: APRIL 6, 2021
 SCALE: AS NOTED



2 BASEMENT
1/4" = 1'-0"



1 GROUND FLOOR
1/4" = 1'-0"



DESIGN ONLY
OTTAWA CARLETON CONSTRUCTION
3000 10th AVE. #200
OTTAWA, ONTARIO K1P 1H7
TEL: 453-8442
FAX: 453-8442

PROJECT LOCATION
187
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RESPONSIBILITIES
DRAWING CONTRACTOR
ALL DIMENSIONS SHOWN SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO.
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GENERAL NOTES

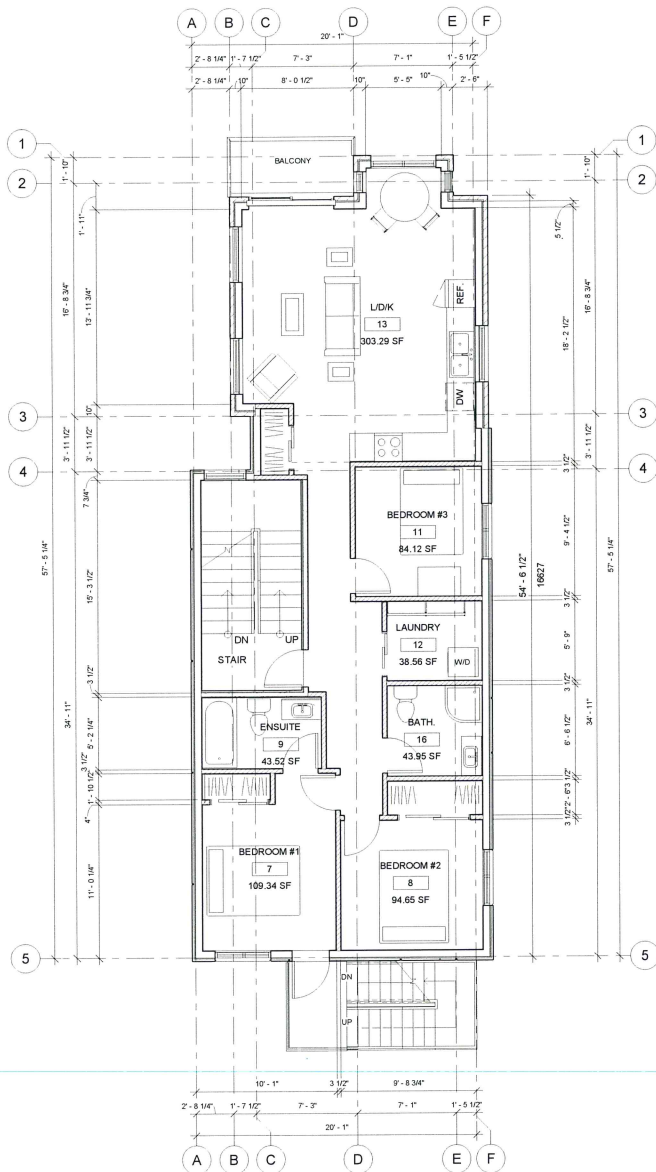
226 CARRUTHERS AVE.
NEW 3 STOREY
THREE-UNIT DWELLING

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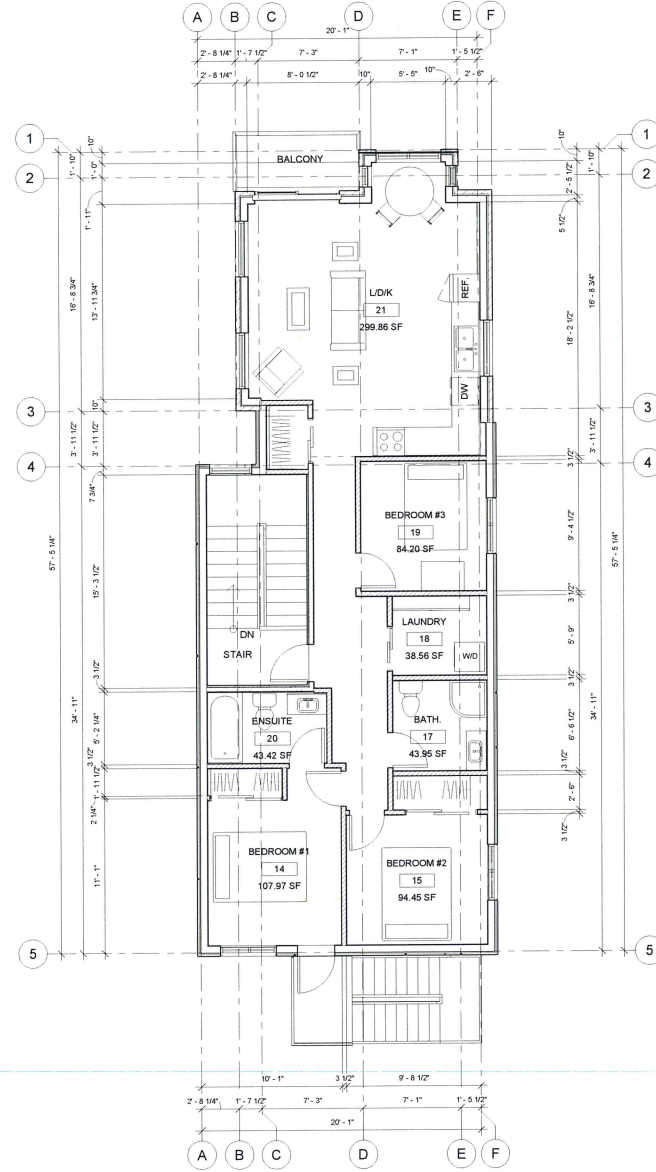
226 CARRUTHERS AVE
NEW 3 STOREY THREE-UNIT DWELLING
OTTAWA, ONTARIO

