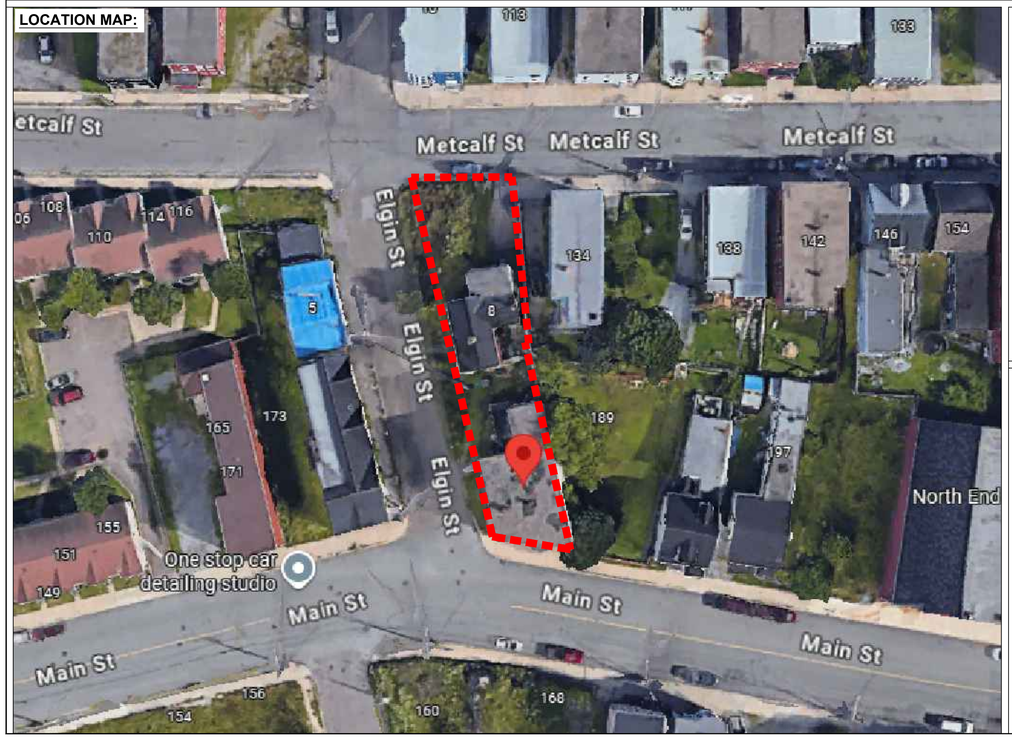
24-2025_15 UNIT, 183 MAIN STREET
183 MAIN STREET, SAINT JOHN, NB E2K 1H7

ISSUED FOR VARIANCE APPLICATION

LOCATION MAP:



PROJECT INFORMATION:

CLIENT:	**740261 NB Ltd.**
ARCHITECT:	**JH ARCHITECTURE INC.**
CONTRACTOR:	**TBD**
PID:	**00380477**
PROJECT ADDRESS:	**183 Main Street, Saint John, NB E2K 1H7**
BUILDING CODES:	**NBCC 2020 & NBCC 9.36 TIER 2**
BUILDING FLOOR AREA:	**297 m^2 (3,196 SQFT)**
OCCUPANCY:	**PART 9, GROUP C, 3 STOREYS, NOT-SPRINKLERED FACING 3 STREETS**

UNIT COUNT:

FIRST FLOOR LEVEL (ELGIN STREET ENTRANCE)
- 1 BEDROOM UNIT (MARKET) = 3
- 1 BEDROOM AFFORDABLE UNIT = 0
- 2 BEDROOM UNIT (MARKET) = 2
- 2 BEDROOM AFFORDABLE UNIT = 0
- 1 BEDROOM BARRIER FREE UNIT = 0

TOTAL UNIT FOR FLOOR LEVEL = 5

SECOND FLOOR LEVEL (METCALF STREET ENTRANCE)
- 1 BEDROOM UNIT (MARKET) = 0
- 1 BEDROOM AFFORDABLE UNIT = 3
- 2 BEDROOM UNIT (MARKET) = 0
- 2 BEDROOM AFFORDABLE UNIT = 1
- 1 BEDROOM BARRIER FREE UNIT = 1

