



**IBI Group Architects**

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

tel 416 596 1930

fax 416 596 0644

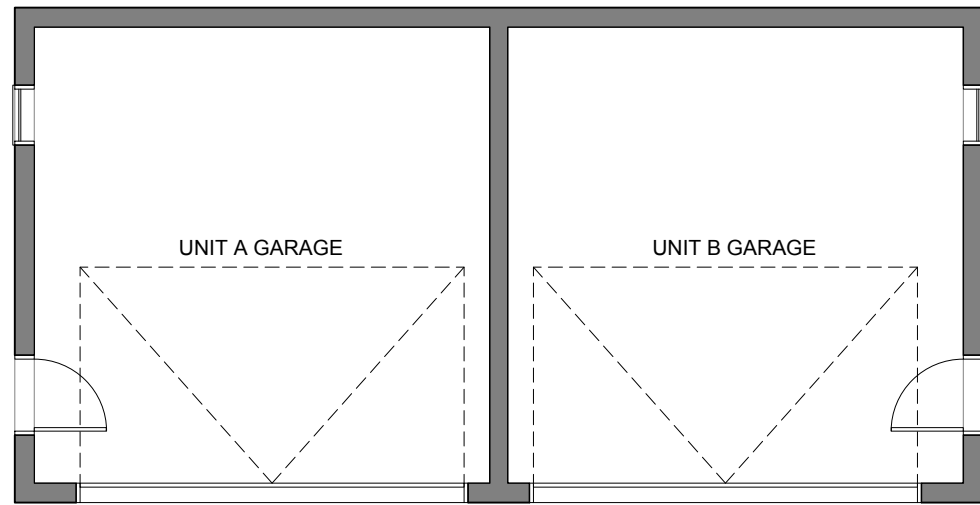
**400 MAPLE ST. | DETACHED GARAGE**

Town of Collingwood, ON

Issued for: 3rd Submission

Date: 2021-10-21

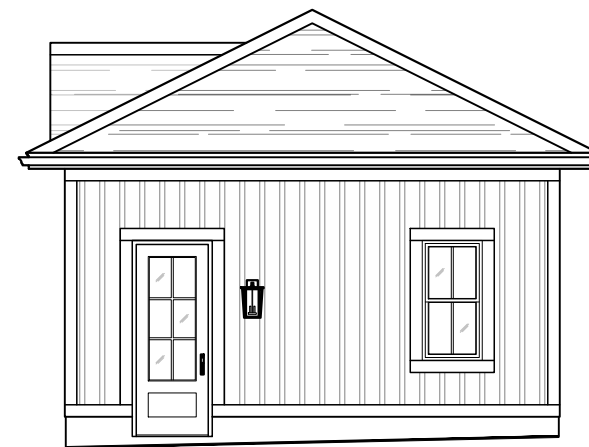
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1 Ground Floor Plan  
A2.0 1/8"=1'-0"

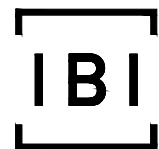


2 South Elevation  
A2.0 1/8"=1'-0"



3 East Elevation  
A2.0 1/8"=1'-0"

400 MAPLE ST. | VICTORIA ANNEX - DETACHED GARAGE  
Town of Collingwood, ON



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3rd Submission  
Issued for  
October 21, 2021  
Issue date  
126019  
Project no.

PS  
Drawn by

**Plans & Elevations**  
Victoria Annex - Detached Garage  
Drawing title  
**A2.0**  
Sheet no.

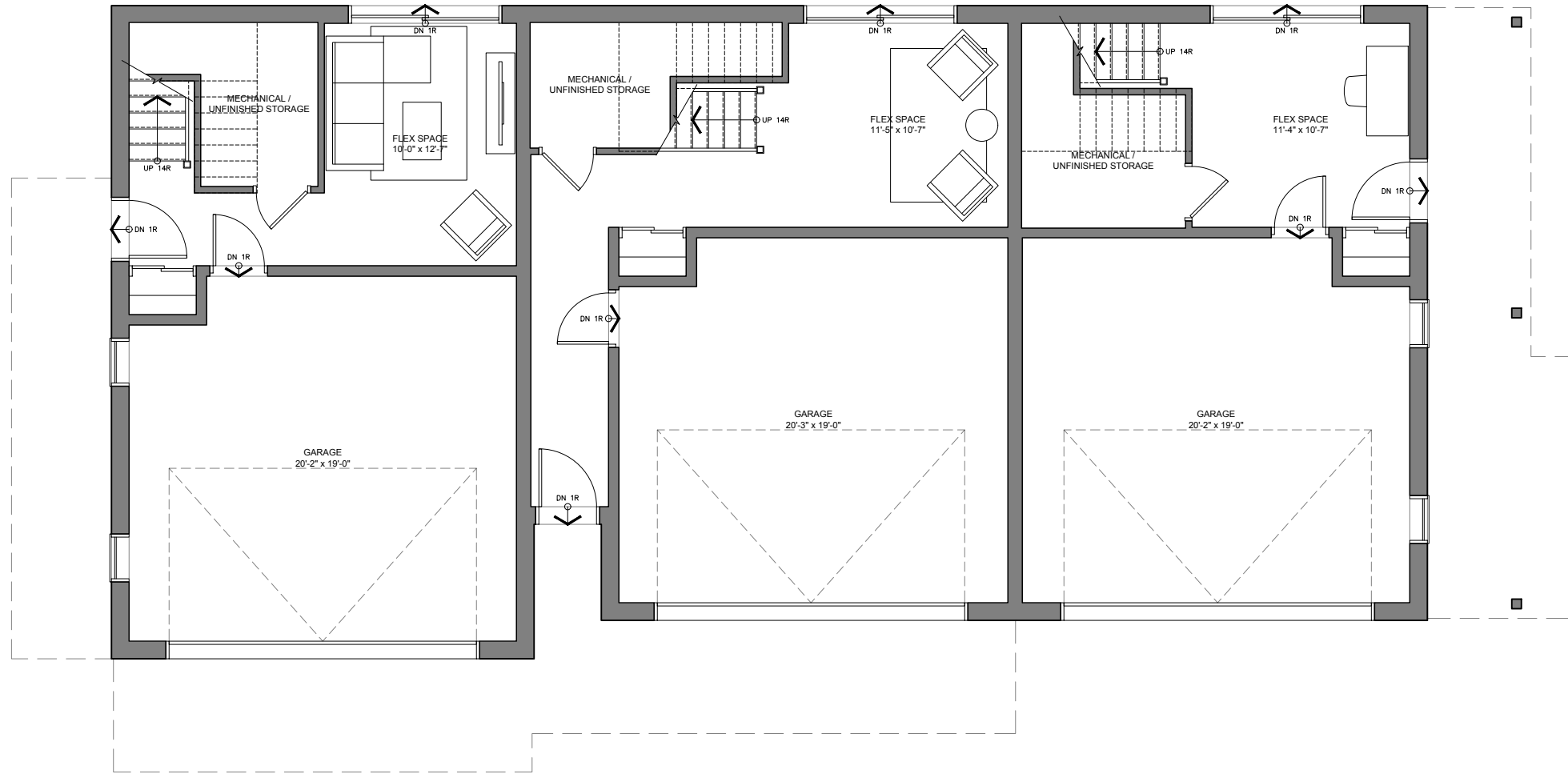


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**400 MAPLE ST. | COACH HOUSE**  
Town of Collingwood, ON  
Issued for: 3rd Submission  
Date: 2021-10-21

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Unit C 1722 SQ. FT.  
Unit D 1695 SQ. FT.  
Unit E 1909 SQ. FT.



**UNIT E**

TOTAL AREA: 733.38 SQ. FT.  
 GARAGE AREA: 372.89 SQ. FT.  
 UNFINISHED AREA: 62.24 SQ. FT.  
 AREA: 298.25 SQ. FT.

**UNIT D**

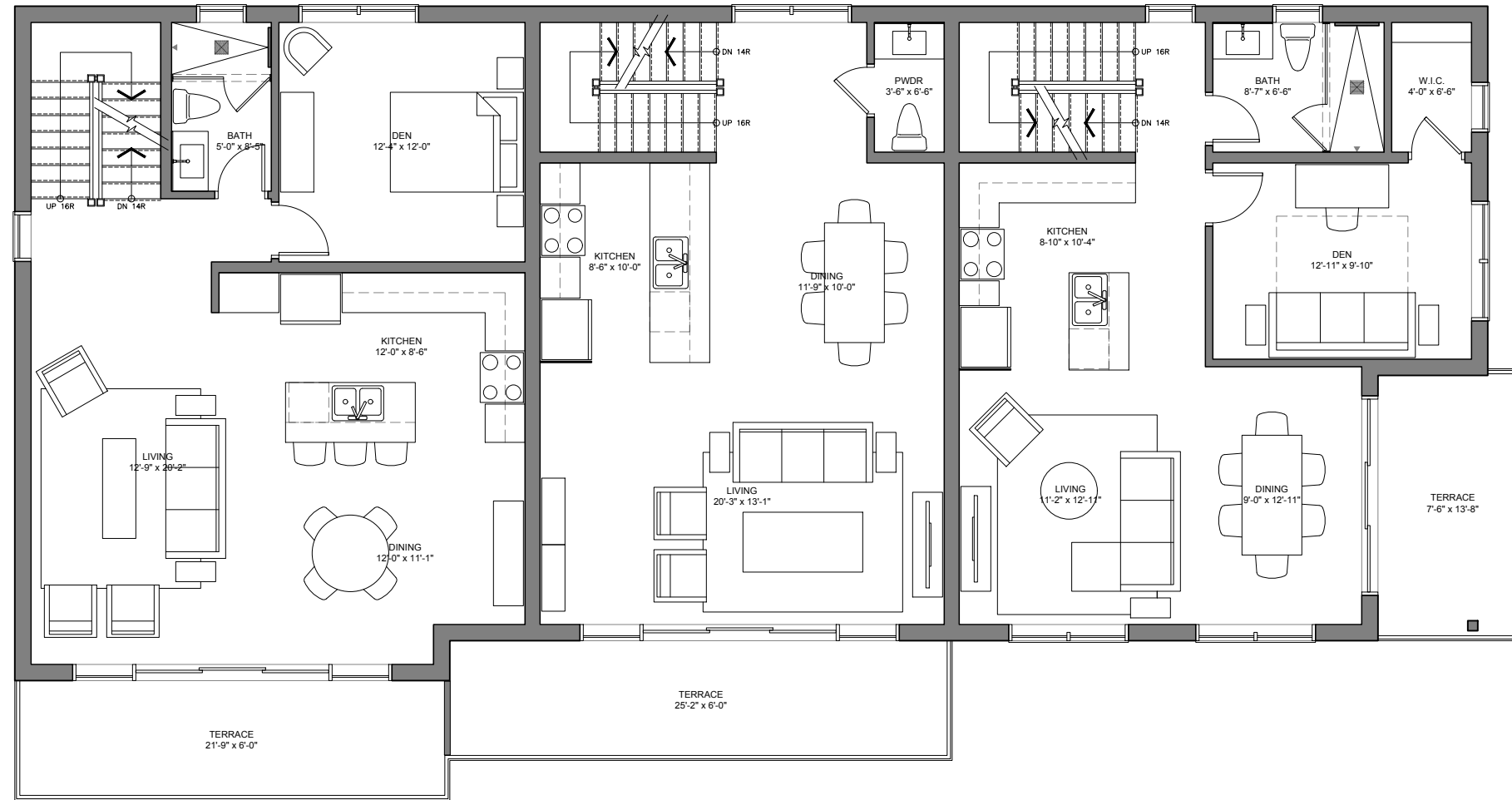
TOTAL AREA: 798.46 SQ. FT.  
 GARAGE AREA: 374.48 SQ. FT.  
 UNFINISHED AREA: 64.11 SQ. FT.  
 AREA: 359.87 SQ. FT.

**UNIT C**

TOTAL AREA: 686.67 SQ. FT.  
 GARAGE AREA: 372.89 SQ. FT.  
 UNFINISHED AREA: 69.36 SQ. FT.  
 AREA: 244.42 SQ. FT.

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

400 MAPLE ST.   COACH HOUSE Town of Collingwood, ON		<b>IBI Group Architects</b> 55 St Clair Avenue West, 7th Floor Toronto ON M4V 2Y7 Canada tel 416 596 1930 fax 416 596 0644	3rd Submission Issued for		<b>Ground Floor Plan</b> Coach House Drawing title
			October 21, 2021 Issue date	PS Drawn by	
			126019 Project no.		



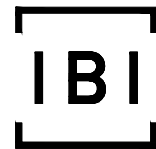
**UNIT E**  
AREA: 868.18 SQ. FT.

**UNIT D**  
AREA: 667.63 SQ. FT.

**UNIT C**  
AREA: 780.63 SQ. FT.

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

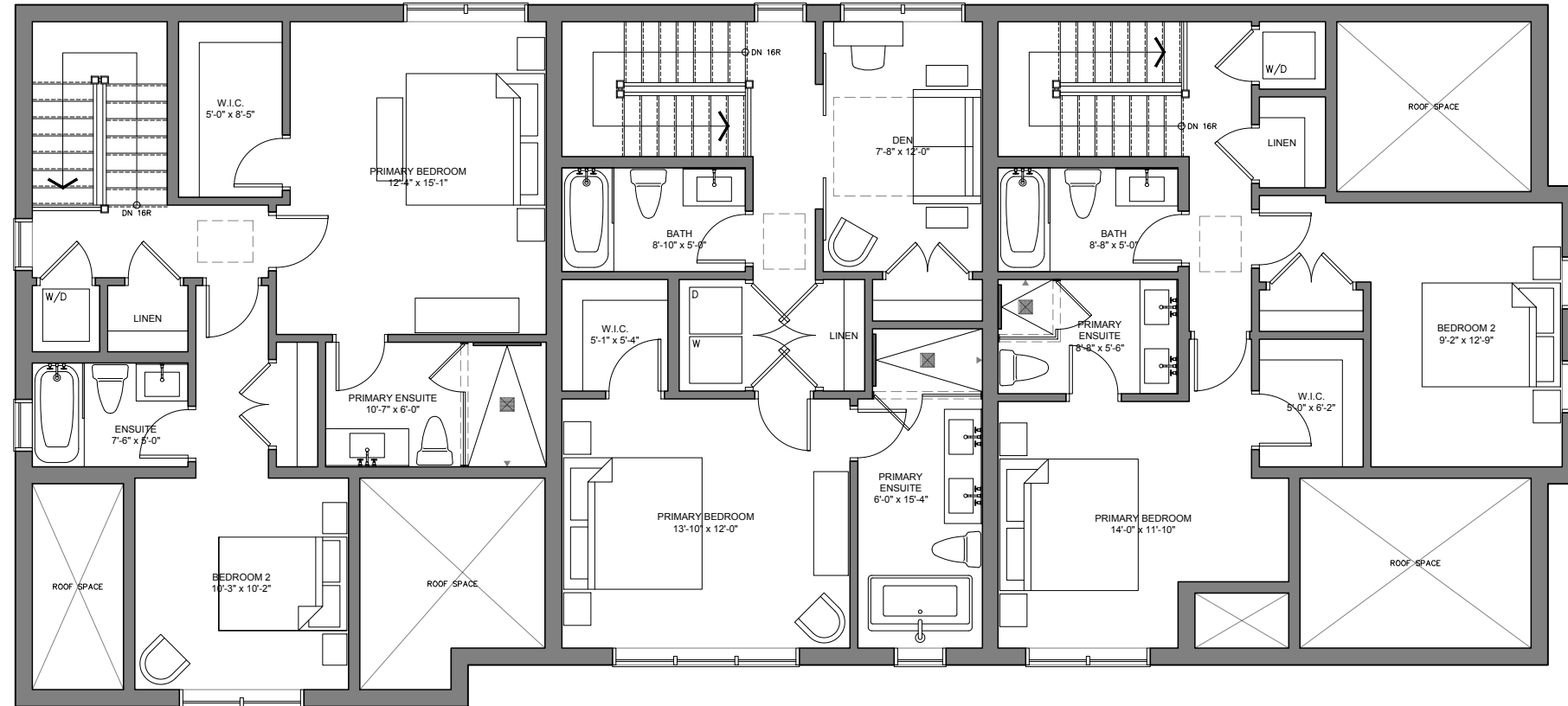
400 MAPLE ST. | COACH HOUSE  
Town of Collingwood, ON



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126019	PS
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**Main Floor Plan**  
Coach House  
Drawing title  
**A2.2**  
Sheet no.



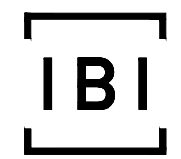
**UNIT E**  
 TOTAL AREA: 868.18 SQ. FT.  
 ROOF AREA: 125.36 SQ. FT.  
 AREA: 742.82 SQ. FT.

**UNIT D**  
 AREA: 667.63 SQ. FT.

**UNIT C**  
 TOTAL AREA: 875.25 SQ. FT.  
 ROOF AREA: 181.00 SQ. FT.  
 AREA: 697.25 SQ. FT.

1 Upper Floor Plan  
 A2.3 1/8"=1'-0"

400 MAPLE ST. | COACH HOUSE  
 Town of Collingwood, ON



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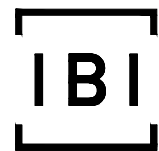
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Issue date	
126019	PS
Project no.	Drawn by

**Upper Floor Plan**  
 Coach House  
 Drawing title  
**A2.3**  
 Sheet no.



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

400 MAPLE ST. | COACH HOUSE  
 Town of Collingwood, ON



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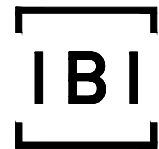
**North Elevation**  
 Coach House  
 Drawing title  
**A3.1**  
 Sheet no.



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

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

400 MAPLE ST. | COACH HOUSE  
Town of Collingwood, ON



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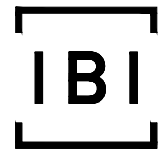
PS  
Drawn by

**West & East Elevation**  
Coach House  
Drawing title  
**A3.2**  
Sheet no.



1 South Elevation  
A3.3 1/8"=1'-0"

400 MAPLE ST. | COACH HOUSE  
Town of Collingwood, ON

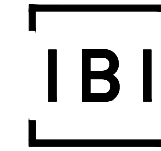


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**South Elevation**  
Coach House  
Drawing title  
**A3.3**  
Sheet no.



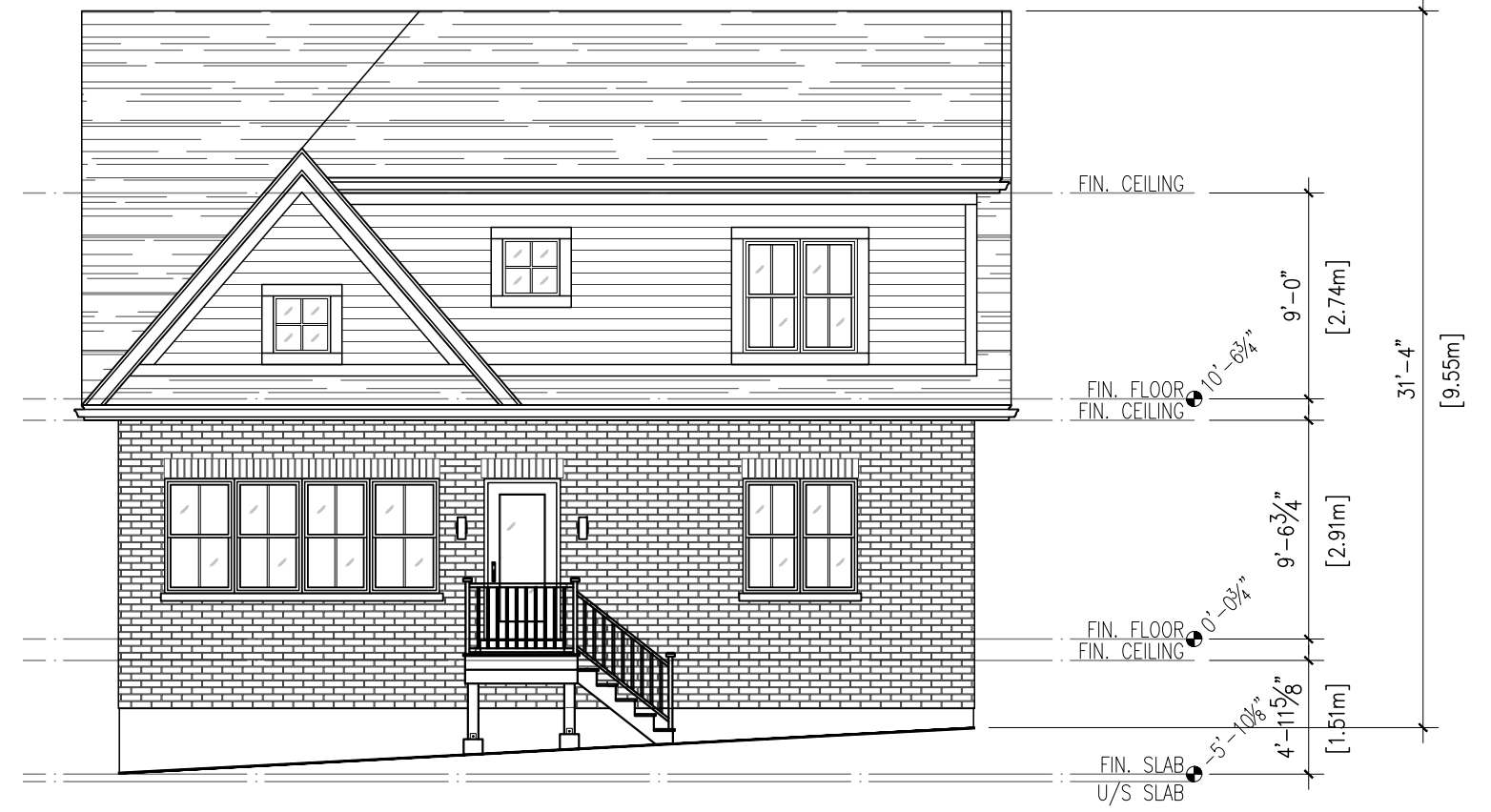
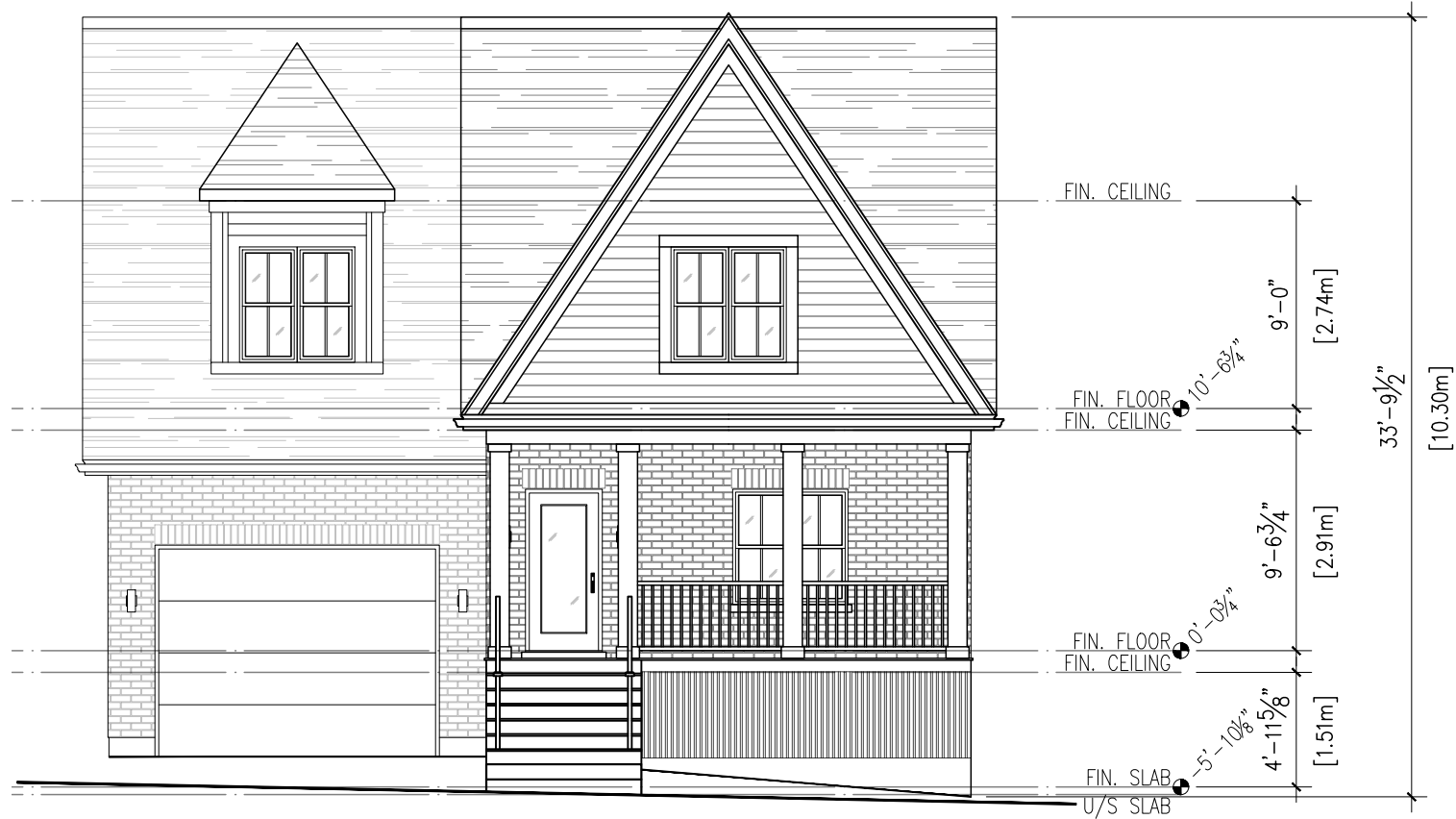
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**400 MAPLE ST. | UNIT 1 - BROOKE**  
Town of Collingwood, ON  
Issued for: 3rd Submission  
Date: 2021-10-21

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2943 SQ. FT.

