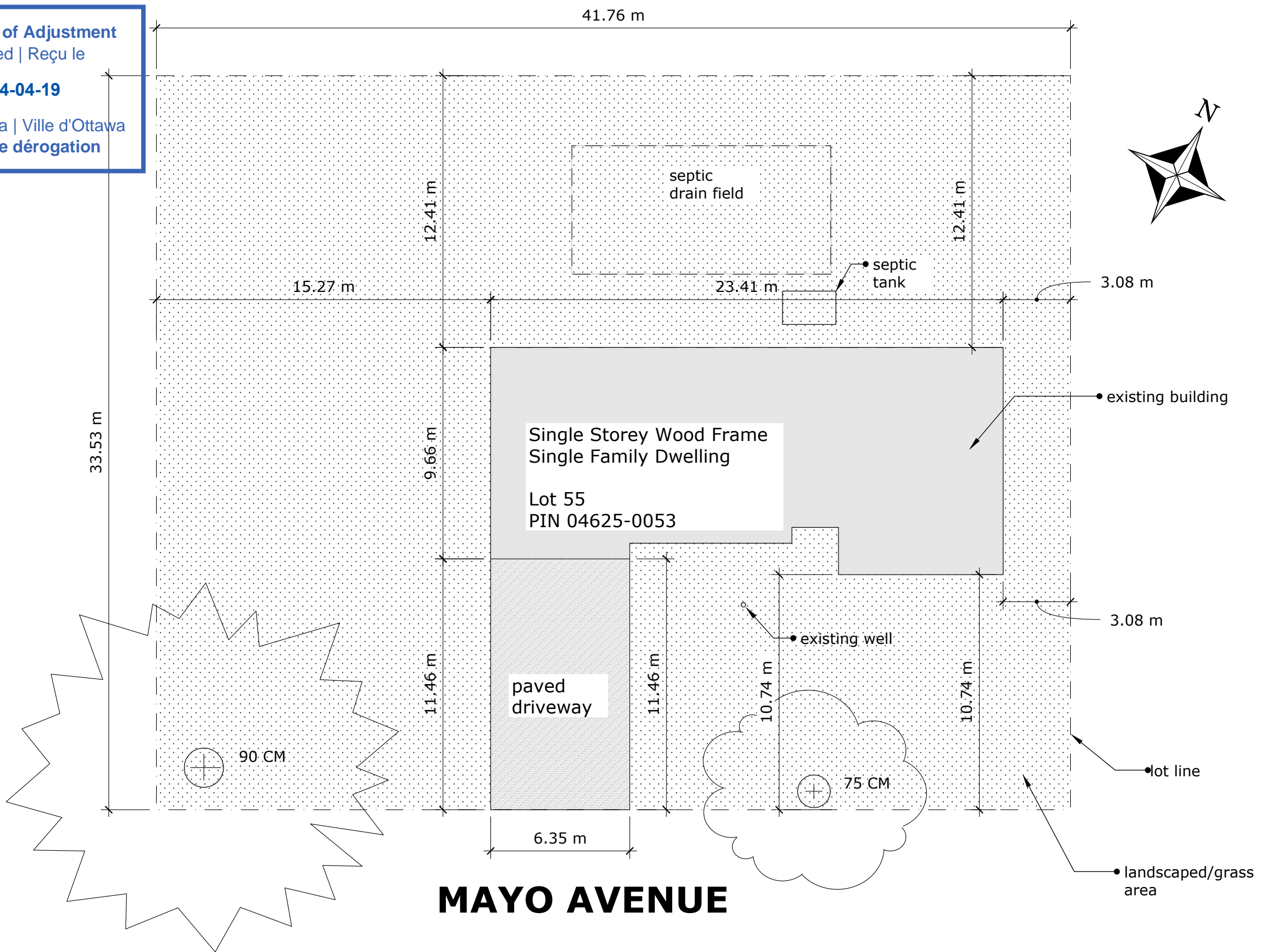


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2024-04-19
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 Alan Nisbet BCIN 27998
 DATE PUBLISHED
 March 4, 2024
 DATE MODIFIED

PROJECT NUMBER:
 CLIENT NAME:
 Scapillati Residence
 PROJECT ADDRESS:
 9 Mayo Avenue
 Nepean, ON K2E 6X3

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 Firm BCIN: 120127
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A01

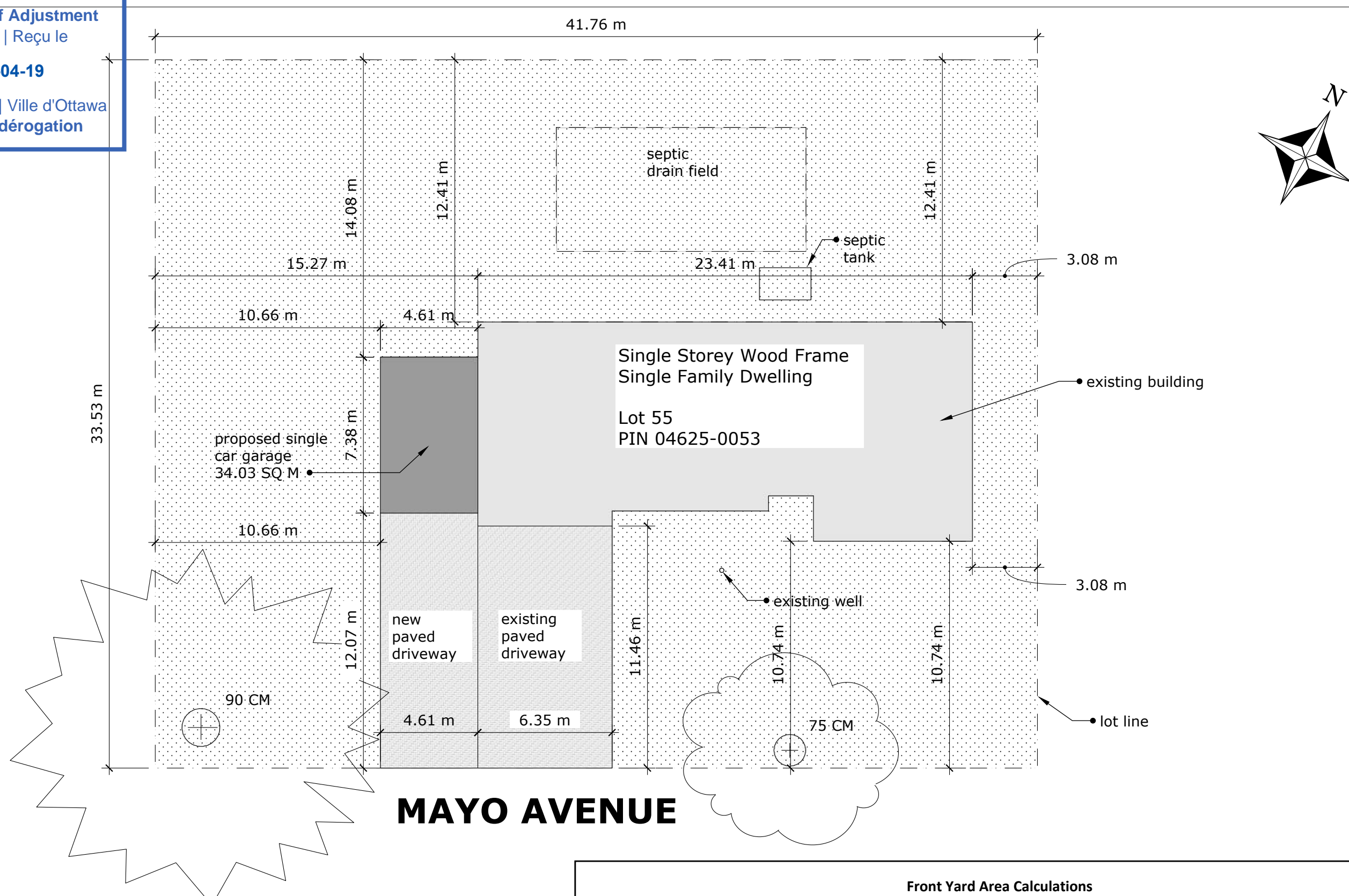
1 Site Plan - Existing
 A01 Scale: N.T.S.

