



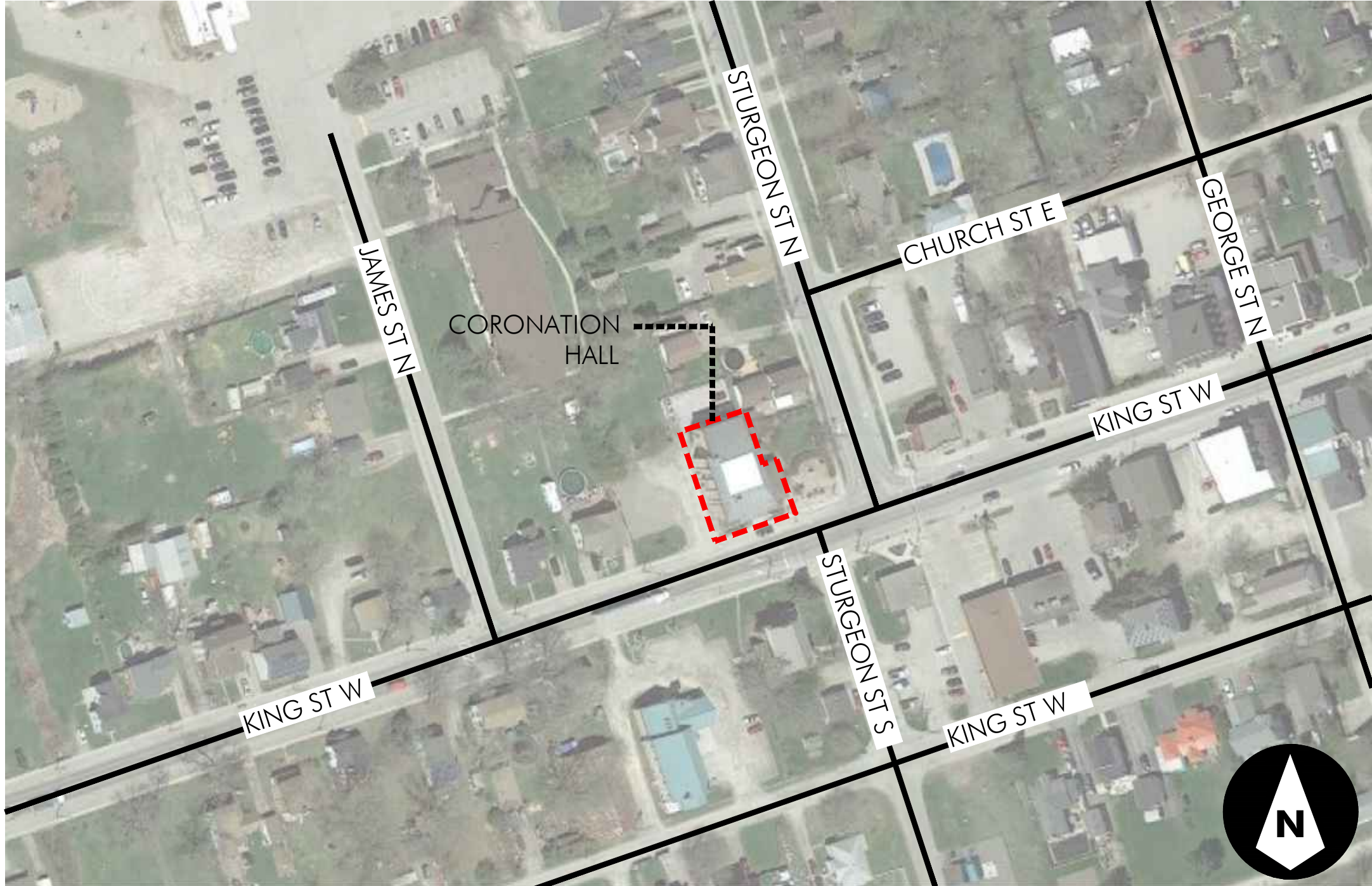
CORONATION HALL EXTERIOR CONSERVATION

01 KING STREET WEST, OMEMEE, ON

ISSUED FOR TENDER: APRIL 22, 2025



1 CORONATION HALL
A1.0 SCALE: NTS



2 LOCATION PLAN
A1.0 SCALE: NTS

ARCHITECTURAL

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

3 DRAWING LIST
A1.0 SCALE: NTS

SUMMARY OF WORKS:

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

SEPARATE PRICE 1: REPAIRING OF FOUNDATION BASE WALL.

DRAWINGS ARE NOT TO BE SCALED.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
©ALL RIGHTS RESERVED. THE USE OF ANY PART OF THIS DRAWING REPRODUCED, TRANSMITTED IN ANY FORM OR BY ANY MEANS OR STORED IN A RETRIEVAL SYSTEM WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS AN INFRINGEMENT OF THE COPYRIGHT LAW.
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED HERE BY THE ARCHITECT.

NO.	DATE	DESCRIPTION
REVISIONS		
ISSUE		
NO.	DATE	DESCRIPTION
1	22 APRIL 2025	ISSUED FOR TENDER
2		
3		
4		

ORIENTATION	STAMP
-------------	-------

CONSTRUCTION NOTES:

MASONRY CONSERVATION:

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

WINDOW CONSERVATION:

1. REMOVE EXISTING SEALANT & APPLY NEW BETWEEN ALUMINIUM WINDOW SURROUNDS & MASONRY.
2. SEAL ALL ALUMINIUM PANELS AT JOINTS.
3. PROVIDE WEERHOLES IN SEALANT AT BOTTOM JOINTS.
4. SEALANT COLOUR TO MATCH ALUMINIUM FRAME.
5. REPAINT WINDOW SURROUNDS TO MATCH EXISTING.

GUTTER & DOWNPIPE REPAIRS:

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

MAIN ROOF REPAIRS:

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

EAST ADDITION ROOF REPAIRS:

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

STUCCO BAND CONSERVATION:

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

WOOD CORNICE CONSERVATION:

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

REPAINTING OF ROOF WOOD SHINGLES:

1. SAND & REMOVE LOOSE PAINT.
2. PRIME & PAINT SURFACE.



204 - 120 Carlton St., Toronto, ON. M5A 2K2 T: 416-961-5690 F: 416-972-6417

CLIENT:
CITY OF KAWARTHA LAKES
26 FRANCIS STREET
LINDSAY, ON K9V 5R8

PROJECT:
CORONATION HALL
EXTERIOR CONSERVATION
01 KING STREET WEST, OMEMEE, ON





PROJECT NO.:
24012








DRAWING TITLE:
TITLE PAGE & LOCATION PLAN

SCALE: AS NOTED	DATE: APRIL 2025	REVISED:	SHEET NO: A1.0
FILE NO: A24012	APPROVED BY: SK	DRAWN BY: AP	



LEGEND:

-  - AREA OF SIGNIFICANT STAIN REMOVAL
-  - AREA OF GRAFFITI CLEANING
-  - AREA OF REPAIRING - SEPARATE PRICE 1
-  - AREA OF PARING REMOVAL

-  OPEN MASONRY JOINTS - REPOINT
-  MASONRY CRACK REPAIR - STABILIZE & REPOINT
-  STUCCO CRACK REPAIR - RAKE OUT CRACK & PLASTER
-  CONCRETE CRACK REPAIR - APPLY CONCRETE CRACK FILLER
-  BRICK REPLACEMENT
-  SEALANT REPLACEMENT
-  REPOINTING

DRAWINGS ARE NOT TO BE SCALED.


CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

©ALL RIGHTS RESERVED. THE USE OF ANY PART OF THIS DRAWING REPRODUCED, TRANSMITTED IN ANY FORM OR BY ANY MEANS OR STORED IN A RETRIEVAL SYSTEM WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS AN INFRINGEMENT OF THE COPYRIGHT LAW.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED HERE BY THE ARCHITECT.

NO.	DATE	DESCRIPTION
REVISIONS		
ISSUE		
NO.	DATE	DESCRIPTION
1	22 APRIL 2025	ISSUED FOR TENDER
2		
3		
4		

ORIENTATION	STAMP



Stevens Burgess Architects Ltd.