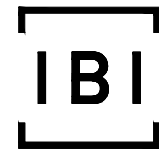




1 North Elevation  
A3.1 1/8"=1'-0"

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

400 MAPLE ST. | UNIT 1 - BROOKE  
Town of Collingwood, ON



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Issue date  
126019  
Project no.

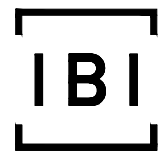
PS  
Drawn by

**North & South Elevation**  
Unit 1 - Brooke  
Drawing title  
**A3.1**  
Sheet no.



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

400 MAPLE ST. | UNIT 1 - BROOKE  
Town of Collingwood, ON



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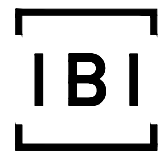
PS  
Drawn by

**East Elevation**  
Unit 1 - Brooke  
Drawing title  
**A3.2**  
Sheet no.



1 West Elevation  
 A3.3 1/8"=1'-0"

400 MAPLE ST. | UNIT 1 - BROOKE  
 Town of Collingwood, ON



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**West Elevation**  
 Unit 1 - Brooke  
 Drawing title  
**A3.3**  
 Sheet no.



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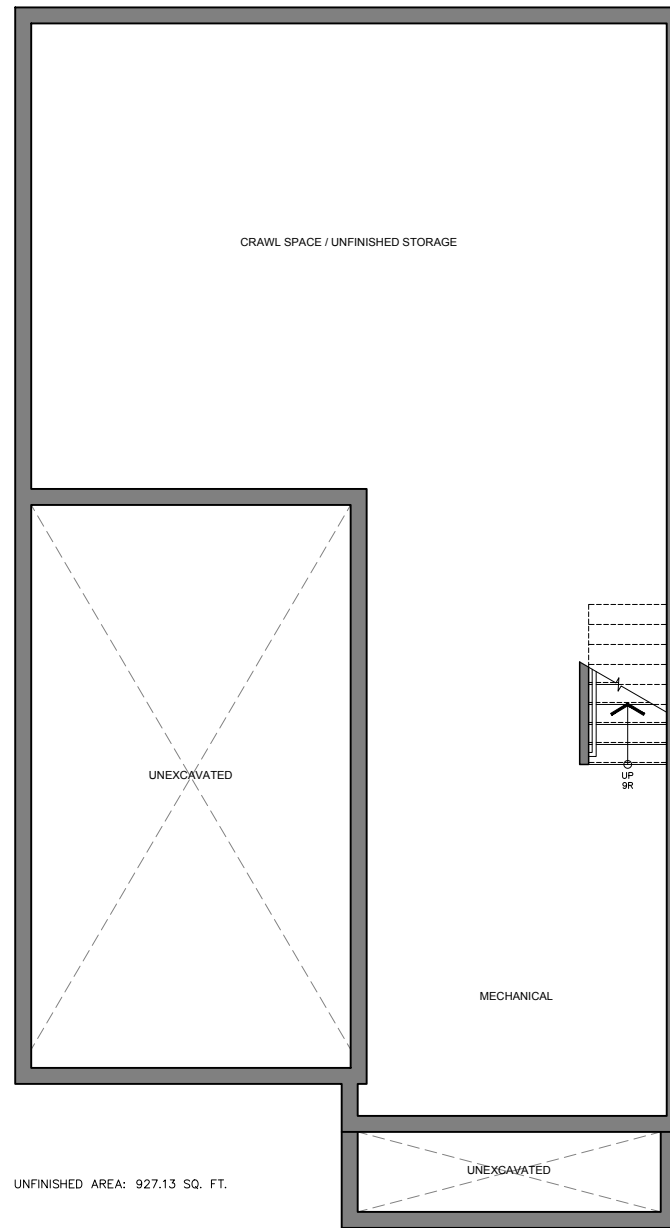
tel 416 596 1930

fax 416 596 0644

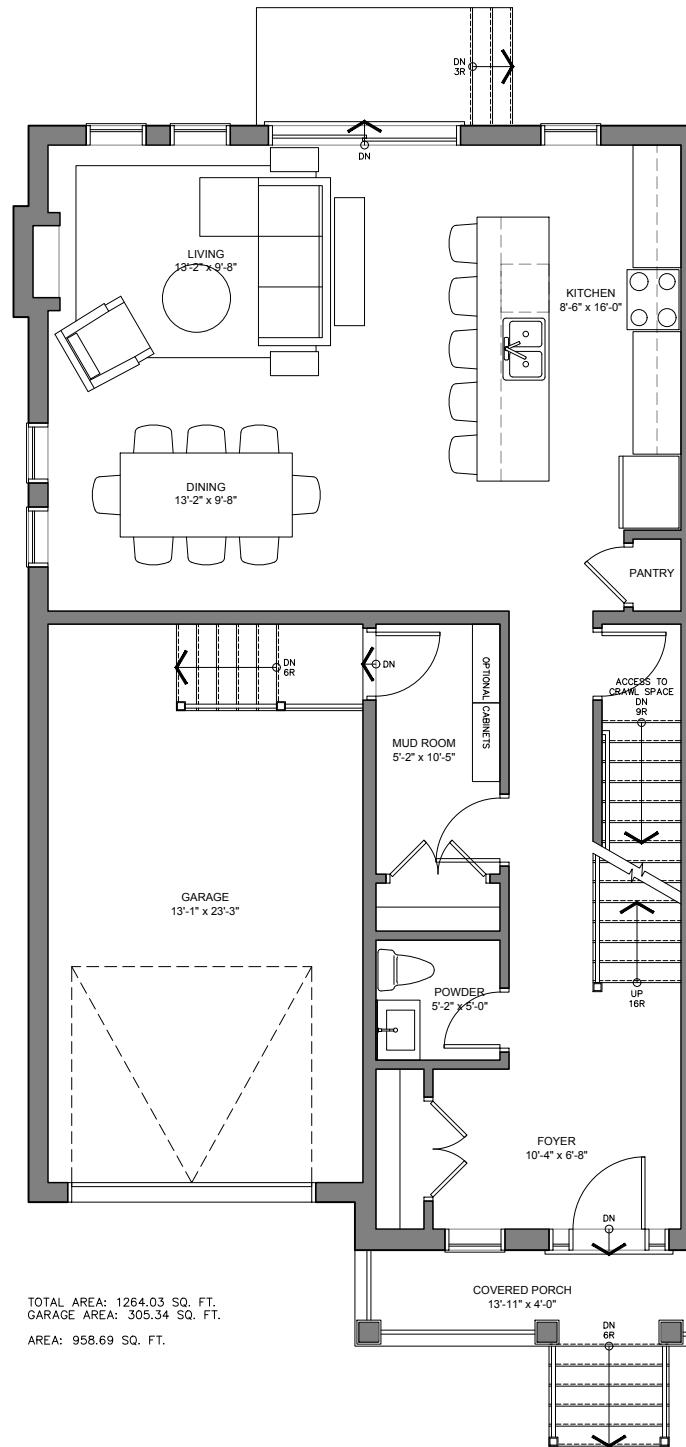
**400 MAPLE ST. | UNIT 2 - MAPLE**  
Town of Collingwood, ON  
Issued for: 3rd Submission  
Date: 2021-10-21

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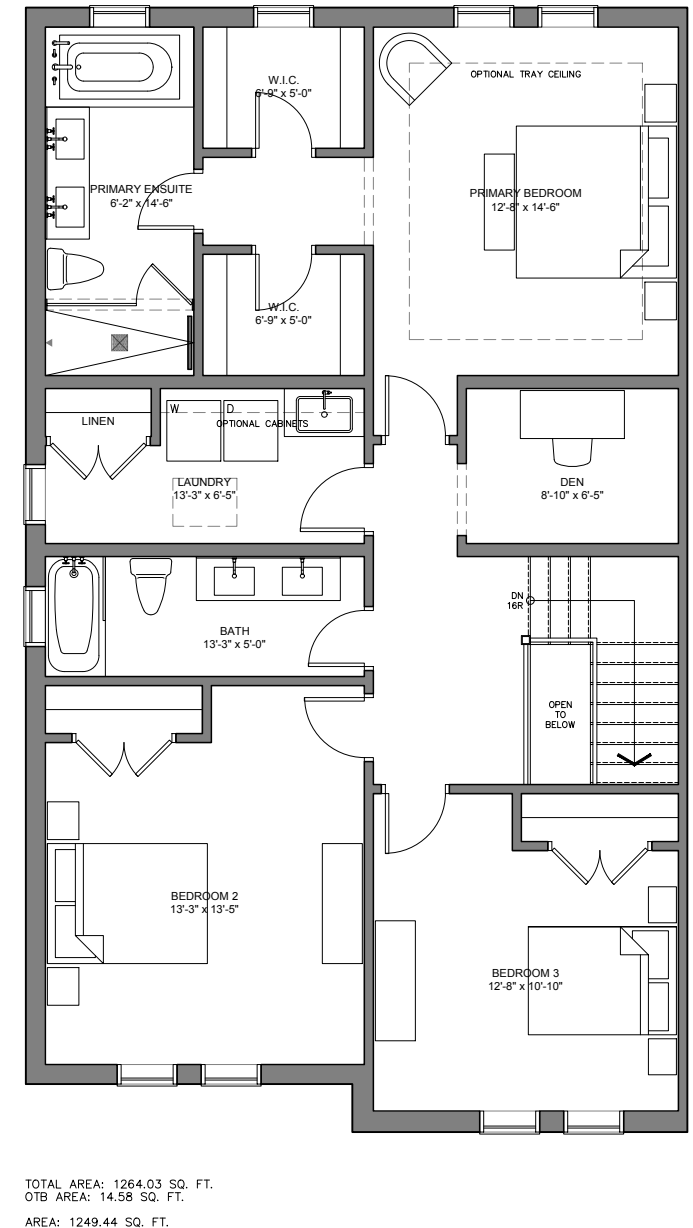
2208 SQ. FT.



1 Crawl Space Plan  
A2.1 1/8"=1'-0"

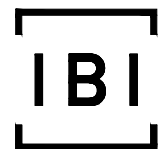


2 Ground Floor Plan  
A2.1 1/8"=1'-0"



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

400 MAPLE ST. | UNIT 2 - MAPLE  
Town of Collingwood, ON



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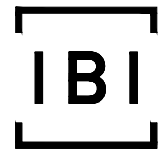
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October 21, 2021	
Issue date	
126019	PS
Project no.	Drawn by

**Plans**  
Unit 2 - Maple  
Drawing title  
**A2.1**  
Sheet no.



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

400 MAPLE ST. | UNIT 2 - MAPLE  
Town of Collingwood, ON



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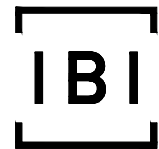
PS  
Drawn by

**North Elevation**  
Unit 2 - Maple  
Drawing title  
**A3.1**  
Sheet no.



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

400 MAPLE ST. | UNIT 2 - MAPLE  
 Town of Collingwood, ON



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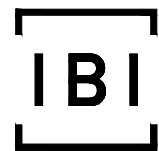
PS  
 Drawn by

**East Elevation**  
 Unit 2 - Maple  
 Drawing title  
**A3.2**  
 Sheet no.



1 South Elevation  
A3.3 1/8"=1'-0"

400 MAPLE ST. | UNIT 2 - MAPLE  
Town of Collingwood, ON

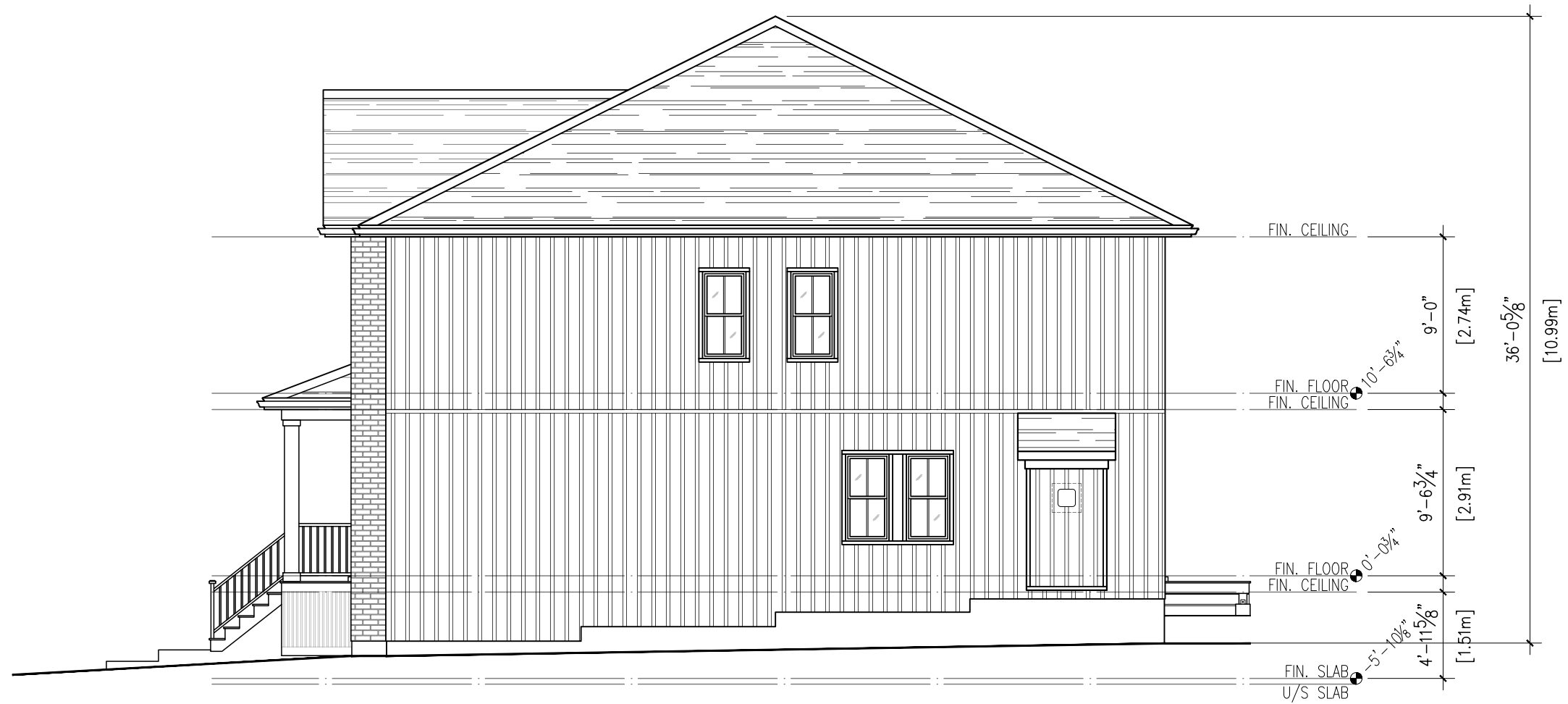


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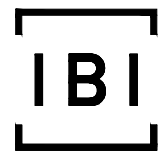
PS  
Drawn by

**South Elevation**  
Unit 2 - Maple  
Drawing title  
**A3.3**  
Sheet no.



1 West Elevation  
A3.4 1/8"=1'-0"

400 MAPLE ST. | UNIT 2 - MAPLE  
Town of Collingwood, ON

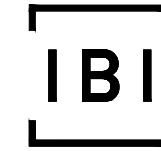


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Project no.

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**West Elevation**  
Unit 2 - Maple  
Drawing title  
**A3.4**  
Sheet no.

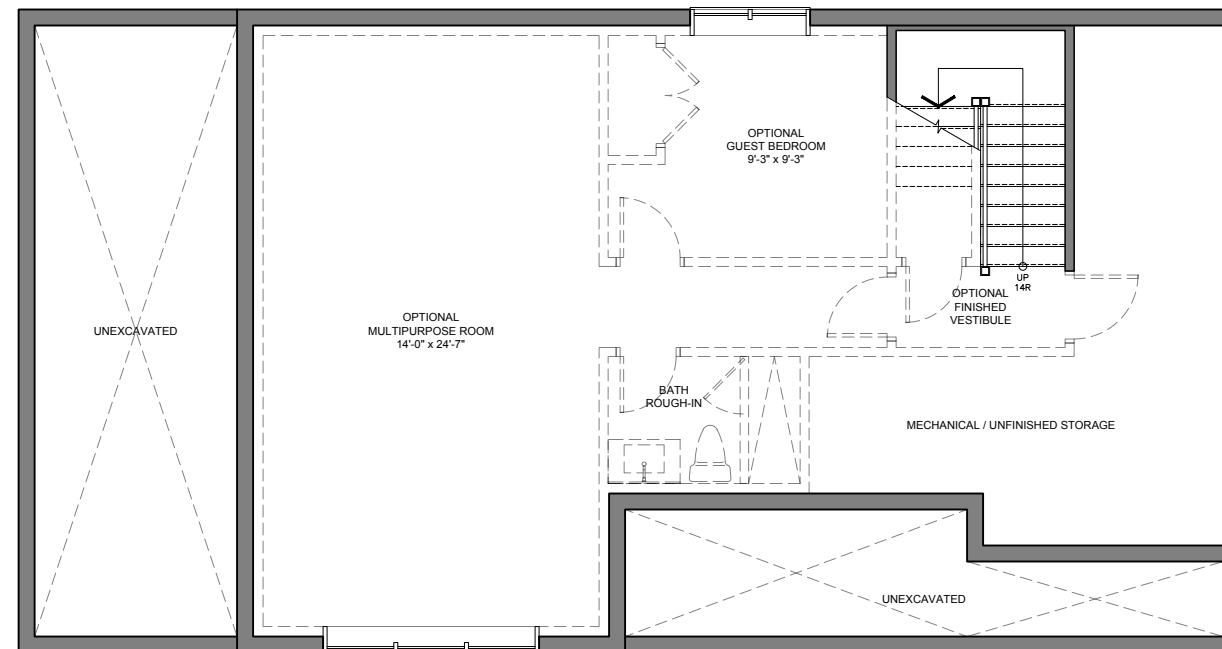


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**400 MAPLE ST. | UNIT 3 - NEWPORT**  
Town of Collingwood, ON  
Issued for: 3rd Submission  
Date: 2021-10-21

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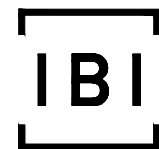
1831 SQ. FT.



TOTAL AREA: 990.73 SQ. FT.  
 UNFINISHED AREA: 205.76 SQ. FT.  
 OPTIONAL FINISHED AREA: 784.97 SQ. FT.

