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



AANNING & BUILDING SERVICES DEPARTMENT

t. (519) 633.2560 **f.** (519) 633.6581 9 Mondamin Street St. Thomas, Ontario, N5P 2T9

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



THE RAILWAY CITY

PLANNING & BUILDING SERVICES DEPARTMENT

t. (519) 633.2560 **f.** (519) 633.6581 9 Mondamin Street St. Thomas, Ontario, N5P 2T9

NOTICE OF RECEIPT FOR HERITAGE ALTERATION PERMIT

(Section 42(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended)

April 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

| ST.TH | Report No. HCR-04-23 | | |
|---|---|--|--|
| | WAY CITY | 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 | |
| Prepared by: | Kevin McClure, Planner | Application and Supporting materials | |
| 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

5

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.

<u>Section 4.4.3.8 – Side and Rear Elevations</u>

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

| FFICE USE: | Date Application Received: | Consultation Date: |
|--|--|--|
| | Date Application Deemed Complete: | File Number: |
| WNER/AP | PLICANT | |
| The special state of the second | ty Owner Para Ole | ESO |
| Addres | s: 127 HARTLE | 1 AVENUE |
| Postal | Code: 1/34 0.76 Phone: | 519-215.313/2 Fax: |
| Email: | Ouovelle e vaka | o · com |
| . Agent/ | Applicant | |
| Name: | - KATHY KATCHA | OLD CAS |
| Compa | any: MEKASTAY INTO | aliols. |
| Addres | 55: 21 BAY STREE | ET BARRYS BAY OXTARIO |
| Postal | Code: KOJ 150 Phone: | (250) 826.8786 Fax: |
| Email: | 1, 11 | |
| Who is | the primary contact? | |
| | istered Owner Applicant/Agent | |
| *Note | : Unless otherwise requested all commu | nications will be sent to the Applicant. |
| *Pleas | e indicate the method of communication | you would like to be contacted by |
| Pho | | □Fax □Mail |
| PROPERTY | INFORMATION | |
| 1. Municip | al Address: 637 \$ 639 | TALBOT STREET ST. THOMAS, ON! |
| 2. Legal D | escription: | |
| - | | |
| SUMMARY | OF WORK PROPOSED | |
| | nd of permit is required? | |
| THE RESERVE TO SERVE AND ADDRESS OF THE PARTY OF THE PART | | |

| | 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 comices, 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 comices, 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 |
| | |
| | Explain the reasons for undertaking the alterations and describe how the proposal conforms to the Part IV |
| | 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 yearsand is in great disrepair. |

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 He Act. In accordance with the Act, it is the policy of the City of St. Thomas to provide public access to all Plann applications and supporting documentation submitted to the City. | eritage ing Act |
|---|--------------------|
| I KATHY KATCHFORD , 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, pro- support of the application, by myself, my agents, consultants and solicitors, constitutes public information and become part of the public record. As such, and in accordance with the provisions of the <i>Municipal Freedom of</i> <i>Information and Protection of Privacy</i> Act, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas m this application and its supporting documentation available to the general public, including copying and disclos- application and its supporting documentation to any third party upon their request. | aking |
| 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 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 Questions about this collection should be directed to the Director of Planning and Building Services, 9 Mondam Street, St. Thomas, Ontario, NSP 2T9, (519) 633-2560. | e Act. |
| AFFIDAVIT OR SWORN DECLARATION | |
| 1, KATHY RAICHED of BARRY BAY in the province of OWTAR name of applicant | <u>'</u> O_, |
| 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 the information contained in the documents that accompany this application is accurate. | |
| Sworn (or declared) before me at the | Year |
| Signature of Owner or Authorized Agent / Date | |

Date

Application Revised: October 2018

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.

S

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 OYEFES, 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.

Date

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.

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

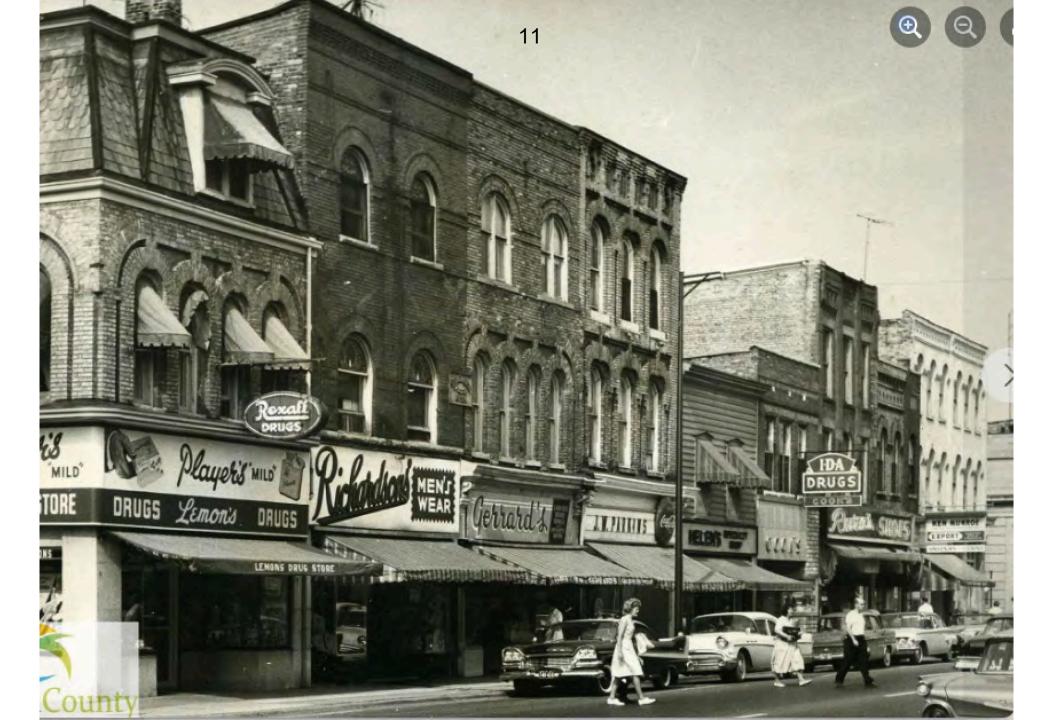
to act on our behalf as the agent for the submissions required for all

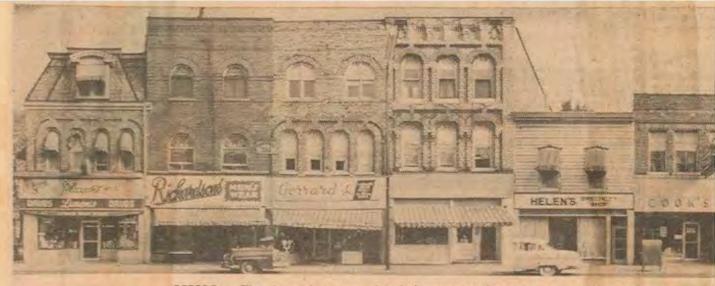
matters relating to the subject lands, and to provide any of my personal information that will be included in this

application or collected during the planning process.

Date

Signature of Owner





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



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



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



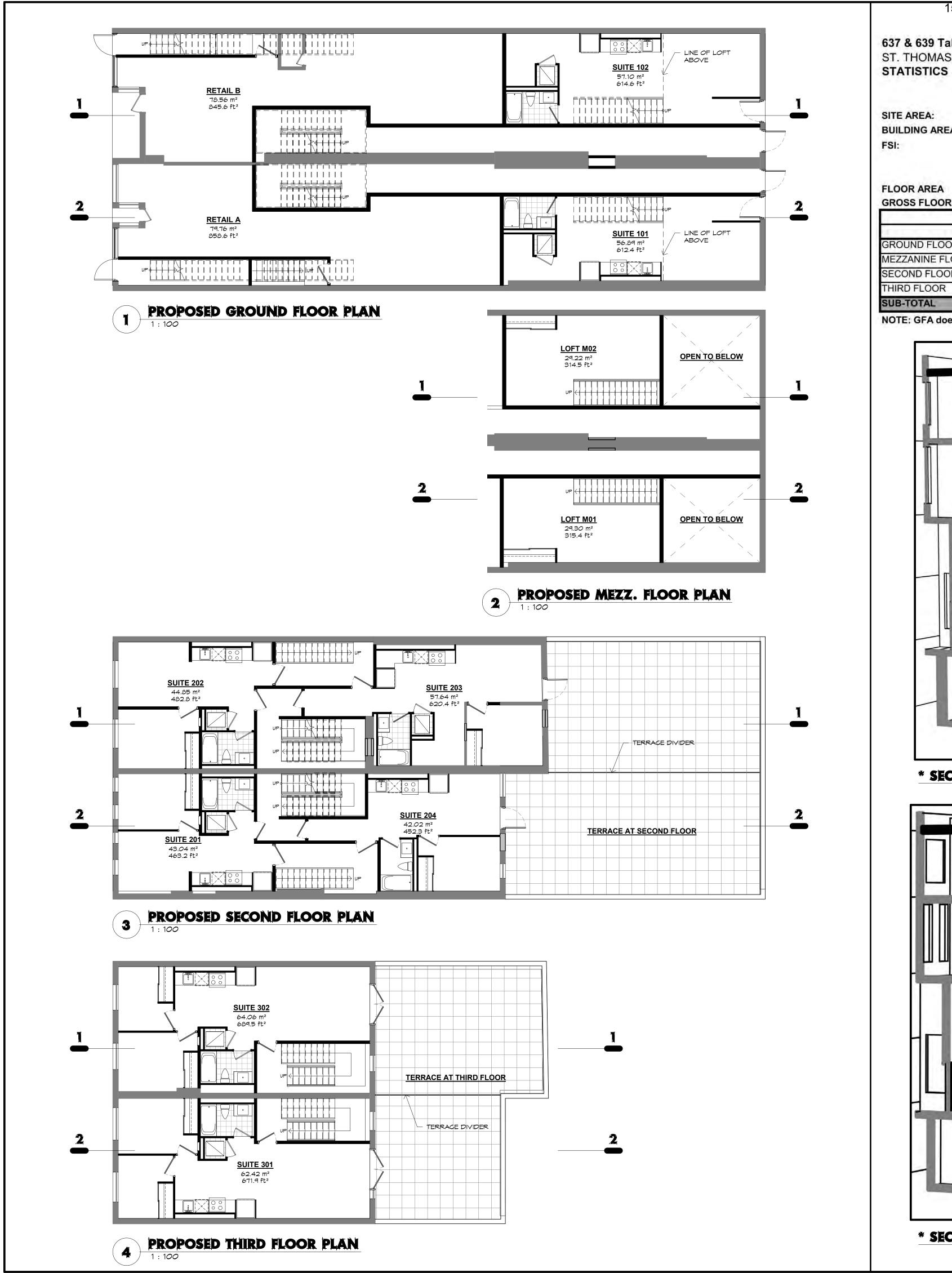
s and passersby. Good points are accentuated and bod points hidden.



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







637 & 639 Talbot Street ST. THOMAS, ONTARIO

ft2 ?? SITE AREA: 4020 373.47 **BUILDING AREA:**

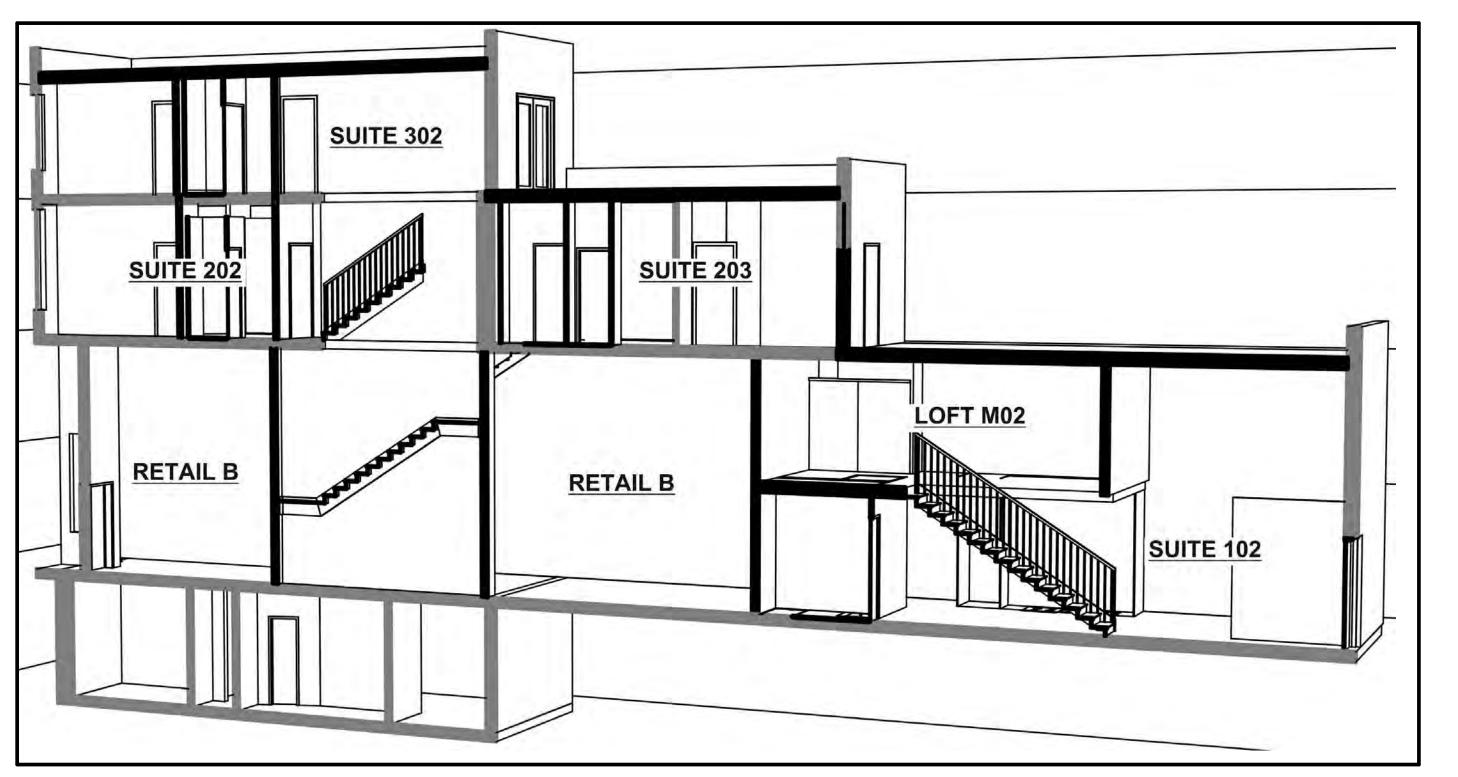
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FLOOR AREA **GROSS FLOOR AREA**

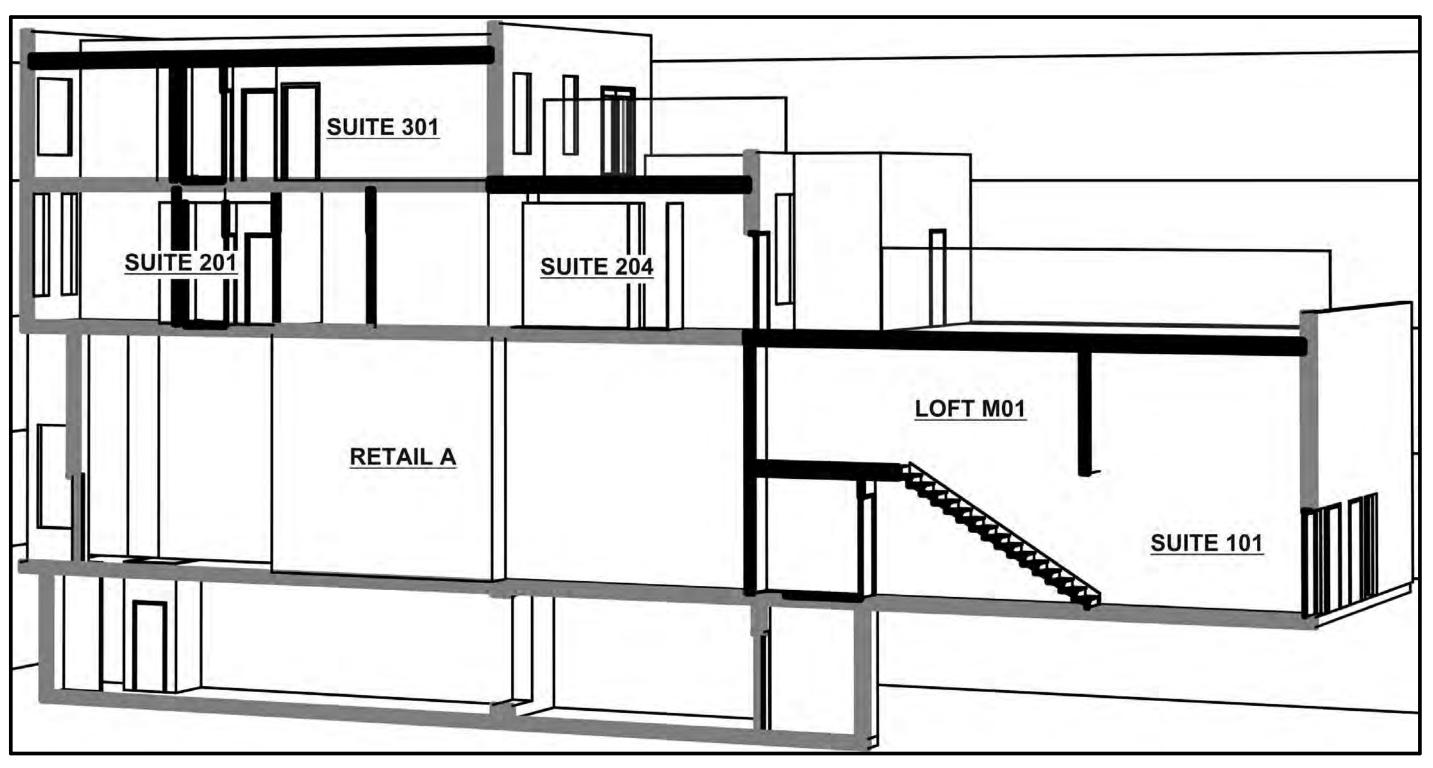
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| 0.00 | 0 | 58.52 | 630 | 0.00 | 0 | 58.52 | 630 |
| 0.00 | 0 | 187.55 | 2,019 | 52.68 | 567 | 240.23 | 2,586 |
| 0.00 | 0 | 126.48 | 1,361 | 25.52 | 275 | 152.00 | 1,636 |
| 158.32 | 1,704 | 486.54 | 5,237 | 179.36 | 1,931 | 824.22 | 8,872 |
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8-May-22

