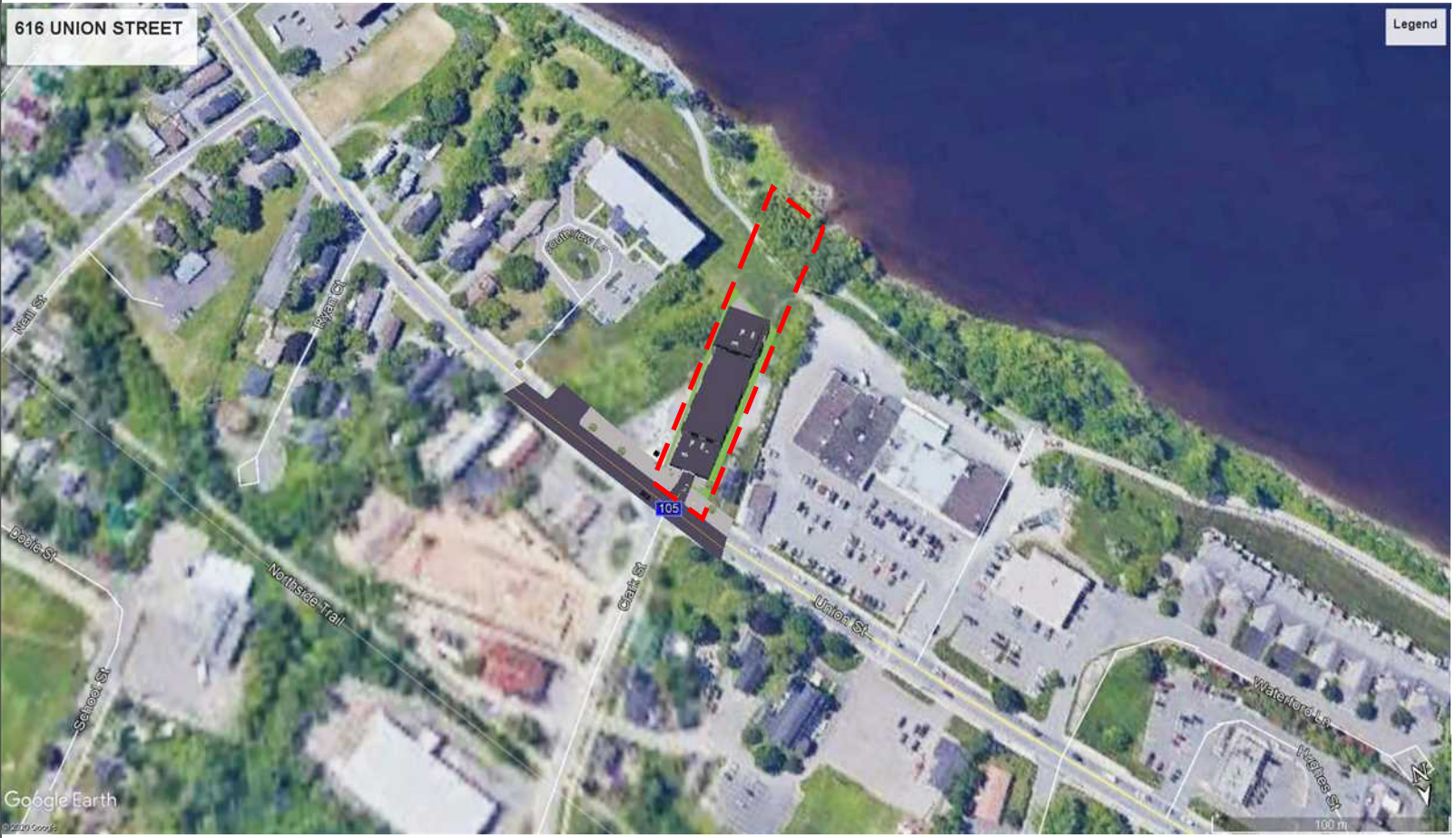


EXISTING SITE



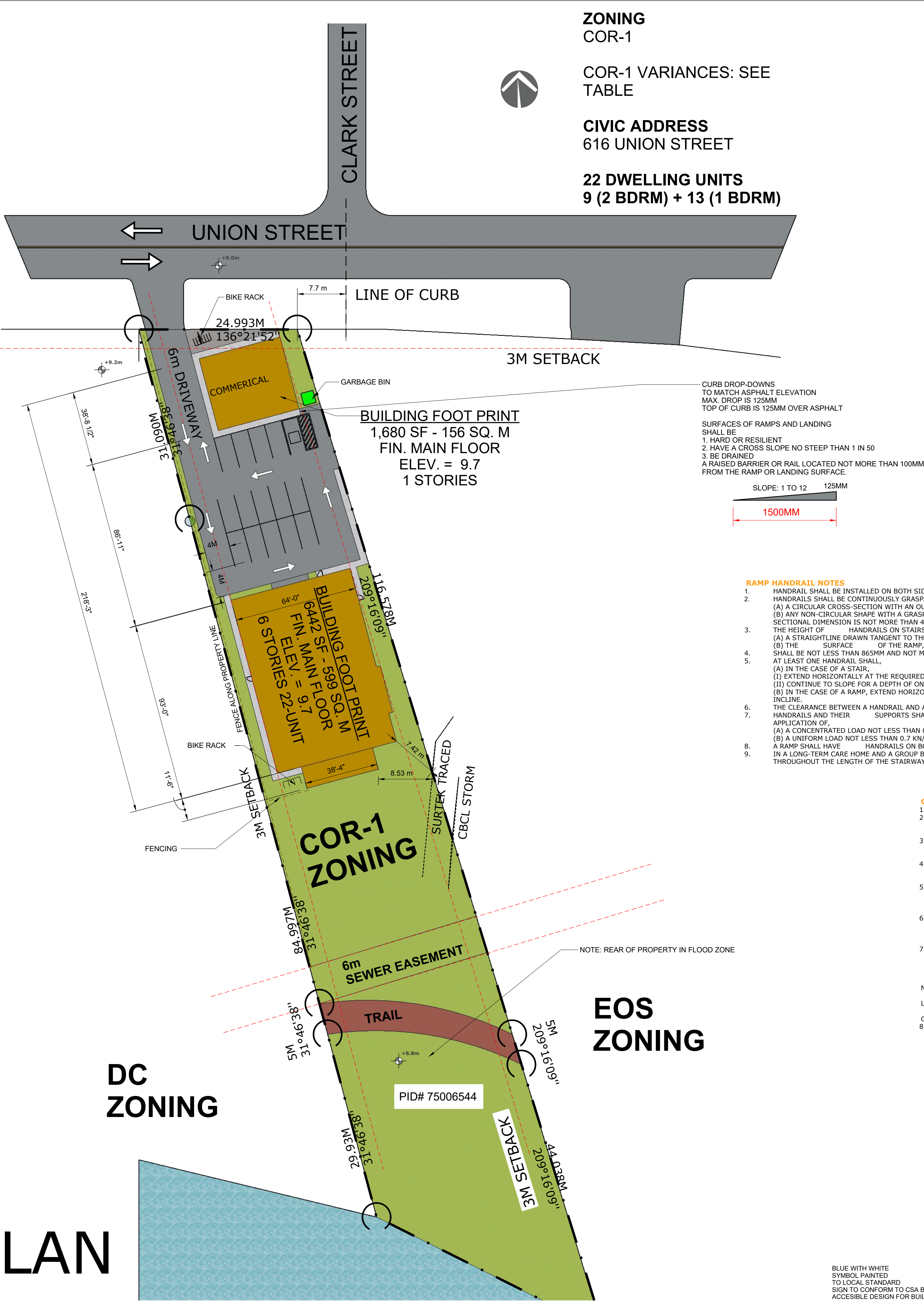
PROPOSED SITE



PROPOSED BULD.

# SITE PLAN

Scale 1" = 30'-0" (1:360)



