City of Hamilton

HERITAGE PERMIT REVIEW SUB-COMMITTEE

AGENDA

Meeting #:	26-004
Date:	April 21, 2026
Time:	5:00 p.m.
Location:	Room 264, 2nd Floor, City Hall (hybrid) (RM) 71 Main Street West

Alissa Golden, E-mail: Alissa.Golden@hamilton.ca, Phone: ext. 1202
Lisa Christie, E-mail: Lisa.Christie@hamilton.ca, Phone: ext. 1291
Meg Oldfield, E-mail: Meg.Oldfield@hamilton.ca, Phone: ext. 7163
Emily Bent, E-mail: Emily.Bent@hamilton.ca, Phone: ext. 6663

Pages

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

(Added Items, if applicable, will be noted with *)

2.1 HPRC Agenda - April 21, 2026 — 5

3. DECLARATIONS OF INTEREST

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

4.1 HPRC Minutes - March 24, 2026 — 9

5. DELEGATIONS

6. HERITAGE PERMIT APPLICATIONS

The Heritage Permit Review Sub-Committee is an advisory body that reviews all Heritage Permit applications under Part IV and Part V of the *Ontario Heritage Act* and provides advice to Cultural Heritage Planning staff, the Director of Planning and Chief Planner and the Hamilton Municipal Heritage Committee on whether the application should be approved with or without conditions, or whether it should be refused.

6.1 HP2026-009 –71 Main Street West, Hamilton (Hamilton City Hall, Part IV) 15

- Public art installation on an existing concrete pad beside the east forecourt garden at Hamilton City Hall including:
  - One black granite Treaty Marker, approximately 2 feet high x 2 feet wide x 4-12 inches deep, engraved with an Anishinaabe Moccasin and historical dates, secured with two threaded rods and epoxy; and
  - A cast aluminum interpretation sign, installed beside the Marker, secured into the existing concrete pad with four bolts.

6.2 HP2026-010 – 112-118 King Street East, Hamilton (Royal Connaught, Part IV) 23

- Localized masonry repairs in various locations, including:
  - Repairs to cracked cast stones;
  - Installation of vertical expansion joint at the north-east corner of the building to address multi-storey masonry cracking; and,
  - Masonry cleaning.

6.3 HP2026-011 – 39 Elgin Street, Dundas (Former Mayor Thomas Wilson House, Part IV) 75

- Replacement of 6 existing windows with new wood windows, including:
  - Wood sashes, painted white;
  - White aluminum frames; and,
  - Exterior trim will be replicated and painted to match new windows.

6.4 HP2026-008 – 2295 Troy Road, Flamborough (Troy School, Part IV) 93

- Exterior renovations, including:
  - Replacement in kind of wood siding with new wood siding or equivalent product in a similar profile and heritage colour;
  - Installation of new facia, soffits and vents, as needed; and,
  - Installation of new decorative wood paneling in existing areas.

6.5 Pre-Consultation – 174 Mill Street North, Flamborough (Mill Street Heritage Conservation District, Part IV) 101

- Proposal for severance and new construction on severed parcel.

7. MOTIONS

8. NOTICE OF MOTIONS

9. ADJOURNMENT

Heritage Permit Review Subcommittee

(Hamilton Municipal Heritage Committee)

April 21, 2026

Virtual Meeting:

Members of the public are advised that individuals and the media may be audibly and/or visually recording this meeting. Please note that, while this meeting is open to the public for observation, any member of the public wishing to provide comment on any of the agenda items are encouraged to contact Cultural Heritage Planning staff or may choose to give a delegation to the Hamilton Municipal Heritage Committee.

Cultural Heritage Planning Contacts:

Alissa Golden, E-mail: Alissa.Golden@hamilton.ca, Phone: ext. 1202

Lisa Christie, E-mail: Lisa.Christie@hamilton.ca, Phone: ext. 1291

Meg Oldfield, E-mail: Meg.Oldfield@hamilton.ca, Phone: ext. 7163

Emily Bent, E-mail: Emily.Bent@hamilton.ca, Phone: ext. 6663

AGENDA

1. Approval of Agenda
    - April 21, 2026
2. Declarations of Interest
3. Approval of Minutes from Previous Meetings:
    - March 24, 2026
4. Heritage Permit Applications

a) **HP2026-009** –71 Main Street West, Hamilton (Hamilton City Hall, Part IV)

- Public art installation on an existing concrete pad beside the east forecourt garden at Hamilton City Hall including:
    - One black granite Treaty Marker, approximately 2 feet high x 2 feet wide x 4-12 inches deep, engraved with an Anishinaabe Moccasin and historical dates, secured with two threaded rods and epoxy; and
    - A cast aluminum interpretation sign, installed beside the Marker, secured into the existing concrete pad with four bolts.

b) **HP2026-010** – 112-118 King Street East, Hamilton (Royal Connaught, Part IV)

- Localized masonry repairs in various locations, including:
    - Repairs to cracked cast stones;
    - Installation of vertical expansion joint at the north-east corner of the building to address multi-storey masonry cracking; and,
    - Masonry cleaning

c) **HP2026-011** – 39 Elgin Street, Dundas (Former Mayor Thomas Wilson House, Part IV)

- Replacement of 6 existing windows with new wood windows, including:
    - Wood sashes, painted white;
    - White aluminum frames; and,
    - Exterior trim will be replicated and painted to match new windows.

d) **HP2026-008** – 2295 Troy Road, Flamborough (Troy School, Part IV)

- Exterior renovations, including:
    - Replacement in kind of wood siding with new wood siding or equivalent product in a similar profile and heritage colour;
    - Installation of new facia, soffits and vents, as needed; and,
    - Installation of new decorative wood paneling in existing areas.

e) **Pre-Consultation** – 174 Mill Street North, Flamborough (Mill Street Heritage Conservation District, Part IV)

- Proposal for severance and new construction on severed parcel.

Next meeting: May 19, 2026

HERITAGE PERMIT REVIEW SUB-COMMITTEE
MINUTES HPRS 26-003

5:00 p.m.
Tuesday, March 24, 2026
Webex Virtual Streaming

Present: Karen Burke (Chair), Graham Carroll (Vice Chair), Sandra Iskandar, Andy MacLaren, Carol Priamo, Matthew LaRose

Regrets: Andrew Douglas, Steve Wiegand

Also Present: Alissa Golden (Cultural Heritage Program Lead), Lisa Christie (Cultural Heritage Planner), Meg Oldfield (Cultural Heritage Planner), Keara Reilly (Assistant Cultural Heritage Planner)

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1. CALL TO ORDER

Committee Chair K. Burke called the meeting to order at 5:00 p.m.

2. APPROVAL OF THE AGENDA

(Iskandar/MacLaren)
That the Agenda for March 24, 2026, meeting of the Heritage Permit Review Sub-Committee, be approved, as presented.

CARRIED

3. DECLARATIONS OF INTEREST

G. Carroll declared a non-disqualifying interest to Item 6.3, HP2026-007 – 3027 Homestead Drive (Mount Hope Library, Part IV), as he works with the applicant, Megan Hobson of Hobson Built Heritage and Emma Cubitt of Invizij, on the Ontario Heritage Conference Local Organizing Committee for the 2026 Ontario Heritage Conference.

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

4.1 HPRS Minutes 26-002 (February 17, 2026)

(LaRose/Carroll)
That the Minutes of the February 17, 2026, meeting of the Heritage Permit Review Sub-Committee, be adopted, as presented.

CARRIED

5. DELEGATIONS

There were no Delegations.

6. HERITAGE PERMIT APPLICATIONS

6.1 HP2026-004 – 27 Sydenham Street, Dundas (Martlin Residence, Part IV)

- Repairs to the front façade including:
  - Replacement of one (1) wood window sill;
  - Installation of four (4) new wood storm windows; and
  - Installation of four (4) new one-foot deep steel window wells, with crushed gravel.

M. Lee was present to give an overview of the application and respond to questions from the Sub-Committee.

(MacLaren/Carroll)
(a) That Heritage Permit Application HP2026-004 respecting 27 Sydenham Street, Dundas (Martlin Residence, Part IV), be received; and

(b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2026-004 be consented to, subject to the following conditions:

(i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and
(ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than March 31, 2028. If the alteration(s) are not completed by March 31, 2028, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

6.2 HP2026-005 - 220 St. Clair Boulevard, Hamilton (St. Clair Boulevard Heritage Conservation District, Part V)

- Repair and reconstruction of masonry columns on front porch including:
  - Repointing of existing columns;
  - Reuse of existing materials (bricks), where possible; and
  - Removal and reinstallation of existing wood columns following masonry repairs.

A. Pellizzari-Hale and P. Hale were present to give an overview of the application and respond to questions from the Sub-Committee.

(Priamo/Iskandaer)

(a) That Heritage Permit Application HP2026-005 respecting 220 St. Clair Boulevard, Hamilton (St. Clair Boulevard Heritage Conservation District, Part V), be received; and

(b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2026-005 be consented to, subject to the following conditions:

(i) That the proposed masonry restoration work conforms to the City's Masonry Restoration Guidelines, and that the final details and specifications be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;

(ii) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and

(iii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than March 31, 2028. If the alteration(s) are not completed by March 31, 2028, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

6.3 HP2026-007 – 3027 Homestead Drive (Mount Hope Library, Part IV)

- Renovation and restoration of the building, including:
  - Masonry and stone foundation repairs including, repointing, cleaning and waterproofing;
  - Reintroduction of the front window and arched transom opening

- Installation of new triple glazed windows in the existing masonry openings
- Removal of existing canopy over the front entrance and installation of new aluminum doors
- Installation of solar panels on rear roof slope of the building
- Reintegration of the original tongue and groove ceiling into the interior space, with combination new period style pendant light and surface mounted lighting

M. Hobson and E. Cubitt were present to give an overview of the application and to respond to questions from the Sub-Committee.

(MacLaren/Carroll)

(a) That Heritage Permit Application HP2026-007 respecting 3027 Homestead Drive (Mount Hope Library, Part IV) be received; and

(b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2026-007 be consented to, subject to the following conditions:

(i) That the final specifications for the proposed replacement windows be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to commencement of the alterations;

(ii) That the proposed masonry restoration work conforms to the City's Masonry Restoration Guidelines, and that the final details and specifications be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to commencement of the alterations;

(iii) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and

(iv) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2028. If the alteration(s) are not completed by April 30, 2028, then this approval expires as of that date, and no alterations shall be undertaken without a new approval issued by the City of Hamilton. That the application be retroactively approved.

CARRIED

6.4 Pre-Consultation – 77 Gage Avenue North, Hamilton (Former King George School, Part IV)

- Proposal for the adaptive reuse and continued conservation of property.

City of Hamilton representatives, J. Roth, Senior Business Development Consultant and B. Dockstar, Manager of Indigenous Relations attended the meeting to provide background on the application.

D. Cook, EVOC Architecture, was present to give an overview of the application and to respond to questions from the Sub-Committee.

(Carroll/Iskandar)
(a) That the Pre-Consultation presentation respecting 77 Gage Avenue North, Hamilton (Former King George School, Part IV), be received.

CARRIED

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7. MOTIONS

There were no Motions.

8. NOTICE OF MOTIONS

There were no Notice of Motions.

9. ADJOURNMENT

There being no further business, the Heritage Permit Review Sub-Committee was adjourned at 6:14 pm.

Respectfully submitted,

Lisa Christie
Cultural Heritage Planner

Karen Burke, Chair
Heritage Permit Review
Sub-Committee

Heritage Permit Application Note Sheet

Address: 71 Main Street West, Hamilton (Hamilton City Hall, Part IV)

Permit Number: HP2026-009

Owner: City of Hamilton, c/o Esther Knegt, Conservator – Public Art, Tourism and Culture Division

Applicant / Agent: Same as above

Description of proposed alterations:

- Public art installation on an existing concrete pad beside the east forecourt garden at Hamilton City Hall including:
    - One black granite Treaty Marker, approximately 2 feet high x 2 feet wide x 4-12 inches deep, engraved with an Anishinaabe Moccasin and historical dates, secured with two threaded rods and epoxy; and
    - A cast aluminum interpretation sign, installed beside the Marker, secured into the existing concrete pad with four bolts.

Reasons for the proposed alterations:

- This installation is proposed as part of the larger “Moccasin Identifier Project”, developed under the Mississaugas of the Credit First Nation, in collaboration with the City of Hamilton’s Indigenous Relations Division.

Documentation submitted with application:

- Heritage Permit application form

Draft conditions for consideration:

- That the final design of the proposed installation be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the installation of the marker;
- That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **April 30, 2028**. If the alteration(s) are not completed by **April 30, 2028**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Designated Heritage Attributes (By-law No. 06-011):

Landscaped Grounds

Front (North)

- Forecourt together with former reflecting pool, walkways, existing multiple levels and topography, retaining walls, coniferous and deciduous trees.

Photographs:

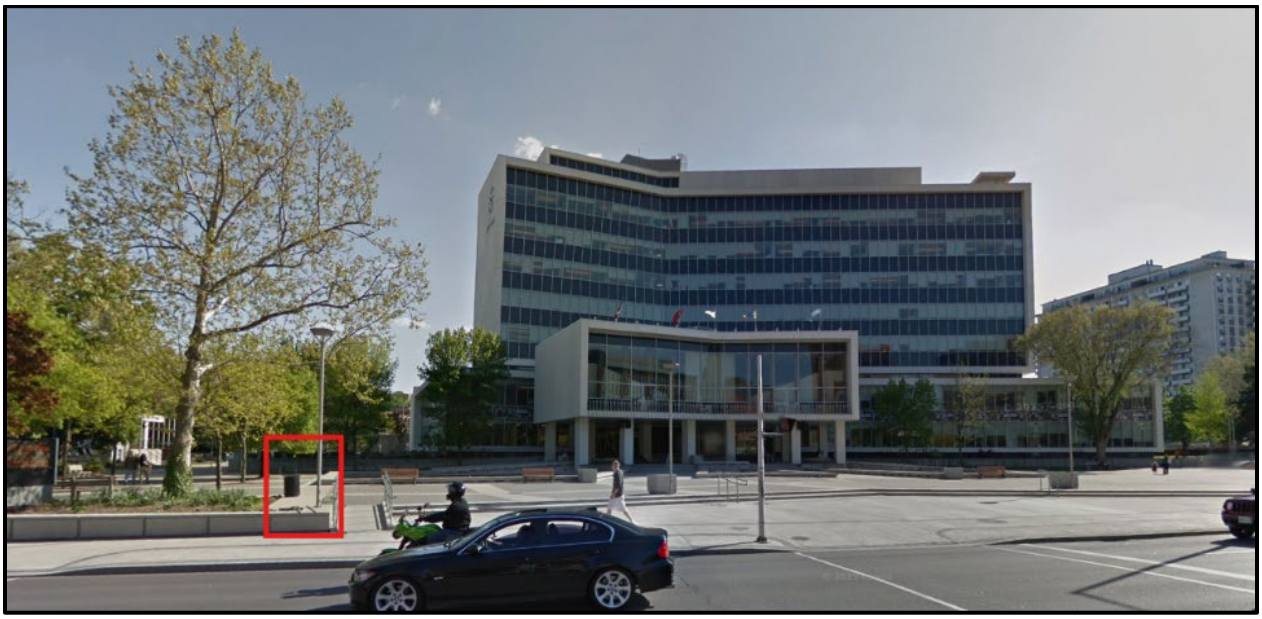


Figure 1: Front (north) façade of City Hall at 71 Main Street West, Hamilton, with the project area outlined in red (Google Maps, 2025, modified by the City of Hamilton)

Figure 2: Close up of the proposed project area outlined in red, looking north towards Main Street West from the City Hall forecourt (Proponent Submission, 2026)

Figure 3: Close up of the proposed project area outlined in red, looking east along Main Street West from the City Hall forecourt (Site Visit, 2026)

Figure 4: Example of the aluminum sign to be placed adjacent to the Treaty Marker (Proponent Submission, 2026)

Figure 4: Example of a similar installation example in Flamborough, showing the style of the proposed granite treaty marker (Proponent Submission, 2026). The final design for this project is pending but is likely to include smooth sides and angled face for easier reading, as well as moccasin imagery in accordance with the Moccasin Identifier Project.

Heritage Permit Application Note Sheet

Address: 112-118 King Street East, Hamilton (Royal Connaught, Part IV)

Permit Number: HP2026-010

Owner: Reed Condominium Management Solutions, c/o. Laurie Reed

Applicant / Agent: Matthew Serafin, Edison Engineers

Description of proposed alterations:

- Localized masonry repairs in various locations, including:
  - Repairs to cracked cast stones;
  - Installation of vertical expansion joint at the north-east corner of the building to address multi-storey masonry cracking; and,
  - Masonry cleaning.

Reasons for the proposed alterations:

- The masonry along the exterior façades has cracked in several locations and needs repair.
- Several areas of cast stone are in need of cleaning.

Documentation submitted with application:

- Heritage Permit application form
- Bid request document prepared by Edison Engineers Inc., dated February 24, 2026, attached as **Appendix "A"** to this Notesheet
- Product Data Sheets, attached as **Appendix "B"** to this Notesheet

Draft conditions for consideration:

- That the proposed masonry restoration work conform to the City's Masonry Restoration Guidelines, and that the final details and specifications be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to commencement of the alterations;
- That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **April 30, 2028**. If the alteration(s) are not completed by **April 30, 2028**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Designated Heritage Attributes (Excerpt from By-law No. 22-130):

Description of Heritage Attributes

The former hotel building's cultural heritage value is embodied in the:

- Front façade (north elevation);
- East elevation;
- West elevation;
- Slender portion of the south elevation where the brick and terra cotta of the east elevation wrap around to the south elevation; and,
- The lobby and mezzanine in the interior.

Front Façade (North Elevation):

Heritage attributes of the front façade in the 1914-16 building include:

- All features in limestone on the ground and mezzanine floors and their fenestrations;
- The brown rug brick and white-glazed terra cotta curtain wall and the fenestration of the floor above the mezzanine floor (the hotel's second floor or third storey, which together with the ground and mezzanine floors forms the front façade's base);
- Th seven floors of brown rug brick wall and windows which comprise the front façade's shaft; and,
- The front façade's upper two storeys and overhanging cornice – the capital of the composition – completely executed in white-glazed terra cotta and lit by windows that follow the fenestration pattern in the shaft.

Heritage attributes of the front façade in the 1931 addition include:

- The brown polished granite foundation veneer;
- The limestone ground floor articulated by its six bays;
- The limestone mezzanine and second floors containing six bays of slender round-arched window pairs;
- The seven floors above the base of the composition (the shaft) which have columns of windows ascending the lightly coloured rick curtain wall;

- The front façade's upper floors, the capital of the composition, containing four pairs of round-arched windows, two outer bays which extend the columns of windows up from the shaft, and a partially flat and partially pedimented parapet decorated with arcaded brick; and,
- The rooftop pavilion designed to resemble a high-roofed garden pavilion where round-arched French windows open onto a terrace.

East Elevation

Heritage attributes of the hotel's east elevation include:

- The northernmost three bays of the base (the ground, mezzanine, and second floors) clad in limestone, brown rug brick and white-glazed terra cotta and containing the east entrance, oriel window above and other windows;
- The fourth bay of the base in from the building's northeast corner, with its terra cotta window trim and stringcourses;
- The remaining bays of the brown rug brick base, with their terra cotta stringcourses and double-hung windows;
- The seven brown rug brick floors of the shaft and its windows; and,
- The upper two storeys and overhanging cornice - the capital of the composition, completely executed in white-glazed terra cotta, and lit by windows that follow the fenestration pattern in the shaft.

West Elevation:

Heritage attributes of the west elevation include:

- The brown polished granite foundation veneer;
- The limestone ground floor;
- The limestone mezzanine and second floors containing eight bays of slender round-arched window pairs;
- The nine floors in the tower shaft where columns of windows ascend the lightly coloured brick curtain wall;
- The arcaded brick cornice and stone coping terminating the shaft; and,
- The rooftop pavilion, which is two bays wide on the west.

South Elevation (Rear Elevation)

Heritage attributes of the south (rear) elevation include:

The slender portion of the south elevation, where the brick and terra cotta of the east elevation wrap around to the south elevation.

Photographs:

Figure 1: Front (north) and side (east) elevations of the Royal Connaught (Google Earth, 2023)

Figure 2: Front (north) and side (west) elevations of the Royal Connaught (Google Earth, 2019)

Figure 3: Rear (south) elevation of the Royal Connaught looking north past Main Street East(Google Earth, 2024)

Figure 4: Area of the proposed vertical expansion joint in the northeast corner of the Royal Connaught, outlined in red (Google Earth, 2023)

Figure 5: Close up example of a cracked cast stone in need of repair along the east elevation (Proponent Submission, 2026)

Figure 6: Close up example of cast stone to be cleaned along the north elevation (Proponent Submission, 2026)

Figure 6: Close up example of cast stone to be cleaned along the north elevation (Google Earth, 2021)

Plans / Drawings:

Please see **Appendix "A"** of this Notesheet for the Bid Request document prepared by Edison Engineers Inc., dated February 24, 2026, which includes elevation drawings and details for the proposed work.

Please see **Appendix "B"** of this Notesheet for the Product Data Sheets.

PART 1 SCOPE OF WORK

Objective: To address masonry cracking by undertaking localized masonry repairs. The scope of work also includes cast stone crack repairs and cleaning to restore building appearance. In addition, the mobilized aerial lift platform will be leveraged to complete arms-length review of upper-floor cast stone elements. There are also optional items to install a vertical expansion joint at the north-east corner of 118 King Street East to address multi-storey masonry cracking, and to provide lift access for leak testing at two suites on the south elevation of 118 King Street East.

Figure 1: Site plan with approximate work area.

A. Consultant Review: With an aerial lift platform mobilized on site, provide access to allow for consultant review of the upper cast stone elements surrounding the 11th and 12th storey on the east and north elevation. Assume 1 full work day is required for this access.

B. Masonry Repairs

1. **Item B.1 – Brick Re-pointing:** Mark out deteriorated masonry joints for review by the Consultant. Where approved, carefully remove mortar by raking the joints to avoid damaging the adjacent masonry. Contractor is responsible to replace damaged masonry not marked for removal. Replacement mortar must closely match the original mortar in composition, colour, and joint profile. Payment will be released based on actual quantity of work complete. Refer to section 04 03 31 and D-02.

C. Cast Stone Cleaning

1. **Item C.1 – Power Washing:** Complete approved wall stain cleaning procedure at all stained cast stone wall surfaces where indicated on drawing D-01. Pricing to include power washing with repeated passes, cleaning solution application per manufacturer's instructions, and rinse wall with power wash. Refer to section 09 92 00 and drawings for extent.
2. **Item C.2 – Power Washing:** Refer to Item C.1 for procedure and drawing D-01 for extent.
3. **Item C.3 – Power Washing:** Refer to Item C.1 for procedure and drawing D-01 for extent.
4. **Item C.4 – Rout and Seal Cracks:** The extent shall be as shown on drawings for Item C.1., C.2., and C.3. combined. Mark out cast stone cracking for Consultant review. Where approved, rout the crack 12mm wide and 12mm deep. Apply bond break material (silicone sealant) inside the repair and seal. Wax crayon is not an acceptable bond breaker. Fill with sealant flush with face of wall. Payment will be released based on actual length of repairs completed. Refer to section 07 92 10 and detail D-02/3.

