



IBI Group Architects

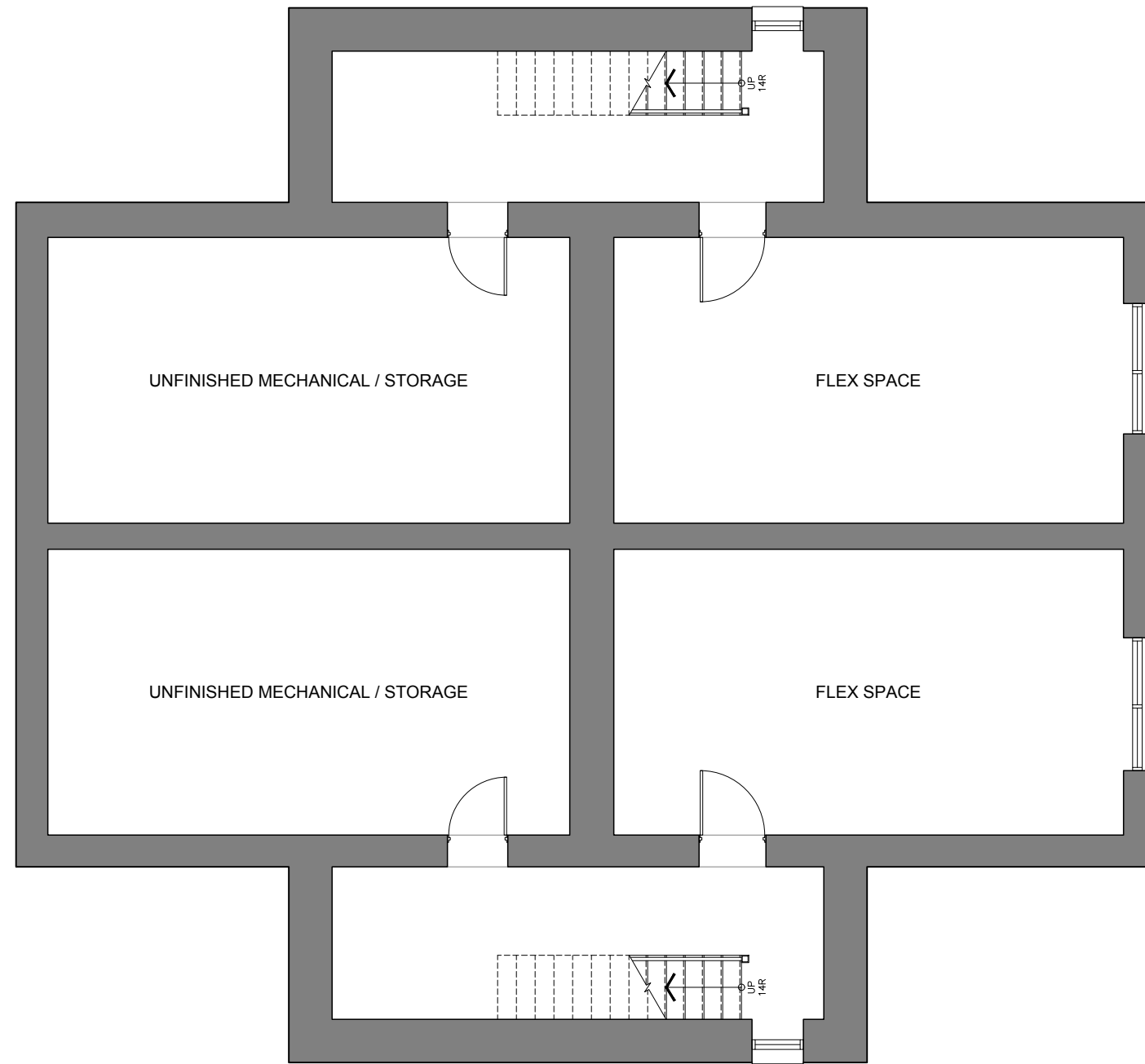
55 St Clair Avenue West, 7th Floor
Toronto ON M4V 2Y7 Canada

tel 416 596 1930

fax 416 596 0644

400 MAPLE ST. | VICTORIA ANNEX
Town of Collingwood, ON
Issued for: Heritage Committee Review
Date: 2021-10-18

Unit A 2489 SQ. FT.
Unit B 2490 SQ. FT.

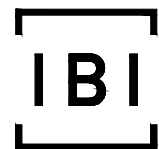


UNIT A
 TOTAL AREA: 1287 SQ. FT.
 UNFINISHED AREA: 390 SQ. FT.
 FINISHED AREA: 897 SQ. FT.

