

LOCATION	CIVIC ADDRESS :		PID # :	
STAFF USE	HERITAGE AREA: Y / N INTENSIFICATION AREA: Y / N FLOOD RISK AREA: Y / N APPROVED GRADING PLAN: Y / N			
	APPLICATION #:		DATE RECEIVED:	
			RECEIVED BY:	
APPLICANT INFORMATION	APPLICANT	EMAIL	PHONE	
	MAILING ADDRESS		POSTAL CODE	
	CONTRACTOR	EMAIL	PHONE	
	MAILING ADDRESS		POSTAL CODE	
	OWNER	EMAIL	PHONE	
	MAILING ADDRESS		POSTAL CODE	
PRESENT USE:		PROPOSED USE:		
CHECK ALL THAT APPLY	BUILDING	PLANNING	INFRASTRUCTURE	HERITAGE
	<input type="checkbox"/> INTERIOR RENOVATION	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> VARIANCE	<input type="checkbox"/> STREET EXCAVATION
	<input type="checkbox"/> EXTERIOR RENOVATION	<input type="checkbox"/> ACCESSORY BLDG	<input type="checkbox"/> PLANNING LETTER	<input type="checkbox"/> DRIVEWAY CULVERT
	<input type="checkbox"/> ADDITION	<input type="checkbox"/> POOL	<input type="checkbox"/> PAC APPLICATION	<input type="checkbox"/> DRAINAGE
	<input type="checkbox"/> DECK	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> COUNCIL APP	<input type="checkbox"/> WATER & SEWERAGE
	<input type="checkbox"/> CHANGE OF USE	<input type="checkbox"/> SIGN	<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> OTHER
	<input type="checkbox"/> MINIMUM STANDARDS	<input type="checkbox"/> OTHER	<input type="checkbox"/> OTHER	<input type="checkbox"/> HERITAGE DEVELOPMENT
			<input type="checkbox"/> HERITAGE SIGN	
			<input type="checkbox"/> HERITAGE INFILL	
			<input type="checkbox"/> HERITAGE DEMO	
			<input type="checkbox"/> OTHER	
DESCRIPTION OF WORK				

I consent to the City of Saint John sending to me commercial electronic messages, from time to time, regarding City initiatives and incentives.

General Collection Statement

This information is being collected in order for the City of Saint John to deliver an existing program / service; the collection is limited to that which is necessary to deliver the program / service. Unless required to do so by law, the City of Saint John will not share your personal information with any third party without your express consent.

The legal authority for collecting this information is to be found in the Municipalities Act and the Right to Information and Protection of Privacy Act. For further information or questions regarding the collection of personal information, please contact the Access & Privacy Officer:

City Hall Building
 15 Market Square Saint
 John, NB E2L 1E8
commonclerk@saintjohn.ca
 (506) 658-2862



I, the undersigned, hereby apply for the permit(s) or approval(s), indicated above for the work described on plans, submissions and forms herewith submitted. This application includes all relevant documentation necessary for the applied for permit(s) or approval(s). I agree to comply with the plans, specifications and further agree to comply with all relevant City By-laws and conditions imposed.

Sara Napier, Interim CEO, United Way Maritimes

Applicant Name

Applicant Signature

October 1, 2024




Date

CIVIC ADDRESS		APPLICATION #		FEE PAID	Y	N
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TYPE OF APPLICATION		
<input type="checkbox"/> Land for Public Purposes Release Service Fee: \$300	<input type="checkbox"/> Non-Conforming Use Service Fee: \$200	<input type="checkbox"/> Satisfactory Servicing Service Fee: \$200
<input type="checkbox"/> Section 59 Amendment Service Fee: \$2,650	<input type="checkbox"/> Zoning By-law Amendment Service Fee: \$2,650	<input type="checkbox"/> Zoning By-law Amendment with a Municipal Plan Amendment Service Fee: \$3,700

DETAILED DESCRIPTION OF APPLICATION
Where applicable, indicate the changes to existing Section 39 conditions, zoning, or Municipal Plan designation being requested. Attach site plans, building elevations, floor plans, and other documentation to fully describe the application. The submission of a preliminary proposal and a Pre-Application Meeting is encouraged prior to seeking approval. Please contact the One-Stop Development Shop at (506) 658-2911 for further information.

ENCUMBRANCES
Describe any easements, restrictive covenants, and other encumbrances affecting the land.

AUTHORIZATION				
As of the date of this application, I, the undersigned, am the registered owner of the land described in this application or the authorized agent thereof, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize the applicant to represent this matter and to provide any additional information that will be necessary for this application.				
<table> <tr> <td> Sara Napier, Interim CEO, United Way Maritimes</td> <td></td> </tr> <tr> <td>Registered Owner or Authorized Agent</td> <td>Additional Registered Owner</td> </tr> </table>	 Sara Napier, Interim CEO, United Way Maritimes		Registered Owner or Authorized Agent	Additional Registered Owner
 Sara Napier, Interim CEO, United Way Maritimes				
Registered Owner or Authorized Agent	Additional Registered Owner			
<table> <tr> <td>October 1, 2024</td> <td></td> </tr> <tr> <td>Date</td> <td>Date</td> </tr> </table>	October 1, 2024		Date	Date
October 1, 2024				
Date	Date			
The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.				

October 1st, 2024

OneStop Development Shop
City Hall Building
15 Market Square
Saint John NB E2L 1E8

RE: Sunnyside Tiny Home Community

It is our great pleasure to submit this application on behalf of United Way Maritimes for Re-Zoning and Municipal Plan Amendment to facilitate the development of The Sunnyside Tiny Home Community - a supportive affordable housing community project to be located in east Saint John.

The Sunnyside Tiny Home Community will be built as a model of an inclusive, community-first approach to housing where community members will be provided wrap-around services to help them overcome challenges and reach a healthy, full, and independent life. Sunnyside is a collective effort between local business leaders Steve Belyea and David Alston, Saint John Energy, United Way Saint John, Kings & Charlotte and Fredericton's 12 Neighbours community. United Way Saint John, Kings & Charlotte will function as the community's operating agency.

The application is for the land generally bound by Fernhill Cemetery to the south, Rothesay Avenue to the west, the East Point commercial area to the north, and Westmorland Road to the east. The land is identified primarily as PAN 01520346 and a portion of PID 00415422. The property is currently zoned Park and is designated as Park and Natural Area by the Municipal Plan. The application requests to amend the Plan designation to *Stable Residential* and the Zoning to *Mini-Home Park Residential*. PAN 01520346 currently consists of a series of PIDs that were formerly subdivided in the early 1900's as lots intending to front on the Sunnyside Avenue municipal street right-of-way. The Sunnyside Avenue right-of-way still exists through the proposed development parcel but has never been constructed to a municipal street standard.

This application will include amalgamation of all PIDs within the subject PAN 01520346 as well as acquisition of a portion of PID 00415422 currently owned by Saint John Energy. The application will also include the Stop Up and Closure of a portion of the Sunnyside Avenue municipal street right-of-way. The proposed land currently includes access easements for Saint John Energy and Rogers Communications to access their infrastructure located internal to the site. It also includes a land lease agreement for an existing Rogers Communications tower that will continue following completion of the proposed amalgamation of the development parcels. Further details of the proposed land assembly to support this application are provided in the attached Site Plan, Tentative Subdivision Plan, and Stop Up and Closure Plan.

Thank you in advance for your consideration of this application for this transformational project. If you have any questions or require further information, please don't hesitate to contact us.

Best Regards,



Jacob Kilpatrick, P.Eng.
Civil Engineering Lead
Engineering By Houghton
506-607-0709
jacob@ebyh.ca

ENDORSEMENTS / APPROBATION

PID/NID 00305771
DKB Enterprises Inc.
Property
Doc. 11697670 Vol. 2165 Pg. 86
see/voir Plan No. 2315

PID/NID 55194203
Power Commission of the
City of Saint John
Property
Doc. 27886388
Reg./Eng. 2009-10-14
see/voir Plan No. 26230954

PID/NID 55025894
Parcel "A"
see/voir Plan No. 1643

PID/NID 00467027
Lot 78-2
see/voir Plan No. 819

PID/NID 00415422
Power Commission of the
City of Saint John
Property
Doc. 33438509
Reg./Eng. 2013-12-23

PID/NID 55119648
Lot 96-1
see/voir Plan No. 200432

PID/NID 00414201
Andrea B. Vermeersch
Property
Doc. 25530032
Reg./Eng. 2008-05-09
see/voir Plan No. 86 F32

PID/NID 00319053
Andrea B. Vermeersch
Property
Doc. 25530032
Reg./Eng. 2008-05-09
see/voir Plan No. 86 F32

PID/NID 00319079
Andrea B. St. Pierre
Property
Doc. 45146736
Reg./Eng. 2024-07-17
see/voir Plan No. 86 F32

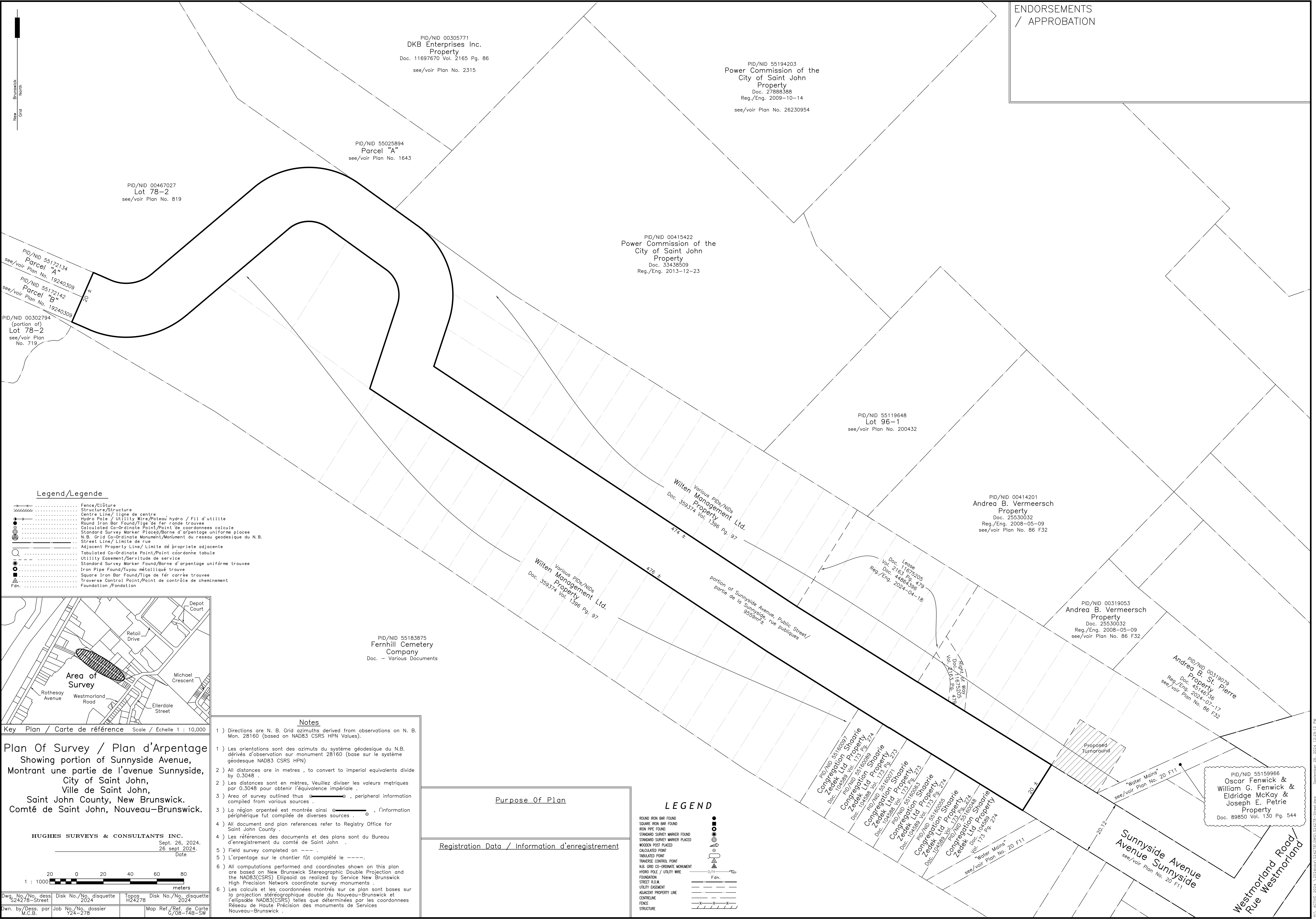
PID/NID 55159966
Oscar Fenwick &
William G. Fenwick &
Eldridge McKay &
Joseph E. Petrie
Property
Doc. 89850 Vol. 130 Pg. 544

Various PIDs/NIDs
Wiltzen Management Ltd.
Property
Doc. 359374 Vol. 1396 Pg. 97

Various PIDs/NIDs
Wiltzen Management Ltd.
Property
Doc. 359374 Vol. 1396 Pg. 97

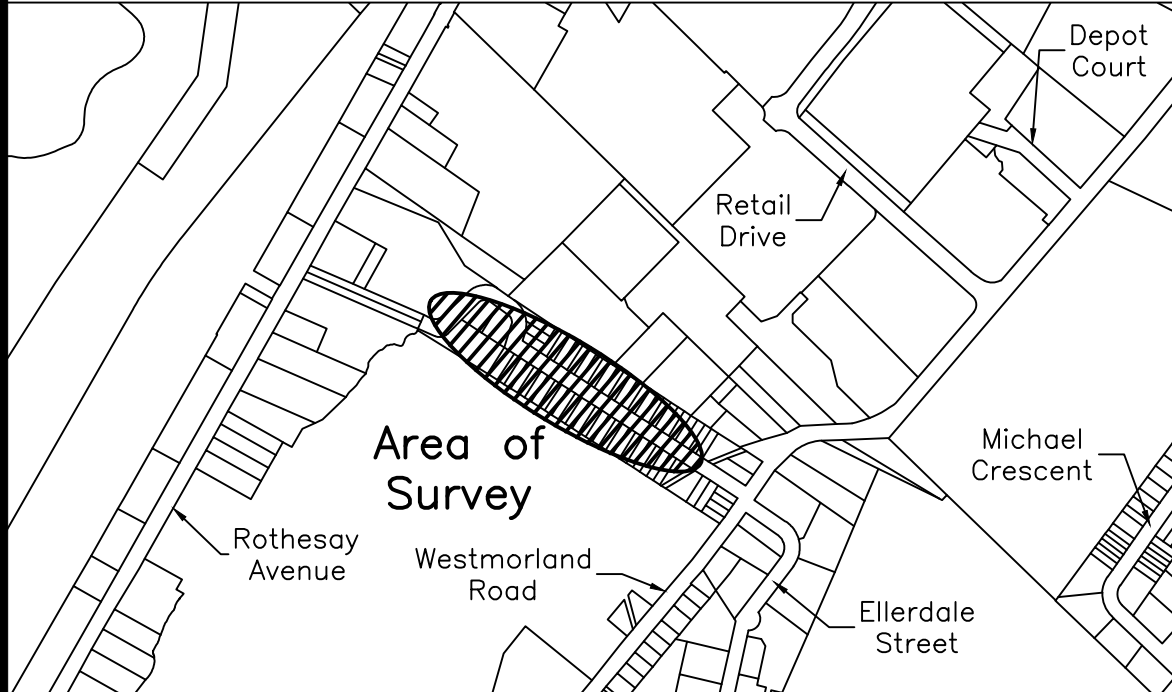
Lease
Vol. 2163 Pg. 479
Doc. 41484396
Reg./Eng. 2024-04-18

PID/NID 55183875
Fernhill Cemetery
Company
Doc. - Various Documents



Legend/Legende

	Fence/Closure
	Structure
	Centre Line / ligne de centre
	Hydro Pole / Utility Wire/Poteau hydro / Fil d'utilite
	Round Iron Bar Found/Tige de fer ronde trouvee
	Calculated Co-ordinate Point/Point de coordonnees calcule
	Standard Survey Marker Placed/Borne d'arpentage uniforme placee
	N.B. Grid Co-ordinate Monument/Monument du reseau geodesique du N.B.
	Street Line/ Limite de rue
	Adjacent Property Line/ Limite de propriete adjacente
	Tabulated Co-ordinate Point/Point coordonne tabule
	Utility Easement/Service de service
	Standard Survey Marker Found/Borne d'arpentage uniforme trouvee
	Iron Pipe Found/Tuyau metallique trouve
	Square Iron Bar Found/Tige de fer carree trouvee
	Traverse Control Point/Point de controle de cheminement
	Foundation / Fondation



- Notes**
- 1) Directions are N. B. Grid azimuths derived from observations on N. B. Mon. 28160 (based on NAD83 CSRS HPN Values).
 - 1) Les orientations sont des azimuts du systeme geodesique du N.B. derives d'observation sur monument 28160 (base sur le systeme geodesique NAD83 CSRS HPN)
 - 2) All distances are in metres, to convert to imperial equivalents divide by 0.3048
 - 2) Les distances sont en metres, Veuillez diviser les valeurs metriques par 0.3048 pour obtenir l'equivalence imperiale.
 - 3) Area of survey outlined thus , peripheral information compiled from various sources.
 - 3) La region arpentee est montrée ainsi , l'information peripherique fut compilee de diverses sources.
 - 4) All document and plan references refer to Registry Office for Saint John County.
 - 4) Les references des documents et des plans sont du Bureau d'enregistrement du comte de Saint John.
 - 5) Field survey completed on ---.
 - 5) L'arpentage sur le chantier fut complete le ----.
 - 6) All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and the NAD83(CSRS) Ellipsoid as realized by Service New Brunswick High Precision Network coordinate survey monuments.
 - 6) Les calculs et les coordonnees montrés sur ce plan sont bases sur la projection stereographique double du Nouveau-Brunswick et l'ellipsoide NAD83(CSRS) telles que determinees par les coordonnees Réseau de Haute Precision des monuments de Services Nouveau-Brunswick.

Purpose Of Plan

Registration Data / Information d'enregistrement

LEGEND

	ROUND IRON BAR FOUND
	SQUARE IRON BAR FOUND
	IRON PIPE FOUND
	STANDARD SURVEY MARKER FOUND
	STANDARD SURVEY MARKER PLACED
	WOODEN POST PLACED
	CALCULATED POINT
	TABULATED POINT
	TRAVERSE CONTROL POINT
	N.B. GRID CO-ORDINATE MONUMENT
	HYDRO POLE / UTILITY WIRE
	FOUNDATION
	STREET R.O.M.
	UTILITY EASEMENT
	ADJACENT PROPERTY LINE
	CENTRELINE
	FENCE
	STRUCTURE

Plan Of Survey / Plan d'Arpentage
Showing portion of Sunnyside Avenue,
Montrant une partie de l'avenue Sunnyside,
City of Saint John,
Ville de Saint John,
Saint John County, New Brunswick.
Comte de Saint John, Nouveau-Brunswick.

