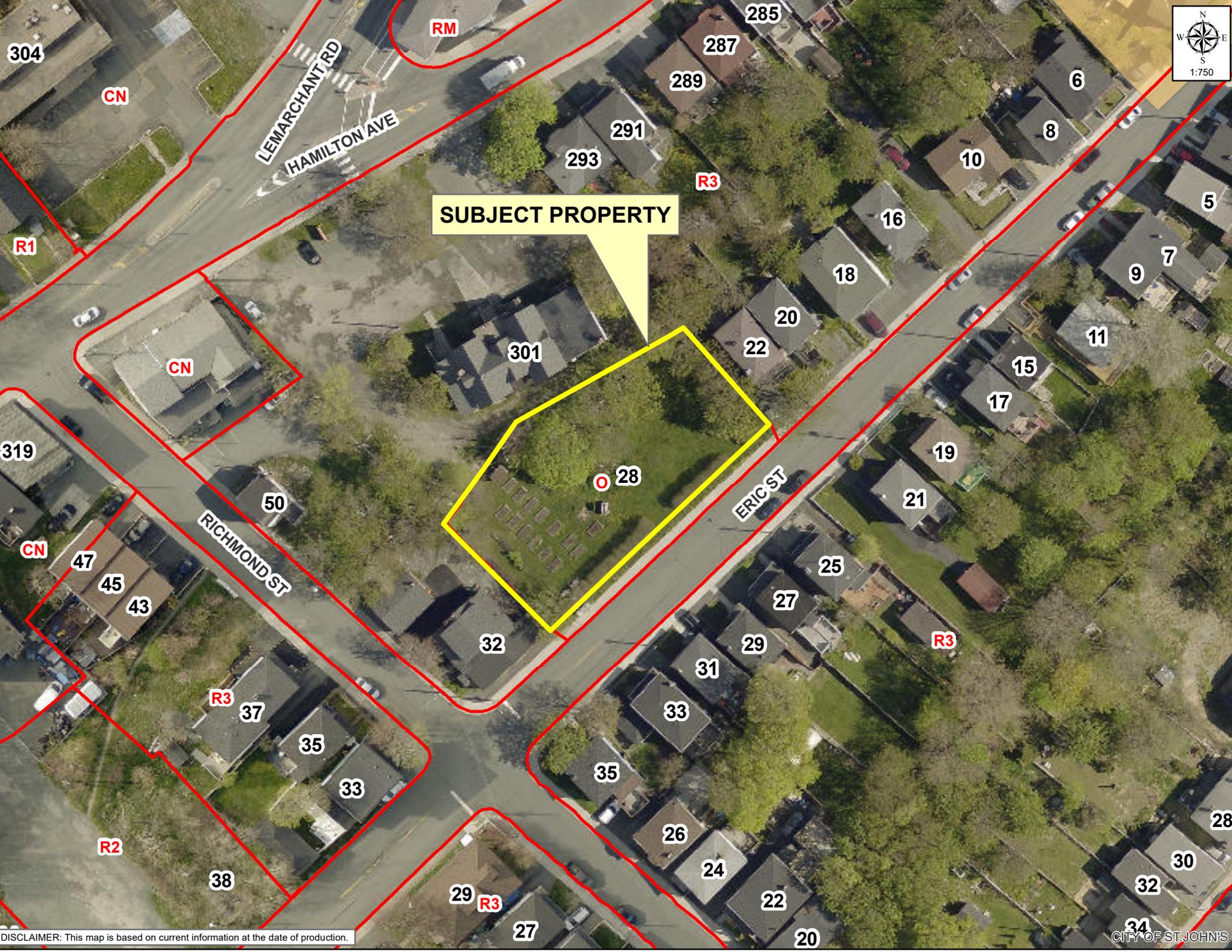




**SUBJECT PROPERTY**



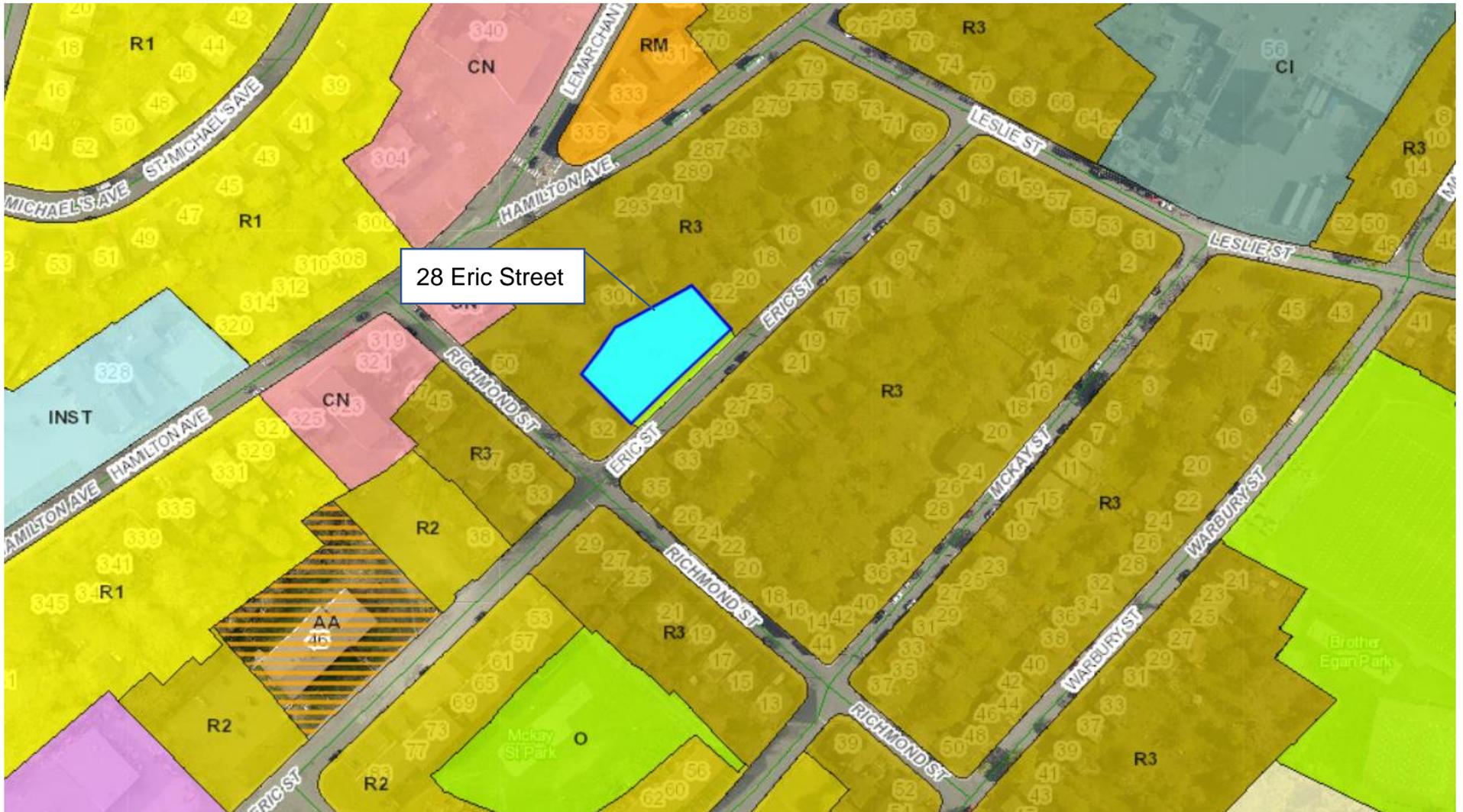
28



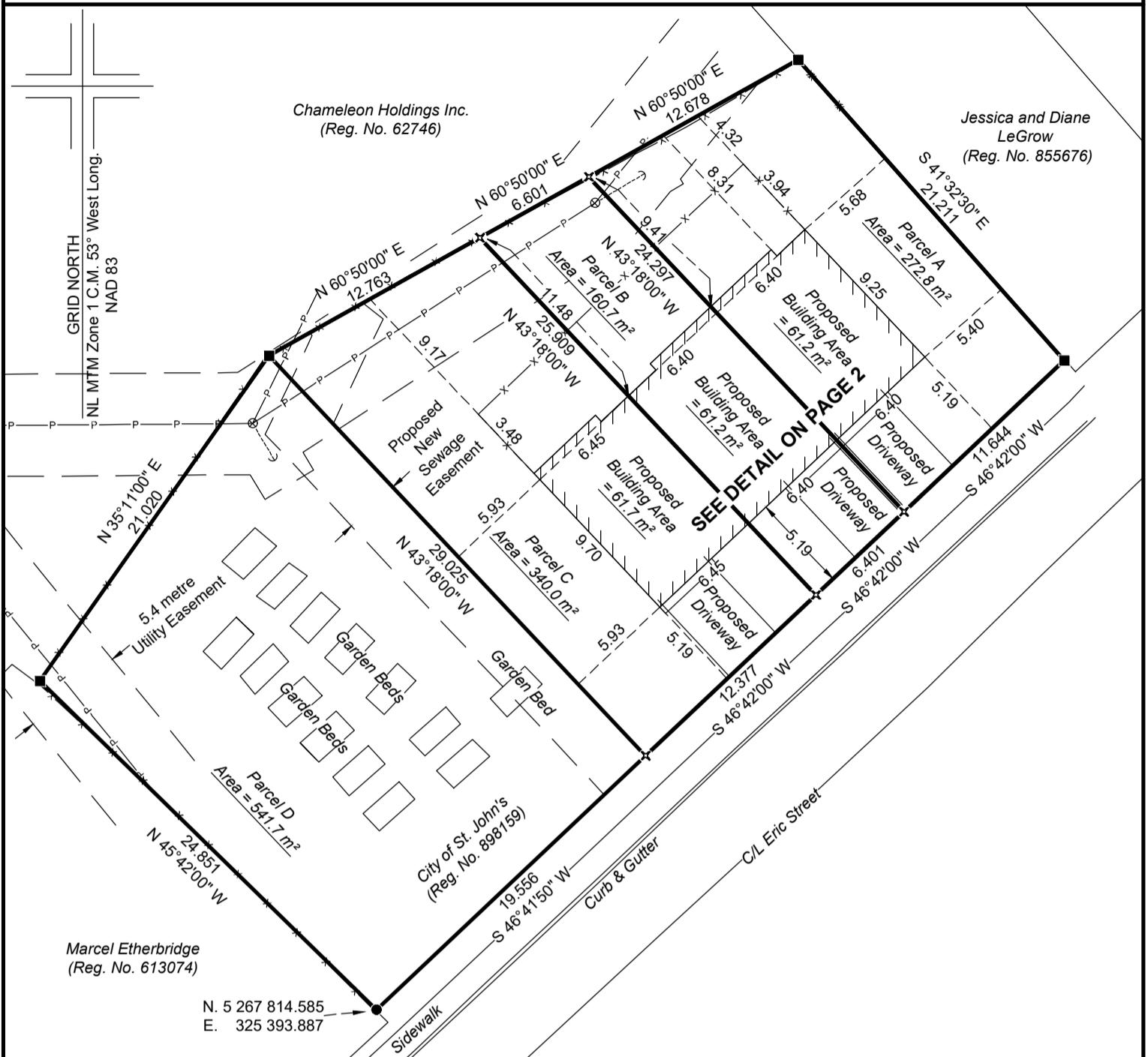
DISCLAIMER: This map is based on current information at the date of production.

