

Soeurs de la Visitation
Monastery

114 Richmond Road, Westboro
Ottawa, ON



Conservation Plan

February 22, 2023

RMA+SH Architects PROJECT # 22177

CONTENTS

Executive Summary	4
1. Introduction to Heritage Site	5
1.1 General.....	5
1.2 Brief History.....	5
2. Heritage Value	9
2.1 General.....	9
2.2 Statement of Significance	9
3. Condition Assessment	11
3.1 The Elms House	11
3.1.1 Foundations	11
3.1.2 Masonry	11
3.1.3 Main Roof	11
3.1.4 Dormers	11
3.1.5 Flat Roofs.....	12
3.1.6 Chimneys.....	12
3.1.7 Windows.....	12
3.1.8 Doors.....	12
3.1.9 Veranda.....	12
3.1.10 Other	12
3.2 1913 Monastery Addition and Chapel.....	13
3.2.1 Foundations	13
3.2.2 Masonry	13
3.2.3 Main Roofs	13
3.2.4 Dormers	14
3.2.5 Flat Roofs.....	14
3.2.6 Chimneys.....	14
3.2.7 Bellcote	14
3.2.8 Windows.....	14
3.2.9 Doors.....	14
3.2.10 Porches and Balconies	15
3.2.11 Other	15
4. Conservation Approach	16

4.1	Conservation Treatment	16
4.2	Applicable Conservation Standards and Principles	16
4.3	Conservation Strategy	18
4.3.1	The Elms House.....	18
4.3.2	1913 Monastery Addition and Chapel.....	20
4.3.3	Grounds	23
5.	Commemoration Approach.....	25
5.1	Architectural Detailing.....	25
5.2	Artifact Display.....	26
5.3	Written History.....	27
6.	Sequencing	29
6.1	Understanding.....	29
6.1.1	CHIS and Conservation Plan	29
6.1.2	In-depth Historical Research.....	29
6.1.3	Documentation.....	29
6.1.4	Designated Substance Report (DSR)	30
6.1.5	Condition Assessment	30
6.1.6	Testing and Investigations	30
6.1.7	Archaeological Investigations.....	30
6.1.8	Updated Conservation Strategy.....	30
6.2	Planning	31
6.2.1	Indicative Costing	31
6.2.2	Confirmation of Functional Program and Spatial Planning	31
6.2.3	Design Options for Building Envelope Improvements.	31
6.2.4	Design Development – Part B.....	31
6.2.5	Complete Code Analysis	31
6.2.6	Construction Plan	32
6.2.7	Coordination with <i>Building B</i> design	32
6.3	Intervening.....	32
6.3.1	Construction Documents/ Demolition Plan – Part A	32
6.3.2	Tender – Part A.....	32
6.3.3	Construction Administration – Part A.....	33
6.3.4	Construction Documents – Part B	33
6.3.5	Tender – Part B.....	33

6.3.6	Construction Administration – Part B	33
6.4	Post-Intervening.....	33
6.4.1	Project Closeout	33
6.4.2	Future Maintenance Plan.....	33
6.4.3	Archival Record.....	34
<i>Appendix A</i>	35
<i>Appendix B</i>	36
<i>Appendix C</i>	37

EXECUTIVE SUMMARY

RMA+SH Architects (The Consultant) was retained in October 2022 by Ashcroft Homes (the Client) to prepare an update to the previously approved 2018 Cultural Heritage Impact Assessment (CHIS) for the **Soeurs de la Visitation Monastery Development** (the Site), located at 144 Richmond Rd in Westboro. The purpose of the revision is primarily because the previous CHIS has expired; however, since previous approvals, the project architect has changed, and minor design changes have been made.

In addition to the CHIS process, the *City of Ottawa* requires the preparation of a *Conservation Plan*. A previous *Conservation Plan* was prepared and submitted in 2018. The following document has been reviewed and revised to reflect changes in current building condition and design intent.

Per *City of Ottawa Guidelines, Conservation Plans* must:

- Describe how the heritage value of a resource will be protected during the development process;
- Include a summary of conservation principles and how they will be used must be included. Conservation principles may be found in publications such as Parks Canada's *Standards and Guidelines for the Conservation and Guidelines for the Conservation of Historic Places in Canada* and *Eight Guiding Principles in the Conservation of Historic Properties*, published by the Ontario Ministry of Culture. (Both publications are available online.);
- Recommend the conservation treatment category – preservation, Rehabilitation, restoration - appropriate to each resource of heritage value within the property, including the landscape;
- Outline how the cultural heritage resource[s] are to be managed after the completion of the project;
- A *Conservation Plan* must contain current information on the condition of the building and recommendations on its ongoing maintenance. These recommendations will be based on the "Standards and Guidelines for the Conservation of Historic Places in Canada" as amended from time to time, and adopted City Council in 2008;
- A *Conservation Plan* may also contain guidance on the following, were appropriate: public access, signage, lighting, interpretation, landscaping, heritage recording, use.

The Consultant has been provided with a copy of the development proposal plan, including architectural site plans and *Building B* floor plans prepared by *M. David Blakely Architect Inc.*, civil drawings prepared by *Stantec*, and structural drawings prepared by *Goodeve Structural Inc.* In addition, the Consultant received the *Architectural Design Brief* prepared by *M. David Blakely Architect Inc.* This revised *Conservation Plan* has been written with the understanding that the actual development proposal consists of the design as outlined in the drawings provided in **Appendix C** and the Conservation Strategy provided in **Appendix A**.

1. INTRODUCTION TO HERITAGE SITE

1.1 General

The proposed development site is located directly southwest of the intersection of Richmond Road and Leighton Terrace, within the Westboro neighborhood of Ottawa. The site is approximately 2.1 hectares (5.2 acres) with a 96-meter frontage on Richmond Road and a depth of 217 meters. Two buildings currently exist on the site, including 88-111 Richmond Road (the first phase of the Q West development) at the north boundary of the site and the Soeurs de la Visitation Monastery directly south of the new building. The southern half of the site comprises a development incorporating mixed residential and seniors housing.



Figure 1 - View of the site prior to *Phase 1* of the development.



Figure 2 - View of the site post construction of *Phase 1* [Google 2022].

Adjacent to the site to the east and southwest lay residential-zoned neighborhoods consisting of 2 - 3 storey residences, while to the west sits the Hilton Avenue Public School. The *Byron Tramway Park* borders the site to the south and Richmond Road, with Traditional Main-Street development, borders the site to the north. The site is surrounded by mature trees on three sides.

1.2 Brief History

The original structure on the site, the Gothic Revival house dubbed 'The Elms,' was designed by Sydney Fripp and built in 1864-1865 as a private residence. Following its long history of use as a residence for Ottawa's elite (including figures

such as George Eaton, a lumberman; James Skead, a prominent politician and businessman; and George Holland, an Ottawa communications pioneer), the property was sold to the Soeurs de la Visitation, a cloistered Visitandine Order, in 1910. The Order was founded in Annecy, France in 1610, and was a contemplative order created expressly for those women whose vocation was prayer. The Monastery in Ottawa was the site of their last new monastery in North America.



Figure 3 - The original house, north-east view (RMA 2017).



Figure 4 - The original house, north-west view (RMA 2017).

By 1913, builders Nazaire and Oscar Poirier had constructed a large addition to the existing house for the Sisters, which consisted of four wings around a central courtyard. The Monastery's functions included a Chapel (the monastery's only public space where local Catholics attended Sunday worship), an infirmary, a Refectory, rooms for the sisters, an office for the Mother Superior, and workrooms all arranged around a central courtyard. Overall, the Monastery addition was a fairly plain structure, with few exterior or interior embellishments. A wall was built to bound the site, which was much in keeping with the building's role as a monastery; within these walls the Visitandine sisters lived a life of prayer, receiving few visitors and rarely leaving the property. Also, in keeping with their long-established traditions, a portion of the day was devoted to outdoor recreation, which is evidenced in the spacious grounds, large verandas, and remnants of gardens.



Figure 5 - The Chapel and the West Wing.

Very little evidence of the building's evolution has been found thus far. It appears that in general, the majority of what is seen today dates back to the 1913 construction. However, review of historical photos has revealed some changes over time. Firstly, a photo dated 1916 shows a slightly different footprint of the Chapel structure at the north-west corner. In addition, historical evidence shows that the now wood clad bay window was originally stone. Further research should be done during the *Preliminary Design Phase* to verify the evolution of the building and understand this evolution and the potential impact on the new design.

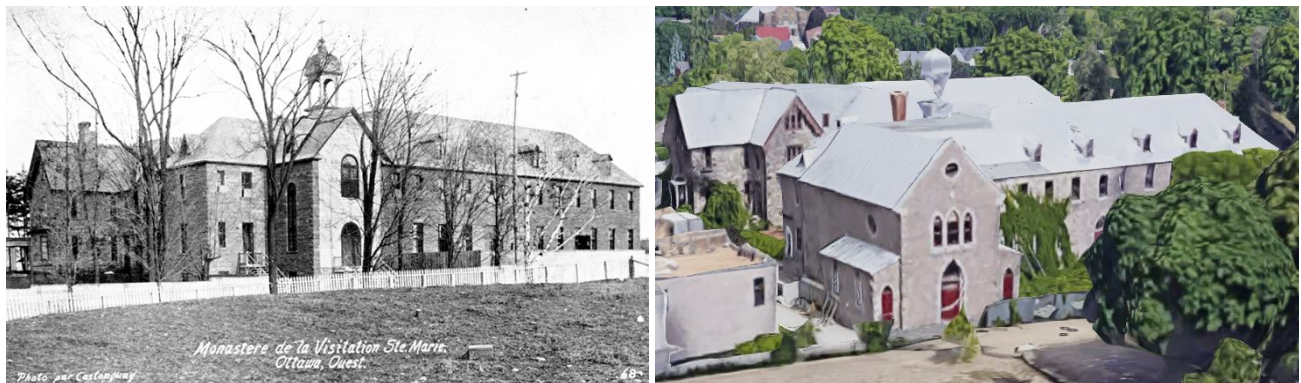


Figure 6 - The Chapel massing, 1916 versus current

(Left photo – 1916 Jules-Alexandre Castonguay / Ken Elder collection via Heritage Ottawa online. Right photo - 2023 Google Earth).

The monastery reached its peak around 1959 when it housed 35 nuns. Since that time the Order's membership has been in decline; by the late 1960s the number of nuns had dwindled to 16, and by 2010 it was down to only 8. Within this same year the Sisters sold the property to Ashcroft Homes and moved to another monastery in Pembroke, where they now occupy a wing of the building.

The former monastery building and the southern portion of the site has remained largely vacant since its sale in 2010, as the developer has been preparing designs and having consultations with the community to determine the best use for the significant structure.

2. HERITAGE VALUE

2.1 General

The site as a whole, including the Soeurs de la Visitation Monastery, is designated under *Part IV* of the *Ontario Heritage Act*. The following outlines a short list of key heritage attributes of the site and building:

- The original house of the 1860s, which is an excellent example of Gothic Revival design.
- The 1913 addition of four wings surrounding a central courtyard and a Chapel, which is an excellent example of early 20th century monastery design.
- Historical association with significant figures James Skead and George Holland, who played key roles in the development of the community and Ottawa as a whole.
- A rare surviving example of a property that housed a self-sustaining cloistered religious community for over 100 years;

Additions and features implemented post-1913 are not considered part of the site's heritage designation.

2.2 Statement of Significance

The *City of Ottawa Statement of Cultural Heritage Value* is inserted below for reference, in its entirety.

"The Soeurs de la Visitation d'Ottawa Monastery is comprised of two parts, a Gothic Revival house built in 1864-1865 and the large stone addition constructed in 1913 to transform the structure into a monastery. Its cultural heritage value lies in its being an excellent example of both an 1860s Gothic Revival House designed for and occupied by members of the elite and an early 20th century monastery. The complex has historical value for its association with James Skead (owner 1880 until his death in 1884, whose widow lived there until 1887), a lumberman, senator, Ottawa booster and founder of Skead's Mills and George Holland, (owner 1887-1910), a successful publisher and innovator, and with the Soeurs de la Visitation d'Ottawa. It is also a rare surviving example of a property that housed a cloistered religious community for over 100 years and functioned as a self-sustaining entity for much of that time.

The original two and a half storey stone house was built in 1864-1865. It was designed by English architect Sidney Bowles Fripp for James Dyke, a local merchant, who quickly sold it to George Eaton, a gentleman farmer. It was one of a number of properties built on larger lots laid out along Richmond Road after its macadamization that were intended for members of Ottawa's emerging elite class. The longest owner of the building prior to its purchase and conversion to a monastery in the early 20th century was George Holland, a prominent local newspaperman, and, with his brother Andrew, a communications entrepreneur.

In 1909 George and Alison Holland sold the entire property to the Soeurs de la Visitation, a cloistered order of nuns whose members devote their lives to prayer. Founded in Annecy, France in 1610, the order established monasteries across Europe in the centuries following its establishment. The order's founders, St. Francis de Sales and Ste. Jeanne Francois de Chantal, have both been beatified. The nuns moved into the house in 1910 and, by 1913, its conversion to a monastery was complete. A tall, two storey building with an attic, it consists of four wings arranged around a central courtyard or cloister, a plan followed by the monasteries of medieval Europe and used for Roman Catholic monasteries around the world.

Soon after its acquisition by the Soeurs de la Visitation, the property was encircled by high walls which shielded the monastery from the exterior world, although the Chapel was used by the community throughout its history. In the years following its establishment, the grounds evolved from food production into a contemplative space, also used by the nuns for recreation.

Description of Heritage Attributes

Key attributes that embody the cultural heritage value of the Soeurs de la Visitation d'Ottawa Monastery as an excellent example of both a large Gothic Revival house built for and inhabited by members of Ottawa's elite and a monastery housing a contemplative order of nuns include:

House

- *steeply pitched roof with narrow gable-roofed dormers;*
- *location of the east facing veranda;*
- *bay window with wooden pointed arch details;*
- *decorative bargeboard;*
- *tall chimneys;*
- *stone quoins and voussoirs;*
- *Distinctive “pinwheel plan” and central staircase;*
- *Stone construction.*

Monastery

- *tall, two-storey stone construction with regularly spaced rectangular windows;*
- *inward-facing plan with the wings arranged around a central courtyard or cloister, enclosed on four sides;*
- *Pattern of the flowerbeds within central courtyard or cloister;*
- *high hipped metal-clad roof with gable and triangular dormers;*
- *bellcote;*
- *first and second floor galleries overlooking the grounds;*
- *Chapel, its interior volume and pointed arch windows.*

Grounds

- *picturesque gardens associated with the Gothic Revival house, with the layout of pathways, flowerbeds and mature trees;*
- *pathway around the periphery of the site to the south of the monastery used by the nuns for recreation, including the allée of trees that defines the pathway on the east side of the property;*
- *The trees and shrubs along the walls planted to buffer the site from the outside world;*
- *The strategic placement of the house on a slight rise.*

The flat roofed addition to the north of the chapel, the enclosed passageway to the west of the building, the metal barrier wall, the former garage to the east of the building and the small shed-roofed addition to the south of the building are not included in the designation.”

3. CONDITION ASSESSMENT

The following condition assessment is based on visual reviews from the ground and accessible interior spaces, review of available documents, and our team's experience from reviewing and working in similar masonry buildings of this vintage. No investigations or exploratory openings were performed. On-site reviews were conducted on November 23rd, 2022 and December 14th, 2022, and compared to site reviews conducted in 2017. When on site November 23rd, our team was able to view a test pit that exposed the outer face of the foundation wall at the north-west corner of the courtyard, done as part of another scope of work. Conditions may be found to be better or worse than described once a more thorough review is conducted. Future reviews, including investigatory openings and thorough historical research, should be completed to fully verify conditions and understand the building. As this was a visual review, comment cannot be made to possible hidden deterioration. Note that more detailed review and recommendations on the masonry and foundations were made by John G. Cooke and Associates. See **Appendix B**.

3.1 The Elms House

3.1.1 Foundations

The foundations are predominately of mass rubble stone, with some parts in brick and concrete. Generally, they appear to be in *fair* condition and dry. Some locations appear damp from water ingress. The foundations likely do not have any waterproofing or drainage systems. Some cracks and displaced masonry were noted. Concrete underpinning was done on the east wall, likely in an attempt to address settlement, as discussed in the structural review found under **Appendix B**.

3.1.2 Masonry

The exterior mass masonry walls have two-unit, medium type random ashlar masonry with mortar joints having a flat tooled joint in a grey mortar. The interiors are generally finished in plaster over wood lath and wood furring with an air gap. Generally, the stone and mortar joints appear to be in *fair* condition for their age with various significant full-height, through-wall cracking, notably beside the window openings. This damage appears to be largely the result of differential settlement and potential disturbance from vibrations when the adjacent residential building was excavated and constructed. A separate engineering report with analysis and recommendations was prepared by John G. Cooke and Associates, and is provided under **Appendix B**, which should be referred to for more details on conditions and recommended actions.

3.1.3 Main Roof

The roof of the Elm House is currently finished in metal roofing, installed in the "toiture en tôle à la canadienne" style (consistent with the main convent). Historic photographs show evidence of the original wood shingle roof, a portion of which is still visible from within the north-east corner of the convent attic space. It is presumed that the house roof was replaced with metal at the time of the convent construction (1913). The metal roof is in generally good condition with minor evidence of surface corrosion and some lifting at the seams. The wood decking was not thoroughly reviewed from the attic space below.

Wood fascia and soffit as well as the gable/dormer bargeboards appear to be in *fair* condition with peeling paint and some deterioration. There are no snow guards or water management system.

3.1.4 Dormers

Wood framed dormers adorn the rooftop, providing light into the third level finished space. The dormers are clad with metal, with exposed wood trim bargeboards and painted windows. The interior is finished in plaster. The wall composition is unknown, but presumably similar to the liner walls within the masonry envelope. They appear to be in *fair* condition with some possible deterioration at the sills.

3.1.5 Flat Roofs

The flat roof at the bay window on the c.1860's Elm House was not visually reviewed. Based on previous investigations on similar buildings having this type of detail, this style of roofing will tend to deteriorate faster. Dates of previous repair/ replacement are unknown.

3.1.6 Chimneys

There is one remaining stone chimney on the south facing roof of the Elm House. Historic photographs and evidence of roof repairs indicate that a second stone chimney was originally constructed at the north-west corner of the house. The date of removal of this chimney is unknown. For stone chimneys of this vintage, there may not be a flue liner. The top of the chimney was not reviewed up close. It is likely that chimney caps are lacking and/or that any existing chimney caps are in poor condition.

3.1.7 Windows

The windows of the house are composed of several layers. Exterior storm windows are installed over decorative wood gothic tracery and casement style interior sashes, with hinged shutters on the interior. Based on currently accessible historic evidence, it cannot be confirmed whether the existing windows are consistent with the original design. Window conditions are generally fair, the main issue being deteriorated paint and sealants. There is little to no evidence of moisture ingress around the windows.

3.1.8 Doors

The exterior doors are all covered by plywood hoarding from the exterior and could not be accessed. The condition is unknown.

The interior doors are typically wood, four-panel design with a painted faux wood finish. Doors appear to be original to the 1913 renovation (if not original to the house). The doors and trim are in generally good condition.

3.1.9 Veranda

A wood porch adorns the north-east corner of the house. As evident from historic photos, the current configuration or design of the porch is not original. The porch is of wood construction with wood deck over a concrete structure and wood roof structure. The posts and railings have been removed and replaced with temporary metal support posts. The roofs are covered in metal roofing and was not reviewed up-close. Woodwork is painted red/wine. Generally, they are in poor condition with many missing components.

3.1.10 Other

Metal Fire Escape. There is a newer metal fire escape at the north-west corner of the house that extends from a third-floor window to the ground. It is painted black and appears to be in fair condition. The fire escape is not original and does not contribute to the heritage character of the building.

Historic Roof. A portion of the original 19th century house roofline and roofing finishes (wood shingles) are exposed within the northeast corner of the convent attic space. These artifacts remained intact within the area where the convent roof is tied into the original roofline of the house. In addition, an early rain reservoir was installed and remains in the same location, presumably added as part of the construction of the convent addition.

3.2 1913 Monastery Addition and Chapel

3.2.1 Foundations

The foundations are predominately of mass rubble stone, with some parts in brick and concrete. Generally, they appear to be in fair condition and dry. Some locations appear damp from water ingress. The foundations likely do not have any waterproofing. Terra-cotta drainage tiles were located approximately three feet below grade, at the north-west corner of the courtyard, during preliminary investigations by Ashcroft in November 2022; however, the extent or performance of the drainage system is unknown. As noted in the masonry section, some of the foundation walls were destabilized by adjacent development work, which is evident through significant cracks and displaced masonry. A few instances of concrete underpinning have been observed, likely in an attempt to address some of the settlement noted above.

3.2.2 Masonry

The exterior mass masonry walls have regular coursed stone masonry with a beaded finishpointing mortar joint in a reddish colour. The interiors are generally finished in plaster or gypsum over wood lath and wood furring with an air gap.

The mortar joints have a beaded profile and red colour. Generally, the stone and mortar joints appear to be in *fair* condition for their age with localized areas of significant cracks, displaced masonry and unstable masonry, braced with temporary supports. This damage appears to be largely the result of disturbance from vibrations and differential settlement when the adjacent residential building was excavated and constructed. A separate engineering report with analysis and recommendations was prepared by John G. Cooke and Associates, and is provided under **Appendix B**, which should be referred to for more details on deterioration and recommended actions.

3.2.3 Main Roofs

The convent roof is steeply pitched with bright tin roofing installed on an angle, a style often called “toiture en tôle à la canadienne”, a series of sheet metal strips are bent, overlapped, and nailed obliquely. The chapel roof is a metal batten style roof with flat pans and seams that run straight from the peak to the eaves. There is a large metal clad bellcote atop the north-west corner of the main convent. The metal roofing is likely installed over roofing felt on wood deck boards. From the interior of the attic, we can see tongue and groove wood deck boards fastened atop supporting wood rafters, with no insulation or dedicated roof ventilation. Two previous repairs were noted in the east wing of the roof, both presumably from the removal of previous chimneys.

Generally, the main metal roofs are in *fair* condition, with some localized deterioration such as loose metal sheets, flashing and aging sealants. There are a number of locations where paint is failing, some areas displaying rust spots, as well as curving/ lifting of individual sheets. Based on a review of the interior roof structure, and at the underside of the wood deck, there is minimal evidence of leaks from the main roof. However, evidence of localized areas of leakage were noted at dormers, chimneys, roof penetrations, and at the lower roof edge, above the eaves, based on water stain patterns. Active leaks were not observed, but on the days of review there was no inclement weather. Lower roof leakage is likely the result of seasonal ice damming.

The wood structure and deck appear to be in generally *fair* and sound condition. This may be due in part to lack of interior finishes, and free heat loss from the interior of the building, which would actively melt ice and snow. Insulating the roof may change these conditions, as well as the structural condition of the roof, and would need to be carefully considered if implemented.

Wood fascia and soffit as well as the gable/dormer bargeboards appear to be in *poor* to *fair* condition. The finials at the gables have lost their upper shafts that would typically extend above the roof ridge. There are a few snow guards and no water management system. Portions of the cornice (i.e. the west façade) appear to be metal and must be verified during future assessment.

3.2.4 Dormers

Wood framed dormers adorn the rooftop, providing light into the third-level attic space. The dormers are clad with metal, with exposed wood trim bargeboards and painted windows and, like the main roof structure, are uninsulated. They appear to be in *fair* condition with some possible deterioration at the sills and lower wall/roof juncture. Based on interior reviews, there have been past leaks that may or may not have been addressed.

3.2.5 Flat Roofs

Flat roofs (i.e. south wing) were not reviewed and/or considered either because they were not accessible or they are anticipated to be demolished in the future project. Porch roofs are examined below (see *Section 3.1.9*).

3.2.6 Chimneys

There are two brick chimneys, one at the south-west corner and one at the north-west corner (near the bellcote). The brick chimneys do not appear to be original; however, the date of construction is unknown. They appear to be in *good* condition with some minor deterioration. It is not known when they were last used, nor what condition the flues are in. It is likely that flue liners may be present as the chimneys appear to have been modern additions or reconstructions. That being said, cracks can develop in either the liner or the chimneys themselves, which would allow vapours to enter the interior of the building. The top of the chimneys was not reviewed up close. It is likely that chimney caps are lacking and/or that any existing chimney caps are in poor condition.

3.2.7 Bellcote

The bellcote is believed to be of wood construction, clad in metal with a similar finish as the tin roof. It is possible that some exposed elements are wood painted the same colour as the tin roof. The condition was reviewed from the ground only. It appears to be intact, and in *fair* condition, but due to its exposed condition, a certain level of deterioration is anticipated.

3.2.8 Windows

There are a variety of window types and styles throughout the building. The majority are double hung wood windows with single pane glass, with several instances of casements and fixed sashes. There are some round rose and gothic windows with tracery located in the Chapel and adjacent west wing. Many of the double hung windows have had their operable wood sashes removed and replaced with aluminum sashes. Some other contemporary windows have been installed. Window conditions range from *fair* to *poor*, the main issue being deteriorated paint and sealants. There is little to no evidence of moisture ingress around the windows. Deterioration is encountered mostly at the sills and lower parts of frames/mouldings. Original windows that have been heavily modified are considered as being in poor condition for the purpose of this assessment.

3.2.9 Doors

The exterior doors are all covered by plywood hoarding from the exterior and could not be accessed. The condition is unknown.

The interior doors are typically wood, four-panel design with a painted faux wood finish. Doors appear to be original to the 1913 renovation. The doors and trim are in generally good condition.

3.2.10 Porches and Balconies

A heritage wood porch wraps the east and south sides of the east wing. This porch appears to be consistent with the original configuration and design based on historic evidence accessible at this time. The porch is of wood construction with wood deck, railings, posts, roof structure, trim and latticework. The roofs are covered in metal roofing, of similar finish to the main tin roof. Woodwork is painted red/wine for the wood trim, blue for the railings and posts and white for the latticework. The original colour scheme is unknown at this time. Generally, the porch elements are in *poor* condition with significant deterioration.

A newer porch and stair have been added to the west side of the west wing and are in generally *good* condition.

A second level balcony is constructed at the north-east corner of the west wing. The condition of this balcony was not reviewed up close; however, from the ground, the posts and railing appear to be in *fair to poor* condition with peeling paint and a broken bottom rail at the south corner. The roof and floor components appear to be in fair condition with minimal deformation or deterioration.

New wood/ metal stairs were added to the north façade as part of the landscape work done in conjunction with *Phase 1* of the Q-West development.

3.2.11 Other

Interior Woodwork. At the interior there is wood casing and baseboards, interior window shutters, and wood built-ins with faux-wood grain paint finishes. The faux finish appears to have been added to the surfaces over time as elements were added and may have been done by the sisters themselves. This is a painting technique that is not often practiced today and has some aesthetic merit.

Chapel Interior. The chapel has been stripped of many artifacts; however, the character-defining architectural elements remain, including the vaulted plaster ceilings, plaster walls, choir balcony with wood access stair, railings, columns, and wood trim. There is early painted decoration on the walls and possibly the ceiling that has been over painted by the current off-white paint scheme. There are staged platforms, which appear to have been modified over the years. These features are in overall *fair* condition with parts in *poor* condition. There is severe structural cracking in the plaster walls, due to movement of the building.

4. CONSERVATION APPROACH

4.1 Conservation Treatment

Overall, the primary treatment for the proposed development, as defined in the *Standards and Guidelines for the Conservation of Historic Places in Canada* would be considered one of **Rehabilitation**. For key elements, and for which sufficient existing material or historical evidence is available, limited instances **Preservation or Restoration** (or partial *Restoration*) may be implemented.

Rehabilitation is defined as “the action or process of making possible a continuing or compatible contemporary use of an ‘historic place’, or an individual component, while protecting its heritage value.” In order to make the vacant convent relevant and functional, a general approach of *Rehabilitation* is recommended. *Rehabilitation* should be the main conservation approach for the majority of the character defining elements, including but not limited to the exterior masonry, the metal roof, dormers, exterior woodwork, and typical windows.

The *Standards and Guidelines for the Conservation of Historic Places in Canada* describe **Preservation** as ‘the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an ‘historic place’ or of an individual component, while protecting its heritage value.’ Limited instances of *preservation* are suggested, specifically related to remnants of the original house roof within the attic level.

The *Standards and Guidelines for the Conservation of Historic Places in Canada* describe **Restoration** as ‘the action or process of accurately revealing, recovering, or representing the state of an ‘historic place’, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.’ Isolated applications of *Restoration* are recommended. For example, the veranda on the Elms House has been significantly altered over time, and since the current conditions are poor, it may be appropriate to reconstruct and restore elements of the original design.

4.2 Applicable Conservation Standards and Principles

Applicable *General Standards* from the *Standards and Guidelines for the Conservation of Historic Places in Canada* are as follows:

Standard 1. *Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element. Where possible, all exterior heritage attributes will be restored or repaired/replaced as required. Any character defining element that needs to be altered or removed in order to accommodate the new functional program should be reinterpreted in the new design. The south wing, and portion of the west wing that are proposed for demolition will be memorialized by reconstructed stone walls to maintain the original experience and layout of the enclosed courtyard.*

Standard 2. *Conserve changes to an historic place that, over time, have become character-defining elements in their own right. The 1913 monastery addition as well as the picturesque landscape features, including the courtyard, were later additions to the site but have become character defining elements in their own right. All heritage elements should be preserved, rehabilitated or reinterpreted. Per the Statement of Significance, any changes or additions post construction of the monastery do not contribute to the heritage value of the building or site.*

Standard 3. *Conserve heritage value by adopting an approach calling for minimal intervention. This standard should be adopted for all remaining character defining elements that are to be kept and preserved, such as the masonry, roofing, courtyard, windows and doors, and decorative wood elements.*

Standard 6. *Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information. Put in place protection strategies prior to construction. Areas of major structural concerns will be stabilized until proper repair work can be completed. Proper stabilization must be put in place to protect the heritage structure particularly*

during demolition of the south and part of the west wing and during excavation for adjacent construction (including the parking structure within the courtyard area). Archaeological testing should be undertaken and mitigated if necessary.

Standard 7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention. **This standard should be adopted for all existing character defining elements that will be preserved. A series of understanding methods, such as non-invasive laser scanning to determine deflection, carefully executed investigative openings, thorough condition assessment, and the conservation approach demonstrated within this document will together determine the proper treatment of character defining elements and other heritage elements throughout the proposed interventions.**

Standard 8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes. **All character defining elements should be preserved using appropriate techniques and skilled laborers. A maintenance plan should be created to ensure the survival of all character defining elements. All character defining elements that have been removed should be reinstated where possible based on existing conditions and historical documentation.**

Standard 9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference. **Required repairs and/or replacement of deteriorated character defining elements will be informed by the original details where possible. Subtle differentiation will be used to identify the new interventions from the original components without distracting from the appreciation of the heritage elements (i.e. subtle material or colour variation).**

Additional applicable *Standards* for Rehabilitation:

Standard 10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place. **Character defining elements that can be maintained within the new design should be retained. Any character defining element that will be removed should be replaced in kind or reinterpreted to maintain the essence of its heritage value. Where materials are too deteriorated to preserve, elements will be replaced in kind or with compatible alternatives.**

Standard 11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place. **Any new addition should be of its own time but take cues from the existing in terms of massing, datum lines, and proportions. Intersections between old and new should be thoughtful and act as a visual buffer. New interventions, including new additions and replacement elements should be compatible yet subordinate to the existing heritage elements. Although large in mass, the proposed addition is stepped back from the historic building to minimize the visual and physical imposition. Furthermore, a glass “gasket” visually separates the old and new construction. The design and material palette of any new interventions should complement and not distract from the heritage fabric. Any changes to the existing fabric, including demolition, addition, and replacement should be documented for posterity.**

Standard 12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future. **Although many of the proposed interventions are irreversible (such as the partial demolition of the south and part of the west wing) effort will be made for interventions within the remaining portion of the building to be reversible. The**

primary massing and circulation within the character defining areas of the building (the house, the Chapel and the first floor of the convent) will remain.

4.3 Conservation Strategy

The following presents summary recommendations for the conservation treatment to be applied to individual character defining elements of the building, as discussed in the *Statement of Cultural Heritage Value*. Treatment of heritage elements deemed to have material or historical value, but not specifically listed as *character defining elements* have been included below and noted as “non-CDE”.

In addition to the conservation approach below, careful consideration must be given to integration of building thermal upgrades, new M&E systems, and other code requirements. Improper integration of such elements can negatively impact the heritage character of the building and must be carefully considered.

4.3.1 The Elms House

Conservation Strategy	
Character Defining Elements	Conservation Approach
The Elms House	
Stone Foundation (non-CDE)	<p>Approach: Rehabilitation. Retain existing stone foundations. Rake out joints (from exterior and interior), consolidate core, and repoint as required. Repair cracks as required. Integrate new drainage tile system.</p> <p>Refer to JCAL letter in Appendix B for more detailed scope of work.</p>
Stone Masonry – including stone quoins and voussoirs	<p>Approach: Rehabilitation. Retain existing masonry walls. Rake and repoint mortar joints as required. Repair cracks as required.</p> <p>Refer to JCAL letter in Appendix B for more detailed scope of work.</p> <p>The window arrangement will not change. Consideration should be made to uncovering/ rehabilitating the masonry around the bay window that has been covered in wood.</p>
Roof - steeply pitched roof	<p>Approach: Rehabilitation. Although originally wood shingles, the expression of the roof has been metal for much of its life (presumably 1913 upon construction of the convent). Given maintenance considerations, it is our recommendation to remain with the metal roof.</p> <p>The existing metal roof should be retained where possible. It is recommended that it be cleaned and repaired as required, replacing any damaged areas in kind. Any areas of rust damage should be addressed and repainted.</p> <p>As part of the design and construction documentation, further, detailed condition assessment must be done to determine the viability of retaining the existing material.</p> <p>If replacement is required, maintaining the “toiture en tôle à la canadienne”, expression is important.</p> <p>All wood trim should be fully repaired, replaced where required and repainted to match the original colour scheme of the building.</p>

	<p>Consider adding gutters, downpipes and drainage which will help preserve the masonry and keep moisture away from the foundations. These new elements should be compatible with the heritage design in style and colour.</p> <p>Consider adding snow guards at least over doorways and circulation paths. These new elements should be compatible with the heritage design in style and colour.</p>
Dormers - narrow gable-roofed dormers	<p>Approach: Rehabilitation. Both existing dormers (one on the east and one on the south) should be retained. The dormers should be repaired as required. All wood elements should be stripped, repaired, replaced as required, and repainted, installing new barge board, soffit, and additional wood trim (perhaps returning original elements of design) where necessary. Structural upgrades and modifications to add insulation may be required.</p>
Bargeboard	<p>Approach: Rehabilitation. All existing decorative bargeboard should be retained where possible. Based on the current condition, it is recommended that it be repaired and repainted. Missing elements should be reinstated where sufficient examples or documentation exists.</p>
Flat roofs (non-CDE)	<p>Approach: Rehabilitation. It is likely the roofing is due for replacement, which should be done in a manner sympathetic to the heritage style of the building.</p>
Chimneys	<p>Approach: Rehabilitation. It is recommended that the existing chimney be retained. Based on the current condition, it is recommended that the masonry be raked and repointed as required.</p> <p>Provide new flue liner and chimney cap with wire mesh to keep out wildlife. If the chimney is no longer active, the capping should provide ventilation to allow incidental moisture that enters the flues to escape. Otherwise, trapped vapour can migrate into the masonry and cause increased deterioration.</p> <p><i>Note: originally, two tall chimneys were constructed (on the north-west and the south-east corners); however, the north-west chimney has since been removed (date unknown).</i></p>
Windows – including bay window with wooden pointed arch details	<p>Approach: Rehabilitation. Based on the period photos, it appears that the windows have been altered since the 1910 renovations. The existing interior sashes do not meet current thermal requirements. A holistic assessment of the windows for design expression and thermal performance is advised. The interior sashes should be replaced with new thermal inswing sashes in a compatible heritage style. All original interior trim should be salvaged where possible. Consideration could be made for elimination of the exterior sash and/or integration of a new exterior protective layer. Further assessment and final determination should be made during design development phase.</p> <p>Retain gothic wood tracery. Strip and repaint wood. Repair as required.</p>
Doors (non-CDE)	<p>Approach: Rehabilitation. Existing plywood hoarding should be removed to properly assess the quality and condition of existing exterior doors. It is unlikely that existing doors meet the new building requirements regarding design expression and thermal performance. If the doors are slated for replacement, this should be done in a manner sympathetic to the heritage style of the building.</p>

	Although not noted as a character defining element, the interior doors and trims are of quality material and speak to the original character of the house and should be integrated into the new design where at all possible.
East facing veranda	Approach: Rehabilitation and Restoration. The conservation approach for the veranda should be a combination of <i>Rehabilitation</i> and <i>Restoration</i> . The wood porch should be rebuilt, and consideration should be given to returning to the original design and configuration based on further historical research. The poor condition of the material elements does not allow for much retention; however, if any original elements are discovered, these should be used as models for the new construction where possible. New stairs should be constructed to meet current building code and health and safety regulations compatible with the style, material, and finish of the reconstructed wood porch and heritage design.
Layout - <i>Distinctive "pinwheel plan" and central staircase</i>	Approach: Preservation. The interior layout of the house will remain relatively untouched. Key elements of the layout (specifically the central stair and pinwheel plan) will be maintained in the new design.
Metal Fire Escape (non-CDE)	Approach: Rehabilitation. A code assessment should be done to determine the necessity of this stair and a solution should be developed that is more compatible with the heritage character of the building.
Historic Roof (non-CDE)	Approach: Preservation. Although not described in the <i>Statement of Significance</i> , the portion of the original roofing and water management system that remain should be preserved. Ideally, these elements will be retained in place and celebrated or made visible in some way within the new design.

4.3.2 1913 Monastery Addition and Chapel

Conservation Strategy	
Character Defining Elements	Conservation Approach
1913 Monastery Addition and Chapel	
Stone Foundation (non-CDE)	Approach: Rehabilitation. Retain existing stone foundations. Rake out joints (from exterior), consolidate core, and repoint as required. Repair cracks as required. Integrate new drainage tile system. Refer to JCAL letter in Appendix B for more detailed scope of work.
Stone Masonry - <i>tall, two storey stone construction with regularly spaced rectangular windows</i>	Approach: Rehabilitation. Retain existing masonry walls. Rake and repoint mortar joints from exterior as required. Match existing mortar colour. Further research should be done into an appropriate mortar joint profile. Repair and/or reconstruct around cracked and bulged portions of wall as required, using original and/or salvaged material. Refer to JCAL letter in Appendix B for more detailed scope of work. Masonry walls of the Chapel portion of the building exhibit significant structural concerns. Masonry walls of the Chapel should be repointed from both the exterior and interior faces and large structural cracks must be repaired. Refer to JCAL letter in Appendix B for more detailed scope of work.

	<p>The window arrangement will not change on the portions of the building that are to remain.</p>
<p>Roof - <i>high hipped metal-clad roof</i></p>	<p>Approach: Rehabilitation. The existing metal roof should be retained where possible. It is recommended that it be cleaned and repaired as required, replacing any damaged areas in kind. Any areas of rust damage should be addressed and repainted.</p> <p>As part of the design and construction documentation, further, detailed condition assessment must be done to determine the viability of retaining the existing material.</p> <p>If replacement is required, maintaining the “toiture en tôle à la canadienne”, expression is important.</p> <p>All wood trim should be fully repaired, replaced where required and repainted to match the original colour scheme of the building.</p> <p>Consider adding gutters, downpipes and drainage which will help preserve the masonry and keep moisture away from the foundations. These new elements should be compatible with the heritage design in style and colour.</p> <p>Consider adding snow guards at least over doorways and circulation paths. These new elements should be compatible with the heritage design in style and colour.</p> <p>If the roof will be insulated, additional studies must be done to introduce a ventilated roof plane, within the existing rafter space, to help minimize ice damming at the roof edge, and review and update the roof structure for increased loading. Addition of insulation must carefully consider the physical and visual impact on the heritage character of the building.</p>
<p>Dormers - <i>gable and triangular dormers</i></p>	<p>Approach: Rehabilitation. The existing dormers around the outer face of the convent should be retained. The dormers should be repaired as required, installing new barge board, soffit, and additional wood trim (perhaps returning original elements of design where appropriate). All wood elements should be stripped, repaired, replaced as required, and repainted. Structural upgrades and modifications to add insulation will likely be required. Alterations and addition of insulation must carefully consider the physical and visual impact on the heritage character of the building.</p> <p>Any new dormers (inward facing) should be installed in a manner that is compatible with and subordinate to the existing dormers, taking inspiration from the existing dormer design while allowing for more light into the new third-floor spaces. New dormers should be clad in metal, similarly to the existing. Consideration may be given to using a different metal, perhaps zinc, to differentiate the two.</p>
<p>Chimneys</p>	<p>Approach: Rehabilitation/ Restoration. The brick chimney at the south-west corner is slated for demolition; however, the north chimney should be retained. It is evident from currently accessible historic record that the location of the existing chimney is original. Further research should be done to determine the design/ material of the original chimney and consideration should be given to reinstating a more heritage appropriate design.</p>
<p>Bellcote</p>	<p>Approach: Rehabilitation. The bellcote should be retained. It is recommended that it be cleaned and repaired as required, replacing any damaged areas in kind. Any areas of rust damage should be addressed and</p>

	repainted. The extent of repair is unknown until a close-up condition review is conducted.
Windows (non-CDE)	Approach: Rehabilitation. For the typical wood windows, new insulated glass windows should be installed in a compatible heritage style, matching the original configuration. All original interior trim should be salvaged and re-instated where possible.
Chapel – <i>pointed arch windows</i>	Approach: Restoration. Select unique windows within the Chapel and adjacent west wing should be restored and retained. This includes the rosette window and gothic tracery transoms of doors and windows. Modifications or additional internal sash units may be required to meet the thermal requirements of these units.
Doors (non-CDE)	Approach: Rehabilitation. Existing plywood hoarding should be removed to properly assess the quality and condition of existing exterior doors. It is unlikely that existing doors meet the new building requirements regarding design expression and thermal performance. If the doors are slated for replacement, this should be done in a manner sympathetic to the heritage style of the building. Original door frames should be considered for retention and restoration, to minimize disturbance of surrounding openings. Although not noted as a character defining element, many interior doors and trims are of quality material and speak to the original character of the convent and should be integrated into the new design where possible.
Chapel – <i>interior volume</i>	Approach: Rehabilitation. The volume of the space, vaulted ceilings, choir with associated stair railing/wood trim, and other trim should be retained within the new design. Staged platforms could be removed to provide a larger floor area and to open the space up for other uses. Investigation into the structural integrity of the balcony/ choir should be conducted and repairs should be done as required and, in a manner, respectful to the heritage design. Refer to JCAL letter in Appendix B for more detailed scope of work.
First and second floor galleries	Approach: Rehabilitation. On the first floor, a “gallery”/ interior circulation corridor wraps the courtyard on all four sides. At the second-floor level, a corridor overlooks the courtyard along the west wing only. The proposed re-design suggests removal of the south and part of the west wing which will interfere with the continuity of the current gallery configuration. However, the first-floor gallery will be reinterpreted in the new design, combining interior and exterior circulation. At the second-floor level, the proposed design suggests maintaining the west gallery and reconfiguring the north and east wings to extend the inward facing gallery around the other two sides. The consultant assesses that the existing circulation routes speak to the secular organization of the convent space (not CDE) and design exploration is encouraged at the design phase to further refine the second and third floor circulation to optimize new functional objectives with memory of the original spatial organization and use of the building.

<p>Layout - <i>The inward facing plan with the wings arranged around a central courtyard or cloister, enclosed on four sides.</i></p>	<p>Approach: Rehabilitation. The overall inward facing plan should be retained or reinterpreted to accommodate the new use. The two wings which are slated for demolition should be reinterpreted through reconstructed walls in memorial to the original configuration.</p> <p>Due to complexities of construction and structural concerns – dismantling and rebuilding select severe condition areas of the masonry walls is anticipated.</p>
<p>Courtyard - <i>Pattern of the flowerbeds within the central courtyard or cloister.</i></p>	<p>Approach: Rehabilitation. Much of the original courtyard landscaping has been lost due to time and neglect. What remains of the courtyard landscaping will be removed to accommodate a new elevated courtyard over the new parking structure; however, the original layout of the unique flowerbeds within the courtyard will be reinterpreted through a mix of hard and softscape elements in the new raised courtyard space.</p>
<p>Interior woodwork (non-Cs DE)</p>	<p>Approach: Rehabilitation. Interior woodwork should be considered for salvage and reuse in the rehabilitated facility. Woodwork within the areas slated for demolition should be reviewed and select elements should be carefully removed, stored, and used for repairs within the remaining spaces. A plan must be put in place for the proper treatment of interior woodwork (i.e. careful removal/ storage or protection in-situ) prior to beginning demolition or construction.</p>
<p>General Finishes (non-CDE)</p>	<p>Approach: Rehabilitation. A plan must be put in place for the proper treatment of interior finishes prior to beginning demolition or construction. For example, paint sampling should be done to understand the evolution of the interior colour scheme, which may inspire the colour scheme of the new design. Where possible, finishes of material value may be salvaged and either remain or be reused within the new design.</p>

4.3.3 Grounds

Conservation Strategy	
Character Defining Elements	Conservation Approach
Grounds	
<p><i>Picturesque gardens associated with the Gothic Revival House, with the layout of pathways, flowerbeds, and mature trees.</i></p>	<p>Approach: Rehabilitation. These gardens have previously been removed. It is recommended that the spirit of the garden be reinterpreted in the new site development, such as on the roof or throughout the courtyards and colonnades between buildings.</p>
<p><i>Pathway around the periphery of the site to the south of the monastery used by the nuns for recreation, including the allée of trees that defines the pathway on the east side of the property.</i></p>	<p>Approach: Rehabilitation. Currently, the only aspect of these paths that remain is along the east boundary of the site. It is recommended that this path be maintained and celebrated in any future redevelopment.</p>
<p><i>The trees and shrubs along the walls planted to buffer the site from the outside world.</i></p>	<p>Approach: Preservation. Much of the perimeter landscaping was removed with the removal of the perimeter wall; however, it is recommended that as</p>

	much of the landscape as feasible along the perimeter be kept in any future redevelopment.
<i>The strategic placement of the house on a slight rise.</i>	Approach: Rehabilitation. The significant elevated approach to the house will be maintained in the new development. The current development proposal highlights a tiered landscape including stairs and ramps which allow access from the main grade (public space) to the historic house.

5. COMMEMORATION APPROACH

The future design should include elements that communicate and celebrate the rich cultural heritage of the Convent building and site. There are various options to commemorate the history of the site, educate visitors regarding the past occupants and use, and celebrate the unique site and its historical place in the greater community.

Further studies should be done to appropriately understand the cultural heritage of the building and site, and thus to identify sympathetic means of interpretation. Architectural detailing, artifact display, and written history are all ways through which the cultural past may be commemorated for future generations.

Furthermore, maintaining a community component in the new programming would preserve the relevance of the Convent in the community. Inviting the community into the building to experience the building and history firsthand is the most effective way to cultivate greater public appreciation for the heritage and maintain the cultural significance for generations to come. As such, further exploration should be done into defining an appropriate community function within the new program. This functional component should be sympathetic to the heritage of the building and sustainable for years to come.

5.1 Architectural Detailing

The architecture itself can serve as an effective means of interpreting and celebrating the history and evolution of the building. Architectural connections serve as a *gasket* between old and new. A space that allows *breathing room*, but also the identity of old and new to be read somewhat independently. This gasket is often expressed as a 'reveal', a 'differentiation between solid and void', e.g., a glazed link or a glazed panel. Revealing these architectural connections allows one to read the relationship between old and new and thus interpret the evolution of the building.

The connection point between the house and the convent is currently mostly hidden; however, consideration should be given to redesigning this *gasket* and celebrating the 19th century roofline from both the exterior and the interior of the new third-floor space.

Additionally, the proposed glazed connection between the historic convent and the new *Building 'B'* and other old/new adjacencies within the proposed design should exploit this opportunity through careful detailing and design.

The proposed design also integrates re-constructed stone walls to commemorate the original massing of the courtyard and new landscape features to re-interpret the original unique landscape design within the courtyard space.



Figure 7 – Elm House/ Convent exterior connection (Photo: RMA+SH, 2022).



Figure 8 – Elm House/ Convent interior connection (Photo: RMA+SH, 2022).