UNIT B
 TOTAL AREA: 1279 SQ. FT.
 UNFINISHED AREA: 390 SQ. FT.
 FINISHED AREA: 889 SQ. FT.

1
 A2.0
Basement Plan
 1/8"=1'-0"

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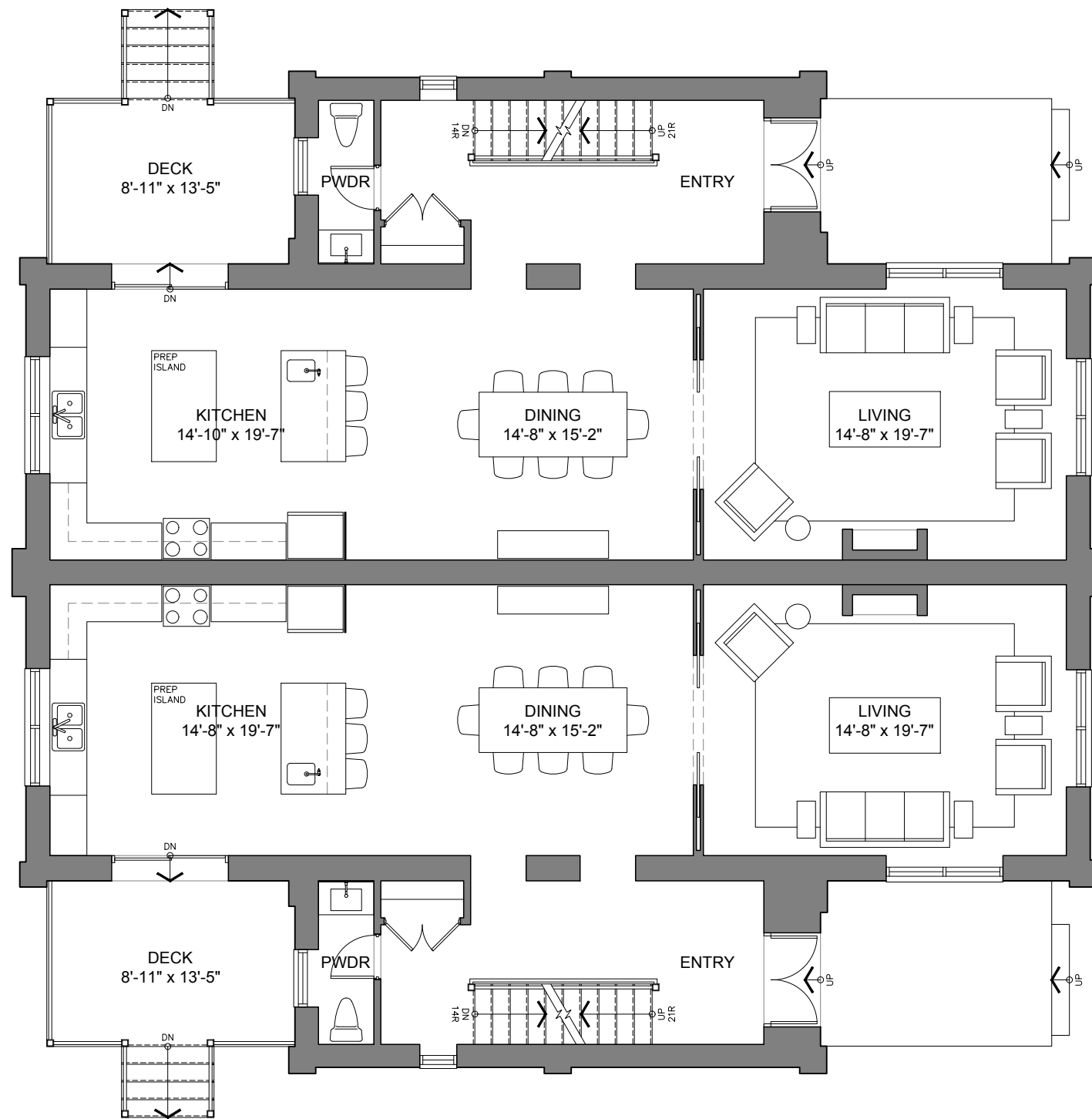


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 126019
 Project no.

PS
 Drawn by

Basement Plan
 Victoria Annex
 Drawing title
A2.0
 Sheet no.

