

AGENDA
THE SECOND MEETING OF THE MUNICIPAL HERITAGE
COMMITTEE

ROOM #304 / VIA ZOOM

5:00 P.M.

APRIL 12, 2023

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on February 8, 2023.

NEW BUSINESS

Heritage Alteration Permit - HAP-04-23 - 637 and 639 Talbot Street **Pages 2-25**

Heritage Alteration Permit - HAP-05-23 - 471 Talbot Street **Pages 26-38**

Heritage Assessment and Demolition of 44592 Edgeware Line

Staff will be in attendance to discuss mitigation strategies that will be used in relation to the demolition of non-heritage designated property at 44592 Edgeware Line, which had some heritage value identified as part of due diligence processes relating to industrial land development.

Overview of Property Standards Order Processes

The Chief Building Official will be in attendance to provide an overview of Property Standards Order processes.

Draft Delegation By-law for Heritage Alteration Permits

Report HCR-04-23 of the Planner. **Pages 39-42**

NEXT MEETING

May 10, 2023

ADJOURNMENT

MEMO

DATE: April 6, 2023

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
637 and 639 Talbot Street
HAP-04-23

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,



Kevin McClure, MCIP, RPP
Planner

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 5, 2023

Richard Oyefeso
127 Hartley Avenue
Brant, Ontario
N3L 0J6

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-04-23
Property: 637 and 639 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,



Kevin McClure, MCIP, RPP
Planner

cc: Jon Hindley, Deputy City Clerk, City of St. Thomas
Kathy Ratchford, Mekastin Interiors



		Report No. HCR-04-23
		File No. HAP-04-23
Directed to: Chair and Members of the Municipal Heritage Committee		Date Authored: 04/06/2023 Meeting Date: 04/12/2023
Department: Planning & Building Services Department		Attachments · Application and Supporting materials
Prepared by: Kevin McClure, Planner		
Subject: Heritage Alteration Permit for 637 and 639 Talbot Street – Kathy Ratchford		

ORIGIN:

The applicant reached out to City Staff in 2022 with a proposal for interior renovations to the building at 637-639 Talbot Street to permit residential units on the second and third floor and for renovations on the ground floor commercial unit. City Staff had a consultation meeting with the owner in June of 2022 and identified that any exterior alterations would be subject to a Heritage Alteration Permit and the policies/guidelines of the Heritage Conservation District Plan. An application was submitted for a heritage alteration permit to allow for the proposed work on April 5, 2023.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

The intent of the application is to allow for interior renovations of the building at 637-639 Talbot Street that would create several new residential units while upgrading the main floor retail space that fronts on to Talbot. Rear balconies are to be constructed for use of the residential units on the second and third floors of the building as part of the proposal. As the front façade is currently covered by cladding, exterior alterations are required to allow for occupancy of the proposed residential units that are to be established.

As part of the application package, it has been provided that they will be restoring the Talbot Street façade to its original condition and provided several photographs and images to show its previous state.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 637-639 Talbot Street has been identified as a non-contributing resource within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As such, the policies in Section 4.4 of the Heritage Conservation District Plan would apply.

Section 4.4.1 – Introduction

While Staff generally provides policy and guideline sections in the HCD Plan for the Municipal Heritage Committee's consideration for Heritage Alteration Permit applications, the policy and guidelines sections of the Non-Contributing Resources section do not translate for what is being proposed as the majority of the front façade is currently covered by cladding. That being said, the introductory section of the HCD Plan provides the following:

"It should be noted that, notwithstanding the policies of this plan, in some cases the status of a noncontributing property may be subject to change. If it is revealed that a non-contributing building (by removal of exterior cladding) contains substantial heritage fabric in sound condition that is in keeping with the heritage attributes and heritage character of the HCD, then for the purposes of this HCD Plan, it will be considered a contributing property due to the underlying nature of its architectural characteristics. As heritage alteration permits are required for the removal of exterior cladding on non-contributing buildings, changes in the contributing/non-contributing status of a property will be dealt with on a case-by-case basis as alteration permit applications are

While photographic evidence has been provided that shows the historic façade of the building, the condition of that facade will not be known until the cladding is removed, nor whether there are attributes that should be maintained/protected. Given the direction provided in this section of the HCD Plan, the MHC will need to determine how it would like to approach the proposed front façade restoration plans by the applicant through the provision of appropriate conditions in a heritage alteration permit should it support the application.

Section 4.4.3.8 – Side and Rear Elevations

The applicant is proposing new rooftop gardens/outdoor living space for the upper units. The policies of this section speak to ensuring that roofs are properly maintained, and that mechanical equipment is set back from the roofline so that it is not visible from the street. As the alterations would be visible from a rear alleyway, and generally, not a street, the MHC will need to determine whether any of these provisions should be taken into account and included in proposed conditions should the committee be supportive of the application.

Section 4.4.3.9 – Side and Rear Elevations

Exterior alterations may be required to the rear of the buildings to accommodate the lower residential units. The policies in this section of the Plan only speak to alterations complimenting the character of the HCD and being compatible with the area. Based on the proposed work, and supporting material that was submitted, it is unclear as to the extent of the alterations that are being requested. Additional information should be obtained by the applicant as to the nature and extent of the work that is being proposed.

STAFF COMMENT:

The applicant is proposing to restore the front façade of the building at 637-639 Talbot Street and complete rear alterations for the purposes of creating additional outdoor living space for the new upper residential units. While the property is identified as a “Non-Contributing Resource” in the HCD Plan, the policies and guidelines are difficult to apply given that the majority of the existing façade is covered by cladding material. There is general direction within the introductory section of the Plan that speaks to situations such as these, however, they are not identified as ‘policy’. As such, the MHC will need to determine how it wishes to approach this proposal based on the comments noted in this report and general direction in the HCD Plan.

Staff is of the understanding that the applicant may have additional elevation drawings in advance of the April 12th meeting and will be able to take direction from the Committee at that time with respect to the project itself regarding next steps.

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner



PLANNING & BUILDING SERVICES DEPARTMENT

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

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

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

OFFICE USE:	Date Application Received: _____	Consultation Date: _____
	Date Application Deemed Complete: _____	File Number: _____

OWNER/APPLICANT

1. Property Owner
 Name: RICHARD OYEFESE
 Address: 127 HARTLEY AVENUE
 Postal Code: N3L 0J6 Phone: 519-215-3136 Fax: _____
 Email: oluoye16@yahoo.com

2. Agent/Applicant
 Name: KATHY RATCHFORD
 Company: MEKASTIN INTERIORS
 Address: 21 BAY STREET BARRYS BAY, ONTARIO
 Postal Code: K0J 1B0 Phone: (250) 826 8786 Fax: _____
 Email: kathy@mekastininteriors.com

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: 637 & 639 TALBOT STREET ST. THOMAS, ON.

2. Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

Alteration to Building/Property New Construction Demolition

2. How is the property designated?

- Individually Designated Property
- Part of the Heritage Conservation District
- Both

3. 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 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

4. 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.

Floor plans
 Sections
 Front and back Elevations
 Engineering drawings
 Photos of original elevation
 Site plan

5. 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.

The 2 buildings 637 & 638 Talbot street have remained unoccupied for xxx years and is in grea disrepair. The aim is to renovate and restore the 2 units by doing the following:

- Replace the existing roof
- Restoration of Talbot street Facade to its original facade
- install a door in each building to the residential units.
- Renovation of Ground floor creating a commercial unit or shop to the front of the buildings and a studio unit with a loft to the rear pf the unit.
- Renovation of the second floor to allow for 2 x 1 bedroom apartments. 1 apartment overlooking Talbot street and 1 apartment opening out to a new roof garden at the rear of the building
- Renovation of the third floor unit to a 2 bedroom units overlooking Talbot street and opening out onto a new roof terrace.

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 KATHY KATCFORD, 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:

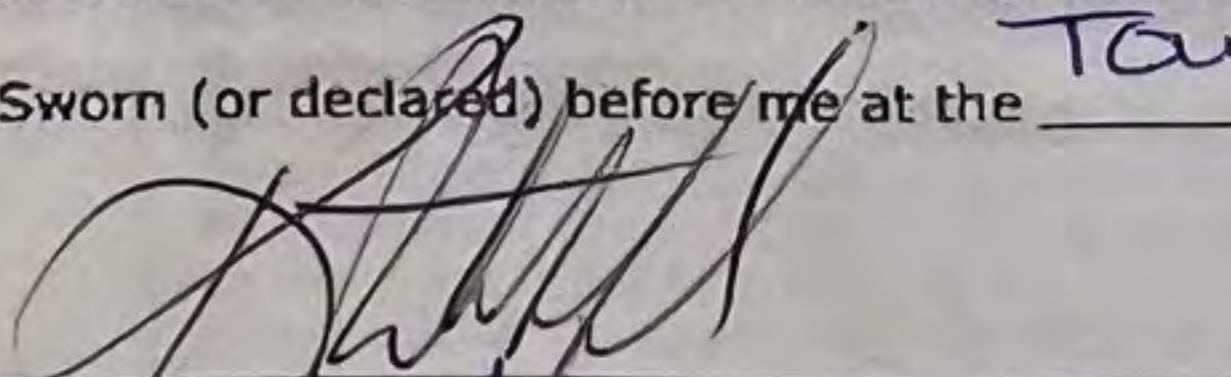
Personal information on this form is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) 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

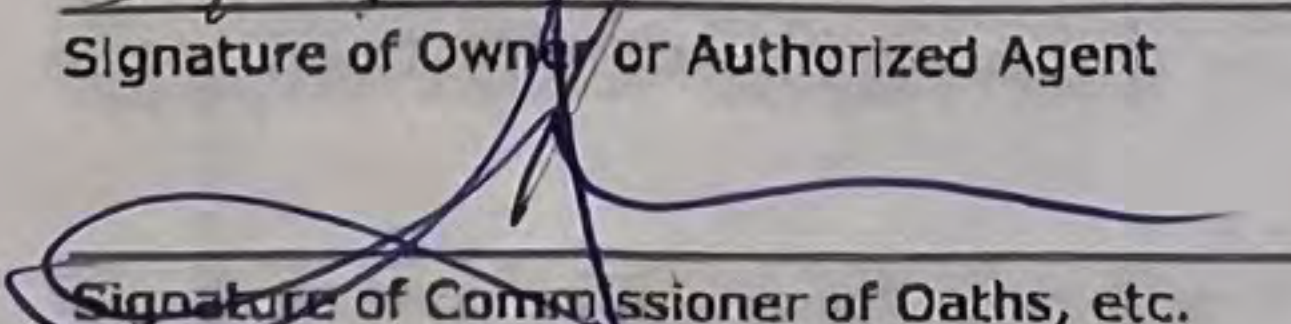
I, KATHY KATCFORD of BARRY'S BAY in the province of ONTARIO,
name of applicant City

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 Town of Collingwood on this 4 day of April, 2023.
City Day Month Year


Signature of Owner or Authorized Agent

April 4, 2023
Date


Signature of Commissioner of Oaths, etc.

Anne Christine Norris,
a Commissioner, etc.,
Province of Ontario,

for the Corporation of the Town of Collingwood.
Expires January 3, 2026.

April 4, 2023
Date

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, RICHARD OYEFESO, 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.

Mar. 24, 2023
Date

[Signature]
Signature of Owner

APPENDIX A - AUTHORIZATION OF OWNER

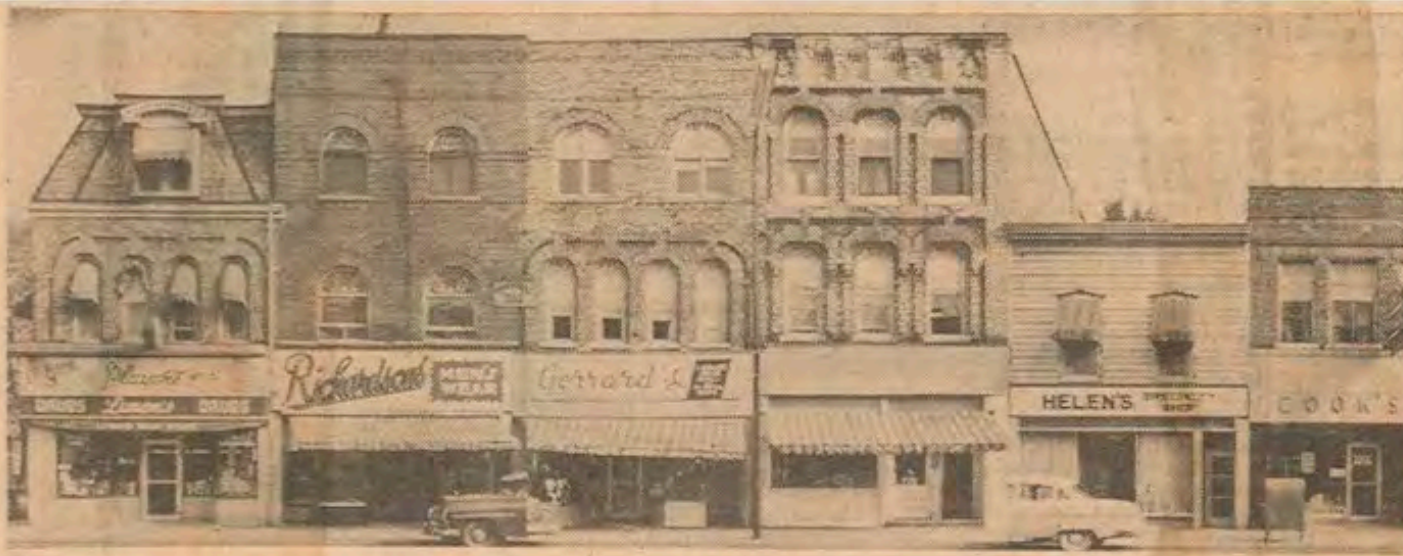
If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, RICHARD OYEFESO, am the owner of the subject lands, and I authorize KATHY LATCHFORD, 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.

Mar 24, 2023
Date

[Signature]
Signature of Owner





BEFORE — The above photo was taken before any of the major work was started on the face-



AFTER — Less than four months after work was started this nearly completed view stood out to s



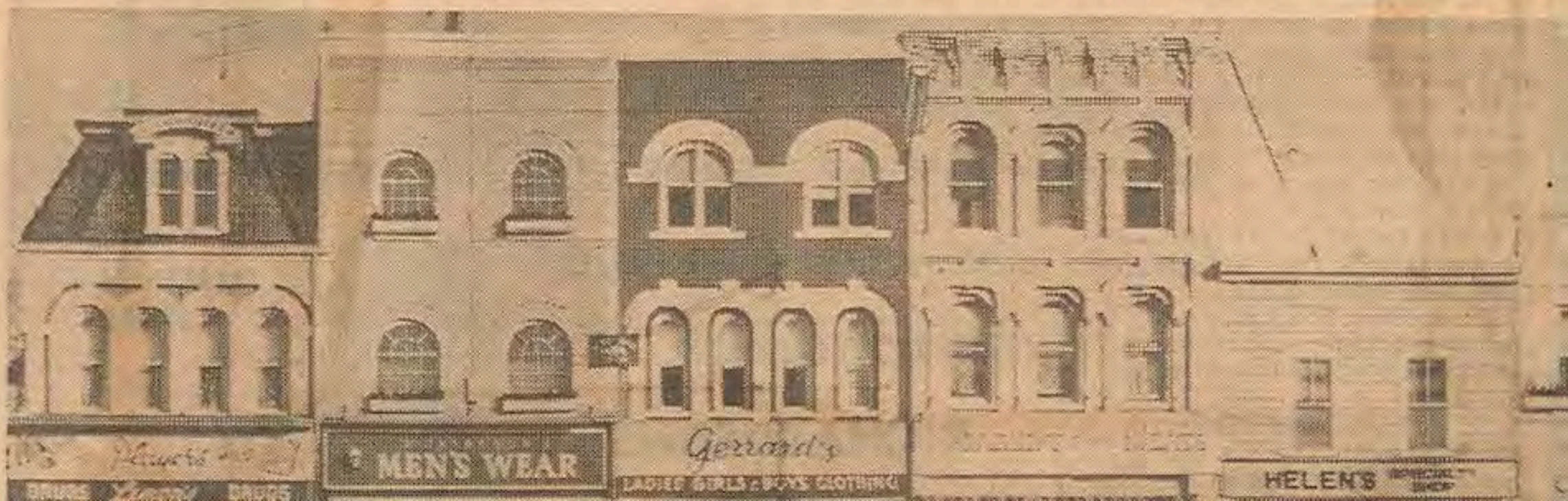
of the Flora - John Street section of Talbot St. on the north side.



s and passersby. Good points are accentuated and bad points hidden.



BEFORE — The above photo was taken before any of the major work was started on





637 & 639 Talbot Street
ST. THOMAS, ONTARIO
STATISTICS

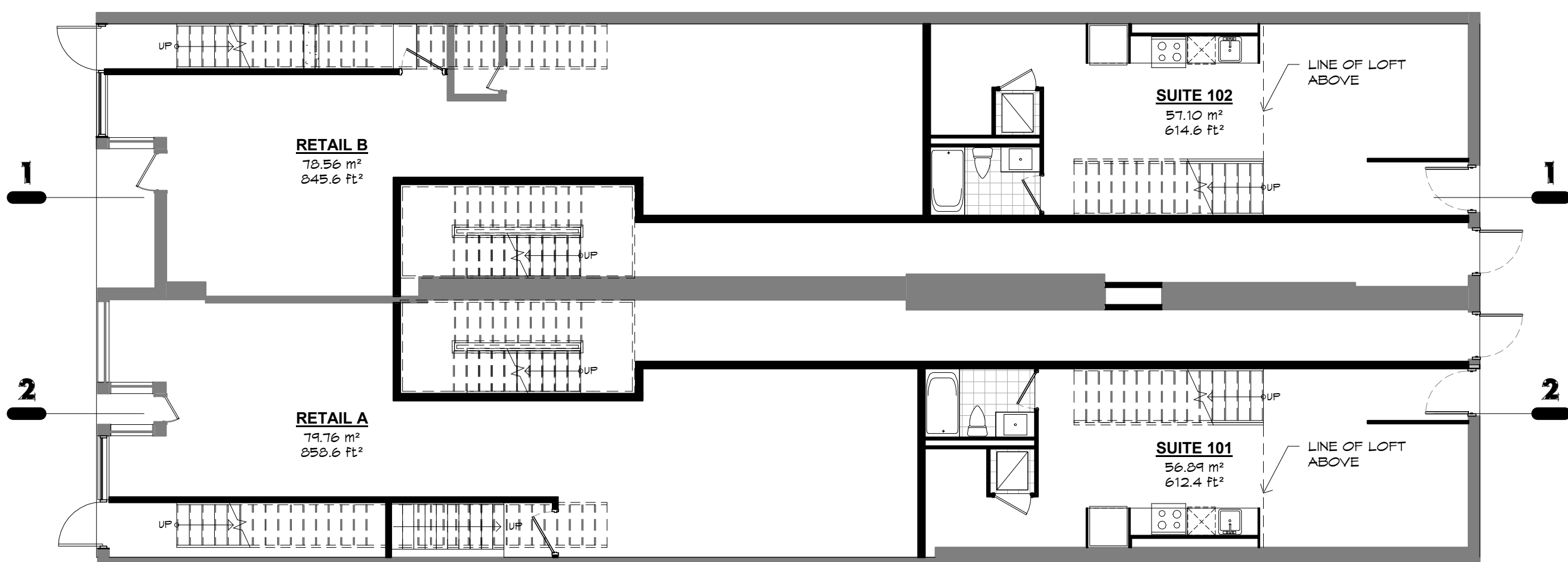
8-May-22

	m2	ft2
SITE AREA:	??	??
BUILDING AREA:	373.47	4020
FSI:	??	

