



**THE CORPORATION OF THE CITY OF ST. THOMAS**

**COMMUNITY IMPROVEMENT PROGRAM EVALUATION COMMITTEE**

**JUNE 5, 2020 9:00 A.M.**

**CITY HALL ROOM 304**

**(CONFERENCE CALL / ZOOM MEETING)**

1. Disclosure of Interest
2. Confirmation of Minutes: May 29, 2020
3. Project Applications
  - a) 12 East Street
4. Unfinished Business
  - 277 – 283 Talbot - Facade
5. Adjournment

# APPLICATION FORM

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## ST. THOMAS COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVE PROGRAMS



THE CORPORATION OF THE CITY OF  
**ST. THOMAS**

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HERITAGE TAX RELIEF PROGRAM

**HERITAGE DESIGN PROGRAM**

**RESIDENTIAL CONVERSION, REHABILITATION AND INTENSIFICATION PROGRAM**

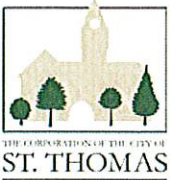
**PROPERTY TAX INCREMENT GRANT PROGRAM**

FAÇADE IMPROVEMENT PROGRAM

**PLANNING AND BUILDING FEES PROGRAM**

**DEVELOPMENT CHARGES REBATE PROGRAM**

PARKLAND DEDICATION EXEMPTION PROGRAM



FINANCIAL INCENTIVES PROGRAM  
ST. THOMAS COMMUNITY IMPROVEMENT PLAN  
SECTION 1.0 - GENERAL APPLICATION FORM

**1.0 INSTRUCTIONS**

- If the space provided is insufficient to respond to the question, please provide additional information on a separate page, clearly marked as to the subject question, and attach to the application form
- Please attach financial quotes, drawings or other required information as appropriate
- We recommend that the applicant keep a copy of the application form for your own records
- To ensure that the application is readable, please fill out online or print in ink
- Please ensure that the application has been signed by the property owner or authorized agent

**1.1 APPLICANT AND PROPERTY INFORMATION**

**1.1.1 REGISTERED PROPERTY OWNER**

|   |                                |            |         |              |                   |
|---|--------------------------------|------------|---------|--------------|-------------------|
| Name:                                       | TIRA HOMES Ltd                 |            |         |              |                   |
| If Corporation, Signing Officer to contact: | GEORGE QUBIN                   |            |         |              |                   |
| Mailing Address:                            | P.O. Box 502 - LAMBETH STATION |            |         |              |                   |
| City:                                       | LONDON                         | Province:  | ONTARIO | Postal Code: | N6P 1R2           |
| Telephone:                                  | 519 619 2006                   | Facsimile: | -       | Email:       | gqubin1@gmail.com |

**1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)**

|                  |  |            |  |              |  |
|------------------|--|------------|--|--------------|--|
| Name:            |  |            |  |              |  |
| Mailing Address: |  |            |  |              |  |
| City:            |  | Province:  |  | Postal Code: |  |
| Telephone:       |  | Facsimile: |  | Email:       |  |

**1.1.3 SUBJECT PROPERTY**

|                |                |
|----------------|----------------|
| Civic Address: | 12 EAST STREET |
|----------------|----------------|

|  |  |
|--|--|
| Legal Description (Lot and Plan No., Assessment Roll No.): | Plan 15 PT LOTS 9 and 10 w/s EAST N/S TALBOT |
|--|--|

|                                   |                   |
|-----------------------------------|-------------------|
| Brief Description of Current Use: | CURRENT EMPTY LOT |
|-----------------------------------|-------------------|

**SUBJECT PROPERTY CONTINUED (1.1.3)**

- Are property taxes for the subject property in arrears? Yes  No
- Are there any outstanding orders registered against the subject property? Yes  No
- Are there any outstanding violations under the Fire Code? Yes  No
- Have grants previously been received from the City for subject property? Yes  No

Please describe including total amounts of grants:  
 \_\_\_\_\_  
 \_\_\_\_\_

Estimated Current Market Value of Property: \$ \_\_\_\_\_

Please indicate source of estimate: \_\_\_\_\_

**1.2 AUTHORIZATION**

If this application is to be signed by an agent or solicitor on behalf of the property owner/s, complete this section. This section should be signed by the property owners/or if held by a corporation, by a signing officer (name and position) of the corporation.

I hereby authorize \_\_\_\_\_ as agent, to act on my behalf in regard to the above application. I acknowledge that the authorized agent is to receive all correspondence and information pertaining to this application on my behalf.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_,

Signature of Owner/s  \_\_\_\_\_  
 \_\_\_\_\_

Signature of Witness \_\_\_\_\_  
 \_\_\_\_\_

(Print Name), \_\_\_\_\_ a duly authorized Commissioner of Oaths

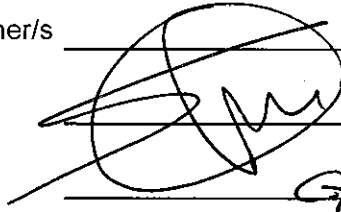
**1.3 APPLICANT AGREEMENT**

I/We hereby certify that the information given herein is true, correct and complete in every respect and understand that the City reserves the right to verify any information contained herein. I/We agree to the terms and conditions of the programs for which the application is being made.

This section should be signed by the property owner/s, agent or if held by a corporation, by a signing officer (name and position) of the corporation.

Dated at LONDON this 10 day of March 2020

Signature of Owner/s \_\_\_\_\_

 GEORGE QUIBY  
GEORGE QUIBY

Signature of Witness \_\_\_\_\_

(Print Name), \_\_\_\_\_ a duly authorized Commissioner of Oaths

**1.4 PROGRAM CHECK LIST**

Please place a check next to the programs that you are applying for:

- Heritage Tax Relief Program
- Heritage Design Program
- Planning & Building Fees Program
- Development Charges Program
- Parkland Dedication Exemption Program
- Residential Conversion, Rehabilitation and Intensification Program
- Façade Improvement Program
- Property Tax Increment Equivalent Grant Program

Fill out the following sections with regard to the programs you are applying for.

1.5 DESCRIPTION OF PROPOSED RESIDENTIAL IMPROVEMENT PROJECT (IF APPLYING FOR RESIDENTIAL IMPROVEMENT PROGRAMS)

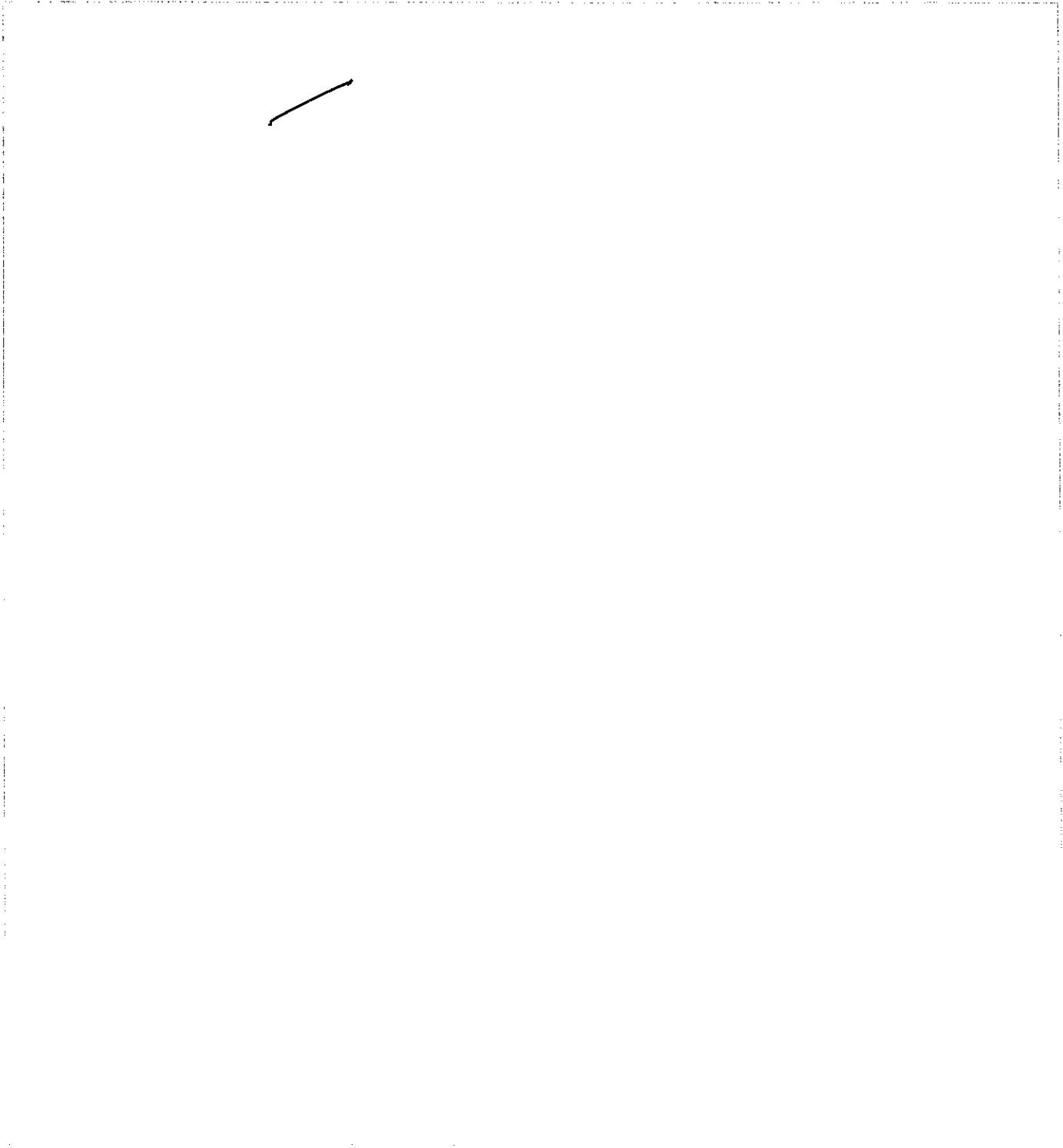
CONSTRUCTION OF NEW LOW RISE BUILDING that will have 8 NEW Residential UNITS IN THE DOWNTOWN Area of ST. THOMAS.

ATTACHED

- 1) SPA SUBMITAL with all Revisions
- 2) BUILDING FLOOR PLANS &

If additional space is required, please attach the additional information on a separate sheet.

**1.6 PLEASE PROVIDE A DESCRIPTION OF FAÇADE IMPROVEMENTS (IF APPLYING FOR FAÇADE IMPROVEMENT PROGRAM)** *Note: improvements must follow urban design guidelines as established by the Urban Design Study.*



If additional space is required, please attach the additional information on a separate sheet.

**1.7 GENERAL APPLICATION QUESTIONS**

1. Is your property a designated heritage building? *DESIGNATED HERITAGE ZONE* Yes  No
2. Is your property listed by the local Municipal Heritage Committee as a building of historic or architectural value? Yes  No
3. What is the current status of the building?  
 Vacant  
 Occupied  
 Underutilized

If other, please explain:

*EMPTY LOT.*

4. Are you converting and/or rehabilitating this space? Yes  No
- If yes: a) are you creating new residential units? Yes  No
- b) are you rehabilitating vacant residential units? Yes  No
- c) are you bringing occupied residential units up to code? Yes  No
5. Are you intensifying and/or redeveloping this space? Yes  No
- If yes a) are you creating new residential units through the addition of new building space? Yes  No
- b) are you demolishing existing building(s) to create a new building with new residential units? Yes  No
- How many residential units are being added?
6. Are you adding commercial space? Yes  No

If yes, please provide the square footage

7. Please specify the financial incentives you are interested in if applying for the following programs:

a) Residential Conversion, Rehabilitation and Intensification Program

Grant  Loan  Both

b) Façade Improvement Program

Grant  Loan  Both



FINANCIAL INCENTIVE PROGRAMS

8. If you are applying for the Façade Improvement Program, please specify what part of the building you are making improvements on? (Note: Side and rear façade improvements are eligible only if the public view of the building is significant)

Front Façade

Side Façade

Rear Façade

9. Is your property located in one of the CIP Areas?

Yes  No

If yes, please specify area.

DOWNTOWN ALBA

10. Estimated Total Construction Cost for the Residential project:

\$ 650,000

11. Estimated Total Construction Cost for Façade Improvement:

\$ —

12. Estimated Total Design and Other Professional Costs:

\$ 80,000

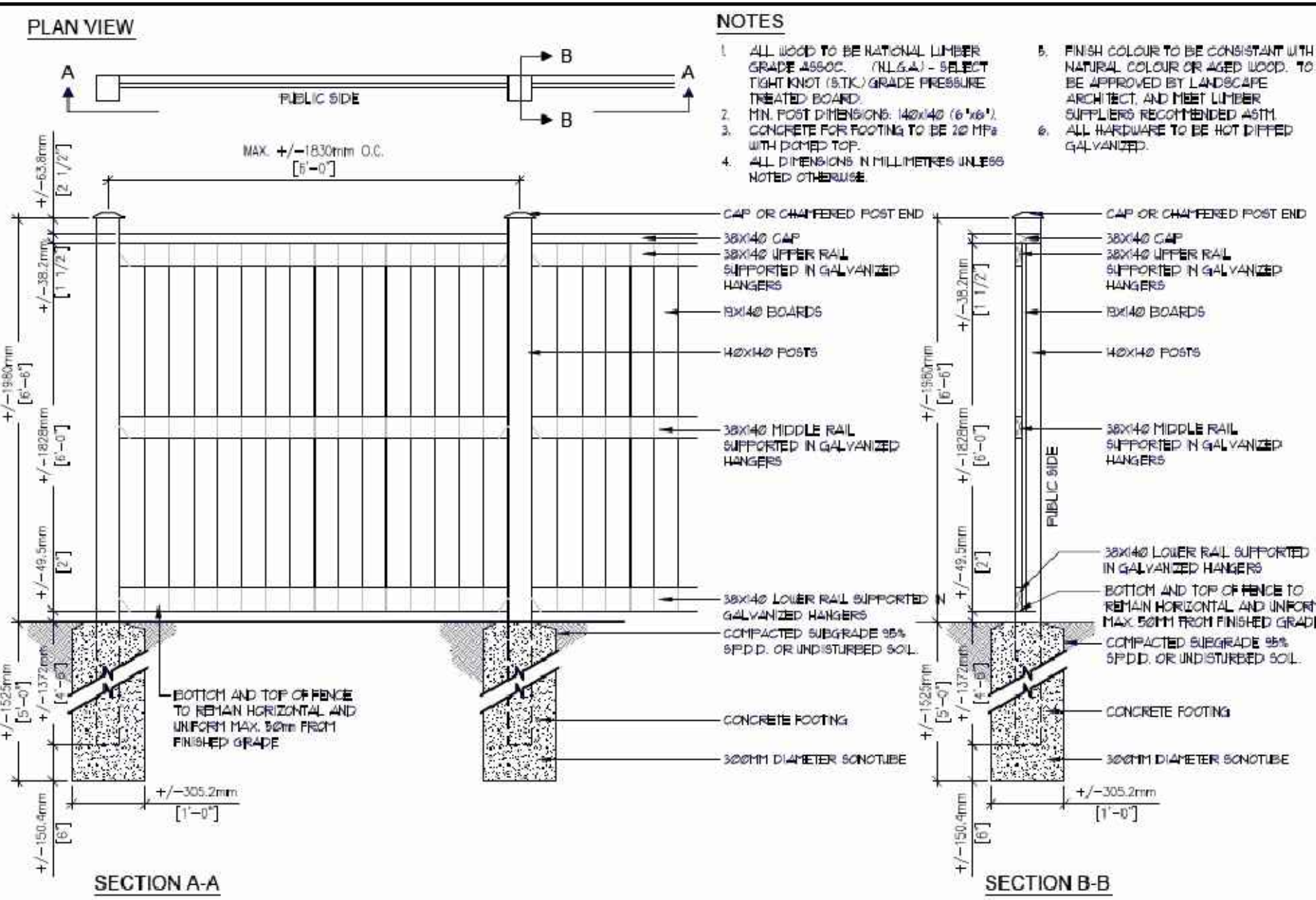
(Note: You will be given estimates for funding on grants and loans based on the above estimates. The final calculations of grants and loans will be based on the Building Permit Value for Construction costs and actual receipts for Design and Professional costs).

