

ASSEMBLY SCHEDULE

GENERAL NOTES:

1. U.N.O., CONCRETE STRENGTH TO BE MIN. 20MPa
2. IN BATHROOMS, INSTALL MMR GWB I.L.O. REGULAR GWB.
3. AROUND SHOWERS/ BATHTUBS, INSTALL TILE BACKER (DENSIELD OR EQUIVALENT) I.L.O. MMR GWB.

WALLS



W1 - INTERIOR WALL (WOOD STUD PARTITION)

- 1/2" GYPSUM WALL BOARD E/S OF
- UNLESS OTHERWISE DIMENSIONED, 2X4 WOOD STUDS @ 16" O.C.
- WHERE SHOWN ON PLANS, PROVIDE SOUND BATT INSULATION FULL DEPTH OF STUDS



W2 - INTERIOR WOOD STUD WALL BUILD-OUT

- 1/2" GYPSUM WALL BOARD
- UNLESS OTHERWISE DIMENSIONED, 2X4 WOOD STUDS @ 16" O.C.



W3 - INSULATED KNEE WALL

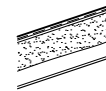
- 1/2" GYPSUM WALL BOARD
- 6mil. POLY VAPOUR RETARDER
- 2X6 WOOD STUDS @ 16" O.C.
- R22 BATT INSULATION
- CONTINUOUS 1 1/4" (R5) SEMI-RIGID MINERAL WOOL INSULATION (ROXUL COMFORTBOARD OR EQUIVALENT)



W4 - EXTERIOR WALL (DORMER)

- PREFINISHED VINYL SIDING
- CONTINUOUS 1" (R5) ISO BOARD RIGID INSULATION W/ INTEGRAL AIR/ WATER BARRIER
- 7/16" OSB WALL SHEATHING
- 2x6 WOOD STUDS @ 16" O.C.
- R22 BATT INSULATION
- 6mil. POLY VAPOUR RETARDER
- 1/2" GYPSUM BOARD

ROOFS



R1 - DORMER ROOF (UNVENTED ASSEMBLY)

- ASPHALT SHINGLES
- ROOFING FELT C/W ICE AND WATER BARRIER (GAF WEATHERWATCH ICE SHIELD OR EQ.) TO MIN. 36" UP SLOPE
- 7/16" OSB ROOF SHEATHING
- 2x10 WOOD ROOF RAFTERS AT 16" O.C.
- R31 SPRAY POLYURETHANE FOAM INSULATION
- 1/2" GYPSUM BOARD

GENERAL NOTES

GENERAL

1. WRITTEN DIMENSIONS TO BE USED. DO NOT SCALE DRAWINGS.
2. ALL DIMENSIONS ARE TAKEN FROM FACE OF FRAMING OR MASONRY, OR FROM FACE OF EXTG. SURFACE, U.N.O.
3. ALL DIMENSIONS ARE TO BE SITE VERIFIED.
4. ALL EXISTING CONDITIONS ARE TO BE SITE VERIFIED AND THE COMPLETE EXTENT OF WORK TO BE DETERMINED AT THE TIME OF CONSTRUCTION.

ASSUMPTIONS

1. ALL EXISTING FOUNDATION WALLS, SLABS AND FLOOR, WALL, CEILING AND ROOF FRAMING ARE PRESUMED SUITABLE TO ACCEPT NEW APPLICATIONS AND FINISHES, INCLUDING BUT NOT LIMITED TO BEING SUITABLY DRY, FREE FROM CRACKS, LEAKS, MOLD AND/ OR ROT.
2. SECOND FLOOR FRAMING IS PRESUMED TO SPAN NORTH-SOUTH, ALLOWING FOR PLUMBING MODIFICATIONS AND INSTALLATIONS WITHIN THE ENSUITE TO BE CARRIED OUT FROM ABOVE THE FLOOR STRUCTURE WITHOUT REQUIRING REMOVAL OR DISTURBANCE OF FINISHED CEILINGS OR SURFACES BELOW.
3. INSULATION AND VAPOUR RETARDER WITHIN THE EXTERIOR WALLS OF THE ENSUITE ARE PRESUMED EXISTING TO REMAIN.
4. THIRD FLOOR FRAMING AND SUPPORTING STRUCTURE IS PRESUMED SUITABLE TO ACCEPT ADDED LOADS.

FRAMING

1. ALL FRAMING LUMBER TO BE SPF No.1/No.2 KILN DRIED UNLESS OTHERWISE NOTED.

WINDOWS AND EXTERIOR DOORS:

1. GENERAL

1.1. WINDOWS:

- 1.1.1. U.N.O., ALL WINDOWS TO BE VINYL C/W SEALED DOUBLE GLAZING.
 - 1.1.2. REFER TO FLOOR PLANS AND/ OR ELEVATIONS FOR SIZE, CONFIGURATION AND OPERABILITY.
- 1.2. EXTERIOR DOORS:**
- 1.2.1. ENTRANCE DOORS:
 - 1.1.1.1. U.N.O., ALL DOORS TO BE INSULATED STEEL DOORS.
 - 1.1.1.2. GLAZING: SEALED DOUBLE GLAZING, U.N.O..
 - 1.1.1.3. FINISH: FACTORY-APPLIED PAINT, U.N.O.
 - 1.1.1.4. HARDWARE: ENTRANCE LOCKSET C/W DEADBOLT, U.N.O.
 - 1.1.1.5. REFER TO ELEVATIONS FOR SIZE, CONFIGURATION AND GLAZING REQUIREMENTS. OPERATION AS PER PLANS.
 - 1.2.2. PATIO SLIDERS:
 - 1.1.1.1. U.N.O., ALL PATIO SLIDERS TO BE INSULATED VINYL C/W SEALED DOUBLE GLAZING.
 - 1.1.1.2. HARDWARE: PATIO SLIDER LOCKSET.
 - 1.1.1.3. REFER TO PLANS AND/OR ELEVATIONS FOR SIZING, CONFIGURATION AND OPERATION.

2. BASEMENT:

- 2.1. COLD ROOM: NEW +/-30"x69" INSULATED STEEL DOOR TO REPLACE EXISTING C/W ALUMINUM THRESHOLD, WEATHER STRIPPING AND PASSAGE SET.

HVAC, ELECTRICAL AND PLUMBING:

1. GENERAL:

- 1.1. REFER TO THE FLOOR PLANS FOR MEP EQUIPMENT AND COMPONENTS TO BE REMOVED, RELOCATED AND/OR ADDED.
- 1.2. WHERE PLUMBING FIXTURES ARE REMOVED, REMOVE ASSOCIATED PIPING DOWN TO BELOW FINISHED SURFACES AND CAP.
- 1.3. WHERE ELECTRICAL COMPONENTS ARE REMOVED, REMOVE ALL WIRING BACK TO SOURCE AND MAKE SAFE.
- 1.4. REFER TO THE SCHEDULE OF FINISHES FOR THE COMPLETE SPECIFICATION OF HVAC, PLUMBING AND ELECTRICAL FIXTURES.
- 1.5. ALL MEP WORK IS TO BE PROVIDED IN ACCORDANCE TO ALL APPLICABLE CODES AND REQUIREMENTS.

2. **WATER HEATER:** TO BE REPLACED NEW - VERIFY CAPACITY AND AND POWER SOURCE IN FIELD.

