

GENERAL NOTES
<ol style="list-style-type: none"> 1. ANY DEVIATION FROM THE CONDITIONS SHOWN ON THESE DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCING WORK. REPORT ANY INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE. DO NOT SCALE THESE DRAWINGS. 3. IF DETAILS IN THESE DRAWINGS DIFFER, THE MORE STRINGENT CONDITION SHALL GOVERN. 4. NO MODIFICATION TO THE STRUCTURAL ELEMENTS, NO OPENINGS, PERFORATION OR CUTS ARE ALLOWED UNLESS SPECIFICALLY SHOWN ON THESE DRAWINGS AND MODIFIED ONLY WITH WRITTEN CONSENT FROM THE STRUCTURAL ENGINEER. 5. MASONRY RESTORATION COMPLETED IN CONFORMANCE WITH THE 2012 ONTARIO BUILDING CODE AND ITS 2020 AMENDMENTS. THESE DRAWINGS HAVE BEEN COMPLETED WITH RESPECT TO STRUCTURAL MASONRY RESTORATION ONLY. NON-STRUCTURAL DETAILS ARE SHOWN FOR REFERENCE ONLY AND SHALL BE CONFIRMED BY OTHERS. 6. THESE DRAWINGS SHOW THE COMPLETED STRUCTURE. TEMPORARY BRACING SHALL BE EMPLOYED WHENEVER NECESSARY TO WITHSTAND ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECT TO DURING REPAIRS AND SUBSEQUENT CONSTRUCTION. TEMPORARY BRACING SHALL REMAIN IN PLACE AS LONG AS REQUIRED FOR THE SAFETY AND INTEGRITY OF THE STRUCTURE. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN, ERECTION, OPERATION, MAINTENANCE, AND REMOVAL OF TEMPORARY SUPPORTS, EXCAVATION SHORING, STRUCTURES, AND FACILITIES, AND THE DESIGN AND EXECUTION OF CONSTRUCTION METHODS REQUIRED IN THEIR USE. 7. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ONTARIO HEALTH AND SAFETY ACT (OHS) AND ITS REGULATIONS. 8. ALL MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT. 9. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE SIMILAR IN CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. THIS IS SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER THROUGHOUT THE SHOP DRAWING REVIEW PROCESS. 10. ALL SHOP DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE PROFESSIONAL ENGINEERING IN ONTARIO FOR CONFORMANCE WITH THESE DRAWINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO ART ENGINEERING INC. (AEI) FOR REVIEW AND APPROVAL.

DESIGN INTENT
<ol style="list-style-type: none"> 1. NEW RESTORATION SPECIFIED ON THESE DRAWINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE. THE PERFORMANCE LEVEL OF THE EXISTING FACADE SYSTEM AND THE ELEMENTS OF THIS SYSTEM SHALL NOT BE REDUCED. THE FINAL CONFIGURATION OF FACADE SUPPORT, INCLUDING GRAVITY AND LATERAL, IS TO BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER OF RECORDED. 2. THESE DRAWINGS DEPICT THE RESTORATION OF EXISTING MASONRY FACADE TO REMAIN ONLY.

DESIGN LOADS
<ol style="list-style-type: none"> 1. DESIGN LOADS ARE IN ACCORDANCE WITH PART 4 OF THE 2012 ONTARIO BUILDING CODE (OBC) [AMENDED 2022]: 2. DEAD LOAD: BRICK = 20 kN/m².

SHOP DRAWINGS AND SUBMITTALS
<ol style="list-style-type: none"> 1. REPRODUCTION OF THE STRUCTURAL DRAWINGS SHALL NOT BE ACCEPTED AS SHOP DRAWINGS. 2. "PROFESSIONAL ENGINEER" THROUGHOUT THESE DRAWINGS MEANS A PROFESSIONAL ENGINEER REGISTERED IN AND LICENSED TO PRACTICE IN THE PROVINCE OF ONTARIO AND THE ENGINEER'S "SEAL" SHALL INCLUDE THEIR STAMP, THEIR SIGNATURE AND THE DATE OF SEALING. 3. REVIEW OF DRAWINGS APPLIES TO GENERAL ARRANGEMENT ONLY FOR THE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. THIS REVIEW DOES NOT IMPLY APPROVAL OF DESIGN OR QUANTITIES IN SUBMITTED DRAWINGS. IT DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY FOR MAKING THE WORK COMPLETE, ACCURATE, AND IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS. 4. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW OF EACH SUBMISSION OF SHOP DRAWINGS. ALLOW MORE TIME WHEN LARGE QUANTITIES OF SHOP DRAWINGS ARE SUBMITTED. SUBMIT IN GENERAL CONFORMITY WITH THE SEQUENCE OF WORK INTENDED. 5. DO NOT COMMENCE PROCUREMENT OF SHOP DRAWING ELEMENTS UNTIL RETURNED SHOP DRAWINGS HAVE BEEN MARKED AS EITHER, "REVIEWED AND ACCEPTED" OR "REVIEWED AS NOTED". 6. SHOP DRAWINGS MARKED AS "REVISE AND RESUBMIT" REQUIRE SUBSTANTIAL REVISIONS AND MUST BE RESUBMITTED FOR ADDITIONAL REVIEW PRIOR TO PROCUREMENT. ALL CHANGES AND ADDITIONS TO THE PREVIOUS SUBMISSION SHALL BE CLEARLY IDENTIFIED ON THE RESUBMITTED DRAWINGS. ONLY THE IDENTIFIED CHANGES WILL BE REVIEWED ON RE-SUBMISSION. 7. DRAWINGS MARKED AS "NOT REVIEWED" SHOW WORKS WHICH ARE NOT WITHIN THE SCOPE OF STRUCTURAL CONSULTING SERVICES AND DO NOT IMPACT THE STRUCTURE.

