

RIVERVIEW PLANNING ADVISORY COMMITTEE

STAFF REPORT

Conditional Use

Subject : Conditional Use and Variance Request for a Multiple Unit Dwelling

File number: 24-0118 & 24-0163

Meeting Date: Wednesday, March 13, 2024

From :

Reviewed by :



Jenna Stewart
Planner



Kirk Brewer
Planner

GENERAL INFORMATION

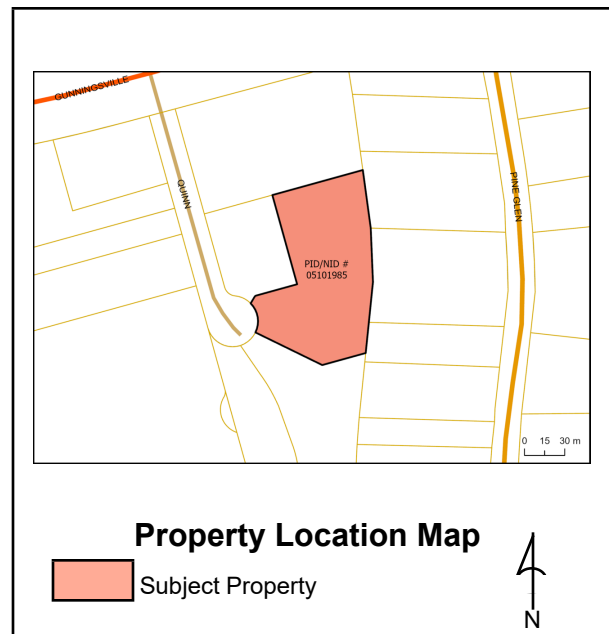
Applicant/: Justin Allain Amico Construction

Landowner : 717035 NB Inc.

Proposal:

Conditional use application to permit a multiple unit dwelling in an R3 zone.

A variance to permit having a portion of the parking lot located in the front yard.



SITE INFORMATION

Location: Quinn Court, Town of Riverview / Ville de Riverview

PID: 05101985

Lot Size: 9091 sqm

Current Use: Vacant

Zoning: R3

Future Land

Use: Residential

Surrounding

Use & Zoning: R3 (Apartments and Condominium)
SC (Apartments)

Municipal

Servicing: Public sewer, water and storm

Access/Egress: Quinn Court

Municipal Plan Policies

The Municipal Plan states the following:

Principle 1: A variety of housing types will be provided

A variety of housing types is required in order 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 2: Development should respect its context

Context sensitive residential development that complements surrounding homes and preserves or enhances neighbourhood integrity will be encouraged. In the designing of the various types of residential buildings, the developer shall consider the relationship (height, size, bulk) between each building within a proposed development and to existing adjacent buildings. Factors to be considered include

- a) designing subdivisions and new developments to make more efficient use of land, infrastructure, and services;
- (b) preservation of natural features (landform, water courses, mature woods, etc.), and heritage features that help define the character of Riverview;
- (c) provision of buffers between potential conflicting types of development (e.g. multi-floor multi-unit residential and single family dwellings, big box retail and residential, etc.);
- (d) height of development;
- (e) limiting views from second and third floor units into neighbouring single family yards (through use of landscaped treed buffers, angle of building, limited windows on sides of buildings facing neighbours, and prohibiting staircases on exterior of multiple unit buildings);
- (f) size and articulation of facades;
- (g) massing including size of the building, its footprint and the articulation of building form (for example, the use of peaked roofs);
- (h) the design of lower floors of multi-unit residential buildings in scale with the pedestrian environment;
- (i) the use of traditional materials;
- (j) the use of back lanes or rear-lot parking areas to enable buildings to be close to the street;
- (k) for buildings on corners, windows and/or doors that address both street frontages and that are designed to the same quality; and
- (l) the layout and design of service areas, for example, waste disposal bins should be screened from the public street and neighbours

Policy 5.1.6 It shall be the intention of Council, in considering demographic changes, to provide for a range of housing types and densities by the establishment of a sufficient range and number of residential designations and zones. As a general guideline, the following densities shall apply:

(c) High Density within the R3 – Multiple Unit Dwelling Zone: may consist of any form or combination of medium density developments or other housing forms or combinations where density generally exceeds 15 units per acre, but no more than 30 units per acre.

(d) Notwithstanding (c), it shall be the intention of Council to permit density beyond 30 units per acre in certain areas of the Town where underground or at grade parking lots are proposed. These areas are located along or in proximity of major arterials or major intersections, adjacent to major commercial nodes and are well separated from low density areas, such as single unit and two unit dwelling zones.

Policy 5.7.2 It shall be the intention of Council to establish a special provision in the R3 Zone whereby the Committee may consider multiple unit residential developments, subject to terms and conditions that it deems appropriate.

Policy 5.7.3 Furthermore, Council shall instruct the Committee that when considering the imposition of terms and conditions, the Committee shall have regard for the following:

- (a) the finishing materials and the architectural details proposed;
- (b) the siting of the proposed structure, including balconies, with the adjacent residential buildings;

- (c) the orientation of the building as it relates to the street and surrounding public realm;
- (d) the design of the proposed development in terms of:
 - i. building height and massing,
 - ii. setback,
 - iii. roof type and pitch;
- (e) the location and access to off street parking and the design of the parking lot layout;
- (f) the landscaping that is proposed, including efforts to preserve the existing vegetation by minimizing tree and soil removal;
- (g) provisions for adequate site grading with respect to the impact on neighbouring properties;
- (h) the location and screening of service areas; and
- (i) availability and adequacy of municipal services

Zoning Bylaw and or Subdivision By-law Regulation

Multiple unit dwellings

91(1) When permitted, the height of a multiple unit dwelling shall be subject to the following conditions:

- (a) any part of a building located within 12 metres of an abutting R1 Zone, R1-C Zone or R2 Zone shall not exceed two stories with a maximum height of nine metres;
- (b) any part of a building located between 12 and 15 metres of an abutting R1 Zone, R1-C Zone or R2 Zone shall not exceed three stories with a maximum height of 12 metres; and
- (c) any part of a building located more than 15 metres from an abutting R2 Zone shall not exceed four stories with a maximum height of 15 metres.

91(2) Screening shall be provided and maintained on a lot containing a multiple unit dwelling, consisting of the existing vegetation or structures if sufficient to screen the lot from adjacent properties, but when the existing vegetation or structures are insufficient, the screening shall consist of:

- (b) if the lot does not abut a R1 Zone, R1-C Zone or R2 Zone, the standards in paragraph (a) shall apply except that the landscaping buffer may be reduced to three metres and a fence will not be required.

91(3) The landscaping buffer required in subsection 91(2) shall not be used for parking, garbage storage or public utility structures.

91(4) A multiple unit dwelling may be permitted if:

- (a) its massing including size of the building, its footprint and the articulation of building form (for example, the use of peaked roofs) reflects the conditions of neighbouring buildings while avoiding excessive repetition of building design and color;
- (b) no more than 35% of the lot area is devoted to parking spaces and parking aisles
- (c) the façade is designed with jogs and recesses of not less than 0.6 metres to segment the façade at least every nine metres along the length of the building;
- (d) the façade, from the established grade to the top of the first floor, is finished with traditional materials that includes at least ten percent brick or masonry;
- (e) the design of lower floors of multi-unit residential buildings shall include appropriate fenestration, entrance and other features so that they are in scale with the pedestrian environment;
- (f) *only a single row of parking is permitted in the front yard. In this case, a 2.0 metre (6'6") wide landscape strip between the property line and the edge of the parking lot, and between the edge of the parking lot and the building face are required. If the parking bay contains more than 5 spaces, planted islands shall be provided after every fifth stall as a minimum;*
- (g) Despite 91(f), a multiple unit building design with garage access on the front façade is not required to have landscaping between the parking lot and the building face;
- (h) for buildings on corners, windows or doors must address both street frontages and shall be designed to the same quality;
- (i) there is at least one public entrance facing a street;
- (j) service areas, including but not limited to waste disposal bins and public utility structures are screened from the street and abutting properties; and
- (k) views from the second and third floor units into neighbouring single unit dwelling yards are limited.

Internal Consultation & External Consultation

The proposal was discussed with the Development Review Committee (Planning, CAO/Clerk, Engineering, Economic Development, Parks, and Fire Department). No concerns were raised.

Engineering requested snow be added to the servicing and drainage plan as per the design rationale, which was completed by the applicant.

Discussion

The property is zoned R3, and a multiple unit dwelling is a conditional use. This site was previously approved for two multiple unit dwellings in 2022. The new proposed building is 4 stories tall with 84 units. The proposal conforms to all zoning provisions regarding height, setbacks, jogs and recesses, etc. There is one variance request to permit a portion of the parking to be located in the front yard.

Quinn Court is a cul-de-sac with several multiple unit dwelling existing or approved. Quinn Court is a high-density area with zoning consisting of SC, R3, and PRI. It connects to Gunningsville near the intersection with Pine Glen. A park is also located off of this street and the proposed building lot backs along commercial properties located on Pine Glen that are Industrial zoned.

Municipal Plan policy 5.1.6 c addresses density for the R3 zone. It outlines that a density which generally exceeds 15 units per acre but no more than 30 units per acre. This proposal does exceed that bracket at approximately 37.3 units per acre. The following policy, 5.1.6 d stipulates that going beyond the 30 unit per acre in scenarios where underground or at grade parking are proposed when the area is located along or proximity of major arterials or intersections, adjacent to major commercial nodes, and well separated from low density areas. Staff planning believe that PID 05101985 fits this scenario to permit more than 30 units per acre as it is located near Gunningsville Boulevard and Pine Glen Road; it close to Findlay Park, a major commercial node; and is not located near any single dwelling units as it is surrounding by other apartment/condominium buildings or commercial located in the Industrial zones.

A variance is requested to permit a portion of the parking lot to be located in the front yard. Generally, parking is discouraged between the building and the street to create a more pleasant urban streetscape. However, Quinn Court is a cul-de-sac and has very limited street frontage that prohibits buildings from abutting the street. Therefore, it would be challenging to place parking behind the building. The parking is no more visible in this scenario when compared to the previous approval, despite the variance being requested. No concerns were raised pertaining to this variance request by the Development Review Committee.

Preliminary servicing and drainage plans including snow removal have been submitted to Engineering for review.

Public Notice

Public Notices were sent to property owner within 60m on February 28, 2024.

Legal Authority

Zoning By-law:

7(1) The permitted main, accessory and secondary uses for the zones listed in Table 7, and their lot

requirements are prescribed in Parts 11 to 15, and the following conditions apply to those uses:

(b) any particular purpose for which land, buildings or structures may be used, and which the Committee may approve subject to terms and conditions, is identified by the letter “C”;

Community Planning Act (2017):

Conditional uses

53(3) In prescribing the purposes for which land, buildings and structures in a zone may be used, a zoning by-law may: ...

(c) prescribe particular purposes ...

(i) in respect of which the advisory committee or regional service commission, subject to subsection (5), may impose terms and conditions, and

(ii) that may be prohibited by the advisory committee or regional service commission if compliance with the terms and conditions imposed under subparagraph (i) cannot reasonably be expected.

The Act also provides parameters for the PAC when imposing conditions:

53(4) Terms and conditions imposed under paragraph (3)(c) shall be limited to those considered necessary by the advisory committee or regional service commission to protect:

(a) properties within the zone or in abutting zones, or

(b) the health, safety and welfare of the general public.

Recommendation

Motion 1:

Staff recommends that the Riverview Planning Advisory Committee APPROVE the proposed conditional use on PID 05101985 to permit a multiple unit dwelling in an R3 zone subject to the following conditions:

(1) That the project be developed in substantial conformity with the submitted site plan, elevation drawings, and renderings; and

(2) that as-built drawings for engineering submissions shall be required within 30 days after construction

Motion 2:

Staff recommends that the Riverview Planning Advisory Committee APPROVE the variance on PID to permit a portion of the parking lot be located in the front yard as shown on the site plan because the shape and limitations of the lot make the location of the parking reasonable for this development.

Location Map / Carte d'emplacement



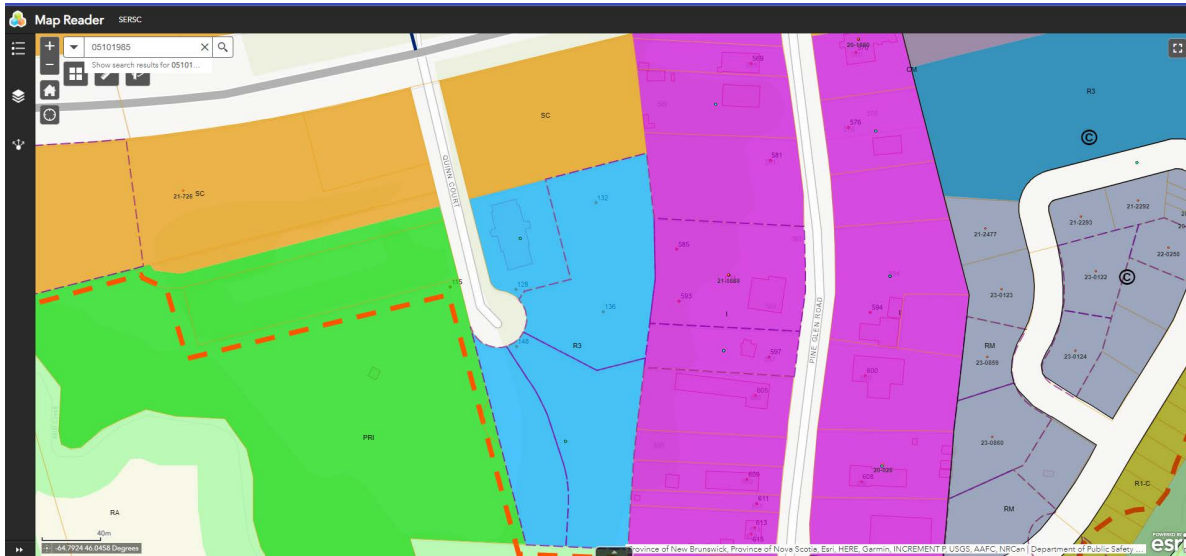
Main / Principal
1234 rue Main Street, Suite 200
Moncton, NB E1C 1H7
(506) 238-5386

Shediac
815A rue Bombardier Street
Shediac, NB E4P 1H9
(506) 533-3637

Tantramar
112C rue Main Street
Sackville, NB E4L 0C3
(506) 364-4701

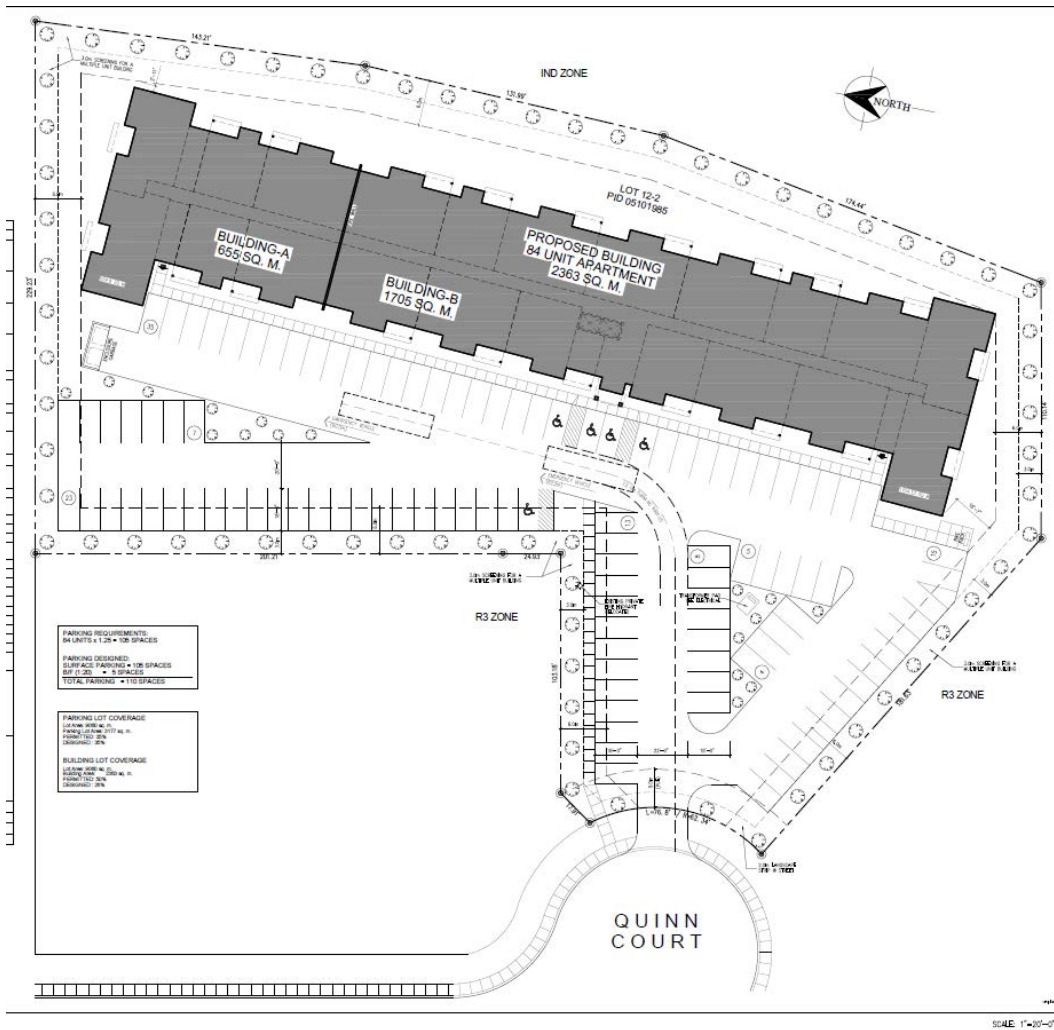
Riverview
Operations Centre d'opérations
300 rue Robertson Street
Riverview, NB E1B 0T8
(506) 382-3574

Zoning Map



R3 Zone (Blue)

Site Plan



<p>Main / Principal 1234 rue Main Street, Suite 200 Moncton, NB E1C 1H7 (506) 238-5386</p>	<p>Shediac 815A rue Bombardier Street Shediac, NB E4P 1H9 (506) 533-3637</p>	<p>Tantramar 112C rue Main Street Sackville, NB E4L 0C3 (506) 364-4701</p>	<p>Riverview Operations Centre d'opérations 300 rue Robertson Street Riverview, NB E1B 0T8 (506) 382-3574</p>	<p>2</p>
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Site Photos (Feb 23, 2024)



Main / Principal
1234 rue Main Street, Suite 200
Moncton, NB E1C 1H7
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Riverview, NB E1B 0T8
(506) 382-3574



FISHER ENGINEERING LTD.

40 Fairfield Road
Lower Coverdale, New Brunswick E1J 0A2
Phone: 506.863.1991

February 9, 2024

File DS412

Mr. Chad Blakney,
717035 NB Inc.
100 Cameron St. Suite 5000
Moncton, NB

Attention: Mr. Blakney

Re: Design Rational for Proposed Apartment Complex, Quinn Court, Riverview, NB

The following is our design brief for the proposed construction of a 4 storey apartment building on Quinn Court in Riverview NB.

The brief presents the design assumptions and calculations for the municipal infrastructure required for the project. Standard engineering practices and requirements outlined in the Town of Riverview Design Criteria Manual for Municipal Services and the Storm Water Design Criteria Manual for Municipal Services were applied for this design.

Project Overview

Currently the subject property (PID 05101985) is vacant and located on Quinn Court. The proposed project includes the construction of a four story 84-unit apartment building. The client for this project is 717035 NB Inc. Quinn Court has a street classification of local primary (ULP).

Existing Property-

The subject property has an area of 9091m². The majority of the lot currently drains eastward into an existing drainage swale along the eastern property line and eventually onto the Town's ROW of Gunningsville Blvd. A portion of the site does drain onto the adjacent residential development to the west and into existing storm infrastructure on that property.

Proposed Construction

The proposed buildings will have the following pervious areas:

Impervious – new asphalt parking lot/driveway/sidewalks: 3675m², Roof top: 2390m².

The portion of the property that will be landscaped with grass/tress (3026m²). The impervious area across the property will increase by 67% as a result of the proposed development.

Infrastructure

Existing Services –

The lot currently is not serviced. Services were extended through the adjacent property (PID 05105820) when it was developed; however, the existing condo owners had the services capped so that they could not be used. For this development a new 100mm water, 150mm water, 150mm sanitary and 200mm storm are required.

There is one driveway proposed for this development off Quinn Court. The existing barrier curb will be grinded down with the gutter to remain. There is sidewalk adjacent the frontage of the subject property, which will have to be removed and replaced with depressed sidewalk at the proposed driveway location.

Water System –

A new 100mm domestic service is required for the development along with a sprinkler system and a private fire hydrant. A private fire hydrant was previously installed during the construction on the adjacent condo project; however, as part of the recent work done by the condo association, the lateral for the fire hydrant was disconnected. A new connection to the proposed new 150mm sprinkler line will be made as part of this work. Average daily water demand for the building assuming an average of 2.5 people/unit is 59.8L/min with a peak demand of 149.5L/min. The required fire flow based on the Fire underwriters survey for public fire protection was calculated to be 10,000L/min.

Sanitary System –

A new 150mm sanitary lateral will be required for this development. Assuming two occupants per unit @ 340L/cap/day, the peak design flow for the proposed 84 unit apartment building was determined to be 3.5L/s. The proposed 150mm lateral is sufficient for this flow. Details of the sanitary flow calculations are attached.

Storm Drainage System –

The major storm system was designed to convey storm water runoff from a 1 in 100-year return period storm. To account for climate change, the historic 1 in 100yr event was multiplied by 1.2.

The rate of storm water runoff from the subject property, peak storm water flow, was determined for the 2, 5, 10, 25, 50, and 100^{+20%}-year storms for the post development conditions. For this site, the instantaneous peak storm water flows were determined using the Rational Method ($Q = C \cdot A \cdot I$) for both the existing and post development scenarios.

For the pre development conditions, the following parameters were used:
the following parameters were used:

C= runoff coefficient = 0.20

A= area = 0.9091 ha

T_c = time of concentration = 6 minutes (Bransby Williams)

Rainfall intensities (i) were obtained from the annual rainfall intensity – duration frequency curves for Moncton (data between 1946 and 2007).

For the post development conditions, the following parameters were used:

C^* = runoff coefficient = 0.69, which is a composite value determined by:

$$C^* = \frac{\sum C^*A}{\sum A} = \frac{0.95*(3675 + 2390m^2) + 0.2*(3026m^2)}{9,091m^2} = 0.70$$

T_c = time of concentration = 5 minutes (minimum)

Rainfall intensities (i) were obtained from the annual rainfall intensity – duration frequency curves for Moncton (data between 1946 and 2007).

The pre and post development peak flows for the lot is presented in Table 1. In addition, the peak flows with retention are also shown in the tables.

Table 1: Calculated Peak Flows

Storm Event	Pre Development Peak Flow (m ³ /s)	Post Development Peak Flow (m ³ /s)	Post Development Peak Flow with Retention (m ³ /s)
2-yr	0.035	0.134	0.027
5-yr	0.050	0.195	0.038
10-yr	0.061	0.235	0.044
25-yr	0.074	0.285	0.046
50-yr	0.084	0.324	0.046
100-yr +20%	0.112	0.434	0.047

The maximum peak flow was set at the 5yr storm event, pre development conditions (50L/s). This value meets the Cleveland Ave. peak discharge guidelines of 55L/Hectares. For this lot, that equates to 50.0L/s (0.050m³/s).

To ensure that post development flows do not exceed the pre development maximum peak flow, inlet control devices will be installed within several of the proposed catch basins within the parking lot. Temporary storm water storage will be completed within the parking lot and within underground storage around the building. The maximum discharge from the lot with the installed ICD is presented previously in Table 1. The ICDs were designed using the formula in Appendix C of the Town of Riverview Storm Water Design Criteria for Municipal Services. The proposed ICD diameters are presented on the site servicing and drainage plan.

The HydroCad 10 based model was used to characterize the storm water system and determine the volume of storage that would be anticipated for the 1 in 2 yr through the 1 in 100 yr +20% storm events. The maximum depth of storm water that would be temporary located around the proposed catch basins on the property is 0.20m. The entrance onto Quinn Court will not be impacted by the temporary storm water storage. The proposed minor storm sewer includes four catch basins and a new 250mm storm lead connected into the existing storm main. Using Manning's Equation with a pipe slope of 2%, the storm lead size was determined. A 250mm pipe will convey the 1 in 5 yr storm

with a ratio of the design flow to full flow pipe capacity of 47%. This is less than the 80% required by the Town of Riverview.

Environment

Sensitive Areas –

There are no sensitive areas identified on the subject property. In addition, no sensitive areas were identified on the neighbouring properties.

Erosion and Sediment Control Measures –

The erosion and control measures to be implemented during the construction activities at this site include the following. Based on the topography of the property, drainage across the site is currently directed toward the adjacent drainage ditch along the eastern property line. Prior to starting any work on the property, siltation fence is to be installed around the site as shown on the drainage plan along with the installation of a temporary erosion control check dam within the existing drainage ditch. In addition, storm drain inlet protection must be installed within the catch basins shown on the site drainage plan. Following the installation of the new catch basins, storm drain inlet protection must be implemented and the surface water directed toward the units. All of the structures are to be maintained with inlet protection until the landscaping is completed and the parking lot is paved.

The details of the storm drain inlet protection can be found in the City of Moncton Engineering and Environmental Services, Erosion and Sediment Control at Construction Sites Guidelines. The catch basins and siltation fence should be inspected daily during and immediately following a rain event. Any excessive buildup of sediment is to be removed. By implementing these few simple erosion and sedimentation control measures at this site, environmental impacts associated with sediment runoff from the site during construction will be minimal.

Storm Water Quality Management Device –

As per the Town's Storm Water Design Criteria Manual, a storm water quality management device is not required for the residential land use.

Impacts on Neighbouring Properties

Traffic Study –

A Traffic Study for this proposed development was not requested by the City.

Air Quality –

There are no anticipated air quality emissions from this apartment building.

Hours of Operation –

Residential occupants, no set business hours.

Lighting –

The exact lighting for the exterior of the building is currently unknown; however, any exterior lighting installed will be minor and consistent with street lighting and exterior lighting found on the adjacent apartment building on Quinn Court in the immediate vicinity.

Noise –

There are no significant sources of noise anticipated associated with this development.

Snow Storage

Snow storage will be carried out onsite within the parking lot and on several landscaped areas across the lot. There may be periods when hauling offsite of stockpiled snow may be required.

Zoning

The property is currently zoned R3, (Multiple Unit Dwelling). According to the Town of Riverview zoning by-law # 300-6, a multi-unit residential dwelling is a conditional permitted use within the zone.

I trust this meets your requirements, if you have any additional questions please let me know.

Regards,



Michael Fisher, P. Eng.

Enclosure

APPENDIX A

SITE GRADING AND DRAINAGE PLAN

APPENDIX B

SANITARY/STORM CALCULATIONS

SANITARY - Peak Design Flow

Quinn Crt Multi-unit Apartment

Based on Individual Flow Rate - *Atlantic Canada Standards and Guidelines Manual* - Apartment Building

1	Number of Apartment Units	N_{Units}	84	Units
2	Number of Occupants/Unit	$N_{occupants}$	2.5	Occupants/unit
		N_{total}	210	Occupants
	Flow Allowance - person	Q_{person}	340	L/person/day
	Average Daily Flow	$Q_{average}$	71,400	L/day
			0.83	L/s
3	Peaking Factor	M	4.14	2.0 minimum
4	Area	A	0.91	ha
5	Peak Extraneous Flow Allowance	i	0.14	L/s/ha
	Peak Extraneous Flow	$Q_{extraneous}$	0.13	L/s
Peak Design Flow		PDF	3.5	L/s

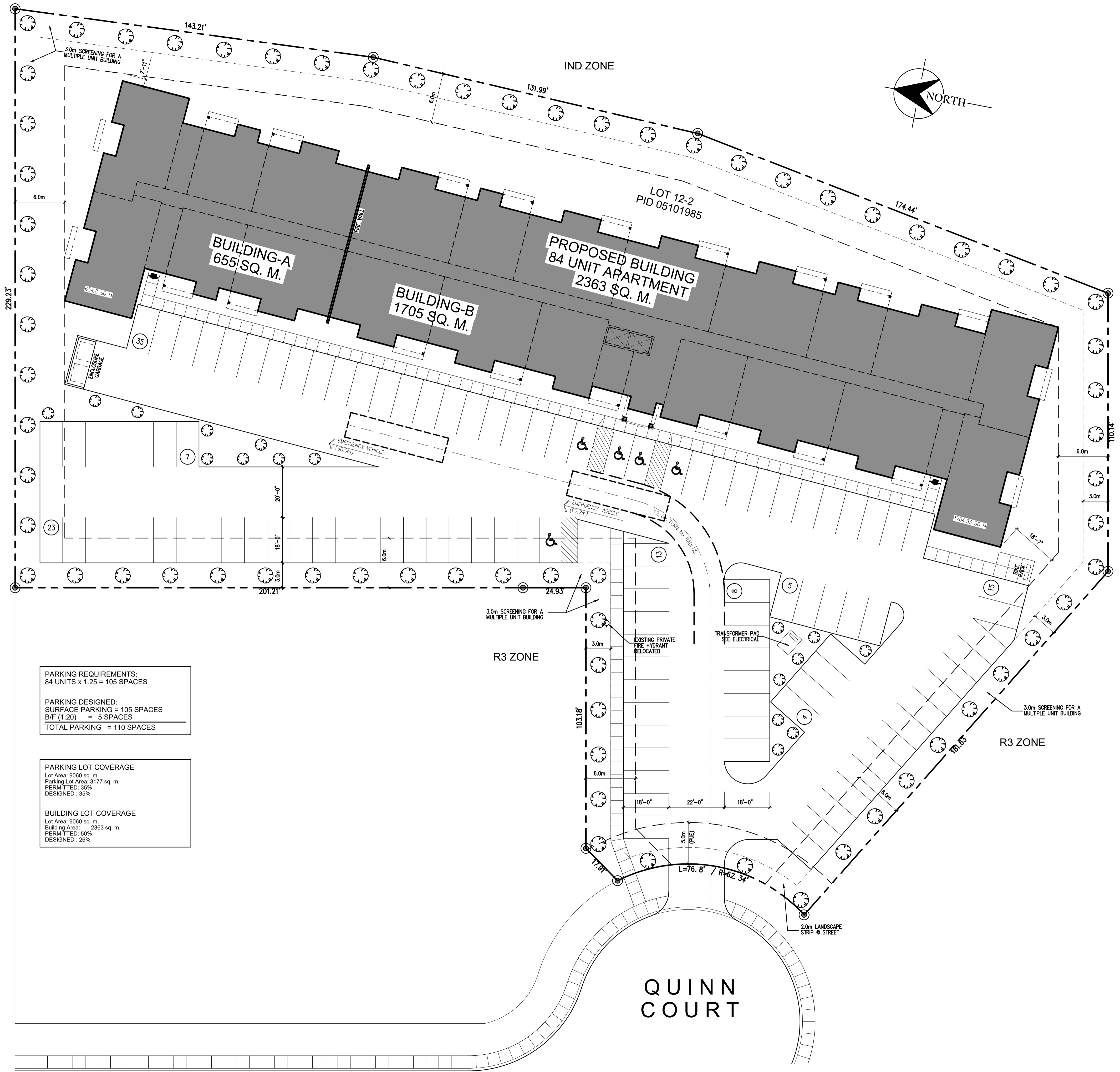
- 1 Enter number of units
- 2 Enter number of occupants/unit
- 3 Enter peaking factor. Harmon Formula - $=1+14/(4+(N_{total}/1000)^{0.5})$
- 4 Enter tributary area
- 5 Enter extraneous flow allowance (0.14 new development / 0.28 infilled development)

$$PDF = Q_{operational} \cdot M + I \cdot A$$

Events for CB#1 Connection to Stm Main

Event	Inflow (m ³ /s)	Primary (m ³ /s)	Elevation (meters)	Storage (cubic-meters)
2-Year	0.0273	0.0271	34.692	1.1
5-Year	0.0380	0.0375	35.323	1.6
10-year	0.0448	0.0440	35.820	1.9
25-year	0.0532	0.0456	35.958	3.5
50-year	0.0591	0.0458	35.971	5.7
100-year	0.0650	0.0460	35.988	8.8
Custom	0.0806	0.0468	36.063	22.2

2015 NATIONAL BUILDING CODE MATRIX - QUINN COURT BUILDING A		
ITEM	CONSULTANT INFORMATION AND CONTACT INFORMATION	
A	Architect: Northland Design Studio Inc. 245 Lady Russell Street Moncton, New Brunswick E1E 0G5 Tel.: (506) 204-7200	
B	Designer: Artech Technical Services 1133 St. George Blvd, #325 Moncton, New Brunswick E1E 4E1 Tel.: (506) 862-0895	
C	Structural: Match Engineering 59 Church Street Moncton, New Brunswick E1C 4Z3 Tel.: (506) 875-0941	
D	Sub-consultants: Mechanical: AEC Engineering Electrical: AEC Engineering Plumbing: AEC Engineering Site: Fisher Engineering Sprinklers: TBD	
ITEM	REVIEW INFORMATION	CODE REFERENCE
1	Project Address: QUINN COURT, RIVERVIEW, NB (PID 05101985) Project Description: 4 STOREY APARTMENT Project Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Change of Use	Part 3
2	Alternate Solution Proposed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Div 12.1 & Div C 2.3.1
3	Total Building Area: 2346 sq-m Existing: n/a New: 2346 sq-m Mezzanine Area: n/a Existing: n/a New: n/a	Division A 1.4.1.2
4	Major Occupancies: Group: C Description: Multi-Unit Apartment Building-84 Unit Group: n/a Description: n/a Group: n/a Description: n/a	31.2.1(1)
5	Building Classification: Group C	3.2.2.5f
6	Occupant Load: <input type="checkbox"/> by sqm/Person <input checked="" type="checkbox"/> by Design of Building 1st Floor: 38 3rd Floor: 38 2nd Floor: 38 4th Floor: 38 (incl. lobby) Total: 148	3.1.17
7	Number of Storeys Above Grade: 4 Below Grade: 0	Div. A 1.4.1.2
8	Number of Exits: Main: 3 Third: 2 Second: 2 Fourth: 2	
9	Building Height: 13.4m	Div. A 1.4.1.2
10	Number of Facades Facing Streets: 1	3.2.2.10
11	Firecode: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.1.10
12	Sprinkler System: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No NFPA 13R Adequate Water Supply: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.2.18 3.2.5.7
13	Standpipe System: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.8
14	Fire Alarm System: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4.1
15	Smoke Detectors: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4.11(1)(a)(i)(a)
16	Heat Detectors (Freb): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4.10(3)
17	Exit Lighting: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.4.5.1
18	Emergency Lighting: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.7.3.4.5
19	High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6
20	Emergency Power Supply: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.7.5, 3.2.7.6
21	Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2
22	Vertical Service Spaces: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.6.3.1
23	Permitted construction type: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both Proposed construction type: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.5f
Required Fire Resistance Rating (Hours)		
24	Assembly Location	Horizontal Assembly Listed Design ULC No. Supporting Assembly (Walls, Columns) Listed Design ULC No.
Floors	1 HR	D.2.3.12 1 HR see assembly types
Roof	1 HR	D.2.3.12 1 HR see assembly types
Mezzanine	1 HR	D.2.3.12 1 HR see assembly types
Basement	n/a	n/a n/a
Special Separators:		
25	Wall Location Area of Con. (Bldg Face) Lability Distance L/H or L/A of Openings (Permitted) Max % of Openings Permitted Min. Fire Res. Rating Type of Const. Type of Cladding	3.2.3.10 3.2.3.7
North	33 sq-m	>5.5m - 100% n/a BOTH BOTH
South	33 sq-m	>5.5m - 100% n/a BOTH BOTH
East	33 sq-m	>5.5m - 100% n/a BOTH BOTH
West	33 sq-m	>5.5m - 100% n/a BOTH BOTH
26	Maximum Travel Distance: Not More than 45m	3.4.2.5 (1)(c)
27	Number of Water Closets: Min. 1 per suite	3.7.2.2. (10)
28	Barrier-free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, Explain:	NB 2021-3
29	Fire Extinguishers: 4 per floor (2 per building)	NFPA 10



PARKING REQUIREMENTS:
84 UNITS x 1.25 = 105 SPACES

PARKING DESIGNED:
SURFACE PARKING = 105 SPACES
B/F (1:20) = 5 SPACES
TOTAL PARKING = 110 SPACES

PARKING LOT COVERAGE
Lot Area: 9060 sq. m.
Parking Lot Area: 3177 sq. m.
PERMITTED: 35%
DESIGNED: 35%

BUILDING LOT COVERAGE
Lot Area: 9060 sq. m.
Building Area: 2363 sq. m.
PERMITTED: 50%
DESIGNED: 26%

NO.	REVISION	DATE
1	A.H.J. REVIEW	26 JUN 2024
2	SITE PLAN-REDUCED ASPHALT	06 FEB 2024
3	REDUCE BUILDING LENGTH	07 FEB 2024

MULTI-UNIT DEVELOPMENT
84 UNIT APARTMENT
QUINN COURT
RIVERVIEW, NEW BRUNSWICK

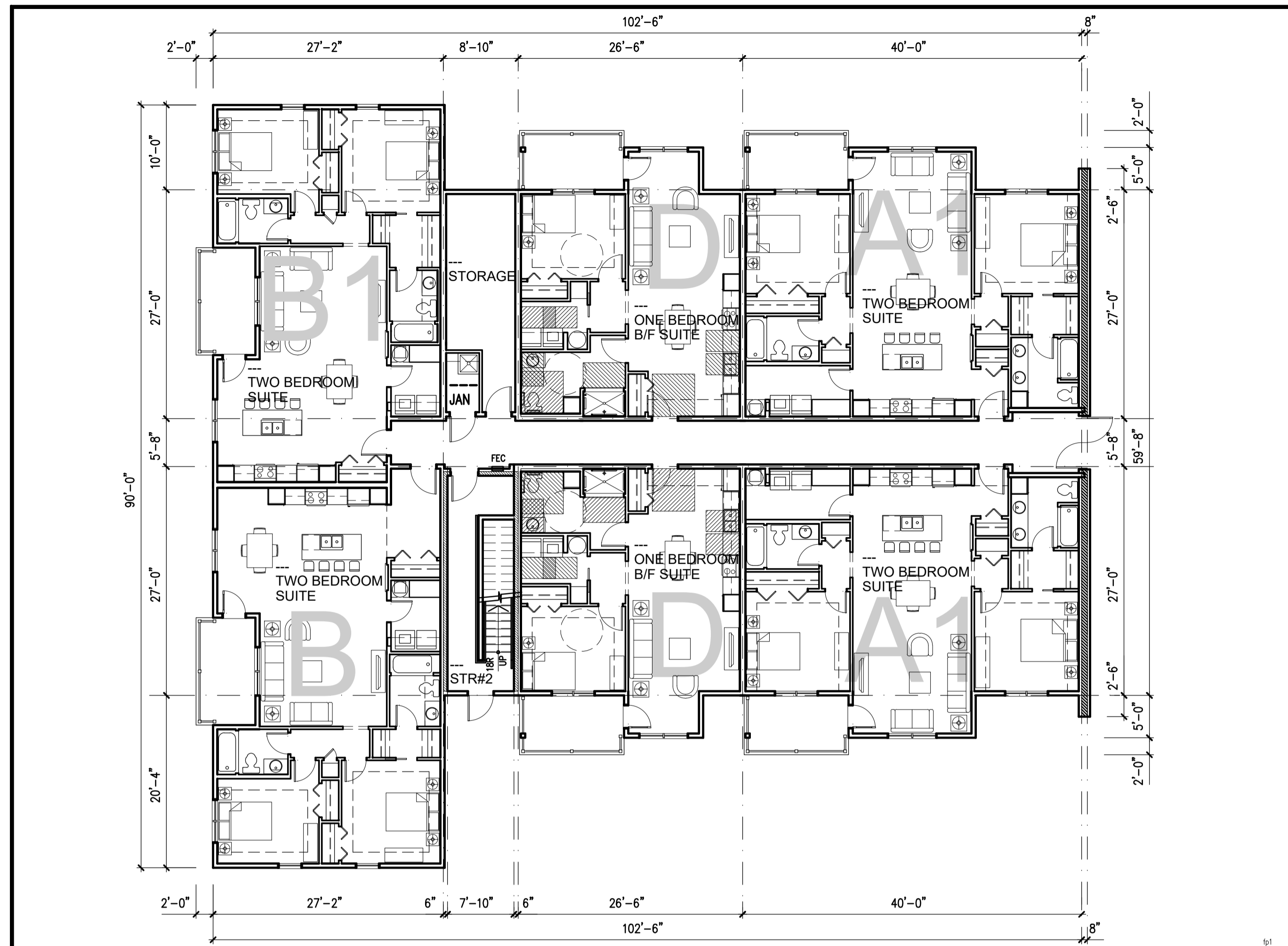
SITE PLAN
2015 NATIONAL BUILDING CODE
MATRIX

SCALE: AS NOTED	L1
DATE: JANUARY 2024	
24008	

07 FEBRUARY 2024

SITE PLAN

SCALE: 1"=20'-0"



1 P1 MAIN FLOOR PLAN - PART 'A' SCALE: 3/32"=1'-0" 3 P1



2 P1 MAIN FLOOR PLAN - PART 'B' SCALE: 3/32"=1'-0"

GROSS UNIT AREAS: (84)

- (28) UNIT A = 1155 sq.ft.
- (16) UNIT A1 = 1147 sq.ft.
- (6) UNIT B = 1181 sq.ft.
- (2) UNIT BL = ---- sq.ft.
- (6) UNIT B1 = 1113 sq.ft.
- (2) UNIT B1L = ---- sq.ft.
- (1) UNIT C = 813 sq.ft.
- (1) UNIT C1 = 813 sq.ft.
- (11) UNIT C2 = 762 sq.ft.
- (5) UNIT D = 762 sq.ft.(B/F)
- (3) UNIT E = 1164 sq.ft.
- (3) UNIT F = 1035 sq.ft.

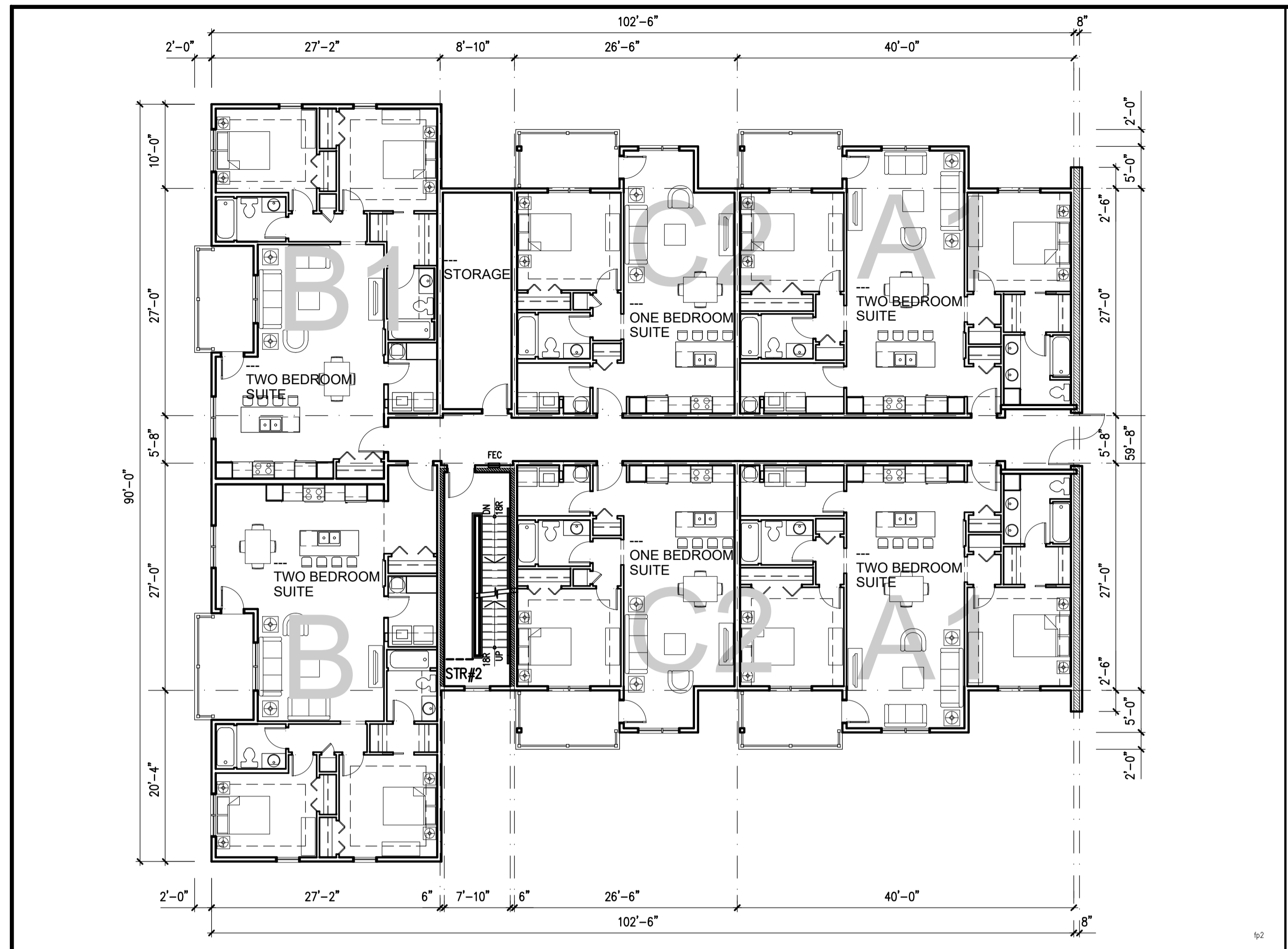
NO.	REVISION	DATE
1	A.H.J. REVIEW	26 JAN 2024
2	SITE PLAN-REDUCED ASPHALT	06 FEB 2024
3	REDUCE BUILDING LENGTH	07 FEB 2024

MULTI-UNIT DEVELOPMENT
84 UNIT APARTMENT
 QUINN COURT
 RIVERVIEW, NEW BRUNSWICK

MAIN FLOOR PLAN

SCALE: AS NOTED	P1
DATE: JANUARY 2024	
24008	

07 FEBRUARY 2024



1 SECOND FLOOR PLAN - PART 'A' SCALE: 3/32"=1'-0"



2 SECOND FLOOR PLAN - PART 'B' SCALE: 3/32"=1'-0"

GROSS UNIT AREAS: (84)

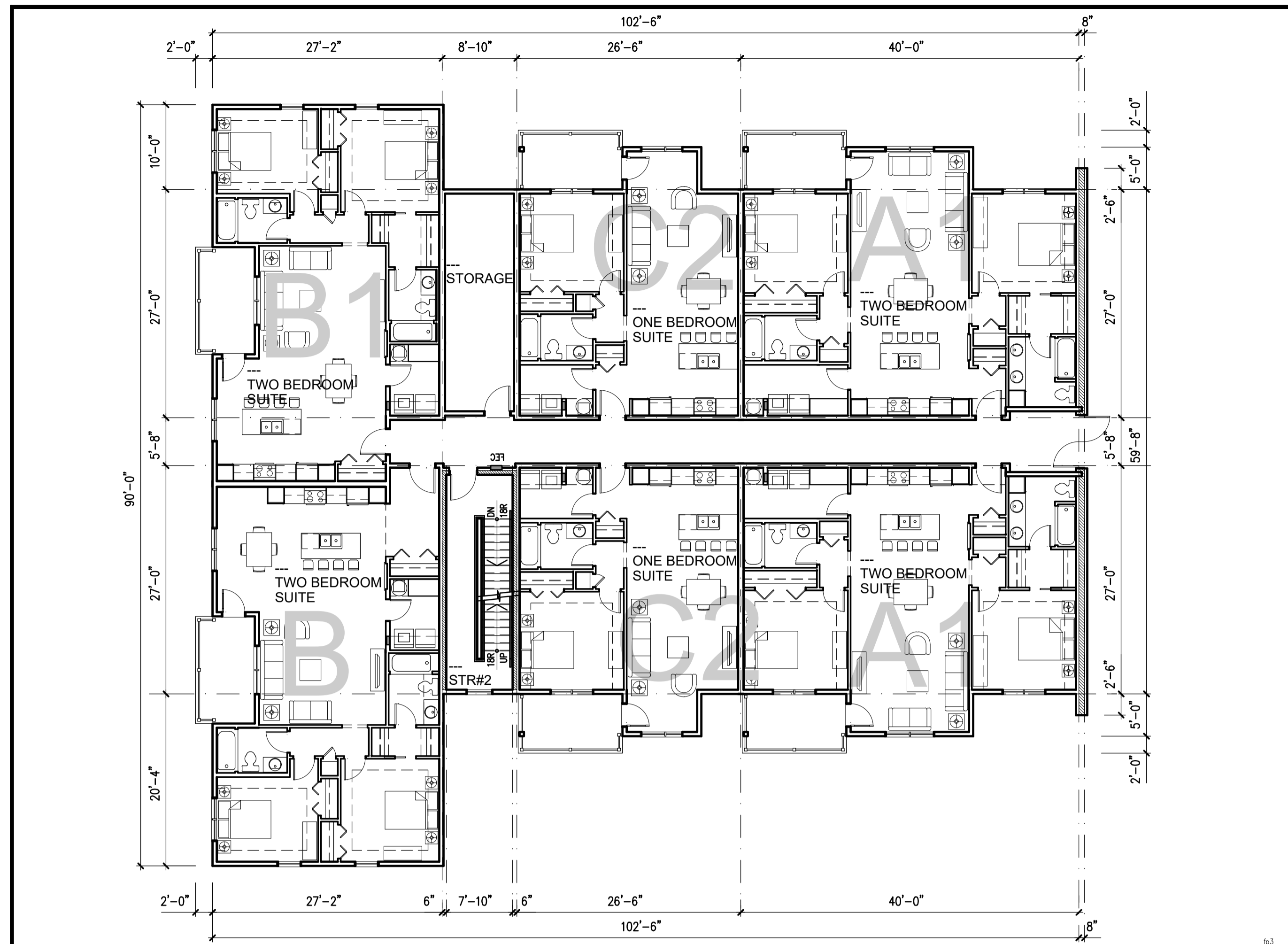
- (28) UNIT A = 1155 sq.ft.
- (16) UNIT A1 = 1147 sq.ft.
- (6) UNIT B = 1181 sq.ft.
- (2) UNIT BL = ---- sq.ft.
- (6) UNIT B1 = 1113 sq.ft.
- (2) UNIT B1L = ---- sq.ft.
- (1) UNIT C = 813 sq.ft.
- (1) UNIT C1 = 813 sq.ft.
- (11) UNIT C2 = 762 sq.ft.
- (5) UNIT D = 762 sq.ft.(B/F)
- (3) UNIT E = 1164 sq.ft.
- (3) UNIT F = 1035 sq.ft.

NO.	REVISION	DATE
1	A.H.J. REVIEW	26 JUN 2024
2	SITE PLAN-REDUCED ASPHALT	06 FEB 2024
3	REDUCE BUILDING LENGTH	07 FEB 2024

MULTI-UNIT DEVELOPMENT
84 UNIT APARTMENT
 QUINN COURT
 RIVERVIEW, NEW BRUNSWICK
 SECOND FLOOR PLAN

SCALE: AS NOTED	P2
DATE: JANUARY 2024	
24008	

07 FEBRUARY 2024



1
P3 THIRD FLOOR PLAN - PART 'A'

SCALE: 3/32"=1'-0"

3
P3



2
P3 THIRD FLOOR PLAN - PART 'B'

SCALE: 3/32"=1'-0"

GROSS UNIT AREAS: (84)

- (28) UNIT A = 1155 sq.ft.
- (16) UNIT A1 = 1147 sq.ft.
- (6) UNIT B = 1181 sq.ft.
- (2) UNIT BL = ---- sq.ft.
- (6) UNIT B1 = 1113 sq.ft.
- (2) UNIT B1L = ---- sq.ft.
- (1) UNIT C = 813 sq.ft.
- (1) UNIT C1 = 813 sq.ft.
- (11) UNIT C2 = 762 sq.ft.
- (5) UNIT D = 762 sq.ft.(B/F)
- (3) UNIT E = 1164 sq.ft.
- (3) UNIT F = 1035 sq.ft.

NO.	REVISION	DATE
1	A.H.J. REVIEW	26 JUN 2024
2	SITE PLAN-REDUCED ASPHALT	06 FEB 2024
3	REDUCE BUILDING LENGTH	07 FEB 2024

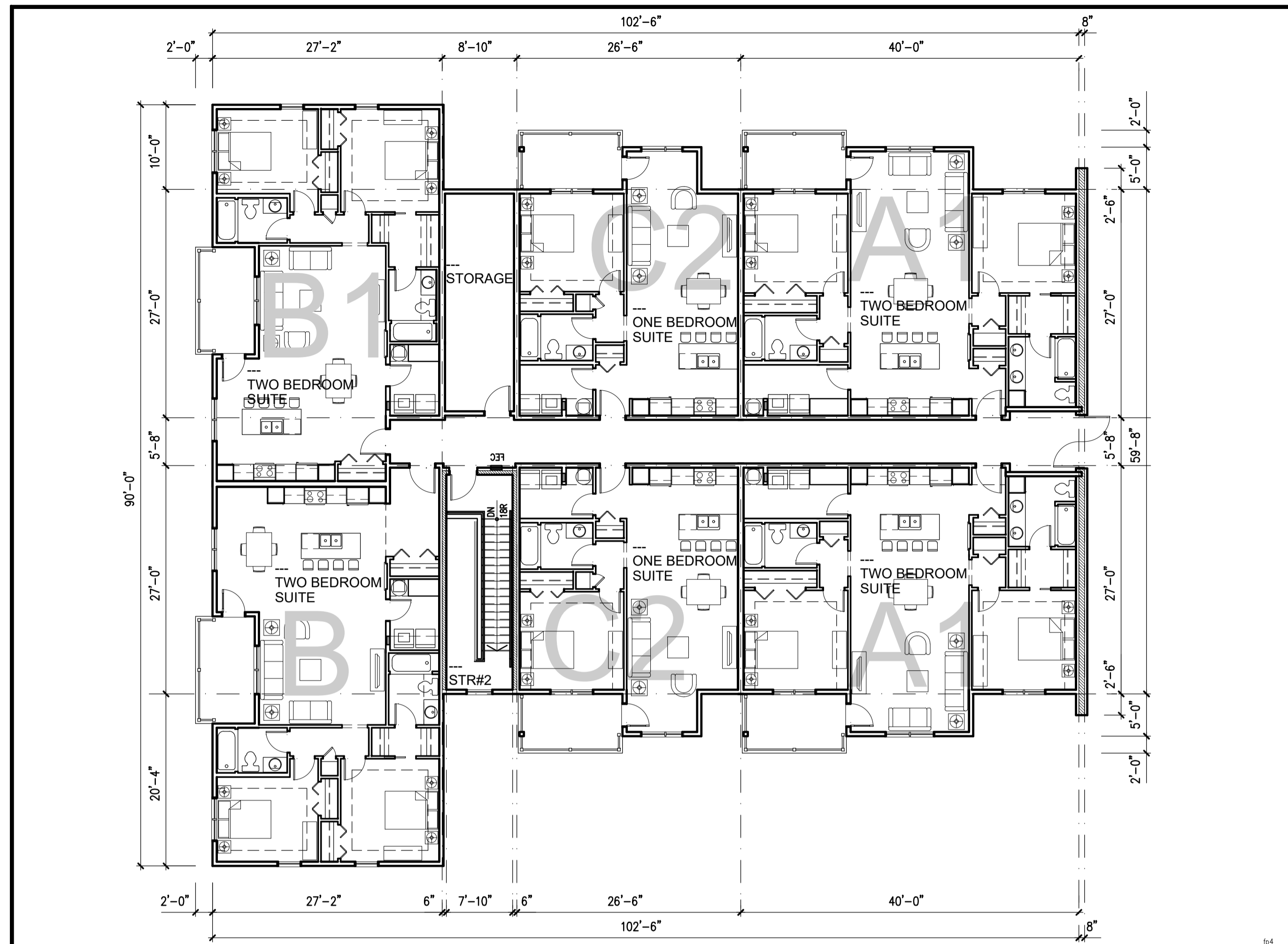
MULTI-UNIT DEVELOPMENT
84 UNIT APARTMENT
 QUINN COURT
 RIVERVIEW, NEW BRUNSWICK

THIRD FLOOR PLAN

SCALE:
 AS NOTED
 DATE:
 JANUARY 2024

P3

24008



1
P4 FOURTH FLOOR PLAN – PART 'A'

SCALE: 3/32"=1'-0"

3
P4



2
P4 FOURTH FLOOR PLAN – PART 'B'

SCALE: 3/32"=1'-0"

GROSS UNIT AREAS: (84)

- (28) UNIT A = 1155 sq.ft.
- (16) UNIT A1 = 1147 sq.ft.
- (6) UNIT B = 1181 sq.ft.
- (2) UNIT BL = ---- sq.ft.
- (6) UNIT B1 = 1113 sq.ft.
- (2) UNIT B1L = ---- sq.ft.
- (1) UNIT C = 813 sq.ft.
- (1) UNIT C1 = 813 sq.ft.
- (11) UNIT C2 = 762 sq.ft.
- (5) UNIT D = 762 sq.ft.(B/F)
- (3) UNIT E = 1164 sq.ft.
- (3) UNIT F = 1035 sq.ft.

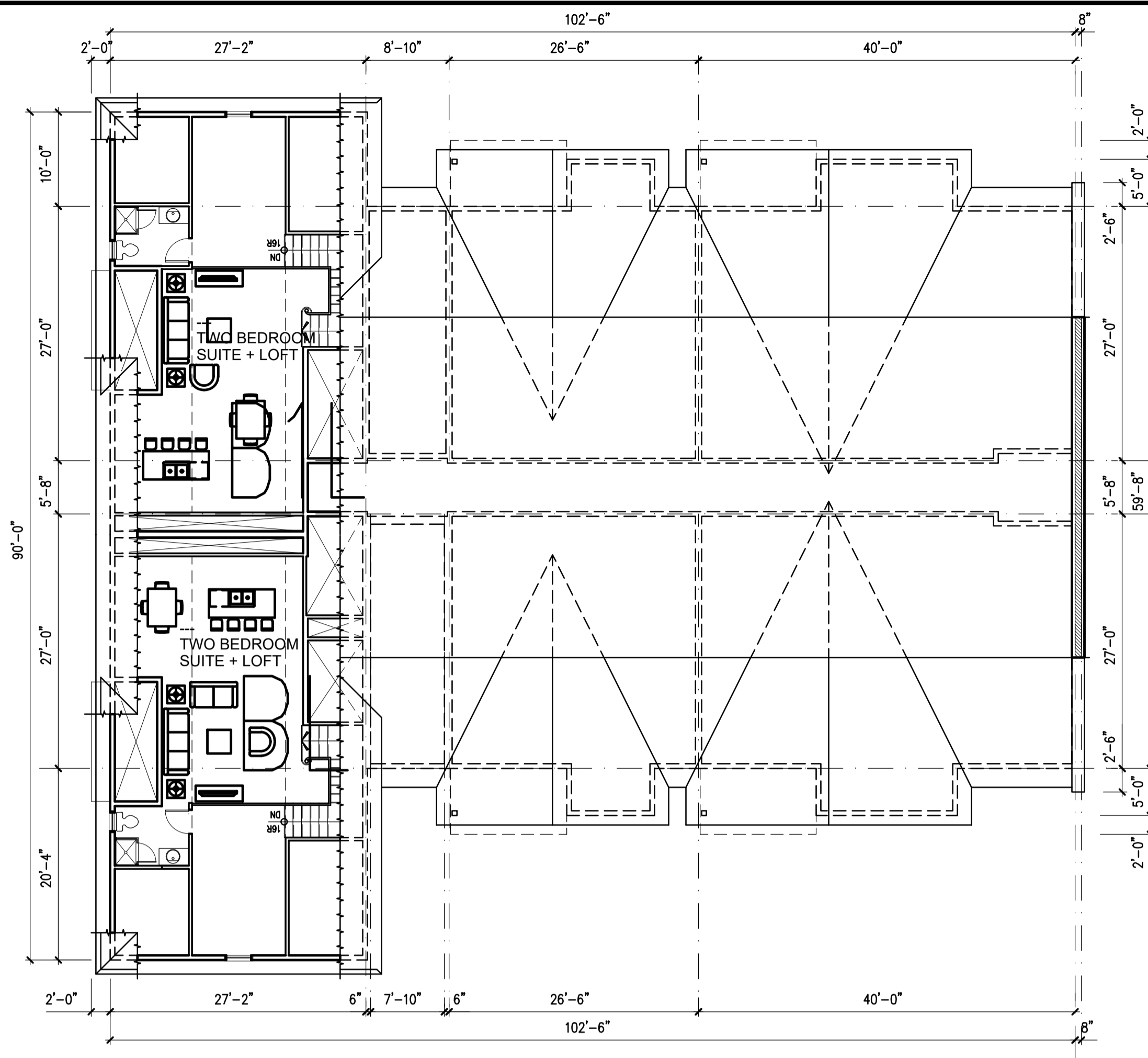
NO.	REVISION	DATE
1	A.H.J. REVIEW	26 JUN 2024
2	SITE PLAN-REDUCED ASPHALT	06 FEB 2024
3	REDUCE BUILDING LENGTH	07 FEB 2024

MULTI-UNIT DEVELOPMENT
84 UNIT APARTMENT
 QUINN COURT
 RIVERVIEW, NEW BRUNSWICK
 FOURTH FLOOR PLAN

SCALE:
 AS NOTED
 DATE:
 JANUARY 2024

P4

24008



UNIT B1 MEZZANINE CALCULATIONS
 AREA OF OPEN PORTION OF BOTTOM FLOOR = 647 sq.ft.
 AREA/PERCENTAGE OF UNENCLOSED MEZZANINE = 159 sq.ft./24%
 AREA/PERCENTAGE OF ENCLOSED PORTION MEZZANINE = 52 sq.ft./8%

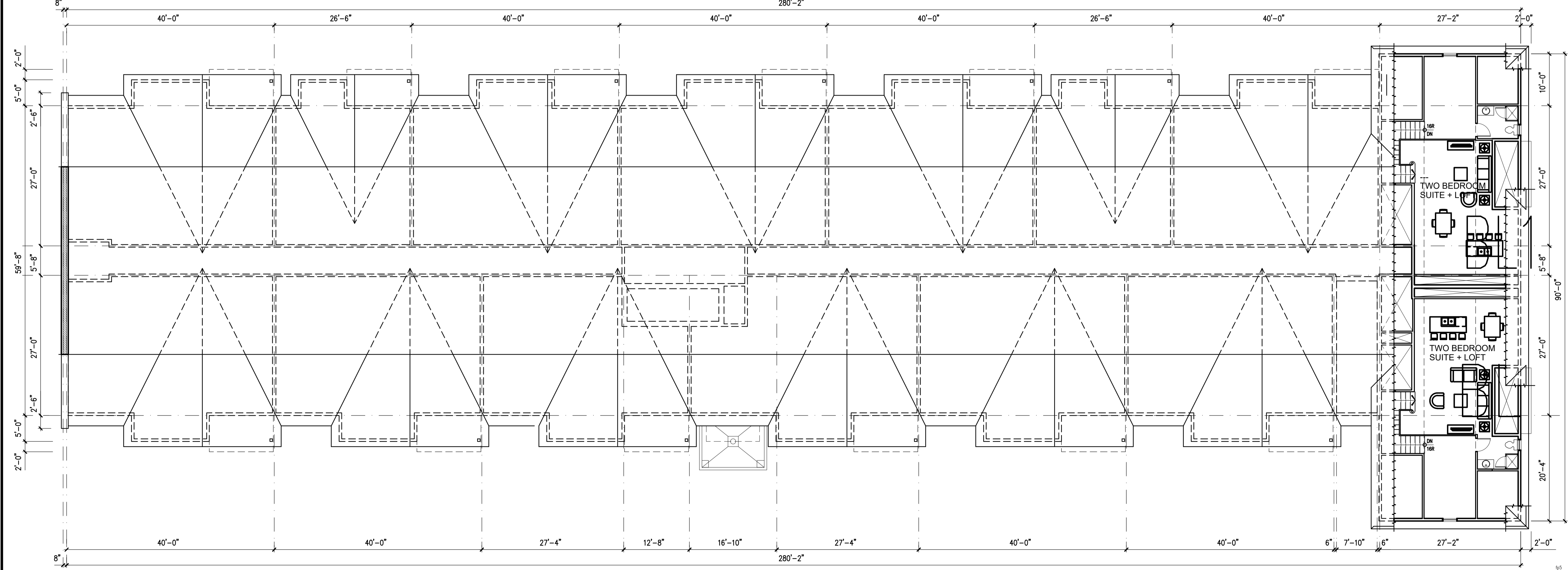
UNIT B1L MEZZANINE CALCULATIONS
 AREA OF OPEN PORTION OF BOTTOM FLOOR = 561 sq.ft.
 AREA/PERCENTAGE OF UNENCLOSED MEZZANINE = 159 sq.ft./28%
 AREA/PERCENTAGE OF ENCLOSED PORTION MEZZANINE = 52 sq.ft./9%

GROSS UNIT AREAS: (84)

(28) UNIT A	= 1155 sq.ft.
(16) UNIT A1	= 1147 sq.ft.
(6) UNIT B	= 1181 sq.ft.
(2) UNIT BL	= ---- sq.ft.
(6) UNIT B1	= 1113 sq.ft.
(2) UNIT B1L	= ---- sq.ft.
(1) UNIT C	= 813 sq.ft.
(1) UNIT C1	= 813 sq.ft.
(11) UNIT C2	= 762 sq.ft.
(5) UNIT D	= 762 sq.ft.(B/F)
(3) UNIT E	= 1164 sq.ft.
(3) UNIT F	= 1035 sq.ft.

1
P5 **LOFT LEVEL FLOOR PLAN – PART 'A'**

SCALE: 3/32"=1'-0" **3**
P5



2
P5 **LOFT LEVEL FLOOR PLAN – PART 'B'**

SCALE: 3/32"=1'-0"

NO.	REVISION	DATE
1	A.H.J. REVIEW	26 JUN 2024
2	SITE PLAN-REDUCED ASPHALT	06 FEB 2024
3	REDUCE BUILDING LENGTH	07 FEB 2024

MULTI-UNIT DEVELOPMENT
84 UNIT APARTMENT
 QUINN COURT
 RIVERVIEW, NEW BRUNSWICK
 LOFT LEVEL FLOOR PLAN

SCALE:
 AS NOTED
 DATE:
 JANUARY 2024

P5

24008



BY-LAW REFERENCE 91(4)(c)
REGARDING FACADE DESIGN WITH
JOIS AND RECESSES
REQUIRED: MIN. 0.6m @ 9.0m
DESIGNED: >= 0.6m @ <9.0m

BY-LAW REFERENCE 91(4)(d)
REGARDING MINIMUM PERCENTAGE
OF MASONRY AT GROUND FLOOR
REQUIRED: 10%
DESIGNED: 36%



- LEGEND:**
- 1 DECORATIVE STONE MASONRY
'CULTURED STONE'
COLOUR: TYPE 1
 - 2 4" HORIZONTAL CLAPBOARD
VINYL SIDING
COLOUR: 'STRATUS'
TRIM COLOUR: 'STRATUS'
 - 3 VERTICAL PREFINISHED METAL
SIDING (AD-300-R BY VICWEST)
COLOUR: BLACK
TRIM COLOUR: BLACK
 - 4 7" VERTICAL BOARD & BATTEN
VINYL SIDING
COLOUR: 'GUNMETAL'
TRIM COLOUR: 'GUNMETAL'
 - 5 NOT USED
 - 6 ALUMINIUM RAILING SYSTEM
C/W GLASS PANELS (FRONT)
ALUM COLOUR: BLACK
 - 7 ASPHALT SHINGLE ROOFING
COLOUR: BLACK
FASCIA/SOFFIT COLOUR: BLACK
 - 8 WINDOWS
COLOUR: EXT BLACK/INT WHITE
TRIM COLOUR: BLACK
 - 9 BALCONY
PRECAST CONCRETE SLAB
POWDER COATED HSS COLUMNS
COLOUR: BLACK

1
P6 FRONT ELEVATION – PART 'A'

SCALE: 1/8"=1'-0"

3
P6 RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"



BY-LAW REFERENCE 91(4)(c)
REGARDING FACADE DESIGN WITH
JOIS AND RECESSES
REQUIRED: MIN. 0.6m @ 9.0m
DESIGNED: >= 0.6m @ <9.0m

BY-LAW REFERENCE 91(4)(d)
REGARDING MINIMUM PERCENTAGE
OF MASONRY AT GROUND FLOOR
REQUIRED: 10%
DESIGNED: 36%

2
P6 FRONT ELEVATION – PART 'B'

SCALE: 1/8"=1'-0"

NO.	REVISION	DATE
1	A.H.J. REVIEW	26 JUN 2024
2	SITE PLAN-REDUCED ASPHALT	06 FEB 2024
3	REDUCE BUILDING LENGTH	07 FEB 2024

MULTI-UNIT DEVELOPMENT
**84 UNIT
APARTMENT**
QUINN COURT
RIVERVIEW, NEW BRUNSWICK

FRONT ELEVATION – PART 'A'
FRONT ELEVATION – PART 'B'
RIGHT SIDE ELEVATION

SCALE:
AS NOTED
DATE:
JANUARY 2024

P6

24008



LEGEND:

- 1 DECORATIVE STONE MASONRY
"CULTURED STONE"
COLOUR: TYPE 1
- 2 4" HORIZONTAL CLAPBOARD
VINYL SIDING
COLOUR: "STRATUS"
TRIM COLOUR: "STRATUS"
- 3 VERTICAL PREFINISHED METAL
SIDING (AD-300-R BY VICWEST)
COLOUR: BLACK
TRIM COLOUR: BLACK
- 4 7" VERTICAL BOARD & BATTEN
VINYL SIDING
COLOUR: "GUNMETAL"
TRIM COLOUR: "GUNMETAL"
- 5 NOT USED
- 6 ALUMINIUM RAILING SYSTEM
C/W GLASS PANELS (FRONT)
ALUM COLOUR: BLACK
- 7 ASPHALT SHINGLE ROOFING
COLOUR: BLACK
FASCIA/SOFFIT COLOUR: BLACK
- 8 WINDOWS
COLOUR: EXT BLACK/INT WHITE
TRIM COLOUR: BLACK
- 9 BALCONY
PRECAST CONCRETE SLAB
POWDER COATED HSS COLUMNS
COLOUR: BLACK

1
P7 LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"

3
P7 REAR ELEVATION - PART 'B'

SCALE: 1/8"=1'-0"



2
P6 REAR ELEVATION - PART 'B'

SCALE: 1/8"=1'-0"

NO.	REVISION	DATE
1	A.H.J. REVIEW	26 JUN 2024
2	SITE PLAN-REDUCED ASPHALT	06 FEB 2024
3	REDUCE BUILDING LENGTH	07 FEB 2024