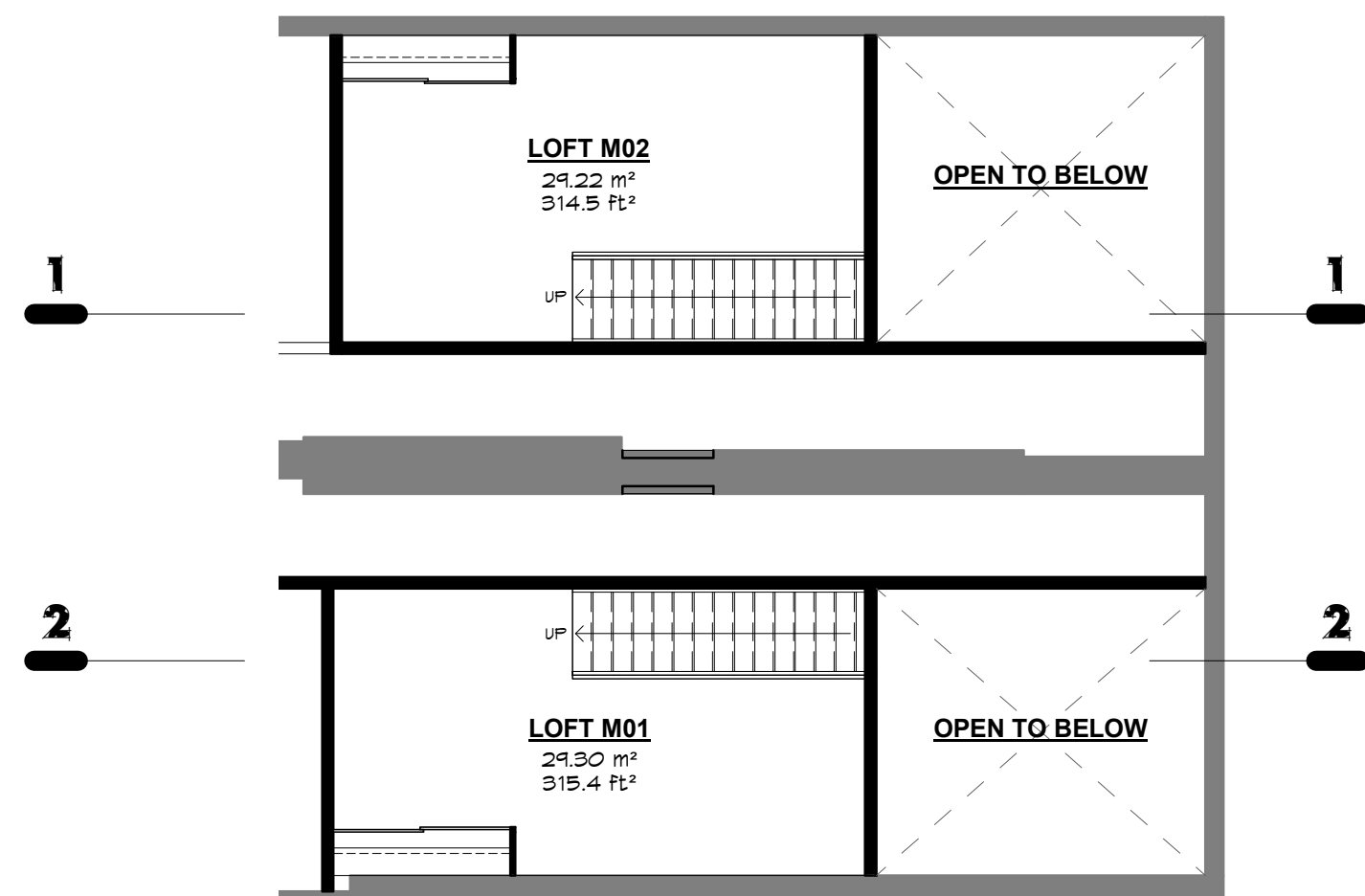
FLOOR AREA
GROSS FLOOR AREA

	RETAIL		RESIDENTIAL		COMMON		TOTAL	
	m2	ft2	m2	ft2	m2	ft2	m2	ft2
GROUND FLOOR	158.32	1,704	113.99	1,227	101.16	1,089	373.47	4,020
MEZZANINE FLOOR	0.00	0	58.52	630	0.00	0	58.52	630
SECOND FLOOR	0.00	0	187.55	2,019	52.68	567	240.23	2,586
THIRD FLOOR	0.00	0	126.48	1,361	25.52	275	152.00	1,636
SUB-TOTAL	158.32	1,704	486.54	5,237	179.36	1,931	824.22	8,872

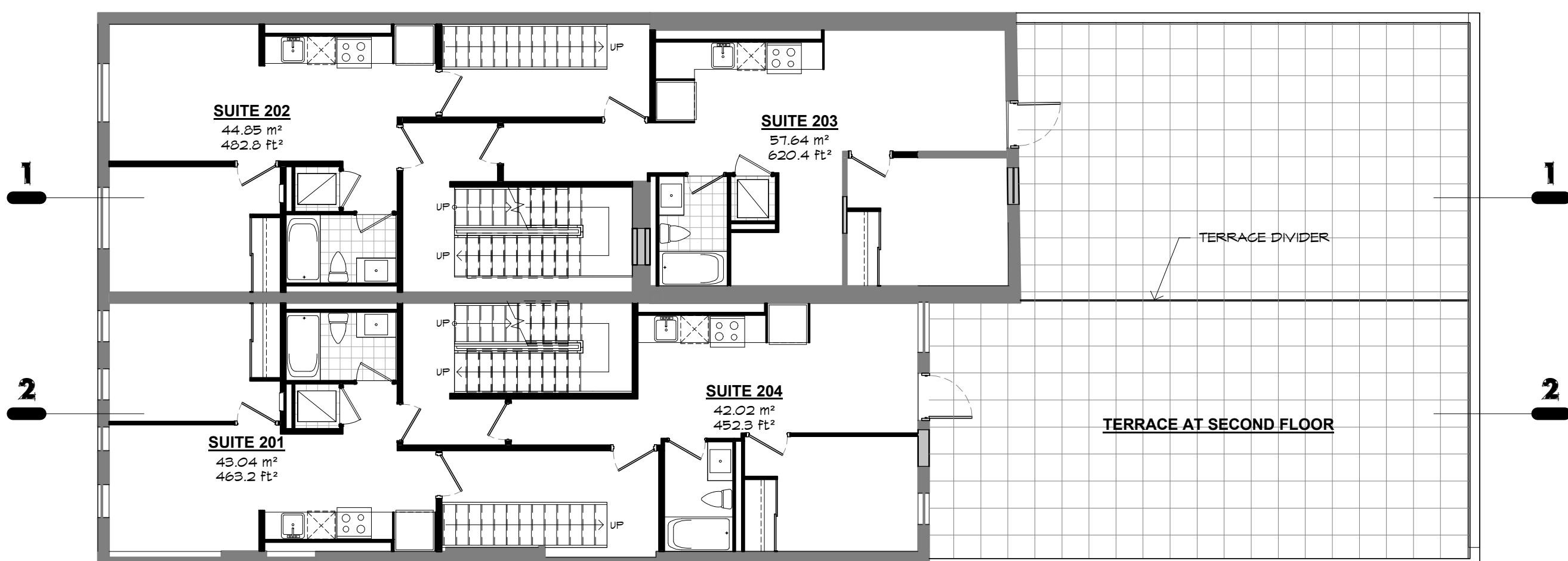
NOTE: GFA does not include Basement



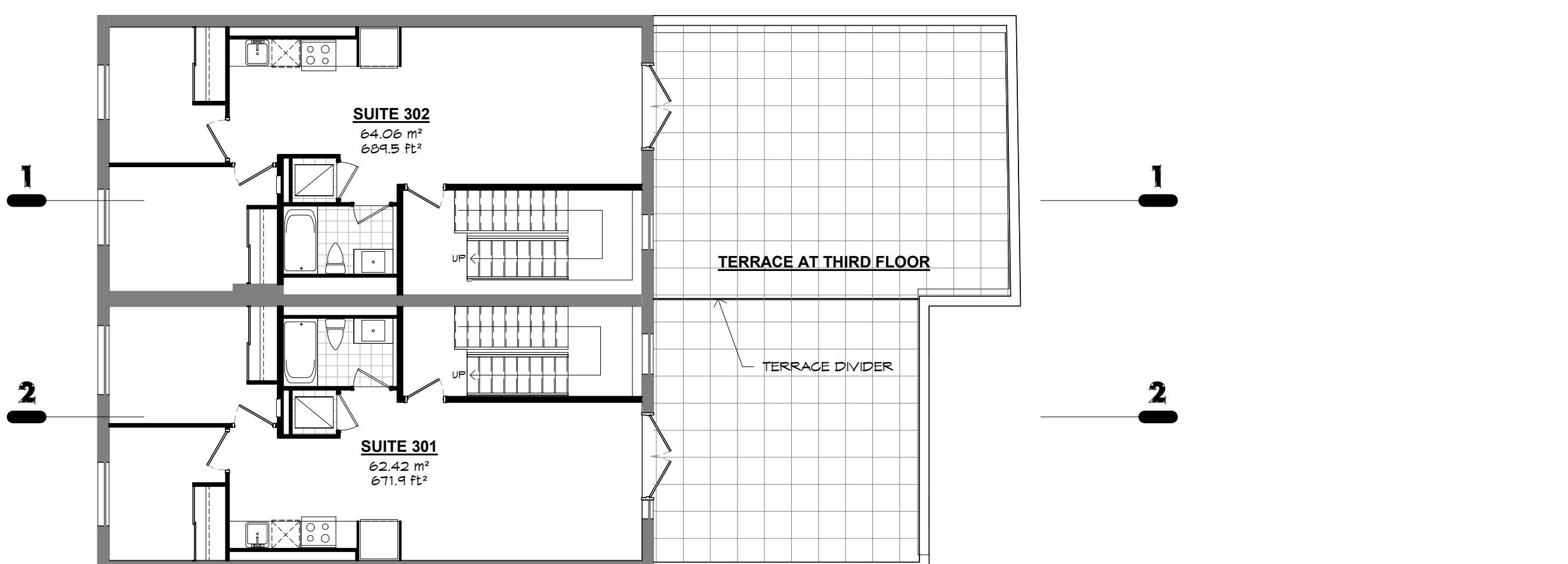
1 PROPOSED GROUND FLOOR PLAN
1:100



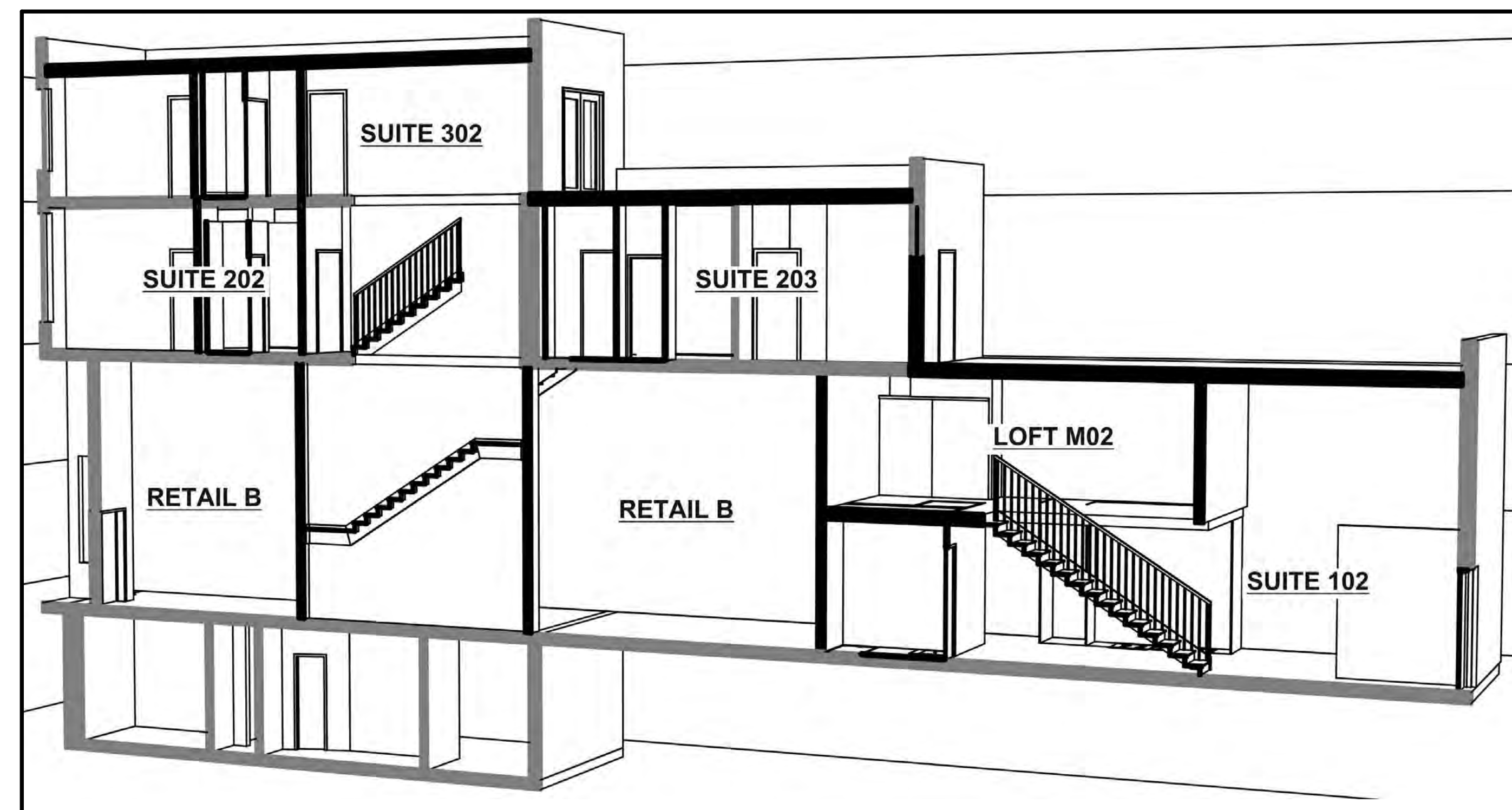
2 PROPOSED MEZZ. FLOOR PLAN
1:100



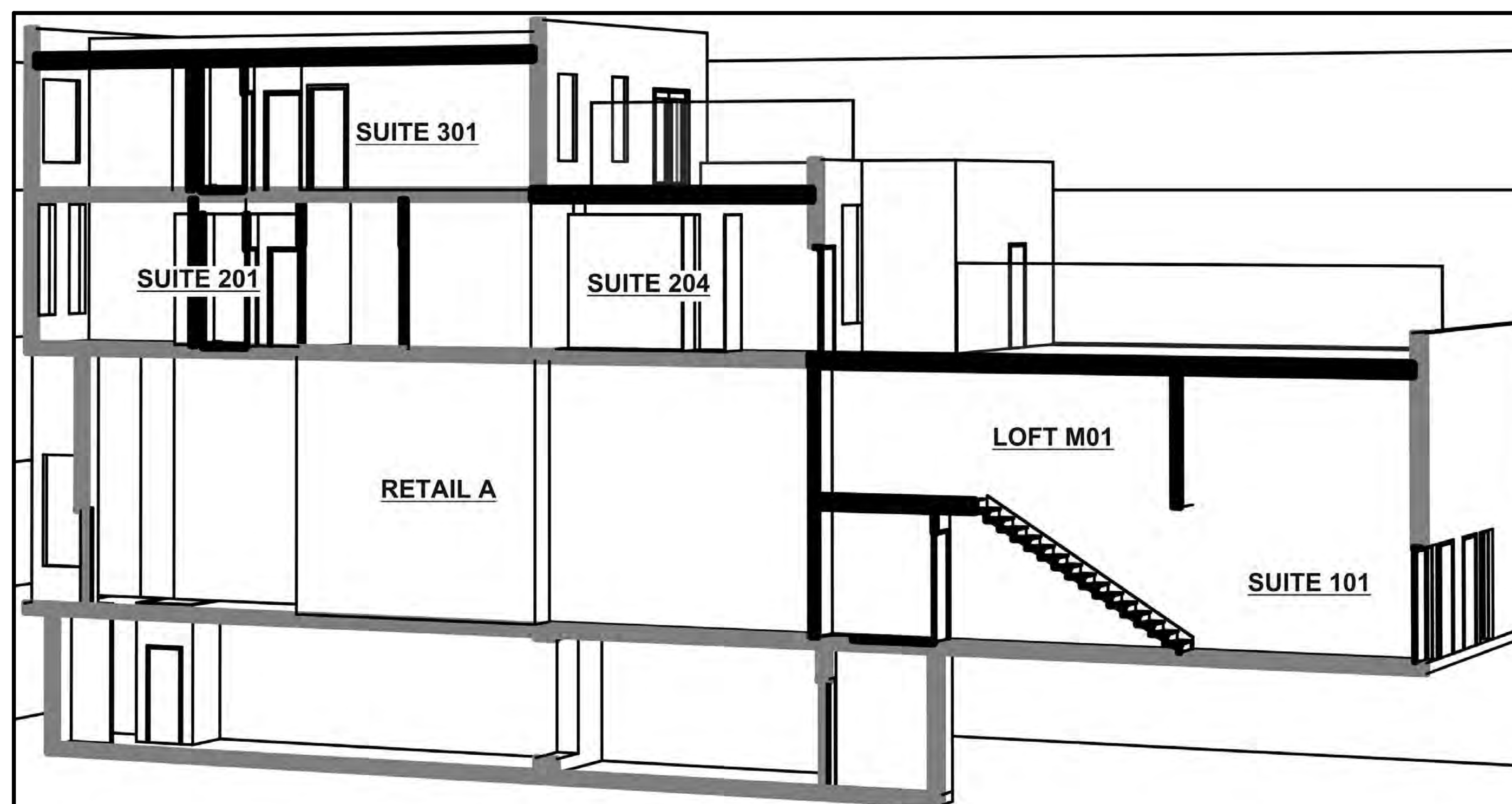
3 PROPOSED SECOND FLOOR PLAN
1:100



4 PROPOSED THIRD FLOOR PLAN
1:100



* SECTION 1-1



* SECTION 2-2

This drawing, as an instrument of service, is provided by and is the property of ADURA ARCHITECTURAL CONSULTING SOLUTIONS (AACS). The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify ADURA ARCHITECTURAL CONSULTING SOLUTIONS (AACS) of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his/her work.

NO. DATE ISSUED/REVISIONS:



SEAL:

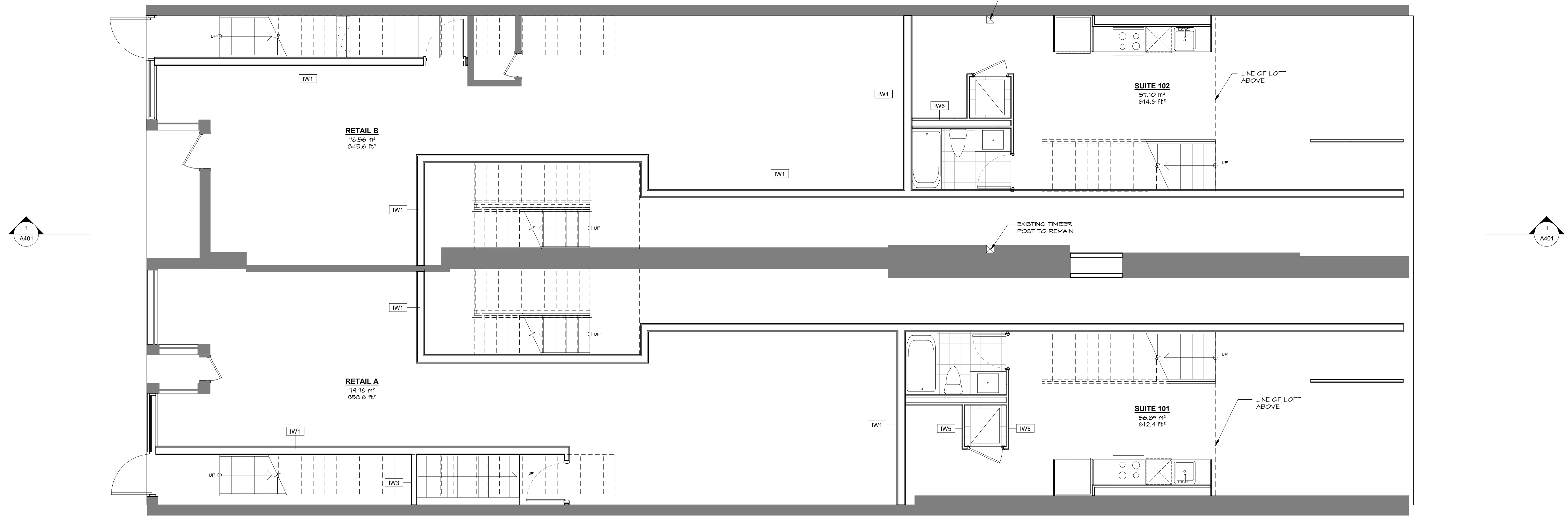
ADURA ARCHITECTURAL CONSULTING SOLUTIONS
26 ALDONSCHOOL COURT
AJAX, ON
L1S 0C5
(416)-838-9317
ADURA.ADEGBU@GMAIL.COM

PROJECT:
PROPOSED RENOVATIONS TO 637 & 639 TALBOT STREET - ST. THOMAS
637 & 639 TALBOT STREET
ST. THOMAS, ONTARIO

DRAWN: YA DATE: 04/21/22
CHECKED BY: KL
SCALE: 1:100 PROJECT NO.: 21103
SHEET TITLE:
FLOOR PLANS

SHEET NO.:
A201

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1 PROPOSED GROUND FLOOR PLAN
1 : 50



2 PROPOSED SECOND FLOOR PLAN
1 : 50

NO.	DATE	ISSUED/REVISIONS:



SEAL:

ADURA ARCHITECTURAL CONSULTING SOLUTIONS

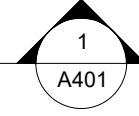
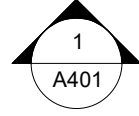
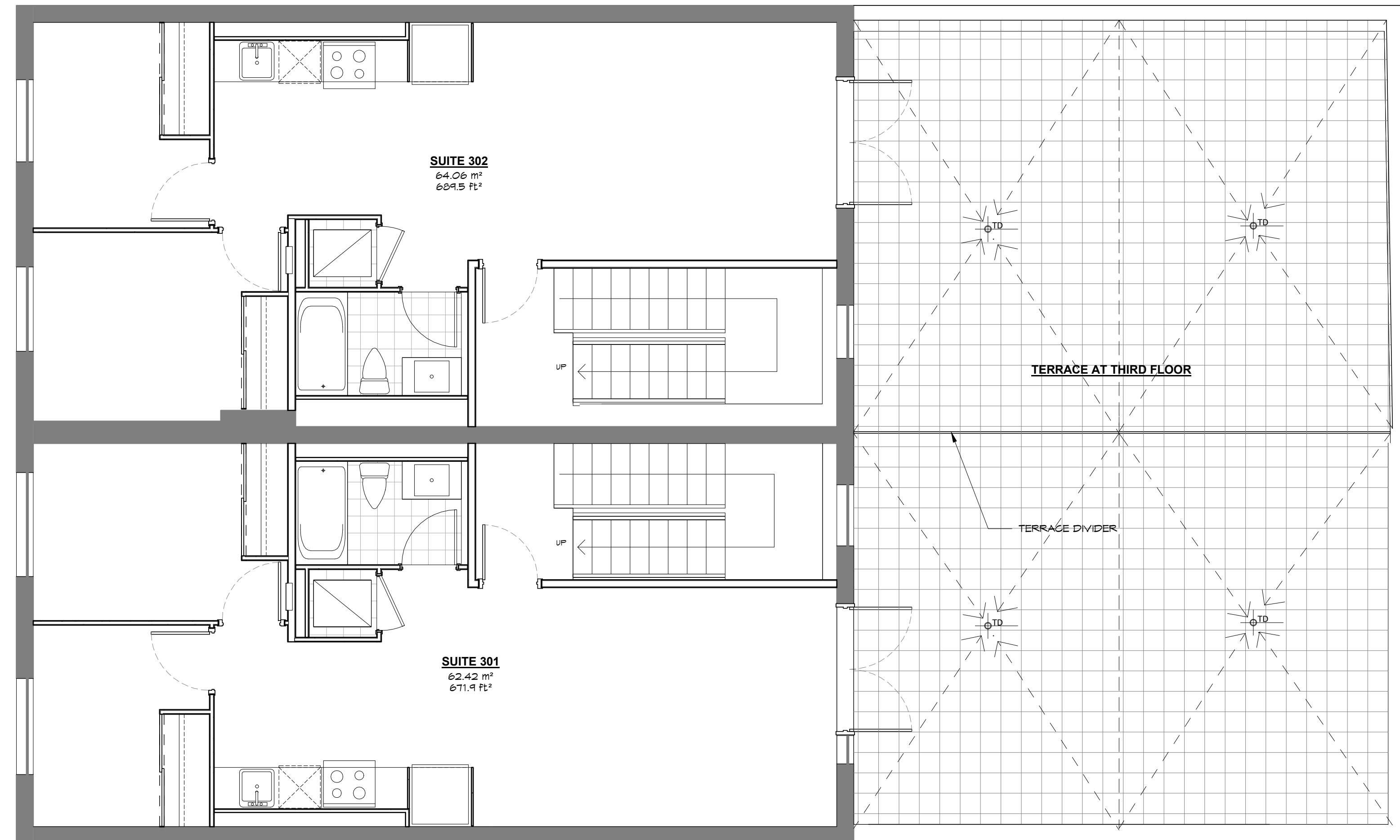
11 ELMER ADAMS DRIVE
COURTICE, ON
L1E 0G8
(416)-838-9317
ADURA.ADEGBU@GMAIL.COM

