

HERITAGE IMPACT ASSESSMENT



EDITH CLARKSON HOUSE

1160 Clarkson Road North

CLARKSON - CITY OF MISSISSAUGA

04 SEP 2020

MEGAN HOBSON CAHP

M.A. DIPL. HERITAGE CONSERVATION
BUILT HERITAGE CONSULTANT
905.975-7080
mhobson@bell.net

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EXECUTIVE SUMMARY

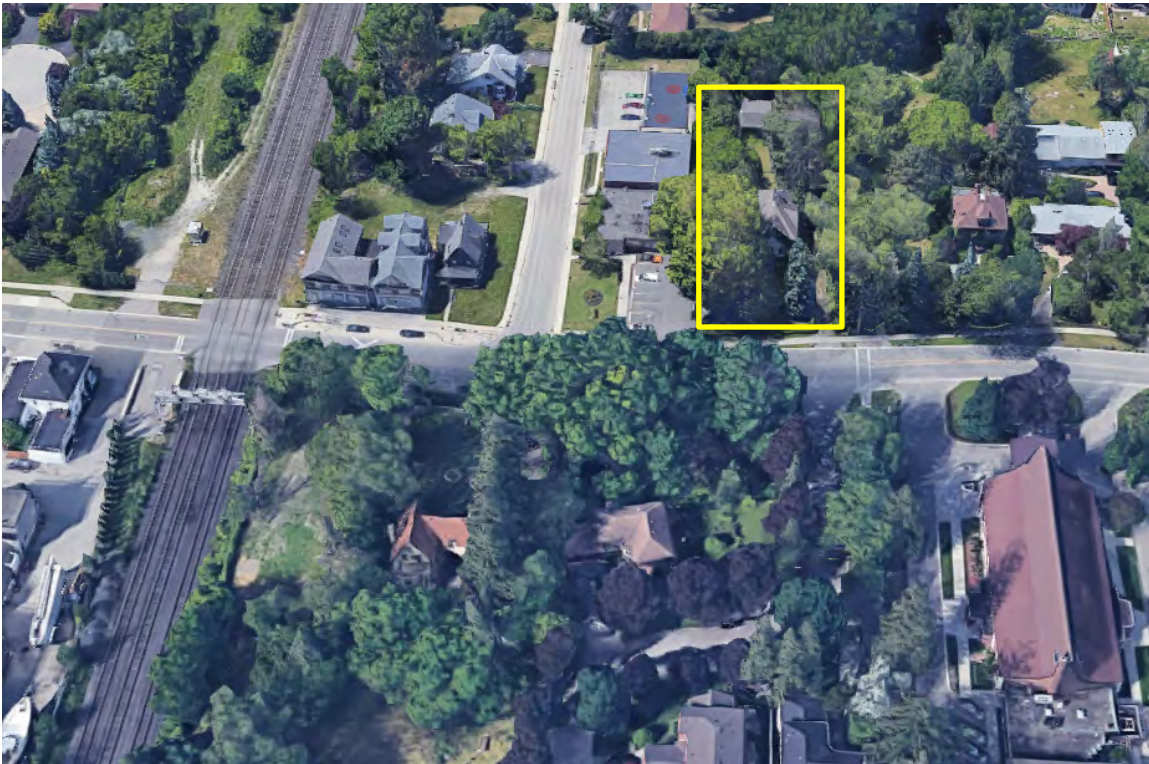
The dwelling located at 1160 Clarkson Road North was built for Edith Clarkson in 1913. Edith Clarkson was the daughter of William Clarkson and granddaughter of Warren Clarkson, one of the original settlers in the area after whom Clarkson Road is named. The house is constructed of concrete brick that is painted and is an example of Edwardian Classicism with Queen Anne elements. Later alterations include the removal of the front porch and replacement with a concrete stoop, re-shingling of the gables with asphalt shingles and re-facing of the front of the building with a cultured stone veneer, commonly referred to as 'Angel stone'. The applicant proposes to remove the non-historic stoop and construct a new front porch similar to the original porch, re-shingle the gable with cedar shingles and renovate the interior. There is an outbuilding located at the back of the property that was built c. 1913 that will also be renovated, including repairs and minor alterations. The proposed alterations have been thoughtfully designed to preserve heritage features and will support on-going use as a private residence.

1.0 INTRODUCTION

This *Heritage Impact Assessment* was prepared by heritage consultant Megan Hobson as a requirement for obtaining a heritage permit to make alterations to a property that is listed on the Municipal Heritage Register. This report meets requirements of the City of Mississauga for Heritage Impact Assessments. A site visit was undertaken in the 2019 to document the property and its physical context on Clarkson Street North. Historical research was undertaken to determine heritage values, and relevant heritage policies were reviewed in order to carry out the impact assessment. Recommendations in this report are consistent with applicable heritage policies and guidelines. All work was carried out by Megan Hobson who is a professional member of the Canadian Association of Heritage Professionals. Architectural drawings were prepared by AJM Designs based on the client's needs and information provided by Megan Hobson regarding heritage features that contributed to the heritage value of the place.

2.0 LOCATION

The subject property is located in a residential area on the west side of Clarkson Road North, north of Lakeshore Road West and just north of the railway crossing on Clarkson Road North. It is adjacent to a daycare centre on the corner of Clarkson Road North and Balsam Avenue. The driveway from Clarkson Road North is aligned with the road across the street called Hollow Oak Terrace.

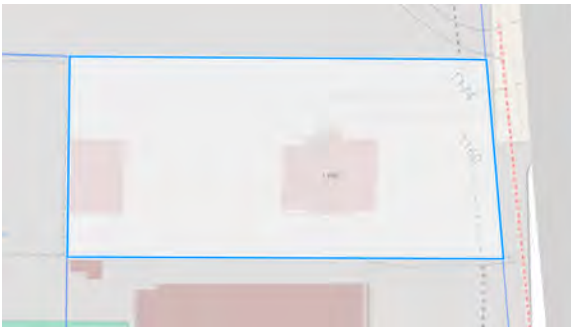


AERIAL: 1160 Clarkson Road North is located on the west side of Clarkson Road North, just north of the railway line. The driveway is aligned with Hollow Oak Terrace on the east side of Clarkson Road North.

3.0 SITE DESCRIPTION

See Appendix A: PHOTO DOCUMENTATION

The subject property contains a 2.5 storey dwelling constructed of concrete brick that is painted white. The house has two main entrances, one facing Clarkson Road North and the other oriented towards the driveway. The lot is rectangular with the house situated in the center of the lot with a large front and rear yard. The front yard is hedged along the perimeter and contains several large conifers and a very large deciduous tree. The rear yard contains a row of conifers that appears to be deliberately planted in a row. There is a frame outbuilding at the back of the property that appears to be a small hay barn that has been converted to a garage.



LOT MAP – dwelling, garage & side driveway

Edith Clarkson House



MAIN ELEVATION (left): re-clad with stone in the 1960s and the porch replaced with a concrete stoop
SIDE ELEVATION (right): bay window and side entrance oriented towards the driveway

The house is a good example of residential building influenced by Edwardian Classicism with Queen Anne features. The square plan, simple roofline, compact massing, lack of ornamentation and use of concrete block are stylistic features associated Edwardian Classicism. The shingled gables, Palladian inspired windows in the gables, the bay windows on the side elevations, and the leaded and stained glass windows on the principal elevations are ornamental details associated with the Queen Anne Revival style. The front elevation that now looks very austere, and oddly asymmetrical, originally had a porch across the ground floor that gave the elevation a more dignified appearance. There is a glazed entry porch on the driveway and a 2-storey screened sleeping porch at the back.

The interior features an Arts & Crafts' inspired staircase with organic tendrils carved on the newel post. There are wood paneled doors throughout including pocket doors between the living room and dining room. The doors and the wood trim have a simplicity associated with Arts & Crafts millwork that is typical of early 20th century residential interiors and contrasts with the ornamental design of the main staircase. The master bedroom has a small sitting room with a fireplace. The main fireplace in the living room is not original and the surround is angel stone that matches the stone veneer that was added to the main elevation, probably in the 1950s or 60s.



INTERIOR FEATURES – main staircase, leaded and coloured glass

Garage



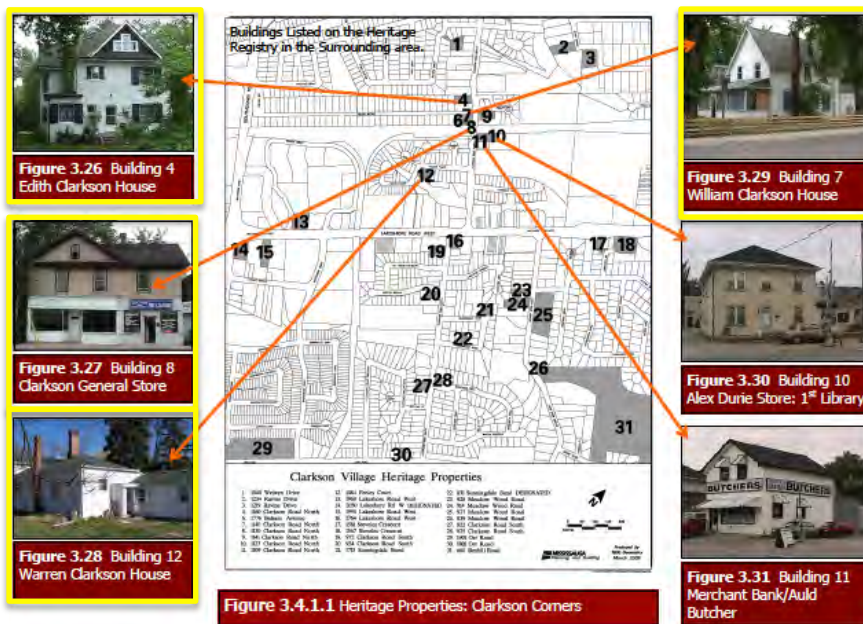
The garage located at the back of the property appears to be a small hay barn. It has a rectangular plan and a gambrel roof with hay doors at either end on the upper floor. On the exterior it has stucco on the lower level and horizontal wood siding on the upper level. The wood siding is a narrow shiplap with a very subtle flare detail at the corners. On the interior, the timber frame is exposed on the ground floor and the upstairs is lofty with exposed framing and roof boards.

There is a small bay window in the front that does not appear to be original. The windows and garage doors on the ground floor are not original and were likely installed when the building was converted to a garage, probably in the mid-20th century.

4.0 HERITAGE PLANNING CONTEXT

The Edith Clarkson House is Listed on the Municipal Heritage Register because it was the residence of Edith Clarkson who was a member of the prominent Clarkson family after whom Clarkson Road North is named. Edith Clarkson was the postmistress and operated the Telephone Office and General Store in Clarkson. She had the subject dwelling built for her in 1913 on land given to her by her father William Clarkson.

The Edith Clarkson is associated with a cluster of built heritage resources that have been identified as significant to preserving the heritage of 'Clarkson Corners'. This cluster includes the subject dwelling and other buildings associated with the Clarkson family including the Clarkson General Store (1130 Clarkson Road North), the William Clarkson house (1140 Clarkson Road North) and the Warren Clarkson House (1084 Feeley Court).



HERITAGE MAPPING – built heritage resources associated with the Clarkson family (yellow outline added to City's mapping)

5.0 HISTORICAL CONTEXT

Historically the subject property is located on Lot 29 in Concession 2. It is part of a larger parcel on the north side of the railway line on the west side of Clarkson Road that originally belonged to Warrant Clarkson, one of the 1st settlers in the area. Warren died in 1882 and the land was passed to his son William. At that time the parcel extended north of the Adams property and west of 5th Line. After William's death the land was divided between his widow and his daughter Edith Clarkson. In 1913 Edith Clarkson built the subject dwelling on her lands fronting on Clarkson Road, a short distance from the Clarkson store and post office that she managed since 1904.



