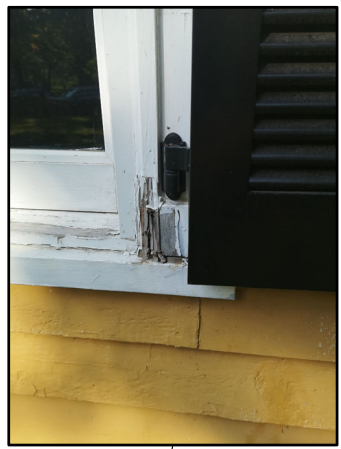




EXISTING NORTH ELEVATION



NOTE DETERIORATED WINDOW TRIM. INSPECT ALL TRIMS FOR DAMAGE OR DETERIORATION. CUT OUT AFFECTED AREAS. REPAIR SMALL AREAS (UNDER 2" THICK) WITH WOOD FILLER. REPAIR LARGER AREAS WITH NEW WOOD CUT AND TIGHTLY FITTED TO SUIT.



EXISTING WEST ELEVATION



DAMAGED/ROTTED AREAS FROM PREVIOUS NON-PROFESSIONAL INSTALLATION OF NEW SHUTTERS. INSPECT ALL WINDOWS FOR DAMAGE. CUT OUT AFFECTED AREAS. REPAIR SMALL AREAS (UNDER 2" THICK) WITH WOOD FILLER. REPAIR LARGER AREAS WITH NEW WOOD CUT AND TIGHTLY FITTED TO SUIT.



