Scoped Heritage Impact Assessment for the Reroofing of Cherry Hill House
Unit 18 – 680 Silver Creek Boulevard, Mississauga, Ontario

by Francine Antoniou Architect
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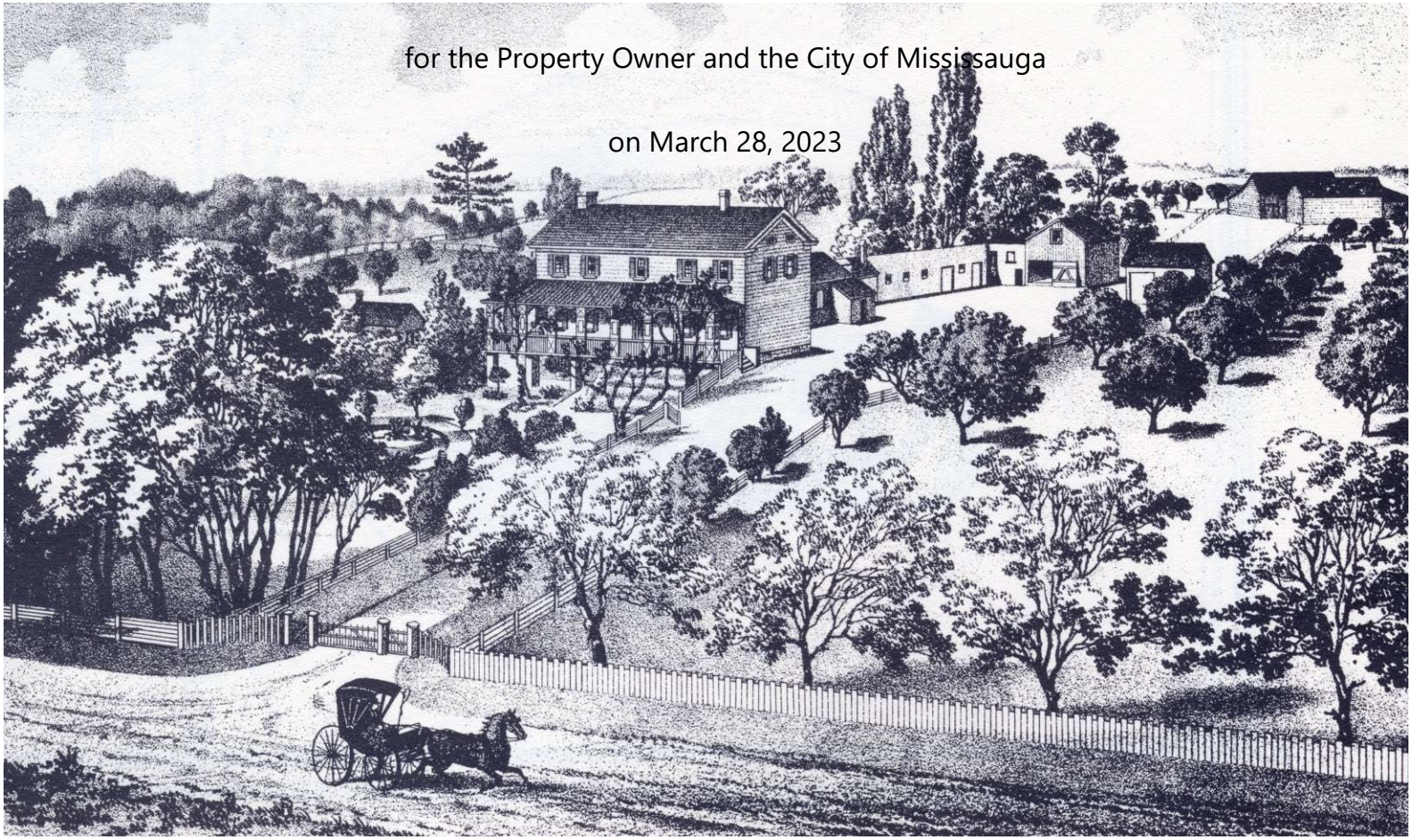
for the Property Owner and the City of Mississauga

on March 28, 2023



"Residence of Joseph Silverthorn, Cherry Hill, Cooksville"
in J.H. Pope, *Illustrated Historical Atlas of the County of Peel, Ont*. (Toronto: Walker & Miles, 1877), p. 34.

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Background

Cherry Hill House, considered to be one of the oldest surviving buildings in Mississauga, is protected under the *Ontario Heritage Act*.

Located north of the Dundas Street East and Cawthra Road intersection, Cherry Hill House stands at the southeast corner of Silver Creek Boulevard and Lolita Gardens (Fig. 1). The building is set in treed lawn on its west (front) and north sides and the parking lots of Silver Creek Plaza on its east and south sides.

Since its relocation from Dundas Street East near its intersection with Cawthra Road, Cherry Hill House has been used as a restaurant and pub. Currently vacant and awaiting a new tenant, the main roofs over the building's frame front part and stone back wing have deteriorated to the point that tarpaulins have been placed over them.

The heritage impact assessment, scoped down to focus on the reroofing project, serves to:

- understand the building's history and its historical roof coverings;
- describe the roofs' existing condition;
- compare alternative roof treatments according to their historical authenticity, visual appearance, durability and longevity, and cost; and,
- recommend a preferred option based on conservation principles.

The heritage designation by-law, By-law Number 561-78, offers reasons for designation but does not specify heritage attributes. This

is typical for heritage designation by-laws enacted in the 1970s and the remainder of the twentieth century. However, in the Canadian Register of Historic Places, character-defining elements are listed for Cherry Hill House. Among the elements are its cedar shingle roof and "tent"-roofed verandah.

As-found photographs illustrated in the heritage impact assessment were taken on two days – January 16, 2023 for the exterior and February 13 for the interior. Sources for the building history were compiled from books, on-line publications and data, materials collected to support the property's designation in 1978, photographs held in the Mississauga Library System and drawings made in the 1970s for the house's rehabilitation. For the help they provided in compiling these sources, the authors wish to thank: Paula Wubbenhorst, the City's heritage planner; Denis Frias, a senior librarian for the Mississauga Library System; Matthew Wilkinson, historian at Heritage Mississauga; and the property owner.

Building History

The construction of Cherry Hill House is described in J.H. Pope's *Illustrated Historical Atlas of the County of Peel, Ont.* of 1877. Because the owner of Cherry Hill House, Joseph Silverthorn, was a patron of the publication, he merited a biography, a depiction of his farmstead by the lithographers Rolph, Smith & Company of Toronto, and an entry in the directory of the county's principal citizens. Silverthorn's name was also labelled across his large farm spanning Lot 11, Concession 1, North of Dundas Street and part of Lot 11, Concession 1, South of Dundas Street (Fig. 2). His house near the northwest corner of Dundas Street and today's Cawthra Road was shown on the map as were his orchards. Another house at the southwest corner was also marked on the map.

The biography published in the atlas actually recorded the date when it was written – April 7, 1877. The information in it likely was provided by Joseph Silverthorn and his wife, Jane, who were characterized as an "aged couple ... both remarkably smart." He was 91 years old, and she a little younger. The biography stated that they had settled on Lot 11, north of Dundas Street in 1807, which was the year after the Mississauga Nation lost 85,000 acres of their land along the lake between Etobicoke Creek and Burlington Bay except for reserves beside Twelve Mile Creek, Sixteen Mile Creek, the Credit River and Etobicoke Creek. The Silverthorns settled on Dundas Street, the colonization road envisaged to cross the province, and among the Mississauga who had not yet moved: "The first winter they lived in the Township of Toronto there were thirteen camps of Indians all near his house." This first house was "... a shanty 18 by

20 feet where they lived until about the year 1816 ... ." Then, they built a house that was "a little larger and not far from the first one." "They lived in this house until 1822 when they erected the building in which they at present [in 1877] reside." The biography also described how Joseph Silverthorn had made his living: "Mr. Silverthorn has always been a farmer, although he had a saw mill for several years." The choice of a wood frame house for the Silverthorns was obvious.

The drawing of Joseph and Jane Silverthorn's farmstead was entitled the "Residence of Joseph Silverthorn, Cherry Hill, Cooksville" (Fig. 3). The lithograph showed their large two-plus-storey house and a small one-storey house beside it. Following the biography's account, these were the 1822 large house and the c. 1816 small house. Attached to the two-plus-storey house were one-storey back wings. Behind them were a wall, drive shed, another outbuilding and, in the distance, two barns. The orchards marked on the map of the southern half of Toronto Township were also included in the lithograph. Presumably, they were filled with the cherry trees – a favourite of the Silverthorn family – that gave the farmstead its name. They were planted up the slope from Dundas Street.

When Joseph and Jane Silverthorn were younger, the enumerator for the 1861 Census of Canada in Toronto Township recorded that they were living in a three-storey frame house built in 1830. For this census only, there was a column to note whether the residents' house was being built; and some enumerators interpreted this piece of information to mean when the house had been constructed. Oddly, when George R. Tremaine drew his map of Peel County in 1859, he showed three buildings at the southwest corner of Dundas Street and today's Cawthra Road and none at the northwest corner. However, based on the appearance of the Silverthorns' large house that was depicted in the atlas, a construction date in the early nineteenth century is believable.

In great measure, the large house depicted in the atlas conforms to the typical appearance of early nineteenth century houses in Ontario. As illustrated, it consisted of a frame front part and a series of back wings. The fancier front part typically provided a ground-floor room for receiving guests – a formal parlour with the finest baseboard, door casing and window surrounds – at least another ground-floor room for dining, and bedrooms for the family upstairs. A series of progressively smaller back wings trailed behind the front part, each with its own function. Typically, the back wing closest to the front part contained the essential kitchen. In the case of Cherry Hill House, there was a kitchen in the stone basement level of its front part and likely another kitchen in the one-storey back wing closest to the front. It too was made of stone.

The symmetrical five-bay front facade, the low-pitched gable roof and the cornice returns on the gable ends evidence the Neoclassical style, which was popular in Ontario during the early and mid-nineteenth century. The lithograph's detail captured the house's clapboard siding and wood shingle roof. The verandah which crossed the front facade had an awning-form roof made of bent board-and-batten construction, wood treillage for the posts, and a wood picket railing to prevent people from falling off the verandah's elevated deck, which rested partly on piers and partly on an embankment. The complex verandah was probably added onto the house in the mid-nineteenth century, and Kathleen Hicks in her history of the Silverthorns ascribed the date of 1852 for the verandah without citing her source. In the appendix to their seminal book on the domestic architecture of Upper Canada, Marion Macrae and Anthony Adamson wrote about the evolution in taste for one-storey verandahs. They said in *The Ancestral Roof: Domestic Architecture of Upper Canada* that:

"One-storey verandahs became an almost universal addition to houses in Upper Canada and Canada West from 1830 to 1855. ... They were added across the whole of the front of the long rectangular-shaped houses with the centre-hall plan and to the kitchen tails. ... The roofs of the earliest verandahs were supported by simple posts or Classical columns. Verandahs from 1835 to 1860 often had elaborate treillage. From 1860 on treillage was replaced in fashion by posts with brackets."

They featured a line drawing of Cherry Hill House on their page about verandahs and galleries (Fig. 4). As for the awning-form roof (sometimes called a tent roof or a canopy roof), it was a recommendation from the influential designer, A.J. Downing, who in *Cottage Residences* of 1842 described a verandah consisting of "trellis-like octagonal posts, lattice between the post tops and an awning-form roof, its ceiling and rafters made of 'beaded and planed stuff'."

John Blumenson in his illustrated guide to Ontario architecture wrote that: "For just about every European colony established on this [North American] continent there developed in the early years of the twentieth century an interest in each colony's architectural past." In Ontario, colonial revival houses were constructed and the recording of the province's earliest buildings, then a century old, began. Professor Eric Arthur and his students of architecture at the University of Toronto travelled Ontario to inspect, photograph, and measure buildings from the British Colonial era. Cherry Hill House was one of them. In an article published in 1928 on the province's early architecture, Arthur featured Cherry Hill House, describing it as a "delightful old frame house." He commented on the verandah's detail that would date the house to the first half of the nineteenth century and remarked on the uncommon "double decker" front

elevation where a very "complete" kitchen was accommodated below the verandah. He included interior photographs, a photo of the side elevation (now the north elevation) and, because the front elevation was obscured by lilac shrubs and large trees, a measured drawing of the front elevation, delineated by J.M. Woolfson (Fig. 5).

About 1930, Arthur Malcolm Mushlian took photographs of the house's front elevation (mostly hidden by trees and shrubs), the side elevations and the rear elevation (Fig. 6 to 9). The photos revealed a building in relatively sound condition, which was also Eric Arthur's observation. He had said in his 1928 article that the house was in "its original condition" but that repairs would have to be made "to prevent the destruction of certain parts." Mushlian's photos also showed that the front verandah was still covered by a bent board-and-batten roof but that the roofs over the house's front part and back wings had been replaced with asphalt shingle. Manufactured asphalt shingle became commercially available in the early twentieth century.

At this time in the house's story as told by Kathleen Hicks, one side of Cherry Hill house was rented out and the other was retained by William James Stanislas Romain. His aunt, Augusta Silverthorn, who was Joseph and Jane Silverthorn's daughter, had bequeathed the property to him in 1908. On his death in 1951, Romain's solicitor, Thomas Joseph Day, took possession of the property. Two owners followed Day – Ruth Botnick and then Charles Sager – until S.B. McLaughlin Associates Ltd. acquired Cherry Hill in 1970. S.B. (Bruce) McLaughlin's company had been buying up properties in the Mississauga Valleys area since 1964.

In 1971, Cherry Hill House was put in peril. It was expropriated for the realignment of the Dundas Street East and Cawthra Road intersection and the Cawthra Road underpass. McLaughlin was convinced to save the house, and he assigned his information officer, Ron Duqette, to oversee the house's relocation and rehabilitation. By this point, Cherry Hill House was in poor shape. Joseph De Rijck photographed the dilapidated building in 1972 (Fig. 10 to 12).

In October 1972, consulting engineers R.E. Winter & Associates Ltd. started a set of drawings for the house to be rehabilitated as a restaurant at its new site. The drawings stamped by professional engineer J.D. Tremayne were revised periodically through the 1970s and finalized for tender in June 1979 (Fig. 13). The engineers were going to turn Cherry Hill House around so that the front facade built into a hill facing south would instead face west at the new flat location. The engineers were going to set the relocated house on new foundations of dwarf concrete block walls. The existing clapboard on the house's front part was going to be repaired and

refinished. The back wing's stone walls were going to be bonded to concrete block walls, making the stone a veneer. The awning-form, board-and-batten verandah was going to be recreated, its roof made up of a milled pine deck, milled pine battens nailed to the deck and fir purlins for reinforcement. The new roof over the front part was going to be built up in layers atop the existing roof deck – an asbestos sheet first, then asphalt felt above, and last a covering of cedar shingles instead of the existing asphalt shingles. The new layered roof over the stone back wing was going to rest on firply. Gutters to drain run-off from the roofs were going to be made of galvanized iron in a semi-circular shape. The engineers were going to keep the existing wood floor framing in the attic over the house's front part. The stone chimney on the roof ridge of the house's front part was going to be disassembled before the move and rebuilt at the new location. The brick chimney on the stone back wing's roof was going to be recreated as a brick enclosure around the new exhaust duct and insulated gas flue. The interior layout was going to be reconfigured. Other alterations were planned to suit the building's new use as a restaurant.

In June 1973, Stanwalt House Movers moved the frame front part of the house 400 yards north to its new site on the corner of Silver Creek Boulevard and Lolita Gardens, just west of Cawthra Road (Fig. 14 and 15). The stone back wing was taken apart for reconstruction at the new site. Cherry Hill House was placed in juxtaposition to Silver Creek shopping plaza and its surface parking lot (Fig. 16).

The rehabilitated house was sold to Triomphe for a restaurant and pub that opened in 1979. In their 1982 history entitled *The Governor's Road: Early buildings and families from Mississauga to London*, authors Mary Byers and Margaret McBurney featured two photographs of the repurposed house (Fig. 17).

At some point in time, the bent board-and-batten cladding on the verandah roof was overlain with wood shingle. A record of a heritage permit issued for this change does not exist.

Existing Condition of the Roofs

Four decades of the house's use as a restaurant have taken a toll on the building fabric (see Fig. 18 to 31). This is to be expected when a frame house is turned into a public assembly use, especially one as intense as a restaurant. A program of exterior repair work would

include the high-priority item of addressing the main roofs over the house's front part and back wing.

Inside the house, the verandah roof clad in weathered silvery-grey wood shingle can be better seen (Fig. 32). A hole in the upper floor's ceiling located near the building's west-facing front facade has likely been caused by raccoons (Fig. 33 and 34). The reconstructed A-frame attic over the house's front part is full of duct work (Fig. 35 to 38). The asbestos sheet specified in the engineers' drawings from the 1970s shows between boards in the attic ceiling (Fig. 39). Some of the asbestos is intact, and some is damaged (Fig. 40). Loose asbestos is also evident around what appears to be the stove pipe hole for the small brick chimney (Fig. 41). Like the front part's attic, the back wing's attic dates from the 1970s (Fig. 42).

Discussion of Alternative Roof Treatments

Three alternatives for the main roofs are compared in the below table. Estimates of cost come from current industry standards for the Toronto area. Asbestos removal is not factored into the cost for the comparison of alternative roof coverings.

Table 1: Comparison of Roof Treatments for the Main Roofs Over the House's Front Part and Back Wing

	Historical Authenticity	Visual Appearance	Durability & Longevity	Cost
Cedar Shingles (sawn & nailed)	Wood shingle shows in the 1877 lithograph of Cherry Hill House.	A cedar shingle roof offers a textural quality to the roofs' appearance, and when the shingle weathers it will naturally turn a silvery grey colour.	When laid by roofers experienced in cedar shingle installation and when properly maintained, a cedar-shingled roof can last 30 years. Fire-resistant coatings should be applied regularly. In addition to the risk of catching fire, moss can build up on the wood.	$30-$47 per square foot. The cost is high because there is very limited supply of Western red cedar shingle and because its proper installation requires specialized skill.
Architectural Asphalt Shingles	Photographs from about 1930 show that asphalt shingle had replaced the house's wood shingle roof cladding.	A high-quality architectural asphalt shingle can approximate, but not duplicate, the texture and colour of weathered wood shingle.	Architectural asphalt shingle is not as durable as other types of roofing material. A high-quality architectural asphalt shingle roof can last 15 to 25 years before needing any major repairs or replacement. If using a high-quality shingle with a specified 130 MPH, asphalt shingles are now able to withstand heavy winds. A high-quality asphalt shingle roof comes with a warranty against moss build-up for 25 years.	$9 per square foot. Asphalt shingle is the least expensive roofing option in the short-term.

Standing-Seam Steel	Metal roofing has not yet been installed at Cherry Hill House.	Standing-seam steel, which is gaining in popularity for historic building roofs, can be finished to approximate the overall colour of weathered wood shingle. The ribs in the steel would correspond to the verandah roof's bent board-and-batten.	A metal roof is extremely durable. It can withstand all the elements of weather and is resistant to damage by animals, mould and fire. If properly installed, a metal roof can last more than 50 years.	$25-$43 per square foot. Metal roofing is cost-effective over the longer term.

For the comparison of alternatives for the unusual verandah roof, industry cost standards do not exist.

Table 2: Comparison of Roof Treatments for the Verandah Roof

	Historical Authenticity	Visual Appearance	Durability & Longevity	Cost
Bent Board-and-Batten (painted)	Bent board-and-batten roofing shows in the 1877 lithograph of Cherry Hill House. The awning-form roof with bent board-and-batten sheathing was recreated in the 1970s.	Bent board-and-batten complements the awning-form roof structure by following the roof's curvature.	Bent board-and-batten is prone to rot. Painting every two years will be needed to discourage water from infiltrating around the battens.	Custom millwork makes bent board-and-batten fairly high in cost.