CLARKSON STORE & POST OFFICE – at the railway crossing on Clarkson Road North

The design of the house combines a number of stylistic features that probably reflect the personal preferences of Edith Clarkson for whom it was built. It is most likely the work of a local builder who built the house according to his client's taste. The good design and craftsmanship is typical of middle-class residences designed and built by custom homebuilders in the early 20th century.



EDITH CLARKSON HOUSE – historic photo that shows the original front porch

Edith Clarkson only lived in the house briefly because she died in 1919. In 1920 the house was rented to Mary Oliphant, the widow of Thomas Oliphant who had died in 1911. Mary ran a women's boarding house and lived in the house until her death in 1938.

In the later 20th century, subsequent owners made changes to the house including re-facing of the front with a cultured stone that was popular in the 1960s and commonly called 'Angel stone'. A concrete stopp faced with the same stone replaced the original wood porch. A new fireplace was built in the living room using the same stone. The hay barn at the back of the property was converted to a garage and garage doors and windows were installed.

6.0 HERITAGE VALUE

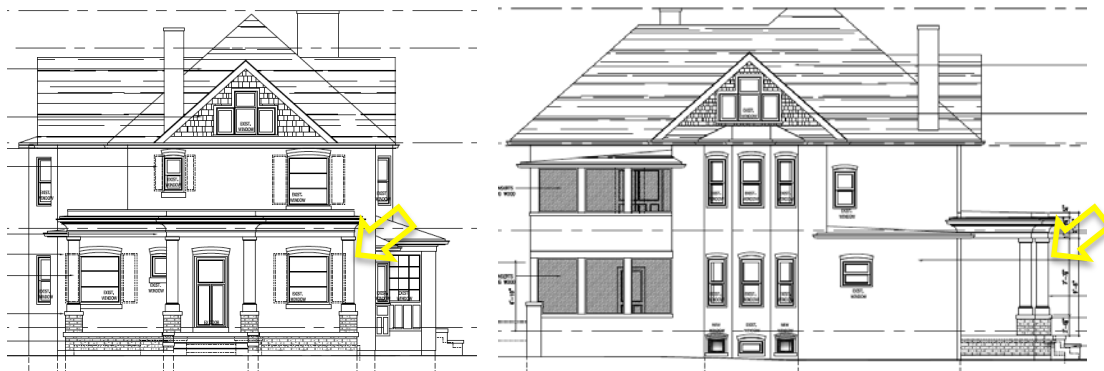
See Appendix B: EVALUATION ACCORDING TO ONT. REG. 09/06

The subject property has historical, contextual and architectural value that is significant to the Clarkson community. It has historical significance as the residence of Edith Clarkson and Mary Oliphant who were both from prominent local families who contributed to the settlement of this area. It has contextual significance due to its location on Clarkson Road North near the railway crossing where the general store and post office were located and operated by several generations of the Clarkson family. It has architectural interest as an early example concrete brick construction for a residential building in Clarkson, and as a representative example of a custom-built house that combines features associated with Edwardian Classicism and the Queen Anne style.

7.0 PROPOSED ALTERATIONS

See Appendix C: ARCHITECTURAL DRAWINGS

The proposal includes extension of the existing driveway to create a u-shaped driveway in front of the house. Alterations to the exterior of the house include the addition of a wooden porch across the main elevation, re-painting of the cement brick, and installation of new cedar shingle in the gables. Two new windows will be added in the bay on the north side elevation that will match an existing window in this location, and one window on the rear elevation will be enlarged. All of the existing windows will be retained.



HOUSE - PROPOSED FRONT PORCH – front and side elevations

Interior renovations to the house include updating the existing kitchen and bathrooms and some minor alterations. The existing staircases will remain and all of the original windows, including the leaded and stained glass windows will be retained.

Alterations to the garage include replacement of the exterior wood siding on the upper portion, replacement of the existing garage doors, and installation of new windows. A bathroom will be installed in the lower level.



GARAGE – PROPOSED DOORS & WINDOWS – front and side elevations

8.0 IMPACT ASSESSMENT

The proposed wood porch is similar to the porch that can be seen in historic photos and will enhance the main elevation and provide a covered entrance that will improve the functionality of the residence. There is no physical evidence of the original porch because the front of the building has been re-surfaced with stone that cannot be removed. There is limited documentation of the porch so building a replica of the original porch is not feasible. There is one historic photo that shows the original porch but the details are obscured by trees in the foreground of the photo.

The proposed porch has a similar scale and roofline and the use of wood columns and an architrave with classical proportions and detailing is compatible with the classical details associated with the Edwardian Classicism of the house. The proposed porch is therefore considered complimentary, it will improve the appearance of the façade, and it will restore functionality to the main entrance by providing protection from the elements. Re-painting of the exterior will have no negative impacts because the surface of the concrete brick is already painted. It appears that the concrete brick was originally painted because the surface is not textured or tinted.

The only other changes proposed to the exterior of the house include 3 new basement windows on the side elevation and enlarging of an existing window on the rear elevation. These changes are located on secondary facades and the new masonry openings and windows will match the existing. All of the existing wood windows, including leaded and stained glass windows will be retained.

Interior alterations will require very minor changes to the layout. The existing bathrooms and kitchen will be renovated but there are no heritage features in these areas. Heritage features such as the pocket doors on the ground floor, the wood staircases, and the fireplace in the master bedroom, will be retained.

Alterations proposed for the outbuilding include replacement of the wood siding with new wood siding to match the existing, installation of new windows and doors in a compatible style, and construction of a bathroom on the ground floor. The old hay doors will be removed and replaced with glazing. The doors and windows are not original so replacement is not a heritage concern. The stucco on the lower level will be retained. The proposed changes are minor and will contribute to the preservation and ongoing use of this structure.

9.0 CONSERVATION STRATEGY

The conservation strategy is to retain original features and improve the façade of the Edith Clarkson house by reinstating the front porch in a complimentary style and reinstating wood shingle in the gables. The proposed interior renovations will support ongoing residential use and are compatible with the existing layout so that original interior features can be retained. The approach is to renovate the existing dwelling without making any new additions so that minimal intervention is required.

The old hay barn that was converted to a garage will be repaired and minor alterations will be undertaken so that it can be used as a garage and as an amenity space. These changes will maintain its rustic character and contribute to the long-term use of this obsolete structure.

10.0 CONCLUSIONS & RECOMMENDATIONS

The proposed changes will enhance the subject property. Original features will be retained and repaired and new work will restore original features or add new features that are complimentary to the original design. It is recommended that the proposal alterations be approved and that consideration be given to the following:

- The original wood shingle in the gables may be preserved under the asphalt shingle. It is therefore recommended that they be inspected to determine if repair is feasible. The rear sun porch has original cedar shingle that can be used as a guide for selecting new shingle if it is required.
- If the fireplace in the master bedroom is not required and the new use of this space is not compatible with this feature, it could be boxed-in with drywall so that it's protected and could be reinstated in the future
- The wood siding on the barn may be suitable for repair rather than replacement. If it cannot be repaired it could be replaced with a similar wood siding. If feasible, the metal railings above the hay doors could be retained to preserve a record of the original use, since the doors will be replaced with glazing.

11.0 SOURCES

City of Mississauga, *Clarkson Book; Part One 1807-1950* (see page 21- Edith Clarkson's House_ http://www.mississauga.ca/file/COM/8147_ClarksonBook_PartOne.pdf

-----, *Lakeshore Road West, Clarkson Village Study Phase I* (April 2009)

Heritage Mississauga, 'Clarkson' <https://heritagemississauga.com/clarkson/>

-----, 'Clarkson Gallery' <http://www.mississauga.ca/portal/residents/clarksongallery>

-----, 'Clarkson Heritage Tour'.

Hicks, Kathleen. *Clarkson and Its many Corners* (2003).

Ministry of Culture, *Ontario Heritage Tool Kit*

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010).

12.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the *Canadian Association of Heritage Professionals*. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 8 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTO DOCUMENTATION



CONTEXT – View from Clarkson Road North



CONTEXT – view from the parking lot of the daycare next door



FRONT YARD – large trees in the front yard



DRIVEWAY – driveway on the south side of the property



FRONT ELEVATION – re-clad with stone in the 1960s



MASONRY DETAILS – the edge of the 1960s stone veneer at the corner of the façade (left) and the original 1913 cement brick (right)



MASONRY DETAIL – front façade was re-clad with stone in the 1960s



FRONT ENTRANCE – concrete stoop with stone veneer that replaced the original front porch



FRONT GABLE – wood shingle replaced (or covered?) with asphalt shingle



SIDE ELEVATION – covered and glazed entrance porch



DETAILS – bay windows with leaded glass and wood paneling (left) and side entrance (right)



BACK YARD – row of mature conifers aligned with the side driveway – garage visible in background



REAR ELEVATION – modern deck



LANDCAPE – large trees in the back yard



REAR & SIDE ELEVATION – the 2-storey screened sleeping porch – original wood shingles



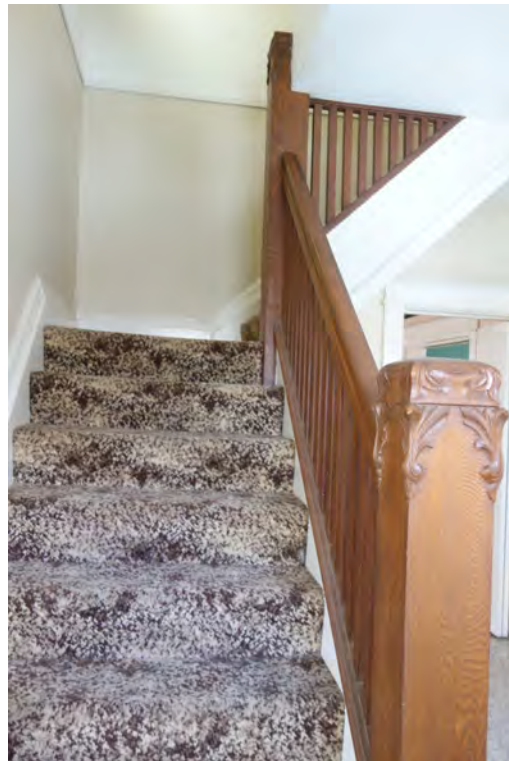
DOORS & WINDOWS – front door with leaded glass – segmentally arched masonry openings with concrete brick sills and lintels – wood sash window with modern aluminum storm

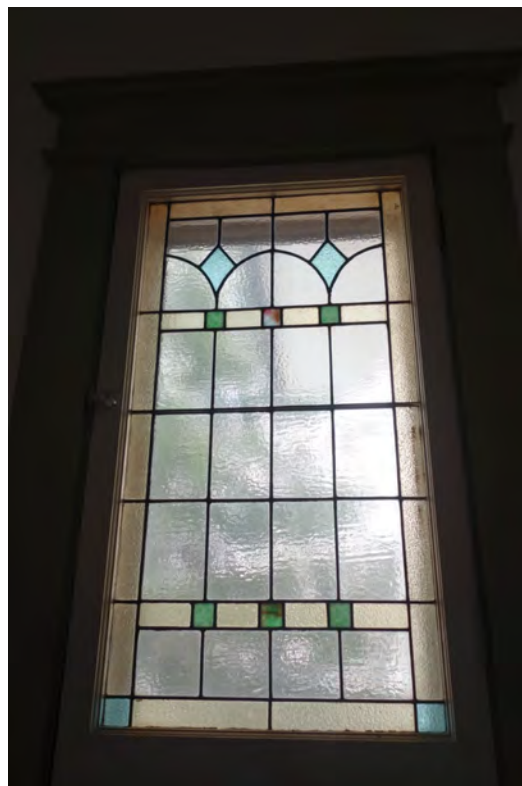
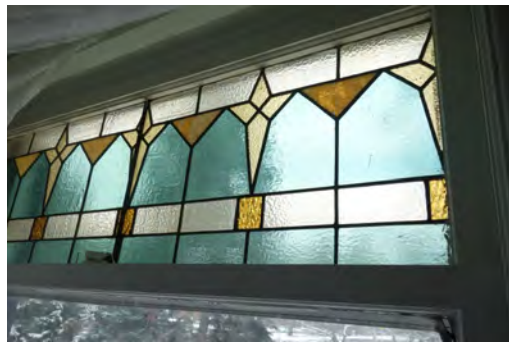
INTERIOR – 1ST FLOOR – text