SHEET LIST

SHEET No.	TITLE	REV. No.	REV. DATE
A0.0	PROJECT INFORMATION	5	2025-12-04
EX-A2.0	EXTG./ DEMOLITION SECOND FLOOR PLAN	5	2025-12-04
EX-A2.1	EXTG./ DEMOLITION THIRD FLOOR PLAN	5	2025-11-07
EX-A2.2	EXTG./ DEMOLITION ROOF PLAN	5	2025-12-04
EX-A3.0	EXTG./ DEMOLITION FRONT ELEVATION	5	2025-12-04
EX-A3.1	EXTG./ DEMOLITION LEFT SIDE ELEVATION	5	2025-12-04
A1.0	PROPOSED SITE PLAN	5	2025-12-04
A2.0	PROPOSED SECOND FLOOR PLAN	5	2025-12-04
A2.1	PROPOSED THIRD FLOOR PLAN	5	2025-12-04
A2.2	PROPOSED ROOF PLAN	5	2025-12-04
A3.0	PROPOSED FRONT ELEVATION	5	2025-12-04
A3.3	PROPOSED LEFT SIDE ELEVATION	5	2025-12-04
A4.0	BUILDING SECTIONS	5	2025-12-04

ABBREVIATIONS

ACM	ASBESTOS CONTAINING MATERIAL	O/H	OVERHEAD
AH	ATTIC HATCH	PB	PUSH BUTTON
CONC.	CONCRETE	P.ENG.	PROFESSIONAL ENGINEER
CO	CARBON MONOXIDE	PL	POINT LOAD (LOCATION V.I.F.)
CTE	CONNECT TO EXISTING	PLBG.	PLUMBING
DSS	DESIGNATED SUBSTANCE SURVEY	PREFIN.	PREFINISHED
E/E	EACH END	P.T.	PRESSURE TREATED
EF	EXHAUST FAN	R&D	REMOVE AND DISPOSE
ELEC.	ELECTRICAL	R&R	REMOVE AND RELOCATE
E/S	EACH SIDE	RA	RETURN AIR VENT/ GRILLE
EXTG.	EXISTING	RECEPT.	RECEPTACLE
FIN.	FINISHED	RELOC.	RELOCATE(D)
FL.	FLUSH	REV.	REVISION
GALV.	GALVANIZED	SA	SUPPLY AIR VENT/ GRILLE
GM	GAS METER	SCWD	SOLID CORE WOOD
GWB	GYPSUM WALL BOARD (DRYWALL)	SMEP	STRUCTURAL, MECHANICAL (HVAC), ELECTRICAL, PLUMBING
HB	HOSE BIB		
HCWD	HOLLOW CORE WOOD	TYP.	TYPICAL (APPLIES TO MULTIPLE SIMILAR ELEMENTS OR LOCATIONS THROUGHOUT A DRAWING, U.N.O.)
HM	HYDRO METER		
I.L.O.	IN LIEU OF		
MLWK.	MILLWORK	U/G	UNDERGROUND
MECH.	MECHANICAL	U.N.O.	UNLESS NOTED OTHERWISE
MMR	MOISTURE AND MOULD RESISTANT (DRYWALL)	U.N.P.	TO BE VERIFIED IN FIELD
		XTR	EXISTING TO REMAIN
NC	NO CHANGE		

FINISHED FLOOR AREA STATISTICS (sf):

FLOOR LEVEL	EXISTING	RENOVATED/ ADDED
BASEMENT	0	0
GROUND FLOOR	1540	0
SECOND FLOOR	728	74
ATTIC FLOOR	0	430
TOTALS	2268 (210.70m²)	117 (10.87m²)
TOTAL FINISHED FLOOR AREA AFTER RENOVATION:	2698 (250.65m²)	

No.	Description	Date
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2	ISSUED FOR PRICING	2025-11-06
3	RE-ISSUED FOR PRICING	2025-11-07
5	ISSUED FOR MINOR VARIANCE APPLICATION	2025-12-04










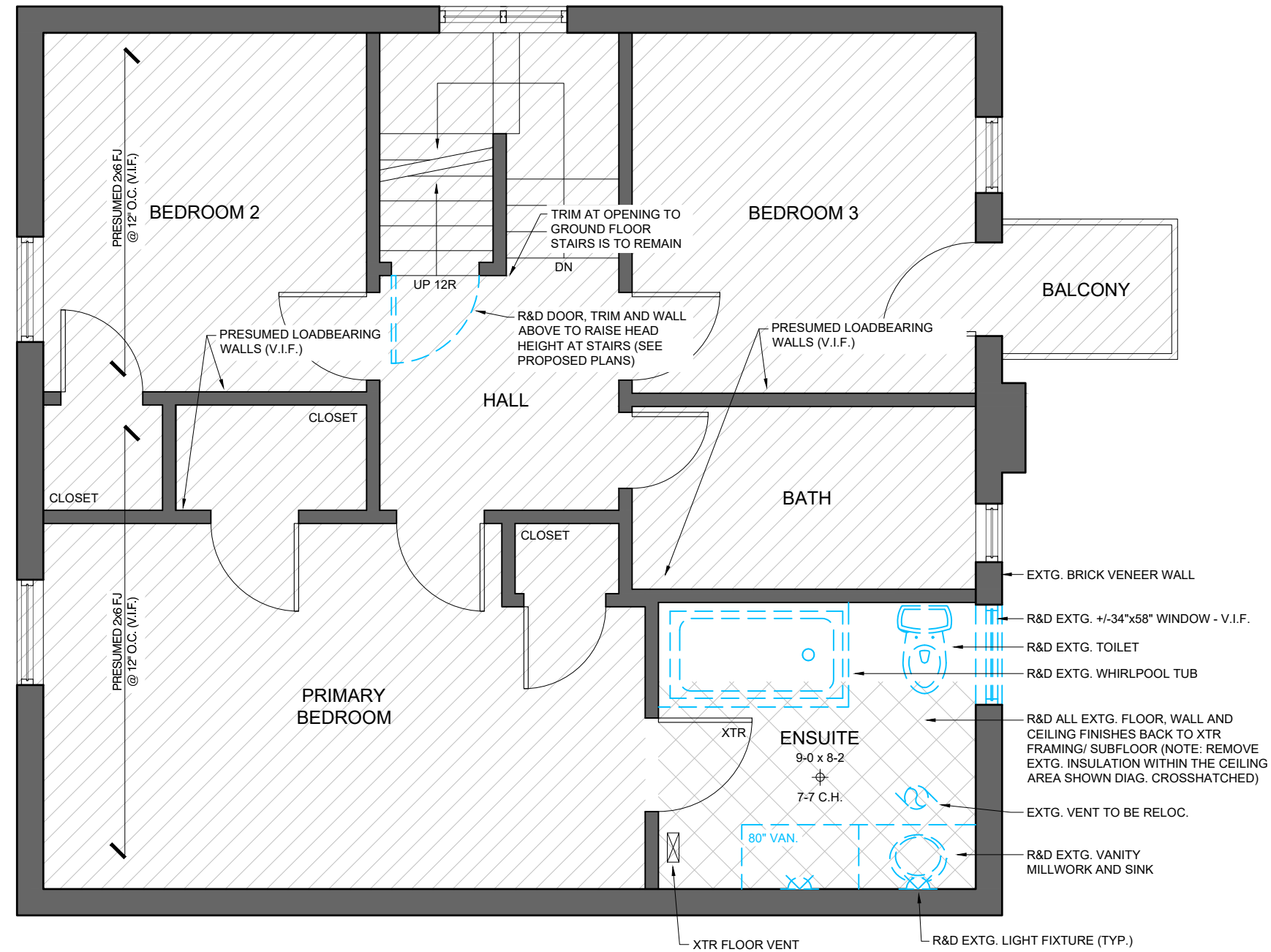
56 WOOLWICH ST., KITCHENER

PROJECT INFORMATION

DRAWN BY	N.McNAMARA	DATE	OCTOBER 2025	A0.0
		SCALE		

DRAWING LEGEND


-  EXISTING WALLS TO REMAIN
-  AREA NOT IN SCOPE OF WORK, U.N.O.
-  ITEMS TO BE DEMOLISHED - REFER TO PLANS
-  EXHAUST FAN VENTED TO EXTERIOR
-  INTERCONNECTED CARBON MONOXIDE ALARM
-  INTERCONNECTED SMOKE ALARM W/ VISUAL SIGNALING DEVICE
-  STRUCTURAL POST BUILT-UP TO MATCH WIDTH OF BEAM/LINTEL, UNLESS OTHERWISE NOTED