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MAYO AVENUE

Front Yard Area Calculations				
Item Description	Area SQ M	Area Remaining SQ M	Coverage Area %	Area Remaining %
Front Yard	483.83	483.83	0%	100%
Driveway - Existing	72.8	411.03	15%	85%

1 Site Plan - Proposed
A02 Scale: N.T.S.

REV. NO DATE

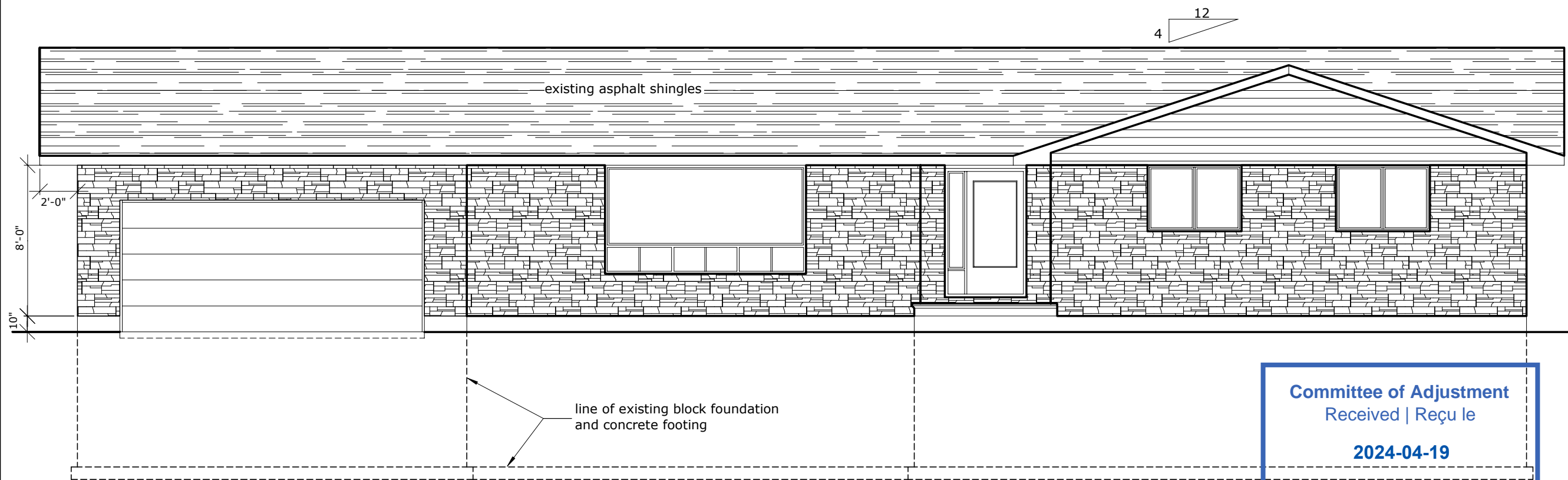
DRAWN BY Alan Nisbet BCIN 27998
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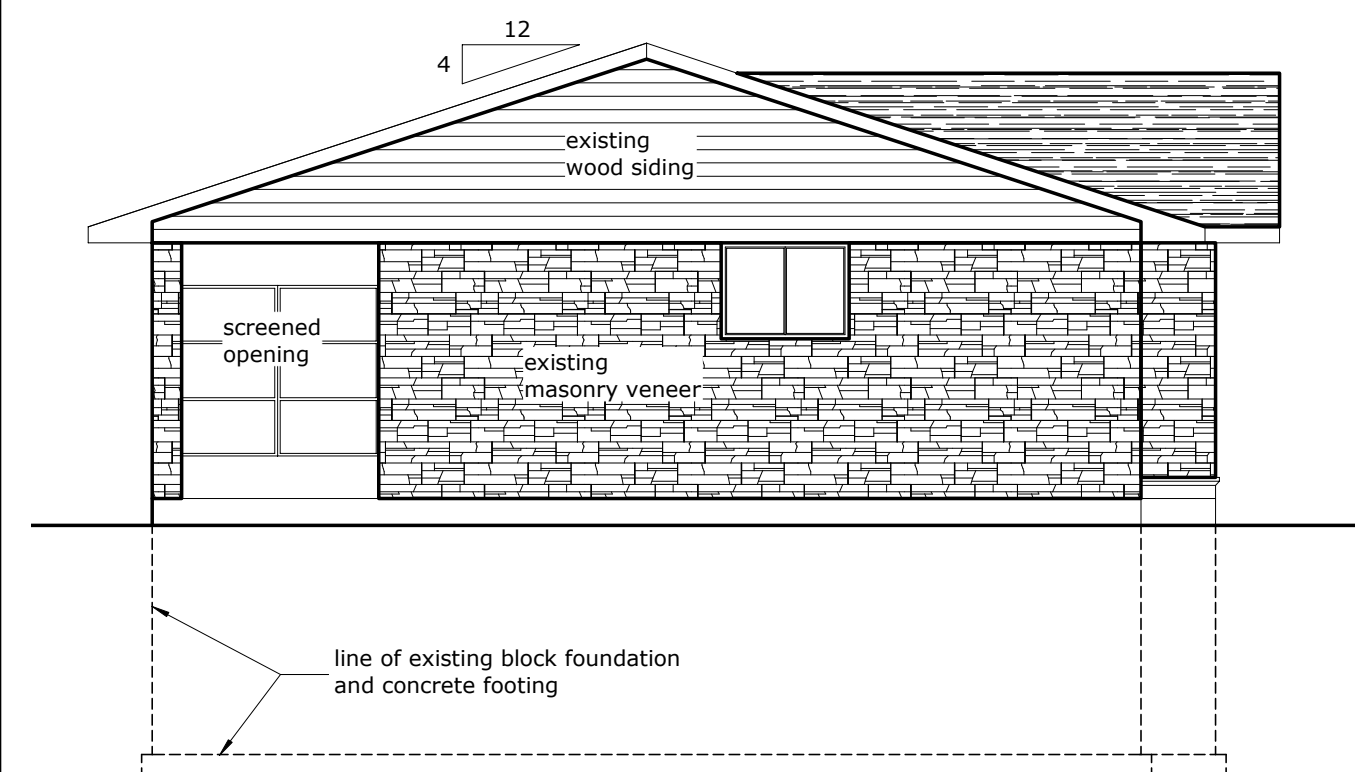
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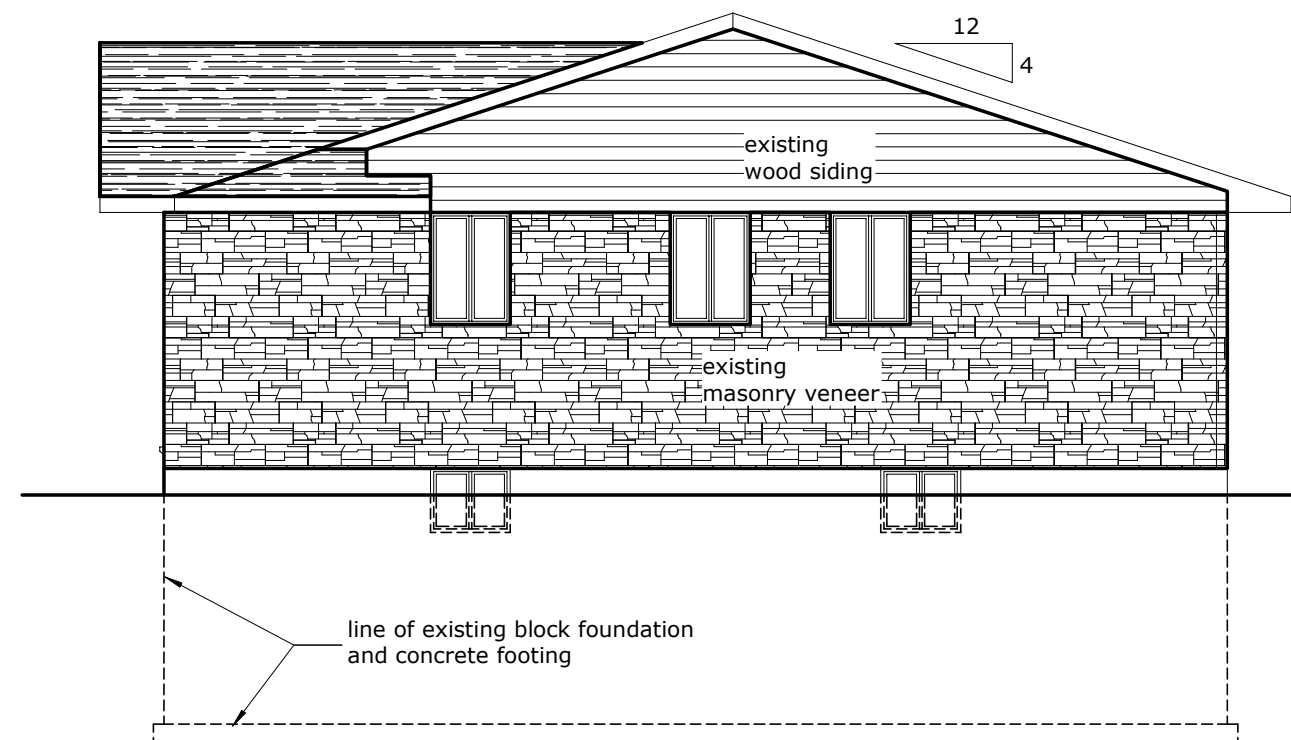
A02