13. Have you made an application for a Building Permit pertaining to the work proposed?

Yes  No

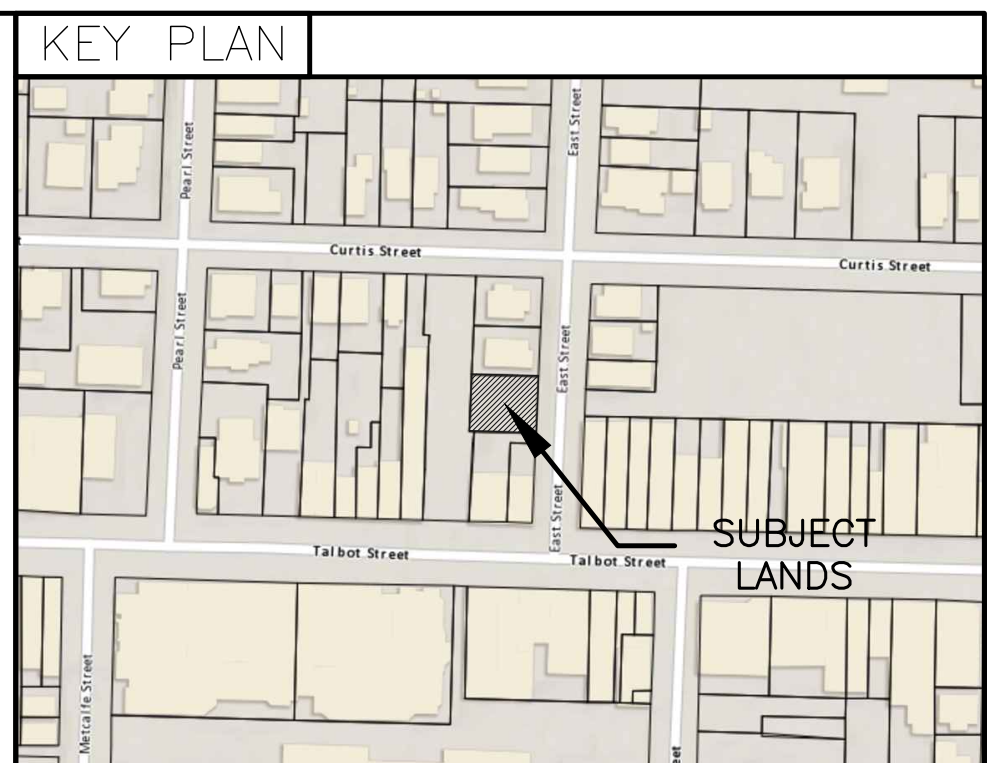
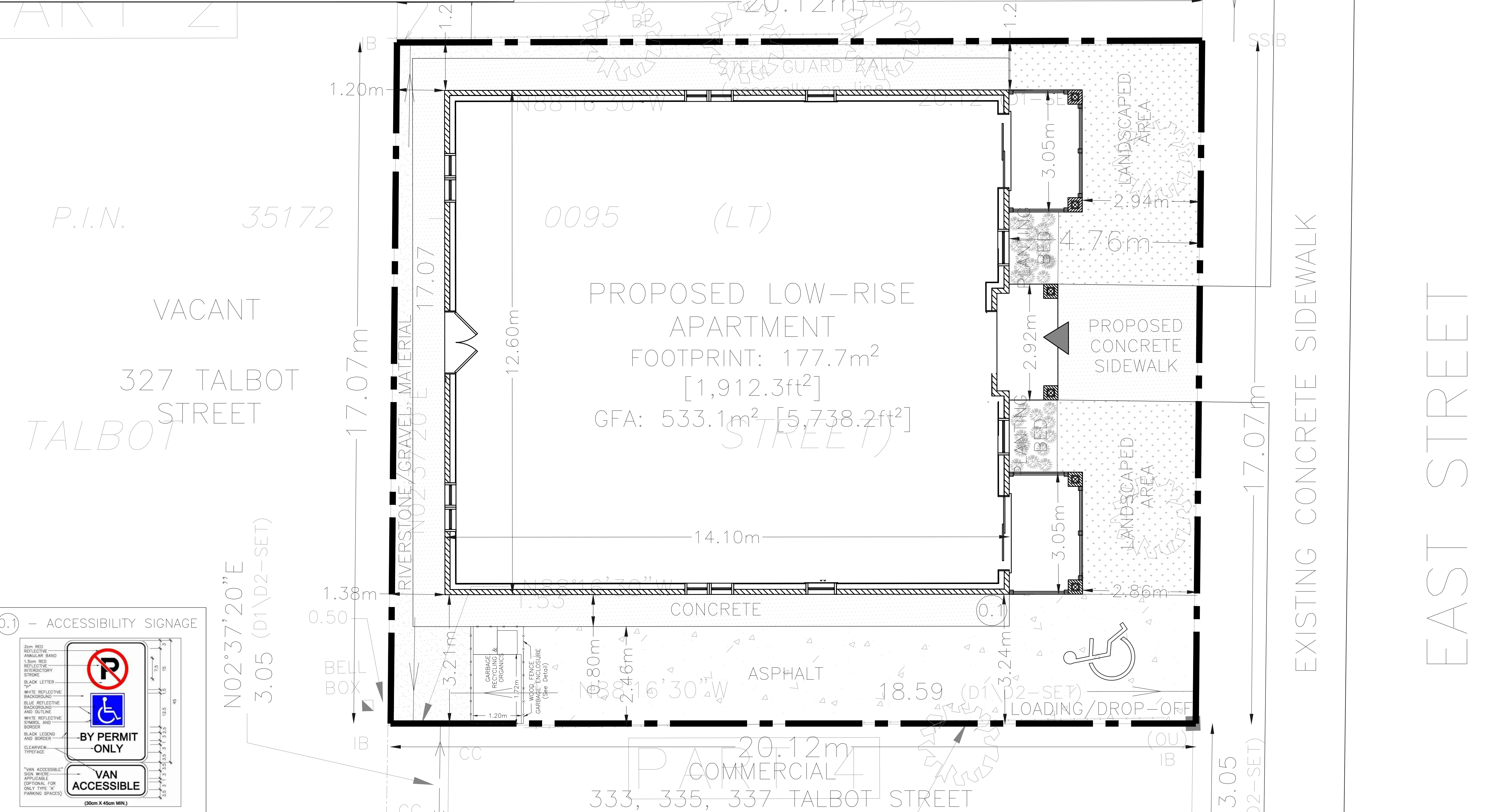






P.I.N. 35172 - 0094 (LT)

LOT 10  
LOW DENSITY RESIDENTIAL  
18 EAST STREET



**SITE PLAN**

PLAN 15 PT LOTS 9 AND 10  
W/S EAST N/S TALBOT

CITY OF ST. THOMAS  
COUNTY OF ELGIN

SITE STATISTICS

CURRENT ZONE C2  
EXISTING USE: VACANT

|                                    | REQUIRED | EXISTING              |
|------------------------------------|----------|-----------------------|
| LOT AREA                           | N/A      | 342.95 m <sup>2</sup> |
| LOT FRONTAGE                       | N/A      | 17.07 m               |
| LOT DEPTH                          | N/A      | 20.12m                |
| FRONT YARD SETBACK                 | N/A      | 2.86 m                |
| INTERIOR SIDE YARD SETBACK (NORTH) | N/A      | 1.20 m                |
| INTERIOR SIDE YARD SETBACK (SOUTH) | N/A      | 3.21 m                |
| REAR YARD SETBACK                  | N/A      | 1.20 m                |
| DENSITY                            | 250 UPH  | 236 UPH               |
| UNITS                              | N/A      | 8                     |
| PARKING                            | N/A      | 0                     |
| LANDSCAPED OPEN SPACE              | N/A      | 48%                   |

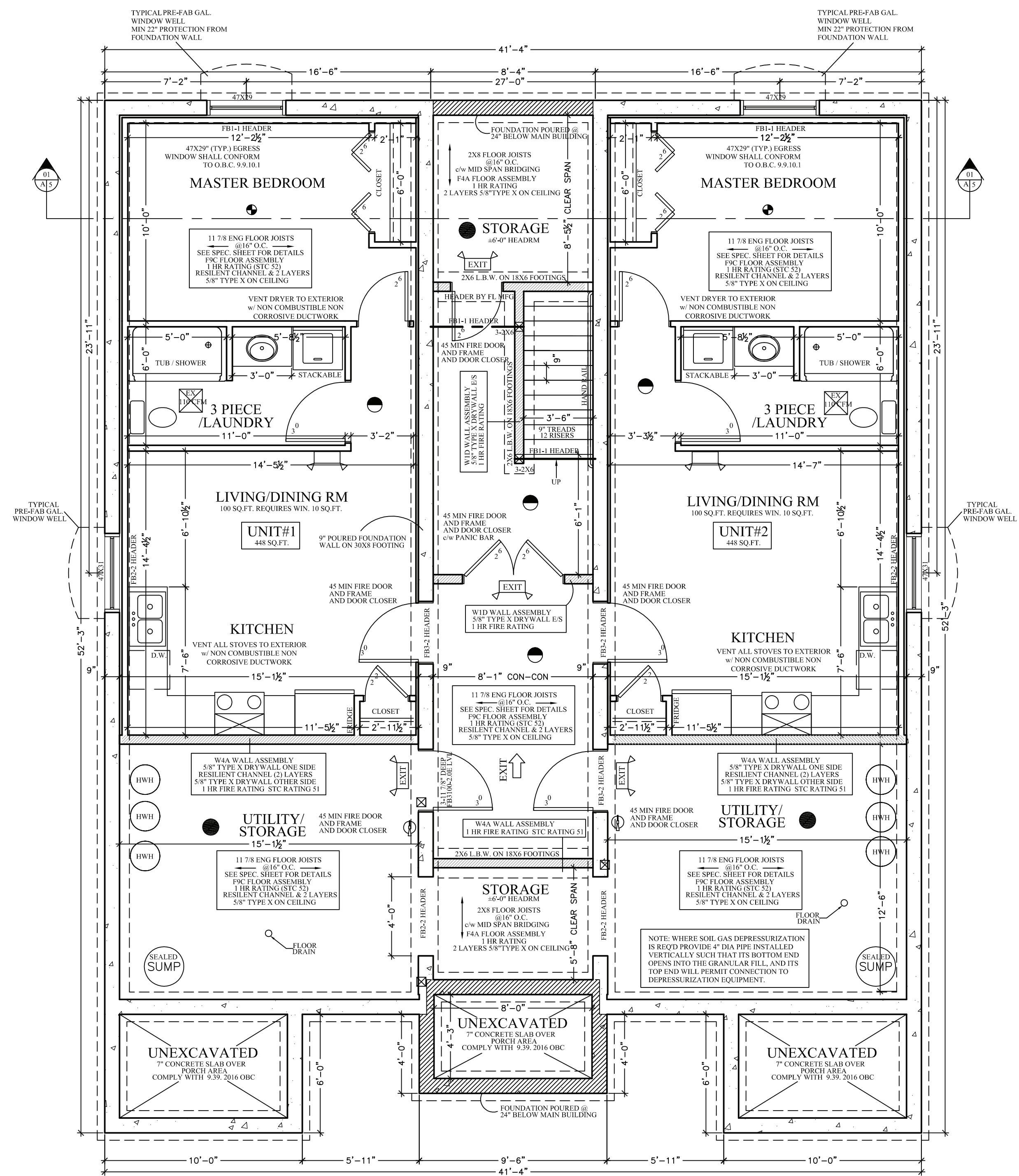
| NO. | REVISION              | DATE   | INITIAL |
|-----|-----------------------|--------|---------|
| 2   | Submission 2 Comments | Feb/20 | KC      |
| 1   | Submission 1 Comments | Feb/20 | KC      |