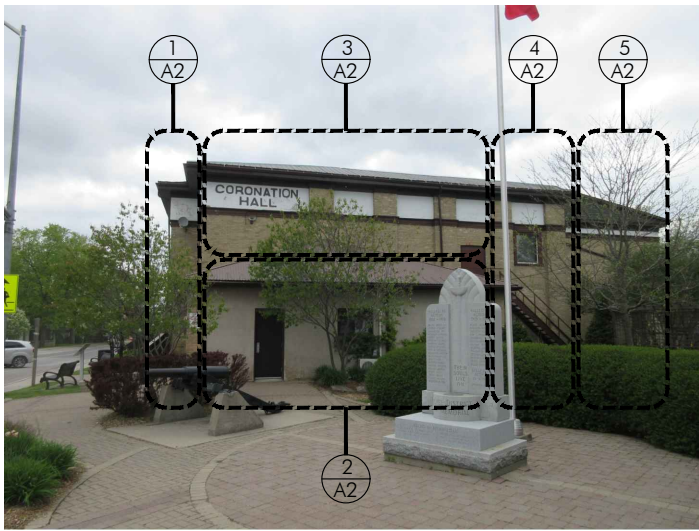
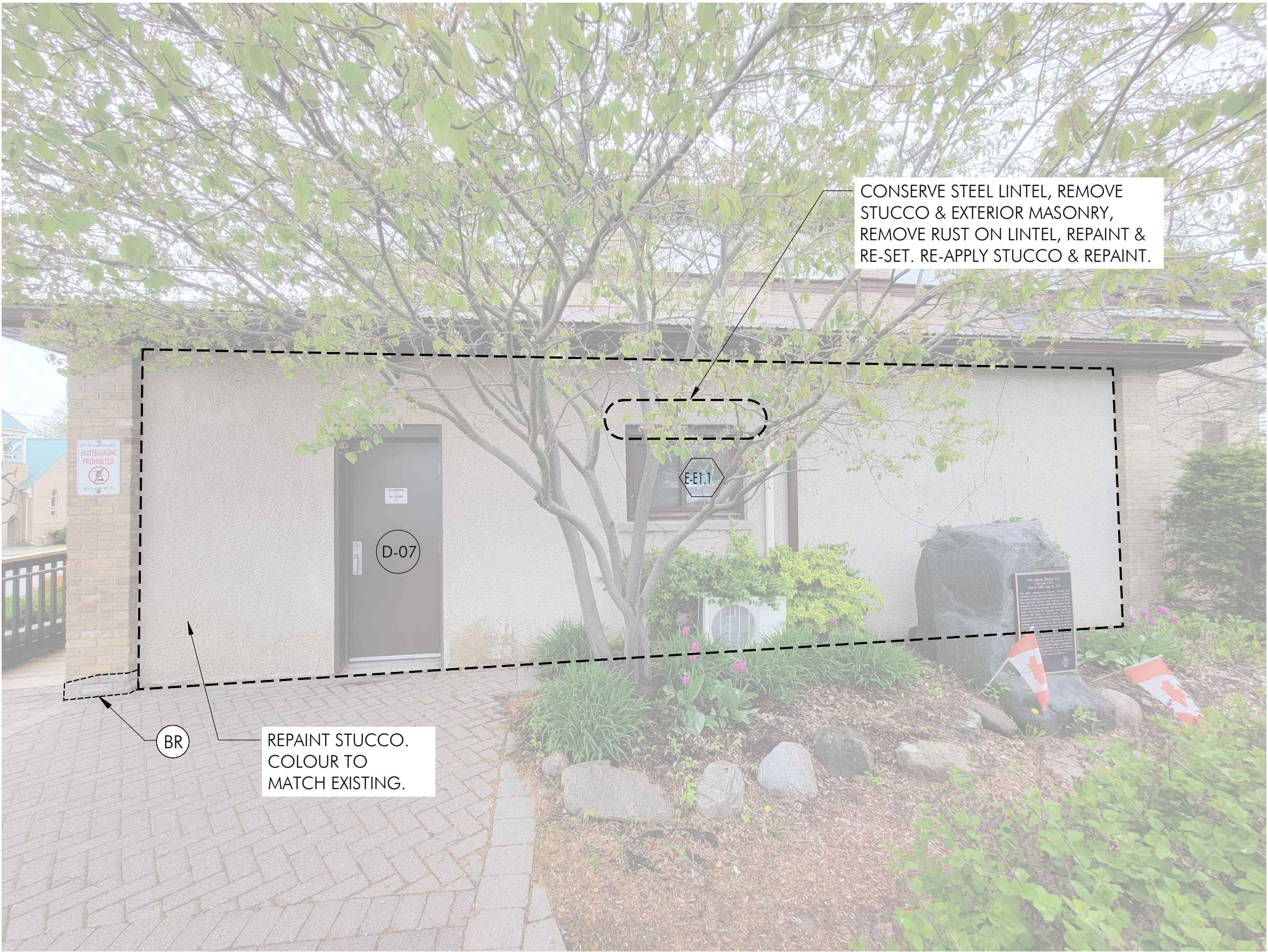
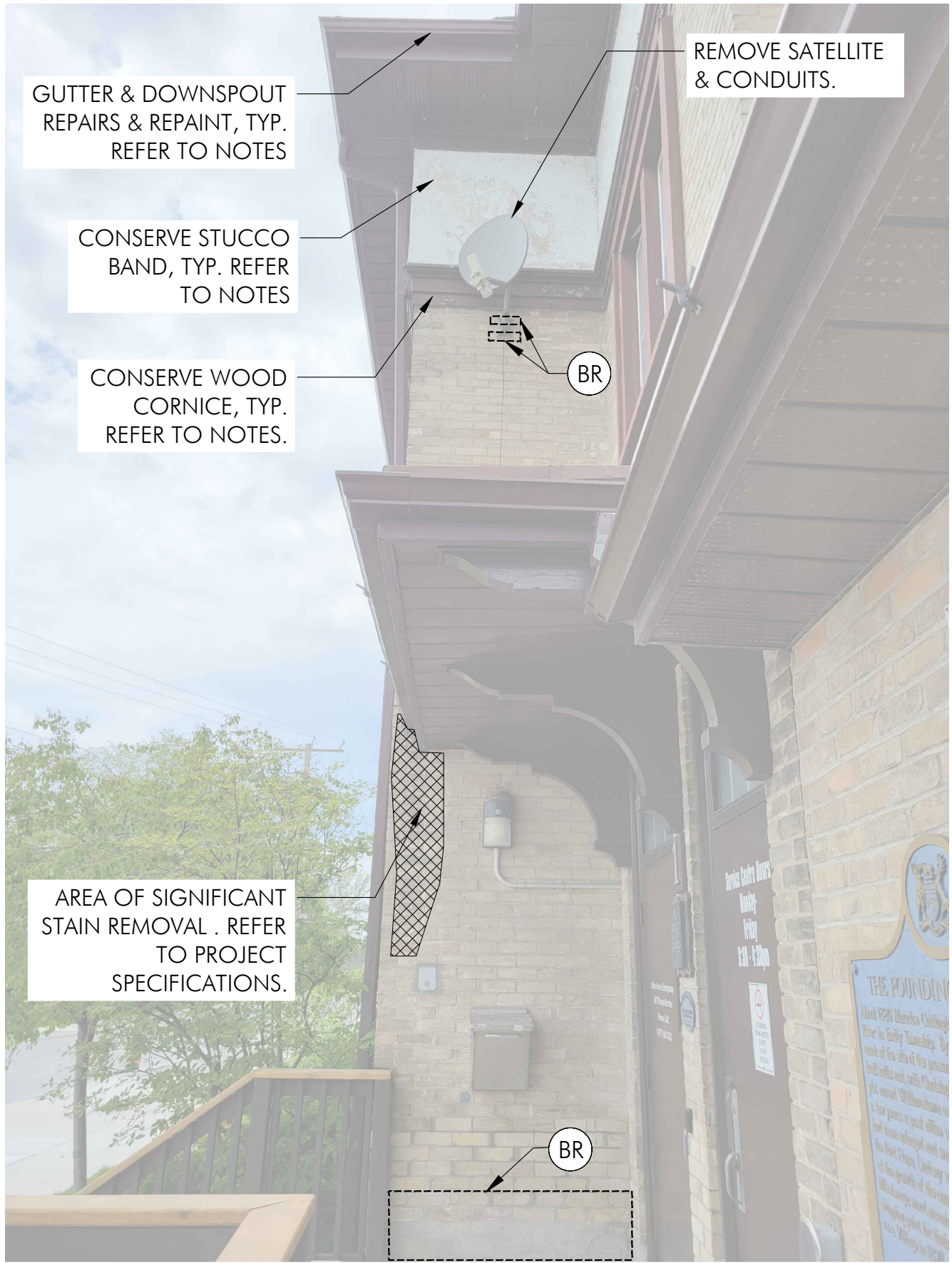
CLIENT:
CITY OF KAWARTHA LAKES
26 FRANCIS STREET
LINDSAY, ON K9V 5R8

PROJECT:
CORONATION HALL
EXTERIOR CONSERVATION
01 KING STREET WEST OMEMEE, ON
PROJECT NO.:
24012

DRAWING TITLE:

SOUTH ELEVATION

SCALE: AS NOTED	DATE: APRIL 2025	REVISED:	SHEET NO:
FILE NO: A24012	APPROVED BY: SK	DRAWN BY: AP	A1.1



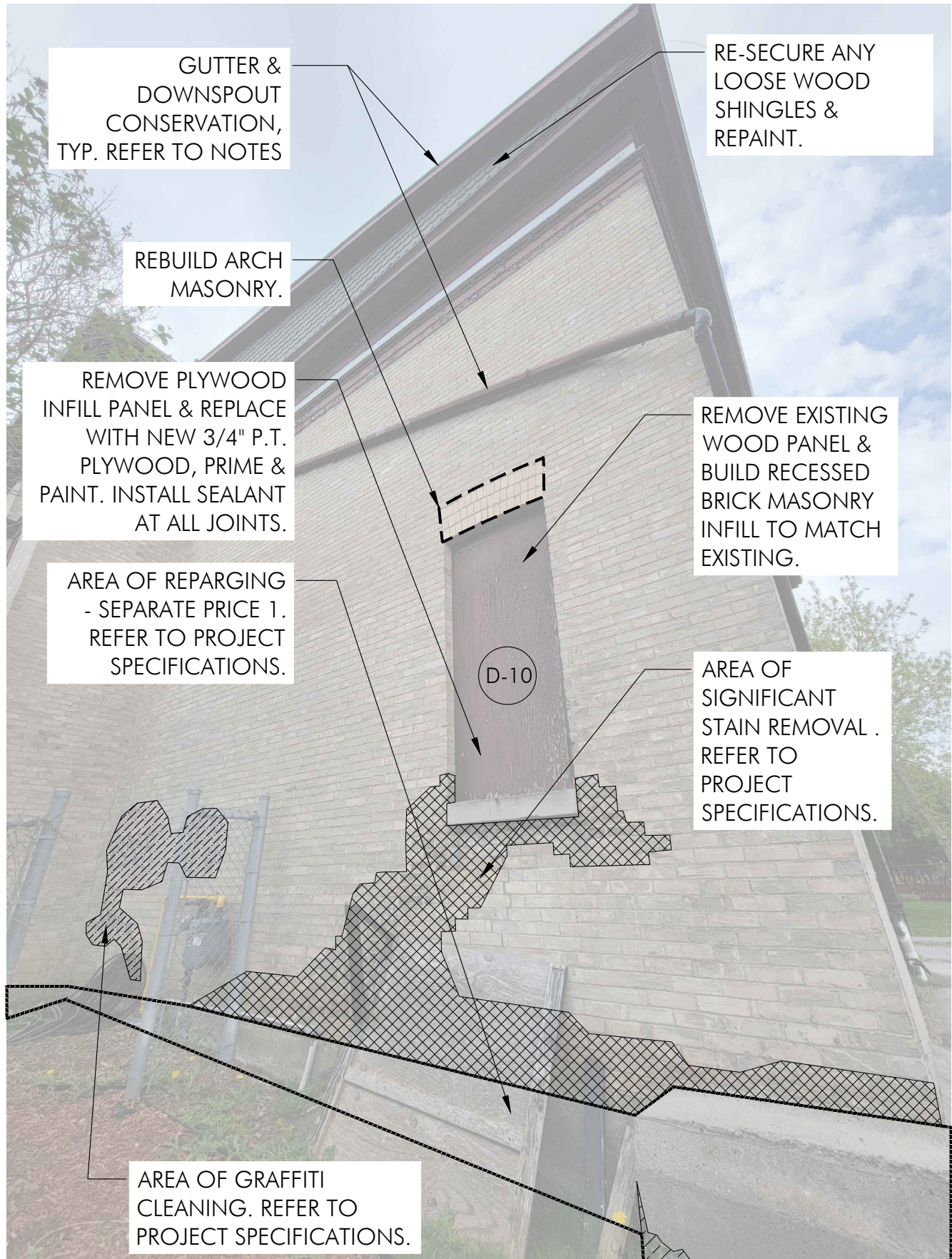
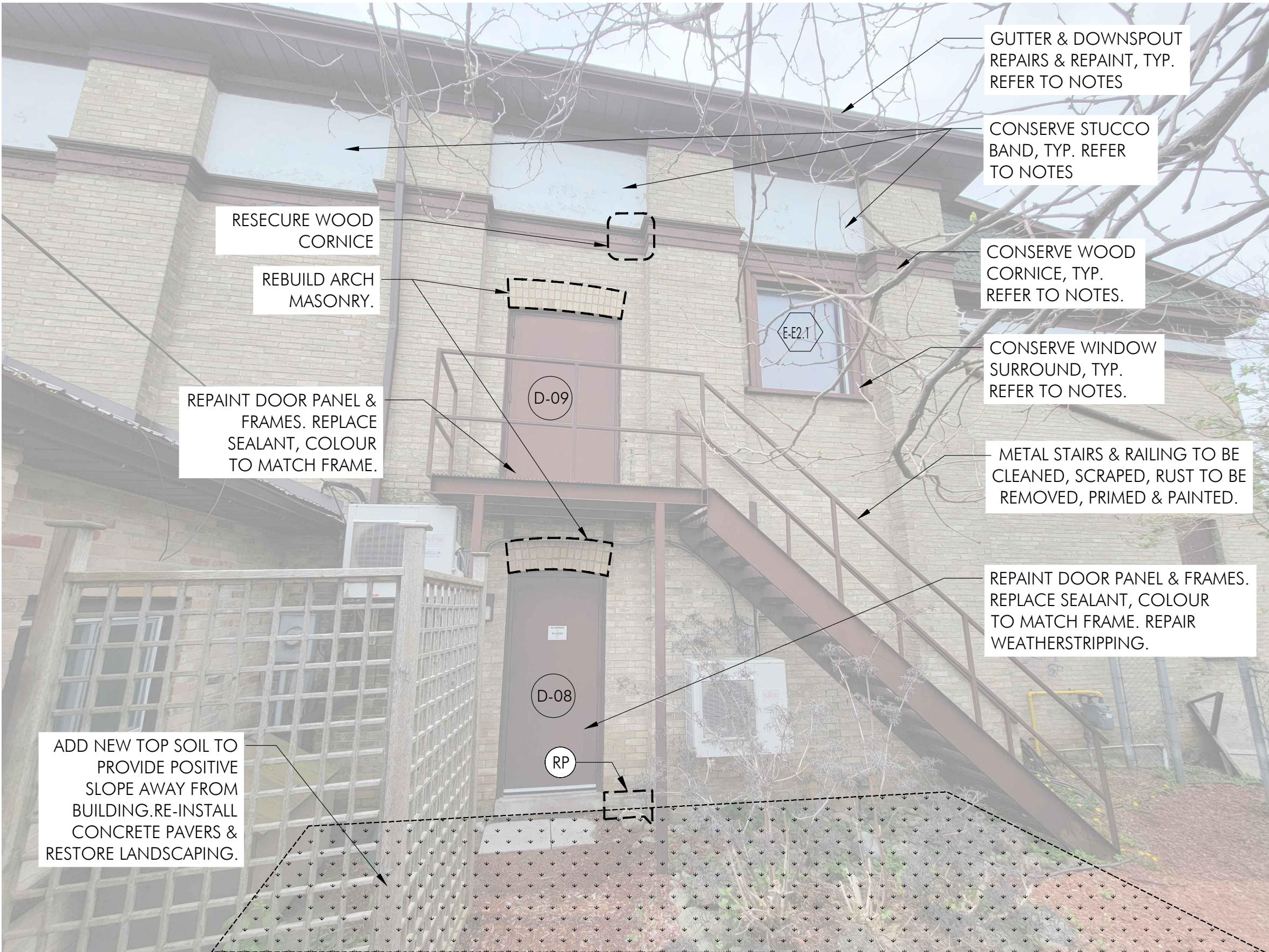
REFERENCE ELEVATION

LEGEND:	
	- AREA OF SIGNIFICANT STAIN REMOVAL
	- AREA OF GRAFFITI CLEANING
	- AREA OF REPAIRING - SEPARATE PRICE 1
	- AREA OF PARING REMOVAL
	OPEN MASONRY JOINTS - REPOINT
	MASONRY CRACK REPAIR - STABILIZE & REPOINT
	STUCCO CRACK REPAIR - RAKE OUT CRACK & PLASTER
	CONCRETE CRACK REPAIR - APPLY CONCRETE CRACK FILLER
	BRICK REPLACEMENT
	SEALANT REPLACEMENT
	REPOINTING

DRAWINGS ARE NOT TO BE SCALED.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
©ALL RIGHTS RESERVED. THE USE OF ANY PART OF THIS DRAWING REPRODUCED, TRANSMITTED IN ANY FORM OR BY ANY MEANS OR STORED IN A RETRIEVAL SYSTEM WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS AN INFRINGEMENT OF THE COPYRIGHT LAW.
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED HERE BY THE ARCHITECT.

