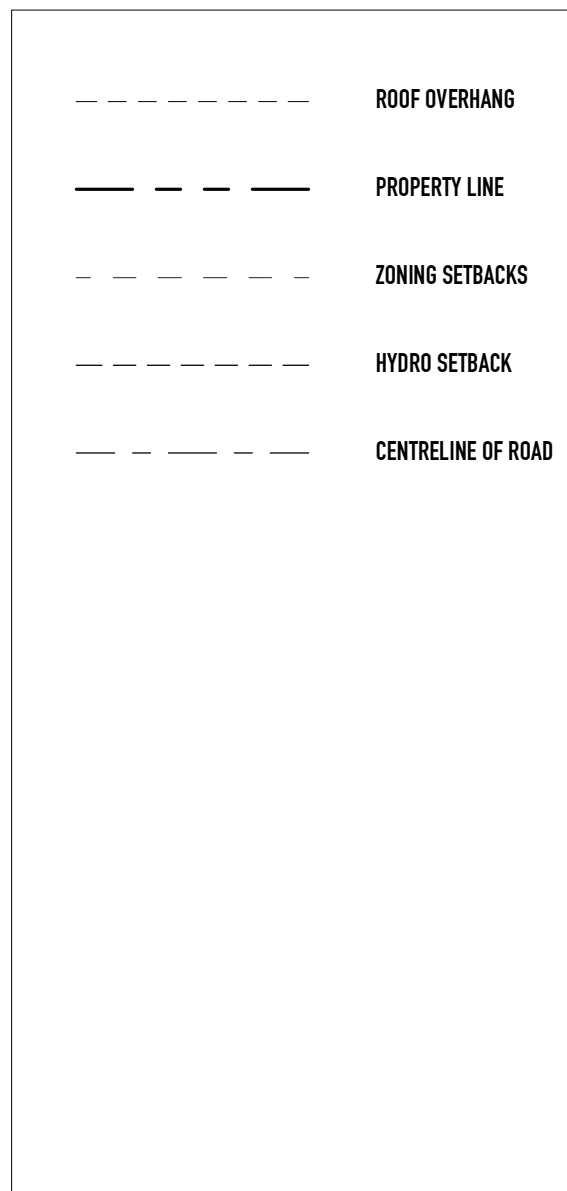


ZONE: RAUBJ + MATURE NEIGHBOURHOOD OVERLAY	TYPE: GARAGE + COACH HOUSE COMBO		
	REQUIRED	REQUIRED FOR COACH HOUSE	PROVIDED
MIN. LOT WIDTH:	7.5 m	SAME AS PRIMARY DWELLING	10.16 m
MIN. LOT AREA:	225 m ²	SAME AS PRIMARY DWELLING	225 m ²
MIN. FRONT YARD SETBACK:	4.5 m	SAME AS PRIMARY DWELLING	4.7m
MIN. CORNER SIDE YARD SETBACK:	4.5 m	N/A	N/A
MIN. INTERIOR SIDE YARD SETBACK:	1.2 m & 0.6 m	MAX. 1m	.33m
MIN. REAR YARD SETBACK:	25% OF LOT DEPTH (55.75m ²)	MAX. 1m	.267m
MIN. LANDSCAPE AREA FRONT YARD (79.35 m ²):	35% OF LOT DEPTH (78.03m ²)	N/A	N/A
MAX. BUILDING HEIGHT:	10.00 m	3.6m	6.1m
MIN. PARKING REQUIREMENT:	N/A	N/A	N/A
MAX. COACH HOUSE FOOTPRINT	40% PRINCIPAL DWELLING FOOTPRINT (42.8m ²)	25.12m ²	GARAGE: 21m ² COACH: 21m ²

ZONING STATISTICS
1 : 48



1 : 48 SITE PLAN LEGEND



1 : 48 SYMBOLS LEGEND



1 : 96 CONTEXT PLAN

Note: Should there be any conflict between drawings. Contractor is to confirm intent with Owner prior to the execution of work.

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25:6 ARCHITECTURE
URBAN DESIGN

No.	Description	Date

HINTON COACH HOUSE
185 HINTON AVENUE N. OTTAWA, ON
K1Y1A2

SITE PLAN

Project number 23003

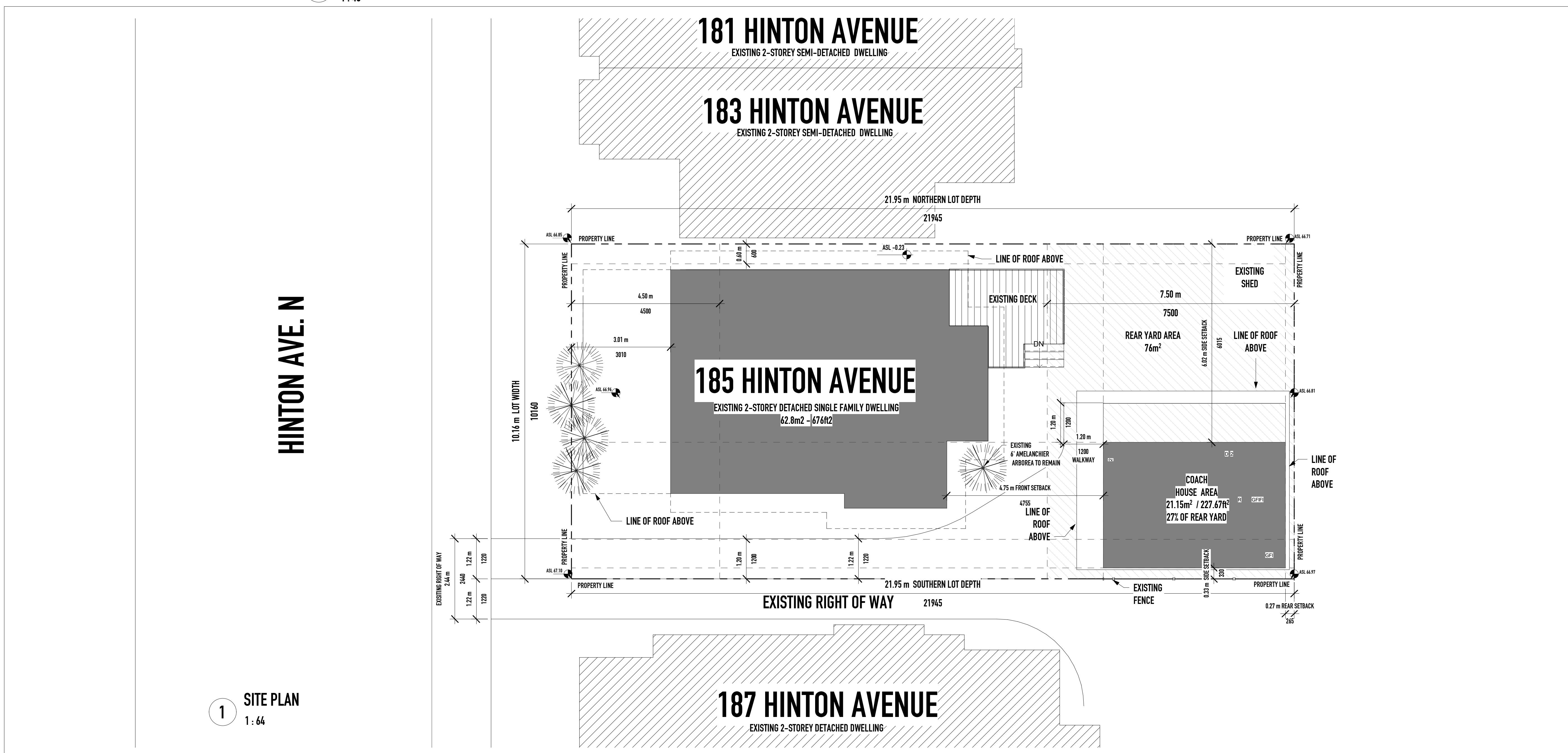
Date 2023-07-14

Drawn by MPR

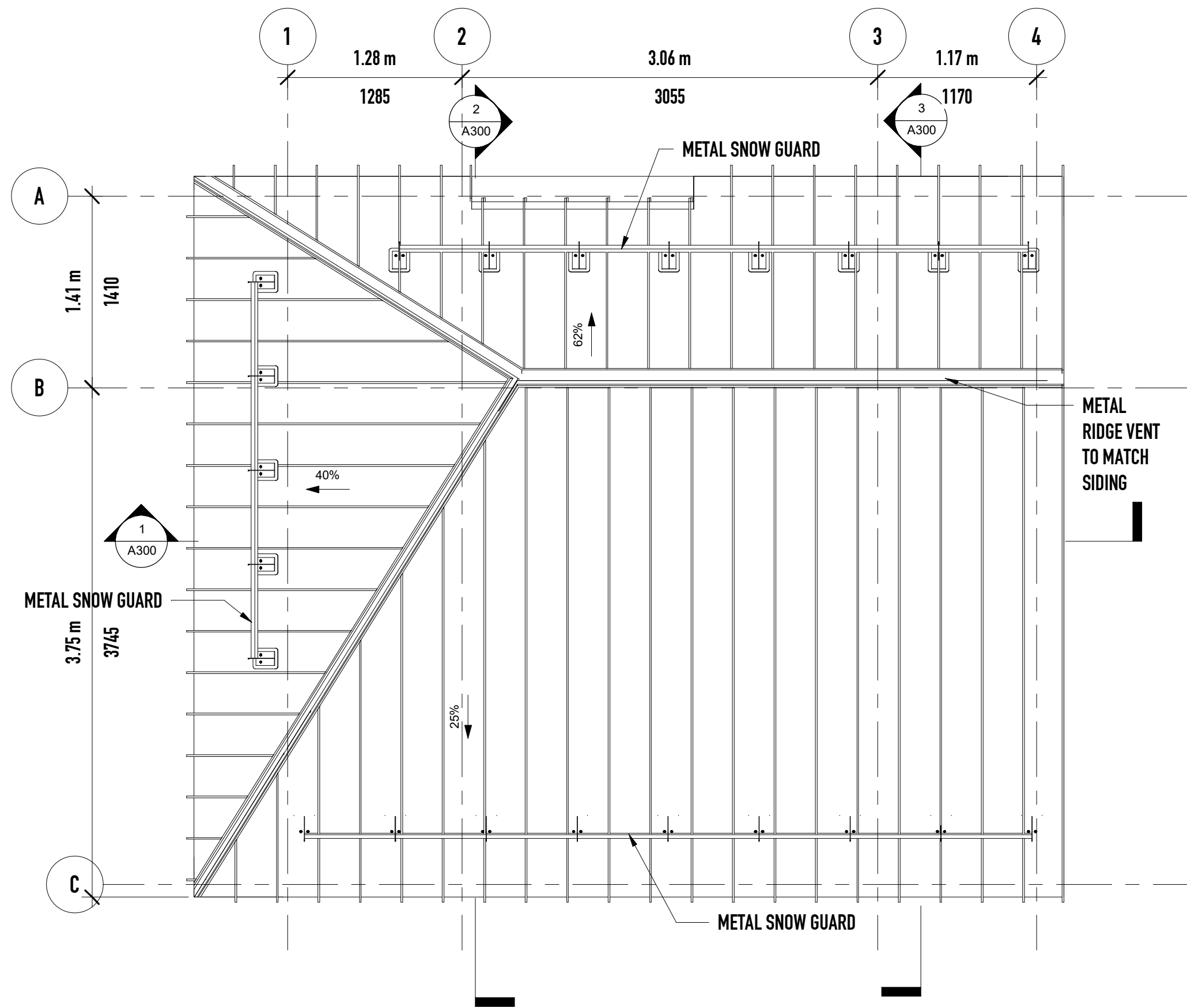
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SP-01

