
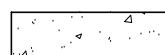


**APARTMENT 1 (A1) REGULATIONS
APARTMENT BUILDING**

LOT AREA (MIN.) – 750m²
 FRONTAGE (MIN.) – 20.0m
 BLDG LINE SETBACK (MIN.) – 6.0m
 BLDG HEIGHT (MAX.) – 14.0m
 SIDE YARD (MIN.) – TWO, EACH EQUAL TO 1m FOR EVERY 4m OF BUILDING HEIGHT EXCEPT FOR FLANKING SIDE YARD.
 FLANKING SIDE YARD (MIN.) – 6.0m
 REAR YARD (MIN.) – 6.0m
 LOT COVERAGE (MAX.) – 35%
 LANDSCAPING (MIN.) – 35%

LEGEND

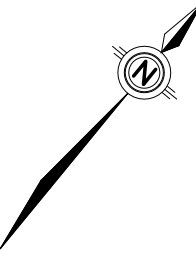
-  ASPHALT SURFACE
-  CONCRETE SIDEWALK/WALKWAY

- NOTES:
- DO NOT SCALE FROM DRAWINGS. ALL ELEVATIONS AND DIMENSIONS ARE IN METERS 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.

B	ISSUED FOR REVIEW	D.J.M.	12/23/25
A	ISSUED FOR CLIENT REVIEW	D.J.M.	12/16/25
No.	REVISIONS	BY	DATE

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

REFERENCE:



STAMP:

PERMIT STAMP:

DYNAMIC
ENGINEERING LTD.

Civil • Management • Consulting

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

**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

CLIENT:
C.E.P. HOMES LIMITED

PROJECT TITLE:
**PROPOSED MULTI-UNIT
RESIDENTIAL DEVELOPMENT
366-372 EMPIRE AVE**

DRAWING TITLE:
**PRELIMINARY
SITE PLAN**

DRAWN/DESIGNED BY: D.J.M. DATE: DEC. 2025

APPROVED BY: D.J.M. SCALE: AS SHOWN

PROJECT No.: 21221 DRAWING No.: PR8 REV.: B

BUILDING TYPE	PARKING SPACES REQ'D	QUANTITY	TOTAL
APARTMENT BLDGS			
-2 BEDROOM	1.0 PER UNIT	54	54
VISITOR PARKING	1 PER 7 UNITS	54	7
TOTAL PARKING REQUIRED			61
TOTAL PARKING PROPOSED			64