HUGHES SURVEYS & CONSULTANTS INC.
Sept. 26, 2024.
26 sept 2024.
Date

Scale / Echelle 1 : 10,000

1 : 10000

Dwg. No./No. dess S24278-Street
Disk No./No. disquette H24278
Topos
Dwn. by/Des. par Job No./No. dossier 124-278
Map Ref./Ref. de Carte G/08-14B-SW

ENDORSEMENTS

PID 00305771
DKB Enterprises Inc.
Property
Doc. 11697670 Vol. 2165 Pg. 86
See Plan No. 2315

PID 55194203
Power Commission of the
City of Saint John
Property
Doc. 27888388
Reg. 2009-10-14
See Plan No. 26230954

PID 55025894
Parcel "A"
See Plan No. 1643

remnant
Power Commission of the
City of Saint John Property
Doc. 44345593
Reg. 2013-12-23

PID 00467027
Lot 78-2
See Plan No. 819

Parcel "A"
9827m² ±
(See Note 8)

PID 55172134
Parcel "A"
See Plan No. 19240309
PID 55172142
Parcel "B"
See Plan No. 19240309
PID 00302794
(portion of)
Lot 78-2
See Plan No. 719

PID 55119648
Lot 96-1
See Plan No. 200432

PID 00414201
Andrea B. Vermeersch
Property
Doc. 25530032
Reg. 2008-05-09
See Plan No. 86 F32

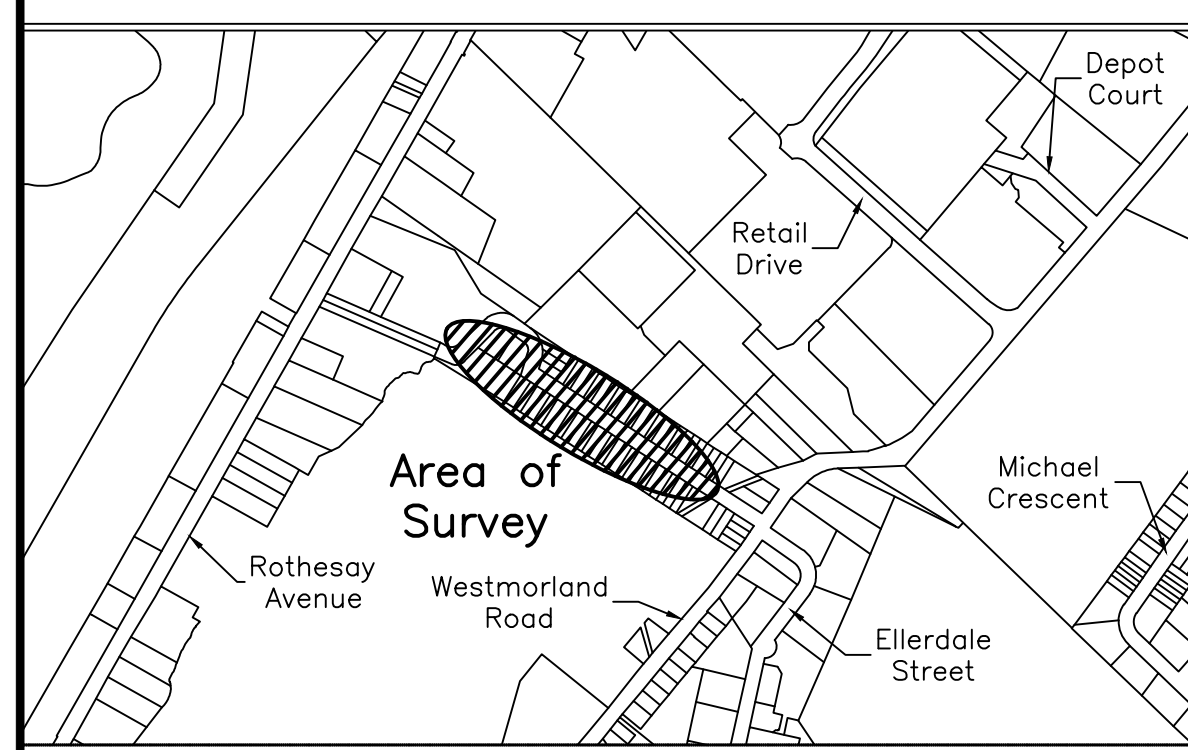
Lot 24-01
3.69ha ±

PID 00319053
Andrea B. Vermeersch
Property
Doc. 25530032
Reg. 2008-05-09
See Plan No. 86 F32

PID 00314078
Andrea B. St. Pierre
Property
Doc. 45146346
Reg. 2024-07-17
See Plan No. 86 F32

PID 55183875
Fernhill Cemetery
Company
Doc. - Various Documents

PID 55159966
Oscar Fenwick &
William G. Fenwick &
Eldridge McKay &
Joseph E. Petrie
Property
Doc. 89850 Vol. 130 Pg. 544



Key Plan Scale 1 : 10,000

Tentative Subdivision Plan

Sunnyside Acres Subdivision,
Sunnyside Avenue,
City of Saint John,
County of Saint John,
Province of New Brunswick

HUGHES SURVEYS & CONSULTANTS INC.
Date: Sept. 27, 2024.



Dwg. No. S24278-Tentative	Disk No. 2024	Topos H24278	Disk No. 2024
Dwn. by M.C.B.	Job No. Y24-278	Rev. No.	Map Ref. G/08-T4B(SW)

NOTES

- Directions are New Brunswick Grid azimuths derived from tabulated N.B. coordinate survey monuments.
- All distances are in metres and are grid distances, calculated using a combined scale factor and using geoid model HT2_0; to convert to imperial equivalents divide by 0.3048.
- Area of survey outlined thus , peripheral information compiled from various sources.
- All document and plan references refer to the Registry Office for Saint John County or the Land Titles District of New Brunswick.
- Field survey completed on ----.
- All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and the NAD83(CSRS) Reference System as realized by Service New Brunswick High Precision Network coordinate survey monuments.
- In accordance with Section 88(6)(a) of the Community Planning Act land indicated hereon as a Public Street vests in the City of Saint John free from any lien or encumbrances as a local government street.
- Parcel "A" is being created for future consolidation with adjacent Lot 24-01. Parcel "A" is not being approved as a standalone building lot.

Purpose Of Plan

To create Lot 24-01, Parcel "A" & a public street (Sunnyside Avenue) To create easements as required. To Show Right of Ways to be required.

Registration Data

Owner Name : Power Commission of the City of Saint John
PID : 00415422
Effective Date : 2015-11-13
Instrument : Transfer # 33438509 Reg. 2013-12-23

Doc. 359374
Vol. Pg. 97
Reg. 1990-01-03

Security Pacific National Bank
(Executor of Donald P. Carlson)
to
Witlen Management Ltd.

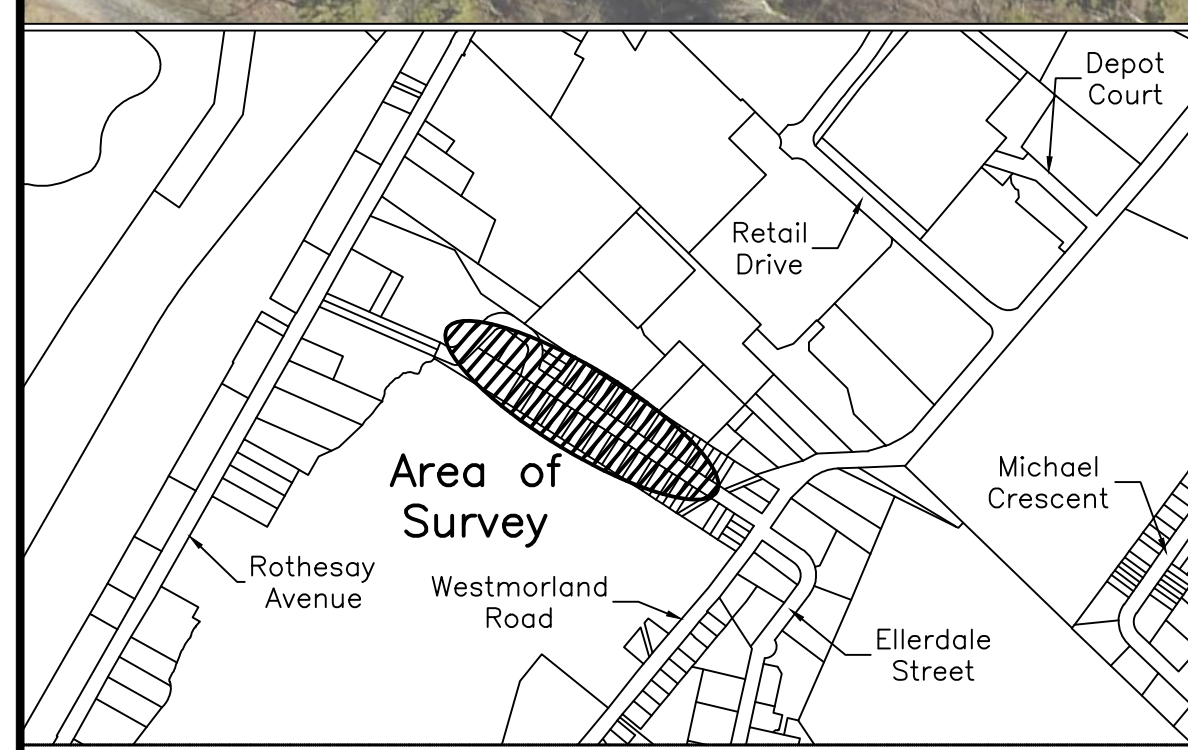
Oscar Fenwick & William G. Fenwick &
Eldridge McKay & Joseph E. Petrie
to
City of Saint John
(Sunnyside Avenue)

Plan No. 20 File 11
Owners _____
Owner Names _____

LEGEND

- ROUND IRON BIR FOUND
- SQUARE IRON BIR FOUND
- IRON PIPE FOUND
- STANDARD SURVEY MARKER FOUND
- STANDARD SURVEY MARKER PLACED
- WOODEN POST PLACED
- CALCULATED POINT
- TABULATED POINT
- TRAVELER CONTROL POINT
- N.B. GRID CO-ORDINATE MONUMENT
- HYDRO POLE / UTILITY WIRE
- FOUNDATION
- STREET R.O.W.
- UTILITY EASEMENT
- ADJACENT PROPERTY LINE
- CENTRELINE
- FENCE
- STRUCTURE

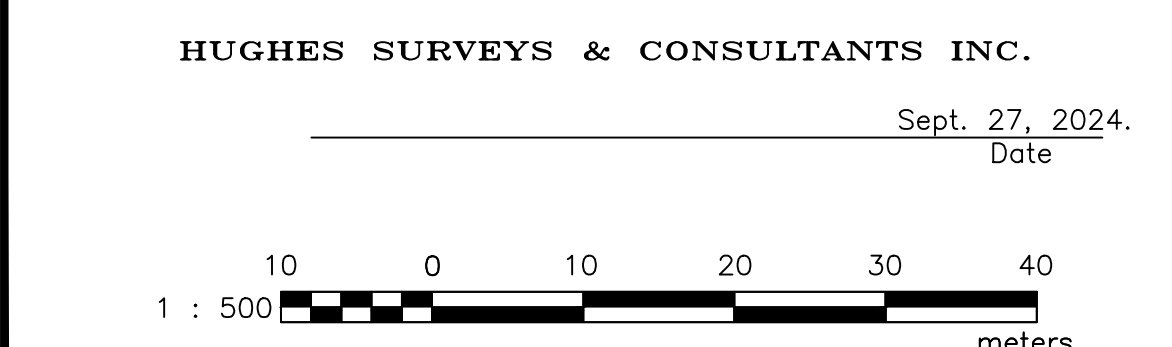
ENDORSEMENTS



Key Plan Scale 1 : 10,000

Tentative Subdivision Plan

Sunnyside Acres Subdivision,
Sunnyside Avenue,
City of Saint John,
County of Saint John,
Province of New Brunswick



HUGHES SURVEYS & CONSULTANTS INC.
Sept. 27, 2024
Date

- NOTES**
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 - Parcel "A" is being created for future consolidation with adjacent Lot 24-01, Parcel "A" is not being approved as a standalone building lot.

Purpose Of Plan
To create Lot 24-01, Parcel "A" & a public street (Sunnyside Avenue)
To create easements as required.
To Show Right of Ways to be acquired.

Registration Data

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Doc. 359374
Vol. Pg. 97
Reg. 1990-01-03

Security Pacific National Bank
(Executor of Donald P. Carlson)
to
Witten Management Ltd.

Oscar Fenwick & William G. Fenwick &
Eldridge McKay & Joseph E. Petrie
to
City of Saint John (Sunnyside Avenue)

Plan No. 20 File 11
Owners _____
Owner Names _____

LEGEND

	ROUND IRON BAR FOUND
	SQUARE IRON BAR FOUND
	IRON PIPE FOUND
	STANDARD SURVEY MARKER FOUND
	STANDARD SURVEY MARKER PLACED
	MODERN POST PLACED
	CALCULATED POINT
	TABULATED POINT
	TRAVERSE CONTROL POINT
	N.B. GRID CO-ORDINATE MONUMENT
	HYDRO POLE / UTILITY WIRE
	FOUNDATION
	STREET R.O.W.
	UTILITY EASEMENT
	ADJACENT PROPERTY LINE
	CENTRELINE
	FENCE STRUCTURE



Tallis Architecture
34 Orchard Dr. Fredericton, NB E3C 1K6
506.292.3747
valerie@tallis.ca

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND BUILDING SPECIFICATIONS.