NOTE: GFA does not include Basement



* SECTION 1-1



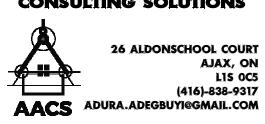
* SECTION 2-2

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:



ADURA ARCHITECTURAL CONSULTING SOLUTIONS



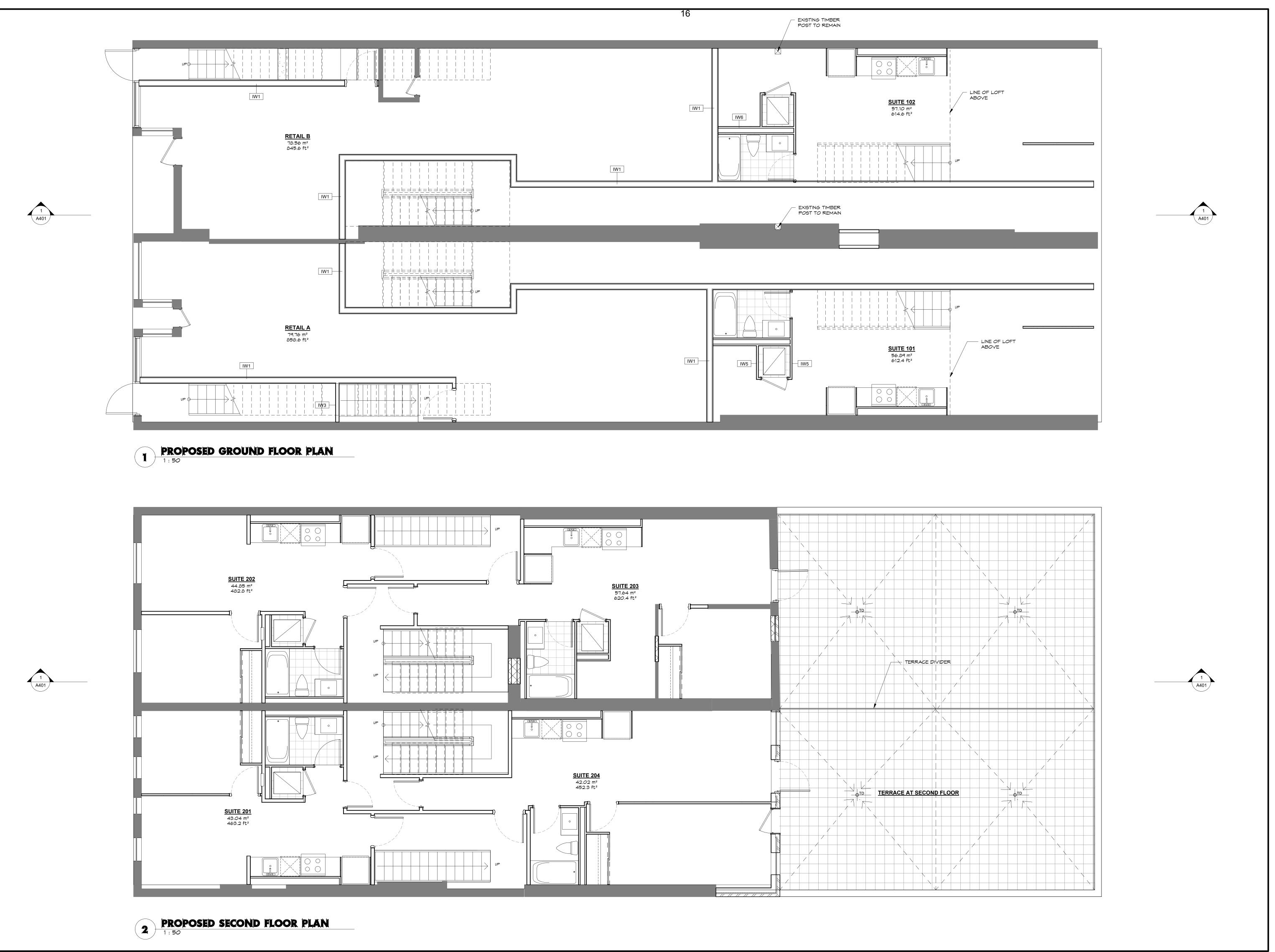
PROJECT:

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

637 & 639 TALBOT STREET ST. THOMAS, ONTARIO

| DRAWN: | DATE: 04/21/22 | | |
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| SHEET TITLE: FLOOR PLANS | | | |

A201



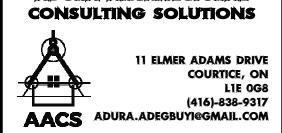
This drawing, as an instrument of service, is provided by and is the property of ADURA ARCHITECTURAL CONSULTING SOLUTIONS (AACS). The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify ADURA
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damages resulting from his/her work.

NO. DATE: ISSUED/REVISIONS:



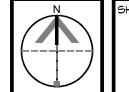
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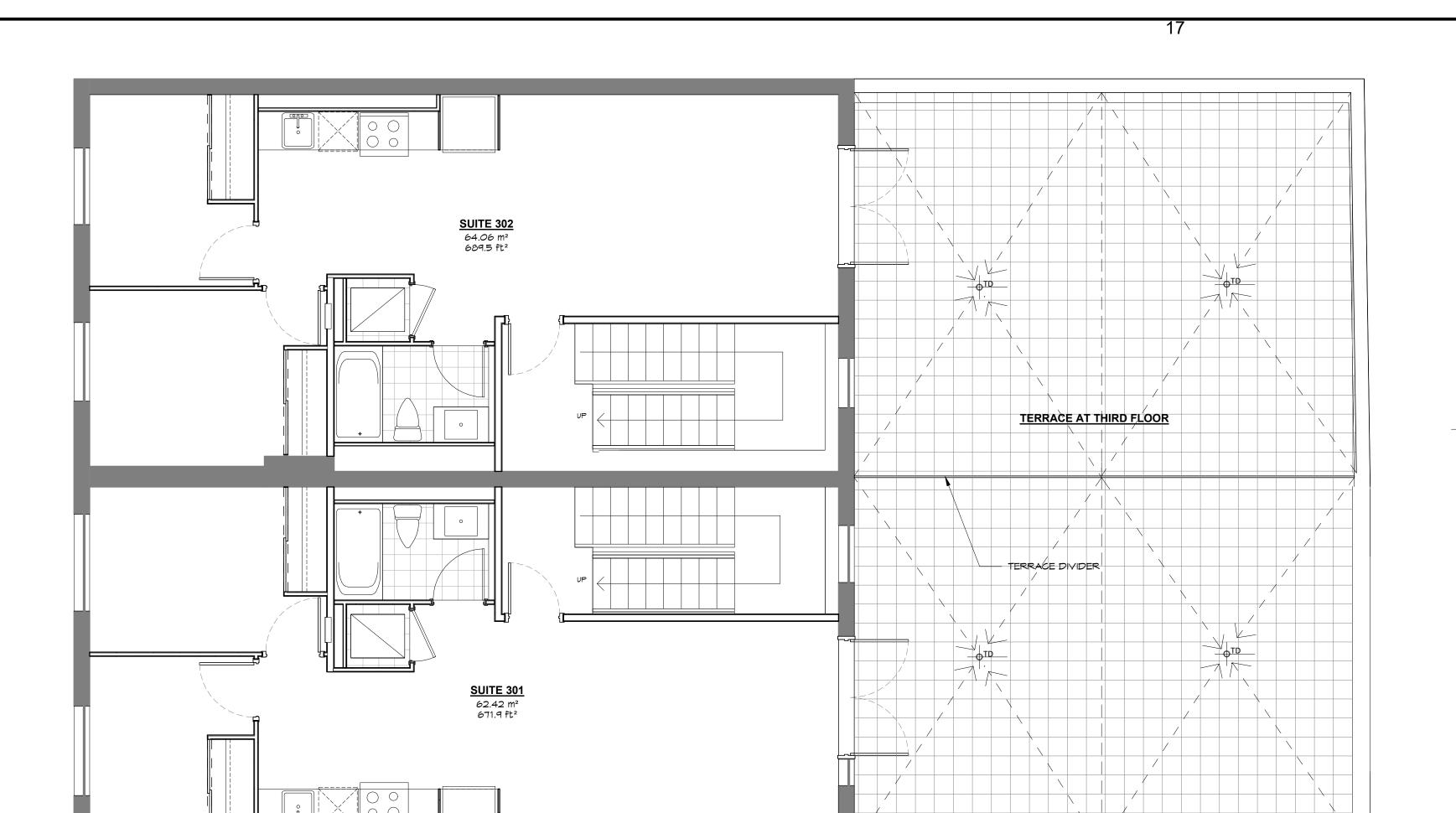


PROPOSED RENOVATIONS TO 637 & 639 TALBOT STREET - ST. THOMAS

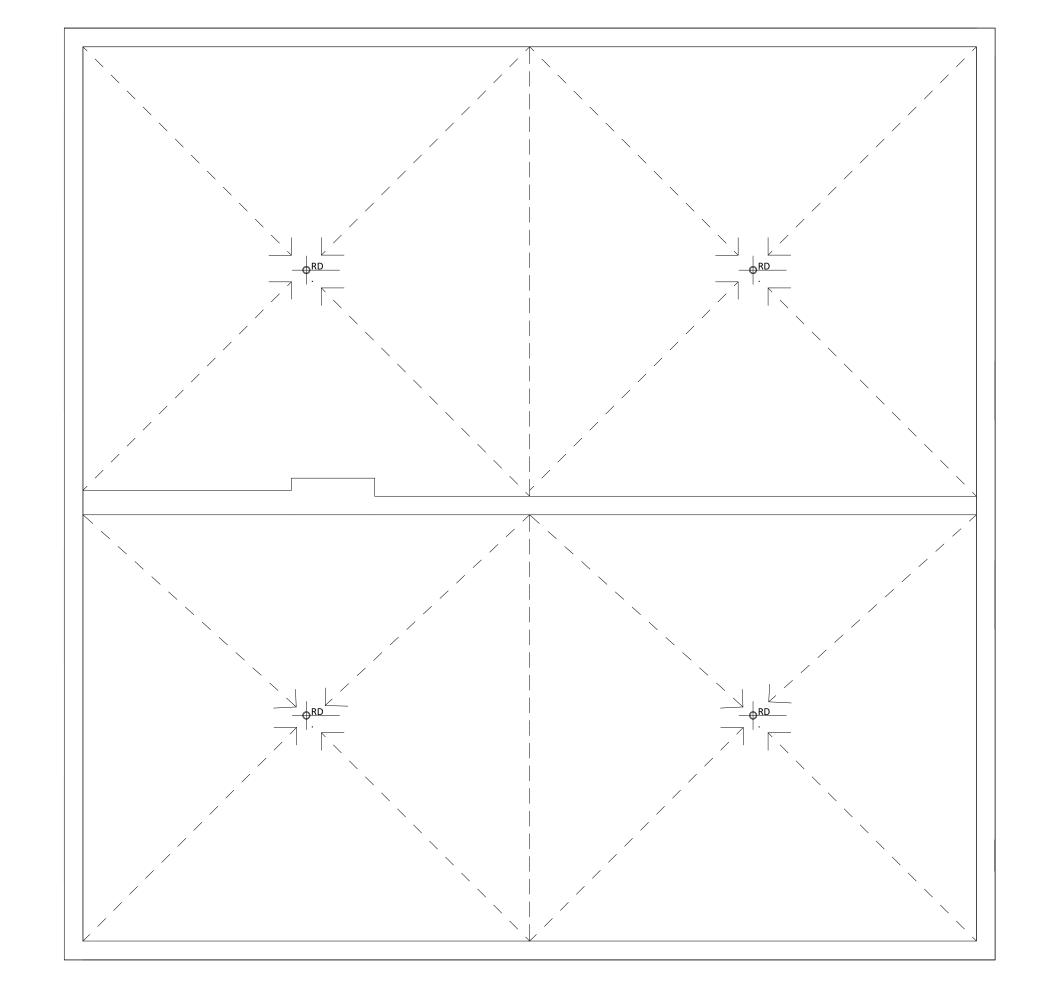
637 & 639 TALBOT STREET ST. THOMAS, ONTARIO

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PROPOSED THIRD FLOOR PLAN
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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 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' materials assume full responsibility

and bear costs for any corrections or damages resulting from his/her work.

NO. DATE: ISSUED/REVISIONS:



ADURA ARCHITECTURAL CONSULTING SOLUTIONS

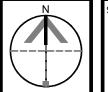


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COURTICE, ON
LIE 0G8
(416)-838-9317
AACS
ADURA.ADEGBUYI@GMAIL.COM

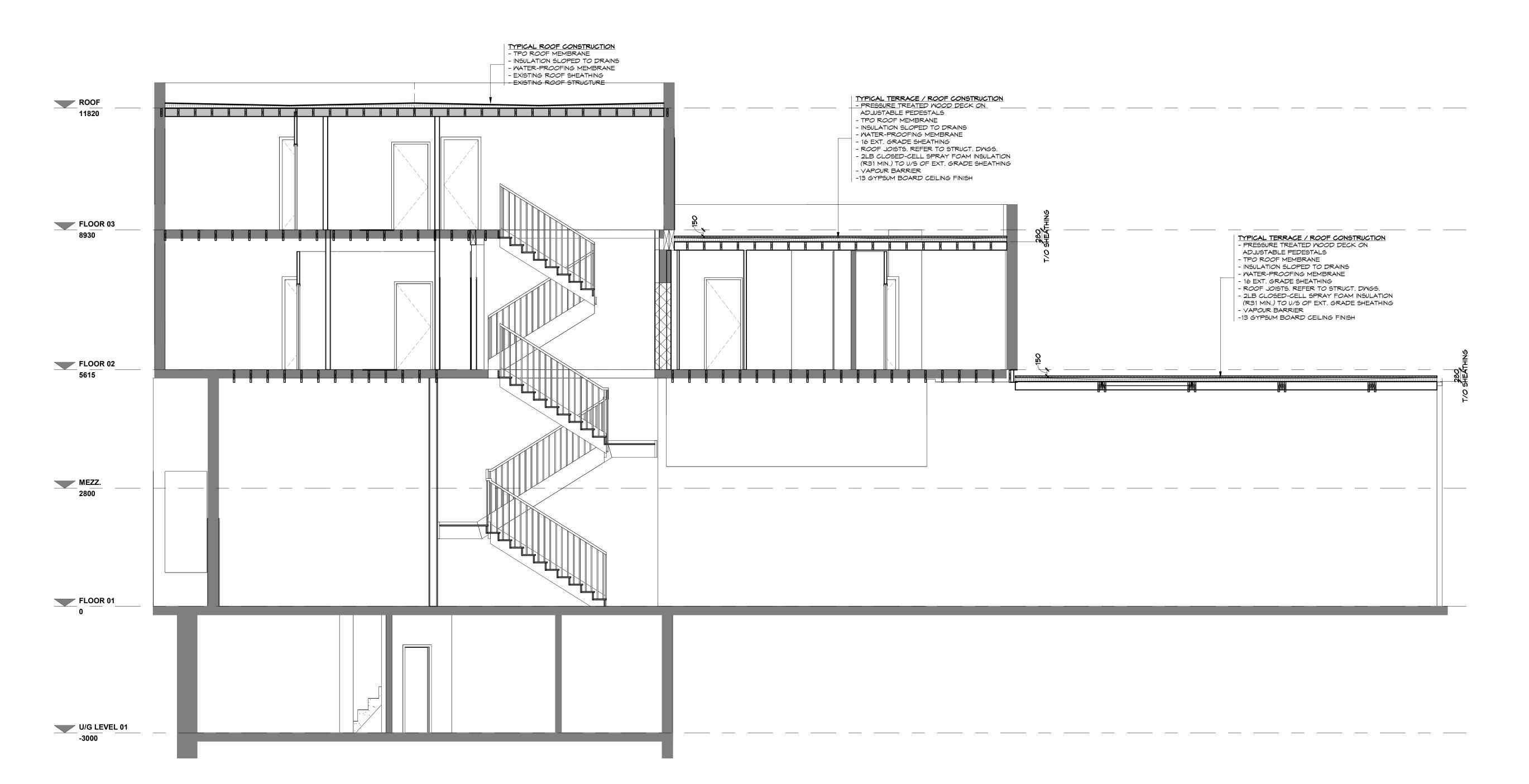
PROPOSED RENOVATIONS TO 637 & 639 TALBOT STREET - ST. THOMAS

637 & 639 TALBOT STREET ST. THOMAS, ONTARIO

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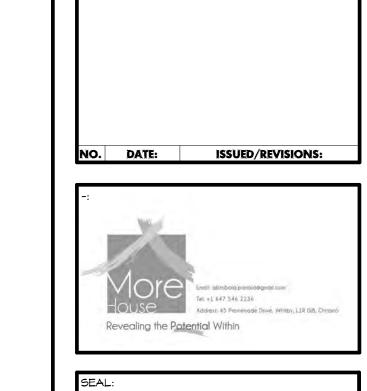
PROPOSED ROOF PLAN
1:50



BUILDING SECTION

1:50

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.