Figure 2: Building overview.

Figure 3: Typical masonry mortar profile overview.

Figure 4: Cast stone cleaning example.

Figure 5: Cast stone crack repair example.

D. **Cash Allowance for Concealed Conditions:** This item shall be used for masonry or cast stone repair items outside of the described scope of work as determined by the Consultant.

   Do not proceed with or carry out any work under the cash allowance items unless specific written approval is provided by the Consultant. The scope of work and price shall be agreed to by the Consultant and Owner first.

E. **General Items:** All costs associated with mobilizing all equipment, labour, and products to carry out the work; fabricating, installing, and maintaining the required property protection systems and barriers during the work; accessing all work areas including all required permits for sidewalk and street usage; demobilizing all equipment and products from the site; and for cleaning all debris, dirt, laitance, and staining caused by the work. Payment will be released based on the percentage of work completed.

F. **Timing:** The Owner intends to complete the work in Spring 2026.

Optional Items:

1. **Item O.1 – Vertical Expansion Joint:** Install a full height vertical expansion joint where indicated on drawing D-01, subject to heritage approval. Expansion joint shall be continuous on east elevation only, between the 4th and 10th storey. Confirm existing conditions and location with Consultant prior to proceeding with any saw-cutting. Sawcut straight and neat full depth joint that is 19mm wide. Take care not to sawcut the cast stone elements or existing clay block back-up wall. Install backer rod and sealant. Refer to Section 07 92 10 – Joint Sealing and drawing D-02.
2. **Item O.2 – Contractor Leak Test Assistance:** Provide the additional cost to facilitate means of exterior access to the location indicated on the drawings (Suites 1014 & 1114). Assume one (1) full working day for leak testing. For clarity, this item will be in addition to the base price and assumes that the aerial lift platform is already mobilized on site.

04 03 31 Historic Masonry Repairs

PART I - GENERAL

1. Related Work
   (1) Section 07 92 10 – Joint Sealing

2. Reference Standards
   (1) Do historic masonry repairs in accordance with Canada's Historic Places, "The Standards and Guidelines for the Conservation of Historic Places in Canada".

   (2) CSA CAN 3-A371 – Masonry Construction for Buildings

   (3) CSA-S304.1 – Masonry Design for Buildings

   (4) CSA A179 – Mortar and Grout for Unit Masonry

   (5) CSA A82.56M – Aggregates for Masonry Mortar

   (6) ASTM C207 - Standard Specification for Hydrated Lime for Masonry Purposes

   (7) International Masonry Institute All-Weather Council - Recommended Practices and Guide Specifications for Cold Weather Masonry Construction

3. Submittals / Mock-Ups
   (1) Submit manufacturer's printed technical data sheets and installation instruction for all proposed materials. Alternates are not permitted without written approval.

   (2) Submit two 300 mm (12 in.) samples of coloured mortar.

   (3) Submit manufacturer's instructions for pre-bagged mortars.

   (4) The Work shall include a mock-up of a crack repair and mortar joint repointing. Repeat mock-ups as required to achieve Consultant approval. The mock-ups will remain as part of the Work. Allow 48 hrs for inspection of the mock-ups by the Consultant and Owner prior to proceeding with work at other locations. The approved mock-up shall become the standard for appearance and workmanship for the project.

4. Job Conditions and Protection
   (1) Deliver mortar materials in original unbroken and undamaged packages with the maker's name and brand distinctly marked thereon, and upon delivery store in a

shed until used on the Work.

(2) Store and pile sand on a plant platform and protect from dirt and rubbish. Store mortar materials and sand in such a manner as to prevent deterioration or contamination by foreign materials.

(3) Do not use salt or calcium-chloride to remove ice from stone surfaces.

(4) Ensure that substrate surface and mortar temperature are between 5°C and 38°C and maintained in this range for 72 hours after mortar application. Ensure that frost or frozen surfaces are thawed and dry.

(5) Protect masonry and other work from marking and other damage. Protect completed work from mortar droppings. Use non-staining coverings.

(6) **Cold Weather Requirements**

a) When air temperature is below 5^{O}C, take following precautions in preparation and use of mortar:

i) Air temperature 0–4^{O}C: Heat sand or mixing water to a minimum of 20^{O}C and a maximum of 70^{O}C.

ii) Air temperature -4–0^{O}C: Heat sand and mixing water to a minimum of 20^{O}C and a maximum of 70^{O}C.

iii) Air temperature -7–-4^{O}C: Heat sand and mixing water to a minimum of 20^{O}C and a maximum of 70^{O}C. Provide heat on both sides of walls under construction. Use windbreaks when wind exceeds 25 km/h. Cover new masonry with blanket for 24hrs.

iv) Air temperature -7^{O}C and below: Heat sand and mixing water to a minimum or 20^{O}C and a maximum of 70^{O}C. Provide enclosures and auxiliary heat to maintain an air temperature above 0^{O}C. The temperature of the unit when laid shall be not less than -7^{O}C.

5. Quality Assurance

(1) Carry out work by skilled tradesmen that specialized in the specified work. Full time supervision by mason with minimum

10 years of experience in historic masonry restoration.

(2) Obtain mortar ingredients, each type of stone accessory, sealants and other materials from a single manufacturer for each product.

(3) Submit laboratory test reports that certify compliance of masonry units and mortar ingredients with specification requirements.

6. Warranty

(1) The Contractor warrants and shall correct at no cost to the Owner defects or deficiencies in material or workmanship, as determined by the Consultant. Warranty period is two (2) years.

PART II - PRODUCTS

1. Water

(1) Potable and free of contaminants.

2. Pointing Mortar

(1) Hydraulic lime based mortar.

(2) Approved products:

a) HLM 350 by King Masonry Products.

b) NHL3.5 by Daubois.

PART I - EXECUTION

1. Examination

(1) Mark out location of mortar joint deterioration for Consultant's review.

2. Preparation

(1) Examine backup structure. Mark out unsound areas, record locations for Consultant's review.

3. Mortar

(1) Mix grout to semi-fluid consistency according to manufacturer's instructions.

(2) Incorporate colour into mixes in accordance with manufacturers' instructions.

(3) Use clean mixer for coloured mortar. Completely empty the mixer drum prior to mixing each batch.

(4) Use mortar within 1-1/2 hours after mixing.

(5) Re-tempering consisting of hand tamping shall be

permitted. Re-tempering with water is not permitted.

4. Mortar Joint Repointing

(1) Procedure of testing: inspect joints visually for obvious signs of deteriorated masonry. As a general rule, mortar may be satisfactory if the pointing is firm, intact and not eroded more than 12mm from the face of the masonry. At locations designated for localized repointing, use the following criteria to determine which joints to repoint:

a) Open Joints: the mortar is deeply eroded (more than 12mm from the face of the masonry), or the mortar has fallen out, or,

b) Cracked Joints: cracks, hairline width or larger, have formed in the mortar, or,

c) Separated Joints: the mortar and masonry no longer adhere, resulting in a gap or crack between the two, or the mortar is sitting loosely in the joint, or,

d) Unsound Joints: joint is found to contain voids or weak areas as revealed by hammer-sounding, by raking with an appropriate tool or other approved method to determine score resistance, surface unsoundness or delamination.

(2) Raking joints:

a) Rake unsound joints free of deteriorated and loose mortar, dirt and other undesirable material. Joints should be raked to a minimum depth of 2 to 2.5 times the vertical joint height, but at no point less than 25mm (1”).

b) Clean out voids and cavities encountered during raking. Remove mortar cleanly from masonry, leaving square corners and a flat surface at back of cut.

c) Clean by compressed air, surfaces of joints without damaging texture of exposed joints.

d) Flush open joints and voids; clean with low pressure water and if not free draining blow clean with compressed air.

e) Leave no standing water.

f) Before filling joints, any masonry that is loose should be

reset. Any pieces that are chipped off while removing old mortar shall be repaired at the contractor's cost.

(3) Repointing:

a) Masonry to be repointed shall be damp but not wet. Do not allow free standing water.

b) Mortar joints are to be filled in successive layers. Deeper joints shall be filled first compacting new mortar in several layers until back of joint is flat. Several layers (maximum ½" each) will be needed to fill the joint flush with the surface of the masonry. Allow each layer to reach thumbprint hardness before the next is applied.

c) Keep masonry damp while pointing is being performed.

d) Do no pointing in freezing weather unless provisions are in place to protect mortar.

(4) Tooling:

a) Do not finish joint by using trowel to smooth out mortar.

b) Finish joint with slicker narrow enough to be placed inside the joint. Pull the slicker across surface of mortar to compress it.

c) Proper timing of the tooling operation is essential. If mortar is tooled when it is too soft, the colour will be too light and hairline cracks may occur; if mortar is too hard, dark streaks may result and good closure between mortar and stone may be difficult to achieve.

(5) Do not feather edge mortar. Joints shall be finished with a slight concave joint profile unless noted otherwise.

5. Rout and Seal crack

(1) Prepare surface and apply material in accordance with manufacturer's instructions and as modified below.

(2) Saw cut existing crack minimum 25mm deep, 12mm wide with clean sharp edges.

(3) Fill the crack with specified sealant, colour to match the existing stone.

6. Clean Up

(1) Clean masonry to remove all indication of chemicals.

(2) Cleaning shall be done periodically throughout the work.

(3) Area of work shall be restored to its original condition.

End of Section 04 03 31

07 92 10 Joint Sealing

PART I - GENERAL

1. Related Work	(1) Section 04 03 31 – Historic Masonry Repairs
2. Reference Standards	(1) CGSB-19.13-M87 Sealing Compound, One Component, Elastomeric, Chemical Curing
	(2) ASTM C-920 – Standard Specification for Elastomeric Joint Sealants.
3. Submittals / Mock-Ups	(1) Submit manufacturer's printed technical data sheets and application instructions for all proposed materials, including cleaners and primers.
4. Job Conditions and Protection	(1) Do not apply sealants when substrate temperatures are less than 5°C without first obtaining manufacturer’s written approval and instructions.
	(2) Apply sealants only to completely dry surfaces.
	(3) Deliver and store materials in original wrappings and containers with manufacturer’s seals and labels intact. Protect from freezing, moisture and water.
	(4) Comply with requirements of Workplace and Safety Hazardous Materials Information System (WHMIS) regarding use, handling, storage, and disposal of hazardous materials, and regarding labelling and provision of material safety data sheets acceptable to Human Resources Development Canada.
	(5) Conform to manufacturer’s recommended temperatures, relative humidity and substrate moisture content for application and curing of sealants including special conditions governing use.
5. Quality Assurance	(1) Notify Consultant for review of surface preparation and sealant installation.
	(2) Provide access to a maximum of 20% of work area following full cure of sealant to allow for bond testing. Consultant shall select locations which will require access.

6. Warranty

(1) The Contractor warrants that the installation of the sealant is guaranteed against leakage, loss of adhesion, or other failure as determined by the Consultant. Warranty period is two (2) years from the date of Certificate of Substantial Performance.

(2) The Manufacturer warrants the sealant material against cracking, crumbling, melting, shrinkage, running, loss of adhesion, or other failure; and against staining adjacent surfaces. Warranty period is ten (10) years from the date of Certificate of Substantial Performance.

PART II - PRODUCTS

1. Materials

Sealants shall conform to CGSB specifications as listed below, colour to Consultant's selection.

(1) Exterior Sealants: One-part, non-sag, elastomeric sealants to meet ASTM C920.

a) Classification MCG-2-25-A-L low modulus silicone, to be used at the masonry expansion joint and cast stone crack repairs. Approved products include:

i) Tremco Spectrem 1 or 3
ii) DOWSIL 790

(2) Bond Breaker at Crack Repairs:

a) Classification MCG-2-25-A-L medium modulus silicone, to be used in as an bond breaker at crack repairs. Approved products include:

i) Tremsil 400 by Tremco
ii) DOW CWS or CCS

2. Backer Rod

(1) Polyolefin, polyethylene, urethane, neoprene or vinyl foam

a) Extruded closed cell foam backer rod.
b) Size: oversize 30–50%.
c) Chemically compatible with primers and sealants.
d) Round solid rod, Shore A hardness 70.
e) Acceptable materials
i) SOF-Type Rod by Armacell
ii) Approved alternate

3. Joint Cleaner for Non-Porous Surfaces

(1) Non-corrosive and non-staining type, compatible with joint forming materials and sealant recommended by sealant manufacturer.

a) Methylethylketone (MEK) except on masonry or concrete surfaces.
b) Isopropyl Alcohol for urethane sealants
c) Wire brush for concrete surfaces
d) Stiff nylon brush for masonry surfaces.

(2) Cloths shall be clean, white, and solvent resistant. Coloured cloths are not permitted.

4. Primer

(1) As recommended by manufacturer.

PART III - EXECUTION

1. Extent of Work

(1) Install sealants in all locations shown on drawings.

2. Preparation of Joint Surfaces

(1) Ensure all new masonry mortar has cured prior to proceeding with application.

(2) Remove all existing sealant to expose a sound substrate, without damaging adjacent finishes. Ensure that new and old sealants are compatible.

(3) Examine joint sizes and conditions to establish correct depth-to-width relationship for installation of back-up materials and sealants.

(4) Clean bonding joint surfaces of harmful matter substances including dust, rust, oil, grease and other matter that may impair work, particularly where they have been sawcut or repaired.

(5) For non-porous surfaces utilize the two-rag method for cleaning surfaces to receive sealant. Wipe with cloth saturated with solvent; follow immediately with another dry cloth to wipe surface dry. Clean only as much work as can be sealed in one hour. Cleaned surfaces that are exposed to rain or contaminants must be re-cleaned. Prevent application of solvents on adjacent porous surfaces with urethane sealant residue. Solvents can lead to emulsification of urethane sealants which will act as a bond breaker.

(6) Do not apply sealants to joint surfaces treated with sealer,

curing compound, water repellent or other coatings, unless tests have been performed to ensure compatibility of materials. Remove coatings as required.

(7) Ensure joint surfaces are dry and frost-free.

(8) Prepare surfaces in accordance with manufacturer's directions.

3. Priming

(1) Where necessary to prevent staining, mask adjacent surfaces prior to priming and sealing.

(2) Prime sides of joints in accordance with sealant manufacturer's instructions immediately prior to sealing.

4. Backup Material

(1) Install joint filler to achieve correct joint depth and shape. Use blunt installation tool designed to set material at specified depth.

(2) To prevent bubbling of sealant from closed cell backer rod off-gassing, allow a minimum of 20 minutes to elapse following installation prior to applying sealants. Be responsible to repair any sealant with bubbling.

5. Joint Profile

(1) Sealant depth shall be ½ the joint width where possible.

(2) Joint widths shall be a min. 9mm (3/8").

(3) Minimum sealant thickness shall be min. 6mm (1/4").

(4) Substrate adhesion shall be a min. 9mm (3/8") or equal to maximum depth of sealant.

(5) Fillet bead sealant joint width shall be min. 15mm (5/8").

(6) All joints shall have an unbonded surface of min. 12mm (1/2").

6. Application

(1) Apply sealant in accordance with manufacturer's instructions.

a) Apply sealant in continuous beads.

b) Apply sealant using gun with proper size nozzle.

c) Use sufficient pressure to fill voids and joints solidly.

d) Form surface of sealant with full bead, smooth, and free

from ridges, wrinkles, sags, air pockets, embedded impurities.

e) Tool exposed surfaces to give slightly concave shape.

f) Remove excess compound promptly as work progresses and on completion.

(2) Curing

a) Cure sealants in accordance with sealant manufacturer's instructions.

7. Clean-up

(1) Clean adjacent surfaces immediately and leave work neat and clean.

(2) Remove excess and droppings, using recommended cleaners as work progresses.

(3) Remove masking tape after initial set of sealant.

End of Section 07 92 10

09 92 00 Facade Cleaning

PART I - GENERAL

1. Related Work
   (1) Section 04 03 31 Historic Masonry Repairs

2. Reference Standards
   (1) CAN/CSA-A179 - Mortar and Grout for Unit Masonry.
   (2) CAN/CSA-A371– Masonry Construction for Buildings.

3. Submittals / Mock-Ups
   (1) Submit manufacturer's data sheet for all proposed products and cleaning systems.
   (2) Wall panels to be tested:
      a) Cast Stone
   (3) Minimum test area: 1m x1m. Location to be identified by Consultant.
   (4) Allow test panels to fully dry to evaluate final results. Monitor for a minimum of 7 days to establish the most appropriate method of cleaning.
   (5) Adjust the cleaning process as required and the test section rerun until an acceptable process is obtained.
   (6) Consultant to review and approve mock-up panels and cleaning method for each cladding system prior to proceeding with façade cleaning.
   (7) Keep test panels available for comparison throughout the cleaning process.

4. Job Conditions and Protection
   (1) Complete work in compliance with manufacturer's recommended temperature range.
   (2) Do not utilize water-based cleaning procedure when air temperatures are forecasted to fall below 0°C within 7 days of cleaning.

5. Warranty

(1) Contractor to warrant cleaning procedures for a period of two (2) years against harm to substrate (masonry, mortar and cast stone) or to adjacent materials including, but not limited to: discoloration of substrate from improper procedures or usage, chemical damage from inadequate rinse procedures, and abrasive damage from improper procedures.

PART II - PRODUCTS

1. Low pressure water carried micro-abrasive cleaning.

(1) Approved systems: Low pressure rotational vortex cleaning process by “JOS” and Quintek Rotec Vortec Cleaning System.

a) Chemical-free

b) Pressure: 21 to 28 psi

c) Water usage 40 - 60 litres per hour

d) Very fine neutral granular agent as recommended by manufacturer: JOS Dolomite Powder Grade #1 with a particle size range of 5-350 microns with 75% at 50-200 microns.

e) Nozzle size: standard, micro, or piccolo.

f) Approved Alternate abrasive must be tested on site with Consultant. Consultant is not obligated to approved alternate. Only proceed with written approval.

2. Alkaline-based prewash and surface neutralization.

(1) Approved Prosoco products:

a) Precast Concrete: Sure Klean Light Duty Concrete Cleaner.

3. Accessories

(1) Furnish brushes that contain natural or nylon fibre bristles only. Do not use metallic wire brushes.

(2) Scrapers and application paddles shall be made of wood with rounded edges.

(3) Metallic tools are not permitted.

PART III - EXECUTION

1. General

(1) Exercise caution against over-cleaning of surfaces, which may be detrimental.

(2) Protect open joints to prevent water and cleaner intrusion into the interior of the structure.

(3) Protect non-masonry materials and severely deteriorated masonry by approved methods prior to initiation of cleaning operations.

(4) Remove all organic and inorganic contaminants from the surface and pores of the substrate, without causing any short or long-term negative consequences.

(5) Clean surfaces evenly with no evidence of streaking or bleaching.

(6) Do not affect the density, porosity, or color of the existing masonry or mortar.

(7) Maintain a neutral pH on surface of cleaned masonry units.

(8) Proceed with cleaning in an orderly manner, working from top to bottom of each scaffold width and from one end of each elevation to the other.

(9) Perform cleaning in a manner which results in uniform coverage of all surfaces, including corners, moldings, interstices and which produces an even effect without streaking or damage to masonry.

2. Low pressure water carried micro-abrasive cleaning

(1) Manufacturer representative to be present on site to review and provide written approval for project appropriate methods and media.

(2) Use Dolomite stone powder as initial media.

3. Sure Klean Prewash and Afterwash

(1) Before applying, read “Preparation” and “Safety Information” sections in the Manufacturer’s Product Data Sheet for 766 Limestone & Masonry Prewash. Provide protection for adjacent surfaces.

(2) Use 766 Limestone & Masonry Prewash in concentrate or dilute with up to 3 parts water to 1-part concentrate. Use test area results to determine dilution for intended use.

(3) Prewet the surface with clean water, working from the bottom to the top.

(4) Let the Prewash dwell on the surface 30 minutes to 2-hours. Longer dwell times may be required with lower temperatures. Do not let material dry on surface.

(5) Working from the bottom of the work area to the top, pressure rinse with fresh water, making sure to flush each portion of the masonry surface with concentrated water pressure. Use masonry washing equipment generating 400-1000 psi with a water flow rate of 6-8 gallons per minute delivered through a 15–45-degree fan spray tip. Equipment should be adjustable to reduce water flow rate and rinsing pressure as required for controlled cleaning of more sensitive surfaces. Use stiff nylon brush to ensure all residue is removed.

(6) Neutralize surface using appropriate washing compound. Use Sure Klean® Restoration Cleaner for brick masonry and Sure Klean® Limestone & Masonry Afterwash for cast stone and Granex panels. Dilute 1-part water to 1 part concentrate. This is to ensure complete removal of 766 Limestone & Masonry Prewash.

(7) Allow Afterwash to stay on surface for 5 minutes and pressure rinse with large amounts of water, from bottom to top until a neutral pH (7) reading is obtained from the masonry unit surface.

4. Sure Klean Light Duty Concrete Cleaner

(1) Before applying, read “Preparation” and “Safety Information” sections in the Manufacturer’s Product Data Sheet for Sure Klean Light Duty Concrete Cleaner. Provide protection for adjacent surfaces.

(2) Prewet the surface with clean water, working from the bottom to the top. Keep lower areas wet to avoid streaks.

(3) Apply product to surface using a masonry brush or low-pressure spray.

(4) Let the product dwell on the surface 3-5 minutes or until stains are gone.

(5) Working from the bottom of the work area to the top, pressure rinse thoroughly with fresh water, making sure to get all residues off the surface.

5. Cleaning	(1) Clean any debris and residue and remove.
	(2) Thoroughly clean all landscape features affected by cleaning process.
	(3) Ensure that local by-laws are followed with respect to environmental containment and disposal considerations.