Dwg. Status

PRELIMINARY

No.	Description	Date
1	COORDINATION	2024.04.18

12 NEIGHBOURS PROTOTYPE

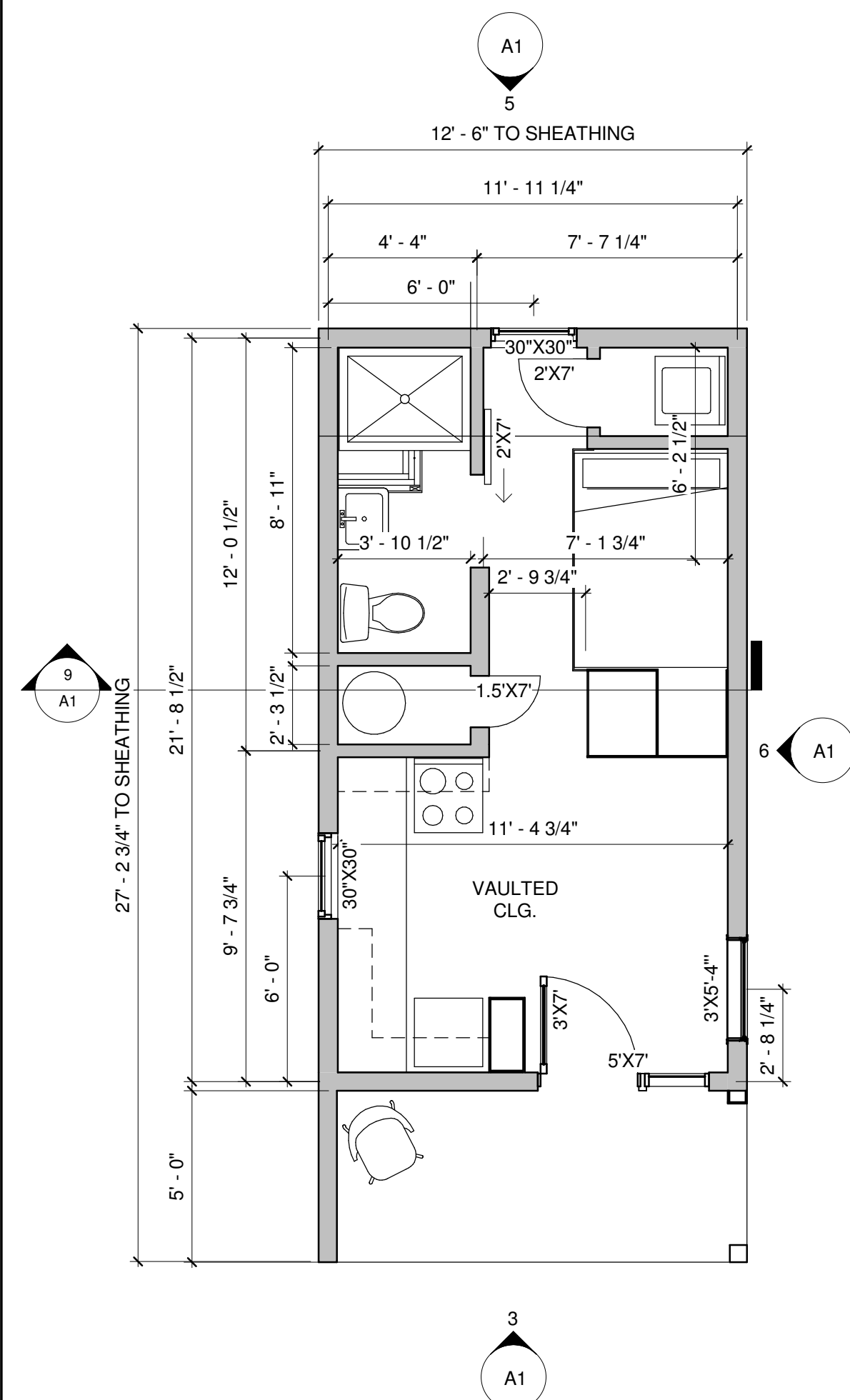
TINY HOME H1.2

Project number

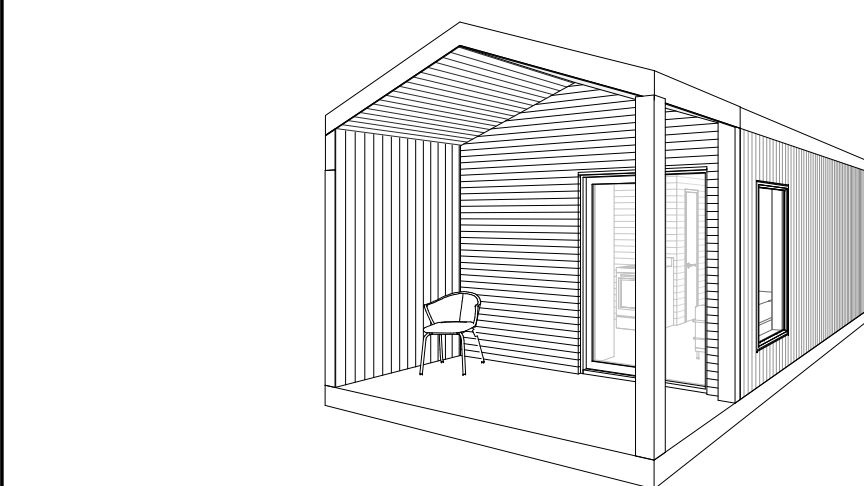
Date

A1

Scale As indicated



1 H1.2 PLAN
1/4" = 1'-0"

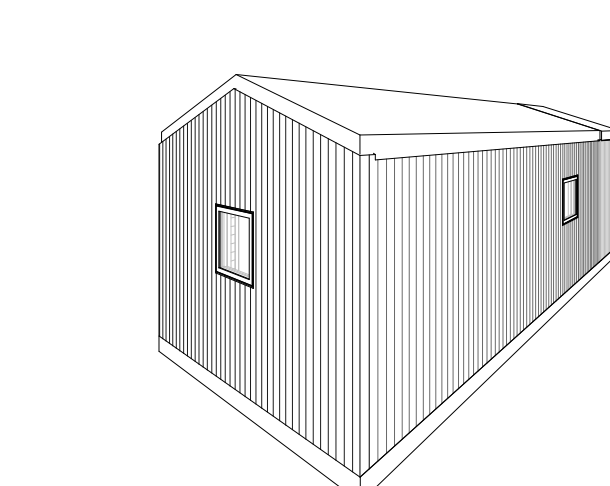


7 3D View - FRONT

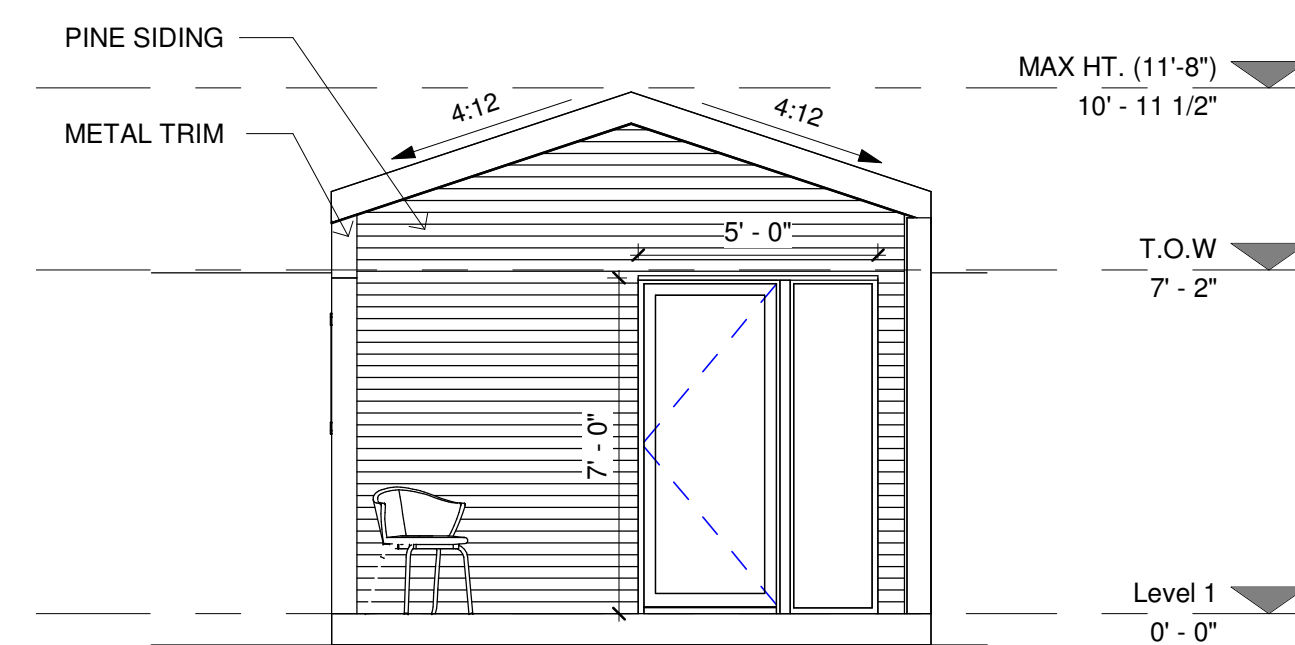
SPECIFICATIONS:

- CASEMENT & FIXED WINDOWS WINDOWS, ENERGY STAR U=0.97
- DOOR ENERGY STAR U=1.19
- HRV IS HVI CERTIFIED, FANTECH VHR70, VHR70R, or FIT70E
- ALL LIGHTING IS LED LIGHTING
- TOILET IS 4.8LPF MAX
- SHOWER HEAD IS 1.5GPM / 5.7LPM MAX, LOW-FLOW (EX: ECOFIT ULTRA)
- FAUCETS (BATHROOM AND KITCHEN) EQUIPPED WITH DIFFUSER / FLOW RESTRICTORS 1.5GPM / 5.7LPM MAX
- DOMESTIC HOT WATER - 20-23GAL, 3KW, WITH ENERGY FACTOR => 0.9 (EX: RHEEM PERFORMANCE LINE 23GAL 3KW HEATER 0.92 EF)
- HEATING: 2000W ELECTRIC FAN HEATER
- APPLIANCES: REFRIGERATOR 10.1 Cu. ft. ENERGUIDE TYPE 3 REFRIGERATOR RATED @ < 300kWh per year
- APPLIANCES: COOKTOP, CANADA ETL CERTIFIED INDUCTION COOKTOP, 1800W, 2 BURNER (NOTE INDUCTION IS 70% MORE EFFICIENT THAN GAS AND 20% MORE EFFICIENT THAN ELECTRIC)

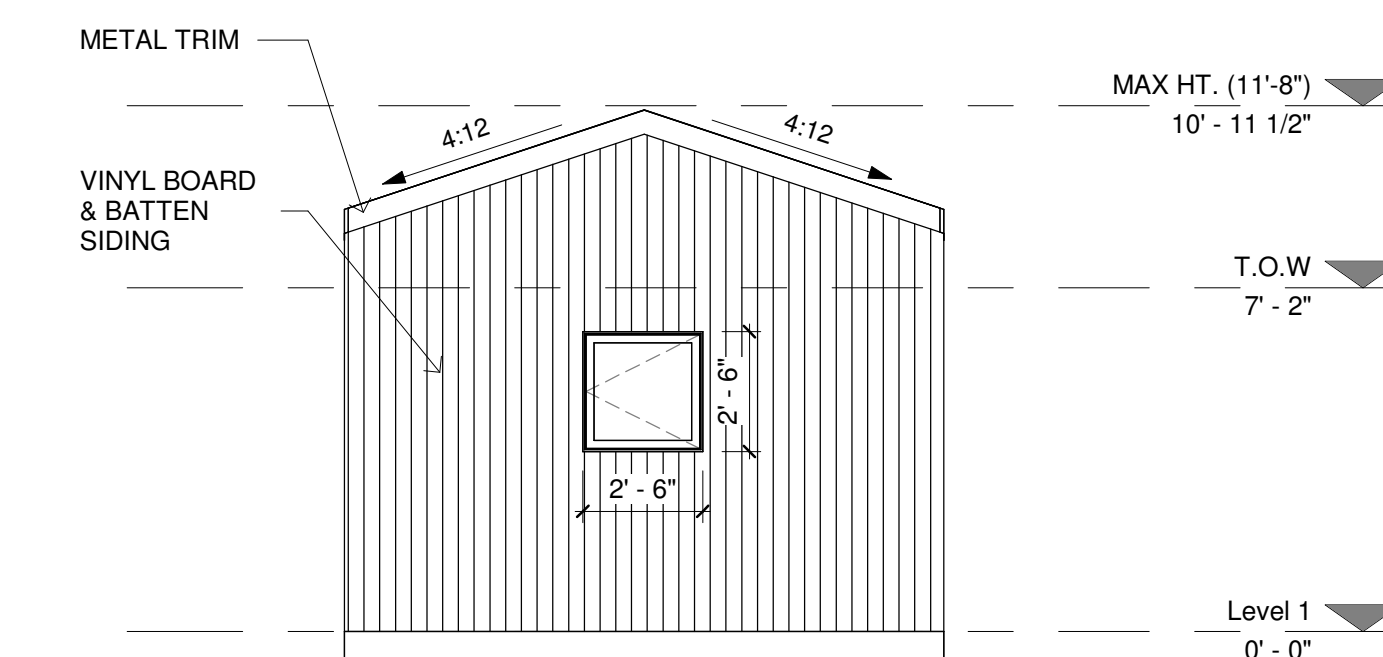
2 MARKETING PLAN
1/4" = 1'-0"



