

ADDENDUM #1

211-231 BANK STREET CONSERVATION PLAN

Applications D02-02-22-0127 / D07-12-22-0188 and plan number 18910

August 2024



COMMONWEALTH



SMART LIVING
PROPERTIES

Author

Commonwealth Historic Resource Management offers professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources.

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Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban design Review Panel and a board member of Algonquin College Heritage Trades Program.



John J. Stewart
Principal

CONTRIBUTORS

The revised Heritage Impact Assessment was prepared for Smart Living Properties by John Stewart Commonwealth Historic Resource Management in collaboration with:

Fotenn Planning;

Neuf Architect(e)s Inc.;

Art Engineering Inc

ADDENDUM #1

211-231 BANK STREET CONSERVATION PLAN

1.1 Introduction

The following conservation plan is an update of the HERITAGE IMPACT STATEMENT submitted June 2023, Applications D02-02-22-0127 / D07-12-22-0188 and plan number 18910. It responds to comments provided by the City of Ottawa. The comments are listed below:

City of Ottawa Comments:

- *Maintain the existing pattern of recessed entrances. Recessed entrances are an important attribute along Bank Street to retain the rhythm and character of the streetscape.*
- *Limit the third-floor terrace to the Nepean façade. Remove the portion overlooking Bank Street, as rooftop terraces are not common within the Centretown HCD.*
- *Consider the removal of the cinder block wall on the Nepean façade, or alternatively, install a mural as proposed in the Conservation Plan.*
- *Consider improvements to the Nepean façade through the replacement of the altered windows, shown in the image below. For consistency, and a historically appropriate window style, replace any non-traditional styles with one-over-one windows. The Conservation Plan indicates that all windows will be replaced with new units, however the elevations and renderings show the existing windows in the proposal.*

1.2 Narrative Summary

The narrative summary provides an update of the development's design approach, including the response to the City's comments on the proposal.

The policies and guidelines for the conservation and restoration of commercial heritage properties are outlined in Sections 6.0, and 7.0 of the Manor Park and Centretown Heritage Conservation Plan. The guidelines address the existing facades of the four existing designated buildings, focusing on the street level storefronts and the upper stories of commercial properties. All the guidelines have been considered in the proposed development and are included in the HIA. The four rehabilitated buildings maintain the rhythm of the streetscape in its traditional form, with distinguishing features interpreted. The floor-to-floor height of the ground floor retail units are being retained, as are the second and the third floors. The proposed design maintains the street walls along Bank Street and both Nepean and Lisgar Streets. The rear walls as well as interior dividing walls of each of the four buildings will be demolished, and much of the existing brick will be salvaged for use in repairs to street front buildings.

Ground Floor and Storefronts

Over time, the storefronts along Bank Street have been altered with only fragments of original features remaining, whereas upper floors have maintained much of their original fabric. There are only a few period photos documenting the appearance of the buildings. The most informative view of the street is

taken from the corner of Lisgar looking north. It has been estimated that the photo dates circa 1950 based on the fire truck with smoke billowing out from what looks like the 219 Bank Street (figure 1.) In the foreground, the Wallack's Building shopfronts are intact, and the elegant polychromatic upper facade has not yet been painted. Since this photo, the street front has undergone extensive alterations and neglect. The Wallack's entrance has shifted to the corner and the Dominion Grocery Store signboard, which appears to wrap around the corner along Lisgar is still in place.



Figure 1: Bank Street view, c.1950. Source: City of Ottawa Archive.

Period illustrations and photos of comparative Ottawa examples of shopfronts provide guidance for **rehabilitation** and to help articulate in a similar fashion their earlier appearance. The commercial facades will be contemporary reinterpretations incorporating large plate glass windows, transoms, and recessed retail entrances. The brick, metal and limestone pillars separating storefronts will be restored to provide articulation, and retail cornices and signboards reintroduced.

Recessed Entrances and Doors



There will be **six retail** entrances to the proposed ground floor retail/commercial along Bank Street. These will include the retail entrance on Bank Street at Nepean with the commercial façade wrapping around the corner. At the other end of the block, the corner entrance at Bank and Lisgar Streets, interprets the Wallack entrance, which will offer a retail space extending from 223-231 Bank Street. Individual commercial/retail entrances will incorporate flared, recessed doorways to facilitate entrance/exiting and not block the sidewalk. As well, unused original entrances will be interpreted with fixed doors. Overtime, the shopfronts have been extensively altered in response to changing tastes and the desire to modernize. The recessed shopfront at 227 Bank Street is the only original commercial entrance still evident. The leaded transom and vaulted arch that can be seen in the c1950 photo have been covered over or removed, and the knee wall replaced with a brick treatment.

Figure 2: The remnant of the Art Nouveau storefront is being reinterpreted

The approach being taken is rehabilitation, with no attempt to replicate or restore. The new design along the ground floor street frontage is contemporary, incorporating the principles of good commercial/retail design. The formal main access to the residential common spaces on the ground floor and upper floor residential units takes advantage of the elegant movie house storefront at 219 Banks Street. The two residential entrances along Nepean are original and will continue to serve upper floor units. Along Lisgar Street the blind windows will be reintroduced and the original carriage entrance and rear access to the upper floors is retained and will serve as a delivery, service corridor, and access to elevators.

Treatment of Upper Floors

Information pertaining to the second and third floor of each of the buildings is far more complete, with many of the finishes and features extant. Upper floors will be **restored** to features such as the distinct galvanized metal cornices and other original detailing including fenestration patterns, ornamentation, and original finishes. The restoration incorporates cornices specific to each building, as well as repeating the rhythm and proportions of the fenestration patterns on the second and third floor levels of the existing building. A major feature of the upper levels will be removal of the metal fire escapes and repairs and repointing of the brick and masonry facades, and the replacement of windows.

Upper Floors Windows and Openings

The windows on the second and third floors will be replaced with new single hung thermal units fabricated to resemble the existing windows. A window schedule and specifications will be part of the construction package.

Structural Shoring

Art Engineering Ltd., a structural engineer licenced in Ontario with a background in masonry conservation, is contracted to prepare specifications for masonry conservation and for the structural shoring specifications. It will outline a strategy and provide direction, ensuring temporary shoring to support the heritage façades with bracing erected on the exterior façade along the street. Art Engineering will provide a detail description of the methodology for shoring the existing buildings from the exterior in the design phase.

The temporary shoring plan and masonry restoration addresses the existing exterior masonry on the first, second, and third storeys of the existing buildings at 211, 215, 219 223, and 231 Bank Street as well as the extensions along 178 Nepean and Lisgar Streets. Portions of the rear façade are being demolished and brick will be salvaged for use in repairs and infill with matching material.

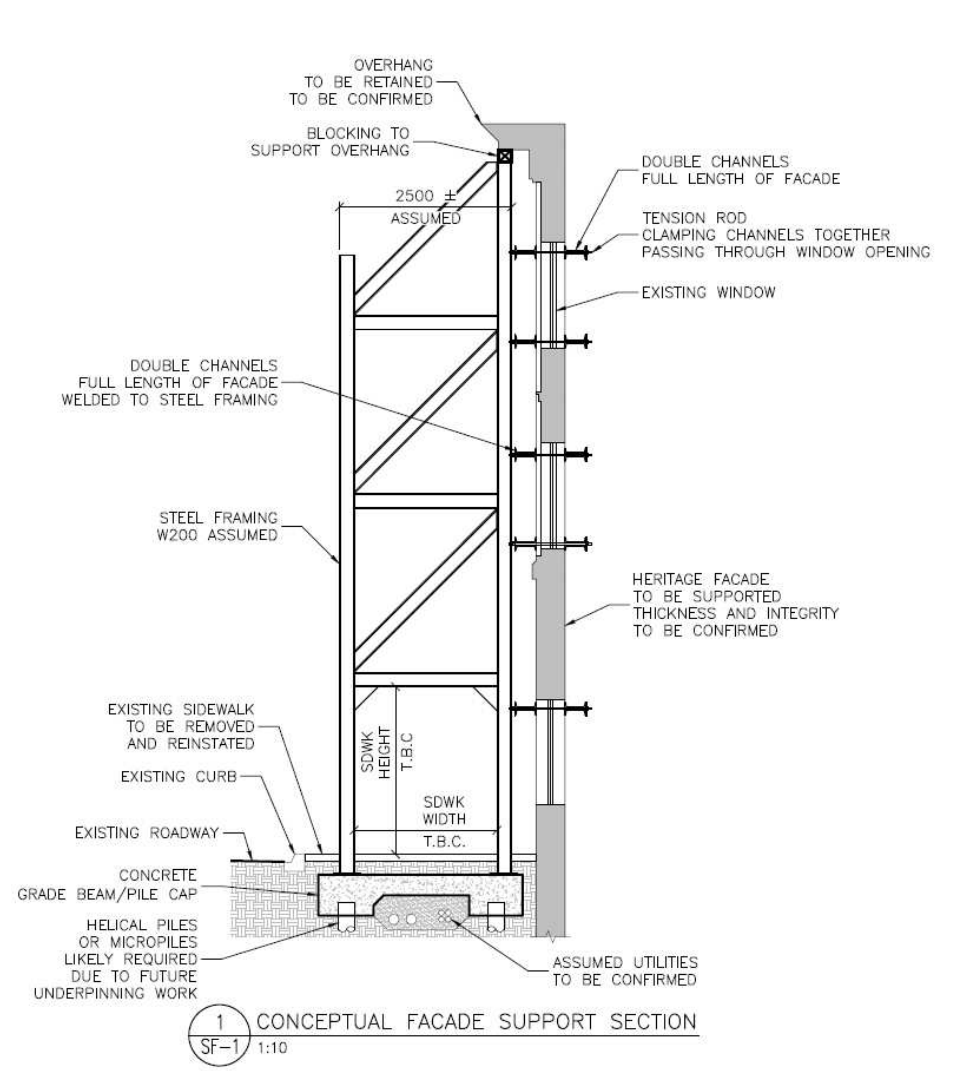


Figure 2: SF-1 Conceptual façade support section. Source Art Engineering Inc. August 24.

Masonry Conservation

The conservation approach for the masonry work is **Restoration**. The approach respects the heritage buildings as it will not involve the demolition of the upper facades and inevitable loss of original assemblies, detailing and materials including - metal, limestone, terracotta, and brick components that are character-defining features. Art Engineering Ltd., a structural engineer licenced in Ontario with a background in masonry conservation, is contracted to prepare specifications for masonry conservation. The assignment includes preparation of masonry restoration drawings including preparation of specifications describing repairs, repointing, and cleaning for each of the four buildings. See Appendix A. The full masonry assessment including the report and drawings are being prepared as part of the technical design phase. This work will include a layout, elevation, sections, restoration procedures and details, specific to each of the facades of the four buildings. The three-storey brick of the original buildings will undergo brick repointing, removal of paint, damaged brick replacement, and cleaning specifically customized to each of the 4 buildings.

The following is a summary of masonry repair options for the restoration of the four masonry façades prepared by Art Engineering. The repair details will depend on the condition of each façade following removal of the structural bracing. Some repairs may be required to support the façade during removal of sidewalls, and installation of structural frames during the construction of the new building. The type and location of the repairs is directed by a Professional Engineer licensed in Ontario, with direction provided by the heritage consultant. For a more detailed and specific discussion, see Appendix A.

Typical Paint Removal Masonry

Bricks are naturally porous. Depending on the porosity of the brick, any paint, or treatments applied to them will soak into the material itself. As soon as the paint is soaked into the masonry, it can be extremely difficult to remove. Paint specifically designed for masonry is more resistant to any kind of damage, and that means it is more difficult to remove. Removing paint from brick relies on aggressive paint stripper products. Before proceeding, it is recommended to perform a test removal area to assess the most effective and least damaging kind of paint removal products/process to be used.

Brick Damage Repair

Cracked, crumbling, spalling, blistered, and chipped bricks are typically replaced with brick salvaged from the east (rear) façade. Depending on the location and the aesthetics, manually remove the damaged brick and replace with salvaged brick and repoint using appropriate mortar to match the surrounding appearance.

Mortar Reporting

Repointing is the process by which masons remove deteriorated, damaged, or cracked mortar from the joints and replace it with new mortar. The removal of mortar should only be done using hand tools. Not only will repointing improve the stability of the structure itself, but it will also benefit the aesthetic appeal as well. A typical mortar mix formula for Rideau red brick is 1: 1:8–9 (lime, Portland, sand, plus any pigment.)

Masonry Consolidation

Consolidation is a process conducted to strengthen masonry, particularly multi-wythe masonry and is generally undertaken in an attempt to bring back together or consolidate deteriorating or disintegrating masonry. Consolidation generally involves the injection of a substance to bond the bricks together.

Brick/Masonry Crack Stitching

Masonry crack stitching is a method of restoring stability to cracked masonry walls. Crack stitching is commonly done with helical bars that are inserted into mortar which is placed in a cleared mortar bed in the wall. This method is not only effective but also causes minimal disruption for the building.

Typical Masonry Cleaning

There are four major groups of masonry cleaning methods: water, chemical, and poulticing. The fourth abrasion is not appropriate for heritage brick. The method used to clean the masonry depends on the current condition and the substance that need to be removed.

The New 9-Storey Development

The proposed 9-storey superstructure is distinguishable, and of sympathetic contemporary design. The existing buildings serve as a podium, with the new construction setback from the existing buildings by 3m. A palette of materials, and finishes that are neutral, light-coloured help focus on the heritage buildings. Decorative cornices, horizontal and vertical articulations, opening sizes, proportions, and datum lines have taken their cues from the historic buildings. The design respects and reflects the current urban grain and scale, visual relationships, and materials of the neighbouring buildings across the street on the west side of Bank Street. Below is a discussion of each of the existing buildings, identifying their individual character defining features and the work required to rehabilitate each building successfully.



Figure 3: View looking south at the corner of Nepean and Bank Street, with the nine-storey development setback and the existing buildings standing proud. Source: Neuf Architects, August 2024.