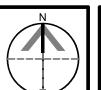
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COURTICE, ON
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(416)-838-9317
AACS
ADURA.ADEGBUYI@GMAIL.COM

PROJEC

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

637 & 639 TALBOT STREET ST. THOMAS, ONTARIO

| DRAMN: | DATE: |
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SHEET NO.:

GENERAL NOTES:

- 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 r2022).
- ANY LOCAL REGULATIONS AND BYLAWS, AND THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA) AND CURRENT REGULATIONS FOR CONSTRUCTION PROJECTS. ALL CODES AND STANDARDS SHALL BE THOSE REFERENCED IN OBC 2012 r2022. 3. ALL STANDARDS ARE TO BE THE YEAR, EDITIONS, DOCUMENT NUMBERS, ETC AS PER OBC 2012 r2022 DIVISION B, T.1.3.1.2. WHERE
- DISCREPANCIES EXIST BETWEEN OUR DRAWINGS AND T.1.3.1.2, THE TABLE SHALL GOVERN UNLESS NOTED OTHERWISE. THIS SET OF DRAWINGS SUPERCEDES AND REPLACES ALL PREVIOUS DRAWINGS. 5. READ THESE DRAWINGS IN CONJUNCTION WITH ALL RELATED CONTRACT DOCUMENTS AND ARCHITECTURAL, MECHANICAL, AND FLECTRICAL DRAWINGS
- 6. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS AT THE SITE AND VERIFY ALL DIMENSIONS GIVEN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS. REPORT TO THE ENGINEER ANY DISCREPANCIES OR LINSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE PROJECT BEFORE PROCEEDING WITH THE WORK
- '. IF ANY STRUCTURAL DISCREPANCIES ON THE DRAWINGS EXIST, THE MOST STRINGENT SHALL APPLY. DRAWINGS ARE NOT TO BE SCALED.
- ONSTRUCTION AND SHOP DRAWING REVIEW MUST BE PROVIDED AS PER CODE 10. SUBMIT SHOP DRAWINGS AS PER TABLE 1. SHOP DRAWINGS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER WHERE REQUIRED AND REVIEWED BY THE CONTRACTOR FOR DIMENSIONAL CORRELATION WITH THE DRAWINGS AND FIELD CONDITIONS PRIOR TO SUBMITTING TO TACOMA ENGINEERS. FABRICATION OF ELEMENTS ON SHOP DRAWINGS MAY NOT PROCEED UNTIL
- SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY TACOMA ENGINEERS. REVIEW OF SHOP DRAWINGS IS FOR GENERAL CONFORMANCE TO THE DESIGN CONCEPT ONLY. REVIEW SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF RESPONSIBILITY FOR MAKING THE WORK ACCURATE AND IN CONFORMITY WITH THE PROJECT DOCUMENTS. WHERE THERE IS A DISCREPANCY BETWEEN THE SHOP DRAWINGS AND THE PROJECT DOCUMENTS. THE PROJECT DOCUMENTS SHALL GOVERN.
- 11. CONSTRUCTION LOADINGS SHALL NOT EXCEED THE SPECIFIED DESIGN LOADS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR CONSTRUCTION LOADS AND TEMPORARY BRACING TO KEEP STRUCTURE PLUMB AND IN TRUE ALIGNMENT AT ALL PHASES OF CONSTRUCTION. ANY BRACING MEMBERS SHOWN ON THE DRAWINGS ARE REQUIRED FOR THE FINISHED STRUCTURE AND MAY NOT BE SUFFICIENT FOR ERECTION PURPOSES.
- 12. OBC 2012 r2022 DIVISION C SECTION 1.2.2 REQUIRES GENERAL REVIEW OF THE CONSTRUCTION BY THE DESIGN PROFESSIONAL. FACOMA ENGINEERS SHALL BE GIVEN A MINIMUM OF 48 HOURS NOTICE AT (519)763-2000 (GUELPH) OR (705) 735-1875 (BARRIE) BY THE CONTRACTOR FOR THE FOLLOWING REQUIRED CONSTRUCTION REVIEWS: FOUNDATIONS - PRIOR TO POURING FOOTINGS AND FOUNDATION WALLS.
- STRUCTURAL FRAMING (STRUCTURAL STEEL / WOOD FRAMING) PRIOR TO COVERING WITH INTERIOR FINISHES. EXISTING MASONRY REPAIR - UPON COMPLETION
- REINFORCED MASONRY PRIOR TO GROUTING FINAL FRAMING - UPON COMPLETION OF ALL STRUCTURAL ELEMENTS.
- 13. RETAIN A CERTIFIED INDEPENDENT TESTING OR INSPECTION COMPANY FOR TESTING & INSPECTION FOR THE ITEMS IN TABLE 2. 14. THE DESIGN REVIEW AND CERTIFICATION OF SECONDARY BUILDING FLEMENTS (THOSE FLEMENTS NOT SPECIFICALLY INCLUDED IN THESE DRAWINGS) IS THE RESPONSIBILITY OF THE PROJECT DESIGNER. ELEMENTS INCLUDE BUT ARE NOT LIMITED TO ARCHITECTURAL FEATURES, NON-LOADBEARING INTERIOR WALLS, INTERIOR PARTITIONS, WINDOWS, DOORS, MASONRY VENEERS, CLADDING, AND SUPPORTS FOR MECHANICAL SYSTEMS.
- 15. ALL NON-LOADBEARING INTERIOR WALLS AND PARTITIONS (STEEL STUD, CONCRETE BLOCK, WOOD STUD) SHALL BE CONSTRUCTED TO ALLOW FOR 25mm (1") VERTICAL, INDEPENDENT DEFLECTION BELOW ALL FLOOR AND ROOF MEMBERS, WHILE STILL PROVIDING LATERAL SUPPORT TO THE TOP OF THE PARTITION, THROUGH THE USE OF DEFLECTION TRACKS, CLIPS, OR

TABLE 1: SHOP DRAWING SUBMITTALS

| ITEM | REQUIRED SUBMITTAL? | ENGINEER'S STAMP REQ'D? | NOTES |
|--|---------------------|----------------------------|----------------------------|
| CONCRETE MIX DESIGN | YES | NO | |
| REINFORCING STEEL | YES | NO | |
| PRECAST CONCRETE ELEMENTS | YES | YES | |
| STRUCTURAL STEEL ERECTION DRAWINGS | YES | YES | STAMP FOR CONNECTIONS ONLY |
| MISC. METAL (INCLUDING GUARDS & HANDRAILS) | YES | YES | |
| MANUFACTURED WOOD PRODUCTS | YES | YES | |
| MASONRY MORTAR MIX DESIGN | YES | NO | |
| MASONRY GROUT MIX DESIGN | YES | NO | |
| STAIR DRAWINGS | YES | YES | |

TABLE 2: REQUIRED TESTING & INSPECTION

| RESULTS SHALL BE SUBMITTED DIREC | TLY TO TA | COMA ENGINEERS FRO | OM THE TESTING COMPANY, | FOR REVIEW |
|----------------------------------|-----------|--------------------|-------------------------|------------|
| | | | | |

| ITEM | REQ'D | NOTES |
|-----------------------------|-------|---------------------------------|
| SOIL BEARING CAPACITY | YES | BY SOILS ENGINEER |
| SOIL COMPACTION | YES | BY SOILS ENGINEER |
| CONCRETE COMPRESSIVE TESTS | YES | MIN. 3 TEST, SEE CONCRETE NOTES |
| CONCRETE AIR ENTRAINMENT | YES | |
| CONCRETE SLUMP | NO | |
| MORTAR CUBES | YES | 3 SETS PER FLOOR |
| GROUT CYLINDERS | YES | 3 SETS PER FLOOR |
| STRUCTURAL STEEL INSPECTION | YES | |
| | | |

TABLE 3: REQUIRED SITE MEETINGS THE FOLLOWING MEETINGS ARE MANDATORY, PRIOR TO START OF THAT PHASE OF THE PROJECT

| | , | |
|--|-------|---|
| ITEM | REQ'D | NOTES |
| EXISTING MASONRY REPAIR AND REINFORCED BLOCK WALLS | YES | MASONRY CONTRACTOR, ENGINEER & GENERAL CONTRACTOR. RE: CONTROL JOINTS, METHOD OF GROUTING, BAR LOCATIONS, MASONRY REPAIR PLAN |

STRUCTURAL DESIGN LOADS:

- STRUCTURAL DESIGN IS TO OBC 2012 r2022 PART 9
- PRIMARY GRAVITY STRUCTURAL SYSTEMS: ROOFS / FLOORS:

TERRACE DEAD LOAD

TERRACES (LIVE)

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

1.25 kPa (26 psf)

4.8 kPa (100 psf

1.9 kPa (40 psf)

- **FOUNDATIONS** 03 - POURED CONCRETE SHALLOW FOUNDATIONS
- DESIGN LOADS ARE UNFACTORED UNLESS NOTED OTHERWISE A. CLIMATIC DESIGN DATA (LONDON)

B. Snow Load = 0.4 kPa = 0.47 kPa C. BUILDING IMPORTANCE CATEGORY

lw ULS lw SLS INTERNAL PRESSURE CATEGORY E. ROOF ROOF DEAD LOAD = 0.75 kPa (15 psf

Snow Importance Factor Is ULS Is SLS

ROOF SNOW LOAD lsx[SsxCb+Sr] 1.0x[1.9x0.55+0.4] 1.45 kPa (30.2 psf) F. FLOOR LOADS: MAIN FLOOR SUITES AND RETAIL (LIVE) 4.8 kPa (100 psf)

DEAD LOAD 0.5 kPa (10 psf) 4. ADDITIONAL DEAD LOAD ALLOWANCE SHALL BE INCLUDED IN ADDITION TO THE ABOVE LOADS FOR: A. PIPES IN EXCESS OF 75mm (3") IN DIAMETER CARRYING FLUIDS (SPRINKLERS)

ROOF TOP MECHANICAL UNITS GUARDS DESIGN LOADS: TO OBC 4.1.5.14.(1)(c), (2) TO (6). HANDRAIL DESIGN LOADS: TO OBC 4.1.5.14.(7).

MEZZANINE, SECOND/THIRD FLOOR (LIVE) =

FOUNDATIONS:

- ALL FOOTINGS SHALL BE FOLINDED IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. GEOTECHNICAL REPORT HAS YET BEEN SUPPLIED FOR THIS PROJECT. ALL BEARING PRESSURES HAVE BEEN ASSUMED AND
- DESIGN BEARING PRESSURES ON UNDISTURBED NATIVE SOIL, OR APPROVED ENGINEERED FILL ARE AS FOLLOWS ULS, kPa (psf) 225 (4500) SLS, kPa (psf) 3. SOFT AREAS UNCOVERED DURING EXCAVATION SHALL BE SUB-EXCAVATED TO SOUND MATERIAL AND FILLED WITH CLEAN, FREE DRAINED GRANULAR SOIL COMPACTED TO 100% STANDARD PROCTOR DRY DENSITY (SPDD), PLACED UNDER THE DIRECTION AND
- SUPERVISION OF A GEOTECHNICAL ENGINEER. SOIL BEARING CAPACITY, SITE CLASS, AND SOIL COEFFICIENTS SHOWN ON THE DRAWINGS (Ka, Kp, DENSITY, ETC.) SPECIFIED MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO THE PLACING OF FOUNDATIONS. ANY NON-CONFORMANCE WITH THE SPECIFIED MINIMUM CAPACITIES MUST BE IMMEDIATELY REPORTED TO THE STRUCTURAL ENGINEER LOCATE ALL FOOTINGS AND PIERS CENTRALLY UNDER COLUMNS AND WALLS UNLESS NOTED OTHERWISI
- PLACE FOOTINGS WHICH ARE EXPOSED TO FREEZING WEATHER A MINIMUM OF 1200mm (48") BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE DO NOT EXCEED A RISE OF 7 AND A RUN OF 10 IN THE LINE OF SLOPE BETWEEN ADJACENT FOOTING EXCAVATIONS OR ALONG STEPPED FOOTINGS. USE STEPS NOT EXCEEDING 600mm (24") IN HEIGHT AND NOT LESS THAN 1200mm (48") IN LENGTH. MAINTAIN UNSUPPORTED SIDES OF EXCAVATION ONLY IF SAFE INCLINATION OF THE SIDES OF THE EXCAVATION IS PROVIDED IN
- ACCORDANCE WITH THE SOIL ENGINEERS RECOMMENDATIONS. IF REQUIRED, ERECT, MAINTAIN, AND REMOVE A SUPPORTING SHORING SYSTEM ALONG THE SIDES OF THE EXCAVATION, DESIGNED BY A PROFESSIONAL ENGINEER, IN ACCORDANCE WITH
- PROTECT SOIL FROM FREEZING ADJACENT TO AND BELOW ALL FOOTINGS. BACK FILL AGAINST FOUNDATION WALL IN SUCH A MANNER THAT THE LEVEL OF BACKFILLING ON ONE SIDE OF THE WALL IS NEVER MORE THAN 450mm (18") HIGHER THAN THE LEVEL ON THE LOWER SIDE OF THE WALL, EXCEPT WHERE TEMPORARY SUPPORT FOR THE WALL IS PROVIDED OR WALLS ARE DESIGNED FOR SUCH UNEVEN PRESSURES.
- SHOULD UNDERGROUND WATER BE ENCOUNTERED. PROVIDE DEWATERING FACILITIES TO KEEP WATER LEVEL BELOW FOOTINGS. REFER TO SOIL ENGINEERS RECOMMENDATIONS FOR REMEDIAL MEASURES. 12. LATERAL EARTH PRESSURE FACTORS: DENSITY = 20.4 kN/m3g = 2.4 kPa

Ka = 0.50 (FOUNDATION WALLS) Ka = 0.35 (RETAINING WALLS AND CURBS NOT SUPPORTED AT THE TOP) FRICTION COEFFICIENT = 0.35

- ALL REINFORCED CONCRETE ELEMENTS ARE DESIGNED IN ACCORDANCE WITH CAN/CSA-A23.3 CONCRETE WORK SHALL CONFORM TO CAN/CSA-A23 1 2 3 FOR MATERIALS AND WORKMANSHIP
- CLASSES OF CONCRETE SHALL BE PLACED IN THE LOCATIONS NOTED: CLASS OF CONCRETE XTERIOR UNREINFORCED SLABS ON GRADE, CURBS
- EXTERIOR WALLS, COLUMNS AND PIERS INTERIOR CONCRETE FLOOR SLABS THAT ARE NOT SUBJECTED TO FREEZING OR CHLORIDES
- INTERIOR PIERS AND FOUNDATION WALLS NOT EXPOSED TO FREEZING 4. CLASSES OF CONCRETE SHALL HAVE THE FOLLOWING MIX REQUIREMENTS: CLASS OF CONCRETE
- STRENGTH 32 MPa W/C RATIO 0.45 AIR ENTRAINMENT CHLORIDE ION 5% TO 8% 25 MPa 0.55 4% TO 7% 25 MPa 0.55 25 MPa 0.55
- 20 MPa ADJUST AIR ENTRAINMENT PERCENTAGE FOR AGGREGATE SIZE BASED ON A23.1 TABLE 4. CONCRETE DESIGN IS BASED ON THE ABOVE MIX REQUIREMENTS. PHYSICAL PROPERTIES (SLUMP, AGGREGATE SIZE, ETC.) TO
- SUIT INSTALLATION (BY OTHERS) AND SHALL NOT AFFECT REQUIREMENTS SPECIFIED. ALL CONCRETE TO BE TESTED SHALL BE TESTED BY A C.S.A. CERTIFIED CONCRETE TESTING LABORATORY. CONTRACTOR TO PROVIDE COPIES OF TESTING REPORTS TO TACOMA ENGINEERS. NOT LESS THAN ONE STRENGTH TEST SHALL BE MADE FOR EACH 100 m³ OF CONCRETE WITH AT LEAST THREE TESTS FOR EACH CLASS OF CONCRETE USED, PER DAY. USE HIGH FREQUENCY VIBRATION TO PLACE ALL CONCRETE.
- ALL CONCRETE SHALL BE KEPT MOIST DURING THE FIRST THREE DAYS OF CURING. TAKE ADEQUATE MEASURES TO PROTECT THE CONCRETE FROM EXPOSURE TO FREEZING TEMPERATURES AT LEAST SEVEN DAYS AFTER CONCRETE PLACEMENT. COLD WEATHER PROTECTION IS REQUIRED FOR ALL CONCRETE PLACED WHERE IT IS FORECASTED THAT THE TEMPERATURE WILL DROP BELOW 5°C WITHIN 24 HOURS OF PLACEMENT. PROTECTION PROVIDED. INCLUDING INSULATED TARPS, POLY COVERED STRAW, SUPPLEMENTAL HEAT AND/OR CHEMICAL ADMIXTURES, IS TO BE
- SUFFICIENT TO MAINTAIN A MINIMUM CURING TEMPERATURE OF 10°C FOR 3 DAYS. INSTALL V-NOTCH CONTROL JOINTS AT A MAXIMUM SPACING OF 24 TIMES THE WALL THICKNESS, IN BOTH SIDES OF ALL WALLS. CUT 50% OF THE HORIZONTAL REINFORCEMENT AT CONTROL JOINT LOCATIONS. FINISH EXPOSED CONCRETE WORK AS PER ARCHITECTURAL DRAWINGS.
- DO NOT ADD WATER TO CONCRETE ON SITE FOR UNREINFORCED WALLS, PROVIDE 2-15M BARS AROUND ALL WINDOWS AND DOOR OPENINGS EXTENDING 600mm (2'-0") BEYOND THE CORNERS OF THE OPENINGS.