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

400 MAPLE ST. | UNIT 3 - NEWPORT  
 Town of Collingwood, ON

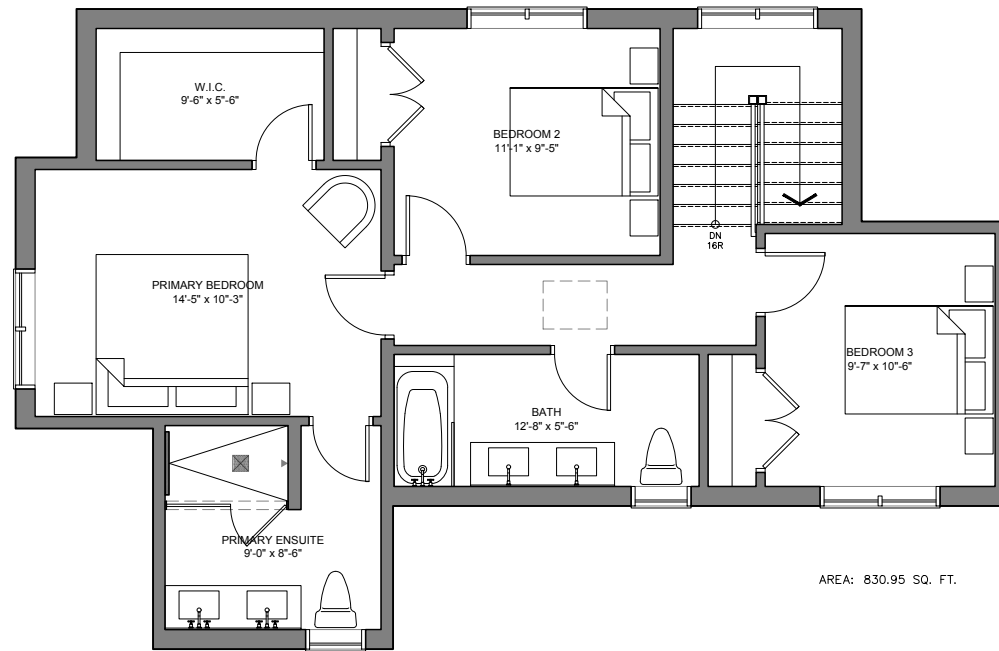


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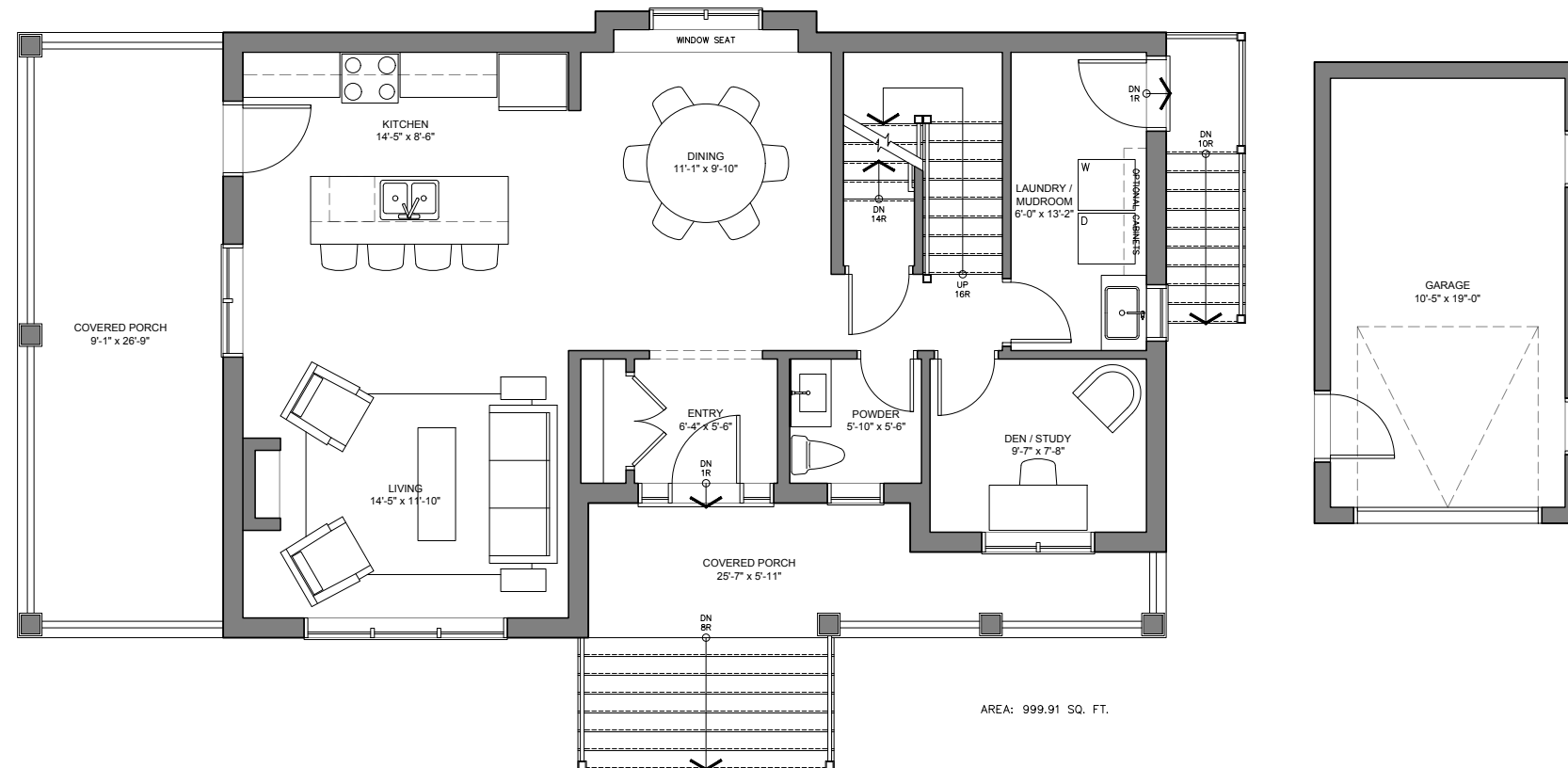
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 126019  
 Project no.

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**Basement Plan**  
 Unit 3 - Newport  
 Drawing title  
**A2.0**  
 Sheet no.

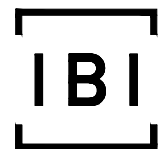


2 Second Floor Plan  
A2.1 1/8"=1'-0"



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

400 MAPLE ST. | UNIT 3 - NEWPORT  
Town of Collingwood, ON



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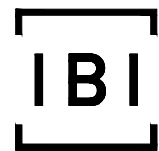
PS  
Drawn by

**Ground & Second Floor Plan**  
Unit 3 - Newport  
Drawing title  
**A2.1**  
Sheet no.



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

400 MAPLE ST. | UNIT 3 - NEWPORT  
Town of Collingwood, ON

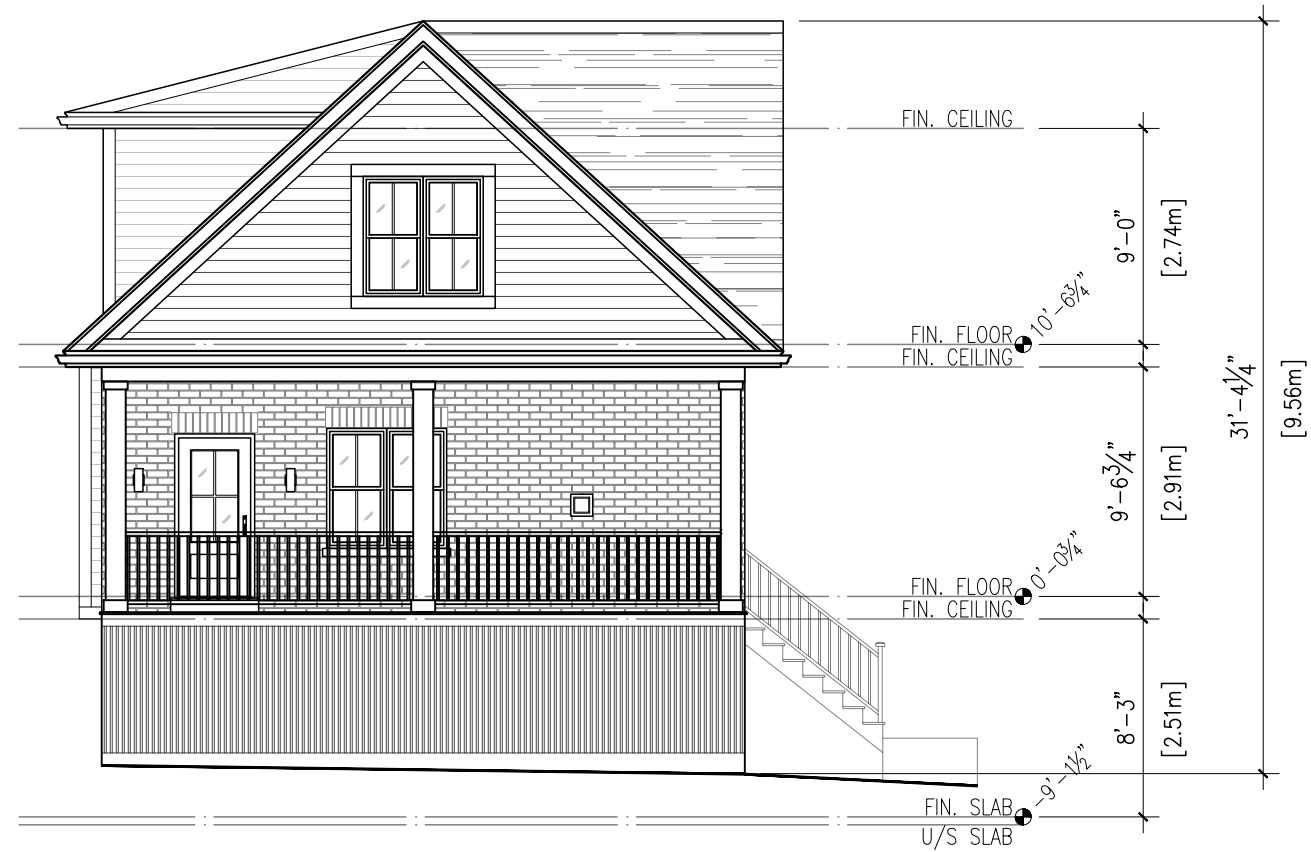


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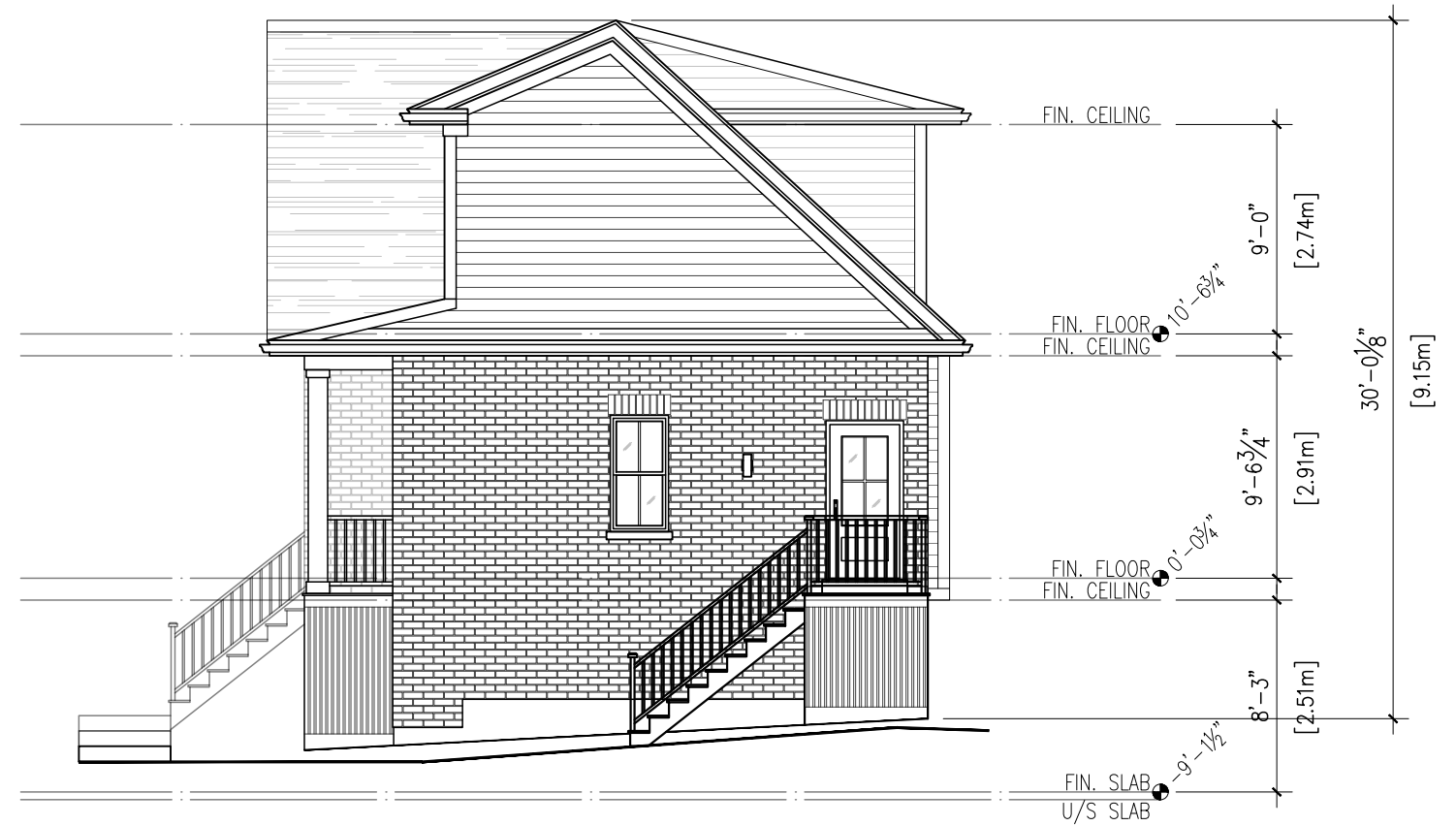
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126019  
Project no.

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**North Elevation**  
Unit 3 - Newport  
Drawing title  
**A3.0**  
Sheet no.

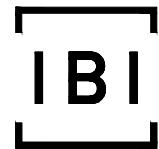


1 East Elevation  
A3.1 1/8"=1'-0"



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

400 MAPLE ST. | UNIT 3 - NEWPORT  
Town of Collingwood, ON



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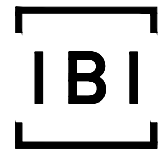
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Drawn by

**East & West Elevation**  
Unit 3 - Newport  
Drawing title  
**A3.1**  
Sheet no.



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

400 MAPLE ST. | UNIT 3 - NEWPORT  
Town of Collingwood, ON



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**South Elevation**  
Unit 3 - Newport  
Drawing title  
**A3.2**  
Sheet no.



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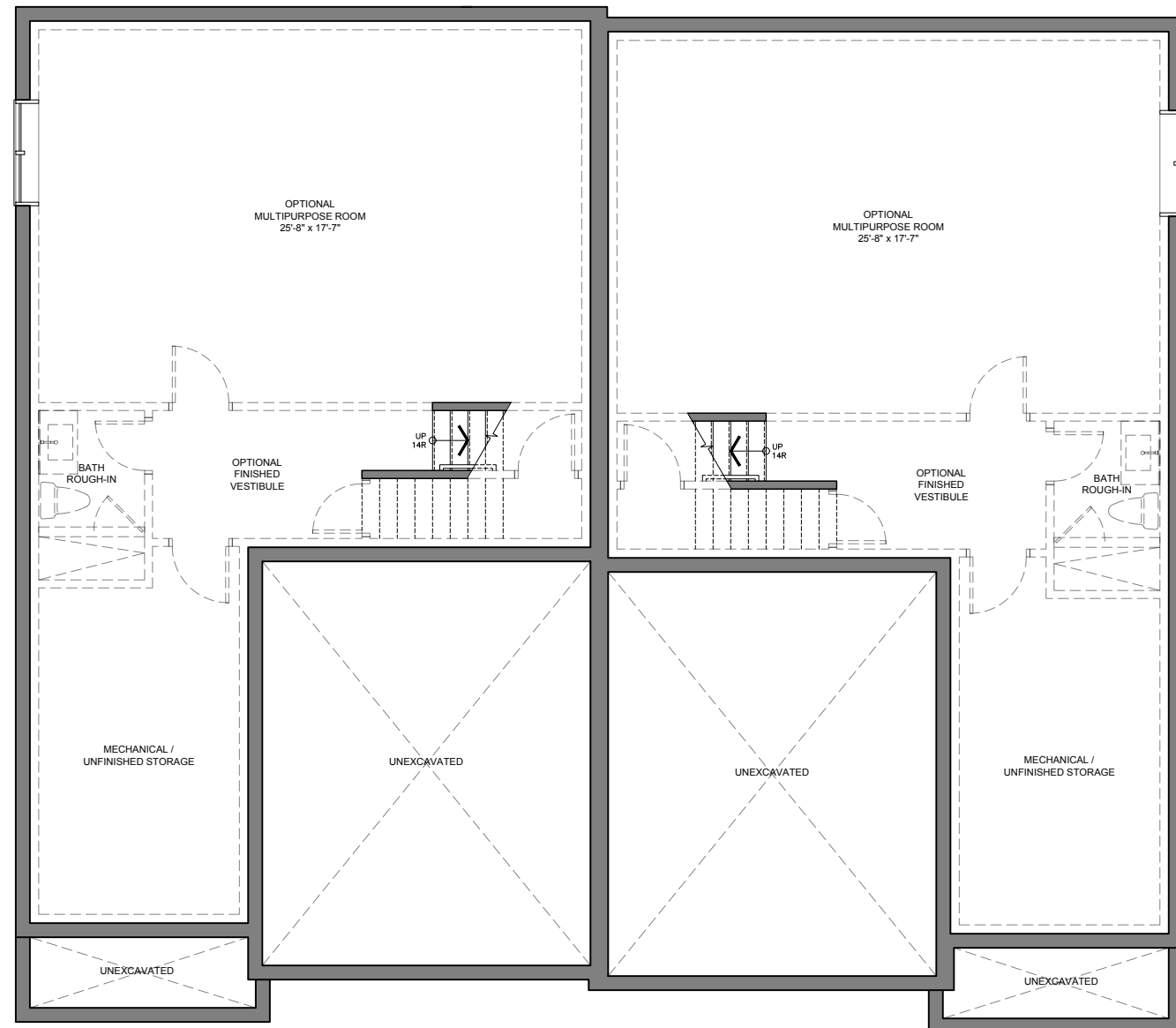
**tel** 416 596 1930

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**400 MAPLE ST. | UNIT 4 - CARMICHAEL**  
Town of Collingwood, ON  
Issued for: 3rd Submission  
Date: 2021-10-21

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Unit 4A: 2217 SQ. FT.  
Unit 4B: 2201 SQ. FT.

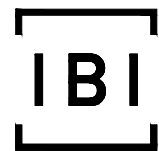


UNIT A  
 TOTAL AREA: 928.20 SQ. FT.  
 UNFINISHED AREA: 172.07 SQ. FT.  
 OPTIONAL FINISHED AREA: 755.50 SQ. FT.

UNIT B  
 TOTAL AREA: 928.20 SQ. FT.  
 UNFINISHED AREA: 172.07 SQ. FT.  
 OPTIONAL FINISHED AREA: 755.50 SQ. FT.

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

400 MAPLE ST. | UNIT 4 - CARMICHAEL  
 Town of Collingwood, ON

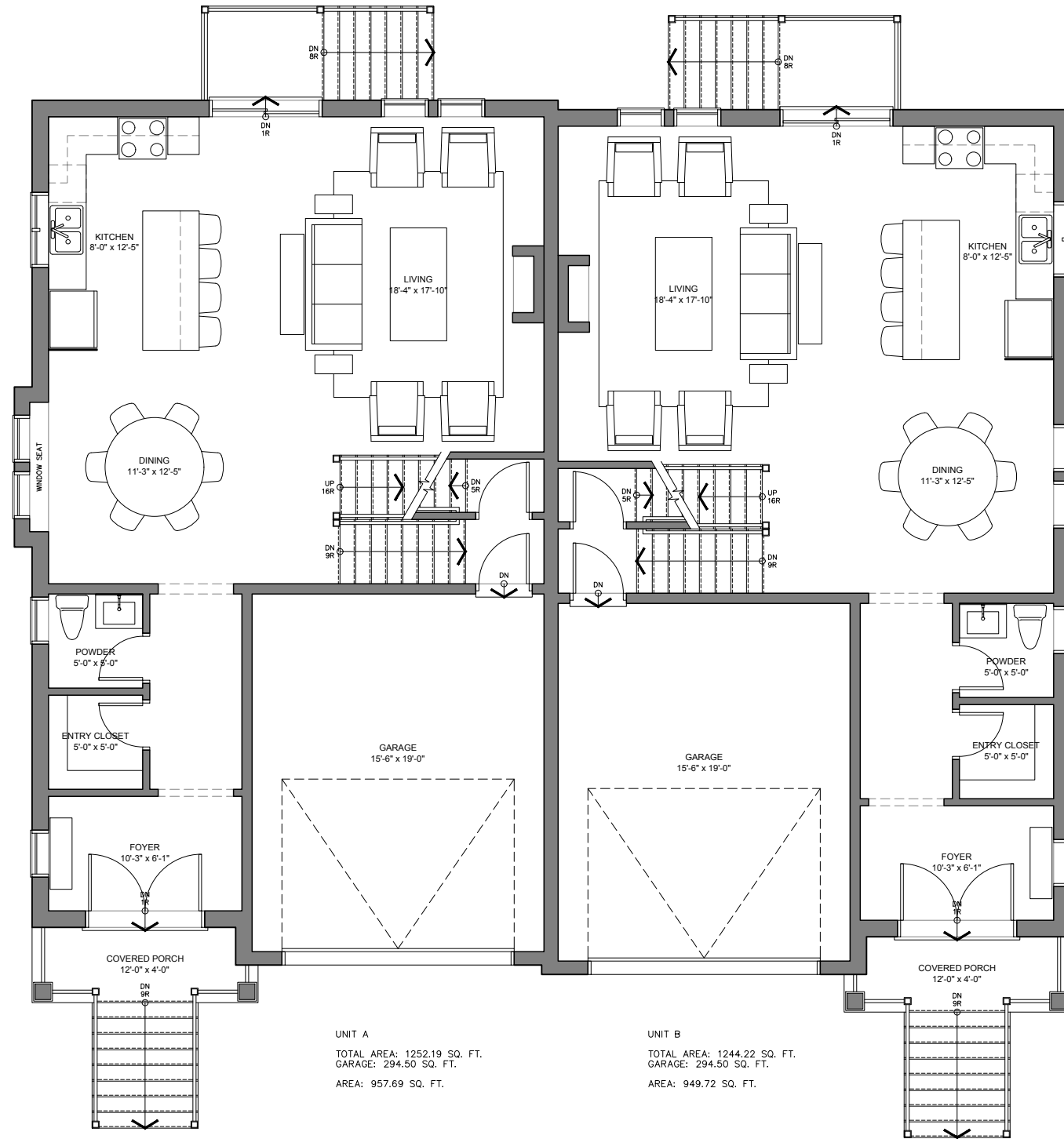


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 fax 416 596 0644

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 126019  
 Project no.

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**Basement Plan**  
 Unit 4 - Carmichael  
 Drawing title  
**A2.0**  
 Sheet no.

