



HCA - WOODEND HOUSE RESTORATION ISSUE FOR HERITAGE PERMIT

838 MINERAL SRPINGS RD, HAMILTON, ONTARIO

PROJECT NO. 24-1610

ARCHITECTURAL
ATA ARCHITECTS INC.
3221 NORTH SERVICE ROAD, SUITE 101
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DRAWING LIST			
#	SHEET NAME	ISSUED FOR HERITAGE	ISSUED FOR TENDER
A0.00	COVERSHEET & DRAWING LIST	X	
A2.02	GROUND FLOOR PLAN	X	
A2.03	2ND FLOOR PLAN	X	
A2.06	EXISTING STAIR - ENLARGED FLOOR PLANS	X	
A2.07	PROPOSED STAIR - ENLARGED FLOOR PLANS	X	
A3.01	NORTH AND SOUTH ELEVATIONS	X	
A3.02	EAST AND WEST ELEVATIONS	X	
A6.01	WINDOW SCHEDULE	X	
A6.02	WINDOW SCHEDULE	X	
A6.03	WINDOW SCHEDULE	X	
A6.04	WINDOW SCHEDULE	X	
A6.06	PROPOSED STORM WINDOW SECTION AND SCHEDULE	X	
ZA0.02	WALL SCHEDULES & ASSEMBLIES	X	

	SECTION HEAD	CJ	CONTROL JOINT
	CALLOUT HEAD	AL	ALUMINUM
	DOOR TAG	HM	HOLLOW METAL
	ENTRY ARROW	AN	ANODIZED
	FLOOR TAG	PT	PAINT
	GRID BUBBLE	FN	FINISH
	MATERIAL TAG	FR	FIRE RATING
	ROOF TAG	GWG	GEORGIAN WIRED GLASS
	ROOM NAME TAG	TEMP	TEMPERED
	WALL TAG	WM	POSSIBLE WATER METER LOCATION
	WINDOW TAG	RWL	RAIN WATER LEADER
	ELEVATION MARKER		
	PATH OF TRAVEL		

ANNOTATION LEGEND

- 1:50
- GENERAL NOTES
- ALL CONSTRUCTION TO MEET THE 2012 ONTARIO BUILDING CODE AND ALL APPLICABLE CODES.
 - INSPECT SITE CONDITIONS PRIOR TO QUOTING ON NEW WORK AND REPORT ANY DISCREPANCIES.
 - ENSURE THAT ALL CONSTRUCTION, MATERIALS, METHODS OF INSTALLATION AND TEMPORARY BRACING, COMPLY WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
 - SITE VERIFY ALL DIMENSIONS AND MAKE MODIFICATIONS TO SUIT EXISTING SITE CONDITIONS.
 - MAKE GOOD ALL AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION WHETHER SHOWN ON DRAWINGS OR NOT.
 - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ANY AND ALL STRUCTURAL, MECHANICAL, ELECTRICAL, SITE SERVICES AND LANDSCAPE DRAWINGS. REFER TO THESE DRAWINGS FOR EXACT LOCATION OF FINISHED FITTINGS. COORDINATE STRUCTURAL, MECHANICAL, ELECTRICAL & LANDSCAPE WORK TO ENSURE THAT THE PARTS OF THE WORK COME TOGETHER PROPERLY.
 - REPORT ALL CONTRIBUTED DEVIATIONS FROM THE DRAWINGS PRIOR TO MAKING CHANGES.
 - PROVIDE CUTTING, PATCHING AND REMEDIAL WORK IN ORDER TO ENSURE PARTS OF THE WORK COME TOGETHER PROPERLY.
 - ARRANGE FOR INSPECTIONS REQUIRED BY LOCAL BUILDING, PLUMBING, HYDRO, GAS, ETC., AUTHORITIES DURING CONSTRUCTION AND FOR OCCUPANCY.
 - PROVIDE STRAPPING FOR WALLS AND BLOCKING AS REQUIRED & AS DETAILED.
 - DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS LABELED, "FOR CONSTRUCTION."
 - LIGHTWEIGHT STEEL FRAMING AND MATERIALS SHALL BE IN ACCORDANCE WITH CBC, CSA/CAN3-S136 AND GUIDE SPECIFICATION CSSB S4, INCLUDING METALLIC COATING. LIGHTWEIGHT STEEL CONTRACTOR MUST RETAIN A PROFESSIONAL ENGINEER TO DESIGN THE LIGHTWEIGHT STEEL FRAMING SYSTEM; TO PREPARE, SEAL AND SIGN ALL SHOP DRAWINGS; AND TO PERFORM PERIODIC FIELD REVIEWS. ALL COST TO BE BORNE BY THE LIGHTWEIGHT STEEL CONTRACTOR. SUBMIT SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR REVIEW. SHOP DRAWINGS SHALL SHOW BOTH DESIGN AND INSTALLATION REQUIREMENTS. PROVIDE ENGINEERING DESIGN OF THE INTERIOR WALLS WITH THE ATTACHMENT DETAIL TO THE ROOF AND FLOOR ASSEMBLY AS PER SECTION 4.1.7.4 OF OBC 2012 WITH GRCC. STRUCTURAL ENGINEER'S DRAWINGS AND SPECS SUPERSEDE THIS NOTE.

NUMBER	DATE	REMARK
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REVISION TABLE

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SEALS

PROJECT

HCA - WOODEND
HOUSE RESTORATION

838 MINERAL SRPINGS
RD, HAMILTON, ONTARIO

DRAWING

COVERSHEET & DRAWING LIST

DRAWN

RL

SCALE

1 : 50

DATE

2024 11 21

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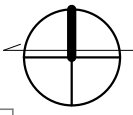
RL

PROJECT

24-1610

DRAWING

A0.00



NOTE:

THE ARCHITECTURAL SITE PLAN IS FOR GENERAL ARRANGEMENT ONLY. REFER TO THE LANDSCAPE DRAWING, THE CIVIL ENGINEERING DRAWINGS AND THE SURVEY FOR LANDSCAPING, GRADING AND SERVICING DETAILS.



KEY PLAN

NUMBER	DATE	REMARK
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DRAWING

SITE PLAN & KEYPLAN

DRAWN

Author

SCALE

1 : 400

DATE

2024 11 21

CHECKED

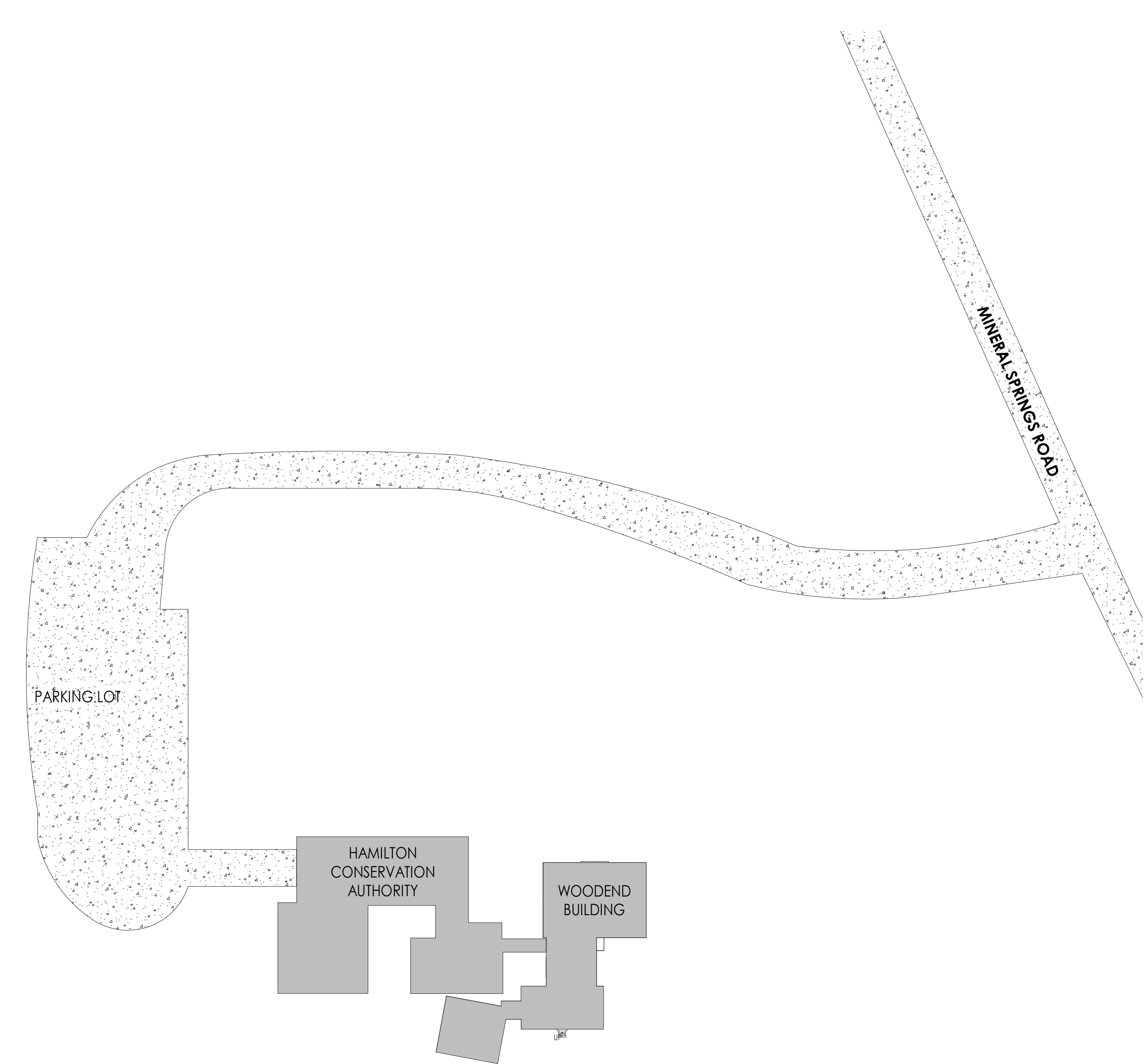
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PROJECT

24-1610

DRAWING

A1.01



GENERAL NOTES:

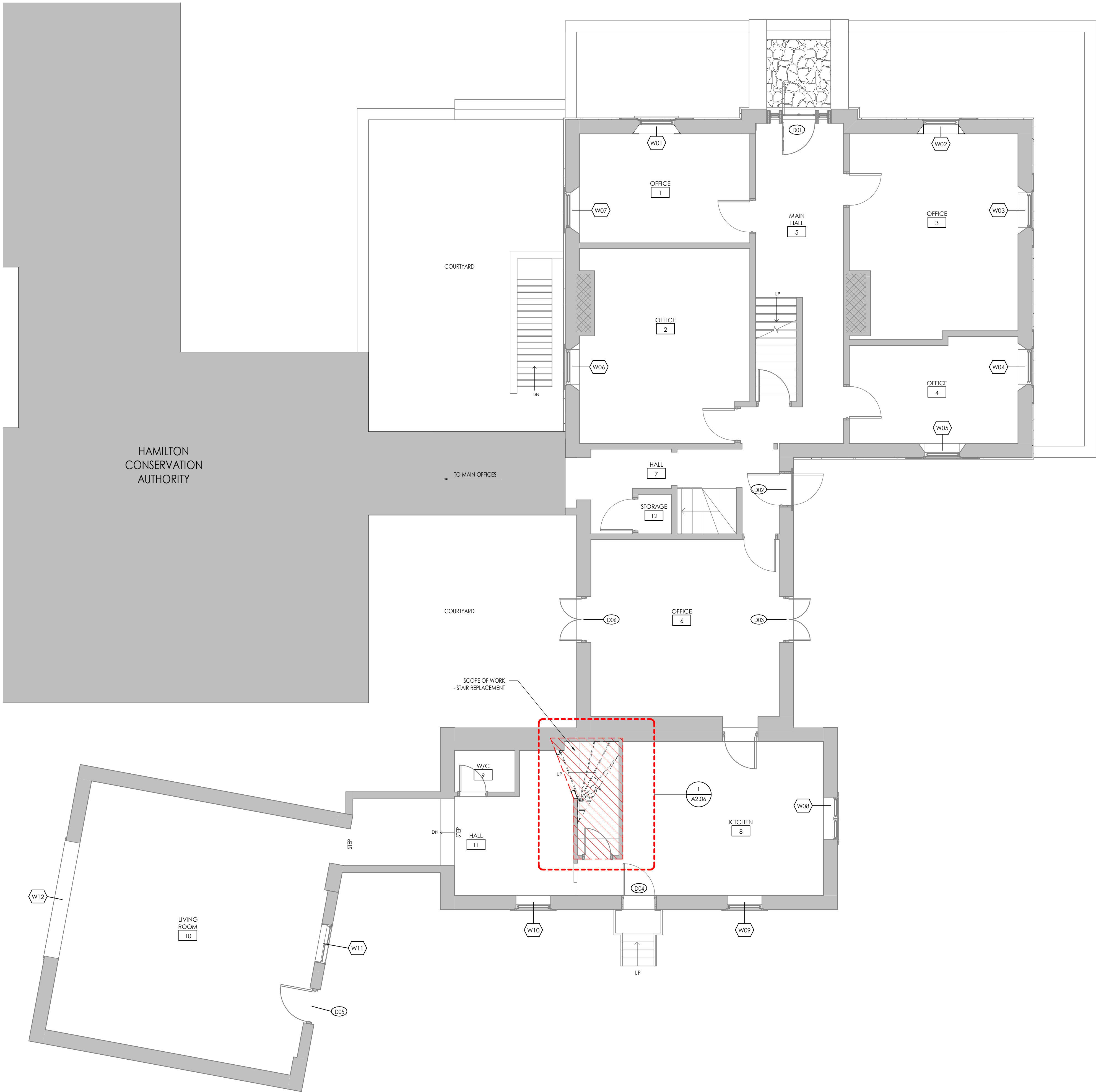
- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE SITE VERIFIED BY THE CONTRACTOR AND THE ARCHITECT IS TO BE INFORMED OF ANY DISCREPANCIES
- PROTECT ALL ADJACENT SURFACES AND MAKE ANY AFFECTED AREAS TO MATCH EXISTING
- THESE NOTES ARE TO PROVIDE GUIDANCE AND IN NO WAY LIMIT THE SCOPE OF WORK
- ALLOW FOR REPAIR TO WOOD ELEMENTS AN ADDITIONAL 15% FOR ALL WINDOWS AND DOORS.

TEMPORARY PROTECTION:

- PROVIDE TEMPORARY PROTECTION AND MAINTAIN WEATHER-TIGHT CONDITIONS AT AREAS WHERE CONSTRUCTION EXPOSES THE BUILDING INTERIOR TO THE ELEMENTS.

CONSERVATION NOTES:

- WHERE MODIFICATION OR REPLACEMENT IS REQUIRED OF ANY WOOD ELEMENTS, THE EXISTING CONDITION ARE TO BE FULLY DOCUMENTED USING PHOTOGRAPHY AND DETAILED MEASURED DRAWINGS AND SUBMITTED TO THE ARCHITECT AND HERITAGE FOR REVIEW. AS REMOVAL AND MODIFICATION WORK PROCEEDS ADDITIONAL DOCUMENTATION IS TO BE PROVIDED USING PHOTOGRAPHY AND DETAILED MEASURED DRAWINGS FOR RECORDING THE POSITION AND PROFILES OF MATERIALS THAT WERE FORMERLY CONCEALED. THE DOCUMENTATION IS TO BE COMPLETED TO THE STRATIFICATION OF HERITAGE.



1
A2.02
GROUND FLOOR PLAN
1 : 60

NUMBER	DATE	REMARK
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DRAWING

GROUND FLOOR PLAN

DRAWN

RL

SCALE

1 : 60

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2024 11 21

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RL

PROJECT

24-1610

DRAWING

A2.02

GENERAL NOTES:

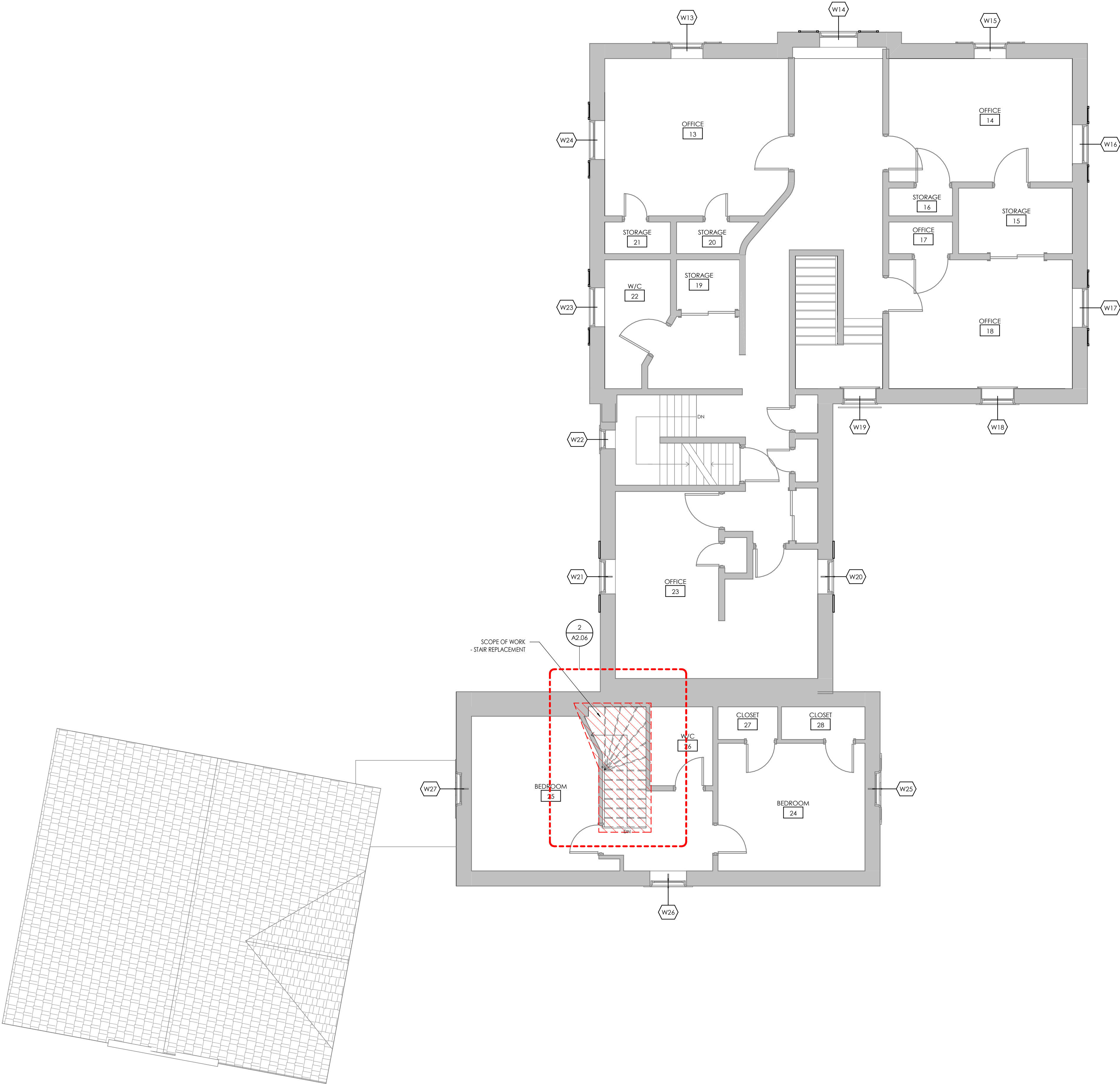
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DRAWING

2ND FLOOR PLAN

DRAWN

RL

SCALE

1 : 60

DATE

2024 11 21

CHECKED

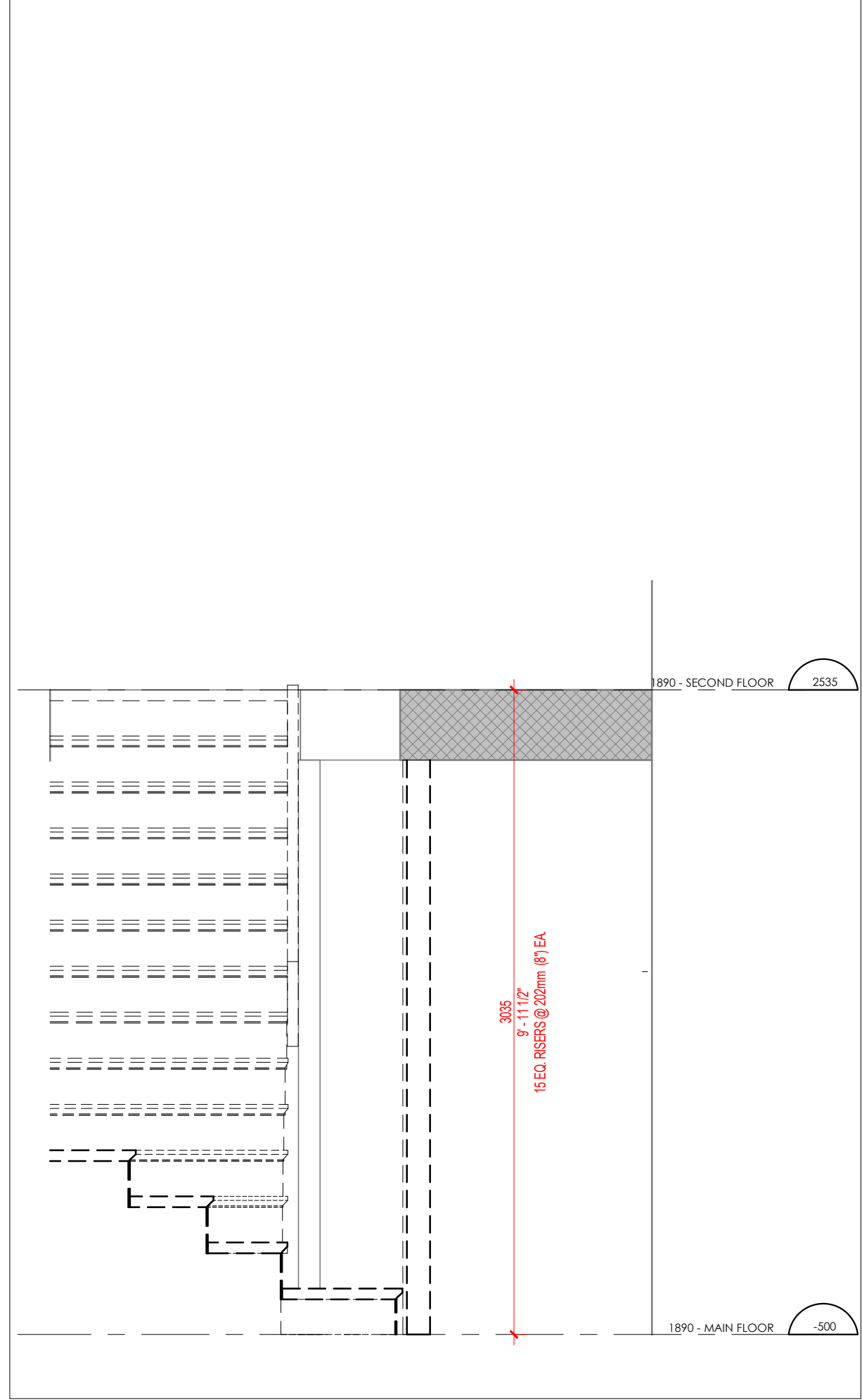
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PROJECT