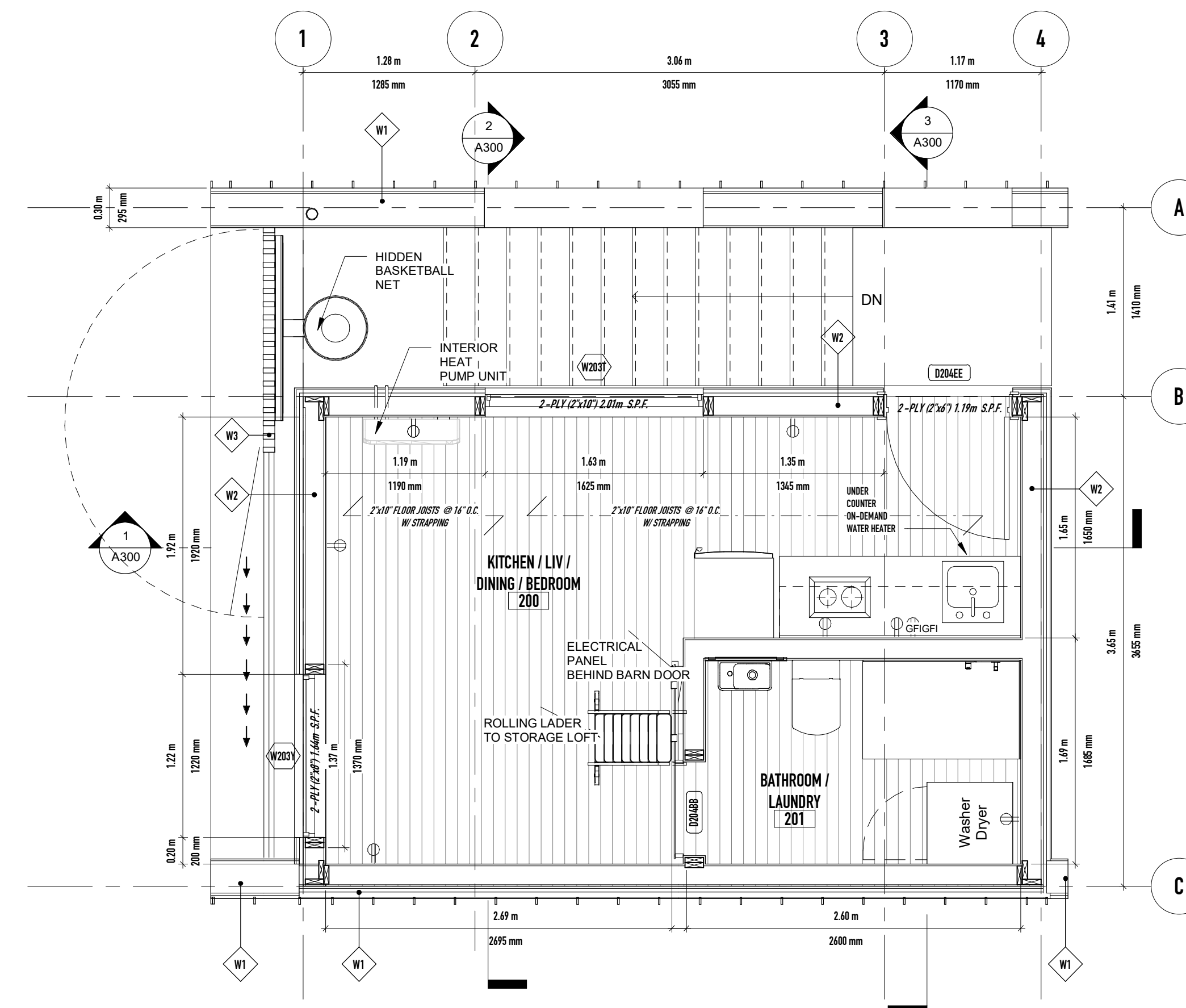
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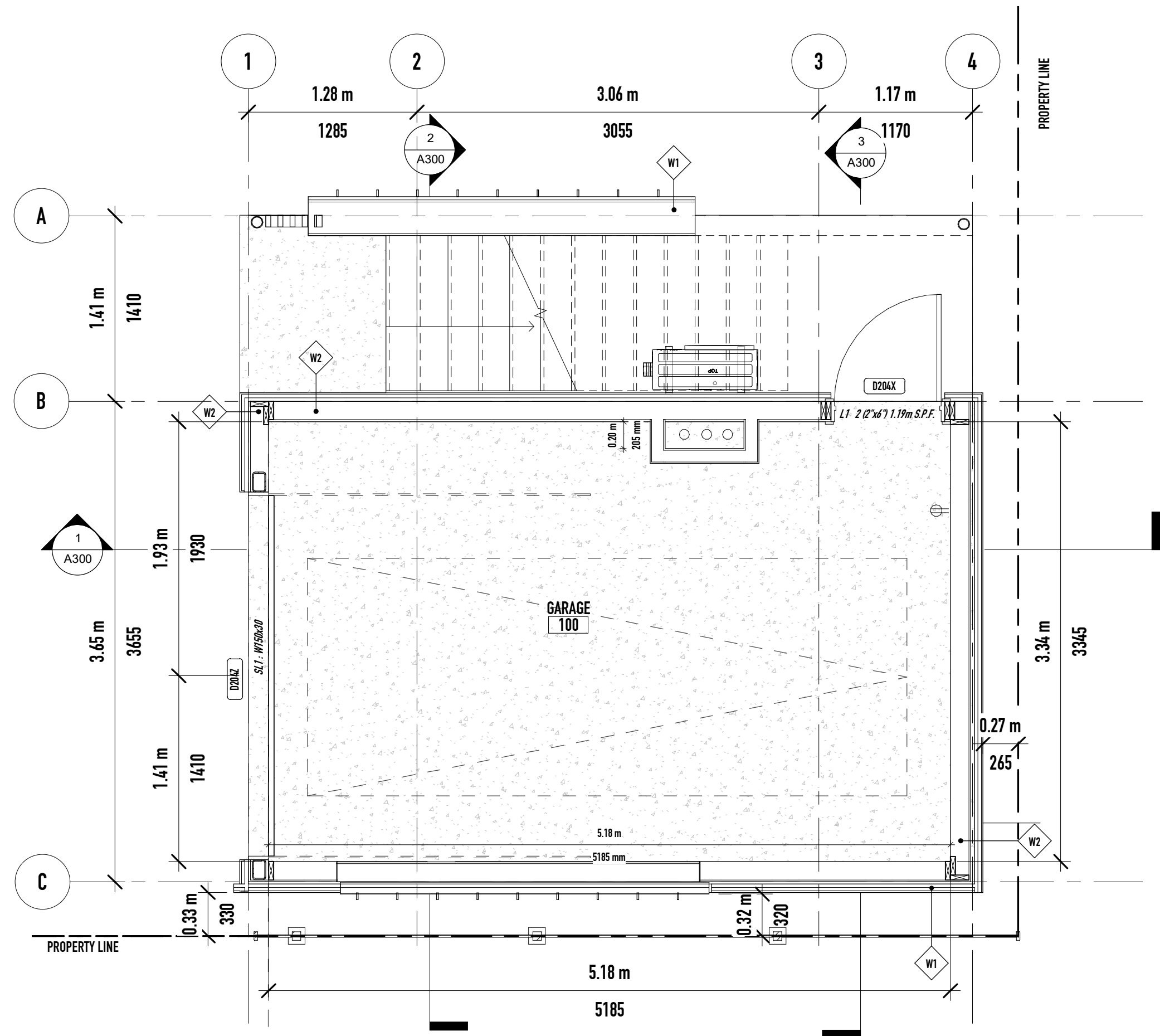
1 : 64 SITE PLAN