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56 WOOLWICH ST., KITCHENER

EXTG./ DEMOLITION SECOND FLOOR PLAN

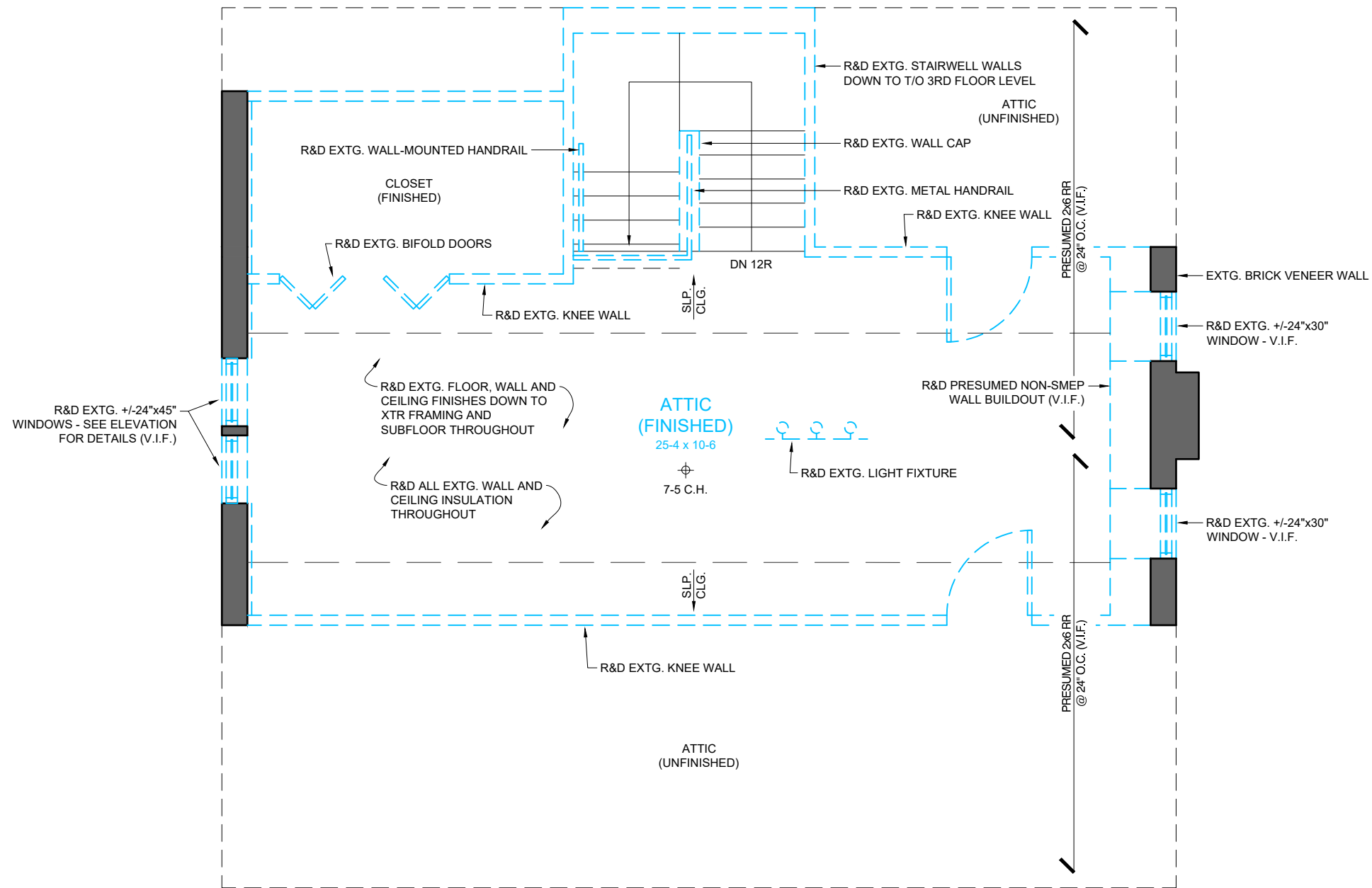
DRAWN BY	N.McNAMARA	DATE	OCTOBER 2025
PROJECT	NORTH	TRUE NORTH	SCALE
			1/4" = 1'-0"

EX-A2.0



DRAWING LEGEND

- EXISTING WALLS TO REMAIN
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5	ISSUED FOR MINOR VARIANCE APPLICATION	2025-12-04