EXISTING - FRONT ELEVATION



EXISTING - LEFT ELEVATION



EXISTING - RIGHT ELEVATION

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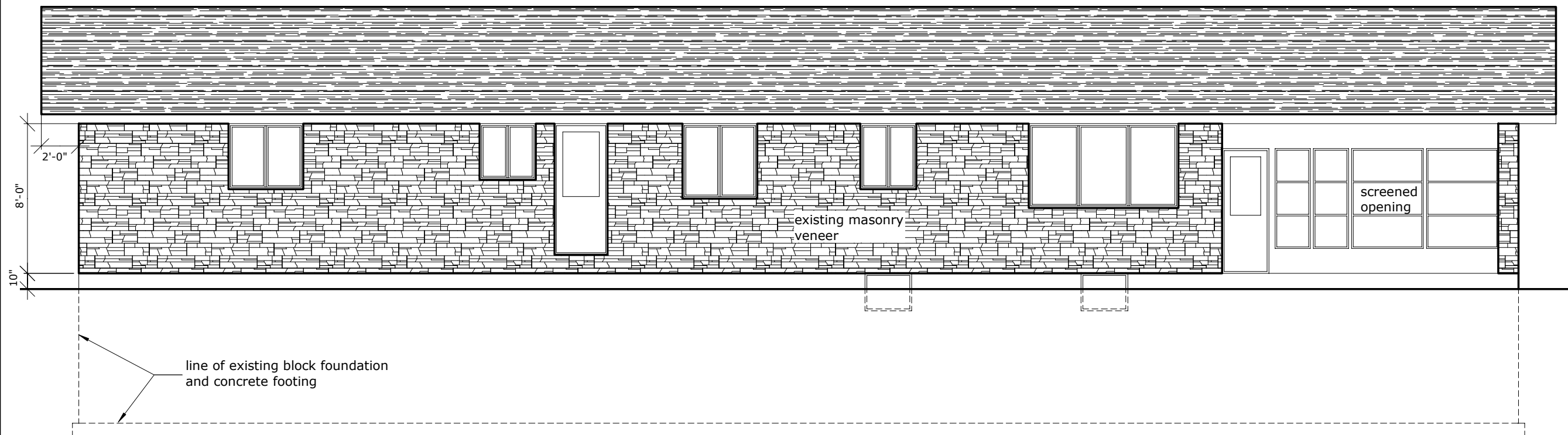
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A1