CITY OF ST. JOHN'S

## 28 Eric Street Neighbourhood



# PLAN SHOWING PROPOSED DEVELOPMENT AND EXISTING ELEVATIONS 28 ERIC STREET ST. JOHN'S, NL FOR HABITAT FOR HUMANITY



**REFERENCE MONUMENTS USED FOR CONTROL (NEWFOUNDLAND 3° MTM - NAD 83)**

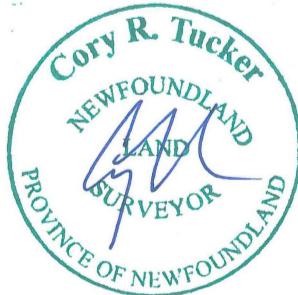
DESCRIPTION	NORTHING	EASTING	ELEVATION
80G2226	5267595.736	325209.422	59.034
026151	5267526.179	325526.126	28.899

**NOTES:**

This plan certifies the information shown as of July 30, 2020 and only as of that date.  
 Combined Scale Factor = 0.999895  
 Distances are horizontal ground shown in metres and decimals thereof.  
 Reference survey by Alvin Hayes, City of St. John's, Job. No: 19034

**LEGEND**

- Iron Bar Found: ●
- Steel Fence Post: ■
- Temporary Position: ✕
- Power Pole: ⊗
- Power Pole Anchor: ----->
- Overhead Powerline: — P — P —
- Fence: — x — x —
- Proposed Building: ▨▨▨▨▨▨▨▨▨▨
- Spot Elevation: +000.00
- Portions referred to are shown thus:



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**McElhanney**  
Land Surveys (NL) Ltd.

**McElhanney Land Surveys (NL) Ltd.**

34 Pippy Place,  
St. John's, NL, A1B 3X4  
T 709-722-0564 F 709-722-0361  
Email ctucker@mcelhanney.net

7	Sept. 24/20	Removed Retaining Wall	AM	CRT	CG
6	Sept. 23/20	Moved Building	AM	CRT	CG
5	July 30/20	Moved Building, Added Waterline & Garden Beds	AM	CRT	CG
4	June 29/20	Revised Boundaries and Proposed Build, Added Sewer Easement and Proposed Fence Line	AM	CRT	--
3	May 20/20	Added 5.4 metre Utility Easement	AM	CRT	--
2	May 14/20	Added Proposed Retaining Wall	AM	CRT	--
1	May 05/20	Revised Building and Boundary Lines	AM	CRT	---
0	Dec. 13/19	Plan Issued	AM	CRT	CG
REV.	DATE	DESCRIPTION	DRAF	CHKD	SURV

**REVISIONS**



## Current Zone

### 10.33 OPEN SPACE (O) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

#### 10.33.1 Permitted Uses

Recreational:

- (a) Park
- (b) Recreational Use
- (c) Other Uses accessory to Uses above
- (d) Accessory Building **(1995-09-15)**
- (e) A Horse Stable for the Royal Newfoundland Constabulary's Mounted Unit at the Government House Grounds at Military Road **(2007-08-03)**

#### 10.33.2 Discretionary Uses (subject to Section 5.8)

- (a) Cemetery
- (b) Place of Assembly
- (c) Private Park **(2007-10-05)**
- (d) Public Utility
- (e) Uses accessory to Agriculture, Forestry and Fishing
- (f) Small Scale Wind Turbine **(2012-06-01)**

#### 10.33.3 Zoning Requirements

As determined by Council

#### 10.33.4 Battery Development Area

- (a) With respect to the development of any properties identified on Map I – Section 3 – Battery Development Area that are zoned as Open Space (O), no buildings or structures shall be permitted unless these buildings and structures will not be visible from the Downtown; and
- (b) In addition to the requirements of Section 10.33.3, the development of any properties that are included on Map I, Section 3 – Battery Development Area that are zoned as Open Space (O), is subject to Section 7.28 and Appendix A – Footprint and Height Control Overlay for the Battery Development Area. **(2009-07-24)**

## O

## Proposed Zone

### 10.5 RESIDENTIAL-HIGH DENSITY (R3) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour)

#### 10.5.1 Permitted Uses

##### Residential:

- (a) Accessory Building (subject to Section 8.3.6) (1995-06-09)
- (b) Bed and Breakfast (subject to Section 7.27) (1998-10-23)(2008-01-25)
- (c) Boarding or Lodging House  
(accommodating between five (5) and sixteen (16) persons) (1999-04-16)
- (d) Duplex Dwelling
- (e) Home Office (subject to Section 7.9) (1997-08-08)
- (f) Semi-Detached Dwelling
- (g) Single Detached Dwelling
- (h) Subsidiary Apartment
- (i) Townhousing (except for the Battery neighbourhood of  
Planning Area 2, where Townhousing is not a permitted Use.) (1999-08-20)

##### Recreational:

- (j) Park

##### Other:

- (k) Family Home Child Care Service (subject to Section 7.6) (2004-05-14)

#### 10.5.2 Discretionary Uses (subject to Section 5.8)

- (a) Adult Day Care Facility (subject to Section 7.3)
- (b) Day Care Centre (subject to Section 7.6)
- (c) Converted Building (2002-01-02)
- (d) Heritage Use
- (e) Home Occupation (subject to Section 7.8)
- (f) Infill Housing (subject to Section 7.10)
- (g) Parking Lot (subject to Section 7.13)
- (h) Planned Unit Development (subject to Section 5.10.3)
- (i) Private Park (2007-10-05)
- (j) Public Utility

#### 10.5.3 Zone Requirements

Notwithstanding the following, an application to construct or enlarge a building situate in the Fort Amherst residential area (from Civic Number 8 Fort Amherst Road up to and including Civic Number 56 Fort Amherst Road on one side, and Civic Number 55 and Civic Number 59 Fort Amherst Road on the other side) may be subject to height limitations. (2009-02-20)

## R3

The following requirements shall apply to:

- (1) **Bed and Breakfast:** (subject to Section 7.27) **(2008-01-25)**  
 The same requirements as established for the Dwelling types in this Zone. **(1998-10-23)**
  
- (2) **Boarding or Lodging House:**  
 The same requirements as established for the Dwelling types in this Zone.
  
- (3) **Converted Building**
  - (j) Lot Area (minimum) at the discretion of Council **(2009-02-20)**
  - (k) Building Height (maximum) 3 storeys
  - (l) Side Yard on Flanking Road (minimum) 2 metres
  - (m) Rear Yard (minimum) 4.5 metres
  - (n) Landscaping of Lot (minimum) 20% **(2002-02-01)**
  
- (4) **Duplex Dwelling:**
  - (a) Lot Area (minimum) 350 m<sup>2</sup>
  - (b) Lot Frontage (minimum) 14 m
  - (c) Building Line (minimum) 4.5 m
  - (d) Side Yards (minimum) Two of 1.2 m **(1994-11-04)**
  - (e) Side Yard on Flanking Road (minimum) 4.5 m
  - (f) Rear Yard (minimum) 6 m
  
- (5) **Semi-Detached Dwelling:**
  - (a) Lot Area (minimum) 188 m<sup>2</sup> per Dwelling Unit **(1997-03-07)**
  - (b) Lot Frontage (minimum) 15 m; 7.5 m per Dwelling Unit
  - (c) Building Line (minimum) 4.5 m
  - (d) Side Yards (minimum) Two of 1.2m **(1994-11-04)**
  - (e) Side Yard on Flanking Road (minimum) 4.5 m
  - (f) Rear Yard (minimum) 6 m
  
- (6) **Single Detached Dwelling:**
  - (a) Lot Area (minimum) 300 m<sup>2</sup>
  - (b) Lot Frontage (minimum) 10 m **(1994-11-04)**
  - (c) Building Line (minimum) 4.5 m
  - (d) Side Yards (minimum) 1.2 m **(1994-11-04)**
  - (e) Side Yard on Flanking Road (minimum) 4.5 m
  - (f) Rear Yard (minimum) 6 m
  
- (7) **Townhousing:**
  - (a) Lot Area (minimum) 140 m<sup>2</sup> per Dwelling Unit
  - (b) Lot Frontage (minimum) 5.5 m per Dwelling Unit
  - (c) Building Line (minimum) 0 m
  - (d) Side Yard for End Unit Townhouses (min.) 1.2 metres **(2002-07-05)**
  - (e) Side Yard on Flanking Road (minimum) 2.4 m
  - (f) Rear Yard (minimum) 6 m

(8) Day Care Centre in a non-residential Building:

- |     |                              |                         |                     |
|-----|------------------------------|-------------------------|---------------------|
| (a) | Lot Size (minimum)           | 450 m <sup>2</sup>      |                     |
| (b) | Lot Frontage (minimum)       | 15 m                    |                     |
| (c) | Landscaping on Lot (minimum) | Subject to Section 8.5. | <b>(1998-09-11)</b> |

10.5.4 Battery Development Area

- (1) Notwithstanding the requirements of Section 10.5.3, the maximum Building Height for properties that are included on Map I – Battery Development Area that are zoned as Residential High Density (R3), is three (3) storeys from the downhill side of a lot; and
- (2) In addition to the requirements of Section 10.5.3, the development of any properties that are included on Map I – Battery Development Area, is subject to Section 7.28 and Appendix A, “Footprint and Height Control Overlay for the Battery Development Area.”  
**(2009-07-24)**

**R3**

- NOTES
1. TOPOGRAPHIC SURVEY OF DECEMBER, 2019 BY McELHANNEY LAND SURVEYS.
  2. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CITY OF ST. JOHN'S SPECIFICATIONS BOOK.
  3. PROPOSED REAR AND SIDE LOT GRADES OF THE PROPOSED DEVELOPMENT TO MATCH EXISTING GRADES OF ADJACENT PROPERTIES.
  4. DESIGN GRADES FOR LOT PROVIDED AT KEY LOCATION ONLY. GRADE LOTS TO SHED WATER AWAY FROM HOUSE IN ACCORDANCE WITH NATIONAL BUILDING CODE.
  5. SIDE YARDS TO HAVE MAX. 2:1 (H:V) SLOPE BETWEEN LOTS.
  6. HOME BUILDER TO ENSURE FROST WALL CONSTRUCTION ADHERES TO LOT GRADING PLAN.
  7. CONTOURS GENERATED FROM CITY OF ST. JOHN'S LIDAR DATA.
  8. DO NOT SCALE FROM DRAWINGS.
  9. CONTRACTOR TO INSTALL PROTECTIVE FENCING AT A MINIMUM OF 2.4 METERS FROM THE BASE OF THE TREE OR AS OTHERWISE DESCRIBED IN THE TREE INVENTORY ASSESSMENT DATED DECEMBER 23, 2019. FENCING TO COMPRISE OF ORANGE SNOW FENCING SECURED TO METAL T-RAILS. CITY OF ST. JOHN'S TREE PROTECTION ZONE SIGNAGE MUST BE INSTALLED ON FENCING. SAMPLE OF SIGN CAN BE OBTAINED FROM THE CITY OF ST. JOHN'S OR PROJECT ENGINEER.
  10. ANY ROOTS ENCOUNTERED OVER 3 cm IN DIAMETER, OR LIMBS WHICH MAY BE IMPACTED BY CONSTRUCTION, SHOULD BE PRUNED BY A QUALIFIED PROFESSIONAL USING SHARP HAND TOOLS. RIPPING OR TEARING OF ROOTS AND LIMBS GREATLY ACCESS POINTS FOR DISEASE AND PROMOTE DECAY WHICH CAN HAVE A DETRIMENTAL IMPACT ON TREE HEALTH.
  11. NO MATERIALS OR DEBRIS ARE TO BE STORED OR GRADE CHANGES TO OCCUR WITHIN DEFINED TREE PROTECTION ZONES.
  12. CONTRACTOR TO CONTACT CITY OF ST. JOHN'S MUNICIPAL ARBORIST, BRIAN MERCER, TO ARRANGE FOR INSPECTION OF TREE PROTECTION FENCING PRIOR TO THE START OF CONSTRUCTION (709-693-0276; bmercer@stjohns.ca).

NO.	REVISIONS	DATE
C	REVISED PER MUNICIPALITY COMMENTS	24/08/20
B	REVISED EASEMENT	25/05/20
A	ISSUED FOR REVIEW	07/05/20

PROFESSIONAL STAMP

PROVINCE OF NEWFOUNDLAND  
 PERMIT HOLDER  
 Class "A"  
 This Permit Allows  
 PINNACLE ENGINEERING (2018) LIMITED  
 To practice Professional Engineering  
 in Newfoundland and Labrador.  
 Permit No. as issued by PEGNL L0331  
 which is valid for the year 2020.

CLIENT

PROJECT TITLE  
**HABITAT FOR HUMANITY**  
 28 ERIC STREET

SHEET TITLE  
**EXISTING CONDITIONS**

PROJECT NO.  
**PN 20005**

DRAWN BY  
 DJC

CHECKED BY  
 APH

DATE  
 APRIL 2020

DRAWING NO.  
**C1**

SCALE  
 1 : 150

**LEGEND**

- PROPERTY BOUNDARY
- - - EX. OVERHEAD WIRE
- EX. HYDRO POLE
- X- EX. FENCELINE
- ▲— EX. SAN SEWER
- EX. ROOTMAT
- - - EX. WATERMAIN
- EX. CATCHBASIN
- - - EX. SUBDRAIN
- ▲— EX. STM SEWER



**PRELIMINARY**  
 NOT FOR CONSTRUCTION



**DEC 22 - 0900AM**



**DEC 22 - 1200PM**



**DEC 22 - 0300PM**



**MARCH 20 - 0900AM**



**MARCH 20 - 1200PM**



**MARCH 20 - 0300PM**

SUBCONSULTANT - STRUCTURAL

SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

DRAWN	K.N.	CHECKED	K.N.
DESIGNED	K.N.	APPROVED	K.N.

CONSULTANT'S PROJECT NO.  
**2020-07**

PROFESSIONAL STAMP & PERMIT

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

NOTES:  
 1. DO NOT SCALE FROM THIS DRAWING.  
 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN MILLIMETERS.  
 3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO PROCEEDING WITH ANY PORTION OF THIS WORK.  
 4. CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA, CURRENT EDITION.

NO.	DESCRIPTION	YY/MM/DD	BY
01	ISSUED FOR REVIEW	20/08/07	KN

REVISIONS

DRAWING NOMENCLATURE

Detail/Section No. **3** 3  
 A-1 ← Draw. No. Where detailed

PROJECT TITLE  
**28 ERIC STREET TRIPLEX**  
 ST. JOHN'S, NL

DRAWING TITLE  
**SHADOW STUDIES**

SCALE	SHEET NUMBER
DATE	<b>A-6.1</b>
REVISION NO.	



**JUNE 21 - 0900AM**



**JUNE 21 - 1200PM**



**JUNE 21 - 0300PM**



**SEPT 23 - 0900AM**



**SEPT 23 - 1200PM**



**SEPT 23 - 0300PM**

SUBCONSULTANT - STRUCTURAL

SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

DRAWN	K.N.	CHECKED	K.N.
DESIGNED	K.N.	APPROVED	K.N.

CONSULTANT'S PROJECT NO.  
**2020-07**

PROFESSIONAL STAMP & PERMIT

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

NOTES:  
 1. DO NOT SCALE FROM THIS DRAWING.  
 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN MILLIMETERS.  
 3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO PROCEEDING WITH ANY PORTION OF THIS WORK.  
 4. CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA, CURRENT EDITION.

NO.	DESCRIPTION	YY/MM/DD	BY
01	ISSUED FOR REVIEW	20/06/07	KN

REVISIONS

DRAWING NOMENCLATURE  
 Detail/Section No. **3** 3  
 A-1 ← Draw. No. Where detailed

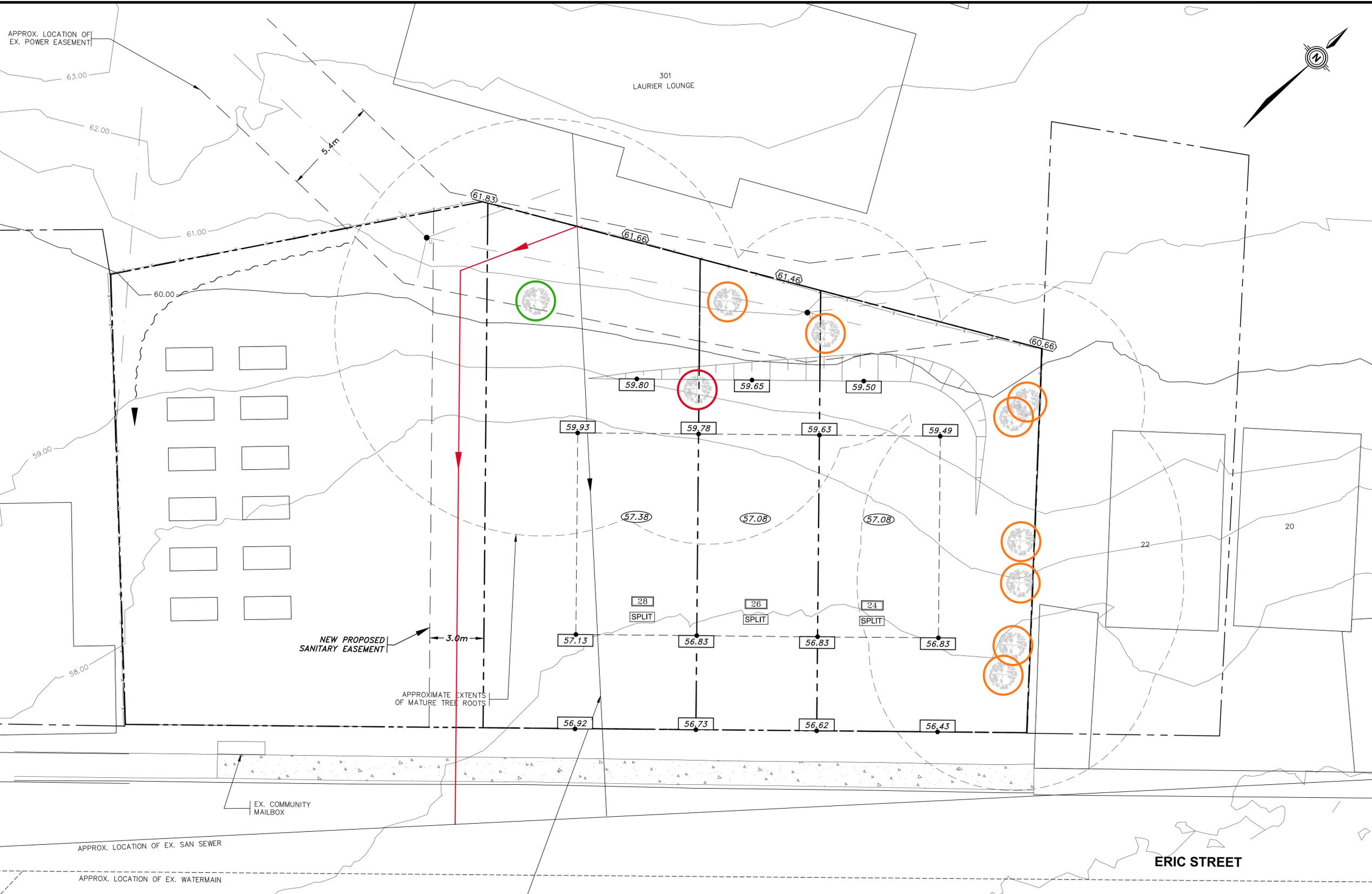
PROJECT TITLE  
**28 ERIC STREET TRIPLEX**  
 ST. JOHN'S, NL

DRAWING TITLE  
**SHADOW STUDIES**

SCALE	SHEET NUMBER
DATE	<b>A-6.2</b>
REVISION NO.	

**LEGEND**

- LOW RISK OF DAMAGE
- MEDIUM RISK OF DAMAGE
- HIGH RISK OF DAMAGE
- - - EX. WATERMAIN
- - - EX. SAN SEWER
- - - EX. ROOTMAT
- - - NEW SWALE
- - - EX. FENCELINE



**PINNACLE**  
ENGINEERING (2018) LIMITED

**HABITAT FOR HUMANITY**  
28 ERIC STREET - ST. JOHN'S, NL  
**EXISTING TREE INVENTORY**

Date: 19 JUNE 2020  
Scale: 1 : 100

2005 - F001