REINFORCING STEEL

- ALL REBAR SHALL BE DEFORMED BARS CONFORMING TO G30 18 WITH A MINIMUM VIELD STRENGTH OF 400 MPa REINFORCING STEEL SHALL BE FABRICATED BY A SUPPLIER EXPERIENCED IN BAR BENDING. ALL BEND DIAMETERS SHALL
- CONFORM TO CAN/CSA-A23.1 3. ALL REBAR SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE REINFORCING STEEL R.S.I.O. MANUAL OF STANDARD PRACTICE 2018. 4. MAINTAIN THE FOLLOWING CLEAR CONCRETE COVER TO REINFORCEMENT (U.N.O.):
- A) 40 mm (1.5") FOR CONCRETE PLACED IN FORMWORK FOR 15M OR SMALLER BARS B) 50 mm (2") FOR CONCRETE PLACED IN FORMWORK FOR 20M OR LARGER BARS. C) 65 mm (2.5") FOR SLAB ON GRADE, TOP OF SLAB TO TOP LAYER OF STEEL
- D) 75 mm (3") FOR CONCRETE PLACED AGAINST THE EARTH (BOTTOM OF FOOTINGS CHAIRS SHALL BE USED TO MAINTAIN THE SPECIFIED CONCRETE COVER. MINIMUM REBAR TENSION LAP LENGTH (25 MPa, NORMAL DENSITY, NON COATED BARS) SHALL BE CLASS B SPLICES AS LISTED BELOW. MULTIPLY BY 1.3 FOR HORIZONTAL REBAR WITH MORE THAN 300mm (12") BELOW THE LAP, EXCEPT IN WALLS. A) 450 mm (18") FOR 10M BARS
- B) 600 mm (24") FOR 15M BARS C) 750 mm (30") FOR 20M BARS D) 1200 mm (48") FOR 25M BARS E) 1400 mm (56") FOR 30M BARS
- LAP ALL HORIZONTAL BARS AT CORNERS WITH BENT DOWELS MEETING THE MINIMUM LAP REQUIREMENTS IN BOTH DIRECTIONS. SEE MASONRY NOTES FOR MASONRY REBAR TENSION LAP LENGTHS.

CONCRETE SLABS ON GRADE:

- 1. PLACE SLAB ON 150mm (6") GRANULAR FILL COMPACTED TO 98% SPDD FOUNDED ON NATIVE SOILS OR APPROVED ENGINEERED FILL, UNLESS NOTED OTHERWISE (REFER TO SOIL ENGINEERS REPORT FOR RECOMMENDATIONS). SEE ARCHITECTURAL DRAWINGS FOR RECESSES AND DEPRESSIONS IN SLAB ON GRADE AND MAINTAIN SLAB THICKNESS INDICATED ON STRUCTURAL DRAWINGS IN ALL CASES.
- CONCRETE FLOORS SHALL BE COVERED WITH PLASTIC AND KEPT MOIST FOR THE FIRST THREE (3) DAYS OF CURING. INSTALL SAW-CUTS TO A MINIMUM OF 1/4 THE SLAB DEPTH IN THE FLOOR SLAB WITHIN 24 HOURS OF POUR. THE MAXIMUM CENTER/CENTER SPACING FOR SAW-CUTS SHALL BE 24 TIMES THE DEPTH UNLESS NOTED OTHERWISE FILL SAWCUTS AND CONSTRUCTION JOINTS WITH SEMI-RIGID, FLEXIBLE EPOXY JOINT FILLER. TO THE MANUFACTURER'S
- SPECIFICATIONS. ACCEPTABLE FILLERS (INTERIOR JOINTS): W.R. MEADOWS REZI-WELD FLEX. SIKA LOADFLEX. OR APPROVED ALTERNATE ACCEPTABLE FILLERS (EXTERIOR JOINTS): FORMEX CANSEAL CLEAR NS. OR APPROVED ALTERNATE ALL SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC (WWF) 152x152xMW18.7xMW18.7 (6"x6"x6gax6ga FLOATING SLABS ARE TO BE REINFORCED AS NOTED ON THE PLAN AND HAVE NO SAWCUTS
- SLABS ON GRADE TO BEAR ON MATERIALS SUITABLE FOR 25 kPa (500 psf) BEARING PRESSURES SPECIFIED SOIL BEARING CAPACITY FOR SLABS ON GRADE MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING THE SLABS. ANY NON-CONFORMANCE WITH THE SPECIFIED MINIMUM CAPACITIES MUST BE IMMEDIATELY REPORTED TO THE STRUCTURAL ENGINEER.
- WHERE SLAB ON GRADE IS USED TO TIE THE TOP OF A WALL RETAINING EARTH, THAT WALL SHALL BE ADEQUATELY SHORED UNTIL THE SLAB HAD BEEN PLACED AND ATTAINED 75% OF ITS DESIGN STRENGTH.

MASONRY (CONCRETE BLOCK):

- MASONRY SHALL CONFORM TO CAN/CSA S304.1 "DESIGN OF MASONRY STRUCTURES" AND CAN/CSA-A371 "MASONRY PROTECT ALL WORK FROM FROST DAMAGE IN ACCORDANCE WITH RECOMMENDED PRACTICES AS PUBLISHED BY THE INTERNATIONAL MASONRY ALL WEATHER COUNCIL. NO MASONRY WORK SHALL BE PERMITTED WITH TEMPERATURE BELOW 5
- DEGREES CELSIUS UNLESS PROVISIONS ARE MADE FOR HEATING THE MATERIALS. CONCRETE BLOCKS SHALL BE REGULAR WEIGHT, 50% SOLID, WITH A MINIMUM 15 MPa COMPRESSIVE STRENGTH, UNLESS 4. MORTAR SHALL CONFORM TO CAN/CSA-A179. MORTAR SHALL BE TYPE 'S', WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF
- GROUT SHALL CONFORM TO CAN/CSA-A179. 28 DAY GROUT STRENGTH SHALL BE 10 MPa (MINIMUM) FOR FINE GROUT AND 12.5 MPa (MINIMUM) FOR COARSE GROUT UNLESS NOTED AGGREGATE FOR MORTAR AND GROUT MIXES SHALL BE PROPORTIONED (MEASURED) IN A DAMP, LOOSE STATE.

TESTING FOR MASONRY UNITS, MORTAR, AND GROUT SHALL BE PERFORMED IN ACCORDANCE WITH CAN/CSA S304.1.

- VERTICAL CONTROL JOINTS SHALL BE INSTALLED IN ALL WALLS AT 7.6m (25'-0") O.C. MAXIMUM, UNLESS NOTED OTHERWISE. REINFORCING SHALL NOT CROSS A CONSTRUCTION JOINT. CAREFULLY LOCATE ALL CONTROL JOINTS. DO NOT INSTALL VERTICAL CONTROL JOINTS THROUGH BOND BEAMS OR TENSION / COMPRESSION CHORDS; INSTEAD STOP THE CONTROL JOINT BELOW & ABOVE THE BOND BEAM AND RUN THE BOND BEAM REBAR THROUGH. INSTALL SUITABLE DAMP COURSE FLASHING WITH WEEPHOLES AT 800mm (32") O.C. REPAIR ALL DAMAGE TO FLASHING
- REINFORCE ALL MASONRY WITH 3.66MM (9 ga.) "LADDER" TYPE WIRE REINFORCING AT 600mm (24") O.C. EXCEPT WHERE NOTED OTHERWISE. FULL OVERLAP AT ALL WALL INTERSECTIONS AND CORNERS. LAP STRAIGHT RUNS WITH 300mm (12") OVERLAP. BEAMS AND LINTELS SHALL HAVE A MINIMUM BEARING LENGTH OF 200mm (8"). BUILD MASONRY TIGHT INTO WEBS AT THE
- BEARING POINTS. 12. GROUT MASONRY SOLID BELOW ALL LINTEL ENDS AND POINT LOADS FOR ALL CORES BENEATH BEARING POINTS. FOR OPENINGS EXCEEDING 500mm (20"), IN THE FIRST FULL HEIGHT CORE ADJACENT TO ALL BEARING POINTS, INSTALL 1-15M BAR
- FILLING OF BLOCK UNITS WITH MORTAR INSTEAD OF GROUT IS NOT ACCEPTABLE. WHERE MASONRY WALLS ARE NOTED AS BEING REINFORCED WITH VERTICAL BARS, MINIMUM LAP LENGTHS SHALL BE PROVIDED, AND THE CORES CONTAINING THE VERTICAL BARS SHALL BE FILLED WITH GROUT. WHERE NOTE IS MADE TO FILL MASONRY SOLID, ALL CORES SHALL BE FILLED SOLID FROM THE BEARING POINT DOWN TO THE
- 16. WHERE ROOF TRUSSES OR OPEN WEB STEEL JOISTS BEAR ON UNREINFORCED MASONRY WALLS, INSTALL 1800mm (72") LONG UPLIFT ANCHORS IN THE WALL AT 1200mm (48") O.C. OR DIRECTLY BELOW EACH BEARING PLATE. ALL BEARING PLATES SHALL HAVE A 15M 600 LONG (24") WELDABLE STRAIGHT REBAR DOWEL 17. WHERE MASONRY BEARS ON STEEL BEAMS, WELD 15M x 300mm (12") LONG WELDABLE REBAR DOWELS AT 1200mm (48") O.C. TO
- 18. ALL MASONRY INSTALLED ABOVE ROOF DECK ELEVATION OR BELOW GRADE SHALL BE GROUTED 100% SOLID. 19. PROVIDE BRACING AT MAX. 2000mm (6'-8") o.c. FOR BOTH SIDES OF THE TOP OF ALL NON-LOAD BEARING MASONRY WALLS 20. USE RUNNING BOND BLOCK CONSTRUCTION. KEY ALL MASONRY JOINTS AT WALL CORNERS AND INTERSECTIONS. RAKE BACK WALL CONSTRUCTION WHEN TURNING WALL CORNERS. PROVIDE 38mm x 4.8mm (1 1/2" x 3/16") MASONRY STRAP AT EVERY

SECOND COURSE TYING BLOCK WALLS TO ADJOINING CONCRETE WALLS AND STRUCTURAL STEEL.

21. MINIMUM REBAR TENSION LAP LENGTHS (DEFORMED, NON COATED BARS) SHALL BE: 450 mm (18") FOR 10M BARS 650 mm (26") FOR 15M BARS

AND GROUT FULL HEIGHT

- 850 mm (34") FOR 20M BARS 1350 mm (54") FOR 25M BARS
- 22. SEE ARCHITECTURAL DRAWINGS FOR FIRE RESISTANCE RATINGS (FRR). 190mm (8") BLOCK REQUIRING A 2 HR FRR SHALL BE 60%

MASONRY VENEER (BRICK, STONE AND CONCRETE BLOCK)

- MASONRY SHALL CONFORM TO CSA S304.1 "DESIGN OF MASONRY STRUCTURES" AND CAN/CSA-A371 "MASONRY CONSTRUCTION FOR BUILDINGS"
- PROTECT ALL WORK FROM FROST DAMAGE IN ACCORDANCE WITH RECOMMENDED PRACTICES AS PUBLISHED BY THE INTERNATIONAL MASONRY ALL WEATHER COUNCIL.
- MASONRY UNITS USED AS AN EXTERIOR VENEER SHALL BE NON-LOAD BEARING AND INSTALLED WITH A FULL BED OF TYPE "N" MORTAR, , WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3.5 MPa. MINIMUM BRICK STRENGTH SHALL BE 55 MPa (CLAY), 20 MPa (CONCRETE).
- VERTICAL CONTROL JOINTS SHALL BE INSTALLED IN ALL WALLS AT 7.6m (25'-0") O.C. MAXIMUM, UNLESS NOTED OTHERWISE. LOCATE JOINTS AT CORNERS OF WALLS, EDGES OF LARGE OPENINGS AND OTHER PLACES WHERE MOVEMENT IS REQUIRED AND CRACKING IS LIKELY TO OCCUR. INSTALL SUITABLE DAMP COURSE FLASHING WITH WEEPHOLES AT 800mm (32") O.C. REPAIR ANY AND ALL DAMAGE TO FLASHING.
- MASONRY TIES SHALL CONFORM TO CAN/CSA-A370 "CONNECTORS FOR MASONRY". STAINLESS STEEL TIES ARE REQUIRED FOR MASONRY MORE THAN 13m (42'-6") ABOVE GRADE. HOT DIP GALVANIZED TIES ARE REQUIRED FOR MASONRY LESS THAN 13m (42'-6") ABOVE GRADE. OTHER CORROSION PROTECTION REQUIREMENTS ALSO APPLY FOR STONE. MASONRY TIES SHALL BE SPACED NO MORE THAN 600mm (24") VERTICALLY AND AT THE LESSER OF 800mm (32") HORIZONTALLY (BLOCK OR CONCRETE) OR AT EVERY STUD (WOOD AND STEEL STUDS). MASONRY TIES SHALL ALLOW INDEPENDENT VERTICAL
- MOVEMENT OF VENEER AND SUPPORTING STRUCTURE AND SHALL BE APPROVED BY TACOMA ENGINEERS. REDUCE SPACING AROUND OPENINGS AND AT TOP AND BOTTOM OF WALLS AS PER CAN/CSA-A370 MASONRY TIES CONNECTING TO STEEL STUDS SHALL BE SIDE MOUNTING. FACE MOUNTING TIES ARE NOT ACCEPTABLE. MASONRY TIES CONNECTING TO WOOD STUDS MAY BE FACE OR SIDE MOUNTING

STRUCTURAL STEEL:

- ALL STRUCTURAL STEEL ELEMENTS ARE DESIGNED IN ACCORDANCE WITH CAN/CSA-S16. SUBMIT ERECTION AND SHOP DRAWINGS FOR REVIEW BY THE PROJECT ENGINEER. STANDARD CONNECTIONS SHALL CONFORM TO THE HANDBOOK OF STEEL CONSTRUCTION. NON-STANDARD CONNECTIONS (INCLUDING MOMENT CONNECTIONS) SHALL BE DESIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO.
- STRUCTURAL STEEL BEAMS AND COLUMNS SHALL CONFORM TO ASTM A992/992M GRADE 50 (Fy = 345 MPa) UNLESS NOTED. STRUCTURAL STEEL CHANNELS AND ANGLES SHALL CONFORM TO CAN/CSA G40.21 GRADE 300W UNLESS NOTED. ALL H.S.S. SHALL CONFORM TO CAN/CSA G40.21 GRADE 350W (CLASS C) UNLESS NOTED. ALL STEEL PLATE TO BE A36 (250W MPa) MATERIAL (MINIMUM) UNLESS NOTED.
- WELDING SHALL CONFORM TO CSA W47.1 AND CSA W59, BY THE CANADIAN WELDING BUREAU. ALL WELDING SHALL BE COMPLETED BY CWB CERTIFIED WELDERS. THIRD PARTY WELDING INSPECTION SHALL BE PERFORMED BY FIRMS CERTIFIED TO CSA W178.1 AND W178.2.
- BOLTED CONNECTIONS SHALL BE MADE USING GRADE A325 BOLTS, UNLESS NOTED OTHERWISE. ANCHOR RODS SHALL CONFORM TO ASTM F1554 (FORMERLY ASTM A307). MATERIAL SHALL BE MINIMUM GRADE 36 (Fu=414 MPa) (FORMERLY ASTM A307 GRADE C). OR CSA G40.21 300W (Fu=450 MPa).
- STRUCTURAL STEEL SHALL BE TESTED BY AN INDEPENDENT C.S.A. CERTIFIED TESTING COMPANY FOR ERECTION TOLERANCES. PLUMBNESS. ALIGNMENT. CONNECTIONS. ELEVATION. MATERIAL. AND WORKMANSHII CONTRACTOR TO PROVIDE COPIES OF TESTING REPORTS TO TACOMA ENGINEERS. GALVANIZING FOR METALS SHALL CONFORM TO CSA-G164 UNLESS NOTED. TOUCH-UP ON SITE BY GRINDING THE SURFACE TO
- BRIGHT METAL AND APPLYING ZINC RICH PAINT CONFORMING TO CAN/CGSB-1.181 (OR ASTM A780). COLUMN BEARING GROUT SHALL BE 35 MPa (MINIMUM), NON-SHRINK, AND 38mm (1-1/2") THICK (MINIMUM). ALL STRUCTURAL STEEL SHALL BE NEW MATERIAL UNLESS APPROVED BY TACOMA ENGINEERS. ALL STRUCTURAL STEEL SHALL RECEIVE A MINIMUM OF ONE COAT OF APPROVED SHOP PRIMER, TOUCHED UP AS REQUIRED ON
- SITE, EXCEPT THAT STEEL WHICH IS TO RECEIVE SPRAY-ON FIREPROOFING SHALL NOT BE PRIMED. STRUCTURAL STEEL MEMBERS SHALL NOT BE SPLICED WITHOUT THE APPROVAL OF THE ENGINEER CO-ORDINATE WITH MECHANICAL. ELECTRICAL AND ALL OTHER SUBTRADES WHOSE WORK AFFECTS THE DETAILING
- EARRICATION AND ERECTION OF THE STRUCTURAL STEEL 18. DO NOT CUT OPENINGS IN STRUCTURAL STEEL MEMBERS WITHOUT ENGINEERS APPROVAL.
- SHALL BE PROTECTED FROM CORROSION BY HOT DIP GALVANIZING. HSS COLUMNS SHALL HAVE DRAINAGE HOLES AT THE BASE (13mm (1/2") DIAM, MAX. 2" UP FROM BASE). 21. IF HOLES IN BASE PLATES ARE OVERSIZED TO SUIT SITE CONDITIONS, NOTIFY TACOMA ENGINEERS AND SUPPLY AND INSTALL PLATE WASHERS TO COVER THE HOLE.
- DESIGN STEEL CONNECTIONS TO THE MAXIMUM UDL LOADS IN THE STEEL HANDBOOK BEAM TABLES, PROVIDED NO POINT LOADS ACT ON THE BEAM AND WHEN SHEARS ARE NOT INDICATED. 23. CONNECTIONS SHALL BE CONCENTRIC AND SHALL NOT INTRODUCE ECCENTRICITY INTO ANY ELEMENTS, INCLUDING BEAMS INTO WHICH BEAMS FRAME.

WOOD CONSTRUCTION

19. EXTERIOR STRUCTURAL STEEL:

- WOOD FRAMING DESIGN AND CONSTRUCTION SHALL CONFORM TO CAN/CSA-086 "ENGINEERING DESIGN IN WOOD". WOOD TRUSSES AND MANUFACTURED FRAMING MEMBERS ARE TO BE DESIGNED & CERTIFIED BY A PROFESSIONAL ENGINEER FOR THE LOADS AND CONDITIONS INDICATED ON THE DRAWINGS. PROVIDE ADEQUATE BEARING SURFACE FOR THE TRUSS BEARING LOADS.
- FRAMED WALLS ARE TO BE WIND BRACED AT ALL CORNERS IN BOTH DIRECTIONS. LUMBER SHALL BE SPF No. 1/2 OR BETTER UNLESS NOTED OTHERWISE. MOISTURE CONTENT SHALL BE 19% OR LESS. LUMBER SHALL NOT BE NOTCHED OR DRILLED IN THE FIELD WITHOUT PERMISSION OF TACOMA ENGINEERS. ENGINEERED LUMBER (T.JI. LVL) MAY BE DRILLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND DETAILS ROOF SHEATHING SHALL BE 12.5mm (1/2") PLYWOOD CONFORMING TO CSA 0151 "CANADIAN SOFTWOOD PLYWOOD". U.N.O.
- WALL SHEATHING SHALL BE 9.5mm (3/8") PLYWOOD TO CSA O151 "CANADIAN SOFTWOOD PLYWOOD" OR 11mm (7/16") OSB TO CSA O325 "CONSTRUCTION SHEATHING" OR CSA 0437.0 "OSB AND WAFERBOARD". U.N.O. FLOOR SHEATHING SHALL BE 15.5mm (5/8") T&G PLYWOOD TO CSA 0151 "CANADIAN SOFTWOOD PLYWOOD". SUBFLOOR IS TO BE GLUED AND NAILED / SCREWED SECURELY TO EVERY SUPPORTING MEMBER.
- BOLTED CONNECTIONS SHALL BE MADE USING GRADE A307 BOLTS. UNLESS NOTED OTHERWISE WOOD IS NOT PERMITTED TO BEAR DIRECTLY ON MASONRY OR CONCRETE WITHOUT PROTECTION. PROVIDE EITHER PRESSURE TREATED LUMBER, SUITABLE WOOD PRESERVATIVE OR 6 MIL (0.152mm) POLYETHYLENE SHEET
- SOLID HORIZONTAL BRIDGING SHALL BE PROVIDED AT 1200mm (4'-0") O.C. IN THE FIRST TWO JOIST SPACES ADJACENT TO THE EXTERIOR WALLS. BRIDGING SHALL BE ATTACHED TO THE EXTERIOR WALL TO PROVIDE LATERAL STABILITY 14. PROVIDE 38mm x 38mm (2X2) DIAGONAL CROSS BRIDGING OR SOLID BLOCKING AT MAXIMUM 2.1m (82") O.C. FOR ALL SAWN JOIST
- PROVIDE SOLID WOOD HORIZONTAL BLOCKING AT MAXIMUM 3.0m (10'-0") O.C. FOR ALL FRAMED WALLS. INSTALL MORE FREQUENTLY WHEN SO NOTED ON THE ARCHITECTURAL OR STRUCTURAL WALL DRAWINGS (EG. FOR BLOCKING OF SHEAR WALLS, OR FOR LATERAL STUD SUPPORT)
- 16. ALL NAILS USED SHALL CONFORM TO STEEL WIRE NAILS AND SPIKES AS DEFINED IN CSA STANDARD B111 "WIRE NAILS, SPIKES AND STAPLES" UNLESS NOTED OTHERW LATERALLY SUPPORT ALL STEEL BEAMS BY PRE-DRILLING FLANGES FOR 13mm (1/2") BOLTED ATTACHMENTS OF WOOD NAILER WITH 15mm (9/16") HOLES STAGGERED AT 600mm (24") O.C. WHEN TOP MOUNTED HANGERS ARE USED, WOOD NAILERS ARE TO MATCH THE WIDTH OF THE STEEL BEAM TOP FLANGE AND NOT OVERHANG BY MORE THAN 6mm (1/4").
- USE JOIST HANGERS WHERE FRAMING MEMBERS CONNECT INTO THE SIDES OF SUPPORTING MEMBERS. ALL STEEL CONNECTORS (UPLIFT CLIPS, BRACKETS, JOIST HANGERS etc.) SHALL BE SIMPSON STRONG TIE CONNECTORS UNLESS NOTED OTHERWISE 20 ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD ARE TO BE HOT DIP GALVANIZED (TO CSA-G164) OR
- STAINLESS STEEL FOR SOLID AND BUILT UP MEMBERS (TRUSSES, BEAMS, LINTELS) PROVIDE A BUILT UP POST WITH AN EQUAL OR GREATER THICKNESS UNLESS NOTED OTHERWISE. ALL BUILT UP POSTS TO BE CONTINUOUS (INCLUDING TRANSFER BLOCKING AT FLOORS) DOWN TO THE FOUNDATIONS
- ALL BUILT UP MEMBERS TO BE FASTENED TOGETHER WITH TWO 75mm (3") SPIRAL NAILS AT 300mm (12") O.C. FOR EVERY PLY UNLESS NOTED OTHERWISE ALL PRE-ENGINEERED STEEL CONNECTORS (EG. SIMPSON STRONG TIE) ARE TO HAVE THE CORRECT NUMBER AND SIZE OF ASTENERS, AS PER THE MANUFACTURER'S PRODUCT CATALOGUE
- PROVIDE SOLID BLOCKING OR MECHANICAL CONNECTIONS AT THE TOP AND BOTTOMS OF BEAMS AT BEARING POINTS TO PREVENT MOVEMENT OR ROTATION PROVIDE SOLID BLOCKING AROUND ALL EDGES OF FLOOR AND ROOF OPENINGS, AND BELOW ALL RTU EDGES. PRE-ENGINEERED ROOF TRUSSES WITH INTERIOR BEARING SUPPORTS SHALL HAVE A TRUSS NODE DIRECTLY ABOVE THE

STRUCTURAL COMPOSITE LUMBER BEAMS - LSL, LVL AND PSL

- 1. LSL = WEYERHAUSER 1.55E TIMBERSTRAND LSL, WITH MINIMUM VALUES:
- E = 1.55 x 10⁶, fb = 4,296 psi, fv = 575 psi, G = 96,875 psi APPROVED EQUIVALENTS: NONE
- 2. LVL = WEYERHAUSER 2.0E MICROLLAM LVL, WITH MINIMUM VALUES:
- E = 2.0 x 10⁶, fb = 4,805 psi, fv = 530 psi, G = 125,000 psi, fc_perp = 1365 psi APPROVED EQUIVALENTS: WEST FRASER LVL 3100 Fb 2.0E; LP SOLID START LVL 2900 Fb 2.0E; INTERNATIONAL BEAMS LVL 2.0E; BOISE CASCADE VERSA-LAM 3100 2.0E; BOISE CASCADE GP-LVL 2.0E (FORMERLY GP LAM LVL 2.0E) PSL = WEYERHAUSER 2.0E PARALLAM PSL, WITH MINIMUM VALUES:
- E = 2.0 x 10⁶. fb = 5.360 psi, fv = 540 psi, G = 125.000 psi APPROVED EQUIVALENTS: WEST FRASER LVL 3100 Fb 2.0E; INTERNATIONAL BEAMS LVL 2.0E; BOISE CASCADE VERSA-LAM 3100 2.0E; BOISE CASCADE GP-LVL 2.0E (FORMERLY GP LAM LVL 2.0E)
- DO NOT DRILL HOLES THROUGH LSL, LVL OR PSL BEAMS WITHOUT THE APPROVAL OF TACOMA ENGINEERS. FOLLOW THE MANUFACTURER'S GUIDE FOR ALL INSTALLATIONS. TOP-LOADED BEAMS: FASTEN PLIES TOGETHER AS PER MANUFACTURER'S INSTRUCTIONS UNO.
- SIDE-LOADED BEAMS: FASTEN PLIES TOGETHER WITH XXX 3 1/4" NAILGUN NAILS @ XXX o.c. UNO.

HEAVY TIMBER

FOR A REDESIGN.

INTERIOR REARING SUPPORT

- SAWN TIMBER SHALL BE NORTHERN No. 1, OR BETTER AS DEFINED IN THE CAN/CSA-086, UNLESS NOTED OTHERWISE. ALL
- UNGRADED TIMBER IS ASSUMED TO BE No. 2 GRADE. TIMBER SHALL HAVE A GRADE STAMP OR A CERTIFICATE OF GRADE FROM THE GRADER. TIMBER IS ASSUMED TO BE SEASONED WITH 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
- ALL TIMBER SIZES ARE NOMINAL SIZES THAT ARE 1/2" LARGER THAN THE ACTUAL DIMENSIONS (EX. 8x10 IS 7.5" BY 9.5"). TIMBER SHALL NOT BE NOTCHED OR DRILLED IN THE FIELD WITHOUT PERMISSION OF TACOMA ENGINEERS. STRUCTURAL SCREWS ARE TO BE GRK RSS RUGGED STRUCTURAL SCREWS, ROTHOBLAAS TBS LARGE HEAD SCREWS, OR
- ALL LAG SCREWS TO BE INSTALLED IN PRE-DRILLED HOLES. ALL BOLTS AND THREADED RODS MUST HAVE A TYPICAL ROUND WASHER, U.N.O. STEEL PLATES TO BE A36 (250W MPa) MATERIAL (MINIMUM) PEGS TO BE CLEAR GRAIN, DRIED HARDWOOD WITH A SLOPE OF GRAIN NOT MORE THAN 1:15 AND AN OVEN-DRY SPECIFIC

BOLT AND LAG SCREW CONNECTIONS SHALL BE MADE USING GRADE A307 BOLTS, UNLESS NOTED OTHERWISE.

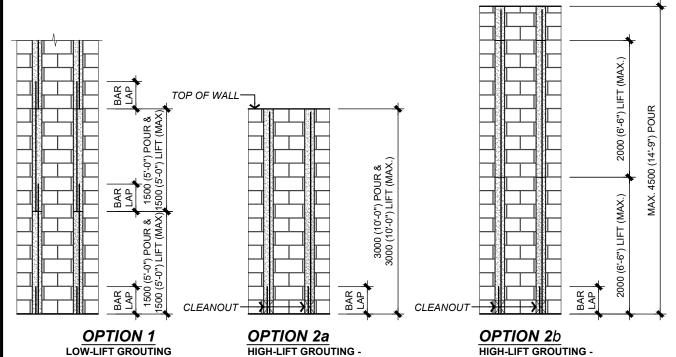
GRAVITY NOT LESS THAN 0.57 TRADITIONAL TIMBER JOINER TO BE FREE FROM KNOTS AND OTHER WOOD DEFECTS. HEAVY TIMBER IS A NATURAL MATERIAL THAT SHRINKS AND CHECKS WITH CHANGES TO MOISTURE CONTENT. SOME SHRINKAGE AND CHECKS ARE EXPECTED TO DEVELOP OVER TIME.

GLASS AS GUARDS:

- GLASS FOR GUARDS MUST CONFORM TO OBC 2012 r2022 SB-13: GLASS IN GUARDS, INCLUDING FOR GLASS TYPES IN PROXIMITY
- GLASS TYPE SHALL BE SUITABLE FOR GUARDS, GLAZING OR EXTERIOR ELEMENTS AS APPLICABLE. DESIGN GLASS TO RESIST GUARD AND HANDRAIL LOADS WHERE PRESENT, WITH WIND LOADS IN COMBINATION.

HERITAGE DESIGNATION

- THIS PROPERTY IS DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT. A HERITAGE PERMIT MAY BE REQUIRED DEPENDING ON LOCAL BY-LAWS. BUILDING NAME OR HERITAGE CONSERVATION DISTRICT: DOWNTOWN ST. THOMAS HERITAGE CONSERVATION DISTRICT
- BUILDING DATE OF CONSTRUCTION: LOCAL MUNICIPAL HERITAGE CONTACT: N/A THIS DESIGN HAS BEEN CARRIED OUT USING THE 'STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA' BY PARKS CANADA
- EXISTING MATERIALS AND FEATURES SHALL BE RETAINED OR REPAIRED, UNLESS NOTED OTHERWISE. REPLACEMENT MATERIALS SHALL BE OF SIMILAR MATERIAL AND CONSTRUCTION OF THAT BEING REPLACED AND BE COMPATABLE / SYMPATHETIC TO ORIGINAL BUILDING MATERIALS.
- ALTERATIONS SHALL BE MADE REVERSIBLE, WHERE POSSIBLE.



WALL HEIGHTS ≤ 3000mm (10'-0")

WALL BUILT FULL HEIGHT

BARS INSTALLED FULL LENGTH

WALL HEIGHTS > 3000mm (10'-0")

- WATER IS ADDED TO THE ABOVE MIXTURES TO ACHIEVE

- ALTERNATE MIXTURE DESIGNS WILL BE ACCEPTED

PROVIDED THEY MEET THE STRENGTH AND SLUMP

- MORTAR / MASONRY CEMENT MAY NOT BE USED IN

IN GROUT OR AS A SUBSTITUTE FOR GROUT

A SLUMP OF 8" (200mm) - 10" (250mm)

REQUIREMENTS

CLEANOUTS (CO) REQUIRED AT EACH BAR LOCATION. FULLY GROUTED

WALLS WITHOUT BARS REQUIRE CLEANOUTS AT 800mm (32") OC.

GROUT LIFTS EVERY 2000mm (6'-6") IF WALL HEIGHT EXCEEDS 3000mm (10'-0") GROUT SHALL BE CONSOLIDATED BY PUDDLING OR VIBRATING DURING

MASONRY WALL GROUTING TECHNIQUES

NOTES:

NO CLEANOUTS (CO) REQUIRED

BARS SPLICED AT POUR HEIGHT

WALL BUILT IN 1500mm (5'-0") HIGH

LIFTS (MAX.)

- 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 NCMA TEK 3-2A. IF THE 3RD OPTION IS PREFERRED BY THE CONTRACTOR, INFORM PROJECT ENGINEER PRIOR TO CONSTRUCTION AND A ENGINEERS SIGN-OFF WILL BE REQUIRED ON THE CONSTRUCTED DEMONSTRATION PIECE.
- MASONRY SHALL NOT BE CARRIED UP TO A HEIGHT GREATER THAN THAT REQUIRED TO ACCOMODATE THE GROUT POUR (ref. 2) THE MASONRY SHALL BE SUFFICIENTLY CURED TO PREVENT BLOWOUTS OF THE MORTAR JOINTS FROM CONSOLIDATION METHODS OR HYDROSTATIC PRESSURE OF THE GROUT (ref.2).
- . AT EACH LOCATION, THE GROUT POUR SHALL BE COMPLETED WITHIN 2 HOURS OF THE START OF THE POUR (Ref. 2). MASONRY CONTRACTOR SHALL CONTACT TACOMA ENGINEERS (519-763-2000) TO COORDINATE A START-UP MEETING OR SITE REVIEW WITH THE MASON, GENERAL CONTRACTOR AND TACOMA REP. TO DISCUSS GROUTING TECHNIQUES & PROJECT EXPECTATIONS. THIS MEETING SHALL TAKE PLACE PRIOR TO ANY WALLS BEING GROUTED

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
 - CONSTRUCT CLEANOUTS SO THAT THE SPACE TO BE GROUTED CAN BE CLEANED AND INSPECTED. IN SOLID GROUTED MASONRY, SPACE CLEANOUTS HORIZONTALLY AT A MIN. OF 32" (815mm) OC. CONSTRUCT CLEANOUTS WITH AN OPENING OF SUFFICIENT SIZE TO PERMIT REMOVAL OF DEBRIS. THE MINIMUM OPENING DIMENSION SHALL BE 3" (75mm)

AFTER TYING BAR, CLEANED AND INSPECTED, CLOSE CLEANOUTS WITH CLOSURES BRACED OR SCREWED TO

RESIST GROUT PRESSURE. STANDARD GROUT

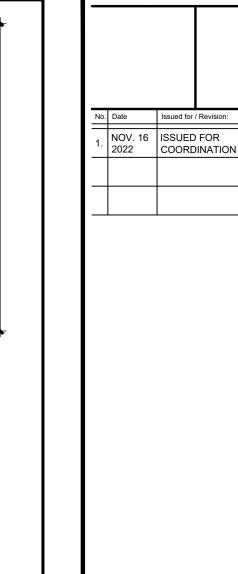
FINE (GROUT SPACES 50mm OR LESS) MIXTURES: 1 PART PORTLAND CEMENT 3 PARTS SAND COARSE (LARGER GROUT SPACES)