Asphalt Shingles	Asphalt shingle has never been put on the verandah roof, and wood shingle has only appeared on the Cherry Hill House verandah recently.	Asphalt shingle does not fit well with the curvature of the awning-form roof. Cedar shingle is also contrary to the look of an arcing awning-form roof.	Lightweight asphalt shingle that can be carried by the existing wooden roof structure lasts at the low end of service life for asphalt shingle products – 15 years.	Asphalt shingle is the least expensive option in the short term.
Standing-seam Steel	Metal roofing has not yet been installed.	Standing-seam steel can approximate the profile of bent board-and-batten, and its finish can approximate the overall colour of painted wood.	A metal roof is extremely durable. It can withstand all the elements of weather and is resistant to damage by animals, mould and fire. If properly installed, a metal roof can last more than 50 years.	Metal roofing is cost-effective over the longer term.

Preferred Option

Replacing the main roofs' deteriorated cedar shingle roof cladding from the 1970s with the same follows the conservation principle of replacing materials in kind. Cedar shingle cladding comes closest to the wood shingle cladding, probably pine, that is shown in the 1877 lithograph.

In 2023, cedar shingle roofing is not as resilient as it once was. The expected life of cedar shingle, taken from depleted forests in British Columbia, has dropped from 50 years to 30 years. The expected life of high-quality architectural asphalt shingle approaches the expected life of cedar shingle, and architectural asphalt shingle is much less costly than cedar. Although less ideal in terms of historical authenticity, architectural asphalt shingle simulates the wood shingle depicted in the 1877 lithograph. For these reasons, the preferred roof cladding material for the main roofs is architectural asphalt shingle.

The verandah roof is a 1970s recreation of the bent board-and-batten verandah seen in the 1877 lithograph. At some point in time, the deteriorated pine sheathing was overlain with cedar shingle; and it too is not performing. The existing cedar shingle is not attractive nor would its replacement with asphalt shingle complement the special awning-form roof. Reconstruction of the bent board-and-batten sheathing, while authentic, has the disadvantage of requiring high maintenance. The appearance of durable and long-lasting standing-seam steel roofing recommends it as a suitable replacement for the bent board-and-batten.

Summary and Recommendations

Built in 1822 and relocated and rehabilitated in the 1970s, Cherry Hill House is one of the oldest surviving buildings in Mississauga.

Four decades of the house's use as a restaurant have taken a toll on the building fabric. The main roofs over the building's frame front part and stone back wing have deteriorated to the point that tarpaulins have been placed over them. A program of exterior repair work would include the high-priority item of reroofing – the focus of the scoped heritage impact assessment.

The main roofs have been laid in wood shingle (probably pine) as depicted in a lithograph from 1877, in asphalt shingle as shown in photographs from about 1930 and in cedar shingle when the house was rehabilitated in the 1970s. Unfortunately, as was common practice, the engineers who designed the house for its use as a restaurant specified a layer of asbestos sheet beneath asphalt felt and a covering of cedar shingles. Some of the asbestos sheeting is damaged, and all of it is a hazardous material.

Three alternative roof treatments for the main roofs are explored in the report – cedar shingles, architectural asphalt shingles and standing-seam steel – and are compared according to their historical authenticity, visual appearance, durability and longevity, and cost. The preferred roof cladding material for the main roofs is architectural asphalt shingle since the expected life of high-quality architectural asphalt shingle approaches the expected life of cedar shingle and since architectural asphalt shingle is much less costly than cedar. Although less ideal in terms of historical authenticity, architectural asphalt shingle simulates the wood shingle depicted in the 1877 lithograph. Roof design drawings, specifications and a photographed sample of the recommended architectural asphalt shingle are appended to the report. To ensure that the removal of asbestos and the new roofing are executed as specified, a

superintending architect should inspect the work twice – once early in the process and once for final review.

In the 1970s, the engineers recreated the house's front and side verandah seen in the 1877 lithograph. Their all-wood replica has a special awning-form roof whose deck is lain with bent board-and-batten. The cedar shingle that has been placed over the bent board-and-batten sheathing is unattractive, and lightweight asphalt shingle is similarly contrary in appearance to the bent board-and batten sheathing that curves with the roof structure. Reconstruction of the bent board-and-batten sheathing, while authentic, has the disadvantage of requiring high maintenance. The appearance of durable and long-lasting standing-seam steel roofing recommends it as a suitable replacement for the bent board-and-batten. Appended drawings and specifications reference this preferred option.

Appendix A: Illustrations

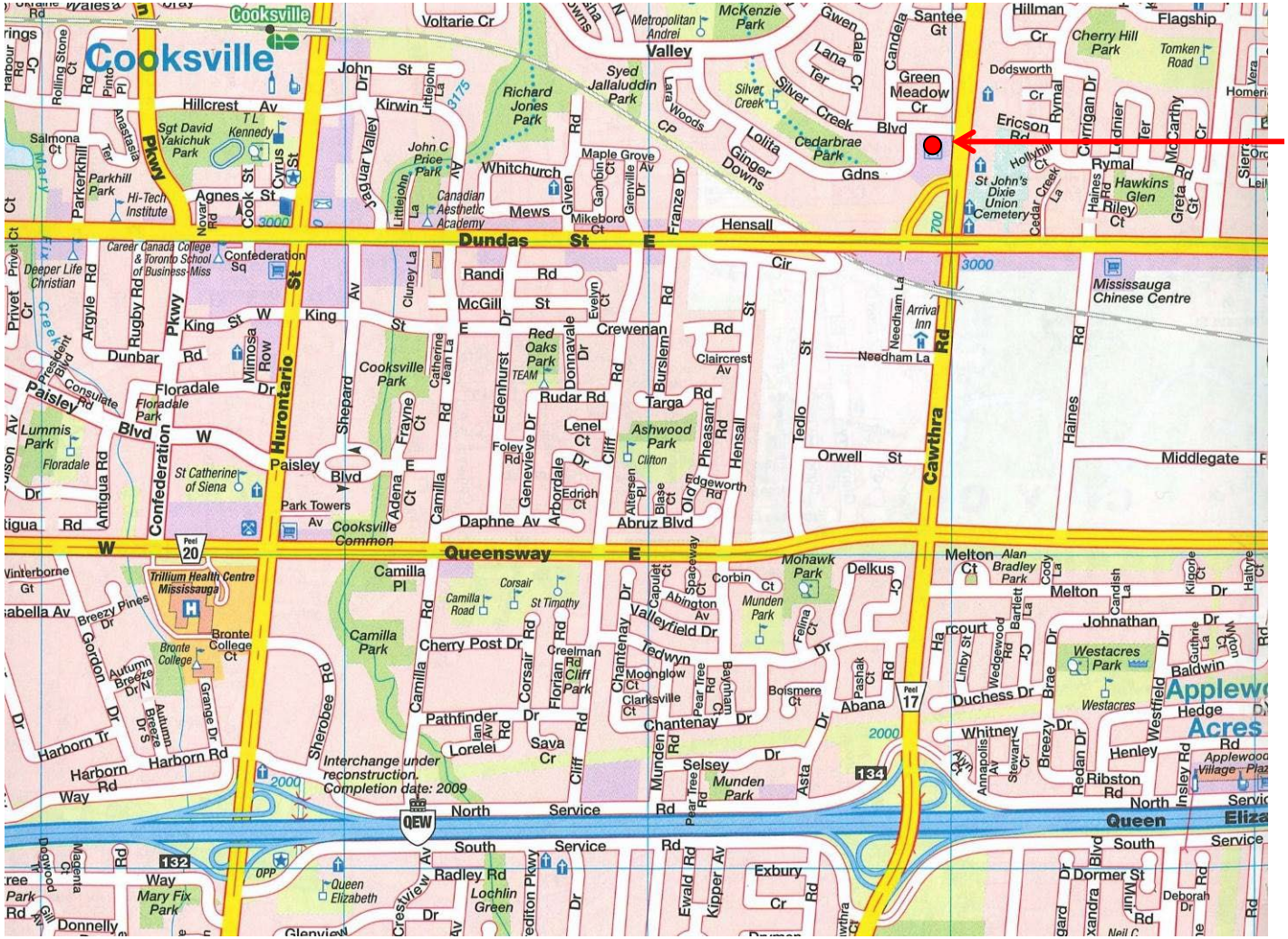


Fig. 1 Location of Cherry Hill House identified by a red dot marked on the Cooksville plate in MapArt, *Toronto & Area* (Oshawa, Ont.: Peter Heiler Ltd., 2010), pl. 473.

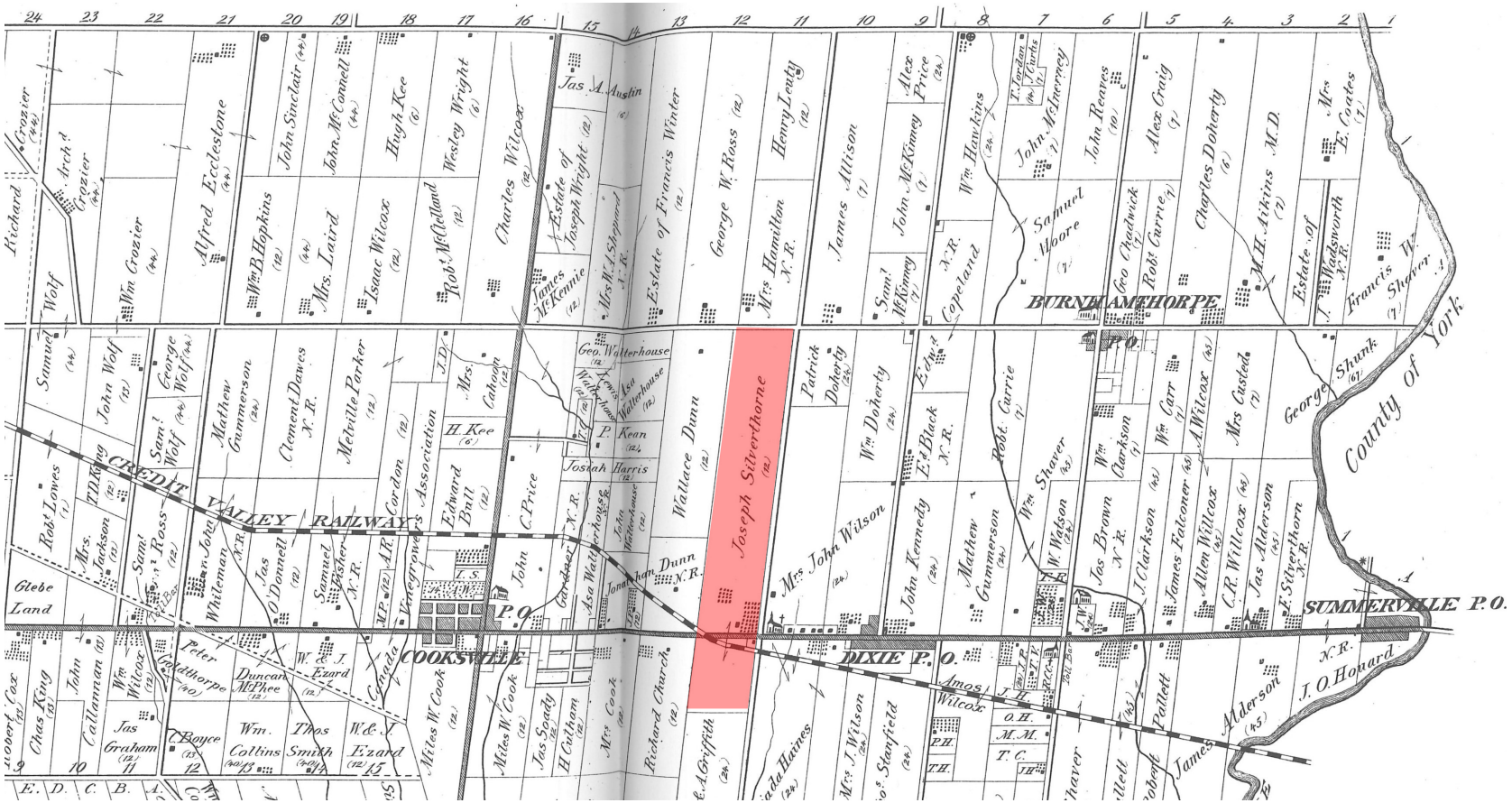


Fig. 2 Detail from J.H. Pope, "Southern Half, Toronto Township," in *Illustrated Historical Atlas of the County of Peel, Ont.* (Toronto: Walker & Miles, 1877), pp. 24-25.

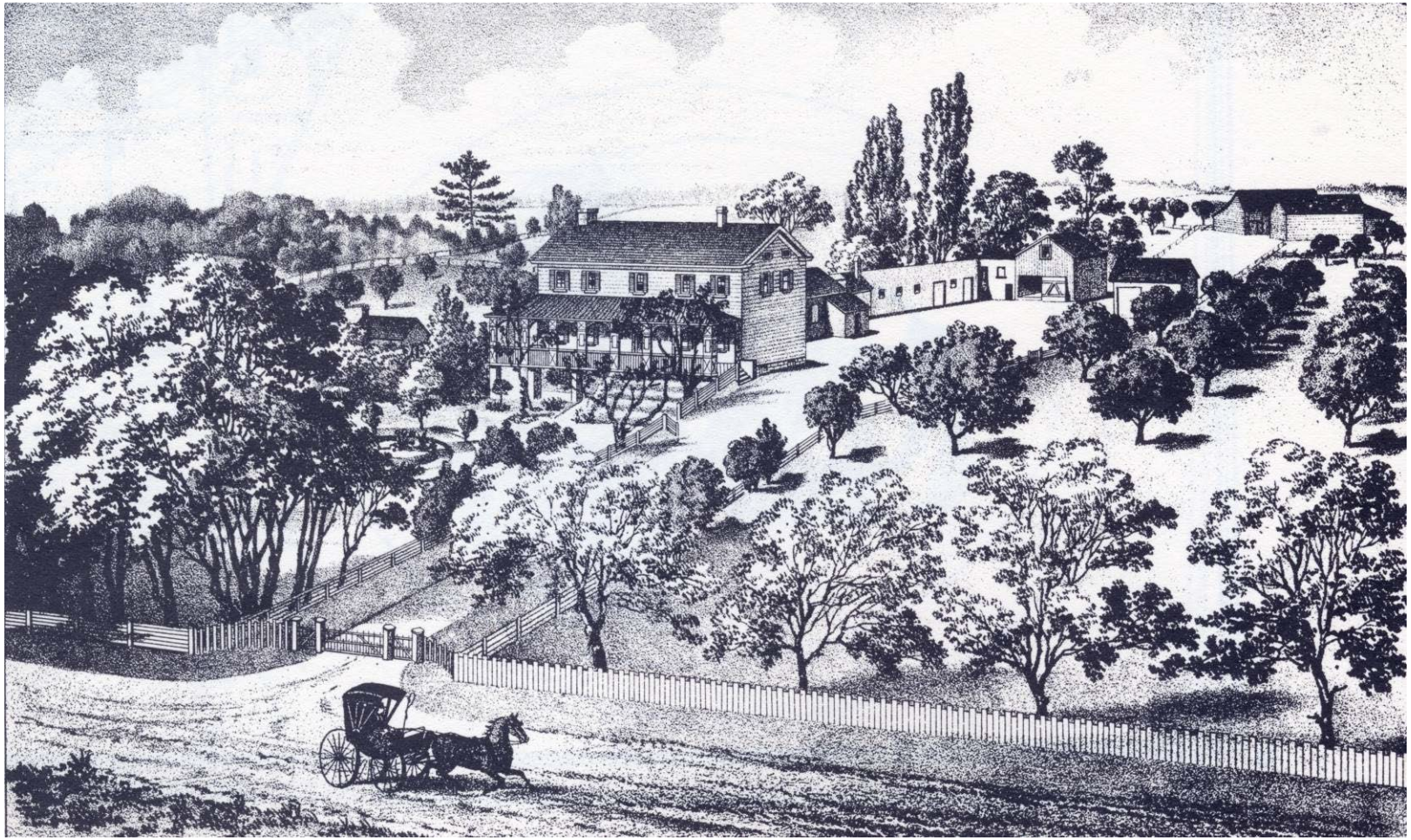


Fig. 3 "Residence of Joseph Silverthorn, Cherry Hill, Cooksville" in J.H. Pope, *Illustrated Historical Atlas of the County of Peel, Ont.* (Toronto: Walker & Miles, 1877), p. 34.

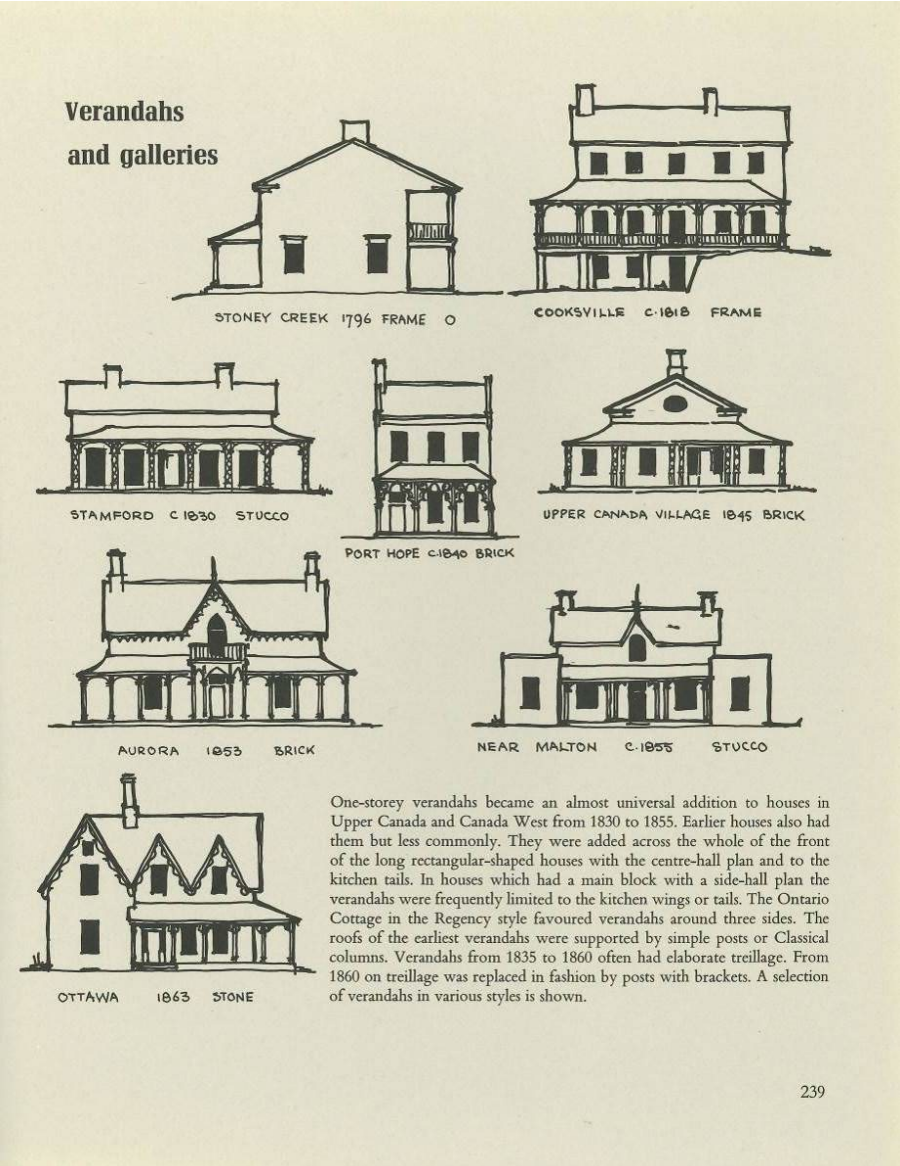
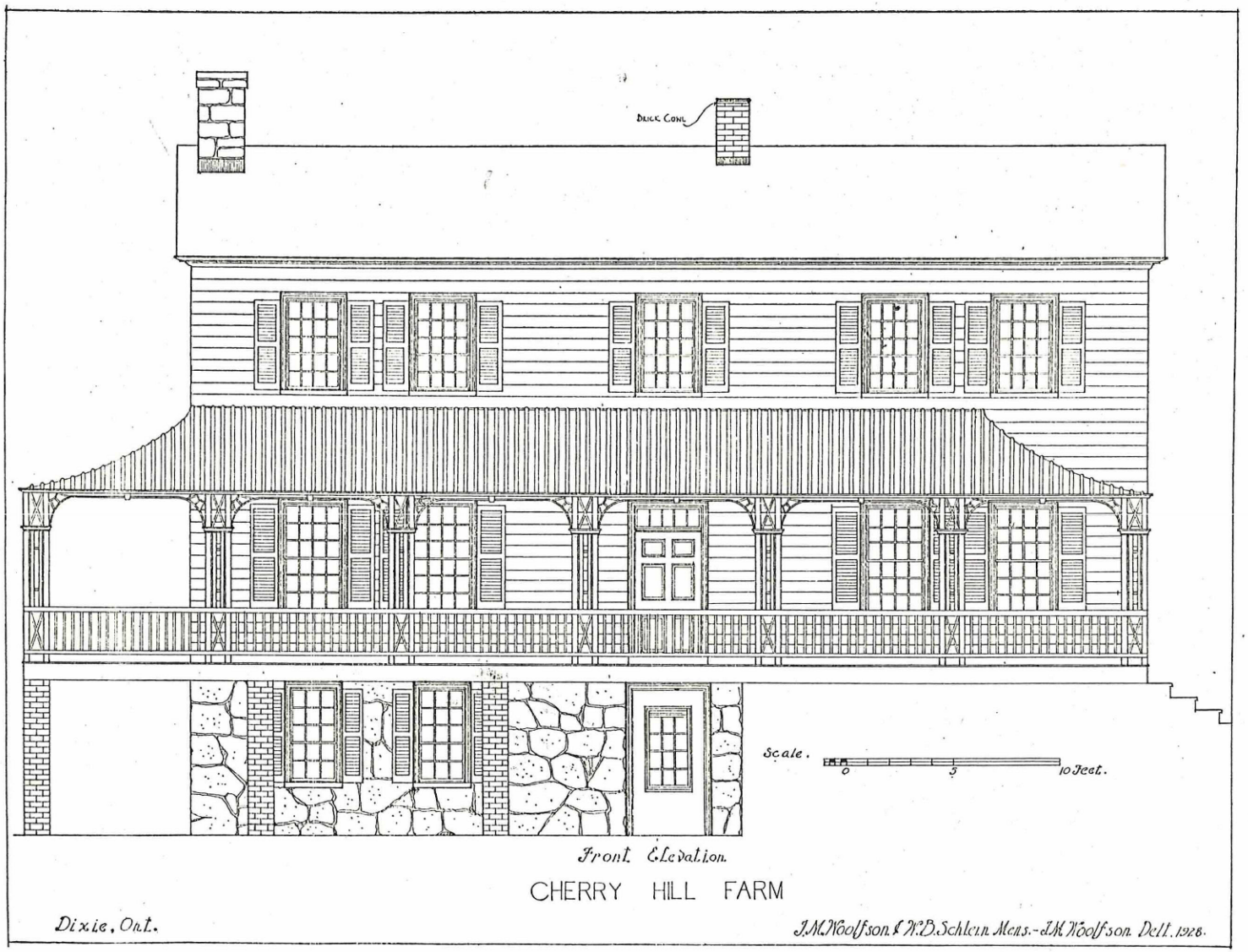