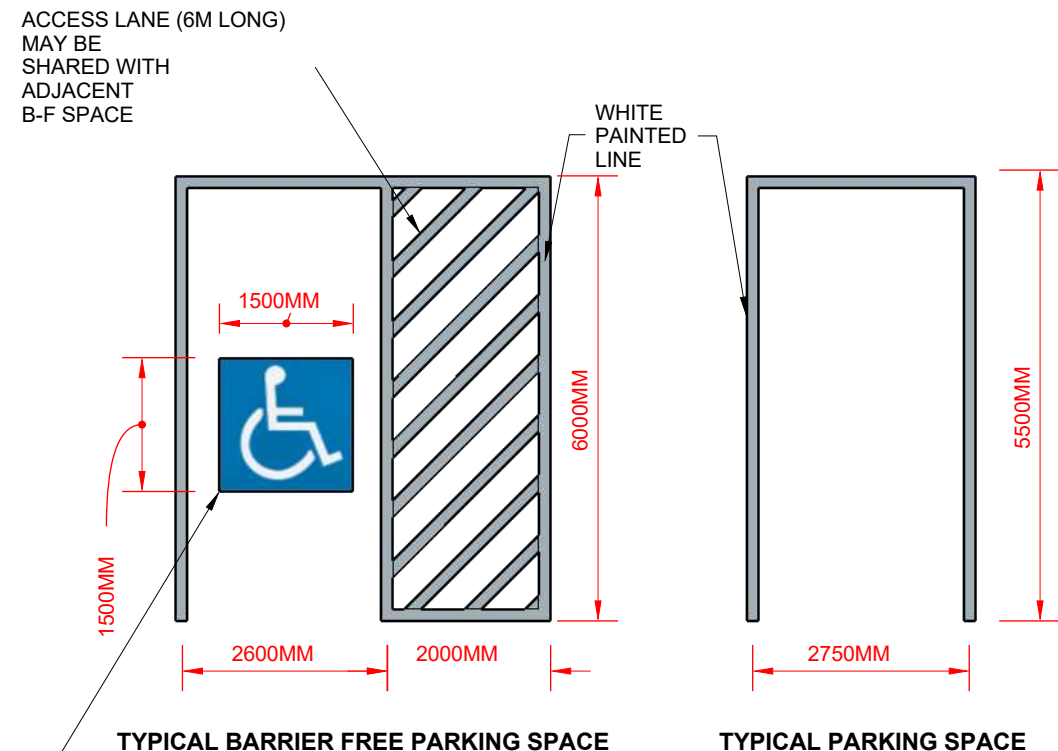
## DATA SUMMARY: 616 UNION STREET

DC - DISTRICT COMMERCIAL ZONING				
NAME	AREA (SQ. M)	ALLOWED / REQUIRED	ACTUAL	VARIANCE
LOT AREA	3,650	745 MIN.	-	-
PROPOSED BUILDING	156 + 599 = 755	45% MAX. 1,643 SQ. M	21% 755 SQ. M	-
EXISTING BUILDING	-	-	-	-
HARD SURFACES	747	-	39%	-
LANDSCAPED GREEN SPACE	1,404	35% LOT MIN. 1,277.5 SM	40% 1,404 SQ. M	-
PARKING*	-	28 SPACES	15 OUTSIDE +13 INSIDE	-
DENSITY**	22 UNITS	22 x 62 1,364	3,650	-
FRONTAGE	--	24M	25M	-
HEIGHT	-	18M	18M	-
RES. GROSS FLOOR AREA	6,300 IS GROSS	75%	4,584/6,300 73%	-
ZONING	-	COR-1	COR-1	-

\* 9 x 2-BDRM x 1.5 + 13 x 1-BDRM x 1.0 = 26 PARKING; 3 SP/ 100 SQ. M FOR COMMERCIAL = 5. TOTAL =26 + 5 = 31. APPLY 10% TRANSIT REDUCTION =28 PARKING ;

