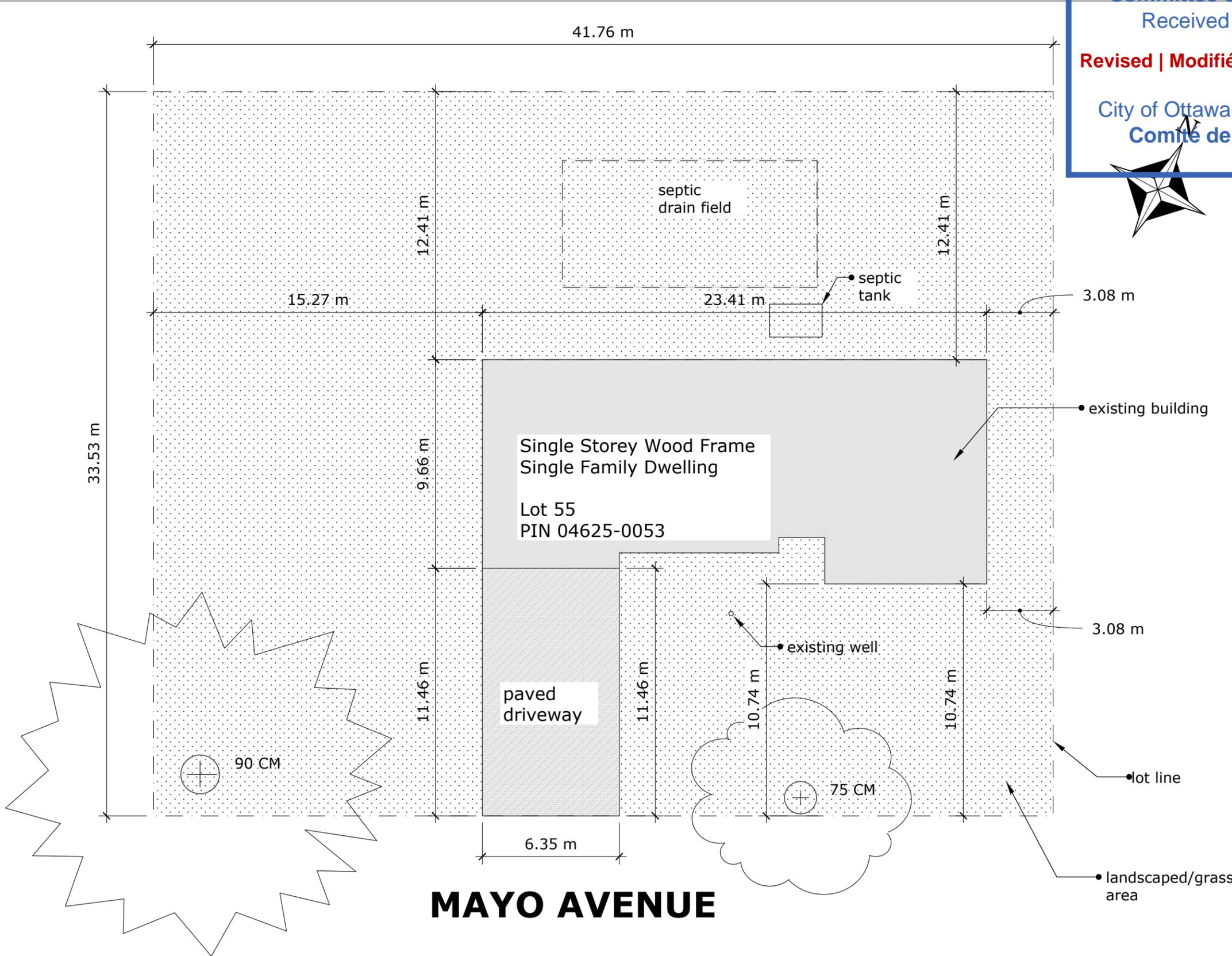


**Committee of Adjustment**  
 Received | Reçu le  
**Revised | Modifié le : 2024-05-31**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



REV. NO DATE

DRAWN BY  
Alan Nisbet BCIN 27998

DATE PUBLISHED  
March 4, 2024

DATE MODIFIED  
May 29, 2024

PROJECT NUMBER:

CLIENT NAME:  
Scapillati Residence

PROJECT ADDRESS:  
9 Mayo Avenue  
Nepean, ON K2E 6X3

The Language of Lines  
3609 Chretien Street  
Wendover, ON K0A 3K0

Firm BCIN: 120127

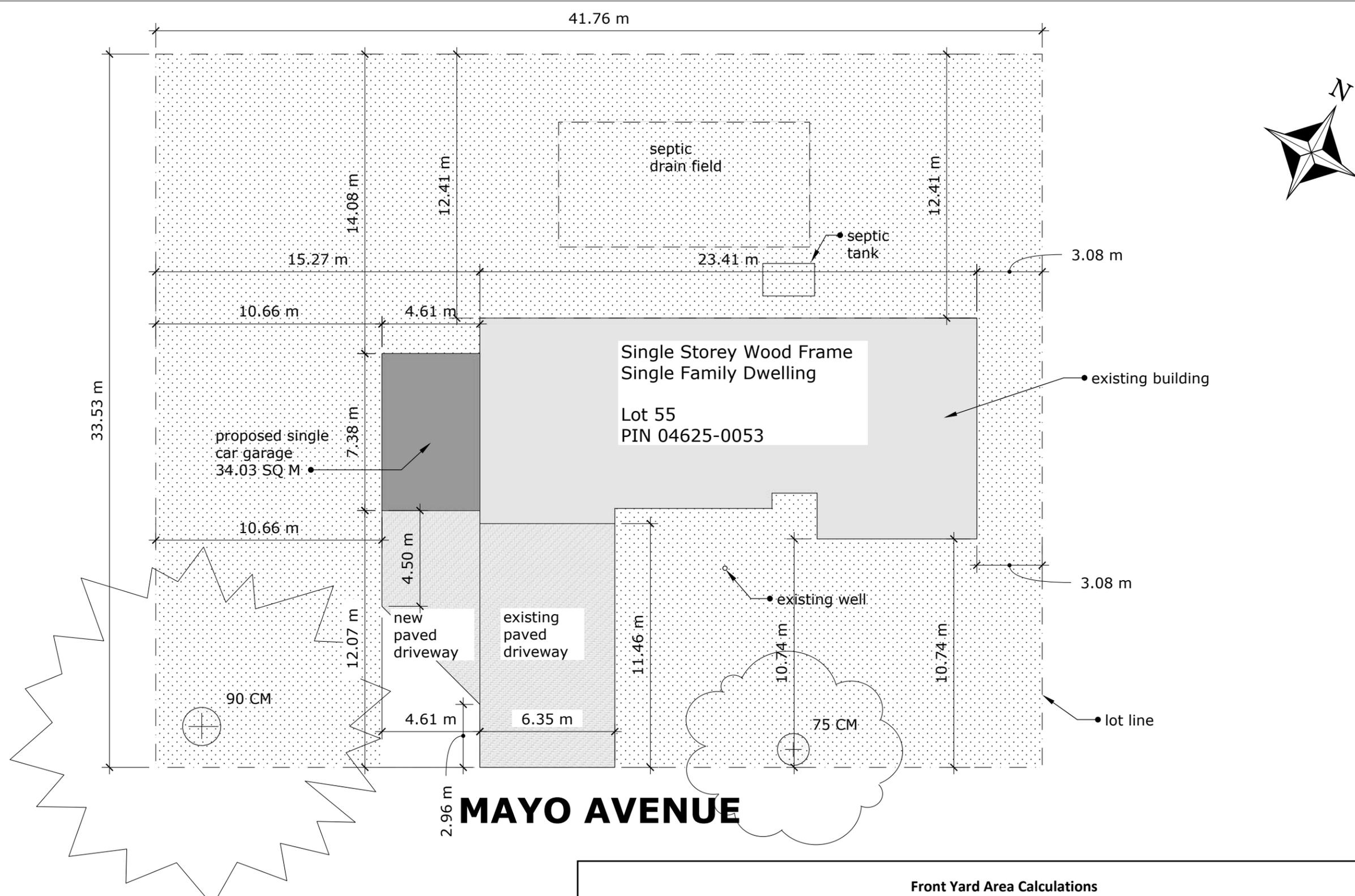
Email: info@tlo.ca

PH: 613 276 0632

**DRAWING NUMBER**

**A01**

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



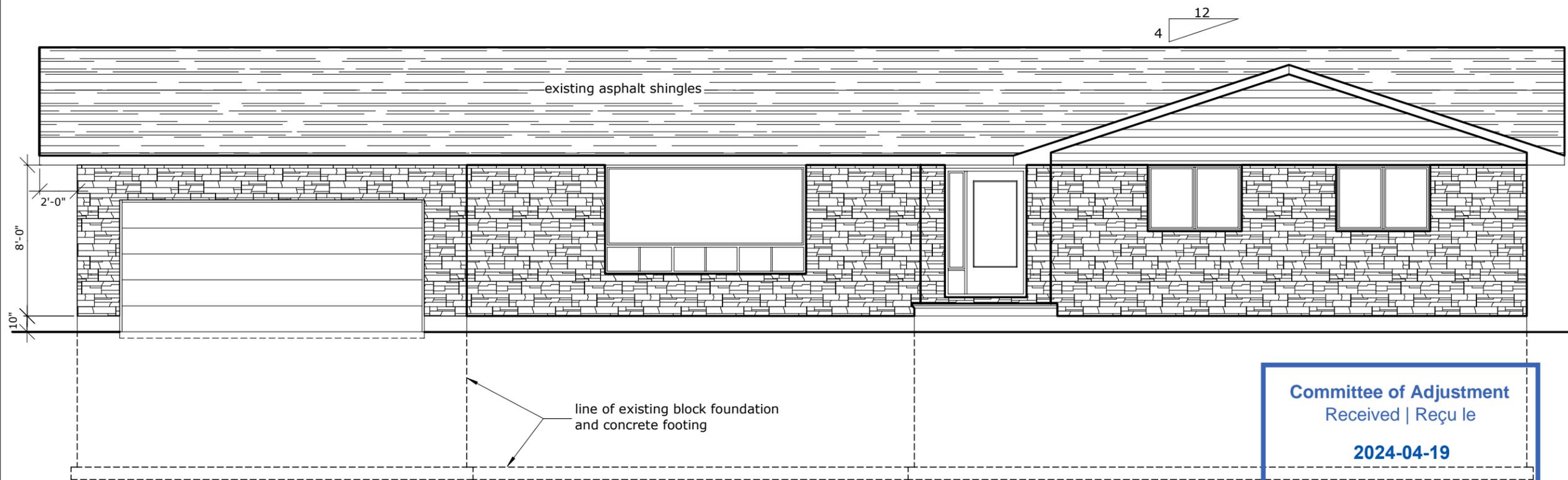
REV. NO DATE

DRAWN BY Alan Nisbet BCIN 27998  
 DATE PUBLISHED March 4, 2024  
 DATE MODIFIED May 29, 2024

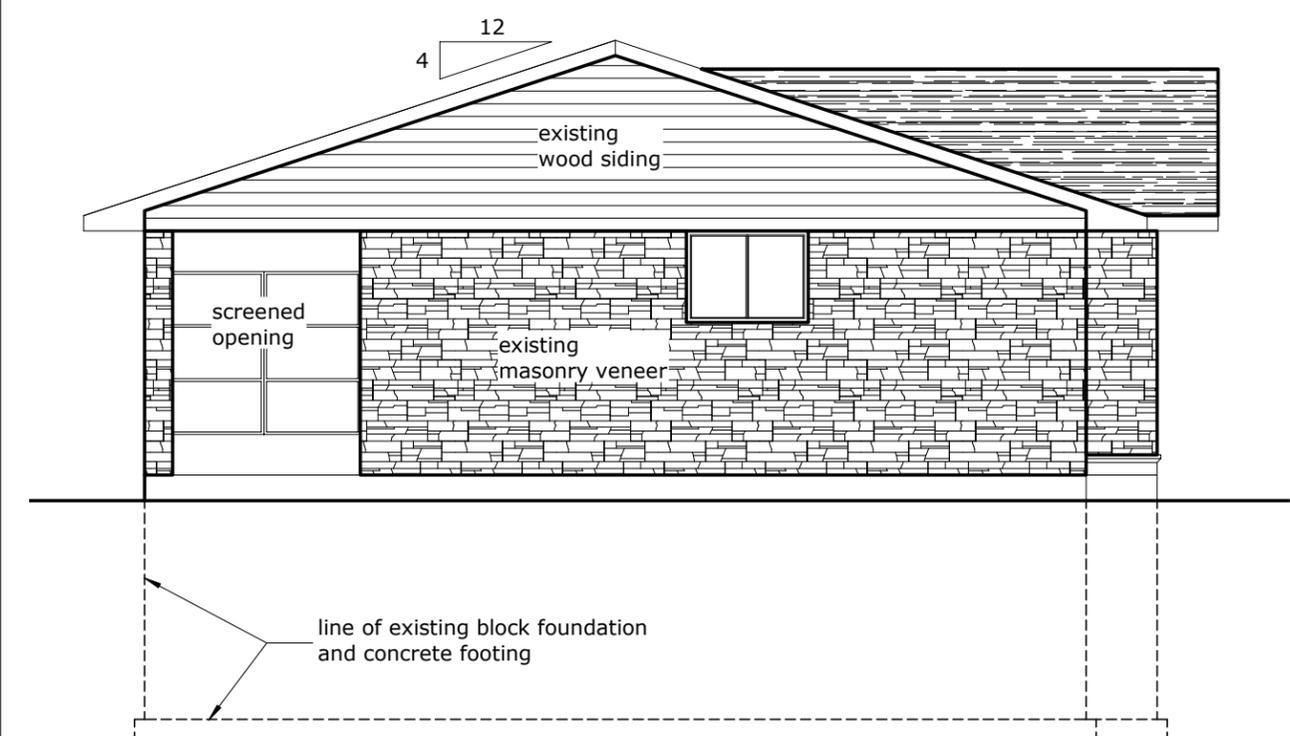
PROJECT NUMBER:  
 CLIENT NAME: Scapillati Residence  
 PROJECT ADDRESS: 9 Mayo Avenue Nepean, ON K2E 6X3

The Language of Lines  
 3609 Chretien Street  
 Wexford, ON K0A 3K0  
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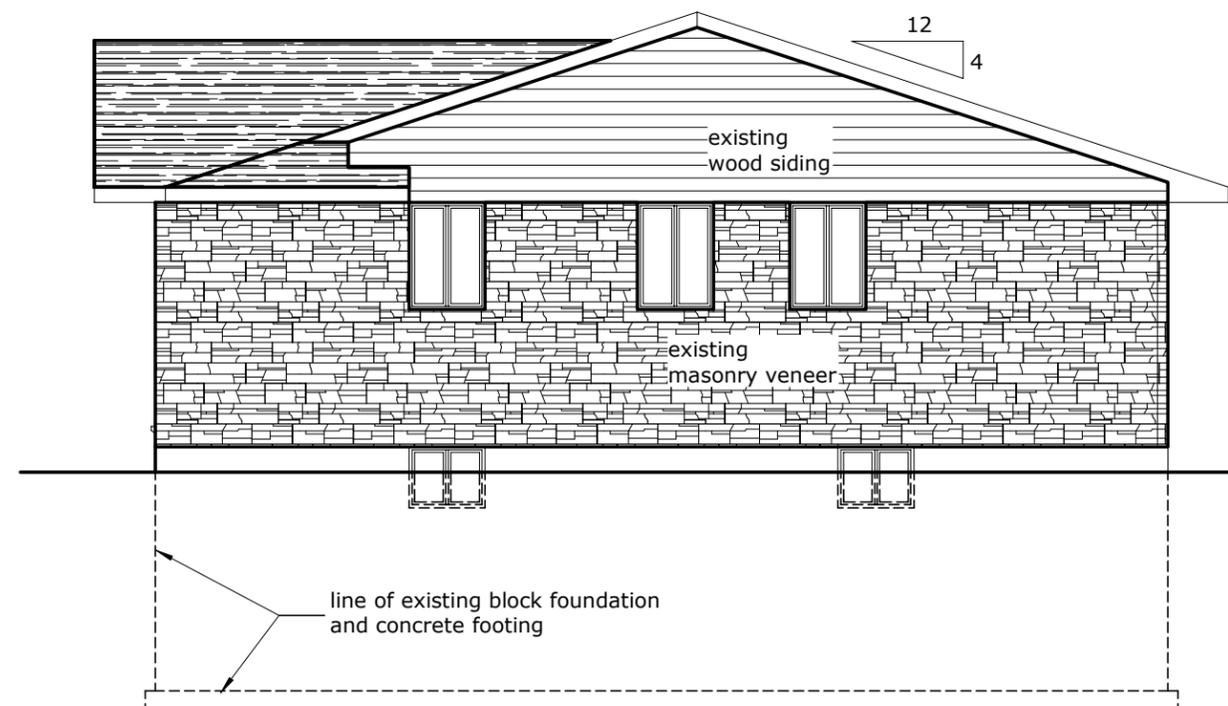
Front Yard Area Calculations				
Item Description	Area SQ M	Area Remaining SQ M	Coverage Area %	Area Remaining %
Front Yard	483.83	483.83	0%	100%
Driveway - Existing	72.8	411.03	15%	85%



EXISTING - FRONT ELEVATION



EXISTING - LEFT ELEVATION



EXISTING - RIGHT ELEVATION

**Committee of Adjustment**  
 Received | Reçu le  
**2024-04-19**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

DRAWN BY:  
 Alan Nisbet BCIN 27998

DATE PUBLISHED:  
 September 22, 2021  
 DATE MODIFIED:

PROJECT NUMBER:

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

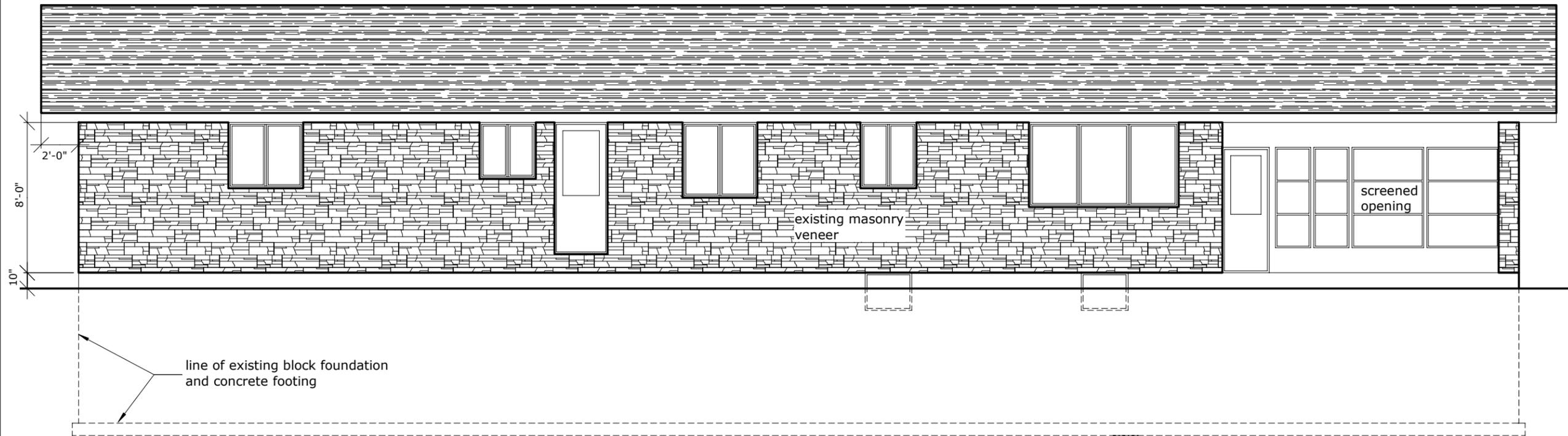
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**DRAWING NUMBER**

**A1**

existing asphalt shingles



EXISTING - REAR ELEVATION

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**2024-04-19**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

DRAWN BY:  
Alan Nisbet BCIN 27998

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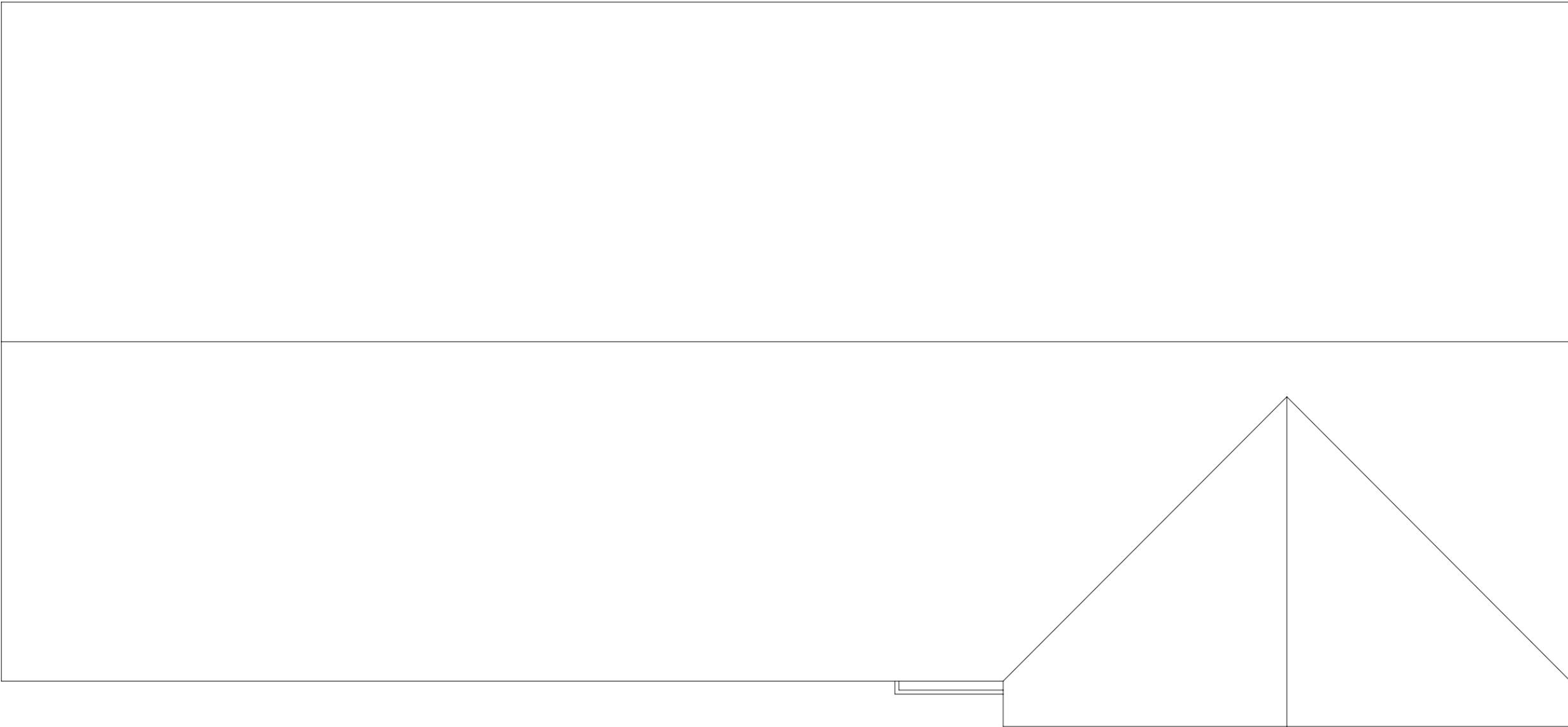
CLIENT NAME:  
Scapillati Residence  
PROJECT ADDRESS:  
9 Mayo Avenue  
Nepaen, ON

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**DRAWING  
NUMBER**

**A2**



EXISTING - ROOF PLAN

**Committee of Adjustment**  
Received | Reçu le  
**2024-04-19**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

REV. NO. DATE

DRAWN BY:  
Alan Nisbet BCIN 27998  
DATE PUBLISHED:  
September 22, 2021  
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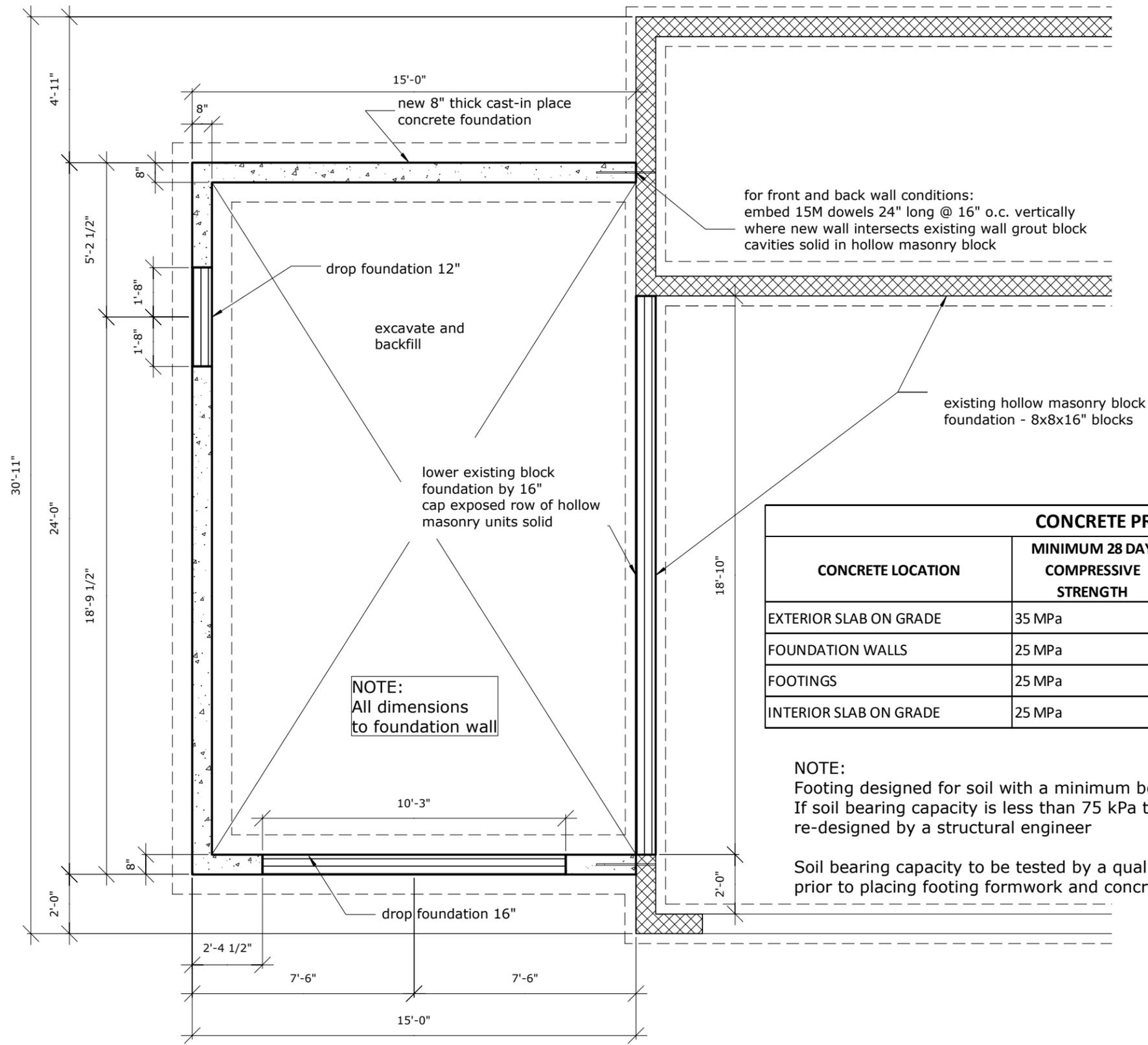
PROJECT NUMBER:  
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PROJECT ADDRESS:  
9 Mayo Avenue  
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3609 Chretien Street,  
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**DRAWING  
NUMBER**

**A3**

**Committee of Adjustment**  
 Received | Reçu le  
**2024-04-19**  
 City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**



**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**

DRAWN BY: Alan Nisbet BCIN 27998  
 DATE PUBLISHED: September 22, 2021  
 DATE MODIFIED:

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

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**DRAWING NUMBER**

**A4**

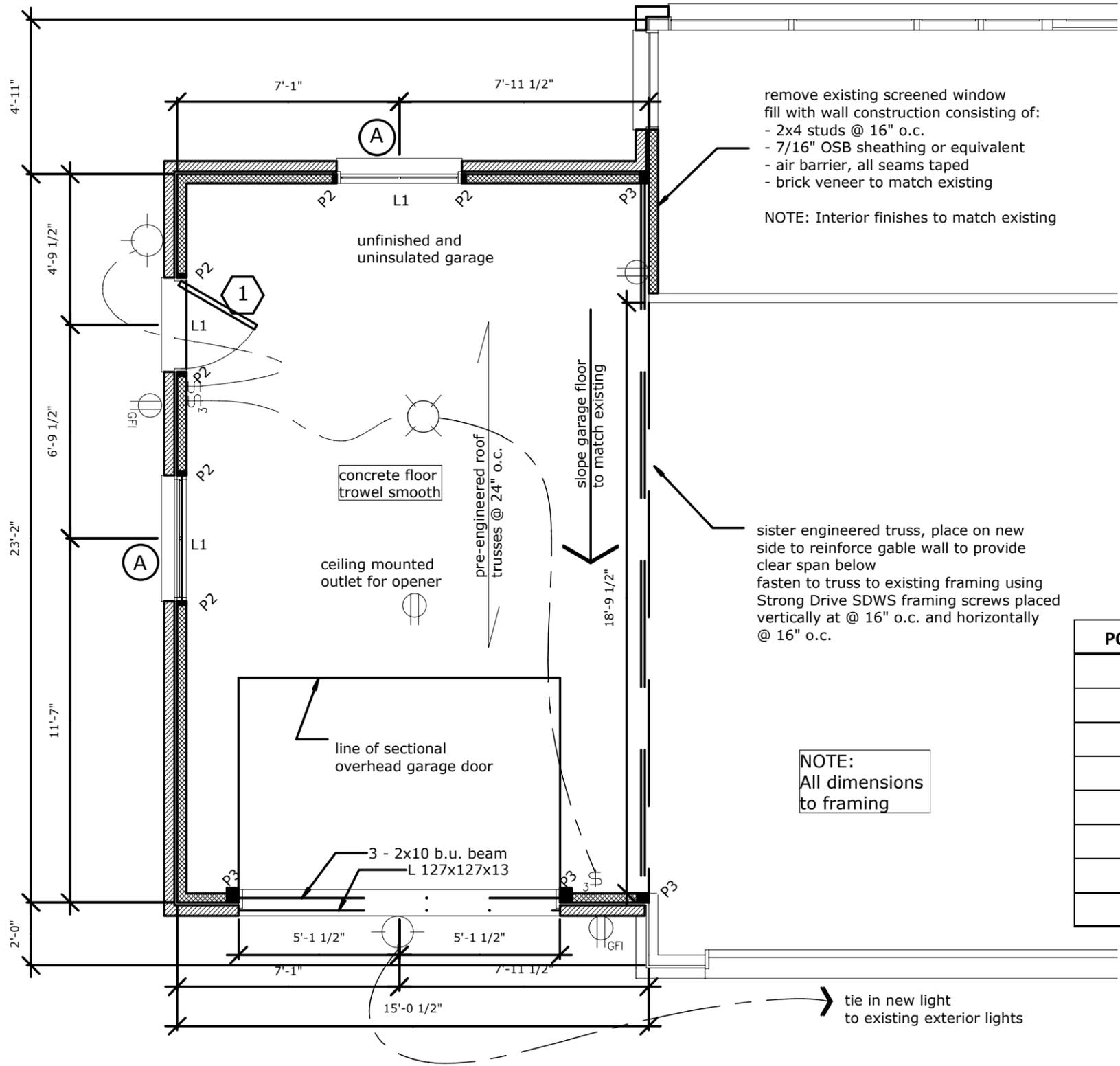
**Committee of Adjustment**  
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**2024-04-19**  
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DRAWN BY: Alan Nisbet BCIN 27998  
 DATE PUBLISHED: September 22, 2021  
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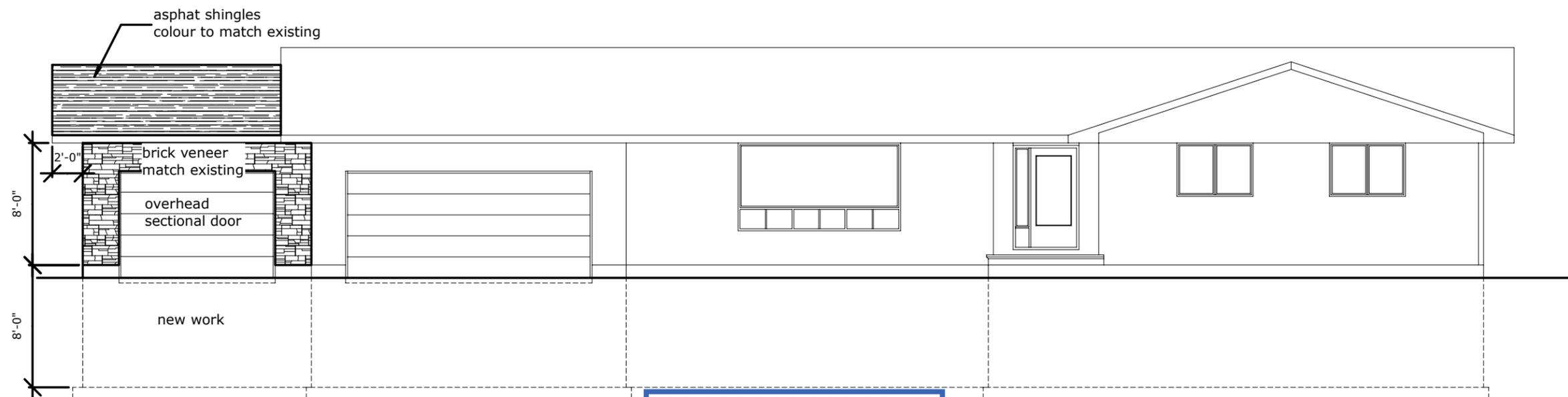
**DRAWING NUMBER**  
A5



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

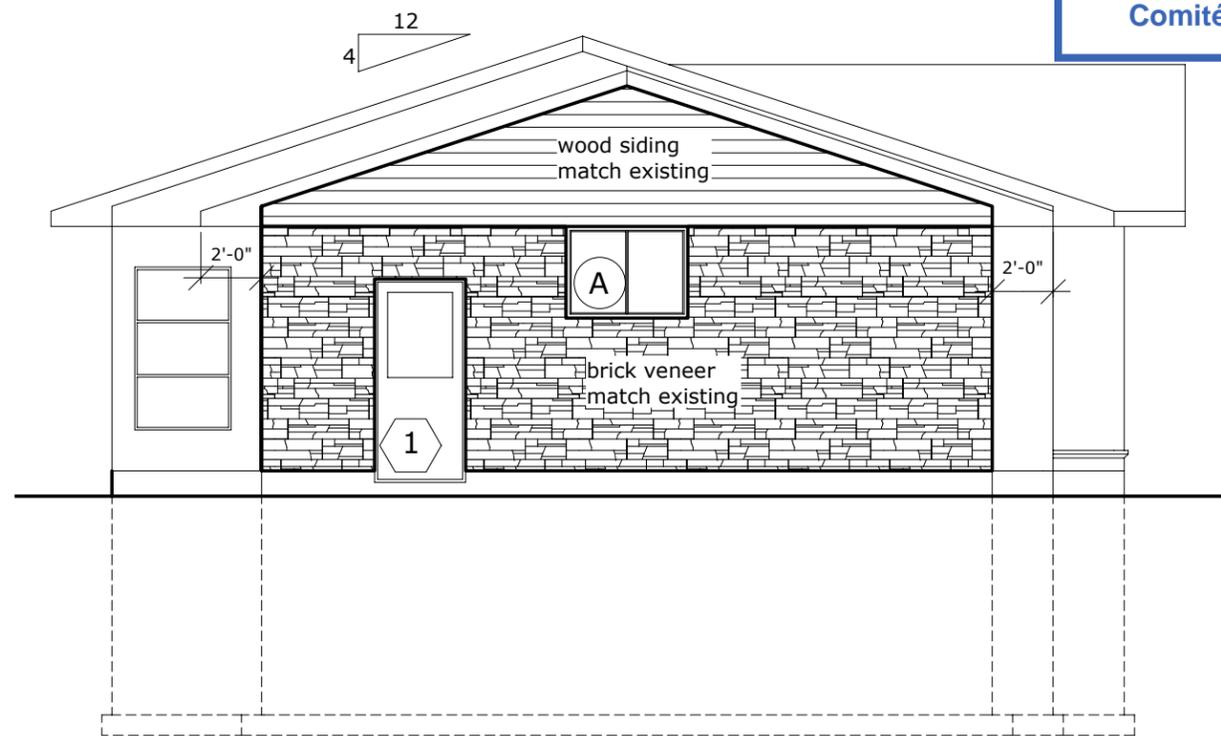
POST ID	POST DESCRIPTION
P1	3" DIA Adjustable 72" to 108"
P2	2 - 2x4 or 2-2x6
P3	3- 2x4 or 3 - 2x6
P4	4 - 2x4 or 4 - 2x6
P5	Redjack 3.0 Strcutural Column - 92" to 96" (28,300 lbs)
P6	Redjack 3.0 Strcutural Column - 120" (28,300 lbs)
P7	Blackjack 3 Strcutural Column - 96" (24,000 lbs)
P8	Blackjack 3 Strcutural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

**FIRST FLOOR PLAN**

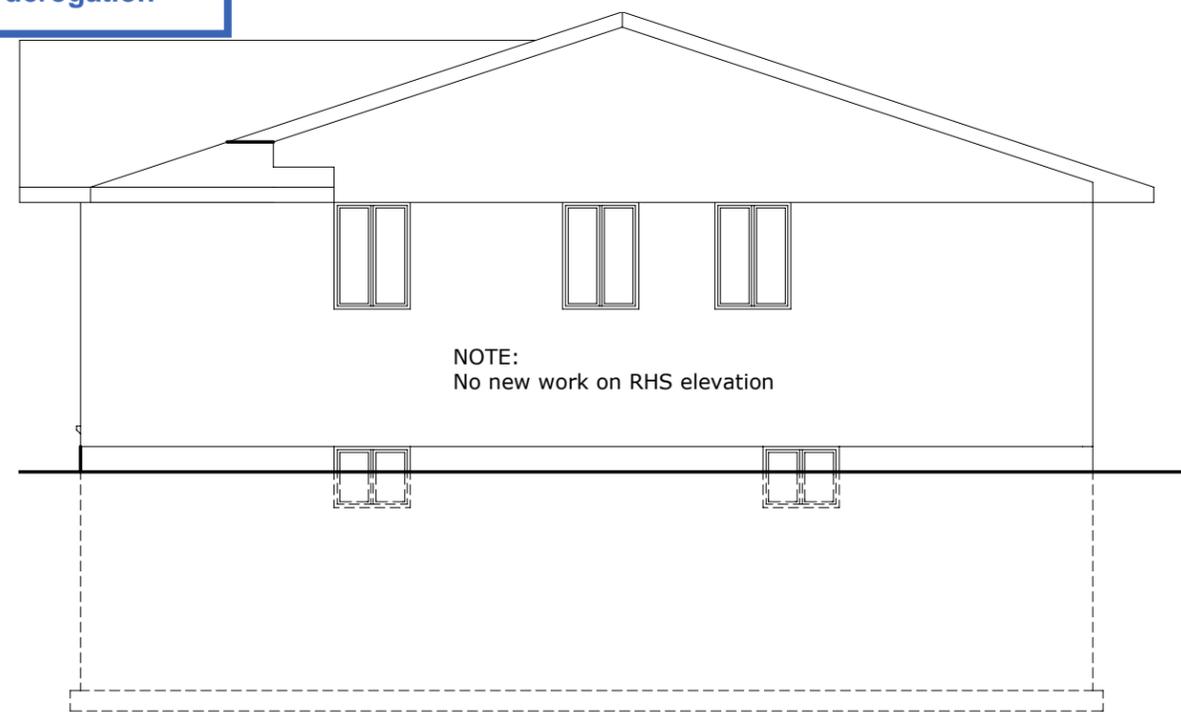


NEW WORK - FRONT ELEVATION

**Committee of Adjustment**  
 Received | Reçu le  
**2024-04-19**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



NEW - LEFT ELEVATION



NEW - RIGHT ELEVATION

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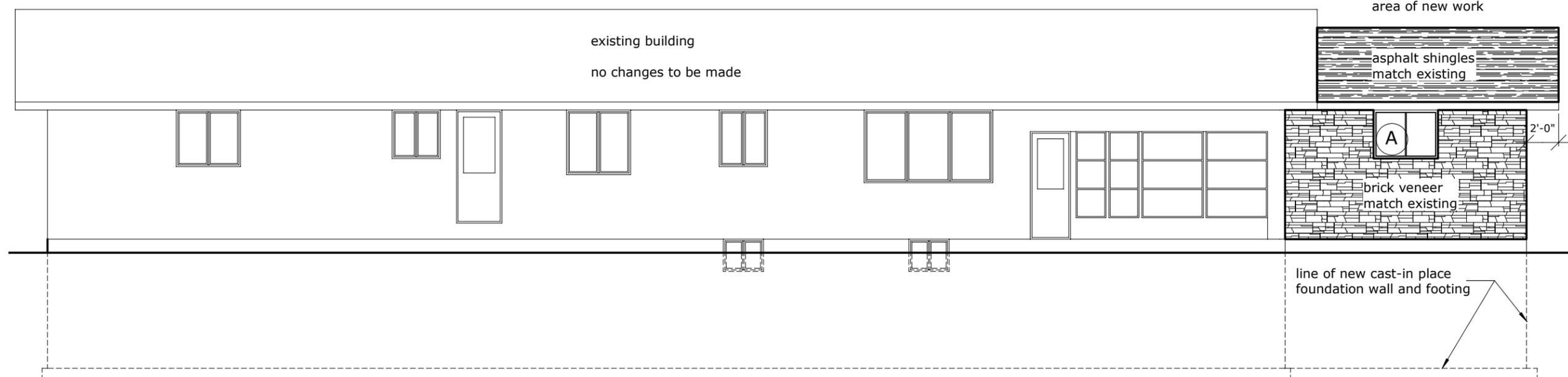
Firm BCIN: 120127

Email: info@tlo.ca

Phone: 613 276 0632

**DRAWING  
NUMBER**

**A6**



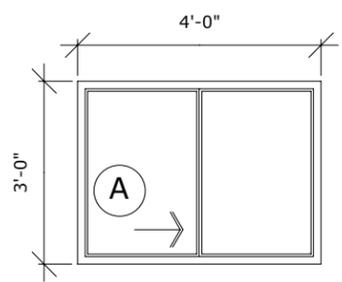
**NEW - REAR ELEVATION**

**Committee of Adjustment**  
 Received | Reçu le  
**2024-04-19**  
 City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

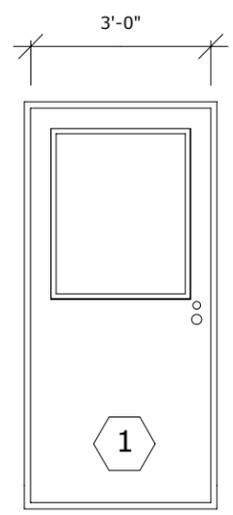
DRAWN BY:  
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PVC/Fiberglass slider  
 One fixed panel, one operator  
 Equipped with screen and lock  
 Jamb depth for 3 1/2" stud wall  
 Pre-primed pine interior jamb extensions  
 Brick molding, Colour by owner



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

**DOOR AND WINDOWS**

**DRAWING NUMBER**

**A7**



NEW - ROOF PLAN

**Committee of Adjustment**  
 Received | Reçu le  
**2024-04-19**  
 City of Ottawa | Ville d'Ottawa  
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DRAWN BY:  
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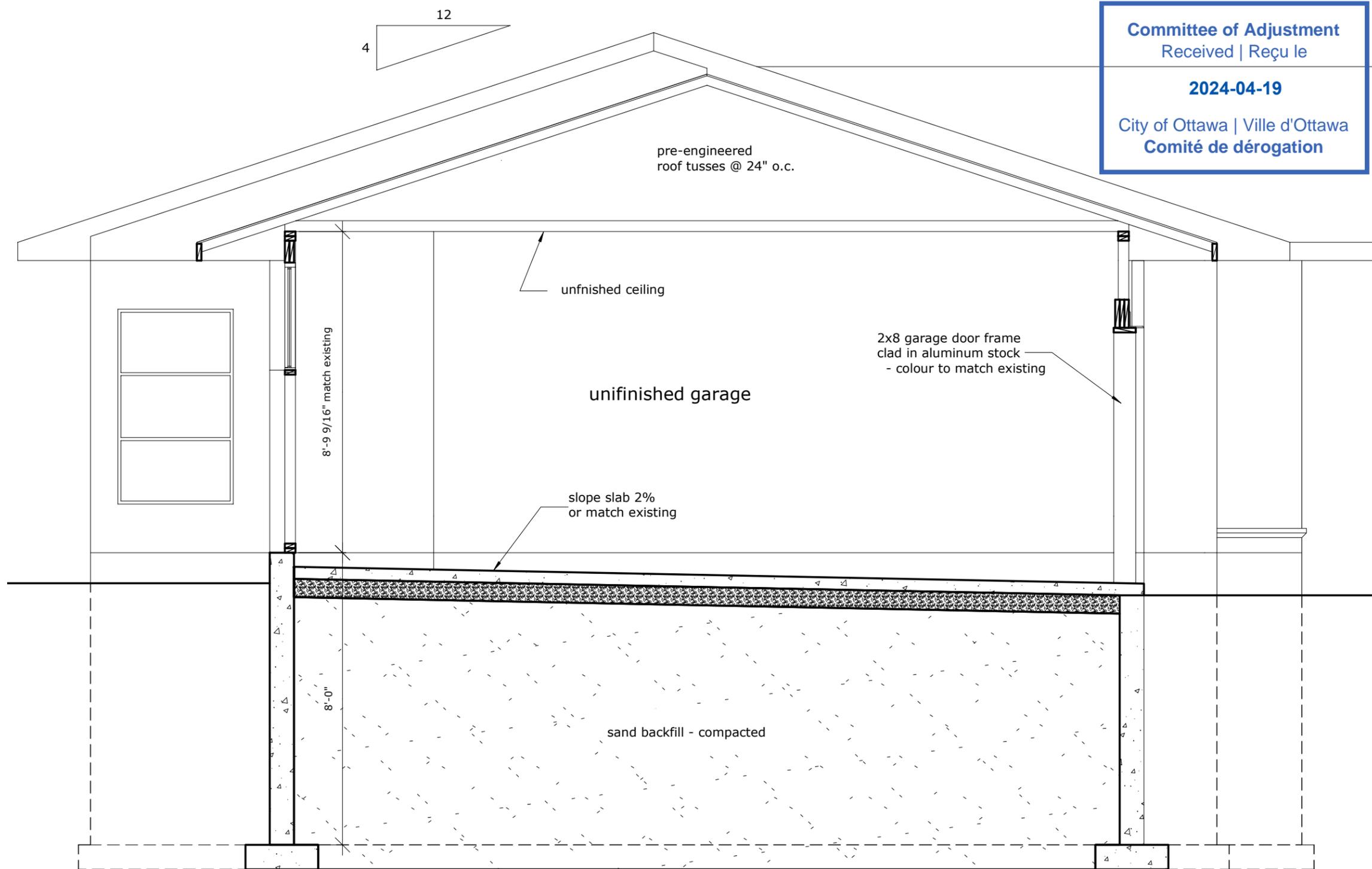
PROJECT NUMBER:  
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**Scapillati Residence**  
 PROJECT ADDRESS:  
**9 Mayo Avenue  
 Nepean, ON**

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**DRAWING NUMBER**

**A8**

**Committee of Adjustment**  
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**2024-04-19**  
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**NEW - CROSS SECTION**

DRAWN BY:  
Alan Nisbet BCIN 27998

DATE PUBLISHED:  
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**DRAWING  
NUMBER**

**A9**

**Committee of Adjustment  
Received | Reçu le**

**2024-04-19**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

- 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

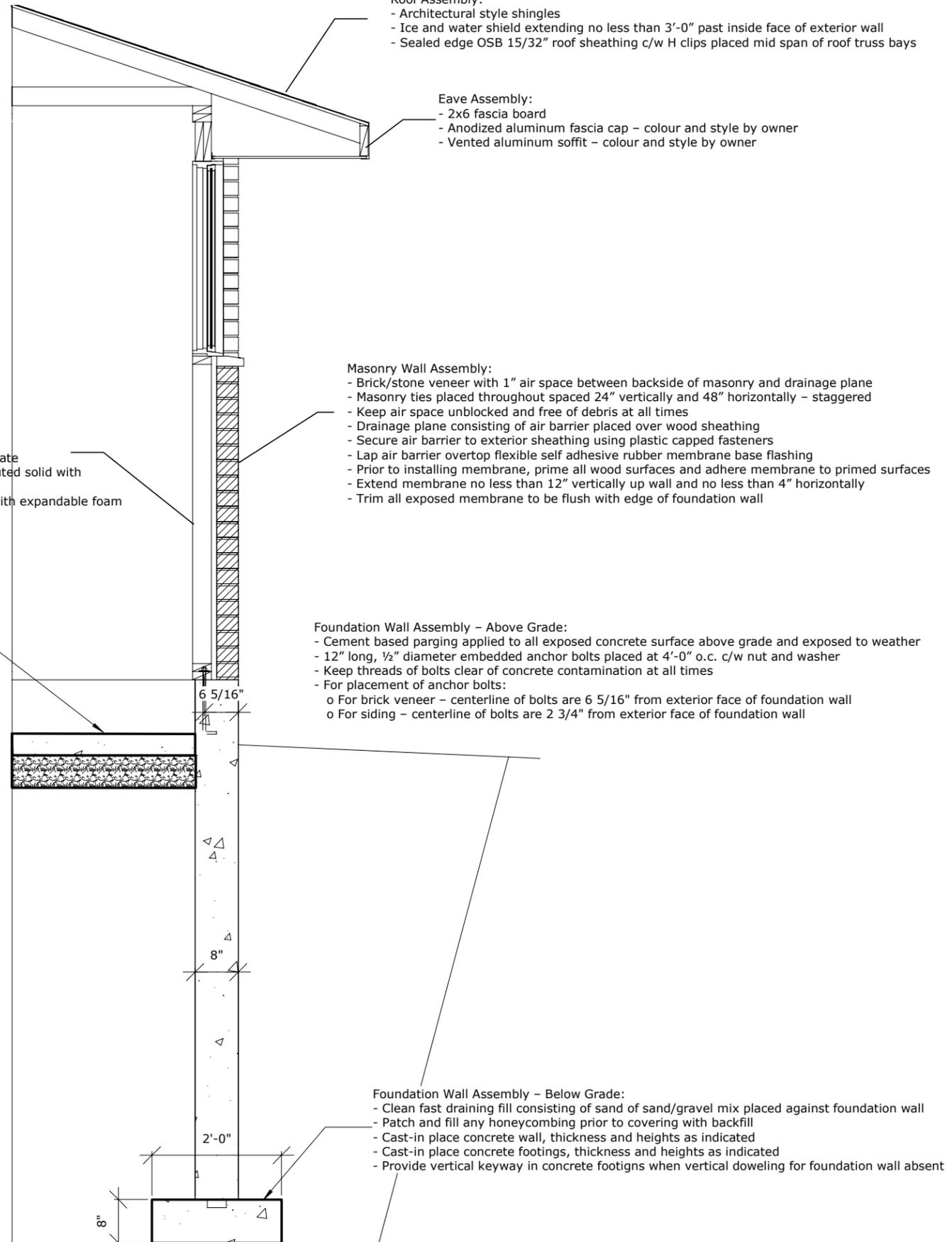
- Eave Assembly:**
- 2x6 fascia board
  - Anodized aluminum fascia cap – colour and style by owner
  - Vented aluminum soffit – colour and style by owner

- 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**



REV. NO. DATE

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Alan Nisbet BCIN 27998

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NUMBER**

**A10**

Committee of Adjustment  
Received | Reçu le  
**2024-04-19**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

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

**LOT 55**  
**REGISTERED PLAN 378959**

CITY OF OTTAWA



Stantec Geomatics Ltd.

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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 HEREOF. 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 <sup>Ø</sup>	"	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

**Stantec Geomatics Ltd.**  
CANADA LANDS SURVEYORS  
ONTARIO LAND SURVEYORS  
1331 CLYDE AVENUE, SUITE 300  
OTTAWA, ONTARIO, K2C 3G4  
TEL. 613.722.4420  
stantec.com

DRAWN: RG CHECKED: AB PM: AB FIELD: ES PROJECT No.: 161614572-110

