

Raida Chowdhury

From: noreply@esolutionsgroup.ca
Sent: Wednesday, April 26, 2023 10:06 AM
To: Great Places (SM)
Subject: New Response Completed for Great Places Awards - 2023
Attachments: 2023-04-26-036.pdf

Hello,

Please note the following response to Great Places Awards - 2023 has been submitted at Wednesday April 26th 2023 10:03 AM with reference number 2023-04-26-036.

- **Nomination type**
Mike & Pat Wagner heritage award
- **Mike & Pat Wagner heritage award**
Rehabilitation / adaptive reuse of cultural heritage resources
- **Has this project been nominated before?**
No
- **Name of project being nominated**
Glove Box (Huck Glove Factory Adaptive Reuse)
- **Project address/location**
114 Victoria St South, Kitchener
- **Why are you nominating this project?**
The Glove Box redevelopment project involved the restoration and adaptive reuse of the three-story 25,000 square foot former Huck Glove Factory building located at the corner of Victoria Street and Bramm Street in Kitchener, along with the construction of a new seven-story 120,000 square foot addition. The completed project is an exemplary example of urban revitalization that prioritizes heritage building conservation.
- **Main contact name**
Zac Zehr
- **Address (main contact)**
1440 King Street North, Unit 2, PO Box 622, St. Jacobs, ON N0B 2N0
- **Phone number (main contact)**
519-576-2233
- **Email (main contact)**
ZZehr@zehrgroup.ca
- **Name (nominator)**
Michael Trussell

- **Street address (nominator)**
137 Glasgow St, Suite 210
- **City (nominator)**
Kitchener
- **Province (nominator)**
Ontario
- **Postal code (nominator)**
N2G 4X8
- **Phone (nominator)**
5198410483
- **Email (nominator)**
mtrussell@edgelttd.ca
- **Nominator confirmation**
By checking this box, I as nominator confirm I have notified the nominee /property owner and have received their permission to make this nomination.
- **Enter answer below:**
Designed by Edge Architects Ltd. and constructed by Zehr Group, the Glove Box redevelopment project involved the restoration and adaptive reuse of the three-story 25,000 square foot former Huck Glove Factory building located at the corner of Victoria Street and Bramm Street in Kitchener, along with the construction of a new seven-story 120,000 square foot addition. The total project introduced over 145,000 square feet of new commercial office and retail lease space into the heart of Kitchener’s downtown core area.

The Architectural and Construction teams worked together to establish a bold vision for an intensely modern expansion adjacent to (and above) the former factory building. The ambitious proposal required extensive coordination with municipal planning, heritage, and building staff to secure approvals, as well as the development of several unique details for stabilization of the existing ‘brick-and-beam’ structure and construction of the new addition.

The original Huck Glove Factory building, which dates to 1907, was preserved save and except for the removal of the dilapidated roof structure and selected redundant supporting members. And in keeping with best practice for heritage conservation, historic building materials and finishes were repaired and conserved (rather than replaced) as much as possible. Heritage conservation efforts included selective repair and repointing of deteriorated portions of the original double-wythe exterior brick masonry walls and original stone windowsills. Meanwhile the existing windows, which were not original and were in a state of considerable disrepair, were removed and replaced with historically appropriate replacement units.

One challenge that the project team encountered during the design phase of the project was that the existing wood floors in the former factory building were deemed structurally inadequate to support proposed office loads. The team arrived at a creative solution to this challenge which entailed the retention of the original hardwood floorboards and

timber beams and the provision of a new cast-in place concrete structural slab above. This solution allowed the existing wood floor structure to be preserved and exposed to below, thereby maintaining the original character of the heritage building interiors.

The new seven-story addition is clad entirely in curtainwall, which comprises a mix of clear and black glass, that visually contrasts the former Huck Glove Factory façade to ensure legibility between old and new building components. Similarly, interior elements in the addition are modern in nature and contrast original materials rather than mimic them. This is particularly true within the light-filled triple-height interstitial space that is created between the former factory building structure and new addition, where a glass enclosed bridge element was incorporated to connect the Second and Third Floors of the old and new buildings while allowing free pedestrian movement between Victoria Street and Garment Street on the Ground Floor level. The location and detailing of the bridge were carefully planned to minimize the impact on the façade of the heritage building which is exposed within the atrium.

The iconic development, branded "Glove Box" by ownership, is targeting LEED Gold Certification and stands as the cornerstone of a master plan that also includes three residential condominium towers.

- **Firm name**
 1. Edge Architects Ltd.
 2. Zehr Group
 3. McCallum Sather (Heritage Consultant)

- **Contact name**
 1. Michael Trussell
 2. John MacDonald
 3. Drew Hauser

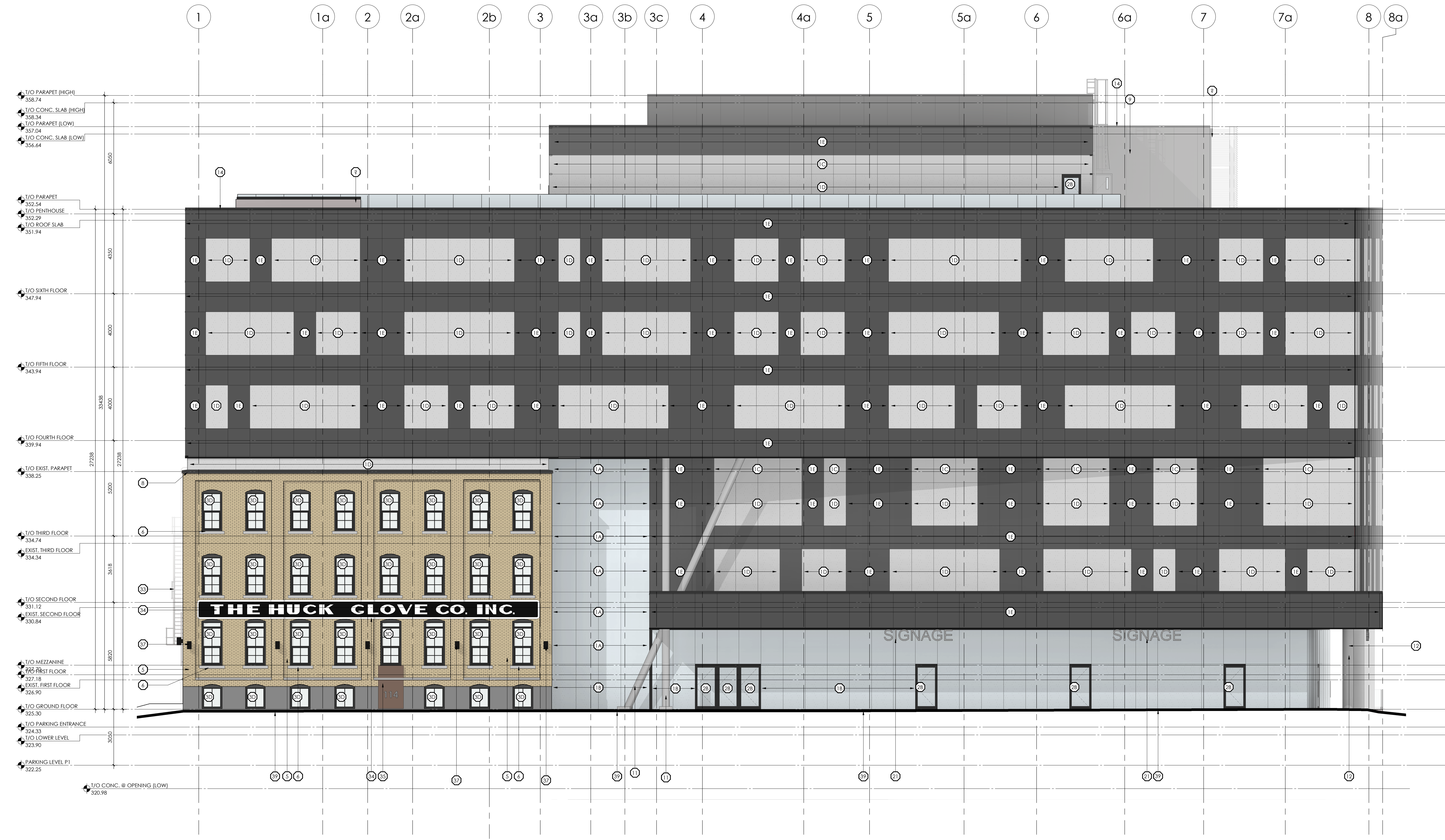
- **Telephone**
 1. 519-841-043
 2. 519-576-2233
 3. 905-526-6700

- **Email**
 1. mtrussell@edgeltld.ca
 2. jmacdonald@zehrgroup.ca
 3. drewh@mccallumsather.com

- **Upload documents containing all project material**
 1. [01-GloveBox.jpg \[82.1 KB\]](#)
 2. [02-GloveBox.jpg \[1.2 MB\]](#)
 3. [03-GloveBox.jpg \[1.6 MB\]](#)
 4. [17001 - Glove Box - Elevations \(2021.02.04\).pdf \[4.1 MB\]](#)

- **Upload any additional supporting documentation here (not required)**
 1. [17001 - Glove Box - Conservation Plan Appendices.pdf \[4.7 MB\]](#)

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MATERIAL LEGEND

- EXTERIOR FRAMING**
- 1 THERMALLY BROKEN EXTRUDED ALUMINUM UNITIZED CURTAIN WALL FRAMING SYSTEM c/w SEALED DOUBLE GLAZED UNITS (VERTICAL/ HORIZONTAL SSG TYPICAL) COLOUR: EXTERIOR - BLACK ANODIZED INTERIOR - BLACK ANODIZED
 - 2 THERMALLY BROKEN ALUMINUM ENTRANCE SYSTEM (REFER TO SPECIFICATIONS) SET IN CURTAIN WALL FRAMING c/w PREFINISHED EXTRUDED ANODIZED ALUMINUM THRESHOLD COLOUR: EXTERIOR - BLACK ANODIZED INTERIOR - BLACK ANODIZED
 - 3 THERMALLY BROKEN ALUMINUM FRAME WINDOW UNIT COLOUR: EXTERIOR - BLACK ANODIZED INTERIOR - BLACK ANODIZED
 - 4 GLASS GUARD c/w CONTINUOUS SHOE BASE w/ BLACK ALUMINUM CLADDING (REFER TO SPECIFICATIONS)
 - 5 EXISTING MASONRY TO BE REPOINTED AND REPAIRED AS NEEDED
 - 6 NEW PRECAST CONCRETE WINDOW SILL COLOUR: WHITE FINISH: LIGHT SANDBLAST SIZE: 100 (H) BED DEPTH: 190
 - 7 NEW PRECAST CONCRETE SILL COLOUR: WHITE FINISH: LIGHT SANDBLAST SIZE: 127 (H) BED DEPTH: 150
 - 8 ARCHITECTURALLY EXPOSED CONCRETE WALL ENSURE THAT ALL PORTIONS OF EXPOSED WALLS ARE TO BE CAREFULLY FORMED AND POURED AND THAT ALL SURFACE IMPERFECTIONS, SCUFFS, CHIPS, ABRASIONS, INCLUDING FORM TIES ARE REMOVED AND THE SURFACE IS MADE GOOD
 - 9 INSULATED METAL PANEL (MINERAL FIBRE CORE) PROFILE: MICRORIB 26 GA. COLOUR: ZINC GRAY
 - 10 INSULATED METAL PANEL (MINERAL FIBRE CORE) PROFILE: MICRORIB 26 GA. COLOUR: DOVE GRAY
 - 11 ROUND STEEL COLUMN (REFER TO STRUCTURAL DRAWINGS) PROTECTED WITH WATER BASE LIGHT INDUSTRIAL COATING (REFER TO SPECIFICATIONS) PAINTED FINISH: TBD
 - 12 EXPOSED ROUND CONCRETE COLUMN TO BE CAREFULLY FORMED AND POURED THAT ALL SURFACE IMPERFECTIONS, SCUFFS, CHIPS, ABRASIONS, INCLUDING FORM TIES ARE REMOVED AND THE SURFACE IS MADE GOOD
 - 13 MECHANICAL LOUVERED ROOF SCREENING FINISH: POWDER COAT BLACK TO MATCH METAL GAP FLASHING
 - 14 PREFINISHED METAL CAP FLASHING COLOUR: BLACK '56072'
 - 15 PREFINISHED METAL CAP FLASHING COLOUR: TO MATCH INSULATED METAL WALL PANEL
 - 16 NEW 40mm DIA. PAINTED STEEL HANDRAIL COLOUR: 'BLACK' ACRYNAR 'UCFX 10053'
 - 17 PREFINISHED ALUMINUM MECHANICAL LOUVRE COLOUR: 'BLACK' ACRYNAR 'UCFX 10053'
 - 18 PAINTED HOLLOW METAL DOOR & FRAME COLOUR: CHARCOAL '56072'
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 - 20 EXTERIOR CONCRETE FILLED STEEL BOLLARD COLOUR: PAINTED YELLOW
 - 21 NEW 600mm HIGH SOFFIT MOUNTED LETTERS (FOR FUTURE TENANT SIGNAGE)
 - 22 NEW PREFINISHED METAL SCUPPER AND RWL COLOUR: CHARCOAL '56072'
 - 23 NEW HOT DIPPED GALVANIZED WALL MOUNTED ROOF ACCESS LADDER
 - 24 EXISTING METAL FIRE ESCAPE TO REMAIN
 - 25 'THE HUCK GLOVE CO. INC.' TO BE PAINTED ON EXISTING MASONRY FACADE w/ ACRYLIC-LATEX PAINT COLOUR: SW 6258 TRICORN BLACK & SW 7035 PURE WHITE
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 - 28 NEW EXTERIOR WALL MOUNTED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS) COLOUR: MATTE BLACK
 - 29 NEW FIRE DEPARTMENT CONNECTION
 - 30 FINISHED GRADE (SEE CIVIL GRADING PLAN)
 - 31 EXTRUDED ALUMINUM STORM RESISTANT DRAINABLE LOUVERED WALL ASSEMBLY c/w FULLY LOUVERED DOUBLE DOORS COLOUR: PAINTED TO MATCH EXPOSED CONC (REFER TO SPECIFICATIONS)

EXTERIOR GLAZING SCHEDULE

- (SEE ABOVE FOR CORRESPONDING ALUMINUM FRAMING 1.2,3,4)
- A TYPE 'A' - VISION PANEL - CLEAR INSULATED SEALED GLAZING UNIT (HEAT STRENGTHENED) (SIG-CLR-1) COLOUR: SW 6258 TRICORN BLACK & SW 7035 PURE WHITE AIR SPACE: 13mm WITH ARGON GAS FILL INNER PANE: 6mm + ACUTY (CLEAR) HEAT STRENGTHENED GLASS
 - B TYPE 'B' - VISION PANEL - CLEAR INSULATED SEALED GLAZING UNIT (TEMPERED) (SIG-CLR-2) COLOUR: SW 6258 TRICORN BLACK & SW 7035 PURE WHITE AIR SPACE: 13mm WITH ARGON GAS FILL INNER PANE: 6mm + ACUTY (CLEAR) TEMPERED SAFETY GLASS
 - C TYPE 'C' - TINTED PANEL - INSULATED SEALED GLAZING UNIT (HEAT STRENGTHENED) (SIG-TNT-1) COLOUR: OPTIGRAY AIR SPACE: 13mm WITH ARGON GAS FILL INNER PANE: 6mm SB67 (3) CLEAR HEAT STRENGTHENED GLASS
 - D TYPE 'D' - TINTED PANEL - INSULATED SEALED GLAZING UNIT (TEMPERED) (SIG-TNT-2) COLOUR: OPTIGRAY AIR SPACE: 6mm SB67 (2) OPTIGRAY AIR SPACE: 6mm WITH ARGON GAS FILL INNER PANE: 6mm SB67 (3) CLEAR TEMPERED GLASS
 - E TYPE 'E' - SPANDREL GLAZING - SINGLE PANE SINGLE PANE: 6mm + ACUTY BLACK # 1-818 (2) OPACI-COAT (SGP-TNT-1) c/w GALVANIZED METAL BACK PAN AND SEMI-RIGID INSULATION
 - F TYPE 'F' - RESERVED
 - G TYPE 'G' - LAMINATED SAFETY GLASS (GL-7) 2 LAYERS 6mm TEMPERED SAFETY GLASS c/w 0.76mm THICK VINYL INTERLAYER

ABBREVIATIONS

- CJ - DENOTES CONSTRUCTION JOINT
- PJ - DENOTES PANEL JOINT
- EJ - DENOTES EXPANSION JOINT
- FJ - DENOTES FALSE JOINT
- PDO - POWER DOOR OPERATOR

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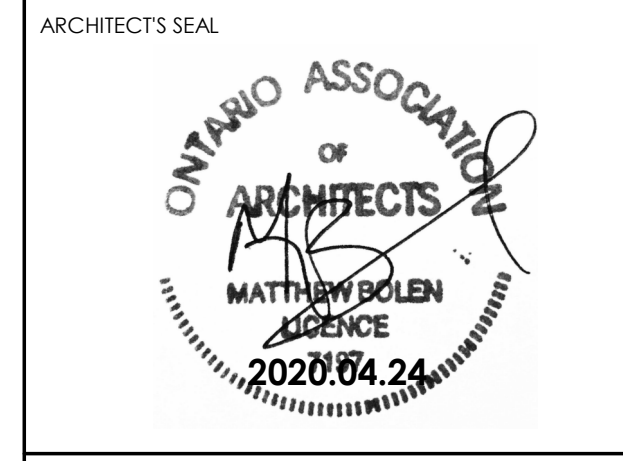
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ISSUED FOR:

DEVELOPED DESIGN	
SITE PLAN APPROVAL	2018.12.18
BUILDING PERMIT	2019.01.30
BIDDING/TENDER	2020.04.24
CONSTRUCTION	2020.04.24

NO.	REVISION DESCRIPTION	DATE



PROJECT NAME

GLOVE BOX OFFICE DEVELOPMENT
114-120 VICTORIA STREET S. KITCHENER, ON

CLIENT

Glovebox (2019) Inc.

DRAWING TITLE

EAST ELEVATION

PROJECT NUMBER	DRAWING NUMBER
17001	
SCALE	A3.0
1 : 100	
SHEET SIZE	24x36



MATERIAL LEGEND

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- (SEE ABOVE FOR CORRESPONDING ALUMINUM FRAMING 1,2,3,4)
- A TYPE 'A' - VISION PANEL - CLEAR INSULATED SEALED GLAZING UNIT (HEAT STRENGTHENED) (SIG-CLR-1) OUTER PANE: 6mm SB60 (2) ACUTY AIR SPACE: 13mm WITH ARGON GAS FILL INNER PANE: 6mm + ACUTY (CLEAR) HEAT STRENGTHENED GLASS
 - B TYPE 'B' - VISION PANEL - CLEAR INSULATED SEALED GLAZING UNIT (TEMPERED) (SIG-CLR-2) OUTER PANE: 6mm SB60 (2) ACUTY AIR SPACE: 13mm WITH ARGON GAS FILL INNER PANE: 6mm + ACUTY (CLEAR) TEMPERED SAFETY GLASS
 - C TYPE 'C' - TINTED PANEL - INSULATED SEALED GLAZING UNIT (HEAT STRENGTHENED) (SIG-TNT-1) OUTER PANE: 6mm SB67 (2) OPTIGRAY AIR SPACE: 13mm WITH ARGON GAS FILL INNER PANE: 6mm SB67 (3) CLEAR HEAT STRENGTHENED GLASS
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BUILDING PERMIT	2019.01.30	
BIDDING/TENDER	2020.04.24	
CONSTRUCTION	2020.04.24	

NO.	REVISION DESCRIPTION	DATE

EDGE
ARCHITECTS LTD
24 LAUREL STREET WATERLOO ONTARIO N2J 2H2



PROJECT NAME
GLOVE BOX OFFICE DEVELOPMENT
114-120 VICTORIA STREET S. KITCHENER, ON

CLIENT
Glovebox (2019) Inc.

DRAWING TITLE
SOUTH ELEVATION

PROJECT NUMBER	DRAWING NUMBER
17001	A3.1
SCALE	
1 : 100	
SHEET SIZE	24x36



MATERIAL LEGEND

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EXTERIOR GLAZING SCHEDULE

(SEE ABOVE FOR CORRESPONDING ALUMINUM FRAMING 1.2.3.4)

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- C TYPE 'C' - TINTED PANEL - INSULATED SEALED GLAZING UNIT (HEAT STRENGTHENED) (SIG-TNT-1) OUTER PANE: 6mm SB67 (2) OPTIGRAY AIR SPACE: 13mm WITH ARGON GAS FILL INNER PANE: 6mm SB67 (3) CLEAR HEAT STRENGTHENED GLASS

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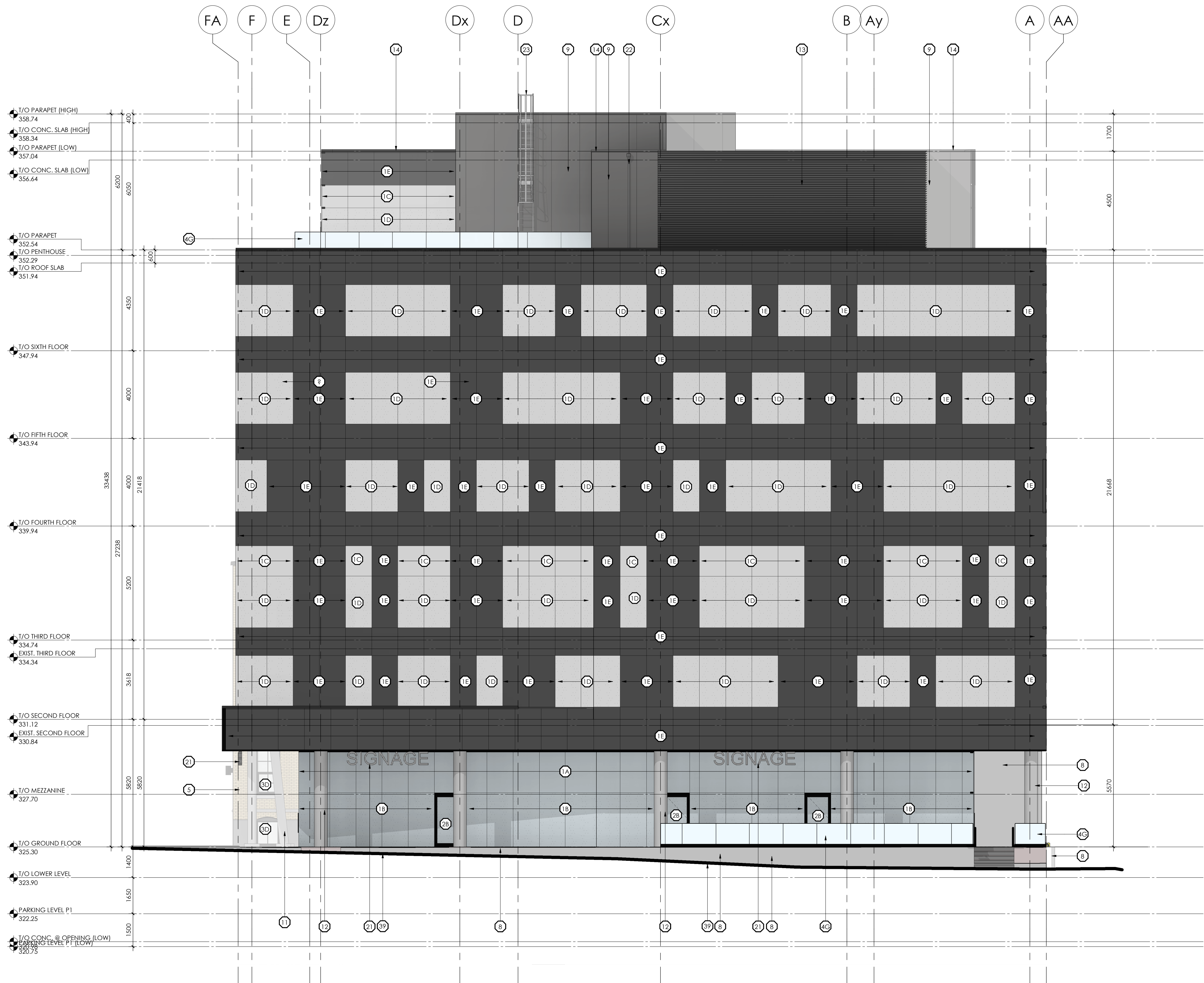


PROJECT NAME
GLOVE BOX OFFICE DEVELOPMENT
 114-120 VICTORIA STREET S. KITCHENER, ON

CLIENT
Glovebox (2019) Inc.

DRAWING TITLE
WEST ELEVATION

PROJECT NUMBER 17001	DRAWING NUMBER A3.2
SCALE 1 : 100	
SHEET SIZE 24x36	



MATERIAL LEGEND

- EXTERIOR FRAMING**
- 1 THERMALLY BROKEN EXTRUDED ALUMINUM UNITIZED CURTAIN WALL FRAMING SYSTEM c/w SEALED DOUBLE GLAZED UNITS (VERTICAL/ HORIZONTAL SSG TYPICAL) COLOUR: EXTERIOR - BLACK ANODIZED INTERIOR - BLACK ANODIZED
 - 2 THERMALLY BROKEN ALUMINUM ENTRANCE SYSTEM (REFER TO SPECIFICATIONS) SET IN CURTAIN WALL FRAMING c/w PREFINISHED EXTRUDED ALUMINUM THRESHOLD COLOUR: EXTERIOR - BLACK ANODIZED INTERIOR - BLACK ANODIZED
 - 3 THERMALLY BROKEN ALUMINUM FRAME WINDOW UNIT COLOUR: EXTERIOR - BLACK ANODIZED INTERIOR - BLACK ANODIZED
 - 4 GLASS GUARD c/w CONTINUOUS SHOE BASE w/ BLACK ALUMINUM CLADDING (REFER TO SPECIFICATIONS)
 - 5 EXISTING MASONRY TO BE REPOINTED AND REPAIRED AS NEEDED
 - 6 NEW PRECAST CONCRETE WINDOW SILL COLOUR: WHITE FINISH: LIGHT SANDBLAST SIZE: 100 (H) BED DEPTH: 190
 - 7 NEW PRECAST CONCRETE SILL COLOUR: WHITE FINISH: LIGHT SANDBLAST SIZE: 127 (H) BED DEPTH: 150
 - 8 ARCHITECTURALLY EXPOSED CONCRETE WALL ENSURE THAT ALL PORTIONS OF EXPOSED WALLS ARE TO BE CAREFULLY FORMED AND POURED AND THAT ALL SURFACE IMPERFECTIONS, SCUFFS, CHIPS, ABRASIONS, INCLUDING FORM TIES ARE REMOVED AND THE SURFACE IS MADE GOOD
 - 9 INSULATED METAL PANEL (MINERAL FIBRE CORE) PROFILE: MICRORIB 26 GA. COLOUR: ZINC GRAY
 - 10 INSULATED METAL PANEL (MINERAL FIBRE CORE) PROFILE: MICRORIB 26 GA. COLOUR: DOVE GRAY
 - 11 ROUND STEEL COLUMN (REFER TO STRUCTURAL DRAWINGS) PROTECTED WITH WATER BASE LIGHT INDUSTRIAL COATING (REFER TO SPECIFICATIONS) PAINTED FINISH: TBD
 - 12 EXPOSED ROUND CONCRETE COLUMN TO BE CAREFULLY FORMED AND POURED THAT ALL SURFACE IMPERFECTIONS, SCUFFS, CHIPS, ABRASIONS, INCLUDING FORM TIES ARE REMOVED AND THE SURFACE IS MADE GOOD
 - 13 MECHANICAL LOUVERED ROOF SCREENING FINISH: POWDER COAT BLACK TO MATCH METAL GAP FLASHING
 - 14 PREFINISHED METAL CAP FLASHING COLOUR: BLACK '56068'
 - 15 PREFINISHED METAL CAP FLASHING COLOUR: TO MATCH INSULATED METAL WALL PANEL
 - 16 NEW 40mm DIA. PAINTED STEEL HANDRAIL COLOUR: 'BLACK' ACRYNAR 'UCFX 10053'
 - 17 PREFINISHED ALUMINUM MECHANICAL LOUVRE COLOUR: 'BLACK' ACRYNAR 'UCFX 10053'
 - 18 PAINTED HOLLOW METAL DOOR & FRAME COLOUR: CHARCOAL '56072'
 - 19 NEW INSULATED SECTIONAL OVERHEAD DOOR COLOUR: CHARCOAL '56072'
 - 20 EXTERIOR CONCRETE FILLED STEEL BOLLARD COLOUR: PAINTED YELLOW
 - 21 NEW 600mm HIGH SOFFIT MOUNTED LETTERS (FOR FUTURE TENANT SIGNAGE)
 - 22 NEW PREFINISHED METAL SCUPPER AND RWL COLOUR: CHARCOAL '56072'
 - 23 NEW HOT DIPPED GALVANIZED WALL MOUNTED ROOF ACCESS LADDER
 - 24 EXISTING METAL FIRE ESCAPE TO REMAIN
 - 25 'THE HUCK GLOVE CO. INC.' TO BE PAINTED ON EXISTING MASONRY FACADE w/ ACRYLIC-LATEX PAINT COLOUR: SW 6258 TRICORN BLACK & SW 7055 PURE WHITE
 - 26 NEW CORTEN STEEL ADDRESS PLATE TO BE LASER CUT
 - 27 NEW DECORATIVE METAL SCREENING FOR GAS METER ENCLOSURE
 - 28 NEW EXTERIOR WALL MOUNTED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS) COLOUR: MATTE BLACK
 - 29 NEW FIRE DEPARTMENT CONNECTION
 - 30 FINISHED GRADE (SEE CIVIL GRADING PLAN)
 - 31 EXTRUDED ALUMINUM STORM RESISTANT DRAINABLE LOUVERED WALL ASSEMBLY c/w FULLY LOVERED DOUBLE DOORS COLOUR: PAINTED TO MATCH EXPOSED CONC (REFER TO SPECIFICATIONS)

EXTERIOR GLAZING SCHEDULE

- (SEE ABOVE FOR CORRESPONDING ALUMINUM FRAMING 1,2,3,4)
- A TYPE 'A' - VISION PANEL - CLEAR INSULATED SEALED GLAZING UNIT (HEAT STRENGTHENED) (SIG-CLR-1) OUTER PANE: 6mm SB60 (2) ACUTY AIR SPACE: 13mm WITH ARGON GAS FILL INNER PANE: 6mm + ACUTY (CLEAR) HEAT STRENGTHENED GLASS
 - B TYPE 'B' - VISION PANEL - CLEAR INSULATED SEALED GLAZING UNIT (TEMPERED) (SIG-CLR-2) OUTER PANE: 6mm SB60 (2) ACUTY AIR SPACE: 13mm WITH ARGON GAS FILL INNER PANE: 6mm + ACUTY (CLEAR) TEMPERED SAFETY GLASS
 - C TYPE 'C' - TINTED PANEL - INSULATED SEALED GLAZING UNIT (HEAT STRENGTHENED) (SIG-TNT-1) OUTER PANE: 6mm SB67 (2) OPTIGRAY AIR SPACE: 13mm WITH ARGON GAS FILL INNER PANE: 6mm SB67 (3) CLEAR HEAT STRENGTHENED GLASS
 - D TYPE 'D' - TINTED PANEL - INSULATED SEALED GLAZING UNIT (TEMPERED) (SIG-TNT-2) OUTER PANE: 6mm SB67 (2) OPTIGRAY AIR SPACE: 6mm SB67 (2) ACUTY INNER PANE: 6mm SB67 (3) CLEAR TEMPERED GLASS
 - E TYPE 'E' - SPANDREL GLAZING - SINGLE PANE SINGLE PANE: 6mm + ACUTY BLACK # 1-818 (2) OPACI-COAT (SGP-TNT-1) c/w GALVANIZED METAL BACK PAN AND SEMI-RIGID INSULATION
 - F TYPE 'F' - RESERVED
 - G TYPE 'G' - LAMINATED SAFETY GLASS (GL-7) 2 LAYERS 6mm TEMPERED SAFETY GLASS s/w 0.76mm THICK VINYL INTERLAYER

ABBREVIATIONS

- CJ - DENOTES CONSTRUCTION JOINT
- PJ - DENOTES PANEL JOINT
- EJ - DENOTES EXPANSION JOINT
- FJ - DENOTES FALSE JOINT
- PDO - POWER DOOR OPERATOR

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ISSUED FOR:

DEVELOPED DESIGN	
SITE PLAN APPROVAL	2018.12.18
BUILDING PERMIT	2019.01.30
BIDDING/TENDER	2020.04.24
CONSTRUCTION	2020.04.24

NO.	REVISION DESCRIPTION	DATE
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PROJECT NAME
GLOVE BOX OFFICE DEVELOPMENT
 114-120 VICTORIA STREET S. KITCHENER, ON

CLIENT
Glovebox (2019) Inc.

DRAWING TITLE
NORTH ELEVATION

PROJECT NUMBER 17001	DRAWING NUMBER A3.3
SCALE 1 : 100	
SHEET SIZE 24x36	



Appendices

17069 | 114-120 Victoria Street S

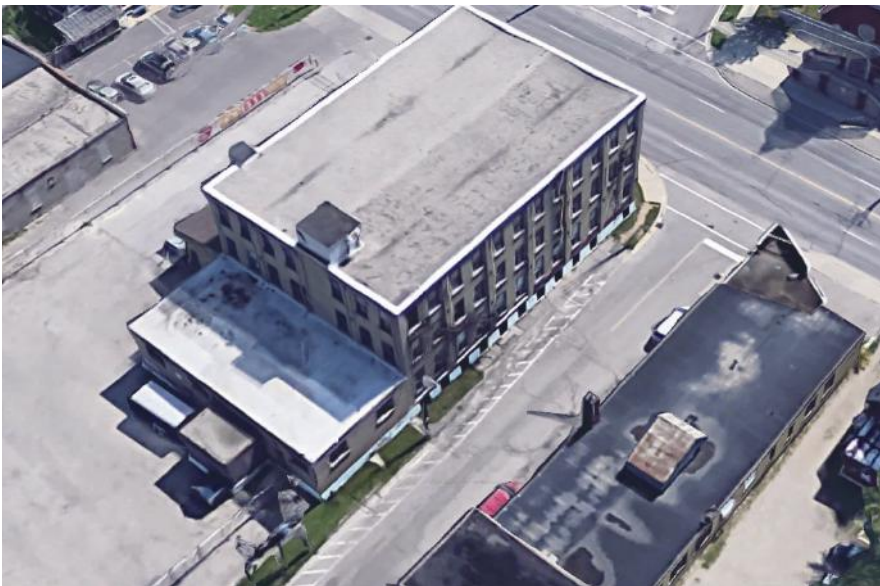
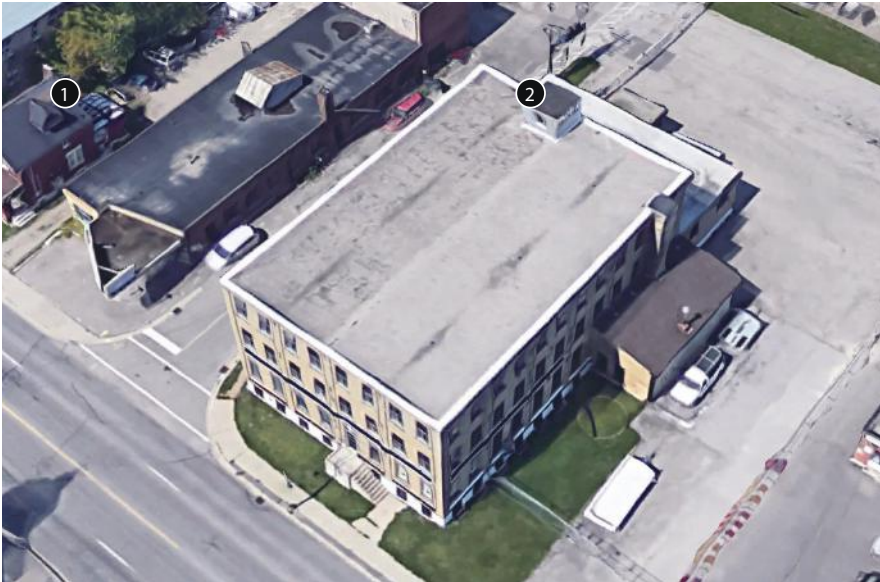
November 2018

