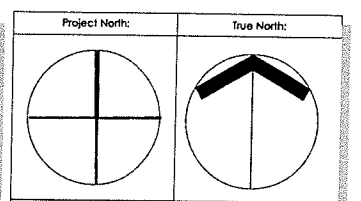
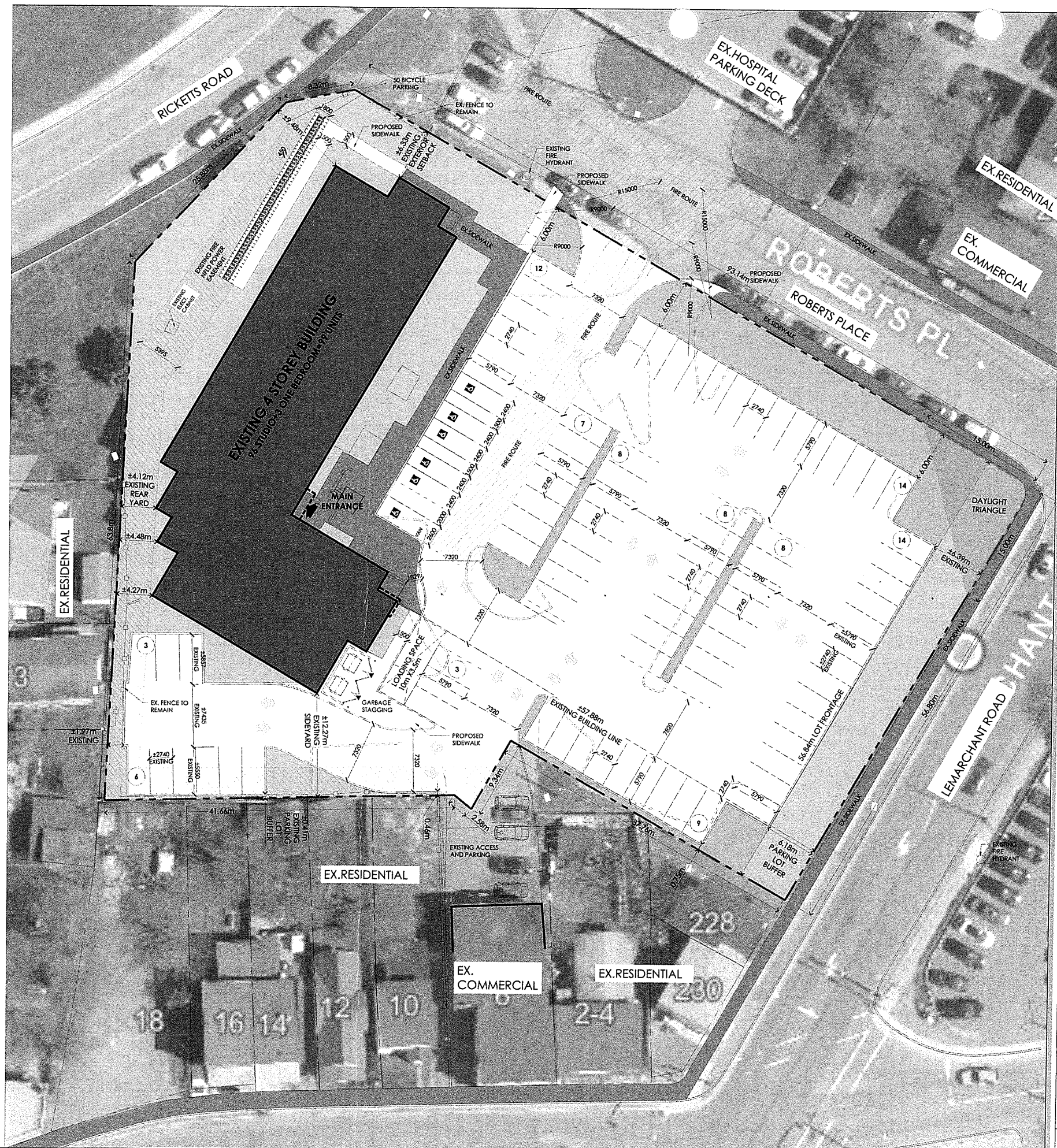
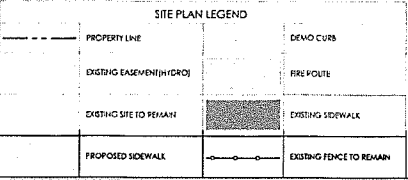


LOCATION MAP

SITE STATISTICS - 222 LEMARCHANT RD

ZONING (ENVISION ST. JOHN'S DEVELOPMENT REGULATIONS AS AMENDED JULY 2024)	COH-COMMERCIAL OFFICE HOTEL			
PROPOSED USE	4 STOREY APARTMENT BUILDING			
ZONE STANDARDS (SECTION 10)	REQUIRED	EXISTING	PROPOSED	
LOT AREA (MINIMUM)	900 SQ.M.	6,657.03	6,657.03	
LOT FRONTAGE (MINIMUM)	20 M	56.84	56.84	
EXISTING BUILDING HEIGHT (MAXIMUM)	45M	±9.55 (EXISTING)	±9.55 (EXISTING)	
BUILDING LINE (MINIMUM) - LEMARCHANT ROAD	4M	±57.88 (EXISTING)	±57.88 (EXISTING)	
EXTERIOR SIDE YARD (MINIMUM)	6M	±6.33 (EXISTING)	±6.33 (EXISTING)	
SIDE YARD (MINIMUM)	6M	±12.27 (EXISTING)	±12.27 (EXISTING)	
REAR YARD (MINIMUM)	6M	±4.12 (EXISTING)	±4.12 (EXISTING)	
LOT COVERAGE (MAXIMUM)	50%	16%	16%	
LANDSCAPING (MINIMUM)	20%	37%	34%	
COVERAGE CALCULATION	5M	5F	5%	
BUILDING AREA - EXISTING	1,059	11,403	16%	
PAVED AREA	3,322.66	35,765	50%	
LANDSCAPED AREA - INCL SIDEWALK	2,275.00	24,488	34%	
SITE AREA	6,657.03	71,656	100%	
PARKING CALCULATION (8.3)	UNITS	RATE	REQUIRED	PROPOSED
			MIN.	MAX.
MICRO UNIT-STUDIO	96	MIN 0 PARKING, MAX 1 PARKING/4 UNITS	0	24
MICRO UNIT-1 BEDROOM DWELLING	2	MIN 0 PARKING, MAX 1 PARKING/4 UNITS	0	0.5
1 BEDROOM DWELLING	1	0.9-1.2	0.9	1.2
VISITOR PARKING:		0 VISITOR PARKING SPACES FOR THE FIRST 7 DWELLINGS; 1 VISITOR PARKING SPACE PER 7 DWELLINGS THEREAFTER	13.1	13.1
TOTAL	99		14.0	39
PARKING SURPLUS			53	92
ACC PARKING (Development Design Manual, 5.6.3)	RATE	REQUIRED	PROPOSED	
TOTAL ACCESSIBLE PARKING	6% OF THE TOTAL NO. OF PARKING	6	6	
VAN-SIZED ACCESSIBLE PARKING		1	1	
CAR-SIZED ACCESSIBLE PARKING		5	5	
PARKING AND DRIVE AISLE (Development Design Manual, 5.8.2)	REQUIRED (m)	PROPOSED (m)		
90 DEGREE STANDARD PARKING STALL	2.74x5.79	2.74x5.79		
DRIVE AISLE WIDTH	7.32	7.32		
PARKING LOT BUFFER (8.8)	REQUIRED (m)	PROPOSED (m)		
PARKING LOT BUFFER FROM ANY STREET LINE (ROBERTS PLACE)	6	6		
PARKING LOT BUFFER FROM ANY STREET LINE (LEMARCHANT ROAD)	6	6.18		
PARKING LOT BUFFER FROM ANY OTHER LOT LINE	3	±0.41 (EXISTING)		
LOADING (8.10)	REQUIRED	PROPOSED		
LOADING SPACE (10m L X 3.5m W X 4.5m H)	1	1		
BICYCLE PARKING (8.14)	RATE	REQUIRED	PROPOSED	
BICYCLE PARKING	1 BICYCLE PARKING/2 RESIDENTIAL UNITS	50	50	
GROSS FLOOR AREA	SQ. FT	SQ. M		
1ST FLOOR	11,403	1,059		
2ND FLOOR	11,403	1,059		
3RD FLOOR	11,291	1,049		
4TH FLOOR	11,291	1,049		
TOTAL GFA	45,388	4,217		



Key Plan:

No.	Date	Issue/Revision	By:
1	25/02/26	ISSUED FOR REZONING	X.Z

Drawing Issues/Revisions:

Note:
 ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DECREASES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
 FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
 UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
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WORK IN PROGRESS

MATAJ ARCHITECTS INC.

Architect's Stamp

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220 LEMARCHANT RD, ST. JOHN'S, NL
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Sheet Title:
SITE PLAN

Design By: M.A	Drawn By: X.Z	Approved By: M.A
Scale: 1:250	Date: 25/02/26	Project No.: 24-017

Drawing No:
ASP-1

Drawing Series: