

# RIVERVIEW PLANNING ADVISORY COMMITTEE

## STAFF REPORT

**Subject :** Variance to allow a driveway within 3m of a side lot line

**File number:** 26-0244

**Meeting Date:** Wednesday, April 8, 2026

**From :**



Sam Gerrand  
Planner

**Reviewed by :**



Lori Bickford  
Planning Manager/Planner

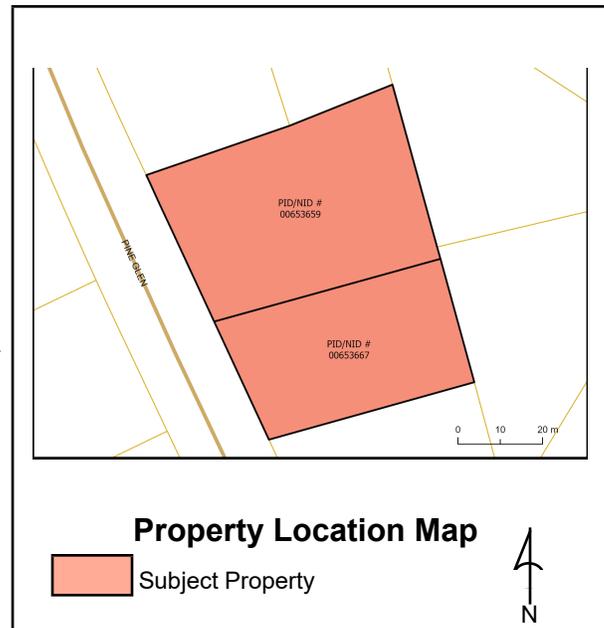
### GENERAL INFORMATION

**Applicant/:** Derrick Horsman

**Landowner :** Derrick Construction

**Proposal:**

The applicant proposes two 12 unit multiple unit dwellings with a shared parking area and driveway. A variance is requested to allow the driveway within 3m of a side lot line.



### SITE INFORMATION

**Location:** Pine Glen Road, Town of Riverview

**PID:** 00653659, 00653667

**Lot Size:** 3950m<sup>2</sup>

**Current Use:** Vacant

**Zoning:** MU

**Future Land**

**Use:**

**Surrounding**

**Use & Zoning:** Mixed use commercial (MU) and 3-4 storey residential buildings (primarily zoned R-MR) are along Pine Glen Road. An existing residential neighborhood (R-LR) is behind the property.

**Municipal**

**Servicing:** Municipal Services are available from Pine Glen Road

**Access/Egress:** Access is provided by Pine Glen Road

**Municipal Plan Policies**

**6.2 Mixed Use**

There is an established mixed-use development pattern along several key corridors of the Town including parts of Coverdale Road, Hillsborough Road, Pine Glen Road, and Cleveland Avenue. Dobson and Philip Roads form one of the southern boundaries of a commercial area along Coverdale Road.

**Policy 6.2.1**

It shall be the intention of Council to recognize the existing mixture of commercial and residential uses and foster an environment for the expansion of this development pattern by establishing the Mixed Use (MU) Zone within the Commercial Designation.

**5.2 Principles for Residential Development**

Principle 1: A variety of housing types will be provided

A variety of housing types is required to accommodate all residents of Riverview, at all stages of life, and in different family and economic situations. The mixing of various types and designs of housing within a development and on each street while considering the context (see Principle 2) is encouraged.

Principle 6: Limited parking in front of multiple units

No more than one bay of parking may be provided in front of multi-unit residential buildings. Other parking shall be provided at the rear or sides of the building. Landscape buffers will be required for multi-unit residential parking areas where they abut a street. Shared driveways or off-street parking will be required for townhouse developments to maximize area for trees, utilities, on-street parking, and snow storage, and to minimize the physical disruption of sidewalks along the street.

**Zoning Bylaw and or Subdivision By-law Regulation**

#### 4.3.2 Driveways for Non-Residential Zones

d) driveways, and drive aisles shall be located at least three metres from the rear lot line or side lot line.

#### **Internal Consultation & External Consultation**

The application was discussed with the Development Review Committee (Parks and Recreation, Engineering and Public Works, Economic Development, CAO office, Clerk, Planning, Fire Department).

Engineering suggested some revisions to the pedestrian connections (sidewalks) to Pine Glen Road. The applicant has made the requested changes and sidewalks are now proposed to connect to Pine Glen on both sides of the driveway.

#### **Discussion**

The subject property is along Pine Glen Road, which is identified as one of the main corridors for residential and mixed use commercial intensification in the 2025 Municipal Plan. Currently, this area of Pine Glen Road has a mix of land uses including existing, primarily older, single unit dwellings; scattered industrial uses; and new development of 2-6 story multiple unit dwellings.

The two 12 unit residential buildings proposed here fit with this vision of higher land uses and infill development along Pine Glen Road. However, the Municipal Plan also recognizes that new development should respect context and be developed with consideration to existing low rise residential neighborhoods. The Zoning By-law sets out standards for new projects intended to ensure compatibility of new development with existing low rise residential neighborhoods. In particular, section 2.11 of the Zoning By-law limits height of buildings abutting R-LR properties and requires a 6m wide landscaping buffer with 2m high opaque fence between the multiple unit dwelling and R-LR properties. With respect to these zoning regulations intended to ensure appropriate transitions between new multiple unit dwellings and R-LR properties, the project complies with all zoning regulations.

However, a variance is requested for the project as the two proposed buildings are to be subdivided onto their own lots, with the property line falling on the edge of the shared driveway access onto Pine Glen Road. Section 4.3.2 of the Zoning By-law requires a 3m separation between a property line and a driveway or drive aisle which is not met by the proposed site plan.

When considering a variance the PAC must consider whether the request is reasonable and desirable for the development of the property, and is within the intent of the Municipal Plan. The two lots are proposed to share a driveway access, which results in the property line being within 3m of the driveway. This shared driveway concept is a relatively common one, and does allow some advantages for the development of this property. The shared driveway allows there to be only one driveway

entrance onto Pine Glen Road which can be advantageous given that Pine Glen Road is a main corridor in the Town and has relatively high traffic. Fewer driveways intersecting with the road right of way also minimizes disruptions to the sidewalk and potential conflicts with pedestrians. Additionally, the shared driveway allows access to the rear of the property and for parking to be located behind the buildings: a desirable site design characteristic for multiple unit dwellings. The variance is considered to be within the intent of the Municipal Plan as it allows the development to operate more cohesively and creates more space for street trees along the frontage, rear yard parking, snow storage, and a more attractive street facing facade all of which are desirable design characteristics listed in the Municipal Plan (Principle 1-6 of “Principles for Residential Development”).

For these reasons staff are of the opinion that the variance request is reasonable, desirable for the development of the property, and within the intent of the Municipal Plan. Staff are supportive of the variance application.

## **Public Notice**

Public Notice was mailed to Landowners within 60m of the property on March 25th, 2026

## **Legal Authority**

Community Planning Act

*55(1) Subject to the terms and conditions it considers fit, the advisory committee or regional service commission may permit*

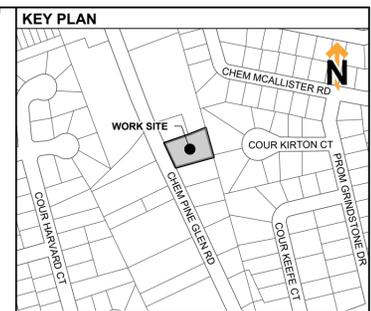
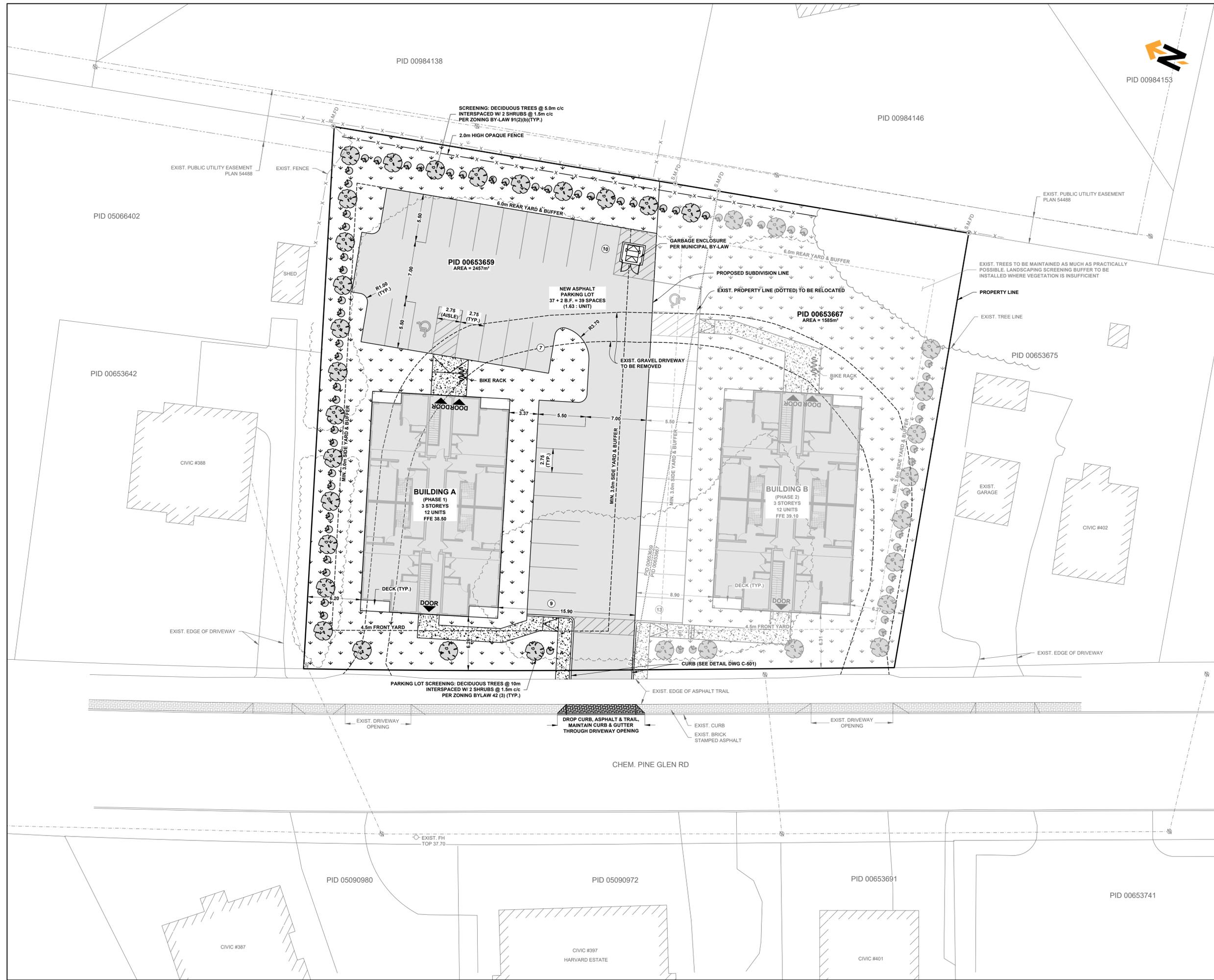
*(b) a reasonable variance from the requirements referred to in paragraph 53(2)(a) of a zoning bylaw if it is of the opinion that the variance is desirable for the development of a parcel of land or a building or structure and is in keeping with the general intent of the by-law and any plan under this Act affecting the development.*

*53(2)(a)(viii) of the Act states “the types, dimensions and locations of means of access of lots to streets”*

## **Recommendation**

Staff recommend that the Riverview Planning Advisory Committee APPROVE the proposed variance application on PID 00653659 and 00653667 to allow a driveway to be located within 3m of a side lot line as the request is considered to be reasonable, desirable for the development of the property, and within the intent of the Municipal Plan subject to the following conditions:

- (1) That the project be developed in substantial conformity with the attached site plan and elevation drawings.
- (2) That a subdivisions plan adjusting the shared lot line between PID 00653659 and 00653667 to the location shown on the attached site plan be registered prior to the approval of a building permit for the first multiple unit building.
- (3) That a subdivision plan adjusting the shared lot line between PID 00653659 and 00653667 shall provide reciprocal right of ways that ensure access to both properties is provided via the shared driveway.
- (4) That as-built drawings for engineering submissions shall be required within 30 days after construction is completed.



**LEGEND**

ITEM	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
SANITARY SEWER		
STORM SEWER		
PIPE INSULATION		
CATCH BASIN		
DOUBLE CATCH BASIN		
SLUICE BOX		
CULVERT		
WATER MAIN		
GATE VALVE		
FIRE HYDRANT		
BEND/TEE/EWYE		
END CAP		
REDUCER		
CURB STOP		
VALVE CHAMBER		
WATER WELL		
UTILITY POLE		
GUY WIRE		
LIGHT STANDARD		
OVERHEAD UTILITY LINE		
UNDERGROUND UTILITY LINE		
TELECOM. MAN HOLE		
TRAFFIC SIGNALS		
GAS LINE		
FENCE		
TREE LINE		
TREES		
SHRUB		
TOP OF BANK		
GROUND ELEVATION		
FINISH GRADE		
SURVEY MARKER		
SIGN & POST		
CURB & GUTTER		
SIDEWALK		
GRASS AREA		
CHECK DAM		
SILT FENCE		
TEST PIT		
BORE HOLE		

- NOTES:**
- SEE DWG C-501 FOR NOTES & DETAILS
  - PLAN OF SURVEY SUPPLIED BY HUB SURVEYS INC.

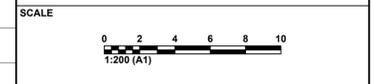
No.	DESCRIPTION	DATE
A	ISSUED FOR TERMS & CONDITIONS	2025-11-21

**CIVIL CONSULTANT**

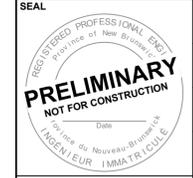
**JRD ENGINEERING LTD.** | INFO@JRDENG.CA  
 30 GORDON ST., SUITE 101 | MONCTON, NB E1C 1L8

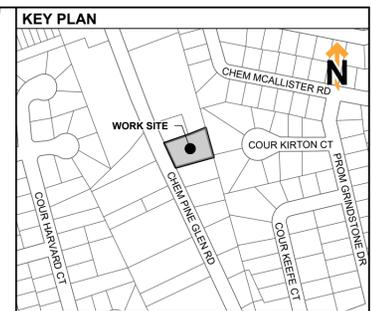
**PROJECT TITLE**  
 12-UNIT BUILDING (PHASE 1)  
 SITE, SERVICING & GRADING  
 398 CHEM. PINE GLEN RD, RIVERVIEW, NB

**DRAWING TITLE**  
 SCHEMATIC SITE PLAN



DESIGNED BY	CHECKED BY
JD	JD
DRAWN BY	CHECKED BY
KL	JD
JOB No.	DATE
25-239E	2025-11-21
DOCUMENT ISSUE	
PRELIMINARY	
REVISION	DRAWING NUMBER
A	C-101





**LEGEND**

ITEM	EXISTING	PROPOSED
SANITARY MANHOLE	○	●
STORM MANHOLE	○	●
SANITARY SEWER	—	—
STORM SEWER	—	—
PIPE INSULATION	—	—
CATCH BASIN	—	—
DOUBLE CATCH BASIN	—	—
SLUICE BOX	—	—
CULVERT	—	—
WATER MAIN	—	—
GATE VALVE	—	—
FIRE HYDRANT	—	—
BEND/TEE/WYE	—	—
END CAP	—	—
REDUCER	—	—
CURB STOP	—	—
VALVE CHAMBER	—	—
WATER WELL	—	—
UTILITY POLE	—	—
GUY WIRE	—	—
LIGHT STANDARD	—	—
OVERHEAD UTILITY LINE	—	—
UNDERGROUND UTILITY LINE	—	—
TELECOM. MAN HOLE	—	—
TRAFFIC SIGNALS	—	—
GAS LINE	—	—
FENCE	—	—
TREE LINE	—	—
TREES	—	—
SHRUB	—	—
TOP OF BANK	—	—
GROUND ELEVATION	—	—
FINISH GRADE	—	—
SURVEY MARKER	—	—
SIGN & POST	—	—
CURB & GUTTER	—	—
SIDEWALK	—	—
GRASS AREA	—	—
CHECK DAM	—	—
SILT FENCE	—	—
TEST PIT	—	—
BORE HOLE	—	—

- NOTES:**
- SEE DWG C-501 FOR NOTES & DETAILS
  - ALL ROOF GUTTERS TO BE PIPED TO 150mm Ø STM. SITE CONTRACTOR TO INSTALL & COORDINATE AS PART OF THIS CONTRACT. SEE ROOF DRAIN (RAINWATER LEADERS) DETAIL ON DWG C-501.

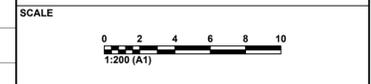
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A	ISSUED FOR TERMS & CONDITIONS	2025-11-21

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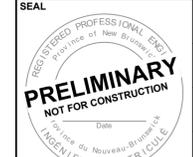
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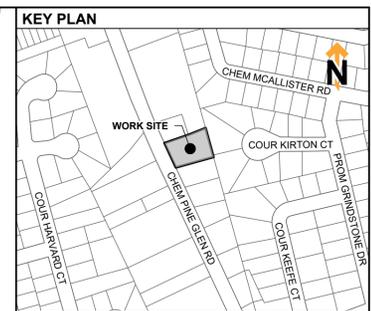
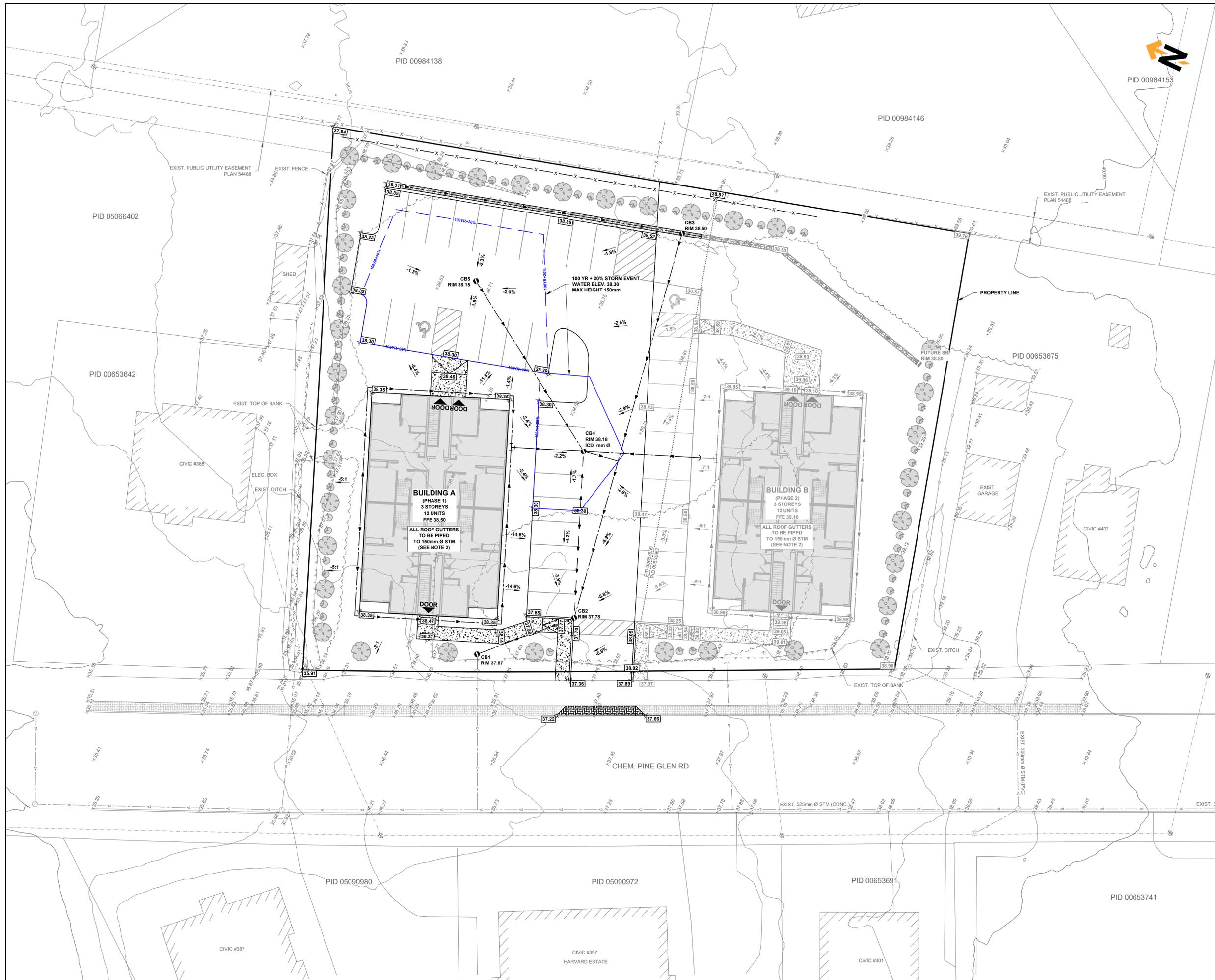
**PROJECT TITLE**  
 12-UNIT BUILDING (PHASE 1)  
 SITE, SERVICING & GRADING  
 398 CHEM. PINE GLEN RD, RIVERVIEW, NB

**DRAWING TITLE**  
 SCHEMATIC SERVICING PLAN



DESIGNED BY	CHECKED BY
JD	JD
DRAWN BY	CHECKED BY
KL	JD
JOB No.	DATE
25-239E	2025-11-21
DOCUMENT ISSUE	
<b>PRELIMINARY</b>	
REVISION	DRAWING NUMBER
<b>A</b>	<b>C-102</b>





**LEGEND**

ITEM	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
SANITARY SEWER		
STORM SEWER		
PIPE INSULATION		
CATCH BASIN		
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SLUICE BOX		
CULVERT		
WATER MAIN		
GATE VALVE		
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A	ISSUED FOR TERMS & CONDITIONS	2025-11-21
No.	DESCRIPTION	DATE

**CIVIL CONSULTANT**

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 30 GORDON ST., SUITE 101 | MONCTON, NB E1C 1L8

**PROJECT TITLE**  
 12-UNIT BUILDING (PHASE 1)  
 SITE, SERVICING & GRADING  
 398 CHEM. PINE GLEN RD, RIVERVIEW, NB

**DRAWING TITLE**  
 SCHEMATIC DRAINAGE & GRADING PLAN



	DESIGNED BY	CHECKED BY
	JD	JD
	DRAWN BY	CHECKED BY
	KL	JD
JOB No.	DATE	
25-239E	2025-11-21	
DOCUMENT ISSUE		
PRELIMINARY		
REVISION	DRAWING NUMBER	
A	C-103	

# 12 Units Pine Glen Rd

Pine Glen Rd, Riverview, NB

Permit Set - IFP  
Jan 11th, 2023

### GENERAL REQUIREMENTS

- THE CONTRACTOR SHALL STRICTLY CONFORM WITH ALL CODES HAVING JURISDICTION IN THE CONSTRUCTION OF THIS PROJECT, INCLUDING, BUT NOT LIMITED TO, FEDERAL, LOCAL, CITY, COUNTY, BUILDING ZONING, ELECTRICAL, MECHANICAL, FIRE, LIFE SAFETY, AND HANDICAP CODES. ALL WORK MUST BE PERFORMED BY LICENSED AND INSURED CONTRACTORS AND SUBCONTRACTORS. INSURANCE CERTIFICATES, IN WRITING, WILL BE PRESENTED TO CABREIRA DESIGN CO. PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, EXISTING CONDITIONS, AND CODE COMPLIANCE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. IF THE CONTRACTOR FINDS ANY DISCREPANCIES IN THE DRAWINGS OR SPECIFICATIONS HE MUST CONTACT CABREIRA DESIGN CO. FOR VERIFICATION. CABREIRA DESIGN CO. SHALL BE NOTIFIED IN WRITING OF ANY NON-COMPLIANCE IN THE SITE PLANS OR SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ANY ERRORS AND OMISSIONS TO THE ATTENTION OF CABREIRA DESIGN CO. IN WRITING AND SHALL AWAIT WRITTEN INSTRUCTIONS BEFORE PROCEEDING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IF THEY FAIL TO NOTIFY CABREIRA DESIGN CO. PRIOR TO THE CONSTRUCTION AND OR FABRICATION OF WORK.
- SCOPE: THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR TO COMPLETE THE WORK AS DESCRIBED ON THE DRAWINGS AND SPECIFICATIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL PERMITS, COMPLIANCE STATEMENTS, CERTIFICATE OF OCCUPANCY OR OTHER DOCUMENTATION REQUIRED.
- WORK SHALL BE PERFORMED TO THE HIGHEST LEVEL OF STANDARDS OF EACH RESPECTIVE TRADE.
- DEMOLISH AS REQUIRED AND REMOVE ALL DEBRIS FROM THE SITE.
- THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND IN A WORKMANLIKE FASHION. THE PROJECT SHALL BE READY FOR OCCUPANCY UPON THE COMPLETION OF WORK IN A "TURN-KEY" CONDITION.
- CONSTRUCTION SHALL BE BY DIMENSIONS DO NOT SCALE OFF OF THESE DRAWINGS.
- SHOP DRAWINGS MAY BE REQUIRED BY CABREIRA DESIGN CO. FOR ALL STRUCTURAL, MECHANICAL, ELECTRICAL, LIFE SAFETY SYSTEMS, AND SPECIALIZED CONSTRUCTION FROM THE CONTRACTOR AND/OR ALL SUBCONTRACTORS AT NO ADDITIONAL COST. SHOP DRAWINGS SHALL BE SUBMITTED TO CABREIRA DESIGN CO. FOR REVIEW AND CONFORMANCE WITH THE SYSTEMS AND THEIR INTEGRATION WITH EXISTING SYSTEMS AND CONDITIONS. WORK DONE TO LIFE SAFETY SYSTEMS MAY REQUIRE SEPARATE PERMITS. THESE SHALL BE INCLUDED IN THE BASE BID.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE BUILDING AT ALL TIMES.
- THE CONTRACTOR SHALL NOTIFY CABREIRA DESIGN CO. IMMEDIATELY UPON THE DISCOVERY OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS AND OR CONDITIONS.
- THESE PLANS HAVE BEEN PRODUCED TO NATIONAL BUILDING CODE ENERGY STANDARDS. ANY ADDITIONAL STRETCH CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.