existing asphalt shingles



EXISTING - REAR ELEVATION

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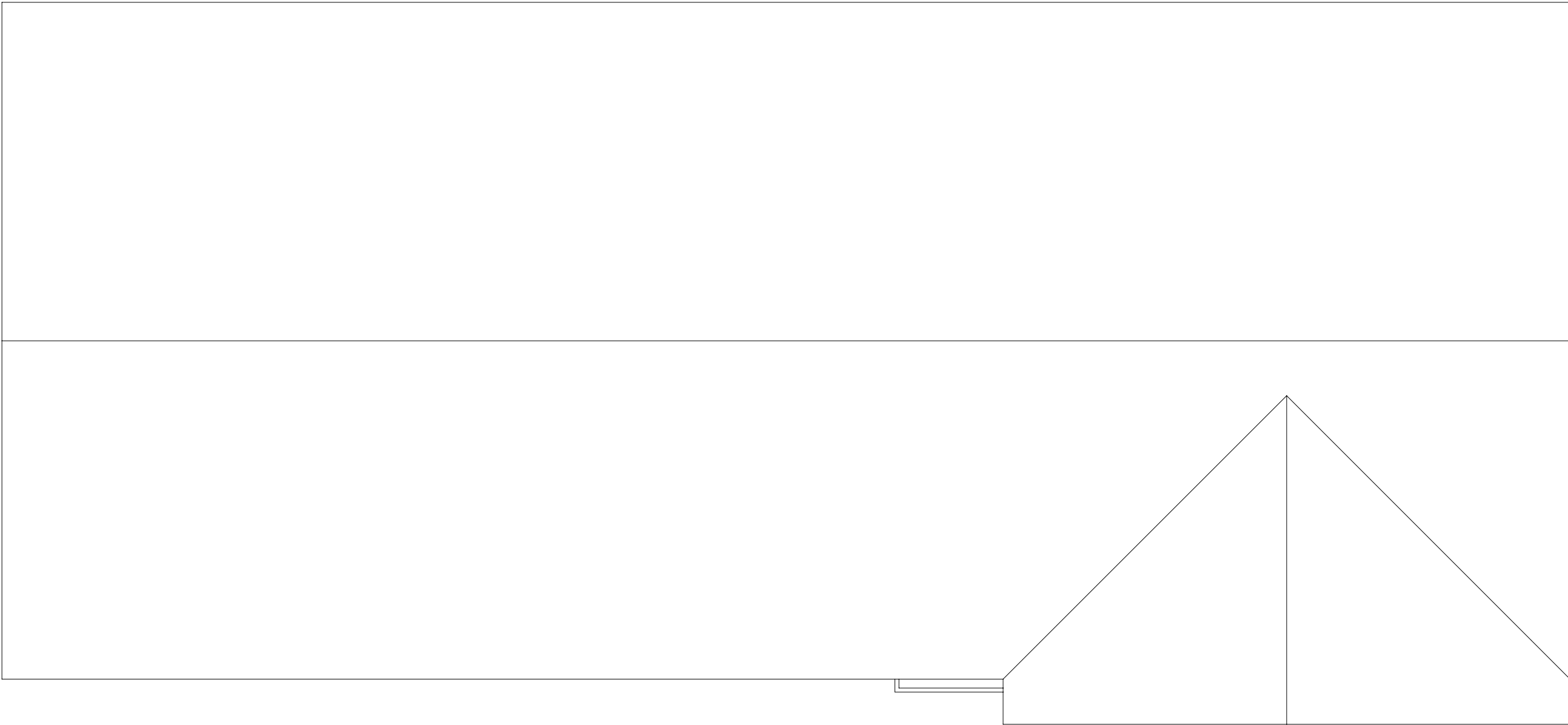
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A2



EXISTING - ROOF PLAN

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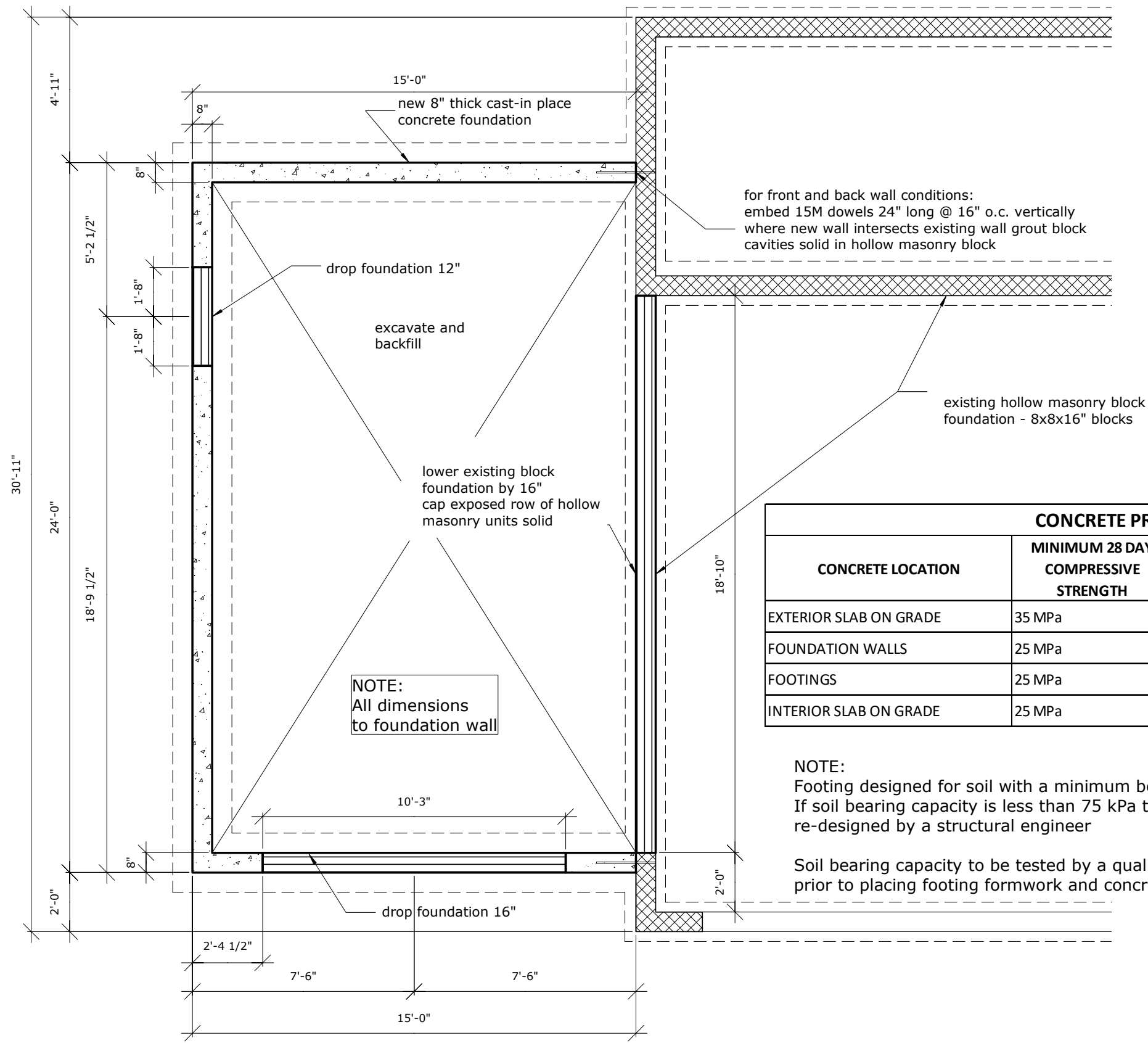
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CLIENT NAME:
Scapillati Residence
PROJECT ADDRESS:
**9 Mayo Avenue
Nepaen, ON**

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CONCRETE PROPERTIES SHALL BE:

CONCRETE LOCATION	MINIMUM 28 DAY COMPRESSIVE STRENGTH	SLUMP RANGE EXCLUSIVE OF PLASTICIZORS	CONCRETE EXPOSURE CLASS	AIR ENTRAINMENT
EXTERIOR SLAB ON GRADE	35 MPa	75 +- 25 mm	C-1	4 - 6%
FOUNDATION WALLS	25 MPa	75 +- 25 mm	F-2	3 - 6%
FOOTINGS	25 MPa	75 +- 25 mm	N	N/A
INTERIOR SLAB ON GRADE	25 MPa	75 +- 25 mm	N	N/A

NOTE:
 Footing designed for soil with a minimum bearing capacity of 75 kPa.
 If soil bearing capacity is less than 75 kPa then the footing must be re-designed by a structural engineer

Soil bearing capacity to be tested by a qualified geotechnical engineer prior to placing footing formwork and concrete.