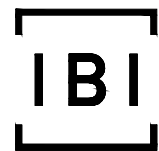


UNIT A
AREA: 1253 SQ. FT.

UNIT B
AREA: 1253 SQ. FT.

1
A2.1
Ground Floor Plan
1/8"=1'-0"

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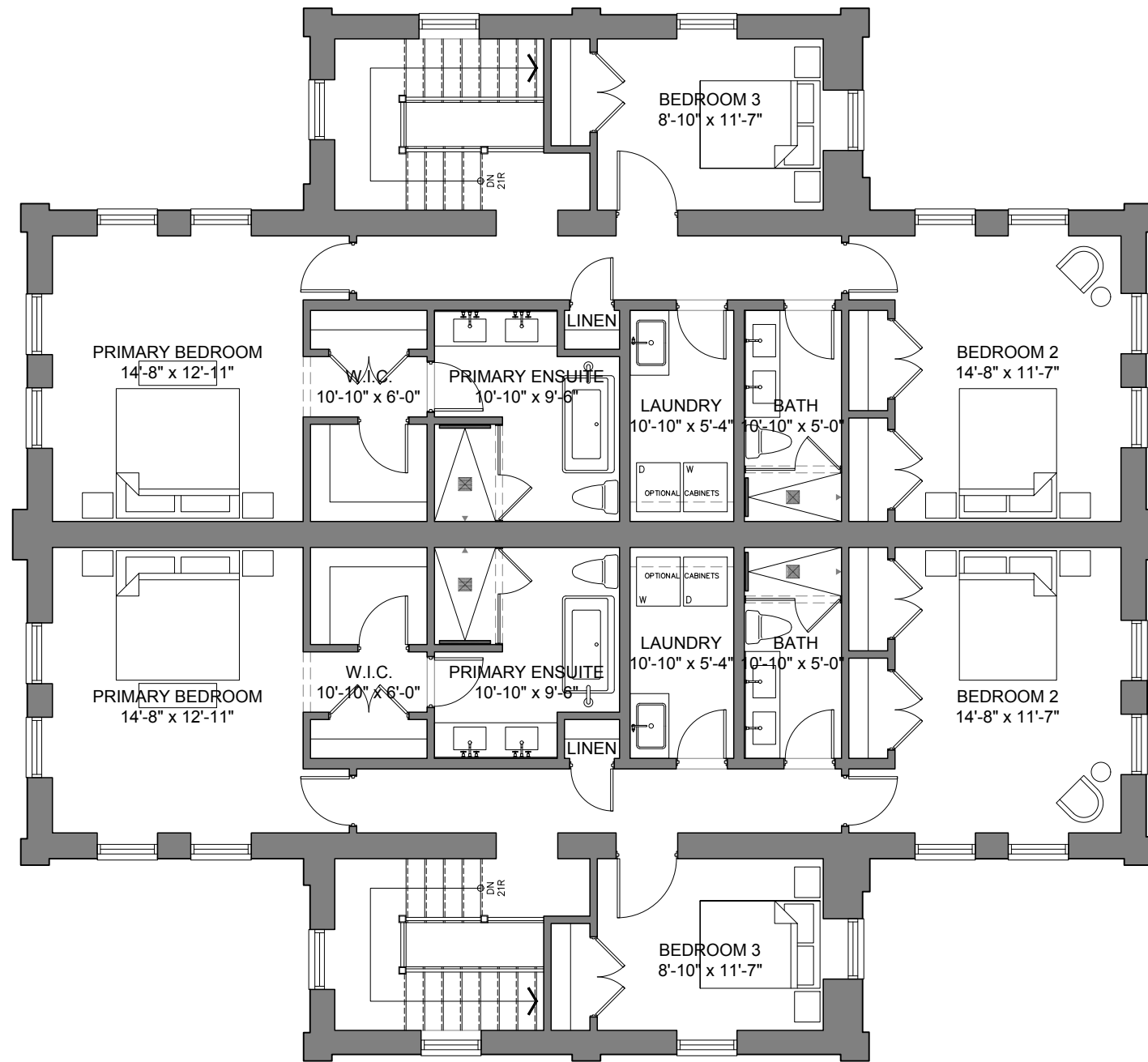
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Ground Floor Plan
Victoria Annex
Drawing title

A2.1
Sheet no.

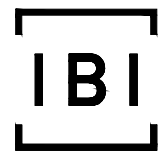


UNIT A
AREA: 1236 SQ. FT.

UNIT B
AREA: 1237 SQ. FT.

