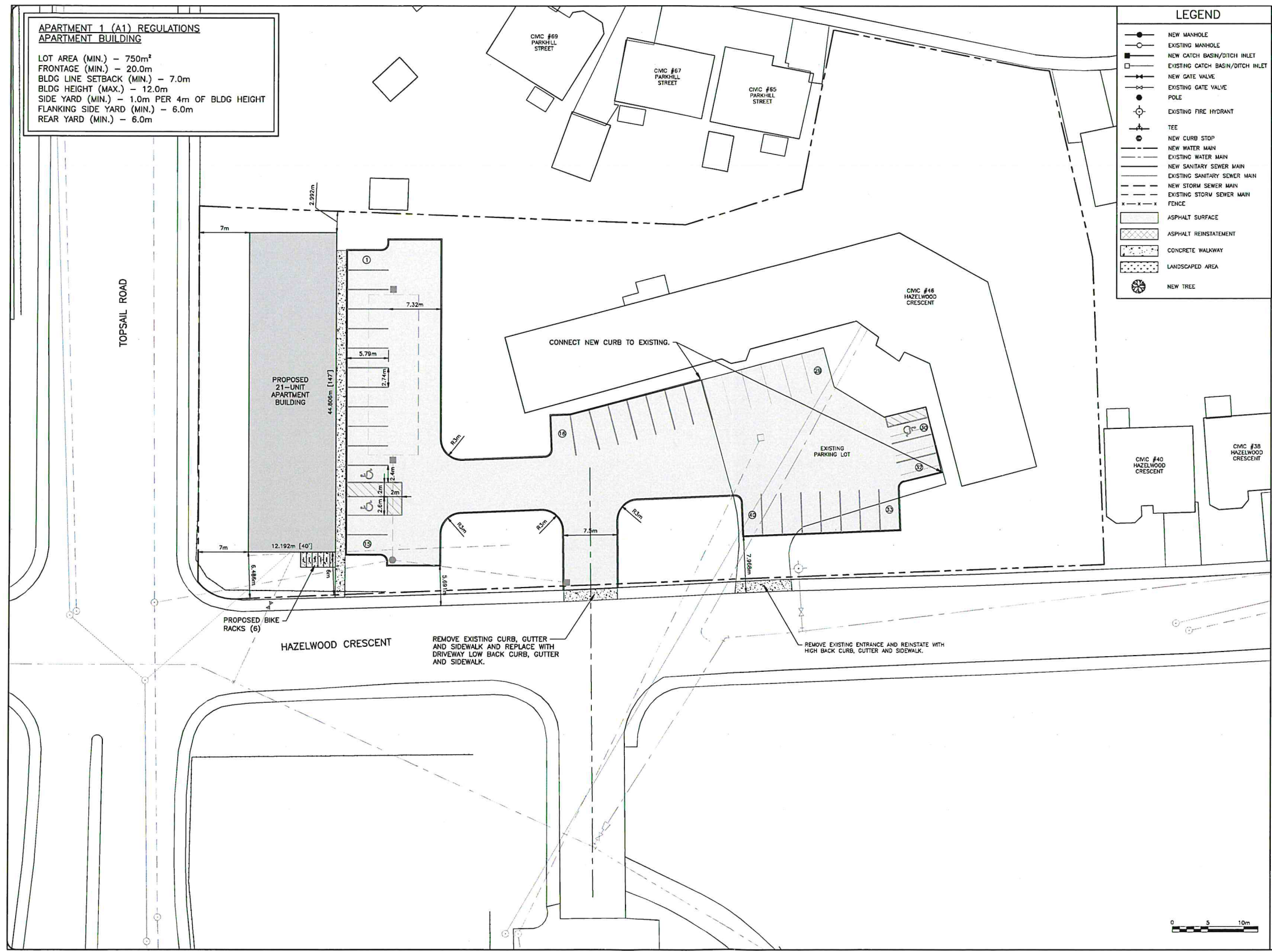


**APARTMENT 1 (A1) REGULATIONS
APARTMENT BUILDING**

LOT AREA (MIN.) - 750m²
 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

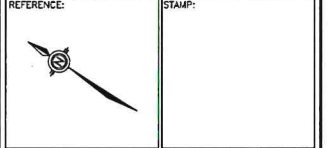
- NEW MANHOLE
- EXISTING MANHOLE
- NEW CATCH BASIN/DITCH INLET
- EXISTING CATCH BASIN/DITCH INLET
- NEW GATE VALVE
- EXISTING GATE VALVE
- POLE
- EXISTING FIRE HYDRANT
- TEE
- NEW CURB STOP
- NEW WATER MAIN
- EXISTING WATER MAIN
- NEW SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MAIN
- NEW STORM SEWER MAIN
- EXISTING STORM SEWER MAIN
- FENCE
- ▨ ASPHALT SURFACE
- ▨ ASPHALT REINSTATEMENT
- ▨ CONCRETE WALKWAY
- ▨ LANDSCAPED AREA
- NEW TREE

NOTES:

- DO NOT SCALE FROM DRAWINGS. ALL ELEVATIONS AND DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CITY OF ST. JOHN'S SPECIFICATIONS BOOK, LATEST EDITION.
- CONTRACTOR SHALL CONFIRM LOCATION, ALIGNMENT, INVERTS AND TYPE OF MATERIAL OF ALL UNDERGROUND INFRASTRUCTURE AND SHALL NOTIFY THE ENGINEER/OWNER PRIOR TO COMMENCING ANY WORK.
- THE MINIMUM WIDTH OF ASPHALT REINSTATEMENT FOR TRENCHING SHALL BE 3.0m. ASPHALT REINSTATEMENT MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ITEMS NO. 352 (FULL DEPTH ASPHALT PATCH) AND NO. 358 (RE-PROFILING AND ASPHALT PATCHING) OF THE CITY OF ST. JOHN'S SPEC. BOOK.
- STREET EXCAVATION PERMIT MUST BE OBTAINED PRIOR TO STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- A PERMIT TO CONNECT MUST BE OBTAINED PRIOR TO PERFORMING ANY SERVICING WORK.
- ALL WORK ON EXISTING WATER MAINS SHALL BE DONE BY CITY FORCES.

No.	REVISIONS	BY	DATE
I	REVISED FOR CLIENT REVIEW	D.J.M.	11/22/24
H	REVISED FOR CLIENT REVIEW	D.J.M.	11/22/24
C	REVISED FOR CLIENT REVIEW	D.J.M.	09/26/24
F	REVISED FOR CLIENT REVIEW	D.J.M.	05/29/24
E	REVISED FOR CLIENT REVIEW	D.J.M.	05/29/24
D	REVISED FOR CLIENT REVIEW	D.J.M.	03/27/24
C	REVISED FOR CLIENT REVIEW	D.J.M.	02/14/24
B	REVISED FOR CLIENT REVIEW	D.J.M.	02/09/24
A	ISSUED FOR CLIENT REVIEW	D.J.M.	02/06/24

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



PERMIT STAMP: []

DYNAMIC ENGINEERING LTD.
 Civil - Management - Consulting

62 CAMPBELL AVENUE ST. JOHN'S, NL A1E 2Z6 TEL: (709) 368-1669 FAX: (709) 368-0318 info@DynamicEngineering.ca

**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

CLIENT: []

PROJECT TITLE:
**PROPOSED APARTMENT COMPLEX
46 HAZELWOOD CRESCENT**

DRAWING TITLE:
PRELIMINARY SITE PLAN

DRAWN/DESIGNED BY: JLC DATE: FEB. 2024

APPROVED BY: DJM SCALE: AS SHOWN

PROJECT No.: 24204 DRAWING No.: PR1 REV.: 1