SHORING & TEMPORARY WORKS:
SHORING AND TEMPORARY WORKS SHALL BE DESIGNED AND DETAILED BY THE CONTRACTOR'S ENGINEER IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE [AMENDED 2022]. ENGINEERED DETAILS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. SHORING PLANS SHALL BE SEALED BY A PROFESSIONAL ENGINEER.

DEMOLITION
<ol style="list-style-type: none"> 1. DEMOLITION OF STRUCTURAL ELEMENTS TO BE UNDERTAKEN BY QUALIFIED CONTRACTOR IN ACCORDANCE WITH ALL PREVAILING LEGISLATION, CODES AND STANDARDS. 2. DRAWINGS ARE PROVIDED TO GIVE GENERAL INDICATION OF THE SCOPE OF THE WORK ONLY. 3. THE CONTRACTOR SHALL CONFIRM THE EXTENT OF THE DEMOLITION ON SITE. PRIOR TO DEVELOPING METHODOLOGY AND SHORING DESIGN, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE LAYOUT AND EXISTING CONDITIONS. 4. THE CONTRACTOR SHALL DESIGN, PROVIDE, ERECT, MAINTAIN, REMOVE, AND ASSUME FULL AND SOLE RESPONSIBILITY FOR ALL TEMPORARY WORK REQUIRED FOR THE SAFE AND COMPLETE EXECUTION OF THE WORKS. 5. CONTRACTOR TO NOTIFY ENGINEER IF ANY UNFORESEEN CONDITIONS ARE DISCOVERED DURING DEMOLITION. 6. IT IS GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE STRUCTURAL DEMOLITION WORK WITH OTHER DEMOLITION REQUIRED BY ARCHITECTURAL AND MECHANICAL DISCIPLINES AND ASSIGN COORDINATED SCOPE OF WORK TO THE SUBTRADES. PROTECT BUILDING SYSTEMS, SERVICES AND EQUIPMENT SCHEDULED TO REMAIN. 7. THE EXISTING STRUCTURE SHOWN ON THE DRAWINGS IS BASED ON THE DRAWINGS PROVIDED BY THE ARCHITECT AND INFORMATION AVAILABLE AT THE TIME OF DESIGN. THE DEMOLITION SCOPE OF WORK SHALL INCLUDE REMOVAL OF ALL STRUCTURAL AND NON-STRUCTURAL ELEMENTS IN THE AREAS MARKED ON THE DRAWINGS AND AS INDICATED BY THE ARCHITECT. 8. CONTRACTOR TO ENSURE THAT ALL SERVICES, WHETHER BURIED, BUILT-IN, OR EXPOSED ARE PROPERLY IDENTIFIED AS TO POSITION, TYPE OF SERVICE SIZE, AND DIRECTION OF FLOW. WALLS MUST BE SCANNED OR X-RAYED FOR EMBEDDED SERVICES AT REPAIR LOCATIONS PRIOR TO UNDERTAKING THE REPAIR WORK SUCH THAT THESE SERVICES CAN BE RELOCATED. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO ALL EMBEDDED SERVICES. 9. PREVENT DEBRIS AND MATTER FROM BLOCKING MEANS OF EGRESS. PROVIDE SAFE EGRESS FROM THE BUILDING. PROVIDE A PROTECTION SYSTEM TO ENSURE THE PUBLIC'S SAFETY. 10. STOCKPILING OF REMOVED MATERIAL ON TEMPORARY FACADE SHORING IS NOT PERMITTED. 11. THE CONTRACTOR SHALL ENSURE THAT ALL PLANNED REMOVALS ARE CLEAR OF ANY ADJACENT BUILDINGS OR PARTS OF THE EXISTING STRUCTURE TO REMAIN. 12. ALL WORKERS AND EQUIPMENT SHALL BE LOCATED A SAFE DISTANCE FROM AREAS BE REMOVED. 13. INSPECT MATERIALS, EQUIPMENT, COMPONENTS TO BE RE-USED OR TURNED OVER TO THE OWNER. NOTE THEIR CONDITION AND ADVISE ARCHITECT IN WRITING OF ANY DEFECTS OR CONDITIONS WHICH WOULD AFFECT THEIR REMOVAL AND RE-USE. 14. BRICKS TO BE REUSED SHALL BE REMOVED WITHOUT DAMAGE TO THE BRICK, CLEANED OF ALL MORTAR AND STORED ON PALLETS. PALLETS ARE TO BE COVERED AND PROTECTED FROM WEATHER. PALLETS ARE TO BE LABELED WITH AN IDENTIFICATION NUMBER AND PROJECT ADDRESS. PALLETS ARE TO BE STORED ONSITE OR OFFSITE. GENERAL CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF THE PALLETS OF BRICKS. 15. UPON COMPLETION OF THE PROJECT LEAVE THE WORK SITE CLEAN AND FREE OF DEBRIS. 16. SUPPORT MASONRY TO REMAIN. 17. DUST CONTROL MEASURES TO BE IMPLEMENTED. 18. THE CONTRACTOR SHALL REMOVAL ALL CONSTRUCTION DEBRIS AND DISPOSE AT LEGAL DESIGNATED SITES. 19. MAKE GOOD ALL EXISTING WORK DISTURBED BY DEMOLITION PROCEDURES. 20. CONTRACTOR TO SUBMIT DRAWINGS FOR ALL TEMPORARY WORKS FOR REVIEW BEFORE FABRICATION COMMENCES. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED AND LICENSED TO PRACTICE BY THE PROFESSIONAL ENGINEERING ASSOCIATION HAVING JURISDICTION IN THE AREA WHERE THE STRUCTURE IS TO BE BUILT. 21. THE CONTRACTOR SHALL PROTECT, REINSTATE AND MAKE GOOD ALL AREAS AFFECTED BY REMOVALS AND DEMOLITIONS WORKS. MATERIALS USED FOR REPAIR TO BE COMPATIBLE WITH EXISTING MATERIALS. MATCH EXISTING MATERIALS AND FINISHES AND OBTAIN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION.