TOTAL UNIT FOR FLOOR LEVEL = 5

THIRD FLOOR LEVEL (METCALF STREET ENTRANCE)
- 1 BEDROOM UNIT (MARKET) = 3
- 1 BEDROOM AFFORDABLE UNIT = 0
- 2 BEDROOM UNIT (MARKET) = 2
- 2 BEDROOM AFFORDABLE UNIT = 0
- 1 BEDROOM BARRIER FREE UNIT = 0

TOTAL UNIT FOR FLOOR LEVEL = 5

TOTAL UNITS FOR THE PROJECT = 15

DRAWING LIST:

CIVIL

STRUCTURAL

ARCHITECTURAL

A001 COVER

A002 CODE REVIEW, FIRE SEPARATIONS & GENERAL NOTES

A010 SITE PLAN

A200 FLOOR PLANS

A300 ELEVATIONS

A400 SECTIONS

MECHANICAL

ELECTRICAL

JHA architecture

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29 GROVE AVENUE
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E2E 5K7 506.847.0424
jill@jharchitecture.ca

PROJECT:
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CONSULTANTS:

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STRUCTURAL:
Estabrooks Engineering Inc.
107 Germain Street, Suite 200, Saint John

CONSULTANT STAMP:

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-	ISSUED FOR 75% SCHEMATIC DESIGN	09/19/2025

NOT FOR CONSTRUCTION

PROJECT NO: 24-2025
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DRAWN BY: JH
PHASE: SCHEMATIC DESIGN

COVER

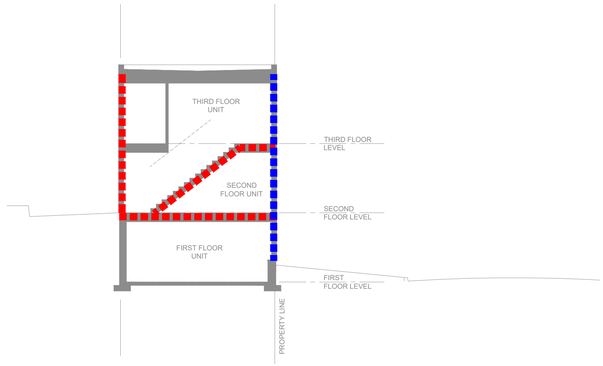
CHECKED BY: JH

SCALE: AS SHOWN

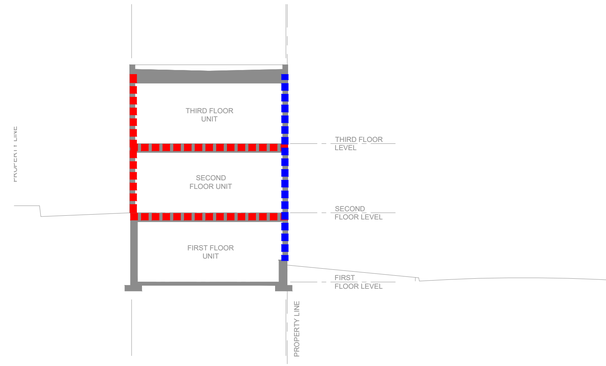
A001

FIRE RATED LEGEND

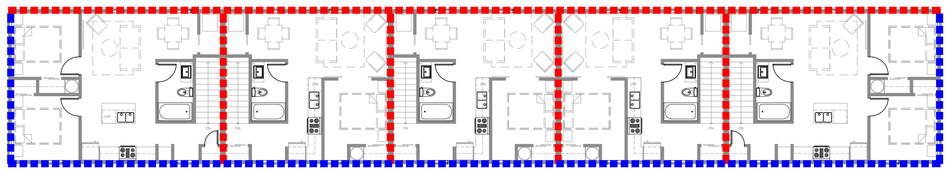
- NON-RATED WALLS
- 45 MINUTE RATED WALLS
  - •• 20 MIN. F.R.R. DOORS AND FRAMES
- 1 HOUR RATED WALLS
  - •• 45 MIN. F.R.R. DOORS AND FRAMES
  - •• 20 MIN. F.R.R. UNIT DOORS AND FRAMES
- 2 HOUR RATED WALLS
  - •• 90 MIN. F.R.R DOORS AND FRAMES



