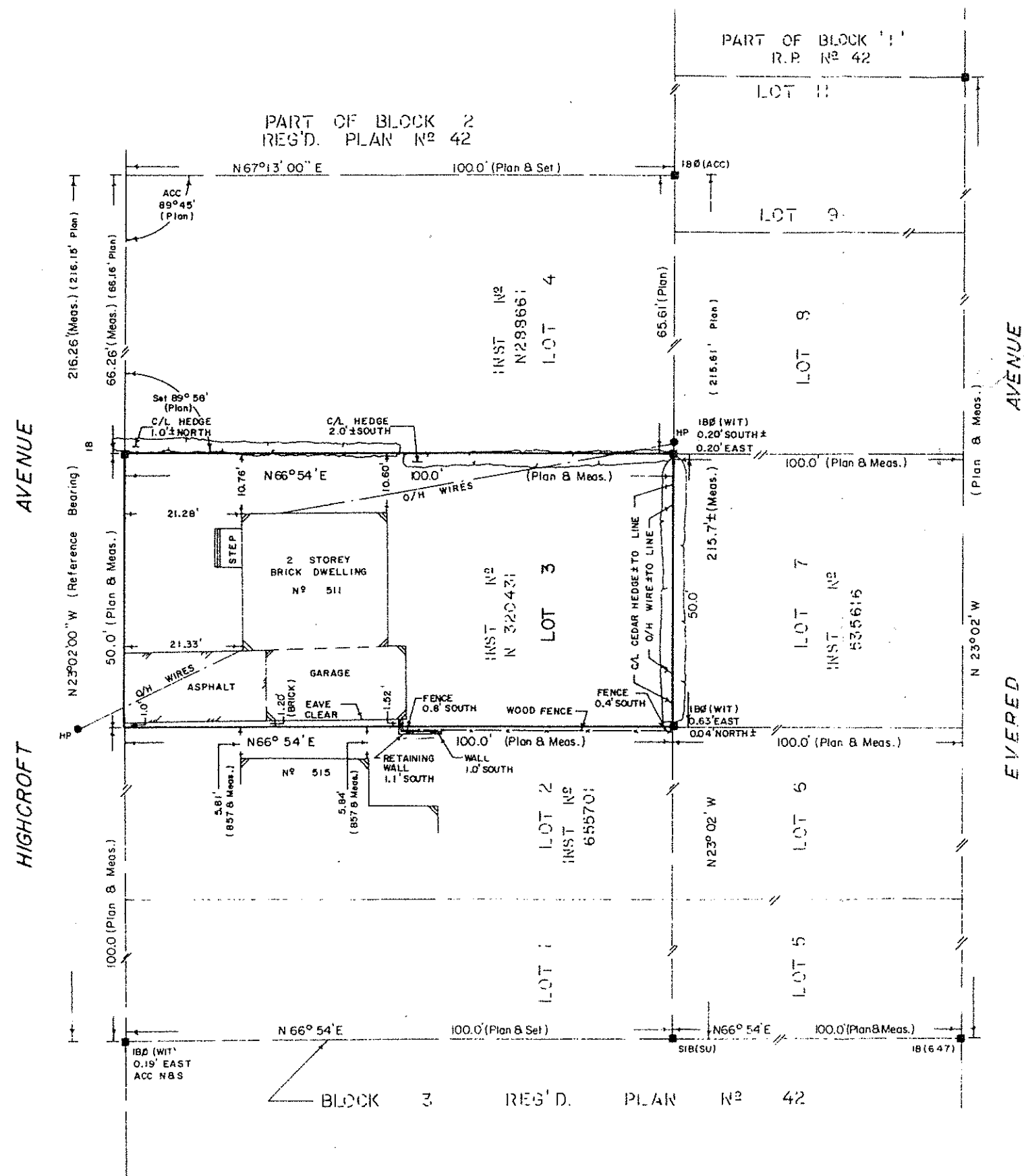


Committee of Adjustment  
 JAN 06 2025  
 City of Ottawa

PLAN OF BUILDING LOCATION SURVEY  
**LOT 3**  
 REGISTERED PLAN N° 473 (Nepean)  
 CITY OF OTTAWA  
 REGIONAL MUNICIPALITY OF OTTAWA-CARLETON  
 SCALE 1"=20'  
 CHARLES W. FAIRHALL, O.L.S.  
 1986



**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 THE SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED  
 ON THE 12th DAY OF MAY, 1986.  
 MAY 14, 1986  
 DATE  
 Charles W. Fairhall  
 CHARLES W. FAIRHALL  
 ONTARIO LAND SURVEYOR

**NOTES**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
 EAST LIMIT OF HIGHCROFT AVENUE SHOWN AS N23°02' W  
 ON REGISTERED PLAN N° 473.