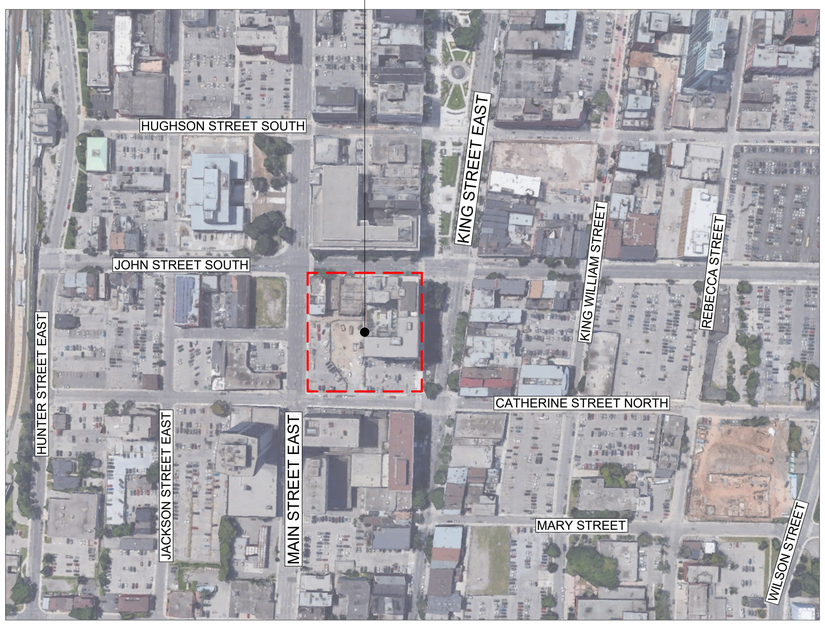
End of Section 09 92 00

MASONRY AND CAST STONE REPAIRS
112 & 118 KING STREET EAST, HAMILTON

DRAWING LIST:

1 / D-00 BUILDING OVERVIEW
SCALE NTS

112 & 118 KING STREET EAST



2 / D-00 LOCATION PLAN
SCALE NTS

3 / D-00 SITE PLAN
SCALE NTS

CONSTRUCTION NORTH

NORTH

NO.	DATE	REVISION	APPR.

Edison ENGINEERS INC.
866-397-2506
INFO@EDISON ENGINEERS.CA

112 & 118 KING STREET EAST, HAMILTON

MASONRY AND CAST STONE REPAIRS

COVER PAGE

PROJECT No.		DRAWING No.
RoyalConnaught.SFLC		D-00
CHECKED BY: J. Switzer	DRAWN BY: R. Alavanza	
DATE: 2026/02/18	SCALE: NTS	

1 D-01 EAST AND NORTH ELEVATIONS
SCALE NTS

ITEM A - CONSULTANT REVIEW

EXTENT OF ITEM B.1 - MASONRY BRICK REPOINTING

OPTIONAL ITEM O.1 - VERTICAL EXPANSION JOINT REPAIR

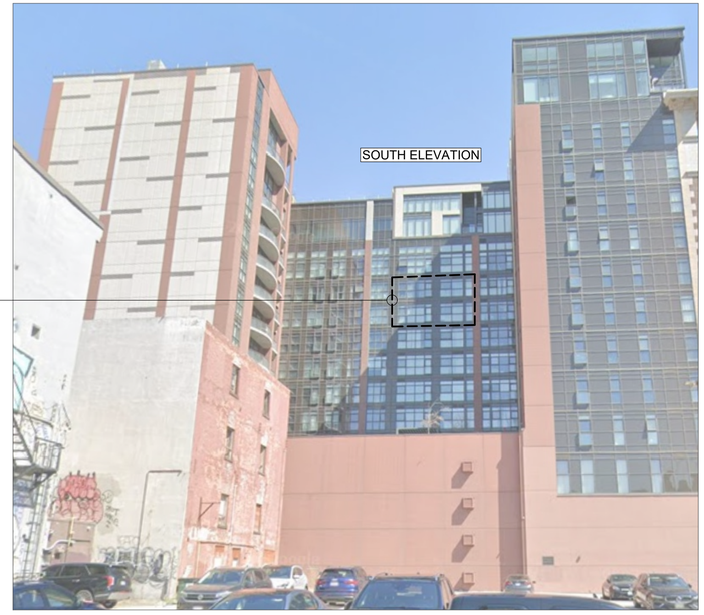
ITEM C.1 - CAST STONE CLEANING TO 118 KING STREET EAST

ITEM C.2 - CAST STONE CLEANING TO 112 KING STREET EAST

ITEM C.3 - CAST STONE CLEANING TO LOBBY AND COMMERCIAL STORE FRONTS

2 D-01 WEST ELEVATION
SCALE NTS

OPTIONAL ITEM O.2: CONTRACTOR ASSISTANCE TO COMPLETE LEAK TESTING (SUITES 1014 & 1114)



3 D-01 SOUTH ELEVATION
SCALE NTS

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112 & 118 KING STREET EAST, HAMILTON

MASONRY AND CAST STONE REPAIRS

BUILDING ELEVATIONS

PROJECT No.	DRAWING No.
RoyalConnaught.SFLC	D-01
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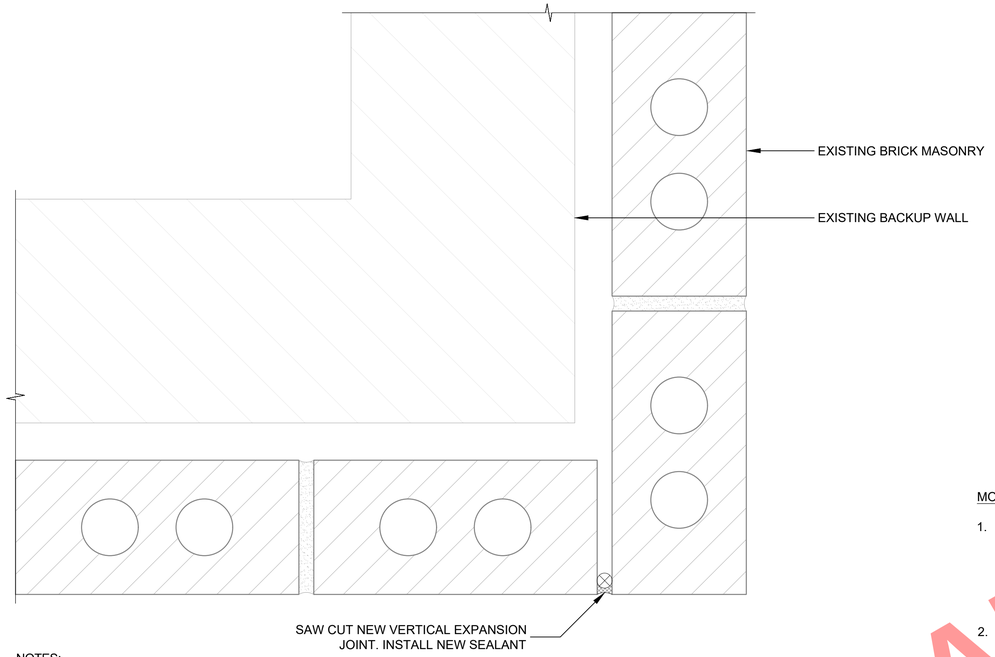
DATE: 2026/02/18	SCALE: NTS



NOTES:

1. COMPLETE ALL BRICK REPOINTING PRIOR TO SAW CUTTING EXPANSION JOINTS.
2. EXPANSION JOINT IS TO BE 19mm MIN. WIDE.
3. INSTALL WEEP HOLES AT THE BASE OF THE SEALANT JOINT AT EACH FLOOR LEVEL.

1 D-02 MASONRY EXPANSION JOINT DETAIL

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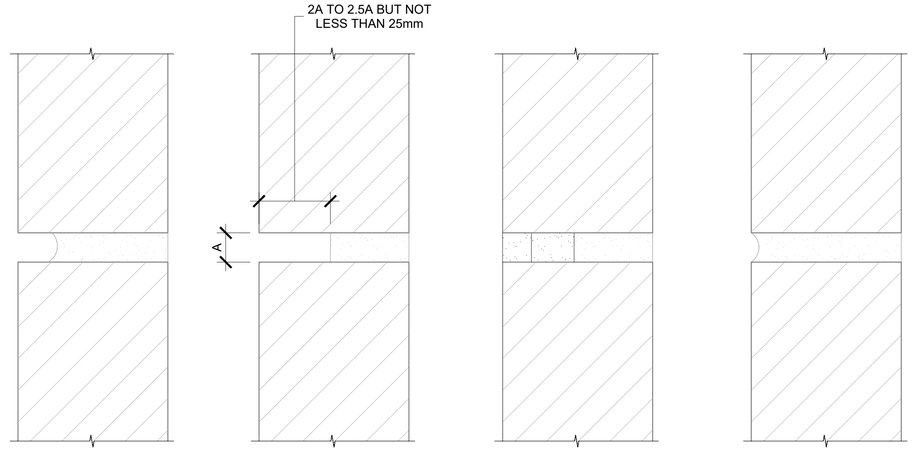
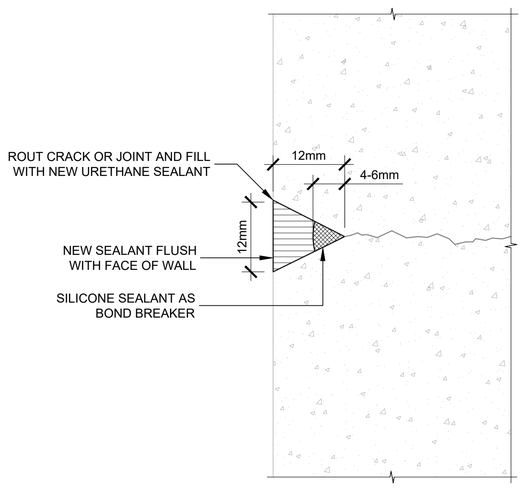


MORTAL JOINT RE-POINTING PROCEDURE:

1. THE CONTRACTOR IS TO IDENTIFY MORTAR JOINTS FOR RE-POINTING FOR APPROVAL BY THE CONSULTANT. TYPES OF DETERIORATION INCLUDE:
   A. OPEN JOINTS: THE MORTAR IS DEEPLY ERODED OR HAS FALLEN OUT.
   B. CRACKED JOINTS: CRACKS OF HAIRLINE WIDTH OR LARGER HAVE FORMED IN MORTAR.
   C. SEPARATED JOINTS: MORTAR AND MASONRY DO NOT ADHERE. RESULTING IN GAP BETWEEN TWO (2) OR MORTAR SITTING LOOSE ON JOINT.
   D. TEST FOR VOIDS AND WEAKNESS USING HAMMERS OR OTHER APPROVED MEANS.
2. REMOVE EXISTING CAULKING (IF REQUIRED) AND RAKE UNSOUND JOINTS FREE OF DETERIORATED AND LOOSE MORTAR, DIRT, AND OTHER UNDESIRABLE MATERIAL. JOINTS SHOULD BE RAKED TO A DEPTH OF 2-2.5 TIMES THE VERTICAL JOINT WIDTH BUT NO LESS THAN 25mm. FLUSH OPEN JOINTS AND VOIDS CLEAN WITH WATER AND/OR AIR, AND IF NOT FREE DRAINING, BLOW CLEAN WITH COMPRESSED AIR.
3. MORTAR JOINTS ARE TO BE FILLED IN SUCCESSIVE LAYERS. DEEPER JOINTS SHALL BE FILLED FIRST COMPACTING NEW MORTAR IN SEVERAL LAYERS UNTIL BACK OF JOINT IS FLAT. MULTIPLE 12mm LAYERS WILL BE NEEDED TO FILL THE JOINT FLUSH WITH THE SURFACE OF THE MASONRY. ALLOW EACH LAYER TO REACH THUMBPRINT HARDNESS BEFORE THE NEXT IS APPLIED.
4. FINISH MASONRY JOINTS TO MATCH EXISTING MORTAR JOINTS. LEAVE EXISTING MASONRY WORK CLEAN AND FREE OF MORTAR DROPPINGS.

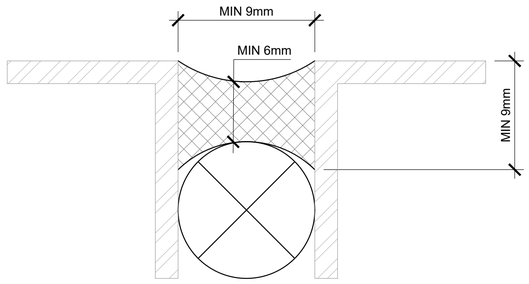
2 D-02 RE-POINTING DETAILS

SCALE NTS



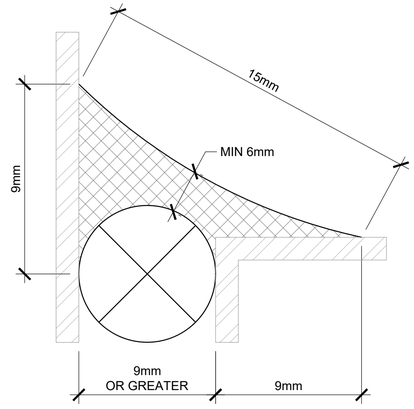
3 D-02 CRACK REPAIR DETAIL IN CAST STONE FEATURES

SCALE NTS



4 D-02 BUTT BEAD

SCALE NTS



5 D-02 FILLET BEAD: > 9mm JOINT

SCALE NTS

GENERAL NOTES:

1. REPORT ANY DISCREPANCY BETWEEN DETAILS AND SITE CONDITIONS TO THE CONSULTANT IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS ARE IN MILLIMETERS (mm), UNLESS NOTED OTHERWISE.

NOTES:

1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. BE RESPONSIBLE FOR GOOD BOND BETWEEN SEALANT AND SUBSTRATES.

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112 & 118 KING STREET EAST, HAMILTON

MASONRY AND CAST STONE REPAIRS

MASONRY REPAIR AND TYPICAL JOINT SEALANT PROFILE DETAILS

PROJECT No.	DRAWING No.
RoyalConnaught.SFLC	D-02
CHECKED BY: J. Switzer	DRAWN BY: R. Alavanza
DATE: 2026/02/18	SCALE: NTS

BUILDING TRUST
CONSTRUIRE LA CONFIANCE

PRODUCT DATA SHEET

King® HLM-350

Natural hydraulic lime-based masonry mortar for repointing applications

PRODUCT DESCRIPTION

King® HLM-350 is a premixed, factory-bagged mortar specially designed to be used when repointing masonry elements. This mortar is formulated with natural hydraulic lime, masonry sand with controlled grain size and an air-entraining admixture.

WHERE TO USE

- Repointing buildings or monuments (ancient or modern)
- Can be used for interior and exterior applications

CHARACTERISTICS / ADVANTAGES

- Factory-calibrated mix
- Formulated without cement
- Formula similar to historic mortars
- Excellent water vapour transmission properties
- Better resistance to freeze-thaw cycles than hydrated lime
- Better resistance to de-icing salts than hydrated lime

PRODUCT INFORMATION

Packaging	30 kg (66 lb) triple-lined bags, polywrapped on wooden pallets.
Appearance / Colour	Powder / Cream Note: May be factory-coloured or at the job site using the King® ColourPlus Pigment System exclusive to Sika Canada. All pigments used conform to the requirements of *ASTM C979 Pigments for Integrally Colored Concrete* .
Shelf Life	12 months in original, unopened bag
Storage Conditions	Always store in a dry area, protected from the weather. At the job site, an additional tarpaulin must be used to cover the product to prevent water infiltration.
CSC MasterFormat®	04 05 13 - Masonry Mortaring and Grouting Specifications template are available on Sika Canada Website

TECHNICAL INFORMATION

Compressive Strength

ASTM C109 - Minimum *

7 days	28 days	90 days
0.7 MPa (101 psi)	1.8 MPa (261 psi)	2.7 MPa (391 psi)

* The compressive strengths of natural hydraulic lime mortars gradually in-

	crease as a function of time unlike mortars containing cement which reach their optimal value around 28 days. Note: The pigments used to colour the mortar have no effect on its mechanical properties.
Shrinkage	**ASTM C596 / Shrinkage** 0.05 % at 91 days
Porosity	**EN-1015-7 Method / Air Content** 14 % Maximum
Yield	Approx. 0.018 m^3 (0.65 ft^3) of fresh mortar per 30 kg (66 lb) bag
Product Temperature	Refer to the "Placement condition" section on the Specifications template document on Sika Canada Website.
Ambient Air Temperature	Refer to the "Placement condition" section on the Specifications template document on Sika Canada Website.
Substrate Temperature	Refer to the "Placement condition" section on the Specifications template document on Sika Canada Website.
Consistency	**ASTM C780 / Vicat Cone** 15 mm ± 5 mm (0.6 in ± 0.2 in)

BASIS OF PRODUCT DATA

All technical data stated in this Data Sheet are based on laboratory tests. Actual measured data may vary due to circumstances beyond our control.

LIMITATIONS

- **Do not use the King® HLM-350 when the temperature at the job site drops below 5 °C (40 °F)**
- Do not use King® HLM-350 for laying masonry units, use King® HLM-500.
- Do not use King® HLM-350 for below ground level application.
- Never add admixtures at the job site to modify set time, workability, or any other property of the mortar in its plastic or hardened state.
- Always use potable water.
- Use only the recommended water dosage to obtain the desired properties of the mortar in its plastic or hardened state.
- Never add water to recover the loss of workability. Only mix again.
- Never use on frozen surfaces.
- Colour variations on the hardened mortar can be observed even if the mortar in-place has been previously factory-prepared and complies with the project specifications. These colour variations are mainly attributable to inadequate application conditions such as delay between mixing and tooling of joints, lack of protection against the weather during installation, or variable absorption/moisture rates of the construction elements. In order to avoid an undesirable result, we recommend that you pay particular attention to these points.

ENVIRONMENT, HEALTH & SAFETY

User must read the most recent corresponding Safety Data Sheets (SDS) before using any products. The SDS provides information and advice on the safe handling, storage and disposal of chemical products and contains physical, ecological, toxicological and other safety-related data.

APPLICATION INSTRUCTIONS

SURFACE PREPARATION

Prepare the surface to be repaired in order to remove loose particles and faulty mortar on a thickness corresponding at least to twice the thickness of the joint to be repaired or up to obtaining a healthy mortar. Moisten the area to be repaired without leaving standing water in the cavities to be filled.

MIXING

Small batch
Important: In order to avoid segregation issues, always mix the total content of one bag. If less than a 30 kg (66 lb) bag of King® HLM-350 is required, dry mix - without water - the total content of the bag in a clean container, take the required amount, and then add water to the amount withdrawn from the mixture.

Large batch
Always mix the entire content of the bag. Mix the King® HLM-350 with a maximum of 4.2 L (1.1 US gal) of water per 30 kg (66 lb) bag, in a clean mortar mixer. Pour 3.8 L (1 US gal) of water into the mixer and add 30 kg (66 lb) of King® HLM-350. Mix for five (5) minutes, or five (5) to ten (10) minutes when using a coloured mortar or when a colourant is added at the job site. Allow the mortar to stand for a short period of time. Using the remaining water, adjust the mortar to obtain the desired consistency. Once well mixed, the consistency of the mortar should be firm enough

to allow you to shape a ball with your hands.

APPLICATION

The application of the mortar must comply with the requirements of Section 6 of CSA-A371-14.

APPLICATION METHOD / TOOLS

MORTAR PLACEMENT

Place the mortar in successive layers of 6 mm (¼ in) thickness maximum. The layers of mortar are applied wet-on-wet. If work is interrupted, moisten the joint again before resuming work. Tool the joints and start the curing process. Avoid working in direct sunlight or exposed to wind. Sun and wind are factors to be taken into account in order to avoid cracking problems.

TOOLING OF THE JOINTS

The tooling of joints exposed to rain is an important step that contributes to the waterproofing of the masonry system and must be done using a jointer. The amount of water present in the mortar joint at the time of tooling will determine the final colour of the cured mortar. To avoid colour variation, ensure that the mortar joint always contains the same amount of water when it is tooled. As a general rule, the joint is considered ready to be tooled when the mortar has hardened sufficiently such that a finger mark remains. Always tool the joint in order to respect the historical aspect of the original mortar.

CURING TREATMENT

Curing is essential for optimizing the physical properties of the mortar. Curing is carried out by performing a moist cure which must begin as soon as the initial setting of the mortar begins and for a period of three (3) to seven (7) days. To learn more about the moist cure, refer to the guide: How to perform a moist cure for masonry, published by Sika Canada and available on the company's website.

CLEAN UP

In order to avoid the use of chemicals, it is always recommended to remove as much mortar splashes or stains as possible before the material hardens. Use water, a piece of burlap or wood. If the use of cleaning products is necessary, be sure to contact the manufacturer of the product to validate the compatibility and the procedure to follow. It is important to mention to the manufacturer that it is a hydraulic lime-based mortar with the addition of iron and titanium oxides pigments when coloured.

Regardless of the technique or product selected, it is essential to preserve the integrity of the mortar.

Be sure to clean a test area before proceeding with the work.

Clean all tools and equipment after use with water. Once hardened, the product can only be removed mechanically.

LOCAL RESTRICTIONS

Note that as a result of specific local regulations the declared data and recommended uses for this product may vary from country to country. Consult the local Product Data Sheet for exact product data and uses.

LEGAL NOTES

The information, and, in particular, the recommendations relating to the application and end-use of Sika products, are given in good faith based on Sika's current knowledge and experience of the products when properly stored, handled and applied under normal conditions in accordance with Sika's recommendations. In practice, the differences in materials, substrates and actual site conditions are such that no warranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, or from any written recommendations, or from any other advice offered. The user of the product must test the product's suitability for the intended application and purpose. Sika reserves the right to change the properties of its products. The proprietary rights of third parties must be observed. All orders are accepted subject to our current terms of sale and delivery. Users must always refer to the most recent issue of the local Product Data Sheet for the product concerned, copies of which will be supplied on request.

TREMCO

TECHNICAL DATA SHEET

SPECTREM® 1

Single-Component, Moisture-Cure Silicone Sealant

PRODUCT DESCRIPTION

Spectrem® 1 is a high-performance, single-component, moisture-cure, ultra-low modulus silicone sealant ideal for sealing difficult-to-adhere-to substrates in a variety of applications.

BASIC USES

Spectrem 1 is the ideal sealant for the most demanding dynamically moving joints. This includes material having a high coefficient of linear expansion such as aluminum curtainwalls, precast concrete panels, metal panels, and window perimeters.

When detailing over the ExoAir® Air Barrier system, Spectrem 1 is the recommended sealant to ensure an airtight seal throughout the building envelope. Spectrem 1 has excellent adhesion to most polyethylene-backed, self-adhering air barrier membranes. The performance of Spectrem 1 is exceptional when used on the polyethylene face of ExoAir 110, Exoair 110AT, ExoAir TWF and the cured surface of Exoair 130, and ExoAir 230.

Spectrem 1 is recommended for use with Tremco's Silicone Rubber extrusions, Spectrem Simple Seal and Tremco's patented solution, Proglaze® ETA (Engineered Transition Assembly), for sealing between challenging conditions such as the opaque wall air barrier and window/curtain wall assemblies. Spectrem 1 is also compatible for use over Nudura Insulated Concrete Forms (ICF).

FEATURES & BENEFITS

Spectrem 1 is a perfect choice for sealing difficult-to-adhere-to substrates. Spectrem 1 has excellent adhesion to a variety of substrates, allowing for one product that can be used for multiple applications on the same job, from perimeter caulking to expansion joints. The ultra-low modulus of Spectrem 1 means high elasticity with movement accomodation of +100/-50%.