mcCallumSather

south east corner (victoria st s and bramm st)



appendix a baseline documentation

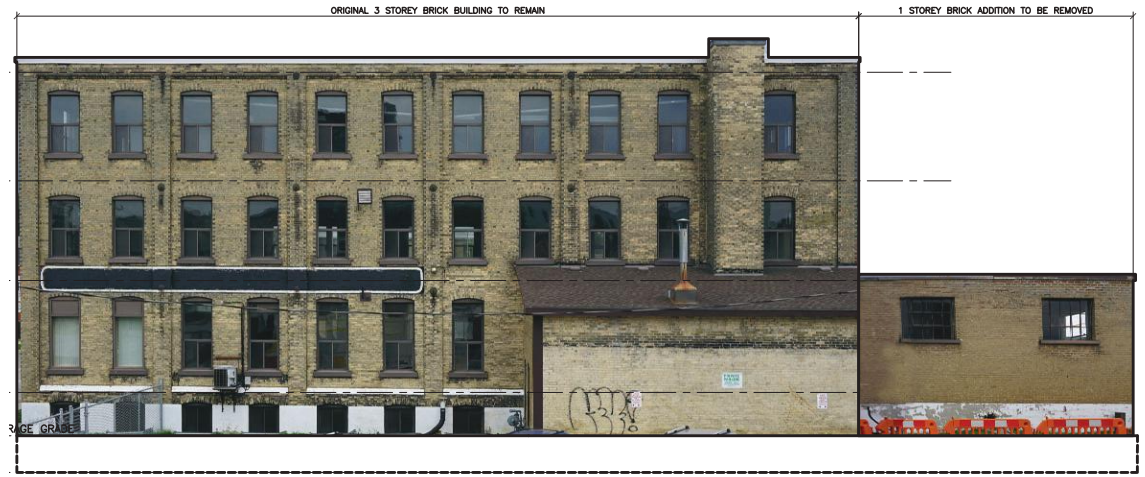


Historical Description

Henry A. Hagen learned the shirt cutting trade from Horace Messett while working for the Messett Shirt Company in the Town of Berlin. In 1891, Henry Hagen, Henry S. Boehmer and his son A. O. Boehmer bought the assets of a shirt company that Horace Messett had operated in Galt. Henry Hagen owned the machinery and moved it from Galt to Berlin where the three men formed the Berlin Shirt & Collar Company.

Henry Hagen established the Hagen Shirt & Collar Company sometime in the early 1900s. It was located in the heart of Berlin's business district. In 1906, Henry built a building at 122-130 Wilmot (Victoria) Street, after selling his interest in the Berlin Shirt & Collar Company to John Lang who operated the Lang Shirt Company. After Mr. Lang's death, the company became the Miller-Lang Shirt Company. Hagen's building on Wilmot Street had a frontage of 65 feet and ran to a depth of 120 feet, fitted with all modern equipment of the period. In 1906, the company was incorporated to form the Hagen Shirt & Collar Company Limited, manufacturing Hagen brand high grade, perfect fitting shirts, collars, and cuffs. Also in that year the firm started making shirts for John Forsyth exclusively. In 1907, Henry A. Hagen went into the shoe store business with A. Sippel under the name of Sippel & Hagen. By 1908, the Hagen Shirt & Collar Company Limited's trade had been extended west as far as the Yukon. The Forsyth firm made its first real bid in the shirt business when in 1910, it purchased the Hagen company's equipment and went on to establish John Forsyth Limited. The Miller-Lang company for a period of time operated out of the Hagen building on Victoria Street until the building was taken over by the Huck Glove Company in 1937.

Menno Erb and C. F. Brown established the firm of Brown & Erb on King Street West, in 1880, in the Town of Berlin making furniture and kid gloves. After Erb's death in 1906, a foreman Joseph A. Huck, bought the glove business. The firm went on to become the Huck Glove Company. A building located at 122-123 Victoria Street South and built by the Hagen Shirt & Collar Company, was occupied by the Huck Glove Company when the firm moved in 1937 to Kitchener.



Existing Elevations



In the year 2000, Huck Glove Group Company Limited had an operation size of 32,000 square feet. It employed twenty-two (22) people, manufactured leather gloves and mitts, being distributors of PVC, nitrile, neoprene, kevlar, cotton knit, vinyl, and latex. They were importers of leather, PVC, vinyl, cotton, and jersey and distributors of first aid and safety products, still operational from Victoria Street South in Kitchener. Still located on Victoria Street South in the City of Kitchener, the building is currently vacant is owned by 114-120 Victoria Street South Inc.

Architectural Description

120 Victoria Street South is a three storey early 20th century building built in the Industrial Vernacular architectural style. The building is situated on a 0.95 acre parcel of land located on the west side of Victoria Street South between Bramm Street and Joseph Street in the City Commercial Core Planning Community of the City of Kitchener within the Region of Waterloo.

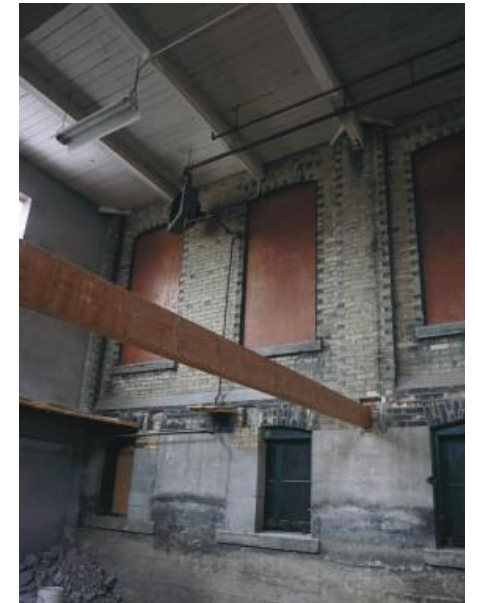
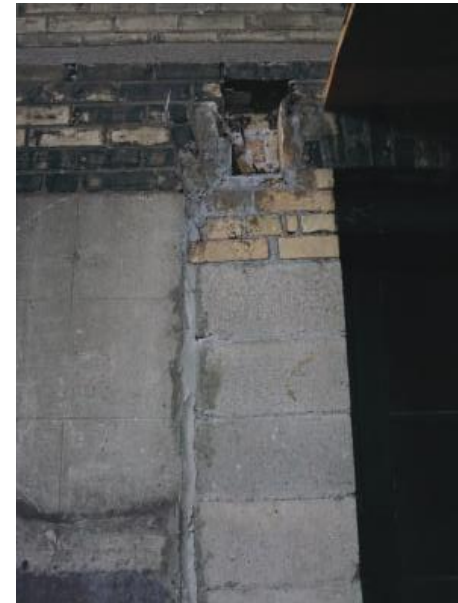
Its design and physical values relate to the Industrial Vernacular architectural style which are in good condition with many intact original elements. The building features: rectangular plan; yellow brick construction; four bays on the Victoria Street elevation (front) and rear elevations, and six bays on the long elevations to the north and south separated by shallow buttressing; segmentally arched window openings with brick voussoirs; and, stone sills. Until 2009, the front and side elevation of the building featured sign banding that read "The Huck Glove Co. Ltd.". The Tie Rod Anchor Plates around the exterior buildings are also a characteristic feature of industrial buildings with brick exterior and timber construction.

This style of architecture is characterized by a cube-like structure of substantial form with a symmetrical arrangement of the façade, organized into distinct vertical divisions by shallow buttressing. The Basement, Ground Floor and Upper Floors (Level 2 and 3) use similar elements but are slightly differentiated by material and height. The windows at the basement are single sliding windows that follow the same with of the upper floors but are shorter. For security and protection from vandalism, the windows are covered with a metal mesh matching the window frame colour (commercial brown) and the material at the base is a concrete block painted white.

Huck Glove - 114-120 Victoria Street S



Level 1



Basement

The Huck Glove building is constructed predominantly of yellow / buff brick, with a darker tone brick at the buttress corners and window openings. The addition at the rear is also in buff brick but the variation in colour and size indicates that it was built at a different era. The original building ties in to a series of other industrial buildings in the Warehouse district and speaks to a local vernacular.

Exterior Elements

Door and Windows: Windows and doors are not original. It is suspected that the original windows would have been one over one double hung with wood frames. Existing windows are mostly intact, but it is recommended that they be replaced for better performance as well as for heritage aesthetics.

Walls: Perimeter walls double wythe brick on the exterior are finished with plaster on the interior. The condition of the exterior brick is generally in good condition on the upper levels. There are some areas of spalling and cracking at the base where the sill detail between the basement level and level 2. Some areas have a sheet metal covering (similar to the metal wrapping the window sills) and others have since had the metal removed with some adhesive still remaining. The brick in these areas should have selective replacement, repair and repointing. Additionally, there are some areas of tagging near grade, and staining where there are metal connections such as beneath the metal clad sills, fire escape and Iron Tie Rod Anchor Plates.

Structural Description

The structural system of the timber post and beam structure with brick masonry walls is characteristic of the industrial vernacular. The basement level is constructed with concrete floors and walls. The basement appears to be stable structurally, but there are areas of water which will require further review and resolution. Level 1 is located several feet above grade and has the highest ceiling height. Level 2 and 3 are the same floor to floor height. Level 3 (the top floor) does have an angled structural system. There vertical protusion extending from the parapet wall is for the roof access and elevator overrun.

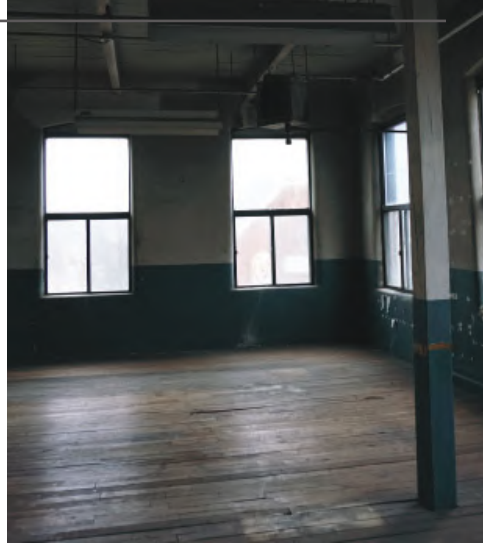
Each floor has a 3 x 5 structural grid of 6x6 posts. The framing system is generally stable, however there are some locations of cracks (see left) and some areas have required additional support. The posts connect to the breams through a riveted steel connection. Water damage appears to be concentrated at these connection points.

Interior Finishes

The most character defining elements of the interior are the interior wood floor and wood ceiling. Conditions vary from good to poor. The interior partitions are clad with painted wood.

The interior finish face of the exterior walls appears to be plaster. The condition of this surface is generally in good condition, however some areas have hairline cracks, typically concentrated around window openings. These cracks are likely a result of water getting in behind the surface at the window frames.

