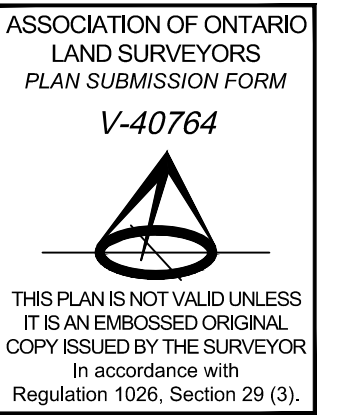




Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

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 _____ 2023.
Date _____
E. H. Herweyer
Ontario Land Surveyor

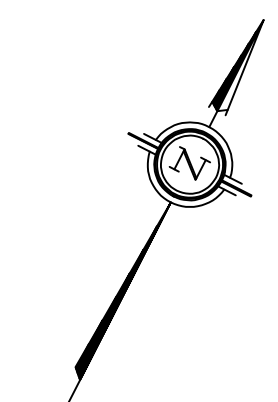
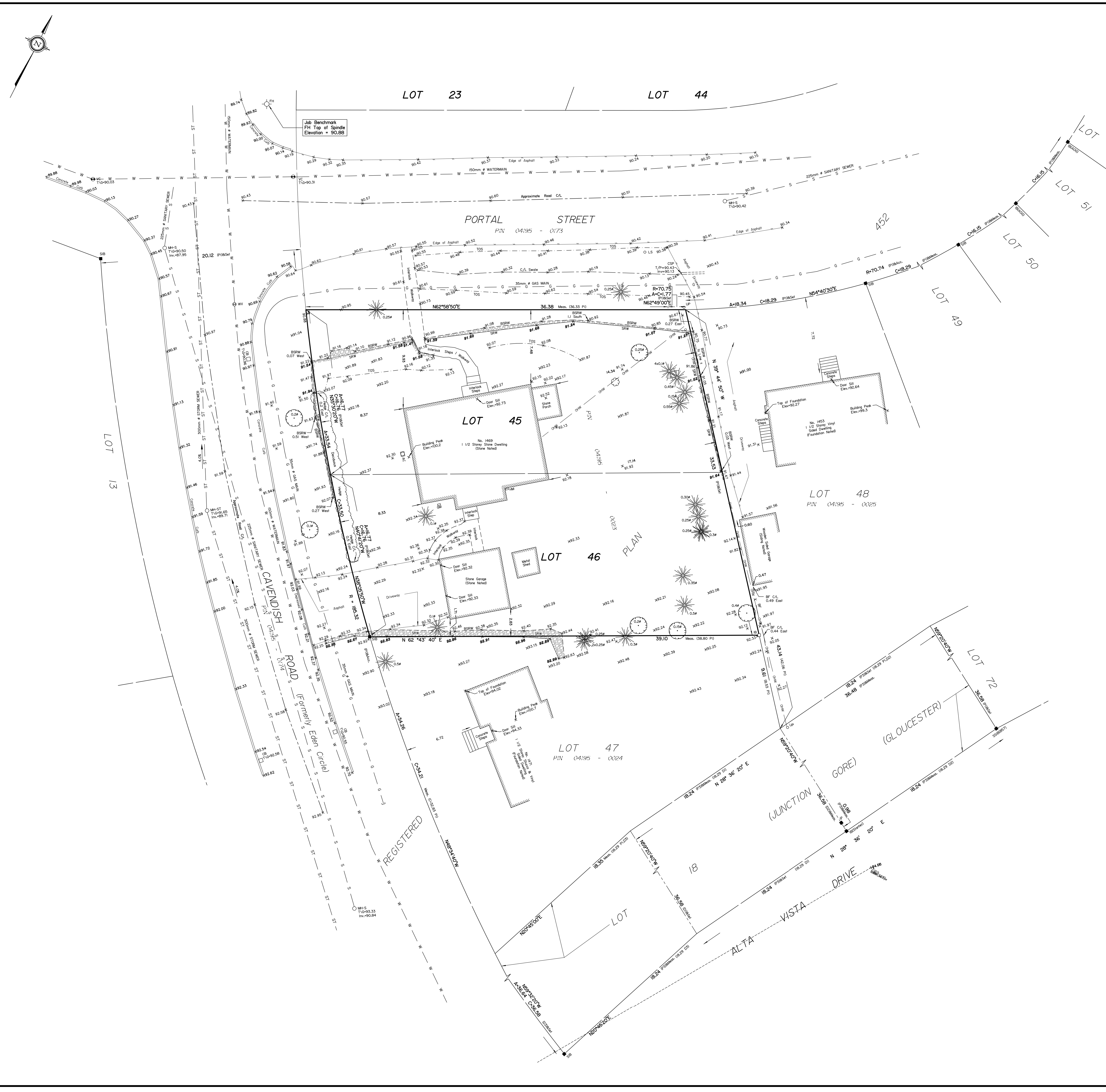
Notes & Legend table with symbols and descriptions for various survey elements like monuments, utilities, and vegetation.

