




Heritage Conservation Management Plan
Derry House, 875 Enola Avenue, Mississauga

 Advantis Studio Consulting Inc.
997 Kipling Avenue Etobicoke Ontario M9B 3L3

March 4th, 2021

Heritage Conservation Management Plan – Roof assembly / Soffit / Fascia / Eaves troughs / Rain Water Leaders / Wall Siding / Storm Window and Foundation Wall at Derry House, 875 Enola Avenue, Mississauga Ontario

1. Introduction

Executive Summary

To prevent further deterioration of this heritage building we propose following scope of work; replace deteriorated, failing components of the roof, wall, window assembly and the transition details at the foundation walls.

The roof assembly has deteriorated beyond repairs causing roof leaks and damages in the interior of the building. Proposed scope of roof assembly repairs and replacement would create a watertight assembly and create the required conditions for proper ceiling and wall repairs in the interior of the building.

The work at the eaves troughs, rain water leaders, soffits, fascia and frieze will consist of replacement of existing deteriorated eaves troughs, replacement of the surface mounted water leaders and replacement of the broken and deteriorated elements of the soffit and fascia that were modified during installation of the existing downspouts.

All other decorative elements, especially triglyph frieze details, pediment gable end details, decorative elements at the main entrance door, concealed gutter design, fascia, and frieze details at both east and west wing will be conserved and restored.

Wall siding has deteriorated beyond repairs at the base and upper sections of the wall. When replacing existing siding unique mitered siding details at the inside and outside corner details as well as termination details at the window openings will be reinstated.

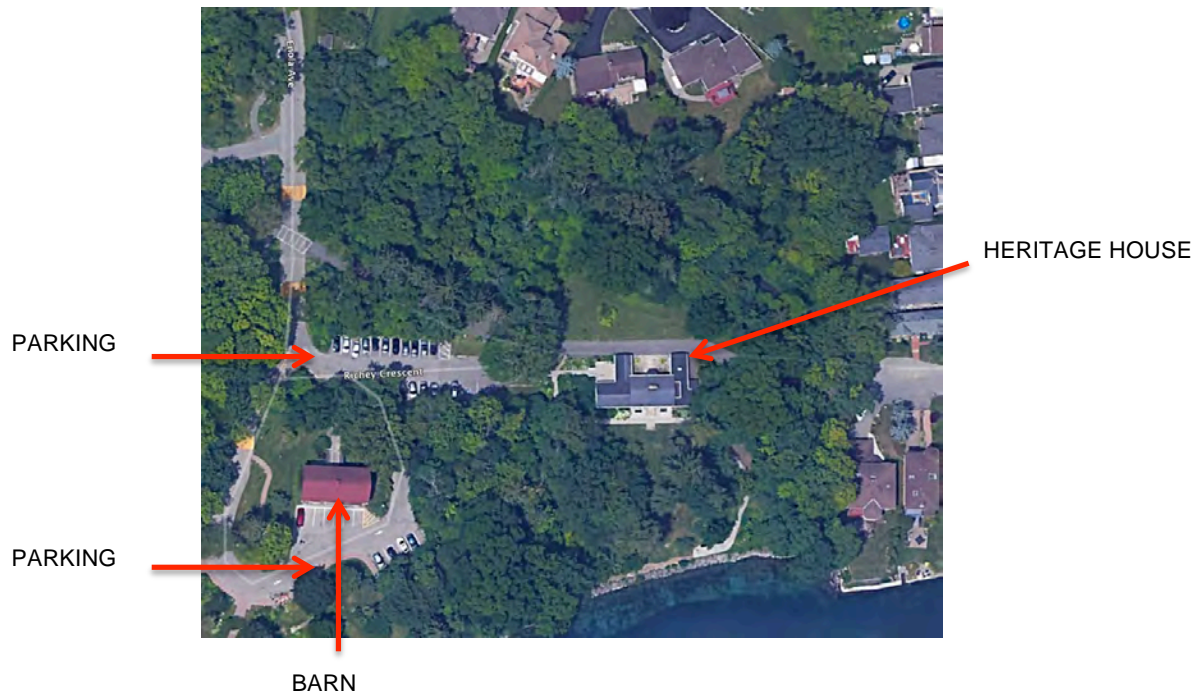
The storm windows were not maintained properly so bottom rails were found in poor condition at several window units. Those segments of the storm windows that could not be repaired would be replaced to match existing profiles. Other storm windows would be restored and conserved.

Deteriorated brick foundation wall will also be repaired and damaged bricks replaced in order to match appearance of the foundation walls previously repaired.

The structural review of the building, performed by a professional engineer, did not revile any structural deficiencies that would require repairs or replacement at this time.

2. Property Description

The property located at 875 Enola Avenue is owned by City of Mississauga and is being used as an office and is presently occupied.



The description of the building from the Canadian Register of Historic Places:

Description of the building

The Derry House is located at 875 Enola Avenue, on the east side of Enola Street, adjacent to the Adamson Estate in Adamson Estate Park, Mississauga. The property backs onto and accesses Lake Ontario. The one storey “U” shaped concrete, brick and wood residence was built in 1932. The City of Mississauga designated the property, in 1993, under Part IV of the Ontario Heritage Act (By-law 569-93).

Heritage value

The Derry House is associated with Anthony Adamson who was awarded the Order of Canada for his contribution to Canadian Architecture in 1974. He was invested as an officer the following year. He designed the house for his family but only lived there for a short period of time. Anthony Adamson was a Professor at the University of Toronto and known as one of the leaders in architectural conservation and architectural studies. He is the author of several books and was known nationally and internationally for his work.

The Derry House is a good representation of the Regency and Greek Revival styles, illustrating Ontario's architectural and historical past. The brick base of the house projects out beyond the wood siding in the form of a plinth for the main structure, a rare detail which adds to the Greek Revival character. The white colour of the house, in conjunction with pediments at the gable ends and triglyph details below the soffit, further reflect a Greek flavour. The “U” shape of the house wraps to the north, creating a small flagstone courtyard, off-set by the main door. Sources: City of Mississauga By-law 569-93; City of Mississauga Corporate Report March 24, 1992; History of the Derry House.

Character-defining elements

Character defining elements that contribute to the heritage value of the Derry House include its:

- one storey brick, tar and wood siding exterior
- gable roof
- "U" shape structure plan
- exposed basement walls clad in brick and painted with black tar
- wood frame
- flagstone courtyard, flagstone trimmed window wells
- original trim, moulding detail and disguised gutter and downspout
- multi-paned windows with detailed wood mullions, trim, and shutters
- centre brick chimney



Image from Anthony Adamson's book "Wasps in the attic"

3. Project objectives

- Outline what is to be achieved by this project.

The intention of this project is to conserve the building by replacing deteriorated roof, wall assembly and foundation assembly and restoring and conserving existing storm windows in order to prevent further deterioration of the building due to water intrusion into the building envelope and structure of the building.

- Provide short term and long term goals and objectives

The project most important objective is to restore proper function of the building envelope and create the conditions inside the building that would allow for proper interior repairs, prevent further deterioration of the finishes and the building structure so that building could continue to be used by the community.

- Proposed solutions for conservation of the property's heritage attributes

Recommendations:

The structural review of the building, performed by a professional engineer, did not reveal any structural deficiencies that would require repairs or replacement at this time.

Prior to any work being done the paint samples as well as the samples of the deteriorated insulation from the wall cavity shall be tested. If any harmful materials are discovered a strategy for a safe removal, containment and disposal will be developed prior to commencement of any demolition work.

A contractor shall temporarily block the access to the building and prevent damaging the decorative elements of the building that are to remain and be restored and conserved.

Prior to work commencement and during the construction existing assemblies and hidden components of the roof, wall and window assemblies shall be photographed and documented.

Work will be reviewed during demolition process as well as during installation of new insulation, air/vapour barrier, air barrier, siding, new roof assemblies, paint scraping, sanding, priming prepared surfaces and painting.

Contractor will be required to submit to the City of Mississauga the following:

- samples of all building materials proposed to be used
- data sheets for all materials, roof materials, self-adhesive membranes, primers, paint, etc.
- samples of the replicated trim profiles and siding
- samples of the eaves trough and rain water leader
- metal flashing materials

General – paint preparation work

All loose and peeling paint must be removed to solid material. All joints shall be feathered. Prior to use of vibrating sanders the condition of the assembly must be reviewed. Use of the belt sanders may be allowed at the soffit, frieze and windowsill areas. Paint removal techniques using water and sand blasting are not permitted.

Roof assemblies

Existing roof assemblies must be removed so that the condition of the roof deck could be reviewed. All elements of the roof deck or the structure that show deterioration will be inspected and determine if replacement is required.

New roof assembly and metal flashing are designed to match the appearance of the existing assembly. Self-adhesive membrane that would not be visible will be installed at the wall flashing, roof perimeter and roof penetration details below the exposed metal flashing. Metal flashing will match the colour and profiles of the existing metal flashing at the wall flashing as well as eaves troughs and other details. Refer to the attached drawings in Appendix C.

Wall siding

Existing wood siding was found in poor condition at the upper portion of the wall, below the eaves troughs and lower sections of the wall at the transitions to the brick foundation wall. Since insulation inside wall cavity was found in poor condition and would require replacement existing siding would have to be removed. Once siding is removed the condition of the sheathing will be inspected and removed as required in order to replace insulation in the wall

cavity. Sheathing will be reinstalled or replaced with new to match existing if sheathing boards are found in poor condition.

New siding boards will be fabricated to match the profile of the existing boards and be primed and painted on all sides including those not visible. All reused boards will be filled with appropriate wood filler and sanded to achieve a seamless appearance and transition between new and reused boards. Reused boards will be primed and painted the same as new boards. Inside and outside mitered siding corner details as well as siding details at the window openings will be maintained. Self-adhesive air and vapour barrier as well as air barrier membranes will be adhered to the surface of the wall sheathing to create a rain screen assembly and proper wall performance. These membranes will not be visible so details will not be changed. Please refer to the attached drawings and photographs in Appendix C.

Windows, window frames and storm windows

Loose or peeling paint at the window frame, window, storm window and window sill surfaces will be removed to solid material by scraping and sanding. Surfaces will be inspected and determine if the material requires replacement or could be primed or painted.

All replacement material will match the profiles of the existing and be primed and painted using the same material as reused elements. The surfaces of the existing storm windows and window frames will be filled with a wood filler, sanded, primed and painted to match the colour of the existing window frames and storm windows.

Eaves troughs, soffit, fascia, frieze boards and pediment details

Existing eaves troughs were originally connected to the water leaders installed in the exterior wall cavity. Due to poor condition of the tie-in to the eaves troughs the water leaders were disconnected and new downspouts installed onto the surface of the wall. In order to connect the downspouts to the eaves troughs the soffit and fascia boards were cut and modified to accommodate new downspouts.

We recommend replacing deteriorated eaves troughs and connecting them to the new rainwater leaders that would be custom built painted galvanized steel profiles. Considering that collecting water in the existing water tank located in the basement is not required we recommend discharging water into the flowerbeds around the building.

Original eaves troughs were fabricated using painted galvanized steel. We recommend using the same material and matching existing profiles. Exposed, visible components will be primed and painted to match the existing. New self-adhesive membrane would be installed under the gutters to create a separation between existing soffit and fascia and new gutters and extend a life span of the existing assembly.

Even though existing assembly appears to be in fair condition the condition of the all soffit and fascia boards will be inspected after gutters are removed and all deteriorated elements or parts will be replaced with new to match the profiles of the existing boards.

Existing paint will be removed from existing boards and decorative elements, repaired using wood filler and sanded prior to application of a primer.

Areas where soffit or fascia board are replaced will be primed and painted at the same time when existing soffit, fascia, pediment details at the gable ends and frieze triglyph details at the central part of the building are being painted.

Brick foundation walls

Considering that the large sections of the foundation wall, along the north and east elevation, were previously replaced with new brick, we recommend the same approach and replacing deteriorated brick with new brick matching the brick in the previously repaired areas.

Ceramic tiles in the vestibule

Deteriorated existing floor tiles will be replaced with new to match existing.

Plaster ceiling

Area where the plaster ceiling is damaged will be removed. New plaster ceiling will match existing. The surface of the existing and new ceiling will be primed and painted.

Exterior doors

Existing main entrance wood door will be repaired. All loose and peeling paint will be removed, wood filler applied and sanded prior to application of a primer and paint. Paint colour will match existing.

The hollow metal frames and doors located at the north elevation of the building were found in poor condition and require replacement. Existing hardware will be removed and reused and H.M. doors and frames will be replaced with new to match existing. Those two doors and frames as well as H.M frame and door located at the south elevation of the building will be painted to match existing.

- Provide the conservation policies to be used in this project (i.e. what conservation principles will be used to ensure long term conservation, maintenance, monitoring, and sustainable use of the property)

Generally the building envelope of the existing house is in poor condition and it appears that there was no regular maintenance performed. To prevent further deterioration of this heritage building we propose following scope of work; replace deteriorated, failing components of the roof, wall, window assembly and the transition details at the foundation walls. The roof assembly has deteriorated beyond repairs causing roof leaks and damages in the interior of the building. Proposed scope of roof assembly repairs and replacement would create a watertight assembly and create the required conditions for proper ceiling and wall repairs in the interior of the building.

4. Statement of Heritage Intent

- An explanation is required that proposes the reasoning and considerations behind the choice of conservation treatments.

This scope of work is proposed in order to repair existing building envelope and create a watertight assembly that would prevent water intrusion into the building envelope and interior of the building, stop further deterioration of the building and create the required conditions for proper ceiling and wall repairs in the interior of the building.

- Statement as to why one period of restoration over another was selected, rationale for new interventions, background resources used such as principles and conventions of heritage conservation.

There is no choice of period proposed as part of this project. The intention here is to restore and conserve decorative elements, storm windows and stop roof leaks and water infiltration into the wall and foundation assembly.

- Statement as to the recording, inventory and disposition/retention of moveable cultural heritage resources (e.g. artifacts, archival material, salvaged material) and its incorporation into the conservation project.

It is recommended that only deteriorated materials that no longer could be restored and conserved should be replaced with new materials. All new materials must be fabricated to match the profiles of the existing.

5. Condition Assessment of the Cultural Heritage Resource(s)

- Condition report of the cultural heritage resource(s) and specific attributes, identifying any deficiencies or concerns.

Previously discussed above.

- Detailed recommendations to mediate and prevent further deterioration. Direction as to use or change in use and how that relates to conserving the heritage attributes.

Summary of Work

The proposed general scope of work of this project is the replacement of the roof assembly, wall assembly, repairs of the existing window assembly, conservation and restoration of the storm windows, replacement of the steel doors and frames, replacement of the floor tiles in the main entrance vestibule and plaster ceiling repairs in the main entrance vestibule and two offices as indicated in the attached drawings.

Roof assembly replacement to be undertaken includes following work:

Remove and dispose off site in provincially approved landfill existing roof assembly and all related metal flashing.

Prepare all perimeter, remove existing gutters, downspouts, metal flashing and secure existing wood blocking to the substrate as required. Provide additional wood blocking and plywood as per details. Prepare deck surfaces and install the following roof assemblies:

Sloped roof assemblies composed of:

Asphalt shingles.

Synthetic underlayment and self-adhesive membrane

Existing roof deck to remain.

Low slope roof assemblies composed of:

Self-adhesive 1-ply modified bitumen cap sheet roof membrane.

1-ply modified bitumen base sheet – 3/16" 2-1 Soprasmart

Sanded Board adhered.

Adhere second layer of polyisocyanurate insulation

Adhere base and tapered polyisocyanurate insulation

Adhere self-adhesive vapour barrier

Existing roof deck to remain.

Supply and install new gutters and downspouts as per attached drawings and specifications.

Wall assembly replacement work to be undertaken includes:

Wall Type 1

Remove and dispose off site in provincially approved landfill existing deteriorated siding and insulation found in the wall cavity.

Wall Type 2

Remove and dispose off site in provincially approved landfill existing deteriorated siding, aluminum foil membrane, sheathing as required in order to remove insulation from the wall cavity.

Prepare surfaces for the foam insulation installation, reinstall existing sheathing, prime the sheathing surfaces and adhere new air barrier.

At Type 1 wall areas supply and install 1.5" extruded polystyrene insulation between wood furring prior to installation of new siding.

At Type 2 wall assembly areas install new siding onto the surface of the air barrier.

Repairs of the existing decorative elements, window assembly, conservation and restoration of the storm windows:

All loose or peeling paint from the decorative elements and exposed surfaces of the window frames, windows, storm windows and shutters shall be removed prior to application of the primer and paint.

Decorative elements that shall remain:

- Existing fascia consisting of a wood trim in a cyma recta profile, soffit, and trim profile located at the junction of the soffit and frieze.
- Frieze board at the east and west wing.
- Frieze board with the Triglyph detail below the soffit at the central part of the building, north and south elevation.
- Pediment detail at the gable ends

All deteriorated wood at the fascia, cyma recta profile wood trim, shall be replaced with new to match existing profile.

All deteriorated parts of the storm windows must be replaced with new to match existing profiles.

Replacement of the existing steel doors and frames:

Remove existing steel frames and doors. Existing hardware shall be removed and reused.

Install new self-adhesive AVB membrane at the perimeter of the door frame and adhere to the surface of the wall sheathing. Adhere air barrier onto the surface of the AVB membrane as per manufacturer's requirements.

Fabricate new steel frames and doors to match existing. Fill the steel frame cavity with spray foam insulation and install existing hardware and make door operator fully functional.

Replacement of the floor tiles in the main entrance vestibule

Remove existing floor tiles and prepare surface of the existing substrate for the installation of new tiles. Install new floor tiles to match existing tiles and existing floor pattern.

Main entrance vestibule and offices plaster ceiling repairs

Remove all deteriorated and delaminated plaster ceiling. Supply all required materials and install new plaster ceiling to match existing. Paint ceilings in the vestibule and offices.

Replace deteriorated brick at the foundation wall

Remove all deteriorated brick located at the northwest section of the building. Supply all required materials and rebuild foundation wall to match existing.

There are neither changes proposed to any decorative element of the building nor changes to appearance of any visible component of the building.

- Outline opportunities and constraints with relation to all aspects of the project (i.e. budget, planning issues, public access, long term needs)

There are no planning issues or other similar considerations.

- Recommendations for conservation treatments that reference the framework provided in Parks Canada Standards and Guidelines for the Conservation of Historic Places In Canada.

See the attached Appendix A.

6. Building System and Legal Considerations

- Statement to explain the building and site use from a practical, logistical and legal perspective.

There is public access to the offices located in the building that serve the local community.

- Input from structural, mechanical, electrical, planning, geotechnical, trades, and all other required fields of expertise to ensure the project is viable and sustainable. Building and site system review may include:

- Site Work (e.g. landscaping, drainage, servicing)

The condition of the existing structure was reviewed by a structural engineer during the development of the design for the proposed repairs. The structural review of the building, performed by a professional engineer, did not revile any structural deficiencies that would require repairs or replacement at this time. See the attached Appendix B.

- Trees, shrubs, other plantings

There is no impact on trees and planting material in the vicinity of the building.

- Archaeological concerns and mitigation

Proposed scope of work does not include any excavation or disturbance of archaeological resources.

- Structural elements (e.g. foundation, load bearing)

The condition of the existing structure was reviewed by a structural engineer during the development of the design for the proposed repairs. The structural review of the building, performed by a professional engineer, did not revile any structural deficiencies that would require repairs or replacement at this time. See the attached Appendix B.

- Building Envelope (roof, wall cladding, window type), Ontario Building Code, Accessibility

Previously discussed above.

- Mechanical, Plumbing, Electrical

No mechanical, plumbing or electrical work is proposed

- Finishes and Hardware

New paint finish, metal flashing, eaves troughs shall match the existing.

- Fire Safety and Suppression

No fire safety or suppression work is proposed.

- Environmental Considerations, Lighting, Signage and Wayfinding, Security

The lighting, signage, wayfinding or security is not a part of this proposal.

- Legal Considerations (e.g. easements, encroachments, leasing, etc.)

There are no changes to existing arrangements proposed.

7. Work Plan

- Timeline to describe, in chronological order, to meet the objectives and goals Statement as to specialized trades or skills that will be required to complete the work

The work will consist of:

The proposed work is summarized above. This project will be tendered to the prequalified general contractors who have worked on the similar projects for the City of Mississauga.

- Proposed budget to meet and sustain the goals and timeline; long term and short term maintenance schedule

The funding for this project was allocated but budget has not been finalized. The City of Mississauga owns a number of heritage buildings and maintenance department is aware of the cost of maintenance.

- Monitoring schedule, process and identify those responsible for monitoring

Previously discussed above.

8. Qualifications

- Heritage Conservation Management Plans will only be prepared by accredited, qualified professionals with demonstrated experience in the field of heritage conservation

- Conservation Plans are usually a multidiscipline exercise whereby all consultants on the project must demonstrate accredited professionalism, experience and knowledge in their chosen field of expertise

9. Additional Information - Bibliography of all documentation resources - List of consultants and other professionals related to the project

A CV for Zoran Vondrus of Advantis Studio Consulting is included.

10. Additional Reports that may be required: - Archaeological report, Arborist's report, Structural engineering report

Previously noted above.

11. Approval Authority

The City of Mississauga will be the approval authority for a Heritage Conservation Management Plan

Appendix A

Commentary based on Parks Canada Standards and Guidelines
for the Conservation of Historic Places in Canada

APPENDIX A:

Commentary based on Parks Canada Standards and Guidelines for the Conservation of Historic Places In Canada

1. Conserve the heritage value of a historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.

All character-defining elements will remain. Only deteriorated siding, insulation in the wall cavity, two H.M. doors and frames and a section of the brick foundation wall is proposed for replacement. Wall siding, brick and H.M. doors and frames will be replaced with new that will match existing.

2. Conserve changes to a historic place that, over time, have become character-defining elements in their own right.

No changes to character-defining elements are proposed.

3. Conserve heritage value by adopting an approach calling for minimal intervention.

The proposed intervention to the building is as minimal as possible.

4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

There is no attempt to create a false sense of development.

5. Find a use for a historic place that requires minimal or no change to its character-defining elements.

The ongoing use of the building appears to be an excellent and appropriate use.

6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

As a result of the proposed work the watertight properties of the building envelope will be reinstated so this building will be protected.

7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

Proposed scope of work at the character-defining elements calls for removal of deteriorated paint and application of new primer and paint to match existing only. The proposed intervention will be as gentle as possible.

8. Maintain character-defining elements on an ongoing basis. Repair character- defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

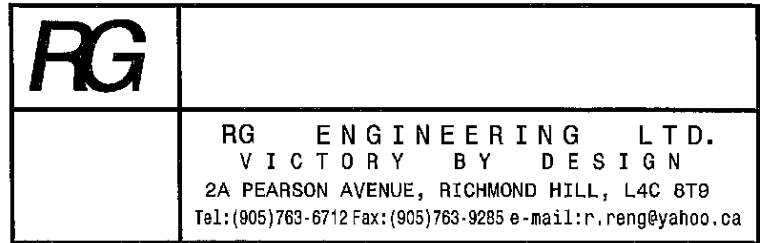
The purpose of the proposed intervention is to restore and conserve the character-defining elements.

9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

There will be no identifiable changes to the building.

Appendix B

Building structural review



February 19, 2021

Advantis Studio Consulting Inc.,
997 Kipling Avenue,
Toronto, Ontario,
M9B 3L3

Attention: Zoran Vondrus

Re: Structural Review of parts of building
875 Enola Avenue, Mississauga
Our File No. 21-512

To Whom It May Concern:

At the request of Zoran Vondrus of Advantis Studio Consulting Inc., we visited the above noted site on Wednesday, January 27th, 2021 in order to review the structural condition of several parts of the building. Zoran Vondrus accompanied us during the visit.

The following report is based on visual observations only.

The building represents a one-storey wood framed structure with partial basement and crawl-space areas.

We started our review with west part of the basement, at storage room.

The ground floor framing 2x10 @ 16" c/c joists were spanning in east west direction between the foundation wall at east and the 2 plies of 2x10 beam at west. Then shorter joists span from this beam to the foundation wall at west.

The existing 2 plies of 2x10 beam spans approximately 6.2 meters and has intermediate bearing on brick pier, approximately at 4.0m from north bearing wall.

The floor joists, in our opinion, are in acceptable condition. However, we checked the existing beam with office occupancy load of 50psf (2.4 KPa), and in our opinion, the beam requires reinforcement or replacement.

Then we reviewed the most west portion of the crawl space.

The ground floor framing 2x10 @ 16" c/c joists were spanning in north-south direction between the foundation walls, approximately 6.2 meters. We checked the existing joists with office occupancy load of 50psf (2.4 KPa), and in our opinion, the joists require reinforcement or placement of intermediate support.

Finally, we reviewed the north-east portion of the crawl space under the kitchen.

The ground floor framing 2x10 @ 16" c/c joists were spanning in north-south direction between the foundation walls, approximately 3.4 meters. The joists have intermediate support with 89x89 wood beam on 89x89 wood posts.

We checked the existing joists with office occupancy load of 50psf (2.4 KPa), and in our opinion, the joists are adequate and do not require an intermediate support. Therefore, in our opinion, the existing wood posts do not require installation of footings.

We proceeded then with the review of the roof structure through access hatches.

The south slope of the higher gable roof has been framed with rafters, collar-ties at every second joists, and the ceiling joists spanning in north-south direction. Also there were intermediate dwarf supports installed at a later date.

The roof was dry, without any signs of distress or excessive deflection.

The south-west lower roof has been framed with rafters, hip and valley rafters, and the ceiling joists spanning in different direction. Also there were intermediate dwarf supports installed at a later date.

The roof was dry, without any signs of distress or excessive deflection.

This concludes our report.

Use of this report by any third party or any decisions or reliance based on this report by such parties shall be solely their responsibility.

Respectfully yours,

RG ENGINEERING LTD.



Ron Robtser, P.Eng.



West Part of Basement (2-2x10 beam)



West Part of Basement (window to most west crawl space)



North- East Portion (posts and beam)



South Higher Roof



South-West Roof

APPENDIX C**Photographs and Drawings**

South elevation



South elevation



West wing - South elevation



Central part of the building - South elevation



East wing - South elevation



Frieze board with the Triglyph detail – Central part of the building south elevation



Triglyph detail at the frieze board – Central part of the building south elevation



East wing - South elevation



East wing - Soffit



Typical fascia, soffit and frieze detail - West elevation



East elevation



East elevation



North elevation



North elevation



Main entrance - North elevation



Main entrance - North elevation



Frieze board with the triglyph detail – Central part of the building north elevation



West elevation



West elevation



Typical pediment gable end details - West elevation



Typical pediment gable end details - West elevation



Typical siding detail - south elevation



Typical window / siding details - south elevation



Typical window / siding details



Storm window - Deteriorated bottom rail - south elevation



Storm window - Deteriorated bottom rail



Deteriorated soffit, siding & foundation wall - West wing north elevation



Deteriorated soffit, frieze and siding - West wing north elevation



Deteriorated soffit, frieze and siding - West wing north elevation



Deteriorated soffit, frieze and siding - West wing north elevation



Deteriorated brick at the foundation wall - West wing north elevation



Ceiling damaged due to roof leaks - West wing office



Ceiling damaged due to roof leaks - West wing office



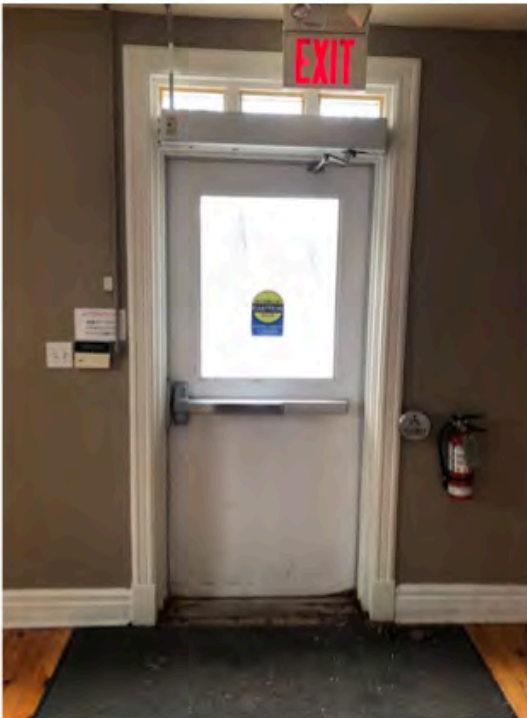
Ceiling damaged due to roof leaks - Main entrance vestibule



Ceiling damaged due to roof leaks - Main entrance vestibule



Deteriorated floor tiles - Main entrance vestibule



Deteriorated steel frame and door - West entrance



PARKING

BARRIER FREE ACCESS DOOR
MAIN ENTRANCE DOOR
EAST ACCESS DOOR

SOUTH ACCESS DOOR



KEY PLAN

SCALE: N.T.S



No	Date	Remarks

ADVANTIS STUDIO
Consulting Inc.