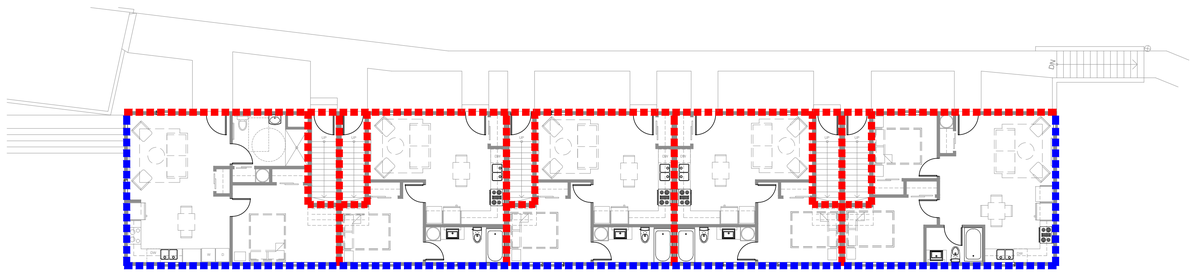
6 A002 SECTION - FIRE SEPARATIONS
3/32" = 1'-0"



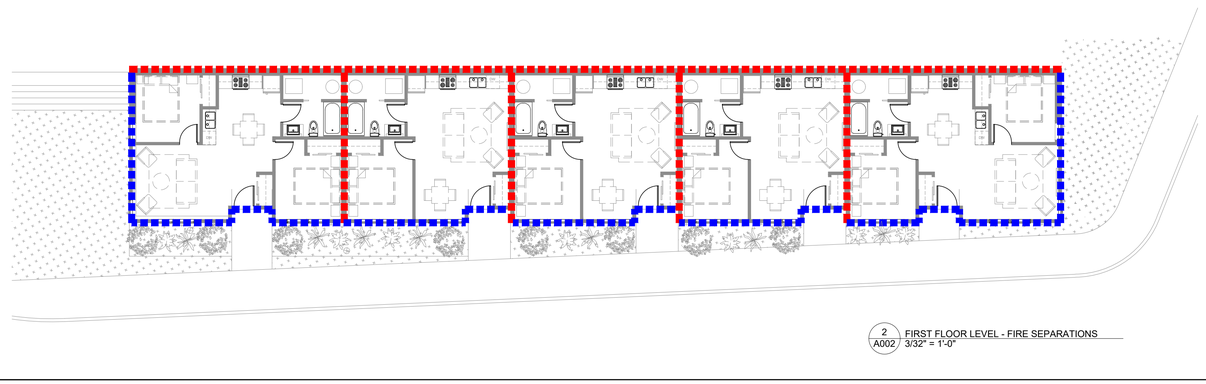
5 A002 SECTION - FIRE SEPARATIONS
3/32" = 1'-0"