Figure 9 – New/ old connection detail - Le Monastère des Augustines, Quebec City (Photo: RMA+SH, 2021).



Figure 10 – New/ old connection detail - Le Monastère des Augustines, Quebec City (Photo: RMA+SH, 2021).

5.2 Artifact Display

Display of historic artifacts within the building is an effective way of capturing a sense of time and an understanding of past uses for future inhabitants or visitors. Although there are currently little to no artifacts remaining at the site, exploration may be done to gather various historical artifacts for integration into the new building, i.e. a call to the public or reaching out to previous occupants. Given the proposed functions within the new space, it is suggested that artifact displays may be integrated within publicly accessible spaces, such as corridors or restaurant spaces, for greatest exposure and appreciation. The displays must be secure and protect the artifacts from damage caused by visitors or the elements (i.e. moisture or sunlight).

The Consultant has selected the following case study for inspiration of how artifact display may be integrated into the new Convent design:

Le Monastère des Augustines - Quebec City, Quebec

Le Monastère des Augustines in Quebec City is a 17th century monastery and hospital that was restored and transformed into a hotel and wellness centre, from 2013-2015. The restored space combines overnight accommodations, rentable spaces, a focus on food and wellness, as well as an interpretive museum of the history of the monastery. As described on the monastery's official website,

"A visit to Le Monastère des Augustines is a unique occasion to interact with history in a heritage haven of culture and wellness. Its innovative concept relies on the past to offer an adventure inside oneself with a contemporary feel, where health and culture meet. It includes a museum, archive centre, meeting rooms for groups, and 65 monastery-type hotel rooms."

The museum highlights both the architecture and historic artifacts to convey the story of the sisters and their cultural heritage. A 17th century vault space in the basement level has been restored as an experiential interpretive element, focussing on the architecture as the artifact.



Figure 11 – Infirmiry exhibit - Le Monastère des Augustines, Quebec City (Photo: RMA+SH, 2021).



Figure 12 – Basement vault exhibit - Le Monastère des Augustines, Quebec City (Photo: RMA+SH, 2021).



Figure 13 – Artifact display - Le Monastère des Augustines, Quebec City (Photo © Monastère des Augustines, online source 2023).

5.3 Written History

Written interpretation of the history of the building may be done in many ways. For example, using historical references for the naming of new functional spaces is a passive way of commemorating the history in the new design. Additionally, educational plaques and/or displays can be integrated within the public spaces to tell the story of the building and the Sisters.

The Consultant has selected the following case study for inspiration of how written history may be interpreted in the new Convent design:

Windsor Armouries – Windsor, Ontario

The Armoury Building in Windsor was constructed between 1900 and 1902 to the designs of federal architect David Ewart. In 2015, the historic building was restored and adapted by ERA Architects in collaboration with CS&P Architects to accommodate the *School of Creative Arts* for the University of Windsor. The new design incorporates interpretive elements into the functional spaces, such as glass panels bearing historic photos and written history, installed along a public corridor (see photos below).



Figure 14 – Interpretive exhibit – Windsor Armoury (Photo: RMA+SH, 2019).



Figure 15 – Interpretive exhibit – Windsor Armoury (Photo: RMA+SH, 2019).

6. SEQUENCING

Per the *Standards and Guidelines*, the Conservation decision making process is broken down into three parts: *Understanding*, *Planning*, and *Intervening*. Each of these parts are critical in achieving a successful and sympathetic project on any heritage site. The sequencing of tasks for this project should be organized around these three critical phases; however, the timelines of adjacent works (such as the construction of *Building B*) must also be considered, and a series of measures should be undertaken to protect the heritage asset during construction and adjacent development.

The following sections outline a sequential summary of key measures to be implemented to ensure the fully informed decisions are made, intervention are sympathetic to the heritage character of the building, and the integrity and condition of all heritage attributes is maintained:

6.1 Understanding

The findings of the research, assessments, and investigations below will cultivate a comprehensive understanding of the existing heritage building. The findings of the works listed below will be used to refine the *Conservation Strategy* outlined in this document and to inform a more comprehensive, accurate and thoughtful design strategy for the future intervention.

6.1.1 CHIS and Conservation Plan

The first step, preparation of a *Cultural Heritage Impact Statement* (the CHIS), assesses the impact of the proposed intervention on the heritage character of the designated building. The CHIS was completed in November 2022 and submitted to the City of Ottawa for review.

This document, the *Conservation Plan*, outlines a preliminary review of the as-found conditions, an understanding of the heritage value of the subject building, and the approach to conserving the physical character defining elements of the designated building and site. This document also notes proposed treatment of non-character defining elements and the intangible cultural heritage value, which are considered to contribute to the heritage value of the building through cultural significance or material value. The process of preparing this document included site visits, preliminary condition assessment, and background research. The *Conservation Plan* must be submitted as part of the *Heritage Permit* application and forms the basis for decision making of future interventions on the building.

6.1.2 In-depth Historical Research

Further thorough historical research should be completed to fully understand the physical and cultural evolution of the building, and the evolution of the building's function. This understanding will allow the designers to properly assess the structure, foresee potential concerns, and better comprehend atypical details or conditions. Furthermore, the historical and cultural history of the building may influence the new design and/or function in a way that is sympathetic and celebratory of the building's heritage.

6.1.3 Documentation

Accurate and detailed documentation of the building, all heritage attributes, and their context prior to commencing construction or preservation work is very important. Documentation serves many purposes, including the basis for accurate as-found drawings/ base plans for construction documents, and a posterity record for elements which will be demolished.

For this project, exterior laser scanning was previously completed, and stone-by-stone exterior elevations were produced. Laser scanning of the interior spaces has commenced. The compiled 'point cloud' will be used to prepare as-found drawings. Considering the great variation seen in a heritage building, additional profiles and measurements

can be captured from the point cloud at any given point in the building to improve the accuracy of construction drawings and reduce the unknowns.

In addition, a panoramic tour will be created from the laser scans to allow for virtual access to the site by the entire project team throughout the design process, thus reducing required site visits and improving project accuracy and efficiency.

Both the point cloud and the panoramic tour may serve as the basis for future interpretation of the original building.

In addition, samples and representative parts of the existing heritage elements that are to be removed or replaced should be retained for future reference. Carefully remove, label and properly store samples in the building as part of the historical record.

6.1.4 Designated Substance Report (DSR)

A DSR must be produced to identify the presence, threat, and location of hazardous materials throughout the building. The DSR must be done prior to any material disturbances commencing. This should be done as early as possible as even non-invasive works in the building pose the potential risk of disturbing airborne hazardous materials.

6.1.5 Condition Assessment

Prior to commencing construction or preservation work, an in-depth Condition Assessment of the Convent (*Building E*) and all heritage attributes must be completed. The Condition Assessment is limited to a detailed visual, non-invasive inspection of the physical elements.

6.1.6 Testing and Investigations

Through the *Condition Assessment*, areas requiring further testing or investigation should be identified. The testing and investigations may be a combination of invasive and non-invasive methods to provide the design team with key additional information regarding hidden conditions (i.e. the existing structure, envelope composition, and encased historical finishes). Non-invasive techniques may include thermal imaging or sensor monitoring to confirm building envelope properties, performance, and anomalies. Invasive techniques may include investigative openings, coring, paint sampling/ testing, etc. The heritage consultant team must prepare careful instructions for and provide oversight of investigations in such a way to minimize the impact on the heritage fabric. These investigations will clarify hidden conditions and minimize unknowns, thus facilitating intelligent design decisions and increasing the accuracy of future Construction Documents.

6.1.7 Archaeological Investigations

Engage the services of an archaeologist prior to demolition/ excavation, to determine areas of potential archaeological interest. If such areas are determined to be present, extend the archaeological services to the construction phase to allow for archaeological monitoring of excavation.

6.1.8 Updated Conservation Strategy

The findings of the historical research, condition assessment, investigations and other understanding processes should be clearly and concisely summarized. Given the size of the building, it is important to have the final findings presented in a clear and graphic form, as a document to refer back to throughout the design process.

The updated *Conservation Strategy* should build upon the strategy proposed in the *Conservation Plan* above, including understanding of the heritage elements and spaces within the building and appropriate conservation treatment of

such elements and spaces. This strategy should be used as the starting point for all decision-making for proposed options and alterations to the building, including the functional programming and treatment of interior finishes.

The identification of elements worth protecting or incorporating into the new design may go beyond those identified in the *Statement of Significance* to include factors of age, contribution to heritage character as a whole, cultural significance, contribution to the overall spatial configuration, and significance of material, design or detailing.

6.2 Planning

6.2.1 Indicative Costing

As part of the *Heritage Permit Application*, the City has requested a *Letter of Credit for Restoration* to cover the estimated cost for the proposed conservation work. A *Class D* estimate must be prepared based on the scope of work proposed in the final *Conservation Plan*.

6.2.2 Confirmation of Functional Program and Spatial Planning

The functional program for the convent (*Building E*) was developed by Roderick Lahey Architects (RLA) in 2018 and illustrated on the Schematic Plans (2018.05.30 – *Building B* Final – Built Heritage Drawings). Future designers will need to validate that this functional program still meets the future programmatic objectives/ user requirements and meets preliminary code requirements. A Part 3 Preliminary Code Analysis for Fire and Life Safety of *Building E* and coordination with code analysis for *Building B* should be prepared. A design package including spatial planning for programmatic layout/ schematic building envelope options (described below) would be produced at this phase.

Special consideration should be made to character defining elements which relate to layout, such as the “pinwheel” plan of the Elm House, the volume of the Chapel and the inward facing plan (including first and second floor circulation corridors). The new spatial planning should prioritize minimal intervention/ thoughtful disturbance of heritage fabric, maintenance of character defining elements, and optimization of new functional objectives with memory of the original spatial organization and use of the building.

6.2.3 Design Options for Building Envelope Improvements.

Proposed building envelope modifications, as required to accommodate new uses, must be carefully reviewed. Design options must be developed to minimize the physical and visual impacts of such alterations on the heritage fabric. For example, the proposal to integrate occupied space within the third-floor level will require upgrades to the building envelope to achieve satisfactory occupant comfort levels. Such thermal upgrades require careful study and planning to understand the resulting impact on the building, such as structural implications and moisture control.

6.2.4 Design Development – Part B

The heritage design team will develop the functional program and spatial planning established during the Planning phase. This scope will include works required to meet the Conservation Strategy developed in this document and further refined during the Planning phase, including, material conservation (i.e. masonry and metal roof) and restoration of architectural elements (i.e. verandas/ porches and unique windows). Additionally, the design team must integrate upgrades to meet code requirements, structural repairs or upgrades, and design and coordination of base building requirements to meet the functional program and user requirements.

6.2.5 Complete Code Analysis

Complete OBC *Part 3* Code Analysis for Fire and Life Safety of *Building E* and coordination with Code analysis for *Building B*. Potential areas of exceptions or accommodations should be explored to reduce the impact on character defining elements of the building where possible.

6.2.6 Construction Plan

Prepare a *Conservation Plan* to summarize the planned interventions. This should include a *Heritage Protection Plan* and sequencing of construction tasks. The *Conservation Plan* will inform the development of the *Construction Documents*.

Prior to construction, create a management plan outlining how each heritage element will be protected throughout the project and educate all team members on the importance of this protection. The *Heritage Protection Plan* should be revisited and revised throughout the design and construction process as required should the proposed scope of interventions change.

Demolition and construction work must be scheduled or sequenced to minimize unnecessary impacts on the heritage fabric, avoid duplicated efforts, and meet broader project goals such as schedule and budget. Specifically, a sequencing of conservation work must be developed based on priority of repairs, access to certain elements, and reducing disturbances to the heritage fabric.

6.2.7 Coordination with *Building B* design

Review progress submission of *Building B*, particularly the glazed gasket on the west wing between *Building B* and *Building E* and the relationship between the below grade parking garage and the Convent. Coordination between the two designs must start early and continue throughout the design and construction process. Any changes to the new design may unknowingly impact the heritage value, the structural integrity, or the functional design of the historic building.

6.3 Intervening

The interventions on the Convent must be broken down into two *parts* to accommodate the construction schedule of *Building B*. Since the adjacent building will be ready to break ground in advance of the full development of the Convent Rehabilitation, *Part A* of the work incorporates the effort required to stabilize and prepare the historic structure for adjacent excavation, demolition, and construction works. Since the construction of *Building B* includes partial dismantling of the Convent, the *understanding* works listed above, and the Demolition Plan described below must be completed before the adjacent works can begin to adequately protect the Convent from unintentional damage and loss of heritage fabric. The remainder of the *planning* works may be done in parallel to the *Part A* scope of work below. Note: a preliminary heritage protection plan should be established for areas directly and indirectly affected by the demolition and stabilization works prior to commencing *Part A* works.

Part A – Partial Dismantling and Stabilization

6.3.1 Construction Documents/ Demolition Plan – Part A

Prepare Construction Documents (*Progress, Permit, Tender and Issued for Construction*) for the Dismantling of the West and South Wings and Stabilization of the courtyard elevations. Follow the strategy established in the *Heritage Protection Plan*. Careful structural planning and stabilization measures must be designed to minimize the risks to the heritage fabric. An approach must be developed to salvaging and storing masonry units and other heritage elements to be removed from the site.

6.3.2 Tender – Part A

Tender bid administration, Job showing and response to bidder questions for *Dismantling, Stabilization and Heritage Protection Package*. Engage only contractors and sub-trades specialized in working with historic buildings (i.e. specialized heritage masons and heritage carpenters).

6.3.3 Construction Administration – Part A

Construction Administration of the *Dismantling, Stabilization and Heritage Protection Package*; Submittals, Mock-ups, Site Instructions, Field Reviews and Reporting, Change Orders, Progress Claim Reviews, Submittal Reviews, Responses to Requests for Information Substantial and Final Completion, Commissioning.

Stabilization, bracing and support of masonry MUST be in place before commencing demolition or adjacent excavations, under the guidance of a heritage structural engineer. Perform any excavation in a careful and controlled measure so as not to cause additional undermining of the masonry walls. A geotechnical engineer and a heritage structural engineer should provide recommendations and support during the design and construction phases, especially for excavations in proximity to the existing building. For any proposed excavation, choose the most careful method possible. Consider implementing a vibration monitoring and a crack-monitoring system during excavation and any extensive demolition work. Carefully monitor to ensure no damage is being caused to masonry walls. Care must be taken not to damage adjacent heritage fabric.

Carefully dismantle, identify, and properly store original stones and other heritage elements, for integration into the new design and/or for repairs to remaining heritage elements.

Part B – Convent Rehabilitation and Adaptive Reuse

6.3.4 Construction Documents – Part B

The heritage design team must prepare Construction Documents (Drawings and Specification) based on the approved design. These documents must be coordinated between all Consultants, such as the Heritage Architect, the Heritage Structural Engineer, Mechanical and Electrical Engineers, and the Landscape Architect. In addition to the basic functional requirements of the building, the Construction Documents should be comprehensive, including scope of work for interpretive elements and exterior lighting to reduce the need for future interventions or “after-thoughts” that will cause greater disturbance to the heritage fabric.

6.3.5 Tender – Part B

Tender bid administration, Job showing and response to bidder questions for the *Convent Adaptive Reuse* package. Engage only contractors and sub-trades specialized in working with historic buildings (e.g. specialized heritage masons and heritage carpenters).

6.3.6 Construction Administration – Part B

Construction Administration of the *Convent Adaptive Reuse* package; Submittals, Mock-ups, Site Instructions, Field Reviews and Reporting, Change Orders, Progress Claim Reviews, Submittal Reviews, Responses to Requests for Information Substantial and Final Completion, Commissioning.

6.4 Post-Intervening

6.4.1 Project Closeout

Project Closeout: Final Inspection, Review of Operations and Maintenance Manuals, Letter of Conformance.

6.4.2 Future Maintenance Plan

While significant interventions may be necessary in a conservation project, the best long-term investment in an historic place is adequate and appropriate maintenance. Develop a Maintenance Plan that clearly outlines the type and

frequency of maintenance work as well as regular inspections in order to slow the rate of deterioration and maximize the long-term protection of heritage value.

6.4.3 Archival Record

Maintain an archive of all work performed on the building, including as-built drawings and specifications, building manuals, product samples and data sheets and spare parts. Ensure all future maintenance work is logged and recorded.

APPENDIX A

Elevation Drawings Illustrating Conservation Treatment

GENERAL NOTES (UNLESS OTHERWISE INDICATED):

REPAIR STONE FOUNDATIONS. RAKE OUT JOINTS, CONSOLIDATE CORE, & REPOINT AS REQUIRED. REPAIR STRUCTURAL CRACKS AS REQUIRED. INSTALL WEeping TILE.

RETAIN EXISTING MASONRY WALLS. RAKE & REPOINT MORTAR JOINTS AS REQUIRED. MATCH EXISTING MORTAR JOINT PROFILE & MORTAR COLOUR.

CAREFULLY DISMANTLE INDICATED AREA OF MASONRY WALLS. SALVAGE HERITAGE MASONRY UNITS FOR USE IN NEW DESIGN AND REPAIR WORK.

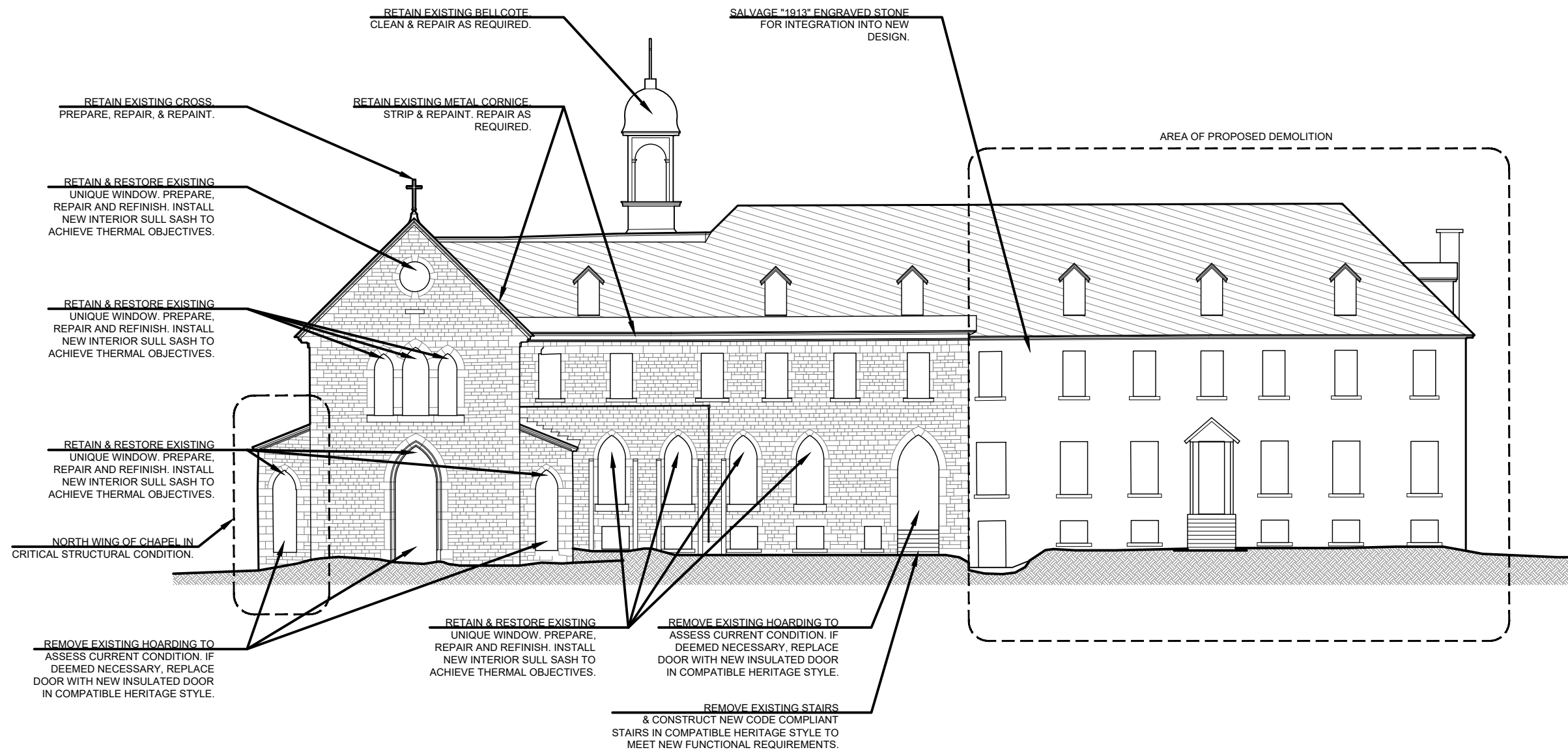
CONVENT - REPLACE EXISTING WINDOWS WITH NEW INSULATED GLASS WINDOWS IN COMPATIBLE HERITAGE STYLE. MATCH ORIGINAL CONFIGURATION.

RETAIN EXISTING DORMERS. RECLAD & REPAIR AS REQUIRED. INSTALL NEW BARGE BOARD, SOFFIT & OTHER WOOD TRIM. PREPARE, PRIME & REPAINT WOOD ELEMENTS TO REMAIN. UPGRADE AS REQUIRED TO MEET NEW THERMAL & STRUCTURAL OBJECTIVES.

RETAIN EXISTING METAL ROOFING. CLEAN & REPAIR AS REQUIRED.

RETAIN EXISTING WOOD TRIM. REPLACE DAMAGED ELEMENTS IN KIND AS REQUIRED. PREPARE, PRIME & PAINT.

CONSIDER ADDING NEW WATER MANAGEMENT, INCL. GUTTERS, DOWNPIPES, & DRAINAGE.