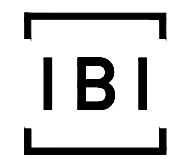


UNIT A  
 TOTAL AREA: 1252.19 SQ. FT.  
 GARAGE: 294.50 SQ. FT.  
 AREA: 957.69 SQ. FT.

UNIT B  
 TOTAL AREA: 1244.22 SQ. FT.  
 GARAGE: 294.50 SQ. FT.  
 AREA: 949.72 SQ. FT.

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

400 MAPLE ST. | UNIT 4 - CARMICHAEL  
 Town of Collingwood, ON



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**Ground Floor Plan**  
 Unit 4 - Carmichael  
 Drawing title  
**A2.1**  
 Sheet no.

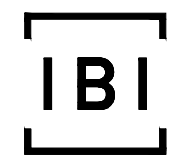


UNIT A  
AREA: 1259.48 SQ. FT.

UNIT B  
AREA: 1251.51 SQ. FT.

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

400 MAPLE ST. | UNIT 4 - CARMICHAEL  
Town of Collingwood, ON



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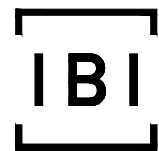
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Issue date	
126019	PS
Project no.	Drawn by

**Second Floor Plan**  
Unit 4 - Carmichael  
Drawing title  
**A2.2**  
Sheet no.



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

400 MAPLE ST. | UNIT 4 - CARMICHAEL  
Town of Collingwood, ON



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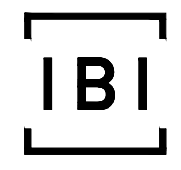
PS  
Drawn by

**East Elevation**  
Unit 4 - Carmichael  
Drawing title  
**A3.0**  
Sheet no.



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

400 MAPLE ST. | UNIT 4 - CARMICHAEL  
Town of Collingwood, ON



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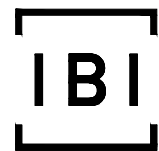
3rd Submission	
Issued for	
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Issue date	
126019	PS
Project no.	Drawn by

**South Elevation**  
Unit 4 - Carmichael  
Drawing title  
**A3.1**  
Sheet no.



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

400 MAPLE ST. | UNIT 4 - CARMICHAEL  
Town of Collingwood, ON

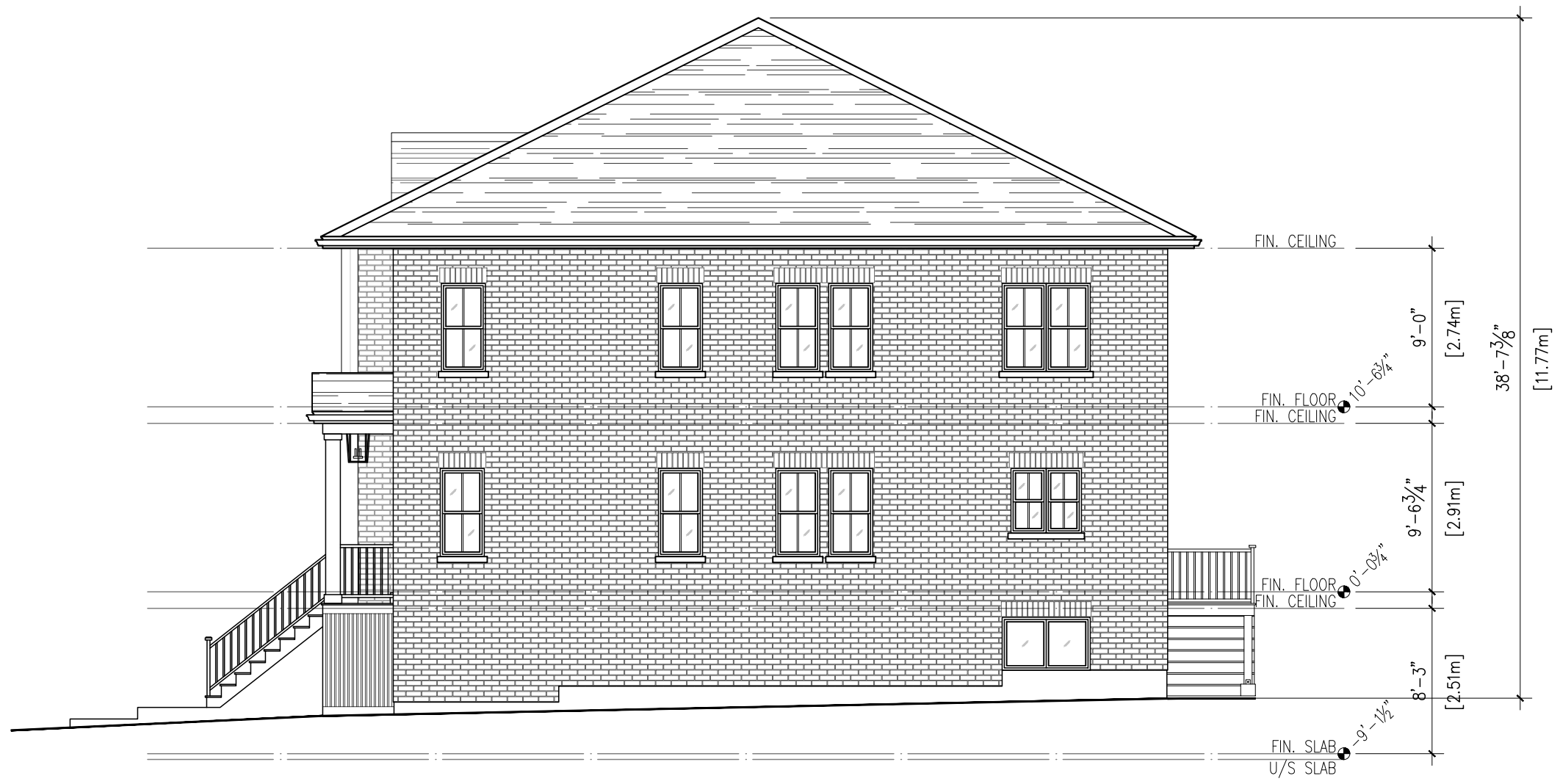


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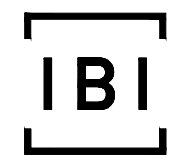
PS  
Drawn by

**East Elevation**  
Unit 4 - Carmichael  
Drawing title  
**A3.2**  
Sheet no.



1 North Elevation  
A3.3 1/8"=1'-0"

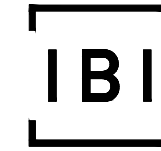
400 MAPLE ST. | UNIT 4 - CARMICHAEL  
Town of Collingwood, ON



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Issue date	
126019	PS
Project no.	Drawn by

**North Elevation**  
Unit 4 - Carmichael  
Drawing title  
**A3.3**  
Sheet no.

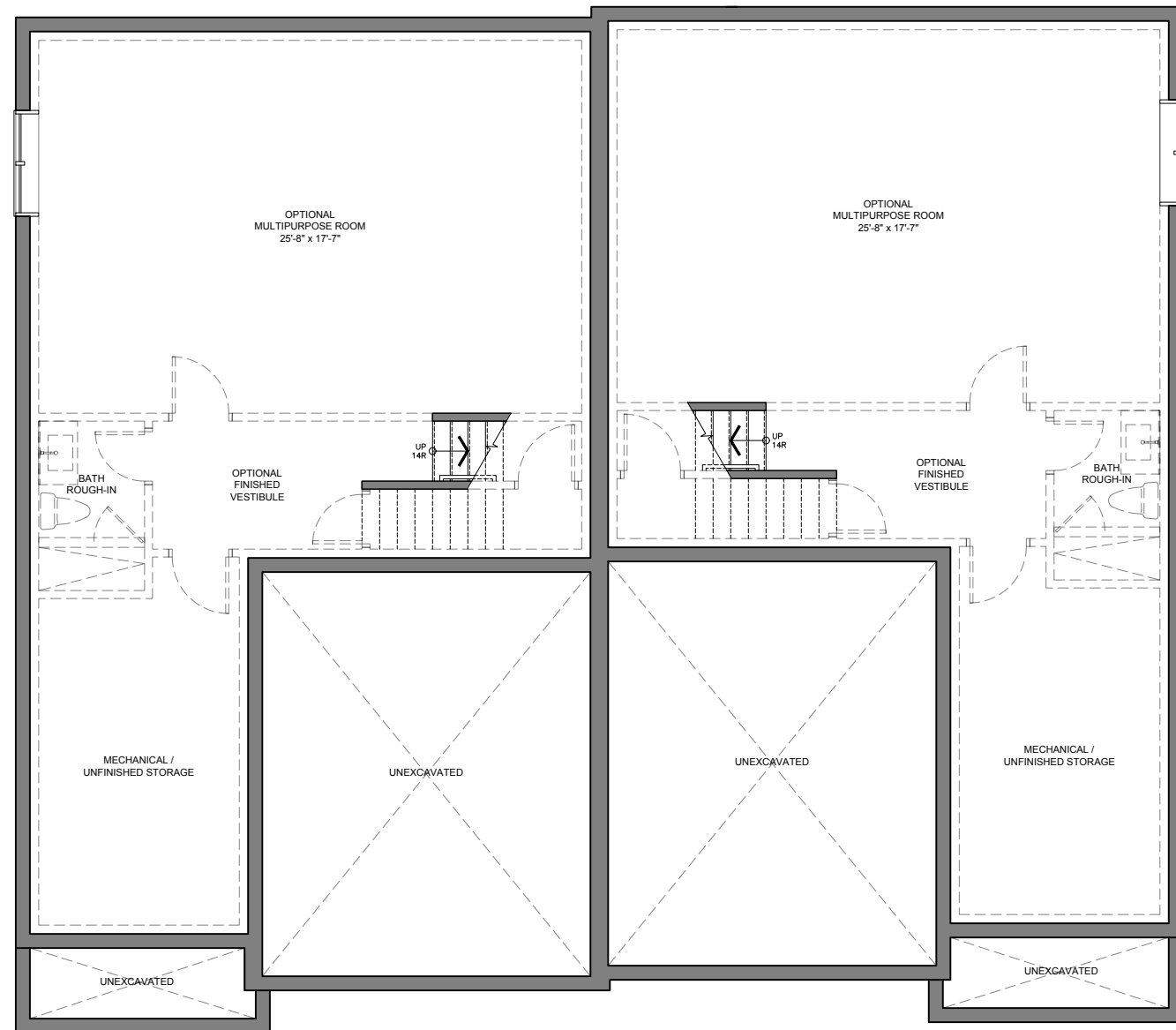


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**400 MAPLE ST. | UNIT 5 - CARMICHAEL**  
Town of Collingwood, ON  
Issued for: 3rd Submission  
Date: 2021-10-21

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Unit 5A: 2175 SQ. FT.  
Unit 5B: 2193 SQ. FT.

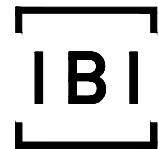


UNIT A  
 TOTAL AREA: 928.20 SQ. FT.  
 UNFINISHED AREA: 172.07 SQ. FT.  
 OPTIONAL FINISHED AREA: 755.50 SQ. FT.

UNIT B  
 TOTAL AREA: 928.20 SQ. FT.  
 UNFINISHED AREA: 172.07 SQ. FT.  
 OPTIONAL FINISHED AREA: 755.50 SQ. FT.

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

400 MAPLE ST. | UNIT 5 - CARMICHAEL  
 Town of Collingwood, ON

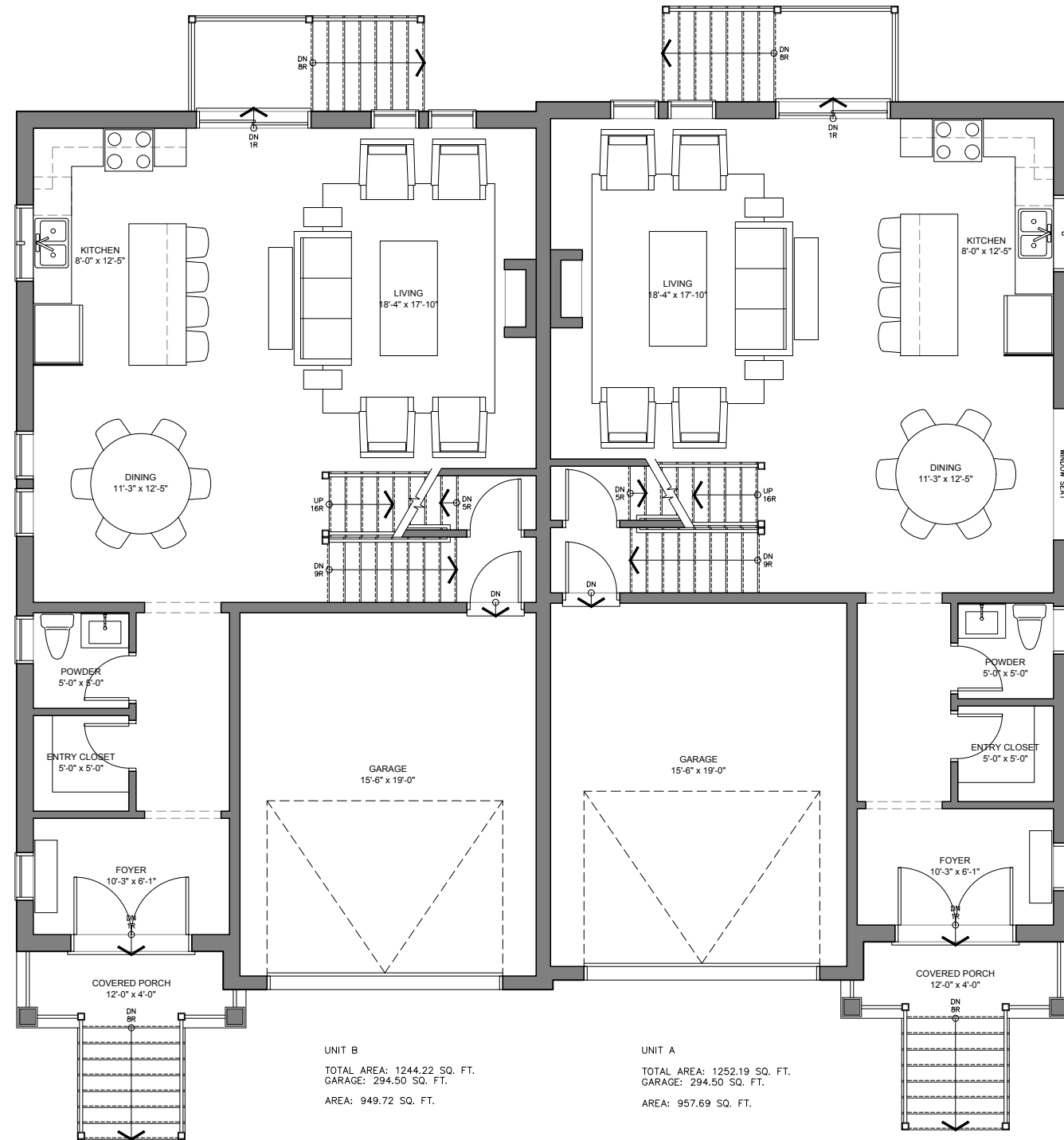


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 126019  
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**Basement Plan**  
 Unit 5 - Carmichael  
 Drawing title  
**A2.0**  
 Sheet no.

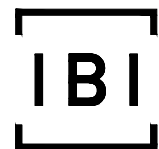


UNIT B  
 TOTAL AREA: 1244.22 SQ. FT.  
 GARAGE: 294.50 SQ. FT.  
 AREA: 949.72 SQ. FT.

UNIT A  
 TOTAL AREA: 1252.19 SQ. FT.  
 GARAGE: 294.50 SQ. FT.  
 AREA: 957.69 SQ. FT.

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

400 MAPLE ST. | UNIT 5 - CARMICHAEL  
 Town of Collingwood, ON



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**Ground Floor Plan**  
 Unit 5 - Carmichael  
 Drawing title  
**A2.1**  
 Sheet no.

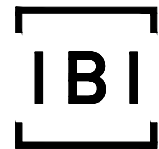


UNIT B  
AREA: 1243.54 SQ. FT.

UNIT A  
AREA: 1216.97 SQ. FT.

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

400 MAPLE ST. | UNIT 5 - CARMICHAEL  
Town of Collingwood, ON



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Issue date  
126019  
Project no.

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Second Floor Plan  
Unit 5 - Carmichael

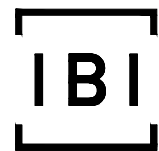
Drawing title

A2.2  
Sheet no.



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

400 MAPLE ST. | UNIT 5 - CARMICHAEL  
Town of Collingwood, ON



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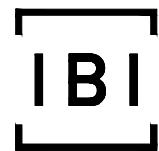
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Drawn by

**East Elevation**  
Unit 5 - Carmichael  
Drawing title  
**A3.0**  
Sheet no.



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

400 MAPLE ST. | UNIT 5 - CARMICHAEL  
Town of Collingwood, ON



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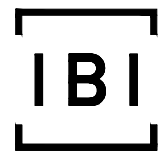
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Drawn by

**South Elevation**  
Unit 5 - Carmichael  
Drawing title  
**A3.1**  
Sheet no.



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

400 MAPLE ST. | UNIT 5 - CARMICHAEL  
Town of Collingwood, ON

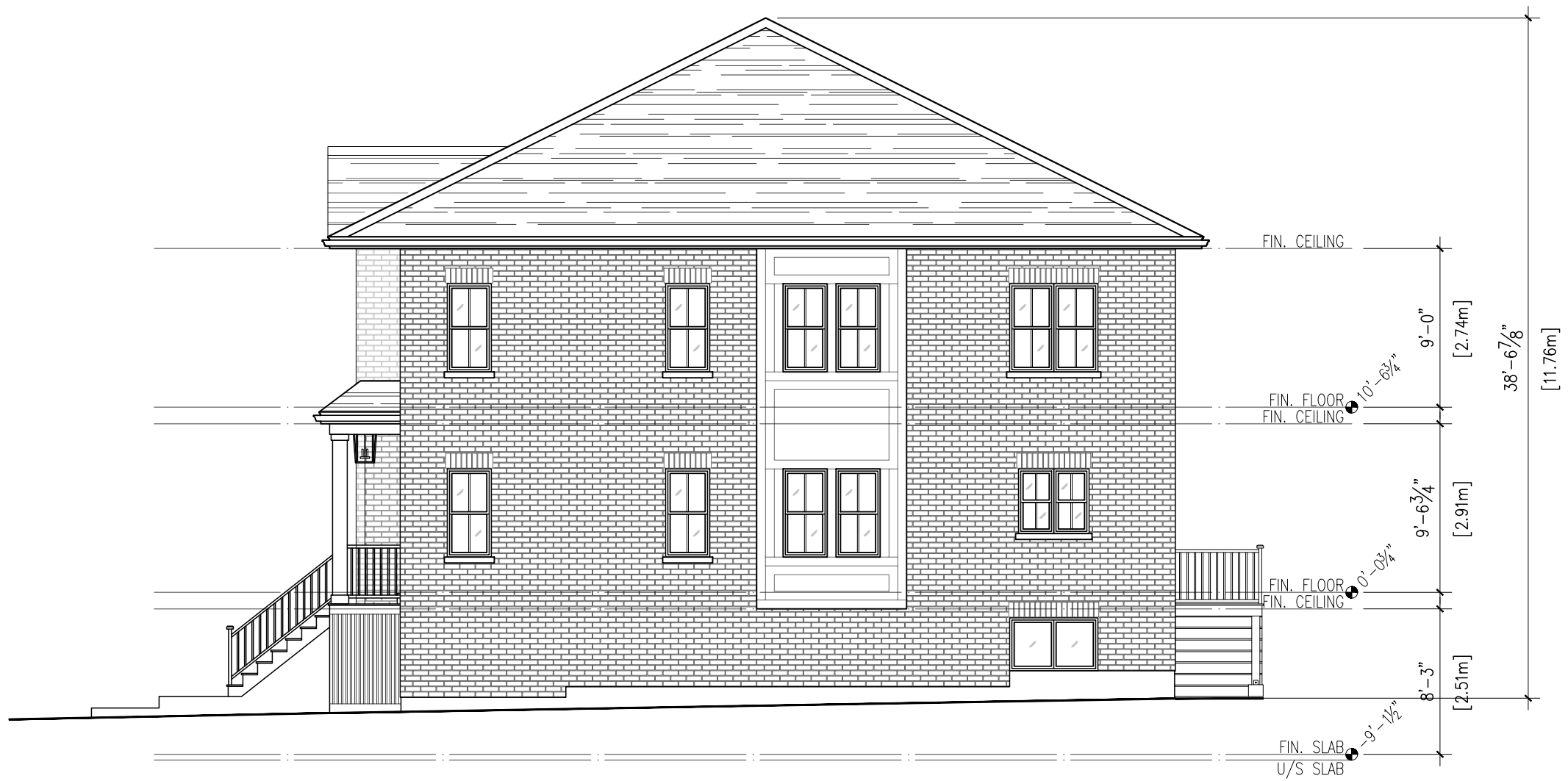


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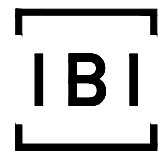
PS  
Drawn by

**West Elevation**  
Unit 5 - Carmichael  
Drawing title  
**A3.2**  
Sheet no.



1 North Elevation  
A3.3 1/8"=1'-0"

400 MAPLE ST. | UNIT 5 - CARMICHAEL  
Town of Collingwood, ON



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126019  
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**North Elevation**  
Unit 5 - Carmichael  
Drawing title  
**A3.3**  
Sheet no.



