

PROJECT

**WATERSIDE
EXECUTIVE CENTRE**

31 Lakeshore Road East
Mississauga, Ontario

| | | |
|----|--------------------------------------|---------|
| 06 | HERITAGE PROPERTY PERMIT APPLICATION | 12OCT12 |
| 05 | PROGRESS ISSUE | 05OCT12 |
| 04 | REISSUED FOR SITE PLAN APPROVAL | 14SEP12 |
| 03 | ISSUED FOR ADDENDUM #3 | 12JUL12 |
| 02 | ISSUED FOR ADDENDUM #2 | 29JUN12 |
| 01 | ISSUED FOR PRICING | 12JUN12 |
| 00 | ISSUED FOR SITE PLAN APPROVAL | 24APR12 |

| NO. | ISSUED | DATE |
|---|--|------|
| REVISIONS | | |
| Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. | | |
| ALL DIMENSIONS ARE SHOWN IN METRIC. | | |
| CONSULTANTS | | |
| Architect | ADAMSON ASSOCIATES ARCHITECTS 401 Wellington Street West Toronto, Ontario, M5V 1E7 | |
| Structural | STEPHENSON ENGINEERING LIMITED 2550 Victoria Park Suite 602 Toronto, Ontario, M2J 5A9 | |
| Mechanical | ANDRONOWSKI & ASSOCIATES 350 Spadina Avenue W. Suite 201 Toronto, Ontario, M5T 1A7 | |
| Electrical | THE SCHEMANN GROUP INC. 55 University Ave., Suite 201 Toronto, Ontario, M5J 2H7 | |
| Landscape | BAKER TURNER 6501 Mississauga Road, Suite 300 Brampton, ON, L6Y 5G8 | |
| Geotechnical Consultant | TERRAPROBE CONSULTING GEOTECHNICAL ENGINEERING 11 Indal Lane Brampton, ON, L6T 3Y3 | |
| Civil Engineering Consultant | SKIRA & ASSOCIATES 3444 Kennedy Road, Suite 100 Mississauga, Ontario, L5C 4P2 | |
| Ontario Land Surveyor | TARASICK MAMILLAN KUBICKI LIMITED 4181 Sheppard Avenue East, Unit 42 Mississauga, Ontario, L5S 5R2 | |
| Applicant / Planning | MICHAEL CRABTREE JOHN D. ROGERS & ASSOCIATES 34 Thomas Street Mississauga, ON, L5M 1Y5 | |
| Owner | CENTRE CITY CAPITAL LIMITED 1 Port Street East, Executive Office Mississauga, Ontario, L5G 4W1 (905) 274-3212 | |

adamson
ASSOCIATES | ARCHITECTS

A Partnership of Corporations

STAMP

NORTH ARROW

DRAWING TITLE

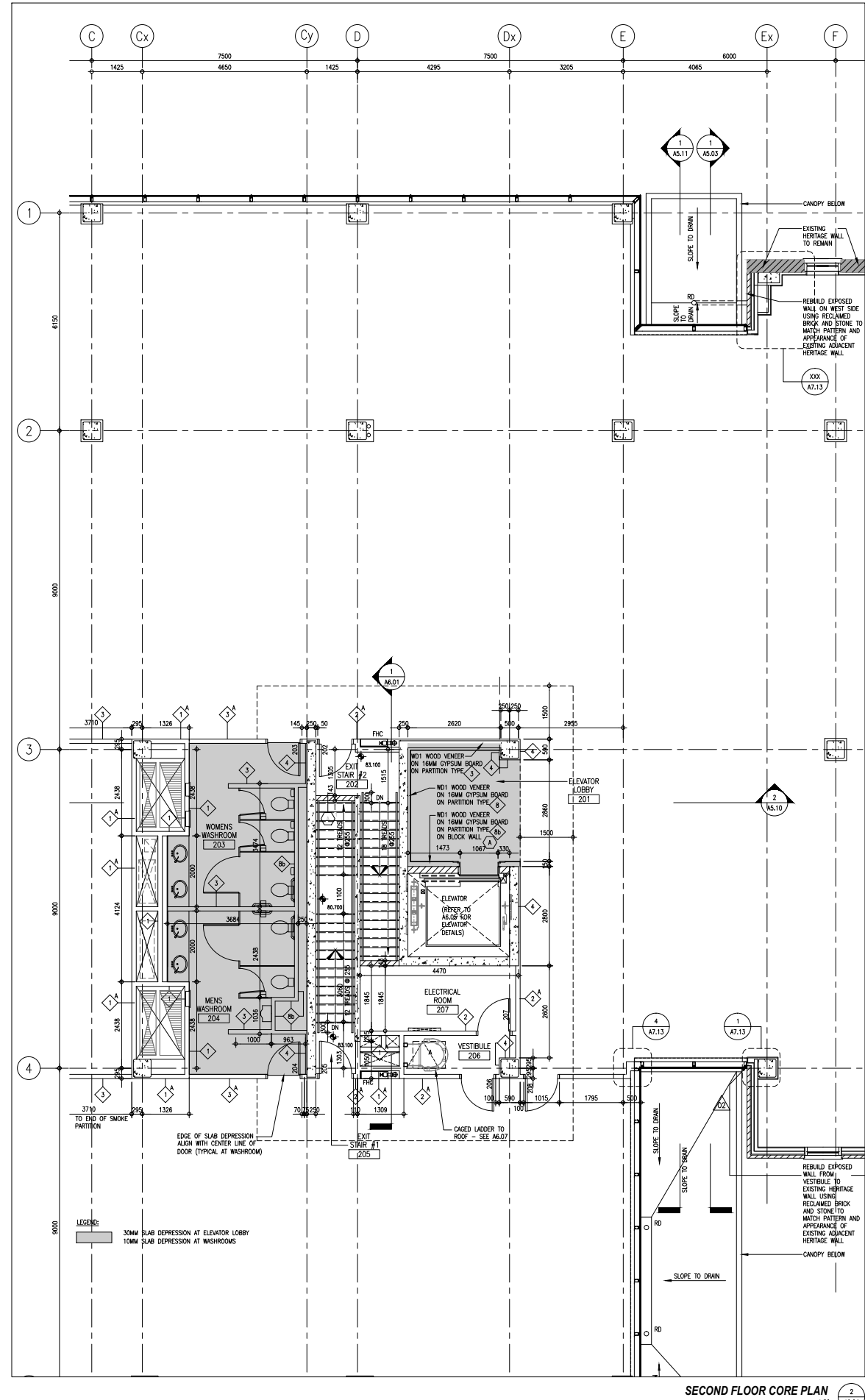
**SECOND FLOOR &
ROOF PLANS**

Site Plan Application #: SP 12074 W1
Waterside Executive Centre
& Office Building
31 Lakeshore Road East,
Mississauga, Ontario

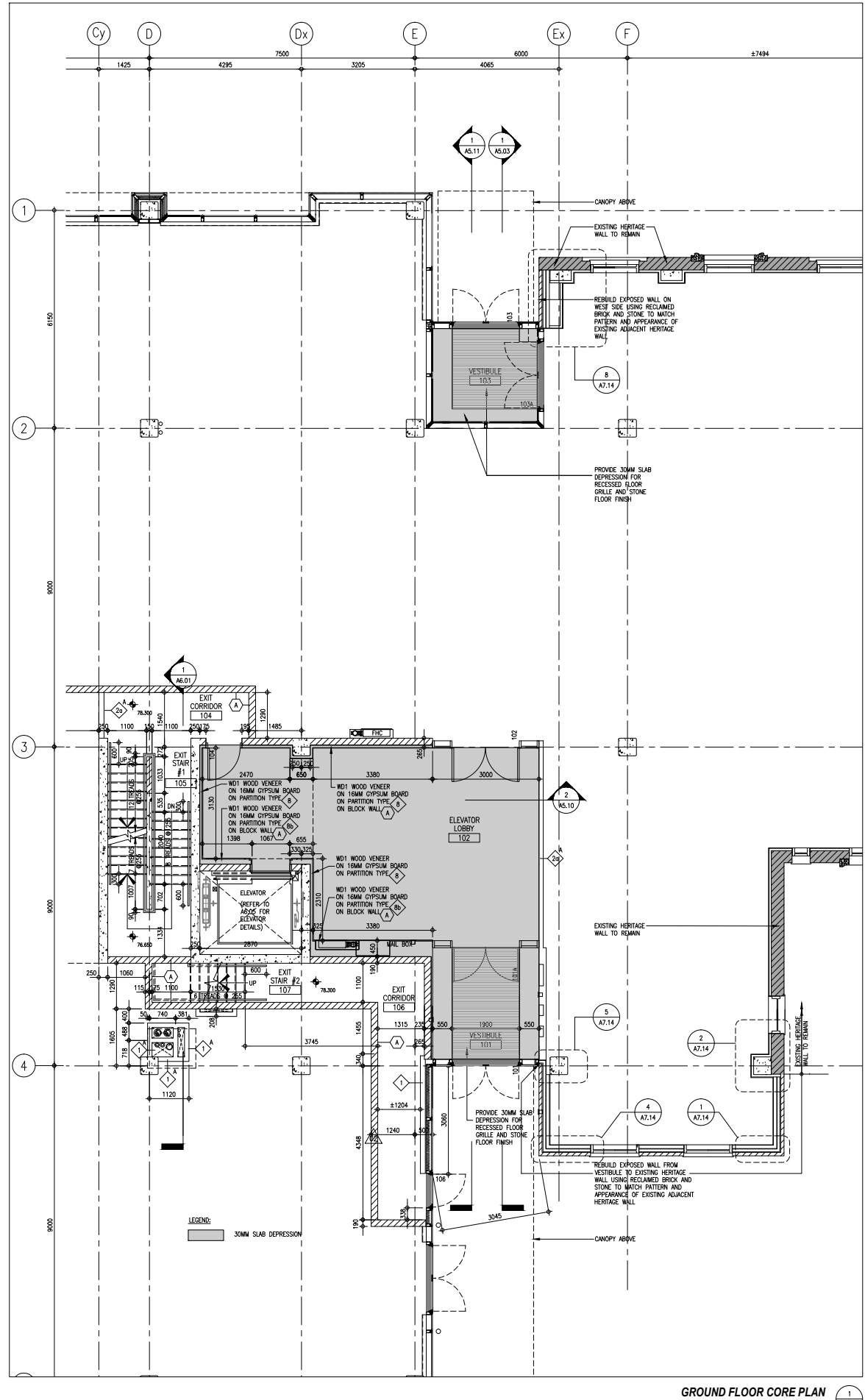
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|--------------|--------------|
| DRAWN | CHECKED |
| SCALE | DATE |
| PROJECT NO. | 1051-00 |
| DRAWING NO. | REVISION NO. |
| A2.04 | 06 |

NOTE:
RD = ROOF DRAIN
RRD = RELIEF ROOF DRAIN
FOR ROOF CONSTRUCTION TYPE
REFER TO DRAWING A2.05

FILED
DATE: OCT 17 2012
BY: [Signature]



SECOND FLOOR CORE PLAN
1:50



GROUND FLOOR CORE PLAN
1:50

WATERSIDE
EXECUTIVE CENTRE

31 Lakeshore Road East
Mississauga, Ontario

| | | |
|-----|--------------------------------------|---------|
| 04 | HERITAGE PROPERTY PERMIT APPLICATION | 12OCT12 |
| 03 | PROGRESS ISSUE | 05OCT12 |
| 02 | ISSUED FOR ADDENDUM #3 | 12JUL12 |
| 01 | ISSUED FOR PRICING | 12JUN12 |
| 00 | ISSUED FOR BUILDING PERMIT | 21DEC11 |
| NO. | ISSUED | DATE |

REVISIONS

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN METRIC.

CONSULTANTS

| | |
|------------------------------|---|
| Architect | ADAMSON ASSOCIATES ARCHITECTS 401 Wellington Street West Toronto, Ontario, M5V 1E7 |
| Structural | STEPHENSON ENGINEERING LIMITED 2550 Victoria Park Suite 602 Toronto, Ontario, M2J 5A8 |
| Mechanical | ANDRONOWSKI & ASSOCIATES 355 Spadina Avenue W. Suite 101 Toronto, Ontario, M5T 2P7 |
| Electrical | THE SCHENKMAN GROUP INC. 55 University Ave., Suite 201 Toronto, Ontario, M5S 2H7 |
| Landscape | BAKER TURNER 8001 Mississauga Road, Suite 300 Brampton, ON L6Y 5G8 |
| Geotechnical Consultant | TERRAPROBE CONSULTING GEOTECHNICAL ENGINEERING 11 Ingle Lane Brampton, ON L6Y 3Y3 |
| Civil Engineering Consultant | SHR4 & ASSOCIATES 3454 Semenyk Court, Suite 100 Mississauga, Ontario, L3C 4P8 |
| Ontario Land Surveyor | TARASCH (MILLAR) KUBICKI LIMITED 4181 Stadelman Crescent, Unit 42 Mississauga, Ontario L3S 3R2 |
| Applicant / Planning | MICHAEL CRABTREE JOHN D. ROBERTS & ASSOCIATES 34 Thomas Street Mississauga, ON L4M 1Y5 |
| Owner | CENTRE CITY CAPITAL LIMITED 1 Port Street East, Executive Offices Mississauga, Ontario, L5G 4W1 (905) 274-8212 |

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PROFESSIONAL ENGINEER
ROBERT T. GOSWAMI
LICENSE 2400

NORTH ARROW

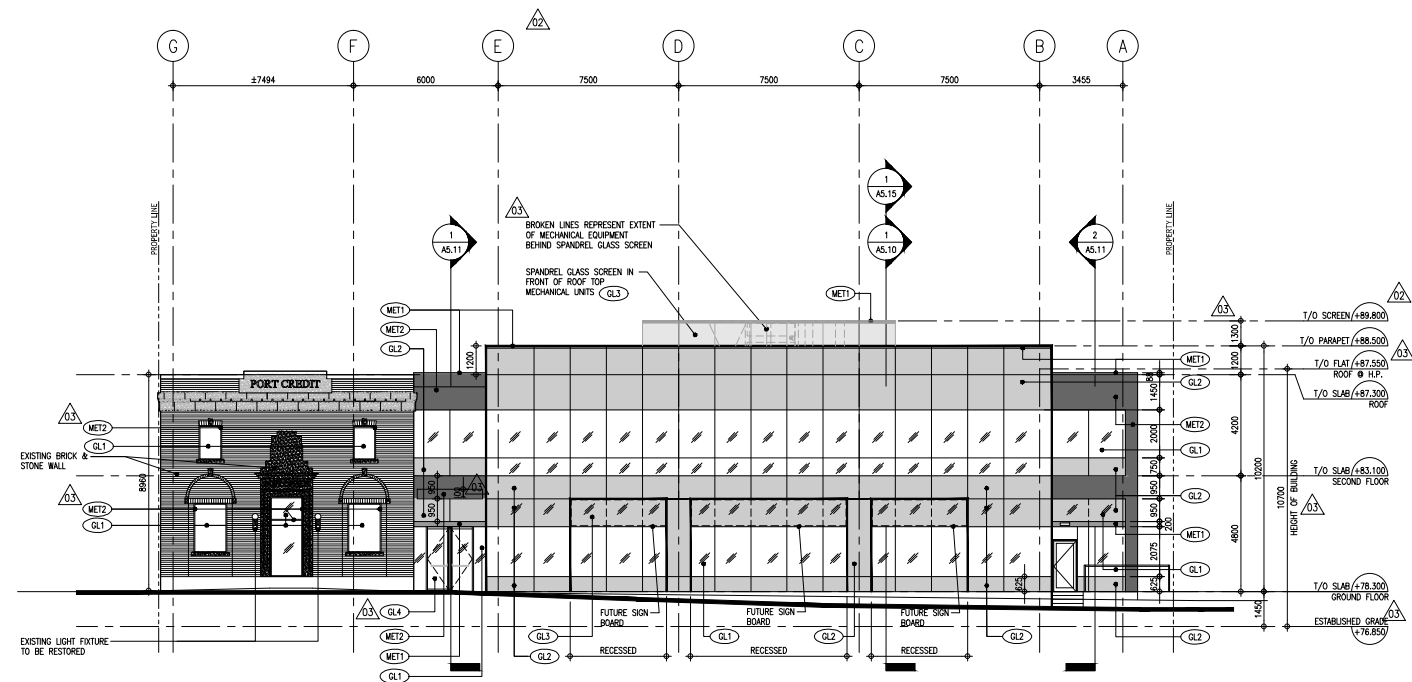
DRAWING TITLE

CORE PLANS

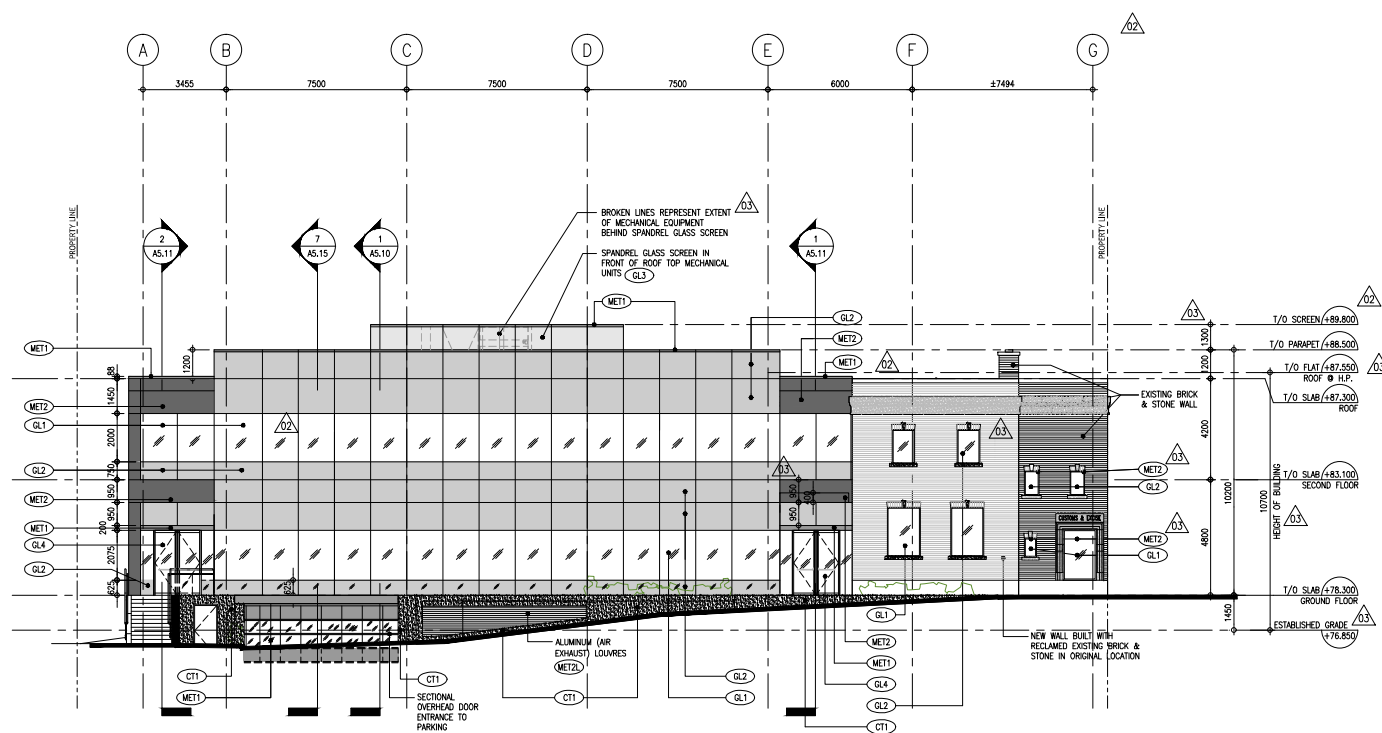
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| DRAWN | CHECKED |
| SCALE | DATE |
| PROJECT NO. | 1051-00 |
| DRAWING NO. | REVISION NO. |
| A3.02 | 04 |

