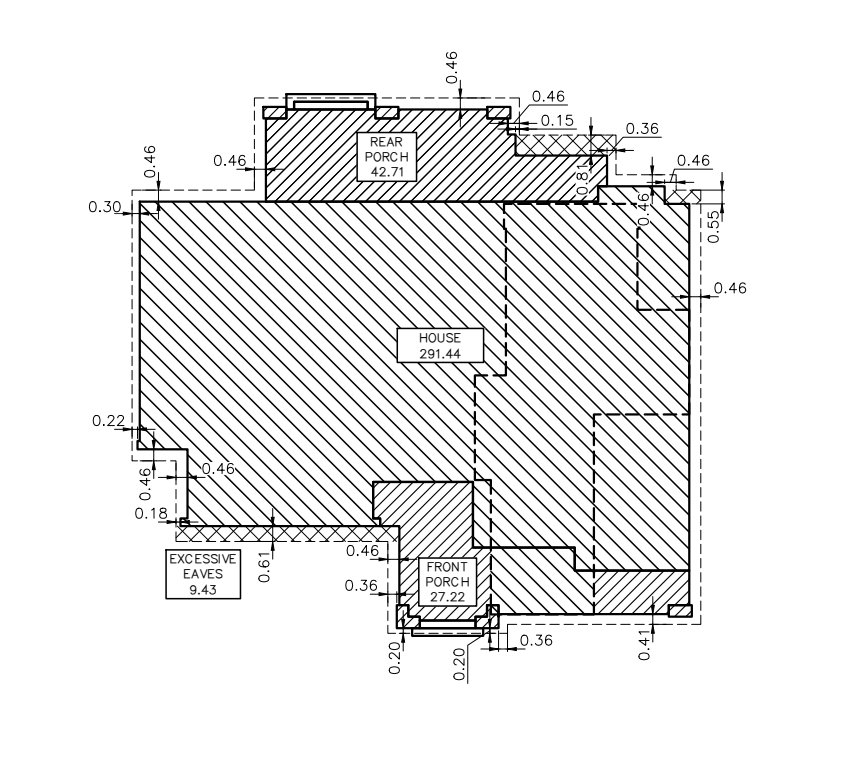


LEGEND

3R Main Level Entrance/Exit
3R Lower Level Entrance/Exit
Property Line
Existing To Be Removed
Existing Spot Elevation
Proposed Spot Elevation
Rainwater Downspouts
Air Conditioner
Solid Hoarding
Framed Hoarding
ESC Or Silt Fence Hoarding
Area Drain
Denotes Coniferous Tree (with trunk diameter) To Remain
Denotes Deciduous Tree (with trunk diameter) To Remain
Denotes Tree (with trunk diameter) To Be Removed
Denotes Replacement Tree Native Species Min 60mm Caliber For Deciduous And 1.8m Height For Coniferous (SPECIES) Refers To Type Of Replacement Tree As Per Arborist Report
Denotes Tree Number Corresponding To Arborist Report

Lot Coverage Diagram 1:300

Proposed House Footprint (Including Garage)	28.46%	291.44 sm
Proposed Front Covered Porch	2.66%	27.22 sm
Proposed Rear Covered Porch	4.17%	42.71 sm
Excessive Eaves	0.92%	9.43 sm
Total Proposed Coverage	36.20%	370.80 sm



BASE INFORMATION

Base Information Taken From Plan Of Survey By: J.D. Barnes Limited
Dated: June 9, 2026

LOCATION

Part of Lot 250
Registered TP Plan 86
City of Niagara On The Lake
Regional Municipality of Niagara