FRONT HALL – leaded glass window – wood Arts & Crafts staircase



MAIN STAIRCASE





WINDOWS – leaded and coloured glass in the front window (left) and stairwell window (right)



1ST FLOOR – Living Room



1st FLOOR – bay window with leaded glass in the Living Room



1ST FLOOR – Living Room with 1960s stone fireplace



1ST FLOOR – pocket doors between the living room and dining room



1ST FLOOR – Dining Room – ceiling timbers are not original



2nd FLOOR - hall way (left) and wood doors (right)



2nd FLOOR – MASTER BEDROOM – adjoining sitting room with fireplace



2nd FLOOR – MASTER BEDROOM – fireplace in adjoining sitting room



2nd FLOOR – BEDROOM



2nd FLOOR – BEDROOM



2nd FLOOR – BEDROOM



2nd FLOOR – BEDROOM



2nd FLOOR – BEDROOM – door to screened porch



2nd FLOOR – SCREENED PORCH



GARAGE – front – doors and windows are not original



GARAGE – side – gambrel roof – hay door



GARAGE – narrow wood siding with a subtle flare at the lower corner



GARAGE – interior – door is not original



GARAGE – interior – wood framing and wood floors



GARAGE – interior – wood stairs to upper level



GARAGE – interior – hay loft



GARAGE – interior – hay loft

APPENDIX B: EVALUATION ACCORDING TO ONTARIO REGULATION 9/06

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	YES	Early example in Clarkson of a house constructed of concrete brick. A representative example of Edwardian Classicism with Queen Anne features.
ii) Displays a high degree of craftsmanship or artistic merit	NO	It displays a moderate degree of craftsmanship and artistic merit that is associated with middle-class houses in the early 20 th century that were designed and built by local custom homebuilders.
iii) Demonstrates a high degree of technical or scientific achievement	NO	It is a modest 2.5 storey residential building.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	YES	It was the residence of Edith Clarkson from 1913 to 1919. The Clarkson family is significant to the community. Edith Clarkson managed the general store and post office established by her grandfather Warren Clarkson.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	It contributes to an understanding of middle class homes in the early 20 th century.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	NO	It is not associated with an architect.
3. Contextual Value		
i) Is important in defining, maintaining, or supporting the character of an area	YES	It supports the residential character of the area.
ii) Is physically, functionally, visually, or historically linked to its surroundings	YES	It fronts on Clarkson Road that is named after the Clarkson family. It is in close proximity to the railway crossing, the Clarkson General Store and Post Office that historically linked to 'Clarkson Corners'.
iii) Is a landmark	NO	It is included on local heritage tours and is listed on the Municipal Heritage Register but is not Designated.

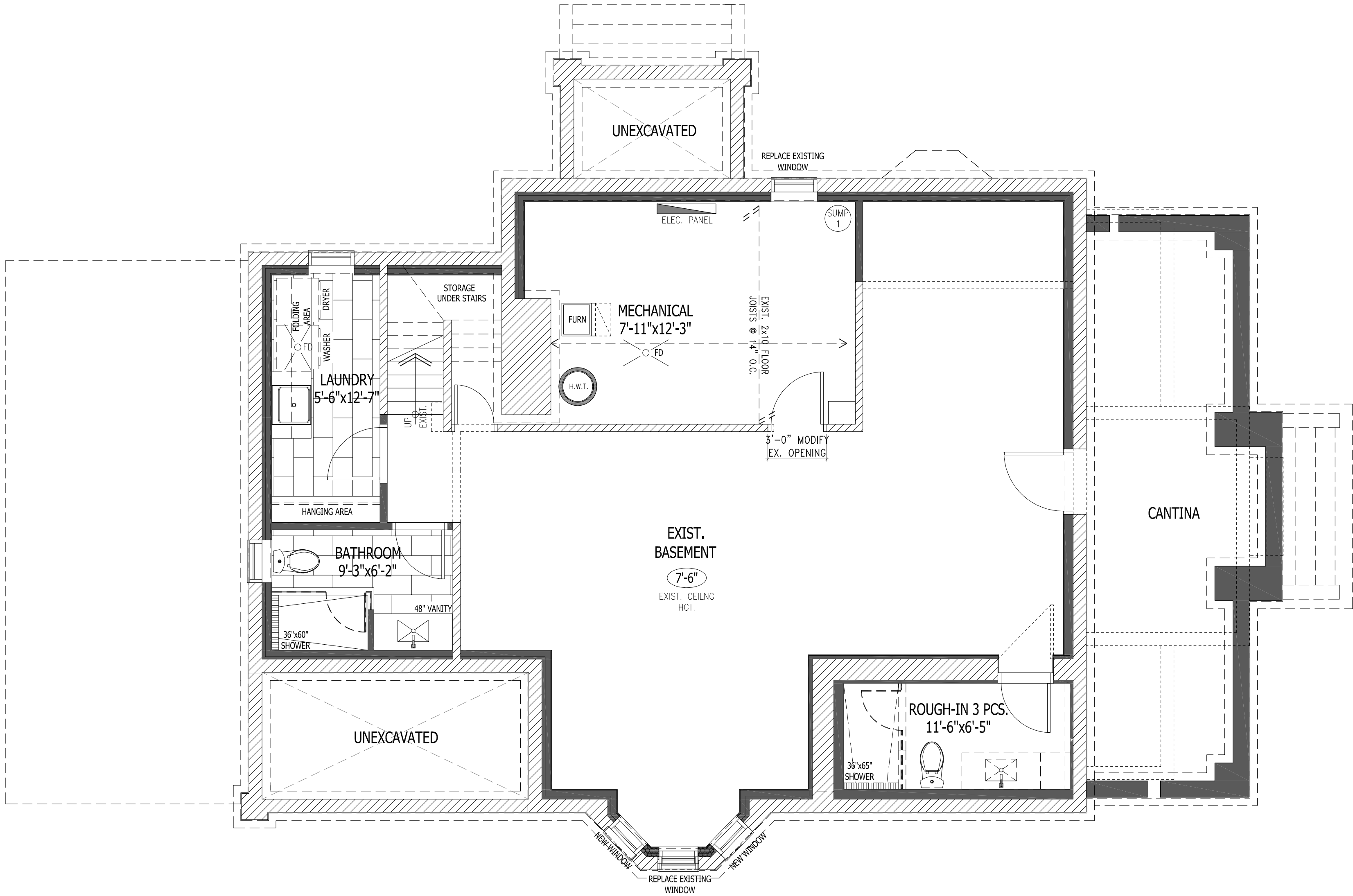


STREETSCAPE – VIEW FROM CLARKSON ROAD NORTH

- DEMOLITION NOTE:
- REMOVE ALL INTERIOR CEILING TREATMENT.
 - REMOVED ALL INTERIOR PARTITION AND EXTERIOR FOUNDATION WALL COVERINGS.
 - REMOVE EXISTING CONCRETE FLOOR THROUGHOUT BASEMENT.
 - EXCAVATE INSIDE PERIMETER BETWEEN EXISTING EXTERIOR FOOTING TO ALLOW FOR NEW RIGID INSULATION BELOW NEW SLAB AND BETWEEN EXISTING FOOTINGS.
 - PROVIDE NEW WEEPERS UNDER NEW SLAB.
 - PROVIDE NEW CLEAR GRAVEL TOPPING
 - MIN 2" RIGID INSULATION TO BE INSTALLED UNDER NEW 4" CONCRETE SLAB
 - CONTRACTOR TO ROUGH-IN FOR NEW RADIANT FLOOR WARMING SYSTEM IN NEW CONCRETE SLAB.
 - CONTRACTOR TO REVIEW AND REMOVE ALL INTERIOR ELECTRICAL FIXTURES/WIRING WITH CLIENT.
 - CONTRACTOR TO REVIEW AND REMOVE ALL EXISTING PLUMBING FIXTURES AND SUPPLY/DRAIN PIPES WITH CLIENT.
 - ALL EXISTING WINDOWS REMAINING TO BE INSPECTED, ANY DAMAGED OR ROTTEN WINDOWS TO BE REPLACED WITH THE DIRECTION OF THE HERITAGE CONSULTANT'S RECOMMENDATIONS.

- BASEMENT:
- STUD AND INSULATE PERIMETER WITH NEW DRYWALL FINISH
 - INSTALL NEW HVAC SYSTEM
 - BASEMENT SLAB TO BE REMOVED REWORK EXISTING DRAINS/PLUMBING
 - FRONT RIGHT CORNER UNDER MAIN FLOOR POWDER ROOM ADD A 3-PIECE BATH ROUGH-IN.
 - THE REST OF THE BASEMENT IS REC. ROOM.
 - HEATED FLOORS WITH POLISHED CONCRETE FINISH THOUGHT BASEMENT.

ALL EXISTING STRUCTURE TO BE SITE VERIFIED BY CONTRACTOR AND CONFIRMED TO ENGINEER ONCE DRYWALL DEMOLITION IS COMPLETE AND PRIOR TO REMOVAL OF EXISTING STRUCTURAL MEMBERS



GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE SAID DESIGNER.
3. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER. FAILURE TO DO SO WILL CAUSE FORFEIT TO ANY CLAIM.
4. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND TO CONFORM TO THE ONTARIO BUILDING CODE OR OTHER CODES HAVING JURISDICTION.
5. GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF (1)ONE YEAR FOLLOWING SUBSTANTIAL COMPLETION. ALL OTHER MANUFACTURER'S GUARANTEES TO APPLY.
6. GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS EXCEPT FOR THE BUILDING PERMIT, WHICH WILL BE OBTAINED BY THE OWNER.
7. PROVIDE ADEQUATE TEMPORARY SHORING AS REQUIRED DURING DEMOLITION OF STRUCTURAL WALLS AND COMPONENTS. ANY AND ALL RESULTING DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

CLARKSON HOUSE
1160 CLARKSON RD. MISSISSAUGA, ON.

ASSUMED SOIL BEARING CAPACITY: 2000 PSF

TYPICAL NOTES FOR INTERIOR WALLS:

- NOTE:
1. WASHROOM WALLS TO HAVE WATER RESISTANT GYPSUM BOARD.
 2. SHOWER ENCLOSURES TO BE CLAD WITH WONDER BOARD.
 3. PROVIDE POLY MOISTURE PROTECTION BELOW WALLS ATOP OF CONCRETE FLOOR SLABS.
 4. PROVIDE SOUND ABSORPTIVE INSULATION IN PARTITIONS AROUND WASHROOMS, ENSUITES, POWDER ROOMS & LAUNDRY ROOMS.

CONTRACTOR TO TAKE ADEQUATE MEASURES TO SHORE UP ALL EXISTING FRAMING AND WALL STRUCTURES WHILE NEW STRUCTURE IS PLACED AND SECURED.

ALL EXISTING STRUCTURE TO BE SITE VERIFIED BY CONTRACTOR AND CONFIRMED TO ENGINEER ONCE DRYWALL DEMOLITION IS COMPLETE AND PRIOR TO REMOVAL OF EXISTING STRUCTURAL MEMBERS

- DENOTES TO BE REMOVED
/// EXISTING PARTITION TO REMAIN
■ DENOTES PROPOSED PARTITION

REFER TO INTERIOR DESIGNER FOR ALL TILE TYPES AND PATTERNS REQUIRED ON FLOOR FINISHINGS

REFER TO KITCHEN MANUFACTURER FOR LAYOUT AND LOCATION OF FIXTURES, INSTALLATION AS PER MANUFACTURERS SPECIFICATIONS

WINDOWS R.S.O. SIZED TO PELLA ARCHITECT SERIES, WOOD TYPE ANY CHANGE TO BE CORRIDANTED AND MARKED UP BY WINDOW REP.

ALL INTERIOR DIMENSIONS AND WINDOW R.S.O./LOCATIONS ARE TO STUDLINE FRAMING.

ALL NEW DOORS AND ARCHWAYS TO MATCH EXISTING DOOR AND HEAD HEIGHTS ON FLOOR

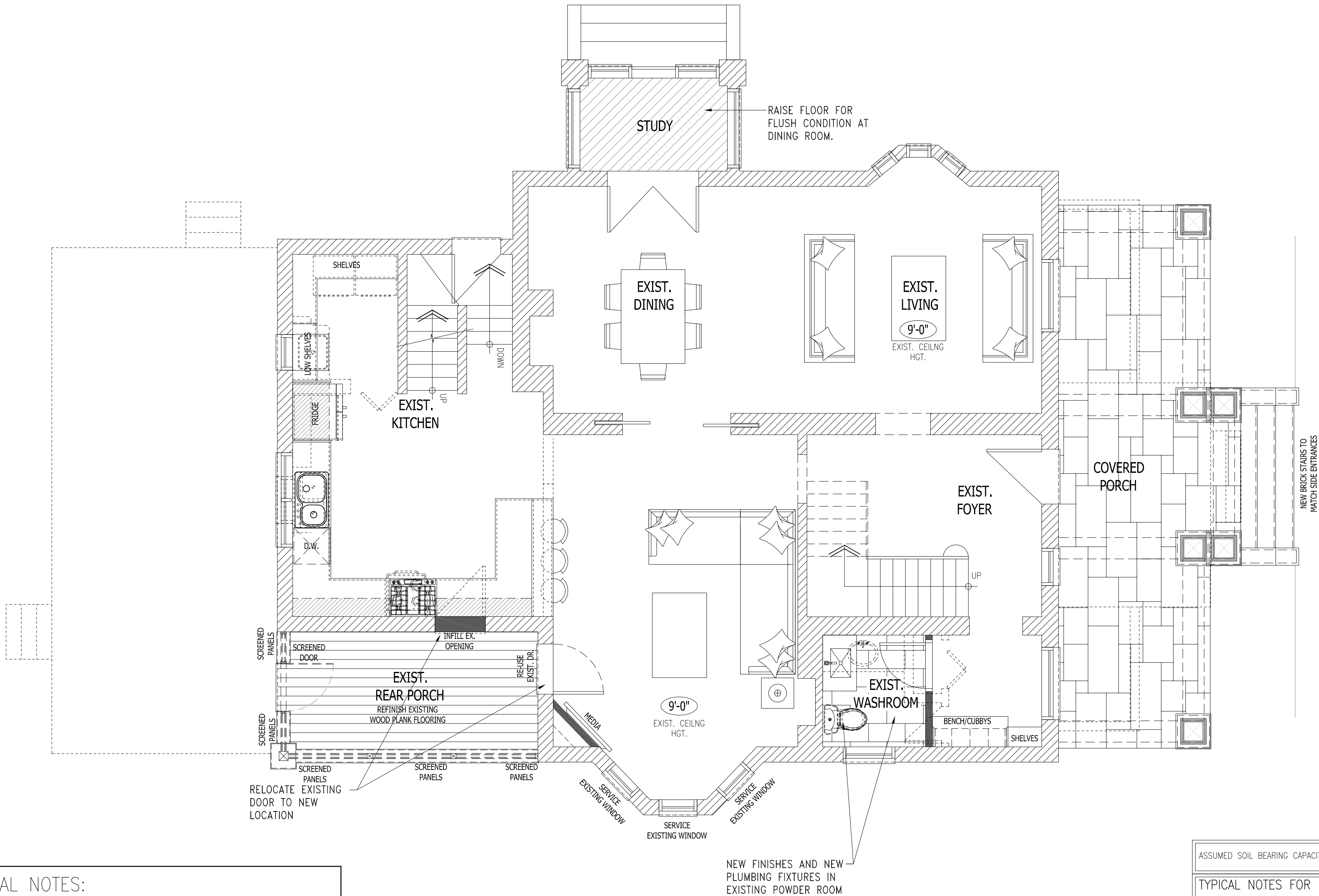
GENERAL NOTES:

- PRIOR TO DEMOLITION VERIFY ALL PROPOSED ROUGH OPENING DIMENSIONS, NEW HEADER AND BEAM LOCATIONS, AND NEW CABINET SYSTEMS THAT ARE CONTINGENT UPON AND WILL BE AFFECTED BY THE REMOVAL AND RECONSTRUCTION OF ALL INTERIOR PARTITIONS AND EXTERIOR WALLS
- VERIFY AND SECURELY STORE ALL EXISTING MATERIALS, FIXTURES AND APPLIANCES INTENDED FOR REUSE IN THE PROPOSED RENOVATION THAT CLIENT IS RESPONSIBLE FOR.
- REFERENCE ALL DIMENSIONS TO EXISTING REMAINING WALLS.
- AS BUILT DIMENSIONS ARE BASED UPON AN INTERPRETED LOCATION OF FRAMED WALLS AND DO NOT ALWAYS CONVEY THE ACCURACY OF MATERIAL FINISHES AND THICKNESS. THE LOCATION OF RECONSTRUCTED WALLS MAY REQUIRE MARGINAL ADJUSTMENTS DUE TO DISCREPANCY IN MATERIAL DIMENSIONS AND HIDDEN CONDITIONS WITHIN EXISTING WALLS.

GROUND FLOOR:

- CONTRACTOR TO REVIEW AND REMOVE ALL INTERIOR ELECTRICAL FIXTURES/WIRING WITH CLIENT.
- CONTRACTOR TO REVIEW AND REMOVE ALL EXISTING PLUMBING FIXTURES AND SUPPLY/DRAIN PIPES WITH CLIENT.
- CONTRACTOR TO MAKE PRECAUTIONS TO PROTECT ALL EXISTING HARD WOOD FLOORS THAT ARE TO REMAIN.
- EXISTING HARDWOOD FLOORS TO BE STRIPPED AND REFINISHED,
- CONTRACTOR TO TAKE MEASURES TO PROTECT ANY EXISTING FEATURES REMAINING WITHIN THE DWELLING FOR THE DURATION OF THE PROJECT.
- CONTRACTOR TO TAKE CARE IN ALL BRICK REMOVAL, KEEP AND CLEAN GOOD EXISTING BRICK FOR RE-USE FOR ALL MODIFIED OPENING AND/OR EXTERIOR INFILLS.
- ALL EXISTING WINDOWS REMAINING TO BE INSPECTED, ANY DAMAGED OR ROTTEN WINDOWS TO BE REPLACED WITH THE DIRECTION OF THE HERITAGE CONSULTANT'S RECOMMENDATIONS.

ALL EXISTING STRUCTURE TO BE SITE VERIFIED BY CONTRACTOR AND CONFIRMED TO ENGINEER ONCE DRYWALL DEMOLITION IS COMPLETE AND PRIOR TO REMOVAL OF EXISTING STRUCTURAL MEMBERS



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7. PROVIDE ADEQUATE TEMPORARY SHORING AS REQUIRED DURING DEMOLITION OF STRUCTURAL WALLS AND COMPONENTS. ANY AND ALL RESULTING DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

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ASSUMED SOIL BEARING CAPACITY: 2000 PSF

TYPICAL NOTES FOR INTERIOR WALLS:

NOTE:

1. WASHROOM WALLS TO HAVE WATER RESISTANT GYPSUM BOARD.
2. SHOWER ENCLOSURES TO BE CLAD WITH WONDER BOARD.
3. PROVIDE POLY MOISTURE PROTECTION BELOW WALLS ATOP OF CONCRETE FLOOR SLABS.
4. PROVIDE SOUND ABSORPTIVE INSULATION IN PARTITIONS AROUND WASHROOMS, ENSUITES, POWDER ROOMS & LAUNDRY ROOMS.

CONTRACTOR TO TAKE ADEQUATE MEASURES TO SHORE UP ALL EXISTING FRAMING AND WALL STRUCTURES WHILE NEW STRUCTURE IS PLACED AND SECURED.

ALL EXISTING STRUCTURE TO BE SITE VERIFIED BY CONTRACTOR AND CONFIRMED TO ENGINEER ONCE DRYWALL DEMOLITION IS COMPLETE AND PRIOR TO REMOVAL OF EXISTING STRUCTURAL MEMBERS

- DENOTES TO BE REMOVED
- ////// EXISTING PARTITION TO REMAIN
- DENOTES PROPOSED PARTITION

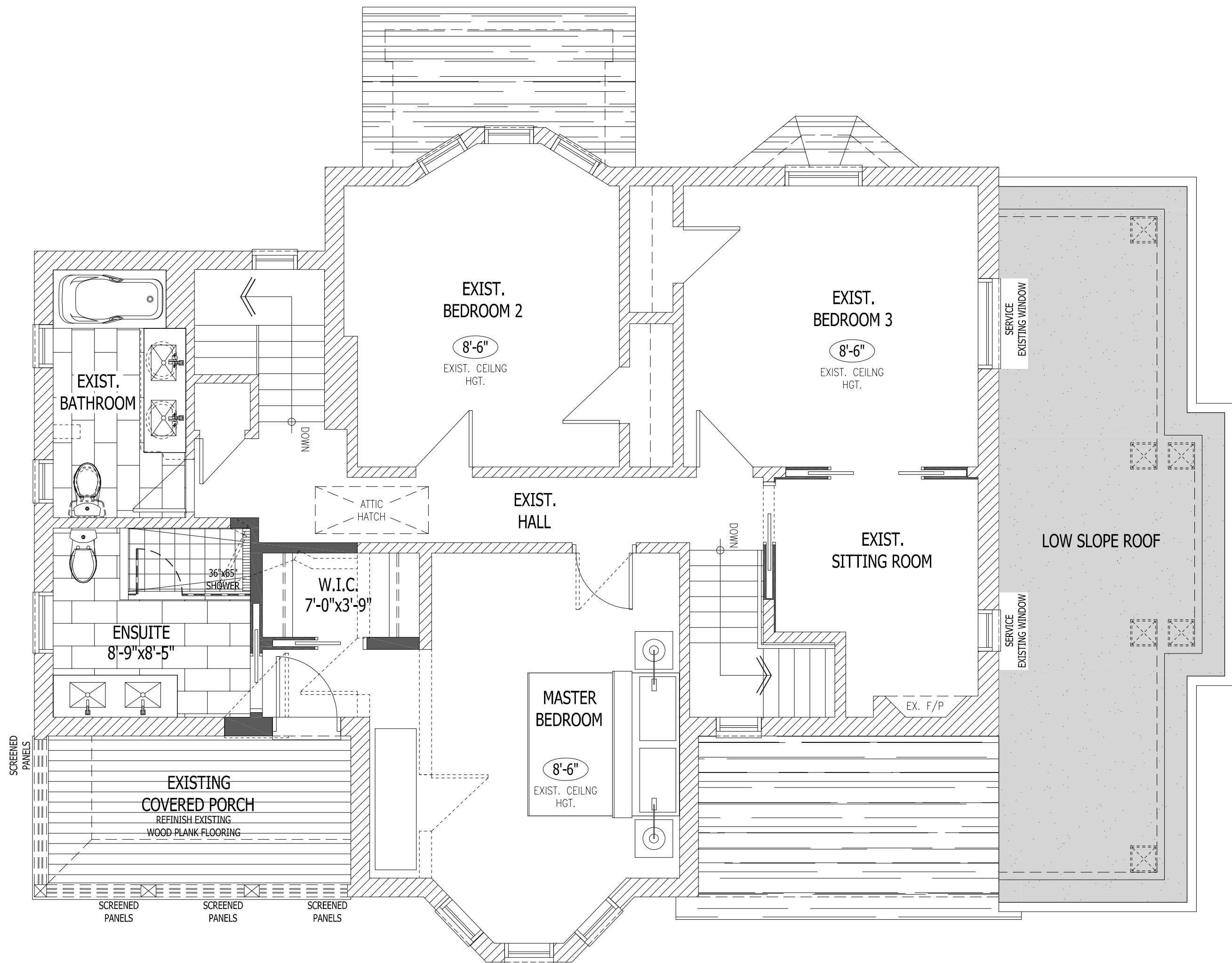
REFER TO INTERIOR DESIGNER FOR ALL TILE TYPES AND PATTERNS REQUIRED ON FLOOR FINISHINGS

REFER TO KITCHEN MANUFACTURER FOR LAYOUT AND LOCATION OF FIXTURES, INSTALLATION AS PER MANUFACTURERS SPECIFICATIONS

WINDOWS R.S.O. SIZED TO PELLA ARCHITECT SERIES, WOOD TYPE ANY CHANGE TO BE CORRIDANTED AND MARKED UP BY WINDOW REP.