1 PART PORTLAND CEMENT 3 PARTS SAND 1 - 2 PARTS COARSE AGGREGATE FINE GROUT - 10 Mpa (28 days)

COMPRESSIVE COARSE GROUT - 12.5 Mpa (28 days)

STRENGTH:

- GROUTING CONCRETE MASONRY WALLS, NCMA TEK 3-2A, NATIONAL CONCRETE MASONRY ASSOCIATION, 2005
- MASONRY CONSTRUCTION FOR BUILDINGS, CAN/CSA-A371-04, CANADIAN STANDARDS ASSOCIATION, REAFFIRMED 2009 . SPECIFICATION FOR MASONRY STRUCTURES, ACI 530.1-05/ASCE 6-05/TMS 602-05, REPORTED BY THE MASONRY STANDARDS JOINT COMMITTEE, 2005



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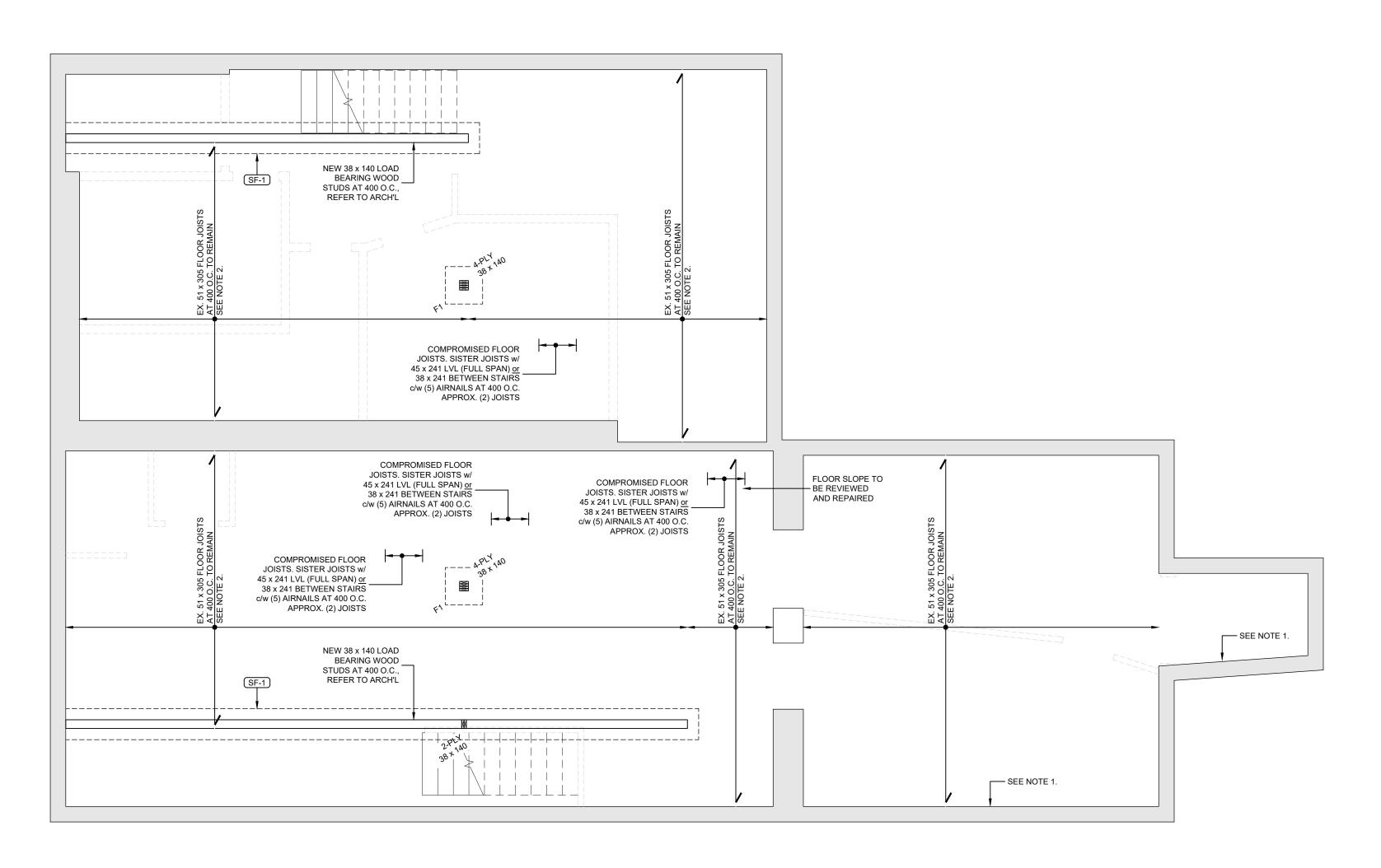
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13290280 CANADA INC

Barry's Bay, Ontario 637 & 639 TALBO

637 & 639 Talbot Street, St. Thomas

M. REKKER W-00596-22



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)

1. MASONRY REPAIR REQUIRED. MASON TO MEET WITH TACOMA ENGINEERS PRIOR TO COMMENCING WORK. REFER TO NOTES AND DETAILS ON S3.2. 2. FLOOR DESIGN ASSUMES WOOD BASED FLOORS ONLY.CONCRETE FLOOR TOPPING REQUIRES REINFORCEMENT OF ALL JOISTS.

| | FOOTING | SCHEDULE |
|--------|-----------------------|--------------|
| MARK | SIZE | REINFORCING |
| F1 | 600 x 600 x 300 THICK | UNREINFORCED |
| | | |
| | | |
| | | |
| NOTES: | | |

FOUNDATION PLAN AND MAIN FLOOR FRAMING PLAN

- 1. PROVIDE 75 CONCRETE COVER TO U/S OF REINFORCING STEEL PLACED AGAINST SOIL, U.N.O.
 2. REFER TO PIER SCHEDULE FOR DOWELS REQUIREMENTS FROM
- PIER ABOVE.
- PIER ABOVE.

 3. 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.

| 5 | STRIP FOOTI | NG SCHEDULE |
|------|----------------------|--------------------|
| MARK | SIZE | REINFORCING |
| SF-1 | 500 WIDE x 200 THICK | 2 - 15M CONTINUOUS |
| | | |

- NOTES:

 1. PROVIDE 75 CONCRETE COVER TO U/S OF REINFORCING STEEL PLACED AGAINST SOIL, U.N.O.
- 2. REFER TO WALL SCHEDULE FOR DOWELS REQUIREMENTS FROM WALL ABOVE. 3. FOOTINGS TO BE FOUNDED ON SOILS WITH A MIN. 144 kPa (3000

ENGINEER PRIOR TO CONSTRUCTION.

psf) BEARING CAPACITY, TO BE VERIFIED BY A GEOTECHNICAL

| BR | ICK LINTEL S | 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

| L | INTEL 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 |
| | |
| | |

| | | Ε> | (ISTING | JOIST RE | NFORCM | ENT SCHED | ULE | |
|------------------------|-------------------------|------------------------|----------------------------|---------------------------|--------------|-----------------------------|------------------|---|
| 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 | |
| 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
- 82mm 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 82mm LONG AIRNAILS PER ROW ARE REQUIRED. 5. CONTACT TACOMA ENGINEERS FOR ALL OTHER FLOOR/ROOF OPENING SIZES.

TYPICAL JOISTS OR TRIMMERS ADJACENT TO TRIMMER

| 11 | TRIMMER | MAX. OPENING SIZE | |
|----------|------------------|---------------------------------------|----------|
| ORT WALL | EX. JOIST PAGE A | HEADER HANGER | ORT WALL |
| SUPPORT | TRIMMER | · · · · · · · · · · · · · · · · · · · | SUPPORT |
| | EX. JOIST | | |
| * | JOIST SPAN | | |

REMAIN BELOW 2-PLY 38 x 286 _ PROVIDE SIMPSON PROVIDE SIMPSON _ LUS210-2 HANGER _ LUS210-2 HANGER NEW 38 x 140 LOAD -_ BEARING WOOD EX. 203 x 203 TIMBER POST TO — STUDS AT 400 O.C. REFER TO ARCH'L BE REMOVED SEE NOTE 2. _ 38 x 140 CEILING ______ JOISTS AT 400 O.C. _____ SEE NOTE 2. 38 x 140 CEILING JOISTS AT 400 O.C. SF-1 PROVIDE SIMPSON 1 PROVIDE SIMPSON LUS210-2 HANGER LUS210-2 HANGER 2-PLY 38 x 286 OPEN TO BELOW / SEE NOTE 1. ______

- SEE NOTE 1.

+-----

EX. 203 x 203 TIMBER POST TO -

MAIN FLOOR MEZZANINE FRAMING PLAN

- 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.

LEDGER BOARD.

CONSTRUCTION NOTES:

(AS REFERENCED ON MEZZANINE FLOOR FRAMING PLAN)

1. 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/ HILTI HIT-HY 270 + HIT-SC SCREEN TUBES. PROVIDE MIN. 152

EMBEDMENT. LOCATE THREADED ROD 51mm FROM TOP AND BOTTOM OF LEDGER BOARD.

2. 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/ HILTI HIT-HY 270 + HIT-SC SCREEN TUBES. PROVIDE MIN. 152

EMBEDMENT. LOCATE THREADED ROD 51mm FROM TOP AND BOTTOM OF



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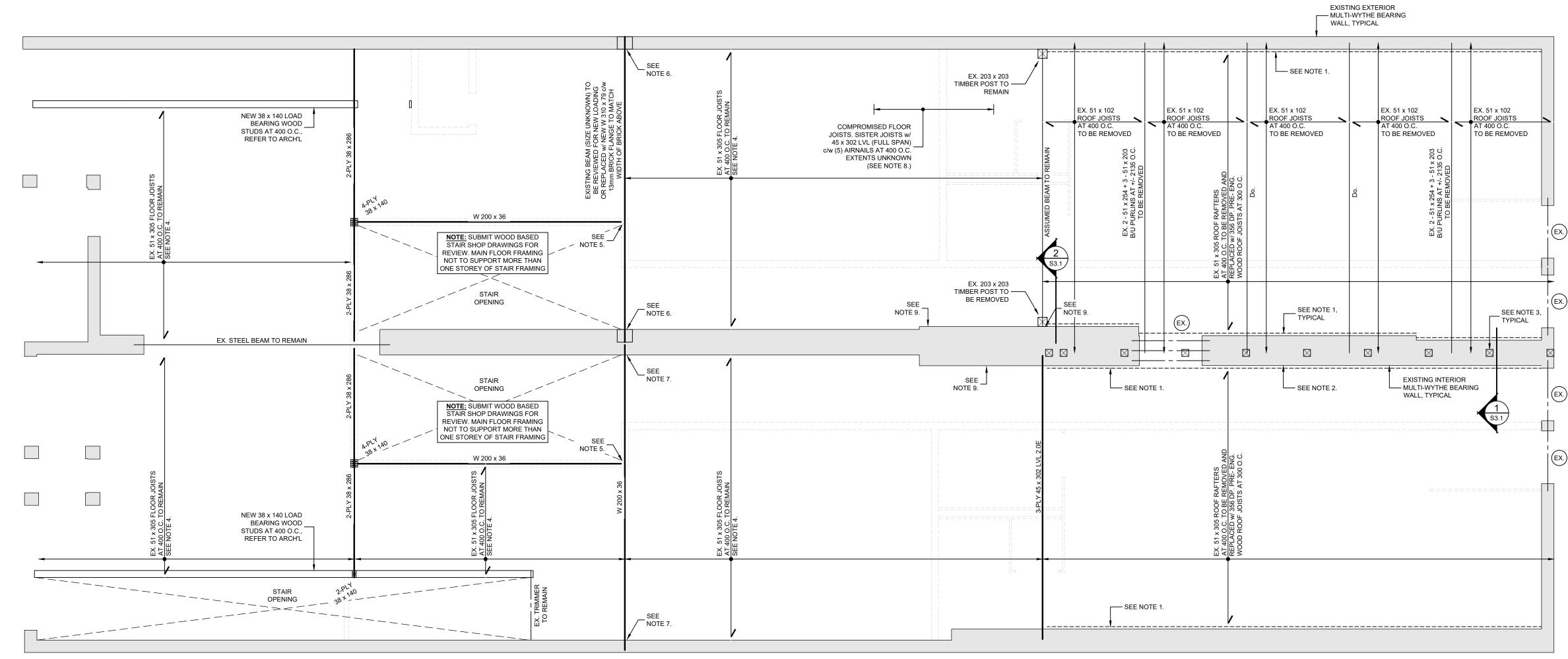
2022 COORDINATION

Tacoma Engineers Inc.



MAIN FLOOR AND MEZZANINE FRAMING PLANS

TW-00596-22 M. REKKER



SECOND FLOOR FRAMING PLAN

- 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 RTU'S. ADDITIONAL REINFORCEMENT MAY BE REQUIRED TO SUPPORT RTU'S.
- CONSTRUCTION NOTES:

 (AS REFERENCED ON SECOND FLOOR FRAMING PLAN)

 1. 1-PLY 29mm (1-1/8") LSL 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/ HILTI HIT-HY 270 + HIT-SC SCREEN TUBES. PROVIDE MIN.
 - 152 EMBEDMENT. LOCATE THREADED ROD 51mm FROM TOP AND BOTTOM OF LEDGER BOARD.

 2. 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.

 3. 140 x 140 P.T. TRELLIS POST AT 1220 O.C. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENTS OF POSTS.
 - 4. FLOOR DESIGN ASSUMES WOOD BASED FLOORS ONLY.CONCRETE FLOOR
 - 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 254mm 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 \$3.2.

| BR | ICK LINTEL S | 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.

| L | INTEL 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 |
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| | |

| | | EX | (ISTING . | JOIST REI | NFORCM | ENT SCHED | ULE | |
|------------------------|-------------------------|------------------------|----------------------------|---------------------------|--------------|-----------------------------|------------------|---|
| 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 | |
| 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 |

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.

3. FASTEN THE TRIMMER REINFORCEMENT TO THE EXISTING JOISTS OR RAFTERS WITH ROWS OF 82mm 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 - 82mm LONG AIRNAILS PER ROW ARE REQUIRED.

5. CONTACT TACOMA ENGINEERS FOR ALL OTHER FLOOR/ROOF OPENING SIZES.

| TRIMMER MAX. OPENING SIZE | |
|---------------------------|--------------|
| EX. JOIST HEADER HANGE | SUPPORT WALL |
| TRIMMER | SUPP |
| EX. JOIST | 7 |
| JOIST SPAN | - |

TYPICAL JOISTS OR TRIMMERS ADJACENT TO TRIMMER

SCALE: NTS

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155 Frobisher Drive, Suite F220 Waterloo, Ontario N2V 2E1 Tel: 226.647.0109 www.tacomaengineers.com



Barry's Bay, Ontario

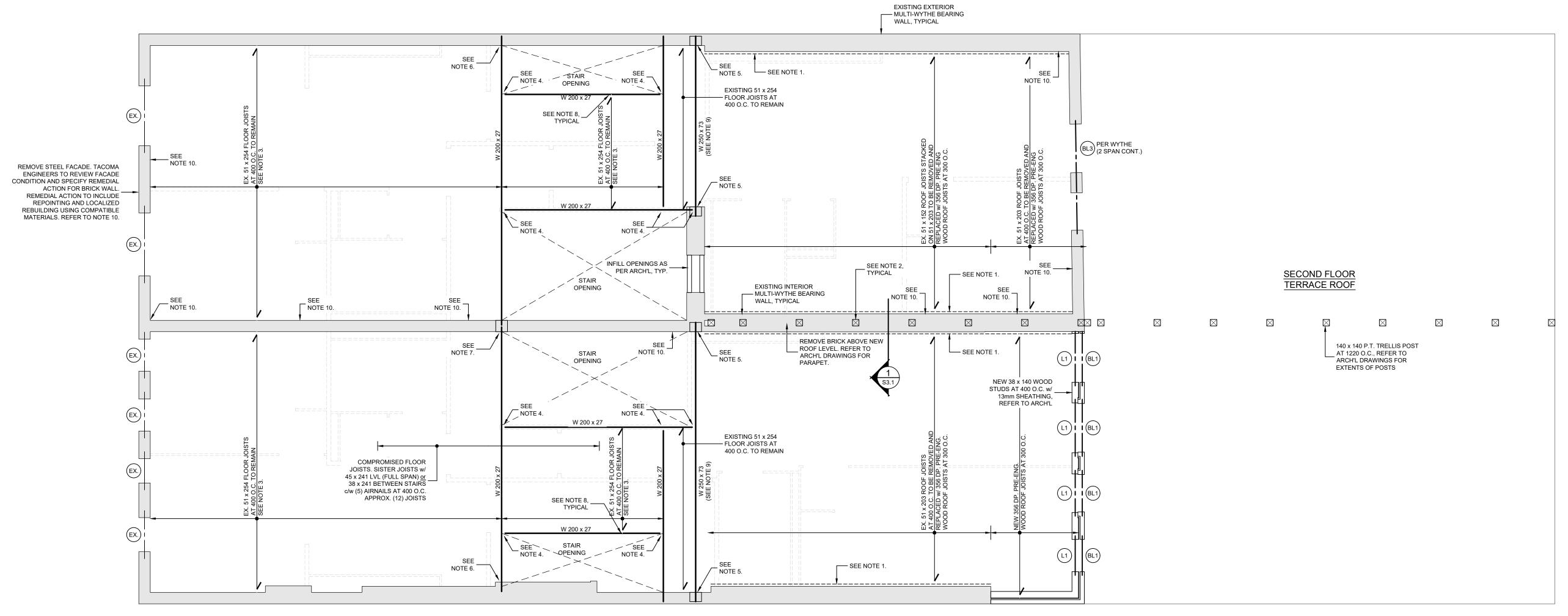
637 & 639 TALBOT **RENOVATIONS**

637 & 639 Talbot Street, St. Thomas

FRAMING PLAN

SECOND FLOOR

M. REKKER TW-00596-22



THIRD FLOOR FRAMING PLAN

- 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 RTU'S. ADDITIONAL REINFORCEMENT MAY BE REQUIRED TO SUPPORT RTU'S.