- Slightly grainy texture allows Spectrem 1 to zipper rather than fully tear if failure occurs
- Offered in a wide variety of colors, with custom colors and color matching available for special projects

There is no mixing required with Spectrem 1, so product is always ready to use for immediate application with conventional caulking equipment. Spectrem 1 provides resistance to driving rain, ozone, ultra-violet light and temperature extremes, plus safeguards against water penetration with exceptional weatherability in all climate zones. Additionally, the Greenguard Gold certification on Spectrem 1 ensures safety for use in the most sensitive indoor environments including hospitals and schools.

Spectrem 1 meets or exceeds the requirements of the following specifications:

- ASTM C920 Type S, Grade NS, Class 100/50, Use NT, M, G, A, and O
- ASTM C1248, ASTM C1382, ASTM E84
- U.S. Federal Specification TT-S-001543A (COM-NBS) Class A
- U.S. Federal Specification TT-S-00230C (COM-NBS) Class A, Type II
- CAN/CGSB 19.13-M87, MCG-2-40-B-N
- EIMA Test Method 300.01
- Spectrem 1 has been tested as a component of several wall assemblies meeting ASTM E2357, the Standard Test Method for Determining Air Leakage of Air Barrier Assemblies, and NFPA 285, the Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non- Load-Bearing Wall Assemblies Containing Combustible Components

AVAILABILITY

Immediately available from your local Tremco Sales Representative, Tremco Distributor, or Tremco Warehouse in 10.1 oz (300 mL) cartridges, 20 oz (600 mL) sausages, and 55 gal (208 L) drums.

COLORS

Available in Adobe Tan, Aluminum Stone, Anodized Aluminum, Black, Blue Spruce, Bronze, Buff, Charcoal, Dark Bronze, Gray, Ivory, Light Bronze, Limestone, Off White, Purple, Sandstone, and White.

All colors are not available in all package sizes. Some colors may require a minimum quantity. Contact Tremco Customer Service for more information.

LIMITATIONS

Do not apply to damp or contaminated surfaces. Not intended for continuous water immersion. Use with adequate ventilaiton.

WARRANTY

A repair or replacement warranty is available on all Tremco products. Visit https://www.tremcosealants.com/warranties/ for details.

TYPICAL PHYSICAL PROPERTIES		
PROPERTY	TEST METHOD	TYPICAL RESULTS
As Supplied:		
Curing Time		7 to 14 days
Flow, Sag or Slump Inches	ASTM C639	Nil
Full Adhesion		14 to 21 days
Tack Free Time	ASTM C679	30 to 60 min
Tooling Time	Skin Formation	10 to 20 min
Extension		+100
Appearance		Slight grain finish
As Cured, After 14 Days at 77°F (25°C), 50%RH:		
Joint Movement Capability	ASTM C719	+100% / -50%
Hardness (Shore A)	ASTM C661	+15
Peel Strength Aluminum & Glass	ASTM C794	30 pli (5.2 kN/m)
Stain & Color Change	ASTM C510 TT-S-001543A	None
Staining of Porous Substrates, White Marble Primed & Unprimed	ASTM C1248	No Stain
Tear Strength, Die (“C”)	ASTM D624	40 pli (0.7 kN/m)
Tensile Strength at 100% Elongation	ASTM C1184	35 psi (0.24 MPa)
Tensile Strength at Max Elongation	ASTM D412	200 psi (1.38 MPa)

Please refer to our website at www.tremcosealants.com for the most up-to-date Product Data Sheets.

NOTE: All Tremco Safety Data Sheets (SDS) are in alignment with the Globally Harmonized System of Classification and Labelling of Chemicals (GHS) requirements.

SPEC1DS/0724

TREMCO

TECHNICAL DATA SHEET

SPECTREM® 3

Single-Component, Non-Staining Sealant with Advanced Silicone Technology

PRODUCT DESCRIPTION

Spectrem® 3 is a single-component, neutral-cure, low-modulus, construction grade sealant with patented advanced silicone technology. Spectrem 3 is non-staining and low polar, which leads to reduced attraction to dirt and increased aesthetic appearance.

BASIC USES

Spectrem 3 has a patented chemistry that has been specifically formulated to seal porous stone, EIFS, metal panels, masonry, and pre-cast concrete joints.

FEATURES & BENEFITS

Spectrem 3 offers low polar attraction to dirt, limiting accumulation and making buildings easier to clean and maintain. Additionally, Spectrem 3 has a matte finish, which creates an aesthetically pleasing appearance with EIFS and stone substrates. Spectrem 3 comes with a 20-yr non-staining warranty when pre-approved and tested by Tremco in accordance with ASTM C1248.

The low-modulus and low Shore A hardness of Spectrem 3 reduces the chance of EIFS substrate failures when compared to applications with medium-modulus sealants. Spectrem 3 is easy to apply with conventional caulking equipment.

- Primerless adhesion to most porous substrates
- Ease of use reduces the risk of application failure
- Extended tooling time and workability in high temperatures
- Low-VOC and zero-solvent content satisfies the LEED Indoor Environmental Criteria

There is no cure inhibition for Spectrem 3 with Spectrem 1, Spectrem 2, or Dymonic® FC when applied "wet-to-wet," minimizing the chance of leakage when sealants abut at glazing and other façade intersects.

Spectrem 3 meets or exceeds the requirements of the following specifications:

- ASTM C920 Type S, Grade NS, Class 50*, Use NT, M, G, A, and O
- ASTM C1248
- ASTM C1382
- U.S. Federal Specification TT-S-001543A Class A
- U.S. Federal Specification TT-S-00230, Type II, Class A
- CAN/CGSB 19.13-M87
- EIMA Test Method 300.01

The Greenguard Gold certification on Spectrem 3 ensures safety for use in the most sensitive indoor environments including hospitals and schools.

AVAILABILITY

Immediately available from your local Tremco Sales Representative, Tremco Distributor, or Tremco Warehouse in 10.1 oz (300 mL) cartridges and 20 oz (600 mL) sausages.

COLORS

Available in Adobe Tan, Aluminum Stone, Anodized Aluminum, Black, Bronze, Buff, Champagne, Charcoal, Dark Bronze, Gray, Hartford Green, Ivory, Light Bronze, Limestone, Off White, Precast White, Rustic Brick, Sandstone, and White.

All colors are not available in all package sizes. Special colors and packaging available upon request. Minimum order requirements exist. Contact Tremco Customer Service for more information.

LIMITATIONS

Do not apply to damp or contaminated surfaces. Not intended for continuous water immersion. Use with adequate ventilaiton.

WARRANTY

A repair or replacement warranty is available on all Tremco products. Visit https://www.tremcosealants.com/warranties/ for details.

TYPICAL PHYSICAL PROPERTIES		
PROPERTY	**TEST METHOD**	**TYPICAL RESULTS**
As Supplied:		
Tack Free Time	ASTM C679	2 hours
Tooling Time	Skin Formation	40 min
As Cured, After 14 Days at 77°F (25°C), 50%RH:		
Joint Movement Capability Extension Compression	ASTM C719	±50%
Hardness (Shore A)	ASTM C661	+15
Peel Strength Aluminum & Glass	ASTM C794	25 to 35 pli minimum
Stain & Color Change	ASTM C510 TT-S-001543A	No Stain
Staining of Porous Substrates, White Marble Primed & Unprimed	ASTM C1248	No Stain
Tear Strength, Die (“C”)	ASTM D624	25 to 30 pli minimum
Tensile Strength at Max Elongation	ASTM D412	155 psi
Tensile Strength at Max Elongation 100% Modulus	ASTM D412	55 psi
Tensile Strength at Max Elongation 50% Modulus		40 psi
Tensile Strength at Max Elongation 25% Modulus		25 psi
Service Temperature Range		-40 to 300 °F (-40 to 149 °C)

Please refer to our website at www.tremcosealants.com for the most up-to-date Product Data Sheets.

NOTE: All Tremco Safety Data Sheets (SDS) are in alignment with the Globally Harmonized System of Classification and Labelling of Chemicals (GHS) requirements.

SPEC3DS/1222

SPECTREM® COLOR CARD

High-Performance Single-Component Silicone Sealants

Spectrem® silicone sealants offer high performance and exceptional weatherability in a variety of the most demanding dynamically moving joints and perimeter caulking applications.

Many Willseal® solutions are available finished in any standard Spectrem® color – in addition to many industry standard colors. For even greater customization, we can also custom-match most colors to blend in perfectly with your project.

STANDARD COLORS

CLEAR	WHITE	PRECAST WHITE	IVORY	SANDSTONE
BUFF	OFF WHITE	LIMESTONE	ANODIZED ALUMINUM	GRAY
ALUMINUM STONE	LIGHT BRONZE	CHAMPAGNE	ADOBE TAN	RUSTIC BRICK
HARTFORD GREEN	CHARCOAL	BRONZE	DARK BRONZE	BLACK

All colors shown are approximate and may not reflect sheen or shade precisely, as varying amounts of aggregate will alter light-reflecting properties. Tremco always recommends a test patch to gain final color approval. Different lighting conditions can influence color appearance: for truer color please view in daylight. Some colors may require a minimum quantity. Custom colors are available upon request. Contact Tremco Customer Service for more information.

Tremco Commercial Sealants & Waterproofing | 3735 Green Road | Beachwood, OH 44122 | US: 800.852.9068 | CAN: 800.363.3213 | tremcosealants.com

Tremco Construction Products Group (CPG) brings together Tremco Incorporated's Commercial Sealants & Waterproofing and Roofing & Building Maintenance operating divisions; Dryvit Systems, Inc.; Nudura Inc.; Willseal; Weatherproofing Technologies, Inc. and Weatherproofing Technologies Canada, Inc.

Part of TREMCO Construction Products Group

Technical Data Sheet

DOWSIL™ 790 Silicone Building Sealant

Ultra-low-modulus sealant for new and remedial construction joint sealing applications

Features & Benefits

- Excellent performance even in building joints that experience extreme movement.
- Suitable for new and remedial construction.
- Extension/compression capability of +100/-50 percent.
- Excellent weathering properties and resistance to sunlight, rain, snow, and temperature extremes.
- Excellent unprimed adhesion to masonry, concrete substrates.
- Easy application over a wide temperature range.

Composition

- Ultra-low-modulus, one-part, neutral-cure silicone sealant.

Applications

- DOWSIL™ 790 Silicone Building Sealant offers outstanding unprimed adhesion to masonry and is particularly effective for sealing expansion and control joints, precast concrete panel joints, Exterior Insulation and Finish Systems (EIFS) joints, curtainwall joints, mullion joints, stone pavers, and many other construction joints. When used in accordance with Dow application and testing recommendations, the sealant forms a durable, flexible, watertight bond with many common building materials, including combinations of stone, concrete, masonry, granite, marble, aluminum, painted substrates, and glass.

Typical Properties

Specification Writers: These values are not intended for use in preparing specifications.

Test[1]	Property	Unit	Result
	As Supplied		
ASTM C 679	Tack-free Time, 50% RH	hours	1
	Curing Time, 50% RH, at 25°C (77°F), 3/8" Depth	days	7–14
	Full Adhesion, Cured Joint	days	14–21
ASTM D 2202	Flow, Sag, or Slump		None
CTM 98	Working Time	minutes	10–20

1. ASTM: American Society for Testing and Materials.
CTMs (Corporate Test Methods) correspond to standard ASTM tests in most instances. Copies of CTMs are available upon request.

Form No. 61-884-01-0126 S2D

Typical Properties (Cont.)

Test	Property	Unit	Result
EPA Method 24	VOC Content[2], Maximum	g/L	23
	As Cured – After 7 Days at 25°C (77°F) and 50% RH		
ASTM C 661	Durometer Hardness, Shore A	points	15
ASTM D 412	Tensile Strength, Maximum	psi (kg/mm^2)	100 (0.070)
ASTM C 794	Peel Strength	lb/in (kg/cm)	25 (4.46)
ASTM C 1135	Tensile		
	At 25% Extension	psi (kg/mm^2)	15 (0.010)
	At 50% Extension	psi (kg/mm^2)	20 (1.015)
ASTM C 719	Joint Movement Capabilities		
	Extension/Compression	%	+100/-50
ASTM C 1248	Staining, Various Substrates		None

2. Based on South Coast Air Quality Management District of California. Maximum VOC is listed both inclusive and exclusive of water and exempt compounds.

Description

Suitable for new construction or remedial applications, DOWSIL™ 790 Silicone Building Sealant provides excellent performance, even in building joints that experience extreme movement. It places a low stress on the sealant/substrate bond line to minimize failures in moving joints.

DOWSIL™ 790 Silicone Building Sealant is available in 15 colors. Custom colors are available upon request.

Approvals/ Specifications

This sealant meets or exceeds the requirements of:

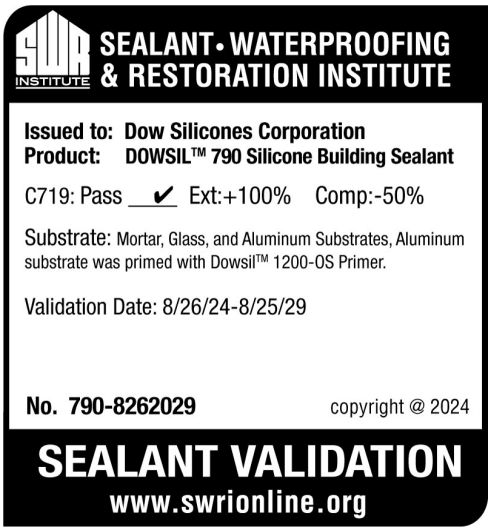
- ASTM Specification C 920, Type S, Grade NS, Class 100/50, Use T, NT, M, G, A, and O
- Many UL wall/floor fire designs, some without a protective cover plate (see www.ul.com for current listing)
- Fire Tests of Building Construction and Materials, UL 263 (ASTM E 119)

Data from an independent test lab and Sealant, Waterproofing and Restoration Institute validation are available from Dow and the SWR Institute. A complete product specification sheet for this product is available upon request.

How to Use

Consult the current version of the Dow Americas Technical Manual, Form No. 62-1112, for detailed information on application methods, joint design, field testing, and warranty requirements when using Dow sealants. Please contact your local sales application engineer for specific advice.

How to Use (Cont.)



Handling Precautions

PRODUCT SAFETY INFORMATION REQUIRED FOR SAFE USE IS NOT INCLUDED IN THIS DOCUMENT. BEFORE HANDLING, READ PRODUCT AND SAFETY DATA SHEETS AND CONTAINER LABELS FOR SAFE USE, PHYSICAL AND HEALTH HAZARD INFORMATION. THE SAFETY DATA SHEET IS AVAILABLE ON THE DOW WEBSITE AT DOW.COM, OR FROM YOUR DOW SALES APPLICATION ENGINEER, OR DISTRIBUTOR, OR BY CALLING DOW CUSTOMER SERVICE.

Usable Life and Storage

When stored at or below 32°C (90°F), DOWSIL™ 790 Silicone Building Sealant has a shelf life of 12 months from date of manufacture. Refer to product packaging for “Use By” date.

Packaging Information

DOWSIL™ 790 Silicone Building Sealant is packaged in 10.3 fl oz (305 mL) disposable cartridges that fit ordinary caulking guns, 20 fl oz (590 mL) E-Z Pak foil sausages that fit caulking guns, and also in 2.0 and 4.5 gal (7.5 and 17 L) bulk pails. It can be dispensed by many air-operated guns and most types of bulk dispensing equipment.

Limitations

DOWSIL™ 790 Silicone Building Sealant should not be applied:

- In structural applications.
- Below grade or to materials that outgas, which can cause bubbling in curing sealant.
- On brass or copper or other similar material that can be corroded.
- To surfaces that are continuously immersed in water.
- For use as an interior penetration firestop sealing system.
- To building materials that bleed oils, plasticizers, or solvents – materials such as impregnated wood, oil based caulks, green or partially vulcanized rubber gaskets, or tapes or bituminous below-grade waterproofing and asphalt-impregnated fiberboard.
- In totally confined spaces because the sealant requires atmospheric moisture for cure.
- To surfaces that will be painted after application. The paint film will not stretch with the extension of the sealant and may crack and peel and most likely will not adhere to the sealant.
- To surfaces in direct or indirect contact with food.
- To wet or frost-laden surfaces.
- In applications where solvents or primers are not fully dried prior to sealant application. Uncured sealant is very sensitive to many solvents, primers, and cleaning agents; these may cause the sealant to remain uncured or tacky.

Limitations (Cont.)

This product is neither tested nor represented as suitable for medical or pharmaceutical uses.

Health and Environmental Information

To support customers in their product safety needs, Dow has an extensive Product Stewardship organization and a team of product safety and regulatory compliance specialists available in each area.

For further information, please see our website, dow.com or consult your local Dow representative.

Disposal Considerations

Dispose in accordance with all local, state (provincial) and federal regulations. Empty containers may contain hazardous residues. This material and its container must be disposed in a safe and legal manner.

It is the user's responsibility to verify that treatment and disposal procedures comply with local, state (provincial) and federal regulations. Contact your Dow Technical Representative for more information.

Product Stewardship

Dow has a fundamental concern for all who make, distribute, and use its products, and for the environment in which we live. This concern is the basis for our product stewardship philosophy by which we assess the safety, health, and environmental information on our products and then take appropriate steps to protect employee and public health and our environment. The success of our product stewardship program rests with each and every individual involved with Dow products - from the initial concept and research, to manufacture, use, sale, disposal, and recycle of each product.

Customer Notice

Dow strongly encourages its customers to review both their manufacturing processes and their applications of Dow products from the standpoint of human health and environmental quality to ensure that Dow products are not used in ways for which they are not intended or tested. Dow personnel are available to answer your questions and to provide reasonable technical support. Dow product literature, including safety data sheets, should be consulted prior to use of Dow products. Current safety data sheets are available from Dow.

dow.com

BUILDING SCIENCE

DOWSIL™ 790 Silicone Building Sealant Color Guide


Adobe Tan


Black


Blue Spruce


Bronze


Charcoal


Window Bronze
(sausages only)


Dusty Rose


Gray


Limestone


Champagne


Natural Stone


Rustic Brick

Precast White


Sandstone

White

Colors on this sheet are close approximations of actual sealant colors and intended for guidance only. Contact your Dow distributor to request cured sealant samples for accurate matching. Users should confirm color meets their requirements.

For more information

Learn more about Dow's full range of High Performance Building solutions by visiting us online at **dow.com/buildingscience.**

Dow has sales offices, manufacturing sites and science and technology laboratories around the globe. Find local contact information at **dow.com/contactus.**

Dow Building Science website:
dow.com/buildingscience

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Form No. 63-7126-01-0126 S2D

PROSOCO®

Sure Klean®

CLEANING & PROTECTIVE TREATMENTS

Light Duty Concrete Cleaner

Sure Klean® Light Duty Concrete Cleaner is specially formulated to remove common construction and atmospheric staining from a variety of substrates, including smooth architectural and engineered concrete, custom masonry, concrete brick, manufactured stone and decorative pavers.

The acidic cleaner removes rust, mud, atmospheric dirt, mortar smears and other stains without altering the surface texture. Light Duty Concrete Cleaner adds depth to colors, brightens white matrices and exposed aggregate.

TYPICAL TECHNICAL DATA

FORM	Clear, colorless liquid Slight odor
SPECIFIC GRAVITY	1.129
pH	1.14 @ 1:2 dilution 1.28 @ 1:6 dilution
WT/GAL	9.39 lbs
FREEZE POINT	12° F (–11° C)
SHELF LIFE	3 years in tightly sealed, unopened container

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Light Duty Concrete Cleaner is compliant with all national, state and district VOC regulations.

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

ADVANTAGES

- **Effective on multiple substrates, including manufactured stone and concrete brick.**
- **Improves color uniformity and enhances appearance.**
- **Contains no muriatic acid.**
- **Removes common construction stains and atmospheric dirt.**
- **Removes efflorescence stains on brick and decorative pavers, new concrete and stone construction, as well as secondary efflorescence on concrete block.**
- **Removes localized rust and other metallic staining on unpolished limestone, travertine and marble. Always test.**
- **Safe for most pigmented concrete and colored mortar.**
- **Supplied in concentrate for easy on-site dilution.**
- **Water rinsable.**

Limitations

- Acidic contents may damage polished masonry, some non masonry and acid-sensitive surfaces.
- May remove some surface-applied accent colors. Always test to confirm suitability and results before overall application.
- May damage exposed low-E glass treatments; acrylic and polycarbonate sheet glazing; and glazing with surface-applied reflective, metallic or other synthetic coatings and films. Modern soft coat or hard coat low-E glass is not intended to be on the external face of the glass and should not be exposed to or adversely affected by proper cleaning. Always test for adverse effects prior to overall application. If testing is not feasible or indicates adverse effects, such substrates must be protected.

PREPARATION

Clean masonry before installing non-masonry materials such as windows, doors, finished flooring, metal fixtures, hardware, light fixtures, roofing materials, etc. that the cleaner could harm. If cleaning is to be completed after installation of

Product Data Sheet
Sure Klean® Light Duty Concrete Cleaner

non-masonry materials not intended for treatment or exposure to Light Duty Concrete Cleaner, test all substrates not intended to be treated with Light Duty Concrete Cleaner before full scale application. If testing is not feasible or indicates adverse effects, protect substrates from product splash, residue, wind drift and fumes with Sure Klean® Strippable Masking or polyethylene prior to application.

All caulking and sealant materials should be in place and thoroughly cured before cleaning.

When applying to the exteriors of occupied buildings, make sure all windows, exterior intakes and air conditioning vents are covered and air handling equipment are shut down during application.

Cleaning high-strength mortar/grout on all substrates within seven days improves results.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon of concentrate.

Substrate	*Type*	*Use?*	*Coverage*
Architectural Concrete Block	Burnished Smooth Split-faced Ribbed	**yes** **yes** **yes** **yes**	300–400 sq.ft. 28–37 sq.m.
Concrete	Brick Tile Precast Panels Pavers Cast-in-place	**yes** **yes** **yes** **yes** **yes**	300–600 sq.ft. 28–56 sq.m.
Fired Clay	Brick♦ Tile Terra Cotta (unglazed) Pavers♦	**yes** no no **yes**	300–400 sq.ft. 28–37 sq.m.
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished*	**yes**	300–600 sq.ft. 28–56 sq.m.
Granite	Polished	**yes**	300–500 sq.ft. 28–46 sq.m.
	Unpolished	**yes**	
Sandstone	Unpolished	**yes**	300–400 sq.ft. 28–37 sq.m.
Slate	Unpolished	**yes**	300–500 sq.ft. 28–46 sq.m.

♦Sure Klean® 600, 101 Lime Solvent or Vana Trol® may be more suitable.

*For use in removing localized rust and other metallic staining. ALWAYS TEST for suitable results before overall use, especially on marble surfaces.

Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.