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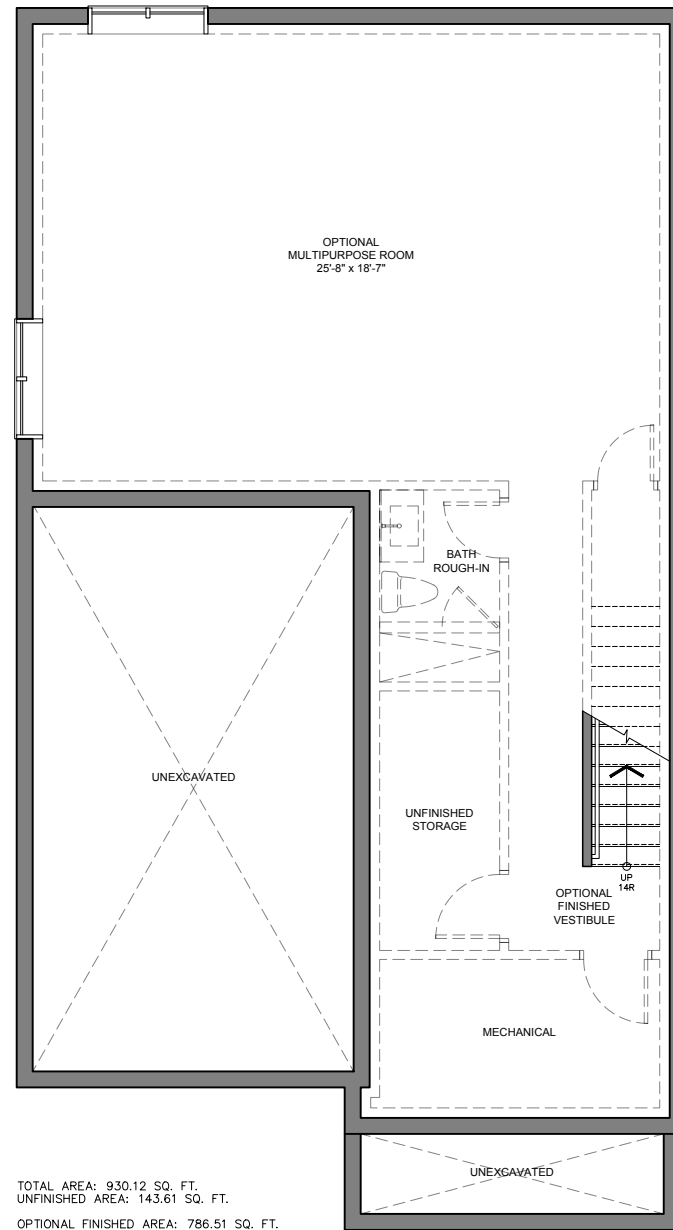
**tel** 416 596 1930

**fax** 416 596 0644

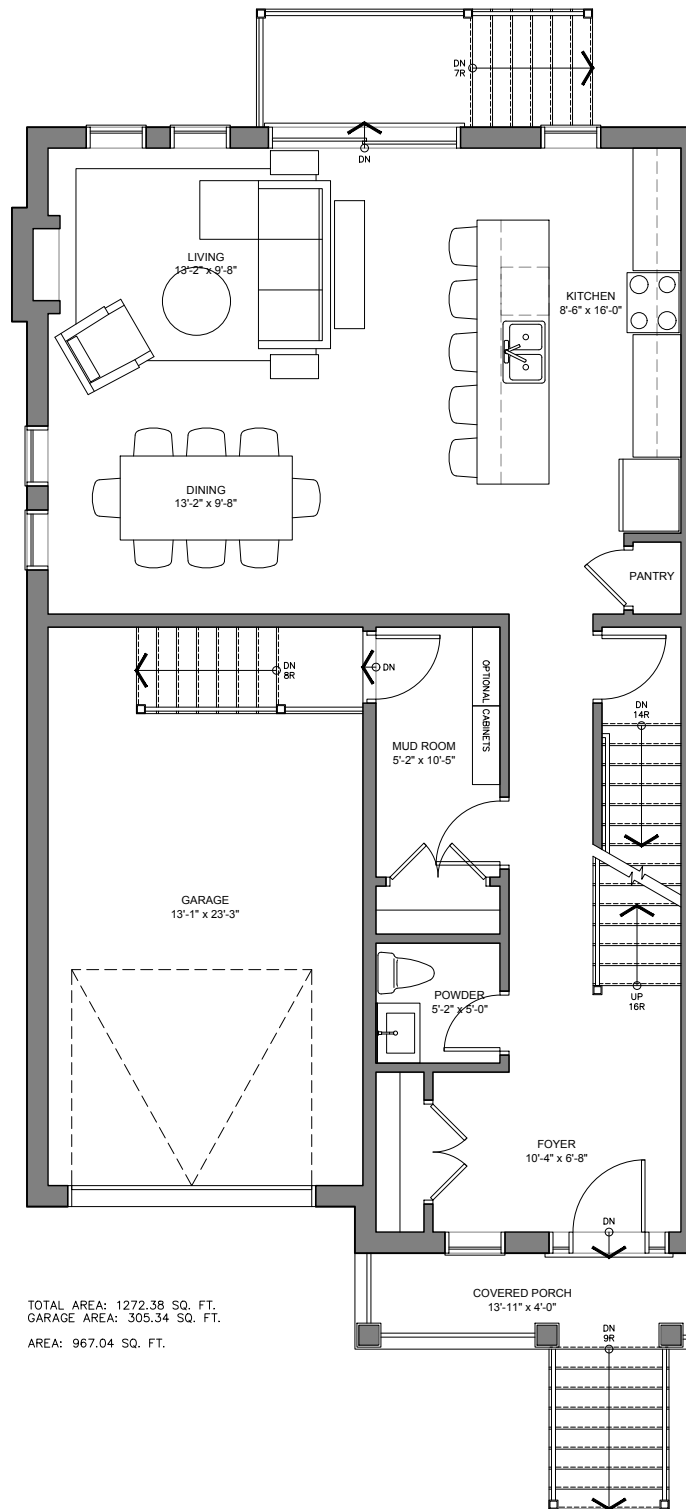
**400 MAPLE ST. | UNIT 6 - MAPLE**  
Town of Collingwood, ON  
Issued for: 3rd Submission  
Date: 2021-10-21

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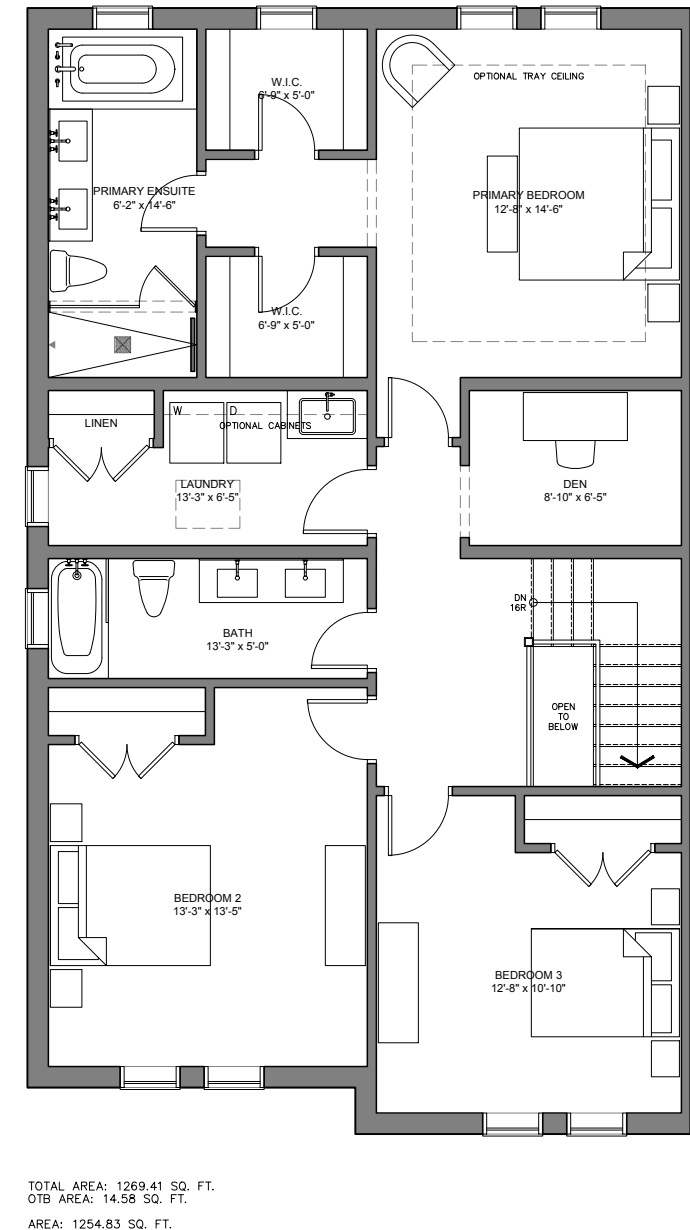
2222 SQ. FT.



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

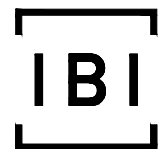


2 **Ground Floor Plan**  
A2.1 1/8"=1'-0"



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

400 MAPLE ST. | UNIT 6 - MAPLE  
Town of Collingwood, ON



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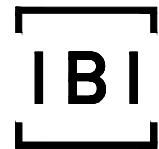
PS  
Drawn by

**Plans**  
Unit 6 - Maple  
Drawing title  
**A2.1**  
Sheet no.



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

400 MAPLE ST. | UNIT 6 - MAPLE  
Town of Collingwood, ON



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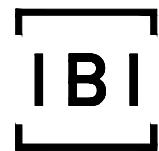
PS  
Drawn by

**East Elevation**  
Unit 6 - Maple  
Drawing title  
**A3.1**  
Sheet no.



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

400 MAPLE ST. | UNIT 6 - MAPLE  
Town of Collingwood, ON



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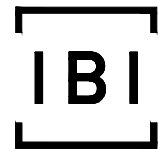
PS  
Drawn by

**South Elevation**  
Unit 6 - Maple  
Drawing title  
**A3.2**  
Sheet no.



1 West Elevation  
A3.3 1/8"=1'-0"

400 MAPLE ST. | UNIT 6 - MAPLE  
Town of Collingwood, ON



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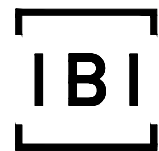
PS  
Drawn by

**West Elevation**  
Unit 6 - Maple  
Drawing title  
**A3.3**  
Sheet no.



1 North Elevation  
A3.4 1/8"=1'-0"

400 MAPLE ST. | UNIT 6 - MAPLE  
Town of Collingwood, ON

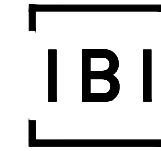


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Issue date  
126019  
Project no.

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**North Elevation**  
Unit 6 - Maple  
Drawing title  
**A3.4**  
Sheet no.

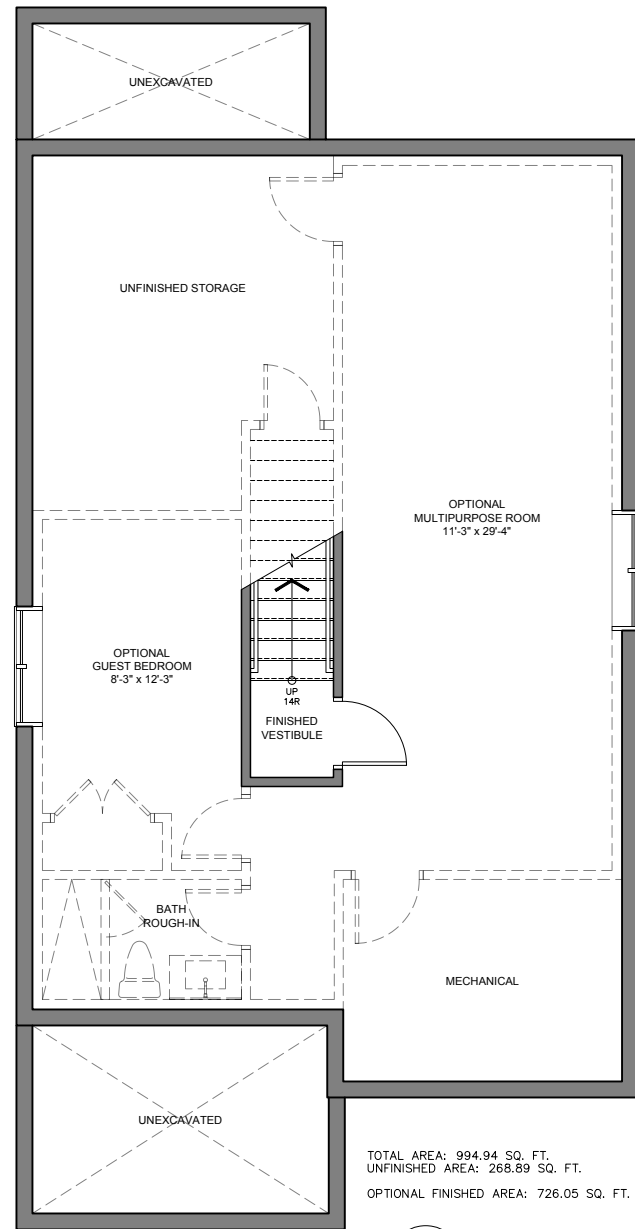
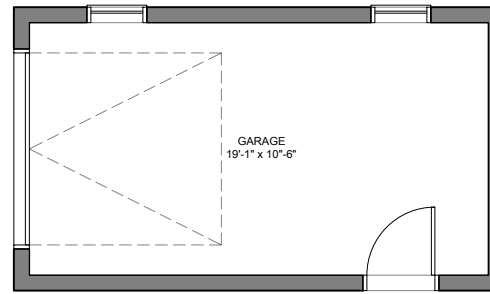


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**400 MAPLE ST. | UNIT 7 - MADELINE**  
Town of Collingwood, ON  
Issued for: 3rd Submission  
Date: 2021-10-21

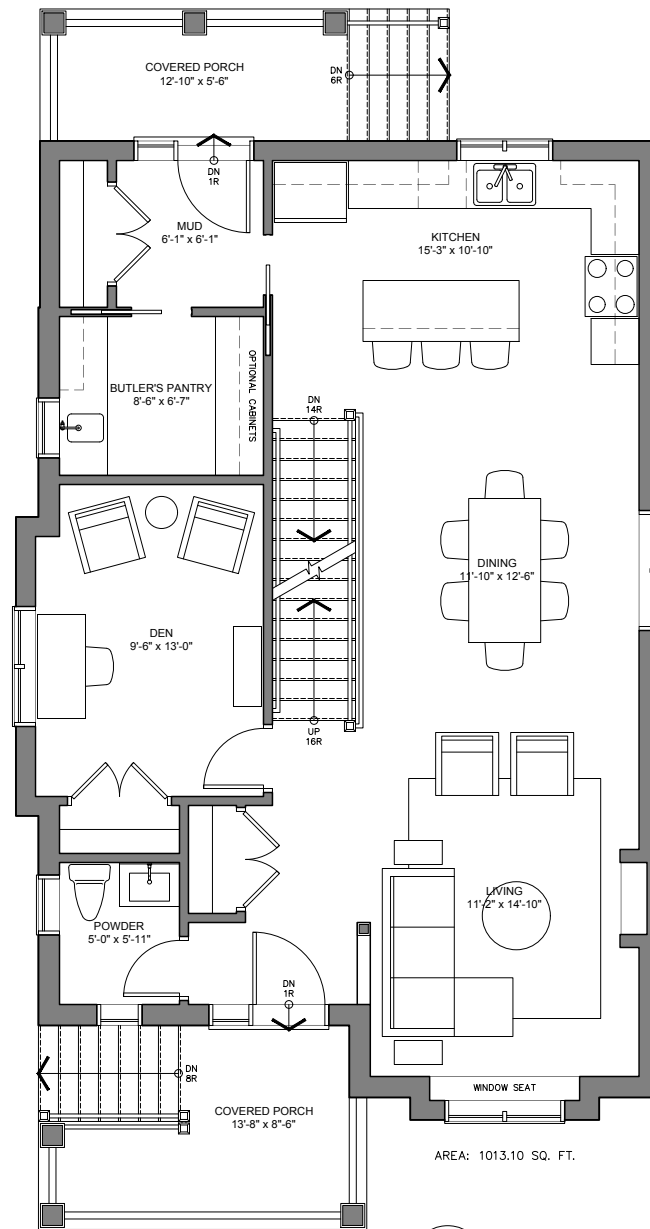
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1961 SQ. FT.



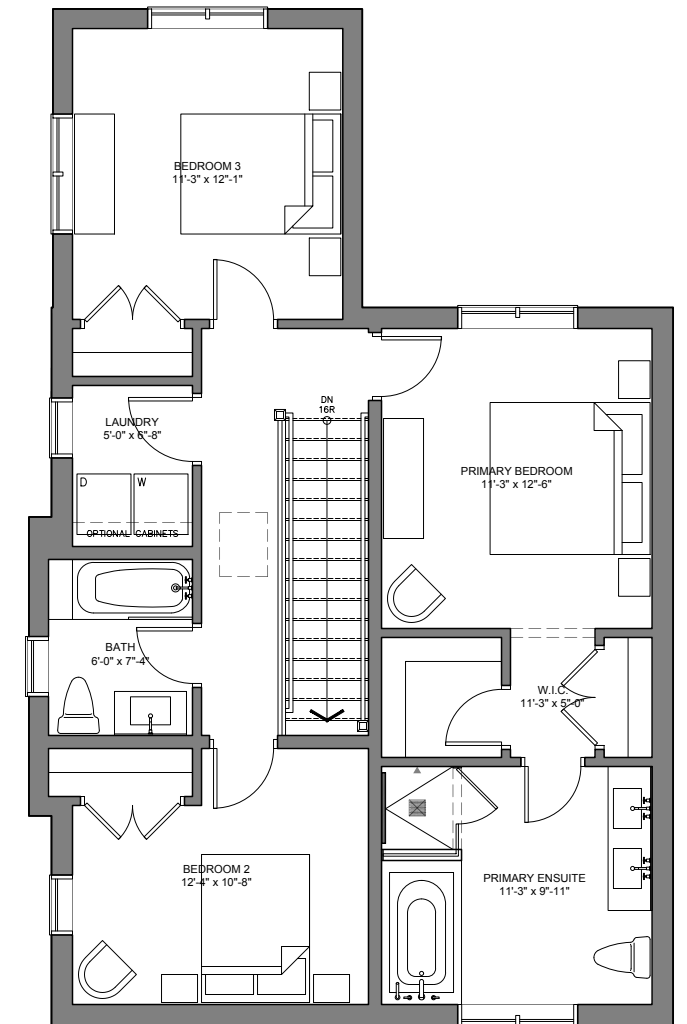
TOTAL AREA: 994.94 SQ. FT.  
 UNFINISHED AREA: 268.89 SQ. FT.  
 OPTIONAL FINISHED AREA: 726.05 SQ. FT.

**1** **Basement Plan**  
 A2.1 1/4"=1'-0"



AREA: 1013.10 SQ. FT.

**2** **Ground Floor Plan**  
 A2.1 1/4"=1'-0"



AREA: 947.68 SQ. FT.

**3** **Second Floor Plan**  
 A2.1 1/4"=1'-0"

400 MAPLE ST. | UNIT 7 - MADELINE  
 Town of Collingwood, ON

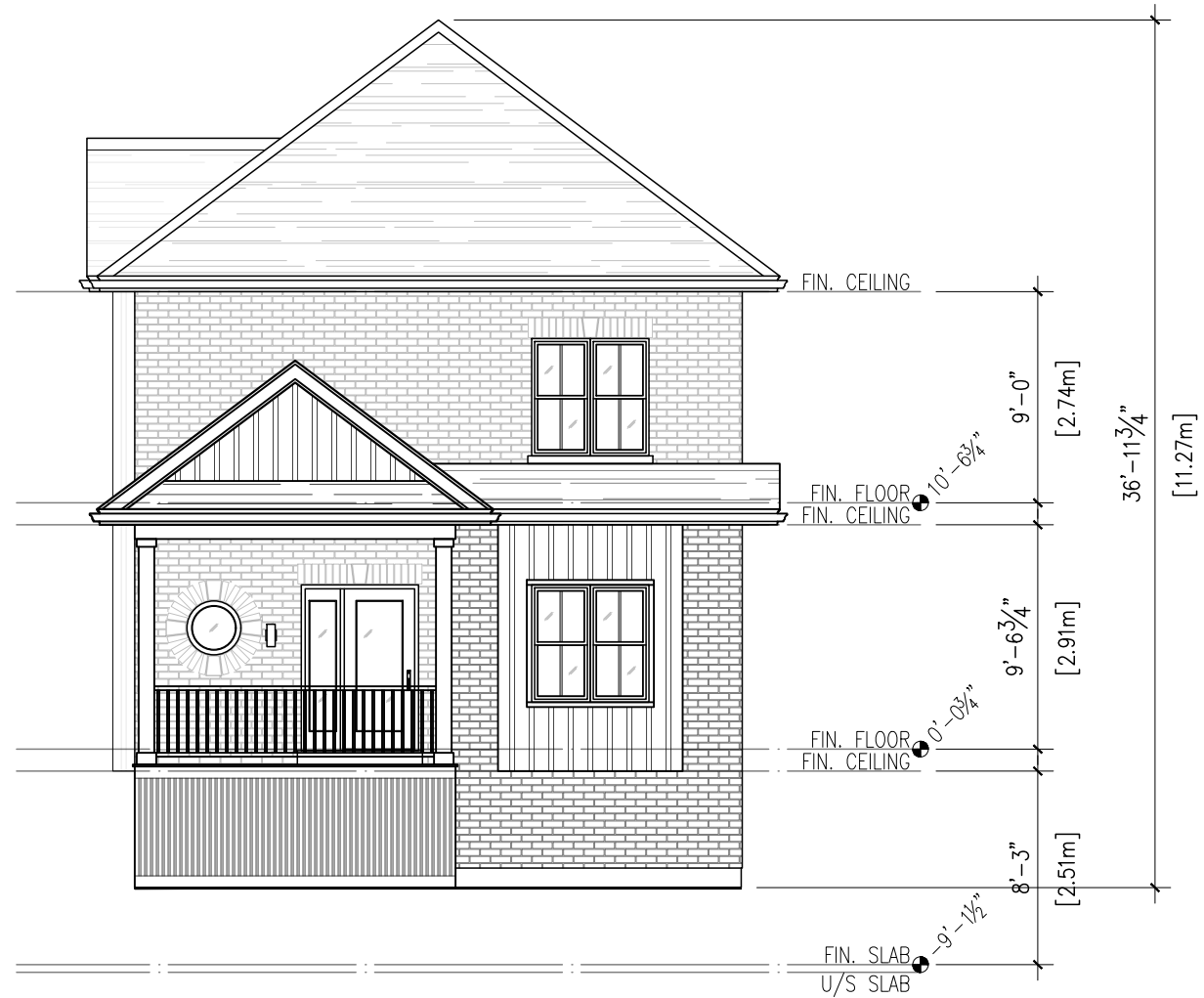


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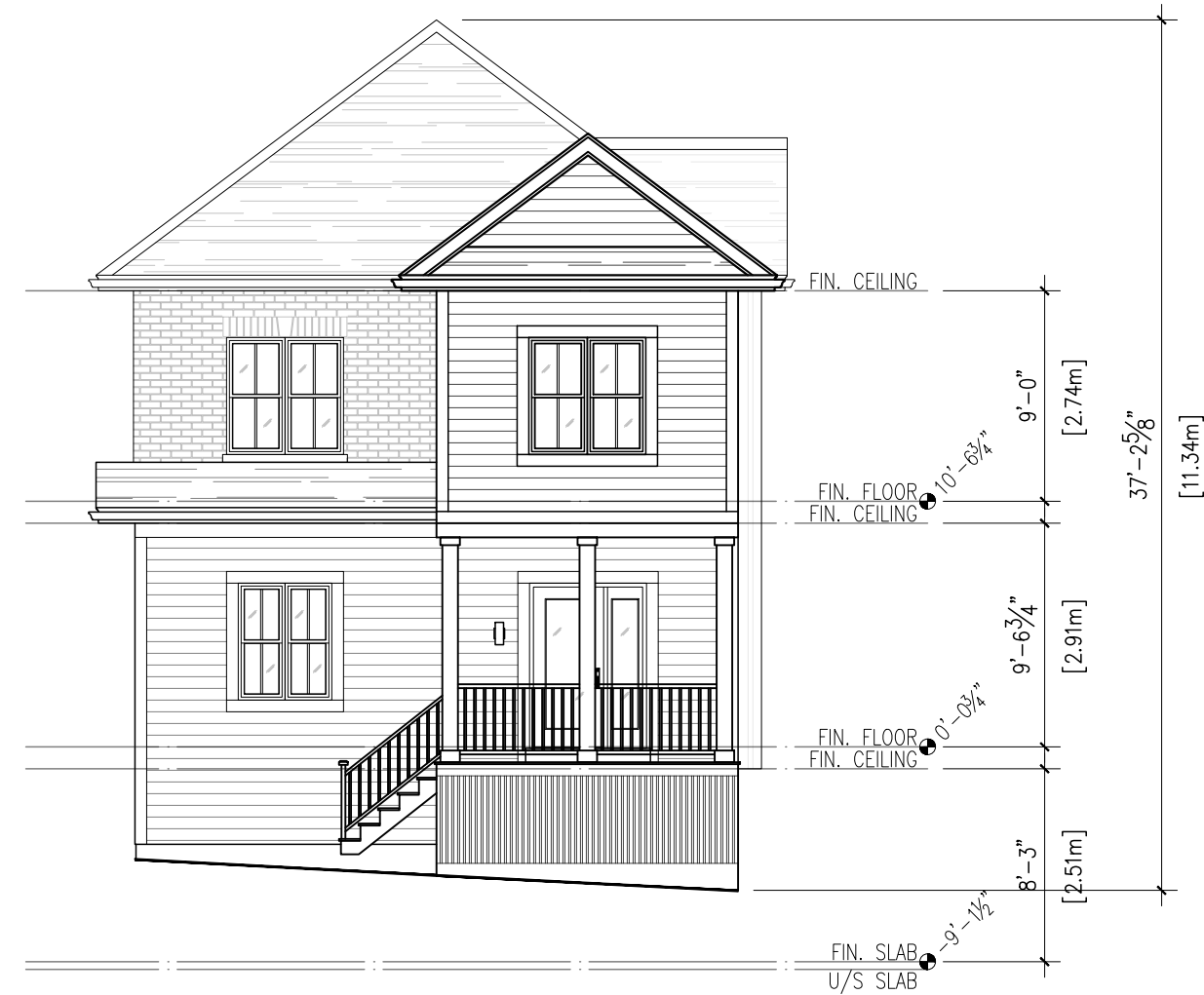
3rd Submission  
 Issued for  
 October 21, 2021  
 Issue date  
 126019  
 Project no.