1 EAST ELEVATION 1
A1.2 NTS

3 EAST ELEVATION 3
A1.2 NTS



2 EAST ELEVATION 2
A1.2 NTS

4 EAST ELEVATION 4
A1.2 NTS

NO.	DATE	DESCRIPTION
-----	------	-------------

REVISIONS

NO.	DATE	DESCRIPTION
1	22 APRIL 2025	ISSUED FOR TENDER
2		
3		
4		

ORIENTATION	STAMP
-------------	-------

SBA Stevens Burgess Architects Ltd.
204 - 120 Carlton St., Toronto, ON. M5A 2K2 T: 416-961-5690 F: 416-972-6417

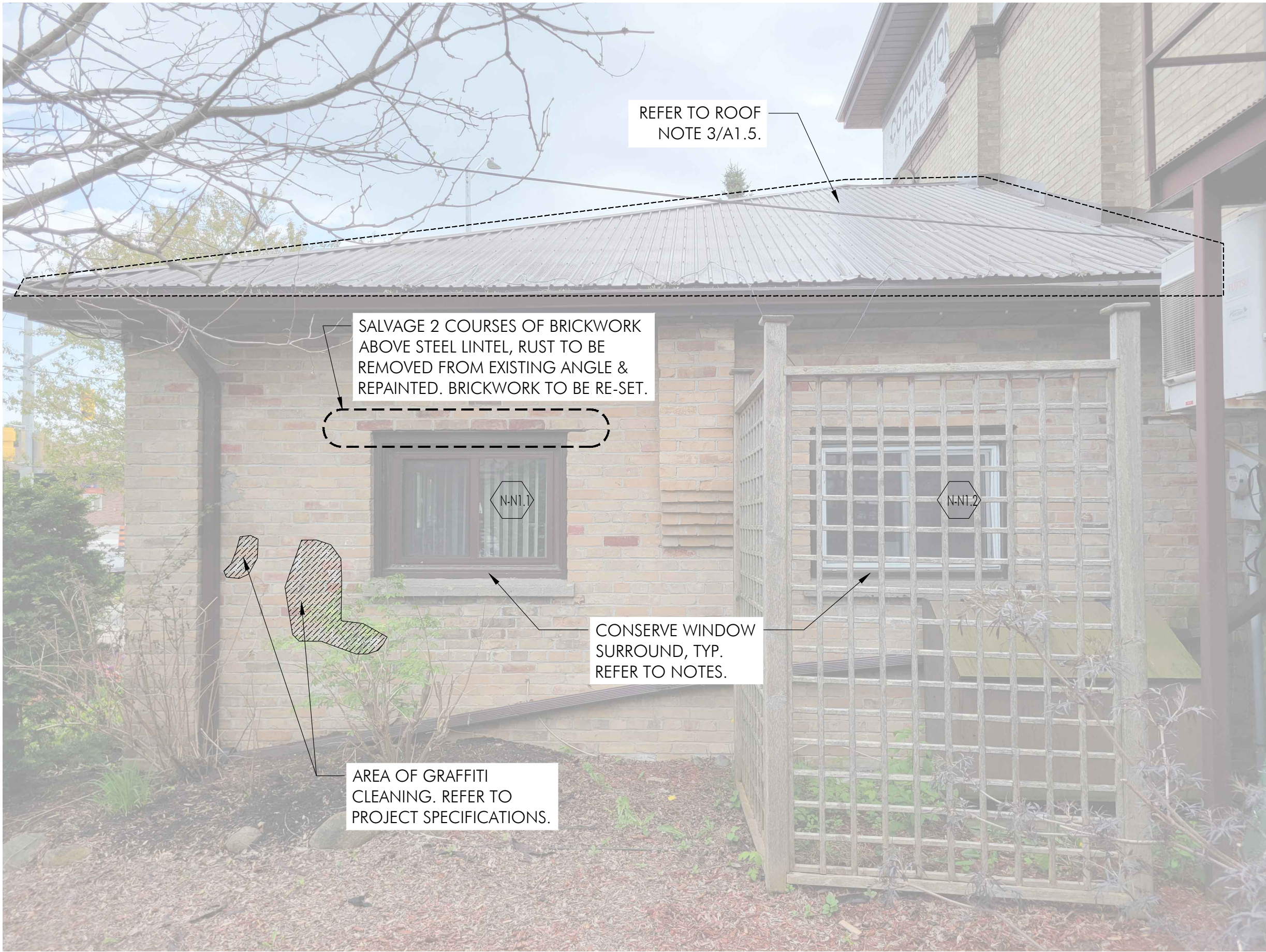
CLIENT:
CITY OF KAWARTHA LAKES
26 FRANCIS STREET
LINDSAY, ON K9V 5R8

PROJECT:
CORONATION HALL
EXTERIOR CONSERVATION
01 KING STREET WEST OMEMEE, ON

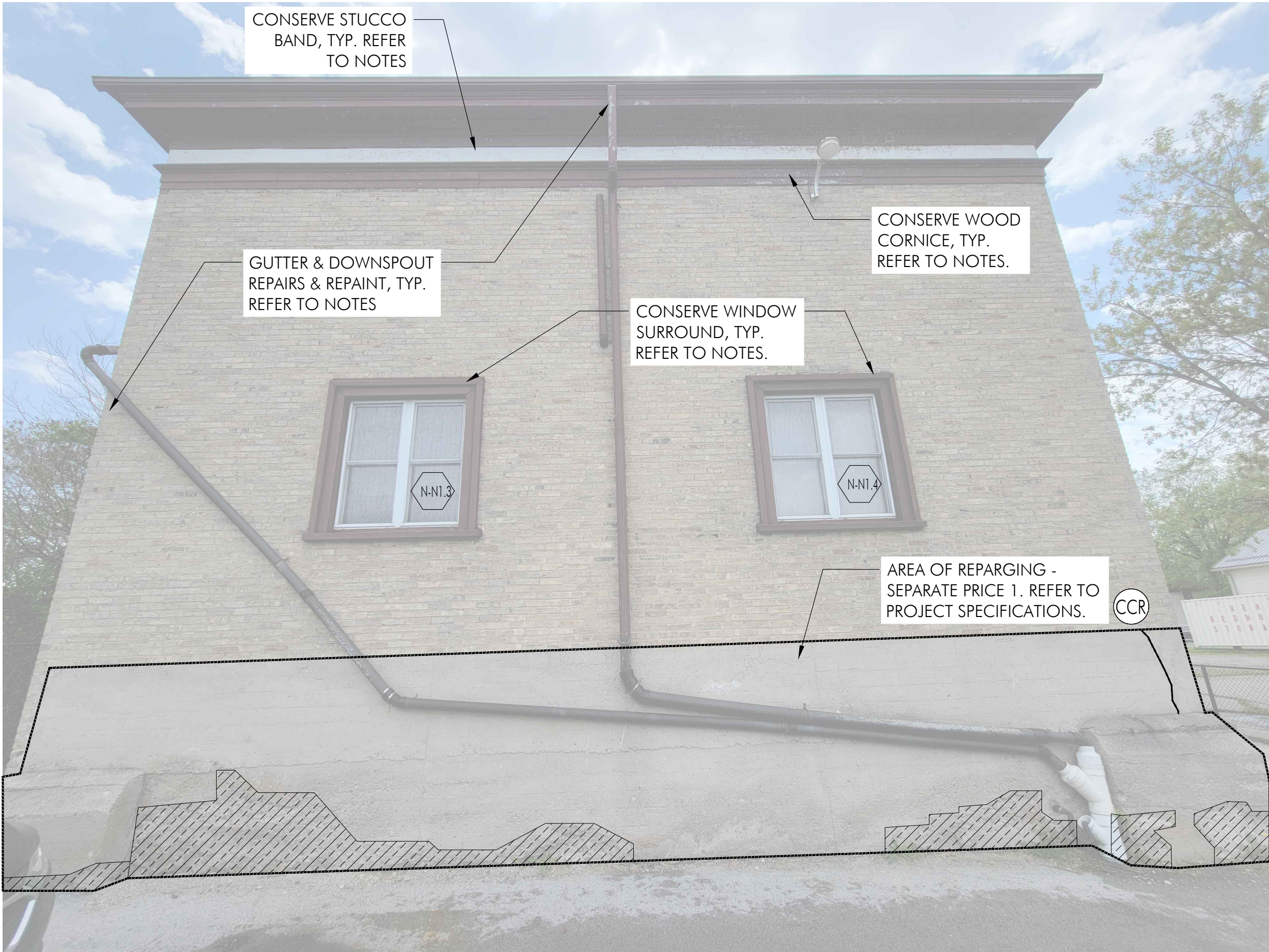
PROJECT NO.:
24012

DRAWING TITLE:
EAST ELEVATION

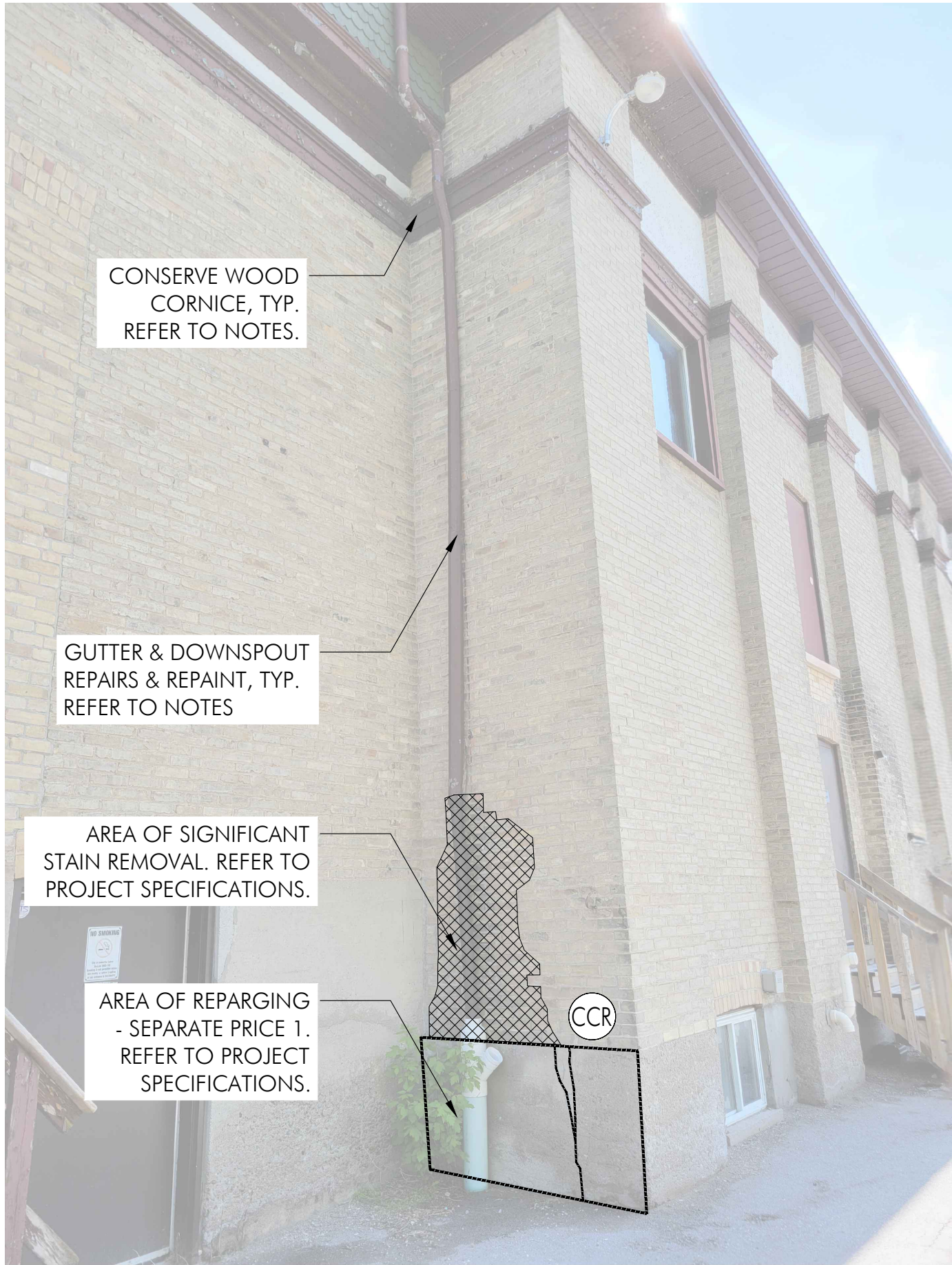
SCALE:	DATE:	REVISED:	SHEET NO:
AS NOTED	APRIL 2025		A1.2
FILE NO: A24012	APPROVED BY: SK	DRAWN BY: AP	