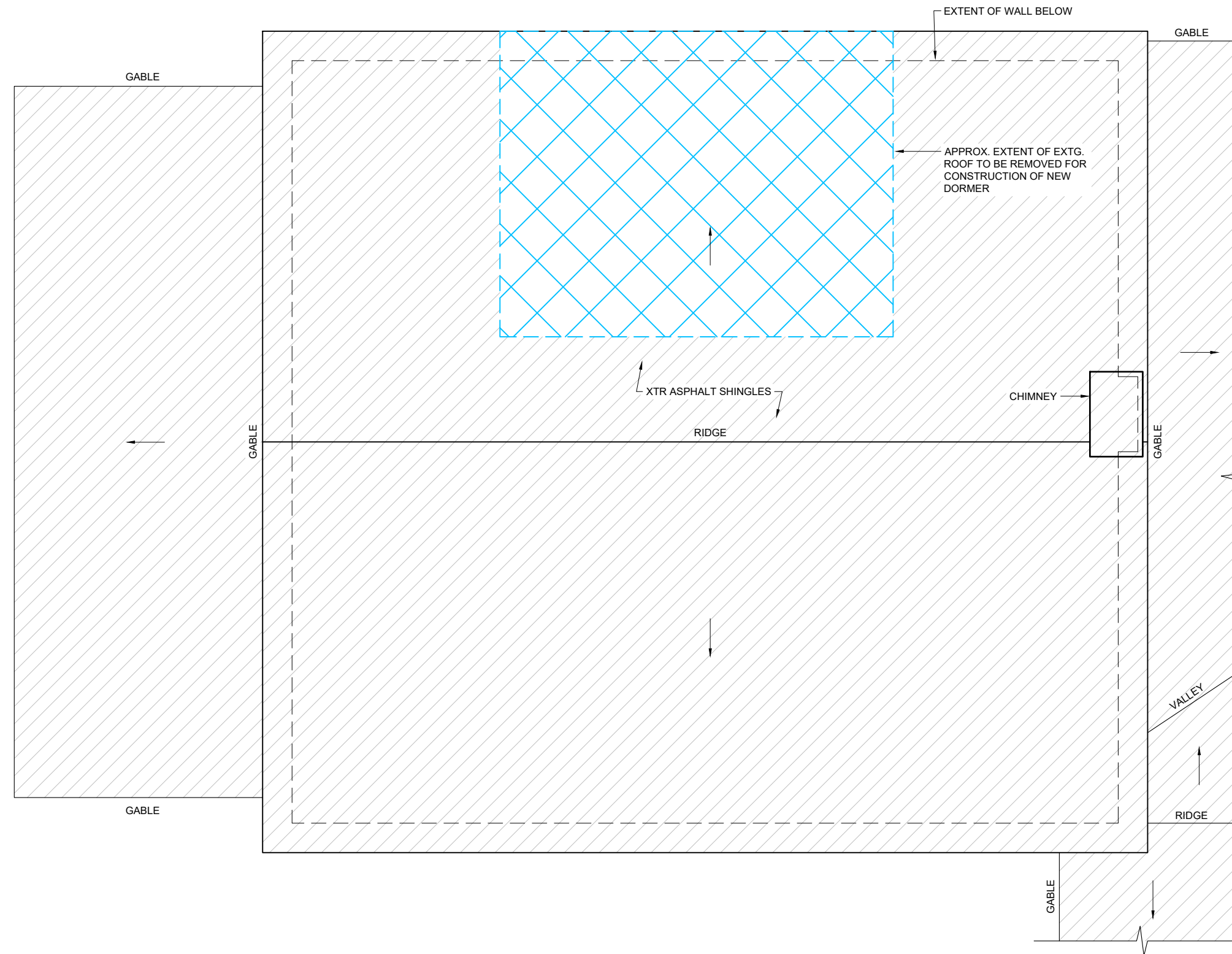
56 WOOLWICH ST., KITCHENER

EXTG./ DEMOLITION THIRD FLOOR PLAN

DRAWN BY N.McNAMARA	DATE OCTOBER 2025	EX- A2.1
PROJECT NORTH	SCALE 1/4" = 1'-0"	

DRAWING LEGEND

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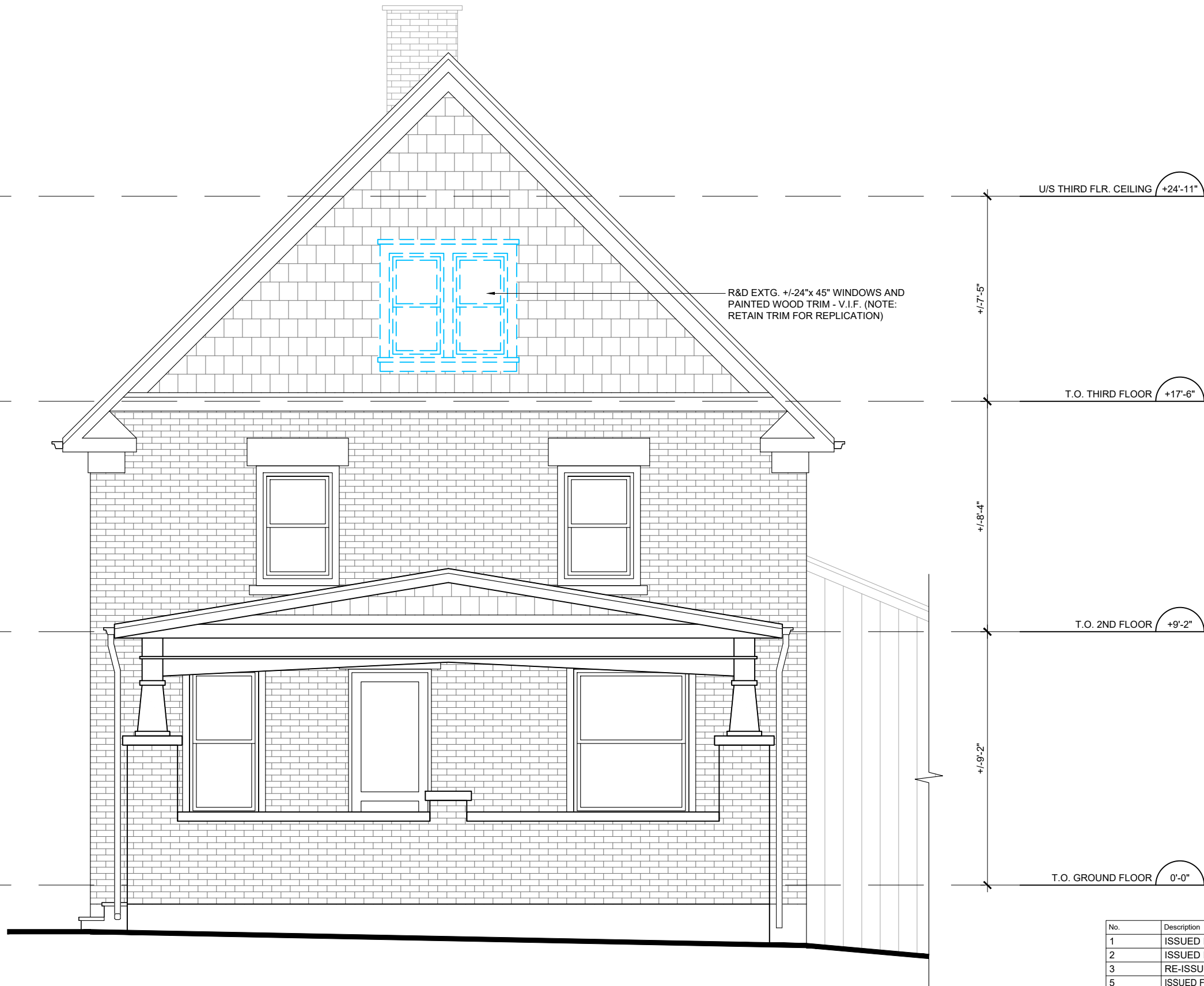
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56 WOOLWICH ST., KITCHENER

EXTG./ DEMOLITION ROOF PLAN

DRAWN BY	N.McNAMARA	DATE	OCTOBER 2025	EX- A2.2
PROJECT	NORTH	TRUE NORTH	SCALE	



No.	Description	Date
1	ISSUED FOR AS-BUILTS	2025-10-20
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5	ISSUED FOR MINOR VARIANCE APPLICATION	2025-12-04



56 WOOLWICH ST., KITCHENER		
EXTG./ DEMOLITON FRONT (WEST) ELEVATION		
DRAWN BY	DATE	EX-A3.0
N.McNAMARA	OCTOBER 2025	
SCALE		1/4" = 1'-0"



No.	Description	Date
1	ISSUED FOR AS-BUILTS	2025-10-20
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5	ISSUED FOR MINOR VARIANCE APPLICATION	2025-12-04

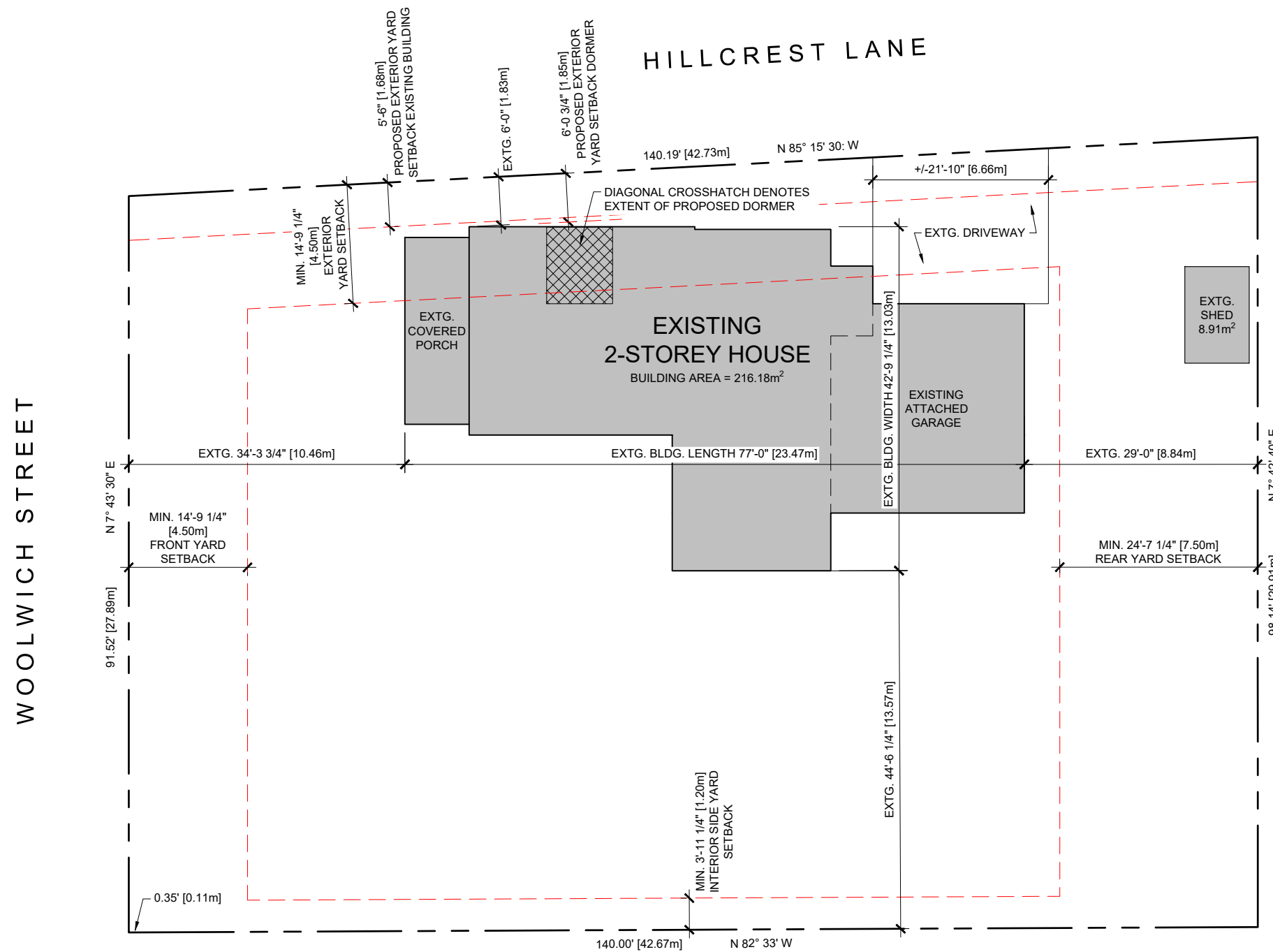


56 WOOLWICH ST., KITCHENER		
EXTG./ DEMOLITION LEFT SIDE (NORTH) ELEVATION		
DRAWN BY	DATE	EX-A3.1
N.McNAMARA	OCTOBER 2025	
SCALE		1/4" = 1'-0"

ZONING STATISTICS
CITY OF KITCHENER ZONING BY-LAW 2019-051
RESIDENTIAL TWO ZONE (R-2)

REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	411m ²	1236.36m ²	NO CHANGE
MIN. LOT WIDTH:	n/a		
MIN. CORNER LOT WIDTH:	15.0	27.89m	NO CHANGE
MIN. FRONT YARD SETBACK (WEST):	4.5m	10.46m	NO CHANGE
MIN. EXTERIOR YARD SETBACK (NORTH):	4.5m	1.83m	1.68m
MIN. INTERIOR SIDE YARD SETBACK (SOUTH):	1.2m	13.57m	NO CHANGE
MIN. REAR YARD SETBACK (EAST):	7.5m	8.84m	NO CHANGE
MAX. LOT COVERAGE:	55%	18.2%	NO CHANGE
MAX. BUILDING HEIGHT:	11.0m	7.72m	NO CHANGE
MAX. NUMBER OF STOREYS	3	3	NO CHANGE

NOTE: LOT INFORMATION ON THIS DRAWING IS TAKEN FROM PROPERTY SURVEY PREPARED BY WAYNE D. BRUBACHER O.L.S., DATED MARCH 10th, 1999.



No.	Description	Date
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5	ISSUED FOR MINOR VARIANCE APPLICATION	2025-12-04