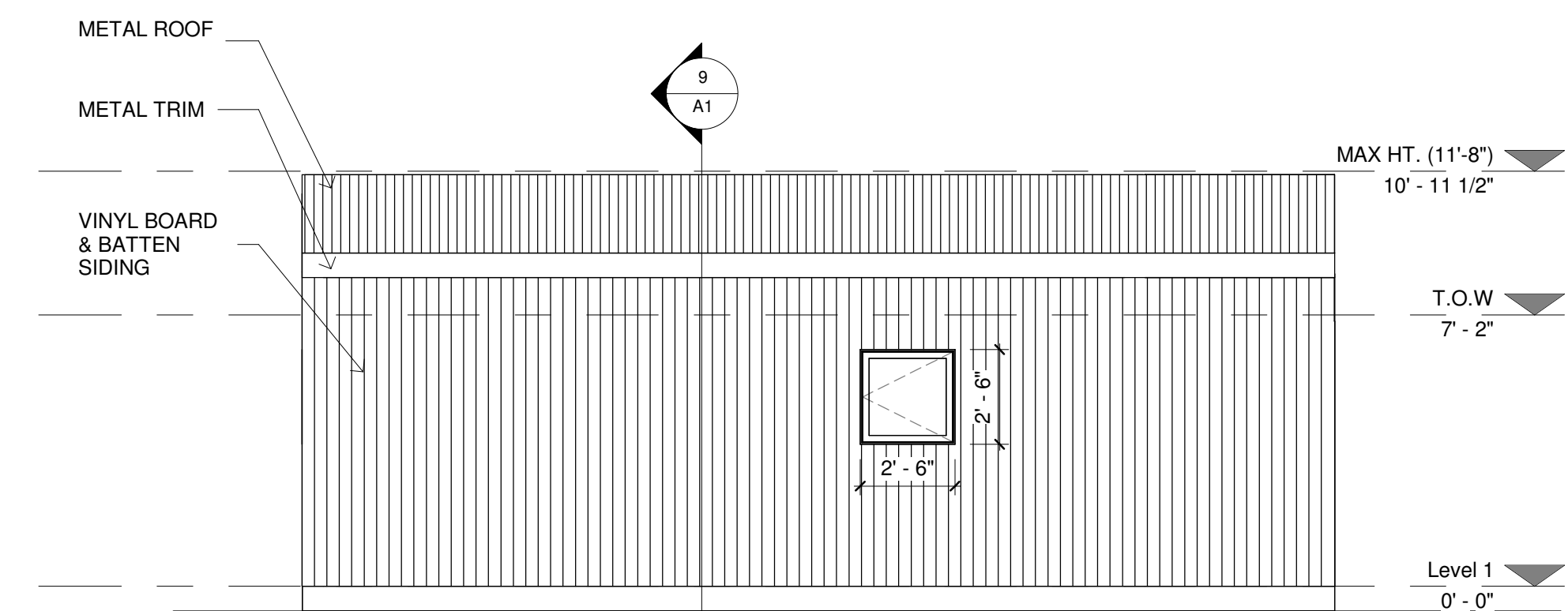
8 3D View - REAR



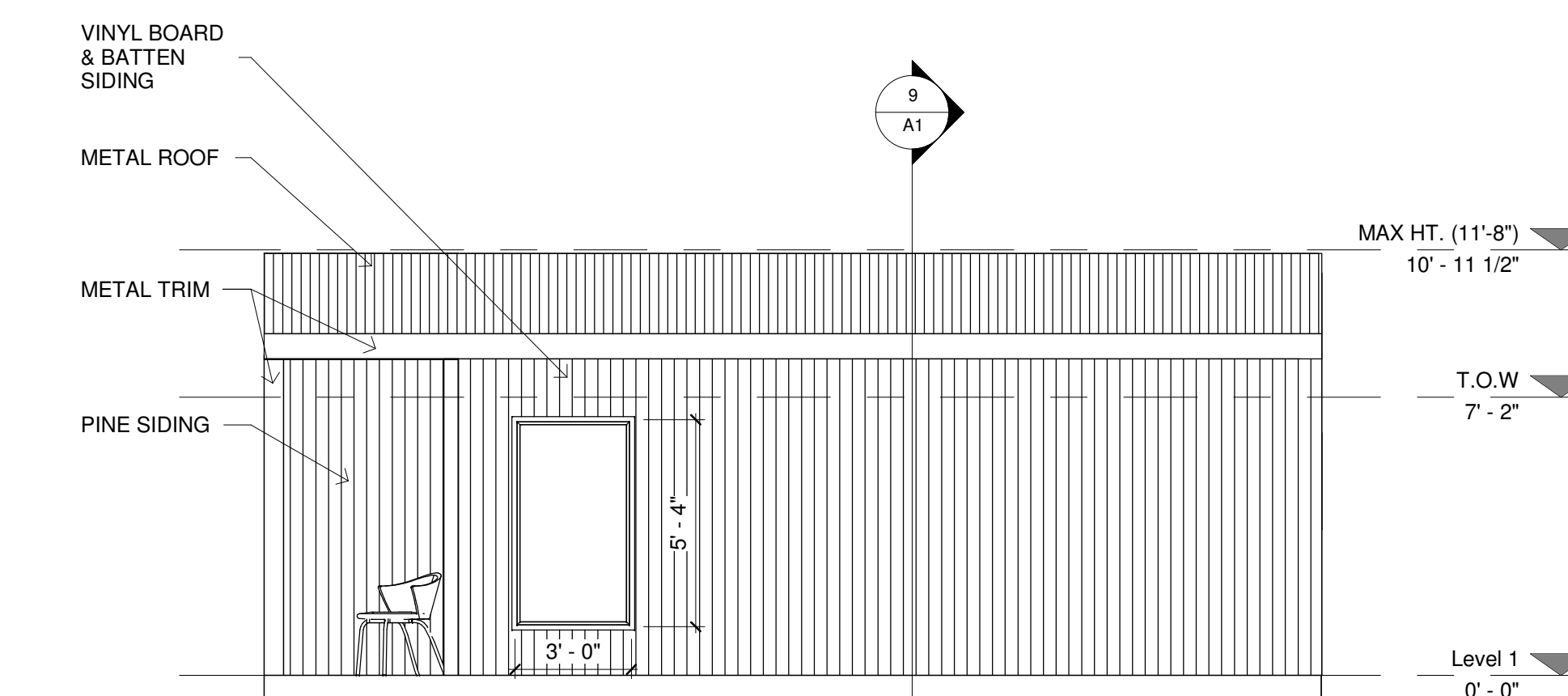
3 FRONT ELEVATION
1/4" = 1'-0"



5 BACK ELEVATION
1/4" = 1'-0"



4 SIDE ELEVATION 01
1/4" = 1'-0"



6 SIDE ELEVATION 02
1/4" = 1'-0"

ROOF (CATHEDRAL STYLE):

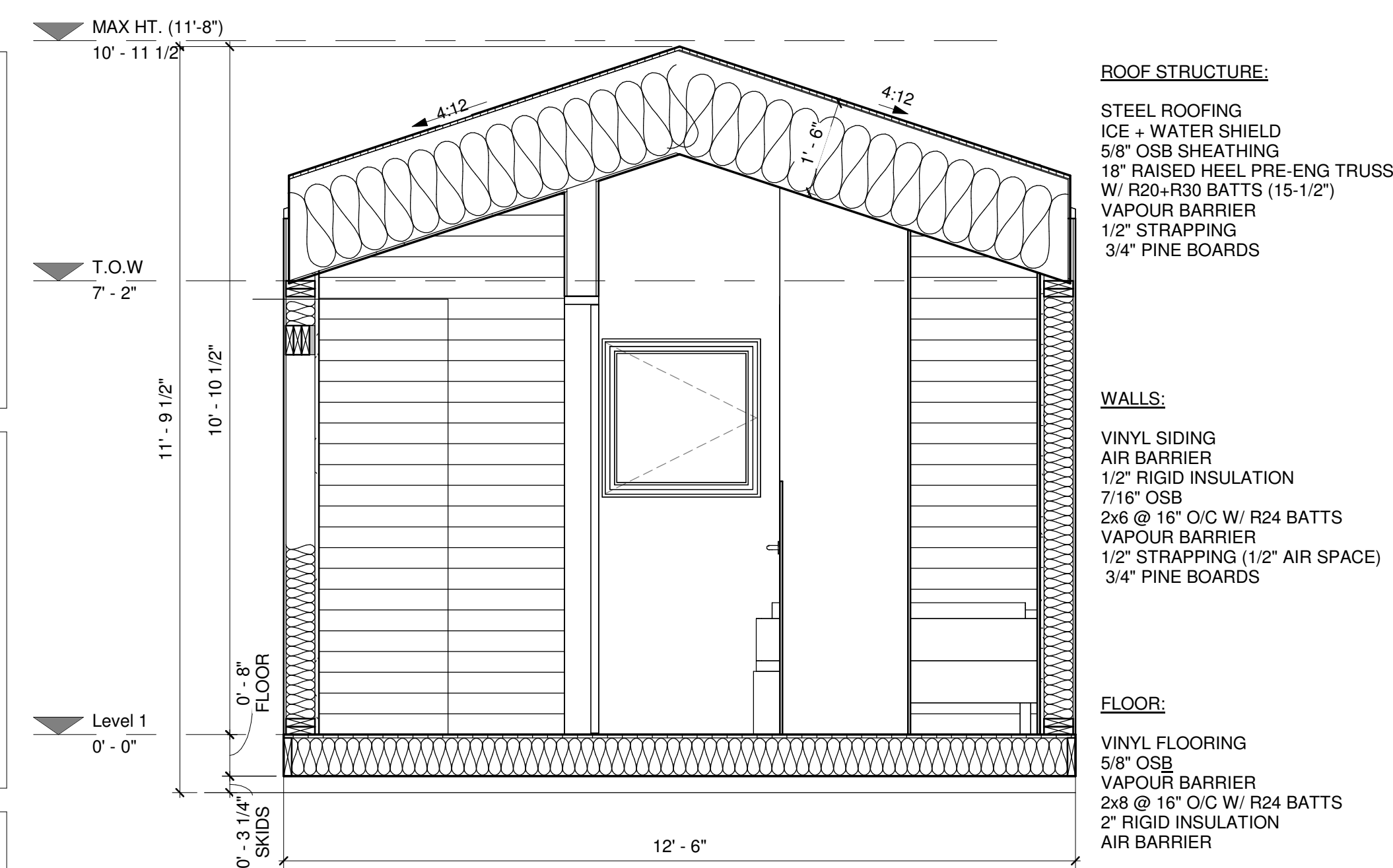
	RSI EFFECTIVE	NOMINAL	R EFFECTIVE	NOMINAL
EXTERIOR AIR	0.03	0.00	0.17	0.00
SHINGLES/ STEEL ROOFING	0.00	0.00	0.00	0.00
ICE + WATER SHIELD	0.00	0.00	0.00	0.00
5/8" OSB SHEATHING	0.00	0.00	0.00	0.00
18" RAISED HEEL PARALLEL CHORD TRUSSES W/ R20 + R30 BATTS (15-1/2")	8.08	8.80	45.88	50.00
VAPOUR BARRIER	0.00	0.00	0.00	0.00
1/2" STRAPPING (1/2" AIR SPACE)	0.15	0.00	0.85	0.00
1/2" DRYWALL	0.08	0.08	0.45	0.45
INTERIOR AIR	0.11	0.00	0.62	0.00
TOTALS	8.45	8.88	47.97	50.45

