

EXISTING SITE



DATA SUMMARY: 778 WINDSOR STREET, FREDERICTON, NB

NAME	AREA (SQ. M)	ALLOWED / REQUIRED	ACTUAL	VARIANCE
LOT AREA	-	840 SQ.M MIN.	901	-
PROPOSED BUILDING	138.6	40% MAX.	15.4%	-
EXISTING BUILDING	-	-	-	-
BUILDING HEIGHT	-	9M MAX.	8.57M	-
HARD SURFACE	311.3	-	34.6%	-
LANDSCAPE GREEN	451.1	135	50.1%	-
PARKING*	-	6	6	-
LANDSCAPE BUFFER	-	7.5M	REAR: 3.49M	4.01M
DENSITY	-	-	3 UNITS	-
REAR SETBACK	-	7.5M	16.45M	-
FRONT SETBACK	-	6M	8.76M	-
SIDE SETBACK	-	3.6M DRIVEWAY 1.8 OPPOSITE SITE	3.39M DRIVEWAY 2.26 OPPOSITE SITE	DRIVEWAY VARIANCE (3.39M INSTEAD OF 4M)
ZONING	-	R4	R1	REZONE TO R4

* PARKING: 1.75 PARKING LOT PER UNIT (AREA 2)
3 UNITS =
3 x 1.75 = 5.25 = 6 PARKING LOTS

SCOPE OF WORK

NEW CONSTRUCTION:

- 1 FLOOR (1 UNIT) ADDED ON TOP OF EXISTING BLDG.
- ADDITION TO THE REAR OF BLDG FOR EXIT STAIRCASE.
- ADDITION OF SECOND FLOOR DECK ON THE NORTH SIDE OF BLDG.

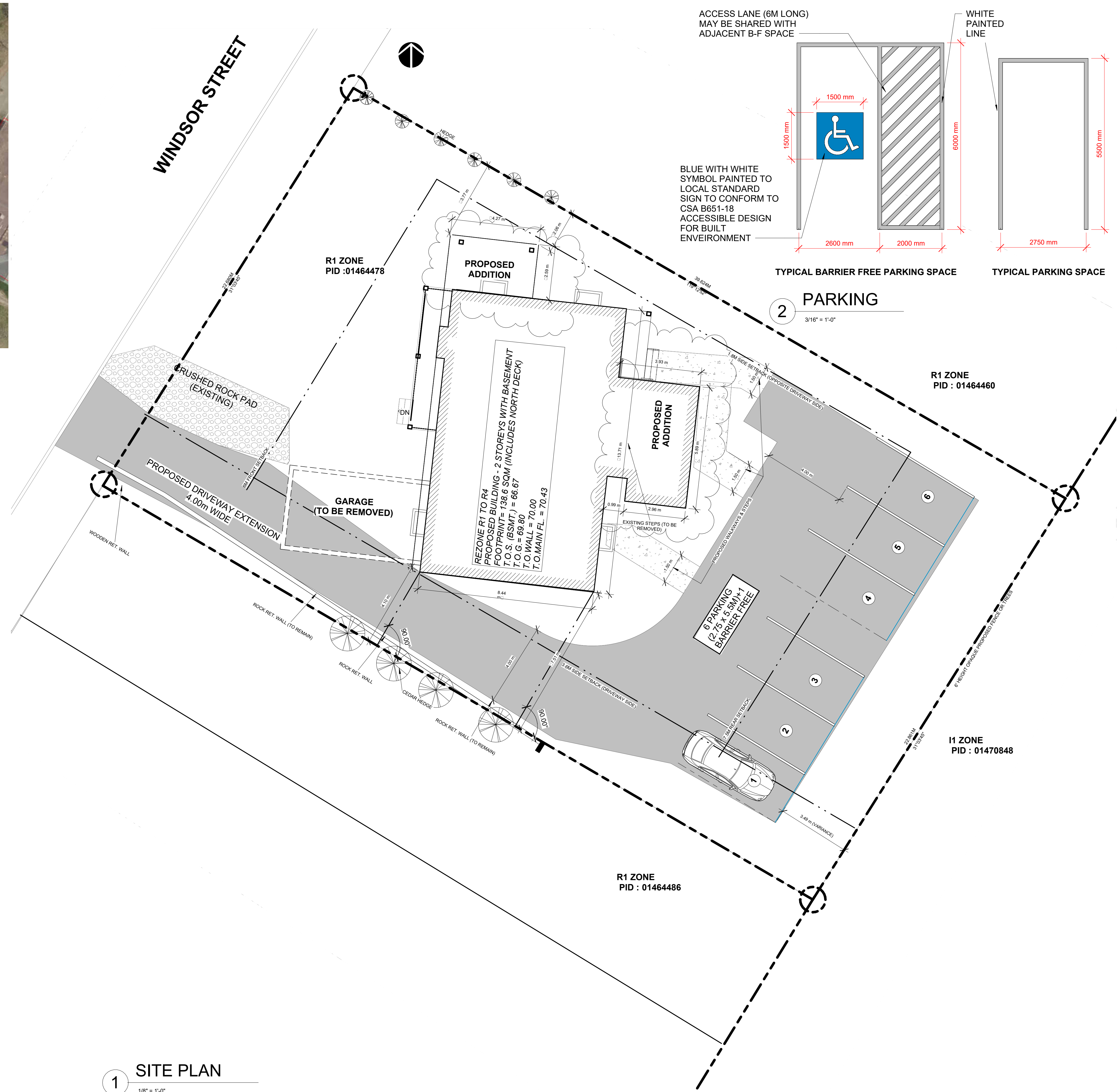
VARIANCE REQUEST:

- DRIVEWAY VARIANCE: 3.39M INSTEAD OF 4M
- REAR LANDSCAPE BUFFER: 3.49M INSTEAD OF 7.5M

THIS PLAN/CONCEPT HAS BEEN PRODUCED BY NOORY ENGINEERING AND IS SUBMITTED AS PART OF PERMIT APPLICATION AND IS NOT INTENDED FOR USE BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE.

THIS PLAN/CONCEPT MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

CONTRACTOR TO REPORT ANY DISCREPANCIES TO ENGINEER IMMEDIATELY PRIOR TO COMMENCING WORK. CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION. ITS CONTRACTOR RESPONSIBILITY TO ENSURE ALL SPECIFIED PRODUCTS SHOWN ON DRAWINGS MUST MEET MANUFACTURERS REQUIRED INSTALLATION.



1 SITE PLAN
1/8" = 1'-0"

ACCESS LANE (6M LONG)
MAY BE SHARED WITH
ADJACENT B-F SPACE

BLUE WITH WHITE
SYMBOL PAINTED TO
LOCAL STANDARD
SIGN TO CONFORM TO
CSA B651-18
ACCESSIBLE DESIGN
FOR BUILT
ENVIRONMENT

TYPICAL BARRIER FREE PARKING SPACE

TYPICAL PARKING SPACE

2 PARKING
3/16" = 1'-0"

NOORY ENGINEERING INC.

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CANADA



STRUCTURAL FOUNDATION CIVIL PROJECT MANAGEMENT
CONTRACT ADMIN. RESEARCH

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PROJECT SPECIFIC NOTES:

1. THE CONTRACTOR SHALL NOTIFY NOORY ENGINEERING INC. IMMEDIATELY WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED. FAILURE BY THE OWNER OR BUILDING CONTRACTORS DURING CONSTRUCTION OF THE BUILDING.
2. THE SPECIFICATIONS NOTED ON THIS PAGE SHALL BE TAKEN AS MINIMUM REQUIREMENTS TO MEET NBC REQUIREMENTS.
3. INFORMATION ON DRAWINGS/NOTES DOES NOT RELIEVE THE BUILDING FROM COMPLIANCE WITH THE CURRENT NATIONAL BUILDING CODE (NBC).
4. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. ALL DRAWINGS ARE THE PROPERTY OF NOORY ENGINEERING INC. AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN CONSENT FROM NOORY ENGINEERING INC.
6. WINDOW TYPE, MANUFACTURER AND OPERATION SHALL BE DETERMINED ON SITE BY THE OWNER.

WALL AREA =
WINDOW AREA =
*RATIO =
WINDOW/SLIDING GLASS DOOR EFF. =
SKYLIGHT/GLAZED ROOF/ EFF. =

THE ENGINEER HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND THE QUALITY OF THE WORK AND HAS MET THE REQUIREMENTS SET OUT IN THE OMBUDS-MAKING CODE FOR PROFESSIONAL CONDUCT AND THE REQUIREMENTS SET OUT IN THE DESIGN IS EXEMPT UNDER DIVISION C 3.2.3.1 OF THE 2012 ONTARIO BUILDING CODE.

M. JIMENEZ NOORY
NAME: BOB
REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C 3.2.4.1 OF THE ONTARIO BUILDING CODE.
NOORY ENGINEERING INC.
FIRM NAME: BOB

No.	Description	Date

778 WINDSOR ST.
FREDERICTON, NB

Project Number: A03
Date: SEPT./03/2024
Drawn By: WYZ
Checked By: MIN

SITE PLAN

A.01

Scale: As indicated