

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 F.A.S. (LANDS, CHARGES)
 AND CHARGES, AND THE REGISTERED DOCUMENTS REGISTERED AS
 PLAN DOCUMENT NUMBER C.O. 4450-0638

REPRESENTATIVE FOR THE REGISTERED DOCUMENTS
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 REPRESENTATIVE FOR THE REGISTERED DOCUMENTS

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

THE PLAN IS DRAWN TO SCALE AND THE PARTS OF THE PLAN AND THE DIMENSIONS
 THEREOF ARE TO BE CONSIDERED AS CORRECT AND TRUE

SEAL AND SIGNATURE OF THE REGISTERED DOCUMENTS
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LEGEND
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

NOTES
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. THE AREA AND PERIMETER OF EACH BLOCK ARE INDICATED BY THE AREA AND PERIMETER VALUES.
 3. THE AREA AND PERIMETER OF EACH LOT ARE INDICATED BY THE AREA AND PERIMETER VALUES.
 4. THE AREA AND PERIMETER OF EACH CONVEYANCE ARE INDICATED BY THE AREA AND PERIMETER VALUES.
 5. THE AREA AND PERIMETER OF EACH CONVEYANCE ARE INDICATED BY THE AREA AND PERIMETER VALUES.

OWNER'S CERTIFICATE
 I, the undersigned, being the owner of the land described in this plan, do hereby certify that the same is a true and correct copy of the original plan as registered in the Land Registry Office of Ottawa (Section 174.4) and entered in the Register for F.A.S. (Lands, Charges) and Charges, and the registered documents registered as Plan Document Number C.O. 4450-0638.

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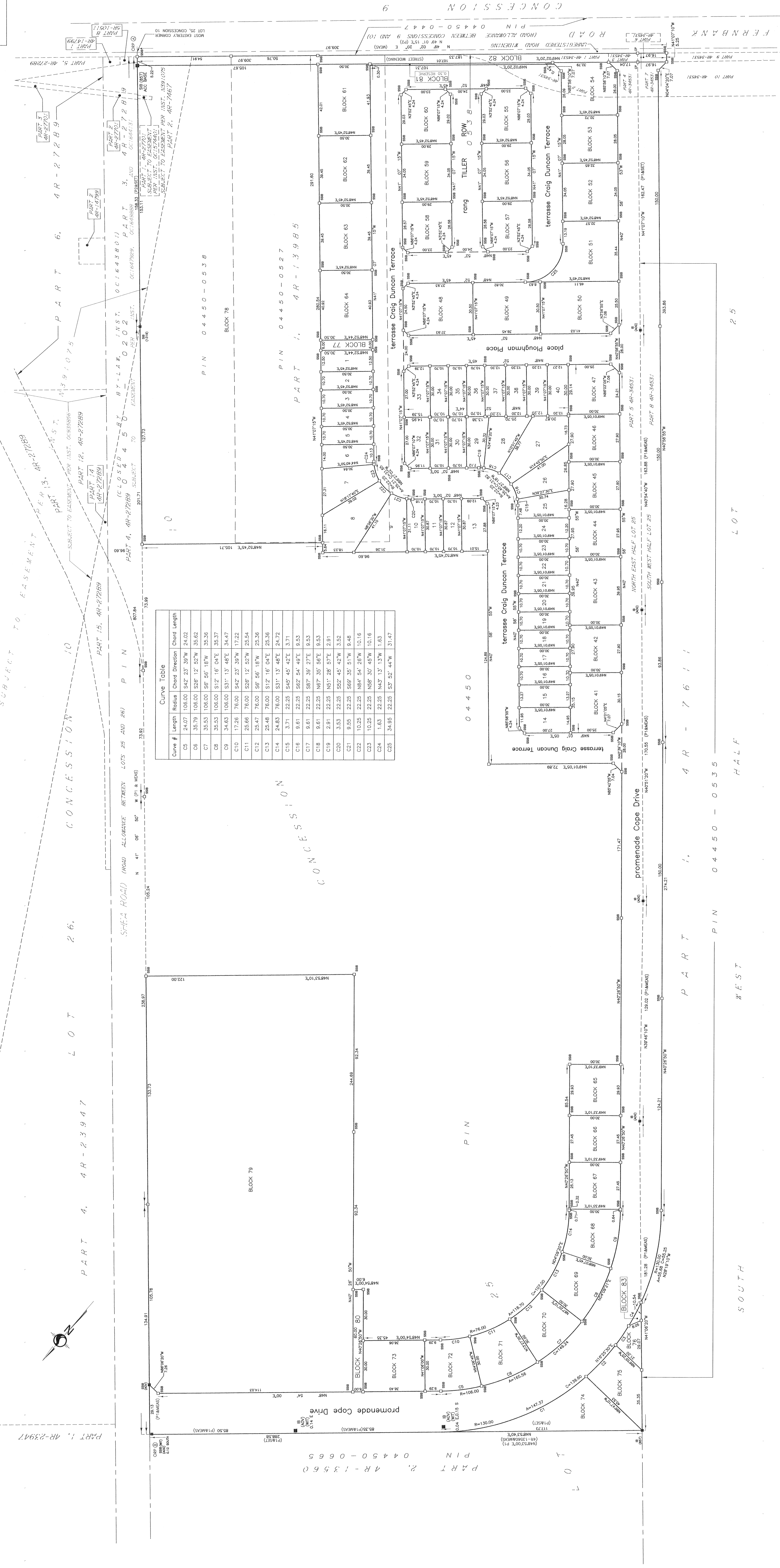
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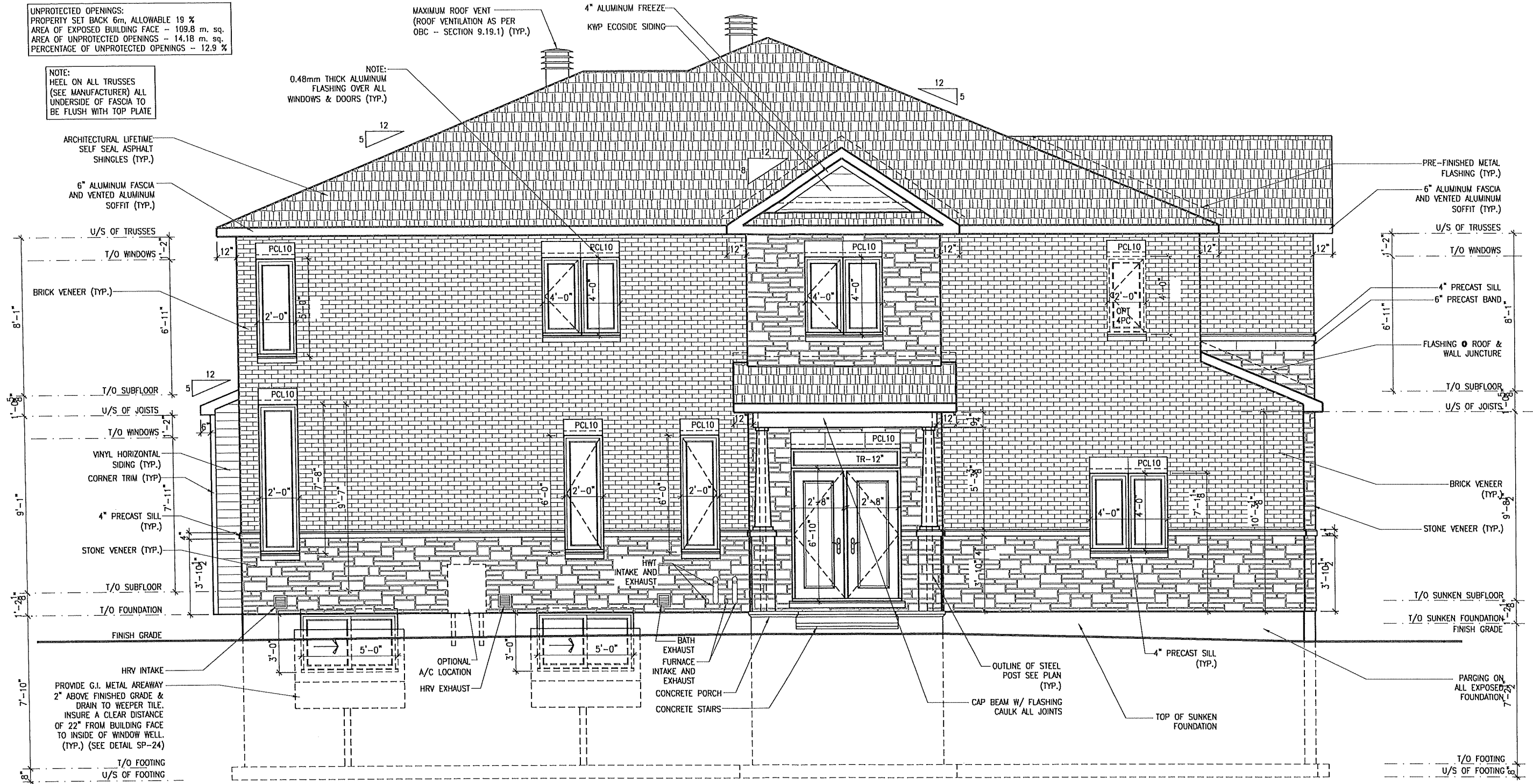
Committee of Adjustment
 Received | Reçu le
 2024 - 06 26
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