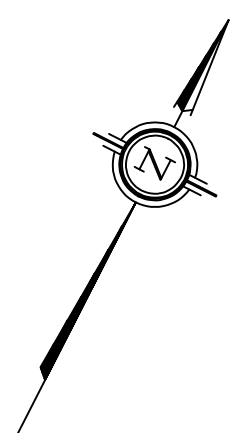


Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
For bearing comparisons, a rotation of 0°34'40" counter-clockwise was applied to bearings on P3.

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. Underground utility data derived from City of Ottawa utility sheet reference J-16-07 & J-16-08.
4. Sanitary and storm sewer grades and inverts were derived from City of Ottawa engineering Sheet Dated March 1960.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from City of Ottawa benchmark No. G-43 having an elevation of 95.133 metres.
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.





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

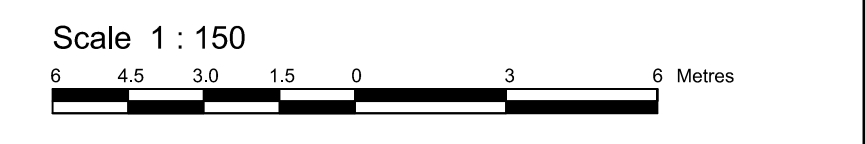
PLAN 4R-
RECEIVED AND DEPOSITED DATE: _____

E.H. HERVEYER
ONTARIO LAND SURVEYOR

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

SCHEDULE			
PART	LOT	PLAN	PIN
1-3 (Inclusive)	ALL OF 45 & 46	452	ALL OF 04195-0023

DRAFT PLAN OF SURVEY OF
LOT 45 AND 46
REGISTERED PLAN 452
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 _____, 2023.

Date: _____
E.H. Herveyer
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-53818

- Notes & Legend**
- Denotes - Survey Monument Planted
 - Denotes - Survey Monument Found
 - SB - Standard Iron Bar
 - SSIB - Short Standard Iron Bar
 - IB - Iron Bar
 - Meas. - Measured
 - Acc. - Accepted
 - (AOG) - Annis, O'Sullivan, Vollebek Ltd.
 - (P1) - Registered Plan 452
 - (P2) - (AOG) Plan November 22, 1999
 - (P3) - (Stantec) Plan July 30, 2019
 - (P4) - (1473) Plan May 7, 1991
 - (D1) - Inst. GL 46167
 - (D2) - Inst. GL 44468
 - (D3) - Inst. OT 57108
 - BF - Board Fence
 - CL - Centreline
 - SPK - Spike

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999938.

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 N2°43'50"W and are referenced to Specified Control Points 01919680105 and 01918434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°34'40" counter-clockwise was applied to bearings on plan P3.