FLOOR PLANS
DATE: APRIL 3, 2021
SHEET: A2
SCALE: AS NOTED

Committee of Adjustment
JUL 28 2021
City of Ottawa



1 SECOND FLOOR
1/4" = 1'-0"



2 THIRD FLOOR
1/4" = 1'-0"



DESIGN ONLY
OTTAWA CARLETON CONSTRUCTION
2020 LTD. 1000 FRED
137 CARRUTHERS AVE. SUITE 101
OTTAWA ONTARIO K1P 1H7
FERRIS/CHARTERIS/BCMA 20211
151638444
GENERAL CONTRACTOR
The undersigned hereby certifies that the drawings and specifications herein were prepared by the undersigned or under the direct supervision and control of the undersigned and that the undersigned is a duly licensed professional engineer in the Province of Ontario.
RESPONSIBILITIES
GENERAL CONTRACTOR
ALL DIMENSIONS SHOWN ON THESE DRAWINGS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL BUILDING CODE AND ALL APPLICABLE REGULATIONS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO.
CORPORATE SEAL

GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL BUILDING CODE AND ALL APPLICABLE REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO.
CORPORATE SEAL

226 CARRUTHERS AVE.
NEW 3 STOREY
THREE-UNIT DWELLING

CONSULTANTS	
NO.	DESCRIPTION
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Committee of Adjustment
JUL 28 2021
City of Ottawa

FLOOR PLANS
DATE: APR 28, 2021
SHEET: A3



(DESIGN ONLY)
 OTTAWA CARLETON CONSTRUCTION
 1000 GERRARD ST. E. SUITE 100
 OTTAWA, ONTARIO

Project Name:
 226 CARRUTHERS AVE.
 NEW 3 STOREY THREE UNIT DWELLING
 OTTAWA, ONTARIO

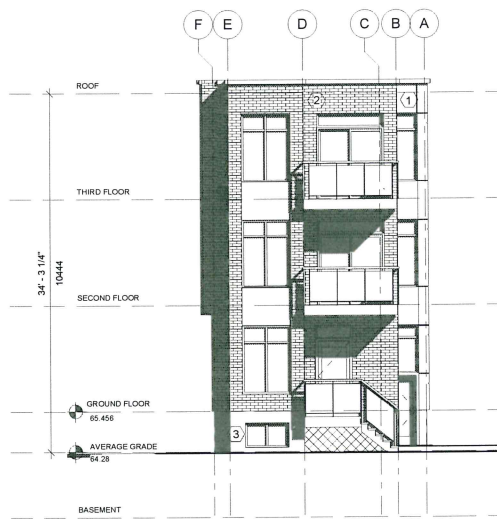
QUALIFICATION:
 The architect is responsible for the design and construction of the building and is not responsible for the design and construction of the mechanical, electrical, plumbing, and fire protection systems, or for the design and construction of the foundation and retaining walls.

REVISIONS:
 ALL REVISIONS MUST BE APPROVED BY THE ARCHITECT AND THE CLIENT. REVISIONS SHOULD BE INDICATED BY A CIRCLED NUMBER AND A LETTER. REVISIONS SHOULD BE MADE TO THE ORIGINAL DRAWING AND NOT TO A COPY.