Stantec
 Stantec Geomatics Ltd.
 1000 Avenue Road
 Ottawa, Ontario K1R 7V4
 Canada
 Tel: 613-812-2222
 Fax: 613-812-2223
 Email: ottawa@stantec.com

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)

CONSTRUCTION SITES: SHEA VILLAGE

SHEET: A.2a

LOT: XXXX
 DATE: XX/XX/XXXX



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 - TARIION REGISTRATION NUMBER #611
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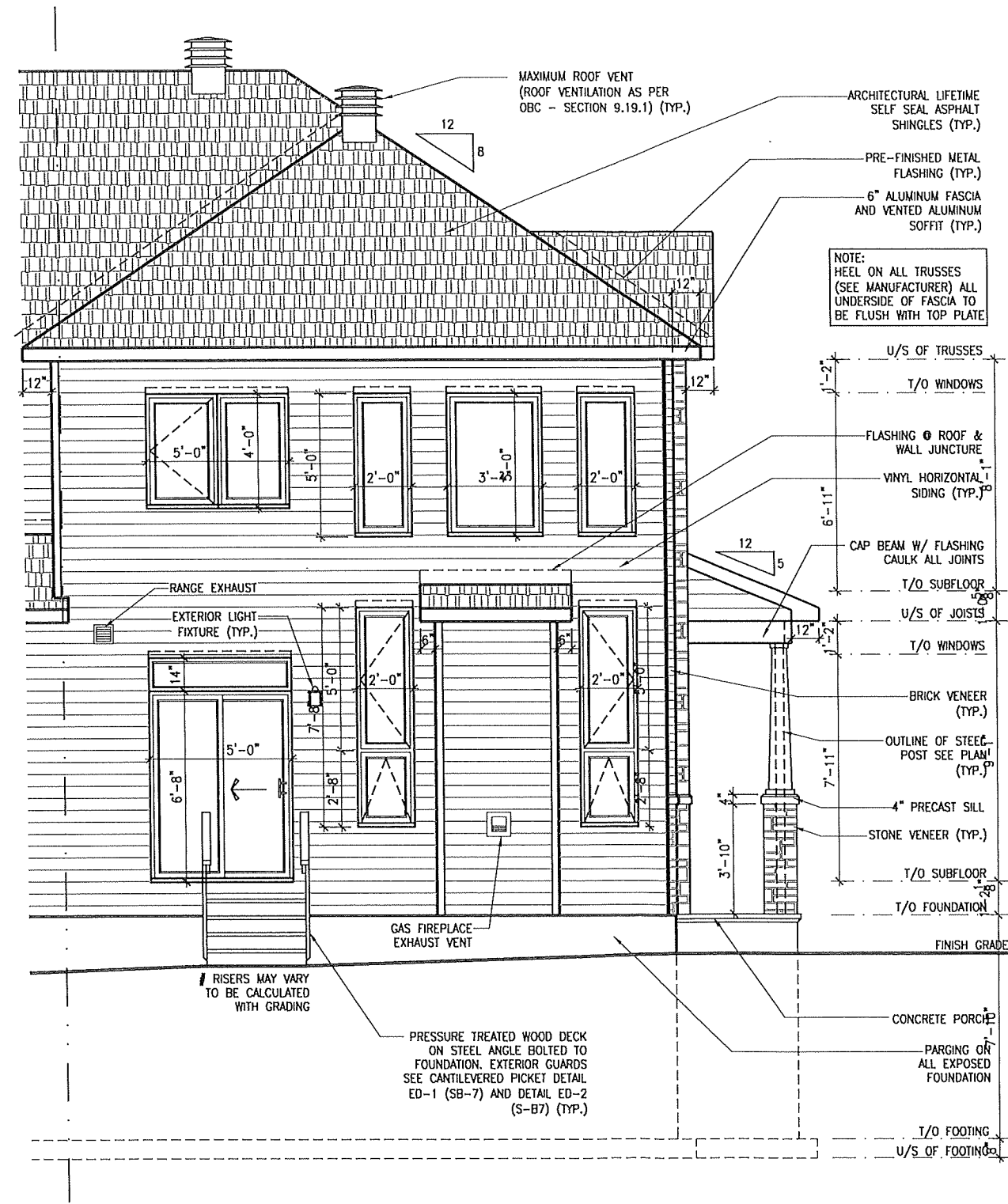
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 THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

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 | NO. | DESCRIPTION | DATE | BY |
|-------|-----|--------------------------------|------------|-------|
| 1 | | NEW STANDARD DRWG MODIFICATION | 01/01/2022 | DOYON |