Fig. 4 Marion Macrae and Anthony Adamson, *The Ancestral Roof: Domestic Architecture of Upper Canada* (Toronto: Clarke, Irwin & Co., 1963), p. 239.



THE SILVERTHORNE HOUSE, DIXIE

Fig. 5 J.M. Woolfson, "Front Elevation, Cherry Hill Farm," in E.R. Arthur, "The Early Architecture of the Province of Ontario," *The Journal, Royal Architectural Institute of Canada*. (June 1928), p. 201.

Fig. 6 Arthur Malcolm Mushlian, "Cherry Hill House, Dixie," c. 1930, Mississauga Library System, I.D. MC0006. The front elevation is obscured by trees and shrubs.

Fig. 7 Arthur Malcolm Mushlian, "Cherry Hill House, Dixie," c. 1930, Mississauga Library System, I.D. MC0005. The corner view of the front elevation and one side elevation shows the verandah's bent board-and-batten roof, then perhaps eight decades old.

Fig. 8 Arthur Malcolm Mushlian, "Cherry Hill House, Dixie," c. 1930, Mississauga Library System, I.D. MC0002. A side view of the house shows the bent board-and-batten roof surmounting the verandah and asphalt shingle covering the roofs over both the front part and back wing.

Fig. 9 Arthur Malcolm Mushlian, "Cherry Hill House, Dixie," c. 1930, Mississauga Library System, I.D. MC0003. The rear view shows asphalt shingle on the house's front part and back wings.

Fig. 10 Joseph De Rijck, "Cherry Hill House, Dixie," 1972, Mississauga Library System, I.D. MC0500. The rear view shows a collapsed frame wing attached to the house's stone back wing.

Fig. 11 Joseph De Rijck, "Cherry Hill House, Dixie," 1972, Mississauga Library System, I.D. MC0483. The corner view shows a reddish asphalt shingle roof over both the front part and stone back wing. Patches over the asphalt shingle are also evident.

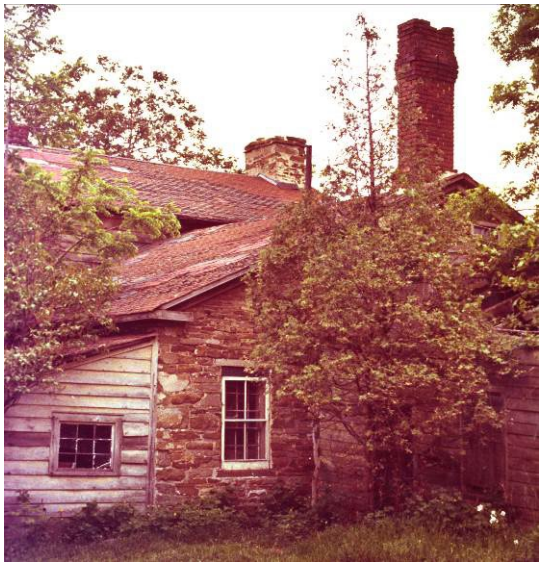


Fig. 12 Joseph De Rijck, "Cherry Hill House, Dixie," 1972, Mississauga Library System, I.D. MC0497. This detail from Fig. 11 shows the asphalt shingle roof in very poor condition.

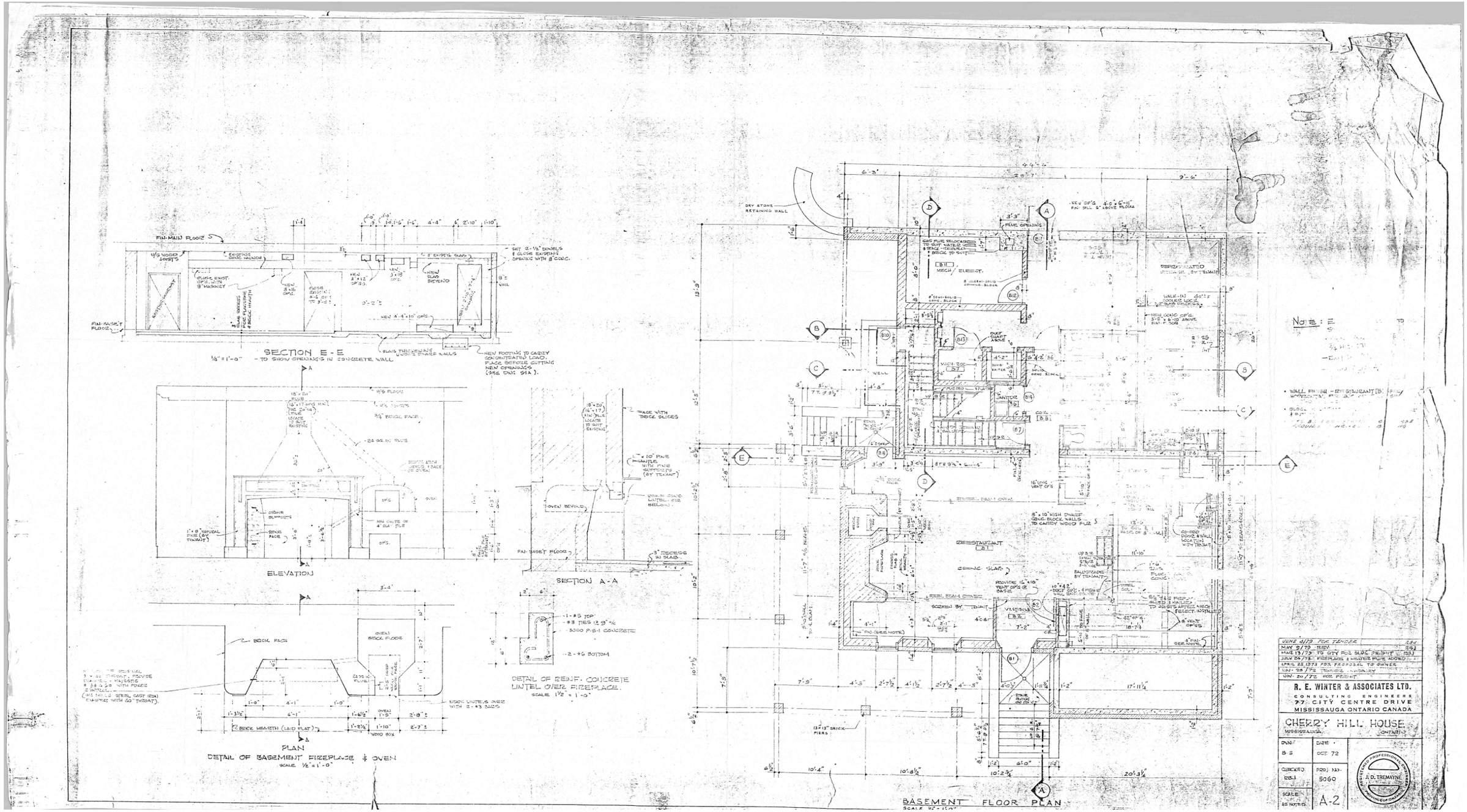
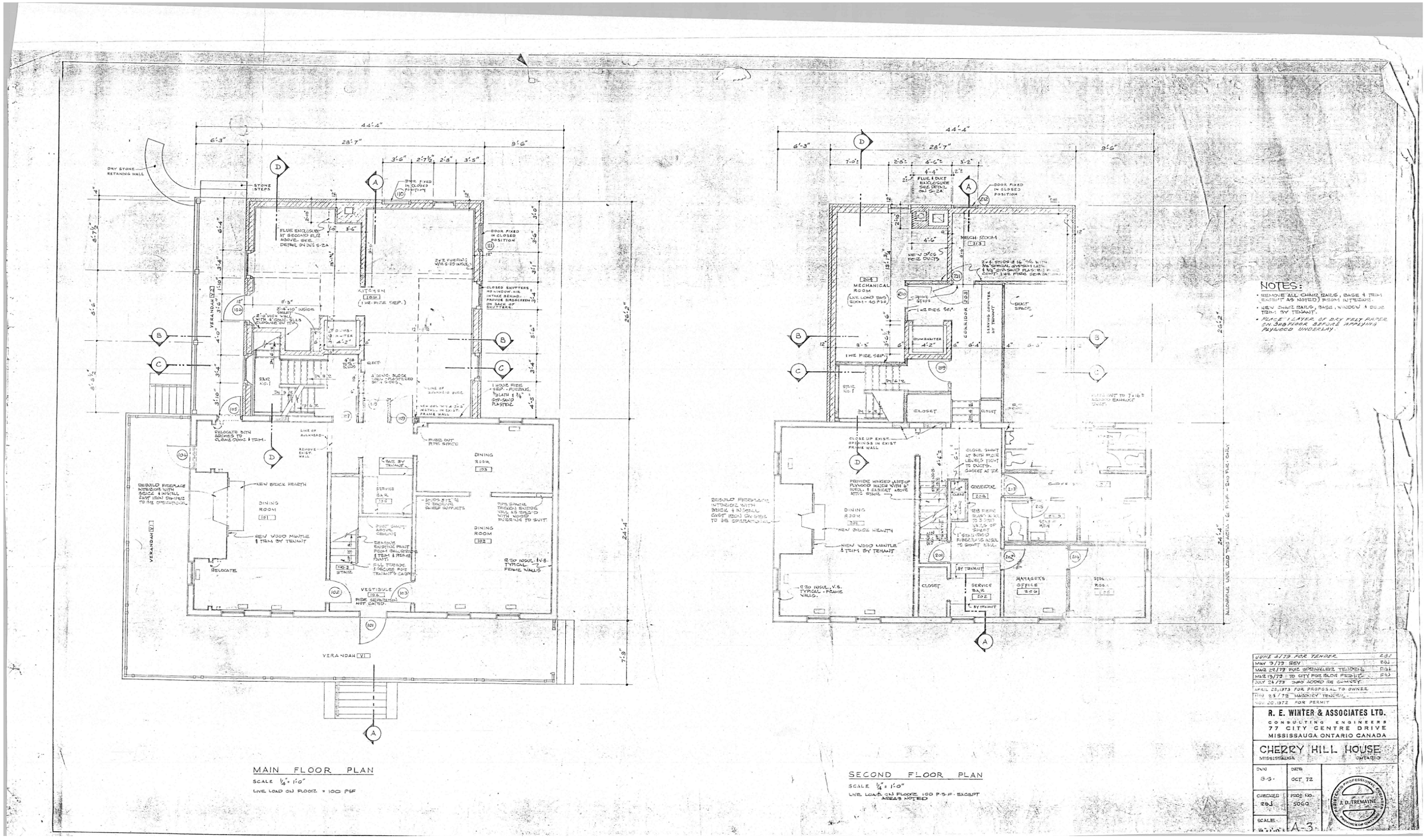
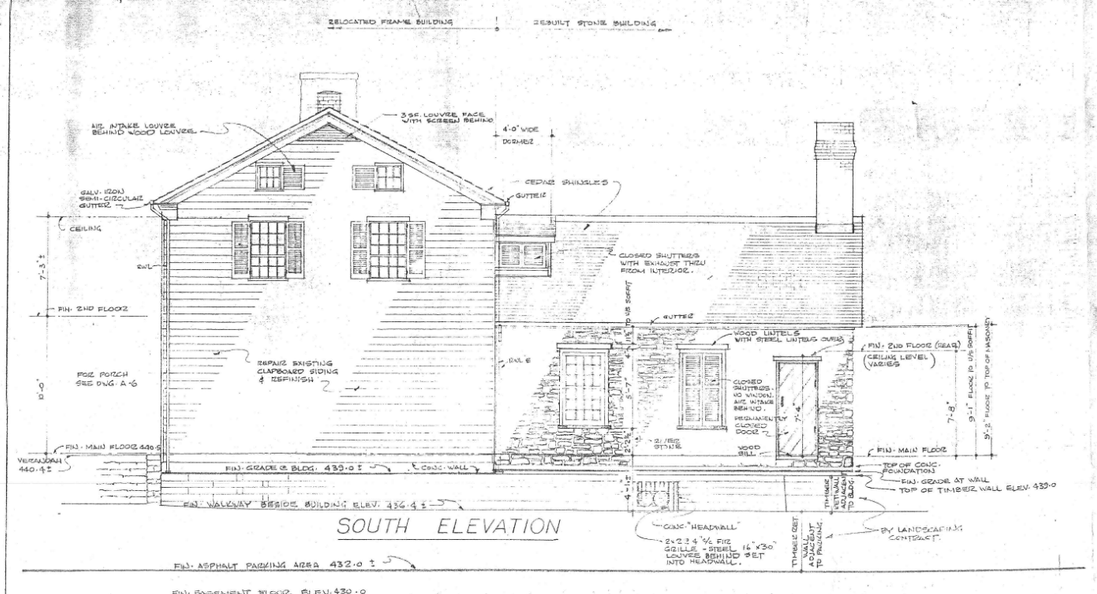
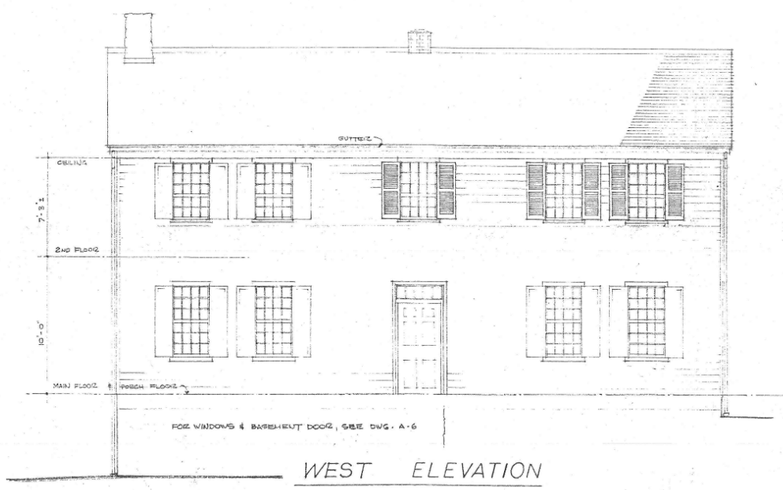
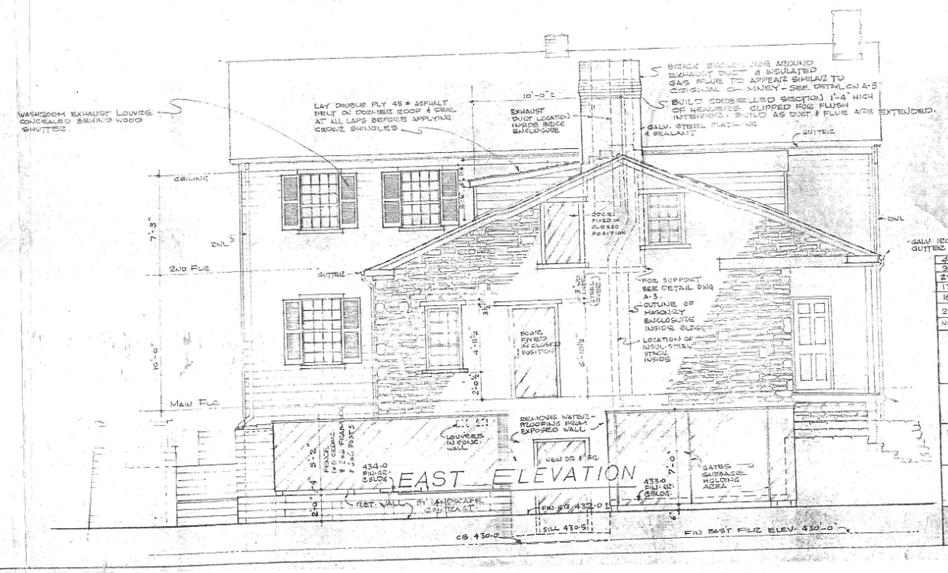


Fig. 13 J.D. Tremayne, P.Eng. for R.E. Winter & Associates Ltd., Consulting Engineers. "Cherry Hill House, Mississauga, Ontario," Oct. 1972; 20 Nov. 1972 for permit; 28 Nov. 1972 for masonry tender; 25 Apr. 1973 for proposal to owner; 13 Jul. 1973 for dumbwaiter pit depth added; 18 Jul. 1973 for wall openings in west elevation revision; 24 Jul. 1973 information added regarding chimney, fireplace, heater flue and stone to basement steps; 13 Mar. 1979 to City for building permit; 22 Mar. 1979 for sprinkler tender; 9 May 1979 revision for permit and bms. added; 4 Jun. 1979 for tender. Private collection. The set of nine drawing sheets includes a site plan, floor plans, elevations, sections, detail of the basement fireplace and oven; detail of the verandah, a room finish schedule, a door and door frame schedule, and reflected ceiling plans.


