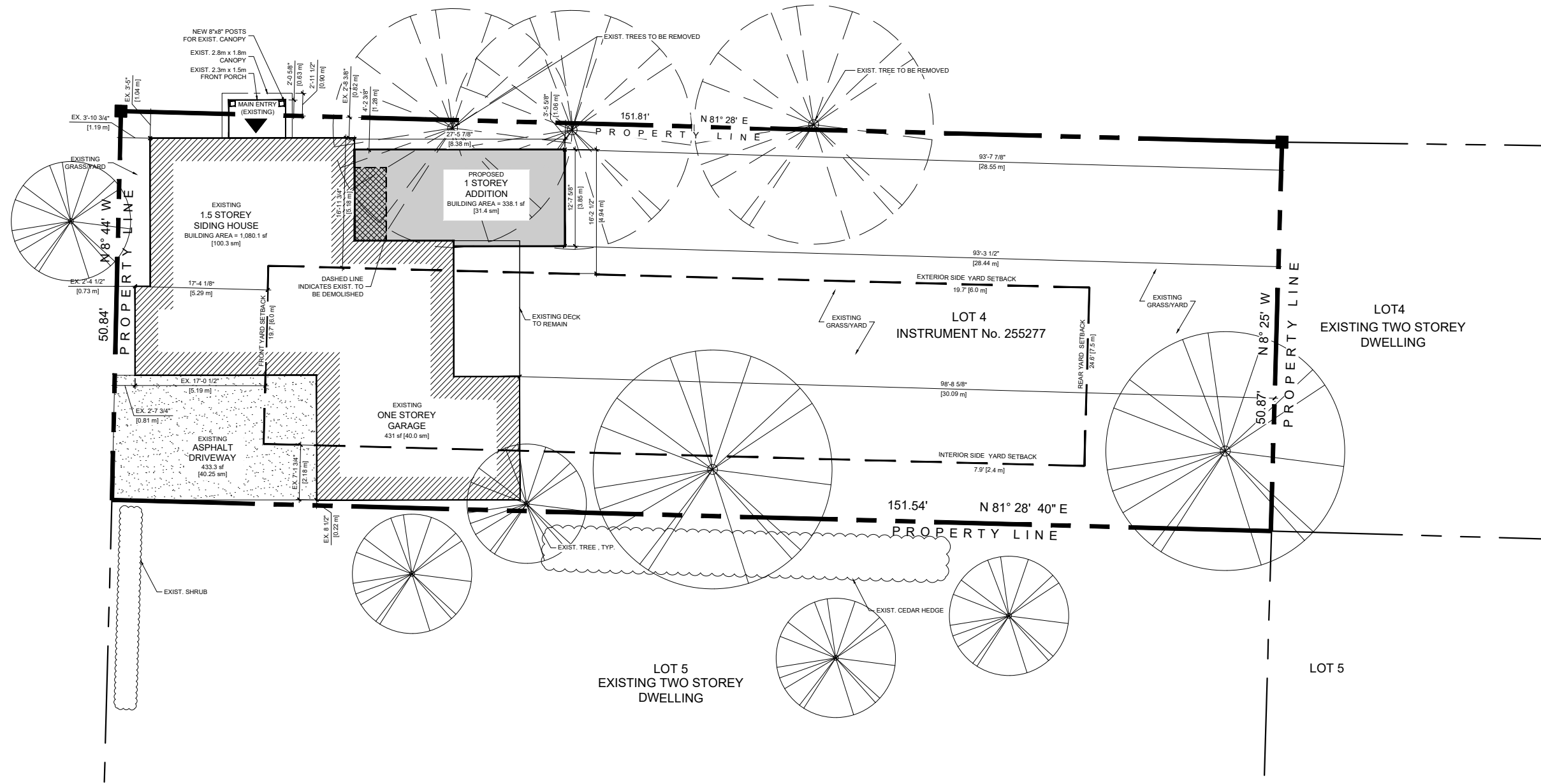


JONES STREET
(66.0' WIDE)

ST. JOHN STREET
(66.0' WIDE)



GENERAL NOTES:

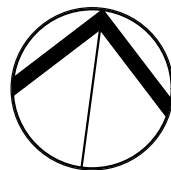
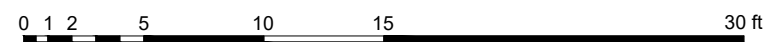
1. Seal & Signature are by the person that has reviewed and taken responsibility for design activities.
2. Do not scale the drawings.
3. Check and verify all dimensions and report any discrepancies, contradictions, or ambiguities to the architectural designer prior to issuance to contract.
4. All work to be carried out according to the Ontario Building Code, other applicable codes and standards, and any other authority having jurisdiction.