The presence of excessive moisture in the wall contributes to efflorescence and other staining. Always protect open wall cavities from rain during construction.

When working over traffic, clean when traffic is at a minimum. Protect or divert traffic if necessary.

Concrete Brick & Manufactured Stone Surfaces

Remove mortar residues and construction soiling from concrete brick and manufactured stone surfaces within 7–14 days of tooling the mortar joints. Let mortar/grout cure at least 7 days before cleaning.

The accent color found on many types of manufactured stone is sensitive to any cleaning operation. To limit the potential for loss of accent color, minimize the accumulation of excess mortar on the face of the manufactured stone. Avoid bonding agents whenever practical as they make excess mortar more difficult to remove without loss of applied accent colors. Clean carefully as you go, using fresh water and a soft brush.

New Brick & Tile Surfaces

Construction soiling and mortar residues on new brick and tile surfaces clean most effectively if the cleaning is done within 14–28 days of installation. Mortar and grout smears left on the surface longer result in a more difficult clean down and may cause undesirable results.

Surface and Air Temperatures

For best results, clean when air and masonry surface temperatures are 40° F (4° C) or above. Do not apply when temperature is below freezing or will be overnight. If freezing conditions exist before application, let the surface thaw.

Equipment

Apply with a soft-fiber, tampico masonry washing brush or with low-pressure (50 psi max) spray equipment fitted with acid-resistant hoses and gaskets. Do not use pressure spray above 50 psi. This drives the cleaner into the surface, making rinse difficult and may cause stains. Do not atomize.

Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Inadequate rinsing leaves residues which may stain the cleaned surface.

Masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute is the best water/pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heated water (150–180° F; 65–82° C) may improve cleaning

Product Data Sheet
Sure Klean® Light Duty Concrete Cleaner

efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.

NOTE: When cleaning sensitive surfaces such as manufactured stone, if testing shows pressure rinsing can be safely used, 400 psi is sufficient to rinse dissolved soiling and spent cleaner from the surface. Higher psi risks wand marks, eroded mortar joints and loss of surface color and texture.

Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow-rates less than 6 gallons per minute may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Store in a cool, dry place with adequate ventilation. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100° F (7–38° C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

ALWAYS TEST a small area (minimum 4-ft x 4-ft) of each surface to confirm suitability and desired results before beginning overall application. Test each type of masonry and each type of stain. Test with the same equipment, recommended surface preparation and application procedures planned for general application. Let test area dry 3–7 days before inspection and approval. Make the test panel available for comparison throughout the cleaning project.

Dilution

Testing will indicate the proper dilution. Dilute Light Duty Concrete Cleaner with 2–6 parts clean water to one part concentrate, based on test results. Always pour cold water into empty bucket first, then carefully add product. Never use hot water.

Handle in high-density polyethylene or polypropylene containers only. No metal. Acidic materials and fumes attack metal.

Recommended dilutions for use on precast, monolithic and "unit" concrete surfaces:

Exposed Aggregate

- Removal of retarder, efflorescence, etc.
  1 part concentrate to 2 parts water

Form-Finished Concrete

- Rough-texture: 1 part concentrate to 2 parts water
- Standard finish: 1 part concentrate to 3 parts water

Cast Simulated Stone/Manufactured Stone

1 part concentrate to 3 parts water

Concrete Block, Slump Brick, Concrete Brick

1 part concentrate to 3 parts water

Architectural Smooth-Finished Concrete

1 part concentrate to 6 parts water

Typical Coverage Rates

Reference the Substrate Chart in this document. The coverage rate chart assumes an average coverage rate of 100 square feet per gallon of prepared cleaner.

When calculating the volume of cleaner required for porous, textured surfaces, assume 50 square feet per gallon of prepared cleaner.

For dense, smooth surfaces, assume up to 150 square feet per gallon of prepared cleaner.

Application Instructions

Multiple applications may etch acid-sensitive surfaces.

1. Working from the bottom to the top, always prewet surface with fresh water. When cleaning vertical surfaces, keep lower areas wet to avoid streaks.
2. Apply cleaner directly to surface with recommended masonry brush or low-pressure spray.
3. Let cleaner stay on the surface for 3–5 minutes or until stains are gone. Do not let cleaner dry on the surface, staining may result. If drying occurs, lightly wet treated surfaces with fresh water and reapply in a gentle scrubbing manner. If treated surfaces are left unattended, keep people away from the cleaner.
4. Reapply cleaner and rinse thoroughly with fresh water, working from the bottom to the top, to get all residues off the surface. If pressure rinsing equipment is not available, brush the surface while rinsing with clean water.

NOTE: Use only enough water to remove the spent cleaner and dissolved soiling from the surface. For manufactured stone, if tests show that pressure rinsing equipment can be used without removing color, do not exceed 400 psi.

Product Data Sheet
Sure Klean® Light Duty Concrete Cleaner

Cleanup
Clean tools and equipment using fresh water.

WARRANTY
The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose**. The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

CUSTOMER CARE
Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our website at prosoco.com, for the name of the PROSOCO representative in your area.

Heritage Permit Application Note Sheet

Address: 39 Elgin Street, Dundas (Former Mayor Thomas Wilson House, Part IV)

Permit Number: HP2026-011

Owner: Jeff Rollings

Applicant / Agent: Marina Rollings

Description of proposed alterations:

- Replacement of 6 existing windows with new wood windows, including:
  - Wood sashes, painted white;
  - White aluminum frames; and,
  - Exterior trim will be replicated and painted to match new windows.

Reasons for the proposed alterations:

- The owner has indicated that the windows have been assessed by a heritage professional, and most have been determined to be in poor condition, are not functional and determined to not be feasible for restoration.
- The owner is concerned about safety for passing pedestrians, as existing aluminum storms are fragile and do not sit securely in their frames (i.e., are a fall hazard).

Documentation submitted with application:

- Heritage Permit application form.
- Window specifications prepared by Bavarian Window Works, dated February 20, 2026, attached as **Appendix A** to this Notesheet.
- Window Construction Drawings prepared by LePage Millwork, dated March 18, 2026, attached as **Appendix B** to this Notesheet.

Draft conditions for consideration:

- That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **April 30, 2028**. If the alteration(s) are not completed by **April 30, 2028**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Reasons for Designation (Excerpt from By-law No. 3814-89):

Architectural Significance

…

One charming characteristic of Gothic homes is the variety in window design, place and ornamentation. 39 Elgin provides a mode example of this emphasis on variety, with a sample of several popular Gothic window types. The first storey front façade windows are two over four paned, double hung windows with thick mullions and thinner muntins. The windows have decorative lintels – square headed, moulded wooden trim, wooden surround sills, stone lugsills, and are shuttered. The two first floor windows on the left façade and the two second storey windows on the right façade are the same.

On the second storey of the front façade are two distinctly Gothic window types. To the right is a gabled dormer window, double hung, two over four paned, long and narrow with simple molded trim and narrow wooden lugsills. In the central gable is a four center ogee window with a ventilated wooden transom and moulded trim as in the dormer. The ogee is a type of pointed arch found on most Gothic buildings, similarly, the gabled dormer is a standard Gothic window type.

The right façade is dominated by a first-floor bay window with a ventilated wooden transom. Two long, narrow, double hung windows are set into the bay which is roofed and has a wooden entablature. The rear of the house once was a porch and has a simple wood-trimmed, stained-glass window set in its right side.

The rear of 39 Elgin Street surpasses the front façade in its variety of structures, windows, and decorative elements. What once was a porch that extended the length of the rear has been converted to part of the house itself and a greenhouse added. The porch section has a flat roof and simple wooden entablature. Set into the right rear is a double hung shuttered window. Next to it is a set of three windows under a 36 light opaque window. Approximately centered in the rear is a door, above which is transom with wooden ornamentation carved into the shape of two quatrefoil flowers. To the left of this door is a pilaster (as in the front) next to two round headed windows with lancet tracery.

The second storey of the rear has a gabled dormer at left and an ogee window at right. In the center a square tower has been built atop the porch. This unusual tower is crenelated and set into it is a distinctive stained-glass window with a diamond channel pattern which was repeated in the lights around the original door.

…

As this house is located on property which renders all four facades visible, all four exterior facades are to be designated, excluding the latter addition porch in the southeast corner.

Photographs:

Figure 1: Front (west) elevation of 39 Elgin Street, showing the two windows on the first floor that are proposed for replacement (2023 Site Visit).

Figure 2: Side (north) elevation from Victoria Street, showing the four windows on this façade that are proposed to be replaced (2023 Site Visit).

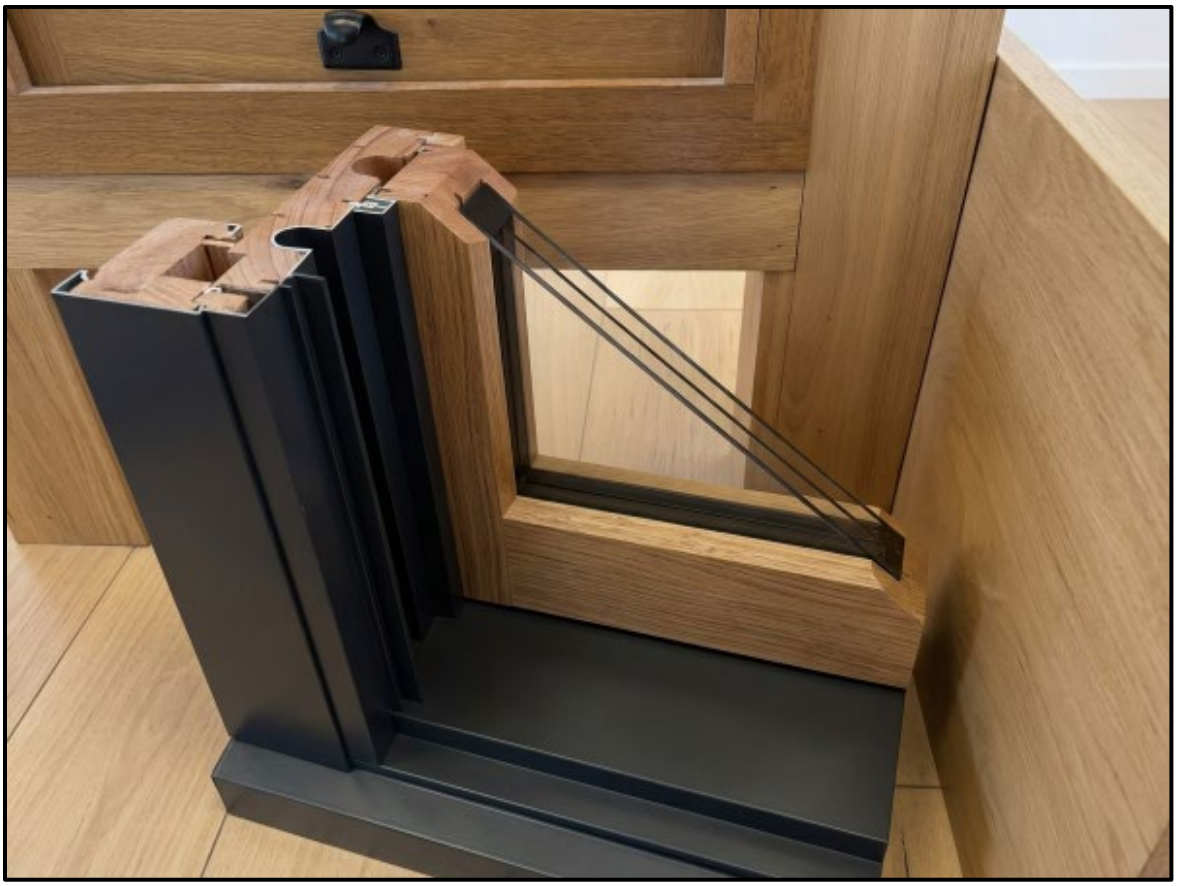

Figure 3: Cross-section of proposed windows, wood sill construction with wood interior and aluminum clad exterior frame (Proponent, 2026)

Plans / Drawings:

Window specifications prepared by Bavarian Window Works, dated February 20, 2026, attached as **Appendix "A"** to this Notesheet.

Window Construction Drawings prepared by LePage Millwork, dated March 18, 2026, attached as **Appendix "B"** to this Notesheet.

[redacted]

[redacted]

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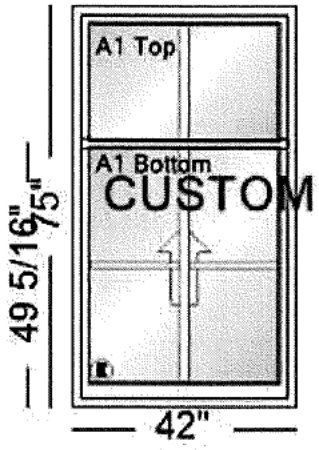
519-578-3938 | bavarianwindows.com

PRODUCT IMAGE (OUTSIDE VIEW)	WINDOW SIZE	LOCATION	INSTALL TYPE	PRICE (EA)	QTY.	EXTD. PRICE
	**BMO:** **RSO:**43x76 **Frame Size:**42 x 75	Main Floor			5.00	

LINE NO:	MANUFACTURER REF:

Description: Product Type Complete Unit, Perimeter = 20' , Red Grandis FSC 100% Wood Hung H-100 Single Hung
DIMENSIONS : A1 : 42"x75"x4 9/16" (1066.8 x 1905 x 116mm)

| PRODUCT TYPE |
Wood Hung H-100, Single Hung

| UNIT TYPE |
Operation / Venting = Single Hung, Product Code = WH-100

| DIMENSIONS |
A1: Sash Split = 1/3 Top - 2/3 Bottom
A1: Perimeter = 20'

| FRAME/SASH |
A1: Frame: Aluminum Clad, Frame Depth = 4 9/16"
A1: Sash: Wood, Sash Depth = 1 3/4", Sash Stile = 1 13/16", Sash Bottom Rail = 3 1/4", Putty Glaze, Sash Middle Rail = 1 13/16", Interior Glass Stops = Colonial

| WRAPPING |
Brickmould Options = None, Nailing Fin = None

| SPECIES |
Red Grandis, FSC 100%

| FINISH |
Frame Exterior Finish = Painted, Aluminum Clad, Standard Color, 547 Sable, Sash Exterior Finish = Painted, Designer Coat, 547 Sable, Frame Interior Finish = Painted, Pro Coat, 430 Rainware white, Sash Interior Finish = Painted, Pro Coat, 430 Rainware white

| GLASS |
A1: Insulated (Double), Low E 272/Argon, Color Spacer = Black, Capillary Tubes = No
A1 Lower Sash Lower Glass, 1 Upper Sash Upper Glass: Glass Shipped Loose = No, IG Thickness = 18.76

| GRILLS OPTIONS |
External Grille Color = Same as Sash

| GRILLES |
A1 Glass 1: SDL 7/8" (22mm), Grille Pattern = Colonial, Spacer Bar Color = Black, Second Grill Type = SDL 1 3/4" (44mm), Grille Exterior Type = Putty Glaze, Grille Interior Type = Colonial , 2W2H
A1 Glass 2: SDL 7/8" (22mm), Grille Pattern = Colonial, Spacer Bar Color = Black, Second Grill Type = SDL 1 3/4" (44mm), Grille Exterior Type = Putty Glaze, Grille Interior Type = Colonial , 2W1H

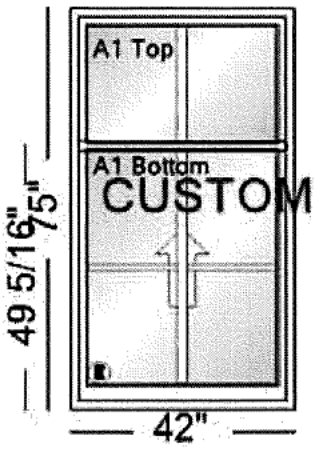
| SCREEN |
Aluminum, Half Screen, Aluminum Frame Color = Standard Color, 547 Sable, Mesh = Invisible

| HARDWARE |
Hardware Collection = Prestige, Locks Colors = Oil Rubbed Bronze, Quantity of Locks = 1, White, Handle Options = Prestige, Oil Rubbed Bronze, Handle Quantity = 2

| GENERAL |
Packing = Standard

| SPECIAL ORDER INSTRUCTIONS |
* Vertical SDL will be simulated 2-wide TDL
* DS-035 on the exterior
* DS-288 on the interior

Product Options:

PRODUCT IMAGE (OUTSIDE VIEW)	WINDOW SIZE	LOCATION	INSTALL TYPE	PRICE (EA)	QTY.	EXTD. PRICE
	**BMO:** **RSO:**43x76 **Frame Size:**42 x 75	Primary Bed			1.00	

LINE NO:	MANUFACTURER REF:

Description: Product Type Complete Unit, Perimeter = 20' , Red Grandis FSC 100% Wood Hung H-100 Single Hung
DIMENSIONS : A1 : 42"x75"x4 9/16" (1066.8 x 1905 x 116mm)

| PRODUCT TYPE |
Wood Hung H-100, Single Hung

| UNIT TYPE |
Operation / Venting = Single Hung, Product Code = WH-100

| DIMENSIONS |
A1: Sash Split = 1/3 Top - 2/3 Bottom
A1: Perimeter = 20'

| FRAME/SASH |
A1: Frame: Aluminum Clad, Frame Depth = 4 9/16"
A1: Sash: Wood, Sash Depth = 1 3/4", Sash Stile = 1 13/16", Sash Bottom Rail = 3 1/4", Putty Glaze, Sash Middle Rail = 1 13/16", Interior Glass Stops = Colonial

| WRAPPING |
Brickmould Options = None, Nailing Fin = None

| SPECIES |
Red Grandis, FSC 100%

| FINISH |
Frame Exterior Finish = Painted, Aluminum Clad, Standard Color, 547 Sable, Sash Exterior Finish = Painted, Designer Coat, 547 Sable, Frame Interior Finish = Painted, Pro Coat, 430 Rainware white, Sash Interior Finish = Painted, Pro Coat, 430 Rainware white

| GLASS |
A1: Insulated (Double), Low E 272/Argon, Color Spacer = Black, Capillary Tubes = No
A1 Lower Sash Lower Glass, 1 Upper Sash Upper Glass: Glass Shipped Loose = No,
IG Thickness = 18.76
| GRILLS OPTIONS |
External Grille Color = Same as Sash

| GRILLES |
A1 Glass 1: SDL 7/8" (22mm), Grille Pattern = Colonial, Spacer Bar Color =
Black, Second Grill Type = SDL 1 3/4" (44mm), Grille Exterior Type = Putty
Glaze, Grille Interior Type = Colonial , 2W2H
A1 Glass 2: SDL 7/8" (22mm), Grille Pattern = Colonial, Spacer Bar Color =
Black, Second Grill Type = SDL 1 3/4" (44mm), Grille Exterior Type = Putty
Glaze, Grille Interior Type = Colonial , 2W1H

| SCREEN |
Aluminum, Half Screen, Aluminum Frame Color = Standard Color, 547 Sable,
Mesh = Invisible

| HARDWARE |
Hardware Collection = Prestige, Locks Colors = Oil Rubbed Bronze, Quantity of
Locks = 1, White, Handle Options = Prestige, Oil Rubbed Bronze, Handle
Quantity = 2

| GENERAL |
Packing = Standard

| SPECIAL ORDER INSTRUCTIONS |
* Vertical SDL will be simulated 2-wide TDL
* DS-035 on the exterior
* DS-288 on the interior

Product Options:

CUSTOM LINE ITEM	PRICE
Site Delivery	

- This contract constittues the entire understanding of the parties, and no other understanding, collateral or otherwise, shall be binding unless in writing.
- 2% interest per month (24% per year) due on all overdue accounts. Payment is due upon substantial completion of the job.
- Manufacturers' defects and materials covered under warranty do not constitute an incomplete job.

SUB-TOTAL	
HST	
TOTAL	
DEPOSIT AMOUNT	
OUTSTANDING AMOUNT	

NAME	SIGNATURE	DATE
	I HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS CONTRACT: _____	Feb 20, 2026

CUSTOMER DRAWING

ATTENTION

NE PAS PRODUIRE AVEC CE DESSIN

RETOURNER AU DÉPARTEMENT TECH.
POUR DESSINS DE PRODUCTION

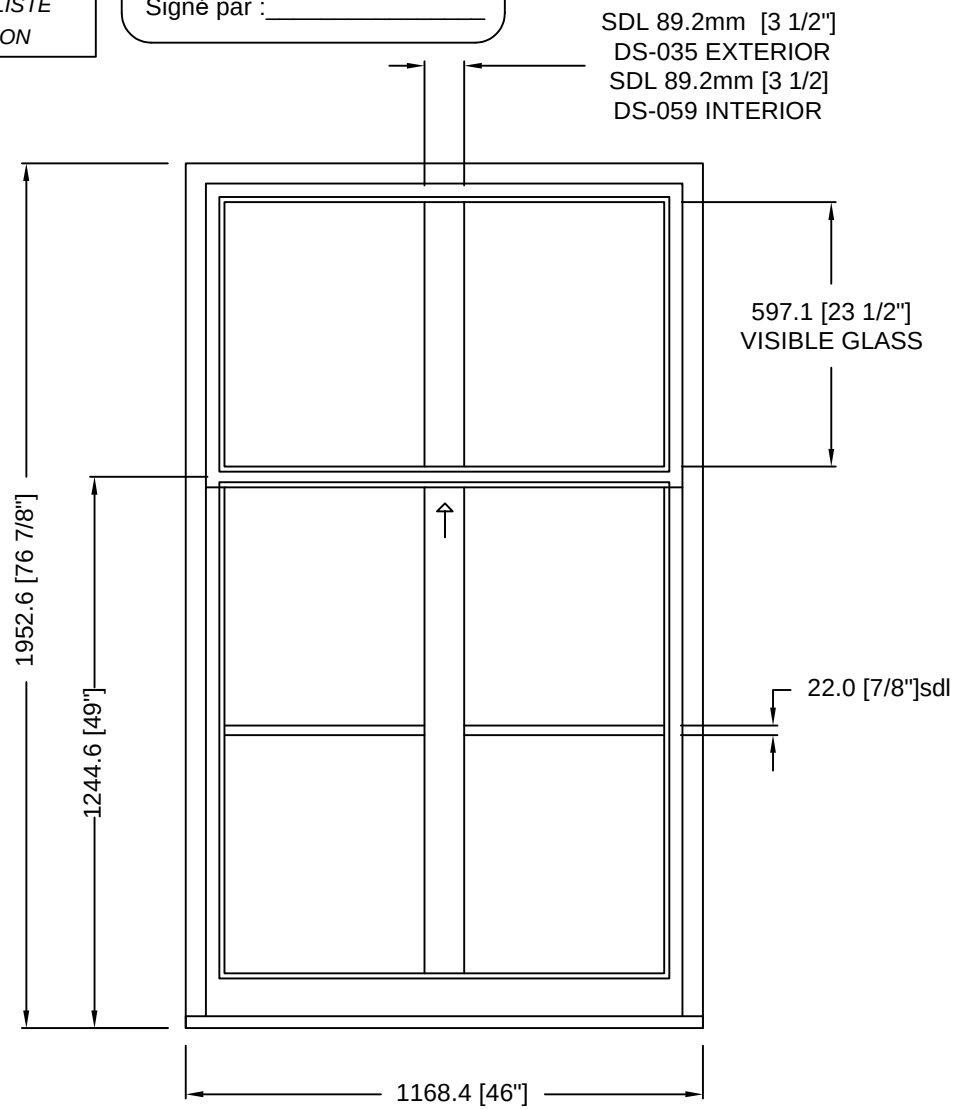
***NOTE: DES FRAIS DE RÉVISION DE 250$ LISTE S'APPLIQUERONT SUITE À LA 2E RÉVISION*

Par votre signature, vous reconnaissez que le tout est conforme à votre demande.