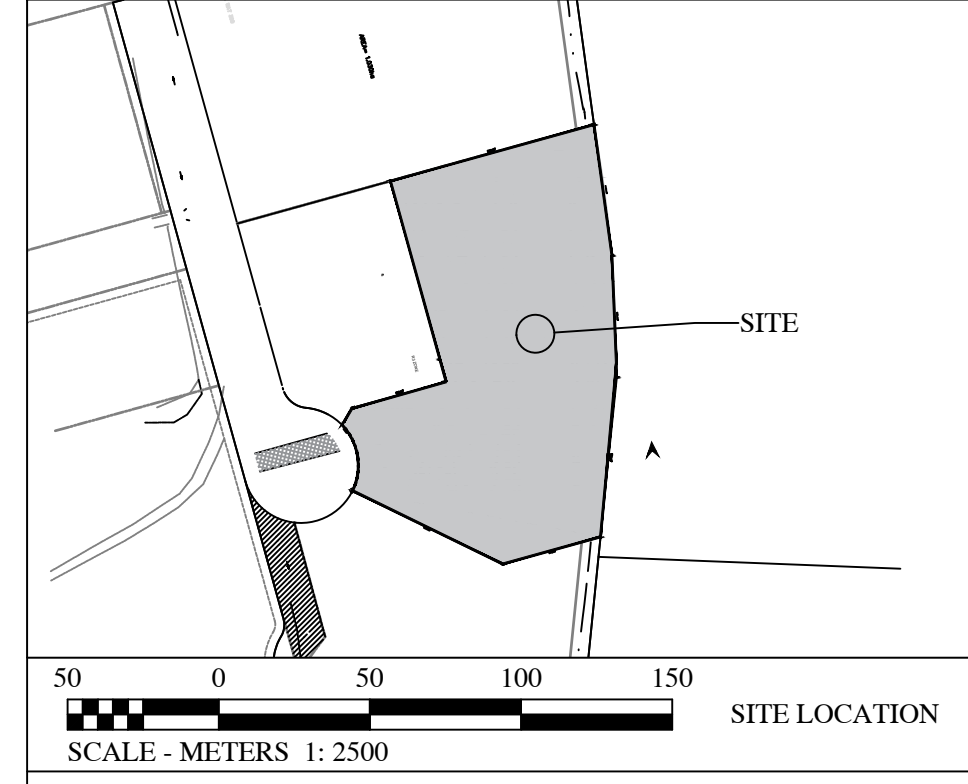
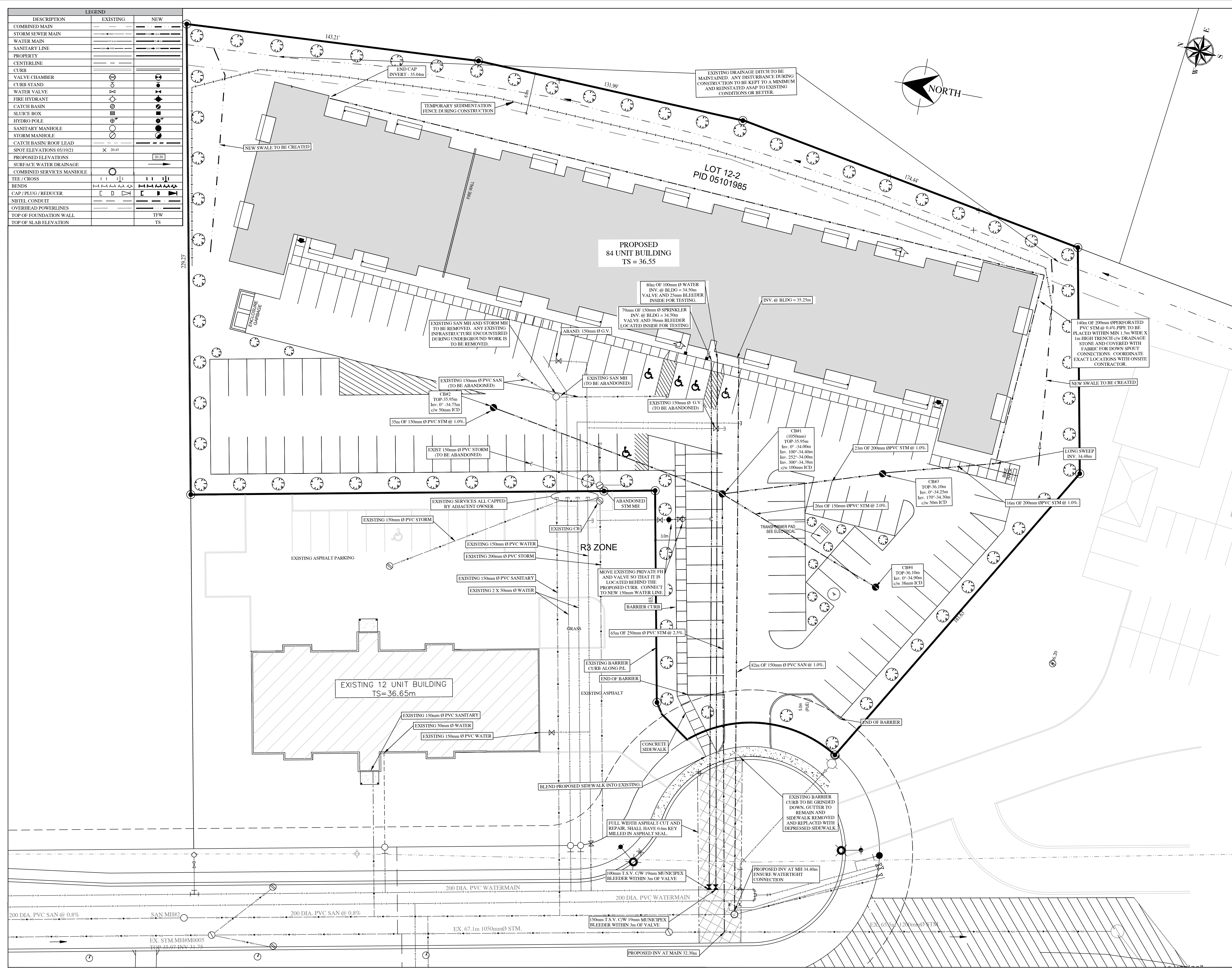
MULTI-UNIT DEVELOPMENT
**84 UNIT
 APARTMENT**
 QUINN COURT
 RIVERVIEW, NEW BRUNSWICK

REAR ELEVATION - PART 'A'
 REAR ELEVATION - PART 'B'
 LEFT SIDE ELEVATION

SCALE:
 AS NOTED
 DATE:
 JANUARY 2024

P7

24008



Notes:

- Base Site Plan provided by ARTECH, dated February 8 2024.
- All work is to conform to the Town of Riverview Standard Municipal Specifications, latest revision.
- Contractor required to locate all existing services and confirm invert elevations with engineer.
- All elevations are in reference to NH geodetic datum 3249 elevation = 29.25m.
- Full time inspection by the engineering design firm is recommended for the installation of all underground infrastructure to ensure that all work has been constructed to the Town of Riverview Standard Municipal Specifications.
- Record drawings to be submitted to the engineering department within 30 days following construction.
- A lateral service hook-up inspection by the Town's engineering department is required prior to backfilling the lateral connections to the mainlines. No water turn on will take place until this hook-up inspection has been completed.
- All water laterals, 100mm and greater in diameter, installed must be pressure tested and disinfected to Town of Riverview Standard Municipal Specifications and results submitted to the engineering department with a stamped letter stating that all tests have passed and full time inspection was done during construction and during the test, before waterlines are disinfected or turned on by the Town. Town's engineering department must be notified one week in advance with the testing results before water main can be disinfected.
- A site inspection must be performed by the Town's Engineering Department prior to any work being started.
- Cutler is to be kept through proposed driveway. Existing barrier curb at driveway is to be graded down and sidewalk depressed.
- Barrier curb to be installed as shown.

EROSION CONTROL

- All work is to follow the Town of Riverview's Guidelines for Erosion and Sediment Control at Construction Sites.
- During work on the site, the following items must be completed:
 - Siltation fence must be erected around the perimeter of the disturbed area prior to start of construction, and routinely maintained throughout project.
 - Adjacent municipal storm infrastructure on Quinn Court is to be protected from sediment runoff including the two existing catch basins on the site near the southern property line.
 - Storm drain inlet protection must be installed immediately following the installation of the catch basins 1-4. The inlet protection must be maintained and not removed until landscaping and asphalt surface is completed.
- Contractor is responsible for dust control, mud and dirt removal on Quinn Court. A stabilized entrance/exit complete with clear stone/gravel is recommended to help prevent tracking of mud & dirt onto Quinn Court during construction.

No.	Issue	Date
1	TOWN OF RIVERVIEW (PAC) APPROVAL/IFP	FEB. 2024
2		
3		



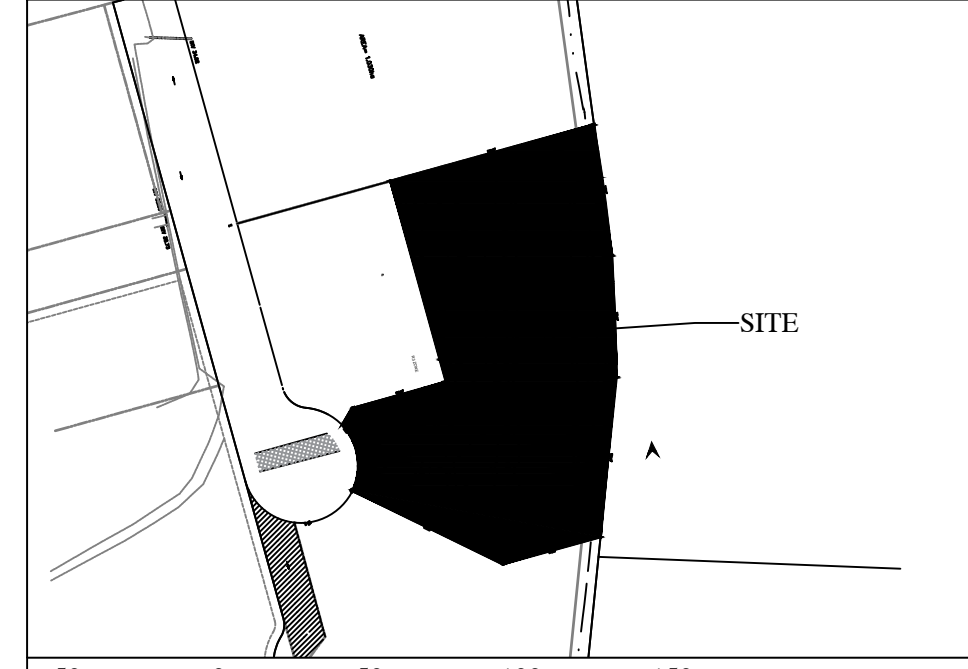
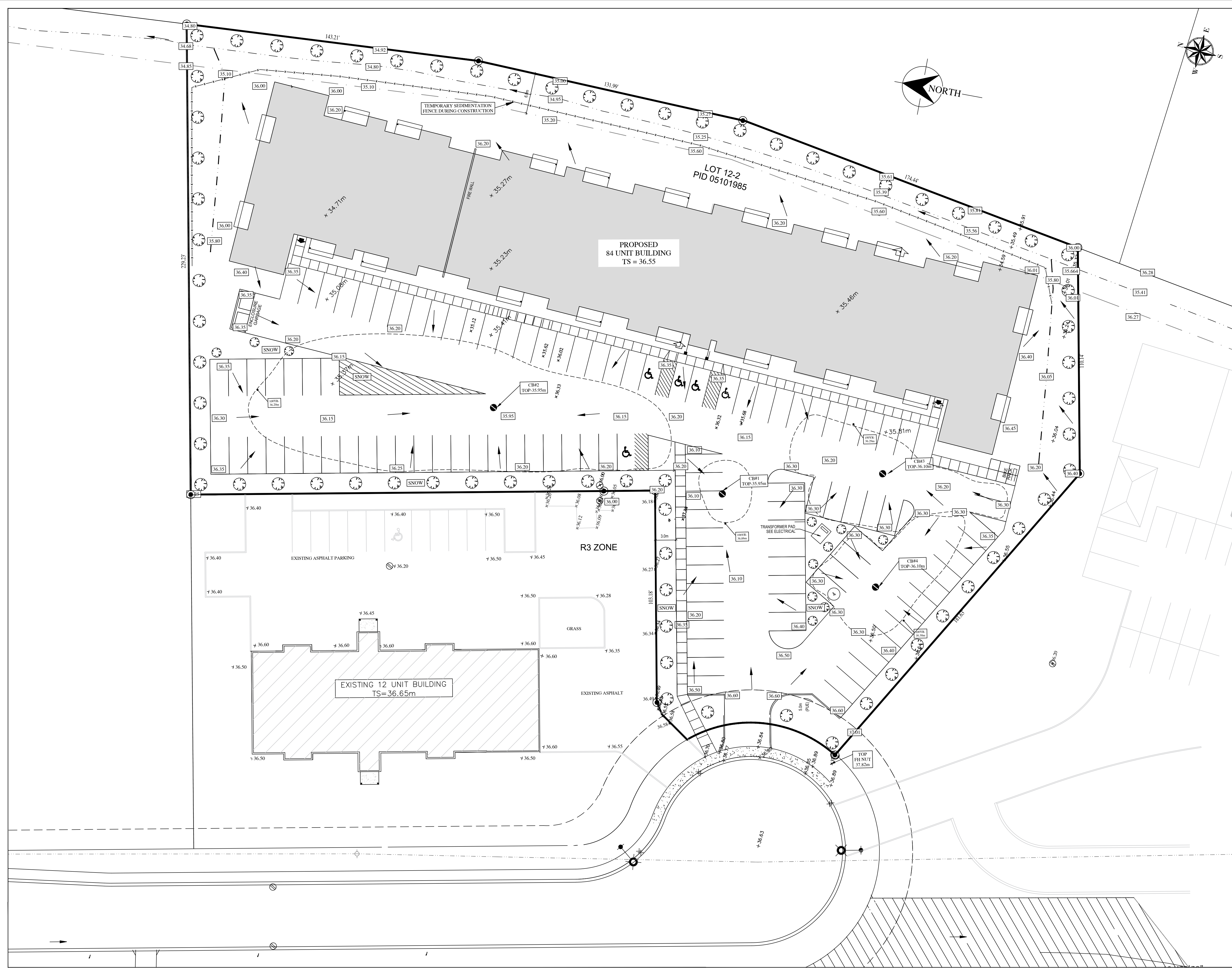
Project Title
PROPOSED APARTMENT QUINN COURT RIVERVIEW, N.B.

Drawing Title
SITE SERVICING PLAN

Project No. **DS412**
Dwg. No. **DS41202** Revision **0**
Scale: 5 0 5 10 15
SCALE - METRES 1:250

Const. North

Drawn By: **AF**
Designed By: **MJF**
DWG. Design Ckd. By: **MJF**
Drawing: **C-1**



50 0 50 100 150
SCALE - METERS 1: 2500 SITE LOCATION

- Notes:
- Base Site Plan provided by ARTECH, dated February 2024.
 - All work is to conform to the Town of Riverview Standard Municipal Specifications, latest revision.
 - Contractor required to locate all existing services and confirm invert elevations with engineer.
 - All elevations are in reference to NH geodetic datum 3289 elevation = 29.252m.
 - Full time inspection by the engineering design firm is recommended for the installation of all underground infrastructure to ensure that all work has been constructed to the Town of Riverview Standard Municipal Specifications.
 - Record drawings to be submitted to the engineering department within 30 days following construction.
 - A lateral service hook-up inspection by the Town's engineering department is required prior to backfilling the lateral connections to the mainlines. No water turn on will take place until this hook-up inspection has been completed.
 - All water laterals, 100mm and greater in diameter, installed must be pressure tested and disinfected to Town of Riverview Standard Municipal Specifications and results submitted to the engineering department with a stamped letter stating that all tests have passed and full time inspection was done during construction and during the test, before waterlines are disinfected or turned on by the Town. Town's engineering department must be notified one week in advance with the testing results before water main can be disinfected.
 - A site inspection must be performed by the Town's Engineering Department prior to any work being started.
 - Gutter is to be kept through proposed driveway. Existing barrier curb at driveway is to be graded down and sidewalk depressed.
 - Barrier curb to be installed around the perimeter of the parking lot as shown.