| | | |
|-----|-----------------------|-----------|
| 01 | M.V. APPLICATION | APR 27/21 |
| 00 | M.V. PRE-CONSULTATION | JAN 14/21 |
| NO. | REVISIONS | DATE |

THE HIVE DESIGN CO.
234 NELSON STREET
STRATFORD ONT
N5A2K3 · 519.859.4200
JUSTINE@THEHIVEDSIGNCO.COM

REGISTERED PLAN No. 225, LOT 4
EAST OF ST. JOHN ST.
342 JONES STREET EAST
IN THE
CITY OF ST. MARY'S

SCALE: 1/16" = 1'-0"
BAR SCALE:



SITE DATA - RESIDENTIAL ZONE R3

| | REQ'D | EXISTING | PROPOSED |
|------------------------------------|--------|----------|-----------|
| 1. MIN. LOT AREA | 666 sm | 716.6 sm | no change |
| 2. MIN. LOT FRONTAGE | 18.0 m | 15.5 m | no change |
| 3. MAX. LOT COVERAGE | 40 % | 28.1% | 31.4% |
| 4. MIN. LANDSCAPED OPEN SPACE | 30% | 72.4% | 68.5% |
| 5. MIN. FRONT YARD | 6.0 m | 0.73 m | no change |
| 6. MIN. INTERIOR SIDE YARD SETBACK | 2.4 m | 0.22 m | no change |
| 7. MIN. EXTERIOR SIDE YARD | 6.0 m | 0.82 m | no change |
| 8. MIN. REAR YARD | 7.5 m | 30.09 m | 28.68 m |
| 9. MAX. BUILDING HEIGHT | 10.5 m | 5.9 m | no change |

I, Justine Nigro have reviewed and take responsibility for the design activities. I am qualified, and registered in the appropriate classes/categories.

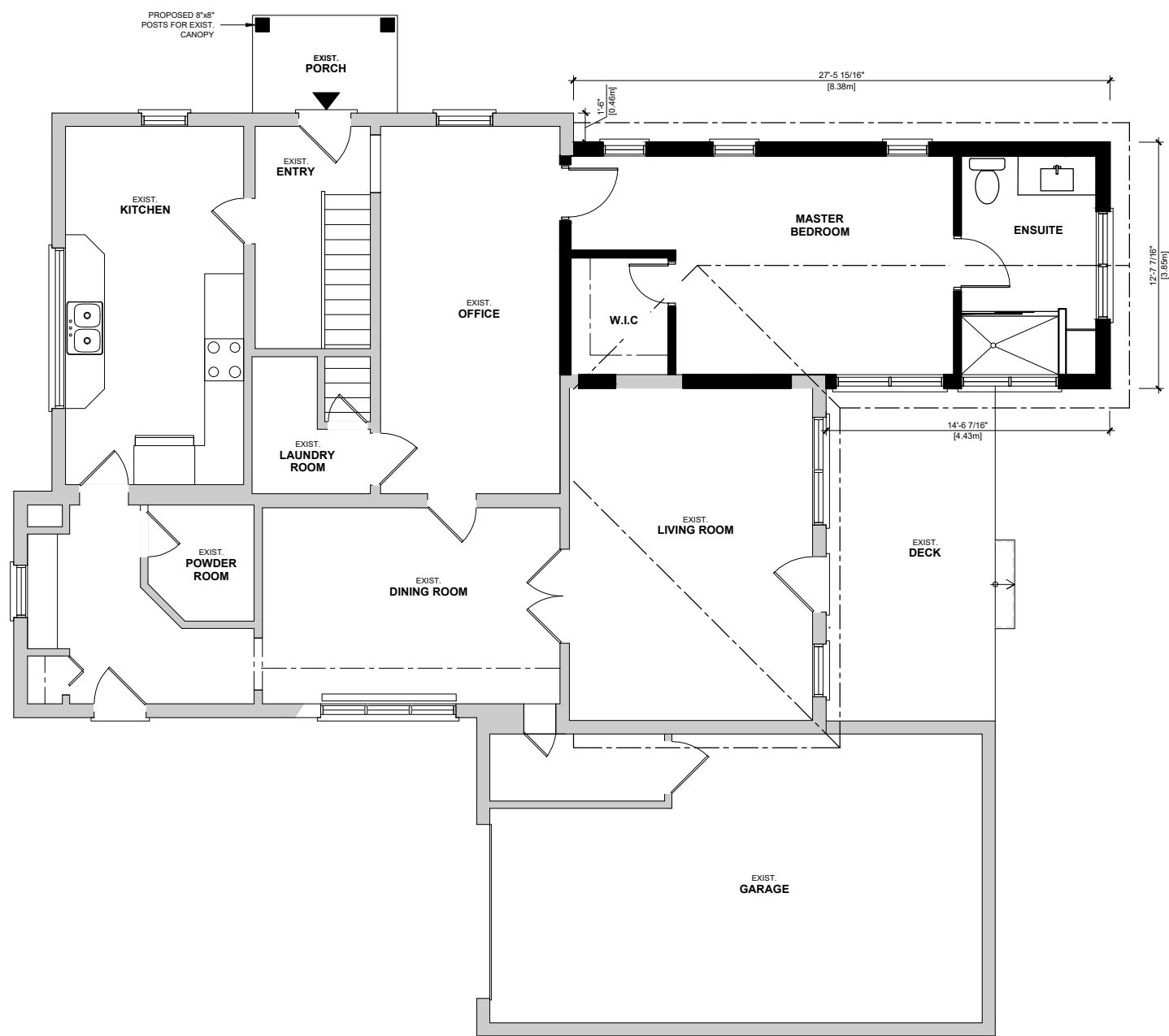
Justine Nigro
BCIN: 43552
APRIL 27, 2021