GEORGE QUBY & ASHRAF EL-KHOEIR  
12 EAST STREET  
ST. THOMAS



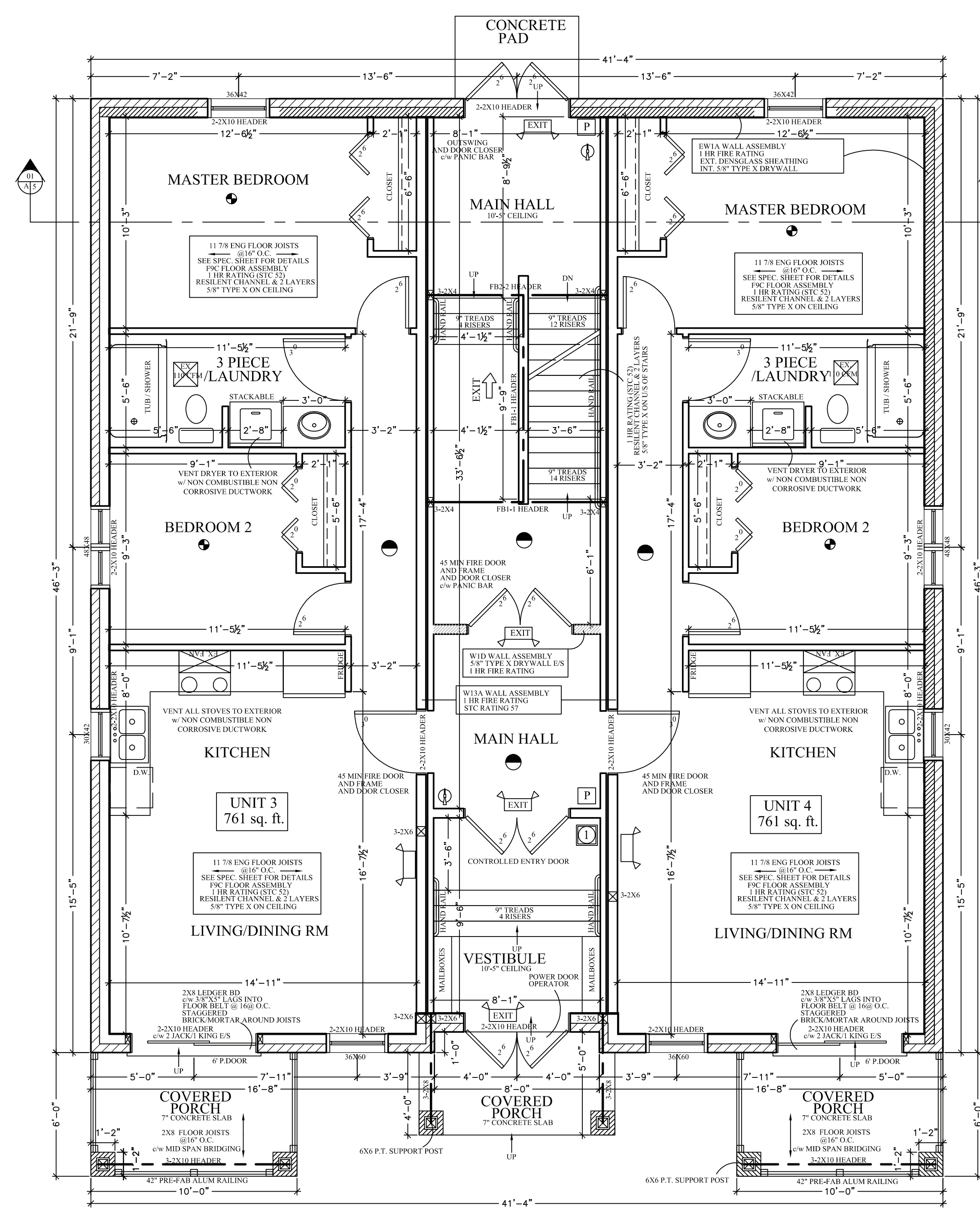
|                      |                              |
|----------------------|------------------------------|
| DRAWN BY<br>KC       | PROJECT NO.<br>QUB/STH/19-01 |
| DATE<br>OCTOBER 2019 | SCALE<br>1:50                |





**FOUNDATION PLAN**

SCALE: 1/4" - 1'-0"



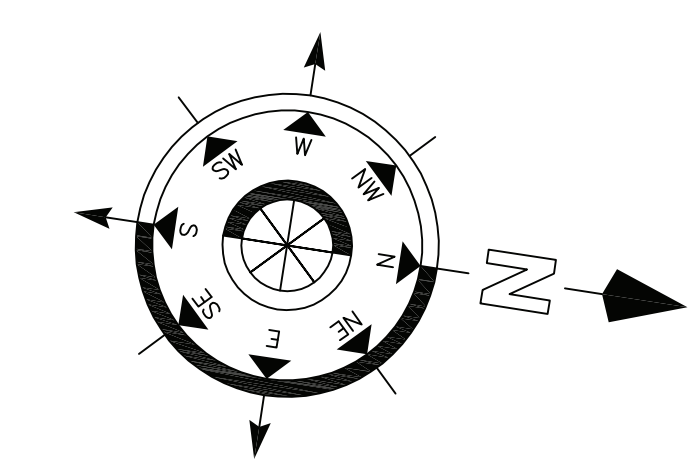
**MAIN FLOOR PLAN**

SCALE: 1/4" - 1'-0"

**LEGEND**

- EXIT BATTERY PACK EXIT LIGHT
- BATTERY PACK LIGHT
- EXIT DIRECTIONAL EXIT LIGHT (RUNNING MAN)
- FIRE EXTINGUISHER
- NBG-12LX MANUAL PULL
- HEAT DETECTOR
- FIRE ALARM PANEL/NOTIFIER BY VIPOND NFS-320C IN LARGE CABINET
- INTERCONNECTED SMOKE DETECTOR c/w STROBE LIGHT
- INTERCONNECTED SMOKE/CO2 DETECTOR c/w STROBE LIGHT

**GENERAL NOTES:**



I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall  
BCIN : 22052

|             | SQUARE FOOTAGE |
|-------------|----------------|
| MAIN FLOOR  | 1904 SQ.FT.    |
| 2ND FLOOR   | 1904 SQ.FT.    |
| UPPER FLOOR | 1904 SQ.FT.    |

**girard**  
ENGINEERING  
2478 153 ONTARIO INC.  
212 Main Street West P.O. Box 98  
Otterville, Ontario NOJ 1R0  
Tel: 1-519-879-6875  
Fax: 1-519-879-6536  
Email: dfallowfield@girardengineering.ca

| REV# | DATE  | DESCRIPTION  |
|------|-------|--------------|
| 4    |       |              |
| 3    |       |              |
| 2    | 02/12 | PERMIT ISSUE |
| 1    | 01/14 | TRADE REVIEW |



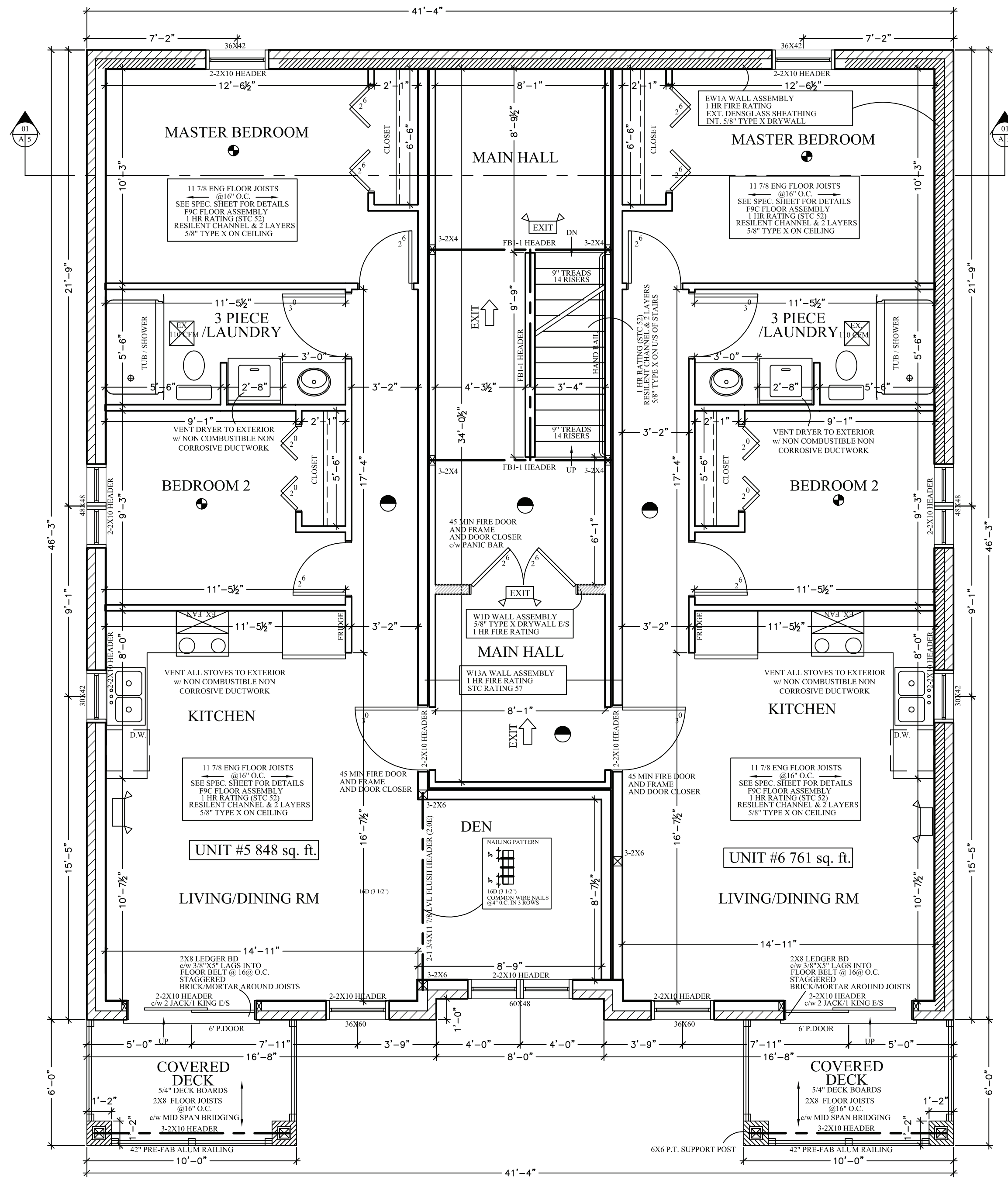
\*PROPERTY OF VIEW-IT DESIGN\*

**VIEW-IT DESIGN**  
RR# 1 PORT BURWELL  
OFFICE: 519-851-1173  
FAX: 519-874-4087

**TIRA HOMES LTD**  
12 EAST ST  
ST. THOMAS, ONT  
PROPOSED 8 UNIT APARTMENT  
FOUNDATION/MAIN FLOOR  
DRAWN BY: TONY WALL SCALE: SEE DWG  
PO# 2025  
DATE: JANUARY 2020  
SHEET NO. 1 OF 6

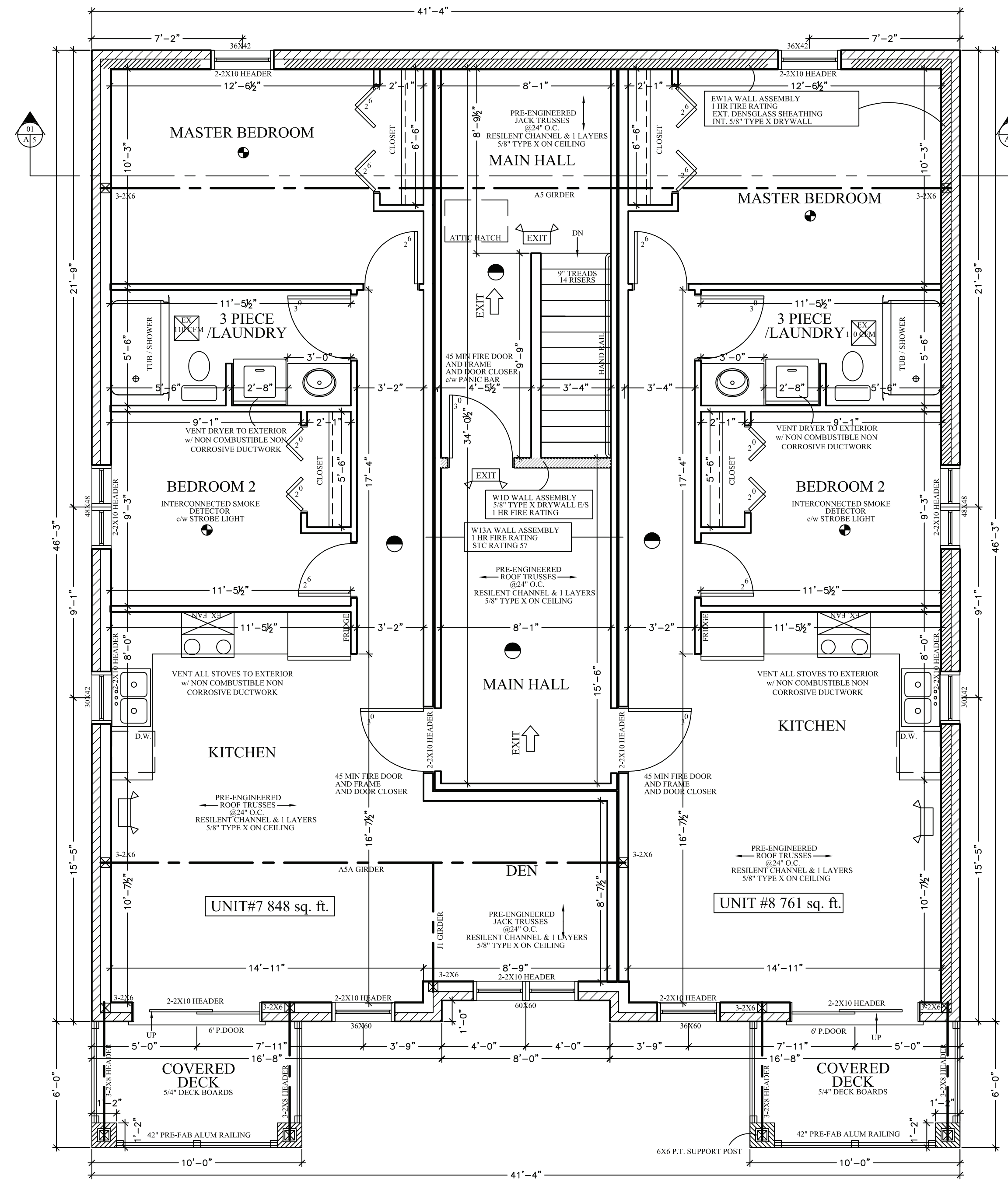


**A1**



**2ND FLOOR PLAN**

SCALE: 1/4" - 1'-0"



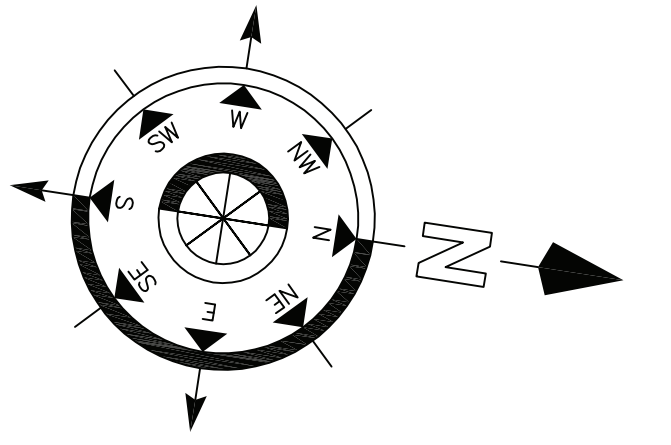
**3RD FLOOR PLAN**

SCALE: 1/4" - 1'-0"