FILED
DATE: 2012.11.17
TIME: 11:00 AM

| | |
|---------------|--|
| (QL1) | VISION GLASS IGU SUPPLIER: GUARDIAN GLASS SPEC: SINGLARD SNOG/27 ON CLEAR C/W GREY SILICONE SECONDARY SEAL |
| (QL2) | SPANDREL GLASS IGU SUPPLIER: GUARDIAN GLASS SPEC: SINGLARD SNOG/27 ON CLEAR C/W GREY SILICONE SECONDARY SEAL C/W ANODIZED GREY GRADIER (SEE #4) |
| (QL3) | SPANDREL GLASS SUPPLIER: GUARDIAN GLASS SPEC: SINGLARD SNOG/27 ON CLEAR C/W GREY SILICONE SECONDARY SEAL |
| (QL4) | CLEAR SAFETY TEMPERED GLASS SUPPLIER: GUARDIAN GLASS |
| (QL5) | CLEAR SAFETY LAMINATED GLASS SUPPLIER: GUARDIAN GLASS |
| (MET1) | METAL PANELS MATERIAL: ALUMINIUM COLOUR: PPG MOONDUST MICA |
| (MET2) | METAL PANELS MATERIAL: ALUMINIUM COLOUR: PPG SUNTORM SILVERSTORM |
| (METL) | METAL LOUVRES MATERIAL: ALUMINIUM COLOUR: PPG SUNTORM SILVERSTORM |
| (MET3) | CANOPY SPOFF MATERIAL: ALUMINIUM COLOUR: VIC WEST - TIMBER WALNUT |
| (SS1) | STAINLESS STEEL TYPE: FINISH: STAINLESS STEEL BRUSH NO. 4 |
| (ST3) | EXTERIOR SIDEWALK TYPE: FINISH: CALIFORNIA GRANITE FLAMED |
| (BK1) | BRICK TYPE: EXISTING COLOUR: BROWN/RED |
| (CT1) | CONCRETE FINISH: MEDIUM SANDBLAST |



NORTH ELEVATION 1:100                  



SOUTH ELEVATION  1:100

| | | |
|-----------|--------|------|
| NO. | ISSUED | DATE |
| REVISIONS | | |

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CONSULTANTS

| | |
|-------------------------------------|---|
| Architect | ADAMSON ASSOCIATES ARCHITECTS 451 Wellington Street West Toronto, Ontario, M5V 1E7 |
| Structural | STEPHENSON ENGINEERING LIMITED 2500 Victoria Park Suite 602 Toronto, Ontario, M2J 5A9 |
| Mechanical | ANDROSOWSKI & ASSOCIATES 350 Spadina Avenue W. Toronto, Ontario, M5T 1C7 |
| Electrical | THE SCHEMAM GROUP INC. 55 University Ave., Suite 201 Toronto, Ontario, M5S 2H7 |
| Landscaping | BUNKER TURNER 6051 Mississauga Road, Suite 300 Brimley, ON, L4Y 5G8 |
| Geotechnical Consultant | TERRAPEAK CONSULTING GEOTECHNICAL ENGINEERING 11 DOWD Lane Brampton, ON, L7Y 3Y2 |
| Civil Engineering Consultant | SURA & ASSOCIATES 3614 Somerset Court, Suite 100 Mississauga, Ontario, L4C 4P9 |
| Ontario Land Surveyor | TARASOCK HAMILIAN KUBICKI LIMITED 4151 Steeles Crescent, Unit 412 Mississauga, Ontario, L4S 3K2 |
| Applicant's Architect | MICHAEL CRAIGIE DAN R. ROGERS & ASSOCIATES, 34 Thomas Street Mississauga, ON L4M 1A5 |
| Owner | CENTRE CITY CAPITAL LIMITED 1 Port Street East, Executive Offices Mississauga, Ontario, L5C 4V1 (905) 274-6212 |



STAMP

ONTARIO ASSOCIATION
OF
ARCHITECTS
Robert T. Grossmann
ROBERT T. GROSSMANN
LICENCE
2400

NORTH ARROW

DRAWING TITLE

**NORTH AND SOUTH
BUILDING ELEVATIONS**

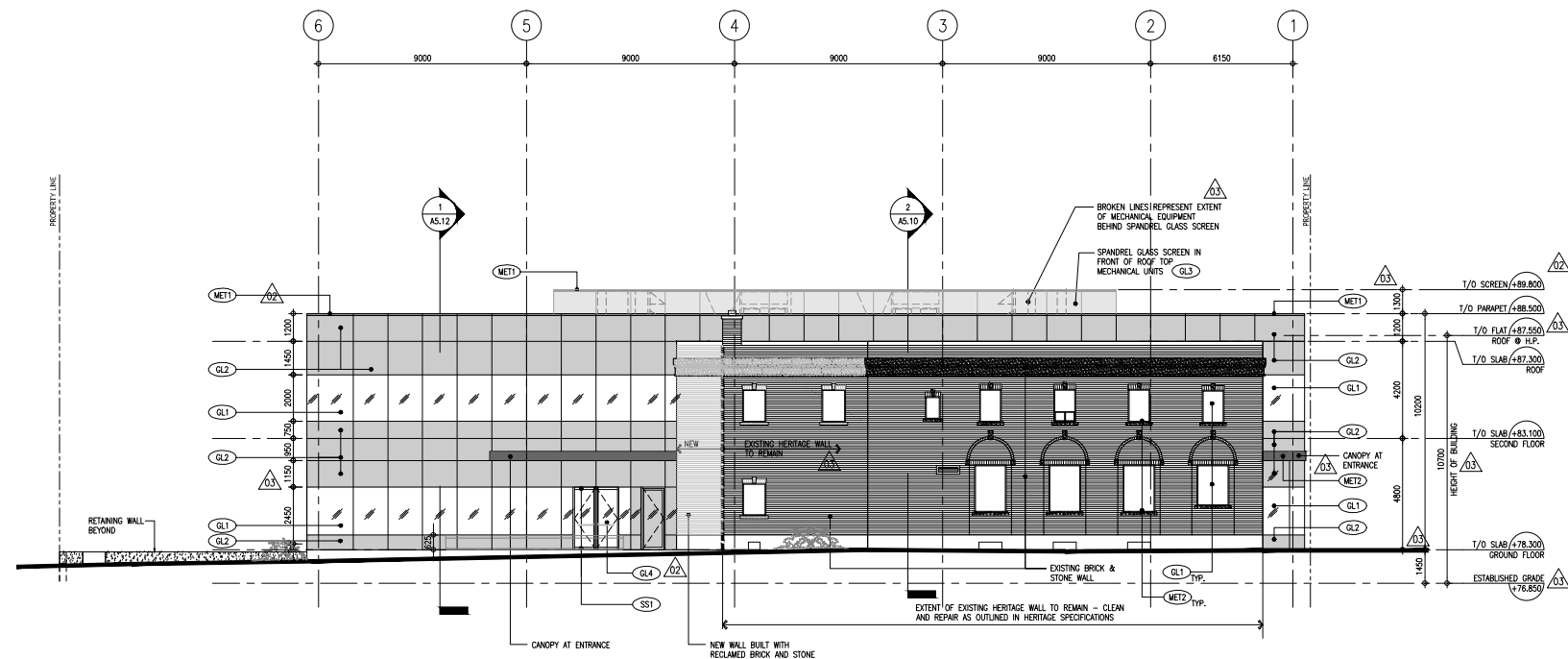
Site Plan Application #: SP 12/074 W1
Waterside Executive Centre
& Office Building
31 Lakeshore Road East,
Mississauga, Ontario

U3

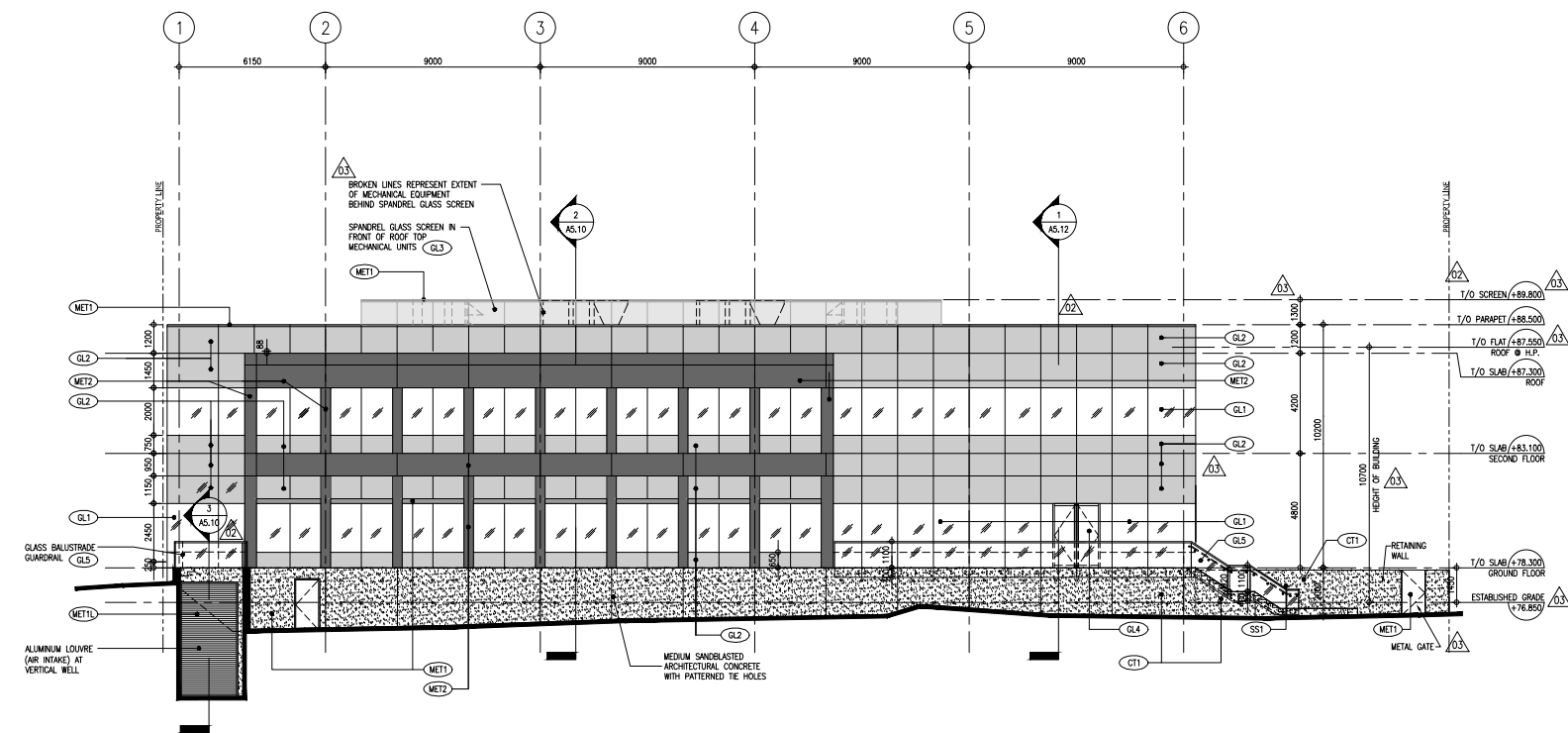
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| DRAWN | CHECKED |
| SCALE 1:100 | DATE |
| PROJECT NO. 1051-00 | |
| DRAWING NO. A5.01 | REVISION NO. 05 |

EXTERIOR FINISH LEGEND

- GL1** VISION GLASS IGU
SUPPLIER: GUARDIAN GLASS
SPEC: SUNGUARD 3166/27 ON CLEAR
C/W GREY SILICONE SECONDARY SEAL
- GL2** SPANDREL GLASS IGU
SUPPLIER: GUARDIAN GLASS
SPEC: SUNGUARD 3166/27 ON CLEAR
C/W GREY SILICONE SECONDARY SEAL
C/W ANODIZED GREY DRACIFER (SD #4)
- GL3** SPANDREL GLASS
SUPPLIER: GUARDIAN GLASS
SPEC: SUNGUARD 3166/27 ON CLEAR
C/W GREY SILICONE SECONDARY SEAL
- GL4** CLEAR SAFETY TEMPERED GLASS
SUPPLIER: GUARDIAN GLASS
- GL5** CLEAR SAFETY LAMINATED GLASS
SUPPLIER: GUARDIAN GLASS
- MET1** METAL PANELS
MATERIAL: ALUMINUM
COLOUR: PPG MOONDUST MICA
- MET2** METAL PANELS
MATERIAL: ALUMINUM
COLOUR: PPG SUNSTORM SILVERSTORM
- MET3** METAL LOUVRES
MATERIAL: ALUMINUM
COLOUR: PPG SUNSTORM SILVERSTORM
- MET3** CANOPY SOFFIT
MATERIAL: ALUMINUM
COLOUR: VIC WEST - TIMBER WALNUT
- SS1** STAINLESS STEEL
TYPE: STAINLESS STEEL
FINISH: BRUSH NO. 4
- ST3** EXTERIOR SIDEWALK
TYPE: CALEDONIA GRANITE
FINISH: FLAMED
- BR1** BRICK
TYPE: EXISTING
COLOUR: BROWN/RED
- CT1** CONCRETE
FINISH: MEDIUM SANDBLAST



EAST ELEVATION 2
1:100 A2.03



WEST ELEVATION 1
1:100 A2.03

**WATERSIDE
EXECUTIVE CENTRE**

31 Lakeshore Road East
Mississauga, Ontario

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|-----|--------------------------------------|---------|
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| 02 | ISSUED FOR ADDENDUM #3 | 12JUL12 |
| 01 | ISSUED FOR PRICING | 12JUN12 |
| 00 | ISSUED FOR SITE PLAN APPROVAL | 24APR12 |

REVISIONS

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CONSULTANTS

Architect: ADAMSON ASSOCIATES ARCHITECTS
401 Wellington Street West
Toronto, Ontario, M5V 1E7

Structural: STEPHENSON ENGINEERING LIMITED
2535 Victoria Park
Suite 602
Toronto, Ontario, M2J 5A9

Mechanical: ALOROWSKI & ASSOCIATES
355 Spadina Avenue W.
Cregdon, ON, N6A 7G7

Electrical: THE SCHENKMAN GROUP INC.
55 University Ave., Suite 201
Toronto, Ontario, M5S 2H7

Landscape: SIMER TURNER
6501 Mississauga Road, Suite 300
Brampton, ON, L6Y 5G8

Geotechnical: TERRAPROBE CONSULTING GEOTECHNICAL
ENGINEERING
11 Inland Lane
Brampton, ON, L6T 3Y3

Civil Engineering: SKIBA & ASSOCIATES
3454 Semanya Court, Suite 109
Mississauga, Ontario, L5C 4P8

Ontario Land: TARRANT MARILYN FURCH/LIMITED
Surveyor
4181 Stadelman Crescent, Unit 42
Mississauga, Ontario L5S 3R2

Applicant / Planning: MICHAEL CRABTREE
JOHN O. ROBERTS & ASSOCIATES
24 Thomas Street
Mississauga, ON L4M 1Y5

Owner: CENTRE CITY CAPITAL LIMITED
1 Port Street East, Executive Offices
Mississauga, Ontario, L5G 4N1
(905) 274-5112

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NORTH ARROW

ONTOARIO ASSOCIATION
OF
ARCHITECTS
Robert T. Gossman
Licence #260

DRAWING TITLE

**EAST AND WEST
BUILDING ELEVATIONS**

Site Plan Application #: SP 12/074 W1
Waterside Executive Centre
& Office Building
31 Lakeshore Road East,
Mississauga, Ontario

| DRAWN | CHECKED |
|------------------------|--------------|
| SCALE 1:100 | DATE |
| PROJECT NO. 1051-00 | REVISION NO. |

A5.02

05

EXTERIOR FINISH LEGEND

- GL1** VISION GLASS IGU
SUPPLIER: GUARDIAN GLASS
SPEC: SUNGUARD SN62/27 ON CLEAR
C/W GREY SILICONE SECONDARY SEAL
- GL2** SPANDREL GLASS IGU
SUPPLIER: GUARDIAN GLASS
SPEC: SUNGUARD SN62/27 ON CLEAR
C/W GREY SILICONE SECONDARY SEAL
C/W ANODIZED GREY OPACIFIER (SD #4)
- GL3** SPANDREL GLASS
SUPPLIER: GUARDIAN GLASS
SPEC: SUNGUARD SN62/27 ON CLEAR
C/W GREY SILICONE SECONDARY SEAL
- GL4** CLEAR SAFETY TEMPERED GLASS
SUPPLIER: GUARDIAN GLASS
- GL5** CLEAR SAFETY LAMINATED GLASS
SUPPLIER: GUARDIAN GLASS
- MET1** METAL PANELS
MATERIAL: ALUMINUM
COLOUR: PPG WOODNUST MICA
- MET2** METAL PANELS
MATERIAL: ALUMINUM
COLOUR: PPG SUNSTORM SILVERSTORM
- MET3** METAL LOUVRES
MATERIAL: ALUMINUM
COLOUR: PPG SUNSTORM SILVERSTORM
- MET3** CANOPY SOFFIT
MATERIAL: ALUMINUM
COLOUR: VIC WEST - TIMBER WALNUT
- SS1** STAINLESS STEEL
TYPE: STAINLESS STEEL
FINISH: BRUSH NO. 4
- STS** EXTERIOR SIDEWALK
TYPE: CALEDONIA GRANITE
FINISH: FLAMED
- BR1** BRICK
TYPE: EXISTING
COLOUR: BROWN/RED
- CT1** CONCRETE
FINISH: MEDIUM SANDBLAST

**WATERSIDE
EXECUTIVE CENTRE**

31 Lakeshore Road East
Mississauga, Ontario

| | | | |
|---------|--------------------------------------|---------|------|
| PROJECT | NO. | ISSUED | DATE |
| 00 | HERITAGE PROPERTY PERMIT APPLICATION | 120CT12 | |

REVISIONS

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| CONSULTANTS | |
|------------------------------|---|
| Architect | ADAMSON ASSOCIATES ARCHITECTS 401 Wellington Street West Toronto, Ontario, M5V 1E7 |
| Structural | STEPHENSON ENGINEERING LIMITED 2580 Victoria Park Suite 502, Toronto, Ontario, M2J 5A9 |
| Mechanical | ANDRONOWSKI & ASSOCIATES 350 Speedvale Avenue W. Guelph, ON, N1H 7M7 |
| Electrical | THE SCHENNAHAN GROUP INC. 65 University Ave., Suite 207 Toronto, Ontario, M5V 2H7 |
| Landscape | BAKER TURNER 8557 Mississauga Road, Suite 300 Brampton, ON, L6Y 5G8 |
| Geotechnical Consultant | TERRAPROBE CONSULTING GEOTECHNICAL ENGINEERING 17 Bond Lane Brampton, ON, L6T 3Y3 |
| Civil Engineering Consultant | SKIRA & ASSOCIATES 3454 Denison Court, Suite 100 Mississauga, Ontario, L5C 4P8 |
| Ontario Land Surveyor | TARASICK McMILLAN KUBICKI LIMITED 4161 Stoddard Crescent, Unit 42, Mississauga, Ontario, L5L 5P2 |
| Applicant / Planning | MICHAEL CRABTREE JOHN D. ROGERS & ASSOCIATES 34 Thomas Street Mississauga, ON, L5M 1Y5 |
| Owner | CENTRE CITY CAPITAL LIMITED 1 Post Street East, Executive Offices Mississauga, Ontario, L5G 4H1 (905) 274-5212 |

**adamson
ASSOCIATES | ARCHITECTS**
A Partnership of Corporations

STAMP

ONTARIO ASSOCIATION OF ARCHITECTS

MEMBER 1 - MICHAEL CRABTREE
LICENCE 2400

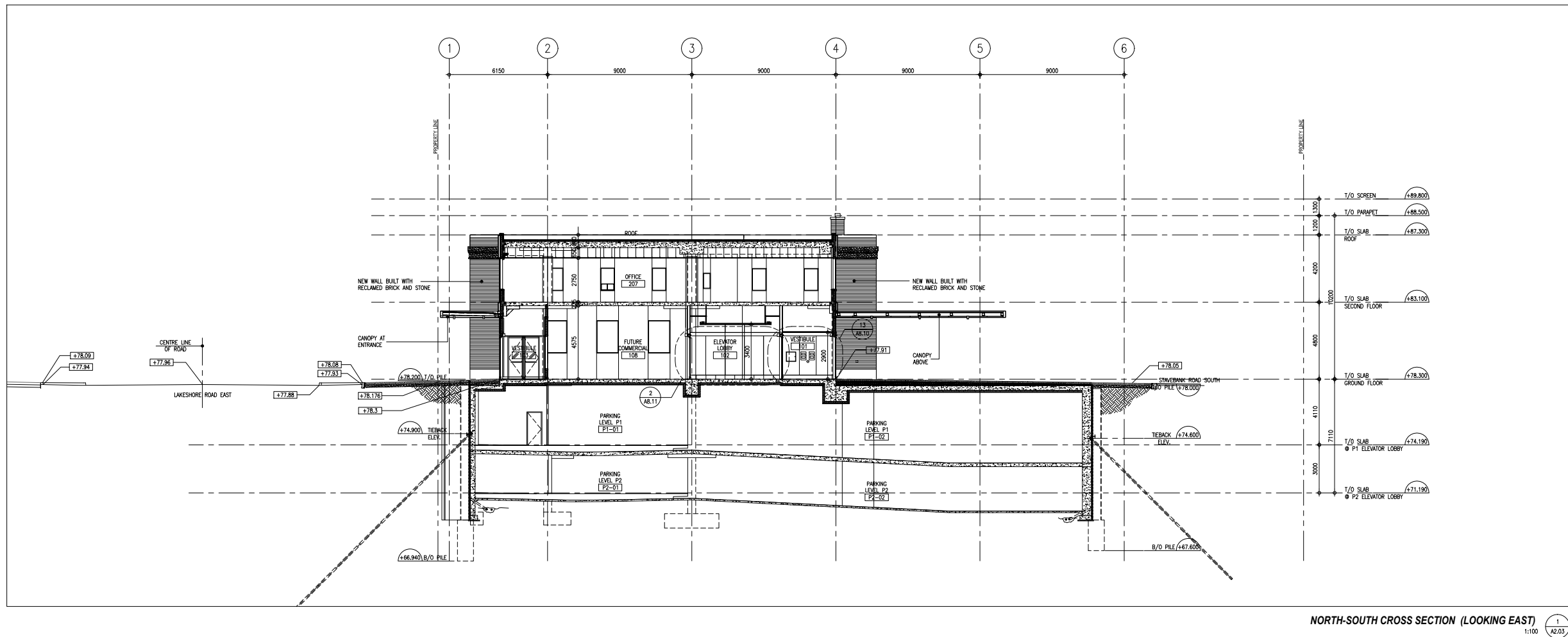
NORTH ARROW

DRAWING TITLE

BUILDING CROSS SECTIONS

| | |
|--------------|---------|
| DRAWN | CHECKED |
| SCALE | DATE |
| PROJECT NO. | 1051-00 |
| DRAWING NO. | A5.03 |
| REVISION NO. | 00 |

FILE NAME: C:\p\p\p\1051-00\A5.03\A5.03-00.dwg
DATE: 07.17.2011
USER: adamson



The contractor shall verify all dimensions prior to commencement of the work.
All prints and specifications are the property of the engineer and must be returned upon completion of the work.

| REVISIONS | | |
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| NO | DESCRIPTION | DATE |
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| 3 | HERITAGE PROPERTY PERMIT APPLICATION | OCT. 12/12 |
| 2 | PROGRESS ISSUE | OCT. 04/12 |
| 1 | ISSUED FOR PRICING | JUN. 12/12 |

| NO | ISSUED | DATE |
|----|--------|------|
| | | |

Stephenson

ENGINEERING LTD.