CITY BENCHMARK

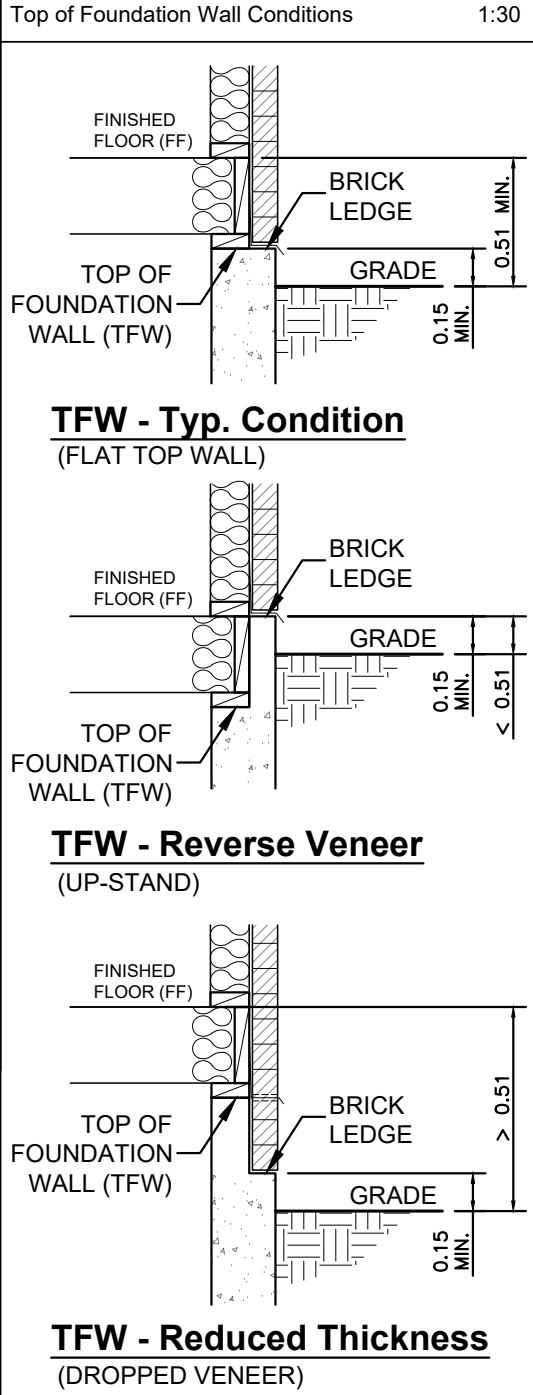
Elevations Are Of Geodetic Origin (CGVD-1987), And Are Derived From GNSS Observations & Natural Resources Canada's GEOID Model HT2.0

TFW (TOP OF FOUNDATION WALL)

Floor Silt Plate On Inside Face Of Foundation. See Reduced Thickened Foundation Wall Detail & Reverse Veneer Detail For Foundation Wall Ledge Condition On Outside Face Of Foundation Walls. Extent Of Each Type To Be Determined By Contractor On Site During Construction

**UF (UNDER SIDE OF FOOTING)

UF Denotes Minimum Depth Of Under Side Of Footing



- GENERAL NOTES
- Do Not Scale Drawings
 - These Plans Are To Remain The Property Of The Designer And Must Be Returned Upon Request. These Plans Must Not Be Used In Any Other Location Without The Written Approval Of The Designer
 - All Works To Be In Accordance With The Ontario Building Code And All Code References Refer To O.B.C. 2024 Division 'B'
 - This site plan has been prepared for architectural purposes only. Please reference the approved grading and servicing plan for all grading and servicing information. Any discrepancies between the grading/servicing plan and this architectural site plan should be brought to the attention of David Small Designs.
 - It is the responsibility of the owner and/or builder to obtain revised approvals and permits for any changes made after the building permit has been issued.

- GEOTECHNICAL REQUIREMENTS
- A Geotechnical Engineer shall be retained by the Owner/Builder prior to excavation to review subsurface conditions and provide written recommendations regarding the following:
- Confirmation of soil bearing capacity for foundation design.
 - Determination of groundwater conditions and seasonal high-water table.
 - Assessment of hydrostatic pressure conditions and any impact on the structural foundation design.
- The geotechnical report and recommendations shall be provided to the Project Structural Engineer (P.Eng.) for review and coordination prior to foundation construction.
- All excavation, foundation design, and waterproofing systems shall be constructed in accordance with the recommendations of the Geotechnical Engineer.

- EXCAVATION AND SHORING
- The Contractor shall be solely responsible for determining the method of excavation and for providing all necessary shoring, bracing, underpinning, and temporary supports required to safely complete the work.
- Where excavation occurs adjacent to property lines, existing structures, utilities, or roadways, the Contractor shall retain a qualified professional engineer to design and review all required shoring or underpinning systems.
- David W. Small Designs Inc. assumes no responsibility for excavation methods, temporary supports, or site stability during construction.

