

PLAN 4M-1740  
 I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE  
 FOR THE LAND REGISTRY DIVISION OF OTTAWA (SECTION 174.4)  
 AND ENTERED IN THE REGISTER FOR FUTURE REGISTRATION AS  
 AND CHANGES AND THE REGISTERED DOCUMENTS REGISTERED AS  
 PLAN DOCUMENT NUMBER C/O: 4450-0638

REPRESENTATIVE FOR THE REGISTERED DOCUMENTS  
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THE PLAN IS REGISTERED AS PART OF THE REGISTERED DOCUMENTS AND THE REGISTERED DOCUMENTS REGISTERED AS  
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PLAN OF SUBDIVISION OF  
 PART OF NORTH EAST HALF LOT 25 AND  
 PART OF THE SOUTH WEST HALF LOT 25  
 CONCESSION 10  
 CITY OF OTTAWA

LEGAL DESCRIPTION OF THE LAND TO BE REGISTERED IN THE LAND REGISTRY OFFICE  
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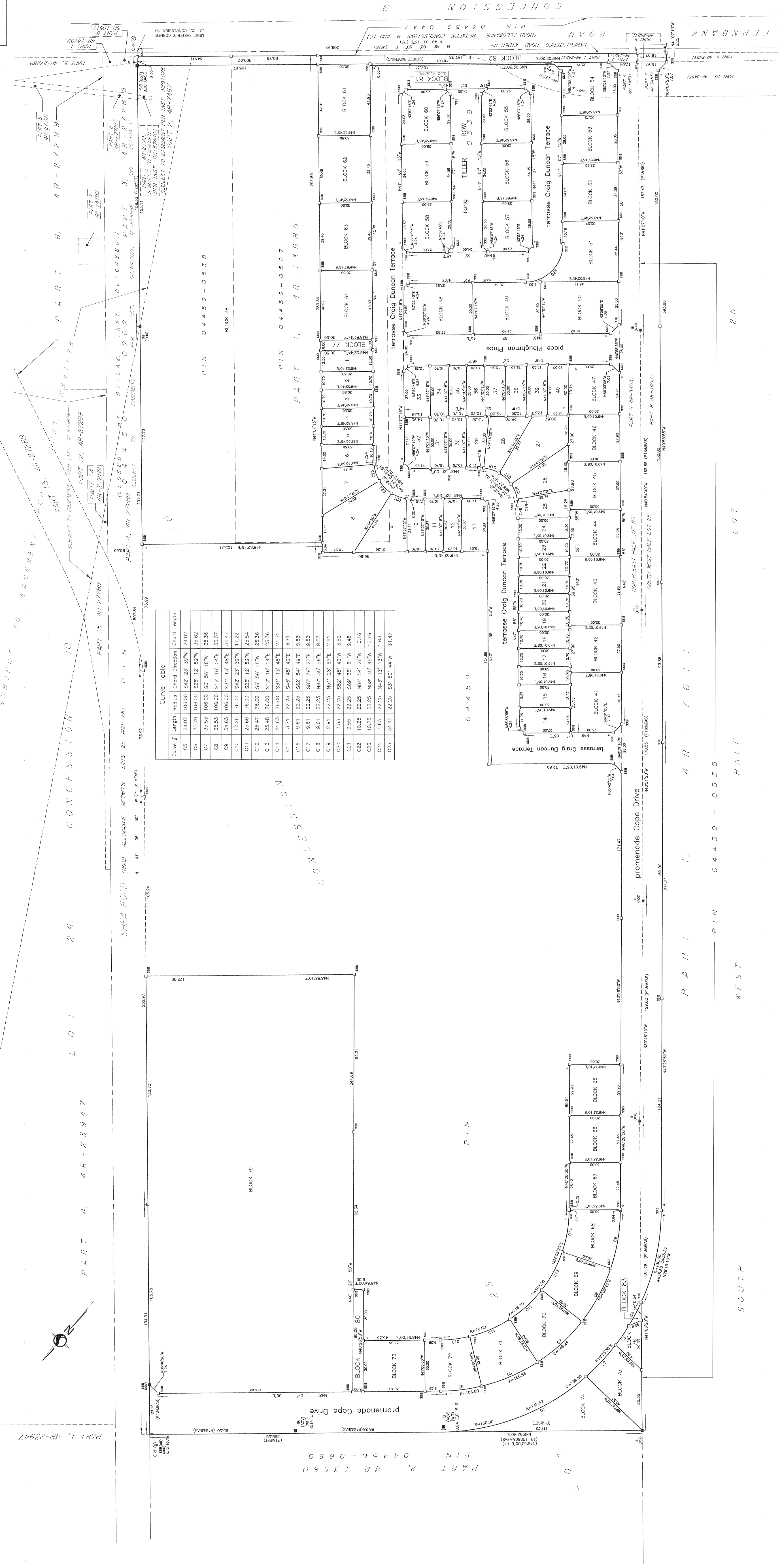
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Committee of Adjustment  
 Received | Reçu le  
 2024 - 06 26  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