Consulting Structural Engineers

2450 Victoria Park Ave., Suite 602 Toronto, ON M2J 5A9
t: 416.638.9920 f: 416.638.9985 c: info@stephenson-eng.com

WATERSIDE EXECUTIVE CENTRE
HERITAGE BUILDING SUPPORT

BUILDING PLAN

12/10/12
R. POPPLEWELL
REGISTERED PROFESSIONAL ENGINEER
NO. 41114 ONTARIO

Drawn by: NB

Designed by: RP

Checked by: HF

Scale: 1:50

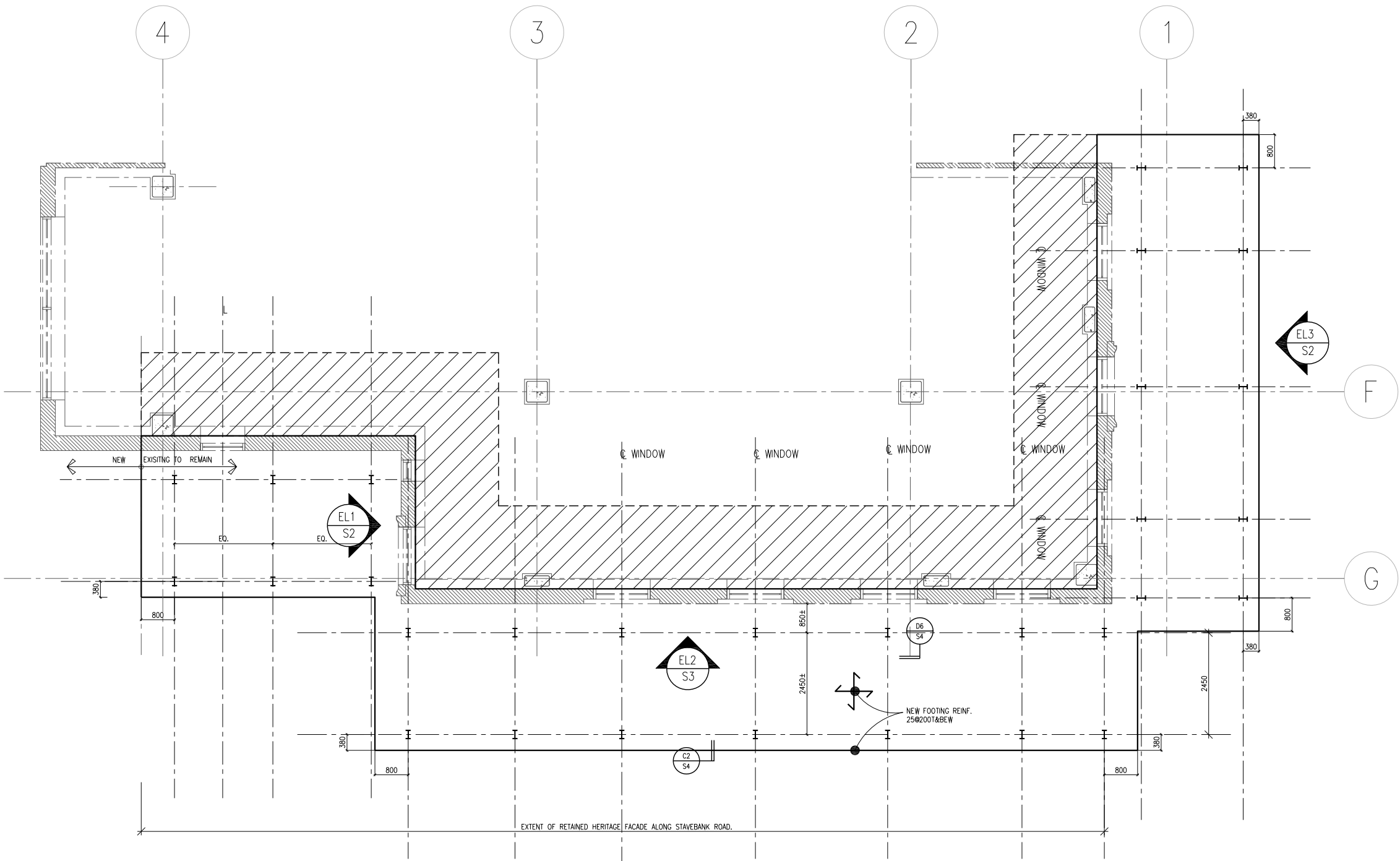
Date: JUN 12/11

Project No.

2011284

Drawing No.

S1



STAVEBANK ROAD SOUTH

NOTES

ALL COLUMNS ARE W200X22

EXTENT OF LEAN MIX CONCRETE

The contractor shall verify all dimensions prior to commencement of the work.
All prints and specifications are the property of the engineer and must be returned upon completion of the work.

REVISIONS

| NO | DESCRIPTION | DATE |
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| 3 | HERITAGE PROPERTY PERMIT APPLICATION | OCT. 12/12 |
| 2 | PROGRESS ISSUE | OCT. 04/12 |
| 1 | ISSUED FOR PRICING | JUN. 12/12 |
| NO | ISSUED | DATE |

Stephenson
ENGINEERING LTD.

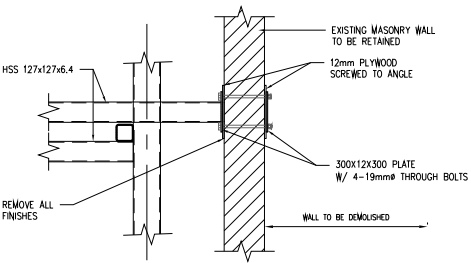
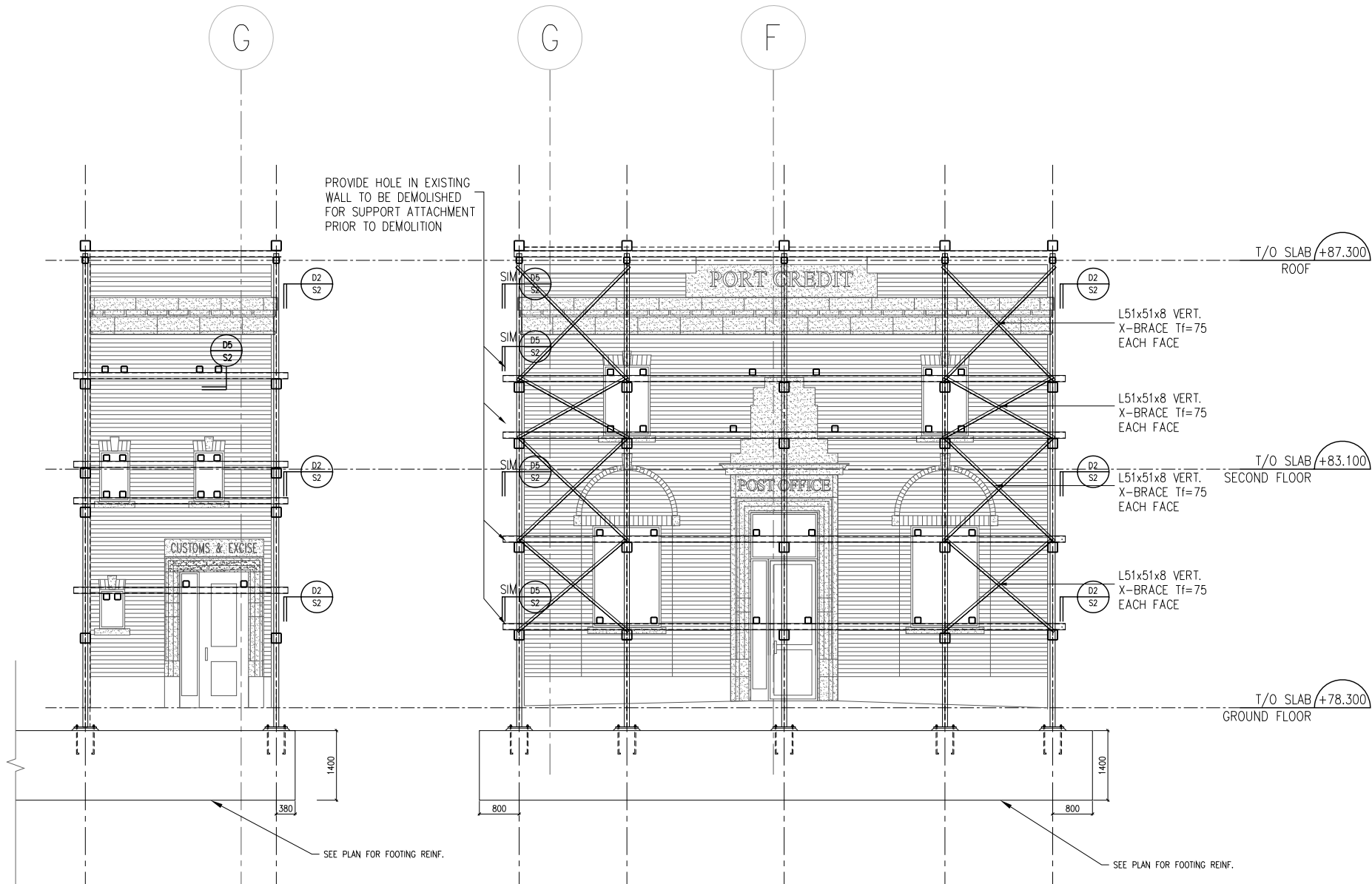
Consulting Structural Engineers
2550 Victoria Park Ave., Suite 602 Toronto, ON M4J 5A9
t: 416. 635. 9920 f: 416. 635. 9985 e: info@stephenson-eng.com

WATERSIDE EXECUTIVE CENTRE
HERITAGE BUILDING SUPPORT

LAKESHORE RD. SIDE OF BUILDING



| | |
|-----------------|------------------------|
| Drawn by: NB | Project No. 2011284 |
| Designed by: RP | Drawing No. S2 |
| Checked by: HF | |
| Scale: AS SHOWN | |
| Date: JUN 12/12 | |



D5
S2
1:25

NOTES:

A. PRE-CONSTRUCTION ITEMS TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING

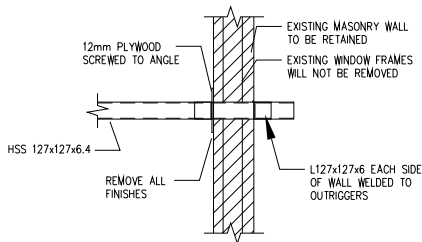
1. Remove bus shelter/newspaper boxes etc. along Lakeshore road.
2. Close sidewalk on Stavebank road.
3. Ensure all services to existing building are disconnected.

B. CONSTRUCTION ABOVE GRADE

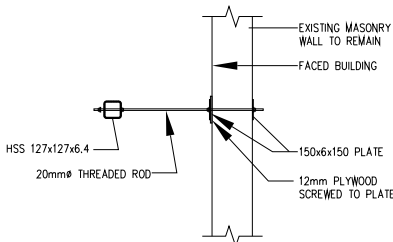
1. Remove all windows.
2. Provide holes in sidewall at Lakeshore road and Stavebank road walls for braces before building is demolished.
3. Remove metal flashing at parapet.
4. Remove interior wall finishes along interior of Stavebank and Lakeshore road walls.
5. Pour the footing along Stavebank and Lakeshore road in accordance with the shoring drawings.
6. Pour cast in place piers along Stavebank and Lakeshore road.
7. Install structural steel braced frames on both sides.
8. Connect lateral support members to walls.
9. Begin demolition of building down to and including ground floor in accordance with demolition contractors drawings.

C. CONSTRUCTION BELOW GRADE

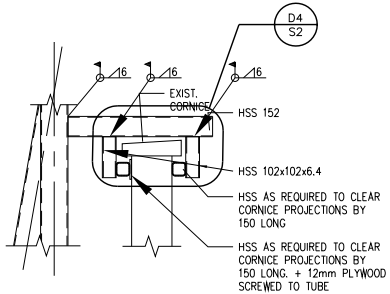
1. Install additional fill to permit drill rig access as required by O/C Contractor.
2. Drill caisson wall along Stavebank road and around rotunda in accordance with shoring drawings.
3. Begin excavation, installing tiebacks as per shoring drawings.
4. Construct building up to ground floor.
5. Construct building up to roof.
6. Install all required lateral connections from building structure to the existing masonry.
7. Bracing can now be removed.
8. Chip off footing along Stavebank and Lakeshore road, backfill and pour new sidewalk.
9. Remove piers along Stavebank and Lakeshore road.



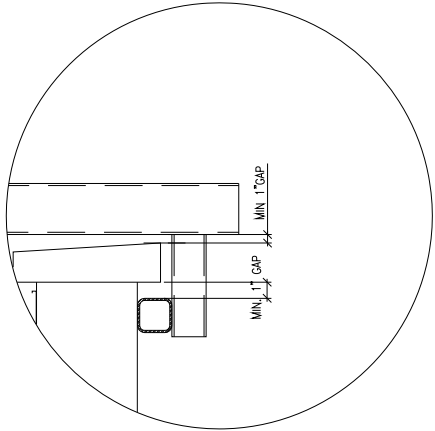
D1
S2
1:25



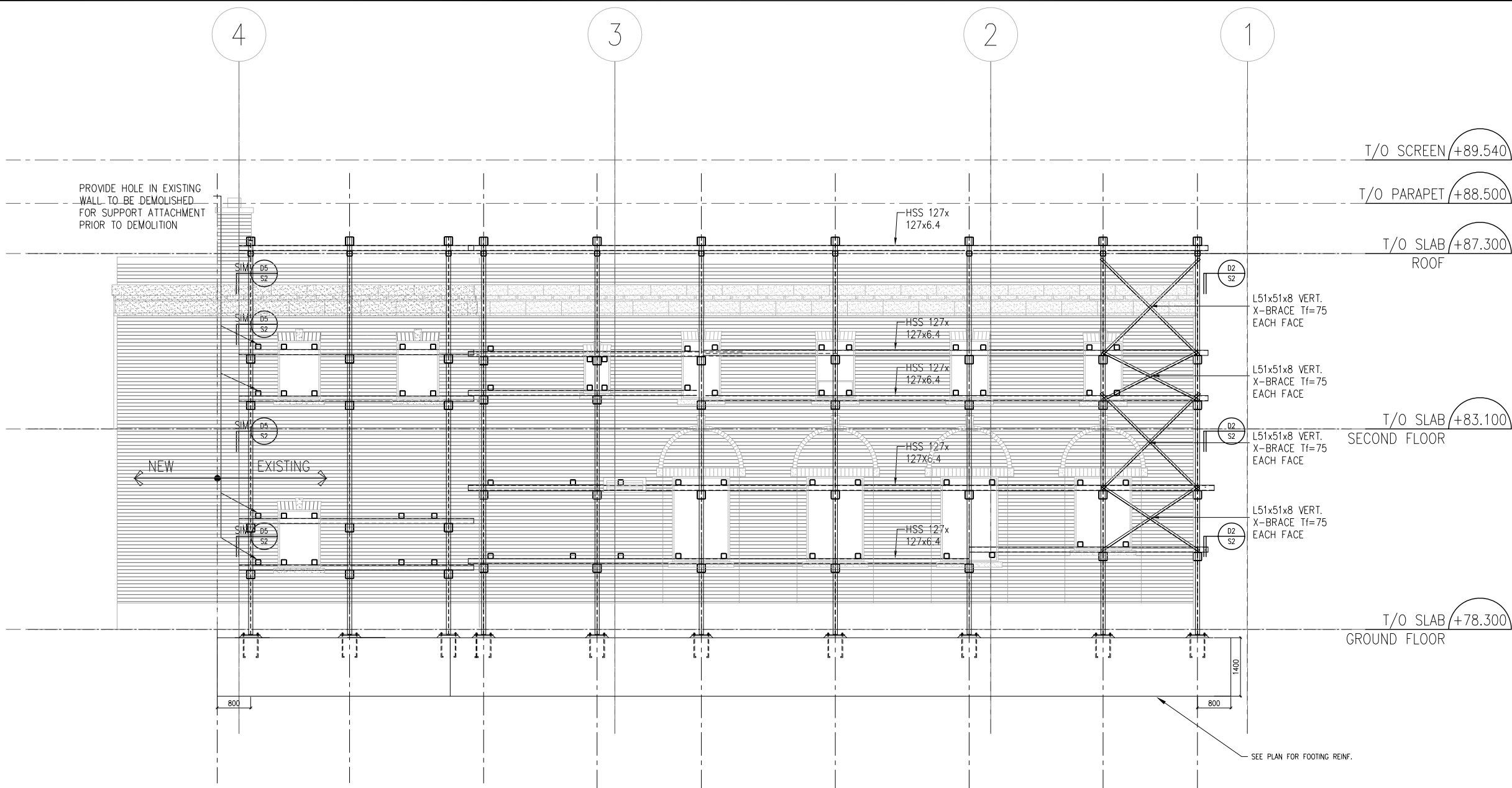
D2
S2
1:25



D3
S2
1:25



D4
S2
1:10



EL2
S3
ELEVATION
1:50

The contractor shall verify all dimensions prior to commencement of the work. All prints and specifications are the property of the engineer and must be returned upon completion of the work.

| REVISIONS | | |
|-----------|-------------|------|
| NO | DESCRIPTION | DATE |
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| 3 | HERITAGE PROPERTY PERMIT APPLICATION | OCT. 12/12 |
| 2 | PROGRESS ISSUE | OCT. 04/12 |
| 1 | ISSUED FOR PRICING | JUN. 12/12 |
| NO | ISSUED | DATE |