- RAMP HANDRAIL NOTES**
- HANDRAIL SHALL BE INSTALLED ON BOTH SIDES IF THE WIDTH NOT LESS THAN 1100MM
  - HANDRAILS SHALL BE CONTINUOUSLY GRASPABLE ALONG THEIR ENTIRE LENGTH AND SHALL HAVE;  
(A) A CIRCULAR CROSS-SECTION WITH AN OUTSIDE DIAMETER NOT LESS THAN 30 MM AND NOT MORE THAN 43 MM, OR  
(B) ANY NON-CIRCULAR SHAPE WITH A GRASPABLE PORTION THAT HAS A PERIMETER NOT LESS THAN 100 MM AND NOT MORE THAN 125 MM AND WHOSE LARGEST CROSS SECTIONAL DIMENSION IS NOT MORE THAN 43 MM.
  - THE HEIGHT OF HANDRAILS ON STAIRS AND RAMP SHALL BE MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO, THE SURFACE OF THE RAMP, FLOOR OR LANDING SERVED BY THE HANDRAIL.  
(A) A STRAIGHTLINE DRAWN TANGENT TO THE TREAD NOSINGS OF THE STAIR SERVED BY THE HANDRAIL, OR  
(B) THE SURFACE OF THE RAMP, FLOOR OR LANDING SERVED BY THE HANDRAIL.  
SHALL BE NOT LESS THAN 865MM AND NOT MORE THAN 965MM HIGH
  - AT LEAST ONE HANDRAIL SHALL,  
(A) IN THE CASE OF A STAIR,  
(I) EXTEND HORIZONTALLY AT THE REQUIRED HEIGHT, NOT LESS THAN 300 MM BEYOND THE TOP RISER, AND  
(II) CONTINUE TO SLOPE FOR A DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER FOLLOWED BY A 300 MM HORIZONTAL EXTENSION, AND  
(B) IN THE CASE OF A RAMP, EXTEND HORIZONTALLY AT THE REQUIRED HEIGHT, NOT LESS THAN 300 MM BEYOND THE TOP AND BOTTOM EDGES OF THE INCLINE.
  - THE CLEARANCE BETWEEN A HANDRAIL AND ANY SURFACE BEHIND IT SHALL BE NOT LESS THAN 50 MM.
  - HANDRAILS AND THEIR SUPPORTS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND THE LOADING VALUES OBTAINED FROM THE NONCONCURRENT APPLICATION OF:  
(A) A CONCENTRATED LOAD NOT LESS THAN 0.9 KN/M APPLIED AT ANY POINT AND IN ANY DIRECTION FOR ALL HANDRAILS, AND  
(B) A UNIFORM LOAD NOT LESS THAN 0.7 KN/M APPLIED IN ANY DIRECTION TO HANDRAILS NOT LOCATED WITHIN DWELLING UNITS.
  - A RAMP SHALL HAVE HANDRAILS ON BOTH SIDES.
  - IN A LONG-TERM CARE HOME AND A GROUP B, DIVISION 3 OCCUPANCY, A CONTINUOUS HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF A STAIRWAY THROUGHOUT THE LENGTH OF THE STAIRWAY, INCLUDING LANDINGS, EXCEPT WHERE A HANDRAIL IS INTERRUPTED BY DOORWAY.

- GUARD NOTES**
- EVERY EXIT SHALL HAVE A WALL OR A WELL-SECURED GUARD ON EACH SIDE.