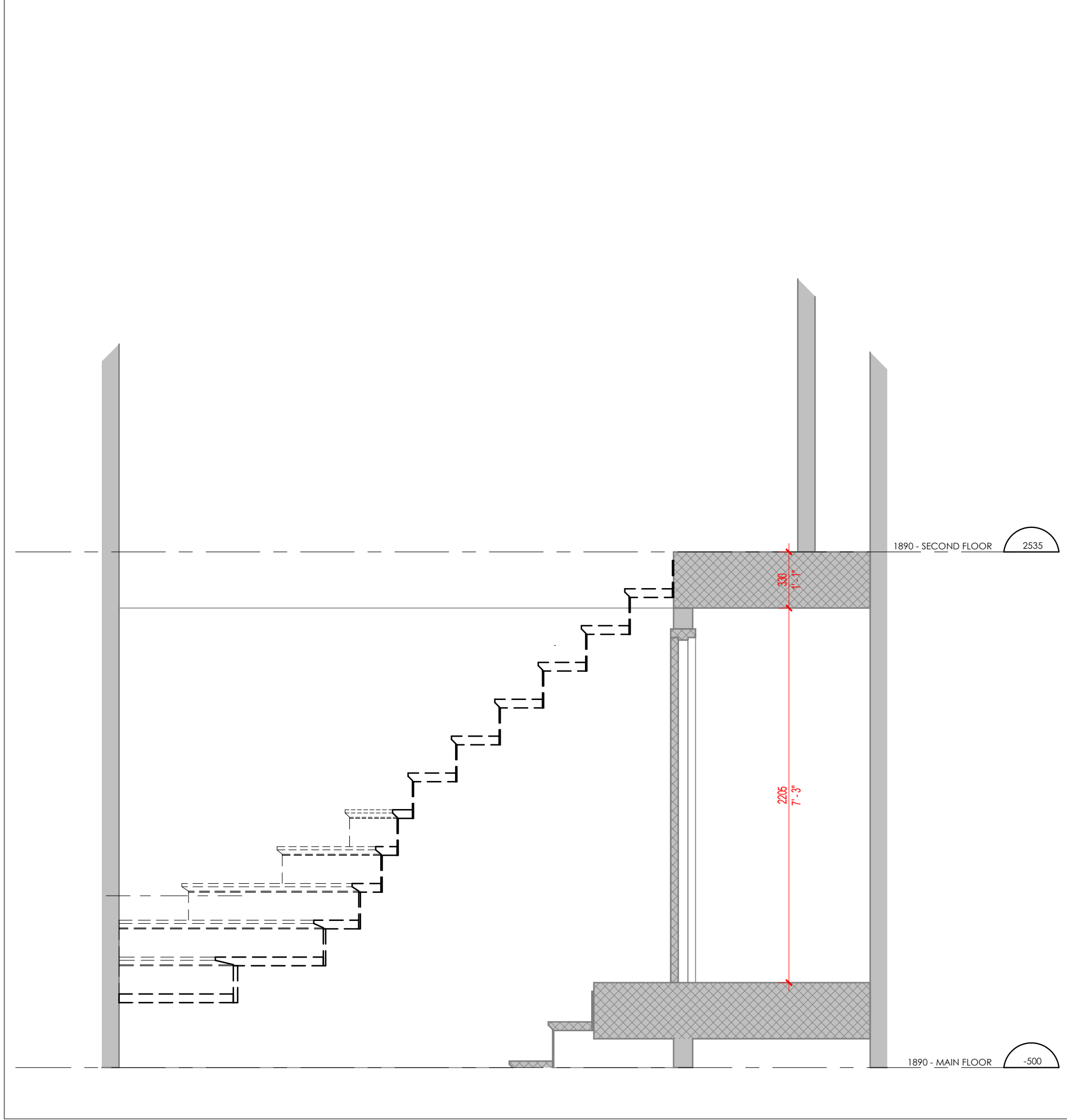
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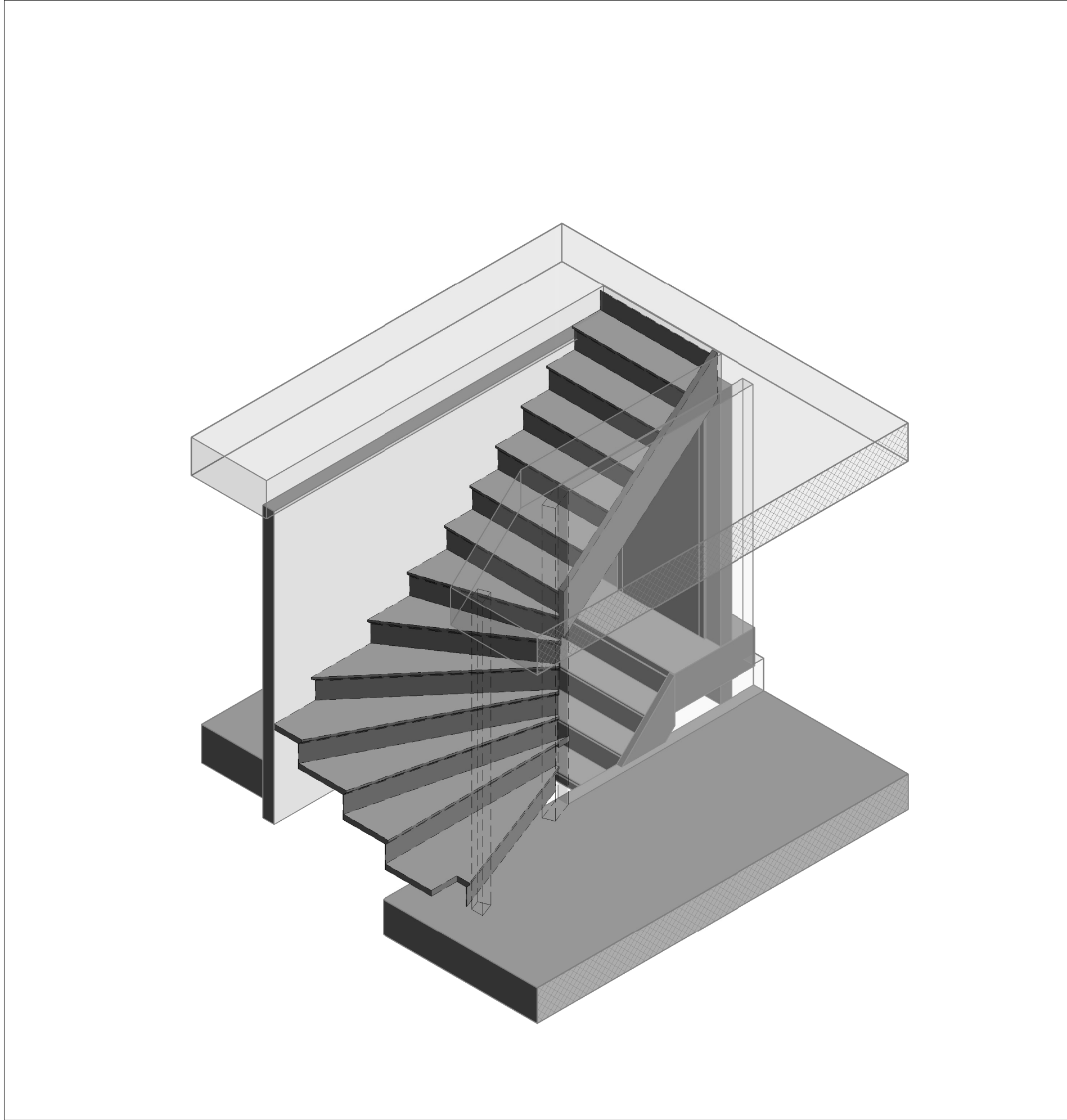
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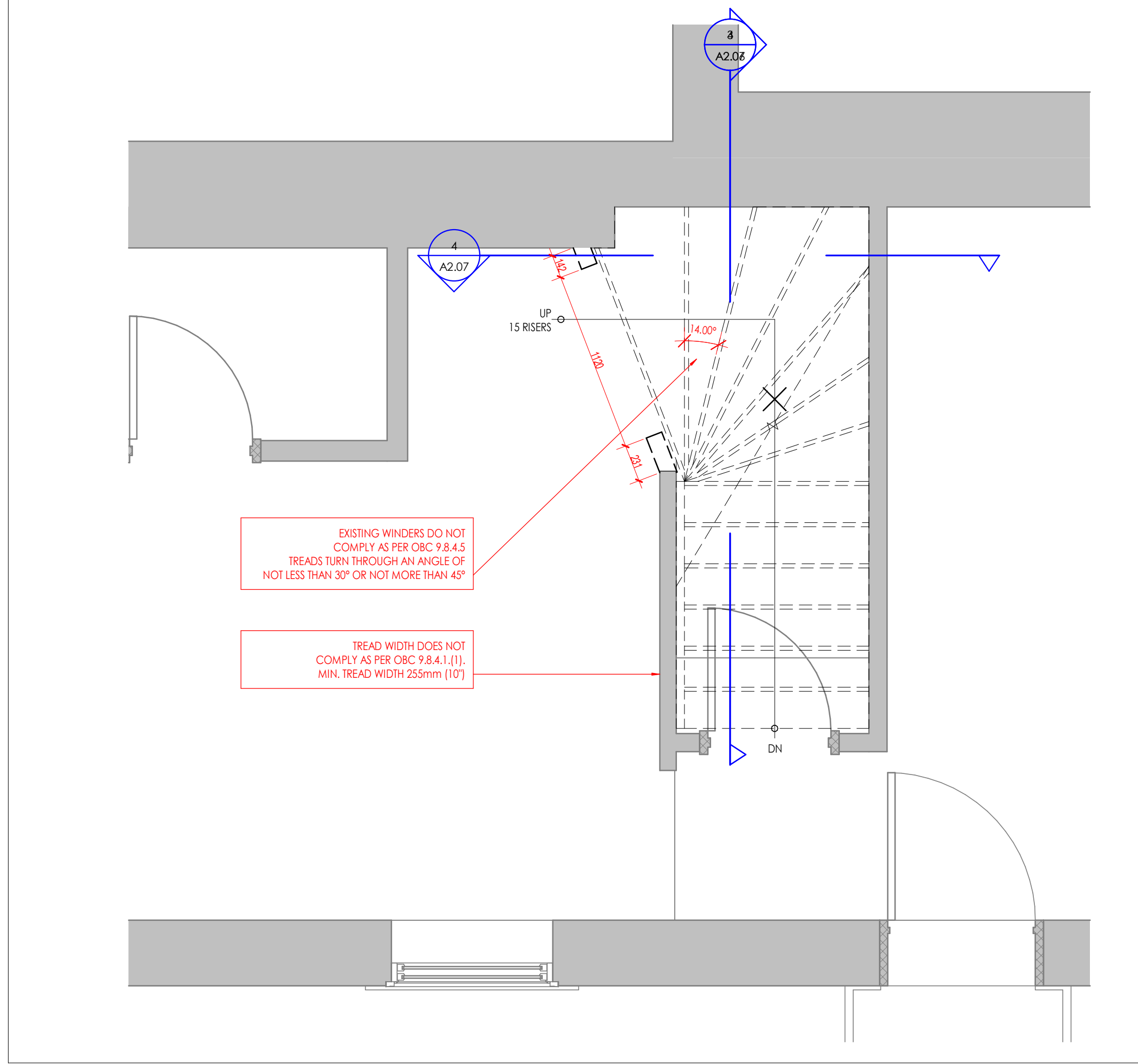
3 EXISTING STAIRS - SECTION 1
A2.06 1 : 25



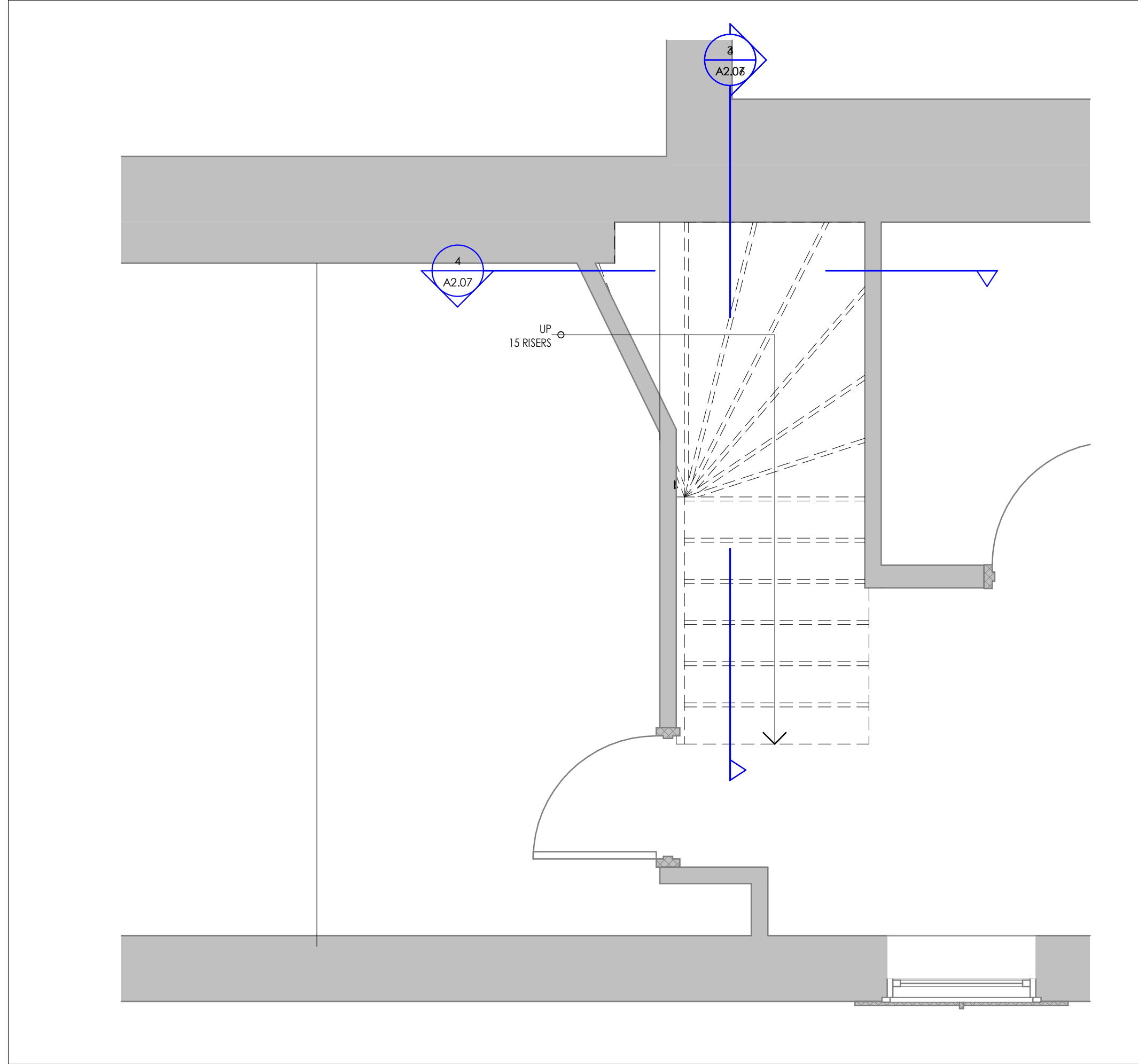
4 EXISTING STAIRS - SECTION 2
A2.06 1 : 25



5 EXISTING STAIRS - ISO VIEW
A2.06



1 EXISTING STAIRS - GROUND FLOOR PLAN
A2.06 1 : 25



2 EXISTING STAIRS - 2ND FLOOR PLAN
A2.06 1 : 25

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DRAWING
EXISTING STAIR - ENLARGED FLOOR
PLANS

DRAWN
AA

SCALE
1 : 25

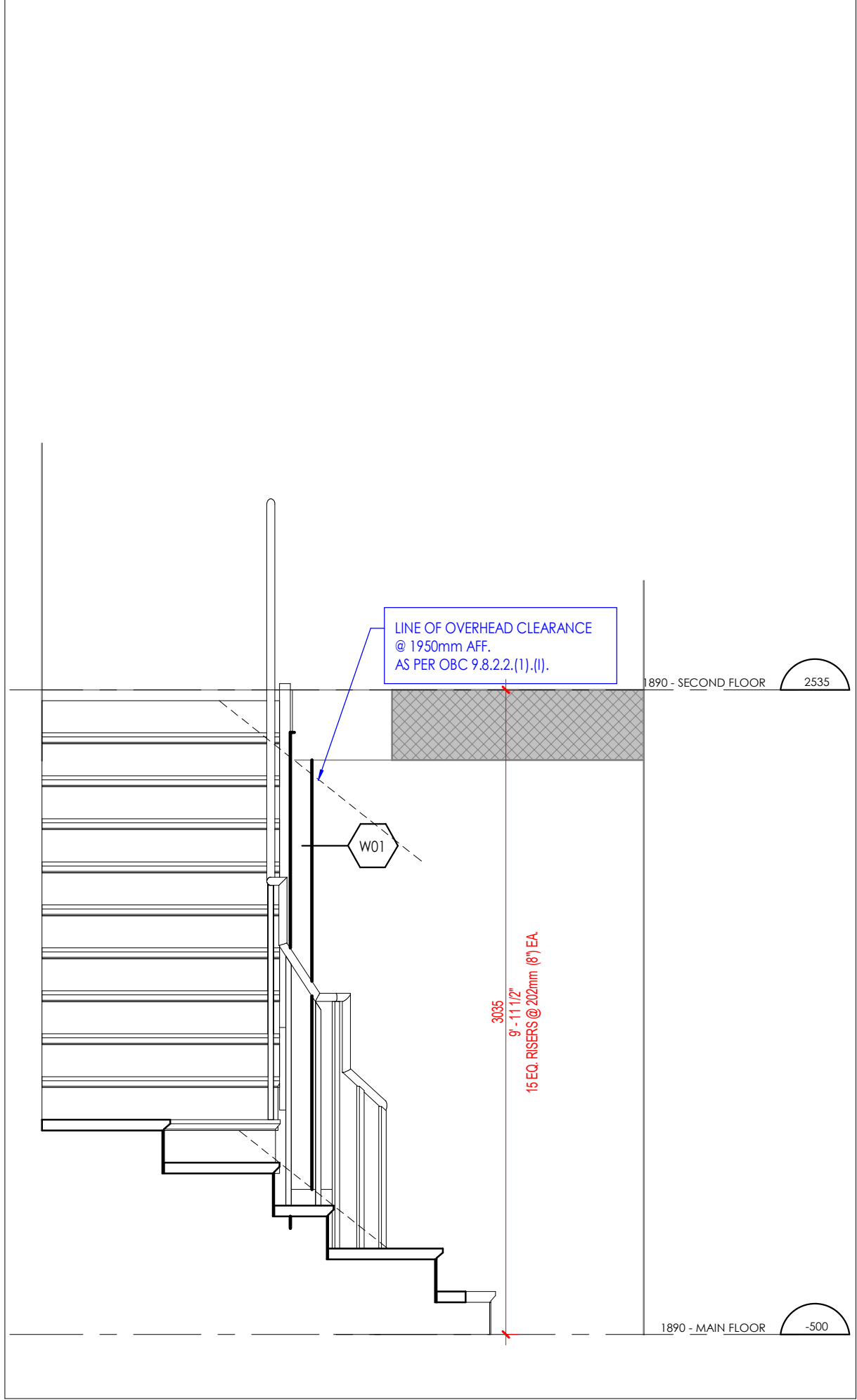
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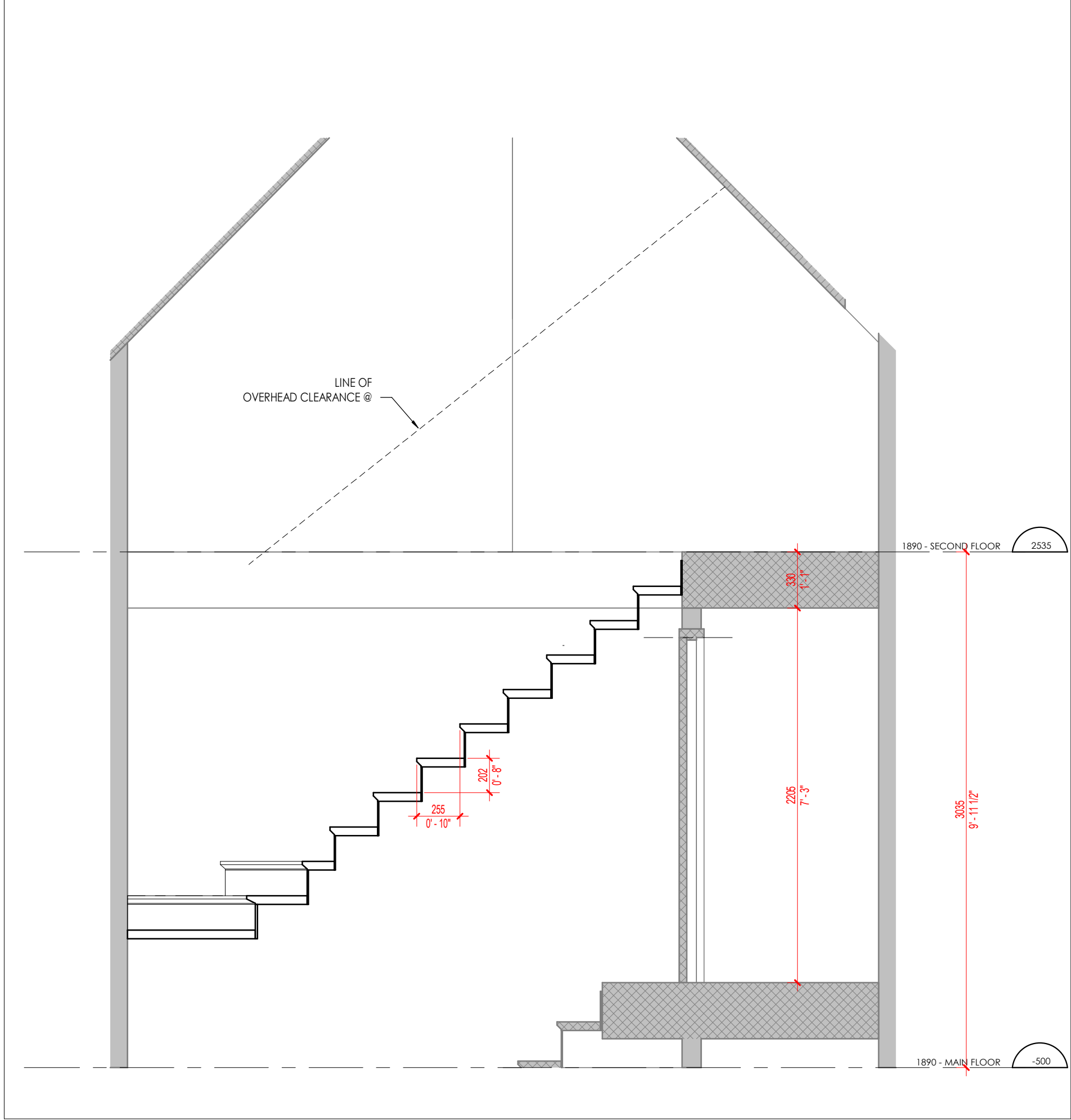
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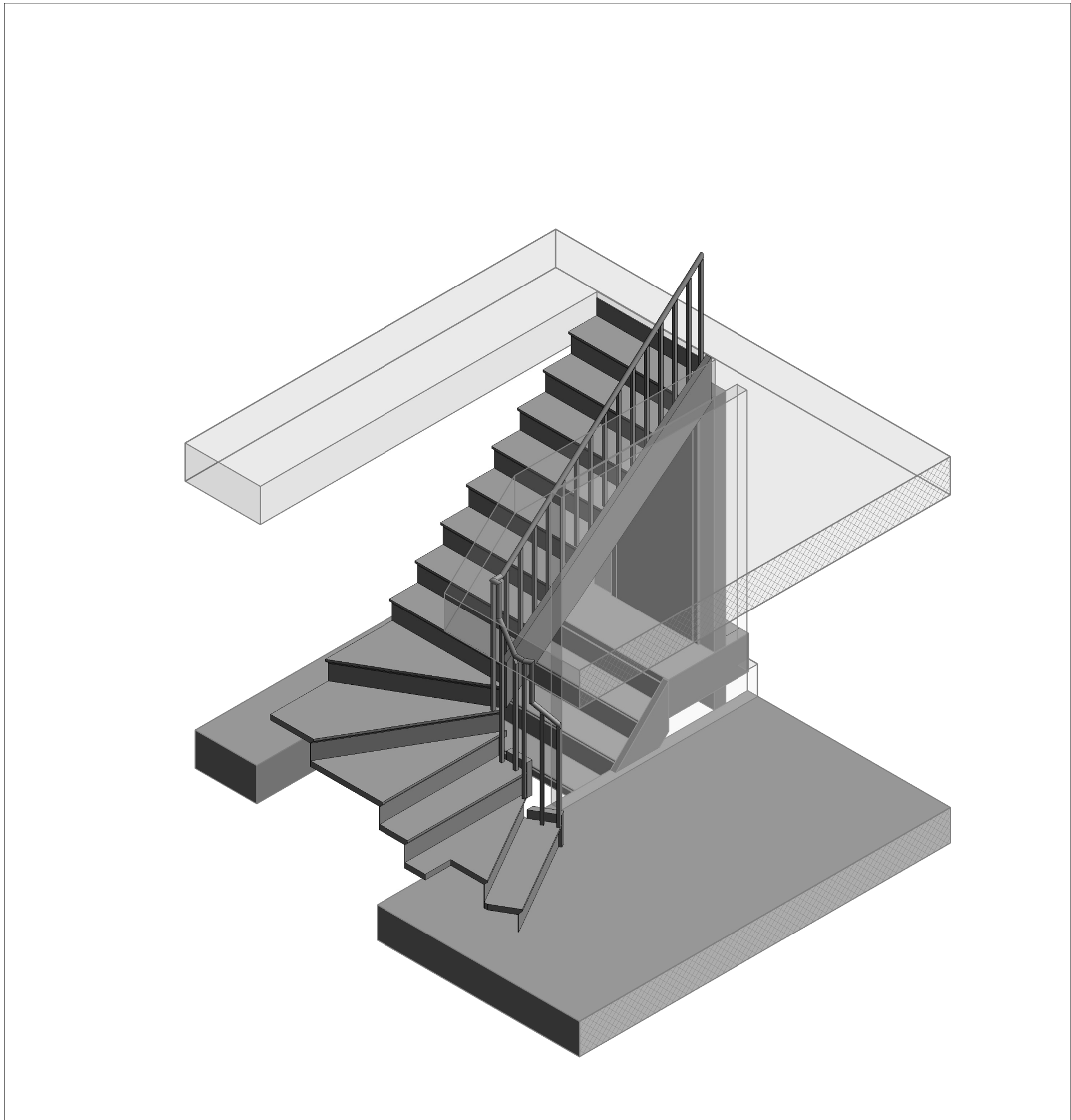
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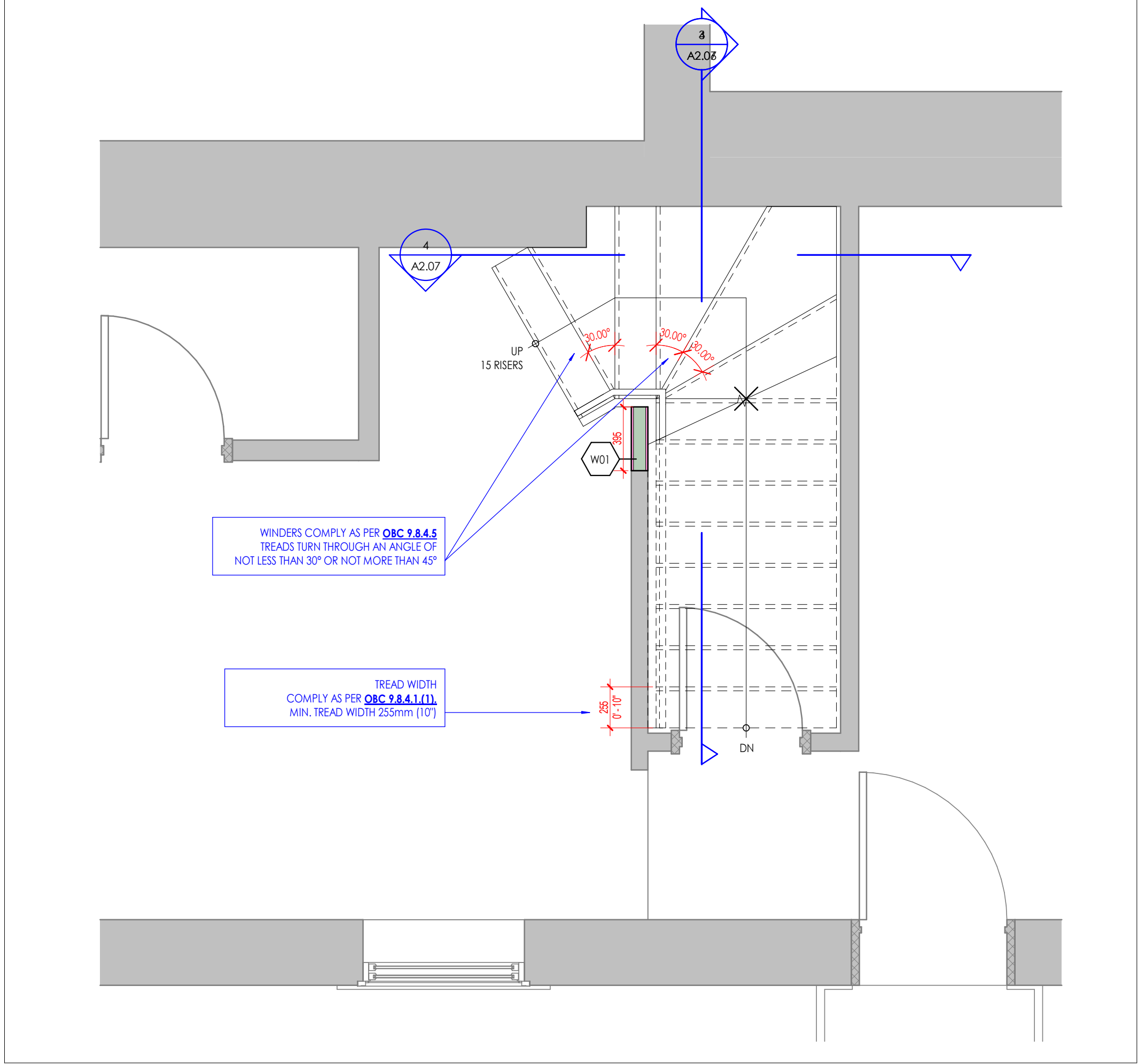
4 PROPOSED STAIRS - SECTION 1
A2.07 1 : 25