4 A002 THIRD FLOOR LEVEL - FIRE SEPARATIONS
3/32" = 1'-0"



3 A002 SECOND FLOOR LEVEL - FIRE SEPARATIONS
3/32" = 1'-0"



2 A002 FIRST FLOOR LEVEL - FIRE SEPARATIONS
3/32" = 1'-0"

NATIONAL BUILDING CODE DATA MATRIX NBCC 2020 PARTS 3 & 9

ITEM	Review Information					Code Reference	
1	Project Address: CORNER OF MAIN AND ELGIN STREET AND ELGIN AND METCALF STREET Project Description: 3 STOREY, 15 UNIT APARTMENT BUILDING Project Type: ☐ Change of use ☑ New ☐ Addition ☐ Alteration					☐ Part 3	☑ Part 9
2	Alternate Solution Proposed: ☐ Yes ☑ No					Div.A 1.2.1 & Div.C 2.3.1	
3	Building Area (m²) Existing: N/A New: 297 m² Mezzanine Area (m²) Existing: N/A New: N/A Total Floor Area(m²): 891 m²					Div. A 1.4.1.2	
4	Major Occupancies: Group: C Description: Residential Group: Description: Group: Description: Group: Description: Group: Description:					3.1.2.1.(1)	9.10.2.
5	Number of Storeys Above grade: 3 Below grade: 0					Div. A 1.4.1.2	
6	Height of Building (m): 10 m Grade to floor level of top storey						
7	Building Classification (Most restrictive group under item 4) Classified under Code Article 3.2.2. F3 Classification shall include fuel load calculations by a design professional					3.2.2.20.-90	-
8	Permitted Construction Type: ☑ Combustible ☐ Non-Combustible ☐ Both Actual Construction Type: ☑ Combustible ☐ Non-Combustible ☐ Both					3.2.2.20.-90	9.10.6
9	Required Fire Resistance Rating						
	Assembly Location	Horizontal Assembly	Listed Design No.	Supporting Assembly (Wall, Columns)	Listed Design No.		
	Floors	45mins	REFER TO A003	45mins	REFER TO A003	3.2.2.20.-90	9.10.8.1.
	Roof	0	-	-	-		
	Mezzanine	N/A	N/A	N/A	N/A		
	Basement	N/A	N/A	N/A	N/A	3.2.1.4.	
	Suite-Suite	N/A	N/A	45mins	REFER TO A003		9.10.9.16.
	Suite-Corridor	N/A	N/A	N/A	N/A		9.10.9.17.
	Mech. Rm	N/A	N/A	N/A	N/A		9.10.10.3.
10	Occupant Load: ☐ by m²/ person ☑ By Design of Building Occupant Load Calculation: 1st FLOOR: OCCUPANCY = 14 2nd FLOOR: OCCUPANCY = 12 3rd FLOOR: OCCUPANCY = 14 TOTAL OCCUPANCY LOAD = 40					3.1.17.	9.9.1.3.
11	interconnected Floor Space: ☐ Yes ☑ No					3.2.8.2.	9.10.9.5.
12	Number of Facades Facing Streets: 0					3.2.2.10.	-
13	Firewalls: ☐ Yes ☑ No					3.1.10.	9.10.11.
14	Sprinkler System: ☐ Yes ☑ No Adequate Water Supply: ☐ Yes N/A No					3.2.2.18.	9.10.1.4.
15	Standpipe System: ☐ Yes ☑ No					3.2.8.6.	9.10.1.4.
16	Fire Alarm System: ☑ Yes ☐ No					3.2.4.	9.10.18.2.
17	High Building: ☐ Yes ☑ No					3.2.6.	-
18	Emergency Power Supply: ☐ Yes ☑ No					3.2.7.5.	-
19	Hazardous Substances: ☐ Yes ☑ No					3.3.1.2.	9.10.1.3
20	Vertical Service Spaces: ☐ Yes ☑ No					3.6.3.	-
21	Spatial Separation:						
	Wall Location	Area of Exp. Bldg Face	Limiting Distance	L/H or H/L	Max. % of Opening	Min. Fire Res. Rating	Type of Const	Type of Cladding
	North	18	+ 8.0m		100	45	COMBUST	COMBUST
	East	27	2.2m/2.6m		12/ 12	60	COMBUST	NON-COMBUST
	South	18	+ 8.0m		100	45	COMBUST	COMBUST
	West	27	+ 8.0m		100	45	COMBUST	COMBUST
								3.2.3.	9.10.14.
22	Maximum Travel Distance(m): 30 m					3.3.2.5.	9.9.8.
23	Exiting through a Lobby: ☐ Yes ☑ No					3.3.3.2.	9.9.8.5.
24	Number of Male Water Closets: 0 Sinks: 0 Urinals: 0 Number of Female Water Closets: 0 Sinks: 0					3.7.2.	9.31.1.
25	Barrier-Free Design: ☑ Yes ☐ No, explain:					NB Regulation 2021-3	
26	National Energy Code of Canada for Buildings: ☐ Prescriptive ☐ Performance ☑ N/A					NECB 2020 + 25%	
27	NBCC 2020: ☐ Prescriptive ☑ Performance ☐ N/A					NECC 2020 9.36 TIER 2	

Notes:

1 A002 CODE REVIEW

JHA architecture
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STRUCTURAL:
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CONSULTANT STAMP:

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DRAWN BY: JH
PHASE: SCHEMATIC DESIGN

CODE REVIEW, FIRE SEPARATIONS & GENERAL NOTES

CHECKED BY: JH

SCALE: AS SHOWN

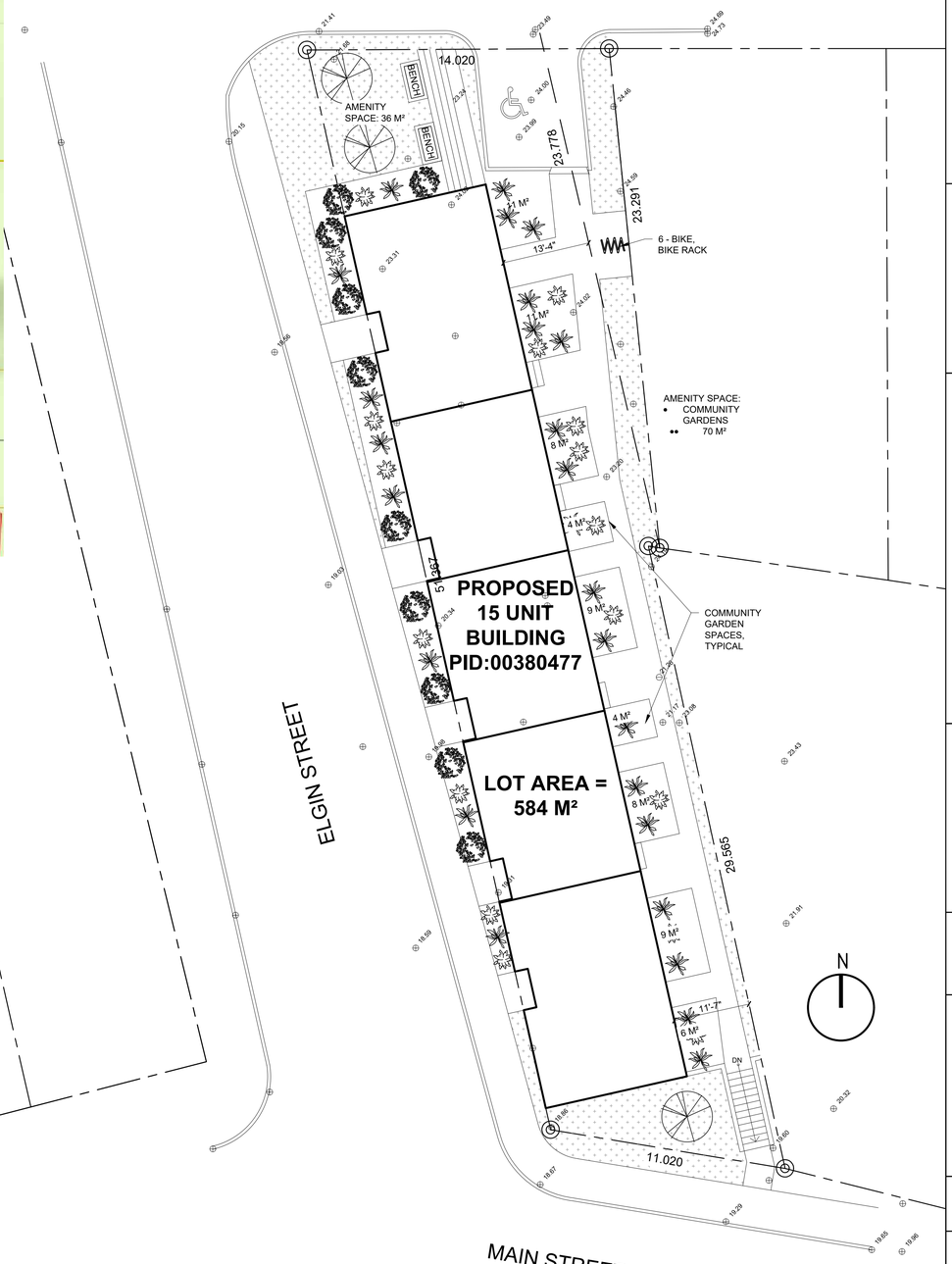
A002

2 A010 EXISTING PROPERTIES ABUTTING FRONT PROPERTY LINES
3/32" = 1'-0"

ZONING: URBAN CENTRE RESIDENTIAL (RC)

VARIANCES REQUIRED

- **PARKING** 1 STALL PER UNIT REQUIRED BUT REDUCED TO 80% BASED ON INTENSIFICATION AREA (0 FOR AFFORDABLE UNITS)
  - 8 PARKING SPACES REQUIRED
  - 1 BARRIER FREE PARKING SPACE PROVIDED ON SITE
    - **VARIANCE =7 PARKING SPACES**
    - **SEE ATTACHED PARKING STUDY**
- **AMENITY SPACE - VARIANCE NOT REQUIRED**
  - SPACE REQUIRED = 105 M²
  - SPACE PROVIDED = 106 M²
- **LOT AREA**
  - 775 M² REQUIRED
  - LOT SIZE = 584 M²
- **SET BACKS - VARIANCE NOT REQUIRED**
  - FRONT YARD: 1.5M TO 0M (TO MATCH SURROUNDING BUILDINGS)
  - REAR YARD: ~4M TO (4.0 M - 3.5 M)