MASONRY
<ol style="list-style-type: none"> 1. MATERIALS: BRICK UNITS SHALL BE SALVAGED FROM REMOVED BRICKS ELSEWHERE IN THE EXISTING FACADE. UNITS SHALL NOT BE DAMAGED IN ANYWAY OR HAVE VISUAL SIGNS OF DETERIORATION. UNITS SHALL BE APPROVED BY ENGINEER, ARCHITECT OR OTHER CONSTANTS BEFORE REUSE. CONCRETE MASONRY UNITS (CMU), IN ACCORDANCE WITH CSA A165.1, TYPE H/20/A/M; MORTAR TO CAN/CSA A179-14, TYPE 'N' FOR ALL MASONRY VENEER, COLOUR AS DETERMINED BY ARCHITECT OR OTHER CONSTANTS; MORTAR TO BE COMPARABLE WITH EXISTING BRICKS AND MORTAR; SIMPSON STRONG-TIE HELIST254000 1/4" ø x 40" LG. HELICAL STITCHING TIE; BLOCK-LOK SPIRA-LOK 8 mm ø STAINLESS STEEL HELICAL TIES. 2. MASONRY DESIGN COMPLETED IN ACCORDANCE WITH CSA S304 "DESIGN OF MASONRY STRUCTURES". 3. ALL MASONRY WORK SHALL BE DONE IN ACCORDANCE WITH CSA A371, "MASONRY CONSTRUCTION FOR BUILDINGS". 4. PROPRIETARY PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. 5. FLASHING SHALL BE PROVIDED AT THE INTERFACE OF ALL MASONRY AND OTHER MATERIALS AS REQUIRED BY THE ARCHITECT. 6. WALLS SHALL BE INTERLOCKED TOGETHER BY ALTERNATING COURSES, AT WALL INTERSECTIONS. 7. NO MASONRY WORK SHALL BE PERMITTED WITH TEMPERATURE BELOW 5°C, UNLESS COLD TEMPERATURE CONSTRUCTION PRACTICES ARE IMPLEMENTED. PROTECT WORK FROM EXTREME WEATHER CONDITIONS TO CSA S304 AND CSA A371. 8. FINISH JOINT PROFILE TO MATCH EXISTING. 9. MOIST-CURE ALL MORTAR WORK BY COVERING WITH MOIST HEAVY AND TIGHT WOVEN BURLAP AND POLYETHYLENE SHEET FOR A MINIMUM OF 7 DAYS. FIRST 3 DAYS MAINTAIN 90% RELATIVE HUMIDITY, NEXT 4 DAYS MAINTAIN 50% RELATIVE HUMIDITY, MAINTAIN A MINIMUM AMBIENT TEMPERATURE OF 12°C FOR THE ENTIRE CURING PERIOD. 10. NEWLY LAID MORTAR SHALL BE PROTECTED FROM EXCESSIVE EXPOSURE TO RAIN AND FULL SUNLIGHT FOR A PERIOD OF 28 DAYS FOLLOWING THE 7-DAY WET CURE PERIOD OR UNTIL THE SURFACE IS FULLY CURED. MAINTAIN AMBIENT TEMPERATURE AT A MINIMUM OF 12°C AND A MAXIMUM OF 25°C. 11. SUBMIT COLOUR SAMPLES OF BRICK AND MORTAR TO ARCHITECT AND OTHER CONSULTANTS FOR APPROVAL PRIOR TO ORDERING MATERIALS.

REPOINTING BRICK MASONRY
<ol style="list-style-type: none"> 1. MATERIALS: MORTAR TO CAN/CSA A179-14, TYPE 'N' FOR ALL MASONRY VENEER, COLOUR AS DETERMINED BY ARCHITECT OR OTHER CONSTANTS; MORTAR TO BE COMPARABLE WITH EXISTING BRICKS AND MORTAR. 2. SEE MASONRY NOTES FOR ADDITIONAL REQUIREMENTS. 3. DO NOT DAMAGE EXISTING BRICK DURING REPOINTING. 4. FINISH JOINT PROFILE TO MATCH EXISTING. 5. REPOINTING WORK TO BE PERFORMED BY QUALIFIED AND EXPERIENCED STONE MASONS. 6. ENSURE A MINIMUM TEMPERATURE OF 5°C DURING REPOINTING AND FOR A MINIMUM OF 3 DAYS AFTER PLACEMENT OF MORTAR. 7. FINE AGGREGATE TO BE FREE OF SALT AND OTHER IMPURITIES, WELL GRADED SAND. 8. RAKE JOINTS USING MANUAL TOOLS. 9. RAKED JOINT SHALL NOT BE LEFT UNPROTECTED OR UNFILLED FOR MORE THAN TWO WEEKS. 10. CLEAN JOINTS, VOIDS, AND CAVITIES ENCOUNTERED TO BE FREE OF DETERIORATED AND LOOSE MORTAR, DIRT AND OTHER UNDESIRABLE MATERIALS. 11. FLUSH ALL OPEN JOINTS CLEAN WITH COMPRESSED AIR. 12. DAMPEN SURFACES OF JOINT WITH LOW PRESSURE WATER SOAKING AND KEEP DAMP PRIOR TO POINTING. REMOVE ANY FREE STANDING WATER FROM JOINT AND MASONRY SURFACE PRIOR TO POINTING. 13. PACK MORTAR SOLIDLY INTO ALL VOIDS AND JOINTS ENSURING FULL CONTACT WITH BACK AND SIDES OF JOINT AND LEAVING NO VOIDS. 14. TOOL MORTAR WHEN "THUMB PRINT: HARD TO PRODUCE CONCAVE PROFILE. 15. IMMEDIATELY REMOVE MORTAR DROPPINGS FROM SURFACES. 16. SUBMIT ENGINEERED METHODOLOGY AND WORK SEQUENCE FOR PHASES OF MASONRY WORK INCLUDING: REPOINTING, INSTALLATION OF NEW BRICKS, AND TEMPORARY SUPPORTS.