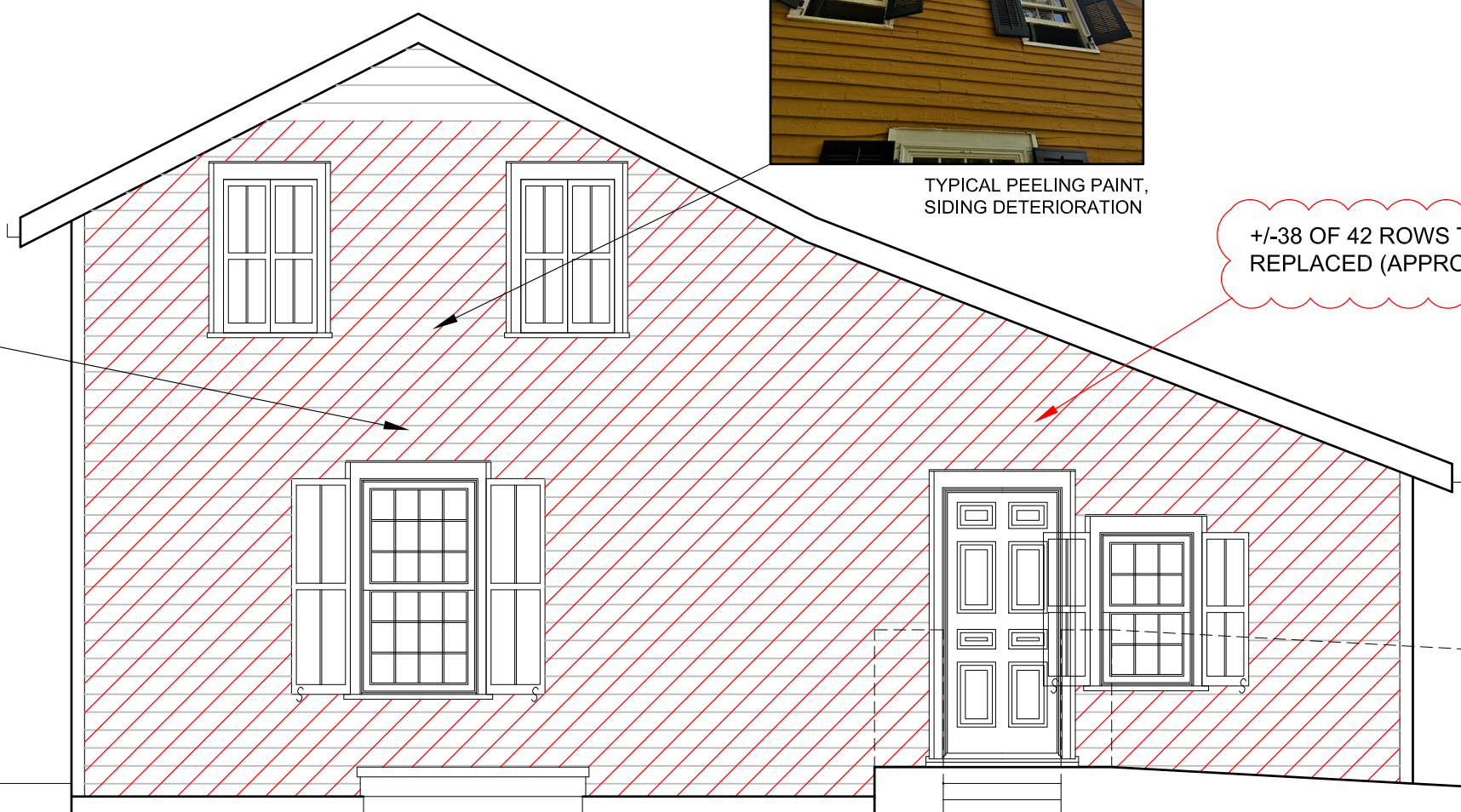
TYPICAL PEELING PAINT DETAIL



NORTH ELEVATION



TYPICAL PEELING PAINT, SIDING DETERIORATION



WEST ELEVATION



TYPICAL PEELING PAINT, SIDING DETERIORATION



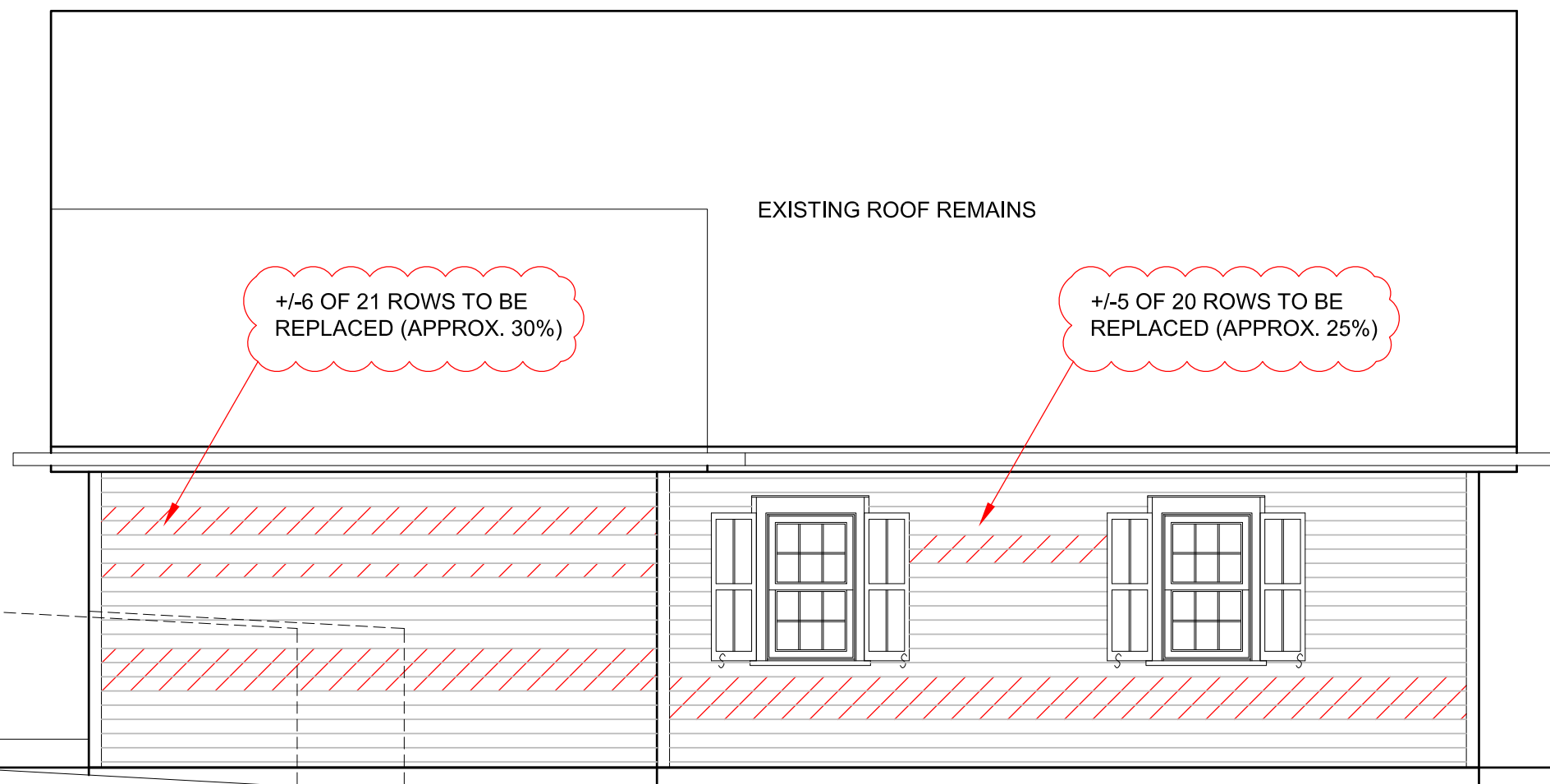
EXISTING WINDOW, SHUTTERS & TRIMS



EXISTING FRONT DOOR



WINDOW/SHUTTER/SIDING DETAIL