PROJECT:
PROPOSED RENOVATIONS TO 637 & 639 TALBOT STREET - ST. THOMAS
637 & 639 TALBOT STREET ST. THOMAS, ONTARIO

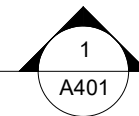
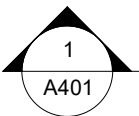
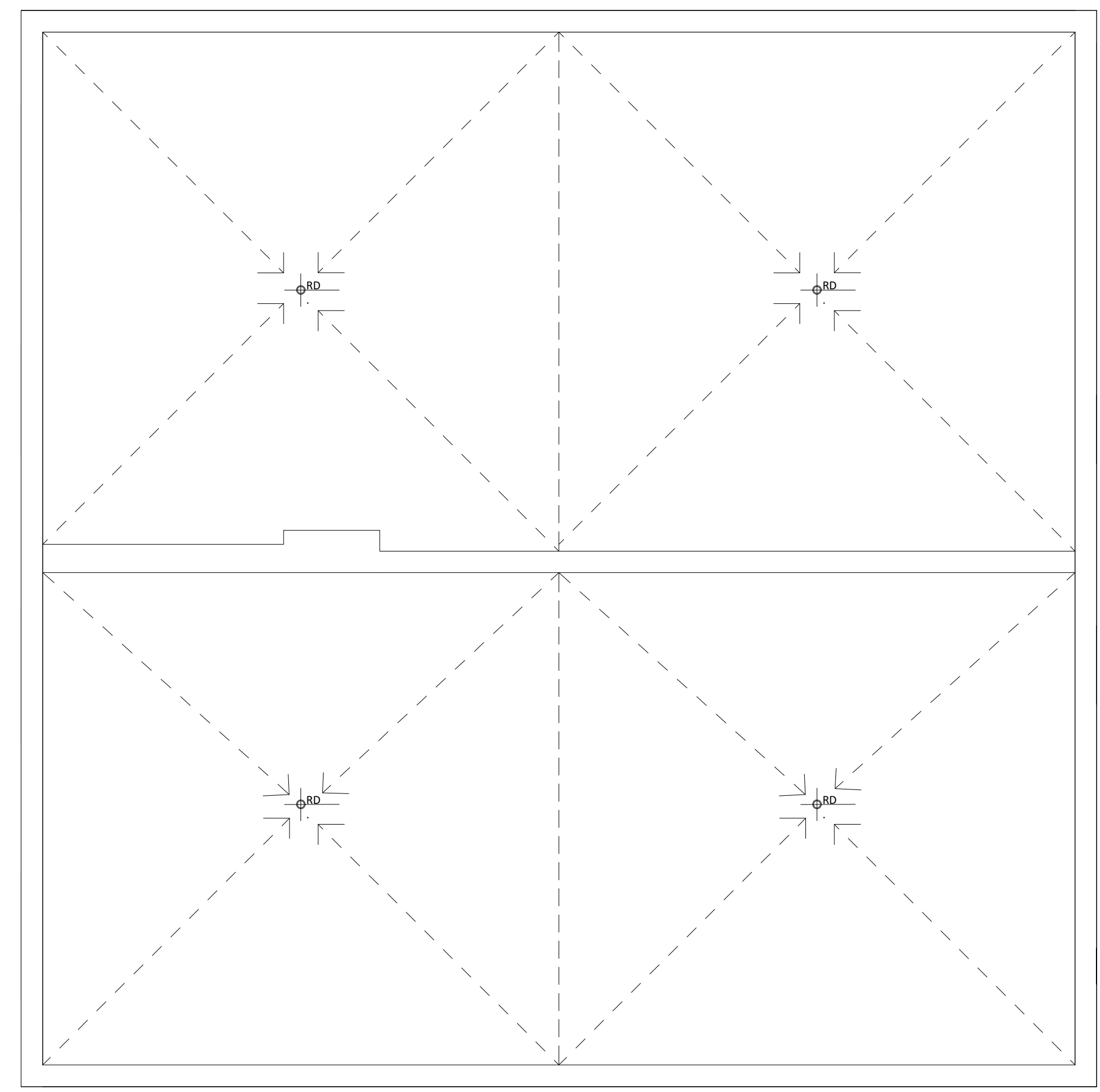
DRAWN: YA	DATE: 04/21/22
CHECKED BY: KL	PROJECT NO.: 21103
SCALE: 1 : 50	

SHEET TITLE:
FLOOR PLANS

SHEET NO.:
A201



1 PROPOSED THIRD FLOOR PLAN
1 : 50



2 PROPOSED ROOF PLAN
1 : 50

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NO.	DATE	ISSUED/REVISIONS:



SEAL:

ADURA ARCHITECTURAL CONSULTING SOLUTIONS

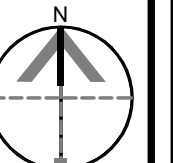


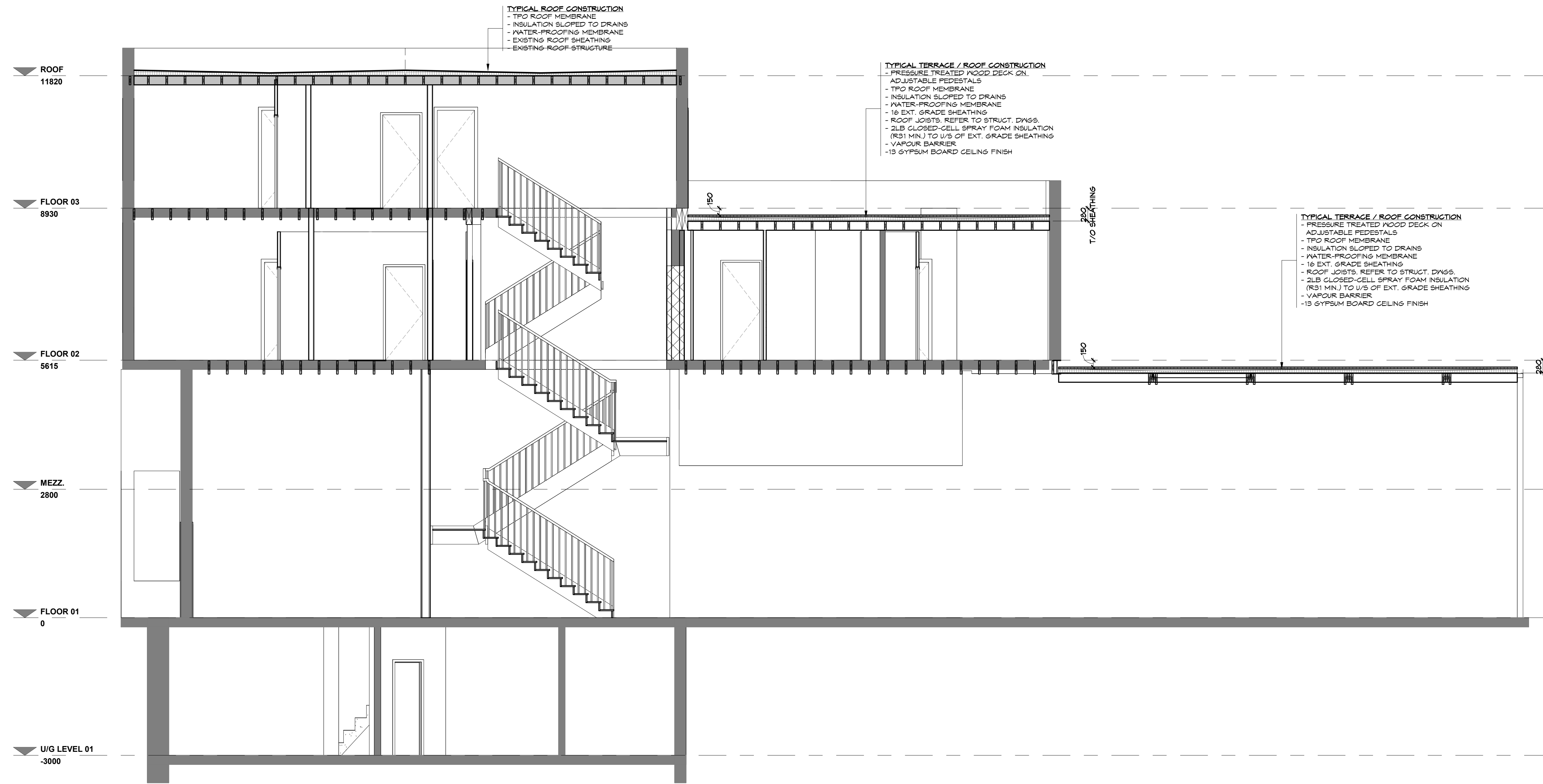
11 ELMER ADAMS DRIVE
COURTICE, ON
L1E 0G8
(416)-838-9317
ADURA.ADEGBU@GMAIL.COM

PROJECT:
PROPOSED RENOVATIONS TO 637 & 639 TALBOT STREET - ST. THOMAS
637 & 639 TALBOT STREET ST. THOMAS, ONTARIO

DRAWN: AUTHOR	DATE: 07/04/22
CHECKED BY: CHECKER	
SCALE: 1 : 50	PROJECT NO.: 21103
SHEET TITLE: FLOOR PLANS	

SHEET NO.:
A202





1 BUILDING SECTION
1 : 50

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NO.	DATE	ISSUED/REVISIONS:



SEAL:

ADURA ARCHITECTURAL CONSULTING SOLUTIONS



11 ELMER ADAMS DRIVE
COURTICE, ON
L1E 0G8
(416)-838-9317
ADURA.ADEGBU@GMAIL.COM

PROJECT:
PROPOSED RENOVATIONS TO 637 & 639 TALBOT STREET - ST. THOMAS

637 & 639 TALBOT STREET
ST. THOMAS, ONTARIO

DRAWN: AUTHOR	DATE: 07/04/22
CHECKED BY: CHECKER	
SCALE: 1 : 50	PROJECT NO.: 21103

SHEET TITLE:
BUILDING SECTION

N
SHEET NO.:
A401

GENERAL NOTES:

- 1. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FOLLOWING NOTES SHALL GOVERN.
2. ALL WORK ON THIS PROJECT SHALL CONFORM TO THE ONTARIO BUILDING CODE AS IN EFFECT JANUARY 2022 (OBC 2012 (2022))...

FOUNDATIONS:

- 1. ALL FOOTINGS SHALL BE FOUND IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
2. DESIGN BEARING PRESSURES ON UNDISTURBED NATIVE SOIL OR APPROVED ENGINEERED FILL ARE AS FOLLOWS:
3. SLS: 150 (3000) UNITS (KPa)
4. SLS: 225 (4500) UNITS (KPa)

CONCRETE

- 1. ALL REINFORCED CONCRETE ELEMENTS ARE DESIGNED IN ACCORDANCE WITH CANCSA-A23.3
2. CONCRETE WORK SHALL CONFORM TO CANCSA-A23.1, 2.3 FOR MATERIALS AND WORKMANSHIP.
3. CLASSES OF CONCRETE SHALL BE PLACED IN THE LOCATIONS NOTED:
CLASS OF CONCRETE STRENGTH W/C RATIO AIR ENTRAINMENT CHLORIDE ION

MASONRY VENEER (BRICK, STONE AND CONCRETE BLOCK):

- 1. MASONRY SHALL CONFORM TO CANCSA S304.1 'DESIGN OF MASONRY STRUCTURES' AND CANCSA-A371 'MASONRY CONSTRUCTION FOR BUILDINGS'.
2. PROTECT ALL WORK FROM FROST DAMAGE IN ACCORDANCE WITH RECOMMENDED PRACTICES AS PUBLISHED BY THE INTERNATIONAL MASONRY ALL WEATHER COUNCIL.
3. MASONRY UNITS USED AS AN EXTENDED VENEER SHALL BE NON-LOAD BEARING AND INSTALLED WITH A FULL BED OF TYPE 'N' MORTAR...

STRUCTURAL STEEL:

- 1. ALL STRUCTURAL STEEL ELEMENTS ARE DESIGNED IN ACCORDANCE WITH CANCSA-S16.
2. SUBMIT ERECTION AND SHOP DRAWINGS FOR REVIEW BY THE PROJECT ENGINEER. STANDARD CONNECTIONS SHALL CONFORM TO THE HANDBOOK OF STEEL CONSTRUCTION.
3. STRUCTURAL STEEL BEAMS AND COLUMNS SHALL CONFORM TO ASTM A36 (305 MPa) UNLESS NOTED.
4. STRUCTURAL STEEL CHANNELS AND ANGLES SHALL CONFORM TO CANCSA G40.21 GRADE 300W UNLESS NOTED.

WOOD CONSTRUCTION

- 1. WOOD FRAMING DESIGN AND CONSTRUCTION SHALL CONFORM TO CANCSA-08 'ENGINEERING DESIGN IN WOOD'.
2. WOOD TRUSSES AND MANUFACTURED FRAMING MEMBERS ARE TO BE DESIGNED & CERTIFIED BY A PROFESSIONAL ENGINEER.
3. PROVIDE ADEQUATE BEARING SURFACE FOR THE TRUSS BEARING LOADS.
4. FRAMED WALLS ARE TO BE WIND BRACED IN BOTH DIRECTIONS.

STRUCTURAL COMPOSITE LUMBER BEAMS - LSL, LVL AND PSL

- 1. LSL = WEYERHAEUSER 1.55E TIMBERSTRAND LVL WITH MINIMUM VALUES:
E = 1.55 x 10^6 psi, Fb = 4.296 psi, Fv = 575 psi, G = 96.875 psi
2. LVL = WEYERHAEUSER 2.0E MICROLAM LVL WITH MINIMUM VALUES:
E = 2.0 x 10^6 psi, Fb = 4.895 psi, Fv = 530 psi, G = 125.000 psi, pmp = 1365 psi

HEAVY TIMBER:

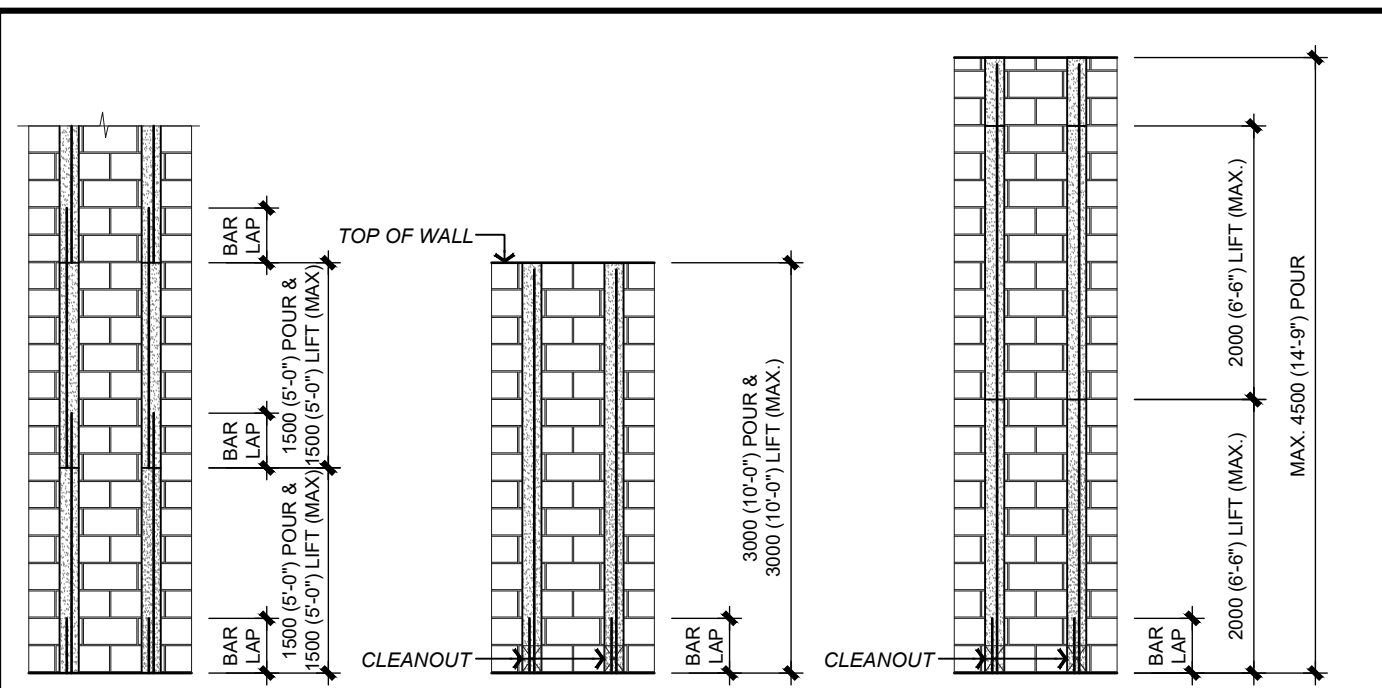
- 1. SAWN TIMBER SHALL BE NORTHERN NO. 1, OR BETTER AS DEFINED IN THE CANCSA-086 UNLESS NOTED OTHERWISE. ALL UNGRADED TIMBER IS ASSUMED TO BE NO. 2 GRADE.
2. TIMBER SHALL HAVE A GRADE STAMP OR A CERTIFICATE OF GRADE FROM THE GRADER.
3. TIMBER SHALL BE SEASONED TO A MOISTURE CONTENT OF 19% OR LESS AT TIME OF ASSEMBLY. TIMBER INSTALLED IN A 'GREEN' STATE OR GREATER THAN 19% MOISTURE CONTENT HAS A REDUCED CAPACITY. CONTACT TACOMA ENGINEERS FOR A REDESIGN.

GLASS AS GUARDS:

- 1. GLASS FOR GUARDS MUST CONFORM TO OBC 2012 (2022) SB-13: GLASS IN GUARDS, INCLUDING FOR GLASS TYPES IN PROXIMITY TO FLOOR EDGES.
2. GLASS TYPE SHALL BE SUITABLE FOR GUARDS, GLAZING OR EXTERIOR ELEMENTS AS APPLICABLE.
3. DESIGN GLASS TO RESIST GUARD AND HANDRAIL LOADS WHERE PRESENT, WITH WIND LOADS IN COMBINATION.

HERITAGE DESIGNATION:

- 1. THIS PROPERTY IS DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT, A HERITAGE PERMIT MAY BE REQUIRED DEPENDING ON LOCAL BY-LAWS.
2. BUILDING DATE OF CONSTRUCTION: N/A
3. LOCAL MUNICIPAL HERITAGE CONTACT: N/A



- NO CLEANOUTS (CO) REQUIRED
• WALL BUILT IN 1500mm (5'-0") HIGH LIFTS (MAX.)
• BARS SPliced AT FOUR HEIGHT
• CLEANOUTS (CO) REQUIRED AT EACH BAR LOCATION. FULLY GROUTED WALLS WITHOUT BARS REQUIRE CLEANOUTS AT 800mm (32") OC.
• WALL BUILT FULL HEIGHT
• BARS INSTALLED AT FULL LENGTH
• GROUT LIFTS EVERY 2000mm (6'-6") IF WALL HEIGHT EXCEEDS 3000mm (10'-0")
• GROUT SHALL BE CONSOLIDATED BY PUDDLING OR VIBRATING DURING POURING

MASONRY WALL GROUTING TECHNIQUES

NOTES:

- 1. CONTRACTOR SHALL CONSTRUCT ALL REINFORCED AND GROUTED WALL SYSTEMS IN ACCORDANCE TO ONE OF THE TWO GROUTING METHODS IDENTIFIED ABOVE (ref. 1). A 3RD OPTION IS PERMITTED IF THE WALL IS CONSTRUCTED IN ACCORDANCE TO MSJC (2005) (ref. 3) OR CONSTRUCTED WITH THE USE OF DEMONSTRATION PANELS IN ACCORDANCE WITH NCMAT TEC 3-2A.
2. THE MASONRY SHALL BE SUFFICIENTLY CURED TO PREVENT BLOWOUTS OF THE MORTAR JOINTS PRIOR TO CONSOLIDATION METHODS OR HYDROSTATIC PRESSURE OF THE GROUT (REF. 2).

DEFINITIONS:

- GROUT LIFT: THE AMOUNT OF GROUT PLACED IN A SINGLE CONTINUOUS OPERATION
GROUT POUR: THE ENTIRE HEIGHT OF MASONRY TO BE GROUTED PRIOR TO THE CONSTRUCTION OF ADDITIONAL MASONRY. A POUR MAY BE COMPRISED OF ONE LIFT OR A NUMBER OF SUCCESSIVELY PLACED GROUT LIFTS.
CLEANOUTS: OPENINGS IN THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR, WHEN THE GROUT POUR EXCEEDS 1500mm (5'-0").
COARSE (LARGER GROUT SPACES): 1 PART PORTLAND CEMENT, 3 PARTS SAND
FINE (GROUT SPACES 50mm OR LESS): 1 PART PORTLAND CEMENT, 3 PARTS SAND

REFERENCES:

- 1. GROUTING CONCRETE MASONRY WALLS, NCMAT TEC 3-2A, NATIONAL CONCRETE MASONRY ASSOCIATION, 2005
2. MASONRY CONSTRUCTION FOR BUILDINGS, CANCSA-A371-04, CANADIAN STANDARDS ASSOCIATION, REAFFIRMED 2009
3. SPECIFICATION FOR MASONRY STRUCTURES, ACI 530.1-05/ASCE 6-05/MSJC 602-05, REPORTED BY THE MASONRY STANDARDS JOINT COMMITTEE, 2005

TABLE 1: SHOP DRAWING SUBMITTALS

Table with 5 columns: ITEM, REQUIRED SUBMITTAL?, ENGINEER'S STAMP REQ'D?, NOTES. Rows include CONCRETE MIX DESIGN, REINFORCING STEEL, PRECAST CONCRETE ELEMENTS, etc.