  - EXCEPT AS REQUIRED BY SENTENCE (4), THE HEIGHT OF GUARDS FOR EXIT STAIRS SHALL BE NOT LESS THAN 920 MM MEASURED VERTICALLY TO THE TOP OF THE GUARD FROM A LINE DRAWN THROUGH THE OUTSIDE EDGES OF THE STAIR NOSINGS AND 1 070 MM AROUND LANDINGS.
  - EXIT RAMP AND THEIR LANDINGS SHALL BE PROTECTED WITH GUARDS NOT LESS THAN 1 070 MM MEASURED VERTICALLY TO THE TOP OF THE GUARD FROM THE RAMP SURFACE WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT GROUND OR FLOOR LEVEL AND THE RAMP IS MORE THAN 600 MM.
  - THE HEIGHT OF GUARDS FOR EXTERIOR STAIRS AND LANDINGS MORE THAN 10 M ABOVE ADJACENT GROUND LEVEL SHALL BE NOT LESS THAN 1500 MM MEASURED VERTICALLY TO THE TOP OF THE GUARD FROM THE SURFACE OF THE LANDING OR A LINE DRAWN THROUGH THE OUTSIDE EDGES OF THE STAIR NOSINGS.
  - EXCEPT AS PROVIDED IN SENTENCE (6), OPENINGS THROUGH ANY GUARD THAT IS REQUIRED BY SENTENCE (1) SHALL BE OF A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 100 MM UNLESS IT CAN BE SHOWN THAT THE LOCATION AND SIZE OF OPENINGS THAT EXCEED THIS LIMIT DO NOT REPRESENT A HAZARD.
  - OPENINGS THROUGH ANY GUARD THAT IS REQUIRED BY SENTENCE (1) AND THAT IS INSTALLED IN A BUILDING OF INDUSTRIAL OCCUPANCY SHALL BE OF A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 200 MM UNLESS IT CAN BE SHOWN THAT THE LOCATION AND SIZE OF OPENINGS THAT EXCEED THIS LIMIT DO NOT REPRESENT A HAZARD.
  - IN A STAIRWAY, A WINDOW FOR WHICH THE DISTANCE MEASURED VERTICALLY BETWEEN THE BOTTOM OF THE WINDOW AND A LINE DRAWN THROUGH THE OUTSIDE EDGES OF THE STAIR NOSINGS IS LESS THAN 900 MM, OR A WINDOW THAT EXTENDS TO LESS THAN 1 070 MM ABOVE THE LANDING, SHALL,  
a) BE PROTECTED BY A GUARD THAT IS,  
(I) LOCATED APPROXIMATELY 900 MM ABOVE A LINE DRAWN THROUGH THE OUTSIDE EDGES OF THE STAIR NOSINGS, OR  
(II) NOT LESS THAN 1070 MM HIGH MEASURED TO THE TOP OF THE GUARD FROM THE SURFACE OF THE LANDING, OR  
b) BE FIXED IN POSITION AND DESIGNED TO RESIST THE LATERAL DESIGN LOADS SPECIFIED FOR GUARDS AND WALLS.
  - UNLESS IT CAN BE SHOWN THAT THE LOCATION AND SIZE OF OPENINGS DO NOT PRESENT A HAZARD, A GUARD SHALL BE DESIGNED SO THAT NO MEMBER, ATTACHMENT OR OPENING LOCATED BETWEEN 140 MM AND 900 MM ABOVE THE LEVEL BEING PROTECTED BY THE GUARD WILL FACILITATE CLIMBING.