1.3 178 Nepean 211-213 Bank Street

Description

178 Nepean 211-113 Bank Street is a three-storey mixed use building prominently positioned at the corner of Nepean and Bank. Constructed in two stages, with the Bank street frontage constructed between 1888–1901 and a major residential addition to the Nepean address circa 1922. The Edwardian style carries through the three-storey original and addition in a Rideau red-brick with an elaborate metal cornice, decorative brick window surrounds, raised pilasters, and a stone foundation. There are two retail units fronting onto Bank Street, with residential on the upper two floors. The building is attributed to local architect William Hogson.

Architectural Integrity

The building's footprint and upper storeys have not changed since the Nepean addition c.1922. The upper floors continue as residential apartments. The building appears to be in fair to good condition requiring cleaning and repointing of masonry, some repairs to the metal cornice, and the renewal of windows. The ground floor commercial storefronts have been completely altered, with original features lost. The existing frontage replaced with a variegated brick infill, the shopfront's glazed transoms and large commercial glazing removed along with the ground floor cornice.

178 NEPEAN ST. 211/13 BANK ST.



Figure 4 :& 5 views of the north elevation

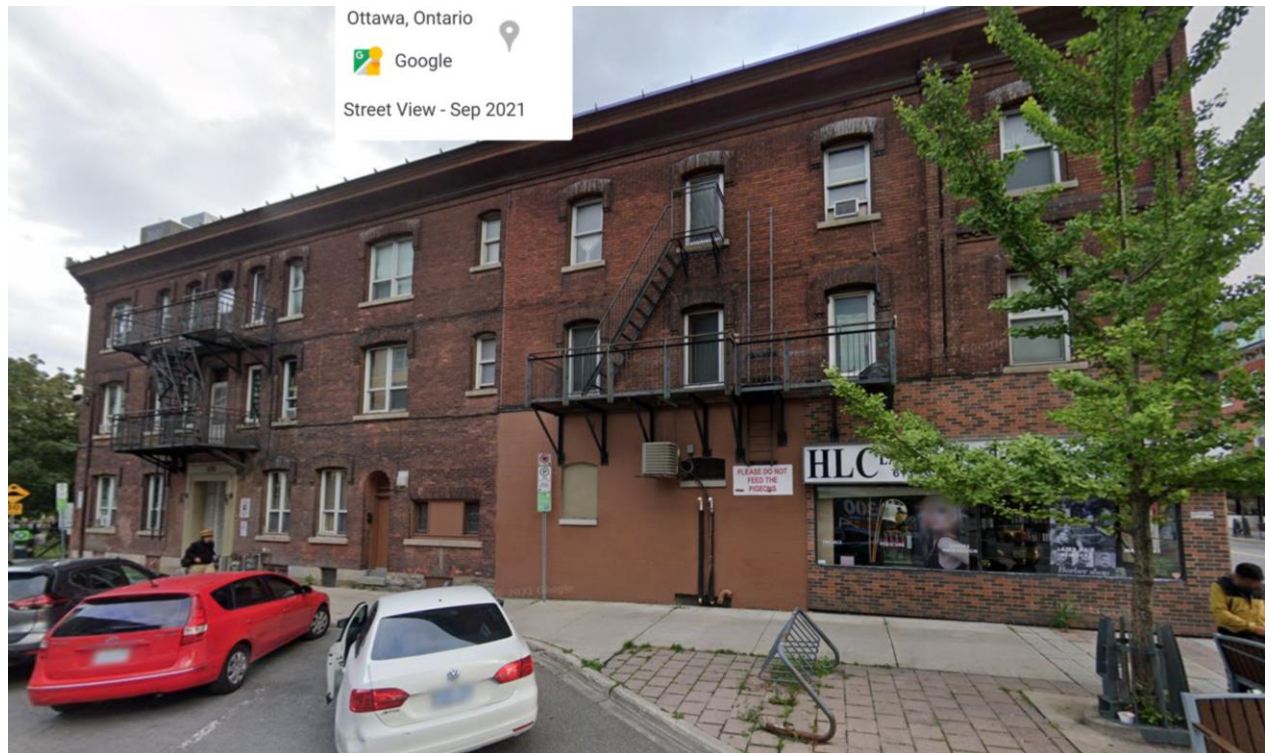




Figure 6. West Elevation

CHARACTER DEFINING FEATURES

- Elaborate metal cornice extending all along Nepean and Bank Street.
- 2 and 3 wythe structural Rideau red brick
- Slight change in brick colour delineates the two construction periods. 1922 addition includes exposed masonry foundation suggesting the grade along Bank has increased.
- Arched raised brick window hoods with limestone sills.
- Windows in the 1922 addition are slightly wider with double units in the last and first bay of the 1922 addition. One over one glazing.
- Handsome limestone door surround at the apartment 1922 entrance
- A round headed secondary entrance midblock indicating the original side entrance of the original building. .
- Section of orange painted plaster over brick at the ground floor was most likely a wall mural. See comparable Bank St. photo.
- Height of the commercial ground floor
- Raised fluted brick pilasters defining the Symmetrical arrangement of the commercial façade on Bank and carried around to the first bay on Nepean.
- Wrap-around brick along the rear laneway.

COMPARABLE EXAMPLES

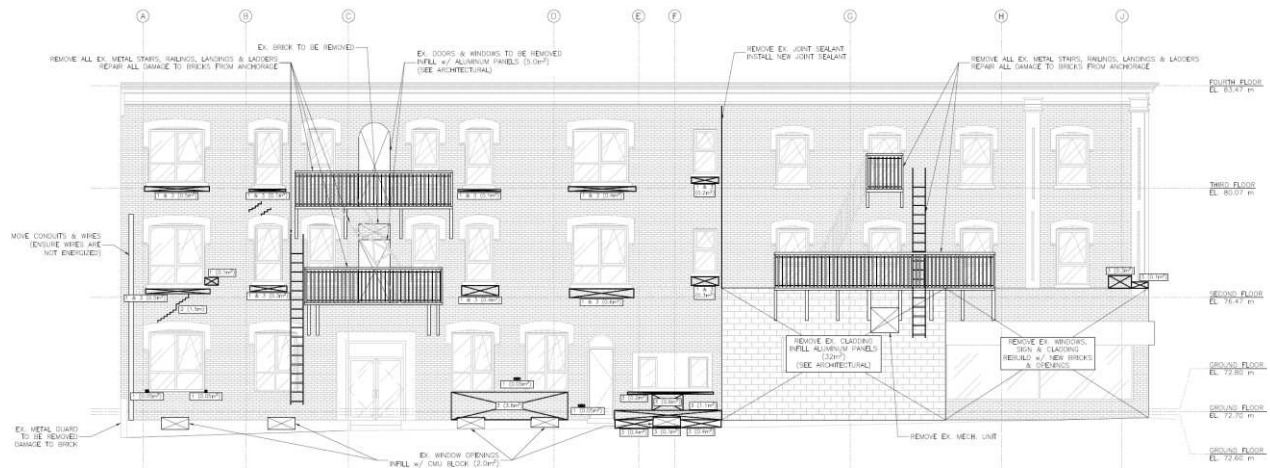


This sketch of Ketchum’s Bank at the corner of Bank & Sparks Streets provides an excellent example to model the replacement shopfront with the raised pilasters framing, commercial units, cornice and signboard wrapping around the corner.