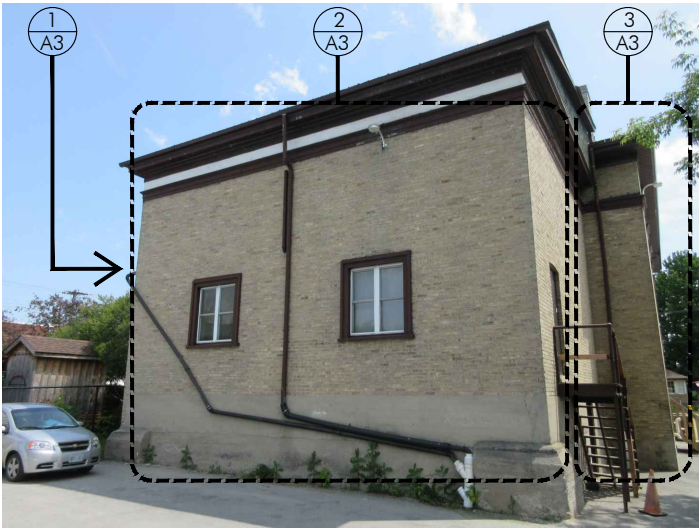
1 NORTH ELEVATION 1
A1.3 NTS



2 NORTH ELEVATION 2
A1.3 NTS



3 NORTH ELEVATION 3
A1.3 NTS



REFERENCE ELEVATION

LEGEND:	
	- AREA OF SIGNIFICANT STAIN REMOVAL
	- AREA OF GRAFFITI CLEANING
	- AREA OF REPARGING - SEPARATE PRICE 1
	- AREA OF PARING REMOVAL
	OPEN MASONRY JOINTS - REPOINT
	MASONRY CRACK REPAIR - STABILIZE & REPOINT
	STUCCO CRACK REPAIR - RAKE OUT CRACK & PLASTER
	CONCRETE CRACK REPAIR - APPLY CONCRETE CRACK FILLER
	BRICK REPLACEMENT
	SEALANT REPLACEMENT
	REPOINTING

DRAWINGS ARE NOT TO BE SCALED.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

©ALL RIGHTS RESERVED. THE USE OF ANY PART OF THIS DRAWING REPRODUCED, TRANSMITTED IN ANY FORM OR BY ANY MEANS OR STORED IN A RETRIEVAL SYSTEM WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS AN INFRINGEMENT OF THE COPYRIGHT LAW.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED HERE BY THE ARCHITECT.

NO.	DATE	DESCRIPTION
REVISIONS		
ISSUE		
NO.	DATE	DESCRIPTION
1	22 APRIL 2025	ISSUED FOR TENDER
2		
3		
4		

ORIENTATION	STAMP

SBA Stevens Burgess Architects Ltd.

204 - 120 Carlton St., Toronto, ON. M5A 2K2 T: 416-961-5690 F: 416-972-6417

CLIENT:

CITY OF KAWARTHA LAKES
26 FRANCIS STREET
LINDSAY, ON K9V 5R8

PROJECT:

CORONATION HALL
EXTERIOR CONSERVATION
01 KING STREET WEST OMEMEE, ON

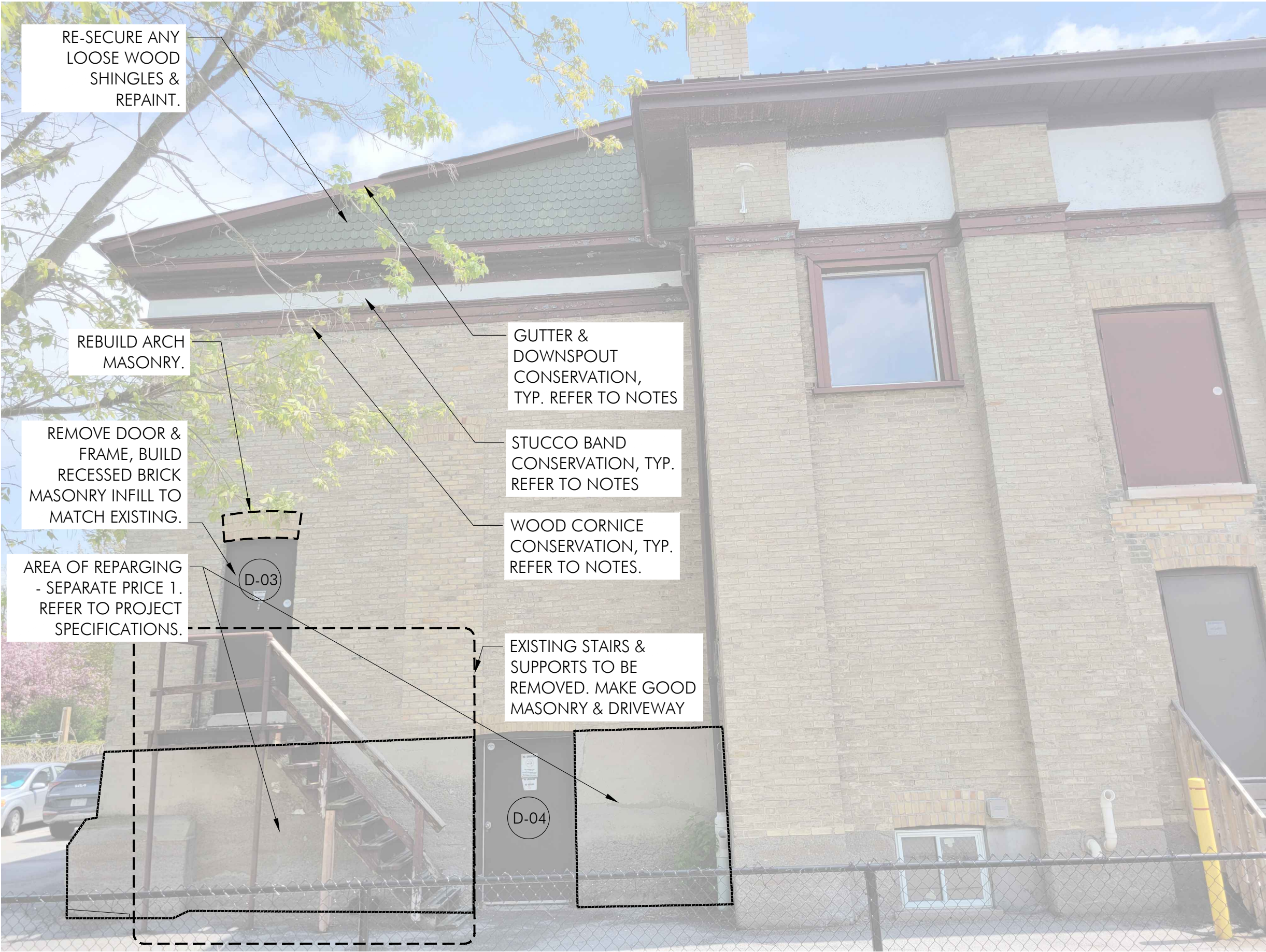
PROJECT NO.:

24012

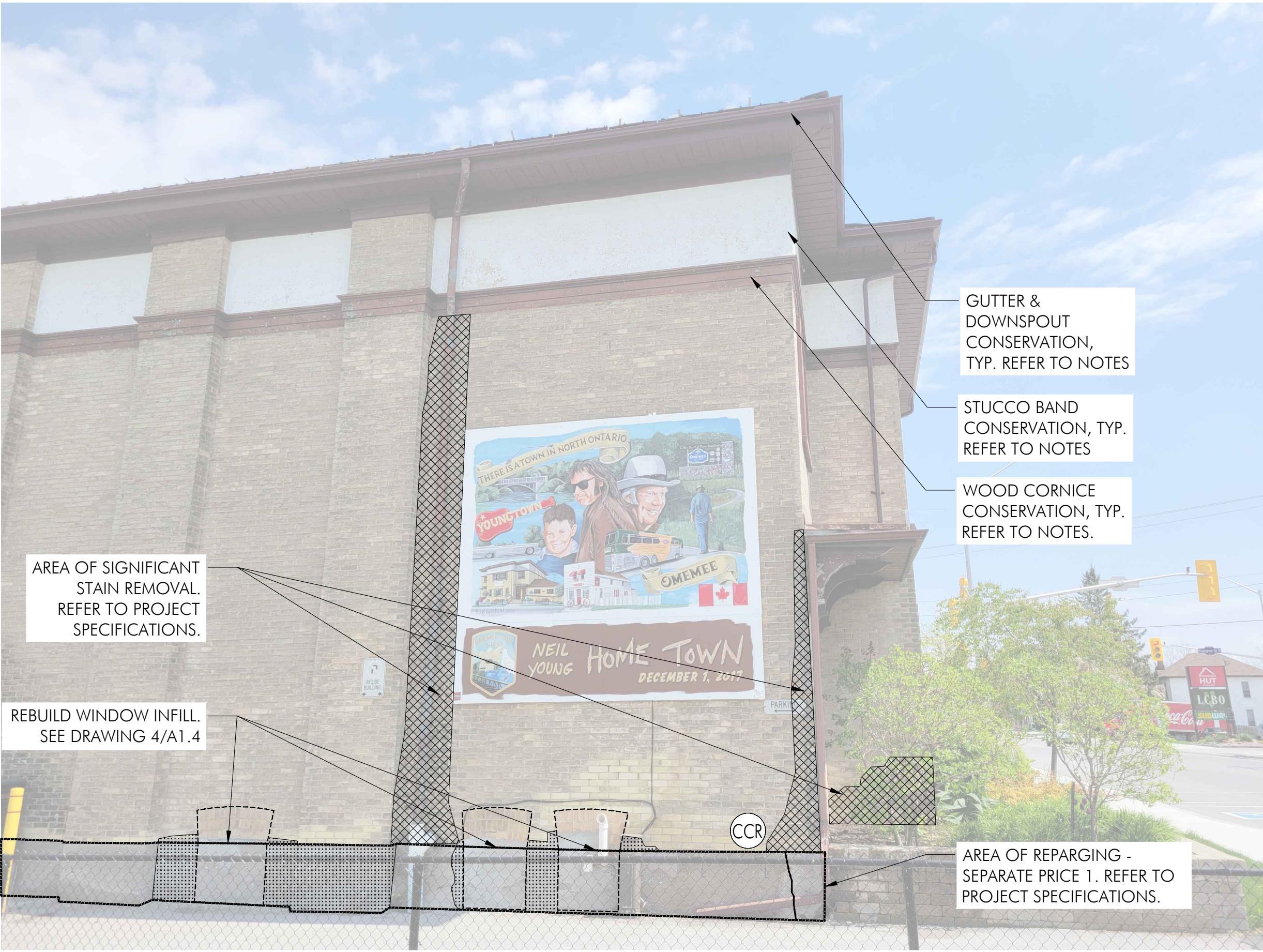
DRAWING TITLE:

NORTH ELEVATION

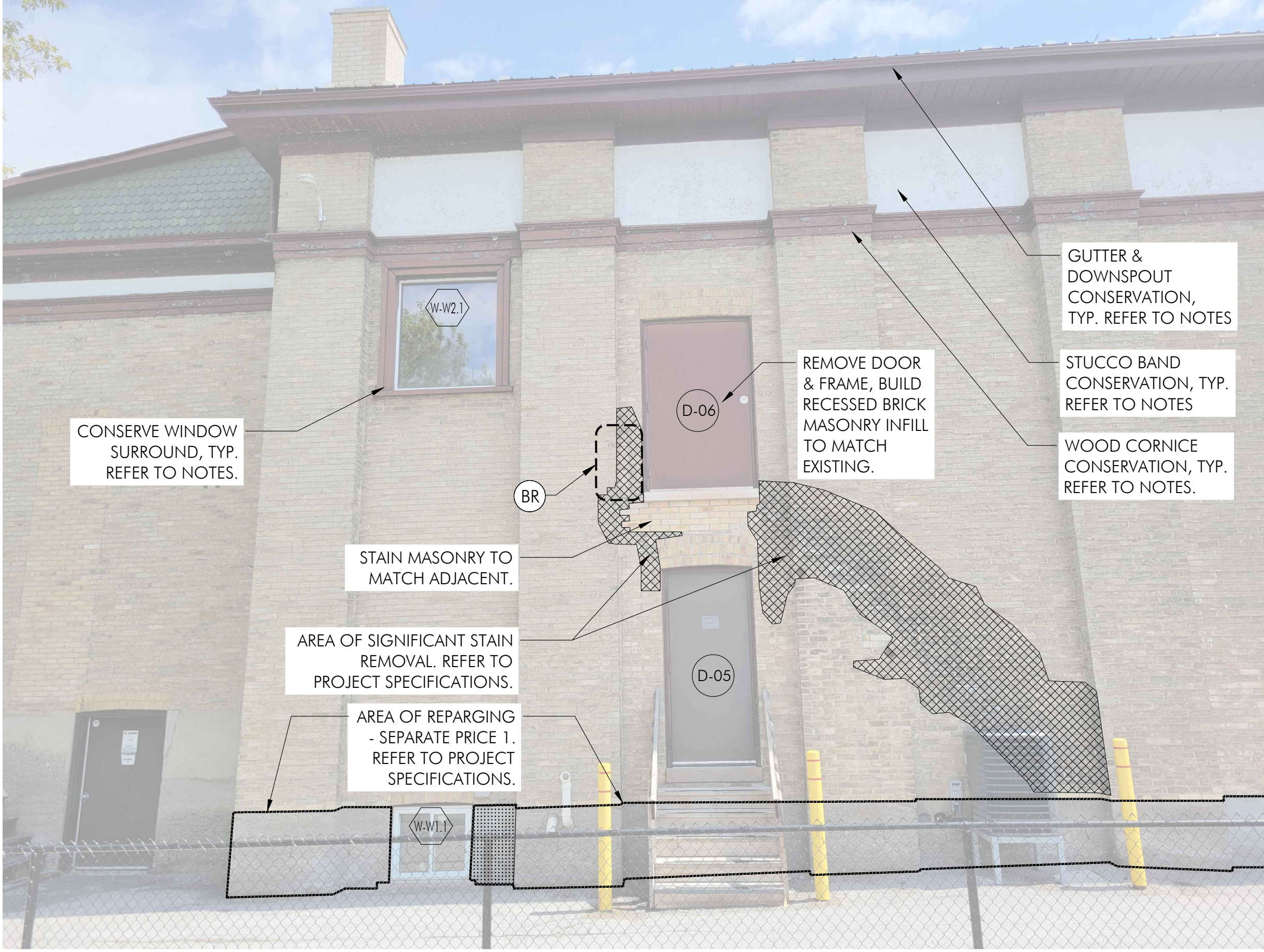
SCALE: AS NOTED	DATE: APRIL 2025	REVISED:	SHEET NO:
FILE NO: A24012	APPROVED BY: SK	DRAWN BY: AP	A1.3



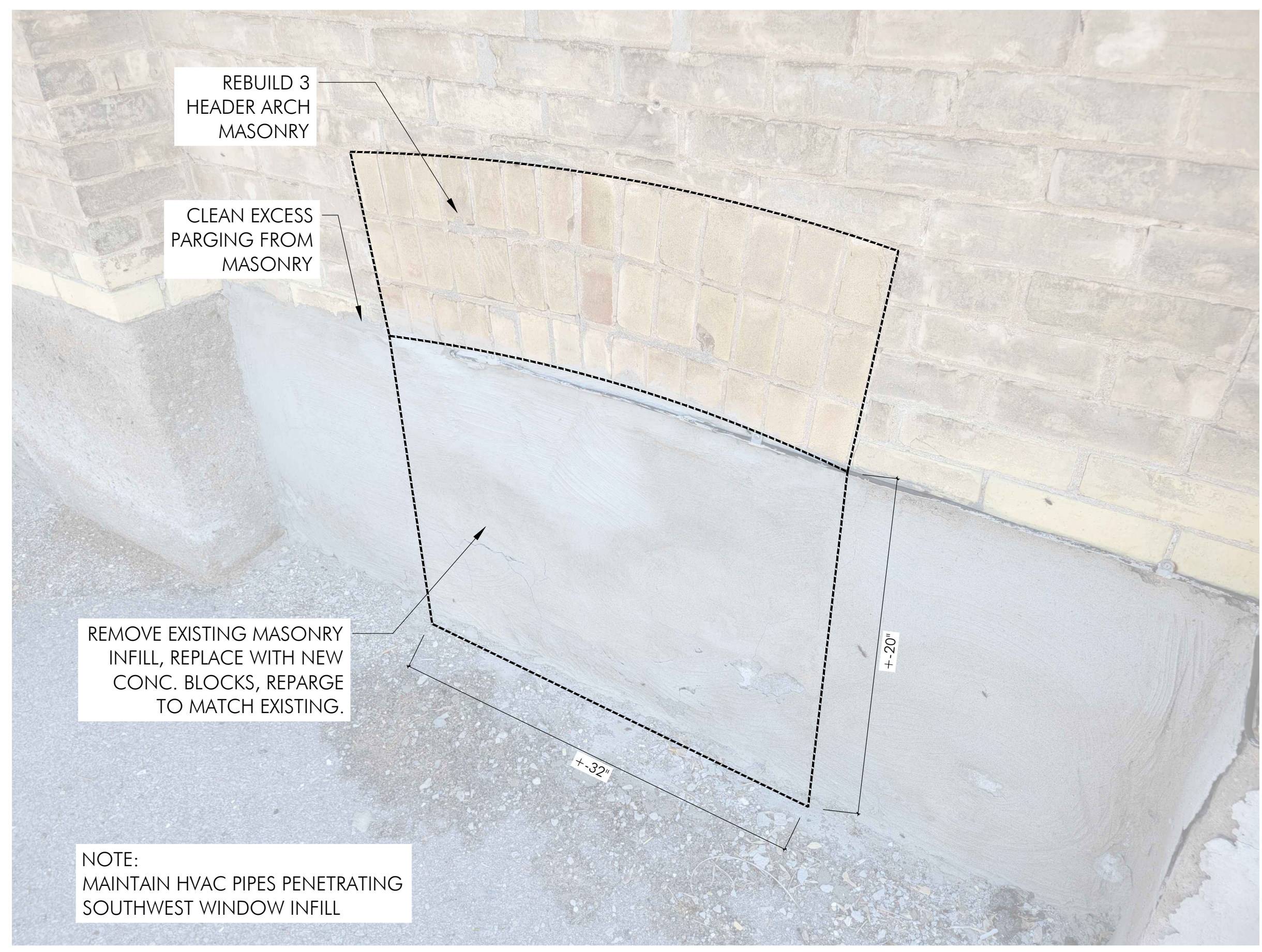
1 WEST ELEVATION 1
A1.4 NTS



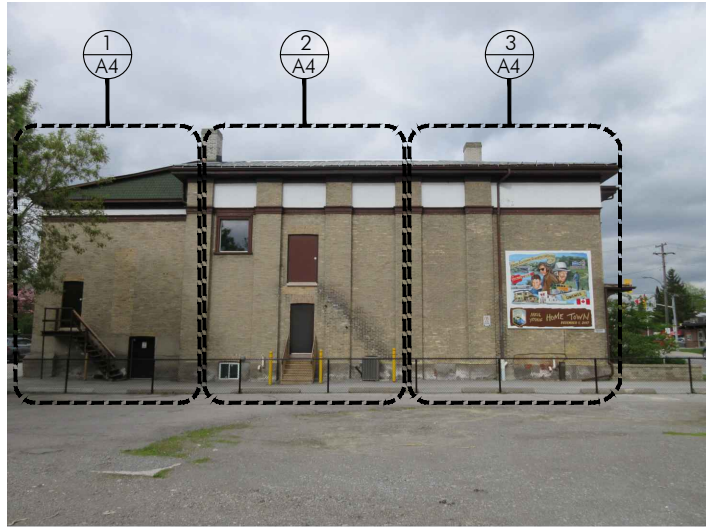
3 WEST ELEVATION 3
A1.4 NTS



2 WEST ELEVATION 2
A1.4 NTS



4 WINDOW INFILL REBUILD AT 3 LOCATIONS
A1.4 NTS



REFERENCE ELEVATION

LEGEND:	
	- AREA OF SIGNIFICANT STAIN REMOVAL
	- AREA OF GRAFFITI CLEANING
	- AREA OF REPARGING - SEPARATE PRICE 1
	- AREA OF PARGING REMOVAL
	○ OPEN MASONRY JOINTS - REPOINT
	○ MASONRY CRACK REPAIR - STABILIZE & REPOINT
	○ STUCCO CRACK REPAIR - RAKE OUT CRACK & PLASTER
	○ CONCRETE CRACK REPAIR - APPLY CONCRETE CRACK FILLER
	○ BRICK REPLACEMENT
	○ SEALANT REPLACEMENT
	○ REPOINTING

DRAWINGS ARE NOT TO BE SCALED.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
©ALL RIGHTS RESERVED. THE USE OF ANY PART OF THIS DRAWING REPRODUCED, TRANSMITTED IN ANY FORM OR BY ANY MEANS OR STORED IN A RETRIEVAL SYSTEM WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS AN INFRINGEMENT OF THE COPYRIGHT LAW.
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED HERE BY THE ARCHITECT.

NO.	DATE	DESCRIPTION
1	22 APRIL 2025	ISSUED FOR TENDER
2		
3		
4		

NO.	DATE	DESCRIPTION
1	22 APRIL 2025	ISSUED FOR TENDER
2		
3		
4		

ORIENTATION	STAMP

SBA Stevens Burgess Architects Ltd.
204 - 120 Carlton St., Toronto, ON. M5A 2K2 T: 416-961-5690 F: 416-972-6417

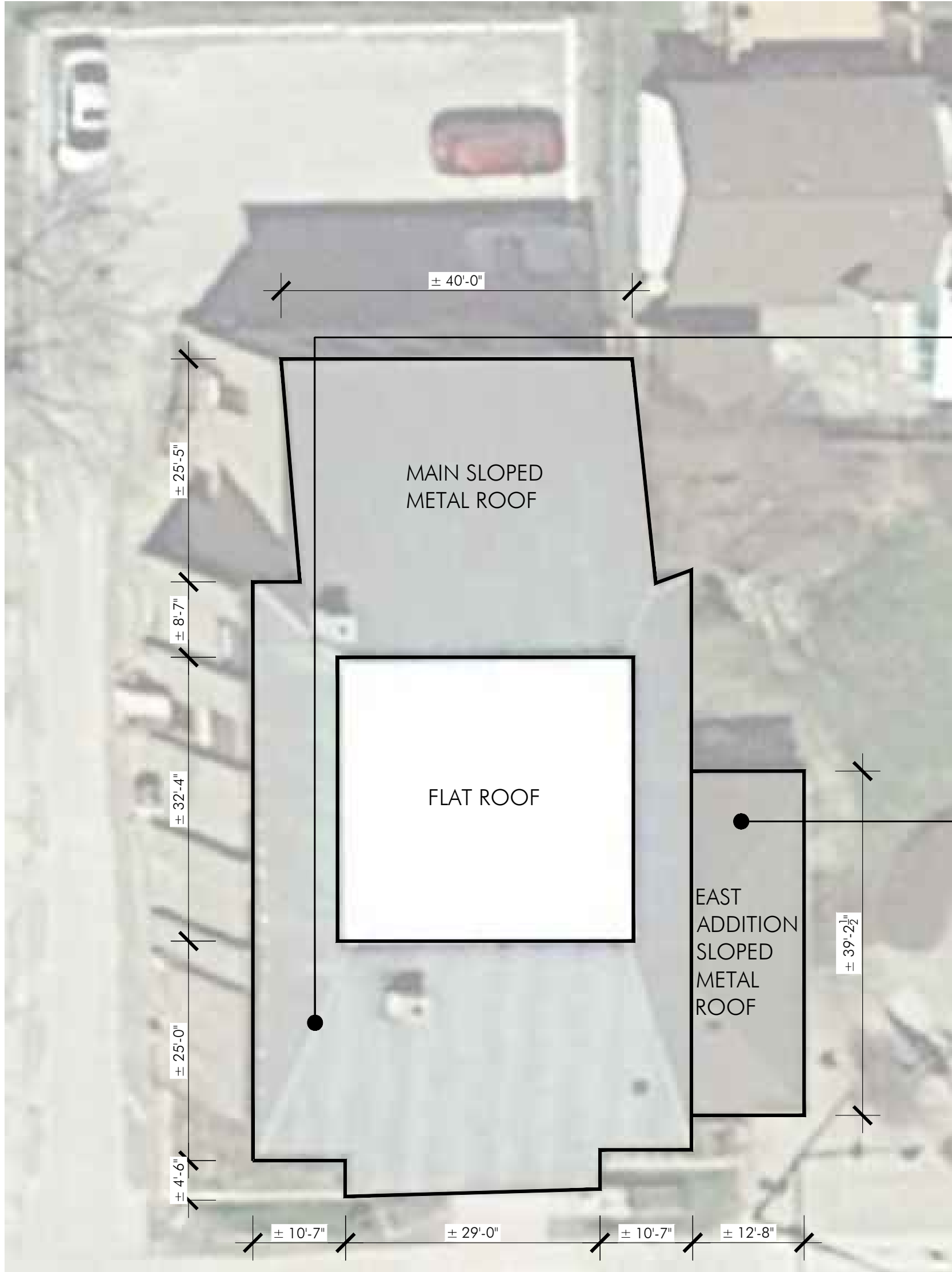
CLIENT:
CITY OF KAWARTHA LAKES
26 FRANCIS STREET
LINDSAY, ON K9V 5R8

PROJECT:
CORONATION HALL
EXTERIOR CONSERVATION
01 KING STREET WEST OMEMEE, ON

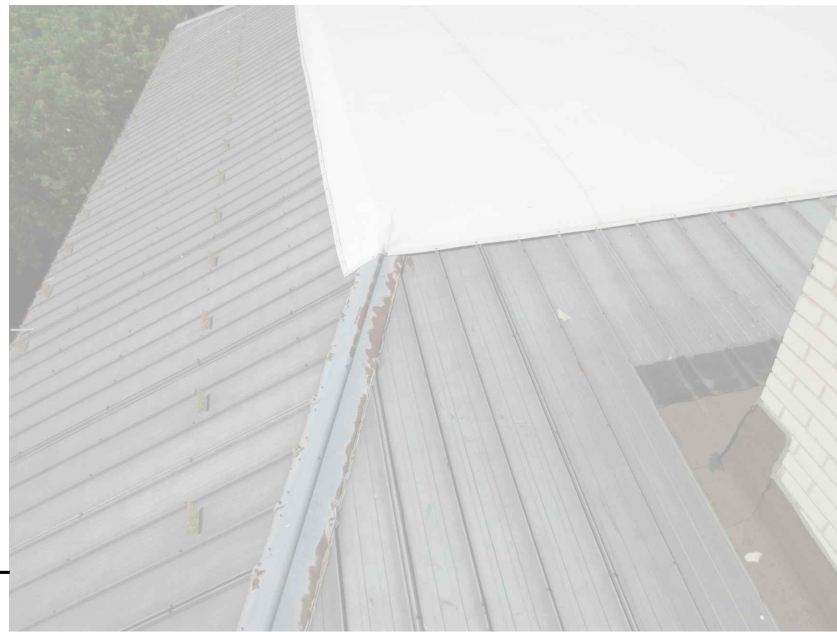
PROJECT NO.:
24012

DRAWING TITLE:
WEST ELEVATION

SCALE:	DATE:	REVISED:	SHEET NO:
AS NOTED	APRIL 2025		A1.4
FILE NO: A24012	APPROVED BY: SK	DRAWN BY: AP	

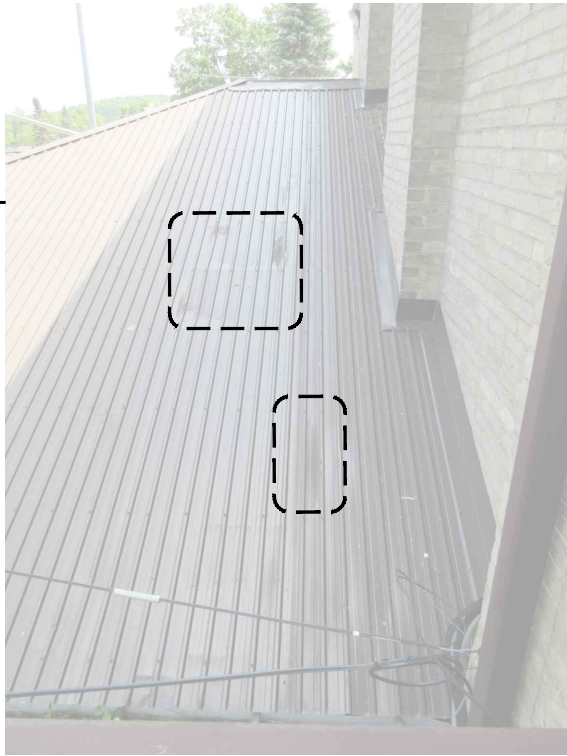


1 ROOF PLAN
A1.5 NTS



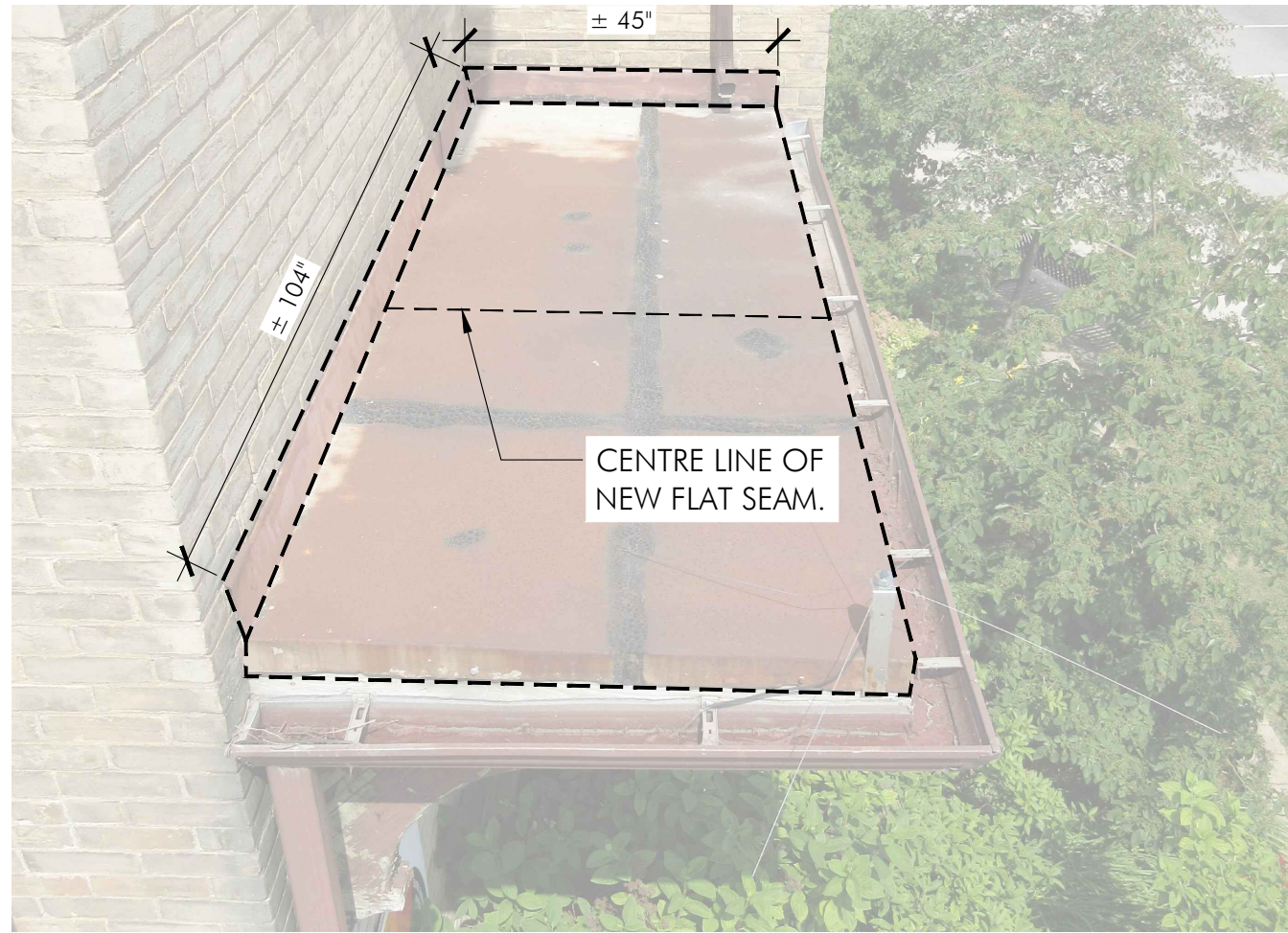
- MAIN ROOF REPAIRS:
1. INSPECT HIP ROOF METAL ANGLES FOR SEVERE DETERIORATION. REVIEW CONDITION WITH CONSULTANT
 2. SCRAPE & SAND ALL SURFACES TO REMOVE LOOSE PAINT & RUST TO BASE METAL.
 3. PRIME WITH RUST INHIBITIVE PRIMER & PAINT ALL METAL SURFACES TO MATCH EXISTING.
 4. UNDERTAKE REPAIRS AS DETERMINED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