Signé par :_____

Commande/Order no
581105

Item# 100-1
Qte 1
Tag second f1 primary



#	Date	Revision	Par/by
1	20260107	REVISON	JB
2			
3			

Projet/Project	COPY OF JEFF ROLLINGS CONCEPT MARK EDWARD R
Rep./Sales rep.	
Date	2026-03-18
Client/Customer	BAVARIAN WINDOWS WORKS
Dessiné par/Drawing by	JESSIE BOURGOIN
Échelle/Scale	N/A
Feuille/Sheet	

C.P. 1298
141, Chemin des Raymond
Rivière-du-Loup, Quebec
G5R 4L9
Tél.: 800-463-1367

LEPAGE MILLWORK

CUSTOMER DRAWING

ATTENTION

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RETOURNER AU DÉPARTEMENT TECH.
POUR DESSINS DE PRODUCTION

***NOTE: DES FRAIS DE RÉVISION DE 250$ LISTE S'APPLIQUERONT SUITE À LA 2E RÉVISION*

Par votre signature, vous reconnaissez que le tout est conforme à votre demande.

Signé par :_____

Commande/Order no
581105

Item# 200-1
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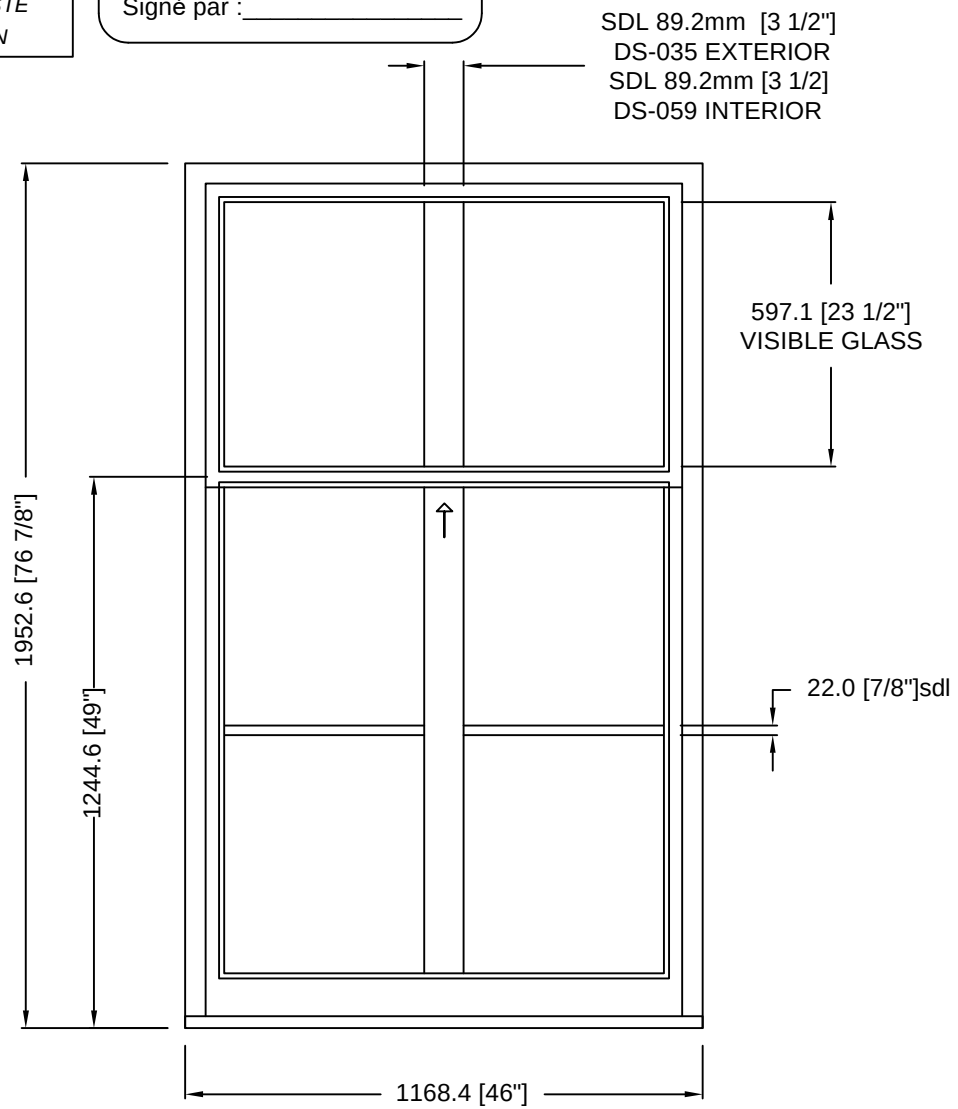

#	Date	Revision	Par/by
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Projet/Project	COPY OF JEFF ROLLINGS CONCEPT MARK EDWARD R
Rep./Sales rep.	
Date	2026-03-18
Client/Customer	BAVARIAN WINDOWS WORKS
Dessiné par/Drawing by	JESSIE BOURGOIN
Échelle/Scale	N/A
Feuille/Sheet	

C.P. 1298
141, Chemin des Raymond
Rivière-du-Loup, Quebec
G5R 4L9
Tél.: 800-463-1367

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ATTENTION

NE PAS PRODUIRE AVEC CE DESSIN

RETOURNER AU DÉPARTEMENT TECH.
POUR DESSINS DE PRODUCTION

***NOTE: DES FRAIS DE RÉVISION DE 250$ LISTE S'APPLIQUERONT SUITE À LA 2E RÉVISION*

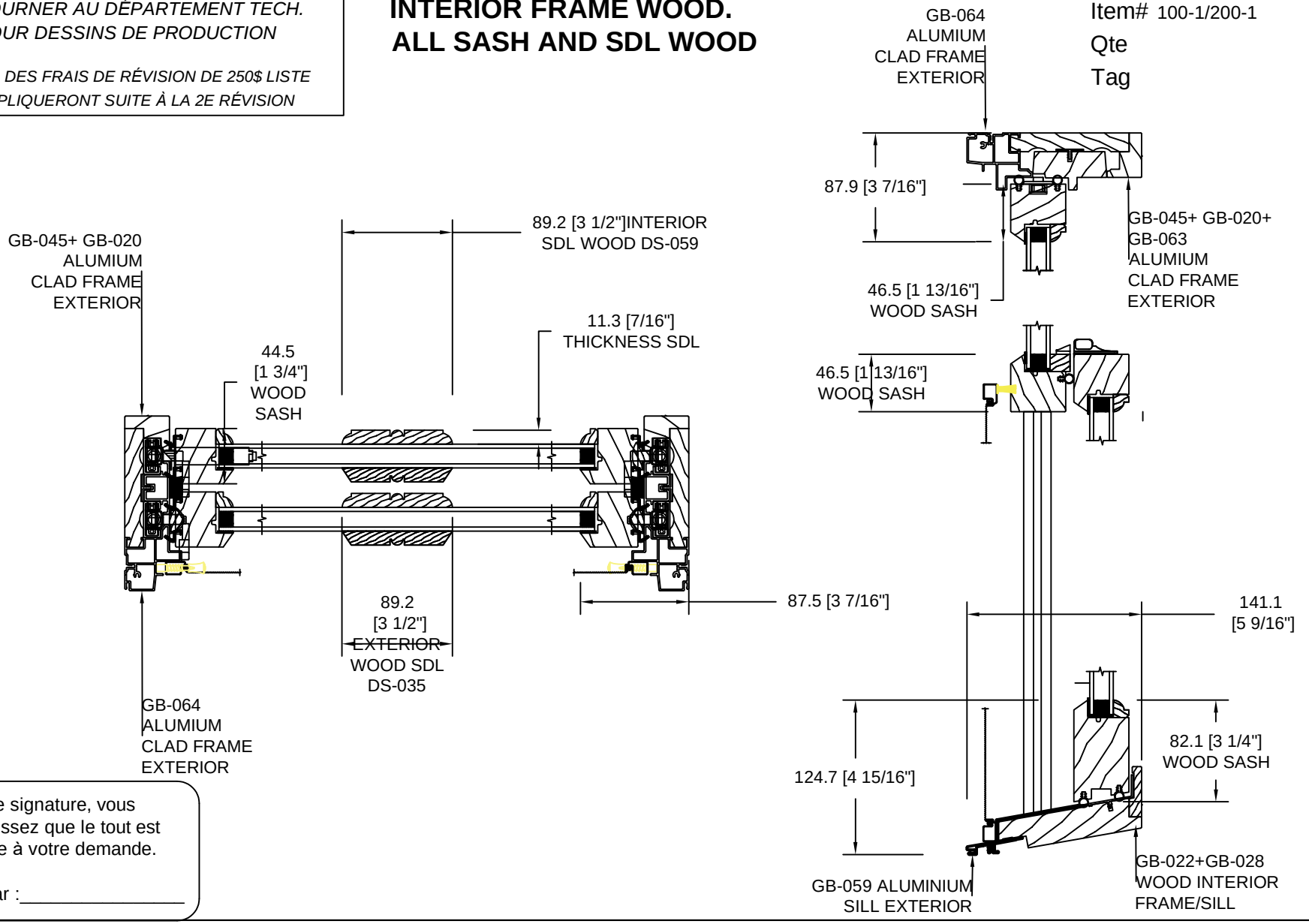
EXTERIOR FRAME CLAD , INTERIOR FRAME WOOD. ALL SASH AND SDL WOOD

Commande/Order no
581105

Item# 100-1/200-1

Qte

Tag



Par votre signature, vous reconnaissez que le tout est conforme à votre demande.

Signé par :_____

#	Date	Revision	Par/by
1			
2			
3			

Projet/Project: COPY OF JEFF ROLLINGS CON	Rep./Sales rep.: CEPT MARK EDWARD R
Date: 2026-03-18	Client/Customer: BAVARIAN WINDOWS WORKS
Dessiné par/Drawing by: JESSIE BOURGOIN	Échelle/Scale: N/A
	Feuille/Sheet:

C.P. 1298
141, Chemin des Raymond
Rivière-du-Loup, Quebec
G5R 4L9
Tél.: 800-463-1367

LEPAGE MILLWORK

Heritage Permit Application Note Sheet

Address: 2295 Troy Road, Flamborough (Troy School, Part IV)

Permit Number: HP2026-008

Owner: Troy Women's Institute c/o Judy Hughes

Applicant / Agent: Same as above

Description of proposed alterations:

- Exterior renovations, including:
    - Replacement in kind of the wood siding with new wood siding or equivalent product in a similar profile and heritage colour;
    - Installation of new facia, soffits and vents, as needed; and,
    - Installation of new decorative wood paneling in existing areas.

Reasons for the proposed alterations:

- The existing siding is deteriorating and repair of the existing material is not financially feasible.

- General upgrades are required to meet Building Code requirements and to make the structure more user friendly, including:

    - Removal and replacement of existing door and transom above in the side (east) elevation (non-heritage fabric);
    - Removal and replacement of existing stairs on the side (east) elevation (non-heritage fabric); and
    - Cutting the threshold of the front door and installation of a new door opener for accessibility compliance.

- A Heritage Revitalization Grant application has also been submitted for the proposed scope of work.

Documentation submitted with application:

- Heritage Permit application form
- Two estimates for the proposed scope of work

Draft conditions for consideration:

- That the final details of the proposed siding material be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **April 30, 2028**. If the alteration(s) are not completed by **April 30, 2028**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Reasons for Designation (Excerpt from By-law No. 95-67-H):

Designated Features

Important to the preservation of the Troy School are all original exterior features including, but not limited to, the original shiplap siding and wooden trim; the tower with its round-headed double window, “rose” window, elaborate pedimented dormer, and its bellcast mansard roof; and the four round-headed windows on the front façade.

Photographs:

Figure 1: Front (south) elevation of 2295 Troy Road showing the central front tower, accessible entrance and steps (Site Visit, 2024)

Figure 2: Side **(**west) elevation of 2295 Troy Road showing the deteriorated wood siding and side gable roof (Site Visit, 2024)

Figure 3: Rear (north) elevation of 2295 Troy Road (Site Visit, 2024)

Figure 4: Close up of the deteriorated siding to be replaced, including peeling paint and rotting wood (Site Visit, 2024)

Figure 5: Close up of proposed profile for new wood siding, natural rabbeted bevel siding, colour to be determined on purchasing, expected to be from a Heritage colour collection.

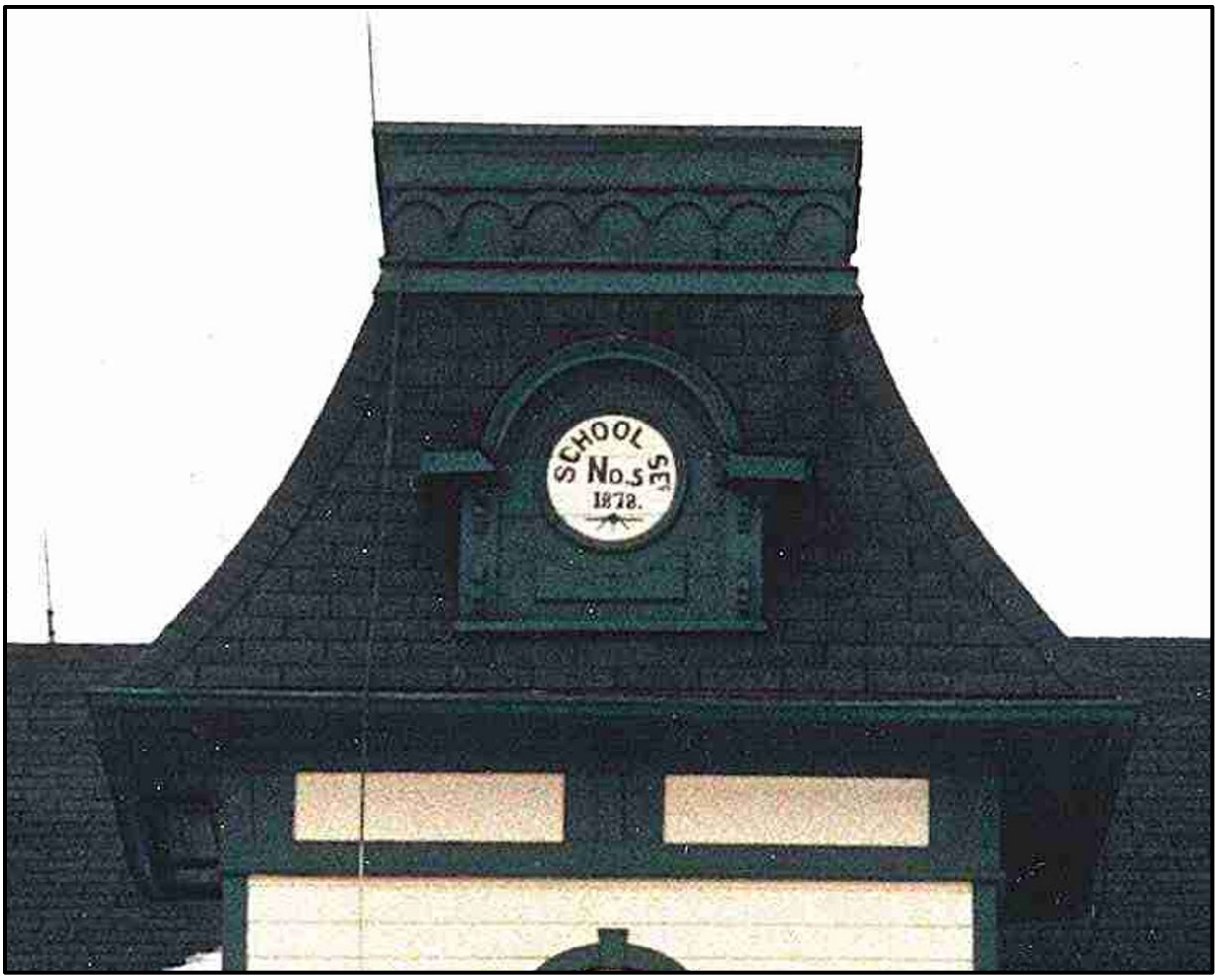


Figure 6: Close up example of the decorative wood paneling at the top of the central tower to be recreated. (City of Hamilton, 1995)

Figure 7: Side (east) elevation of 2295 Troy Road, including area outlined in red for the proposed work to replace the staircase and door, which does not impact heritage features and does not require a heritage permit (Site Visit, 2024)

JANSEN CONSULTING
design - consulting - management

Re: Heritage Review – 174 Mill St N, Waterdown Severance

Dear Planning Staff,

As per planning staff comments, it is recommended that setbacks from the road should be increased, setback from front facade to garage face be increased, and to reconsider scale of building on lot. All recommendations were made based on neighbourhood characteristics.

We have completed a neighbourhood study to compare our proposal characteristics to surrounding lots and have found our proposal to fit within the neighbourhood. In this letter, you will find references and photos to surrounding lots exemplifying similar lot sizes and built space on the property, as well as homes with little to no setback from front façade to garage face.

We have also discussed house colours with the homeowners and they have chosen:

- Roof Shingles: Black
- Eaves/Soffit/Fascia: Black
- Board and Batten, Horizontal Siding, Shake: Dark Grey
- Windows: Black with black grilles
- Trim & Window Casings: Dark Grey
- Stone: Beige Natural
- Front Door: Black
- Garage Door: Black

70 Main Street N.
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Campbellville, ON, L0P 1B0
T: 905 854 - 9696 • F: 905 854 - 9559
info@jansenconsulting.ca • www.jansenconsulting.ca

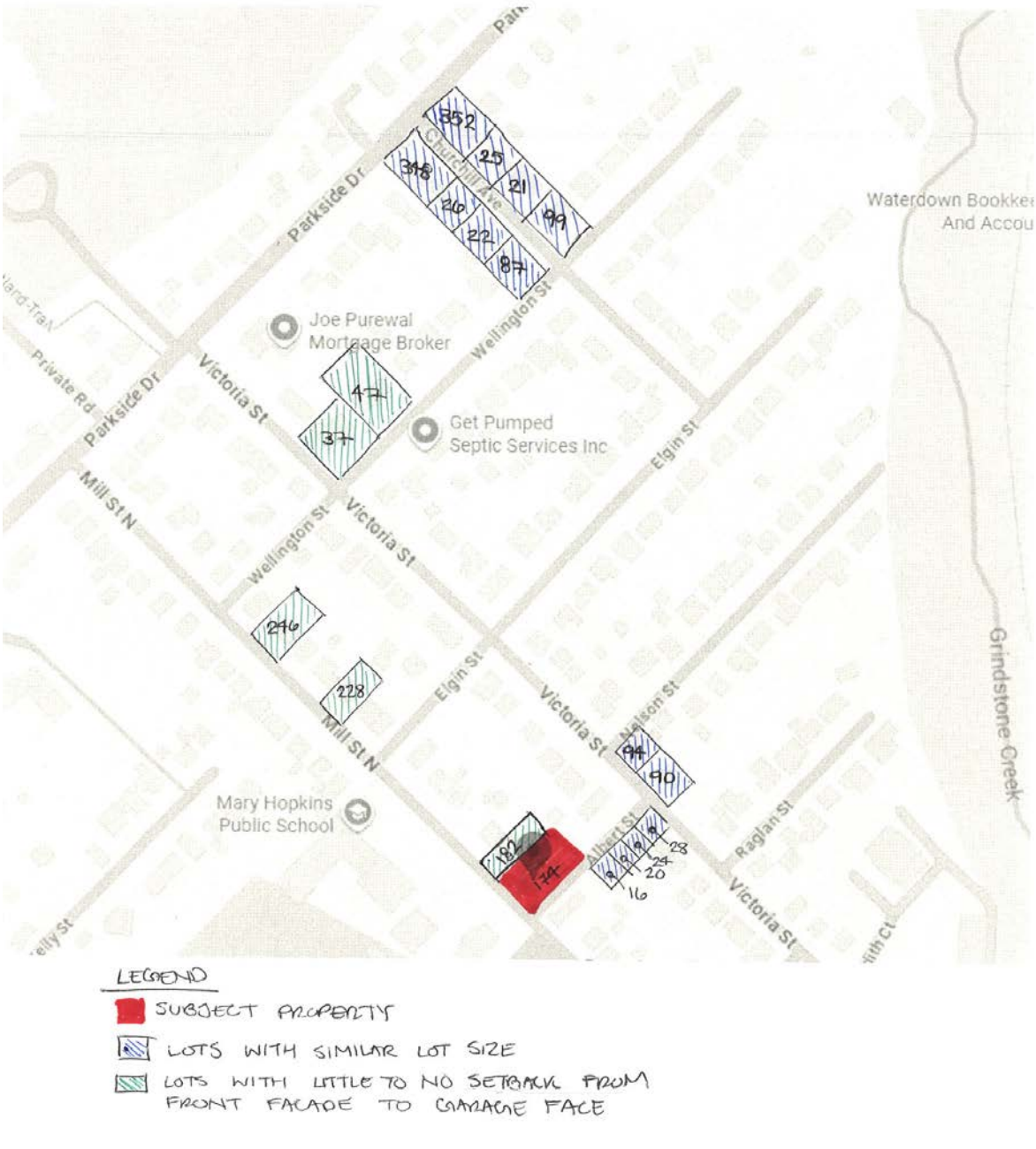

Fig. 1: Overall Neighbourhood Map

Lots Similar in Size

Fig. 2: Lots on Albert St with similar lot sizes, coverage of lot, and front yard setback - 16, 20, 24, and 28 Albert St. See photos on page 4.

