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ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR
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[illegible]



spitfire
ARCHITECTURE

★ ★ ★
spitfire™
 DESIGN CO.
 171 Lutz Street, Moncton, NB E1C 5E8
 Bus: (506) 855-3777

Client: **Bella Properties**

Multi Use
Church Renovation
244 York st, Fredericton

LEVEL 01 - PROPOSED

Checked by: B.O.

Drawn by:	A.R.R.	Revision:	00
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Sheet:	A32	Flight no:	4627
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SUITE A1	373 SF	BACHELOR	1
SUITE A2	381 SF	BACHELOR	2
SUITE A3	391 SF	BACHELOR	1
SUITE B1	425 SF	BACHELOR	1
SUITE B2	580 SF	BACHELOR	1
SUITE BF	401 SF	BACHELOR	1
SUITE C1	520 SF	BACHELOR	2
SUITE C2	<varies>	BACHELOR	3
SUITE C3	641 SF	BACHELOR	1
SUITE D	512 SF	<varies>	2
SUITE E	436 SF	BACHELOR	2
SUITE F	226 SF	BACHELOR	2

Level	Name	Comments	Area	Count	Bedrooms
LEVEL 01	SUITE A1	BACHELOR	373 SF	2	1
LEVEL 01	SUITE A2	BACHELOR	381 SF	2	1
LEVEL 01	SUITE B1	BACHELOR	425 SF	2	1
LEVEL 01	SUITE B2	BACHELOR	401 SF	2	1
LEVEL 01	SUITE C1	BACHELOR	535 SF	2	1
LEVEL 01	SUITE C2	BACHELOR	651 SF	2	1
LEVEL 01	SUITE C2	BACHELOR	641 SF	2	1
LEVEL 01	SUITE D	1 BED 1 BATH	512 SF	2	1
LEVEL 01	SUITE E	BACHELOR	406 SF	2	1

LEVEL 01:9				18
LEVEL 02	SUITE A3	BACHELOR	391 SF	2 1
LEVEL 02	SUITE A2	BACHELOR	381 SF	2 1
LEVEL 02	SUITE B2	BACHELOR	590 SF	2 1
LEVEL 02	SUITE F	BACHELOR	329 SF	2 1
LEVEL 02	SUITE C1	BACHELOR	520 SF	2 1
LEVEL 02	SUITE C2	BACHELOR	651 SF	2 1
LEVEL 02	SUITE C3	BACHELOR	641 SF	2 1
LEVEL 02	SUITE D	BACHELOR	512 SF	2 1
LEVEL 02	SUITE E	BACHELOR	405 SF	2 1

LEVEL 02:9	18
	36



Preliminary
"Not For Construction"

ISSUE	DESCRIPTION	DATE

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Rev. #	Description	Date

Stamp:



Architectural Designer:

spitfire
DESIGN CO.
171 Lutz Street, Moncton, NB E1C 5E8
Bus: (506) 855-3777

Client:

Bella Properties

Project:

Multi Use
Church Renovation
244 York st, Fredericton

Drawing Title:

LEVEL 02 - PROPOSED

Date:

June 13th, 2025

Checked by:

B.O.

Drawn by:

A.R.R.

Scale:

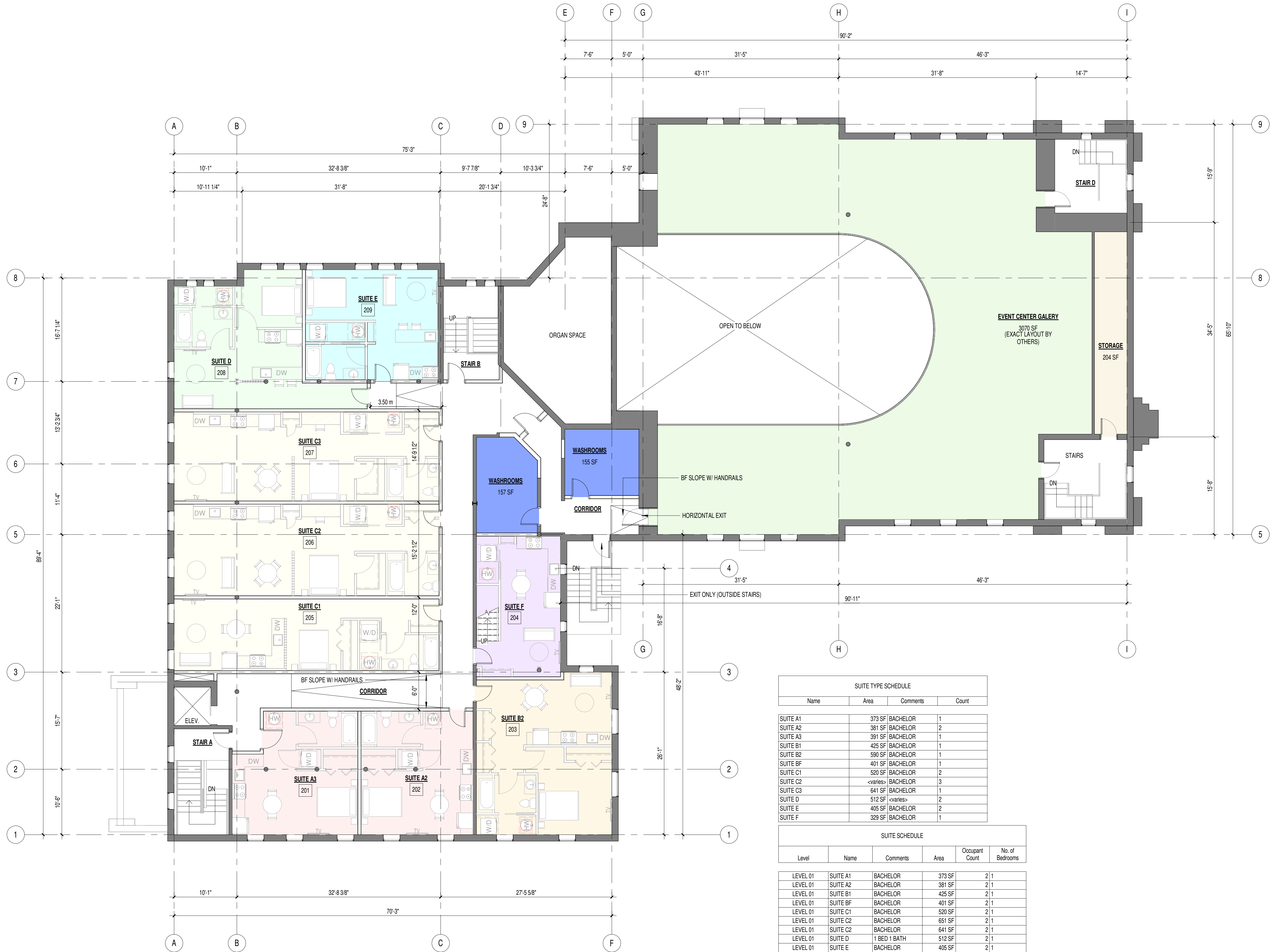
AS NOTED

Sheet:

A3.3

Flight no:

4627



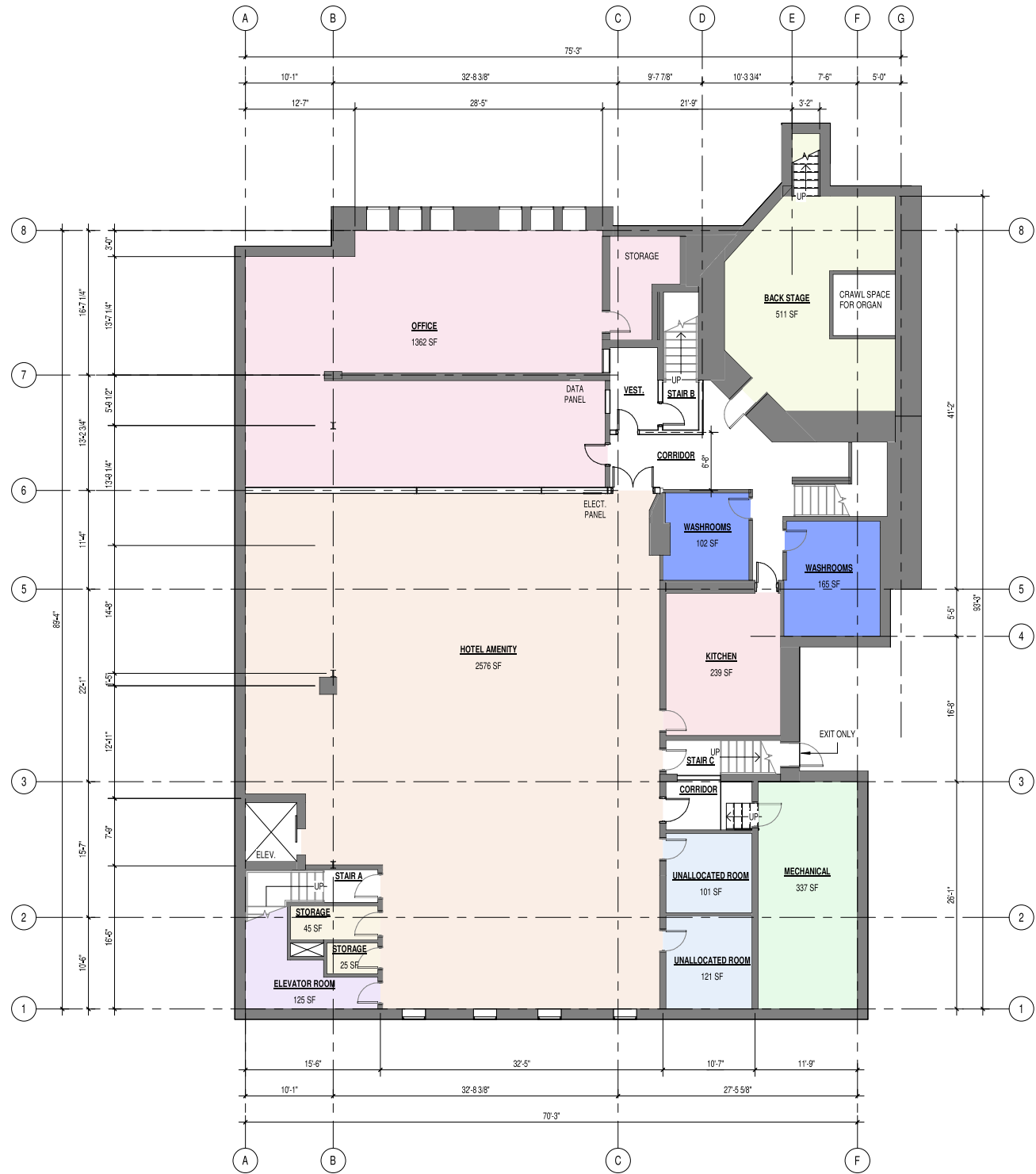
SUITE TYPE SCHEDULE			
Name	Area	Comments	Count
SUITE A1	373 SF	BACHELOR	1
SUITE A2	381 SF	BACHELOR	2
SUITE A3	391 SF	BACHELOR	1
SUITE B1	425 SF	BACHELOR	1
SUITE B2	590 SF	BACHELOR	1
SUITE BF	401 SF	BACHELOR	1
SUITE C1	520 SF	BACHELOR	2
SUITE C2	<varies>	BACHELOR	3
SUITE C3	641 SF	BACHELOR	1
SUITE D	512 SF	<varies>	2
SUITE E	405 SF	BACHELOR	2
SUITE F	329 SF	BACHELOR	1

SUITE SCHEDULE					
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms
LEVEL 01	SUITE A1	BACHELOR	373 SF	2	1
LEVEL 01	SUITE A2	BACHELOR	381 SF	2	1
LEVEL 01	SUITE B1	BACHELOR	425 SF	2	1
LEVEL 01	SUITE BF	BACHELOR	401 SF	2	1
LEVEL 01	SUITE C1	BACHELOR	520 SF	2	1
LEVEL 01	SUITE C2	BACHELOR	651 SF	2	1
LEVEL 01	SUITE C2	BACHELOR	641 SF	2	1
LEVEL 01	SUITE D	1 BED 1 BATH	512 SF	2	1
LEVEL 01	SUITE E	BACHELOR	405 SF	2	1
LEVEL 01: 9				18	
LEVEL 02	SUITE A3	BACHELOR	391 SF	2	1
LEVEL 02	SUITE A2	BACHELOR	381 SF	2	1
LEVEL 02	SUITE B2	BACHELOR	590 SF	2	1
LEVEL 02	SUITE F	BACHELOR	329 SF	2	1
LEVEL 02	SUITE C1	BACHELOR	520 SF	2	1
LEVEL 02	SUITE C2	BACHELOR	651 SF	2	1
LEVEL 02	SUITE C3	BACHELOR	641 SF	2	1
LEVEL 02	SUITE D	BACHELOR	512 SF	2	1
LEVEL 02	SUITE E	BACHELOR	405 SF	2	1