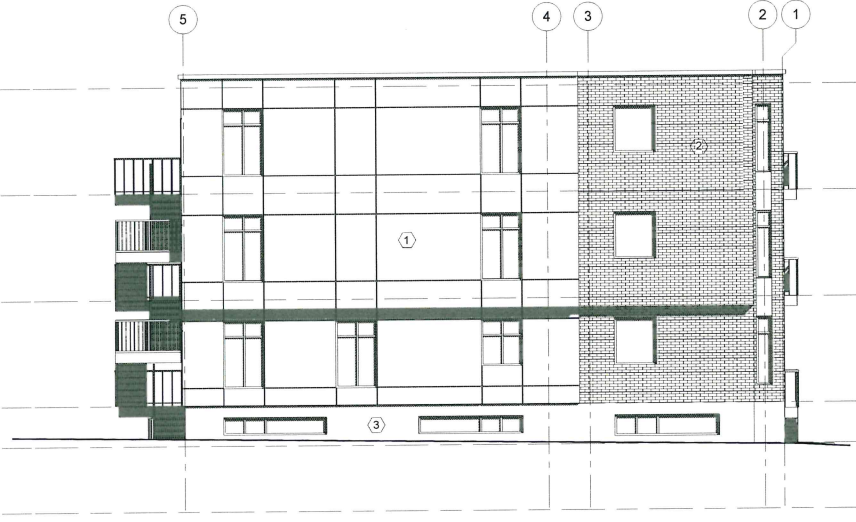
GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES ARE AS NOTED.
 3. REFER TO SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.

MATERIAL LEGEND & NOTES

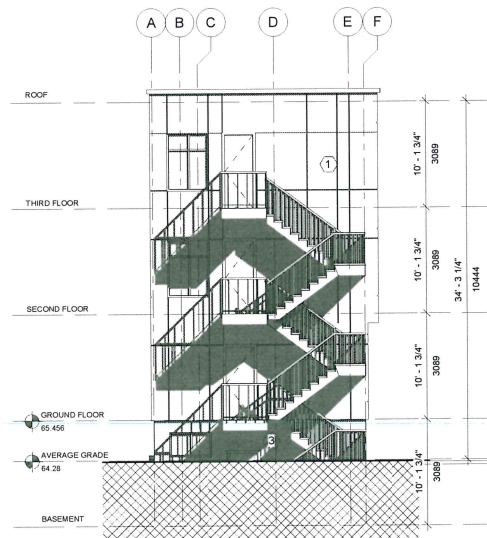
- ① CEMENT BOARD
- ② BRICK VENEER
- ③ CEMENT PARING



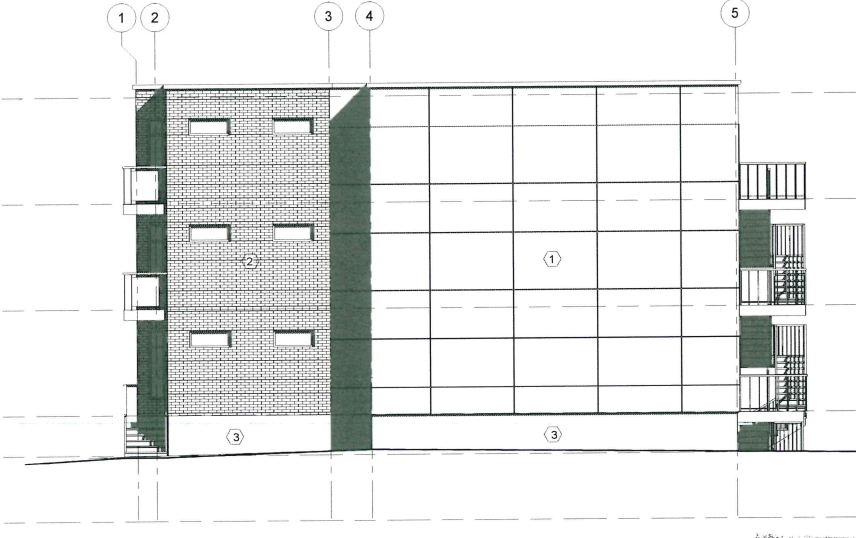
① Front (East) Elevation
 3/16" = 1'-0"



② Side (South) Elevation
 3/16" = 1'-0"



③ Rear (West) Elevation
 3/16" = 1'-0"



④ Side (North) Elevation
 3/16" = 1'-0"

226 CARRUTHERS AVE.
 NEW 3 STOREY
 THREE-UNIT DWELLING

CONSULTANTS	
ARCHITECT	
MECHANICAL	
ELECTRICAL	
PLUMBING	
STRUCTURAL	
ENVIRONMENTAL	
LANDSCAPE	
TRAVEL	
VEHICLE	
RECREATION	
DATE	
PROJECT	
226 CARRUTHERS AVE. NEW 3 STOREY THREE UNIT DWELLING OTTAWA, ONTARIO	
ELEVATIONS	
DATE	Sheet
NO. L.T.	A4
DATE APRIL 8, 2021	
SCALE AS NOTED	

Committee of Adjustment
 JUL 28 2021
 City of Ottawa