**LEGEND**

- BATTERY PACK EXIT LIGHT
- BATTERY PACK LIGHT
- DIRECTIONAL EXIT LIGHT (RUNNING MAN)
- FIRE EXTINGUISHER
- NBG-12LX MANUAL PULL
- HEAT DETECTOR
- FIRE ALARM PANEL/NOTIFIER BY VIPOND NFS-320C IN LARGE CABINET
- INTERCONNECTED SMOKE DETECTOR c/w STROBE LIGHT
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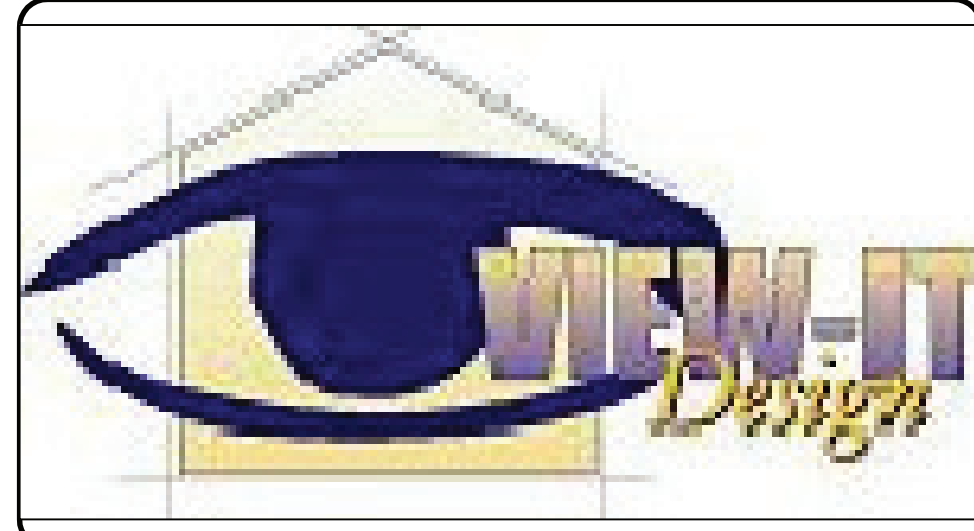
Tony Wall  
BCIN : 22052

|             | SQUARE FOOTAGE |
|-------------|----------------|
| MAIN FLOOR  | 1904 SQ.FT.    |
| 2ND FLOOR   | 1904 SQ.FT.    |
| UPPER FLOOR | 1904 SQ.FT.    |



2478 153 ONTARIO INC.  
212 Main Street West P.O. Box 98  
Otterville, Ontario NOJ 1R0  
Tel: 1-519-879-6875  
Fax: 1-519-879-6536  
Email: dfallowfield@girardengineering.ca

| REV.# | DATE  | DESCRIPTION  |
|-------|-------|--------------|
| 4     |       |              |
| 3     |       |              |
| 2     | 02/12 | PERMIT ISSUE |
| 1     | 01/14 | TRADE REVIEW |



\*PROPERTY OF VIEW-IT DESIGN\*

**VIEW-IT DESIGN**  
RR# 1 PORT BURWELL  
OFFICE: 519-851-1173  
FAX: 519-874-4087

**TIRA HOMES LTD**  
12 EAST ST  
ST. THOMAS, ONT

PROPOSED 8 UNIT APARTMENT

2ND/3RD FLOOR PLAN

|                     |                |
|---------------------|----------------|
| DRAWN BY: TONY WALL | SCALE: SEE DWG |
| PO# 2025            |                |
| DATE: JANUARY 2020  |                |
| SHEET NO. 2 OF 6    |                |

**A2**



# EAST ELEVATION

SCALE: 1/4" - 1'-0"



WALL SURFACE 1376 SQ.FT.  
WINDOW OPENINGS 383 SQ.FT.  
WINDOW OPENINGS 27.8%

### LINTEL SCHEDULE FOR MASONRY VENEERS as per 9.20.5.2B 2016 OBC

|                        | BRICK   | STONE   |
|------------------------|---------|---------|
| 3 1/2"X 3 1/2" X 1/4"  | 8'-1"   | 7'-9"   |
| 4"X 3 1/2" X 1/4"      | 8'-9"   | 8'-2"   |
| 4 7/8"X 3 1/2" X 5/16" | 10'-10" | 10'-1"  |
| 4 7/8"X 3 1/2" X 3/8"  | 11'-5"  | 10'-8"  |
| 4 7/8"X 3 1/2" X 1/2"  | 11'-9"  | 10'-11" |
| 5 7/8"X 3 1/2" X 3/8"  | 12'-7"  | 11'-8"  |
| 5 7/8"X 3 1/2" X 1/2"  | 13'-5"  | 12'-5"  |
| 5 7/8"X 4" X 1/2"      | 13'-6"  | 12'-7"  |
| 7 1/8"X 4" X 3/8"      | 14'-1"  | 13'-1"  |
| 7 1/8"X 4" X 1/2"      | 15'-1"  | 14'-0"  |

# NORTH ELEVATION

SCALE: 1/4" - 1'-0"



WALL SURFACE 1368 SQ.FT.  
WINDOW OPENINGS 84 SQ.FT.  
WINDOW OPENINGS 6.1%

### GENERAL NOTES:

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Tony Wall  
BCIN : 22052

|             | SQUARE FOOTAGE |
|-------------|----------------|
| MAIN FLOOR  | 1904 SQ.FT.    |
| 2ND FLOOR   | 1904 SQ.FT.    |
| UPPER FLOOR | 1904 SQ.FT.    |



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| REV.# | DATE  | DESCRIPTION  |
|-------|-------|--------------|
| 4     |       |              |
| 3     |       |              |
| 2     | 02/12 | PERMIT ISSUE |
| 1     | 01/14 | TRADE REVIEW |



\*PROPERTY OF VIEW-IT DESIGN\*

VIEW-IT DESIGN  
RR# 1 PORT BURWELL  
OFFICE: 519-851-1173  
FAX: 519-874-4087

TIRA HOMES LTD  
12 EAST ST  
ST. THOMAS, ONT

PROPOSED 8 UNIT APARTMENT

### ELEVATIONS

DRAWN BY: TONY WALL SCALE: SEE DWG

PO# 2025

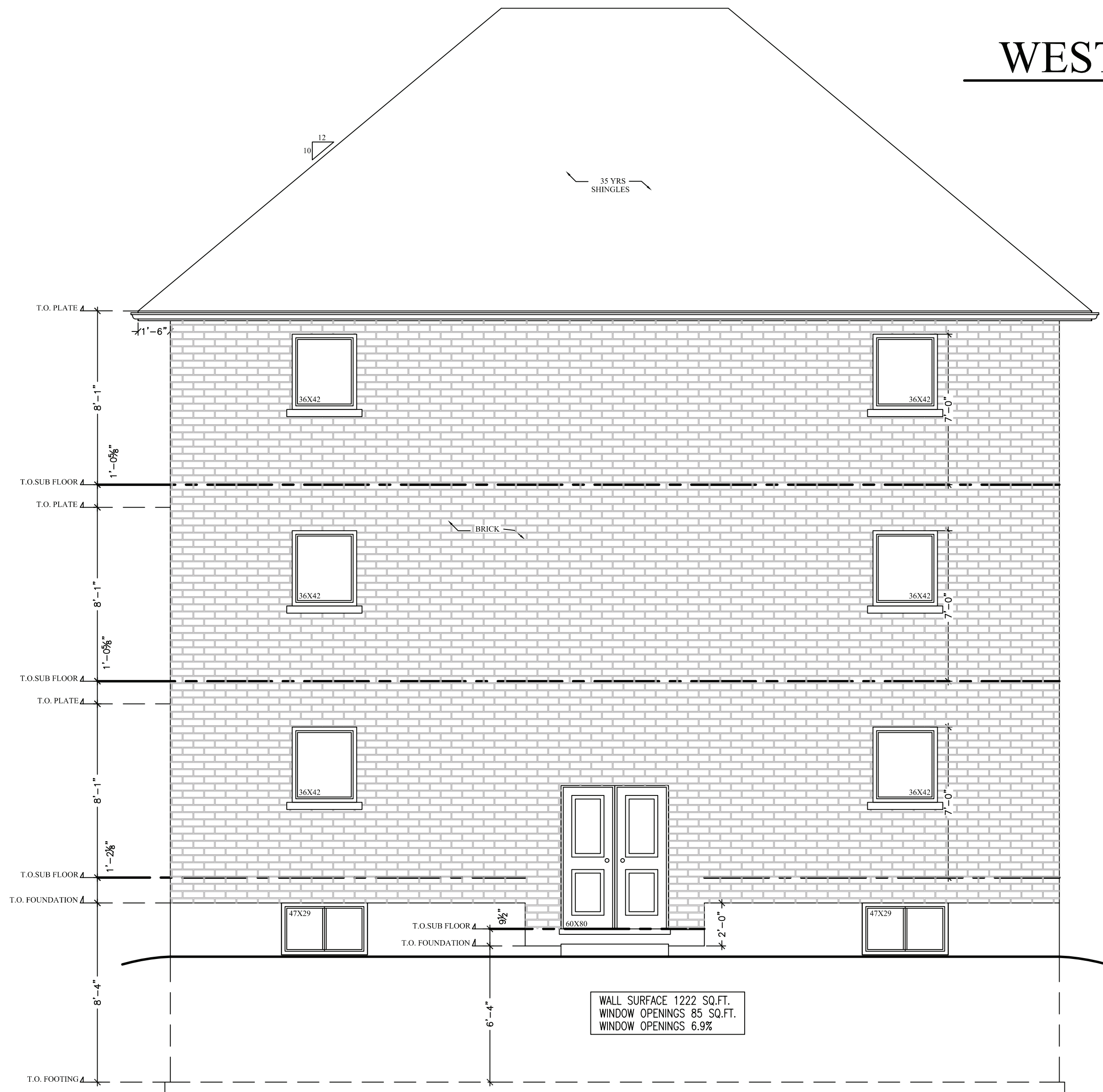
DATE: JANUARY 2020

SHEET NO. 3 OF 6

A3

# WEST ELEVATION

SCALE: 1/4" - 1'-0"



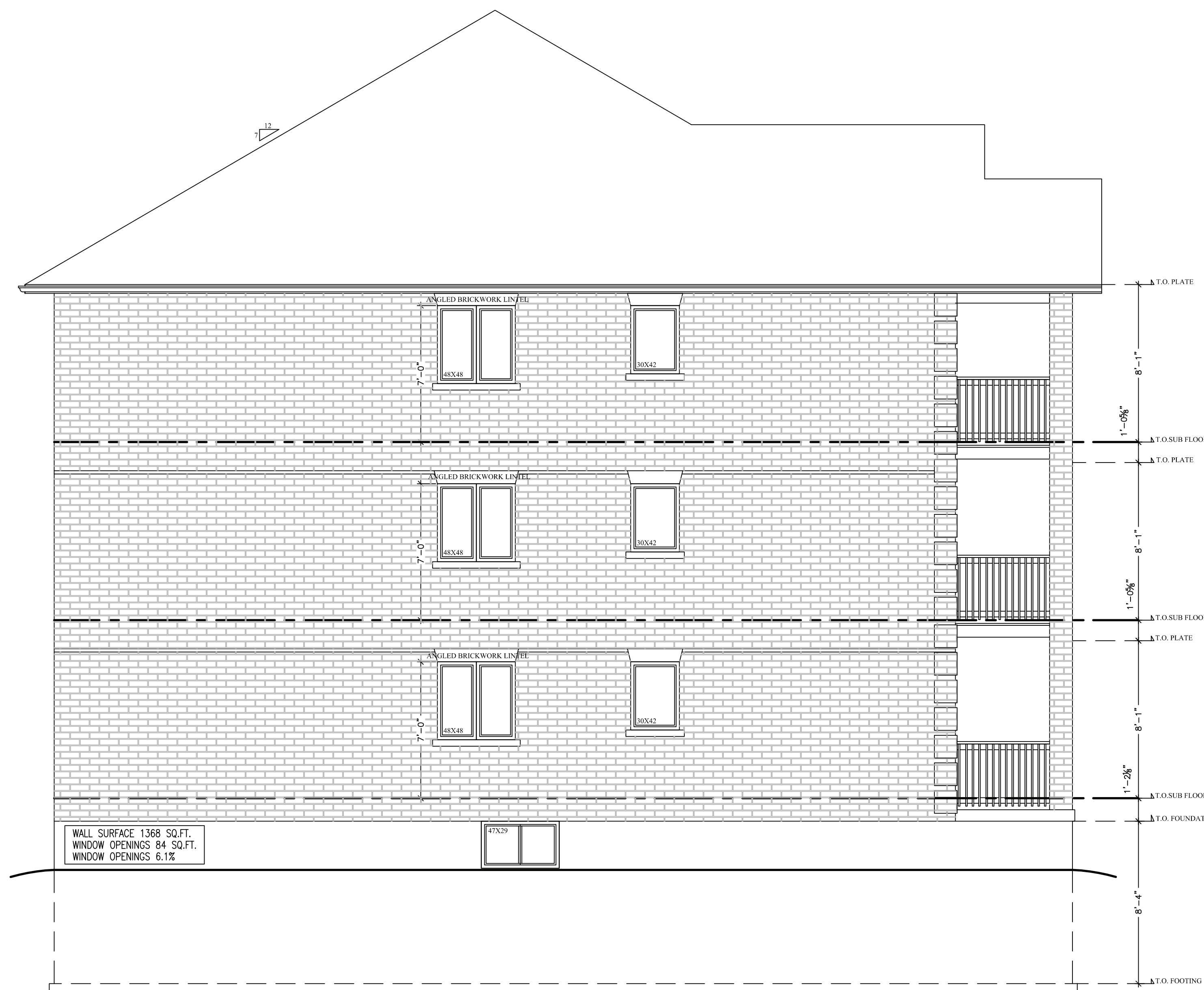
WALL SURFACE 1222 SQ.FT.  
WINDOW OPENINGS 85 SQ.FT.  
WINDOW OPENINGS 6.9%

### LINTEL SCHEDULE FOR MASONRY VENEERS as per 9.20.5.2B 2016 OBC

|                         | BRICK   | STONE   |
|-------------------------|---------|---------|
| 3 1/2" X 3 1/2" X 1/4"  | 8'-1"   | 7'-9"   |
| 4" X 3 1/2" X 1/4"      | 8'-9"   | 8'-2"   |
| 4 7/8" X 3 1/2" X 5/16" | 10'-10" | 10'-1"  |
| 4 7/8" X 3 1/2" X 3/8"  | 11'-5"  | 10'-8"  |
| 4 7/8" X 3 1/2" X 1/2"  | 11'-9"  | 10'-11" |
| 5 7/8" X 3 1/2" X 3/8"  | 12'-7"  | 11'-8"  |
| 5 7/8" X 3 1/2" X 1/2"  | 13'-5"  | 12'-5"  |
| 5 7/8" X 4" X 1/2"      | 13'-6"  | 12'-7"  |
| 7 1/8" X 4" X 3/8"      | 14'-1"  | 13'-1"  |
| 7 1/8" X 4" X 1/2"      | 15'-1"  | 14'-0"  |