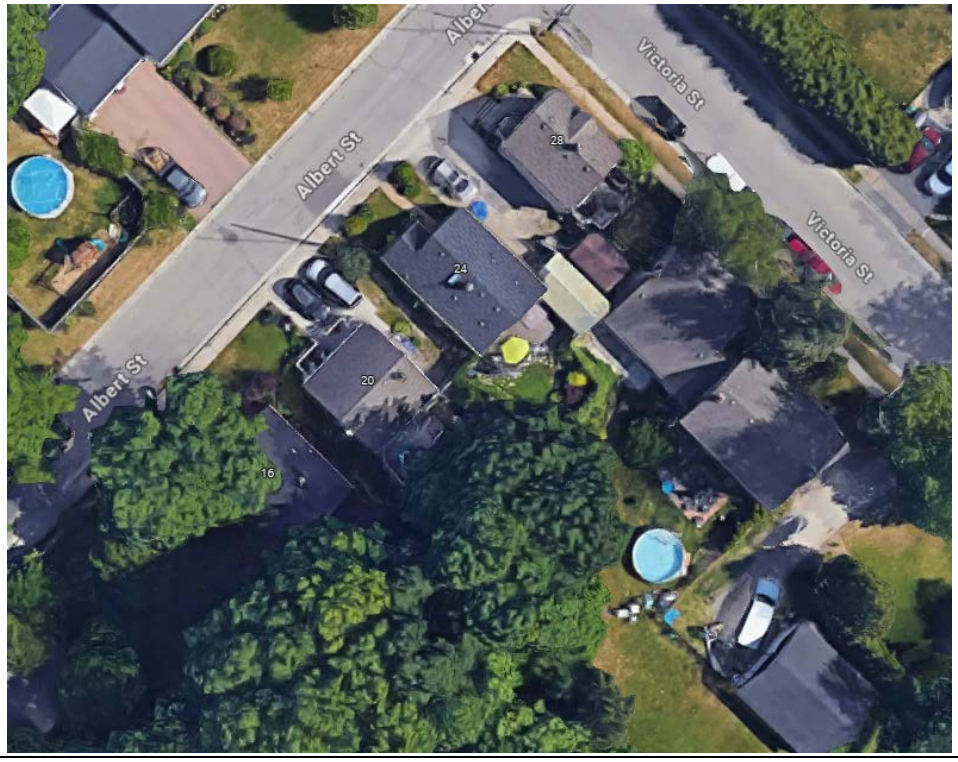

Fig. 3: Colour Map of same properties in Fig. 2.

70 Main Street N.
P.O. Box 38
Campbellville, ON, L0P 1B0
T: 905 854 - 9696 • F: 905 854 - 9559
info@jansenconsulting.ca • www.jansenconsulting.ca

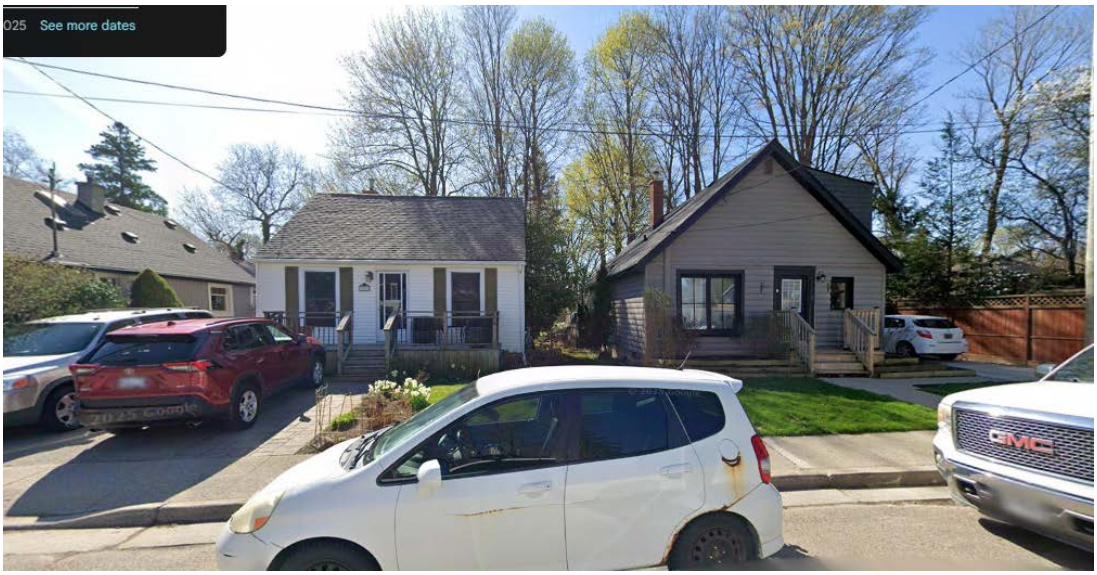

Fig. 4: Photo of 16 and 20 Albert St

Fig. 5: Photo of 24 and 28 Albert St.

Fig. 6: Photo of 28 Albert St – Exterior Side Yard.

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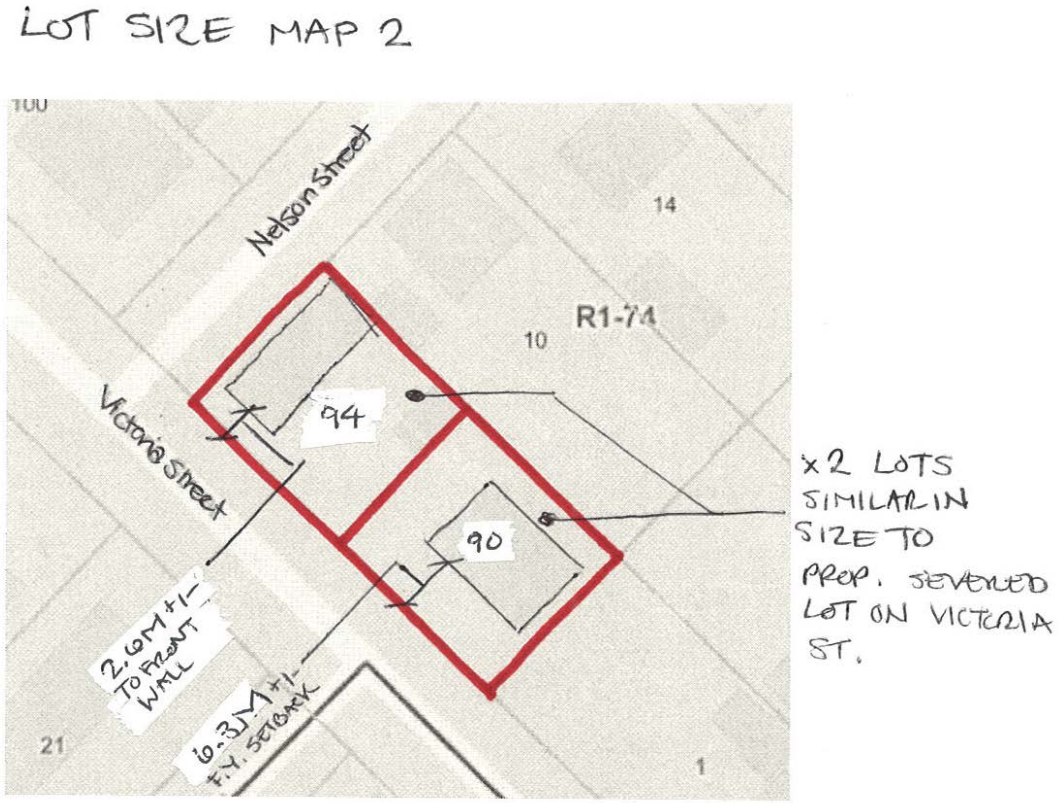

Fig. 7: Lots on Victoria Street with similar lot size, coverage of lot, and front yard setbacks – 90 and 94 Victoria Street. See photos on page 6 and 7.

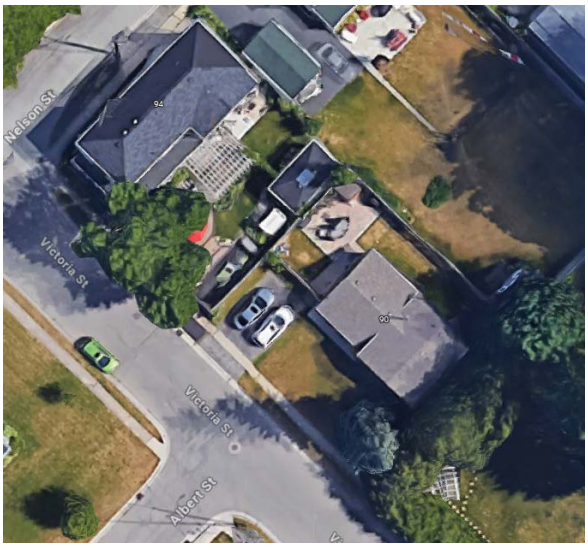

Fig. 8: Colour photo of same properties in Fig. 7.

Fig. 9: Photo of 90 Victoria Street.

Fig. 10: Photo of 94 Victoria Street – Exterior Side Yard.

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Fig. 11: Photo of 94 Victoria Street – Front.

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Fig. 12: Lots on Churchill Street with similar lot size, coverage of lot, and front yard setbacks – 21, 22, 25, 26 Churchill St. 87 and 99 Wellington Street. 348 and 352 Parkside. See photos on pages 9 and 10.

Fig. 13: Colour photo of properties in Fig. 12.

Fig. 14: Photo of 25 Churchill Street.

Fig. 15: Photo of 21 Churchill Street.

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Fig. 16: Photo of 26 Churchill Street.

Fig. 17: Photo of 22 Churchill Street.

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Photos of Similar Garage Setback

Fig. 18: Photo of 182 Mill St N.

Fig. 19: Photo of 228 Mill St N.

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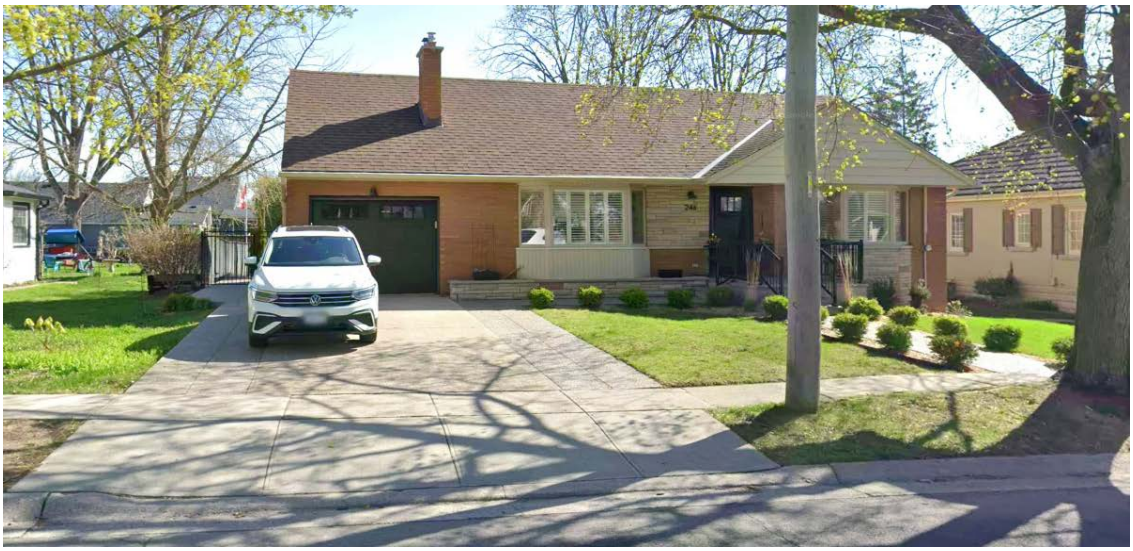

Fig. 20: Photo of 246 Mill St N.

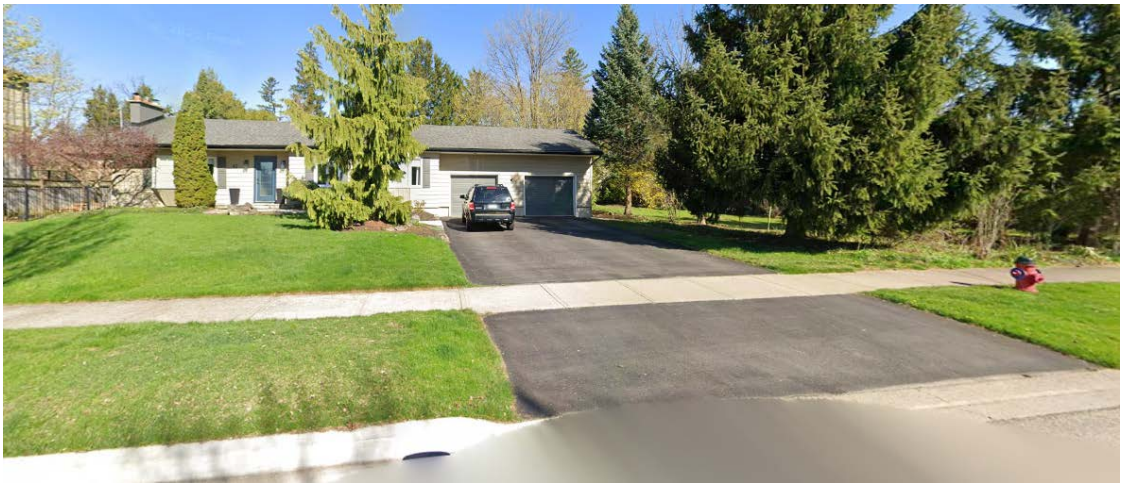

Fig. 21: Photo of 47 Wellington Street.

Fig. 22: Photo of 37 Wellington Street.

If any additional information is required, please don't hesitate to reach out directly – aschaeffer@jansenconsulting.ca or 905-854-9696.

Sincerely,

Amy Talukder

Architectural Technologist / Project Coordinator

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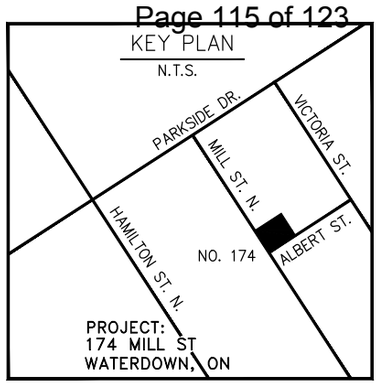
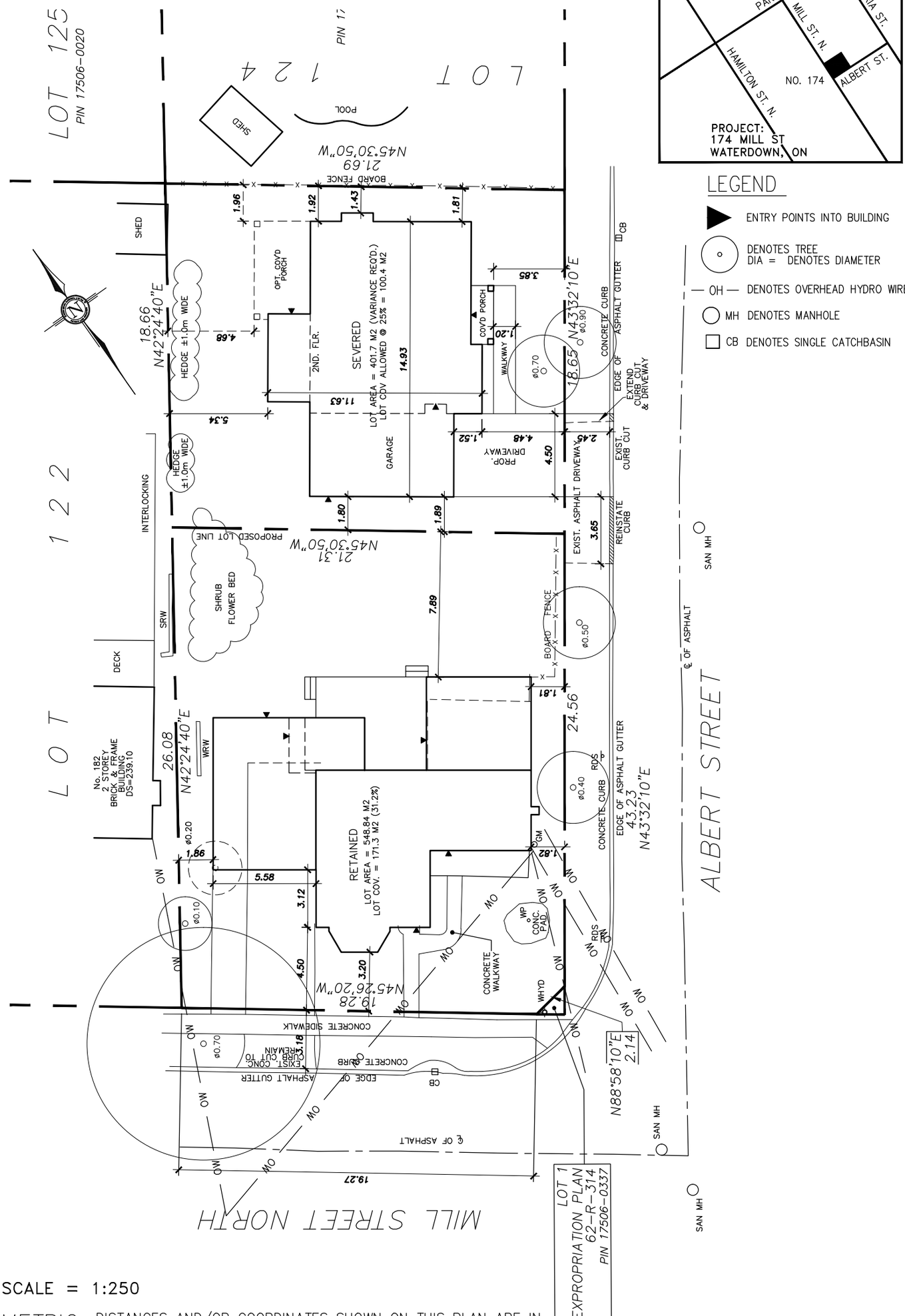
SITE PLAN OF LOT 123
REGISTERED PLAN No. M-5
CITY OF HAMILTON





LEGEND

- ENTRY POINTS INTO BUILDING
- DENOTES TREE
  DIA = DENOTES DIAMETER
- OH — DENOTES OVERHEAD HYDRO WIRE
- MH DENOTES MANHOLE
- CB DENOTES SINGLE CATCHBASIN

SCALE = 1:250

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

OWNERS INFORMATION :
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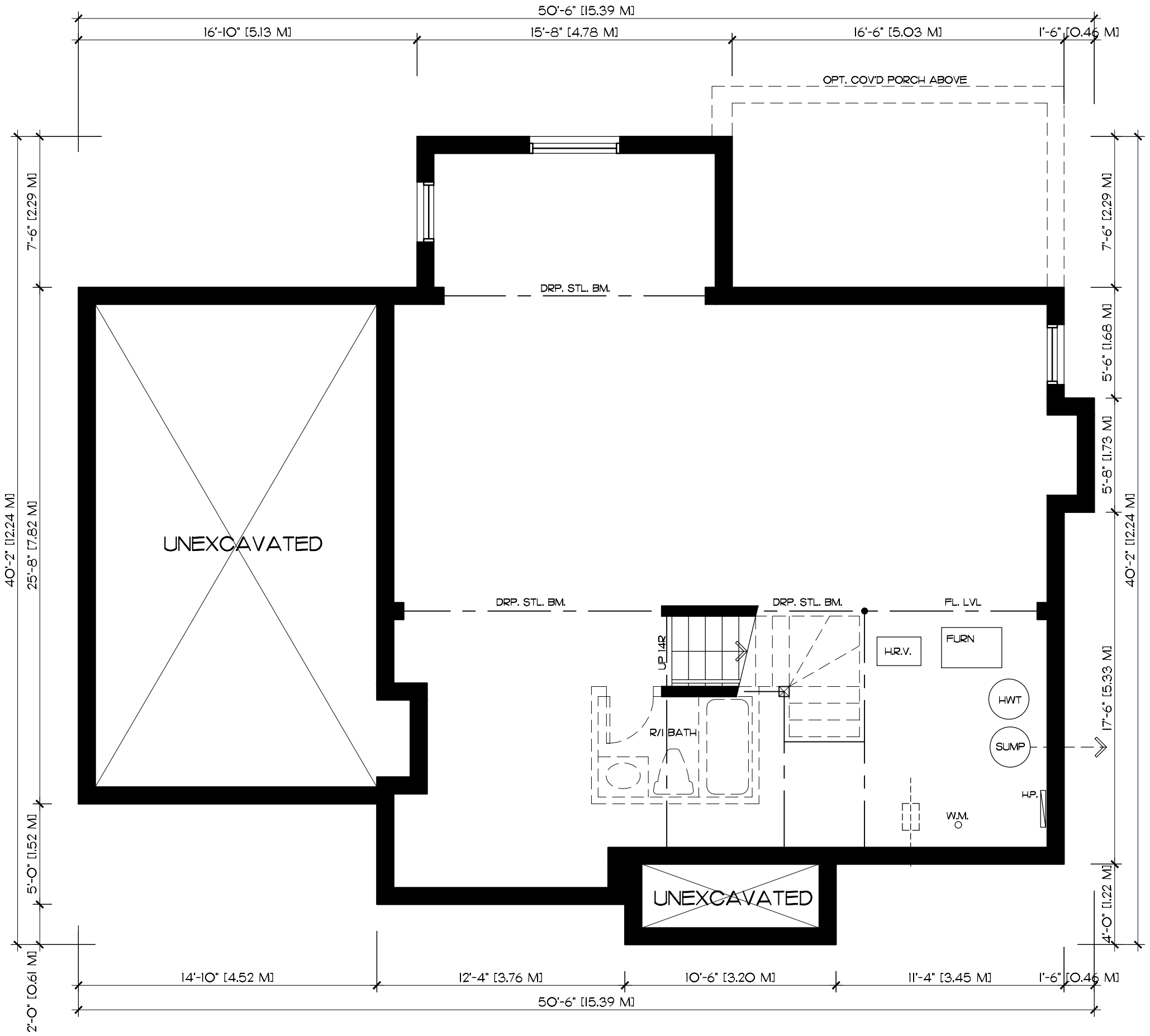
WATERDOWN, ON

S01



BASEMENT FLOOR PLAN

NOTE:
8'-0" HIGH CEILING
SLAB TO U/S JSTS.

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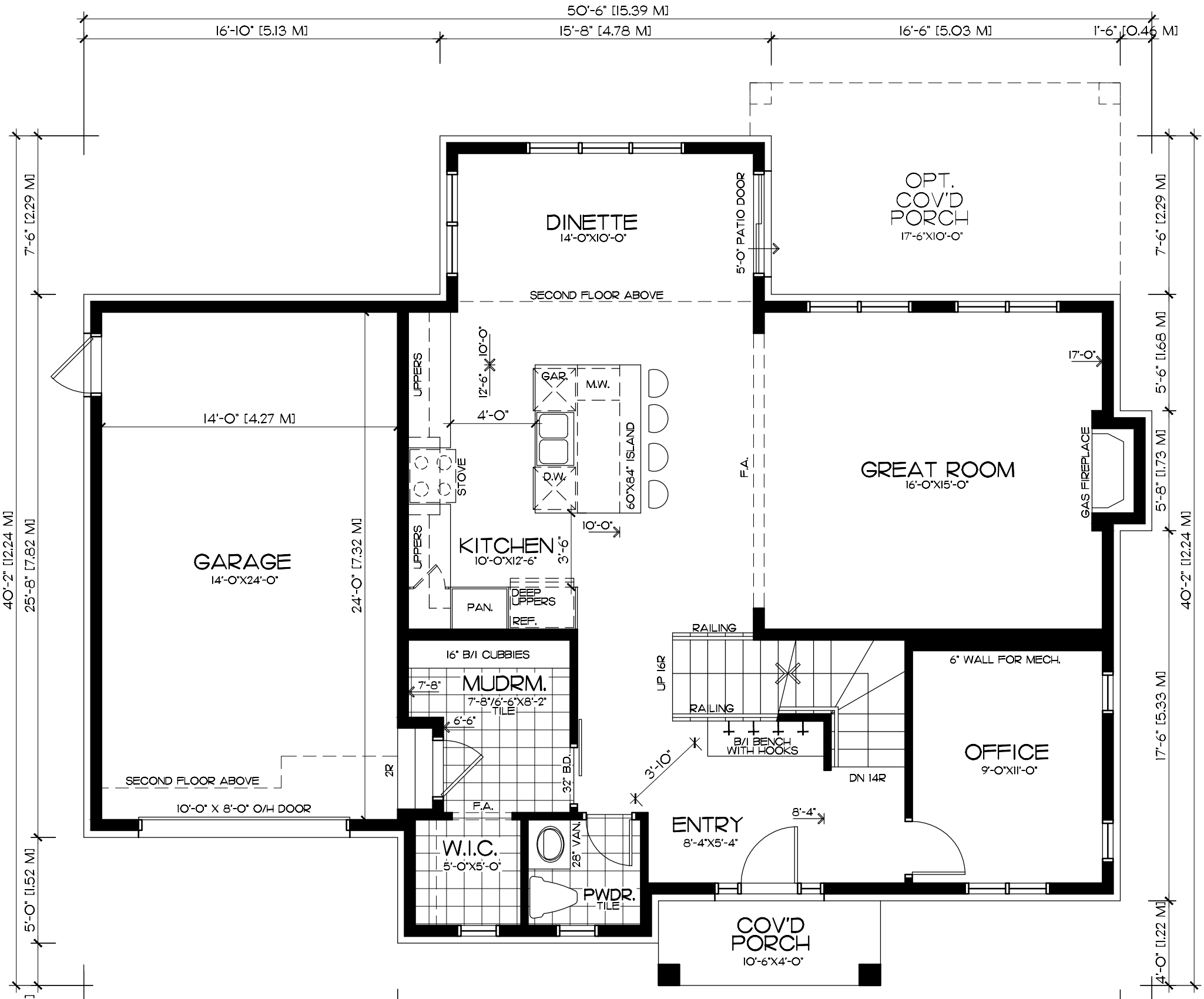
D01



MAIN FLOOR PLAN

MAIN FLOOR AREA = 1124 S.F.
SECOND FLOOR AREA = 1250 S.F.
FINISHED BASMEMT AREA = 0000 S.F.
TOTAL AREA = 2374 S.F. (220.54 M2)

NOTE:
9'-0" HIGH CEILING
THROUGHOUT GROUND FL.

LOT AREA = 401.7 M2
LOT COVERAGE ALLOWED @ 25% = 100.4 M2
LOT COVERAGE PROPOSED @ 35.9% = 144.27 M2
LOT COVERAGE OPT. REAR PORCH @ 3.9% = 15.6 M2
LOT COVERAGE PROPOSED TOTAL @ 39.8% = 159.87 M2
(1721 S.F.)

DATE: _____

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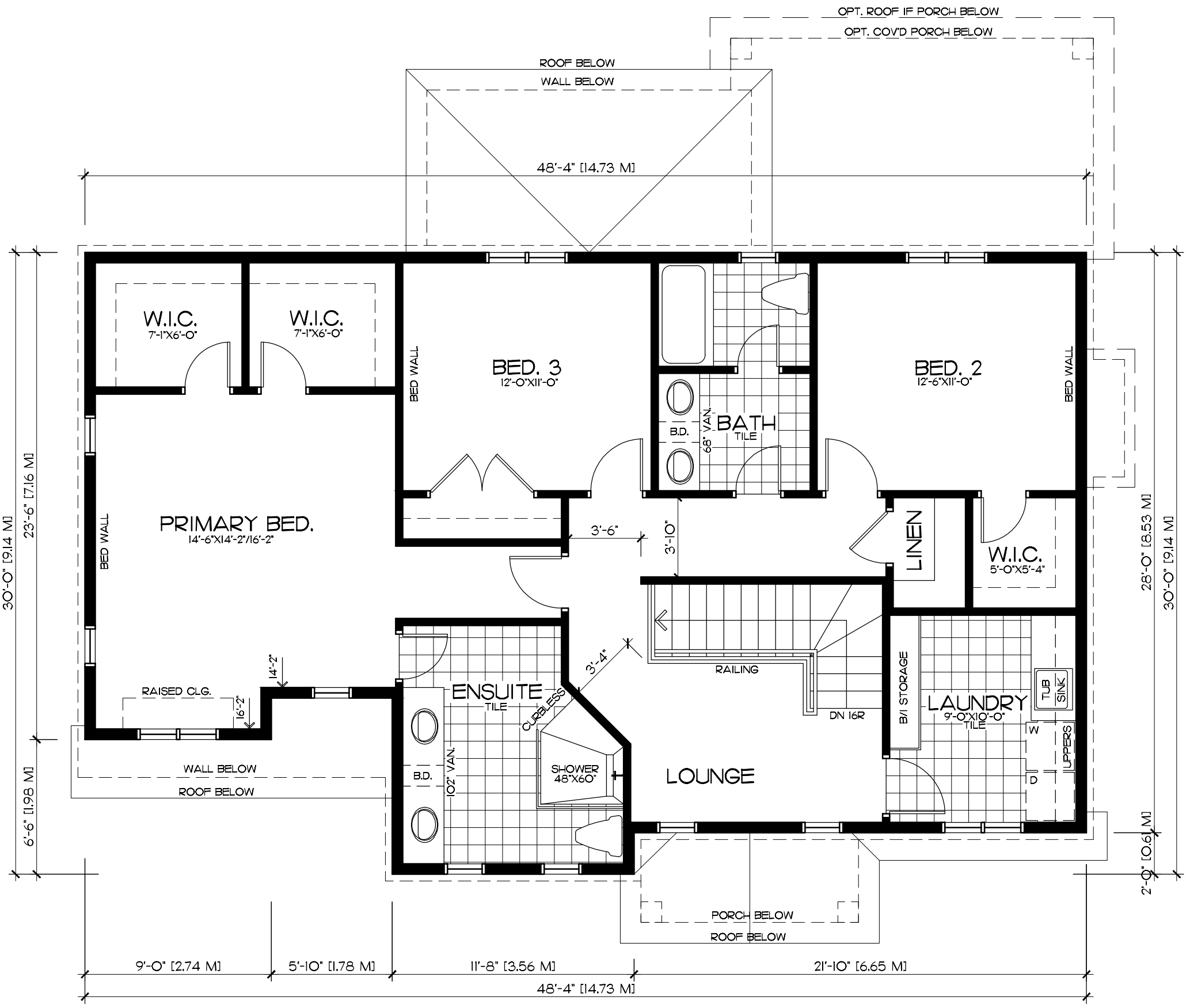

SEC. FLOOR PLAN

SECOND FLOOR AREA = 1250 S.F.

NOTE:
8'-0" HIGH CEILING
THROUGHOUT SECOND FL.

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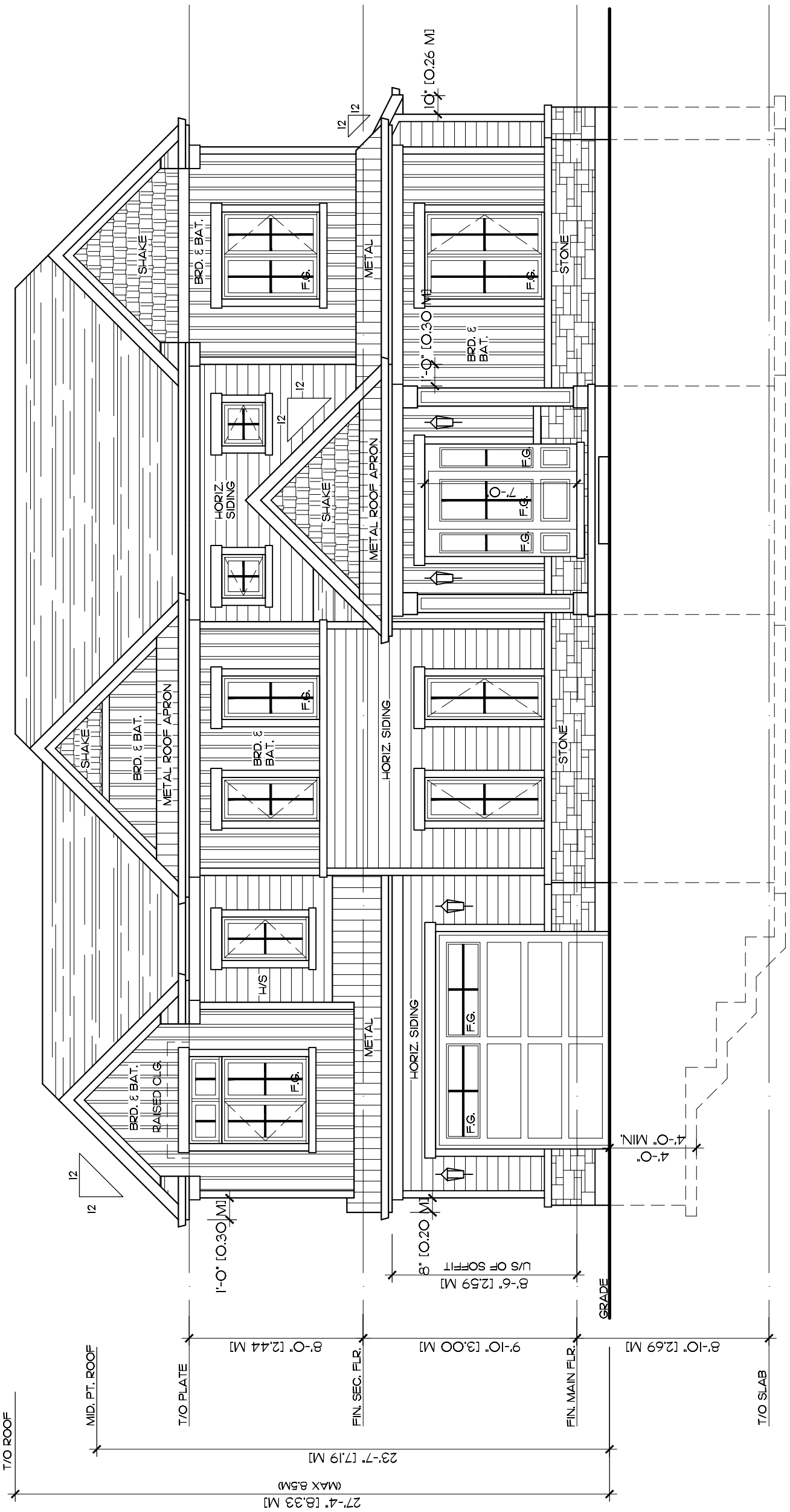

FRONT ELEVATION

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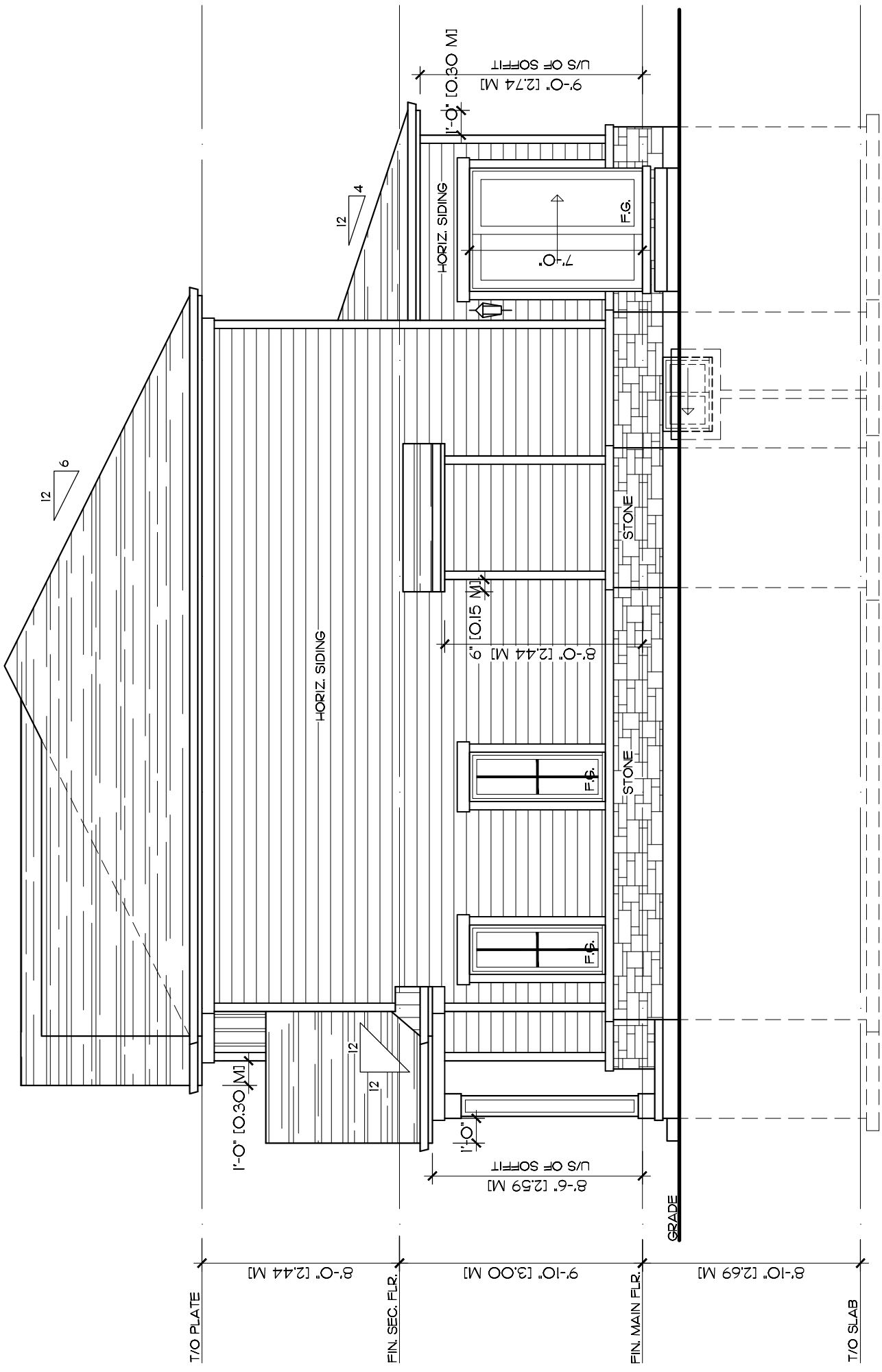

RIGHT ELEVATION

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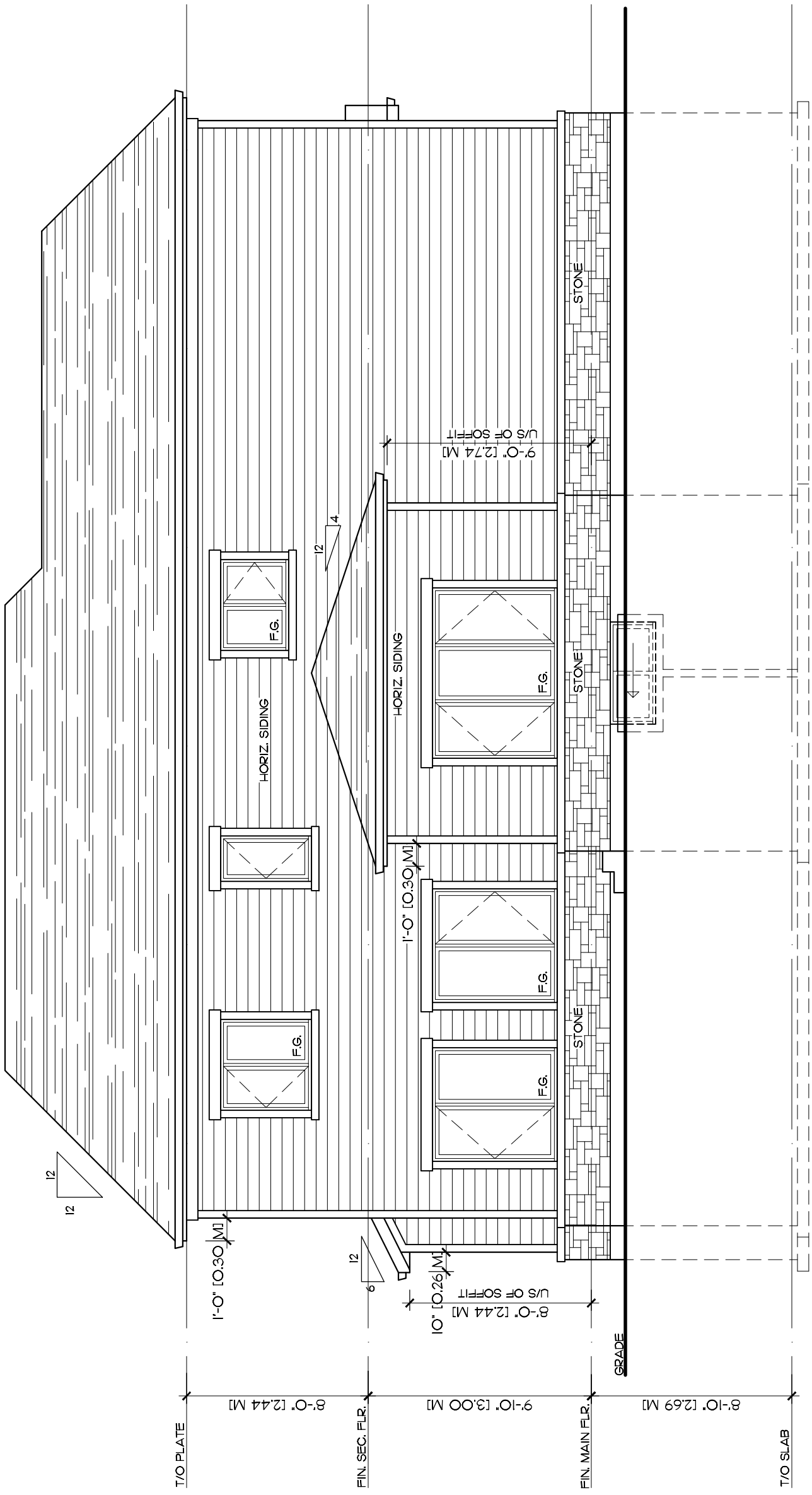

REAR ELEVATION

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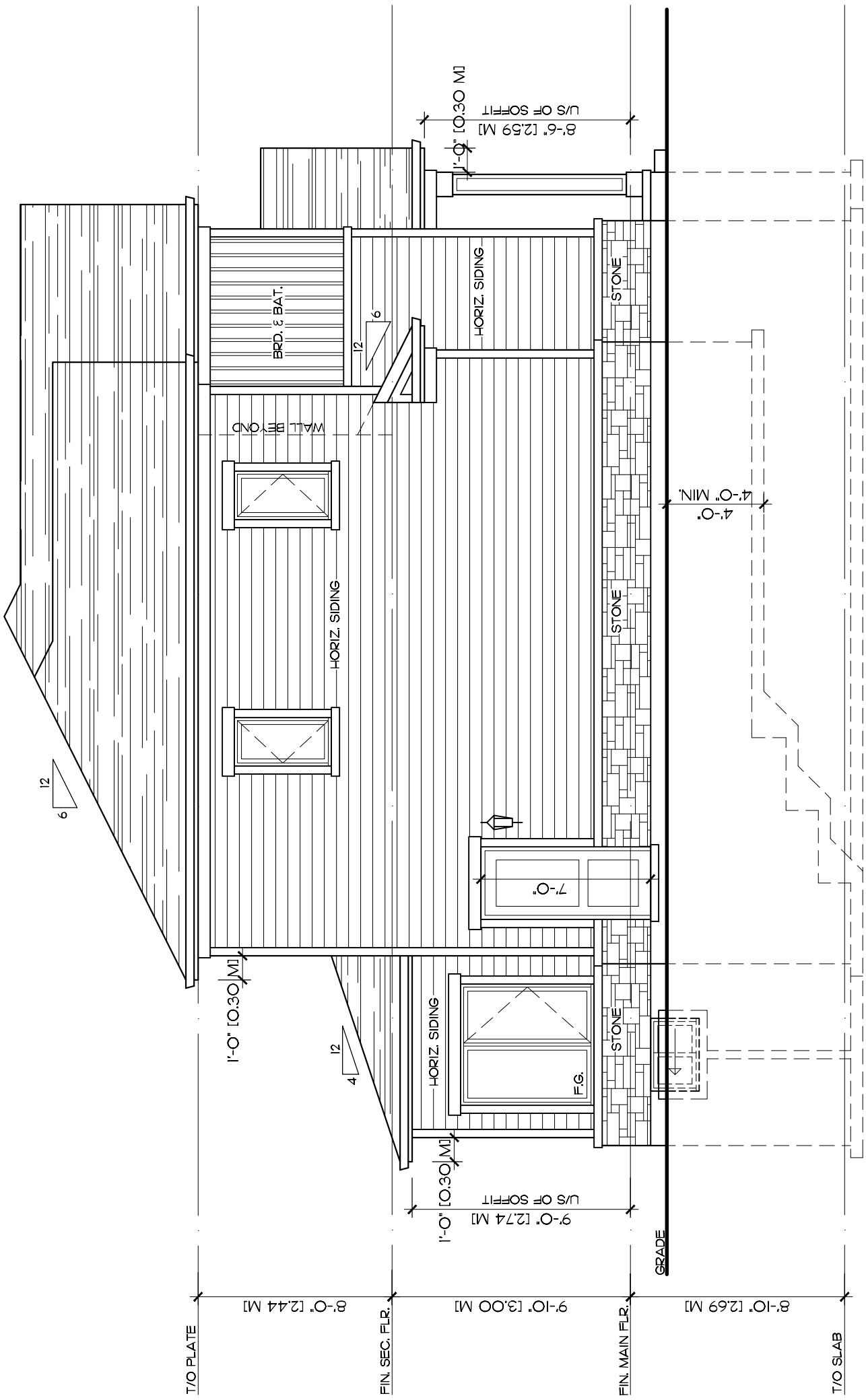

LEFT ELEVATION

DATE: _____

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