**LEGEND**

- - DENOTES SURVEY MONUMENT SET
- - DENOTES SURVEY MONUMENT FOUND
- SIB - DENOTES STANDARD IRON BAR
- SSIB - DENOTES SHORT STANDARD IRON BAR
- IB - DENOTES IRON BAR
- 1BØ - DENOTES ROUND IRON BAR
- 1442 - DENOTES J. H. KENNEDY, O.L.S.
- WT - DENOTES WITNESS
- ACC - DENOTES ACCEPTED
- Prop. - DENOTES PROPORTIONED
- Plan - DENOTES REGISTERED PLAN N° 473
- SU - DENOTES SOURCE UNKNOWN
- 647 - DENOTES H.R. FARLEY, O.L.S.
- 857 - DENOTES FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.

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 A VALID COPY  
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 WITH SEAL

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**FAIRHALL, MOFFATT & WOODLAND LIMITED**  
 ONTARIO LAND SURVEYORS

OTTAWA KANATA

FILE	JOB N° 2052	REF N° 8-473(NP)
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# PLAN D'IMPLANTATION

511 HIGHCROFT AVE. OTTAWA ONT.

SCALE 1/4" = 12" 1/4" = 1'

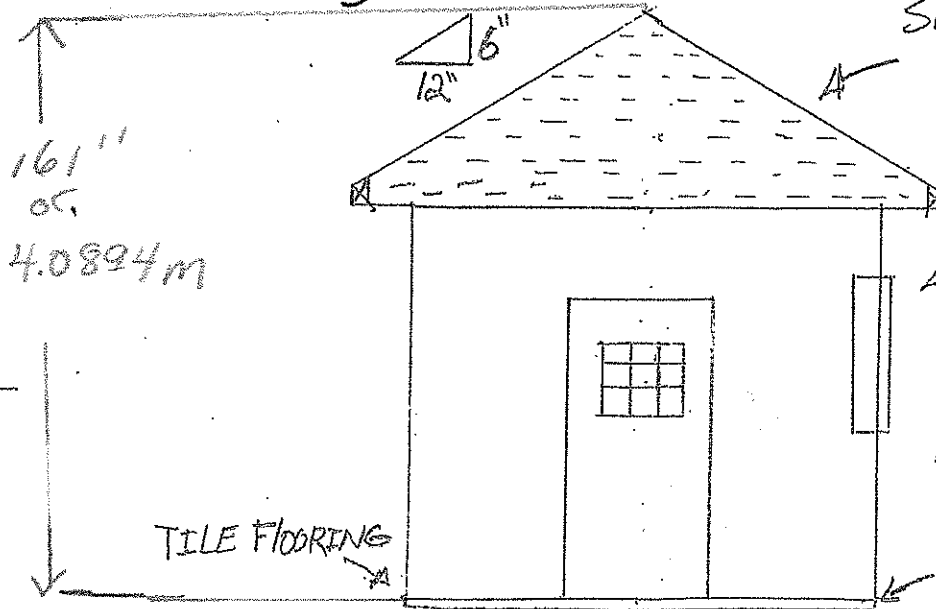
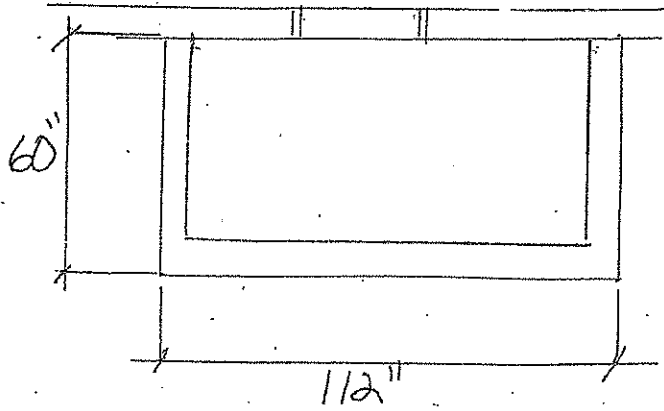
Committee of Adjustment