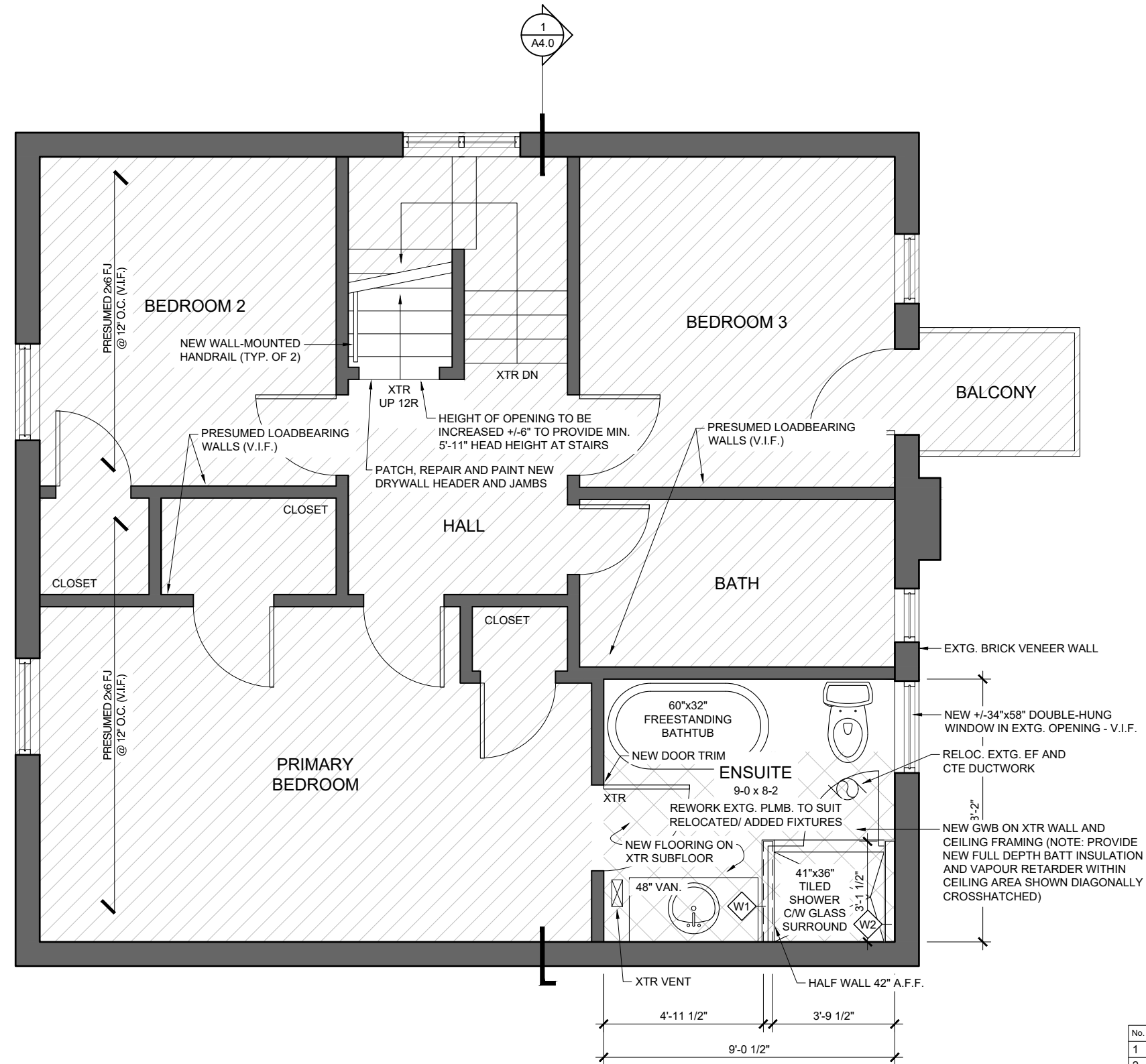
56 WOOLWICH ST., KITCHENER

PROPOSED SITE PLAN

DRAWN BY N.McNAMARA	DATE OCTOBER 2025	A1.0
PROJECT NORTH	SCALE 1:200	

DRAWING LEGEND

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56 WOOLWICH ST., KITCHENER

PROPOSED SECOND FLOOR PLAN

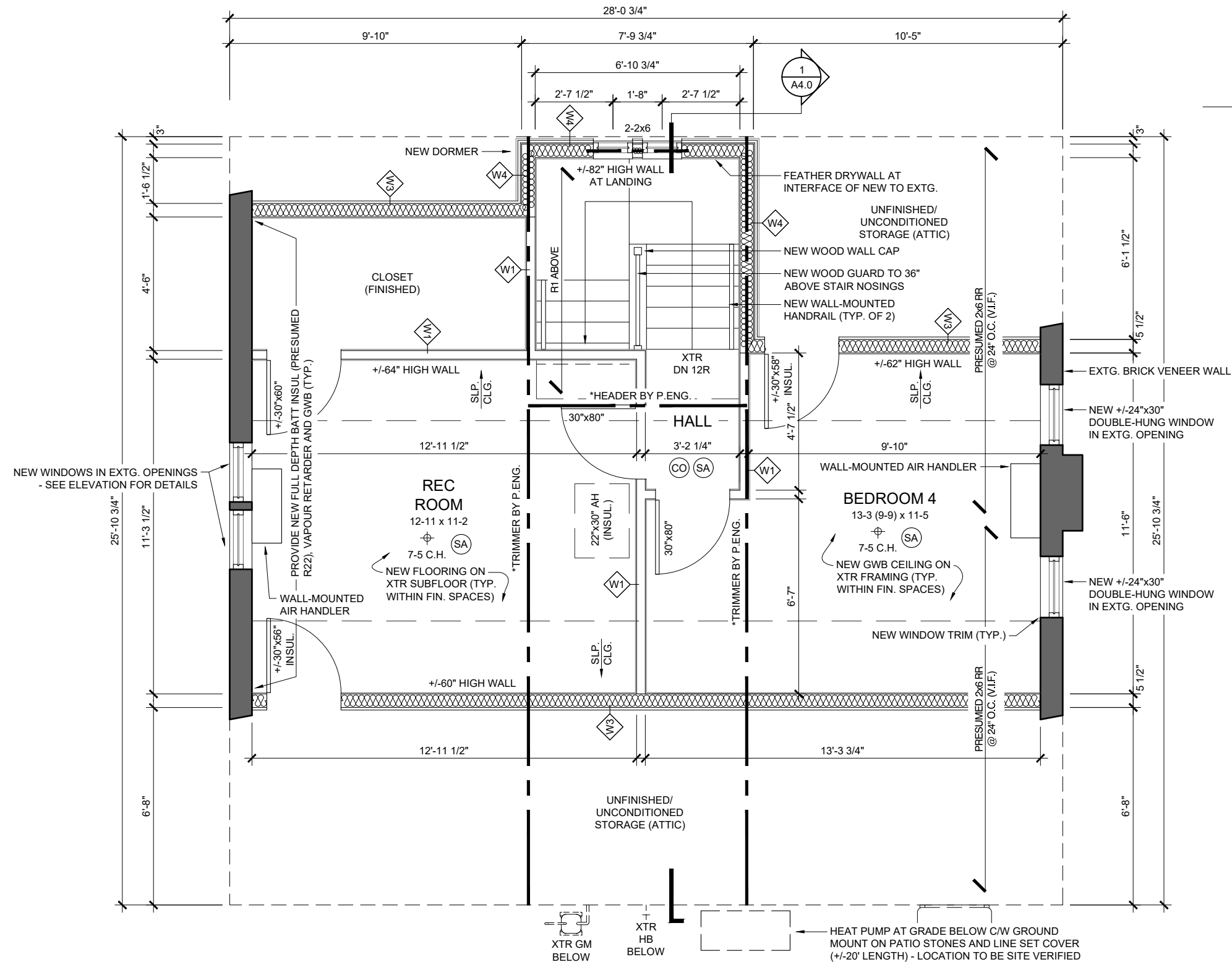
DRAWN BY	N.McNAMARA	DATE	OCTOBER 2025
PROJECT	NORTH	SCALE	1/4" = 1'-0"

A2.0



DRAWING LEGEND

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56 WOOLWICH ST., KITCHENER

PROPOSED THIRD FLOOR PLAN








DRAWN BY N.McNAMARA	DATE OCTOBER 2025	A2.1
PROJECT NORTH	SCALE 1/4" = 1'-0"	