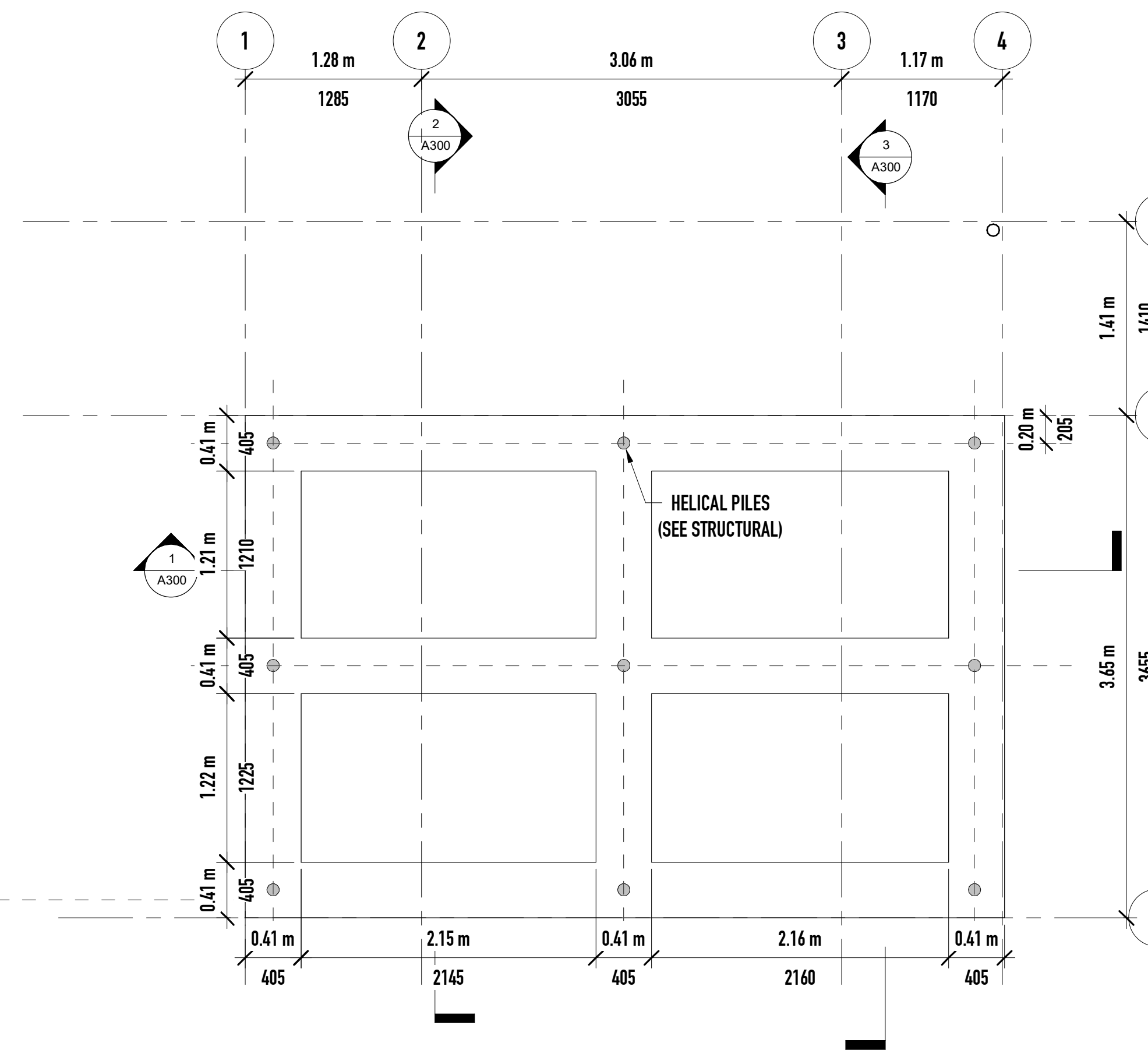
4 ROOF LEVEL
1 : 32



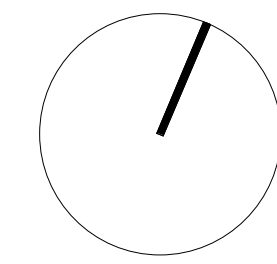
3 LEVEL 02
1 : 32



2 LEVEL 01
1 : 32



1 FOUNDATION
1 : 32



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No.	Description	Date

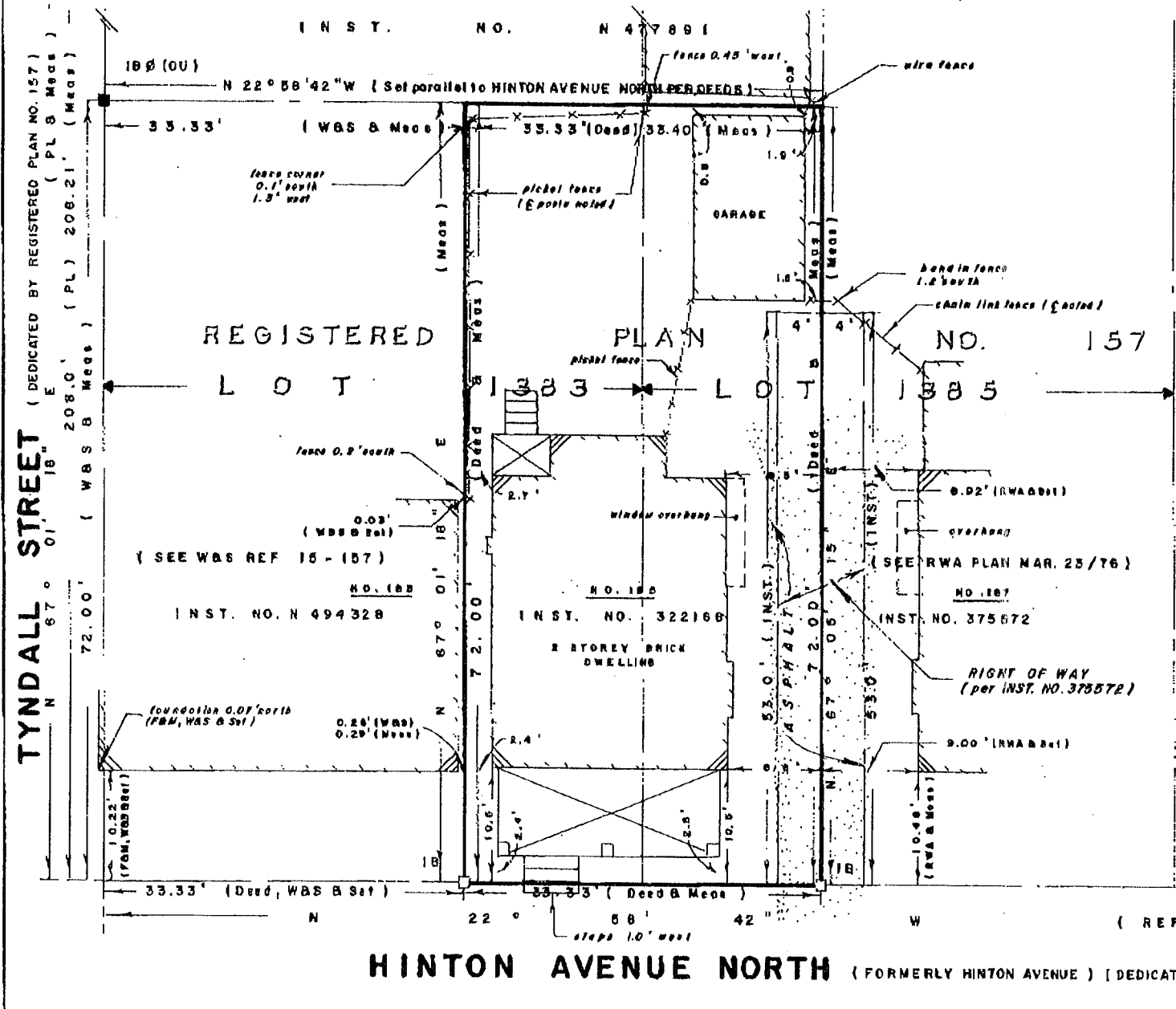
HINTON COACH HOUSE
185 HINTON AVENUE N. OTTAWA, ON
K1Y1A2

FLOOR PLANS

Project number 23003
Date 2023-07-14
Drawn by MPR
Checked by JSL

A100

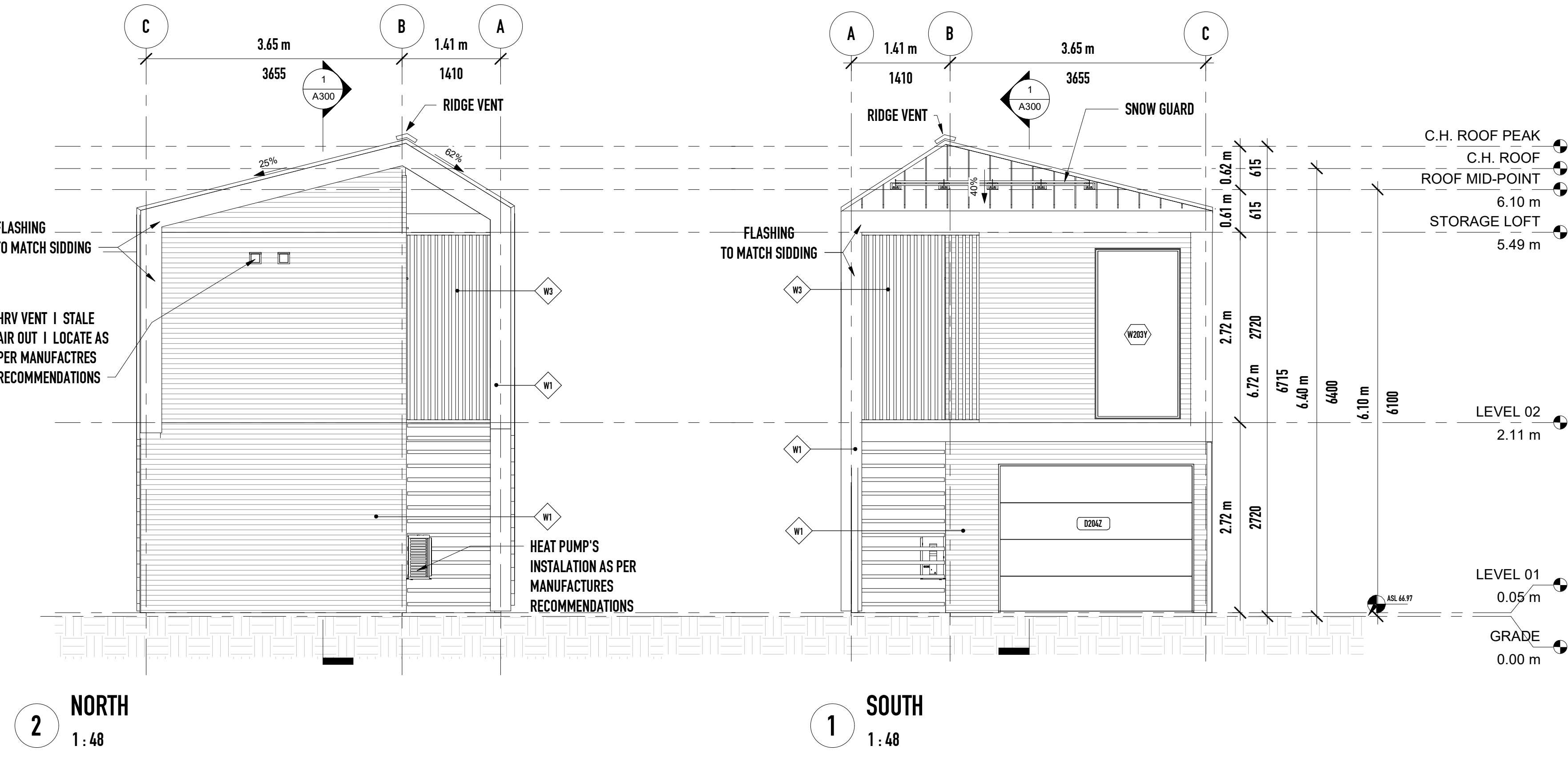
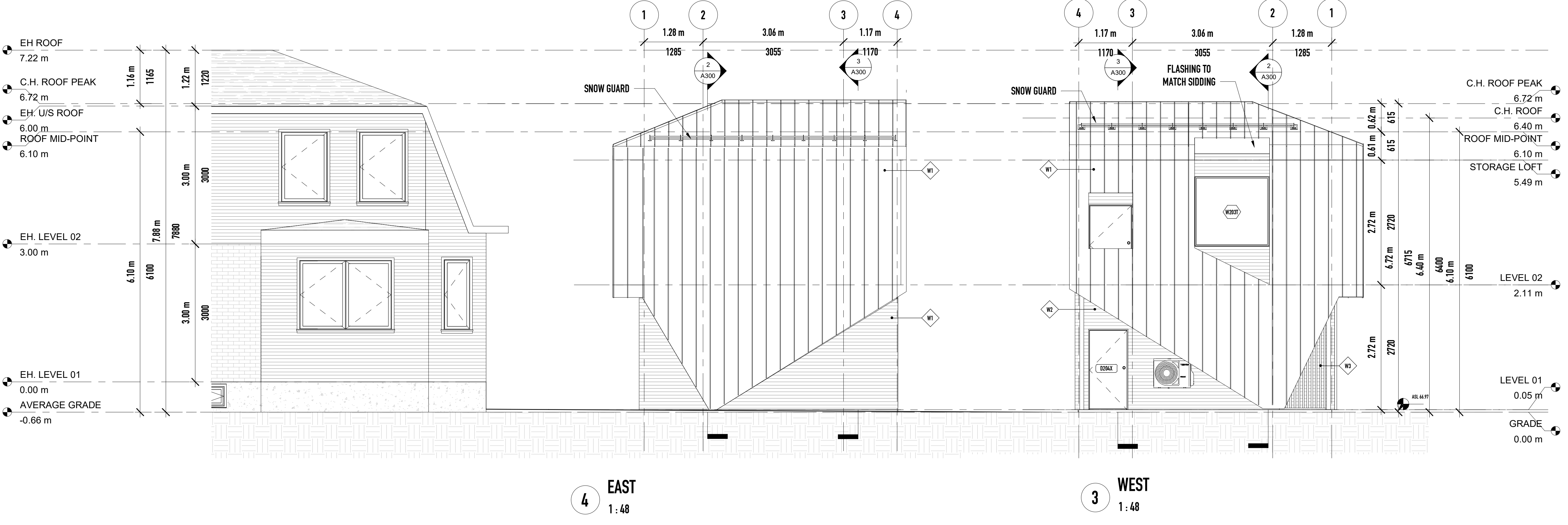
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BEARING NOTE
 BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE EAST LIMIT OF HINTON AVENUE NORTH AS SHOWN ON REGISTERED PLAN NO. 157, HAVING A BEARING OF N 22° 58' 42" W.