DRAWING: REAR ELEVATION
 PORCH END UNITS

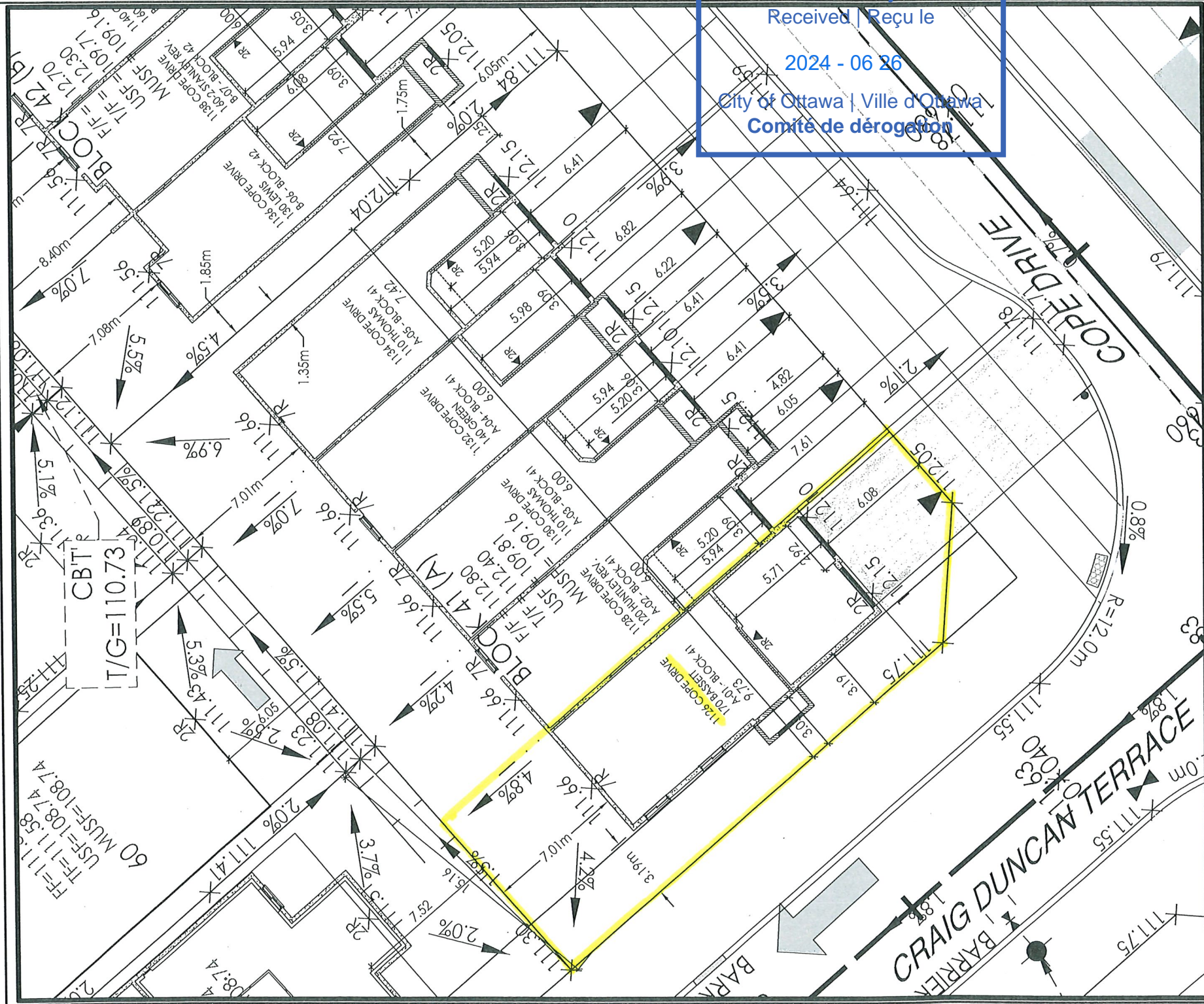
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

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

CONSTRUCTION SITES:
 SHEA VILLAGE

NEW SUBMISSION
 RE-SUBMISSION
 MODEL CHANGE
 MODEL CHANGE PERMIT #

Committee of Adjustment
 Received / Reçu le
 2024 - 06 26
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

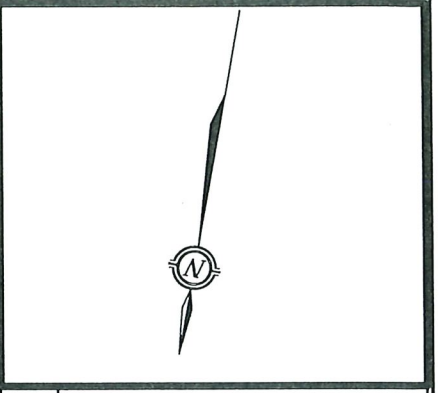


OWNER/APPLICANT: Valecraft Homes (2019) Ltd.