1 A010 SITE PLAN
3/32" = 1'-0"

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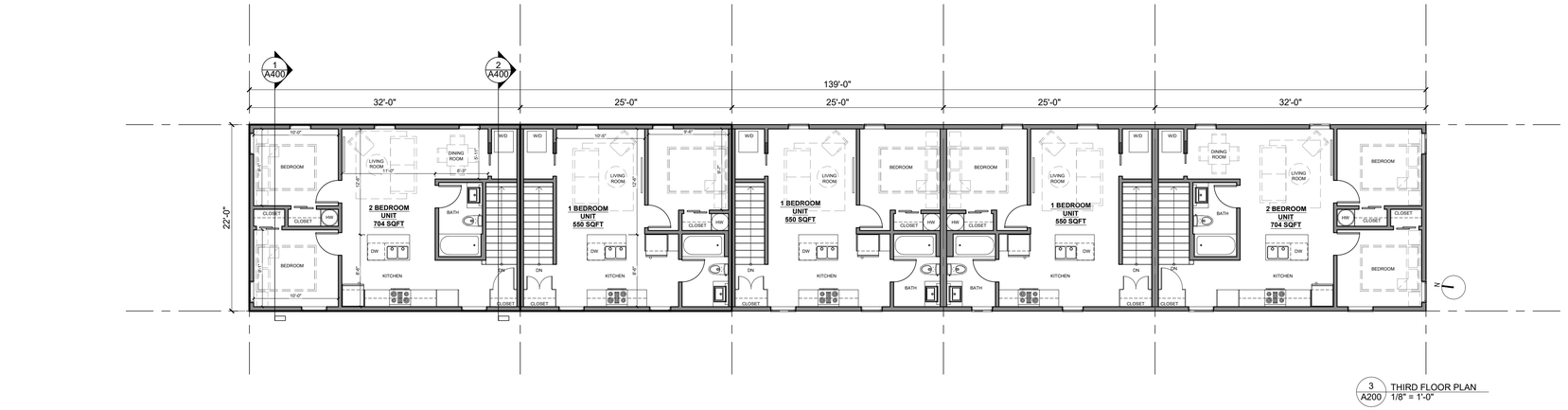
SITE PLAN