FOUNDATION PLAN

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A4

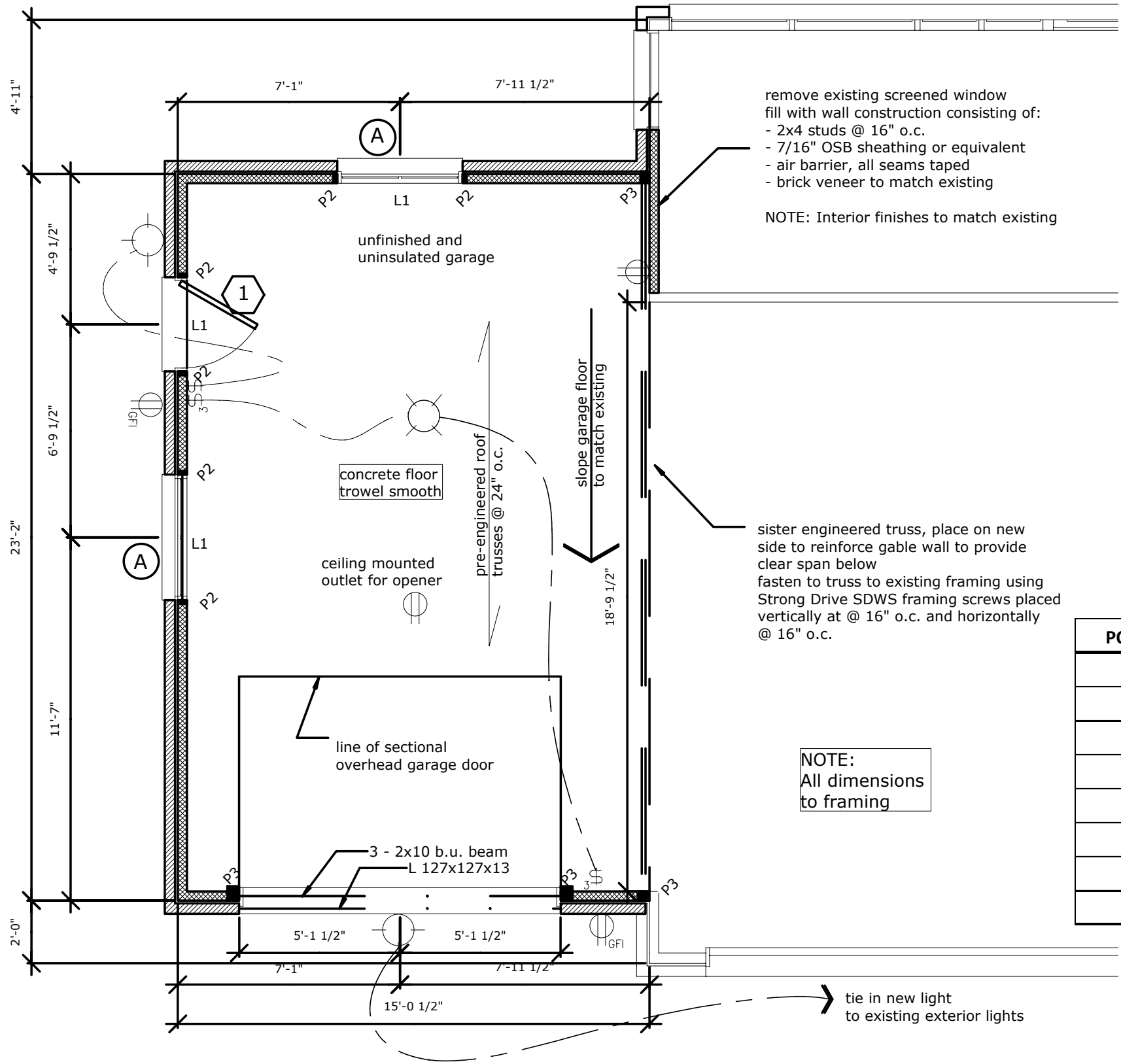
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A5



remove existing screened window
 fill with wall construction consisting of:
 - 2x4 studs @ 16" o.c.
 - 7/16" OSB sheathing or equivalent
 - air barrier, all seams taped
 - brick veneer to match existing

 NOTE: Interior finishes to match existing

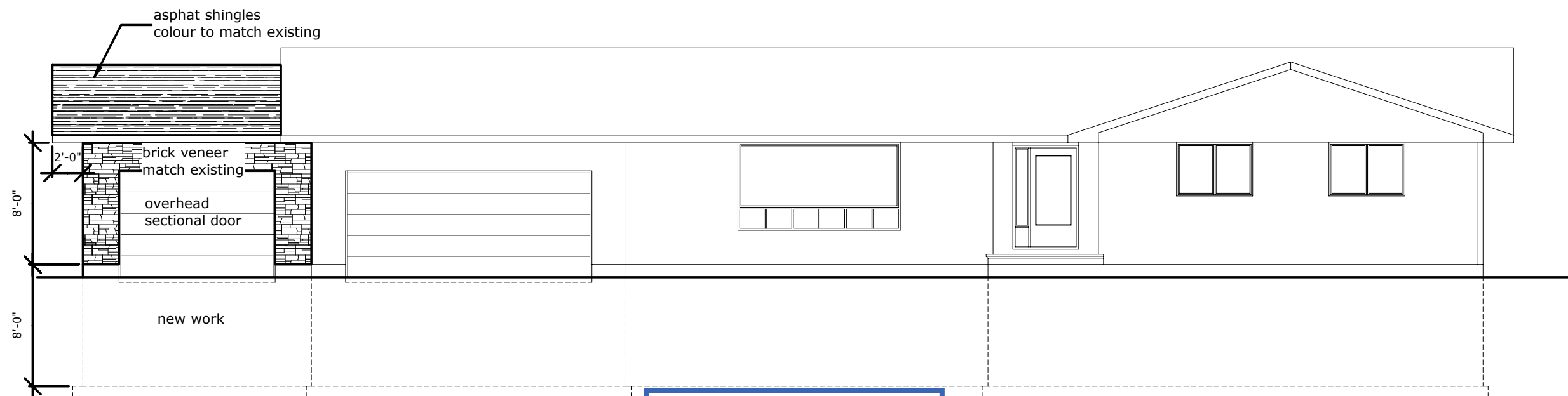
sister engineered truss, place on new
 side to reinforce gable wall to provide
 clear span below
 fasten to truss to existing framing using
 Strong Drive SDWS framing screws placed
 vertically at @ 16" o.c. and horizontally
 @ 16" o.c.