2 MAIN ROOF REPAIR
A1.5 NTS

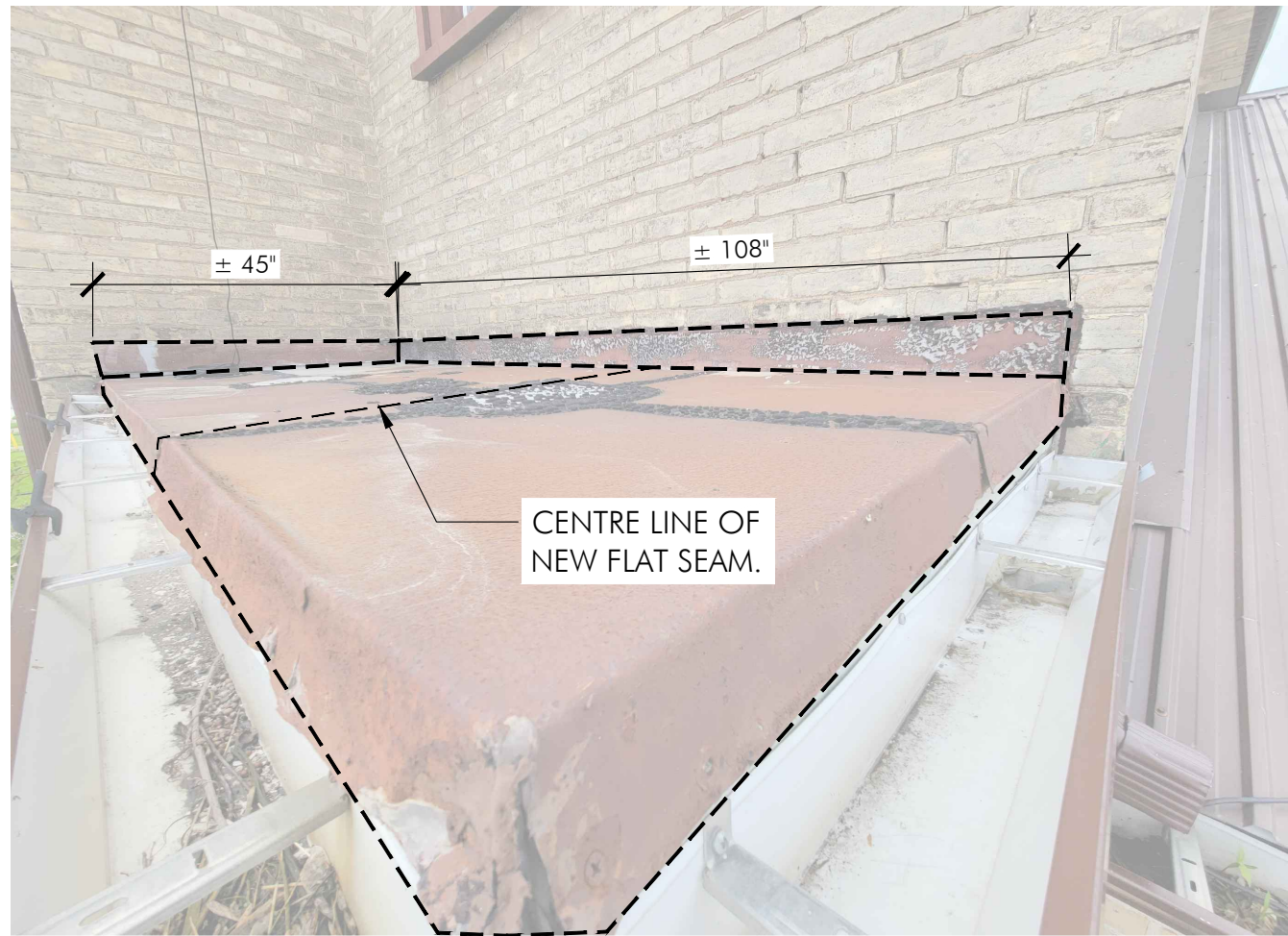


- EAST ADDITION ROOF REPAIRS:
1. CHECK SHEET METAL FOR PAINT DAMAGE.
 2. ANY AREAS OF REMOVED PAINT TO BE PATCH REPAIRED PRIME & PAINTED.
 3. UNDERTAKE REPAIRS AS DETERMINED DURING REVIEW. CHANGES TO SCOPE TO BE ADDRESSED BY CHANGE ORDER.

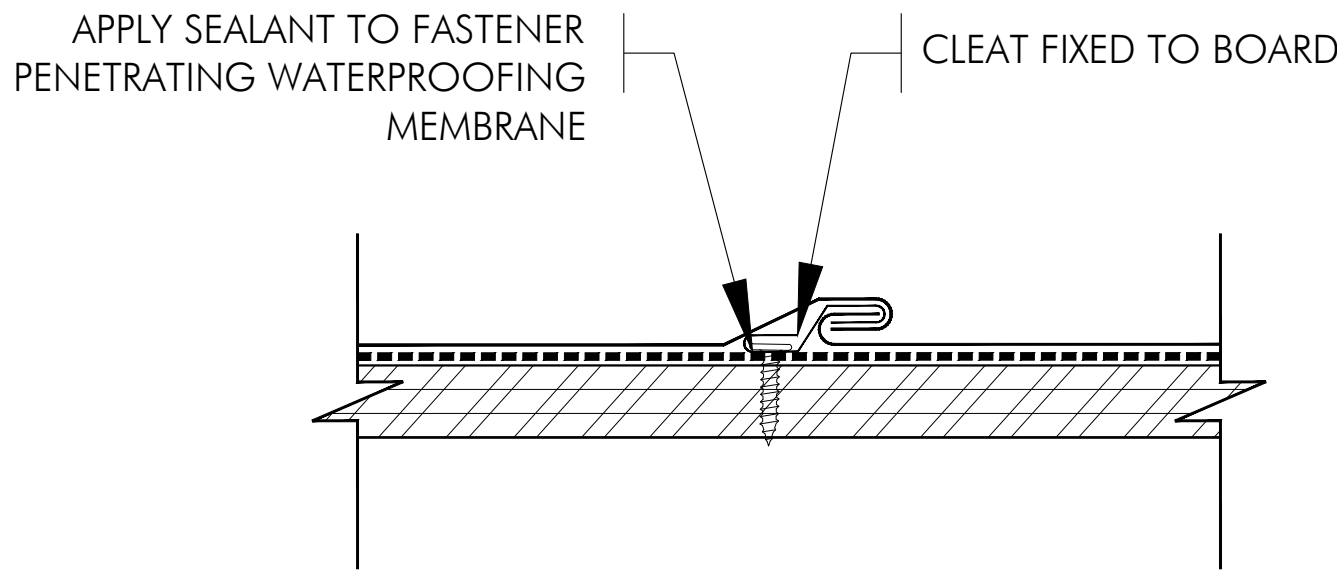
3 EAST ADDITION ROOF REPAIR
A1.5 NTS



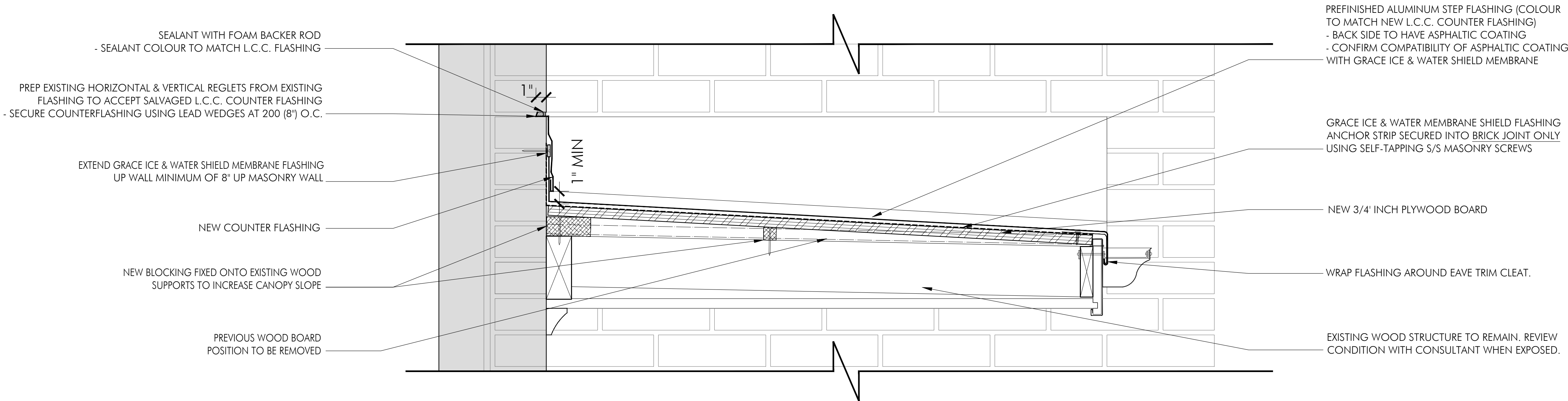
4 SOUTH CANOPY 1
A1.5 NTS



5 SOUTH CANOPY 2
A1.5 NTS



6 FLAT SEAM DETAIL
A1.6 NTS



7 CANOPY REPAIR DETAIL
A1.5 NTS

DRAWINGS ARE NOT TO BE SCALED.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
©ALL RIGHTS RESERVED. THE USE OF ANY PART OF THIS DRAWING REPRODUCED, TRANSMITTED IN ANY FORM OR BY ANY MEANS OR STORED IN A RETRIEVAL SYSTEM WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS AN INFRINGEMENT OF THE COPYRIGHT LAW.
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED HERE BY THE ARCHITECT.

NO.	DATE	DESCRIPTION
REVISIONS		
ISSUE		
NO.	DATE	DESCRIPTION
1	22 APRIL 2025	ISSUED FOR TENDER
2		
3		
4		

ORIENTATION	STAMP
-------------	-------

SBA Stevens Burgess Architects Ltd.
204 - 120 Carlton St., Toronto, ON. M5A 2K2 T: 416-961-5690 F: 416-972-6417

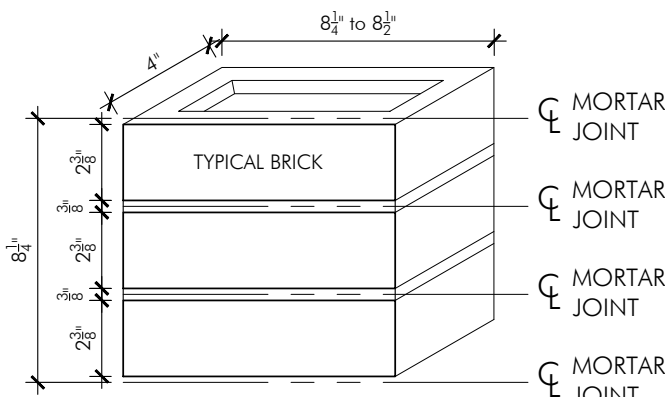
CLIENT:
CITY OF KAWARTHA LAKES
26 FRANCIS STREET
LINDSAY, ON K9V 5R8