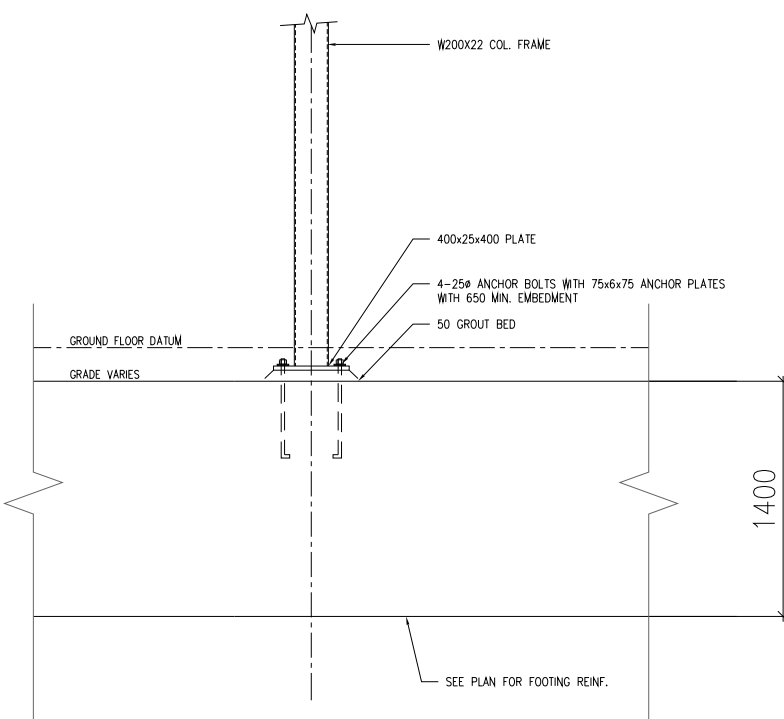
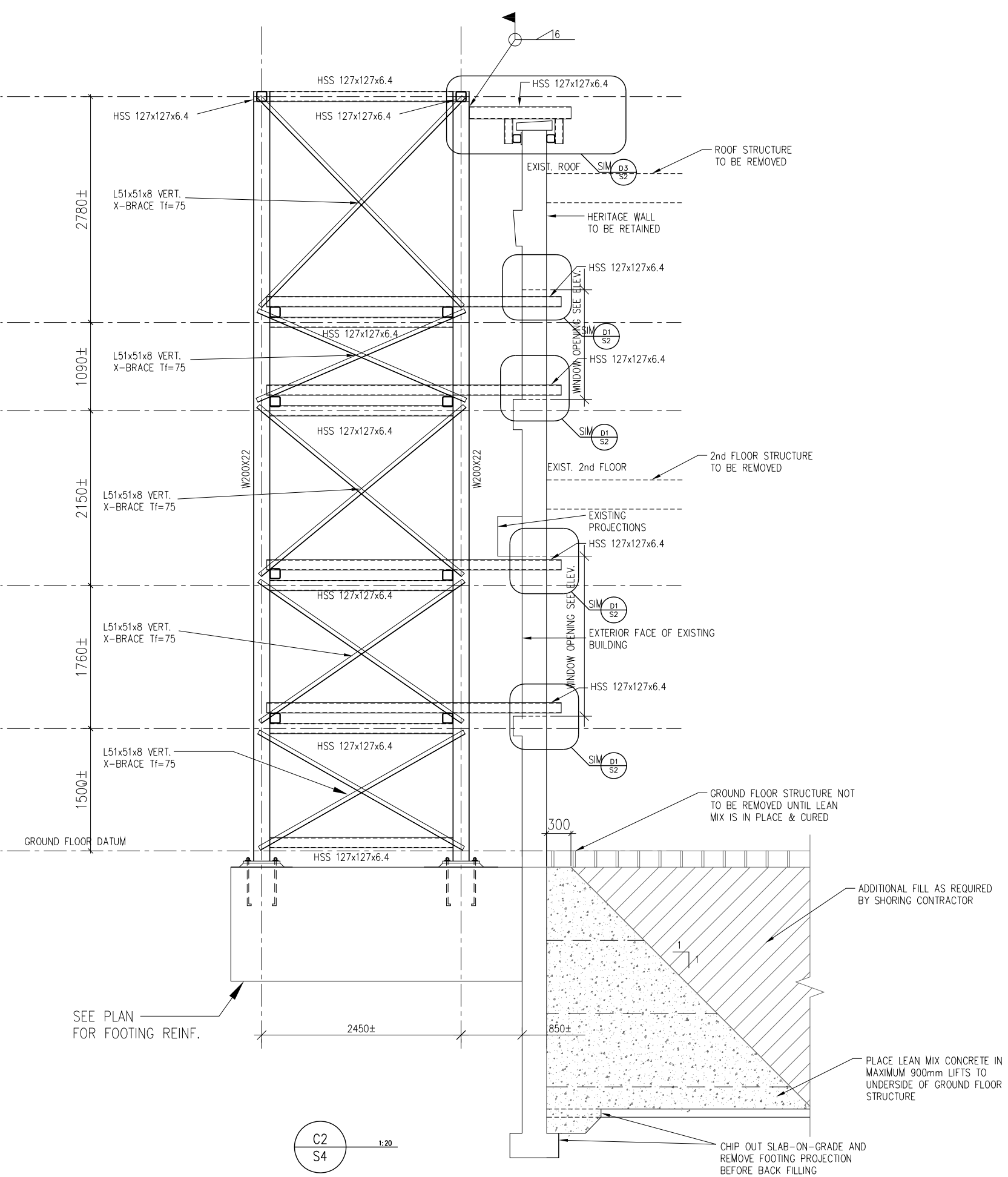
Stephenson
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WATERSIDE EXECUTIVE CENTRE
HERITAGE BUILDING SUPPORT

STAVEBANK RD. SIDE OF BUILDING

| | | |
|--------------|-----------|-------------|
| | | Project No. |
| | | 2011284 |
| | | Drawing No. |
| | | S3 |
| Drawn by: | NB | |
| Designed by: | RP | |
| Checked by: | HF | |
| Scale: | 1:50 | |
| Date: | JUN 12/12 | |



The contractor shall verify all dimensions prior to commencement of the work.
All prints and specifications are the property of the engineer and must be returned upon completion of the work.

| REVISIONS | | |
|-----------|-------------|------|
| NO | DESCRIPTION | DATE |
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| 3 | HERITAGE PROPERTY PERMIT APPLICATION | OCT. 12/12 |
| 2 | PROGRESS ISSUE | OCT. 04/12 |
| 1 | ISSUED FOR PRICING | JUN. 12/12 |
| NO | ISSUED | DATE |

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WATERSIDE EXECUTIVE CENTRE
HERITAGE BUILDING SUPPORT

SECTIONS AND DETAILS

| | |
|-----------------|-------------|
| Drawn by: NB | Project No. |
| Designed by: RP | 2011284 |
| Checked by: HF | Drawing No. |
| Scale: AS SHOWN | S4 |
| Date: JUN 12/12 | |

REGISTERED PROFESSIONAL ENGINEER
R. POPPLEWELL
121012
12/10/12

LOAD BEARING MASONRY NOTES

1T-A05

1.0 GENERAL

1.1 THE FOLLOWING INDICATES ONLY THE MINIMUM REQUIREMENTS APPLICABLE TO STRUCTURAL LOAD BEARING MASONRY, BASED UPON EMPIRICAL RULES FOR PLAIN MASONRY.

1.2 REFER ALSO TO ARCHITECTURAL DRAWINGS &/OR SPECIFICATIONS FOR REQUIREMENTS OTHER THAN STRUCTURAL, AND FOR NON-LOAD BEARING WALLS & PARTITIONS.

1.3 IF MASONRY CONSTRUCTION IS BASED ON ENGINEERING ANALYSIS "ENGINEERED MASONRY", THEN REFER TO NOTES & DETAILS ON STRUCTURAL DRAWINGS.

1.4 MASONRY CONSTRUCTION TO CONFORM TO CSA STANDARD S304.

2.0 PRODUCTS

2.1 CONCRETE BLOCKS TO BE MODULAR UNITS AS SHOWN ON THE ARCHITECTURAL DRAWINGS &/OR SPECIFICATION, AND UNLESS OTHERWISE NOTED, SHALL BE USED BASED UPON CRITERIA WHICH DIFFER FROM THE SOIL REPORT, THEN BEFORE SUCH A SCHEME CAN BE ACCEPTED, THE CONTRACTOR MUST OBTAIN WRITTEN APPROVAL OF THE SOIL CONSULTANT.

2.2 CLAY BRICKS:- TO CONFORM TO ONE OR MORE OF CSA STANDARDS A82.1, .3, .4, .5, .6, .8. SEE ARCHITECTURAL DRAWINGS &/OR SPECIFICATIONS FOR TYPES & STYLES OF BRICKS REQUIRED, UNLESS OTHERWISE NOTED, THE MINIMUM COMPRESSIVE STRENGTH (BRICK FLATWISE) GROSS AREA SHALL BE 20 MPa.

2.3 MORTAR:- TO CONFORM TO CSA A179.

2.4 MASONRY GROUT:- TO CONFORM TO CSA A179. THE SLUMP SHALL BE ±200 mm (±8") & THE MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE 15 MPa.

2.5 MASONRY CONNECTORS:- (ANCHORS, FASTENERS & TIES) SHALL CONFORM TO CSA A370, AND BE INSTALLED TO COMPLY WITH CSA A371.

2.6 HORIZONTAL JOINT REINFORCEMENT FOR ALL MASONRY WALLS: THE FOLLOWING ARE MINIMUM REQUIREMENTS:-

3.0 EXECUTION

3.1 BEARINGS ON MASONRY:-

3.2 TOLERANCES:- UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS &/OR SPECIFICATION, SHALL CONFORM TO CSA A371.

3.3 COLD WEATHER CONSTRUCTION:- REQUIREMENTS & PROTECTION SHALL CONFORM TO CSA CAN3-A371-M AND UNDER NO CIRCUMSTANCES SHALL MASONRY CONSTRUCTION BE PERMITTED WHEN THE AIR TEMPERATURE FALLS BELOW -12°C.

4.0 QUALITY CONTROL

4.1 WHEN REQUESTED SAMPLING AND TESTING SHALL CONFORM TO CSA STANDARDS S304 AND A369. REFER ALSO TO GENERAL NOTES.

1T-A05

1.0 GENERAL

1.1 THESE NOTES ARE A "PERFORMANCE SPECIFICATION", OUTLINING THE PARAMETERS WHICH SHALL APPLY TO THIS WORK.

1.2 SHORING DESCRIPTION:-

1.3 THE CONTRACTOR IS REQUIRED TO SUBMIT WITH THE TENDER SUBMISSION A WRITTEN DESCRIPTION OF THE PROPOSED SHORING SYSTEM. SIMPLE SKETCHES MAY BE USED TO ILLUSTRATE THE PROPOSED SCHEME IF DESIRED.

1.4 INCLUDE ALL DESIGN CRITERIA.

1.5 THE SHORING DESIGN IS TO BE BASED UPON THE DESIGN CRITERIA COMPATIBLE WITH THE SOIL REPORT, AND UNLESS OTHERWISE NOTED, SHALL BE BASED UPON CRITERIA WHICH DIFFER FROM THE SOIL REPORT, THEN BEFORE SUCH A SCHEME CAN BE ACCEPTED, THE CONTRACTOR MUST OBTAIN WRITTEN APPROVAL OF THE SOIL CONSULTANT.

1.6 REFERENCES

1.7 EXAMINE ALL DOCUMENTS TO ASCERTAIN ANY EFFECT UPON THE PROPOSED SHORING.

1.8 VISIT THE SITE AND KNOW ABOUT ALL EXISTING STRUCTURES, BUILDINGS, SERVICES, OVERHEAD OBSTRUCTIONS OR OTHER ITEMS WHICH MAY AFFECT THE PROPOSED SHORING SYSTEM. NO CLAIM FOR EXTRA PAYMENT WILL BE CONSIDERED DUE TO SUCH CONDITIONS.

1.9 NO ELEMENT OF THE SHORING SYSTEM CAN INTERFERE WITH OR IMPEDE THE CONSTRUCTION OF THE BASE BUILDING STRUCTURE.

1.10 IF ANY ASPECT OF THE SHORING SYSTEM REQUIRES REDESIGN OF THE BASE BUILDING ELEMENTS, AND THE OWNER, THE ARCHITECT AND THE STRUCTURAL CONSULTANT ARE IN AGREEMENT WITH THE PROPOSED CHANGE, THE CONTRACTOR SHALL PAY FOR ALL ADDITIONAL COSTS, INCLUDING RE-DESIGN, ASSOCIATED WITH THE CHANGE.

1.11 EXCAVATION SHORING DRAWINGS

1.12 PROVIDE DRAWINGS, DETAILS AND COMPLETE INFORMATION NECESSARY FOR INSTALLATION OF THE COMPLETE SHORING SYSTEM AND COMPLETE CALCULATIONS FOR THE SHORING DESIGN.

1.13 SUBMIT DRAWINGS AND CALCULATIONS FOR REVIEW AS DIRECTED.

1.14 SHORING DRAWINGS AND CALCULATIONS ARE TO BEAR THE STAMP AND SIGNATURE OF THE LICENSED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN.

1.15 BUILDING PERMIT APPLICATION

1.16 SOURCE QUALITY ASSURANCE

1.17 THE CONTRACTOR SHALL PROVIDE EVIDENCE THAT ALL STRUCTURAL STEEL USED ON THIS PROJECT MEETS OR EXCEEDS THE DESIGN SPECIFICATIONS FOR MATERIAL USED IN THE SHORING DESIGN AS SHOWN ON REVENUED SHORING DRAWINGS.

1.18 EVIDENCE SHALL CONSIST OF CERTIFIED MILL CERTIFICATES, OR WHERE NECESSARY, TEST REPORTS OF COUPONS AS SAMPLED AND TESTED BY AN INDEPENDENT TESTING LABORATORY.

1.19 COSTS OF SUCH TESTS TO BE BORNE BY THE CONTRACTOR.

2.0 EXECUTION

2.1 PREPARATION

2.2 FABRICATION

2.3 INSTALLATION

2.4 OBSTRUCTIONS

2.5 EXTRA TIME EXPENDED DUE TO BOLDERS AND/OR OTHER OBSTRUCTIONS ENCOUNTERED DURING THE INSTALLATION OF SOLDIER PILES IS TO BE COMPENSATED FOR BY APPLYING THE UNIT RATES AS REQUESTED BY THESE NOTES.

2.6 NO EXTRA CLAIM IS TO BE SUBMITTED FOR TIME EXPENDED LESS THAN 15 MINUTES IN DURATION.

2.7 EXTRA CLAIMS FOR SUCH WORK ARE TO BE ACCOMPANIED BY TIME SHEETS WHICH HAVE BEEN VERIFIED AND SIGNED BY A REPRESENTATIVE OF THE OWNER OR THE SOIL CONSULTANT.

2.8 TOLERANCES:

2.9 NO ASPECT OF THE SHORING INSTALLATION SHALL HAVE AN ADVERSE EFFECT UPON THE BASE BUILDING STRUCTURAL ELEMENTS.

2.10 SOLDIER PILES ARE TO BE INSTALLED WITHIN THE FOLLOWING TOLERANCES:

2.11 VARIATION FROM PLUMB: ±16 mm WITH A MAX. OF ±77mm

2.12 THE WOOD LAGGING MUST BE "BLOCKED-BACK" TO MAINTAIN THE BASE BUILDING WALL THICKNESS AS A MINIMUM, WHEN THE SOLDIER PILE LOCATION ENDOACHES INTO THE WALL. THIS WILL BE COORDINATED WITH AND APPROVED BY THE STRUCTURAL CONSULTANT.

2.13 CUTTING DOWN TOPS OF PILES: THE TOPS OF ALL PILES ARE TO BE CUT DOWN TO SUIT REQUIREMENTS OF THE MUNICIPAL AUTHORITIES HAVING JURISDICTION, SERVICES, STAIRS, LANDSCAPING, WATERPROOFING DETAILS, AND ADJACENT PROPERTY OWNERS.

2.14 UNIT PRICES:

2.15 INCLUDE IN THE TENDER SUBMISSION:

2.16 UNIT PRICES FOR ADDITIONS AND DELETIONS COVERING ALL ASPECTS OF THE PROPOSED SHORING SYSTEM.

2.17 FOR OBSTRUCTIONS ENCOUNTERED DURING INSTALLATION OF SOLDIER PILES, INCLUDE LIST OF LABOUR AND EQUIPMENT RATES AS REQUIRED.

2.18 QUALITY CONTROL

2.19 THE ENGINEER RESPONSIBLE FOR THE SHORING DESIGN SHALL UNDERTAKE THE GENERAL REVIEW OF THE SHORING INSTALLATION IN ACCORDANCE WITH THE PERFORMANCE STANDARDS OF THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF ONTARIO TO DETERMINE THAT THE CONSTRUCTION IS IN GENERAL CONFORMITY WITH SHORING DRAWINGS AND SHALL PROVIDE REPORTS AS DIRECTED. COST OF THIS WORK TO BE INCLUDED IN THE CONTRACT SUM.

2.20 THE SOILS CONSULTANT IS TO PROVIDE INSPECTION AND TESTING SERVICES FOR THE SHORING SYSTEM.

2.21 THE SOILS CONSULTANT IS TO REVIEW SOIL AT PILE TOPS.

2.22 ROUTINE INSPECTION AND TESTING OF STRUCTURAL STEEL SHALL BE CARRIED OUT IN ACCORDANCE WITH CAN/CSA S16.1-M INCLUDING: FIELD INSPECTION OF ERECTION AND FIT-UP (PROPER PLACING, PLUMBING, LEVELLING) AND INSPECTION OF BOLTED CONNECTIONS USING HIGH TENSILE BOLTS. FIELD INSPECTION OF WELDED JOINTS. THIS INSPECTION IS TO BE CARRIED OUT BY AN INDEPENDENT INSPECTION AND TESTING COMPANY CERTIFIED TO CSA #178. THE INSPECTION AND TESTING COMPANY SHALL BE APPOINTED BY THE OWNER.

2.23 ANY TESTING OR INSPECTION OR ENGINEERING SERVICES REQUIRED BECAUSE OF AN ERROR OR DUE TO A DEPARTURE FROM THE CONTRACT DOCUMENTS SHALL BE AT NO EXTRA COST TO THE CONTRACT SUM.

2.24 REPORTS

2.25 INSPECTION COMPANY REPORTS, SHORING ENGINEER'S REPORTS AND SOIL CONSULTANT'S REPORTS SHALL BE ISSUED EXPEDITIOUSLY AND SHALL BE DISTRIBUTED AS DIRECTED.

CAST-IN-PLACE CONCRETE NOTES

1T-A02

1.0 GENERAL

1.1 PROVIDE ALL LABOUR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO CARRY OUT THE WORK.

1.2 REFER ALSO TO GENERAL NOTES, NOTES UNDER PLANS AND SCHEDULES, TYPICAL DETAILS AND SPECIFICATION.

2.0 PRODUCTS

2.1 PORTLAND CEMENT, WATER AND AGGREGATES SHALL CONFORM TO CSA STANDARD A23.1.

2.2 PROVIDE AN APPROVED WATER REDUCING ADDITIVE IN ALL CONCRETE. PROVIDE AN APPROVED AIR ENTRAINING ADDITIVE IN ALL CONCRETE WHICH WILL BE EXPOSED TO A FREEZE/THAW CYCLE AND/OR THE ACTION OF DE-ICING SALT. ADMIXTURES SHALL CONFORM TO CSA STANDARD A23.3.

2.3 FORMWORK SHALL CONFORM TO CSA STANDARD A23.1, CSA STANDARD S269.3 AND FALSEWORK SHALL CONFORM TO CSA S269.1.

2.4 IF SO INSTRUCTED, THE DESIGNS FOR THE FORMWORK SHALL BE SUBMITTED FOR REVIEW BEFORE CONSTRUCTION. FORMWORK DRAWINGS AND DESIGN SHALL BEAR THE STAMP OF A LICENSED PROFESSIONAL ENGINEER.

2.5 UNLESS OTHERWISE NOTED PROVIDE SLAB & BEAM FORMS WITH AN UPWARD CAMBER OF 2 mm/1000 mm (1/4" PER 10'-0") OF SPAN, AND UPLIFT ENDS OF CANTILEVERED SLAB & BEAM FORMS 3 mm/1000 mm (1/8" PER 8'-0") OF CANTILEVER LENGTH.

2.6 PROVIDE STANDARD ADJUSTABLE MASONRY ANCHOR STOPS FOR ALL MASONRY FACING OR ABUTTING CONCRETE FACES.

2.7 PROVIDE AND/OR INSTALL STANDARD ADJUSTABLE INSERTS & ALL OTHER CAST-IN INSERTS AS REQUIRED BY THE ARCHITECTURAL, STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS & SPECIFICATION.

2.8 REINFORCING STEEL UNLESS SPECIFICALLY NOTED, SHALL BE DEFORMED BARS CONFORMING TO CAN/CSA-C30.18-M GRADE 400 (58000 PSI).

2.9 WELDED WIRE FABRIC TO CONFORM TO CSA C30.5-M.

2.10 REINFORCING SHALL BE DETAILED, BENT, PLACED AND SUPPORTED TO CONFORM TO ACI STANDARD 315 (10' PER 10'-0") OF SPAN, AND UPLIFT ENDS OF CANTILEVERED SLAB & BEAM FORMS 3 mm/1000 mm (1/8" PER 8'-0") OF CANTILEVER LENGTH.

