



SUBJECT PROPERTY

RD

RD

R2

R2

R2

BELVEDERE ST

BARNES RD

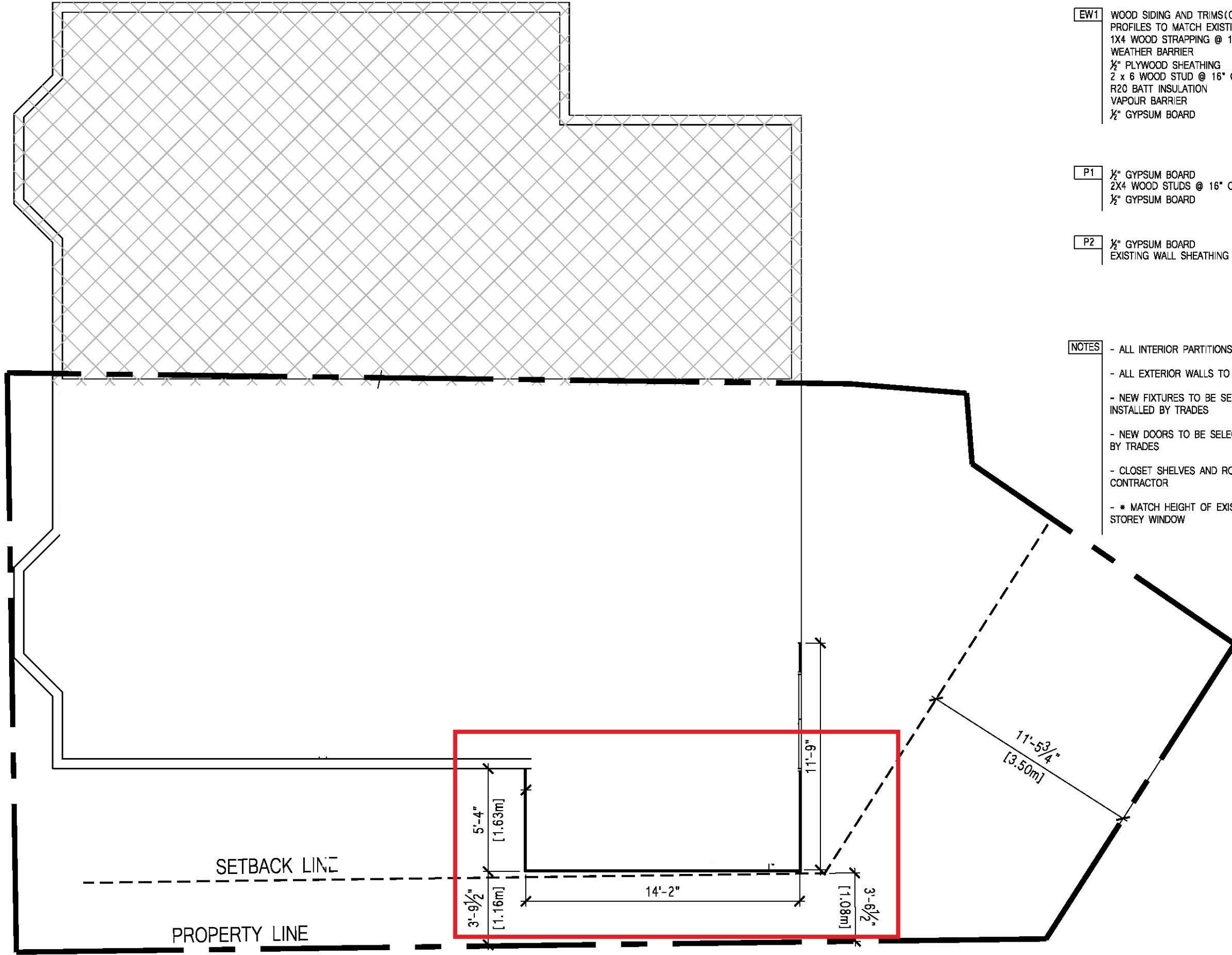
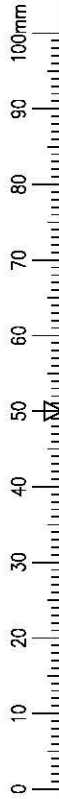
MCDUGALL ST

HOWLEY AVE

BONAVENTURE AVE

INST

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



EW1 WOOD SIDING AND TRIMS(COLOUR AND PROFILES TO MATCH EXISTING ADJACENT).
1X4 WOOD STRAPPING @ 16" OC
WEATHER BARRIER
1/2" PLYWOOD SHEATHING
2 x 6 WOOD STUD @ 16" OC
R20 BATT INSULATION
VAPOUR BARRIER
1/2" GYPSUM BOARD

P1 1/2" GYPSUM BOARD
2X4 WOOD STUDS @ 16" OC
1/2" GYPSUM BOARD

P2 1/2" GYPSUM BOARD
EXISTING WALL SHEATHING

- NOTES**
- ALL INTERIOR PARTITIONS TO BE P1 UNLESS NOTED
 - ALL EXTERIOR WALLS TO BE EW1 UNLESS NOTED
 - NEW FIXTURES TO BE SELECTED BY OWNER AND INSTALLED BY TRADES
 - NEW DOORS TO BE SELECTED BY OWNER AND INSTALLED BY TRADES
 - CLOSET SHELVES AND RODS TO BE INSTALLED BY TRIMS CONTRACTOR
 - * MATCH HEIGHT OF EXISTING ADJACENT SECOND STOREY WINDOW

PROJECT TITLE

GOODYEAR
RESIDENCE

LOCATION

120 BARNES ROAD, ST. JOHN'S NL

DRAWING TITLE

NEW MAIN FLOOR PLAN

SCALE

3/16" = 1'-0"

DRAWING NO.

A2-03

PRELIMINARY - NOT
FOR CONSTRUCTION

2021.05.24

ISSUED FOR PERMIT

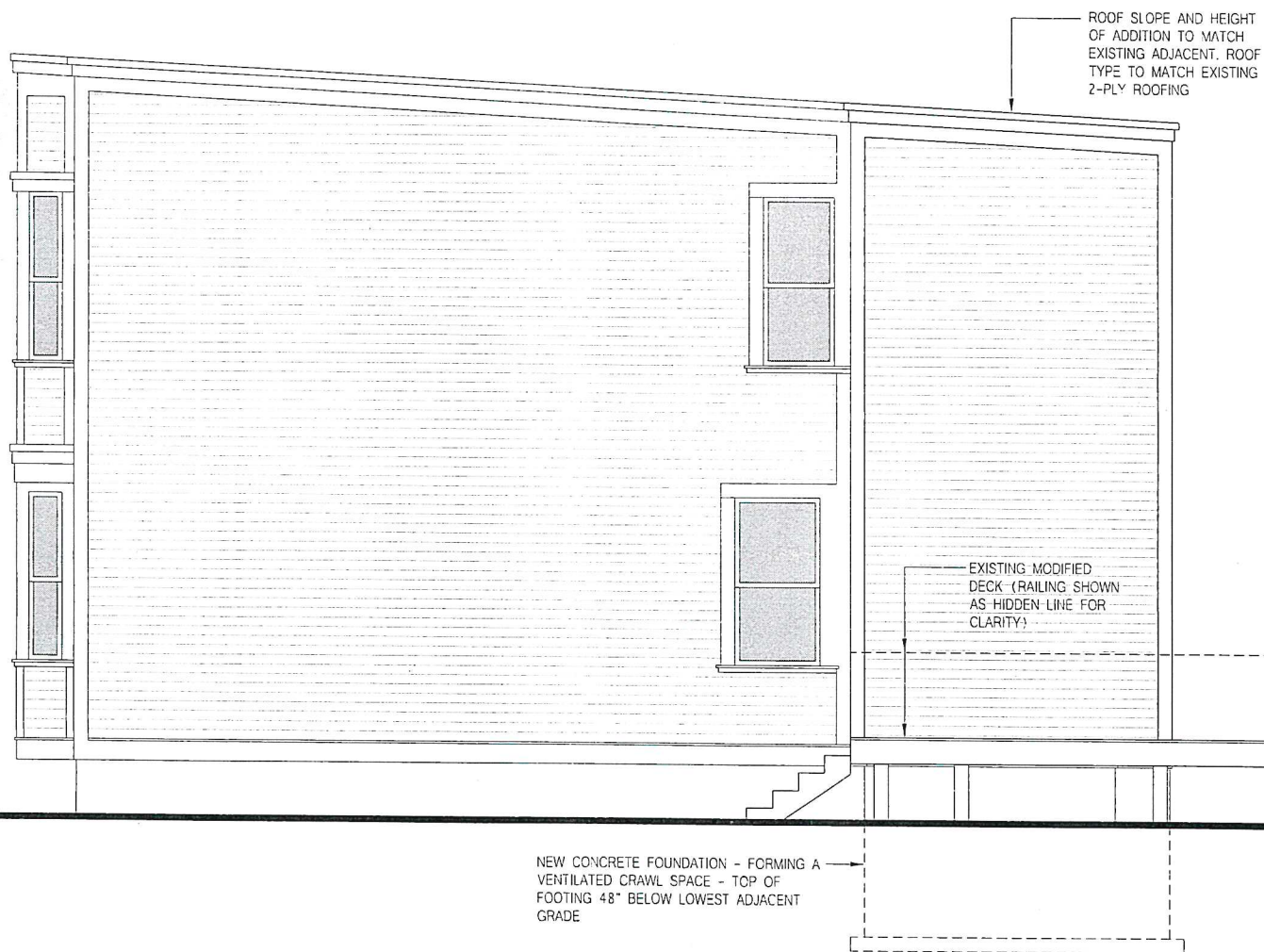
A

0 10 20 30 40 50 60 70 80 90 100mm



PRELIMINARY - NOT
FOR CONSTRUCTION

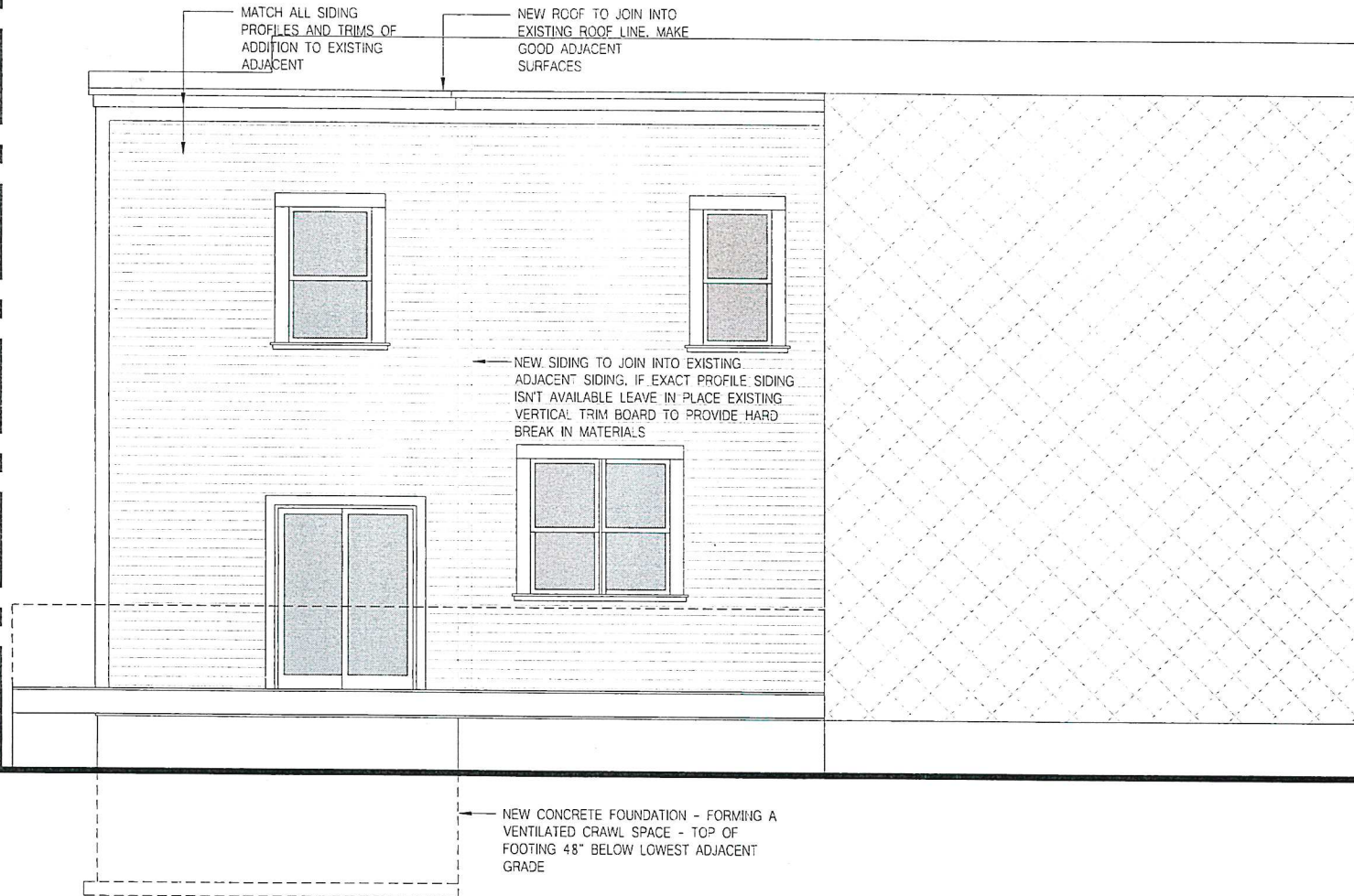
PROJECT #13	GOODYEAR RESIDENCE	1252514	120 BARNES ROAD, ST. JOHNS NL	SCALE	1/4" = 1'-0"
				DATE	2016.02.16
NEW FRONT ELEVATION				PROJECT FILE	A
				TABLE TOP PRINT	A4-04



PRELIMINARY - NOT
FOR CONSTRUCTION

GOODYEAR RESIDENCE	ADDRESS	120 BARNES ROAD, ST. JOHN'S NL	SHEET	$\frac{1}{4}" = 1'-0"$
	DRAWING TITLE	NEW SIDE ELEVATION	DATE	
			A	DATE OF LAST REVISION
			BY	DATE
			A4-05	

0 10 20 30 40 50 60 70 80 90 100mm



PRELIMINARY - NOT
FOR CONSTRUCTION

PROJECT TITLE: GOODYEAR RESIDENCE	120 BARNES ROAD, ST. JOHN'S NL	NEW REAR ELEVATION	DATE	SCALE	1/4" = 1'-0"						
						DRAWN BY	ISSUED FOR	DATE			
									A	ISSUED FOR	DATE

10.6**RESIDENTIAL - DOWNTOWN (RD) ZONE**

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

10.6.1 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

Recreational:

- (j) Park

Other:

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

10.6.2 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) Heritage Use
- (d) Home Occupation (subject to Section 7.8)
- (e) Infill Housing (subject to Section 7.10)
- (f) Parking Lot (subject to Section 7.13)
- (g) Planned Unit Development (subject to Section 5.10.3)
- (h) Private Park **(2007-10-05)**
- (i) Public Utility
- (j) Residential Retail Store (subject to Section 7.16) **(1995-06-09)**

10.6.3 Zone Requirements

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.

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(3) Duplex Dwelling:

(a)	Lot Area (minimum)	240 m ²	
(b)	Lot Frontage (minimum)	12 m	
(c)	Building Line (minimum)	0 m	
(d)	Side Yards (minimum)	Two of 1.2 m	(1994-11-04)
(e)	Side Yard on Flanking Road (minimum)	1.8 m	
(f)	Rear Yard (minimum)	6 m	

(4) Semi-Detached Dwelling:

(a)	Lot Area (minimum)	140 m ² per Dwelling Unit	(1997-03-07)
(b)	Lot Frontage (minimum)	14 m, 7 m per Dwelling Unit	
(c)	Building Line (minimum)	0 m	
(d)	Side Yards (minimum)	Two of 1.2 m	
(e)	Side Yard on Flanking Road (minimum)	1.8 m	
(f)	Rear Yard (minimum)	6 m	

(5) Single Detached Dwelling:

(a)	Lot Area (minimum)	200 m ²	(1994-11-04)
(b)	Lot Frontage (minimum)	8 m	(1994-11-04)
(c)	Building Line (minimum)	0 m	
(d)	Side Yards (minimum)	Two of 1.2 m	(1994-11-04)
(e)	Side Yard on Flanking Road (minimum)	1.8 m	
(f)	Rear Yard (minimum)	6 m	

(6) Townhousing:

(a)	Lot Area (minimum)	90 m ² per Dwelling Unit	
(b)	Lot Frontage (minimum)	4.5 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)	0 m	
(f)	Rear Yard (minimum)	6 m	

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

(a)	Lot Size (minimum)	450 m ²	
(b)	Lot Frontage (minimum)	15 m	
(c)	Landscaping on Lot (minimum)	Subject to Section 8.5.1	(1998-09-11)

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