

RIVERVIEW PLANNING ADVISORY COMMITTEE

STAFF REPORT

Subject : Multiple unit dwelling Conditional Use and a landscaping variance

File number: 25-0103

Meeting Date: Wednesday, March 12, 2025

From :



Sam Gerrand
Planner

Reviewed by :



Lori Bickford
Planning Manager/Planner

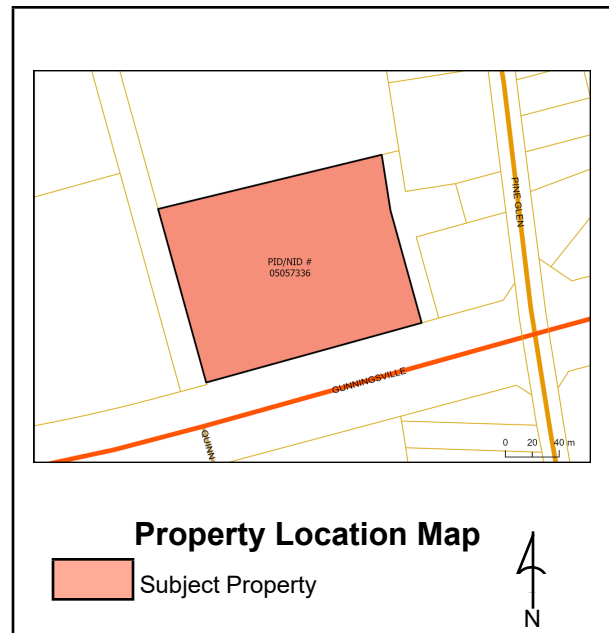
GENERAL INFORMATION

Applicant/: David Englehutt Portucana Construction

Landowner : Portucana Construction

Proposal:

The applicant proposes a Conditional Use application for the development of a 4 story, 60 unit multiple unit residential building with a parking variance to reduce the required internal landscaped area of the parking lot from 5% to 0%.



SITE INFORMATION

Location: Cleveland Avenue, Town of Riverview

PID: 05057336

Lot Size: 5.4 acres

Current Use: Vacant

Zoning: SC

Future Land Use: Commercial

Surrounding

Use & Zoning: Primarily the property is surrounded by vacant, suburban commercial land (SC). Existing multiple unit residential and big box commercial development is located

Municipal nearby.

Servicing: The subject property has access to municipal services.

Access/Egress: The subject property is accessible from Cleveland Avenue.

Municipal Plan Policies

Principles for Residential Development

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.

Zoning Bylaw and or Subdivision By-law Regulation

42(4) An outdoor parking lot with more than 20 parking spaces shall include landscaping covering not less than ten percent of the outdoor parking area, and at least five percent shall be located in the interior of the parking area

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 internal Development Review Committee which includes representatives from Planning, Engineering and Public Works, CAO office, Economic Development, Parks, Recreation and Community Services, and Fire safety.

Engineering noted that the stormwater retention pond marked on the site plan will need to be constructed with the first phase of the development (the current proposal before the PAC).

No further concerns were raised with regards to the current proposal to PAC.

Discussion

The subject property is located at the corner of Gunningsville Boulevard and Cleveland Avenue. The proposal is the first building in a four-phase development plan for this lot. The other three buildings are outside the scope of the current application and are subject to change. Future phases will be considered by PAC separately.

The proposed building fronts onto Cleveland Avenue as future phases are anticipated to occupy the frontage along Gunningsville Blvd. Additionally, Gunningsville Blvd is classified as controlled access per the Controlled Access Streets By-law. Therefore, the proposed vehicle access is from Cleveland Ave. Multiple buildings are permitted on a lot, but the developer intends to subdivide the property in future phases.

The subject property is zoned SC and surrounded primarily by vacant, commercial land. This area of Riverivew is developing rapidly and has seen recent big box commercial development (such as the new Kent) as well as proposals for multiple unit residential development (for example, a successful rezoning to permit 6 story multiple unit buildings across the street from the subject property on PID 05121330 was approved by Council in 2024). As such, this proposal for a four story multiple unit building fits with the surrounding built form emerging in Findlay Park.

The proposal meets all zoning by-law requirements with respect to both building siting and massing (building height, setbacks, site coverage etc) and building design (jogs and recesses, appropriate human scale, traditional materials etc). However, a parking landscaping variance is requested to reduce a zoning requirement for an internal portion of the parking lot to be landscaped.

Parking Landscaping Variance

Section 42(4) of the Zoning By-law requires that at least 5% of the internal area of a parking lot is required to be landscaped. While the current proposal is for only the first phase of the development, it is anticipated that a large parking area will be shared between the future buildings on the lot. The site plan for the future phases shows that the internal landscaping area requirements are able to be met. Notably, the landscaping areas on the outer edge of phase 1 parking, will become part of the internal landscaping requirements as the development continues in the future.

With regards to the current proposal, all other landscaping requirements of the by-law are met, including the landscaping along the north boundary of the property to buffer from development on the abutting lot, and a section of landscaping on the exterior of the parking lot. As the intent of the internal parking landscaping requirements is most likely to break up large areas of continuous parking, it will be more important to meet this requirement in future phases of the development occur. The variance is considered to be reasonable, desirable for the development of the land and within the intent of the Municipal Plan as adequate landscape screening is provided and there remains an opportunity to meet internal landscaping requirements of the parking lot with future phases of development.

Public Notice

Public Notice was delivered to landowners within 60m of the subject property on February 26th, 2025.

Legal Authority

Community Planning Act

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.

The Act also provides authority of the PAC to grant variances to the Zoning By-law:

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 by-law

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)(vii) of the Act states “the placement, height and maintenance of fences, walls, hedges, shrubs, trees and other objects,”

Recommendation

Item 1

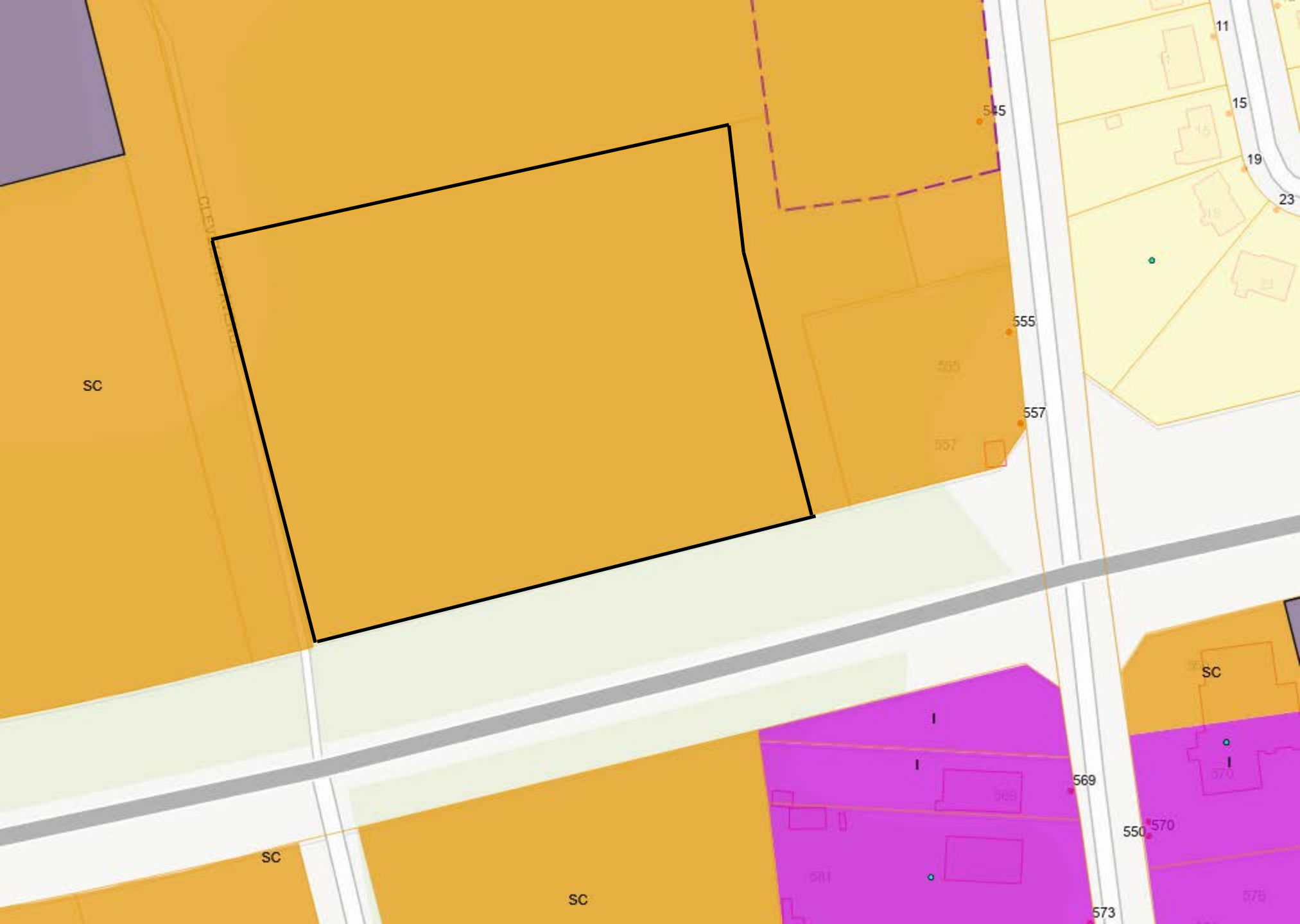
Staff recommend that the Riverview Planning Advisory Committee APPROVE the conditional use application to permit a multiple unit building on PID 05057336 subject to the following conditions:

(1) That the development proceed in substantial conformity with the submitted site plan as well as building and elevation drawings.

(2) That the construction of the stormwater detention pond proceed with the development of the first phase of the project, and be subject to approval from Town of Riverview Engineering and Public Works Department.

(3) That as-built drawings for engineering submissions be required within 30 days after construction.

Item 2 Staff recommend that the Riverview Planning Advisory Committee APPROVE the variance to reduce the required internal landscaping requirement from 5% of the internal parking area to 0% of the internal parking area as the intent of the by-law to break up large, continuous parking areas with landscaping can still be met.



CLAY

SC

11

15

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545

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SC

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I

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570

573

578

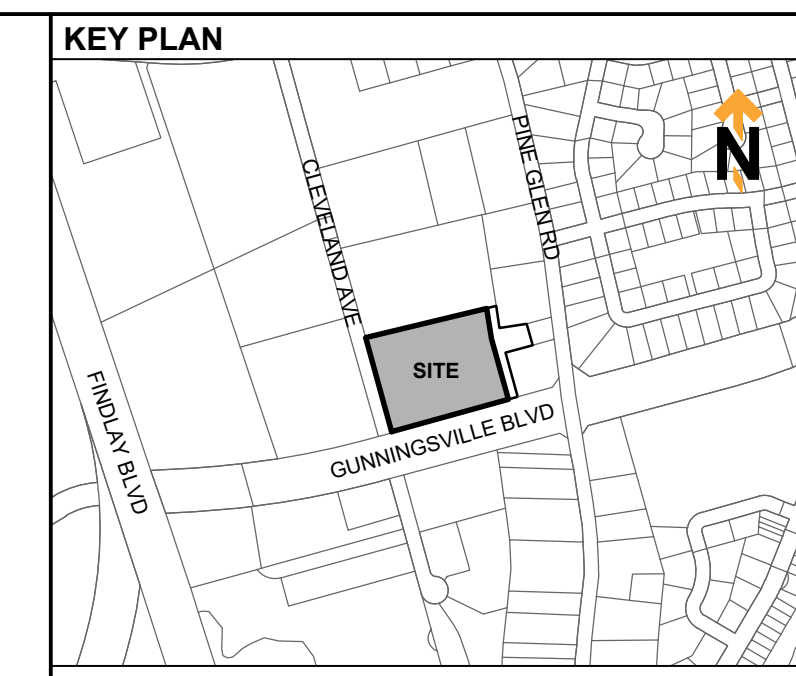
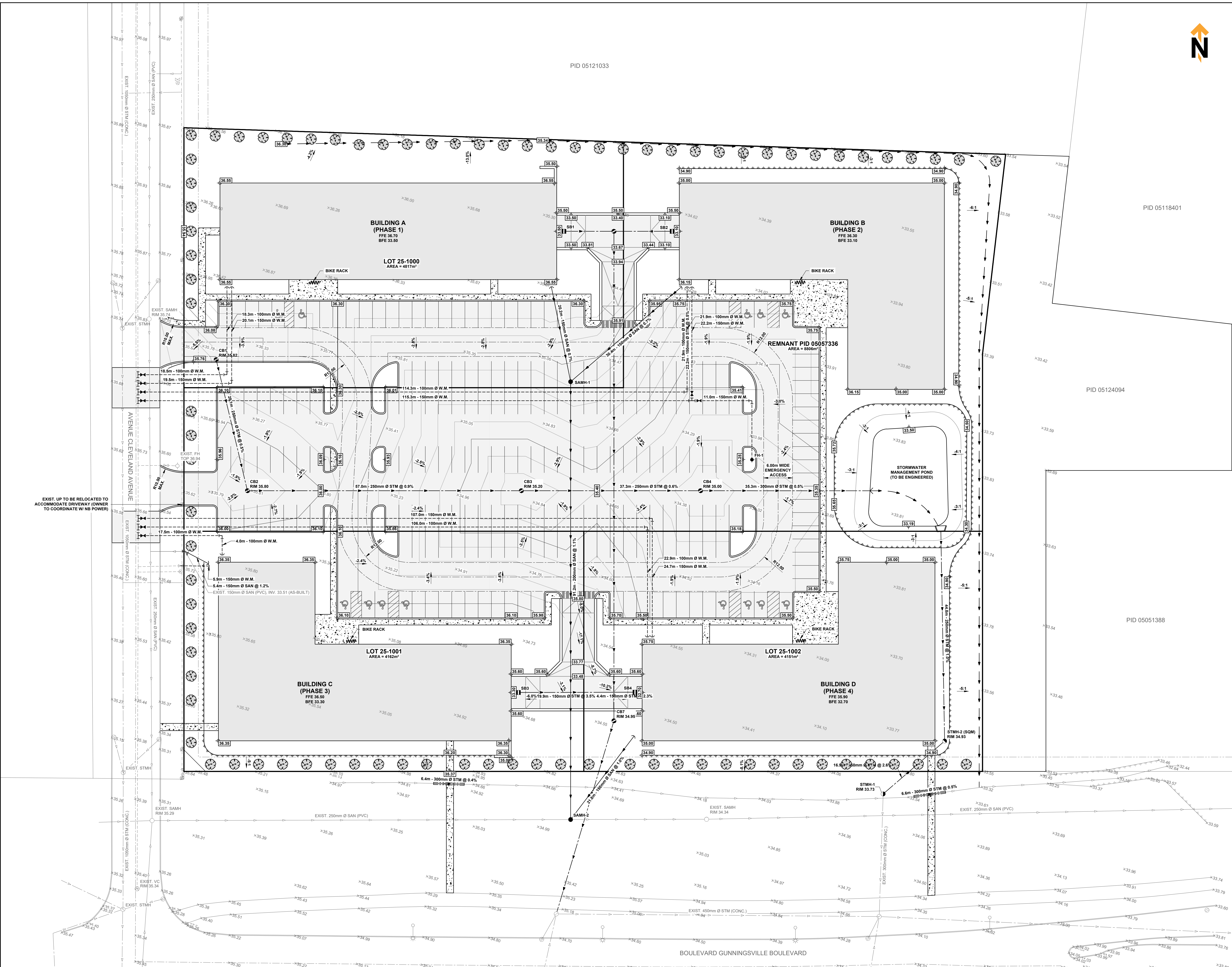
581

588

590

SC

SC



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		

DEFINITIONS & ABBREVIATIONS	
BFE	BASEMENT FLOOR ELEVATION
BH	BOREHOLE
C/E	CRITICAL ELEVATION
CB	CATCH BASIN
CS	CURB STOP
DCB	DOUBLE CATCH BASIN
EC	END CAP
F.D.C.	FIRE DEPARTMENT CONNECTION
FFE	FIRST FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
L.O.S.E.	LOCAL GOVERNMENT SERVICES EASEMENT
L.O.C.	LIMIT OF CONTRACT
L.O.G.	LIMIT OF GRADING
L.O.W.	LIMIT OF WORK
LFPF	LAND FOR PUBLIC PURPOSES
M.S.E.	MUNICIPAL SERVICES EASEMENT
MH	MANHOLE
N.I.C.	NOT IN CONTRACT
P.U.E.	PUBLIC UTILITY EASEMENT
PSW	PROVINCIALLY SIGNIFICANT WETLAND
RED	REDUCER
ROW	RIGHT OF WAY
RW	REGULATED WETLAND
SAN	SANITARY SEWER
SB	SLUICE BOX
STM	STORM SEWER
T/C	TOP OF CONCRETE
TP	TEST PIT
UG	UNDERGROUND
VC	VALVE CHAMBER
W.M.	WATER MAIN

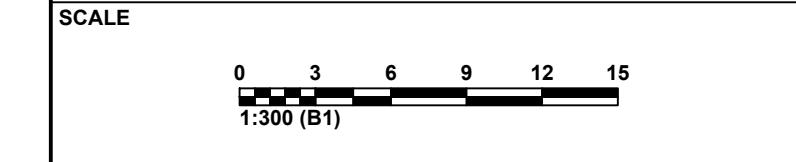
- NOTES:
- ALL SURVEY CONTROL OBTAINED FROM NAD83 CSRS CONTROL MONUMENT #669 (VERTICAL DATUM CGVD25).
 - THE SITE CONDITIONS PRESENTED IN THIS PLAN REFLECT THE PRESENT CONDITIONS AT THE TIME OF THE SURVEY (SURVEY DATE: 2025-01-14).
 - SOURCE DATA & INFORMATION:
 - INFRASTRUCTURE: DERIVED FROM RECORD DRAWINGS AND GIS INFORMATION PROVIDED BY THE MUNICIPALITY. ALL INFORMATION SHOULD BE VERIFIED AND VALIDATED IN THE FIELD FOR ACCURACY.
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B	FRAC APPLICATION	2025-02-24
A	DEVELOPMENT REVIEW	2025-01-28
No.	DESCRIPTION	DATE

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

PROJECT TITLE
MASTER PLAN
PROJECT DESCRIPTION
PID 05057336 CLEVELAND AVE, RIVERVIEW, NB

DRAWING TITLE
SCHEMATIC SERVICING & GRADING PLAN



SEAL	DESIGNED BY	CHECKED BY
	J.D.	J.D.
	J.D./D.K.	J.D.
	JOB No.	DATE
	24-290E	2025-02-24
	DOCUMENT ISSUE	
	PAC APPLICATION	
	DRAWING NUMBER	
	C-101	



**Preliminary
"Not For Construction"**

ISSUE	DESCRIPTION	DATE

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Rev. #	Description	Date

Stamp:



Architectural Designer:
spitfire
DESIGN CO.
171 Lutz Street, Moncton, NB E1C 5E8
Bus: (506) 855-3777

Client: **David Englehutt**

Project: **Cleveland Ave Multi-Unit Apartment - Phase 1**
Cleveland Ave., Riverview NB

Drawing Title: SCHEMATIC MASTER PLAN

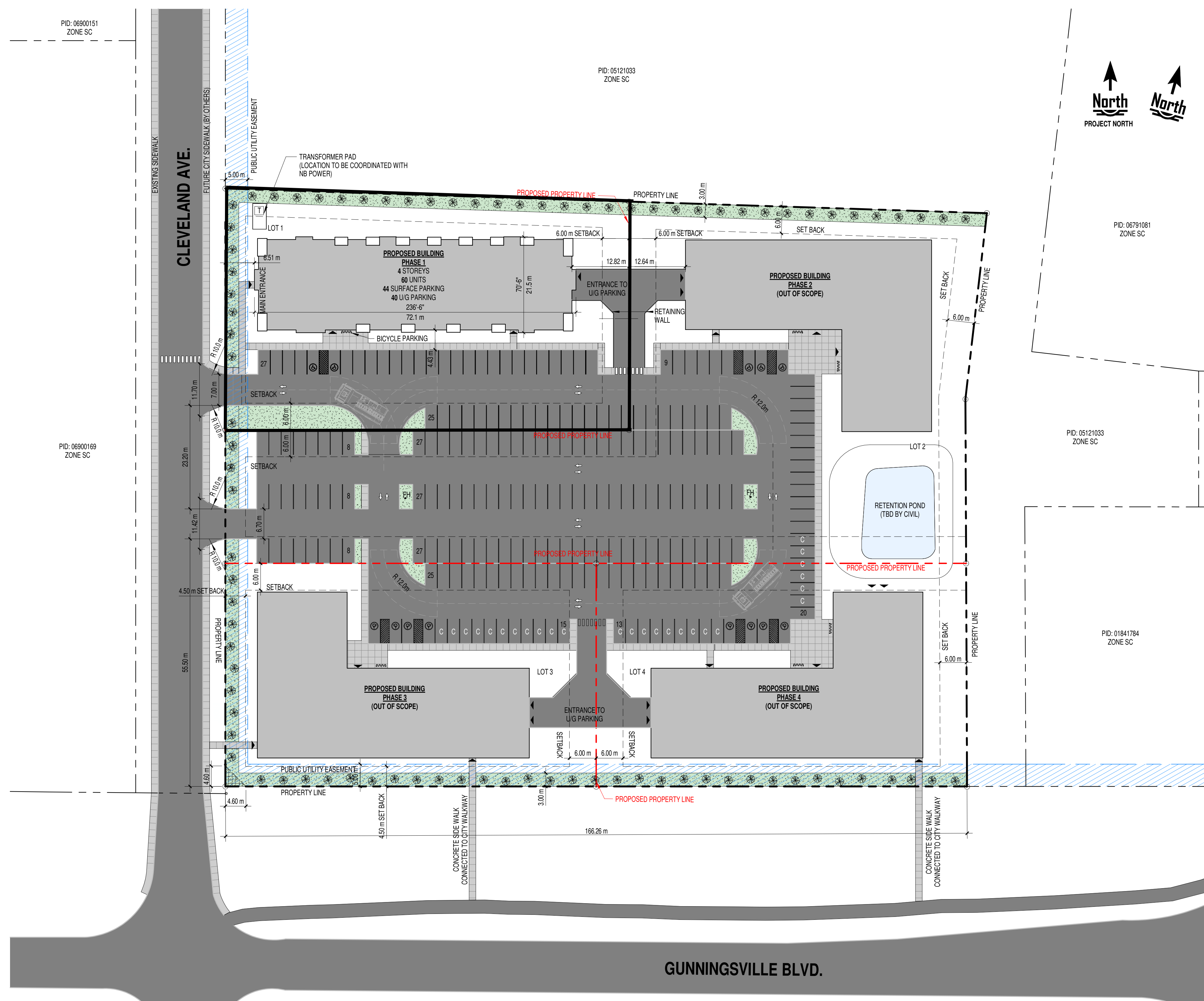
Date: February 25th, 2025

Checked by: S.A.B / A.R.R. / D.M

Drawn by: E.C. / A.R.R. Revision: 00

Scale: AS NOTED

Sheet: **A0.3** Flight no: 4590a



- LEGEND OF SYMBOLS**
- PROPERTY LINE
 - SETBACK LINE
 - TENTATIVE FUTURE SUB-DIVISION
 - NEW DECIDUOUS TREE LOCATION
 - PAINTED BARRIER FREE PARKING SYMBOL
 - BUILDING EGRESS LOCATION
 - PROPERTY LINE, DEVELOPMENT LIMITATIONS
 - SETBACK LINE AS PER RIVERVIEW BY-LAW

1 SCHEMATIC MASTER DEVELOPMENT PLAN
1 : 500

SCHEMATIC SUMMARY

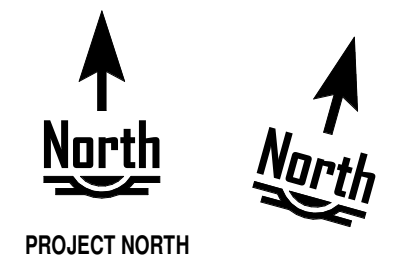
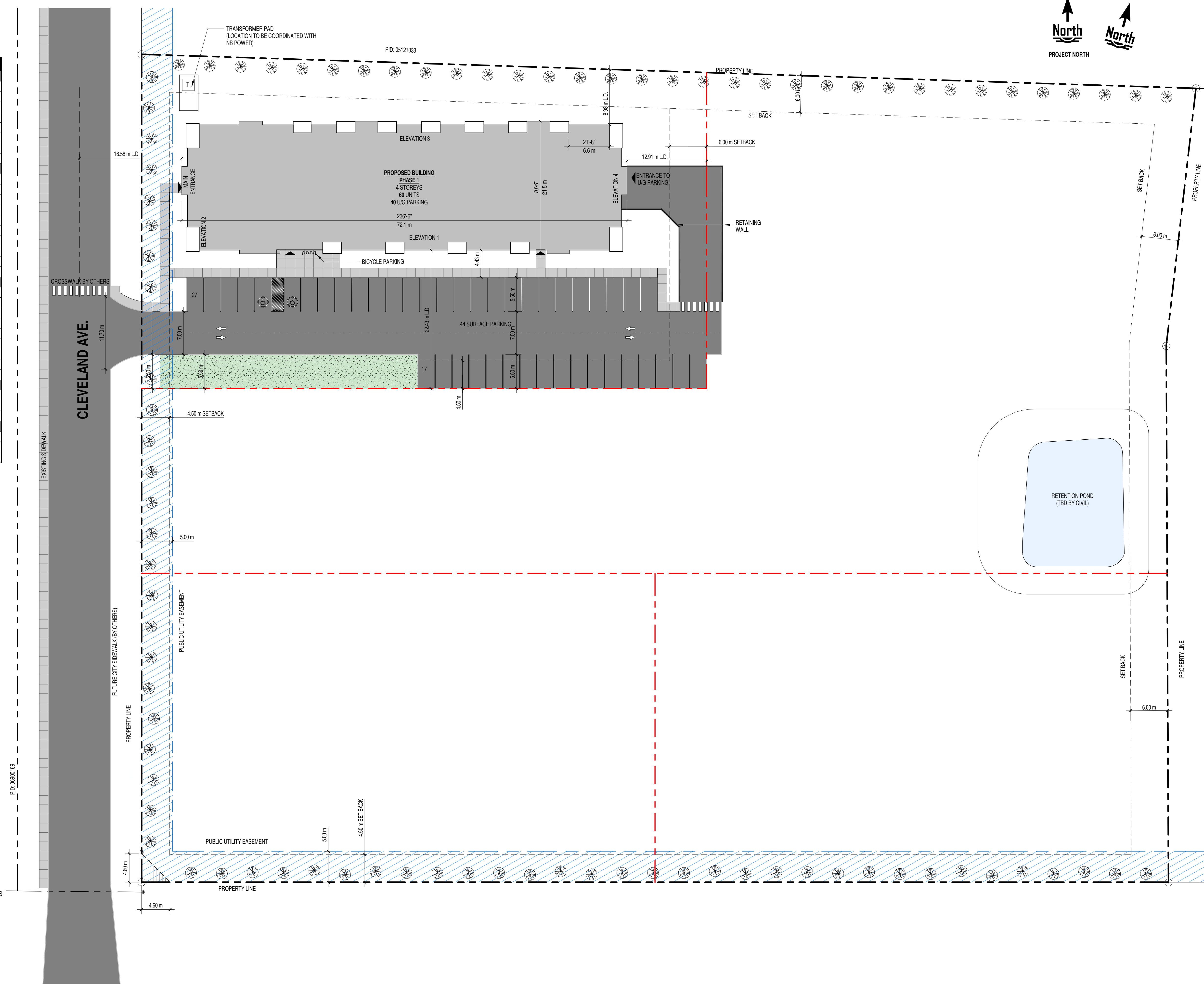
LOT INFO	
PID	05057336
Physical Address	Cleveland Ave. Riverview NB
Lot Area	21,906.25 m ² / 235,796.86 ft ²
Current Zoning	SC
Proposed Zoning	SC
Required Green Space	As per Riverview By Law 5.1
Proposed Green Space	36.62%
Parking Lot Ratio (%)	31.19%
PARKING	
Required Parking	75
Required Parking Ratio / Unit	1.25
Required Bicycle Parking	4
Surface Parking	44
Underground Parking	40
Barrier Free Parking	3
Total Parking	84
Total Parking Ratio / Unit	1.4
Bicycle Parking	5
Interior Parking Landscape %	7.6%
BUILDING INFO	
Building Footprint	1,379.75 m ² / 14,851.53 ft ²
Storeys	4
Building Height	13.87m
Max Allowable Height	15.00m
Construction	Wood
Total Residential Units	60
Total Commercial Units	N/A
Min. Geodetic Elevation	10.5m
MATERIAL	
Material Requirement 1	Traditional Materials on first floor (10% to be brick or masonry)
REQUIRED VARIANCE	
Variance 1	N/A

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

LEGEND OF SYMBOLS

- PROPERTY LINE
- PROPERTY LINE, DEVELOPMENT LIMITATIONS
- SETBACK LINE
- SETBACK LINE AS PER RIVERVIEW BY-LAW
- TENTATIVE FUTURE SUB-DIVISION
- NEW DECIDUOUS TREE LOCATION
- PAINTED BARRIER FREE PARKING SYMBOL
- BUILDING EGRESS LOCATION

SCHEMATIC SITE PLAN - PHASE 1
1 : 300



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Rev.#	Description	Date

Stamp:

Architectural Consultant:



Client: **David Englehutt**

Project: **Cleveland Ave Multi-Unit Apartment - Phase 1**
Cleveland Ave. Riverview NB

Drawing Title: **SITE PLAN - PHASE 1**

Date: February 25th, 2025

Checked by: S.A.B / A.R.R. / D.M.

Drawn by: E.C. / A.R.R. Revision: 00

Scale: AS NOTED

Sheet: **A0.4** Flight no: 4590a



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 Architectural Designer:

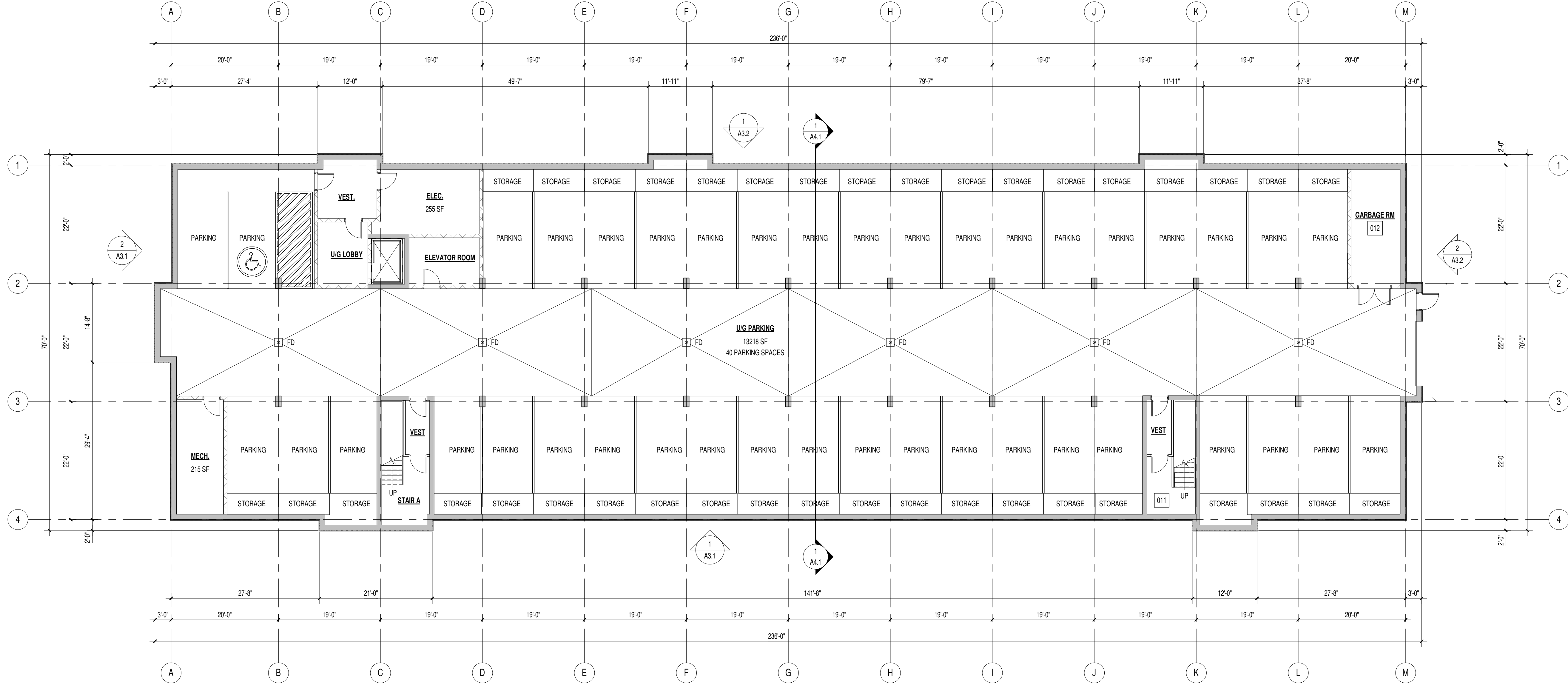


Architectural Designer:
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 Bus: (506) 855-3777

Client: **David Englehutt**
 Project: **Cleveland Ave Multi-Unit Apartment - Phase 1**
 Cleveland Ave, Riverview NB

Drawing Title:
 OF FLOOR PLAN

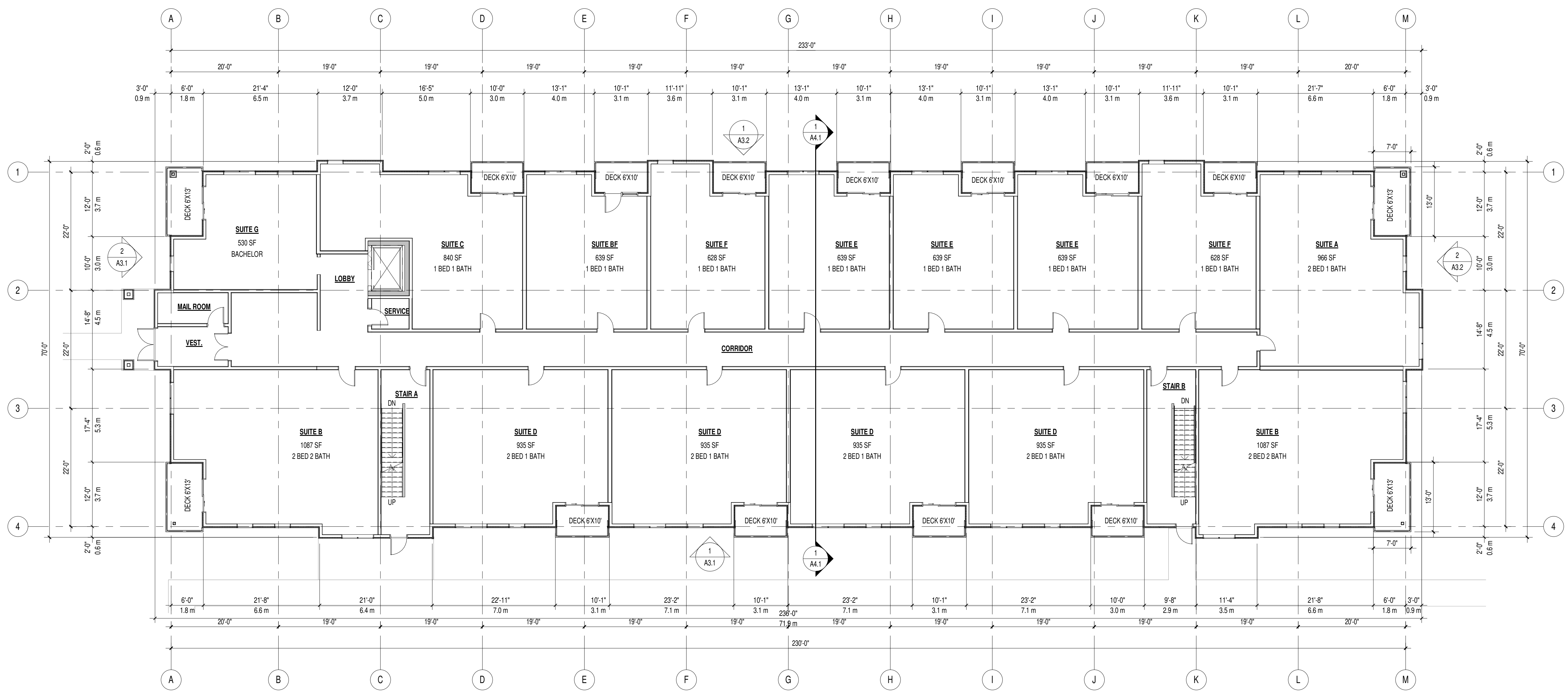
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 Sheet: **A2.0** Flight no: 4590a



1 OF FLOOR PLAN
 3/32" = 1'-0"



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1 1F FLOOR PLAN
3/32" = 1'-0"

SUITE SCHEDULE					
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms

LEVEL 1					
LEVEL 1	SUITE A	2 BED 1 BATH	966 SF	4	2
LEVEL 1	SUITE B	2 BED 2 BATH	1087 SF	4	2
LEVEL 1	SUITE B	2 BED 2 BATH	1087 SF	4	2
LEVEL 1	SUITE BF	1 BED 1 BATH	639 SF	2	1
LEVEL 1	SUITE C	1 BED 1 BATH	840 SF	2	1
LEVEL 1	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 1	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 1	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 1	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 1	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 1	SUITE E	1 BED 1 BATH	639 SF	2	1
LEVEL 1	SUITE E	1 BED 1 BATH	639 SF	2	1
LEVEL 1	SUITE F	1 BED 1 BATH	628 SF	2	1
LEVEL 1	SUITE F	1 BED 1 BATH	628 SF	2	1
LEVEL 1	SUITE G	BACHELOR	530 SF	2	1
LEVEL 1:15				44	

SUITE SCHEDULE					
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms

LEVEL 2					
LEVEL 2	SUITE A	2 BED 1 BATH	965 SF	4	2
LEVEL 2	SUITE A	2 BED 1 BATH	965 SF	4	2
LEVEL 2	SUITE B	2 BED 2 BATH	1087 SF	4	2
LEVEL 2	SUITE B	2 BED 2 BATH	1087 SF	4	2
LEVEL 2	SUITE BF	1 BED 1 BATH	639 SF	2	1
LEVEL 2	SUITE C	1 BED 1 BATH	839 SF	2	1
LEVEL 2	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 2	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 2	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 2	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 2	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 2	SUITE E	1 BED 1 BATH	639 SF	2	1
LEVEL 2	SUITE E	1 BED 1 BATH	639 SF	2	1
LEVEL 2	SUITE E	1 BED 1 BATH	639 SF	2	1
LEVEL 2	SUITE F	1 BED 1 BATH	628 SF	2	1
LEVEL 2	SUITE F	1 BED 1 BATH	628 SF	2	1
LEVEL 2:15				46	

SUITE SCHEDULE					
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms

LEVEL 3					
LEVEL 3	SUITE A	2 BED 1 BATH	965 SF	4	2
LEVEL 3	SUITE A	2 BED 1 BATH	966 SF	4	2
LEVEL 3	SUITE B	2 BED 2 BATH	1087 SF	4	2
LEVEL 3	SUITE B	2 BED 2 BATH	1087 SF	4	2
LEVEL 3	SUITE BF	1 BED 1 BATH	639 SF	2	1
LEVEL 3	SUITE C	1 BED 1 BATH	839 SF	2	1
LEVEL 3	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 3	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 3	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 3	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 3	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 3	SUITE E	1 BED 1 BATH	639 SF	2	1
LEVEL 3	SUITE E	1 BED 1 BATH	639 SF	2	1
LEVEL 3	SUITE E	1 BED 1 BATH	639 SF	2	1
LEVEL 3	SUITE F	1 BED 1 BATH	628 SF	2	1
LEVEL 3	SUITE F	1 BED 1 BATH	628 SF	2	1
LEVEL 3:15				46	

SUITE SCHEDULE					
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms

LEVEL 4					
LEVEL 4	SUITE A	2 BED 1 BATH	965 SF	4	2
LEVEL 4	SUITE A	2 BED 1 BATH	965 SF	4	2
LEVEL 4	SUITE B	2 BED 2 BATH	1087 SF	4	2
LEVEL 4	SUITE B	2 BED 2 BATH	1087 SF	4	2
LEVEL 4	SUITE BF	1 BED 1 BATH	639 SF	2	1
LEVEL 4	SUITE C	1 BED 1 BATH	839 SF	2	1
LEVEL 4	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 4	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 4	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 4	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 4	SUITE D	2 BED 1 BATH	935 SF	4	2
LEVEL 4	SUITE E	1 BED 1 BATH	639 SF	2	1
LEVEL 4	SUITE E	1 BED 1 BATH	639 SF	2	1
LEVEL 4	SUITE E	1 BED 1 BATH	639 SF	2	1
LEVEL 4	SUITE F	1 BED 1 BATH	628 SF	2	1
LEVEL 4	SUITE F	1 BED 1 BATH	628 SF	2	1
LEVEL 4:15				46	
Grand total: 60				182	

ISSUE	DESCRIPTION	DATE

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ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION.

Rev.#	Description	Date

Stamp:
Architectural Consultant:



Architectural Designer:
spitfire DESIGN CO.
171 Lutz Street, Moncton, NB E1C 5E8
Bus: (506) 855-3777

Client:
David Englehutt
Project:
Cleveland Ave Multi-Unit Apartment - Phase 1
Cleveland Ave, Riverview NB

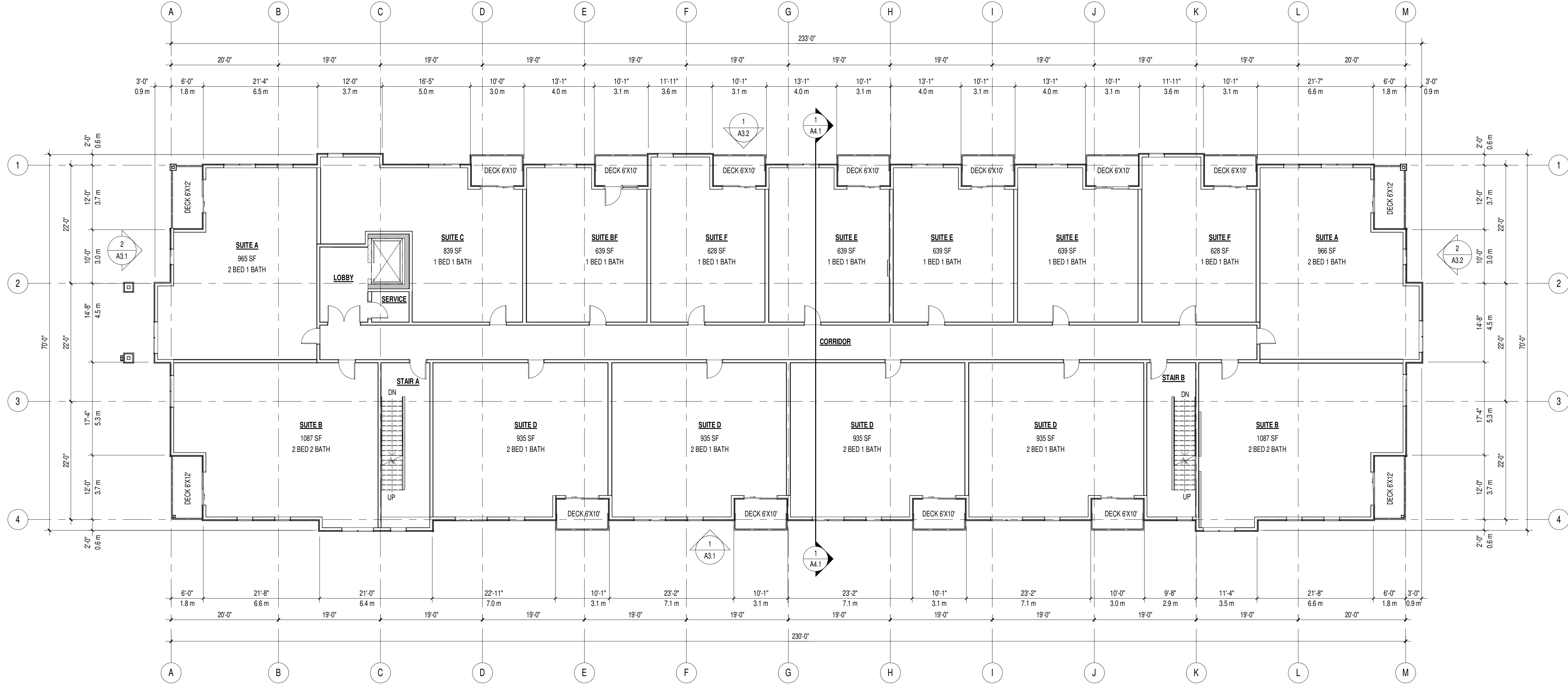
Drawing Title:
1F FLOOR PLAN

Date: February 25th, 2025
Checked by: S.A.B / A.R.R. / D.M.

Drawn by: E.C. / A.R.R. Revision: 00
Scale: AS NOTED
Sheet: **A2.1** Flight no: 4590a



Preliminary
"Not For Construction"



1 2F FLOOR PLAN
3/32" = 1'-0"

ISSUE	DESCRIPTION	DATE

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Rev.#	Description	Date

Stamp:
Architectural Consultant:



Architectural Designer:
spitfire DESIGN CO.
171 Lutz Street, Moncton, NB E1C 5E8
Bus: (506) 855-3777

Client: **David Englehutt**

Project: **Cleveland Ave Multi-Unit Apartment - Phase 1**
Cleveland Ave, Riverview NB

Drawing Title: **2F FLOOR PLAN**

Date: **February 25th, 2025**

Checked by: **S.A.B / A.R.R. / D.M**

Drawn by: **E.C. / A.R.R.** Revision: **00**

Scale: **AS NOTED**

Sheet: **A2.2** Flight no: **4590a**

SUITE SCHEDULE						
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms	
LEVEL 1						
LEVEL 1	SUITE A	2 BED 1 BATH	966 SF	4	2	
LEVEL 1	SUITE B	2 BED 2 BATH	1087 SF	4	2	
LEVEL 1	SUITE C	1 BED 1 BATH	639 SF	2	1	
LEVEL 1	SUITE D	2 BED 1 BATH	935 SF	4	2	
LEVEL 1	SUITE E	1 BED 1 BATH	639 SF	2	1	
LEVEL 1	SUITE F	1 BED 1 BATH	628 SF	2	1	
LEVEL 1	SUITE G	BACHELOR	530 SF	2	1	
LEVEL 1:15				44		

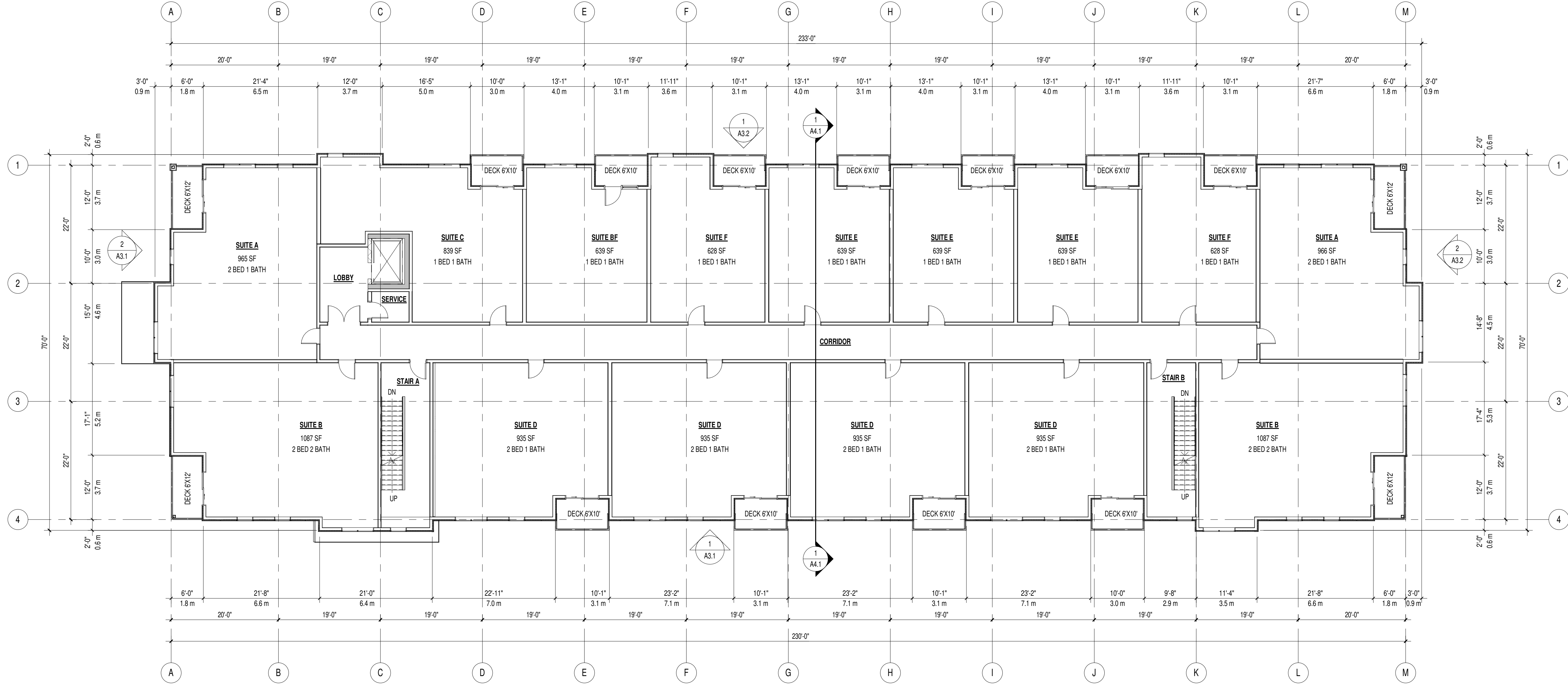
SUITE SCHEDULE						
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms	
LEVEL 2						
LEVEL 2	SUITE A	2 BED 1 BATH	965 SF	4	2	
LEVEL 2	SUITE B	2 BED 2 BATH	1087 SF	4	2	
LEVEL 2	SUITE C	1 BED 1 BATH	639 SF	2	1	
LEVEL 2	SUITE D	2 BED 1 BATH	935 SF	4	2	
LEVEL 2	SUITE E	1 BED 1 BATH	639 SF	2	1	
LEVEL 2	SUITE F	1 BED 1 BATH	628 SF	2	1	
LEVEL 2:15				46		

SUITE SCHEDULE						
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms	
LEVEL 3						
LEVEL 3	SUITE A	2 BED 1 BATH	965 SF	4	2	
LEVEL 3	SUITE B	2 BED 2 BATH	1087 SF	4	2	
LEVEL 3	SUITE C	1 BED 1 BATH	639 SF	2	1	
LEVEL 3	SUITE D	2 BED 1 BATH	935 SF	4	2	
LEVEL 3	SUITE E	1 BED 1 BATH	639 SF	2	1	
LEVEL 3	SUITE F	1 BED 1 BATH	628 SF	2	1	
LEVEL 3:15				46		

SUITE SCHEDULE						
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms	
LEVEL 4						
LEVEL 4	SUITE A	2 BED 1 BATH	965 SF	4	2	
LEVEL 4	SUITE B	2 BED 2 BATH	1087 SF	4	2	
LEVEL 4	SUITE C	1 BED 1 BATH	639 SF	2	1	
LEVEL 4	SUITE D	2 BED 1 BATH	935 SF	4	2	
LEVEL 4	SUITE E	1 BED 1 BATH	639 SF	2	1	
LEVEL 4	SUITE F	1 BED 1 BATH	628 SF	2	1	
LEVEL 4:15				46		
Grand total: 60				182		



Preliminary
"Not For Construction"



1 3F FLOOR PLAN
3/32" = 1'-0"

ISSUE	DESCRIPTION	DATE

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Rev.#	Description	Date

Stamp:



Architectural Designer:
spitfire DESIGN CO.
171 Lutz Street, Moncton, NB E1C 5E8
Bus: (506) 855-3777

Client:
David Englehutt

Project:
Cleveland Ave Multi-Unit Apartment - Phase 1
Cleveland Ave, Riverview NB

Drawing Title:
3F FLOOR PLAN

Date:
February 25th, 2025

Checked by: S.A.B / A.R.R. / D.M

Drawn by: E.C. / A.R.R. Revision: 00

Scale: AS NOTED

Sheet: **A2.3** Flight no: 4590a

SUITE SCHEDULE						
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms	
LEVEL 1	SUITE A	2 BED 1 BATH	966 SF	4	2	
LEVEL 1	SUITE B	2 BED 2 BATH	1087 SF	4	2	
LEVEL 1	SUITE C	1 BED 1 BATH	639 SF	2	1	
LEVEL 1	SUITE D	2 BED 1 BATH	935 SF	4	2	
LEVEL 1	SUITE E	1 BED 1 BATH	639 SF	2	1	
LEVEL 1	SUITE F	1 BED 1 BATH	628 SF	2	1	
LEVEL 1	SUITE G	BACHELOR	530 SF	2	1	
LEVEL 1: 15				44		

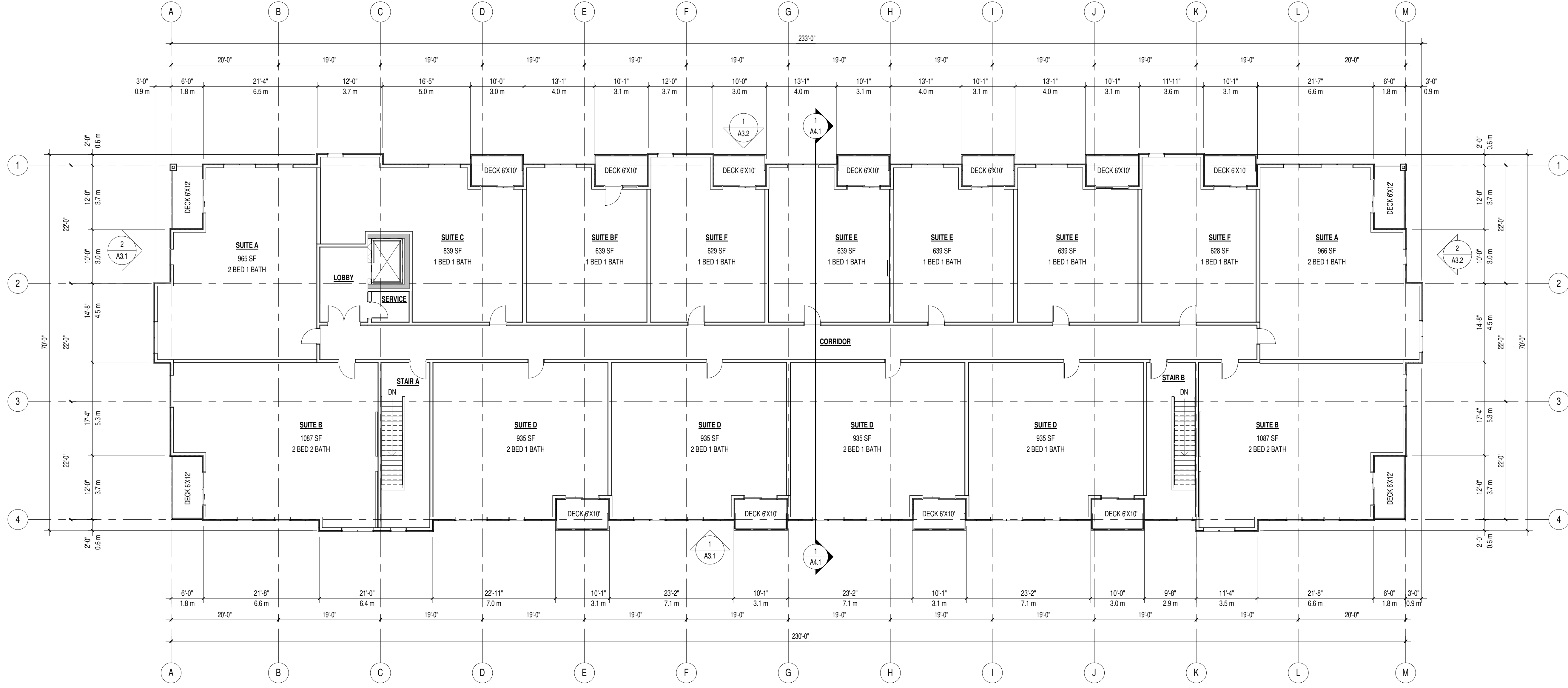
SUITE SCHEDULE						
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms	
LEVEL 2	SUITE A	2 BED 1 BATH	965 SF	4	2	
LEVEL 2	SUITE B	2 BED 2 BATH	1087 SF	4	2	
LEVEL 2	SUITE C	1 BED 1 BATH	639 SF	2	1	
LEVEL 2	SUITE D	2 BED 1 BATH	935 SF	4	2	
LEVEL 2	SUITE E	1 BED 1 BATH	639 SF	2	1	
LEVEL 2	SUITE F	1 BED 1 BATH	628 SF	2	1	
LEVEL 2: 15				46		

SUITE SCHEDULE						
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms	
LEVEL 3	SUITE A	2 BED 1 BATH	965 SF	4	2	
LEVEL 3	SUITE B	2 BED 2 BATH	1087 SF	4	2	
LEVEL 3	SUITE C	1 BED 1 BATH	639 SF	2	1	
LEVEL 3	SUITE D	2 BED 1 BATH	935 SF	4	2	
LEVEL 3	SUITE E	1 BED 1 BATH	639 SF	2	1	
LEVEL 3	SUITE F	1 BED 1 BATH	628 SF	2	1	
LEVEL 3: 15				46		

SUITE SCHEDULE						
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms	
LEVEL 4	SUITE A	2 BED 1 BATH	965 SF	4	2	
LEVEL 4	SUITE B	2 BED 2 BATH	1087 SF	4	2	
LEVEL 4	SUITE C	1 BED 1 BATH	639 SF	2	1	
LEVEL 4	SUITE D	2 BED 1 BATH	935 SF	4	2	
LEVEL 4	SUITE E	1 BED 1 BATH	639 SF	2	1	
LEVEL 4	SUITE F	1 BED 1 BATH	628 SF	2	1	
LEVEL 4: 15				46		
Grand total: 60				182		



Preliminary
"Not For Construction"



1 4F FLOOR PLAN
3/32" = 1'-0"

ISSUE	DESCRIPTION	DATE

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Rev.#	Description	Date

Stamp:
Architectural Consultant:



Client: **David Englehutt**

Project: **Cleveland Ave Multi-Unit Apartment - Phase 1**
Cleveland Ave, Riverview NB

Drawing Title: **4F FLOOR PLAN**

Date: **February 25th, 2025**

Checked by: **S.A.B / A.R.R. / D.M**

Drawn by: **E.C. / A.R.R.** Revision: **00**

Scale: **AS NOTED**

Sheet: **A2.4** Flight no: **4590a**

SUITE SCHEDULE						
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms	
LEVEL 1						
LEVEL 1	SUITE A	2 BED 1 BATH	966 SF	4	2	
LEVEL 1	SUITE B	2 BED 2 BATH	1087 SF	4	2	
LEVEL 1	SUITE C	1 BED 1 BATH	639 SF	2	1	
LEVEL 1	SUITE D	2 BED 1 BATH	935 SF	4	2	
LEVEL 1	SUITE E	1 BED 1 BATH	639 SF	2	1	
LEVEL 1	SUITE F	1 BED 1 BATH	628 SF	2	1	
LEVEL 1	SUITE G	BACHELOR	530 SF	2	1	
LEVEL 1:15				44		

SUITE SCHEDULE						
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms	
LEVEL 2						
LEVEL 2	SUITE A	2 BED 1 BATH	965 SF	4	2	
LEVEL 2	SUITE B	2 BED 2 BATH	1087 SF	4	2	
LEVEL 2	SUITE C	1 BED 1 BATH	639 SF	2	1	
LEVEL 2	SUITE D	2 BED 1 BATH	935 SF	4	2	
LEVEL 2	SUITE E	1 BED 1 BATH	639 SF	2	1	
LEVEL 2	SUITE F	1 BED 1 BATH	628 SF	2	1	
LEVEL 2:15				46		

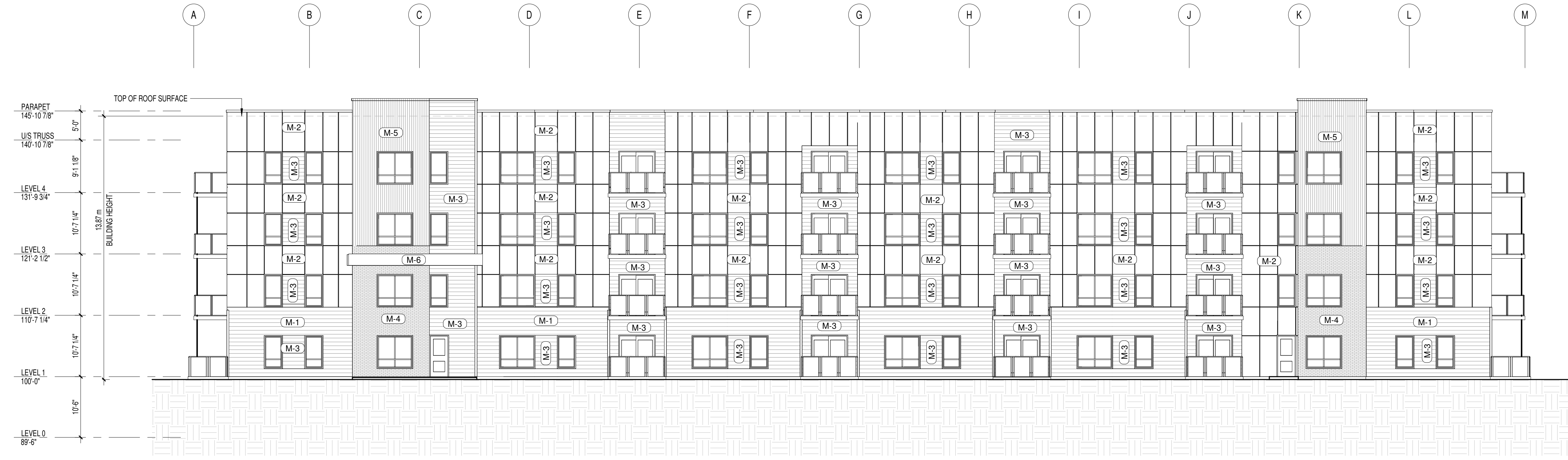
SUITE SCHEDULE						
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms	
LEVEL 3						
LEVEL 3	SUITE A	2 BED 1 BATH	965 SF	4	2	
LEVEL 3	SUITE B	2 BED 2 BATH	1087 SF	4	2	
LEVEL 3	SUITE C	1 BED 1 BATH	639 SF	2	1	
LEVEL 3	SUITE D	2 BED 1 BATH	935 SF	4	2	
LEVEL 3	SUITE E	1 BED 1 BATH	639 SF	2	1	
LEVEL 3	SUITE F	1 BED 1 BATH	628 SF	2	1	
LEVEL 3:15				46		

SUITE SCHEDULE						
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms	
LEVEL 4						
LEVEL 4	SUITE A	2 BED 1 BATH	965 SF	4	2	
LEVEL 4	SUITE B	2 BED 2 BATH	1087 SF	4	2	
LEVEL 4	SUITE C	1 BED 1 BATH	639 SF	2	1	
LEVEL 4	SUITE D	2 BED 1 BATH	935 SF	4	2	
LEVEL 4	SUITE E	1 BED 1 BATH	639 SF	2	1	
LEVEL 4	SUITE F	1 BED 1 BATH	628 SF	2	1	
LEVEL 4:15				46		
Grand total: 60				182		



MATERIALS:
 MATERIAL TYPE ARE SELECTED TO MEET NATIONAL BUILDING CODE OF CANADA AND LOCAL ZONING BYLAW REQUIREMENTS. DEVIATIONS ARE SUBJECT TO ARCHITECT APPROVAL.
 MATERIALS MANUFACTURER AND COLORS SHOWN IN THIS LEGEND ARE THE BASIS OF THIS DESIGN. FINAL MATERIAL MANUFACTURER AND COLOR ARE SUBJECT TO OWNER APPROVAL.

- M1 - FIBER CEMENT HORIZONTAL SIDINGS - RICH ESPRESSO COLOR
- M2 - FIBER CEMENT PANEL - RICH ESPRESSO COLOR
- M3 - FIBER CEMENT HORIZONTAL SIDINGS - HAZEL COLOR
- M4 - BRICK VENEER - ATLANTIC CAPE SMOKEY
- M5 - VERTICAL CORRUGATED METAL PANEL - METALLIC GREY COLOR
- M6 - PAINTED TRIM - OCEAN BLUE COLOR



1 ELEVATION 1
 3/32" = 1'-0"



FAÇADE BRICK PERCENTAGE
 1F FAÇADE AREA = 751.62 SF
 FAÇADE W/ BRICK = 172.64 SF
 BRICK PERCENTAGE = 22.97%

2 ELEVATION 2
 3/32" = 1'-0"

Preliminary
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ISSUE	DESCRIPTION	DATE

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Rev.#	Description	Date

Stamp:
 Architectural Consultant:



Client: **David Englehutt**
 Project: **Cleveland Ave Multi-Unit Apartment - Phase 1**
 Cleveland Ave, Riverview NB

Drawing Title: **ELEVATIONS**
 Date: **February 25th, 2025**
 Checked by: **S.A.B / A.R.R. / D.M**
 Drawn by: **E.C. / A.R.R.** Revision: **00**
 Scale: **AS NOTED**
 Sheet: **A3.1** Flight no: **4590a**



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- M2 - FIBER CEMENT PANEL - RICH ESPRESSO COLOR
- M3 - FIBER CEMENT HORIZONTAL SIDINGS - HAZEL COLOR
- M4 - BRICK VENEER - ATLANTIC CAPE SMOKEY
- M5 - VERTICAL CORRUGATED METAL PANEL - METALLIC GREY COLOR
- M6 - PAINTED TRIM - OCEAN BLUE COLOR

**Preliminary
"Not For Construction"**

ISSUE	DESCRIPTION	DATE

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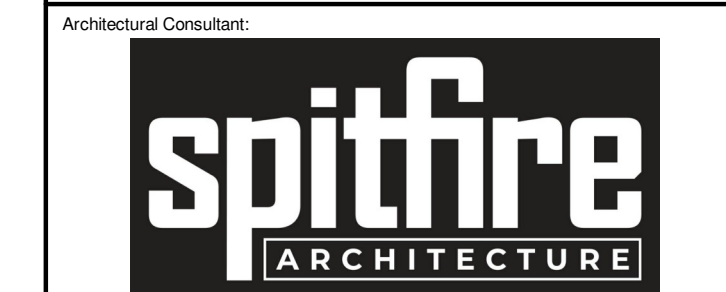
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Rev. #	Description	Date

Stamp:



Architectural Designer:
spitfire
DESIGN CO.
171 Lutz Street, Moncton, NB E1C 5E8
Bus: (506) 855-3777

Client:
David Englehutt

Project:
**Cleveland Ave Multi-Unit
Apartment - Phase 1**
Cleveland Ave, Riverview NB