2.11 DRY-PACK GROUT TO BE 1 PART PORTLAND CEMENT TO 11 PARTS SAND TO 2 PARTS OF 8 mm PEA GRAVEL WITH ONLY SUFFICIENT WATER TO DAMPEN MIXTURE. COMPRESSIVE STRENGTH 50MPa AT 28 DAYS.

2.12 NON-SHRINK GROUT TO BE AN APPROVED PRE-MIXED PROPRIETARY PRODUCT.

2.13 PROVIDE APPROVED EXTRUDED PVC WATERSTOPPERS OF SIZE & STYLES INDICATED, WITH PRE-WELDED CORNERS & INTERSECTIONS. SEE ALSO TYPICAL DETAILS.

2.14 CURING AND SEALING COMPOUNDS WHERE APPROVED FOR USE TO CONFORM TO ASTM STANDARD C309. GENERALLY, ALL CONCRETE SURFACES ARE TO BE SEALED UNLESS NOTED OTHERWISE, COMPOUNDS ARE TO BE COMPATIBLE WITH APPLIED FINISHES.

3.0 EXECUTION

3.1 MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE @ 28 DAYS SHALL BE AS NOTED ON THE DRAWINGS (20MPa MINIMUM).

3.2 SLUMP AT THE POINT OF DISCHARGE SHALL BE CONSISTENT AT 80 mm ±30mm (3" ±1") UNLESS NOTED OTHERWISE. GREATER SLUMPS ARE NOT ACCEPTABLE.

3.3 CONCRETE MIXING, TRANSPORTATION, HANDLING AND PLACING SHALL CONFORM TO CSA STANDARD A23.1.

3.4 CONSTRUCTION JOINTS FOR WALLS ARE BASED UPON VERTICAL JOINTS AT A MAXIMUM SPACING OF 10000 mm (32'-0") UNLESS CONTROL JOINTS ARE PROVIDED AS PER DETAIL 11-C16.

3.5 TOTAL LENGTH OF POUR TO BE DISCUSSED WITH ENGINEER PRIOR TO PROCEEDING.

3.6 CONSTRUCTION JOINTS FOR WALLS, SLABS, AND BEAMS NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL CONSULTANT BEFORE CONSTRUCTION. GENERALLY JOINTS IN SLABS SHALL BE AT RIGHT ANGLES TO THE SPANS, AT MID-SPAN IF POSSIBLE AND BE CLEAR OF SUPPORTS AND POINT LOADS.

3.7 INSERTS, FRAME-OUTS, SLEEVES, BRACKETS, CONDUITS AND FASTENING DEVICES, SHALL BE INSTALLED AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT SHALL NOT IMPAIR THE STRUCTURAL STRENGTH OF THE SYSTEM, BE SO INSTALLED THAT THEY SHALL NOT REQUIRE THE CUTTING, BENDING, OR DISPLACEMENT OF THE REINFORCING OTHER THAN AS SHOWN ON THE TYPICAL DETAILS.

3.8 ELECTRICAL CONDUIT SHALL NOT PASS THROUGH A COLUMN, SHALL NOT BE LARGER IN OUTSIDE DIAMETER THAN 1/3 SLAB THICKNESS OR WALL OR BEAM IN WHICH IT IS EMBEDDED, SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTRE UNLESS APPROVED AND HAVE A MINIMUM CONCRETE COVER OF 25 mm (1") AND UNLESS SPECIFICALLY PERMITTED OTHERWISE, SHALL NOT RUN HORIZONTALLY IN A CONCRETE WALL.

3.9 OPENINGS AND DRIVEN FASTENERS REQUIRED IN THE CONCRETE AFTER THE CONCRETE IS PLACED SHALL BE APPROVED BY THE STRUCTURAL CONSULTANT BEFORE PROCEEDING.

3.10 FINISHING, REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR REQUIRED FINISH TO EXPOSED CONCRETE. ALL HONEYCOMBS SHALL BE CUT OUT AND FILLED. FLOOR FINISHES SHALL BE AS REQUIRED BY THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SHALL CONFORM TO CSA STANDARD A23.1 (CLASS A CONVENTIONAL, SMOOTH CLASSIFICATION).

3.11 TOLERANCES FOR PLACING STRUCTURAL CONCRETE, REINFORCING STEEL, CAST-IN HARDWARE AND FOR FLOOR & ROOF FINISHES SHALL BE AS SPECIFIED IN CSA STANDARD A23.1.

3.12 MINIMUM REINFORCING FOR ANY CONCRETE WALL TO BE AS SHOWN ON TYPICAL DETAIL FOR CONCRETE WALLS.

3.13 MINIMUM REINFORCING FOR ANY SUSPENDED SLAB SHALL BE TEMPERATURE BARS BOTTOM EACH WAY PLUS 10M @ 400 (16") DOCKELS 600x600(2'-0"x2'-0") TOP AROUND PERIMETER. REFER TO TYPICAL DETAIL OF ONE WAY SLABS.

4.0 QUALITY CONTROL

4.1 FOR INSPECTION AND TESTING, SEE GENERAL NOTES.

GENERAL NOTES

1T-A01

1.0 GENERAL

1.1 DESIGN AND CONSTRUCTION IS TO CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.

1.2 REFER ALSO TO TYPICAL DETAILS, NOTES UNDER PLANS & SCHEDULES ON THE STRUCTURAL DRAWINGS, AND TO THE SPECIFICATION, ALL CODES, MANUALS, STANDARDS AND SPECIFICATIONS REFERRED TO SHALL BE THE LATEST EDITIONS INCLUDING ALL REVISIONS AND ADDENDA. ALL DIMENSIONS, OTHER THAN PURELY STRUCTURAL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND ANY INCONSISTENCIES REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. STRUCTURAL DRAWINGS MUST NOT BE SEALED.

1.3 REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATIONS AND SIZES OF OPENINGS, TRENCHES, FITS, SLUMPS, EQUIPMENT, SLEEVES, DEPRESSIONS, GROOVES AND CHAMFERS. NOT INDICATED ON THE STRUCTURAL DRAWINGS. UNLESS SPECIFICALLY NOTED OTHERWISE, THE ABOVE ITEMS WHERE SHOWN ON THE STRUCTURAL DRAWINGS ARE INDICATED ONLY APPROXIMATELY AS TO SIZE AND LOCATION.

1.4 UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACINGS AND SHORING REQUIRED FOR STRESSES AND INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ALL SUCH MEASURES. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACINGS, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

2.0 SHOP DRAWINGS, PLACING DRAWINGS & BAR LISTS:-

2.1 FOR ALL STRUCTURAL COMPONENTS SHOWN ON THE STRUCTURAL DRAWINGS, SUBMIT COPIES OF SHOP DRAWINGS AS DIRECTED, FOR REVIEW BY THE STRUCTURAL CONSULTANT. SHOP DRAWINGS TO SHOW COMPLETE INFORMATION FOR THE FABRICATION AND ERECTION OF THE STRUCTURAL COMPONENTS.

2.2 REVIEW OF SHOP DRAWINGS BY THE STRUCTURAL CONSULTANT IS ONLY TO ASSESS THAT THE SUBMITTED SHOP DRAWINGS REFLECT THE INTENT OF THE STRUCTURAL DESIGN.

2.3 REVIEW BY THE STRUCTURAL CONSULTANT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR SEEING THAT THE WORK IS COMPLETE, ACCURATE AND IN CONFORMITY WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS.

3.0 INSPECTION AND TESTING:-

3.1 A SOILS CONSULTANT AND AN INDEPENDENT INSPECTION AND TESTING COMPANY ARE TO BE ENGAGED TO CARRY OUT THE FOLLOWING:

3.2 BEARING SOIL:- REFER TO NOTES ON STRUCTURAL DRAWINGS AND ALSO TO THE SOIL REPORT.

3.3 FILL UNDER SLABS-ON-GRADE:- CONFIRM THAT FILL MATERIAL USED IS SATISFACTORY AND THAT THE REQUIRED DEGREE OF COMPACTION HAS BEEN ATTAINED.

3.4 CAST-IN-PLACE & PRECAST CONCRETE:- ROUTINE INSPECTION OF MATERIALS, INCLUDING SLUMP, CYLINDER AND AIR ENTRAINMENT TESTS & REINFORCING ROD TESTS WHEN REQUIRED OR DIRECTED IN ACCORDANCE WITH CSA STANDARD A23.1.

3.5 THE PROJECT SUPERINTENDENT IS TO ADVISE THE STRUCTURAL CONSULTANT A MINIMUM OF 24 HOURS IN ADVANCE OF A CONCRETE POUR FOR A REVIEW OF PREPARATIONS.

3.6 STRUCTURAL STEEL AND CMFS:- ROUTINE SHOP AND FIELD INSPECTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF CSA S16.1.

3.7 STEEL DECK:- SEE STEEL DECK NOTES.

3.8 TOTAL LENGTH OF POUR TO BE DISCUSSED WITH ENGINEER PRIOR TO PROCEEDING.

3.9 WITH CAN/CSA-A239.1M BRICKS IN ACCORDANCE WITH CAN/CSA A82.2M, AND MORTAR AND/OR GROUT IN ACCORDANCE WITH CSA A179.

3.10 ALL INSPECTION AND TESTING SERVICES ARE TO BE PERFORMED BY COMPANIES CERTIFIED BY THE CANADIAN STANDARDS ASSOCIATION AND FOR WELDING, INSPECTORS ARE TO BE CERTIFIED BY THE CANADIAN WELDING BUREAU.

4.0 FOUNDATIONS

4.1 REFER TO NOTES UNDER FOUNDATION PLANS. ALL EXTERIOR FOOTINGS OR OTHER FOOTINGS EXPOSED TO FREEZING IN THE FINISHED BUILDING SHALL BE FOUNDED AT A MINIMUM OF 1200mm (4'-0") BELOW FINISHED GRADE, UNLESS OTHERWISE NOTED. FOOTINGS EXPOSED TO FROST ACTION DURING CONSTRUCTION SHALL BE PROTECTED BY A MINIMUM OF 1200mm (4'-0") OF EARTH OR ITS EQUIVALENT SUFFICIENT TO PREVENT FREEZING.

4.2 THE LINE OF SLOPE BETWEEN ADJACENT EXCAVATIONS FOR FOOTINGS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 H A RUN OF 10, MAXIMUM STEP APPROX. 600mm (2'-0").

4.3 CAP DETAILS AND FOOTING ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE BASED UPON INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THE STRUCTURAL DRAWINGS.

4.4 IF ACTUAL JOB SITE OR SOIL CONDITIONS VARY FROM THOSE ASSUMED, THEN WRITTEN DIRECTIONS MUST BE OBTAINED FROM THE STRUCTURAL CONSULTANT BEFORE PROCEEDING WITH THE WORK.

4.5 KEEP EXCAVATIONS CONTINUOUSLY DRY BEFORE CONCRETE IS PLACED. IF THE SOIL IS SOFTENED BY WATER, THE EXCAVATION SHALL BE EXTENDED BELOW THE SOFTENED MATERIAL, AND THE BOTTOM OF THE FOOTINGS LOWERED TO SUIT.

5.0 BACKFILLING AND COMPACTION:-

5.1 SLABS-ON-GRADE AND ALL STRUCTURAL ELEMENTS FRAMING INTO WALLS WHICH RETAIN EARTH MUST BE IN PLACE BEFORE BACKFILLING.

5.2 AT FOUNDATION WALLS WITH GRADE BOTH SIDES, UNLESS ADEQUATELY SHORED, BACKFILL & COMPACT EACH SIDE OF WALL SIMULTANEOUSLY.

5.3 UNDER SLABS-ON-GRADE, REMOVE SOFT SPOTS, ORGANIC AND FOREIGN MATTER IN THE SUB-GRADE (WHERE SUB-GRADE CONSISTS OF COMPACTED FILL, REFER TO SPECIFIC NOTES ON THE DRAWINGS).

5.4 BACKFILL UNDER SLAB-ON-GRADE, IN FOOTING EXCAVATIONS AND IN TRENCHES ONLY WITH APPROVED MATERIAL. UNLESS SPECIFICALLY NOTED OTHERWISE, BACKFILLING SHALL BE CARRIED OUT IN MAXIMUM OF 200mm (8") THICK LIFTS OF LOOSE FILL EACH COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.

5.5 UNLESS OTHERWISE NOTED, PROVIDE IMMEDIATELY UNDER SLABS-ON-GRADE A MINIMUM OF 200mm (8") OF COMPACTED (MTC) GRANULAR "B" MATERIAL. COMPACTION TO ACHIEVE A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY.

STRUCTURAL STEEL & OWSJ/LSSJ NOTES

1T-A03

1.0 GENERAL

1.1 STRUCTURAL STEEL AND JOIST DESIGN DETAILS & CONNECTIONS SHALL CONFORM TO CAN/CSA-S16.1 & SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER EXPERIENCED IN THIS TYPE OF WORK.

1.2 REFER ALSO TO GENERAL NOTES, NOTES UNDER PLANS & TO THE SPECIFICATION.

1.3 WELDING SHALL CONFORM TO CSA STANDARD W59 OR W59-M AND BE PERFORMED BY A FABRICATOR CERTIFIED TO CSA #47.1.

1.4 BEAM CONNECTIONS SHALL BE DESIGNED FOR A MINIMUM OF 50% OF THE BEAM SHEAR CAPACITY UNLESS OTHERWISE NOTED, & IN NO CASE BE LESS THAN THE LOADS SHOWN ON OR IMPLIED BY THE DRAWINGS.

2.0 PRODUCTS

2.1 STRUCTURAL STEEL SECTIONS SHALL CONFORM TO CSA-C40.20/C40.21

2.2 W SHAPES:- S SHAPES, CHANNELS, ANGLES, PLATES & RODS:- GRADE 300W

2.3 HSS SECTIONS:- GRADE 350H (CLASS C 1/4")

2.4 W SHAPES:- GRADE 350W

2.5 JOIST CHORDS & WEBS SHALL CONFORM TO CAN/CSA-S16.1.

2.6 BOLTS, NUTS & WASHERS FOR CONNECTIONS TO CONFORM TO ASTM A325 UNLESS NOTED.

2.7 ANCHOR BOLTS, NUTS & WASHERS FOR BASE PLATES, BEARING PLATES & WELD PLATES TO CONFORM TO ASTM A307 UNLESS NOTED.

2.8 SHEAR STUDS WHERE REQUIRED TO CONFORM TO ASTM A108, WELDING TO CONFORM TO CSA W59 OR W59-M

2.9 WELDING MATERIALS TO CONFORM TO CSA W58-M (SERIES)

2.10 PRIMER PAINT TO CONFORM TO CAN/CGSB-140 OR CSC/CPMA 1 OR CSC/CPMA 2.

2.11 HOT DIP GALVANIZING TO CONFORM TO CAN/CSA-G164 WITH A MINIMUM ZINC COATING OF 600g/sq.m UNLESS OTHERWISE SPECIFIED.

2.12 FORMS FOR CONCRETE SLAB OVER JOISTS:- SEE NOTES UNDER PLANS & TYPICAL DETAILS.

2.13 BRIDGING AND BRACING FOR JOISTS:- SEE DRAWINGS & TYPICAL DETAILS.

3.0 EXECUTION

3.1 FABRICATION, HANDLING & ERECTION TO CONFORM TO CAN/CSA-S16.1.

3.2 PROVIDE A MINIMUM OF 2-12 mm (1/2") DIAMETER BY 250 (10") LONG WALL ANCHORS FOR ALL BEAM & JOIST WALL PLATES ON MASONRY, OR AN APPROVED EQUAL, UNLESS OTHERWISE NOTED. BEAMS & JOIST SHOES TO BE WELDED TO BEARING PLATES.

3.3 PROVIDE ADJUSTABLE ANCHORS TO ALL STEEL TO BE BUILT INTO, ABUTTED BY, OR FACED WITH MASONRY (REFER ALSO TO DETAILS IF SHOWN). SPACING OF ANCHORS TO BE

3.4 .1 FOR VERTICAL SPACING 600 (24") MAX. CENTRES

3.5 .2 FOR HORIZONTAL SPACING 10 TIMES WALL THICKNESS (MAX. 2000 (6'-8") CENTRES) (* NOTE, USE BACK-UP WYTHE THICKENING ONLY FOR CAVITY WALLS.)

3.6 .3 WHERE STEEL PROVIDES LATERAL BRACING ONLY TO MASONRY (I.E. DOES NOT SUPPORT MASONRY) ANCHORS SHALL PERMIT DIFFERENTIAL VERTICAL MOVEMENT BETWEEN STRUCTURAL MEMBER & MASONRY.

3.7 CLEAN, PREPARE SURFACES AND SHOP PRIME STRUCTURAL STEEL & JOISTS WITH ONE COAT OF SPECIFIED PRIMER PAINT IN ACCORDANCE WITH CAN/CSA-S16.1, EXCEPT WHERE MEMBERS ARE TO BE ENCASED IN CONCRETE. FIELD "TOUCH-UP" BOLTS, WELDS, BURNED OR SCRAPED SURFACES AFTER ERECTION.

3.8 WHEREVER ITEMS ARE TO BE HUNG FROM JOISTS, SECUREMENT SHALL BE FROM THE TOP CHORDS AT PANEL POINTS UNLESS OTHERWISE PERMITTED.

3.9 PROVIDE ALL NECESSARY TEMPORARY BRACING TO KEEP STRUCTURE SAFE AND PLUMB. BRACING SHOWN ON STRUCTURAL DRAWINGS IS PERMANENT FOR FINISHED BUILDING ONLY.

3.10 CO-ORDINATE WITH MECHANICAL & ELECTRICAL CONSULTANTS & SUB-TRADES WHOSE WORK MAY EFFECT DETAILING, FABRICATION & ERECTION OF THE STEEL STRUCTURE.

3.11 TOLERANCES: VARIATION FROM PLUMB & LEVEL EXTERIOR COLUMNS, COLUMNS AT ELEVATOR SHAFTS, & SPANDREL BEAMS INCLUDING ANGLES ±500 (1'-10") IN 10'-0"

3.12 OTHER PRICES ±500 (1'-10") IN 10'-0"

3.13 NO HOLES OTHER THAN THOSE SHOWN ON REVENUED SHOP DRAWINGS SHALL BE MADE IN ANY STEEL MEMBER WITHOUT WRITTEN PERMISSION OF THE STRUCTURAL CONSULTANT.

4.0 QUALITY CONTROL

4.1 SEE GENERAL NOTES, NOTES UNDER PLANS, &/OR SPECIFICATION FOR INSPECTION & TESTING REQUIREMENTS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK.

ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON COMPLETION OF THE WORK.

REVISIONS

| NO | DESCRIPTION | DATE |
|----|-------------|------|
| | | |
| | | |
| | | |
| | | |

3

HERITAGE PROPERTY PERMIT APPLICATION

OCT. 12/12

2

PROGRESS ISSUE

OCT. 04/12

1

ISSUED FOR PRICING

JUN. 12/12

NO

ISSUED

DATE

Stephenson

ENGINEERING LTD.

Consulting Structural Engineers

2550 Victoria Park Ave., Suite 602 Toronto, ON M4J 5A9

e:416.638.9920 f:416.638.9985 e:info@stephenson-eng.com

WATERSIDE EXECUTIVE CENTRE

HERITAGE BUILDING SUPPORT

TYPICAL DETAILS AND NOTES

12/10/12

REVISED

R. POPPLEWELL

PROF. ENG. ONT.

Drawn by: NB

Designed by: RP

Checked by: HF

Scale: NTS

Date: JUN 12/12

Project No.

2011284

Drawing No.

S5

Heritage Advisory Committee
NOV 20 2012

PORT CREDIT POST OFFICE AND ARMORY CONSERVATION PLAN

PREPARED FOR CENTRE CITY CAPITAL LIMITED
KEARNS MANCINI ARCHITECTS INC.



Figure 0.1 Entablature

November 5, 2012



Figure 0.2 Proposed New Main North Entry

PORT CREDIT POST OFFICE AND ARMOURY
31 Lakeshore Road East, Mississauga
CONSERVATION PLAN



Figure 0.3 Main North Entry

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Figure 0.4 Former Coat of Arms on North Elevation



Figure 1.1 Bird's Eye View from North West



Figure 1.2 Bird's Eye View from North East



Figure 1.3 Bird's Eye View from South East

1.0 Introduction

RECENT EVENTS

Canada Post discontinued use of the Port Credit Post Office in 2009 and set about selling the property. Prior to that the property had been on the Mississauga Heritage Register. Municipal designation cannot be applied to a federal property, however upon its sale designation is anticipated.

The pending de-federalization of the Post office garnered much interest from local community groups supporting its designation including VIVA Port Credit, Town of Port Credit Village Project, Friends of Old Port Credit Village and the Mississauga South Historical Society.