997 Kipling Avenue, Toronto, Ontario, M9B 3L3
Tel. (416) 271-4864
E-mail: advantis.studio@gmail.com

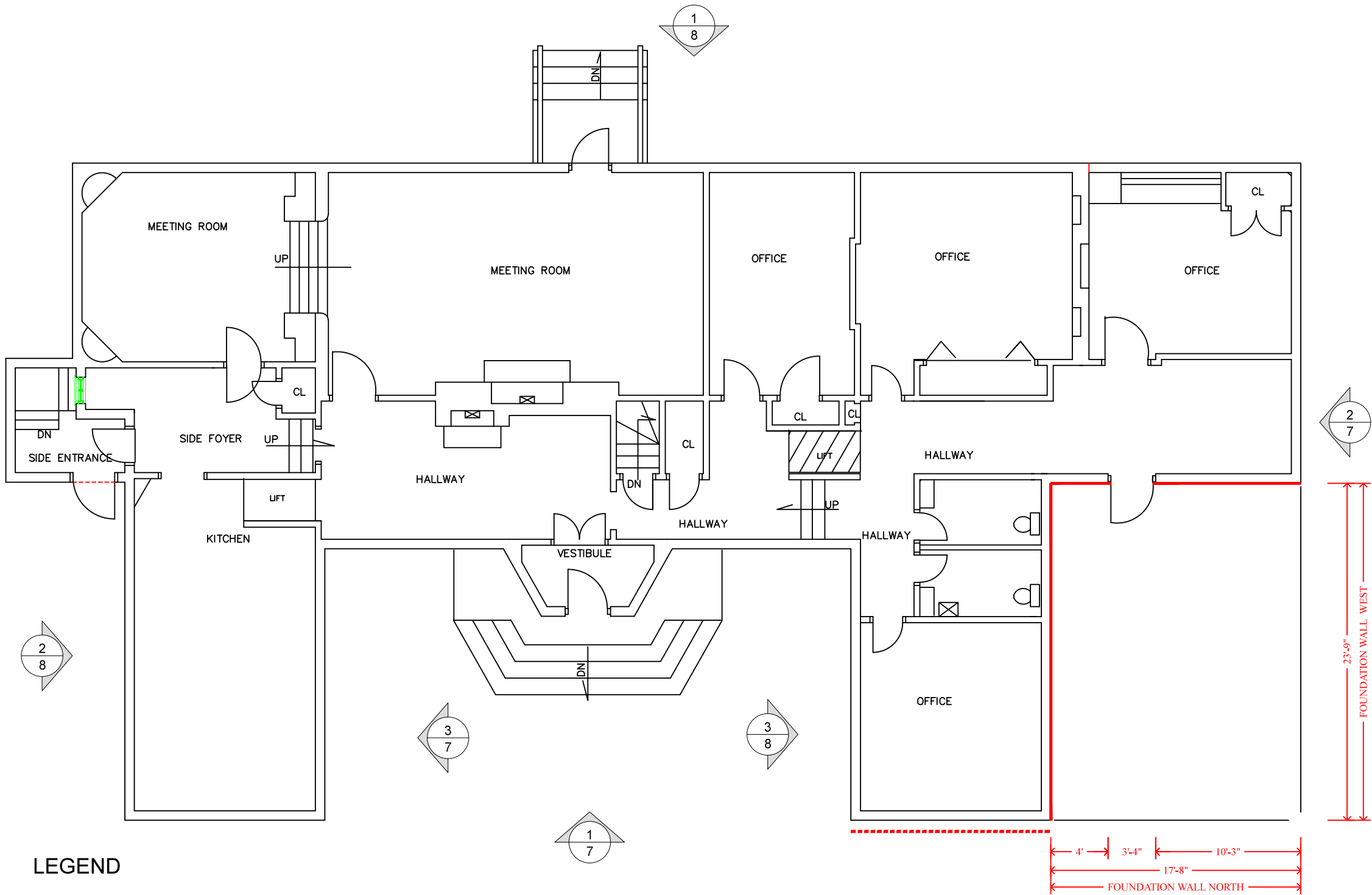
LOCATION

Derry House
875 Enola Avenue, Mississauga

DRAWING

AREA OF WORK
KEY PLAN

PROJECT No: 2-21R993	DRAWING No
DATE: February, 2021	1
SCALE: As noted	
DRAWING BY: Z. V.	
APPROVED BY:	



LEGEND

- AREA OF BRICK REPLACEMENT AT THE FOUNDATION WALL
- - - - - AREA OF FOUNDATION WALL WHERE BRICK WAS PREVIOUSLY REPLACED

REMOVE EXISTING DETERIORATED BRICK AND REPLACE WITH NEW TO MATCH EXISTING AT THE ADJACENT FOUNDATION WALL AREA WHERE BRICK WAS PREVIOUSLY REPLACED.

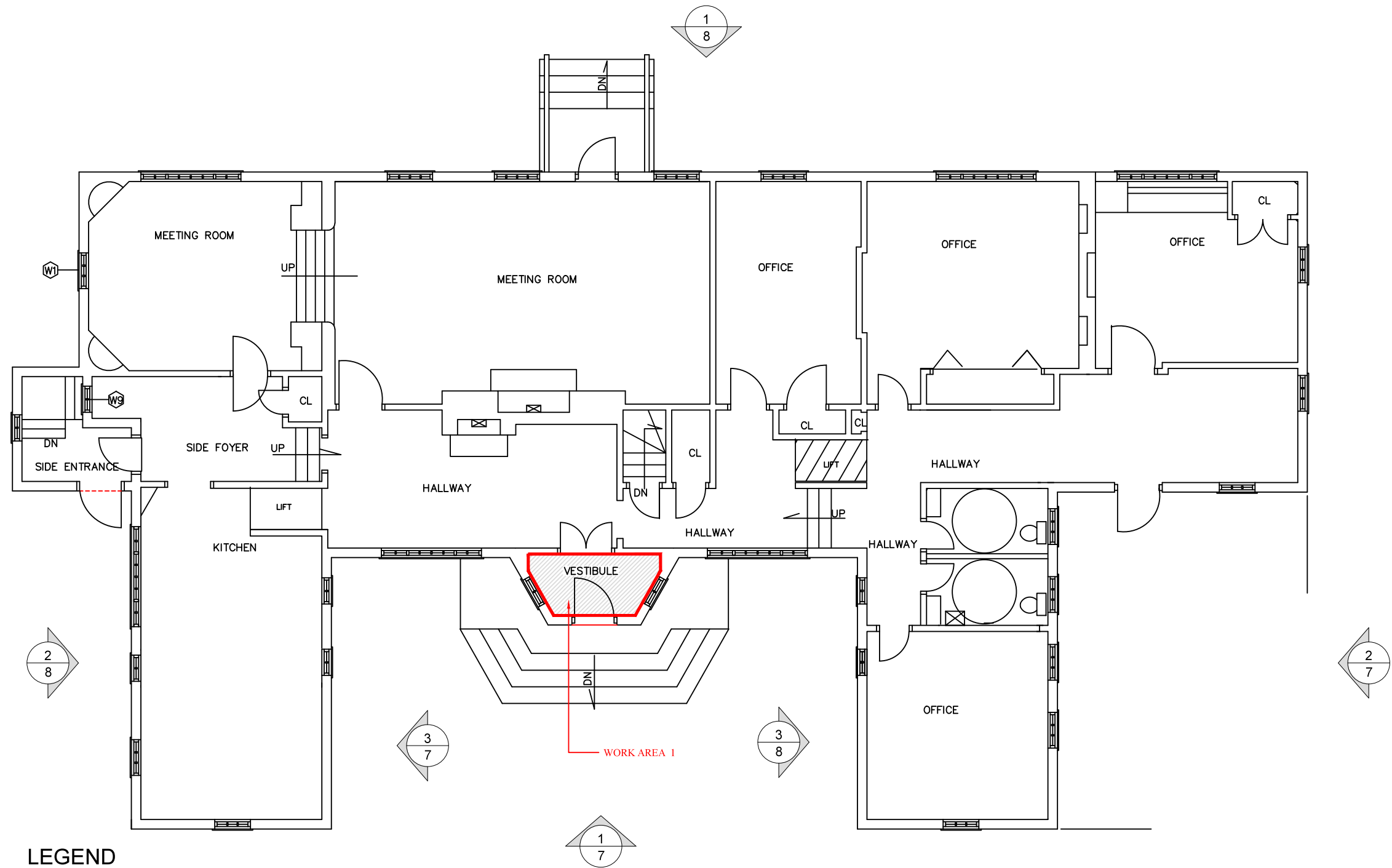
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2

FIRST FLOOR PLAN - FOUNDATION WALL REPAIR AREA

SCALE: 1/8"=1'-0"



No	Date	Remarks
<div>ADVANTIS STUDIO</div> <div>Consulting Inc.</div> <div></div> <div>997 Kipling Avenue, Toronto, Ontario, M9B 3L3</div> <div>Tel. (416) 271 4864</div> <div>E-mail: advantis.studio@gmail.com</div>		
<div>LOCATION</div> <div></div> <div>Derry House</div> <div>875 Enola Avenue, Mississauga</div>		
<div>DRAWING</div>		
<div>AREA OF WORK</div> <div>KEY PLAN</div>		
<div>PROJECT No:</div> <div>2-21R993</div>		<div>DRAWING No</div>
<div>DATE:</div> <div>February, 2021</div>		<div>2</div>
<div>SCALE:</div> <div>As noted</div>		
<div>DRAWING BY:</div> <div>Z. V.</div>		
<div>APPROVED BY:</div>		



LEGEND

-  CERAMIC TILE REPLACEMENT AREA
- SUPPLY AND INSTALL NEW FLOOR TILES TO MATCH EXISTING TILES

FIRST FLOOR PLAN - FLOOR REPAIR AREA
SCALE: 1/8"=1'-0"



No	Date	Remarks

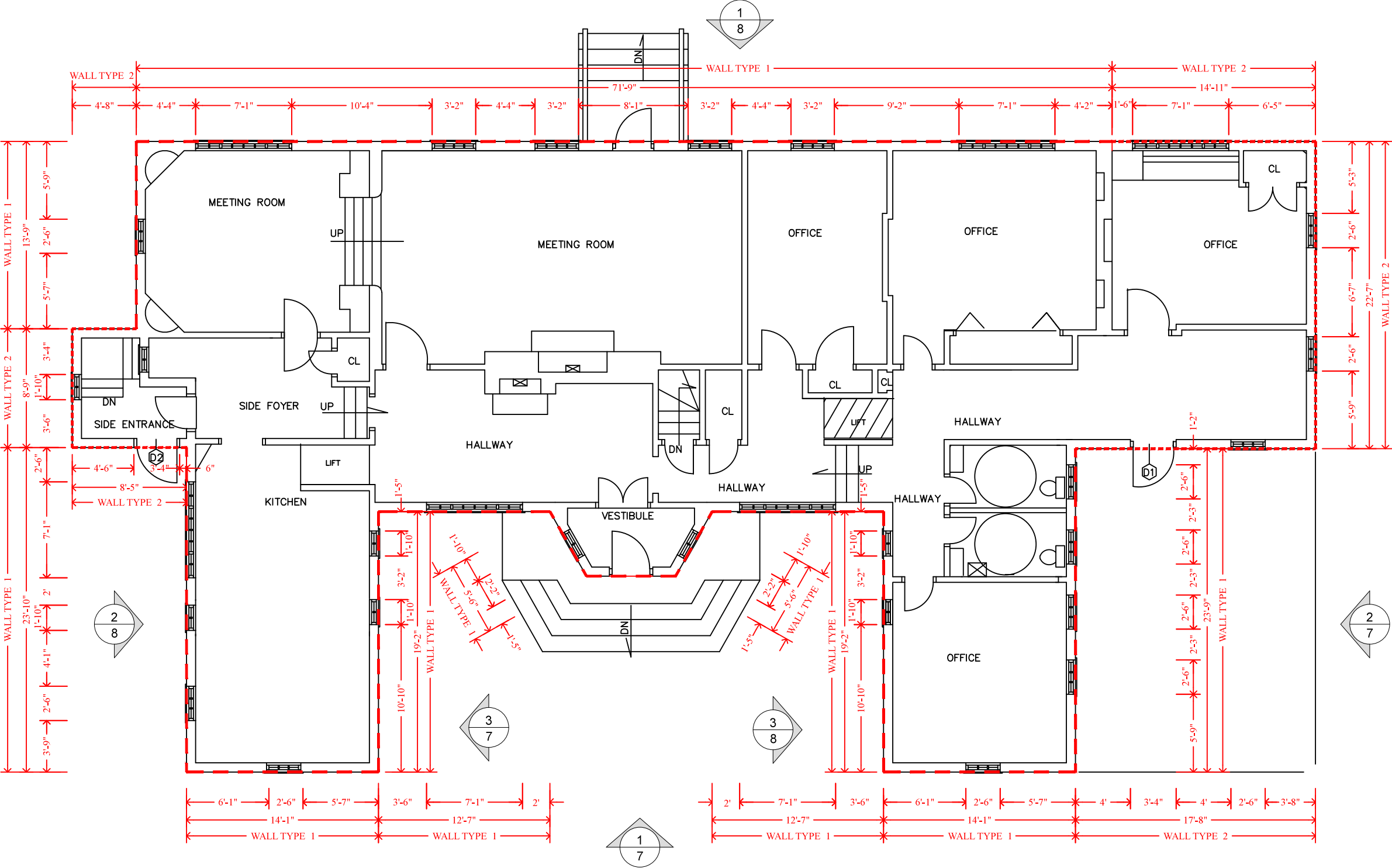
ADVANTIS STUDIO
Consulting Inc.
997 Kipling Avenue, Toronto, Ontario, M9B 3L3
Tel. (416) 271-4864
E-mail: advantis.studio@gmail.com

LOCATION
Derry House
875 Enola Avenue, Mississauga

DRAWING

**AREA OF WORK
KEY PLAN**

PROJECT No: 2-21R993	DRAWING No
DATE: February, 2021	3
SCALE: As noted	
DRAWING BY: Z. V.	
APPROVED BY:	



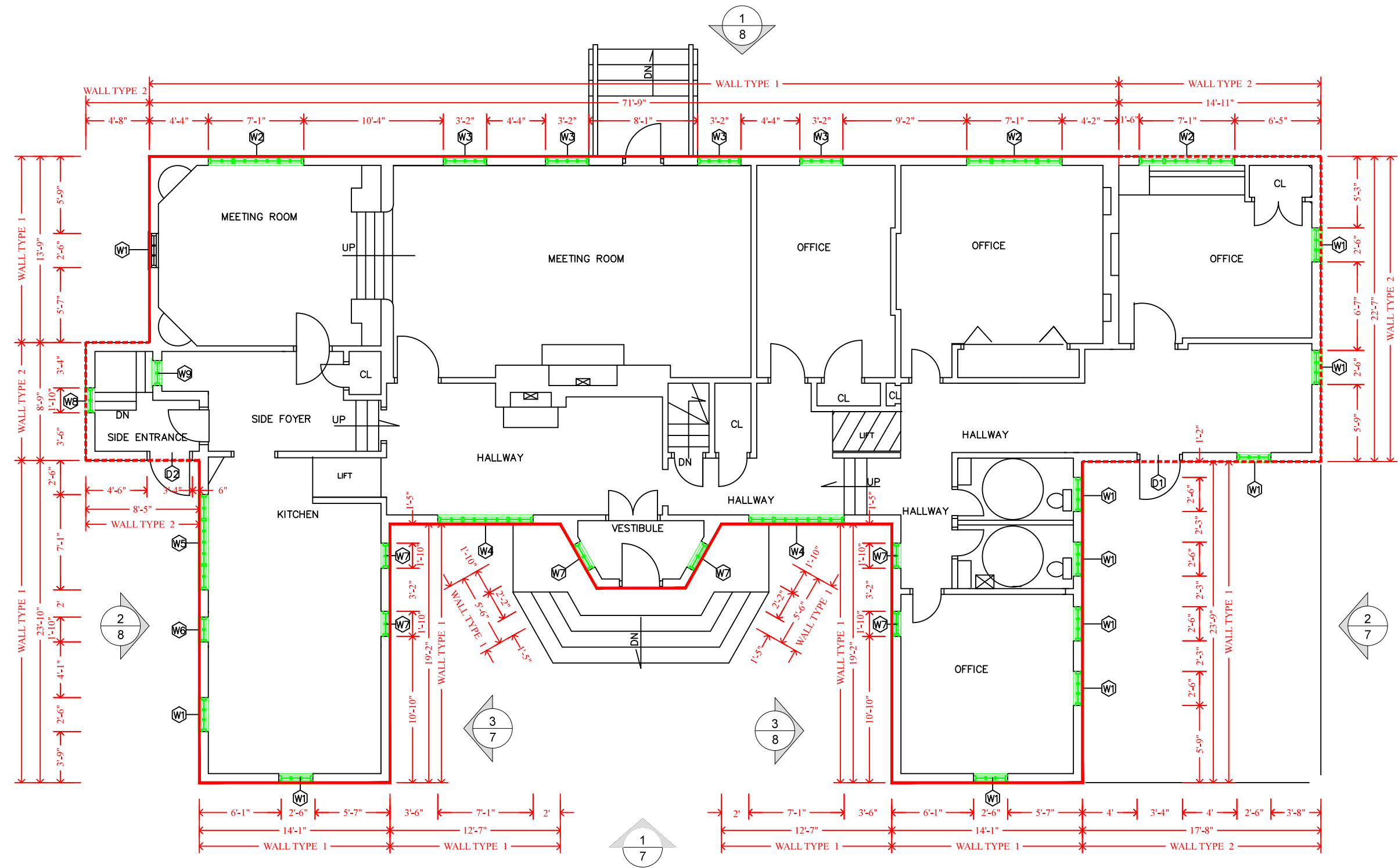
LEGEND

- WALL TYPE 1 - REMOVE EXISTING SIDING, INSULATION AND EXISTING WALL SHEATHING AS REQUIRED TO INSTALL NEW FOAM INSULATION INTO THE WALL CAVITY
- WALL TYPE 2 - REMOVE EXISTING SIDING, ALUMINUM FOIL MEMBRANE AND WALL SHEATHING AS REQUIRED TO INSTALL NEW FOAM INSULATION INTO THE WALL CAVITY
- ⓓ REMOVE EXISTING H.M. DOOR AND FRAME. EXISTING HARDWARE AND DOOR OPERATOR TO BE REUSED.

1
4.1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8"=1'-0"



No	Date	Remarks
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<div>LOCATION</div> <div>Derry House</div> <div>875 Enola Avenue, Mississauga</div>		
<div>DRAWING</div>		
<div>AREA OF WORK</div> <div>DEMOLITION PLAN</div>		
<div>PROJECT No:</div> <div>2-21R993</div>		<div>DRAWING No</div>
<div>DATE:</div> <div>February, 2021</div>		<div>4.1</div>
<div>SCALE:</div> <div>As noted</div>		
<div>DRAWING BY:</div> <div>Z. V.</div>		
<div>APPROVED BY:</div>		



LEGEND

- EXISTING WINDOW AND FRAME TO BE STRIPPED, PRIMED AND PAINTED AND STORM WINDOW TO BE RESTORED AND CONSERVED
- WALL TYPE 1 - SUPPLY & INSTALL FOAM INSULATION, AIR BARRIER AND SIDING AS SPECIFIED
- WALL TYPE 2 - SUPPLY & INSTALL NEW INSULATION, AIR BARRIER AND SIDING AS SPECIFIED
- SUPPLY & INSTALL NEW H.M. DOOR AS SPECIFIED
ALL EXISTING HARDWARE AND DOOR OPERATOR TO BE REUSED

FIRST FLOOR PLAN - EXTERIOR WALL ASSEMBLY REPLACEMENT & WINDOW ASSEMBLY REPAIR AREA

SCALE: 1/8"=1'-0"



No	Date	Remarks

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DRAWING

AREA OF WORK
KEY PLAN

PROJECT No:
2-21R993

DRAWING No

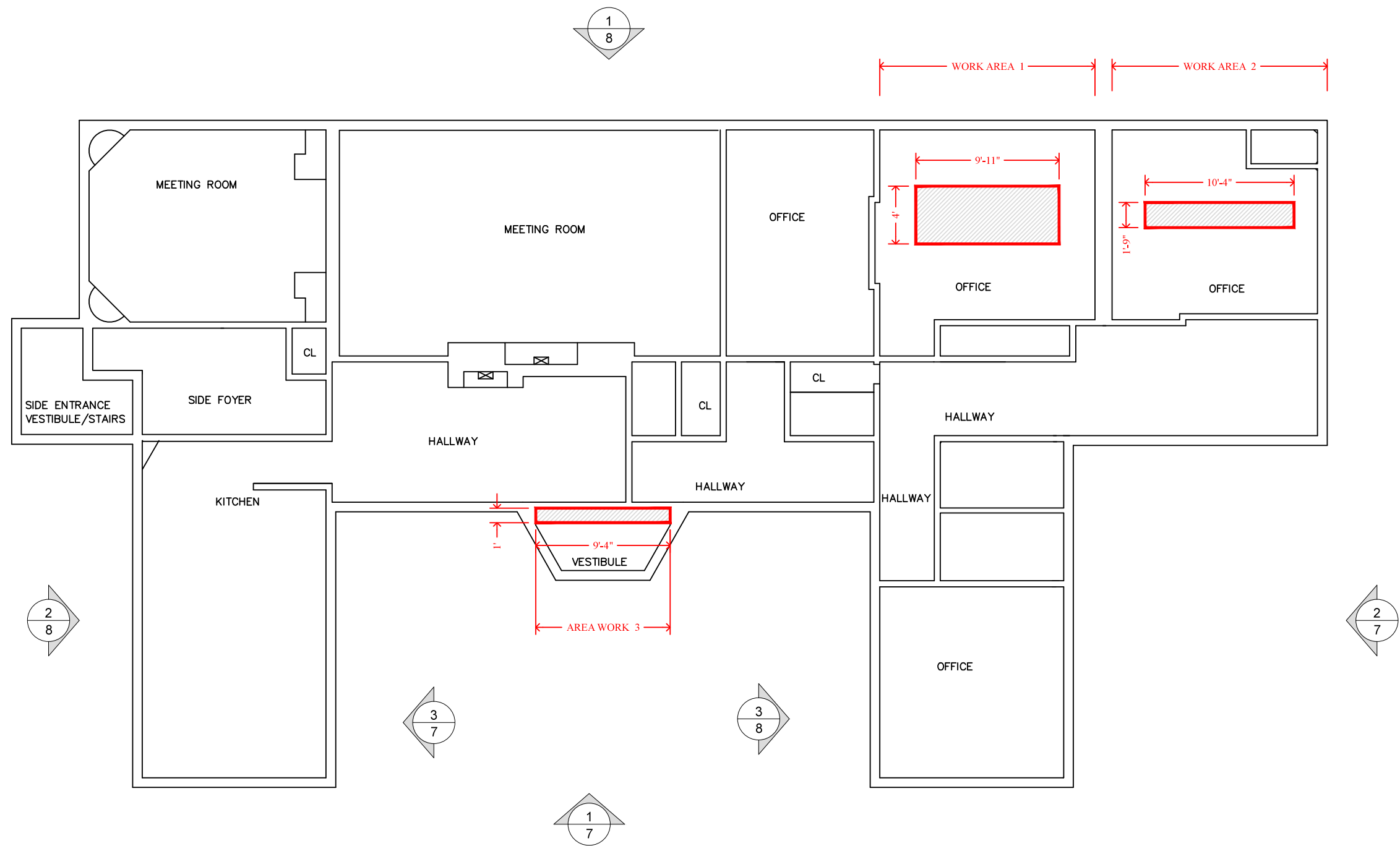
DATE:
February, 2021

SCALE:
As noted


DRAWING BY:
Z. V.


APPROVED BY:

4.2



LEGEND

-  AREA OF EXISTING PLASTER CEILING REPAIR
- REMOVE DETERIORATED PLASTER CEILING, REPAIR STRAPPING AS REQUIRED
- INSTALL NEW TO MATCH EXISTING. PRIME AND PAINT THE CEILING TO MATCH THE FINISH AND COLOUR OF THE EXISTING CEILING.

 **KEY PLAN - CEILING REPAIR AREA**
SCALE: 1/8"=1'-0"



No	Date	Remarks

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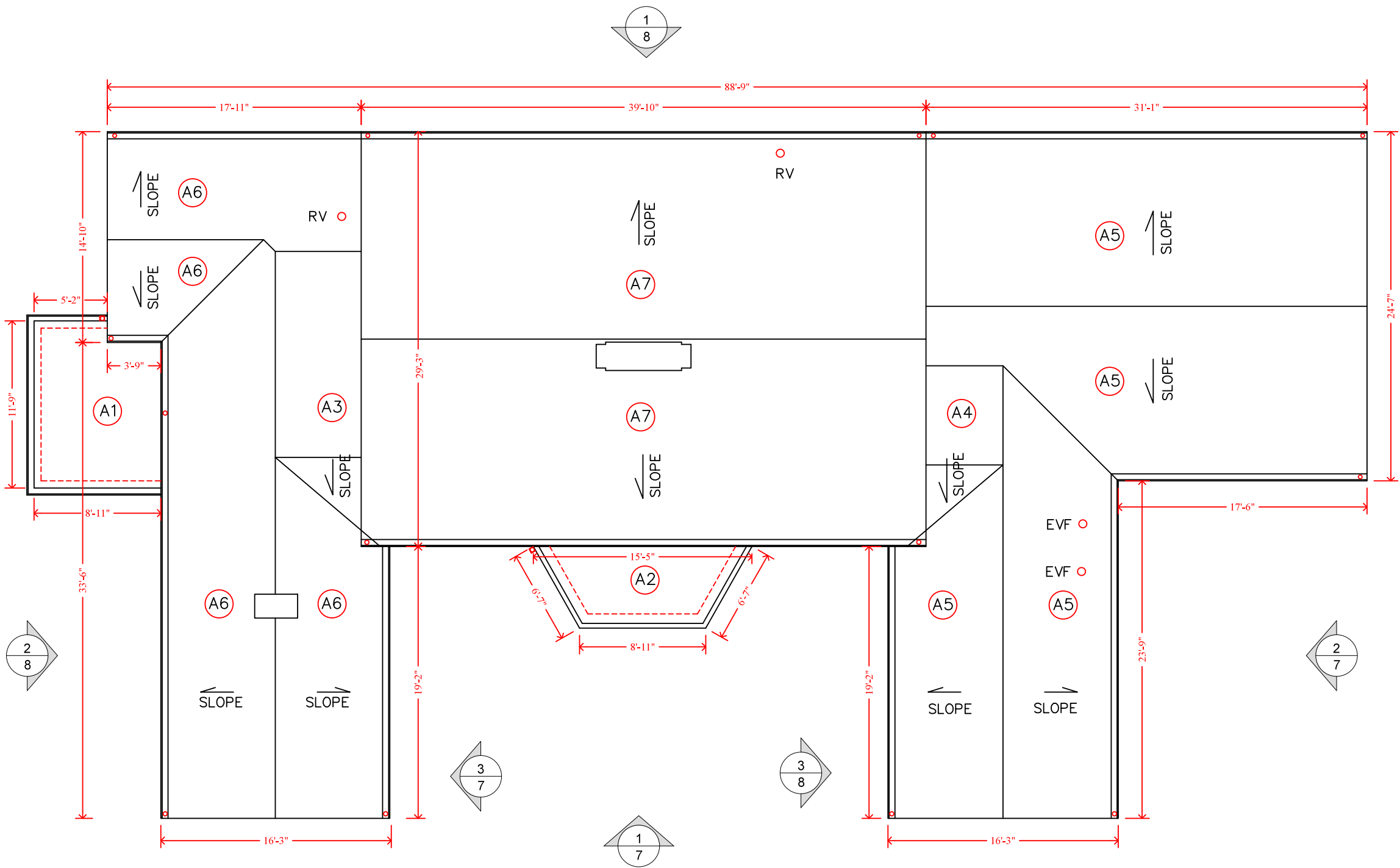
LOCATION

Derry House
875 Enola Avenue, Mississauga

DRAWING

AREA OF WORK
KEY PLAN

PROJECT No: 2-21R993	DRAWING No
DATE: February, 2021	5
SCALE: As noted	
DRAWING BY: Z. V.	
APPROVED BY:	



LEGEND

- (A1) (A2) (A3) (A4) 2-PLY MODIFIED BITUMEN ROOF ASSEMBLY
(A5) (A6) (A7) ASPHALT SHINGLE ASSEMBLY

REMOVE ALL COMPONENTS OF THE ASSEMBLY AND METAL FLASHING AND
SUPPLY AND INSTALL NEW ROOF ASSEMBLIES AND METAL FLASHING AS SPECIFIED

