

**APARTMENT 1 (A1) REGULATIONS  
APARTMENT BUILDING**

LOT AREA (MIN.) - 750m<sup>2</sup>  
 FRONTAGE (MIN.) - 20.0m  
 BLDG LINE SETBACK (MIN.) - 7.0m  
 BLDG HEIGHT (MAX.) - 12.0m  
 SIDE YARD (MIN.) - 1.0m PER 4m OF BLDG HEIGHT  
 FLANKING SIDE YARD (MIN.) - 6.0m  
 REAR YARD (MIN.) - 6.0m

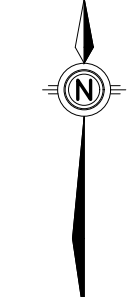
**LEGEND**

- NEW MANHOLE
- EXISTING MANHOLE
- NEW CATCH BASIN/DITCH INLET
- EXISTING CATCH BASIN/DITCH INLET
- ⊕ NEW GATE VALVE
- ⊖ EXISTING GATE VALVE
- POLE
- ⊕ TEE
- NEW WATER MAIN
- - - EXISTING WATER MAIN
- NEW SANITARY SEWER MAIN
- - - EXISTING SANITARY SEWER MAIN
- NEW STORM SEWER MAIN
- - - EXISTING STORM SEWER MAIN
- x - x - x EXISTING STORM SEWER MAIN FENCE
- ▨ NEW CONCRETE WALKWAY/SIDEWALK
- NEW ASPHALT SURFACE
- ▨ SNOW STORAGE AREAS

NOTES:

No.	REVISIONS	BY	DATE
E	REVISED FOR CLIENT REVIEW	DJM	06/28/24
D	REVISED FOR CLIENT REVIEW	DJM	04/16/24
C	REVISED FOR CLIENT REVIEW	DJM	02/20/24
B	REVISED FOR CLIENT REVIEW	DJM	02/19/24
A	ISSUED FOR CLIENT REVIEW	DJM	10/20/23

A	A - PLAN, SECTION, ELEVATION, OR DETAIL No.
B	B - No. OF DRAWING WHERE ABOVE IS DRAWN

REFERENCE: 

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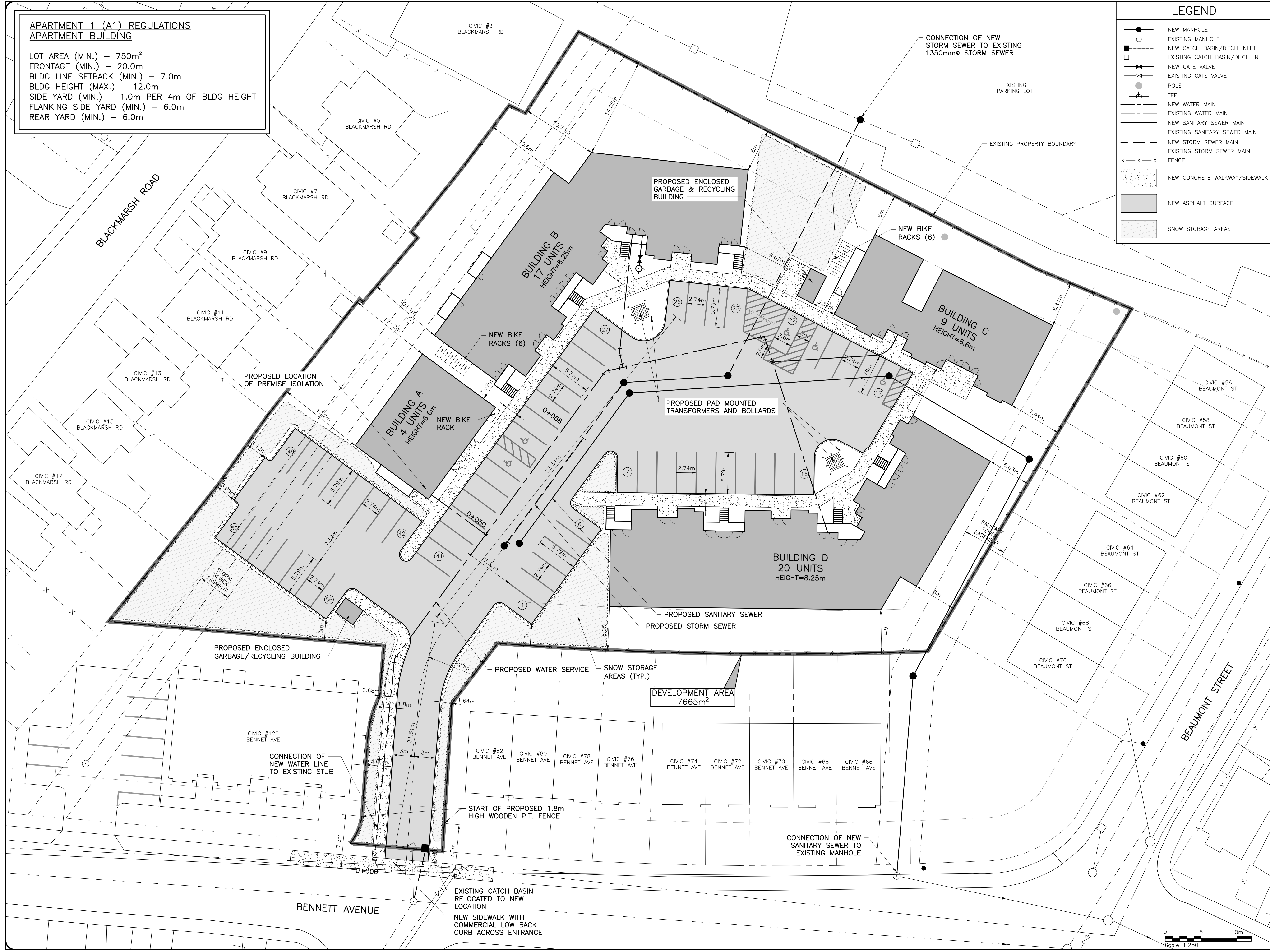
**PRELIMINARY ONLY  
NOT FOR CONSTRUCTION**

CLIENT:  
**JSM PROPERTIES INC.**

PROJECT TITLE:  
**50 BENNETT AVENUE**

DRAWING TITLE:  
**PRELIMINARY  
SITE LAYOUT**

DRAWN/DESIGNED BY:	JLC	DATE:	OCT. 2023
APPROVED BY:	DJM	SCALE:	AS SHOWN
PROJECT No.:	23235	DRAWING No.:	PR1
		REV.:	E



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- NEW STORM SEWER MAIN
- EXISTING STORM SEWER MAIN
- - - FENCE
- ▨ NEW CONCRETE WALKWAY/SIDEWALK
- NEW ASPHALT SURFACE
- ▨ SNOW STORAGE AREAS

**NOTES:**

No.	REVISIONS	BY	DATE
F	REVISED FOR CLIENT REVIEW	DJM	07/31/24
E	REVISED FOR CLIENT REVIEW	DJM	06/28/24
D	REVISED FOR CLIENT REVIEW	DJM	04/16/24
C	REVISED FOR CLIENT REVIEW	DJM	02/20/24
B	REVISED FOR CLIENT REVIEW	DJM	02/19/24
A	ISSUED FOR CLIENT REVIEW	DJM	10/20/23

A	B
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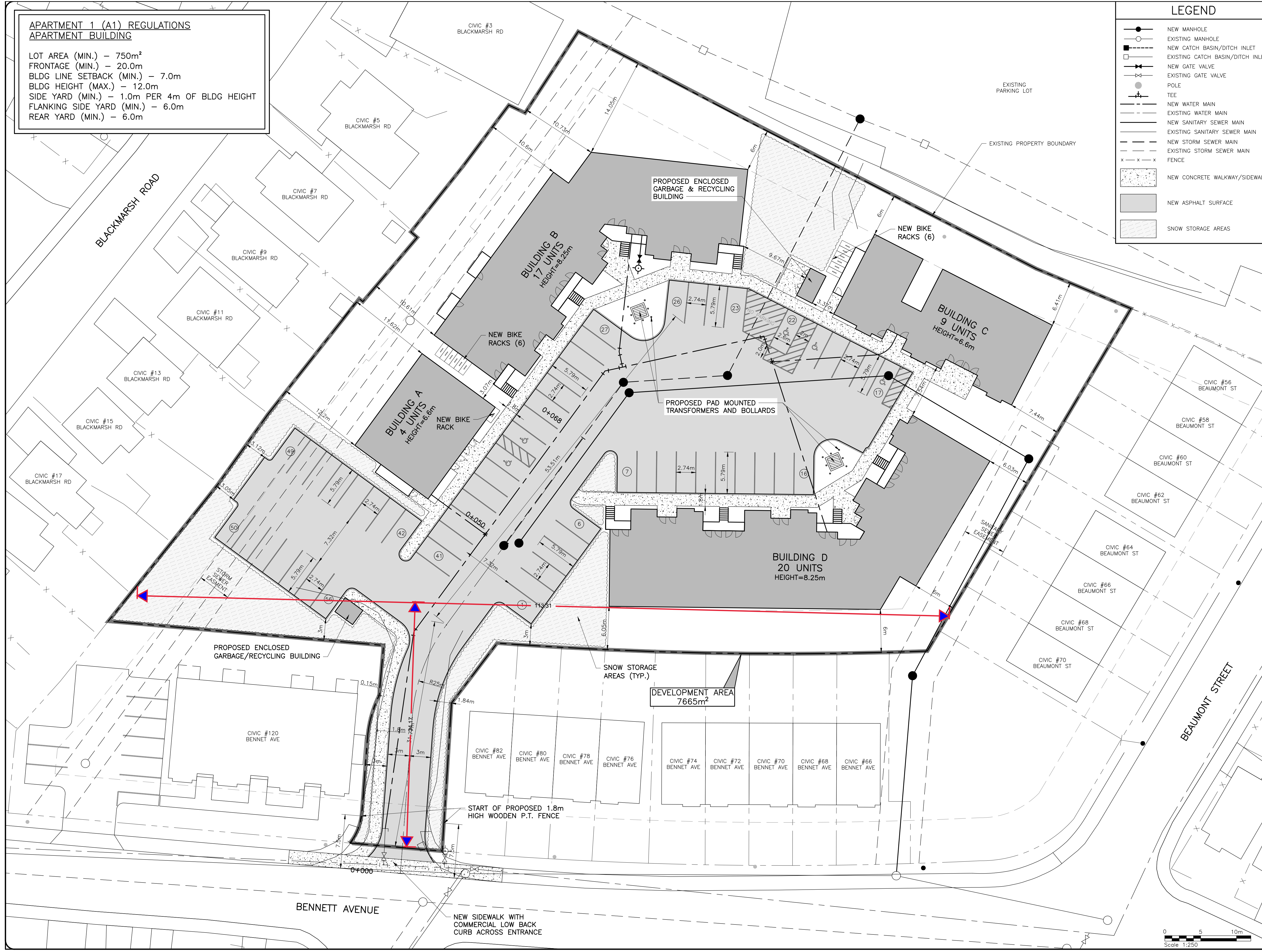
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CLIENT:  
**JSM PROPERTIES INC.**

PROJECT TITLE:  
**50 BENNETT AVENUE**

DRAWING TITLE:  
**PRELIMINARY  
SITE LAYOUT**

DRAWN/DESIGNED BY:	JLC	DATE:	OCT. 2023
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PROJECT No.:	23235	DRAWING No.:	PR1
		REV.:	F



**LANDSCAPING NOTES:**

1. ALL LANDSCAPE WORK SHALL MEET THE REQUIREMENTS UNDER DIVISION 5 OF THE CITY OF ST. JOHN'S SPECIFICATIONS BOOK.
2. ALL TURF AREAS SHALL HAVE 150mm OF TOPSOIL PRIOR TO SODDING OR SEEDING.
3. TREES ARE TO BE NURSERY GROWN, SELECTED FROM A SPECIES HARDY TO CANADIAN PLANT HARDINESS ZONE 5B AND ARE TO BE A MINIMUM 50mm CALIPER FOR DECIDUOUS TREES, AND 125mm CALIPER FOR CONIFEROUS TREES.
4. EVERY EFFORT SHALL BE MADE TO RETAIN EXISTING TREES ON SITE. THERE SHALL BE TWO (2) NEW TREES LOCATED AS SHOWN.
5. TREES REQUIRED SHALL BE A MIXTURE OF [A] TILIA CORODATA (LITTLE-LEAF LINDEN), [B] BETULA POPYRIFERA (WHITE BIRCH).
6. ALL TREES ARE TO BE PLANTED IN GOOD QUALITY SOIL CONSISTING OF 50% LOAM, 30% DECOMPOSED ORGANIC MATTER, AND 20% SAND.
7. ALL LANDSCAPING AND TREE PLANTING SHALL BE TO THE CITY'S PARKS SERVICES DIVISION LANDSCAPE AND STREET TREE PLANTING STANDARDS; SEE DRAWING D1, DETAILS 1 AND 2.

**LANDSCAPING AREA:**

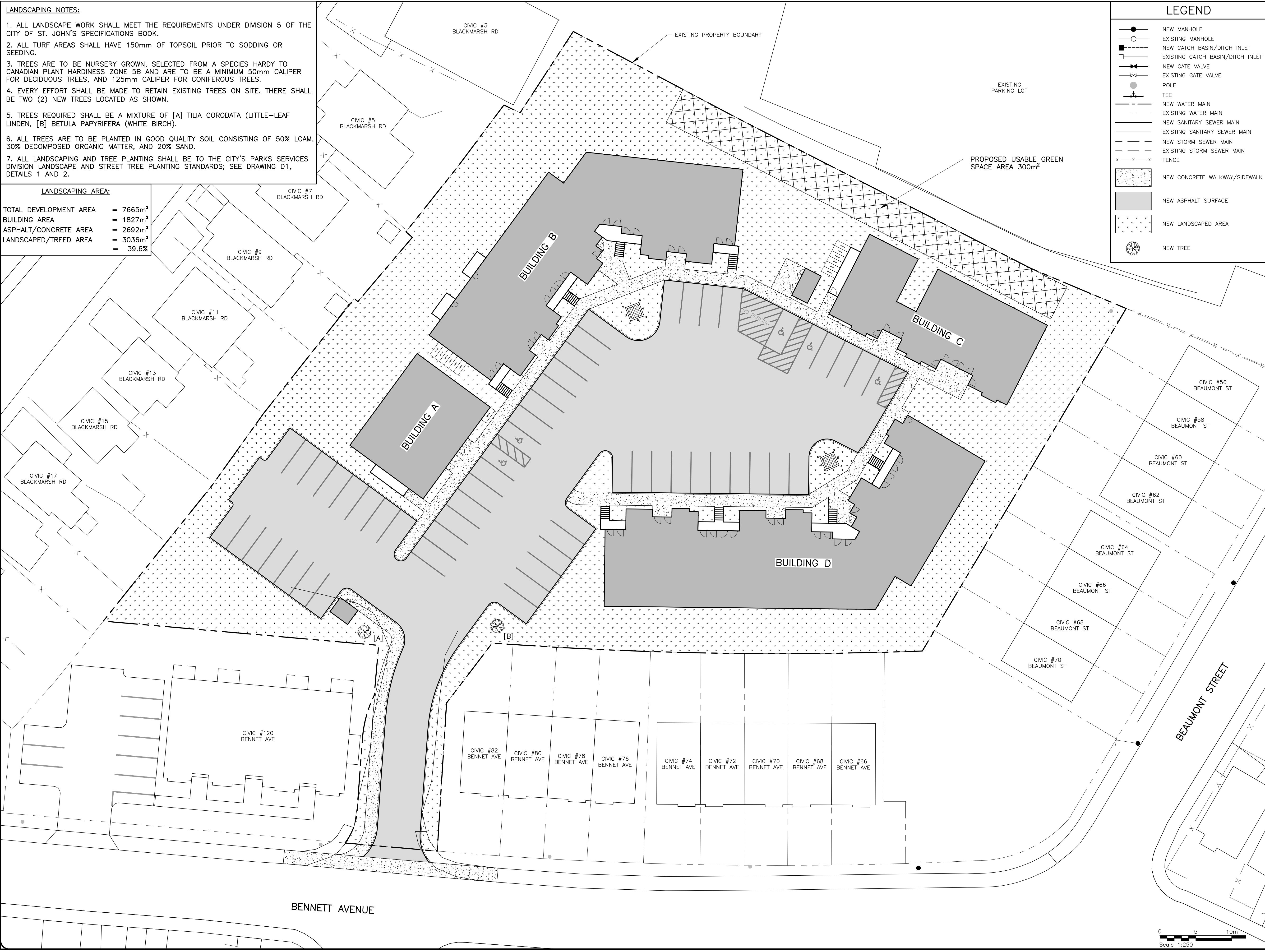
TOTAL DEVELOPMENT AREA = 7665m<sup>2</sup>  
 BUILDING AREA = 1827m<sup>2</sup>  
 ASPHALT/CONCRETE AREA = 2692m<sup>2</sup>  
 LANDSCAPED/TREED AREA = 3036m<sup>2</sup>  
 = 39.6%

**LEGEND**

- NEW MANHOLE
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- NEW STORM SEWER MAIN
- EXISTING STORM SEWER MAIN
- FENCE
- NEW CONCRETE WALKWAY/SIDEWALK
- NEW ASPHALT SURFACE
- NEW LANDSCAPED AREA
- NEW TREE

**NOTES:**

No.	REVISIONS	BY	DATE
G	REVISED FOR CLIENT REVIEW	DJM	09/05/24
F	REVISED FOR CLIENT REVIEW	DJM	07/31/24
E	REVISED FOR CLIENT REVIEW	DJM	07/10/24
D	REVISED FOR CLIENT REVIEW	DJM	06/28/24
C	REVISED FOR CLIENT REVIEW	DJM	04/16/24
B	REVISED FOR CLIENT REVIEW	DJM	02/29/24
A	ISSUED FOR CLIENT REVIEW	DJM	02/19/24



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**CLIENT:**  
 JSM PROPERTIES INC.

**PROJECT TITLE:**  
 50 BENNETT AVENUE

**DRAWING TITLE:**  
 LANDSCAPING PLAN

<b>DRAWN/DESIGNED BY:</b> JLC	<b>DATE:</b> FEB. 2024
<b>APPROVED BY:</b> DJM	<b>SCALE:</b> AS SHOWN
<b>PROJECT No.:</b> 23235	<b>DRAWING No.:</b> PR2
<b>REV.:</b> G	