The property was sold in December 2010 and the proposed redevelopment is summarized in this report which is in support of the Site Plan Application.

PURPOSE OF THE REPORT

The purpose of this Conservation Plan is to abut and augment the previous Heritage Impact Statement and to provide a overview and plan of action as it pertains to the current understanding of this Building's Heritage attributes and the development proposed by its new owners, Dr. William James and Mr. Jonathan James of Centre City Capital Limited located at 301-1 Port Street East, Mississauga, Ontario, L5G 4N1.

This plan forms part of the requirements for Site Plan Approval as required by the City of Mississauga. The proposed additions and renovations to the Post Offices were designed by Adamson Associates Architects under principle Robert Grossmann and are being processed by John Rogers and Associates.

This report will summarize the history of the site and the heritage legacy of the Post Office, reviewing the reasons for it's proposed designation and will describe the proposed design and its strategy for reuse of the Post Office Building and Site. The Conservation plan will describe the strategy for conserving components of the 1931 building and architectural design components that are intended to enhance those conserved elements .

TERMS OF REFERENCE

Guiding this report are the City of Mississauga's 'Terms of Reference for a Cultural Heritage Plan' summarized herein. The building has been assessed and recommended for designation by the City of Mississauga's Cultural Heritage Assessment and by the Gillespie Heritage Report.



Figure 1.4 Post Office 1987

2.0 Terms of Reference and tie-ins to Heritage Impact Report

The following the City of Mississauga's Cultural Heritage Conservation Plan Terms of Reference and with the responding Conservation Plan Sections or Heritage Impact Report Sections

'1. Planning, Legal and Regulatory Context

The introduction of the document should explain the reason for developing the plan. A Conservation Plan may be undertaken at the request of the City as part of the municipal heritage approval processes. Any Planning Act (e.g. Official Plan Amendment, Rezoning, Act of Subdivision, Site Plan Approval, Variance, etc.) or Ontario Heritage Act approval, or other legal, regulatory, policy or reporting requirements should also be identified. In addition to the owner, it is also important to identify the heritage approval authority or joint heritage approval authorities for the Conservation Plan, other consultants associated with the study, the owner of the subject property (Historic Place), and the client for the Conservation Plan.'

This has been provided in Appendix 'A' Sections 3 & 4

'2. Definitions and Philosophical Framework

The definitions and philosophical framework contained in Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, as well as the associated vocabulary and technical definitions, should be applied consistently to the entire study. Where additional definitions are necessary specifically from the Ontario Heritage Act, and Planning Act Provincial Policy Statement these should also be included. If other recognized municipal, provincial, federal or international policies, or conservation charters are referenced these should be cited. The definitions should be codified in a glossary, the philosophical framework in an introductory overview.'

This has been provided in Appendix 'A' Section 1

'3. Property Description

The subject property, portion of property or grouping of properties that is to be addressed in the Conservation Plan needs to be clearly and precisely defined including confirmed municipal address, convenience addresses (if applicable), legal description, assessment roll, area / size (acres/hectares), and general topography and physical description. If a site is large and complex GPS information, UTM or latitude / longitude data may also be appropriate. The context of the property or site is also important and should be articulated in sufficient detail to understand the place and its inter-relationship and contextual heritage value associated with its surroundings.'

This has been provided in Appendix 'A' Section 1 & 3

'4. History and Evolution of the Historic Place

Understanding the fabric of a historic place is greatly assisted by understanding its history. A detailed chronological history of the property/properties with sources/references should be included for reference purposes. Where applicable and available through research, graphic evidence of the evolution should be augmented through historical drawings, maps or images. Specific attention should be applied to the documented changes to the Historic Place over time. Some of these changes may leave archaeological or architectural evidence, which should be documented in order to understand how a site has evolved.'

This has been provided in Appendix 'A' Section 2

'5. Cultural Heritage Value and Significance

This should include a statement of cultural heritage value or interest as defined in a designation by-law, easement or other form of legal recognition. It may also include a new statement prepared or updated specifically for the Conservation Plan in order to provide more detail, clarity and understanding. Given the information that comes to light during the conservation planning process it would be unusual not to discover new information that may inform the cultural heritage value, significance and inventory of attributes, features or elements.'

This has been provided in Appendix 'A' Section 4

'6. Baseline Documentation

It is important to have measured drawings and / or specialized photography in order to have a working record of the heritage attributes, feature or elements. This material may not form the body of a Conservation Plan but it is important to have as an appendix and reference. The baseline record is vital for the development of the condition assessment, conservation treatments and work plan. The baseline record is also very important as a reference to future monitoring work once the conservation project is complete. If the condition changes substantially this record should be updated.'

This has been covered in Section 3 & 9

'7. Landscape Inventory (If applicable)

Where deemed appropriate and necessary there should be a landscape survey and an arborist's report if there is any landscape that possesses cultural heritage value on the subject property/properties. It should be depicted on an accurate survey plan, annotated and drawn to scale. All specimens of tree / plant including size, species and condition should be noted. If the property is a cultural heritage landscape or part of a cultural landscape the inventory may be quite substantial and complex. It is important to identify all significant landscape features including views, trees, other plantings, ground cover, water features, land forms, geological features, fences, walls, berms, paths, roads, railways, or visible ruins located on the subject property. Illustrate these existing landscape features with an as-found key plan. Where the Historic Place is deemed to be a cultural landscape or if the subject proper-

ties are part of a cultural landscape the landscape inventory is important in understanding and articulating the heritage attributes, feature and elements.

This has been provided in Section 4

'8. Assessment of Physical Condition

Sometimes a Historic Place exists in isolation as an individual building, structure or monument, but they are more often part of a collection of buildings, an historically, functionally or thematically associated complex, or an evolved streetscape. The subject property/properties should be surveyed and all buildings, structures and monuments, or portions of these features that are located on the subject property should be listed. Existing conditions should be recorded with an as-found site plan and on annotated measured architectural drawings as well as extensive photo documentation that is linked to a photo key plan. It is important that any condition report not only identify the symptoms or evidence of deterioration but it should arrive at an understanding of the mechanisms of deterioration. Until the mechanisms can be demonstrated repair beyond stabilization may be premature and more assessment, testing and analysis may be required.'

This has been provided in Section 5

'9. Proposed Use(s)

The Conservation Plan must identify one or more uses for the subject property/properties and this use will inform an approach to the Historic Place. It should be as specific as possible in order to determine the opportunities and constraints that exist related to the conservation of the Historic Place. '

This has been provided in Appendix' A' Section 5

'10. Statement of Heritage Intent

It is important to clearly explain the interpretive logic and philosophical approach that is proposed for the Historic Place. Conservation treatments should not be applied without careful consideration for the overall visual impact, and physical appreciation of the property by both conservation expert and non-expert. For instance: if the façade of a commercial building is to be restored to a period condition and form then what is this period and why has it been selected? The historical integrity, authenticity, relative value of later or earlier phases of the property's history are critical factors in this discussion. The overall consistency of the approach should be discussed as well. Issues of patina, the design character of new interventions, legibility and distinguishability may also be discussed in this section. The conservation framework or accepted conventions (e.g. international conservation charters, provincial heritage guidelines, Parks Canada Standards and Guidelines) which inform conservation projects on historic places should be referenced in this section. The Statement of Heritage Intent is perhaps the most important part of the Conservation Plan and can often stand as an abstract or executive summary for the overall plan.'

This has been provided in Section 6

'11. Conservation Treatments

This section should provide recommendations for the specific proposed conservation treatments (i.e. preservation, rehabilitation, restoration or a combination) for every building, structure and landscape feature with reference to the framework provided in the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada. Much more detailed than the Statement of Heritage Intent, this section provides details at the level of the Parks Canada Guidelines. Depending upon the circumstance and condition of the cultural heritage resources, this section may also contain any urgent specific recommendations for the interim structural stabilization or securement of any cultural heritage attributes, elements or features or recommended interventions that should be implemented immediately in order to prevent accidental loss through vandalism, arson, or neglect.'

This has been provided in Section 7

'12. Building System, Life Safety, and Legal Considerations (as applicable)

This section is essentially a building and site system review that considers the intended use of the subject property/properties, the cultural heritage values and attributes and the physical requirements that need to be addressed in order to ensure that conservation is successful and viable. It includes all of the practical, logistical and legal requirements for the subject property/properties that may impact on the cultural heritage elements, attributes or features. The range of considerations will also be informed by the scope, complexity or extent of the heritage elements, attributes or features. Not every Conservation Plan requires a review of every system.'

This has been provided in Section 8

'13 Work Plan

The conservation treatments and work that is outlined in the previous section should be assembled into distinct, logical and manageable projects. The work plan should be informed by cost estimates in order to facilitate implementation. The logistical and conservation priorities should be identified, described in outline, and prioritized for implementation. Work should be categorized as emergency, immediate (within 6 months), short term (6 months -2 years), medium term (2-5 years), and long term (5-15 years).'

This has been provided in Section 9

‘14. Timelines and Phases (If applicable)’

Few conservation projects are undertaken in a single concerted effort. If the conservation of a Historic Place includes many distinct projects then phasing can be assumed. If the project(s) is/are meant to follow a series of phases then this should be outlined with priorities on stabilization and preservation to start, followed by rehabilitation or restoration as deemed appropriate.’

This is not applicable.

‘15. Monitoring and Maintenance

This section should outline the process for developing an inspection and maintenance program for the property/properties. Maintenance is tailored to the needs and nature of the attributes, elements and features. This section should outline priorities for routine, periodic and annual monitoring regimes and protocols. The Conservation Plan itself should be revisited periodically as well – typically every 5-10 years or as necessary. Every 25 years a comprehensive life cycle review should be considered.’

This has been provided in Section 10.0

‘16. Cultural Collections, Archival Holdings, Archaeological Collections and Moveable Heritage Resources (If applicable)

Many cultural heritage properties have some associated moveable heritage that may contribute to the meaning and heritage value. This is true even if they are not part of a real property heritage approval process. Where deemed appropriate and necessary a Conservation Plan should identify any artifacts, archival material or chattels (i.e. not real property) located on the subject property/properties that possess heritage value as well as recommendations for their recording, inventorying, disposition/retention, salvage, incorporation into the Historic Place, use or conservation. Sometimes archival material is associated with a heritage property. This may require conservation treatment and discussion with a public institution to receive the material. Archaeological artifacts removed under the license of a professional archaeologist can contribute to the interpretation and understanding of a Historic Place. Where such material exists this should be referenced even if it is not to be retained on site.’

This section is not applicable

‘17. Limitations of the Study (If applicable)

A conservation plan is only as reliable as its research, observations and documentation. Any limitations of the study such as sources of research that were unavailable, access to the property/ properties that was not permitted, or other known or likely sources of information that were not consulted should be identified.’

This section is not applicable.

‘18. Authorship, Approval and Adoption

The primary author, a recognized heritage conservation professional, should be identified by name as should any individuals who provided expert input or with whom the author has consulted. The author should sign as well as date the study (day, month, and year). The document should also be identified as “preliminary”, “draft for discussion”, “final draft” which is submitted for approval or “approved Conservation Plan” which is the completed and most current document. The Approved Conservation Plan should be filed with a copy of the relevant written approval, conditions of approval or refusals issued by the owner and heritage approval authority. Because a Conservation Plan or portions of a plan is updated from time to time it is important to date these amendments and additions. At a practical level it may be appropriate to identify, date and author the separate chapters / sections depending upon the complexity of the document.

This has been provided in Appendix ‘A’ Section 9



Figure 3.1 - NE View of Post Office



Figure 3.2 - E View of Post Office



Figure 3.3 - SE View of Post Office



Figure 3.4 - NW View of Post Office



Figure 3.5 S View of Post Office

3.0 Description and Documentation

SITE DESCRIPTION

The site is a corner lot of Lakeshore and Stavebank, and is the South East bridgehead property to the Credit River Bridge. It commands a view to the harbour and river with the west elevation gaining greater exposure as the site slopes to the west down to the river.

The west edge of the property is lined with landscaped Norway Pine, Willow and London Plane trees. The north is bounded by the street boulevard inset parallel parking, and landscaping sidewalk islands, in particular a raised planting bed, tree well and bench area directly in front of the current entry. The East boundary, (Stavebank Road) also borders the site with on-street parking. At the south of the property is an asphalt parking and loading area and a grassed area which slopes westward down to the water's edge boardwalk.

BUILDING DESCRIPTION AND LAYOUT

The building consists of a clearly defined 1931 two storey masonry block with main facades facing Lakeshore and Stavebank, and 2 one storey additions (1953 and 1966) built westward from the main building. At the South the 1953 addition attaches a two storey extension to the south elevation of the 1931 block. It attempted to be seamless in that it toothed in the new brick with the old but the seam is clearly visible due to the discontinuance of the frieze band.

The 1931 north elevation is a 3 bay symmetrically laid out around stone architrave front entry with entablature capped with a carved federal coat of arms. The frieze band is capped at the entry with the 'Port Credit' insignia. The ground floor windows are set in arched framed blind niches with stone keys, brick voussoirs and stone springer blocks. The upper windows have brick flat arched windows with stone keys. Both upper and lower windows are rectilinear, larger on the ground floor. All the original wood 6 over 6 muntin windows have been replaced with sealed aluminum frame sash with double glazing. The East elevation is subdivided into 5 bays with window openings matching the North façade in the first 4 bays with the fifth having a small single window at the second level stairwell.

At the South East the plan steps in to create a secondary stone architrave doorway facing south with 3 small flat arched windows which follow the stairwell landing level. This was the customs office entry after the west entry was blocked by the 1953 addition. The set back east wall has 3 windows 2 upper and 1 lower matching in size to the main east faced except the lower window is without a niche and instead has a keyed flat arch like the second floor windows. Small basement windows align with the east face windows.

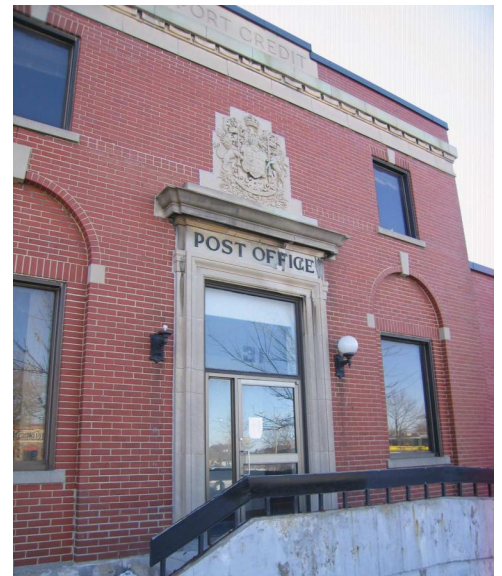


Figure 3.6 - South Entry architrave with entablature



Figure 3.7 - Window Detailing and Frieze Band

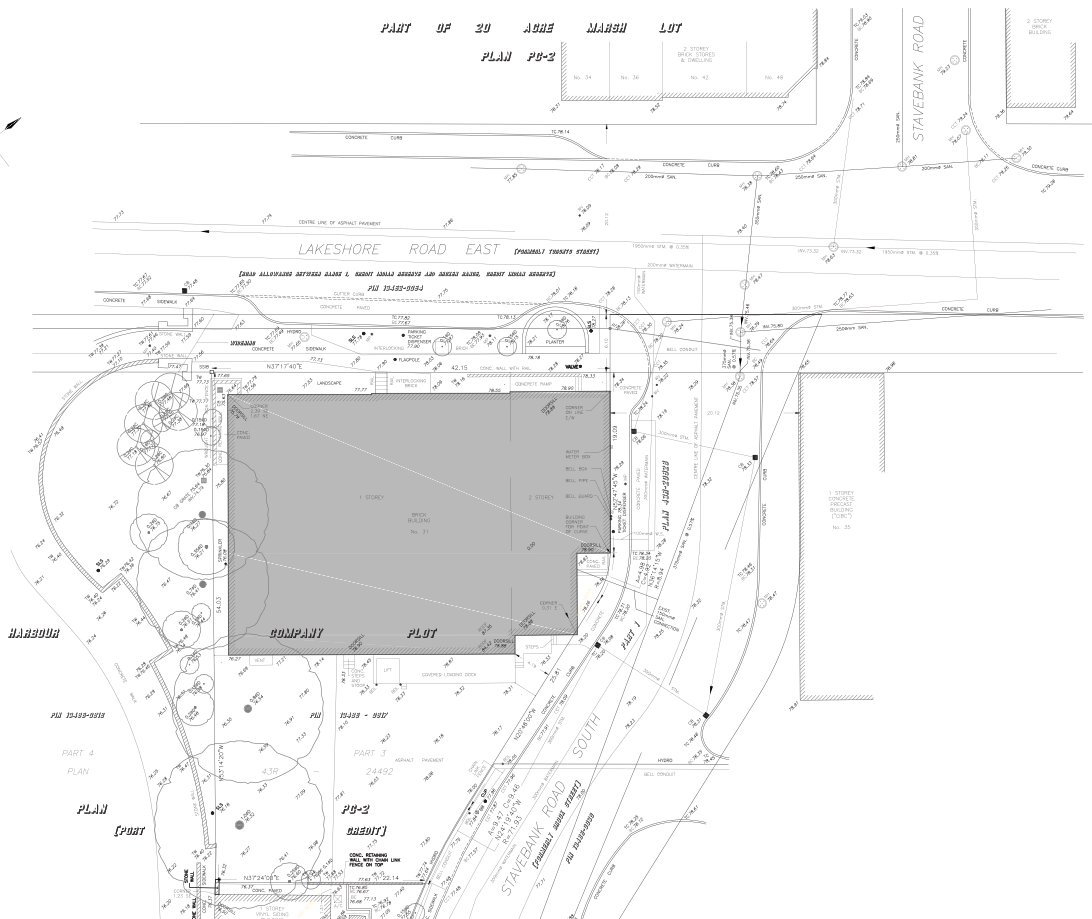


Figure 3.8 Current Survey

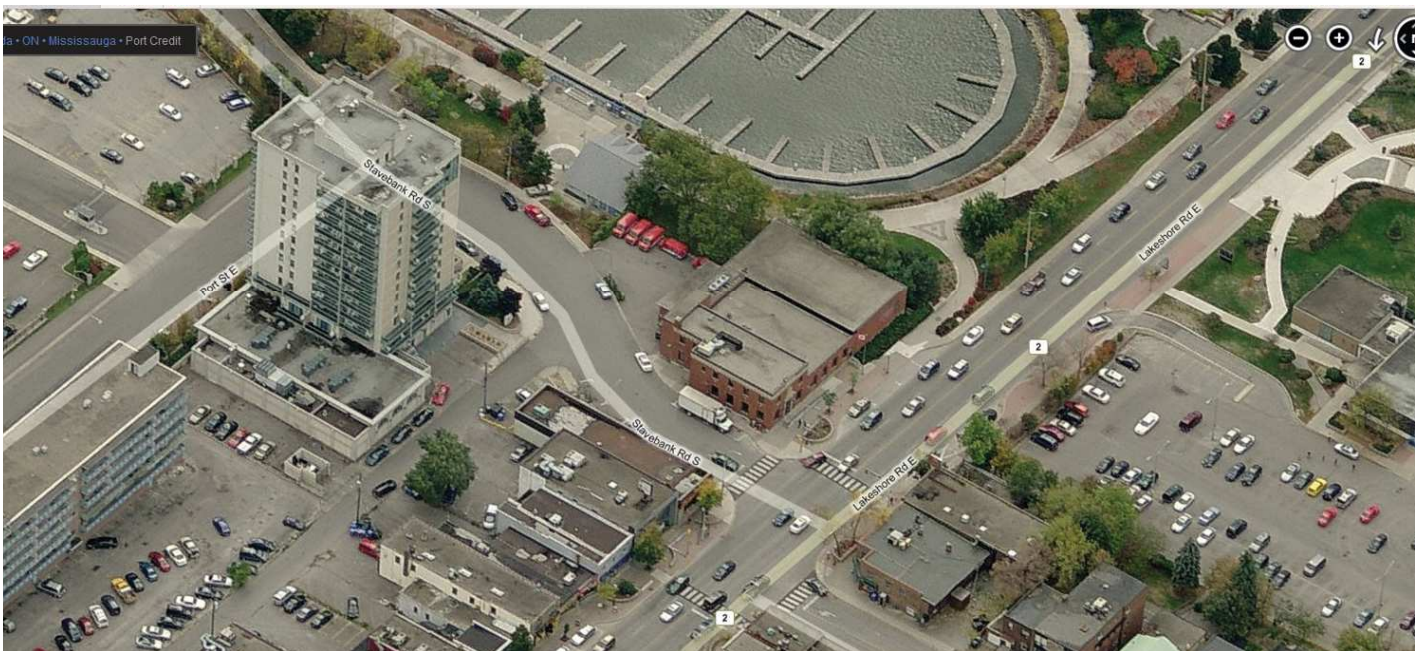


Figure 3.9 Aerial View from NE

The 1953 addition is a 1 storey wing added to the west elevation. It was intended to expand the sorting and back of house operations of the post office as well as expand the loading and shipping facilities at the rear of the building. The North elevation has 4 windows set in arched niches matched to the 1931 building but with a tighter spacing. This addition cut out the lower west wall of the 1931 building creating a large open ground floor space. The 1966 addition was a modernist brick box added to further expand the back of house operations and for greater security with no windows facing the street and only high level strip windows at the West and South. The 1931 building and both additions have full basements with the 1966 addition being almost fully exposed due to the change in grade at the river.