TABLE 2: REQUIRED TESTING & INSPECTION

Table with 3 columns: ITEM, REQ'D, NOTES. Rows include SOIL BEARING CAPACITY, SOIL COMPACTION, CONCRETE COMPRESSIVE TESTS, etc.

TABLE 3: REQUIRED SITE MEETINGS

Table with 3 columns: ITEM, REQ'D, NOTES. Rows include EXISTING MASONRY REPAIR AND REINFORCED BLOCK WALLS.

STRUCTURAL DESIGN LOADS:

- 1. STRUCTURAL DESIGN IS TO OBC 2012 (2022) PART 9
2. PRIMARY GRAVITATIONAL SYSTEMS: ROOFS/FLOORS: 06 - LIGHT WOOD FRAMING AND /OR TRUSSES WITH WOOD SHEATHING
VERTICAL LOAD BEARING: 04 - EXISTING MASONRY WALLS & STEEL LINTELS / BEAMS
06 - WOOD STUD FRAMING & WOOD BEAMS
FOUNDATIONS: 03 - POURED CONCRETE SHALLOW FOUNDATIONS

MASONRY (CONCRETE BLOCK):

- 1. MASONRY SHALL CONFORM TO CANCSA S304.1 'DESIGN OF MASONRY STRUCTURES' AND CANCSA-A371 'MASONRY CONSTRUCTION FOR BUILDINGS'.
2. PROTECT ALL WORK FROM FROST DAMAGE IN ACCORDANCE WITH RECOMMENDED PRACTICES AS PUBLISHED BY THE INTERNATIONAL MASONRY ALL WEATHER COUNCIL.
3. MASONRY UNITS USED AS AN EXTENDED VENEER SHALL BE NON-LOAD BEARING AND INSTALLED WITH A FULL BED OF TYPE 'N' MORTAR...

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Revision table with columns: No., Date, Issued for Revision. Row 1: 1, NOV. 16, 2022, ISSUED FOR COORDINATION.

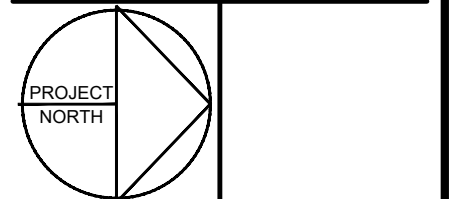
TACOMA ENGINEERS logo and contact information: 155 Frohisher Drive, Suite F220 Waterloo, Ontario, N2V 2E1. Tel: 226.647.0109 www.tacomaingenr.com

13290280 CANADA INC. Barry's Bay, Ontario 637 & 639 TALBOT RENOVATIONS 637 & 639 Talbot Street, St. Thomas

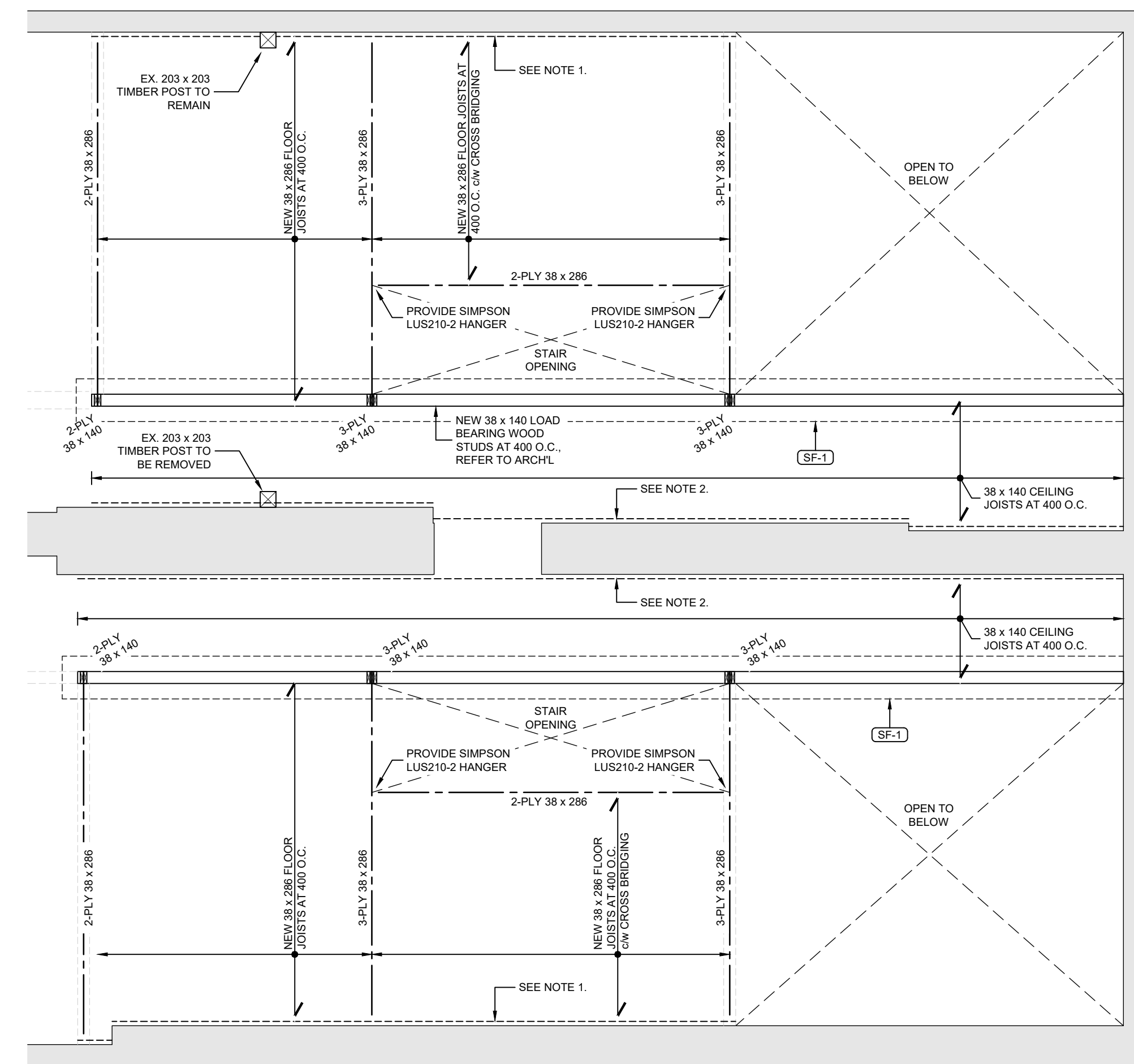
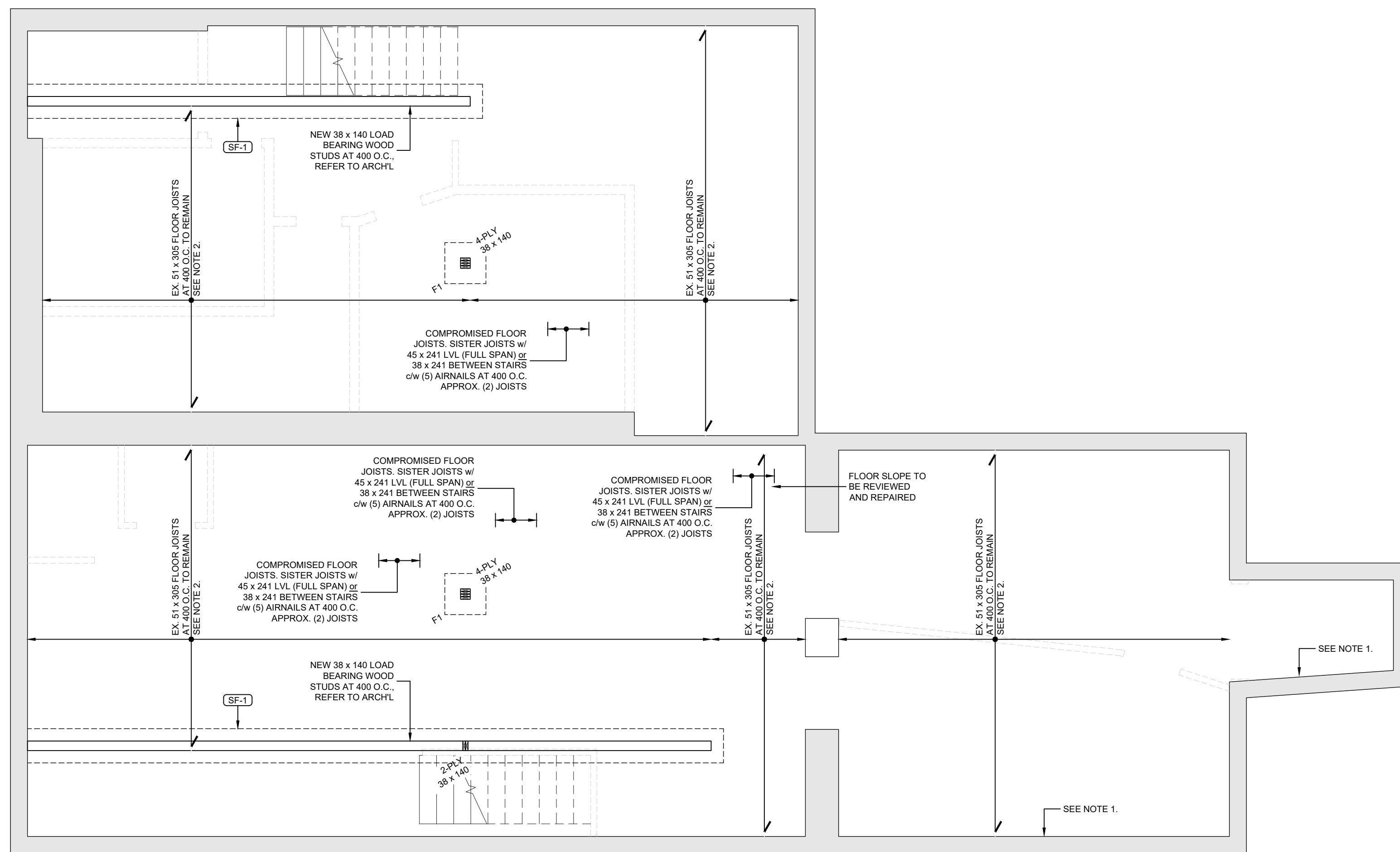
STRUCTURAL NOTES

Table with 2 columns: Prepped By: TW-00596-22, Drawn By: M. RENKER

S1.1



No.	Date	Issued for/Revision
1.	NOV. 16 2022	ISSUED FOR COORDINATION



FOUNDATION PLAN AND MAIN FLOOR FRAMING PLAN

SCALE: 1/50

GENERAL NOTES:

- REFER TO ARCHITECTURAL DRAWINGS PROVIDED BY ADURA ARCHITECTURAL SOLUTIONS, PROJECT NO. 21103
- CONTRACTOR IS TO VERIFY EXISTING CONDITIONS PRIOR TO STARTING WORK AND REPORT BACK ANY DEFICIENCIES TO TACOMA ENGINEERS
- CONTRACTOR TO PROVIDE TEMPORARY SHORING AND BRACING TO THE STRUCTURE PRIOR TO COMPLETING ANY REINFORCEMENT WORK. DESIGN AND INSTALLATION OF TEMPORARY SHORING DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR TO SITE CONFIRM DIMENSIONS PRIOR TO STARTING CONSTRUCTION.

CONSTRUCTION NOTES:

- (AS REFERENCED ON FOUNDATION PLAN AND MAIN FLOOR FRAMING PLAN)
- MASONRY REPAIR REQUIRED. MASON TO MEET WITH TACOMA ENGINEERS PRIOR TO COMMENCING WORK. REFER TO NOTES AND DETAILS ON S3.2.
 - FLOOR DESIGN ASSUMES WOOD BASED FLOORS ONLY. CONCRETE FLOOR TOPPING REQUIRES REINFORCEMENT OF ALL JOISTS.

MAIN FLOOR MEZZANINE FRAMING PLAN

SCALE: 1/50

GENERAL NOTES:

- REFER TO ARCHITECTURAL DRAWINGS PROVIDED BY ADURA ARCHITECTURAL SOLUTIONS, PROJECT NO. 21103
- CONTRACTOR IS TO VERIFY EXISTING CONDITIONS PRIOR TO STARTING WORK AND REPORT BACK ANY DEFICIENCIES TO TACOMA ENGINEERS
- CONTRACTOR TO PROVIDE TEMPORARY SHORING AND BRACING TO THE STRUCTURE PRIOR TO COMPLETING ANY REINFORCEMENT WORK. DESIGN AND INSTALLATION OF TEMPORARY SHORING DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR TO SITE CONFIRM DIMENSIONS PRIOR TO STARTING CONSTRUCTION.

CONSTRUCTION NOTES:

- (AS REFERENCED ON MEZZANINE FLOOR FRAMING PLAN)
- 1-PLY 38 x 286 FLUSH LEDGER BOARD c/w 2 - 16mm DIA. x 203 LONG THREADED RODS AT 300 O.C. DRILLED AND EPOXY TO EXISTING BRICK WALL w/ HIT-HY 270 + HIT-SC SCREEN TUBES. PROVIDE MIN. 152 EMBEDMENT. LOCATE THREADED ROD 51mm FROM TOP AND BOTTOM OF LEDGER BOARD.
 - 1-PLY 38 x 140 FLUSH LEDGER BOARD c/w 1 - 16mm DIA. x 203 LONG THREADED RODS AT 600 O.C. DRILLED AND EPOXY TO EXISTING BRICK WALL w/ HIT-HY 270 + HIT-SC SCREEN TUBES. PROVIDE MIN. 152 EMBEDMENT. LOCATE THREADED ROD 51mm FROM TOP AND BOTTOM OF LEDGER BOARD.

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F1	600 x 600 x 300 THICK	UNREINFORCED

- NOTES:
- PROVIDE 75 CONCRETE COVER TO US OF REINFORCING STEEL PLACED AGAINST SOIL, U.N.O.
 - REFER TO PIER SCHEDULE FOR DOWELS REQUIREMENTS FROM PIER ABOVE.
 - FOOTINGS TO BE FOUNDED ON SOILS WITH A MIN. 144 kPa (3000 psf) BEARING CAPACITY. TO BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

STRIP FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
SF-1	500 WIDE x 200 THICK	2 - 15M CONTINUOUS

- NOTES:
- PROVIDE 75 CONCRETE COVER TO US OF REINFORCING STEEL PLACED AGAINST SOIL, U.N.O.
 - REFER TO WALL SCHEDULE FOR DOWELS REQUIREMENTS FROM WALL ABOVE.
 - FOOTINGS TO BE FOUNDED ON SOILS WITH A MIN. 144 kPa (3000 psf) BEARING CAPACITY. TO BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

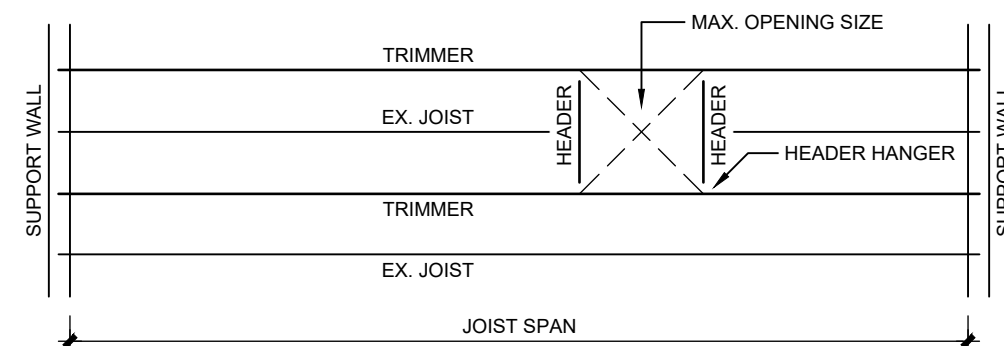
BRICK LINTEL SCHED.		
MARK	TYPE	MAX. SPAN
BL1	L 89 x 89 x 6.4	UP TO 1500
BL2	L 102 x 89 x 7.9 (LLV)	UP TO 2100
BL3	L 127 x 89 x 7.9 (LLV)	UP TO 2400
BL4	L 152 x 102 x 9.5 (LLV)	UP TO 3000

- NOTES:
- MIN. BEARING FOR STEEL BRICK LINTELS TO BE 150, U.N.O.

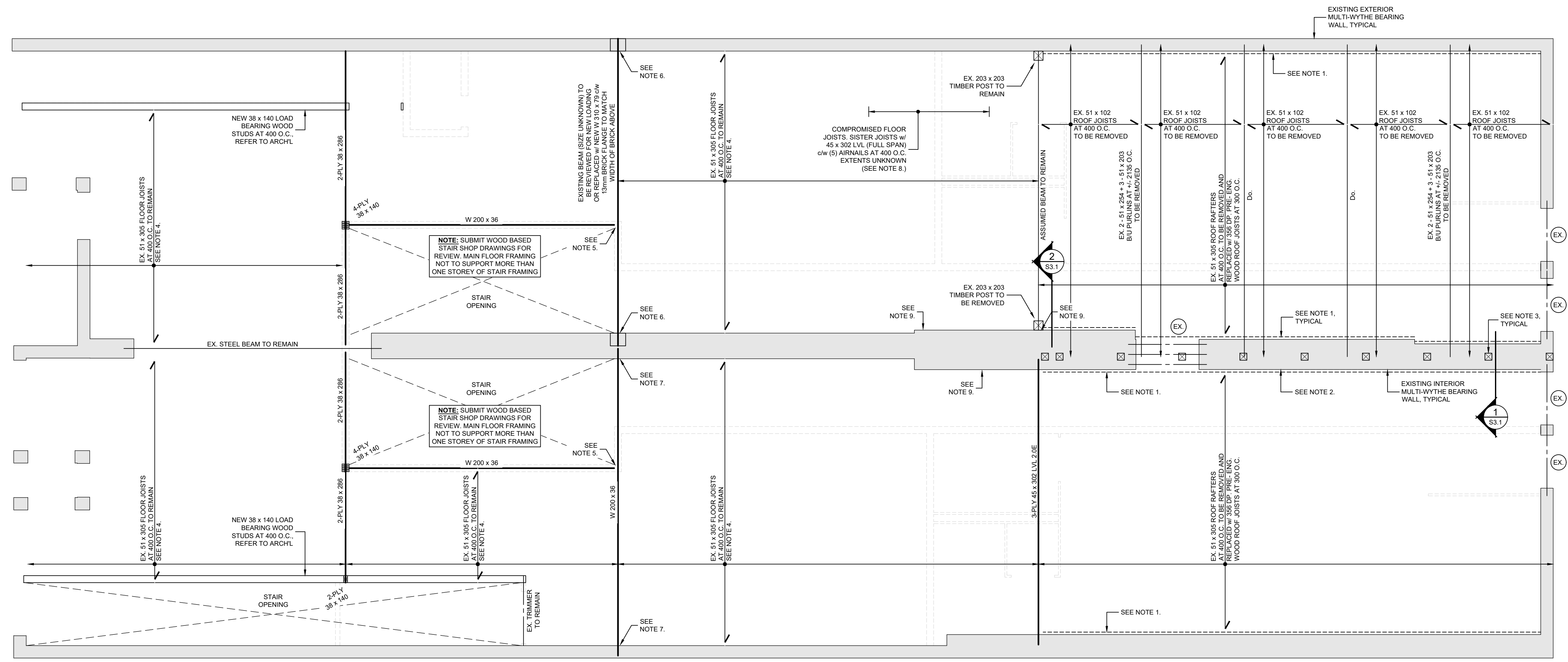
LINTEL SCHEDULE	
MARK	TYPE
EX.	EXISTING LINTEL TO REMAIN
L1	1 JACK + 1 KING STUD
L2	2-PLY 38 x 184
L3	2-PLY 44 x 302 LVL 2.0E MICROLAM

EXISTING JOIST REINFORCEMENT SCHEDULE								
EXISTING JOIST SIZE	LEVEL	MAX. JOIST SPAN (m)	TYP. JOIST SPACING (mm)	MAX. OPENING SIZE (mm)	HEADER	SIMPSON HEADER HANGERS	TRIMMER	NOTES
51 x 203	ROOF	5.94	400 O.C.	820 x 820	2 - 38 x 184	LUS26-2	3 - 45 x 184 LVL	1 - 45 x 302 MAY BE SUBSTITUTED IF MEMBER DEPTH IS NOT A CONSTRAINING FACTOR
51 x 203	ROOF	5.94	400 O.C.	1200 x 1200	2 - 38 x 184	LUS26-2	3 - 45 x 184 LVL	1 - 45 x 302 MAY BE SUBSTITUTED IF MEMBER DEPTH IS NOT A CONSTRAINING FACTOR
51 x 254	3RD FLOOR FRAMING	5.94	400 O.C.	820 x 820	2 - 38 x 235	LUS28-2	2 - 45 x 241 LVL	DEPTH IS NOT A CONSTRAINING FACTOR
51 x 254	3RD FLOOR FRAMING	5.94	400 O.C.	1200 x 1200	2 - 38 x 235	LUS28-2	2 - 45 x 241 LVL	
51 x 305	1ST & 2ND FLOOR FRAMING	5.94	400 O.C.	820 x 820	2 - 38 x 286	LUS210-2	2 - 45 x 302 LVL	ONE PLY MAY BE REMOVED FOR 2ND FLOOR FRAMING DUE TO LIGHTER LIVE LOAD
51 x 305	1ST & 2ND FLOOR FRAMING	5.94	400 O.C.	1200 x 1200	2 - 38 x 286	LUS210-2	3 - 45 x 302 LVL	ONE PLY MAY BE REMOVED FOR 2ND FLOOR FRAMING DUE TO LIGHTER LIVE LOAD

- NOTES:
- ALL TRIMMERS TO BE SISTERED TO EXISTING JOISTS OR RAFTERS.
 - TRIMMERS ARE ASSUMED TO BE LOADED BY THE HEADERS ON ONE SIDE OF THE TRIMMER AND FROM ONE OPENING ONLY.
 - FASTEN THE TRIMMER REINFORCEMENT TO THE EXISTING JOISTS OR RAFTERS WITH ROWS OF 52mm LONG AIRNAILS AT 400mm O.C.
 - THE NUMBER OF NAILS PER ROW SHALL BE THE NOMINAL DEPTH OF THE MEMBER DIVIDED BY 51mm + ONE NAIL. (EG. THE NOMINAL DEPTH OF A 241 DEEP LVL TRIMMER IS 254, 254/51 = 5. THEREFORE 6 - 52mm LONG AIRNAILS PER ROW ARE REQUIRED)
 - CONTACT TACOMA ENGINEERS FOR ALL OTHER FLOOR/ROOF OPENING SIZES.