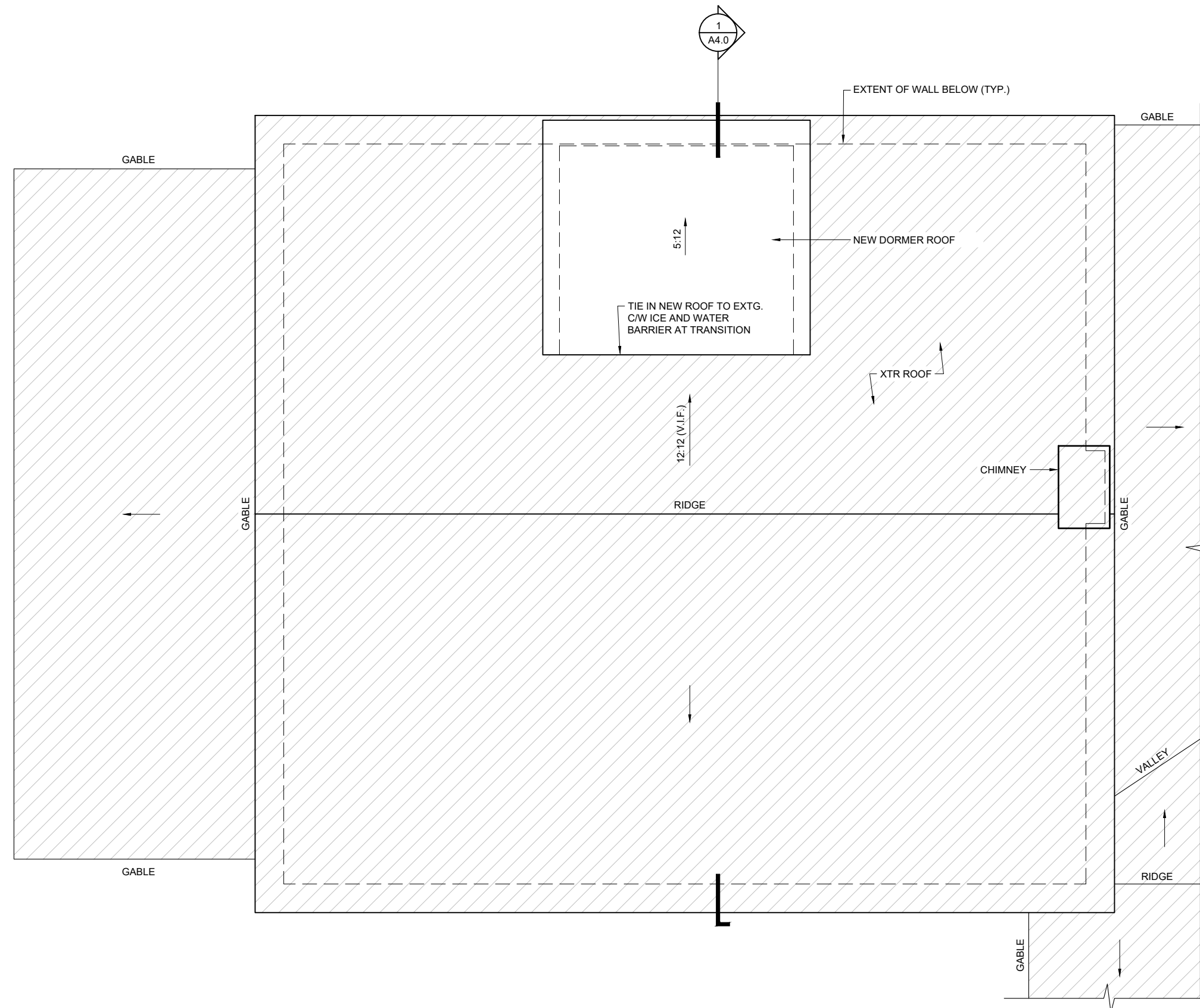


HEAT PUMP AT GRADE BELOW C/W GROUND MOUNT ON PATIO STONES AND LINE SET COVER (+/-20' LENGTH) - LOCATION TO BE SITE VERIFIED

XTR GM BELOW
XTR HB BELOW

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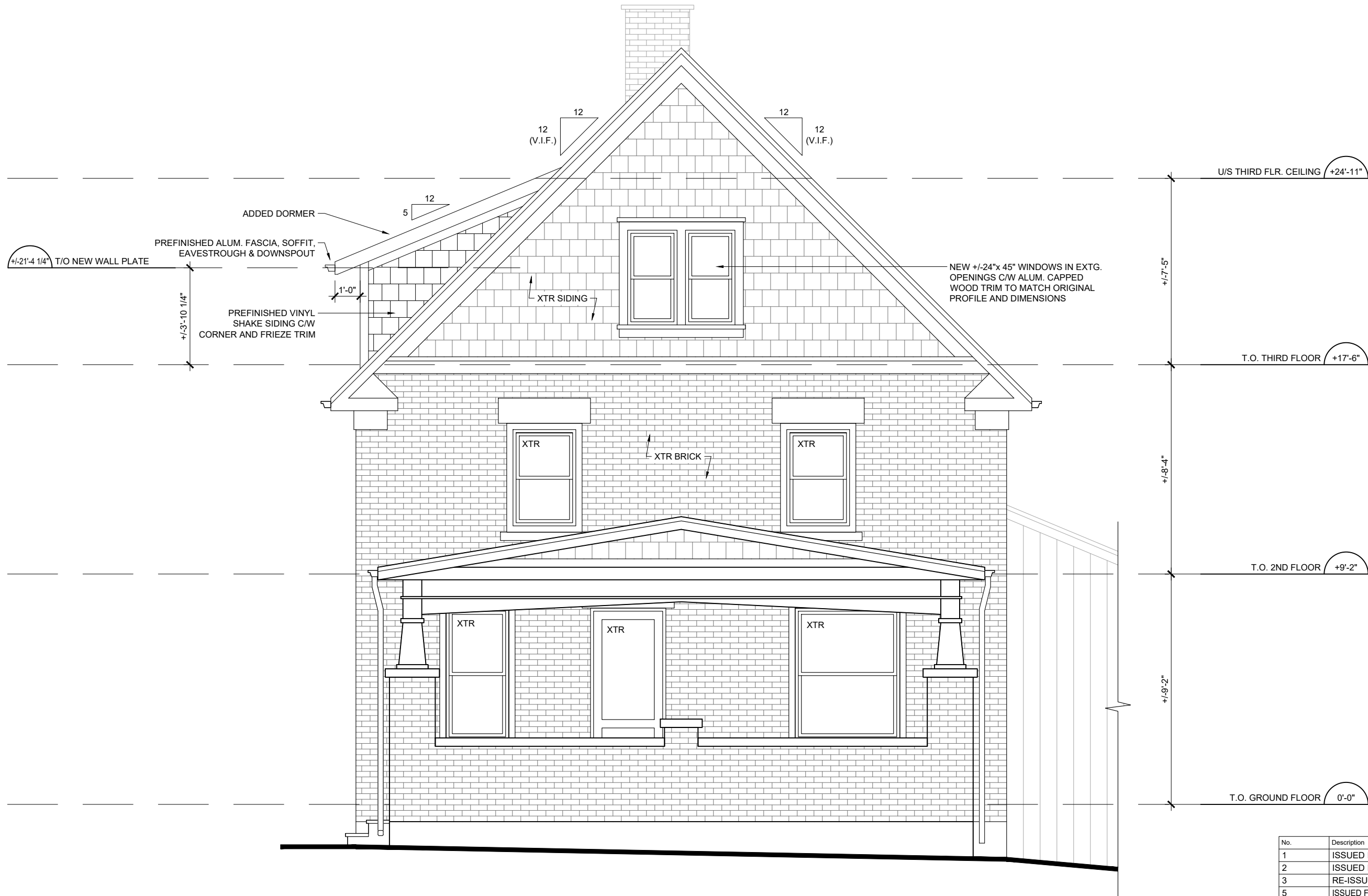


56 WOOLWICH ST., KITCHENER

PROPOSED ROOF PLAN

DRAWN BY	N.McNAMARA	DATE	OCTOBER 2025
PROJECT NORTH	TRUE NORTH	SCALE	1/4" = 1'-0"