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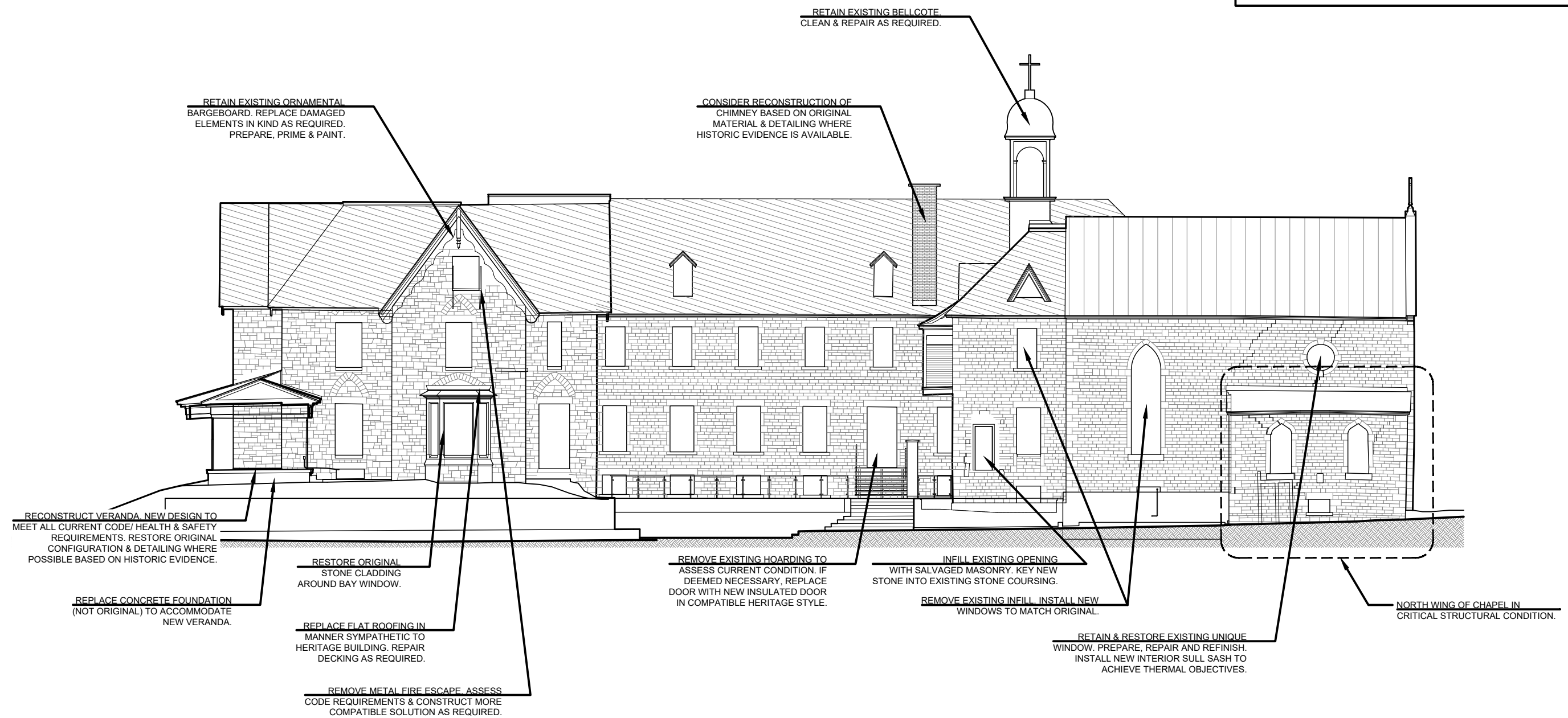
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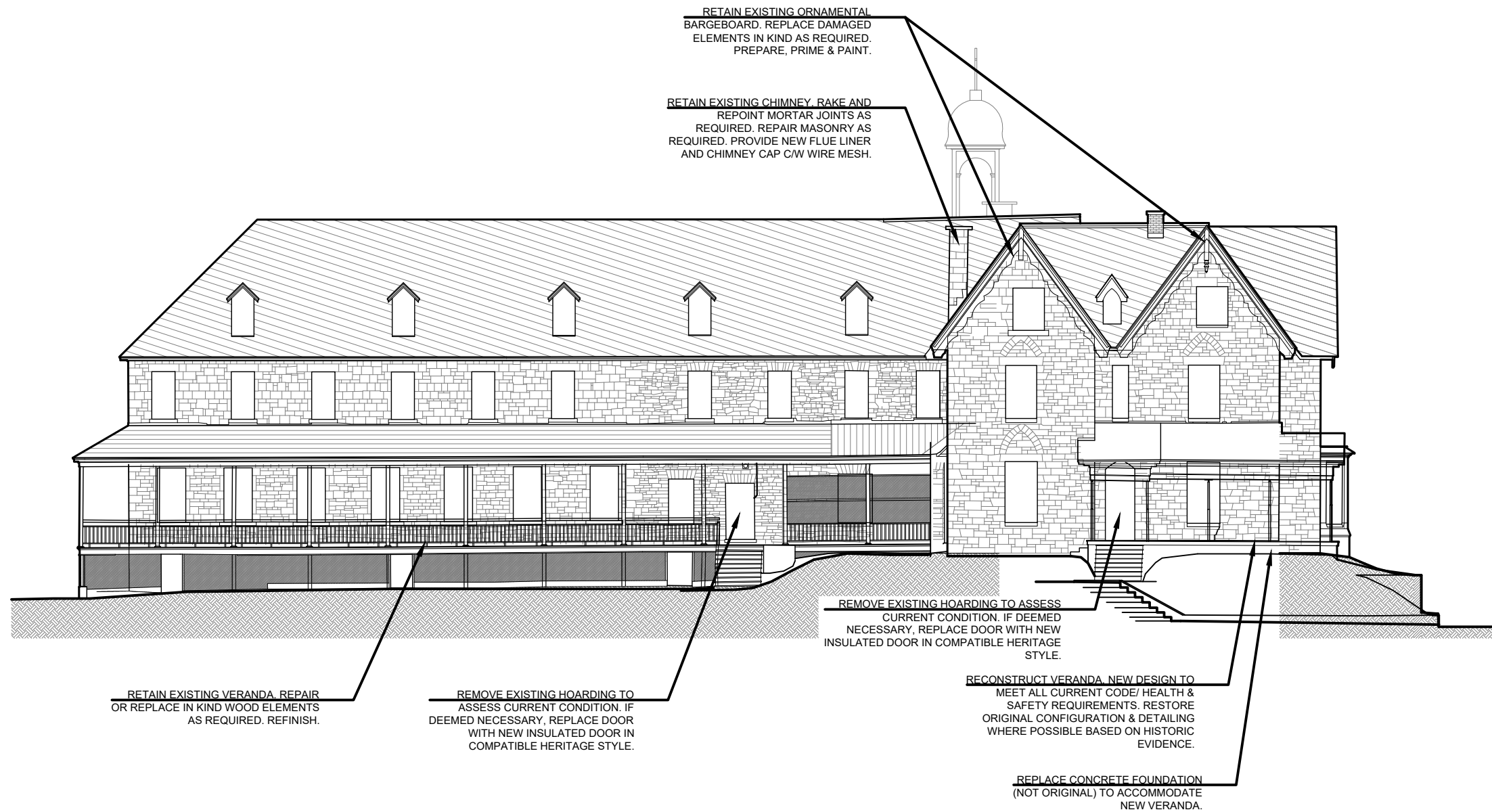
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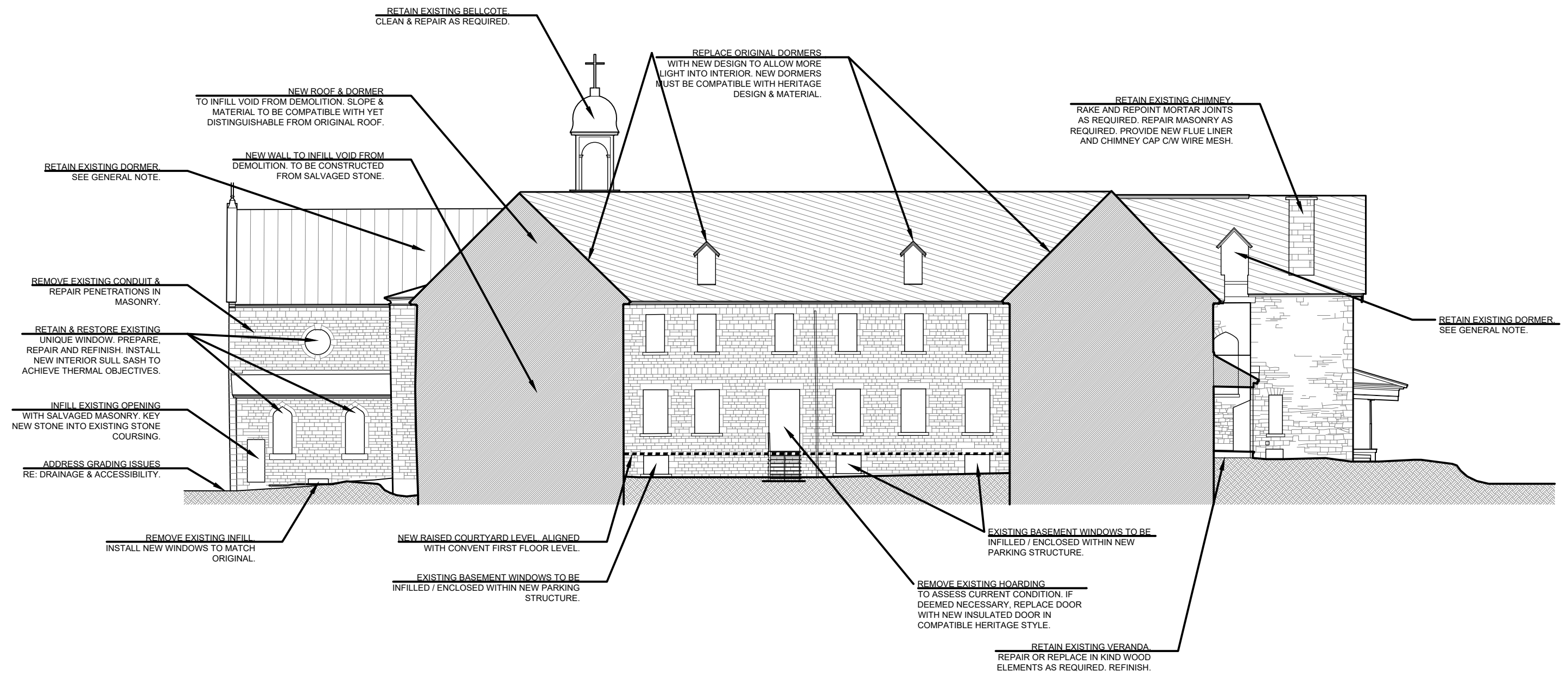
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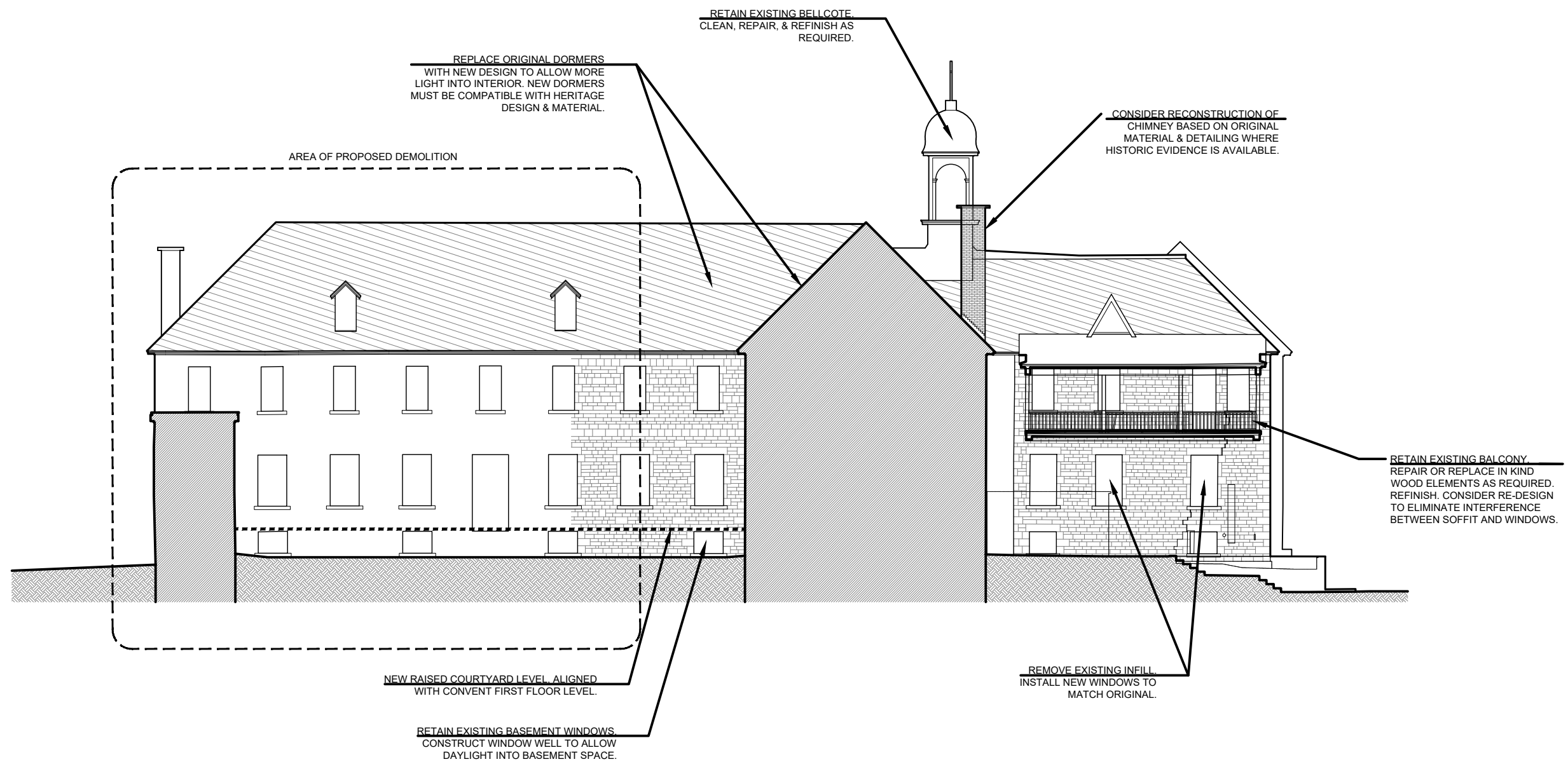
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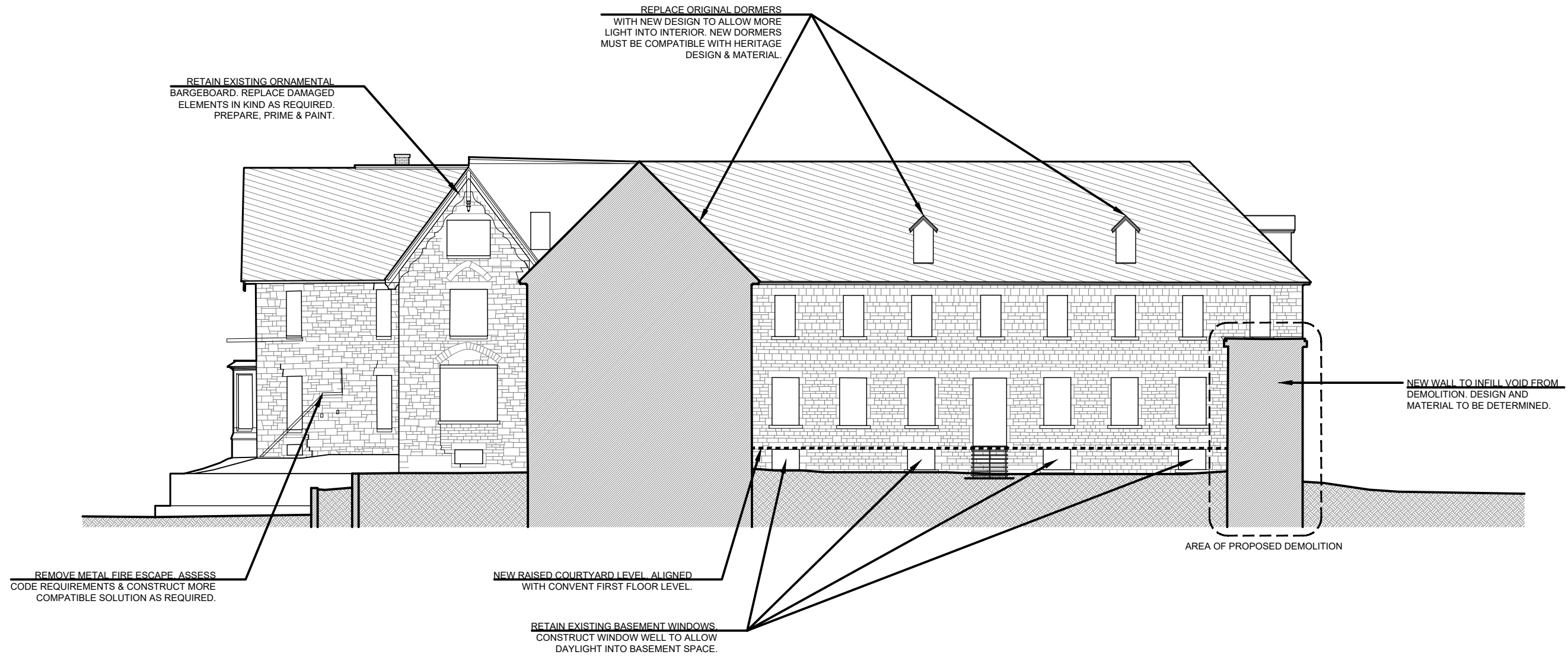
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APPENDIX B

Masonry Condition Assessment

RMA+SH Architects
216 Pretoria Ave
Ottawa ON

January 24, 2023
Project No. 23077A

Attn: Darby Ace

**RE: Q West The Convent
Conservation Structural Scope – 2022 Update**

Dear Ms. Ace,

Following our onsite review on December 14, 2022, this letter will provide you with an updated brief assessment of the stone masonry wall conditions, the scope of work that needs to be completed to conserve the masonry in place, and an estimate for this work.

There are currently four main areas of concern:

- 1) House Masonry: The original House constructed in, approximately 1865. There is through wall cracking on the east, north and west walls of the house, generally beside windows. The cracks extend to the full height of the building. There is also evidence of separation of the house from the Convent. It would appear that settlement has occurred under this building. On the east side, the stone masonry foundation walls have been underpinned so this may stabilize the walls, but now the masonry needs to be rehabilitated. This will require the following scope of work.
 - a. Provide temporary shoring on the exterior of the NE corner.
 - b. Remove all finishes on the interior of the house exterior walls, especially in areas where the wall is cracked through (pricing of removal of finishes by others)
 - c. On the interior, rake out and repoint all areas of wall that are not cracked.
 - d. Then remove stone each side of the crack, full height, for the inner wythe and wall core. Rebuild the stone masonry across the crack, introducing some larger stones across the cracks.
 - e. Rake out and repoint all areas of wall not cracked, on the exterior.
 - f. Then dismantle the outer wythe each side of the cracks and rebuild across the cracks, using large stones at intervals to strengthen the wall.
 - g. Excavate to expose the foundation walls on the exterior. Rake out joints, consolidate core, and repoint as required, with rebuilding across cracks as noted above. Install a weeping tile system.
 - h. Replace inferior stone with new stone as necessary.
 - i. Use a 1:2:9 lime based mortar to repoint all joints and consolidate the wall core. King will supply a pre lay mix to these specifications.
 - j. Finally, investigate below the stone masonry walls to ensure proper bearing. Some under pinning may be required. This will need to be coordinated with Geotechnical Consultant.

- 2) House Structure: There is damage along the East-West centre-line of the house structure visible from roof to ground floor level. The large north-south beam in the staircase opening has shifted at the north bearing, and the plaster below it has crushed. There is additional timber framing in the attic space, and historic photos showing a large projection in the centre of the roof, which has now been removed. There is no obvious cause of settlement in the basement.
 - a. All finishes surrounding this beam and the walls above and below must be removed to allow review of structure. The beam should be shored.
 - b. Assume structural repair and reinforcement is required to the beam and supporting ground floor wall. Additional connection reinforcement may be required on the second storey wall.

- 3) Chapel Masonry: The Chapel was constructed in the early 1900's. There is significant through wall cracking, full height, in the east and north stone masonry walls of the Chapel and also in the inner brick masonry east wall of the Chapel. There appears to be evidence of settlement under these walls. On the exterior, new concrete walls have been constructed tight to the exterior face of the stone walls, and documents were provided to JCAL indicating piling under the north foundation was carried out in January 2014, however no work was done to consolidate and stabilize the stone foundation wall itself. On the lower west projection on the north wall, the outer wythe of stone, up to window sill level has displaced outward by at least 50 to 70 mm. These cracks continue up from the window to the low roof with similar displacement, and above the low roof on the main wall with less displacement apparent. This will require the following scope of work:
 - a. Provide temporary shoring, at the NE corner (both ways) and below the balcony, and improve the shoring on the north wall of the chapel projection to brace in two directions.
 - b. Carry out investigations at the balcony to determine the structure, and repair as necessary.
 - c. Remove all finishes on the interior of the Chapel, especially in areas where the wall is cracked through including the north-south interior brick wall (pricing of removal of finishes by others)
 - d. On the interior, rake out and repoint all areas of wall that are not cracked.
 - e. Then remove stone or brick each side of the crack, full height, for the inner wythe and wall core. Rebuild the stone masonry across the crack, introducing some larger stones across the cracks.
 - f. Rake out and repoint all areas of wall not cracked, on the exterior.
 - g. Then dismantle the outer wythe each side of the cracks and rebuild across the cracks as for the house. In addition, carefully dismantle the displaced outer wythe of stone, recording stones. Consolidate the core of the wall, and reconstruct the wall face. Use stainless steel cramp anchors to tie the wall together.
 - h. Excavate to expose the foundation walls on the exterior. Rake out joints, consolidate core, and repoint as required. Install a weeping tile system.
 - i. Replace inferior stone with new stone as necessary.
 - j. Use a 1:2:9 lime based mortar to repoint all joints and consolidate the wall core.
 - k. Finally, investigate below the stone masonry walls to ensure proper bearing- as-built details of piling work must be reviewed. As the base of the masonry walls are covered

with concrete benching on both the inner and outer faces, it is assumed that grout will be required to consolidate the masonry core at the base of the walls.

- 4) The Convent was constructed circa 1910. These are also stone masonry walls, with stone masonry foundations, however they are in much better condition than the other two buildings, except for part of the west wall at north end, where the outer and inner stone wythes appear to have separated at main floor level. This wall is currently braced. For this building, unless the finishes are being removed on the interior, no raking out or repointing will be done on the interior. The scope of work would be as follows:
 - a. Rake out and repoint all walls of the Convent on the exterior.
 - b. After this work is complete on the upper area of the west wall, north end, carefully dismantle sections of the bulged wall, leaving shoring in place for portions of wall still to be reconstructed, consolidate the wall core, and rebuild the outer stone wythes.
 - c. Excavate to expose the foundation walls on the exterior. Rake out joints, consolidate core and repoint as required. Install a weeping tile system.

We must emphasize that this work must be executed by an experienced stone mason familiar with work with historic stone masonry walls.

The colour and finish of the finishpointing mortar should be reviewed by the Architect. The mortar can be tinted to provide the required colour, however deleting the beaded joint would be preferred. It adds cost to the finishpointing and is an inferior finish as it traps water. We would recommend a flush finish to the joint.

Budget

Below are estimates of probable costs associated with the recommendations above. All costs are in 2022 dollars, and are based on recent prices for similar projects we have worked on in the region and previous costing completed for the Convent. The actual costs will depend on when this work is executed, as construction prices are estimated to rise consistently over the next decade, as the demand for trades in Ottawa is extremely due to many large scale federal government projects.

a) Chapel Masonry	\$ 700,000.00
b) House Masonry	\$ 500,000.00
c) Convent Masonry	\$1,400,000.00
d) Interior House Structural	<u>\$ 30,000.00</u>
Total:	\$2,630,000.00 + HST

A contingency of 15% of construction cost is recommended to be included in budgeting to cover unforeseen items which may arise. Costs noted above do not include general contract soft costs including mobilization, or consultant fees. The cost of weeping tile system, underpinning, removal of interior finishes and repairs to interior masonry walls are not included.

Disclaimer and Limitations:

This report is based on and limited to information supplied to John G. Cooke & Associates Ltd. by RMA+SH Architects, and by observations made during walk-through inspections of the Convent. Only those items that are capable of being observed and are reasonably obvious to John G. Cooke & Associates Ltd. or have been otherwise identified by other parties and detailed during this investigation can be reported.

The work reflects the Consultant's best judgment in light of the information reviewed by them at the time of preparation. There is no warranty expressed or implied by John G. Cooke & Associates Ltd. that this investigation will uncover all potential deficiencies and risks of liabilities associated with the subject property. John G. Cooke & Associates Ltd. believes, however, that the level of detail carried out in this investigation is appropriate to meet the objectives as outlined in the request. We cannot guarantee the completeness or accuracy of information supplied by any third party.

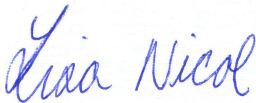
John G. Cooke & Associates Ltd. is not investigating or providing advice about pollutants, contaminants or hazardous materials.

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We trust this report covers the scope of work as outlined in our Terms of Reference. Should there be any questions regarding this report, or if we can be of any further assistance to you, please contact us.

Regards,

JOHN G. COOKE & ASSOCIATES LTD.

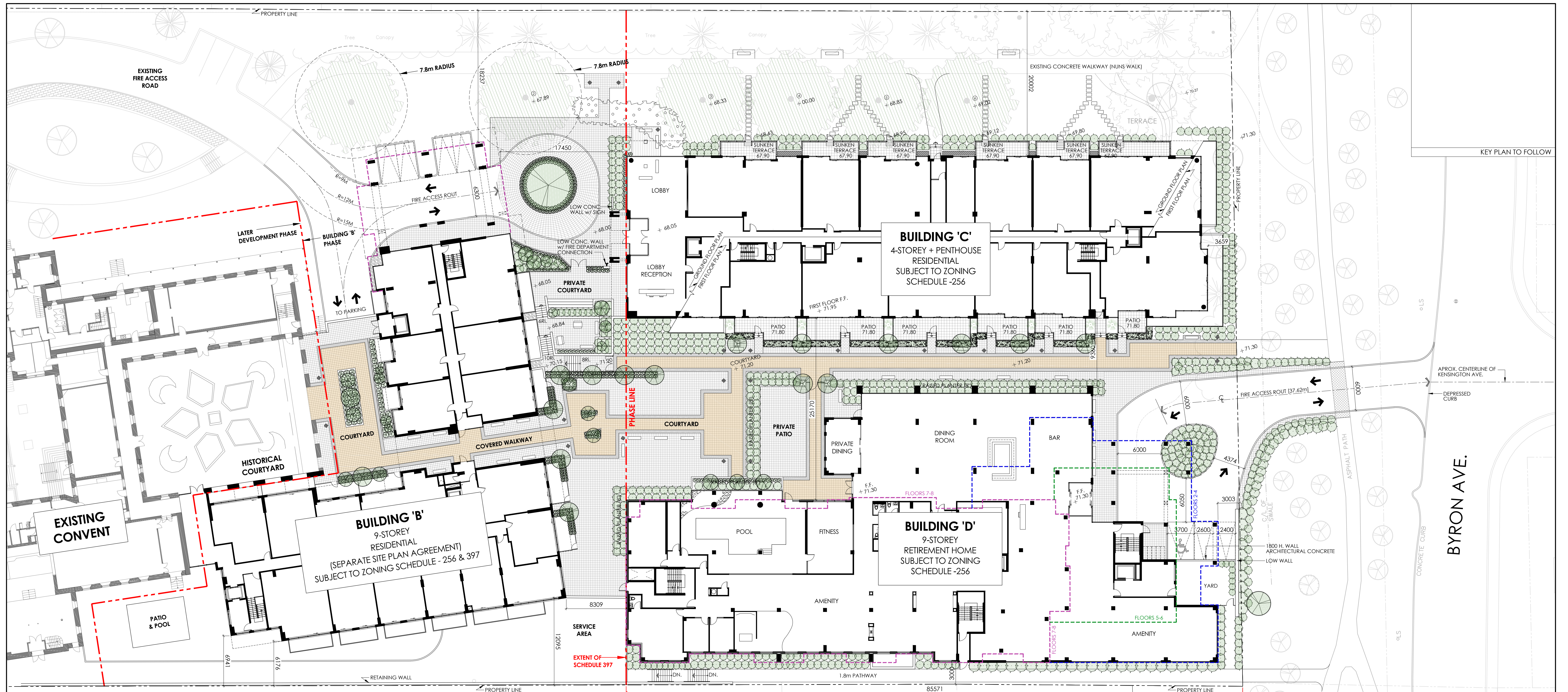


Lisa Nicol, P.Eng., CAHP
Partner

LN/pc
23077A_Conservation plan update ltr

APPENDIX C

Design Drawings



BUILDING INFORMATION: BUILDING 'B' - APARTMENT BUILDING

INFORMATION TO FOLLOW
 ZONING : TM [1763] S256 & S397
 PARTIAL SITE AREA
 LANDSCAPED AREA
 EXTERIOR COMMUNAL AMENITY SPACE
 TOTAL PARKING REQUIRED
 TOTAL PARKING PROVIDED

PARTIAL SITE INFORMATION [PHASE B]

ZONING : TM [1763] S256 & S397
 PARTIAL SITE AREA
 LANDSCAPED AREA
 EXTERIOR COMMUNAL AMENITY SPACE
 TOTAL PARKING REQUIRED
 TOTAL PARKING PROVIDED

PARTIAL SITE INFORMATION [PHASE C & D]

ZONING : R5B [1763] S256
 PARTIAL SITE AREA (TO PHASE LINE AT FIRST FLOOR)
 LANDSCAPED AREA
 EXTERIOR COMMUNAL AMENITY SPACE
 TOTAL PARKING REQUIRED
 TOTAL PARKING PROVIDED

BUILDING INFORMATION: BUILDING 'C' - APARTMENT CONDO

INFORMATION TO FOLLOW
 BUILDING AREA: 1,790M²
 BUILDING HEIGHT: 4.93M [15.00M max]
 (SEE ELEVATIONS)
FLOOR AREA (G.F.A.) :
 P2 0.000M²
 P1 (GRND) 0.617M²
 1st 1.562M²
 2nd 1.580M²
 3rd 1.586M²
 4th 1.612M²
 PENT 0.000M²
 TOTAL: 6.957M²
NUMBER OF UNITS :
 P2 (GRND) 00
 1st 14
 2nd 14
 3rd 14
 4th 12
 PENT 00
 TOTAL: 60
BUILDING SETBACKS :
 NORTH: N/A
 EAST: 20.00M
 SOUTH: 3.66M
 WEST: N/A
PARKING :
 REQUIRED: 0.5 PER D.U. = 30 SPACES
 VISITORS: 0.1 PER D.U. = 05 SPACES (AFTER FIRST 12 D.U.)
 PROVIDED: 35 SPACES
BICYCLE PARKING :
 REQUIRED: 0.5 PER D.U. = 30 SPACES
 PROVIDED= 44 (P1 LEVEL)
AMENITY AREA :
 REQUIRED: 6M² PER D.U. = 360M² TOTAL
 COMMUNAL = 180 (50%)
 PROVIDED: PRIVATE = 2,602M²
 COMMUNAL = 628M²
 TOTAL = 3,230M² **
 **PLUS EXTERIOR COMMUNAL AMENITY AREA ON SITE (____M²)

BUILDING INFORMATION: BUILDING 'D' - RETIREMENT HOME

INFORMATION TO FOLLOW
 ZONING : R5B [1763] S256
 PARTIAL SITE AREA (TO PHASE LINE AT FIRST FLOOR)
 LANDSCAPED AREA
 EXTERIOR COMMUNAL AMENITY SPACE
 TOTAL PARKING REQUIRED
 TOTAL PARKING PROVIDED

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No.	DATE	DESCRIPTION	INT.	No.	DATE	DESCRIPTION	INT.
12.				24.			
11.				23.			
10.				22.			
9.				21.			
8.				20.			
7.				19.			
6.	24/02/22	BUILDING 'B' FOR STRUCTURAL DESIGN	MB	18.			
5.	15/12/21	BASE PLAN UPDATED/ SHANNON ST.	MB	17.			
4.	23/11/21	FOR DISCUSSION	MB	16.			
3.	01/11/21	BLDG. 'D' PARKING RAMP DELETED	MB	15.			
2.	29/07/21	BLDG. 'D' ENTRANCE OFF BYRON REV.	MB	14.			
1.	09/11/18	FOR SITE PLAN SUBMISSION	MB	13.			

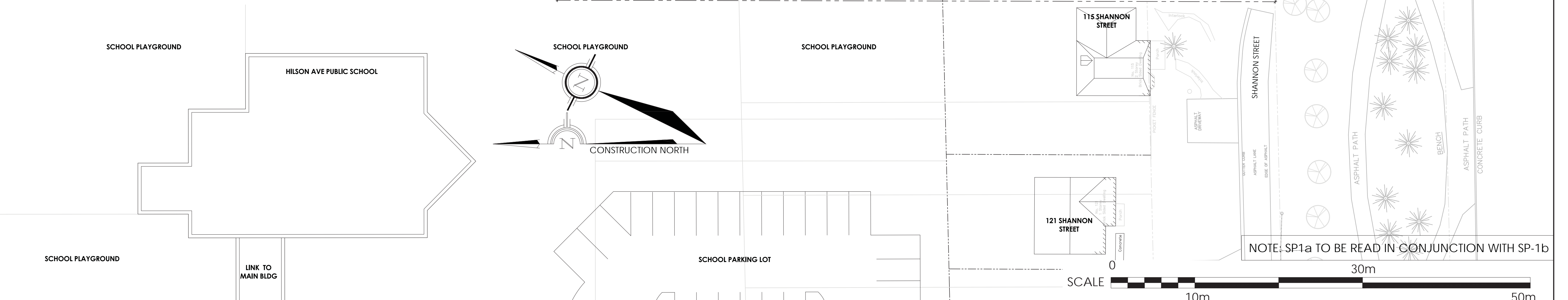
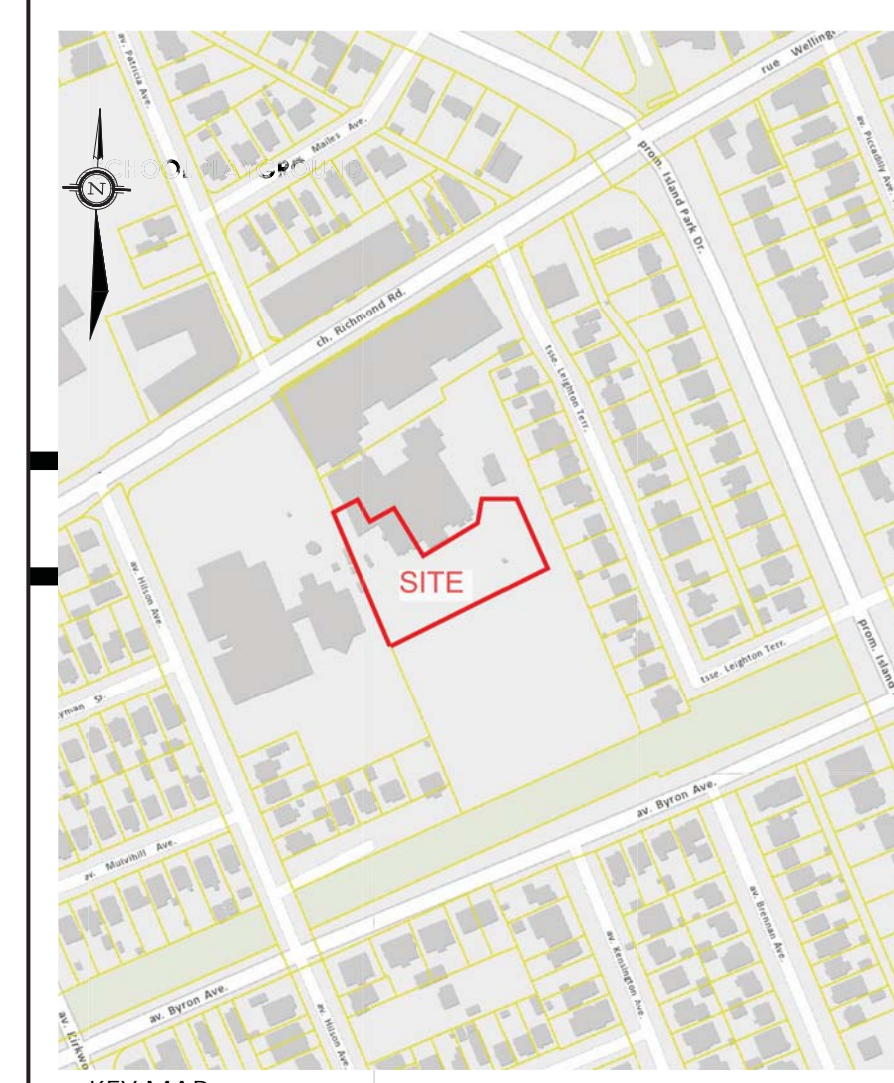
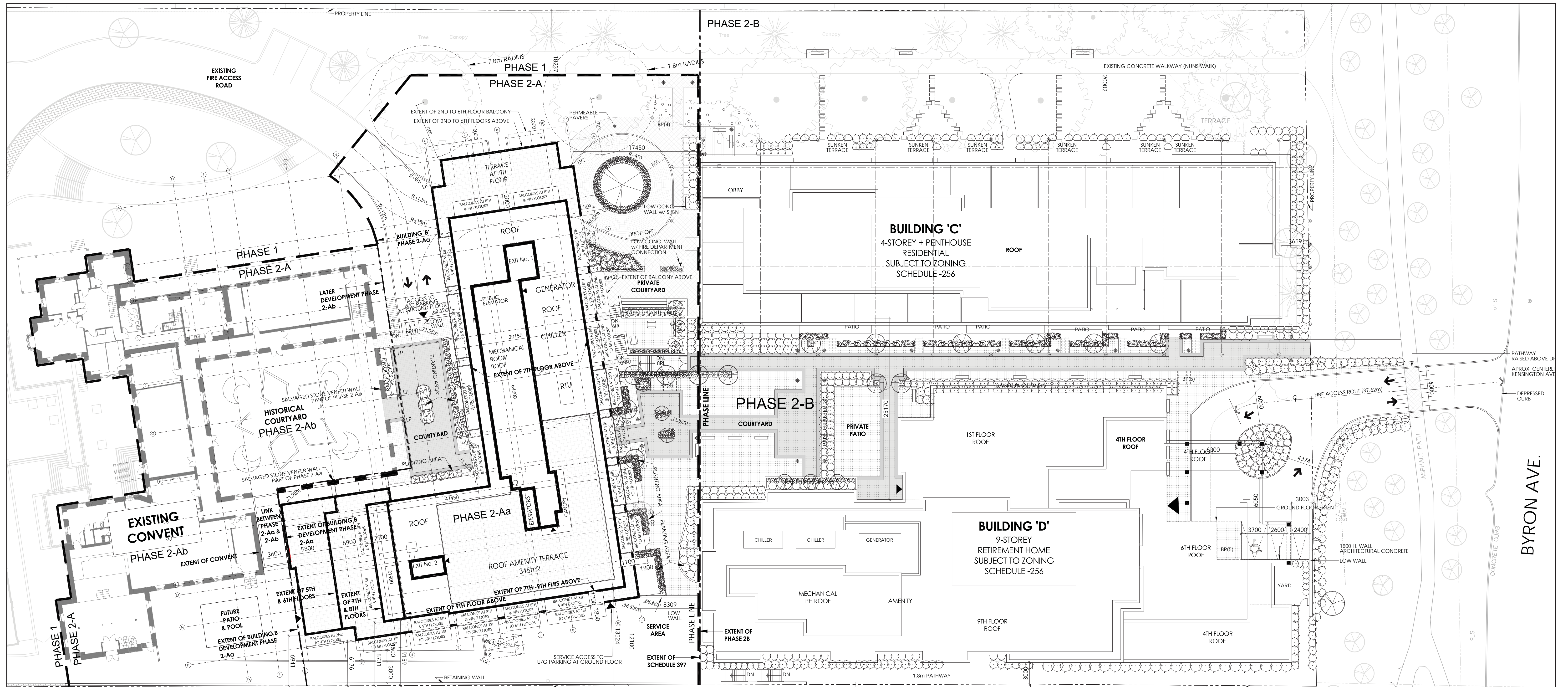
ASHCROFT HOMES

Q WEST
 114 RICHMOND ROAD
 OTTAWA, ONTARIO

PRELIMINARY PARTIAL SITE PLAN BUILDINGS 'B', 'C', & 'D'

DATE: NOVEMBER 2018
 SCALE: 1 : 250
 SHEET NO. REV NO.: SP1

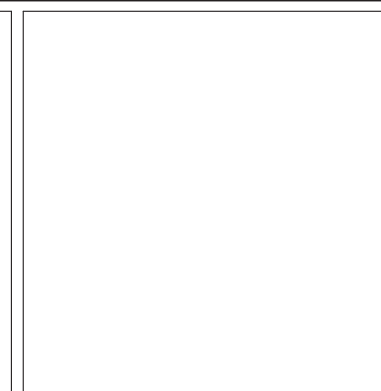
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NOTE: SEE SP1b FOR BUILDING 'B' SITE PLAN INFORMATION



No.	DATE	DESCRIPTION	INTI.	No.	DATE	DESCRIPTION	INTI.
1	02/06/22	BUILDING 'B' FOR SITE PLAN CONTROL	KB	12			
2				13			
3				14			
4				15			
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6				17			
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13				24			

O WEST
 114 RICHMOND ROAD
 OTTAWA, ONTARIO

ASHCROFT HOMES

PROJECT: SITE PLAN OF PHASE 2-Aa FOR BUILDING 'B' (ALSO SHOWN WITH PHASE 2-Ab and PHASE 2-B)

CLIENT: O WEST

DATE: MARCH 2022

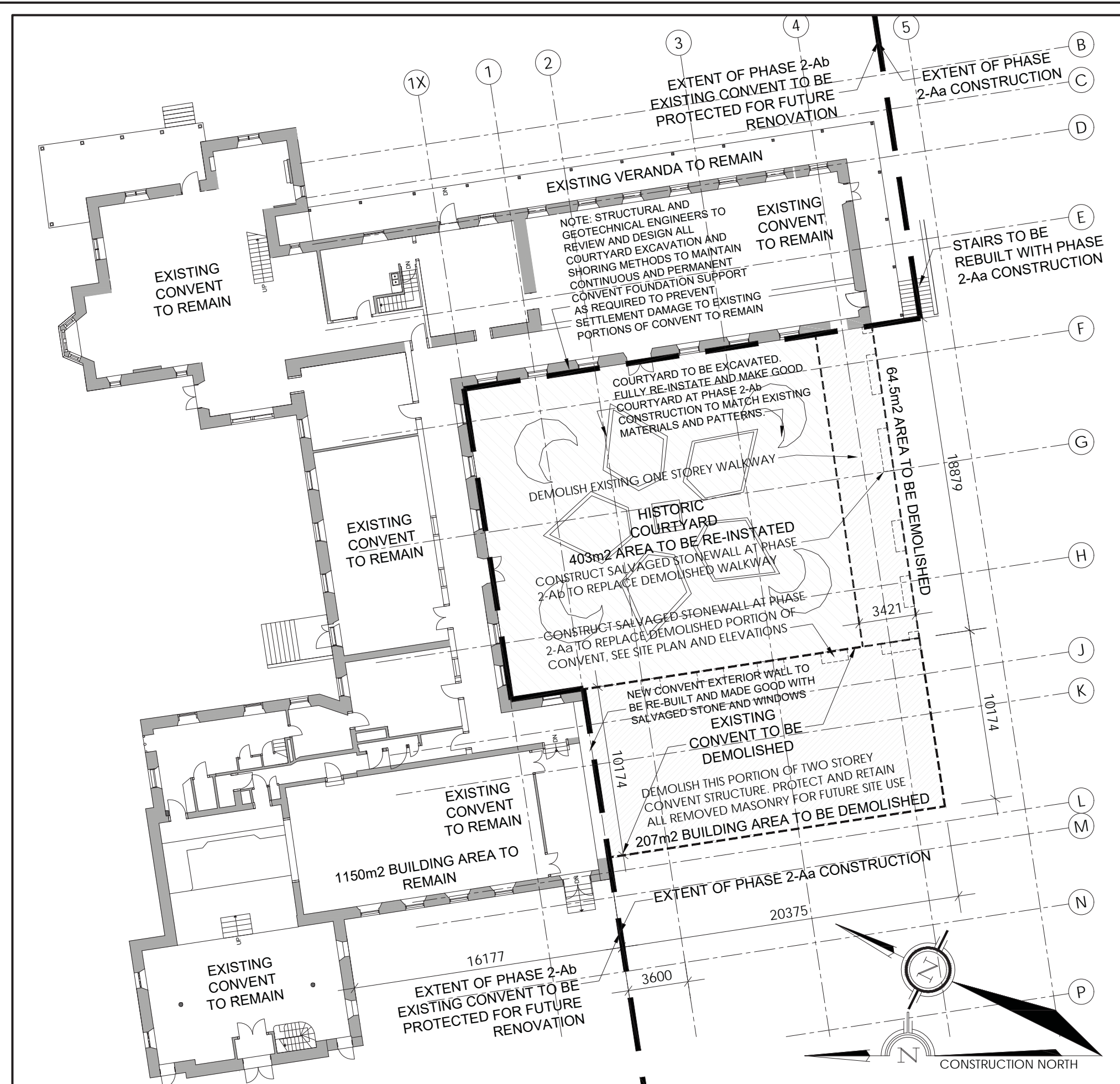
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DRAWN BY: KB/mdb

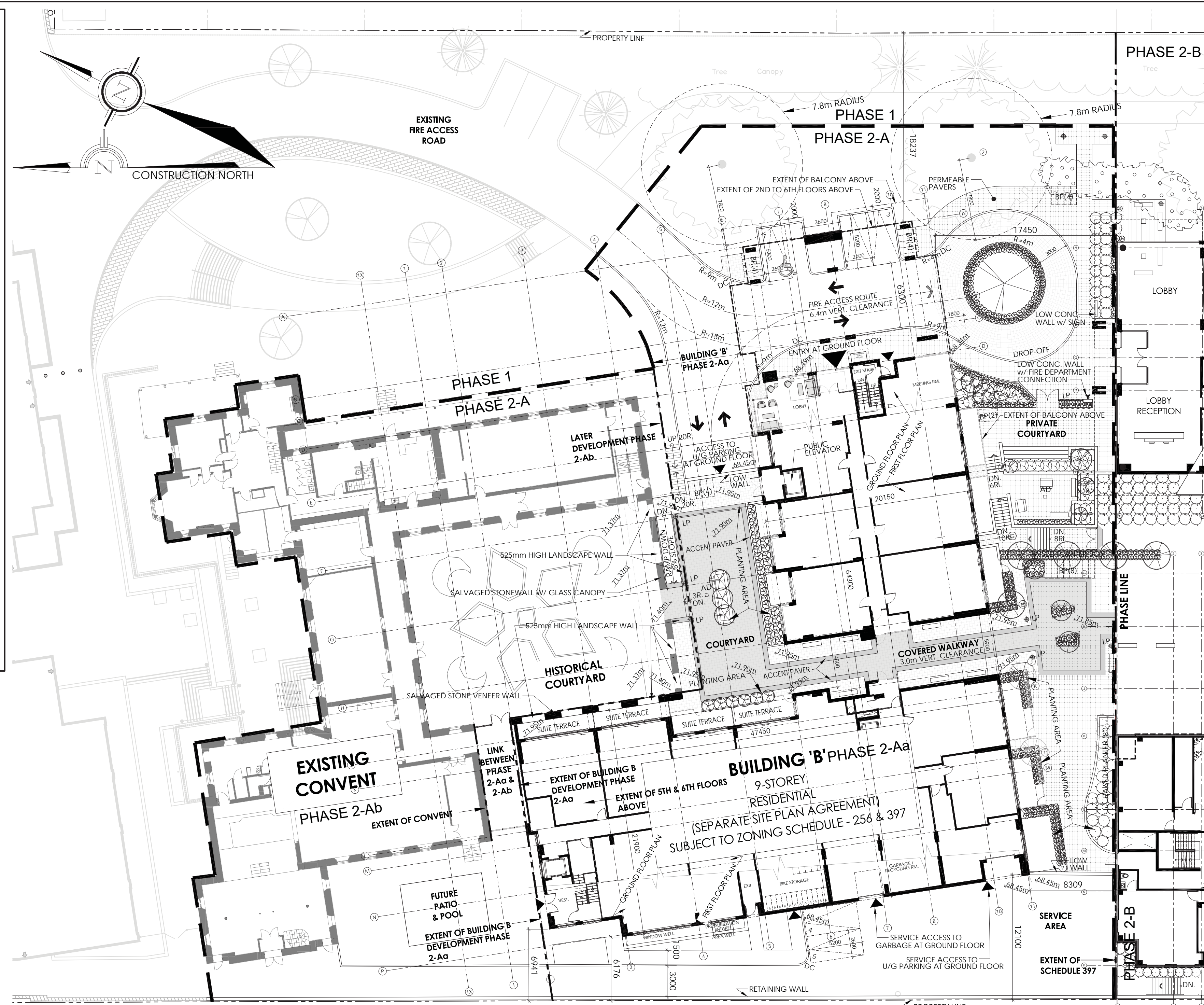
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SHEET No. REV No.: SP1a