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





THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE REGO 2015 TO BE A DESIGNER.

N. BÉLAÏQUE-RODIER  
NAME  
REGISTRATION INFORMATION REQUIRED

NOORY ENGINEERING INC.  
FIRM NAME

No.	Description	Date

616 Union St.,  
Fredericton, NB  
  
David Peddle

Project Number	AB221
Date	12/04/2023
Drawn By	MZC
Checked By	MIN

RENDERING

A.02

Scale 1 : 1500



No.	Description	Date

616 Union St.,  
Fredericton, NB  
David Peddle

Project Number	AB221
Date	12/04/2023
Drawn By	MZC
Checked By	MIN

1ST FLOOR GARAGE

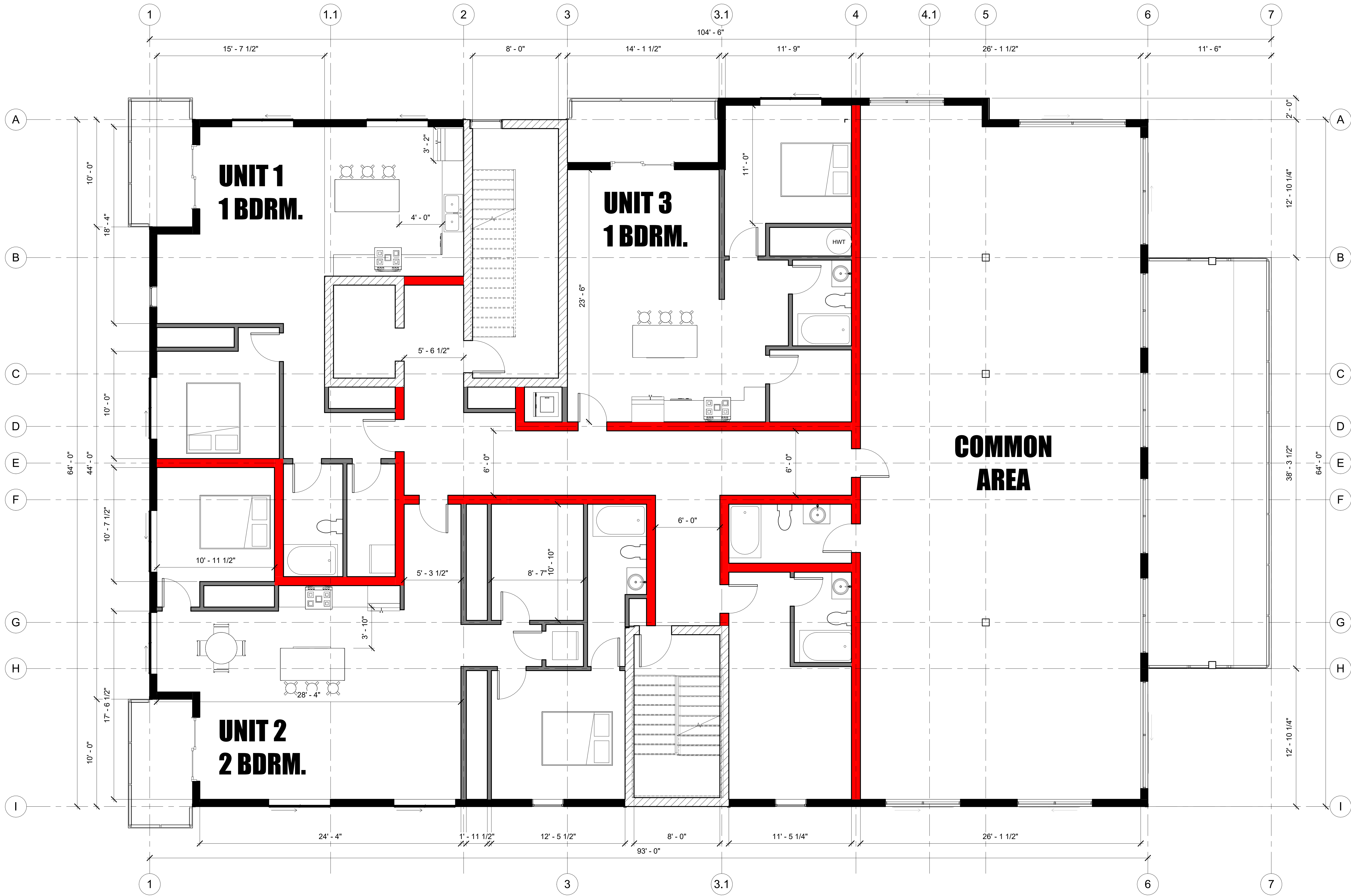
A.03

Scale 1/4" = 1'-0"



GROSS FLOOR AREA 5920 SQF (550 SQM)

① Level 1  
1/4" = 1'-0"



① Level 2  
1/4" = 1'-0"

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CANADA

**NOORY**  
ENGINEERING INC.

STRUCTURAL FOUNDATION CIVIL PROJECT MANAGEMENT  
CONTRACT ADMIN. RESEARCH

www.nooryeng.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND  
HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE NBC 2015 TO  
BE A DESIGNER.

NO. 10406-NOOXY  
NAME  
REGISTRATION INFORMATION REQUIRED  
NOORY ENGINEERING INC.  
FIRM NAME

No.	Description	Date

616 Union St.,  
Fredericton, NB

David Peddle

Project Number  
AB221

Date  
12/04/2023

Drawn By  
MZC

Checked By  
MIN

LEVEL2 FLOOR PLAN

A.04

Scale  
1/4" = 1'-0"

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND  
HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE REG. 2010 TO  
BE A DESIGNER.