1
6.1 ROOF PLAN - AREA OF ROOF ASSEMBLY REPLACEMENT
SCALE: 1/8"=1'-0"



No	Date	Remarks

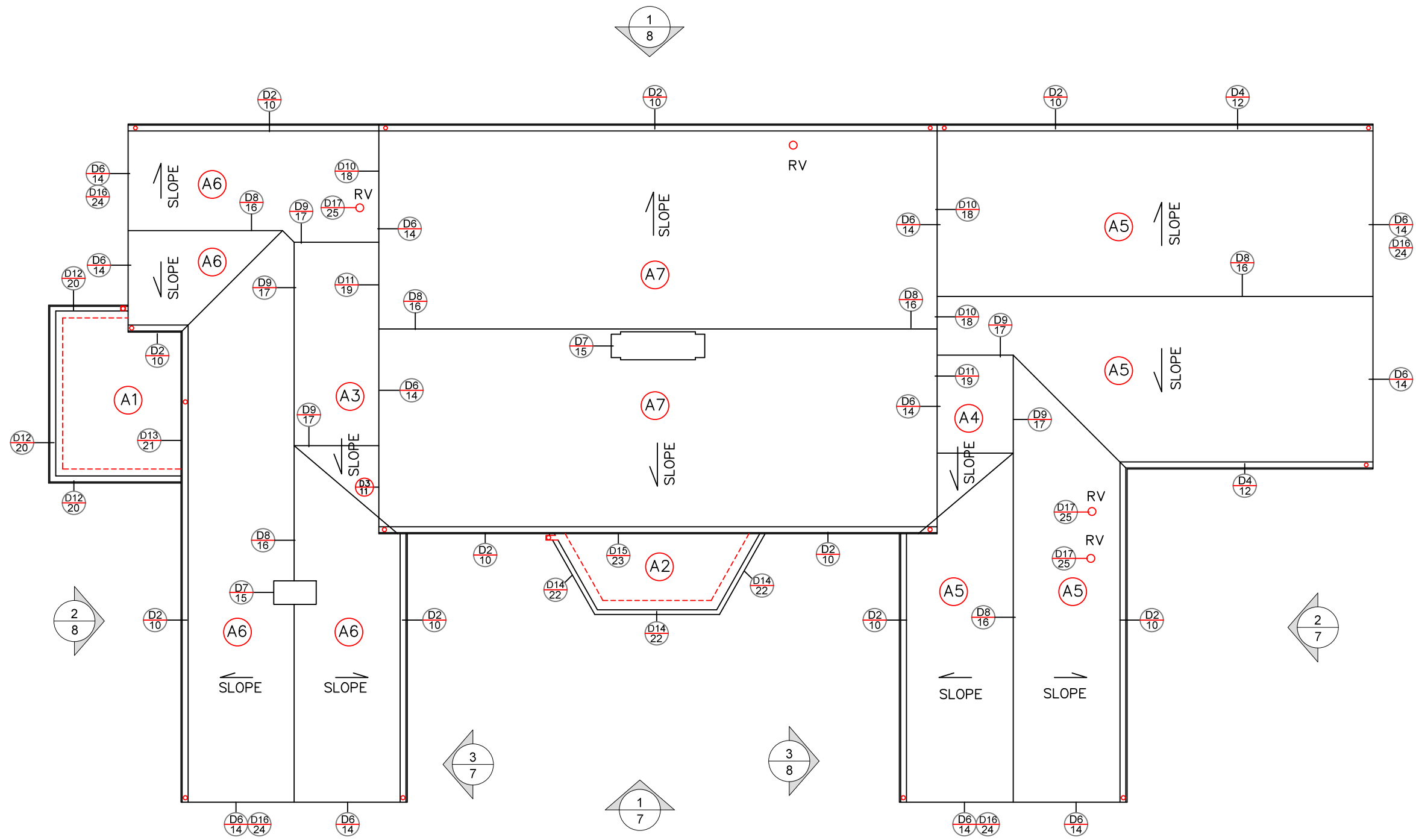
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AREA OF WORK
KEY PLAN

PROJECT No: 2-21R993	DRAWING No
DATE: February, 2021	6.1
SCALE: As noted	
DRAWING BY: Z. V.	
APPROVED BY:	



LEGEND

- A1 A2 A3 A4 2-PLY MODIFIED BITUMEN ROOF ASSEMBLY
- A5 A6 A7 ASPHALT SHINGLE ASSEMBLY

REMOVE ALL COMPONENTS OF THE ASSEMBLY AND METAL FLASHING AND
SUPPLY AND INSTALL NEW ROOF ASSEMBLIES AND METAL FLASHING AS SPECIFIED

1
6.2 ROOF PLAN - DETAILS SCHEDULE LAYOUT
SCALE: 1/8"=1'-0"



No	Date	Remarks

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AREA OF WORK
KEY PLAN

PROJECT No: 2-21R993	DRAWING No
DATE: February, 2021	6.2
SCALE: As noted	
DRAWING BY: Z. V.	
APPROVED BY:	

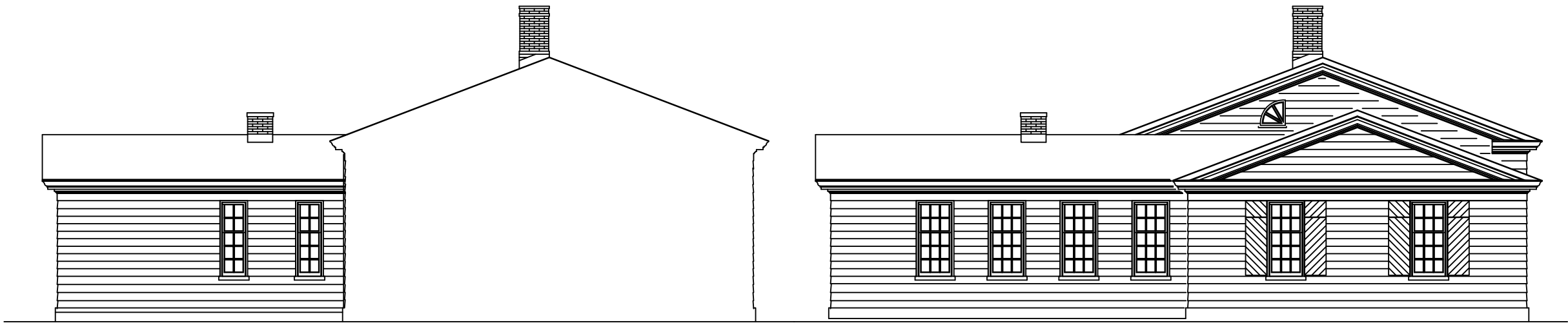


1

7.1

NORTH ELEVATION

SCALE: 1/8"=1'-0"



3

7.1

PARTIAL WEST ELEVATION

SCALE: 1/8"=1'-0"

2

7.1

WEST ELEVATION

SCALE: 1/8"=1'-0"

No	Date	Remarks

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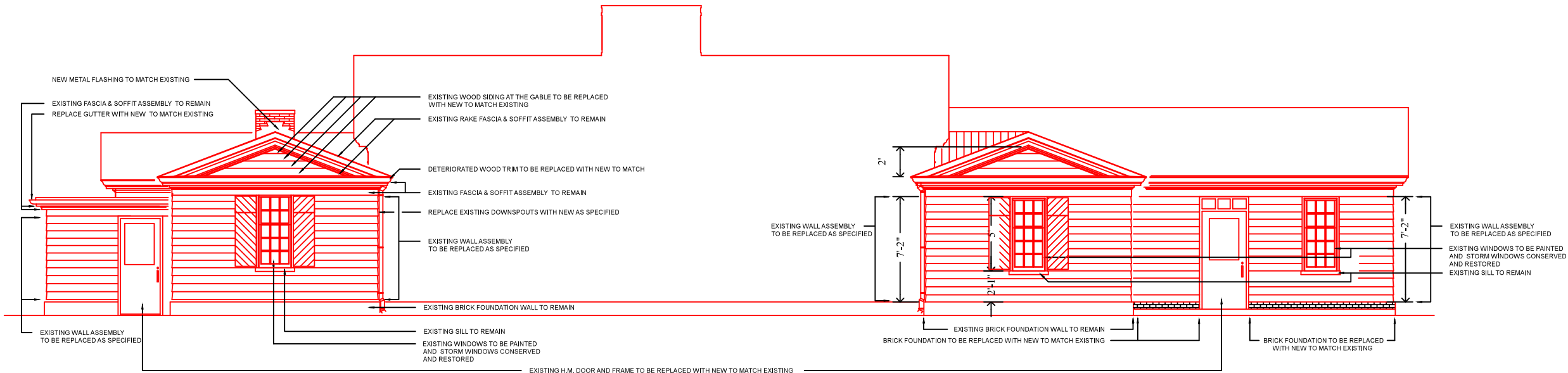
LOCATION

Derry House
875 Enola Avenue, Mississauga

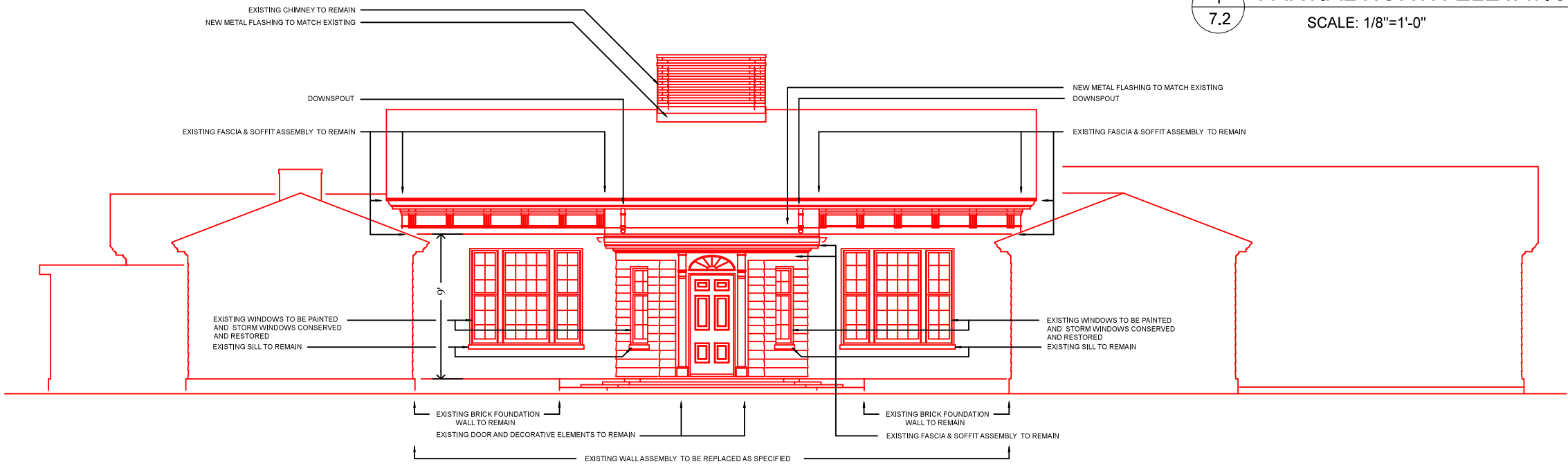
DRAWING

ELEVATIONS

PROJECT No: 2-21R993	DRAWING No
DATE: February, 2021	7.1
SCALE: As noted	
DRAWING BY: Z. V.	
APPROVED BY:	



1
7.2
PARTIAL NORTH ELEVATION
SCALE: 1/8"=1'-0"

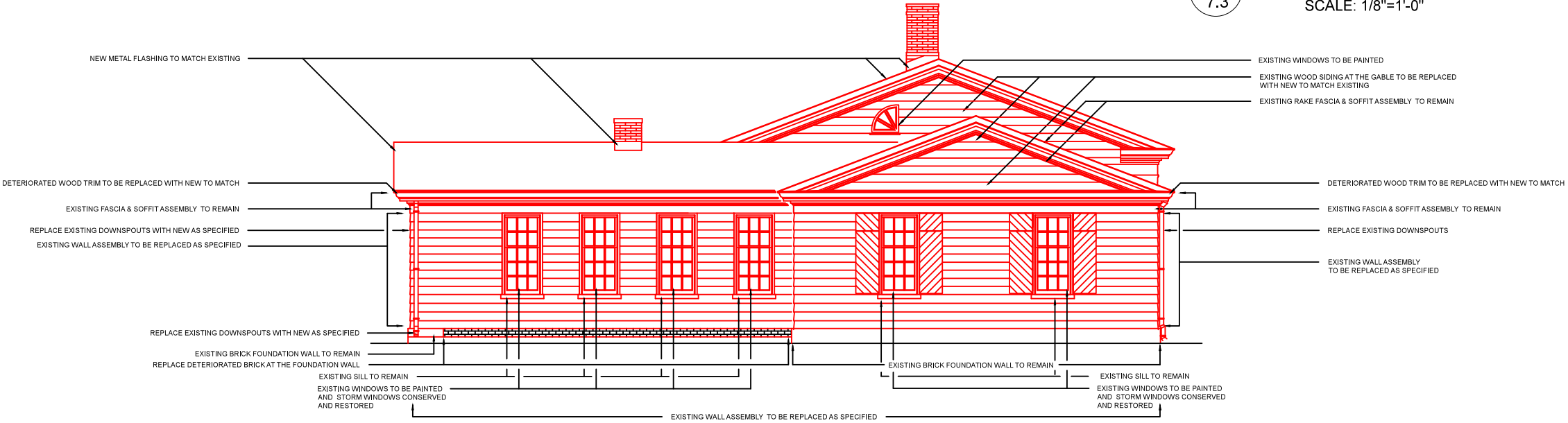
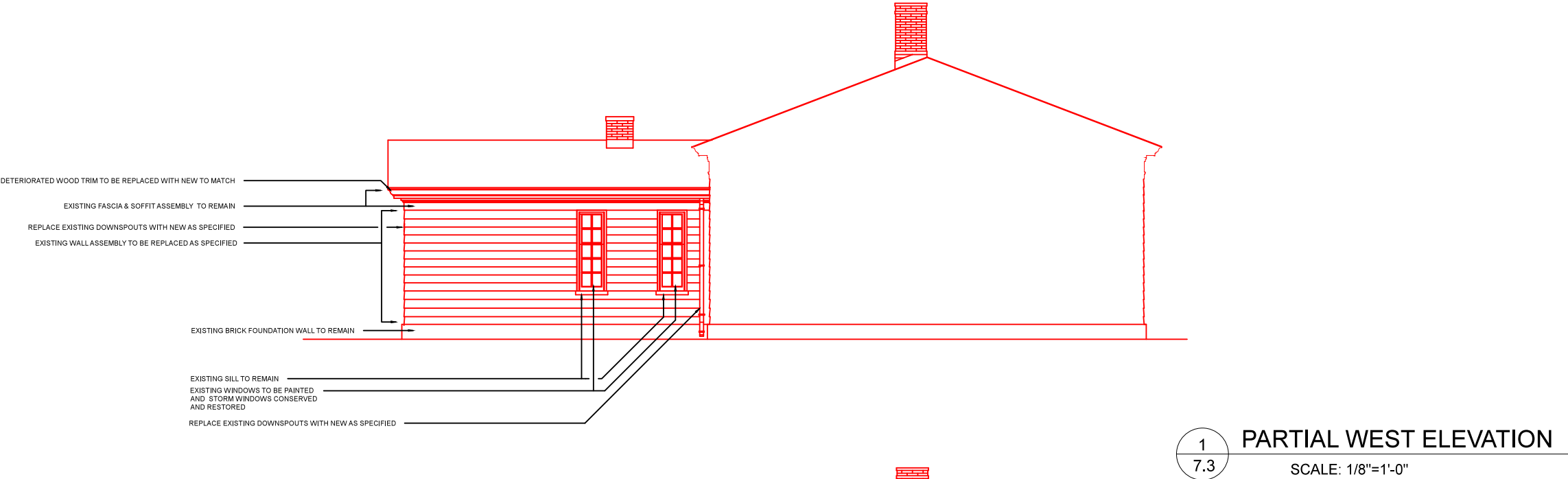


GENERAL NOTES:

- ALL DECORATIVE ELEMENTS , FASCIA, SOFFIT, WINDOW SILL AND SHUTTERS THAT ARE TO REMAIN SHALL BE STRIPPED, PRIMED AND PAINTED.
- EXISTING WINDOW AND FRAME TO BE STRIPPED, PRIMED AND PAINTED
- EXISTING STORM WINDOW TO BE RESTORED AND CONSERVED
- WALL TYPE 1 - SUPPLY & INSTALL FOAM INSULATION, AIR BARRIER AND SIDING AS SPECIFIED
- WALL TYPE 2 - SUPPLY & INSTALL NEW EXTRUDED POLYSTYRENE AND FOAM INSULATION, AIR BARRIER AND SIDING AS SPECIFIED
- SUPPLY & INSTALL NEW H.M. DOOR AS SPECIFIED
- ALL EXISTING HARDWARE AND DOOR OPERATOR TO BE REUSED

2
7.2
PARTIAL NORTH ELEVATION
SCALE: 1/8"=1'-0"

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LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
ELEVATIONS		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	7.2	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		



- GENERAL NOTES:
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No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario. M9B 3L3 Tel. (416) 271 4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
ELEVATIONS		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	7.3	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		



1

8.1

SOUTH ELEVATION

SCALE: 1/8"=1'-0"



2

8.1

EAST ELEVATION

SCALE: 1/8"=1'-0"

3

8.1

PARTIAL EAST ELEVATION

SCALE: 1/8"=1'-0"

No	Date	Remarks

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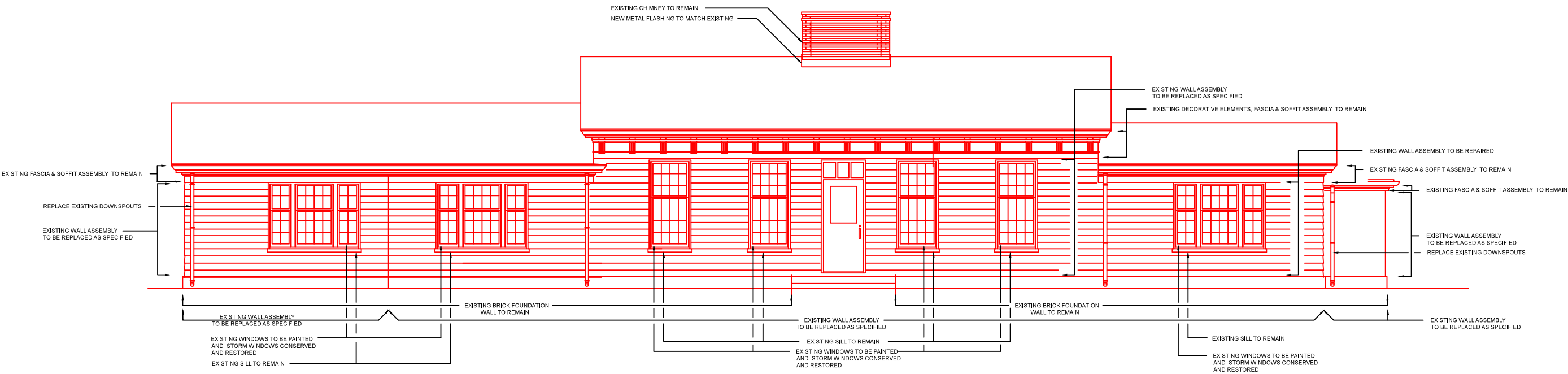
LOCATION

Derry House
875 Enola Avenue, Mississauga

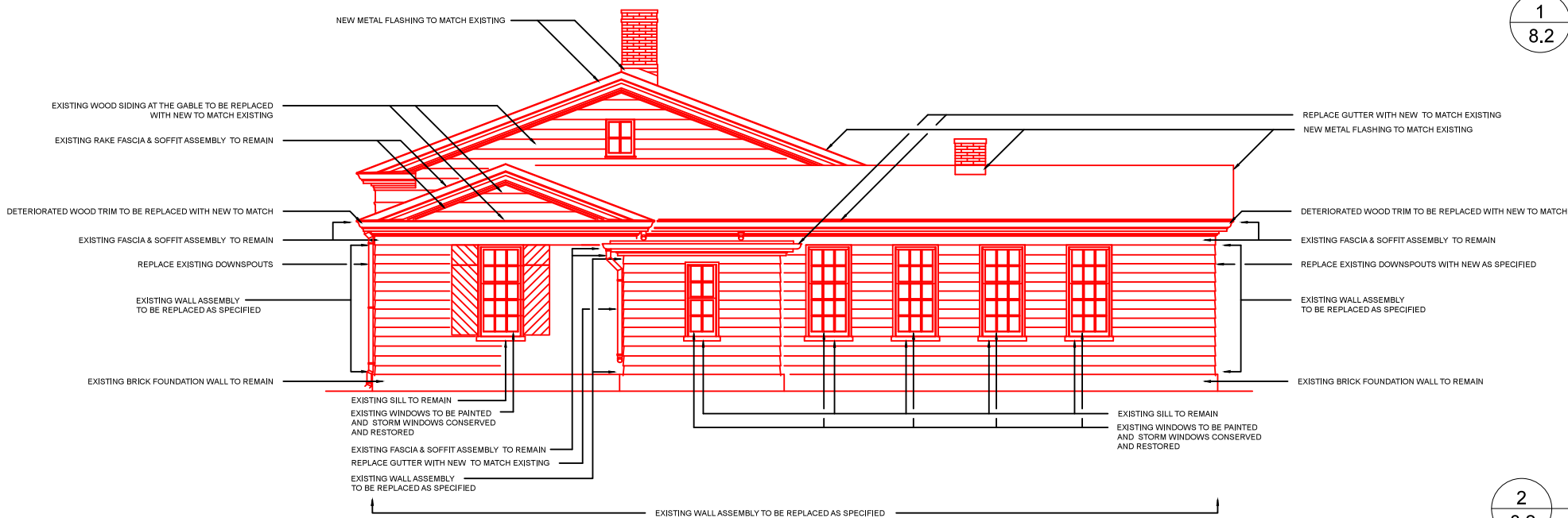
DRAWING

ELEVATIONS

PROJECT No: 2-21R993	DRAWING No
DATE: February, 2021	8.1
SCALE: As noted	
DRAWING BY: Z. V.	
APPROVED BY:	



1 SOUTH ELEVATION
8.2 SCALE: 1/8"=1'-0"



2 EAST ELEVATION
8.2 SCALE: 1/8"=1'-0"

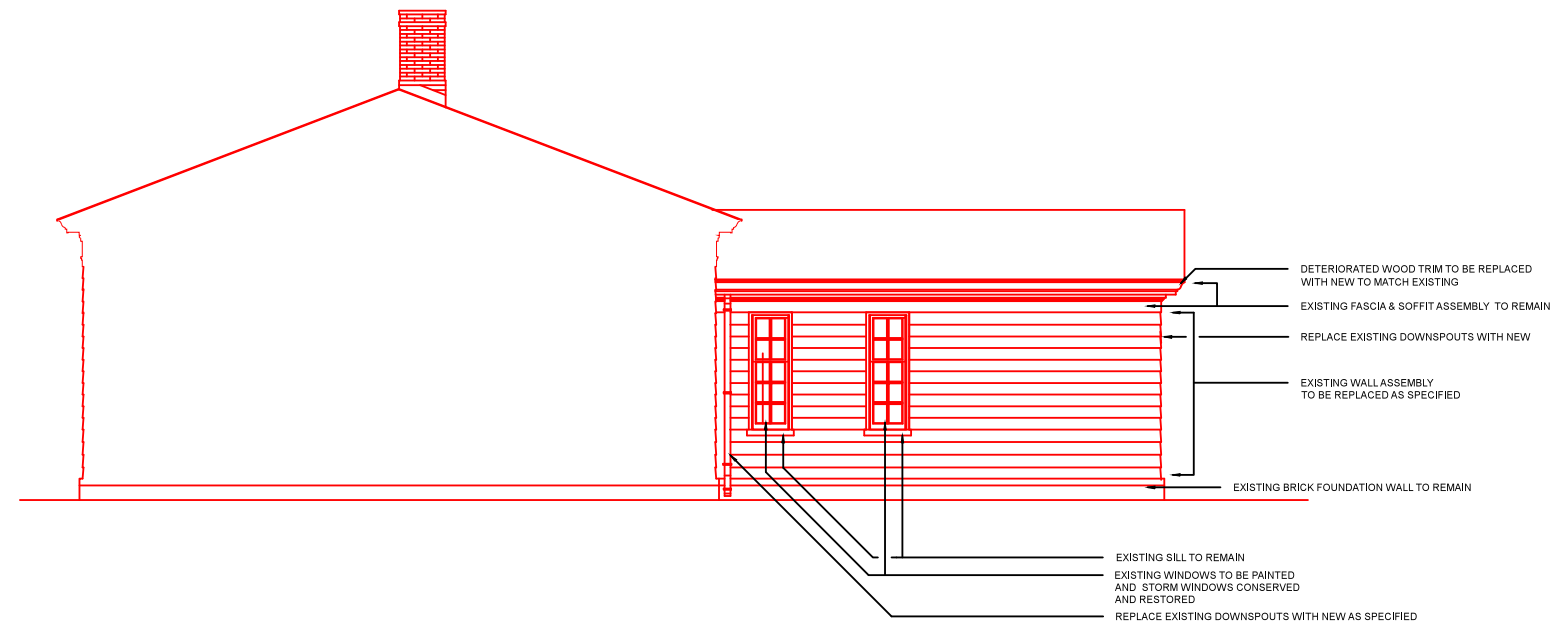
GENERAL NOTES:

- ALL DECORATIVE ELEMENTS , FASCIA, SOFFIT, WINDOW SILL AND SHUTTERS THAT ARE TO REMAIN SHALL BE STRIPPED, PRIMED AND PAINTED.
- EXISTING WINDOW AND FRAME TO BE STRIPPED, PRIMED AND PAINTED
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- SUPPLY & INSTALL NEW H.M. DOOR AS SPECIFIED
- ALL EXISTING HARDWARE AND DOOR OPERATOR TO BE REUSED

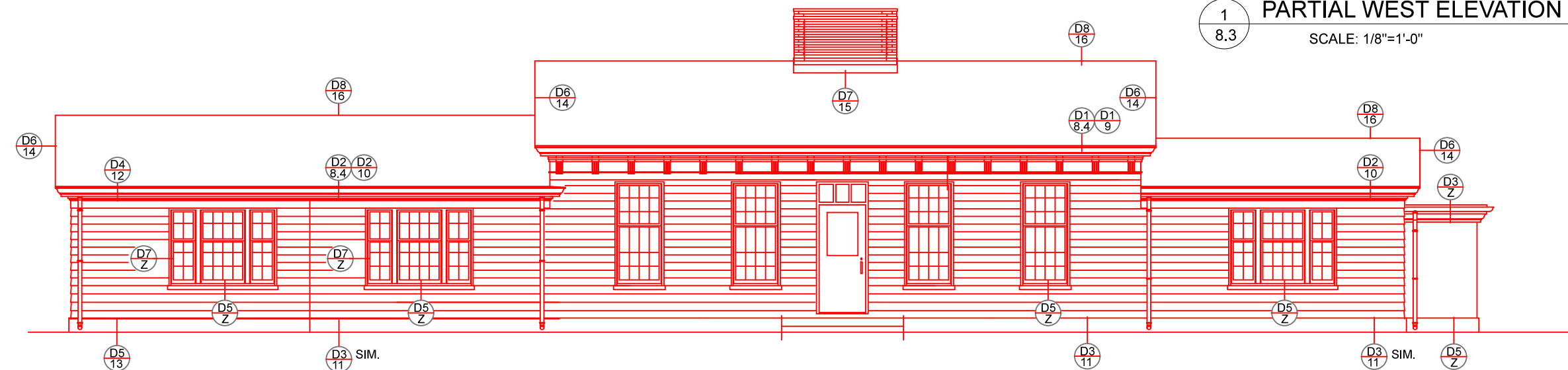
No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario. M9B 3L3 Tel. (416) 271 4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
ELEVATIONS		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	8.2	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		

GENERAL NOTES:

- ALL DECORATIVE ELEMENTS , FASICIA, SOFFIT, WINDOW SILL AND SHUTTERS THAT ARE TO REMAIN SHALL BE STRIPPED, PRIMED AND PAINTED.
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- SUPPLY & INSTALL NEW H.M. DOOR AS SPECIFIED
- ALL EXISTING HARDWARE AND DOOR OPERATOR TO BE REUSED