TYPICAL JOISTS OR TRIMMERS ADJACENT TO TRIMMER
SCALE: NTS



SECOND FLOOR FRAMING PLAN
SCALE 1:50

- GENERAL NOTES:**
- REFER TO ARCHITECTURAL DRAWINGS PROVIDED BY ADURA ARCHITECTURAL SOLUTIONS, PROJECT NO. 21103
 - CONTRACTOR IS TO VERIFY EXISTING CONDITIONS PRIOR TO STARTING WORK AND REPORT BACK ANY DEFICIENCIES TO TACOMA ENGINEERS.
 - CONTRACTOR TO PROVIDE TEMPORARY SHORING AND BRACING TO THE STRUCTURE PRIOR TO COMPLETING ANY REINFORCEMENT WORK. DESIGN AND INSTALLATION OF TEMPORARY SHORING DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL DIMENSIONS SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR TO SITE CONFIRM DIMENSIONS PRIOR TO STARTING CONSTRUCTION.
 - ROOF DESIGN DOES NOT ACCOUNT FOR ANY NEW RTUS. ADDITIONAL REINFORCEMENT MAY BE REQUIRED TO SUPPORT RTUS.

- CONSTRUCTION NOTES:**
(AS REFERENCED ON SECOND FLOOR FRAMING PLAN)
- 1-PLY 28mm (1-1/8") 158 FLUSH LEDGER BOARD c/w 2 - 10mm DIA. x 203 LONG THREADED RODS AT 300 O.C. DRILLED AND EPOXY TO EXISTING BRICK WALL w/ HILTI HIT-HY 270 + HIT-SC SCREEN TUBES. PROVIDE MIN. 152 EMBEDMENT. LOCATE THREADED ROD 51mm FROM TOP AND BOTTOM OF LEDGER BOARD.
 - REMOVE BRICK TO MAXIMUM 300mm ABOVE ROOF LEVEL. PROVIDE THROUGH WALL FLASHING OR CLAD TOP OF WALL WITH METAL FLASHING. REFER TO ARCHITECTURAL DRAWINGS FOR CLADDING/FINISHING OF PARAPET WALL.
 - 140 x 140 P.T. TRELIS POST AT 1220 O.C. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENTS OF POSTS.
 - FLOOR DESIGN ASSUMES WOOD BASED FLOORS ONLY. CONCRETE FLOOR TOPPING REQUIRES REINFORCEMENT OF ALL JOISTS.
 - STEEL SUPPLIER TO PROVIDE STEEL CONNECTIONS DESIGNED FOR A MAXIMUM FACTORED LOAD OF 40 kN. SUBMIT P. ENG CERTIFIED SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
 - BEAM TO BE BEAR 24mm ON MASONRY WALL c/w 254 x 22 x 350 BEARING PLATE. PROVIDE NON-SHRINK GROUT AROUND STEEL BEAM IN BEARING POCKET. SEAL WALL PENETRATION AS PER ARCHITECTURAL.
 - BEAM TO BEAR 200mm ON MASONRY WALL. BEARING PLATE NOT REQUIRED. PROVIDE NON-SHRINK GROUT AROUND STEEL BEAM IN BEARING POCKET. SEAL WALL PENETRATION AS PER ARCHITECTURAL.
 - SISTERED FLOOR JOISTS TO TERMINATE WITHIN 300mm FROM EXTERIOR WALLS, BOTH SIDES. TYPICAL.
 - MASONRY REPAIR REQUIRED. MASON TO MEET WITH TACOMA ENGINEERS PRIOR TO COMMENCING WORK. REFER TO NOTES AND DETAILS ON S3.2.

BRICK LINTEL SCHED.

MARK	TYPE	MAX. SPAN
BL1	L 89 x 89 x 6.4	UP TO 1500
BL2	L 102 x 89 x 7.9 (LLV)	UP TO 2100
BL3	L 127 x 89 x 7.9 (LLV)	UP TO 2400
BL4	L 152 x 102 x 9.5 (LLV)	UP TO 3000

NOTES:
1. MIN. BEARING FOR STEEL BRICK LINTELS TO BE 150, U.N.O.

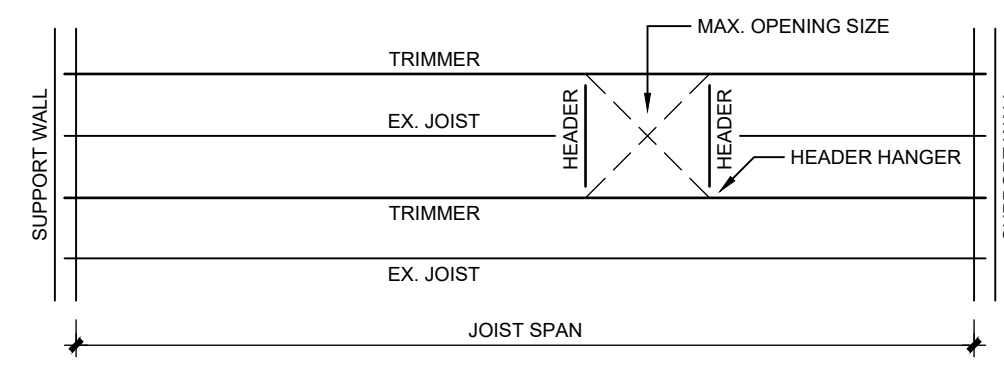
LINTEL SCHEDULE

MARK	TYPE
EX.	EXISTING LINTEL TO REMAIN
L1	1 JACK + 1 KING STUD
L2	2-PLY 38 x 184
L3	2-PLY 44 x 302 LVL 2.0E MICROLAM

EXISTING JOIST REINFORCEMENT SCHEDULE

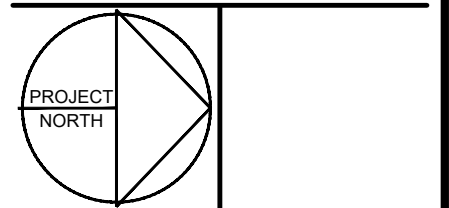
EXISTING JOIST SIZE	LEVEL	MAX. JOIST SPACING (mm)	TYP. JOIST SIZE (mm)	MAX. OPENING	HEADER	SIMPSON HEADER HANGERS	TRIMMER	NOTES
51 x 203	ROOF	5.94	400 O.C.	820 x 820	2 - 38 x 184	LUS26-2	3 - 45 x 184 LVL	1 - 45 x 302 MAY BE SUBSTITUTED IF MEMBER DEPTH IS NOT A CONSTRAINING FACTOR.
51 x 203	ROOF	5.94	400 O.C.	1200 x 1200	2 - 38 x 184	LUS26-2	3 - 45 x 184 LVL	1 - 45 x 302 MAY BE SUBSTITUTED IF MEMBER DEPTH IS NOT A CONSTRAINING FACTOR.
51 x 254	3RD FLOOR FRAMING	5.94	400 O.C.	820 x 820	2 - 38 x 235	LUS28-2	2 - 45 x 241 LVL	
51 x 254	3RD FLOOR FRAMING	5.94	400 O.C.	1200 x 1200	2 - 38 x 235	LUS28-2	2 - 45 x 241 LVL	
51 x 305	1ST & 2ND FLOOR FRAMING	5.94	400 O.C.	820 x 820	2 - 38 x 286	LUS210-2	2 - 45 x 302 LVL	ONE PLY MAY BE REMOVED FOR 2ND FLOOR FRAMING DUE TO LIGHTER LIVE LOAD.
51 x 305	1ST & 2ND FLOOR FRAMING	5.94	400 O.C.	1200 x 1200	2 - 38 x 286	LUS210-2	3 - 45 x 302 LVL	ONE PLY MAY BE REMOVED FOR 2ND FLOOR FRAMING DUE TO LIGHTER LIVE LOAD.

- NOTES:
1. ALL TRIMMERS TO BE SISTERED TO EXISTING JOISTS OR RAFTERS.
 2. TRIMMERS ARE ASSUMED TO BE LOADED BY THE HEADERS ON ONE SIDE OF THE TRIMMER AND FROM ONE OPENING ONLY.
 3. FASTEN THE TRIMMER REINFORCEMENT TO THE EXISTING JOISTS OR RAFTERS WITH ROWS OF 62mm LONG AIRNAILS AT 400mm O.C.
 4. THE NUMBER OF NAILS PER ROW SHALL BE THE NOMINAL DEPTH OF THE MEMBER DIVIDED BY 51mm + ONE NAIL. (EG. THE NOMINAL DEPTH OF A 241 DEEP LVL TRIMMER IS 254, 254/51 = 5. THEREFORE 6 - 62mm LONG AIRNAILS PER ROW ARE REQUIRED.)
 5. CONTACT TACOMA ENGINEERS FOR ALL OTHER FLOOR/ROOF OPENING SIZES.



TYPICAL JOISTS OR TRIMMERS ADJACENT TO TRIMMER
SCALE: NTS

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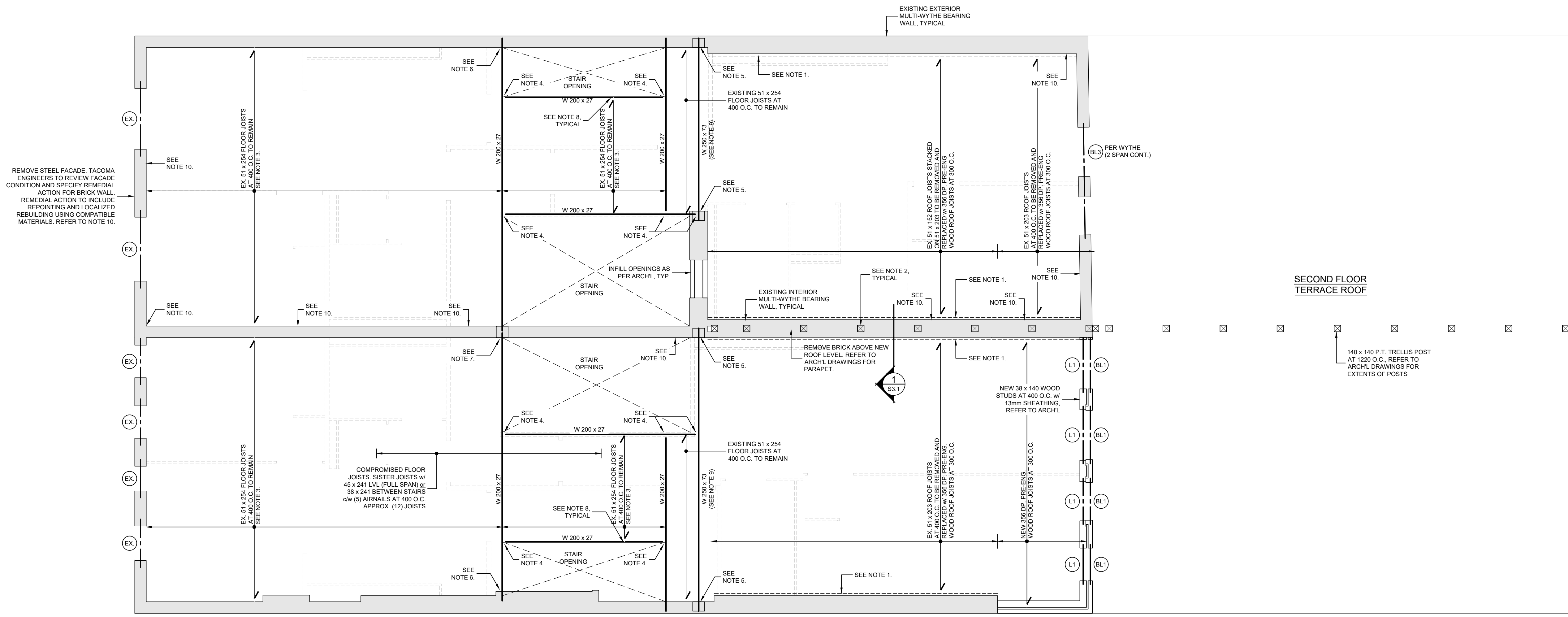
1.	NOV. 16 2022	ISSUED FOR COORDINATION
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637 & 639 Talbot Street, St. Thomas

SECOND FLOOR FRAMING PLAN
Project No: TW-00596-22
Drawn By: M. RENKER

S2.2



REMOVE STEEL FACADE. TACOMA ENGINEERS TO REVIEW FACADE CONDITION AND SPECIFY REMEDIAL ACTION FOR BRICK WALL. REMEDIAL ACTION TO INCLUDE REPOINTING AND LOCALIZED REBUILDING USING COMPATIBLE MATERIALS. REFER TO NOTE 10.

THIRD FLOOR FRAMING PLAN
SCALE 1:50

- GENERAL NOTES:**
- REFER TO ARCHITECTURAL DRAWINGS PROVIDED BY ADURA ARCHITECTURAL SOLUTIONS PROJECT NO. 21103
 - CONTRACTOR IS TO VERIFY EXISTING CONDITIONS PRIOR TO STARTING WORK AND REPORT BACK ANY DEFICIENCIES TO TACOMA ENGINEERS
 - CONTRACTOR TO PROVIDE TEMPORARY SHORING AND BRACING TO THE STRUCTURE PRIOR TO COMPLETING ANY REINFORCEMENT WORK. DESIGN AND INSTALLATION OF TEMPORARY SHORING DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR
 - ALL DIMENSIONS SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR TO SITE CONFIRM DIMENSIONS PRIOR TO STARTING CONSTRUCTION
 - ROOF DESIGN DOES NOT ACCOUNT FOR ANY NEW RTUS. ADDITIONAL REINFORCEMENT MAY BE REQUIRED TO SUPPORT RTUS.

- CONSTRUCTION NOTES:**
(AS REFERENCED ON THIRD FLOOR FRAMING PLAN)
- 1-PLY 25mm (1-18") LSL, FLUSH LEDGER BOARD c/w 2 - 10mm DIA. x 203 LONG THREADED RODS AT 300 O.C. DRILLED AND EPOXY TO EXISTING BRICK WALL w/ HIT HI-HY 270 + HIT-SC SCREEN TUBES. PROVIDE MIN. 152 EMBEDMENT. LOCATE THREADED ROD 51mm FROM TOP AND BOTTOM OF LEDGER BOARD.
 - 140 x 140 P.T. TRELIS POST AT 1220 O.C. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENTS OF POSTS.
 - FLOOR DESIGN ASSUMES WOOD BASED FLOORS ONLY. CONCRETE FLOOR TOPPING REQUIRES REINFORCEMENT OF ALL JOISTS.
 - STEEL SUPPLIER TO PROVIDE STEEL CONNECTIONS DESIGNED FOR A MAXIMUM FACTORED LOAD OF 40 kN. SUBMIT P. ENG CERTIFIED SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
 - BEAM TO BE BEAR 200mm ON MASONRY WALL c/w 200 x 13 x 254 BEARING PLATE. PROVIDE NON-SHRINK GROUT AROUND STEEL BEAM IN BEARING POCKET. SEAL WALL PENETRATION AS PER ARCHITECTURAL.
 - BEAM TO BEAR 200mm ON MASONRY WALL. BEARING PLATE NOT REQUIRED. PROVIDE NON-SHRINK GROUT AROUND STEEL BEAM IN BEARING POCKET. SEAL WALL PENETRATION AS PER ARCHITECTURAL.
 - BOTH BEAMS TO BEAR 100mm ON MASONRY WALL c/w SHARED 254 x 13 x WIDTH OF BRICK WALL BEARING PLATE. PROVIDE NON-SHRINK GROUT AROUND STEEL BEAM IN BEARING POCKET. SEAL WALL PENETRATION AS PER ARCHITECTURAL.
 - PROVIDE SIMPSON JOIST HANGERS FOR FLUSH FRAMED JOISTS.
 - BRICK WALL ABOVE TO BEAR ON TOP FLANGE OF STEEL BEAM w/ 13mm MAX OVERHANG EACH SIDE. PROVIDE ADDITIONAL 10mm THICK BRICK FLANGE x WIDTH OF WALL IF REQUIRED TO SUPPORT BRICK.
 - MASONRY REPAIR REQUIRED. MASON TO MEET WITH TACOMA ENGINEERS PRIOR TO COMMENCING WORK. REFER TO NOTES AND DETAILS ON S3.2.

BRICK LINTEL SCHED.

MARK	TYPE	MAX. SPAN
BL1	L 89 x 89 x 6.4	UP TO 1500
BL2	L 102 x 89 x 7.9 (LLV)	UP TO 2100
BL3	L 127 x 89 x 7.9 (LLV)	UP TO 2400
BL4	L 152 x 102 x 9.5 (LLV)	UP TO 3000

NOTES:
1. MIN. BEARING FOR STEEL BRICK LINTELS TO BE 150, U.N.O.

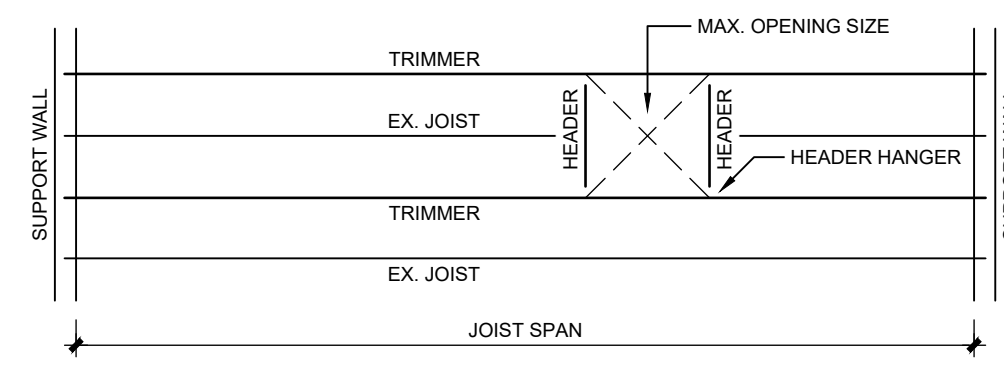
LINTEL SCHEDULE

MARK	TYPE
EX.	EXISTING LINTEL TO REMAIN 1 JACK + 1 KING STUD
L1	2-PLY 38 x 184
L2	2-PLY 44 x 302 LVL 2.0E MICROLLAM

EXISTING JOIST REINFORCEMENT SCHEDULE

EXISTING JOIST SIZE	LEVEL	MAX. JOIST SPACING (mm)	TYP. JOIST SIZE (mm)	MAX. OPENING	HEADER	SIMPSON HEADER HANGERS	TRIMMER	NOTES
51 x 203	ROOF	5.94	400 O.C.	820 x 820	2 - 38 x 184	LUS26-2	3 - 45 x 184 LVL	1 - 45 x 302 MAY BE SUBSTITUTED IF MEMBER DEPTH IS NOT A CONSTRAINING FACTOR
51 x 203	ROOF	5.94	400 O.C.	1200 x 1200	2 - 38 x 184	LUS26-2	3 - 45 x 184 LVL	1 - 45 x 302 MAY BE SUBSTITUTED IF MEMBER DEPTH IS NOT A CONSTRAINING FACTOR
51 x 254	3RD FLOOR FRAMING	5.94	400 O.C.	820 x 820	2 - 38 x 235	LUS28-2	2 - 45 x 241 LVL	
51 x 254	3RD FLOOR FRAMING	5.94	400 O.C.	1200 x 1200	2 - 38 x 235	LUS28-2	2 - 45 x 241 LVL	
51 x 305	1ST & 2ND FLOOR FRAMING	5.94	400 O.C.	820 x 820	2 - 38 x 286	LUS210-2	2 - 45 x 302 LVL	ONE PLY MAY BE REMOVED FOR 2ND FLOOR FRAMING DUE TO LIGHTER LIVE LOAD
51 x 305	1ST & 2ND FLOOR FRAMING	5.94	400 O.C.	1200 x 1200	2 - 38 x 286	LUS210-2	3 - 45 x 302 LVL	ONE PLY MAY BE REMOVED FOR 2ND FLOOR FRAMING DUE TO LIGHTER LIVE LOAD

- NOTES:
- ALL TRIMMERS TO BE SISTERED TO EXISTING JOISTS OR RAFTERS.
 - TRIMMERS ARE ASSUMED TO BE LOADED BY THE HEADERS ON ONE SIDE OF THE TRIMMER AND FROM ONE OPENING ONLY.
 - FASTEN THE TRIMMER REINFORCEMENT TO THE EXISTING JOISTS OR RAFTERS WITH ROWS OF 62mm LONG AIRNALS AT 400mm O.C.
 - THE NUMBER OF NAILS PER ROW SHALL BE THE NOMINAL DEPTH OF THE MEMBER DIVIDED BY 51mm + ONE NAIL. (EG. THE NOMINAL DEPTH OF A 241 DEEP LVL TRIMMER IS 254, 254/51 = 5. THEREFORE 6 - 62mm LONG AIRNALS PER ROW ARE REQUIRED)
 - CONTACT TACOMA ENGINEERS FOR ALL OTHER FLOOR/ROOF OPENING SIZES.



