CONSERVATION STRATEGY AND HERITAGE BUILDING PROTECTION PLAN

I. CONSERVATION STRATEGY ('C')

C1. Property Description

1. Location: Bram East Area, Brampton, Ontario

   Forms part of Sub-Area 47-3 within the City of Brampton's Area 47 Secondary Plan

2. Boundaries

   Traversed by: Rainbow Creek & Coleraine Drive
   North Boundary: Countryside Drive
   East Boundary: Highway 50
   South and West Boundary: two future proposed access roads

3. Ownership: Orlando Development Corporation

   Some land portions of Block Plan, BP-47-3-A1, are registered under the separate ownership of Prologis Inc. These Prologis lands have been referenced in other heritage planning documents, as they form part of the site collectively referred to by ongoing development applications as the "Orlando-Prologis Development Plan" or OPDP

C2. Project Background

1. Historic agricultural context rezoned to industrial

   In line with the City's implemented rezoning from agricultural to industrial, the OPDP proposes to incorporate a total of 17 large-plate industrial structures with building areas, ranging from 195,526 sf (18,165 sm) to 439,347 sf (40,816.67 sm).

2. Two Heritage Properties are impacted:

   a. 10690 Highway 50, "Cole Farm Property"

      Comprised of several farm structures, with the primary farmhouse, also referred to as the "Cole Farmhouse", being Listed and recommended for Designation.

   b. 10916 Coleraine Dr, "Splan Farm Property"

      Comprised of several farm structures with the formerly listed "Splan Farmhouse", evaluated with low heritage value.

3. Cole Farmhouse (C2.2.a), proposed for conservation and designation.

   Of all the original farm structures, comprising both Cole and Splan Farm Properties, only the Cole Farmhouse structure was evaluated with sufficient heritage value to warrant protection under the OHA.

C3. Conservation Documents

1. Heritage Impact Assessment (HIA) Reports:

   a. AREA, Architects Rasch Eckler Associates Ltd. *Cole Farmhouse, 10690 Hwy. 50, Cultural Heritage Impact Assessment*. 2014 May 22. PDF. 2015 Jan 8 (revised).

   b. AREA. *Splan Farmhouse, 10916 Coleraine Dr., Cultural Heritage Impact Statement*. 2014 April 21. PDF.

2. Conservation Plan Drawings:

   a. AH-1.0 *Salvage Mitigation Strategy: Salvage Elements*. Last Issued: 2015 April 30.

   b. AH-1.1 *Salvage Mitigation Strategy*. Last Issued: 2015 Jan 7.

   c. AH-1.2 *Relocation Site Plan for Cole Farmhouse and Commemorative Landscape Feature Location*. Last Issued: 2015 April 30.

   d. AH-2.1 *Conservation Strategy and Heritage Building Protection Plan*. Rev. 2015 August 28.

   e. AH-2.2 *Disassembly Strategy and Conservation Notes*. Rev. 2015 August 28.

   f. AH-2.3 *Proposed Elevations and Alterations Interventions*. Rev. 2015 August 28.

3. Heritage Planning Policies, Regulations, and Guidelines:

   Ontario Ministry of Tourism, Culture, and Sports

   a. Ontario Heritage Act, R.S.O. 1990, c. 0.18,
   b. Heritage Conservation Principles for Land Use Planning, 2007
   c. Ontario Heritage Toolkit, 2006

   City of Brampton

   d. Heritage Building Protection Plan
   e. Guidelines for Securing Vacant Heritage Buildings
   f. Minimum Maintenance By-Law 104-96

   Other Institutions

   g. Standards & Guidelines for the Conservation of Historic Places in Canada, Parks Canada
   h. Well Preserved: The Ontario Heritage Foundation Manual of Principles and Practice for Architectural Conservation
   i. National Park Services, Preservation Briefs
      1) Checklist for Routing Inspection of Buildings. US-GSA: Historic Preservation Technical Procedures

C4. Existing Conditions

The following conditions were observed during a site visit by *AREA* staff on May 6, 2015, Tuesday: All wall openings are blocked with exterior grade plywood, temporary fencing already in place, salvaged materials for commemorative work already retrieved, other farm structures demolished, site regrading commencing.

C5. Objectives Of Conservation Work

The proposed Conservation Work represents the first priority and phase in the adaptive reuse of the Cole Farmhouse structure for the following reasons:

1. To protect the exterior building envelope,
2. To permit shared access to the building exterior for various trades,
3. To coordinate work of various disciplines, and to address integrated building components,
4. To conduct interior renovations as a separate phase independent of exterior work.

C6. Scope and Phasing of Conservation Work

1. Preventative maintenance, stabilization, security plans, and insurance requirements to heritage structure throughout its periods of vacancy
2. Selective disassembly and partial salvage of "rear (west) additions"
3. Relocation of "front (east) block", which includes original front porch (refer to 'D3' Dwg. AH 2.2).
4. Retention and restoration of original house form, comprised of the "front (east) block":
   a. Historic Brick Cleaning,
   b. Historic Brick Repair,
   c. Historic Brick Replacement,
   d. Historic Brick Supply,
   e. Restoration of Wood Components,
   f. Reproduction of Wood Components,
   g. Preservation of Historic Windows and Doors,
   h. Site Work
5. Alterations and interventions to front (east) block after relocation and restoration work:
   a. Reinstatement of former exterior brick walls,
   b. Modifications to historic wall openings, including the preservation or enclosure of existing wall openings, and the creation of new wall openings.
6. Alterations and interventions, subject for further approval (ie. Heritage Permit Application):
   a. reproduction of historic windows and doors,
   b. restoration and thermal upgrade of historic window and doors, and
   c. interior renovations.

C7. Employment of Trades

1. Restoration contractors, trades and suppliers, etc. must be qualified in heritage conservation work, with at least 5 years of relevant experience, including but not limited to the following disciplines:
   a. Masonry re-pointing, cleaning & replacement
   b. Historic brick supply
   c. Wood repair & repainting
   d. Wood millwork reproduction
   e. Roof replacement with replica materials
   f. Window reproduction

II. BUILDING PROTECTION PLAN: Maintenance and Stabilization ('B')

B1. Site Protection and Security

1. Products
   a. Exterior Guards: Rigid guard rails with min. height of 1070 mm
   b. Water Drainage
   c. Security and Surveillance
   d. Storage for Salvage Materials
2. Execution
   a. Clear yard from debris and excavations:

      Yard, to be comprised of clear and barricaded land areas within 7.5 metres from the exterior side of the heritage structure's building envelope.

      No forms of waste, dismantled vehicles, unused machinery or parts thereof, holes and excavations, shall be located within the barricaded yard.

   b. Store Salvage Materials within yard.
   c. Install and maintain perimeter fencing, guard rails, and barricades:

      Install guard rails on any adjacent excavation, exceeding 600 mm, or any temporary exterior stairs with more than three risers with landing or porch exceeding 600 mm distance from ground.

   d. Provide and maintain access roads:

      Every access road shall be surfaced with stone, gravel, asphalt, concrete or other materials capable of providing a hard surface.

      Maintain every access road to afford safe passage for Work access, and under normal use and weather conditions. Keep access road clear of snow and ice.
2. Execution (Site Protection and Security, Cont'd)
   e. Maintain drainage of water on site:

      Discharge water into an approved sewage system, away from walkways and access roads, and away from the heritage structure.

      Prevent ponding of water as result of site grading activities. Install additional drainage where excessive ponding recurs.

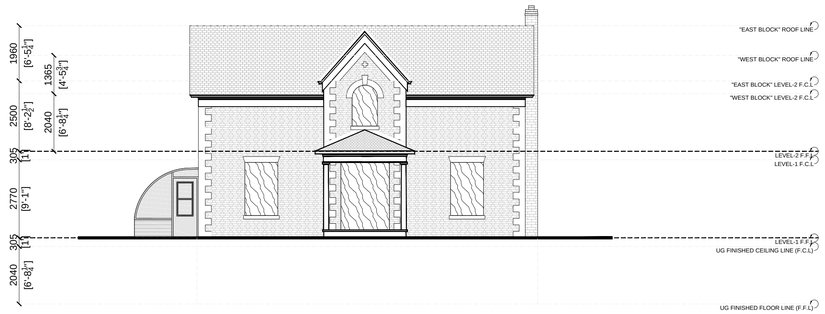
B2. Building Protection during Vacancy

1. Maintain Foundations
   a. Maintain structural soundness of foundations.
   b. Maintain waterproofing of foundation supports. Where necessary, correct cracks and/or install subsoil drains at footings.
   c. Retain building in-place until interim foundations, or new foundations on relocation site are secured.
2. Maintain Interior Spaces and Partitions
   a. Maintain minimum temperature above 10C.
   b. Every interior partition shall be maintained and be freed from holes, large cracks, rot, loose or unsecured materials, and accident hazards.
3. Enclose Windows, Doors, and Wall Openings
   a. Use boarding materials to enclose all window and door openings to prevent unauthorized entry, water infiltration, and insect infiltration.
   b. Cut boarding materials to fit flush with outside of the window or door trims.
   c. Boarding Materials:

      Exterior grade, ½" Plywood with 2" x 4" x 8' construction grade lumber for bracing, and applied with one coat primer to CGSB 1.189M and one coat exterior paint to CGSB 1.59.
4. Fix portions of exterior building envelope that require urgent repair.
   a. Exterior building envelope to be comprised of roof, roofing elements, masonry brick wall, windows and doors, exterior decorative trims, gutters and leaders.
   b. See AH-2.2: IV. Conservation Notes, M1. Brick Replacement
5. Complete monthly Routine Inspection Checklist during Building Vacancy
   a. Routine Inspection to be conducted by qualified personnel, to be assigned by Owner.
   b. Conduct inspection every month. Submit report to Owner, Heritage Architect, and City Heritage Staff.
   c. See B3.

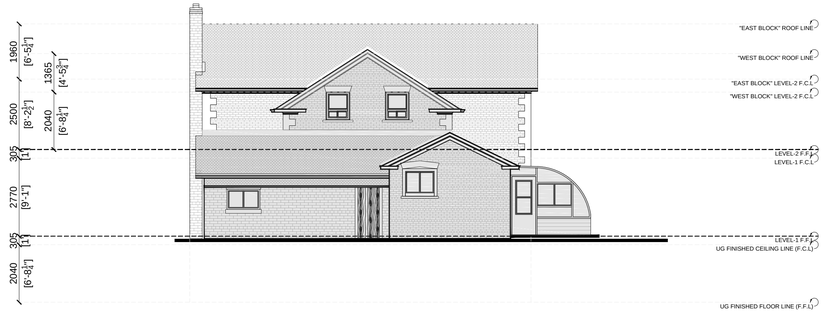
B3. Routine Inspection Checklist for Exterior

1. Roof and Roofing Elements
   a. Asphalt Shingles:
      1) loose and worn off nails, mineral granules,
      2) mold and moss,
      3) holes, leaks
   b. Projections (Chimneys)
      1) loose antennae, weather vane, lightning rods
      2) failing mortar joints
      3) deteriorating flashing
   c. Cornice, Underside of Roof (Eaves)
      1) peeling paint
      2) missing components
      3) cracks
      4) water stains
   d. Flashing, Gutters and Leaders
      1) loose, corroded, or broken flashing
      2) missing and uncaulked openings
      3) debris or ice blockage
2. Exterior Wall
   a. Masonry and Mortar
      1) horizontal, vertical, diagonal, hairline cracks
      2) location of cracks,
      3) loose or missing mortar
      4) stains, efflorescence, bulging or spalling masonry
   b. Wood, Stone, Metal Decorative Elements
3. Fenestration
   a. Doors and Windows
      1) alignment, damages to sill/lintel
      2) proper operation, hardware components
      3) loose, cracked, missing glazing putty
      4) rotting or deterioration of framing
4. If any damages are identifies, restore in a state of good repair. Use the least intrusive form of restoration techniques. Refer to widely accepted restoration guidelines (see C3.3)



1 / AH-2.1 EXISTING EAST ELEVATION
SCALE 1:100 M

2 / AH-2.1 EXISTING NORTH ELEVATION
SCALE 1:100 M



3 / AH-2.1 EXISTING WEST ELEVATION
SCALE 1:100 M

4 / AH-2.1 EXISTING SOUTH ELEVATION
SCALE 1:100 M

LEGEND

B2-3. ENCLOSE WINDOW AND DOOR OPENINGS

D1. DISASSEMBLE REAR (EAST) ADDITIONS SEE AH-2.2.

NOTE:

This Conservation Strategy and Heritage Building Protection Plan submission (AH-2.1, AH-2.2, and AH-2.3) is for the relocation of the house to a new property. Additional work and details (ex. new windows, landscaping plan on new site) will be submitted as part of a future heritage application once the final occupancy or use of the building is determined.

Cost estimates for the Conservation Plan to determine the amount for a letter of credit/financial securities will be provided to Heritage staff prior to the submission of a demolition permit.

ALL PREVIOUS ISSUES
FINAL DATE BELOW SUPERSEDES

YY-MM-DD	NO.	DESCRIPTION	BY
2015-08-31	2	ISSUED TO HERITAGE COORDINATOR	DR
2015-07-06	1	ISSUED TO HERITAGE COORDINATOR	DR
YYYY-MM-DD	NO.	DESCRIPTION	BY

ISSUANCE

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PROJECT TITLE
CONSERVATION PLAN
FOR BRAMEAST BUSINESS PARK

Mississauga Road and Williams Parkway
Brampton, Ontario

DRAWING TITLE
COLE FARMHOUSE
CONSERVATION STRATEGY
BUILDING PROTECTION PLAN

DRAWN BY: DR	SCALE: AS NOTED
CHECKED BY: DE	DATE: JULY 6, 2015
SET. NO.: 1	DRAWING NO.: AH-2.1
TOTAL DWG. NO	PROJECT NO.: 11-560 14-601

DISASSEMBLY STRATEGY AND CONSERVATION NOTES

WORK PROCEDURES TO FOLLOW "SCOPE AND PHASING OF CONSERVATION WORK" (SEE C6, AH-2.1)

III. DISASSEMBLY STRATEGY ('D')

D1 DISASSEMBLY OF REAR (WEST) ADDITIONS

1. PREPARATION

1. Coordinate S1 – Disassembly of Rear (West) Additions with other procedures:
   a. S2 – Partial Salvage of Materials and Assemblies, and
   b. S3 – Retention and Relocation of Front (East) Block.
2. Submit detailed sequence of disassembly and removal work with starting and ending dates for each activity.
3. Inspect structure before dismantling.
   a. Inspection Team, to be comprised of Owner or Representative, Heritage Architect, Structural Engineer, and Brampton Heritage staff.
   b. Photograph details, and existing conditions.

2. APPLICATION

1. Protect persons, vehicles, and equipment from damages, resulting from disassembly.
   a. Erect temporary protection for persons, vehicles, equipment, and the surrounding building site that may be affected by the dismantling work
   b. Allocate a minimum of 4 feet clearances on immediate areas surrounding the site for disassembly. No persons, vehicles, equipment are permitted within the clearances.
2. Brace structure.
   a. Provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of structure.
   b. Brace existing wall openings, and new wall openings resulting from disassembly. Apply compression-type protection for openings with glazed assemblies (ex. front door)
3. Carefully disassemble rear (west) additions.
   a. Implement LOFO, Last On First Off procedures. Begin from higher to lower level of structure. Minimize damage on materials and assemblies to remain.
   b. Immediately remove debris and materials to avoid excessive loads on supporting walls, floors, and framing.
   c. Cease operations if structure is endangered: Notify Inspection Team (Refer to D1.1.3.a)

D2 PARTIAL SALVAGE OF MATERIALS

1. PREPARATION

1. Coordinate material salvage with other disassembly procedures (see D1 and D3).
2. Prepare Building Material Inventory (BMI).
   a. Record types, conditions, and components (fasteners, etc.) of both salvageable and non-salvageable materials and assemblies.
   b. Record type and quantity of salvageable materials and assemblies.
3. Locate and construct storage for salvage materials and assemblies.
4. Prepare haul-away and disposal for non-salvageable materials and assemblies.

2. APPLICATION

1. Complete BMI, and submit to Inspection Team (S1.1.1.b) for project and public archiving.
2. Determine routes and storage for salvage materials. Prepare haul-away and disposal for non-salvageable materials.
3. Re-use salvage materials to repair damaged portions of retained front (east) block (see S3).

D3 RETAIN & RELOCATE FRONT (EAST) BLOCK

1. PREPARATION

1. Structural Engineer to outline all measures to be undertaken to protect the house during relocation. Engineering report to be submitted to Heritage Staff. Proceed with relocation work once engineering report/plan is approved.

2. APPLICATION

1. Disconnect utilities on front (east) block. Construct new receiving foundations on Relocation Site. Temporarily block route to Relocation Site, as permitted by the City.
2. Notify Owner, Heritage Architect, and Brampton Heritage Board Staff upon completion of relocation.
3. Clear original site. Retrieve artifacts. Dispose waste.
   a. Confirm involvement of archeologist in retrieving historic artifacts from original site.
   b. Remove from original site all debris, rubbish, and other materials resulting from demolition operations.
   c. Properly dispose hazardous materials, if found.

IV. CONSERVATION NOTES ('R')

R-WN1. PRESERVE WINDOW AND DOORS

1. APPLICATION

1. Preserve all windows and doors in their existing location. Protect window and door frames, and glazing. Correct any observable water and moisture infiltration with temporary weatherstripping.
2. Future alterations to windows and doors will be subject to a subsequent and separate Heritage Permit Application.

R-M1. MASONRY CLEANING

0. PRODUCTS

1. Masonry Cleaner: Commercially-available very mild blend of inhibited acidic ingredients and wetting agents specifically formulated for restorative cleaning of brick and natural stone surfaces
   a. PH Level: 1.2
   b. Form: Clear Liquid
2. Water: Potable, non-staining, free of oils, acids, alkalis and organic matter
3. Masking Agent: Manufacturer's standard liquid, film forming, strippable masking material for protecting wood, glass, metal, and other stone surfaces from possible damaging effect of masonry cleaners
4. Brushes: Natural or synthetic fibre
5. Equipment: Water hose with fan tip nozzles

1. PREPARATION

1. Protect persons, vehicles, equipment, and the surrounding building site. Erect temporary protection covers over walkways and at points of entrance and exits.
2. Protect other surfaces of the subject building – such as window frames and glazing – that are not subject to masonry cleaning by using masking agent (see R-M1.0.3).
3. Dispose of run-off from cleaning operations by legal means and in manner which prevents soil erosion, undermining of paving and foundations, damage to landscaping, blockage to drainage systems, and water infiltration into building interiors.

2. APPLICATION

1. Start with low-pressure water wash. Apply low-pressure (50-100 PSI) water wash to remove dirt and other pollutants. Increase water pressure (up to 300 PSI) as needed. Lightly scrub unremoved dirt with brushes.
2. Apply diluted brick cleaning solution only on heavily soiled areas.
   a. Test a compatible brick cleaning solution. Use an inconspicuous 2' x 2' brick wall area before applying brick cleaning solution on other heavily soiled areas.
   b. Follow manufacturers' safety precautions and recommended procedures.

R-M2. BRICK REPLACEMENT

0. PRODUCTS

1. Replacement Bricks: Sound, crack free, clean brick without face chips larger than 1/2 inch, salvaged from removal of removed face brick work of same type.
   a. Source: Salvaged bricks from other portions of the subject structure that do not belong to the East Block, or salvaged bricks from other structures, with the same building period (c.1860s).
   b. Size: Ontario Size
2. Mortar: Conduct mortar analysis to determine and compatibly match existing mortar. Lime-based mortar typically recommended for restoration of historic structures.
3. Equipment: Trowel, joint tools, chisel, hawk, hammer, stiff bristle brush

1. PREPARATION & EXAMINATION

1. Examine and determine deteriorated bricks that need replacement. These bricks would show signs of spalling, erosion, cracking, and deteriorated mortar joints.
2. Determine causes of brick deterioration. Coordinate other forms of restoration work (ex. repair of flashing) to correct causes of brick deterioration.
3. Replace approximately 5% of the total exterior wall area.

2. APPLICATION

1. Stabilise adjacent sound brick work during brick replacement
2. Replace deteriorated brick unit with full-size brick units.
3. Clean masonry surfaces from excess and loose mortar by wiping or rinsing area with water.

R-M3. BRICK REPAINTING

0. PRODUCTS

1. Equipment: Synthetic brush, 13-mm nap roller, drop sheets, paint tray, etc.
2. Exterior Primer for Bricks: Exterior grade, water-based, low VOC.
3. Exterior Paint for Bricks: Colour-matched to existing wood paint, exterior grade, water-based, low VOC.

1. PREPARATION & EXAMINATION

1. Apply paint only on masonry surfaces that were already painted. These include all of the brick quoins, brick voissoirs, window sills, and brick frieze.
2. Ensure walls are dry, and that mortar joints and brick units are sound before repainting.

2. APPLICATION

1. Apply primer on dry masonry surface area. Wait for primer to dry before applying paint. Drying time varies per manufacturer, but is approximated to span around 2 hours.
2. Apply two topcoats of paint. Ensure adequate drying time between coats.

R-WD1. WOOD REFINISHING

0. PRODUCTS

1. Materials: Sandpaper, linseed oil putty, wood filler for exterior applications
2. Equipment: Putty knife, mixing tools for preparing filler, moist cloth
3. Exterior Primer for Wood: Exterior grade, water-based, low VOC, vapour permeable.
4. Exterior Wood Paint: Colour-matched to existing wood paint, exterior grade, water-based, low VOC.

1. PREPARATION & EXAMINATION

1. Inspect paint that is worn, chipped, peeling, blistered, or flaking. Determine causes of deterioration, correct as necessary. Inspect signs of decay and/or insect infestation.

2. APPLICATION

1. Obtain at least 2" diameter sample of peeling paint and submit to paint retailer for colour matching. Colour match paint on wood trim.
2. Sand scratches and minor surface imperfections of wood trims with fine grit (at least 220 grit) sandpaper.
3. Fill small gouges and nail holes with linseed oil putty. For large holes, apply exterior wood filler.
4. Lift dents with steam iron and moistened cloth to raise the grain of the wood. Sand smooth and refinish.
5. Touch-up resurfaced areas. Prime exposed wood portions, and then apply with colour-matched paint.

R-WD2. WOOD REPLACEMENT

0. PRODUCTS

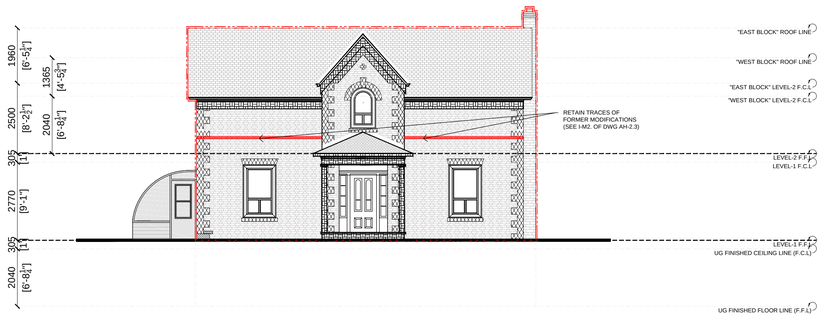
1. Materials: Finishing nails; exterior-grade wood glue; wood putty; sandpaper.
2. Equipment: Claw hammer; nail puller or pliers; putty knives, coping saw; backsaw or dovetail saw; nailset; work gloves, etc.
3. Replacement Wood Trim
   a. It is anticipated that no full portions of wood trims would need whole replacement, instead only deteriorated portions may need to be patched or spliced in, in-kind.
   b. Use salvaged and matching wood trims. If no salvaged and matching wood trim is found, reproduce missing or deteriorated section of wood trims using the same wood species, grain, detail, and profile.
   c. Missing wood trims can be profiled by referencing existing wood trims that are adjacent or symmetrically-placed.

1. PREPARATION & EXAMINATION

1. Determine profile of missing wood trims from existing wood trims that are symmetrical or adjacent to the missing wood trims.
2. Inspect paint that is worn, chipped, peeling, blistered, or flaking. Determine causes of deterioration, and correct as necessary.
3. Inspect signs of decay and/or insect infestation.

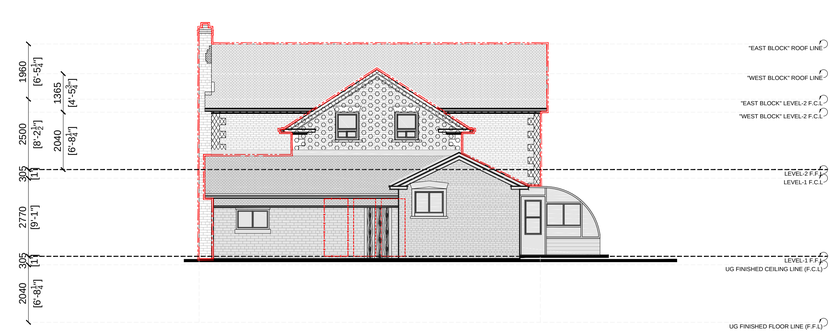
2. APPLICATION

1. Test the fit of the replacement wood trim by temporarily tacking it in position using two finish nails, partially hammered into the bricks.
2. If the replacement wood trim fits well, nail in place with finishing nails. Use existing nail holes if possible. Use a nailset to set the nail about 1/8" below wood surface.



1 / AH-1.5 PRESERVED EAST ELEVATION
SCALE 1:100 M

2 / AH-1.5 PRESERVED NORTH ELEVATION
SCALE 1:100 M



3 / AH-1.5 PRESERVED WEST ELEVATION
SCALE 1:100 M

4 / AH-1.5 PRESERVED SOUTH ELEVATION
SCALE 1:100 M

LEGEND

- D1. DISASSEMBLE REAR (WEST) ADDITIONS
- D2. PARTIALLY SALVAGE MATERIALS & ASSEMBLIES
- D3. RETAIN & RELOCATE FRONT (EAST) BLOCK
- INTERIOR DOOR OPENINGS TO BE PRESERVED (SEE 'I-M3', AH-2.3)
- INTERIOR DOOR OPENINGS TO BE ENCLOSED (SEE 'I-M4', AH-2.3)
- R-WN1. PRESERVE WINDOWS AND DOORS IN THEIR EXISTING LOCATION
- R-M1. BRICK CLEANING
- R- M2. BRICK REPLACEMENT
- R-M3. BRICK REPAINTING
- I-M2. RETAIN TRACES OF FORMER MODIFICATIONS ON BRICK WALL (SEE AH-2.3)
- R-WD1. WOOD REFINISHING

NOTE:

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YYYY-MM-DD	NO.	DESCRIPTION	BY

ISSUANCE

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TEL. (416) 696 - 1969
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PROJECT TITLE
CONSERVATION PLAN
FOR BRAMEAST BUSINESS PARK

Mississauga Road and Williams Parkway
Brampton, Ontario

DRAWING TITLE
COLE FARMHOUSE
DISASSEMBLY STRATEGY
CONSERVATION NOTES

DRAWN BY: DR	SCALE: AS NOTED
CHECKED BY: DE	DATE: JULY 6, 2015
SET. NO.	DRAWING NO. AH-2.2
TOTAL DWG. NO	PROJECT NO. 11-560 14-601

ALTERATIONS AND INTERVENTIONS TO HERITAGE STRUCTURE

WORK PROCEDURES TO FOLLOW "SCOPE AND PHASING OF CONSERVATION WORK" (SEE C6, AH-2.1)

V. ALTERATIONS-INTERVENTIONS ('I')

I-M1. REINSTATE FORMER EXTERIOR BRICK WALLS

1. PREPARATION

1. Update procedures for this section after completion of D1 – Disassembly of Rear (West) Additions. Rear (west) additions currently cover portions of former exterior brick walls.
2. Inspect conditions of former exterior brick walls:
   a. Document and photograph existing conditions.
   b. Determine types and extent of deterioration (ie. flaking or spalling).
   c. Submit report and photographs of existing conditions to Owner, Heritage Architect, and Brampton Heritage Board.

2. EXECUTION

1. Clean former exterior walls. Follow procedures for R-M1 – Brick Cleaning.
2. Repair all or portions of former exterior walls, if necessary.
3. Replace irreparable portions of former exterior walls. Follow procedures for R-M2 – Brick Replacement.
   a. Use salvaged brick units from demolished rear (east) additions for repair work.
   b. If salvaged bricks units are insufficient for the replacement work, acquire bricks from salvaged brick suppliers.
4. If former exterior walls are heavily compromised, plan options for reconstruction as last resort.

I-M2. RETAIN EXISTING TRACES OF FORMER MODIFICATIONS ON BRICK WALL

1. EXECUTION

1. Inspect "brick vestiges" on the east, north, and south wall elevations. These "brick vestiges" imply location of roof rafters for a previously existing wrap-around porch.
2. Preserve "brick vestiges" as found. Ensure "weather-tightness."

I-M3 PRESERVE EXISTING WALL OPENINGS

1. PREPARATION

1. Inspect existing wall openings.
   a. Inspect for peeling paint, rust or corrosion stains, mould, insect infestation, etc.
   b. Inspect structural soundness.
2. Measure existing wall openings, and determine fitting of salvaged window and door units from disassembled rear (east) additions.

2. EXECUTION

1. Retain the functioning nature (ie. window or door) of the wall opening. Prepare the wall opening for the installation of salvaged or reproduction window or door units.
2. Reduce air and water infiltration:
   a. Keep in sound condition the connections between the opening and the wall.
   b. Apply new caulking between the window or door sash and perimeter brick wall.
3. Related Sections:
   a. I-WN1 – Install Reproduction Window / Door Units

I-M4. ENCLOSE EXISTING WALL OPENINGS

1. PREPARATION

1. Inspect existing wall openings.
   a. Inspect for peeling paint, rust or corrosion stains, mould, insect infestation, etc.
   b. Inspect structural soundness.
2. Measure existing wall openings, and determine quantity of required brick units for enclosure.
3. Minimize damage on surrounding areas and secure structure at critical points.

2. APPLICATION

1. Outline the existing location and dimensions of the wall opening by:
   a. filling the opening with a thinner wall assembly, or by
   b. using replacement bricks with distinguishable colour, or brick pattern.
2. Use bricks from salvaged units, or from historic masonry suppliers.
3. Related sections:
   a. M2 – Brick Replacement

I-M5. CREATE NEW WALL OPENINGS

1. PREPARATION

1. Match new wall openings with existing wall openings.
   a. Determine and adapt the shape, height location, use, and dimensions of the nearest existing wall opening.
2. Inspect the soundness of the wall portion, where new wall openings are to be located.

2. EXECUTION

1. Locate new opening on the interior side of the exterior wall envelope.
2. Remove materials on the location of the new opening. Brace with temporary support.
   a. Remove interior surface materials (ie. panelling, lathe and plaster)
   b. Remove mechanical, electrical, or plumbing fixtures that impede the location of the new openings.
3. Install new framing. Add studs and headers.
4. Remove the outer brick wall by first drilling a lead hole.
5. Carefully disassemble the brick units, and include them among the salvaged materials.

I-WN1. INSTALL REPRODUCTION WINDOW UNITS

0. PRODUCTS

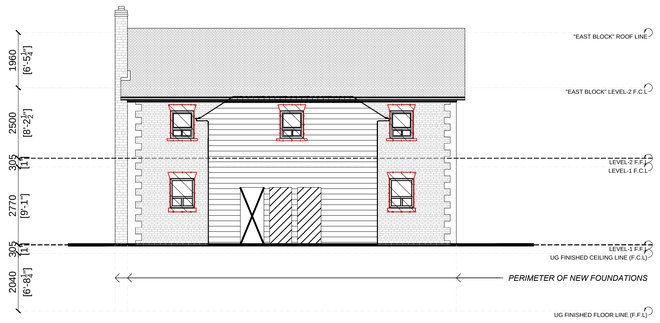
1. Reproduction window units shall match the existing shape and size of existing window openings. Reproduction window units shall be distinguishable and historically appropriate to the heritage structure.
2. Details of reproduction window units will be determined later, and will be subjected to a subsequent and separate Heritage Permit Application.

1. EXECUTION

1. Install reproduction window units on new wall openings. Ensure that the frame is plumbed, levelled, and squared.
2. Seal the perimeter with a waterproofing membrane.
3. Apply caulking around the window casing, and secure window flashing in place.
4. On the interior side of the house, apply a thin bead of expanding foam to fill in the gap between the window and the framing.

1 AH-2.3 PROPOSED EAST ELEVATION
SCALE 1:100 M

2 AH-2.3 PROPOSED NORTH ELEVATION
SCALE 1:100 M



3 AH-2.3 PROPOSED WEST ELEVATION
SCALE 1:100 M

4 AH-2.3 PROPOSED SOUTH ELEVATION
SCALE 1:100 M

LEGEND

I-M1. REINSTATE FORMER EXTERIOR BRICK WALLS

I-M2. RETAIN TRACES OF FORMER MODIFICATIONS ON BRICK WALL

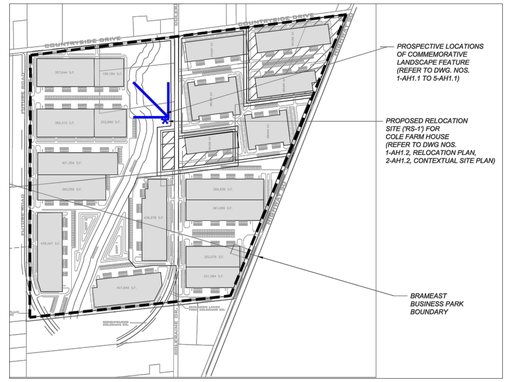
I-M3. PRESERVE EXISTING WALL OPENINGS

I-M4. ENCLOSE EXISTING WALL OPENINGS

I-M5. CREATE NEW WALL OPENINGS

I-WN1. INSTALL REPRODUCTION WINDOW UNITS

KEY PLAN, PROPOSED RELOCATION SITE



NOTE:

This Conservation Strategy and Heritage Building Protection Plan submission (AH-2.1, AH-2.2, and AH-2.3) is for the relocation of the house to a new property. Additional work and details (ex. new windows, landscaping plan on new site) will be submitted as part of a future heritage application once the final occupancy or use of the building is determined.

Cost estimates for the Conservation Plan to determine the amount for a letter of credit/financial securities will be provided to Heritage staff prior to the submission of a demolition permit.

ALL PREVIOUS ISSUES
FINAL DATE BELOW SUPERSEDES

YY-MM-DD	NO.	DESCRIPTION	BY
2015-08-31	2	ISSUED TO HERITAGE COORDINATOR	DR
2015-07-06	1	ISSUED TO HERITAGE COORDINATOR	DR
YYYY-MM-DD	NO.	DESCRIPTION	BY

ISSUANCE

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PROJECT TITLE
CONSERVATION PLAN
FOR BRAMEAST BUSINESS PARK

Mississauga Road and Williams Parkway
Brampton, Ontario

DRAWING TITLE
COLE FARMHOUSE
ALTERATIONS AND INTERVENTIONS

DRAWN BY	DR	SCALE	AS NOTED
CHECKED BY	DE	DATE	JULY 6, 2015
SET. NO.		DRAWING NO.	AH-2.3
TOTAL DWG. NO		PROJECT NO.	11-560 14-601