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<p>SURVEYOR'S REAL PROPERTY REPORT</p> <p>PART 1)) BUILDING LOCATION SURVEY</p> <p>Part of LOTS 1383 & 1385 REGISTERED PLAN NO. 157 CITY OF OTTAWA</p>	<p>Report Summary Filed: WARREN & JANSEN Date: MAY</p> <p>PART 2)) This Report was prepared for WARREN & JANSEN and the undersigned accepts no responsibility for use by other parties.</p> <p>LEGEND (if applicable)</p> <p>— DENOTES FOUND MONUMENT ○ DENOTES SET MONUMENT TB DENOTES TOWN BAR RB DENOTES ROUND IRON BAR SB DENOTES STANDARD IRON BAR SSB DENOTES SHORT STANDARD IRON BAR</p> <p>MWA DENOTES M. W. ARNETT O.L.S. PL DENOTES REGISTERED PLAN 157 WT DENOTES WITNESS OU DENOTES ORIGIN UNKNOWN WAW DENOTES W. A. WEBSTER, O.L.S. PROP DENOTES PROPORTION (1318) DENOTES WEBSTER & SIMMONS SURVEYING LTD.</p>	<p>NOTE: This REPORT can be updated only by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued subsequent to the DATE of CERTIFICATION.</p> <p>SURVEYOR'S CERTIFICATE I CERTIFY THAT: The field survey represented in this Report was completed on the <u>29th</u> day of <u>MAY</u>, 19<u>99</u>. Date: <u>May 29, 1999</u> Warren & Jansen</p> <p>(Not For Registration Purpose) © FROM THE OFFICE OF WEBSTER & SIMMONS SURVEYING LTD. Ontario Land Surveyors</p>
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Note: Should there be any conflict between drawings. Contractor is to confirm intent with Owner prior to the execution of work.

- MATERIAL LEGEND**
- ① STEEL CLADDING IDEAL ROOFING "URBAN ACCENT" ID 8317
 - ② STANDING SEAM METAL CLADDING IDEAL ROOFING ID 8330
 - ③ TEAK WOOD SCREEN

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No.	Description	Date

HINTON COACH HOUSE
185 HINTON AVENUE N. OTTAWA, ON
K1Y1A2

ELEVATIONS

Project number 23003
Date 2023-07-14
Drawn by MPR
Checked by JSL

A200

Scale 1:48