

**AGENDA**  
**THE FOURTH MEETING OF THE MUNICIPAL HERITAGE**  
**COMMITTEE**

**COMMITTEE**  
**ROOM #304**

**5:30 P.M.**

**MAY 9, 2019**

**DISCLOSURES OF INTEREST**

**MINUTES**

Confirmation of the minutes of the meeting held on April 11, 2019.

**NEW BUSINESS**

**Request for Designation – 24 Centre Street Pages 2-8**

**Heritage Alteration Permit - 527 Talbot Street Pages 9-15**

**Planning Report HCR-03-19 - 527 Talbot Street Pages 16-20**

**Summer Student Funding Revision**

**St. Thomas Heritage Churches Map**

**Site Plan Control Committee Meeting Summary**

**Parks and Recreation Master Plan**

**UNFINISHED BUSINESS**

**Alma College property**

**389 and 393 Talbot Street**

**Doors Open**

**NEXT MEETING**

June 13, 2019

**ADJOURNMENT**

## Knapp, Melanie

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**From:** Jenn Varga [REDACTED]  
**Sent:** April 20, 2019 3:48 PM  
**To:** Knapp, Melanie  
**Subject:** Historical Designation ~ Mayor & Members of Council  
**Attachments:** 20181231\_192202.jpg; Message\_1531586815103.jpg; 20190420\_143500.jpg; 20190420\_143335.jpg; 20190420\_143730.jpg

Hello Melanie,  
I apologize for taking so long to finally email you about 24 Centre Street. It is me and my mom's home here in St. Thomas. We are Helen and Jenn Varga.

I would like to bring in a copy of the history I have written up. There is more but I don't have it. So I know a historian should be able to find the remaining information about the family and the property history. As soon as I find my write up I'll bring a copy in.

Sexton John Rowland and his first wife Jane were the family who built the house. It is Georgian architecture named after King George from England. The family immigrated from England and Sexton Rowland worked for the Old Anglican Gothic Church on Walnut Street.

The house was built 1837-39. Originally facing Walnut Street, across from the graveyard. In 1937-40 the house was turned around and moved across the property to face Centre Street, since the property has been segregated and other homes have been built on those sections. Once the house was moved indoor plumbing was added and the basement was dug out underneath. It was believed at that time that Centre Street would become the main Street of St. Thomas this is why the house was moved making it more significant facing off a main street. Originally it was thought that Walnut would be then Centre before Talbot.

Some time later a back extension was built onto the original back wall of the house, adding a more modern kitchen and bathroom/laundry space. This shows in one photo I've attached.

I believe the second storey stairway inside was also moved from the front foyer to the back of the house ascends up through the back wall to the upper bedrooms.

The house has been restored inside and out, top to bottom with an entire new roof and full outer wall reconstruction over the original. It is log framed and also has old metal railway beams supporting its structure that can be seen in the basement.

Instead of the brown, black wood panel colour from years of walnut ash from the trees, it is now a custom hunter green, durable grade wood panel and trimmed in ivory, french vanilla. The front two windows have been reduced in height by two more feet from their original size according to the restoration contractor who did the work. All windows except the second storey cottage door panels above the main entrance door are custom restored from Ottawa.

Over the years before the Ellis family bought the property, it had a few families and became very run down and not safe to live in. It looked like a black two storey shack straight out of a horror movie.

Originals include;

large pinewood floors, second storey cottage door panel windows above the front door as well as the arch window and frame style around the front door, the main floor original interior of the house is the same design except for the upper staircase and basement access.

The front porch and two front shutters were added on around 2009, before that the front style of the house was similar to the designated historical home at 10 Centre Street. That house was built 3 years earlier in the same architecture style.

The house was originally heated with coal and all cooking was done by the coal burning fireplace which has been altered to a gas insert.