SOUTH ELEVATION



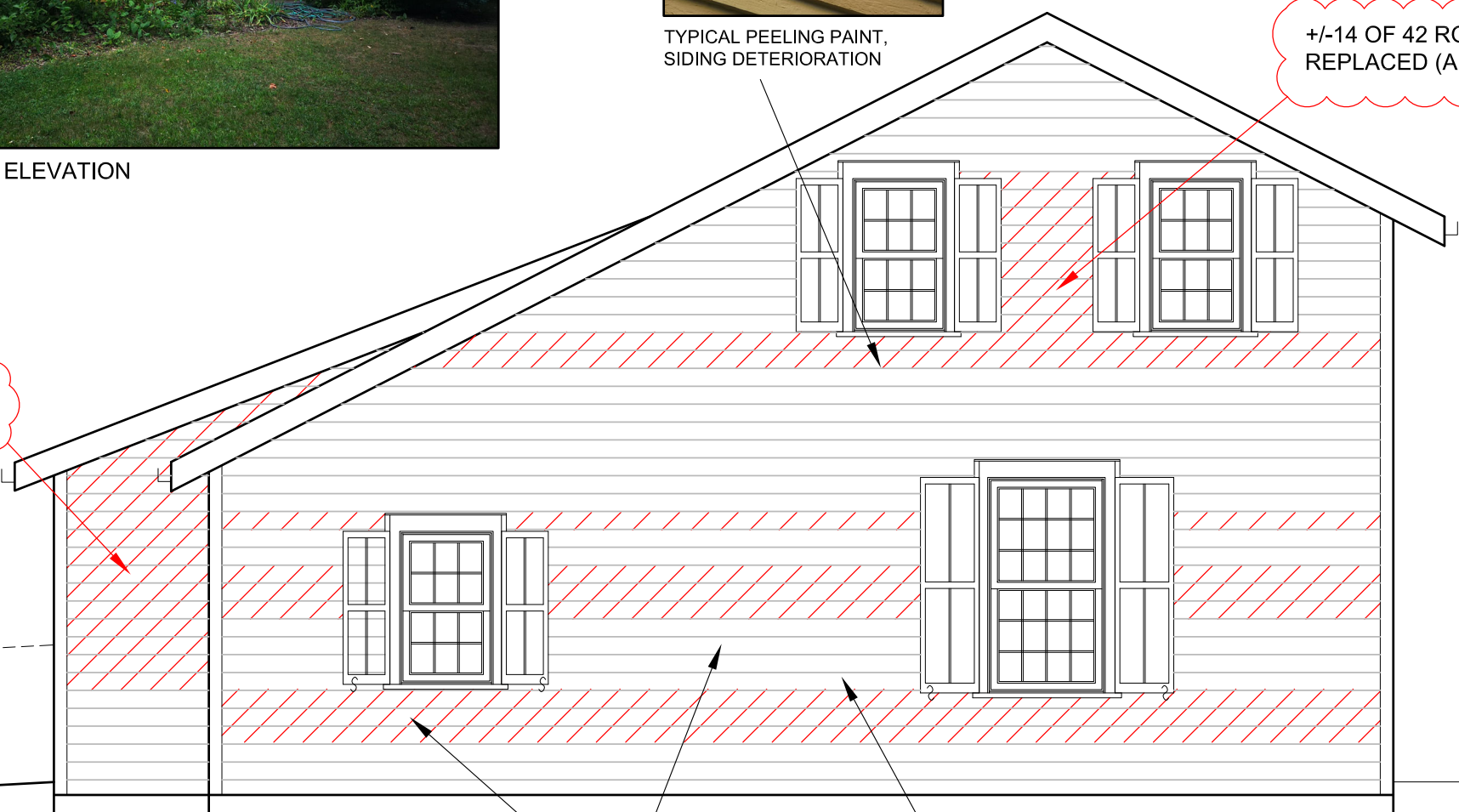
EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



TYPICAL PEELING PAINT, SIDING DETERIORATION



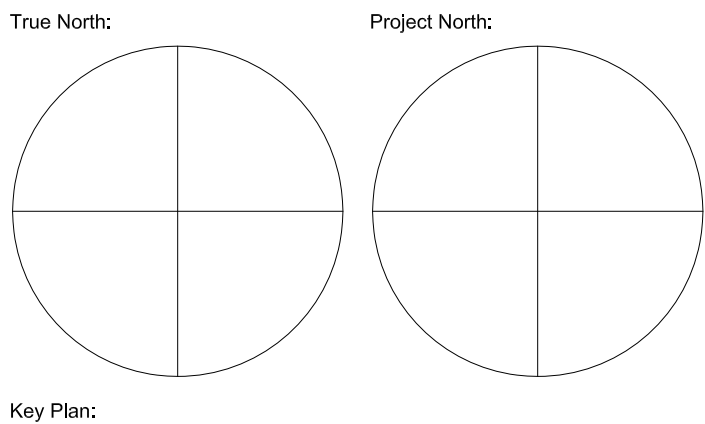
EAST ELEVATION



EXISTING OBLIQUE ELEVATIONS



TYPICAL PEELING PAINT, SIDING DETERIORATION



Key Plan:

4	Feb 4/25	For Permit	R.M.
3	Feb 3/25	For Permit	R.M.
2	Dec 10/24	Minor Revisions	R.M.
1	Oct 6/24	Prelim Review	R.M.
No.	Date	Issued/Revision	By:



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REGISTRATION INFORMATION:  
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION:  
RICK MATELIAN BCIN 39448  
SMDA DESIGN LTD, BCIN 128915

Bradley House

1620 Orr Rd  
Mississauga, ON

Sheet Title:  
Elevations

Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.
Scale:	Date:	Project No:
1:50	Oct 2024	

Drawing No:

A001.0



SIDING & TRIM CONSERVATION REQUIREMENTS: BRADLEY HOUSE

Photo-documentation:

-once appropriate scaffolding is on site the existing siding, soffit, fascia, windows and doors should be thoroughly photo-documented by the contractor prior to beginning work

Demolition:

**Wood Siding:** the horizontal siding on all elevations shows signs of extensive peeling paint. Some siding boards are split, twisted or have pieces missing. Deteriorated areas of siding should be cut out for replacement. Do not cut out sections of board if the result would be to leave a remnant less than 0.9m long. The entire board should be removed in this case. The removed board material should be inspected and if serviceable portions (generally 1.2m long or longer) from these removed boards can be recovered they should be cut out and saved for potential re-use or repair elsewhere. See drawings for expectation of location and amount of siding to be replaced. Consultant and/or City representative on-site may direct additional removals and replacement. Actual quantity to be replaced may vary from assumed quantities. Assume overall that approx. 30% of the siding boards will require replacement.

**Windows:** extant windows are a mix of newer wood replacements (sash kits) in older wood frames & trims and older wood sash, frames & trims. All window sash, frames & trims must be inspected on all elevations. Generally they appear to be in good condition, however note damage caused to many window trims from previous non-professional installation of shutters. Report significant deterioration, if found, to consultant.

**Doors:** extant doors (including all associated sills, trims and casings) must be inspected on all elevations. Generally they appear to be in good condition. Report significant deterioration, if found, to consultant.

**Soffits:** soffits appear to be newer replacements, likely some type of plywood. They must be inspected on all elevations. Generally they appear to be in good condition. Report significant deterioration, if found, to consultant.

**Fascia:** fascia appear to be newer replacements. They must be inspected on all elevations. Generally they appear to be in good condition. Report significant deterioration, if found, to consultant.

**Misc. Trims, Corner Boards, Wood Drip Edges:** These appear to be original. They must be inspected on all elevations. Generally they appear to be in good condition. Report significant deterioration, if found, to consultant. Note that at least one broken drip edge was noted on site. This must be replaced.

**Nails:** original square head nails removed during the demolition should be retained. Newer wire nails can be discarded.

**Wooden gutters:** gutters appear to be newer replacements. They must be inspected on all elevations. Generally they appear to be in good condition. Report significant deterioration, if found, to consultant.

**Animal intrusion:** if invasive animals are discovered during the course of this work a pest control strategy will have to be developed. This is outside the scope of this report.

Inspection:

**Air Barrier:** it is anticipated that building paper type air barrier will be discovered following removal of the siding. In the event that any other material is present a strategy for inspection, re-use or replacement will have to be developed at that time.

**Asbestos:** it is not anticipated that any asbestos will be discovered. In the event that these materials are found to be present a strategy for removal and abatement will have to be developed at that time.

**Lead Paint:** testing shows that lead paint is to be encountered as part of this work. Follow all recommendations in the provided consultant report regarding lead paint abatement.

**All Elevations:** the substrate conditions must be inspected for serviceability following removal of the deteriorated siding elements. If substrate elements are loose, missing, deteriorated or otherwise not suitable for re-use a conservation strategy will have to be developed at that time.

Note: Professional engineering assessment may be required if unexpected conditions are encountered.

Protection during Construction:

-any openings in the building must be temporarily blocked with tightly fitted plywood or other material to prevent water and animal intrusion. All other areas of the building must be similarly protected during the construction process.

Construction:

**Siding:** new horizontal wood siding should be installed to match that removed. Boards must be tightly fitted. This siding should replicate in size, shape and dimension the existing size and profile. Nailing pattern should be as per existing or min. 1 row of nails @ 0.6m on center. Maintain even, consistent pattern when face nailing. NOTE THAT CUSTOM MILLING OF SIDING BOARDS MAY BE NECESSARY TO ACHIEVE CORRECT MATCH TO EXISTING BOARDS. All siding boards to be clear pine without knots or sap areas. Re-fasten any existing boards loosened by the removal of adjacent boards.