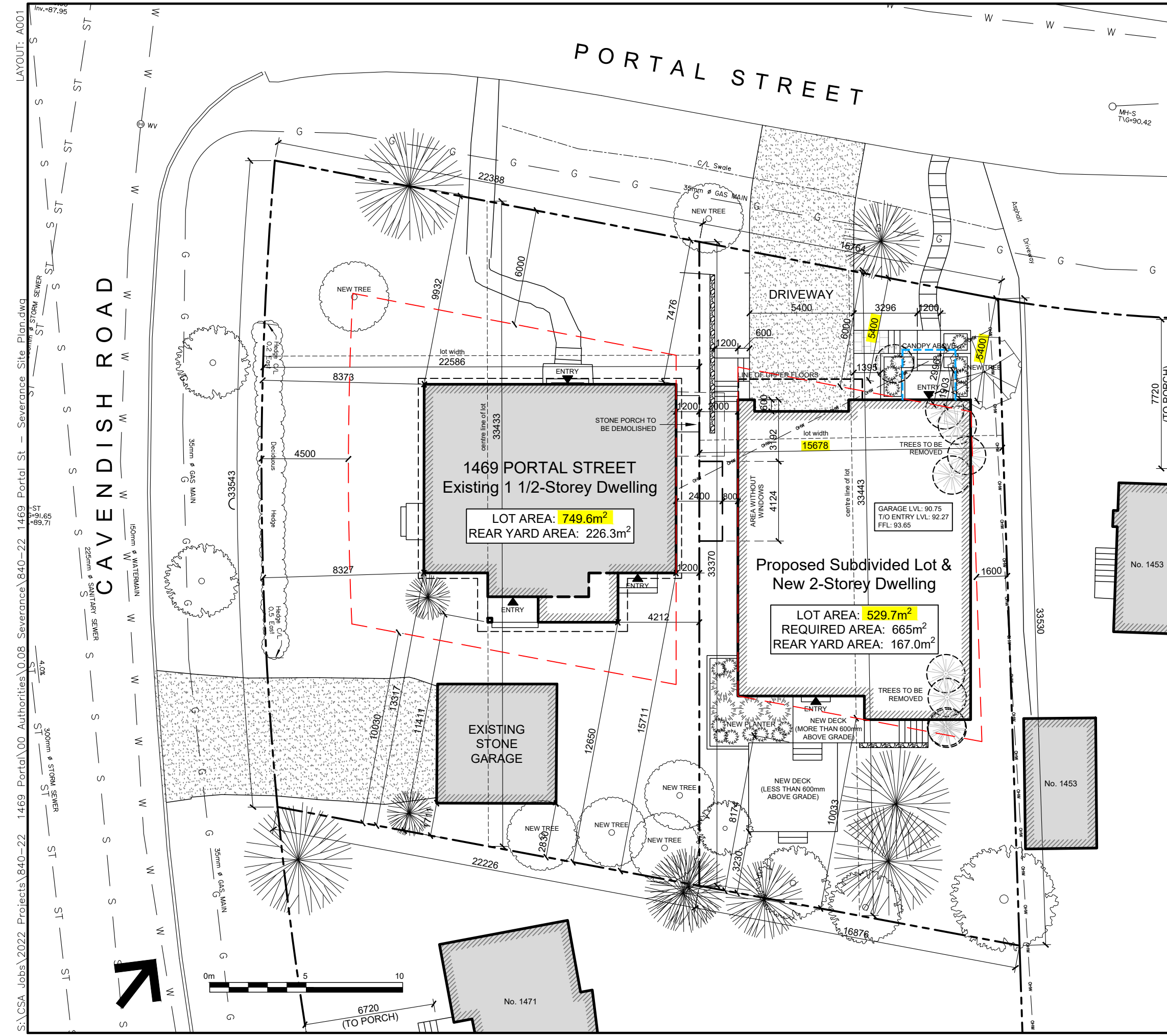
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680105 and 01918434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

. 01919680105	Northing	5024915.16	Easting	373971.65
. 01918434761	Northing	5036178.12	Easting	372436.11
. Point A	Northing	5028022.84	Easting	370330.17
. Point B	Northing	5028162.44	Easting	370323.51

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





PROJECT DATA - EXISTING DWELLING
 1469 PORTAL ST., OTTAWA, ON
 PROPERTY ZONING: R1GG

LOT AREA REQUIRED:	665m ²
LOT AREA PROPOSED:	749.6m ²
LOT WIDTH REQUIRED:	18m
LOT WIDTH PROPOSED:	22.6m
SETBACKS	
FRONT YARD REQUIRED:	6m
FRONT YARD EXISTING:	7.6m
CORNER SIDE YARD REQUIRED:	4.5m
CORNER SIDE YARD EXISTING:	8.3m
INTERIOR SIDE YARD REQUIRED:	1.2m
INTERIOR SIDE YARD PROPOSED:	1.2m
REAR YARD MINIMUM: 30% of lot depth	10.0m
REAR YARD EXISTING:	11.4m
BUILDING HEIGHT REQUIRED:	8m
BUILDING HEIGHT EXISTING:	>8m