JAN 06 2025

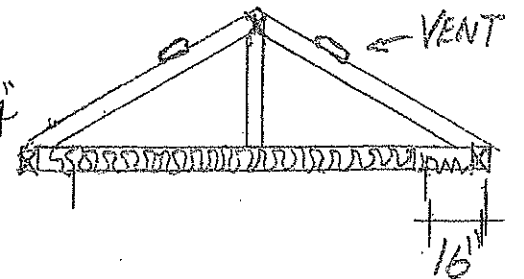
City of Ottawa

## FRONT ENTRANCE ADDITION

ANN SMITH



SHINGLES ROOFING  
ICE WATER shield  
PLYWOOD 1/2" H-clips



TILE FLOORING

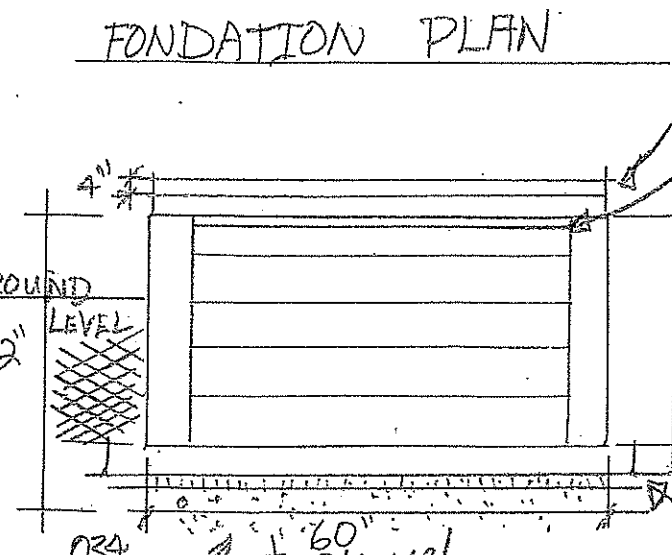
RADIANT HEATING - FLOOR

### DETAILS

"SPRUCE"  
FRAMING WOOD STUD 2" x 6" 16¢  
WALL INSULATION R-20 SAFE AND SOUND  
VAPOR BARRIER 6MM - Acoustic  
GYPSUM - DRYWALL 1/2" - Header 3" x 2" x 10"  
1/2" PLYWOOD - FACIA 2" x 6"  
TYVEK  
Beow-Stone EXTERIOR FINISHING  
ROOFING - RAFTER 2" x 6" 24¢  
VENTING side soffit ROOF VENT  
ROOFING INSULATION  
DITTA DACTAR R-6U

HIGHCROFT AVE.

## FONDATION PLAN



4" CONCRETE REBAR  
2" POLYSTYRENE FOAM INSULATION  
- FRONT STEP CONCRETE PRECAST  
4" CIF  
concrete insulated foundation  
8" FOOTING 12" x 8"  
2" POLYSTYRENE FOAM INSULATION

ANCHOR Bolt

034... 60"

DETAILS

FONDATION

SCALE 1/2" = 12"

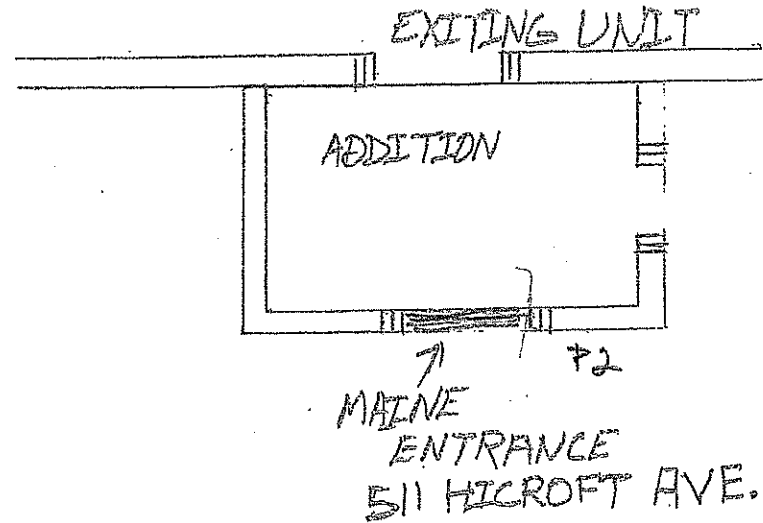
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 City of Ottawa