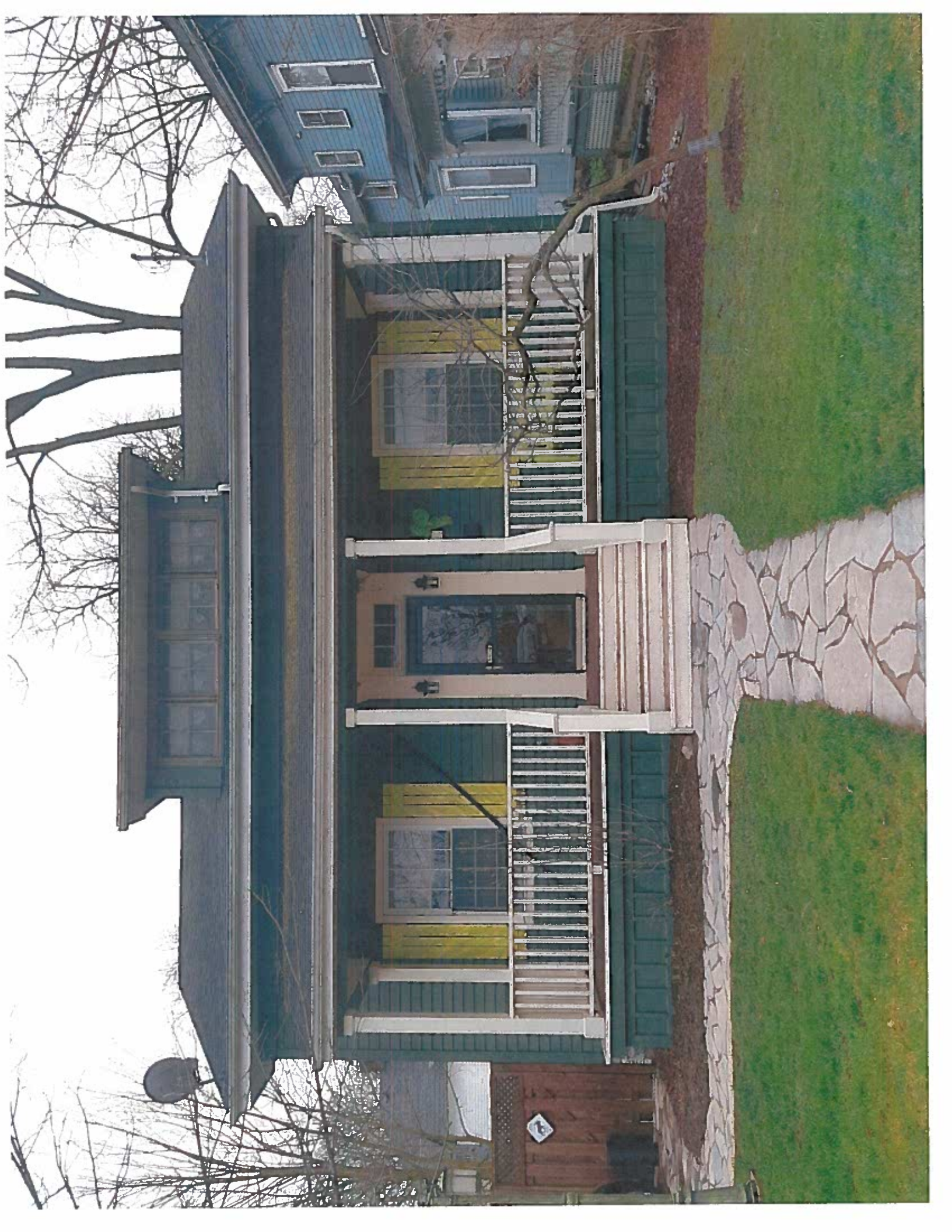




















City of St. Thomas  
Received

APR 29 2019

City Clerks Dept.

# MEMO

**DATE:** April 26<sup>th</sup>, 2019

**ATTENTION:** Melanie Knapp, Secretary, Municipal Heritage Committee

**SUBJECT:** Heritage Alteration Permit  
527 Talbot Street  
HAP-03-19

Please find attached a notice of receipt for Heritage Alteration Permit within the City of St. Thomas. The applicant has consulted with Planning & Building Services Department Staff and the application has been deemed complete.

As per the Heritage Alteration Permit process, the attached material is being provided for your circulation to the Municipal Heritage Committee for consideration and recommendation to Council. In scheduling a meeting with the Municipal Heritage Committee and the applicant, please copy the Planning & Building Services Department for our records.

Through the consultation process, Planning & Building Staff have attached a report for the Municipal Heritage Committee's consideration.

If you have any questions, please contact the Planning & Building Services Department.

Regards,

Crystal Penney  
Planning & Building Services Coordinator







PLANNING & BUILDING SERVICES DEPARTMENT

t. (519) 633.2560 f. (519) 633.6581

9 Mondamin Street  
St. Thomas, Ontario, N5P 2T9

**NOTICE OF RECEIPT FOR HERITAGE ALTERATION PERMIT**  
(Section 42(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended)

April 26<sup>th</sup>, 2019

Andy Sheridan  
527 Talbot Street  
St. Thomas Ontario  
N5A 1C3

**Re:** Notice of Receipt  
Heritage Alteration Permit  
**File No.:** HAP-03-19  
**Property:** 527 Talbot Street

Pursuant to Section 42(3) of the Ontario Heritage Act, as amended, this letter is notice that the information and material required through the City of St. Thomas' Application for Heritage Alteration Permit has been provided and the application is thereby considered complete.

Council of the City of St. Thomas has 90 days from the issue of receipt of this notice to make a decision to grant or refuse this application.

The Secretary of the Municipal Heritage Committee has been circulated this notice and application for inclusion on the next available meeting agenda date. You will receive a separate notice of confirmation of your Municipal Heritage Committee meeting date and time. It is advisable for you or a representative to attend this meeting to present and respond to questions on your Heritage Alteration Permit application.