44'-4"
6'-3"
28'-7"
9'-6"
DRY STONE RETAINING WALL
STONE STEPS
DOOR FIXED IN CLOSED POSITION
FLUE ENCLOSURE AT SECOND FLR ABOVE. SEE DETAIL ON DWG S-2A
KITCHEN
(1 HR. FIRE SEP.)
CLOSED SHUTTERS FOR WINDOW AIR INTAKE BEHIND. PROVIDE SCREEN ON BACK OF SHUTTERS.
VERANDAH
2'-8"x10" INSIDE SHAFT WITH 8"x8" VENT CLEANOUT DOOR
ELECT.
SERVICE
1 HOUR FIRE SEP. - FURRING, 3/4 LATH & 3/4" GYP-SAND PLASTER.
RELOCATE BOTH ARCHES TO CLEAR DOOR & TRIM.
LINE OF SUNKHEAD
REMOVE EXIST. WALL
PUDDLE OUT PIPE SPACE
DINING ROOM
BAR BY TENANT
SERVICE BAR
REBUILD FIREPLACE INTERIOR WITH BRICK & INSTALL CAST IRON DAMPER TO BE OPERATIONAL
NEW BRICK HEARTH
NEW WOOD MANTLE & TRIM BY TENANT
RELOCATE
DUCT SHAFT ABOVE CEILING
REMOVE EXISTING FRONT FOOD CALL GRILLE & TRIM & REPAIR PLASTER
FILL TREADS & FACINGS FOR TENANT'S CARPET
STAIR
VESTIBULE
RISER SEPARATION NOT LATER
R.20 INSUL. V.S. TYPICAL - FRAME WALLS
VERANDAH VI
MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"
LIVE LOAD ON FLOOR = 100 PSF
FLUE & DUCT ENCLOSURE SEE DETAIL ON DWG S-2A
DOOR FIXED IN CLOSED POSITION
MECH. ROOM
NEW DWG FOR DUCTS
MECHANICAL ROOM
(LIVE LOAD THIS ROOM - 40 PSF)
CORRIDOR
SERVING COUNTER BY TENANT
DUCT SPACE
DUMBWAITER
1 HR FIRE SEP.
CLOSET
CLOSE UP EXIST. OPENINGS IN EXIST FRAME WALL
CLOSE SHAFT AT BOTH FLOR LEVELS TIGHT TO DUCTS. GASKET AT DR.
PROVIDE HINGED LID OF PLYWOOD MADE WITH 3" INSUL. & GASKET ABOVE ATTIC STAIR.
REBUILD FIREPLACE INTERIOR WITH BRICK & INSTALL CAST IRON DAMPER TO BE OPERATIONAL
DINING ROOM
NEW BRICK HEARTH
NEW WOOD MANTLE & TRIM BY TENANT
R.20 INSUL. V.S. TYPICAL - FRAME WALLS.
CORRIDOR
STAIR
BY TENANT
SERVICE BAR
MANAGER'S OFFICE
STOR. ROOM
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"
LIVE LOAD ON FLOOR 100 P.S.F. EXCEPT AREAS NOTED
NOTES:
• REMOVE ALL CHAIR RAILS, BASE & TRIM (EXCEPT AS NOTED) FROM INTERIOR.
• NEW CHAIR RAILS, BASE, WINDOW & DOOR TRIM BY TENANT.
• APPLY LAYER OF DRY FELT PAPER ON SUBFLOOR BEFORE APPLYING PLYWOOD UNDERLAY.
JUNE 4/73 FOR TENDER
MAY 9/73 REV.
MAR 22/73 FIRE SPRINKLER TENDER
MAR 15/73 TO CITY FOR BLDG PERMIT
JULY 24/73 INFO ADDED RE CHIMNEY.
APRIL 25/1973 FOR PROPOSAL TO OWNER
FEB 23/73 MASONRY TENDER
NOV 20/1972 FOR PERMIT
R. E. WINTER & ASSOCIATES LTD.
CONSULTING ENGINEERS
77 CITY CENTRE DRIVE
MISSISSAUGA ONTARIO CANADA
CHERRY HILL HOUSE
MISSISSAUGA ONTARIO
DWN B.S.
DATE OCT. 72
CHECKED
PROJ. NO. 5060
SCALE
A-3
J. D. TREMAYNE





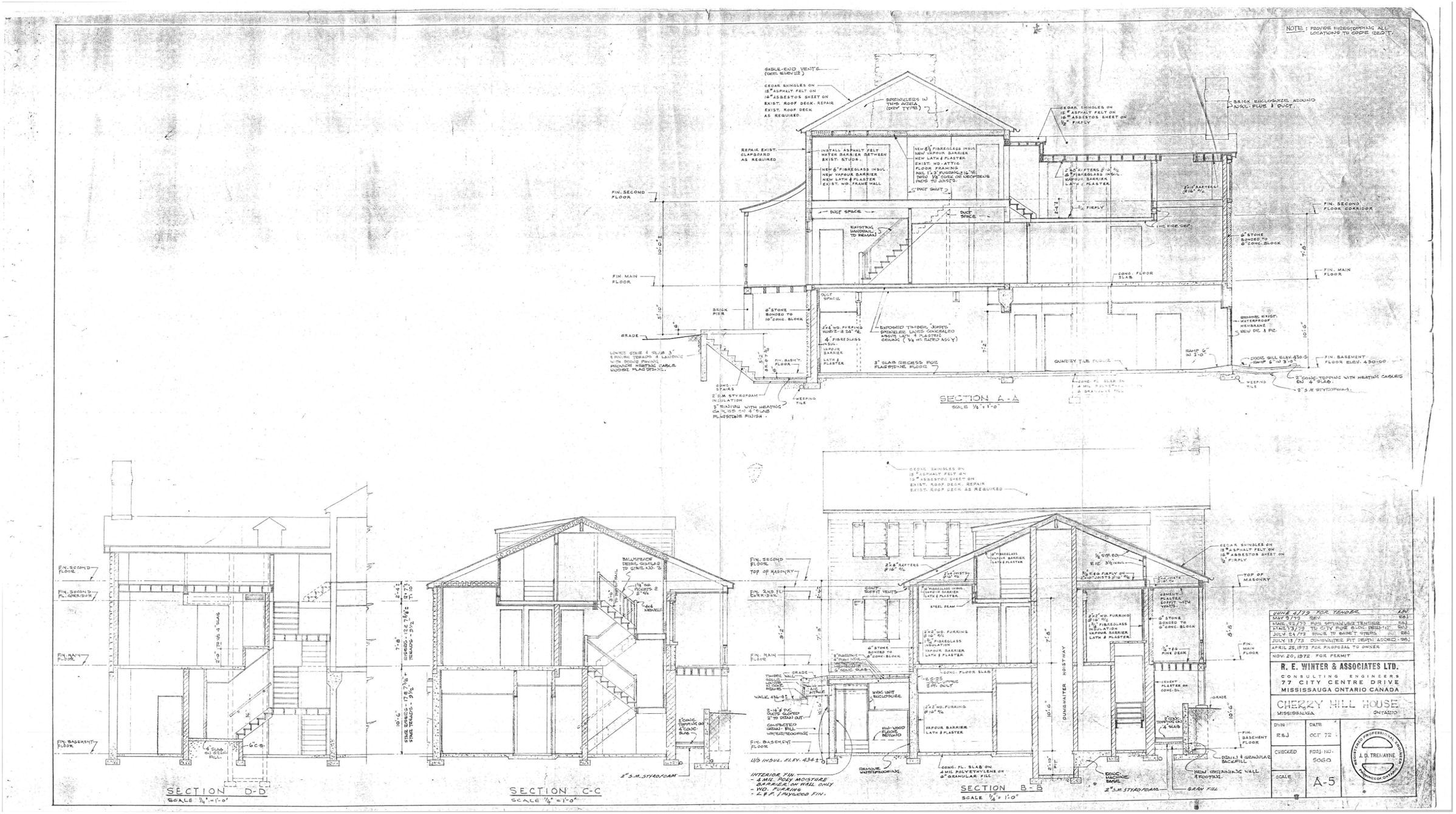


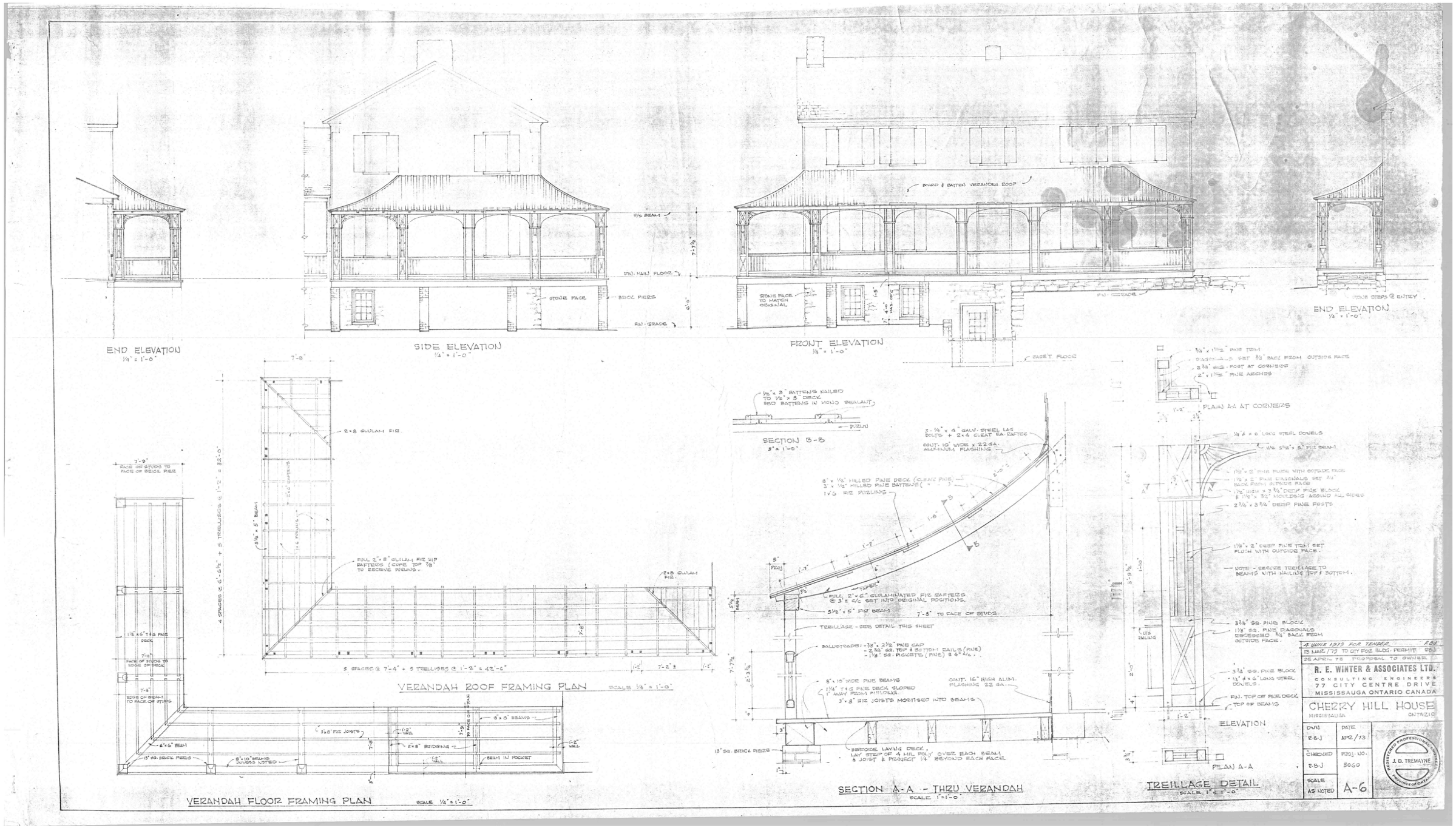
4 JUNE 73 FOR TENDER	RSH
3 MAY 73 REV	RSH
22 MARCH 73 FOR SPRINKLER TENDER	RSH
13 MARCH 73 TO CITY BLDG. PERMIT	RSH
15 JULY 72 WALL OPNG. & EXT ELEV. REV.	RSH
25 APRIL 72 PROPOSAL TO OWNER	
NOV 22, 1972 FOR PERMIT	

R. E. WINTER & ASSOCIATES LTD.
CONSULTING ENGINEERS
77 CITY CENTRE DRIVE
MISSISSAUGA ONTARIO CANADA

CHERRY HILL HOUSE

DRN. BY R.S.	DATE OCT 72	REGISTERED PROFESSIONAL ENGINEER J. D. TREMAYNE PROVINCE OF ONTARIO
CHECKED RS	DWG. NO. 5060	
SCALE 1/4" = 1'-0"	A-4	


NOTE: PROVIDE FIRESTOPPING ALL LOCATIONS TO CODE REQ'T.
GABLE-END VENTS (SEE ELEV'NS)
CEDAR SHINGLES ON 15# ASPHALT FELT ON 15# ASBESTOS SHEET ON EXIST. ROOF DECK. REPAIR EXIST. ROOF DECK AS REQUIRED.
SPRINKLERS IN THIS AREA (DRY TYPE)
CEDAR SHINGLES ON 15# ASPHALT FELT ON 15# ASBESTOS SHEET ON 1/2" FIRPLY
BRICK ENCLOSURE AROUND INSUL. FLUE & DUCT.
REPAIR EXIST. CLAPBOARD AS REQUIRED
INSTALL ASPHALT FELT WATER BARRIER BETWEEN EXIST. STUDS.
NEW 6" FIBREGLASS INSUL. NEW VAPOUR BARRIER NEW LATH & PLASTER EXIST. WD. FRAME WALL
NEW 8" FIBREGLASS INSUL. NEW VAPOUR BARRIER NEW LATH & PLASTER EXIST. WD. ATTIC FLOOR FRAMING NO. 1 2"x3" PURLINS @ 16" OC. (NOW 1 1/2" CORK OR VERMIKULITE INDS TO JOIST)
2"x6" RAFTERS @ 16" O/C & FIBREGLASS INSUL. VAPOUR BARRIER LATH & PLASTER
2"x8" RAFTERS @ 16" O/C
1/2" FIRPLY
FIN. SECOND FLOOR
DUCT SHAFT
DUCT SPACE
EXISTING HANDRAIL TO REMAIN
1 HR. FIRE-SEP.
6" STONE BONDED TO 8" CONC. BLOCK
FIN. SECOND FLOOR CORRIDOR
FIN. MAIN FLOOR
CONC. FLOOR SLAB
BRICK PIER
8" STONE BONDED TO 10" CONC. BLOCK
GRADE
2"x6" WD. FURRING NOS. 1-2 @ 16" O/C
4" FIBREGLASS INSUL. VAPOUR BARRIER LATH & PLASTER
EXPOSED TIMBER "JOISTS" SPRINKLER UNITS CONCEALED ABOVE LATH & PLASTER CEILING (1 1/2 HR. RATED ASSY)
3" SLAB RECESS FOR FLAGSTONE FLOOR
QUARRY TILE FLOOR
GRAVEL, EXIST. WATERPROOF MEMBRANE NEW DRY & PRZ.
RAMP 6" IN 3'-0"
DOOR SILL ELEV. 430.5 RAMP 6" IN 3'-0"
FIN. BASEMENT FLOOR ELEV. 430.00
3" CONC. TOPPING WITH HEATING CABLES ON 4" SLAB.
2" S.M. STYROFOAM.
WEEPING TILE
LOWER STAIR & SLAB 3" & RAISING TERRACE & LANDING WITH STONE FACING FRONTON HEATING CABLE UNDER FLAGSTONE.
CONC. STAIRS
2" S.M. STYROFOAM INSULATION
3" SLAB WITH HEATING CABLES ON 4" SLAB FLAGSTONE FINISH.
SECTION A-A
SCALE 1/4" = 1'-0"
CEDAR SHINGLES ON 15# ASPHALT FELT ON 15# ASBESTOS SHEET ON EXIST. ROOF DECK. REPAIR EXIST. ROOF DECK AS REQUIRED
FIN. SECOND FLOOR
FIN. SECOND FL. CORRIDOR
FIN. MAIN FLOOR
FIN. BASEMENT FLOOR
6" CONC. SLAB ON GRAN. FILL
SECTION D-D
SCALE 1/4" = 1'-0"
BALUSTRADE DETAIL SIMILAR TO STAIR A30-3
1 1/2" SQ. HANDRAIL & 5/16" RODS
2" S.M. STYROFOAM
SECTION C-C
SCALE 1/4" = 1'-0"
TOP OF MASONRY
FIN. 2ND FL. CORRIDOR
COURT SUPPLY VENTS
2"x8" RAFTERS @ 16" O/C
2"x4" JOISTS @ 16" O/C
1/2" FIBREGLASS INSUL. VAPOUR BARRIER LATH & PLASTER
STEEL BEAM
2"x2" WD. FURRING @ 16" O/C
1 1/2" FIBREGLASS INSULATION VAPOUR BARRIER LATH & PLASTER
6" STONE BONDED TO 8" CONC. BLOCK
5" MASONRY & 2" RIGID INSUL. WATERPROOFING & 6" CONC. SLAB
GRADE
TIMBER JOISTS & 2" CONC. TOPPING ON FORM BOARDS
AIR SPACE
WALK 436-8 1/2
2-16" x 8" V.C. DUCTS COVERED 2" TO DRAIN OUT
COMPACTED GRAN. FILL WATERPROOFING
WHC UNIT BUILT-IN
FIN. BASEMENT FLOOR
1 1/2" INSUL. EL. EV. 434 ±
REMOVE WATERPROOFING
INTERIOR FIN.
- 4 MIL. POLY MOISTURE BARRIER ON WALL ONLY
- WD. FURRING
- L & P. PLYWOOD FIN.
CONC. FLOOR SLAB
CONC. TOPPING ON 4" SLAB
FIN. MAIN FLOOR
DUMBWAITER HOISTWAY
1/2" CTP. BD. & 1/2" INSUL.
3/8" T&G FIRPLY ON 2"x10" JOISTS @ 16" O/C
CEMENT PLASTER SOFFIT WITH VENTS
6" STONE BONDED TO 8" CONC. BLOCK
1/2" T&G PINE DECK
CEMENT PLASTER ON CONC. BL.
CONC. TOPPING ON 4" SLAB
FIN. BASEMENT FLOOR
CONC. FL. SLAB ON 4 MIL. POLYETHYLENE ON 6" GRANULAR FILL
CONC. MACHINE BASE
2" S.M. STYROFOAM
NEW CONCRETE WALL & FOOTING
GRAN. FILL
SECTION B-B
SCALE 1/4" = 1'-0"
JUNE 4/73 FOR TENDER
MAY 3/73 REV.
MAR. 12/73 PER SPRINKLER TENDER
MAR. 13/73 TO CITY PER B-DIV. REQ'T.
JULY 24/72 ISSUE TO BASE T. OTERO
JULY 13/73 DUMBWAITER PIT DEPTH ADDED
APRIL 25, 1973 FOR PROPOSAL TO OWNER
NOV. 20, 1972 FOR PERMIT
R. E. WINTER & ASSOCIATES LTD.
CONSULTING ENGINEERS
77 CITY CENTRE DRIVE
MISSISSAUGA ONTARIO CANADA
CHERRY HILL HOUSE
MISSISSAUGA ONTARIO
DWN. RSJ
DATE OCT 72
CHECKED
PROJ. NO. 5060
SCALE
A-5
REGISTERED PROFESSIONAL ENGINEER
J. D. TREMAYNE
PROVINCE OF ONTARIO


END ELEVATION
1/4" = 1'-0"
SIDE ELEVATION
1/4" = 1'-0"
U/S BEAM
FIN. MAIN FLOOR
STONE FACE
BRICK PIERS
FIN. GRADE
FRONT ELEVATION
1/4" = 1'-0"
BOARD & BATTEN VERANDAH ROOF
STONE FACE TO MATCH ORIGINAL
FIN. GRADE
BASEMT FLOOR
STONE STEPS @ ENTRY
END ELEVATION
1/4" = 1'-0"
VERANDAH ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"
2×8 GLULAM FIR.
FULL 2"×8" GLULAM FIR HIP RAFTERS (COPE TOP 1/8" TO RECEIVE PURLINS.
5 SPACES @ 7'-4" + 5 TRELLISES @ 1'-2" = 42'-6"
VERANDAH FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"
1½" × 3" BATTENS NAILED TO 1½" × 8" DECK SEO BATTENS IN MONO SEALANT
PURLIN
SECTION B-B
3" = 1'-0"
3-1/8" × 4" GALV. STEEL LAG BOLTS + 2×4 CLEAT BA RAFTER
CONT. 10" WIDE × 22 GA. ALUMINUM FLASHING
8" × 1½" MILLED PINE DECK (GRAIN PINE)
3" × 1½" MILLED PINE BATTENS (")
1"×6" FIR PURLINS
FULL 2"×6" GLULAMINATED FIR RAFTERS @ 3' E C/C SET INTO ORIGINAL POSITIONS.
5½" × 5" FIR BEAM
7'-8" TO FACE OF STUDS
TRELLIAGE - SEE DETAIL THIS SHEET
BALUSTRADE: - 7/8" × 3½" PINE CAP
- 2 3/4" SQ. TOP & BOTTOM RAILS (PINE)
- 1 1/8" SQ. PICKETS (PINE) @ 4 1/4" c.
8" × 10" WIDE PINE BEAMS
1¼" T&G PINE DECK SLOPED 1" AWAY FROM MIDLINE
3" × 8" FIR JOISTS MORTISED INTO BEAMS
CONT. 16" HIGH ALUM. FLASHING 22 GA.
BEEWOOD LAYING DECK, LAY STRIP OF 4 MIL POLY OVER EACH BEAM & JOIST & PROJECT 1" BEYOND EACH FACE
13" SQ. BRICK PIERS
SECTION A-A - THRU VERANDAH
SCALE 1" = 1'-0"
¾" × 1 5/16" PINE TRIM
DIAGONALS SET 3/4" BACK FROM OUTSIDE FACE
2 3/4" SQ. POST AT CORNERS
2" × 1 5/16" PINE ARCHES
PLAN A-A AT CORNERS
¼" ϕ × 6" LONG STEEL DOWELS
U/S BEAM
1½" × 2" PINE TRIM WITH OUTSIDE FACE
1½ × 2" PINE DIAGONALS SET ¾ BACK FROM OUTSIDE FACE
1½" HIGH × 3 3/4" DEEP PINE BLOCK & 1½" × 3/4" MOULDING AROUND ALL SIDES
2 3/4" × 3 3/4" DEEP PINE POSTS
1 1/8" × 2" DEEP PINE TRIM SET FLUSH WITH OUTSIDE FACE.
NOTE - SECURE TREILLAGE TO BEAMS WITH NAILING TOP & BOTTOM.
3 3/4" SQ. PINE BLOCK
1 1/8" SQ. PINE DIAGONALS RECESSED 3/4" BACK FROM OUTSIDE FACE.
3 3/4" SQ. PINE BLOCK
¼" ϕ × 6" LONG STEEL DOWELS.
FIN. TOP OF PINE DECK
TOP OF BEAMS
ELEVATION
PLAN A-A
TREILLAGE DETAIL
SCALE 1" = 1'-0"
4 JUNE 1979 FOR TENDER
15 MAR. 79 TO CITY FOR BLDG. PERMIT
25 APRIL 78 PROPOSAL TO OWNER
R. E. WINTER & ASSOCIATES LTD.
CONSULTING ENGINEERS
77 CITY CENTRE DRIVE
MISSISSAUGA ONTARIO CANADA
CHERRY HILL HOUSE
MISSISSAUGA ONTARIO
DWN RBJ
DATE APR/73
CHECKED RBJ
PROJ. NO. 5060
SCALE AS NOTED
A-6
REGISTERED PROFESSIONAL ENGINEER
J. D. TREMAYNE
PROVINCE OF ONTARIO

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS	CEILING FINISH	CEILING HEIGHT	TRIM	REMARKS
B1	RESTAURANT	CARPET BY OTHERS. FLAGSTONE ON CONC. RESILIENT SAFETY FLRG.	BY TENANT	PLASTER BY TENANT & LATH IN THIS CONTRACT	PLASTER ¾ HR. FIRE RATING BEAMS	8'-11"	BY TENANT	FIREPLACE - BRICK FACE, AND BRICK HEARTH. RESILIENT SAFETY FLRG. BEHIND BAR. PLASTER IN ALL EXPOSED AREAS BY TENANT. CARPET ON WOOD FLOOR & STEPS BY TENANT.
B2	VESTIBULE	FLAGSTONE ON CONC.	BY TENANT	PLASTER ON LATH & CONC. BLOCK - TEXPT.	SUSP. LATH & PLASTER	7'-2"	BY TENANT	
B3	DRY STORAGE	EPOXY	EPOXY	LATH & PLASTER PZ. PT. + WOOD DADO	SUSP. ACOUSTIC	7'-6" ±7'-0	WOOD - PZ. PT.	STEEL STUD & DRYWALL ENCLOSURE WITH ACCESS PANELS AROUND HVAC UNIT. FRAME 6' HIGH DADO OF ¾" BIRCH PLYWOOD -
B4	REFRG. STORAGE	—	—	—	—	—	CLOSURE TRIM AROUND REFRIG. BY TENANT	REFRIG. REFRIG & ALL CLOSURE PANELS, FLOOR CLOSURE & SEALANT BY TENANT.
B5	SERVERY	EPOXY	EPOXY	SYP. LATH & PLASTER PZ. PT.	SUSP. ACOUSTIC	8'-0"	WOOD - PZ. PT.	
B6	JANITOR	CONC.	—	CONC. BLOCK PZ. PT.	SUSP. ACOUSTIC	8'-0"	WOOD - PZ. PT.	
B7	MACHINE ROOM	CONC.	—	CONC. BLOCK PZ. PT.	SUSP. ACOUSTIC	8'-0"	—	
B8	CORRIDOR	FLAGSTONE ON CONC.	BY TENANT	PLASTER PZ. PT.	SUSP. LATH & PLASTER + PZ. PT.	8'-0"	BY TENANT	
B9	MEN'S WASHROOM	CT. TYPE 'A'	CT. TYPE 'B'	CT. TYPE B ON BLOCK & ON FURRING MET LATH & PLAST.	SUSP. ACOUSTIC	7'-0"	WOOD - PT.	METAL TOILET PARTITIONS & WASHROOM ACCESSORIES
B10	WOMEN'S WASHROOM	DO	DO	DO	DO	7'-0"	WOOD - PT.	PLASTIC LAM. VENEERED COUNTER. - SELF-EDGED WITH 4" SPLASHBACK. METAL TOILET PARTITIONS & WASHROOM ACCESSORIES
B11	MECH / ELECT	CONCRETE	—	—	—	—	—	
NO. 1	PUBLIC STAIRWAY	CARPET BY TENANT ON WOOD STAIR & ON CONC.	WOOD PZ. PT.	FURRED LATH & PLASTER PZ. PT.	SUSP. & FURRED PLASTER + PZ. PT.	8'-0" ±8'-6"	WOOD BALUSTRADE & TRIM - PZ. PT.	WOOD STAIR.
NO. 2	SERVICE STAIRWAY	—	—	—	—	—	—	CLEAN EXISTING SURFACES, REPAIR & MAKE GOOD. (ALL EXISTING WOOD).
NO. 3	PUBLIC STAIR	REPAIR, CLEAN & PZ. PT. EXIST. WOOD STAIR	BY TENANT	SYP. LATH & PLASTER - PZ. PT.	FURRED LATH & PLASTER - PZ. PT.	—	REPAIR, CLEAN & PZ. PT. EXIST. BALUSTRADE & TRIM	HANDRAIL TO REMAIN WITH NEW WALL BEHIND.
101	DINING ROOM	PLYWOOD UNDERLAY TO RECEIVE CARPET BY TENANT	BY TENANT	LATH & PLASTER PZ. PT.	FURRED LATH & PLASTER PZ. PT.	8'-10"	TRIM BY TENANT. REMOVE EXIST. TRIM.	CLEAN PAINT OFF FIREPLACE BRICK & REPAIR BRICK & HEARTH.
102	DINING ROOM	DO.	DO.	DO	DO	8'-10"	DO	
103	DINING ROOM	DO.	DO.	DO	DO	8'-10"	DO	
104	VESTIBULE	DO.	DO.	DO	SUSP. LATH & PLASTER PZ. PT.	7'-9"	DO	COAT / HAT RACKS BY OTHERS.
105	SERVICE BAR	PLYWOOD UNDERLAY & RESILIENT SAFETY FLRG.	DO.	DO	SUSP. LATH & PLASTER PZ. PT.	7'-2"	DO	BAR TOP & FRONT TO DETAIL. WORK DECK, SINKS & BACK BAR BY OTHERS.
106	KITCHEN	CT. TYPE 'C' ON CONCRETE	QUARRY TILE	LATH & PLASTER PZ. PT.	FURRED LATH & PLASTER + PZ. PT.	VARIES	WOOD - PZ. PT.	LATH & PLASTER BULKHEADS AROUND BEAMS. 1 HR. FIRE RATING ALL INTERIOR WALLS & CEILING.
201	DINING ROOM	PLYWOOD UNDERLAY TO RECEIVE CARPET BY TENANT	BY TENANT	LATH & PLASTER PZ. PT.	FURRED LATH & PLASTER PZ. PT.	7'-3"	TRIM BY TENANT. REMOVE EXIST. TRIM.	CLEAN PAINT OFF FIREPLACE BRICK & REPAIR BRICK & HEARTH.
202	SERVICE BAR	DO	DO	DO	DO	7'-3"	DO	BAR - FUTURE - BY TENANT
203	CORRIDOR	DO	DO	DO	LATH & PLASTER PZ. PT.	VARIES	WOOD PZ. PT.	2'-10" HIGH PLASTIC LAM. VENEERED COUNTER WITH 4" SPLASHBACK & ¾ PLYWOOD GUSSETS @ 2'-8" O/C. PROVIDE TOE SPACE.
204	MECHANICAL ROOM	UNFIN. PLYWOOD	—	LATH & PLASTER ON FRAME WALLS ONLY	½" GYP. BOARD UNTAPED	VARIES	—	INTERIOR WALL 1 HR. FIRE RATING CONT. TO KIT. CEILING BELOW.
205	STORAGE ROOM	PLYWOOD UNDERLAY & SEAMLESS VINYL	WOOD PZ. PT.	LATH & PLASTER	LATH & PLASTER (FURRED) PZ. PT.	7'-3"	WOOD PZ. PT.	
206	MANAGER'S OFFICE	PLYWOOD UNDERLAY TO RECEIVE CARPET BY TENANT	DO.	DO	DO	7'-3"	WOOD PZ. PT.	
207	CORRIDOR	DO	DO	DO	DO	7'-3"	DO	
208	CORRIDOR	DO	BY TENANT	DO	DO	7'-3"	BY TENANT	
209	STAFF MEN'S WASHROOM	SEAMLESS VINYL ON PLYWOOD UNDERLAY	CT. TYPE 'B'	CT. TYPE 'B' ON METAL LATH & CEMENT PLASTER	DO	7'-3"	WOOD PZ. PT.	METAL TOILET PARTITION & WASHROOM ACCESSORIES. CAULK JOINT AROUND BASE OF WALL WITH CLEAR SILICONE SEALANT
210	STAFF WOMEN'S WASHROOM	DO	DO	DO	DO	7'-3"	WOOD PZ. PT.	DO.
211	MEN'S WASHROOM	SEAMLESS VINYL ON PLYWOOD UNDERLAY	DO	DO	DO	7'-3"	DO	DO
212	WOMEN'S WASHROOM	DO	DO	DO	DO	7'-3"	DO	DO
213	MECH. ROOM	UNFIN. PLYWOOD	—	LATH & PLASTER ON FRAME WALLS ONLY	½" GYP. BOARD - UNTAPED	VARIES	—	INTERIOR WALL 1 HR. FIRE RATING CONT. TO KITCHEN CEILING BELOW.

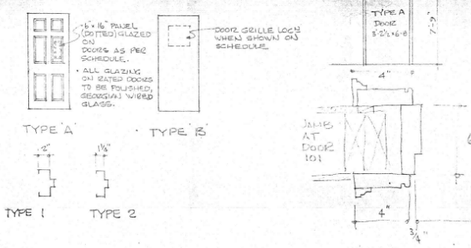
DOOR & FRAME SCHEDULE

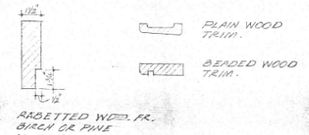
OPENING NUMBER		DOORS TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	GLAZING	FRAMES TYPE	MATERIAL	FINISH	FIRE RATING	HARDWARE	ROUGH OPENING	REMARKS
B1	(T)	--	3'-3"	6'-8"	1¾"	WD.	PT.	TEMP'D GLASS	EXIST.	PINE	PT.	—	CLOSER ONLY	—	SEE FRONT ELEVATION, DWG. EA-6 - OLD ONTARIO - PANELLED. FRAME EXISTING - REBETTED.
B2	(T)	—	3'-0"	6'-8"	1¾"	WD.		—		WD.		—	CLOSER ONLY	7'-2" W x 8'-0" H	DTG. FOR DOOR & GLAZED SCREEN. TUDOR DESIGN.
B3	(T)	—	2'-6"	6'-8"	1¾"	WD.		6"x16"		WD.		—	CLOSER ONLY	2'-9" x 6'-9½"	TUDOR DESIGN.
B4	B		2'-6"	6'-6"	1¾"	WD.	PT.	—	2	H.M.	PT.	—			
B5	B		2'-6"	6'-10"	1¾"	WD.	PT.	—	1	H.M.	PT.	—			UNDERCUT DOOR 1"
B6	B		3'-0"	6'-10"	4"	WD.	PT.	6"x16"	1	H.M.	PT.	—			DOOR GRILLE - SEE DWG. M-3
B7	B		2'-8"	6'-10"	1¾"	WD.	PT.	6"x16"	1	H.M.	PT.	20 MIN.			
B8	(T)	—	3'-3"	6'-8"	1¾"	WD.		—	EXIST.	PINE	PT.	—	CLOSER ONLY	—	OLD ONTARIO PANELLED. FRAME EXISTING - REBETTED
B9	B		2'-6"	6'-10"	1¾"	WD.	PT.	—	1	H.M.	PT.	—			UNDERCUT DOOR 1"
B10	B		2'-8"	6'-8"	1¾"	WD.	PT.	—	REBETTED	PINE	PT.	—		3'-2" x 6'-10"	DOOR DIAGONALLY SHEATHED - EXTERIOR. REBETTED
B11	B		3'-6"	6'-8"	1¾"	WD.	PT.	—	REBETTED	PINE	PT.	—		4'-0" x 6'-11"	DOOR DIAGONALLY SHEATHED - EXTERIOR. - HALF - SURFACE HINGES - TO BE THRU-BOLTED ON JAMB & DOOR, BEADED TRIM
B12	B		2'-8"	6'-10"	1¾"	H.M.	PT.	—	1	H.M.	PT.	¾ HR.			
B13	B		2'-6"	6'-10"	1¾"	WD.	PT.	—	1	H.M.	PT.	—			UNDERCUT DOOR 1". DOOR GRILLE 18" x 18"
B14	B		3'-0"	6'-10"	1¾"	WD.	PT.	—	1	H.M.	PT.	—			
101	(T)	A	3'-0"	6'-8	1¾"	WD.	PT.	—		PINE	PT.	—	CLOSER ONLY	3'-6" x 7'-0"	DE & PZ. PAINT ALL EXISTING - SEE DETAIL. PROVIDE TRANSOM - BASH WITH SCREWS
102	(T)	A	2'-8"	6'-8"	1¾"	WD.	PT.	TEMP'D WIRED GL.		BIRCH	PT.	—	DO	2'-11" x 6'-10"	
103	(T)	A	2'-8"	6'-8"	1¾"	WD.	PT.	TEMP'D WIRED GL.		BIRCH	PT.	—	DO	2'-11" x 6'-10"	
104	(T)	A	2'-5"	6'-8"	1¾"	WD.	PT.	—		PINE	PT.	—	DO	2'-11¾" x 7'-10½"	DOOR & TRANSOM & FRAME SIMILAR TO 101.
105	(T)	A	2'-8"	6'-8"	1¾"	WD.	PT.	—		PINE	PT.	—	DO	2'-11" x 6'-10"	DE & PZ DETAIL SIMIL. TO 101 - INCLUDING TRANSOM
106	(T)	—	2'-10⅝"	6'-7⅞"	1¾"	WD.	PT.	—	EXIST.	PINE	PT.	—	DO	—	PANELLED - SEE SHEET. FRAME EXISTING - PROVIDE ½" STOPS.
107	B		2'-8"	6'-10"	1¾"	WD.	PT.	6"x16"	1	H.M.	PT.	20 MIN.			
108	B		2'-8"	6'-10"	1¾"	H.M.	PT.	6"x16"	2	H.M.	PT.	¾ HR.			UNDERCUT DOOR 1"
109	B		2'-8"	6'-10"	1¾"	H.M.	PT.	6"x16"	2	H.M.	PT.	¾ HR.			UNDERCUT DOOR 1"
110	—		3'-0	6'-7½"	—	WD.	PT.	—	EXIST	PINE	PT.	—	—	—	FRAME EXISTING - DOUBLE DIAG. SHEATHED. BUILD UP IN PLACE ON ½" PLYWOOD & FURRING
111	—		3'-0"	6'-8½"	—	WD.	PT.	—	EXIST	PINE	PT.	—	—	—	FRAME EXISTING - DOUBLE DIAG. SHEATHED. BUILD UP IN PLACE ON ½" PLYWOOD & FURRING
201	(T)	A	2'-4½"	6'-2½"	1¾"	WD.	PT.	—		WD.	PT.	—	—	2'-8" x 6'-4"	STILE & RAIL DOORS WITH [illegible] PANELS.
202	(T)	A	2'-2"	6'-8"	1¾"	WD.	PT.	—		WD.	PT.	—	CLOSER ONLY	TO SUIT	STILE & RAIL DOORS WITH [illegible] PANELS.
203	(T)	A	2'-2"	6'-8"	1¾"	WD.	PT.	—		WD.	PT.	—	DO	TO SUIT	" " " " UNDERCUT DOOR 1" " "
204	B		2'-6"	6'-8"	1¾"	WD.	PT.	—		BIRCH	PT.	—			
205	B		2'-6"	6'-8"	1¾"	WD.	PT.	—		BIRCH	PT.	—			UNDERCUT DOOR 1"
206	B		2'-6"	6'-8"	1¾"	WD.	PT.	—		BIRCH	PT.	—			DO
207	B		2'-6"	6'-8"	1¾"	WD.	PT.	—		BIRCH	PT.	—			DO
208	B		2'-6"	6'-8"	1¾"	WD.	PT.	—		BIRCH	PT.	—			DO
209	B		2'-8"	6'-8"	1¾"	WD.	PT.	6"x16"	1	H.M.	PT.	20 MIN.			
210	B		3'-6"	6'-0"	1¾"	H.M.	PT.	—	1	H.M.	PT.	¾ HR.			
211	B		2'-6"	4'-6"	1¾"	H.M.	PT.	—	1	H.M.	PT.	¾ HR.			
212	—		MEASURE		—	WD	PT.	—	EXIST	PINE	PT.	—	—	—	BUILD UP IN PLACE ON ½" PLYWOOD & FURRING

(T) - INDICATES DOOR & FRAME SUPPLIED & INSTALLED BY TENANT - EXCEPT PROVIDE DOOR ONLY WHERE FRAME IS SHOWN AS EXISTING.

→ APRIL 20/79 - SCHED. ONLY VALID FOR DOORS PROVIDED BY TENANT '(T)'.

- ALL FLUSH WOOD DOORS TO BE SOLID CORE.
- WHERE PAINT FINISH INDICATED FOR INTERIOR - PRIME ONLY. INCLUDING DOORS & FRAMES.
- PROVIDE PLAIN WOOD TRIM TO WOOD DOOR FRAME UNLESS DOOR IS BY TENANT.
- TRIM TO BE SAME MAT. AS FRAME.
- PROVIDE BEADED TRIM WHERE SHOWN.





ABBREVIATIONS

PT.	PAINT
PZ. PT.	PRIME PAINT
S-O	SPECIAL COATING (SEE SPEC.)
V.A.T.	VINYL - ASBESTOS TILE
CONC. BL.	CONCRETE BLOCK
WD.	WOOD
KAL.	KALAMEIN
DO	DITTO
CT.	CERAMIC TILE

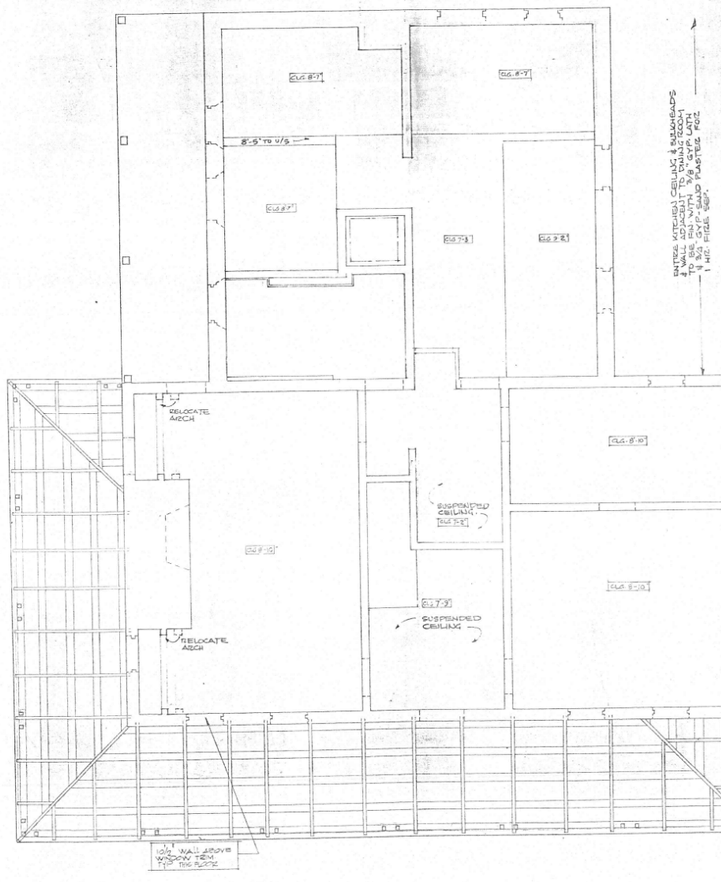
4 JUNE 73 FOR TENDER EBJ
3 MAY 73 FOR PERMIT
26 APRIL 73 - PROPOSAL TO OWNER

R. E. WINTER & ASSOCIATES LTD.
CONSULTING ENGINEERS
77 CITY CENTRE DRIVE
MISSISSAUGA ONTARIO CANADA

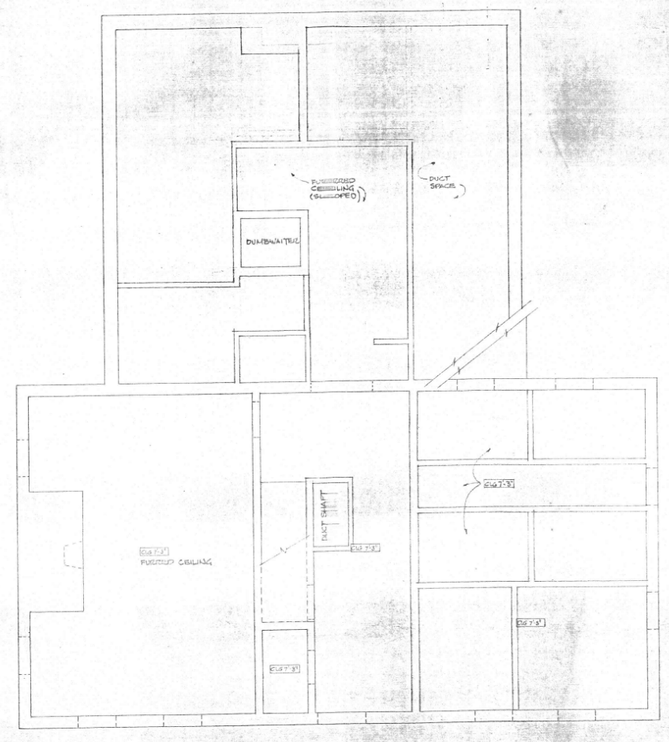
CHERRY HILL HOUSE
MISSISSAUGA ONTARIO

DWN. EBJ	DATE MAR. 73
CHECKED	PROJ. NO. 5060
SCALE —	A-7

REGISTERED PROFESSIONAL ENGINEER J. D. TREMAYNE PROVINCE OF ONTARIO



MAIN FLOOR
REFLECTED CEILING PLAN



SECOND FLOOR
REFLECTED CEILING PLAN

SPRINKLER NOTE:
- LOCATE SPRINKLER HEADS TO CLEAR AIR DIFFUSERS & RETURNS - ALL AREAS.
- ALL CEILINGS FURRED OR CONCEALED UNLESS NOTED "SUSPENDED".

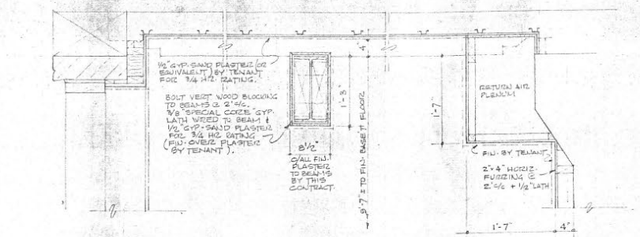
JUNE 4/79	FOR TENDER	RGN
MAY 9/79	FOR PERMIT	RGN
MAR. 22/79	FOR SPRINKLER TENDER	RGJ

R. E. WINTER & ASSOCIATES LTD.
CONSULTING ENGINEERS
77 CITY CENTRE DRIVE
MISSISSAUGA ONTARIO CANADA

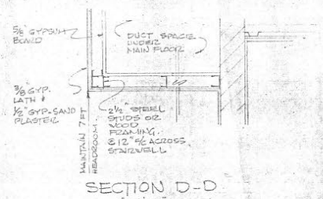
CHERRY HILL HOUSE
MISSISSAUGA ONTARIO

DWN. A.P.S.	DATE OCT. 74	
CHECKED RGN	PROJ. No. 5060	
SCALE 1/4" = 1'-0"	A-8	

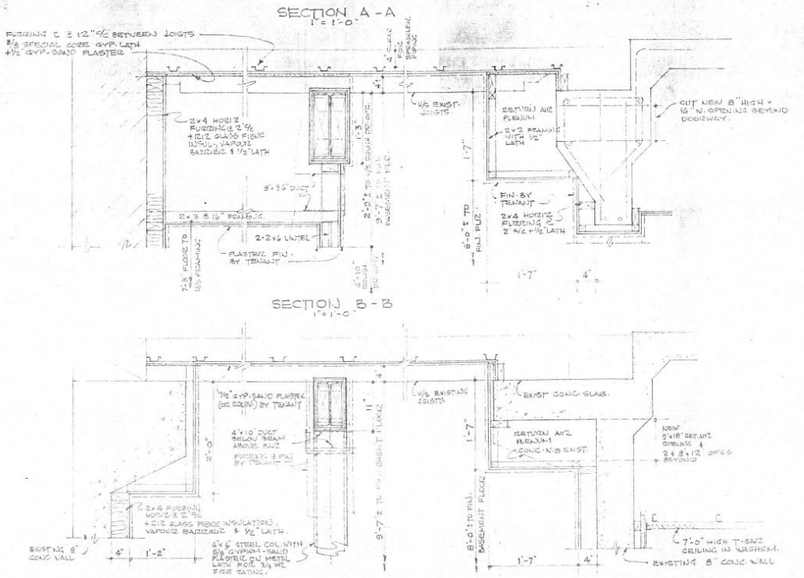
REGISTERED PROFESSIONAL ENGINEER
J. D. TREMAYNE
PROVINCE OF ONTARIO



SECTION A-A
1" = 1'-0"

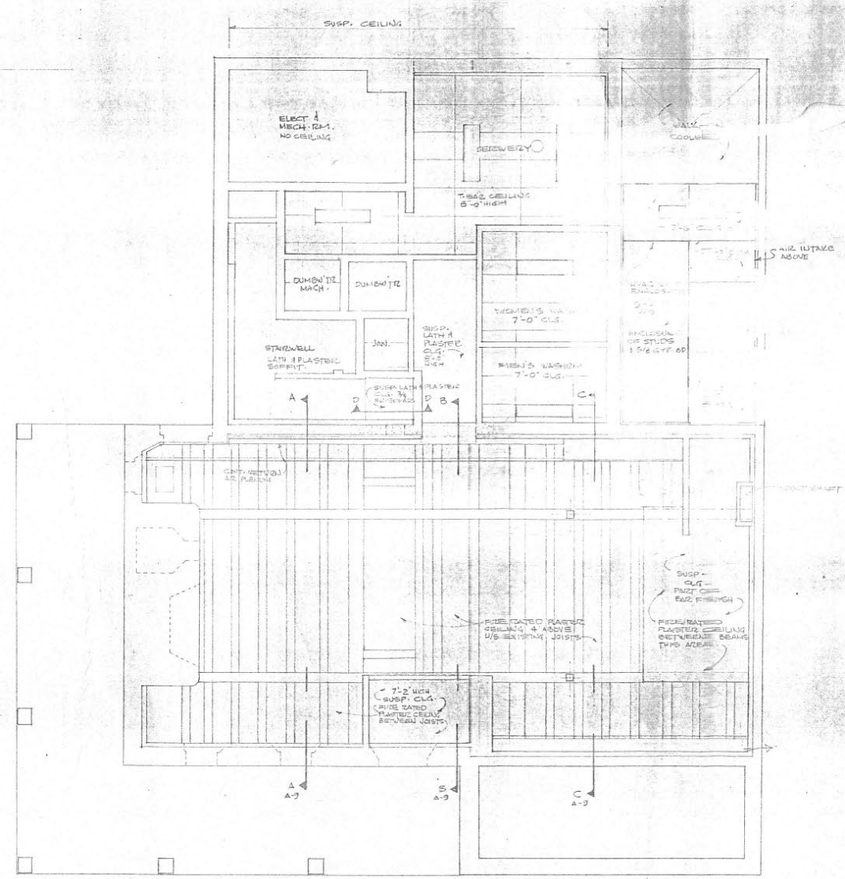


SECTION D-D
1" = 1'-0"



SECTION B-B
1" = 1'-0"

SECTION C-C
1" = 1'-0"



BASEMENT FLOOR
REFLECTED CEILING PLAN
CO-ORDINATE WITH SPRINKLER LAYOUT

JUNE 4/79 FOR TENDER	2A
MAY 8/79 FOR PERMIT & BYLS ADDED	1A
MAR. 22/79 FOR SPRINKLER TENDER	1A

R. E. WINTER & ASSOCIATES LTD.
CONSULTING ENGINEERS
77 CITY CENTRE DRIVE
MISSISSAUGA ONTARIO CANADA

CHERRY HILL HOUSE
MISSISSAUGA ONTARIO

DWN. G.P.S.	DATE OCT 74	REGISTERED PROFESSIONAL ENGINEER J. D. TREMAYNE PROVINCE OF ONTARIO
CHECKED RBW	PROJ. NO. 5060	
SCALE 1/4" = 1'-0"	A-9	

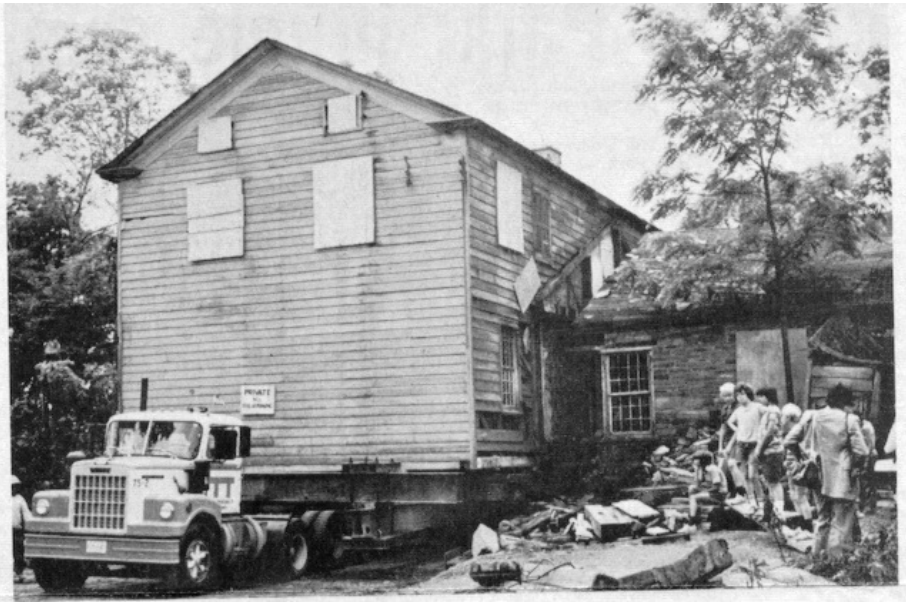


Fig. 14 Preparing Cherry Hill House for the move, 1973. Photo courtesy of Heritage Mississauga.

Fig. 15 The house in transit, 1973. Photo courtesy of Heritage Mississauga.

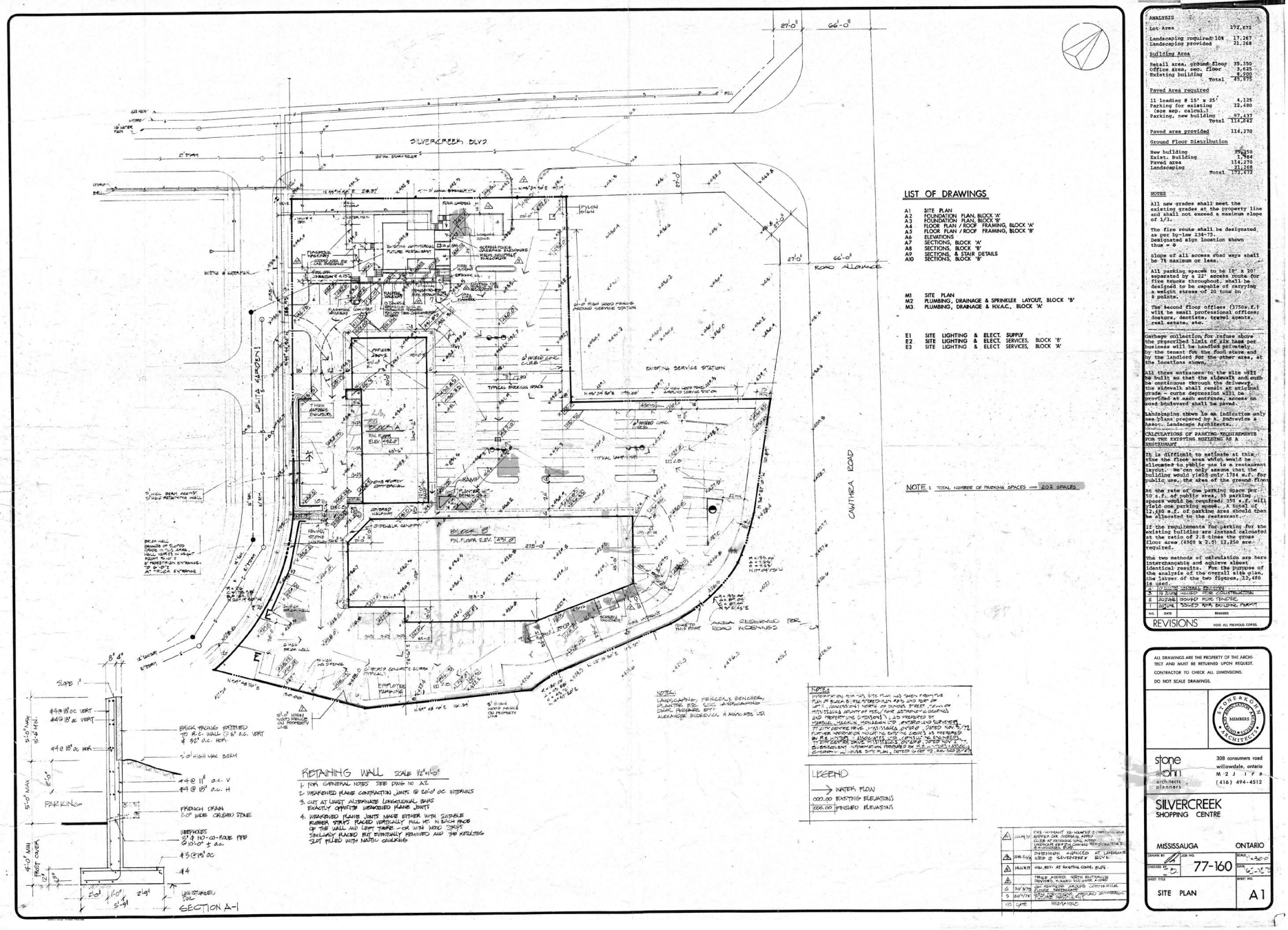


Fig. 16 Stone & Kohn Architects, "Silvercreek Shopping Centre: Site Plan," 16 Jun. 1978.

Cherry Hill, the Silverthorn home, lot 11, concession 1 NDS, Toronto Township

Fig. 17 Mary Byers and Margaret McBurney, *The Governor's Road: Early buildings and families from Mississauga to London* (Toronto: University of Toronto Press, 1982), p. 16.

Fig. 18 Front facade (west elevation) of Cherry Hill House in 2023. Note the wood shingle cladding over the awning-form verandah roof and patches atop the wood shingle. The gable roof over the house's front part is shrouded with a tarpaulin.

Fig. 19 Corner view, showing a portion of the house's north elevation and the front facade

Fig. 20 North elevation facing Silver Creek Boulevard, hidden by Austrian pines and a contemporary wood patio screen enclosure

Fig. 21 Corner view, showing rear (east) elevation and north elevation

Fig. 22 East elevation facing the Silver Creek Plaza parking lot. Detracting from the elevation's visual appeal are the wood screen enclosures around the garbage collection area and mechanical equipment area, the solid balustrade along the stairs to the back wing's verandah and the large wall sign for the defunct restaurant.

Fig. 23 Corner view, showing the south and rear elevations. The tarpaulin fitted over the back wing's gable roof is clearly shown. Note the unattractive wood screen enclosure for the mechanical equipment, the prominent metal vent on the back wing and another restaurant sign tacked onto the wall.

Fig. 24 South elevation

Fig. 25 Corner view, showing the front facade and south elevation

Fig. 26 Detail showing the verandah roof's wood framing in good condition. The view near the house's northwest corner looks west.

Fig. 27 A close-up view of the underside of the verandah roof

Fig. 28 View of the back wing's verandah in apparently good condition

Fig. 29 Small red brick chimney on the ridge of the gable roof surmounting the house's front part

Fig. 30 Rebuilt stone chimney at the house's north gable end

Fig. 31 Rebuilt red brick chimney on the back wing

Fig. 32 View from inside the building, looking west over the verandah roof with its weathered silvery-grey wood shingle cladding

Fig. 33 Hole in the upper floor's ceiling near the building's west-facing front facade

Fig. 34 Detail of Fig. 33

Fig. 35 View of the attic over the building's frame front part, looking south

Fig. 36 South end of the same attic

Fig. 37 View of the same attic, looking north to the stone chimney

Fig. 38 North end of the same attic

Fig. 39 Detail of the same attic's ceiling, showing an intact sheet of asbestos between boards. Note the many nail punctures in the wood.

Fig. 40 Detail of the same attic's ceiling, showing a damaged asbestos sheet

Fig. 41 Detail of the same attic's ceiling, showing loose asbestos around the stove pipe hole for the small brick chimney

Fig. 42 View of the back wing's ceiling round its big brick chimney.
Note the concrete block wall – the structure for the exterior stone veneer.