Huck Glove - 114-120 Victoria Street S



Level 2 and 3 Finishes and Details

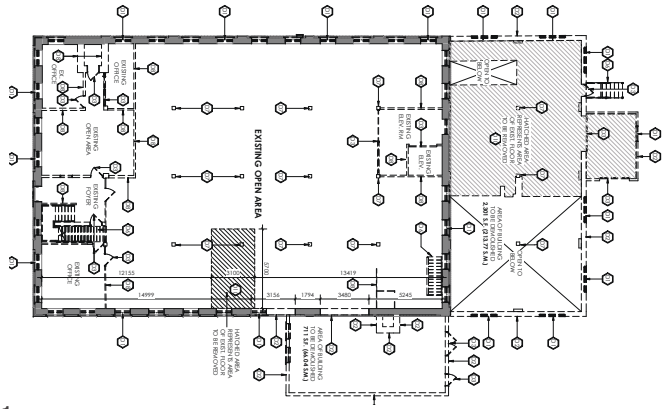


Level 3 Structure

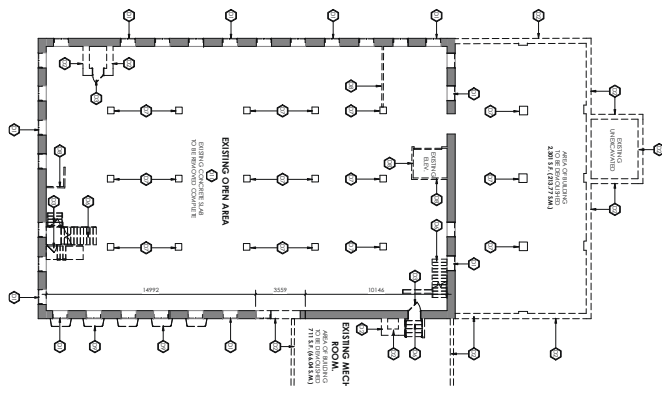


Level 2 Structure

Level 1

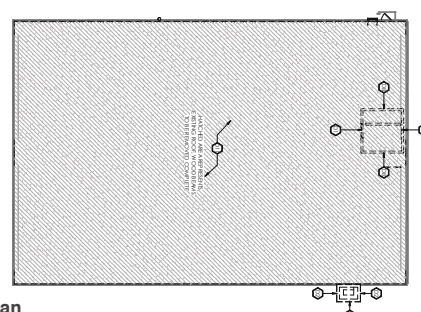


Basement

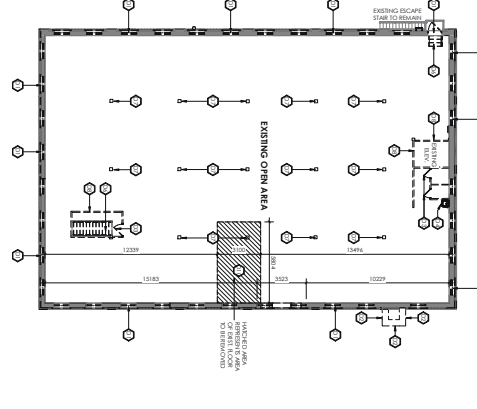


ROOF DEMOLITION PLAN

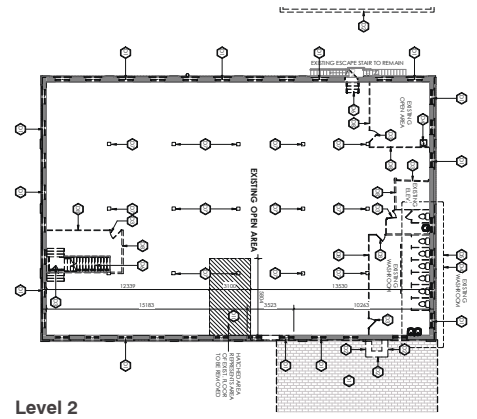
Roof Plan



Level 3



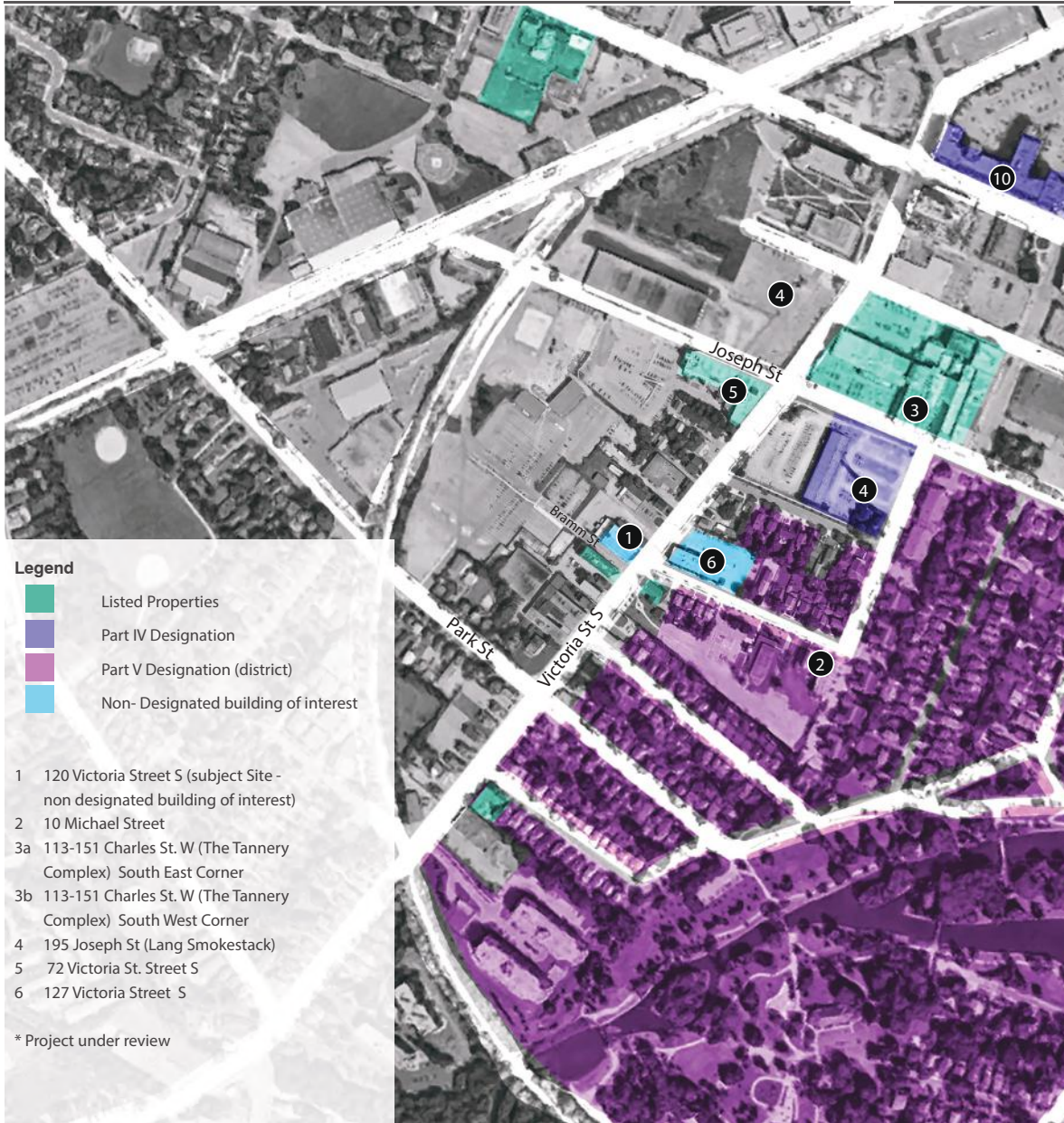
Level 2



DEMOLITION KEY NOTES

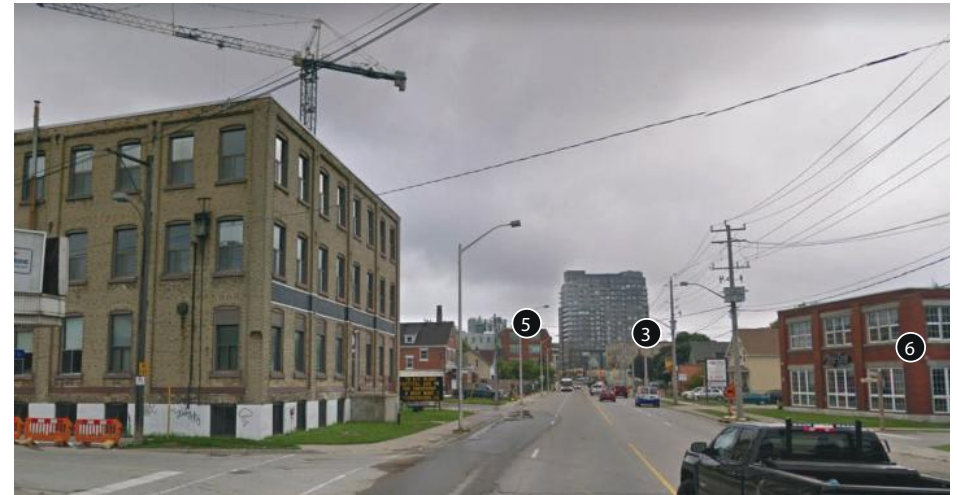
- D1** EXISTING WINDOW ASSEMBLY TO BE REMOVED COMPLETE. MAKE GOOD ALL DISTURBED FLOOR, WALL AND CEILING CONDITIONS INTENDED TO REMAIN AND IMPACTED BY REMOVAL.
- D2** EXISTING EXTERIOR WALL ASSEMBLY TO BE REMOVED COMPLETE. REFER TO STRUCTURAL DWGS. FOR THE DESIGN OF ANY TEMPORARY BRACING AND SHORING DURING THE REMOVAL OF THE EXISTING WALL ASSEMBLY. MAKE GOOD ALL DISTURBED FLOOR AND WALL CONDITIONS INTENDED TO REMAIN AND IMPACTED BY REMOVAL.
- D3** EXISTING DOOR, FRAME, AND HARDWARE (AND SIDELITE WHERE APPLICABLE) TO BE REMOVED COMPLETE. MAKE GOOD ALL DISTURBED FLOOR AND WALL CONDITIONS INTENDED TO REMAIN AND IMPACTED BY REMOVAL.
- D4** EXISTING LAVATORY/ SINK TO BE REMOVED COMPLETE - REFER TO MECHANICAL DWGS. MAKE GOOD ALL DISTURBED FLOOR AND WALL CONDITIONS INTENDED TO REMAIN AND IMPACTED BY REMOVAL.
- D5** EXISTING WATER CLOSET TO BE REMOVED COMPLETE - REFER TO MECHANICAL DWGS. MAKE GOOD ALL DISTURBED FLOOR AND WALL CONDITIONS INTENDED TO REMAIN AND IMPACTED BY REMOVAL.
- D6** EXISTING STAIRWAY TO BE REMOVED COMPLETE. CONTRACTOR TO ENSURE TEMPORARY RAILINGS ARE INSTALLED FOR SAFETY OF THE PUBLIC. MAKE GOOD ALL DISTURBED FLOOR AND WALL CONDITIONS INTENDED TO REMAIN AND IMPACTED BY REMOVAL.
- D7** EXISTING WOOD/CONCRETE COLUMNS TO BE REMOVED COMPLETE. MAKE GOOD ALL DISTURBED FLOOR AND WALL CONDITIONS INTENDED TO REMAIN AND IMPACTED BY REMOVAL.
- D8** EXISTING GYPSUM PARTITION ASSEMBLY TO BE REMOVED COMPLETE. MAKE GOOD ALL DISTURBED FLOOR, WALL AND CEILING CONDITIONS INTENDED TO REMAIN AND IMPACTED BY REMOVAL.
- D9** EXISTING WINDOW WELLS TO BE REMOVED COMPLETE.
- D10** EXISTING FLOOR TO BE REMOVED COMPLETE. MAKE GOOD ALL DISTURBED WALL CONDITIONS INTENDED TO REMAIN.
- D11** EXISTING ROOF TO BE REMOVED COMPLETE. MAKE GOOD ALL DISTURBED WALL CONDITIONS INTENDED TO REMAIN.

Huck Glove - 114-120 Victoria Street S



Source:

Map by mcCallum Sather using google map and PARTS Central Plan 2016.



Huck Glove on Victoria Street South - Visual connection along the street to (3) Lang Tannery Building, (5) 72 Victoria St. Street S and (6) 127 Victoria Street S.

Cultural Heritage Landscape

The Huck Glove building commands a strong physical and visual presence on the southeast corner of Victoria Street South and Bramm Street and at the terminus of Micheal Street.

The building is located at the edge of the area known as the 'Warehouse District' CHL sharing many of the physical and contextual relationships of building constructed in this era and for this use. Like many other industrial buildings, it is in close proximity to a residential area where factory workers typically lived. While there are many buildings of historic interest (with varying degrees of designation), those highlighted in the images (left) share character defining yellow brick, scale and compositions (punched windows organized within vertical structural bays). Since no historic photos of the Huck Glove building were recovered, these buildings serve as examples of how to treat the window divisions (one over one).

Landscape Attributes

- Defines edge of the Warehouse District
- Forms part of a cohesive industrial architectural street wall facing adjacent residential HCD, Victoria Park.
- Maintains visual connection to other heritage buildings (see image above)

Column Axial Loading								
Level	Column Dim. (mm x mm)	Capacity (kN)	50 psf Load (kN)	% Capacity	75 psf Load (kN)	% Capacity	100 psf Load (kN)	% Capacity
3 rd - Roof	191 x 191	287	109	38%	154	54%	199	69%
2 nd - 3 rd	240 x 240	508	218	43%	308	61%	398	78%
Ground - 2 nd	240 x 240	508	326	64%	461	91%	596	117%
B1 - Ground	450 x 450	3000	435	15%	615	21%	795	27%

Beam Flexural Loading								
Level	Beam Dim. (mm x mm)	Capacity (kNm)	50 psf Load (kNm)	% Capacity	75 psf Load (kNm)	% Capacity	100 psf Load (kNm)	% Capacity
3 rd	191 x 240	36.5	61	167%	86	235%	111	304%
2 nd	240 x 240	46.1	61	132%	86	186%	111	240%
Ground	240 x 340	82.9	61	73%	86	103%	111	134%


Beam Shear Loading								
Level	Beam Dim. (mm x mm)	Capacity (kN)	50 psf Load (kN)	% Capacity	75 psf Load (kN)	% Capacity	100 psf Load (kN)	% Capacity
3 rd	191 x 240	49.7	36.5	73%	51.5	104%	66.5	134%
2 nd	240 x 240	62.7	36.5	58%	51.5	82%	66.5	106%
Ground	240 x 340	74.4	36.5	49%	51.5	69%	66.5	89%

Purlin Flexural Loading								
Level	Purlin Dim. (mm x mm)	Capacity (kNm)	50 psf Load (kNm)	% Capacity	75 psf Load (kNm)	% Capacity	100 psf Load (kNm)	% Capacity
All Levels	140 x 200	18.2	22.8	125%	32.2	177%	41.6	228%

Purlin Shear Loading								
Level	Purlin Dim. (mm x mm)	Capacity (kN)	50 psf Load (kN)	% Capacity	75 psf Load (kN)	% Capacity	100 psf Load (kN)	% Capacity
All Levels	140 x 200	36.4	18.3	50%	25.8	71%	33.3	91%

Plank Uniform Loading								
Level	Plank Dim. (mm x mm)	Capacity (kPa)	50 psf Load (kPa)	% Capacity	75 psf Load (kPa)	% Capacity	100 psf Load (kPa)	% Capacity
All Levels	38 x 140	12.2	4.4	36%	6.2	50%	8.0	65%

*Sizes Estimated from Visual Inspection

 <p>Jablonsky, Ast and Partners CONSULTING ENGINEERS 1120 LESLIE STREET DOWNSVILLE, ON. M3C 2K5 TEL: 416-447-2605 FAX: 416-447-2771</p>	PROJECT
	120 Victoria Street JOB # 17043
Date:	March 03, 2017

appendix b structural letter



JABLONSKY, AST AND PARTNERS
Consulting Engineers

1129 Leslie Street
Don Mills, Ont. M3C 2K5
Telephone (416) 447-7405
Fax (416) 447-2771
www.astint.on.ca
E-mail jap@astint.on.ca

January 29, 2018

Edge Architects
24 Laurel Street
Waterloo, ON N2J 2H2

Attn: Mr. Matt Bolen

Re: Huck Glove Building
114-120 Victoria St.
Structural Integrity
Our Project No. 17238

Dear Sir,

As per your request, we are writing this correspondence to explain the current structural integrity of the building located at 114-120 Victoria St., formerly known as the Huck Glove Building.

Our office did a preliminary review on February 27, 2017 to determine the general state of the building and to explore the possibility of adding floors to the existing structure. Further to this visit, our office has been in the building several times, including on October 10, 2017. The visit on October 10 was for the express purpose of doing a detailed structural survey of the existing sizes and condition of the floors, foundation walls, columns and exterior brick load bearing wall. It was obvious from our first visit in February that the building was not capable of supporting additional floors, and several key elements were unable to support currently prescribed office loading. According to the Ontario Building Code 2012, office occupancy must be designed for live loads of 100 psf (at ground floor) and 50 psf for floors above the ground floor. A preliminary analysis of these members is attached at the rear of this correspondence. The existing floors had deficiencies in almost all members for the required loading, in some cases as high as 300% overstressed based on current OBC loading. The existing columns worked for office loading, but would not be able to support any significant increase in floors. Furthermore, the current column location and spacing is far too congested and not conducive to any modern office layout.

The perimeter wall was in reasonable shape and certainly able to support itself. Whether any additional load may be placed on the exterior wall was not able to be determined at that time. The basement walls, basement concrete columns and slab on grade were in reasonable structural condition but had large slopes and trenches cast in at the side. Certain areas of the ground and

P.F. Ast, P.ENG D. Tari, P.ENG M. Shiu, P.ENG R. Asman, P.ENG
J.N. Vivian, P.ENG R.J. Watson, P.ENG C.J. Slama, P.ENG R. Martinez, P.ENG G. Minski, CET

Associated Office, Fertia Engineering Consultants Ltd., #165, 1209 - 59 Avenue S.E., Calgary, Alberta T2H 2P6
Tel: (403) 259-5325 Fax: (403) 255-5549 Email: fruch.pagnotta@ferita.ca

-2-

second floors showed signs of significant water damage. Furthermore, many of the main beams, especially on the second floor are splitting. A floor has collapsed on the more recent addition on the northwest side of the building and the facade has been damaged. For this reason, it should be removed.

Subsequent visits, including the detailed review performed in October confirm the general conclusions of the original visit.

Subsequent testing is being performed to determine if the existing masonry wall is capable of supporting the load of any additional floors or if new columns will need to be introduced on the inboard side of the building to provide additional capacity. Certainly, the top of the walls currently supporting the roof are in worse shape than the other walls with significant "arch" cracks at several of the windows.

Should you have any questions or require any additional information, please contact this office at your convenience.

Yours very truly,

JABLONSKY, AST AND PARTNERS
CONSULTING ENGINEERS



Craig Slama, P. Eng. P.E.

cc: Sherif Mansour, JAP
Christina Karney, McCallum Sather

SECTION 02070 **PAGE 02070.1**
HERITAGE SPECIAL PROCEDURES **DATE 2018/01**
 McCALLUM SATHER ARCHITECTS INC. *Momentum Partnership – Huck Glove Building*

1. PART **GENERAL**

1.1. **GENERAL REQUIREMENTS**

1.1.1. Division 1, General and Supplementary Conditions, is part of this Section and shall apply as if repeated here.

1.2. **HERITAGE DEFINITIONS**

1.2.1. For this project, Heritage Conservation terms shall have the following meaning:

- 1.2.1.1. Conservation: a general term covering any act made to protect, safeguard or pass on a heritage artifact or building element.
- 1.2.1.2. Restoration: where a building element is returned to the appearance of an earlier time by removing later material and/or replacing missing parts and details.
- 1.2.1.3. Reconstruction: Where a building element that no longer exists is reproduced using new construction.
- 1.2.1.4. Repair: Where a building element is returned to its former condition, following deterioration or damage, without altering its original appearance or detail.
- 1.2.1.5. Heritage Fabric: all existing fabric that is described to remain and all supporting elements.

1.3. **INTENT OF HERITAGE WORK**

1.3.1. The existing building is to be repaired in its current location. See photographs taken by McCallum Sather Architects which identifies the locations of cracks and deteriorated brick that will be repaired or replaced.

1.4. **RECONSTRUCTION OF THE HERITAGE FABRIC**

- 1.4.1. The intent is to repair the existing original building fabric with salvaged materials from the original façade or approved alternatives where applicable.
- 1.4.2. Make all repairs using materials and methods of fastening which match the originals as far as possible
- 1.4.3. Fabricate replacement parts to match the original profiles.

1.5. **ARCHAEOLOGICAL FINDS**

1.5.1. Any artifacts, buried or not, found during demolition, are the property of the Owner. The exact location of a buried find is to be noted.

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- 1.5.2. Hand over such items to Owner or other designated representative, and obtain a signed receipt for the goods listed.
- 1.5.3. Notify Heritage Consultants of any unusual material, configuration, etc. encountered during excavation work that may be of archaeological importance. Do not resume work until inspected by Heritage Consultant.

END OF SECTION

appendix C specifications: masonry

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HERITAGE MORTARS **DATE 2018/01**
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1. PART GENERAL

1.1. GENERAL REQUIREMENTS

- 1.1.1. Division 1, General Requirements, is part of this section and shall apply as if repeated here.
- 1.1.2. Provide all labour, materials, plant and equipment necessary for completion of heritage mortar work as indicated on the drawings and in the specifications.

1.2. SECTION INCLUDES

- 1.2.1. Supply of mortars of all heritage and heritage-related masonry work.

1.3. RELATED SECTIONS

- 1.3.1. Section 04211 – Heritage Masonry
- 1.3.2. Section 04900 – Heritage Masonry Cleaning

1.4. REFERENCES

- 1.4.1. ASTM C780-96 Preconstruction and Construction evaluation of mortars for plain and reinforced unit masonry (includes Modified Vicat Cone Penetrometer test).
- 1.4.2. ASTM C109/C109-M95 Compressive strength for Hydraulic Cement Mortars.
- 1.4.3. ASTM C185-95 Air Component of Hydraulic Cement
- 1.4.4. CSA A82.56-[1950(R1971)] Aggregate for masonry Mortar
- 1.4.5. CSA A82.56.M1976 Aggregate for masonry Mortar
- 1.4.6. Air Entraining admixture: to CAN3-A266.1-M78
- 1.4.7. Annotated Specifications for the Restoration of Historic masonry (Ministry of Citizenship and Culture, Province of Ontario, Toronto, Canada, 1985).

1.5. PERFORMANCE REQUIREMENTS

- 1.5.1. Average mortar compressive strength requirements (measured after 28 days of cure).
 - 1.5.1.1. Hydraulic lime mortar for resetting: 7.2 MPa
 - 1.5.1.2. Hydraulic lime mortar for repointing: 3.1 MPa

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- 1.5.1.3. For Type S mortar – 12.4 MPa

- 1.5.2. If the mortar fails to meet the 7 day compressive strength requirements, but meets the 28 day compressive strength requirement, it is to be accepted. If the mortar fails to meet the 7 day compressive strength requirements, but it's strength at 7 days exceeds two thirds of the value required for the 7 day strength, the contractors may elect to continue work at his own risk whilst the results of the 28 day tests, or to take down the work affected.

1.6. SAMPLES

- 1.6.1. Submit samples in accordance with Section 01331 – Heritage Procedures and Section 01350 Heritage Submittals or review samples on site with Heritage Architect.
- 1.6.2. Submit the following samples clearly labeled for the Heritage Consultants review:
 - 1.6.2.1. Aggregate
 - 1.6.2.2. Samples of freshly broken un-weathered mortar from the original masonry pointing
- 1.6.3. The approved sample shall become the standard material used on the job. Substitutions may not be made without Heritage Consultants written approval.

1.7. MOCK-UPS

- 1.7.1. Provide site mockup of heritage mortar demonstrating a match with existing masonry.
- 1.7.2. Obtain Heritage Consultants approval of mockup prior to proceeding with the work.
- 1.7.3. Retain approved mock up and protect as reference standards for acceptance of all related masonry repair work.

1.8. QUALIFICATIONS

- 1.8.1. The company undertaking the Work of this Section and its personnel shall be of recognized standing in the industry, specializing in the area of heritage work and known to have been responsible for satisfactory installations equal to the specified for a period of at least the immediate past 5 years.
- 1.8.2. Provide for all work to be done by qualified and experienced trades people with a minimum of 5 years' experience in the type of work specified.