This Bank Street corner building provides a good model comparative example with the large fascia signage and the awning set below the metal cornice, the double door entrances with the recessed flared display windows and brightly accented knee wall. The cornice carries around the corner, with a large signage taking advantage of the corner location.

REMOVALS AND INTERVENTIONS OF THE EXISTING NEPEAN AND BANK STREET FACADES



Nepean Street Removals. Source: Art Engineering August 2024

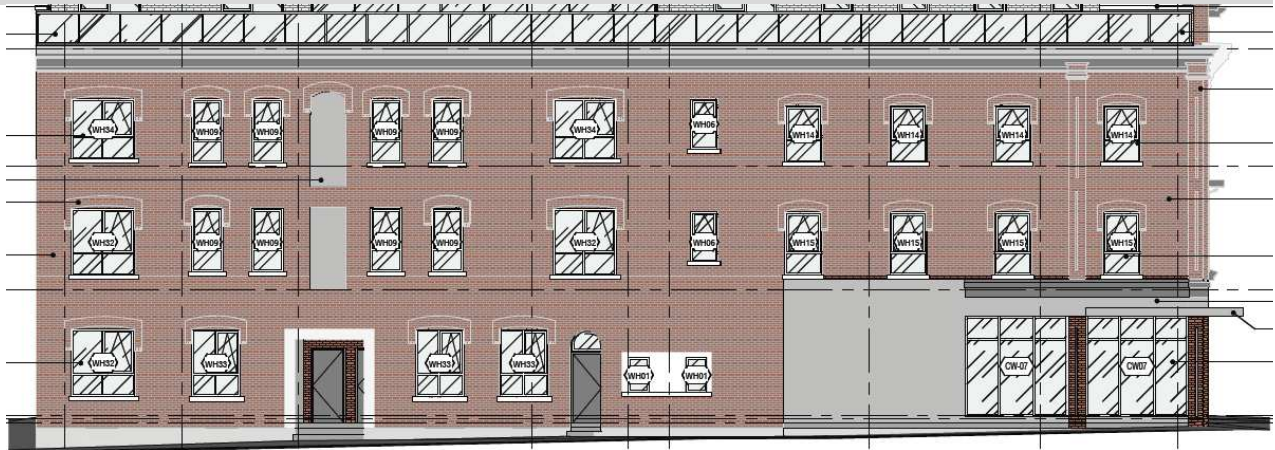


Bank Street removals. Source: Art Engineering August 2024

Removals, Interventions

1. Metal fire escapes, landings, ladders, conduits and wiring are to be removed along with tiebacks.
2. At tiebacks replace damaged brick
3. Repair and replace brick as required with salvaged material.
4. Assess windowsills for damage, undertake detailed assessment of the metal cornice.
5. Remove variegated brick cladding, signage, and storefronts from the ground floor Nepean and Bank Streets storefront(s)
6. Infill basement windows and upper floor entrances from fire escape.
7. Removal of orange plaster and reinserted windows in the newly exposed façade. Alternatively, retain the plaster

CONSERVATION WORK REQUIRED FOR THE NEPEAN AND BANK STREET FACADES



Conservation Work

1. Repair as necessary the elaborate metal cornice. Repaint
2. Gentle pressure wash the brick of both façades to remove dirt and staining and provide a clean surface for repointing.
3. Selective repointing of brick and repair and repointing window and door sills.
4. All upper floor windows to be replaced with new units using similar profile of glazing pattern.
5. Reinststate the large glazed commercial storefront that wraps around the corner with two bays on Nepean Street.
6. Restore the ground floor fluted pilasters with a capital to frame the two retail spaces.
7. Introduce a commercial cornice with signboard, knee wall at base, recessed flared entrance. See comparative illustration of Ketchum’s Bank at Bank and Sparks
8. Install mural on retained orange stucco. See comparative illustration of Bank Street building with large billboard on the return wall.



1.4 215-217 Bank Street

Description

The two-storey flat roof brick commercial double appears in the 1888 Fire Insurance Plan, making it the oldest building in this range and the only building of frame construction with a single wythe brick veneer. The upper floor consists of a red brick veneer with three unevenly placed windows and a heavy bracketed metal cornice. Possibly, the window placement may relate to the earlier 2.5 storey gable end with an addition added and the gable roof removed. The lower two bay retail ground floor has been modernized and sided with a variegated brick that replaced the original shopfronts. This modest two-storey Victorian commercial is a typical example of early commercial architecture, unique as a surviving example.

Architectural Integrity

The upper storey is intact with replacement windows. The original signboard, historic transom, and display windows have been removed and the brick piers reclad with a variegated brick siding.

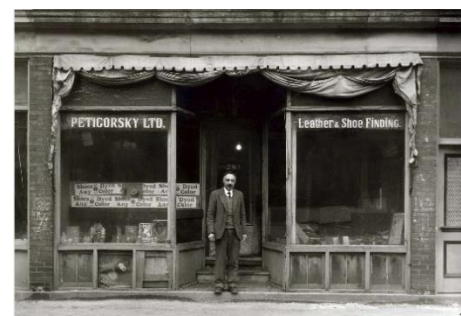
215-217 BANK ST.



CHARACTER DEFINING FEATURES

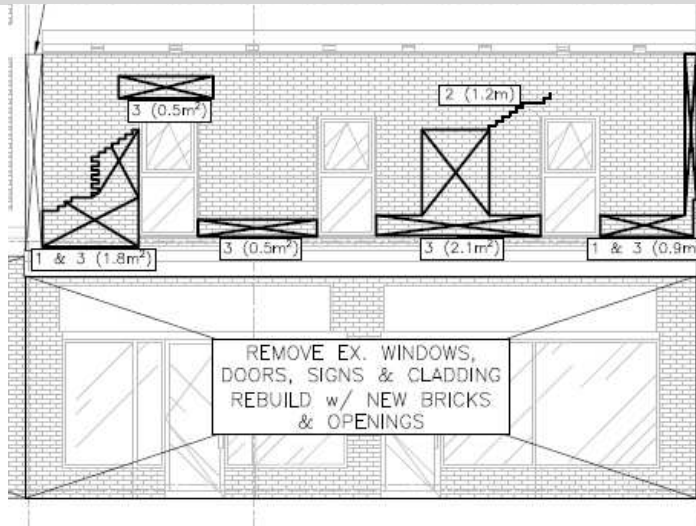
- Frame construction with 2 storey painted brick façades on Bank Street. (based on the fire Insurance records)
- Elaborate second floor metal cornice at the roofline.
- Slightly uneven placement of the second-floor window configuration.
- Lower height of the commercial ground floor compared to adjacent buildings.

COMPARABLE EXAMPLES



Three Storefronts along Bank Street dating from the turn of the century are maintaining the modest 2-storey building at 213-215 Bank Street. Note the flared recessed entrances, single entrance door, knee wall, and masonry piers framing the retail units.

REMOVALS AND INTERVENTIONS OF THE EXISTING BANK STREET FACADE

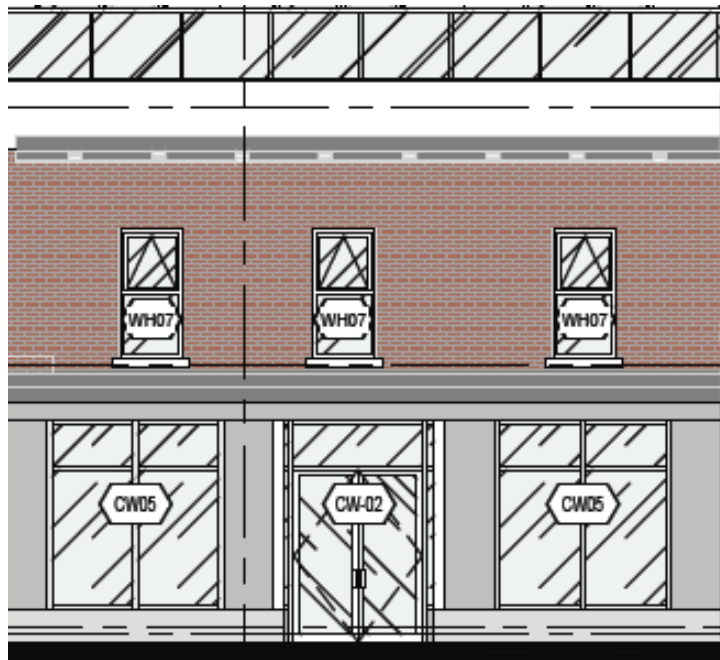


Bank Street removals

Removals, Interventions

1. Undertake detailed assessment of the metal cornice. Landings.
2. Assess upper floor brick façade windowsills for damage, undertake detailed assessment of the metal cornice.
3. Remove variegated brick cladding, signage, and storefronts from the ground floor.
4. Infill the gap with salvaged brick, or metal panel between the adjacent buildings.

CONSERVATION WORK REQUIRED FOR THE BANK STREET FACADE



Bank Street Conservation

Conservation Work

1. Repair as necessary the elaborate metal cornice at the roofline.
2. Chemical wash to remove paint from the upper level.
3. Install the ground floor cornice set just below the second-floor windowsills.
4. Selective replacement of damaged/spalling brick, repointing of brick facade, and replacing sills.
5. Replace the 3 second-floor windows with new one-over-one units.
6. Restore the ground floor brick piers at either edge of the building and framing the retail entrance.
7. Insert large glazed commercial storefront into the two bays with recessed flared entrance.
8. Introduce commercial cornice with signboard, knee wall at base, recessed flared entrances. See comparative illustrations.

1.5 219-221 Bank Street

Description

Built in 1903, the three-storey flat roofed commercial building opened as an early moving picture house. By 1922, it was converted to a restaurant and offices. Its Romanesque Revival style accentuates its midblock position. The upper storeys consist of two large elliptical headed windows with decorative brick and precast inserts, pressed metal spandrels, an elaborate cornice and roof balustrade.

Architectural Integrity

The building's footprint has not been altered. The upper floors show signs of deterioration and lack of maintenance. The retail on the ground floor consists of aluminum and tile storefront with a recessed entrance flanked by the original stone piers.

219 -221 BANK STREET



CHARACTER DEFINING FEATURES

- *Cornice and balustrade.*
- *Large two storey elliptical windows with metal spandrels,*
- *Distinct glazing pattern*
- *Red brick with limestone capitals and decorative quoins.*
- *Shopfront Recessed central entrance framed by stone pillars concealed columns with a stepped foyer.*
- *Limestone header below second floor windows*
- *Shopfront cornice with dentelles above the fascia board*

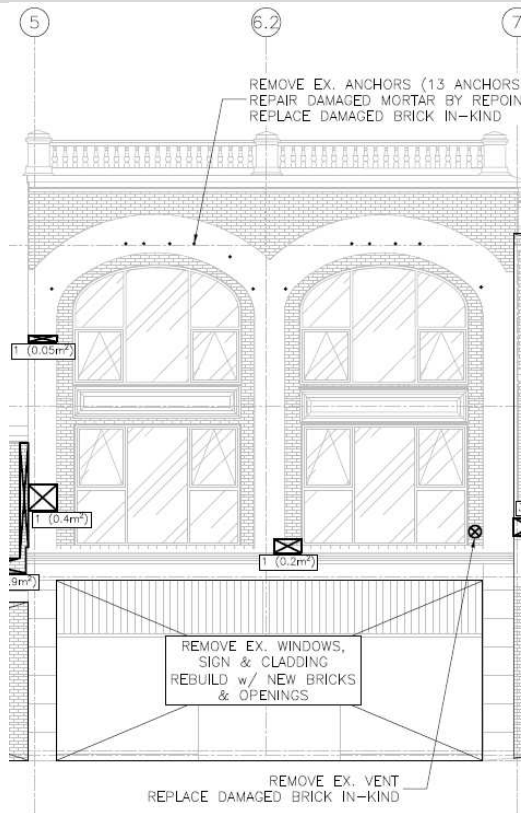
COMPARABLES



two examples of Ottawa commercial buildings illustrating features comparable to the 219 Bank St.



REMOVALS AND INTERVENTIONS OF THE EXISTING BANK STREET FACADE



1. Remove exterior anchors
2. Undertake detailed inspection of the cornice and balustrade.
3. Document the commercial ground floor cornice and salvage details for reproduction.
4. Remove the variegated brick infill along the existing commercial storefront, stripping out all features retaining the stone piers.

CONSERVATION WORK REQUIRED FOR THE BANK STREET FACADE



Conservation Guidelines

1. See comparative illustrations.
2. Repair as necessary the elaborate metal cornice and balustrade.
3. Chemical wash.
4. Repair pitted brick in arches, selective repointing of brick, and sills.
5. The two large windows to be replaced with new units retaining the mullion pattern and infill metal panels.
6. Retain and repoint ground floor stone pilasters with a capital to frame the commercial entrance.
7. Insert a support column midway between the columns.
8. Insert large glazed commercial storefronts, setting it back to create a foyer with double entrance doors on the north side.
9. Re-introduce commercial cornice with signboard,
10. Reintroduce knee wall at base.