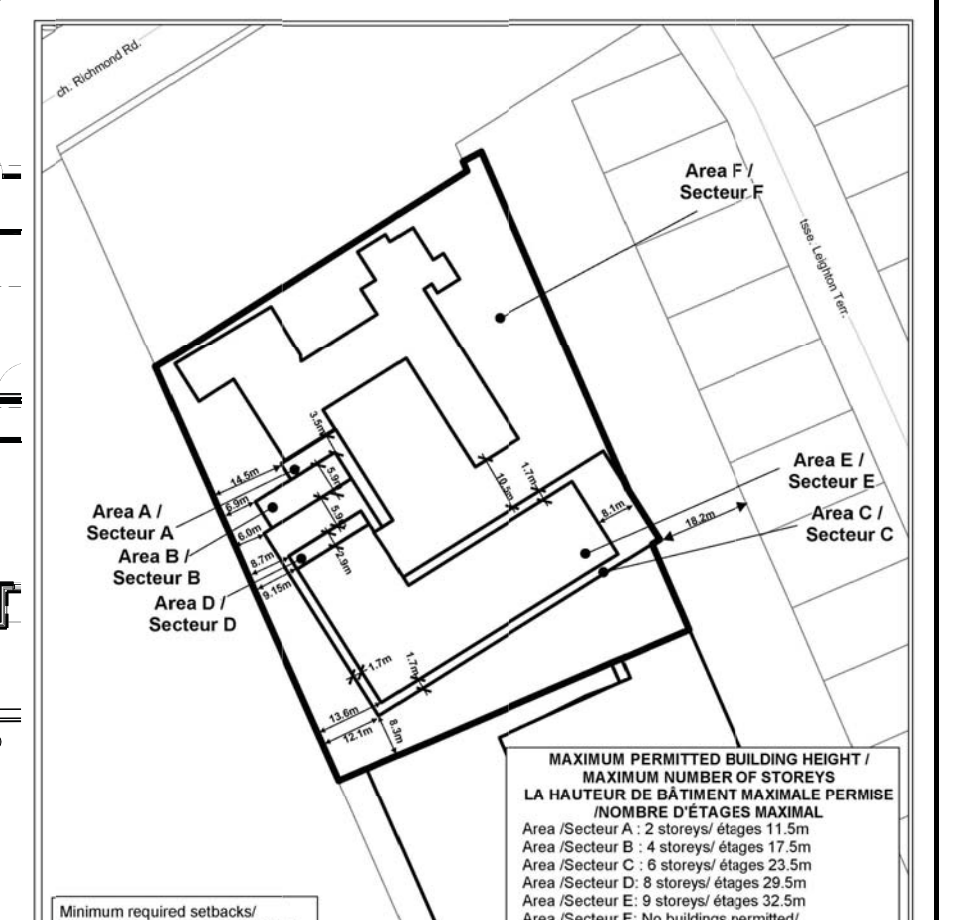
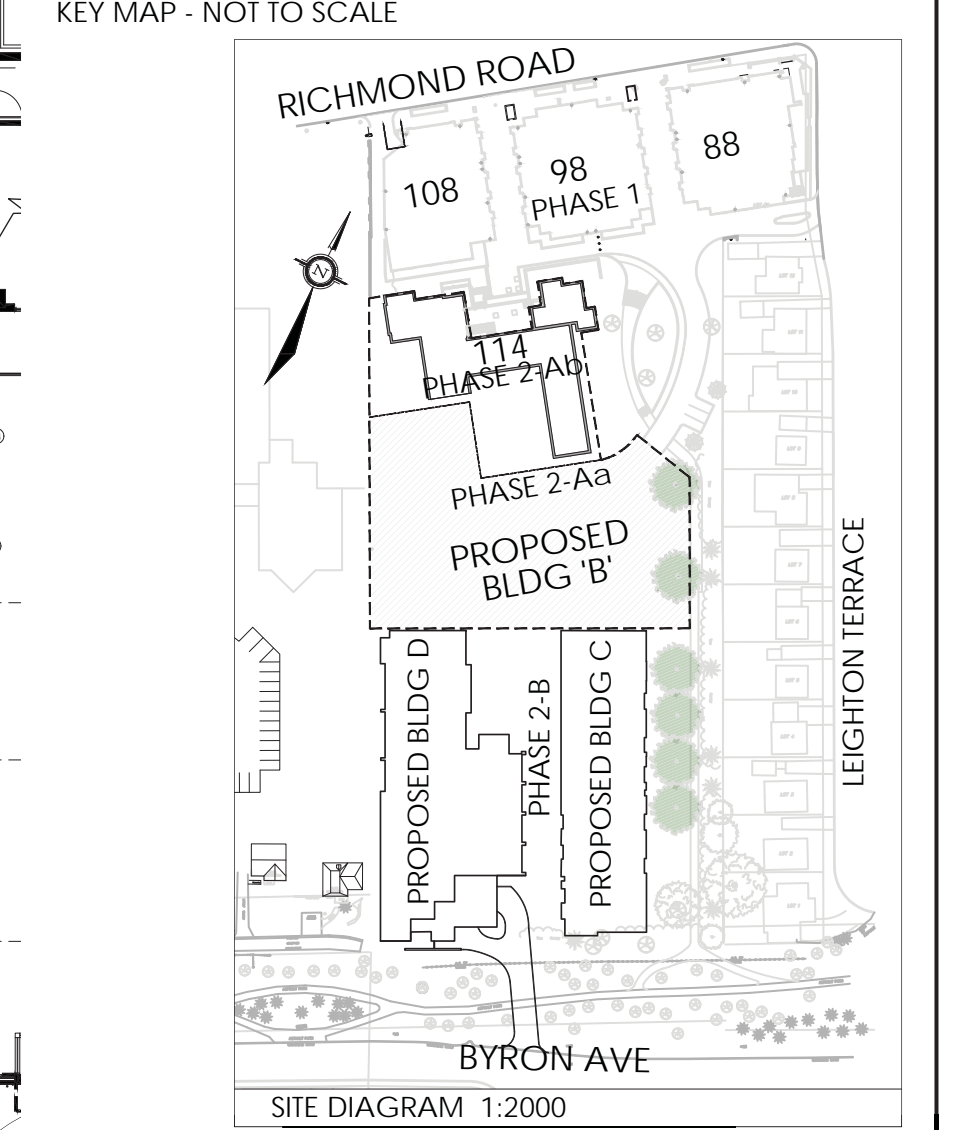
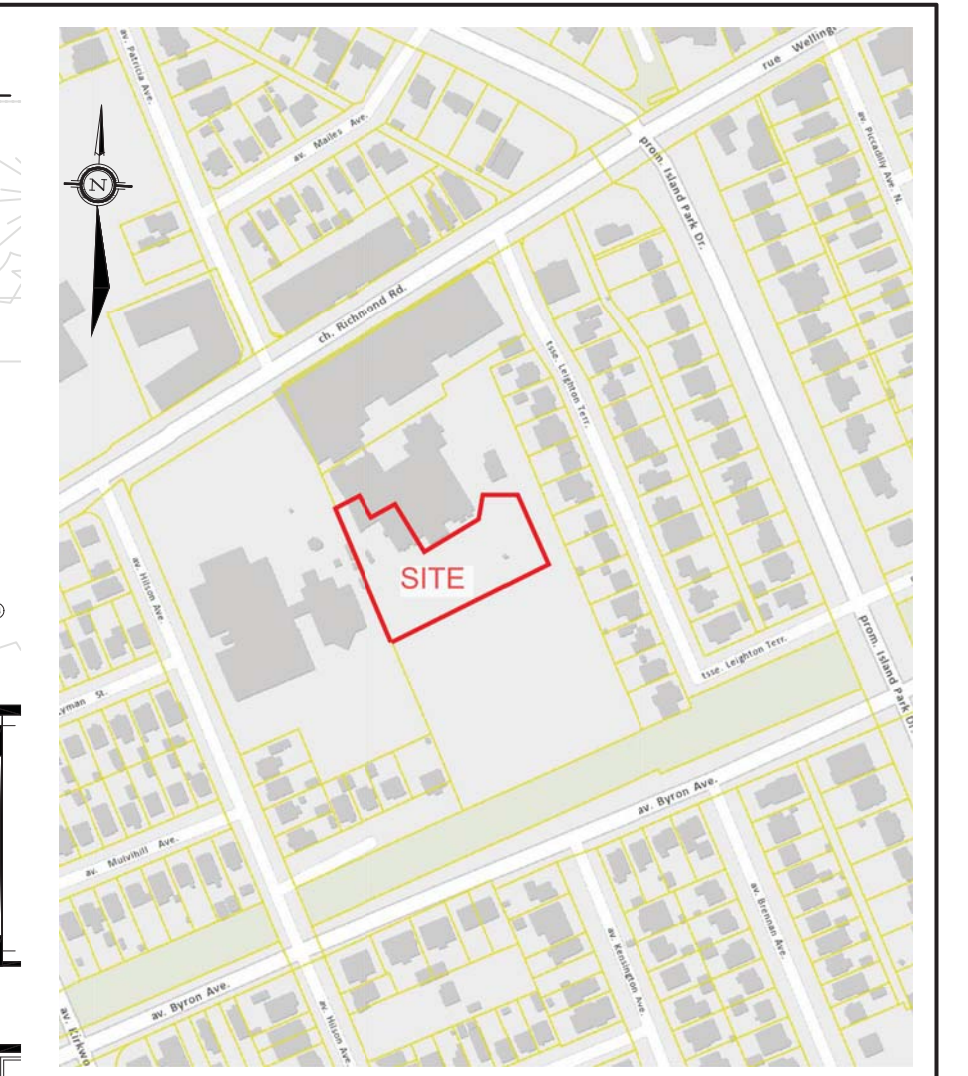
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1 PHASE 2-Ab CONVENT PARTIAL DEMOLITION PLAN
SP-1b / SCALE 1 : 250



2 BUILDING 'B' PHASE 2-Aa SITE PLAN
SP-1b / SCALE 1 : 250



This is Schedule 397 to Zoning By-law No. 2008-250
Annexe 397 au Règlement de zonage n° 2008-250

4 SCHEDULE 397 to BY-LAW No. 2008-250
SP-1b

SITE BOUNDARIES DERIVED FROM PLAN 4R-26424,
PLAN OF SURVEY OF
PART OF BLOCK C,
REGISTERED PLAN 152,
LOT 13,
REGISTERED PLAN 449 And
PART OF LOT 33 CONCESSION 1 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN,
CITY OF OTTAWA
SURVEYED BY ANNIS O'SULLIVAN VOLLEBK. LTD.
DATED AUG 15, 2012

SITE PLAN TO BE READ IN CONJUNCTION WITH:
SITE SERVICING PLAN SSP-1 AND GRADING PLAN GP-1 PREPARED BY STANTEC OTTAWA
LANDSCAPE PLAN L-1 PREPARED BY KALLALIA DESIGN.

SITE INFORMATION (PHASE 2A)		BUILDING 'B' STATISTICS - 9 STOREYS GROSS BUILDING AREAS		BUILDING 'B' AMENITY AREA		PARKING	
ZONING : TM (1763) S256 & S397	SITE AREA : 6257m ²	Zoning GFA	Gross Overall	REQUIRED = 187 x 6m ² / D.U. = 1122m ²		REQUIRED = 187 D.U. - 12 X 0.5 = 88 SPACES REQUIRED	
BUILDING 'B' HEIGHT = 32.2m (PERMITTED = 32.5m as per S397)	REFER TO DRAWINGS A300, A301, A400 and A401	P3 PARKING LEVEL		3m ² / D.U. REQ'D TO BE COMMUNAL = 561m ² MINIMUM		PROVIDED = 174 SPACES UNDERGROUND	
BUILDING 'B' STATISTICS		P1 PARKING LEVEL/ GROUND FLOOR		PROVIDED: 325m ² COMMUNAL GROUND FLOOR FITNESS		7 SURFACE SPACES	
UNIT TYPES:		1st Floor	705m ²	160m ² COMMUNAL LOBBY FUNCTION AND MEETING		181 SPACES PROVIDED (WITHIN PHASE 2A)	
1 BED	93 UNITS	2nd Floor	1272m ²	407m ² COMMUNAL ROOFTOP			
2 BED	94 UNITS	3rd Floor	1590m ²	892m ² COMMUNAL AMENITY PROVIDED			
TOTAL APARTMENT DWELLING UNITS = 187		4th Floor	1590m ²	EACH APARTMENT IS PROVIDED WITH A BALCONY OR ROOF TERRACE OF 6m ² OR GREATER IN AREA.			
		5th Floor	1512m ²			BIKE PARKING	
		6th Floor	1512m ²			REQUIRED = 187 D.U. X 0.5 / D.U. = 94 BIKE PARKING SPACES	
		7th Floor	1060m ²			PROVIDED = 156 INTERIOR BIKE PARKING SPACES	
		8th Floor	1060m ²			14 EXTERIOR BIKE PARKING AT SURFACE	
		9th Floor	1010m ²			170 TOTAL BIKE PARKING SPACES (WITHIN PHASE 2A)	
		Total Area Above Grade:	12901m ²				
			14787m ²				

3 BUILDING 'B' PHASE 2-Aa INFORMATION
SP-1b

NOTE: SP1b TO BE READ IN CONJUNCTION WITH SP-1a

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NOTE: SEE SP1a FOR ADDITIONAL SITE PLAN INFORMATION

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No.	DATE	DESCRIPTION	INT.	No.	DATE	DESCRIPTION	INT.
1	02/06/22	FOR SITE PLAN CONTROL SUBMISSION	KB	12			

A - DETAIL NUMBER
B - SHEET NUMBER
C - SHEET NUMBER
(DETAIL LOCATION)

PROJECT: **O WEST**
114 RICHMOND ROAD
OTTAWA, ONTARIO

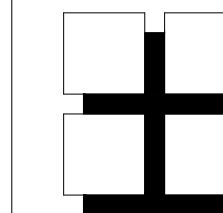
CUSTOMER: **ASHCROFT HOMES**

DRAWING TITLE: **SITE PLAN - PHASE 2-Aa
BUILDING 'B'
AND DEMOLITION PLAN - PHASE 2-Aa**

DATE: MARCH 2022
SCALE: 1 : 250
SHEET NO. / REV. NO.: **SP1b**

DRAWN BY: KB
CHECKED: MDB

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NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

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4.	02/06/22	FOR SITE PLAN CONTROL	KB
3.	24/02/22	FOR STRUCTURAL DESIGN	KB
2.	01/02/22	BARRIER-FREE SUITES ADDED	MB
1.	14/12/21	FOR REVIEW	MB

#	DATE	DESCRIPTION	INIT
REVISIONS			

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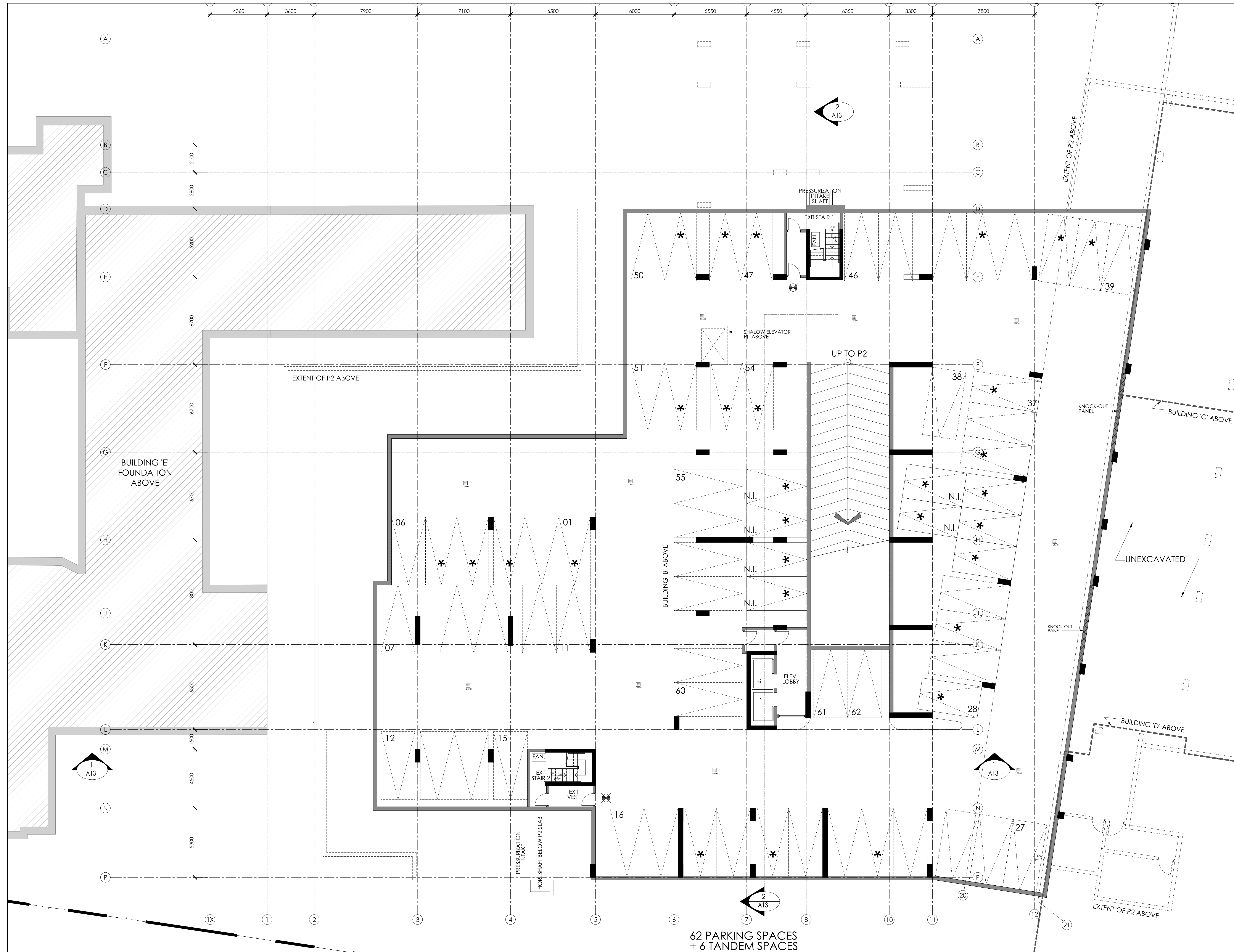
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PROJECT **Q WEST
BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO**

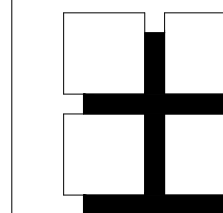


DRAWING TITLE **P3 LEVEL**

DATE DEC. 2021	SCALE 1:125	SHEET No. A1
DRAWN BY: mdb	CHECKED MDB	



**62 PARKING SPACES
+ 6 TANDEM SPACES**



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4.	02/06/22	FOR SITE PLAN CONTROL	KB
3.	24/02/22	FOR STRUCTURAL DESIGN	KB
2.	01/02/22	BARRIER-FREE SUITES ADDED	MB
1.	14/12/21	FOR REVIEW	MB

#	DATE	DESCRIPTION	INIT
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REVISIONS

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

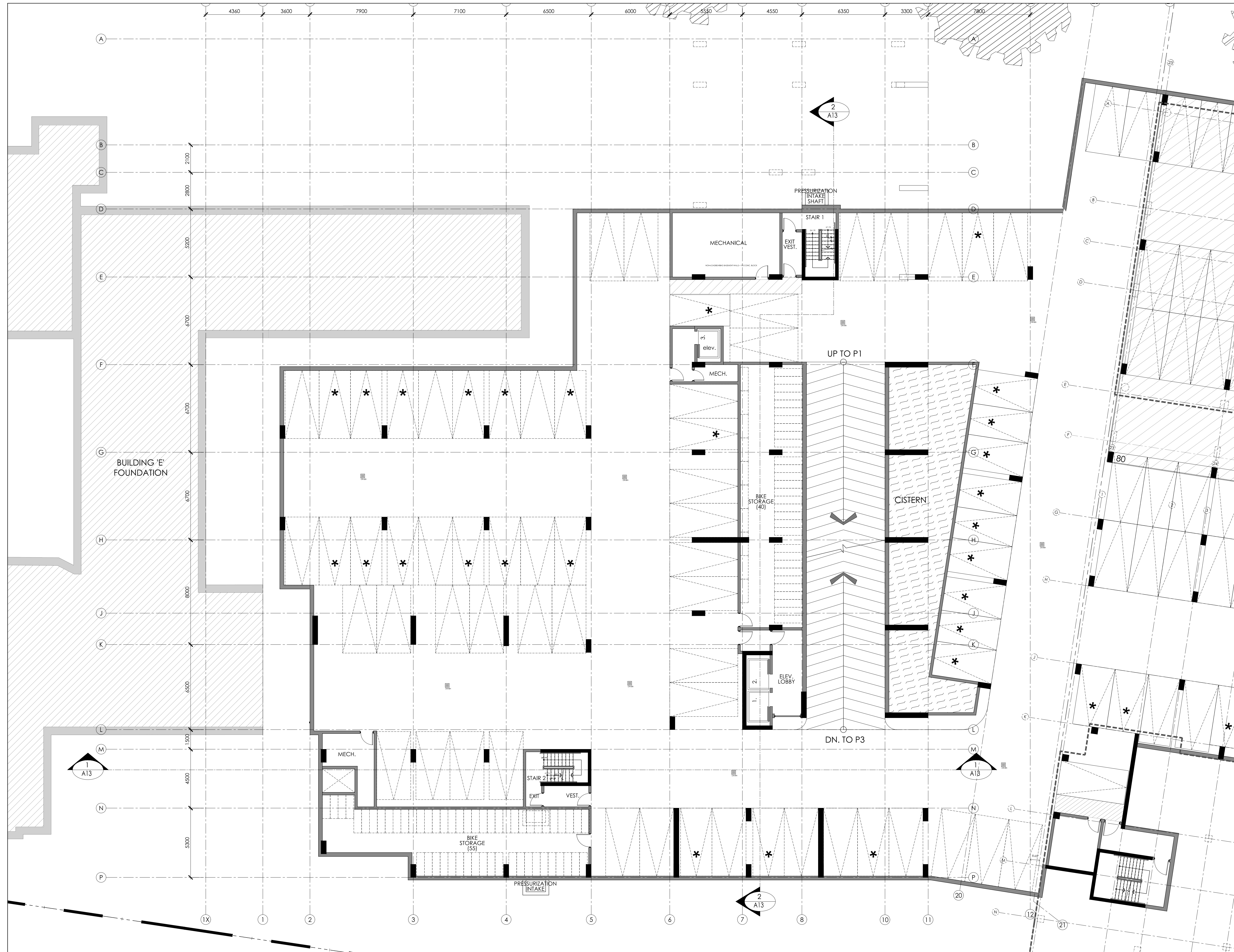
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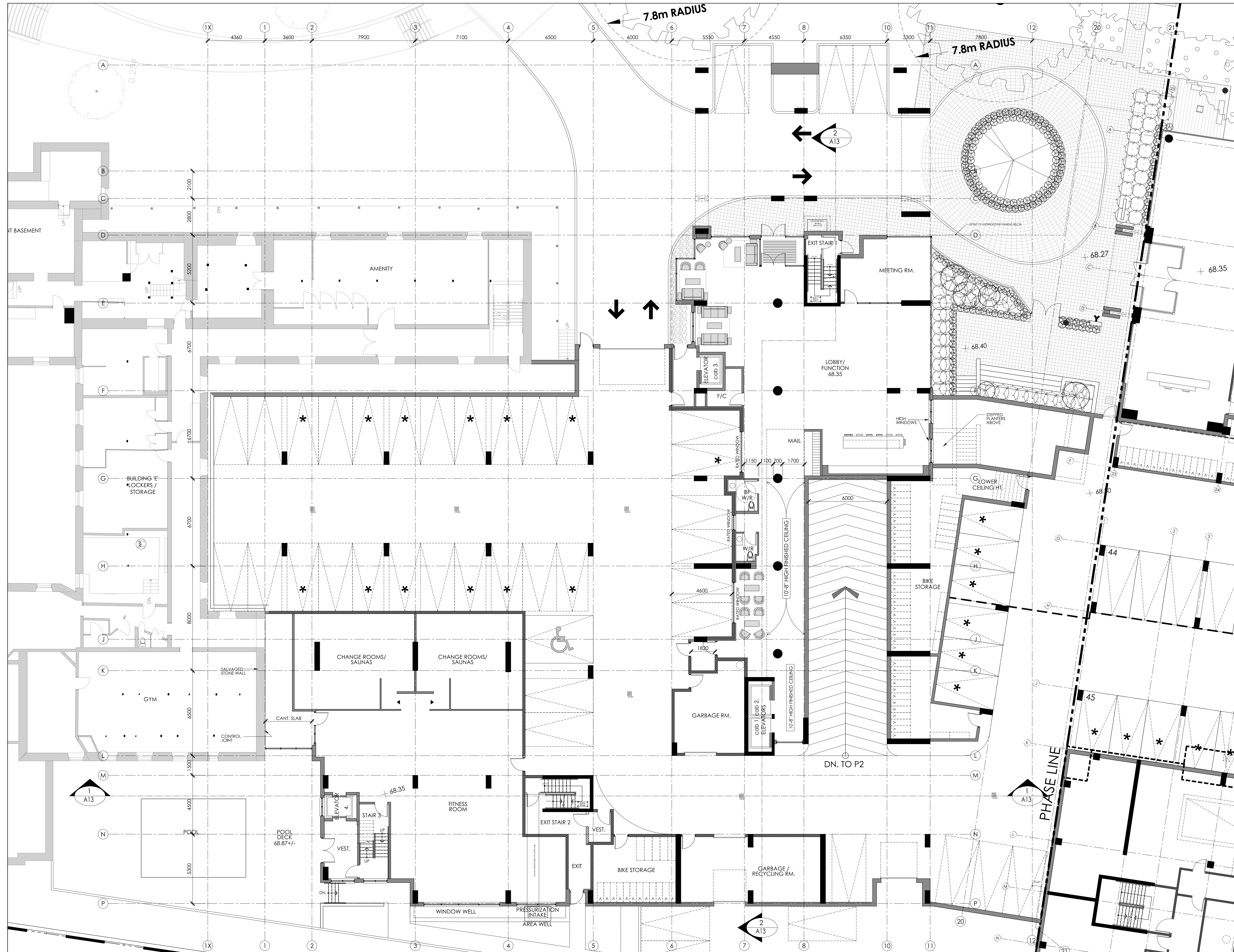
PROJECT **Q WEST
BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO**