N. LAURENCE NOORY  
NAME  
REGISTRATION INFORMATION REQUIRED  
NOORY ENGINEERING INC.  
FIRM NAME

No.	Description	Date

616 Union St.,  
Fredericton, NB  
David Peddle

Project Number	AB221
Date	12/04/2023
Drawn By	MZC
Checked By	MIN

LEVEL3 - 5 FLOOR  
PLAN

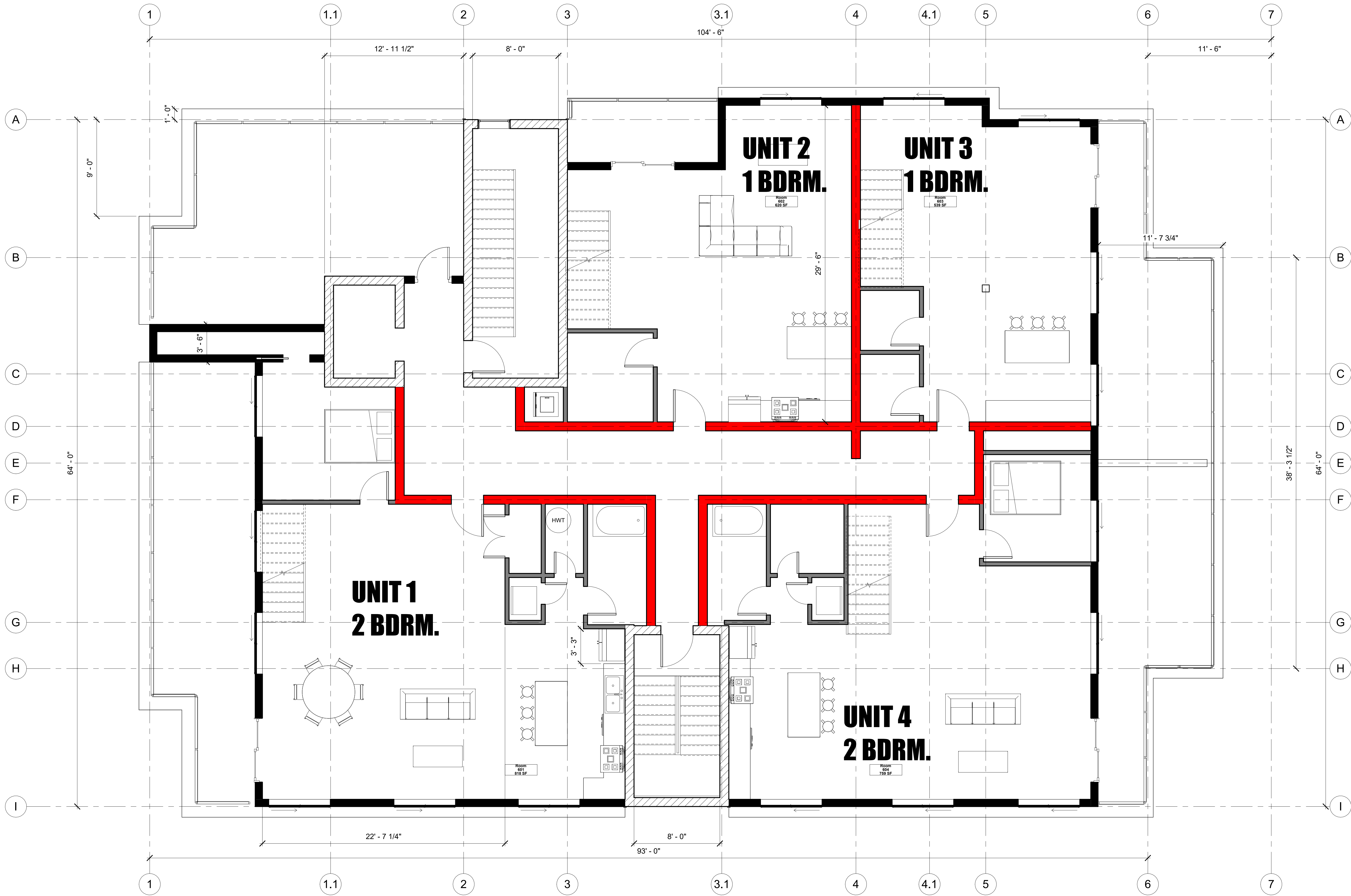
A.05

Scale 1/4" = 1'-0"



1 Level 3 - 5  
1/4" = 1'-0"





① Level 6  
1/4" = 1'-0"

OPEN SPACE AREA BELOW (EXCLUDED ENCLOSED SPACE BELOW) = X  
MEZZANINE NOT ENCLOSED AREA <= 0.4 (X)  
ENCLOSED SPACE IN MEZZANINE <= 0.1 (X)

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND  
HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE REG 2015 TO  
BE A DESIGNER.