Curve Table

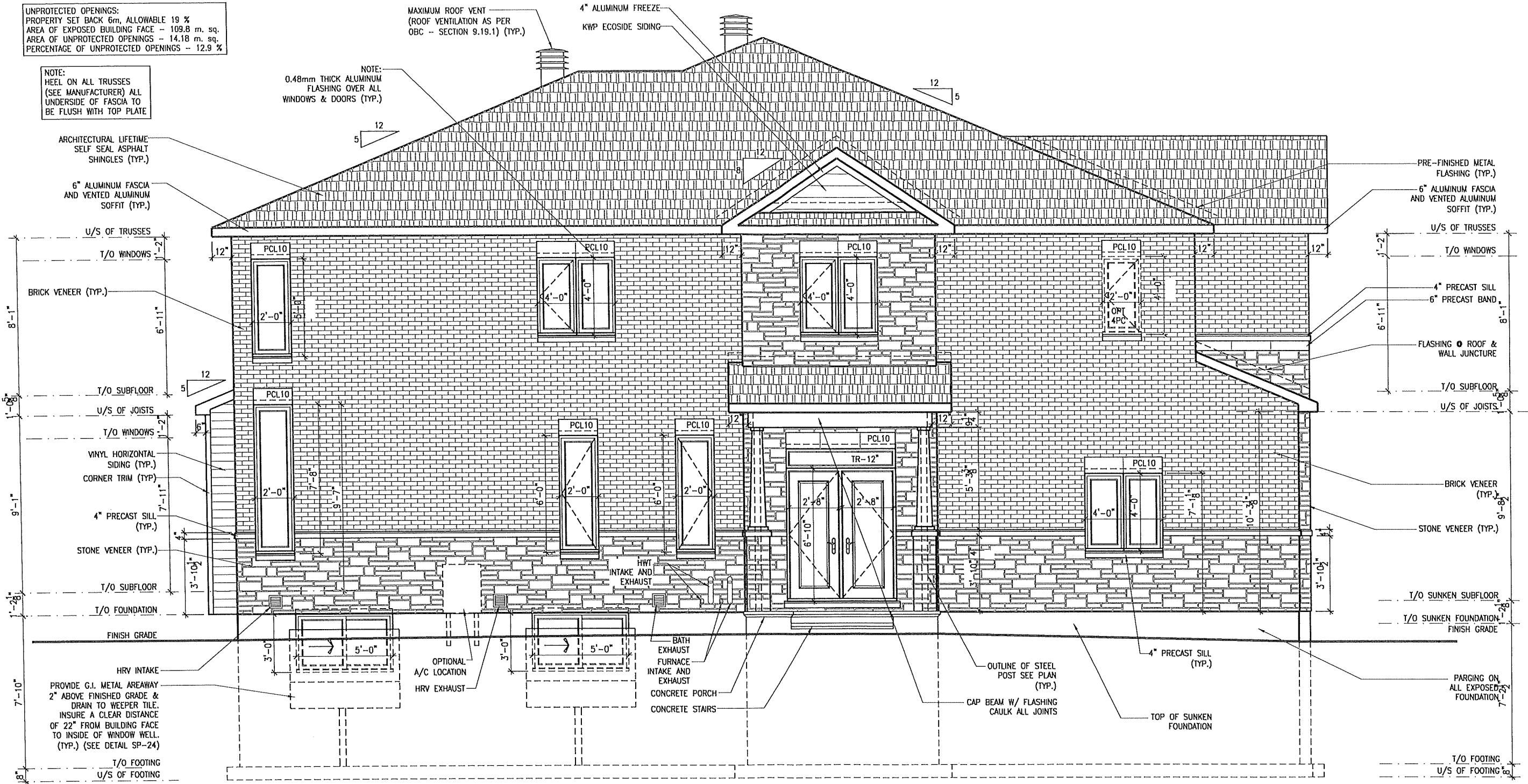
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C01	24.07	108.00	S82°23'29"W	24.02
C02	18.79	108.00	S57°12'29"W	18.42
C03	24.07	108.00	S82°23'29"W	24.02
C04	24.07	108.00	S82°23'29"W	24.02
C05	24.07	108.00	S82°23'29"W	24.02
C06	24.07	108.00	S82°23'29"W	24.02
C07	24.07	108.00	S82°23'29"W	24.02
C08	24.07	108.00	S82°23'29"W	24.02
C09	24.07	108.00	S82°23'29"W	24.02
C10	17.26	78.00	S82°23'29"W	17.22
C11	24.07	108.00	S82°23'29"W	24.02
C12	24.07	108.00	S82°23'29"W	24.02
C13	24.07	108.00	S82°23'29"W	24.02
C14	24.07	108.00	S82°23'29"W	24.02
C15	3.71	22.25	S45°45'47"E	3.71
C16	8.91	22.25	S62°44'49"E	8.93
C17	8.91	22.25	S62°44'49"E	8.93
C18	8.91	22.25	S62°44'49"E	8.93
C19	8.91	22.25	S62°44'49"E	8.93
C20	3.33	22.25	S52°45'42"W	3.32
C21	8.91	22.25	S62°44'49"E	8.94
C22	10.25	22.25	S45°45'47"E	10.16
C23	10.25	22.25	S45°45'47"E	10.16
C24	10.25	22.25	S45°45'47"E	10.16
C25	10.25	22.25	S45°45'47"E	10.16
C26	10.25	22.25	S45°45'47"E	10.16
C27	10.25	22.25	S45°45'47"E	10.16
C28	10.25	22.25	S45°45'47"E	10.16
C29	10.25	22.25	S45°45'47"E	10.16
C30	10.25	22.25	S45°45'47"E	10.16
C31	10.25	22.25	S45°45'47"E	10.16
C32	10.25	22.25	S45°45'47"E	10.16
C33	10.25	22.25	S45°45'47"E	10.16
C34	10.25	22.25	S45°45'47"E	10.16
C35	10.25	22.25	S45°45'47"E	10.16
C36	10.25	22.25	S45°45'47"E	10.16
C37	10.25	22.25	S45°45'47"E	10.16
C38	10.25	22.25	S45°45'47"E	10.16
C39	10.25	22.25	S45°45'47"E	10.16
C40	10.25	22.25	S45°45'47"E	10.16
C41	10.25	22.25	S45°45'47"E	10.16
C42	10.25	22.25	S45°45'47"E	10.16
C43	10.25	22.25	S45°45'47"E	10.16