DRAWING TITLE **P2 LEVEL**

DATE DEC. 2021	SCALE 1:125	SHEET No. A2
DRAWN BY: mdb	CHECKED MDB	





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4.	02/06/22	FOR SITE PLAN CONTROL	KB
3.	24/02/22	FOR STRUCTURAL DESIGN	KB
2.	01/02/22	BARRIER-FREE SUITES ADDED	MB
1.	14/12/21	FOR REVIEW	MB

DATE DESCRIPTION REVISIONS

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

CONSTRUCTION NORTH

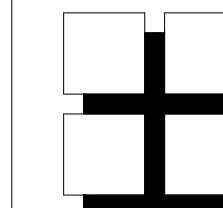
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B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT
**Q WEST
BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO**



DRAWING TITLE
P1/ GROUND FLR. PLAN

DATE DEC. 2021	SCALE 1:125	SHEET No. A3
DRAWN BY: mdb	CHECKED MDB	



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4.	02/06/22 FOR SITE PLAN CONTROL	KB
3.	24/02/22 FOR STRUCTURAL DESIGN	KB
2.	01/02/22 BARRIER-FREE SUITES ADDED	MB
1.	14/12/21 FOR REVIEW	MB

#	DATE	DESCRIPTION	INIT
REVISIONS			

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

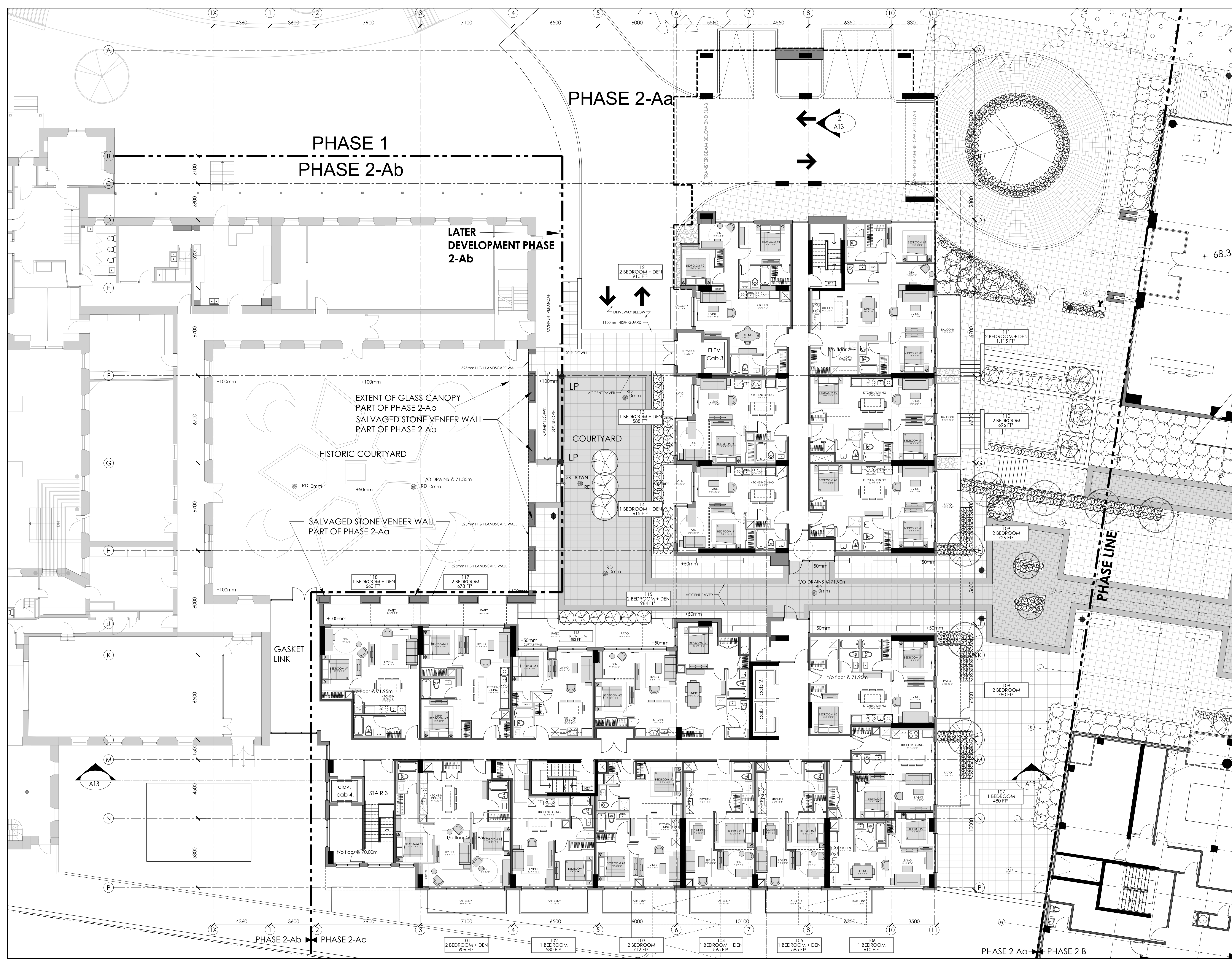
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PROJECT **Q WEST BUILDING 'B'**
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO

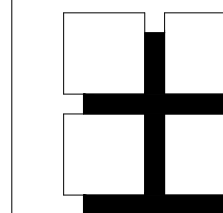


DRAWING TITLE
FIRST FLOOR PLAN

DATE DEC. 2021	SCALE 1:125	SHEET No. A4
DRAWN BY: mdb	CHECKED MDB	



PHASE 2-Aa PHASE 2-Ab PHASE 2-Ac PHASE 2-B



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4.	02/06/22	FOR SITE PLAN CONTROL	KB
3.	24/02/22	FOR STRUCTURAL DESIGN	KB
2.	01/02/22	BARRIER-FREE SUITES ADDED	MB
1.	14/12/21	FOR REVIEW	MB

#	DATE	DESCRIPTION	INIT
REVISIONS			

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

	CONSTRUCTION NORTH		A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)
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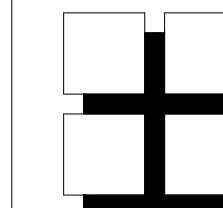
PROJECT **Q WEST BUILDING 'B'**
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO



DRAWING TITLE
SECOND FLOOR PLAN

DATE DEC. 2021	SCALE 1:125	SHEET No. A5
DRAWN BY: mdb	CHECKED MDB	





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4.	02/06/22	FOR SITE PLAN CONTROL	KB
3.	24/02/22	FOR STRUCTURAL DESIGN	KB
2.	01/02/22	BARRIER-FREE SUITES ADDED	MB
1.	14/12/21	FOR REVIEW	MB

REVISIONS

ARCHITECT'S SEAL: ENGINEER'S SEAL:

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	CONSTRUCTION NORTH		A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)
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PROJECT: **Q WEST BUILDING 'B'**
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO

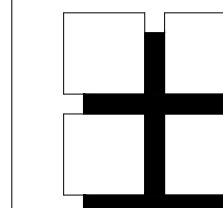


DRAWING TITLE: **3RD & 4TH FLOOR PLAN**

DATE: DEC. 2021	SCALE: 1:125	SHEET No. A6
DRAWN BY: mdb	CHECKED: MDB	



PHASE LINE



**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

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NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

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4.	02/06/22	FOR SITE PLAN CONTROL	KB
3.	24/02/22	FOR STRUCTURAL DESIGN	KB
2.	01/02/22	BARRIER-FREE SUITES ADDED	MB
1.	14/12/21	FOR REVIEW	MB

#	DATE	DESCRIPTION	INIT
REVISIONS			

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

	CONSTRUCTION NORTH		A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)
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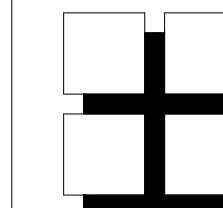
PROJECT **Q WEST BUILDING 'B'**
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO



DRAWING TITLE
5TH & 6TH FLOOR PLAN

DATE DEC. 2021	SCALE 1:125	SHEET No. A7
DRAWN BY: mdb	CHECKED MDB	





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NOTE:
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TO BE COORDINATED WITH ELEVATIONS

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4.	02/06/22	FOR SITE PLAN CONTROL	KB
3.	24/02/22	FOR STRUCTURAL DESIGN	KB
2.	01/02/22	BARRIER-FREE SUITES ADDED	MB
1.	14/12/21	FOR REVIEW	MB

#	DATE	DESCRIPTION	INIT
REVISIONS			

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

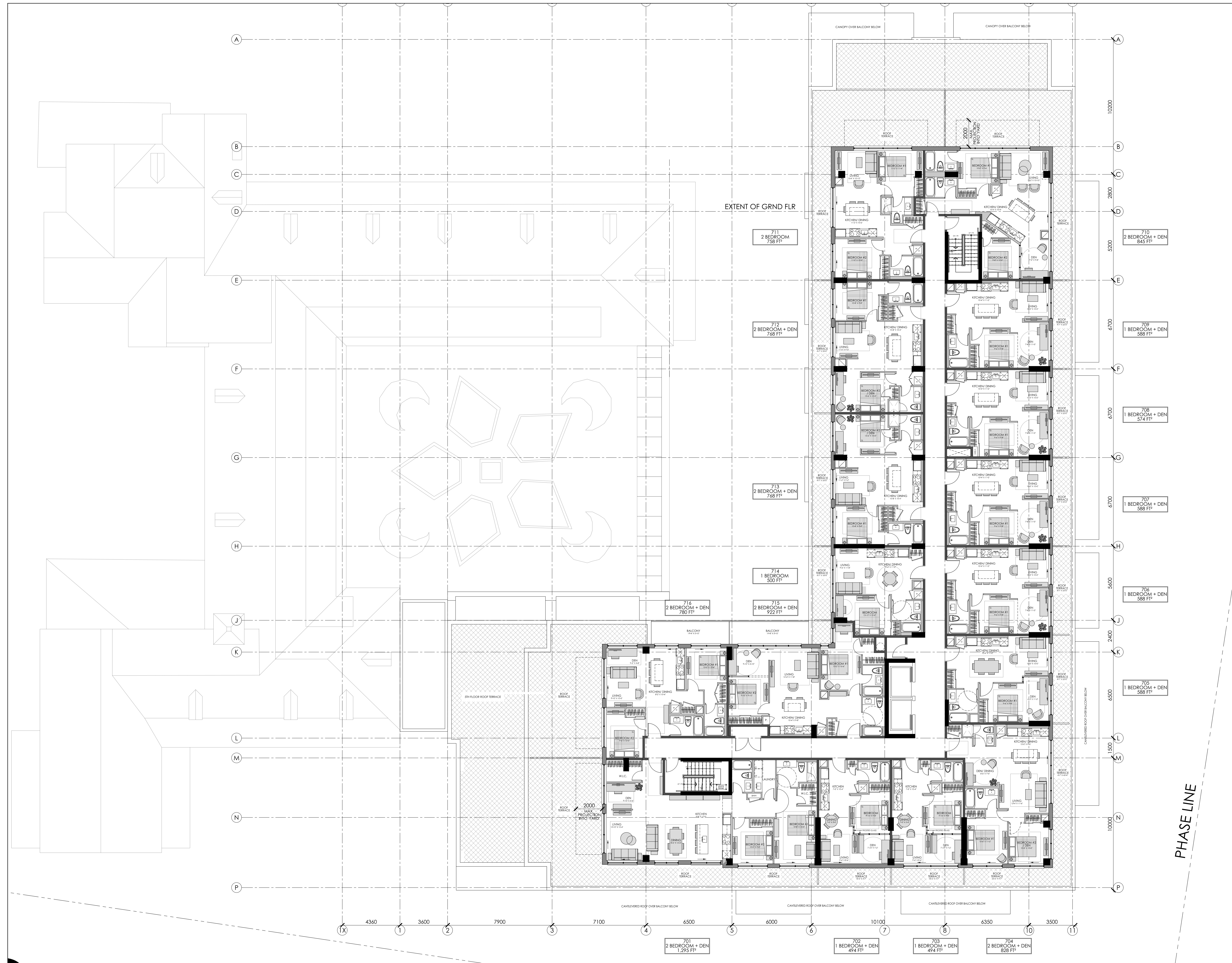
	CONSTRUCTION NORTH		A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)
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PROJECT **Q WEST BUILDING 'B'**
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO

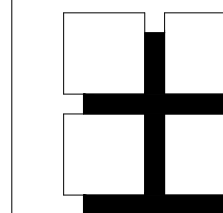


DRAWING TITLE
7TH & 8TH FLOOR PLAN

DATE DEC. 2021	SCALE 1:125	SHEET No. A8
DRAWN BY: mdb	CHECKED MDB	



PHASE LINE



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4.	02/06/22	FOR SITE PLAN CONTROL	KB
3.	24/02/22	FOR STRUCTURAL DESIGN	KB
2.	01/02/22	BARRIER-FREE SUITES ADDED	MB
1.	14/12/21	FOR REVIEW	MB

#	DATE	DESCRIPTION	INIT
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REVISIONS

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

	CONSTRUCTION NORTH		A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)
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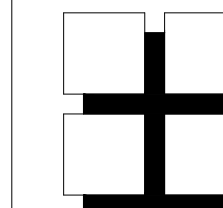
PROJECT **Q WEST BUILDING 'B'**
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO

CLIENT

DRAWING TITLE **9TH FLOOR PLAN**

DATE	DEC. 2021	SCALE	1:125	SHEET No.	A9
DRAWN BY:	mdb	CHECKED	MDB		





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TO BE COORDINATED WITH ELEVATIONS

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4.	02/06/22	FOR SITE PLAN CONTROL	KB
3.	24/02/22	FOR STRUCTURAL DESIGN	KB
2.	01/02/22	BARRIER-FREE SUITES ADDED	MB
1.	14/12/21	FOR REVIEW	MB
#	DATE	DESCRIPTION	INIT

REVISIONS

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

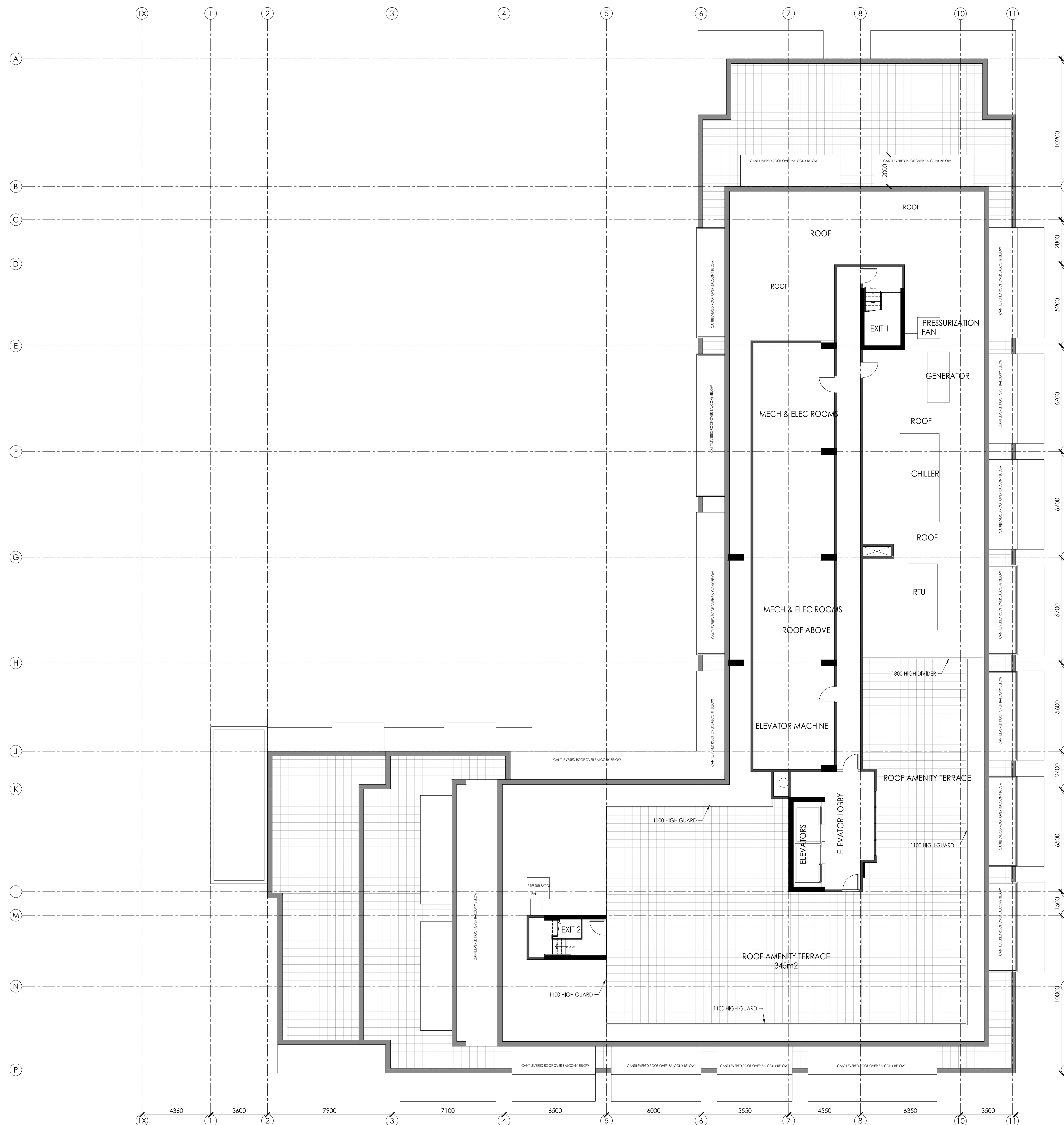
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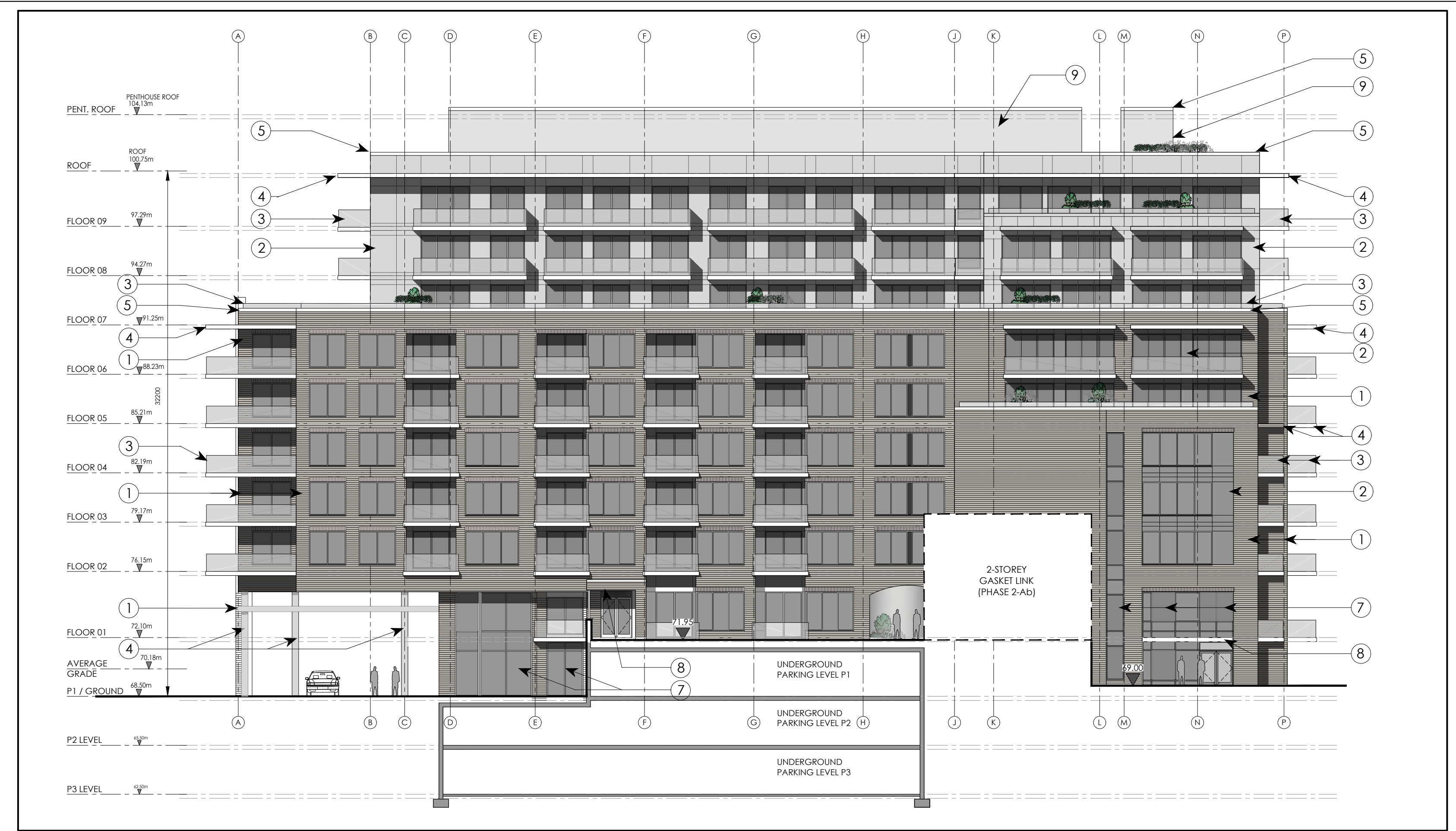
PROJECT
**Q WEST
BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO**



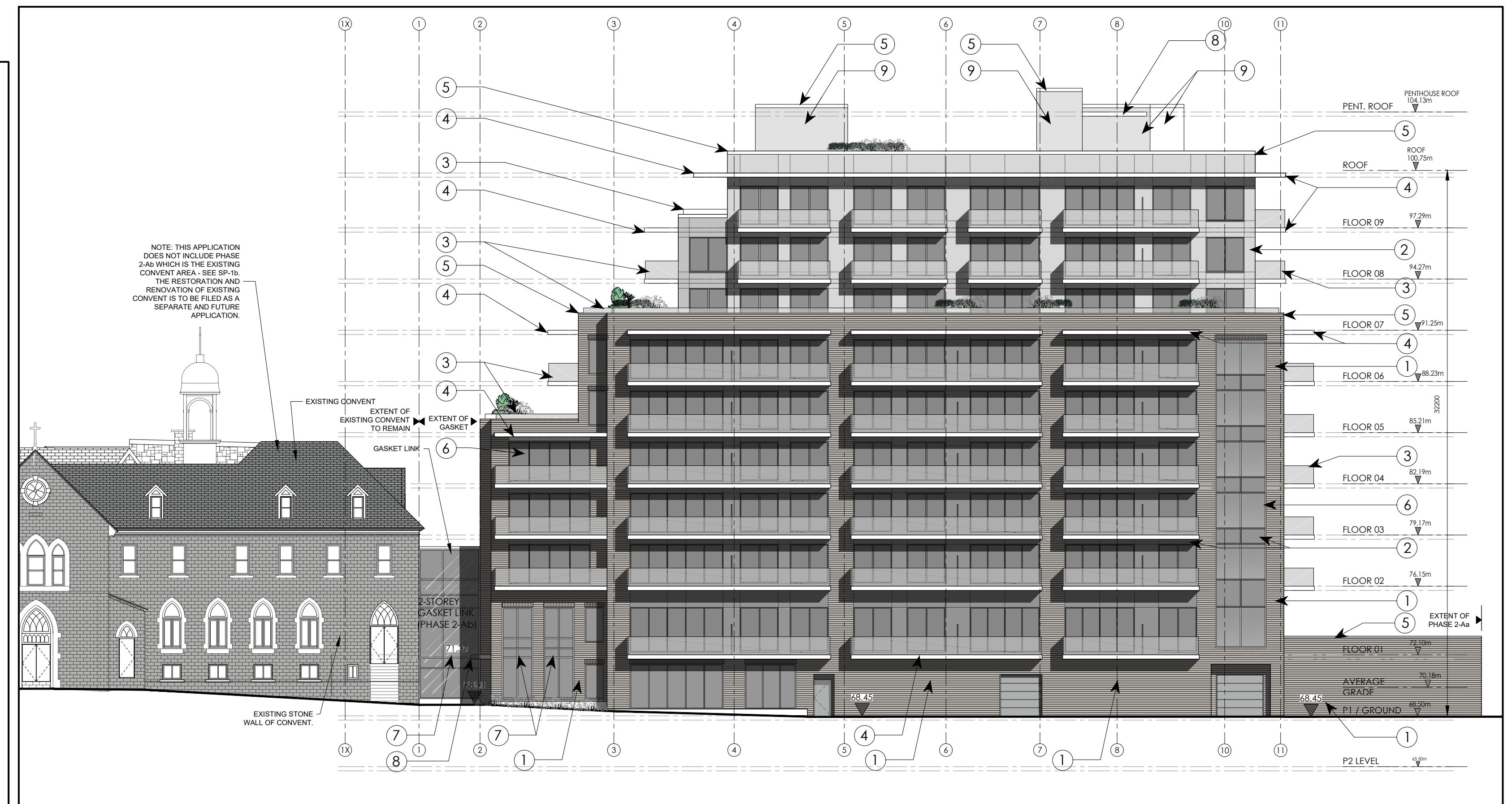
DRAWING TITLE
ROOF PLAN

DATE DEC. 2021	SCALE 1:125	SHEET No. A10
DRAWN BY: mdb	CHECKED MDB	





1 NORTH ELEVATION
A11



2 WEST ELEVATION
A11

- 3 FACADE FINISHES LEGEND
A11
- ① BRICK VENEER
 - ② WINDOW WALL PREFINISHED METAL SPANDREL
 - ③ GLAZED GUARD
 - ④ EXPOSED CONCRETE
 - ⑤ PREFINISHED PARAPET CAP
 - ⑥ WINDOW WALL GLAZED VISION PANEL
 - ⑦ CURTAINWALL
 - ⑧ CANOPY
 - ⑨ PRE-FINISHED VERTICAL URBAN ACCENT ALUMINUM SIDING
 - ⑩ STONE VENEER

3 FACADE FINISHES LEGEND
A11

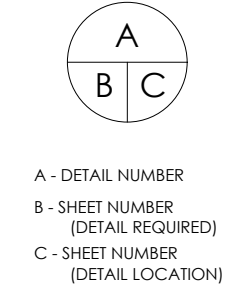
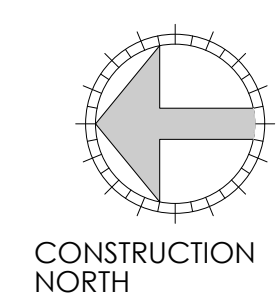
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NO.	DATE	DESCRIPTION	INT.
1.	02/06/22	FOR SITE PLAN CONTROL	KB

NO.	DATE	DESCRIPTION	INT.
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PROJECT: Q WEST BUILDING 'B' 9 STOREY APARTMENT BUILDING OTTAWA, ONTARIO

CLIENT: ASHCROFT HOMES

DRAWING TITLE: ELEVATIONS

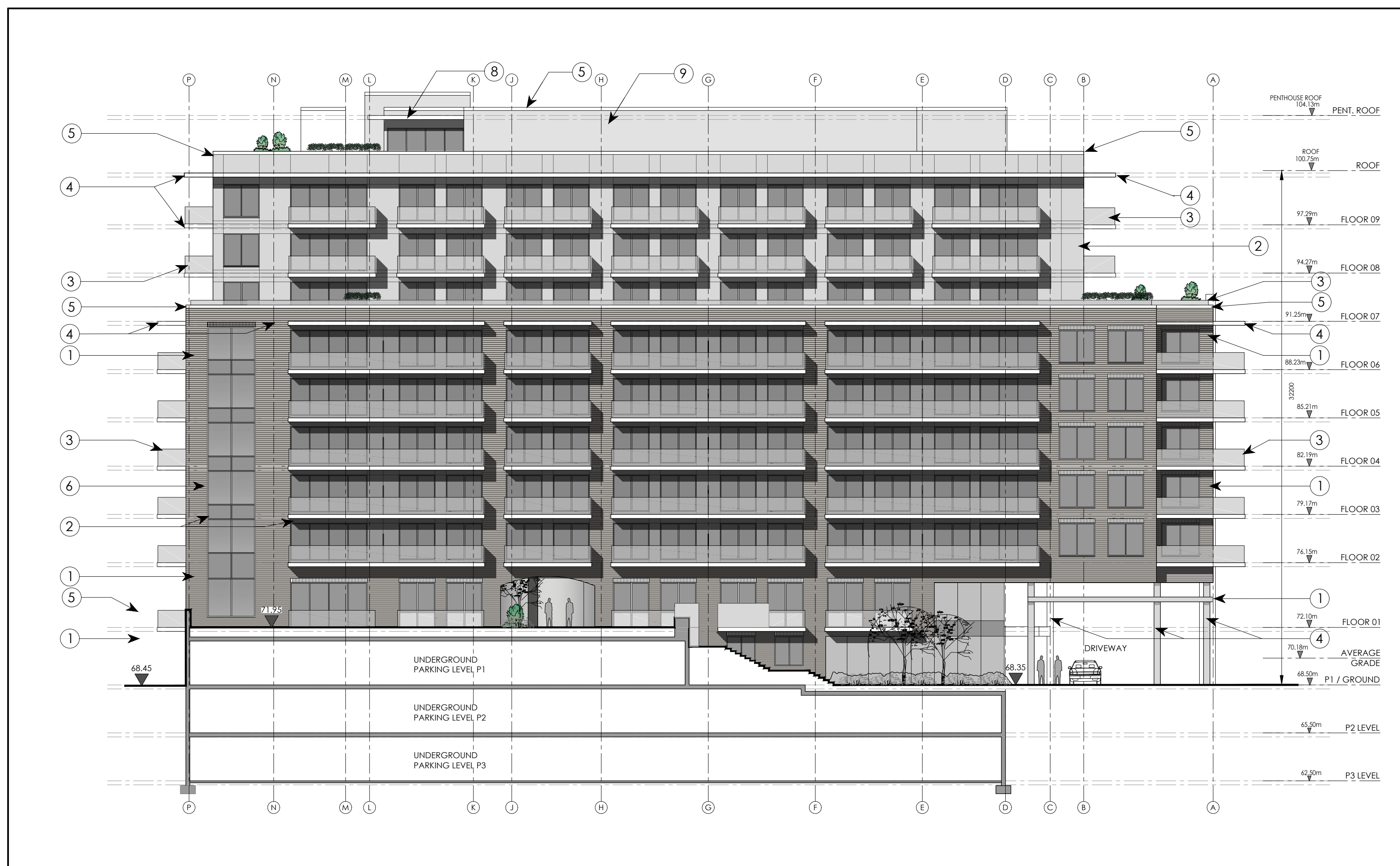
DATE: APRIL 2022

SCALE: 1:200

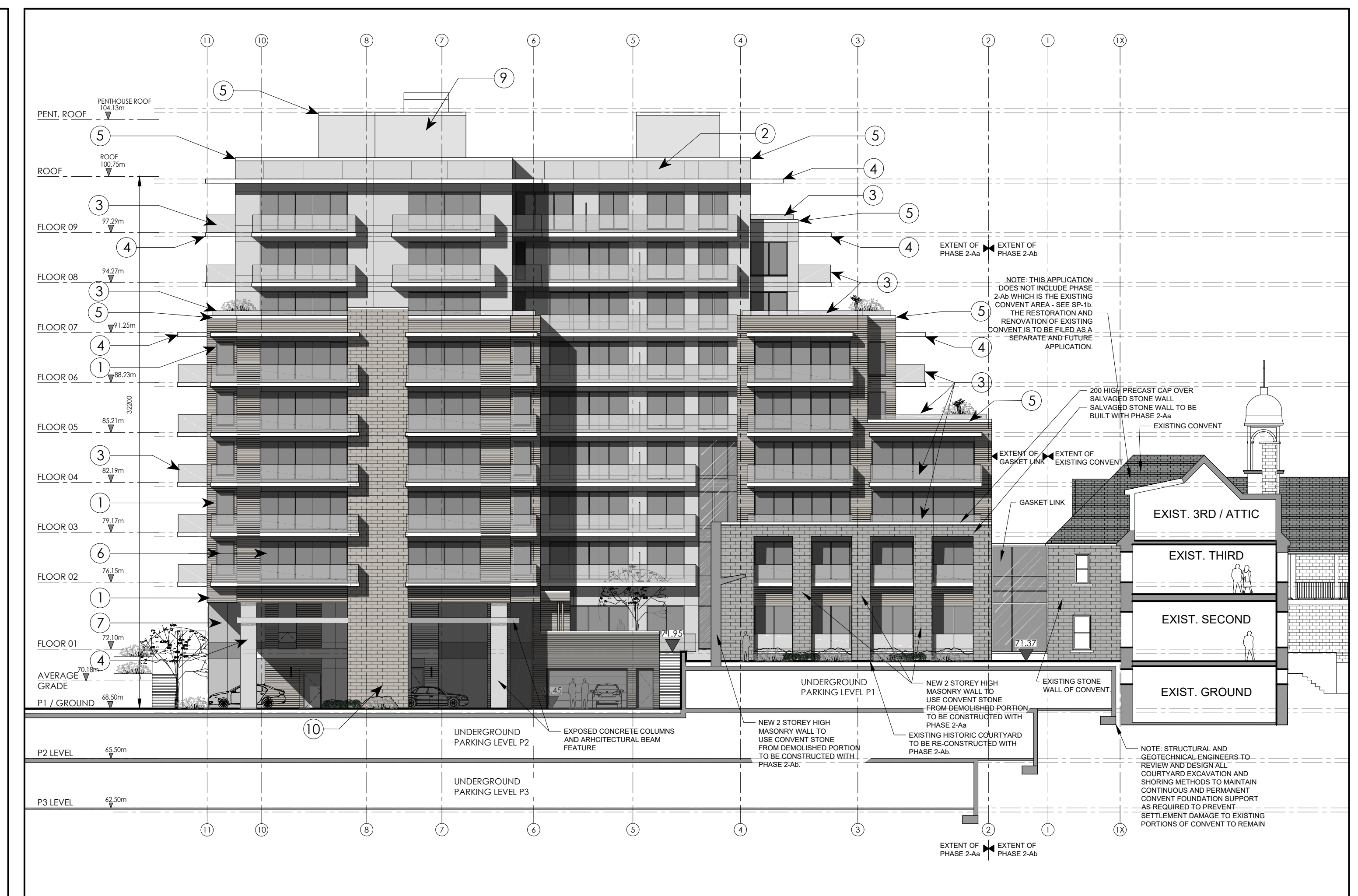
DRAWN BY: KB

CHECKED: MDB

SHEET NO. REV. NO.: A11 REV. 01

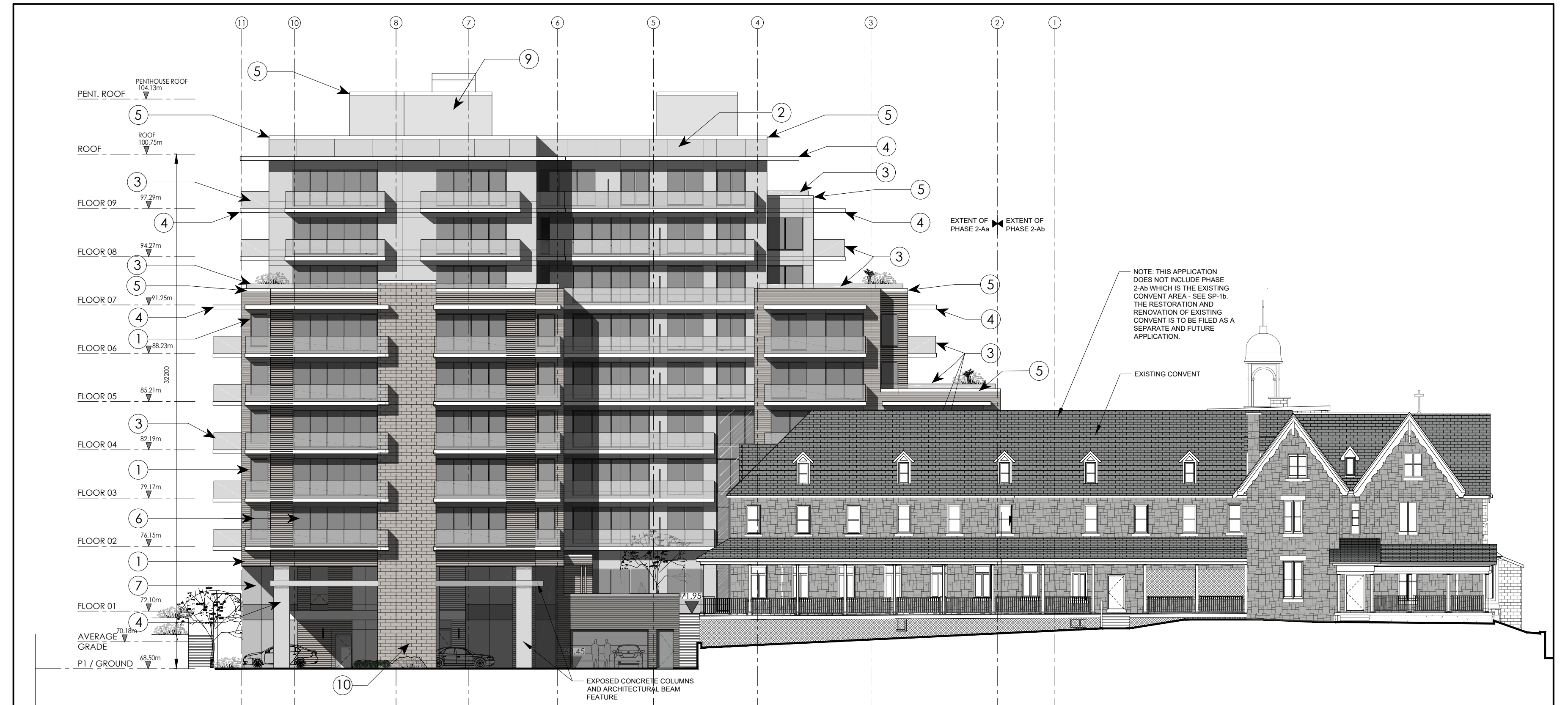


1 SOUTH ELEVATION
A12



2 EAST ELEVATION THROUGH HISTORIC COURTYARD
A12

- 4 FACADE FINISHES LEGEND
A12
- 1 BRICK VENEER
 - 2 WINDOW WALL PREFINISHED METAL SPANDREL
 - 3 GLAZED GUARD
 - 4 EXPOSED CONCRETE
 - 5 PREFINISHED PARAPET CAP
 - 6 WINDOW WALL GLAZED VISION PANEL
 - 7 CURTAINWALL
 - 8 CANOPY
 - 9 PRE-FINISHED VERTICAL URBAN ACCENT ALUMINUM SIDING
 - 10 STONE VENEER



3 EAST ELEVATION
A12

NO.	DATE	DESCRIPTION	INT.	NO.	DATE	DESCRIPTION	INT.
1	02/06/22	FOR SITE PLAN CONTROL	KB	24			
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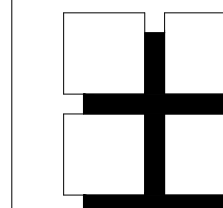


CONSTRUCTION NORTH

A	DETAIL NUMBER
B	SHEET NUMBER (DETAIL REQUIRED)
C	SHEET NUMBER (DETAIL LOCATION)

PROJECT: Q WEST BUILDING 'B' 9 STOREY APARTMENT BUILDING OTTAWA, ONTARIO
CLIENT: ASHCROFT HOMES

DRAWING TITLE: ELEVATIONS
DATE: APRIL 2022
SCALE: 1:200
DRAWN BY: KB
CHECKED: MDB
SHEET NO. REV. NO.: A12 REV. 01

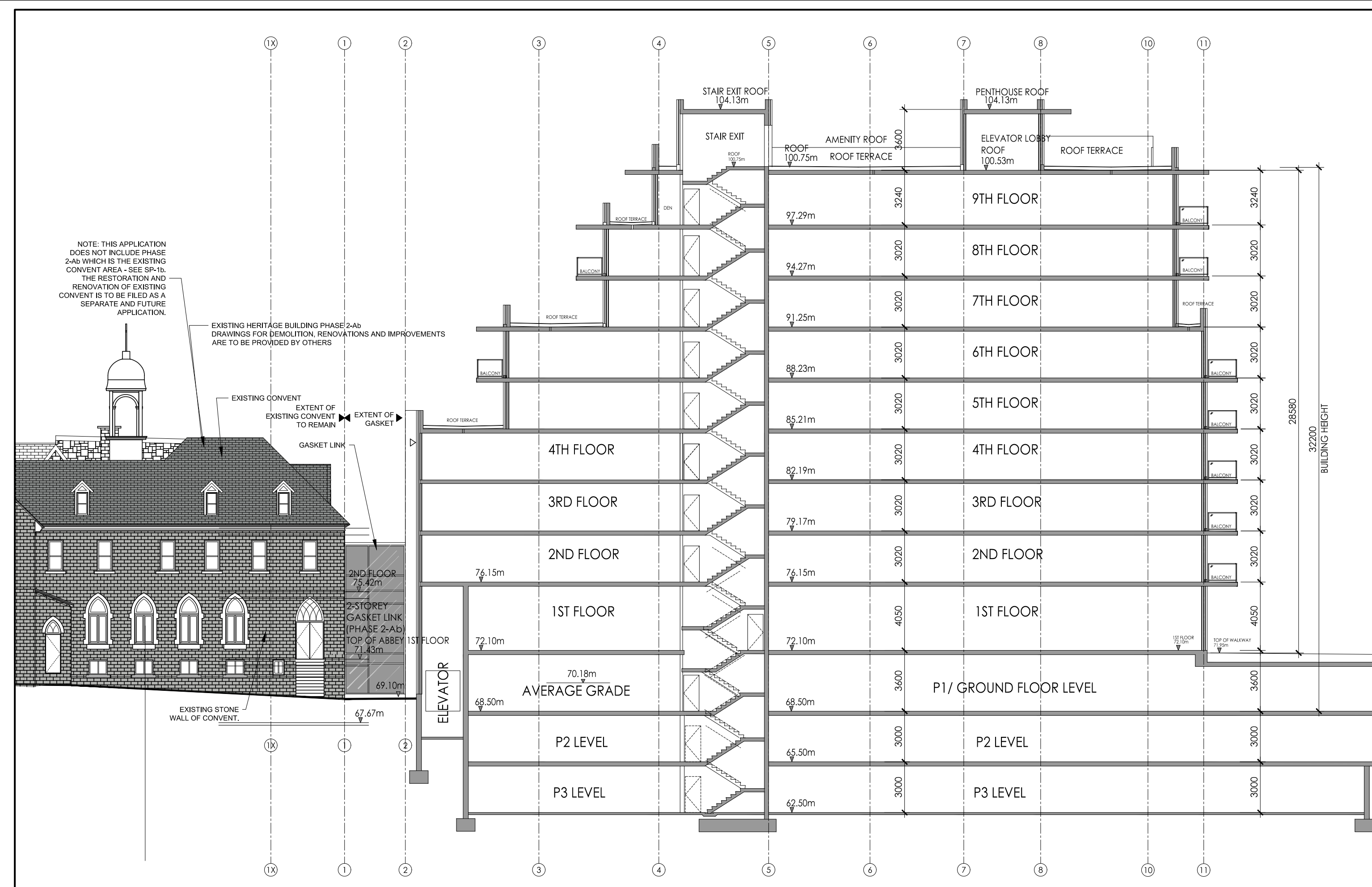


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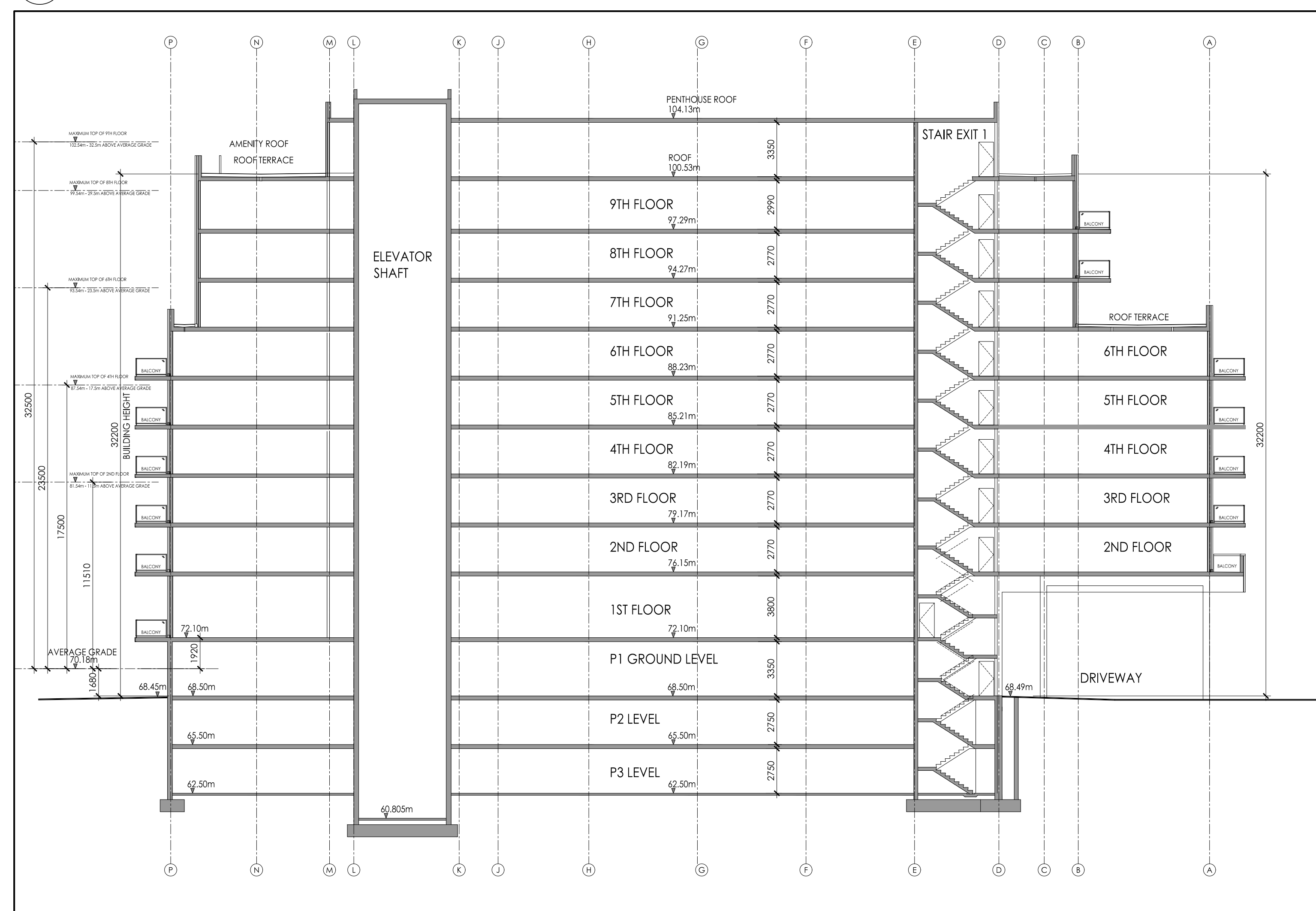
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1 BUILDING SECTION

A13



2 BUILDING SECTION

A13

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3.	02/06/22	FOR SITE PLAN CONTROL	KB
2.	24/02/22	FOR STRUCTURAL REVIEW	KB
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REVISIONS			

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	C	C - SHEET NUMBER (DETAIL LOCATION)

PROJECT
**Q WEST
BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO**

CLIENT

DRAWING TITLE
BUILDING SECTIONS

DATE JAN 2022	SCALE 1:200	SHEET No. A13
DRAWN BY: KB	CHECKED MDB	