NOTE:
 All dimensions
 to framing

LINTEL SCHEDULE	
LINTEL ID	POST DESCRIPTION
L1	2 - 2x8
L2	3 - 2x8
L3	2 - 2x10
L4	3 - 2x10

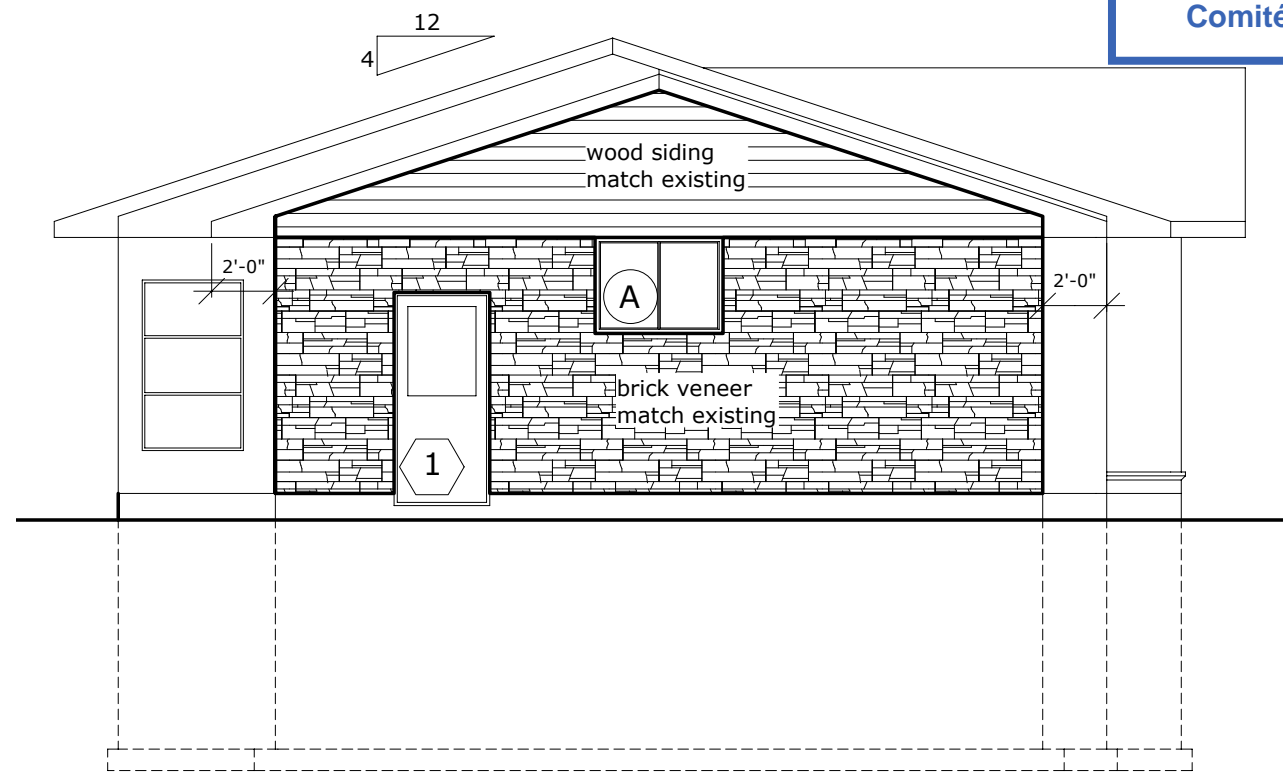
POST ID	POST DESCRIPTION
P1	3" DIA Adjustable 72" to 108"
P2	2 - 2x4 or 2-2x6
P3	3- 2x4 or 3 - 2x6
P4	4 - 2x4 or 4 - 2x6
P5	Redjack 3.0 Strcutural Column - 92" to 96" (28,300 lbs)
P6	Redjack 3.0 Strcutural Column - 120" (28,300 lbs)
P7	Blackjack 3 Strcutural Column - 96" (24,000 lbs)
P8	Blackjack 3 Strcutural Column - 120" (24,000 lbs)