SHEA VILLAGE
ZONING: R3Z

Civic Address: 1126, 1128, 1130, 1132 & 1134 COPE DRIVE

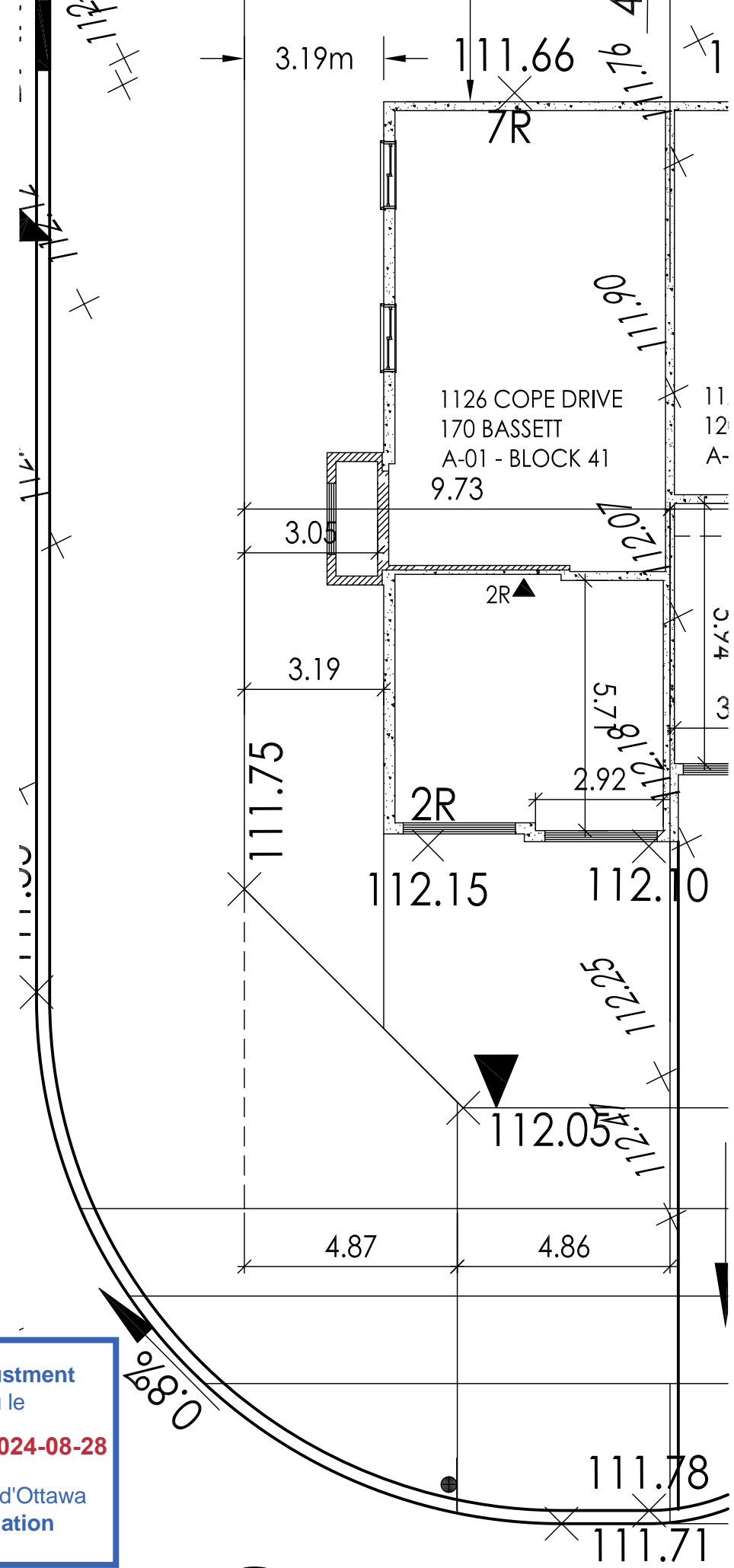
TELEPHONE # 837-1104
 PLAN # 50M-
 Lot # BLOCK 41 (A-01-05)



| | | |
|-------------------------------|-----------------------|--------------------|
| circ date: | circ date: | circ date: |
| Works Division Approval Date: | Zoning Approval Date: | UPO Approval Date: |

Scale 1:250

| | | |
|-----|----------------------------|----------|
| No. | REVISION | DATE |
| 1. | ISSUED FOR BUILDING PERMIT | 06/21/23 |



1126 COPE DRIVE
 170 BASSETT
 A-01 - BLOCK 41
 9.73

11
 12
 A-

Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2024-08-28
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation