



PERSPECTIVES

DRAWINGS LIST

SHEET NUMBER	SHEET NAME
A0.0	TITLE PAGE
A0.1	SITE SURVEY
A0.2	SITE SURVEY W/ SITE PLAN
A0.3	SITE PLAN
A1.0	SOUTH AND WEST ELEVATION
A1.1	NORTH AND EAST ELEVATION
A2.0	BASEMENT FLOOR PLAN
A2.1	GROUND FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	PORCH FLOOR PLAN
A2.4	ROOF PLAN
A3.0	SECTION THRU "A" - "B"
A4.0	WALL SECTIONS 1-3
A4.1	WALL SECTIONS 4-6
A4.2	WALL DETAILS
A5.0	WINDOW DETAILS
A5.1	ROOF DETAILS
A6.0	STAIR 1 DETAILS
A6.1	STAIR 2 DETAILS
A7.0	OTHER BUILD-UP DETAILS
A8.0	SCHEDULES OF DOORS, WINDOWS AND ROOMS

PROJECT DATA :

REQUIRED in the R1 FF Zone		PROPOSED TYPICAL DWELLING (LOT - A)	
LOT AREA	: 600 Sqm	ZONNING TYPE	: R1 FF Zone
LOT WIDTH	: 19.5m	LOT AREA	: 418.20 Sqm
BLDG. HEIGHT	: 8.50m	LOT WIDTH	: 15.22m
LOT COVERAGE	: 45%	LOT DEPTH	: 27.46m
SETBACKS:		SETBACKS	
FRONT YARD	: 6.00m	FRONT YARD	: 7.00m
REAR YARD	: Varies	REAR YARD	: 8.274m
SIDE YARD	: total is 2.1 with one yard, no less than 0.94	SIDE YARD	: 1.4m
		LOT COVERAGE	
		FOOTPRINT	: 145.73 (34%)
		BLDG. HEIGHT	: 8.50
		GROSS AREA	: 390.80 Sqm



LOCATION PLAN



ANGELO MATTIA SPADOLA
ARCHITECT

200-1645 RUSSELL ROAD OTTAWA, ONTARIO K1G 4G5
T: 613.228.7190 F: 613.228.8690 ANGELOMSPADOLA@GMAIL.COM

1	ISSUED FOR CLIENTS REVIEW	2020 12 03
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8		
9		
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- GENERAL NOTES:
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT FOR HIS WRITTEN PERMISSION BEFORE PROCEEDING WITH THE WORK.
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CONSULTANTS:

Private Residence
66 Chippewa , Nepean Ottawa , Ontario

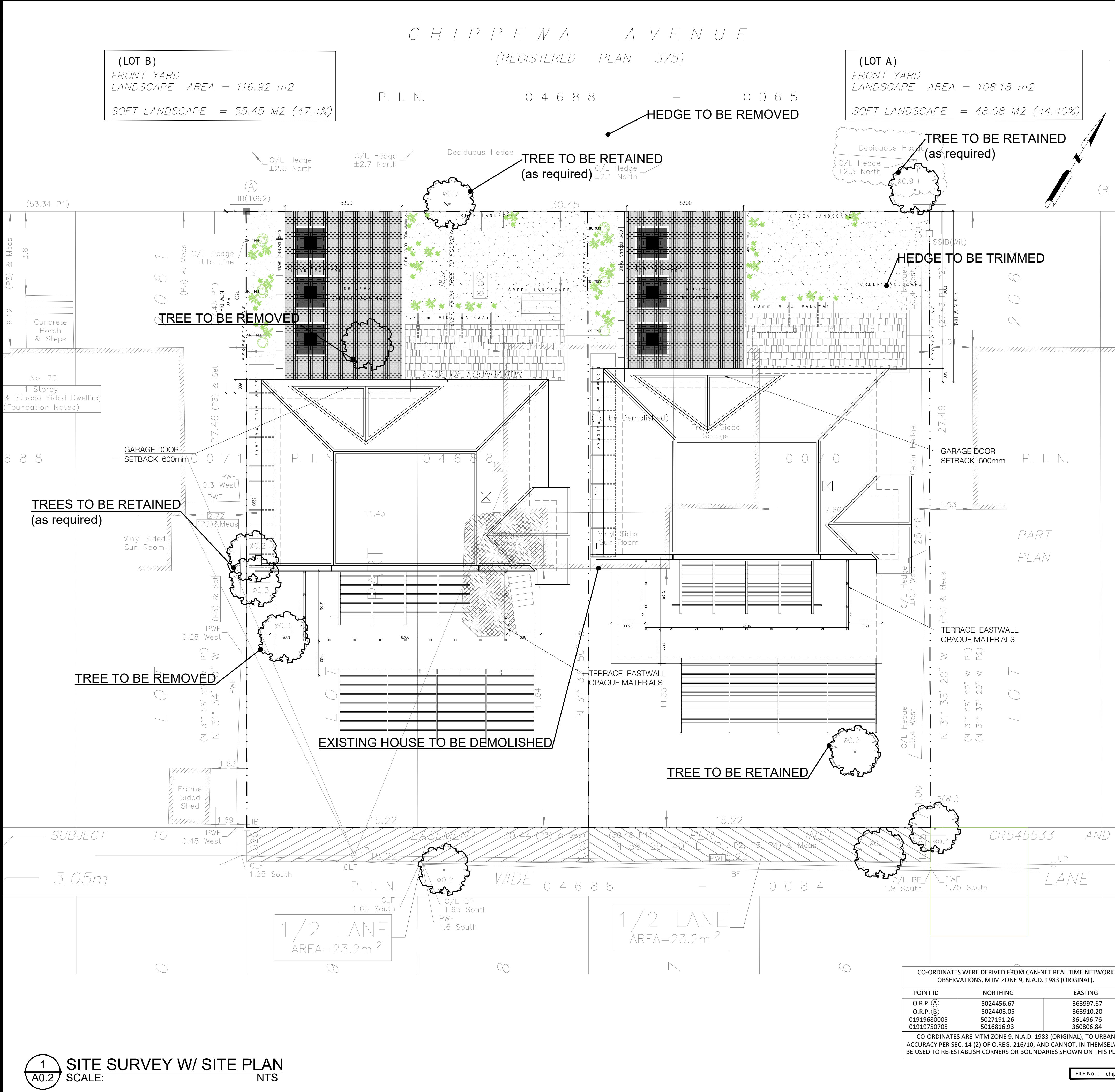
PERSPECTIVES
DRAWINGS LIST
PROJECT DATA
LOCATION PLAN

DATE:	November 2020
SCALE:	NTS
PROJ. #:	XXX
DRAWN BY:	VR
CHECKED BY:	AMS

SHEET NUMBER:
A0.0

REVISION : 01
DATE : 10.18.2021

ONTARIO ASSOCIATION
OF
ARCHITECTS
ANGELO M. SPADOLA
LICENCE
4395



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

DATE: _____

DANIEL ROBINSON
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED

DATE: _____

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

SCHEDULE

PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	ALL OF 2062 AND 2063	375	ALL OF 0468-0070	418.0
2	ALL OF 2064 AND 2065			418.0

PLAN OF SURVEY OF
LOTS 2062, 2063, 2064 AND 2065
REGISTERED PLAN 375
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2021

Scale 1: 150

0 1.5 3 6 9 12 15 metres

Metric Note
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

Bearing Note
Bearings hereon are grid bearings, referred to the southerly limit of Chippewa Avenue having a bearing of N58°29'40"E and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°14'40" clockwise was applied to bearings on P1, P2, P3, P4.

- Notes & Legend
- Denotes Survey Monument Planted
 - Survey Monument Found
 - Standard Iron Bar
 - Short Standard Iron Bar
 - Iron Pipe
 - Witness
 - Measured
 - Registered Plan 375
 - Plan 4R-534
 - Plan by (1287) dated July 9, 2002 (Job No. 27-02)
 - Plan by (857) dated February 2, 2006 (Job No.121-375 NP)
 - Overhead Wires
 - Utility Pole
 - Post and Wire
 - Board Fence
 - Concrete Retaining Wall
 - Interlock Stone Retaining Wall
 - Centreline
 - Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
 - O.R.P. Observed Reference Point

Surveyor's Certificate

I certify that:

- 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.
- The survey was completed on the 4th day of March, 2021.

Date Daniel Robinson
Ontario Land Surveyor

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
TEL (613) 727-8226 FAX (613) 727-1826



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CONSULTANTS:

Private
Residence

66 Chippewa, Nepean Ottawa, Ontario

SITE SURVEY W/
SITE PLAN

DATE: November 2020

SCALE: NTS

PROJ. #: XXX

DRAWN BY: VR

CHECKED BY: AMS

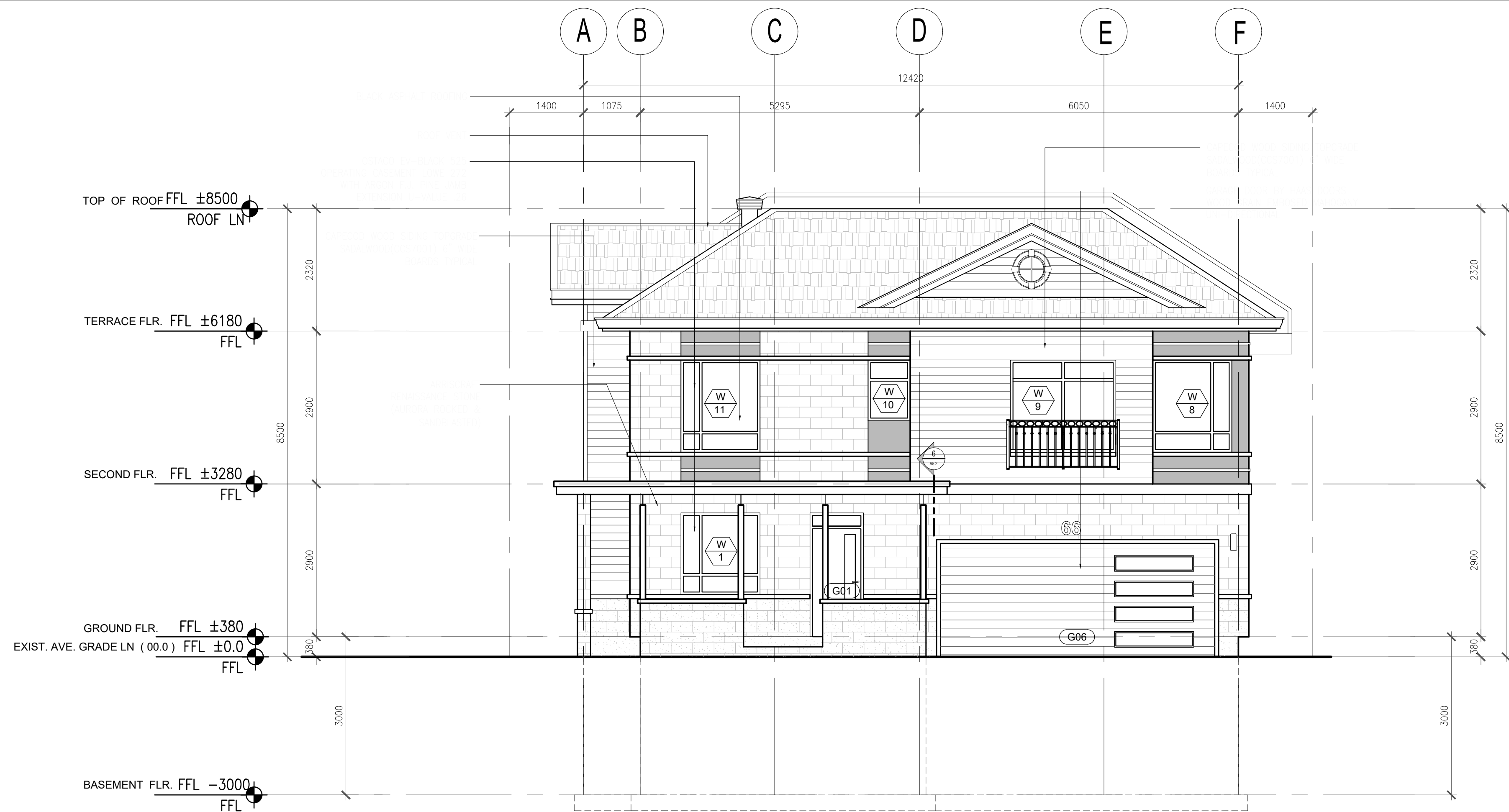
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A0.2

REVISION: 01
DATE: 10.20.2021

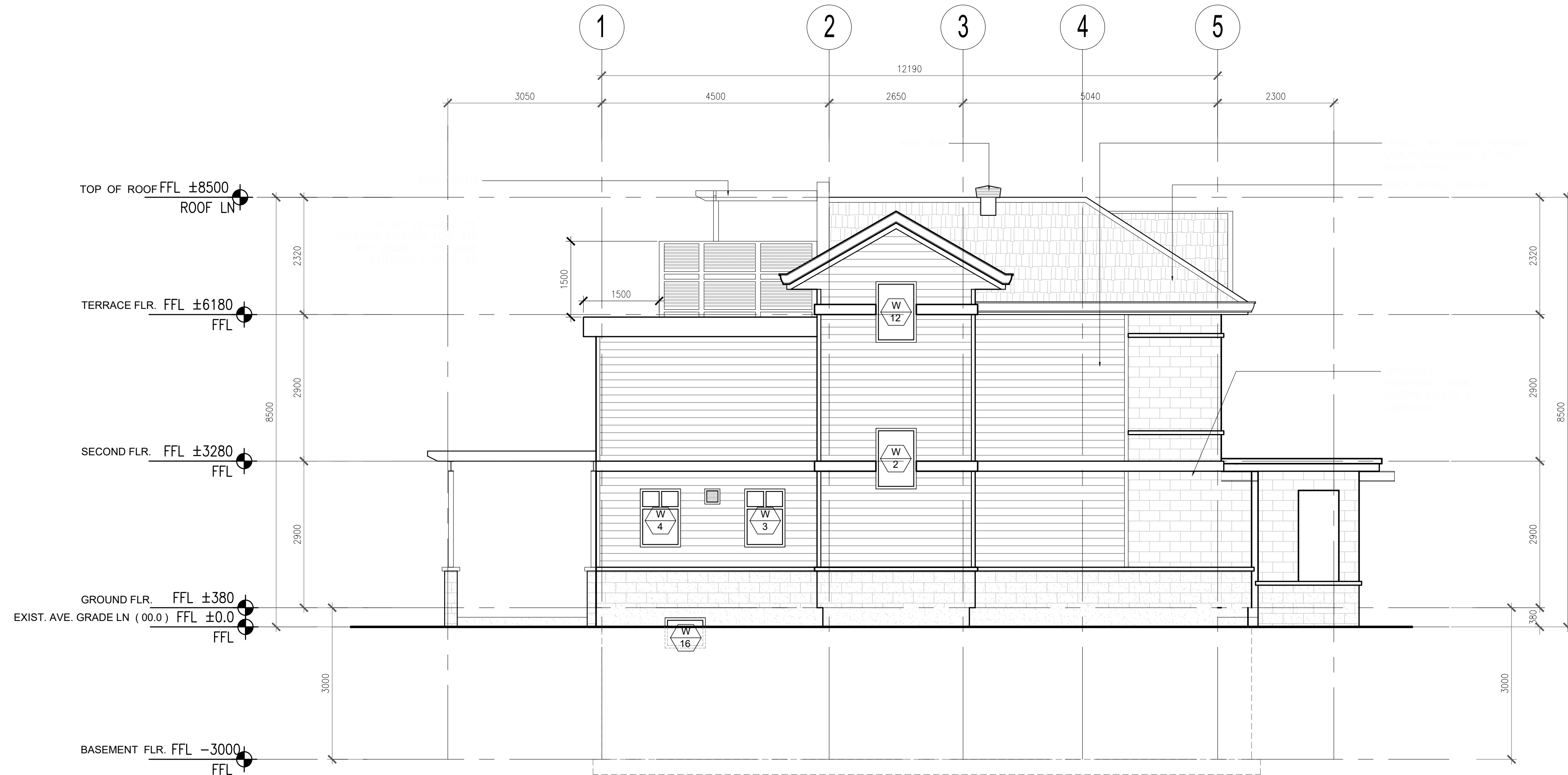
ONTARIO ASSOCIATION
OF
ARCHITECTS
ANGELO MATTIA SPADOLA
LICENCE
4339

1 SITE SURVEY W/ SITE PLAN
A0.2 SCALE: NTS

2021-10-20 10:40 am



01 SOUTH ELEVATION
A1.0 SCALE: 1:60 M



02 WEST ELEVATION
A1.0 SCALE: 1:60 M



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SOUTH & WEST ELEVATION

DATE:	November 2020
SCALE:	1 :60
PROJ. #:	XXX
DRAWN BY:	VR
CHECKED BY:	AMS

SHEET NUMBER:	A1.0
REVISION : 01	
DATE : 10.20.2021	

ONTARIO ASSOCIATION
OF
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4339
LICENCE

2021-10-20 10:50 am



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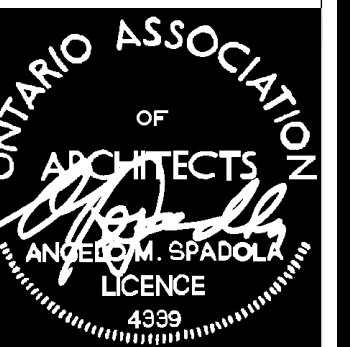
NORTH & EAST ELEVATION

DATE:	November 2020
SCALE:	1 :60
PROJ. #:	XXX
DRAWN BY:	VR
CHECKED BY:	AMS

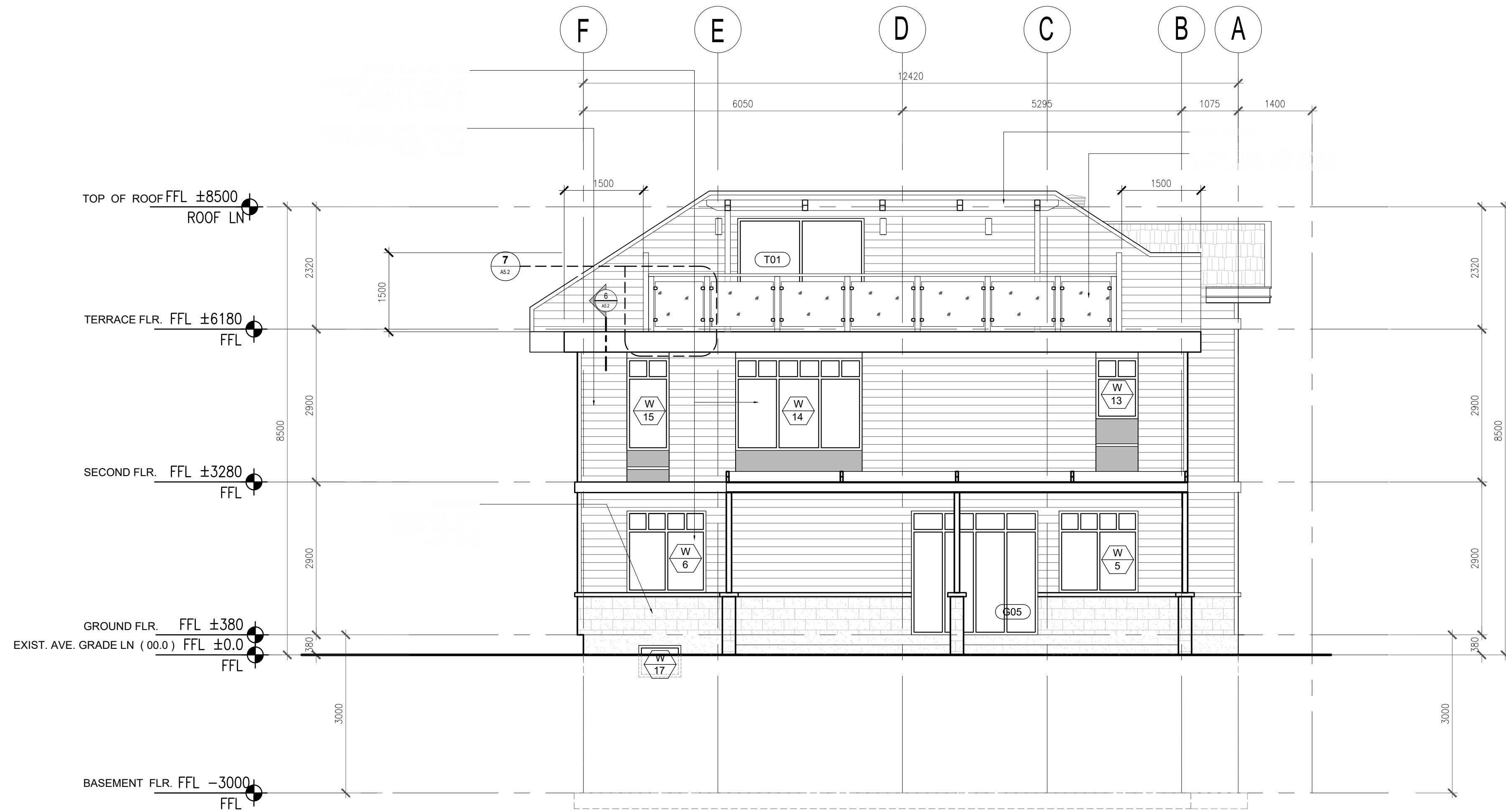
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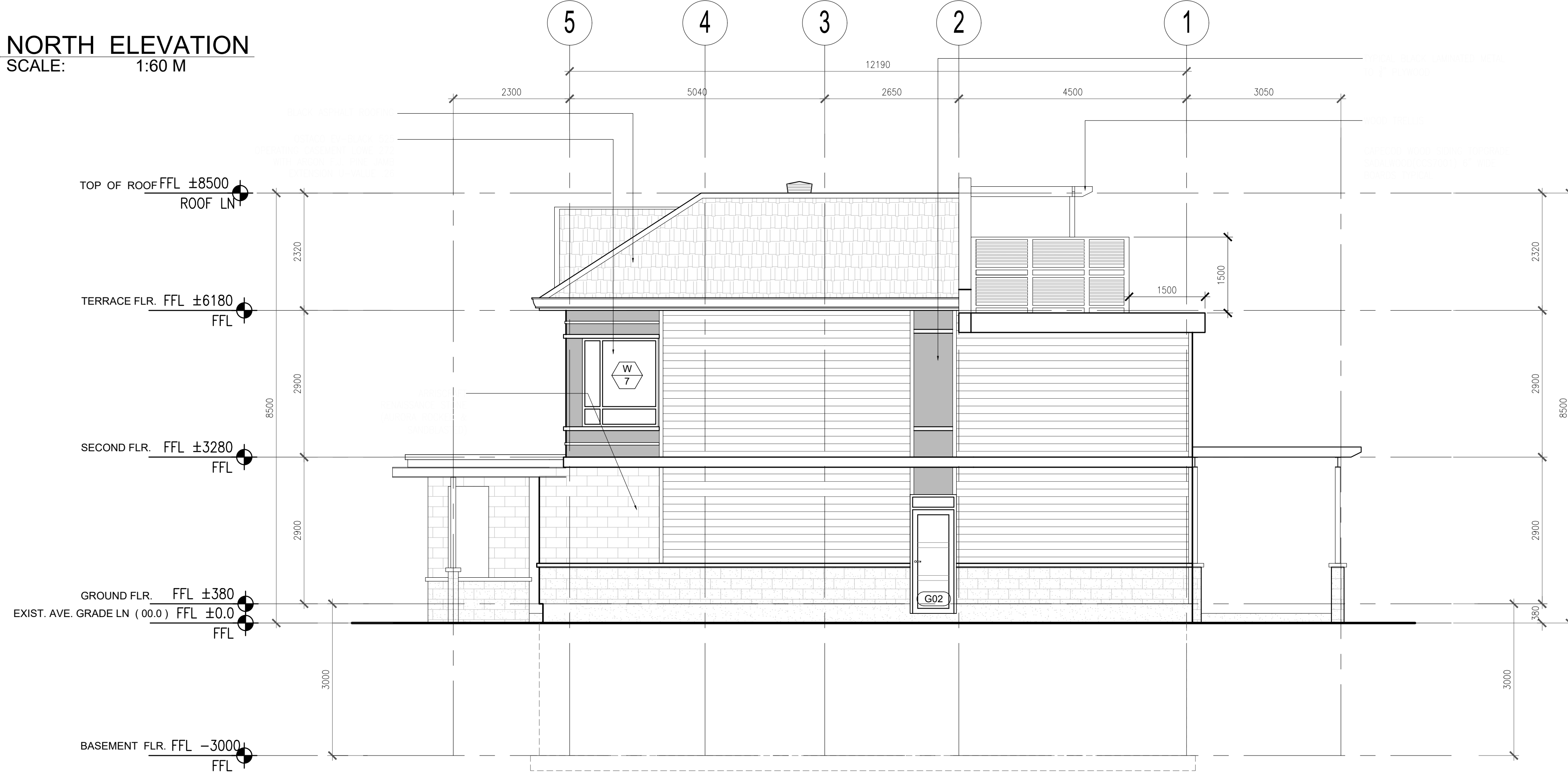
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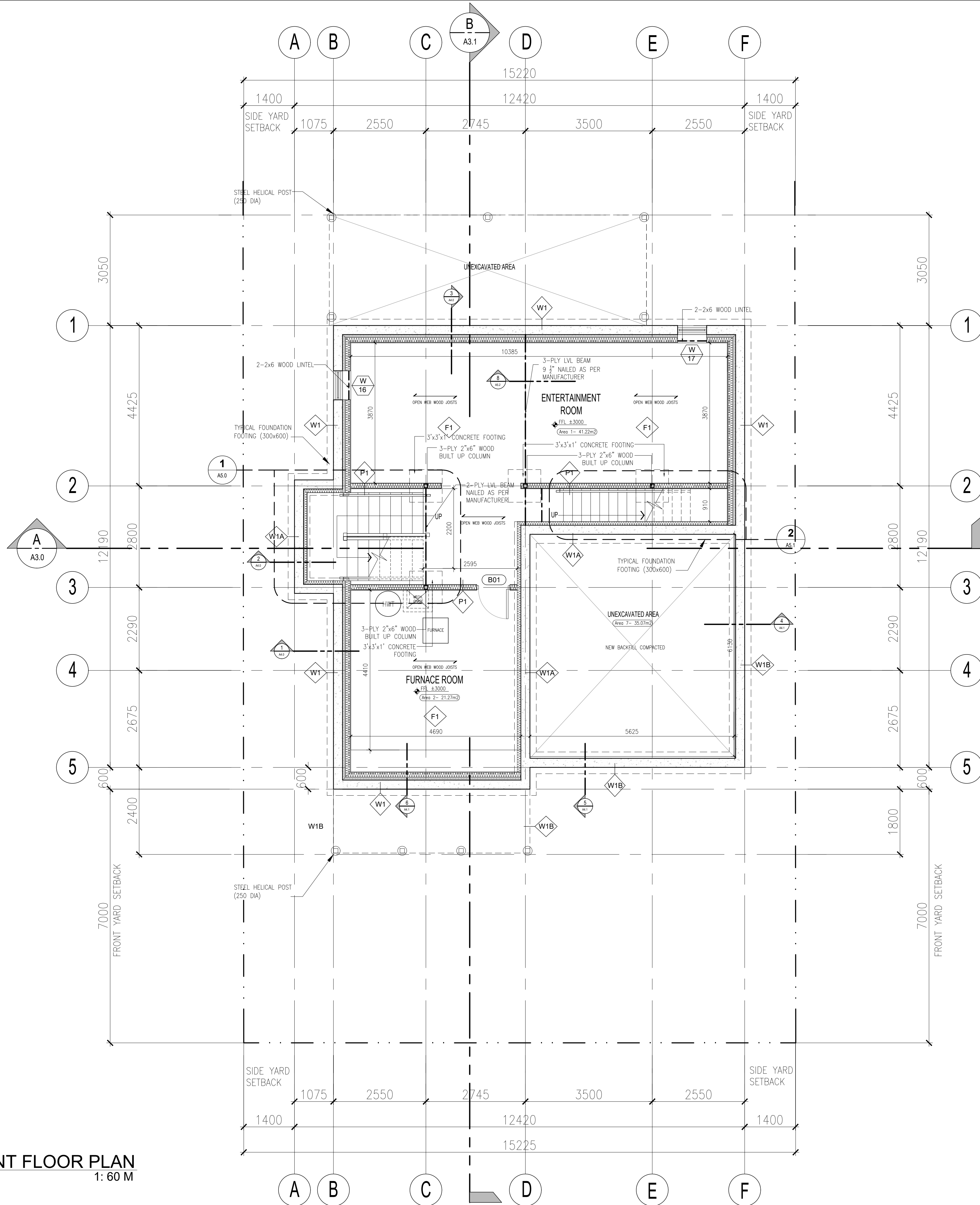


01 NORTH ELEVATION
SCALE: 1:60 M



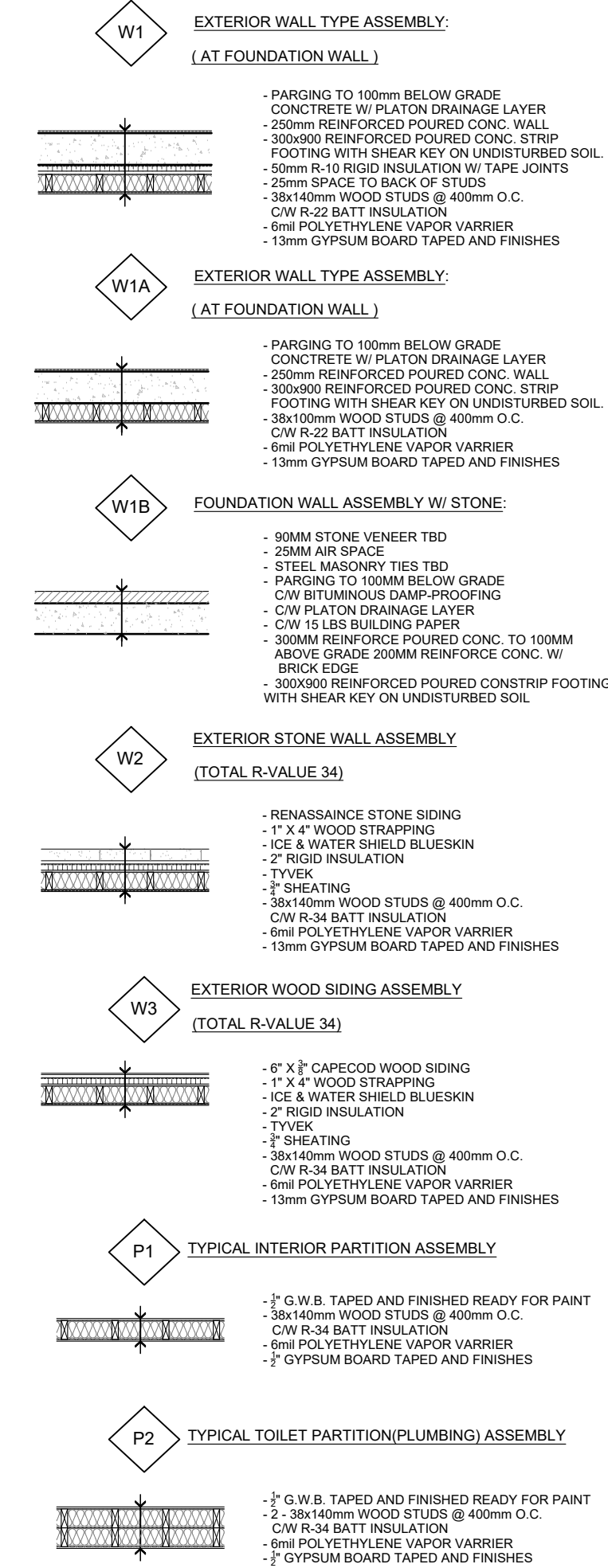
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SCALE: 1:60 M

01 BASEMENT FLOOR PLAN
A2.0 SCALE: 1: 60 M

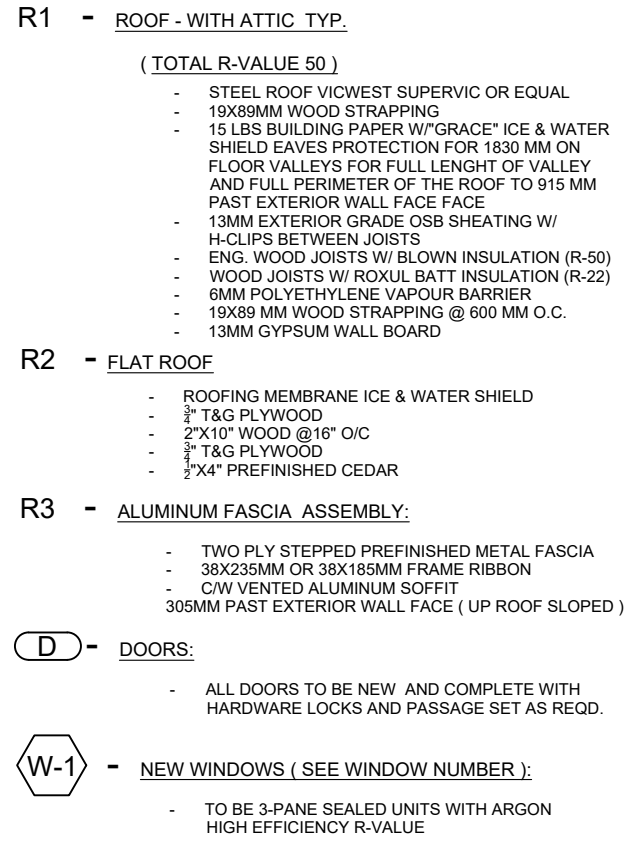


CONSTRUCTION ASSEMBLIES:

WALL ASSEMBLY:



ROOF ASSEMBLY:



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BASEMENT FLOOR PLAN

DATE: November 2020

SCALE: 1 : 60

PROJ. #: XXX

DRAWN BY: VR

CHECKED BY: AMS

SHEET NUMBER:

A2.0

REVISION : 01

DATE : 10.18.2021





R1 – ROOF- WITH ATTIC TO
(TOTAL R-VALUE 50)

- STEEL ROOF VICTORY SUPERIOR OR EQUAL
- 19X9MM WOOD STRAPPING
- 15 LBS BUILDING PAPER OR GARAGE ICE & WATER SHIELD EVALS PROTECTION FOR 1930 MM ON ROOF VALLEY IS FOR FULL 1930 MM OF VALLEY AND FULL PERIMETER OF THE ROOF TO 915 MM PAST EXTERIOR WALL FACE
- 13MM EXTERIOR JOIST OR GBS SHEATING W/ H-CLIPS BETWEEN JOISTS
- ENG. WOOD JOISTS W/ BLOWN INSULATION (R-50)
- WOOD JOISTS W/ ROXUL BATT INSULATION (R-22)
- 6MM POLYETHYLENE VAPOR BARRIER
- 19X9MM WOOD WOOD STRAPPING @ 800 MM O.C
- 13MM GYPSUM WALL BOARD

R2 – FLAT ROOF

- ROOFING MEMBRANE ICE & WATER SHIELD
- 2" T&G PLYWOOD
- 2"x10" WOOD @ 16" R/C
- 2" T&G PLYWOOD
- 2"x4" PERNISHED CEDAR

R3 – ALUMINUM FASCIA ASSEMBLY

- CW PLY STEEPED PREFINISHED METAL ROOF 30X23MM OR 30X18MM FRAME RIBBON
- CW VENTED ALUMINUM SOFFIT
- 30X24MM PAST EXTERIOR WALL FACE (UP ROOF SLOPED)

D – DOORS:

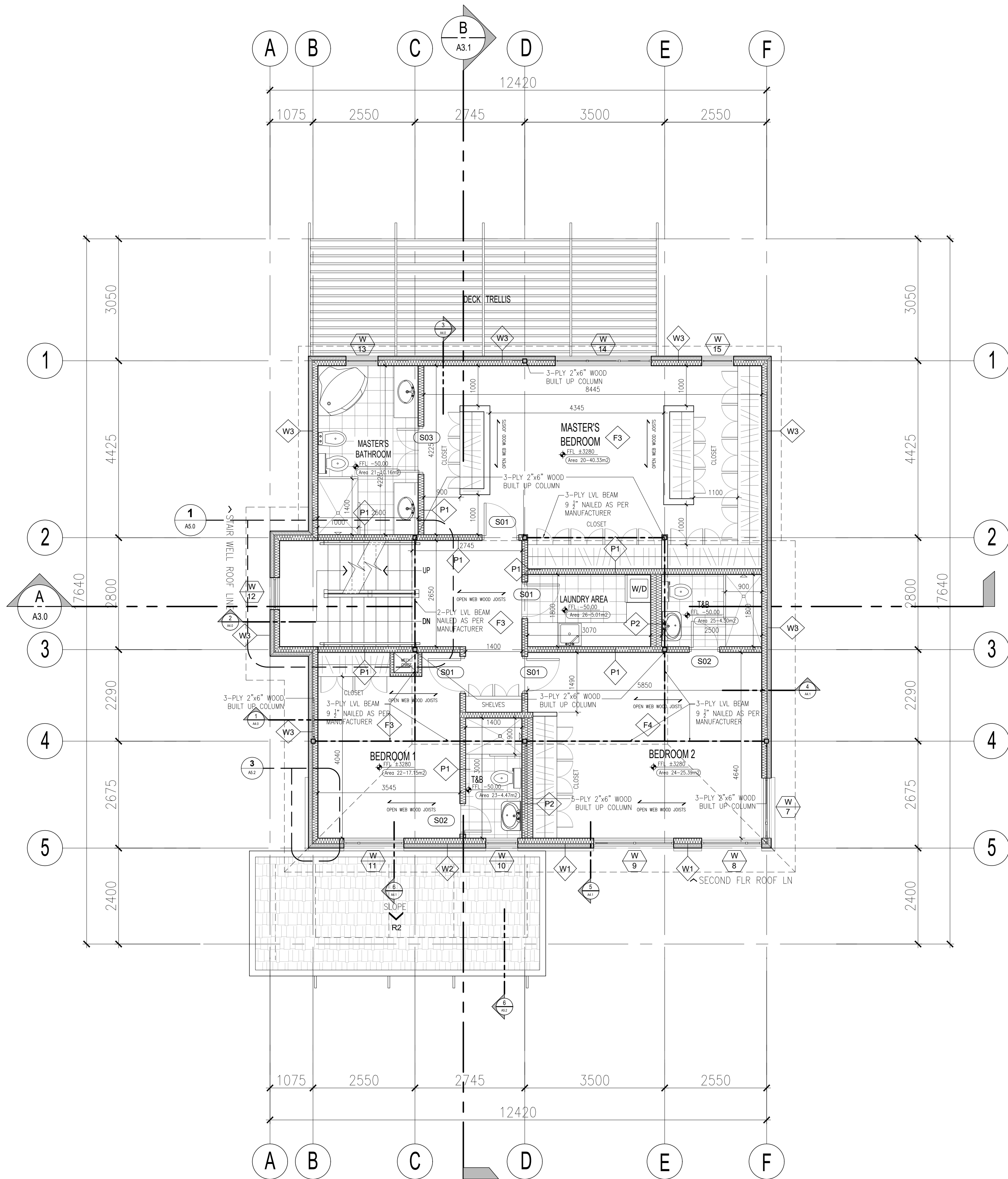
- ALL DOORS TO BE NEW AND COMPLETE WITH HARDWARE LOCKS AND PASSAGE SET AS REQD

(W-1) – NEW WINDOWS (SEE WINDOW NUMBER)

- TO BE 3-PANE SEALED UNITS WITH ARGON

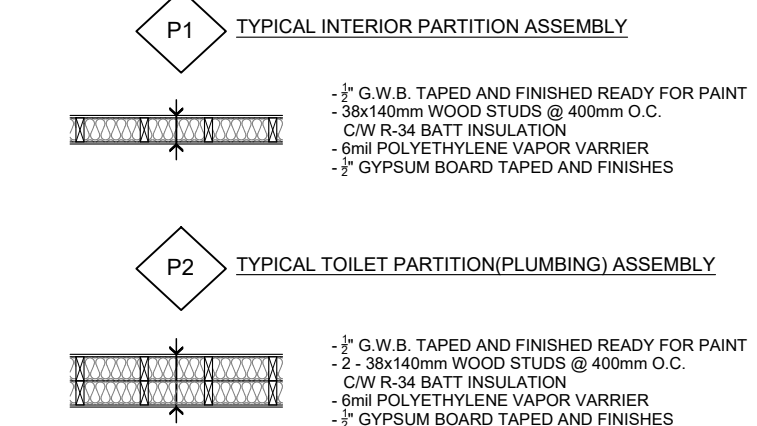
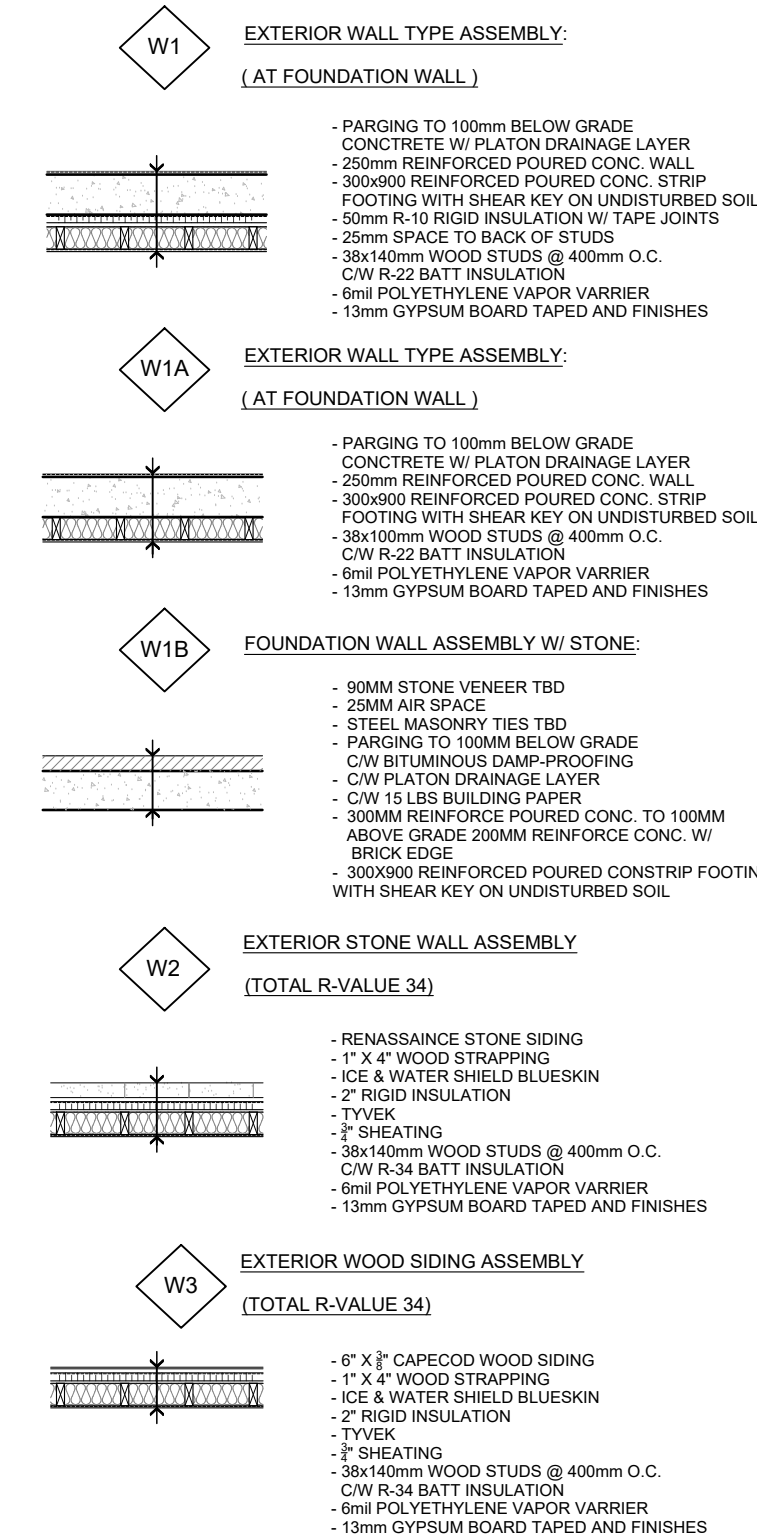


01 SECOND FLOOR PLAN
A2.2 SCALE: 1: 60 M

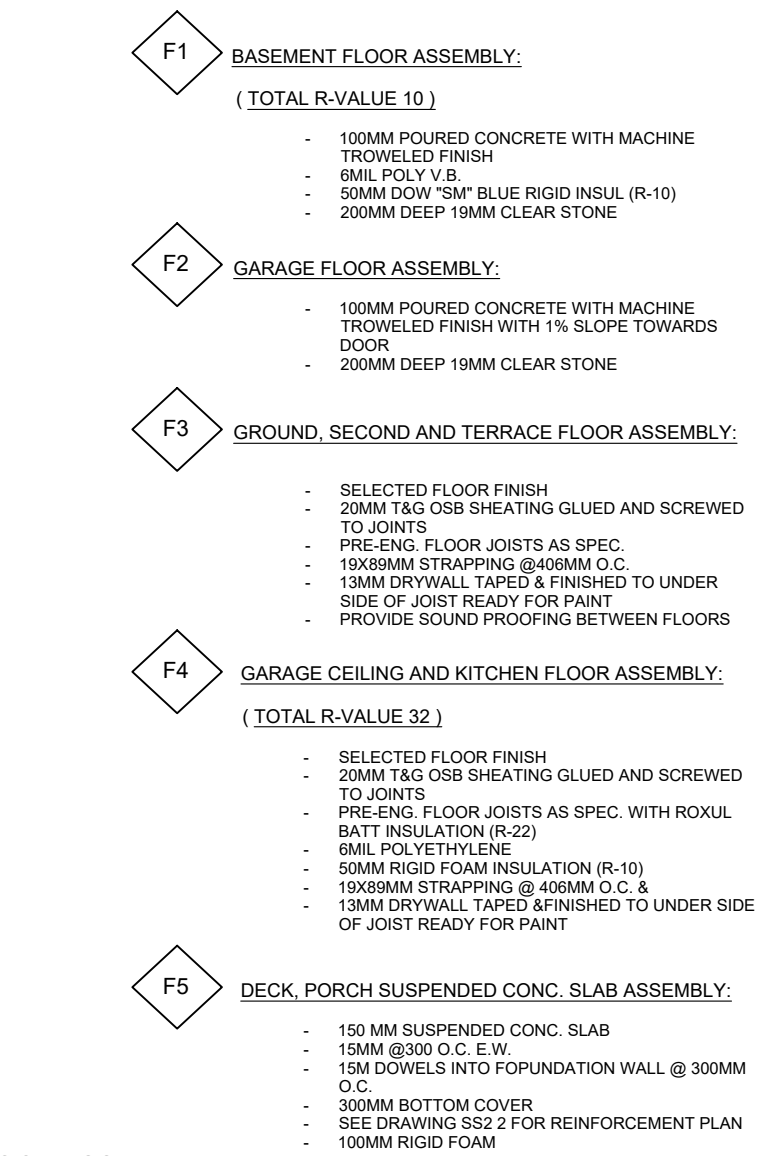


CONSTRUCTION ASSEMBLIES:

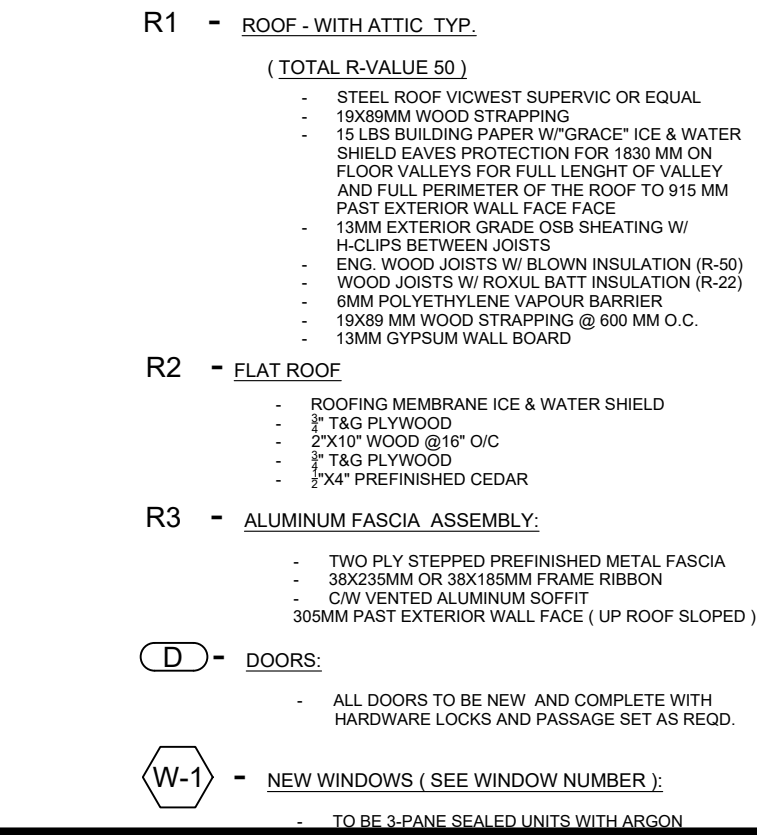
WALL ASSEMBLY:



FLOOR ASSEMBLY:



ROOF ASSEMBLY:



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CONSULTANTS:

Private
Residence

66 Chippewa, Nepean Ottawa, Ontario

SECOND FLOOR PLAN

DATE: November 2020

SCALE: 1 : 60

PROJ. #: XXX

DRAWN BY: VR

CHECKED BY: AMS

SHEET NUMBER:

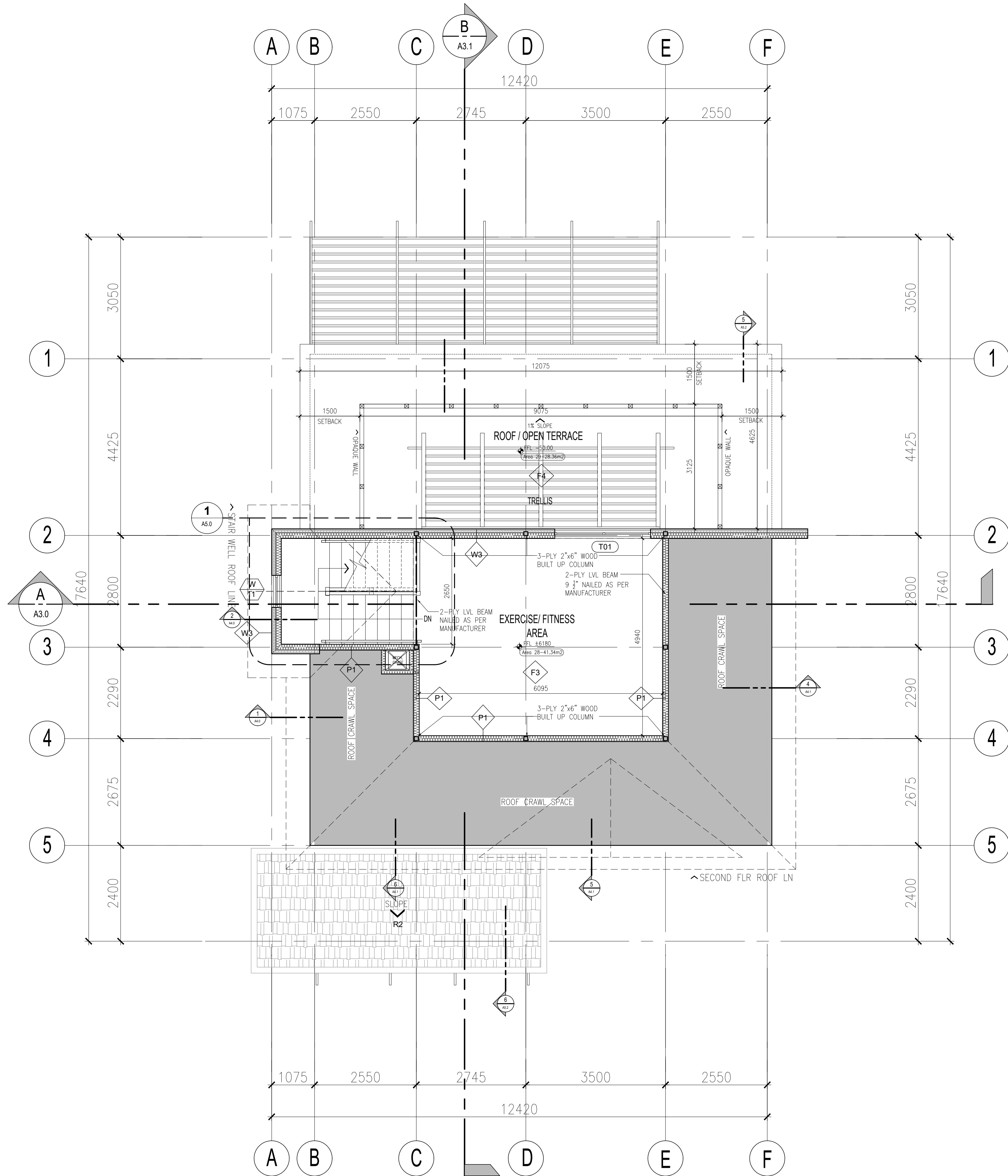
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REVISION : 01

DATE : 10.18.2021

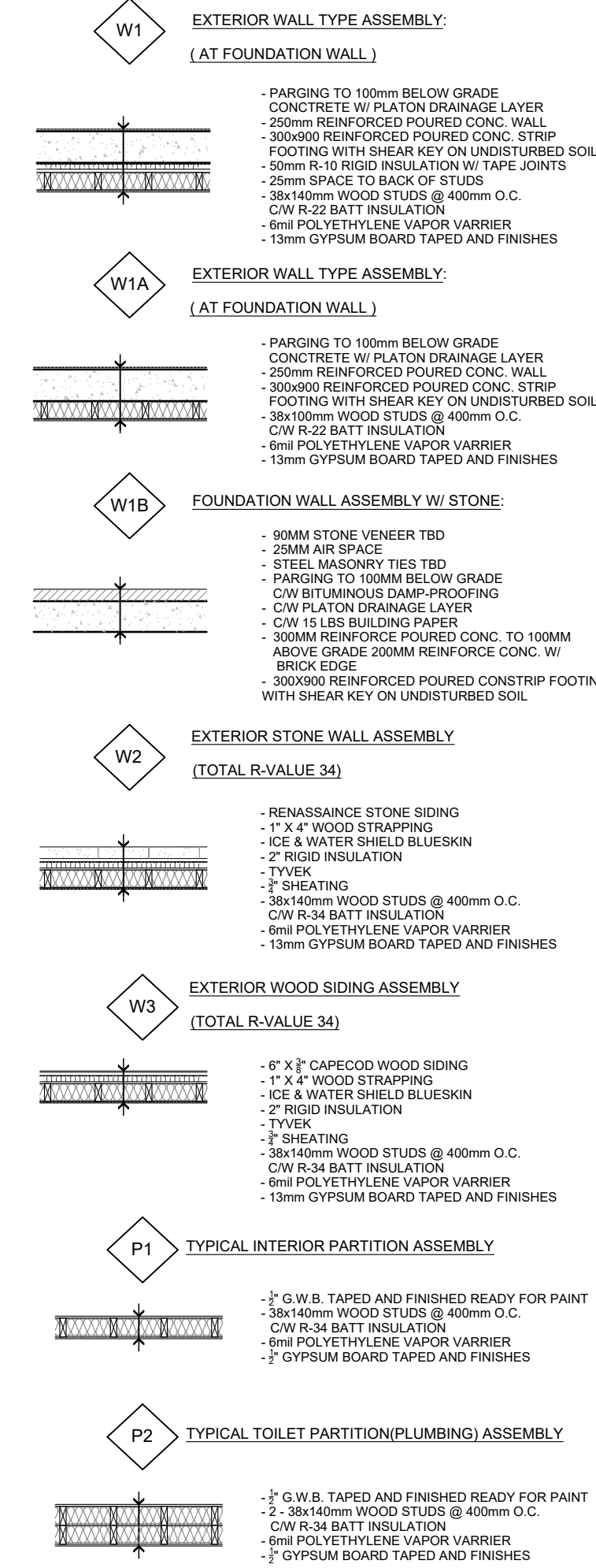


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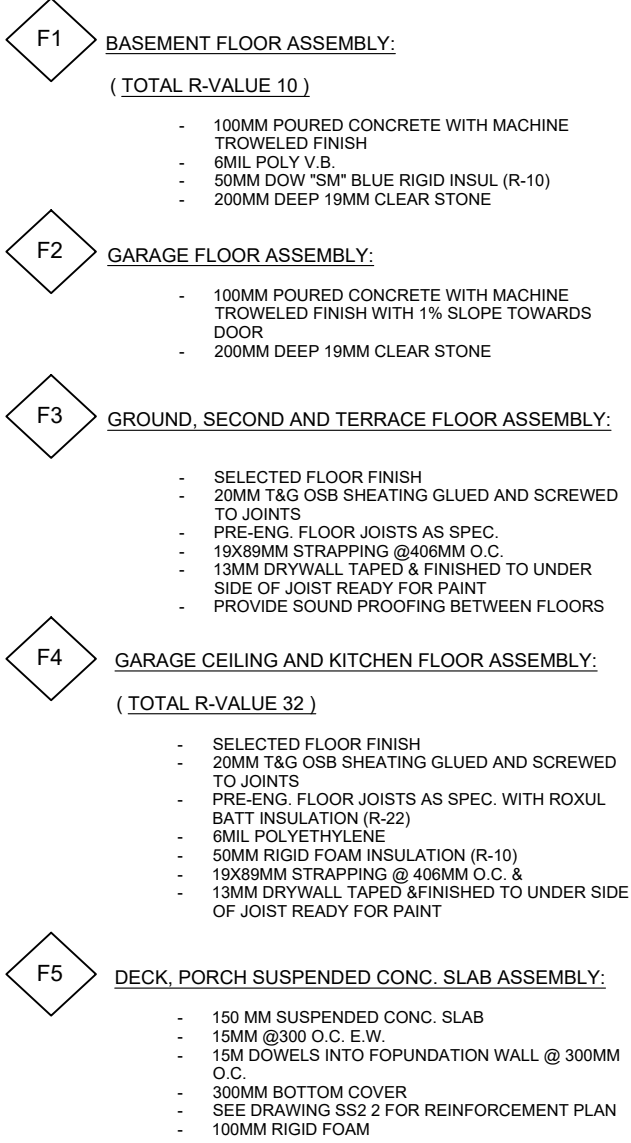


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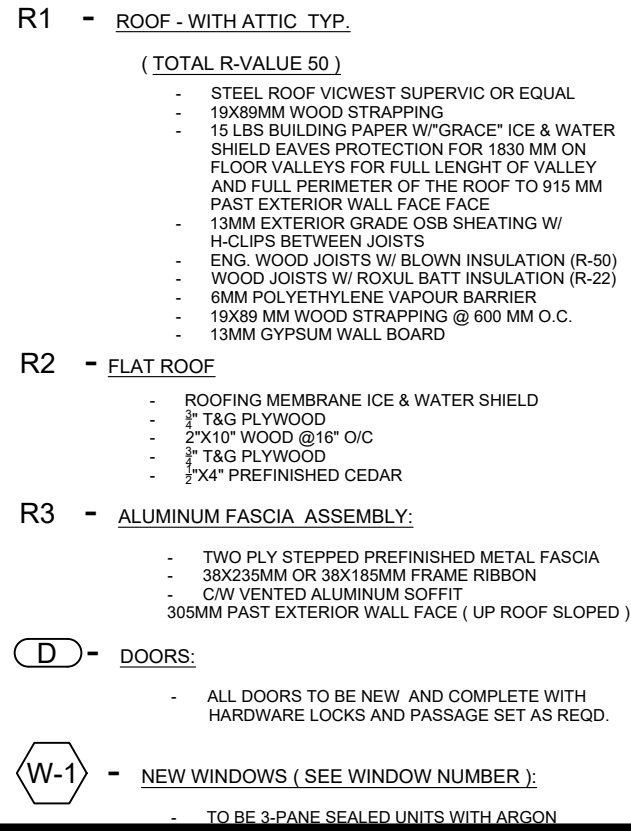
WALL ASSEMBLY:



FLOOR ASSEMBLY:



ROOF ASSEMBLY:



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TERRACE FLOOR PLAN

DATE: November 2020

SCALE: 1 : 60

PROJ. #: XXX

DRAWN BY: VR

CHECKED BY: AMS

SHEET NUMBER:

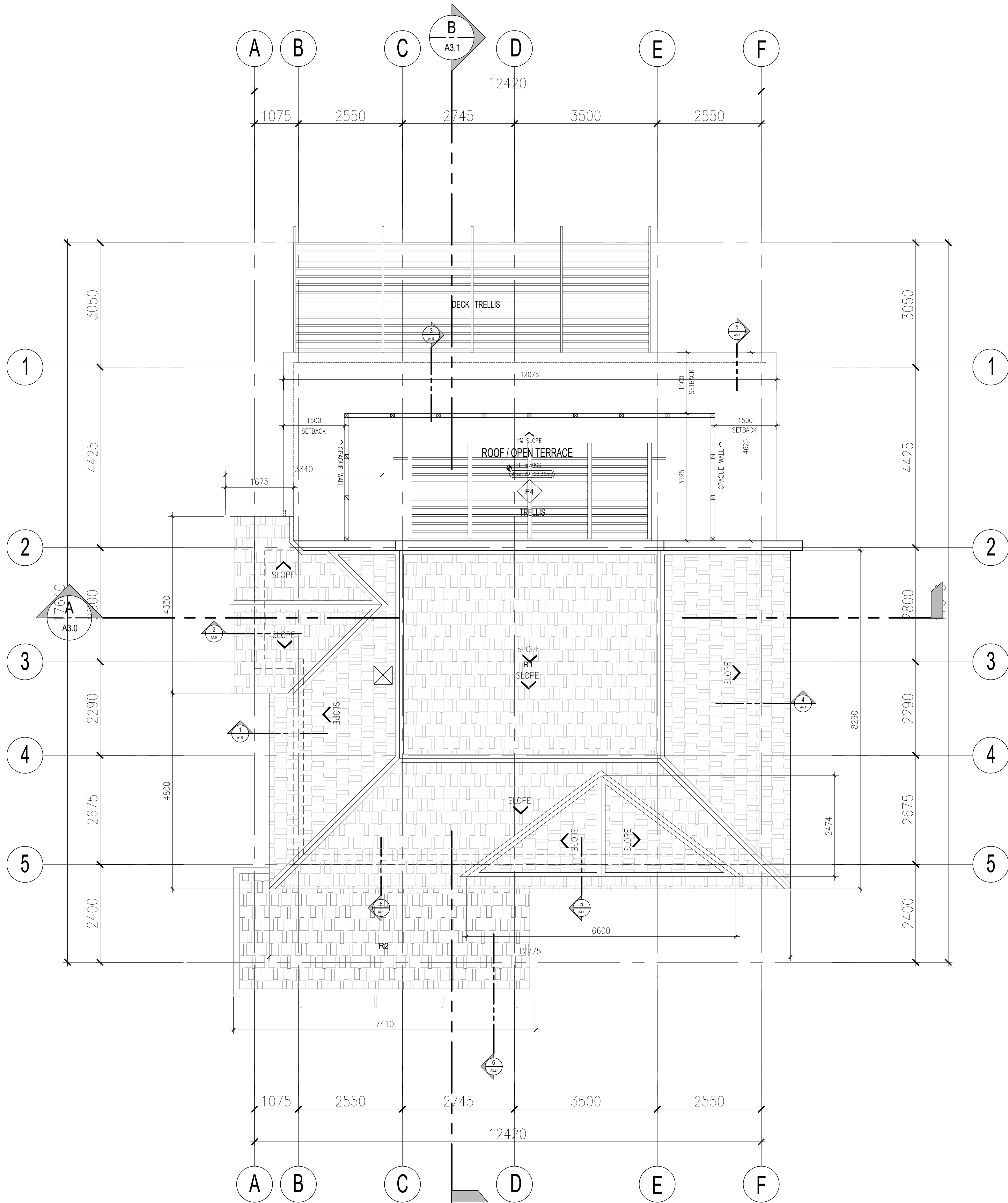
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REVISION : 01

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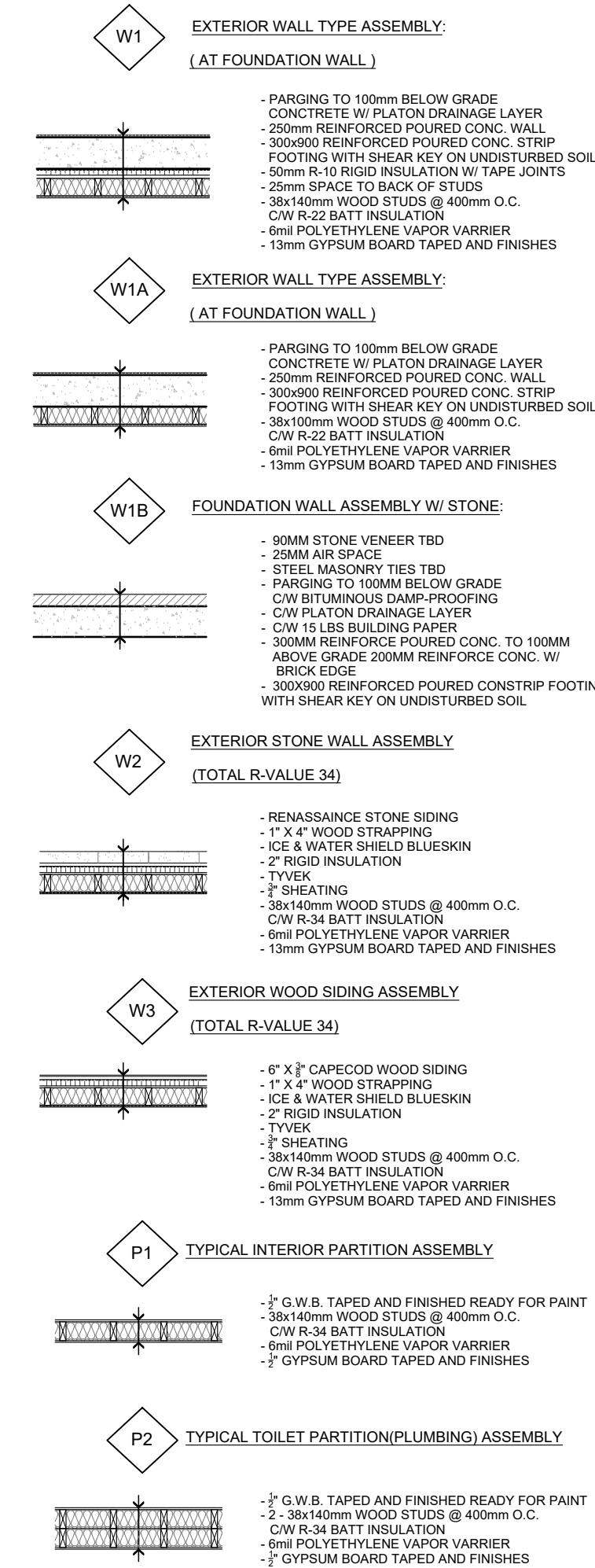


01 ROOF PLAN
A2.4 SCALE: 1: 60M

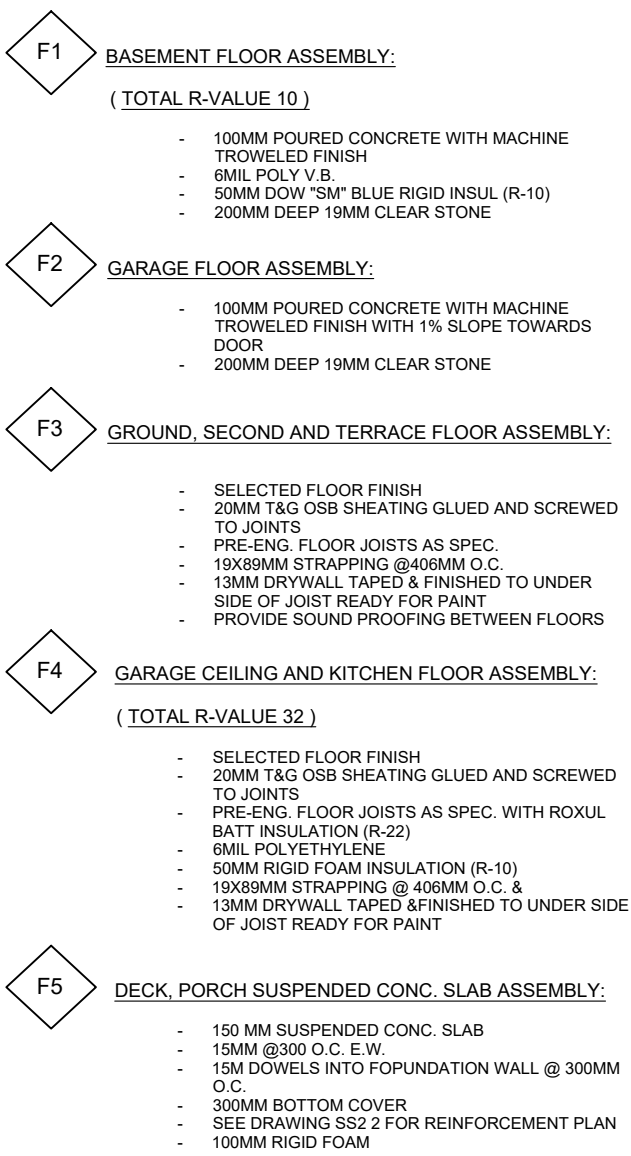


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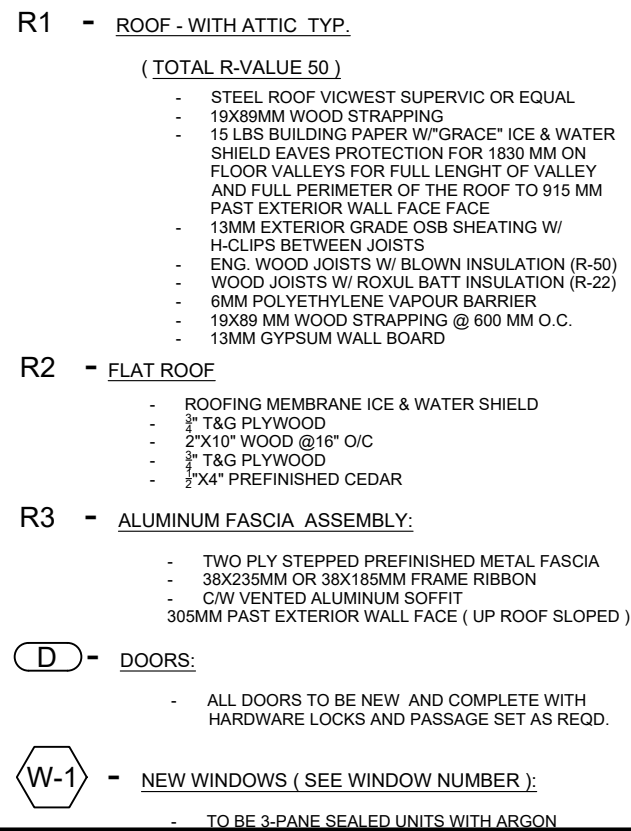
WALL ASSEMBLY:



FLOOR ASSEMBLY:



ROOF ASSEMBLY:



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ROOF PLAN

DATE: November 2020

SCALE: 1 : 60

PROJ. #: XXX

DRAWN BY: VR

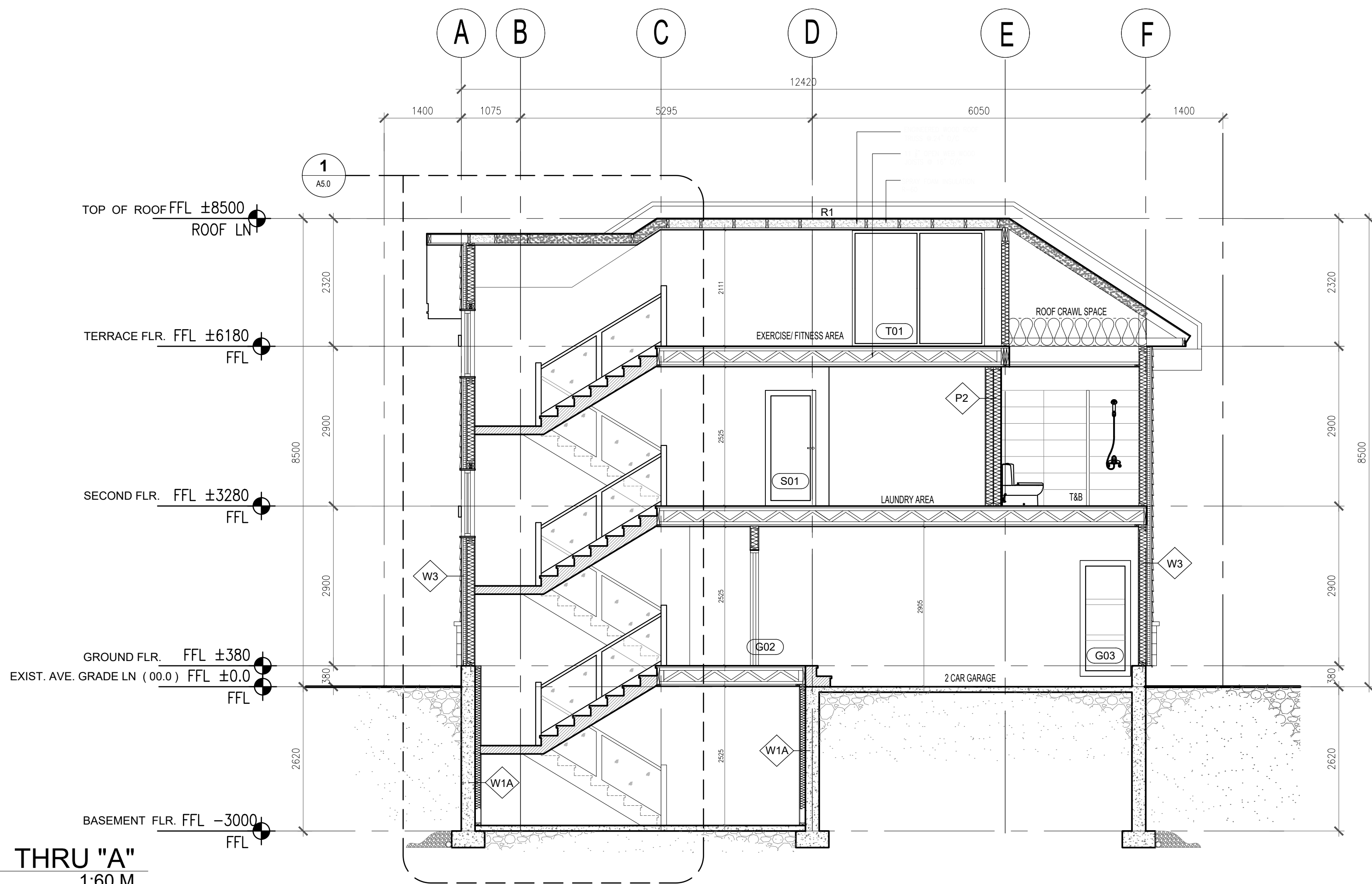
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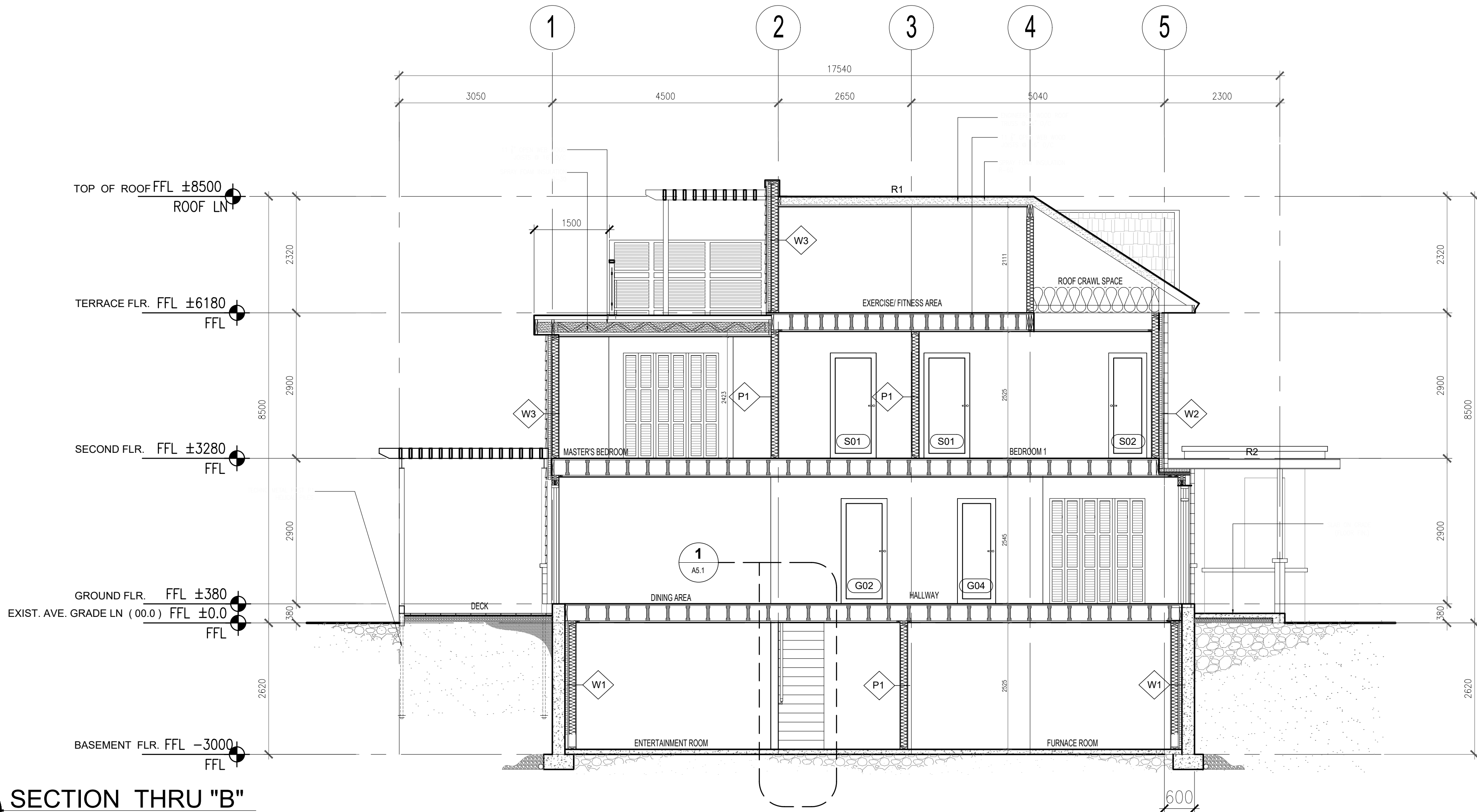
REVISION : 01
DATE : 10.18.2021





01
A3.0

SECTION THRU "A"
SCALE: 1:60 M



02
A3.0

SECTION THRU "B"
SCALE: 1:60 M

CONSTRUCTION ASSEMBLIES:

WALL ASSEMBLY:

W1 EXTERIOR WALL TYPE ASSEMBLY: (AT FOUNDATION WALL)

- PARING TO 100mm BELOW GRADE
- CONCRETE W/ PLATON DRAINAGE LAYER
- 250mm REINFORCED POURED CONC. WALL
- 300000 REINFORCED POURED CONC. STRIP
- FOOTING WITH SHEAR KEY ON UNDISTURBED SOIL
- 60mm R-10 RIGID INSULATION W/ TAPE JOINTS
- 25mm SPACE TO BACK OF STUDS
- 38x140mm WOOD STUDS @ 400mm O.C.
- CW R-22 BATT INSULATION
- 6ml POLYETHYLENE VAPOR BARRIER
- 13mm GYPSUM BOARD TAPED AND FINISHES

W1A EXTERIOR WALL TYPE ASSEMBLY: (AT FOUNDATION WALL)

- PARING TO 100mm BELOW GRADE
- CONCRETE W/ PLATON DRAINAGE LAYER
- 250mm REINFORCED POURED CONC. WALL
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- 25mm SPACE TO BACK OF STUDS
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- CW R-22 BATT INSULATION
- 6ml POLYETHYLENE VAPOR BARRIER
- 13mm GYPSUM BOARD TAPED AND FINISHES

W1B FOUNDATION WALL ASSEMBLY W/ STONE:

- 90MM STONE VENEER TBD
- 25MM AIR SPACE
- STEEL MASONRY TIES TBD
- PARING TO 100mm BELOW GRADE
- CW BITUMINOUS DAMP-PROOFING
- CW PLATON DRAINAGE LAYER
- CW 15 LBS BUILDING PAPER
- 300MM REINFORCE POURED CONC. TO 100MM ABOVE GRADE
- 300000 REINFORCED CONC. W/ BRICK EDGE
- 300000 REINFORCED POURED CONSTRIP FOOTING WITH SHEAR KEY ON UNDISTURBED SOIL

W2 EXTERIOR STONE WALL ASSEMBLY (TOTAL R-VALUE 34)

- RENAISSANCE STONE SIDING
- 1" X 4" WOOD STRAPPING
- ICE & WATER SHIELD BLUESKIN
- 2" RIGID INSULATION
- TYVEK
- 2" SHEATING
- 38x140mm WOOD STUDS @ 400mm O.C.
- CW R-34 BATT INSULATION
- 6ml POLYETHYLENE VAPOR BARRIER
- 13mm GYPSUM BOARD TAPED AND FINISHES

W3 EXTERIOR WOOD SIDING ASSEMBLY (TOTAL R-VALUE 34)

- 6" X 8" CAPECOD WOOD SIDING
- 1" X 4" WOOD STRAPPING
- ICE & WATER SHIELD BLUESKIN
- 2" RIGID INSULATION
- TYVEK
- 2" SHEATING
- 38x140mm WOOD STUDS @ 400mm O.C.
- CW R-34 BATT INSULATION
- 6ml POLYETHYLENE VAPOR BARRIER
- 13mm GYPSUM BOARD TAPED AND FINISHES

P1 TYPICAL INTERIOR PARTITION ASSEMBLY

- 2" G.W.B. TAPED AND FINISHED READY FOR PAINT
- 38x140mm WOOD STUDS @ 400mm O.C.
- CW R-34 BATT INSULATION
- 6ml POLYETHYLENE VAPOR BARRIER
- 2" GYPSUM BOARD TAPED AND FINISHES

P2 TYPICAL TOILET PARTITION(PLUMBING) ASSEMBLY

- 2" G.W.B. TAPED AND FINISHED READY FOR PAINT
- 2 - 38x140mm WOOD STUDS @ 400mm O.C.
- CW R-34 BATT INSULATION
- 6ml POLYETHYLENE VAPOR BARRIER
- 2" GYPSUM BOARD TAPED AND FINISHES

FLOOR ASSEMBLY:

F1 BASEMENT FLOOR ASSEMBLY: (TOTAL R-VALUE 10)

- 100MM POURED CONCRETE WITH MACHINE
- TROWELED FINISH
- 6ML POLY V.B.
- 50MM DOW "SM" BLUE RIGID INSUL (R-10)
- 200MM DEEP 19MM CLEAR STONE

F2 GARAGE FLOOR ASSEMBLY:

- 100MM POURED CONCRETE WITH MACHINE
- TROWELED FINISH WITH 1% SLOPE TOWARDS DOOR
- 200MM DEEP 19MM CLEAR STONE

F3 GROUND, SECOND AND TERRACE FLOOR ASSEMBLY:

- SELECTED FLOOR FINISH
- 20MM T&G OSB SHEATING GLUED AND SCREWED TO JOINTS
- PRE-ENG. FLOOR JOISTS AS SPEC.
- 19X89MM STRAPPING @ 890MM O.C.
- 13MM DRYWALL TAPED & FINISHED TO UNDER SIDE OF JOIST READY FOR PAINT
- PROVIDE SOUND PROOFING BETWEEN FLOORS

F4 GARAGE CEILING AND KITCHEN FLOOR ASSEMBLY: (TOTAL R-VALUE 32)

- SELECTED FLOOR FINISH
- 20MM T&G OSB SHEATING GLUED AND SCREWED TO JOINTS
- PRE-ENG. FLOOR JOISTS AS SPEC. WITH ROXUL BATT INSULATION (R-22)
- 6ML POLYETHYLENE
- 50MM RIGID FOAM INSULATION (R-10)
- 19X89MM STRAPPING @ 400MM O.C.
- 13MM DRYWALL TAPED & FINISHED TO UNDER SIDE OF JOIST READY FOR PAINT

F5 DECK, PORCH SUSPENDED CONC. SLAB ASSEMBLY:

- 150 MM SUSPENDED CONC. SLAB
- 19MM @300 O.C. E.W.
- 15M DOWELS TO FOUNDATION WALL @ 300MM O.C.
- 300MM BOTTOM COVER
- SEE DRAWING SS2.2 FOR REINFORCEMENT PLAN
- 100MM RIGID FOAM

ROOF ASSEMBLY:

R1 - ROOF - WITH ATTIC TYP. (TOTAL R-VALUE 50)

- STEEL ROOF W/CEWEST SUPERVIC OR EQUAL
- 19X89MM WOOD STRAPPING
- 15 LBS BUILDING PAPER W/ "GRACE" ICE & WATER SHIELD SAVES PROTECTION FOR 1830 MM ON FLOOR VALLEYS FOR FULL LENGTH OF VALLEY AND FULL PERIMETER OF THE ROOF TO 915 MM PAST EXTERIOR WALL FACE
- 13MM EXTERIOR GRADE OSB SHEATING W/ H-C LIPS BETWEEN JOISTS
- ENG. WOOD JOISTS W/ BLOWN INSULATION (R-50)
- WOOD JOISTS W/ ROXUL BATT INSULATION (R-22)
- 6ML POLYETHYLENE VAPOR BARRIER
- 19X89 MM WOOD STRAPPING @ 500 MM O.C.
- 13MM GYPSUM WALL BOARD

R2 - FLAT ROOF

- ROOFING MEMBRANE ICE & WATER SHIELD
- 2" T&G PLYWOOD
- 2"X10" WOOD @ 16" O.C.
- 2" T&G PLYWOOD
- 2"X4" PREFINISHED CEDAR

R3 - ALUMINUM FASCIA ASSEMBLY:

- TWO PLY STEPPED PREFINISHED METAL FASCIA
- 38X23MM OR 38X183MM FRAME RIBBON
- CW VENTED ALUMINUM SOFFIT
- 305MM PAST EXTERIOR WALL FACE (UP ROOF SLOPED)

D - DOORS:

- ALL DOORS TO BE NEW AND COMPLETE WITH HARDWARE LOCKS AND PASSAGE SET AS REQ.

W-1 - NEW WINDOWS (SEE WINDOW NUMBER):

- TO BE 3-PANE SEALED UNITS WITH ARGON



ANGELO MATTIA SPADOLA
ARCHITECT

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1	ISSUED FOR CLIENTS REVIEW	2020 12 03
2	CLIENTS REVIEW FOR THE MEETING	2020 12 15
3	ISSUED FOR CLIENTS REVIEW	2020 12 17
4	ISSUED FOR PLANNERS COMMENTS	2020 12 21
5	ISSUED FOR PLANNERS COMMENTS	2021 01 19
6	ISSUED FOR CLIENTS APPROVAL	2021 03 23
7	ISSUED FOR COMMITTEE OF ADJUSTMENT (COA)	2021 04 19
8		
9		
10		

GENERAL NOTES:

- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT FOR HIS WRITTEN PERMISSION BEFORE PROCEEDING WITH THE WORK.
- NOT FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.
- NOT TO BE SCALED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

CONSULTANTS:

Private Residence

66 Chippewa , Nepean Ottawa , Ontario

SECTION THRU "A" & "B"

DATE: November 2020

SCALE: 1:60

PROJ. #: XXX

DRAWN BY: VR

CHECKED BY: AMS

SHEET NUMBER:

A3.0

REVISION : 01

DATE : 10.20.2021



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