1
A2.2
Second Floor Plan
1/8"=1'-0"

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Second Floor Plan
Victoria Annex
Drawing title
A2.2
Sheet no.

RESTORE EXISTING GABLE END WITH ORIGINAL DECORATIVE HALF-TIMBERING WITH COMPOSITE WOOD STRAPPING + COMPOSITE TEXTURED BOARD

INSTALL A COMPLETE ASPHALT SHINGLE ROOF. OWENS CORNING ONYX BLACK OR EQUIVALENT.

REPLACE ALL EXISTING WINDOWS WITH PERIOD-PROFILE, SINGLE-HUNG WINDOWS WITH SIMILAR PANE DIVISIONS + TRUE MULLIONS/MUNTINS

REPAIR & REPOINT EXPOSED RUBBLESTONE FOUNDATION WALL. LIME MORTAR TO BE USED FOR ALL REPOINTING.

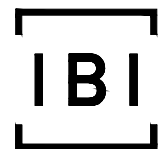
RAISE SURFACE ELEVATIONS AROUND THE FOUNDATION TO PROVIDE POSITIVE DRAINAGE & INSTALL WATERPROOFING + PROTECTIVE MEMBRANE @ WINDOW WELLS

NEW BRICKS TO MATCH EXISTING IN SIZE, COLOUR, SHAPE & TEXTURE AS CLOSELY AS POSSIBLE. EXISTING CENTRAL CHIMNEY & SOUTHWEST BASEMENT ACCESS BRICKS IN GOOD CONDITION TO BE SALVAGED. NO ABRASIVE/HIGH-PRESSURE CLEANING TO BE USED ON MASONRY.



1 East Elevation
A3.0 1/8"=1'-0"

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East Elevation
Victoria Annex
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A3.0
Sheet no.

INSTALL A COMPLETE ASPHALT SHINGLE ROOF.
OWENS CORNING ONYX BLACK OR EQUIVALENT.

RESTORE EXISTING GABLE END WITH ORIGINAL
SUNBURST MOTIF WITH COMPOSITE WOOD
STRAPPING + COMPOSITE TEXTURED BOARD

REPLACE ALL EXISTING WINDOWS WITH
PERIOD-PROFILE, SINGLE-HUNG WINDOWS
WITH SIMILAR PANE DIVISIONS + TRUE
MULLIONS/MUNTINS

INSTALL SLIDING DOORS INTO EXISTING
OPENING. NO ALTERATIONS TO ANY
EXISTING WINDOW OPENINGS TO OCCUR
PRIOR TO SITE PLAN APPROVAL.

ERECT NEW WOOD DECK
© SOUTHWEST CORNER

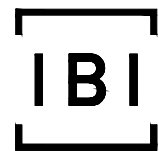
REPAIR & REPOINT EXPOSED
RUBBLESTONE FOUNDATION WALL.
LIME MORTAR TO BE USED FOR
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1 South Elevation
A3.1 1/8"=1'-0"

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South Elevation
Victoria Annex
Drawing title
A3.1
Sheet no.

RESTORE EXISTING GABLE END WITH ORIGINAL DECORATIVE HALF-TIMBERING WITH COMPOSITE WOOD STRAPPING + COMPOSITE TEXTURED BOARD

INSTALL A COMPLETE ASPHALT SHINGLE ROOF. OWENS CORNING ONYX BLACK OR EQUIVALENT.