SCALE 1/2" = 1'

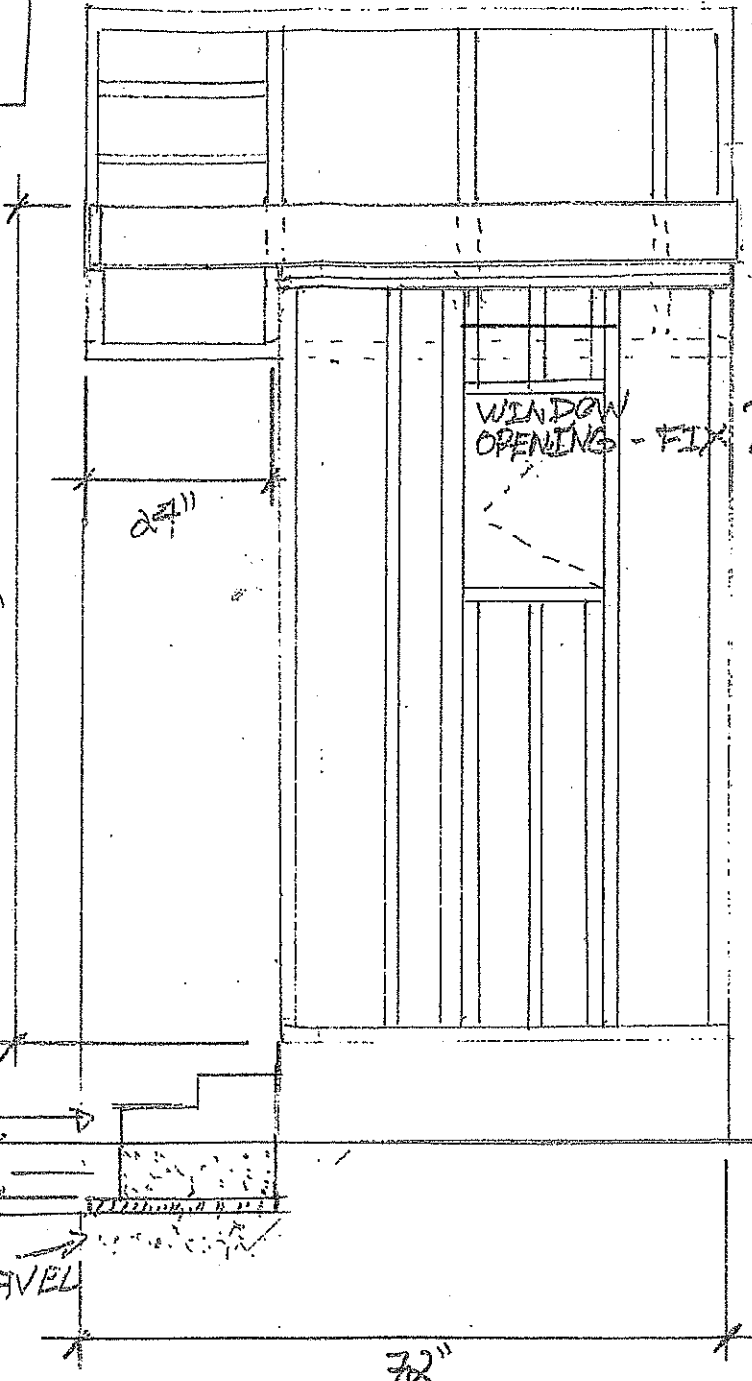
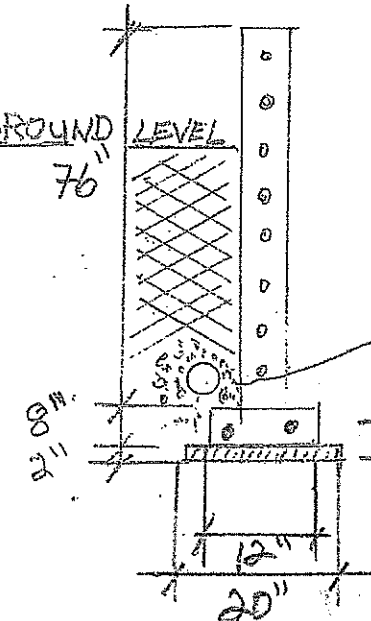
STRUTURAL FRAMING