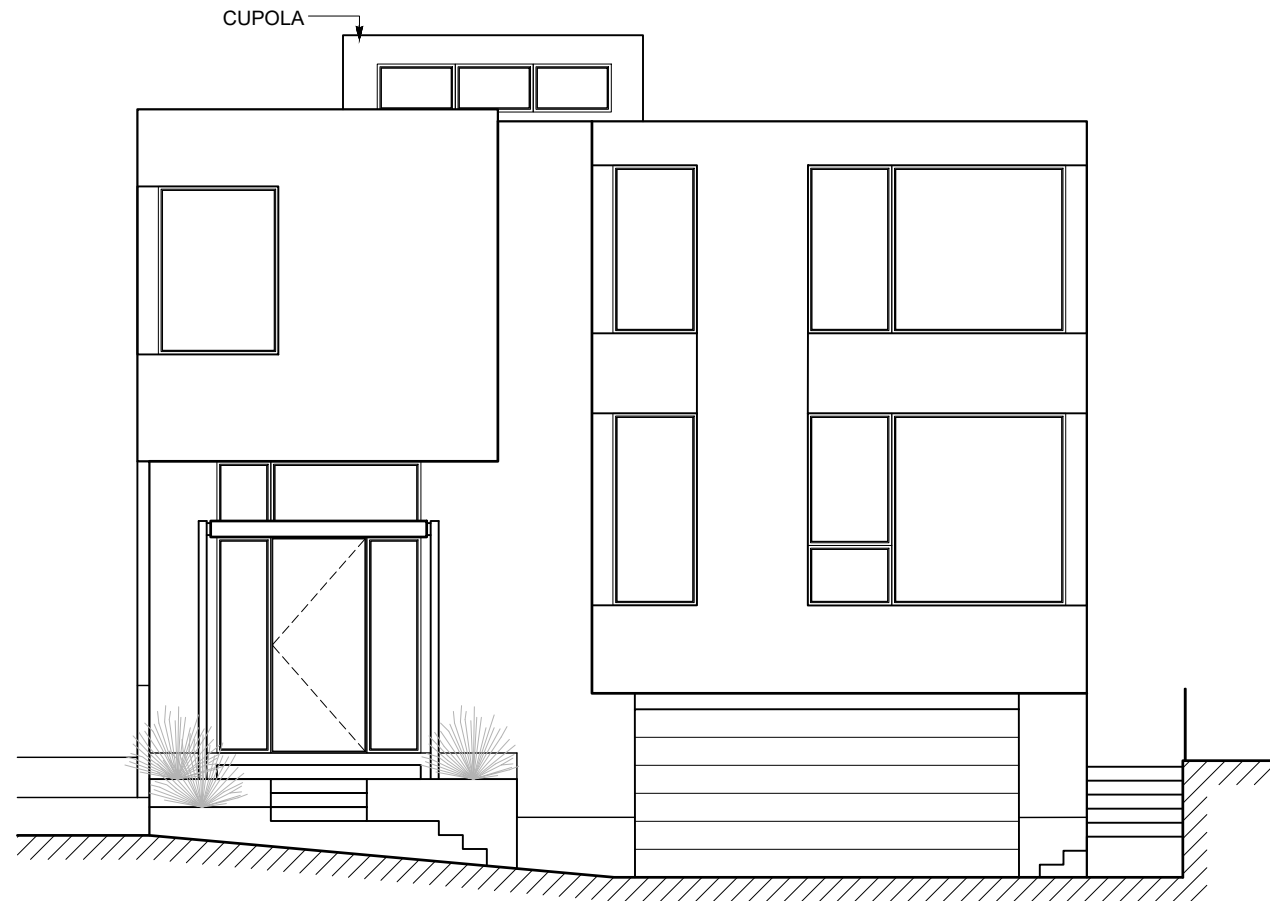
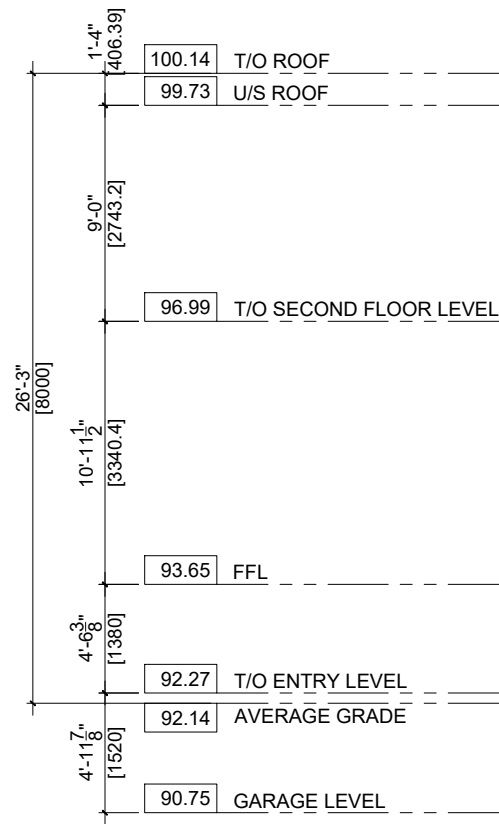
PROJECT DATA - PROPOSED DWELLING
 ADDRESS: TBD
 PROPERTY ZONING: R1GG