The Hive Design Co.
BCIN: 108877

PROJECT
ADDITION TO
342 JONES STREET E.
ST. MARY'S ONTARIO
TITLE
PROPOSED SITE PLAN

DRAWN BY
D.N. & J.N.
PROJECT NO.
20-168
DATE
JULY 15, 2020
SCALE
1/16" = 1'-0"

SP-1

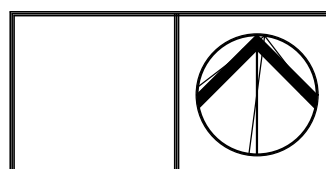


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| NO. | REVISIONS | DATE |
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| 00 | M.V. PRE-CONSULTATION | JAN 14/21 |

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 234 NELSON STREET
 STRATFORD · ON
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 JUSTINE@THEHIVEDSIGNCO.COM



PROJECT
 ADDITION TO
 342 JONES STREET E.
 ST. MARY'S ONTARIO
 TITLE
 PROPOSED FLOOR PLAN

I, Justine Nigro have reviewed and take responsibility for the design activities. I am qualified, and registered in the appropriate classes/categories.

Justine Nigro
 BCIN: 43552
 APRIL 27, 2021

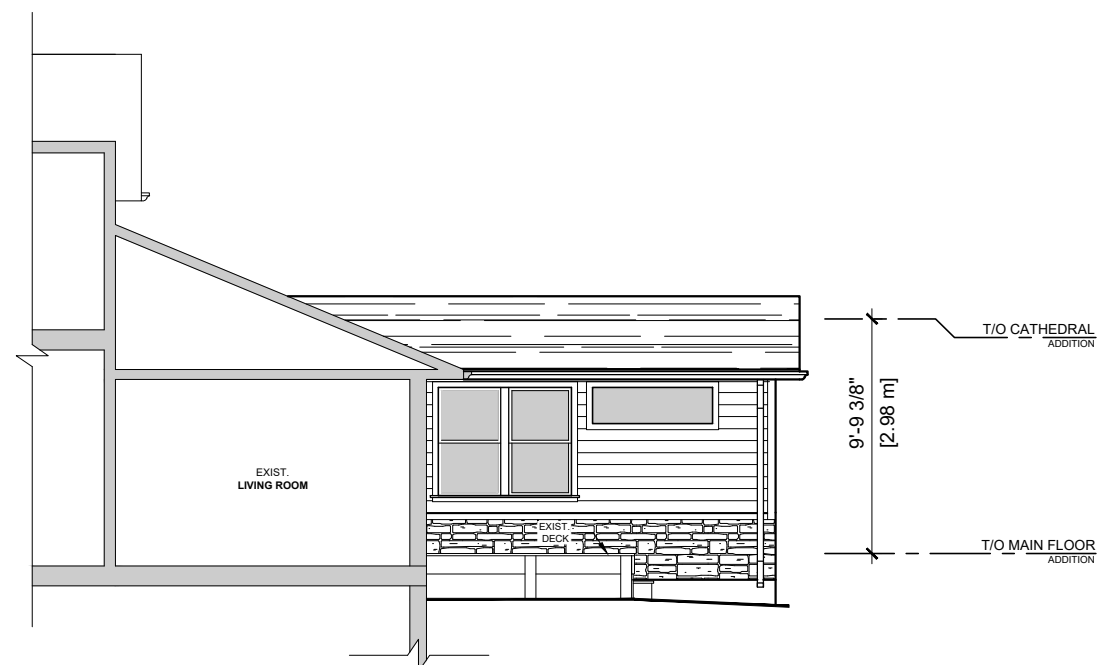
The Hive Design Co.
 BCIN: 108877

DRAWN BY
 D.N. & J.N.
 PROJECT NO.
 20-168
 DATE
 JULY 15, 2020
 SCALE
 1/8" = 1'-0"