FIRST FLOOR PLAN

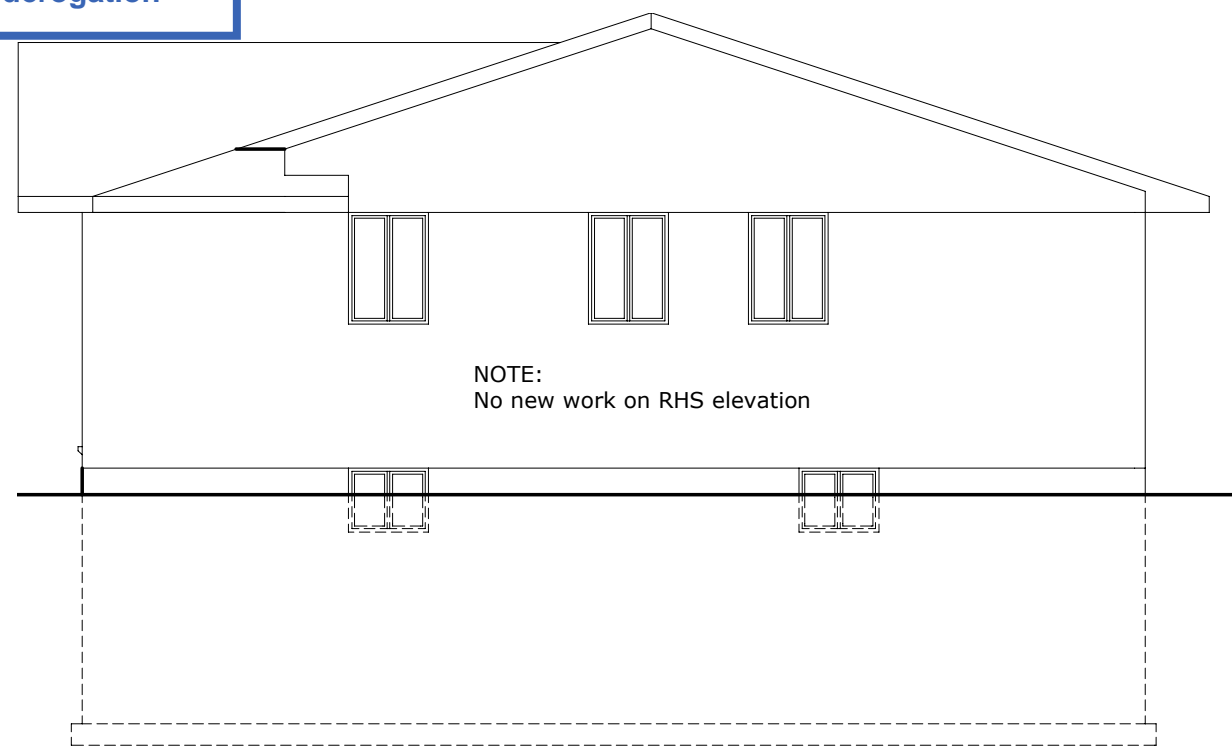


NEW WORK - FRONT ELEVATION

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NEW - LEFT ELEVATION



NEW - RIGHT ELEVATION

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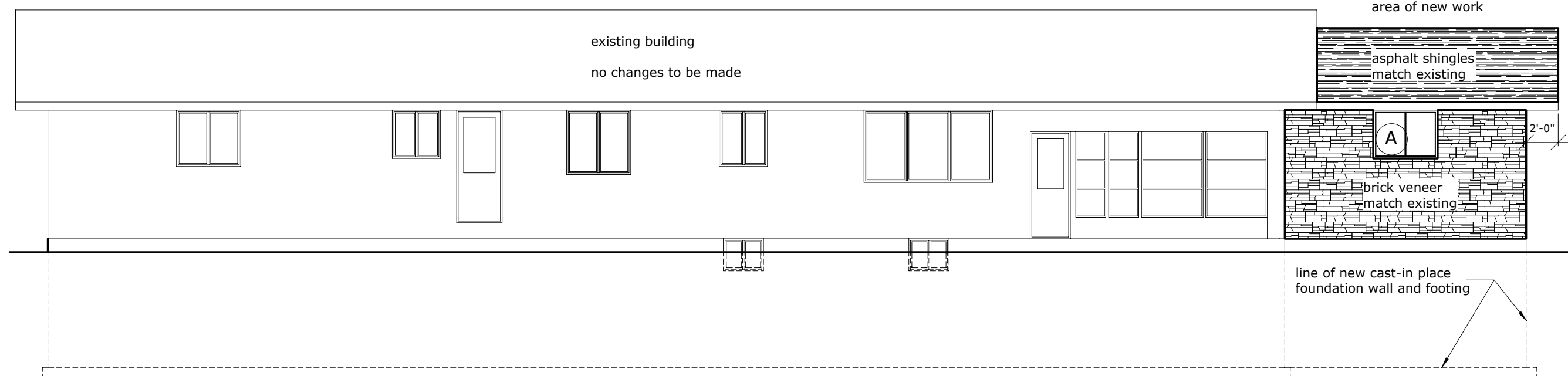
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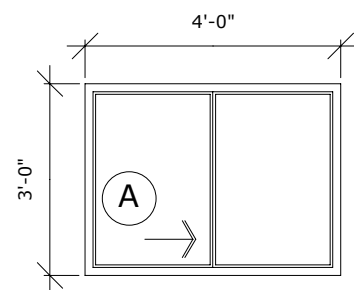
Phone: 613 276 0632

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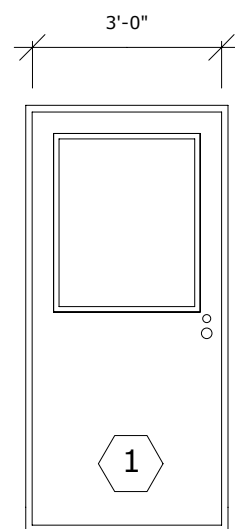
A6



NEW - REAR ELEVATION



PVC/Fiberglass slider
 One fixed panel, one operator
 Equipped with screen and lock
 Jamb depth for 3 1/2" stud wall
 Pre-primed pine interior jamb extensions
 Brick molding, Colour by owner



36" x 80" panel door with window insert
 Insulated metal door, magnetic weatherstrip
 Non-operable window
 Door panel pre-drilled for lockset and deadlock
 Door frame depth for 3 1/2" stud wall
 Aluminum threshold, extended for brick sill
 Equipped with brick molding

NOTE: Door shown from exterior

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A7

DOOR AND WINDOWS



NEW - ROOF PLAN

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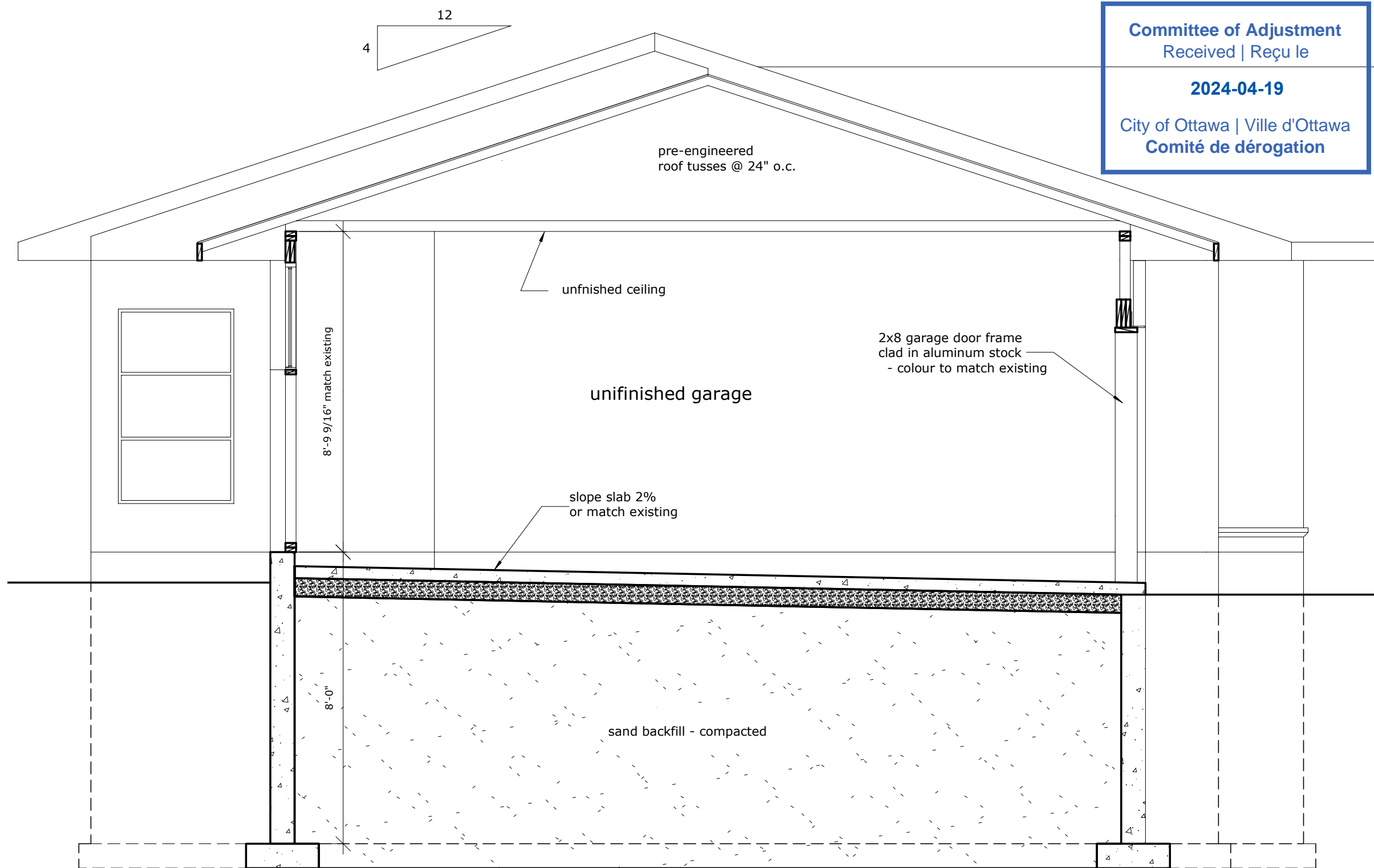
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NEW - CROSS SECTION

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- Uninsulated Wall Assembly:**
- 2x4 sill plate bolted to top of foundation
 - OSB 7/16" exterior sheathing
 - Wall framing consisting of 2x4 studs @ 16" o.c. c/w single top and double bottom plate
 - All voids between u/s sill plate and t.o. foundation wall in excess of 3/16" to be grouted solid with non-shrinking grout
 - All voids between u/s sill plate and t.o. foundation wall less than 3/16" to be filled with expandable foam

- Garage Floor Slab Assembly:**
- 4" thick cast-in place concrete floor slab, machine trowel smooth
 - slope at 2% or match existing
 - 3/4" clear stone, minimum 6" place under all areas of floor slab
 - sand fill, placed in 4" lifts
 - each 4" lift compacted prior to placing next lift
 - soak with water to remove voids between sand particles