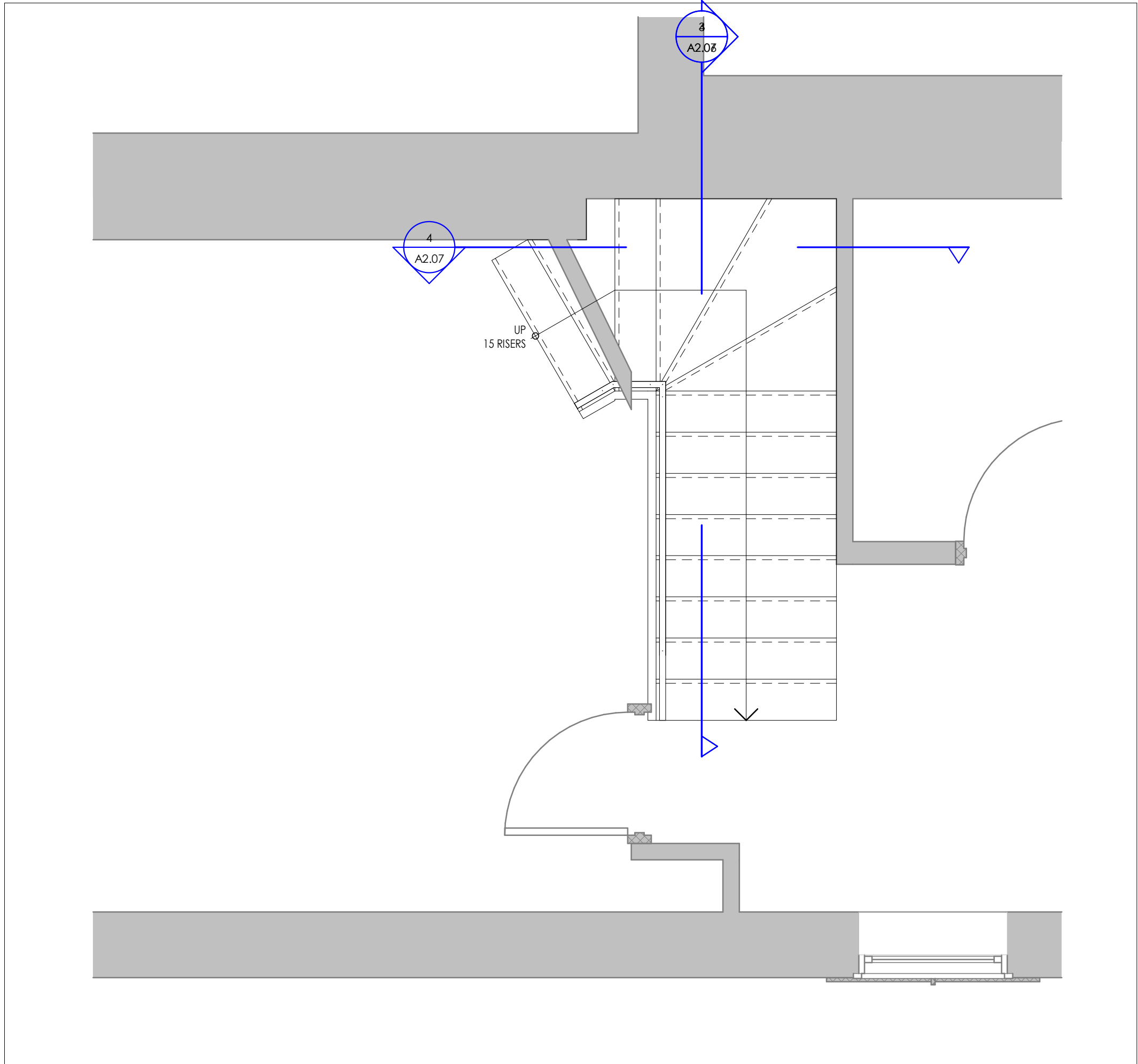
3 PROPOSED STAIRS - SECTION 2
A2.07 1 : 25



5 PROPOSED STAIRS - ISO VIEW
A2.07 1 : 25



1 PROPOSED STAIRS - GROUND FLOOR PLAN
A2.07 1 : 25



2 PROPOSED STAIRS - 2ND FLOOR PLAN
A2.07 1 : 25

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DRAWING
PROPOSED STAIR - ENLARGED FLOOR
PLANS

DRAWN
AA

SCALE
1 : 25

DATE
2024 11 21

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RL

PROJECT
24-1610

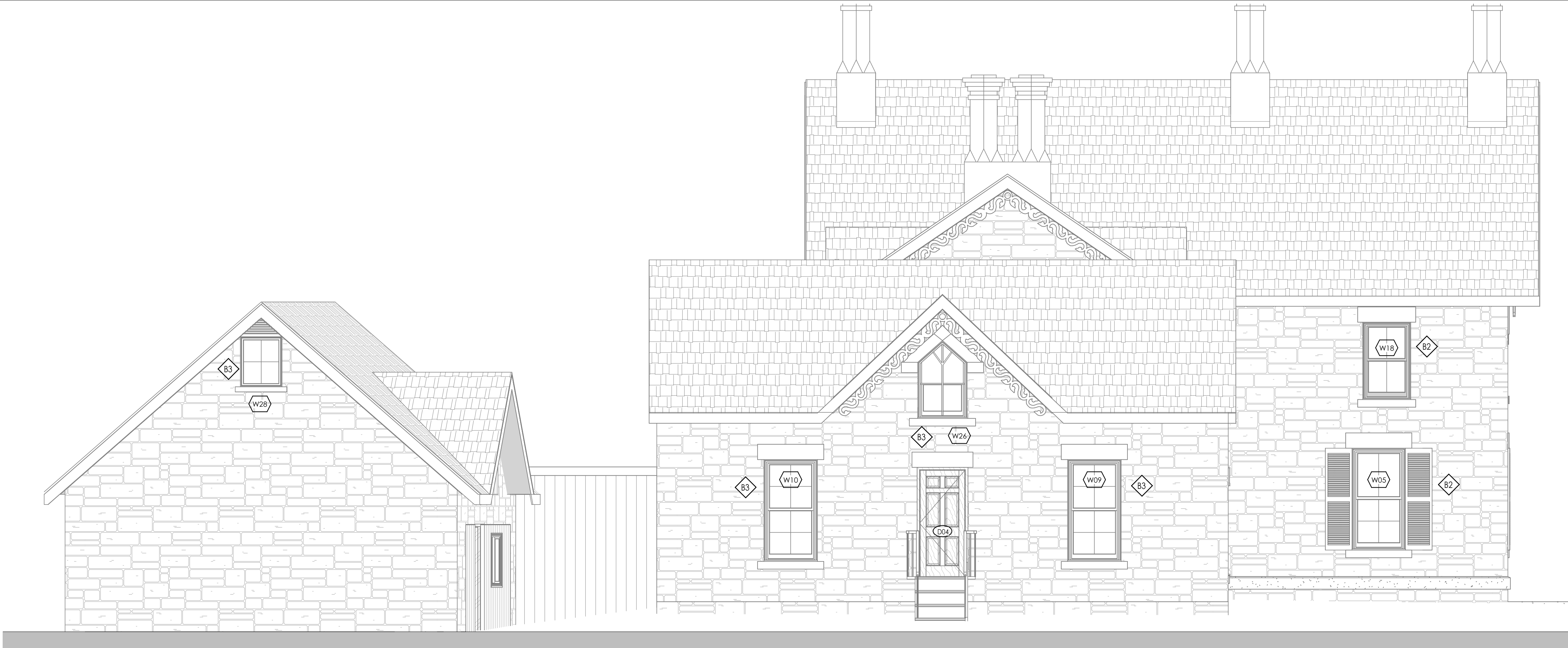
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A2.07

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2024-11-21 14:27 PM



1 NORTH ELEVATION
A3.01 1:50



2 SOUTH ELEVATION
A3.01 1:50

BIRD COLLISION NOTES:

- B1 LETHAL RATING**
APPLY FROST FOT BIRD SAFETY FILM TO THE WINDOWS, AS PER THE MANUFACTURER INSTRUCTIONS. REFER TO SPECS.
- B2 HIGH RISK RATING**
APPLY FROST FOT BIRD SAFETY FILM TO THE WINDOWS, AS PER THE MANUFACTURER INSTRUCTIONS. REFER TO SPECS.
- B3 LOW RISK RATING**
NO ACTION REQUIRED.

GENERAL NOTE: BASED ON THE RISK FACTORS OBSERVED DURING THE SITE VISIT AND EXPERT OPINION, THE FACADES HAVE BEEN ORDERED IN PRIORITY SEQUENCE BELOW. WINDOWS/GLASS TO BE TREATED INCLUDES ALL EXTERIOR, EXPOSED PANES OF GLASS ON A GIVEN FACADE (UNLESS OTHERWISE SPECIFIED), WHERE THERE ARE PERMANENT SCREENS IN FRONT OF PORTIONS OF THE GLASS, THESE SCREENED PANELS DO NOT REQUIRE TREATMENT. REFER TO SPECIFICATIONS FOR FILM COVERING PRODUCT INFORMATION.

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HOUSE RESTORATION

838 MINERAL SRPINGS
RD, HAMILTON, ONTARIO

DRAWING

NORTH AND SOUTH ELEVATIONS

DRAWN

Author

SCALE

As indicated

DATE

2024 11 21

CHECKED

Checker

PROJECT

24-1610

DRAWING

A3.01



BIRD COLLISION NOTES:

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2 WEST ELEVATION
A3.02 1 : 50



1 EAST ELEVATION
A3.02 1 : 50

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DRAWING

EAST AND WEST ELEVATIONS

DRAWN

AH, KK

SCALE

1 : 50

DATE

2024 11 21

CHECKED

RL

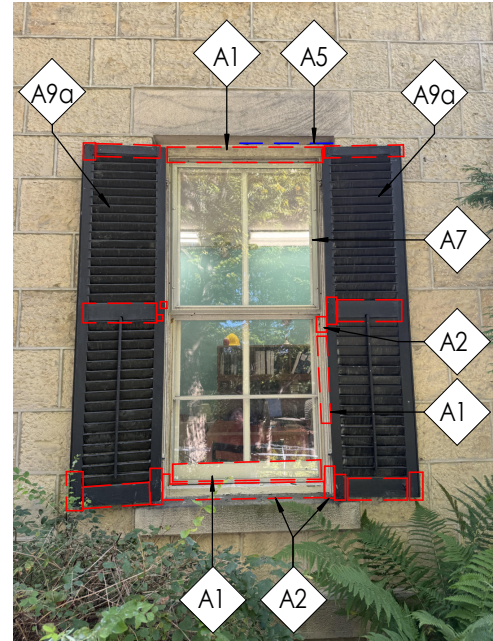
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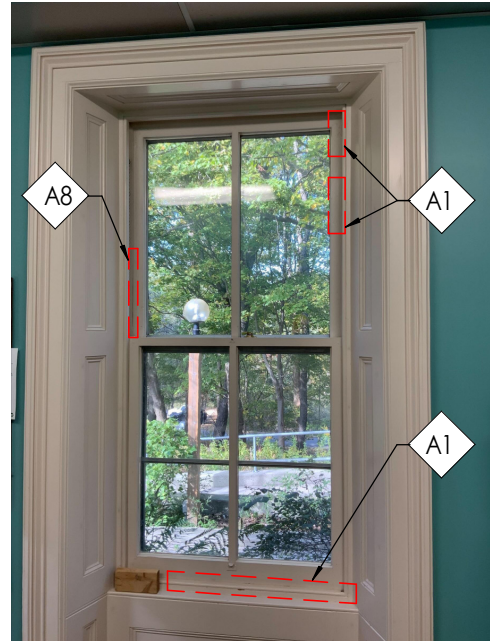
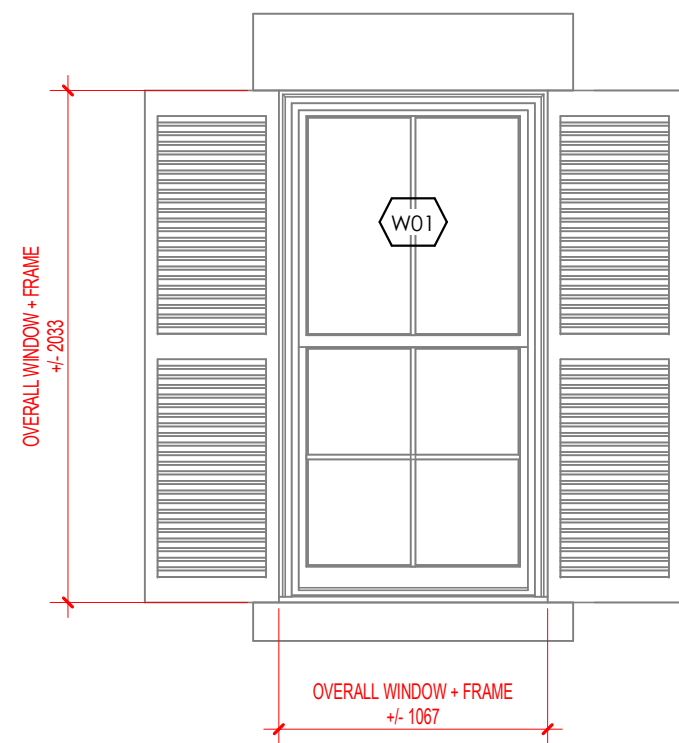
DRAWING

A3.02

WINDOW W01

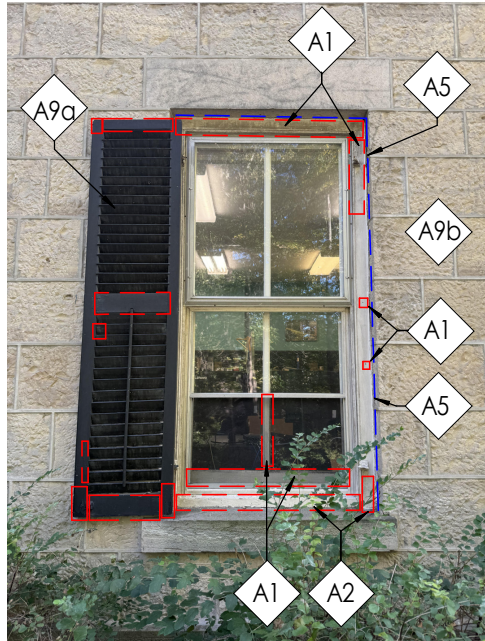


EXTERIOR PHOTO

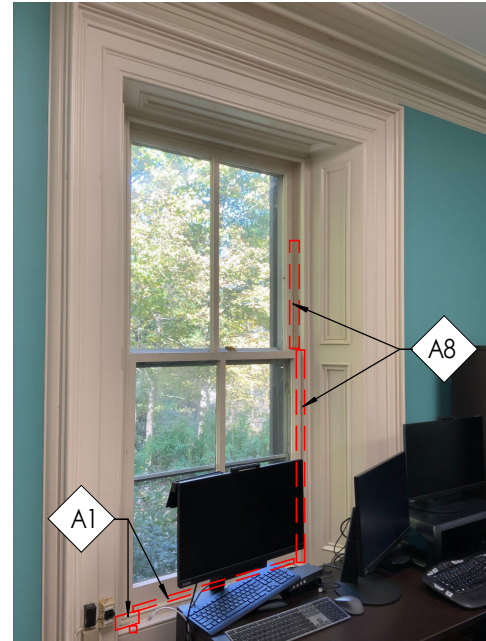
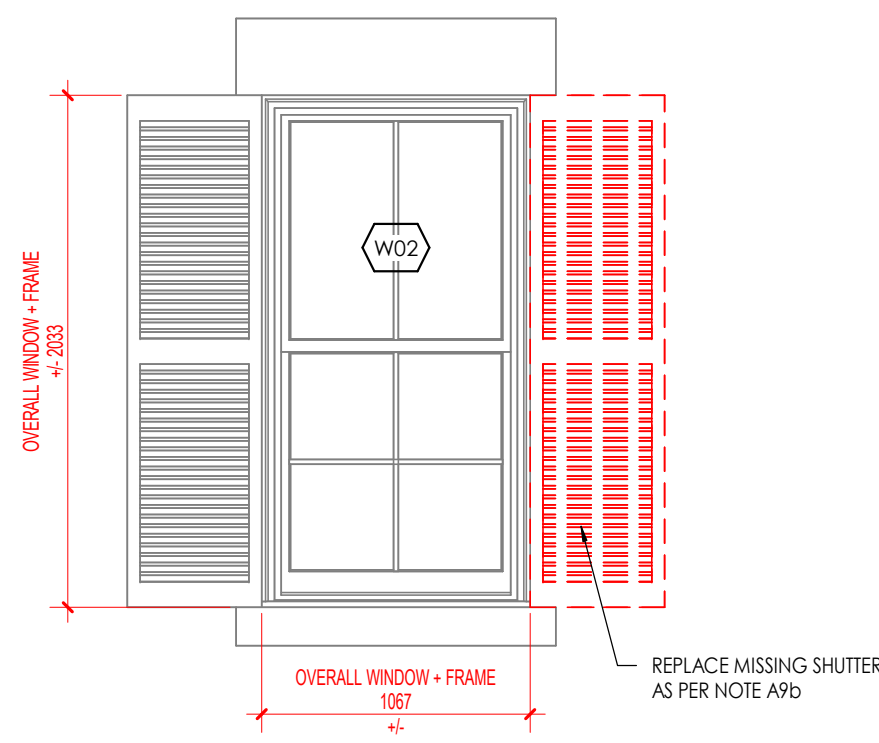


INTERIOR PHOTO

WINDOW W02



EXTERIOR PHOTO



INTERIOR PHOTO

GENERAL NOTES:

- WHERE PAINT IS FLAKING, BLISTERING OR ALLIGATORING STRIP LOOSE PAINT WITH GENTLE SANDING. DO NOT USE MECHANICAL OR CHEMICAL MEANS
- APPLY PRESERVATION TO WOOD AND REPAINT IN THEIR ENTIRETY OF THE EXTERIOR OF THE WINDOWS AND FRAMES TO MATCH EXISTING COLOUR
- GC TO REMOVE STORM WINDOWS AND REPLACE WITH NEW
- CLEAN WINDOW AND FRAME AFTER PAINT HAS DRIED
- THE APPROXIMATE AMOUNT OF PAINT STRIPPING REQUIRED AND AMOUNT OF REPUTTING ARE APPROXIMATE. CONTRACTOR TO SITE VERIFY AND PRICE FULL WORK ACCORDINGLY
- CLEAR AREA FROM DIRT AND DEBRIS AND CLEAN WITH WATER PRIOR TO START OF REPAIR WORK

FACADE RESTORATION LEGEND:

FRAME REPAIR (GENERAL)

STRIP PAINT TO ASSESS FULL EXTENT OF DAMAGE. IF DAMAGE IS SHALLOW OR MINOR, FILL IN CRACKS OR HOLES WITH SEALANT OR WOOD FILLER. IF DAMAGE IS MAJOR, SEE NOTE A2.