ALL INTERIOR DIMENSIONS AND WINDOW R.S.O./LOCATIONS ARE TO STUDLINE FRAMING.

ALL NEW DOORS AND ARCHWAYS TO MATCH EXISTING DOOR AND HEAD HEIGHTS ON FLOOR



- DEMOLITION NOTE:
- CONTRACTOR TO REVIEW AND REMOVE ALL INTERIOR ELECTRICAL FIXTURES/WIRING WITH CLIENT.
 - CONTRACTOR TO REVIEW AND REMOVE ALL EXISTING PLUMBING FIXTURES AND SUPPLY/DRAIN PIPES WITH CLIENT.
 - REMOVE ALL EXISTING FLOOR FINISHES IN AREAS BEING RENOVATED BATHROOMS AND LAUNDRY ROOM.
 - CONTRACTOR TO REPAIR ANY ROTTEN OR DAMAGED SUB-FLOOR BOARDS PRIOR TO NEW FLOORING BEING INSTALLED.
 - MAKE READY FOR NEW FLOOR FINISHES AS PER CLIENT SELECTIONS.
 - CONTRACTOR TO TAKE MEASURES TO PROTECT AND EXISTING FEATURES REMAINING WITHIN THE DWELLING FOR THE DURATION OF THE PROJECT.
 - CONTRACTOR TO TAKE CARE IN ALL BRICK REMOVAL, KEEP AND CLEAN GOOD EXISTING BRICK FOR RE-USE FOR ALL MODIFIED OPENING AND/OR EXTERIOR INFILLS.
 - ALL EXISTING WINDOWS REMAINING TO BE INSPECTED, ANY DAMAGED OR ROTTEN WINDOWS TO BE REPLACED WITH THE DIRECTION OF THE HERITAGE CONSULTANT'S RECOMMENDATIONS.

- SECOND FLOOR:
- THE EXISTING SITTING ROOM TO BECOME NEW LAUNDRY
 - FIREPLACE TO REMAIN, CONSTRUCTOR TO COVER AND PROTECT FROM NEW.
 - BEDROOM #3 & #4 TO BE COMBINED FOR THE MASTER RETREAT, ADD WALK-IN CLOSET AND ENSUITE.
 - RELOCATE EXISTING ATTIC ACCESS TO THE HALLWAY, NEW ACCESS TO HAVE PULL DOWN LADDER.
 - NEW TILE FLOOR FINISHES IN BATHROOMS AND LAUNDRY ROOM.
 - CONTRACTOR TO COORDINATE EXTENT OF NEW FLOORING WITH CLIENT.

ALL EXISTING STRUCTURE TO BE SITE VERIFIED BY CONTRACTOR AND CONFIRMED TO ENGINEER ONCE DRYWALL DEMOLITION IS COMPLETE AND PRIOR TO REMOVAL OF EXISTING STRUCTURAL MEMBERS

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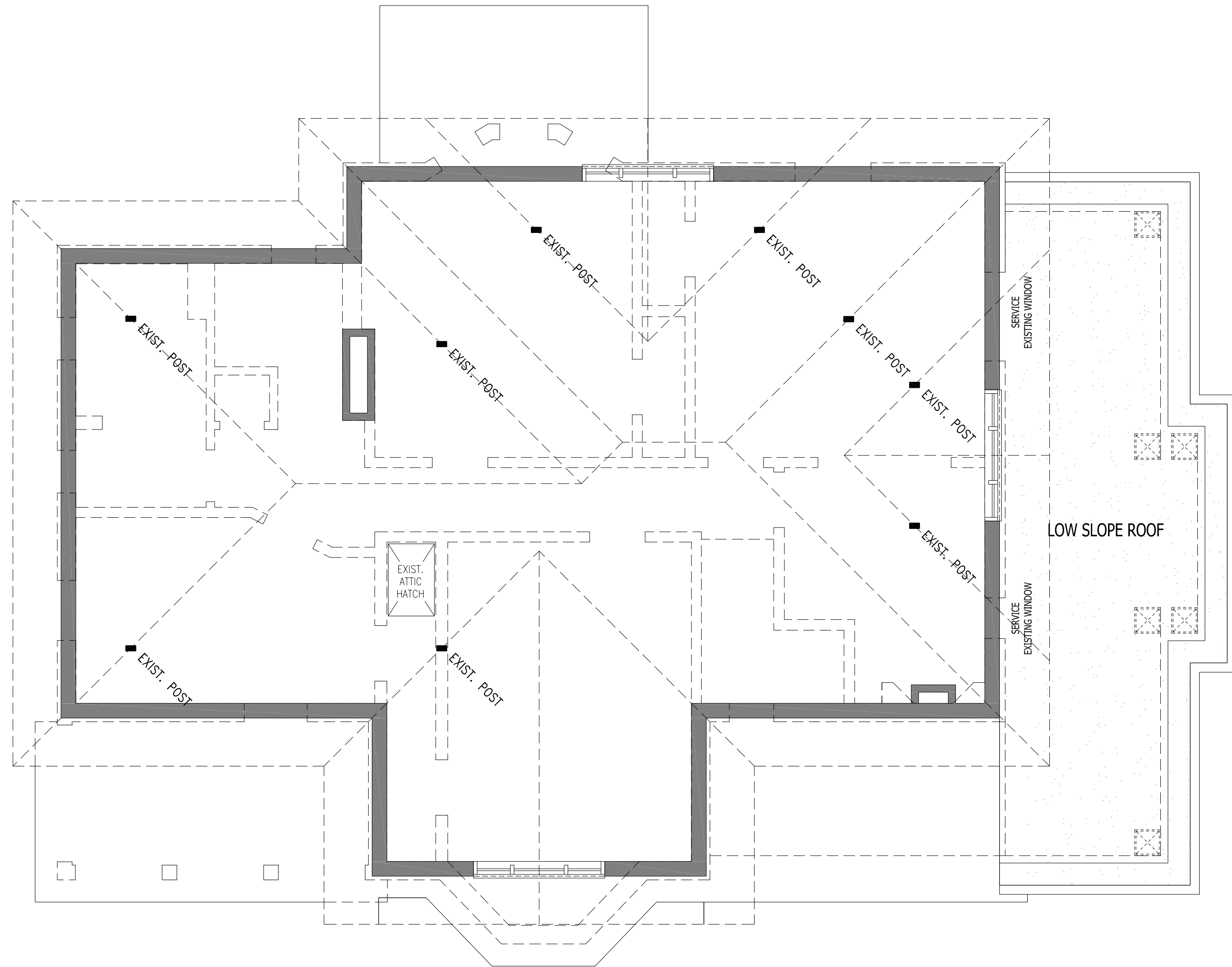
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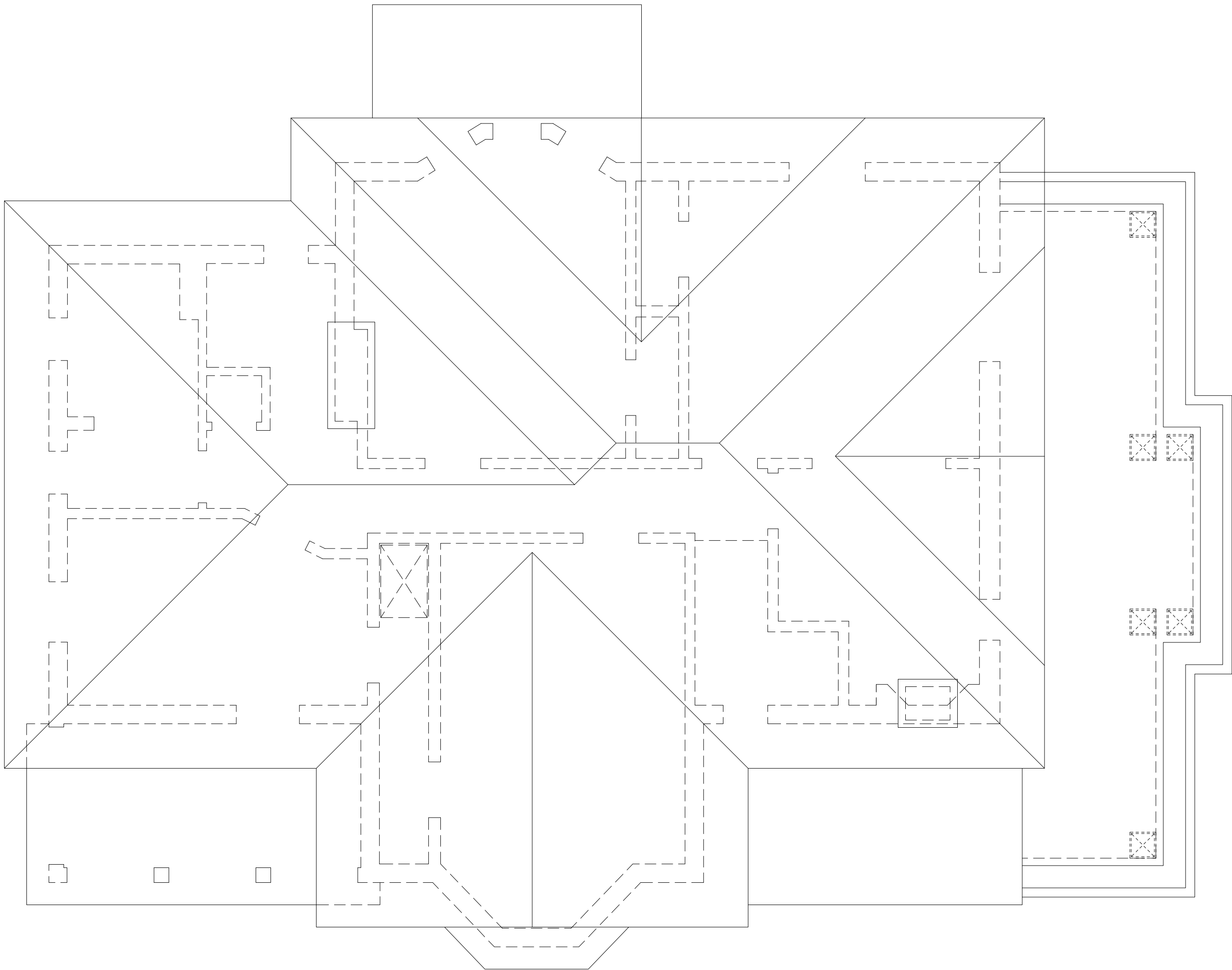
GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE SAID DESIGNER.
3. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER. FAILURE TO DO SO WILL CAUSE FORFEIT TO ANY CLAIM.
4. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND TO CONFORM TO THE ONTARIO BUILDING CODE OR OTHER CODES HAVING JURISDICTION.
5. GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF (1)ONE YEAR FOLLOWING SUBSTANTIAL COMPLETION. ALL OTHER MANUFACTURER'S GUARANTEES TO APPLY.
6. GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS EXCEPT FOR THE BUILDING PERMIT, WHICH WILL BE OBTAINED BY THE OWNER.
7. PROVIDE ADEQUATE TEMPORARY SHORING AS REQUIRED DURING DEMOLITION OF STRUCTURAL WALLS AND COMPONENTS. ANY AND ALL RESULTING DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

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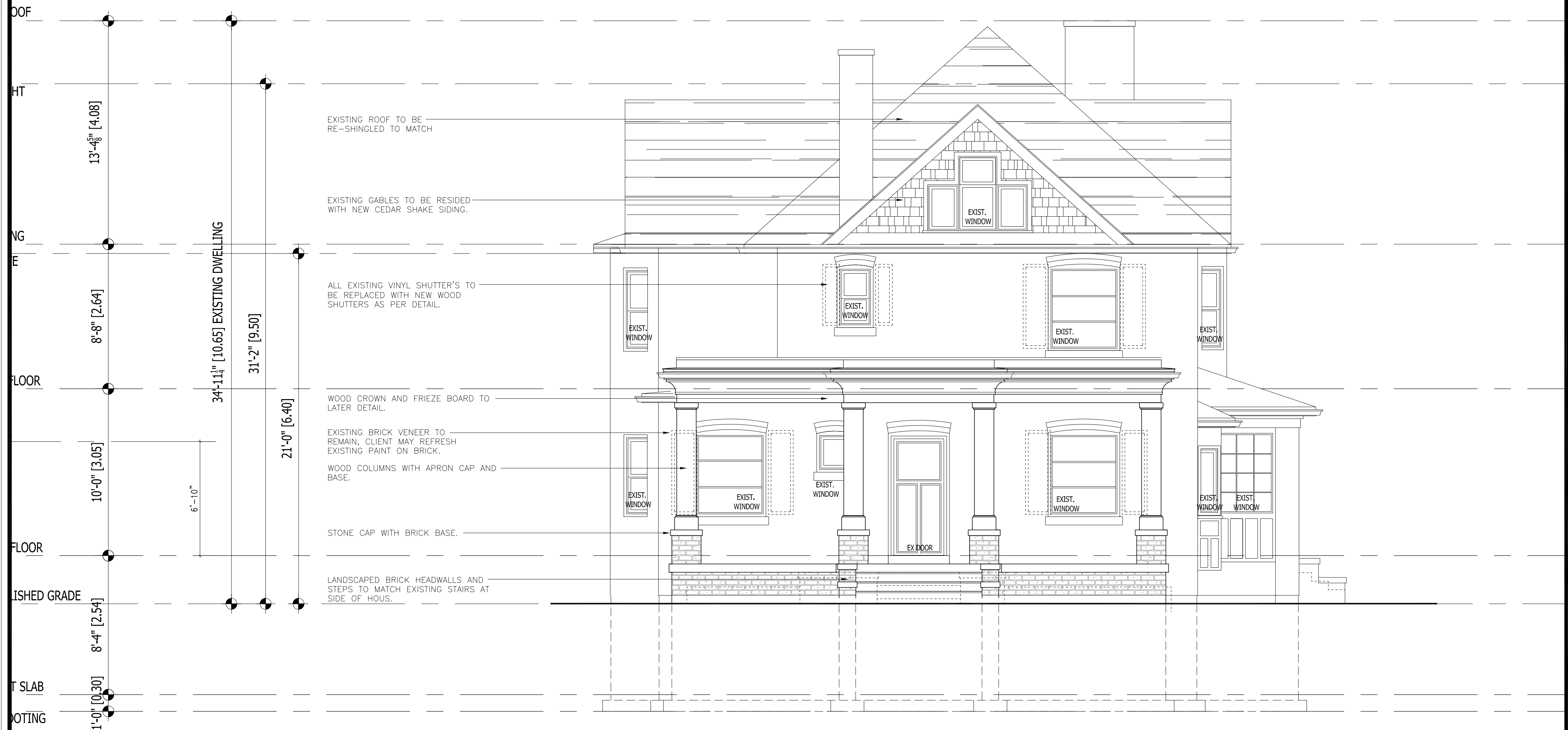


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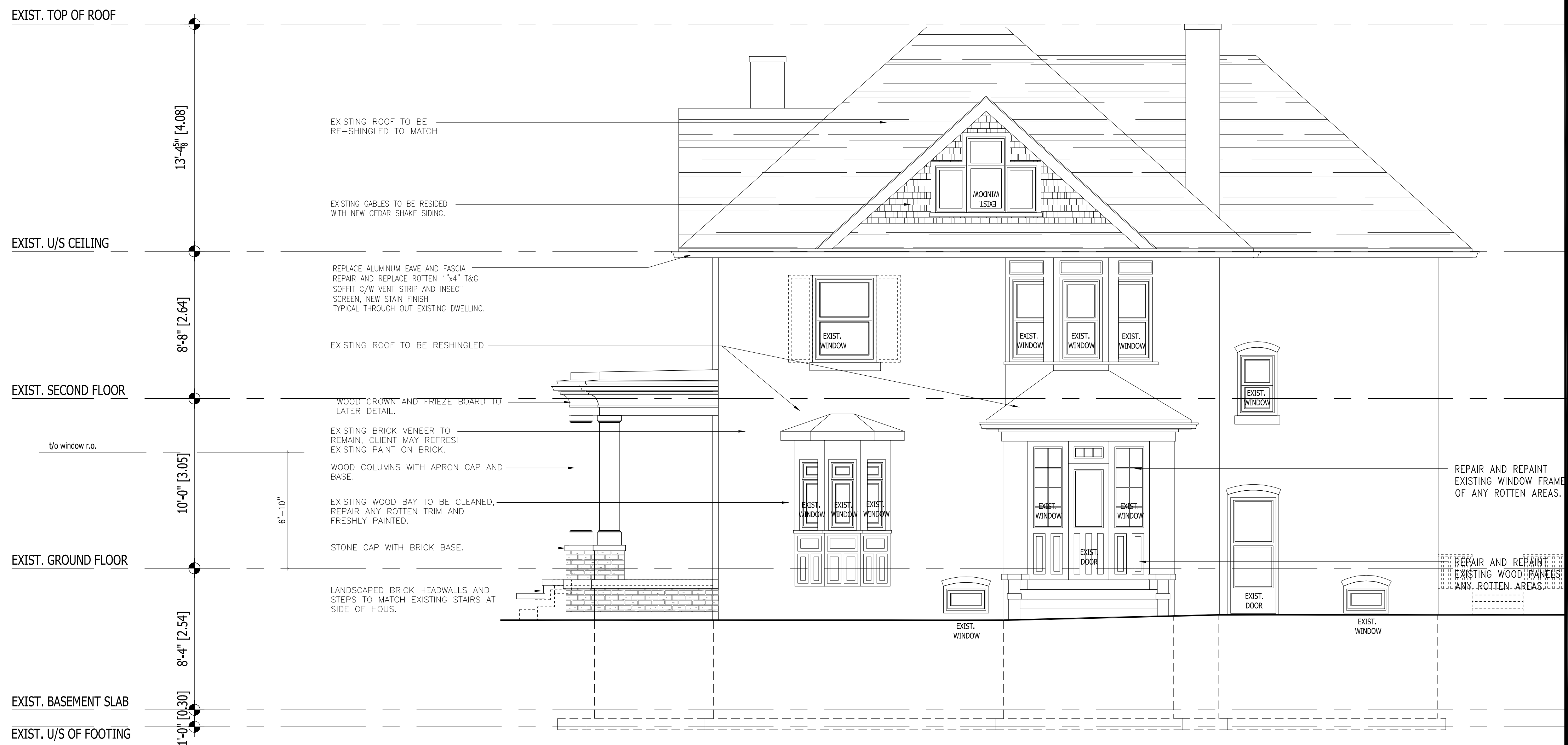




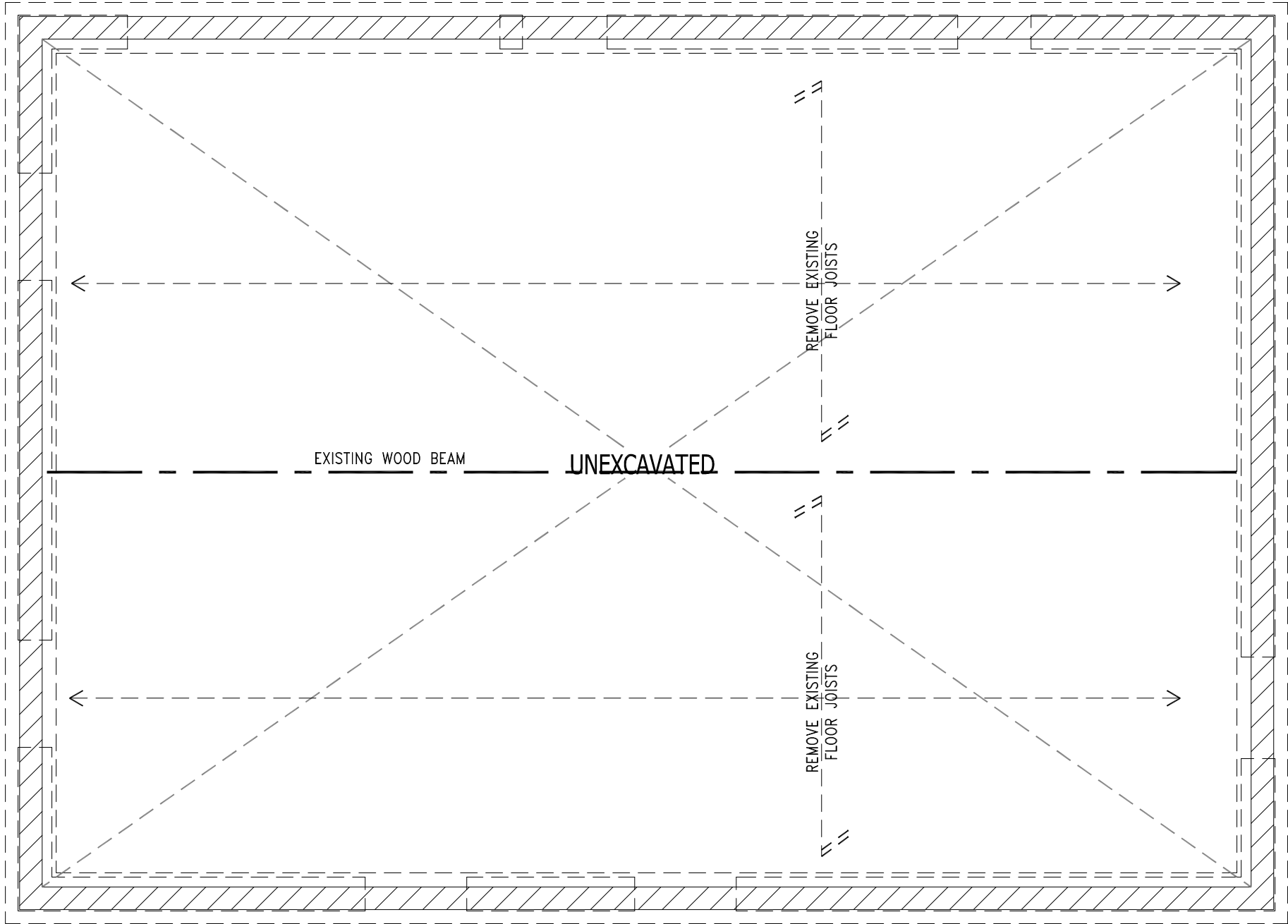
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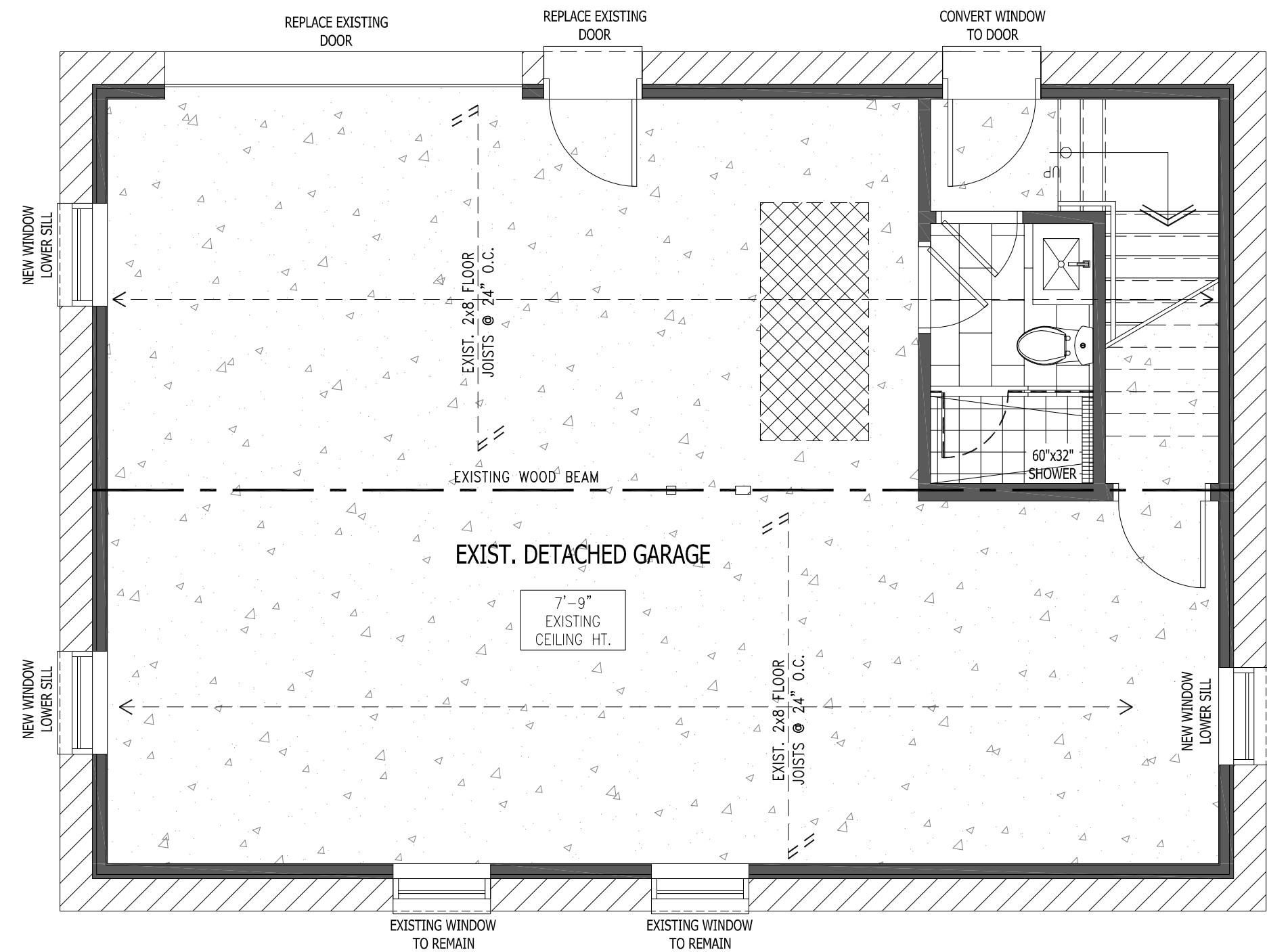
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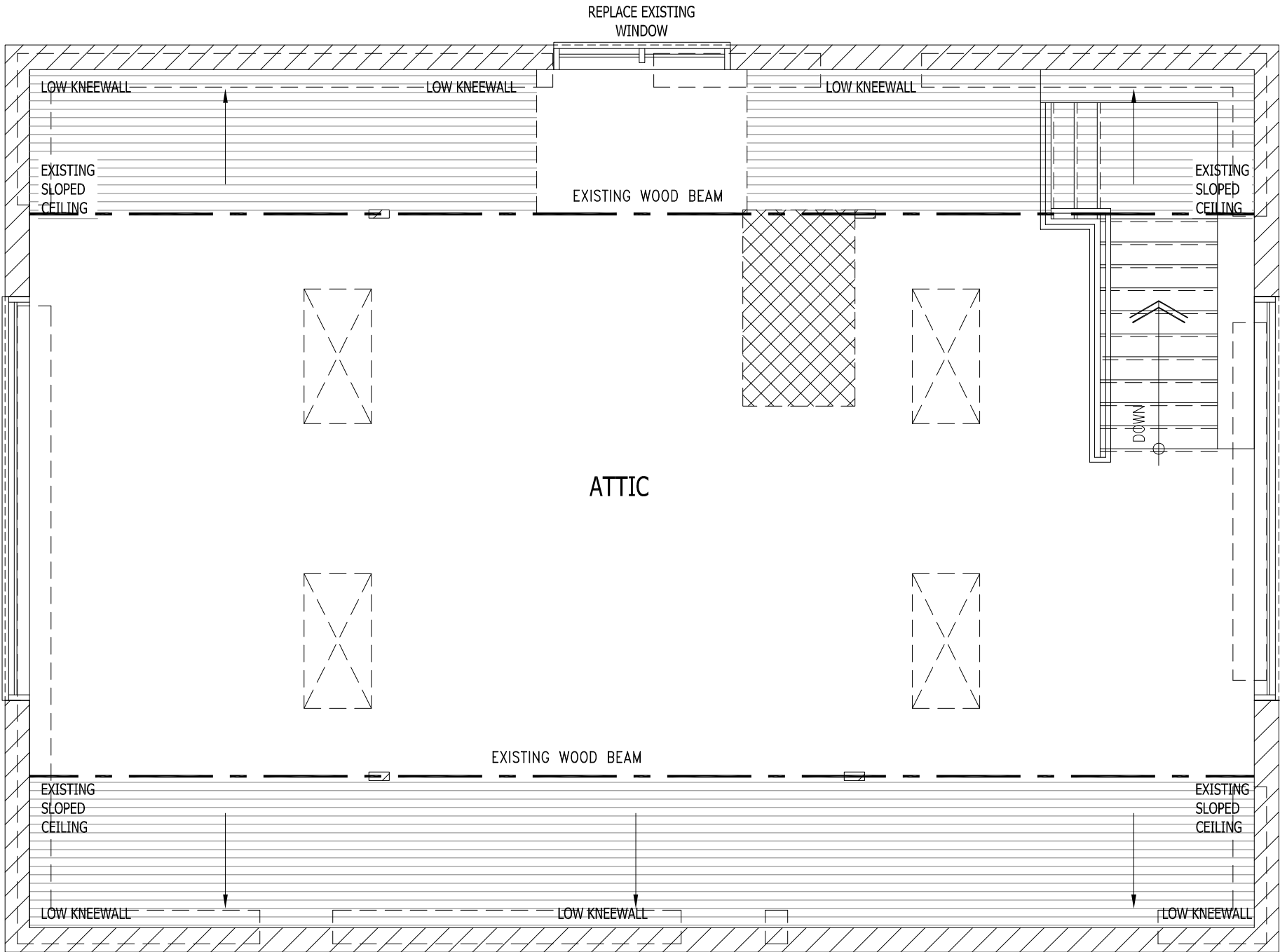
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- GROUND FLOOR:
- CONTRACTOR TO REMOVE EXISTING STAIRS AND RELOCATE AS PER PLANS
 - CONTRACTOR TO CARRY ALLOWANCE FOR NEW HVAC SYSTEM.
 - CONTRACTOR TO PROVIDE NEW 100amp SERVICE
 - ALL EXISTING WINDOWS REMAINING TO BE INSPECTED, ANY DAMAGED OR ROTTEN WINDOWS TO BE REPLACED WITH THE DIRECTION OF THE HERITAGE CONSULTANT'S RECOMMENDATIONS.
 - CONTRACTOR TO PRESERVE EXPOSED TIMBER FLOOR JOIST AND PLANK FLOORING TO BE REUSED AT SECOND FLOOR.
 - CONTRACTOR TO PROVIDE NEW INSULATION AND DRYWALL AT ALL EXTERIOR PARTITIONS
 - CONTRACTOR PROVIDE NEW CONCRETE FLOORS WITH IN FLOOR HEATING SYSTEM.
 - NEW DRYWALL CEILING
 - ALL INTERIOR FINISHES AS PER CLIENT SELECTIONS.
- ALL EXISTING STRUCTURE TO BE SITE VERIFIED BY CONTRACTOR AND CONFIRMED TO ENGINEER ONCE DRYWALL DEMOLITION IS COMPLETE AND PRIOR TO REMOVAL OF EXISTING STRUCTURAL MEMBERS

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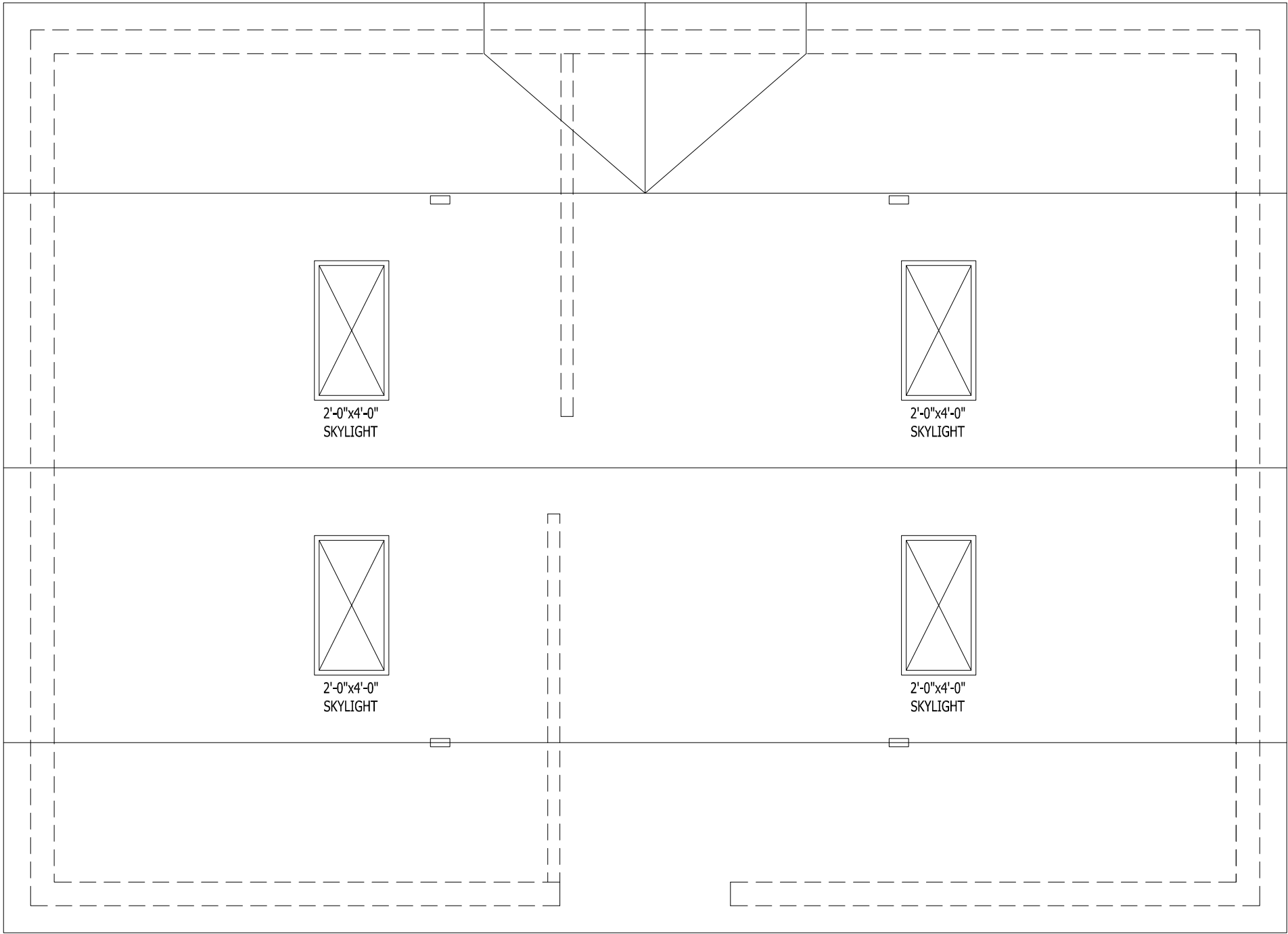
GENERAL NOTES:

- RECLAIM ALL EXISTING SALVAGEABLE GROUND FLOOR BOARDS TO BE REUSED FOR FLOORING ON SECOND FLOOR AND WALLS.
- EXACT LOCATIONS OF NEW SKYLIGHTS TO BE SITE VERIFIED BY CONTRACTOR AND CLIENT.
- ALL INTERIOR FINISHES TO BE SELECTED BY CLIENT.

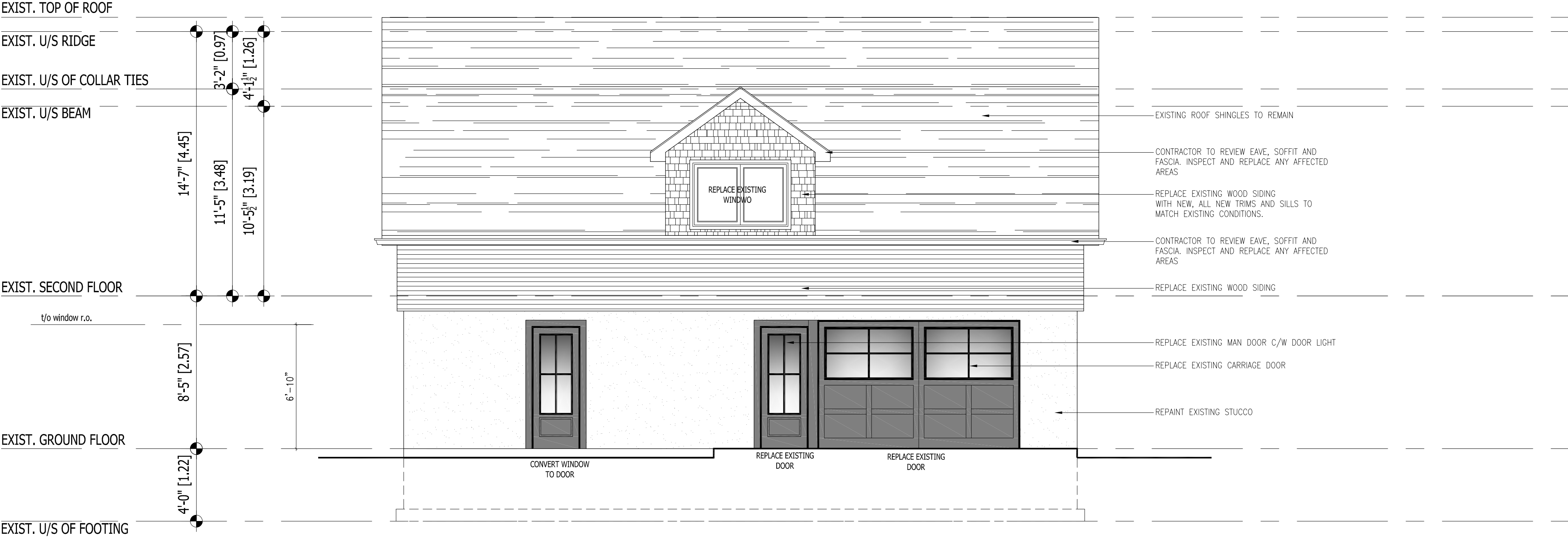
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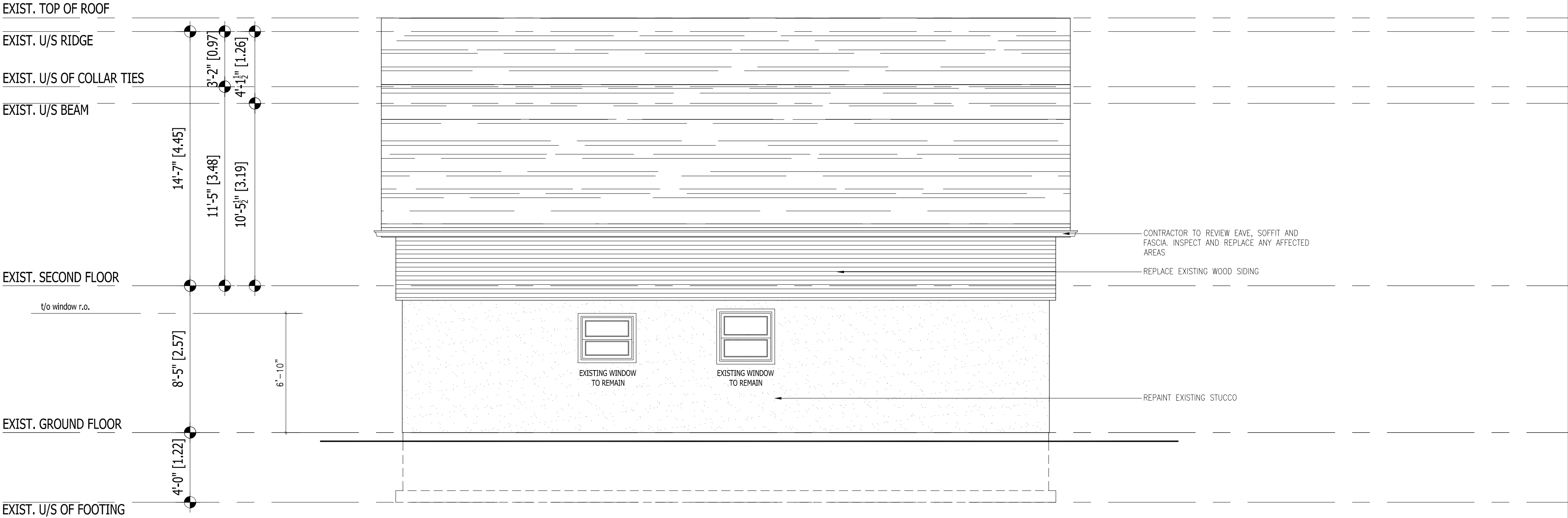
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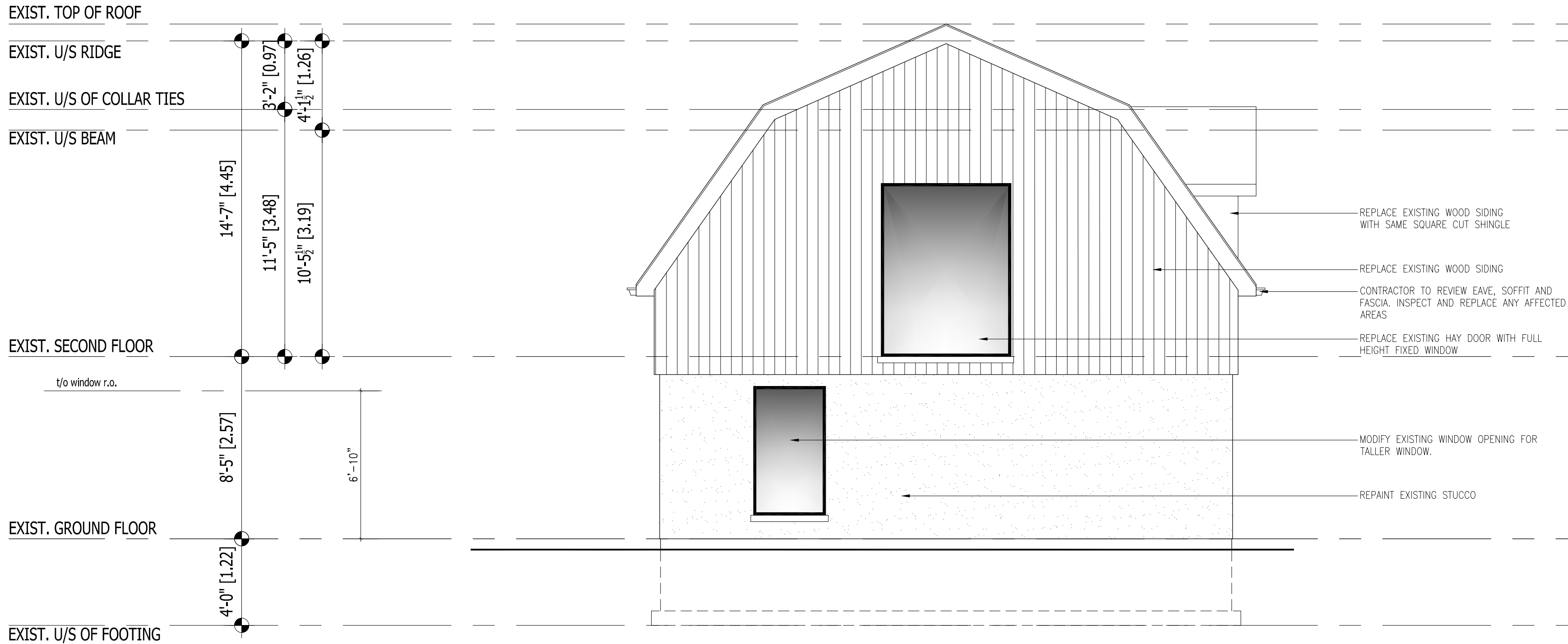


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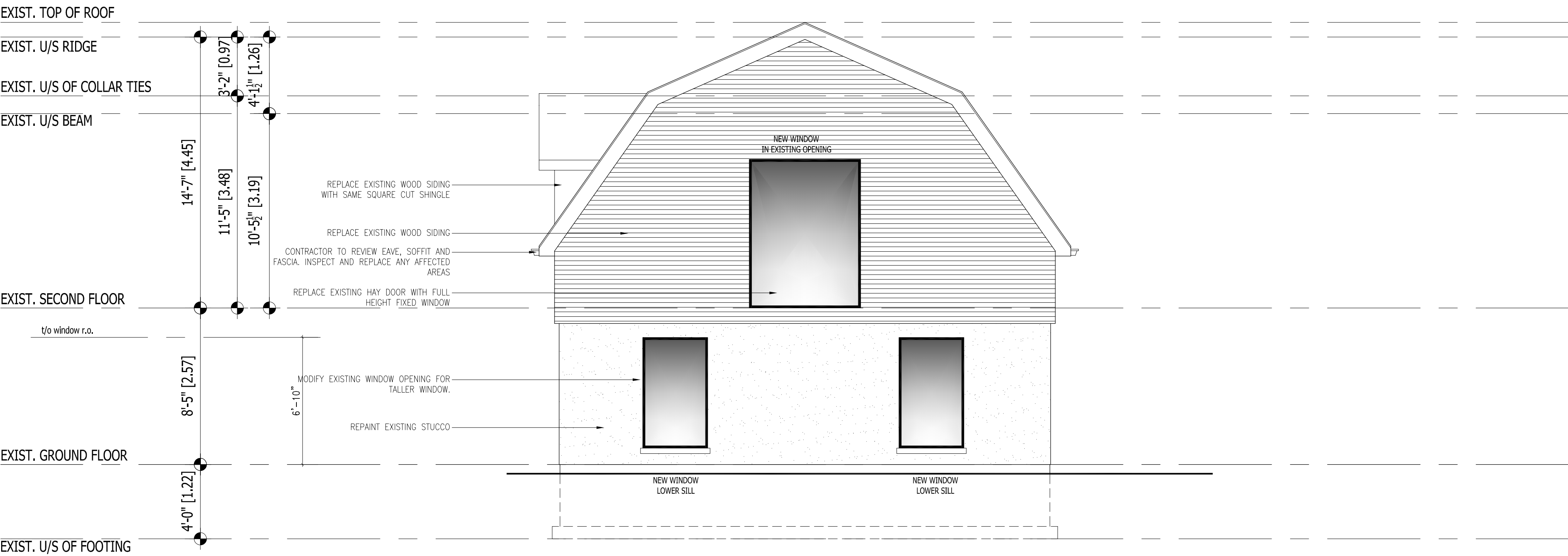




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