Please contact the Planning & Building Services Department at 519-633-2560 if you have any questions.

Yours truly,

A handwritten signature in black ink that reads "Crystal Penney".

Crystal Penney  
Planning & Building Services Coordinator

cc: Melanie Knapp, Corporate Administrative and Accessibility Clerk, City of St. Thomas



Corporation of the City of St. Thomas

**APPLICATION FOR A HERITAGE ALTERATION PERMIT**

Pursuant to Section 33(2) and Section 42(2.1) of the Ontario Heritage Act

<b>OFFICE USE:</b>	Date Application Received: <u>APR 03 2019</u>	Consultation Date: <u>March 29, 2019</u>
	Date Application Deemed Complete: <u>APR 04 2019</u>	File Number: <u>HAP 03-19</u>

**OWNER/APPLICANT**

1. Property Owner

Name: ANDY SHERIDAN, BEENIE + BEENSA SHERIDAN

Address: 527 TALBOT ST.

Postal Code: N5P 1C3 Phone: 519-859-6004 Fax: 519-637-2302

Email: andy.sheridan@elginrealty.ca

2. Agent/Applicant

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Who is the primary contact?

Registered Owner       Applicant/Agent

\*Note: Unless otherwise requested all communications will be sent to the Applicant.

\*Please indicate the method of communication you would like to be contacted by.

Phone       Email       Fax       Mail

**PROPERTY INFORMATION**

1. Municipal Address: 527 Talbot St. St. Thomas, N5P 1C3

2. Legal Description: PT 1/4 BTM TALBOT ST. AND LAWRENCE ST PL 37  
ST. THOMAS AS IN E405632; ST. THOMAS

**SUMMARY OF WORK PROPOSED**

1. What kind of permit is required?

Alteration to Building/Property       New Construction       Demolition



2. Check all types of work that would happen in your proposed project:

- demolition of a building or part of a building, such as a building façade
- removal of a building to a different location on site or to another site
- erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a new fence or wall
- structural intervention that affects the external appearance of a building
- repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining
- removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material
- alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls
- alteration of roofline or skyline by changes to cornices, overhangs, eaves, parapets, chimneys, domers, rooftop equipment, towers and roof shape, or alteration of historic roof coverings such as slate
- removal or addition of architectural detail, such as storefront cornices, decorative brickwork, stone trim, brackets, window shutters, awnings, porches and balconies
- erection of a sign
- alteration of streets and their boulevards, squares, parking lots

3. Please list below, any documents included with this submission (drawings, site plan, specifications, photographs and other documents as needed to illustrate the project). Requirements will depend on the scale of the project.

SEE SCHEDULE 'A'

4. Explain the reasons for undertaking the alterations and describe how the proposal conforms to the Part IV individual designation by-law or Part V Heritage Conservation District Plan design guidelines. Attach additional page(s) if needed.

SEE SCHEDULE 'A'

**APPLICANT DECLARATION**

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Ontario Heritage Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (**Appendix A**). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

**MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

Application information is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. In accordance with the Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I ANDY SERUSE + BECCA SHERIDAN, the Owner or Authorized Agent, hereby agree and acknowledge that the  
(Print name of Owner or Authorized Agent)

Information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

**Collection of Personal Information:**

Personal information on this form is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. Questions about this collection should be directed to the Director of Planning and Building Services, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9, (519) 633-2560.

**AFFIDAVIT OR SWORN DECLARATION**

I, ANDY SHERIDAN of ST. THOMAS in the province of ON.  
name of applicant City

make oath and say (or solemnly declare) that the information required under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the St. Thomas on this 3 day of APRIL, 20 19.  
City Day Month Year

Andy Sheridan  
Signature of Owner or Authorized Agent

APRIL 3/19  
Date

Crystal Marie Penney  
Signature of Commissioner of Oaths, etc.

April 3/19  
Date



**APPENDIX A – AUTHORIZATION OF OWNER**

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, Andy Sherman <sup>to</sup> ~~Andy Sherman~~ am the owner of the subject lands, and I authorize ANDY SHERMAN to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

April 3/19  
Date

  
Signature of Owner

**APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES**

In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by the City.

**\*Please note, Appendix B must be completed by the owner, not the authorized agent.**

I, Andy Sherman, am the **owner** of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

April 3/19  
Date

Andy Sherman  
Signature of Owner





-10-

**Report No.**  
HCR-03-19

**File No.**  
HAP-03-19

**Directed to:** Chair and Members of the Municipal Heritage Committee

**Date Authored:** 4/26/2019  
**Meeting Date:** 5/09/2019

**Department:** Planning & Building Services Department

**Attachments**

**Prepared by:** Kevin McClure, Planner

- Schedule A to the Heritage Alteration Permit Application
- Façade Upgrade Elevation and Detail Drawing

**Subject:** Heritage Alteration Permit for 527 Talbot Street – Andy Sheridan

**ORIGIN:**

An application has been submitted by Andy Sheridan on behalf of himself and Bernie and Brenda Sheridan for a heritage alteration permit to allow for the update and repair of the upper portion of the front façade and parapet of 527 Talbot Street.