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- 1.8.3. Execute all work of this Section under the continuous supervision and direction of a qualified mason.
- 1.9. **ACCEPTANCE AT SITE**
- 1.9.1. Manufacturers' labels and seals must be intact upon delivery of packaged materials. Keep samples of labeling for Heritage Consultants review.
- 1.10. **STORAGE AND PROTECTION**
- 1.10.1. Store cementations materials in accordance with CAN/CSA-A5/A8/A362-93, Store aggregates in accordance with A179-94.
- 1.10.2. Keep materials dry and protected from weather and contamination.
- 1.10.3. Removed from site materials that have deteriorated or become frozen.
- 1.11. **ENVIRONMENTAL REQUIREMENTS**
- 1.11.1. Store and mix materials at a minimum of 5°C at all times.
- 1.11.2. Do not lay mortar when the air and/or substrate temperature is below 5°C or when the temperature is expected to fall below 5°C within 72 hours of installation of mortar, unless a heated enclosure is provided.
- 1.11.3. Provide heated enclosure for work below 5°C and maintain that minimum temperature for minimum of 72 hours after mortar is laid.
- 1.11.4. Protect mortar from direct sunlight and wind with protective measures reviewed with Heritage Consultant when air temperature exceeds 20°C.
- 1.11.5. Keep newly laid mortar moist during curing with misted water when the air temperature is above 25°C.
- 1.11.6. Do not prepare or use mortar when the air temperature exceeds 35°C.
- 1.12. **EXISTING SITE CONDITONS**
- 1.12.1. Report to the Heritage Consultant all areas of deteriorated masonry revealed during the work and await instruction regarding repair or replacement of masonry units.
2. PART **PRODUCTS**
- 2.1 **MATERIALS**
- 2.1.1. Water: To be potable and free of salts and other impurities.
- 2.1.2. Hydraulic Lime for Resetting: St. Astier Pure and Natural Hydraulic Lime, XHM-101, available from Daubois Inc., Cambridge, contact Sean Costello, tel. (416) 787-4917 or 1-800-565-9025 or approved equal.
- 2.1.3. Hydraulic Lime for Repointing: St. Astier Pure and Natural Hydraulic Lime, XHM-60, available for Daubois Inc., Cambridge, Contact Sean Costello, tel. (416)787-4917 or 1-800-565-9025 or approved equal.
- 2.1.4. Aggregate: Sharp, well-graded, wash masonry sand to CSA A82.56.M1976 to match the colour, texture and range of particle sizes of samples of the existing mortar.

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- 2.1.5. Pigment: Inorganic mineral oxide type, available from Mason's Masonry Supply Ltd. Tel. (416) 324-2933 or Harcross Pigments Tel. (416) 251-1161.
- 2.1.6. Air entrainment: Add air entraining admixture to pointing mortar only, strictly in accordance with the manufacturer's recommendations to a maximum of 7% by volume.
- 2.1.7. Premix mortars of equivalent properties and performance will be considered upon review of complete submission.
- 2.2. **EQUIPMENT**
- 2.2.1. Mortar mixer: mill type preferred; paddle mixer acceptable.
- 2.3. **MORTAR MIXES**
- 2.3.1. Hydraulic Lime mortar for resetting stonework and brickwork – 1 hydraulic lime (XHM-101): 3 sand.
- 2.3.2. Hydraulic Lime mortar for repointing stonework and brickwork – 1 hydraulic lime (XHM-60): 3 sand + air entrainment.
- 2.3.3. Parging of interior faces of walls: 1 hydraulic lime 2.5 sand. Second coat 1 hydraulic lime: 3 sand.
- 3.1. **BATCHING OF HYDRAULIC LIME MORTAR**
- 3.1.1. Mix strictly in accordance with manufacturer's recommendations. Do not use any additives, such as bonding agents, accelerators or retarders, in the mortar without prior written approval from the manufacturer.
- 3.1.2. Ensure appropriate PPE including respiratory protection is worn during mixing. The hydraulic lime and sand must be accurately proportioned using one size of measuring box or plastic pail for all materials. Shovels must not be used for batching.
- 3.1.3. Mix hydraulic lime, sand, water and pigment, if required for 5 minutes.
- 3.1.4. Allow to stand to hydrate for 10 minutes.
- 3.1.5. Mix again for an additional 3 minutes.
- 3.1.6. Add small measured amounts of water at this point, if required, to bring the mix to a container for subsequent use.
- 3.1.7. Record the amount of water required in initial batches for correct consistency and mark a container for subsequent use.
- 3.1.8. Clean mixing boards and mechanical mixing machines between batches.
- 3.1.9. Do not mix more material than can be used within 30 minutes. Discard any material that has been mixed for more than 30 minutes.
- 3.1.10. Ensure that masons do not use too wet a mix. Only water lost through evaporation should be replaced at the mortar-board. Use a spray bottle of water for this purpose.
- 3.2. **COLOURING OF MORTARS**
- 3.2.1. Match new mortars to samples of freshly broken, un-weathered mortar for that original masonry pointing.

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- 3.2.2. As far as possible, achieve the match of colour by means of the aggregate colour.
- 3.2.3. Where pigment is needed, use only to tone down the whiteness of the white cement and lime.
- 3.2.4. Use as little pigment as possible to achieve the desired colour and not more than 10% by volume of pigment to mortar.
- 3.2.5. Provide sample areas of repointing mortar, accurately proportioned to represent the final mix formula and amount of pigment, until a match acceptable to the Heritage Consultant is obtained.
- 3.2.6. Mark Measuring container to ensure standard amount of pigments for each mortar batch, once correct amount of pigments is determined.

END OF SECTION

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1. PART **GENERAL**

1.1. **GENERAL REQUIREMENTS**

- 1.1.1. Division 1, General Requirements, is part of this Section and shall apply as if repeated here.
- 1.1.2. Refer also to Architect's masonry veneer installation for wall assembly behind salvaged masonry units.

1.2. **SECTION INCLUDES**

- 1.2.1. This Section includes all salvaged unit masonry work as called for on the drawings and as required to complete the project including, but not limited to:
 - 1.2.2. Provide salvaged on new masonry units from off-site sources to match existing masonry units of original building.
 - 1.2.3. Repair of the partial North, South, West and East elevations with salvaged brick, laid in Single Wythe Common Bond, to match original.
 - 1.2.4. All related reinforcement, anchorages, ties and accessories needed for new masonry.

1.3. **RELATED SECTIONS**

- 1.3.1. Section 04060 – Heritage Mortar
- 1.3.2. Section 04900 – Heritage Masonry Cleaning

1.4. **REFERENCES**

- 1.4.1. CAN3-A82.2M – Methods of Sampling and Testing Brick
- 1.4.2. CAN3-S304M – Masonry Design and Construction for Buildings.
- 1.4.3. CSA A82.1M – Burned Clay Brick.
- 1.4.4. CSA A165M Series – CSA Standards on Concrete Masonry Units.
- 1.4.5. CSA A371M – Masonry Construction for Buildings
- 1.4.6. Installation of Masonry Work: CAN3-A371M and CAN3-S304M.
- 1.4.7. Burned Clay Face Brick: CSA A82.1M, CSR (Canadian Standard Residential).
- 1.4.8. Joint Reinforcement: ASTM A116.

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1.5 **QUALIFICATION**

- 1.5.1. The company undertaking the Work of this Section and its personnel shall be of recognized standing in the industry, specializing in the area or Work and known to have been responsible for satisfactory installations equal to the specified for a period of at least the immediate past 5 years.
- 1.5.2. Provide for all work to be done by qualified and experienced trades people with a minimum of 5 years' experience in the type of work specified.

1.6. **TOLERANCES**

- 1.6.1. Adhere strictly to tolerances for installation of work of this Section as specified in Part 3.
- 1.6.2. Work not complying with specified tolerances shall be rejected at the sole discretion of the Heritage Consultant.

1.7. **SUBMITTALS**

- 1.7.1. **Samples:**
- 1.7.1.1. Submit the following samples in accordance with Division 1, General Requirements, for the Heritage Architect's review.
- 1.7.1.2. Clean salvaged Masonry units of each type.
- 1.7.1.3. Masonry anchors and ties of each type specified.

1.8. **DELIVERY, STORAGE AND HANDLING**

- 1.8.1. Deliver, store and handle products in accordance as specified herein.
- 1.8.2. Remove unacceptable materials from Site and replace to acceptance of Heritage Architect. Store materials off ground protected from wetting by rain, snow or ground water, or intent-mixture with earth or other materials. Store metal ties and reinforcement to prevent corrosion.
- 1.8.3. Do not concentrate storage of materials on any part of structure beyond design load, take particular care not to overload unsupported portions of structure which may have not attained their full design strength.
- 1.8.4. Comply with CAN3-A371-M. Do not use salt or calcium-chloride to remove ice from masonry surfaces.

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- 1.8.5. Keep masonry materials free from ice and frost. Keep units protected from concrete, mortar and other materials which could cause staining.

1.9. **ENVIRONMENTAL CONDITIONS**

- 1.9.1. Perform work to requirements of Division 1, General Requirements
- 1.9.2. Maintain materials and surrounding air temperature to minimum 5 degrees C prior to, and 72 hours after completion of masonry work.
- 1.9.3. Do not lay masonry when ambient temperature is at or below 5 degrees C. Provide temporary protection and heating for installed, uncured unit masonry when ambient conditions are at, below, or are likely to go below 5 degrees C, until 7 days after installation.
- 1.9.4. Conform to cold weather masonry requirements of CAN3-A371-M and recommended practices for cold weather masonry construction by Ontario masonry contractors' association.

1.10. **FIELD MEASUREMENTS**

- 1.10.1. Take field measurements and confirm with Contract drawings prior to beginning construction.

2. PART **PRODUCTS**

2.1. **MAUFACTURERS**

- 2.1.1. Original Brick: Salvaged historic brick.
- 2.1.2. Reinforcement and Anchorages: Blok-Lok Limited, Fero ShearTruss or equal approved in writing by Heritage Consultant and Engineer.

2.2. **MATERIALS**

- 2.2.1. Salvaged limestone: salvage removal and cleaning or limestone sills from demolished areas for reuse in new locations shown on drawings is specified in Section 04951 Heritage Masonry Salvage.
- 2.2.2. Brick units: salvage removal and cleaning of brick from demolished areas for reuse in new locations shown on drawings is specified in Section 04951 Heritage Masonry Salvage.

3. PART **EXECUTION**

3.1. **EXAMINATION**

- 3.1.1. Provide analysis and testing of brick to requirements of Section 01450
- 3.1.2. Test samples in accordance with CAN3-A82.2M for brick.
- 3.1.3. Verify that site conditions are ready to receive work and dimensions are as indicated on drawings.
- 3.1.4. Beginning of installation means acceptance of site conditions.

3.2. **PREPARATION**

- 3.2.1. Verify items provided by other sections of work are properly sized and located.

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- 3.2.2. Established lines, levels, and coursing. Protect from disturbance.
- 3.2.3. Provide temporary bracing during erection of masonry work as necessary. Maintain in place until building structure provides permanent bracing.
- 3.2.4. Except during winter, and if otherwise required by brick manufacturer, wet clay bricks having an initial rate of absorption exceeding 1 g/min./1000 cu m. Wet to uniform degree of saturation, 3 to 24 hours before laying, and do not lay until surface dry.
- 3.2.5. Wet tops of walls built of bricks qualifying for wetting when recommencing work on such walls.
- 3.2.6. Ensure the new exterior face of salvaged bricks are clean of mortar, paint and staining. If bricks are not sufficiently clean, notify Heritage Consultant and do not proceed with the work.
- 3.3. **WORKMANSHIP**
- 3.3.1. Perform masonry work in accordance with CAN3-A370-M, CAN3-A371-M and CAN3-S304-M.
- 3.3.2. Install masonry Work plumb, level and true to line, with vertical joints in alignment and horizontal courses level, uniform and straight.
- 3.3.3. Install masonry work to specified tolerances.
- 3.3.4. Distribute variations in color, texture and shading of units evenly throughout masonry work.
- 3.4. **ERECTION/ COURSING**
- 3.4.1. Place masonry to lines and levels indicated.
- 3.4.2. Maintain masonry courses to uniform width. Make vertical and horizontal joints equal and of uniform specified thickness.
- 3.4.3. Lay concrete masonry units in running bond. Course one block unit and one mortar joint to equal 220mm (8 5/8in). Strike mortar joints flush as work progresses. Lay brickwork in Common Bond, with a row of headers every sixth course. Course 4 brick units and 4 mortar joints to equal 292mm (11.5in). Form flat profile mortar joints, recessed 1mm. Vertical mortar joints to be 10mm. Horizontal mortar joints to be 12mm.
- 3.5. **PLACING AND BONDING**
- 3.5.1. Lay masonry in full bed of mortar, properly jointed with other work. Buttering corners of joints, and deep or excessive furrowing of mortar joints is not permitted.
- 3.5.2. Fully bond intersections, and external corners.
- 3.5.3. Do not shift or tap masonry units after mortar has taken initial set. Where adjustment must be made, remove mortar and replace.
- 3.5.4. Remove excess mortar and ensure that there is none remaining on masonry surface.
- 3.5.5. Perform job site cutting with proper tools to provide straight unchipped edges. Take care to prevent breaking masonry unit corners or edges.
- 3.5.6. Isolate masonry back up walls from structural soffits with a 13mm control joint.
- 3.11. **REPAIR STONE SILLS**

- 3.11.1. As work progresses, repair stone sills to match original material.
- 3.11.2. Chip out existing sealant in cracked units and make 3/4-inch cuts around any unsound area on the stone sill with a wet diamond blade. Chip away the stone defined by the diamond cuts with a pneumatic hammer and chisel. Tap the chisel head gently to remove damaged stone and to prevent trauma to the underlying base.
- 3.11.3. Create "mechanical keys" in the stone sill. Keys, or small holes drilled into the stone base, at 1/2 inch in depth and 1/2 inch in diameter. In larger sections of repair, space the mechanical keys approximately 3 inches apart. Where sills are particularly deep, create two staggered rows of mechanical keys.
- 3.11.4. Wash the stone surface before applying the patch. Use water and a soft brush to remove sedimentation. If the sill is discolored by pollution or fungal growth, add 1 part household bleach to 15 parts water. Use gentle strokes to prevent etching of base material.
- 3.11.5. Mix 1 part portland cement, 2 parts type-S lime, 6 parts sand and water to create the slurry coat.
- 3.11.6. Spread a thin coat of the slurry layer with the trowel to the stone sill and work it into the surface of cracks, mechanical keys and ridges in the stone.
- 3.11.7. Use a white portland cement, 1 part type-S lime, sand and water mix for the scratch coat and Spread with a trowel onto the sill. The scratch layer depth at no more than 3/8 inch. Score in a criss-cross pattern with the trowel for first layer and cure for a minimum of two hours before applying additional scratch layers.
- 3.11.8. For finish coat, combine 1 part white portland cement, 1 part type-S lime, 2 to 3 parts sand, 3 to 4 parts crushed stone, dry pigments -- natural or synthetic -- and water. Pigments and stones are added as needed to match the original color and texture of the sill. Smooth on the finish coat with a trowel.
- 3.11.9. Allow the final coat to dry to a leather finish. Smooth surfaces and any ridges left from the mechanical keys with a damp sponge or with a towel-wrapped dowel.
- 3.12. **CUTTING AND FITTING**
- 3.12.1. Cut and fit for chases, pipes, conduit, and sleeves. Cooperate with other sections of Work to provide correct size, shape, and location.
- 3.12.2. Obtain approval prior to cutting or fitting any area not indicated or where appearance or strength of masonry work may be impaired.
- 3.13. **INSTALLATION TOLERANCES**
- 3.13.1. Alignment of piers and pilasters: Maximum 6mm (1/4in) from true line.
- 3.13.2. Variation from Unit to Adjacent Unit: 1.5mm (1/16in) maximum
- 3.13.3. Variation from Plane of Wall: 6mm in 3m (1/4in in 10ft) and 13mm in 6m (1/2in in 20ft) or more.
- 3.13.4. Variation from Plumb: 6mm (1/4in) per storey non-cumulative; 13mm (1/2in) in two storeys or more.
- 3.13.5. Variation for Level Coursing: 3mm in 1m (1/8in in 39 in); 6mm in 3m (1/4in in 10ft); 13mm (1/2in) maximum.

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- 3.13.6. Variation of Joint Thickness: plus/minus 1mm (1/16in) from specified thickness.
- 3.13.7 Maximum Variation from Cross Sectional Thickness of Walls: Plus or minus 6mm (1/4in).
- 3.14. **CLEANING**
- 3.14.1. Remove excess mortar and smears. Allow mortar droppings to partially dry then dry brush with stiff fiber brush.
- 3.14.2. Replace defective mortar. Match adjacent work.
- 3.14.3. Clean soiled surfaces with non-acidic solution which will not harm masonry or adjacent materials. Consult masonry manufacturer for acceptable cleaners.
- 3.14.4. Use non-metallic tools in cleaning operations.
- 3.15. **PROTECTION OF INSTALLED WORK**
- 3.15.1. Provide temporary waterproof, non-staining protective coverings on horizontal and vertical surfaces to protect Work of this Section from damage, staining, marking and mortar droppings.
- 3.15.2. Secure against displacement by extending over walls and down sides to protect masonry work from snow and wind driven rain, and from drying too quickly, until work is completed and protected by flashings or other permanent construction.

END OF SECTION

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HERITAGE MASONRY CLEANING **DATE 2018/01**
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- 1. PART** **GENERAL**
- 1.1. **GENERAL REQUIREMENTS**
- 1.1.1. Division 1, General Requirements, is part of this section and shall apply as if repeated here.
- 1.2. **SECTION INCLUDES**
- 1.2.1. The Work of this Section as shown on the drawings includes, but is not limited to the following:
- 1.2.1.1. Removal of general soiling on all exterior elevation of masonry including from sidewalk to top of cornice including all returns, jambs and window reveals.
- 1.2.1.2. Removal of grease, metallic or other stains, and any other marks without damaging the bricks and stone surface.
- 1.3. **RELATED SECTIONS**
- 1.3.1. Section 04060 – Heritage Mortar
- 1.3.2. Section 04211 – Heritage Masonry
- 1.4. **QUALIFICATIONS**
- 1.4.1. The company undertaking the Work of this Section and its personnel shall be of recognized standing in the heritage industry, specializing in the area of heritage work and known to have been responsible for satisfactory installations equal to that specified for a period of at least the immediate past 5 years.
- 1.4.2. Provide for all work to be done by qualified and experienced trades people with a minimum of 5 years' experience in the type of heritage work specified.
- 1.5. **INTENT**
- 1.5.1. The intent of this Section is to remove the existing soiling from the exterior stone and bricks to achieve a natural homogeneous finish without damaging the surface or removing the overall patina of the masonry.
- 1.5.2. Review cleaning method with Heritage Consultant prior to application.
- 1.5.2.1. Primary Cleaning method: Light soaking of masonry surfaces 24 hours prior to cleaning to soften dirt deposits. Hot/steam cleaning with medium-pressure water wash.

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- 1.5.2.2. Secondary cleaning method if required after review by Heritage Consultant of the results from the primary: Same as primary with a surfactants application and scrubbing prior to hot/steam cleaning rinse.
- 1.5.2.3. Do not use abrasive-cleaning unless otherwise approved by Heritage Consultant.
- 1.5.2.4. Do not use materials which will cause efflorescence on the stone surface.
- 1.6. **FIELD TESTING**
- 1.6.1. Provide test panels on site to determine the effectiveness and implications of the specified method on each material to be cleaned for Heritage Consultants review and approval.
- 1.6.2. Agree location and size of test panels with Heritage Consultant.
- 1.6.3. Provide repeat tests for each material type until a result satisfactory to the Owner and Heritage Consultant is achieved. A test panel should be considered ready for inspection when it has dried to a moisture content similar to the surrounding area.
- 1.6.4. Do not proceed with work until the test panel for each masonry type is accepted. The test panel shall establish the quality standard for the work against which all other similar work will be assessed.
- 1.7. **MATERIALS AND EQUIPMENT REVIEW**
- 1.7.1. Review all proposed cleaning equipment with Heritage Consultant before starting tests. Use only reviewed equipment.
- 1.8. **ENVIRONMENTAL REQUIREMENTS**
- 1.8.1. Do not use any water-based cleaning methods when there is a risk of frost.
- 1.8.2. Schedule cleaning to allow for at least one month for walls to dry after completion before heavy frost risk occurs.
- 1.9. **PROTECTION**
- 1.9.1. Protect existing building against damage from cleaning.
- 1.9.2. Protect all adjacent building and landscaped areas against spread dirt and water with enclosure of scaffolding and sheeting to be approved by Heritage Consultant.

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HERITAGE MASONRY CLEANING **DATE 2018/01**
 McCALLUM SATHER ARCHITECTS INC. Momentum Partnership – Huck Glove Building

- 1.9.3. Protect rain water leaders, eavestroughs and gutters from blockage by residues and install suitable protection over drains while maintaining normal water flow at all times.
- 1.9.4. Post danger signs as required.
2. **PART** **PRODUCTS**
- 2.1. **WATER FOR MASONRY CLEANING**
- 2.1.1. All water shall be potable, clear and free of soluble salts or other contaminants.
- 2.2. **TOOLS AND EQUIPMENT FOR MASONRY CLEANING**
- 2.2.1. All piping and fittings for cleaning operations should be plastic or non-ferrous material to minimize rust staining of masonry.
- 2.2.2. Steam cleaners: cleaner to provide steam at low pressure with adjustable integral water jet for flushing clean (if required).
- 2.2.3. Ensure cleaning equipment is fitted with accurate pressure regulators and gauges to control a maximum working pressure at the nozzle of 4.5 MPa at 20L/m (745 psi at 4.5 ppm)
- 2.2.4. All brushes shall be of the natural bristle or soft plastic type. Do not use metal brushes at any time.
- 2.2.5. Scrapers used shall be made of wood or plastic only. Metal scrapers shall not be used.
- 2.3. **MORTAR MIXES**
- 2.3.1. Surfactants shall be of the non-ionic detergent type for general masonry cleaning.
3. **PART** **EXECUTION**
- 3.1. **PREPARATION FOR CLEANING**
- 3.1.1. Dry brush and if necessary scrape any large accumulations of foreign matter from walls, ledges, water tables and the like. Use dry air blasts to remove as much loosely attached soil and dust as possible before commencing cleaning. Exercise care when blasting around decorative work of friable masonry.
- 3.2. **STEAM CLEANING**
- 3.2.1. Steam clean all wall surfaces at predetermined water pressure, which does not cause damage to the base masonry.
- 3.2.2. Use brushes and light abrasive pads to remove built up carbon deposits. Do not clean away carbon if the bricks or stone surface may be damaged in the process.
- 3.3. **SOAK AND PRESSURE CLEANING**
- 3.3.1. As for steam cleaning but including:
- 3.3.1.1. Carry out test soaking of 1 sq. meter of masonry regarding duration and quantity to ensure that wetting penetrates no more than 50 mm.
- 3.3.1.2. Pre-wet all surfaces in the areas to be cleaned. Use low-pressure spray, 1 Mpa max at 20 L/m (166 psi at 4.5 gpm). Continued periodic dampening may greatly increase cleaning efficacy. Limit to 1 hour to prevent water penetration.

SECTION 04900

PAGE 04900.4

HERITAGE MASONRY CLEANING

DATE 2018/01

McCALLUM SATHER ARCHITECTS INC.

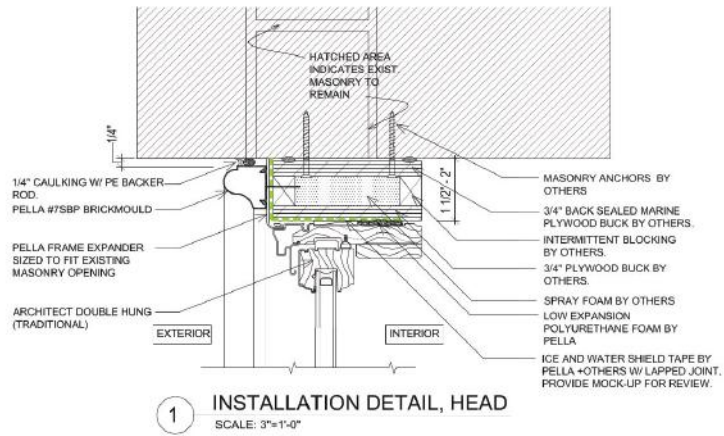
Momentum Partnership – Huck Glove Building

- 3.3.1.3. Clean surface using med/low pressure hot water wash not exceeding 4.5 MPa at 20 L/m (745 psi at 4.5 gpm).

- 3.4. **CLEANING WITH SURFACTANTS (If required by Heritage Consultant)**
 - 3.4.1. Apply surfactant diluted to give 1-2% solution by weight, using soft natural fiber or plastic bristle brushes. Alternatively apply 1-2% solution with low- pressure hand-held spray unit.
 - 3.4.2. Hand brush surfactant into surface and all recesses and crevices. Do not allow surface to dry out. Add solvent cleaners to surface already wetted with surfactant and agitate. When soiling is broken down, emulsify with more surfactant. Rinse down with low-pressure water spray with medium fan-tip nozzle.
 - 3.4.3. Remove all surfactant from surface by rinsing before it dries out. Rinse down to grade followed by a med/low pressure hot water wash not exceeding 4.5 MPa at 20L/m (745 psi at 4.5 gpm).
 - 3.4.4. If the 1-2% solution of cleaner proves unsatisfactory, repeat test on adjacent area using solutions of surfactant up to 5% by weight. Do not use stronger solution than this. The walls may require repeated surfactant treatments to reach the desired level of cleanliness.
- 3.5. **ADJUSTMENT AND CLEAN UP**
 - 3.5.1. Remove equipment and make good any damage caused to roofs or any other part of the building, or surrounding paving or landscaping.
 - 3.5.2. Clean up and remove all debris, dirt, wrappings, droppings, or other material used in this Work from the site and surrounding area nightly. Keep premises neat and clean at all times.

END OF SECTION

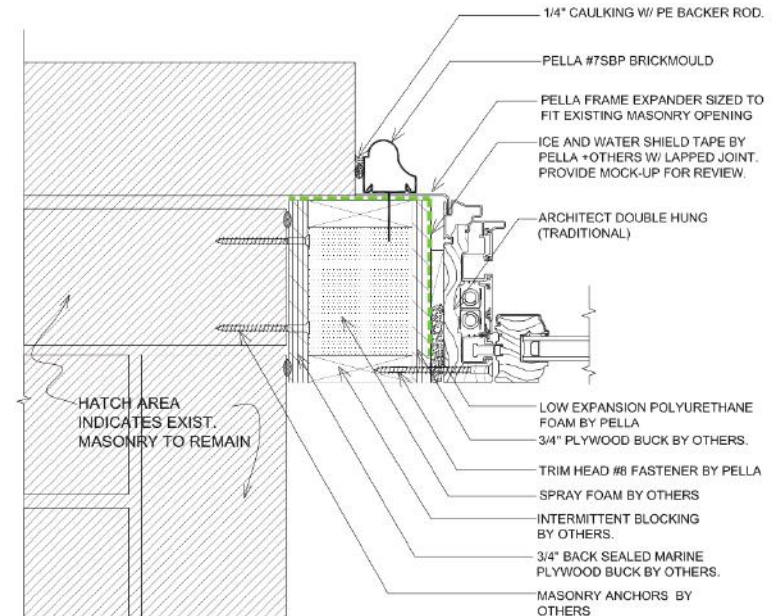
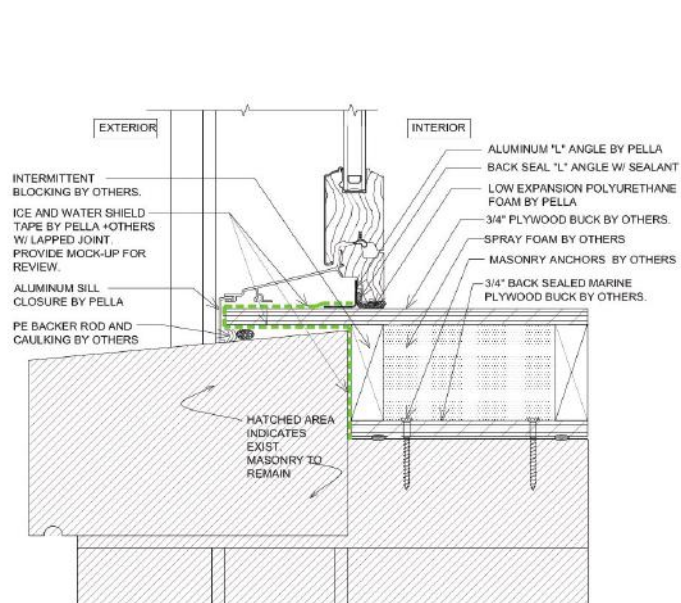
Window Detail Samples: to be revised for Huck Glove Application



appendix d specifications: windows



Photo: Installation of Double Hung Windows at the Westinghouse, Hamilton



appendix d specifications: windows

Architect Series® Reserve™

PRODUCT SELECTION GUIDE
 Size and Performance Data
 Sound Transmission Class - OITC

AIR/WATER/STRUCTURAL PERFORMANCE 1

Meets or Exceeds AAMA/WDMA Ratings	H-CW30-CW50 Hallmark Certified
Air Infiltration (cfm/ft ² of frame @ 1.57 psf wind pressure) ₂	0.11
Water Resistance	4.6-7.5 psf
Design Pressure	30-50 psf

OTHER PERFORMANCE CRITERIA

Forced Entry Resistance Level (Minimum Security Grade) ₃	10
Operating Force (lb) Initiate Motion / Maintain Motion (of Hallmark tested size and glazing) ₄	40/45

SOUND TRANSMISSION CLASS / OUTDOOR-INDOOR TRANSMISSION CLASS

Product	Frame Size Tested ₅	Glazing System				STC Rating	OITC Rating
		Overall Glazing Thickness	Exterior Glass Thickness	Interior Glass Thickness	Third Pane Thickness		
ARCHITECT SERIES RESERVE CLAD DOUBLE-HUNG WINDOW	WITH INTEGRAL GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	-	29	26
	45" x 65"	11/16"	3mm	5mm	-	34	30
	45" x 65"	11/16"	3mm	6.1mm Laminated	-	35	30
	WITH REMOVABLE OR NO GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	-	28	24
	45" x 65"	11/16"	3mm	5mm	-	32	28
	45" x 65"	11/16"	3mm	6.1mm Laminated	-	33	29

(-) = Not Available

- (1) Maximum performance for single unit when glazed with the appropriate glass thickness. See Design Data pages in this section for specific product performance class and grade values.
- (2) Published performance data for air infiltration is determined by testing a minimum of four (4) products of NFRC model size. Testing is conducted in accordance with ASTM E283. Air infiltration ratings for products will differ by size. The performance data does not apply to combination assemblies unless noted. Actual product performance may vary for a number of reasons including installation and product care.
- (3) The higher the level, the greater the product's ability to resist forced entry.
- (4) Glazing configurations may result in higher operational forces
- (5) ASTM E 1425 defines standard sizes for acoustical testing. Ratings achieved at that size are representative of all sizes of the same configuration.

Architect Series® Reserve™

PRODUCT SELECTION GUIDE
 Features and Options

STANDARD	OPTIONS / UPGRADES
GLAZING	
Glazing Type	
Dual-Pane Insulating Glass	-
Insulated Glass Options/Low-E Types	
Advanced Low-E	SunDefense™ Low-E AdvancedComfort Low-E NaturalSun Low-E Clear (no Low-E coating)
Additional Glass Options	
Annealed Glass	Tempered Glass Obscure Glass ₁ Low-E Tinted Glass (Bronze, Gray and Green) Non-Impact Laminated Dual-Pane Insulating Glass
Gas Fill/High Altitude	
Argon	High altitude
EXTERIOR	
Exterior Sash Profile	
Ogee	Putty Glaze
Exterior Finish	
EnduraClad® aluminum-clad exterior	EnduraClad Plus aluminum-clad exterior
Cladding Colors	
27 Standard colors ₁	Custom Colors ₁
INTERIOR	
Unfinished wood	Factory primed Factory prefinished paint ₁ Factory prefinished stain ₁
WOOD TYPES	
Pine	Mahogany, Douglas Fir
HARDWARE	
Hardware Types	
Sash lifts, Cam-action lock	Simulated lock Air conditioner lock Historical spoon-style lock (surface mounted)
Hardware Finishes	
Champagne, White, Brown or Matte Black	Bright Brass, Satin Nickel, Oil-Rubbed Bronze, Antique Brass, Distressed Bronze, Distressed Nickel ₄
Tilt-Wash Cleaning	
Tilt to interior on both sashes	-
GRILLES	
Integral Light Technology® Grilles	
-	Traditional, Prairie, Top Row, Cross, New England, Victorian, Diamond, Custom
Roomside Removable Grilles	
-	Traditional, Prairie, Custom
Grilles-Between-the-Glass	
-	Traditional, Prairie, Top Row ₁ , Cross, Custom-Equally Divided
SCREENS	
-	InView™ screens, Vivid View® screens, in premium extruded aluminum frame

(-) = Not Available

- (1) Contact your local Pella sales representative for current designs and color options.
- (2) Only available for Architect Series products with triple glazing. Not available with high altitude glazing.
- (3) Available with Low-E argon-insulated glass only.
- (4) Antique Brass, Distressed Nickel, Distressed Bronze finishes available for Historical spoon-style lock only.

Architect Series® Reserve™



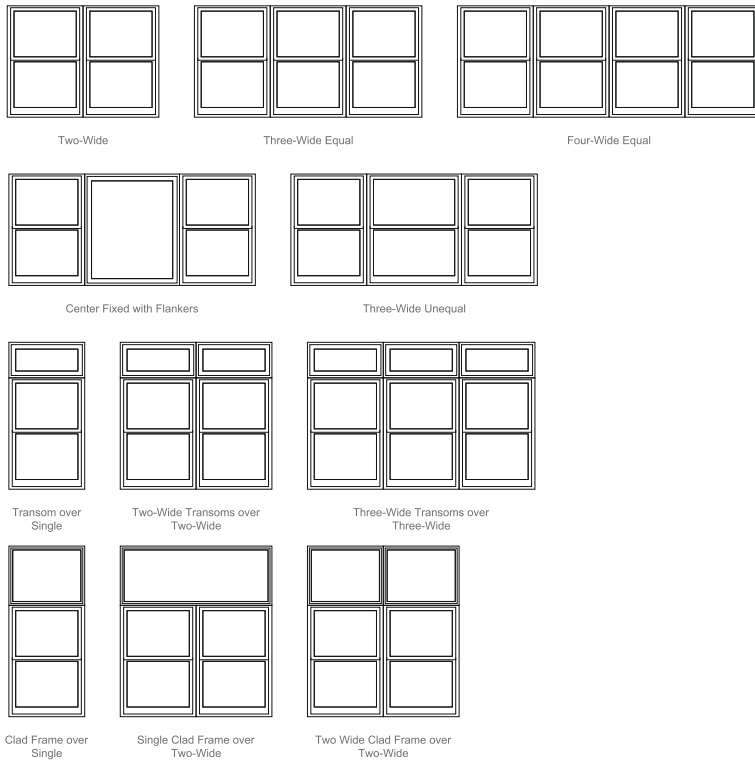
COMBINATION ASSEMBLIES
Rectangular Units



Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mullioned together by a combination or reinforcing mullion.

Pella window combinations are available in an endless variety of arrangements. Below are available factory-assembled combinations. Some units can be fixed or vent depending on availability. Refer to Clad/Wood Overview Section for typical combinations requirements, and limitations related to mulling various combinations.

Contact your local Pella sales representative for more information.



Refer to Clad/Wood Overview Section for standard size range charts.



[Click to view Clad-Wood Combinations Sections](#)

[Combination Recommendations Downloadable PDF](#)
[Combination Size Tables Downloadable PDF](#)

Architect Series® Reserve™



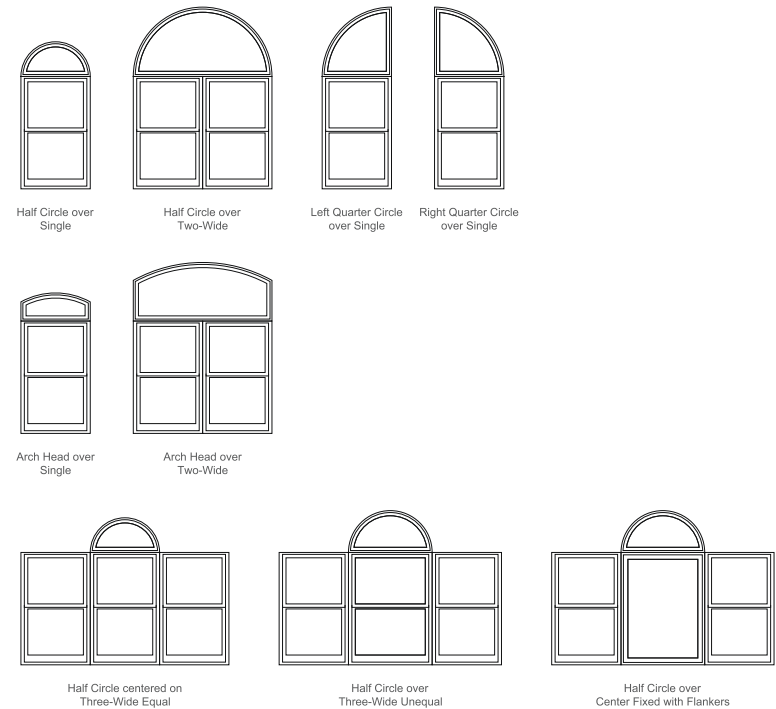
COMBINATION ASSEMBLIES
Arch Top Units



Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mullioned together by a combination or reinforcing mullion.

Pella window combinations are available in an endless variety of arrangements. Below are available factory-assembled combinations. Some units can be fixed or vent depending on availability. Refer to Clad/Wood Overview Section for typical combinations requirements, and limitations related to mulling various combinations.

Contact your local Pella sales representative for more information.



Refer to Clad/Wood Overview Section for standard size range charts.



[Click to view Clad-Wood Combinations Sections](#)

[Combination Recommendations Downloadable PDF](#)
[Combination Size Tables Downloadable PDF](#)

Architect Series® Reserve™



SIZE TABLES

Wood and Aluminum-Clad Exteriors
Double- and Single-Hung



Fixed Transoms

	(552)	(654)	(756)	(857)	(959)	(1 060)	(1 162)	(1 238)
	(533)	(635)	(737)	(838)	(940)	(1 041)	(1 143)	(1 219)
Opening	1' 9 3/4"	2' 1 1/2"	2' 5 3/4"	2' 9 3/4"	3' 1 1/2"	3' 5 3/4"	3' 9 3/4"	4' 0 3/4"
Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"	3' 9"	4' 0"

1' 2"	2114	2514	2914	3314	3714	4114	4514	4814
1' 5"	2117	2517	2917	3317	3717	4117	4517	4817
1' 9"	2125	2525	2925	3325	3725	4125	4525	4825

Vent Units

2' 11"	2133	2535	2935	3335	3735	4135	4535	4835
3' 5"	2141	2541	2941	3341	3741	4141	4541	4841
4' 9"	2147	2547	2947	3347	3747	4147	4547	4847
4' 5"	2153	2553	2953	3353	3753	4153	4553	4853
4' 9"	2157	2557	2957	3357	3757	4157	4557	4857
4' 11"	2159	2559	2959	3359	3759	4159	4559	4859
5' 5"	2165	2565	2965	3365	3765	4165	4565	4865
5' 11"	2171	2571	2971	3371	3771	4171	4571	4871
6' 5"	2177	2577	2977	3377	3777	4177	4577	4877
7' 0"	2184	2584	2984	3384	3784	4184	4584	4884

Opening Dimensions

CLAD EXTERIOR UNITS:
Dimensions shown in standard size tables are rough opening dimensions.

WOOD EXTERIOR UNITS:
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood sub sill.

Brickmould	ROUGH		MASONRY	
	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with HurricaneShield® impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. You should consult your local building code to ensure products with Rolscreens meet egress requirements.

Not to scale.
Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Architect Series® Reserve™



SIZE TABLES

Wood and Aluminum-Clad Exteriors
Double- and Single-Hung Fixed



Fixed Units

	(1 060)	(1 213)	(1 365)	(1 518)
	(1 041)	(1 194)	(1 346)	(1 499)
Opening	3' 5 3/4"	3' 11 1/4"	4' 5 3/4"	4' 11 3/4"
Frame	3' 5"	3' 11"	4' 5"	4' 11"

2' 11 3/4"	4135	4735	5335	5935
3' 5 3/4"	4141	4741	5341	5941
3' 11 1/4"	4147	4747	5347	5947
4' 5 3/4"	4153	4753	5353	5953
4' 9"	4157	4757	5357	5957
4' 11"	4159	4759	5359	5959
5' 5 3/4"	4165	4765	5365	5965
5' 11 3/4"	4171	4771	5371	5971

Opening Dimensions

CLAD EXTERIOR UNITS:
Dimensions shown in standard size tables are rough opening dimensions.

WOOD EXTERIOR UNITS:
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood sub sill.

Brickmould	ROUGH		MASONRY	
	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with HurricaneShield® impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Not to scale.
Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.
Grille patterns will align with companion hung window with equal sash split.
5-lite high grille patterns may be ordered in 5' fixed units to match cottage sash vent units.
Grilles are equally-divided on fixed units with odd-number lites high.

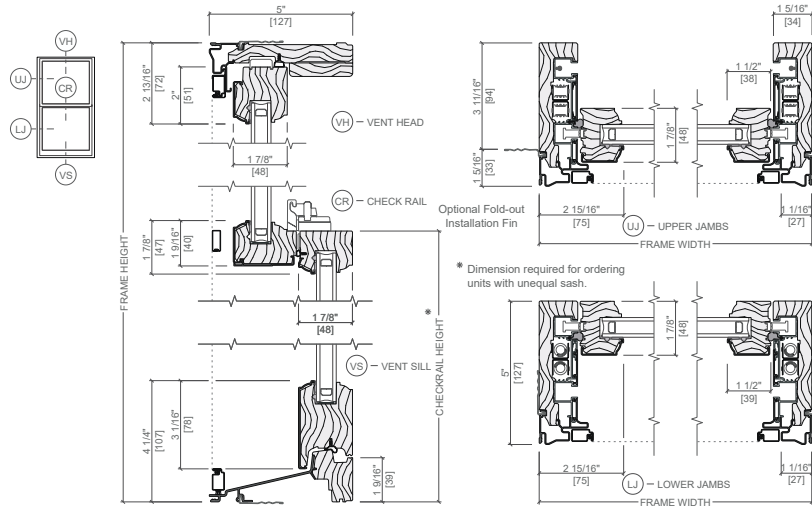
Architect Series® Reserve™



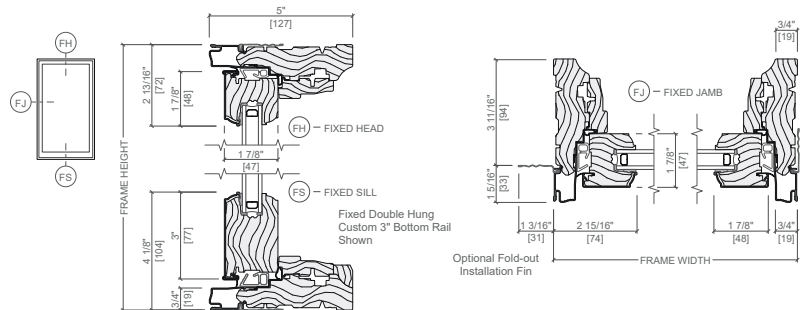
UNIT SECTIONS

Aluminum-Clad Exterior

Vent and Fixed - Ogee Exterior Glazing Profile



* Dimension required for ordering units with unequal sash.



Scale 3\"/>

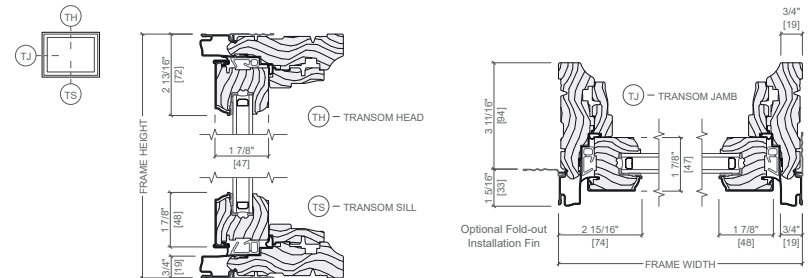
Architect Series® Reserve™



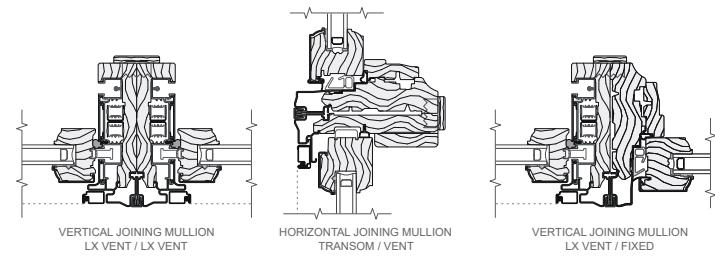
UNIT SECTIONS

Aluminum-Clad Exterior

Transom - Ogee Exterior Glazing Profile



TYPICAL JOINING MULLIONS



Scale 3\"/>

Proposed South Elevation (Bramm St)



Source:
Edge Architects - IFP Set (17.12.20)
South Elevation
McCallum Sather - South Elevation
(right)










South Elevation (NTS)

General Notes:








1. All existing ductwork, mechanical services or previous industrial related services penetrating existing window and door openings to be removed to allow for replacement fenestration..
2. All existing rooftop and parapet flashing to be carefully reviewed for damage and repaired to match existing as necessary.
3. All existing exterior rainwater leaders to be reviewed for damage, to ensure a continuous unbroken water-path and be free of leaks.
4. All peripheral structures such one storey brick additions and fencing to be removed.
5. All windows will be replaced to reflect the original character of the building (double hung and with divisions), colour to be black or iron ore.

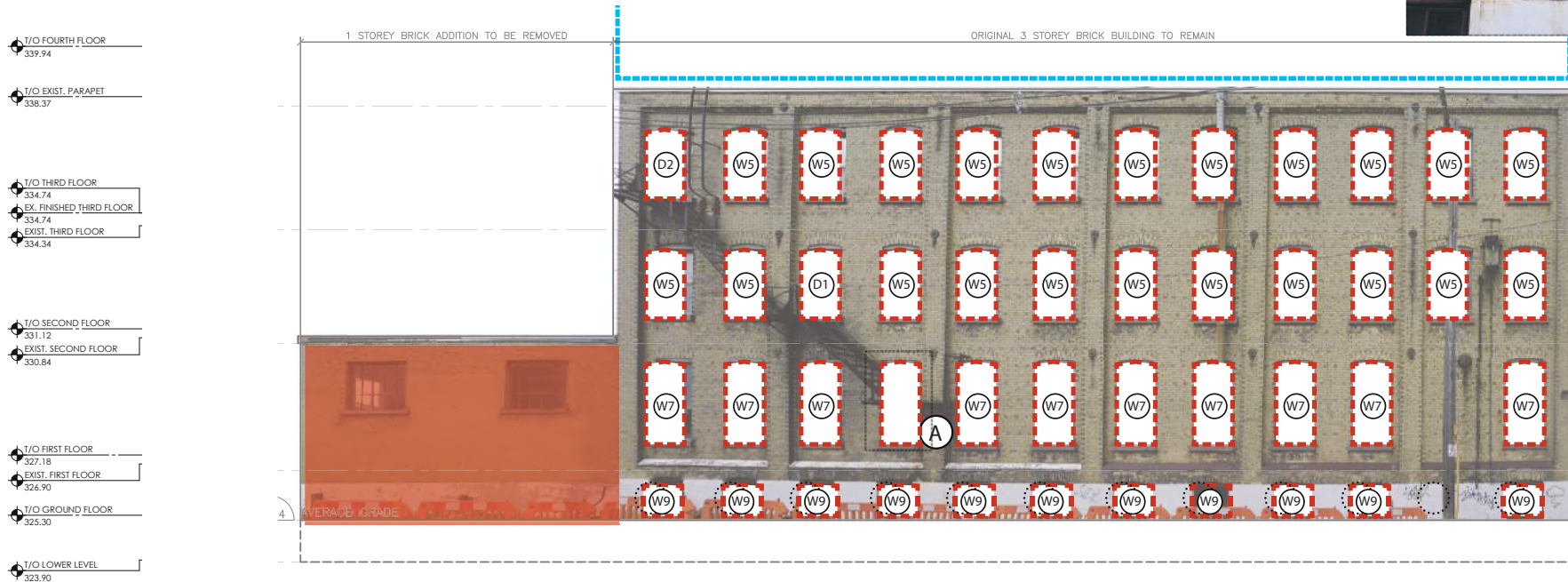
Legend

Masonry Notes

-  Approximate region of brick cleaning
-  Approximate region of brick and mortar repair and replacement
-  Existing Fenestration Outline
-  Proposed Fenestration Outline
-  Proposed New Opening
-  Extent of proposed existing envelope demolition (no salvage scope)
-  Extent of proposed existing envelope demolition (salvage bricks for re-use)

Fenestration Tags

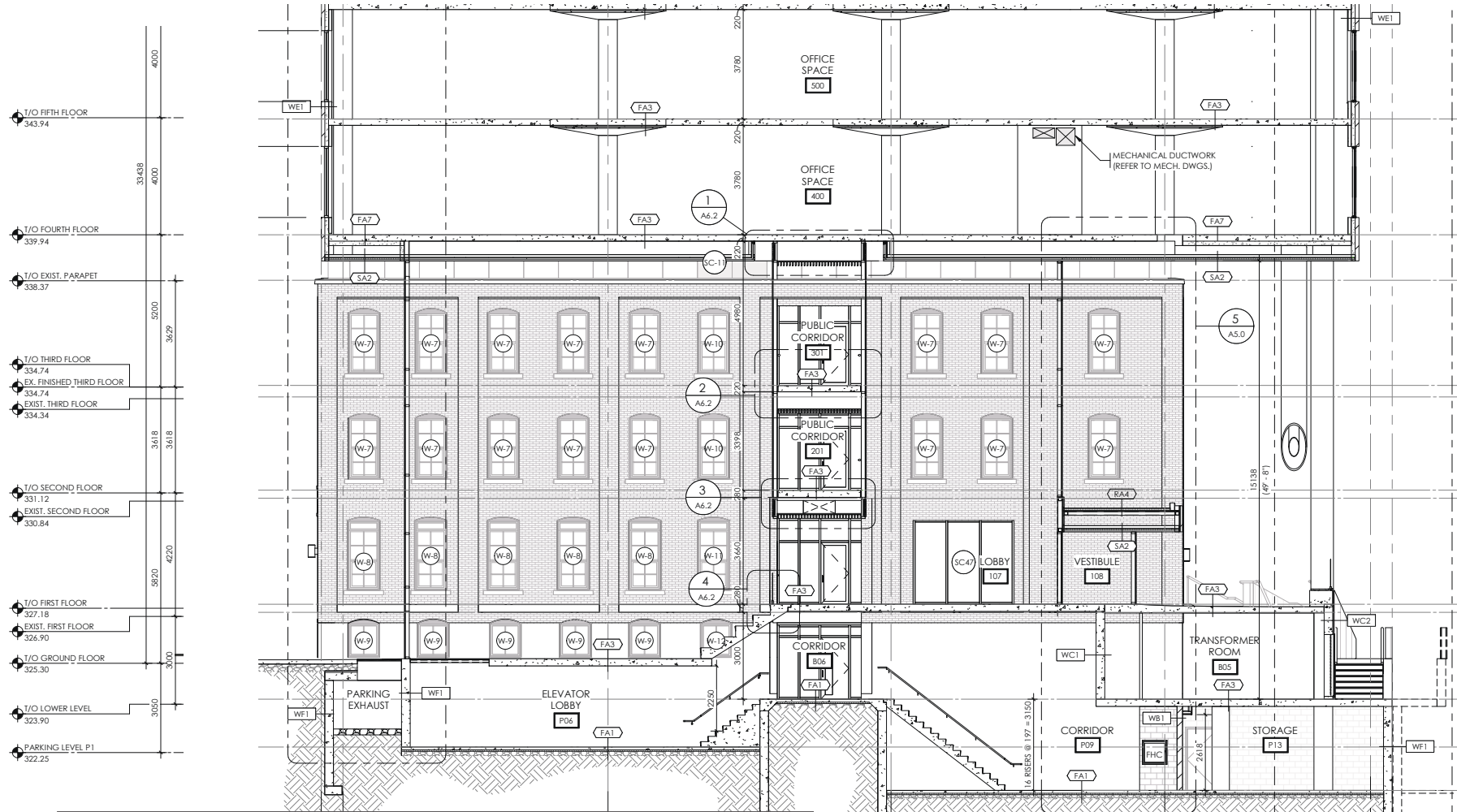
-  Level 2-3 double hung, aluminum clad windows (exterior)
-  Level 2-3 fixed, aluminum clad windows (interior)
-  Level 1 double hung, aluminum clad windows with transom (exterior)
-  Level 1 fixed, aluminum clad windows with transom (interior)
-  Basement fixed
-  Door Replacement (East)
-  Door Replacement (South)



Proposed North Elevation (Interior)



Source:
 Edge Architects - IFP Set (17.12.20)
 North Elevation
 McCallum Sather - North Elevation
 (right)










North Elevation (NTS)

General Notes:








1. All existing ductwork, mechanical services or previous industrial related services penetrating existing window and door openings to be removed to allow for replacement fenestration..
2. All existing rooftop and parapet flashing to be carefully reviewed for damage and repaired to match existing as necessary.
3. All existing exterior rainwater leaders to be reviewed for damage, to ensure a continuous unbroken water-path and be free of leaks.
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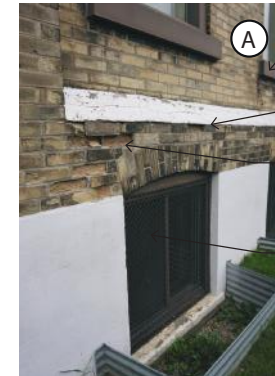
Legend


Masonry Notes












-  Approximate region of brick cleaning
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-  Existing Fenestration Outline
-  Proposed Fenestration Outline
-  Proposed New Opening
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-  Extent of proposed existing envelope demolition (salvage bricks for re-use)

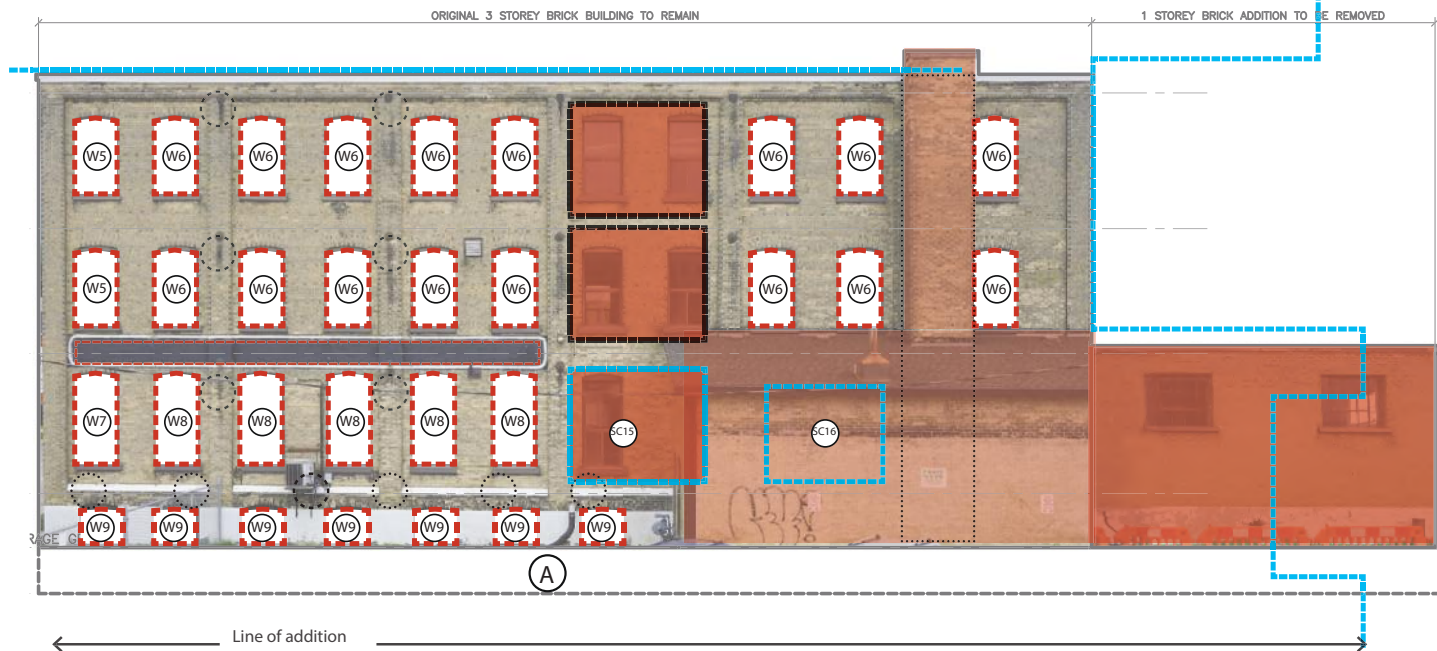
Fenestration Tags

-  Level 2-3 double hung, aluminum clad windows (exterior)
-  Level 2-3 fixed, aluminum clad windows (interior)
-  Level 1 double hung, aluminum clad windows with transom (exterior)
-  Level 1 fixed, aluminum clad windows with transom (interior)
-  Basement fixed
-  Door Replacement (East)
-  Door Replacement (South)



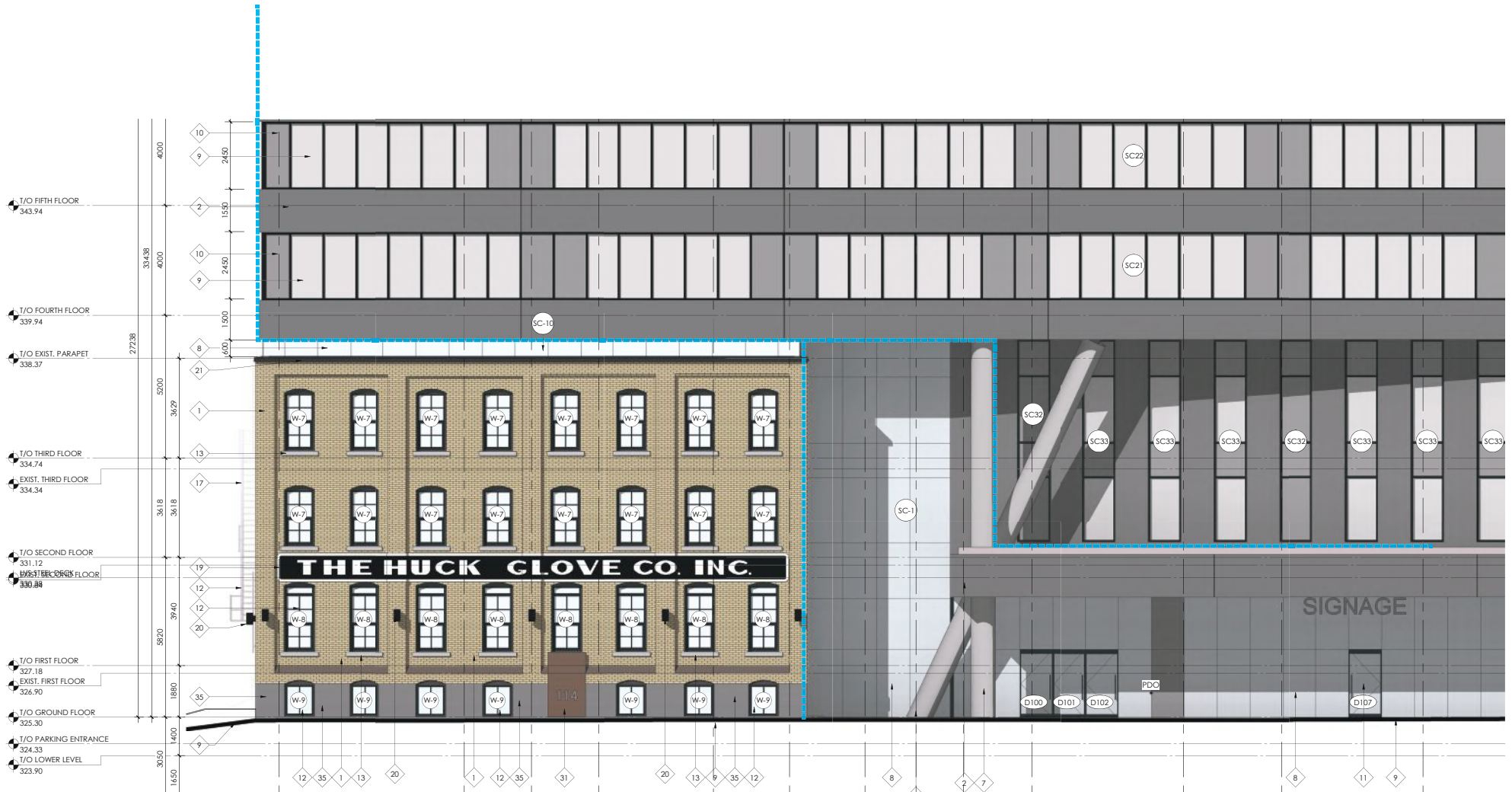
-  Remove metal flashing at lintels (repair or replace)
- Replace stone capping
- Replace masonry at deteriorated locations
- Replace window

-  1/2 FOURTH FLOOR
339.94
-  1/2 EXIST. PARAPET
338.37
-  1/2 THIRD FLOOR
334.74
-  EX. FINISHED THIRD FLOOR
334.74
-  EXIST. THIRD FLOOR
334.34
-  1/2 SECOND FLOOR
331.12
-  EXIST. SECOND FLOOR
330.84
-  1/2 FIRST FLOOR
327.18
-  EXIST. FIRST FLOOR
326.90
-  1/2 GROUND FLOOR
325.30
-  1/2 LOWER LEVEL
323.90



Proposed East Elevation (Victoria St S)

Source:
Edge Architects - IFP Set (17.12.20)
North Elevation
McCallum Sather - North Elevation
(right)










North Elevation (NTS)

General Notes:








1. All existing ductwork, mechanical services or previous industrial related services penetrating existing window and door openings to be removed to allow for replacement fenestration..
2. All existing rooftop and parapet flashing to be carefully reviewed for damage and repaired to match existing as necessary.
3. All existing exterior rainwater leaders to be reviewed for damage, to ensure a continuous unbroken water-path and be free of leaks.
4. All peripheral structures such one storey brick additions and fencing to be removed.
5. All windows will be replaced to reflect the original character of the building (double hung and with divisions), colour to be black or iron ore.

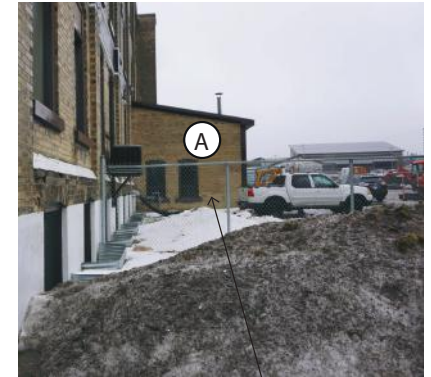
Legend

Masonry Notes

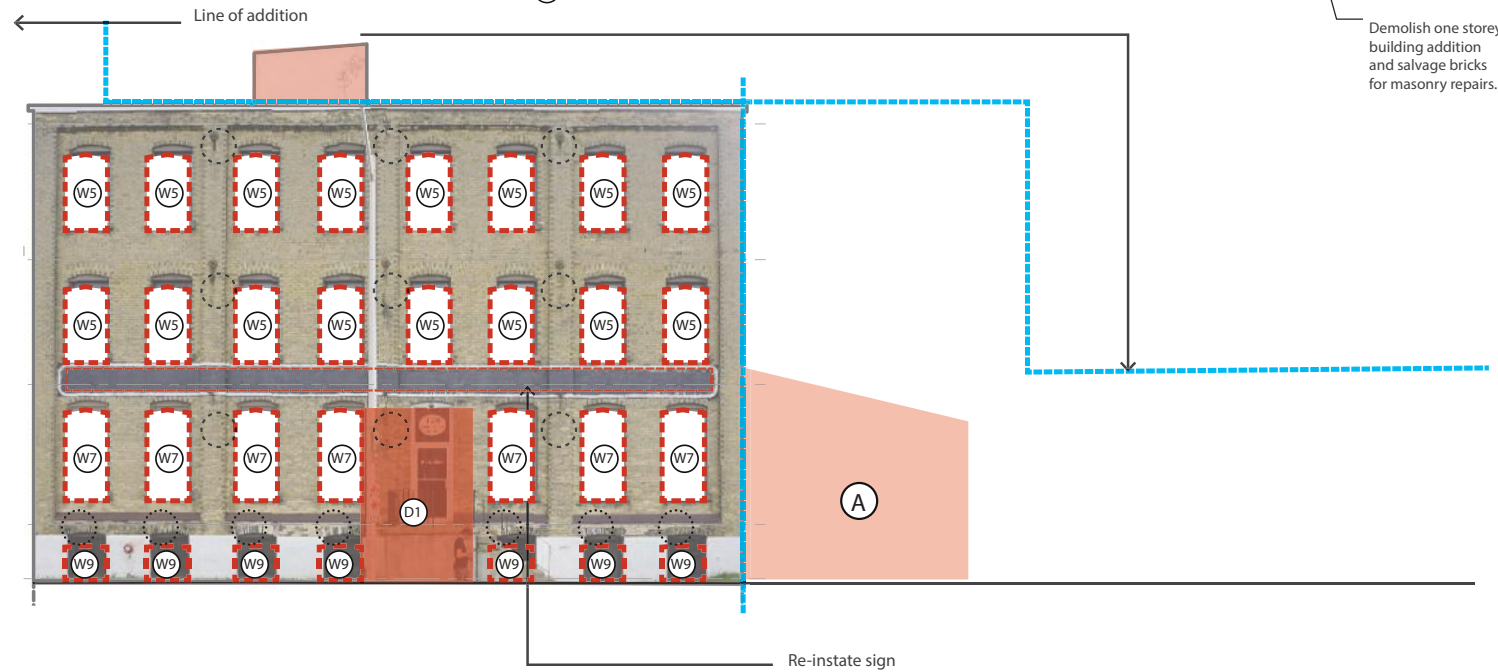
-  Approximate region of brick cleaning
-  Approximate region of brick and mortar repair and replacement
-  Existing Fenestration Outline
-  Proposed Fenestration Outline
-  Proposed New Opening
-  Extent of proposed existing envelope demolition (no salvage scope)
-  Extent of proposed existing envelope demolition (salvage bricks for re-use)

Fenestration Tags

-  Level 2-3 double hung, aluminum clad windows (exterior)
-  Level 2-3 fixed, aluminum clad windows (interior)
-  Level 1 double hung, aluminum clad windows with transom (exterior)
-  Level 1 fixed, aluminum clad windows with transom (interior)
-  Basement fixed
-  Door Replacement (East)
-  Door Replacement (South)



Demolish one storey building addition and salvage bricks for masonry repairs.



Proposed West Elevation

Source:
Edge Architects - West Elevation-
proposed (left)
McCallum Sather - West Elevation
(right)



West Elevation (NTS)

General Notes:

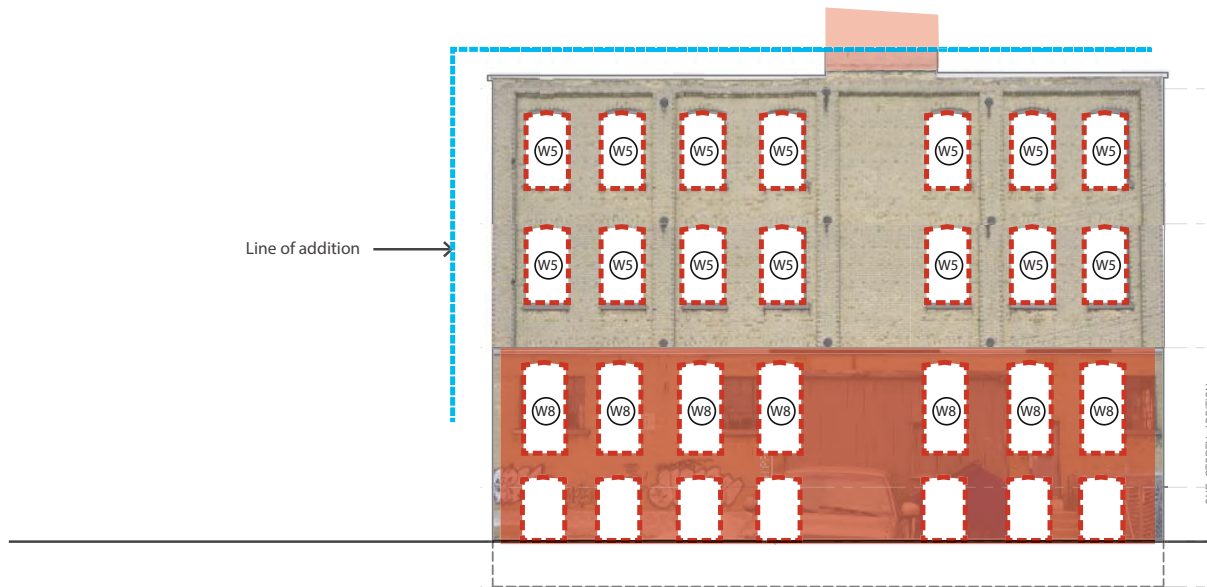
1. All existing ductwork, mechanical services or previous industrial related services penetrating existing window and door openings to be removed to allow for replacement fenestration..
2. All existing rooftop and parapet flashing to be carefully reviewed for damage and repaired to match existing as necessary.
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5. All windows will be replaced to reflect the original character of the building (double hung and with divisions), colour to be black or iron ore.

Legend

- Masonry Notes**
- Approximate region of brick cleaning
 - Approximate region of brick and mortar repair and replacement
 - - - Existing Fenestration Outline
 - - - Proposed Fenestration Outline
 - - - Proposed New Opening
 - Extent of proposed existing envelope demolition (no salvage scope)
 - Extent of proposed existing envelope demolition (salvage bricks for re-use)

- Fenestration Tags**
- W5 Level 2-3 double hung, aluminum clad windows (exterior)
 - W6 Level 2-3 fixed, aluminum clad windows (interior)
 - W7 Level 1 double hung, aluminum clad windows with transom (exterior)
 - W8 Level 1 fixed, aluminum clad windows with transom (interior)
 - W9 Basement fixed
 - D1 Door Replacement (East)
 - Door Replacement (South)

- FOURTH FLOOR 340.04
- T/O EXIST. PARAPET 338.37
- THIRD FLOOR 335.04
- EX. FINISHED THIRD FLOOR 334.59
- EXIST. THIRD FLOOR 334.34
- SECOND FLOOR 331.09
- EXIST. SECOND FLOOR 330.84
- FIRST FLOOR 327.15
- EXIST. GROUND FLOOR 326.90
- GROUND FLOOR 325.30
- EX. BASEMENT FLOOR 324.09
- PARKING LEVEL P1 322.25



(Above): Interior Elevation of original building to be conserved including window replacement scope and brick repointing. This elevation is currently obscured by the one storey addition (below) proposed for demolition.