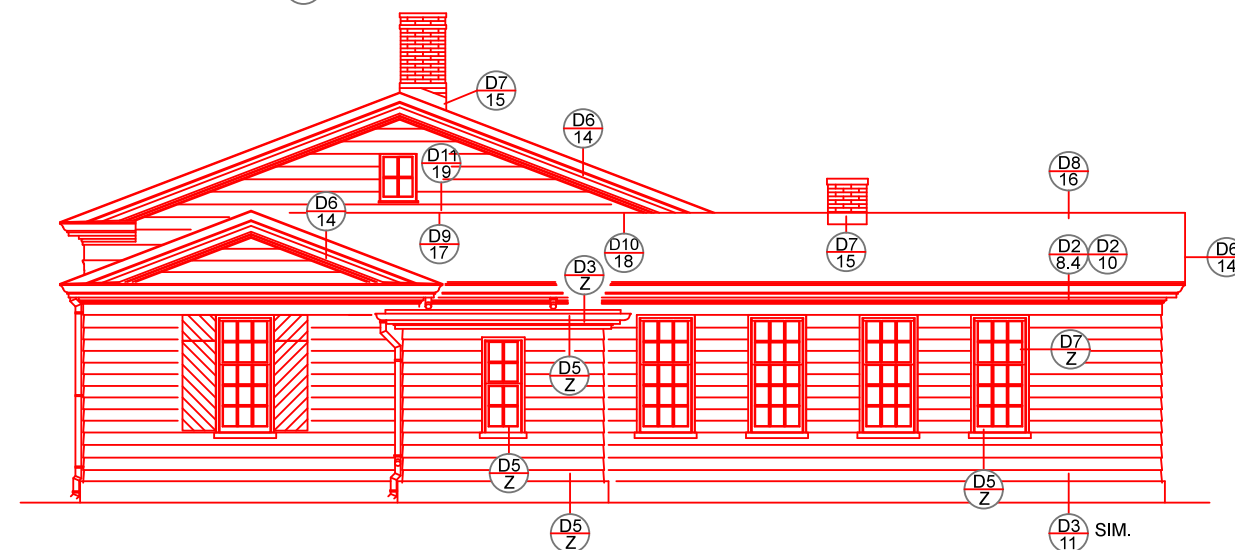


1 PARTIAL WEST ELEVATION
8.3 SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION - TYPICAL DETAILS LAYOUT

8.3 SCALE: 1/8"=1'-0"



3 EAST ELEVATION - TYPICAL DETAILS LAYOUT
8.3 SCALE: 1/8"=1'-0"

No	Date	Remarks

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DRAWING

ELEVATIONS

PROJECT No:
2-21R993

DRAWING No

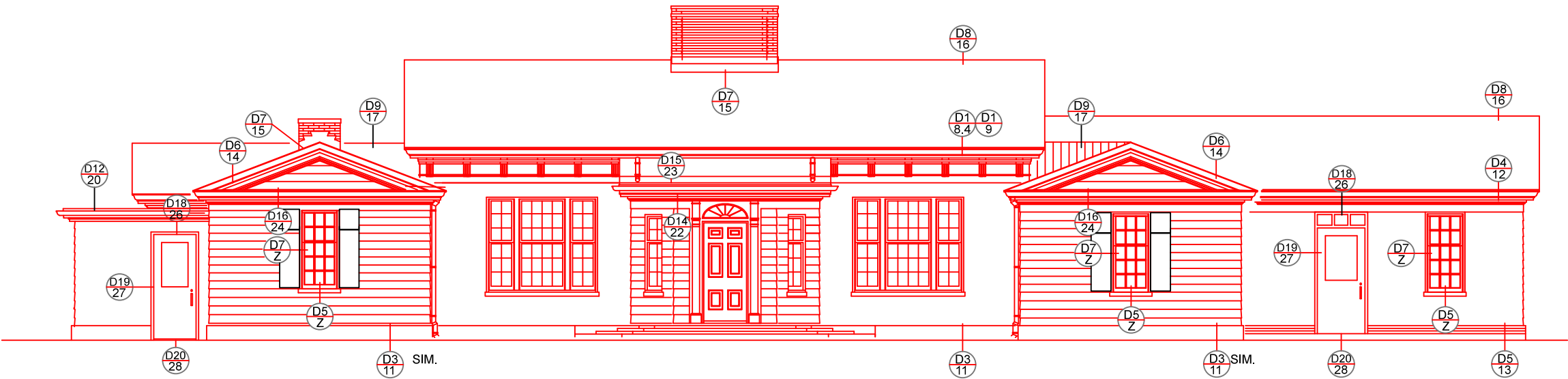
DATE:
February, 2021

SCALE:
As noted

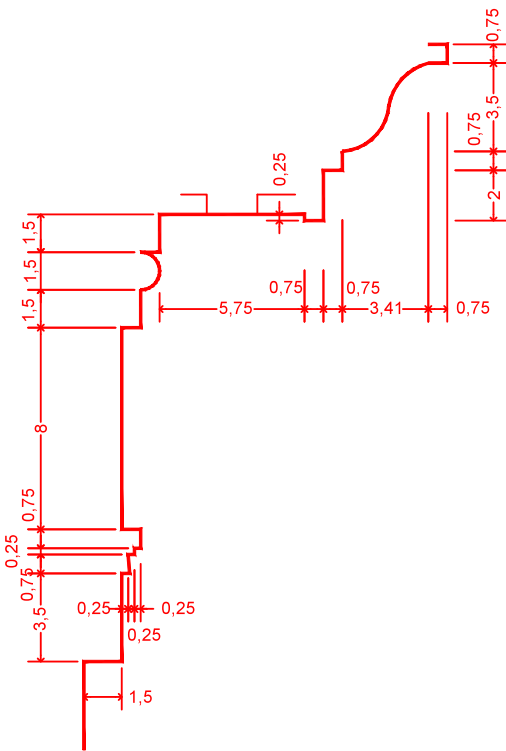
DRAWING BY:
Z. V.

APPROVED BY:

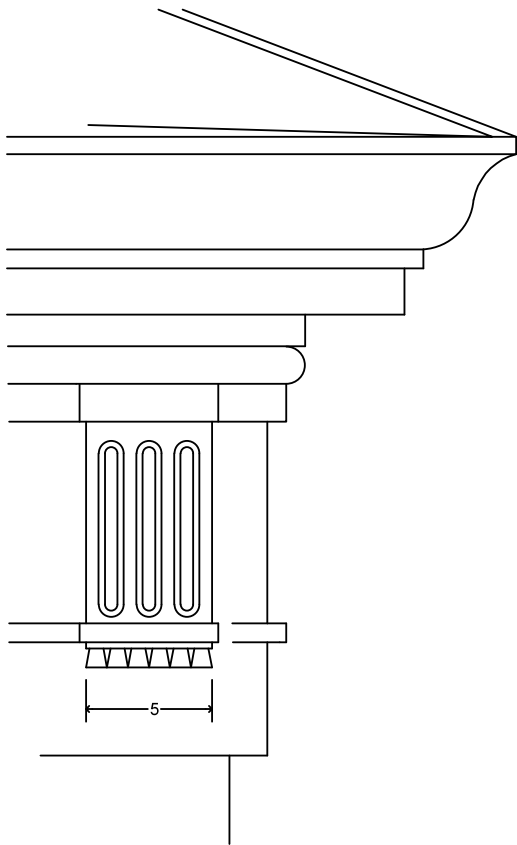
8.3



1 NORTH ELEVATION - TYPICAL DETAILS LAYOUT
8.4 SCALE: 1/8"=1'-0"

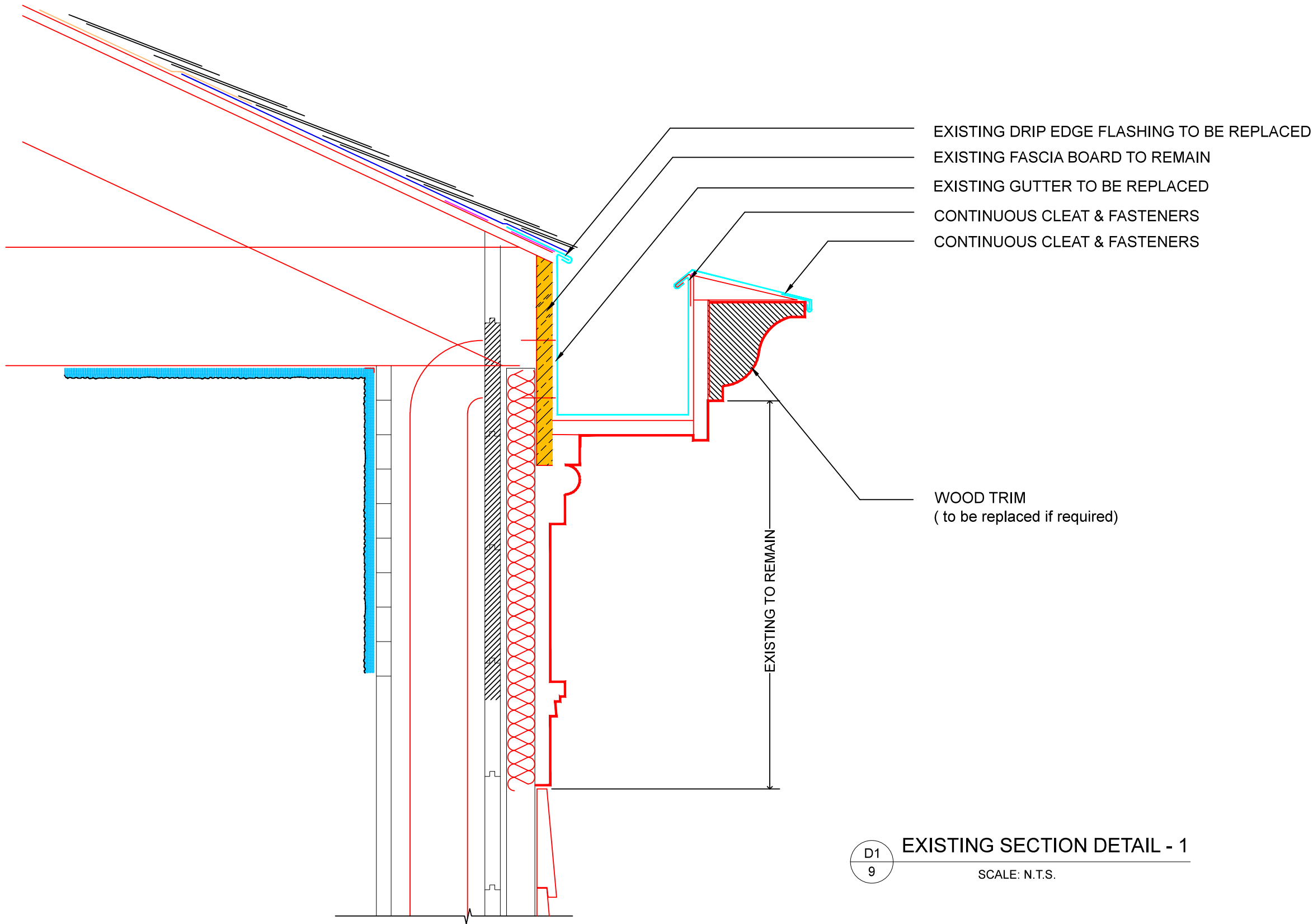


D1 TYPICAL EXISTING SECTION & ELEVATION DETAIL
8.4 SCALE: 1/8"=1'-0"

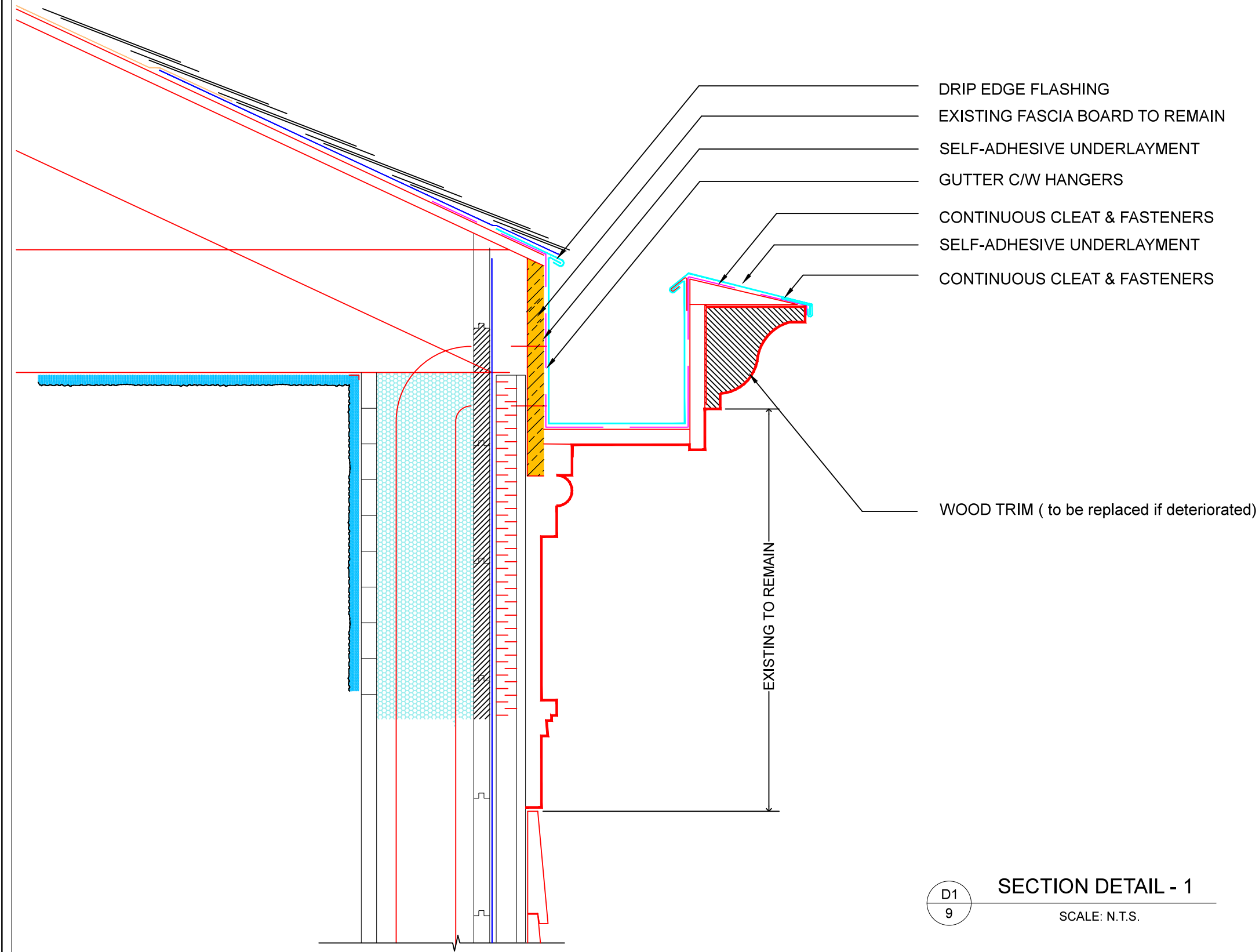


- GENERAL NOTES:
- ALL DECORATIVE ELEMENTS , FASICIA, SOFFIT, WINDOW SILL AND SHUTTERS THAT ARE TO REMAIN SHALL BE STRIPPED, PRIMED AND PAINTED.
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 - SUPPLY & INSTALL NEW H.M. DOOR AS SPECIFIED
 - ALL EXISTING HARDWARE AND DOOR OPERATOR TO BE REUSED

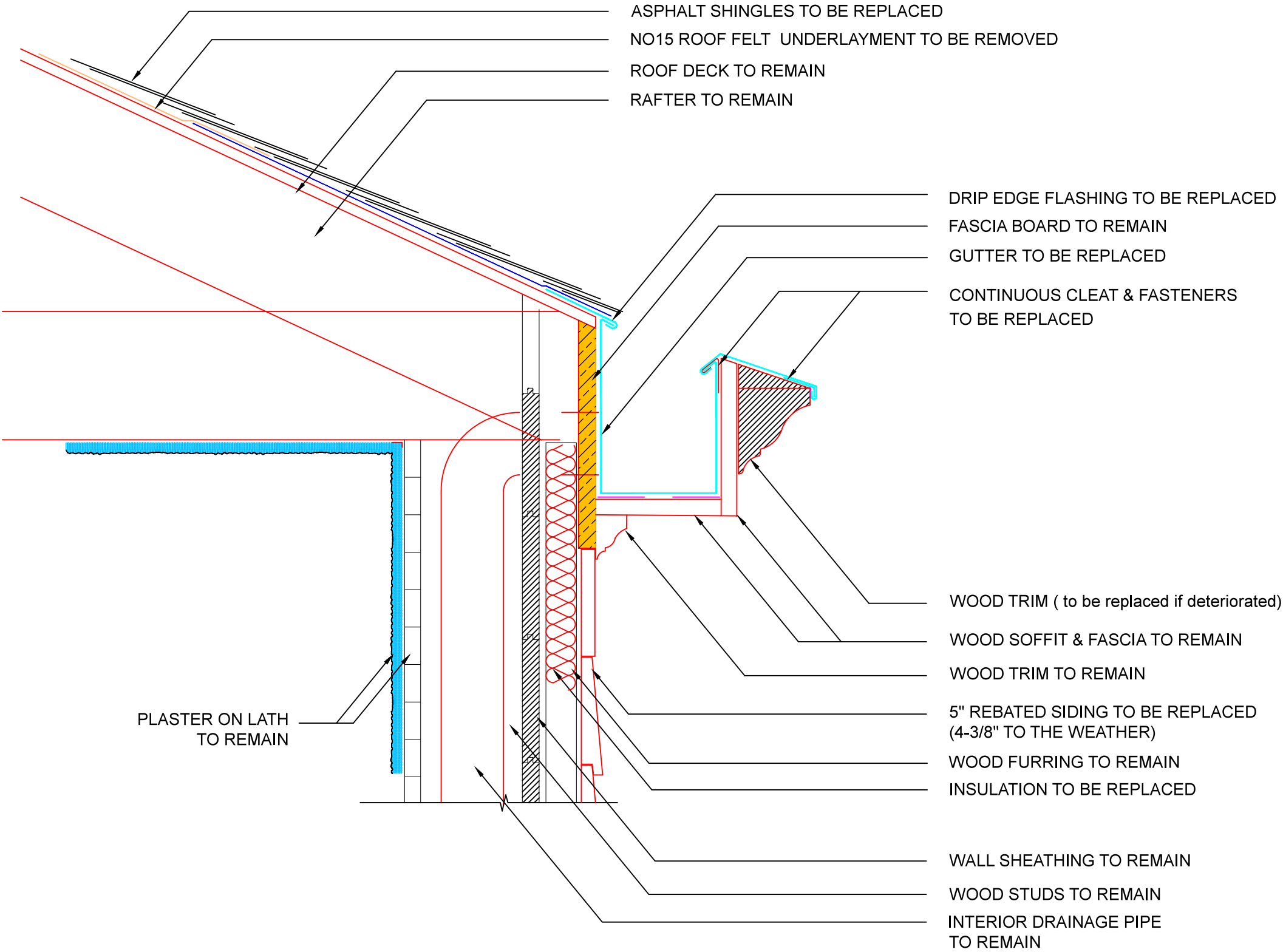
No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271 4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
ELEVATION & SECTION		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	8.4	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		



No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. <div>997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271 4864 E-mail: advantis.studio@gmail.com</div>		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	9.1	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		



No	Date	Remarks
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LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	9.2	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		



D2
10

EXISTING SECTION DETAIL - 2

SCALE: N.T.S.

No	Date	Remarks

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LOCATION

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875 Enola Avenue, Mississauga

DRAWING

DETAIL

PROJECT No:
2-21R993

DRAWING No

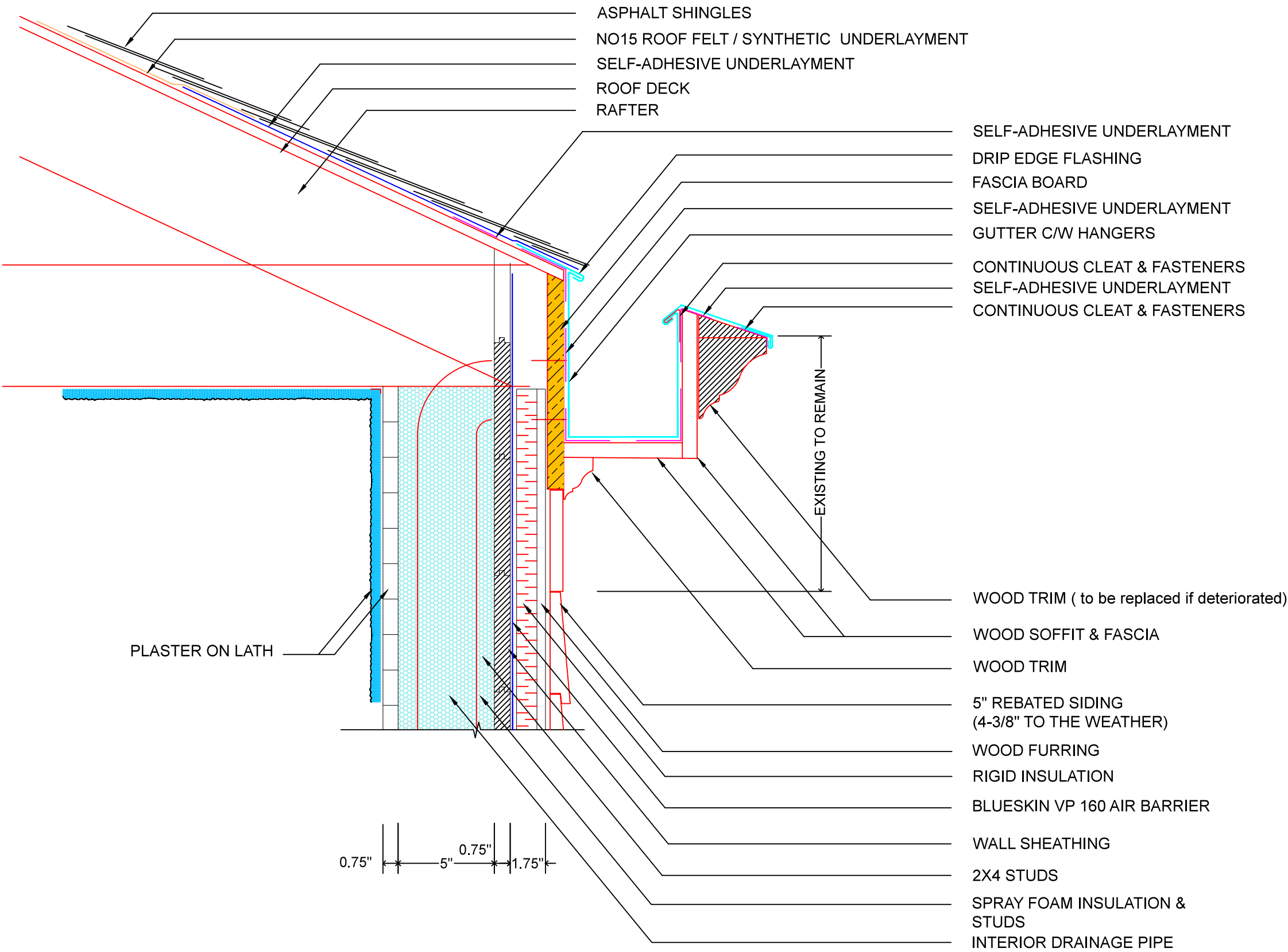
DATE:
February, 2021

SCALE:
As noted

DRAWING BY:
Z. V.

APPROVED BY:

10.1

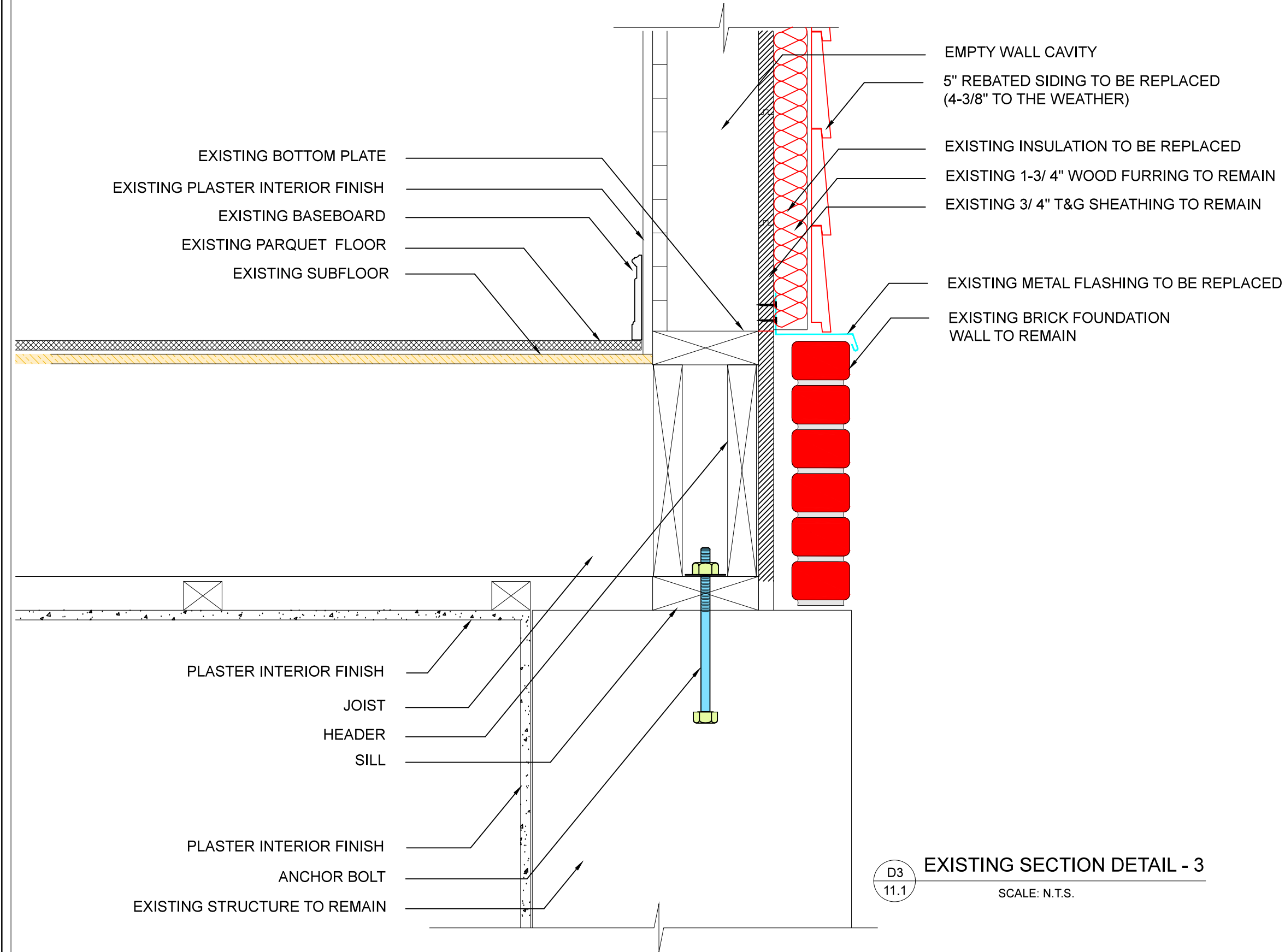


D2
10

SECTION DETAIL - 2

SCALE: N.T.S.