**Paint Removal:** the siding is presently painted in a dark yellow colour and chipping areas indicate a layer of older, white paint below. Extant photographs indicate that the yellow paint was applied approximately 15-20 years ago. The lead content is likely associated with the white paint below. Various options are available for chemical paint removal including solvent, caustic, biochemical and low-VOC products. Some paint strippers come in gel or paste form to trap lead particles and keep them airborne. This is preferred here. The contractor will need to prepare at least three test patches experimenting with different products to see which is most effective in this instance. The contractor, in consultation with the consultant and City of Mississauga representative will then determine which product/method to use.

Chemical paint removal will be followed by mechanical scraping and sanding of the siding boards to achieve a smooth finish. The majority of the paint removal must be by scraping, with a light, vibrating sander used to remove residue left from the scraping and to feather edges of remaining paint. CIRCULAR OR BELT SANDERS ARE NOT ALLOWED UNDER ANY CIRCUMSTANCES. Note that some minimal residue of paint may remain embedded in the wood grains if well adhered.

**Siding repair:** Very small (less than 25mm) imperfections should be filled with epoxy filler. Larger imperfections and local deterioration should be cut out and replaced with new or salvaged material. Boards that have been removed due to deterioration should be replaced with new material. Existing boards should be checked for firm attachment and nailed as required.

**Nails:** nails should be common wire or spiral nails, hot dip galvanized. All nails must be hand driven - no pneumatic or automatic nailing equipment may be used. Nails must be appropriate for their use with a minimum embedment into the substrate of double the thickness of the member being fastened.

**Windows, Doors, Trims, Soffits, Fascia, Corner Boards, Misc. Wood Trims:** These must be hand scraped and sanded to a smooth finish. Rotted or badly damaged areas must be replaced. Smaller damage areas may be repaired with wood filler. Areas of bare wood must be treated with one coat primer. Complete removal of the existing paint finish is not anticipated. Loose boards must be re-attached. Nails holes must be filled.

**Air Barrier:** protect extant air barrier during removal of deteriorated siding boards. Install new air barrier beneath new siding boards as required. Note that building paper type air barriers typically installed on buildings of this vintage were not sealed but rather lapped in order to shed water.

**Airspace:** the existing siding is likely fastened directly to the sheathing substrate and no airspace is provided. If so, the new siding boards may be fastened in like manner. In the event that airspace is discovered then the new siding boards must be installed with suitable strapping, purlins, etc., to preserve the airspace.

**Flashings:** Maintain all existing flashings. In the event that flashings are disturbed as a result of replacement of adjacent siding boards or for any other reason, new flashings are to be provided. As a general rule, flashings are required at the heads of all windows, at transitions in plane of siding materials or wherever dissimilar siding materials come together. Required flashings to be galvanized metal, copper or lead coated copper only. Pre-finished aluminum or metal flashings are not acceptable.

**Ground contact:** siding materials should typically maintain 150mm clearance to the ground and avoid contact with areas where water may be expected to pool. In the event that siding must be installed in a way that these clearances cannot be maintained siding must be treated to meet the standards of the American Wood Protection Association UC4B or similar.

**Painting:** New and existing siding, windows, doors, trims, soffits, fascia, corner boards and misc. wood trims to receive two coats Benjamin Moore Aura Exterior Paint (or approved equal) in colour to match existing or as selected by the consultant/City of Mississauga representative. New material or older material that has been scraped down to bare wood must receive one coat wood primer. Note that all sides, including the reverse side, of new siding or trim materials are to receive min 1 coat of primer. No bare wood is to be installed. Paint is to be brush applied, feathered with long strokes. Spray painting is not allowed except by permission of the consultant. Sand between coats.

**Caulking:** Remove all existing caulking. Provide new paintable caulking at all connections between siding and existing window/door trims, corner boards, etc. Paint over caulking to achieve clean transition line between dissimilar colours.

Inspection:

SMDA should be called to inspect at the following project stages at a minimum:

- following scaffolding of building but prior to any removals
- following removal of deteriorated siding/trim pieces
- prior to placing any new material
- once test patches of paint remover are available
- following removal of all paint
- once ready for application of new paint
- in the event that unexpected conditions are encountered

Recommended siding material supplier:

-Hoffmeyer's Mill, 189 Huron Rd., Sebringville, ON [www.hoffmeyersmill.com](http://www.hoffmeyersmill.com) (OR SIMILAR)

Submittals:

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

- samples of all fasteners, siding, building materials proposed to be used
- 0.6m x 0.6m mock-up of new siding

NOTE THAT ALL PROPOSED CONSERVATION WORK SHALL CONFIRM TO THE FRAMEWORK PROVIDED IN PARKS CANADA STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA. THE EXPECTATION IS "LIKE FOR LIKE" REPLACEMENT OF ANY NEW MATERIALS.

SUBSTITUTION PRICING OPTION: BRADLEY HOUSE

The contractor is to prepare for the consultant and City's consideration a substitution pricing option as below. In the event that after construction is commenced it develops that due to site or other considerations the replacement of the entirety of the existing siding becomes necessary or advisable, the contractor will develop a pricing option for the following scope of work:

OPTION :

--complete replacement of the entirety of the siding at Bradley House with new material to match the existing in size and profile plus provision of new air-barrier and air-space, in addition to the other work described at left. Specifications for new siding to be as per that for replacement siding with the following additional considerations:

-all existing siding to be removed

-existing substrate/sheathing to be examined, repaired /re-fastened as necessary. Sheathing is expected to be solid board material. Assume 10% of sheathing will require replacement. Replacement sheathing will match existing as regards type, material dimensions, etc.

-remove existing air barrier material (likely building paper). Provide new Tyvek air barrier material to entire building. Caulk/tape air barrier to existing substrate as well as possible. Discuss details for attachment and sealing with consultant on-site.

-provide strapping/purlins @ 16" o.c. to create airspace behind new siding if possible. Depth of airspace will be limited by necessity to keep face of siding behind existing trims and corner boards. Use of cedar breather type material also possible. Provide screening at top and bottom of airspace to prevent insect nesting in airspace cavity. Discuss details and propose options to consultant on-site.

-provide new flashings to same specification as described above at all window and doors heads, material transitions, etc. Provide drip flashing below lowest course of siding.

-paint and caulk new siding to same specification as described above

Submittals:

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

- samples of all fasteners, siding, building materials proposed to be used
- 0.6m x 0.6m mock-up of new siding

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BRADLEY HOUSE - CONSERVATION OF EXISTING SIDING - GENERAL NOTES:

-CONTRACTOR TO VISIT SITE AND CAREFULLY TAKE NOTE OF ANY SITE OR AS-BUILT CONDITIONS THAT MAY AFFECT THE WORK. THE CONSULTANT AND CITY OF MISSISSAUGA WILL NOT ACCEPT CHANGE ORDER REQUESTS RELATED TO CONDITIONS THAT COULD HAVE BEEN SEEN OR REASONABLY INFERRED FROM DETAILED SITE INSPECTION.  
-ALLOW FOR HVAC AND MECHANICAL UNITS, GRILLES, ETC. THAT WILL REQUIRE TEMPORARY SUPPORT OR REMOVAL DURING THE COURSE OF THIS WORK.  
-ALLOW FOR TEMPORARY DE-CONNECTION OF POWER, WATER AND GAS SERVICES (INCLUDING TEMPORARY COVERING OF SERVICES) THAT MAY BE REQUIRED DURING THE COURSE OF THIS WORK.  
-PROVIDE TEMPORARY COVER TO PREVENT INGRESS OF WATER INTO BUILDING AT ANY TIME WHEN CLADDING MATERIALS ARE REMOVED  
-INSTALL SCAFFOLDING AS NECESSARY TO PROVIDE SAFE ACCESS TO ALL ELEVATIONS OF THE BUILDING. AVOID USE OF LADDERS.  
-SEAL AND TAPE ALL GRILLES, GRATES OR OTHER OPENINGS THAT COULD SERVE AS METHODS OF INGRESS OF DUST INTO THE BUILDING.  
-TAKE MEASURES TO PROTECT ADJACENT BUILDINGS, STRUCTURES, VEHICLES FROM DUST, PAINT SPLATTER OR OTHER CONTAMINANTS  
-TAKE MEASURES TO KEEP BYSTANDERS SAFELY AWAY FROM THE WORK AREA  
-OBSERVE ALL MEASURES ASSOCIATED WITH LEAD PAINT MITIGATION PER THE RECOMMENDATIONS IN THE CONSULTANT REPORT, OR ANY FURTHER DIRECTION BY THE CONSULTANT.  
-REINSTALL ALL MECHANICAL UNITS, RECONNECT ALL MECHANICAL AND ELECTRICAL SERVICES DISTURBED DURING THIS WORK  
-MAKE GOOD SMALL AREAS OF SUBSTRATE AS REQUIRED TO FACILITATE ATTACHMENT OF NEW SIDING PIECES. MAJOR STRUCTURAL REPAIRS ARE NOT PART OF THE SCOPE OF WORK

NOTE REGARDING ONTARIO BUILDING CODE COMPLIANCE:

EXISTING GUARDS, HANDRAILS, LANDINGS, STEP DIMENSIONS, BARRIER-FREE RAMPS AND DETAILS TO BE RE-USED OR RE-BUILT AS BELOW:

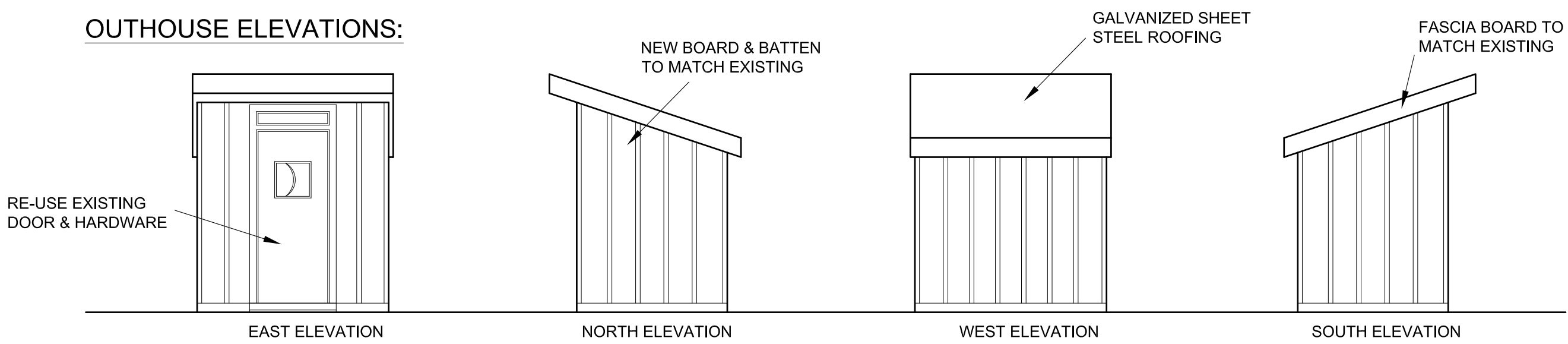
1-THIS PROJECT MEETS THE DEFINITION OF "BASIC RENOVATION" AS DEFINED IN OBC 11.3.3.3.1.

... CONSTRUCTION MAY BE CARRIED OUT TO MAINTAIN THE EXISTING PERFORMANCE LEVEL OF ALL OR PART OF AN EXISTING BUILDING, BY THE REUSE, RELOCATION, OR EXTENSION OF THE SAME OR SIMILAR MATERIALS OR COMPONENTS, TO RETAIN THE EXISTING CHARACTER, STRUCTURAL UNIQUENESS, HERITAGE VALUE, OR AESTHETIC APPEARANCE OF ALL OR PART OF THE BUILDING, IF THE CONSTRUCTION WILL NOT ADVERSELY AFFECT THE EARLY WARNING AND EVACUATION SYSTEMS, FIRE SEPARATIONS OR THE STRUCTURAL ADEQUACY OR WILL NOT CREATE AN UNHEALTHY ENVIRONMENT IN THE BUILDING.

2-NOTE THAT THIS BUILDING IS DESIGNATED UNDER PART IV OF THE ONTARIO HERITAGE ACT AND THE MAINTENANCE OF THE HERITAGE VALUE OF THE BUILDINGS IS AN OVERRIDING CONSIDERATION.

3-NOTE ALSO THAT THERE IS NO CHANGE IN MAJOR OCCUPANCY, NO INCREASE IN OCCUPANT LOAD AND NO INCREASE IN LIVE LOAD ASSOCIATED WITH THESE RENOVATIONS AND AS SUCH THERE IS NO REDUCTION IN PERFORMANCE LEVEL AS DEFINED IN OBC 11.4.2.

OUTHOUSE ELEVATIONS:



CONSERVATION REQUIREMENTS: BRADLEY OUTHOUSE

Photo-documentation:

-existing outhouse should be thoroughly photo-documented by the contractor prior to beginning work

Demolition:

**All Elevations:** The existing outhouse is believed to be a replica of a previous building constructed of salvaged materials. The building should be carefully demolished to retain for re-use the extant door, toilet seat and any other material as directed on-site by the consultant or City of Mississauga representative. Remaining materials may be discarded.

Inspection:

**None:**

Note: Professional engineering assessment may be required if unexpected conditions are encountered.

Protection during Construction:

-as per Bradley House specifications

Construction:

**All Elevations:** Outhouse is to re-built on a "like for like" basis with the following considerations:

- exposed framing material should be rough-cut true dimension material, not typical lumberyard dressed material. This will involve purchasing direct from a mill source
- all fasteners should be hot dipped galvanized, hand driven. Pneumatic nailing is not allowed.
- ground contact: sill beam and other wood with ground contact must be treated to meet the standards of the American Wood Protection Association UC4B or similar
- building is not to be painted but allowed to weather naturally
- siding material to be vertical board & batten per existing
- roofing material to be galvanized metal sheet

Inspection:

SMDA should be called to inspect at the following project stages at a minimum:

- once framing is complete but before installation of siding or roofing
- in the event that unexpected conditions are encountered

Recommended siding and framing material supplier:

-Hoffmeyer's Mill, 189 Huron Rd., Sebringville, ON [www.hoffmeyersmill.com](http://www.hoffmeyersmill.com) (OR SIMILAR)

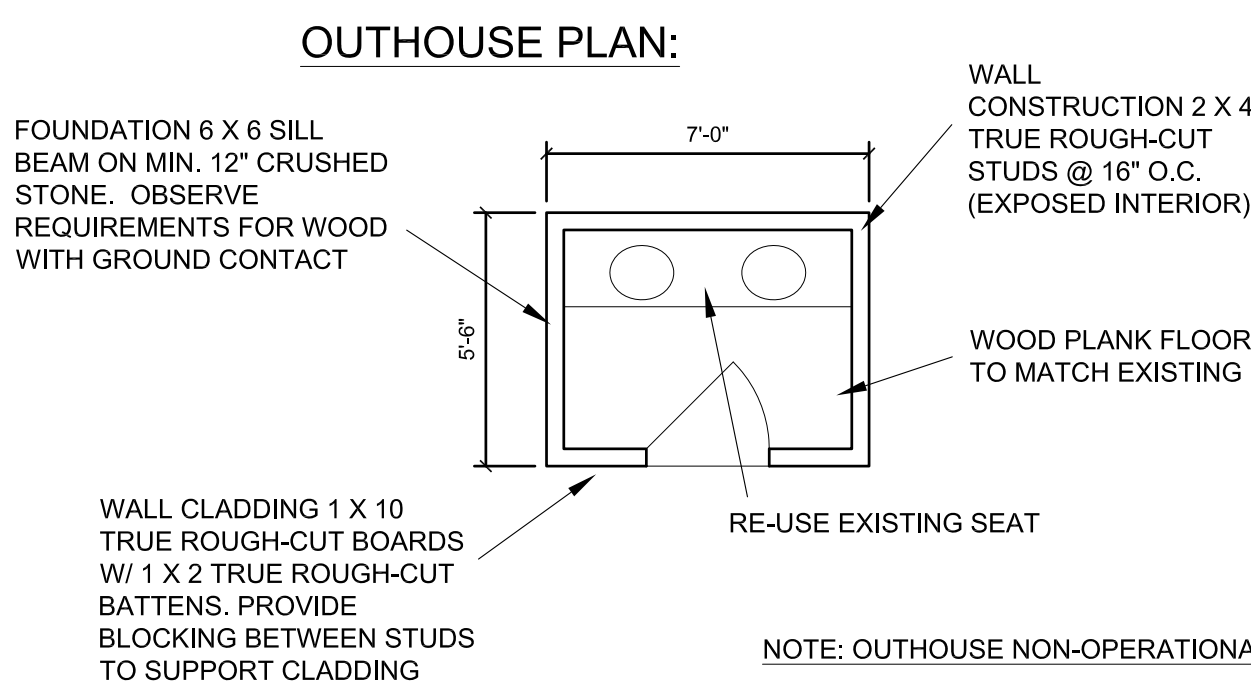
Submittals:

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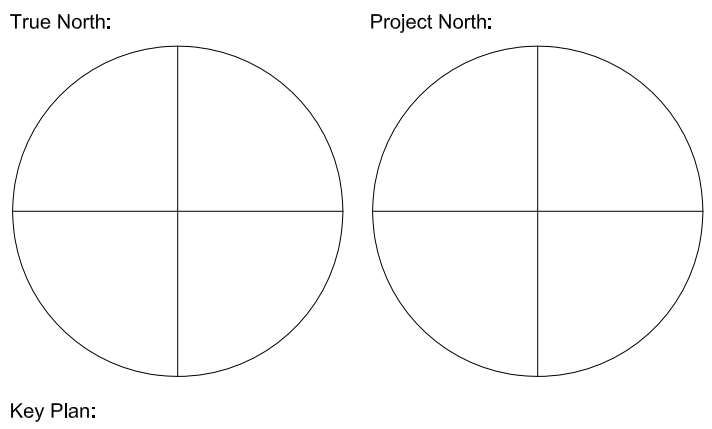
- samples of all fasteners, siding, building materials proposed to be used

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OUTHOUSE PLAN:



EXISTING OUTHOUSE ELEVATIONS



Key Plan:

4	Feb 4/25	For Permit	R.M.
3	Feb 3/25	For Permit	R.M.
2	Dec 10/24	Minor Revisions	R.M.
1	Oct 8/24	Prelim Review	R.M.
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QUALIFICATION INFORMATION:

RICK MATELIAN BCIN 39448

SMDA DESIGN LTD, BCIN 128915

Project:

Bradley House

1620 Orr Rd  
Mississauga, ON

Sheet Title:

Conservation Notes  
Outhouse Details

Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.
Scale:	Date:	Project No:
1:50	Oct 2024	

Drawing No:

A001.1