TYPICAL JOISTS OR TRIMMERS ADJACENT TO TRIMMER
SCALE: NTS

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PROJECT NORTH

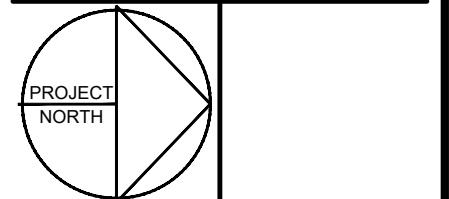
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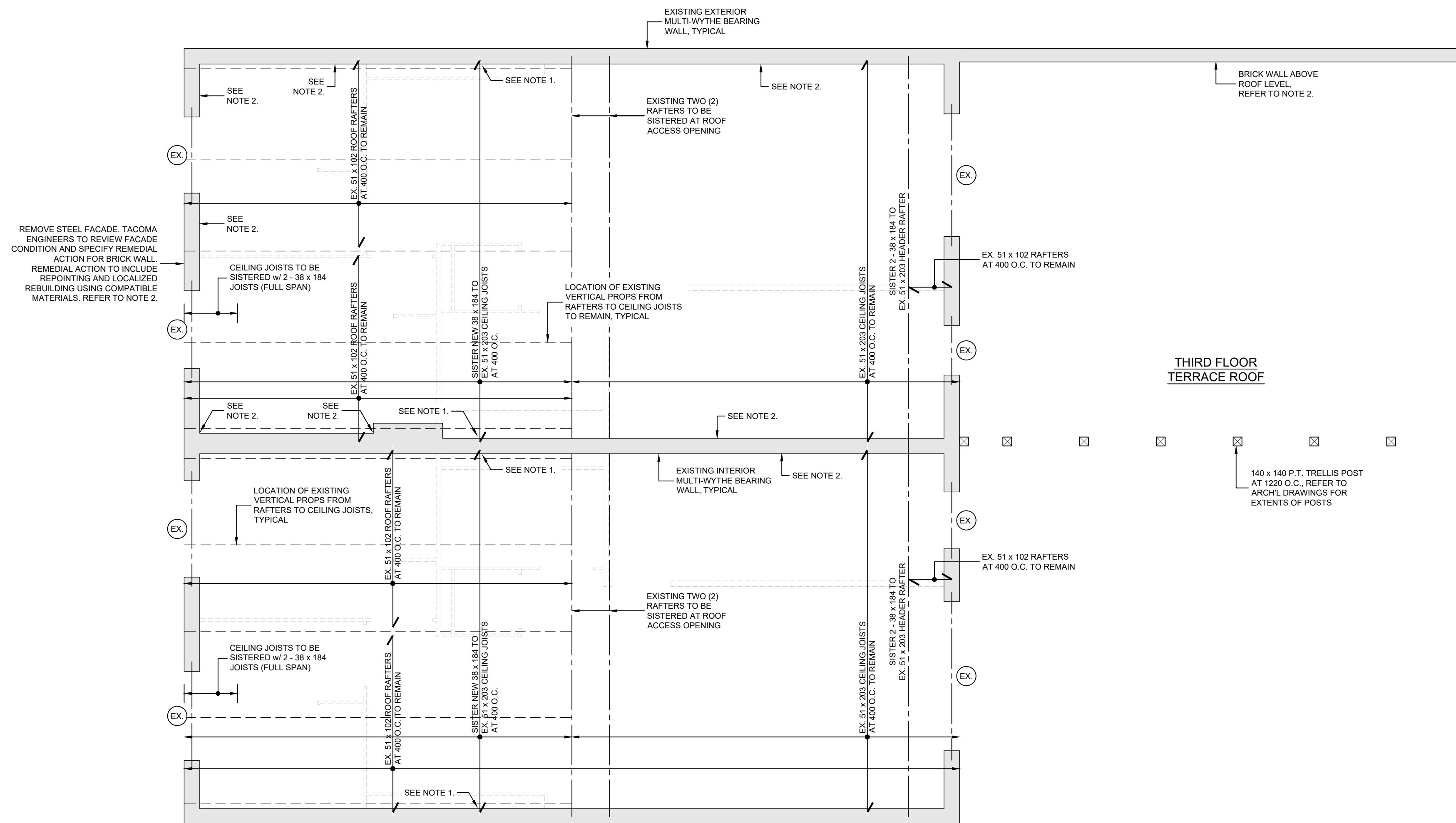
13290280 CANADA INC.
Barry's Bay, Ontario
637 & 639 TALBOT RENOVATIONS
637 & 639 Talbot Street, St. Thomas

THIRD FLOOR FRAMING PLAN
Project No: TW-00596-22
Drawn By: M. RENKER

S2.3



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ROOF FRAMING PLAN
SCALE 1:50

GENERAL NOTES:

- REFER TO ARCHITECTURAL DRAWINGS PROVIDED BY ADURA ARCHITECTURAL SOLUTIONS PROJECT NO. 21103
- CONTRACTOR IS TO VERIFY EXISTING CONDITIONS PRIOR TO STARTING WORK AND REPORT BACK ANY DEFICIENCIES TO TACOMA ENGINEERS
- CONTRACTOR TO PROVIDE TEMPORARY SHORING AND BRACING TO THE STRUCTURE PRIOR TO COMPLETING ANY REINFORCEMENT WORK DESIGN AND INSTALLATION OF TEMPORARY SHORING DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR
- ALL DIMENSIONS SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR TO SITE CONFIRM DIMENSIONS PRIOR TO STARTING CONSTRUCTION.
- ROOF DESIGN DOES NOT ACCOUNT FOR ANY NEW RTUS. ADDITIONAL REINFORCEMENT MAY BE REQUIRED TO SUPPORT RTUS.

CONSTRUCTION NOTES:

- (AS REFERENCED ON ROOF FRAMING PLAN)
- SISTERED CEILING JOISTS TO TERMINATE WITHIN 300mm FROM EXTERIOR WALLS, BOTH SIDES, TYPICAL.
 - MASONRY REPAIR REQUIRED. MASON TO MEET WITH TACOMA ENGINEERS PRIOR TO COMMENCING WORK. REFER TO NOTES AND DETAILS ON S3.2.

BRICK LINTEL SCHED.

MARK	TYPE	MAX. SPAN
BL1	L 89 x 89 x 6.4	UP TO 1500
BL2	L 102 x 89 x 7.9 (LLV)	UP TO 2100
BL3	L 127 x 89 x 7.9 (LLV)	UP TO 2400
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NOTES:
1. MIN. BEARING FOR STEEL BRICK LINTELS TO BE 150, U.N.O.

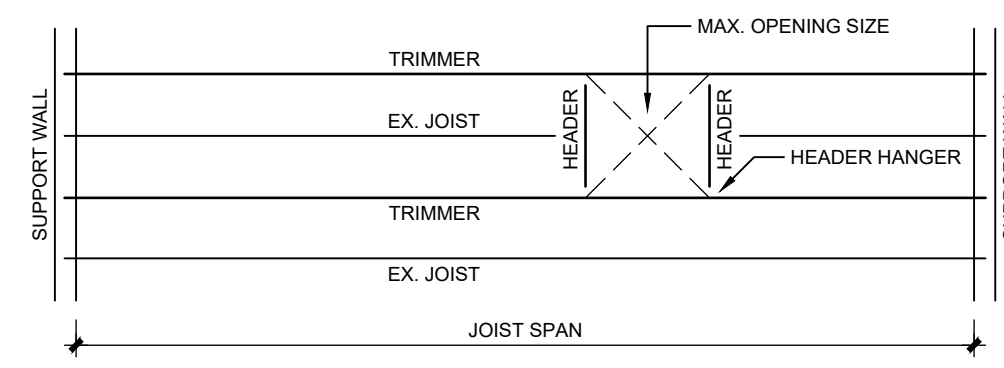
LINTEL SCHEDULE

MARK	TYPE
EX.	EXISTING LINTEL TO REMAIN 1 JACK + 1 KING STUD
L1	2-PLY 38 x 184
L2	2-PLY 44 x 302 LVL 2.0E MICROLLAM

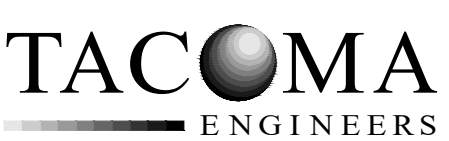
EXISTING JOIST REINFORCEMENT SCHEDULE

EXISTING JOIST SIZE	LEVEL	MAX. JOIST SPACING (mm)	TYP. JOIST SIZE (mm)	MAX. OPENING SIZE (mm)	HEADER	SIMPSON HEADER HANGERS	TRIMMER	NOTES
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51 x 254	3RD FLOOR FRAMING	5.94	400 O.C.	1200 x 1200	2 - 38 x 235	LUS28-2	2 - 45 x 241 LVL	
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51 x 305	1ST & 2ND FLOOR FRAMING	5.94	400 O.C.	1200 x 1200	2 - 38 x 286	LUS210-2	3 - 45 x 302 LVL	ONE PLY MAY BE REMOVED FOR 2ND FLOOR FRAMING DUE TO LIGHTER LIVE LOAD

- NOTES:
- ALL TRIMMERS TO BE SISTERED TO EXISTING JOISTS OR RAFTERS.
 - TRIMMERS ARE ASSUMED TO BE LOADED BY THE HEADERS ON ONE SIDE OF THE TRIMMER AND FROM ONE OPENING ONLY.
 - FASTEN THE TRIMMER REINFORCEMENT TO THE EXISTING JOISTS OR RAFTERS WITH ROWS OF 62mm LONG ANCHORS AT 400mm O.C.
 - THE NUMBER OF NAILS PER ROW SHALL BE THE NOMINAL DEPTH OF THE MEMBER DIVIDED BY 51mm + ONE NAIL. (EG. THE NOMINAL DEPTH OF A 241 DEEP LVL TRIMMER IS 254, 254/51 = 5. THEREFORE 6 - 62mm LONG ANCHORS PER ROW ARE REQUIRED)
 - CONTACT TACOMA ENGINEERS FOR ALL OTHER FLOOR/ROOF OPENING SIZES.



TYPICAL JOISTS OR TRIMMERS ADJACENT TO TRIMMER
SCALE: NTS



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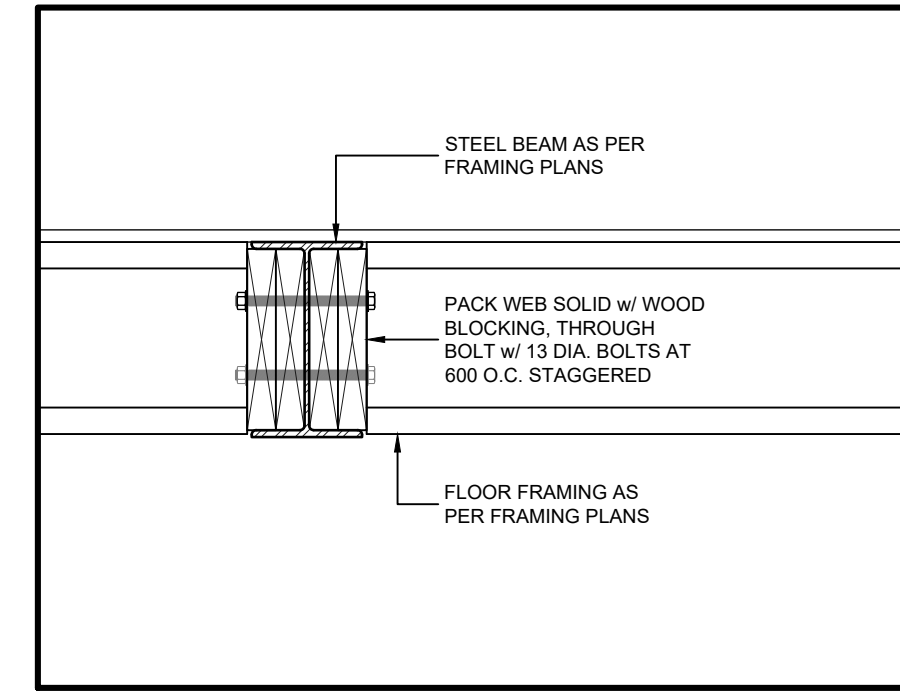
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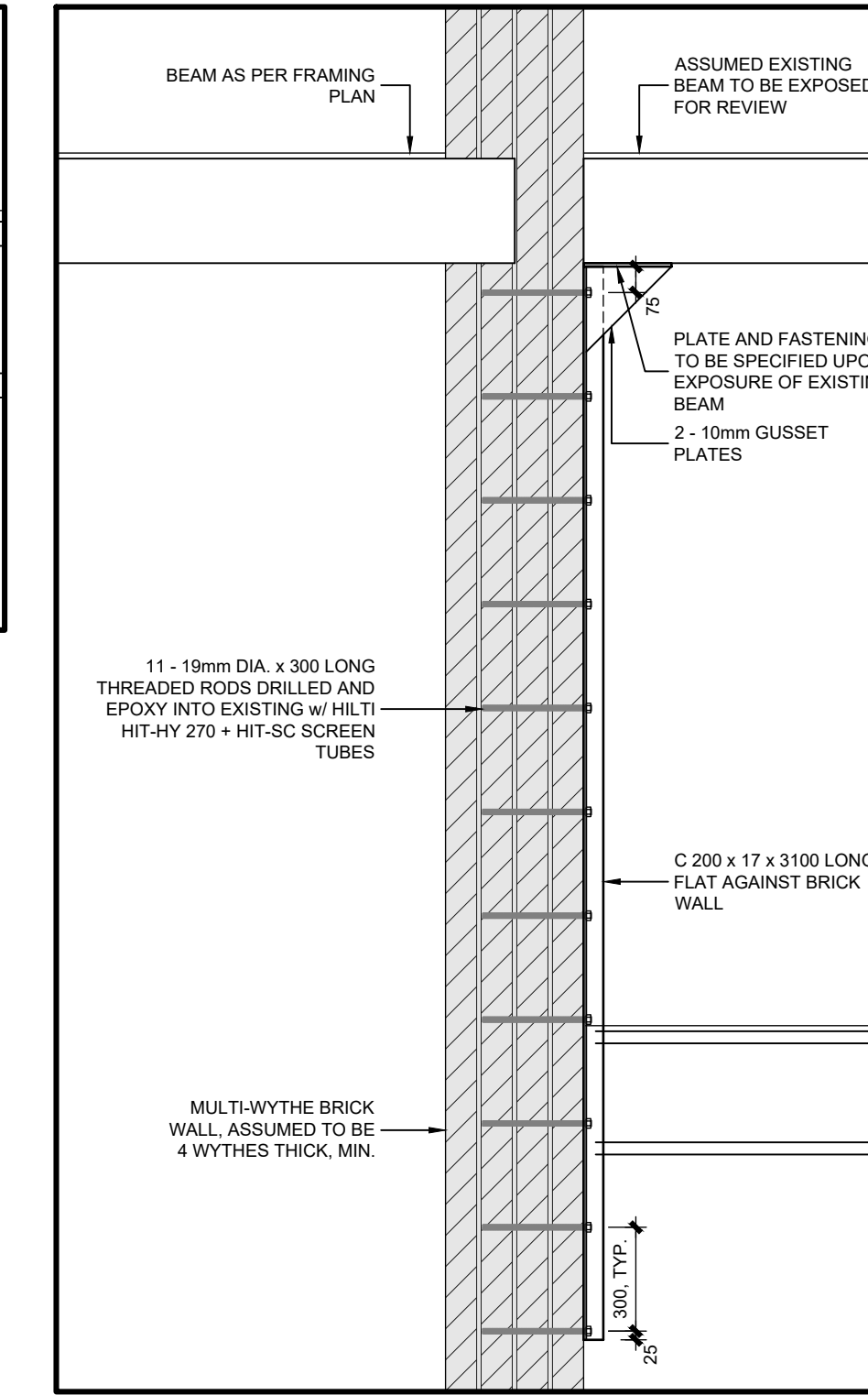
ROOF FRAMING PLAN

Project No: TW-00596-22
Drawn By: M. RENKER

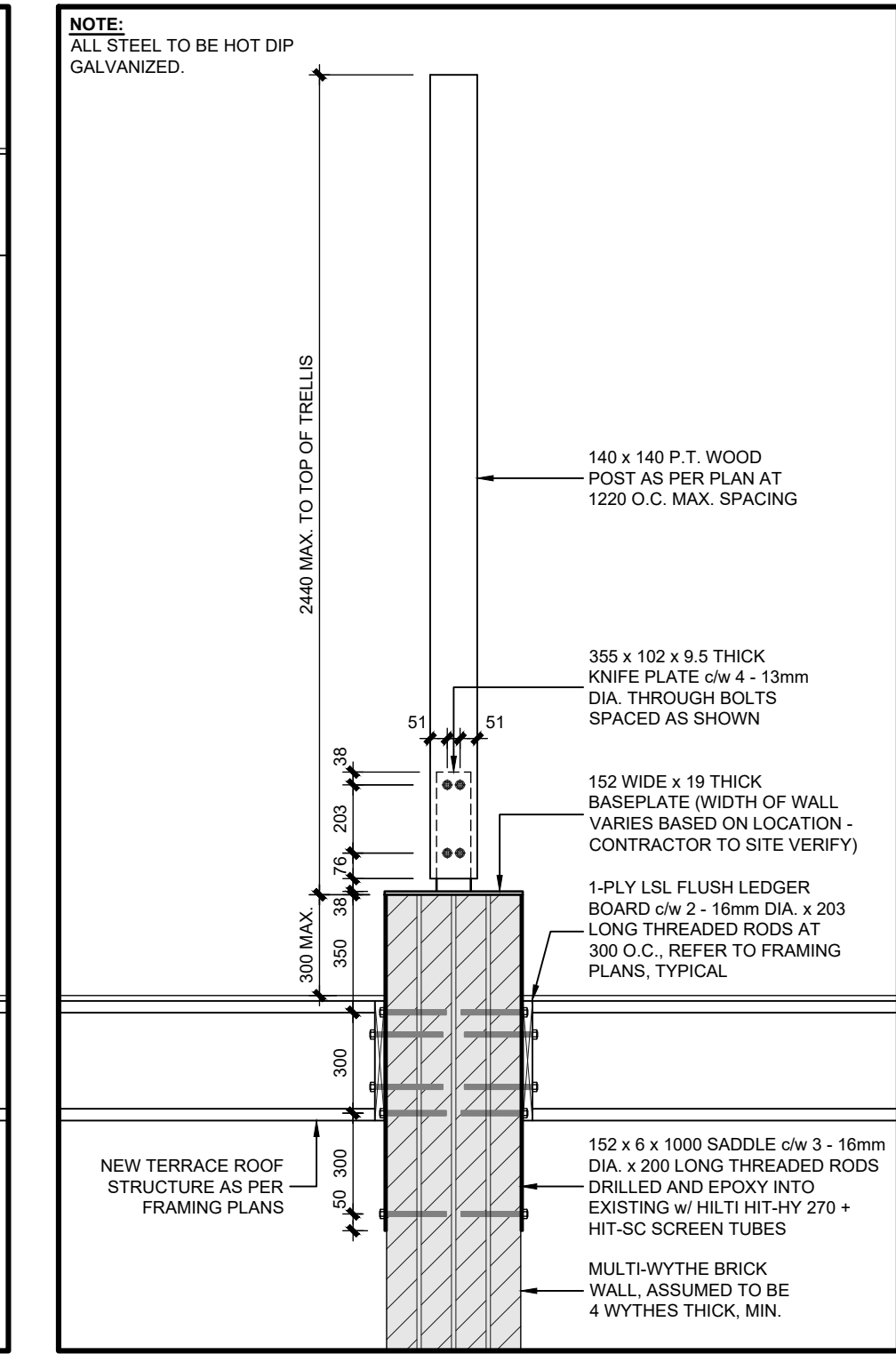
S2.4



3 **DETAIL - FLOOR JOIST TO STEEL BEAM (FLUSH)**
S3.1 SCALE 1:10



2 **SECTION - EXISTING BEAM SUPPORT**
S3.1 SCALE 1:20



1 **SECTION - TRELLIS POST AND ROOF FRAMING SUPPORT**
S3.1 SCALE 1:20

NOTE:
ALL STEEL TO BE HOT DIP GALVANIZED.

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13290280 CANADA INC.

Barry's Bay, Ontario

637 & 639 TALBOT RENOVATIONS

637 & 639 Talbot Street, St. Thomas

DETAILS

Project No: TW-00596-22	Drawn By: M. RENKER
----------------------------	------------------------

S3.1

RESTORATION NOTES:

RESTORATION MORTAR (ABOVE GRADE):
 PREMIXED RESTORATION MORTAR BASED ON A NATURALLY HYDRAULIC LIME-BASED MORTAR, PROPORTIONED TO 1:2.9 (PORTLAND CEMENT : LIME : SAND). ULTIMATE COMPRESSIVE STRENGTH IS NOT TO EXCEED THAT OF EXISTING MORTAR OR MASONRY. THOROUGHLY MIX INGREDIENTS IN QUANTITIES NEEDED FOR IMMEDIATE USE. MIX DRY INGREDIENTS MECHANICALLY UNTIL UNIFORMLY DISTRIBUTED. ADD WATER AND MIX TO ACHIEVE WORKABLE CONSISTENCY FOR FIVE MINUTES, ALLOW TO SIT FOR 15 MINUTES AND THEN RE-MIX FOR AN ADDITIONAL 3 MINUTES. DISCARD LUMPY, CAKED, FROZEN, AND HARDENED MIXES, AND MIXES NOT USED WITHIN 1 HOUR AFTER FINAL MIXING. DO NOT RE-TEMPER. DO NOT ADD ANTI-FREEZE COMPOUNDS TO LOWER FREEZING TEMPERATURE OF MORTAR. COMPLETELY EMPTY AND CLEAN THE MORTAR MIXER BEFORE STARTING THE NEXT BATCH.

EXISTING MASONRY REPAIR:
 PROVIDE MOCK UP PRIOR TO COMMENCING FULL SCALE RESTORATION. RESTORE 1 sq.m (10.8 sq.ft) OF EXISTING BRICK AND IDENTIFY IN WRITING, THE FOLLOWING:
 1. MASONRY RECONSTRUCTION PROCEDURES.
 2. MASONRY PATCHING TECHNIQUES.
 3. ROUTING AND RE-POINTED PROCEDURES.
 4. MORTAR COLOUR AND TEXTURE.
 5. JOINT TOOLING SEQUENCE AND PROFILE.
 6. OVERALL WORKMANSHIP AND PROCEDURES.

ALL EQUIPMENT USED FOR REMOVAL OF EXISTING MORTAR SHALL BE DESIGNED AND USED TO MINIMIZE DAMAGE TO THE MASONRY UNITS. CHISELS SHALL BE THE PRIMARY TOOLS USED FOR THE REMOVAL OF EXISTING MORTAR. HAND CHISELS SHALL BE APPROPRIATELY SIZED AND MAINTAINED IN A SHARP CONDITION. PNEUMATIC CHISELS SHALL BE SMALL, HAND HELD CARVING TOOLS WITH APPROPRIATELY SIZED POINTS. CONCRETE CHIPPING HAMMERS SHALL NOT BE USED. GRINDERS (MINI) ARE ONLY PERMITTED FOR CUTTING A SINGLE CENTRAL SLOT WITHIN HORIZONTAL JOINTS PRIOR TO REMOVING MORTAR USING CHISELS. GRINDERS SHALL NOT BE USED ON VERTICAL JOINTS. MORTAR SAWS SHALL BE ARBORTECH AS 19 BRICK AND MORTAR SAWS OR APPROVED ALTERNATES. IN THE EVENT THAT THE USE OF MORTAR SAW IS ELECTED, GRINDERS SHALL NOT BE PERMITTED TO BE USED.