- VERIFICATION OF EXISTING CONDITIONS
- All existing conditions, dimensions, elevations, and site conditions shown on these drawings are based on available survey information and field observations and shall be verified by the Contractor prior to construction.
- Any discrepancies between the drawings and actual site conditions shall be reported to David W. Small Designs Inc. prior to proceeding with the work.
- David W. Small Designs Inc. is not responsible for inaccuracies in existing conditions or previously unknown and/or newly discovered conditions during construction.

- SITE GRADING AND DRAINAGE
- Final grading shall conform to the approved grading plan prepared by the Civil Engineer / Surveyor.
- The Contractor shall be responsible for ensuring that surface drainage is directed away from the building and that all grading work complies with municipal requirements.
- Prior to final occupancy, the Owner shall obtain a grading certification from the Civil Engineer or Surveyor confirming the final grades comply with the approved grading plan.
- David W. Small Designs Inc. assumes no responsibility for site grading, drainage performance, or certification of final grades.
- UNDERGROUND UTILITIES
- Locations of underground utilities shown on this drawing are approximate and based on information available through the Municipality and/or Region.
- Prior to excavation, the Contractor shall locate and verify all underground utilities and coordinate with the appropriate utility authorities.
- David W. Small Designs Inc. assumes no responsibility for the accuracy of underground utility locations.
- TREE PROTECTION
- Existing trees identified for preservation shall be protected in accordance with municipal tree protection requirements and arborist recommendations.
- Tree protection fencing shall be installed prior to construction and maintained throughout construction.
- David W. Small Designs Inc. assumes no responsibility for damage to existing trees caused by construction activities.

FINISHED GRADE means, when used in reference to a building or structure, the average elevation of the finished surface of the ground measured from a point 0.6 m (2 ft) out from the base of an exterior wall, support of a building or structure, but exclusive of any artificial embankment.

Wall No.	Wall Begin Elev.	Wall End Elev.	Wall Average Grade	Wall Length (m)	Product
1	84.15	84.15	84.15	2.67	224.68
2	84.18	84.18	84.18	7.72	649.87
3	84.13	84.13	84.13	3.84	323.06
4	84.05	84.05	84.05	7.77	653.07
5	84.05	83.75	83.90	1.83	153.54
6	83.75	83.85	83.80	15.25	1277.95
7	84.05	84.05	84.05	2.57	216.01
8	84.13	84.13	84.13	2.95	248.18
9	84.00	84.00	84.00	5.82	488.88
10	84.13	84.15	84.14	9.50	799.33
11	84.15	84.15	84.15	16.64	1400.26
TOTAL				924.68	76.56
Finished GRADE =					84.05

