



CORONATION HALL EXTERIOR CONSERVATION

01 KING STREET WEST, OMEMEE, ON

ISSUED FOR TENDER: APRIL 22, 2025



1 CORONATION HALL
A1.0 SCALE: NTS



2 LOCATION PLAN
A1.0 SCALE: NTS

ARCHITECTURAL

- PHASE 1:
 A1.0 - TITLE PAGE, CONTEXT PLAN
 A1.1 - SOUTH ELEVATION
 A1.2 - EAST ELEVATION
 A1.3 - NORTH ELEVATION
 A1.4 - WEST ELEVATION
 A1.5 - ROOF & CANOPY DETAILS
 A1.6 - MASONRY REPAIRS

3 DRAWING LIST
A1.0 SCALE: NTS

SUMMARY OF WORKS:

- THE WORK SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING:
- MASONRY CONSERVATION, INCLUDING REPOINTING & BRICK REPLACEMENT & CLEANING.
 - WOOD CONSERVATION: WOOD REPAIRS & REPAINTING.
 - METAL REPAIR & PAINTING.
 - STUCCO REPAIRS & PAINTING.
 - CANOPY CAP FLASHING REPLACEMENT.

SEPARATE PRICE 1: REPAIRING OF FOUNDATION BASE WALL.

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CONSTRUCTION NOTES:

MASONRY CONSERVATION:

- REPOINT 25%, TYPICAL FOR ALL BRICK MASONRY UNLESS OTHERWISE NOTED.
- REPLACE DAMAGED/DETERIORATED BRICKS DAMAGED, APPROX. 7%.
- PRESSURE WASH ALL BRICK MASONRY.

WINDOW CONSERVATION:

- REMOVE EXISTING SEALANT & APPLY NEW BETWEEN ALUMINIUM WINDOW SURROUNDS & MASONRY.
- SEAL ALL ALUMINIUM PANELS AT JOINTS.
- PROVIDE WEEPHOLES IN SEALANT AT BOTTOM JOINTS.
- SEALANT COLOUR TO MATCH ALUMINIUM FRAME.
- REPAINT WINDOW SURROUNDS TO MATCH EXISTING.

GUTTER & DOWNPIPE REPAIRS:

- SCRAPE ALL SURFACES TO REMOVE LOOSE PAINT. SAND TO REMOVE.
- PRIME & PAINT ALL METAL SURFACES TO MATCH EXISTING.
- SECURE LOOSE FITTINGS.

MAIN ROOF REPAIRS:

- INSPECT HIP ROOF METAL ANGLES FOR SEVERE DETERIORATION. REVIEW CONDITION WITH CONSULTANT
- SCRAPE & SAND ALL SURFACES TO REMOVE LOOSE PAINT & RUST TO BASE METAL.
- PRIME WITH RUST INHIBITIVE PRIMER & PAINT ALL METAL SURFACES TO MATCH EXISTING.
- UNDERTAKE REPAIRS AS DETERMINED DURING REVIEW. CHANGES TO SCOPE TO BE ADDRESSED BY CHANGE ORDER.

EAST ADDITION ROOF REPAIRS:

- CHECK SHEET METAL FOR PAINT DAMAGE.
- ANY AREAS OF REMOVED PAINT TO BE PATCH REPAIRED PRIME & PAINTED.
- UNDERTAKE REPAIRS AS DETERMINED DURING REVIEW. CHANGES TO SCOPE TO BE ADDRESSED BY CHANGE ORDER.

STUCCO BAND CONSERVATION:

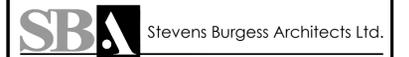
- SOUND ALL STUCCO SURFACES, REMOVE DELAMINATED PLASTER, SCRAPE, SAND & REMOVE LOOSE PAINT.
- RE-PLASTER REMOVED STUCCO, TEXTURE TO MATCH EXISTING.
- PRIME & PAINT SURFACE.
- ALL SIGNAGE TO BE REPAINTED.

WOOD CORNICE CONSERVATION:

- SCRAPE & REMOVE LOOSE PAINT. REMOVE ALL SEALANT. SAND TO REMOVE ANY EDGES WHICH MAY TELEGRAPH UNDER NEW PAINT.
- INFILL ANY CHIPPED OR CRACKED WOOD WITH WOOD FILLER.
- PRIME & PAINT SURFACE.
- INSTALL NEW SEALANT AT STUCCO/WOOD CONNECTION & BETWEEN WOOD JOINTS.
- REVIEW CONDITION WITH CONSULTANT AND IDENTIFY ANY AREAS OF MAJOR REPAIRS.

