

LOT INFO	
PID	75487829
Physical Address	224 York Street, Fredericton
Lot Area	2 917.7 m ² / 31 405.8 ft ²
Current Zoning	I-1
Proposed Zoning	CDD
Parking Lot Landscape (%)	-
PARKING	
Required Parking	As per Section 5.2.12 (e),(f),(k)
Required Parking / Unit	1 Sp per Sleeping room Conference Room 5sp / 100 m ² NFA
Required Parking	18 for Rooms 37 for Event Center 55 Total
Required Bicycle Parking	9 Rooms 3 Event Center
Surface Parking	43 (Existing)
Barrier Free Parking	3
Total Parking	43 (Existing)
Total Parking Ratio / Unit	-
Bicycle Parking	-
BUILDING INFO	
Building Footprint	1 187.2 m ² / 12 779.3 ft ² (TBD)
Stores	3
Building Height	Not Applicable
Max Allowable Height	Not Applicable
Construction	Steel / Wood
Total Room Units	18
Total Event Center Area	728.5 m ² / 7 841.0 ft ²
Min. Geodetic Elevation	9.0m (as per Bylaw section 4.1.8)
Misc	-
DESIGN & MATERIAL	
Material Requirement 1	-
Design Requirement 1	-
Misc	-
REQUIRED VARIANCE	
Variance 1	Re-zoning Required
Variance 2	Under required Parking 4355
CONDITION OF USE	
Condition 1	-

Disclaimer: This preliminary schematic site plan is based on site information provided by the client, or found on a public domain. This site plan is a graphical representation which approximates the size, configuration and location of features. This plan is not intended to be used for legal descriptions or to calculate exact dimensions or areas. Several yet unknown factors may affect the functionality of this site plan, including existing topography, service easements, soil conditions, etc.

PROPERTY LINE	
PROPERTY LINE, DEVELOPMENT LIMITATIONS	
SETBACK LINE	
SETBACK LINE AS PER RIVERVIEW BY-LAW	
	NEW TREE LOCATION
	PAINTED BARRIER FREE PARKING SYMBOL
	BUILDING EGRESS LOCATION
	ACCESS TO UNDERGROUND PARKING
	BICYCLE PARKING AS PER RIVERVIEW BY-LAW SECTION 45
	GARBAGE SCREENED BY OPAQUE FENCE 2.0 m IN HEIGHT AS PER RIVERVIEW BY-LAW SECTION 33
	REQUIRED LANDSCAPE AS PER RIVERVIEW BY-LAW
	FENCE

1 : 200



Preliminary
"Not For Construction"

[illegible]

NOTES:

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AND "THE NATIONAL BUILDING CODE OF CANADA".

ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION.

Rev.#	Description	Date
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Stamp

Architectural Consultant



Architectural Designer



Client:

Bella Properties

Projec

**Multi Use
ch Renovation**
44 York st, Fredericton

Drawing Title

SCHEMATIC SITE PLAN

Date:

March 10th, 2025

Checked by _____

SAR

Designed by

4.25

Scale

AS NOTED

Sheet

AD

Flight no: 4627