DEFECTIVE MORTAR JOINTS ARE DEFINED AS: JOINTS IN WHICH MORTAR IS MISSING, LOOSE, SPALLED, ERODED, POWDERED, BROKEN, HOLLOW, UNSOUND, SOFT, OR WEATHERED MORE THAN 5mm FROM ORIGINAL PLANE. SOUND JOINTS CONTAINING FINE HAIRLINE CRACKS ARE EXCLUDED.

CUTTING OUT EXISTING MORTAR JOINTS:
 CAREFULLY REMOVE EXISTING MORTAR, SEALANTS AND OTHER MATERIALS FROM JOINTS BETWEEN BRICK AND RUBBLESTONE UNITS, AS WELL AS FROM WITHIN PREVIOUSLY REPAIRED CRACKS WITHIN MASONRY UNITS. EXCEPT AS NOTED BELOW, CUT-OUT TO AT LEAST TWICE THE THICKNESS OF THE MORTAR JOINT OR 19mm (3/4") DEEP BACK TO SOUND MORTAR WHERE APPLICABLE. REFER TO MORTAR CUT-OUT AND REPOINTING SEQUENCE DETAIL 1/S3.2. REMOVE DETERIORATED MORTAR FULL DEPTH IF NECESSARY. TEMPORARILY SUPPORT MASONRY UNITS FOR WHICH DETERIORATED BEDDING JOINT MORTAR IS REMOVED.

DO NOT DAMAGE ADJACENT MASONRY AND OTHER UNITS. ANY UNITS DAMAGED DURING CUTTING-OUT OPERATIONS WILL BE CONSIDERED AS DEFECTIVE AND MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S SOLE EXPENSE IN A MANNER ACCEPTABLE TO THE CONSULTANT. DAMAGE INCLUDES NICKS, SCORES, DEEP SCRATCHES, CHIPPED EDGES OR THE LIKE THAT ARE, IN THE OPINION OF THE CONSULTANT, CAUSED BY NEGLIGENCE OR LACK OF PROPER CARE BY THE WORKERS IN CARRYING OUT THE REQUIREMENTS UNDER THIS SECTION. PERFORM CUTTING-OUT USING THE APPROPRIATELY SIZED TOOL FOR THE WIDTH OF JOINT. JOINTS UNDER 5mm (3/16") ARE TO BE SAWN-OUT USING HACKSAW BLADES. UNDER NO CIRCUMSTANCES ARE JOINTS TO BE WIDENED.

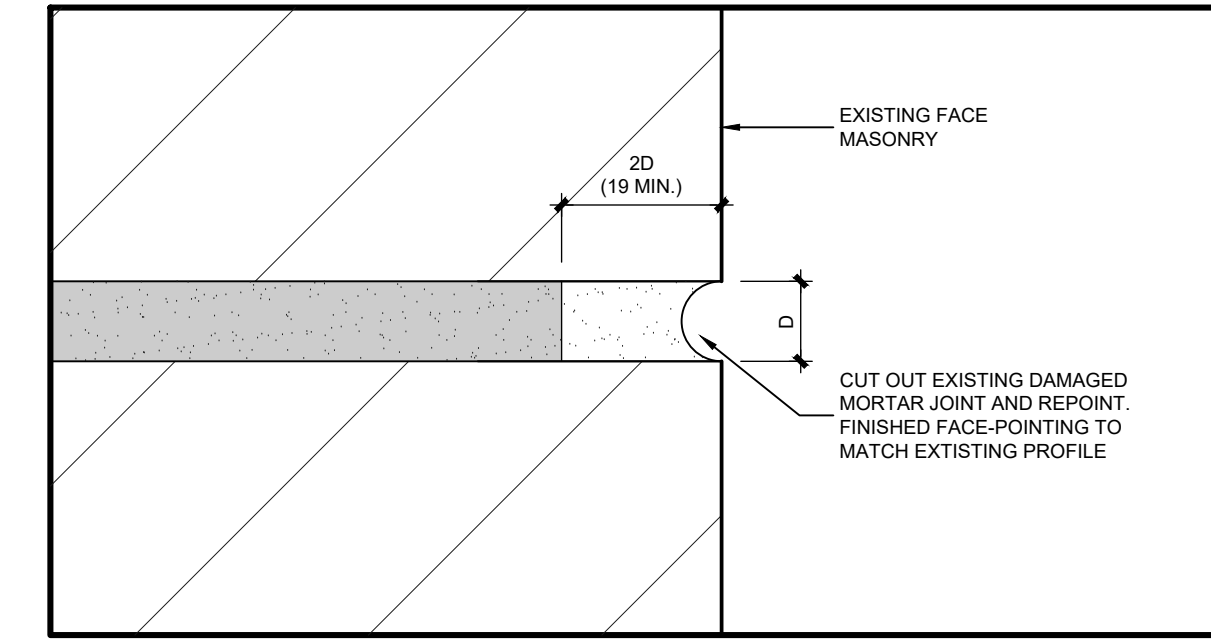
REPOINTING EXISTING BRICK AND RUBBLESTONE BRICK MORTAR JOINTS:
 IMMEDIATELY BEFORE REPOINTING, FLUSH JOINTS WITH CLEAN WATER UNTIL ABSORPTION IS CONTROLLED AND THE SURFACE OF THE MASONRY REMAINS DAMP BUT NOT WET. DO NOT APPLY MORTAR TO WET SURFACES. FILL AREAS WHERE MORTAR HAS BEEN REMOVED TO GREATEST DEPTH FIRST, BUILD UP MORTAR IN SEVERAL 12mm (1/2") COMPACTED LAYERS UNTIL OUTER FACE OF MASONRY IS REACHED. REFER TO MORTAR CUT-OUT AND REPOINTING SEQUENCE DETAIL 1/S3.2. DO NOT ADD ADDITIONAL WATER TO MORTAR.

RE-TEMPERING OF MORTAR REQUIRED DUE TO EARLY STIFFENING OF THE MIX SHALL ONLY CONSIST OF HAND TAMPING. DISCARD ALL MORTAR MIXES AFTER 12 HOURS FOLLOWING MIXING. ALLOW EACH LAYER TO SET BEFORE APPLICATION OF SUBSEQUENT LAYER. PACK JOINTS SOLIDLY FILLING ALL ACCESSIBLE VOIDS AND TAMP MORTAR. APPLY FINAL LAYER AND STRIKE FLUSH. ALLOW MORTAR TO SET THUMBPRINT HARD BEFORE TOOLING TO MATCH THE PROFILE OF THE EXISTING JOINTS. DO NOT TOOL OR SLIK MORTAR BEFORE THUMBPRINT HARD. ALL MASONS SHALL USE IDENTICAL POINT TOOLS. TOOL HEADER JOINTS FIRST.

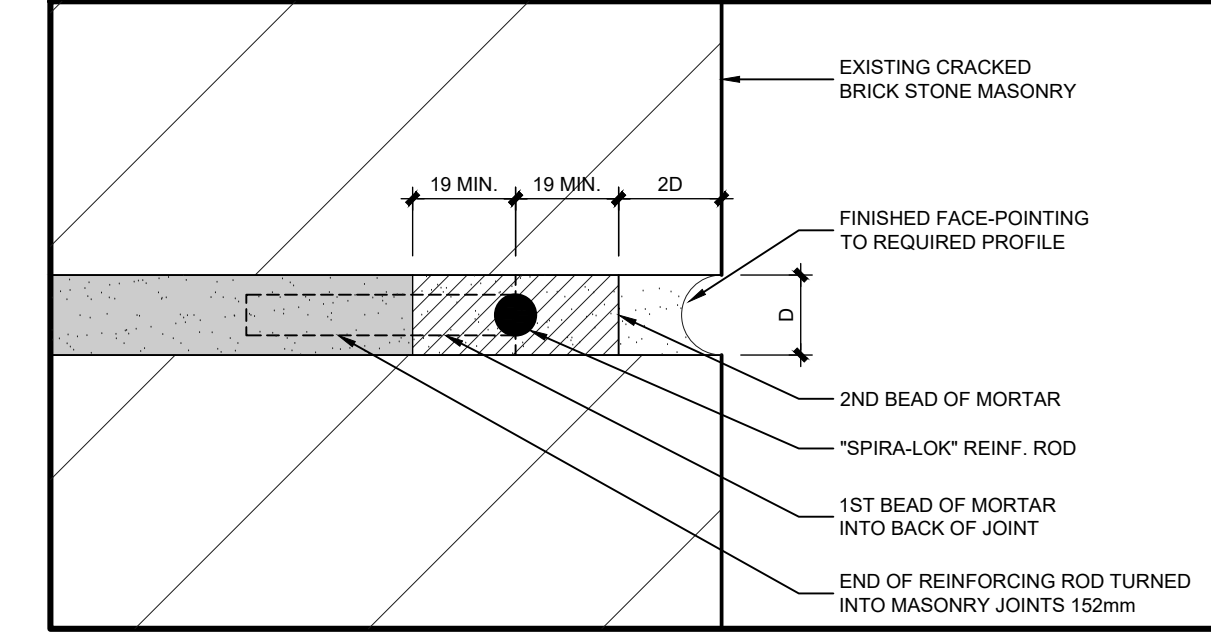
IMMEDIATELY AFTER TOOLING LIGHTLY BRUSH FINISHED JOINT TO REMOVE SURFACE BINDER USING STIFF BRISTLED PAINT BRUSH AND PRODUCE AS MODERATELY WEATHERED APPEARANCE. CONTINUOUSLY CLEAN THE FACE OF THE MASONRY UNITS DURING REPOINTING OPERATIONS. USE SOFT CARPET PAD OR OTHER SIMILAR DEVICE TO REMOVE MORTAR SPLATTER AND STAINS. REMOVE RESIDUAL STAINS WITH SPONGE AND WATER BEFORE HARDENING.

CONTROL DRYING OF INSTALLED REPOINTING. PROTECT NEWLY REPOINTED MASONRY FROM RAIN, DIRECT SUNLIGHT AND WIND BY COVERING WITH DAMP BURLAP AND TARPULINS. MAINTAIN BURLAP DAMP FOR THREE DAYS BY INTERMITTENT MISTING WITH CLEAN WATER. AVOID LIGHT STREAKS, HAIRLINE CRACKS, TOOL BURNING, OPEN JOINTS, AND OTHERS DEFECTS CAUSED BY TOOLING WHEN MORTAR IS EXCESSIVELY WET OR DRY.

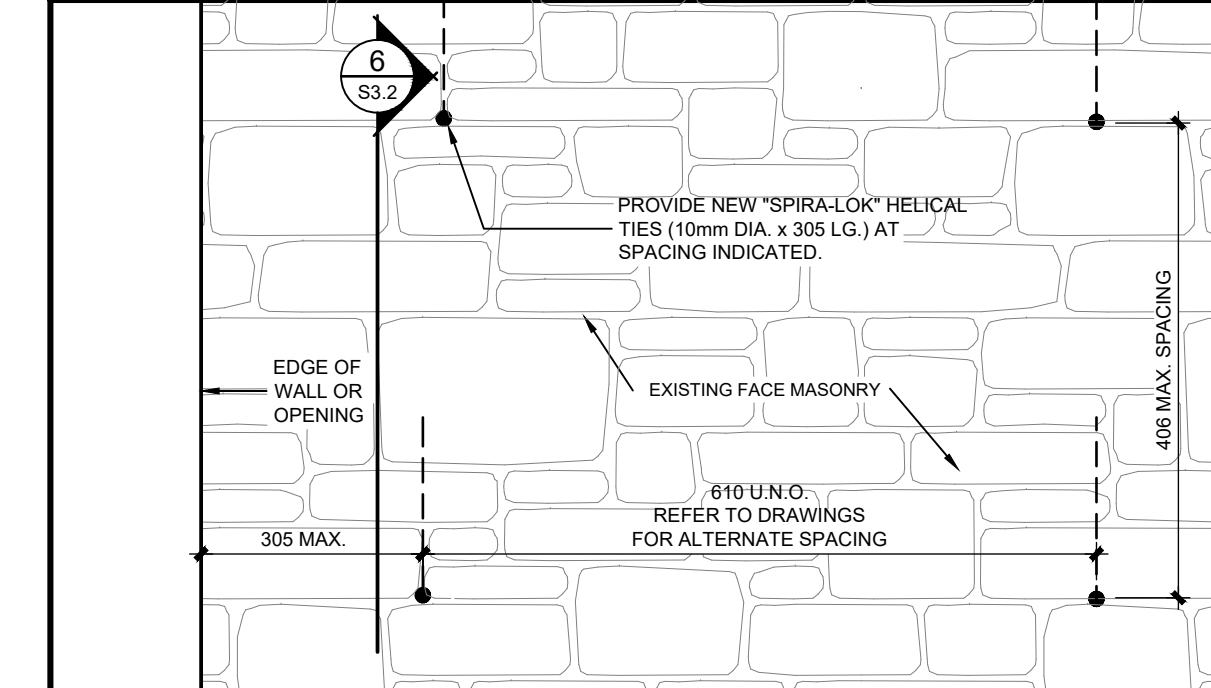
REPLACEMENT OF DAMAGED AND MISSING UNITS:
 REMOVE DAMAGED AND DETERIORATED MASONRY WITHOUT DAMAGE TO ADJACENT MASONRY. INSTALL SALVAGED MASONRY UNITS WHERE EXISTING UNITS ARE MISSING OR WERE REMOVED. ESTABLISH LINES, LEVELS, AND COURSES TO MATCH EXISTING. FIT NEW MASONRY TO BOND AND COURSE OF EXISTING MASONRY. LAY MASONRY PLUMB AND TRUE TO LINE. DO NOT SHIFT MASONRY AFTER MORTAR HAS ACHIEVED INITIAL SET. IF ADJUSTMENTS MUST BE MADE AFTER INITIAL SET, REMOVE MORTAR AND REPLACE WITH NEW. LAY SOLID MASONRY UNITS IN FULL MORTAR BED, WITH FULL HEAD JOINTS. LAY HOLLOW MASONRY UNITS WITH FACE SHELL BEDDING ON HEAD AND BED JOINTS. DO NOT BUTTER CORNERS EXCESSIVELY PURROW JOINTS. CUT MASONRY WITH STRAIGHT, TRUE CUTS AND CLEAN, UN-CHIPPED EDGES. PREVENT OVERSIZED OR UNDERSIZED UNITS. DO NOT EXPOSE CUT CELLS IN FINISHED WORK. WHERE FRESH MASONRY JOINTS EXISTING OR PARTIALLY SET MASONRY, REMOVE LOOSE MASONRY AND MORTAR. CLEAN AND LIGHTLY WET EXPOSED SURFACE OF SET MASONRY. DO NOT PERMIT MORTAR TO ACCUMULATE IN CAVITIES.



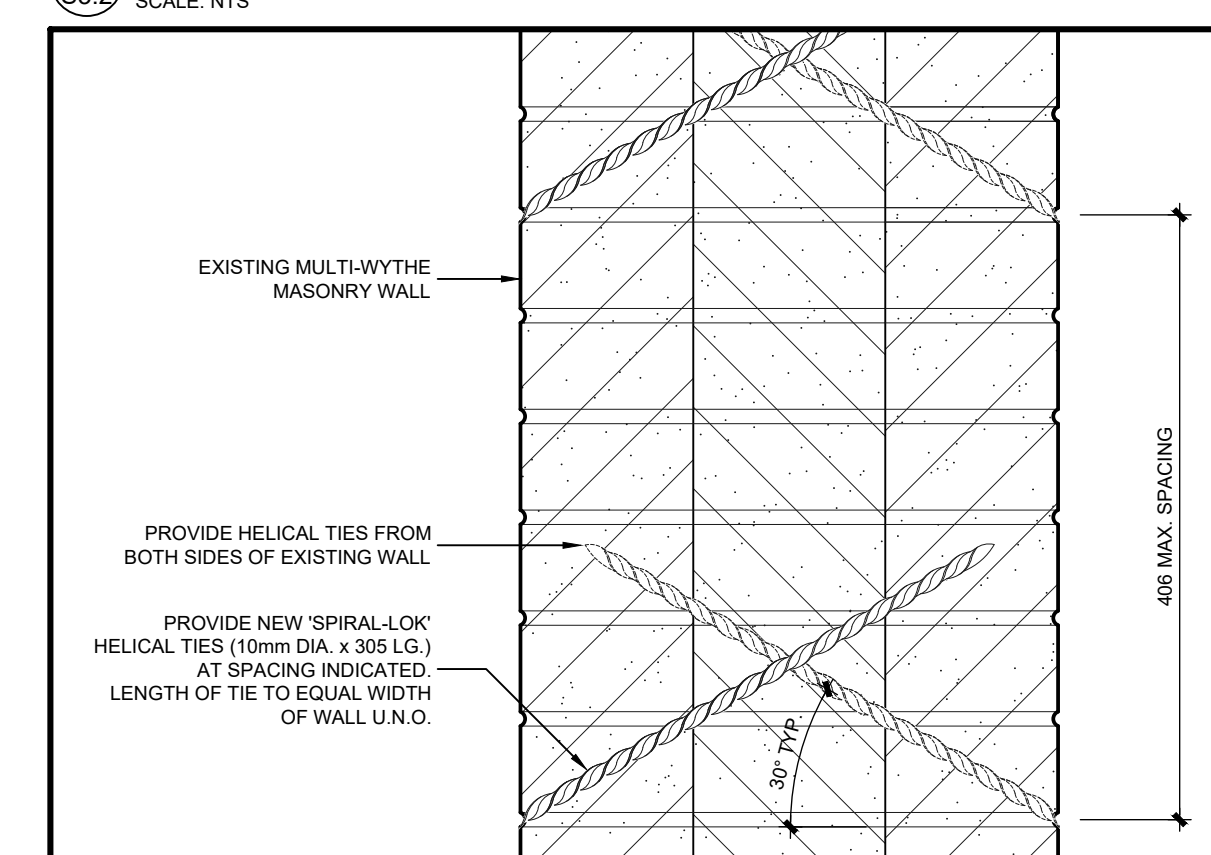
3 DETAIL - REPOINTING
 SCALE: NTS



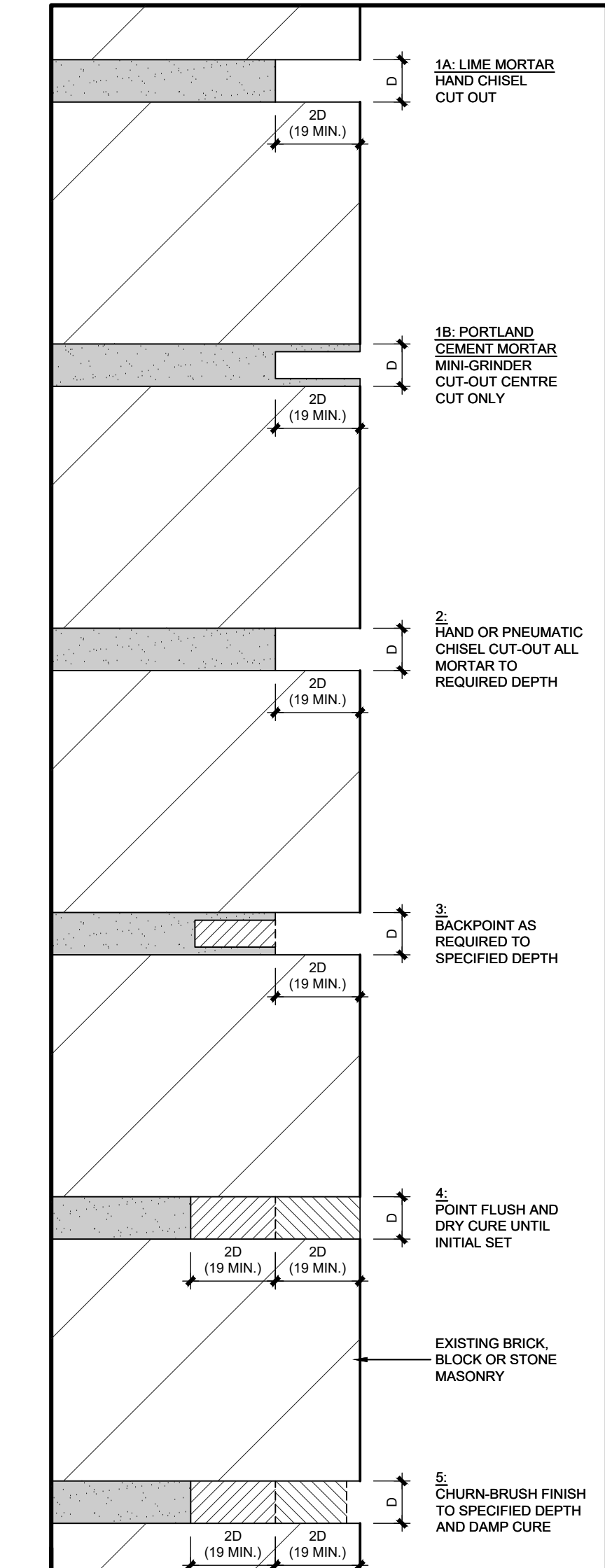
4 DETAIL - JOINT REINFORCING AT CRACK
 SCALE: NTS



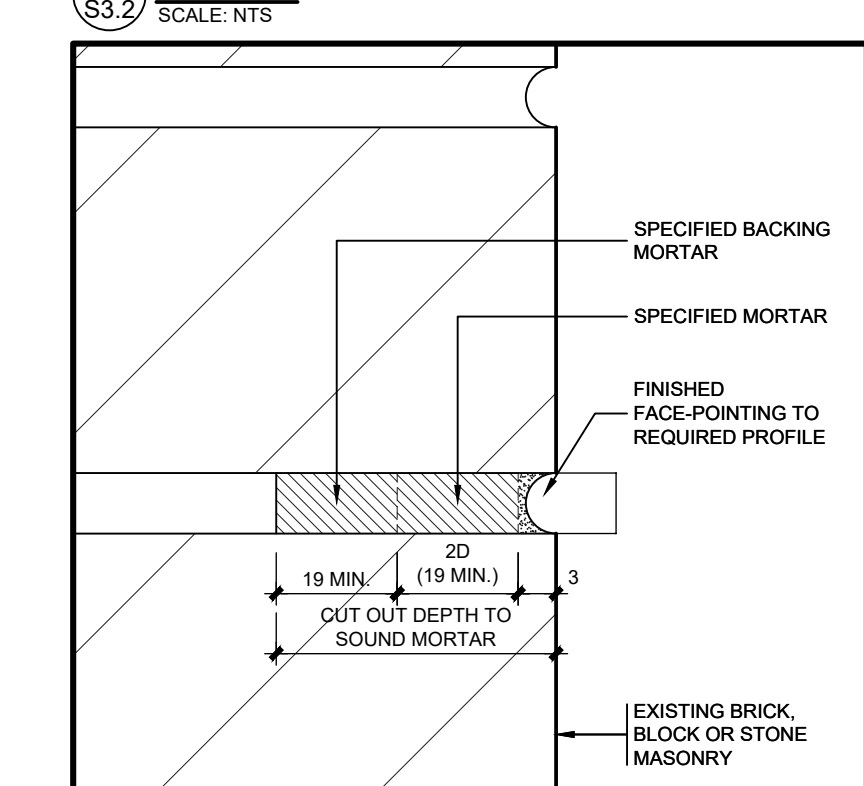
5 ELEVATION - HELICAL TIES
 SCALE: NTS



6 SECTION - HELICAL TIES
 SCALE: NTS



1 DETAIL - MASONRY REPOINTING SEQUENCE
 SCALE: NTS



2 DETAIL - MASONRY BACK POINTING
 SCALE: NTS

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13290280 CANADA INC.

Barry's Bay, Ontario

637 & 639 TALBOT RENOVATIONS

637 & 639 Talbot Street, St. Thomas

MASONRY RESTORATION DETAILS

Project No: TW-00596-22
 Drawn By: M. RENKER

S3.2

MEMO

DATE: April 6, 2023

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
471 Talbot Street
HAP-05-23

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,



Kevin McClure, MCIP, RPP
Planner



Report No.
HCR-05-23

File No.
HAP-05-23

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
04/06/2023
Meeting Date:
04/12/2023

Department: Planning & Building Services Department

Attachments

Prepared by: Kevin McClure, Planner

· Application and Supporting materials

Subject: Heritage Alteration Permit for 471 Talbot Street – John Oprea

ORIGIN:

The property owner reached out to City Staff with a proposal to build an addition to the rear of the existing building for the purpose of having additional retail/gallery space for their store. City Staff had a consultation meeting with the owner on April 4, 2023 and an application was submitted for a heritage alteration permit to allow for the proposed work on April 5, 2023.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

The applicant is proposing to construct an addition to the rear of the building. The structure will provide additional retail/gallery space to the commercial component of the building. A small exterior balcony/deck is proposed above the addition for use of the residential unit above. As part of the proposed balcony, the original doorway that was filled in by brick will be re-established and those bricks will be incorporated into the proposed addition. Glass or transparent garage doors are also intended to be installed at some point in the future to allow for an indoor/outdoor gallery space.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 741 Talbot Street has been identified as a contributing resource within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As such, the policies in Section 4.3 of the Heritage Conservation District Plan would apply, specifically those related to Additions (Section 4.3.3) based on the proposed work.

Section 4.3.3 - Additions

As part of this section there are policies and guidelines on “Height” that provide that, “*Design additions to contributing resources to an appropriate height to contributing properties, no greater than the height of the existing building frontage on Talbot Street*”. As the proposed addition is of lesser height than the frontage on Talbot Street and is to the rear of the building, as such, Staff do not have concerns.

The “Massing” policies provide that additions should be subordinate to the existing building, that they are located to the rear of the building, and use shapes and massing that is compatible with the historic building and create a harmonious look with the surrounding buildings. The landowner’s proposal would be subordinate to the main dwelling and is located at the back of the building, as per policy. Further, the proposed addition would maintain a similar building wall to the adjacent properties by building out to the established laneway that crosses the rear of the properties.

With respect to materials, the policies speak to preserving original materials when designing additions and minimizing the removal of original building structures and materials. As was provided in the project description, the addition is intended to function as an indoor/outdoor gallery space and will be tied into the existing wall structure. An second-storey exterior door is to be reinstalled and those bricks are to be incorporated into the

exterior pillars for the new roof structure.

There is recognition that the materials on additions are to be distinguishable as contemporary design and not to mimic historic architecture but to compliment its character. The landowner intends to meet this policy direction but maintaining the brick, as indicated above, for encasing the structural elements of the rear façade but is proposing to install a metal roof.

STAFF COMMENT:

The applicant is proposing to construct a rear addition to create an indoor/outdoor retail gallery space at 471 Talbot Street. A second-storey balcony is also proposed as part of the addition, which would re-establish the door opening at the rear of the building. Doors are intended to be installed on the addition at some point in the future as the project will occur in two phases.

Staff is of the position that the proposed addition is generally in keeping with the policies and guidelines of Section 4.3.3. the HCD Plan.

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner



PLANNING & BUILDING SERVICES DEPARTMENT

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

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

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

OFFICE USE:	Date Application Received: <u>APR 05 2023</u>	Consultation Date: <u>APR 04 2023</u>
	Date Application Deemed Complete: <u>APR 05 2023</u>	File Number: _____

OWNER/APPLICANT

1. Property Owner
Name: JOHN OPREA
Address: 471 TALBOT STREET
Postal Code: _____ Phone: 226 606 5627 Fax: _____
Email: JOHN5STR @ AOL. COM

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: 471 TALBOT STREET ST. THOMAS

2. Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

 Alteration to Building/Property New Construction Demolition

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 JOHN OPREA, 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, JOHN OPREA 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 05 day of 04, 20 23
City Day Month Year

[Signature]
Signature of Owner or Authorized Agent

05.04.2023
Date

[Signature]
Signature of Commissioner of Oaths, etc.

April 5 / 2023
Date

Crystal Marie Penney, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of St. Thomas,
Expires September 21, 2025.

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, JOHN OPREA, 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.

05.04.2023

Date



Signature of Owner

2. How is the property designated?

- Individually Designated Property Part of the Heritage Conservation District Both

3. 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

4. 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.

- ① SITE PLAN
② PROPOSED AUXILIARY BUILDING
③ EXISTING

5. 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.

1.3 { I AM AN ARTIST THAT LIVES IN THE APARTMENT UPSTAIRS AND HAS A GALLERY DOWNTAIRS FOR PAINTINGS AND SCULPTURE AND WOULD LIKE TO MAKE AN ADDITION TO THE REAR OF THE BUILDING AS AN AUXILIARY BUILDING TO THE GALLERY TO DISPLAY MY STATUES ALL YEAR ROUND. I WILL LOCATE THE ADDITION IN THE BACK GARDEN OF THE PROPERTY AND WILL MATCH THE VISIBLE PARTS TO THE EXISTING NEIGHBOURING PROPERTIES USING RECYCLED BRICK POST COVERINGS AND STUCCO MATCHED TO COLOUR.

ROOF WILL BE OF MATCHING COLOUR STEEL AND NOT VISIBLE FROM NEIGHBOURS AND STREET.
DECK WILL USE EXISTING DOOR COUPLING AND BE SIMILAR LOOKING WITH NEIGHBOURS P/T DEC

IN THE FUTURE 1-2 YEARS I AM
LOOKING AT CLOSING IT DOWN WITH
2 GARAGE DOORS WITH GLASS.

MAJ9 3T12

1

N/A

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, _____, am the owner of the subject lands, and I authorize _____, 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.

Date

Signature of Owner

MAJ9 3T12
DEC 2018

MAJ9 3T12

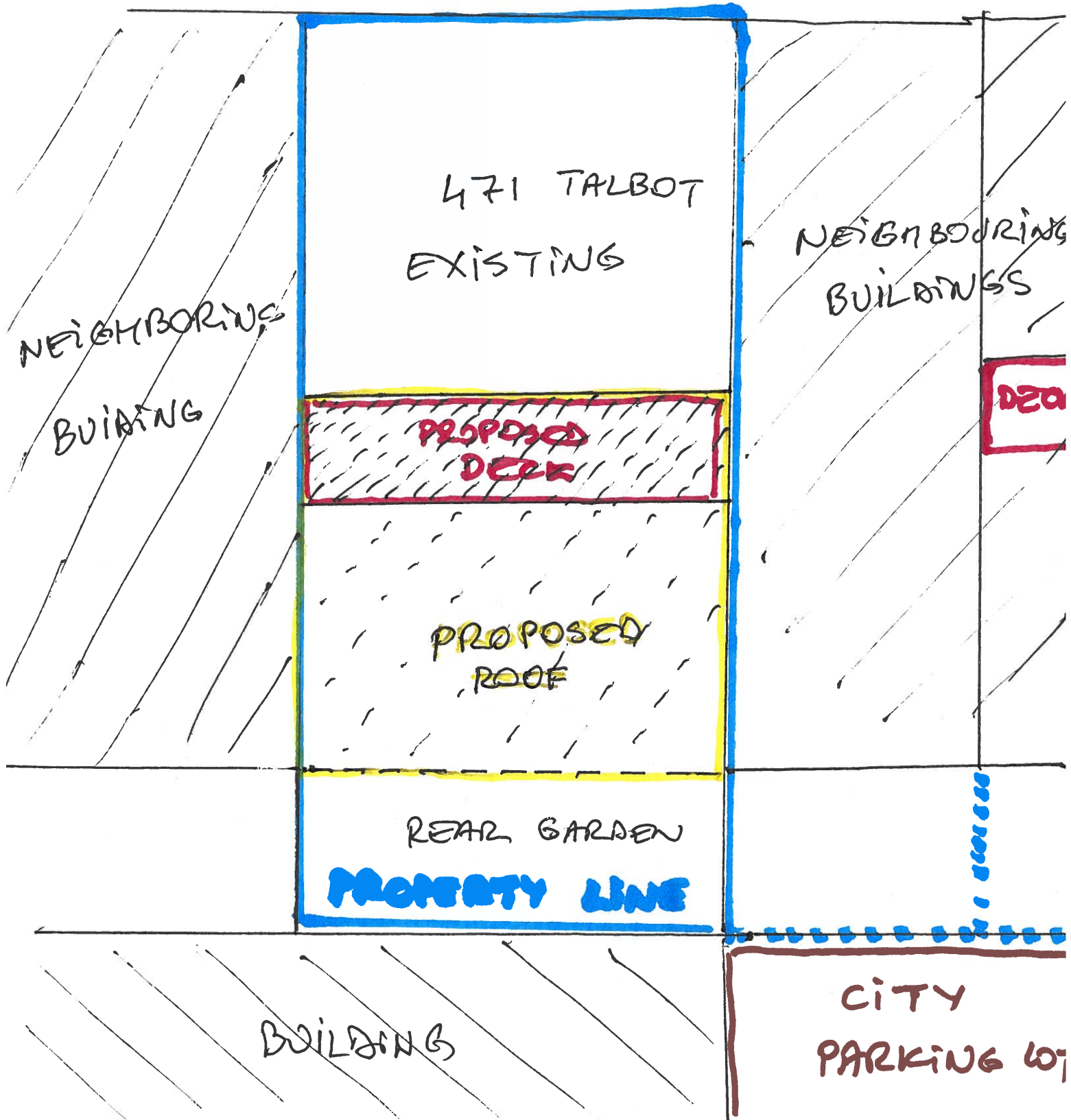
MAJ9 3T12

MAJ9 3T12

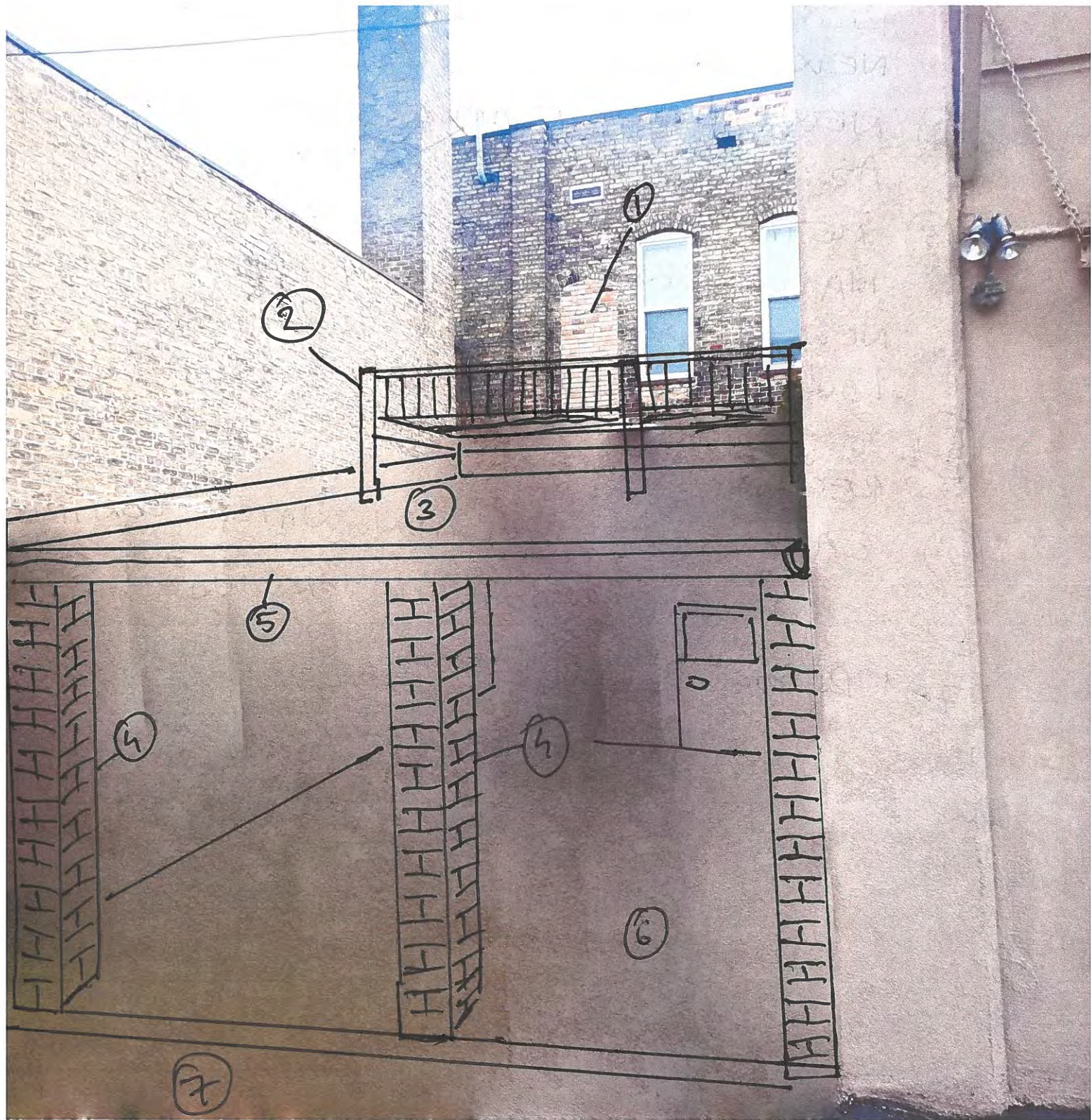
MAJ9 3T12

① SITE PLAN

TALBOT STREET



36
PLEASE SEE BACK FOR DETAILS
PROPOSED AUXILIARY BUILDING



② PROPOSED AUXILIARY BUILDING

- ① USE OLD OPENING FROM OLD DECK TO ACCESS NEW DECK.
REUSE BRICKS FOR DRESSING UP NEW FRONT POST ④.
- ② NEW DECK IN APPROX. SAME PLACE AS DECK REMOVED 20 YEARS AGO.
- ③ METAL ROOF BEIGE COLOUR TO MATCH BRICKS NOT VISIBLE FROM NEIGHBOURS AS ITS HEIGHT IS LOWER THEN ABATTING WALLS.
- ④ SUPPORTING POST DRESSED UP IN RECYCLED BRICK
- ⑤ EAVES FOR ~~THE~~ RAIN WATER CONTROL
- ⑥ CONCRETE SLAB ON GROUND
- ⑦ REAR GARDEN.

⑤ REAR GARDEN



⑦ EXISTING REAR GARDEN

③ EXISTING

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
02/27/2023
Meeting Date:
03/08/2023

Department: Planning & Building Services Department

Attachments

Prepared by: Kevin McClure, Planner

· Draft Delegation By-law

Subject: Draft Delegation By-law for Heritage Alteration Permits

REPORT:

To conserve the historic character and heritage attributes of the downtown commercial core and railway character areas, the City undertook a process of designating a heritage conservation district (HCD) under Part V of the Ontario Heritage Act. The Downtown St. Thomas Heritage Conservation District Plan was approved on August 13th, 2018 along with the associated by-law to designate the HCD.

Through the designation of the HCD through the Ontario Heritage Act, property owners are required to obtain permits for classes of work as described within the HCD Plan. As of the time of this report, fifty-six (56) permits have been issued since the approval of the HCD.

As Staff and the Municipal Heritage Committee (MHC) have had time to work through the Heritage Alteration Permit (HAP) process and see the various types of exterior work that required permit, there has been a desire to look at opportunities to streamline that process. The HCD Plan, through Section 6.2.3 speaks to Delegated Authority to reduce wait times for issuance of permits. Further, delegation is generally to be applied to those applications that are considered minor in nature and the HCD Plan provides a listing of works that the MHC and Council may wish to delegate.

For the purposes of exploring the City's interest in delegating certain classes of Heritage Alteration Permit applications to Staff, attached is a draft delegation by-law for the MHC's input and review. The by-law itself provides the framework for delegation, however, Schedule "1" will be of most interest as this provides the "Classes of Alterations" that Staff will have the authority to issue permits on.

It is Staff's suggestion that this draft by-law is placed on the March 8th, 2023 meeting agenda for consideration and review by the MHC with a more fulsome analysis and discussion with the Committee at the April meeting and for recommendations to Council at a subsequent Council Meeting.

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner

CITY OF ST. THOMAS

BY-LAW NO. -2023

A BY-LAW TO DELEGATE COUNCIL'S POWERS TO GRANT PERMITS FOR ALTERATION PERMITS IN A HERITAGE CONSERVATION DISTRICT

WHEREAS pursuant to Subsection 41 (1) of the Ontario Heritage Act R.S.O. 1990, c. O.18, the Council of the municipality may by by-law designate the municipality or any defined area thereof as a heritage conservation district;

AND WHEREAS pursuant to Subsection 41.1 (1) of the Ontario Heritage Act R.S.O. 1990, c. O.18, the Council of the municipality adopted By-law No. 100-2018 to designate an area defined by the by-law as the Downtown St. Thomas Heritage Conservation District ;

AND WHEREAS pursuant to Subsection 42 (16) of the Ontario Heritage Act R.S.O. 1990, c. O.18, the council of a municipality may delegate by by-law its power to grant permits for the alteration of property situated in a heritage conservation district designated under this Part to an employee or official of the municipality if the council has established a municipal heritage committee and consulted with it before the delegation;

AND WHEREAS pursuant to Subsection 42 (17) of the Ontario Heritage Act R.S.O. 1990, c. O.18, by-law under subsection 42 (16) may specify the alterations or classes of alterations in respect of which power to grant permits is delegated to the employee or official of the municipality;

THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS ENACTS AS FOLLOWS:

1. In this by-law:

“**Alter**” means to change in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning;

“**Council**” means the Council of the Corporation of the City of St. Thomas, or a Committee of Council or staff delegated under Section 42 of the Ontario Heritage Act to act on Council’s behalf;

“**Director**” means the Director of Planning and Building Services or designate;

“**Heritage Alteration Permit**” means a permit as issued under the Ontario Heritage Act R.S.O. 1990, c. O.18 Act, as amended.

2. Delegation of Council’s Authority

Council hereby delegates:

- a) The authority for the administration of issuing Heritage Alteration Permits within the Downtown St. Thomas Heritage Conservation District Plan to the Director for the classes of alterations as set out in Schedule 1

3. General Provisions of Delegation

The exercise of the powers, authority or appointment delegated in this By-law is subject to the following:

- a) The delegation under this by-law of Council's powers under Section 42 of the *Ontario Heritage Act* does not include:
 - i. The erection of any building or structure on the property or permission to erect such a building or structure.

- ii. The demolition or removal, or permission to demolish or remove of, any attribute of the property if the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).
 - iii. The demolition or removal of a building or structure on the property or to permit the demolition or removal of a building or structure on the property.
- b) The Director shall provide to the Owner and/or Applicant, in writing, its decision in respect of the application that is either:
 - i. Approval;
 - ii. Approval with Conditions; or
 - iii. Refusal.
- c) The Director shall approve alterations referred to in Section 42 of the Act except where, in the opinion of the Director the proposed alterations shown on the plans and drawings are not consistent with the policies and guidelines as provided by By-law 100-2018 as approved by Council.
- d) The Director may request that Council consider any Heritage Alteration Permit application for approval.
- e) Where the Director refuses to approve an alteration through a Heritage Alteration Permit or where the owner of the land is not satisfied with any of the requirements and/or conditions imposed by the Director, the Director may refer the Heritage Alteration Permit to Council for a decision.
- f) Notwithstanding the provisions of Section 2 of this By-law, where a Heritage Alteration Permit is referred back, or requested to be referred back, to Council, Council's power and authority with respect to all powers or authority under Section 42 of the Ontario Heritage Act, shall be retained.
- g) The Director shall inform Council of all Heritage Alteration Permit applications that are approved from time to time in the form of a Report to Council.

READ a First and Second time this day of 2023.

READ a Third time and Finally passed this day of 2023.

Maria Konefal, City Clerk

Joe Preston, Mayor

"Schedule 1"

CLASSES OF ALTERATIONS

Contributing Resources
<ol style="list-style-type: none">1. Replacement of windows in-kind2. Replacement of an exterior heritage feature in kind3. Alterations or removal of exterior lighting4. Alterations, removal or replacement of non-heritage features5. Alterations to roofing materials or colours6. Temporary alterations in an emergency where a building is at risk7. Signage
Non-Contributing Resources
<ol style="list-style-type: none">1. Replacement of windows2. Replacement of an exterior heritage feature in kind3. Alterations or removal of exterior lighting4. Alterations, removal or replacement of non-heritage features5. Alterations to roofing materials or colours6. Temporary alterations in an emergency where a building is at risk7. Signage