WALLS:

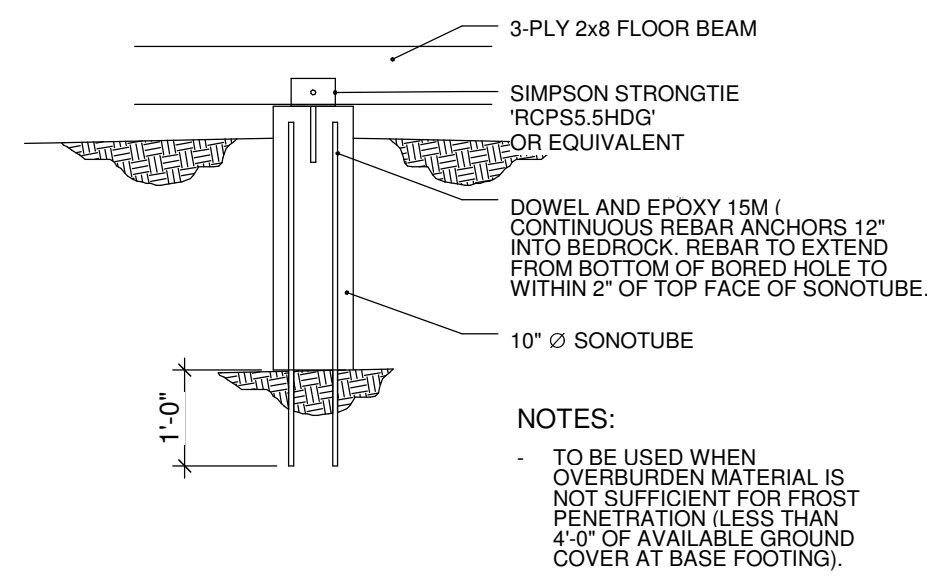
	RSI EFFECTIVE	NOMINAL	R EFFECTIVE	NOMINAL
EXTERIOR AIR	0.03	0.00	0.17	0.00
VINYL SIDING	0.11	0.11	0.62	0.62
AIR BARRIER	0.00	0.00	0.00	0.00
1/2" RIGID INSULATION	0.38	0.38	2.16	2.16
7/16" OSB	0.11	0.11	0.62	0.62
2x6 @ 16" O/C W/ R24 BATTS	2.66	4.23	15.10	24.00
VAPOUR BARRIER	0.00	0.00	0.00	0.00
1/2" STRAPPING (1/2" AIR SPACE)	0.16	0.00	0.91	0.00
3/4" PINE BOARDS	0.18	0.18	1.02	1.02
INTERIOR AIR	0.11	0.00	0.62	0.00
TOTALS	3.74	5.01	21.22	28.42

FLOORS:

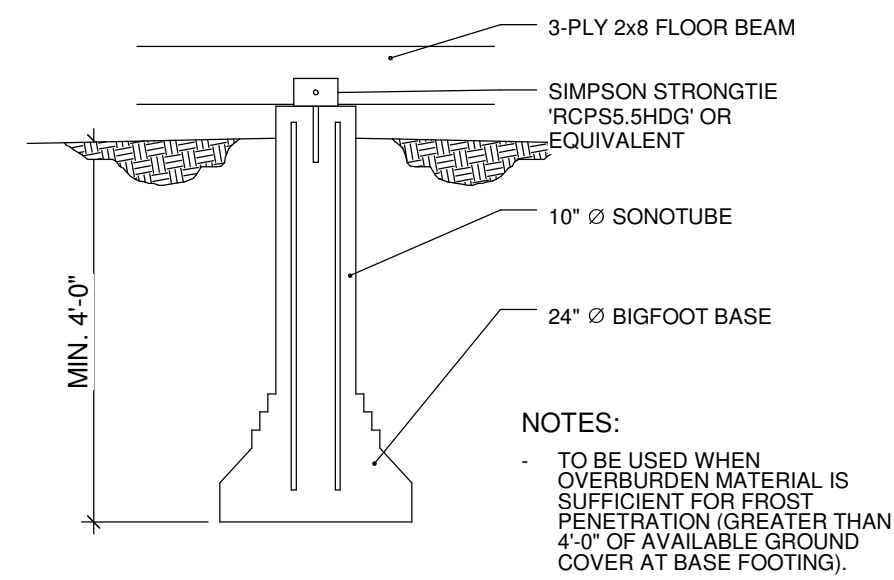
	RSI EFFECTIVE	NOMINAL	R EFFECTIVE	NOMINAL
EXTERIOR AIR	0.03	0.00	0.17	0.00
AIR BARRIER	0.00	0.00	0.00	0.00
2" RIGID INSULATION	1.54	1.54	8.74	8.74
2x8 @ 16" O/C W/ R24 BATTS	3.03	4.23	17.20	24.00
VAPOUR BARRIER	0.00	0.00	0.00	0.00
5/8" OSB	0.11	0.11	0.62	0.62
INTERIOR AIR	0.16	0.00	0.91	0.00
TOTALS	4.87	5.88	27.64	33.36



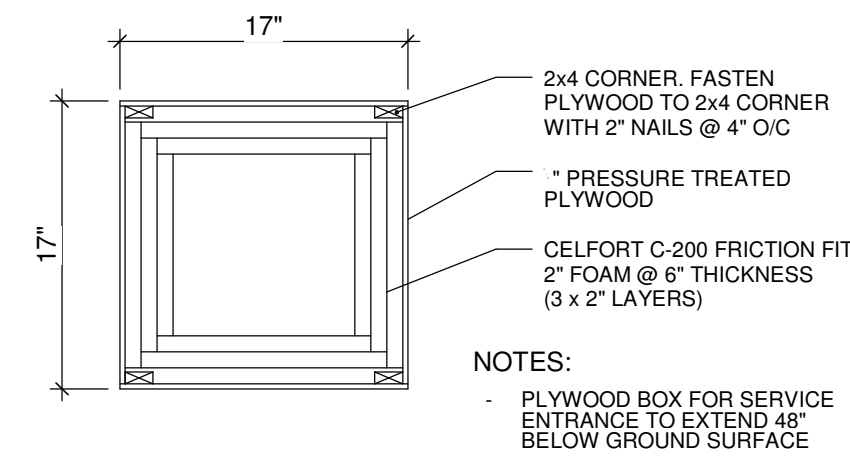
9 SECTION 01 18" TRUSS
1/2" = 1'-0"



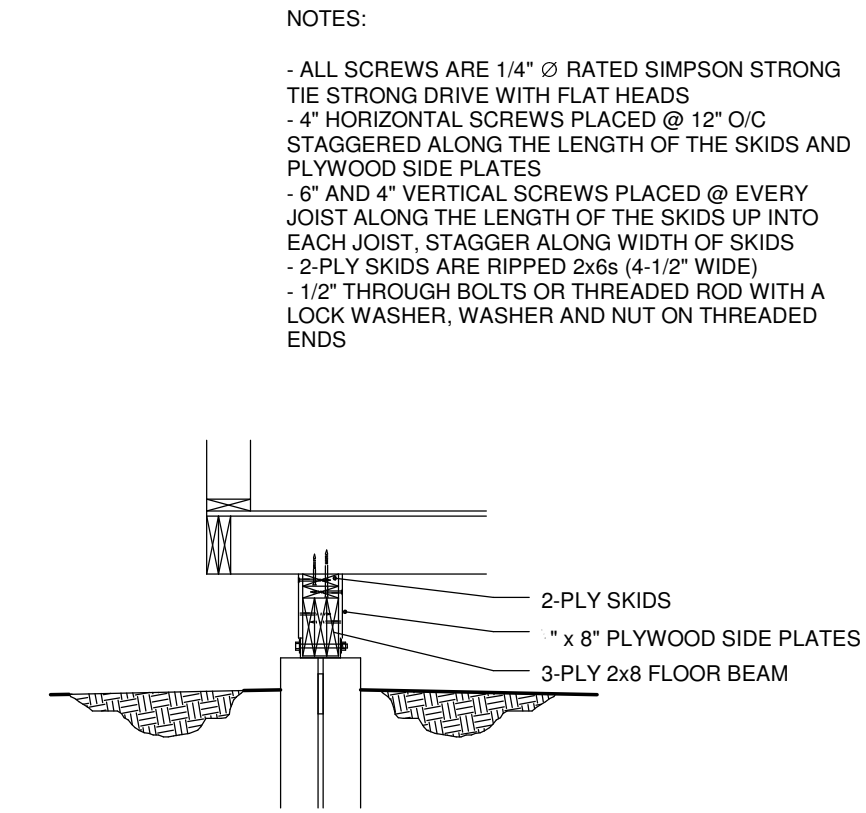
1 SONOTUBE DETAIL
1/2" = 1'-0"