N. USHAQUE NOOBY  
NAME  
REGISTRATION INFORMATION REQUIRED  
NOORY ENGINEERING INC.  
FIRM NAME

No.	Description	Date

616 Union St.,  
Frederickton, NB  
David Peddle

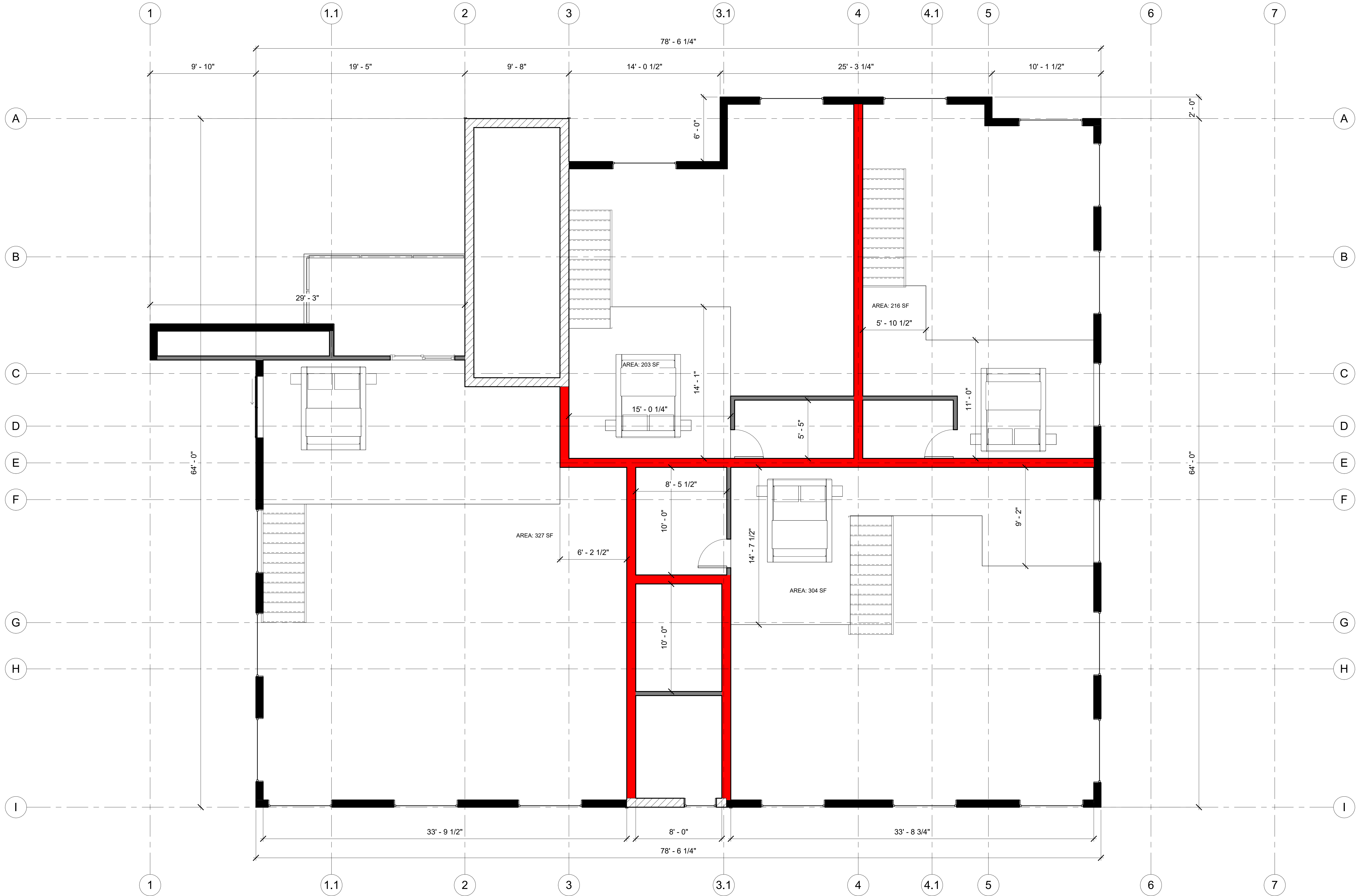
Project Number AB221  
Date 12/04/2023  
Drawn By MZC  
Checked By MIN

LEVEL6 FLOOR PLAN

A.06

Scale 1/4" = 1'-0"





1 MEZZANINE  
1/4" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND  
HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE REG. 2015 TO  
BE A DESIGNER.

N. USHAQUE NOOBY  
NAME  
REGISTRATION INFORMATION REQUIRED  
NOORY ENGINEERING INC.  
FIRM NAME

No.	Description	Date

616 Union St., Fredericton, NB	
David Peddle	
Project Number	AB221
Date	12/04/2023
Drawn By	Author
Checked By	Checker

LEVEL6.5 MEZZANINE

A.07

Scale 1/4" = 1'-0"



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BE A DESIGNER.

N. USHAQUE, NOORY  
NAME  
REGISTRATION INFORMATION REQUIRED  
NOORY ENGINEERING INC.  
FIRM NAME

No.	Description	Date

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Fredericton, NB  
David Peddle

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Checked By MIN

ELEVATIONS  
A.08  
Scale 1/8" = 1'-0"



① South1  
1/8" = 1'-0"



② North2  
1/8" = 1'-0"



③ East1  
1/8" = 1'-0"



④ West1  
1/8" = 1'-0"

3.2.2.50 GROUP C, UP TO 6 STOREYS SPRINKLERED  
18 M HEIGHT LIMIT TO MEZZANINE FLOOR  
1500 SM AREA LIMIT > 1233.7 SM  
NON-COMBUSTIBLE CONSTRUCTION AND CLADDING





① 3D VIEW-1 (FRONT)



② 3D VIEW-2 (BACK)



③ 3D VIEW-3

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE REG. 2015 TO BE A DESIGNER.

N. DAVID PEDDLE  
NAME  
REGISTRATION INFORMATION REQUIRED  
NOORY ENGINEERING INC.  
FIRM NAME

No.	Description	Date

616 Union St.,  
Fredericton, NB

David Peddle

Project Number AB221

Date 12/04/2023

Drawn By MZC

Checked By MIN

3D

A.09

Scale