REPAINTING OF ROOF WOOD SHINGLES:

- SAND & REMOVE LOOSE PAINT.
- PRIME & PAINT SURFACE.



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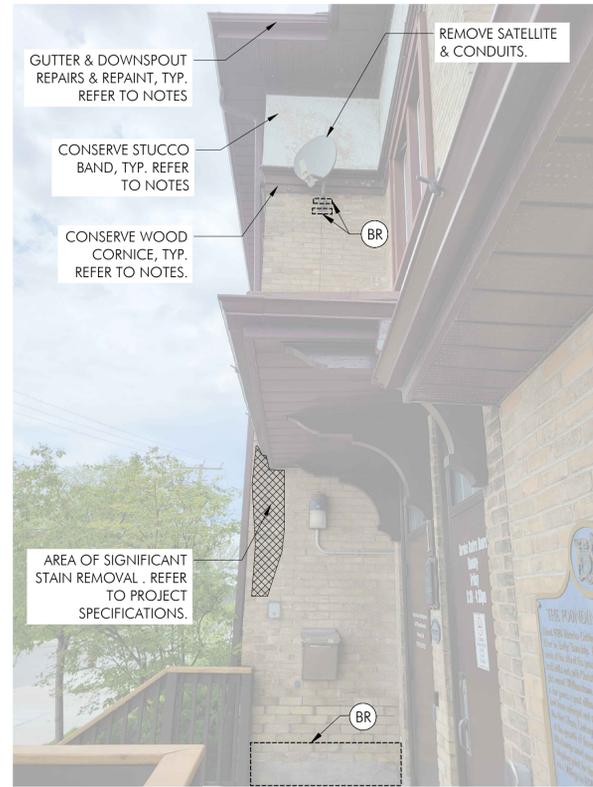
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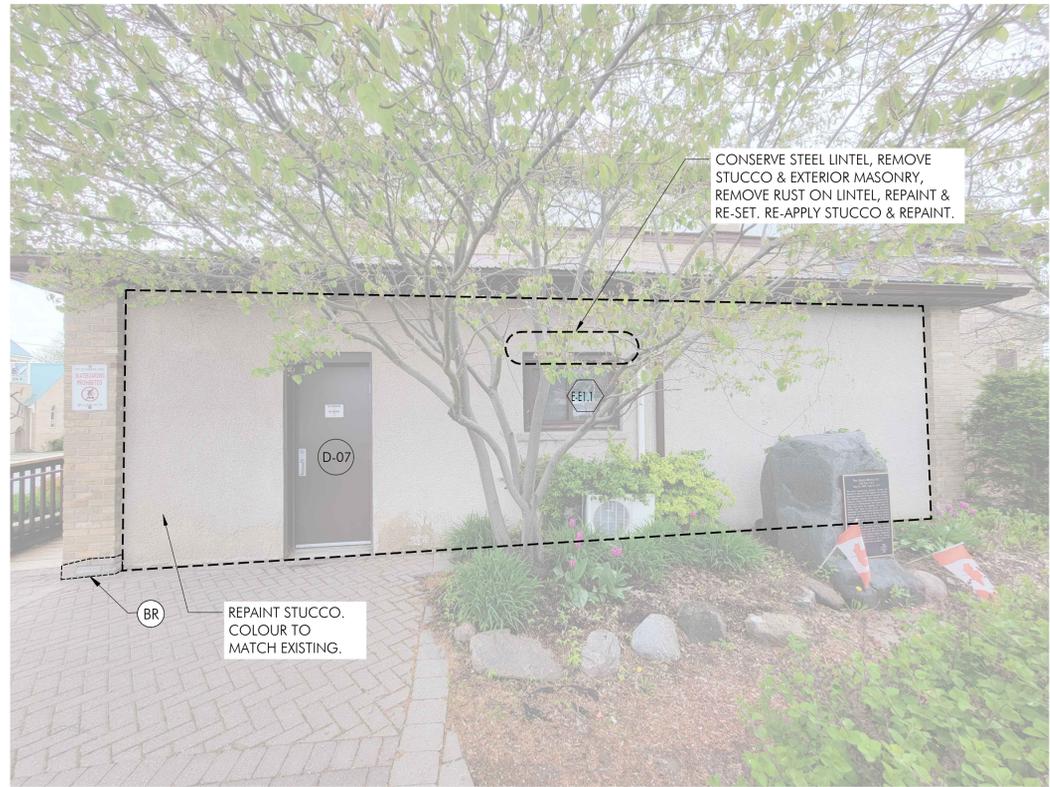
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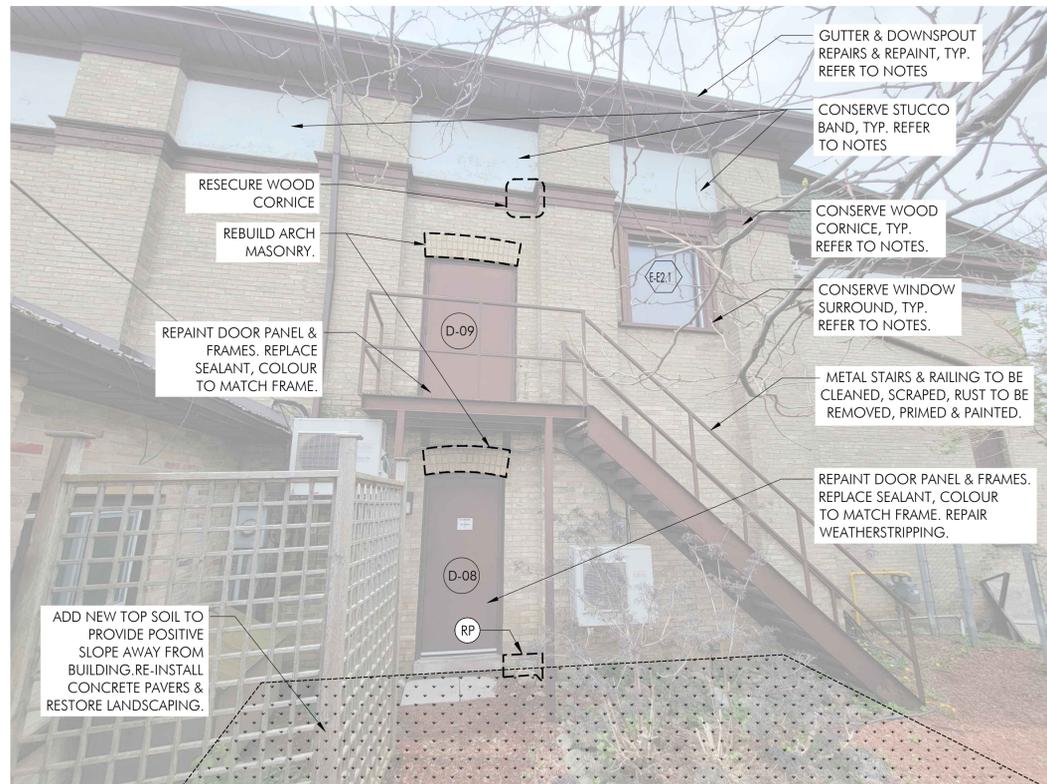
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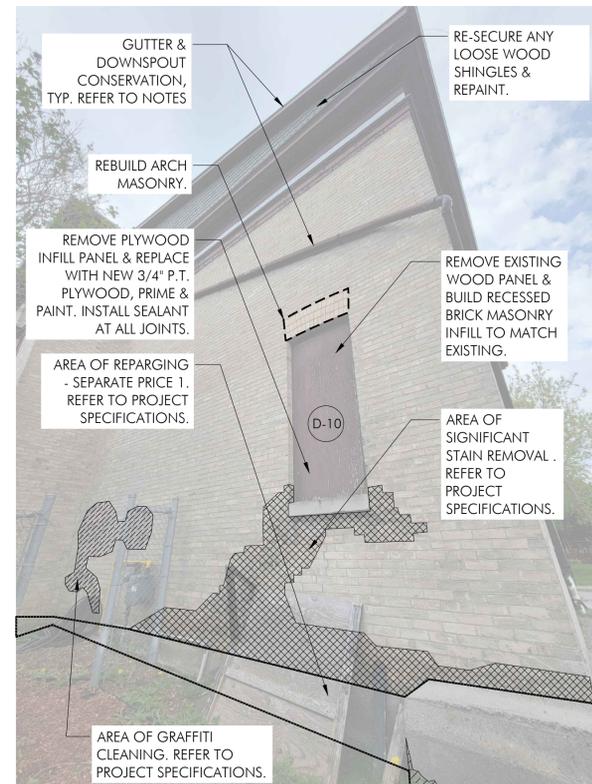
1 EAST ELEVATION 1
A1.2 NTS



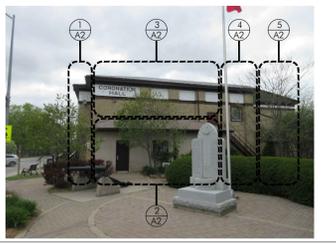
3 EAST ELEVATION 3
A1.2 NTS



2 EAST ELEVATION 2
A1.2 NTS



4 EAST ELEVATION 4
A1.2 NTS



REFERENCE ELEVATION

LEGEND:

- AREA OF SIGNIFICANT STAIN REMOVAL
- AREA OF GRAFFITI CLEANING
- AREA OF REPARING - SEPARATE PRICE I
- AREA OF PARING REMOVAL
- OPEN MASONRY JOINTS - REPOINT
- MASONRY CRACK REPAIR - STABILIZE & REPOINT
- STUCCO CRACK REPAIR - RAKE OUT CRACK & PLASTER
- CONCRETE CRACK REPAIR - APPLY CONCRETE CRACK FILLER
- BRICK REPLACEMENT
- SEALANT REPLACEMENT
- REPOINTING

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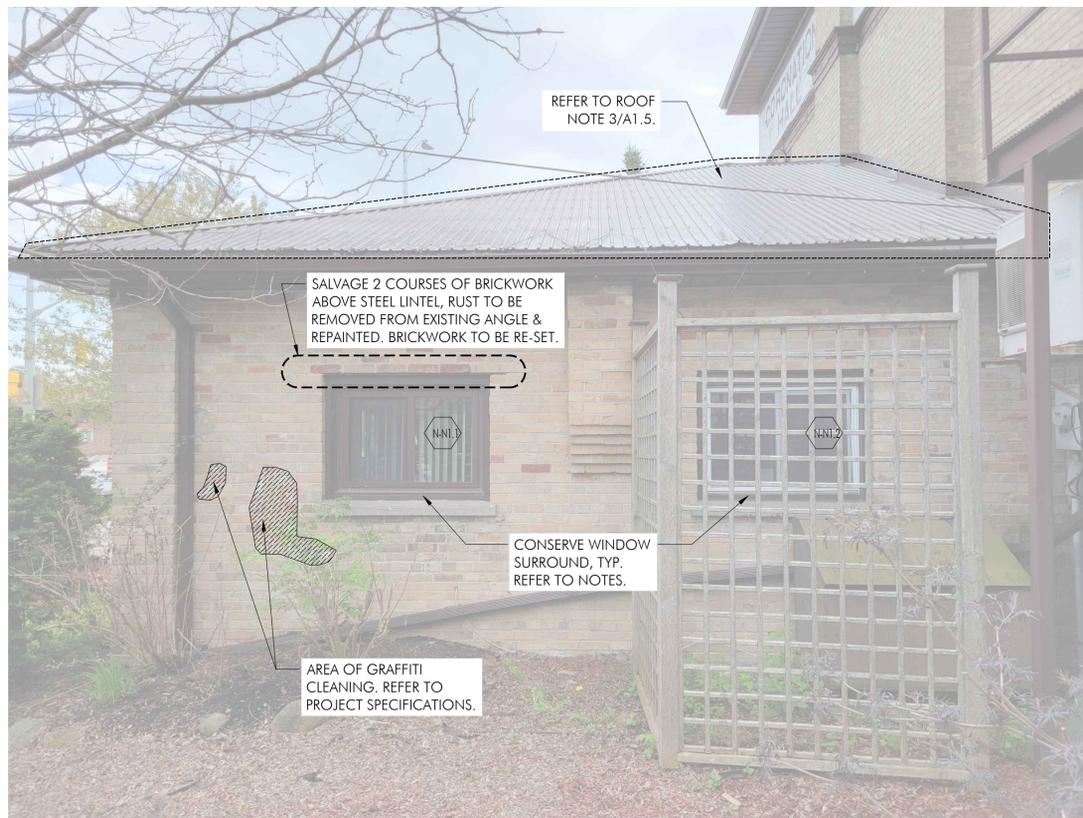
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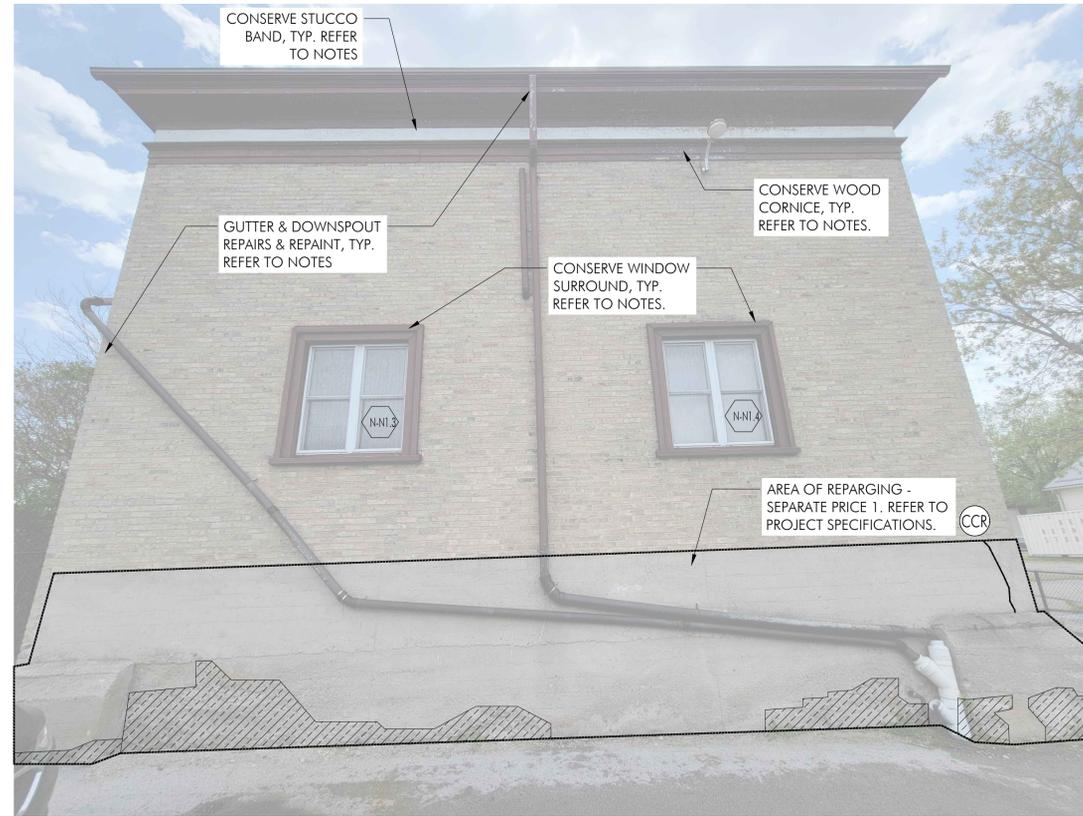
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EAST ELEVATION

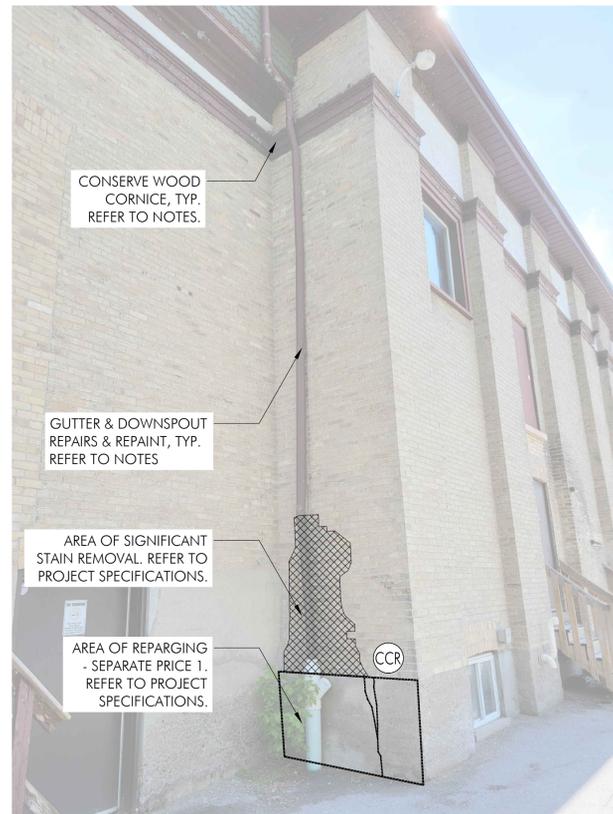
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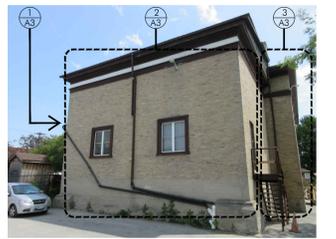
1 NORTH ELEVATION 1
A1.3 NTS



2 NORTH ELEVATION 2
A1.3 NTS



3 NORTH ELEVATION 3
A1.3 NTS



REFERENCE ELEVATION

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- AREA OF REPARING - SEPARATE PRICE 1
- AREA OF REPARING REMOVAL
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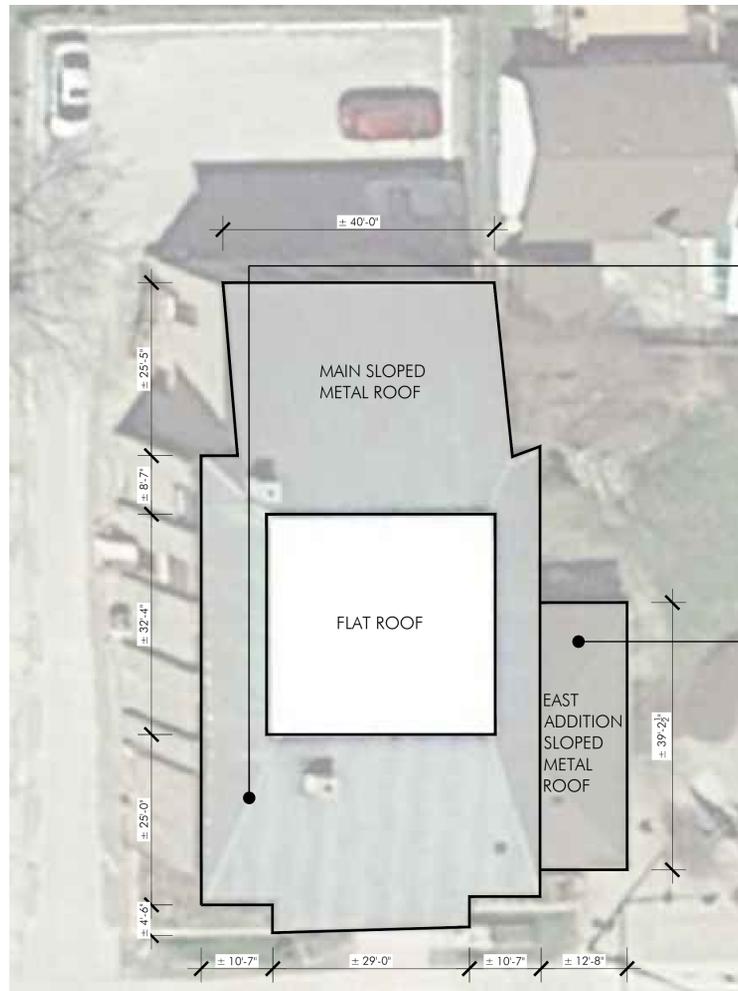
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DRAWING TITLE:
NORTH ELEVATION

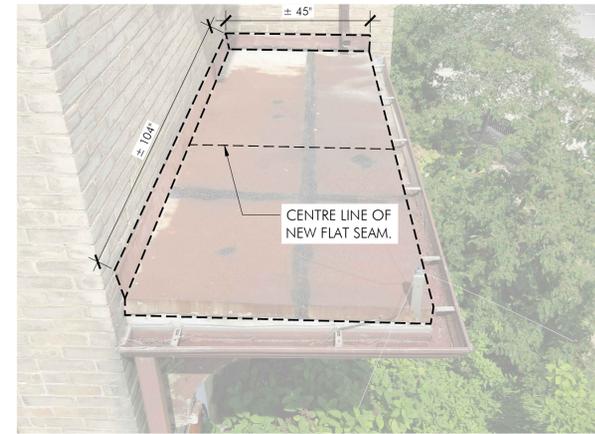
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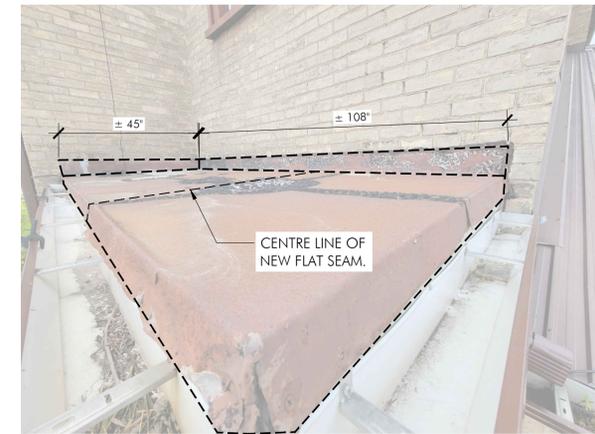
1 ROOF PLAN
A1.5 NTS



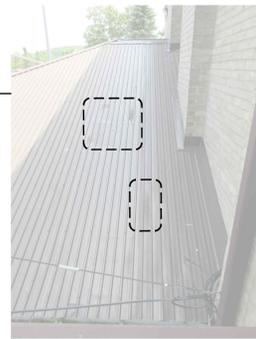
- 2 MAIN ROOF REPAIR**
A1.5 NTS
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4 SOUTH CANOPY 1
A1.5 NTS

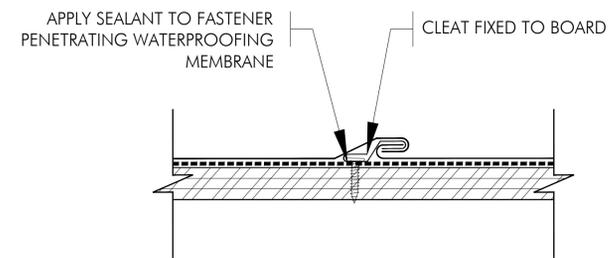


5 SOUTH CANOPY 2
A1.5 NTS

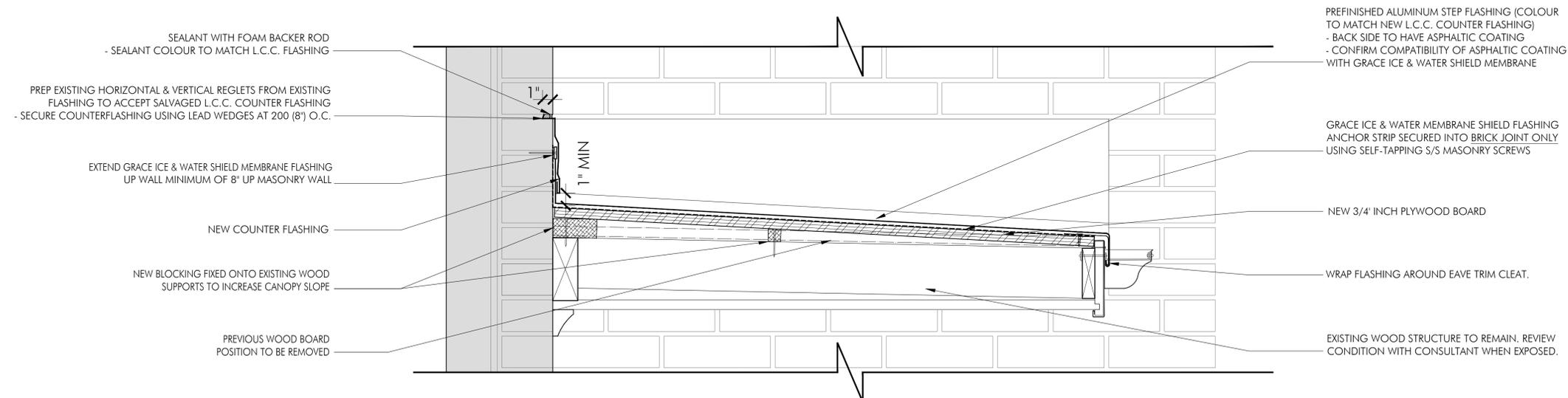


- 3 EAST ADDITION ROOF REPAIR**
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3 EAST ADDITION ROOF REPAIR
A1.5 NTS



6 FLAT SEAM DETAIL
A1.6 NTS



7 CANOPY REPAIR DETAIL
A1.5 NTS

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ROOF & CANOPY REPAIRS

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