PROJECT:
CORONATION HALL
EXTERIOR CONSERVATION
01 KING STREET WEST OMEMEE, ON

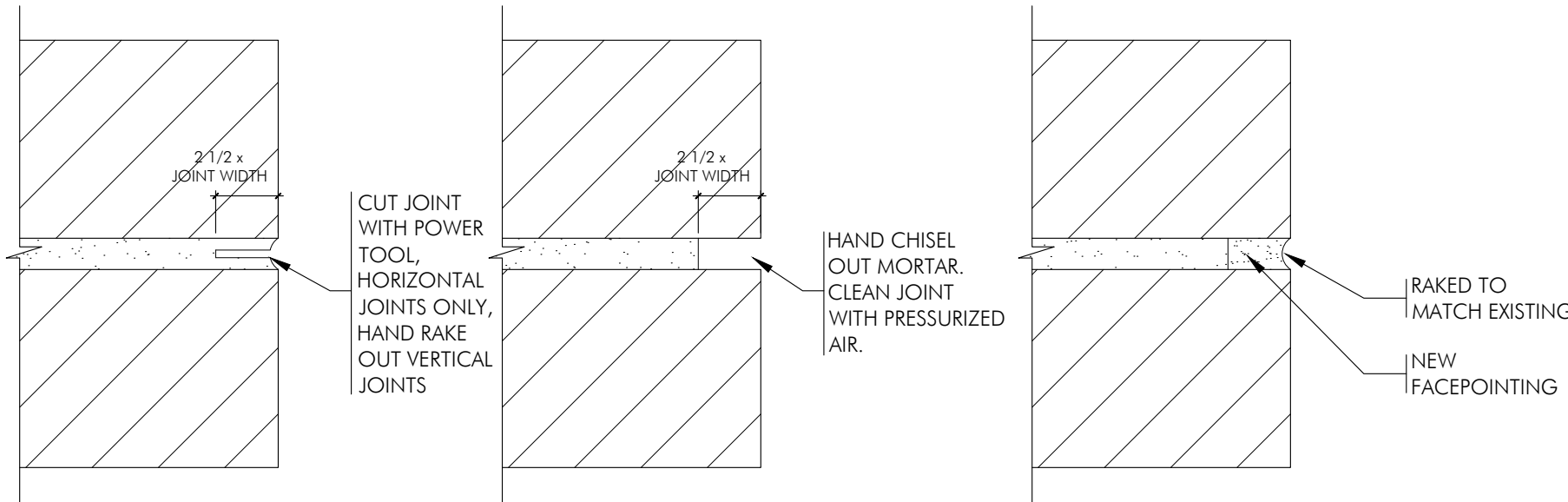
PROJECT NO.:
24012

DRAWING TITLE:
ROOF & CANOPY REPAIRS

SCALE: AS NOTED	DATE: APRIL 2025	REVISED:	SHEET NO:
FILE NO: A24012	APPROVED BY: SK	DRAWN BY: AP	A1.5

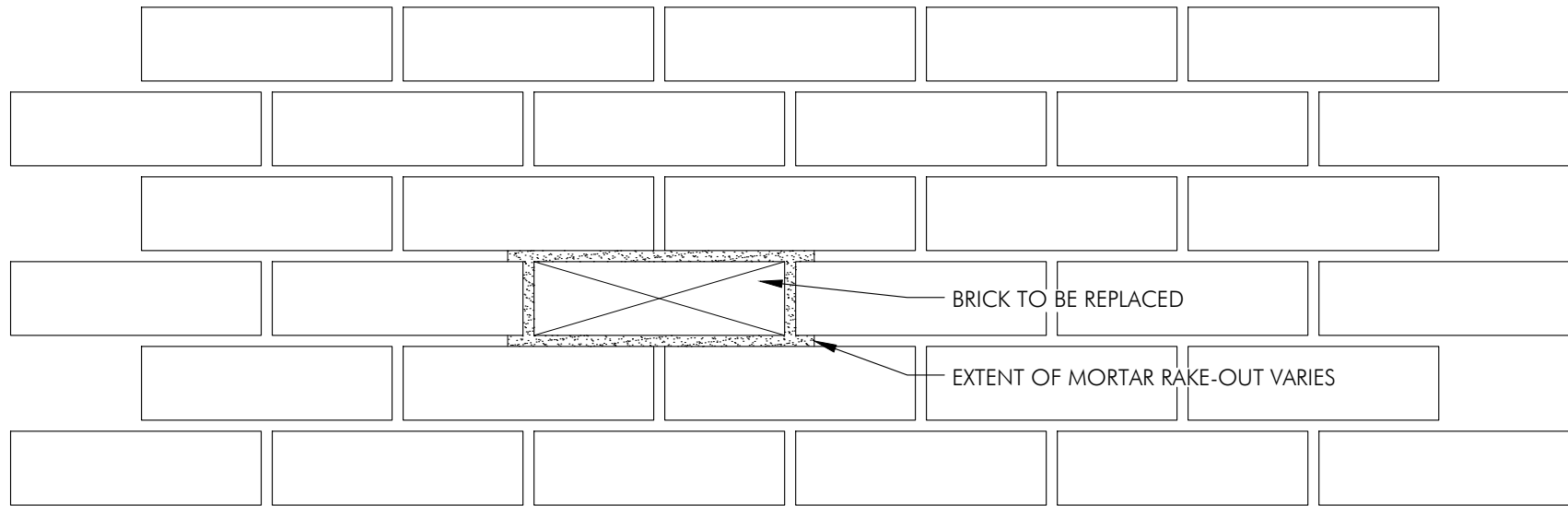


1 BRICK COURSING
A1.6 SCALE 2\"/>



- NOTES:
1) REFER TO SPECIFICATIONS FOR FULL DESCRIPTION.
2) BRICK JOINTS TO HAVE CONCAVE PROFILE.
3) POINTING SIMILAR FOR REBUILT AREAS.

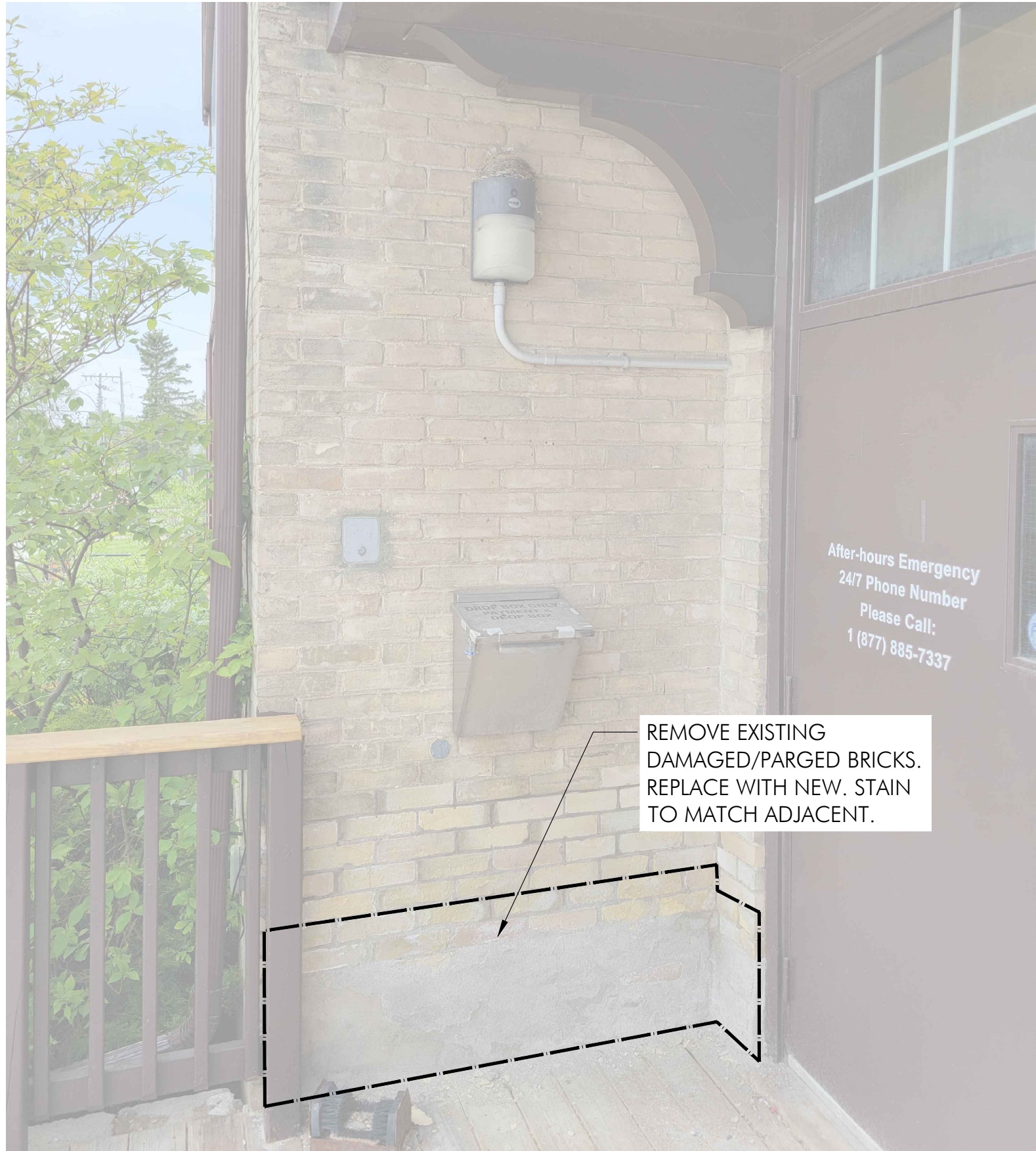
2 BRICK REPOINTING
A1.6 RP



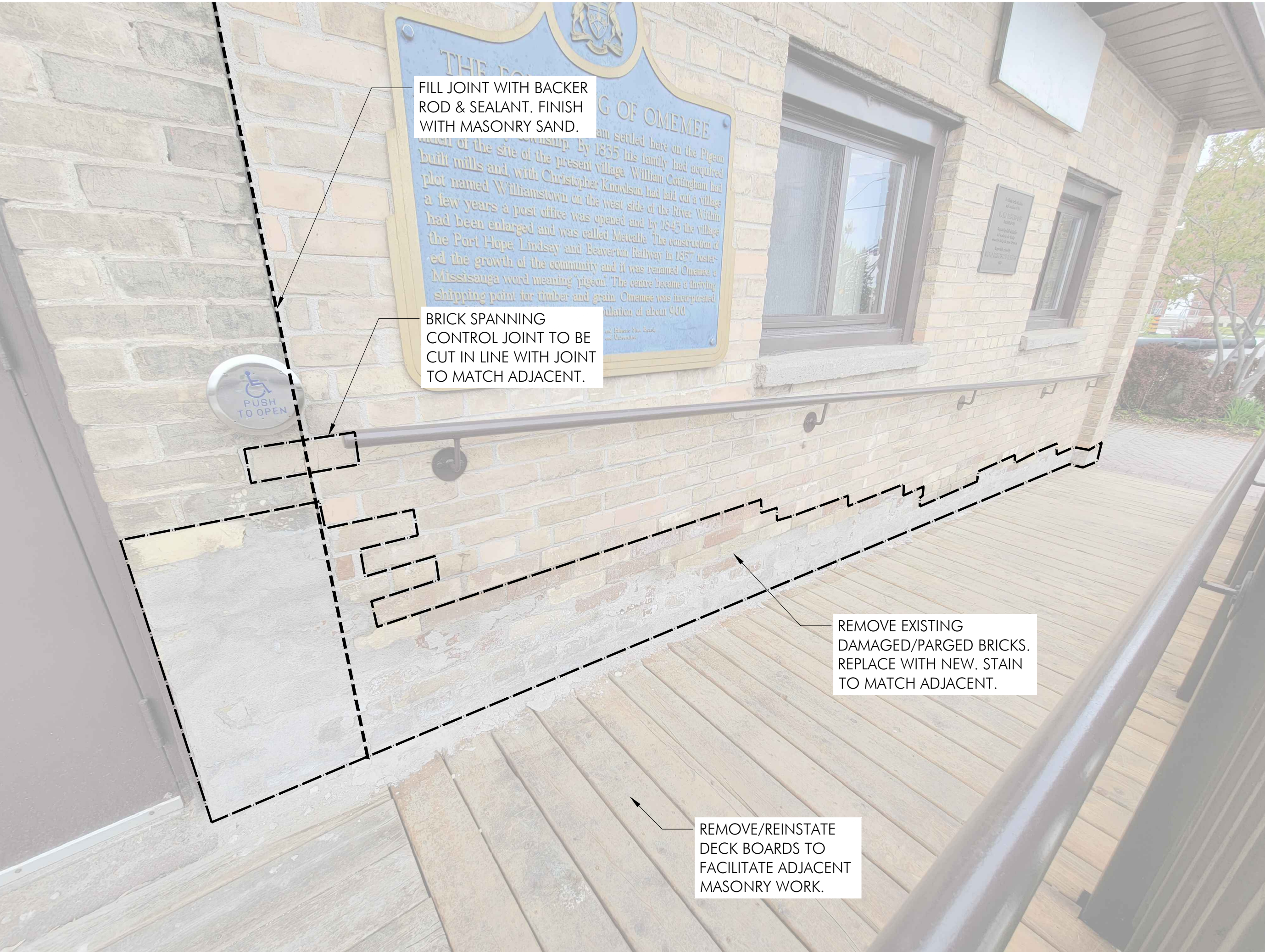
- NOTES:
1) HAND RAKE OUT FACE BRICK
2) REMOVE BRICK BY HAND
3) CLEAN ALL EXPOSED SURFACES OF MORTAR
4) BOND, COURSING AND JOINTING TO MATCH EXISTING.
5) SET BRICK IN FULL BED OF MORTAR TRUE TO LINE & LEVEL WITH ADJACENT UNITS.
6) CAVITY TO REAR OF BRICK TO BE FILLED SOLIDLY WITH MORTAR.
7) FILL AND COMPACT BED AND VERTICAL JOINTS UNTIL FILLED SOLIDLY WITH MORTAR.
8) TOOL JOINTS AS PER DETAIL 2/A1.6

3 INDIVIDUAL BRICK REPLACEMENT
A1.6 BR PROVIDE FOR 300 REPAIRS

4 MASONRY BY RAMP REPAIR
A1.6 NTS



5 MASONRY BY ENTRANCE
A1.6 NTS



DRAWINGS ARE NOT TO BE SCALED.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
©ALL RIGHTS RESERVED. THE USE OF ANY PART OF THIS DRAWING REPRODUCED, TRANSMITTED IN ANY FORM OR BY ANY MEANS OR STORED IN A RETRIEVAL SYSTEM WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS AN INFRINGEMENT OF THE COPYRIGHT LAW.
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED HERE BY THE ARCHITECT.

NO.	DATE	DESCRIPTION
REVISIONS		
ISSUE		
NO.	DATE	DESCRIPTION
1	22 APRIL 2025	ISSUED FOR TENDER
2		
3		
4		

ORIENTATION	STAMP

SBA Stevens Burgess Architects Ltd.
204 - 120 Carlton St., Toronto, ON. M5A 2K2 T: 416-961-5690 F: 416-972-6417

CLIENT:
CITY OF KAWARTHA LAKES
26 FRANCIS STREET
LINDSAY, ON K9V 5R8

PROJECT:
CORONATION HALL
EXTERIOR CONSERVATION
01 KING STREET WEST OMEMEE, ON

PROJECT NO.:
24012

DRAWING TITLE:
MASONRY REPAIRS

SCALE: AS NOTED	DATE: APRIL 2025	REVISED:	SHEET NO:
FILE NO: A24012	APPROVED BY: SK	DRAWN BY: AP	A1.6