No	Date	Remarks
<div>ADVANTIS STUDIO</div> <div>Consulting Inc.</div> <div></div> <div>997 Kipling Avenue, Toronto, Ontario, M9B 3L3</div> <div>Tel. (416) 271 4864</div> <div>E-mail: advantis.studio@gmail.com</div>		
<div>LOCATION</div> <div>Derry House</div> <div>875 Enola Avenue, Mississauga</div>		
<div>DRAWING</div>		
<div>DETAIL</div>		
<div>PROJECT No:</div> <div>2-21R993</div>		<div>DRAWING No</div>
<div>DATE:</div> <div>February, 2021</div>		<div>10.2</div>
<div>SCALE:</div> <div>As noted</div>		
<div>DRAWING BY:</div> <div>Z. V.</div>		
<div>APPROVED BY:</div>		

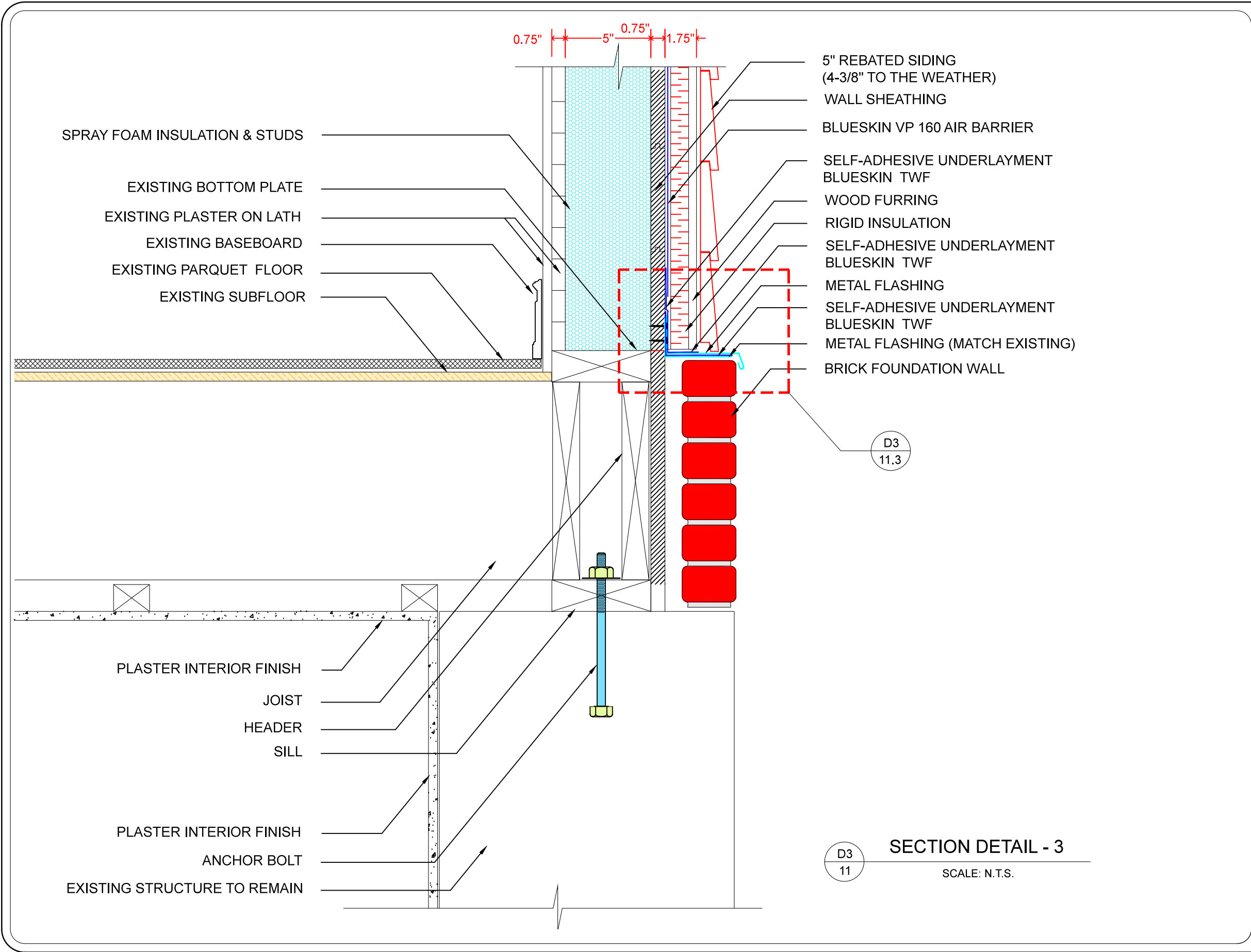


D3
11.1

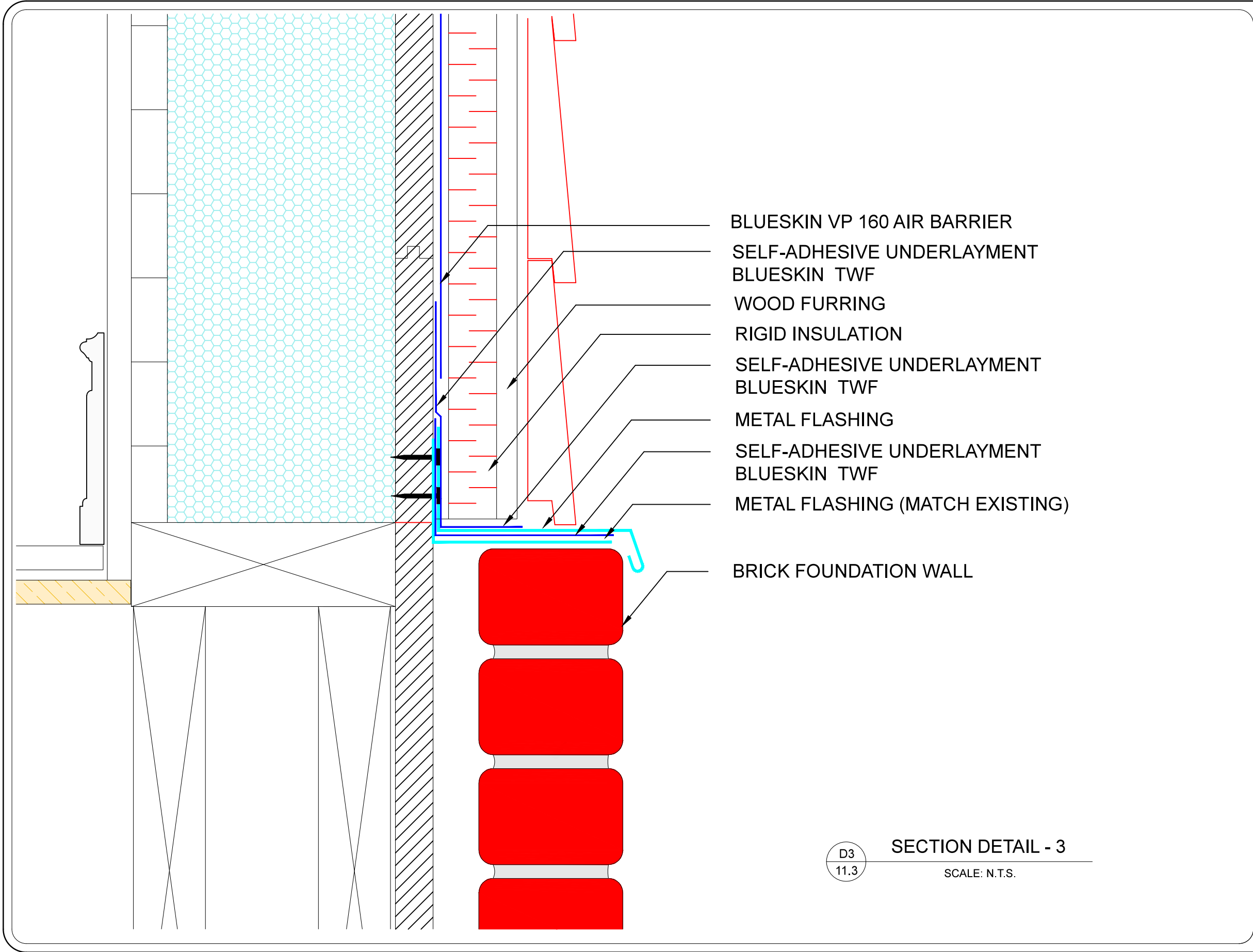
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SCALE: N.T.S.

No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271-4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	11.1	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		



No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271-4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	11.2	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		



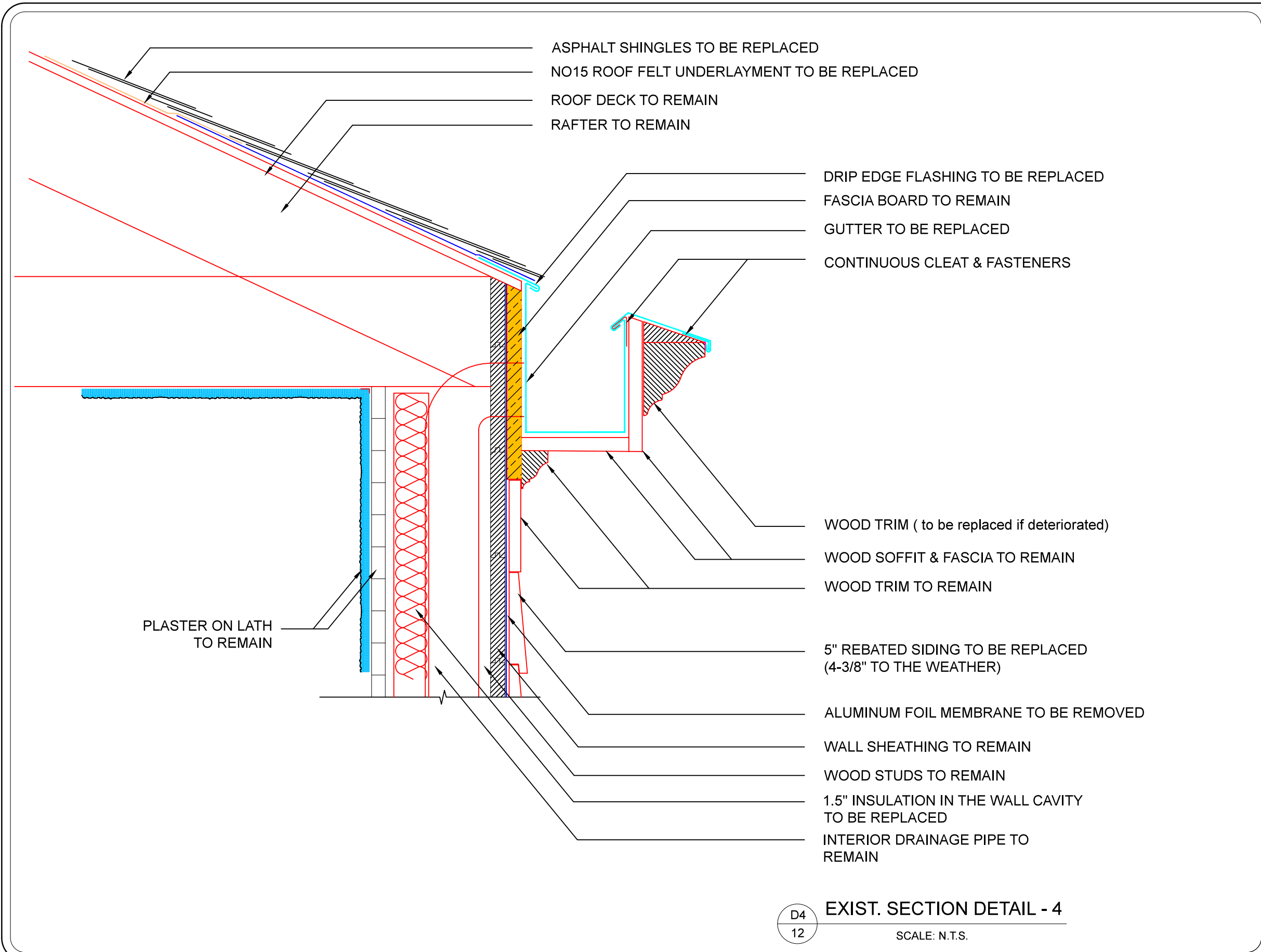
- BLUESKIN VP 160 AIR BARRIER
- SELF-ADHESIVE UNDERLAYMENT
- BLUESKIN TWF
- WOOD FURRING
- RIGID INSULATION
- SELF-ADHESIVE UNDERLAYMENT
- BLUESKIN TWF
- METAL FLASHING
- SELF-ADHESIVE UNDERLAYMENT
- BLUESKIN TWF
- METAL FLASHING (MATCH EXISTING)
- BRICK FOUNDATION WALL

D3
11.3

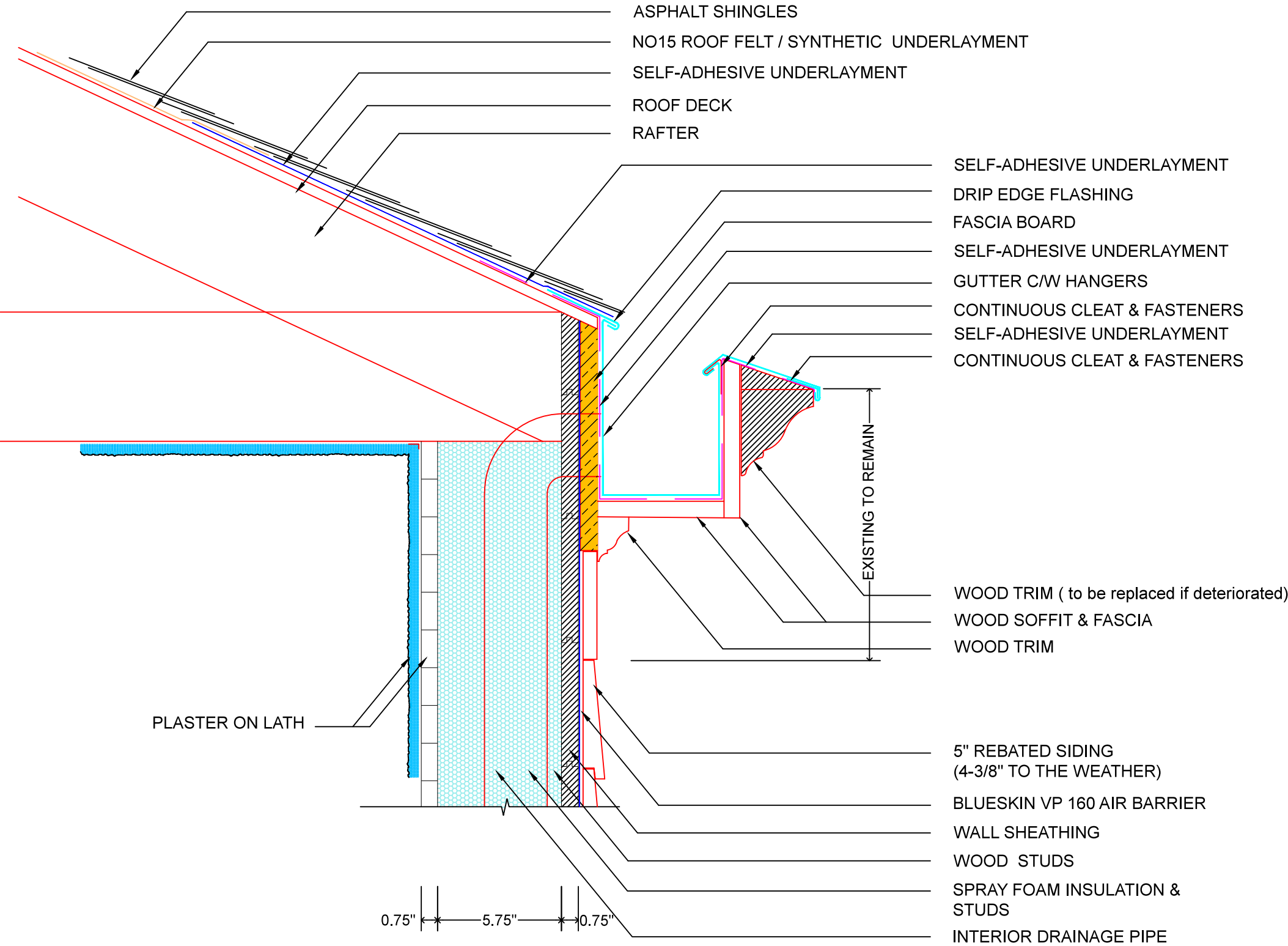
SECTION DETAIL - 3

SCALE: N.T.S.

No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271-4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	11.3	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		



No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271 4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	12.1	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		

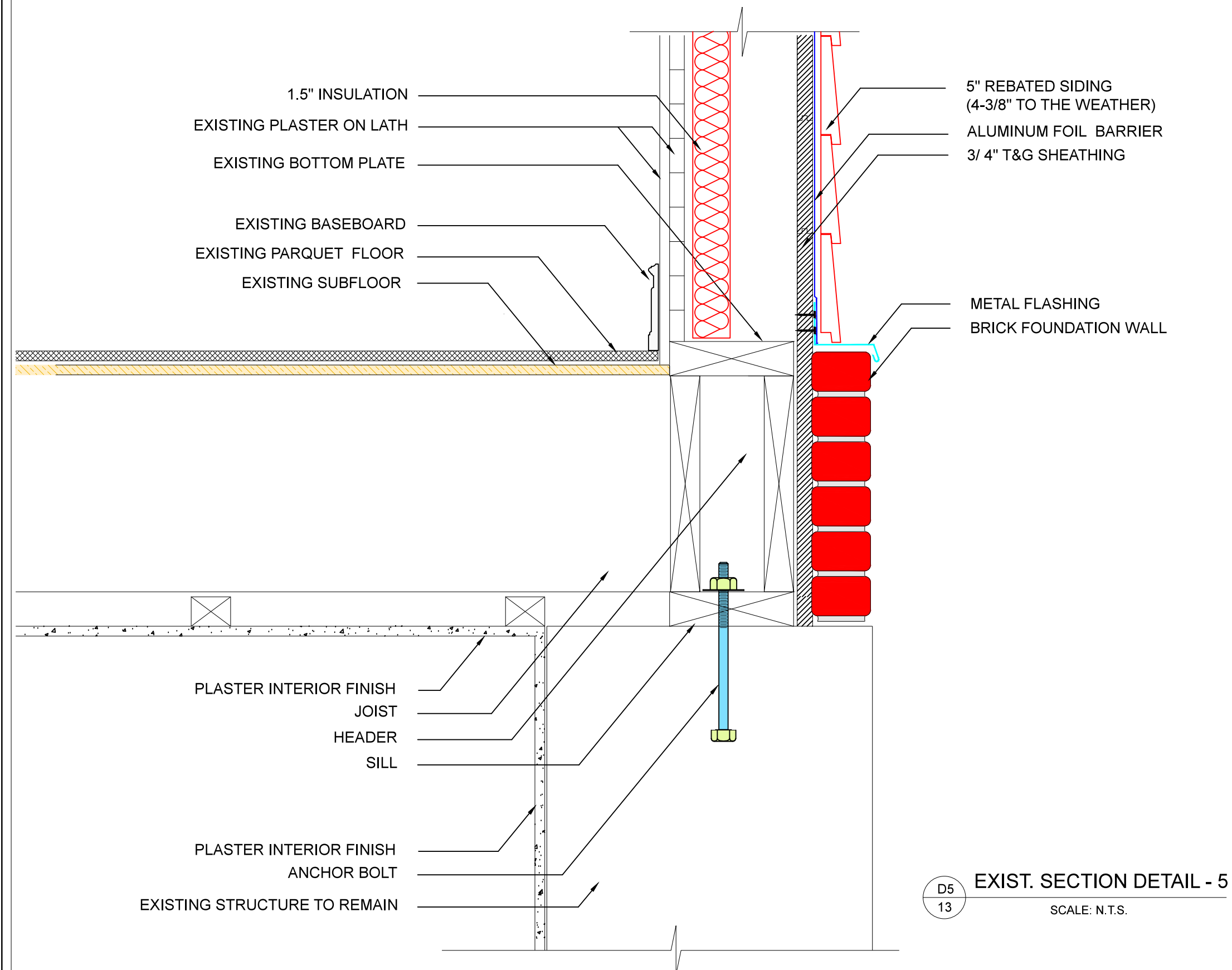


D4
12.2

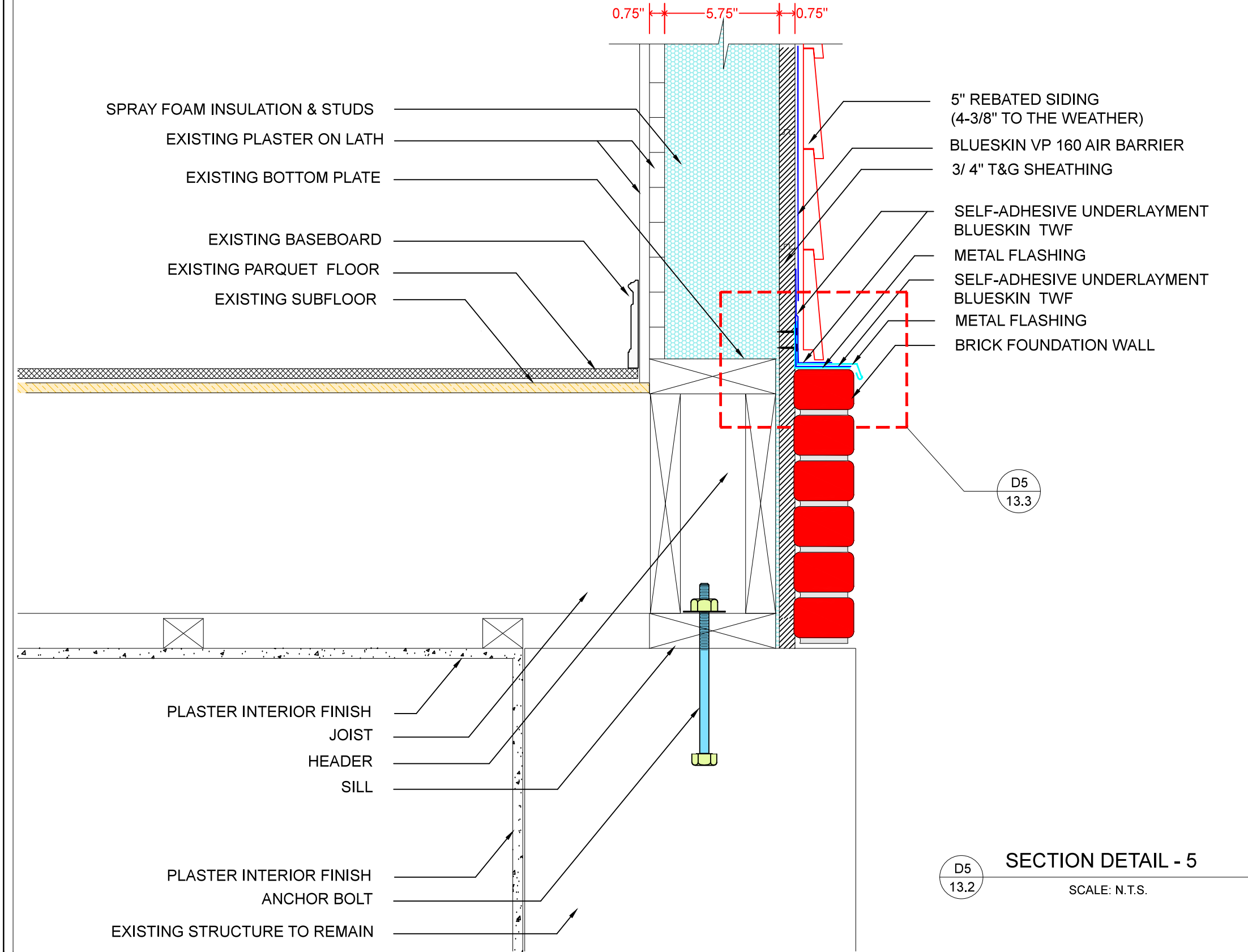
SECTION DETAIL - 4

SCALE: N.T.S.

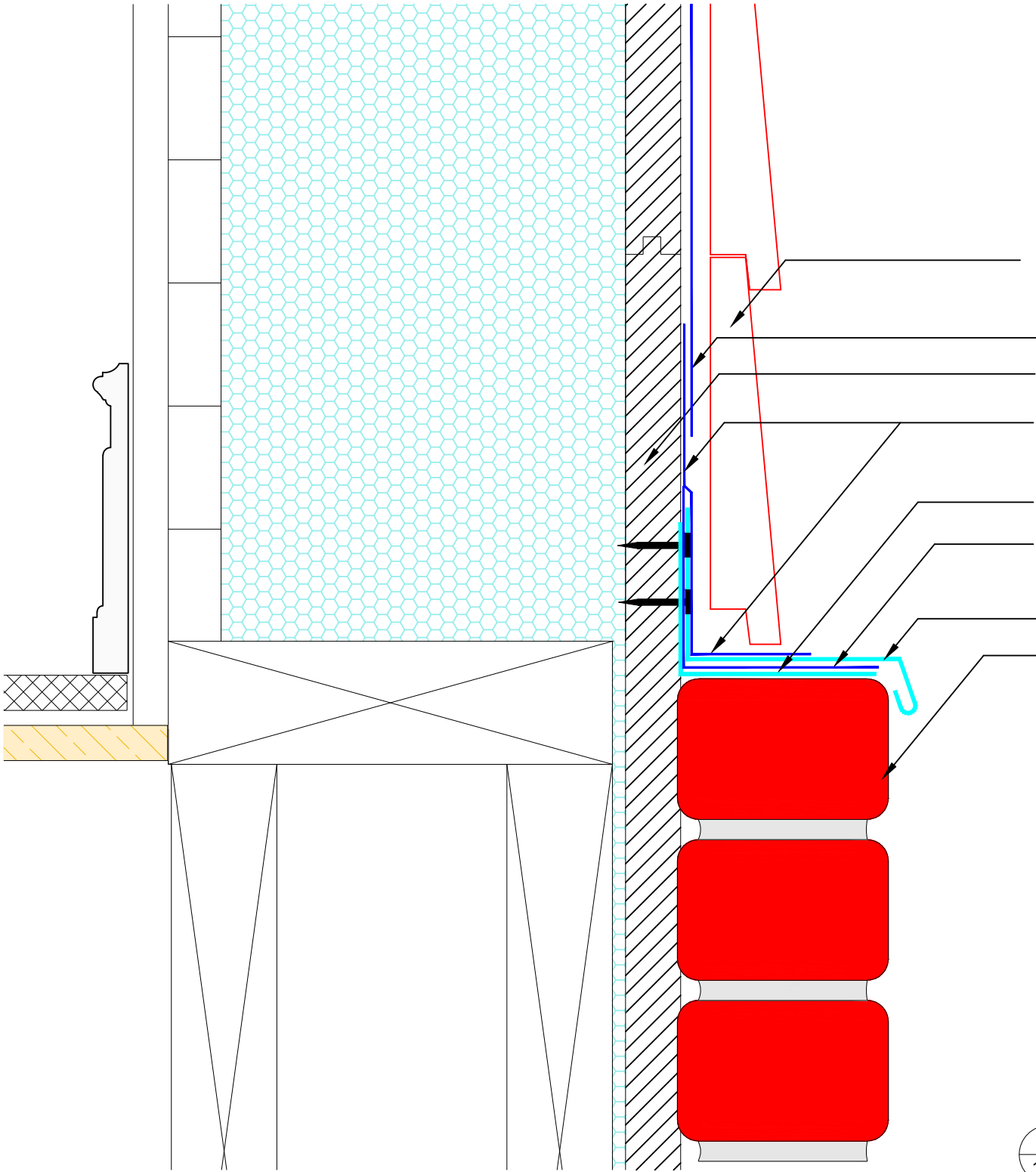
No	Date	Remarks
<div>ADVANTIS STUDIO</div> <div>Consulting Inc.</div> <div>997 Kipling Avenue, Toronto, Ontario, M9B 3L3</div> <div>Tel. (416) 271 4864</div> <div>E-mail: advantis.studio@gmail.com</div>		
<div>LOCATION</div> <div>Derry House</div> <div>875 Enola Avenue, Mississauga</div>		
<div>DRAWING</div>		
<div>DETAIL</div>		
<div>PROJECT No:</div> <div>2-21R993</div>		<div>DRAWING No</div>
<div>DATE:</div> <div>February, 2021</div>		<div>12.2</div>
<div>SCALE:</div> <div>As noted</div>		
<div>DRAWING BY:</div> <div>Z. V.</div>		
<div>APPROVED BY:</div>		



No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271 4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	13.1	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		



No	Date	Remarks
<div>ADVANTIS STUDIO</div> <div>Consulting Inc.</div> <div>997 Kipling Avenue, Toronto, Ontario, M9B 3L3</div> <div>Tel. (416) 271 4864</div> <div>E-mail: advantis.studio@gmail.com</div>		
<div>LOCATION</div> <div>Derry House</div> <div>875 Enola Avenue, Mississauga</div>		
<div>DRAWING</div>		
<div>DETAIL</div>		
<div>PROJECT No:</div> <div>2-21R993</div>		<div>DRAWING No</div>
<div>DATE:</div> <div>February, 2021</div>		<div>13.2</div>
<div>SCALE:</div> <div>As noted</div>		
<div>DRAWING BY:</div> <div>Z. V.</div>		
<div>APPROVED BY:</div>		



- 5" REBATED SIDING
(4-3/8" TO THE WEATHER)
- BLUESKIN VP 160 AIR BARRIER
- 3/ 4" T&G SHEATHING
- SELF-ADHESIVE UNDERLAYMENT
BLUESKIN TWF
- METAL FLASHING
- SELF-ADHESIVE UNDERLAYMENT
BLUESKIN TWF
- METAL FLASHING
- BRICK FOUNDATION WALL

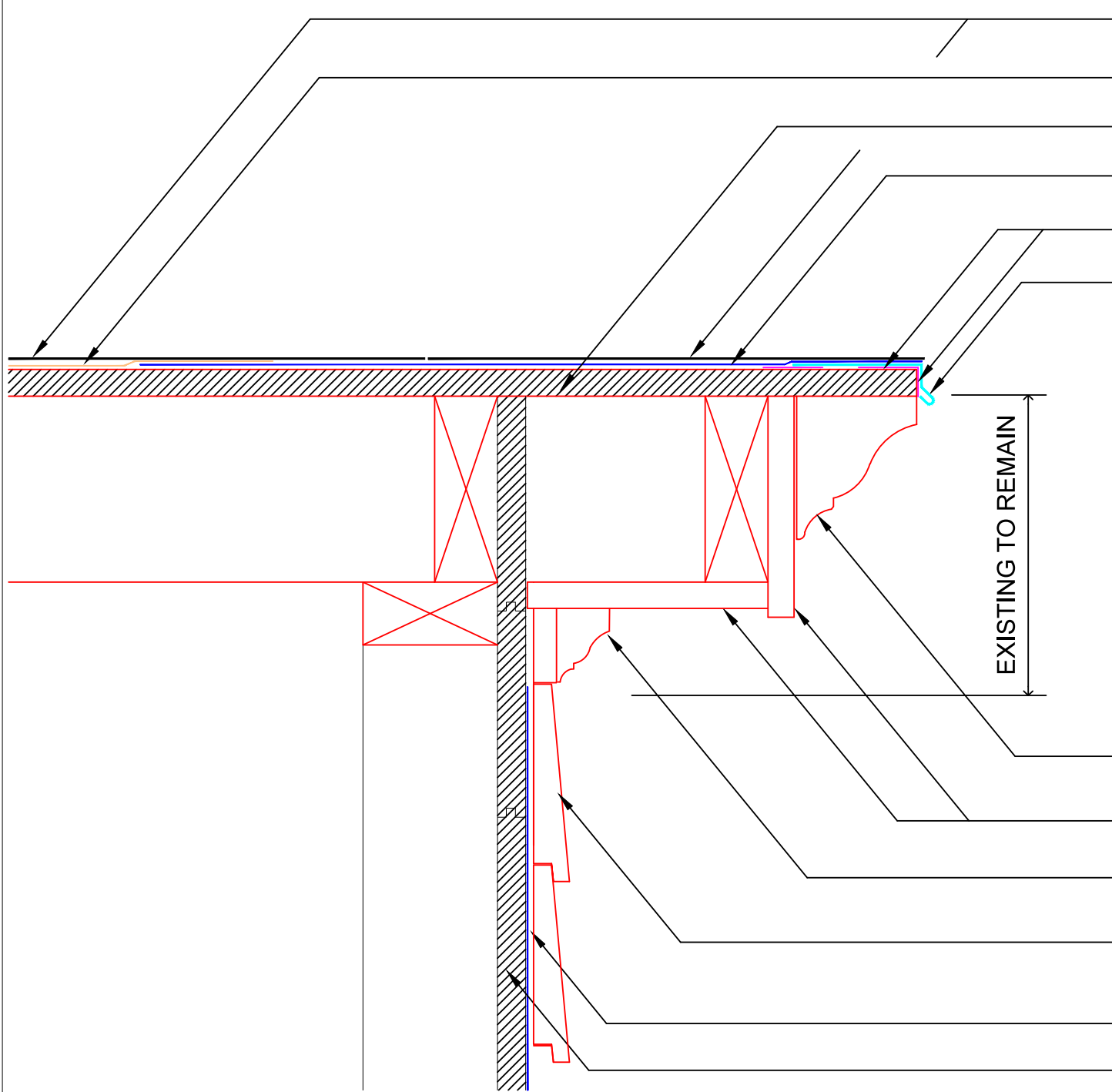
D5
13.3

SECTION DETAIL - 5

SCALE: N.T.S.

No	Date	Remarks

ADVANTIS STUDIO Consulting Inc. <small>997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271 4864 E-mail: advantis.studio@gmail.com</small>	
LOCATION Derry House 875 Enola Avenue, Mississauga	
DRAWING	
DETAIL	
PROJECT No: 2-21R993	DRAWING No
DATE: February, 2021	13.3
SCALE: As noted	
DRAWING BY: Z. V.	
APPROVED BY:	



ASPHALT SHINGLES TO MATCH EXISTING
NO15 ROOF FELT / SYNTHETIC UNDERLAYMENT
EXISTING ROOF DECK TO REMAIN
SELF-ADHESIVE UNDERLAYMENT
SELF-ADHESIVE UNDERLAYMENT
METAL DRIP EDGE FLASHING

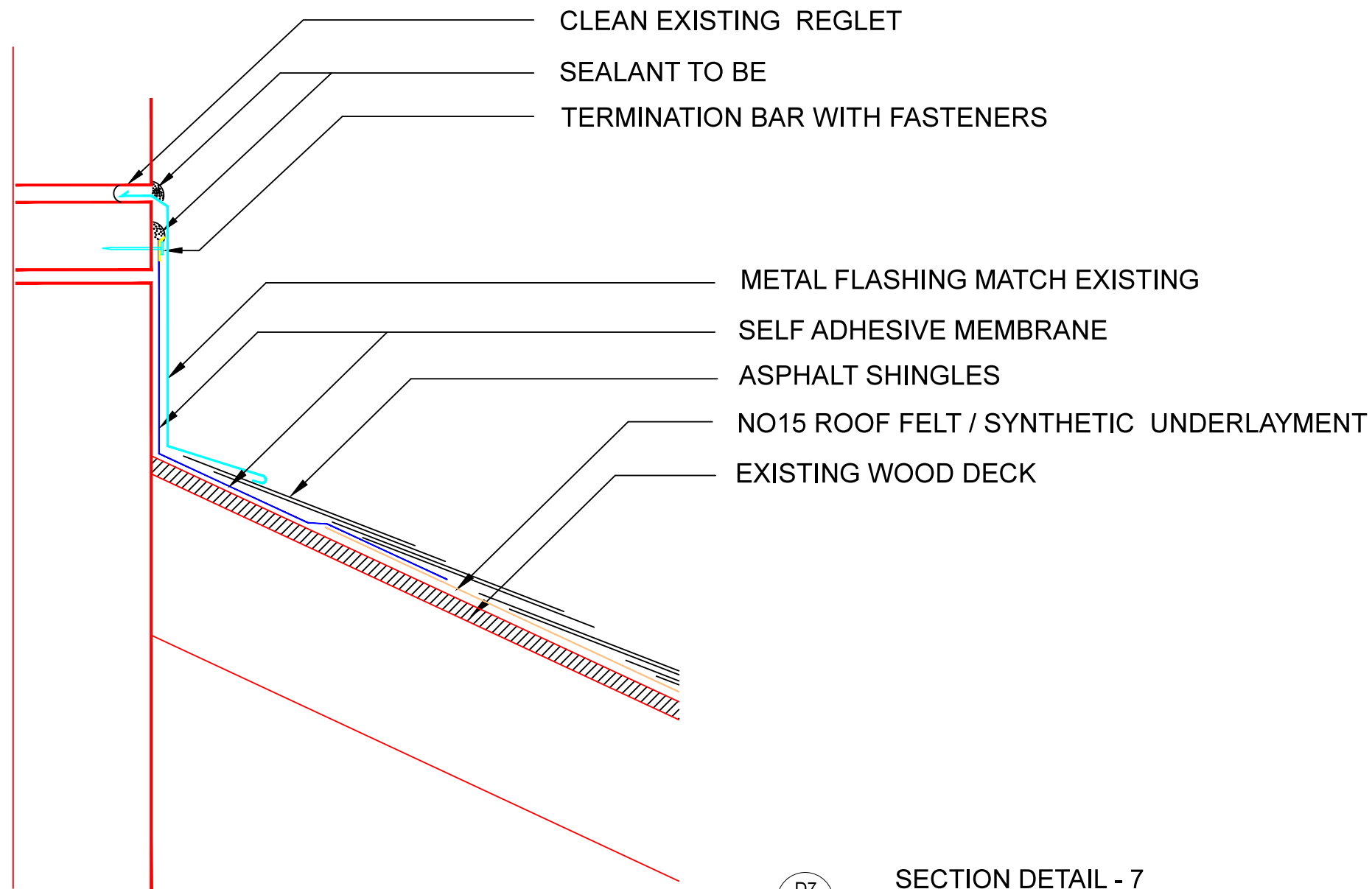
EXISTING WOOD TRIM TO REMAIN
EXISTING WOOD SOFFIT & FASCIA TO REMAIN
EXISTING WOOD TRIM TO REMAIN
5" REBATED SIDING
(4-3/8" TO THE WEATHER)
BLUESKIN VP 160 AIR BARRIER
EXIST. WALL SHEATHING TO REMAIN

D6
14

SECTION DETAIL - 6

SCALE: N.T.S.

No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271-4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	14	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		



D7
15

SECTION DETAIL - 7

SCALE: N.T.S.

No	Date	Remarks

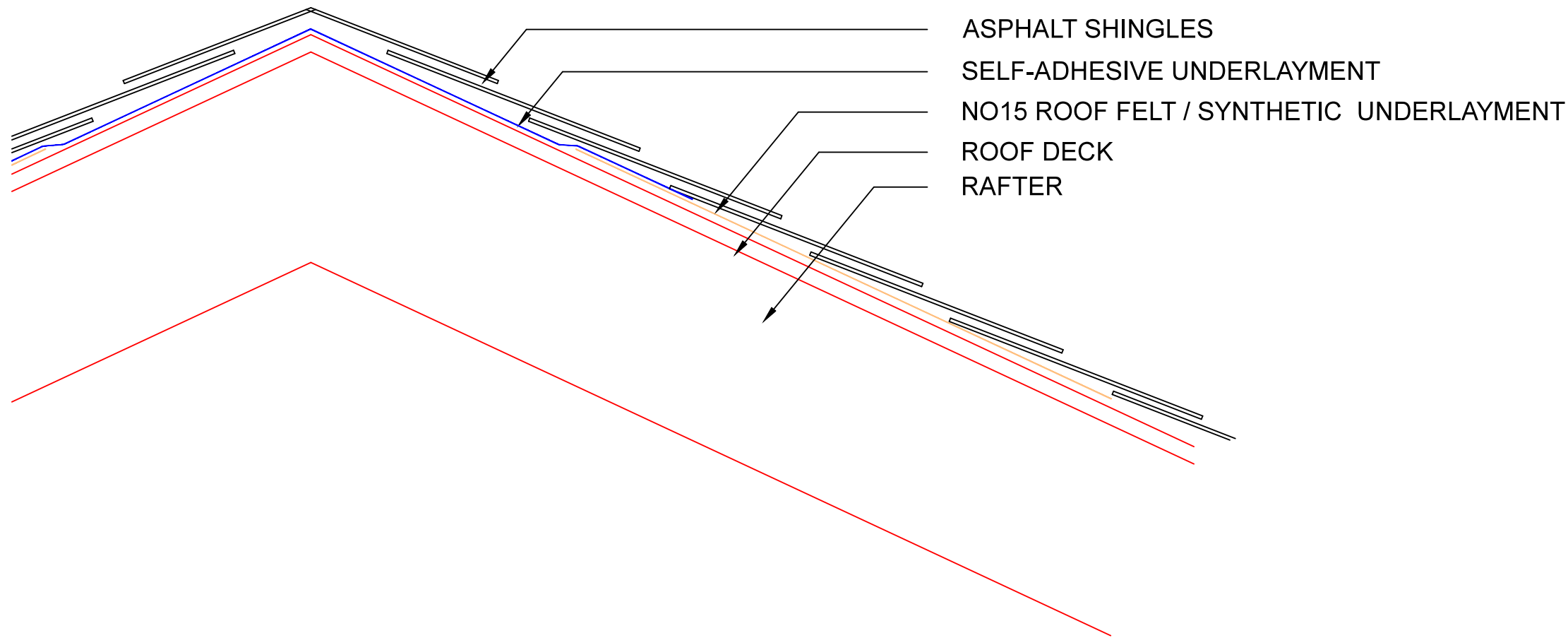
ADVANTIS STUDIO
Consulting Inc.
997 Kipling Avenue, Toronto, Ontario, M9B 3L3
Tel. (416) 271 4864
E-mail: advantis.studio@gmail.com

LOCATION
Derry House
875 Enola Avenue, Mississauga

DRAWING

DETAIL

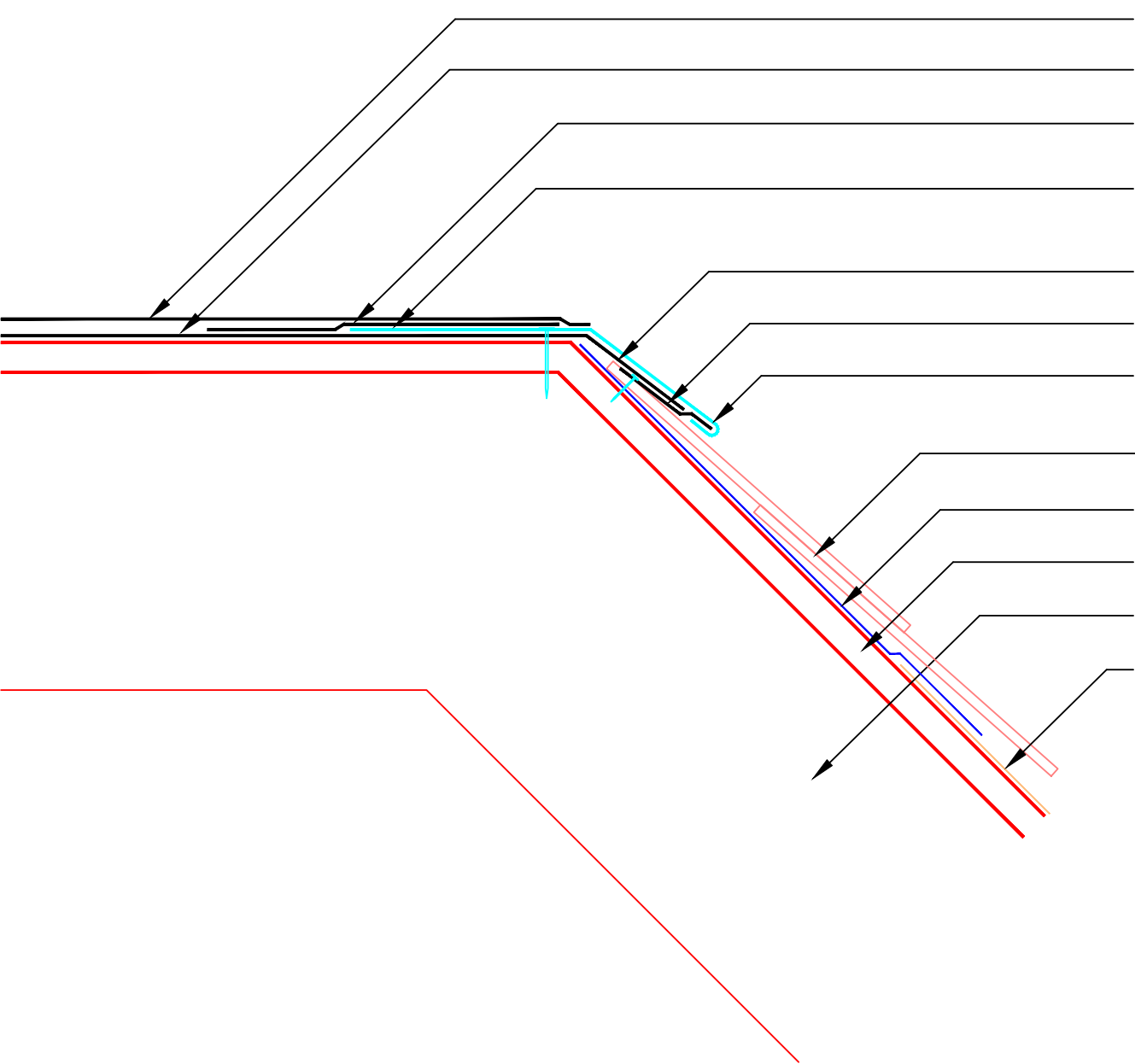
PROJECT No: 2-21R993	DRAWING No
DATE: February, 2021	15
SCALE: As noted	
DRAWING BY: Z. V.	
APPROVED BY:	



SECTION DETAIL - 8
SCALE: N.T.S.

D8
16

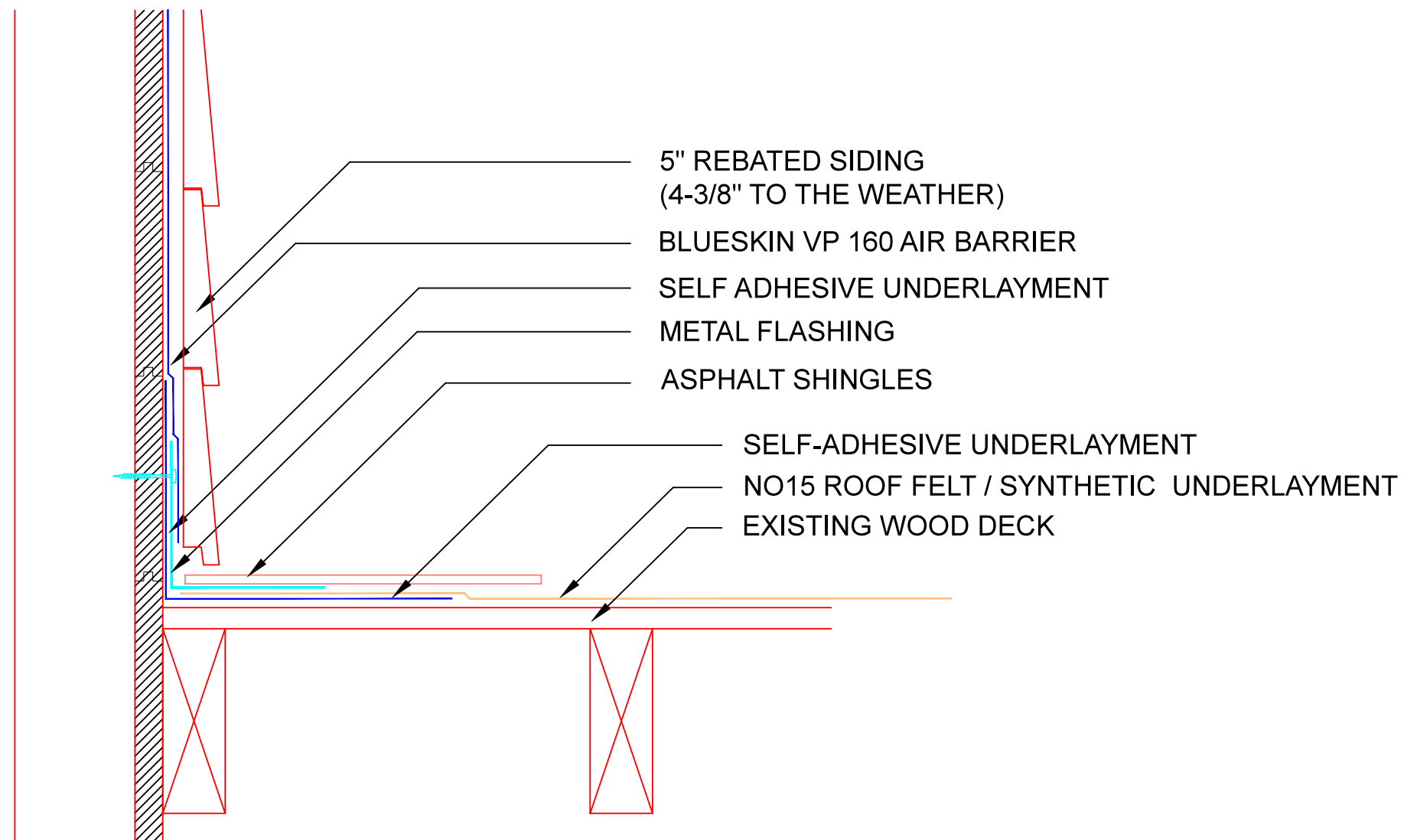
No	Date	Remarks
<div>ADVANTIS STUDIO Consulting Inc. <hr/>997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271 4864 E-mail: advantis.studio@gmail.com</div>		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	16	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		



- MODIFIED BITUMEN CAP SHEET ROOF MEMBRANE
- MOD. BIT. SELF-ADHESIVE BASE SHEET
- MOD. BIT. BASE SHEET MEMBRANE FLASHING
- FLANGE SET IN ROOF CEMENT
- PRIME FLANGE BEFORE STRIPPING
- MOD. BIT. SELF-ADHESIVE BASE SHEET
- CONTINUOUS CLEAT & FASTENERS
- METAL FLASHING
- ASPHALT SHINGLES
- SELF-ADHESIVE UNDERLAYMENT
- ROOF DECK
- RAFTER
- NO15 ROOF FELT / SYNTHETIC UNDERLAYMENT

SECTION DETAIL - 9
SCALE: N.T.S.

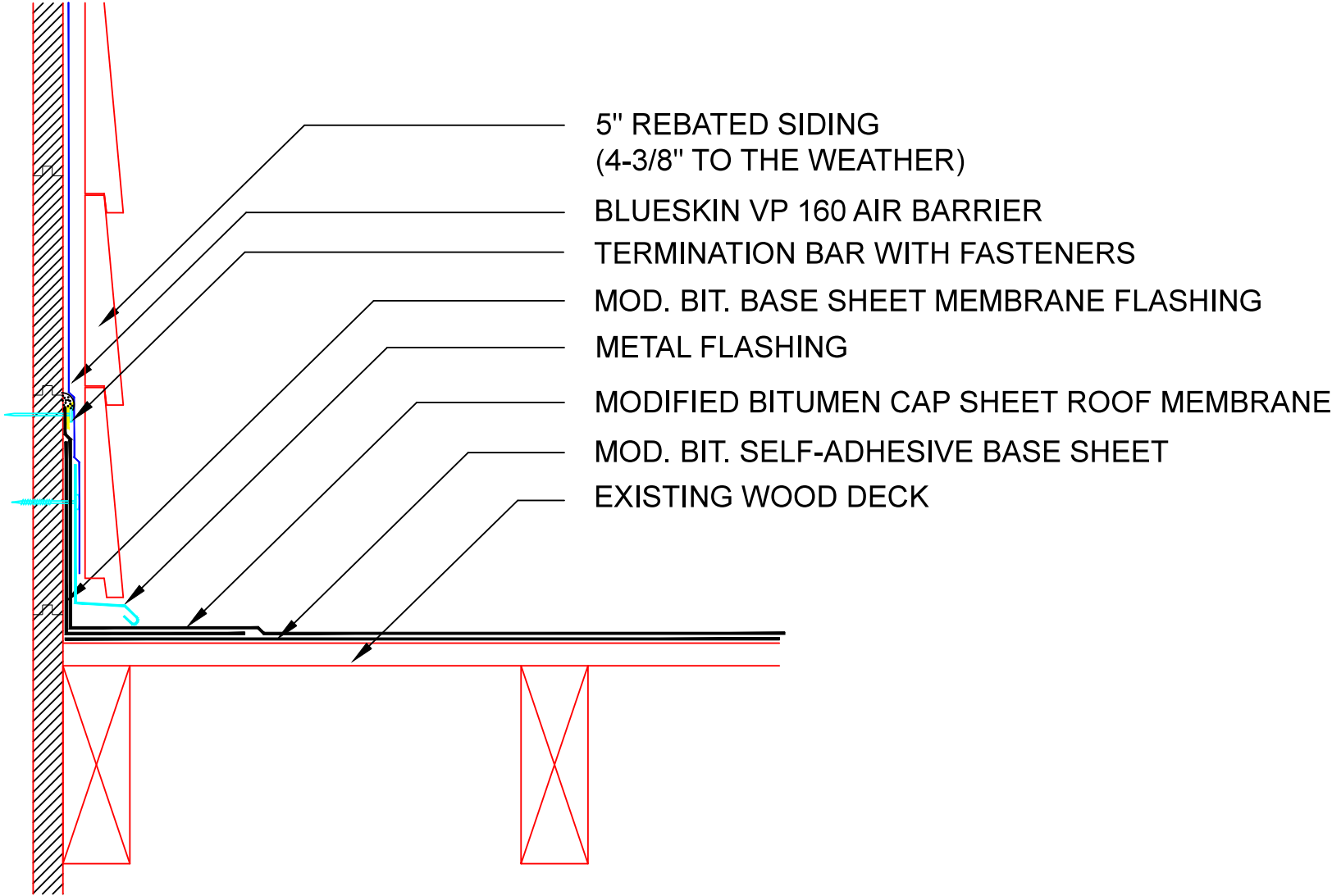
No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271-4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	17	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		



SECTION DETAIL - 10

SCALE: N.T.S.

No	Date	Remarks
<div>ADVANTIS STUDIO</div> <div>Consulting Inc.</div> <div>997 Kipling Avenue, Toronto, Ontario, M9B 3L3</div> <div>Tel. (416) 271 4864</div> <div>E-mail: advantis.studio@gmail.com</div>		
LOCATION		
<div>Derry House</div> <div>875 Enola Avenue, Mississauga</div>		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	18	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		



SECTION DETAIL -11

SCALE: N.T.S.

No	Date	Remarks

ADVANTIS STUDIO
Consulting Inc.