Little of the 1931 interiors remain since operation for the facility changed from public post office to a sorting station in the 1960s. The original wooden stair case and balustrade leading to the second floor and basement still exists. The second floor which originally housed the custodian, then later offices has much of the original partitioning; however most of the original woodwork and detailing has been covered over or replaced. The Basement was used for storage and staff locker and training facilities.

EXISTING CONSTRUCTION AND CONDITION

The 1931 building is solid masonry construction with structural columns and beams and poured concrete floor and roof structure. The basement is reinforced cast-in-place concrete construction throughout.

The 1953 wing is solid masonry walls also with steel framed structure and steel and concrete deck roof structures. The basement is reinforced cast-in-place concrete throughout. The 1966 wing is brick and block masonry walls with steel structure and precast concrete 'T' beam roof deck structure. The basement is reinforced cast-in-place concrete throughout. The exposed foundation wall at the west has been treated as architectural concrete.

The general condition of the building is good with very little masonry deterioration or mortar joint failure. The interiors have many layers of finishes much of which is likely to be lead based paint. The hydronic heating system is still clad in asbestos insulation. Windows have been replaced with anodized 1977 aluminum framed insulated glass fixed windows. The roof is built-up bitumen membrane and appears to be approximately 15 – 20 years old.

EXISTING ONTARIO BUILDING CODE COMPLIANCE

The existing exit stair from the second floor is non compliant in terms of fire separations and combustibility. The second floor and basement areas are non-compliant for exiting. Fire safety systems throughout the complex appear to be obsolete and non-complying.



Figure 3.10 West Strip Windows



Figure 3.11 Interior View of Entry Screen



Figure 3.12 East Entry former Customs Office entry



Figure 3.13 View East along Lakeshore 'Street Wall'.

EXISTING ZONING

The Property is zoned C4, which is for commercial street orientated retail and commercial properties. Allowed uses are stores, restaurants, entertainment facilities, financial institutions, commercial schools, medical offices, university/college facilities, and apartment dwellings. There are no minimum set backs, with the requirement for building facades to align with adjacent building faces. Building height limits would be Minimum 9 m or 2 storeys, and Maximum 12.5 m or 3 storeys.

PLANNING POLICIES

The property is included in the area regulated by the Port Credit District Policies of the Mississauga Plan, and comes under the policies listed in the Mainstream Commercial Land Use designation.

The following policies outlined in Section 4.27.3.1.7: Mainstreet Commercial are applicable to the Post Office property:

"Along Lakeshore Road, mixed-use developments with street-related commercial uses and a rhythm of closely spaced storefronts lining the street are encouraged to foster an active pedestrian street and to minimize the apparent width of Lakeshore Road."

"Building heights should be a minimum of two stories and a maximum of three storeys." (MPA-25)

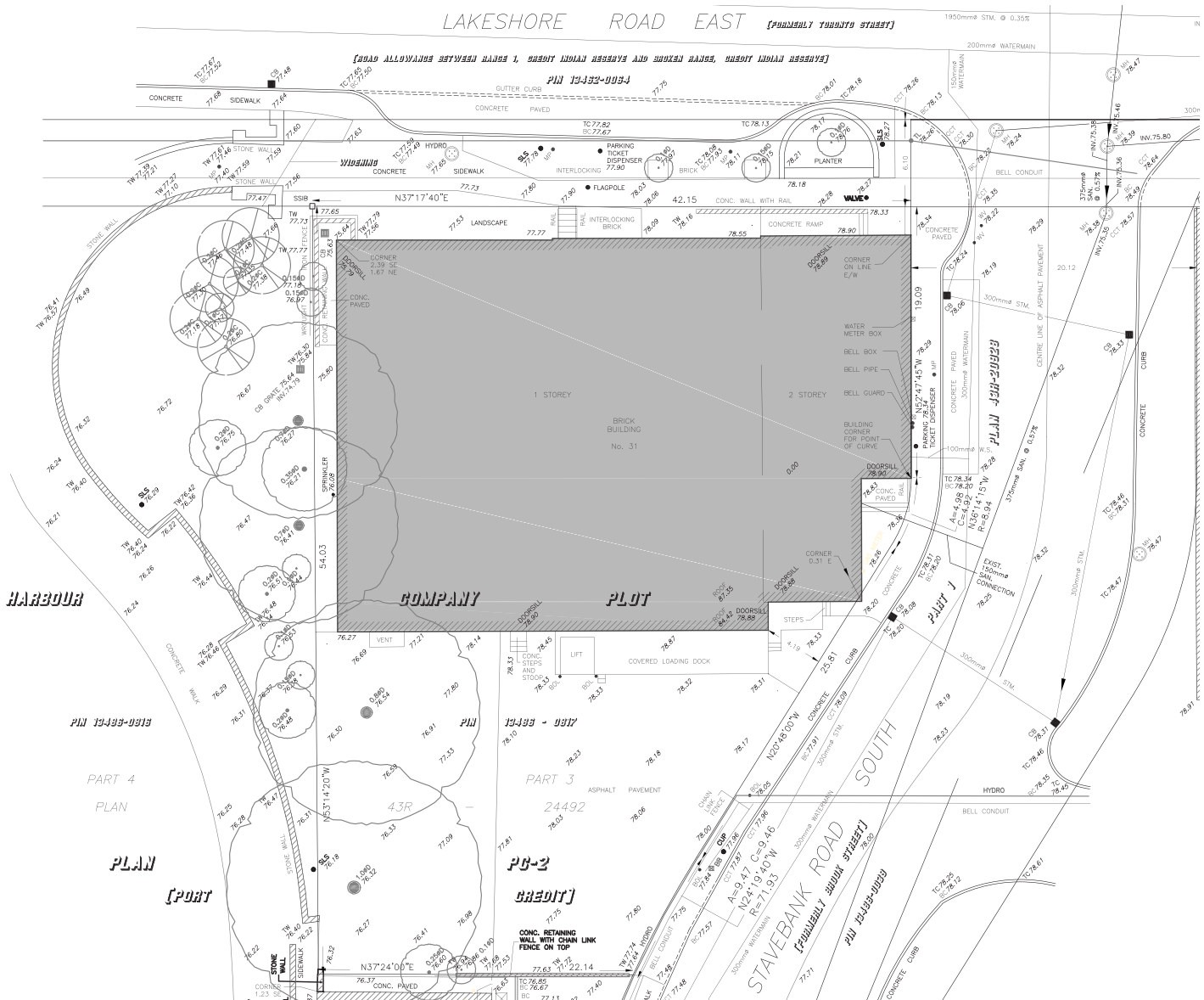
"In accordance with the Port Credit District Parking Policies, where possible, parking for this area should be provided on-street or in small, distributed parking lots." Surface parking areas should include landscaped space, planters and other complementary mainstreet elements.

The following policies outlined in Section 4.2.7 are also applicable to the Post Office property:

"Lands designated Mainstreet Commercial will provide a mix of pedestrian oriented street related commercial uses, offices, overnight accommodation, community uses and open space."

"The lands bounded by Lakeshore Road East and Port Street East, west of Hurontario Street, will be subject to an overall development total Floor Space Index (FSI) of 2.0, of which residential uses will be limited to a maximum Floor Space Index (FSI) of 1.5."

"Medium rise mixed use buildings should not exceed six storeys. In order to construct a building of greater height than three stories or as specified in Section 4.1, a change or variance to the Zoning By-law would be required for the Post Office Property."



4.0 Landscaping: Existing & Proposed

EXISTING

The west edge of the property is landscaped with Norway Pine, Willow and London Plane trees. The north is bounded by a shrub planting bed, several tree wells and a raised planting bed, tree well and bench area directly in front of the current entry access ramp and steps. The East boundary, (Stavebank Road) has no landscaping. At the south of the property beyond the asphalt parking and loading area is a grassed area which slopes westward down to the water's edge boardwalk with 2 London Plane Trees.

PROPOSED

The proposed replaces west side Willows and London planes (due to proposed excavation) with shading deciduous integrated with proposed deck area. Most of the Norway Pine will be maintained. Landscaping along Lakeshore is to be intensified with 6 tree wells with large deciduous. There is a proposal to widened Stavebank sidewalk facing East with a focus piece raised garden and bench area at the corner, with the elimination of the concrete entry ramp and steps. 6 tree wells are proposed for along Stavebank and edge landscape beds around the Post Office building. This landscaping would occur with the realignment of Stavebank South with Stavebank North.

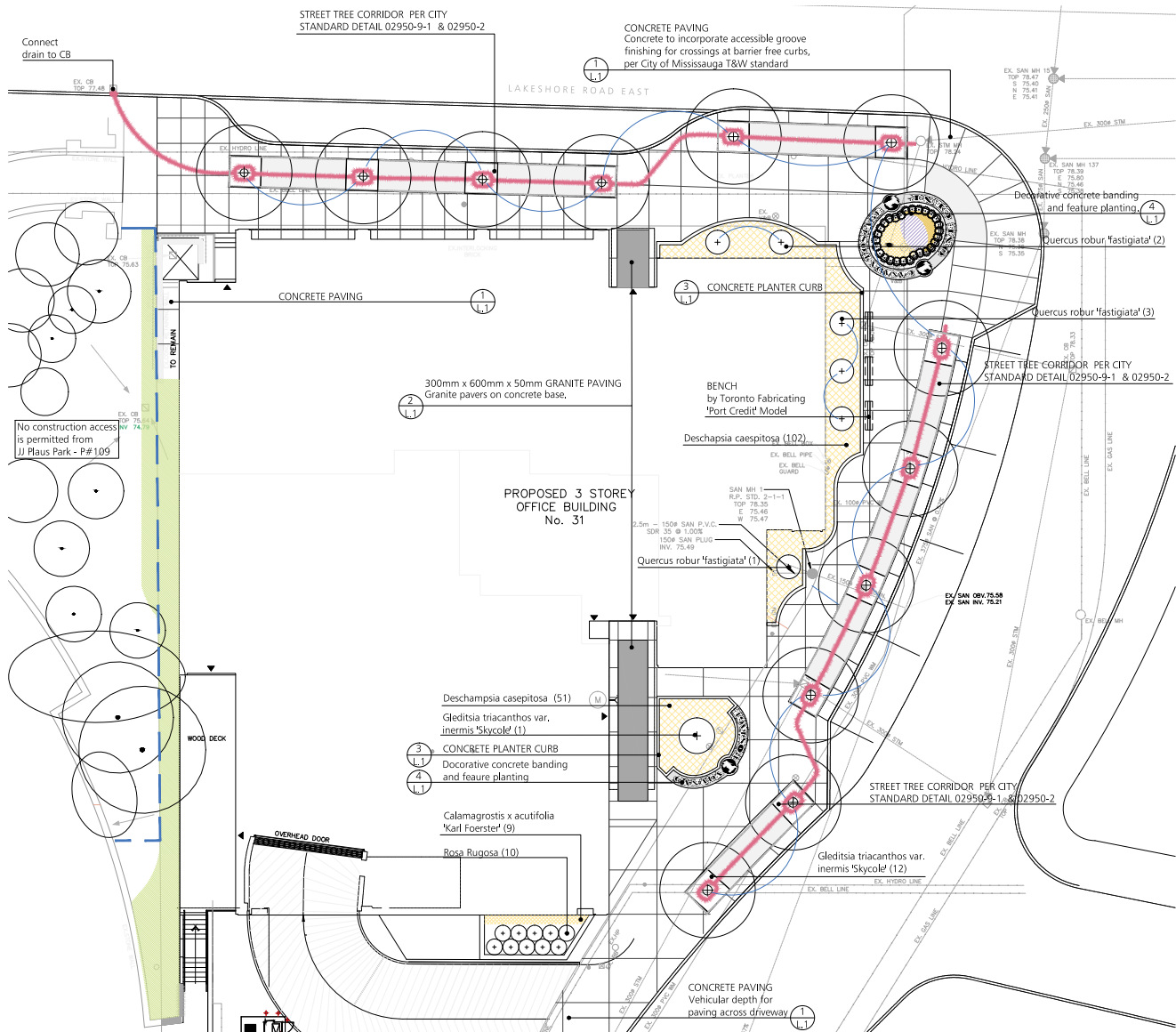


Figure 4.4 Proposed Landscape Plan



Figure 5.1 - East Elevation to be Preserved and Restored



Figure 5.2 - Brick and limestone masonry to be salvaged from upper 2nd Floor



Figure 5.3 - Detail of North Entry Architrave Condition

5.0 Condition of Preservation Elements

The North, East and South return walls of the 1931 post office are in generally good condition owing largely to the good workmanship and quality of the brick, mortar and stone components.

The brick is a hard fired red engineering type brick that was often used on federal buildings from that era. The mortar is a high strength lime mortar with a higher than average lime and white cement content rendering it a durable mortar with a density in proportion to the brick. There is some erosion and deterioration of the mortar joints but little to no loss of brick arises. There have been some mismatched portland cement mortar repairs on the east elevation. Some atmospheric staining is apparent but not excessive or embedded. There are a couple of vertical cracks in the masonry notable above the coat of arms entablature. These are old and show some erosion and are likely caused by expansion differential between the masonry and the interior structure. The coursing is standard running bond with no header courses except for a double line at the second floor window sill line. The walls are of triple and double wythe thickness. All openings are steel shelf angle supported with some minor corrosion and rust jacking at the support ends.

The limestone entry architrave at the North has some atmospheric staining and leakage from open joints, and some minor shaling and erosion of details but is restorable. The carved coat of arms is in very good condition with only some erosion and minor loss of detail. The south entry limestone architrave (Excise Office) has some open joints and staining but is also in good restorable condition. The limestone frieze band has numerous open joints which are causing some minor staining and efflorescence. There is copper staining from former copper flashing atop the frieze band (currently replaced with pre finished metal). The limestone keystones, springstones and sills at windows are in good condition with minor erosion and some loss to drip detailing.

SALVAGE MATERIALS

Limestone frieze bands, window keys and sills are to be salvaged from the upper storey of the 1931 west elevation (currently obscured by the latter additions). Brick from this wall is to be salvaged as well for reuse replicating the walls to the east and south. Care will need to be taken in the mortar removal given the mortar density. The west upper storey contains enough brick and limestone components to rebuild the portion of the East and South wall complete with matching windows and frieze band limestone components. The salvage brick would be limited to the face brick and the backing brick salvaged from the later additions which have a matching brick size.

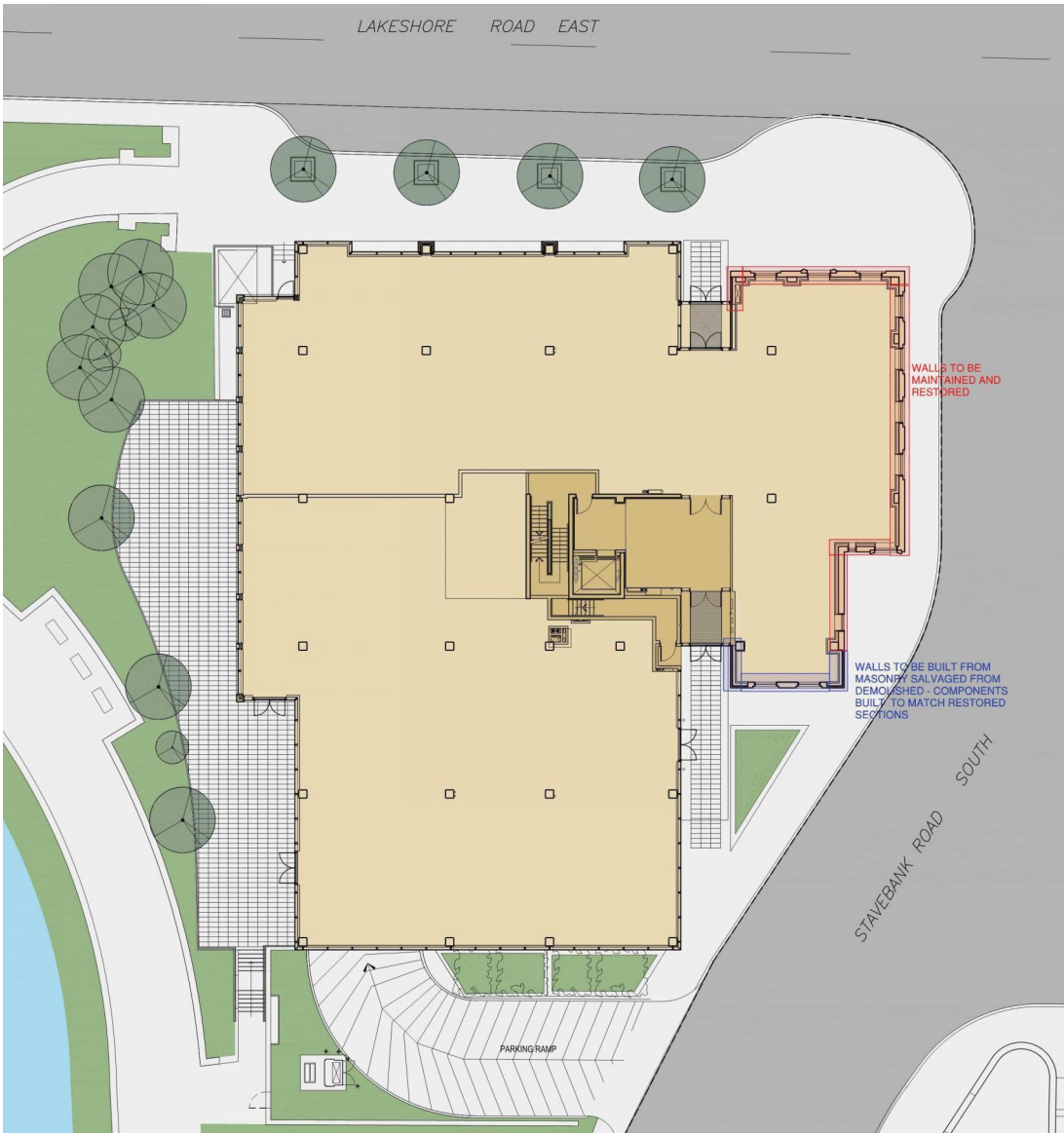


Figure 6.1 - Ground Floor Plans showing preserved and rebuilt walls



Figure 6.2 - South and East rebuilt walls to match existing 1931 window openings and masonry details

6.0 Heritage Intent Statement

INTENT

The prime intent of the proposed scheme is to emphasize the 3 dimensional block of the original 1931 building as a distinct yet connected portion to the overall development. The new building is a modern, frameless glazed mass intended to be in high contrast to the heritage masonry mass. By returning the portion of the west wall at the new entry and rebuilding the south and east portions of wall, the 1931 building has a greater sense of singularity as a distinct building.

The Proposed Scheme incorporates the original 1931 masonry walls into the new building and rebuilds the South portion of the 1931 building using salvaged masonry from the demolished elements, built to match the window spacing and masonry detailing of the preserved 1931 walls.

WINDOW AND DOOR TREATMENTS

Both the original entries to the 1931 building were highly emphasized with limestone architraves and distinctive signage. Both the architraves and the signage are to be conserved and restored, however the entries are no longer functional in the proposed scheme and will have their steps and landings removed. It would be incongruous to maintain or replicate inoperative doors in these locations and the openings are significantly larger and extend lower than the window openings. The intent is to replace these doors with large glass voids that mark the door opening and draw attention to the architraves, but do not try to recreate a period type window or replicate inactive doors suspended above the ground. The removal of steps and ramp at both doors will expose areas of foundation wall which will be repaired to match the adjacent cementitious facing.

The windows are not the original and their replacement is necessary to maintain the energy efficiency of the building. The very original windows were wood framed single glazed double hung sash units with small panes held by glazing bars or muntins. These were replaced in the 1970s. For much of the building's life it had plain brown aluminum framed sealed glass units. The approach for the new windows is not to recreate muntined sash since they are energy inefficient even when constructed with double glazing. It is questionable whether adding period piece windows would help distinguish between the old and new forms of the project or appear inappropriate and faked. Taking a midline approach, it is proposed to provide non-operative aluminium framed with double glazing with frames and horizontal mid frames reminiscent of the original double hung sash pattern with a similar horizontal mid member which in the original sash would have been the meeting rails of the sash units. The would be modern but distinct from the new glass addition.