LOT AREA REQUIRED:	665m ²
LOT AREA PROPOSED:	529.7m²
LOT WIDTH REQUIRED:	18m
LOT WIDTH PROPOSED:	15.7m
SETBACKS	
FRONT YARD REQUIRED:	6m
FRONT YARD PROPOSED:	5.4m
INTERIOR SIDE YARD REQUIRED:	Total is 3.6, with one yard, no less than 1.2
INTERIOR SIDE YARD PROPOSED:	2.0m and 1.6m
REAR YARD MINIMUM: 30% of lot depth	10.03m
REAR YARD PROPOSED:	10.03m
BUILDING HEIGHT REQUIRED:	8m
BUILDING HEIGHT PROPOSED:	8m
AGGREGATED SOFT LANDSCAPING	
REQUIRED:	40%
PROPOSED:	44.1%
(TOTAL FRONT YARD AREA: 86.1m ² *, SOFT LANDSCAPING AREA TO THE EAST OF THE DRIVEWAY: 38.0m ² *)	
*DOES NOT INCLUDE PROJECTIONS	

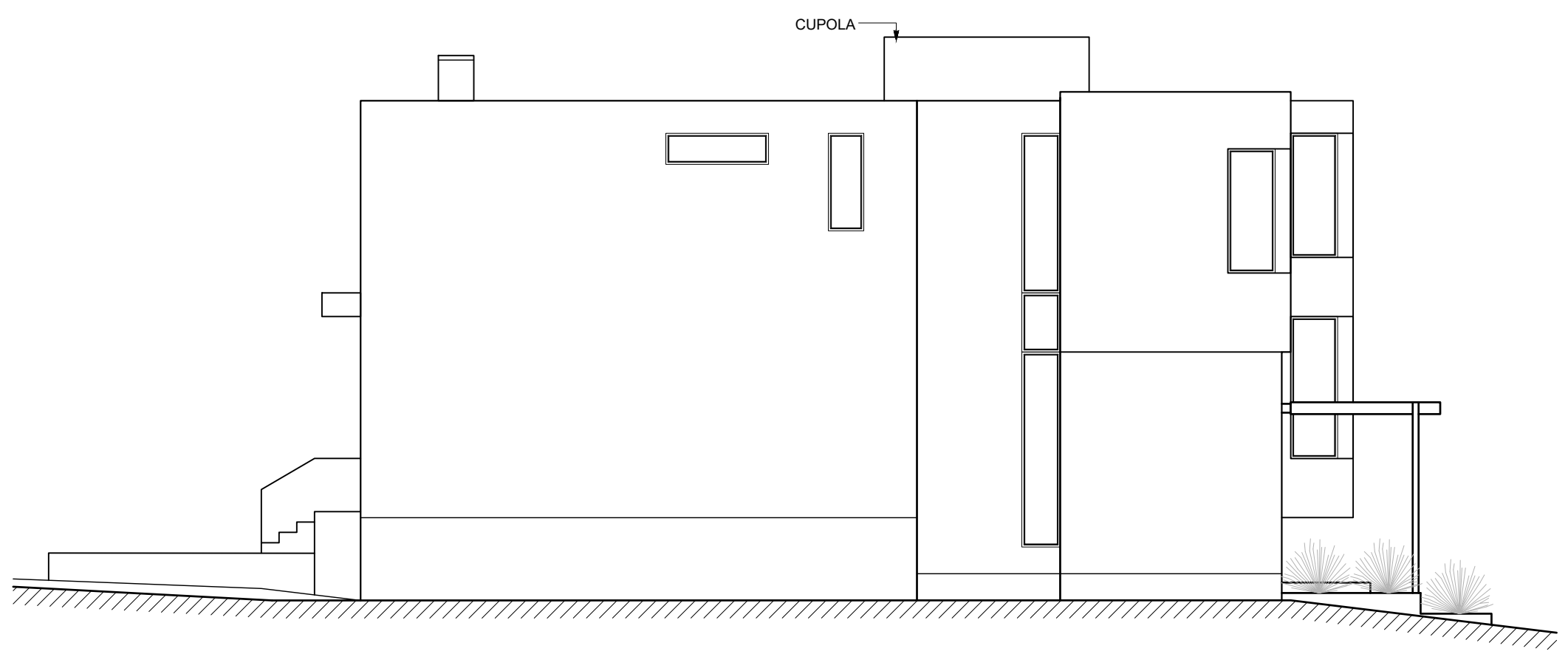
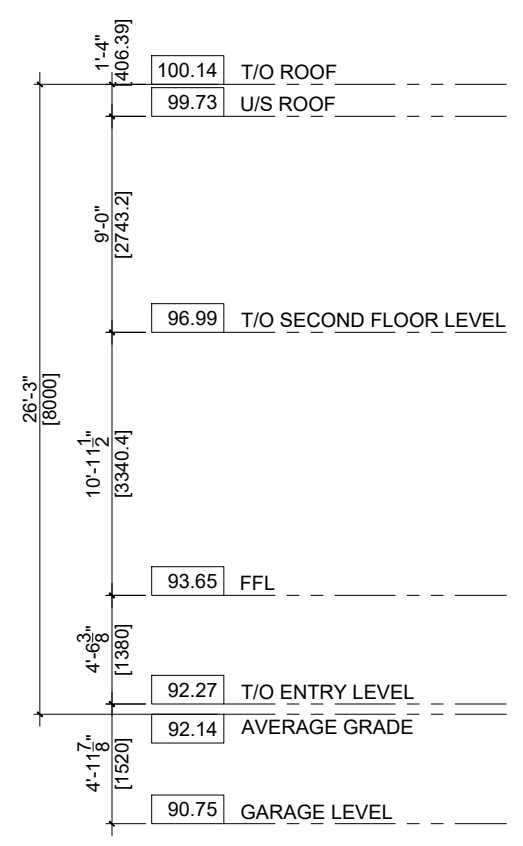
LEGEND