FRAME REPAIR (MAJOR)

IF DAMAGE IS DEEP OR EXTENSIVE, REPLACE DAMAGED SECTION. CUT OUT DAMAGED SECTION, SQUARE OFF AREA, AND REPAIR AS DUTCHMAN PATCH. CUT NEW WOOD PIECE TO MATCH PROFILE OF FRAME AND SIZE OF AREA TO BE REPLACED. USE SAME SPECIES OF WOOD AND SECURE IN PLACE.

REGLAZING OF WINDOW & MUNTIN REPAIR

WINDOW TO BE REGLAZED. GC TO CAREFULLY REMOVE GLASS PANE AND REPAIR OR REPLACE WOOD MUNTIN. NEW MUNTIN TO MATCH EXISTING PROFILE AND WOOD SPECIES. REINSTALL GLASS PANE. RE-SECURE AND APPLY GLAZING COMPOUND.

FRAME JOINT REPAIR

SEAL CRACKS IN JOINT BETWEEN UPPER FRAME BOARD AND SIDE FRAME BOARDS AROUND THE WINDOW FRAME. COLOUR TO MATCH FRAME.

SEAL AROUND FRAME

SEAL CRACKS IN JOINT BETWEEN WINDOW FRAME AND STONE WALL AROUND THE OPENING OF THE WINDOW FRAME AS REQUIRED.

WINDOW PANE REPLACEMENT

REPLACE BROKEN WINDOW PANES WITH NEW MINIMUM 3MM GLASS WINDOW PANES.

REPLACEMENT OF STORM WINDOWS

GC TO REMOVE EXISTING METAL STORM WINDOWS. PATCH AND REPAIR WINDOW FRAME UNDERNEATH. REMOVE METAL STORM. INSTALL NEW WOOD STORM WINDOW. REFER TO DETAIL.

INTERIOR CRACK REPAIR

SEAL CRACKS IN JOINT BETWEEN WINDOW FRAME AND INTERIOR WINDOW CASING.

SHUTTER REPAIR

TAKE DOWN ALL WINDOW SHUTTERS AND STRIP PAINT TO BASE WOOD BY LIGHTLY SANDING. ONCE PAINT IS REMOVED, ASSESS CONDITION OF WOOD AND REPLACE COMPONENTS OF SHUTTER AS NEEDED. PRIME AND REPAINT.

SHUTTER REPLACEMENT

REPLACE MISSING SHUTTER. IF AVAILABLE, REINSTALL CORRESPONDING SHUTTER FROM STORAGE OR REPLACE WITH NEW REPLICATED SHUTTER.

SHUTTER HARDWARE REPLACEMENT

GC TO REPLACE MISSING SHUTTER HARDWARE AND STOPS.

PAINTING LEGEND:

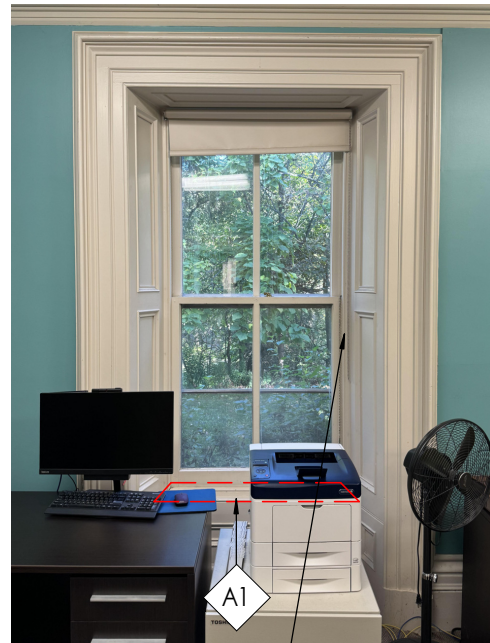
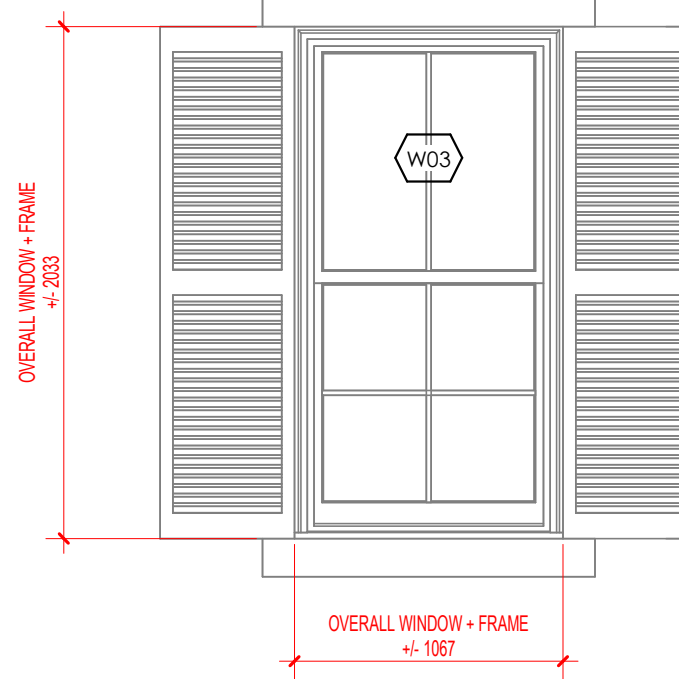
FRAME REPAINTING

APPLY PRESERVATION TO WOOD AND REPAINT IN THEIR ENTIRETY OF THE EXTERIOR OF THE WINDOW AND FRAMES TO MATCH THE EXISTING COLOUR

WINDOW W03

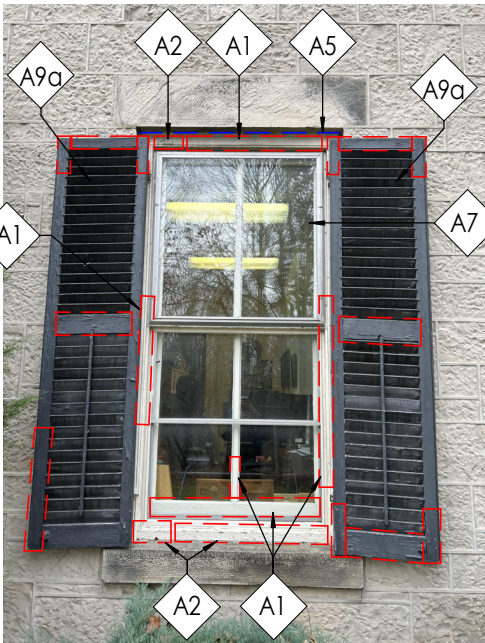


EXTERIOR PHOTO

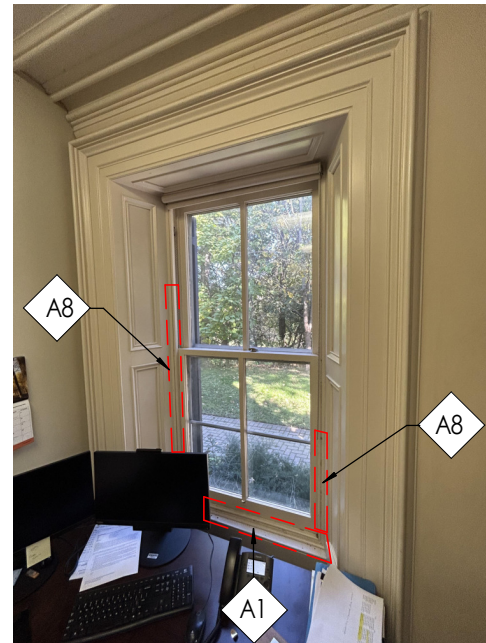
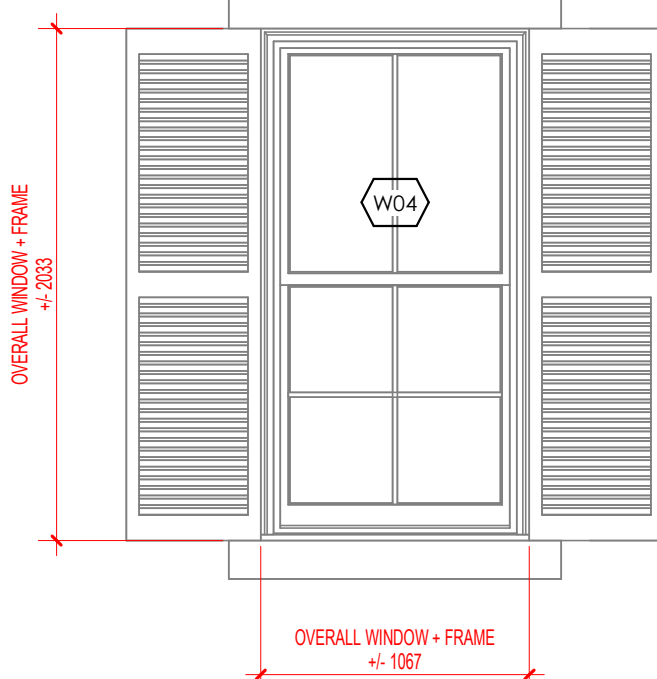


INTERIOR PHOTO

WINDOW W04



EXTERIOR PHOTO

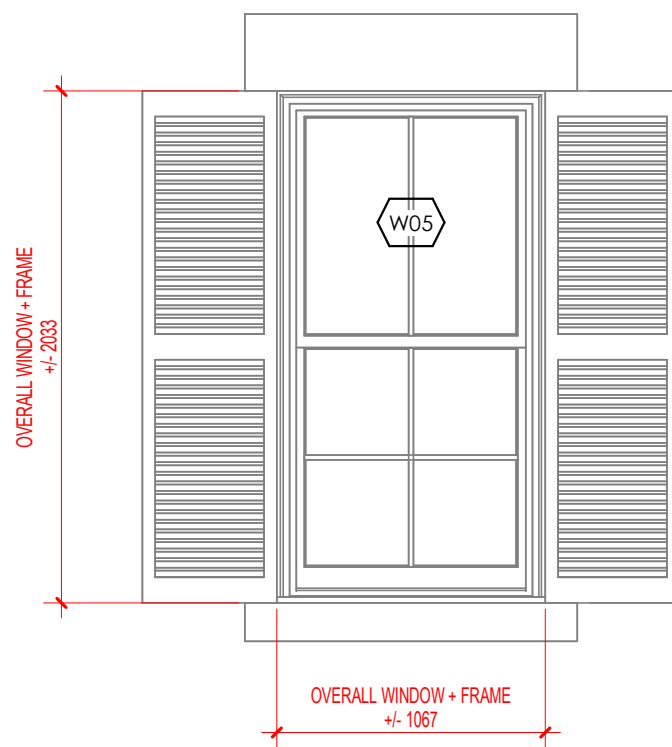


INTERIOR PHOTO

WINDOW W05

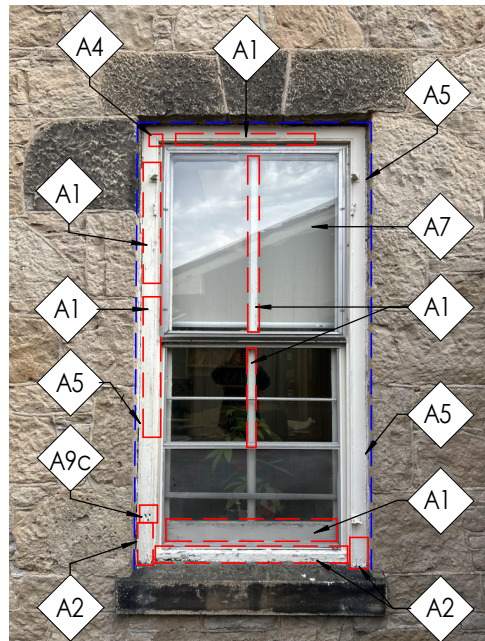


EXTERIOR PHOTO

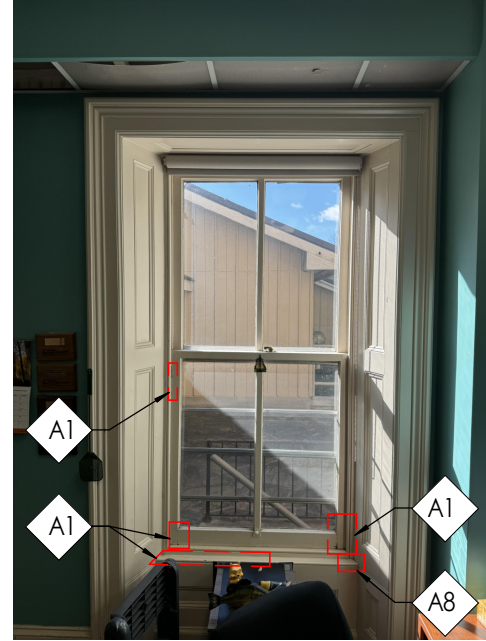
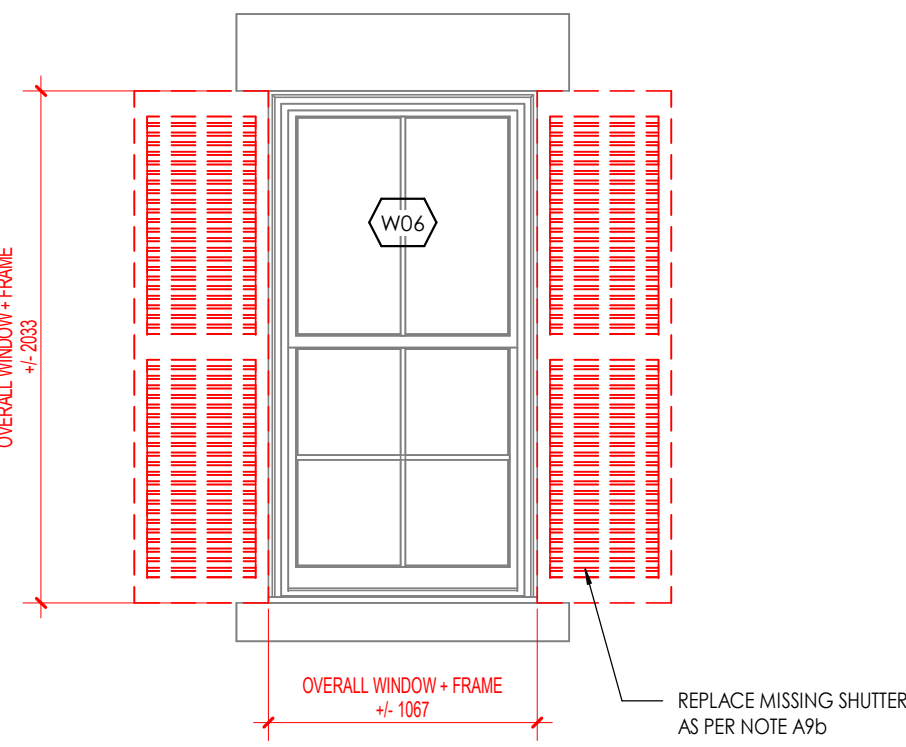


INTERIOR PHOTO

WINDOW W06

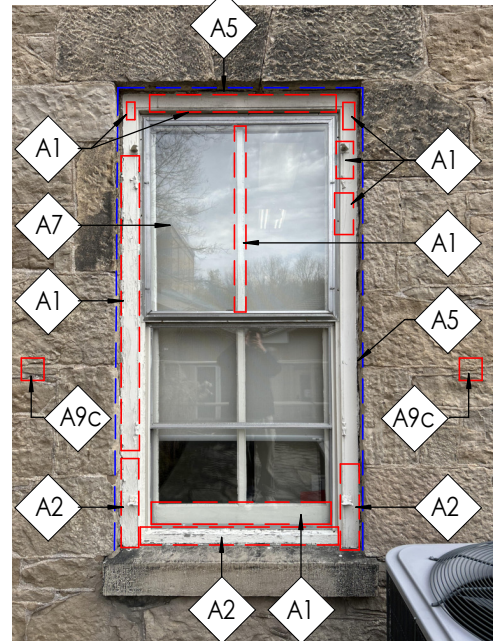


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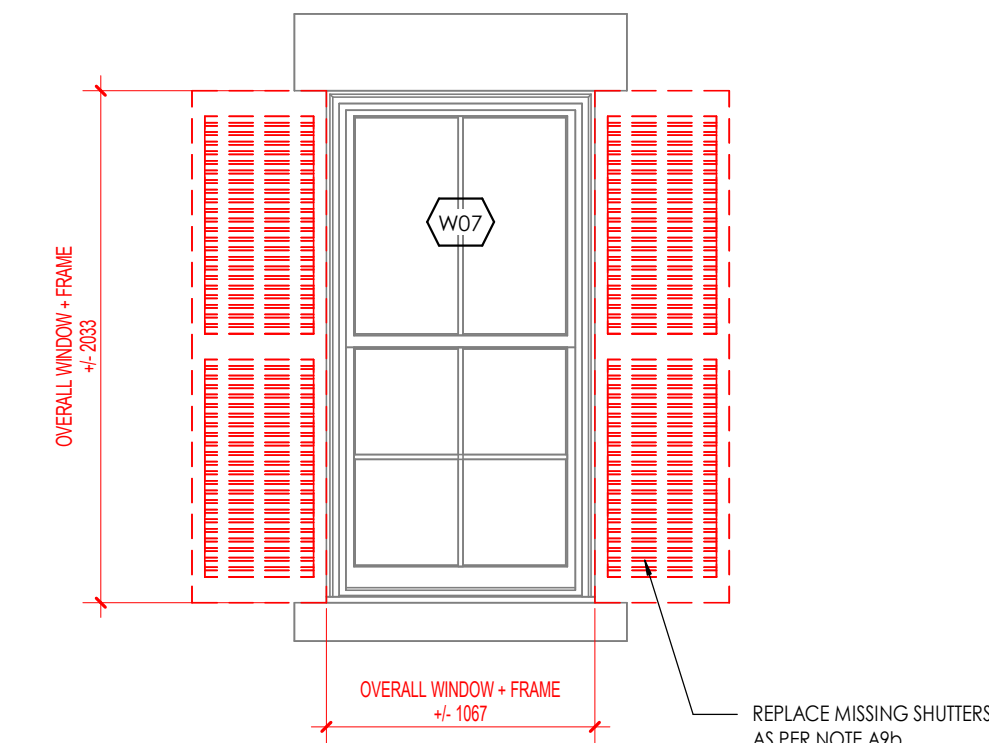


INTERIOR PHOTO

WINDOW W07

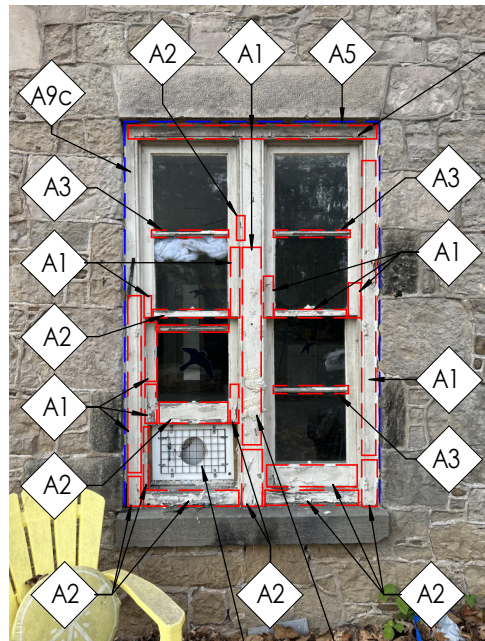


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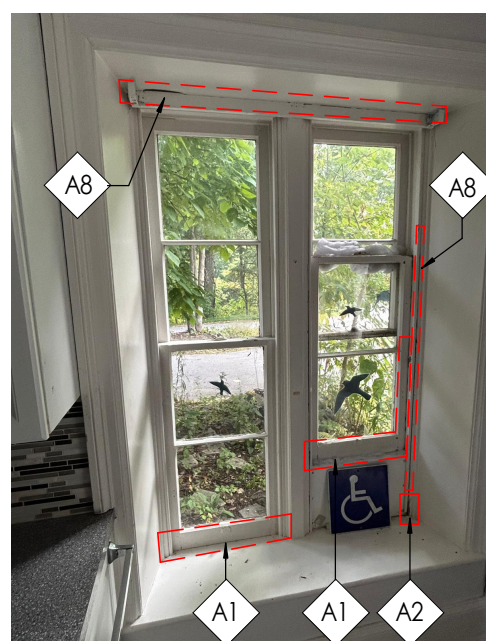
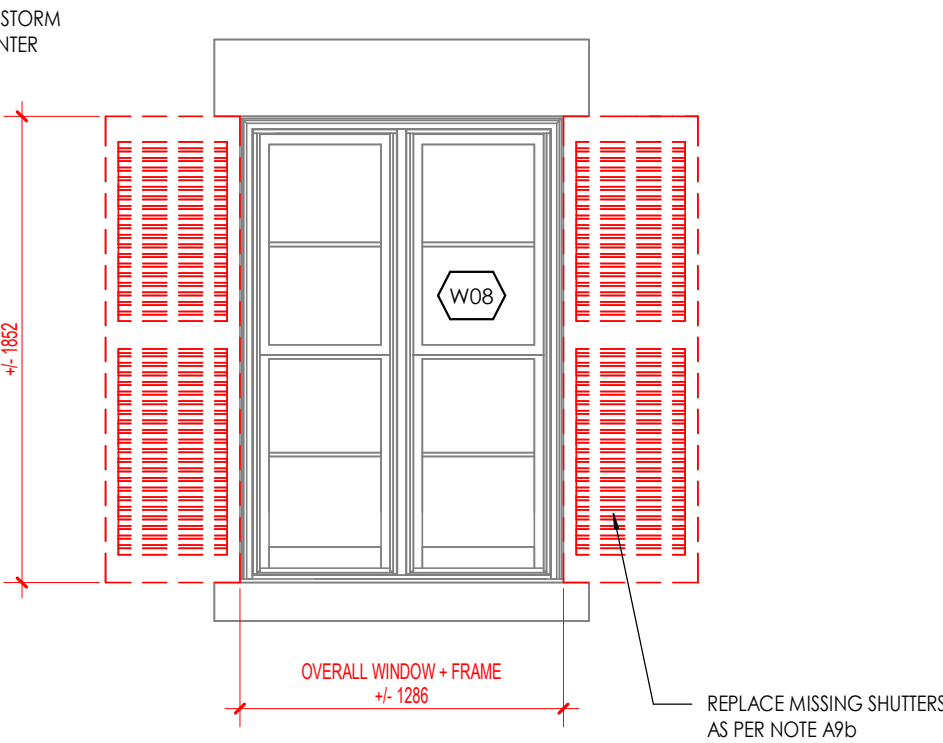


INTERIOR PHOTO

WINDOW W08



EXTERIOR PHOTO



INTERIOR PHOTO

NUMBER	DATE	REMARK
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REVISION TABLE