Drawing Title:
ELEVATIONS

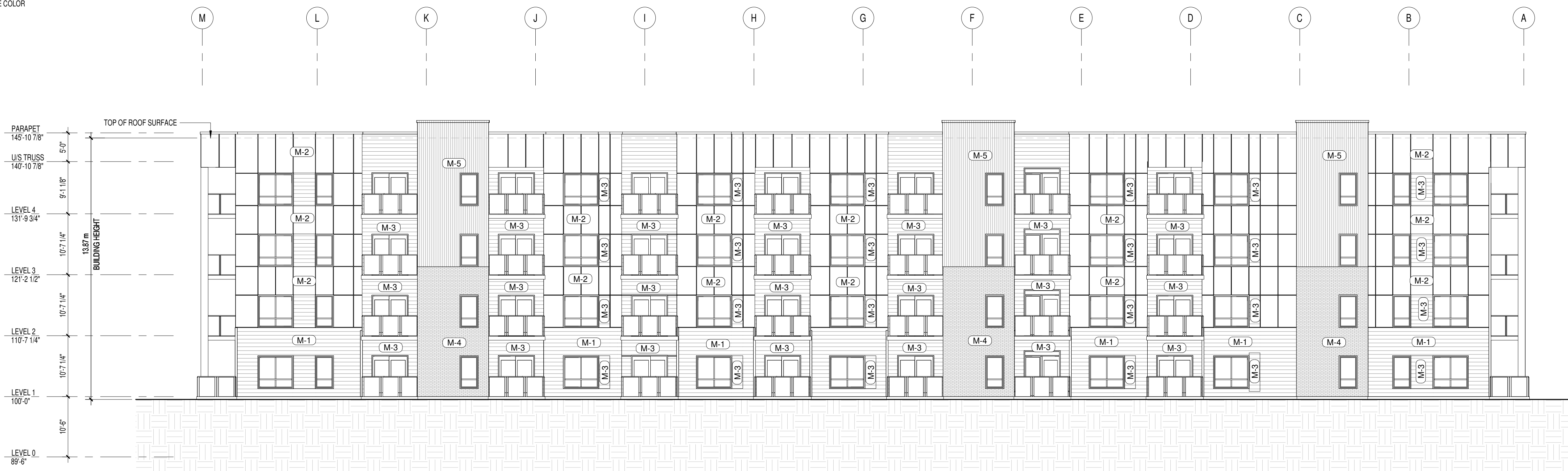
Date: February 25th, 2025

Checked by: S.A.B / A.R.R. / D.M

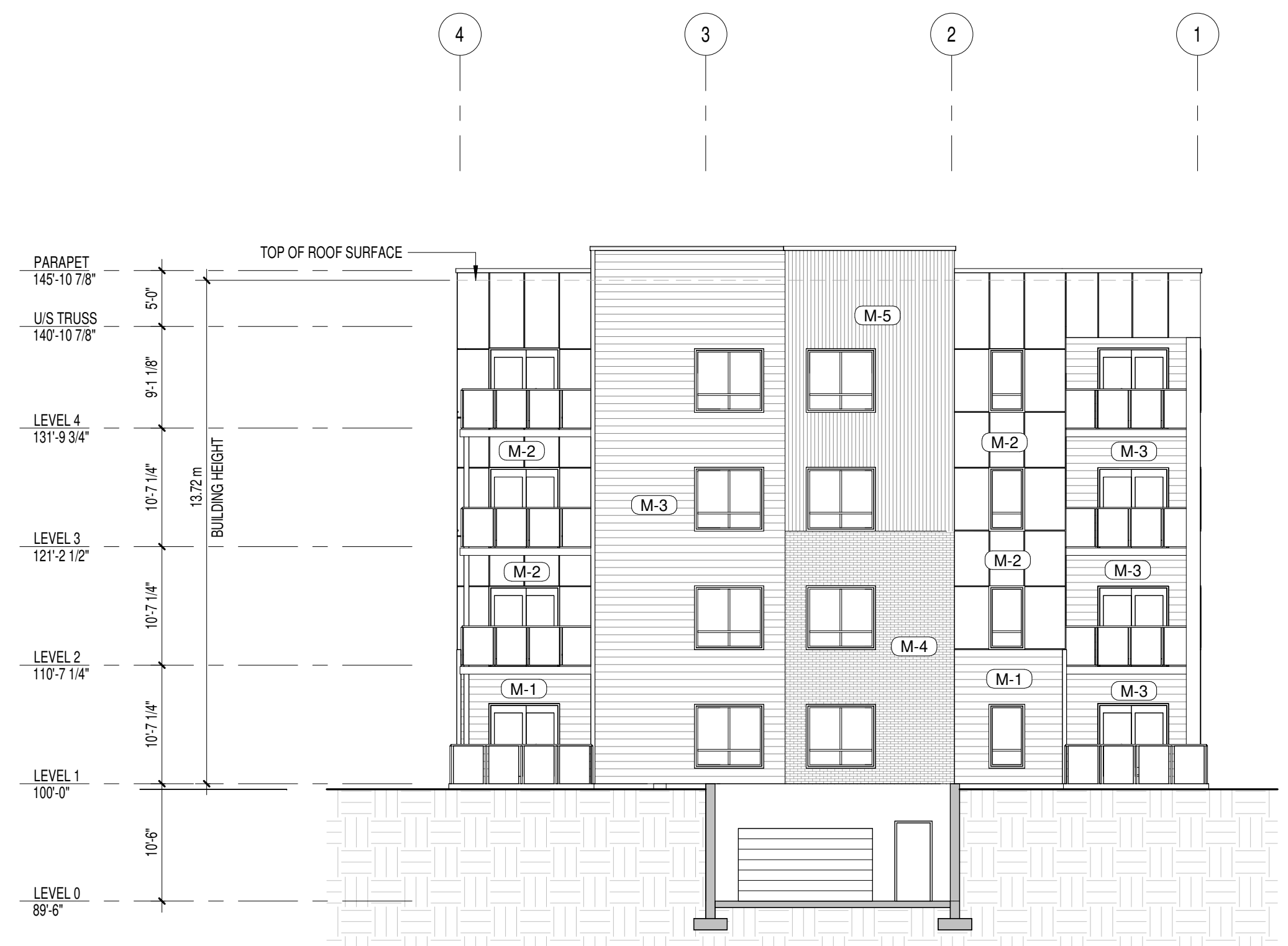
Drawn by: E.C. / A.R.R. Revision: 00

Scale: AS NOTED

Sheet: **A3.2** Flight no: 4590a



1 ELEVATION 3
3/32" = 1'-0"



2 ELEVATION 4
3/32" = 1'-0"



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Rev. #	Description	Date

Stamp:



Architectural Designer:
spitfire
DESIGN CO.
171 Lutz Street, Moncton, NB E1C 5E8
Bus: (506) 855-3777

Client:
David Englehutt

Project:
**Cleveland Ave Multi-Unit
Apartment - Phase 1**
Cleveland Ave, Riverview NB

Drawing Title:
BUILDING SECTION

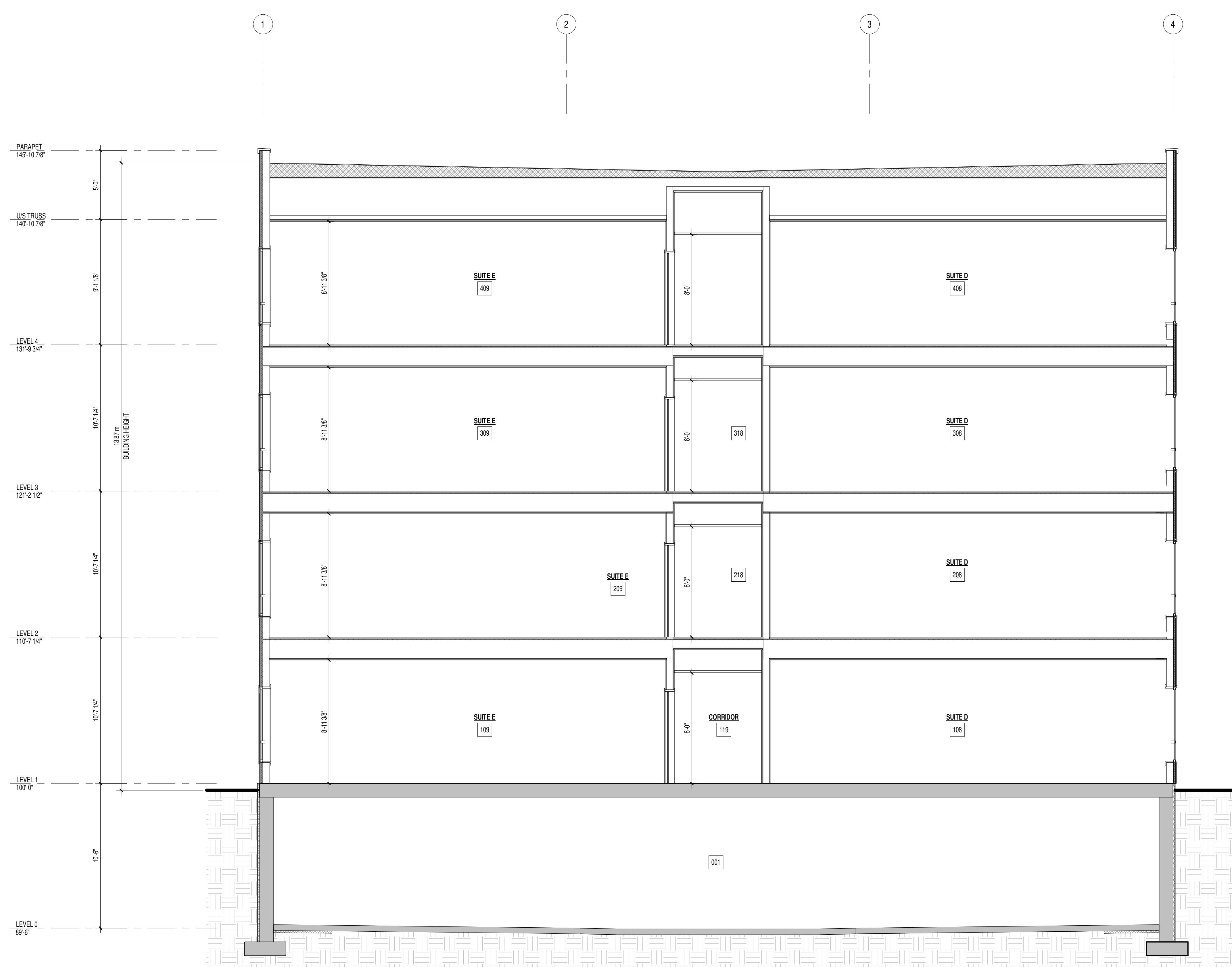
Date: February 25th, 2025

Checked by: S.A.B / A.R.R. / D.M

Drawn by: E.C. / A.R.R. Revision: 00

Scale: AS NOTED

Sheet: **A4.1** Flight no: 4590a



1 BUILDING SECTION
1/4" = 1'-0"