SEALANTS
<ol style="list-style-type: none"> 1. MATERIALS: TREMCO DYMOMIC 100 SINGLE COMPONENT POLYURETHANE SEALANT COLOUR AS SPECIFIED BY ARCHITECT OR OTHER CONSTANTS; CLOSED CELL BACKER ROD COMPATIBLE WITH POLYURETHANE SEALANT; 2. ALL SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. APPLY PRIMER AS REQUIRED. ENSURE THAT THE TEMPERATURE AND WEATHER REQUIREMENTS OF APPLICATION MANUFACTURER SPECIFICATIONS ARE FOLLOWED. 3. SEALANT WORK TO BE EXECUTED BY A TRADE THAT SPECIALIZES IN SEALANT APPLICATION. MASONRY CONTRACTOR IS NOT PERMITTED TO CARRY OUT SEALANT WORK.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE ENGINEER AND ISSUED "FOR CONSTRUCTION". DO NOT SCALE THESE DRAWINGS.

client	SMART LIVING PROPERTIES	
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project	MASONRY FACADE RESTORATION	
	211-231 BANK STREET	
	OTTAWA, ONTARIO	



A	A detail no.
B	B location drawing no.

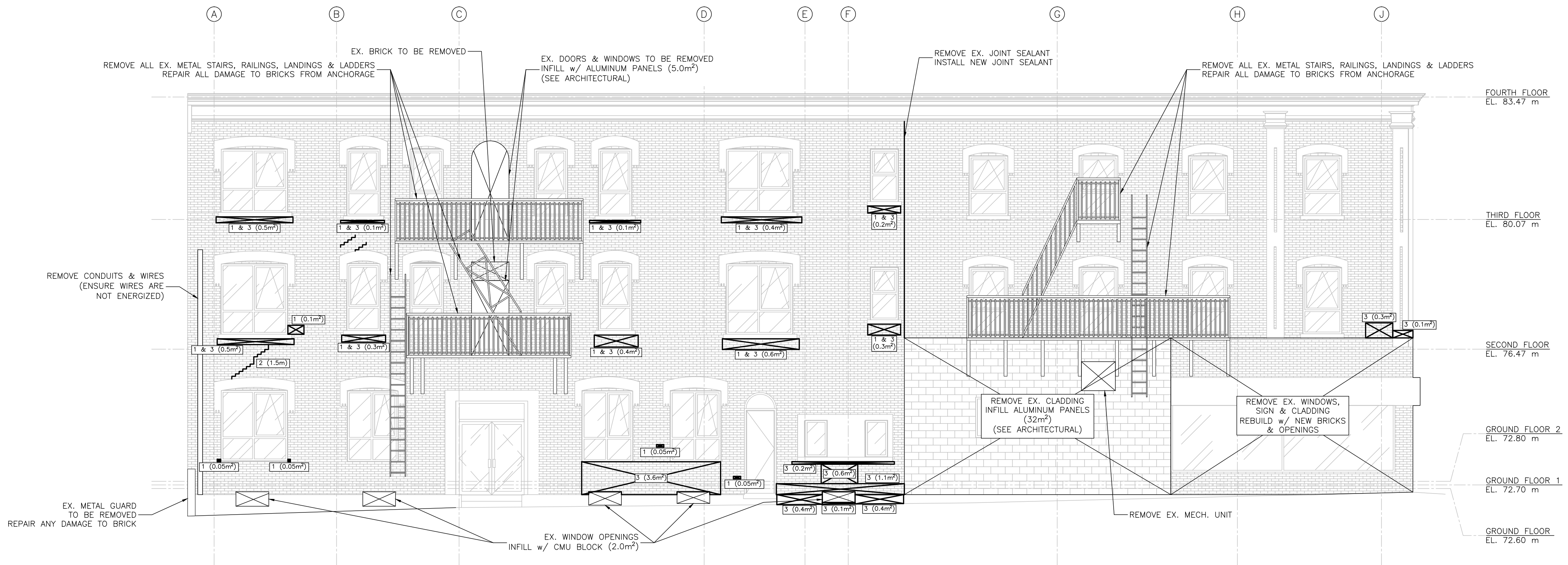
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revisions	date
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	19-08-2024

GENERAL NOTES	
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PRELIMINARY
NOT FOR
CONSTRUCTION

designed	drawn	reviewed	approved
B.H.	B.H.	B.H.	B.H.
date	project number	drawing number	
August 19, 2024	6899	ZA001	



1 EXISTING NORTH ELEVATION
 ZA002 1:75
 BRICK REPAIRS & REMOVALS



2 NEW NORTH ELEVATION
 ZA002 1:75
 SHOWN FOR ILLUSTRATION ONLY
 REFER TO ARCHITECTURAL DRAWING
 FOR MORE DETAILS

ESTIMATED BRICK REPAIRS INDICATED ON DRAWINGS AS DETERMINED ON OCTOBER 3, 2023 FROM THE GROUND LEVEL AROUND THE EXTERIOR OF THE BUILDING.
 ADDITIONAL REPAIRS MAY BE REQUIRED AS DIRECTED BY ENGINEER, ARCHITECT OR OTHER CONSULTANTS BASED ON CLOSE-UP INSPECTION OR FINAL CONDITION.