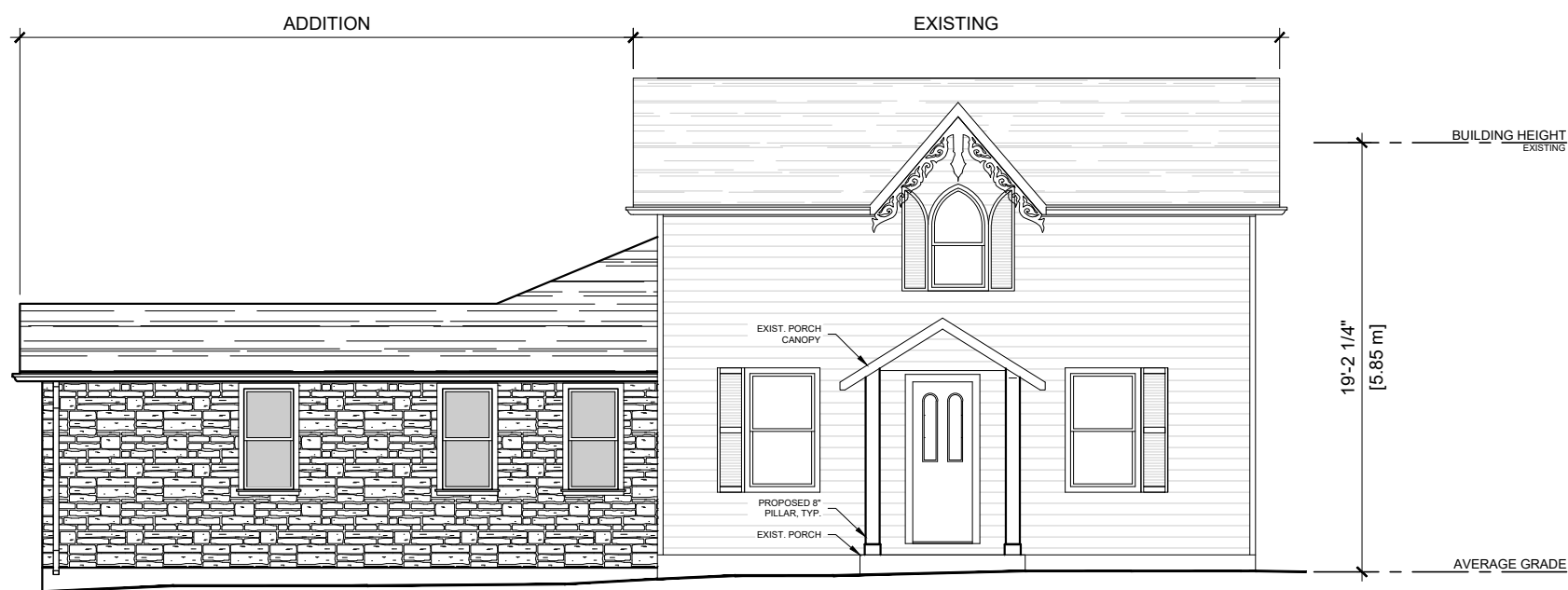
AP-1



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION/SECTION



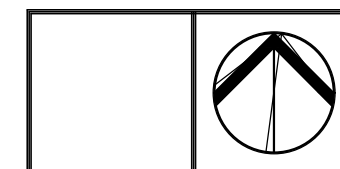
PROPOSED NORTH ELEVATION

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PROJECT
 ADDITION TO
 342 JONES STREET E.
 ST. MARY'S ONTARIO
 TITLE
 PROPOSED EXTERIOR ELEVATIONS

I, Justine Nigro have reviewed and take responsibility for the design activities. I am qualified, and registered in the appropriate classes/categories.

Justine Nigro
 BCIN: 43552
 APRIL 27, 2021

The Hive Design Co.
 BCIN: 108877

| | |
|-------------------------|-------------|
| DRAWN BY D.N. & J.N. | AE-1 |
| PROJECT NO. 20-168 | |
| DATE JULY 15, 2020 | |
| SCALE 1/8" = 1'-0" | |