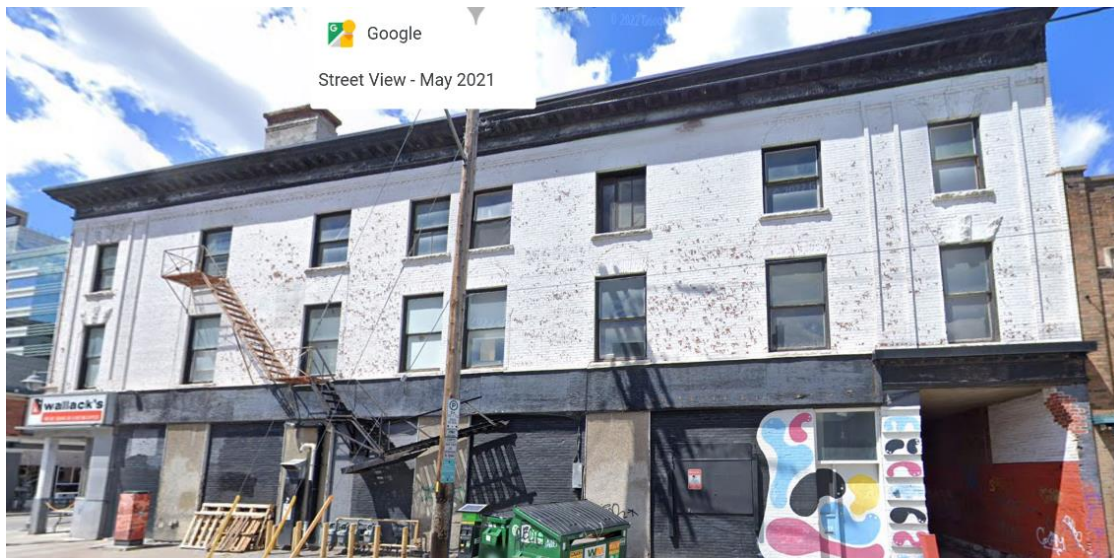
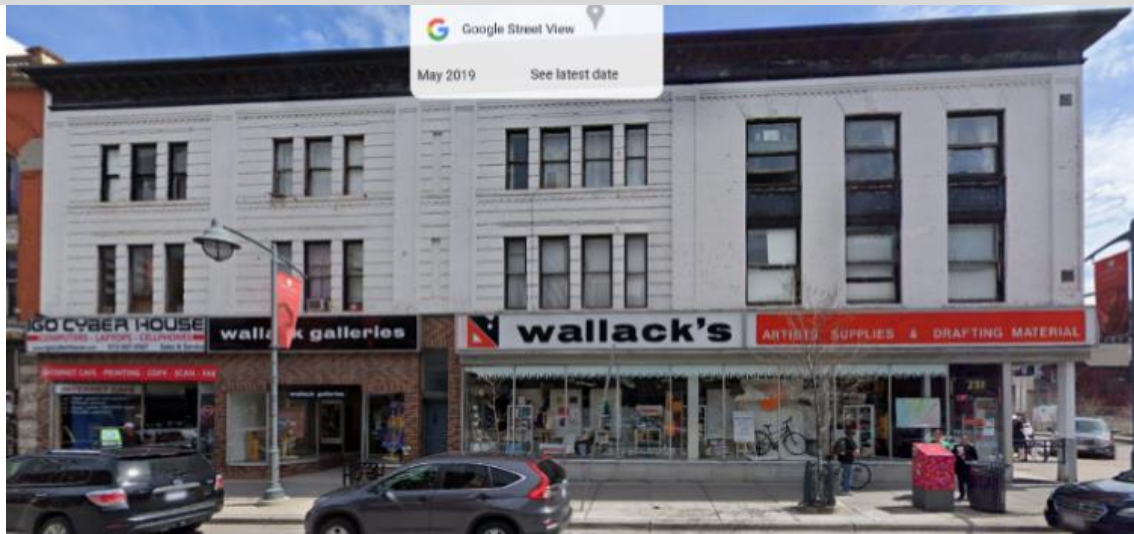


1.6 223-231 Bank Street

The Wallack Building is a three-storey brick, with commercial on the ground floor and residential on the floors above. The Bank street frontage is divided into three distinct sections, creating a range that extends along half of the block. The upper floors have a rusticated decorative brick in a strong horizontal expression, vertical segmented window pattern. The brick has been painted and architectural features such as the keystones and other decorative features are covered over. The ground floor commercial storefronts have undergone extensive alterations. Along Lisgar the ground floor windows have been infilled. The upper floors of the building are residential that extends to the rear of the lot with a covered passageway providing access to an interior courtyard.

Architectural Integrity

The building's footprint suggests defined uses with the emphasis placed on the treatment of the Lisgar/Bank corner, Since 1912 the massing of the building has not been altered. The treatment of storefronts, position of entrances, have changed in response to changes of users and retail fashion. The brick has been painted, and the three storefronts have been infilled with transoms removed and the recessed entrances relocated. Figure 10 documents the earlier storefronts along the street.

223 -225 - 227 229 & 231 BANK STREET**CHARACTER DEFINING FEATURES**

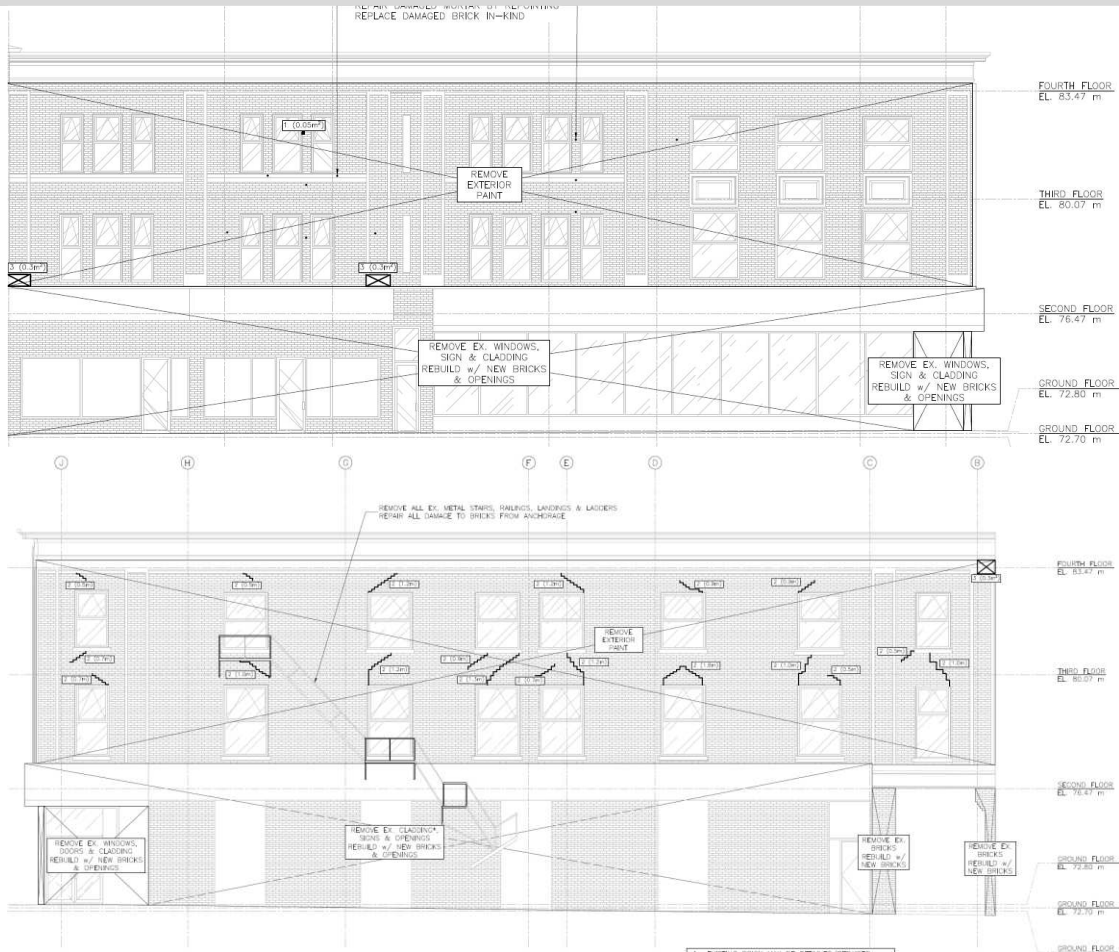
- Large, pressed metal cornice extending around the Bank and Lisgar frontages.
- Along Bank St. a range of 4 bays separated by raised brick pilasters. Along Lisgar the facade is symmetrical with pilasters defining the 2 ends of the building and double bay of windows midway along the façade
- Along Bank Street the raised brick banding framing the 3rd floor.
- Access to the upper floors defined with an entrance midblock between pilasters.
- Large 2 storey windows at the corner with stone keystones at headers and metal spandrels.
- Red brick with a horizontal stepped treatment in 3 of the bays
- Corner entrance.
- Ground floor large rectangular blind windows extend along Lisgar with the carriage access in the last bay with pilasters framing the entrance.

- Lisgar façade less imposing treatment with raised pilasters at the ends of the façade with window surrounds including stone keystones.
- One over one vertical hung windows arranged evenly along the upper floors of the façade.

COMPARABLES



REMOVALS AND INTERVENTIONS OF THE EXISTING BANK & LISGAR STREET FACADES





An Artist's rendering of the restored block with the paint removed and the ground floor commercial units. The illustration below positions the properties within the downtown neighbourhood. Source: Neuf Architectes, August 2024.



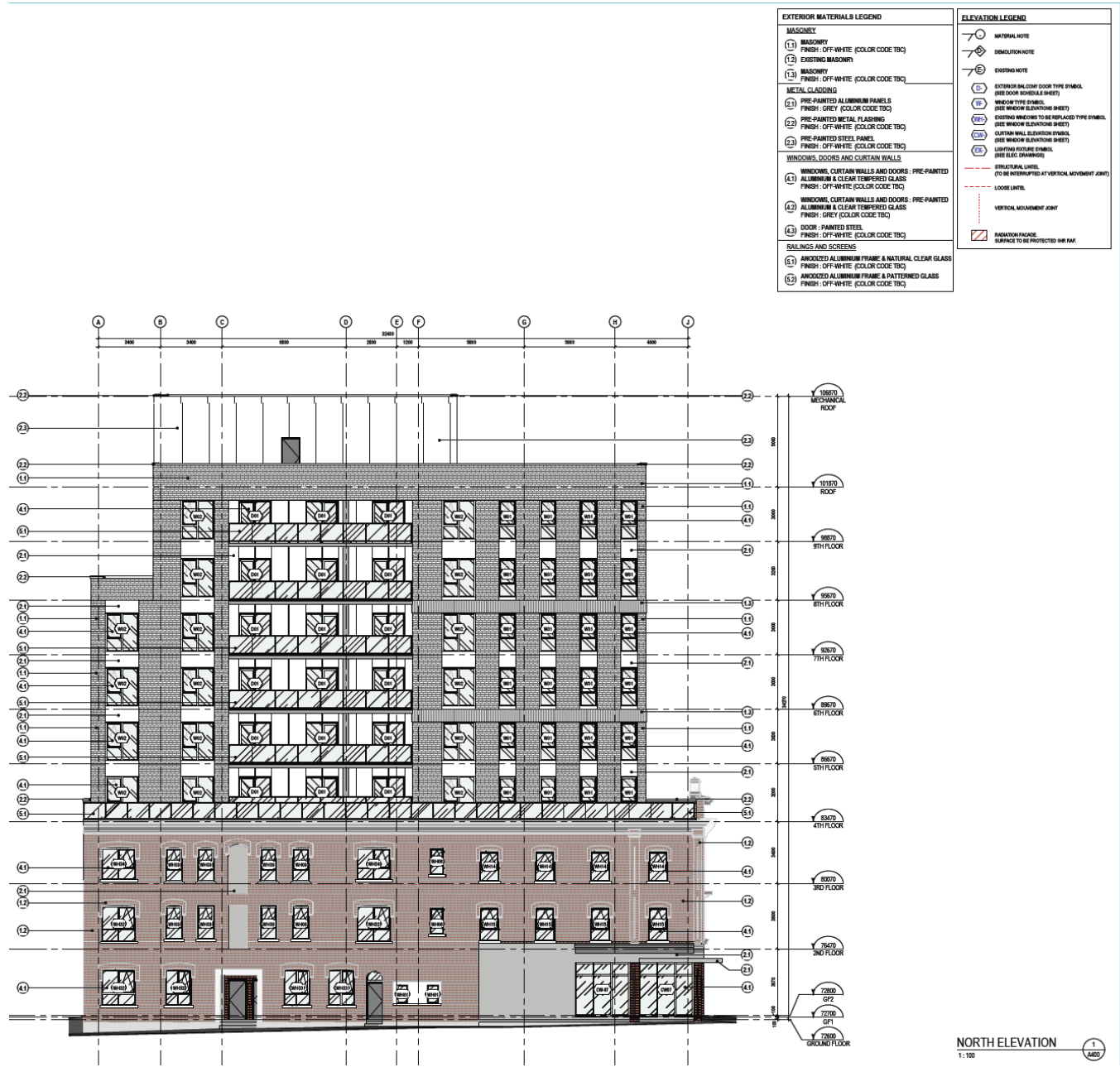
APPENDIX A: ELEVATIONS: Removals, Intervention & Conservation Work Required Art Engineering Inc.

GENERAL NOTES	DEMOLITION
<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 (OHSA) 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. 	<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 SUBTRACES. 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 CHECKED 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 REMOVE 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.
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 RECORD. 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 "REVIEW 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. <p>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.</p>	<p>MASONRY</p> <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 DETEIORATION. UNITS SHALL BE APPROVED BY ENGINEER, ARCHITECT OR OTHER CONSTANTS BEFORE REUSE. CONCRETE MASONRY UNITS (CMU), IN ACCORDANCE WITH CSA A185.1, TYPE N/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" x 40" LG. HELICAL STITCHING TIE. BLOCK-LOK SPIRA-LOK 8 mm ϕ 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.

<p>REPOINTING BRICK MASONRY</p> <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.
<p>SEALANTS</p> <ol style="list-style-type: none"> 1. MATERIALS: TREMCO DYMONIC 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.