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CONSTRUCTION NOTES:

- BRICK, MORTAR AND JOINT SEALANT COLOUR AS DIRECTED BY ARCHITECT OR OTHER CONSULTANTS.
- CONTRACTOR IS RESPONSIBLY TO PROVIDE TEMPORARY SUPPORT OF BRICK DURING REPAIRS. SUBMIT A WORKING PLAN TO ENGINEER TO REVIEW AND APPROVE PRIOR TO COMMENCING REPAIRS.
- ADDITIONAL BRICK REPAIRS MAY BE REQUIRED AFTER NEW BUILDING IS CONSTRUCTED AND TEMPORARY FACADE SUPPORT IS REMOVED. CONTRACTOR TO COMPLETE REPAIRS AS DIRECTED BY ENGINEER, ARCHITECT OR OTHER CONSULTANTS.
- REMOVE ANY PAINT FROM THE EXTERIOR OF THE BRICK. ADDITIONAL BRICK REPAIRS MAY BE REQUIRED AFTER PAINT REMOVAL. CONTRACTOR TO ENSURE THAT PRODUCTS USED TO REMOVE PAINT DO NOT DAMAGE EXISTING BRICKS AND MORTAR. PRODUCTS TO BE USED AS REQUIRED BY THE MANUFACTURER.
- ALL EXISTING WINDOWS AND DOORS TO BE REMOVED AND REPLACED (SEE ARCHITECTURAL DRAWINGS). REPAIR ANY DAMAGE TO BRICKS.
- ALL BRICK TO BE CLEANED AFTER COMPLETION OF CONSTRUCTION. SUBMIT CLEANING METHOD TO ENGINEER, ARCHITECT AND OTHER CONSULTANTS FOR REVIEW AND APPROVAL BEFORE CLEANING.
- BRICK REPAIRS MAY REQUIRE REMOVAL OF METAL FLASHING. CONTRACTOR TO REPLACE IN-KIND OR AS DIRECTED BY ARCHITECT OR OTHER CONSULTANTS.
- BRICK REPAIRS MAY REQUIRE REMOVAL OF WOOD TRIMS. CONTRACTOR TO REPLACE IN-KIND OR AS DIRECTED BY ARCHITECT OR OTHER CONSULTANTS.

REPAIR LEGEND:

- 1 REPLACE DAMAGED BRICK IN-KIND
SEE DETAIL 1/ZA005
 - 2 REPAIR CRACKED BRICK/MORTAR
SEE DETAIL 2/ZA005
 - 3 REPOINT MORTAR
SEE DETAIL 3, 4 & 5/ZA005
- NUMBER GIVEN IN BRACKETS IS ESTIMATED REPAIR AREA OR LENGTH.

client
SMART LIVING PROPERTIES

project
MASONRY FACADE RESTORATION
211-231 BANK STREET
OTTAWA, ONTARIO



A detail no. of detail
 B location drawing no. sur dessin no.

scale 1:75

0	FOR HERITAGE REPORT	19-08-2024
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revisions date

drawing

NORTH ELEVATIONS

stamp

PRELIMINARY
NOT FOR
CONSTRUCTION

designed	drawn	reviewed	approved
B.H.	B.H.	B.H.	B.H.
date	project number	drawing number	
August 19, 2024	6899	ZA002	

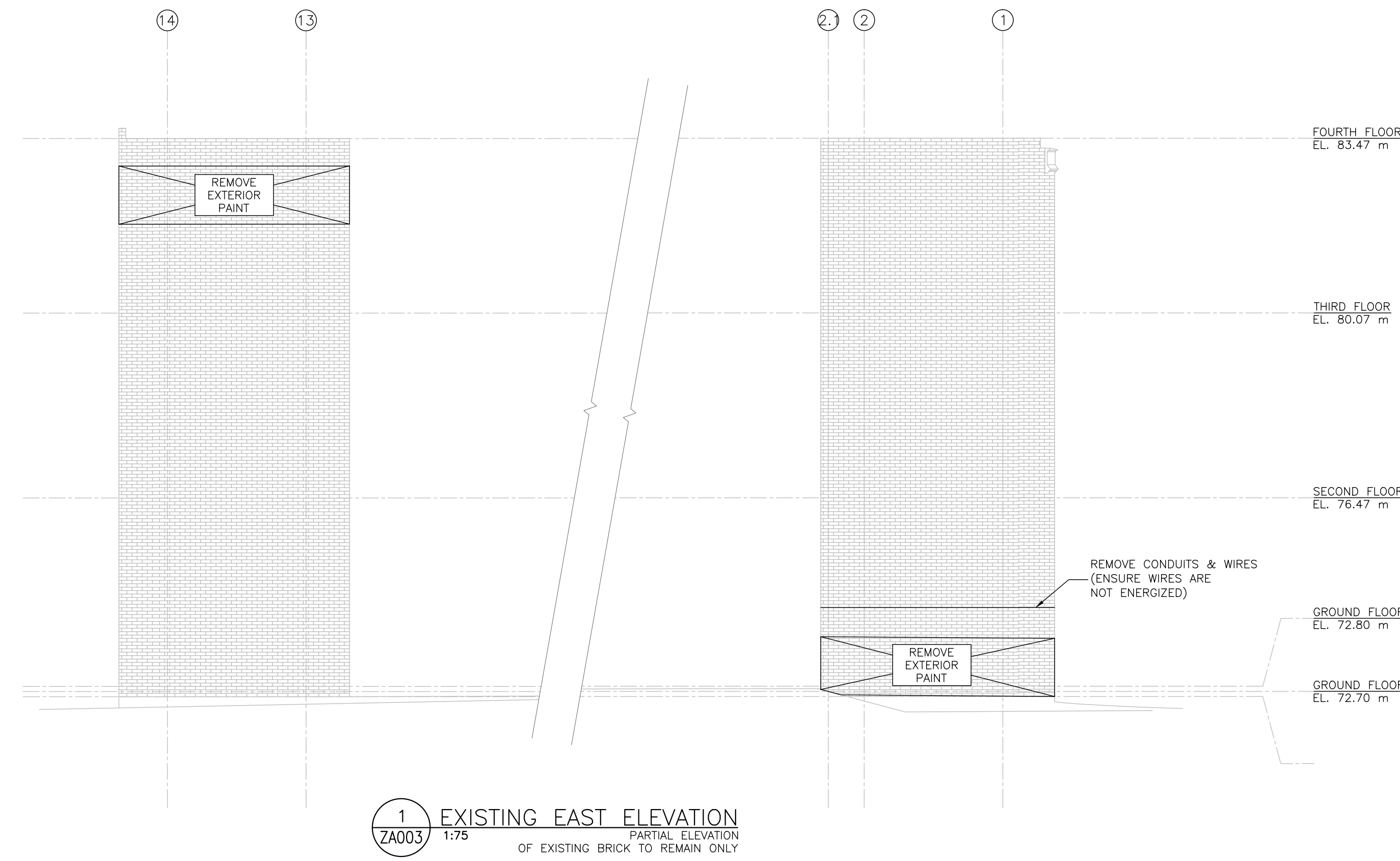
ESTIMATED BRICK REPAIRS INDICATED ON DRAWINGS AS DETERMINED ON OCTOBER 3, 2023 FROM THE GROUND LEVEL AROUND THE EXTERIOR OF THE BUILDING.