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SEALS

PROJECT

HCA - WOODEND
HOUSE RESTORATION

838 MINERAL SRPINGS
RD, HAMILTON, ONTARIO

DRAWING

WINDOW SCHEDULE

DRAWN

RL

SCALE

As indicated

DATE

2024 11 21

CHECKED

RL

PROJECT

24-1610

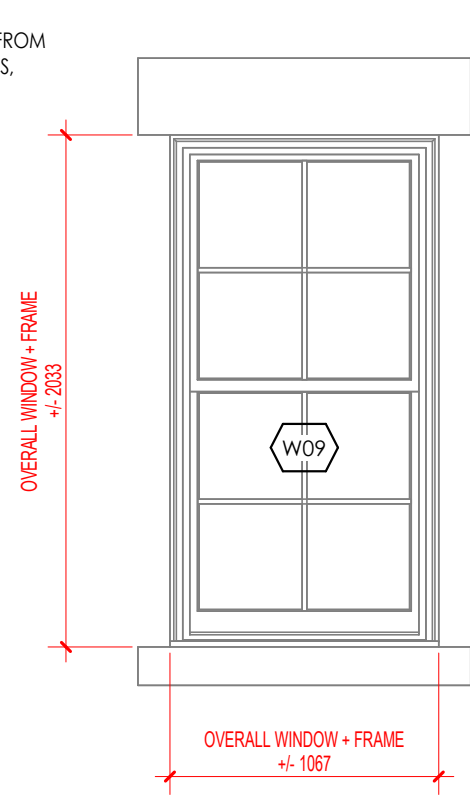
DRAWING

A6.01

WINDOW W09

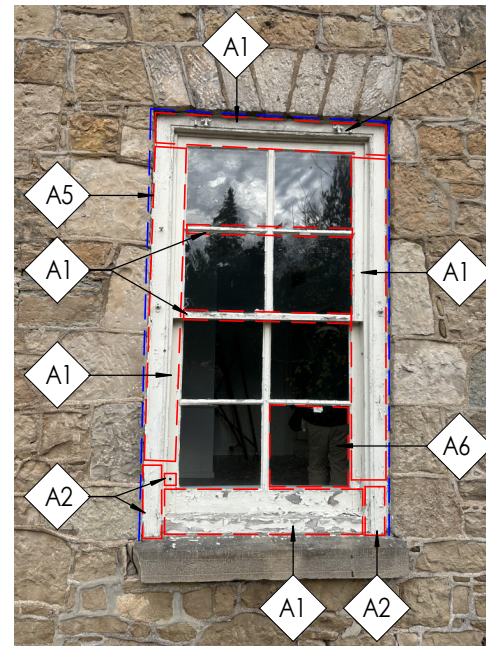


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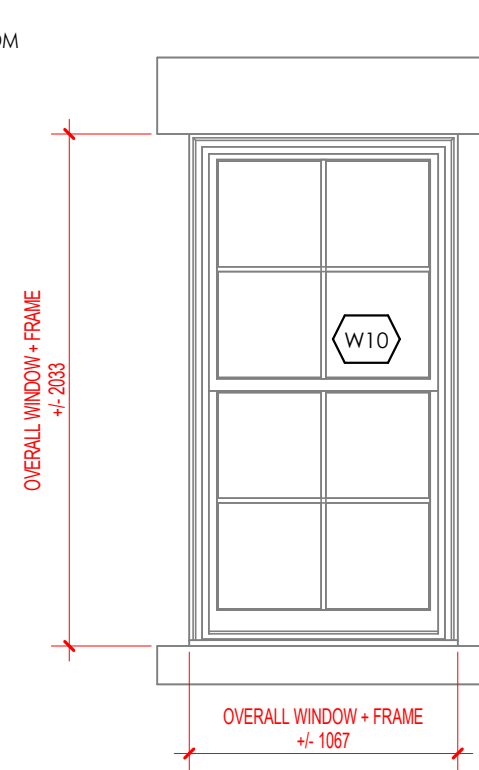


INTERIOR PHOTO

WINDOW W10



EXTERIOR PHOTO



INTERIOR PHOTO

GENERAL NOTES:

- WHERE PAINT IS FLAKING, BUSTLING OR ALLIGATORING STRIP LOOSE PAINT WITH GENTLE SANDING. DO NOT USE MECHANICAL OR CHEMICAL MEANS
- APPLY PRESERVATION TO WOOD AND REPAINT IN THEIR ENTIRETY OF THE EXTERIOR OF THE WINDOWS AND FRAMES TO MATCH EXISTING COLOUR
- GC TO REMOVE STORM WINDOWS AND REPLACE WITH NEW
- CLEAN WINDOW AND FRAME AFTER PAINT HAS DRIED
- THE APPROXIMATE AMOUNT OF PAINT STRIPPING REQUIRED AND AMOUNT OF REPUTTING ARE APPROXIMATE. CONTRACTOR TO SITE VERIFY AND PRICE FULL WORK ACCORDINGLY
- CLEAR AREA FROM DIRT AND DEBRIS AND CLEAN WITH WATER PRIOR TO START OF REPAIR WORK

FACADE RESTORATION LEGEND:

FRAME REPAIR (GENERAL)

STRIP PAINT TO ASSESS FULL EXTENT OF DAMAGE. IF DAMAGE IS SHALLOW OR MINOR, FILL IN CRACKS OR HOLES WITH SEALANT OR WOOD FILLER. IF DAMAGE IS MAJOR, SEE NOTE A2.

FRAME REPAIR (MAJOR)

IF DAMAGE IS DEEP OR EXTENSIVE, REPLACE DAMAGED SECTION. CUT OUT DAMAGED SECTION, SQUARE OFF AREA, AND REPAIR AS DUTCHMAN PATCH. CUT NEW WOOD PIECE TO MATCH PROFILE OF FRAME AND SIZE OF AREA TO BE REPLACED. USE SAME SPECIES OF WOOD AND SECURE IN PLACE.

REGLAZING OF WINDOW & MUNTIN REPAIR

WINDOW TO BE REGLAZED. GC TO CAREFULLY REMOVE GLASS PANE AND REPAIR OR REPLACE WOOD MUNTIN, NEW MUNTIN TO MATCH EXISTING PROFILE AND WOOD SPECIES, REINSTALL GLASS PANE, RE-SECURE AND APPLY GLAZING COMPOUND.

FRAME JOINT REPAIR

SEAL CRACKS IN JOINT BETWEEN UPPER FRAME BOARD AND SIDE FRAME BOARDS AROUND THE WINDOW FRAME. COLOUR TO MATCH FRAME.

SEAL AROUND FRAME

SEAL CRACKS IN JOINT BETWEEN WINDOW FRAME AND STONE WALL AROUND THE OPENING OF THE WINDOW FRAME AS REQUIRED.

WINDOW PANE REPLACEMENT

REPLACE BROKEN WINDOW PANES WITH NEW MINIMUM 3MM GLASS WINDOW PANES.

REPLACEMENT OF STORM WINDOWS

GC TO REMOVE EXISTING METAL STORM WINDOWS. PATCH AND REPAIR WINDOW FRAME UNDERNEATH. REMOVE METAL STORM. INSTALL NEW WOOD STORM WINDOW. REFER TO DETAIL.

INTERIOR CRACK REPAIR

SEAL CRACKS IN JOINT BETWEEN WINDOW FRAME AND INTERIOR WINDOW CASING.

SHUTTER REPAIR

TAKE DOWN ALL WINDOW SHUTTERS AND STRIP PAINT TO BASE WOOD BY LIGHTLY SANDING. ONCE PAINT IS REMOVED, ASSESS CONDITION OF WOOD AND REPLACE COMPONENTS OF SHUTTER AS NEEDED. PRIME AND REPAINT.

SHUTTER REPLACEMENT

REPLACE MISSING SHUTTER. IF AVAILABLE, REINSTALL CORRESPONDING SHUTTER FROM STORAGE OR REPLACE WITH NEW REPLICATED SHUTTER.

SHUTTER HARDWARE REPLACEMENT

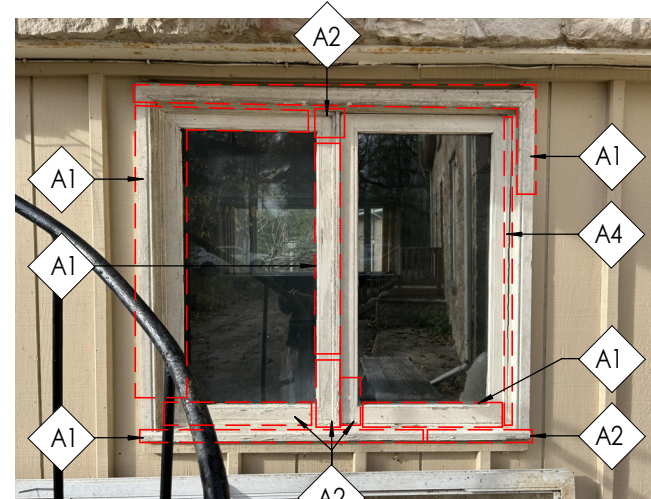
GC TO REPLACE MISSING SHUTTER HARDWARE AND STOPS.

PAINTING LEGEND:

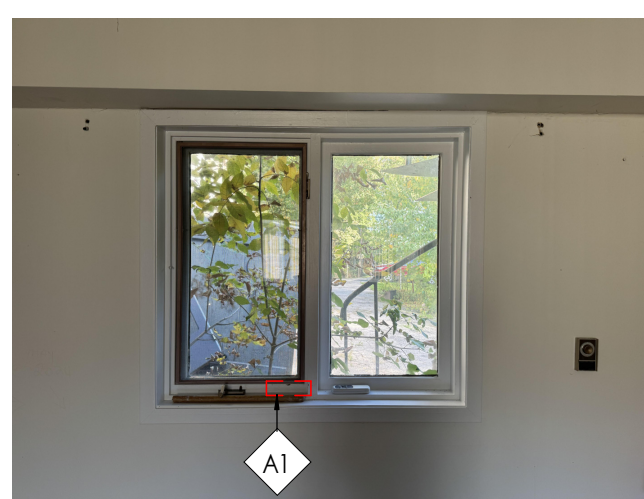
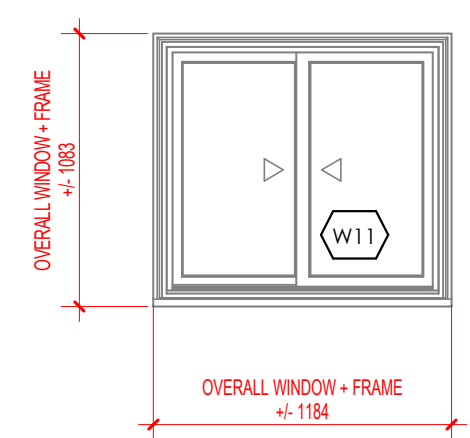
FRAME REPAINTING

APPLY PRESERVATION TO WOOD AND REPAINT IN THEIR ENTIRETY OF THE EXTERIOR OF THE WINDOW AND FRAMES TO MATCH THE EXISTING COLOUR

WINDOW W11

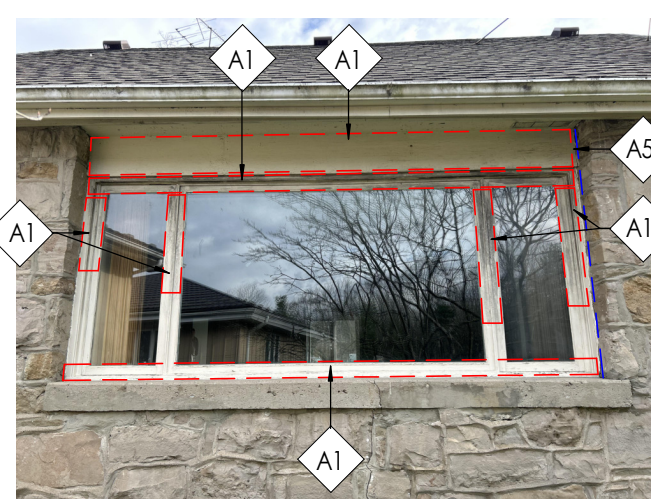


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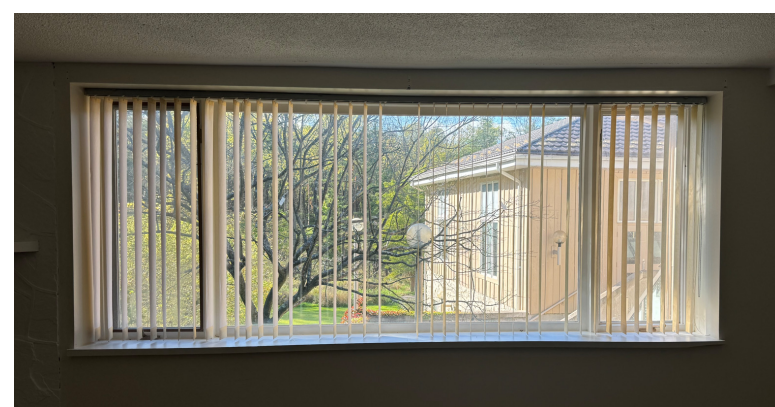
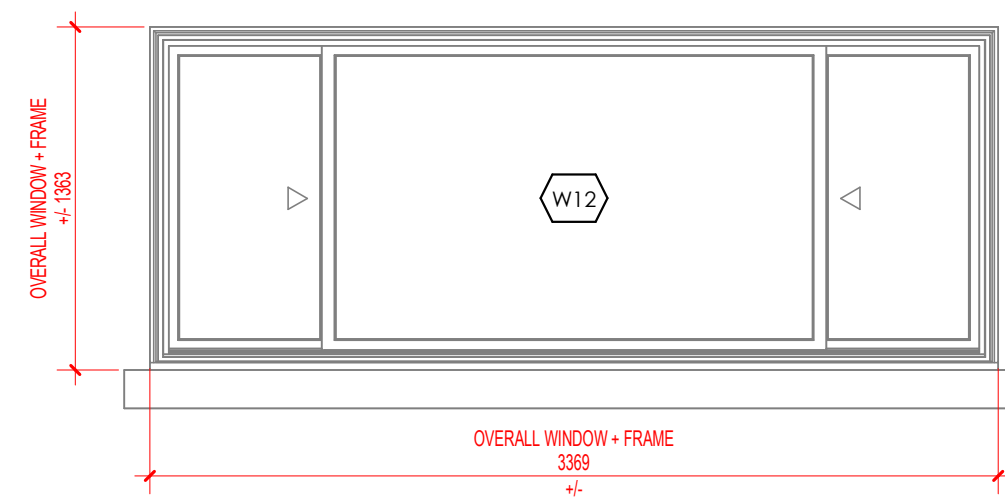


INTERIOR PHOTO

WINDOW W12

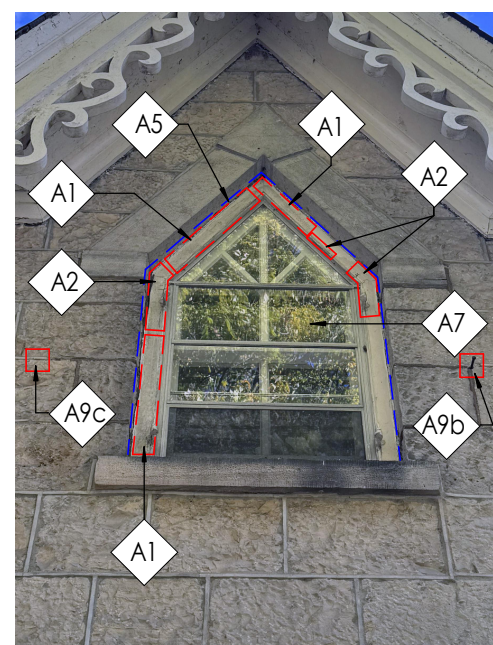


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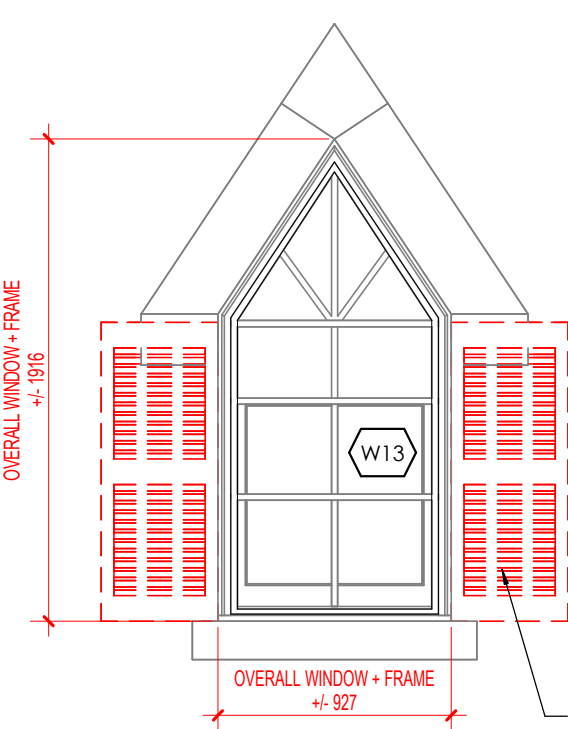


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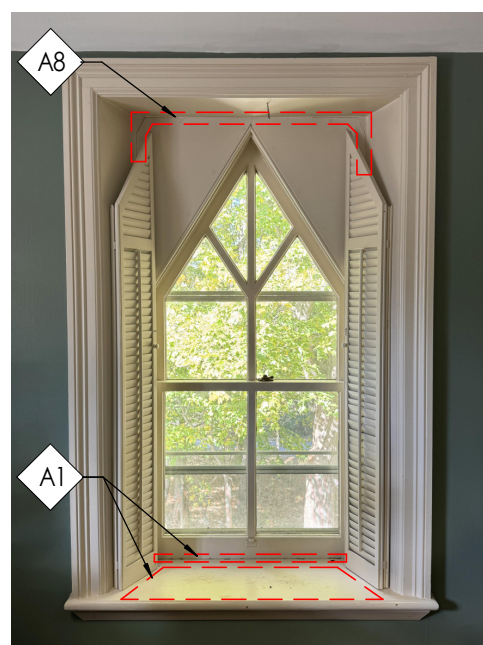
WINDOW W13



EXTERIOR PHOTO

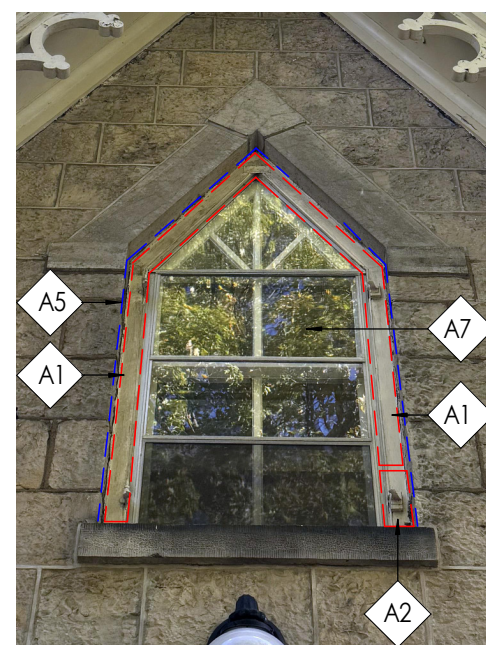


REPLACE MISSING SHUTTERS AS PER NOTE A9b

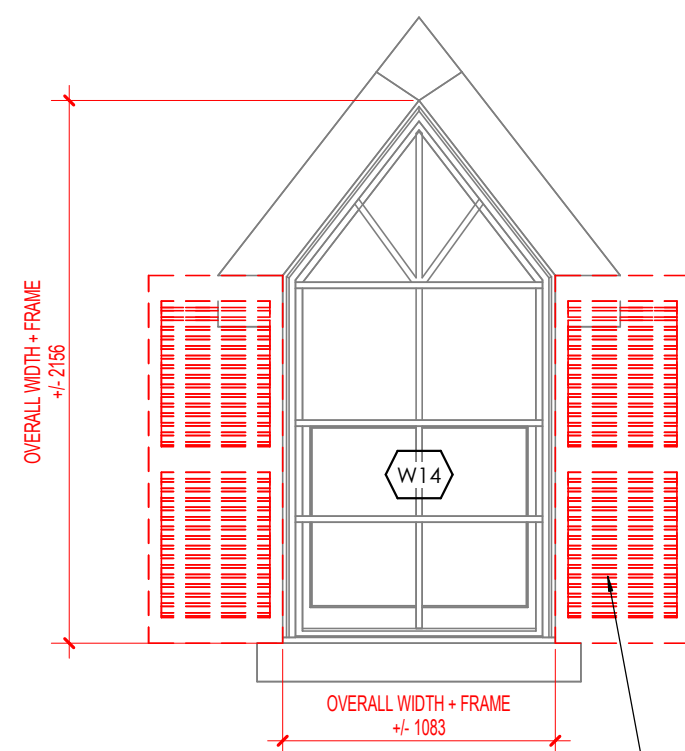


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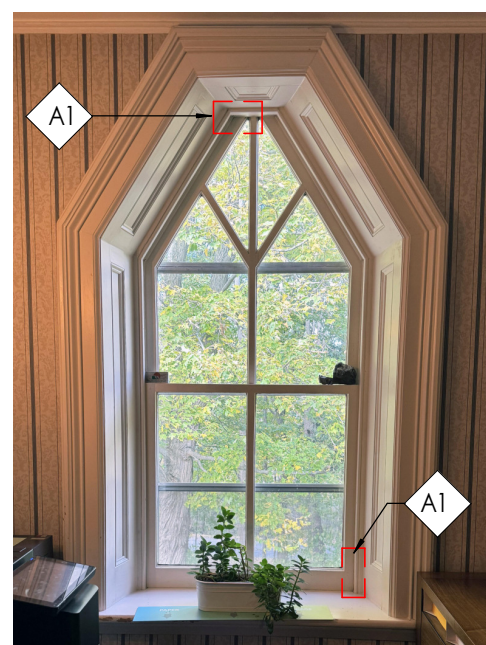
WINDOW W14



EXTERIOR PHOTO

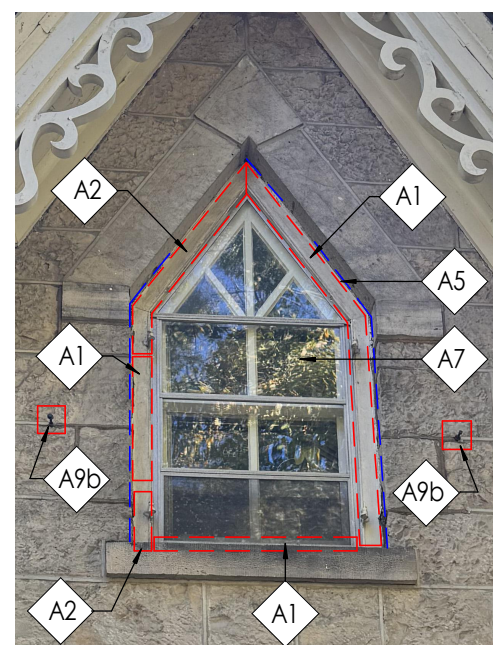


REPLACE MISSING SHUTTERS AS PER NOTE A9b

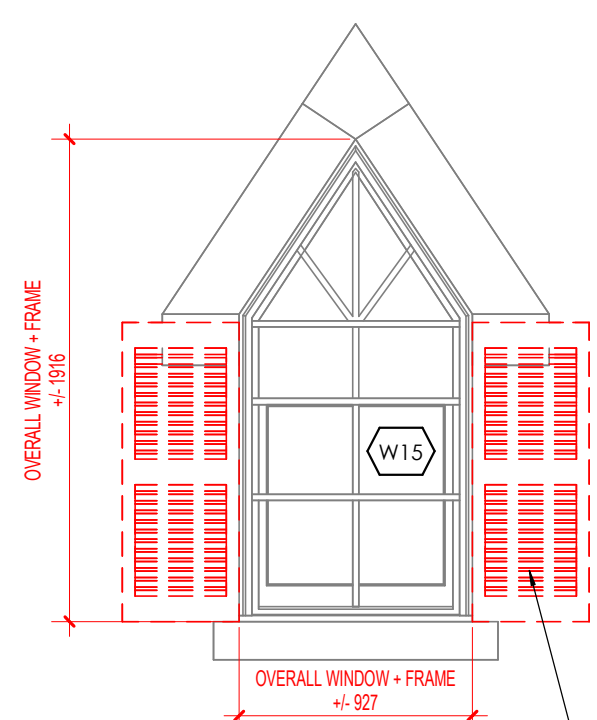


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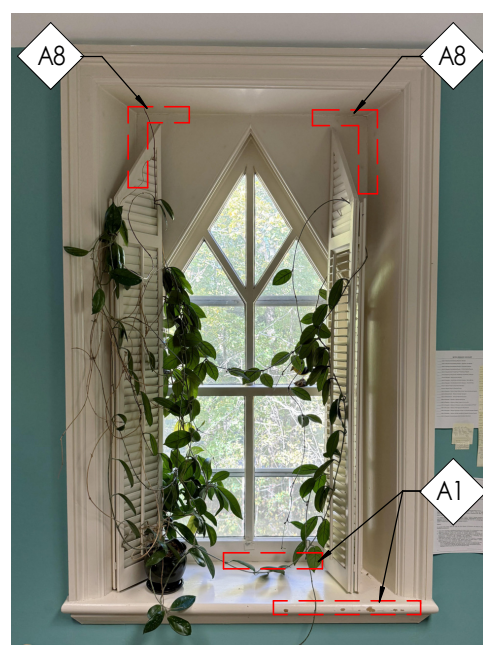
WINDOW W15



EXTERIOR PHOTO

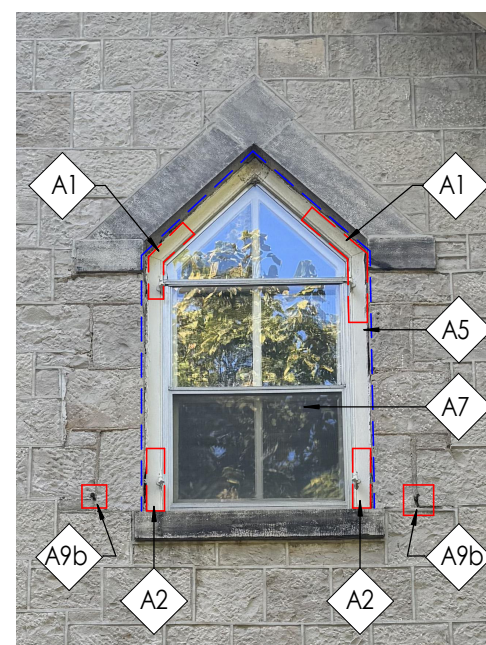


REPLACE MISSING SHUTTERS AS PER NOTE A9b

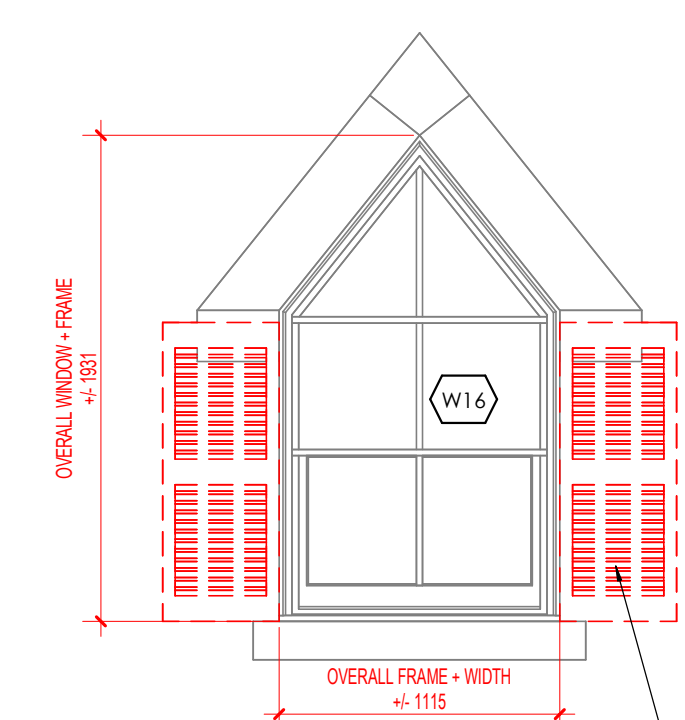


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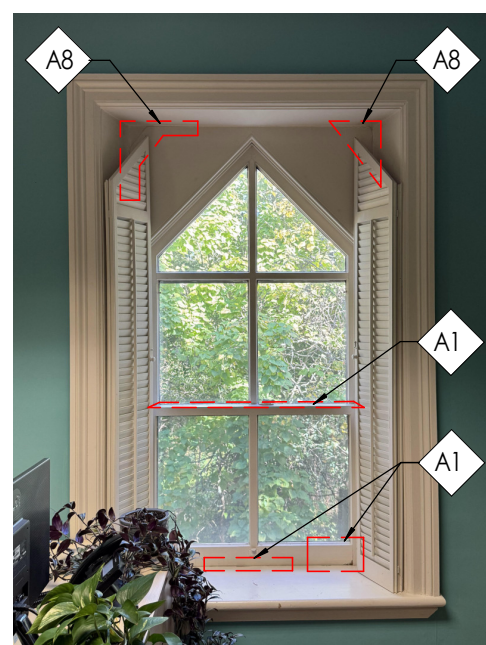
WINDOW W16



EXTERIOR PHOTO



REPLACE MISSING SHUTTERS AS PER NOTE A9b



INTERIOR PHOTO

NUMBER	DATE	REMARK
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REVISION TABLE

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SEALS

PROJECT

HCA - WOODEND
HOUSE RESTORATION

838 MINERAL SRPINGS
RD, HAMILTON, ONTARIO

DRAWING

WINDOW SCHEDULE

DRAWN

Author

SCALE

As indicated

DATE

2024 11 21

CHECKED

Checker

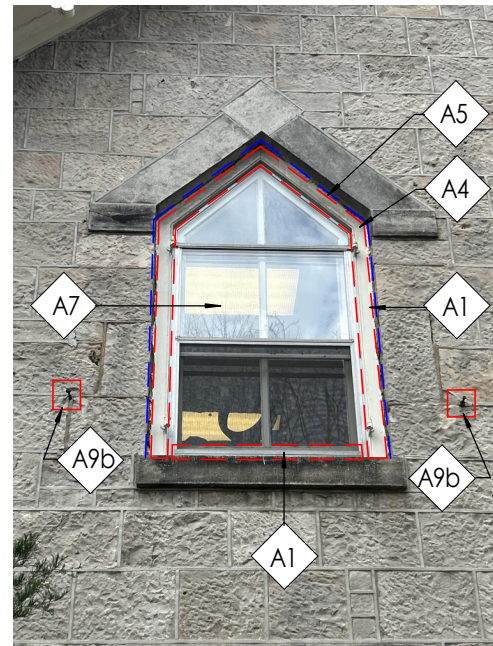
PROJECT

24-1610

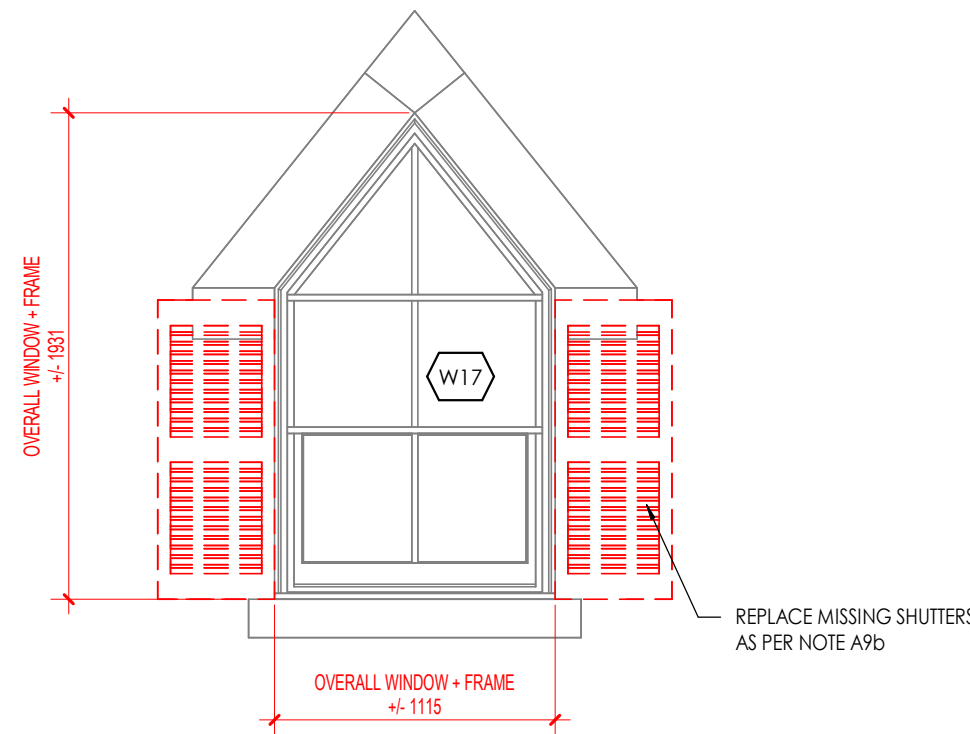
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A6.02

WINDOW W17

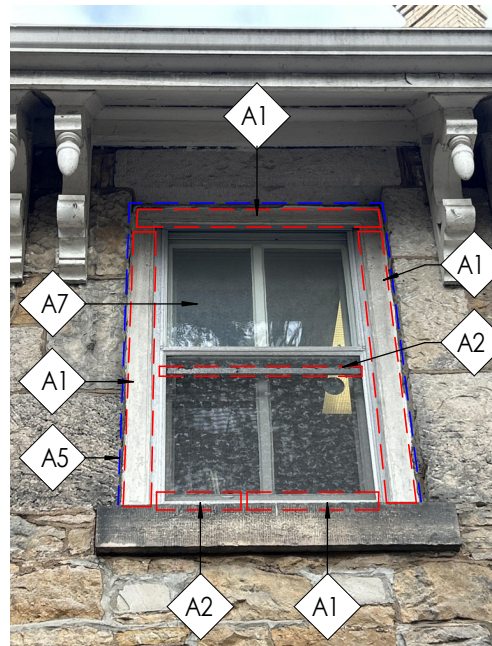


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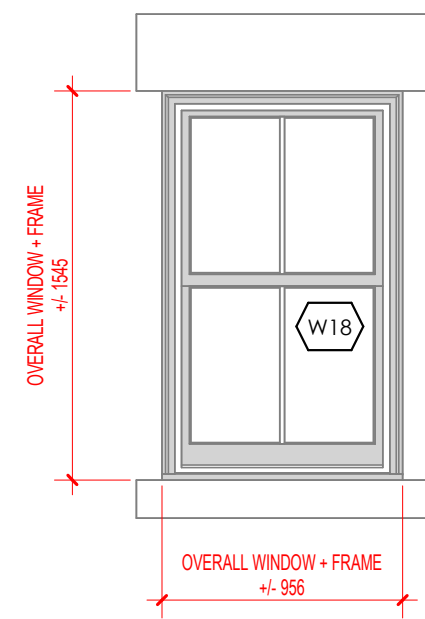


INTERIOR PHOTO

WINDOW W18



EXTERIOR PHOTO



INTERIOR PHOTO

GENERAL NOTES:

- WHERE PAINT IS FLAKING, BLISTERING OR ALLIGATORING STRIP LOOSE PAINT WITH GENTLE SANDING. DO NOT USE MECHANICAL OR CHEMICAL MEANS
- APPLY PRESERVATION TO WOOD AND REPAINT IN THEIR ENTIRETY OF THE EXTERIOR OF THE WINDOWS AND FRAMES TO MATCH EXISTING COLOUR
- GC TO REMOVE STORM WINDOWS AND REPLACE WITH NEW
- CLEAN WINDOW AND FRAME AFTER PAINT HAS DRIED
- THE APPROXIMATE AMOUNT OF PAINT STRIPPING REQUIRED AND AMOUNT OF REPUTTING ARE APPROXIMATE. CONTRACTOR TO SITE VERIFY AND PRICE FULL WORK ACCORDINGLY
- CLEAR AREA FROM DIRT AND DEBRIS AND CLEAN WITH WATER PRIOR TO START OF REPAIR WORK

FACADE RESTORATION LEGEND:

FRAME REPAIR (GENERAL)

- A1** STRIP PAINT TO ASSESS FULL EXTENT OF DAMAGE. IF DAMAGE IS SHALLOW OR MINOR, FILL IN CRACKS OR HOLES WITH SEALANT OR WOOD FILLER. IF DAMAGE IS MAJOR, SEE NOTE A2.

FRAME REPAIR (MAJOR)

- A2** IF DAMAGE IS DEEP OR EXTENSIVE, REPLACE DAMAGED SECTION. CUT OUT DAMAGED SECTION, SQUARE OFF AREA, AND REPAIR AS DUTCHMAN PATCH. CUT NEW WOOD PIECE TO MATCH PROFILE OF FRAME AND SIZE OF AREA TO BE REPLACED. USE SAME SPECIES OF WOOD AND SECURE IN PLACE.

REGLAZING OF WINDOW & MUNTIN REPAIR

- A3** WINDOW TO BE REGLAZED. GC TO CAREFULLY REMOVE GLASS PANE AND REPAIR OR REPLACE WOOD MUNTIN, NEW MUNTIN TO MATCH EXISTING PROFILE AND WOOD SPECIES, REINSTALL GLASS PANE, RE-SECURE AND APPLY GLAZING COMPOUND.

FRAME JOINT REPAIR

- A4** SEAL CRACKS IN JOINT BETWEEN UPPER FRAME BOARD AND SIDE FRAME BOARDS AROUND THE WINDOW FRAME. COLOUR TO MATCH FRAME.

SEAL AROUND FRAME

- A5** SEAL CRACKS IN JOINT BETWEEN WINDOW FRAME AND STONE WALL AROUND THE OPENING OF THE WINDOW FRAME AS REQUIRED.

WINDOW PANE REPLACEMENT

- A6** REPLACE BROKEN WINDOW PANES WITH NEW MINIMUM 3MM GLASS WINDOW PANES.

REPLACEMENT OF STORM WINDOWS

- A7** GC TO REMOVE EXISTING METAL STORM WINDOWS. PATCH AND REPAIR WINDOW FRAME UNDERNEATH. REMOVE METAL STORM. INSTALL NEW WOOD STORM WINDOW. REFER TO DETAIL.

INTERIOR CRACK REPAIR

- A8** SEAL CRACKS IN JOINT BETWEEN WINDOW FRAME AND INTERIOR WINDOW CASING.

SHUTTER REPAIR

- A9A** TAKE DOWN ALL WINDOW SHUTTERS AND STRIP PAINT TO BASE WOOD BY LIGHTLY SANDING. ONCE PAINT IS REMOVED, ASSESS CONDITION OF WOOD AND REPLACE COMPONENTS OF SHUTTER AS NEEDED. PRIME AND REPAINT.

SHUTTER REPLACEMENT

- A9B** REPLACE MISSING SHUTTER, IF AVAILABLE, REINSTALL CORRESPONDING SHUTTER FROM STORAGE OR REPLACE WITH NEW REPLICATED SHUTTER.

SHUTTER HARDWARE REPLACEMENT

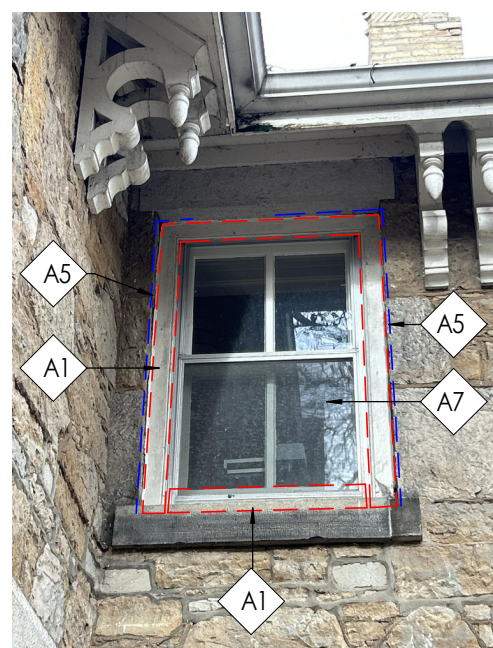
- A9C** GC TO REPLACE MISSING SHUTTER HARDWARE AND STOPS.

PAINTING LEGEND:

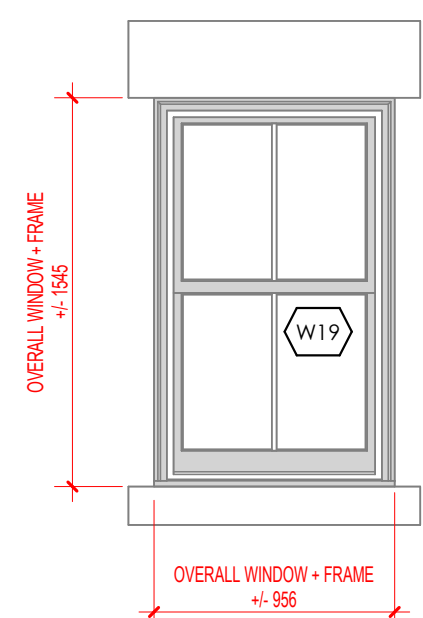
FRAME REPAINTING

- A10** APPLY PRESERVATION TO WOOD AND REPAINT IN THEIR ENTIRETY OF THE EXTERIOR OF THE WINDOW AND FRAMES TO MATCH THE EXISTING COLOUR

WINDOW W19

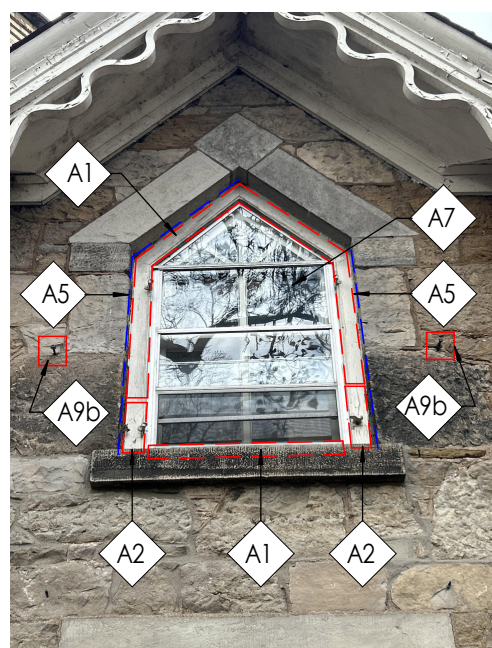


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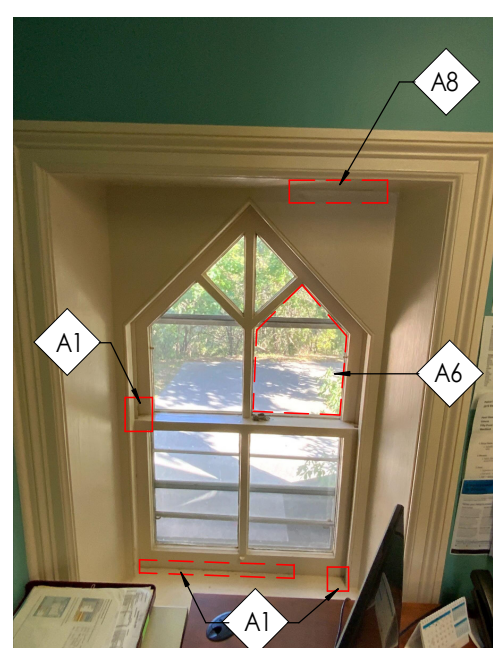
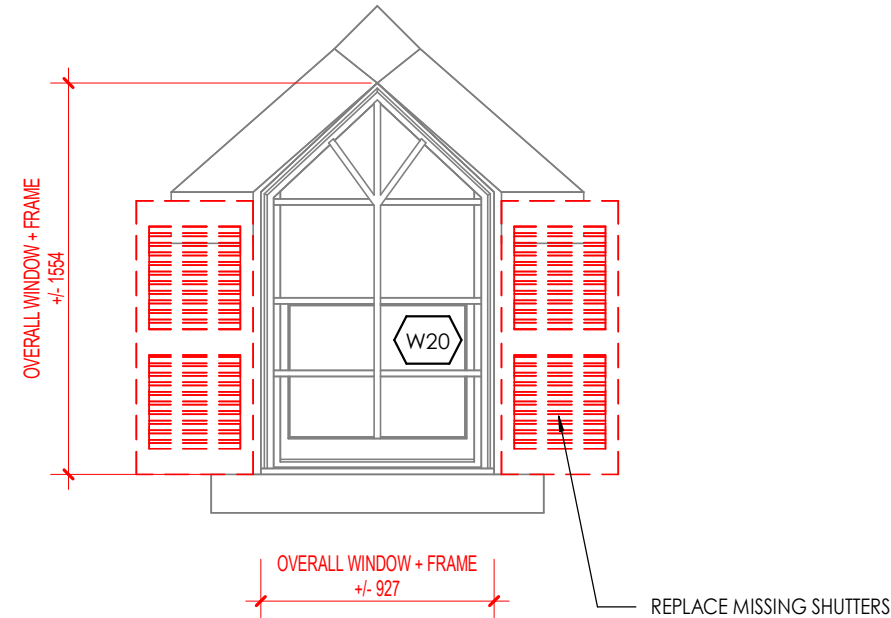


INTERIOR PHOTO

WINDOW W20

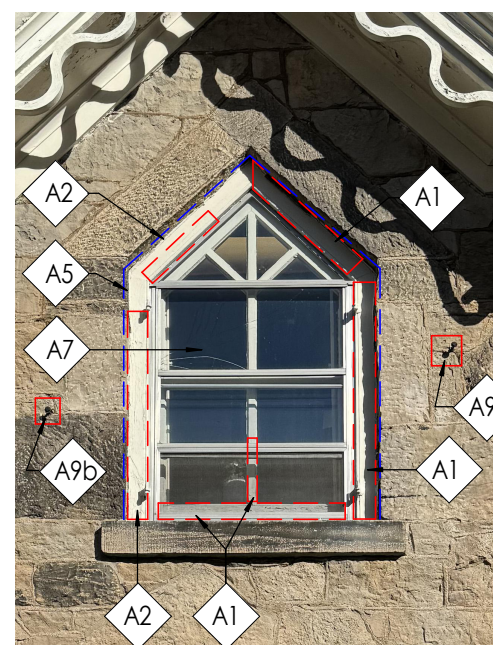


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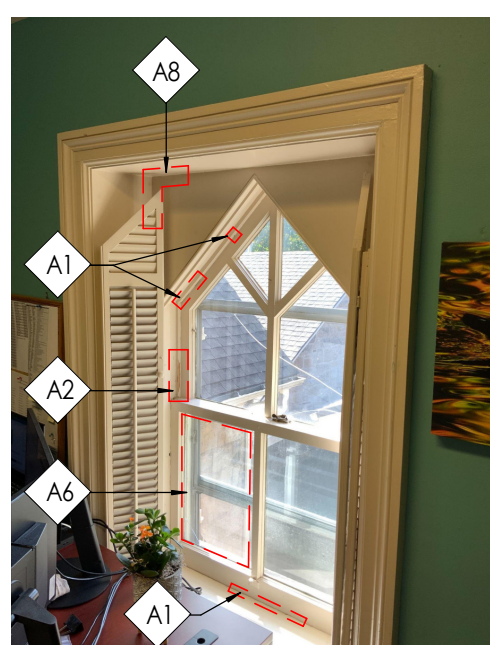
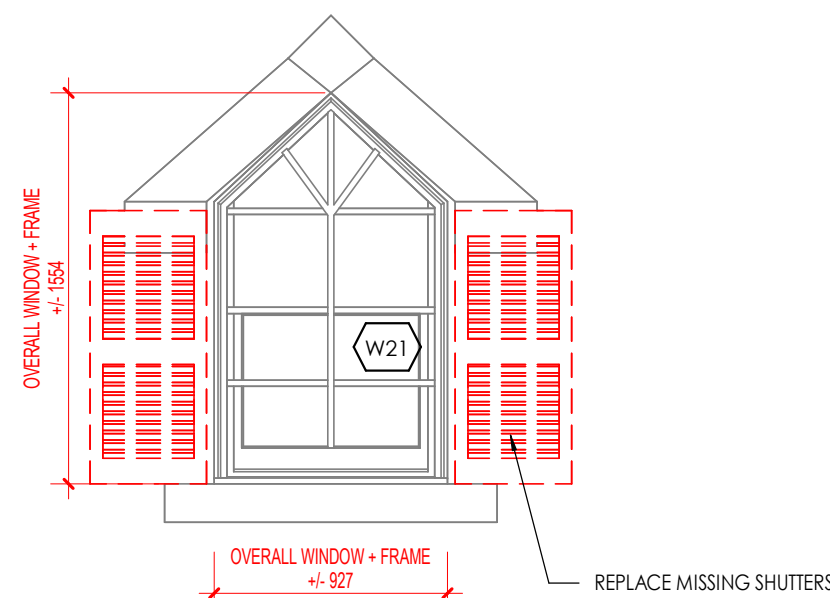


INTERIOR PHOTO

WINDOW W21

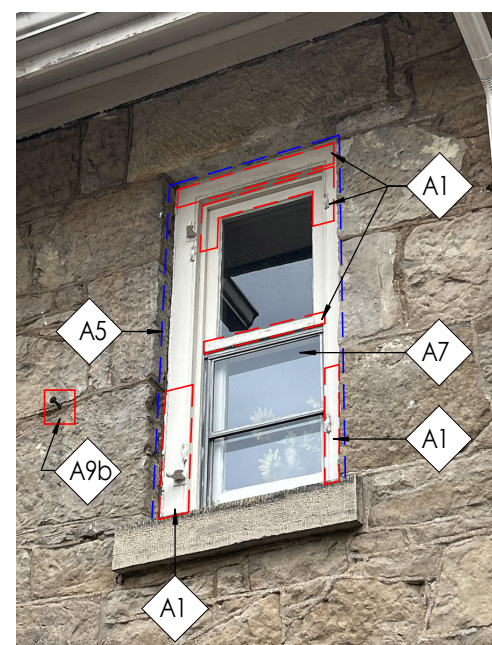


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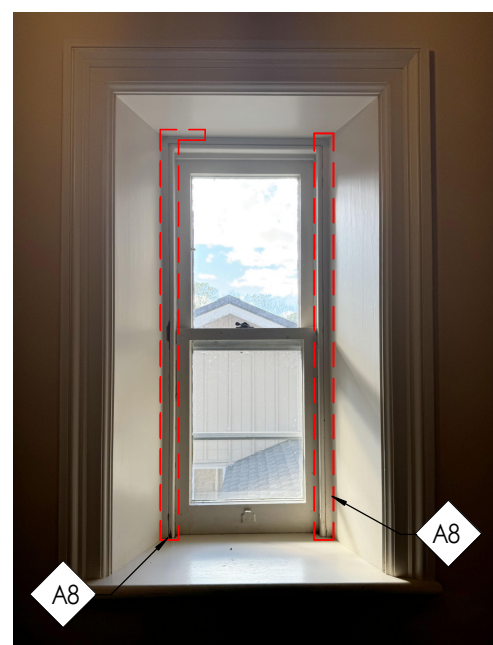
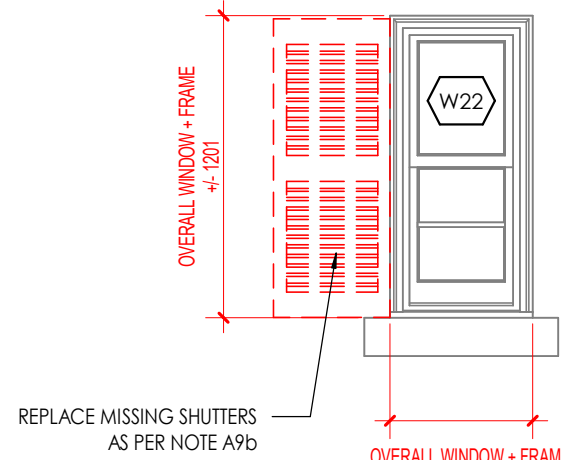


INTERIOR PHOTO

WINDOW W22

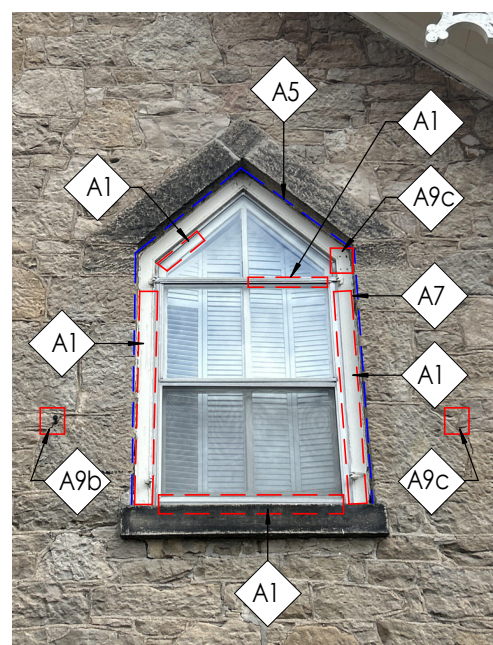


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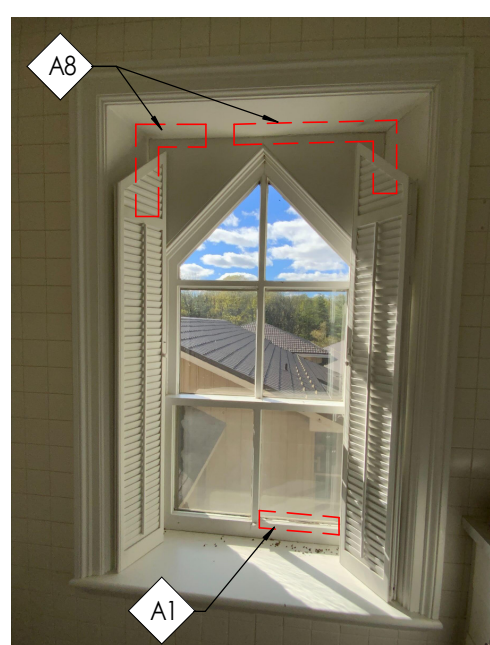
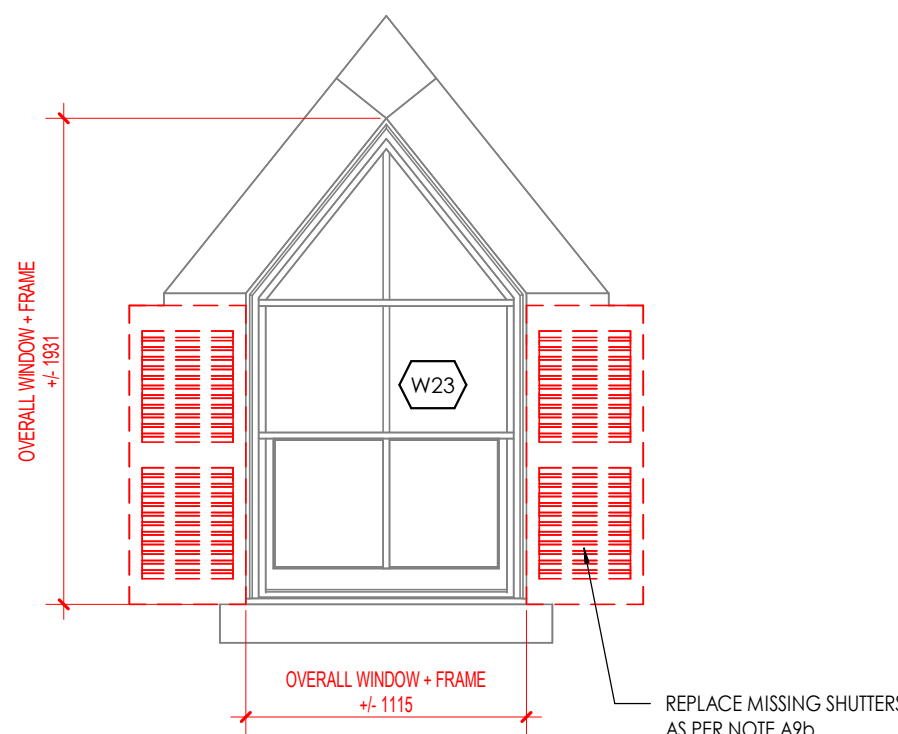


INTERIOR PHOTO

WINDOW W23

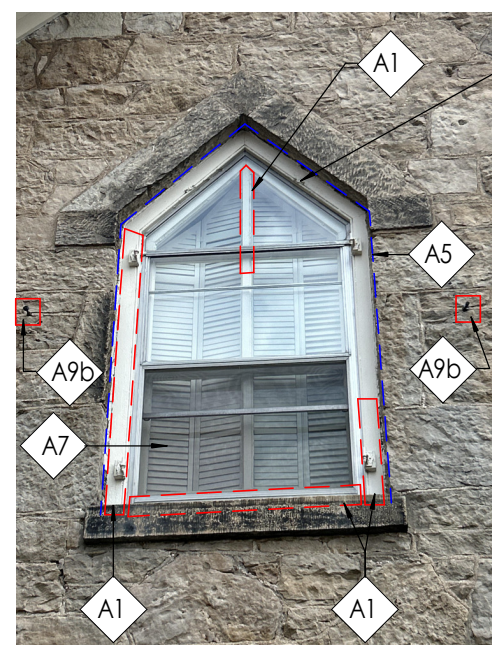


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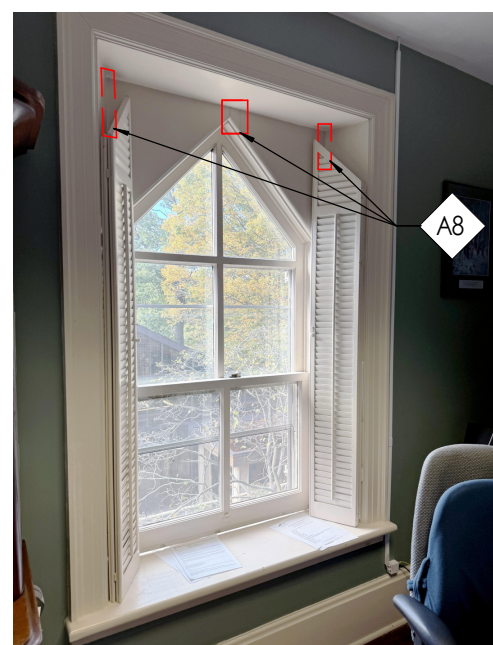
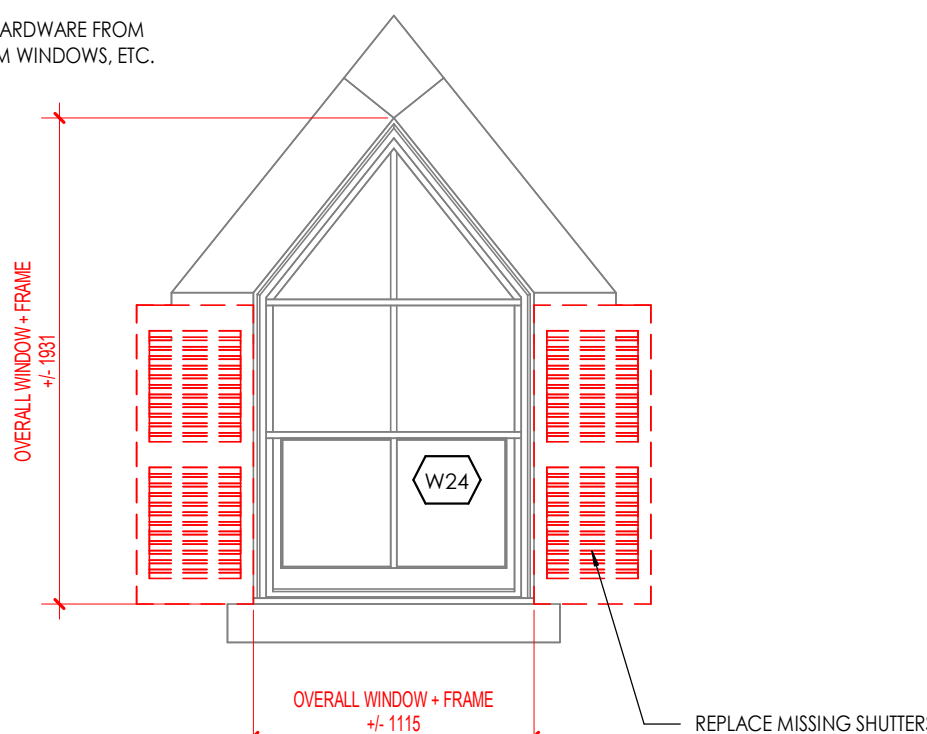


INTERIOR PHOTO

WINDOW W24



EXTERIOR PHOTO



INTERIOR PHOTO

NUMBER	DATE	REMARK
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REVISION TABLE

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SEALS

PROJECT

HCA - WOODEND
HOUSE RESTORATION

838 MINERAL SRPINGS
RD, HAMILTON, ONTARIO

DRAWING

WINDOW SCHEDULE

DRAWN

Author

SCALE

As indicated

DATE

2024 11 21

CHECKED

Checker

PROJECT

24-1610

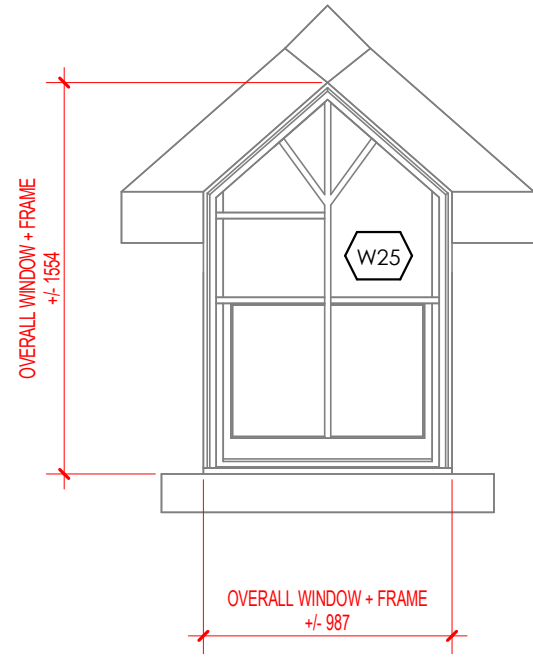
DRAWING

A6.03

WINDOW W25

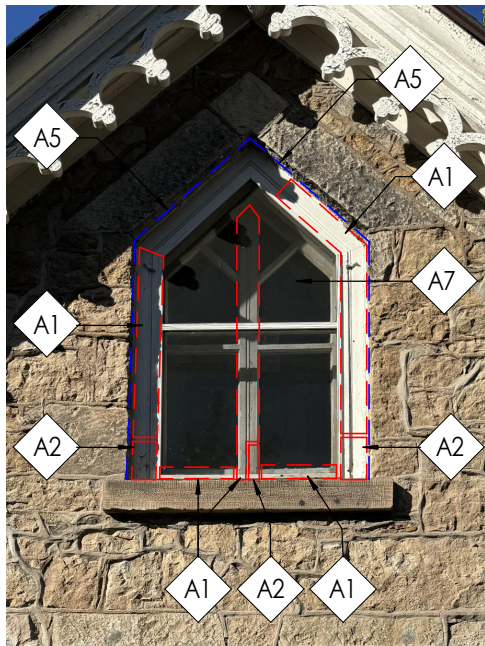


EXTERIOR PHOTO

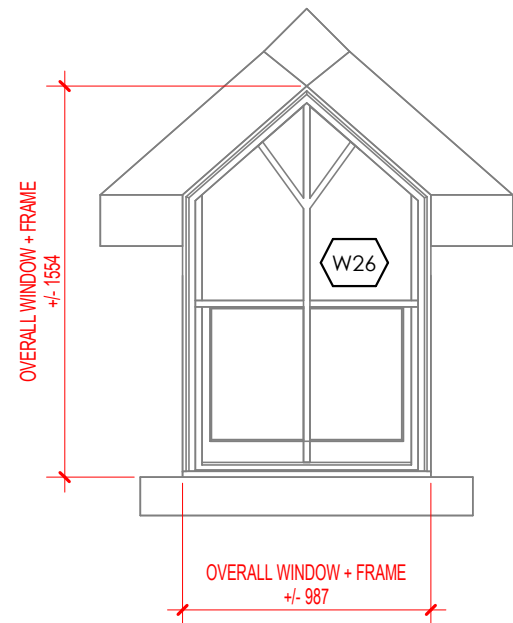


INTERIOR PHOTO

WINDOW W26



EXTERIOR PHOTO



INTERIOR PHOTO

GENERAL NOTES:

- WHERE PAINT IS FLAKING, BLISTERING OR ALLIGATORING STRIP LOOSE PAINT WITH GENTLE SANDING. DO NOT USE MECHANICAL OR CHEMICAL MEANS
- APPLY PRESERVATION TO WOOD AND REPAINT IN THEIR ENTIRETY OF THE EXTERIOR OF THE WINDOWS AND FRAMES TO MATCH EXISTING COLOUR
- GC TO REMOVE STORM WINDOWS AND REPLACE WITH NEW
- CLEAN WINDOW AND FRAME AFTER PAINT HAS DRIED
- THE APPROXIMATE AMOUNT OF PAINT STRIPPING REQUIRED AND AMOUNT OF REPUTTING ARE APPROXIMATE. CONTRACTOR TO SITE VERIFY AND PRICE FULL WORK ACCORDINGLY
- CLEAR AREA FROM DIRT AND DEBRIS AND CLEAN WITH WATER PRIOR TO START OF REPAIR WORK

FACADE RESTORATION LEGEND:

FRAME REPAIR (GENERAL)

STRIP PAINT TO ASSESS FULL EXTENT OF DAMAGE. IF DAMAGE IS SHALLOW OR MINOR, FILL IN CRACKS OR HOLES WITH SEALANT OR WOOD FILLER. IF DAMAGE IS MAJOR, SEE NOTE A2.

FRAME REPAIR (MAJOR)

IF DAMAGE IS DEEP OR EXTENSIVE, REPLACE DAMAGED SECTION. CUT OUT DAMAGED SECTION, SQUARE OFF AREA, AND REPAIR AS DUTCHMAN PATCH. CUT NEW WOOD PIECE TO MATCH PROFILE OF FRAME AND SIZE OF AREA TO BE REPLACED. USE SAME SPECIES OF WOOD AND SECURE IN PLACE.

REGLAZING OF WINDOW & MUNTIN REPAIR

WINDOW TO BE REGLAZED. GC TO CAREFULLY REMOVE GLASS PANE AND REPAIR OR REPLACE WOOD MUNTIN, NEW MUNTIN TO MATCH EXISTING PROFILE AND WOOD SPECIES, REINSTALL GLASS PANE, RE-SECURE AND APPLY GLAZING COMPOUND.

FRAME JOINT REPAIR

SEAL CRACKS IN JOINT BETWEEN UPPER FRAME BOARD AND SIDE FRAME BOARDS AROUND THE WINDOW FRAME. COLOUR TO MATCH FRAME.

SEAL AROUND FRAME

SEAL CRACKS IN JOINT BETWEEN WINDOW FRAME AND STONE WALL AROUND THE OPENING OF THE WINDOW FRAME AS REQUIRED.

WINDOW PANE REPLACEMENT

REPLACE BROKEN WINDOW PANES WITH NEW MINIMUM 3MM GLASS WINDOW PANES.

REPLACEMENT OF STORM WINDOWS

GC TO REMOVE EXISTING METAL STORM WINDOWS. PATCH AND REPAIR WINDOW FRAME UNDERNEATH. REMOVE METAL STORM. INSTALL NEW WOOD STORM WINDOW. REFER TO DETAIL.

INTERIOR CRACK REPAIR

SEAL CRACKS IN JOINT BETWEEN WINDOW FRAME AND INTERIOR WINDOW CASING.

SHUTTER REPAIR

TAKE DOWN ALL WINDOW SHUTTERS AND STRIP PAINT TO BASE WOOD BY LIGHTLY SANDING. ONCE PAINT IS REMOVED, ASSESS CONDITION OF WOOD AND REPLACE COMPONENTS OF SHUTTER AS NEEDED. PRIME AND REPAINT.

SHUTTER REPLACEMENT

REPLACE MISSING SHUTTER, IF AVAILABLE, REINSTALL CORRESPONDING SHUTTER FROM STORAGE OR REPLACE WITH NEW REPLICATED SHUTTER.

SHUTTER HARDWARE REPLACEMENT

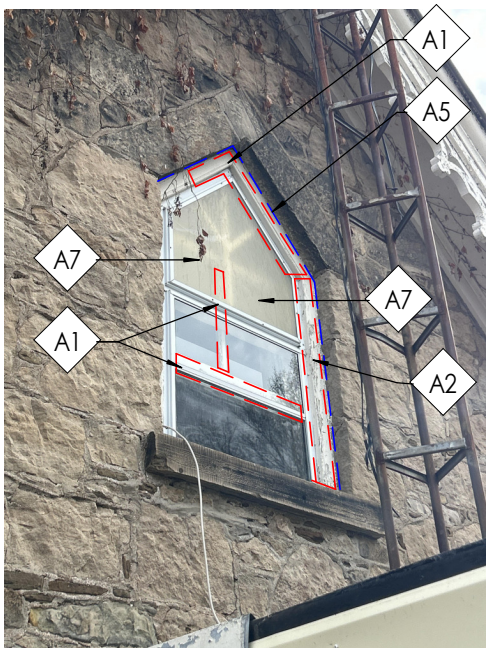
GC TO REPLACE MISSING SHUTTER HARDWARE AND STOPS.

PAINTING LEGEND:

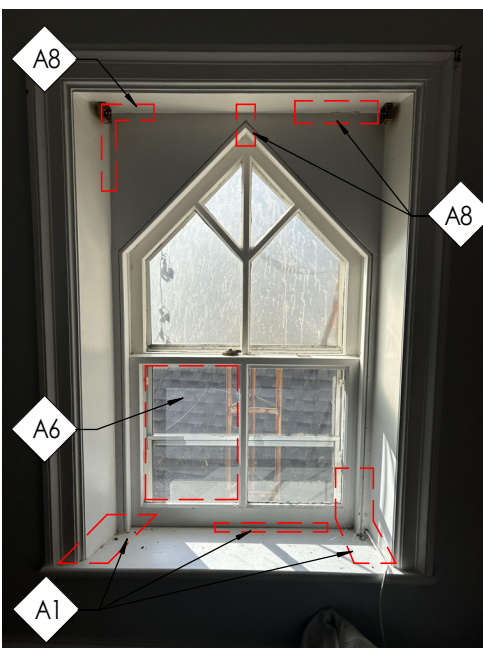
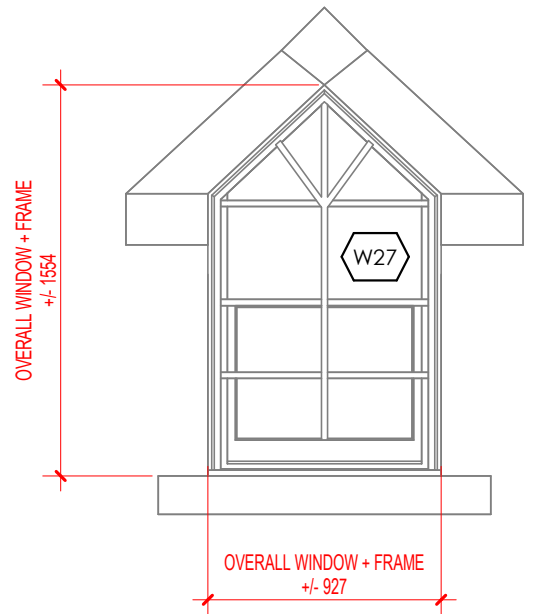
FRAME REPAINTING

APPLY PRESERVATION TO WOOD AND REPAINT IN THEIR ENTIRETY OF THE EXTERIOR OF THE WINDOW AND FRAMES TO MATCH THE EXISTING COLOUR

WINDOW W27

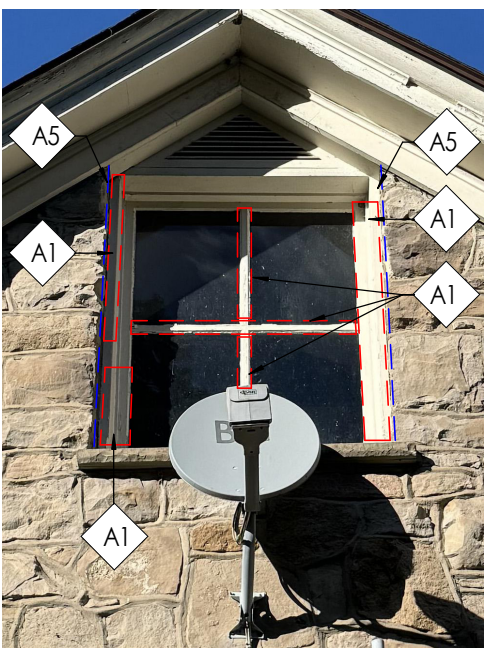


EXTERIOR PHOTO

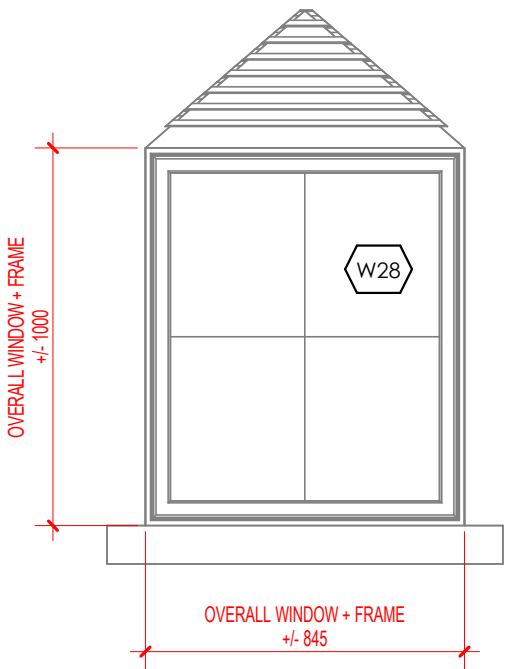


INTERIOR PHOTO

WINDOW W28



EXTERIOR PHOTO



NUMBER	DATE	REMARK
REVISION TABLE		
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As indicated

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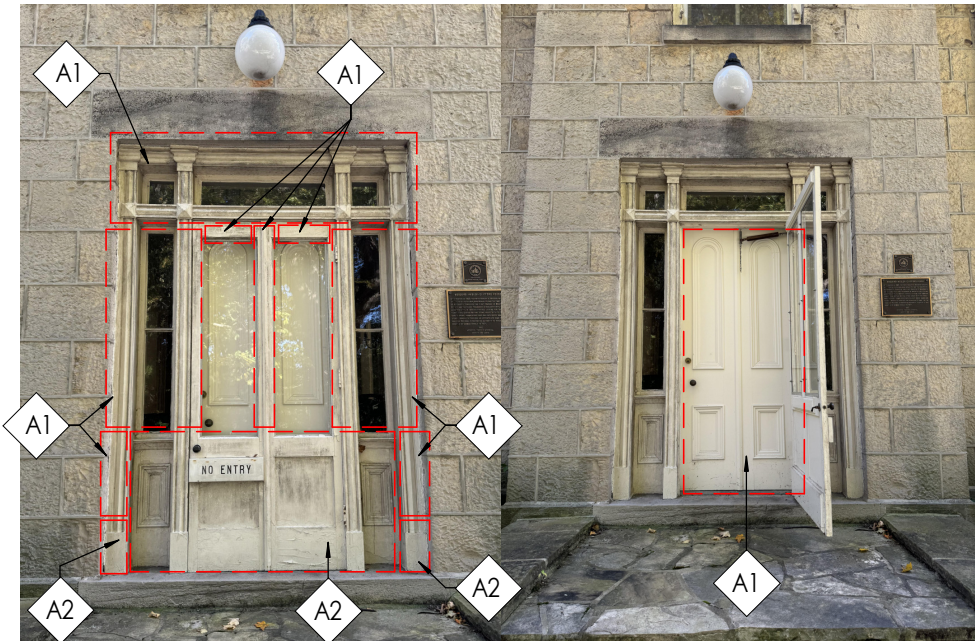
PROJECT

24-1610

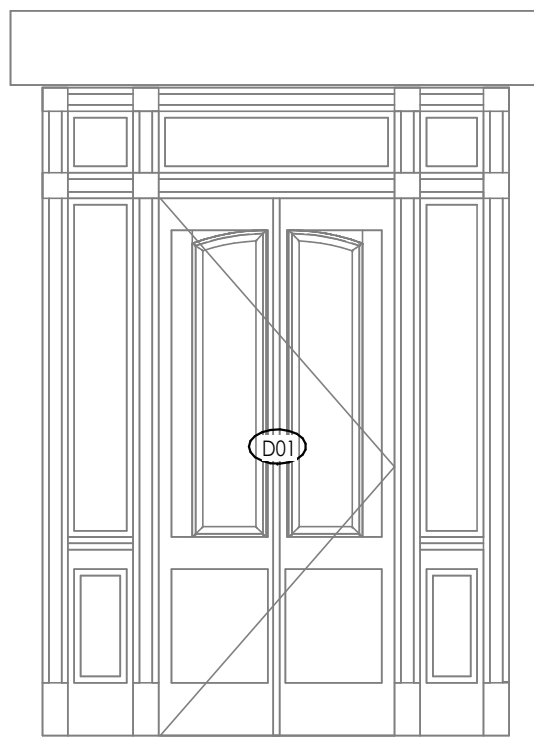
DRAWING

A6.04

DOOR D01 (A)



EXTERIOR PHOTOS



INTERIOR PHOTO

DOOR D02 (B)



EXTERIOR PHOTOS



INTERIOR PHOTO

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SHUTTER HARDWARE REPLACEMENT

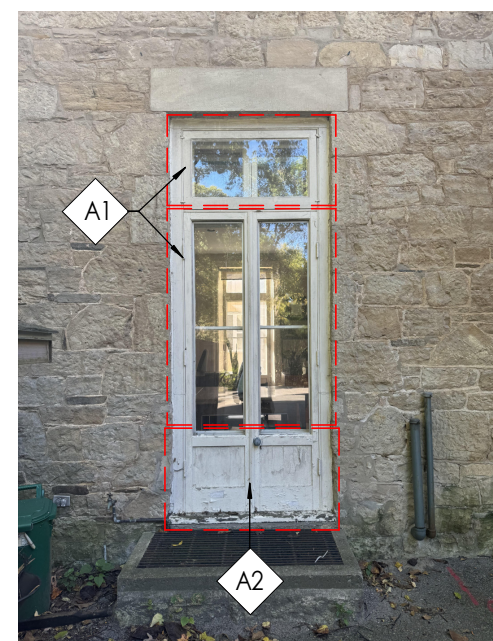
GC TO REPLACE MISSING SHUTTER HARDWARE AND STOPS.

PAINTING LEGEND:

FRAME REPAINTING

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DOOR D03 (C)

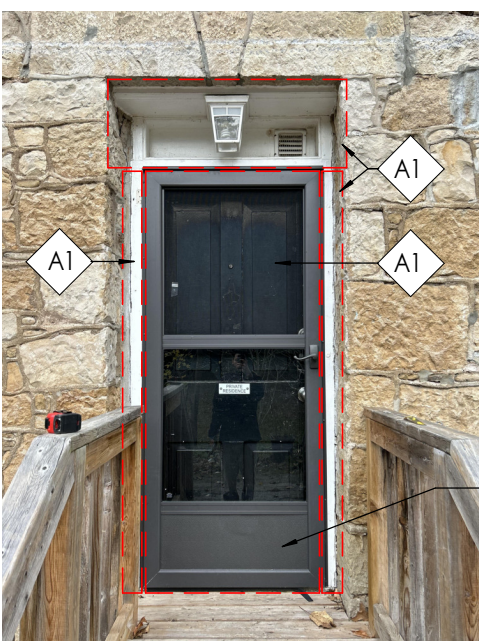


EXTERIOR PHOTO

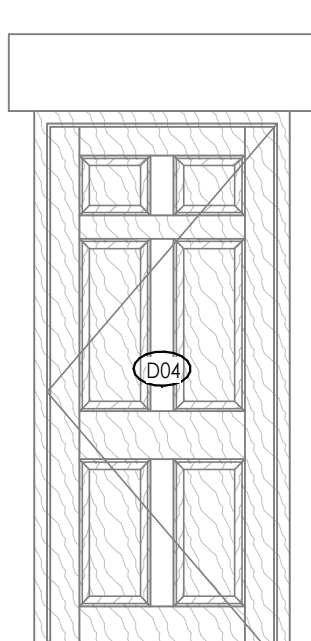


INTERIOR PHOTOS

DOOR D04 (D)



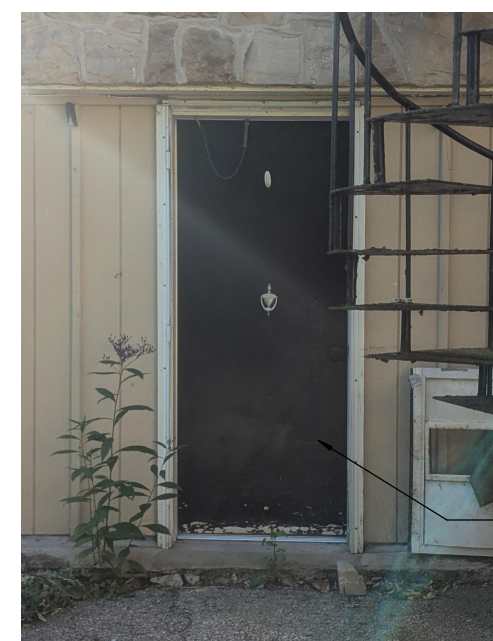
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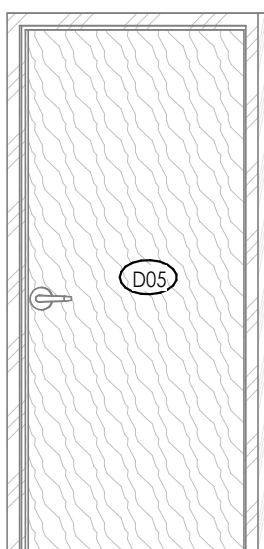
INTERIOR PHOTO

REMOVE DOOR SCREEN FOR ACCESS TO DOOR FOR REPAIRS. REINSTALL SCREEN AFTER DOOR REPAIR COMPLETION.

DOOR D05 (E)



EXTERIOR PHOTO



INTERIOR PHOTO

DOOR D06 (F)



EXTERIOR PHOTO



INTERIOR PHOTO

NUMBER	DATE	REMARK
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SEALS

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HOUSE RESTORATION

838 MINERAL SRPINGS
RD, HAMILTON, ONTARIO

DRAWING

DOOR SCHEDULE

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Author

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PROJECT

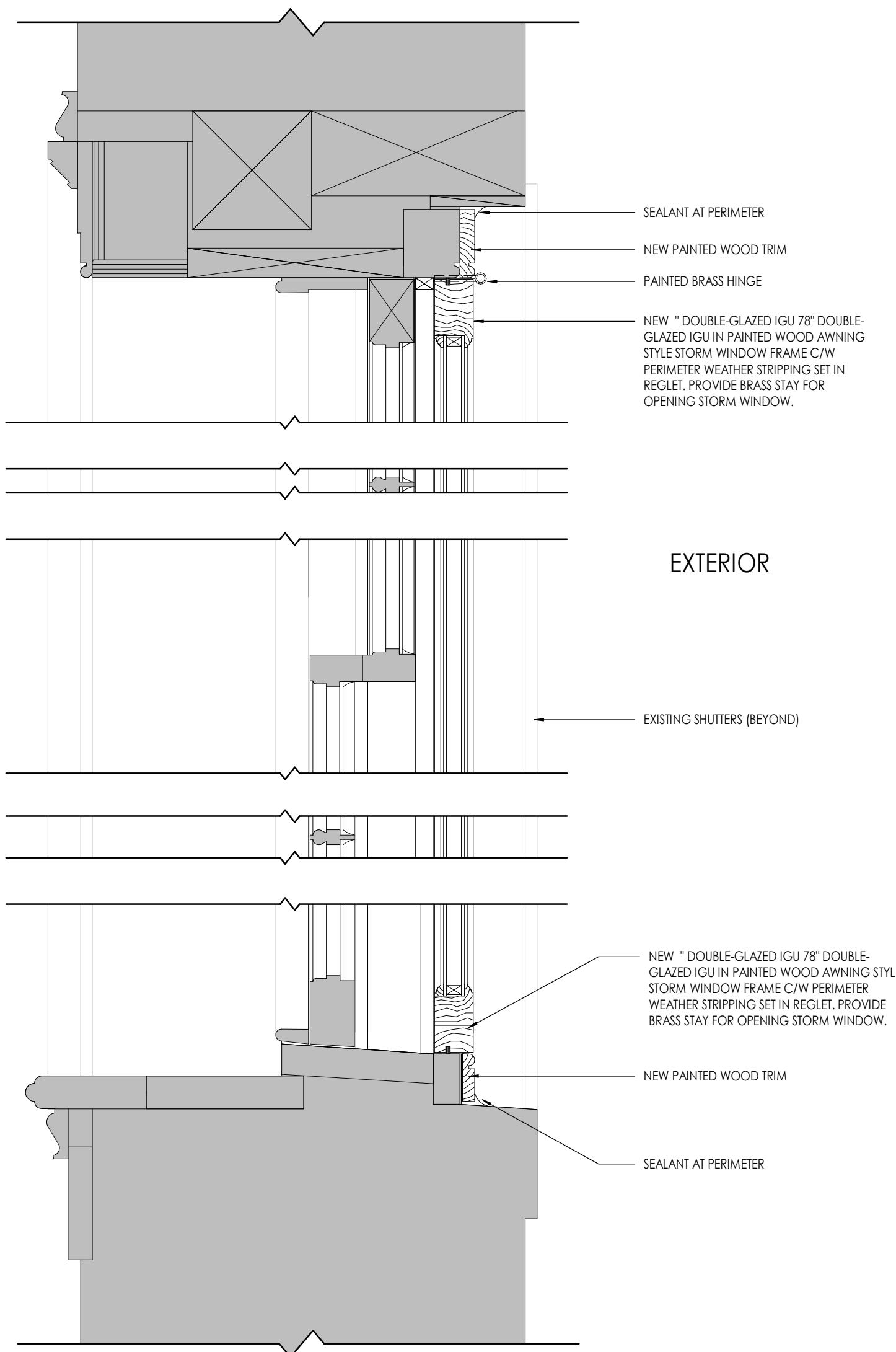
24-1610

DRAWING

A6.05

INTERIOR

EXTERIOR



1 TYPICAL WINDOW SECTION DETAIL
A6.06 1 : 5

MATERIAL SCHEDULE

EXTERIOR:

PT01 - PAINT TYPE 1 - NEW PAINT - WINDOW (EXTERIOR)
MANUFACTURE: ALLBACK UNSEED OIL PAINT OR BENJAMIN MOORE AURA SERIES.
SERIES: REFER TO SPECS.
COLOUR: ARCH. TO CONFIRM. TO BE SELECTED FROM MANUFACTURER'S FULL RANGE (ALLOW FOR UP TO 5 COLOURS WITHIN THESE SPACES, 5 SAMPLES OF EACH). COLOURS TO MATCH EXISTING.
LOCATION : REFER TO DRAWINGS

PT02 - PAINT TYPE 2 - NEW PAINT - SHUTTER
MANUFACTURE: ALLBACK UNSEED OIL PAINT OR BENJAMIN MOORE AURA SERIES.
SERIES: REFER TO SPECS.
COLOUR: ARCH. TO CONFIRM. TO BE SELECTED FROM MANUFACTURER'S FULL RANGE (ALLOW FOR UP TO 5 COLOURS WITHIN THESE SPACES, 5 SAMPLES OF EACH). COLOURS TO MATCH EXISTING.
LOCATION : REFER TO DRAWINGS

PT03 - PAINT TYPE 3 - NEW PAINT - WOOD DOOR (EXTERIOR)
MANUFACTURE: ALLBACK UNSEED OIL PAINT OR BENJAMIN MOORE AURA SERIES.
SERIES: REFER TO SPECS.
COLOUR: ARCH. TO CONFIRM. TO BE SELECTED FROM MANUFACTURER'S FULL RANGE (ALLOW FOR UP TO 5 COLOURS WITHIN THESE SPACES, 5 SAMPLES OF EACH). COLOURS TO MATCH EXISTING.
LOCATION : REFER TO DRAWINGS

WF01 - WINDOW FILM 1 - NEW FROST DOT BIRD SAFETY FILM
MANUFACTURE: SOLIX
SERIES: SX-BSD
COLOUR: ARCH. TO CONFIRM. TO BE SELECTED FROM MANUFACTURER'S FULL RANGE.
LOCATION : REFER TO WINDOW SCHEDULE

INTERIOR:

PT04 - PAINT TYPE 4 - NEW PAINT - WINDOW (INTERIOR)
MANUFACTURE: ALLBACK UNSEED OIL PAINT OR BENJAMIN MOORE AURA SERIES.
SERIES: REFER TO SPECS.
COLOUR: ARCH. TO CONFIRM. TO BE SELECTED FROM MANUFACTURER'S FULL RANGE (ALLOW FOR UP TO 5 COLOURS WITHIN THESE SPACES, 5 SAMPLES OF EACH). COLOURS TO MATCH EXISTING.
LOCATION : REFER TO DRAWINGS

PT05 - PAINT TYPE 5 - NEW PAINT - WOOD DOOR (INTERIOR)
MANUFACTURE: ALLBACK UNSEED OIL PAINT OR BENJAMIN MOORE AURA SERIES.
SERIES: REFER TO SPECS.
COLOUR: ARCH. TO CONFIRM. TO BE SELECTED FROM MANUFACTURER'S FULL RANGE (ALLOW FOR UP TO 5 COLOURS WITHIN THESE SPACES, 5 SAMPLES OF EACH). COLOURS TO MATCH EXISTING.
LOCATION : REFER TO DRAWINGS

GLAZING:

EG01 - TYPICAL EXTERIOR GLAZING (STORM WINDOWS)
MANUFACTURE: TBC.
TYPE: 1\"/>

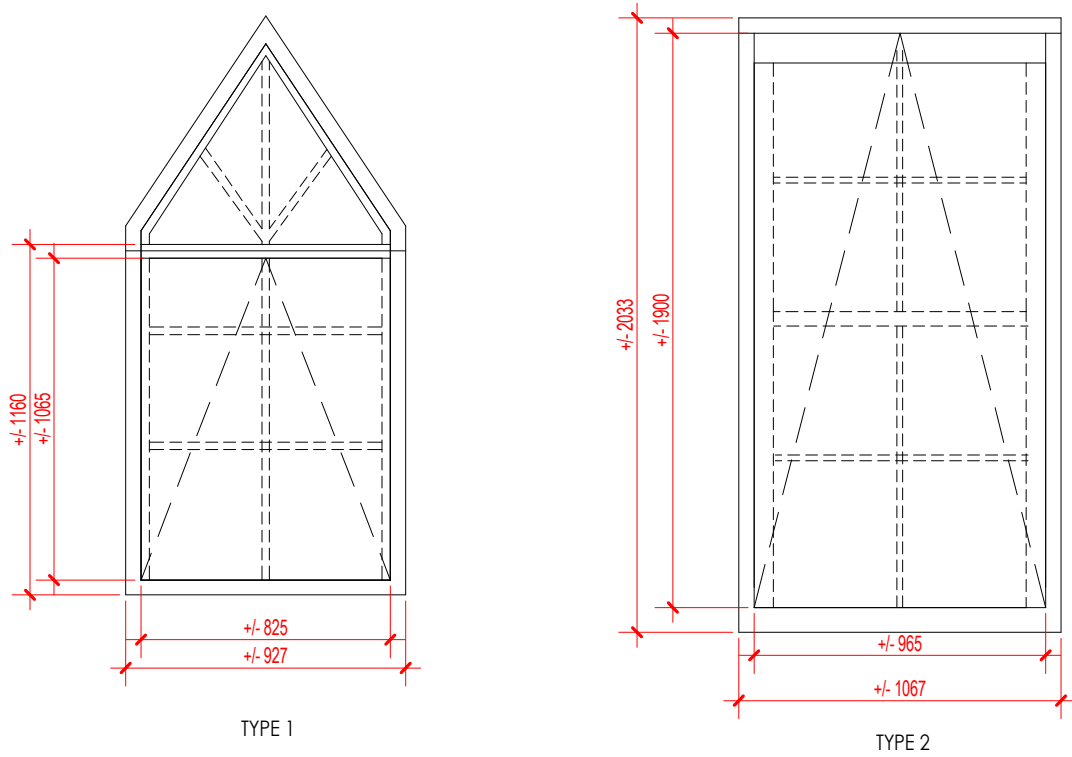
SHAPE: REFER TO DRAWINGS.
INSTALL: CONFORM TO ALL MANUFACTURERS STANDARDS. MAKE GOOD ALL FINISHES

WINDOW SCHEDULE

Mbrk	FRAME		BIRD COLLISION THREAT RATING	STORM WINDOW		GLAZING TYPE	STORM HARDWARE		COMMENTS
	MAT	FIN		HINGE	PULL		STAY ARM	OPERATION	
W01	WD	PT	LETHAL	Y	Y	EG1	Y	OP	
W02	WD	PT	LETHAL	Y	Y		Y	OP	
W03	WD	PT	LETHAL	Y	Y		Y	OP	
W04	WD	PT	LETHAL	Y	Y		Y	OP	
W05	WD	PT	HIGH RISK	Y	Y		Y	OP	
W06	WD	PT	HIGH RISK	Y	Y		Y	OP	
W07	WD	PT	HIGH RISK	Y	Y		Y	OP	
W08	WD	PT	HIGH RISK	NA	NA		NA	NA	
W09	WD	PT	LOW RISK	Y	Y		Y	OP	
W10	WD	PT	LOW RISK	Y	Y		Y	OP	
W11	WD	PT	HIGH RISK	NA	NA		NA	NA	
W12	WD	PT	LETHAL	NA	NA		NA	NA	
W13	WD	PT	LETHAL	Y	Y		Y	FIX/OP	
W14	WD	PT	LETHAL	Y	Y		Y	FIX/OP	
W15	WD	PT	LETHAL	Y	N		Y	FIX/OP	
W16	WD	PT	LETHAL	Y	Y		Y	FIX/OP	
W17	WD	PT	LETHAL	Y	Y		Y	FIX/OP	
W18	WD	PT	HIGH RISK	Y	Y		Y	OP	
W19	WD	PT	HIGH RISK	Y	Y		Y	OP	
W20	WD	PT	HIGH RISK	Y	Y		Y	FIX/OP	
W21	WD	PT	HIGH RISK	Y	Y		Y	FIX/OP	
W22	WD	PT	HIGH RISK	Y	Y		Y	OP	
W23	WD	PT	HIGH RISK	Y	Y		Y	FIX/OP	
W24	WD	PT	HIGH RISK	Y	Y		Y	FIX/OP	
W25	WD	PT	HIGH RISK	Y	Y		Y	FIX/OP	
W26	WD	PT	LOW RISK	Y	Y		Y	FIX/OP	
W27	WD	PT	HIGH RISK	Y	Y		Y	FIX/OP	
W28	WD	PT	LOW RISK	NA	NA		NA	NA	

SCHEDULE ABBREVIATIONS

ALUM ALUMINUM
HM HOLLOW METAL
ANOD ANODIZED
CL CLEAR
PT PAINT
FF FACTORY FINISHED
ME MATCH EXISTING



NUMBER	DATE	REMARK
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PROPOSED STORM WINDOW
SECTION AND SCHEDULE

DRAWN

Author

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A6.06