PS  
 Drawn by

**Plans**  
 Unit 7 - Madeline  
 Drawing title  
**A2.1**  
 Sheet no.



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



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

400 MAPLE ST. | UNIT 7 - MADELINE  
Town of Collingwood, ON



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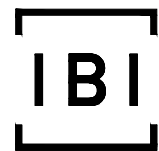
PS  
Drawn by

**East & West Elevations**  
Unit 7 - Madeline  
Drawing title  
**A3.1**  
Sheet no.



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

400 MAPLE ST. | UNIT 7 - MADELINE  
 Town of Collingwood, ON



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 126019  
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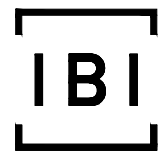
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 Drawing title  
**A3.2**  
 Sheet no.



1 North Elevation  
 A3.3 1/8"=1'-0"

400 MAPLE ST. | UNIT 7 - MADELINE  
 Town of Collingwood, ON



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**North Elevation**  
 Unit 7 - Madeline  
 Drawing title  
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 Sheet no.



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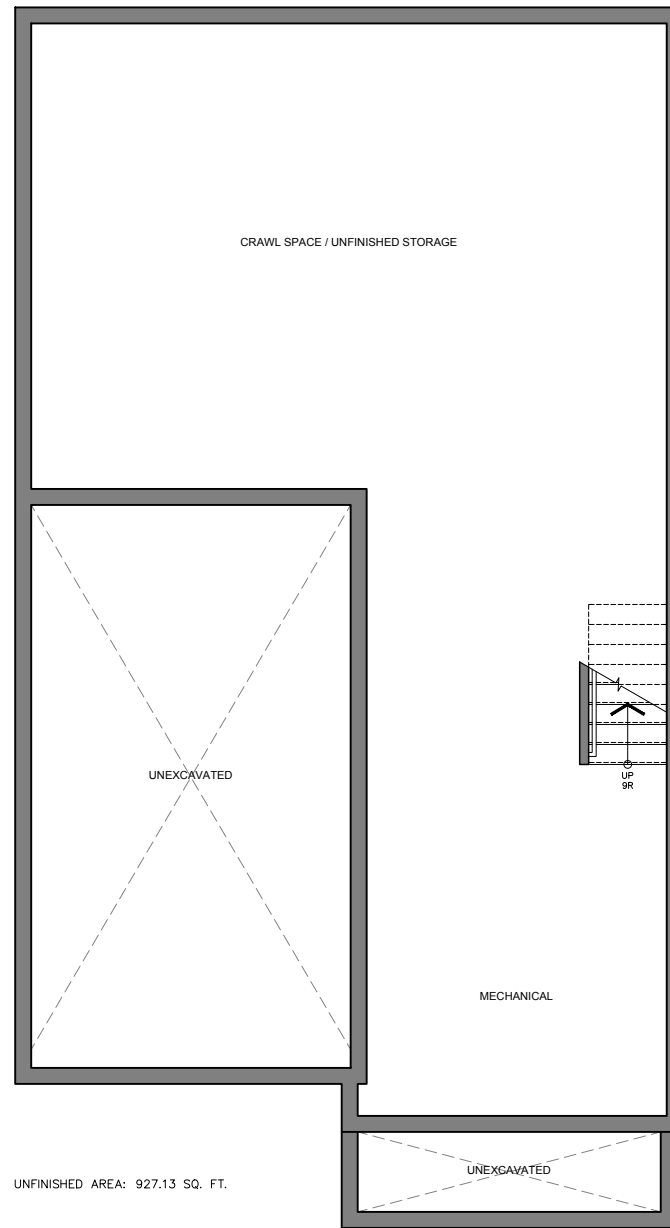
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fax 416 596 0644

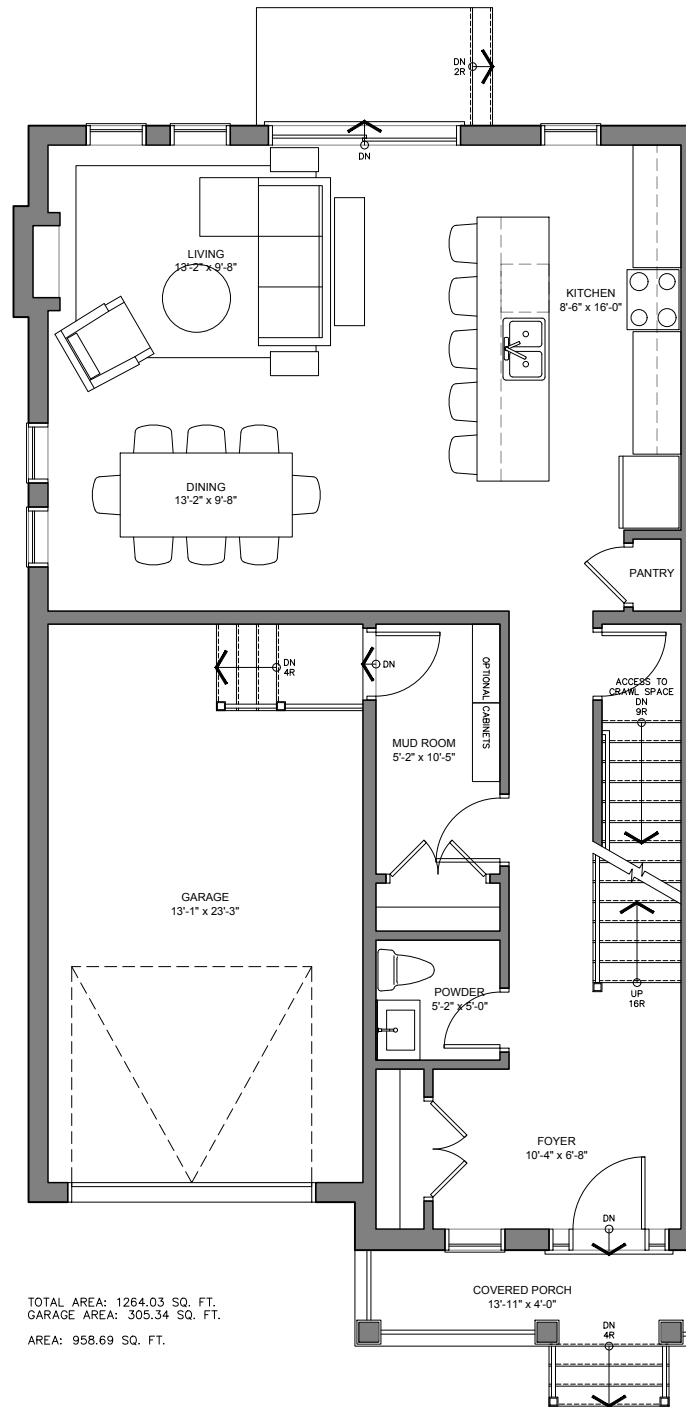
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Town of Collingwood, ON  
Issued for: 3rd Submission  
Date: 2021-10-21

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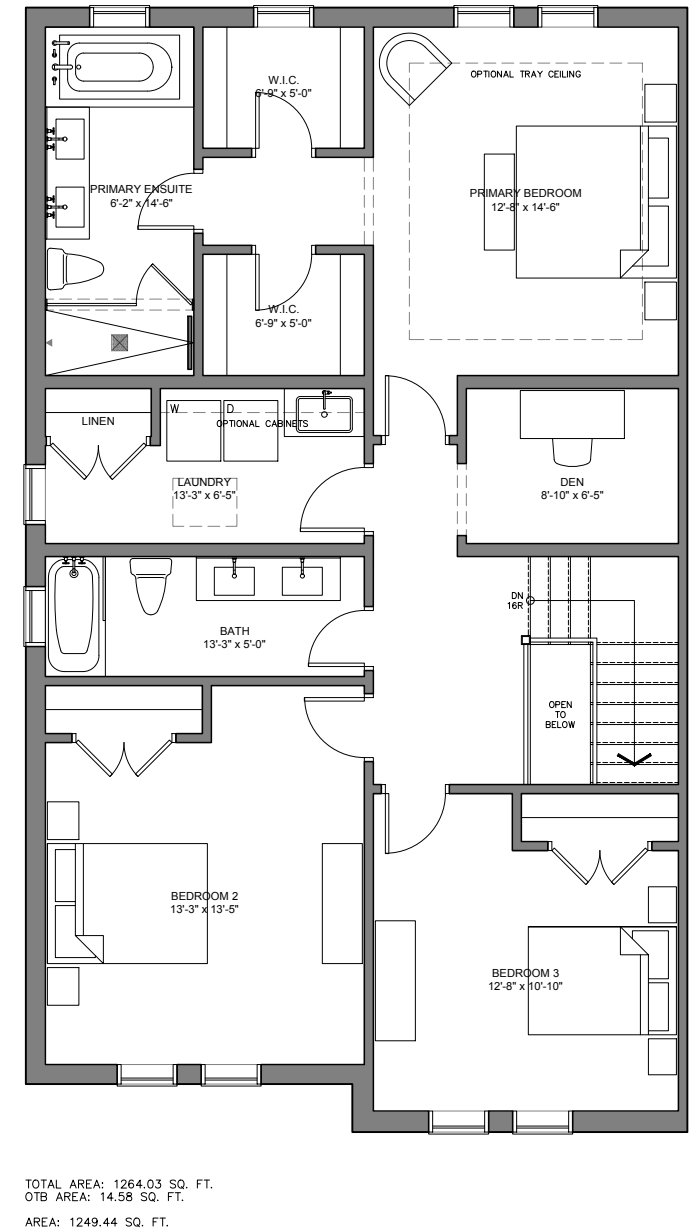
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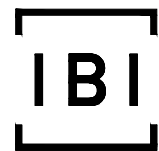


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A2.1 1/8"=1'-0"



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

400 MAPLE ST. | UNIT 8 - MAPLE  
Town of Collingwood, ON



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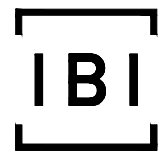
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Drawing title  
**A2.1**  
Sheet no.



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

400 MAPLE ST. | UNIT 8 - MAPLE  
Town of Collingwood, ON



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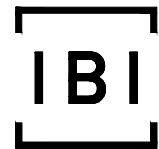
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1 West Elevation  
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400 MAPLE ST. | UNIT 8 - MAPLE  
 Town of Collingwood, ON



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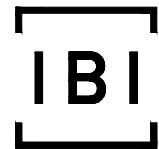
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1 North Elevation  
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400 MAPLE ST. | UNIT 8 - MAPLE  
 Town of Collingwood, ON



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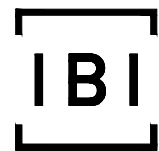
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**North Elevation**  
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 Drawing title  
**A3.3**  
 Sheet no.



1 East Elevation  
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400 MAPLE ST. | UNIT 8 - MAPLE  
Town of Collingwood, ON



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October 21, 2021  
Issue date  
126019  
Project no.

PS  
Drawn by

**East Elevation**  
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Drawing title  
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Sheet no.



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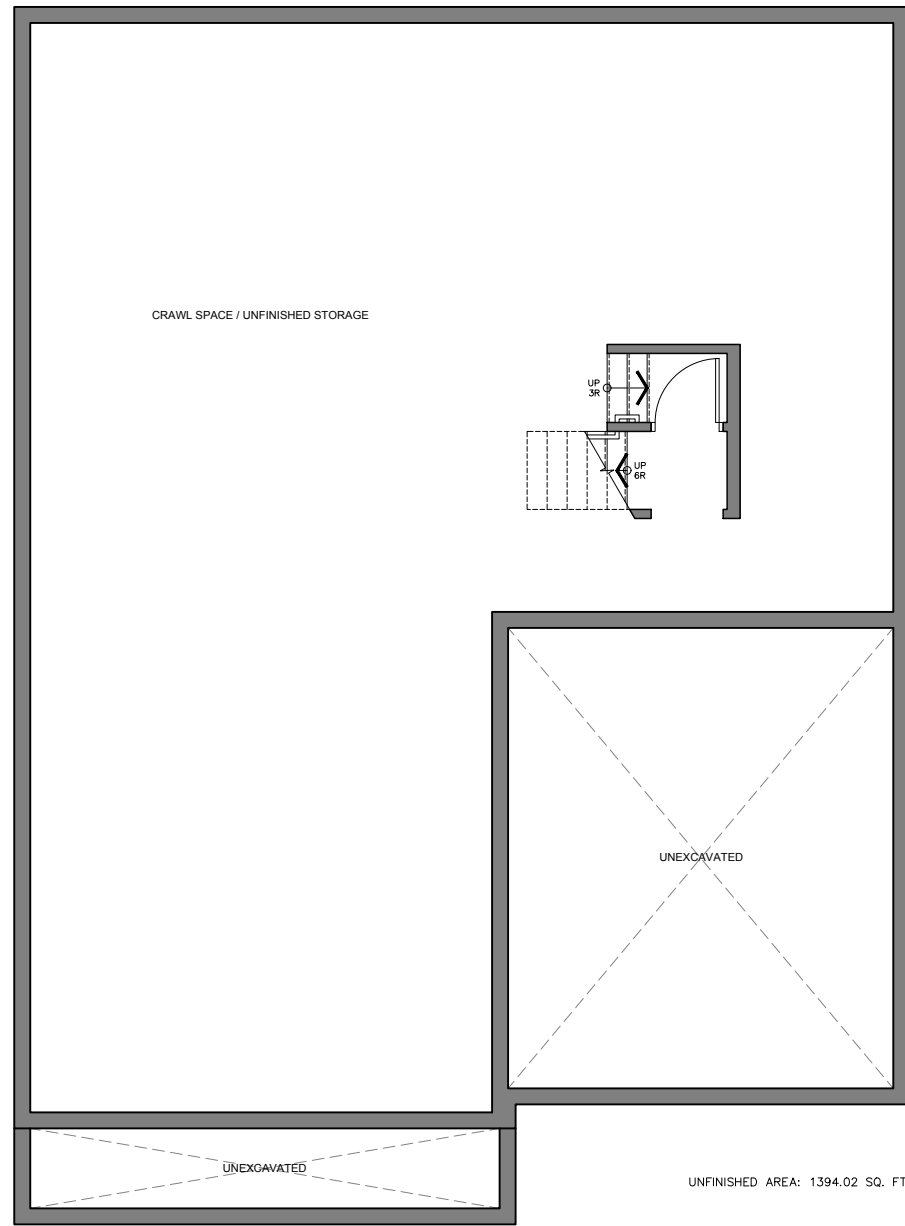
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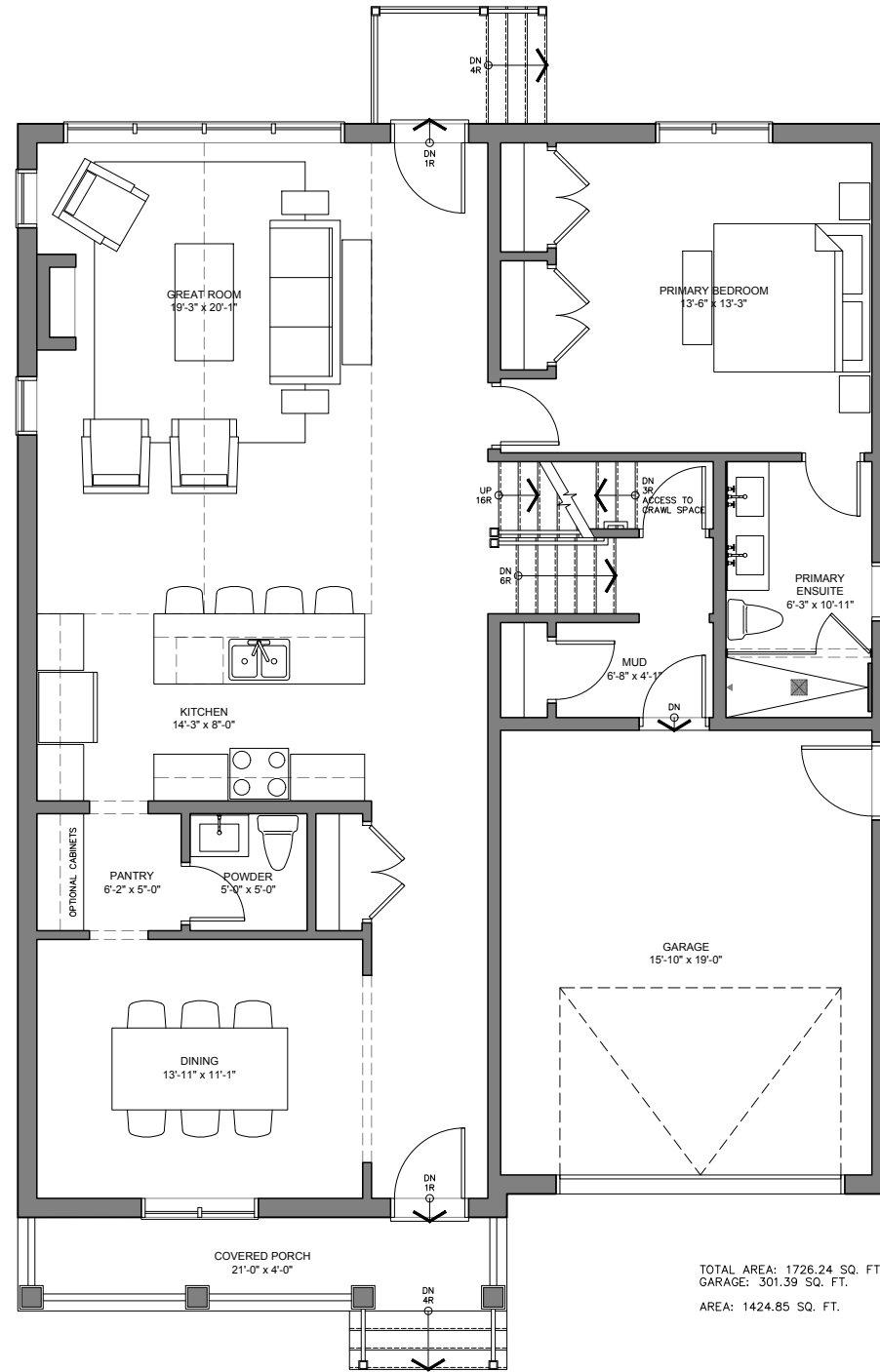
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Town of Collingwood, ON  
Issued for: 3rd Submission  
Date: 2021-10-21