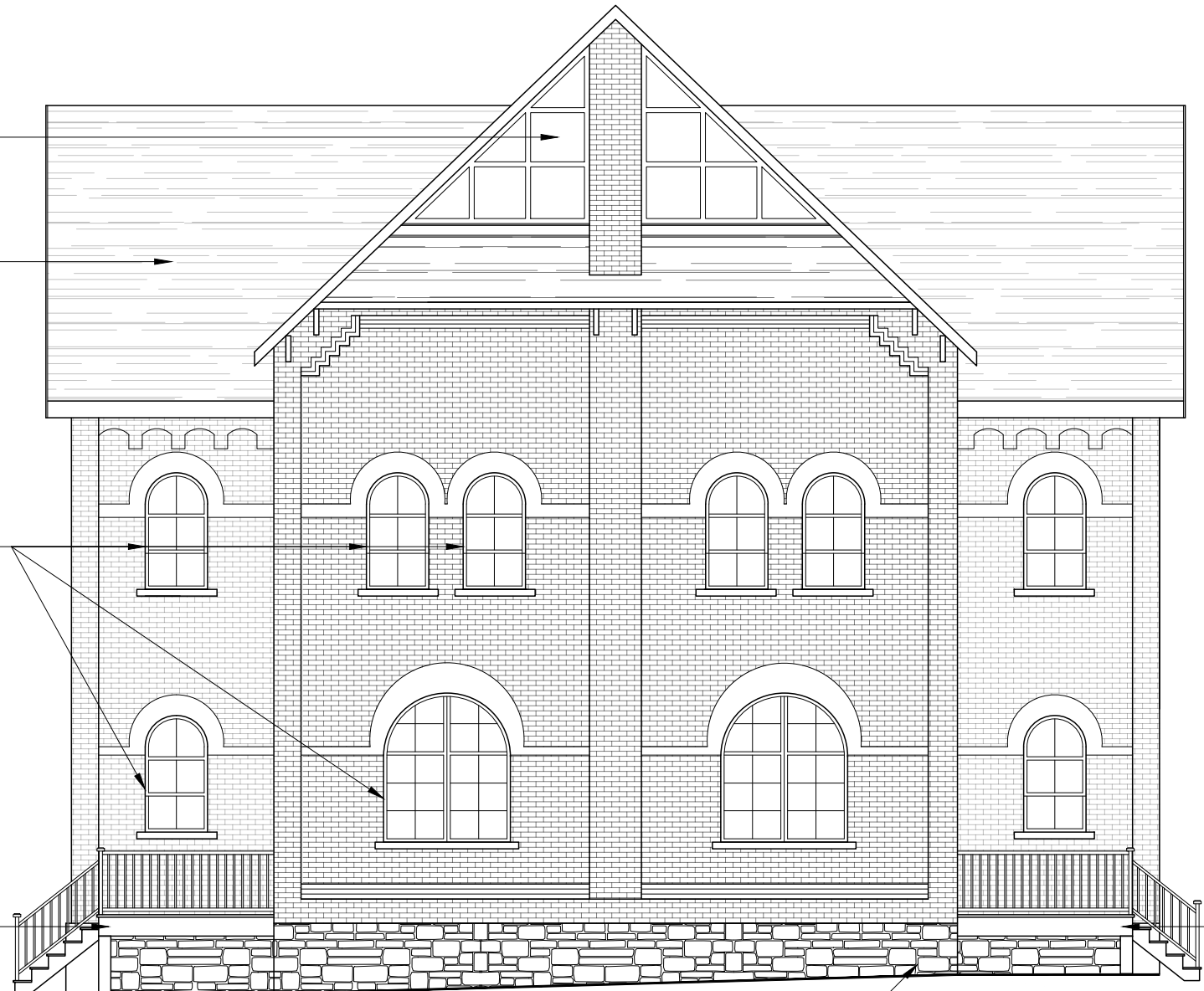
REPLACE ALL EXISTING WINDOWS WITH PERIOD-PROFILE, SINGLE-HUNG WINDOWS WITH SIMILAR PANE DIVISIONS + TRUE MULLIONS/MUNTINS

ERECT NEW WOOD DECK @ NORTHWEST CORNER

NEW BRICKS TO MATCH EXISTING IN SIZE, COLOUR, SHAPE & TEXTURE AS CLOSELY AS POSSIBLE. EXISTING CENTRAL CHIMNEY & SOUTHWEST BASEMENT ACCESS BRICKS IN GOOD CONDITION TO BE SALVAGED. NO ABRASIVE/HIGH-PRESSURE CLEANING TO BE USED ON MASONRY.

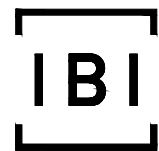
ERECT NEW WOOD DECK @ SOUTHWEST CORNER

REPAIR & REPOINT EXPOSED RUBBLESTONE FOUNDATION WALL. LIME MORTAR TO BE USED FOR ALL REPOINTING.



1 West Elevation
A3.2 1/8"=1'-0"

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West Elevation
Victoria Annex
Drawing title
A3.2
Sheet no.

INSTALL A COMPLETE ASPHALT SHINGLE ROOF.
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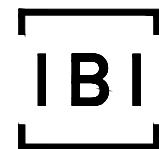
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PRIOR TO SITE PLAN APPROVAL.

ERECT NEW WOOD DECK
© NORTHWEST CORNER

REPAIR & REPOINT EXPOSED
RUBBLESTONE FOUNDATION WALL.
LIME MORTAR TO BE USED FOR
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1 North Elevation
A3.3 1/8"=1'-0"

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