### APPLICABLE BUILDING CODES NATIONAL BUILDING CODE - NBC2015

- BUILDING : PART 9 - HOUSING AND SMALL BUILDINGS  
ENERGY: PART 9.36 - ENERGY EFFICIENCY  
FIRE: PART 9.10 - FIRE PROTECTION  
ELECTRICAL: PART 9.34 - ELECTRICAL FACILITIES  
MECHANICAL: PART 9.33 - HEATING AND AIR-CONDITIONING  
PLUMBING: PART 9.31 - PLUMBING FACILITIES

Sheet List	
Sheet Number	Sheet Name
0000	Cover Sheet
G000	General
L101	Site plan
A101	Floor Plans
A102	Foundation Plan & Typical Bulkhead Plan
A201	Elevations
A301	Building and Wall Sections
A401	Typical Suite A Enlargement
A402	Typical Suite B Enlargement
A403	Stairs Enlargements
A404	Stair Section and Details
A501	Wall, Floor & Roof Assemblies
A502	Canopy & Deck details
A503	Section Details & Miscellaneous Details
A601	Door Schedule and Elevations
A602	Window Schedule and Elevations
F600	Fire Separation Plans
E101	Main Floor Lighting & Outlet Plan
E102	Second Floor Lighting & Outlet Plan
E103	Third Floor Lighting & Outlet Plan

Total Wall Area Facing Street		
	Front Elevation in the main floor	Percentage
Total wall area	554.17 SF	
Windows & Doors	173.84 SF	
Total Stone & Batten board	383.33 SF	
Stone	52.71 SF	13.75%
Batten board	327.62 SF	86.25%

2015 NATIONAL BUILDING CODE SUMMARY			
ITEM	GENERAL BUILDING INFORMATION		CODE REFERENCE
	Prime Consultant	Cabreira Design Co 795 Main Street, Unit 208 Moncton, New Brunswick E1C 1E9	Tel: (506) 800-1628
A	Architect	Front elevation ground floor glazing 40%	
B	Structural		
	Glazing requirements:	First floor front elevation - 492.6sqft Windows - 196.3sqft 196.3 / 492.6 = 40 %	
ITEM	REVIEW INFORMATION		CODE REFERENCE
1	Project Name:	3 Storeys -12 Units - Apt	<input type="checkbox"/> Part 3 <input checked="" type="checkbox"/> Part 9
	Civic Address:	Trilles Road, Riverview, NB	
	Project Type:	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Renovation	
2	Major Occupancy:	Group C	3.1.2.1(1) 9.10.2.1(1)
3	Total Building Area:	4140 SF/ 384.6 m2	Division A 1.4.1.2 Division A 1.4.1.2
4	Gross Area:	3 Storeys Group C 4140 SF/ 384.6 m2	
5	Number of Storeys:	3 Bellow Grade - 0	1.4.1.2 1.4.1.2
6	Building Height:	40'-5" / 12.32 m	1.4.1.2 1.4.1.2
7	Number of Facades Facing Streets:	1	3.2.2.10. -
8	Firewalls:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.1.10. 9.10.11.
9	Sprinkler System:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.1.5. 9.10.1.3.
	Adequate Water Supply:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10	Standpipe System:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.5.8. 9.10.1.3.
11	Fire Alarm System:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	9.10.18.2.
12	High Building:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13	Emergency Power Supply:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
14	Hazardous Substances:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	9.10.1.3
15	Vertical Service Spaces:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No *see drawings for ULC information	
16	Permitted Construction Type:	<input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both	3.2.7.5 9.10.18.4.
	Proposed Construction Type:	<input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input type="checkbox"/> Both	3.1.10. 9.10.11.
17	Required Fire Resistance Rating (Hours)		
	Assembly Location	Horizontal Assembly	Listed Design ULC No.
	Floors	45 min	*see floor types
	Roof	n/a	*see roof types
	Mezzanine	n/a	n/a
	Basement	n/a	n/a
	Supporting Assembly (Walls, Columns)	45 min	*see wall types
	Roof	n/a	*see wall types
	Mezzanine	n/a	n/a
	Basement	n/a	n/a
18	Spatial Separation:		
	Wall Location	Area of Exp. Bldg Face	Limiting Distance
	North	119.9 m2	6 m
	South	119.9 m2	12 m
	West	64 m2	25 m
	East	64 m2	6 m
	L/H or H/L	1.36:1	1.36:1
	Max % of Openings	19%	100%
	Proposed % of Openings	13.8%	13.8%
	Min. Fire Res. Rating	45 min	45 min
	Type of Const.	C	C
	Type of Cladding	C	C
	Maximum Travel Distance:	Not more than 30m	
19	Fire Extinguisher	Location	Type
			Quantity
20	Barrier-free Design:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.8.1. 9.5.2.



CABREIRA DESIGN CO.  
(506) 800-1628  
795 Main Street  
Moncton NB E1C 1E9  
www.cabreira.ca

## 12 Units Pine Glen Road

PROJECT ADDRESS  
Pine Glen Rd, Riverview, NB

KEY PLAN

PROJECT TEAM

STAMP

ISSUE SET

Permit Set - IFP

DATE 2023-01-11 10:37:49 AM  
JOB NO 22055CANB  
DRAWN BY J.G.Le  
CHECKED BY Arides Cabreira  
NO DESCRIPTION BY Date

Cover Sheet

0000

ARCHITECTURAL  
All drawings and written material appearing herein constitute original uncalculated work, and may not be distributed, used or disclosed without the written consent of Cabreira Design Co.



**CABREIRA DESIGN CO.**  
(506) 800-1628  
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Moncton NB E1C 1E9  
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## 12 Units Pine Glen Road

### PROJECT ADDRESS

Pine Glen Rd, Riverview, NB

### KEY PLAN

### PROJECT TEAM

### STAMP

### ISSUE SET

Permit Set - IFP

DATE	2023-01-11 10:39:50 AM
JOB NO	22055CANB
DRAWN BY	J.G.Le
CHECKED BY	A.Cabreira
NO DESCRIPTION	BY Date

General

G000

**ARCHITECTURAL**  
All drawings and written material appearing herein constitute original uncalculated work, and may not be distributed, used or disclosed without the written consent of Cabreira Design Co.

### WALL TYPES NOTES

1. Provide listed Fire stopping to all service boxes in rated Fire Separations with and "F" rating not less than the Fire-protection rating required for closures in the Fire separation as per NBC 3.1.9.1.
2. Provide sill gasket or min. 6 Mil layer of Polyethylene sheet at all locations where partition base plate rests on concrete.
3. All rated partitions and walls shall extend to the U/S of the slab or floor above unless noted otherwise.
4. Maximum center to center for drywall support in walls shall not exceed 24". But shall be as indicated on wall types.
5. Poly vapour barrier to be certified to CAN/CGSB-51.34-M86.
6. Firestop the top of all rated partitions and walls at connection to the slab or floor assembly from both sides.
7. Fire resistance ratings shall be maintained behind all showers or bath tubs where it abuts a required rated fire separation. Joints and fasteners shall be taped and sealed.
8. No building services are permitted to penetrate exit stairs except for those directly serving the exit. Such penetrations shall be Fire stopped.
9. Openings in walls rated for support shall be protected by lining the opening with the same type and layers of GWB as required for the wall assembly, or by the installation of a fire rated frame or closure device.
10. Electrical boxes on opposite sides of a rated wall shall not be installed in the same wall framing cavity as per NBC 3.1.11.7.
11. Demising walls constructed of staggered studs or double walls require solid blocking (drywall, plywood, solid wood) to provide the required Fire-stopping between electrical boxes positioned on opposite faces of demising walls.
12. Screws which secure the lower layer of fire rated drywall at the underside of a floor/roof assembly shall be located a minimum of 30mm (1 1/2") from drywall edges/seams. This is required to maintain the fire-resistance rating of the drywall layer/assembly.
13. Screws securing drywall to resilient channels are not to penetrate the membrane to which the channels are fixed.
14. Openings in walls rated for support shall be protected by lining the opening with the same type and layers of GWB as required for the wall assembly, or by the installation of a Fire rated frame of closure device.
15. Posts and lintels located in interior load bearing walls rated for support shall be fully protected from openings and unrated construction to the same level as membrane construction of the Fire rated wall assembly.

### GENERAL PLAN NOTES

1. When specific features of construction are not fully shown on the drawings or called for in the general notes, their construction shall be of the same character as similar conditions.
2. All dimensions are to be taken from numeric designations only; dimensions are not to be scaled off the drawings.
3. All interior dimensions are center to center of framed 2x wall, unless otherwise noted.
4. All gypsum finishes should be smooth, continuous, free of imperfections, and have no visible joints.
5. Provide gas, water spigot, outlet and lighting at roof deck and patio.
6. All required life safety devices, including smoke and carbon monoxide detectors and heat detectors, shall be installed by the contractor in compliance with the NBC2015.
7. Contractor shall coordinate lighting and sprinkler requirements with designer prior to installation.
8. All doors shall be framed 4" from partition unless otherwise noted.
9. Contractor shall refer to the cabinet designer drawings for final cabinet design and layout locations.
10. Any discrepancies between actual conditions and those indicated are to be brought to the attention of the designer as soon as discrepancies are discovered.
11. Utility and appliance requirements are to be confirmed by the contractor with the manufacturer's specifications.

### GENERAL PROTECTION NOTES:

1. Contractor shall provide temporary weather protection for all exterior openings where new exterior openings are installed until permanent items or weather protection are installed.

### GENERAL INTERIOR FINISH NOTES:

1. Provide, store and install all specified finish materials in accordance with manufacturer's instructions and recommendations.
2. Compliance with the manufacturer's requirements for handling, storage, installation and protection is the exclusive responsibility of the general contractor and his respective installers.
3. All finish materials and finish assemblies shall conform to the requirements of all codes and regulations of all governing authorities having jurisdiction.
4. All finish materials shall be new, first quality materials normally available from the manufacturer.
5. Prepare all surfaces scheduled to receive new finishes in accordance with manufacturer's instructions and recommendations.
6. All walls and surfaces receiving paint and wall coverings, etc. shall be properly prepared prior to finish installation as per manufacturers specifications. All J beads or other gypsum metal trim shall be spackled and blended into adjacent surface.
7. All seams and joints of finish materials shall be straight, smooth and clean.
8. Non-matching wallcovering shall be hung smooth by applying strips to the wall with overlapping edges and double cutting through both thicknesses, remove excess paste from each seam as it is made and before proceeding to the next seam.
9. The respective installer shall advise the architect and owner of locations of changes in dye lots, batches or similar color shifts.
10. Before proceeding with procurement, the respective installer shall field verify dimensions to assure enough materials to complete the work.
11. Non substitutions of specified finish materials will be allowed without prior written approval of the designer and owner.
12. Only where indicated "equal to" or "substitutions" for specified materials, or for long lead time consideration shall substitutions be considered by the designer and owner.
13. Flash patch all areas where floor surfaces are not smooth, level or true, prior to finish floor installation.
14. All finish floor transitions shall occur at the centerline of doors or cased openings, unless otherwise noted.
15. All resilient base to be rolled goods. GC to use straight base at carpeted areas and cover base at resilient floors, unless otherwise noted.
16. Finishes called for shall extend over, under, and or behind any item of built-in millwork, equipment, mirrors, etc. as indicated on the drawings. wallcovering shall not have seams within six inches or a corner, cut inside corners are not permitted.

### GENERAL PARTITION NOTES

1. See floor plans for partition tags and locations.
2. See floor plans for location of sound attenuation.
3. Partition type details show only principal components and requirements. Rated partitions with design numbers may have additional components.
4. Rated partitions shall have head designs, sealants, and fill of the same rating.
5. All through-wall penetrations must be completed to prevent direct contact with framing members and shall be acoustically sealed with a resilient, non-hardening caulk if the penetration is through a fire-rated partition, an acoustical fire-rated caulk shall be used.
6. See structural drawings and specifications for reinforcing, bracing and other special requirements.
7. Provide for lateral bracing and cross-bridging as recommended by the stud manufacturer for each condition.
8. Coordinate finishes applied to partitions with the owner and designer.
9. Provide blocking at locations including but not limited to casework, shelving, counters, cabinets, door stops, handrail brackets, television locations, bathroom accessories, etc. where indicated, specified or required to provide a solid base.
10. Substitute moisture-resistant gypsum board at all bathroom and laundry room locations.
11. Where two or more layers of gypsum board are used, both horizontal and vertical joints shall be staggered.
12. Glass fiber insulation should be un-finished and secured to structure to prevent sagging.
13. Many of the assemblies recommended have floating elements, gaps are designed into the junction between wall and ceiling panels, and at floor and wall junctions and moldings. It is extremely important that the floating ceiling panels do not contact the wall panels at the wall/ceiling corners, and that floating wall panels do not contact non-floating panels or the floor. The gaps at the corners must be sealed with acoustical caulk.
14. Electrical and low voltage (telephone/cable) service boxes installed on opposite sides of a wall should be placed in separate stud or furring bays. service boxes should not be directly across from each other, back-to-back.
15. If electrical connections to lighting fixtures in floating (sprung hung) ceilings or mounted on walls should be vibration isolated, by using coiled wire with adequate slack or other means to avoid rigid conduit attachment.
16. All mechanical service penetrations (for example, fire sprinkler pipes, if needed) in ceilings should have 1/2 inch of clear space between the duct or pipe and the ceiling structure. that space should be sealed by packing with a layer of glass fiber insulation for the full depth of penetration. Both sides of the penetration should be sealed airtight using non-hardening resilient (silicone). An annular metal sleeve, attached using non-hardening resilient sealant, should be used for penetration gaps over 1 inch.
17. If sound attenuation blankets are indicated extend the gypsum board up to the underside of the deck above and seal the gypsum board to the deck with acoustical sealant

Note: contractor to submit alternates that meet required STC ratings.

### NOTES WHERE APPLICABLE

Centre line of lavatory and water closets shall be at least 380mm. From an adjacent wall. A mirror not less than 300mm. X bathrooms and washrooms. Wall cabinets shall be at least 15m in overall size. Cabinet shall be equipped with shelves and if not provided, equivalent shelf space shall be provided.

Exterior wood doors shall be at least 44mm. Thick if of solid wood, solid core or stile and rail construction. Storm or combination doors shall be at least 35mm. Thick for wood doors and 25mm. For metal doors. Weather stripping material shall be installed at the perimeter of all exterior door openings. glass side lights greater than 500mm. In width shall be safety glass of laminated or tempered glass or to be of wire glass. Glass, other than safety glass, shall not be used for a shower or bathtub enclosure. Glass on exterior openings shall of double glazing. If glass is of metal frame, the frame shall have a thermal break. Glass thickness shall be as per national building code.

Hardware shall be, as per manufacturers recommendations, standard commercial grade for public buildings and made of stainless steel, brass, or bronze. Hinges shall be 89mm. x 69mm. x 2.5mm. Thick for exterior doors and 76mm. x 76mm. x 2.0mm. Thick for interior doors. Door stop shall be provided for all doors.

All windows to be low "E" glass.

Window frames shall allow the installation of screens and storm sash. Living rooms, dining rooms, bedrooms shall have a glazing area of 10% of the floor area. Caulking shall be provided between window frames or trim and the exterior siding or masonry. Operable windows shall be equipped with corrosion resistant locking devices. Either the upper or lower sash of vertical sliding wood sash window shall be balanced.

Two handrails shall be provided on exterior stairs if stairs width is more than 1100mm. And/or having more than 3 risers and/or serves more than 1 dwelling. Clearance between handrail and wall shall be 40mm. Minimum. Emergency lighting if noted shall be provided from a source of energy separate from the electrical supply. Such lighting shall be designed to be automatically activated when the electrical lighting is interrupted. Illumination from such light shall be at least 10lx. For a period of 1/2 hour. Where incandescent lighting is provided, lighting equal to 1w/m of floor area shall be provided.

Area of attic or roof space vents shall be 1/300th. Of the area of the ceiling.

Eave protection shall be provided on shingle, shake or tile roofs extending from the edge of the roof a minimum distance of 914mm. Up the roof slope to a line not less than 300mm. Inside the inner face of the exterior wall. Eave protection shall consist of not less than 0.15mm. Poly laid as continuous sheet or No. 15 asphalt felt in 2 plies lapped 480mm. And cemented together with lapped cement or 2.2 kg/m<sup>2</sup> roll roofing.

Mechanical and electrical shall comply with their respective national code.

All materials shall be new and meet C.S.A. or ASTM standards.

Dimensions to be checked by contractor before beginning of construction and contractor to check with owners for all exposed materials, including washrooms fixtures, light fixtures, casing, doors, windows, carpet, paint, exterior and interior finishes, hardware, etc.