City staff consulted with the applicant March 29<sup>th</sup>, 2019 respecting the proposed heritage alteration permit. A formal application was received and deemed complete on April 4<sup>th</sup>, 2019, however, the applicant indicated that additional design drawings were to be completed for inclusion in the submission. Those architectural drawings were received by Staff on April 25<sup>th</sup>, 2019.

**PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:**

The applicant's property is adjacent to 519 Talbot Street (Yurek Pharmacy) that is currently undergoing façade reconstruction. Due to the nature and extent of the work that is being undertaken at the adjacent property, the applicant is looking to utilize the scaffolding and trades-people that are there to repair the deteriorating upper façade and parapet. City Building Department staff have been on the roof and have confirmed that the brick is deteriorating. Photographs were also submitted as part of Schedule A to the application that is attached.

As can be seen in the attached drawings, the applicant is looking to remove the metal eavestrough, decorative trim, and the old parapet, and reconstruct a new parapet with a rowlock course and then paint the exposed brick to match the existing paint on the building.

**HERITAGE CONSERVATION DISTRICT PLAN:**

The property at 527 Talbot Street has been identified as a contributing building within the Downtown St. Thomas Heritage Conservation District Plan. As such, policies in Section 4.3 as they relate to contributing resources would apply for the review of a heritage alteration permit.

Based on the proposed work, the policies relating to Façade Patterns (4.3.2.3), Materials (4.3.2.4), Paint (4.3.2.5), Roofs and Parapets (4.3.2.10) would apply.

Within the Façade Patterns section of the HCD Plan, there is a policy that speaks to the maintenance and restoration of existing parapets and rooflines. This is further built on in the Roofs and Parapets section of the Plan with a policy that speaks to the conservation, maintenance and restoration of character defining roof and parapet features and original historic roofing materials. The guidelines in 4.3.2.10 provide further direction that repairs are to be based on historical evidence or replacement in kind or with sympathetic materials when roof materials are deteriorated. There is also direction with respect to the protection and maintenance of rooftop features by ensuring that water is properly drained through gutters, downspouts and roof drains. What is being proposed

would be in keeping with the policies and guidelines in Sections 4.3.2.3 and 4.3.2.10 of the Plan.

The HCD Plan provides direction with respect to materials in Section 4.3.2.4. Based on the nature of the proposed work, the brick policies and guidelines would apply, specifically, the policies that relate to choosing materials that are similar in kind, colour, strength and durability when using mortars and masonry units to replace existing deteriorated units. The applicant is proposing to use a similar brick and pattern to match the existing brick below and, while the brick policies states that painting brick surfaces is to be avoided, the existing brick on the building is already painted. This avoidance of painting brick is further stated in paint policies in Section 4.3.2.5, however, there is recognition that there are paints available that are appropriate for brick surfaces that do not create a risk for deterioration of the masonry. Based on what the applicant has proposed, the work would be in keeping with the policies and guidelines in Section 4.3.2.4 and 4.3.2.5 of the Plan.

**STAFF COMMENT:**

In my opinion, the proposed heritage alteration permit would be in keeping with the policies of the Downtown St. Thomas Heritage Conservation District Plan as they relate to contributing buildings.

Respectfully submitted,



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Kevin McClure, MCIP, RPP  
Planner



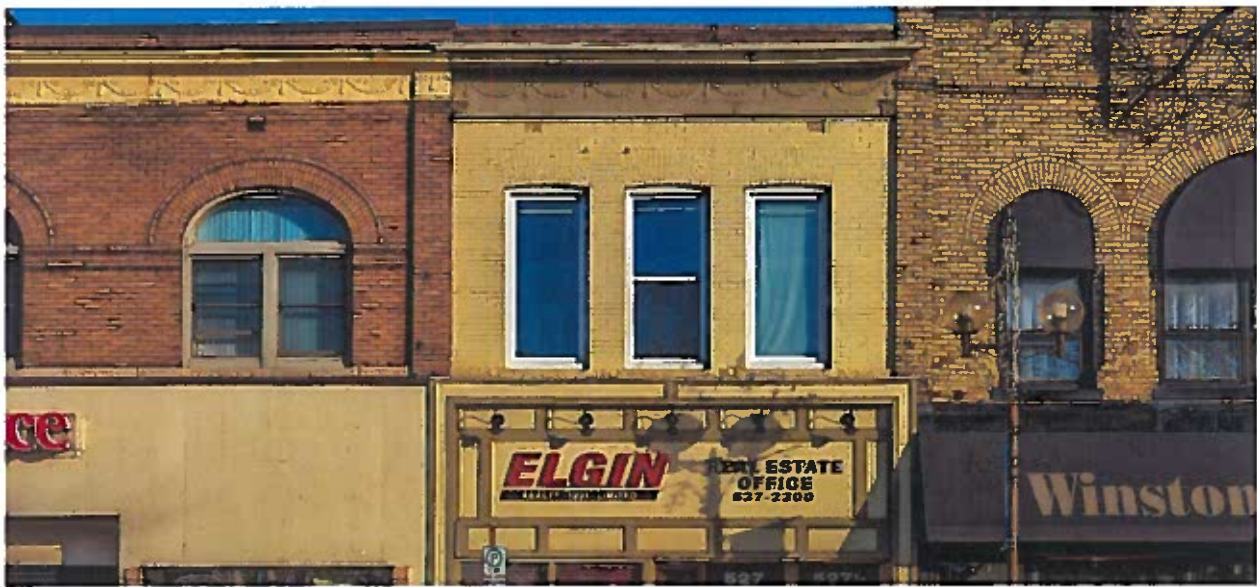
527 Talbot St. Application for a Heritage Alteration – Schedule A