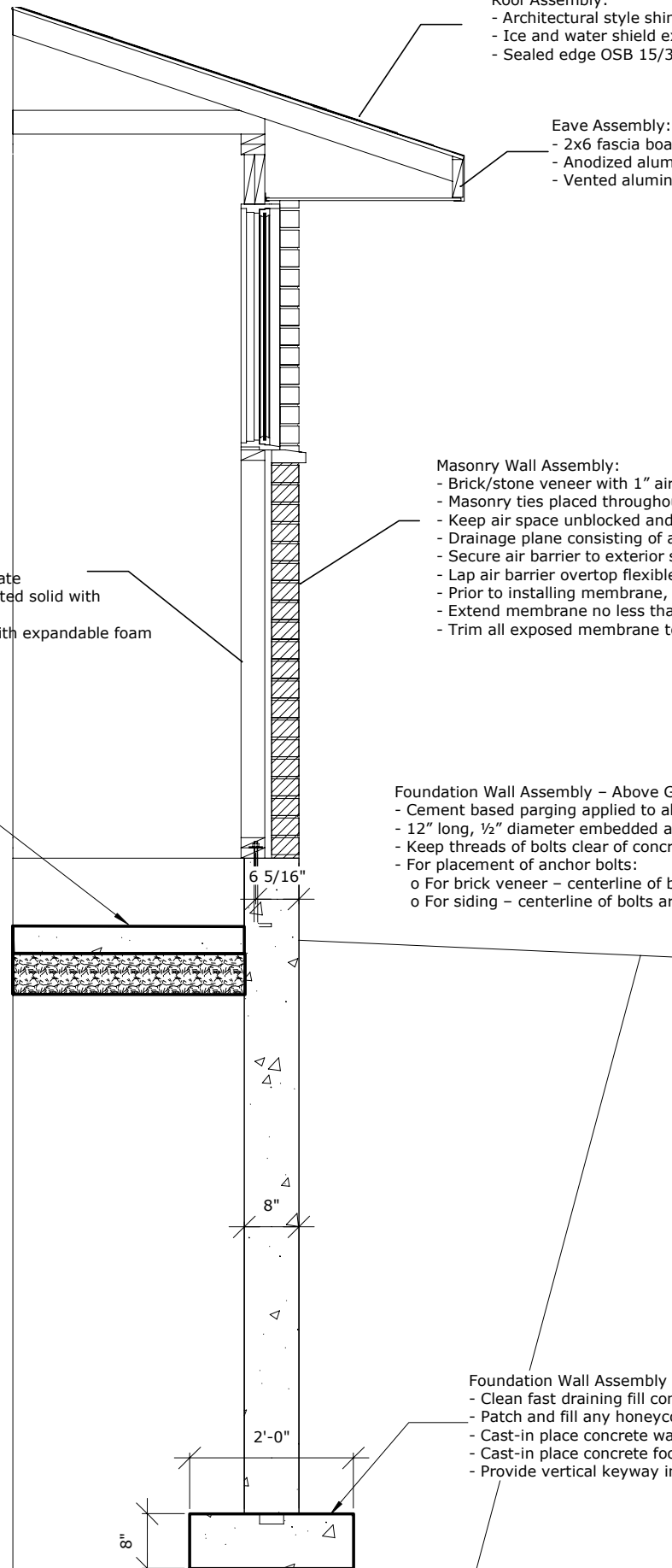
- Roof Assembly:**
- Architectural style shingles
 - Ice and water shield extending no less than 3'-0" past inside face of exterior wall
 - Sealed edge OSB 15/32" roof sheathing c/w H clips placed mid span of roof truss bays

- Eave Assembly:**
- 2x6 fascia board
 - Anodized aluminum fascia cap – colour and style by owner
 - Vented aluminum soffit – colour and style by owner

- Masonry Wall Assembly:**
- Brick/stone veneer with 1" air space between backside of masonry and drainage plane
 - Masonry ties placed throughout spaced 24" vertically and 48" horizontally – staggered
 - Keep air space unblocked and free of debris at all times
 - Drainage plane consisting of air barrier placed over wood sheathing
 - Secure air barrier to exterior sheathing using plastic capped fasteners
 - Lap air barrier ovetop flexible self adhesive rubber membrane base flashing
 - Prior to installing membrane, prime all wood surfaces and adhere membrane to primed surfaces
 - Extend membrane no less than 12" vertically up wall and no less than 4" horizontally
 - Trim all exposed membrane to be flush with edge of foundation wall

- Foundation Wall Assembly – Above Grade:**
- Cement based parging applied to all exposed concrete surface above grade and exposed to weather
 - 12" long, 1/2" diameter embedded anchor bolts placed at 4'-0" o.c. c/w nut and washer
 - Keep threads of bolts clear of concrete contamination at all times
 - For placement of anchor bolts:
 - o For brick veneer – centerline of bolts are 6 5/16" from exterior face of foundation wall
 - o For siding – centerline of bolts are 2 3/4" from exterior face of foundation wall

- Foundation Wall Assembly – Below Grade:**
- Clean fast draining fill consisting of sand or sand/gravel mix placed against foundation wall
 - Patch and fill any honeycombing prior to covering with backfill
 - Cast-in place concrete wall, thickness and heights as indicated
 - Cast-in place concrete footings, thickness and heights as indicated
 - Provide vertical keyway in concrete footings when vertical doweling for foundation wall absent



NEW - CROSS SECTION

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SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY

LOT 55
REGISTERED PLAN 378959

CITY OF OTTAWA



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METRIC CONVERSION

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

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF MAYO AVENUE, AS SHOWN ON REGISTERED PLAN 378959 BEING N58°24'00"E.

NOTE

THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREON. THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION. ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED. ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC. RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

PART 2

This Report was prepared for Kimberly & Marco Scapillati and the undersigned accepts no responsibility for the use by other parties.

- REGISTERED RIGHTS-OF-WAY/EASEMENTS**
No rights-of-way or easements were found to be registered against the subject property.
- PROPERTY IMPROVEMENTS**
See plan for details.
- COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**
Compliance is not certified by this report.
- ADDITIONAL REMARKS**
The building ties are to the unparted concrete foundation walls, unless otherwise noted.

LEGEND

SYMBOL	DENOTES	FOUND MONUMENTS
■	"	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IB ^Ø	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS	"	MEASURED
INST	"	INSTRUMENT
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
PL	"	REGISTERED PLAN 378959
P1	"	REGISTERED PLAN BY AOV, DATED SEPTEMBER 2nd, 2003
P2	"	REGISTERED PLAN BY PAUL A. RIDDLE LTD, DATED MARCH 11th, 1998
○ UP	"	UTILITY POLE
— OHW	"	OVERHEAD WIRE
⊙	"	TREE CONIFEROUS (D.B.H. SHOWN)
⊙	"	TREE DECIDUOUS (D.B.H. SHOWN)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 20th DAY OF APRIL, 2022.

May 19, 2022
DATE

Amanda Bulua
AMANDA BULUA
ONTARIO LAND SURVEYOR

SRO MAP COORD.=367040, 5021023



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stantec.com

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