- EROSION CONTROL
- All work is to follow the Town of Riverview's Guidelines for Erosion and Sediment Control at Construction Sites.
 - During work on the site, the following items must be completed:
 - Siltation fence must be erected around the perimeter of the disturbed area prior to start of construction, and routinely monitored throughout project.
 - Adjacent municipal storm infrastructure on Quin Court is to be protected from sediment runoff including the two existing catch basins on the site near the southern property line.
 - Storm drain inlet protection must be installed immediately following the installation of the catch basins 1-4. The inlet protection must be maintained and not removed until landscaping and asphalt surface is completed.
 - Contractor is responsible for dust control, mud and dirt removal on Quin Court. A stabilized entrance/exit complete with clear stone/gravel is recommended to help prevent tracking of mud & dirt onto Quin Court during construction.

No.	Issue	Date
1	TOWN OF RIVERVIEW (PAC) APPROVAL/ I/P	FEB. 2024
2		
3		



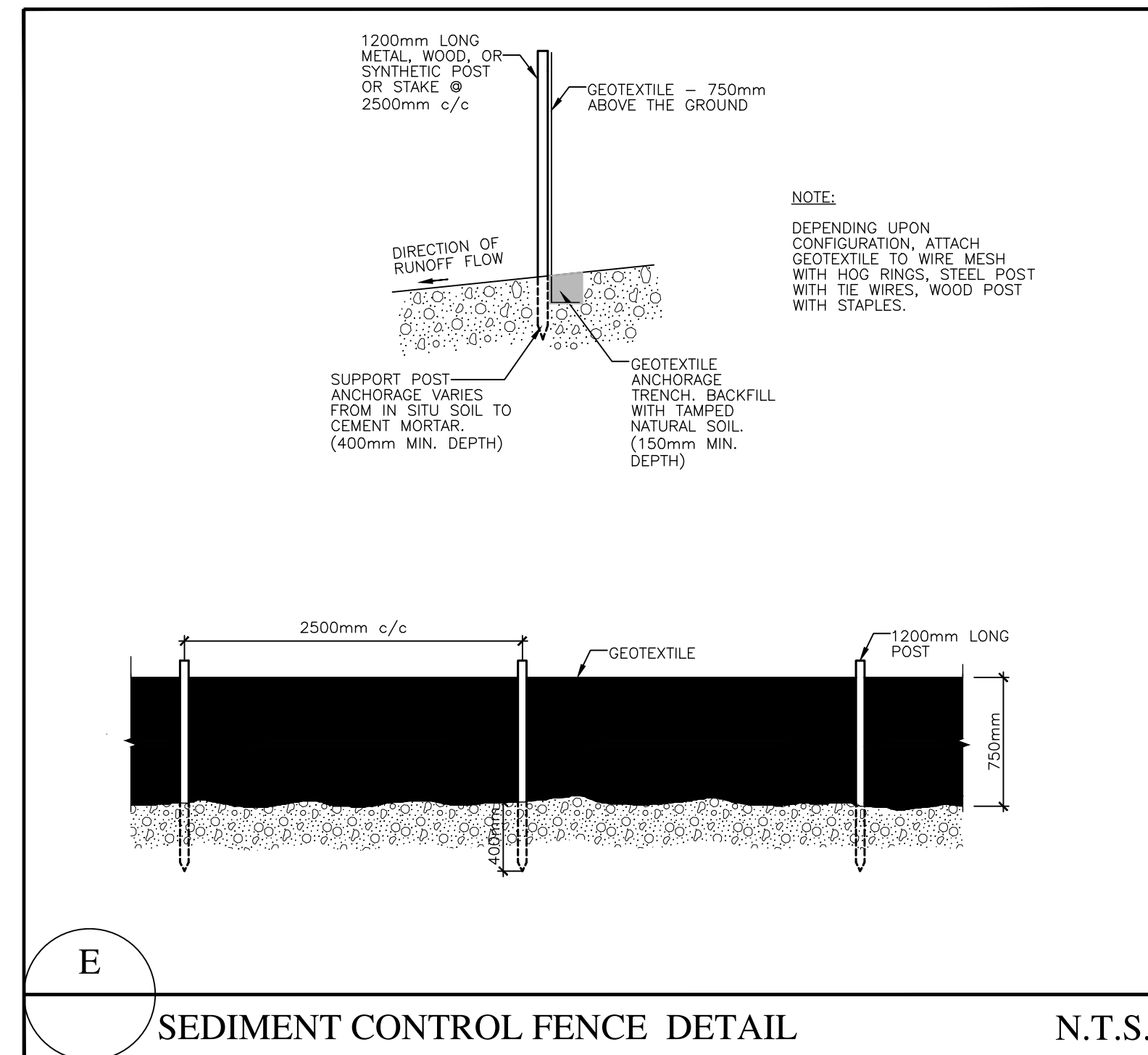
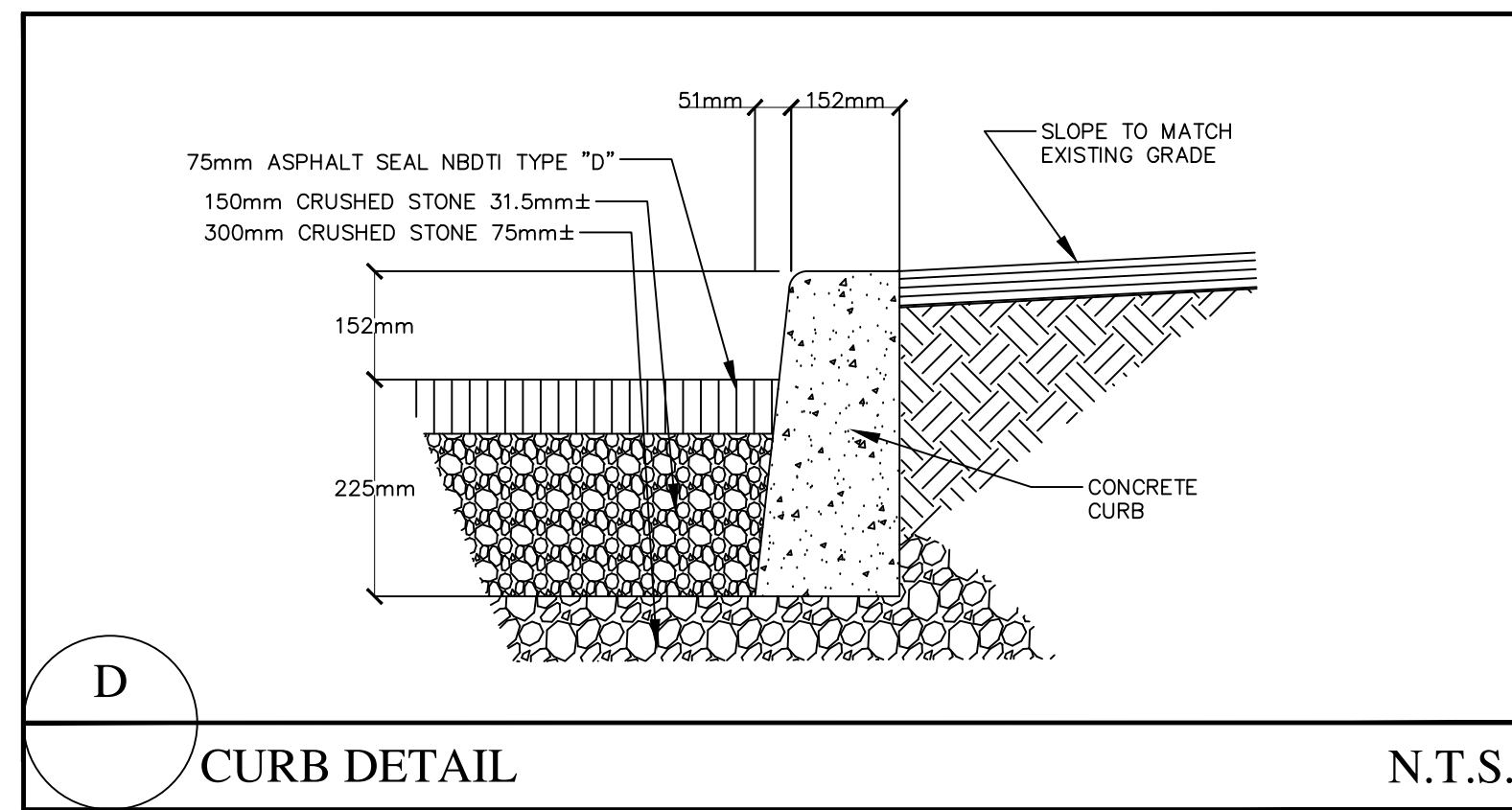
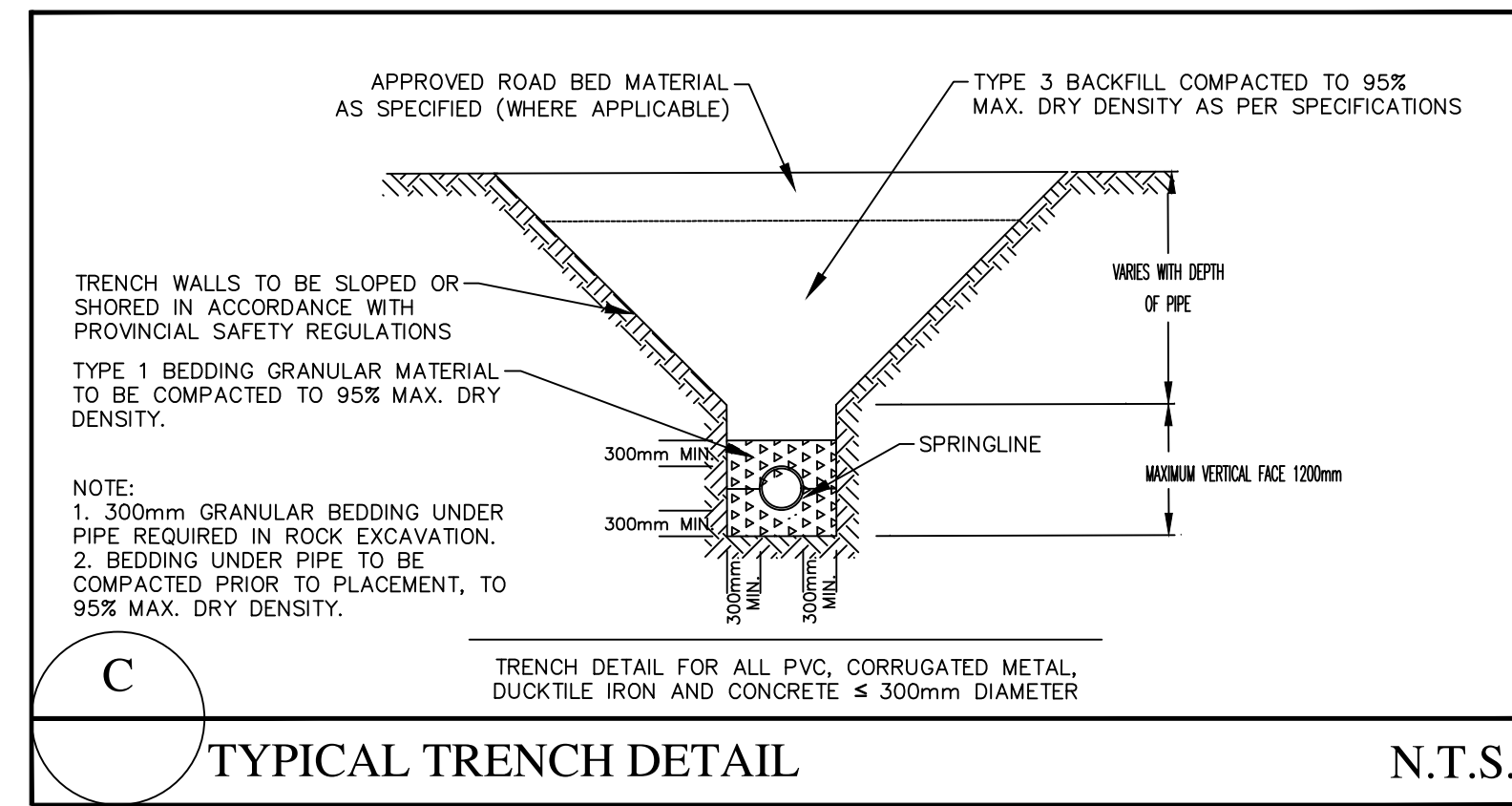
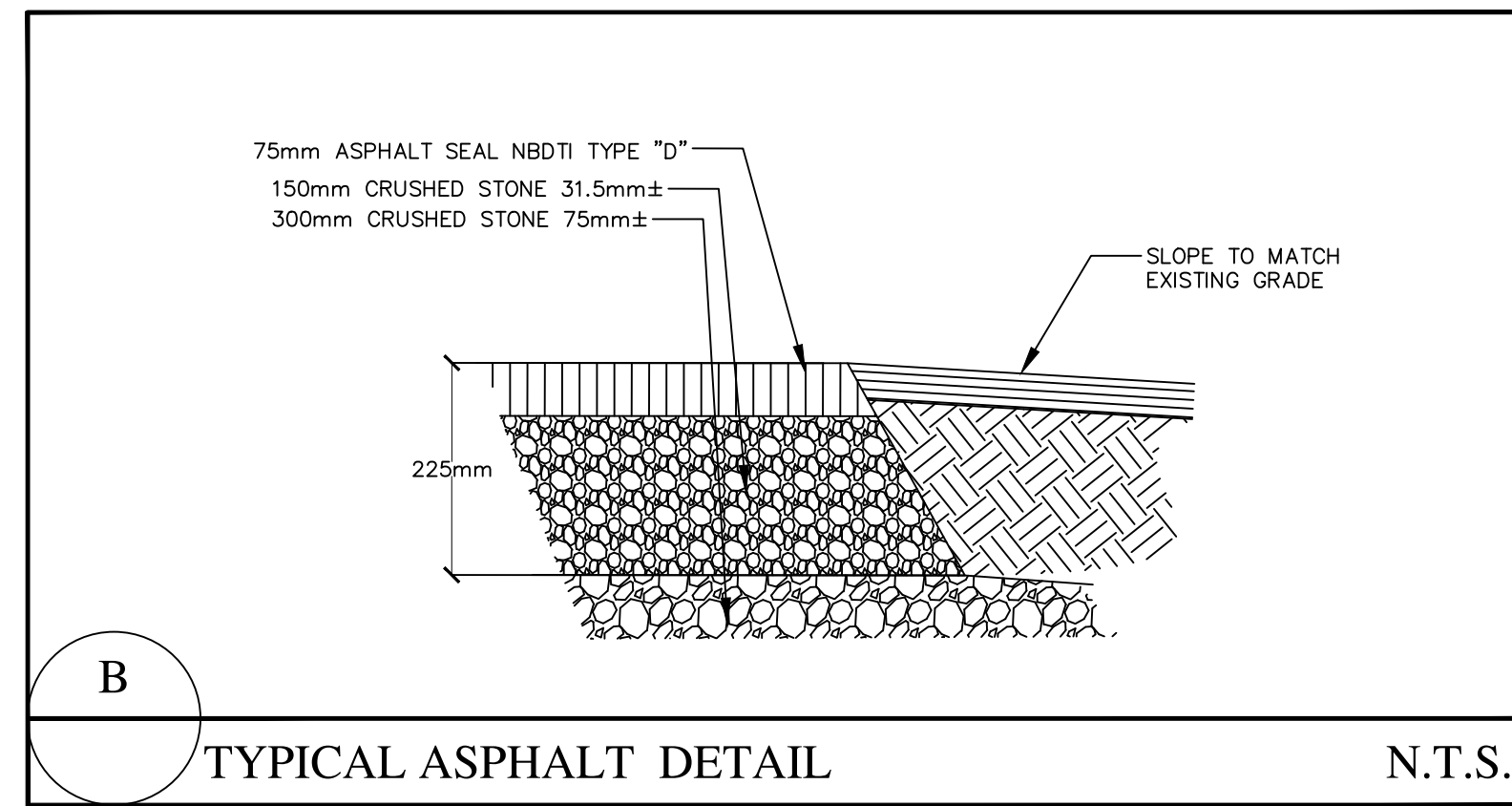
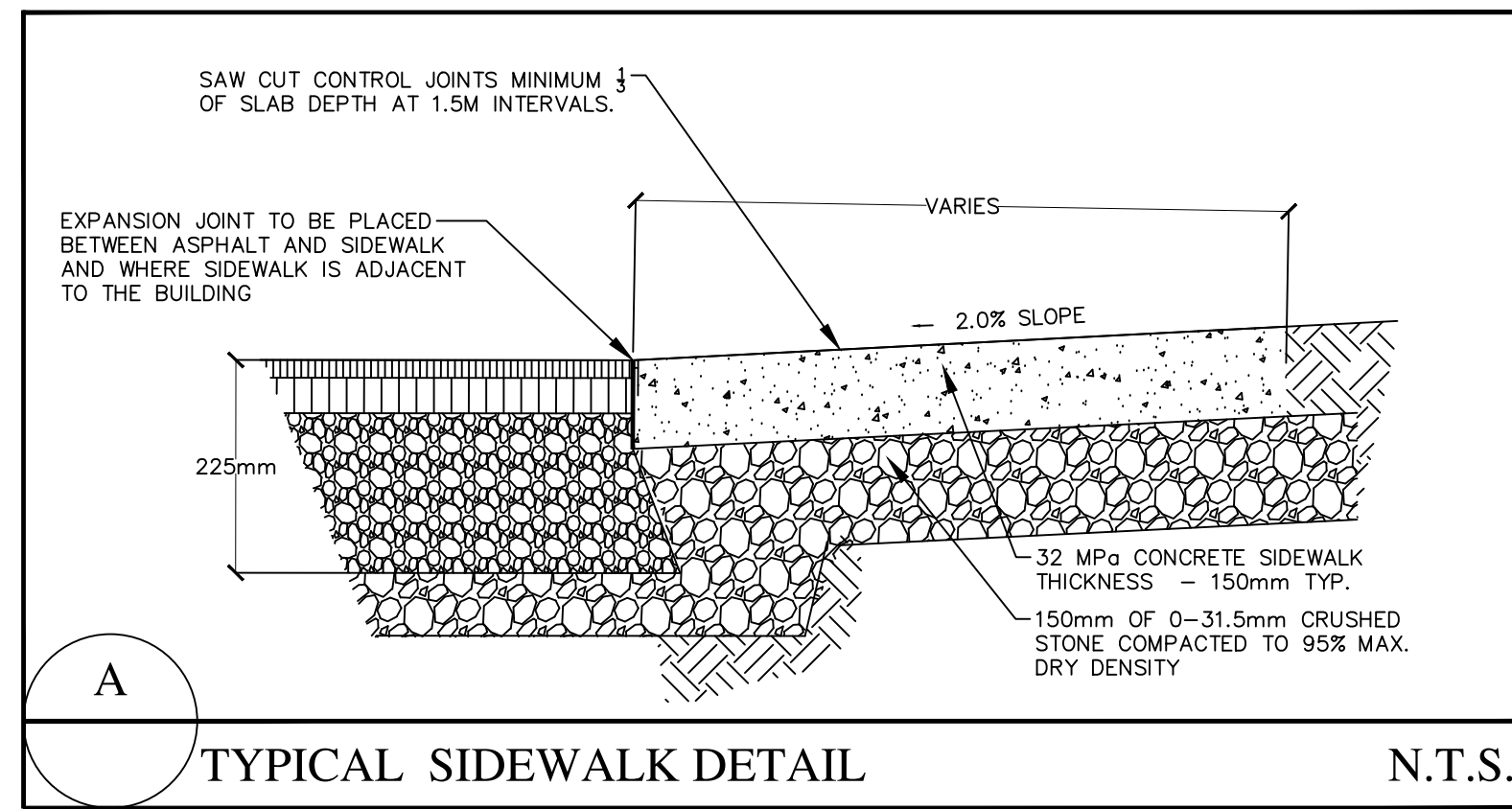
Project Title
PROPOSED APARTMENT QUINN COURT RIVERVIEW, N.B.