997 Kipling Avenue, Toronto, Ontario, M9B 3L3
Tel. (416) 271-4864
E-mail: advantis.studio@gmail.com

LOCATION

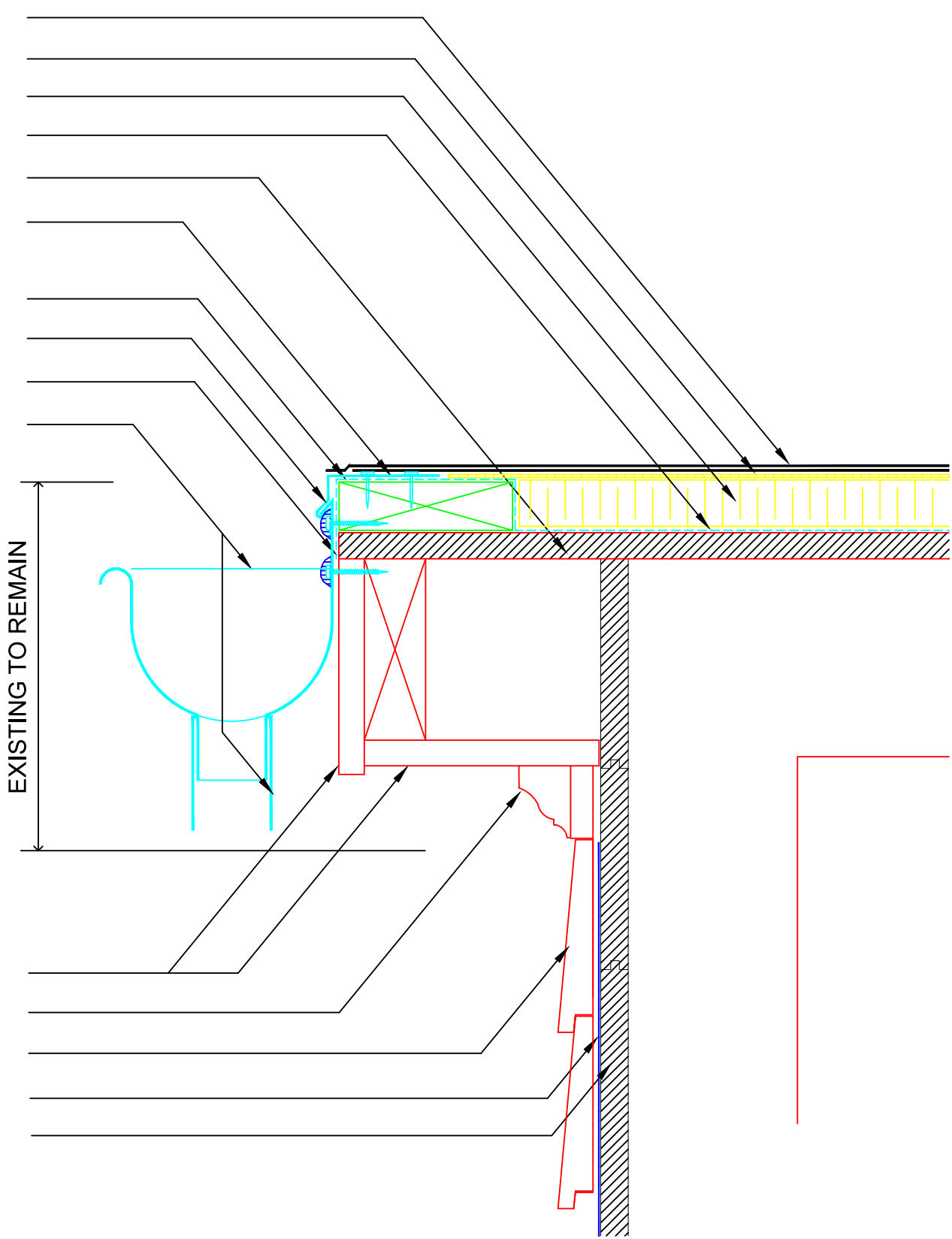
Derry House
875 Enola Avenue, Mississauga

DRAWING

DETAIL

PROJECT No: 2-21R993	DRAWING No
DATE: February, 2021	19
SCALE: As noted	
DRAWING BY: Z. V.	
APPROVED BY:	

MOD. BIT. CAP SHEET ROOF MEMBARNE
OVERLAY BOARD & MOD.BIT. BASE SHEET MEMBRANE
RIGID INSULATION
MOD. BIT. SELF-ADHESIVE VAPOUR BARRIER
EXISTING ROOF DECK TO REMAIN
SET FLANGE IN ROOF CEMENT
PRIME FLANGE BEFORE STRIPPING
MOD. BIT. SELF-ADHESIVE MEMBRANE
METAL DRIP EDGE FLASHING
MOD. BIT. SELF-ADHESIVE MEMBRANE
GUTTER AND DOWNSPOUT

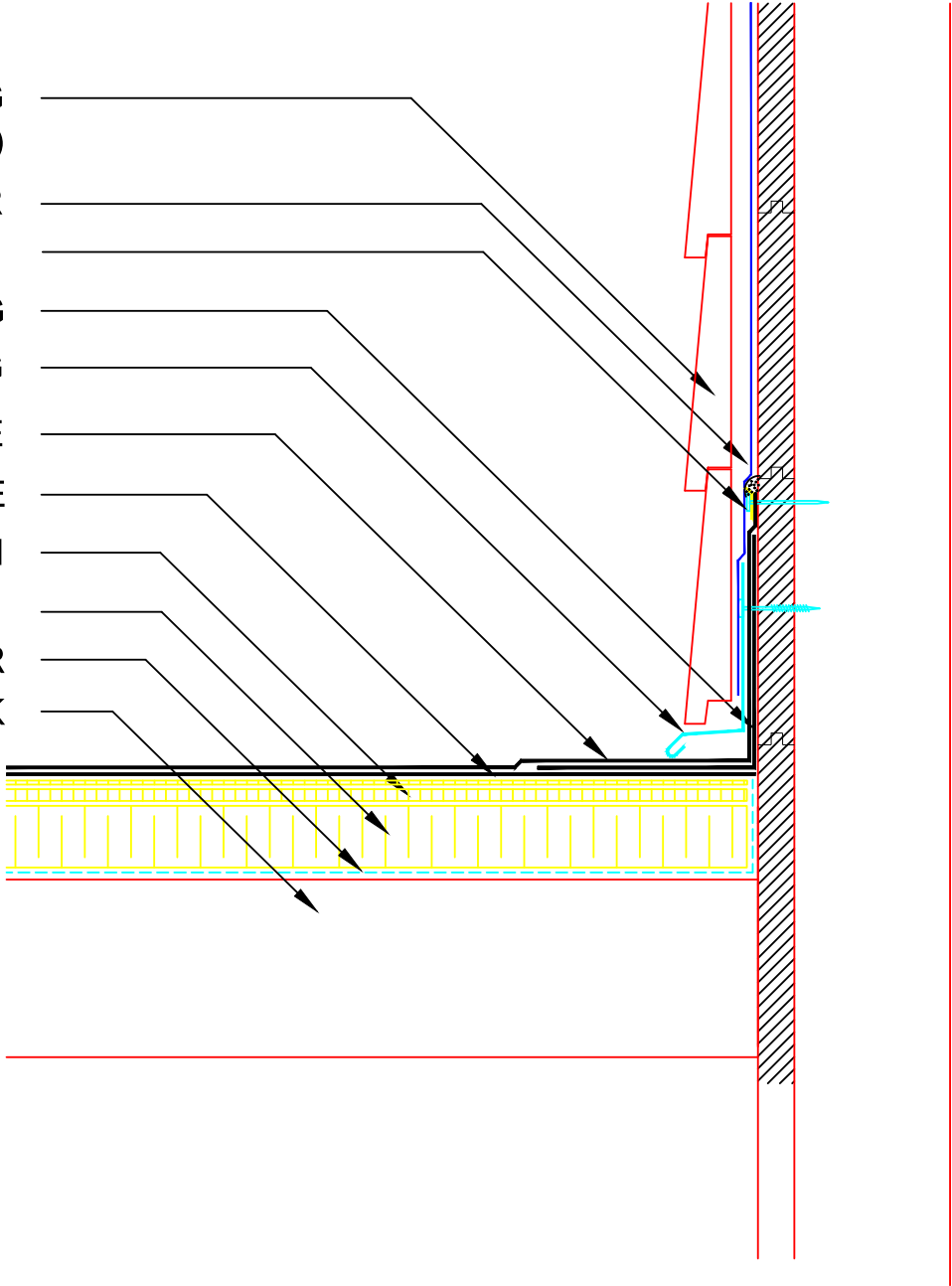


EXISTING WOOD SOFFIT & FASCIA TO REMAIN
EXISTING WOOD TRIM TO REMAIN
5" REBATED SIDING (4-3/8" TO THE WEATHER)
BLUESKIN VP 160 AIR BARRIER
EXIST. WALL SHEATHING TO REMAIN

SECTION DETAIL - 12
D12
20
SCALE: N.T.S.

No	Date	Remarks
<div>ADVANTIS STUDIO</div> <div>Consulting Inc.</div> <div></div> <div>997 Kipling Avenue, Toronto, Ontario, M9B 3L3</div> <div>Tel. (416) 271 4864</div> <div>E-mail: advantis.studio@gmail.com</div>		
<div>LOCATION</div> <div>Derry House</div> <div>875 Enola Avenue, Mississauga</div>		
<div>DRAWING</div>		
<div>DETAIL</div>		
<div>PROJECT No:</div> <div>2-21R993</div>		<div>DRAWING No</div>
<div>DATE:</div> <div>February, 2021</div>		<div>20</div>
<div>SCALE:</div> <div>As noted</div>		
<div>DRAWING BY:</div> <div>Z. V.</div>		
<div>APPROVED BY:</div>		

- 5" REBATED SIDING
(4-3/8" TO THE WEATHER)
- BLUESKIN VP 160 AIR BARRIER
- TERMINATION BAR WITH FASTENERS
- MOD. BIT. BASE SHEET MEMBRANE FLASHING
- METAL FLASHING
- MODIFIED BITUMEN CAP SHEET ROOF MEMBRANE
- OVERLAY BOARD & MOD.BIT. BASE SHEET MEMBRANE
- TAPERED INSULATION
- RIGID INSULATION
- MOD. BIT. SELF-ADHESIVE VAPOUR BARRIER
- ROOF DECK



D13
21

SECTION DETAIL - 13

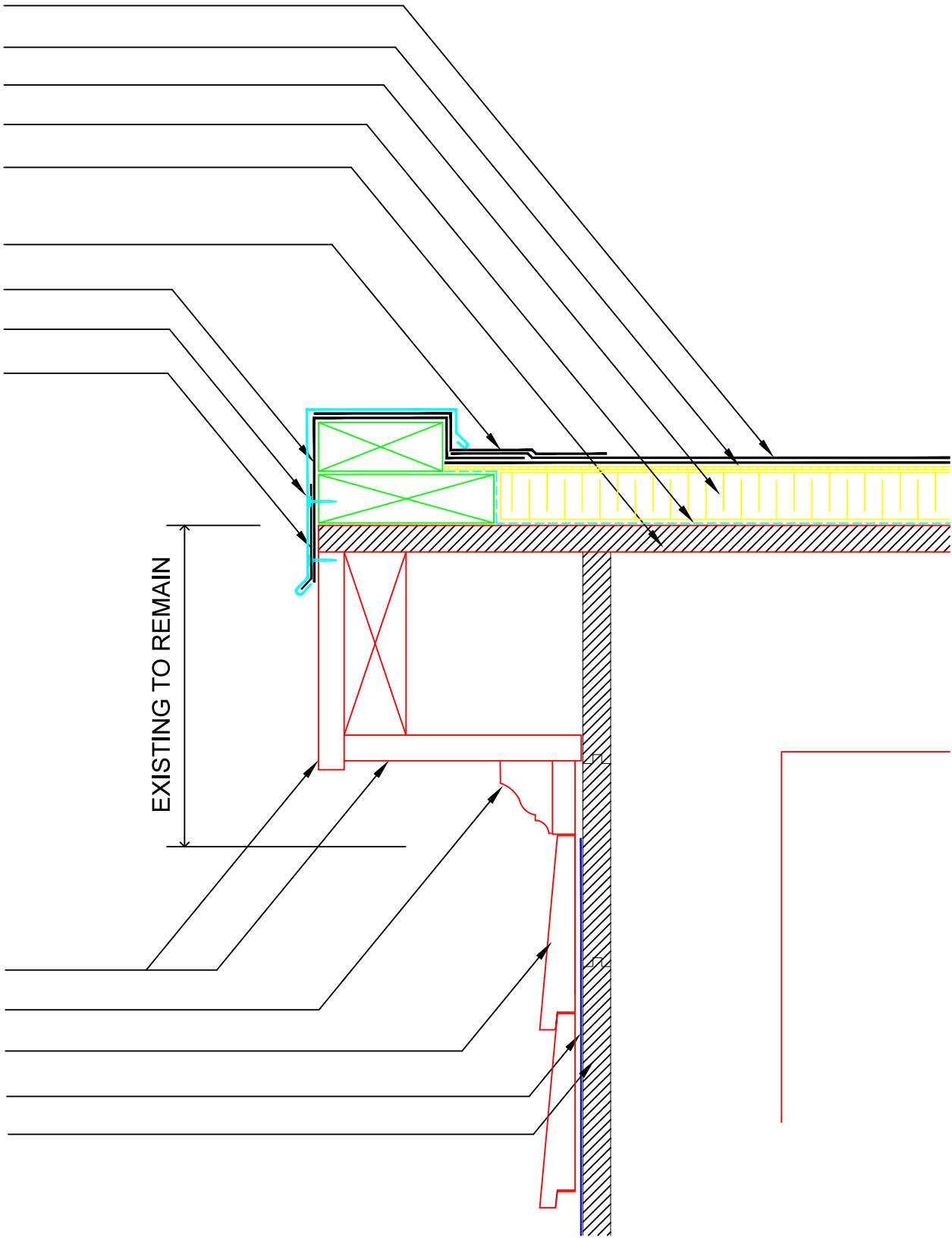
SCALE: N.T.S.

No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271-4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	21	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		

MOD. BIT. CAP SHEET ROOF MEMBARNE
OVERLAY BOARD & MOD.BIT. BASE SHEET MEMBRANE
RIGID INSULATION
MOD. BIT. SELF-ADHESIVE VAPOUR BARRIER
EXISTING ROOF DECK TO REMAIN

2-PLY MOD. BIT. MEMBRANE FLASHING
MOD. BIT. SELF-ADHESIVE MEMBRANE
METAL FLASHING
CONTINUOUS CLEAT & FASTENERS

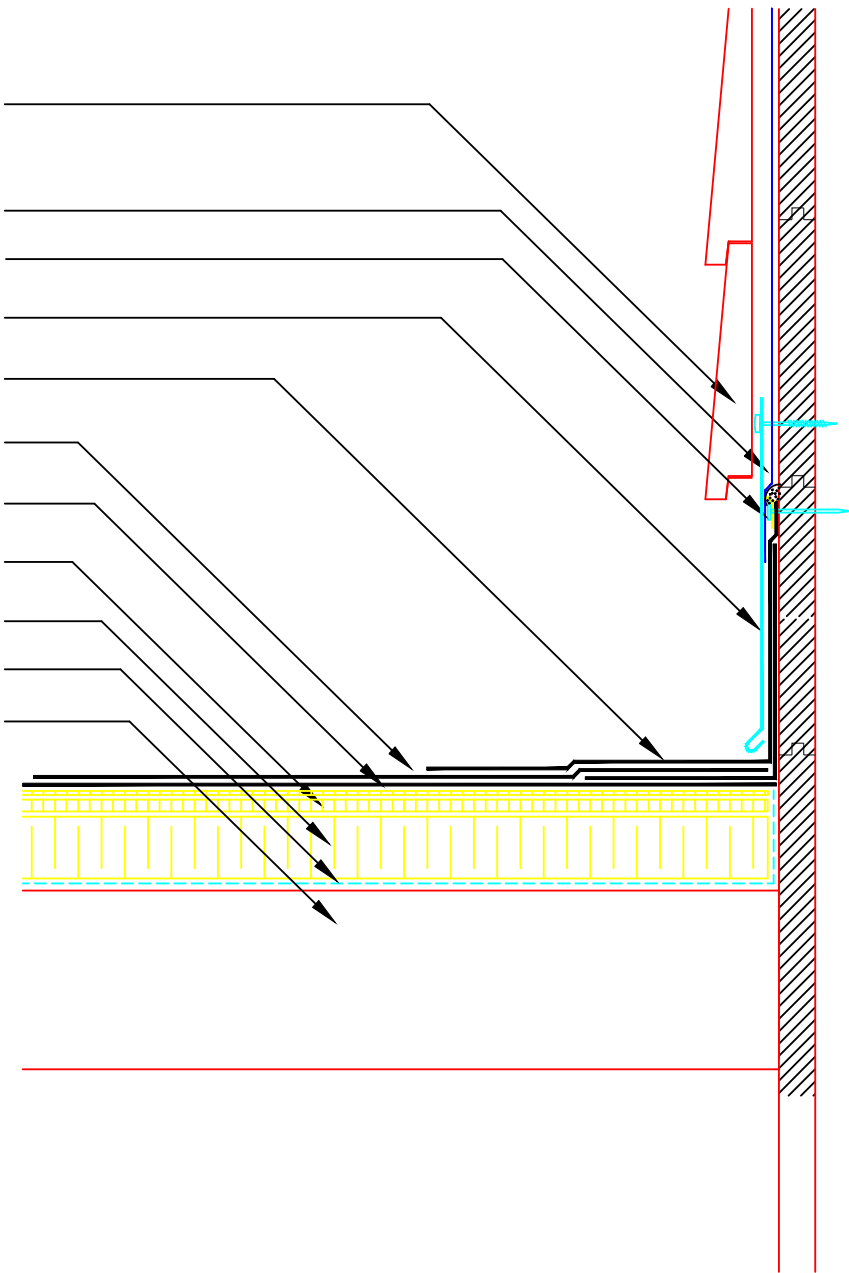
EXISTING WOOD SOFFIT & FASCIA TO REMAIN
EXISTING WOOD TRIM TO REMAIN
5" REBATED SIDING (4-3/8" TO THE WEATHER)
BLUESKIN VP 160 AIR BARRIER
EXIST. WALL SHEATHING TO REMAIN



SECTION DETAIL - 14
SCALE: N.T.S.

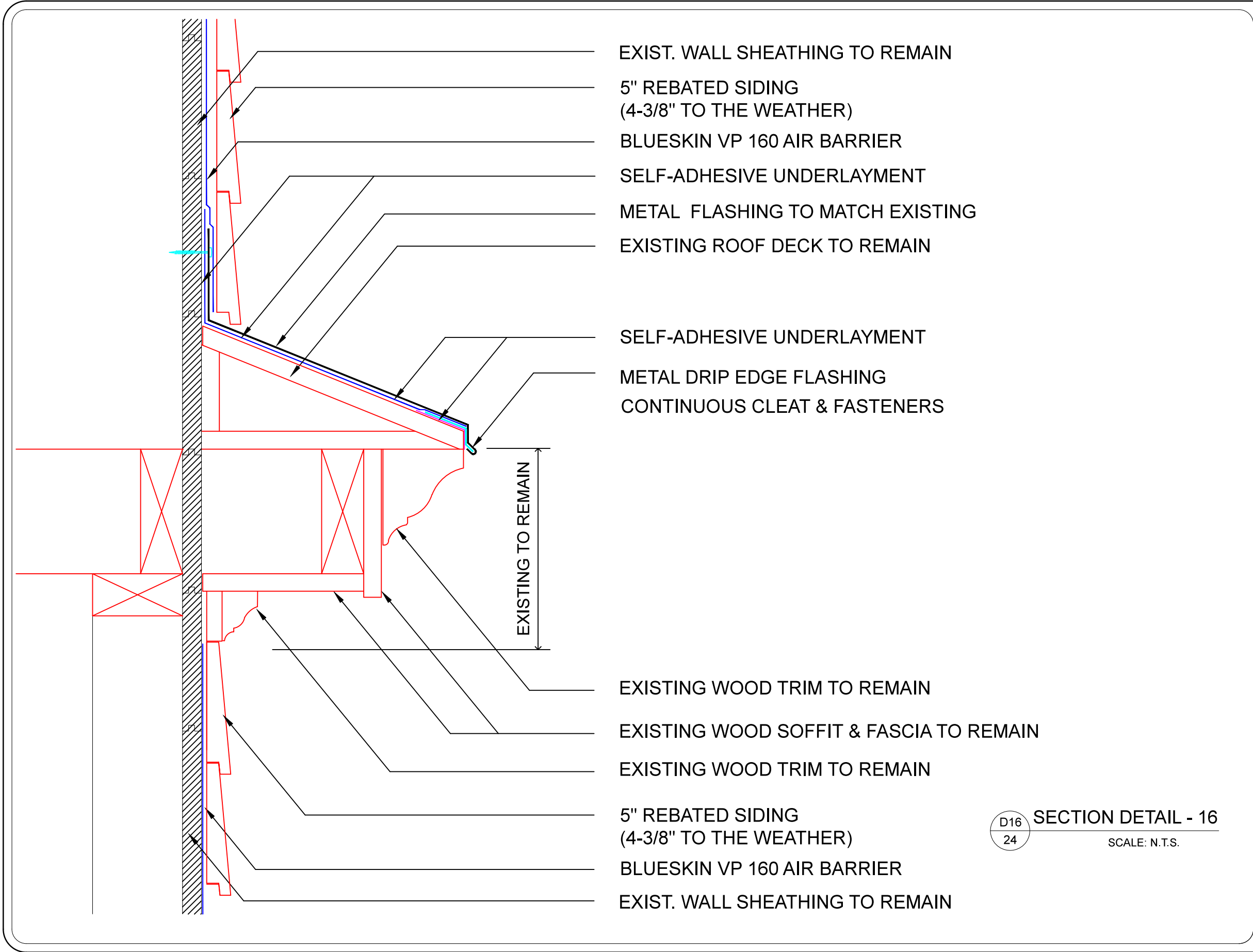
No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271-4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	22	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		

- 5" REBATED SIDING
(4-3/8" TO THE WEATHER)
- BLUESKIN VP 160 AIR BARRIER
- TERMINATION BAR WITH FASTENERS
- METAL FLASHING
- 2-PLY MOD. BIT. MEMBRANE FLASHING
- MODIFIED BITUMEN CAP SHEET ROOF MEMBRANE
- OVERLAY BOARD & MOD.BIT. BASE SHEET MEMBRANE
- TAPERED INSULATION
- RIGID INSULATION
- MOD. BIT. SELF-ADHESIVE VAPOUR BARRIER
- ROOF DECK



D15 SECTION DETAIL - 15
23 SCALE: N.T.S.

No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271-4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	23	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		

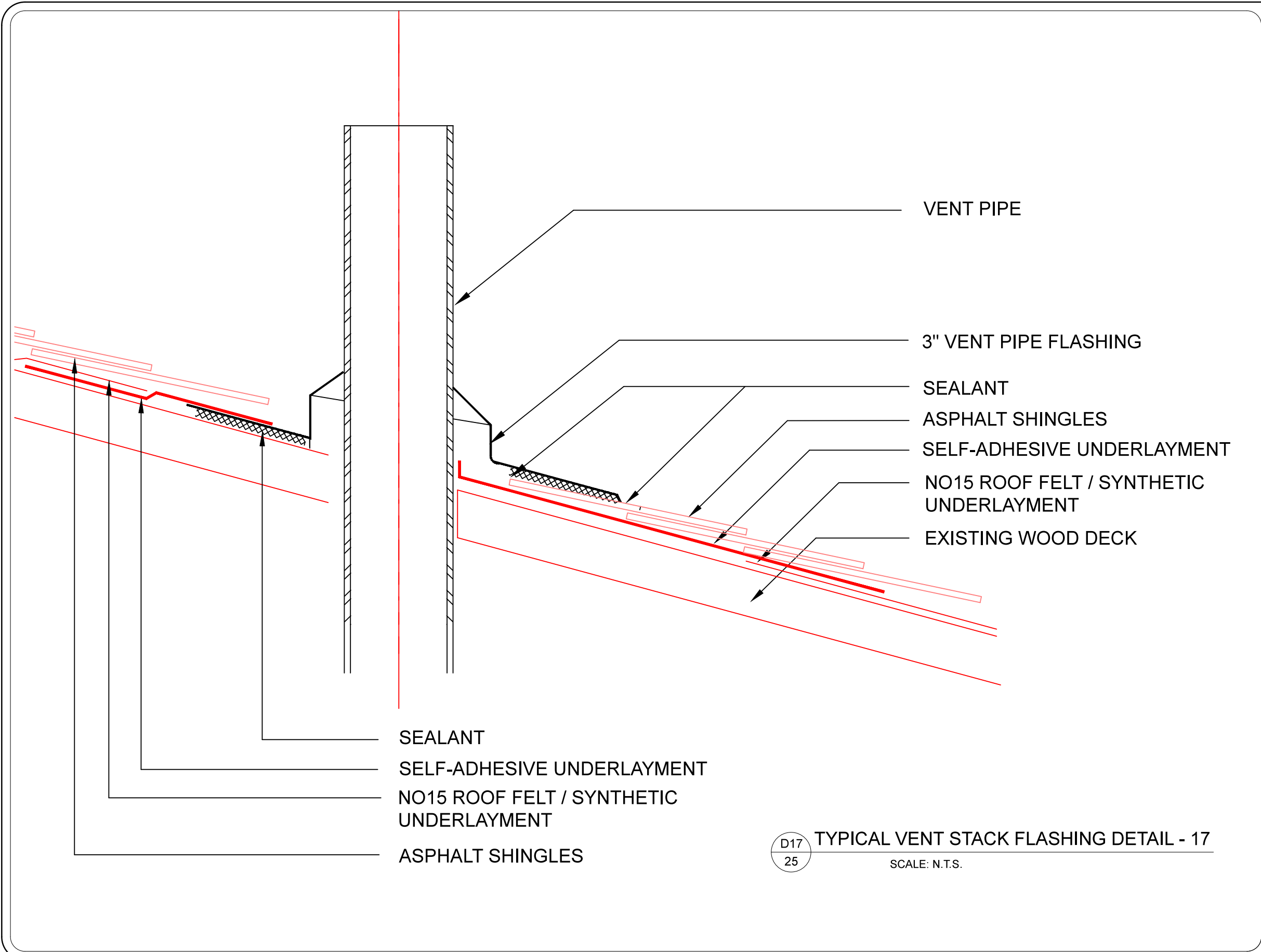


D16
24

SECTION DETAIL - 16

SCALE: N.T.S.

No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271-4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	24	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		



No	Date	Remarks

ADVANTIS STUDIO
Consulting Inc.

997 Kipling Avenue, Toronto, Ontario, M9B 3L3
Tel. (416) 271 4864
E-mail: advantis.studio@gmail.com

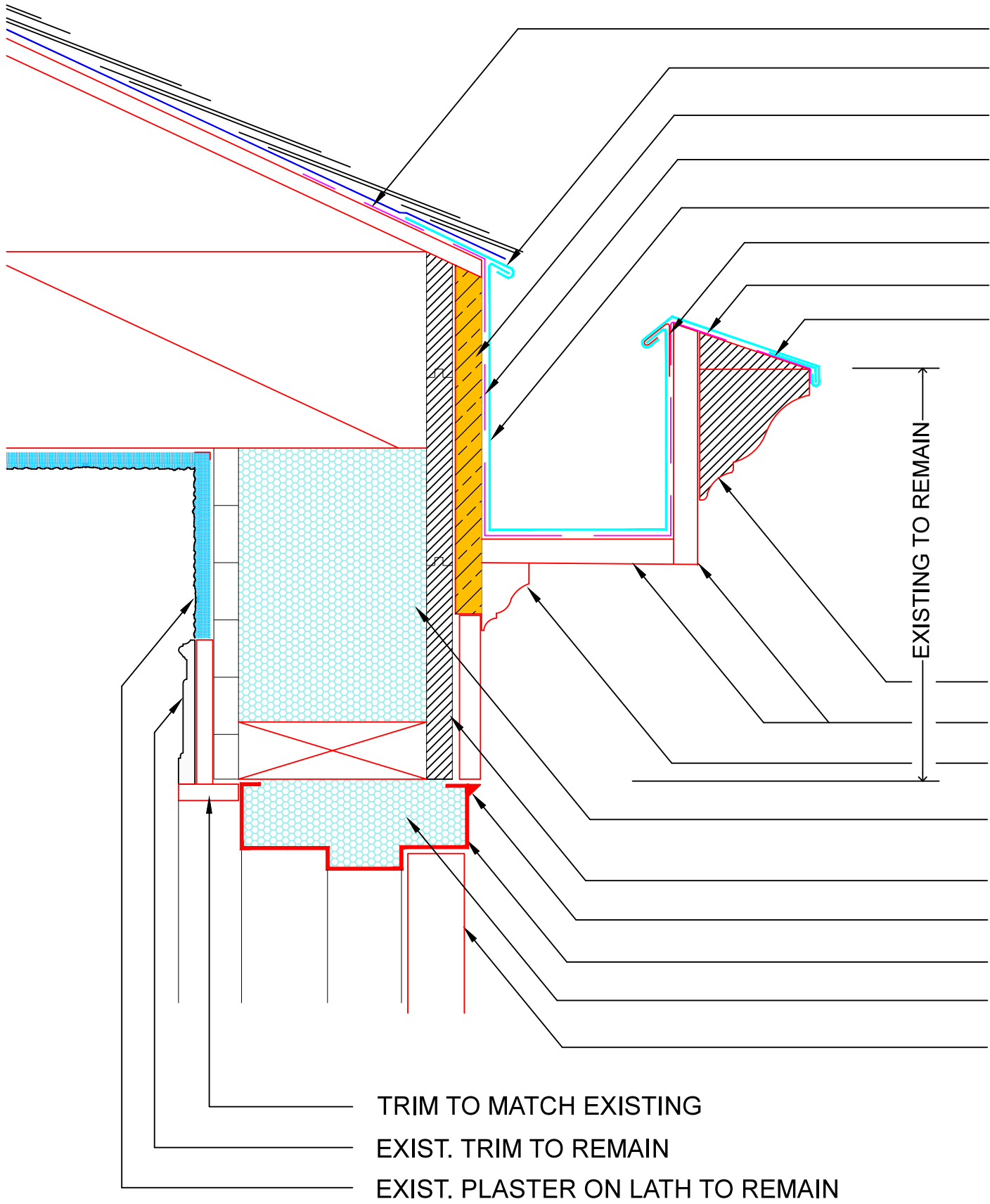
LOCATION

Derry House
875 Enola Avenue, Mississauga

DRAWING

DETAIL

PROJECT No: 2-21R993	DRAWING No
DATE: February, 2021	25
SCALE: As noted	
DRAWING BY: Z. V.	
APPROVED BY:	



SELF-ADHESIVE UNDERLAYMENT
DRIP EDGE FLASHING
FASCIA BOARD
SELF-ADHESIVE UNDERLAYMENT
GUTTER C/W HANGERS
CONTINUOUS CLEAT & FASTENERS
SELF-ADHESIVE UNDERLAYMENT
CONTINUOUS CLEAT & FASTENERS

WOOD TRIM (to be replaced if deteriorated)
WOOD SOFFIT & FASCIA
WOOD TRIM
SPRAY FOAM INSULATION & STUDS
WALL SHEATHING
SEALANT
NEW H.M. FRAME
FOAM INSULATION
H.M. DOOR

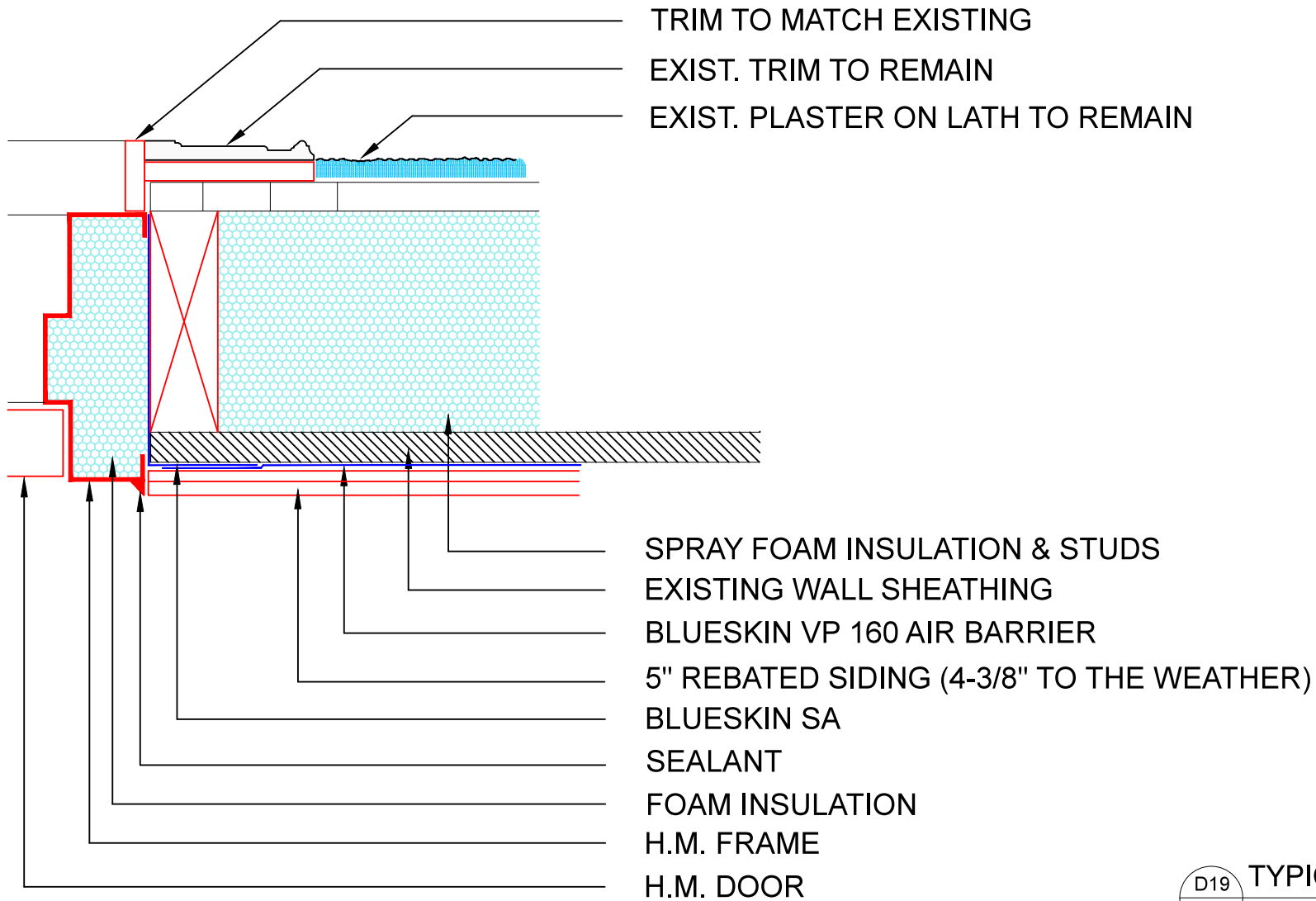
TRIM TO MATCH EXISTING
EXIST. TRIM TO REMAIN
EXIST. PLASTER ON LATH TO REMAIN

D18
26

SECTION DETAIL - 18

SCALE: N.T.S.