TOTAL PRODUCT divided by TOTAL WALL LENGTH = 84.05

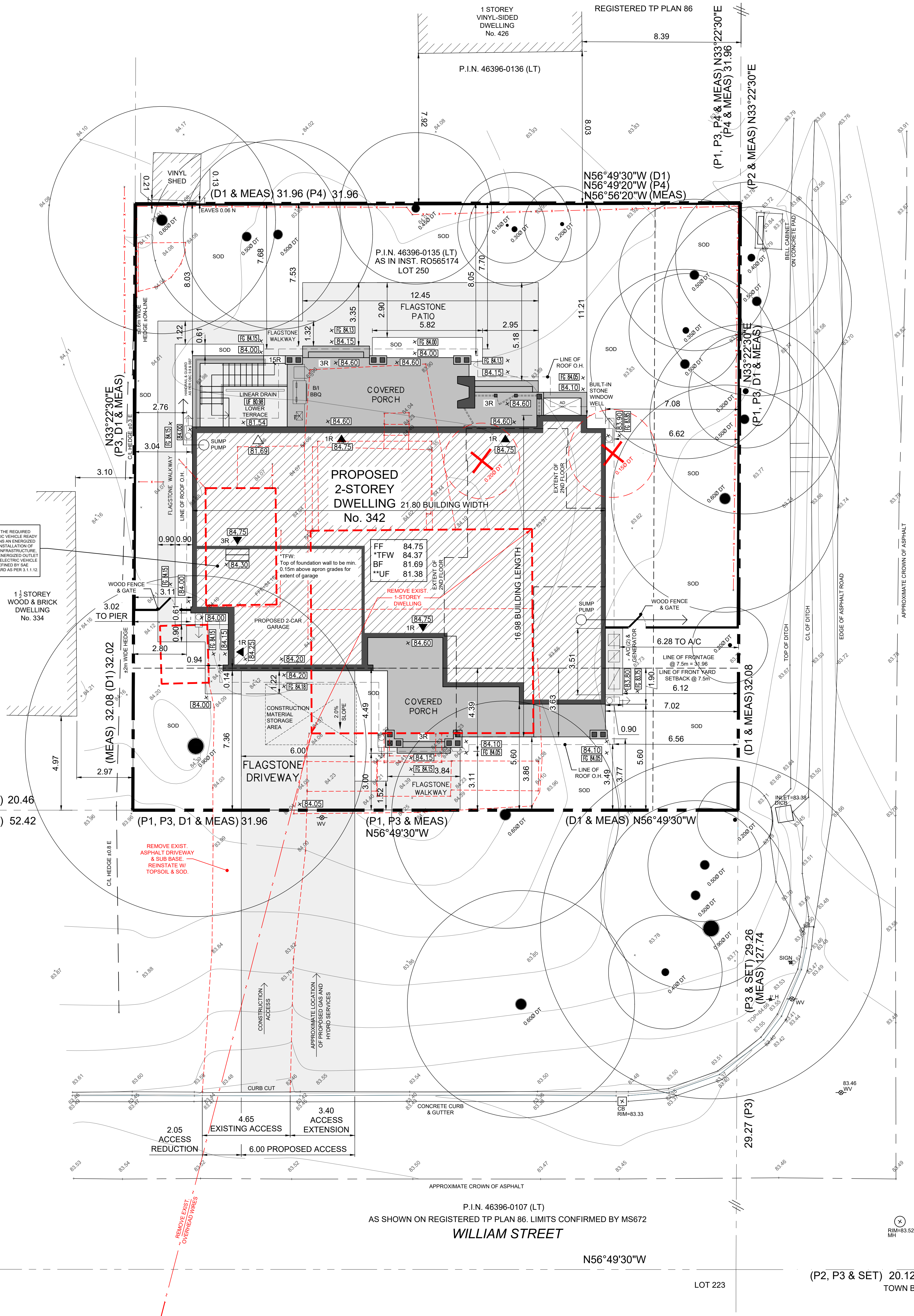
PART 4 PLAN 308-5652

P.I.N. 46396-0137 (LT)

PLEASE NOTE THAT ONE OF THE REQUIRED PARKING SPACES IS AN ELECTRO-VEHICLE READY PARKING SPACE THAT CONTAINS AN ENERGIZED OUTLET TO ALLOW FOR THE INSTALLATION OF ELECTRIC VEHICLE CHARGING INFRASTRUCTURE AND THAT THE DESIGN OF THE ENERGIZED OUTLET MEETS AT A MINIMUM LEVEL 2 ELECTRIC VEHICLE CHARGING CRITERIA AS DEFINED BY SAE INTERNATIONAL'S J1772 STANDARD AS PER S.1.1.12.

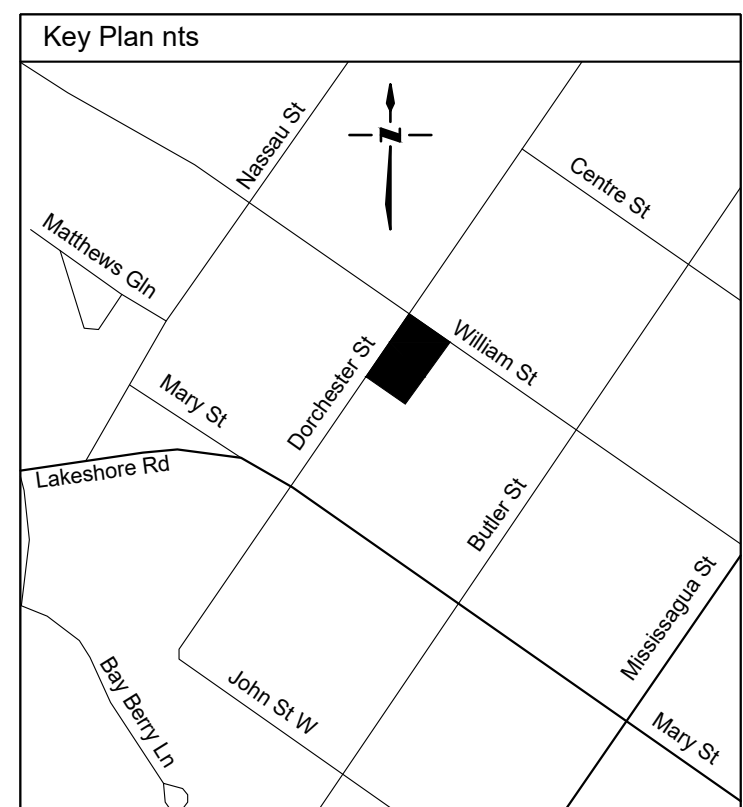
(P3 & MEAS) 20.46
(P3 & MEAS) 52.42

177.16



DORCHESTER STREET

FORMERLY SEVENTH AVENUE AS SHOWN ON REGISTERED TP PLAN 86.
NAME CHANGED BY BY-LAW 63-1572, INST. R0102203.
LIMITS CONFIRMED BY MUNICIPAL SURVEY NO. 672
P.I.N. 46396-0060 (LT)



Site Data

Lot Area	1,024.19 sm	(0.102 ha)
Zoning	ER	
Finished Grade	84.05	
Tarion Bulletin		
Ground Floor	227.73 sm	2451.3 sf
Second Floor	84.00 sm	904.2 sf
Total Area	311.73 sm	3355.4 sf
(Area of each floor above grade measured to the exterior face of the outside walls. Does not include garage area, or open to below spaces. Does include stairs on all floors)		
Floor Area		
(Room foot measured to the interior faces of the exterior walls)		
Ground Floor	210.36 sm	2264.3 sf
Second Floor	79.11 sm	851.5 sf
Basement	198.29 sm	2134.4 sf
(Includes 34.7 sf of Stairs & 31.0 sf of Elevator)		
Enclosed Porch (Rear Porch)	6.06 sm	65.2 sf
Total Gross Floor Area	493.82 sm	5315.4 sf
Finished Basement	180.48 sm	1942.7 sf
(Measured to Inside Face of Finished Basement Walls)		

Lot Coverage

Proposed House Footprint (Including Garage)	28.46%	291.44 sm
Proposed Front Covered Porch	2.66%	27.22 sm
Proposed Rear Covered Porch	4.17%	42.71 sm
Excessive Eaves	0.92%	9.43 sm
Total Proposed Coverage	36.20%	370.80 sm
Max Allowed Coverage	33.00%	337.98 sm

Landscape

Landscape Open Space Area	48.51%	496.85 sm
Minimum Required	30.00%	307.26 sm
Existing Home to be Demolished		125.62 sm

The Undersigned Has Reviewed And Takes Responsibility For This Design, And Has The Qualifications And Meets The Requirements Set Out In The Ontario Building Code To Be A Designer.

Qualification Information Required Unless The Design Is Exempt Under Division C-3.2.5.1. Of The 2024 ONTARIO Building Code.

Name: Peter Giordano
Signature: [Signature]
Date: 25/06/2026
Firm Name: DAVID W. SMALL DESIGNS INC.
Firm Number: 29999
Firm Name: DAVID W. SMALL DESIGNS INC.
Firm Number: 29999

Registration Information Required Unless The Design Is Exempt Under Division C-3.2.4.1. Of The 2024 ONTARIO Building Code.

NAME CHANGED BY BY-LAW 63-1572, INST. R0102203.
LIMITS CONFIRMED BY MUNICIPAL SURVEY NO. 672
P.I.N. 46396-0060 (LT)

2	Sep 01/26	Coverage Updated To Include Excessive Eaves
1	Aug 2026	Issued To Owner For Zoning Approvals
no.	date	revision / comment

Project:

The Hay-McCutcheon Home
342 William Street

Part of Lot 250
Registered TP Plan 86
City of Niagara On The Lake,
Regional Municipality of Niagara

Drawing:

Scale: 1:100

Date: Jan 2026

Own by: TK

Proj. no.: 26-2187

SP

David Small Designs

Architecture + Interior Design