APPENDIX B: ELEVATIONS: Neuf Architect(e)s



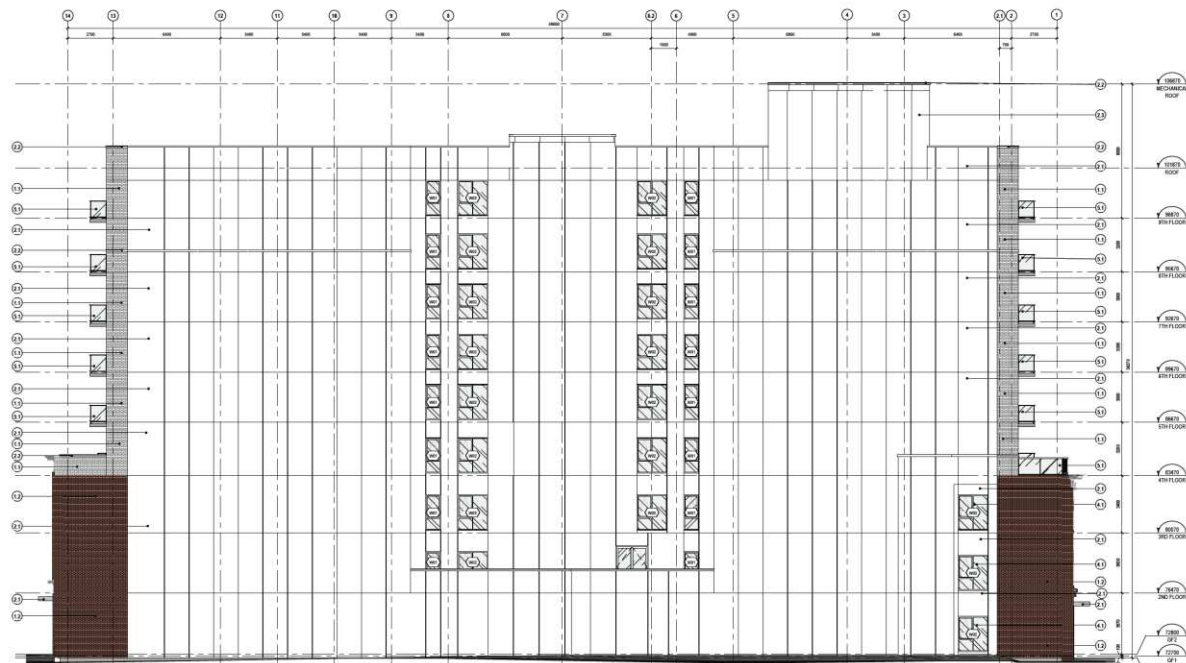
North Elevation Neuf Architectes 2024

NORTH ELEVATION 1/100



West & East Elevations. Source: Neuf Architectes 2024

EXTERIOR MATERIALS LEGEND	ELEVATION LEGEND
MASONRY	VERTICAL WHITE
(1) BRICKERY FRONT: OFF WHITE (COLOR CODE: TRC)	INSULATION MASONRY
(2) EXTERIOR BRICKERY	HORIZONTAL WHITE
(3) MASONRY FRONT: OFF WHITE (COLOR CODE: TRC)	EXTERIOR HOLLOW DOOR TYPE DOUBLE SEE SECTION ARCHITECTURE
METALS GLAZINGS	WINDOW TYPE DOUBLE
(4) PRE PAINTED ALUMINUM PANELS FRONT: GREY (COLOR CODE: TRC)	WINDOW TYPE DOUBLE WITH MASONRY PANELS SEE SECTION ARCHITECTURE
(5) PRE PAINTED METAL FLASHING FRONT: OFF WHITE (COLOR CODE: TRC)	OPTIONAL ELEVATION PANELS SEE SECTION ARCHITECTURE
(6) PRE PAINTED STEEL PANELS FRONT: OFF WHITE (COLOR CODE: TRC)	WINDOW TYPE DOUBLE WITH MASONRY PANELS SEE SECTION ARCHITECTURE
WINDOWS, DOORS AND CURTAIN WALLS	WINDOW TYPE DOUBLE WITH MASONRY PANELS SEE SECTION ARCHITECTURE
(7) WINDOWS, CURTAIN WALLS AND DOORS: PRE PAINTED ALUMINUM & CLEAR TINTED GLASS FRONT: OFF WHITE (COLOR CODE: TRC)	WINDOW TYPE DOUBLE WITH MASONRY PANELS SEE SECTION ARCHITECTURE
(8) WINDOWS, CURTAIN WALLS AND DOORS: PRE PAINTED ALUMINUM & CLEAR TINTED GLASS FRONT: GREY (COLOR CODE: TRC)	WINDOW TYPE DOUBLE WITH MASONRY PANELS SEE SECTION ARCHITECTURE
(9) DOOR: PRE PAINTED STEEL FRONT: OFF WHITE (COLOR CODE: TRC)	WINDOW TYPE DOUBLE WITH MASONRY PANELS SEE SECTION ARCHITECTURE
PANELS AND GLAZINGS	WINDOW TYPE DOUBLE WITH MASONRY PANELS SEE SECTION ARCHITECTURE
(10) ANODIZED ALUMINUM FRAME & MATERIAL CLEAR GLASS FRONT: OFF WHITE (COLOR CODE: TRC)	WINDOW TYPE DOUBLE WITH MASONRY PANELS SEE SECTION ARCHITECTURE
(11) ANODIZED ALUMINUM FRAME & PATTERNED GLASS FRONT: OFF WHITE (COLOR CODE: TRC)	WINDOW TYPE DOUBLE WITH MASONRY PANELS SEE SECTION ARCHITECTURE





South elevation . Neuf Architectes Inc. 2024

EXTERIOR MATERIALS LEGEND	ELEVATION LEGEND
MASONRY	○ MATERIAL NOTE
(1) MASONRY FINISH: OFF-WHITE (COLOR CODE TBC)	⊖ DEMOLITION NOTE
(2) EXISTING MASONRY	⊕ EXISTING NOTE
(3) MASONRY FINISH: OFF-WHITE (COLOR CODE TBC)	⊗ EXTERIOR BALCONY DOOR TYPE SYMBOL (SEE DOOR SCHEDULE SHEET)
METAL CLADDING	⊘ WINDOW TYPE SYMBOL (SEE WINDOW ELEVATIONS SHEET)
(4) PRE-PAINTED ALUMINUM PANELS FINISH: GREY (COLOR CODE TBC)	⊙ CUSTOM WINDOWS TO BE REPLACED TYPE SYMBOL (SEE WINDOW ELEVATIONS SHEET)
(5) PRE-PAINTED METAL FLASING FINISH: OFF-WHITE (COLOR CODE TBC)	⊚ CUSTOM WALL ELEVATIONS SYMBOL (SEE WINDOW ELEVATIONS SHEET)
(6) PRE-PAINTED STEEL PANEL FINISH: OFF-WHITE (COLOR CODE TBC)	⊛ LANTERN PICTURE SYMBOL (SEE ELEC DRAWINGS)
WINDOWS, DOORS AND CURTAIN WALLS	⊜ STRUCTURAL LIMITS (TO BE INTERPRETED AT VERTICAL MOVEMENT JOINT)
(7) WINDOWS, CURTAIN WALLS AND DOORS - PRE-PAINTED ALUMINUM & CLEAR TEMPERED GLASS FINISH: GREY (COLOR CODE TBC)	⊝ LOOSE LIMITS
(8) WINDOWS, CURTAIN WALLS AND DOORS - PRE-PAINTED ALUMINUM & CLEAR TEMPERED GLASS FINISH: GREY (COLOR CODE TBC)	⊞ VERTICAL MOVEMENT JOINT
(9) DOOR - PAINTED STEEL FINISH: OFF-WHITE (COLOR CODE TBC)	⊟ INDICATOR FRAME (DISTANCE TO BE PROJECTED 1/8" MIN.)
GLASS AND SCREENS	
(10) ANODIZED ALUMINUM FRAME & NATURAL CLEAR GLASS FINISH: OFF-WHITE (COLOR CODE TBC)	
(11) ANODIZED ALUMINUM FRAME & PATTERNED GLASS FINISH: OFF-WHITE (COLOR CODE TBC)	