- WALL 2"X6" 16¢
- P2
- Header 2x 2"X10"
- FACIA 2"X6"
- ROOFING - RIG 2"X8"
- RAFTERS 2"X6"

FLOOR PLAN  
 SCALE 1/4" = 12"



- CIF SYSTEME
- REBAR 1/2 16¢
- WEeping TILE DRAIN FRANÇAIS
- GEO TEXTILE 0-3/4 GRAVEL
- 12"X8"X60
- 2" POLYSTYRENE FORM INSULATION
- REBAR 1/2 X 2 60"
- 1/2" X 2 112"



BASE CIF  
 & MECH GALVANIZE  
 PARGING CEMENT FINISH

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505

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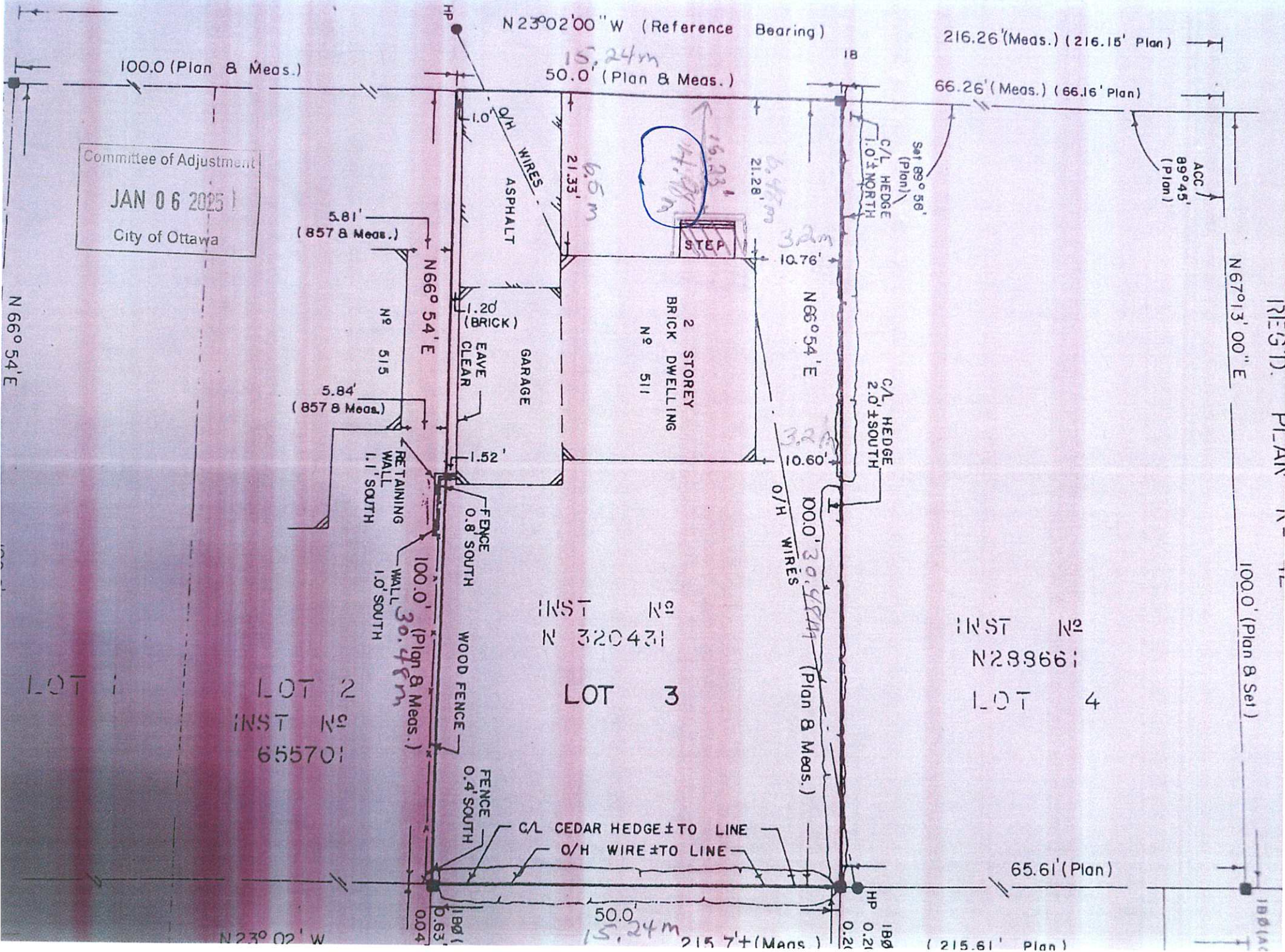
JAN 06 2025