# SOUTH ELEVATION

SCALE: 1/4" - 1'-0"



WALL SURFACE 1368 SQ.FT.  
WINDOW OPENINGS 84 SQ.FT.  
WINDOW OPENINGS 6.1%

### GENERAL NOTES:

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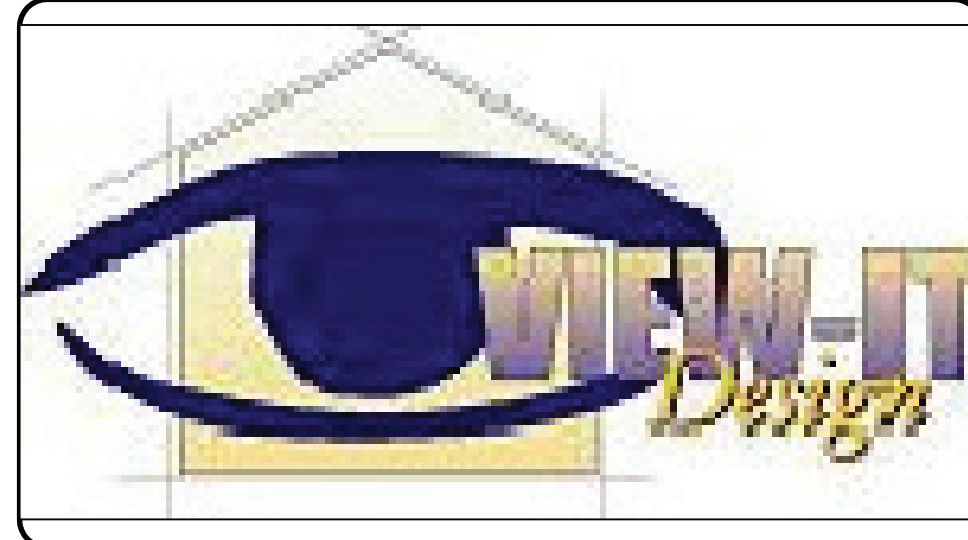
Tony Wall  
BCIN : 22052

|             | SQUARE FOOTAGE |
|-------------|----------------|
| MAIN FLOOR  | 1904 SQ.FT.    |
| 2ND FLOOR   | 1904 SQ.FT.    |
| UPPER FLOOR | 1904 SQ.FT.    |



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| 4     |       |              |
| 3     |       |              |
| 2     | 02/12 | PERMIT ISSUE |
| 1     | 01/14 | TRADE REVIEW |



\*PROPERTY OF VIEW-IT DESIGN\*

VIEW-IT DESIGN  
RR# 1 PORT BURWELL  
OFFICE: 519-851-1173  
FAX: 519-874-4087

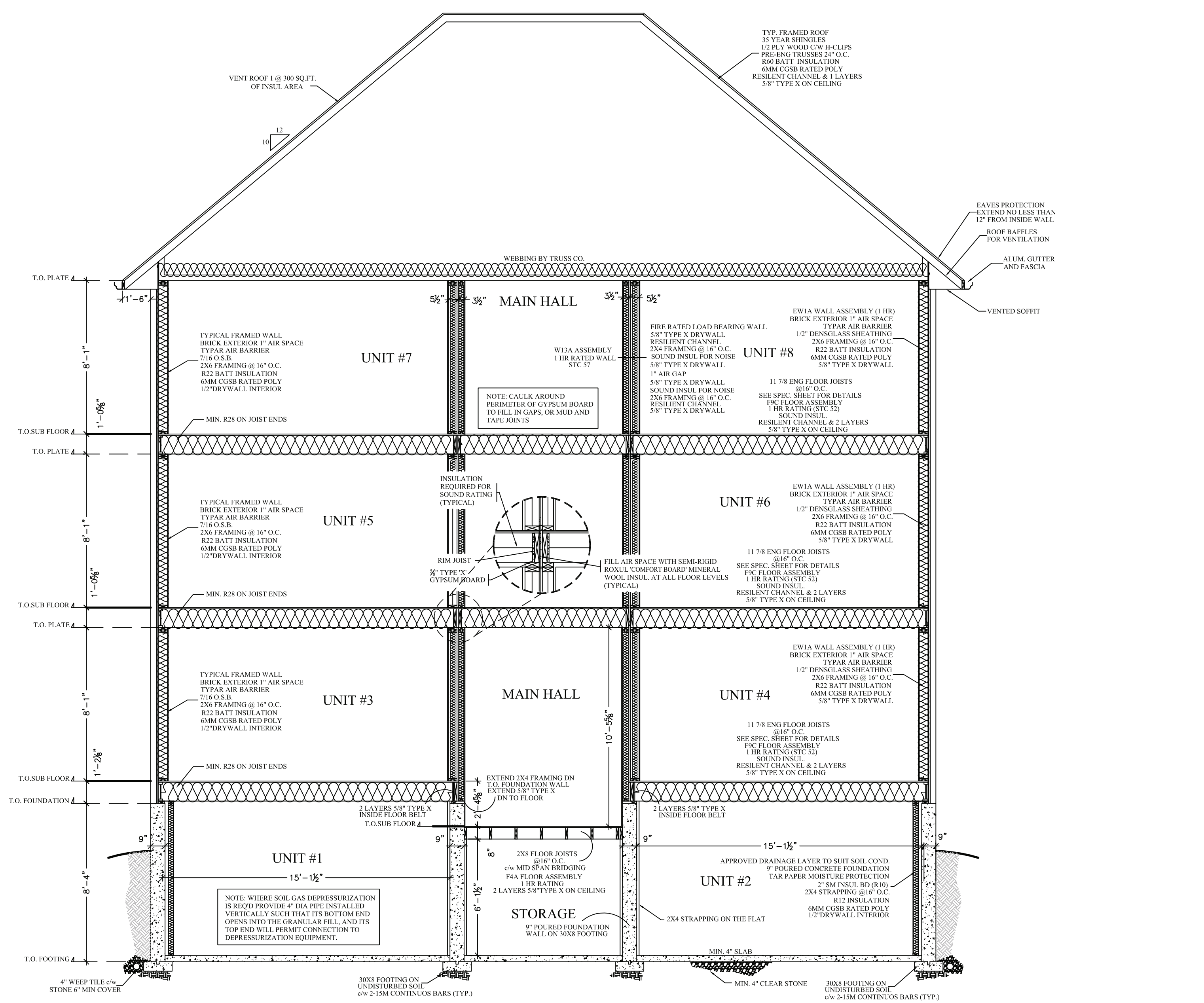
TIRA HOMES LTD  
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PROPOSED 8 UNIT APARTMENT

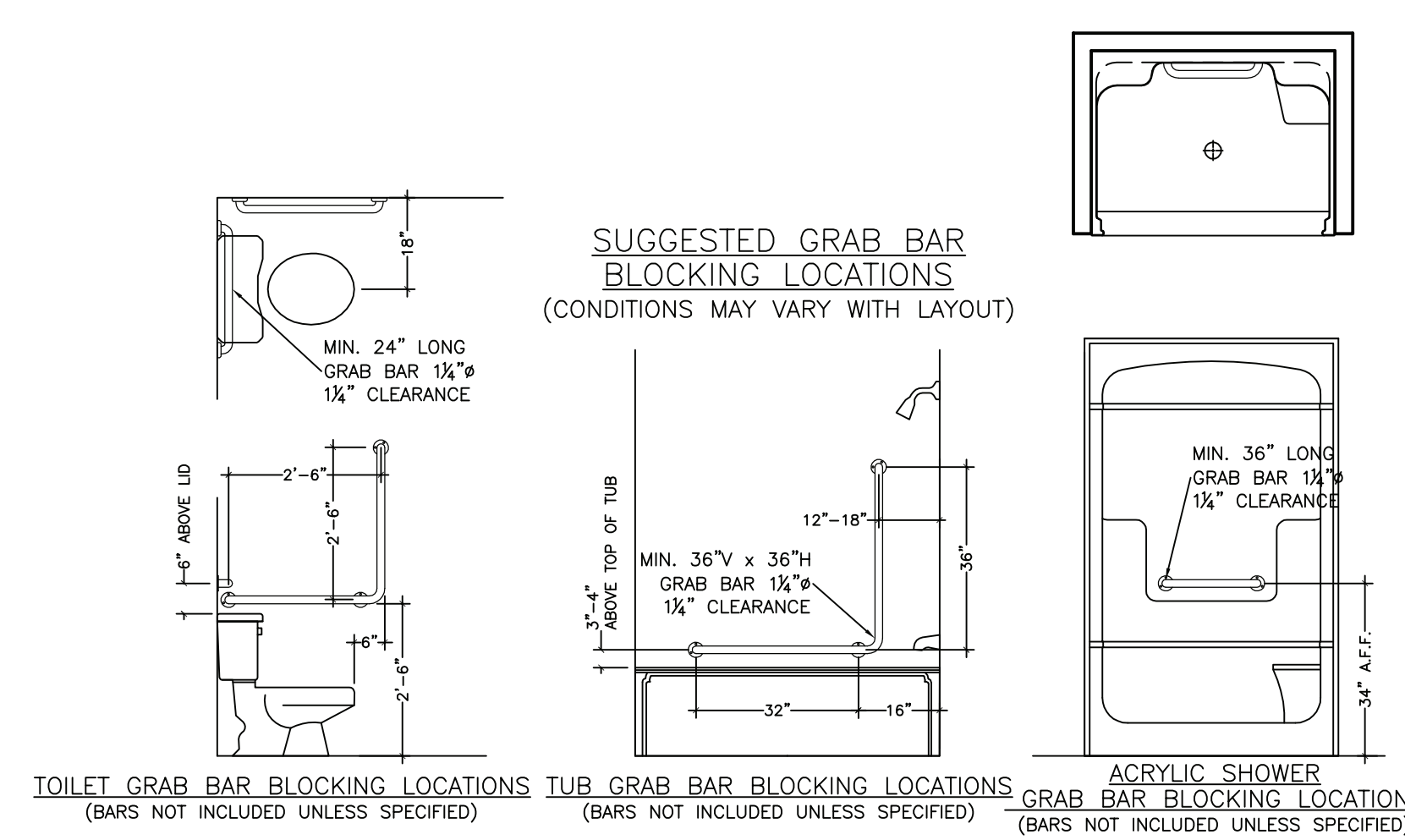
ELEVATIONS

|                     |                |
|---------------------|----------------|
| DRAWN BY: TONY WALL | SCALE: SEE DWG |
| PO# 2025            | <b>A4</b>      |
| DATE: JANUARY 2020  |                |
| SHEET NO. 4 OF 6    |                |





**SECTION 01:01**  
SCALE: 1/4" - 1'-0"



| GIRDER POST SUPPORTS            |                   |            |            |            |  |
|---------------------------------|-------------------|------------|------------|------------|--|
| BUILT-UP COLUMN SELECTION TABLE |                   |            |            |            |  |
| NAILED BUILT-UP                 |                   |            |            |            |  |
|                                 | S-P-F No.1 / No.2 |            |            |            |  |
| WALL HT.                        | 2 PLY             | 3 PLY      | 4 PLY      | 5 PLY      |  |
| 8'                              | 3,442 lbf         | 9,652 lbf  | 15,342 lbf | 19,177 lbf |  |
| 9'                              | 2,645 lbf         | 8,390 lbf  | 12,291 lbf | 15,363 lbf |  |
| 10'                             | 2,063 lbf         | 6,996 lbf  | 9,860 lbf  | 12,325 lbf |  |
| 11'                             | 1,628 lbf         | 5,911 lbf  | 7,946 lbf  | 9,939 lbf  |  |
| 12'                             | 1,299 lbf         | 4,810 lbf  | 6,366 lbf  | 7,911 lbf  |  |
| BUILT-UP COLUMN SELECTION TABLE |                   |            |            |            |  |
| NAILED BUILT-UP                 |                   |            |            |            |  |
|                                 | S-P-F No.1 / No.2 |            |            |            |  |
| WALL HT.                        | 2 PLY             | 3 PLY      | 4 PLY      | 5 PLY      |  |
| 8'                              | 5,279 lbf         | 14,932 lbf | 25,382 lbf | 33,951 lbf |  |
| 9'                              | 4,098 lbf         | 12,973 lbf | 22,947 lbf | 32,030 lbf |  |
| 10'                             | 3,207 lbf         | 10,868 lbf | 20,895 lbf | 30,000 lbf |  |
| 17'                             | N/A               | 3,215 lbf  | 9,014 lbf  | 18,808 lbf |  |
| 18'                             | N/A               | 3,013 lbf  | 7,957 lbf  | 13,870 lbf |  |

**NOTES**

- PROVIDE SOLID BEARING BELOW ALL BEAMS AND GIRDER TRUSSES (i.e., 2 PLY TRUSS REQUIRES MINIMUM 2 STUDS FOR BEARING).
- ALL LUMBER IN THE DESIGNS ABOVE ARE SPF #2 OR BETTER
- BUILT-UP COLUMNS ARE TO BE MAILED OR BOLTED AS PER ONTARIO BUILDING CODE AND CSA-086.1-94 REQUIREMENTS.
- THESE CHARTS ARE MEANT TO BE USED AS A DESIGN GUIDELINE ONLY. ALL ITEMS NOT CONFORMING TO THE ONTARIO BUILDING CODE PART 9 ARE TO BE REVIEWED AND CERTIFIED BY A STRUCTURAL ENGINEER.

**GENERAL NOTES:**

CONTRACTOR SHALL REVIEW THE DESIGN DRAWINGS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK OF THE CONTRACT. PROCEEDING WITHOUT NOTIFICATION, OR IF CHANGES ARE MADE WITHOUT THE APPROVAL OF THE DESIGNER, WILL VOID ALL RESPONSIBILITY AND LIABILITY OF THE DESIGNER

THE GENERAL CONTRACTOR SHALL PROVIDE MECHANICAL DRAWINGS FOR HEATING & AIR CONDITIONING SYSTEM AND HEAT LOSS & GAIN CALCULATIONS AND BALANCING REPORTS AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION.

ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, ONTARIO REG. 403/97 AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION.



**STAIR DIMENSIONS (UNLESS OTHERWISE SHOWN ON DRAWINGS)**

**INTERIOR:**  
MAX RISE 200mm (7 7/8")  
MIN. RUN 210mm (8 1/4")  
MIN. TREAD 235mm (9 1/4")  
NOSING 25mm (1")

**EXTERIOR**  
MAX RISE 200mm (7 7/8")  
MIN. RUN 210mm (8 1/4")  
MIN. TREAD 235mm (9 1/4")  
NOSING 25mm (1")

UNIFORM RISE & RUN ON ANY FLIGHT OF STAIRS  
MINIMUM HEADROOM 1950mm (6' 5")  
GUARD HEIGHT AT LANDING 900mm (35")  
AT STAIRS BETWEEN 800mm (31") & 900mm (35")  
GUARD SPACING 100mm (4") NON CLIMBABLE  
HANDRAILS INSTALLED BETWEEN 800mm (31") & 920mm (36")

GUARD HEIGHT - 2' 0" ABOVE GRADE = 900mm (35")  
CONCRETE STAIRS OVER 2 RISERS ARE REQUIRED TO BE SUPPORTED ON FOUNDATION  
HANDRAIL REQ'D ON STAIRS OVER 3 RISERS INSTALLED BETWEEN 800mm (31") & 920mm (36")

**CONCRETE**

AS PER OBC SECTION 9.15 & 9.16

ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MIN SOIL BEARING PRESSURE OF 2500 PSF  
CONTRACTOR SHALL VERIFY AND CONFIRM THE BEARING CAPACITY  
CONCRETE FOR FOOTINGS & FOUNDATIONS TO HAVE MIN. COMPRESSIVE STRENGTH OF 20 MPa (2900 PSI) AT 28 DAYS

**STEP FOOTINGS:**  
MAX RISE 600mm (24") FOR FIRM SOIL  
MAX RISE 400mm (16") FOR SAND OR GRAVEL  
MIN RUN BETWEEN RISERS 600mm (24")  
ANGLE OF REPOSE IS 45°

CONCRETE FOUNDATION WALLS SHALL EXTEND TO 6" MIN. ABOVE FINISHED GRADE  
FOOTING DESIGN MIN. 6" DEEP X 4" MIN. PROJECTION BEYOND FOUNDATION WALL AND MIN. OF 16" WIDE  
CONCRETE FOUNDATIONS SHALL BE CONSTRUCTED TO SUFFICIENT DEPTH TO PROVIDE ADEQUATE FROST PROTECTION

**WOOD FRAME CONSTRUCTION**

AS PER OBC SECTION 9.23

ALL STRUCTURAL LUMBER TO BE SPF#2 CONSTRUCTION OR BETTER UNLESS NOTED OTHERWISE. LUMBER SIZES TO BE AS DETERMINED FROM SPAN TABLES OF THE BUILDING CODE.  
SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS 7'-10" MAX ON SPACING WITH 4" MIN. EMBEDMENT INTO THE CONCRETE  
JOIST END BEARING TO BE 1 1/2 MIN.  
BEAMS & GIRDERS SHALL HAVE 3 1/2" MIN END BEARING  
BEAMS & POINT LOADS SHALL BE SUPPORTED FULL WIDTH TO FOUNDATION  
ALL NON LOAD BEARING PARTITIONS SHALL BE SUPPORTED BY DOUBLE FLOOR JOIST OR SOLID BLOCKING AT 3'11" O.C.  
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED FROM MOISTURE.

**HEAT TRANSFER, AIR LEAKAGE & CONDENSATION CONTROL**

AS PER OBC SECTION 9.25

PROVIDE AN AIR BARRIER IN STRICT ACCORDANCE WITH OBC SECTION 9.23.3  
INSULATION REQUIREMENTS:  
MIN. R22 FOAM IN ALL EXTERIOR WALLS  
MIN. R60 IN EXPOSED CEILINGS WITH ATTIC SPACE  
MIN. R20 CI IN FOUNDATION WALLS ENCLOSING HEATED SPACE

VAPOUR BARRIERS SHALL BE INSTALLED TO PROTECT THE ENTIRE SURFACE OF ANY THERMALLY INSULATED WALL, CEILING & FLOOR ASSEMBLIES AND TO BE INSTALLED ON THE WARM SIDE OF THE INSULATION. ALL PENETRATION OF THE VAPOUR BARRIER TO BE SEALED TO MAINTAIN THE INTEGRITY OF THE BARRIER SYSTEM..

**EXTERIOR DOORS & WINDOWS**

AS PER OBC SECTION 9.7

DOORS TO DWELLING SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS  
ALL EXTERIOR DOORS IF WOOD SHALL CONFORM TO CAN/CSA-O132.2-M, STEEL INSULATED CONFORM TO CAN/CGSB-82.5M  
WINDOW GLASS SIZE TO COMPLY WITH CURRENT OBC REQUIREMENTS  
ALL DOORS & WINDOWS SHALL COMPLY WITH OBC SECTION 9.7.6- RESISTANCE TO FORCED ENTRY  
EVERY FLOOR LEVEL CONTAINING A BEDROOM SHALL HAVE AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS. THESE WINDOWS MUST HAVE AN UNOBSTRUCTED OPEN AREA OF 3.8 SQ.FT. WITH NO DIMENSION LESS THAN 15"

**VENTILATION**

AS PER OBC SECTION 9.32.3.4

PROVIDE VENTILATION FOR ROOF SPACES AT A RATIO OF 1 SQ.FT. MIN OF UNOBSTRUCTED VENTILATION FOR EACH 300 SQ.FT. OF INSULATED CEILING AREA WITH NOT MORE THAN HALF THE REQUIRED VENTILATION LOCATED AT THE EAVES.  
PROVIDE BAFFLES AT THE EAVES TO PERMIT FREE UNOBSTRUCTED AIR FLOW  
PROVIDE MECHANICAL VENTILATION SYSTEM TO THE REQUIREMENTS OF OBC 9.32.2 WITH CLEARLY LABELED PRINCIPAL EXHAUST FAN MANUAL SWITCH.

**ELECTRICAL**

ALL LIGHTING AND ELECTRICAL TO COMPLY WITH OBC 9.34  
ALL FLOOR LEVELS SHALL BE EQUIPPED WITH INTERCONNECTED SMOKE DETECTORS (TYPICAL ALL UNITS)

**GENERAL NOTES:**

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall  
BCIN : 22052

|             | SQUARE FOOTAGE |
|-------------|----------------|
| MAIN FLOOR  | 1904 SQ.FT.    |
| 2ND FLOOR   | 1904 SQ.FT.    |
| UPPER FLOOR | 1904 SQ.FT.    |

**girard**  
ENGINEERING

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Email: dfallowfield@girardengineering.ca

| REV# | DATE  | DESCRIPTION: |
|------|-------|--------------|
| 4    |       |              |
| 3    |       |              |
| 2    | 02/12 | PERMIT ISSUE |
| 1    | 01/14 | TRADE REVIEW |



\*PROPERTY OF VIEW-IT DESIGN\*

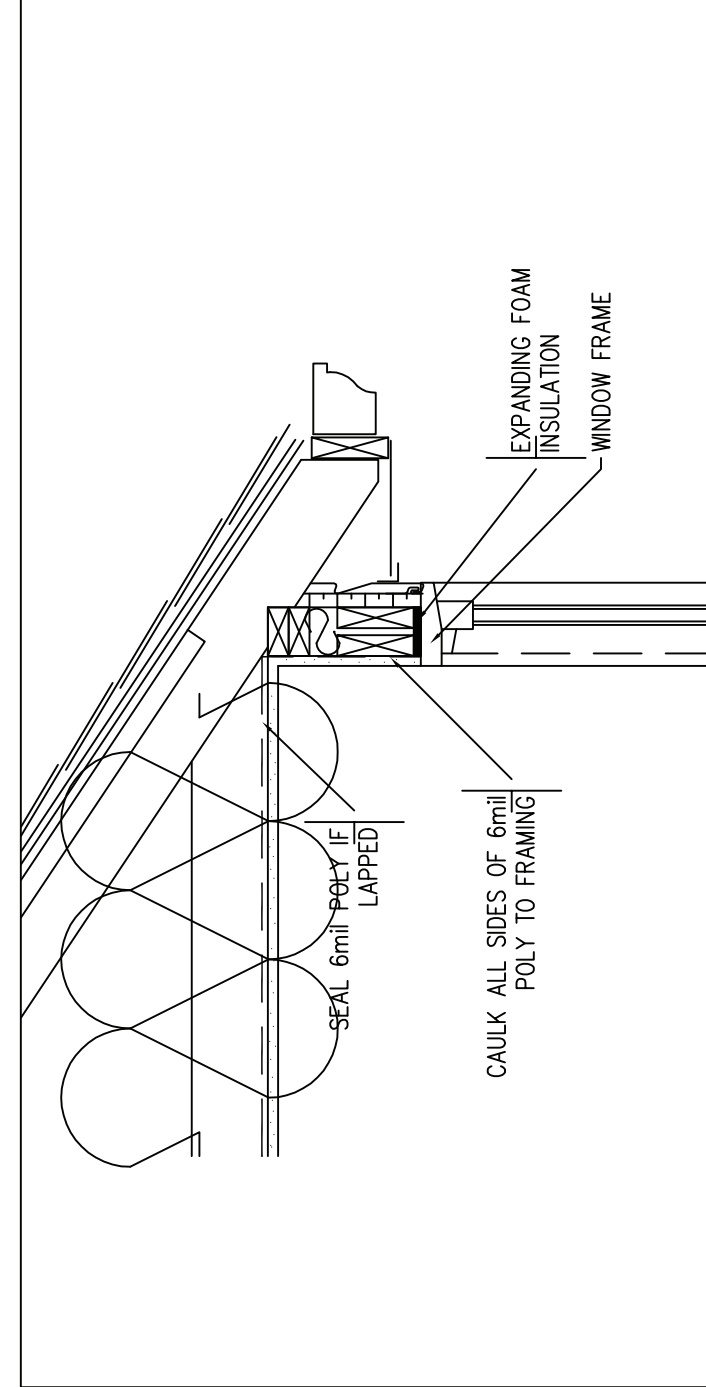
**VIEW-IT DESIGN**  
RR# 1 PORT BURWELL  
OFFICE: 519-851-1173  
FAX: 519-874-4087

**TIRA HOMES LTD**  
12 EAST ST  
ST. THOMAS, ONT

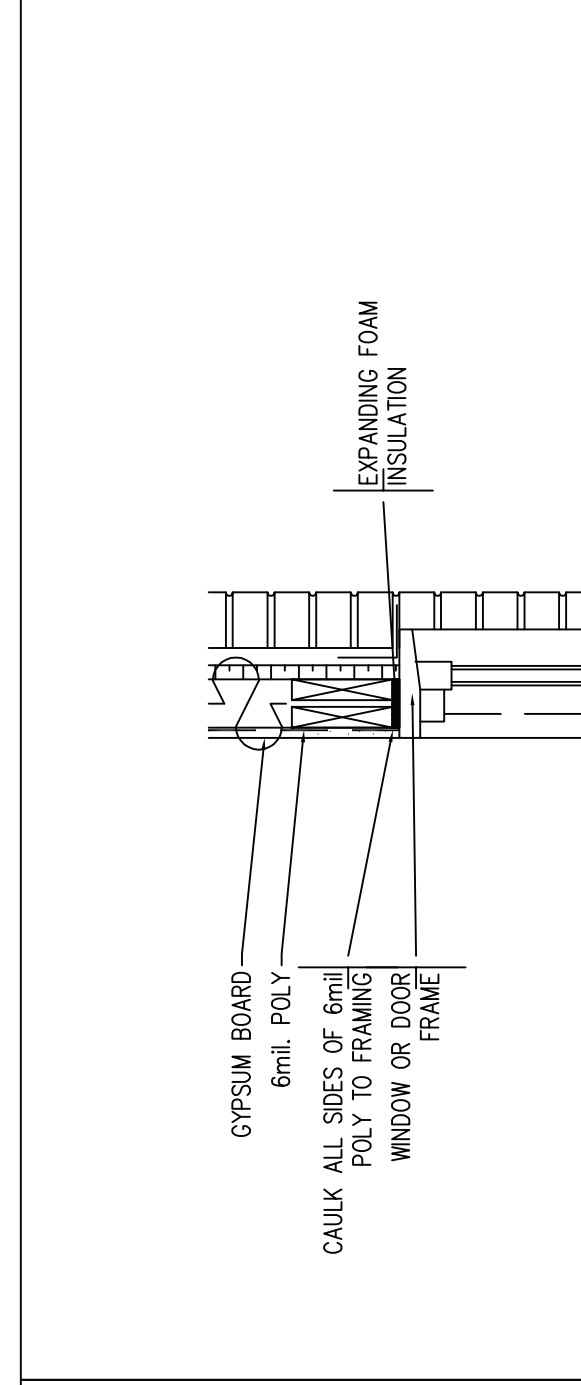
PROPOSED 8 UNIT APARTMENT

**SECTION/NOTES**

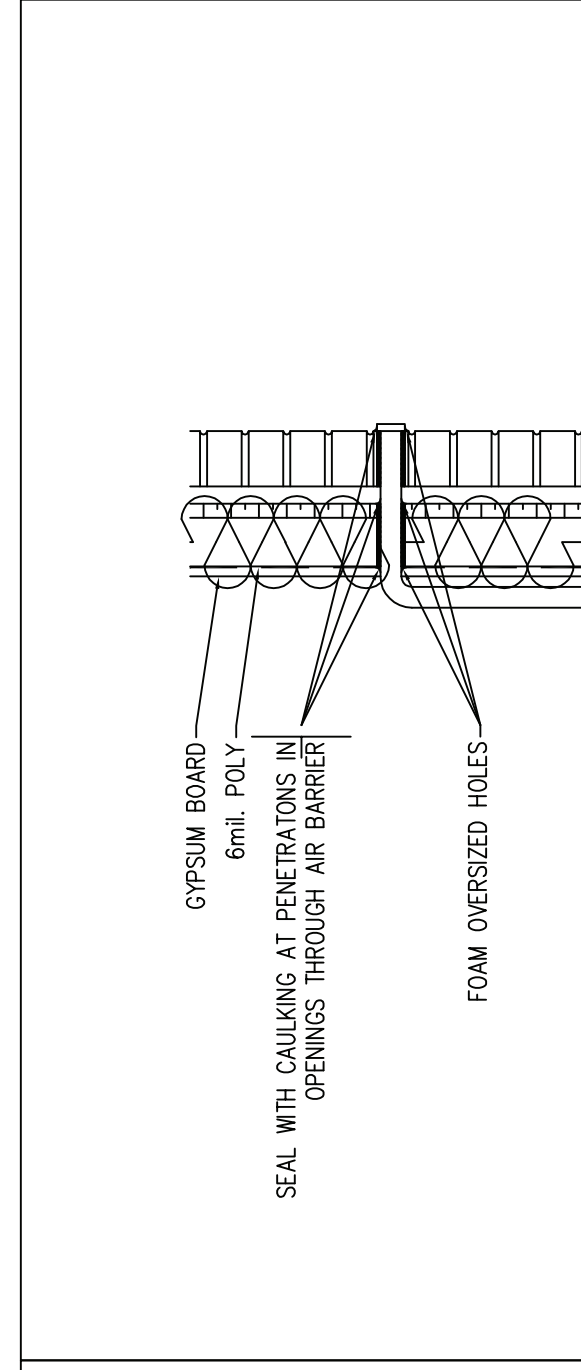
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| DRAWN BY: TONY WALL | SCALE: SEE DWG |
| PO# 2025            | <b>A5</b>      |
| DATE: JANUARY 2020  |                |
| SHEET NO. 5 OF 6    |                |



