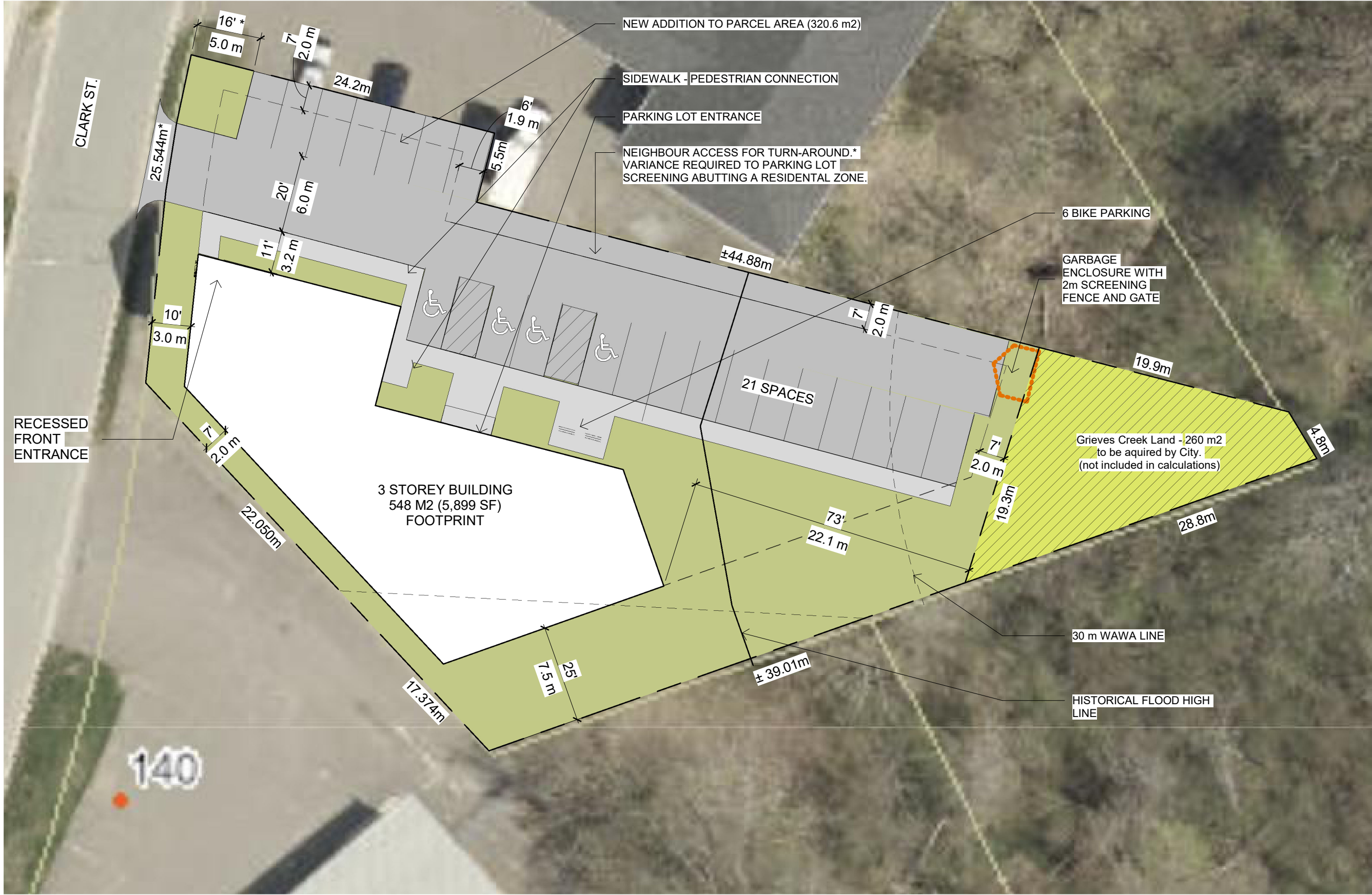


148 Clark Street, Fredericton NB Apartment Building Concept (Design Development Phase) 2026.08.18

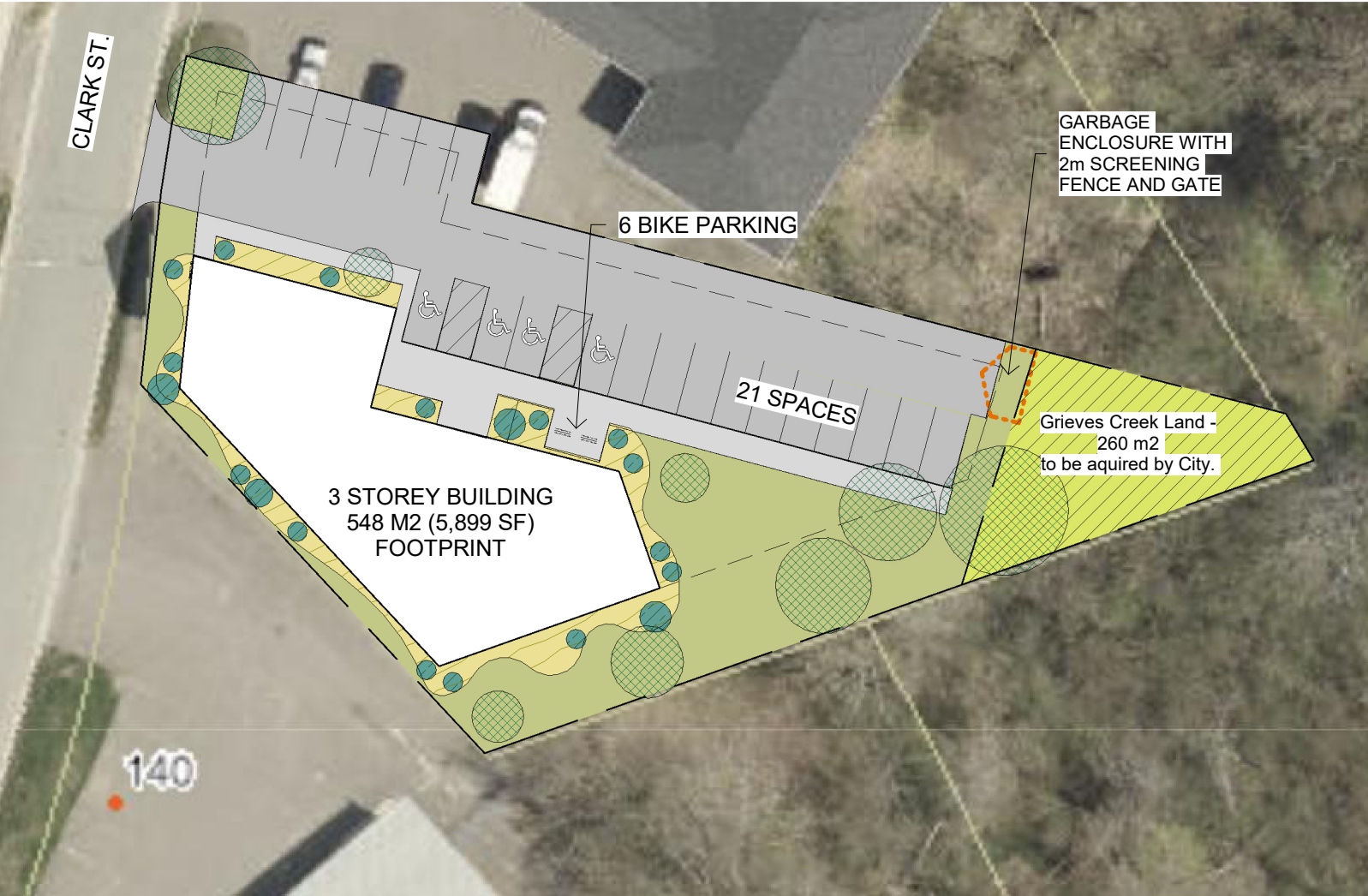


SITE PLAN

1 : 300



148 Clark Street, Fredericton NB Apartment Building Concept (Design Development Phase) 2026.08.18



PLANTING LEGEND

1 : 2

- TURF LAWN (HYDROSEED)
- TREES
- SHRUBS
- MULCH SOFT LANDSCAPED AREA
PROVIDE NATURAL COLOUR CEDAR MULCH AND HERBACEOUS PERRENIAL PLANTS WITHIN THESE AREAS.

PARKING REQUIRED
BASIC ZONING - 23
WITH 30% REDUCTION ON AFFORDABLE UNITS - **21 SPOTS**

STUDIO/1BR AFFORDABLE= 7 = 5 SPOTS (30%, 2 SPOT REDUCTION)
STUDIO/1 BR MARKET= 2 = 2 SPOTS
2 BR = 7 (x 1.5) =10.5 SPOTS
3 BR = 2 (x 1.75) = 3.5
= 21 SPOTS

4 BARRIER-FREE PARKING SPOTS TOTAL (DEPENDANT ON FINAL # OF BF UNITS, NB LEGISLATION REQUIRES 1 SPOT PER BF UNIT)

BICYCLE PARKING = 6 SPACES
(0.3 bicycle parking spaces per dwelling unit)

LANDSCAPING PLAN

1 : 500

ZONING LEGEND - MR-4 LOT AREA = 2,135 m2
18 UNITS - 7 AFFORDABLE

	REQUIRED	PROPOSED	NOTES
LOT DENSITY (AREA)	1,415 m2	2,135 m2	MIN. 100 m2 per dwelling unit (11), 45 m2 per affordable (7)
MIN. LOT FRONTAGE	30 m	25.544 m*	LOT CURRENTLY ZONED MR-4
MIN. LOT DEPTH	-	-	
LANDSCAPED AREA	747 m2	668 m2*	MIN. 35% lot area @ grade.
LOT COVERAGE	961 m2	556 m2	MAX. 45% lot area

* Variance Required

SETBACKS	REQUIRED	PROPOSED
FRONT SETBACK	3 m	3 m
SIDE SETBACK	2 m	2 m
REAR SETBACK	7.5 m	7.5 m
MAX HEIGHT	18 m	16 m

