NOTE:

-CONTRACTOR TO VERIFY ALL NOTES & DIMENSIONS AT TIME OF CONSTRUCTION

-CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

- THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GRADING PLAN AND LEGAL SURVEY

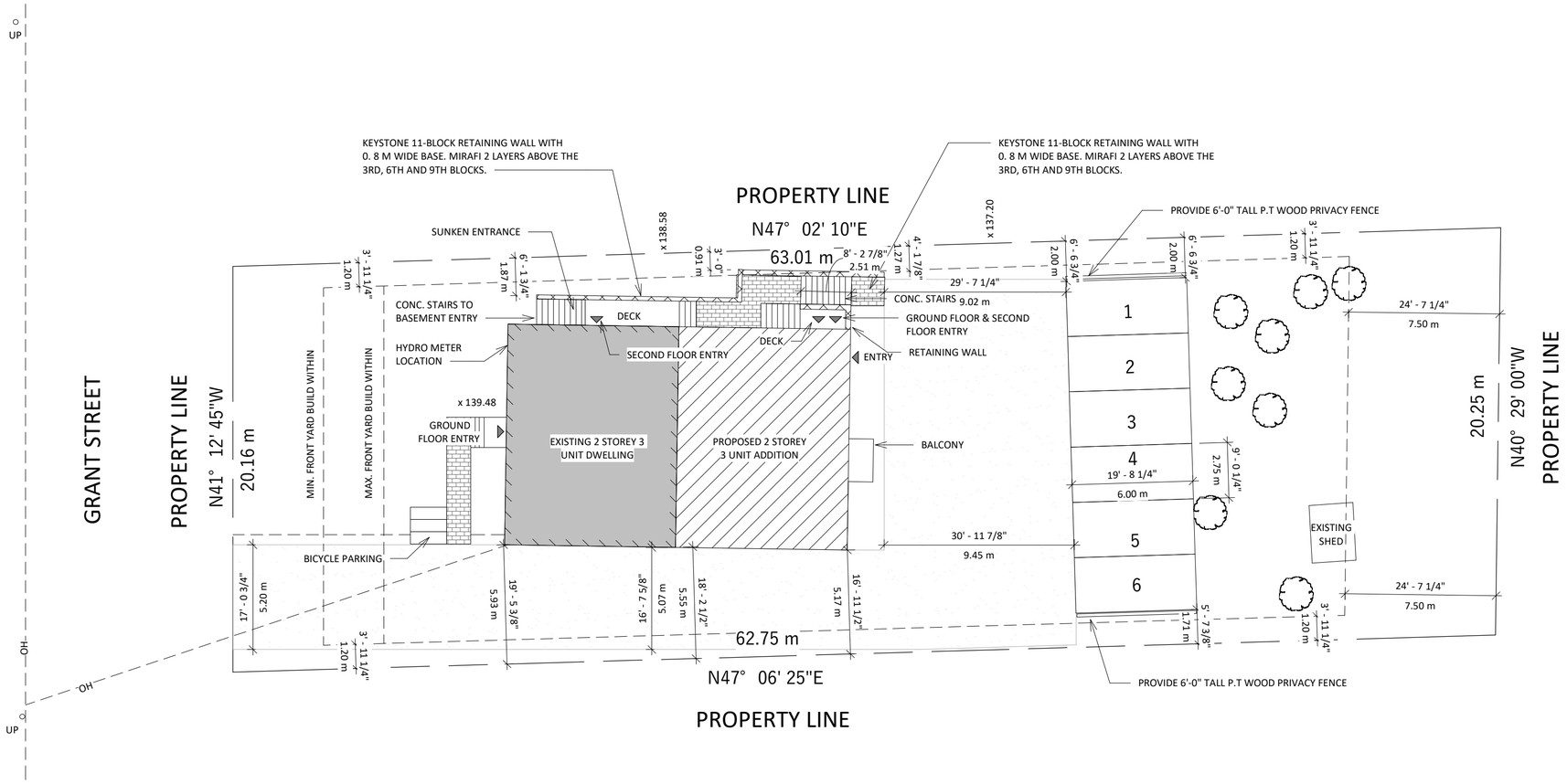
GEOTECHNICAL NOTE:

CONTRACTOR TO CONDUCT A GEOTECHNICAL INVESTIGATION PRIOR TO STARTING CONSTRUCTION. PROVIDE A COPY TO DESIGNER FOR RECORD

UTILITY NOTE:

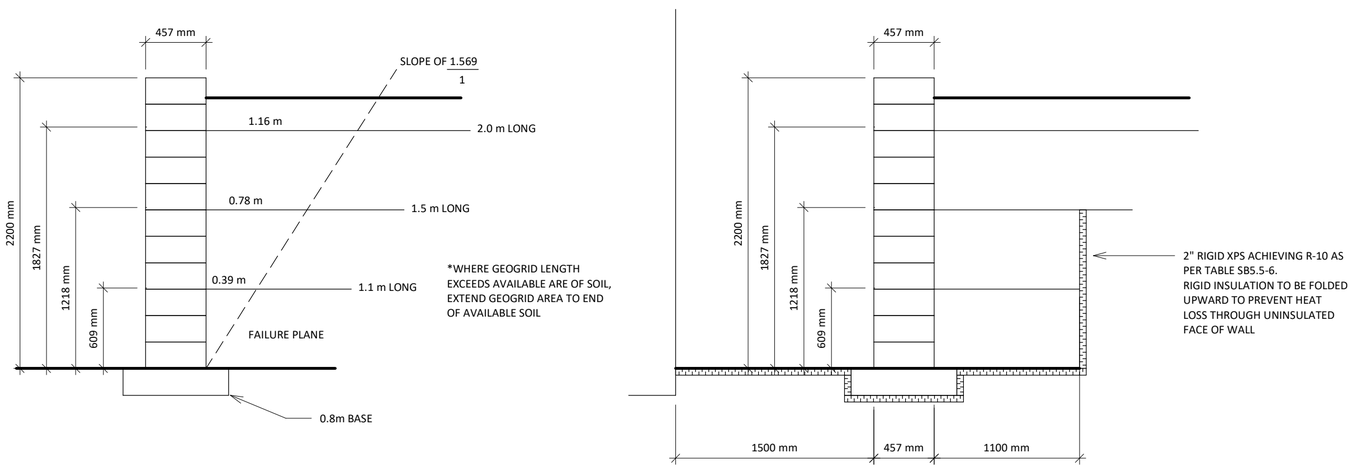
THE POSITION OF POLE LINES, CONDUITS, WATERLINE, SEWERS, & OTHER UNDERGROUND/ ABOVEGROUND UTILITIES & STRUCTURES ARE NOT SHOWN ON THE PLANS. WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES & STRUCTURES IS NOT GUARANTEED.
BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM ITSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES & STRUCTURES.

CONTRACTOR TO CONTACT UTILITY PROVIDERS PRIOR TO CONSTRUCTION & SUPPORT OR PROTECT ANY UTILITY OF SERVICES IN ACCORDANCE W/ THE AUTHORITY HAVING JURISDICTION & SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.



1 SITE PLAN

1/16" = 1'-0"



2 ENG. RETAINING WALL DETAIL

3/8" = 1'-0"

SITE INFORMATION

PROPERTY ADDRESS: 199 GRANT STREET

ZONING: Residential District designation

LOT AREA:

ZONING REQUIREMENT

ZONING:	REQUIRED
MINIMUM LOT AREA:	N/A
MIN. LOT WIDTH:	15 M
MAX. BUILDING HEIGHT:	11 M
MIN. FRONT YARD:	4.5 M
MIN. REAR YARD:	7.5 M
MIN. INTERIOR YARD:	1.2 M
LOT COVERAGE:	60%

DEVELOPMENT

EXISTING BUILDING GROSS FLOOR AREA:	186 m^2
PROPOSED ADDITION GROSS FLOOR AREA:	186 m^2
TOTAL:	375 m^2

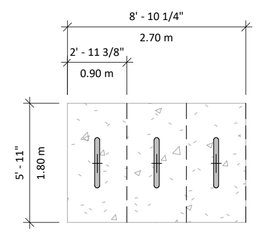
* TOTAL AREA OF ALL FLOORS ABOVE GRADE, MEASURED WITHIN THE OUTSIDE FACE OF EXTERIOR WALL

EXISTING BUILDING AREA:	93 m^2
PROPOSED ADDITION AREA:	93 m^2
TOTAL:	186 m^2

* GREATEST HORIZONTAL AREA OF THE BUILDING, MEASURED WITHIN THE OUTSIDE FACE OF EXTERIOR WALL

GENERAL NOTES:

1. EXTENT OF CONTRACT IS LIMITED TO WITHEN PROPERTY
2. ALL WORK OUTSIDE OF PROPERTY LINE TO BE CONSTRUCTED TO CITY OF OTTAWA ZONING
3. EXISTING GRADE TO REMAIN
4. NO EXCESS DRAINAGE WILL BE DIRECTED TOWARDS THE NEIGHBOURING PROPERTIES DURING & AFTER CONSTRUCTION
5. SLOPE FROM HOUSE GRADE TO FRONT OR REAR OF LOT SHALL BE 2% MIN & 7% MAX
6. ALL TREES TO REMAIN UNLESS NOTED OTHERWISE



BICYCLE STALL DIMENSIONS

BICYCLE PARKING: 3 BIKE RACKS PROPOSED

*0.50 PER DWELLING UNIT

3.31.1 BICYCLE SPACE DESIGN STANDARDS
ALL REQUIRED SPACES FOR BICYCLES, MOTORCYCLES OR SIMILAR VEHICLES MUST BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING

DESIGN STANDARDS:

1) THE MINIMUM DIMENSIONS FOR EACH SPACE INTENDED FOR BICYCLES MUST BE 0.6M (2 FEET) IN WIDTH AND 1.8M (5.9 FEET) IN LENGTH WITH A 1.2M (3.9 FEET) CLEAR ACCESS AISLE AND 1.2M (3.9 FEET) VERTICAL CLEARANCE;
2) BICYCLE SPACES SHALL BE SECURED BY A LOCKED DOOR OR SHALL INCLUDE A SECURELY ANCHORED RACK TO WHICH THE BICYCLE FRAME AND ONE WHEEL CAN BE LOCKED.
3) BICYCLE PARKING STALLS SHALL BE LOCATED CLOSE TO MAJOR BUILDING ENTRANCES.
4) THE MINIMUM DIMENSIONS FOR EACH SPACE INTENDED FOR MOTORCYCLES OR SIMILAR VEHICLES MUST BE 1.0M (3.3 FEET) IN WIDTH AND 2.1M (6.9 FEET) IN LENGTH;
5) MOTORCYCLE PARKING CAN BE LOCATED IN AREAS WHICH MAY BE UNSUITABLE FOR VEHICLE PARKING DUE TO SIZE OR SHAPE AND NOT INTENDED FOR PEDESTRIAN TRAFFIC, HOWEVER THE PARKING MUST BE CLEARLY DELINEATED BY MARKINGS AND BARRIERS.

MATT DORSEY DESIGN
Modern Architecture Design & Drafting

DO NOT SCALE DRAWINGS

CONTRACTOR(S) TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. ALL ERRORS AND OMISSIONS AND ALL DISCREPANCIES ON THE DRAWINGS SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS, MUST BE FORWARDED IN WRITING TO THE DESIGNER WITHIN TWO (2) DAYS, UPON DISCOVERY. THE DESIGNER DOES NOT ASSUME ANY RESPONSIBILITY AND LIABILITY IF THESE INSTRUCTIONS ARE NOT MET.

MATT DORSEY DESIGN

103 GREY STONE DRIVE
CARP, ONTARIO K0A 1L0
PHONE: (613) 808-2604
EMAIL: INFO@MATTDORSEYDESIGN.CA

GENERAL NOTES:

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS & BY-LAWS
3. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF MATT DORSEY DESIGN.
4. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECTURAL DESIGNER SIGNATURE

BCIN: (BUILDING CODE INDENTIFICATION NUMBER)

I, MATTHEW DORSEY, DECLARE THAT I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES / CATEGORIES

INDIVIDUAL BCIN: 115598
FIRM BCIN: 120352
DATE: 2025/05/29

MATTHEW DORSEY
ARCHITECTURAL DESIGNER

PROJECT NORTH

NO.	DESCRIPTION	DD/MM/YYYY
02	PARKING LOT REVISION	22/05/2026
01	ISSUED FOR PERMIT	04/05/2025

PROJECT

199 GRANT STREET

DRAWING TITLE

SITE PLAN

DRAWN BY: MD | CHECKED BY: MD

DATE: 2026-05-04

APPLICATION: ADDITION

SCALE: As indicated

SHEET NO.

A1