



SUBJECT PROPERTY

BLACKHEAD RD

1302

1281

1294

1273

1265

1274

1259

RR

1254

RR

R

OR

R

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

CITY OF ST. JOHN'S

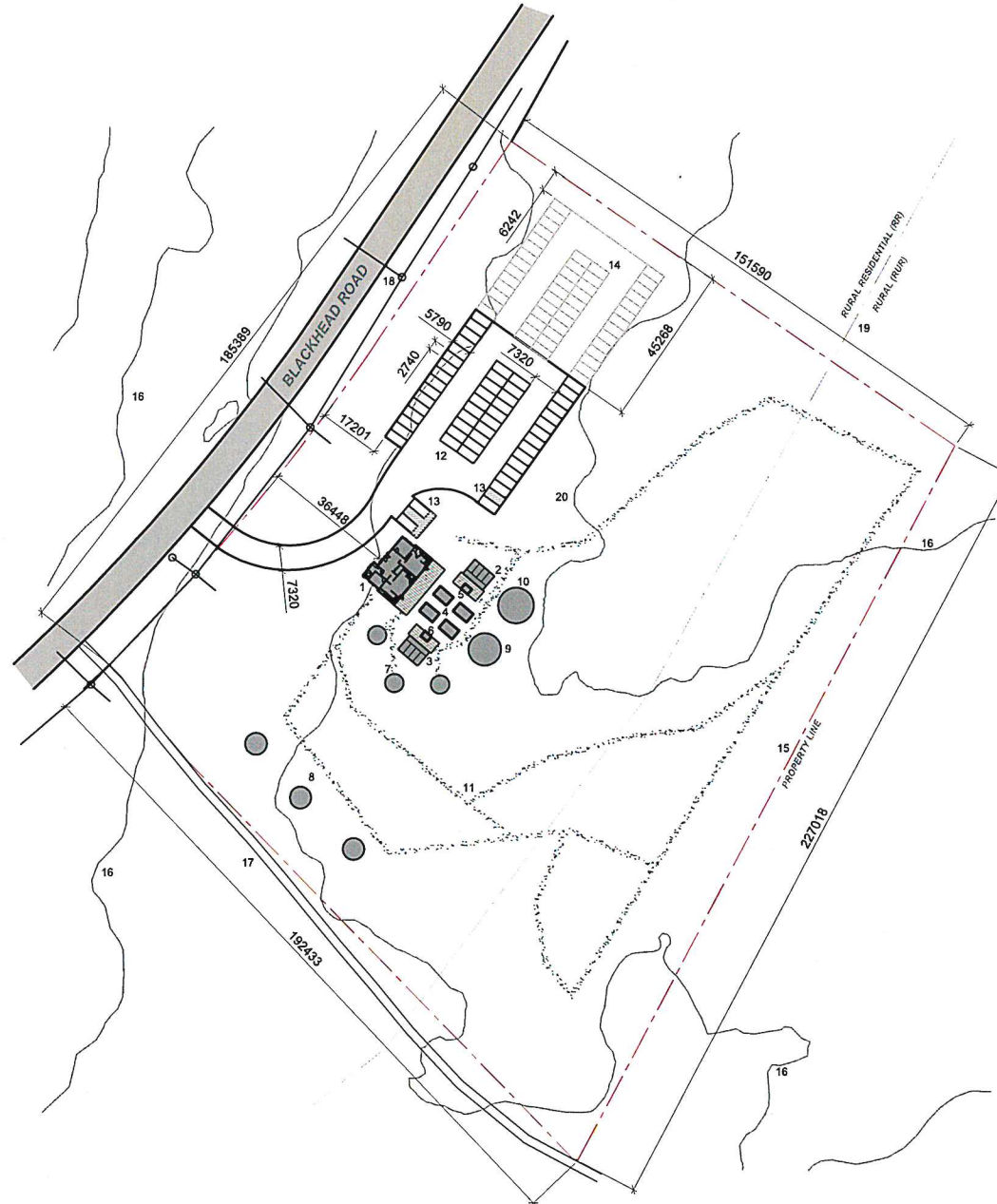
W:\Engwork\Planw\applications 2022\rez2200004-1274 blackhead road.mxd

SHEET KEY NOTES:

1. MAIN BUILDING _ 12.4m X 16.9m
2. STEAM SAUNA _ 5.2m X 7.3m
3. DRY SAUNA _ 5.2m X 7.3m
4. HOT POOLS (4) _ 3.0m X 4.9m
5. COLD PLUNGE _ 1.8m X 2.4m
6. COLD WATERFALL _ 1.8m X 2.4m
7. TREATMENT DOMES (3) _ 5.2m DIAMETER
8. AIRBNB RENTAL DOMES (3) _ 6.1m DIAMETER
9. YOGA DOME _ 9.14m DIAMETER
10. BISTRO/WARMING DOME _ 10.1m DIAMETER
11. WALKING PATH
12. PARKING (TOTAL PARKING NUMBER TBD)
13. ACCESSIBLE PARKING (4 AS SHOWN; INCREASED AS REQ.)
14. FUTURE/OVERFLOW PARKING (AS REQUIRED)
15. PROPERTY LINE
16. TOPOGRAPHIC CONTOUR LINE (5m ELEVATION CHANGES)
17. ADJACENT WOODS PATH
18. POWER LINES (EASEMENTS UNCONFIRMED)
19. CURRENT ZONING BOUNDARY
20. APPROXIMATE LOCATION OF SEPTIC FIELD

GENERAL NOTES:

- A. PROPERTY WILL BE SERVICED BY ON SITE WELL AND SEPTIC. CURRENT PROPOSED SEPTIC LOCATION IS EAST OF PARKING SHOWN ON PLAN.
- B. AREAS NOT DEVELOPED WITH BUILDINGS, POOLS, PARKING AND PATHS WILL BE LEFT AS NATURAL LANDSCAPE.
- C. LOT AREA: 3.4 ha
- D. ALL STRUCTURES TO BE ONE-STOREY IN HEIGHT. MAIN BUILDING MAY HAVE WALK-OUT BASEMENT.



1 SCHEMATIC SITE LAYOUT
1.1 SCALE : 1:750 (1:1500 when printed 11X17)

ARCHITECTURAL CONSULTANT

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PROFESSIONAL STAMP AND PERMIT

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

REVISIONS

NO.	YYMMDD	DESCRIPTION
1	2203/25	ISSUED FOR PRELIMINARY APPROVAL
0	2203/15	ISSUED FOR REVIEW

DRAWN BY:

PROJECT #: 3100-01

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 BELONGING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA.
5. DIMENSIONS ARE GIVEN TO FACE UNLESS OTHERWISE SPECIFIED.
6. DIMENSIONS ARE GIVEN TO FACE UNLESS OTHERWISE SPECIFIED.
7. DIMENSIONS ARE GIVEN TO FACE UNLESS OTHERWISE SPECIFIED.

PROJECT TITLE

ICEAVIK SPA

1274 Blackhead Road
St. John's, NL

DRAWING TITLE

SCHEMATIC
SITE LAYOUT

DRAWING NUMBER

A-1.1

**TERMS OF REFERENCE
LAND USE REPORT (LUR)
APPLICATION FOR A SPA FACILITY AND HOSPITALITY SERVICES AT
1274 BLACKHEAD ROAD
PROPONENT: HW ARCHITECTURE
JUNE 21, 2022**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Public Consultation

- Prior to submitting a first draft of the Land Use Report to the City for review, the applicant must consult with adjacent property owners. The Land Use Report must include a section which discusses feedback and/or concerns from the neighbourhood and how the proposed design addresses the concerns.

B. Building Use.

- Identify the size of all proposed buildings by:
 - Gross Floor Area, and
 - Floor Area Ratio (FAR).
- Identify all proposed uses/occupancies within the building by their respective floor area.
- Identify the number of employees and the hours of operation.

C. Elevation & Building Materials

- Provide elevations of the proposed building.
- Identify the finish and colour of exterior building materials.

D. Building Height & Location

- Identify graphically the exact location with a dimensioned civil site plan:
 - Location of the proposed building in relation to neighbouring buildings;
 - Proximity of the building to property lines and identify setbacks;
 - Identify any stepbacks of higher storeys from lower storeys (if applicable);
 - Identify any encroachment over property lines (if applicable);
 - Identify the height of all buildings;
 - Information on the proposed construction of patios/balconies (if applicable); and
 - Identify if the building will be sprinklered or not.
 - Provide street scape views/renderings of the proposed building from the property frontage at Blackhead Road.
- Provide a Legal Survey of the property.

E. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting to be utilized, including parking lot lighting if applicable. Identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment if applicable and identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.

F. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft).
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.

G. Snow Clearing/Snow Storage

- Provide information on any snow clearing/snow removal operations.

H. Off-street Parking and Site Access

- Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
- Identify the number and location of bicycle parking to be provided.
- Identify the location of all access and egress points.
- Plans must be in accordance with the City's Commercial Development Policy.

I. Site Servicing

- Indicate how water will be obtained and provide information on the proposed installation of onsite septic systems. Show locations on the site plan.
- The proposed development will be required to comply with the City's stormwater detention policy. Provide information on how onsite stormwater detention will be managed.

J. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.