C44	10.25	22.25	S45°45'47"E	10.16
C45	10.25	22.25	S45°45'47"E	10.16
C46	10.25	22.25	S45°45'47"E	10.16
C47	10.25	22.25	S45°45'47"E	10.16
C48	10.25	22.25	S45°45'47"E	10.16
C49	10.25	22.25	S45°45'47"E	10.16
C50	10.25	22.25	S45°45'47"E	10.16
C51	10.25	22.25	S45°45'47"E	10.16
C52	10.25	22.25	S45°45'47"E	10.16
C53	10.25	22.25	S45°45'47"E	10.16
C54	10.25	22.25	S45°45'47"E	10.16
C55	10.25	22.25	S45°45'47"E	10.16
C56	10.25	22.25	S45°45'47"E	10.16
C57	10.25	22.25	S45°45'47"E	10.16
C58	10.25	22.25	S45°45'47"E	10.16
C59	10.25	22.25	S45°45'47"E	10.16
C60	10.25	22.25	S45°45'47"E	10.16
C61	10.25	22.25	S45°45'47"E	10.16
C62	10.25	22.25	S45°45'47"E	10.16
C63	10.25	22.25	S45°45'47"E	10.16
C64	10.25	22.25	S45°45'47"E	10.16
C65	10.25	22.25	S45°45'47"E	10.16
C66	10.25	22.25	S45°45'47"E	10.16
C67	10.25	22.25	S45°45'47"E	10.16
C68	10.25	22.25	S45°45'47"E	10.16
C69	10.25	22.25	S45°45'47"E	10.16
C70	10.25	22.25	S45°45'47"E	10.16
C71	10.25	22.25	S45°45'47"E	10.16
C72	10.25	22.25	S45°45'47"E	10.16
C73	10.25	22.25	S45°45'47"E	10.16
C74	10.25	22.25	S45°45'47"E	10.16
C75	10.25	22.25	S45°45'47"E	10.16
C76	10.25	22.25	S45°45'47"E	10.16
C77	10.25	22.25	S45°45'47"E	10.16
C78	10.25	22.25	S45°45'47"E	10.16
C79	10.25	22.25	S45°45'47"E	10.16
C80	10.25	22.25	S45°45'47"E	10.16
C81	10.25	22.25	S45°45'47"E	10.16
C82	10.25	22.25	S45°45'47"E	10.16
C83	10.25	22.25	S45°45'47"E	10.16
C84	10.25	22.25	S45°45'47"E	10.16
C85	10.25	22.25	S45°45'47"E	10.16
C86	10.25	22.25	S45°45'47"E	10.16
C87	10.25	22.25	S45°45'47"E	10.16
C88	10.25	22.25	S45°45'47"E	10.16
C89	10.25	22.25		



UNPROTECTED OPENINGS:  
 PROPERTY SET BACK 6m, ALLOWABLE 19 %  
 AREA OF EXPOSED BUILDING FACE - 109.8 m. sq.  
 AREA OF UNPROTECTED OPENINGS - 14.18 m. sq.  
 PERCENTAGE OF UNPROTECTED OPENINGS - 12.9 %

NOTE:  
 HEEL ON ALL TRUSSES  
 (SEE MANUFACTURER) ALL  
 UNDERSIDE OF FASCIA TO  
 BE FLUSH WITH TOP PLATE

NOTE:  
 0.48mm THICK ALUMINUM  
 FLASHING OVER ALL  
 WINDOWS & DOORS (TYP.)



**1** RIGHT ELEVATION - PORCH END UNIT  
 A.2a SCALE: 3/16" = 1'-0"

LOT: XXXX  
 DATE: XX/XX/XXXX



A - ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.  
 B - THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.  
 C - NO DIMENSION SHOULD BE SCALED ON DRAWINGS.  
 D - THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.  
 E - THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

I, DANIEL GUERIN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #19896
- TARIKON REGISTRATION NUMBER #611

\*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \*\*

REV	DESCRIPTION	DATE	BY
REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON

2012 O.B.C. DRAWINGS

DRAWING: RIGHT ELEVATION PORCH END UNIT

ADDRESS: xx SCALE: 3/16" = 1'-0" DATE: xx/xx/xxxx

170 - THE BASSETT 2022 FOOTPRINT (STANDARD DRAWINGS) SHEET: A.2a

CONSTRUCTION SITES: SHEA VILLAGE

LOT: XXXX  
 DATE: XX/XX/XXXX



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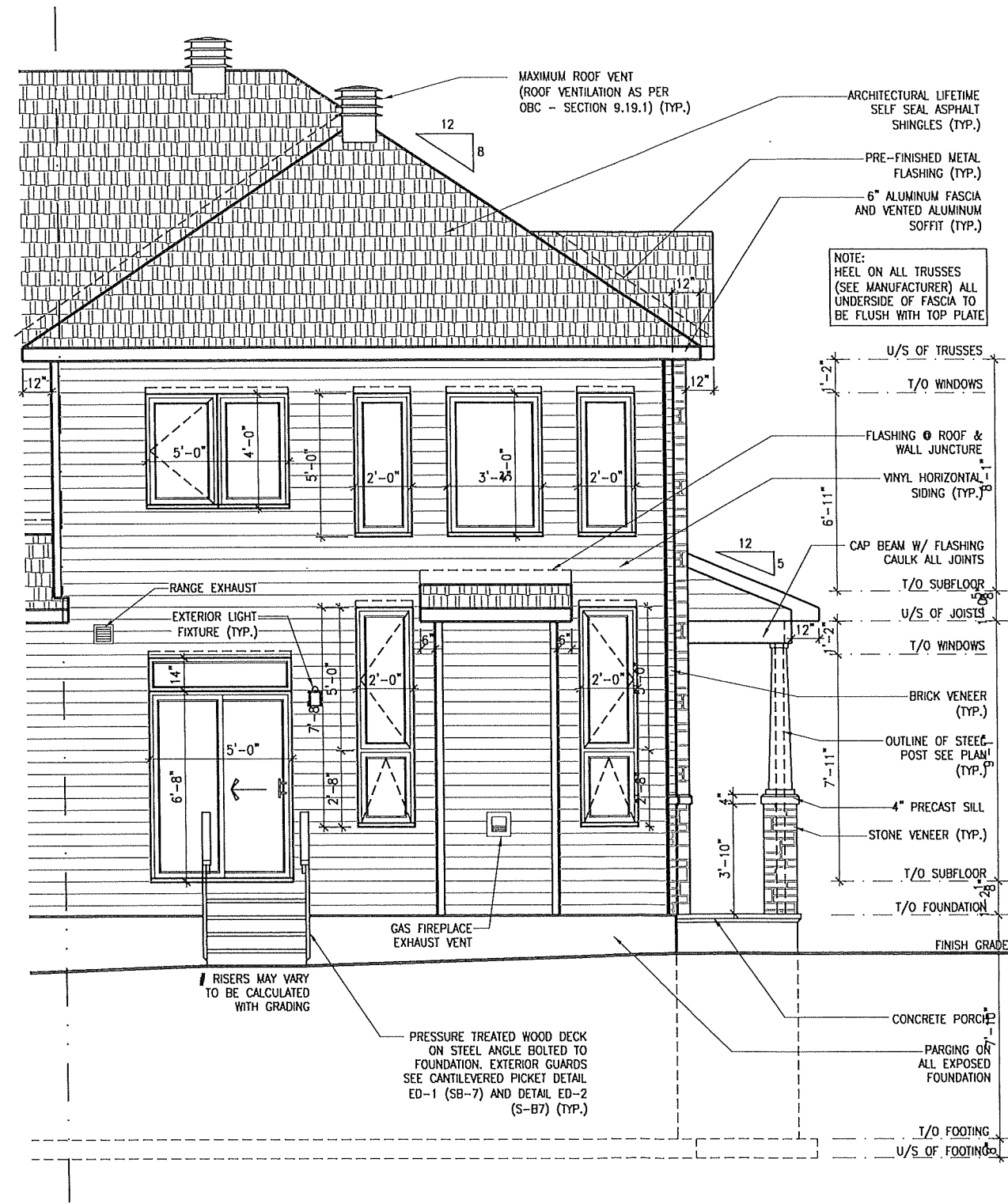
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 THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