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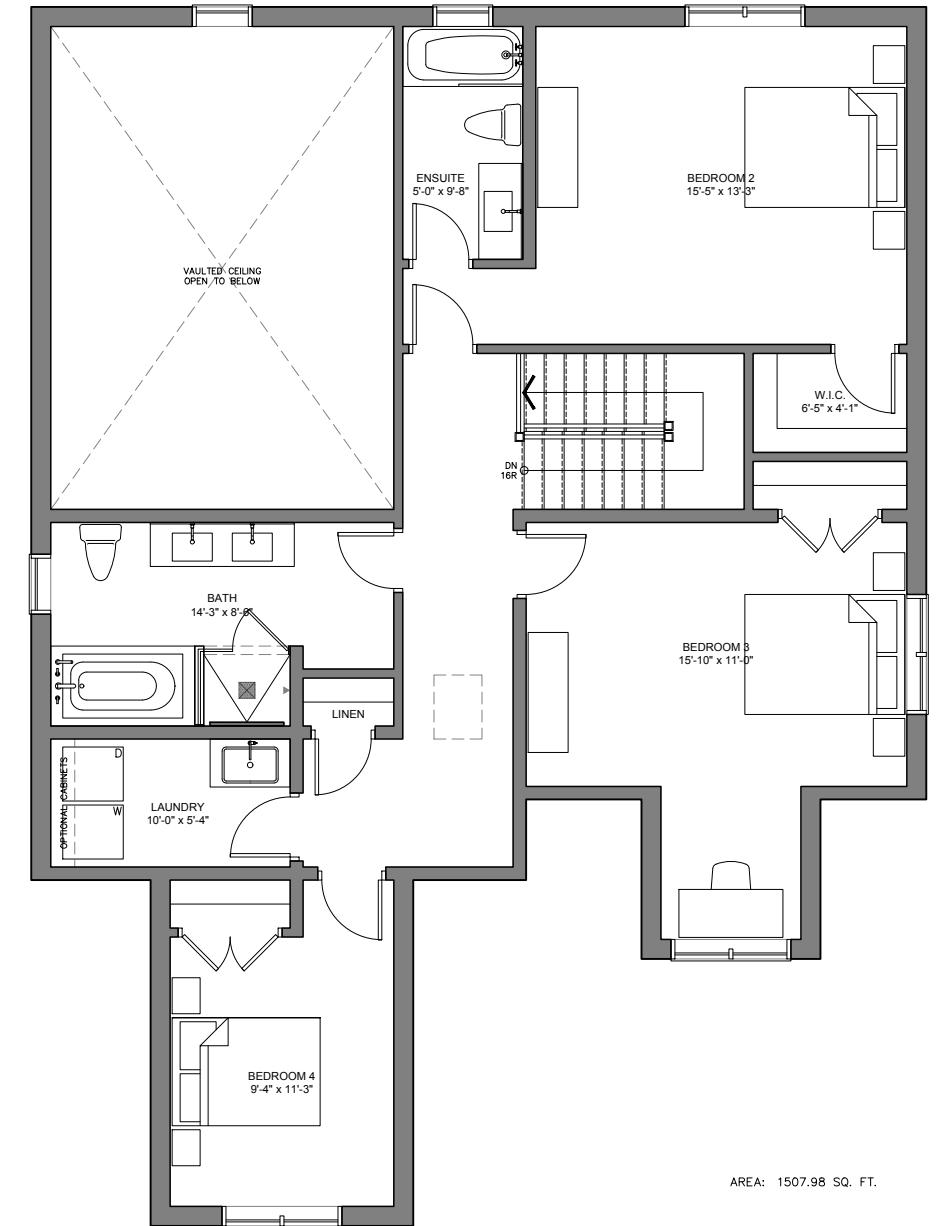
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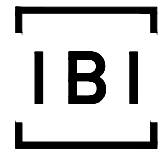


2 Ground Floor Plan  
A2.1 1/8"=1'-0"



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

400 MAPLE ST. | UNIT 9 - BROOKE  
Town of Collingwood, ON



**IBI Group Architects**  
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Toronto ON M4V 2Y7 Canada  
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fax 416 596 0644

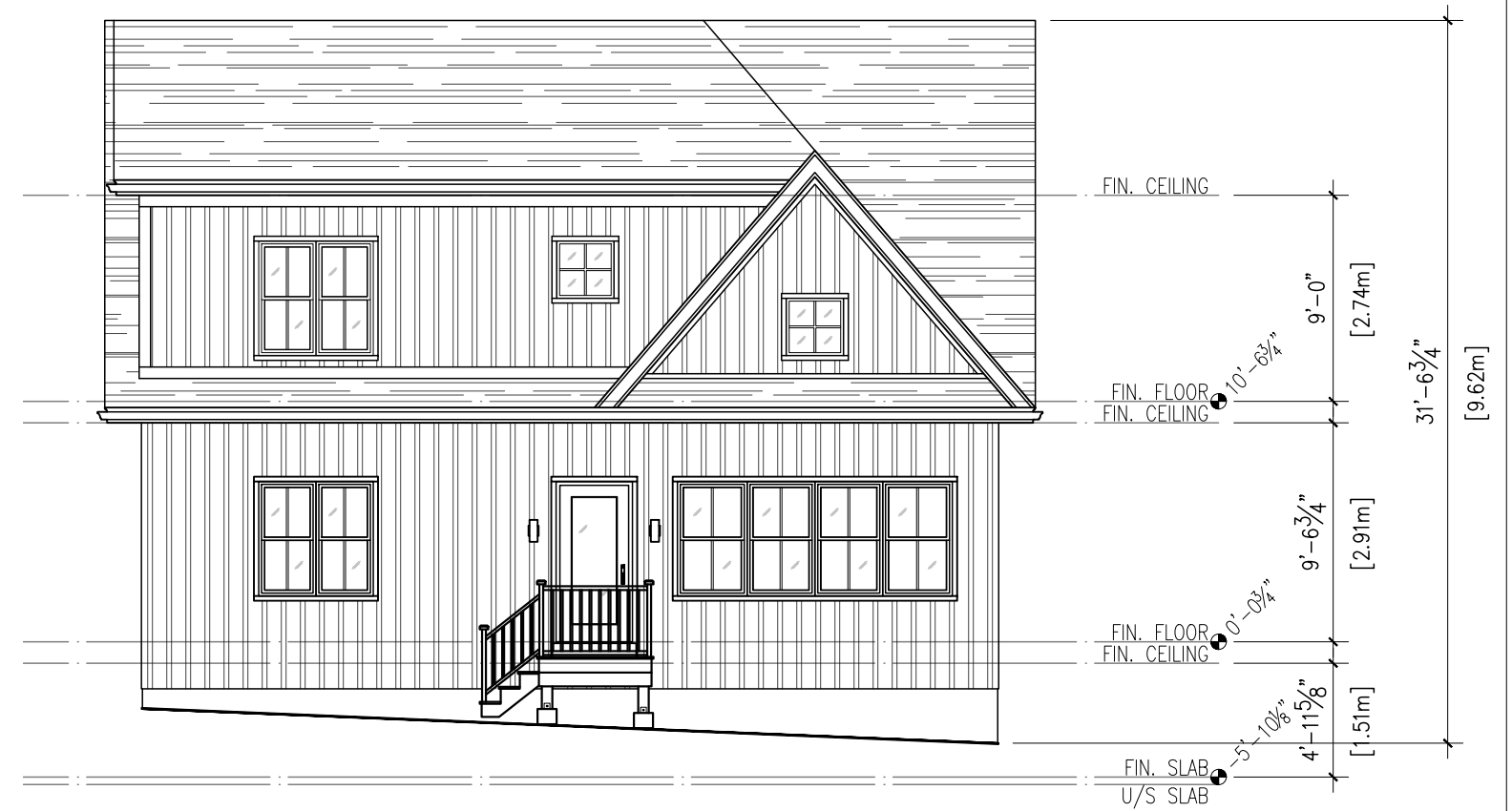
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Issued for  
October 21, 2021  
Issue date  
126019  
Project no.

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Drawn by

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Drawing title  
**A2.1**  
Sheet no.

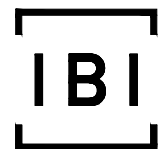


1 South Elevation  
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2 North Elevation  
A3.1 1/8"=1'-0"

400 MAPLE ST. | UNIT 9 - BROOKE  
Town of Collingwood, ON



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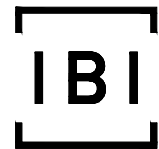
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Drawing title  
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Sheet no.



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

400 MAPLE ST. | UNIT 9 - BROOKE  
Town of Collingwood, ON



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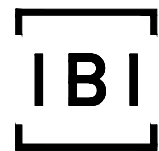
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Drawing title  
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Sheet no.



1 East Elevation  
 A3.3 1/8"=1'-0"

400 MAPLE ST. | UNIT 9 - BROOKE  
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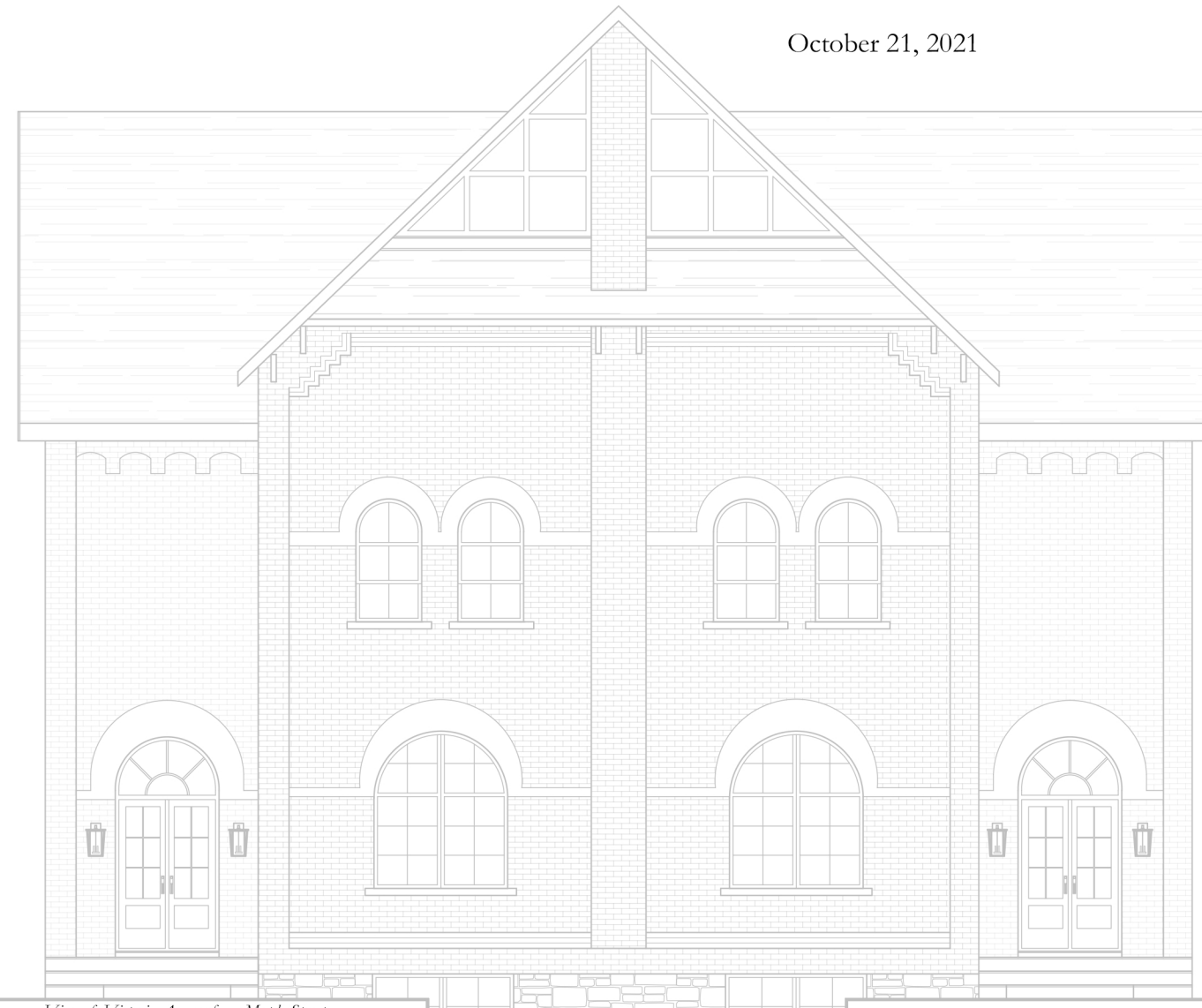
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# ARCHITECTURAL DESIGN GUIDELINES

Freehold Residential  
Fifth, Maple & Sixth Streets

Collingwood, ON

October 21, 2021



*View of Victoria Annex from Maple Street*

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<b>STREETSCAPE   Fifth Street</b>	<b>10</b>
<b>STREETSCAPE   Maple Street</b>	<b>12</b>
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Figure 1

## PREAMBLE

The redevelopment of the old Victoria Annex school property offers a unique opportunity to save and repurpose the existing heritage building as part of a small condominium residential cluster accessed via a private driveway on the west side of the midpoint of Maple Street and similar in many respects to the Connaught school renovation (Figure 1).

The site plan application drawings separately illustrate the proposed restoration of the Annex building as a pair of semi-detached houses as well as the addition of a freestanding coach house building that accommodates 3 two-storey housing units above their parking. A four-car one-storey Annex garage building acts as the third building that together create the central arrival courtyard. A private green forms the west side of the courtyard and provides the amenity area for residents.

The project also enables the development of 14 new freehold residences around the Annex cluster fronting onto the three surrounding streets that enclose the property. This street front infill will provide new quality housing stock as well as serve to revitalize the existing neighbourhood by completing the streetscapes.

The Architectural Design Guideline section that follows is meant as a framework to illustrate how the proposed new houses will integrate into the existing neighbourhood as well as be sympathetic to the adjacent heritage structure.

It is intended as a working document that does not prescribe a specific solution but rather promotes and encourages the use of best architectural precedents of the surrounding and greater Collingwood housing stock.

The streetscapes following have been created for Fifth, Maple, and Sixth Street to illustrate a variety of massing, elevational treatment, roofscapes, materials, detailing and colouration. The photographs above each streetscape represent the best examples of heritage residences in Collingwood which have been used as inspiration for the designs presented here.

Refinements can be made as the design development phase of the project proceeds, but meanwhile the streetscapes attached form a basis for ongoing review and comment.



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6

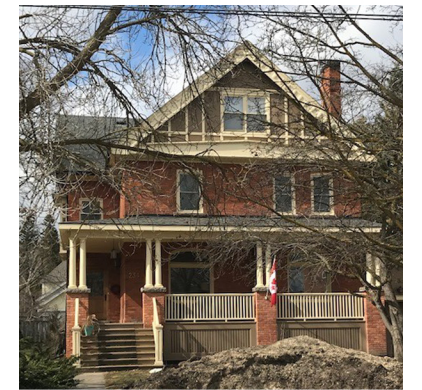


Figure 7

## LOCAL HERITAGE STYLE

06

In response to the Town’s recommended architectural theme Local Heritage Style, this category encompasses many architectural idioms from the older Victorian to Queen Anne Revival and the more recent Edwardian Classicism or Arts and Crafts movements. Structures that were built in Collingwood over a period spanning from the late 1800’s to the early 1900’s exhibit these stylistic influences (Figures 2-7).

While Victorian houses tend to be more symmetrical in both plan and window arrangement and known for their gingerbread trim, Queen Anne Revival style buildings are generally more enthusiastic with asymmetrical plan forms, higher pitched roofs, wrap around verandahs, turrets, brick and fascia detail, and use more vibrant colours. These houses are also often larger, as seen on Third and Minnesota streets.

Arts and Crafts houses tend to be much simpler and utilitarian often with lower sloped roofs, heavy timber infill and subdued colours

The most notable heritage houses immediately adjacent to the site on the corners of Maple and Sixth streets exhibit restrained Arts and Crafts influences, including a simple square plan, cottage roof, a prominent asymmetrical gable, and a raised front porch with pediment.

To the south (and opposite the site) on Maple Street, the neighbourhood transitions to cottages and small war-time vintage houses less suitable as a design reference.

Viewed together, the Town as well as the immediate surrounding neighbourhood display a wonderful mixed architectural expression of houses built by their owners over time – not as a subdivision of similar style houses constructed over a few years.

This diverse expression of the Town’s historic built form is the intended approach to the site, emulated by designing different individual houses within a common language.

The house designs exhibit common form elements, roof shapes, raised porches, materials, colours and details influenced by all of the heritage architectural movements noted, particularly the latter Arts and Crafts style.

Heritage elements utilized include Victorian brick colours, board and batten siding, Queen Anne asymmetrical plan forms and porches, and the more moderate roof slopes of the Arts and Crafts style. The very distinctive gable ends with eyebrows (pent roof), mock half timbering, and sunburst infills are also reintroduced in the proposed design – all prominent features of the Annex building’s four facades.

In addition to building material and form, exterior lighting fixtures have been integrated into the design to help define the houses’ individual architectural styles. Fixtures ranging from traditional embellished Victorian and Queen Anne inspired sconces and pendants to Arts and Crafts influenced sconces with

angular profiles are located at the front entries and porches, and scones with a gooseneck or linear silhouette are located above or flank the garage doors.

The proposed developed streetscapes, including the detail design of each house, their materials and colour selection as well as photographic references of existing local heritage house precedents, represent the current status of the Architectural Design Guidelines for the houses as they are intended for marketing and construction, for your further review and comment.

07



Figure 8



Figure 9



Figure 10



Figure 11



Figure 12

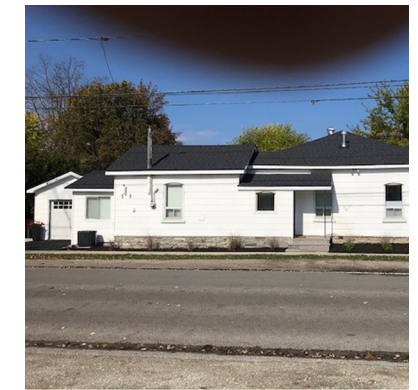


Figure 13

## ARCHITECTURAL CONTEXT

08 The surrounding neighbourhood, like much of downtown Collingwood, has been in transition for a while and it is difficult to perceive a dominant pattern of built form on the three streets immediately opposite the subject property (Figure 8).

While there are a few examples of good period architecture at the corner of Maple Street and Sixth Street (Figure 9), it appears that there was infilling of many smaller cottage structures on the three streets nearby. These structures do not share the dominant streetscape architecture to the north of the site closer to the core.

What the architecture of the northerly streets have in common is a “variety” of built form as well as many common elements including gable ends, porches (Figure 10), hip roofs, asymmetrical plan forms, a range of brick colours (Figure 11), and fairly standard roof height and pitch that often enclosed a third floor.

Many of these building elements have been utilized as an architectural palate for the design of the new houses.

The sympathetic relationship of the new houses with the institutional architecture of the Victoria Annex building presents a different challenge. The large massing and window openings are at an entirely different scale to that of conventional residential design. However, the gable ends with a sunburst (Figure 12) and heavy timber motives, the traditional John Price brick, the rubble stone base, and arched windows can be scaled down and worked into the house designs as you will see.

All four corner houses deserve special attention. The new house at the busy Maple Street and Sixth Street corner (Figure 9) is the strongest “gateway” to the site from the south and should share aesthetics with the aforementioned heritage houses adjacent in terms of its massing, roof, porch, gable end and brick colour.

The Maple Street and Fifth Street intersection is quieter and the more contemporary bungalow to the north (Figure 13) means that the new house on Lot 3, although also forming a minor gateway, can be treated more modestly in scale and exterior design.

The roof lines on Lot 1 and Lot 9 have been intentionally reduced to a single-storey to be sympathetic to the adjacent houses to the west on Fifth Street and Sixth Street.

The Annex maintains its dominance over the project from the centre of the site. The 14 metre wide “allee” entranceway, focused on the Annex’s main façade, is a very strong arrival experience and will ensure a permanent view of the building while it’s five-story height rises over the roofs of the surrounding houses so that it’s visible from a distance.

The overall success for integrating the new street front residences with the Victoria Annex architecture as well as with the predominant character of Collingwood

09 residential design will reside in the development of a variety of designs. Carefully selected components constituting this variety reference the best architectural treatment of the existing housing stock which have been interspersed themselves with a few iconic church structures that soar above the streetscape in the same fashion that the Annex building does.



Figure 14



Figure 15



Figure 16



Figure 17

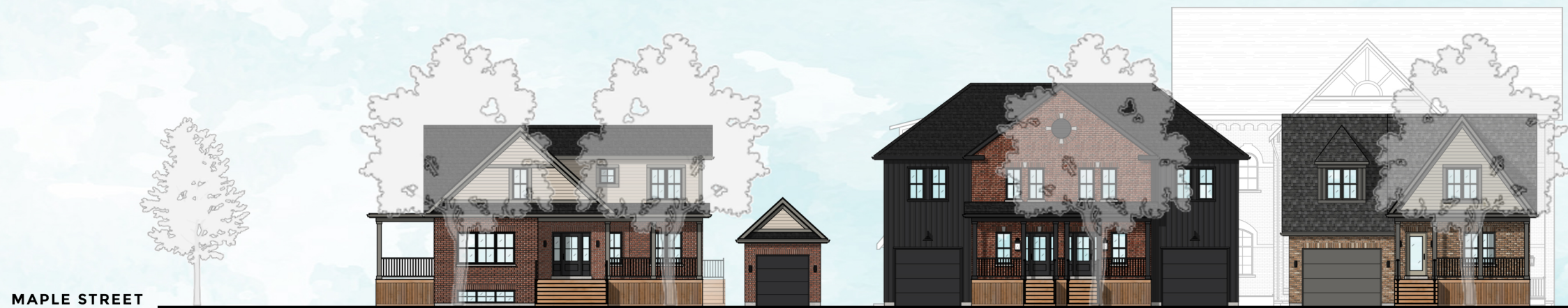


Figure 18



Figure 19

## STREETSCAPE | Fifth Street



MAPLE STREET

FIFTH STREET



Figure 20



Figure 21



Figure 22



Figure 23

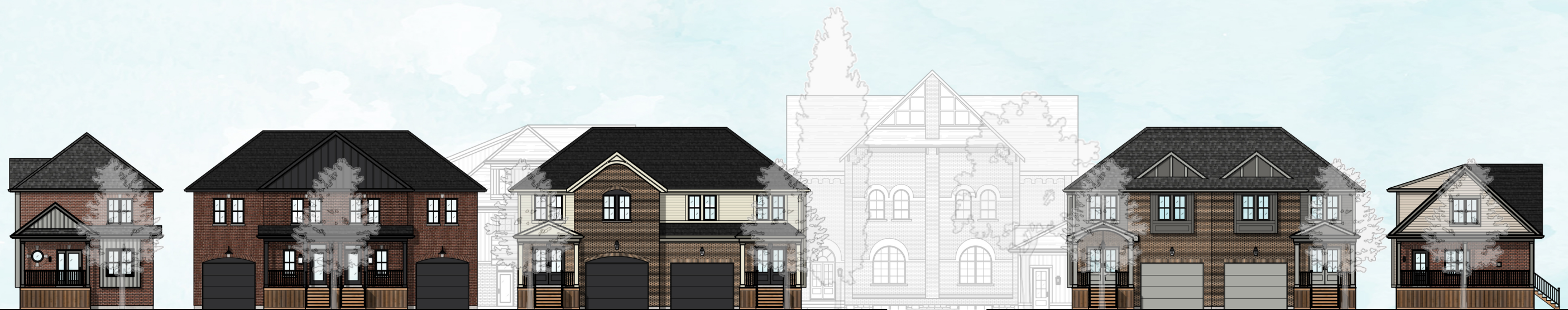


Figure 24



Figure 25

## STREETSCAPE | Maple Street



### MAPLE STREET



Figure 26



Figure 27



Figure 28



Figure 29



Figure 30



Figure 31

## STREETSCAPE | Sixth Street



## SIXTH STREET

## LIST OF FIGURES

**Figure 1** | Connaught Public School

**Figure 2** | Historic Local Precedent, Gothic Revival/Carpenter Gothic with Board & Batten Siding

**Figure 3** | Historic Local Precedent, Gothic Revival

**Figure 4** | Historic Local Precedent, Italianate

**Figure 5** | Historic Local Precedent, Second Empire

**Figure 6** | Historic Local Precedent, Edwardian Classicism

**Figure 7** | Historic Local Precedent, Edwardian Classicism with Tudor Revival Half-Timbering

**Figure 8** | Built Form (Bungalow) at Maple Street & Fifth Street

**Figure 9** | Period Architecture Gateway at Sixth Street & Maple Street

**Figure 10** | Local Precedent of Hip Roof, with Porch

**Figure 11** | Local Precedent of Brick Colour

**Figure 12** | Victoria Annex, Gable End, with Sunburst

**Figure 13** | Built Form (Bungalow) at Maple Street & Fifth Street

**Figure 14** | Local Precedent of Horizontal Siding, with Porch

**Figure 15** | Local Precedent of Brick Colour & Detail, with Porch & Large Outbuilding

**Figure 16** | Local Precedent of Horizontal Siding, Brick Colour & Detail, with Porch

**Figure 17** | Built Form (3-Storey Singles) along Fifth Street

**Figure 18** | Local Precedent of 3-Storey Semis, with Bay Windows & Porches

**Figure 19** | Victoria Annex, Gable End, with Sunburst Detail

**Figure 20** | Local Precedent of Brick Colour & Detail, with Porch

**Figure 21** | Local Precedent of Brick Colour & Detail, with Porch & Rear Outbuilding

**Figure 22** | Local Precedent of Brick Colour & Detail

**Figure 23** | Victoria Annex, East Elevation

**Figure 24** | Local Precedent of Strong Semis, with Porches

**Figure 25** | Local Precedent of Horizontal Siding & Gable Roof, with Porch

**Figure 26** | Local Precedent of Brick Colour & Board & Batten Siding, with Porch

**Figure 27** | Local Precedent of Brick Colour, with Porch

**Figure 28** | Local Precedent of Horizontal Siding

**Figure 29** | Local Precedent of Brick Colour & Detail

**Figure 30** | Local Precedent of Brick Colour & Detail, with Bay Window & Rear Outbuilding

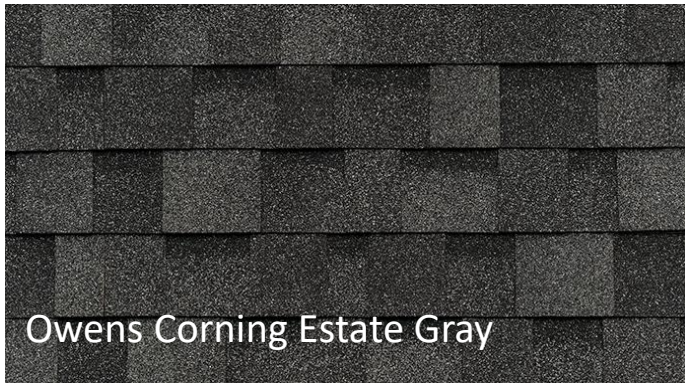
**Figure 31** | Local Precedent of Corner Lot with Porches at Maple Street & Sixth Street