Figure 6.3 - East, North and a portion of the West wall preserved and restored

7.0 Conservation Treatment Procedures

ENVIRONMENTAL CONDITIONS

Conservation treatments to be performed after completion of final supporting structures are in place and all vibration inducing dust producing construction work on other portions of the building have been completed. Restoration work described herein to be performed in either seasonal conditions warm enough to support full cure of restoration mortars or must be within environmentally tempered enclosures to provide required curing temperatures. In either case, protection from the elements is required. All restoration work is to be performed by trades highly skilled in masonry restoration and will be required to provide validation of qualifications such as with the Canadian Association of Heritage Professionals (CAHP) or other validating body. Restoration work to be overseen by supervisory restoration specialist (architect or engineer) also qualified by CAHP.

EXISTING BRICKWORK

The conserved walls are to be fully repointed. The reasoning for this is to remove all inappropriate pointing repairs and to ensure a full review of joint conditions and stability of the wall. This is particularly necessary since the walls will be supported with steel armatures for an extended duration while the foundations are rebuilt and new structure attached. Once permanent wall support is established, review will be made of any and all cracks existing and new and repairs involving replacement of deteriorated brick will occur.

Replacement brick to be sourced from the demolished 1931 wall area. All pointing to be cut back a minimum of 25 mm and new tuckpointing installed. This will ensure the stability and uniform performance of the wall. Existing mortar will be analyzed for composition, compressive strength and water porosity. The intent is to match the existing mortar in composition, appearance and performance.

Since there is no obvious header courses, it is assumed the masonry either employed double header bricks (spanning the cavity but appearing like running bond on the exterior) or fully collar jointing i.e. no voids or cavity between wythes. The latter method of masonry construction can have separation problems and may require retrofit ties and/or grout injections into the cavity. This condition will be monitored during disassembly.

EXISTING STONework

The stonework appears to be dolomitic limestone (possible Queenstone area) and is in quite good condition except for some erosion and staining. The limestone frieze band, window keystones, springstones and sills, door architraves and the carved entablature are all to be repointed to a minimum depth of 40 mm deeper to sound mortar. Greater than 70% depth will necessitate resetting of the masonry unit.

Backpointing to be strong mix lime mortar with high bearing capacity. Face pointing to be air entrained mortar using proprietary restoration mortar. All stone components to be tested for firm bedding. Loose stone work to be removed and reset. Drip lines will be retooled to improved water shedding. Any shaling or over eroded areas to be tooled back to sound stone.

Pinning or small dutchman repairs may be required for loose details but this is not expected to be extensive. Flashing at ledges currently is prefinished metal, to be replaced with copper or stainless steel flashing with overhanging driplines and anchored with non-corroding non-expanding anchors at joint lines.

CLEANING

The brick requires very little cleaning and will be brushed and pressure washed once repointing mortar has cured.

The stonework is to be cleaned using low water, low velocity abrasive cleaning methods such as the JOS system. Abrasive mediums to be of lower density than the limestone. The intent is to just to remove surface staining, encrustation and efflorescence from masonry surface without extensively removing patina or surface material.

SALVAGE PROCEDURES

As stated, portions of the South and East walls are to be replicated in the same form as the existing 1931 walls. This will entail the careful removal storage and installation of the remaining frieze band, sills and keystones from six of the seven existing windows plus as much of the 1931 face brick as can be removed without damage. By area, there is enough face brick to complete the outer wythe of the proposed rebuilt masonry (assuming about a 50% loss rate). The inner brick is to be constructed from salvage brick from the later addition which has brick of similar density and matching size. The entire frieze band will need to be salvaged to have enough material for the rebuild. There is approximately 22 meters of existing and approximately 20 meters are required. Should extra be required, it will be carved from matching limestone, in same bedding formation and profiled to match the existing. The 2 corner pieces will need to be new, carved to match existing. New stone to lightly sandblasted to 'soften' the contrast with the existing stone.

Salvage demolition will require masons working from the parapet downwards removing brick and stonework using small pneumatic chisels and thin diamond edged rotary grinders. The brick mortar at the upper levels has more deterioration and will be easier for removals however the mortar type is such that it is heavily bonded to the brick and will require extensive chisel, grinder and wire brush cleaning for reuse. All salvaged components will be wrapped and stored either on or off site in a sheltered secure location on pallets. Documentation of quantities to be recorded prior to storage.

RECREATED COMPONENTS

The recreated walls are to course out to match existing course lines. Window levels, spacing and sizing to match existing windows at the East wall facing Stavebank. Window jamb bricks to return full depth using salvaged face brick. Depending on the wall construction or if insufficient double header bricks can be salvaged, stainless steel masonry ties are to be employed at every 6th course to act as substitute header course. Through wall flashings are to be installed below sills and damp proof courses at foundation wall. The existing foundation facing is cement parging.

8.0 Building Systems, Life Safety and Legal Considerations

ENVIRONMENTAL REQUIREMENTS

Both the restored 1931 post office block and connected office block will be serviced with central HVAC, plumbing, sprinkler, electrical, data, communications and life safety systems designed to the latest Ontario Building Code, Energy Code, NFPA and Municipal Standards. This means that the existing building will be required to entirely upgrade its performance. While this has a heavy impact on preservation of any of the interior components or systems within the existing envelop it ensures a the base heritage building shell can enjoy renewed and intensified use and longevity.

The impact of the modified interior environment (greater humidification and reduced heat) will have impact on the existing masonry walls. Mitigating treatments i.e. improved air and moisture barriers plus insulation must be employed from the interior to protect the wall from exfiltration of moist interior air into the interior of the masonry wall. Provisions need to be made to drain window frames clear of the masonry and reduce any migration of water on or into the masonry at all locations.

ACCESSIBILITY

The Ontario Building Code and the Mississauga bylaws mandate that all new public buildings be fully compliant to the accessibility requirements of mobility and visually challenged persons. The existing building is non compliant in this regard and given that the adjoining new commercial building must comply and is better served with an at grade, accessible Ground Floor, it follows that the Post office should also have its ground floor lowered to comply. Elevator access in the new core area along with wheel chair accessible washrooms completes the requirements for the proposed scheme.

LIFE SAFETY

The proposed scheme includes for the installation of a smoke and heat detector alarm system tied to a fire alarm and annunciator panel showing fire zones within the complex. The rebuilding of the interior of the Post office structure both enables the floor to meet current code capacities as well as removing the combustible construction components thereby increasing the safety of the building, and allowing for floor areas to integrate between new and existing without fire separations. Both new and existing buildings are to be sprinklered.

SITE CONDITIONS

Parking for the scheme is required to be accommodated underground given the small site area and zoning requirements. Due to the proximity to the river , there is a very high water table which limits the practical depth and thereby limits the amount of parking available to the scheme. The parking layout is further restricted by the need to preserve the foundations of the existing post office walls as part of the heritage requirements of the site.

9.0 Work Plan for Demolition and Conservation of Heritage Components

PRECONSTRUCTION

Prior to commencing the development of the proposed scheme, a full survey of the existing building will be performed to record all elements slated for demolition as well as full dimensional and photographic survey heritage components to be maintained. Construction of a support shoring structure called an armature will be installed prior to demolition and excavation. Movement monitoring will be installed on the existing heritage components to track any shifting or displacement that may occur. The armature will be designed to minimize this risk.

Standard demolition protection is required for all construction projects. The proposed methodology statement from the proponent is attached to this document in Appendix 'B'

CONSTRUCTION OF SUPPORT ARMATURE

Construction of support will be carried out by restoration subtrades experienced in this form of masonry support structure. The armature itself is to be designed and inspected by a structural engineer again experienced in this form of shoring and maintenance of heritage masonry walls. Figures 9.1, 9.2 and 9.2 illustrate the proposed design of this structure. All opening are to be blocked with wood braces supporting both vertically and horizontally.

SALVAGE

Prior to demolition, salvage work described in Section 7 will proceed. Methods of salvage shall be such as to minimize the amount of loss material.

MAINTENANCE OF THE SALVAGE WALLS DURING CONSTRUCTION

Prior to demolition commencement, all openings in preserved walls are to be cleared of all fenestration materials and the openings braced both vertically and horizontally. Once the walls are independent and fully supported by the armature, protective covers will be installed to minimize water penetration and negate freeze thaw cycling during the time the walls are exposed.

REINTEGRATION OF THE HERITAGE COMPONENTS

Once primary support (foundations) is in place and lateral support is established, the armature connections can be removed and repairs at the connection points enacted. Primary repairs such as masonry cracks and wythe separation can be performed at this time. Full masonry restoration will commence once the building envelope is enclosed and prior to window installation.

CONSTRUCTION OF REPLICATED HERITAGE COMPONENTS

Prior to or concurrent with the masonry restoration work, using the salvaged masonry, the portions of the South and East Walls can be built tying into the existing walls. The tie-in joint will be 'toothed' in to the existing to blend with the existing building. The toothed joint should be treated as a control joint and not mortared but caulked with a matching coloured sealant, then sand dusted with mortar sand. This will accommodate likely movement between the 2 structures and subtly demarcate the original from the replica.

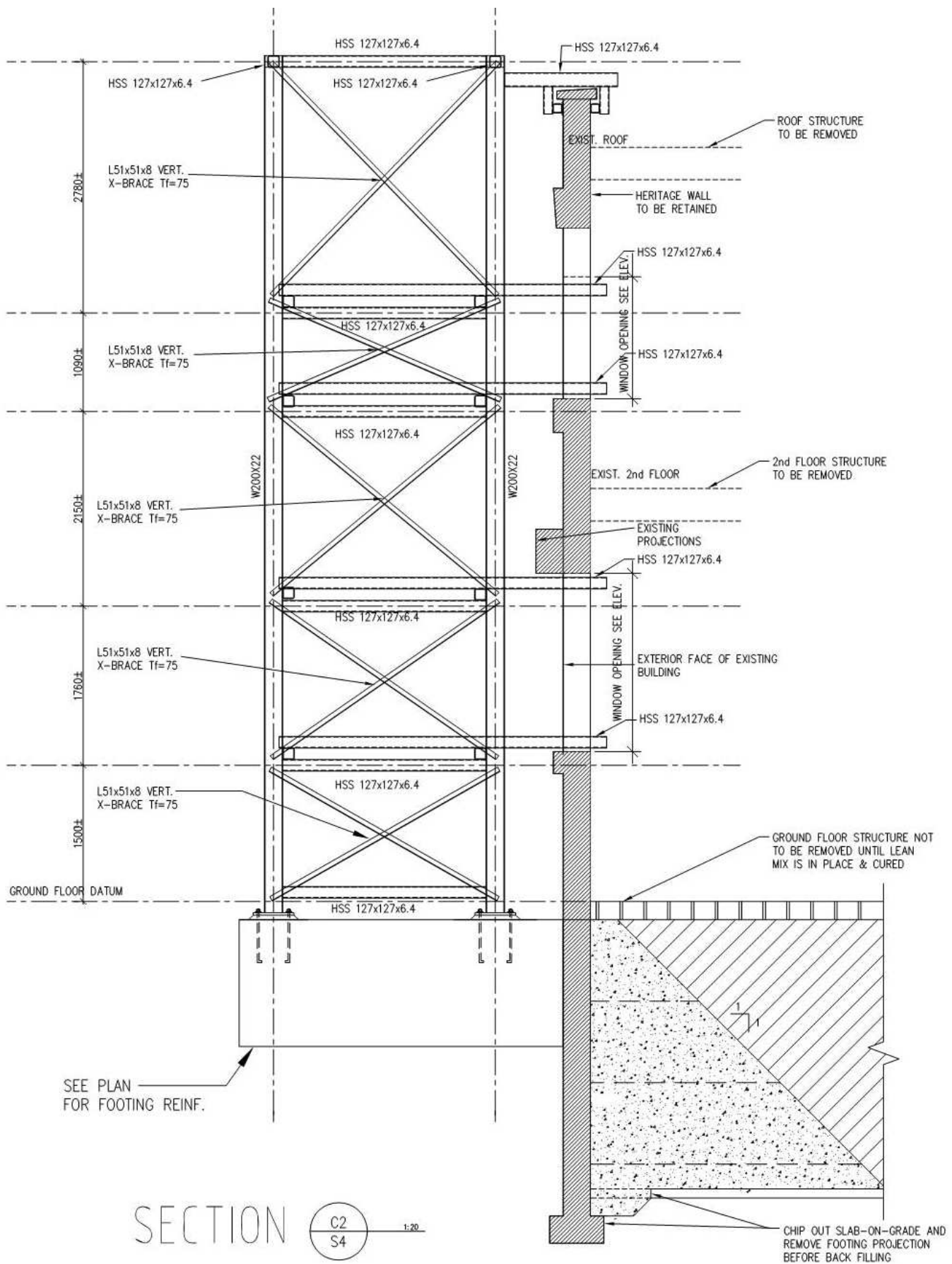


Figure 9.3 Proposed Wall Shoring Section

10.0 Monitoring and Maintenance

CONSTRUCTION MONITORING

As per Section 9, movement monitoring will take place during the duration of the construction. The restoration activities will be regularly monitored and reviewed by a heritage specialist, submitting field reports to the City of Mississauga Building Department, as required by the Building Permit.

POST CONSTRUCTION MONITORING

One year after construction is complete a warranty review will take place as part of the standard construction procedure. Any deficiencies or failures of the masonry restoration will be raised at that time and action taken to remedy any failure of masonry components. Post warranty, the Heritage components will be reviewed annually as part of a proprietary owner property management activity to monitor performance of the masonry work and affiliated components. Repair methods are to match restoration methods both in approach and materials. A quantity of salvaged brick is to be maintained for repairs along with all approved sample mortars attained during the restoration. Full as-built restoration documentation is to be maintained as part of the building management files.

DEMOLITION METHOD STATEMENT

PREPARED FOR CENTRE CITY CAPITAL LIMITED

LIONS DEMOLITION INC.

Demolition Methodology and Safety Plan
WATERSIDE EXECUTIVE CENTRE

31 Lakeshore Road East, Mississauga

For

The EllisDon Corporation

Submitted By
Lions Group Inc.

October 16, 2012

Demolition Methodology / Sequence

1. All services will be disconnected from each building and will be re-checked by our site supervisor prior to starting. (Gas, Water, Hydro, Cable, Phone)
2. A physical barrier shall be erected between public area and the buildings being demolished. (By Others) Should there be any open fenced areas these shall be covered with a fabric trap which shall act as a dust barrier between construction area and public space.
3. All hazardous materials must be removed prior to demolition.
4. All ~~Heritage Items~~ shall be removed prior demolition. (by others)
EXISTING NON-HERITAGE ITEMS WHICH ARE TO BE SAVED AND REUSED
5. The demolition will occur over two phases, the first phase will consist of removing the addition made to the original building. Once the shoring is complete and signed off by engineer, we shall remove the remainder of the building.
6. Shoring of Heritage wall which remain shall also be completed prior to the start of structural demolition. (by others)
7. The buildings shall be gutted of all materials and or items which could cause safety concerns such as exterior glass windows. All materials left on site once building is turned over for demolition will become property of demolition.
8. The Heritage wall which remains shall be isolated *✓ AND PROTECTED* from the building being removed prior to the start of demolition of the original building.
9. A hydraulic excavator equipped with grapple will be used to selectively pick the building apart. The excavator will dismantle the building systematically section by section. Once demolition starts workers shall not be permitted inside building.
10. The excavator shall start from the west side of the building and work east . The building materials shall be separated / sorted as they progresses through the building. Wood, Concrete, Steel & garbage are all separated and stockpiled for removal at later time.
11. All our projects can be completed within LEED program compliance, documentation is available upon request.
12. In general all non-structural building components are removed first and sorted based one material type. Then any remaining exposed structural components are removed. This will occur in small areas and will be complete prior to moving to another area. All un-stable building structures will be removed immediately once identified.

Safety

Our operators will leave the site in a safe and structurally secure state at the end of each day. In regards to the above site lions will make every possible effort to adhere to our Safety Philosophy outlined in our safety handbook and particularly the section titled Responsibilities. In addition to our encompassing safety protocol we must adapt and personalize it to each site and the above project is no different the following are a number of Health and Safety issues we will encounter during the demolition of this site.

- **Fire protection:** During our demolition when require will be cutting steel members by means of oxy-propane torches, though this processes we must have a fire watch person in the area of cutting equipped with a water fire extinguisher to suppress any burning that might occur during the cutting. Activities producing sparks shall be restricted to 2 hours prior to leaving site.
- **Working in the area of demolition equipment:** During demolition at this site we are always within close proximity to building components that remain other equipment and other workers. This makes the job of the equipment operator very important and sensitive, from a safety standpoint the operator must ^B be aware of the location of every worker on site and the site must remain controlled to keep others out of the area of demolition. We also are making use of an excavator equipped with a grapple/shear for better control of materials
- **Safety equipment and worker protection:** Lions site labours, torchmen and foreman will all be equipped with reflective vests, hard helmets, safety glasses and steel toed work boots.
- **Lunch Box Meetings:** Each morning before commencement of demolition our site foreman outlines the days work and possible hazards on the site that day.

In closing we at Lions put the utmost value on our workers and the public's health and well being and will continue to strive to fulfil our commitment to Zero Accidents on all our projects. Thank you and if you should you have any questions please do not hesitate to contact me personally.

SINCERELY

LIONS DEMOLITION

Completed On: October 16, 2012

13. The operator will take appropriate caution with weather conditions and will adjust or stop work accordingly. High winds, heavy rain fall which would create a significant hazard to workers or public safety will be cause for work to stop.
14. Demolition will be completed in a controlled manner, at no time will the building be demolished in a manner which will endanger any ones safety.
15. All materials (wood, concrete, brick and steel) will be separated during the demolition and placed aside for loading in to trailers and containers that will be transported off site to be recycled or dumped at landfill.
16. The demolition debris will be left in a safe and secure state at the conclusion of each day. Debris will be removed frequently as it accumulates via trailers.
17. Our Monsoon Turbine automated misting system is the ultimate dust control solution which uses a turbine gyratory atomizing nozzle to throw water particles up to 125 feet which can cover over 7,000 square feet.
18. All workers shall abide by Company Health & Safety Policy at all times.

October 18, 2012

via email

Item 3, Appendix 5
Heritage Advisory Committee
Agenda – November 20, 2012

Centre City Capital Limited
31 Lakeshore Road East
Mississauga, ON

Attention: Mr. Jonathan James

Re: Waterside Executive Centre – Heritage Walls

Heritage Advisory Committee

NOV 20 2012

Dear Jonathan:

We have been requested to comment on the cost to replace the two masonry heritage facades in the event that they would be required to be reconstructed.

The approximate replacement cost for masonry supports, masonry, windows, flashings and related work is \$305,000.00.

We also enclose a proposed methodology on temporary support, heritage retention and demolition procedures from our intended subcontractor.

We trust this information is helpful and look forward to further discussions.

Yours truly,
EllisDon Corporation



Doug Aris, P. Eng.
Chief Estimator

Cc: *Robert Grossman – Adamson*
Mike Herceg – Adamson



EllisDon Corporation
89 Queensway Ave. West,
Suite 800
Mississauga, Ontario L5B 2V2
Tel: (905) 896-8900
Fax: (905) 896-8911
www.ellisdon.com

October 26, 2012

via email

Item 3, Appendix 6

Heritage Advisory Committee

Agenda – November 20, 2012

Centre City Capital Limited
31 Lakeshore Road East
Mississauga, ON

Attention: Mr. Jonathan James

Re: Waterside Executive Centre – Heritage Walls

Heritage Advisory Committee

NOV 20 2012

Dear Jonathan:

As requested by the city of Mississauga, the breakdown for the replacement cost of heritage walls is as follows:

| | | |
|---|-----------|----------------|
| Masonry(exterior) and related accessories | \$ | 243,100 |
| Windows | \$ | 35,200 |
| Flashing and sheet metal | \$ | 9,800 |
| Subtotal | \$ | 288,100 |
| Co-ordination/supervision | \$ | 16,900 |
| Total Cost,HST extra | \$ | 305,000 |

We trust this information is helpful and look forward to further discussions.

Yours truly,
EllisDon Corporation



Doug Aris, P. Eng.
Chief Estimator

Cc: *Robert Grossman – Adamson*
Mike Herceg – Adamson



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| Heritage Advisory Committee NOV 20 2012 |
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Demolition Methodology and Safety Plan
WATERSIDE EXECUTIVE CENTRE

31 Lakeshore Road East, Mississauga

For

The EllisDon Corporation

Submitted By
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October 16, 2012

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SINCERELY

LIONS DEMOLITION

Completed On: October 16, 2012