PC - PRECAST KEYSTONE  
 PCL10 - 10" PRECAST LINTEL



1 REAR ELEVATION - PORCH END UNIT  
 A.2c SCALE: 3/16" = 1'-0"

2012 O.B.C. DRAWINGS


REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

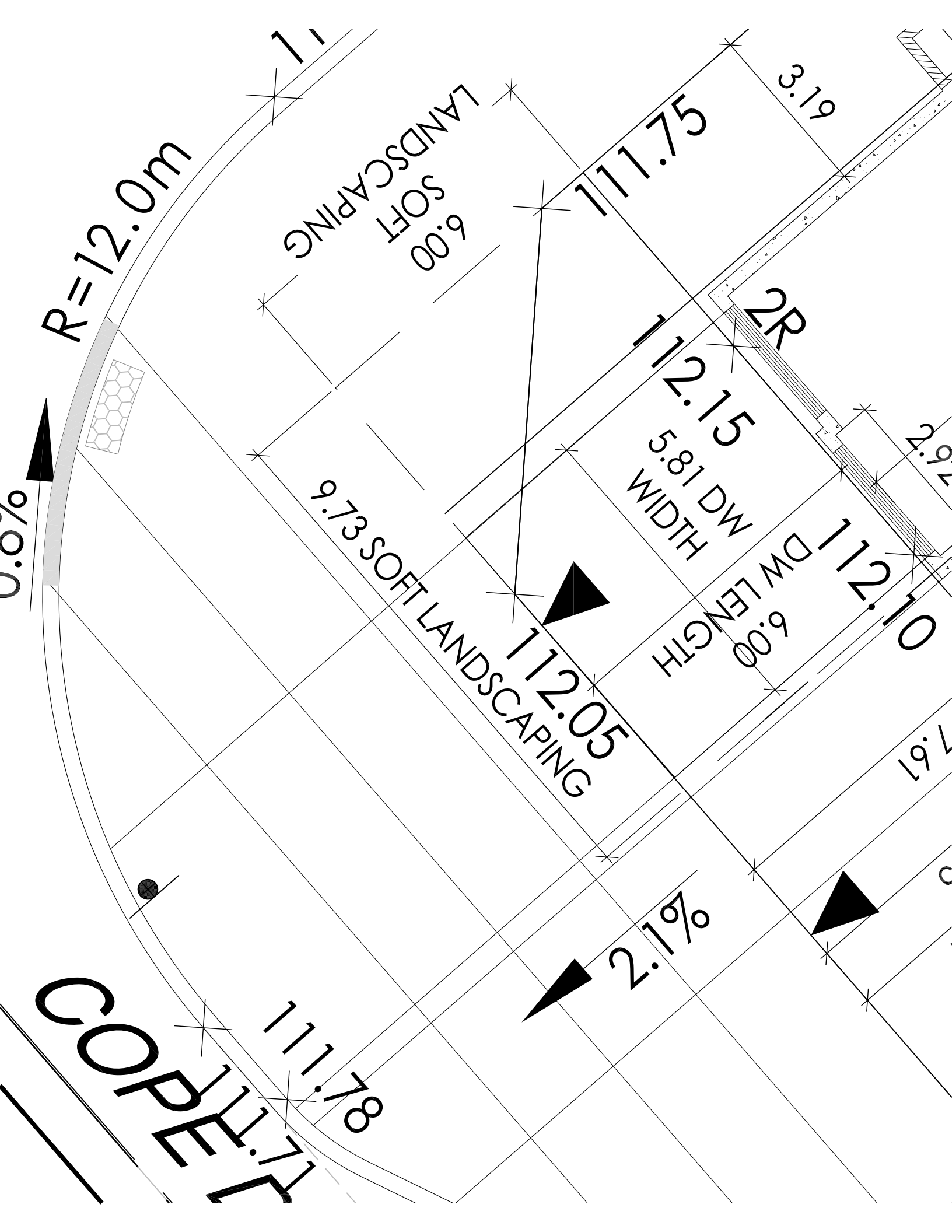
DRAWING: REAR ELEVATION  
 PORCH END UNITS

ADDRESS:	SCALE:	DATE:
XX	3/16" = 1'-0"	XX/XX/XXXX

170 - THE BASSETT  
 2022 - FOOTPRINT  
 SHEET: A.2c

CONSTRUCTION SITES:  
 SHEA VILLAGE



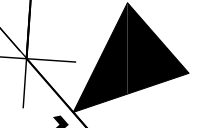


R=12.0m

0.0%

6.00  
SOFT  
LANDSCAPING

9.73 SOFT LANDSCAPING



112.05

112.15  
5.81 DW  
WIDTH

112.10  
6.00  
DW LENGTH

2R

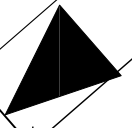
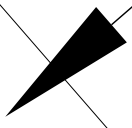
111.75

3.19

2.97

1.97

2.1%



111.18  
PROPERTY