

COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : MESOPATAMIA GROUP PROPERTY MANAGEMENT INC

ADDRESS : 654 CAPITOL STREET

SUBJECT LANDS

SEVERED LANDS

PLANNING AND DEVELOPMENT SERVICES

DATE : DECEMBER 10, 2026

FILE NO. : B-064/26

Notice of Public Hearing – Committee of Adjustment Application

File # B-064/26 - 654 CAPITOL ST Date Mailed: November 25, 2026

Electronic hearing:

By videoconference on December 10, 2026 at 3:30 PM

Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment's Agenda Record in the Windsor Star on November 25, 2026. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City's website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

APPLICANT AND PROPERTY INFORMATION

LEGAL DESCRIPTION: PLAN 1106 LOT 149 PT LOT 148 PT ALLEY RP 12R28958 PARTS 3 AND 4

Official Plan Designation	Zoning of Subject Land(s)
Residential	Residential RD1.3

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: MESOPOTAMIA GROUP PROPERTY MANAGEMENT INC **Applicant Name:** REIGNS 740 INC.		654 CAPITOL ST

PURPOSE OF APPLICATION

Consent (Severance) - Consent to sever a semi-detached dwelling along the common interior wall for the purposes of creating a new lot.

The proposal is seeking the following reliefs from Zoning By-law 8600:

Type of Consent Application Transaction: New Lot

How do I participate if I have comments or concerns?

Submit written comments

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

Participate in the hearing by videoconference (Microsoft Teams)

Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

Notice of Decision

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.



Contact Information:
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca

ELEVATIONS

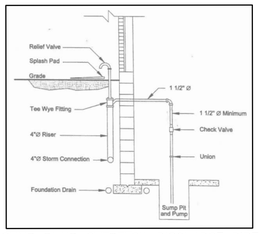
ELEVATIONS SHOWN ON THIS PLAN ARE IN FEET TO CANADIAN GEODETIC DATUM

BENCH MARK

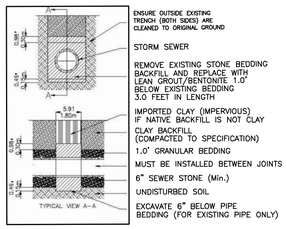
BENCH MARK 874 ELEVATION 618.77'
M.B. 2603 PARENT; THE PLATE IS LOCATED ON THE EAST WALL, 0.3' FROM THR SOUTH WALL AND 1.2' ABOVE GRADE.

SITE BENCH MARK

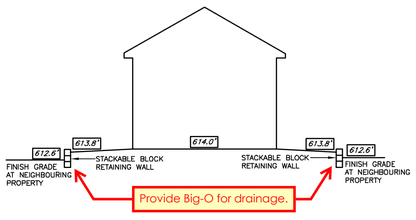
ELEVATION 614.54'
TOP OF FIRE HYDRANT IN FRONT OF SUBJECT PROPERTY.



SUMP PUMP OVERFLOW DISCHARGE PIPE
(IMPERIAL DIMENSIONS SHOWN)



GROUT/BENTONITE PLUG DETAIL



CAUTION: THIS PLAN IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

Support of the horizontal storm water piping on private property to be provided by one of the following options:
1) On undisturbed soil
2) On clear stone placed on undisturbed soil
3) On engineered fill
4) On an engineered support structure
5) By engineered strapping to foundation wall

"METRIC"
Distances and coordinates shown on this plan are in Metres and can be converted to feet by dividing by 0.3048

ST. PAUL STREET

IB(1172) IBø(OU) 11.59

LOT 58 | LOT 144 | LOT 143 | LOT 142 | LOT 141 | LOT 140 | LOT 139

37.11

REGISTERED PLAN 1106

P.I.N. 01341-0067 P. I. N. 01341-0212

16' WIDE ALLEY
(CLOSED BY WINDSOR BY-LAW 297-1998, REGISTERED AS INSTRUMENT No. R1440288, SUBJECT TO EASEMENTS)

P.I.N. 01341-0443

Slope to maintain a minimum 2% to catch basin.

LOT 136

95.94

IB(1172) IB(KVL) IB(OU)

143.44' SSIB (WIT) 612.8 53.22' 27.02' 26.20' Fence Chain Link 51.94' 38.29'

613.0 0.16 0.03 0.09

Part 1, Plan 12R-27745

P.I.N. 01341-0683 SUBJ. TO EASE. AS IN R1440288E

Part 2 SUBJ. TO EASE.

PART 4 AS IN R1440288E

SUBJ. TO EASE. AS IN R1452776E

16.17' 15.68' 30.0' Overhead Utility Line UPW CB Open Pipe 612.5 612.6

IB(KVL)

BRICK GARAGE 7.30 7.32' 7.37 7.30

Porch Porch 7.2' 614.0 37.9' 7.2'

2 STOREY SEMI-DETACHED DWELLING Mun. No. 654

VINYL SHED 30.4'

612.6 613.8 45.1' 612.6 613.8 612.6

121.72' 137.93' 122.34'

Part 1

LOT 57 | LOT 145 | LOT 146 | LOT 147 | LOT 148 | LOT 149 | LOT 150 | LOT 151

REGISTERED PLAN 1106

16.5' 9.45 5.1' 7.2' 37.9' 614.0 7.2' Porch Porch 20.0 11.1'

1-1/2 STOREY BRICK DWELLING Mun. No. 646

1-1/2 STOREY VINYL-SIDED DWELLING Mun. No. 660

612.3 613.2 612.3 612.2

Board Fence 11.65 12.82 CB Top 611.46' GM

12R-28958 PART 3

62.9' 3 CAR DRIVEWAY 3 CAR DRIVEWAY

16.5' 3.48 5.98 5.0' 20.9 11.4' 17.6'

CONCRETE SSIB IB

SIB(KVL) 52.60' 612.0 26.20' 26.20' 40.00' IB(OU) 105.00' 145.00' 612.2

Gas Line Water Line

Slope to maintain a maximum 8%

Where the entire concrete slab is within 600 mm of the exterior ground level, the entire surface of the slab shall be insulated. [OBC SB-12 3.1.1.7.(6)

The building shall be located and site graded so that water will not accumulate at or near the building and will not adversely affect any adjacent properties. [OBC 9.14.6.1.]

Side yard grades are subject to field verification during final grading. Grading exceeding 8% will require the installation of a retaining wall with subsurface drainage system connected to a storm sewer or extended underground to pop-up drainage emitters (NDS) and shall discharge onto landscaped areas.

A building shall not be located beneath existing above ground electrical conductors.
Where a building is to be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.20. OBC.

Downspouts adjacent to hard surfaces shall be extended underground to pop-up drainage emitters (NDS) and shall discharge onto landscaped areas. Maintain a clearance of 600 mm from all hard surfaces.

Grade Elev. at Foundation Wall 614.000
Grade Elev. Top of Footing 609.666
Top of footing provided as a guide based on wall section, surveyor and contractor to field verify as construction details may change.

SITE BENCHMARK
TOP OF HYDRANT - 614.54'

Connect the water line downstream of the existing meter or consult with Enwin for a separate meter.

Edge of Asphalt Crown of Road FH

MHS Top 611.18' Inv.-602.5'E. Inv.-602.2'W.
ST 12"ø Storm Pipe
MHS Top 610.50'
MH Top 610.45' Inv.-598.0'E. Inv.-598.6'W.
MH Top 610.27' Inv.-599.0'E. Inv.-599.1'W.
SA 8"ø PVC Pipe

CAPITOL STREET
(DEDICATED PER REGISTERED PLAN 1106)

THE CITY OF WINDSOR ONTARIO, CANADA
PG
2026-08-20

IN-FILL GRADE PLAN

OF

NEW PROPOSED DWELLING
MUN No. 654 CAPITOL STREET

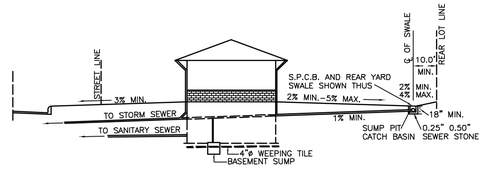
IN THE

CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

© VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=20'

0 10.0 20.0 40.0 60.0 FEET 100.0

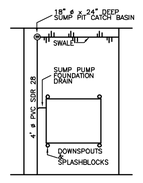


TYPICAL LOT DRAINAGE

NOT TO SCALE

NOTE

1. STORM CONNECTIONS TO PROVIDE REAR YARD DRAINAGE AND WEEPING TILE FROM BASEMENT SUMP.
2. SANITARY CONNECTIONS TO CARRY DOMESTIC SEWAGE ONLY.
3. LOT GRADING TO DIRECT WATER AWAY FROM HOUSE TO EITHER ROAD OR REAR YARD DRAIN.
4. SOLID STORM DRAIN TO 10 FEET BEYOND HOUSE AS SHOWN.
5. PERFORATED PIPE FOR REAR YARD DRAINAGE AS SHOWN.
6. CONNECT 4"ø WEEPING TILE TO BASEMENT SUMP AND DISCHARGE TO STORM SEWER.
7. CLEAN-OUTS TO BE LOCATED EVERY 50 FEET MAXIMUM.



PLAN VIEW
NOT TO SCALE

CAUTION
UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

LEGEND

⊞ CB	DENOTES CATCH BASIN	✦ FH	DENOTES FIRE HYDRANT
● UPw	DENOTES UTILITY POLE WOOD	✦ WVS	DENOTES WATER VALVE (Service)
○ MHS	DENOTES SEWER MANHOLE	✧ GM	DENOTES GAS METER
G (pipe size) G			DENOTES GAS LINE
H (pipe size) H			DENOTES OVERHEAD HYDRO LINE
SA (pipe size) SA			DENOTES SANITARY SEWER
ST (pipe size) ST			DENOTES STORM SEWER
W (pipe size) W			DENOTES WATER LINE

612.2' + DENOTES EXISTING ELEVATION
612.2 DENOTES PROPOSED ELEVATION

ELEVATIONS
GEODETIC ☒
ASSUMED ☐

Existing Elevations have been derived on the following Date : JUNE 10, 2026

DATE AUGUST 10, 2026

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

VERHAEGEN LAND SURVEYORS
SURVEYING MAPPING GIS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
A.S.M.	A.S.M.	26-47-303-00
FILE: 26-47-303-00.dwg	E-1106-14	CAD Date: August 20, 2026 9:56 AM CAD File: 26-47-303-00A.dwg

GENERAL NOTES:
- ALL CONSTRUCTION TO COMPLY WITH THE CURRENT ONTARIO BUILDING CODE.

- ALL DIMENSIONS ARE MEASURED TO ROUGH FRAMING, MASONRY, OR CONCRETE SURFACES U.O N.

- ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO ROUGH FRAMING OR MASONRY OPENING.

- CONTRACTOR SHALL VERIFY WINDOW OPENINGS WITH THE MANUFACTURER PRIOR TO WORK.

- READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH ELECTRICAL PLANS SUPPLIED BY LICENSED ELECTRICAL CONTRACTOR.

- ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS BEFORE COMMENCING FABRICATION.

- THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS, THAT THE CONNECTIONS AND DETAILS CONFORM TO THE DRAWING
DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.

- PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.

- CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCE
NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.

- THE CONTRACTOR IS NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.

- EXISTING DRAINAGE PATTERNS TO REMAIN. ANY NEW SUMP PUMP INSTALLATIONS TO DISCHARGE IN REAR YARD.
BUILDING FROM THESE SHALL PROCEED ONLY WHEN MARKED “ISSUED FOR CONSTRUCTION.”

EXISTING STRUCTURE NOTE:
- OWNER AND CONTRACTOR ARE FULLY RESPONSIBLE FOR VERIFYING ALL EXISTING GENERAL AND STRUCTURAL CONDITIONS PRIOR TO ANY WORK.

- OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR SHORING EXISTING STRUCTURE PRIOR TO ANY WORK IF REQUIRED.

CODE REFERENCES AND SPECIFICATIONS

1. FIRE PROTECTION MEASURES
ALL FIRE PROTECTION MEASURES MUST COMPLY WITH OBC 9.10. (U.O.N.)
2. CEILING HEIGHTS
CEILING HEIGHTS SHALL COMPLY WITH OBC 9.5.3.1. AND PART 11 - C102 OF TABLE 11.5.1.1.C.

PART 9:

BASEMENT SPACE - 2 100 mm (6'-10 3/4") over at least 75% of the basement area except that under beams and
ducts the clearance is permitted to be reduced to 1 950 mm (6'-4 7/8”)
PART 11 (COMPLIANCE ALTERNATIVE):
In a house,

(a) minimum room height shall not be less than 1 950 mm (6'-4 7/8”) over the required floor area and in any location that would normally be used as a means of egress, or

(b) minimum room height shall not be less than 2 030 mm (6'-8”) over at least 50% of the required floor area, provided that any part of the floor having a clear height of less than 1 400 mm (4'-7 1/8”) shall not be considered in computing the required floor area.

3. EGRESS FROM DWELLING UNIT

EGRESS FROM DWELLING UNIT SHALL COMPLY WITH OBC 9.9.9 AND PART 11 COMPLIANCE - C136 OF
TABLE 11.5.1.1.C.
PART 9:
9.9.9.1. Travel Limit to Exits or Egress Doors
(1) Except as provided in Sentences (2) and (3), every dwelling unit containing more than 1 storey shall have exits or egress doors located so that it shall not be necessary to travel up or down more than 1 storey to reach a level served by,

(a) an egress door to a public corridor, enclosed exit stair or exterior passageway, or
(b) an exit doorway not more than 1 500 mm above adjacent ground level.

(2) Where a dwelling unit is not located above or below another suite, the travel limit from a floor level in the dwelling unit to an exit or egress door is permitted to exceed 1 storey where that floor level is served by an openable window or door,

(a) providing an unobstructed opening of not less than 1 000 mm in height and 550 mm in width, and
(b) located so that the sill is not more than,
(i) 1 000 mm above the floor, and
(ii) 7 m above adjacent ground level.
(3) The travel limit from a floor level in a dwelling unit to an exit or egress door is permitted to exceed 1 storey where that floor level has direct access to a balcony.

9.9.9.1. Two Separate Exits
(1) Except as provided in Sentence 9.9.7.3.(1), where an egress door from a dwelling unit opens onto a public corridor or exterior passageway it shall be possible from the location where the egress door opens onto the corridor or exterior passageway to go in opposite directions to two separate exits unless the dwelling unit has a second and separate means of egress.

9.9.9.1. Shared Egress Facilities
(1) A dwelling unit shall be provided with a second and separate means of egress where an egress door from the dwelling unit opens onto,
(a) an exit stairway serving more than one suite,
(b) a public corridor,
(i) serving more than one suite, and
(ii) served by a single exit,
(c) an exterior passageway,
(i) serving more than one suite,
(ii) served by a single exit stairway or ramp, and
(iii) more than 1.5 m above adjacent ground level, or
(d) a balcony,
(i) serving more than one suite,
(ii) served by a single exit stairway or ramp, and
(iii) more than 1.5 m above adjacent ground level.

PART 11 (COMPLIANCE ALTERNATIVE):
In a house, exit requirements are acceptable if at least one of the following conditions exists:
(a) a door, including a sliding door, that opens directly to the exterior from a dwelling unit, serves only that dwelling unit and has reasonable access to ground level, and the dwelling units are equipped with smoke alarms installed in conformance with Subsection 9.10.19.,

(b) an exit that is accessible to more than one dwelling unit and provides the only means of egress from each dwelling unit, provided that the means of egress is separated from the remainder of the building and common areas by a fire separation having a 30 min fire-resistance rating and provided further that the required access to exit from any dwelling unit cannot be through another dwelling unit, service room or other occupancy, and both dwelling units and common areas are provided with smoke alarms that are installed in conformance with Subsection 9.10.19. and are interconnected,

or

(c) access to an exit from one dwelling unit which leads through another dwelling unit where,

(i) an additional means of escape is provided through a window that conforms to the following:

(A) the sill height is not more than 1 000 mm above or below adjacent ground level,
(B) the window can be opened from the inside without the use of tools,
(C) the window has an individual unobstructed open portion having a minimum area of 0.38 m² with no dimension less than 460 mm
(D) the sill height does not exceed 900 mm above the floor or fixed steps,
(E) where the window opens into a window well, a clearance of not less than 1 000 mm shall be provided in front of the window, and
(F) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19. and are interconnected,

(ii) an additional means of escape is provided through a window that conforms to the following:

(A) the window is a casement window not less than 1 060 mm high, 560 mm wide, with a sill height not more than 900 mm above the inside floor,

(B) the sill height of the window is not more than 5 m above adjacent ground level, and

(C) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19. and are interconnected, or

(iii) the building is sprinklered and the dwelling units are equipped with smoke alarms installed in conformance with Subsection 9.10.19.

4. EGRESS FROM BEDROOMS EGRESS FROM BEDROOMS SHALL COMPLY WITH OBC 9.9.10.1
PART 9:

(1) Except where a door on the same floor level as the bedroom provides direct access to the exterior, every floor level containing a bedroom in a suite shall be provided with at least one outside window that,

(a) is openable from the inside without the use of tools,
(b) provides an individual, unobstructed open portion having a minimum area of 0.35 m² with no dimension less than 380 mm, and
(c) maintains the required opening described in Clause (b) without the need for additional support.

(2) Except for basement areas, the window required in Sentence (1) shall have a maximum sill height of 1000 mm above the floor.

(3) When sliding windows are used, the minimum dimension described in Sentence (1) shall apply to the openable portion of the window.

(4) Where the sleeping area within a live/work unit is on a mezzanine with no obstructions more than 1 070 mm above the floor, the window required in Sentence (1) may be provided on the main level of the live/work unit provided the mezzanine is not more than 25% of the area of the live/work unit or 20 m2, whichever is less, and an unobstructed
direct path of travel is provided from the mezzanine to this window.

(5) Where a window required in Sentence (1) opens into a window well, a clearance of not less than 550 mm shall be provided in front of the window.

(6) Where the sash of a window referred to in Sentence (5) swings towards the window well, the operation of the sash shall not reduce the clearance in a manner that would restrict escape in an emergency.

(7) Where a protective enclosure is installed over the window well referred to in Sentence (5), such enclosure shall be openable from the inside without the use of keys, tools or special knowledge of the opening mechanism.

5. SMOKE ALARMS
SMOKE ALARMS SHALL COMPLY WITH OBC 9.10.19. AND PART 11 COMPLIANCE - C175 OF TABLE 11.5.1.1.C.

PART 9:
9.10.19.1. Required Smoke Alarms

(2) Smoke alarms conforming to CAN/ULC-S531, “Smoke Alarms”, shall be installed in each dwelling unit and in each sleeping room not within a dwelling unit.

(3) Smoke alarms required in Sentence (1) shall have a visual signaling component conforming to the requirements in 18.5.3. (Light, Color and Pulse Characteristics) of NFPA 72, “National Fire Alarm and Signaling Code”.

(4) The visual signaling component required in Sentence (2) need not, (a) be integrated with the smoke alarm provided it is interconnected to it, (b) be on battery backup, or (c) have synchronized flash rates, when installed in a dwelling unit.

(5) The luminous intensity for visual signaling components required in Sentence (2) that are installed in sleeping rooms shall be a minimum of 175 cd.

(6) Smoke alarms required in Sentence (1) shall be installed on or near the ceiling.
9.10.19.3. Location of Smoke Alarms

(1) Within dwelling units, sufficient smoke alarms shall be installed so that,

(a) there is at least one smoke alarm installed on each storey, including basements, and
(b) on any storey of a dwelling unit containing sleeping rooms, a smoke alarm is installed,
(i) in each sleeping room, and
(ii) in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.

(2) Within a house that contains an interior shared means of egress or common area, a smoke alarm shall be installed in each shared means of egress and common area.

(3) A smoke alarm required in Sentences (1) and (2) shall be installed in conformance with CAN/ULC-S553, “Installation of Smoke Alarms”.
9.10.19.1. Power Supply
(1) Except as provided in Sentences (2) and (3), smoke alarms required in Sentences 9.10.19.1.(1) and
9.10.19.3.(2) shall,

(a) be installed with permanent connections to an electrical circuit,
(b) have no disconnect switch between the overcurrent device and the smoke alarm, and
(c) in case the regular power supply to the smoke alarm is interrupted, be provided with a battery as an alternative power source that can continue to provide power to the smoke alarm for a period of not less than 7 days in the normal condition, followed by 4 min of alarm.

9.10.19.1. Interconnection of Smoke Alarms

(1) Where more than one smoke alarm is required in a dwelling unit, the smoke alarms shall be wired so that the activation of one alarm will cause all alarms within the dwelling unit to sound.

PART 11 (COMPLIANCE ALTERNATIVE):.
Smoke alarms may be battery operated.

6. CARBON MONOXIDE ALARMS
CARBON MONOXIDE ALARMS SHALL COMPLY WITH OBC 9.33.4. AND PART 11 COMPLIANCE - C197 OF
TABLE 11.5.1.1.C.
PART 9:
9.33.4.1. Application

(1) This Subsection applies to every building that,

(a) contains a residential occupancy, and
(b) contains a fuel-burning appliance or a storage garage.

9.33.4.1. Location of Carbon Monoxide Alarms

(1) Where a fuel-burning appliance is installed in a suite of residential occupancy, a carbon monoxide alarm shall
be installed adjacent to each sleeping area in the suite.
(2) Where a fuel-burning appliance is installed in a service room that is not in a suite of residential occupancy, a carbon monoxide alarm shall be installed,

(a) adjacent to each sleeping area in every suite of residential occupancy that is adjacent to the service room, and
(b) in the service room.

(3) Where a storage garage is located in a building containing a residential occupancy, a carbon monoxide alarm shall be installed adjacent to each sleeping area in every suite of residential occupancy that is adjacent to the storage garage.

(4) Where a storage garage serves only the dwelling unit to which it is attached or built in, a carbon monoxide alarm shall be installed adjacent to each sleeping area in the dwelling unit.

(5) A carbon monoxide alarm shall be mechanically fixed,
(a) at the manufacturer's recommended height, or
(b) in the absence of specific instructions, on or near the ceiling.

9.33.4.1. Installation and Conformance to Standards (1) The carbon monoxide alarm required by Article 9.33.4.2. shall,

(a) except as permitted in Sentence (2), be permanently connected to an electrical circuit and shall have no disconnect switch between the overcurrent device and the carbon monoxide alarm,
(b) be wired so that its activation will activate all carbon monoxide alarms within the suite, where located within a suite of residential occupancy,
(c) be equipped with an alarm that is audible within bedrooms when the intervening doors are closed,
where located adjacent to a sleeping area, and
(d) conform to,
(i) CAN/CSA-6.19, “Residential Carbon Monoxide Alarming Devices”, or
(ii) UL 2034, “Single and Multiple Station Carbon Monoxide Alarms”.
(2) Where the building is not supplied with electrical power, carbon monoxide alarms are permitted to be battery operated.

PROJECT DETAILS
SEMI DETACHED WITH ADUs

LOCATION
650-654 CAPITOL ST ,
WINDSOR, ON

DRAWING
GENERAL NOTES

CLIENT
REIGNS 740 INC

SCALE	DRAWING NO.
N.T.S.	A-1.0

NO.	LETTER	ISSUE FOR :-
08.		
07.		
06.		
05.		
04.		
03.		
02.		
01.	A	

DATE:

COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY
DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK
THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS
OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.

THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR
HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE
PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.

CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.

ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.

+1 226.961.3302 contact@p-cubedesign.com www.p-cubedesign.com

Structural | Architectural | Legal basement & ADUs | Building permits

LICENSED PROFESSIONAL ENGINEER
H. P. PARIKH
100541912
06/29/2026
PROVINCE OF ONTARIO

P3 DESIGN
AND BUILDING PERMIT SERVICES
ENGINEERING YOUR DREAMS

PART 11 (COMPLIANCE ALTERNATIVE):.
Carbon monoxide alarms may be battery operated or plugged into an electrical outlet.
7. FIRE-RESISTANCE RATINGS FOR WALLS, COLUMNS AND ARCHES FIRE-RESISTANCE RATINGS FOR WALLS, COLUMNS AND ARCHES SHALL COMPLY WITH OBC 9.10.8.3 AND PART 11 COMPLIANCE - C147 OF TABLE 11.5.1.1.C.

PART 9:

(1) Except as otherwise provided in this Subsection, all load bearing walls, columns, and arches in thestorey immediately below a floor or roof assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

PART 11 (COMPLIANCE ALTERNATIVE):
(a) Except as provided in (b) and (c), 30 min rating is acceptable.
(b) In a house, 15 min horizontal fire separation is acceptable where,
(i) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19., and
(ii) smoke alarms are interconnected.
(c) In a house, the fire-resistance rating of the fire separation is waived where the building is sprinkler.
8. SEPARATION OF SERVICE ROOMS
SEPARATION OF SERVICE ROOMS SHALL COMPLY WITH OBC 9.10.10.4

PART 9:
9.10.10.1. Appliances and Equipment to be Located in a Service Room
(1) Except as provided in Sentences (2) and (3) and Article 9.10.10.5., fuel-fired appliances shall be located in a service room separated from the remainder of the building by a fire separation having not less than a 1h fire-resistance rating.

(2) Except as required in the appliance installation standards referenced in Sentences 6.2.1.4.(1) and 9.33.1.2.(1), fuel fired space heating appliances, space-cooling appliances and service water heaters need not be separated from the remainder of the building as required in Sentence (1) where the equipment serves,

(a) not more than one room or suite,
(b) a house, or
(c) a building, other than a house, with a building area of not more than 400 m² and a building height of not more than 2 storeys.

(3) Sentence (1) does not apply to fireplaces and cooking appliances.

10. SEPARATION OF RESIDENTIAL SUITES
SEPARATION OF RESIDENTIAL SUITES SHALL COMPLY WITH OBC 9.10.9.14 AND PART 11 COMPLIANCE -
C152 OF TABLE 11.5.1.1.C.
PART 9:
(1) Except as provided in Sentences (2) and (3) and Article 9.10.21.2., suites in residential occupancies shall be separated from adjacent rooms and suites by a fire separation having a fire-resistance rating of not less than 45 min.

(1) Sleeping rooms in boarding, lodging or rooming houses where sleeping accommodation is provided for not more than 8 boarders or lodgers shall be separated from the remainder of the floor area by a fire separation having a fire-resistance rating of not less than 30 min where the sleeping rooms form part of the proprietor's residence and do not contain cooking facilities.

(2) Except as provided in Sentences (4) and (5), dwelling units that contain 2 or more storeys including basements shall be separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than 1 h.

(3) Except as provided in Sentence (5), dwelling units in a house shall be separated from each other and common areas by a fire separation having a fire-resistance rating of not less than 45 min.

(4) The fire-resistance rating of the fire separation required in Sentence (4) is permitted to be waived where the house is sprinklered.

PART 11 (COMPLIANCE ALTERNATIVE):
(a) Except as provided in (b) and (c), 30 min fire separation is acceptable.
(b) In a house, 15 min horizontal fire separation is acceptable where,
(i) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19., and
(ii) smoke alarms are interconnected.
(c) In a house, the fire-resistance rating of the fire separation is waived where the building is sprinklered.

10. CLOSURES (DOORS):
CLOSURES SHALL COMPLY WITH OBC 9.10.13.1 AND PART 11 COMPLIANCE - C155 OF TABLE 11.5.1.1.C.
PART 9:
(1) Except as provided in Article 9.10.13.2., openings in required fire separations shall be protected with a closure conforming to Table 9.10.13.1. and shall be installed in conformance with NFPA 80, ·Fire Doors and Other Opening Protectives·, unless otherwise specified in this Part.

11. PART 11 (COMPLIANCE ALTERNATIVE):
Existing functional closures are acceptable subject to C.A.'s C8 and C156.

(a) Existing functional and sound doors in existing buildings that are either hollow metal or kalamein and containing wired glass at least 6 mm thick and conforming to Sentence 3.1.8.14.(2) are permitted in lieu of doors not required to exceed 45 min,

(b) all existing functional and sound hollow metal or kalamein doors which carry existing 1.5 h labels are acceptable in lieu of current 1.5 h labels and may contain wired glass panels not exceeding 0.0645 m², at least 6 mm thick and conforming to Sentence 3.1.8.14.(2), and

(c) every fire door, window assembly or glass block used as a closure in a required fire separation shall be installed in conformance with good engineering practice. In a house, existing unlabeled doors at least 45 mm solid core wood or metal clad are acceptable. For existing closures, ratings of 20 min will not be required where the entire floor area is sprinklered.

11. LAUNDRY FIXTURES
LAUNDRY FIXTURES SHALL COMPLY WITH OBC 9.31.4.2.
PART 9:
(1) Laundry facilities or a space for laundry facilities shall be provided in every dwelling unit or grouped elsewhere in the building in a location conveniently accessible to occupants of every dwelling unit.

12. NATURAL VENTILATION
NATURAL VENTILATION SHALL COMPLY WITH OBC 9.32.2.1 AND PART 11 COMPLIANCE - C194 OF TABLE 11.5.1.1.C.
PART 9:
(1) The unobstructed openable ventilation area to the outdoors for rooms and spaces in a residential occupancy ventilated by natural means shall conform to Table 9.32.2.1.
PART 11 (COMPLIANCE ALTERNATIVE):
In a house, rooms, or spaces to be ventilated by natural means in accordance with Subsection 9.32.2. or by providing adequate mechanical ventilation.

13. ELECTRICAL FACILITIES
ELECTRICAL FACILITIES SHALL COMPLY WITH OBC 9.34.

14. INTERCONNECTION OF SYSTEMS INTERCONNECTION OF SYSTEMS SHALL COMPLY WITH OBC 6.2.3.9 AND PART 11 COMPLIANCE - C91 OF TABLE
11.5.1.1.C.

PART 6:
(1) In a residential occupancy, air from one suite shall not be circulated to any other suite or to a public corridor or public stairway.

PART 11 (COMPLIANCE ALTERNATIVE): In a building containing not more than four dwelling units or residential suites, the existing heating or air-conditioning system may be altered to serve more than one dwelling unit or suite, provided smoke alarms are installed in each dwelling unit or suite and provided a smoke detector is installed in the supply or return air duct system serving the entire building which would turn off the fuel supply and electrical power to the heating system upon activation of such detector.

12. PENETRATIONS
PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A FIRE SEPARATION MUST BE NON-COMBUSTIBLE AND FIRE STOPPED.

13. PLUMBING
ALL PLUMBING MUST CONFORM TO O.REG.332/12, DIV. B PART 7 OF THE BUILDING CODE

14. HANDRAILS AND GUARDRAILS
INSTALL HANDRAILS AND GUARDRAILS IN ACCORDANCE WITH 9.8.7. AND 9.8.8 OF THE BUILDING CODE RESPECTIVELY

THESE PLANS WERE REVIEWED BY PATRICK GOLEN,
IF YOU HAVE ANY QUESTIONS
PLEASE CALL 519-255-6267 EXT 6290 OR EMAIL
pgolen@citywindsor.ca
PGolen
PATRICK GOLEN, PLAN EXAMINER Sep 28, 2026

The building shall be located and site graded so that water will not accumulate at or near the building and will not adversely affect any adjacent properties. [OBC 9.14.6.1.]

A 1" water service is required per 7.6.3.4. OBC.

Eaves may extend a maximum of 0.6 m into any required yard of 1.2 m or more in width or depth. In cases where the required yard is less than 1.2 m in width or depth the maximum encroachment shall be 0.3 m. [B/L 8600 Table 5.30.10]

A central air conditioning unit, including the components of a heating, ventilation or air conditioning (HVAC) system, shall have a minimum separation of 0.60 m from side lot lines. [B/L 8600 Table 5.30.10]

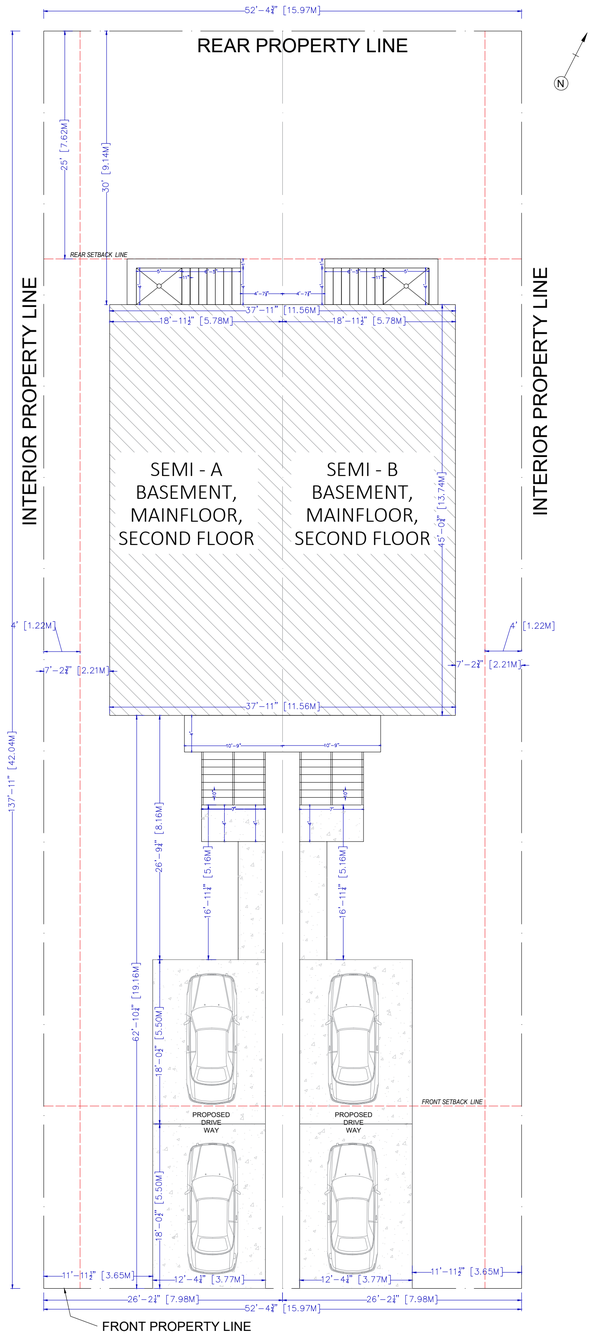
A building shall not be located beneath existing above ground electrical conductors.
Where a building is to be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.20. of the Ontario Building Code.

ONTARIO ONECALL
Before you dig contact Ontario One Call to locate all buried underground services. For more information go to ontarioonecall.ca or for more information call 1-800-400-2255

Electrical Safety Authority
Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical work? They must be a Licensed Electrical Contractor. It's the law. For more information go to esasafe.com or call 1-877-372-7233

For the lands comprising of Lot 149, Part Lot 148 and Part closed alley, Registered Plan 1106, a Semi-Detached Dwelling shall be an additional permitted main use, and the following addition provisions shall apply to a Semi-Detached Dwelling: a) Gross Floor Area: maximum 478m^2 [B/L 8600 91.10.24.]

RD 1.3
LOT AREA: 7226 SQ FT (671.31 SQ.M)
ALLOWABLE FOOTPRINT (45%) : 3251.7 SQFT (302.09 SQ.M.)
PROPOSED FOOTPRINT : 1708.9 SQ FT
PROPOSED GROSS FLOOR AREA: 5126.7 SQ FT (476.28 SQ.M.) [WITH MINOR VARIANCE]
PROPOSED BUILDING HEIGHT < 9 M



650-654 CAPITOL ST.

SITE PLAN

PROJECT DETAILS
SEMI DETACHED WITH ADUs

LOCATION
650-654 CAPITOL ST ,
WINDSOR, ON

DRAWING
SITE PLAN AND GENERAL NOTES

CLIENT
REIGNS 740 INC

SCALE	DRAWING NO.
N.T.S.	A-2.0

NO.	LETTER	ISSUE FOR :-
08.		
07.		
06.		
05.		
04.		
03.		
02.		
01.	A	

DATE:

COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY
DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK
THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS
OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.

THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR
HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE
PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.

CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.

ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.

+1 226.961.3302 contact@p-cubedesign.com www.p-cubedesign.com

Structural | Architectural | Legal basement & ADUs | Building permits

P³ DESIGN
AND BUILDING PERMIT SERVICES
ENGINEERING YOUR DREAMS

THESE PLANS WERE REVIEWED BY PATRICK GOLEN,
IF YOU HAVE ANY QUESTIONS
PLEASE CALL 519-255-6267 EXT 6290 OR EMAIL
pgolen@citywindsor.ca

PGolen

PATRICK GOLEN, PLAN EXAMINER Sep 28, 2026

Soil Gas Control 9.13.4 OBC
Refer to attach handout for protection from soil gases and requirements for rough-in of sub-floor depressurization system installation.

Minimum window glass area to be provided as per the values in O.B.C. Table 9.7.2.3.

3" Compressive rigid insulation under grade entry.

SEPARATE PERMIT REQUIRED TO FINISH THESE UNITS

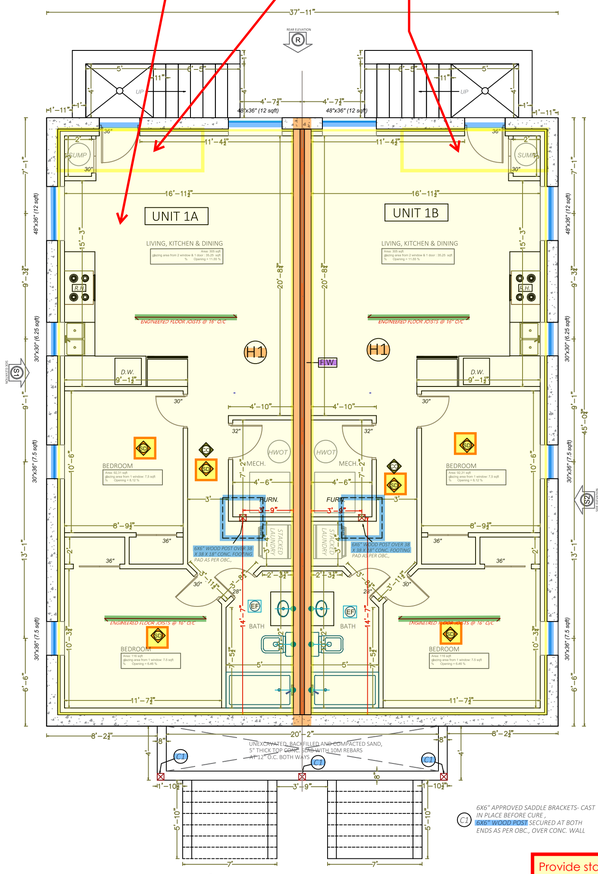
Clothes dryer and exhaust fans shall exhaust directly to the exterior. The ductwork for the kitchen hood shall be noncombustible, corrosion-resistant, and be equipped with a grease filter at the intake.

The design and construction of plumbing facilities and plumbing systems shall meet Part 7 and Part 9 of the Ontario Building Code.

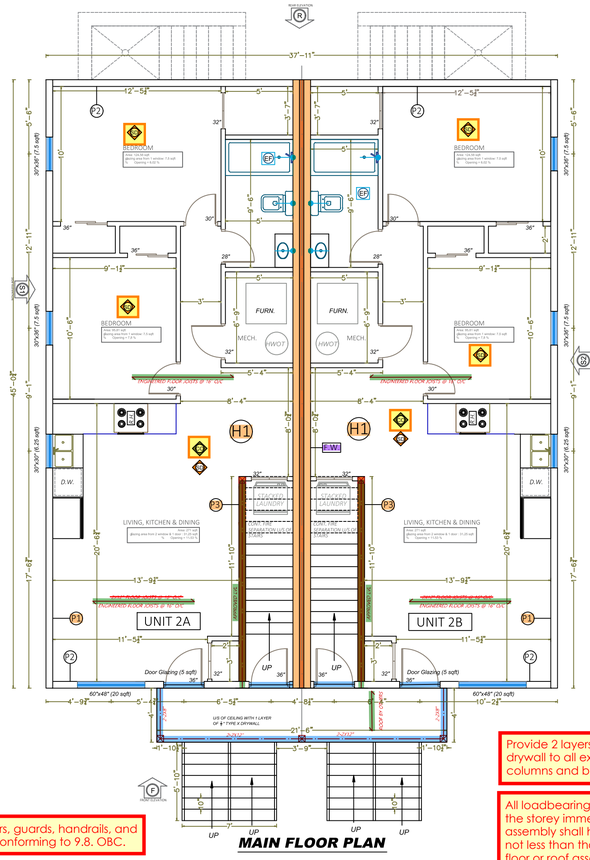
Vertical Clearances Above Cooktops shall comply with 9.10.22.2. OBC.

Protection Around Cooktops shall comply with 9.10.22.3. OBC.

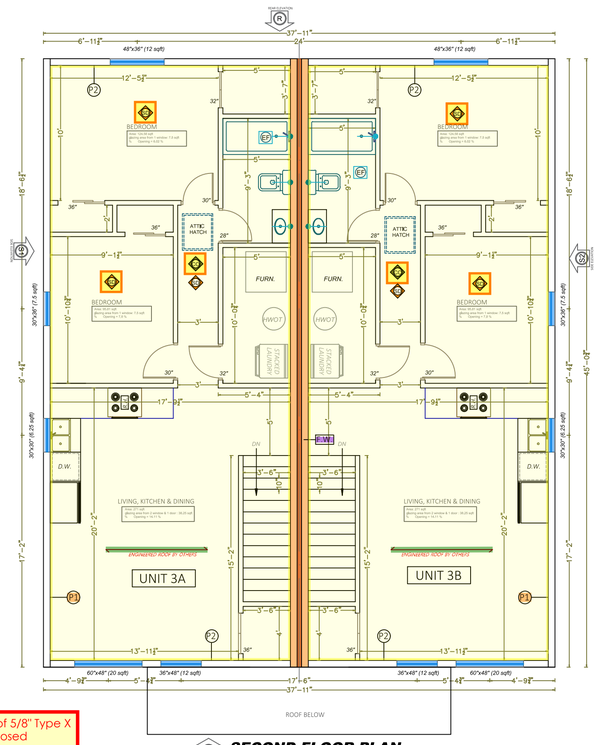
The design and construction of ventilation and heating & air conditioning systems shall meet Part 6 and Part 9 of the Ontario Building Code.



FOUNDATION/ BASEMENT PLAN



MAIN FLOOR PLAN



SECOND FLOOR PLAN

Provide stairs, guards, handrails, and a landing conforming to 9.8. OBC.

A carbon monoxide alarm shall be installed adjacent to each sleeping room in the suite, on each storey without a sleeping room in the suite, sleeping rooms that contain or are adjacent to a room, suite or area that contains a fuel-burning appliance or a flue, and sleeping rooms that share a common wall, floor or ceiling assembly with a storage garage or that is adjacent to an attic or crawl space that is also adjacent to the storage garage. [OBC 9.32.3.9A.]

Interconnected smoke alarms shall have a visual component, be on battery backup and located so there is at least one smoke alarm installed on each storey, including basements, and on any storey of a dwelling unit containing sleeping rooms, a smoke alarm is installed in each sleeping room, and in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway. [OBC 9.10.19.]

Provide 2 layers of 5/8" Type X drywall to all exposed columns and beams.

All loadbearing walls, columns, and beams in the storey immediately below a floor or roof assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly. [OBC 9.10.8.3.]

Except as permitted in Sentences 9.10.5.1.(3) and 9.10.9.9.(5), a duct that penetrates an assembly required to be a fire separation with a fire-resistance rating shall be equipped with a fire damper in conformance with Articles 3.1.8.4. and 3.1.8.10. [OBC 9.10.13.13.]

Penetrations of a required fire separation or a membrane forming part of an assembly required to be a fire separation shall be sealed by a firestop that, when subjected to the fire test method in CAN/ULC-S115, "Standard Method of Fire Tests of Firestop Systems," has an F rating not less than the required fire-resistance rating for the fire separation, tightly fitted or cast in place, provided the penetrating item is made of steel, ferrous, copper, concrete or masonry, or sealed to maintain the integrity of the fire separation. [OBC 9.10.9.6.]

Every attic or roof space shall be provided with an access hatch not less than 550 mm by 900 mm . [OBC 9.19.2.1.]

A wall or floor assembly required to be a fire separation shall be constructed as a continuous barrier against the spread of fire and retard the passage of smoke. [OBC 9.10.9.2.]

Heat or Energy Recovery Ventilators shall meet SB-12 3.1.1.(19) & Articles 6.2.1.6. and 9.32.3.12 OBC

Where piping may be exposed to freezing conditions, it shall be protected from the effects of freezing. [OBC 7.3.5.3.]

LEGEND

- Fire Separations
- Exits
- P.Eng design — design w/ approved set
- Eng. Wd Product — design submitted to inspector
- Part 9 Structural Design
- Smoke Alarm
- Carbon Monoxide Alarm
- Combination - SA/CO

LEGEND

- FOUNDATION WALL - 10" CONCRETE WALL (20MPA MIN) WITH 24"X 10" CONTINUOUS STRIP FOOTING (20MPA), UNLESS MENTIONED OTHERWISE IN PLAN.
- INTERIOR PARTITION WALLS - 2" X 4" @16" O.C. 1/2" SPECIFIED DRYWALL ON EACH SIDE.
- F.W. — FIRE WALL= 2 HR FRR 58 STC = ULC DES V314: 25.4 mm (1") SHEETROCK Gypsum Liner Panels, 50mm (2") CGC H-Studs 610 mm (24") o.c., each side min 19 mm (¾") air space separating liner panels, ON BOTH SIDES- 2x6" STUDS @ 12" O.C., WITH 26X10" CONT. STRIP FOOTING (20MPA), DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE AS PER OBC. HORIZONTAL BLOCKING @ 3'11" O.C. INFILL WITH INSULATION 2" WOOL BATT, FINISHED WITH 1 LAYER 12.7 mm (½") SHEETROCK GYPSUM PANELS
- P1 — EW1a 1 hr. FRR assembly for exterior wall NON COMBUSTIBLE CEMENT BOARD SIDINGS/ STUCCO ¾" EXTERIOR GRADE SHEATHING, 2X6 WOOD STUDS@16" O.C., DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE AS PER OBC, HORIZONTAL BLOCKING @ 3'11" O.C. R22 BATT INSULATION, 6 mil. POLY. VAPOR BARRIER, 1 LAYER OF ⅝" TYPE X GYPSUM BOARD
- P2 — EXTERIOR WALL ASSEMBLY: EXTERIOR SIDING/STUCCO, ¾" EXTERIOR GRADE SHEATHING, 2X6" WOOD STUDS @ 16" O/C, DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE AS PER OBC, HORIZONTAL BLOCKING @ 3'11" O.C. R22 BATT INSULATION, 6 mil. POLY. VAPOR BARRIER 1 LAYER OF DRYWALL
- P3 — FIRE SEPARATION-WALL -P3 1HR FRR W/ 51 STC , SOUND RATING AS PER W4a of SB-3, 2X6 WOOD STUDS @ 16" O/C FILL WALL CAVITY WITH ROXUL SAFE AND SOUND INSULATION. INSTALL RESILIENT METAL CHANNELS ON ONE SIDE @ 16" O/C WITH 2 LAYER OF 5/ 8" TYPE X DRYWALL, OTHER SIDE COVERED WITH 1 LAYERS OF 5/8"TYPE X DRYWALL.
- H1 — HORIZONTAL FIRE SEPARATION - ENTIRE CEILING, 1 HR FRR & STC 51 CEILING CONFORMING TO F9g OF SB-3, 5/ 8" T& G PLYWOOD SUB FLOOR, FLOOR JOISTS AS PER PLAN, INFILL CAVITY WITH INSULATION, RESILIENT METAL CHANNEL @ 24" O/C, 2 LAYERS OF 1/2" TYPE X GYPSUM BOARD.
- EP — EXHAUST FAN DIRECTLY VENTED TO EXTERIOR ACCORDING TO O.B.C REQUIREMENTS.
- SD/CO — SMOKE ALARM C/W CO^2 DETECTOR AS PER OBC REQUIREMENTS, REFER TO GENERAL NOTES. CO DETECTOR AS PER OBC REQUIREMENTS.
- ATTIC HATCH — ATTIC SPACE ACCESS HATCH- 32"X24" MIN. INSTALLED ACCORDING TO O.B.C. REQUIREMENTS.

LINTEL DETAILS

L1	2- 2"X6"	LINTELS UP TO 48" OPENING
L1	2- 2"X10"	LINTELS UP TO 72" OPENING

NOTES

G.C. to VERIFY ALL DIMENSIONS as per site, bring to the notice of designer before commencement of the work.

HVAC, Plumbing, Mechanical, Roof and any other services designed by others.

G.C.TO INSTALL SUMP AND BACK FLOW PREVENTION VALVE WHERE REQUIRED BY THE CITY.

PROJECT DETAILS
SEMI DETACHED WITH 2 ADU.

LOCATION
650-654 CAPITOL ST , WINDSOR, ON

DRAWING
FLOOR PLANS

CLIENT
REIGNS 740 INC

SCALE	DRAWING NO.
NTS.	A-3.0

NO.	LETTER	ISSUE FOR :-
08.		
07.		
06.		
05.	A	
04.	A	
03.	A	
02.	A	
01.	A	REVIEW

DATE:

COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK
THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.

THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.

CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.

ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.

+1 226.961.3302 contact@p-cubedesign.com www.p-cubedesign.com

Structural | Architectural | Legal basement & ADUs | Building permits

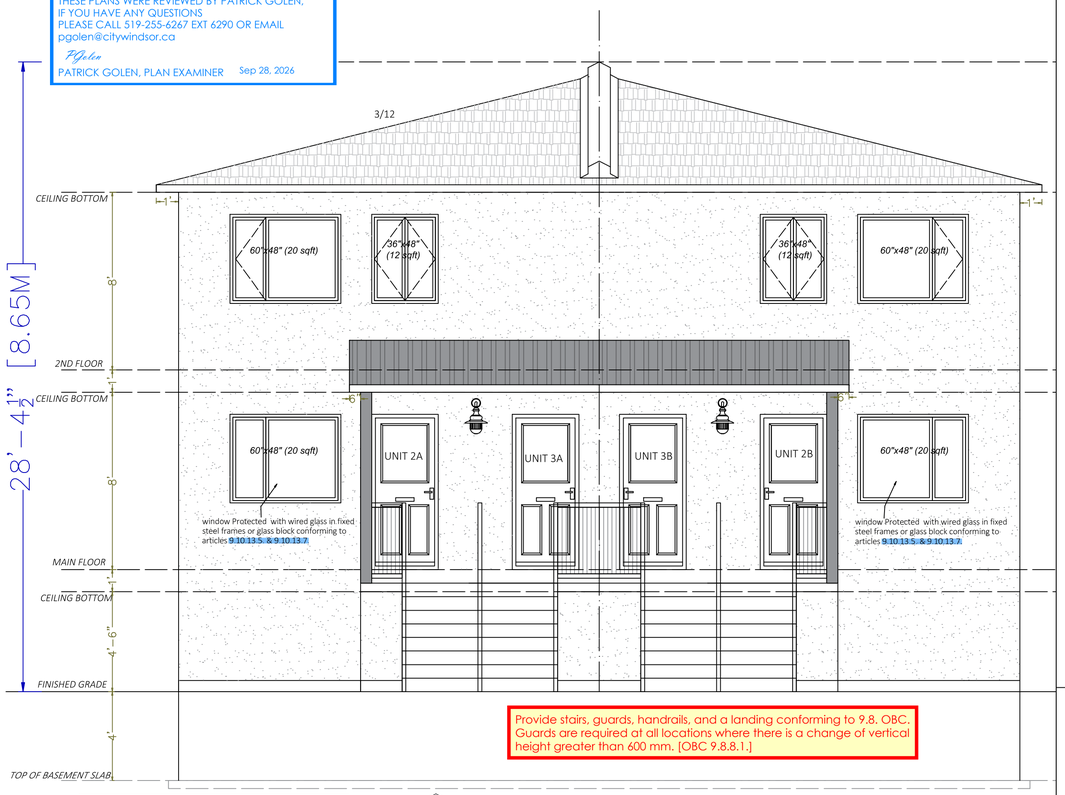
LICENSED PROFESSIONAL ENGINEER
H. P. PARIKH
100541912
06/29/2026
PROVINCE OF ONTARIO

P³ DESIGN
AND BUILDING PERMIT SERVICES
ENGINEERING YOUR DREAMS

THESE PLANS WERE REVIEWED BY PATRICK GOLEN,
IF YOU HAVE ANY QUESTIONS
PLEASE CALL 519-255-6267 EXT 6290 OR EMAIL
pgolen@citywindsor.ca

PGolen

PATRICK GOLEN, PLAN EXAMINER Sep 28, 2026



Provide stairs, guards, handrails, and a landing conforming to 9.8. OBC. Guards are required at all locations where there is a change of vertical height greater than 600 mm. [OBC 9.8.8.1.]

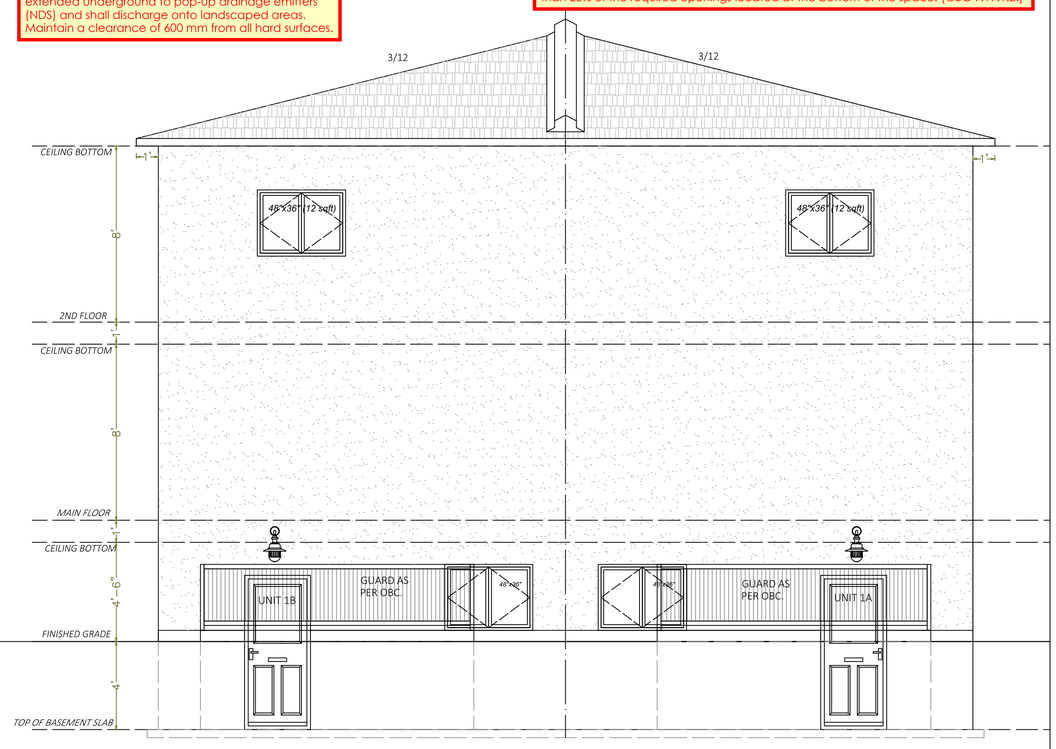
Main entrance doors to dwelling units shall be provided with a door viewer or transparent glazing in the door or a sidelight, a deadbolt, and an exterior lighting outlet with fixture controlled by a wall switch located within the building. [OBC 9.7.2.1., 9.7.5.2., 9.34.2.1.]

FRONT ELEVATION

Downspouts adjacent to hard surfaces shall be extended underground to pop-up drainage emitters (NDS) and shall discharge onto landscaped areas. Maintain a clearance of 600 mm from all hard surfaces.

Unobstructed vent area shall not be less than 1/300 of insulated ceiling. Where the roof slope is less than 1 in 6 or in roofs that are constructed with roof joists, the unobstructed vent area shall be not less than 1/150 of the insulated ceiling area.

Required vents may be roof type, eave type, gable-end type or any combination thereof, and shall be distributed uniformly on opposite sides of the building, with not less than 25% of the required openings located at the top of the space, and with not less than 25% of the required openings located at the bottom of the space. [OBC 9.19.1.2.]



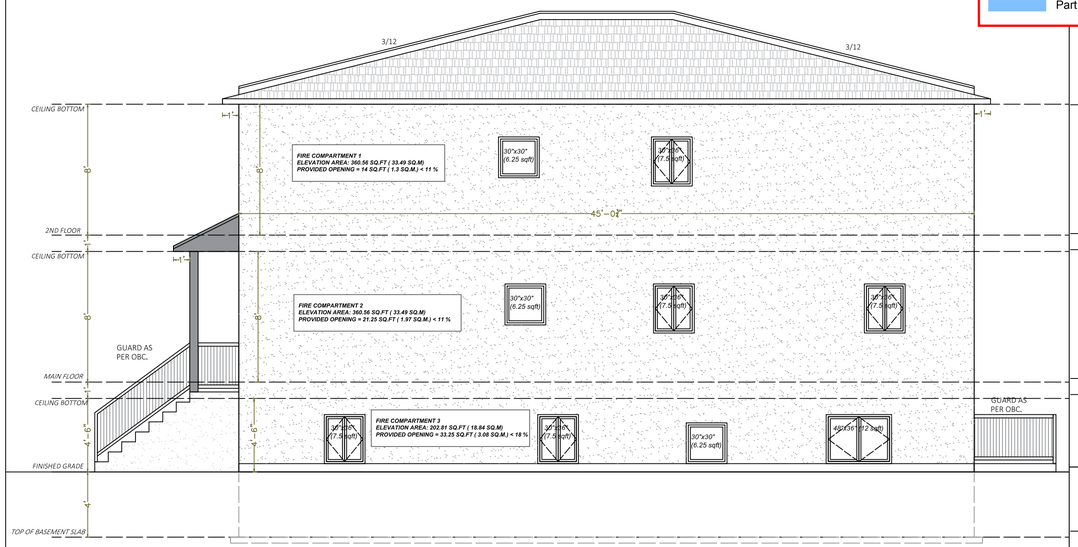
REAR ELEVATION

LEGEND

- P.Eng design — design w/ approved set
- Eng. Wd Product — design submitted to inspector
- Part 9 Structural Design

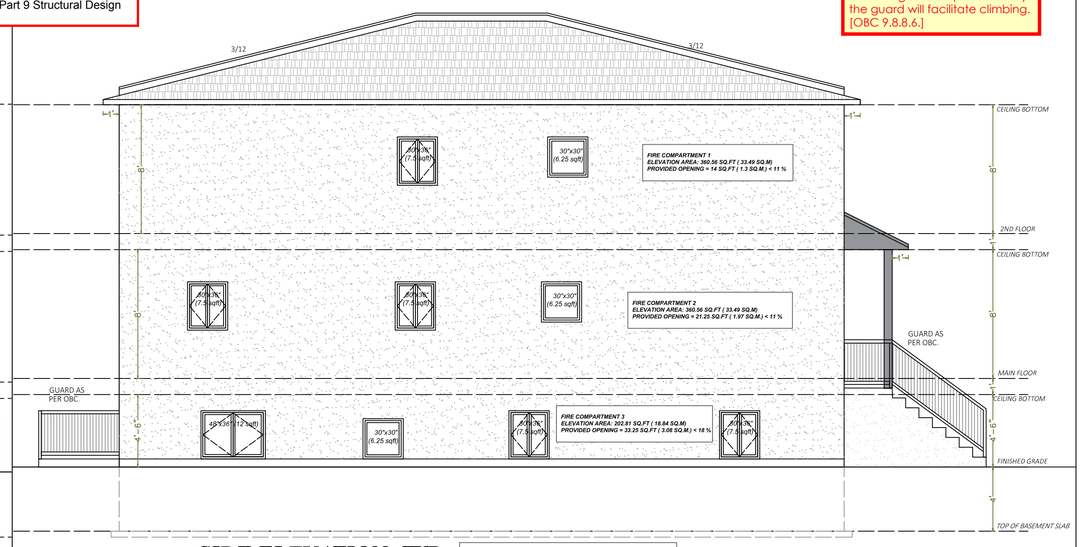
Unprotected openings not to exceed the values in O.B.C. Table 9.10.14.4.

Guards shall be designed so that no member, attachment or opening located between 140 mm and 900 mm above the floor or walking surface protected by the guard will facilitate climbing. [OBC 9.8.8.6.]



SIDE ELEVATION- TYP.

FIRE COMPARTMENT 1
ELEVATION AREA: 1014.07 SQ.FT (94.26 SQ.M)
PROVIDED OPENING = 68.25 SQ.FT (6.34 SQ.M.) < 7%



SIDE ELEVATION- TYP.

FIRE COMPARTMENT 1
ELEVATION AREA: 1014.07 SQ.FT (94.26 SQ.M)
PROVIDED OPENING = 68.25 SQ.FT (6.34 SQ.M.) < 7%

PROJECT DETAILS

SEMI DETACHED WITH ADUs

LOCATION

650-654 CAPITOL ST ,
WINDSOR, ON

DRAWING

ELEVATIONS

CLIENT

REIGNS 740 INC

SCALE	DRAWING NO.
N.T.S.	A-4.0

NO.	LETTER	ISSUE FOR :-
08.		
07.		
06.		
05.		
04.		
03.		
02.		
01.	A	

DATE:

COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY
DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK
THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS
OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.

THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR
HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE
PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.

CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.

ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.

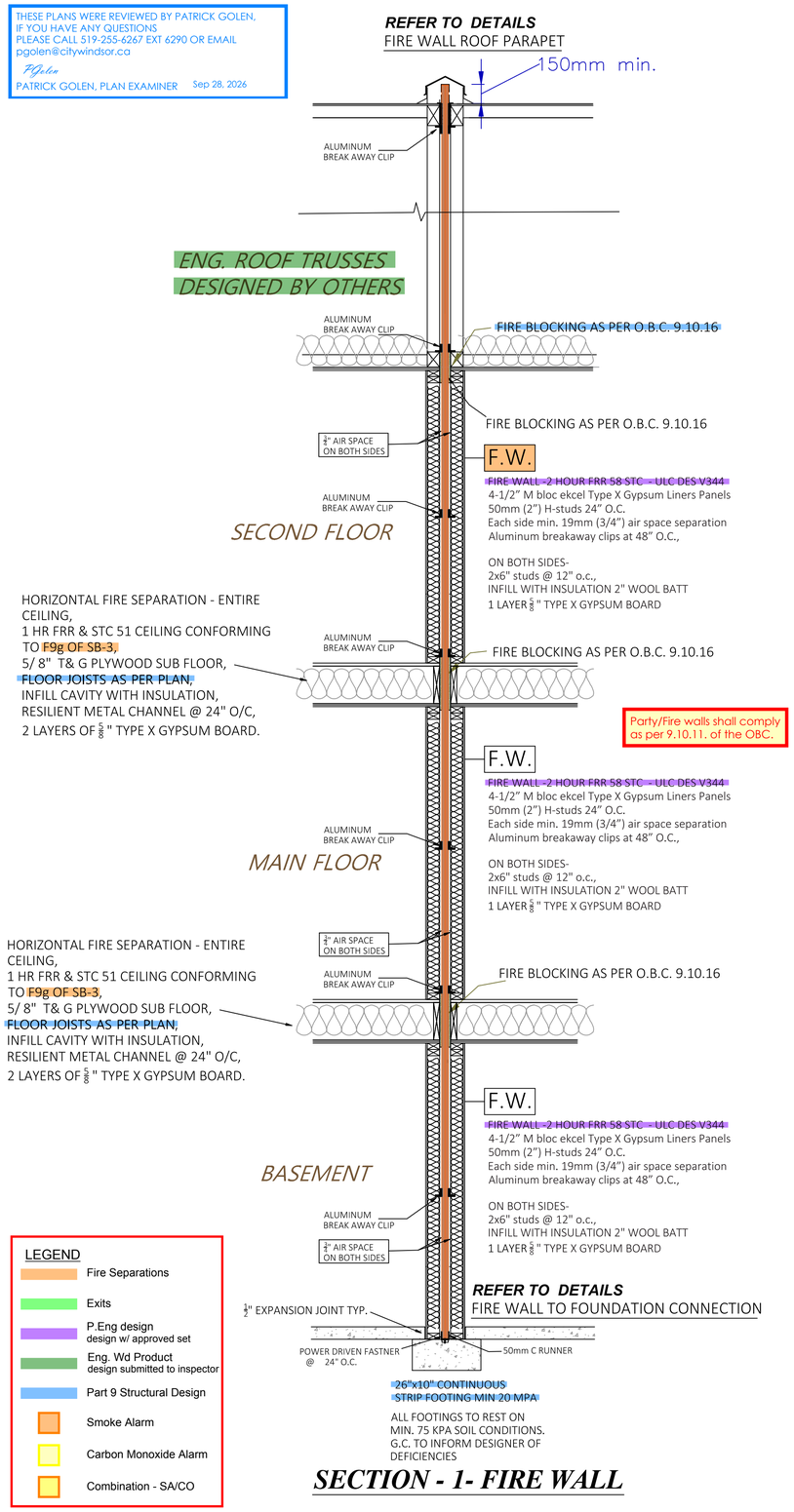
+1 226.961.3302 contact@p-cubedesign.com www.p-cubedesign.com

Structural | Architectural | Legal basement & ADUs | Building permits

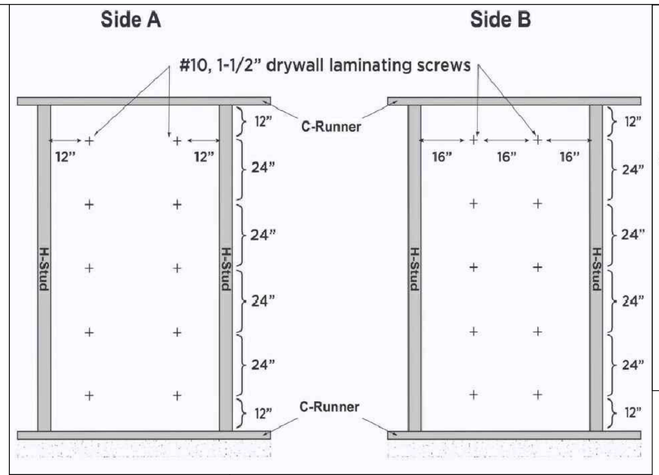
LICENSED PROFESSIONAL ENGINEER
H. P. PARIKH
100541912
06/29/2026
PROVINCE OF ONTARIO

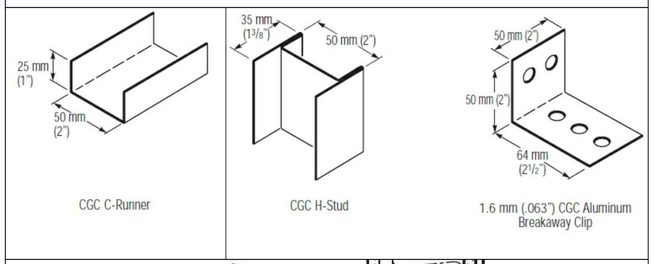
P3 DESIGN
AND BUILDING PERMIT SERVICES
ENGINEERING YOUR DREAMS

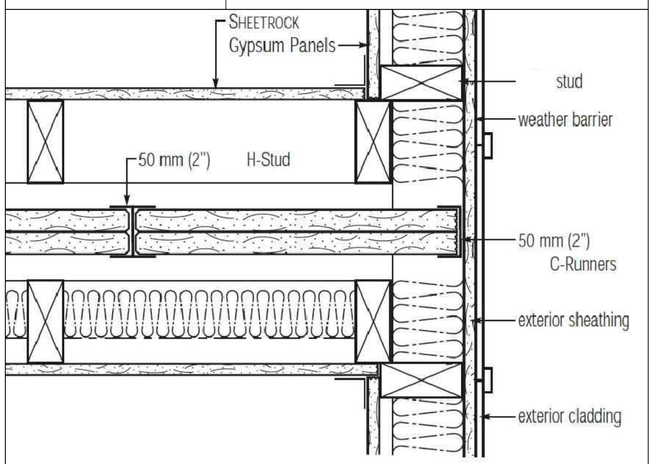
THESE PLANS WERE REVIEWED BY PATRICK GOLEN,
IF YOU HAVE ANY QUESTIONS
PLEASE CALL 519-255-6267 EXT 6290 OR EMAIL
pgolen@citywindsor.ca
PGolen
PATRICK GOLEN, PLAN EXAMINER Sep 28, 2026



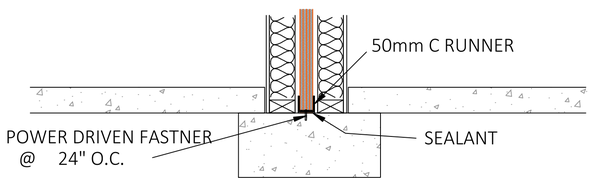
SECTION - 1- FIRE WALL



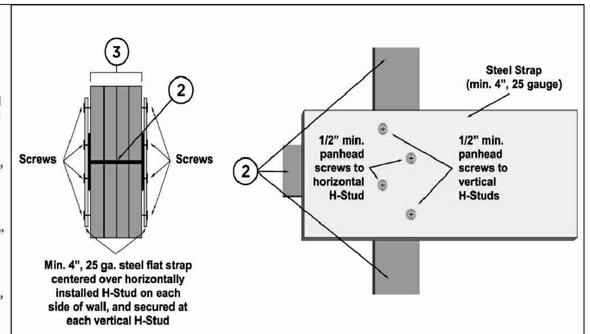




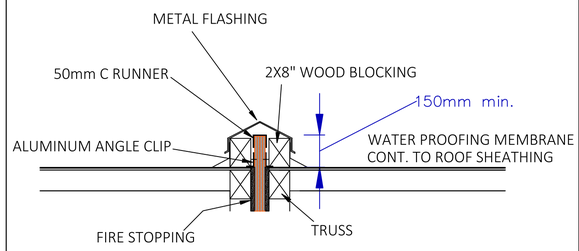
FIRE WALL - PLAN



FIRE WALL TO FOUNDATION CONNECTION



Alternate Installation



FIRE WALL ROOF PARAPET

PROJECT DETAILS
SEMI DETACHED WITH ADUs

LOCATION
650-654 CAPITOL ST ,
WINDSOR, ON

DRAWING
SECTIONS

CLIENT
REIGNS 740 INC

SCALE	DRAWING NO.
N.T.S.	A-5.0

NO.	LETTER	ISSUE FOR :-
08.		
07.		
06.		
05.		
04.		
03.		
02.		
01.	A	

DATE:

COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY
DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK
THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS
OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.

THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR
HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE
PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.

CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.

ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.

+1 226.961.3302 contact@p-cubedesign.com www.p-cubedesign.com

Structural | Architectural | Legal basement & ADUs | Building permits

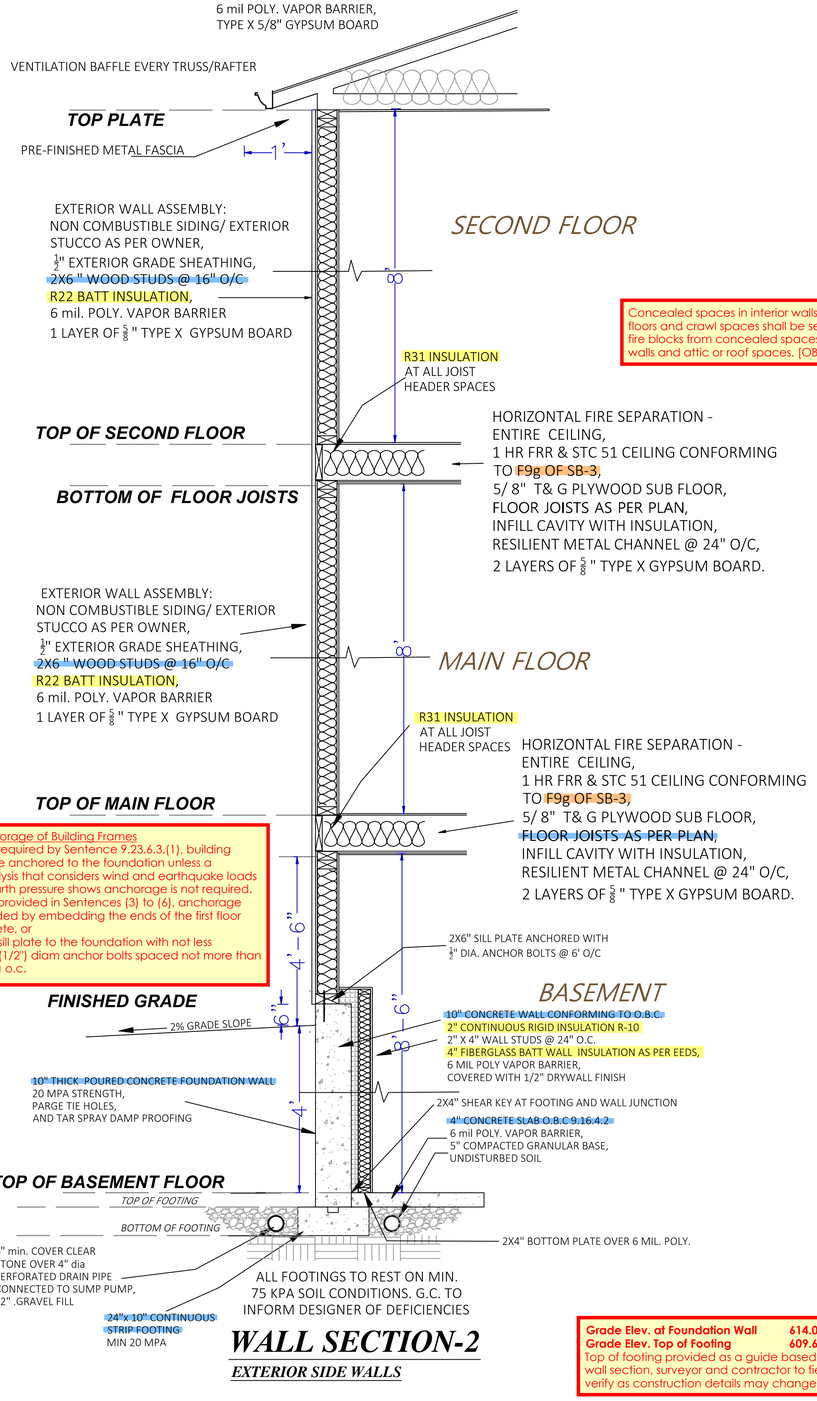
LICENSED PROFESSIONAL ENGINEER
H. P. PARIKH
100541912
06/29/2026
PROVINCE OF ONTARIO

P³ DESIGN
AND BUILDING PERMIT SERVICES
ENGINEERING YOUR DREAMS

THESE PLANS WERE REVIEWED BY PATRICK GOLEN,
IF YOU HAVE ANY QUESTIONS
PLEASE CALL 519-255-6267 EXT 6290 OR EMAIL
pgolen@citywindsor.ca

PGolen

PATRICK GOLEN, PLAN EXAMINER Sep 28, 2026



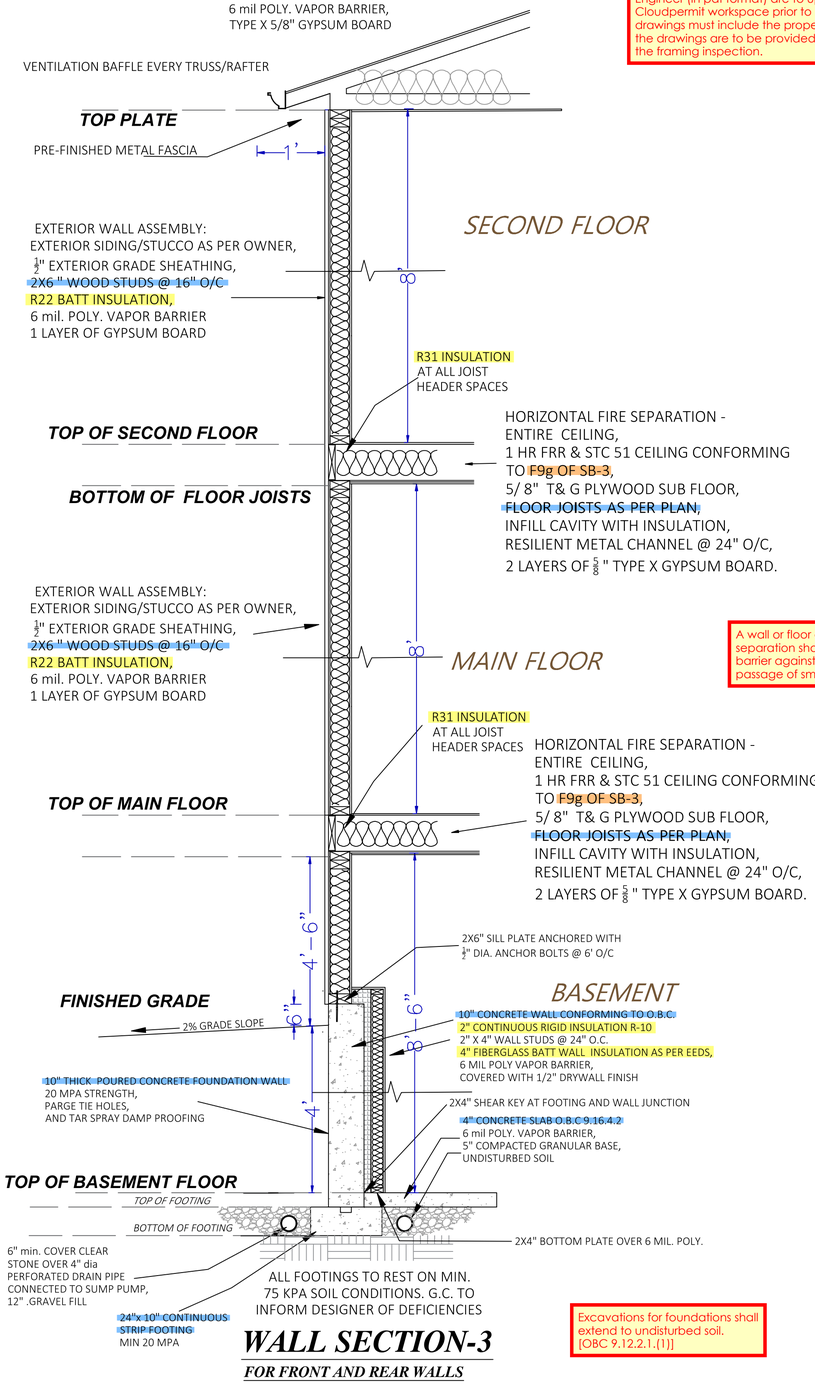
WALL SECTION-2

EXTERIOR SIDE WALLS

Concealed spaces in interior walls, ceilings, floors and crawl spaces shall be separated by fire blocks from concealed spaces in exterior walls and attic or roof spaces. [OBC 9.10.16.1.]

9.23.6.1. Anchorage of Building Frames
(1) Except as required by Sentence 9.23.6.3.(1), building frames shall be anchored to the foundation unless a structural analysis that considers wind and earthquake loads and lateral earth pressure shows anchorage is not required.
(2) Except as provided in Sentences (3) to (6), anchorage shall be provided by embedding the ends of the first floor joists in concrete, or
fastening the sill plate to the foundation with not less than12.7 mm (1/2") diam anchor bolts spaced not more than 2.4 m (7'-10½") o.c.

Grade Elev. at Foundation Wall 614.000
Grade Elev. Top of Footing 609.666
Top of footing provided as a guide based on wall section, surveyor and contractor to field verify as construction details may change.



WALL SECTION-3

FOR FRONT AND REAR WALLS

The roof framing has been reviewed as an engineered truss design. If conventional framing replaces the trusses, design drawings shall be submitted for review prior to the framing inspection.

Engineered product shop drawings stamped by a Professional Engineer (in pdf format) are to uploaded into the Cloudpermit workspace prior to the start of framing. The drawings must include the property address. A hard copy of the drawings are to be provided to the Building Inspector at the framing inspection.

A wall or floor assembly required to be a fire separation shall be constructed as a continuous barrier against the spread of fire and retard the passage of smoke. [OBC 9.10.9.2.]

Excavations for foundations shall extend to undisturbed soil. [OBC 9.12.2.1.(1)]

LEGEND
- Fire Separations
- Exits
- P.Eng design — design w/ approved set
- Eng. Wd Product — design submitted to inspector
- Part 9 Structural Design
- Smoke Alarm
- Carbon Monoxide Alarm
- Combination - SA/CO

PROJECT DETAILS
SEMI DETACHED WITH ADUs

LOCATION
650-654 CAPITOL ST ,
WINDSOR, ON

DRAWING
SECTIONS 2

CLIENT
REIGNS 740 INC

SCALE	DRAWING NO.
N.T.S.	A-6.0

NO.	LETTER	ISSUE FOR :-
08.		
07.		
06.		
05.		
04.		
03.		
02.		
01.	A	

DATE:

COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY
DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK
THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS
OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.

THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR
HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE
PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.

CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.

ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.

+1 226.961.3302 contact@p-cubedesign.com www.p-cubedesign.com

Structural | Architectural | Legal basement & ADUs | Building permits

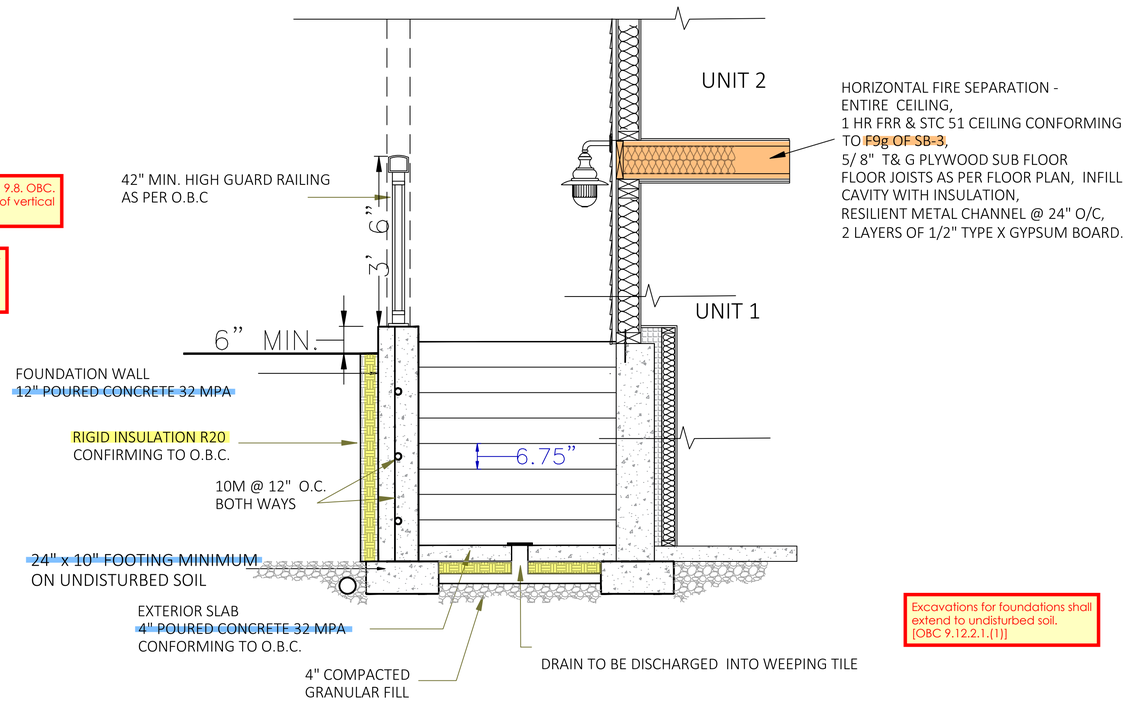
LICENSED PROFESSIONAL ENGINEER
H. P. PARIKH
100541912
06/29/2026
PROVINCE OF ONTARIO

P3 DESIGN
AND BUILDING PERMIT SERVICES
ENGINEERING YOUR DREAMS

THESE PLANS WERE REVIEWED BY PATRICK GOLEN,
IF YOU HAVE ANY QUESTIONS
PLEASE CALL 519-255-6267 EXT 6290 OR EMAIL
pgolen@citywindsor.ca
PATRICK GOLEN, PLAN EXAMINER Sep 28, 2026

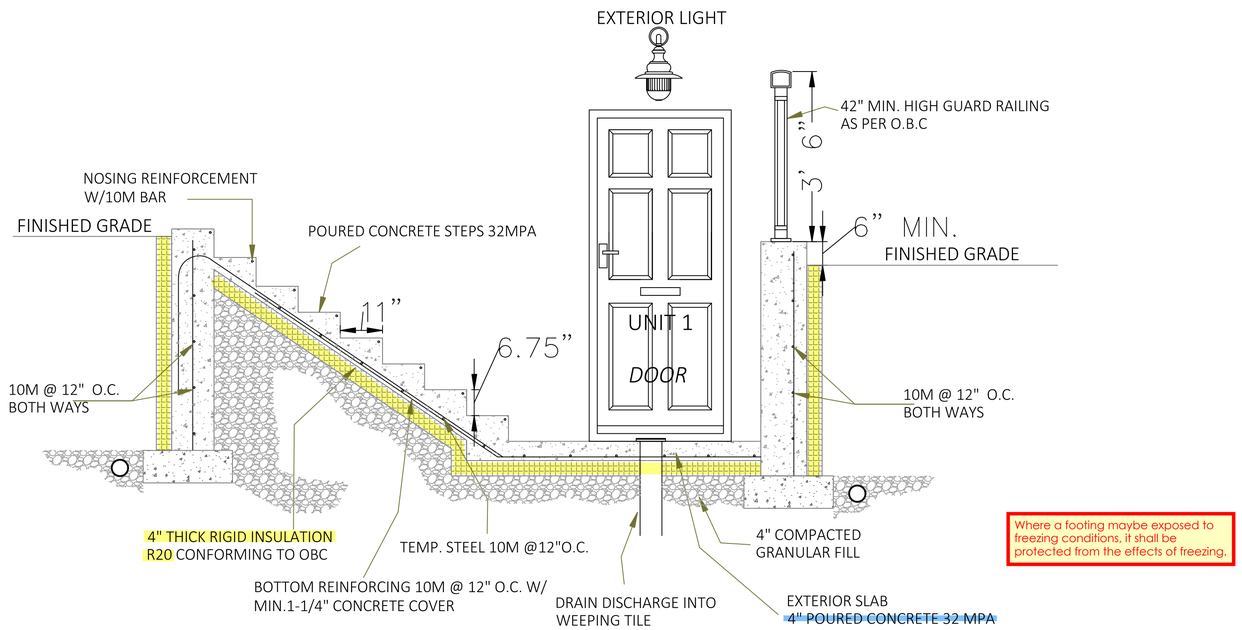
Provide stairs, guards, handrails, and a landing conforming to 9.8. OBC. Guards are required at all locations where there is a change of vertical height greater than 600 mm. [OBC 9.8.8.1.]

Guards shall be designed so that no member, attachment or opening located between 140 mm and 900 mm above the floor or walking surface protected by the guard will facilitate climbing. [OBC 9.8.8.6.]



Excavations for foundations shall extend to undisturbed soil. [OBC 9.12.2.1.(1)]

GRADE ENTRANCE SECTION - 1 AND DETAILS



LEGEND
- Fire Separations
- Exits
- P.Eng design — design w/ approved set
- Eng. Wd Product — design submitted to inspector
- Part 9 Structural Design
- Smoke Alarm
- Carbon Monoxide Alarm
- Combination - SA/CO

Where a footing maybe exposed to freezing conditions, it shall be protected from the effects of freezing.

GRADE ENTRANCE SECTION- 2 AND DETAILS

PROJECT DETAILS
SEMI DETACHED WITH 2 ADU.

LOCATION
650-654 CAPITOL ST , WINDSOR, ON

DRAWING
GRADE ENTRANCE

CLIENT
REIGNS 740 INC

SCALE	DRAWING NO.
NTS.	A-7.0

NO.	LETTER	ISSUE FOR :-
08.		
07.		
06.		
05.	A	
04.	A	
03.	A	
02.	A	
01.	A	REVIEW

DATE:

COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK
THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.

THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.

CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.

ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.

+1 226.961.3302 contact@p-cubedesign.com www.p-cubedesign.com

Structural | Architectural | Legal basement & ADUs | Building permits

LICENSED PROFESSIONAL ENGINEER
H. P. PARIKH
100541912
06/29/2026
PROVINCE OF ONTARIO

P3 DESIGN
AND BUILDING PERMIT SERVICES
ENGINEERING YOUR DREAMS