ADDITIONAL REPAIRS MAY BE REQUIRED AS DIRECTED BY ENGINEER, ARCHITECT OR OTHER CONSULTANTS BASED ON CLOSE-UP INSPECTION OR FINAL CONDITION.

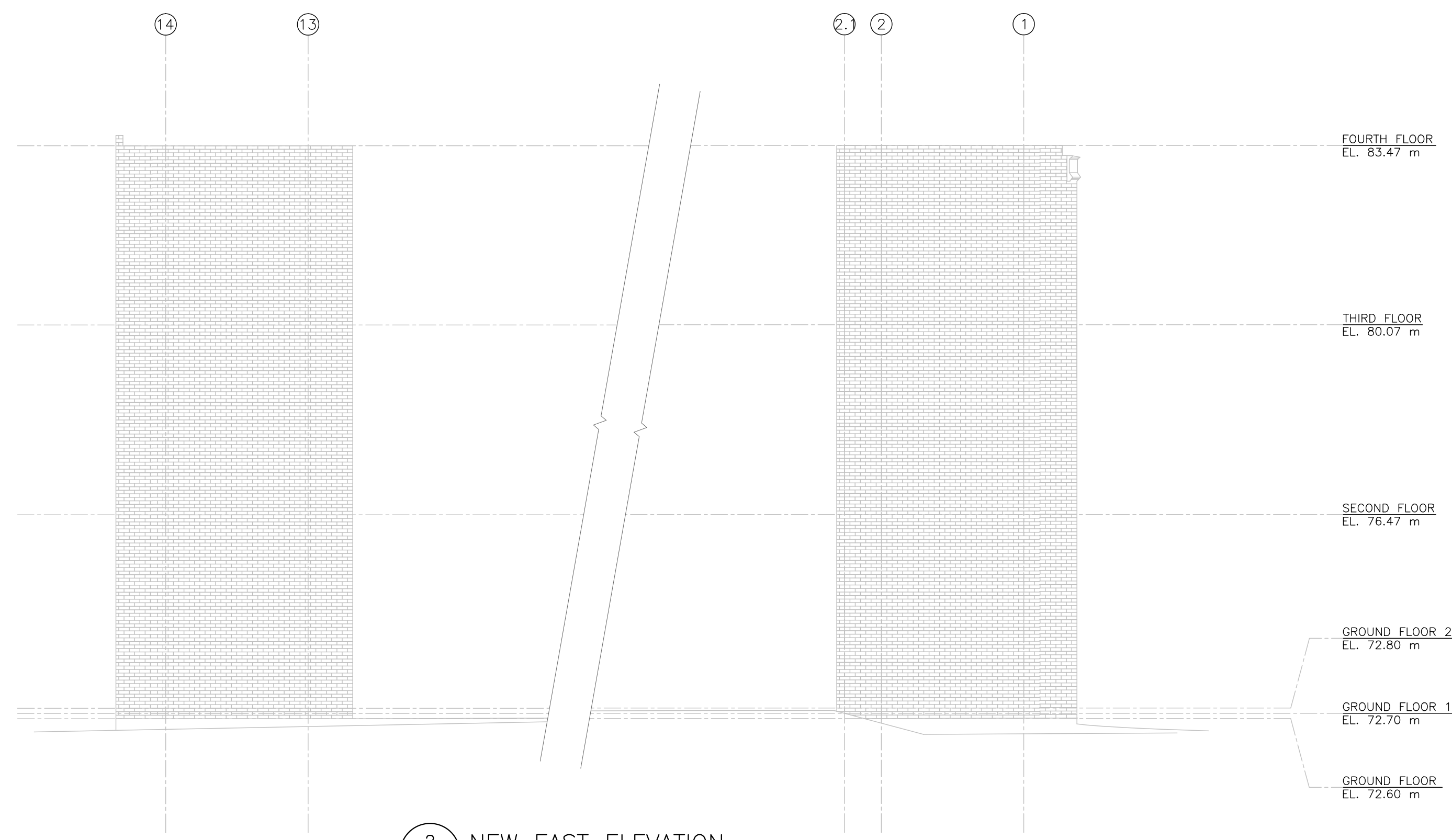
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- REPAIR LEGEND:**
- 1 REPLACE DAMAGED BRICK IN-KIND SEE DETAIL 1/ZA005
 - 2 REPAIR CRACKED BRICK/MORTAR SEE DETAIL 2/ZA005
 - 3 REPOINT MORTAR SEE DETAIL 3, 4 & 5/ZA005
- NUMBER GIVEN IN BRACKETS IS ESTIMATED REPAIR AREA OR LENGTH.



1 EXISTING EAST ELEVATION
PARTIAL ELEVATION
OF EXISTING BRICK TO REMAIN ONLY
1:75
ZA003



2 NEW EAST ELEVATION
PARTIAL ELEVATION
OF EXISTING BRICK TO REMAIN ONLY
SHOWN FOR ILLUSTRATION ONLY
REFER TO ARCHITECTURAL DRAWING
FOR MORE DETAILS
1:75
ZA003

client

SMART LIVING PROPERTIES

project

MASONRY FACADE RESTORATION

**211-231 BANK STREET
OTTAWA, ONTARIO**



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B location drawing no.
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revisions	date
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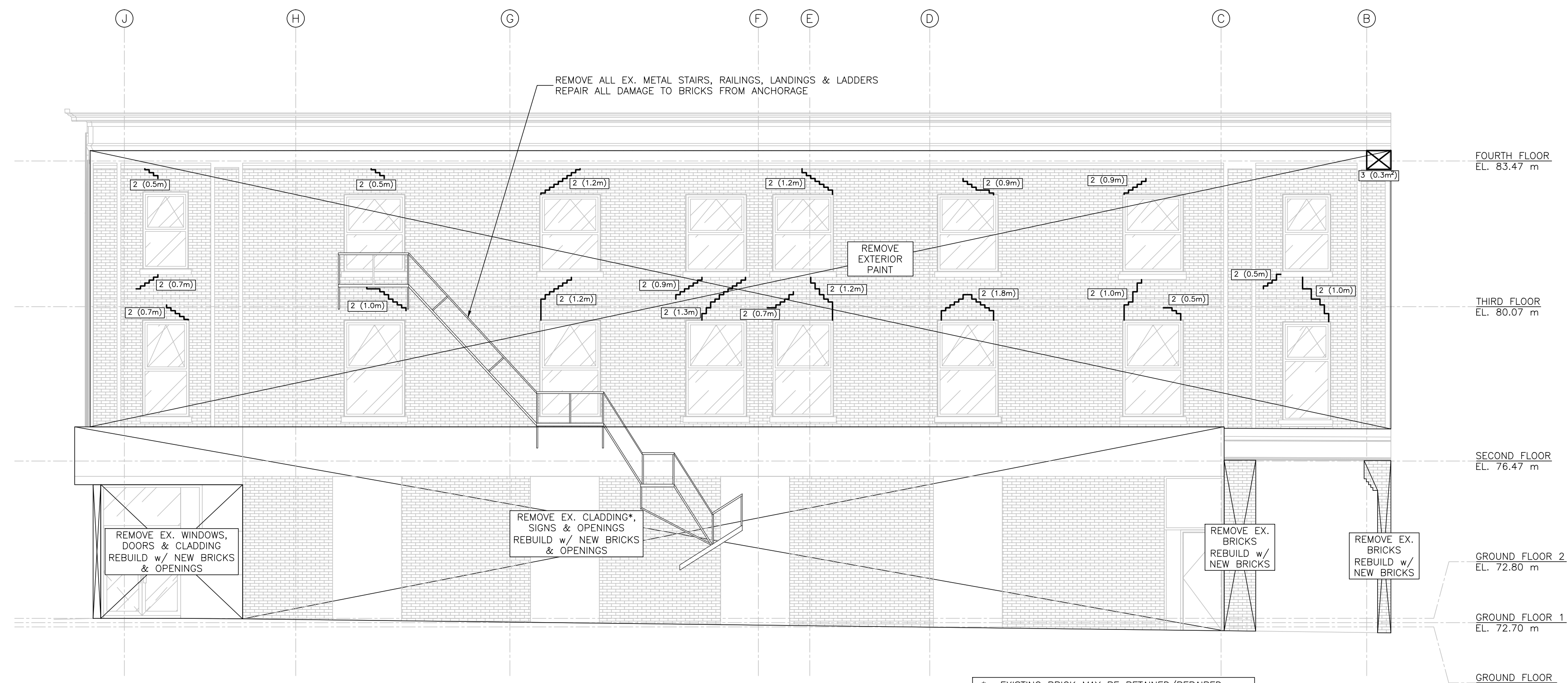
drawing

EAST ELEVATION

stamp

**PRELIMINARY
NOT FOR
CONSTRUCTION**

designed	drawn	reviewed	approved
B.H.	B.H.	B.H.	B.H.
date	project number	drawing number	
August 19, 2024	6899	ZA003	



1 EXISTING SOUTH ELEVATION
ZA004 1:75
BRICK REPAIRS & REMOVALS

* EXISTING BRICK MAY BE RETAINED/REPAIRED DEPENDING ON ENGINEERING ASSESSMENT AFTER EXTERIOR PAINT REMOVAL. THERE ARE EXISTING AREAS OF BRICK REPLACEMENT NEAR THE TOP OF FOUNDATION WALL.



2 NEW SOUTH ELEVATION
ZA004 1:75
SHOWN FOR ILLUSTRATION ONLY
REFER TO ARCHITECTURAL DRAWING FOR MORE DETAILS

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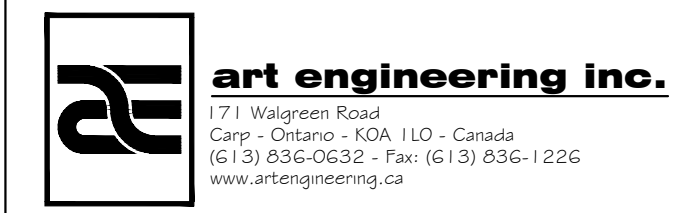
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 - BRICK REPAIRS MAY REQUIRE REMOVAL OF WOOD TRIMS. CONTRACTOR TO REPLACE IN-KIND OR AS DIRECTED BY ARCHITECT OR OTHER CONSULTANTS.

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 - REPAIR CRACKED BRICK/MORTAR SEE DETAIL 2/ZA005
 - REPOINT MORTAR SEE DETAIL 3, 4 & 5/ZA005
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project
MASONRY FACADE RESTORATION
211-231 BANK STREET
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A detail no.
no. de détail
B location drawing no.
sur dessin no.

scale 1:75

revisions	date
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SOUTH ELEVATION

PRELIMINARY NOT FOR CONSTRUCTION

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B.H.	B.H.	B.H.	B.H.
date	project number	drawing number	
August 19, 2024	6899	ZA004	