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# 12 Units Pine Glen Road

PROJECT ADDRESS  
 Pine Glen Rd, Riverview, NB

KEY PLAN

PROJECT TEAM

STAMP

ISSUE SET

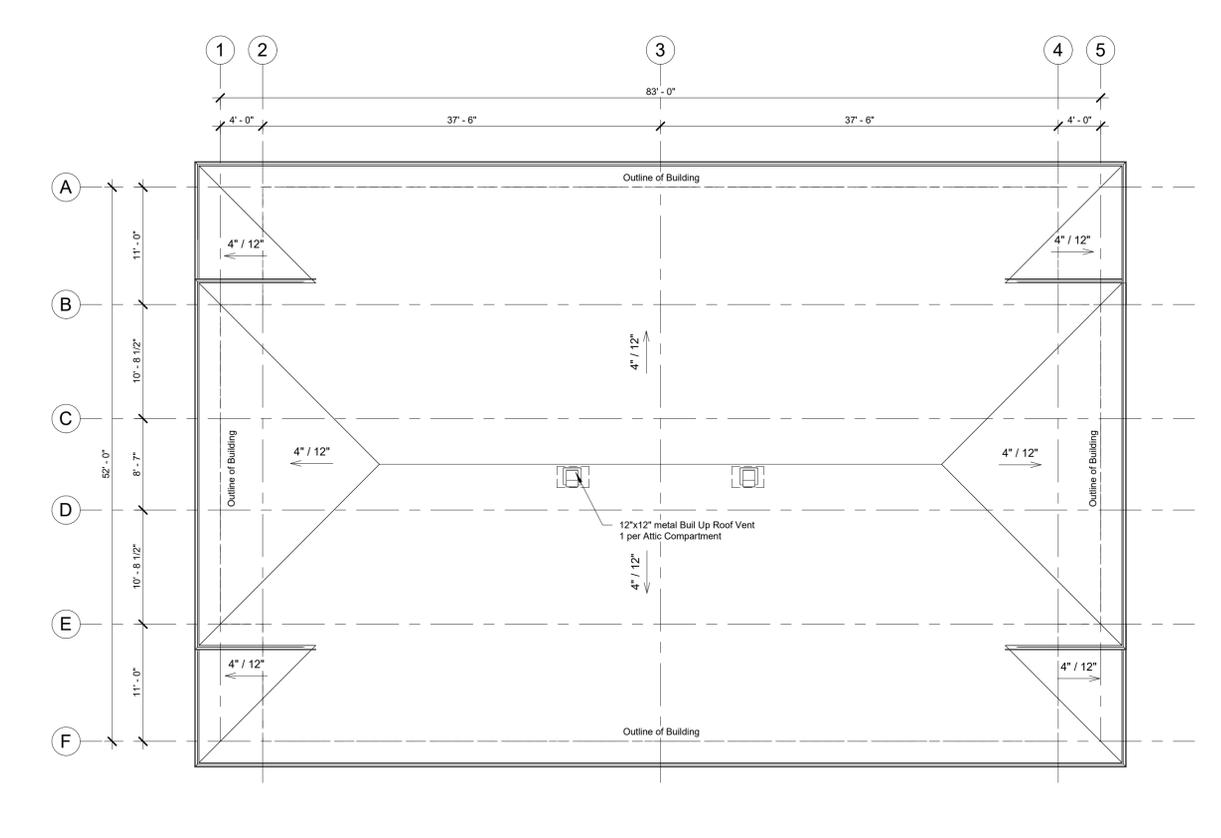
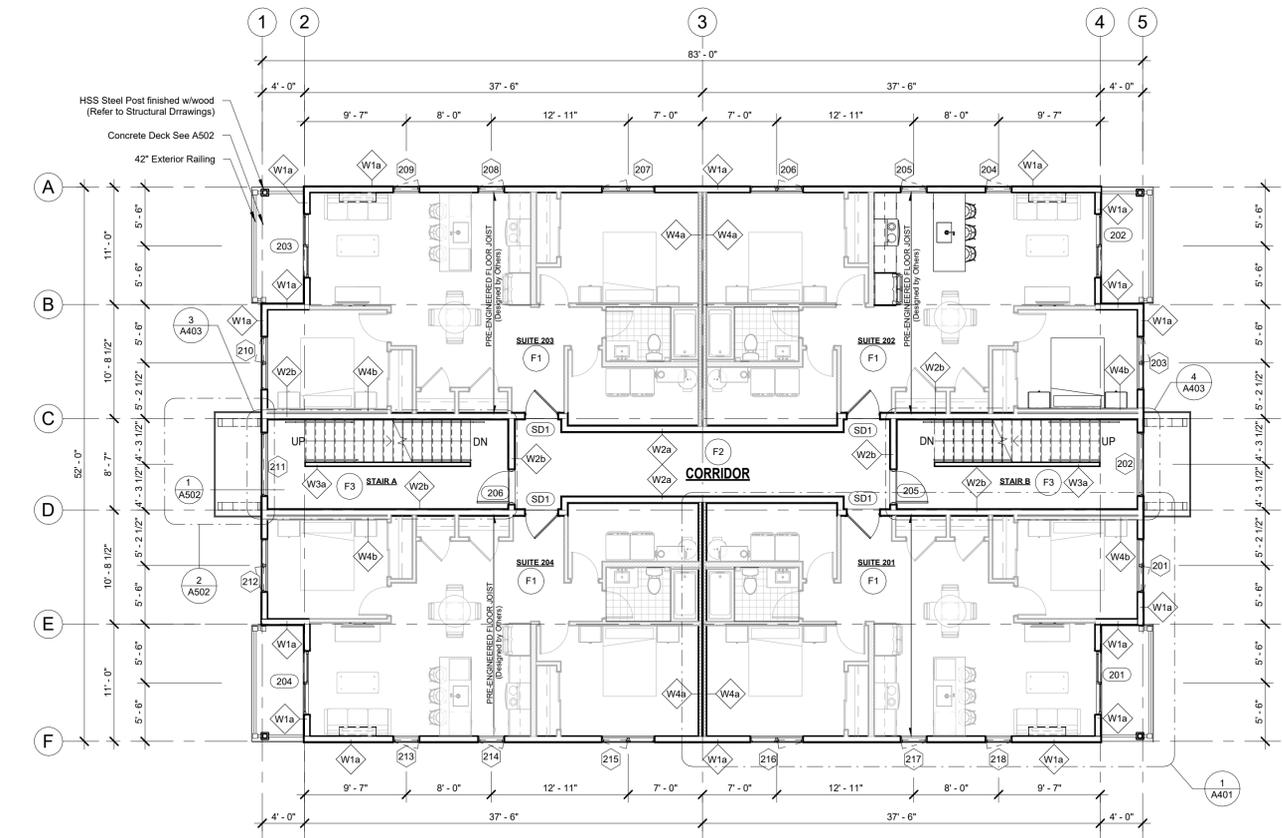
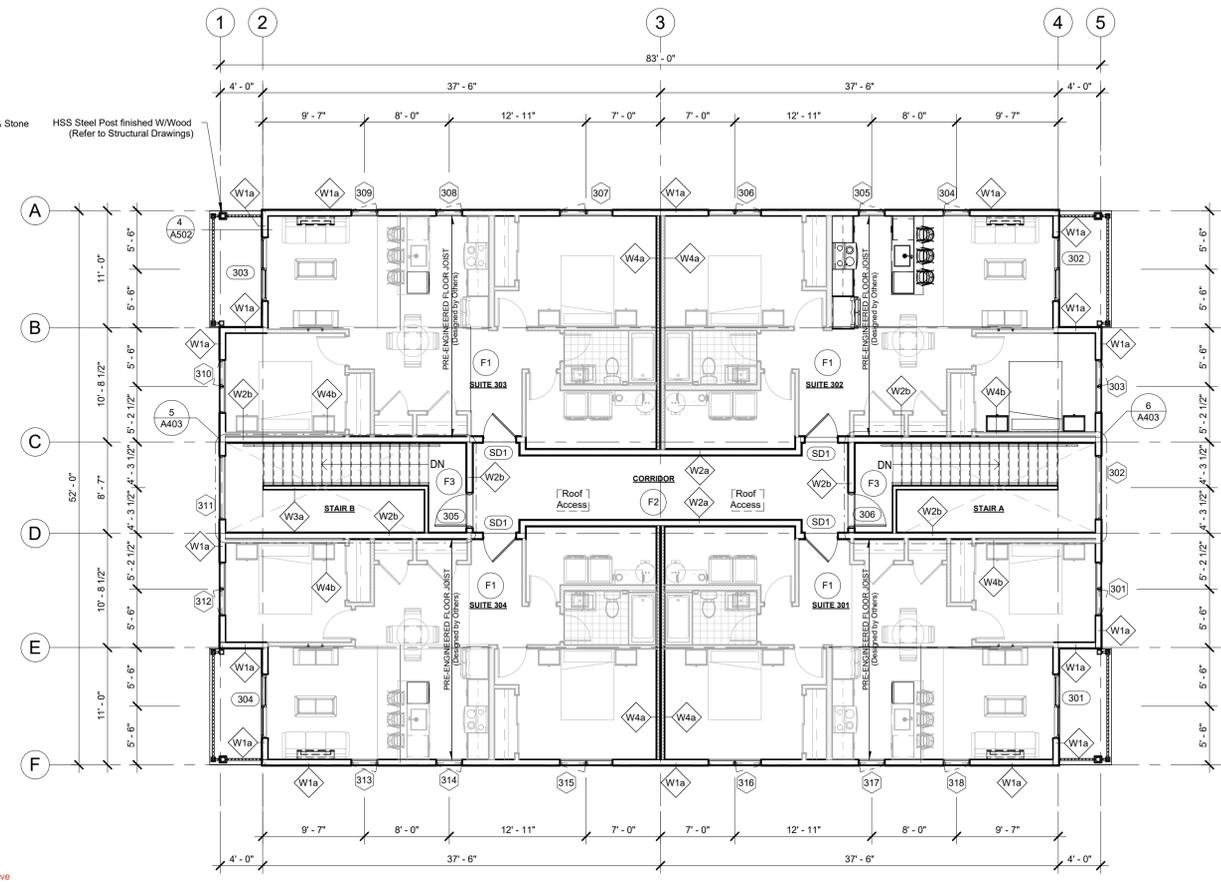
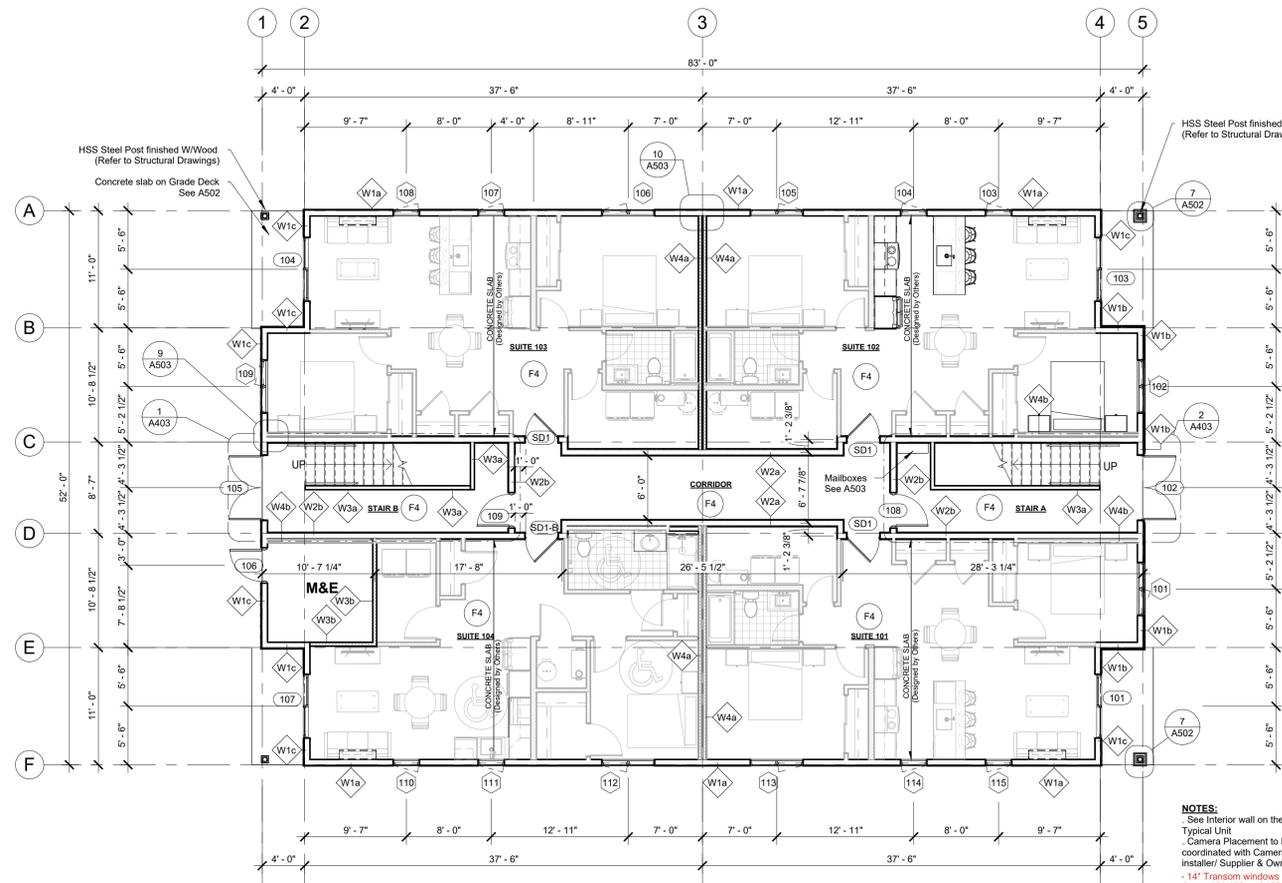
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## Floor Plans

# A101

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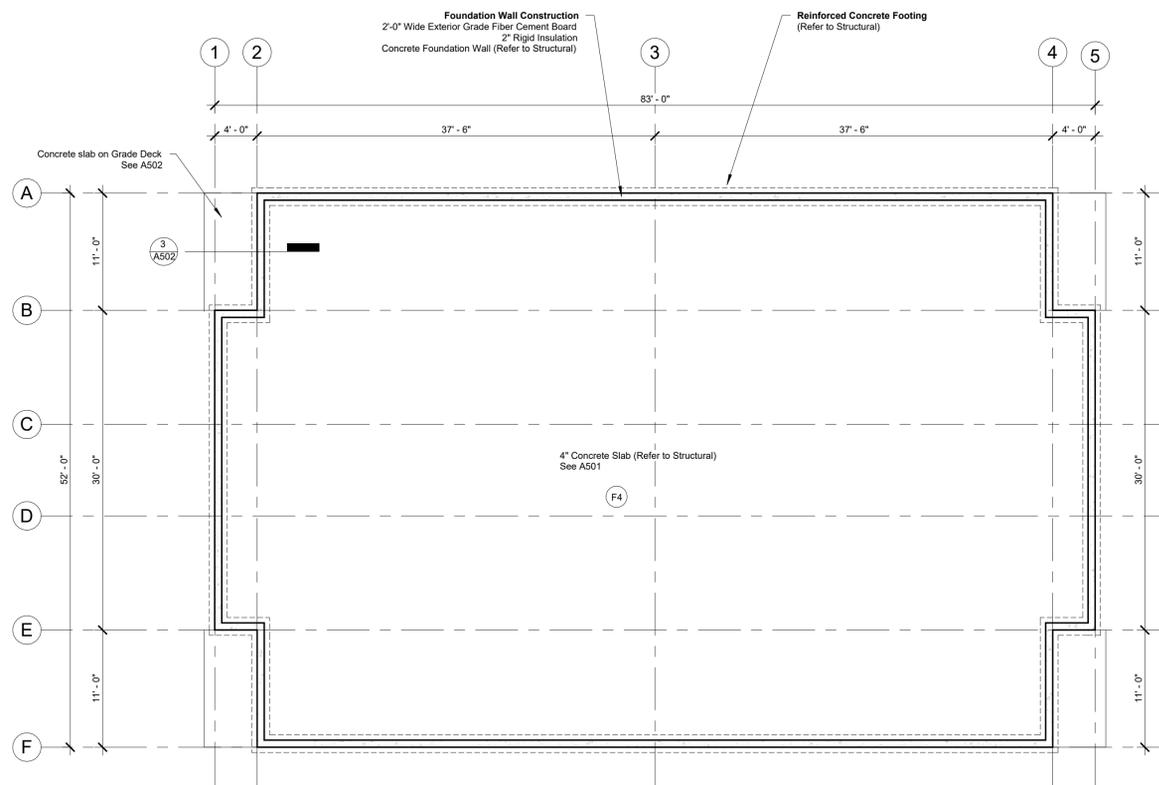
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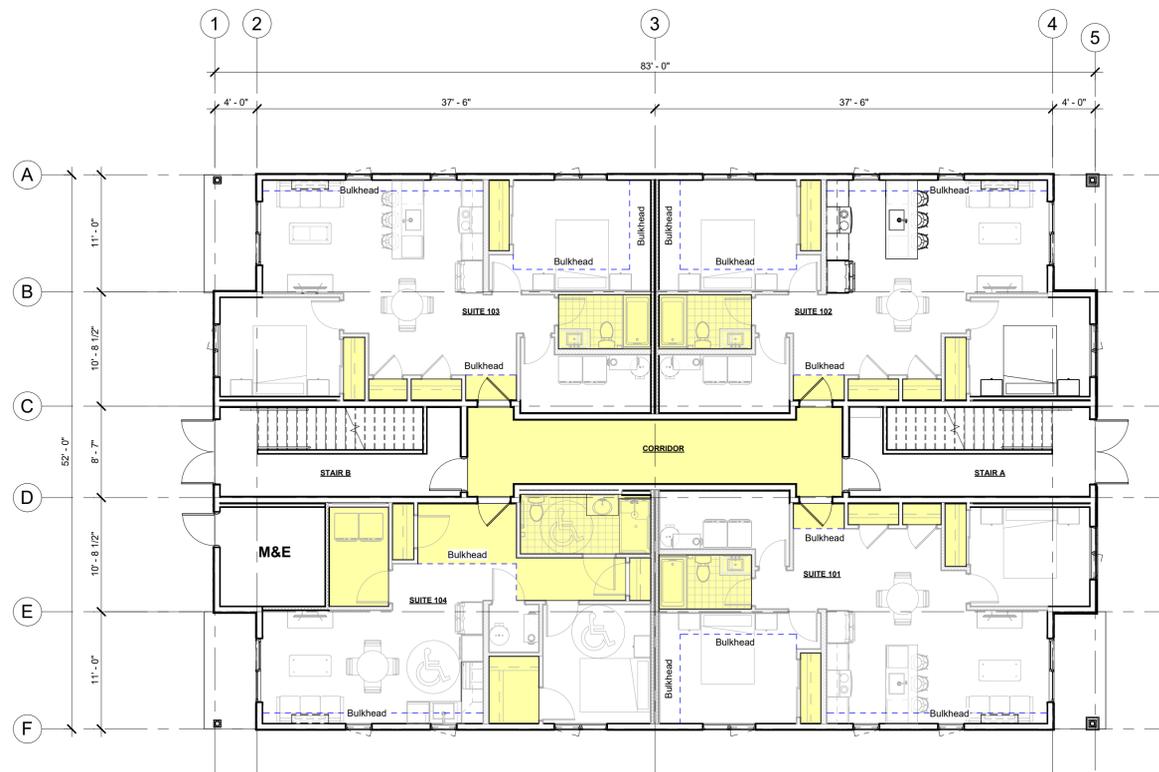
**Foundation Plan & Typical Bulkhead Plan**

**A102**

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① Foundation Plan  
 1/8" = 1'-0"



② Typical Bulkhead Plan  
 1/8" = 1'-0"

**NOTE:**  
 Dropped Ceiling Area  
 Bulkhead position  
 See Bulkhead's Detail at A503



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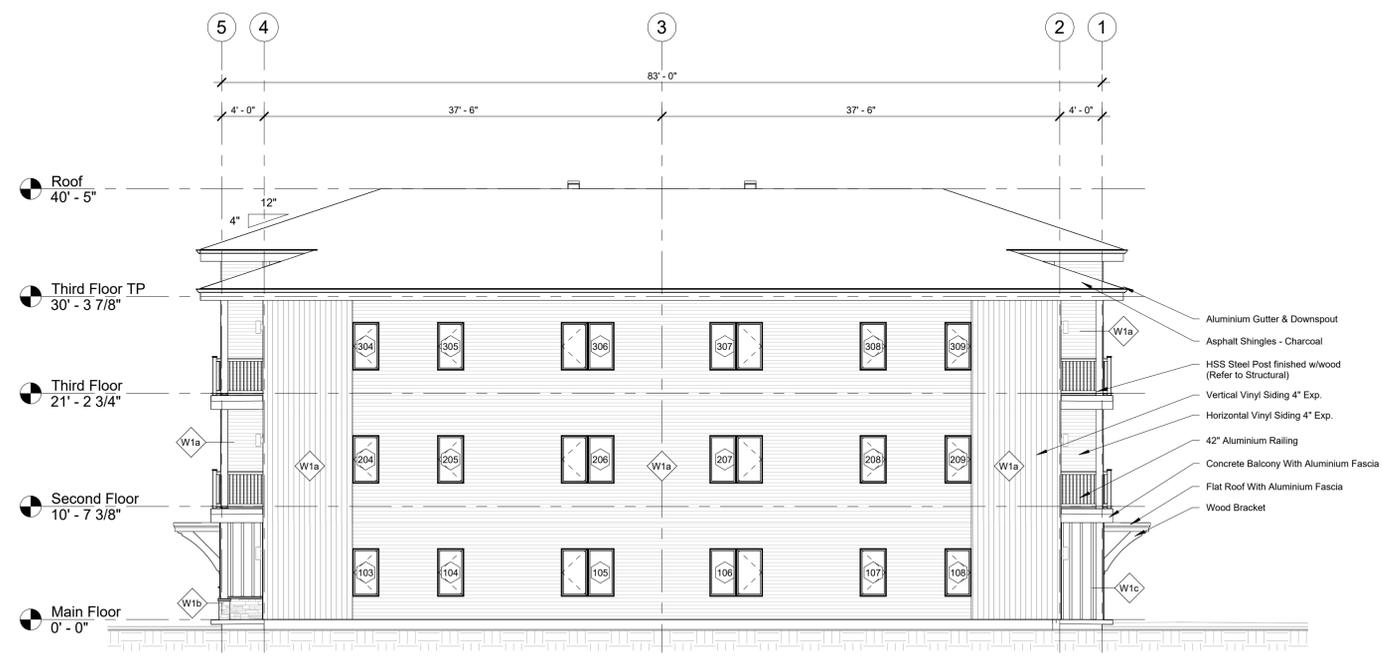
## Elevations

# A201

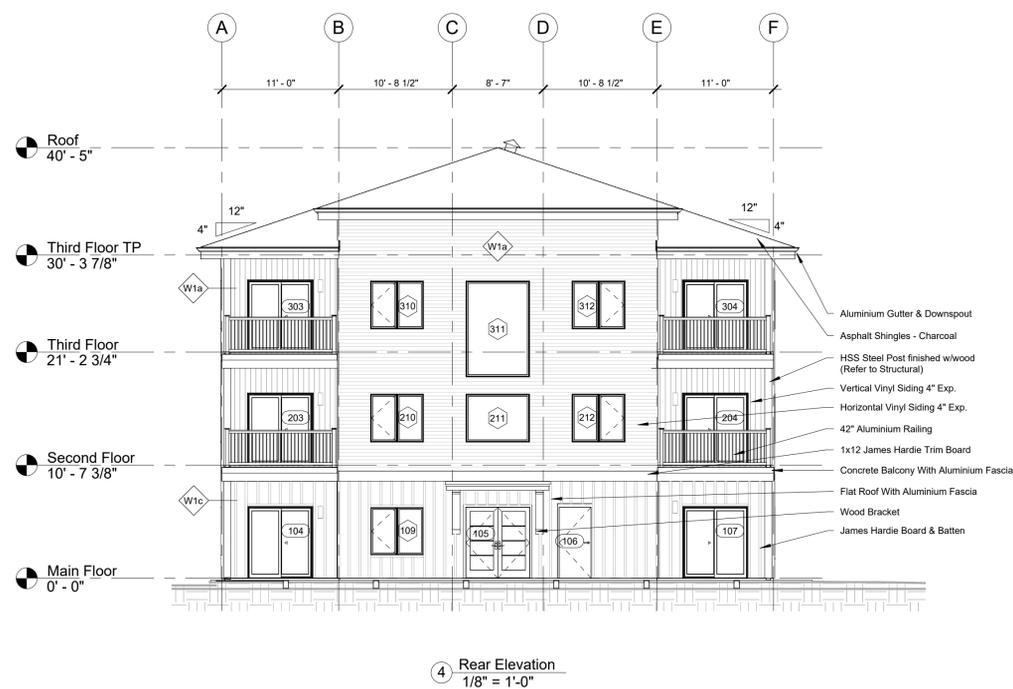
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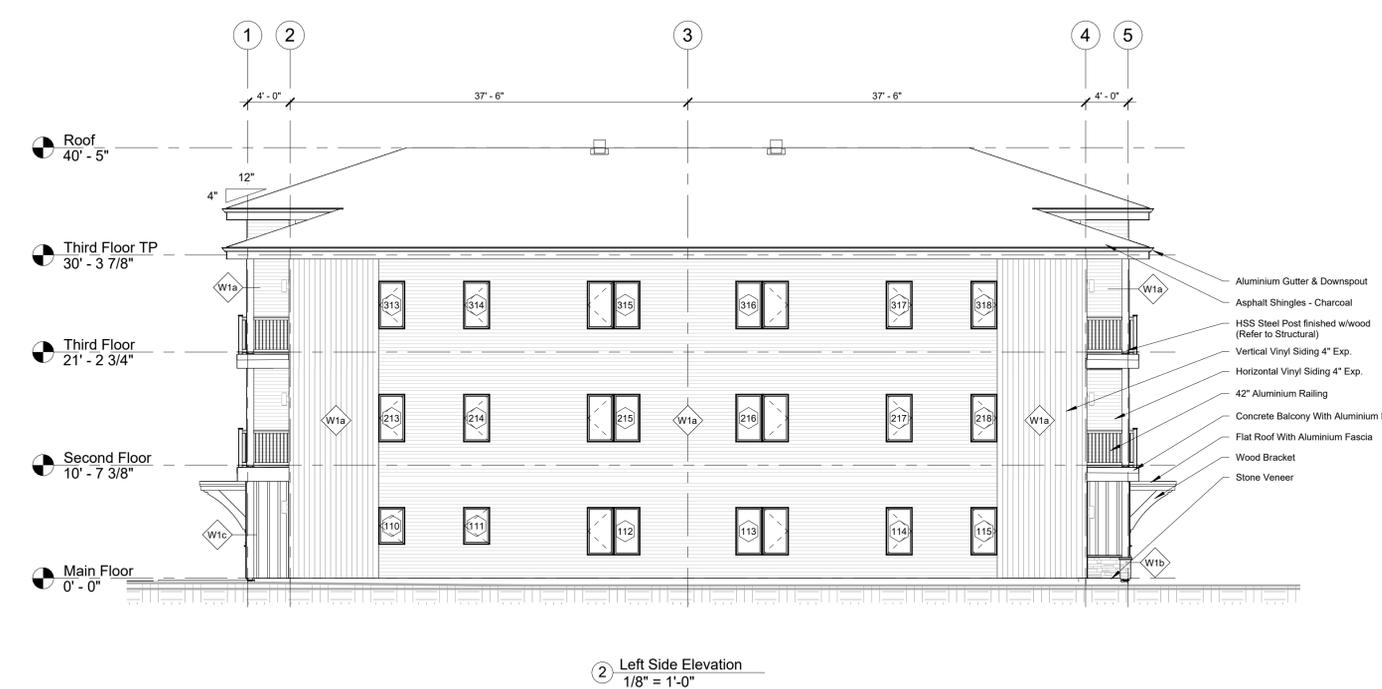
① Front Elevation  
 1/8" = 1'-0"



③ Right Side Elevation  
 1/8" = 1'-0"



④ Rear Elevation  
 1/8" = 1'-0"



② Left Side Elevation  
 1/8" = 1'-0"



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## 12 Units Pine Glen Road

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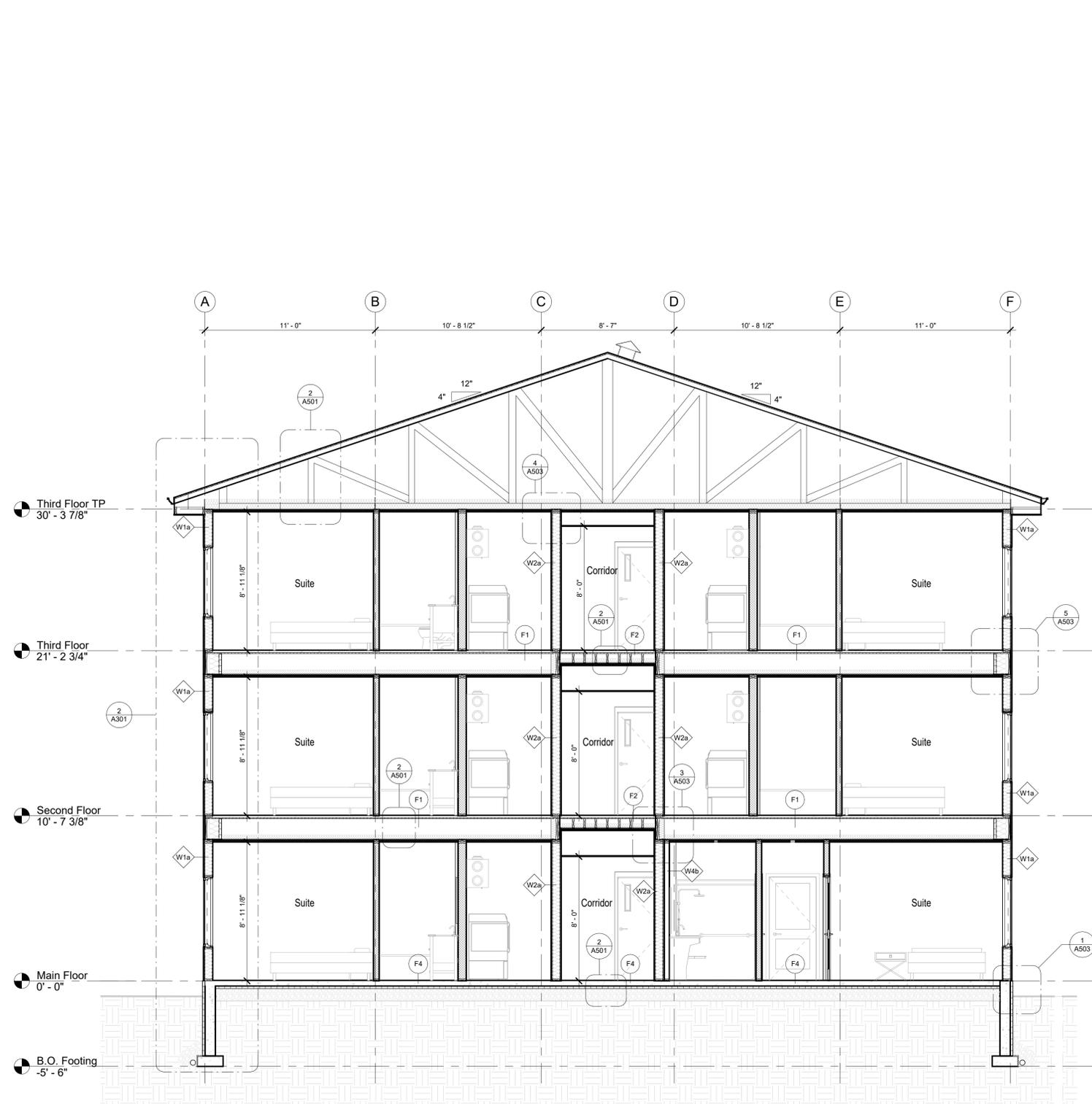
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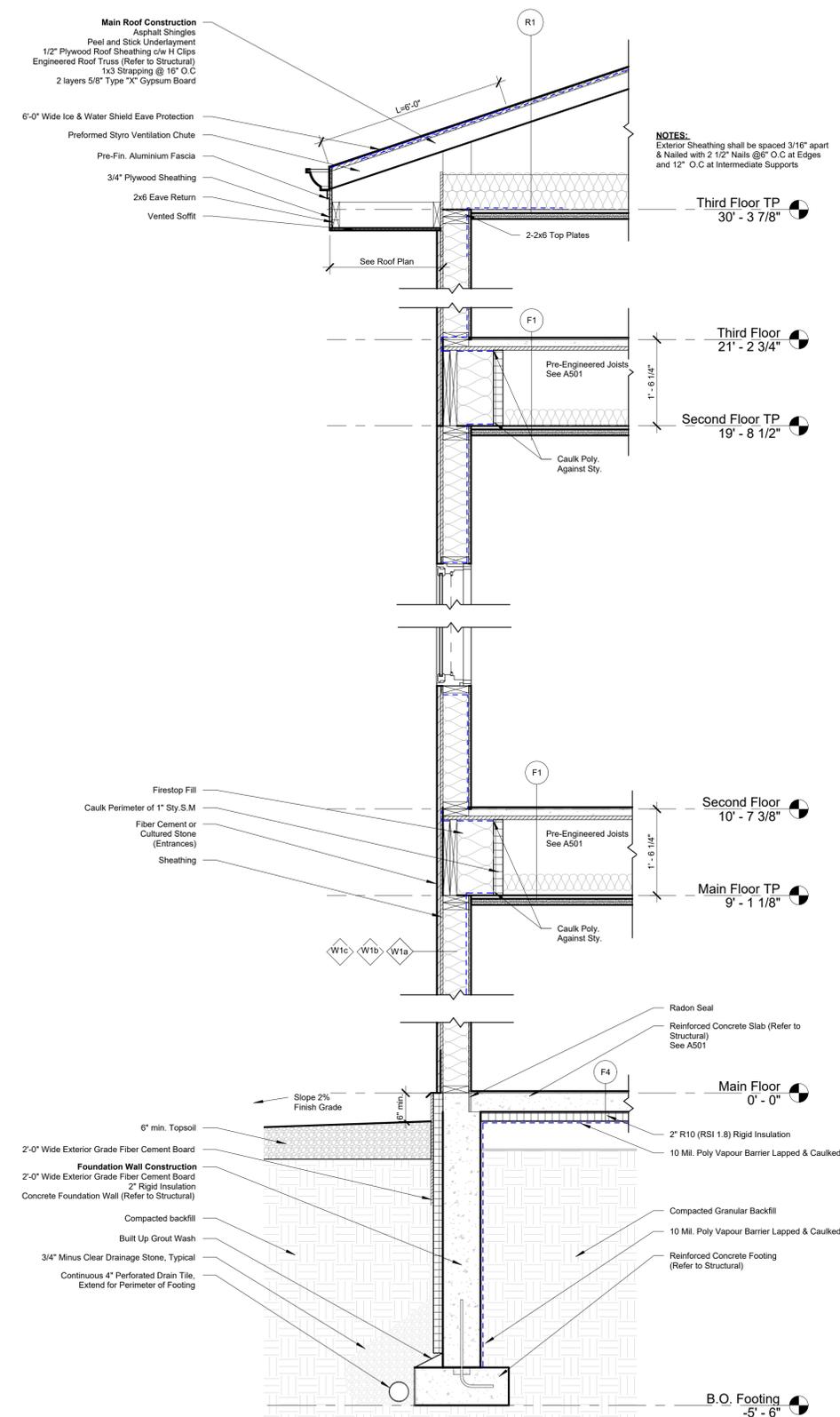
## Building and Wall Sections

# A301

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1 Building Section AA  
 1/4" = 1'-0"



2 Typical Wall Section  
 3/4" = 1'-0"



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## 12 Units Pine Glen Road

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 Pine Glen Rd, Riverview, NB

KEY PLAN

PROJECT TEAM

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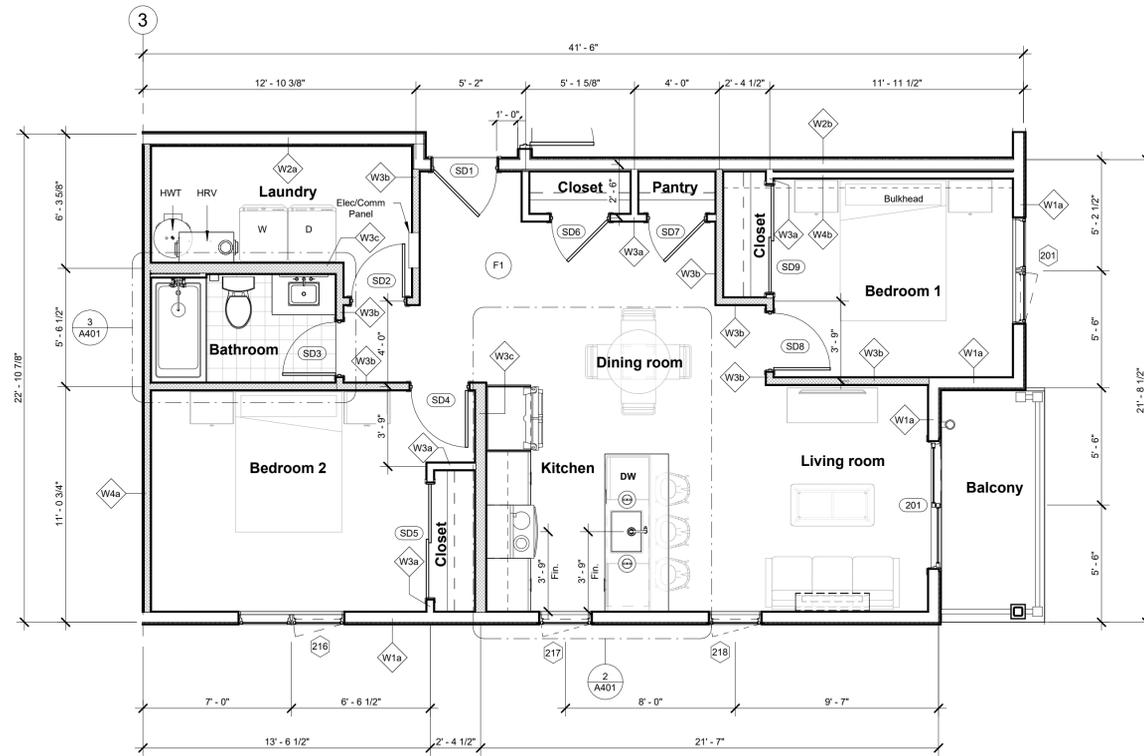
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### Typical Suite A Enlargement

# A401

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1 Typical Unit Floor Plan Type A  
 1/4" = 1'-0"

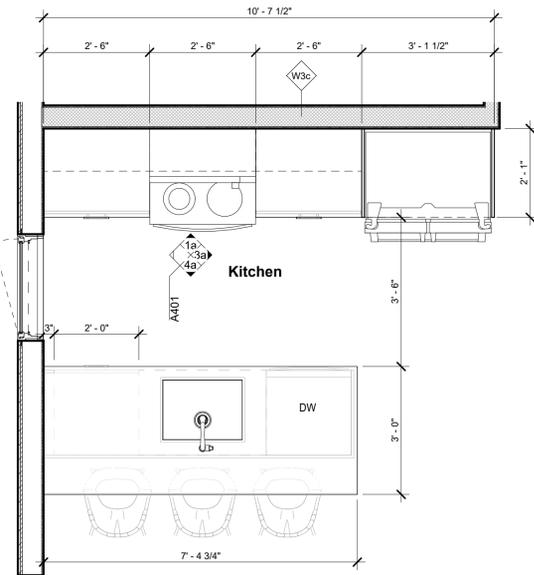
Suite Breakdown per Floor				
Suite Type	Comments	Total Area	Level	Count
<b>Main Floor</b>				
Suite Type A	2 Bed, 1 Bath	2618 SF	Main Floor	3
Suite Type B	1 Bed, 1 Bath	764 SF	Main Floor	1
<b>Second Floor</b>				
Suite Type A	2 Bed, 1 Bath	3491 SF	Second Floor	4
<b>Third Floor</b>				
Suite Type A	2 Bed, 1 Bath	3491 SF	Third Floor	4
Grand total:		10364 SF		12

Suite Breakdown			
Suite Type	Comments	Area	Count
Suite Type A	2 Bed, 1 Bath	9600 SF	11
Suite Type B	1 Bed, 1 Bath	764 SF	1
Grand total:		10364 SF	

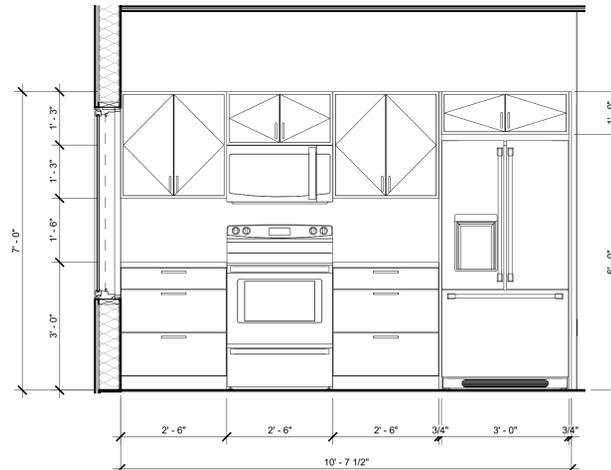
Suite Number & Suite area per Floor		
Name	Area	Comments
<b>Main Floor</b>		
Suite 101	873 SF	2 Bed, 1 Bath
Suite 102	873 SF	2 Bed, 1 Bath
Suite 103	873 SF	2 Bed, 1 Bath
Suite 104	764 SF	1 Bed, 1 Bath
<b>Second Floor</b>		
Suite 201	873 SF	2 Bed, 1 Bath
Suite 202	873 SF	2 Bed, 1 Bath
Suite 203	873 SF	2 Bed, 1 Bath
Suite 204	873 SF	2 Bed, 1 Bath
<b>Third Floor</b>		
Suite 301	873 SF	2 Bed, 1 Bath
Suite 302	873 SF	2 Bed, 1 Bath
Suite 303	873 SF	2 Bed, 1 Bath
Suite 304	873 SF	2 Bed, 1 Bath

**SUITE NOTES:**

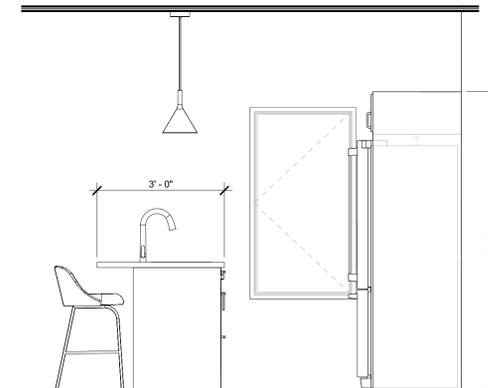
- Joist to not interfere with toilet plumbing. Only modifications approved by a structural engineer are permitted.
- Final kitchen layout by kitchen cabinet supplier.
- Coordinate final plumbing, ventilation & electrical services with cabinet layout.
- Refer to mechanical drawing for exact location of ventilation bulkhead.
- Coordinate walls around showers/tubs with exact shower/tub specs.
- Ensure continuity of Fire rated assemblies behind tubs, showers, cabinets and other fixture including Fire stopping.
- All bathrooms are to have moisture resistant Gypsum board.
- All closets to have rod & shelf unless noted.
- All linen to have min. 5 shelves.
- Refer to floor plans: as shown suite layouts are mirrored in some locations.
- Shop drawings for cabinetwork in BF units are to be submitted for review.



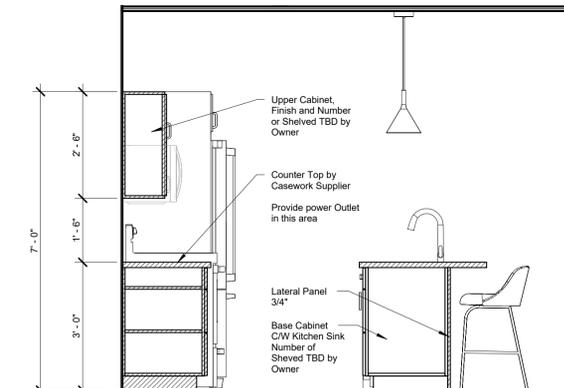
2 Typical Kitchen Enlargement Type A  
 1/2" = 1'-0"



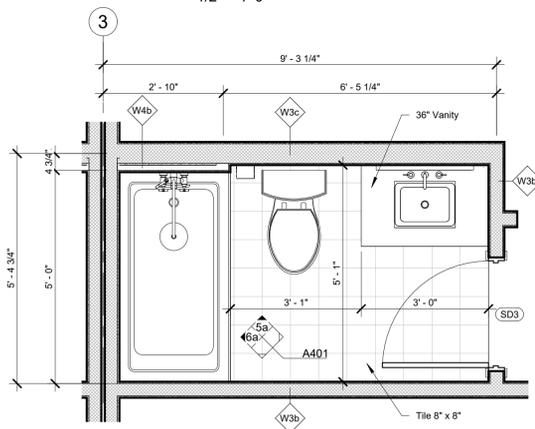
1a Kitchen Elevation 1 - a  
 1/2" = 1'-0"



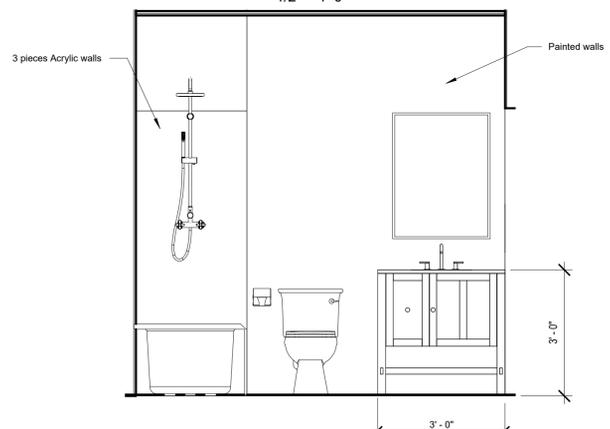
2a Kitchen Section 2 - a  
 1/2" = 1'-0"



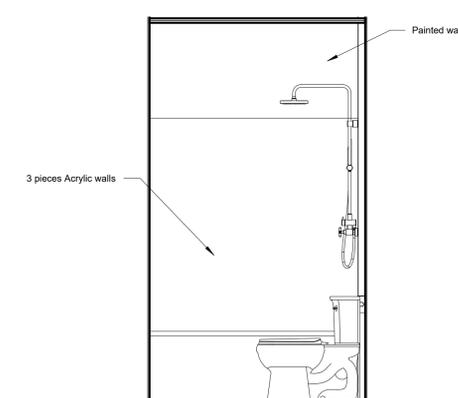
3a Kitchen Section 3 - a  
 1/2" = 1'-0"



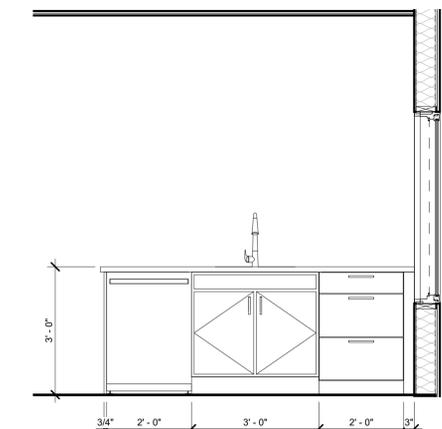
3 Typical Bathroom Type A  
 1/2" = 1'-0"



5a Elevation 5 - a  
 1/2" = 1'-0"



6a Elevation 6 - a  
 1/2" = 1'-0"



4a Elevation 4 - a  
 1/2" = 1'-0"



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## 12 Units Pine Glen Road

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 Pine Glen Rd, Riverview, NB

KEY PLAN

PROJECT TEAM

STAMP

ISSUE SET

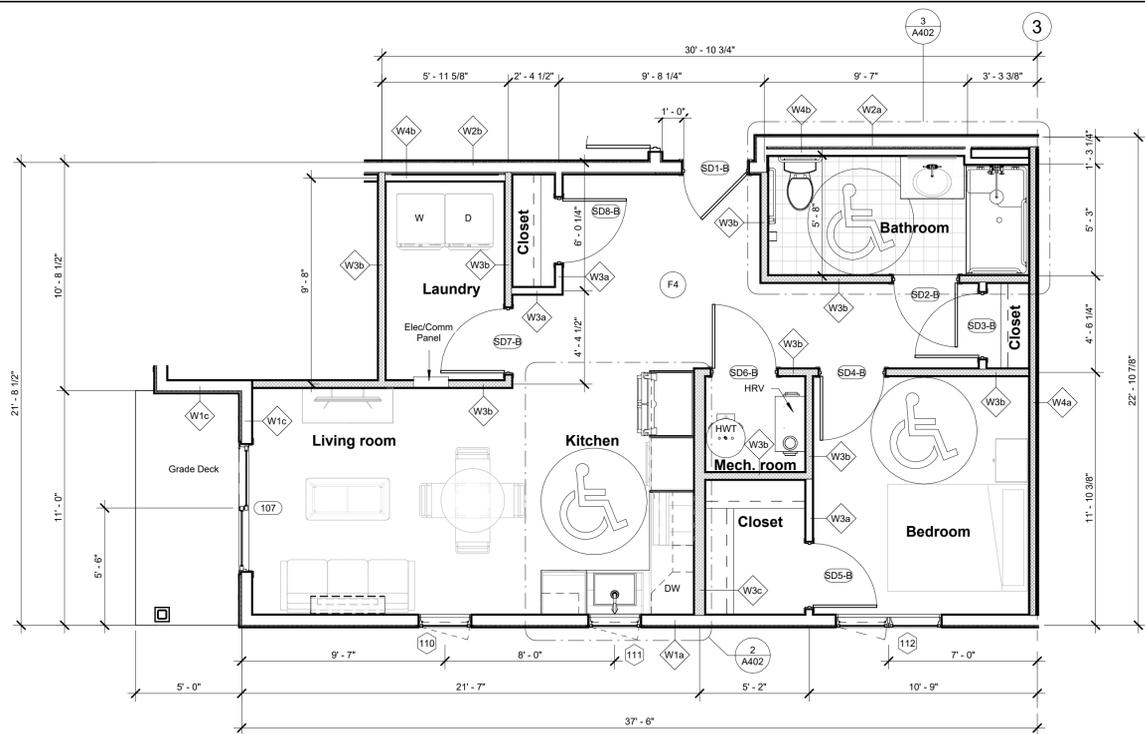
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## Typical Suite B Enlargement

# A402

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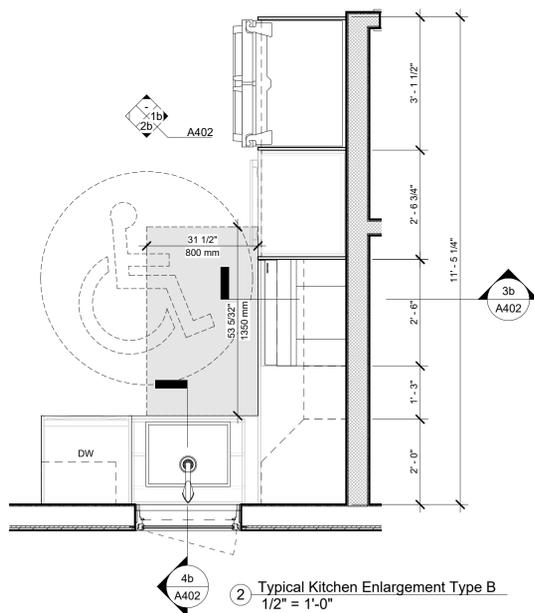
1 Typical Unit Floor Plan Type B  
 1/4" = 1'-0"

Suite Breakdown per Floor				
Suite Type	Comments	Total Area	Level	Count
<b>Main Floor</b>				
Suite Type A	2 Bed, 1 Bath	2818 SF	Main Floor	3
Suite Type B	1 Bed, 1 Bath	764 SF	Main Floor	1
<b>Second Floor</b>				
Suite Type A	2 Bed, 1 Bath	3491 SF	Second Floor	4
<b>Third Floor</b>				
Suite Type A	2 Bed, 1 Bath	3491 SF	Third Floor	4
Grand total:		10364 SF		12

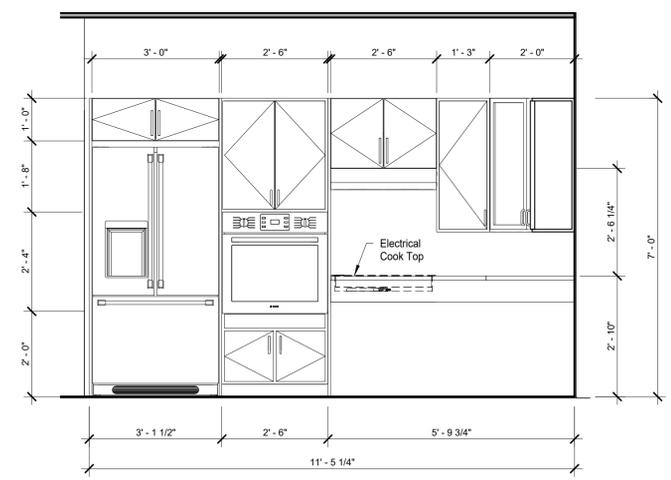
Suite Breakdown			
Suite Type	Comments	Area	Count
Suite Type A	2 Bed, 1 Bath	9600 SF	11
Suite Type B	1 Bed, 1 Bath	764 SF	1
Grand total:		10364 SF	

Suite Number & Suite area per Floor		
Name	Area	Comments
<b>Main Floor</b>		
Suite 101	873 SF	2 Bed, 1 Bath
Suite 102	873 SF	2 Bed, 1 Bath
Suite 103	873 SF	2 Bed, 1 Bath
Suite 104	764 SF	1 Bed, 1 Bath
<b>Second Floor</b>		
Suite 201	873 SF	2 Bed, 1 Bath
Suite 202	873 SF	2 Bed, 1 Bath
Suite 203	873 SF	2 Bed, 1 Bath
Suite 204	873 SF	2 Bed, 1 Bath
<b>Third Floor</b>		
Suite 301	873 SF	2 Bed, 1 Bath
Suite 302	873 SF	2 Bed, 1 Bath
Suite 303	873 SF	2 Bed, 1 Bath
Suite 304	873 SF	2 Bed, 1 Bath

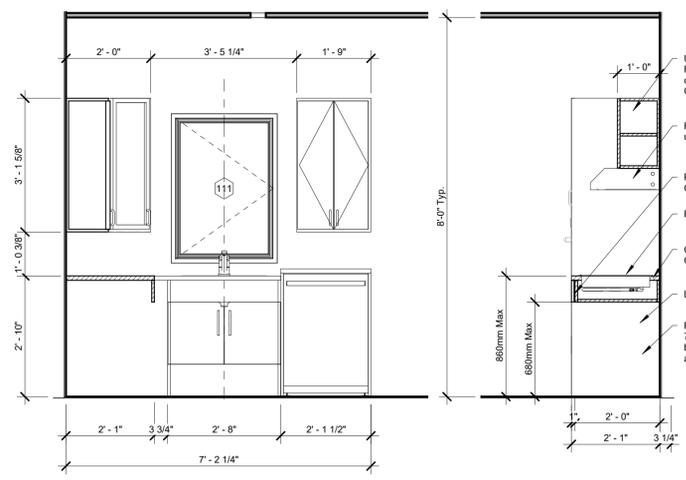
- SUITE NOTES:**
- Joist to not interfere with toilet plumbing. Only modifications approved by a structural engineer are permitted.
  - Final kitchen layout by kitchen cabinet supplier.
  - Coordinate final plumbing, ventilation & electrical services with cabinet layout.
  - Refer to mechanical drawing for exact location of ventilation bulkhead.
  - Coordinate walls around showers/tubs with exact shower/tub specs.
  - Ensure continuity of Fire rated assemblies behind tubs, showers, cabinets and other fixture including Fire stopping.
  - All bathrooms are to have moisture resistant Gypsum board.
  - All closets to have rod & shelf unless noted.
  - All linen to have min. 5 shelves.
  - Refer to floor plans: as shown suite layouts are mirrored in some locations.
  - Shop drawings for cabinetwork in BF units are to be submitted for review.



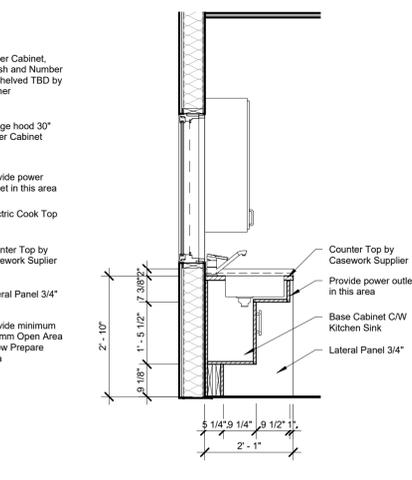
2 Typical Kitchen Enlargement Type B  
 1/2" = 1'-0"



1b Kitchen Elevation 1 - b  
 1/2" = 1'-0"

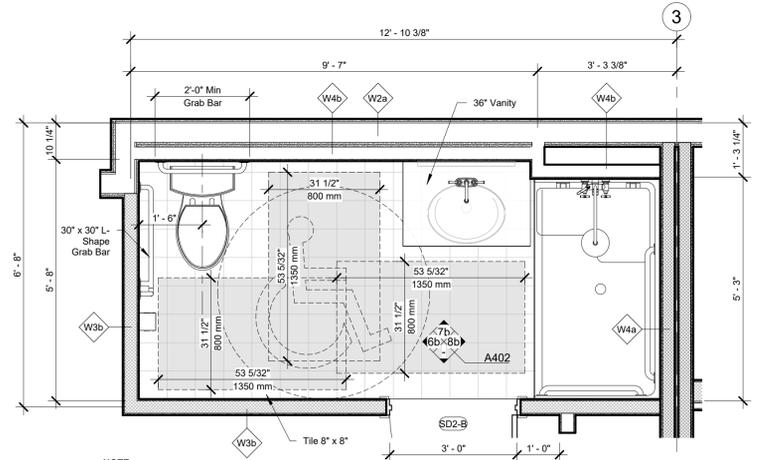


2b Kitchen Elevation 2 - b  
 1/2" = 1'-0"

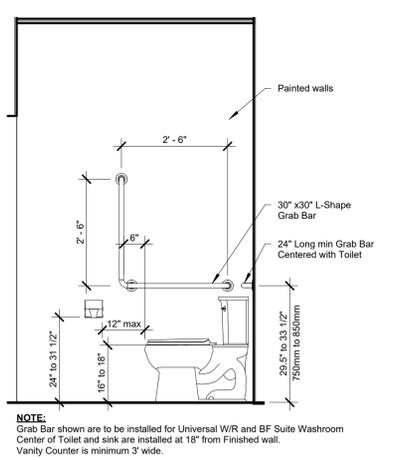


3b Kitchen Section 3 - b  
 1/2" = 1'-0"

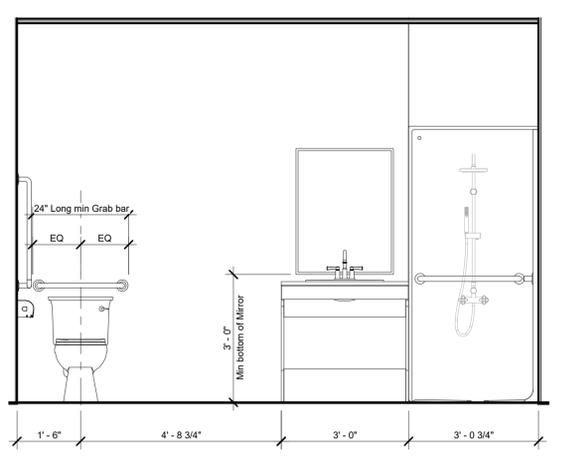
4b Kitchen Section 4 - b  
 1/2" = 1'-0"



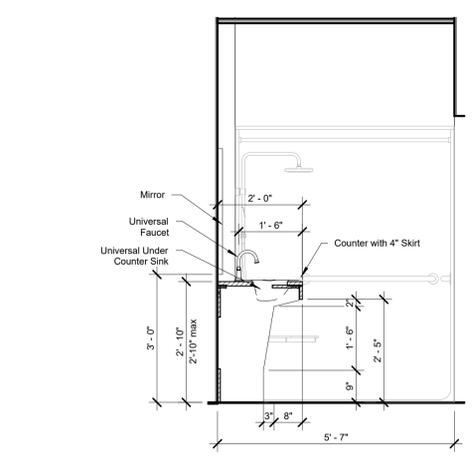
3 Typical Bathroom Type B  
 1/2" = 1'-0"



6b Bathroom Elevation 6 - b  
 1/2" = 1'-0"



7b Bathroom Elevation 7 - b  
 1/2" = 1'-0"



8b Bathroom Elevation 8 - b  
 1/2" = 1'-0"

**NOTE:**  
 Wheelchair Turning Circle diameter distance is 5'-0" minimum.  
 Have no internal dimension between the wall is less than 5'-7".  
 If vanity is installed it cannot encroach on 3'-5" x 5'-0" Clear Area.

**NOTE:**  
 Grab Bar shown are to be installed for Universal W/R and BF Suite Washroom  
 Center of Toilet and sink are installed at 18" from Finished wall.  
 Vanity Counter is minimum 3' wide.

Format 36"x24"



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## 12 Units Pine Glen Road

PROJECT ADDRESS  
 Pine Glen Rd, Riverview, NB

KEY PLAN

PROJECT TEAM

STAMP

ISSUE SET

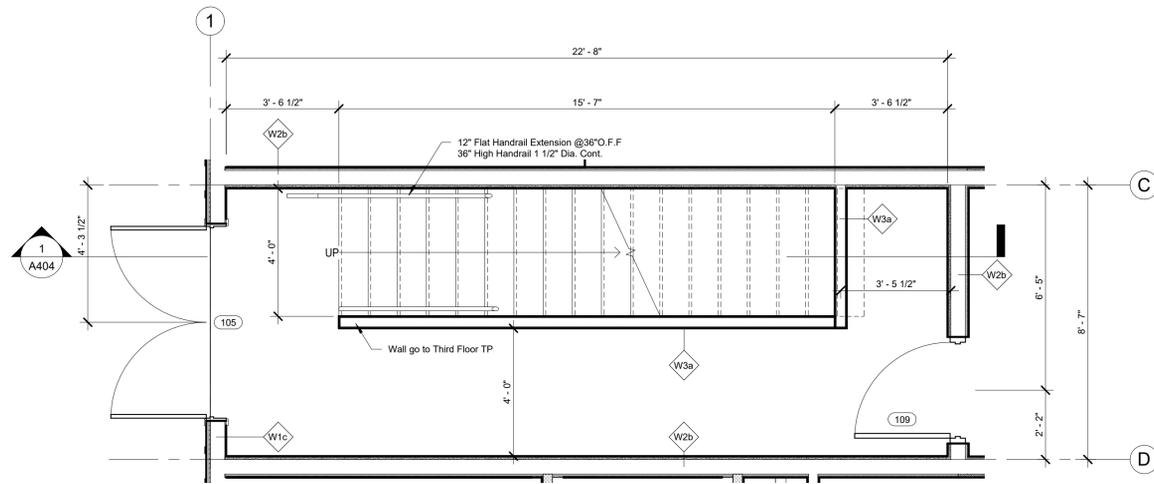
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DRAWN BY	J.G.Le
CHECKED BY	A.Cabreira
NO DESCRIPTION	BY Date

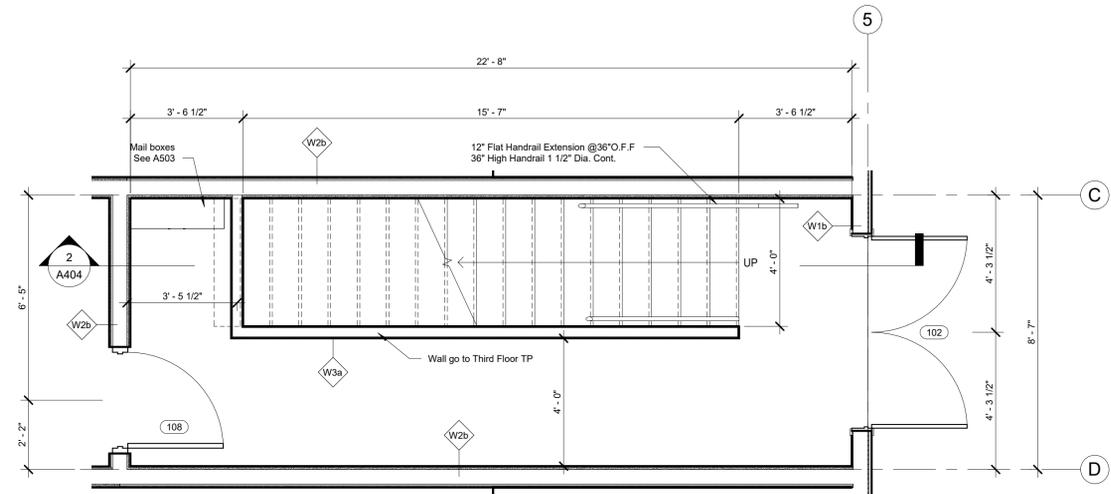
## Stairs Enlargements

# A403

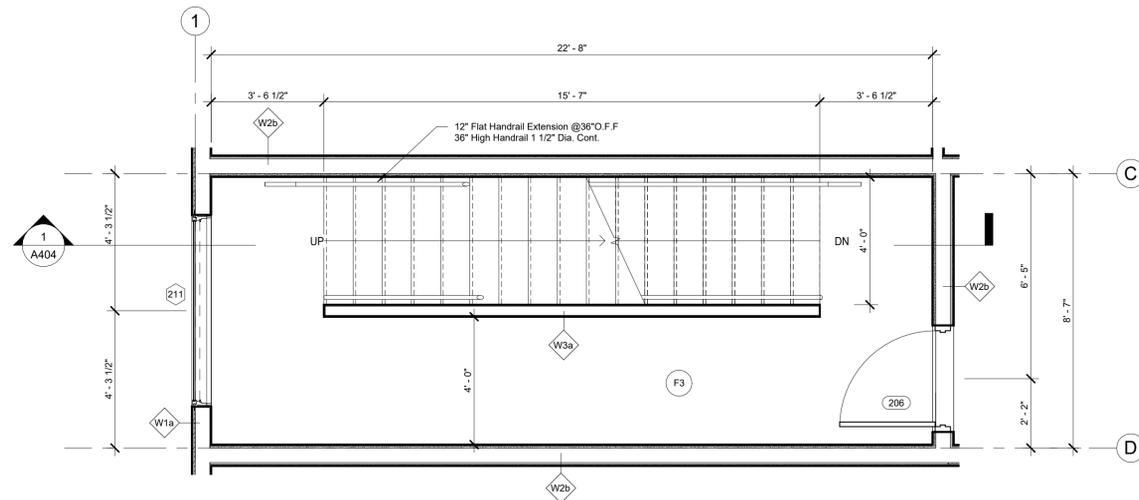
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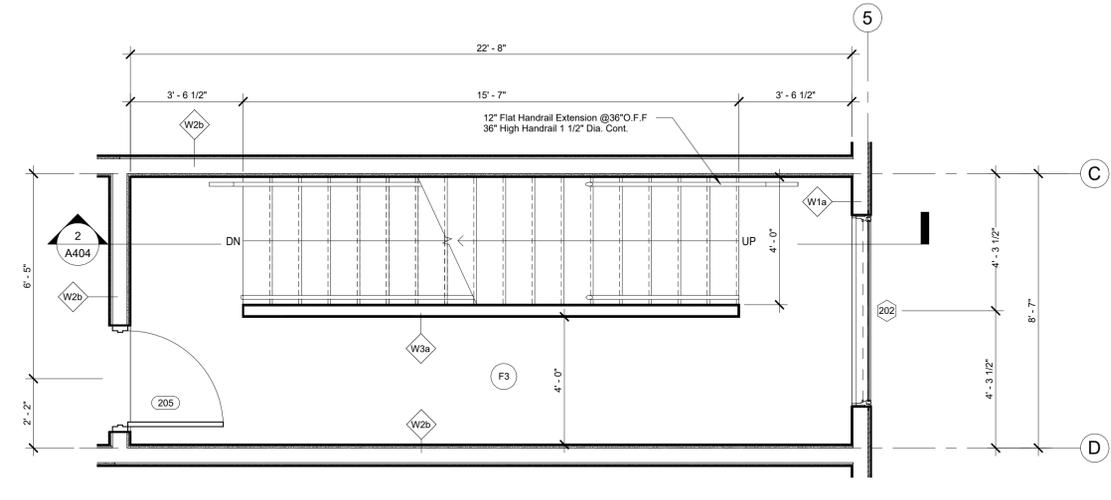
1 Main Floor Stair B Enlargement  
 3/8" = 1'-0"



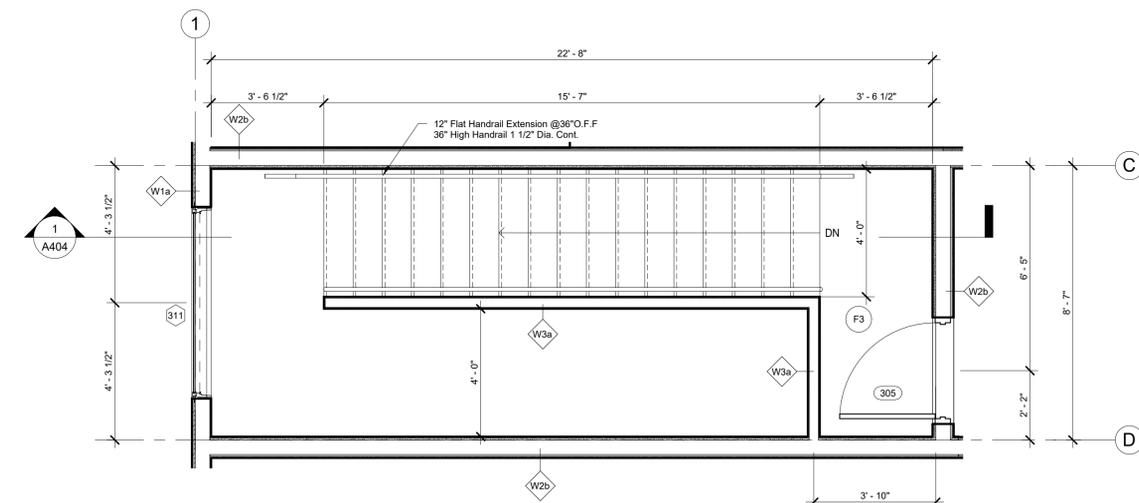
2 Main Floor Stair A Enlargement  
 3/8" = 1'-0"



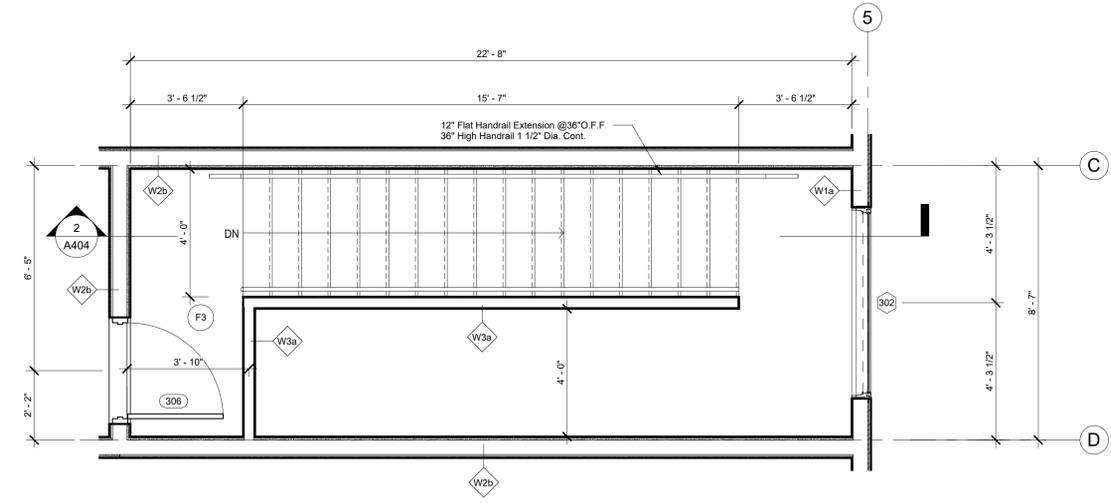
3 Second Floor Stair B Enlargement  
 3/8" = 1'-0"



4 Second Floor Stair A Enlargement  
 3/8" = 1'-0"



5 Third Floor Stair B Enlargement  
 3/8" = 1'-0"



6 Third Floor Stair A Enlargement  
 3/8" = 1'-0"



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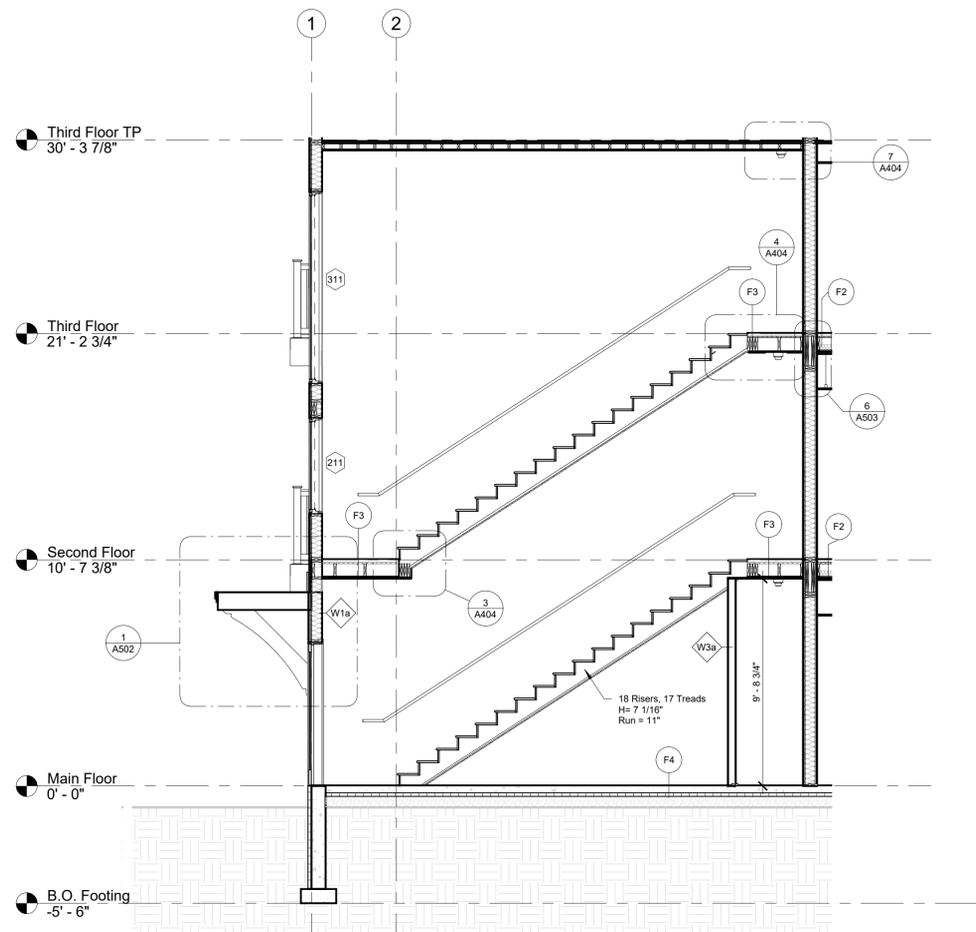
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NO DESCRIPTION	BY Date

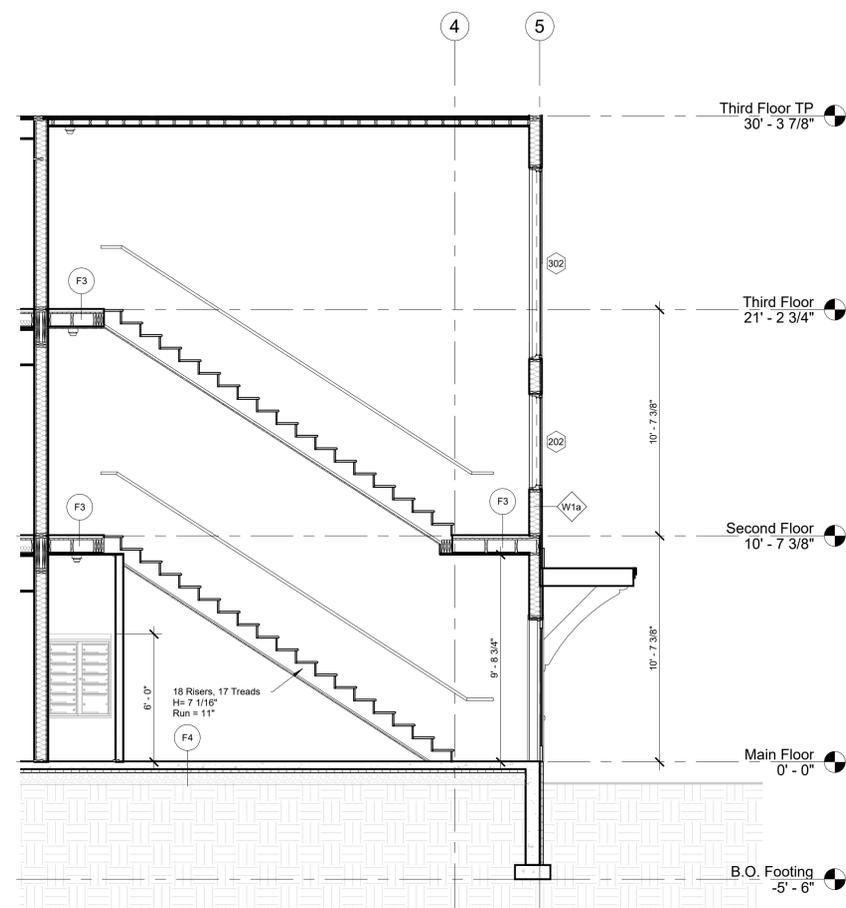
## Stair Section and Details

# A404

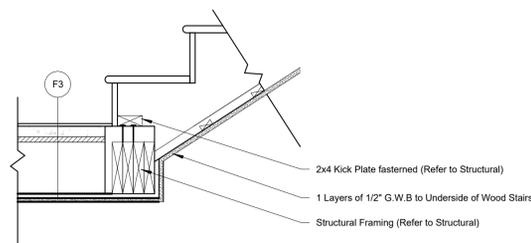
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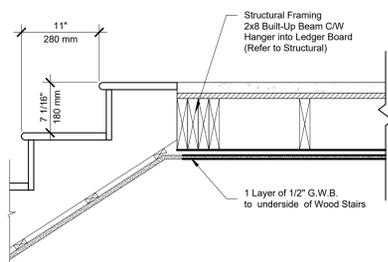
1 Stair B Section  
 1/4" = 1'-0"



2 Stair A Section  
 1/4" = 1'-0"

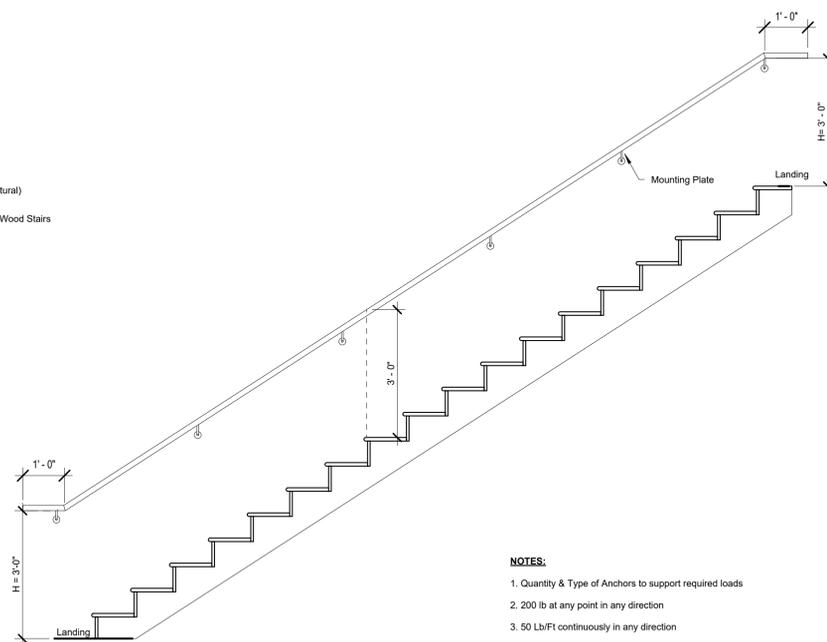


3 Stair Details - Bottom/ Stringer to Wood  
 1" = 1'-0"



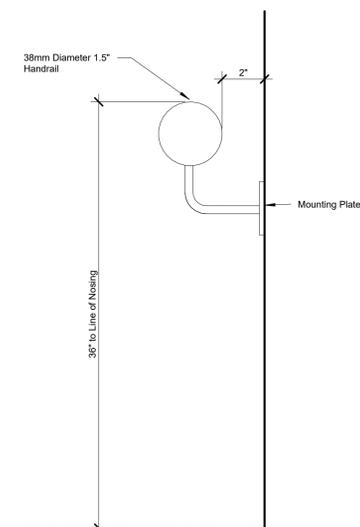
NOTES: Stair's Details refer to Structural

4 Stair Details - Top/ Stringer to Wood  
 1" = 1'-0"

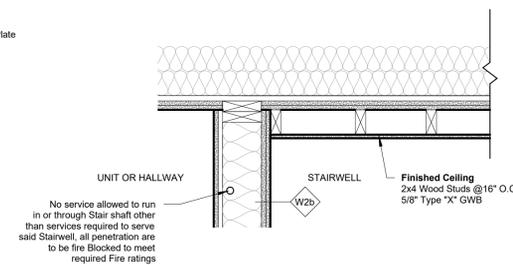


- NOTES:**
- Quantity & Type of Anchors to support required loads
  - 200 lb at any point in any direction
  - 50 Lb/Ft continuously in any direction

5 Typical Handrail Mounting  
 1/2" = 1'-0"



6 Typical Hand Rail/ Guard  
 3" = 1'-0"



7 Corridor Ceiling Section  
 1" = 1'-0"



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## 12 Units Pine Glen Road

PROJECT ADDRESS

Pine Glen Rd, Riverview, NB

KEY PLAN

PROJECT TEAM

STAMP

ISSUE SET

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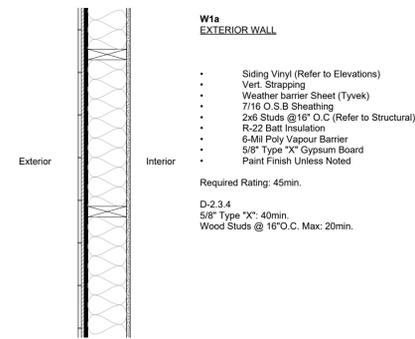
CHECKED BY A.Cabreira

NO DESCRIPTION BY Date

## Wall, Floor & Roof Assemblies

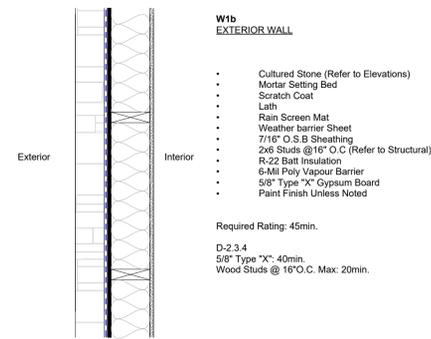
# A501

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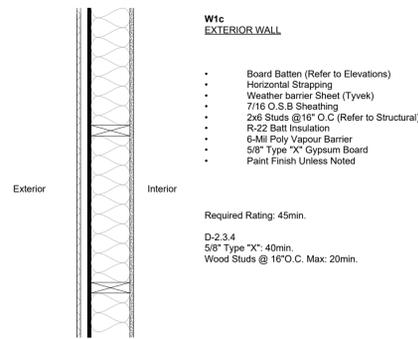
**W1a**  
EXTERIOR WALL

- Siding Vinyl (Refer to Elevations)
  - Vert. Strapping
  - Weather barrier Sheet (Tyvek)
  - 7/16 O.S.B Sheathing
  - 2x6 Studs @16" O.C (Refer to Structural)
  - R-22 Batt Insulation
  - 6-Mil Poly Vapour Barrier
  - 5/8" Type "X" Gypsum Board
  - Paint Finish Unless Noted
- Required Rating: 45min.  
 D-2.3.4  
 5/8" Type "X": 40min.  
 Wood Studs @ 16"O.C. Max: 20min.



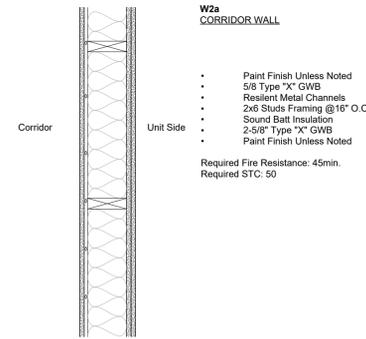
**W1b**  
EXTERIOR WALL

- Cultured Stone (Refer to Elevations)
  - Mortar Setting Bed
  - Scratch Coat
  - Lath
  - Rain Screen Mat
  - Weather barrier Sheet
  - 7/16" O.S.B Sheathing
  - 2x6 Studs @16" O.C (Refer to Structural)
  - R-22 Batt Insulation
  - 6-Mil Poly Vapour Barrier
  - 5/8" Type "X" Gypsum Board
  - Paint Finish Unless Noted
- Required Rating: 45min.  
 D-2.3.4  
 5/8" Type "X": 40min.  
 Wood Studs @ 16"O.C. Max: 20min.



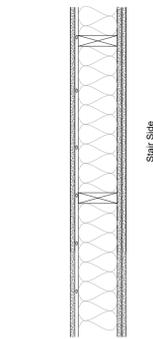
**W1c**  
EXTERIOR WALL

- Board Batten (Refer to Elevations)
  - Horizontal Strapping
  - Weather barrier Sheet (Tyvek)
  - 7/16 O.S.B Sheathing
  - 2x6 Studs @16" O.C (Refer to Structural)
  - R-22 Batt Insulation
  - 6-Mil Poly Vapour Barrier
  - 5/8" Type "X" Gypsum Board
  - Paint Finish Unless Noted
- Required Rating: 45min.  
 D-2.3.4  
 5/8" Type "X": 40min.  
 Wood Studs @ 16"O.C. Max: 20min.



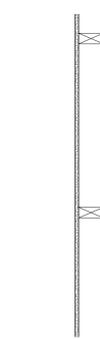
**W2a**  
CORRIDOR WALL

- Paint Finish Unless Noted
  - 5/8 Type "X" GWB
  - Resilient Metal Channels
  - 2x6 Studs Framing @16" O.C
  - Sound Batt Insulation
  - 2-5/8" Type "X" GWB
  - Paint Finish Unless Noted
- Required Fire Resistance: 45min.  
 Required STC: 50



**W2b**  
STAIRS WALL

- Paint Finish Unless Noted
  - 5/8 Type "X" GWB
  - Resilient Metal Channels
  - 2x6 Studs Framing @16" O.C
  - Sound Batt Insulation
  - 2-5/8" Type "X" GWB
  - Paint Finish Unless Noted
- Required Fire Resistance: 45min.  
 Required STC: 50



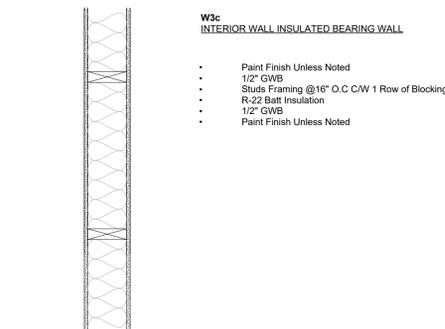
**W3a**  
TYP. INTERIOR WALL

- Paint Finish Unless Noted
- 1/2" GWB
- 2x4 Studs Framing @16" O.C C/W 1 Row of Blocking
- 1/2" GWB
- Paint Finish Unless Noted



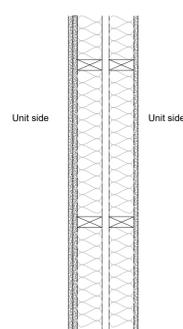
**W3b**  
INTERIOR INSULATED WALL

- Paint Finish Unless Noted
- 1/2" GWB
- 2x4 Studs Framing @16" O.C C/W 1 Row of Blocking
- Sound Batt Insulation (ULC Listed)
- 1/2" GWB
- Paint Finish Unless Noted



**W3c**  
INTERIOR WALL INSULATED BEARING WALL

- Paint Finish Unless Noted
- 1/2" GWB
- Studs Framing @16" O.C C/W 1 Row of Blocking
- R-22 Batt Insulation
- 1/2" GWB
- Paint Finish Unless Noted



**W4a**  
FIRE SEPARATION WALL

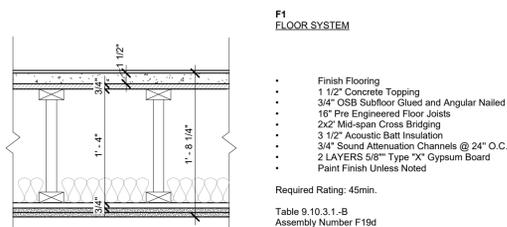
- 1hr Fire-Rated & STC 50 - W14a NBC2015
- 2 layers 5/8" Type "X" Gypsum Board Crackfilled & Painted
- 2x4 Wood Studs @ 16" O.C
- R12 Batt Sound Insulation
- 1" Air Space
- 2x4 Wood Studs @16" O.C
- R12 Batt Sound Insulation
- 6 Mil Poly Vapour Barrier
- 1 layer 5/8" Type "X" Gypsum Board Crackfilled & Painted



**W4b**  
ELECTRICAL WALL

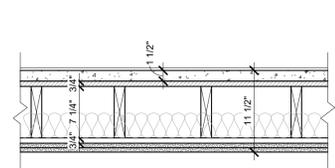
- Paint Finish Unless Noted
  - 1/2" GWB
  - 2x4 Stud Framing @24" O.C C/W Row of Blocking
- Required Fire Resistance: 45min.  
 Required STC: 50

**1** WALL ASSEMBLIES  
 1" = 1'-0"



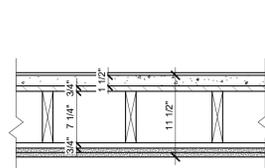
**F1**  
FLOOR SYSTEM

- Finish Flooring
  - 1 1/2" Concrete Topping
  - 3/4" OSB Subfloor Glued and Angular Nailed
  - 18" Fire Engineered Floor Joists
  - 2x2 Mid-Span Cross Bridging
  - 3 1/2" Acoustic Batt Insulation
  - 3/4" Sound Attenuation Channels @ 24" O.C.
  - 2 LAYERS 5/8" Type "X" Gypsum Board
  - Paint Finish Unless Noted
- Required Rating: 45min.  
 Table 9.10.3.1.-B  
 Assembly Number F19d  
 Fire Rating: 1 Hour  
 STC: 59  
 IIC: 30



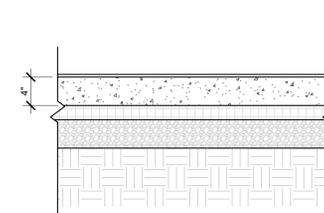
**F2**  
FLOOR SYSTEM IN CORRIDOR

- Finish Flooring
  - 1 1/2" Concrete Topping
  - 3/4" OSB Subfloor Glued And Angular Nailed
  - 2x8 - See Structural For Spacing/blocking
  - 2x2 Mid-Span Cross Bridging
  - 3 1/2" Acoustic Batt Insulation
  - 3/4" Sound Attenuation Channels @ 24" O.C.
  - 2 Layers 5/8" Type "X" Gypsum Board
- Required Rating: 45 Min.  
 Table 9.10.3.1.-B  
 Assembly Number F19d  
 Fire Rating: 1 Hour  
 STC: 59  
 IIC: 30



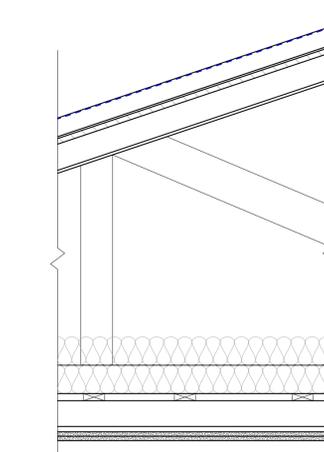
**F3**  
FLOOR SYSTEM IN STAIR

- Finish Flooring
  - 1 1/2" Concrete Topping
  - 3/4" OSB Subfloor Glued And Angular Nailed
  - 2x8 - See Structural For Spacing/blocking
  - 2x2 Mid-Span Cross Bridging
  - 3/4" Sound Attenuation Channels @ 24" O.C.
  - 2 Layers 5/8" Type "X" Gypsum Board
  - Electrical/ Mechanical space
  - Suspended Acoustic Ceiling Tile
- Required Rating: 45 Min.  
 Table 9.10.3.1.-B  
 Assembly Number F19d  
 Fire Rating: 1 Hour  
 STC: 59  
 IIC: 30



**F4**  
CONCRETE SLAB FLOOR

- Finish Flooring
- Impact Sound Resistant Membrane
- 4" Concrete Slab (Refer to Structural)
- 2" R10 (RSI 1.8) Rigid Insulation
- 10 Mil. Poly Vapour Barrier
- 8" Granular Material
- Undisturbed Soil



**R1**  
ROOF SYSTEM

- Asphalt Shingles
- Peel and Stick Underlayment
- 1/2" Plywood Roof Sheathing C/W H Clips
- Engineered Roof Truss (refer to Structural)
- 1x3 Strapping @16" o.c.
- 2 Layers 5/8" Type "X" Gypsum Board

**2** FLOOR ASSEMBLIES  
 1" = 1'-0"





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## 12 Units Pine Glen Road

PROJECT ADDRESS  
 Pine Glen Rd, Riverview, NB

KEY PLAN

PROJECT TEAM

STAMP

ISSUE SET

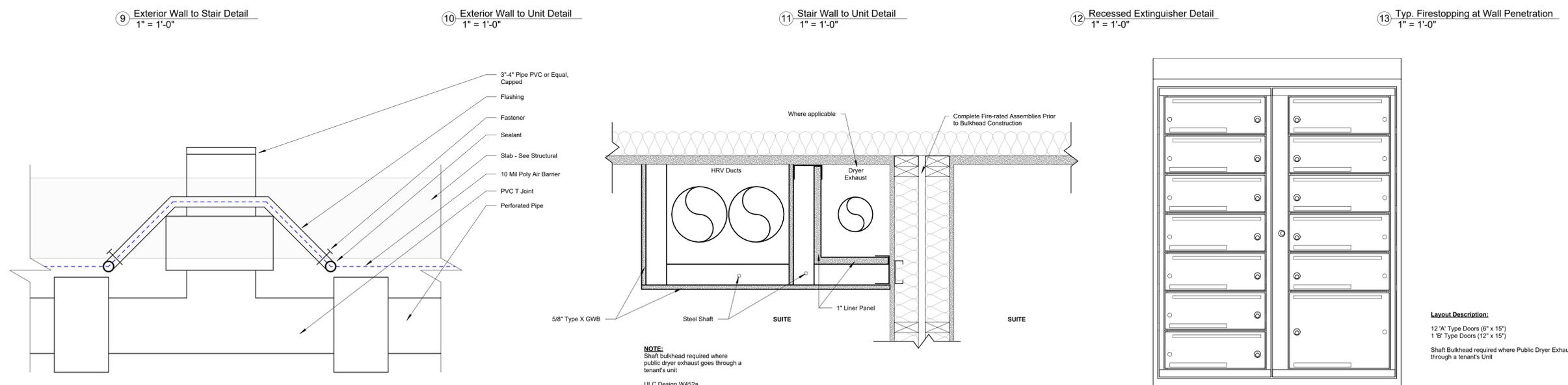
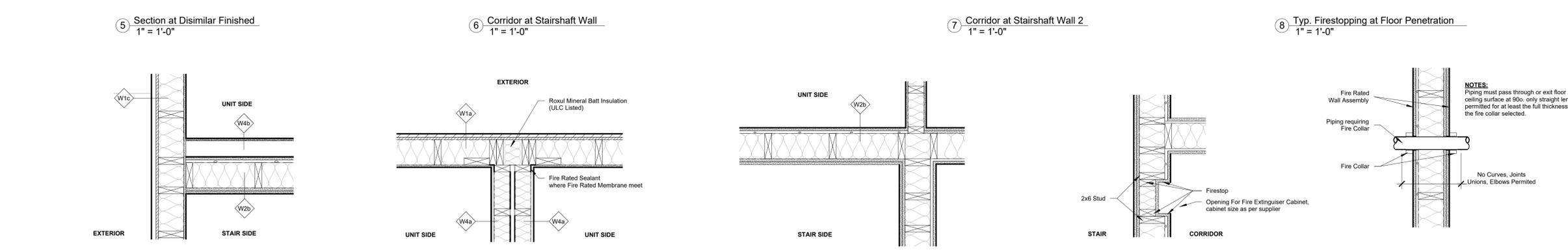
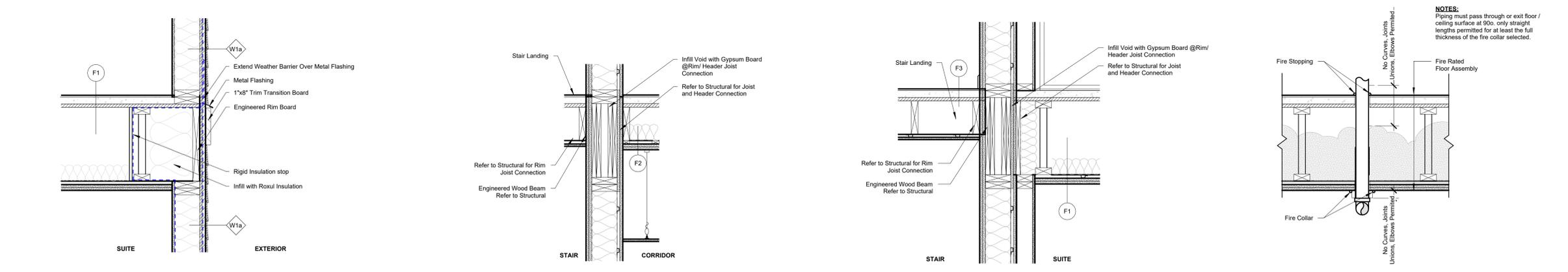
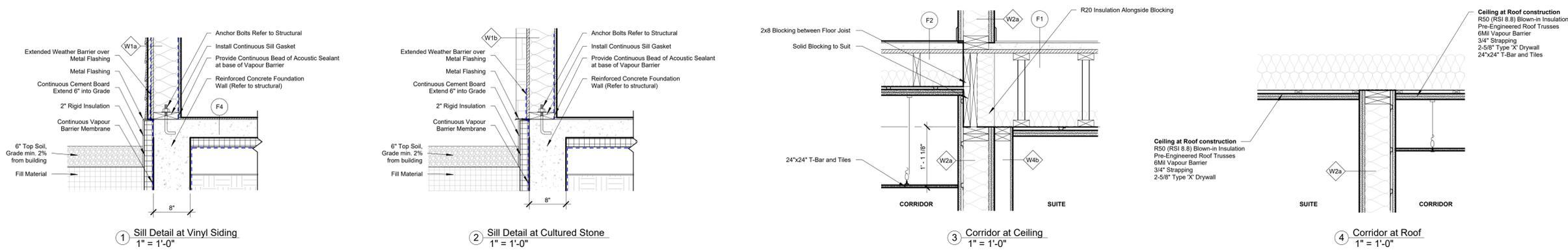
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### Section Details & Miscellaneous Details

# A503

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**Layout Description:**  
 12 'A' Type Doors (6" x 15")  
 1 'B' Type Doors (12" x 15")  
 Shaft Bulkhead required where Public Dryer Exhaust goes through a tenant's Unit

**NOTES:**  
 Refer Wall and Floor Detail in the Floor & Wall Detail sheet.

Format 36"x24"



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## 12 Units Pine Glen Road

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 Pine Glen Rd, Riverview, NB

KEY PLAN

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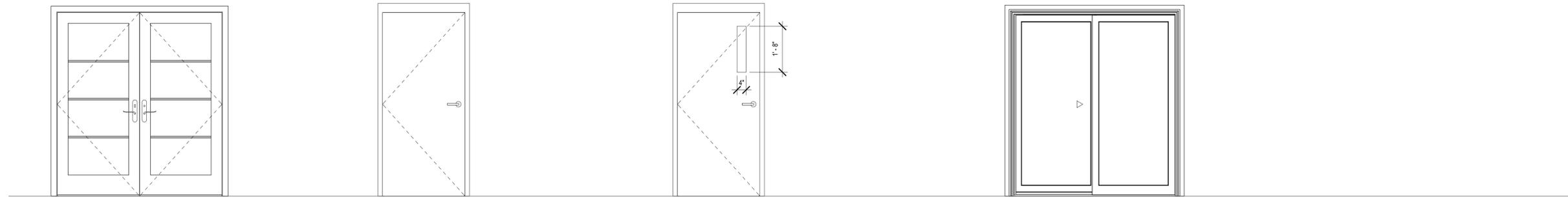
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## Door Schedule and Elevations

# A601

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### Entrance Door

72" x 80" Double - Full Glass Aluminium Door  
 FRSR\* Glazing  
 Closer, Barrier Free, Sweep, Weather Stripping

### Mech/Elect. Door

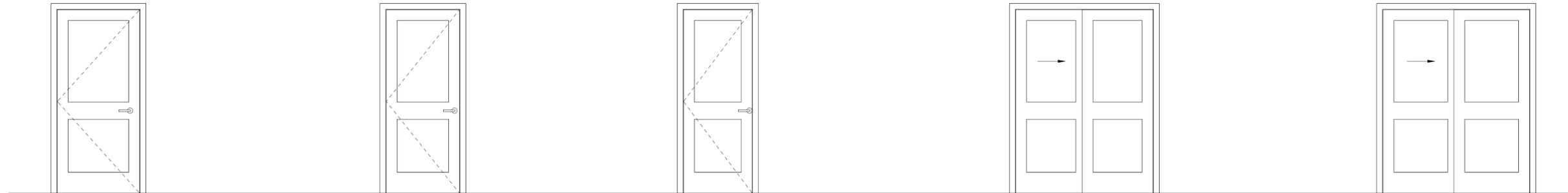
36" x 80" Single - 1 Panel Aluminium  
 Closer, Barrier Free, Panic Set,  
 Sweep, Weather Stripping

### Stairs Exit Door

36" x 84" Single - 1 Panel Steel Door  
 FRSR\* Glass, Frame Fire Rating: 45min  
 8.6 SQ. FT Glass Max.  
 Closer, Weather Stripping, Sweep, Door Stop, Barrier Free

### Patio Door

72" x 80" Double Sliding - Glass Door  
 Tempered Glazing  
 Factory Lock  
 Weather Stripping



### Suite Entry Door

36" x 80" Single - 1 Panel S.Core Wood Door with Steel Frame  
 Frame Fire Rating: 45min  
 Lock Set, Unit Number Plate w/ Braile  
 Peep Hole, Closure

### Entryway Closet Door/ Closet Door

Unit Type A: 32" x 80" Single - 1 Panel Wood Door  
 Door Stop

Unit Type B: 36" x 80" Single - 1 Panel Wood Door  
 Door Stop

### Laundry Door/ Bathroom Door/ Mech. Room Door

Unit Type A: 30" x 80" Single - 1 Panel Wood Door  
 Door Stop

Unit Type B: 36" x 80" Single - 1 Panel Wood Door  
 Door Stop (bathroom = pocket door)

### Closet Door Type 1

60" x 80" Sliding - Glass Door  
 Door Stop

### Closet Door Type 2

64" x 80" Sliding - Glass Door  
 Door Stop

### NOTES:

Refer to interior design documents for finish and color of doors.

FRSR: Fire Rated Safety Rated

Refer to door schedule

### GENERAL DOOR AND HARDWARE NOTES:

- Contractor shall verify schedules with the architect and manufacturer prior to construction. shop drawings for all doors shall be submitted prior to fabrication.
- All door hardware shall match the building design standards.
- Door hardware shall be mounted between 30 inches and 44 inches above finished floor surface. All glazing and sidelights to be clear tempered glass

### TYPICAL DOOR ELEVATIONS

1/2" = 1'-0"

Door Schedule - Suite					
Door Number	Count	Width	Height	Fire Rating	Notes

Main Floor					
Suite Type A					
SD1	3	3'-0"	6'-8"	20 min.	Suite Entry Door
SD2	3	2'-6"	6'-8"	20 min.	Laundry Door
SD3	3	2'-6"	6'-8"	20 min.	Bathroom Door
SD4	3	2'-8"	6'-8"	20 min.	Bathroom Door
SD5	3	5'-4"	6'-8"	20 min.	Closet Door Type 2
SD6	3	2'-8"	6'-8"	20 min.	Entryway Closet Door
SD7	3	2'-8"	6'-8"	20 min.	Pantry Door
SD8	3	2'-8"	6'-8"	20 min.	Bathroom Door
SD9	3	5'-0"	6'-8"	20 min.	Closet Door Type 1

Suite Type B					
SD1-B	1	3'-0"	6'-8"	20 min.	Suite Entry Door
SD2-B	1	3'-0"	6'-8"	20 min.	Bathroom Door
SD3-B	1	3'-0"	6'-8"	20 min.	Closet Door
SD4-B	1	3'-0"	6'-8"	20 min.	Bedroom Door
SD5-B	1	3'-0"	6'-8"	20 min.	Closet Door
SD6-B	1	3'-0"	6'-8"	20 min.	Mech. Room Door
SD7-B	1	3'-0"	6'-8"	20 min.	Laundry Door
SD8-B	1	3'-0"	6'-8"	20 min.	Entryway Closet Door

Second Floor					
Suite Type A					
SD1	4	3'-0"	6'-8"	20 min.	Suite Entry Door
SD2	4	2'-6"	6'-8"	20 min.	Laundry Door
SD3	4	2'-6"	6'-8"	20 min.	Bathroom Door
SD4	4	2'-8"	6'-8"	20 min.	Bathroom Door
SD5	4	5'-4"	6'-8"	20 min.	Closet Door Type 2
SD6	4	2'-8"	6'-8"	20 min.	Entryway Closet Door
SD7	4	2'-8"	6'-8"	20 min.	Pantry Door
SD8	4	2'-8"	6'-8"	20 min.	Bathroom Door
SD9	4	5'-0"	6'-8"	20 min.	Closet Door Type 1

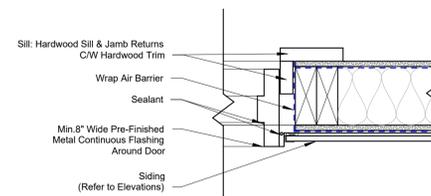
Third Floor					
Suite Type A					
SD1	4	3'-0"	6'-8"	20 min.	Suite Entry Door
SD2	4	2'-6"	6'-8"	20 min.	Laundry Door
SD3	4	2'-6"	6'-8"	20 min.	Bathroom Door
SD4	4	2'-8"	6'-8"	20 min.	Bathroom Door
SD5	4	5'-4"	6'-8"	20 min.	Closet Door Type 2
SD6	4	2'-8"	6'-8"	20 min.	Entryway Closet Door
SD7	4	2'-8"	6'-8"	20 min.	Pantry Door
SD8	4	2'-8"	6'-8"	20 min.	Bathroom Door
SD9	4	5'-0"	6'-8"	20 min.	Closet Door Type 1

Door Schedule					
Door Number	Count	Width	Height	Fire Rating	Notes

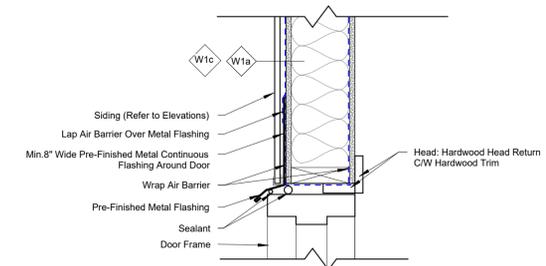
Main Floor					
101	1	6'-0"	6'-8"	20 min.	Patio Doors
102	1	6'-0"	6'-8"	45 min.	Entrance Door
103	1	6'-0"	6'-8"	20 min.	Patio Doors
104	1	6'-0"	6'-8"	20 min.	Patio Doors
105	1	6'-0"	6'-8"	45 min.	Entrance Door
106	1	3'-0"	6'-8"	45 min.	Mech/Elect. Door
107	1	6'-0"	6'-8"	20 min.	Patio Doors
108	1	3'-0"	6'-8"	45 min.	Stair Exit Door
109	1	3'-0"	6'-8"	45 min.	Stair Exit Door

Second Floor					
201	1	6'-0"	6'-8"	20 min.	Patio Doors
202	1	6'-0"	6'-8"	20 min.	Patio Doors
203	1	6'-0"	6'-8"	20 min.	Patio Doors
204	1	6'-0"	6'-8"	20 min.	Patio Doors
205	1	3'-0"	6'-8"	45 min.	Stair Exit Door
206	1	3'-0"	6'-8"	45 min.	Stair Exit Door

Third Floor					
301	1	6'-0"	6'-8"	20 min.	Patio Doors
302	1	6'-0"	6'-8"	20 min.	Patio Doors
303	1	6'-0"	6'-8"	20 min.	Patio Doors
304	1	6'-0"	6'-8"	20 min.	Patio Doors
305	1	3'-0"	6'-8"	45 min.	Stair Exit Door
306	1	3'-0"	6'-8"	45 min.	Stair Exit Door



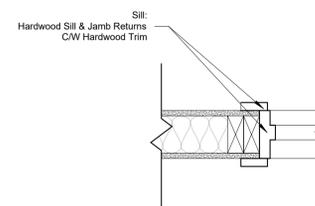
1 Exterior Door Jamb Detail  
 1 1/2" = 1'-0"



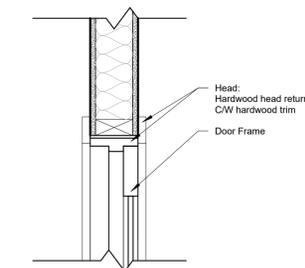
2 Exterior Door Head Detail  
 1 1/2" = 1'-0"

### SECTION AT EXTERIOR DOOR, TYPICAL

1 1/2" = 1'-0"



3 Interior Door Jamb Detail  
 1 1/2" = 1'-0"



4 Interior Door Head Detail  
 1 1/2" = 1'-0"

### SECTION AT INTERIOR DOOR, TYPICAL

1 1/2" = 1'-0"



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## 12 Units Pine Glen Road

PROJECT ADDRESS

Pine Glen Rd, Riverview, NB

KEY PLAN

PROJECT TEAM

STAMP

ISSUE SET

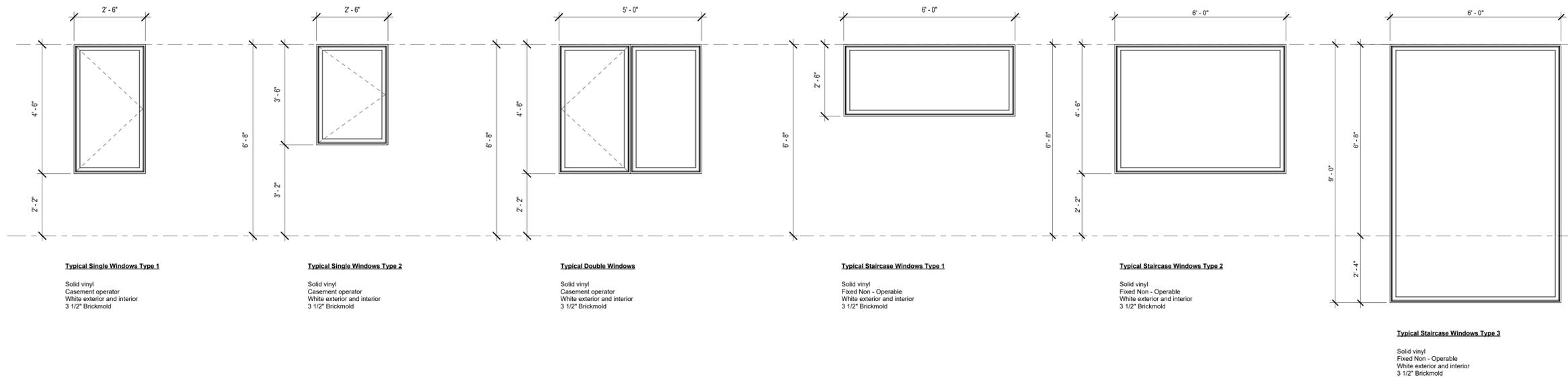
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## Window Schedule and Elevations

# A602

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**TYPICAL WINDOW ELEVATIONS**  
 1/2" = 1'-0"

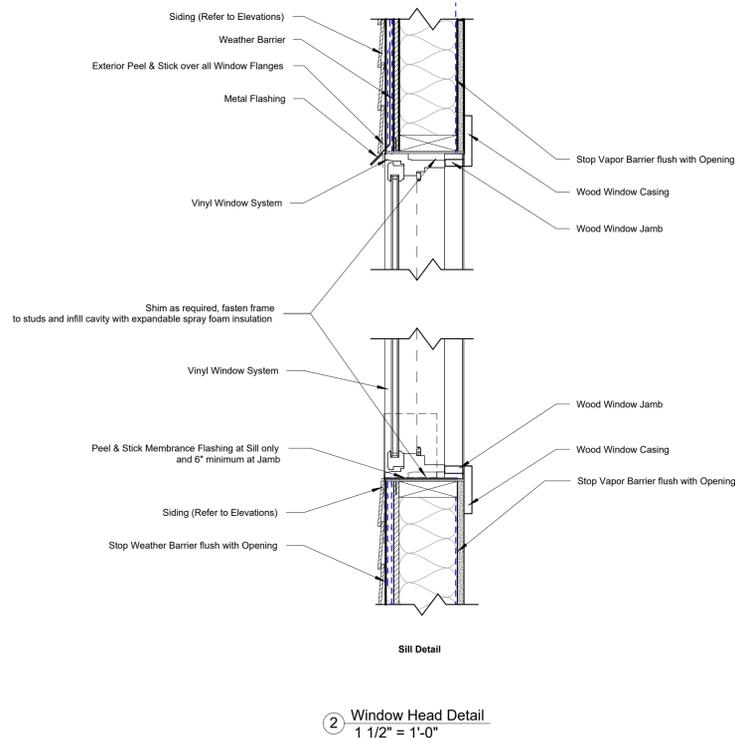
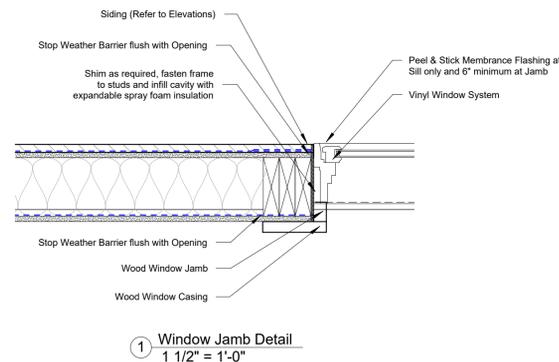
Window Schedule					
Window Number	Count	Rough Opening		Head Height	Comments
		Width	Height		
<b>Main Floor</b>					
101	1	5'-0"	4'-6"	6'-8"	Typical Double Window
102	1	5'-0"	4'-6"	6'-8"	Typical Double Window
103	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
104	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
105	1	5'-0"	4'-6"	6'-8"	Typical Double Window
106	1	5'-0"	4'-6"	6'-8"	Typical Double Window
107	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
108	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
109	1	5'-0"	4'-6"	6'-8"	Typical Double Window
110	1	2'-6"	3'-6"	6'-8"	Typical Single Window Type 2
111	1	2'-6"	3'-6"	6'-8"	Typical Single Window Type 2
112	1	5'-0"	4'-6"	6'-8"	Typical Double Window
113	1	5'-0"	4'-6"	6'-8"	Typical Double Window
114	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
115	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
<b>Second Floor</b>					
201	1	5'-0"	4'-6"	6'-8"	Typical Double Window
202	1	6'-0"	4'-6"	6'-8"	Typical Staircase Window Type 2
203	1	5'-0"	4'-6"	6'-8"	Typical Double Window
204	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
205	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
206	1	5'-0"	4'-6"	6'-8"	Typical Double Window
207	1	5'-0"	4'-6"	6'-8"	Typical Double Window
208	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
209	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
210	1	5'-0"	4'-6"	6'-8"	Typical Double Window
211	1	6'-0"	4'-6"	6'-8"	Typical Staircase Window Type 2
212	1	5'-0"	4'-6"	6'-8"	Typical Double Window
213	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
214	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
215	1	5'-0"	4'-6"	6'-8"	Typical Double Window
216	1	5'-0"	4'-6"	6'-8"	Typical Double Window
217	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
218	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
<b>Third Floor</b>					
301	1	5'-0"	4'-6"	6'-8"	Typical Double Window
302	1	6'-0"	9'-0"	6'-8"	Typical Staircase Window Type 3
303	1	5'-0"	4'-6"	6'-8"	Typical Double Window
304	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
305	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
306	1	5'-0"	4'-6"	6'-8"	Typical Double Window
307	1	5'-0"	4'-6"	6'-8"	Typical Double Window
308	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
309	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
310	1	5'-0"	4'-6"	6'-8"	Typical Double Window
311	1	6'-0"	9'-0"	6'-8"	Typical Staircase Window Type 3
312	1	5'-0"	4'-6"	6'-8"	Typical Double Window
313	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
314	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
315	1	5'-0"	4'-6"	6'-8"	Typical Double Window
316	1	5'-0"	4'-6"	6'-8"	Typical Double Window
317	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1
318	1	2'-6"	4'-6"	6'-8"	Typical Single Window Type 1

**NOTES:**

- Each bedroom or combination bedroom shall have at least one outside window or exterior door operable from the inside without the use of keys, tools or special knowledge and without the removal of sashes or hardware.
- The window referred to in sentence (1) shall:
  - Provide an unobstructed opening of not less than 0.35 m<sup>2</sup> in area with no dimension less than 380mm, and
  - Maintain the required opening during an emergency without the need for additional support.
- Operable panels to be coordinated with owner
- Performance Grade: 25min.
- Double Glazed
- Low-E Argon
- Insulated Spacers
- Refer to interior design documents for finish and color of windows
- Refer to windows schedule

**GENERAL WINDOW & HARDWARE NOTES:**

- Contractor shall verify window schedule with manufacturer, owner and architect prior to construction.
- Verify unit clear opening with manufacturer that the opening
- Provide tempered glass as required by code.
- All windows are to have protection with low-E glass
- All hardware to be by submittal w/ owner.
- Submit window order and sample to owner and architect for approval prior to purchase.
- Windows shall comply with all shoreline wind loading requirements as necessary.
- All operable windows must be equipped with window opening limiting devices that do not inhibit emergency escape.
- Provide bettervue mesh insect screens were indicated on window schedule.





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## 12 Units Pine Glen Road

PROJECT ADDRESS  
 Pine Glen Rd, Riverview, NB

KEY PLAN

PROJECT TEAM

STAMP

ISSUE SET

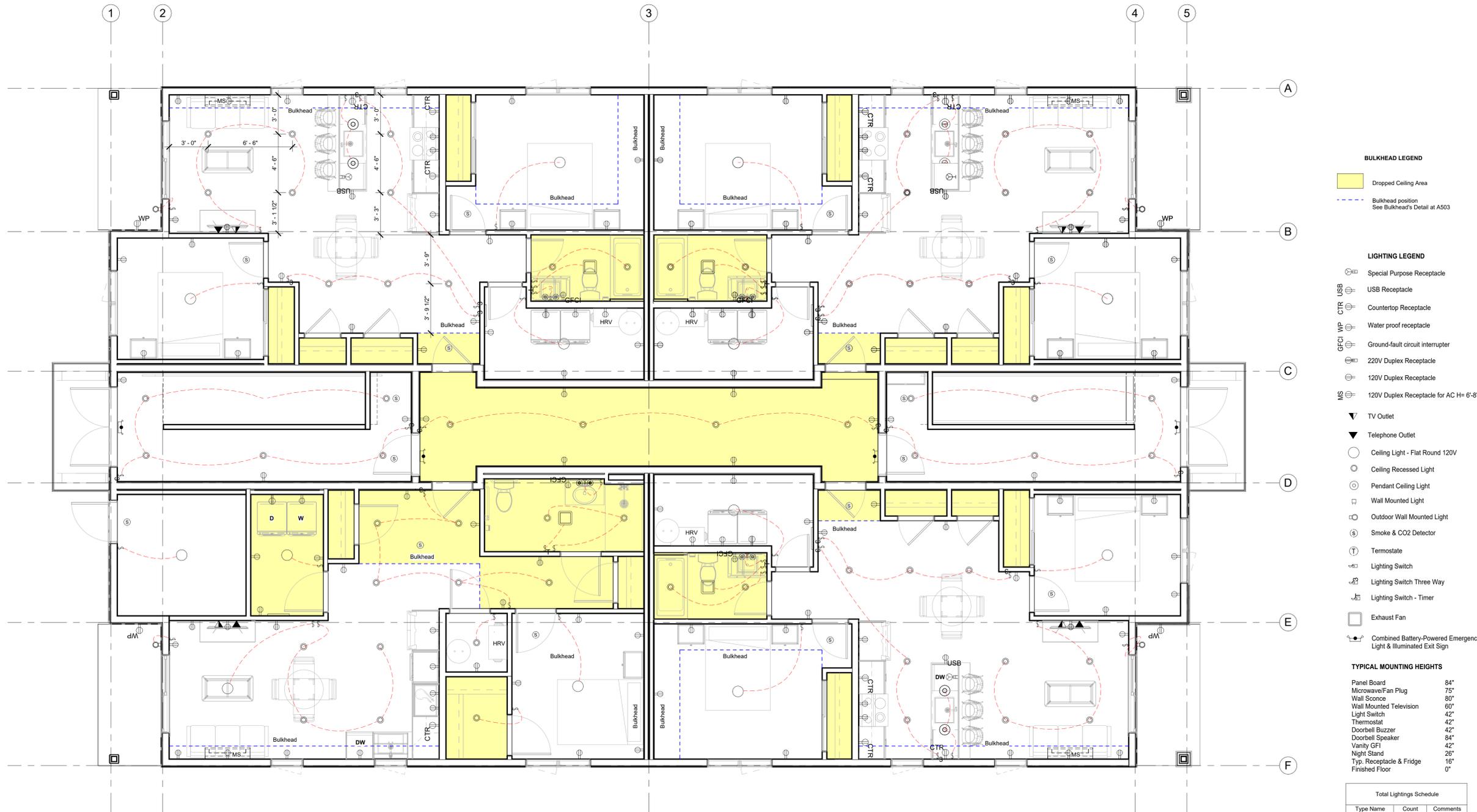
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### Main Floor Lighting & Outlet Plan

# E101

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**BULKHEAD LEGEND**

Dropped Ceiling Area

Bulkhead position  
 See Bulkhead's Detail at A503

**LIGHTING LEGEND**

Special Purpose Receptacle

USB Receptacle

Countertop Receptacle

Water proof receptacle

Ground-fault circuit interrupter

220V Duplex Receptacle

120V Duplex Receptacle

120V Duplex Receptacle for AC H= 6'-8"

TV Outlet

Telephone Outlet

Ceiling Light - Flat Round 120V

Ceiling Recessed Light

Pendant Ceiling Light

Wall Mounted Light

Outdoor Wall Mounted Light

Smoke & CO2 Detector

Thermostat

Lighting Switch

Lighting Switch Three Way

Lighting Switch - Timer

Exhaust Fan

Combined Battery-Powered Emergency Light & Illuminated Exit Sign

**TYPICAL MOUNTING HEIGHTS**

Panel Board	84"
Microwave/Fan Plug	75"
Wall Sconce	80"
Wall Mounted Television	60"
Light Switch	42"
Thermostat	42"
Doorbell Buzzer	42"
Doorbell Speaker	84"
Vanity GFI	42"
Night Stand	26"
Typ. Receptacle & Fridge	16"
Finished Floor	0"

Total Lightings Schedule		
Type Name	Count	Comments
5" LED Pot	195	
12" LED Ceiling	46	
Pendant	23	

① Main Floor Lighting Plan  
 1/4" = 1'-0"



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## 12 Units Pine Glen Road

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 Pine Glen Rd, Riverview, NB

KEY PLAN

PROJECT TEAM

STAMP

ISSUE SET

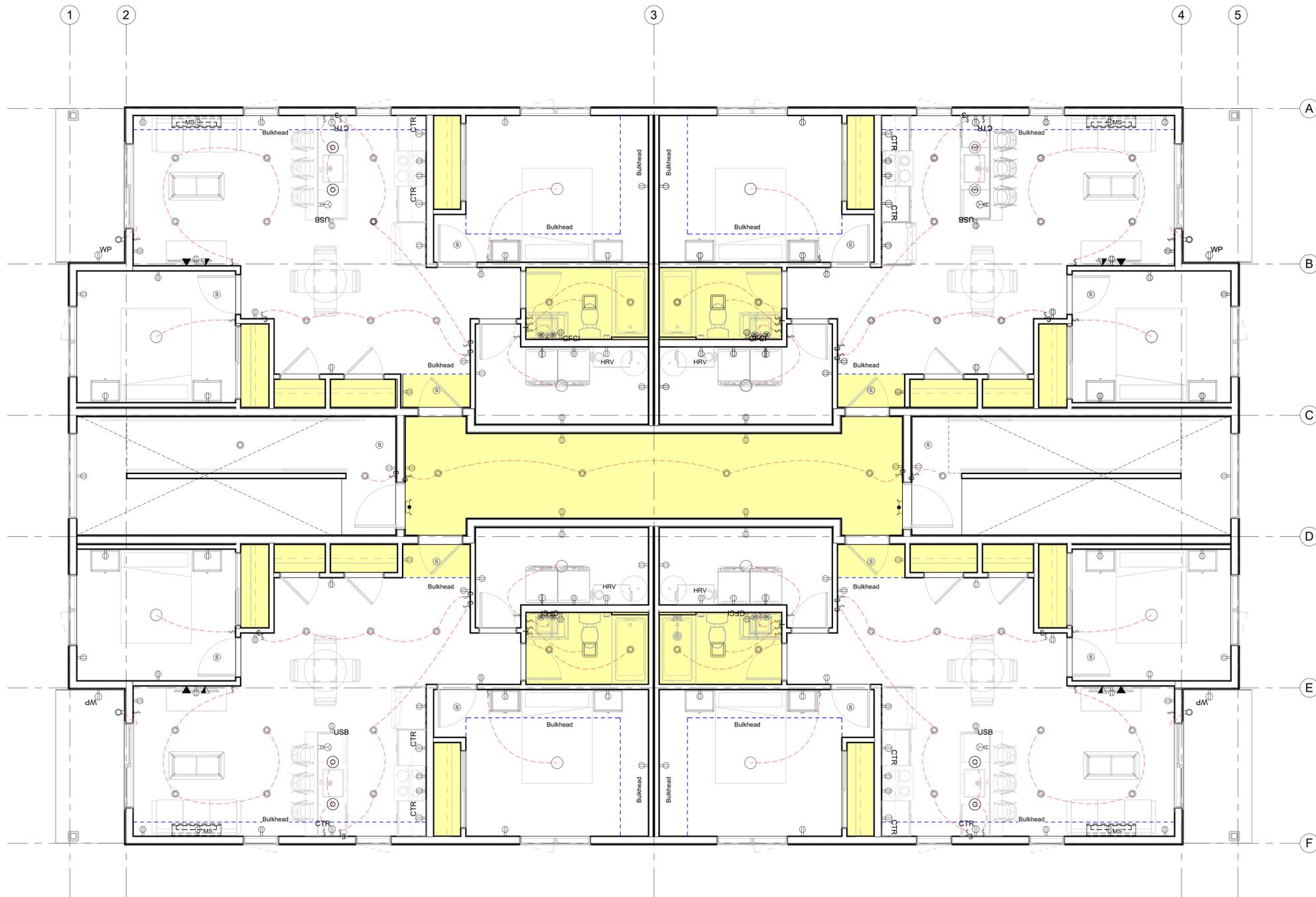
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### Second Floor Lighting & Outlet Plan

# E102

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- BULKHEAD LEGEND**
- Dropped Ceiling Area
  - Bulkhead position  
See Bulkhead's Detail at A503
- LIGHTING LEGEND**
- Special Purpose Receptacle
  - USB Receptacle
  - Countertop Receptacle
  - Water proof receptacle
  - Ground-fault circuit interrupter
  - 220V Duplex Receptacle
  - 120V Duplex Receptacle
  - 120V Duplex Receptacle for AC H= 6'-8"
  - TV Outlet
  - Telephone Outlet
  - Ceiling Light - Flat Round 120V
  - Ceiling Recessed Light
  - Pendant Ceiling Light
  - Wall Mounted Light
  - Outdoor Wall Mounted Light
  - Smoke & CO2 Detector
  - Thermostate
  - Lighting Switch
  - Lighting Switch Three Way
  - Lighting Switch - Timer
  - Exhaust Fan
  - Combined Battery-Powered Emergency Light & Illuminated Exit Sign
- TYPICAL MOUNTING HEIGHTS**
- |                          |     |
|--------------------------|-----|
| Panel Board              | 84" |
| Microwave/Fan Plug       | 75" |
| Wall Sconce              | 80" |
| Wall Mounted Television  | 60" |
| Light Switch             | 42" |
| Thermostat               | 42" |
| Doorbell Buzzer          | 42" |
| Doorbell Speaker         | 84" |
| Vanity GFI               | 42" |
| Night Stand              | 26" |
| Typ. Receptacle & Fridge | 16" |
| Finished Floor           | 0"  |

Total Lightings Schedule		
Type Name	Count	Comments
5' LED Pot	195	
12' LED Ceiling	46	
Pendant	23	

① Second Floor Lighting Plan  
 1/4" = 1'-0"



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## 12 Units Pine Glen Road

PROJECT ADDRESS  
 Pine Glen Rd, Riverview, NB

KEY PLAN

PROJECT TEAM

STAMP

ISSUE SET

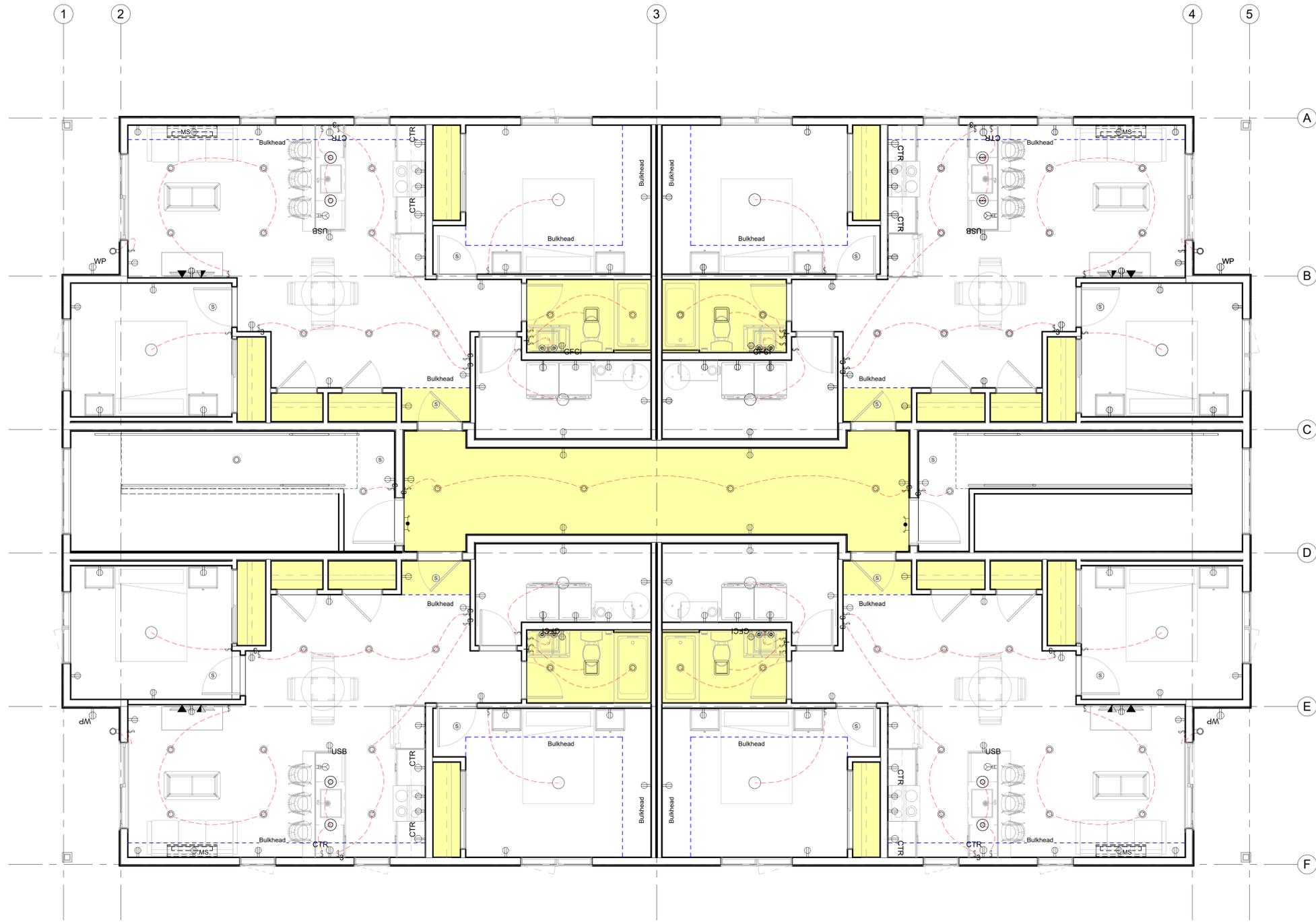
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### Third Floor Lighting & Outlet Plan

# E103

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- BULKHEAD LEGEND**
- Dropped Ceiling Area
  - Bulkhead position  
See Bulkhead's Detail at A503
- LIGHTING LEGEND**
- Special Purpose Receptacle
  - USB Receptacle
  - Countertop Receptacle
  - Water proof receptacle
  - Ground-fault circuit interrupter
  - 220V Duplex Receptacle
  - 120V Duplex Receptacle
  - 120V Duplex Receptacle for AC H= 6'-8"
  - TV Outlet
  - Telephone Outlet
  - Ceiling Light - Flat Round 120V
  - Ceiling Recessed Light
  - Pendant Ceiling Light
  - Wall Mounted Light
  - Outdoor Wall Mounted Light
  - Smoke & CO2 Detector
  - Thermostat
  - Lighting Switch
  - Lighting Switch Three Way
  - Lighting Switch - Timer
  - Exhaust Fan
  - Combined Battery-Powered Emergency Light & Illuminated Exit Sign
- TYPICAL MOUNTING HEIGHTS**
- |                          |     |
|--------------------------|-----|
| Panel Board              | 84" |
| Microwave/Fan Plug       | 75" |
| Wall Sconce              | 80" |
| Wall Mounted Television  | 60" |
| Light Switch             | 42" |
| Thermostat               | 42" |
| Doorbell Buzzer          | 42" |
| Doorbell Speaker         | 84" |
| Vanity GFI               | 42" |
| Night Stand              | 26" |
| Typ. Receptacle & Fridge | 16" |
| Finished Floor           | 0"  |

Total Lightings Schedule		
Type Name	Count	Comments
5" LED Pot	196	
12" LED Ceiling	46	
Pendant	23	

1 Third Floor Lighting Plan  
 1/4" = 1'-0"



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## 12 Units Pine Glen Road

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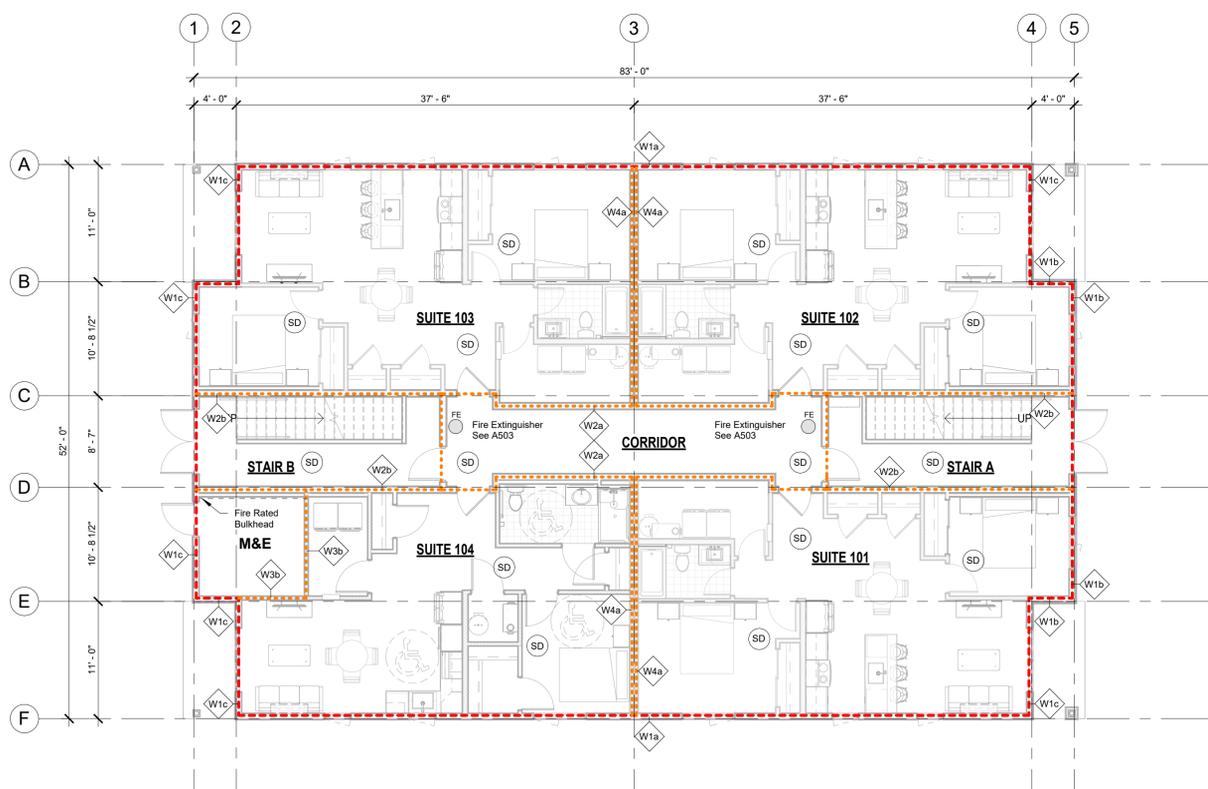
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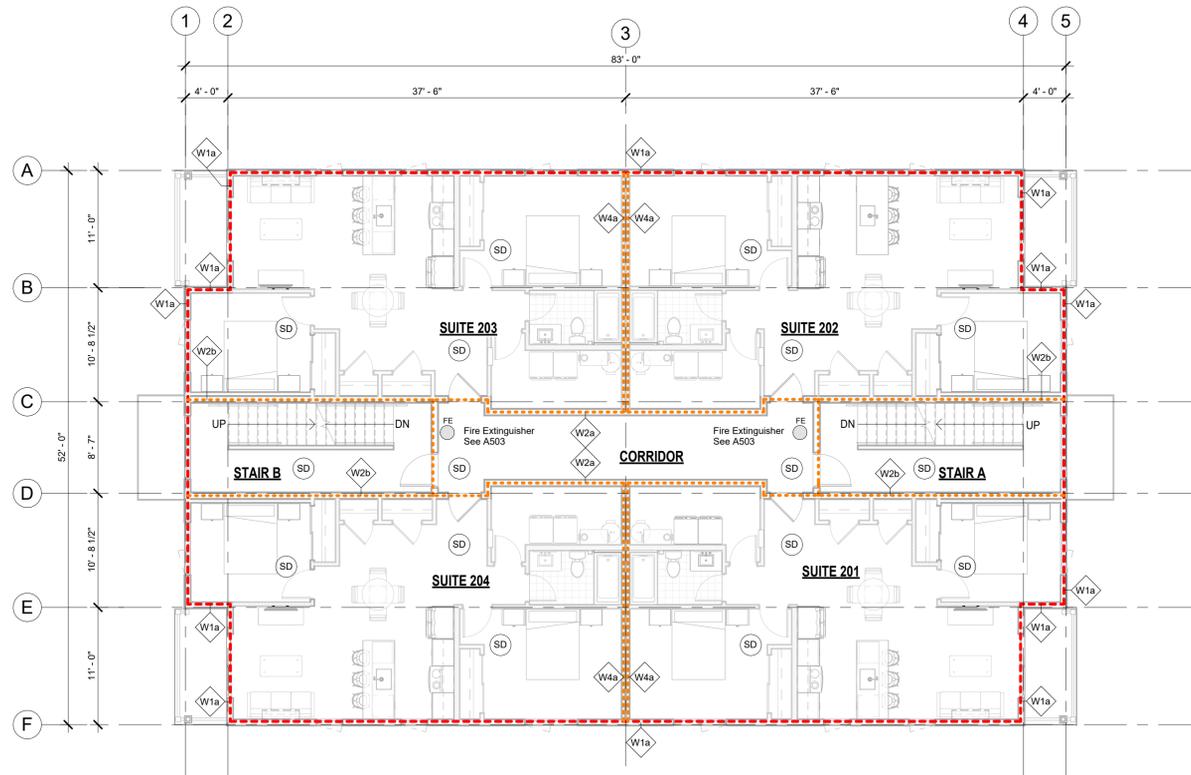
## Fire Separation Plans

# F600

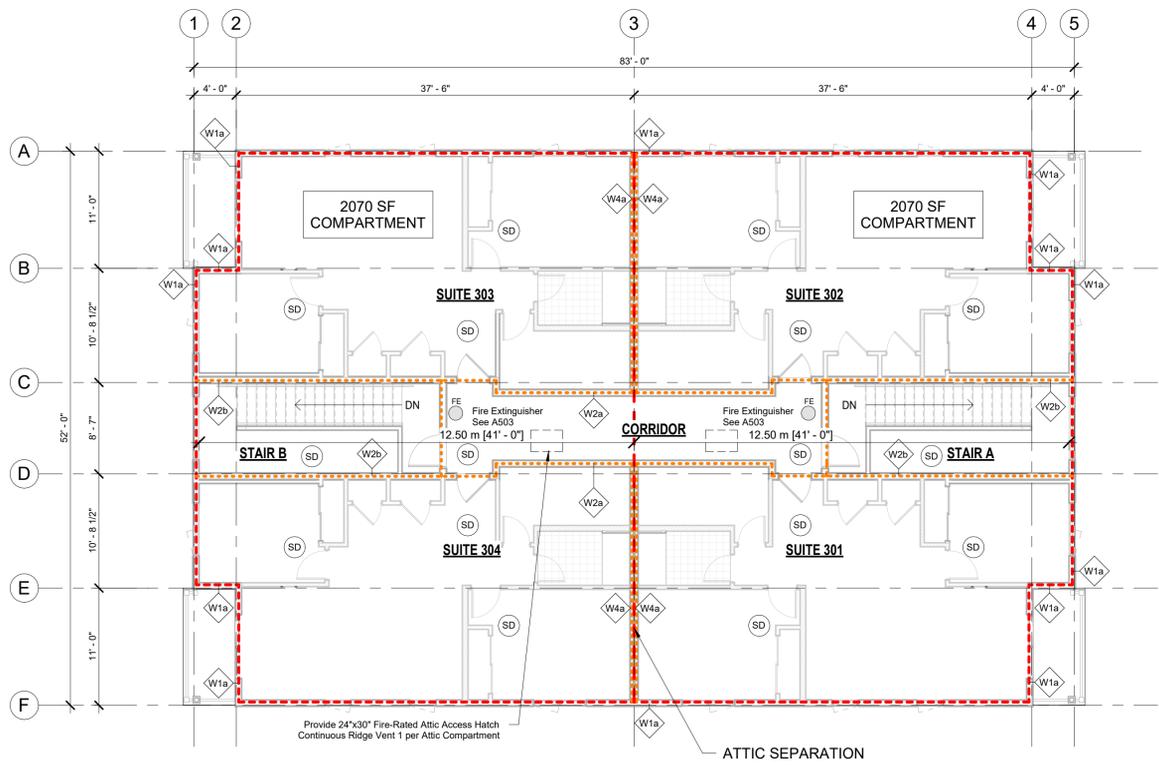
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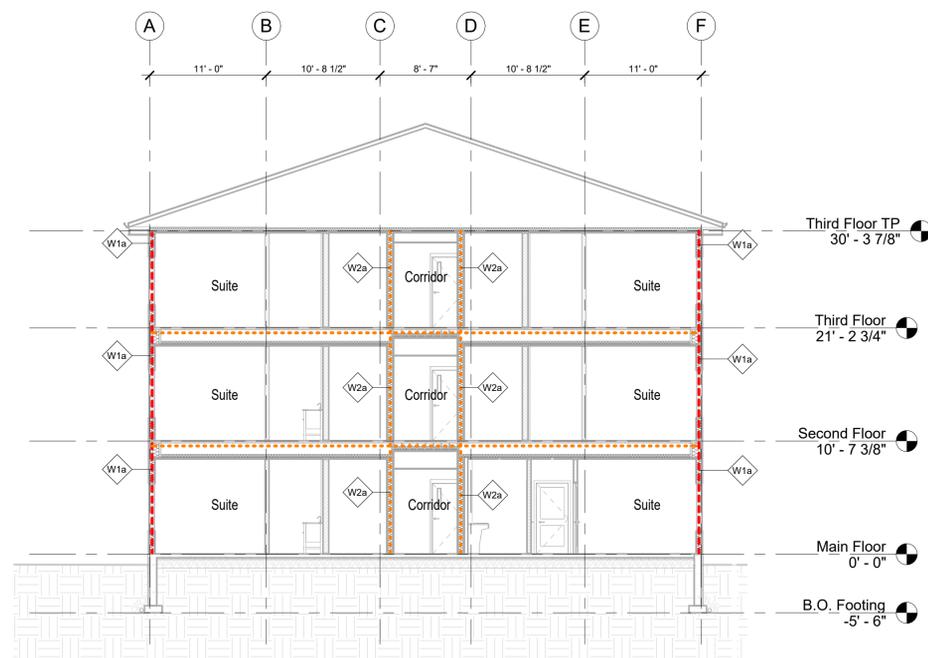
① Main Floor - Fire Separation  
 1/8" = 1'-0"



② Second Floor - Fire Separation  
 1/8" = 1'-0"



③ Third Floor - Fire Separation  
 1/8" = 1'-0"



Ⓐ Building Section AA - Fire Separation  
 1/8" = 1'-0"

LEGEND OF FIRE SEPARATIONS	
45 min. Separation	
Fire Resistance Rated Assembly: 45 min.	
Fire Extinguisher	
Smoke Detector	

**NOTE:**  
 . 1HR FIRE SEPARATION - 1 LAYER OF 5/8" TYPE 'X' GWB ON ONE SIDE OF ROOF TRUSS. ALL DRYWALL JOINTS TO BE SUPPORTED AND SEALED.  
 . FIRE BLOCK (PER NBC 3.1.11.5) MAX AREA 300 m2 (3,230 SF) WITH MAX. DIMENSION OF 20m (65').