Appendix B: Sources Consulted for the Project

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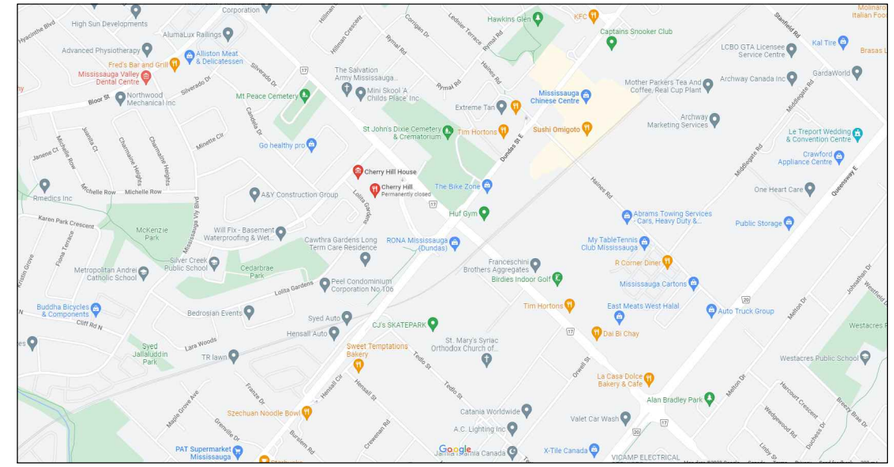
Tremaine, George R. “Tremaine’s Map of the County of Peel, Canada West.” Toronto: G.R. & G.M. Tremaine, 1859.

Tremayne, J.D., P.Eng. for R.E. Winter & Associates Ltd., Consulting Engineers. “Cherry Hill House, Mississauga, Ontario.” Oct. 1972; 20 Nov. 1972 for permit; 28 Nov. 1972 for masonry tender; 25 Apr. 1973 for proposal to owner; 13 Jul. 1973 for dumbwaiter pit depth added; 18 Jul. 1973 for wall openings in west elevation revision; 24 Jul. 1973 information added regarding chimney, fireplace, heater flue and stone to basement steps; 13 Mar. 1979 to City for building permit; 22 Mar. 1979 for sprinkler tender; 9 May 1979 revision for permit and bms. added to basement steps; 4 Jun. 1979 for tender. Private collection.

Appendix C: Roof Design Drawings, Specifications and Material Sample

CHERRY HILL HOUSE - ROOF REPLACEMENT

680 Silver Creek Boulevard, Mississauga, Ontario



GENERAL DESCRIPTION OF WORK

CHERRY HILL HOUSE IS AN EXISTING HERITAGE DESIGNATED BUILDING. THE EXISTING CEDAR SHINGLE GABLE ROOFS ARE DETERIORATED AND REQUIRE REPLACEMENT. THE CONTRACTOR IS TO ENSURE THAT A HERITAGE PERMIT IS ISSUED PRIOR TO START OF WORK. THIS SET OF DRAWINGS IS TO READ AS PART OF A HERITAGE IMPACT ASSESSMENT REPORT.

DRAWING LIST

A0.1	COVER PAGE - NOTES AND SPECIFICATIONS
A0.2	ROOF SPECIFICATIONS
A1.1	PROPOSED ROOF PLAN
A2.1	SOUTH & EAST ELEVATIONS
A2.2	NORTH & WEST ELEVATIONS
A3.1	MAIN ROOF DETAILS

NOTES:

OVERALL BUILDING INFORMATION WAS TAKEN FROM THE 1972 DRAWING SET PRODUCED BY R.E.WINTER & ASSOCIATES LTD. DRAWINGS CAN BE FOUND IN THE HIA REPORT.

ROOF INFORMATION WAS TAKEN FROM SCANNED MEASURED DRAWING GENERATED FROM AERIAL SATELLITE IMAGERY BY SCOPE TECHNOLOGIES DATED JAN 2023.

DIMENSION NOTES:

ALL DIMENSIONS ARE IN IMPERIAL (FEET AND INCHES) AND CAN BE CONVERTED TO MM BY MULTIPLYING FEET BY 304.8 AND INCHES BY 25.4.

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CLIENT AND THEIR CONSULTANTS BEFORE PROCEEDING WITH THE WORK.

GENERAL NOTES:

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS.

OTHER THAN THE HERITAGE PERMIT, THE CONTRACTOR SHALL PROVIDE ALL OTHER REQUIRED PERMITS.

THE VERANDAH IS AN EXPOSED WOOD STRUCTURE AND SHOULD BE PROTECTED BY CAREFULLY SHORING MAIN SUPPORTS PRIOR TO ANY START OF WORK.

SIDING IS OF HISTORICAL VALUE. SIDING AND ALL WALL SURFACES SHALL BE PROTECTED DURING WORK.

NOTES ON EXISTING ROOF STRUCTURE

THE ROOF STRUCTURE IS BELIEVED TO BE IN FAIR CONDITION. DURING THE ROOF WORK, IF THERE IS EVIDENCE OF ROT IN THE ROOF STRUCTURE/TRUSSES, THE CONTRACTOR IS TO ENGAGE A STRUCTURAL ENGINEER.

BEFORE START OF WORK, THE CONTRACTOR IS TO PHOTOGRAPH THE BUILDING, INCLUDING ALL ELEVATIONS AS WELL AS THE VERANDAH. THE VERANDAH MAY REQUIRE STRUCTURAL REVIEW BY AN ENGINEER.

THE ASBESTOS SHEATHING ON THE MAIN ROOFS SHOULD BE TESTED TO DETERMINE ON HOW TO PROCEED WITH REMOVAL.

ROOF REPLACEMENT
CHERRY HILL HOUSE
680 Silver Creek Boulevard, Mississauga, Ontario
FRANCINE ANTONIOU ARCHITECT

N
TRUE

REFERENCE DRAWINGS

REV.	DATE	TITLE
1	2023-03-29	Client Review

COVER PAGE
NOTES & SPECIFICATIONS

DATE: JAN, 2023
SKETCH NUMBER:
A0.1

ROOFING

- BEFORE REMOVAL, CONTRACTOR IS TO GET INSTRUCTIONS TO PROPERLY REMOVE AND DISPOSE OF ASBESTOS SHEATHING UNDER THE EXISTING SHINGLES.
- REMOVE AND DISPOSE ALL EXISTING CEDAR SHINGLES ON DECKS ALONG WITH ALL METAL FLASHING AND EAVESTROUGHS AND DOWNSPOUTS. REPLACE ANY ROTTEN BOARDS AND CLEAN DECK THROUGHOUT.
- PROVIDE THE FOLLOWING ON EXISTING HIGH AND LOWER ROOF DECK:
  - COMPOSITE ROOFING BOARD - 3/8" PLYWOOD,
  - ICE AND WATER SHIELD ALONG ENTIRE ROOF,
  - UNDERLAYMENT,
  - ARCHITECTURAL ASPHALT SHINGLE - BP MYSTIQUE IS THE ACCEPTABLE PRODUCT AND THE COLOUR IS TO BE SILVER GREY,
  - AND ALL OTHER ASSOCIATED PRODUCTS SUCH AS RIDGE VENTS, FLASHINGS, EAVESTROUGHS, DOWNSOUTS, ETC SHALL MATCH THE REGENT GREY COLOUR (56082)
  - CONTRACTOR TO ADVISE IF ANY OF THE EXISTING SOFFITS AND FASCIAS COULD BE RETAINED.
  - OPEN VALLEYS SHALL BE FLASHED WITH 2 LAYERS OF ROLL ROOFING, OR 1 LAYER OF SHEET METAL MIN. 23 5/8" WIDE.
  - FLASHING SHALL BE PROVIDED AT THE INTERSECTION OF SHINGLE ROOFS WITH EXTERIOR WALLS AND CHIMNEYS
  - WHEN FLASHING AROUND THE CHIMNEY. INSERT REGLET AT MORTAR JOINTS AND PROVIDE STEPS AS NEEDED TO THE SLOPE.
- PROVIDE THE FOLLOWING FOR THE VERANDAH ROOF:
  - 2 LAYERS OF 1/4" PLYWOOD SHEETS. OVERLAP SHEETS TO CREATE THE CURVE.
  - HT-B IS A HIGH TEMPERATURE SELF-ADHERED WATERPROOFING MEMBRANE.
  - METAL TO FOLLOW THE CURVE OF THE ROOF.
  - PROVIDE SINGLE STANDING SEAM OR A SNAP CAP. CONTRACTOR CAN PROVIDE ±12" WIDE PANELS WITH CONCEALED FASTENERS.
  - PREPAINTED SHEET STEEL (24 GAUGE METAL) BY ARCELORMITTAL DOFASCO OR WEATHERX BY VICWEST STEEL.
  - COLOUR IS TO MATCH REGENT GREY 56082.
  - INSTALL AS PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
  - TOUCH-UP PAINT BY COATING MANUFACTURE.
- ASTM A653/A653M SPECIFICATION FOR STEEL SHEET.
- ASTM C1193, STANDARD GUIDE FOR USE OF JOINT SEALANTS.
- ASTM C920, SPECIFICATION FOR ELASTOMERIC JOINT SEALANTS.
- CSA A123.21, STANDARD TEST METHOD FOR THE DYNAMIC WIND UPLIFT RESISTANCE OF MEMBRANE-ROOFING SYSTEMS.
- DESIGN FLASHING ELEMENTS AND FASTENINGS TO WITHSTAND WIND LOADING AND PERIMETER AND CORNER UPLIFT PRESSURES FOR ROOF SYSTEM IN ACCORDANCE WITH CSA A123.21.
- FABRICATE COPINGS, FLASHINGS, CURB COUNTER FLASHINGS AND STARTER STRIPS.
- FORM PREPAINTED SHEET MATERIAL AT SHOP TO SHAPES SHOWN AND TO MATCH EXISTING. MAKE END JOINTS WHERE ADJACENT LENGTHS OF METAL FLASHING MEET, IN ACCORDANCE WITH JOINTING METHOD SPECIFIED.
- FORM PIECES IN 2400 MM MAXIMUM PRACTICAL LENGTHS. MAKE ALLOWANCE FOR EXPANSION AT JOINTS.
- HEM EXPOSED EDGES 13 MM MINIMUM ON UNDERSIDE FOR APPEARANCE AND STIFFNESS. MITRE AND SEAL CORNERS WITH SEALANT.
- REGLETS AND CAP FLASHING: FORM FLASHINGS AS DETAILED AND IN ACCORDANCE WITH CRCA.
- PROVIDE SLOTTED FIXING HOLES AND STEEL/PLASTIC WASHER FASTENERS.
- FASTENERS FOR ROOFING SHALL BE CORROSION RESISTANT, AND ROOFING NAILS SHALL PENETRATE THROUGH OR AT LEAST 1/2" INTO ROOF SHEATHING.
- PROFILE OF THE EAVE PROTECTION SHALL REMAIN EXISTING FROM THE INSIDE FACE OF THE EXTERIOR WALL AND SHALL CONSIST OF TYPE M OR TYPE S ROLL ROOFING LAID WITH A MIN. 4" HEAD AND END LAPS CEMENTED TOGETHER, OR GLASS FIBER OR POLYESTER FIBER COATED BASE SHEETS, OR SELF SEALING COMPOSITE MEMBRANES CONSISTING OF MODIFIED BITUMINOUS COATED MATERIAL.

ROOF VENTILATION

THE EXISTING ROOF IS VENTED WITH LOUVERS ON EITHER SIDE OF THE OPEN GABLE ROOF. CONTRACTOR TO REPAIR ALL EXISTING LOUVERS AND CHECK TO SEE THAT THEY ARE NOT BLOCKED WITH DEBRIS OR INSULATION. CONTRACTOR TO REVIEW IF THE EXISTING ROOF IS ALSO VENTED AT SOFFITS. ROOF TO BE VENTED EVENLY ALONG THE HIGH POINT AT A RATE OF 1:300 IN ATTIC SPACES.

FASTENERS OF FLASHING TO BE CORROSION RESISTANT.

DRAINAGE:

- PROVIDE ALL NEW RAIN GEAR SYSTEM OR REPAIR EXISTING IF POSSIBLE. WHERE PERMITTED CONNECT NEW DOWNSPOUTS TO STORM SERVICES CONNECTION. BEFORE RECONNECTING, TEST THAT ALL CONNECTION SYSTEMS ARE CLEAR. IF LEADERS ARE PLUGGED, ALLOW FOR CLEANING USING THE GENTLEST MEANS POSSIBLE.
- AT ALL OTHER LOCATIONS PROVIDE NEW DOWNSPOUTS AND ENSURE WATER IS RUNNING AWAY FROM THE BUILDING.
- EXTERIOR SURFACES SHALL BE CONSTRUCTED SO AS TO PROVIDE A CONTINUOUS BARRIER TO THE PASSAGE OF WATER VAPOUR FROM THE INTERIOR AND TO THE LEAKING OF AIR FROM THE EXTERIOR.

COLOUR SAMPLE FOR METAL ROOF AND FLASHINGS

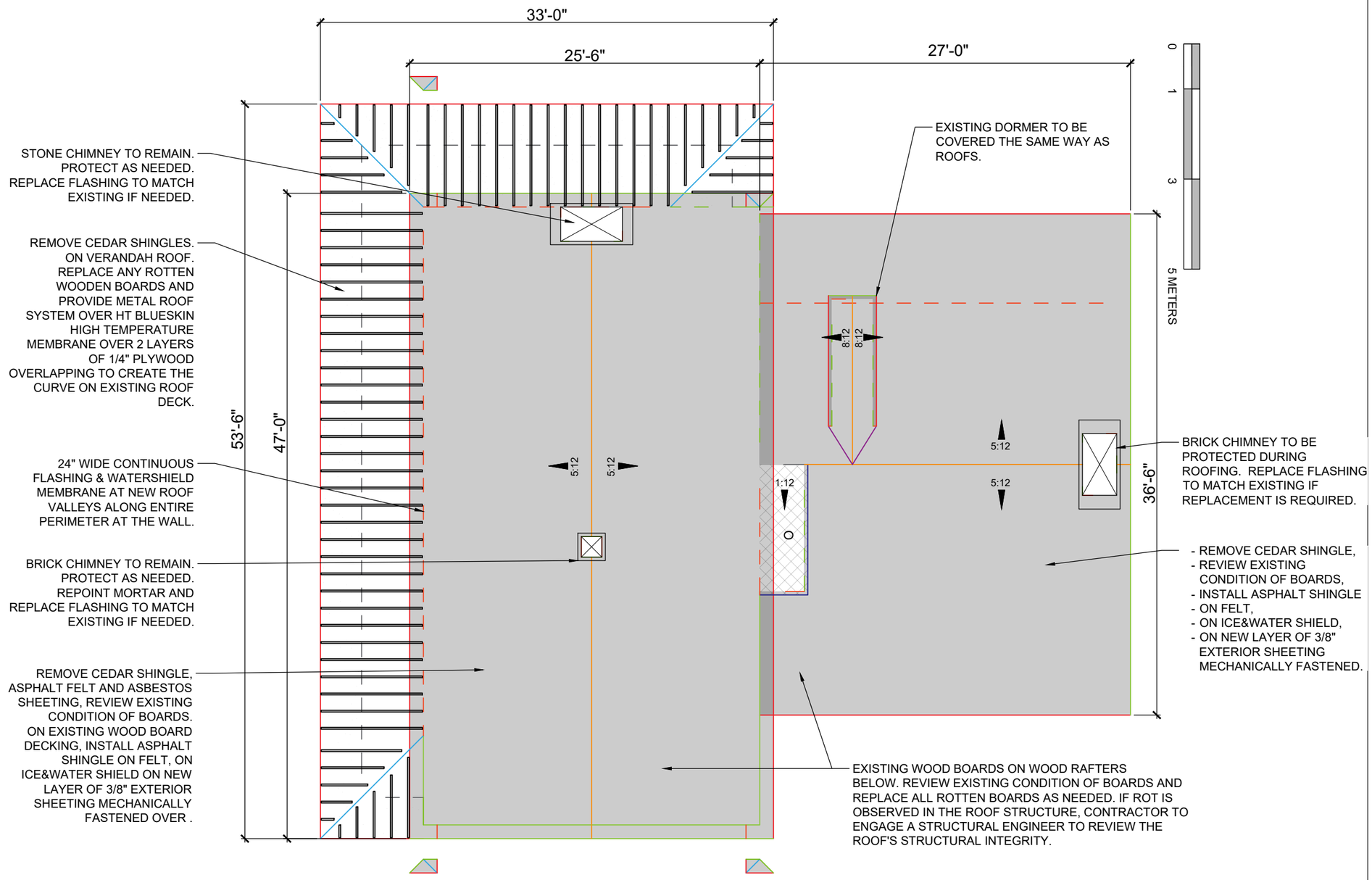
Regent Grey
56082
(24 ga)

ROOF REPLACEMENT
CHERRY HILL HOUSE
680 Silver Creek Boulevard, Mississauga, Ontario
FRANCINE ANTONIOU ARCHITECT

REFERENCE DRAWINGS		
1	2023-03-29	Client Review
REV.	DATE	TITLE

Roof Specifications

DATE: JAN, 2023
SKETCH NUMBER:
A0.2



2 / A1.1 PROPOSED ROOF PLAN
1/8" = 1'-0"

ROOF REPLACEMENT CHERRY HILL HOUSE

680 Silver Creek Boulevard, Mississauga, Ontario

FRANCINE ANTONIOU ARCHITECT

REFERENCE DRAWINGS

REV.	DATE	TITLE
1	2023-03-29	Client Review

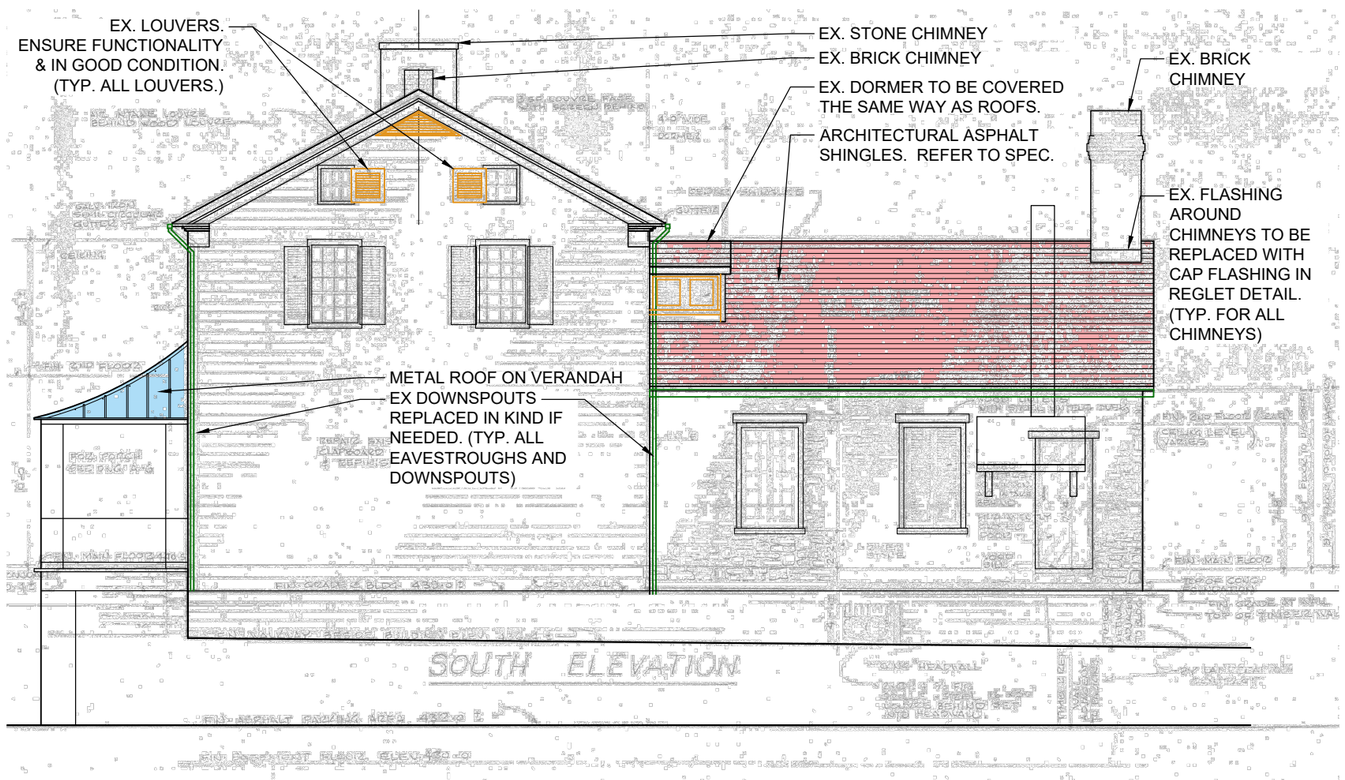
PROPOSED ROOF PLAN

DATE: JAN, 2023

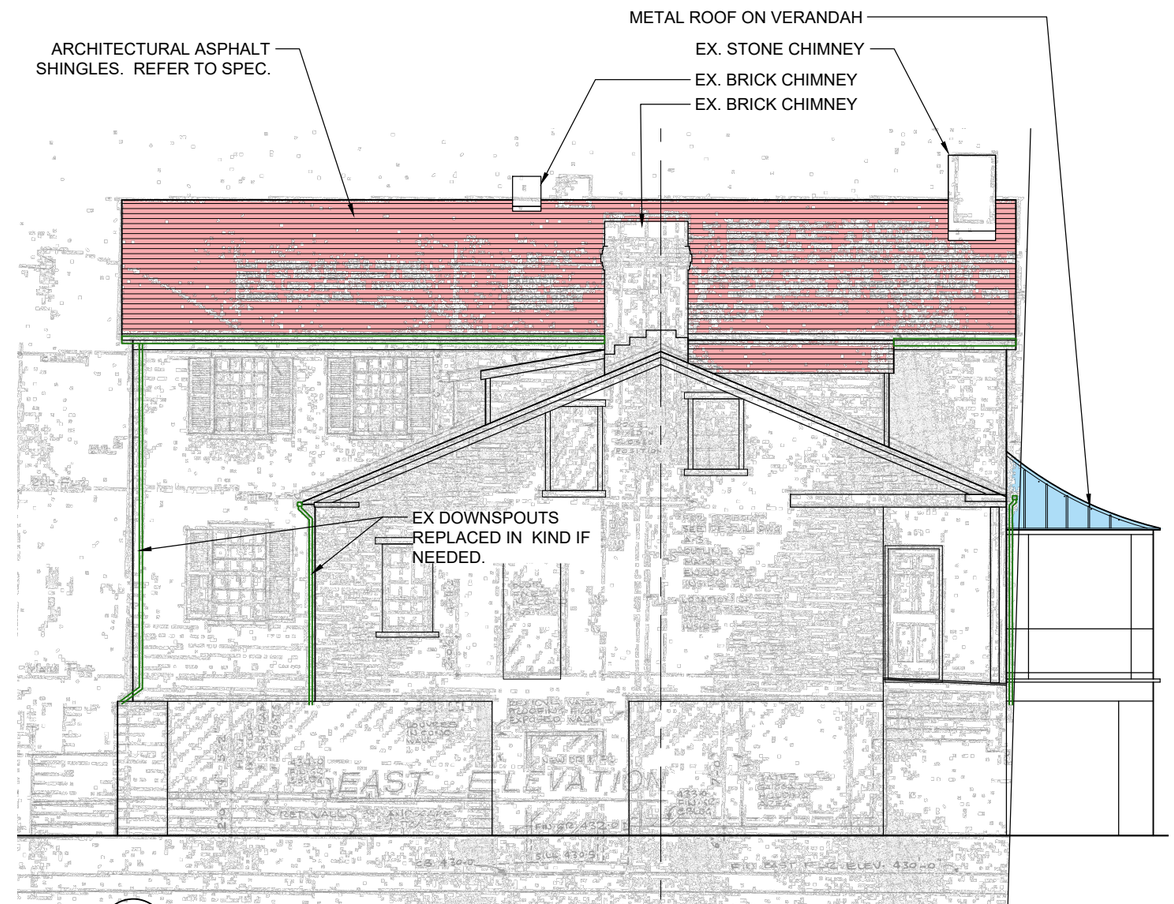
SKETCH NUMBER: A1.1

LEGEND

- ARCHITECTURAL ASPHALT SHINGLE
- METAL ROOF
- LOUVERS
- RAIN GEAR (EAVESTROUGHS AND DOWNSPOUTS).



1 / A2.1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



2 / A2.1 EXISTING EAST ELEVATION
1/8" = 1'-0"

ROOF REPLACEMENT CHERRY HILL HOUSE

680 Silver Creek Boulevard, Mississauga, Ontario

FRANCINE ANTONIOU ARCHITECT

REFERENCE DRAWINGS

REV.	DATE	TITLE
1	2023-03-29	Client Review

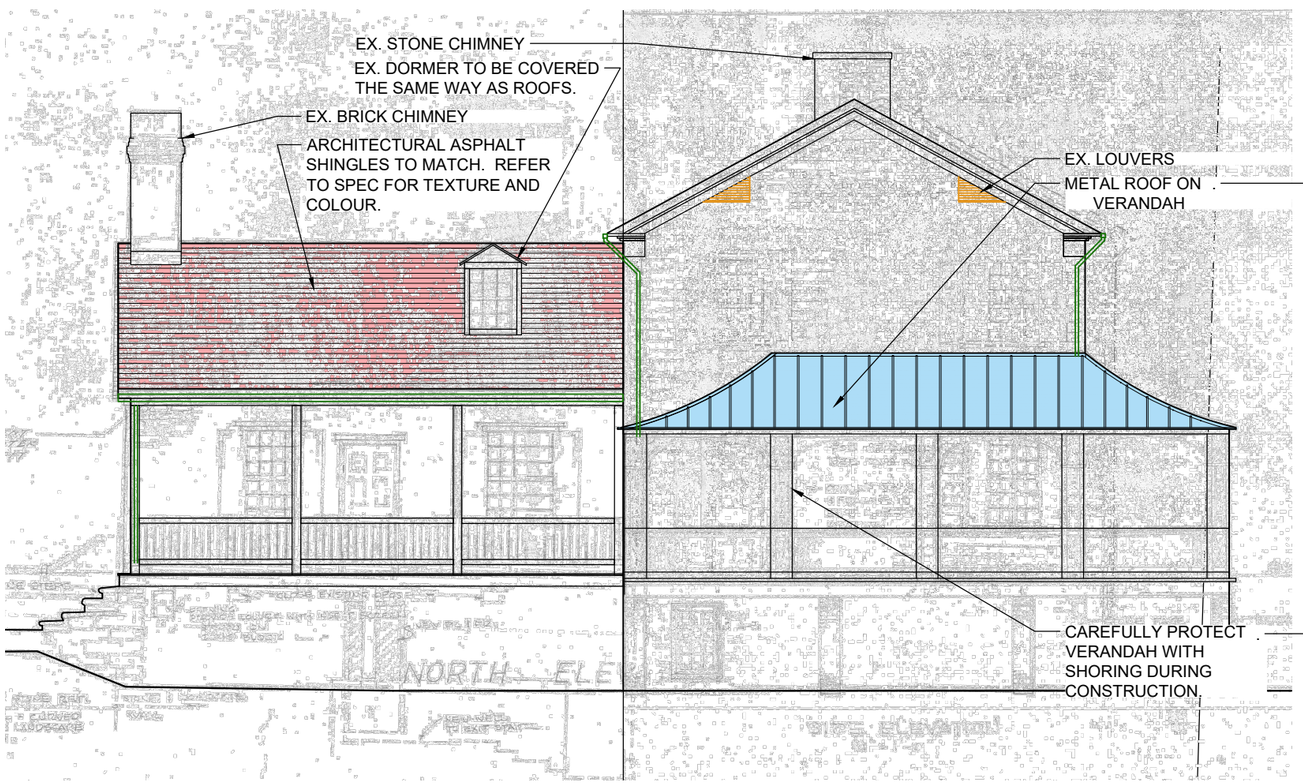
SOUTH AND EAST ELEVATIONS

DATE: JAN, 2023

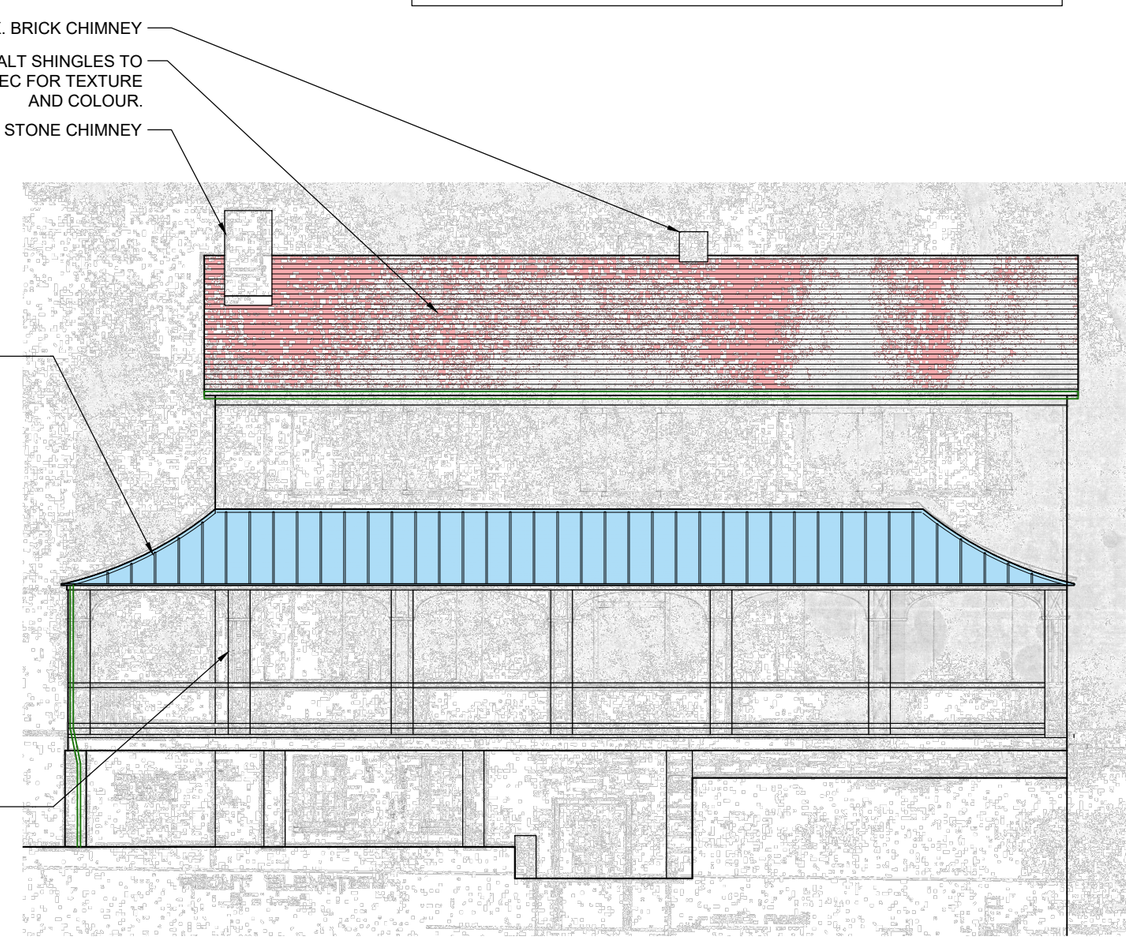
SKETCH NUMBER: A2.1

LEGEND

- ARCHITECTURAL ASPHALT SHINGLE
- METAL ROOF
- LOUVERS
- RAIN GEAR (EAVESTROUGHS AND DOWNSPOUTS).



1 A2.2 EXISTING NORTH ELEVATION
1/8" = 1'-0"



2 A2.2 EXISTING WEST ELEVATION (FRONT)
1/8" = 1'-0"

ROOF REPLACEMENT CHERRY HILL HOUSE

680 Silver Creek Boulevard, Mississauga, Ontario

FRANCINE ANTONIOU ARCHITECT

REFERENCE DRAWINGS

REV.	DATE	TITLE
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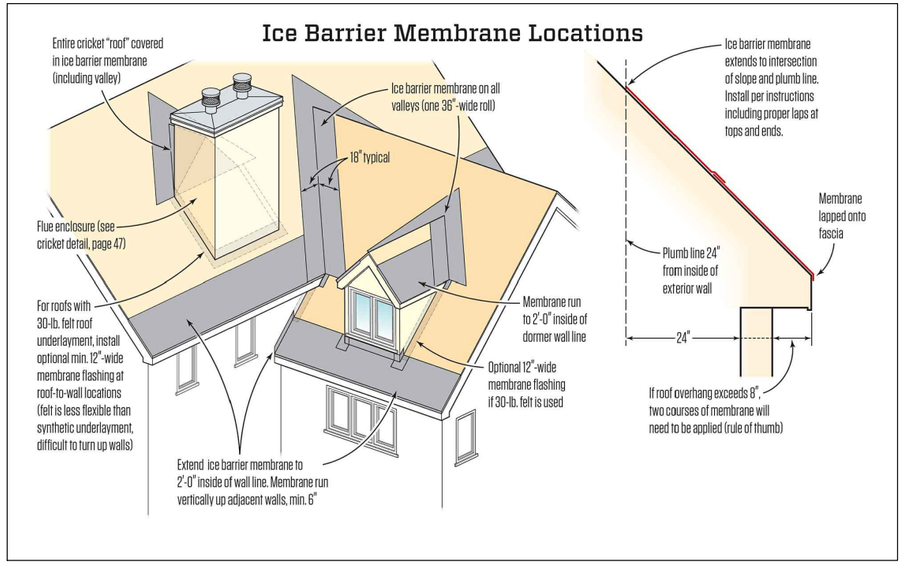
NORTH AND WEST ELEVATIONS

DATE: JAN, 2023

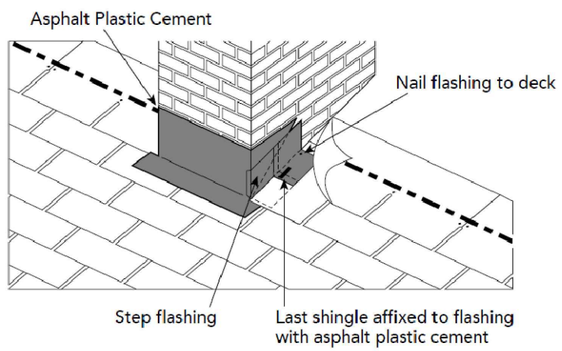
SKETCH NUMBER: A2.2

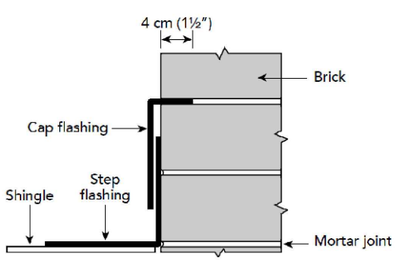
Building Products (BP) Mystique
42 inch (RL621)
Silver Grey

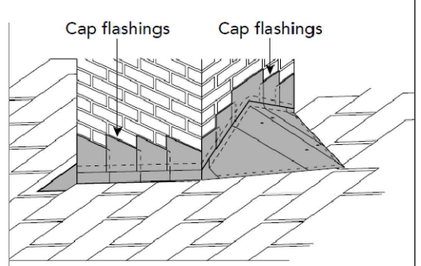
5 A3.1 MATERIAL SAMPLE FOR MAIN ROOFS
N/A



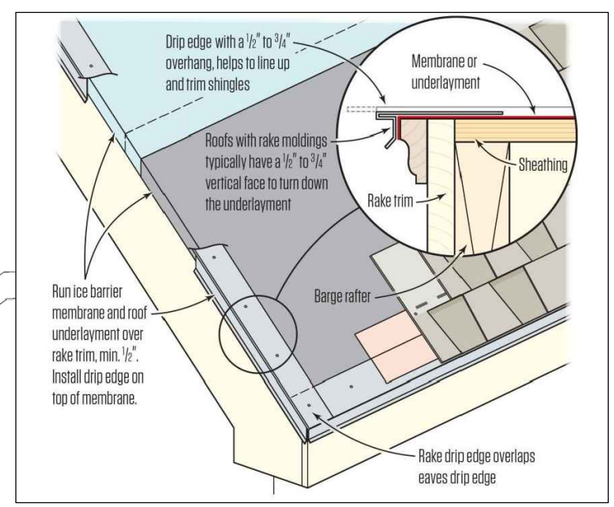
2 A3.1 ICE BARRIER MEMBRANE LOCATIONS
N/A



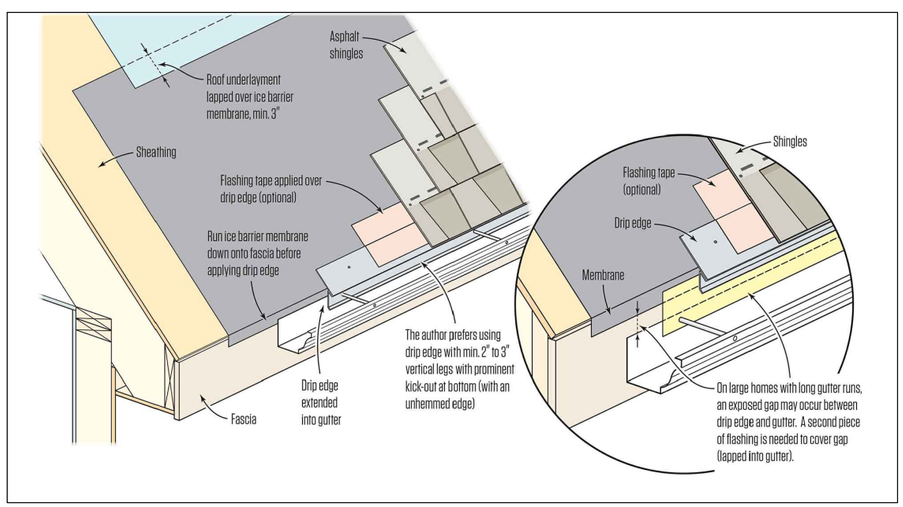




4 A3.1 FLASHING AROUND CHIMNEY
N/A



3 A3.1 RAKE DETAILS
N/A



1 A3.1 EAVES DETAILS
N/A

ROOF REPLACEMENT
CHERRY HILL HOUSE
680 Silver Creek Boulevard, Mississauga, Ontario
FRANCINE ANTONIOU ARCHITECT

REFERENCE DRAWINGS		
1	2023-03-29	Client Review
REV.	DATE	TITLE

MAIN ROOF DETAILS

DATE: JAN, 2023
SKETCH NUMBER:
A3.1

Appendix D: Authors' Qualifications

Francine Antoniou, OAA, CAHP, LEED AP, is a senior project architect specializing in the conservation of historic buildings. Her projects include the Leslie Log House renovation in Mississauga, repair of Chappell House also in Mississauga, Ancaster Old Town Hall restoration, Chedoke House (Hamilton) adaptive reuse study, Mather Walls House restoration in Kenora, Lambton House restoration in Toronto, Montgomery's Inn restoration and renovation also in Toronto, Guelph Farmers' Market roof replacement and Guelph Drill Hall stabilization and adaptive reuse study. In addition, she assists in the preparation of building condition assessments, heritage designation reports and heritage impact assessments.

Paul Dilse is qualified as a planner and historian by the Canadian Association of Heritage Professionals, of which he is a founding member. Over the course of his 44-year career specializing in heritage planning and historical research, he has inventoried large areas for their built heritage resources, studied eight historic areas for designation as heritage conservation districts, written Part IV designation reports and by-laws, produced official plan policies on heritage conservation, formulated design guidelines for historic town centres, authored architectural and landscape histories as well as text for commemorative plaques, and conducted 62 heritage impact assessments.