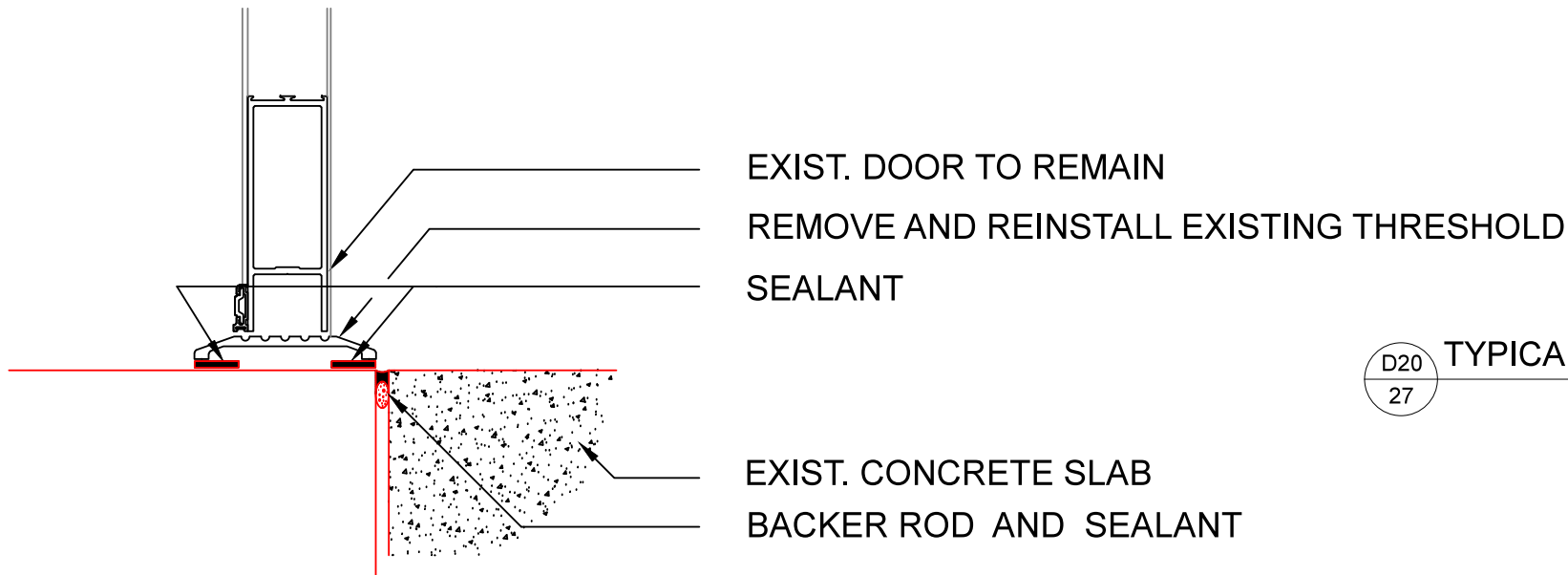
No	Date	Remarks
<div>ADVANTIS STUDIO</div> <div>Consulting Inc.</div> <div></div> <div>997 Kipling Avenue, Toronto, Ontario, M9B 3L3</div> <div>Tel. (416) 271 4864</div> <div>E-mail: advantis.studio@gmail.com</div>		
<div>LOCATION</div> <div>Derry House</div> <div>875 Enola Avenue, Mississauga</div>		
<div>DRAWING</div>		
<div>DETAIL</div>		
<div>PROJECT No:</div> <div>2-21R993</div>		<div>DRAWING No</div>
<div>DATE:</div> <div>February, 2021</div>		<div>26</div>
<div>SCALE:</div> <div>As noted</div>		
<div>DRAWING BY:</div> <div>Z. V.</div>		
<div>APPROVED BY:</div>		



D19
27

TYPICAL H.M. DOOR JAMB DETAIL - 19

SCALE: N.T.S.

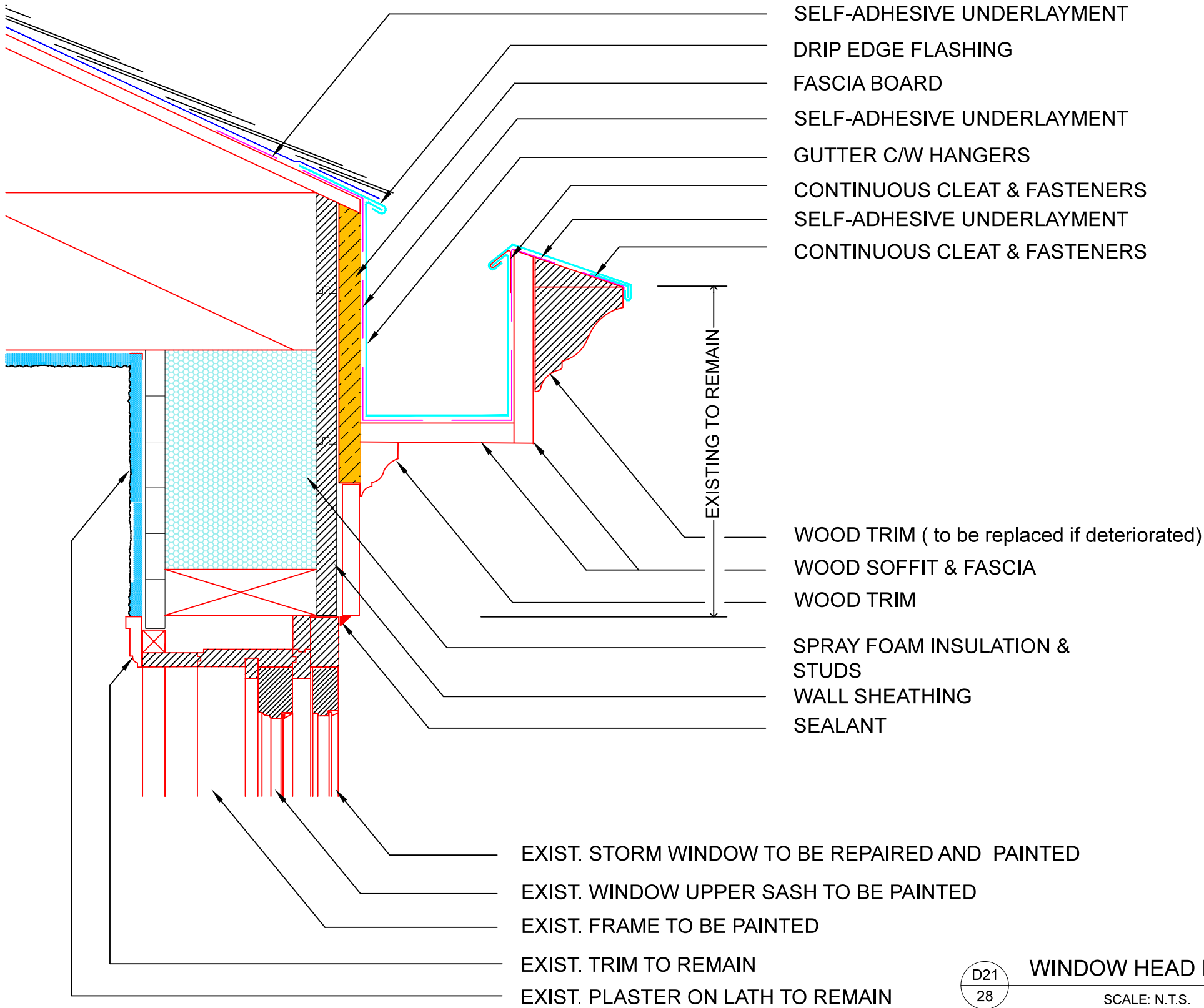


D20
27

TYPICAL H.M. DOOR DETAIL - 20

SCALE: N.T.S.

No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271-4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	27	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		

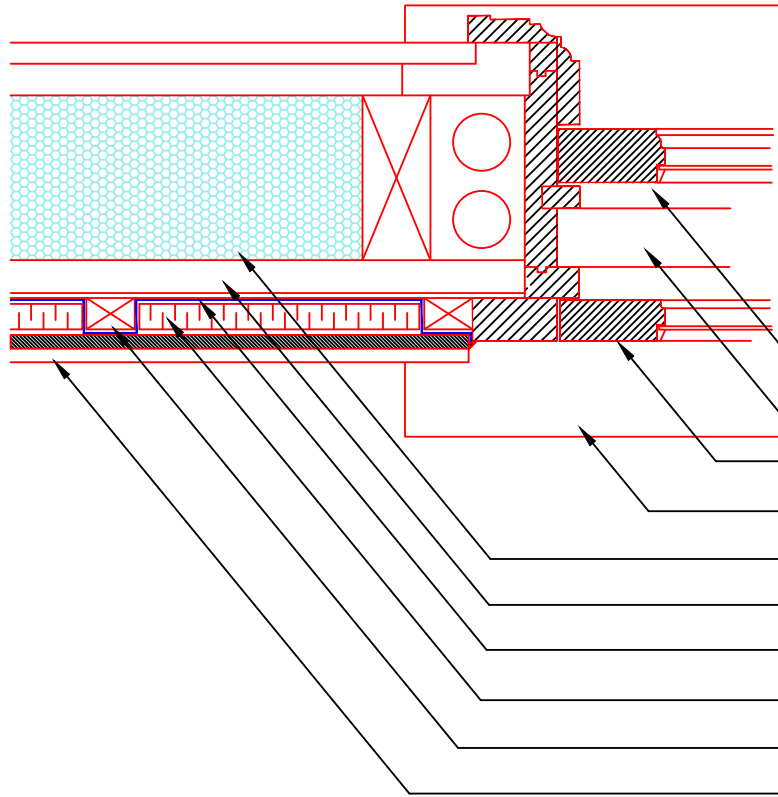


D21
28

WINDOW HEAD DETAIL - 21

SCALE: N.T.S.

No	Date	Remarks
<div>ADVANTIS STUDIO</div> <div>Consulting Inc.</div> <div></div> <div>997 Kipling Avenue, Toronto, Ontario, M9B 3L3</div> <div>Tel. (416) 271 4864</div> <div>E-mail: advantis.studio@gmail.com</div>		
<div>LOCATION</div> <div></div> <div>Derry House</div> <div>875 Enola Avenue, Mississauga</div>		
<div>DRAWING</div>		
<div>DETAIL</div>		
<div>PROJECT No:</div> <div>2-21R993</div>		<div>DRAWING No</div>
<div>DATE:</div> <div>February, 2021</div>		<div>28</div>
<div>SCALE:</div> <div>As noted</div>		
<div>DRAWING BY:</div> <div>Z. V.</div>		
<div>APPROVED BY:</div>		

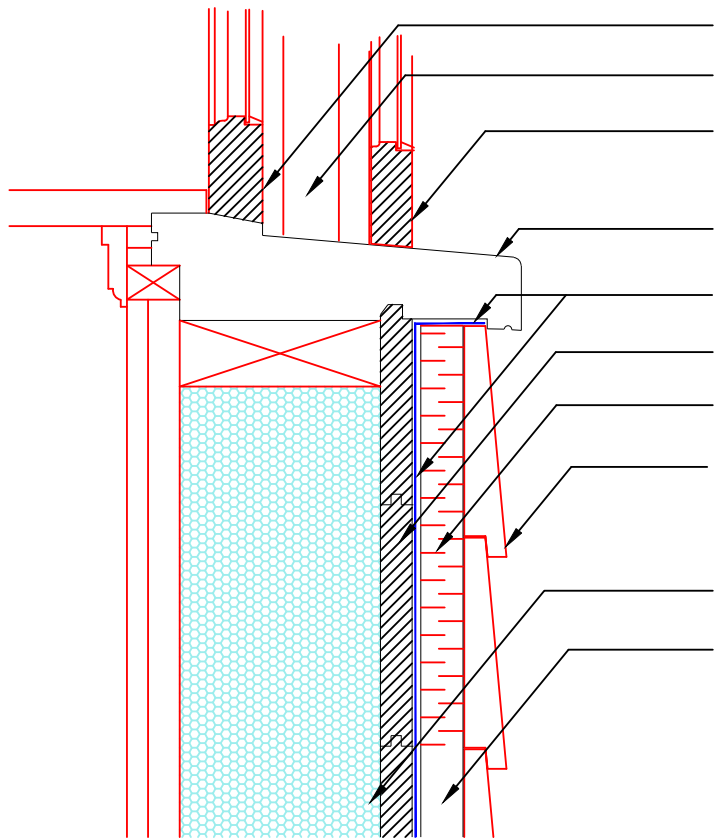


D22
29

WINDOW JAMB DETAIL - 22

SCALE: N.T.S.

- EXIST. WINDOW TO BE PAINTED
- EXIST. FRAME TO BE PAINTED
- EXIST. STORM WINDOW TO BE REPAIRED AND PAINTED
- EXIST. SILL TO BE PAINTED
- SPRAY FOAM INSULATION & STUDS
- WALL SHEATHING
- BLUESKIN VP 160 AIR BARRIER
- RIGID INSULATION
- WOOD FURRING
- 5" REBATED SIDING (4-3/8" TO THE WEATHER)



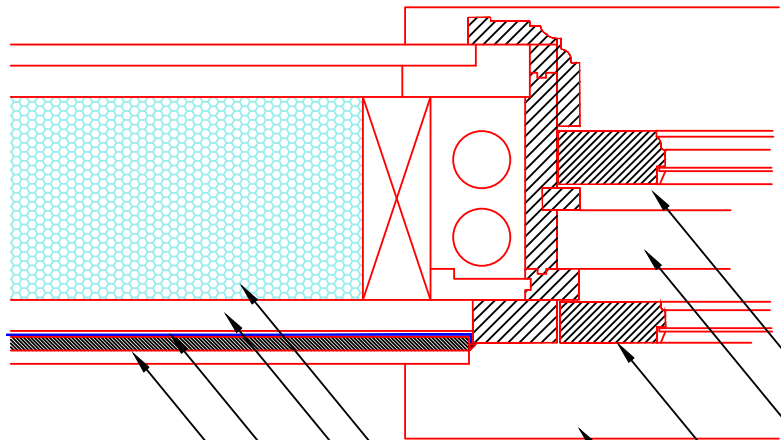
D23
29

WINDOW SILL DETAIL - 23

SCALE: N.T.S.

- EXIST. WINDOW TO BE PAINTED
- EXIST. FRAME TO BE PAINTED
- EXIST. STORM WINDOW TO BE REPAIRED AND PAINTED
- IF DETERIORATED BOTTOM RAIL SHALL BE REPLACED
- EXIST. SILL TO BE PAINTED
- BLUESKIN VP 160 AIR BARRIER
- WALL SHEATHING
- RIGID INSULATION
- 5" REBATED SIDING (4-3/8" TO THE WEATHER)
- SPRAY FOAM INSULATION & STUDS
- WOOD FURRING

No	Date	Remarks
ADVANTIS STUDIO Consulting Inc. 997 Kipling Avenue, Toronto, Ontario, M9B 3L3 Tel. (416) 271-4864 E-mail: advantis.studio@gmail.com		
LOCATION Derry House 875 Enola Avenue, Mississauga		
DRAWING		
DETAIL		
PROJECT No: 2-21R993	DRAWING No	
DATE: February, 2021	29	
SCALE: As noted		
DRAWING BY: Z. V.		
APPROVED BY:		

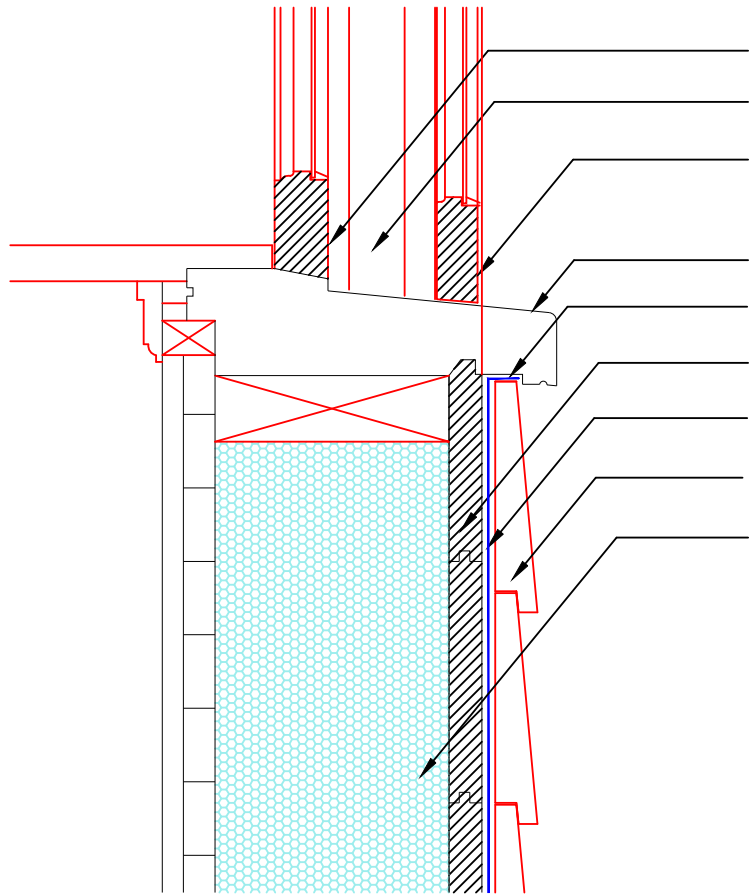


D24
30

WINDOW JAMB DETAIL - 24

SCALE: N.T.S.

- EXIST. WINDOW TO BE PAINTED
- EXIST. FRAME TO BE PAINTED
- EXIST. STORM WINDOW TO BE REPAIRED AND PAINTED
- EXIST. SILL TO BE PAINTED
- SPRAY FOAM INSULATION & STUDS
- WALL SHEATHING
- BLUESKIN VP 160 AIR BARRIER
- 5" REBATED SIDING (4-3/8" TO THE WEATHER)



D25
30

WINDOW SILL DETAIL - 25

SCALE: N.T.S.

- EXIST. WINDOW TO BE PAINTED
- EXIST. FRAME TO BE PAINTED
- EXIST. STORM WINDOW TO BE REPAIRED AND PAINTED
- IF DETERIORATED BOTTOM RAIL SHALL BE REPLACED
- EXIST. SILL TO BE PAINTED
- BLUESKIN VP 160 AIR BARRIER
- WALL SHEATHING
- BLUESKIN VP 160 AIR BARRIER
- 5" REBATED SIDING (4-3/8" TO THE WEATHER)
- SPRAY FOAM INSULATION & STUDS

No	Date	Remarks

ADVANTIS STUDIO
Consulting Inc.

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LOCATION

Derry House
875 Enola Avenue, Mississauga

DRAWING

DETAIL

PROJECT No: 2-21R993	DRAWING No
DATE: February, 2021	30
SCALE: As noted	
DRAWING BY: Z. V.	
APPROVED BY:	

Appendix D

Corporate Profile

Project Leader Curriculum Vitae

CORPORATE INFORMATION – CORPORATE PROFILE

About us...

Advantis Studio Consulting Inc. is a firm dedicated to advancement of building science technology through the design and maintenance of building envelope systems.

Founded in 1994, the company has been serving institutional, commercial, industrial and government organizations. The company offers a full range of building envelope services that provide innovative, affordable solutions to the resolution of building envelope deficiencies. The team was formed to develop required design for the large and complex projects as well as deliver a rapid response service for the design of an urgently needed repair or replacement project, when required by our clients.

The members of the team have diversified backgrounds in building science, condition assessment, design, construction, testing and computer technology and draw on over 100 years of experience in building envelope projects for the optimal resolution of building envelope deficiencies.

Since 1994 the company has been engaged in the building envelope projects providing services that include following:

- Development of building envelope design and site review during the construction.
- Building envelope deficiencies and failures investigation
- Destructive test sampling
- Thermo-graphic scan
- Building envelope analysis, life cycle costing and life expectancy analysis
- Maintenance surveys and maintenance program developments
- Forensic engineering and expert testimony
- Feasibility studies
- Review and coordination of architectural design and building envelope details

With over 25 years of providing services in building science, Advantis Studio Consulting Inc. offers a wealth of expertise in condition evaluation, design and quality assurance during construction.

In 2009 our team assisted in quality assurance on \$148,000,000.00 Sunnybrook Hospital addition project providing site review during installation of roof assembly, wall cladding assembly, window assembly, vapour barrier and fireproofing insulation.

Last year our team worked on several projects for City of Mississauga and completed successfully on time and budget. This year we have completed design for six projects that included wall assemblies repairs, window, skylights and roof assemblies repairs and replacements.

Advantis Studio has a record of successfully completing projects of historical and cultural importance, both in Canada and abroad. Most recently, we have designed a family home in Croatia. The project site is located inside a fourteenth-century fortification currently under consideration for the UNESCO World Heritage List. The approved design was created with great sensitivity to the building's surroundings, as well as respect for the remnants of the original structure, which was constructed in the seventeenth century. Advantis Studio has been working on a further two projects in this area, originally dating between the sixteenth and seventeenth centuries with the same level of care and consideration.

Closer to home, we have been involved in the replacement of a slate roof at McMaster University in 2015. The graduated grey and green slates were originally installed in the early twentieth century, presenting us with a project that involved extensive communication and collaboration with the owner to ensure the careful preservation of such a culturally valuable site. Advantis Studio undertakes such heritage projects with the aim to protect and celebrate their architectural significance.

Providing services to Toronto and Peel District School Board, York University and other clients in over 25 years we completed more than 2000 projects and had only a few change orders (due to unknown condition of the existing building envelope systems). In 2014 Advantis Studio designed and project managed 126 roof replacement and repair projects, 8 window replacement projects, 2 door replacement projects and 5 wall other building envelope projects on time and budget. There were no change orders and extras.

We are confident our team has the long-standing experience needed to successfully deliver building sciences services for this project.

Zoran Vondrus B.Arch.

Total Number of Years Experience: 35 (26 years at Advantis Studio)

Senior Consultant, Project Manager

Responsible for the day to day operations of Advantis Studio and the provision of select building science products to clients: cost estimating, budgeting, condition reporting and preparation of tender documents.

York University

- Roof replacement projects at Atkinson College Building, Behavioral Sciences Building, Academic Building, Health, Nursing & Environmental Studies Building, York Hall Glendon Campus Building, Graduate Residences Building, 2 Assiniboine Residences Building and 6 Assiniboine Residences Building. Evaluated condition of existing roof assemblies in the process of preparing budget estimates.
- Developed the construction documentation.
- Provided design and drafting assistance to York University team in developing construction documentation for Winters College basement, first and second floor interior renovation.

McMaster University

- Roof replacement and wall assembly repair projects at Hamilton Hall, Chester New Hall, Gilmour Hall, Keneth Taylor Centre, University Hall, A.N. Burns Science Building, H.G. Thode Library Building.
- Designed the technical documentation for construction and maintenance of the building envelope components.
- Worked with the administrators and university staff, project supervisors, and contractors to ensure that the design and construction meet all university needs.

Peel District School Board

- Assisted in establishing a program that resulted in detailed building condition assessments, provided assistance to the Maintenance Department in development of proposed project lists for over 280 projects.
- Designed the technical documentation for construction and maintenance of the building envelope components.
- Worked with the administrators and school staff, project supervisors at the maintenance and the construction department, and contractors to ensure that the design and construction meet all school needs.

Toronto District School Board

- Visited numerous schools and evaluated the condition of the building envelope components in the process of preparing budget. Prepared the 1998-2019 Conservation Maintenance Project List for the building envelope components.
- Designed the technical documentation for construction and maintenance of the building envelope components. Undertook the completion of all construction documentation.
- Advised in-house trades and operations providing technical support for the resolution of repair difficulties. Provided assistance to the Maintenance Department work group in establishing a procedure for reporting roof leaks and scheduling repairs. During the implementation of this project successfully prepared tender documentation for emergency roof repairs tender, and assisted in the tender evaluation process.
- Helped in establishing the fast track process for emergency projects. As a part of this process, performed field reviews of the school building envelopes, on site material sampling and investigations.

City of Mississauga

- Following destructive and non-destructive roof condition assessment established a scope of work and budget for skylight and roof replacement at Central Library, City Hall and fifteen other sites. Designed the technical documentation and reviewed on site the roof replacement.
- Designed the technical documentation for several building envelope projects in last several years.

Moffet & Duncan Architects Inc., Moffat Kinoshita Architects, Taylor Smyth Architects, Robbie/Young+Wright IBI Group Architects, CS&P Architects, Bruce Straton Architects, HOK, G&G, SedArc Incorporated Architects, Snyder Architects, Stafford Haensli Architects Inc., Hossack & Associates Architects, and many others.

- Worked on a wide variety of projects collaborating with great teams designing building envelope components including those of McBride Public School, Thornwood Public School, James S Bolton PS, Macville PS, Ridgeview PS, Vista PS and Clark Boulevard Public School, Sunnybrook Hospital, Glenforest SS, Progress House Shelter Retrofit etc .
- Provided building science expertise in designing building envelope components.

MCD Design Group Ltd.

Prepared and coordinated with other major disciplines, working drawings, including those for the Ministry of Health building in Kingston, Ontario, Marathon Realty Ltd. corporate offices in Toronto, and Collingwood General and Marine Hospital.

Trow Consulting Engineers Ltd., Coffey Geotechnics Inc., Technology Support Services Inc. & SPL Consultants Ltd.

Working for Building Science & Rehabilitation Group providing design, site review and project coordination for roof replacement projects and other building envelope components.

Education

Roof Consultants Institute Inc.

Wind, Drainage & Advanced Thermal and Moisture, Humber College, Toronto

Roof Consultants Institute Inc.

Advanced thermal calculation methods, including: annual energy estimates, cooling loads calculations, and calculations of temperatures within cross-sections
Cool and reflective roofing technology
Principles of moist air and the effects of moisture on building insulation and other materials
Fundamentals of using vapor retarders and air barriers
Mold concerns associated with roofing and building envelope designs

Roof Consultants Institute Inc.

Rooftop Quality Assurance, Humber College, Toronto

Ryerson University

Building Science for Architectural Preservation and Conservation

University of Sarajevo

Bachelor of Architecture

Associations and Memberships

Professional Member: RCI, Incorporated. The Institute of Roofing, Waterproofing & Building Envelope Professionals (RCI).
Professional Member: Ontario Building Envelope Council (OBEC).