With the work being done at Yurek's Pharmacy (519 Talbot St.) the contractors contacted us in regards to our building, specifically, the top portion of our facade.

Items of concern:

- Parapet wall.
- Overhanging eaves.
- Decorative trim below eaves.

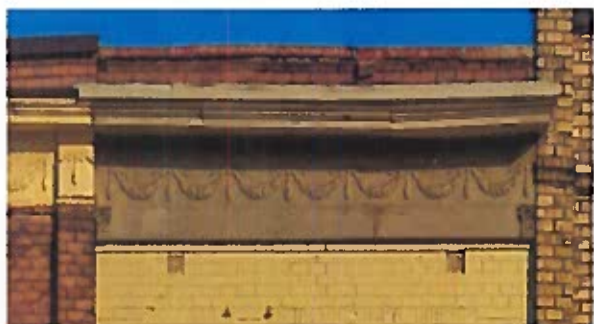
We are proposing that we remove the parapet wall, the eaves, and the decorative trim and replace it with brick (where needed) and do a corbelling at the top of the building with a proper capping to eliminate any further damage to the building.



Eaves are rotting and allowing water to get inside of the building. Wood is rotting. Yurek's are removing their eaves.

Decorative trim under the eaves is in very poor repair. When we updated our facade in 2004 we covered the bottom portion of trim with wood and plastic decal's from Rona because the trim was falling apart.

Parapet wall. Falling apart. Eaves leaking and has fallen below drain. The water sits there and drains on to the sidewalk (and who know where else).



Schedule A continued...

Q: What are we proposing to do?

A: Corbelling the top portion of the building and painting it the same colour as the brick below.



Note: this is just an example of corbelling.