Drawing Title
SITE GRADING AND DRAINAGE PLAN

Project No. **DS412**
Dwg. No. **DS41202** Revision **0**
Scale: 5 0 5 10 15
SCALE - METRES 1: 250



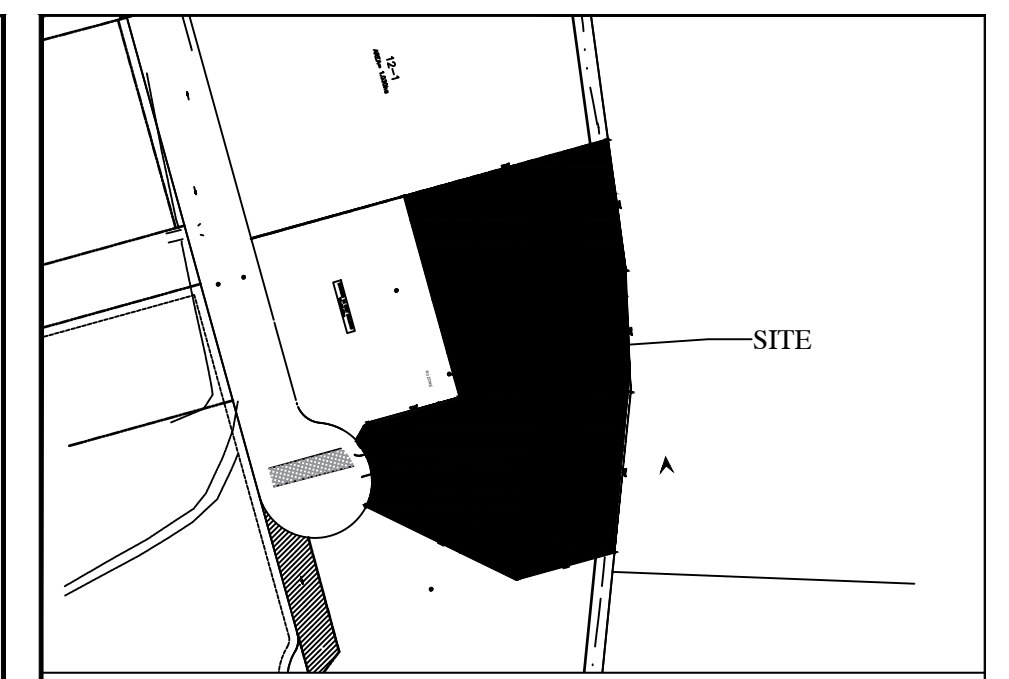
Const. North
North Arrow
Drawn By: **AF**
Designed By: **MJF**
DWG. Design Ckd. By: **MJF**
Drawing: **C-2**



- Notes:
- All work is to conform to the Town of Riverview Standard Municipal Specifications, latest revision.
 - If a detail is not provided then refer to Town of Riverview Standard Municipal Specifications.
 - Contractor is responsible to ensure that the work is carried out in accordance with N.B. Occupational Health and Safety Act.
 - Contractor to possess on site all necessary permits prior to commencing work. Contractor to comply with all requirements and conditions of permits.
 - Contractor to provide the Engineer with a proposed construction schedule prior to commencing work.
 - All elevations are in reference to NB geodetic datum 28155 with a published elevation of 47.147m.
 - Contractor to confirm horizontal location and vertical elevations of all existing services prior to commencing work. Contractor to immediately report any discrepancies to the Engineer.
 - Contractor may not substitute any materials unless approved by the Engineer.
 - Contractor to provide necessary grading and dust control for roadways and construction site requirements.
 - The contractor is responsible for the protection of natural watercourses/drainage swales from damage due to siltation runoff from the construction site.
 - Ditches, swales and ponds are to be stabilized as soon as is practical after construction. Permanent stabilization shall be completed within 30 days of construction and shall consist of: Riprap where specified on the plans or Hydroseed to Town of Riverview specifications, unless noted otherwise.
 - A lateral service hook-up inspection by the Town's Engineering department is required prior to backfilling the lateral connections to the mainlines. No water turn on will take place until this hook-up inspection has been completed.
 - Locations and extent of unsuitable material are unknown. Definition of unsuitable material to be defined by Geotechnical Engineer. Contractor is responsible to review site conditions in a manner deemed reliable to identify locations and extent of unsuitable material. Contractor is responsible for removal and disposal of unsuitable material and replacement with material approved by the Geotechnical Engineer.
 - All disturbed areas, including the temporary construction road shall be reinstated, as soon as possible, to previous condition or better.
 - Contact Town's Engineering Department prior to construction for application for a lateral service and deposit.

- WATER:**
- Contractor is responsible for the testing and disinfection of water mains to Town of Riverview Standards.
 - Under no circumstances shall the contractor operate existing water valves or make connections to the existing water system without prior approval of the Town of Riverview Department of Engineering and Public works.
 - All water laterals, 100mm and greater in diameter, installed must be pressure tested and disinfected to the Town of Riverview Standards Municipal Specifications and results submitted to the Engineering Department with a stamped letter stating that all tests have passed and full time inspection was done during construction and during the test before waterlines are disinfected or turned on by the Town. Town's Engineering Department must be notified one week in advance with the testing results before water main can be disinfected.
 - The water service lateral for fire protection (sprinkler), from the property line to the building, shall follow the NFPA 13 Standards. This includes the required 200psi pressure test.

- EROSION CONTROL**
- All work is to follow the City of Moncton's Guidelines for Erosion and Sediment Control at Construction Sites.
 - During work on the site, the following items must be completed:
-Siltation fence must be erected around the perimeter of the disturbed area prior to start of construction, and routinely monitored throughout project.
-Storm drain inlet protection must be installed within the existing storm water structures identified prior to starting the work and immediately following the installation of the onsite storm infrastructure.
 - Contractor is responsible for dust control, mud and dirt removal on Quinn Court. A stabilized entrance/exit complete with clear stone/gravel is recommended to help prevent tracking of mud & dirt onto Quinn Court.
 - Contractor to inspect sediment control structures and make necessary repairs twice daily.



- Notes:
- Base Site Plan provided by ARTECH, dated February 2024.
 - All work is to conform to the Town of Riverview Standard Municipal Specifications, latest revision.
 - Contractor required to locate all existing services and confirm invert elevations with engineer.
 - All elevations are in reference to NB geodetic datum 3249 elevation = 29.252m.
 - Full time inspection by the engineering design firm is recommended for the installation of all underground infrastructure to ensure that all work has been constructed to the Town of Riverview Standard Municipal Specifications.
 - Record drawings to be submitted to the engineering department within 30 days following construction.
 - A lateral service hook-up inspection by the Town's engineering department is required prior to backfilling the lateral connections to the mainlines. No water turn on will take place until this hook-up inspection has been completed.
 - All water laterals, 100mm and greater in diameter, installed must be pressure tested and disinfected to Town of Riverview Standard Municipal Specifications and results submitted to the engineering department with a stamped letter stating that all tests have passed and full time inspection was done during construction and during the test, before waterlines are disinfected or turned on by the Town. Town's engineering department must be notified one week in advance with the testing results before water main can be disinfected.
 - A site inspection must be performed by the Town's Engineering Department prior to any work being started.
 - Cutter is to be kept through proposed driveway. Existing barrier curb at driveway is to be graded down and sidewalk depressed.
 - Barrier curb to be installed around the perimeter of the parking lot as shown.

- EROSION CONTROL**
- All work is to follow the Town of Riverview's Guidelines for Erosion and Sediment Control at Construction Sites.
 - During work on the site, the following items must be completed:
-Siltation fence must be erected around the perimeter of the disturbed area prior to start of construction, and routinely monitored throughout project.
-Adjacent municipal storm infrastructure on Quinn Court is to be protected from sediment runoff including the two existing catch basins on the site near the southern property line.
-Storm drain inlet protection must be installed immediately following the installation of the catch basins 2-5. The inlet protection must be maintained and not removed until landscaping and asphalt surface is completed.
 - Contractor is responsible for dust control, mud and dirt removal on Quinn Court. A stabilized entrance/exit complete with clear stone/gravel is recommended to help prevent tracking of mud & dirt onto Quinn Court during construction.

No.	Issue	Date
1	TOWN OF RIVERVIEW (PAC) APPROVAL/ IFP	FEB. 2024
2		
3		

FISHER
 ENGINEERING LTD.
 40 Fairfield Road
 Lower Coverdale, N.B. E1J 0A2
 Phone: 506-863-1991

Project Title

**PROPOSED APARTMENT
QUINN COURT
RIVERVIEW, N.B.**

Drawing Title

**CONSTRUCTION NOTES
AND DETAILS**

Project No. **DS412**

Dwg. No. **DS412P2R0** Revision **0**

Scale:

Const. North

#M6161
Michael Fisher
Feb 9 2024
INGENIEUR IMMATRICULE

Drawn By: **AF**

Designed By: **MJF**

DWG. Design Ckd. By: **MJF**

PAGE: **C-3**