- CONSTRUCTION NOTES:

 (AS REFERENCED ON THIRD FLOOR FRAMING PLAN)

 1. 1-PLY 29mm (1-1/8") LSL 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/ HILTI HIT-HY 270 + HIT-SC SCREEN TUBES. PROVIDE MIN.
 152 EMBEDMENT. LOCATE THREADED ROD 51mm FROM TOP AND BOTTOM
 OF LEDGER BOARD.

 2. 140 x 140 P.T. TRELLIS POST AT 1220 O.C. REFER TO ARCHITECTURAL
 DRAWINGS FOR EXTENTS OF POSTS.

 3. FLOOR DESIGN ASSUMES WOOD BASED FLOORS ONLY.CONCRETE FLOOR
- 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.

- BEARING POCKET. SEAL WALL PENETRATION AS PER ARCHITECTURAL.

 7. 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 PCKET. SEAL WALL PENETRATION AS PER ARCHITECTURAL.

 8. PROVIDE SIMPSON JOIST HANGERS FOR FLUSH FRAMED JOISTS.

 9. BRICK WALL ABOVE TO BEAR ON TOP FLANGE OF STEEL BEAM w/ 13mm
 MAY OVERHANG FACH SIDE AROUNDE AND THICK BRICK.

| | MAX. OVERHANG EACH SIDE. PROVIDE ADDITIONAL 10MM THICK BRICK |
|-----|--|
| | FLANGE x WIDTH OF WALL IF REQUIRED TO SUPPORT BRICK. |
| 10. | MASONRY REPAIR REQUIRED. MASON TO MEET WITH TACOMA ENGINEERS |
| | PRIOR TO COMMENCING WORK. REFER TO NOTES AND DETAILS ON \$3.2. |

| 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 | | |

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

| BE 130, U.N.O. | | | | | |
|-------------------------------|-----------------------------------|--|--|--|--|
| LINTEL SCHEDULE | | | | | |
| MARK | ТҮРЕ | | | | |
| 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 | | | | |
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| | EXISTING JOIST REINFORCMENT 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 | |
| | | | | | | | | |
| 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. 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 82mm LONG AIRNAILS AT 400mm O.C.

4. THE NUMBER OF NAILS PER ROW SHALL BE THE NOMINAL DEPTH OF THE MEMBER DIVIDED BY

51 mm + ONE NAIL. (EG. THE NOMINAL DEPTH OF A 241 DEEP LVL TRIMMER IS 254. 254/51 = 5. THEREFORE 6 - 82 mm LONG AIRNAILS PER ROW ARE REQUIRED. 5. CONTACT TACOMA ENGINEERS FOR ALL OTHER FLOOR/ROOF OPENING SIZES.

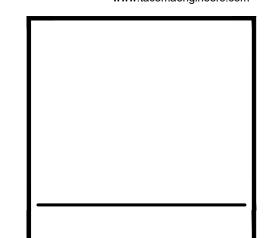
| TRIMMER MAX. OPENING SIZE | |
|---------------------------|--------------|
| EX. JOIST Y HEADER HANGER | SUPPORT WALL |
| TRIMMER | SUPF |
| EX. JOIST | |
| JOIST SPAN | - |

TYPICAL JOISTS OR TRIMMERS ADJACENT TO TRIMMER SCALE: NTS

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13290280 CANADA INC.

Barry's Bay, Ontario

637 & 639 TALBOT **RENOVATIONS**

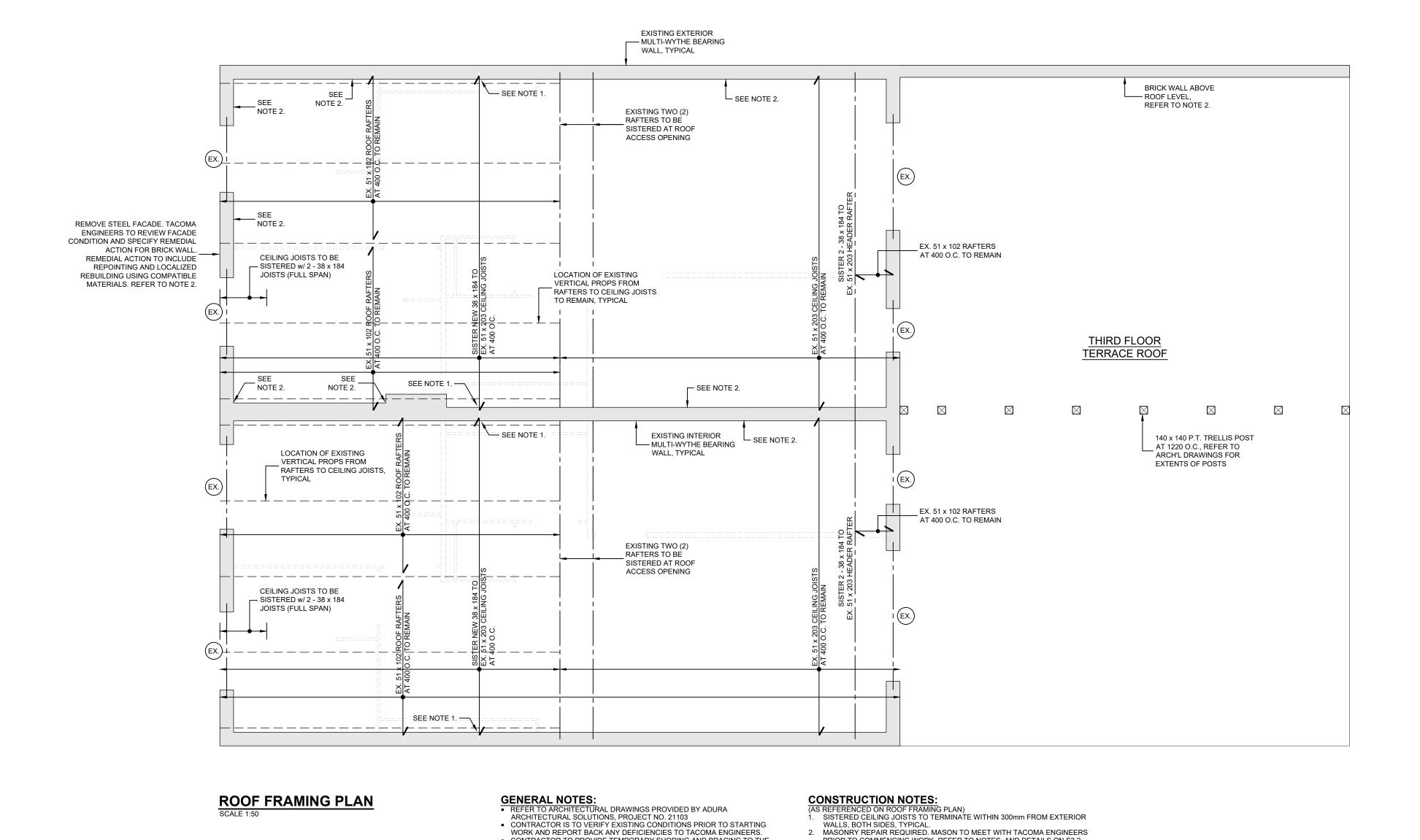
637 & 639 Talbot Street, St. Thomas

THIRD FLOOR FRAMING PLAN

M. REKKER TW-00596-22

2. MASONRY REPAIR REQUIRED. MASON TO MEET WITH TACOMA ENGINEERS

PRIOR TO COMMENCING WORK. REFER TO NOTES AND DETAILS ON \$3.2.



BRICK LINTEL SCHED. L 89 x 89 x 6.4 L 102 x 89 x 7.9 (LLV L 127 x 89 x 7.9 (LLV) 152 x 102 x 9.5 (LLV)

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 | | | | |
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| | EXISTING JOIST REINFORCMENT 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 | |
| | | | | | | | | |
| 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. 3. FASTEN THE TRIMMER REINFORCEMENT TO THE EXISTING JOISTS OR RAFTERS WITH ROWS OF 82mm 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 - 82mm LONG AIRNAILS PER ROW ARE REQUIRED.

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 RTU'S. ADDITIONAL REINFORCEMENT MAY BE REQUIRED TO SUPPORT RTU'S.

5. CONTACT TACOMA ENGINEERS FOR ALL OTHER FLOOR/ROOF OPENING SIZES.

| | MAX. OPENING SIZE | |
|---------|-------------------|---------|
| WALL | EX. JOIST KIND X | WALL |
| SUPPURI | 및 HEADER HANGER | SUPPORT |
| SOP | TRIMMER | SUP |
| - | EX. JOIST | |
| - | JOIST SPAN | |
| , | 1 " | ı |

| ORT WALL | EX. JOIST BY HEADER HANGER | ORT WALL |
|----------|--|----------|
| SUPPORT | TRIMMER | SUPPORT |
| | EX. JOIST | |
| | JOIST SPAN | |
| | PICAL JOISTS OR TRIMMERS ADJACENT TO TRIMMER | • |

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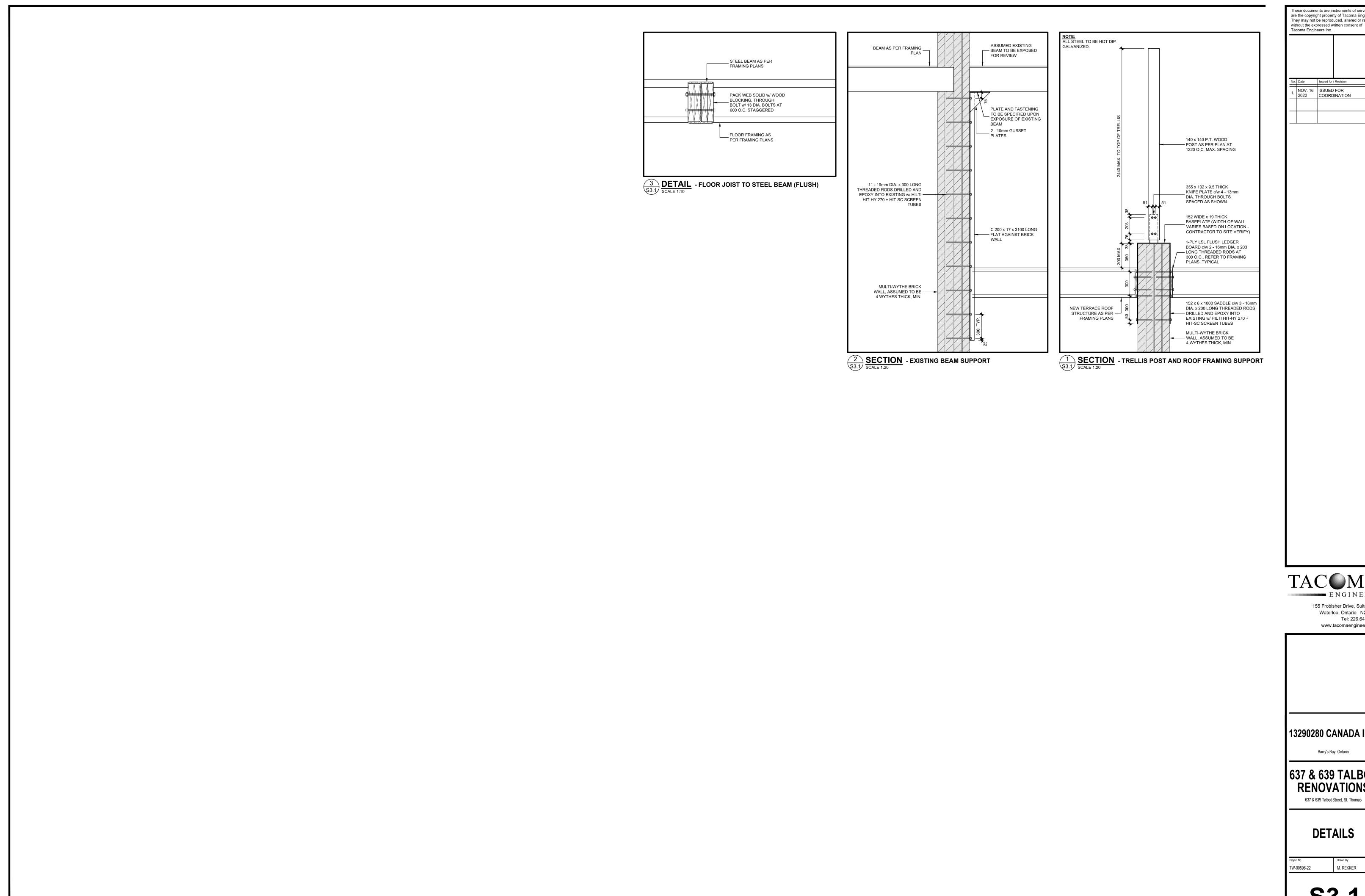
Barry's Bay, Ontario

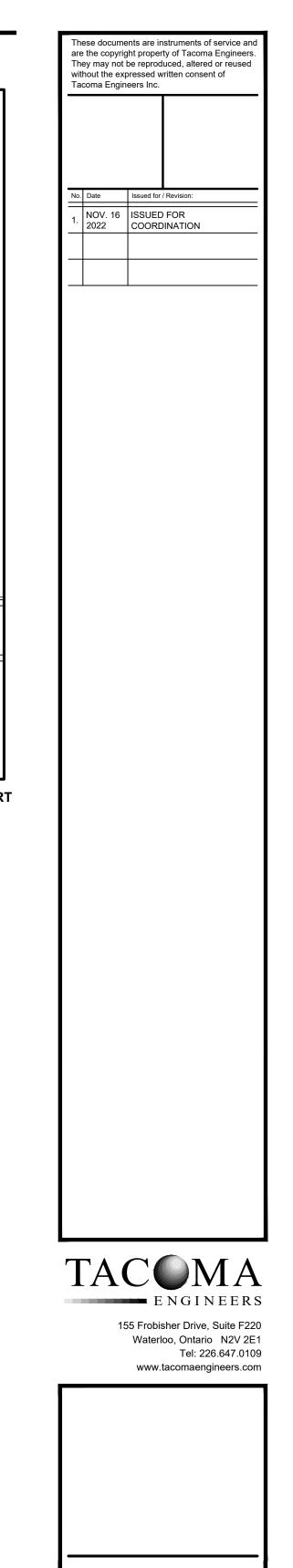
637 & 639 TALBOT **RENOVATIONS**

ROOF FRAMING **PLAN**

637 & 639 Talbot Street, St. Thomas

TW-00596-22 M. REKKER





13290280 CANADA INC.

Barry's Bay, Ontario

637 & 639 TALBOT RENOVATIONS

DETAILS

 Project No.
 Drawn By:

 TW-00596-22
 M. REKKER

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 ANTIFREEZE 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.f) OF EXISTING BRICK AND IDENTIFY IN WRITING, THE FOLLOWING:

- 1. MASONRY RECONSTRUCTION PROCEDURES. 2. MASONRY PATCHING TECHNIQUES.
- ROUTING AND RE-POINTED PROCEDURES
- MORTAR COLOUR AND TEXTURE. 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 AS160 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.

<u>DEFECTIVE MORTAR JOINTS ARE DEFINED AS:</u> 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 NEGLECT 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:

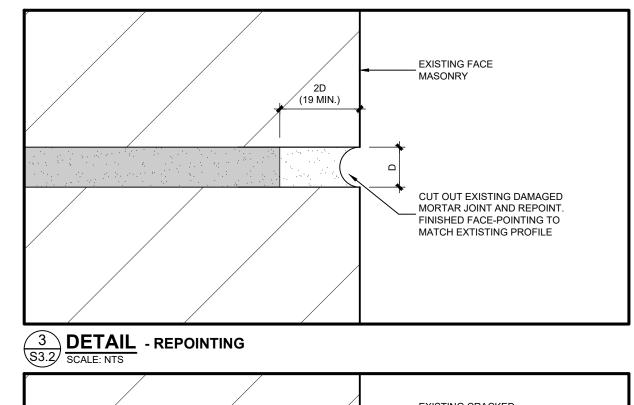
MMEDIATELY BEFORE REPOINTING, FLUSH JOINTS WITH CLEAN WATER UNTIL ABSORPTION IS CONTROLLED AND THE SURFACE OF THE MASONRY REMAINS DAMP BUT NOT WET. DO NOT APPLY MORTAR TO WET SURFACES. FILL AREAS WHERE MORTAR HAS BEEN REMOVED TO GREATEST DEPTH FIRST. BUILD UP MORTAR IN SEVERAL 12mm (1/2") COMPACTED LAYERS 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.