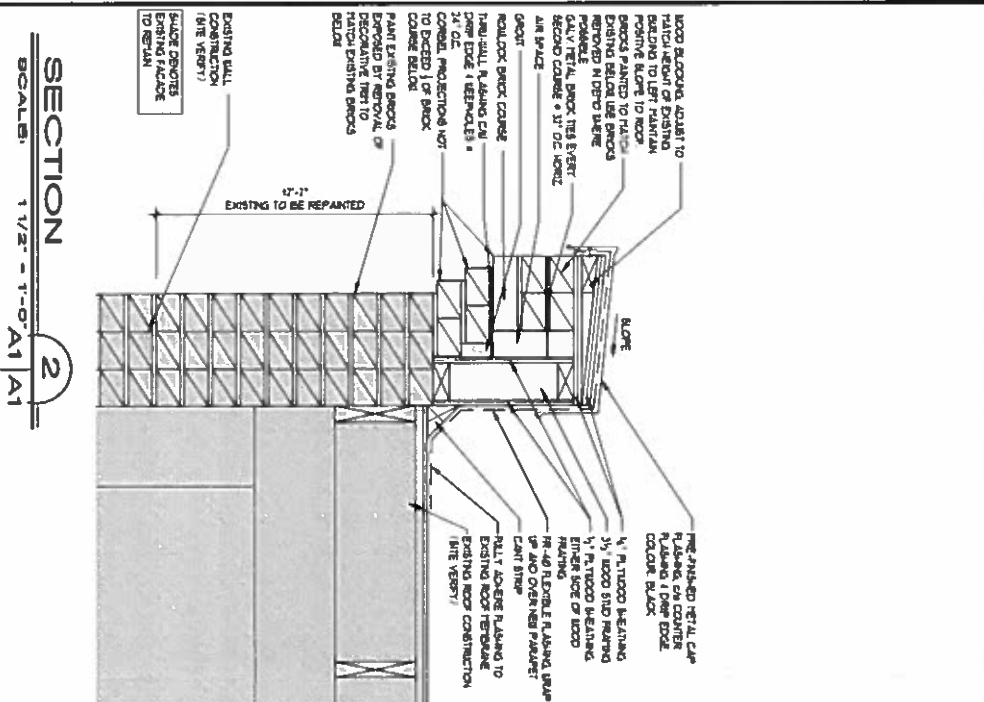
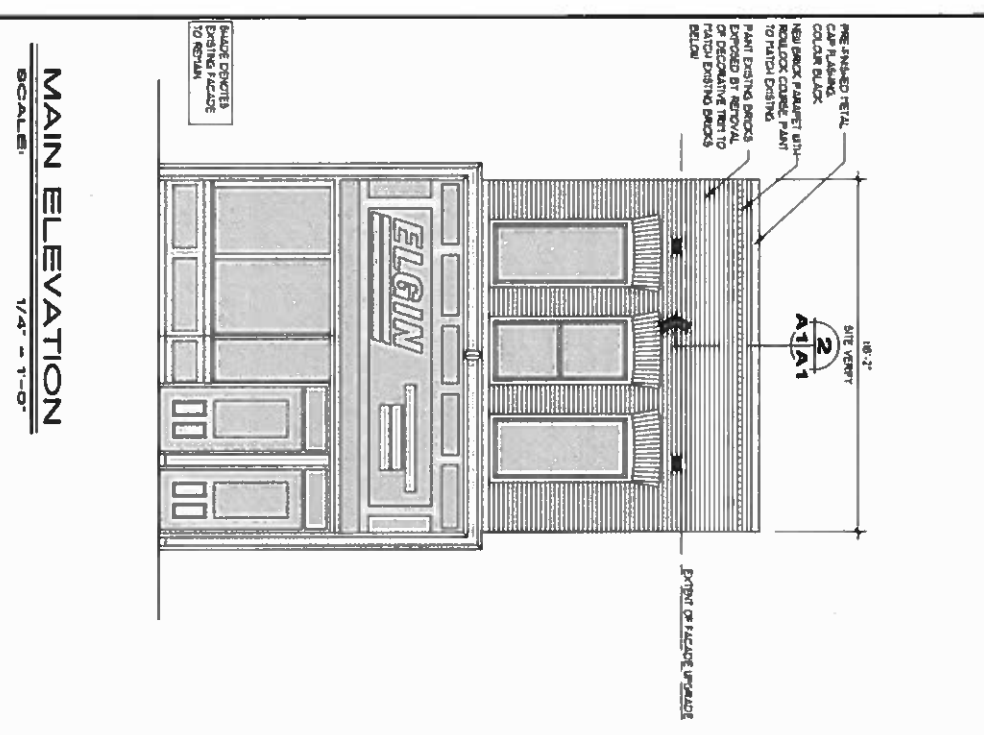
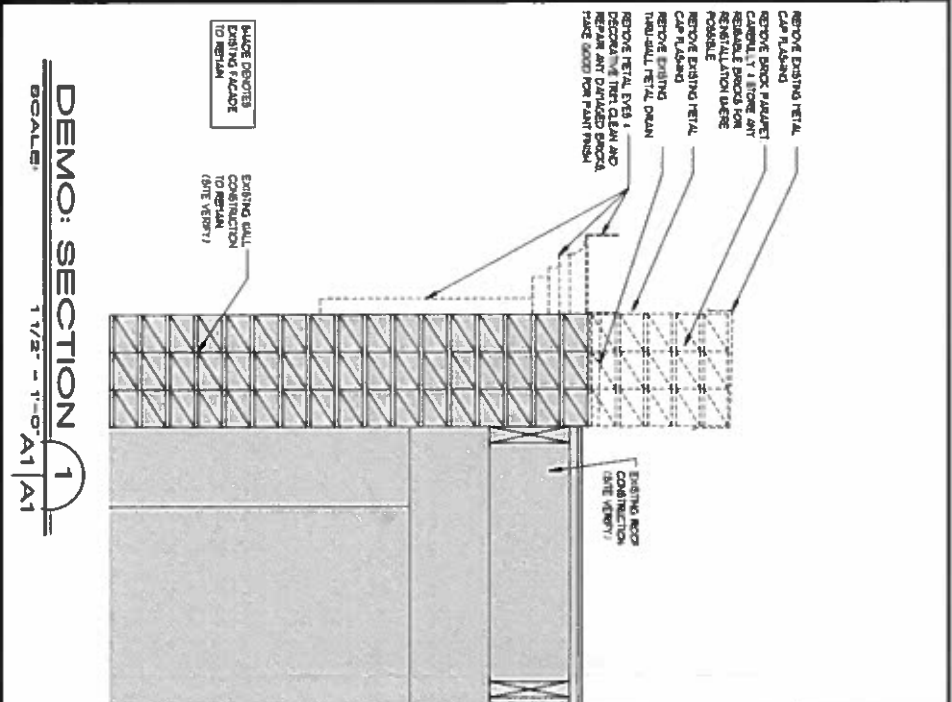
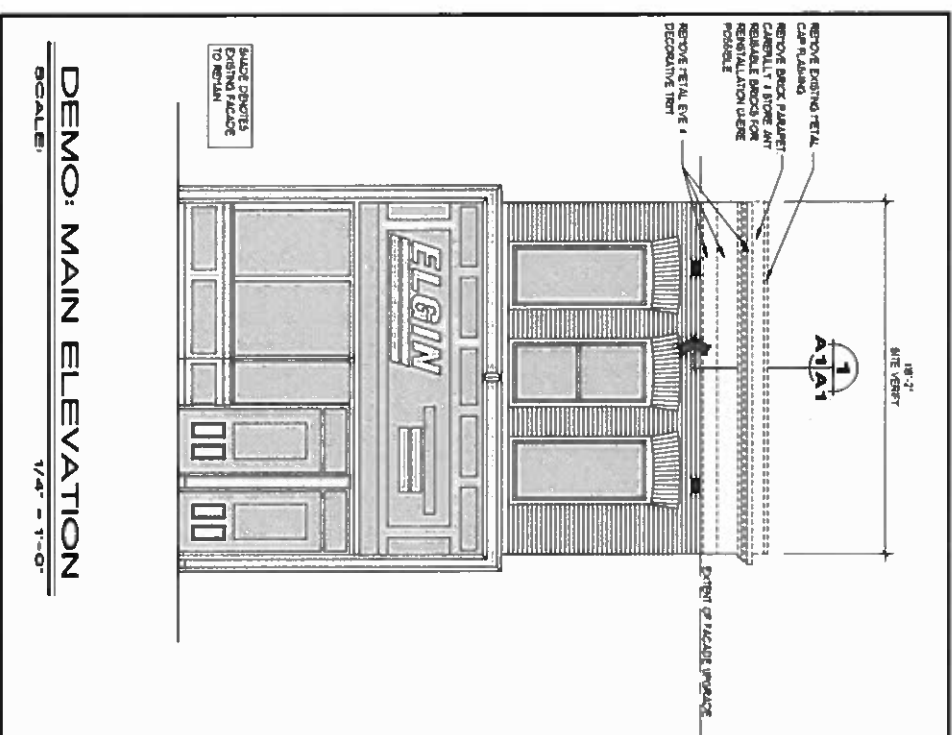
We are meeting with the engineers of the Yurek's project on Monday April 8<sup>th</sup> and hope to have more specific drawings to you later on next week. I wanted to submit these forms to get the ball rolling since time is of the essence. In a perfect world I would like to take advantage of the economies of scale and share the scaffold that Yurek's are using. From what I understand, the scaffold will be up for 2 months.