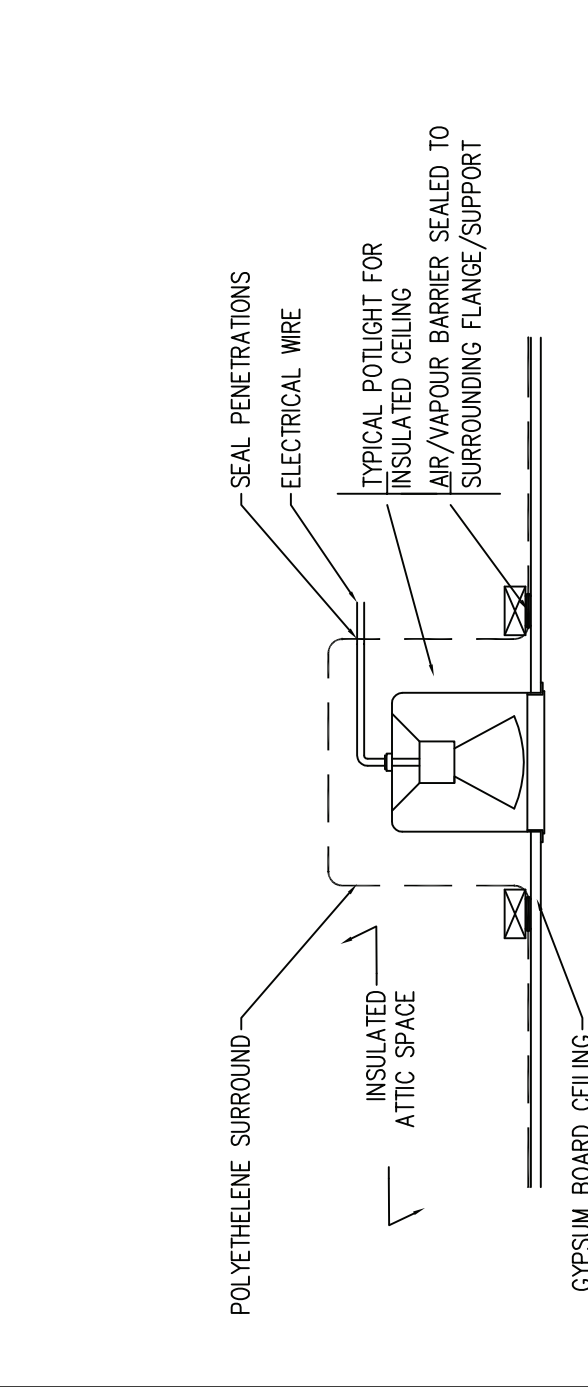
TYPICAL SECOND STOREY WINDOW HEADER



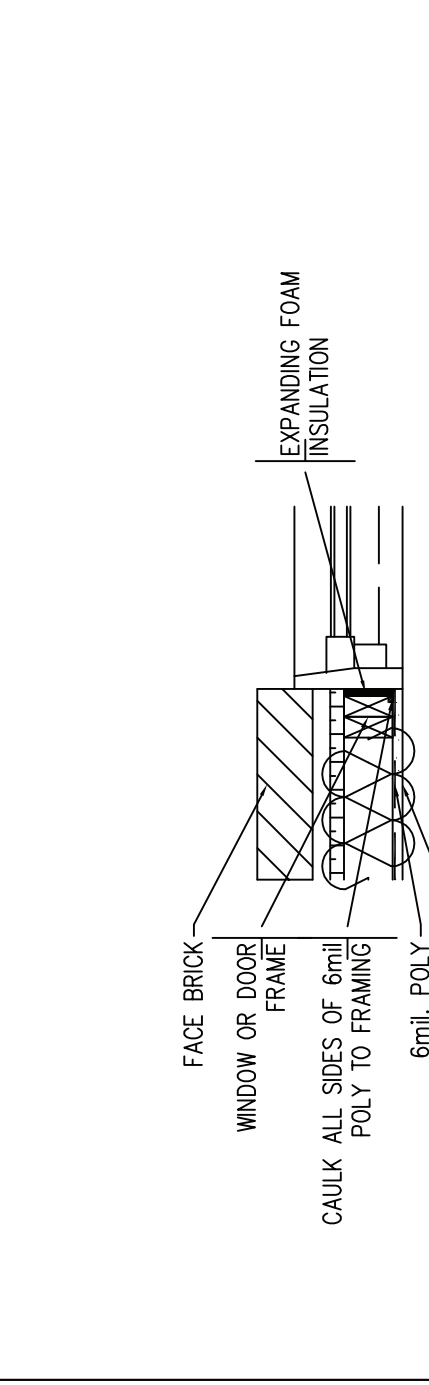
TYPICAL WINDOW OR DOOR FRAME



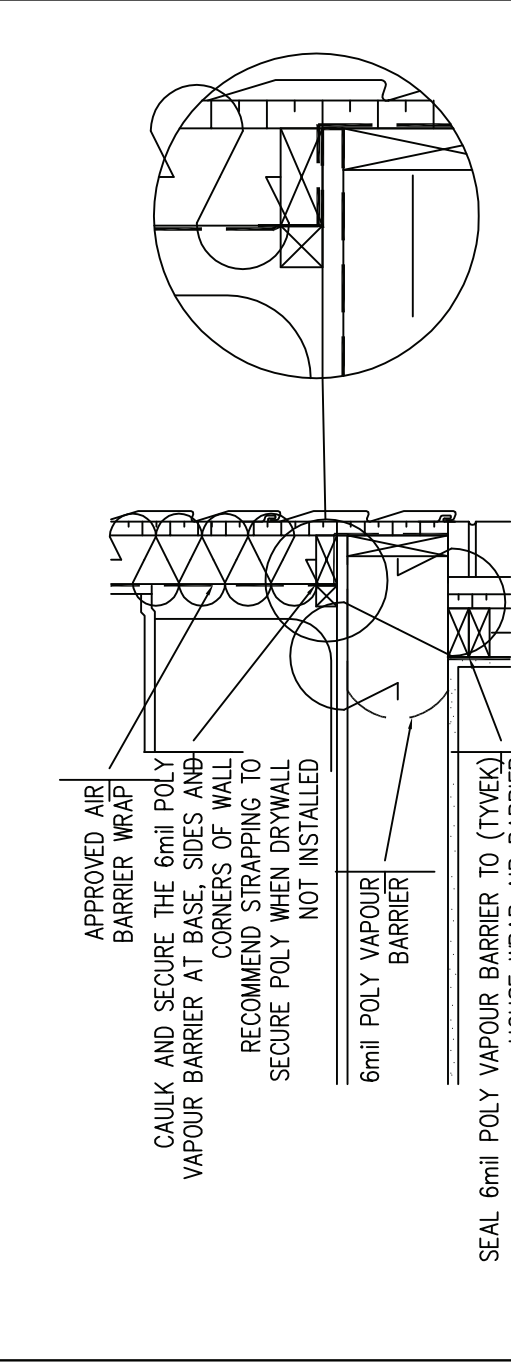
TYPICAL EXTERIOR WALL PENETRATION



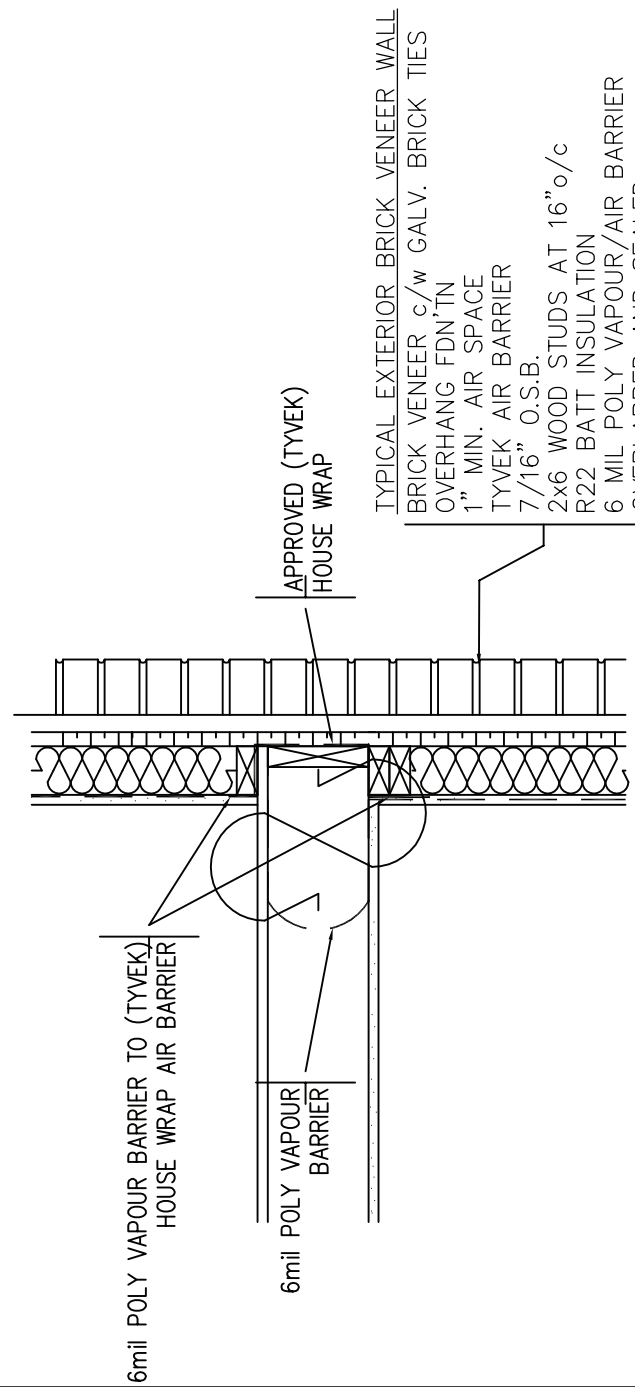
TYPICAL CEILING LIGHT PENETRATION



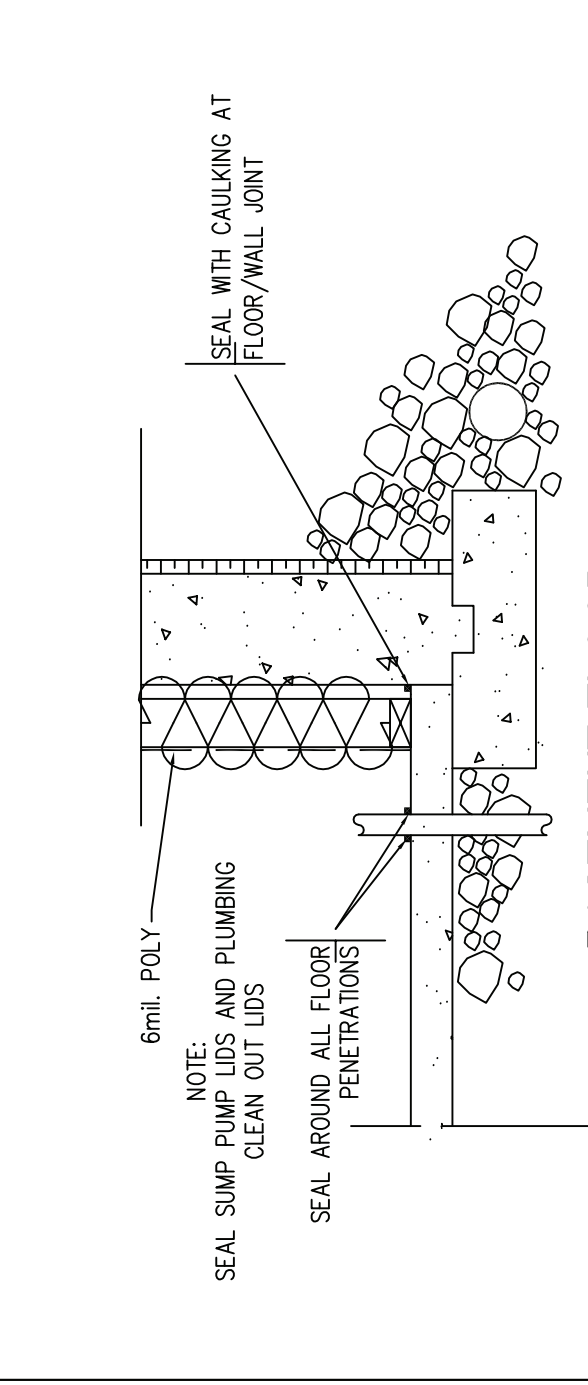
TYPICAL WINDOW OR DOOR FRAME



SEAL AIR BARRIER MATERIALS AT BOTTOM PLATE BEHIND TUB/SHOWER

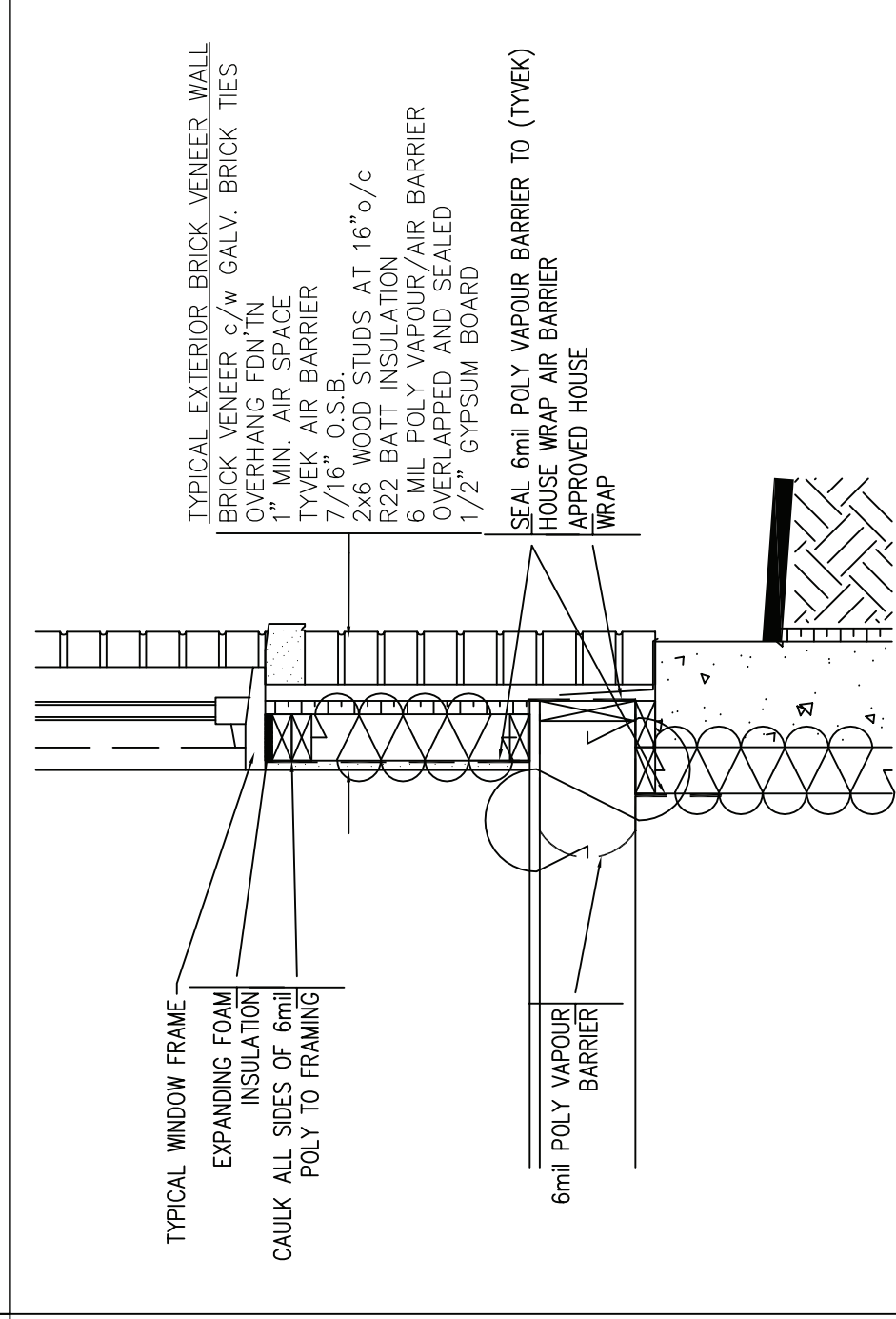


TYPICAL FLOOR TRANSITION BELT

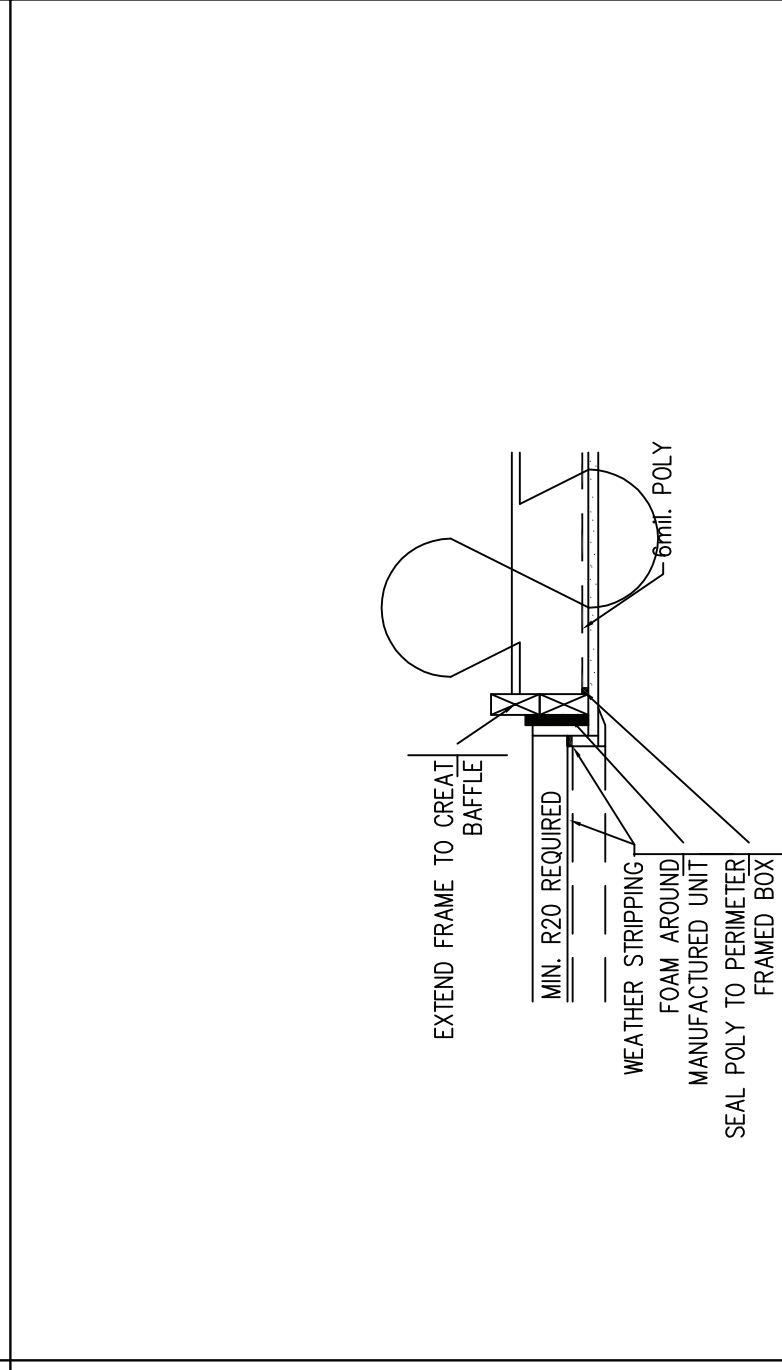


BASEMENT FLOOR

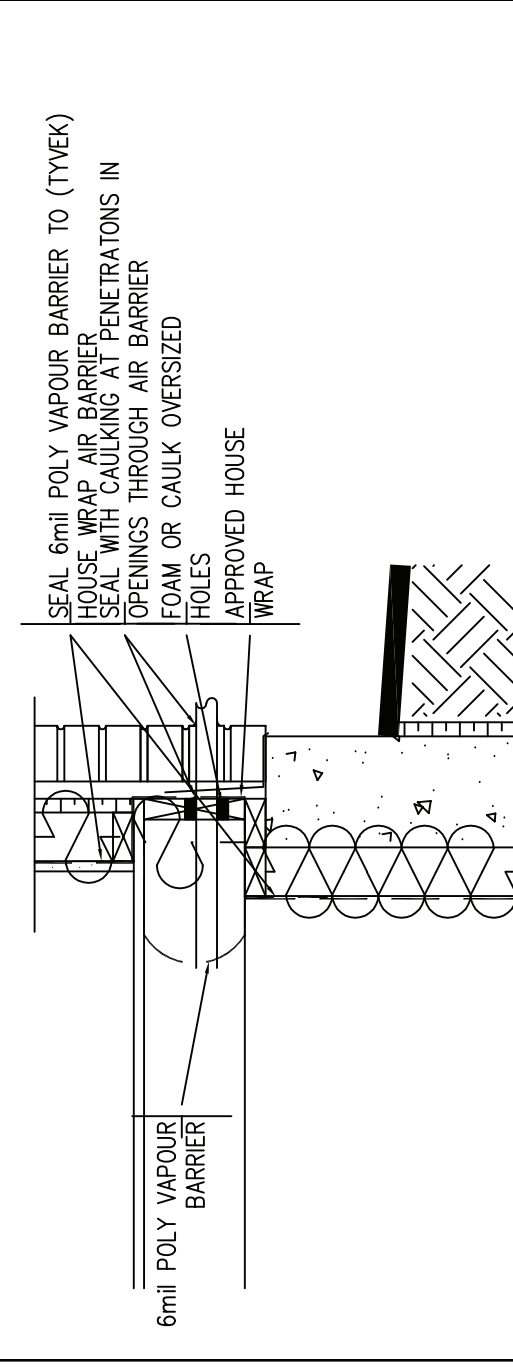
- SUPPLEMENTARY AIR BARRIER DETAILS**
- DOOR AND WINDOW FRAMES ARE TO BE FOAMED AND SEALED TO THE INTERIOR OR EXTERIOR AIR BARRIER. (DIV. B-PT. 9, 9.25.3.3.(10), (11) & (12))
  - IF THE AIR BARRIER IS LOCATED ON EXTERIOR, SEAL GAPS BETWEEN RIGID INSULATION AND DOOR OR WINDOW FRAMES. RIGID INSULATION IS TO BE CAULKED TO THE TOP AND BOTTOM PLATES.  
NOTE: PETROLEUM BASED TAPE PRODUCTS ARE NOT TO COME IN CONTACT WITH RIGID FOAM SEATHING.
  - BELTS AT FOUNDATION AND BRICK CHIMNEYS ARE TO BE WRAPPED WITH FLEXIBLE AIR BARRIER MATERIAL AND SEALED TO THE INTERIOR VAPOUR BARRIER, AND FOUNDATION WALL. DIV. B-PT. 9, 9.25.3.3.(6) & (8)
  - WALLS ABUTTING ATTIC SPACE AND AN INTERIOR SPACE ARE TO BE BLOCKED SO THE AIR BARRIER CAN BE SEALED ALONG THE BLOCKING WITH AN APPROVED SEALANT. DIV. B-PT. 9, 9.25.3.3.(9)
  - ALL PENETRATIONS THROUGH THE WALL OR CEILING AIR BARRIER ARE TO BE TAPED OR CAULKED. ALL BUTT JOINTS IN PANEL TYPE AIR BARRIERS ARE TO BE TAPED. DIV. B-PT. 9, 9.25.3.3.(9)
  - SEAL AROUND ALL ATTIC HATCHES
  - ALL LAPS IN AIR BARRIER LOCATED BEHIND TUBS, SHOWERS AND FIREPLACES TO BE SEALED AND CLAMPED. DIV. B-PT. 9, 9.25.3.3.(3)
  - ALL PENETRATIONS THROUGH BELTS (PLUMBING, HVAC, ETC.) TO BE SEALED WITH SPRAY FOAM OR CAULKED. DIV. B-PT. 9, 9.25.3.3.(9)
  - ALL SUMP PITS TO HAVE A SEALED COVER. DIV. B-PT. 9, 9.25.3.3.(16)
  - CLEANOUT COVERS TO BE SEALED, (WEATHER STRIPPED). DIV. B-PT. 9, 9.25.3.1.(2)
  - AIR BARRIER TO BE CONTINUOUS THROUGHOUT ENTIRE BASEMENT. DIV. B-PT. 9, 9.25.3.1.(2)
  - CAULKING IS REQUIRED AT PERIMETER OF FOUNDATION WALL/FLOOR JOINT AND ALL PIPE AND POST PENETRATIONS. DIV. B-PT. 9, 9.25.3.3.(15)
  - MAINTAIN AIR BARRIER BETWEEN COLD ROOM AND BASEMENT. DIV. B-PT. 9, 9.25.3.1.(1)
  - AIR BARRIER IS A SEPARATE INSPECTION WHICH MUST BE CALLED PRIOR TO ANY EXTERIOR FINISH (BRICK, SIDING) BEING INSTALLED. BUILDER IS RESPONSIBLE TO ENSURE AIR BARRIER DETAILS ARE IN PLACE WHEN INSPECTION CALLED. DIV. C-PT. 1, 1.3.5.1.(e.1)



TYPICAL EXTERIOR WALL TO FOUNDATION



MANUFACTURED ATTIC ACCESS LID



BELT WALL PENETRATIONS



GENERAL NOTES:

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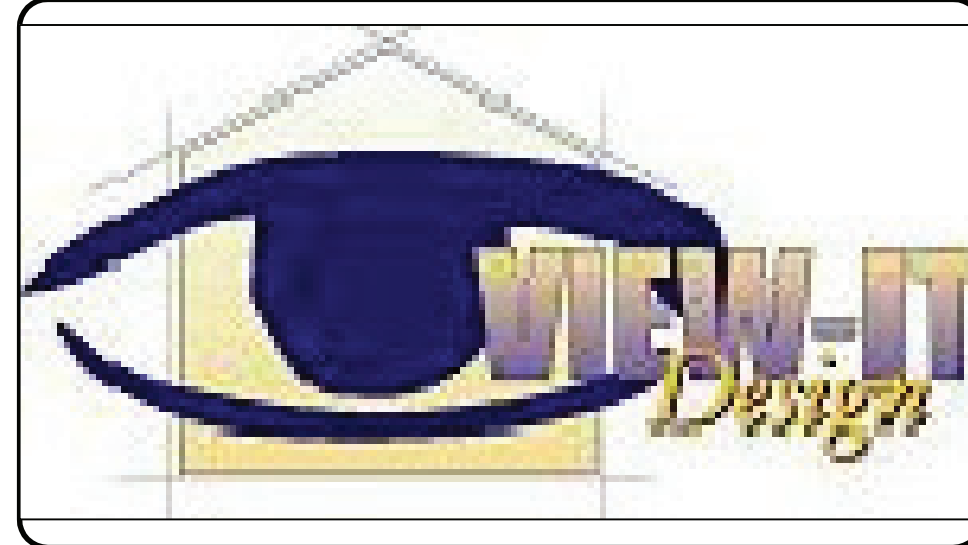
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PROPOSED 8 UNIT APARTMENT

AIR BARRIER DETAILS

|                     |                |
|---------------------|----------------|
| DRAWN BY: TONY WALL | SCALE: SEE DWG |
| DATE: JANUARY 2020  | PO# 2025       |
| SHEET NO. 6 OF 6    | A6             |