VICTORIA

ANNEX

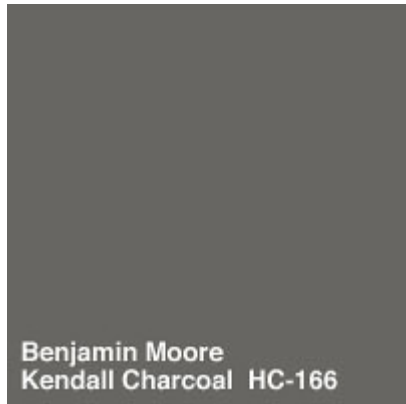
Exterior Colour and Material Detail



Owens Corning Estate Gray

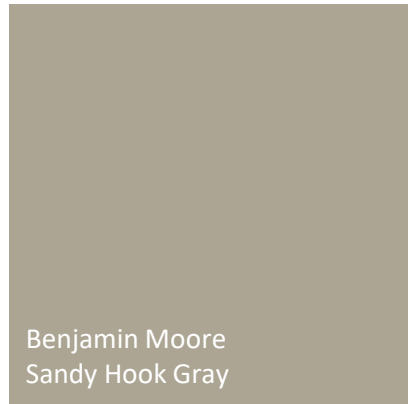


BRAMPTON BRICK  
MANCHESTER



Benjamin Moore  
Kendall Charcoal HC-166

Trim. Columns. Garage Door



Benjamin Moore  
Sandy Hook Gray

Hardie Board. Exterior  
Door.



Kaycan Rustic Granite

Windows. Soffits. Downspouts. Flashing.



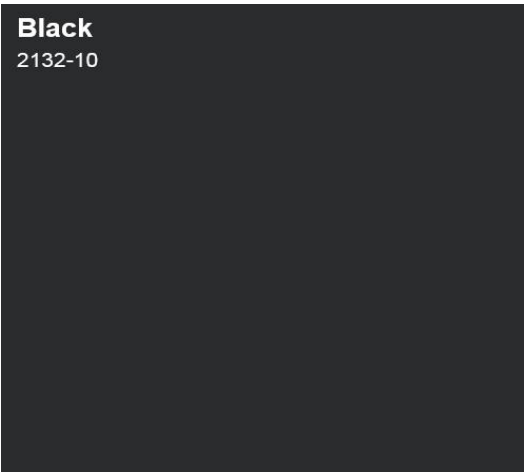
**LOT 1** Brooke



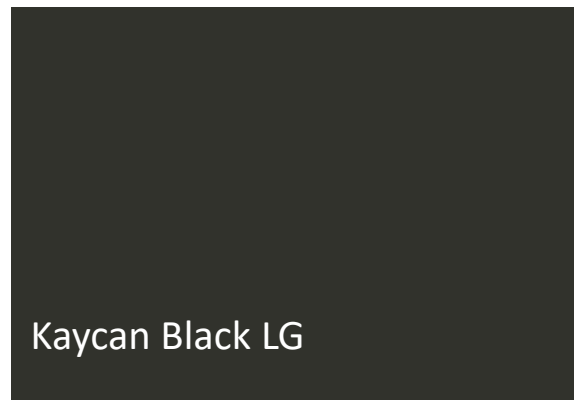
Owens Corning Black Onyx



Brampton Brick Old Chicago



James Hardie Siding and Painted Material



Windows. Soffits. Downspouts. Flashing.

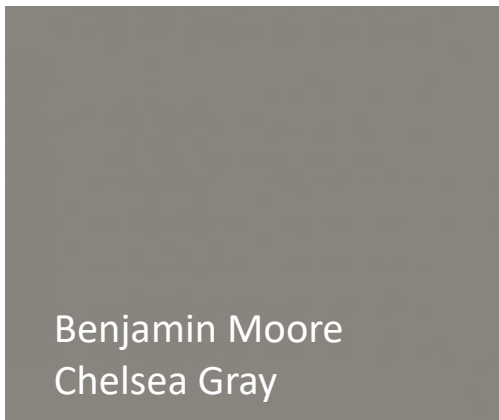
LOT 2 MAPLE



Owens Corning Onyx Black



Brampton Brick Gibson



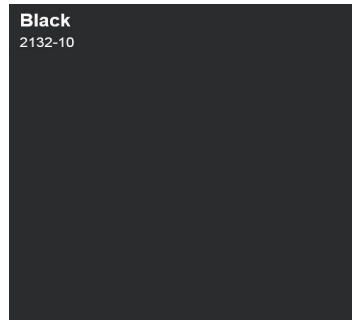
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Chelsea Gray

Trim. Columns.

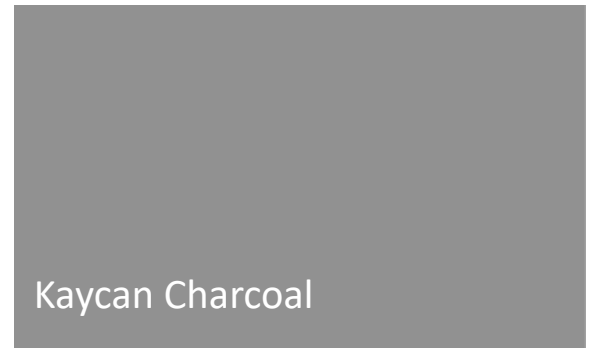


Benjamin Moore  
Litchfield Gray

James Hardie Siding



All Doors



Kaycan Charcoal

Windows. Soffits. Downspouts. Flashing

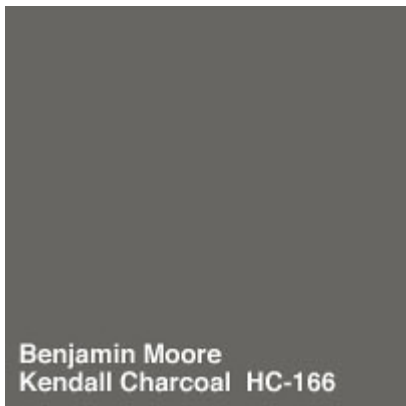
**LOT 3 NEWPORT**



Owens Corning Estate Gray



Brampton Brick Providence



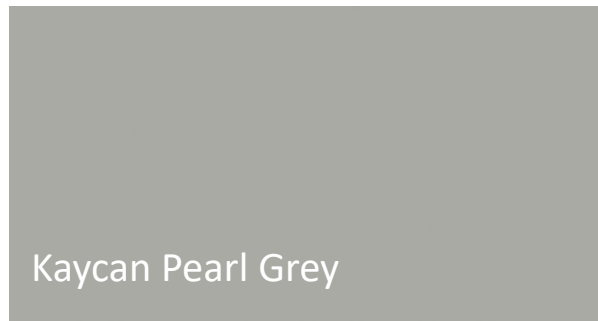
Benjamin Moore  
Kendall Charcoal HC-166

James Hardie Siding.



Benjamin Moore  
Platinum Gray

All Doors. Trim.



Kaycan Pearl Grey

Windows. Soffits. Downspouts. Flashing.



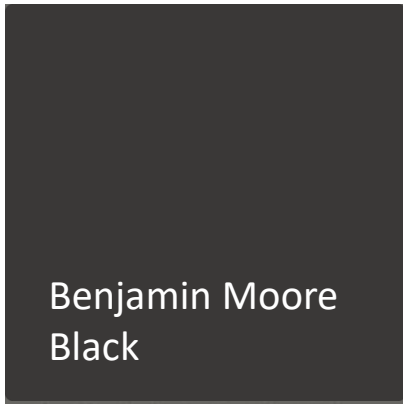
**LOT 4 CARMICHAEL**



Owens Corning Onyx Black

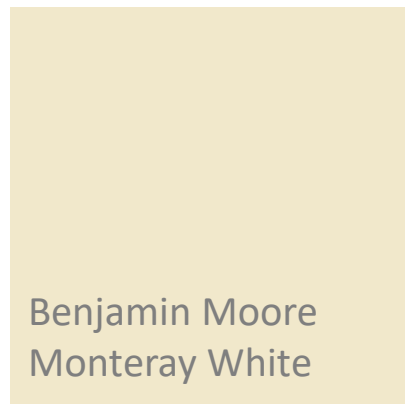


Brampton Brick Providence



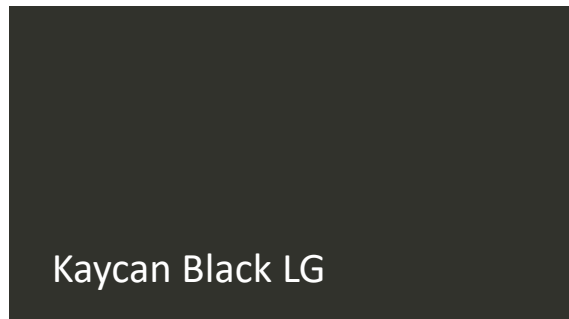
Benjamin Moore  
Black

All Doors.



Benjamin Moore  
Monterey White

James Hardie. Bump outs. Column. Trim.



Kaycan Black LG

Windows. Soffits. Downspouts. Flashing.

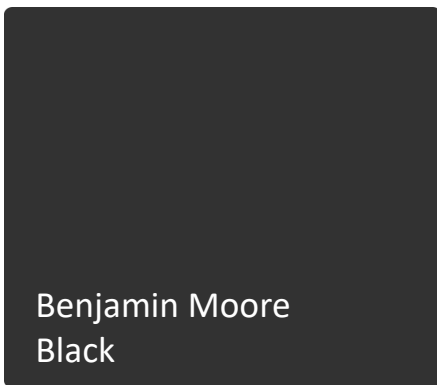
**LOT 5 CARMICHAEL**



Owens Corning Black Onyx

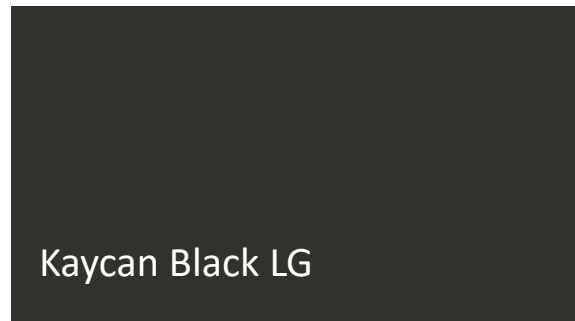


Brampton Brick Vienna



Benjamin Moore  
Black

Painted Material



Kaycan Black LG

Windows. Soffits. Downspouts. Flashing.



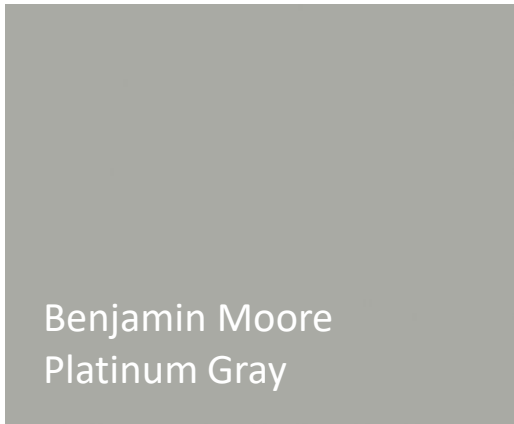
**LOT 6 MAPLE (ELEV B)**



Owens Corning Estate Gray

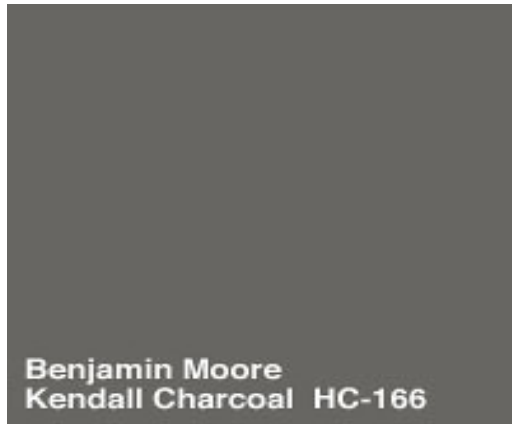


Brampton Brick Gibson



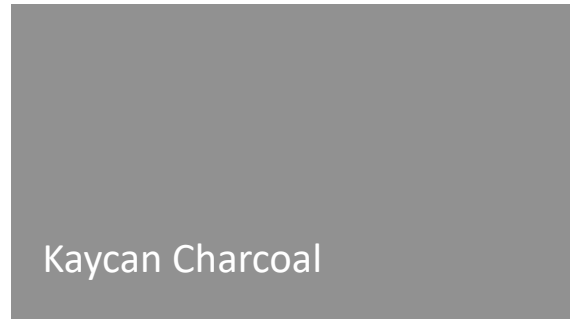
Benjamin Moore  
Platinum Gray

James Hardie Siding on house.



Benjamin Moore  
Kendall Charcoal HC-166

James Hardie on garage. All Doors. Trim.  
Column. Windows.



Kaycan Charcoal

Windows. Soffits. Downspouts. Flashing

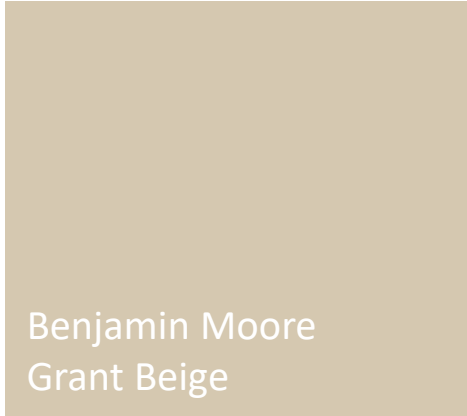
**LOT 7 MADELINE**



Owens Corning Black Onyx

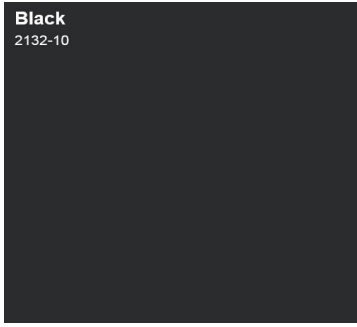


Brampton Brick Churchill

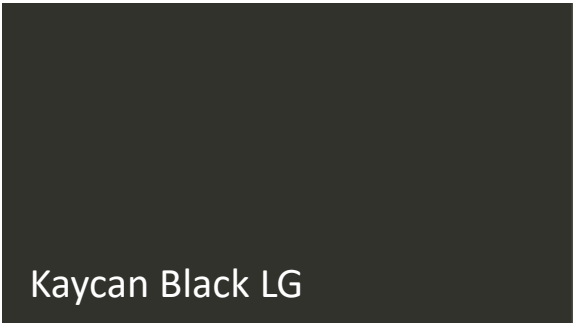


Benjamin Moore  
Grant Beige

James Hardie Siding.



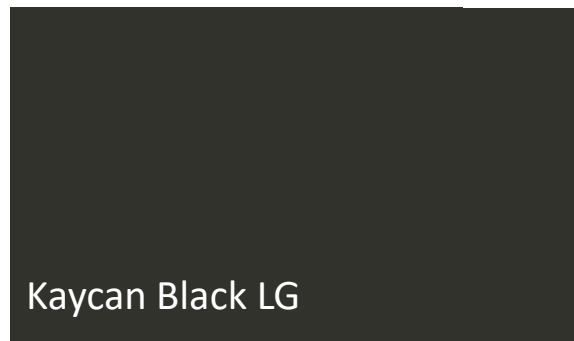
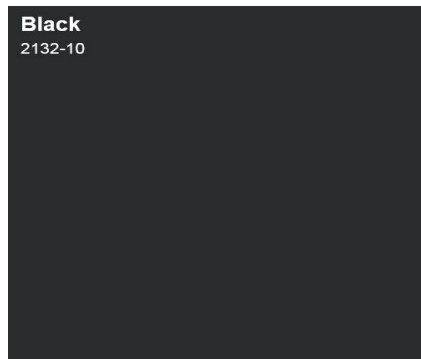
All Doors.



Kaycan Black LG

Windows. Soffits. Downspouts. Flashing

LOT 8 MAPLE

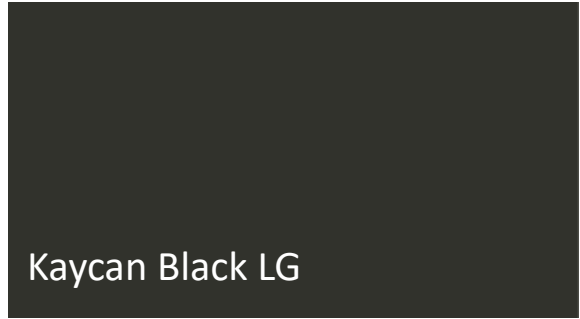


James Hardie Siding and Painted Material Windows. Soffits. Downspouts. Flashing.

**LOT 9** BROOKE



Owens Corning Black Onyx



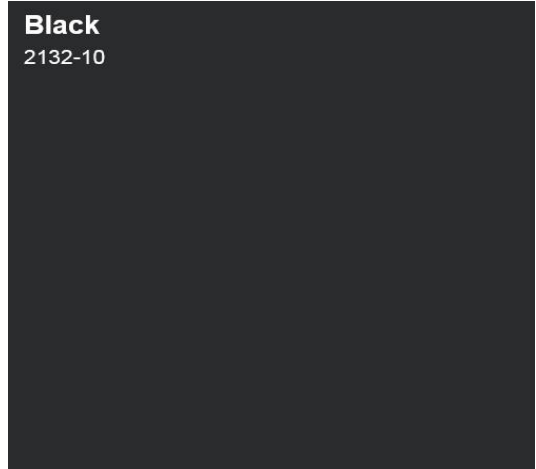
Kaycan Black LG

Windows. Soffits. Downspouts. Flashing

## Annex School & Detached Garage



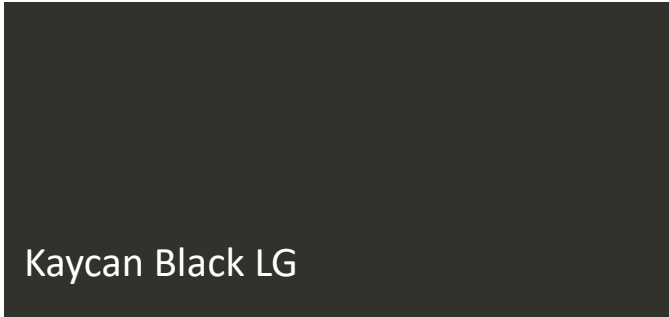
Mahogany inspired front entry door



James Hardie Siding and Painted Material



Owens Corning Black Onyx

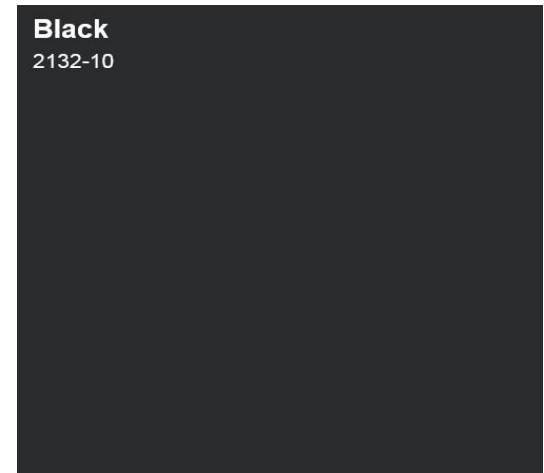


Kaycan Black LG

Windows. Soffits. Downspouts. Flashing



Brampton Brick Old School



**Black**  
2132-10

## Coach House Victoria Annex

James Hardie Siding and Painted Material