If you have any questions, let me know (obviously).

Thanks,

Andy Sheridan

Bernie & Brenda Sheridan




- ### GENERAL NOTES:
1. ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND ANY OTHER MATERIALS PROCESSED (EQUIPMENT NOT LISTED ABOVE) SHALL ADHERE TO THE LATEST EDITIONS OF THE OBC AND NATIONAL SPECIFIC BUILDS WHERE THE WORK IS BEING CONDUCTED.
  2. DRAWINGS ARE TO BE READ NOT SCALED.
  3. REFER TO ELEVATIONS, DETAILS FOR ALL TYPICAL CONSTRUCTION DETAILS AND NOTES IN ISSUED NOTED OTHERWISE.
  4. CONTRACTOR TO REVIEW AND VERIFY ALL CONSTRUCTION DOCUMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.
  5. THE ARCHITECT ASSURES THE GENERAL CONTRACTOR HAS INCLUDED THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE PRINTED OR UNPRINTED.
  6. ALL FINISHES AND FINISH MATERIALS COLORS OR TEXTURES SHALL BE VERIFIED WITH ARCHITECT PRIOR TO INSTALLATION, FABRICATION OR ORDERING.


### TYPICAL DEMOLITION NOTES:

1. THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL WORK AND ITEMS NECESSARY FOR THE COMPLETION OF WORK. THE WORK SHALL BE REQUIRED WHETHER OR NOT SHOWN ON THE PLANS AND/OR CONSTRUCTION DOCUMENTS, BUT ARE REASONABLY INFERRABLE AS BEING:
  2. ALL OPERATIONS ARE TO BE SITE COVERED AND ANY DISCREPANCIES IDENTIFIED TO THE ARCHITECT PRIOR TO DEMOLITION. ALL EXISTING UTILITIES AND SHOW ARE PROVIDED SOLELY FOR THE CONVENIENCE OF THE CONTRACTOR.
  3. EXTENT OF BUILDING DEMOLITION IS INDICATED ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND COORDINATE WITH THE OWNER DEMOLITION PROCEDURES AND SEQUENCE AND TO MAINTAIN THE STABILITY AND SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS.
  4. BEFORE STARTING WORK, TAKE A THOROUGH EVALUATION OF THOSE PORTIONS OF THE STRUCTURE IN WHICH THE WORK IS TO BE PERFORMED. CHECK ALL THE WORK ADJOINING OR ADJACENT TO THE LOCATION, REPORT TO THE ARCHITECT OR ARCHITECT'S REPRESENTATIVE THE RESULTS OF THE EVALUATION. THE RESULTS OF THE EVALUATION AND INTERFERENCES WITH THE WORK SHALL BE NOTED AND START THE WORK WITH SUCH CONDITIONS HAVE BEEN EVALUATED AND A COURSE OF ACTION HAS BEEN TENTATIVELY AGREED UPON.
  5. PRIOR TO THE START OF DEMOLITION THE CONTRACTOR SHALL CALL TO THE ATTENTION OF THE ARCHITECT ANY DAMAGE, COLLARS OR OTHER INTERFERENCES IN THE WORK ADJACENT TO THE DEMOLITION AREAS.
  6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND ELEVATION OF EXISTING UTILITIES LINES IN DEMOLITION AREAS BEFORE PROCEEDING WITH THE WORK AND INTERFERENCES WITH DEMOLITION WORK SHALL BE REPORTED TO THE ARCHITECT.
  7. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES. MAINTAIN TEMPORARY PROTECTED EGRESS AND ACCESS AT ALL TIMES. PROVIDE ERECT AND PLANTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
  8. WHERE EXISTING CONSTRUCTION IS TO BE ALTERED, PROVIDE TEMPORARY BRACING AND/OR SHORING AS REQUIRED UNTIL THE WORK IS SAFELY COMPLETED. IF THE STABILITY OF ADJACENT STRUCTURES APPEARS THREATENED OR IN DOUBT, CEASE OPERATIONS AND NOTIFY ARCHITECT AND OWNER IMMEDIATELY. DO NOT RESUME OPERATIONS UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.
  9. PROVIDE ADEQUATE BRACING AND SHORING OF EXISTING HISTORY WALLS. BRACING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER TO BE IN FULL COMPLIANCE WITH NEW BRACING AND SHORING DESIGN PHASES TO BE OBTAINED FROM NEW BRACING AND SHORING DESIGN PHASES AT ALL AREAS OF FLOOR/ROOF SLAB CUTTING.
  10. CONTRACTORS SHALL PROVIDE ALL SHORINGS, BRACINGS, BARRIERS ETC. TO ACCORD WITH ALL THE WORK IN AN APPROVED MANNER.
  11. EXECUTE THE DEMOLITION IN AN ORDERLY AND CAREFUL MANNER WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC OR THE FUNCTIONING OF THE EXISTING BUILDING.
    - 11A. CONDUCT OPERATIONS WITH MINIMAL INTERFERENCE TO PUBLIC OR PRIVATE THOROUGHFARES.
    - 11B. KEEP CLEAN ALL EXISTING SPACES AND PROPERTIES ADJACENT TO DEMOLITION/CONSTRUCTION AREAS. ANY DEBRIS SHALL BE REMOVED FROM WORK AREAS DAILY.
    - 11C. KEEP ALL ADJOINING PUBLIC AREAS CLEAR OF OBSTACLES, WORK AND HAVE EVERY PERSON TO PROVIDE SAFE CONDITIONS FOR THE GENERAL PUBLIC AND THE WORKERS.
    - 11D. DEMOLISHED MATERIALS UNLESS OTHERWISE NOTED SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ACCUMULATION OF DEBRIS SHALL NOT BE PERMITTED.
  12. ALL DEMOLITION MATERIAL SHALL BE REMOVED BY THE CONTRACTOR FROM THE SITE AND DISPOSED OF IN A PROPER AND LEGAL MANNER. THE SELECTION OF THE DUMP SITE AND DISPOSAL OF MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.


ISSUED FOR PERMIT	01-25-2019	△
Revisions	date	no.
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCY TO THIS FIRM BEFORE PROCEEDING WITH THE WORK		
A - detail no.	<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <span style="font-size: 24px; margin-right: 5px;">A</span> <span style="font-size: 24px; margin-right: 5px;">B</span> <span style="font-size: 24px; margin-right: 5px;">C</span> </div>	
B - location sheet		
C - detail sheet		



**ONTARIO ASSOCIATION OF ARCHITECTS**  
 100 BAYVIEW AVE. SUITE 1000  
 SCARBOROUGH, ONTARIO M1B 3Y7  
 TEL: (416) 461-1111



**SPRIET ASSOCIATES**



**LIMITED ARCHITECTS LONDON LTD. engineers**

155 York Street, London, ON N6A 1A8  
 Phone: (519) 672-4100 Fax: (519) 433-9351  
 e-mail: info@spriet.com.ca

**FASCADÉ UPGRADE**

527 TALBOT ST  
ST THOMAS

drawing title: **ELEVATION & DETAIL**

date: APR 25, 2019

scale: AS NOTED

drawn by: TDO

project no.: 219117

drawing no.: **A1**