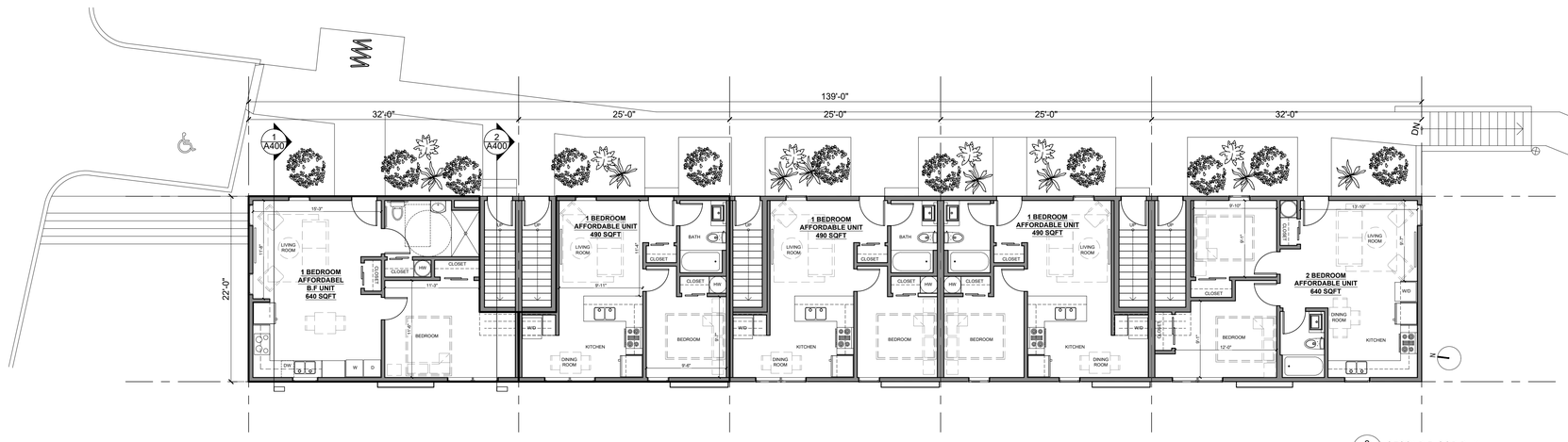
CHECKED BY: JH

SCALE: AS SHOWN

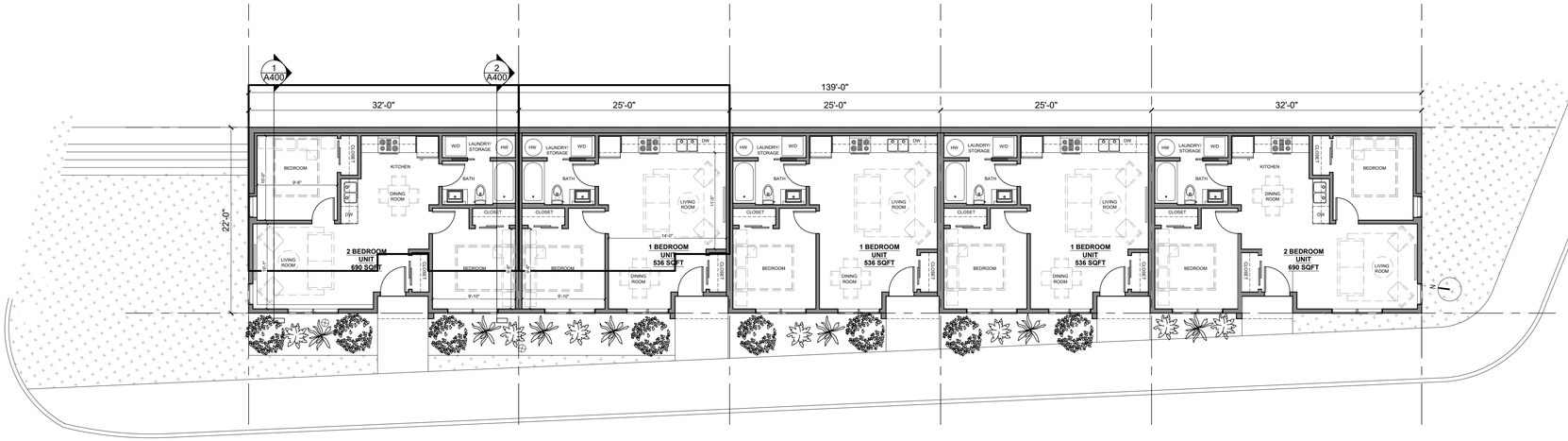
A010



3 A200 THIRD FLOOR PLAN
1/8" = 1'-0"



2 A200 SECOND FLOOR PLAN
1/8" = 1'-0"



1 A200 FIRST FLOOR PLAN
1/8" = 1'-0"

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PHASE:	SCHEMATIC DESIGN

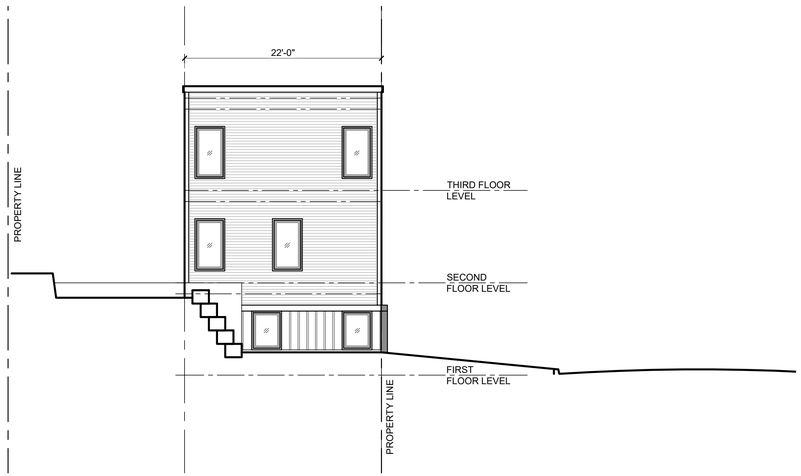
FLOOR PLANS

CHECKED BY: JH

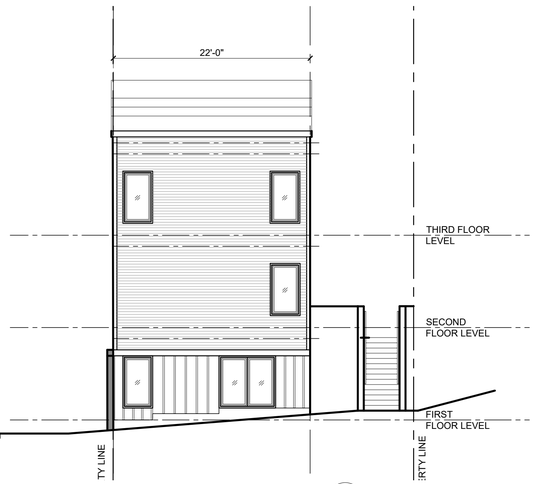
SCALE: AS SHOWN

A200