LEVEL 02: 9

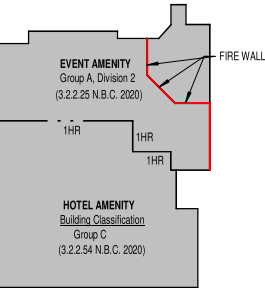
1 SCHEMATIC LEVEL 02 FLOOR PLAN

1/8" = 1'-0"



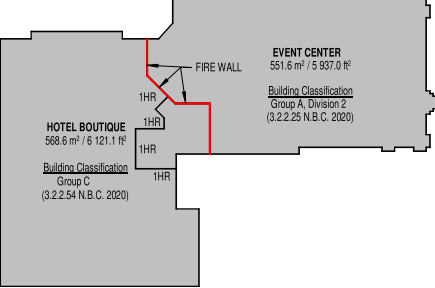
1 SCHEMATIC LEVEL 00 FLOOR PLAN
1/8" = 1'-0"

LEVEL 0



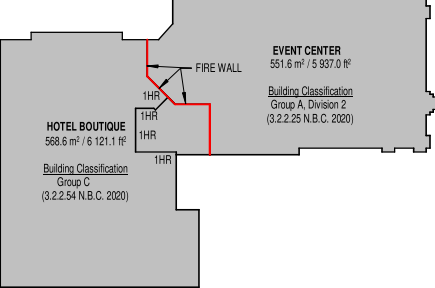
LEVEL 0				
Number	Name	Area	Occupant Load (area per person)	Occupant Count
001	HOTEL AMENITY	2576 SF	1.85	129
002	OFFICE	1362 SF	9.3	14
003	BACK STAGE	511 SF	1.85	26
004	WASHROOMS	102 SF		
005	WASHROOMS	165 SF		
006	KITCHEN	239 SF	9.3	2
007	UNALLOCATED ROOM	101 SF	46	
008	UNALLOCATED ROOM	121 SF	46	0
009	STAIR C	67 SF		
010	STAIR A	70 SF		
011	STAIR B	46 SF		
013	MECHANICAL	337 SF		
014	ELEVATOR ROOM	125 SF		
015	STORAGE	45 SF	46	0
016	STORAGE	25 SF	46	0
017	CORRIDOR	548 SF		
018	VEST.	62 SF		
020	CORRIDOR	66 SF		
				171

LEVEL 1



LEVEL 1				
Number	Name	Area	Occupant Load (area per person)	Occupant Count
021	RECEPTION	17.6 m²		
100	EVENT CENTER	372.3 m²	0.75	496
110	STAIR A	15.8 m²		
111	STAIR B	14.7 m²		
112	STAIR D	9.8 m²		
113	CORRIDOR	54.8 m²		
114	CORRIDOR	21.7 m²		
115	LAUNDRY	7.8 m²		
116	WASHROOM	14.0 m²		
117	WASHROOM	11.0 m²	1	
118	VEST.	7.0 m²		
119	ELEC. ROOM	11.5 m²		
120	VESTIBULE	44.5 m²	0.4	111
121	WASHROOM	14.6 m²		
122	STAGE	23.8 m²	0.75	31
				639

LEVEL 2



LEVEL 2				
Number	Name	Area	Occupant Load (area per person)	Occupant Count
123	CORRIDOR	64.7 m²		
124	CORRIDOR	8.3 m²		
254	STAIR A	15.9 m²		
255	WASHROOMS	14.4 m²		
264	WASHROOMS	14.6 m²		
265	STAIR B	14.7 m²		
266	EVENT CENTER	265.3 m²	0.75	360
269	STORAGE	19.0 m²		
270	STAIR D	17.5 m²		
				360

WATER CLOSETS

EVENT CENTER	
Total occupant count	39 (L0) + 639 (L1) + 322 (L2)
	1000 total
Per Gender (50% - 50%)	500
Male water closets	7
Female water closets	13
HOTEL AMENITY	
Total occupant count	131 (L0) + 0 (L1) + 0 (L2)
	131 total
Per Gender (50% - 50%)	65.5
Male water closets	2
Female water closets	3

*Calculation based on Table 3.7.2.2-A NBC 2020, Water closet for an Assembly Occupancy



Preliminary
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ISSUE	DESCRIPTION	DATE

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Stamp:

Architectural Consultant:



Architectural Designer:



Client:

Bella Properties

Project:

Multi Use
Church Renovation
244 York st, Fredericton

Drawing Title:

LEVEL 00 - PROPOSED

Date:

May 15th, 2025

Checked by:

SAB

Drawn by:

A.R.R.

Revision:

00

Scale:

AS NOTED

Sheet:

A3.1

Plot no:

4627