	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE

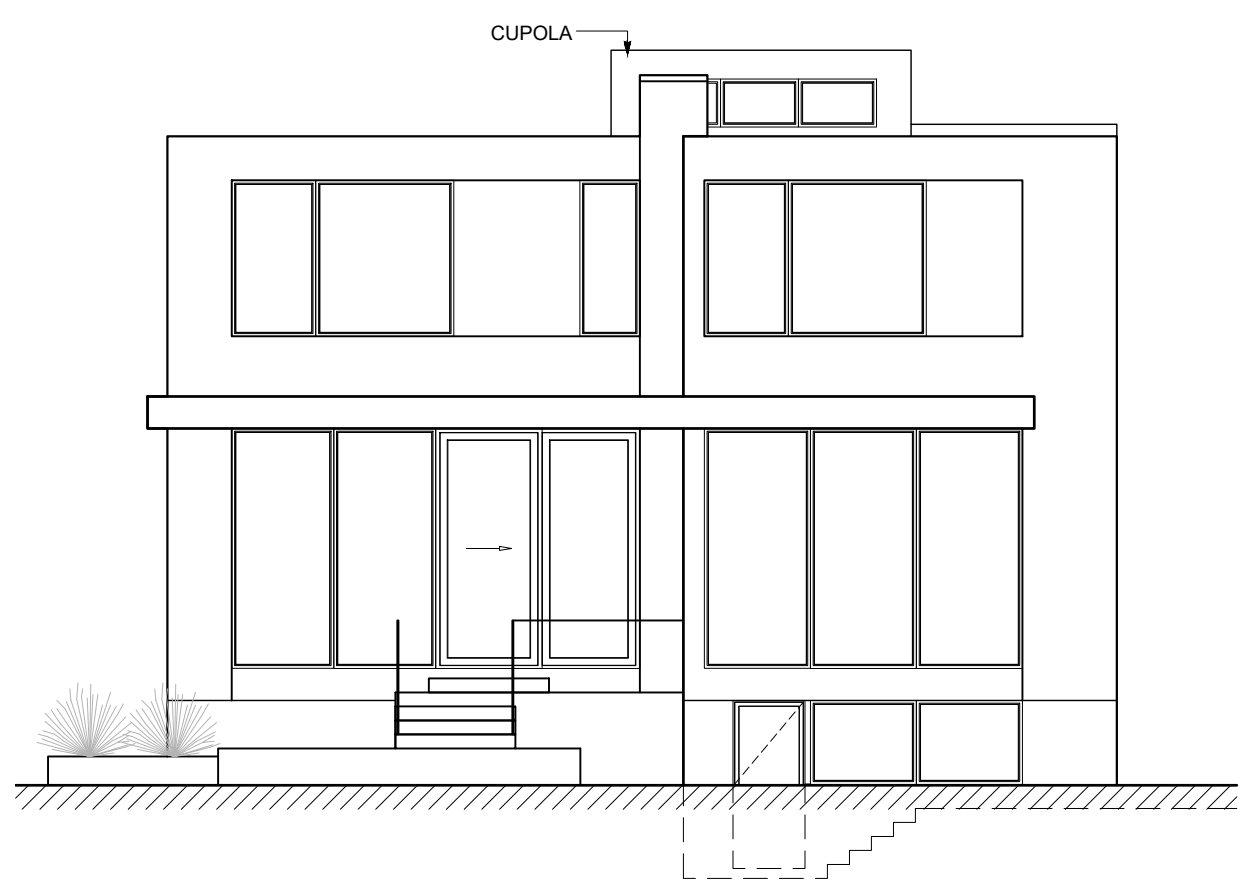
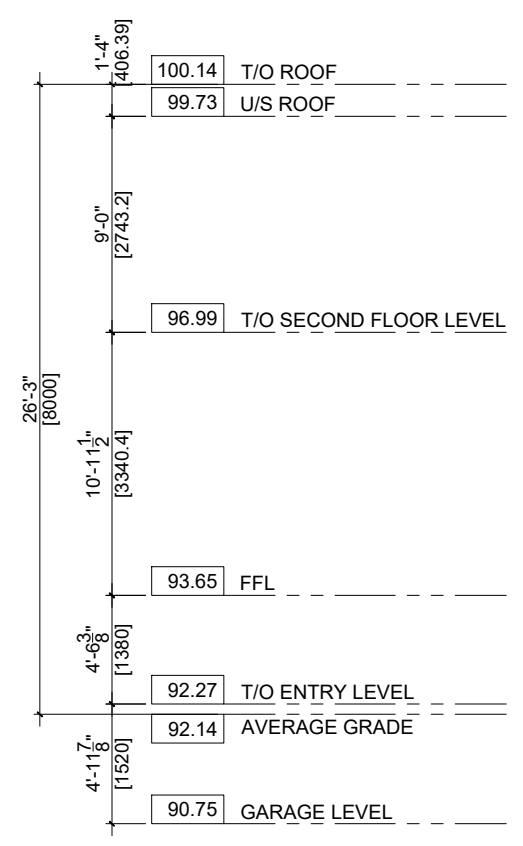
PROJECT: 1469 PORTAL STREET OTTAWA, ON K1H 6B6	DATE: 2023.07.11
DRAWING TITLE: SITE PLAN AMENDMENT	SCALE: 1:200
	DRAWN BY: DR
	JOB No: 840-22
	DRAWING No: A001



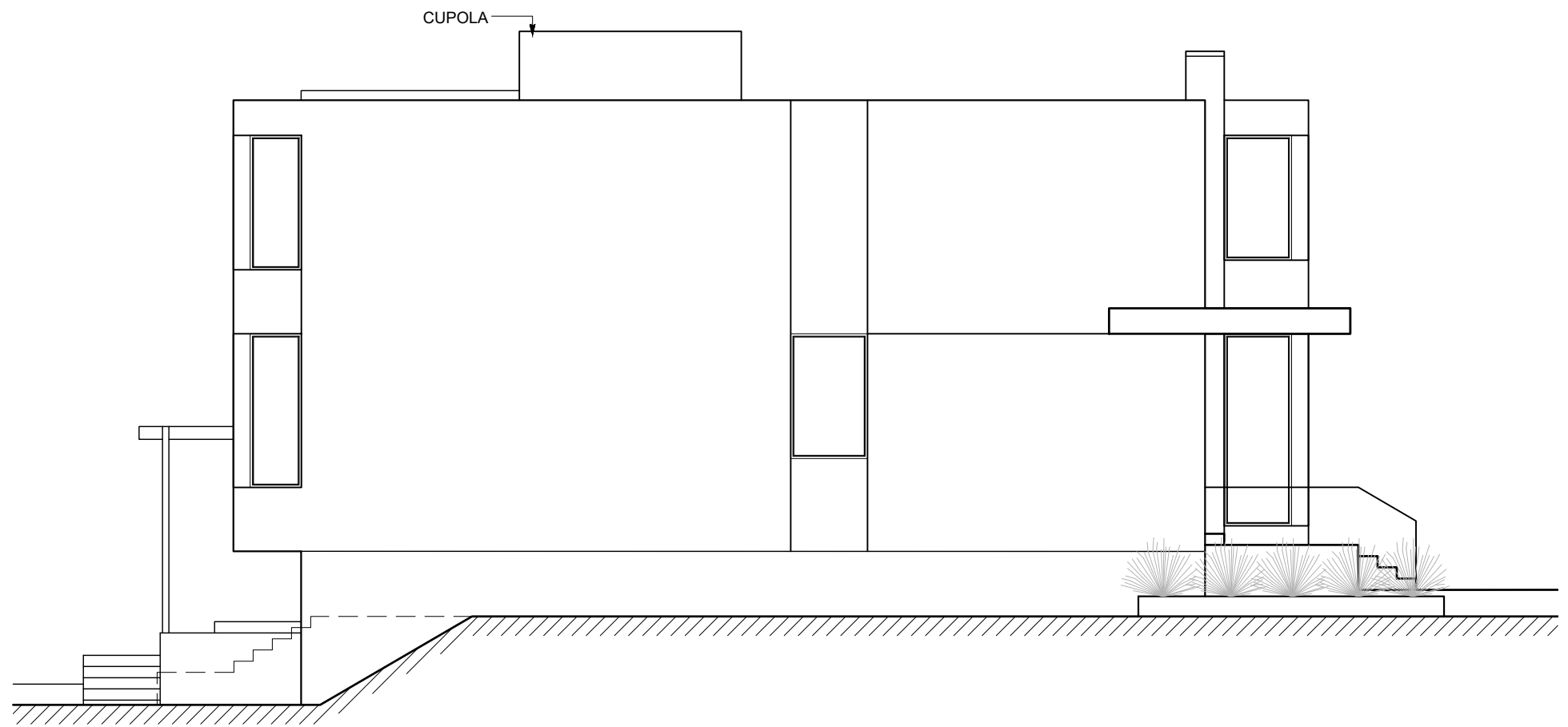
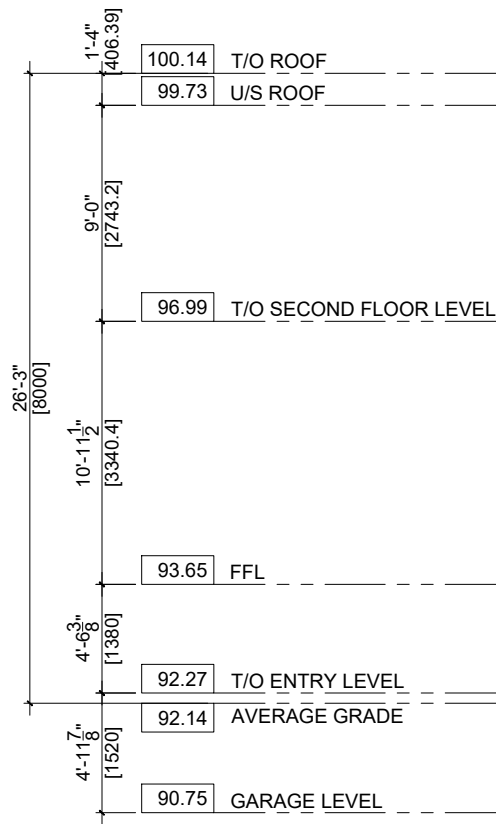
PROJECT: PROPOSED NEW HOME	DATE: 2023.07.11
	SCALE: 1/8" = 1'-0"
	DRAWN BY: DR
DRAWING TITLE: FRONT ELEVATION (NORTH)	JOB No: 840-22
	DRAWING No: A200



PROJECT:	PROPOSED NEW HOME	DATE:	2023.07.11
		SCALE:	1/8" = 1'-0"
		DRAWN BY:	DR
DRAWING TITLE:	RIGHT ELEVATION (WEST)	JOB No:	840-22
		DRAWING No:	A201



PROJECT: PROPOSED NEW HOME	DATE:	2023.07.11
	SCALE:	1/8" = 1'-0"
	DRAWN BY:	DR
DRAWING TITLE: REAR ELEVATION (SOUTH)	JOB No:	840-22
	DRAWING No:	A202



PROJECT:	PROPOSED NEW HOME	DATE:	2023.07.11
		SCALE:	1/8" = 1'-0"
		DRAWN BY:	DR
DRAWING TITLE:	LEFT ELEVATION (EAST)	JOB No:	840-22
		DRAWING No:	A203