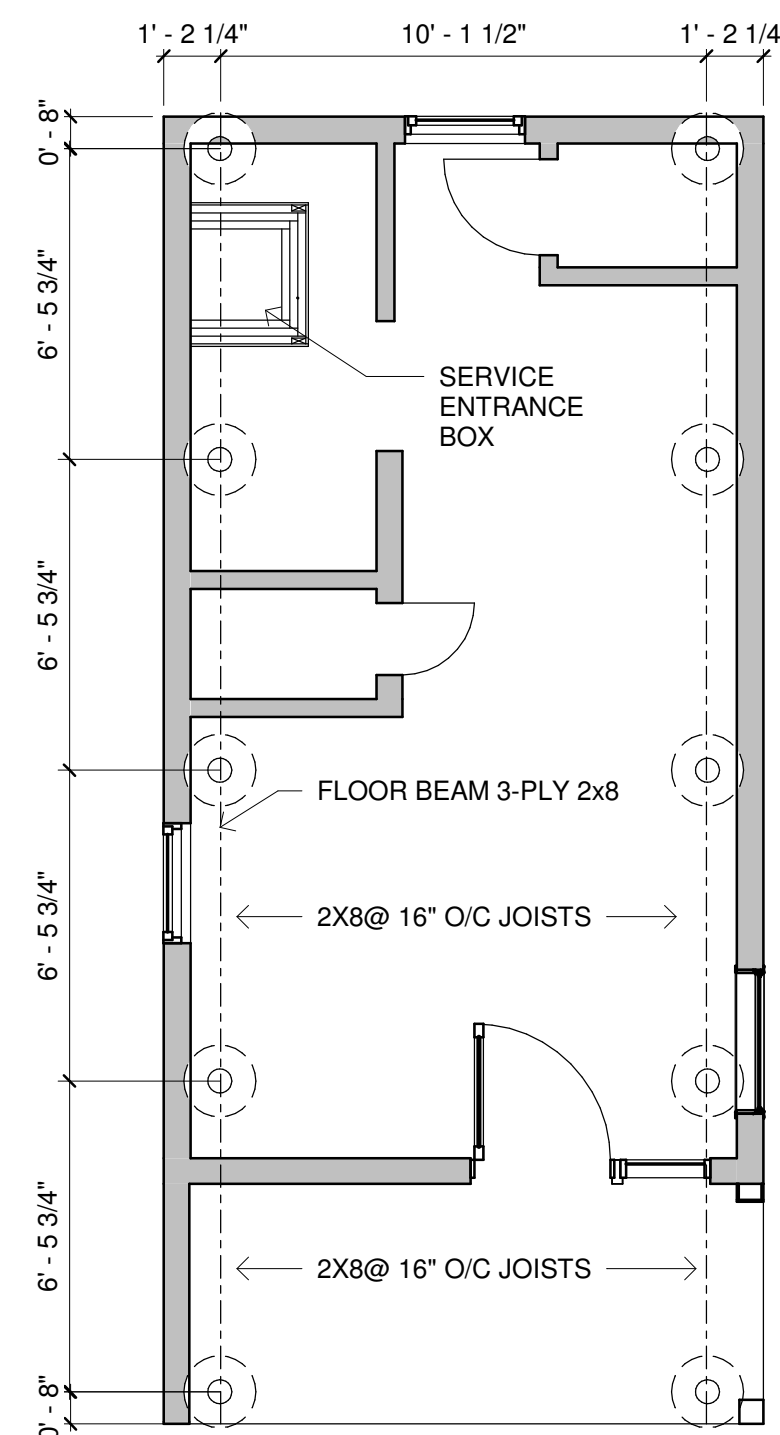
2 SONOTUBE/BIGFOOT DETAIL
1/2" = 1'-0"



3 SERVICE ENTRANCE BOX DETAIL
1/2" = 1'-0"



4 BEAM + SKID ATTACHMENT
1/2" = 1'-0"



- NOTES:**
- 3-PLY 2X8 SUPPORT BEAMS TO BE NAILED WITH 2 ROWS OF 3-1/2" NAILS @ 12" O/C. NAILED FROM BOTH SIDES OF THE BEAM AND STAGGERED 6" FROM SIDE TO SIDE. ALL SPLICES IN FLOOR BEAM TO OCCUR OVER SONOTUBE &
 - ADVANCE SONOTUBE AND/OR BIGFOOT BASE TO A MINIMUM PENETRATION OF 4'-0" BELOW GRADE TO PROTECT AGAINST FROST ACTION
 - ALL WINDOWS AND DOORS TO HAVE 3-PLY 2X6 LINTELS

5 FRAMING PLAN
1/4" = 1'-0"



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valerie@tallis.ca

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND BUILDING SPECIFICATIONS.

Dwg. Status
PRELIMINARY

No.	Description	Date
1	COORDINATION	2024.04.18

**12 NEIGHBOURS
PROTOTYPE**

**H1.2 FRAMING
&
RECOMENDED
FOUNDATION**

Project number

Date

A2

Scale As indicated





IMPROVING A HEALTHIER INDOOR
Health Smart Windows
Protect your home against the unwanted effects of contaminants with Health Smart Windows made with Super Spacer technology by Qualex.
Qualex

A better window built with ClimaGuard Low-E Coated Glass.
CLIMA GUARD GLASS™

Extreme
ENERGY STAR CERTIFIED WINDOW

Canada energy star

ENERGY STAR	ENERGY STAR	ENERGY STAR
0.30	1.70	0.85
0.83		

Canada energy star

ENERGY STAR	ENERGY STAR	ENERGY STAR
0.30	1.70	0.85
0.83		







Rise
and
Shine





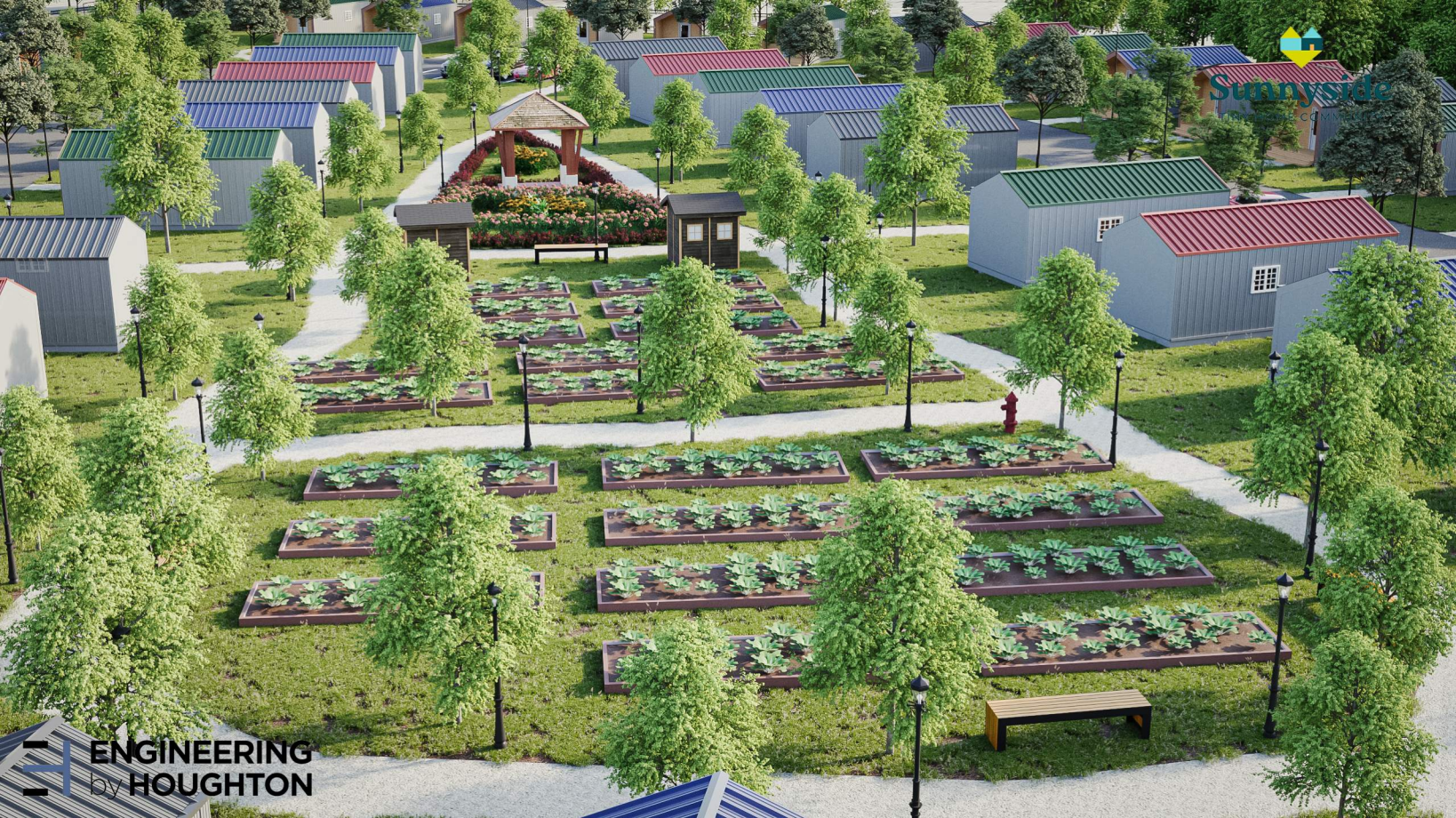
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