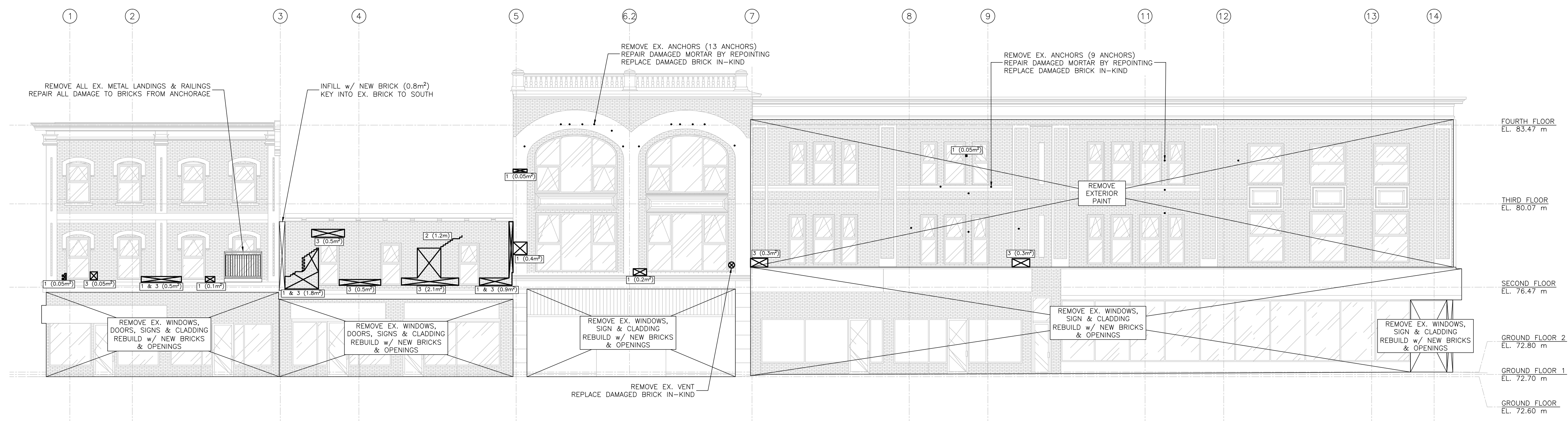
ESTIMATED BRICK REPAIRS INDICATED ON DRAWINGS AS DETERMINED ON OCTOBER 3, 2023 FROM THE GROUND LEVEL AROUND THE EXTERIOR OF THE BUILDING.

ADDITIONAL REPAIRS MAY BE REQUIRED AS DIRECTED BY ENGINEER, ARCHITECT OR OTHER CONSULTANTS BASED ON CLOSE-UP INSPECTION OR FINAL CONDITION.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE ENGINEER AND ISSUED "FOR CONSTRUCTION". DO NOT SCALE THESE DRAWINGS.

- CONSTRUCTION NOTES:**
- BRICK, MORTAR AND JOINT SEALANT COLOUR AS DIRECTED BY ARCHITECT OR OTHER CONSULTANTS.
 - CONTRACTOR IS RESPONSIBLY TO PROVIDE TEMPORARY SUPPORT OF BRICK DURING REPAIRS. SUBMIT A WORKING PLAN TO ENGINEER TO REVIEW AND APPROVE PRIOR TO COMMENCING REPAIRS.
 - ADDITIONAL BRICK REPAIRS MAY BE REQUIRED AFTER NEW BUILDING IS CONSTRUCTED AND TEMPORARY FACADE SUPPORT IS REMOVED. CONTRACTOR TO COMPLETE REPAIRS AS DIRECTED BY ENGINEER, ARCHITECT OR OTHER CONSULTANTS.
 - REMOVE ANY PAINT FROM THE EXTERIOR OF THE BRICK. ADDITIONAL BRICK REPAIRS MAY BE REQUIRED AFTER PAINT REMOVAL. CONTRACTOR TO ENSURE THAT PRODUCTS USED TO REMOVE PAINT DO NOT DAMAGE EXISTING BRICKS AND MORTAR. PRODUCTS TO BE USED AS REQUIRED BY THE MANUFACTURER.
 - ALL EXISTING WINDOWS AND DOORS TO BE REMOVED AND REPLACED (SEE ARCHITECTURAL DRAWINGS). REPAIR ANY DAMAGE TO BRICKS.
 - ALL BRICK TO BE CLEANED AFTER COMPLETION OF CONSTRUCTION. SUBMIT CLEANING METHOD TO ENGINEER, ARCHITECT AND OTHER CONSULTANTS FOR REVIEW AND APPROVAL BEFORE CLEANING.
 - BRICK REPAIRS MAY REQUIRE REMOVAL OF METAL FLASHING. CONTRACTOR TO REPLACE IN-KIND OR AS DIRECTED BY ARCHITECT OR OTHER CONSULTANTS.
 - BRICK REPAIRS MAY REQUIRE REMOVAL OF WOOD TRIMS. CONTRACTOR TO REPLACE IN-KIND OR AS DIRECTED BY ARCHITECT OR OTHER CONSULTANTS.

- REPAIR LEGEND:**
- 1 REPLACE DAMAGED BRICK IN-KIND SEE DETAIL 1/ZA005
 - 2 REPAIR CRACKED BRICK/MORTAR SEE DETAIL 2/ZA005
 - 3 REPOINT MORTAR SEE DETAIL 3, 4 & 5/ZA005
- NUMBER GIVEN IN BRACKETS IS ESTIMATED REPAIR AREA OR LENGTH.



1 EXISTING WEST ELEVATION
ZA005 1:100 BRICK REPAIRS & REMOVALS



2 NEW WEST ELEVATION
ZA005 1:100 SHOWN FOR ILLUSTRATION ONLY REFER TO ARCHITECTURAL DRAWING FOR MORE DETAILS

client

SMART LIVING PROPERTIES

project

MASONRY FACADE RESTORATION
211-231 BANK STREET
OTTAWA, ONTARIO



A detail no. no. de détail
B location drawing no. sur dessin no.

scale 1:100

0	FOR HERITAGE REPORT	19-08-2024
revisions		date

WEST ELEVATION

stamp

PRELIMINARY
NOT FOR
CONSTRUCTION

designed	drawn	reviewed	approved
B.H.	B.H.	B.H.	B.H.
date	project number	drawing number	
August 19, 2024	6899	ZA005	