4 A300 EAST ELEVATION 1/8" = 1'-0"



3 A300 METCALF STREET ELEVATION 1/8" = 1'-0"



2 A300 MAIN STREET ELEVATION 1/8" = 1'-0"

1 A300 ELGIN STREET ELEVATION 1/8" = 1'-0"

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ELEVATIONS

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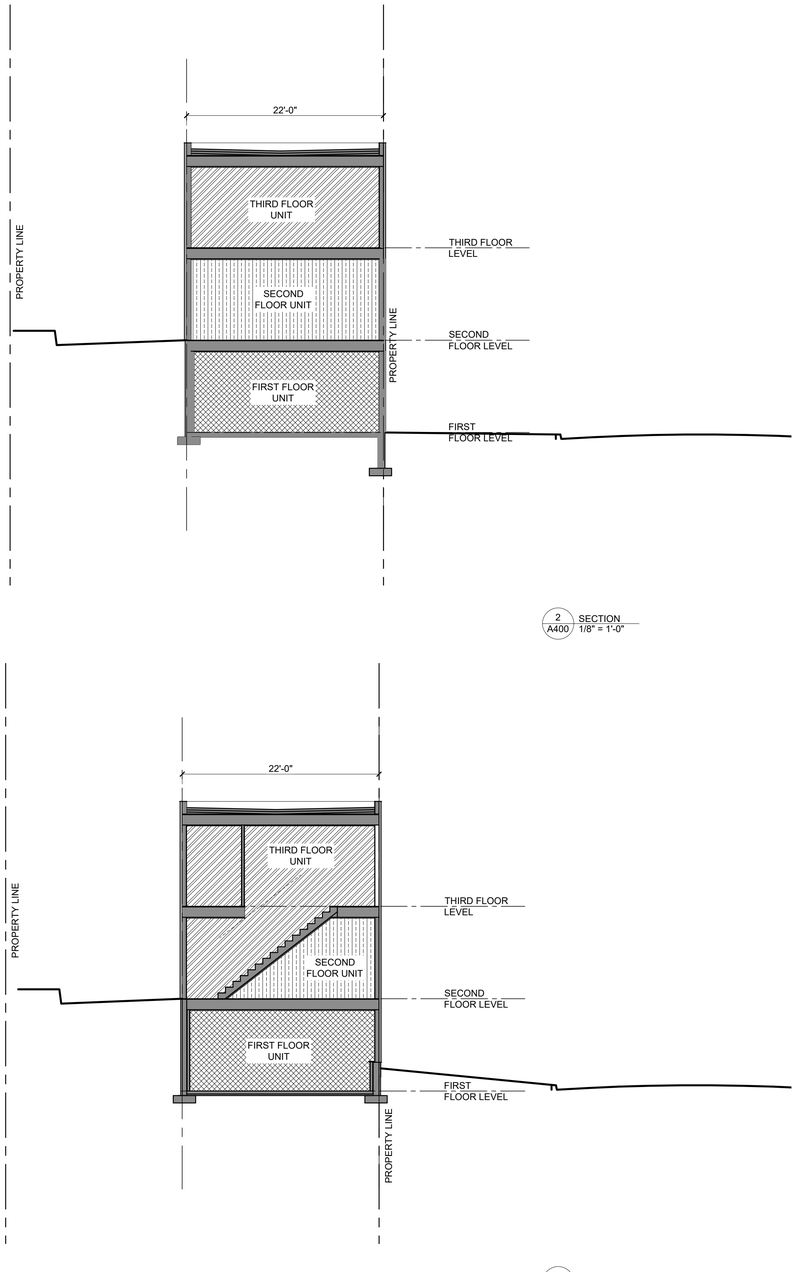
A300



2 A400 SECTION 1/8" = 1'-0"

1 A400 SECTION 1/8" = 1'-0"

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A400