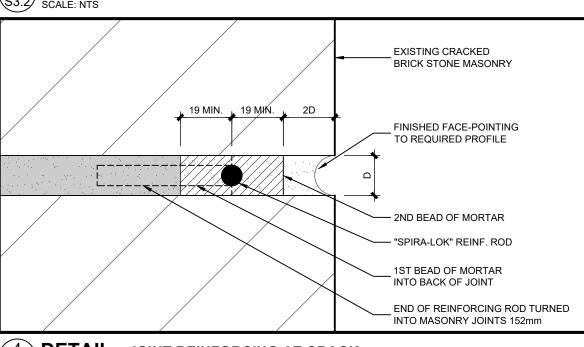
RE-TEMPERING OF MORTAR REQUIRED DUE TO EARLY STIFFENING OF THE MIX SHALL ONLY CONSIST OF HAND TAMPING. DISCARD ALL MORTAR MIXES AFTER 12 HOURS FOLLOWING MIXING. ALLOW EACH LAYER TO SET BEFORE APPLICATION OF SUBSEQUENT LAYER. PACK JOINTS SOLIDLY FILLING ALL ACCESSIBLE VOIDS AND TAMP MORTAR. APPLY FINAL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

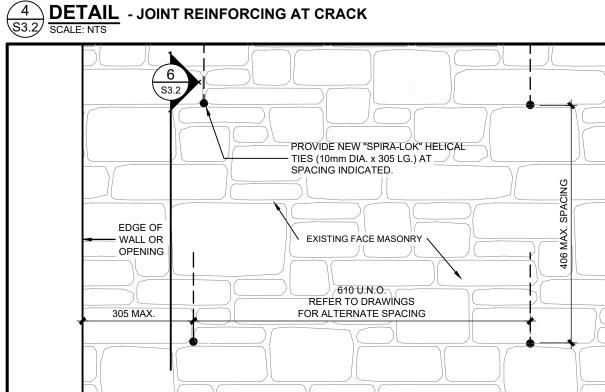
IMMEDIATELY AFTER TOOLING LIGHTLY BRUSH FINISHED JOINT TO REMOVE SURFACE BINDER USING STIFF BRISTLED PAINT BRUSH AND PRODUCE AS MODERATELY WEATHERED APPEARANCE. CONTINUOUSLY CLEAN THE FACE OF THE MASONRY UNITS DURING REPOINTING OPERATIONS. USE SOFT CARPET PAD OR OTHER SIMILAR DEVICE TO REMOVE MORTAR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

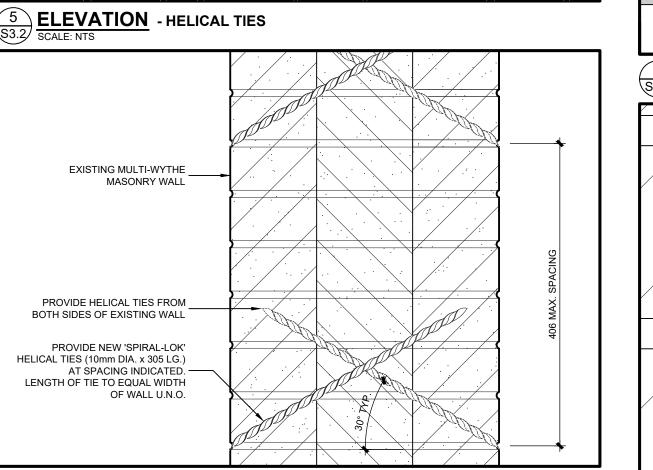
CONTROL DRYING OF INSTALLED POINTING. PROTECT NEWLY POINTED MASONRY FROM RAIN, DIRECT SUNLIGHT AND WIND BY COVERING WITH DAMP BURLAP AND TARPAULINS. MAINTAIN BURLAP DAMP FOR THREE DAYS BY INTERMITTENT MISTING WITH CLEAN WATER. AVOID LIGHT STREAKS, HAIRLINE CRACKS, TOOL BURNING, OPEN JOINTS, AND OTHERS 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 COURSING 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 FURROW JOINTS. CUT MASONRY WITH STRAIGHT, TRUE CUTS AND CLEAN, UN-CHIPPED EDGES. PREVENT OVERSIZED OR UNDERSIZED JOINTS. DISCARD DAMAGED UNITS. DO NOT EXPOSE CUT CELLS IN FINISHED WORK. WHERE FRESH MASONRY JOINS EXISTING OR PARTIALLY SET MASONRY, REMOVE LOOSE MASONRY AND MORTAR; CLEAN AND LIGHTLY WET EXPOSED SURFACE OF SET MASONRY. DO NOT

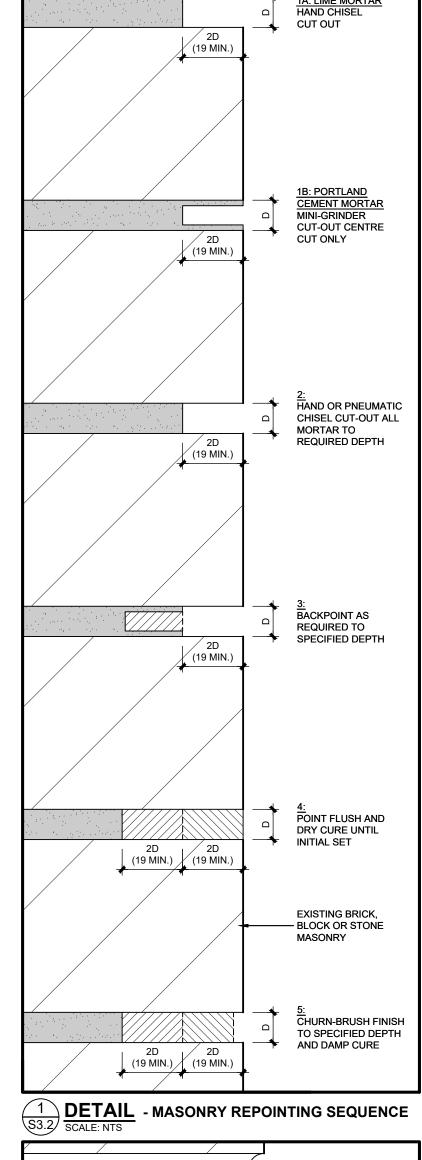






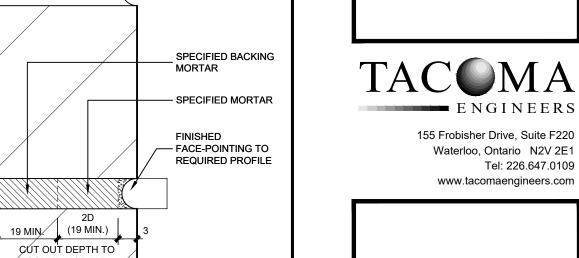




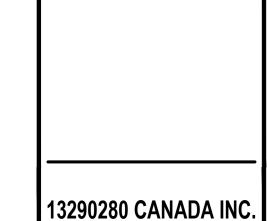


SOUND MORTAR

2 DETAIL - MASONRY BACK POINTING SCALE: NTS



EXISTING BRICK, BLOCK OR STONE



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Tacoma Engineers Inc.

No. Date Issued for / Revision:

NOV. 16 ISSUED FOR

2022 COORDINATION

Barry's Bay, Ontario

637 & 639 TALBOT **RENOVATIONS** 637 & 639 Talbot Street, St. Thomas

> **MASONRY RESTORATION DETAILS**

TW-00596-22

S3.2

M. REKKER



t. (519) 633.2560 **f.** (519) 633.6581 9 Mondamin Street St. Thomas, Ontario, N5P 2T9

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

| CT TU | Report No. HCR-05-23 | | | |
|--------------|---|--|--|--|
| | ST. THOMAS | | | |
| 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 | e Application Received: | Sell 2 a and | Consultation Date: ARR 0 4 2023 |
|--------|----------------|---------------------------|---|---------------------------------|
| | | e Application Deemed Comp | lete: 2023 | File Number: |
| | | | TOK A 3 COM | |
| WNE | R/APPLICAN | <u>vT</u> | | |
| P | roperty Own | JOHN | OPREA | |
| | | | | S. |
| | | 471 TALB | | |
| | | | _ | 6 562 Fax: |
| E | mail: | JOHN551 | a O AOL | COM |
| 2. A | gent/Applica | nt | _ | |
| N | lame: | | | |
| С | ompany: | | | |
| Α | .ddress: | | | |
| P | ostal Code: _ | | Phone: | Fax: |
| Ε | mail: | | | |
| W | /ho is the pri | mary contact? | | |
| | | Owner □ Applicant | /Agent | |
| * | Note: Unless | otherwise requested all | communications will b | pe sent to the Applicant. |
| * | Please indica | te the method of commu | nication you would lik | se to be contacted by. |
| | Phone | 1 Email | <i>,</i> □Fax | □Mail |
| POPE | RTY INFORI | MATTON | | 4 |
| | nicipal Addre | 1215 | ALBOT S | TREET ST. THOMAS |
| . Mu | nicipai Addre | SS: | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | 11000 01. 1110. 1113 |
| . Leg | gal Descriptio | n: | | 4 |
| - | | i ne Wester | | |
| UMMA | ARY OF WOR | RK PROPOSED | | |
| . Wh | nat kind of pe | rmit is required? | | |
| П | Alteration to | Building/Property | ĭ New Con | struction Demolition |

Application Revised: October 2018

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

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

____, the Owner or Authorized Agent, hereby agree and acknowledge that the

Application Revised: October 2018

applications and supporting documentation submitted to the City.

I JOHN OPREA

(Print name of Owner or Authorized Agent)

Crystal Marie Penney, a Commissioner, etc.

apporation of the City of St. Thomas agires September 21, 2025.

Province of Ontario, for the

| become part of the public record. As such, and in accordance with the provisions of the <i>Municipal Freedom of Information and Protection of Privacy</i> 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 | | | | |
| name of applicant of S7. Thomas in the province of ON 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 <u>57. Thomas</u> on this <u>05</u> day of <u>04</u> , 20 <u>23</u> . | | | | |
| Signature of Owner or Authorized Agent Date | | | | |
| Signature of Commissioner of Oaths, etc. April 5/2023 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, JOHN DPREA, am the <u>owner</u> 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.

05.94.2923 Date

Application Revised: October 2018

| 2. | How is the property designated? | | | | |
|----|---|--|--|--|--|
| | ☐ Individually Designated Property | | | | |
| 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 | | | | |
| | $\ \square$ structural intervention that affects the external appearance of a building | | | | |
| | $\ \square$ 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 comices, 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 comices, 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, photograp and other documents as needed to illustrate the project). Requirements will depend on the scale of the project | | | | |
| | n site Plan | | | | |
| | 2 PROPOSED AUXILLIARY BUILDING 3) EXISTING | | | | |
| | | | | | |
| | (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. | | | | |
| | I AM AN ARTIST THAT LIVES IN THE APART MENT UPSTAILS | | | | |
| | LAND AS CALLED DOUGLES FOR POWER AND SCI | | | | |

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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.

GALLERY TO DISPLAY MY STATUES ALL YEAR ROUND.

I WILL LOCATE THE ADDITION IN THE BACK GARDEN OF

PROPERTY AND WILL MATCH THE VISIBLE PARTS TO THE

EXISTING NEIGHBOURING PROPERTIES USING RECYCLED BRI

POST COVERINGS AND STUCCO MATCHED TO COLOUR.

ROOF WILL BE OF MATCHING COLOUR STEEL AND NOT

VISIBLE FROM NEIGBOURS AND STREET.

DECK WILL USE EXISTING DOOR CUMPIGNITREVISED: October 2018

AND BE SIMILAR LOOKING WITH NEIGBOURS P/T DEC

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APPENDIX A - AUTHORIZATION OF OWNER

N/A

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

| application or collected during | ands, and to provide any of my personal information process. | |
|---------------------------------|--|----------|
| | | * |
| Date | Signature of | Owner |
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| | PROPERTY LIME | |

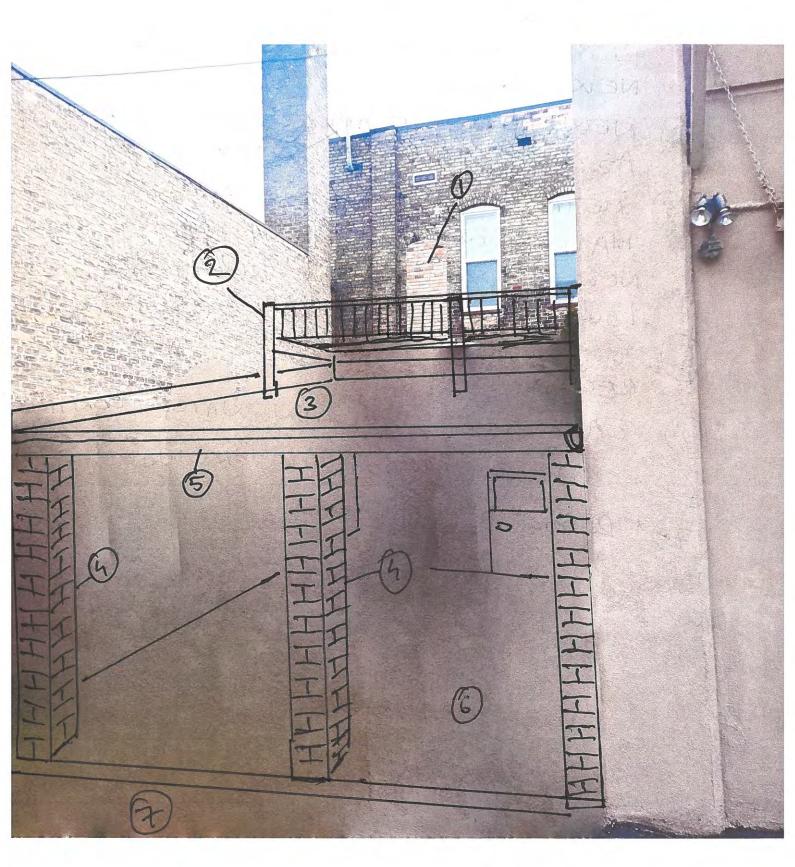
Application Revised: October 2018

1) SITE PLAN

TALBOT STREET

| NEIGHBORING | 471 TALBOT EXISTING | NEIGHBOURING BUILDINGS |
|-------------|-----------------------------|---------------------------|
| BUIDING | PROPOSED | 020 |
| | REAR GARDEN MONERTY LINE | |
| B | CITY PARKING 607 | |

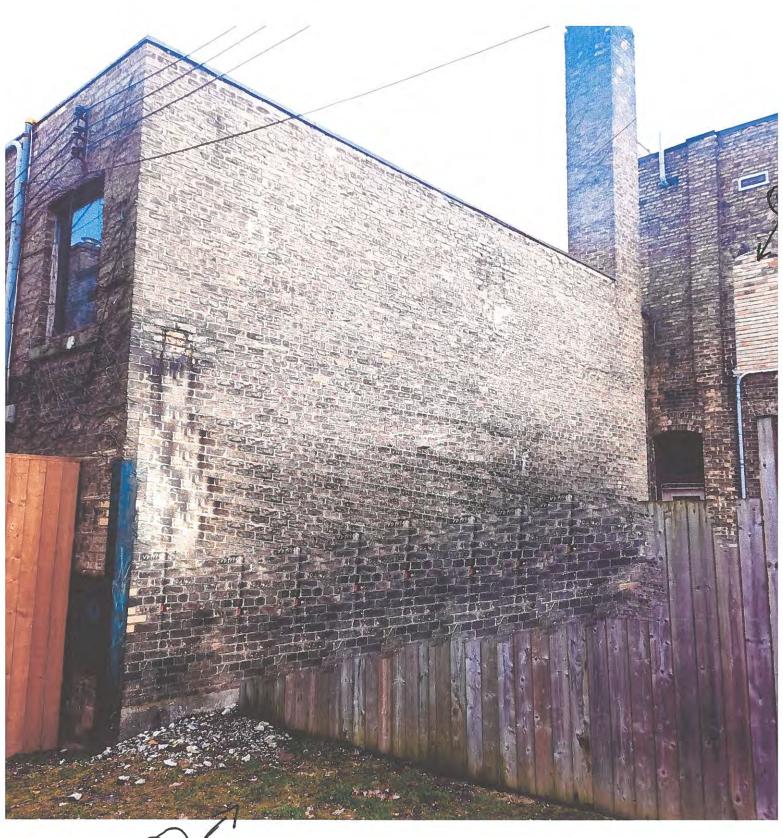
PROPOSED AUXILIARY BUILDING





- 1) USE OLD OPENING FROM OLD DECK TO ACCESS NEW DECK. REUSE BRICKS FOR DRESSING UP NEW FRONT POST (4).
- (2) NEW DECK IN APROX. SAME PLACE AS DECK REMOVED 20 YEARS AGO.
- B METAL ROOF BEIGE COLOUR TO MATCH BRICKS NOT VISIBLE FROM NEIGHBOURS AS ITS MIGHT IS LOWER THEN ABATTING WALLS.
- SUPPORTING POST DRESSED UP IN RECYCLED BRICK
- EANES FOR WAR RAIN WATER CONTROL
- CONCRETTE SLAB ON BROUND
- REAR GARDEN.





EXISTING REAR GARDEN

SEXISTING



| | S MAS WAY CITY | Report No. HCR-04-23 File No. |
|--------------|---|---|
| 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 |

REPORT:

Subject:

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.

Draft Delegation By-law for Heritage Alteration Permits

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.

| Maria Konefal, City Clerk | J | oe Preston, Mayor |
|---|--------|-------------------|
| | | |
| READ a Third time and Finally passed this | day of | 2023. |
| READ a First and Second time this day of | 2023. | |

"Schedule 1"

CLASSES OF ALTERATIONS

Contributing Resources

- 1. Replacement of windows in-kind
- 2. Replacement of an exterior heritage feature in kind
- 3. Alterations or removal of exterior lighting
- 4. Alterations, removal or replacement of non-heritage features
- 5. Alterations to roofing materials or colours
- 6. Temporary alterations in an emergency where a building is at risk
- 7. Signage

Non-Contributing Resources

- 1. Replacement of windows
- 2. Replacement of an exterior heritage feature in kind
- 3. Alterations or removal of exterior lighting
- 4. Alterations, removal or replacement of non-heritage features
- 5. Alterations to roofing materials or colours
- 6. Temporary alterations in an emergency where a building is at risk
- 7. Signage