City of Ottawa

511



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REG'D. PLAN N  
1000.0' (Plan & Set)

N 66° 54' E

LOT 1

LOT 2  
INST No  
655701

LOT 3

LOT 4  
INST No  
N289661

N 23° 02' W

50.0'  
15.24m

215.74' (Meas.)

(215.61' Plan)

180'  
0.21'

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8.62m  
339.38"

8.62m  
339.38"

4.09m  
161"



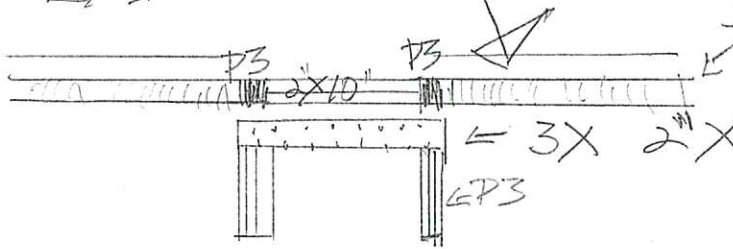


511 HIGHCROFT AVE. OTTAWA ON.

DETAILS STRUCTURAL

SCALE  $\frac{1}{4} = 12''$

EXITING UNIT



BRICK

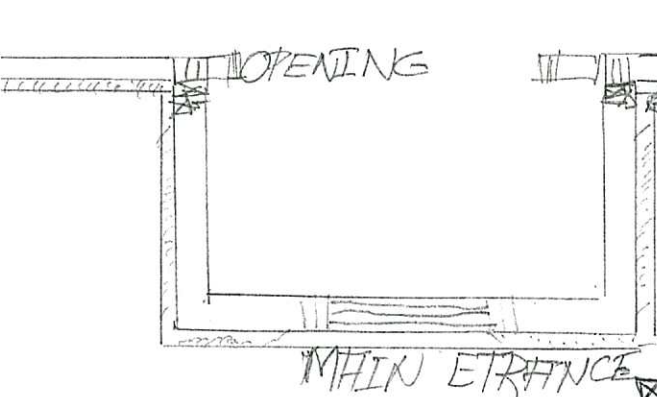
DETAILS OF CONSTRUCTION  
 BRICK - CUT - AT - MEASUREMENT - 36"  
 38" X 84"  
 - ATTACHMENT TO SECURE - 40"  
 - BRICK TO WALL -

NAILS AT  
 EVERY 12 X 3  
 EACH SIDE

DOUBLE PLATES 2" X 6"  
 VAPOUR BARRIER INSIDE AND BETWEEN  
 DOUBLE PLATES  
 TYVEX EXT.

Acoustic 6MM

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HEADER  
 3X 2" X 10"

EXITING UNIT  
 BRICK  
 BACKING 2" X 6" #2

BACKING SECURE TO  
 EXITING UNIT

EXT. FINISHING  
 BE ON STONE

SPECT. NO. CCM 14204-R  
 (2")

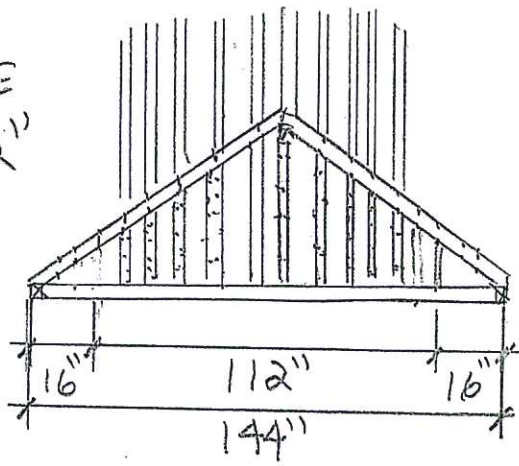
8X SPIKES  
 3 1/2 - NAILS

# DETAILS

ADDITION UNIT

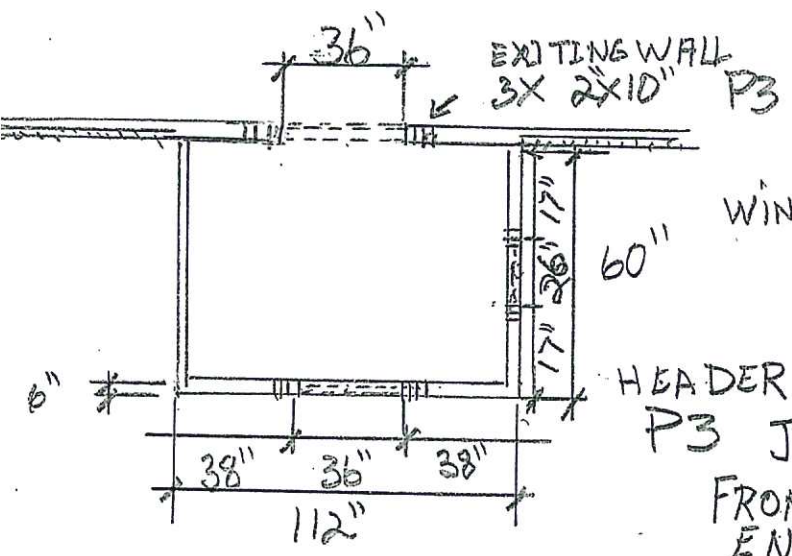
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 City of Ottawa

SCALE  
 $\frac{1}{2}'' = 12''$



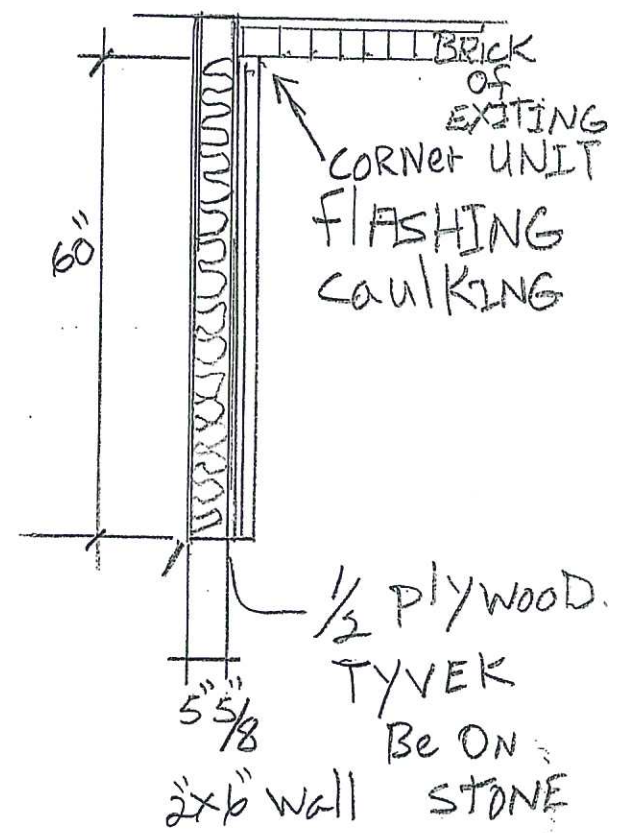
RAFTER ATTACHMENT  
 TO EXISTING UNIT  
 TO STRUCTURE OF WALL FRAMING  
 STUDS - SPIKE  $3\frac{1}{2}''$  - EVERY  $12'' \times 2$   
 GABLE END CUSTOM BUILT TO ADJUSTED  
 TO STUDS WALL OF EXISTING UNIT

BRICK VENEER SYSTEME BEON-STONE  
 NO. CCM 14204-R



EXISTING WALL  
 3x2x10 P3  
 WINDOW 3x2x10 P2  
 HEADER 3x2x10 P3  
 JACK SUPPORT  
 FRONT DOOR  
 ENTRANCE

SCALE  $\frac{1}{2}'' = 12''$



BRICK OF EXISTING  
 CORNER UNIT  
 FLASHING  
 CAULKING  
 $\frac{1}{2}$  PLYWOOD  
 TYVEK  
 Be ON  
 2x6 WALL STONE