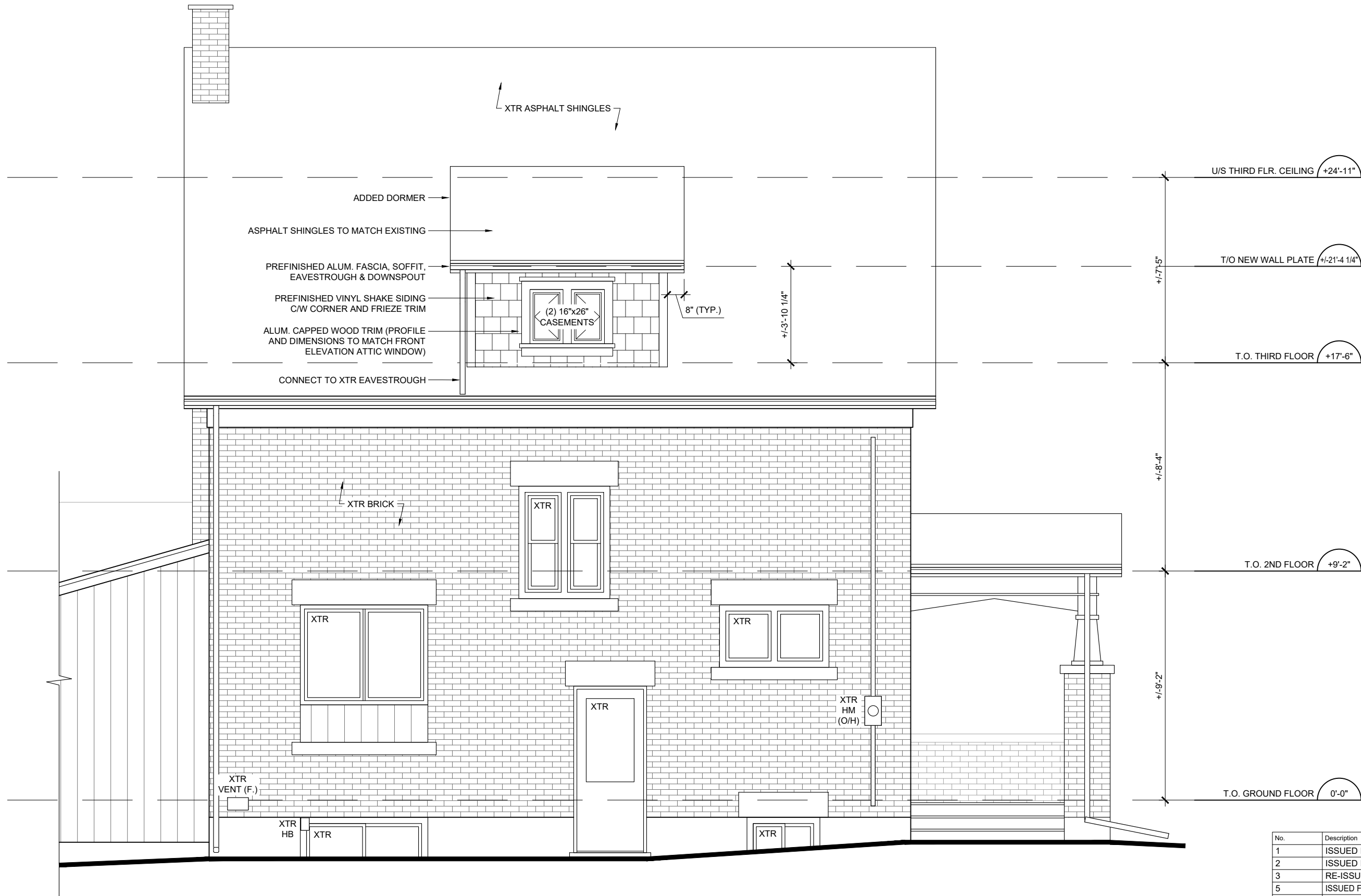
A2.2



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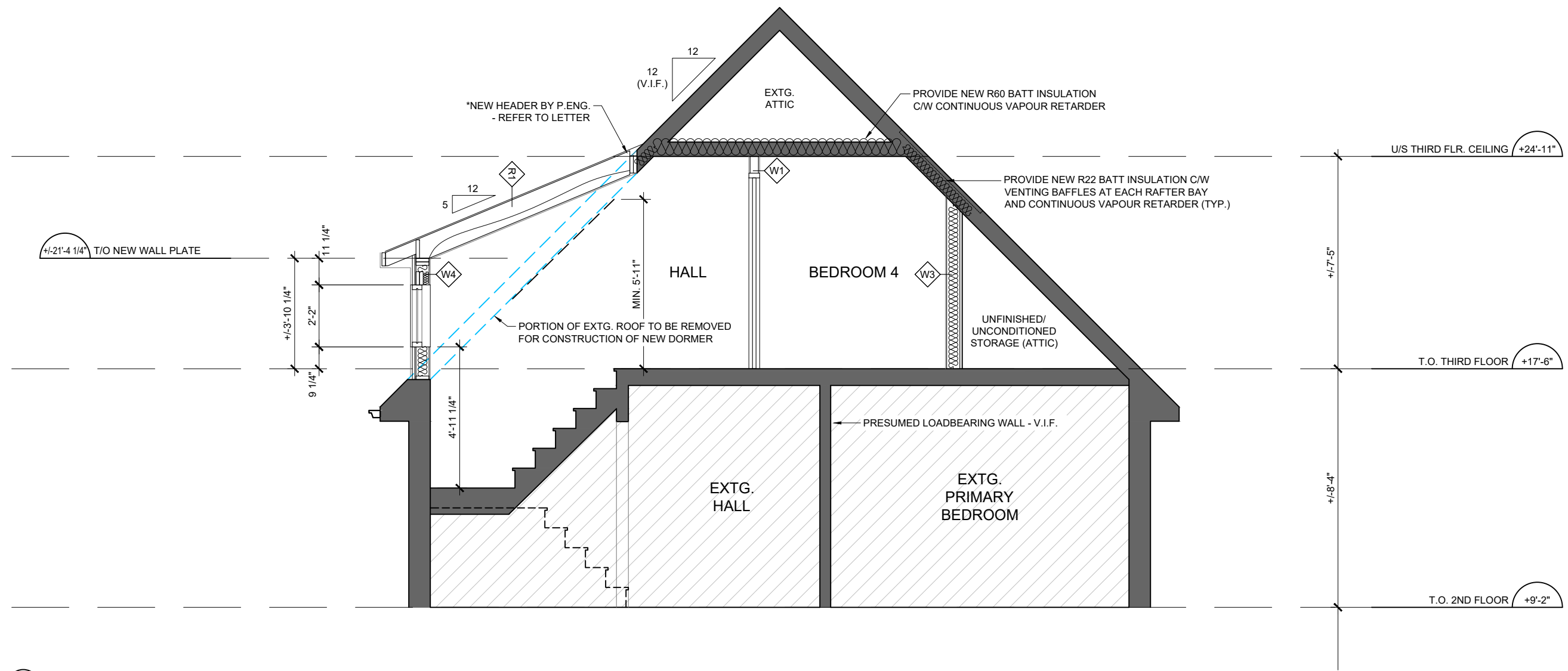
56 WOOLWICH ST., KITCHENER
PROPOSED FRONT (WEST) ELEVATION
 DRAWN BY: N.McNAMARA DATE: OCTOBER 2025
 SCALE: 1/4" = 1'-0" **A3.0**



No.	Description	Date
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56 WOOLWICH ST., KITCHENER		
PROPOSED LEFT SIDE (NORTH) ELEVATION		
DRAWN BY	DATE	A3.1
N.McNAMARA	OCTOBER 2025	
SCALE		1/4" = 1'-0"





1 BUILDING SECTION 1
 1/4" = 1'-0"

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56 WOOLWICH ST., KITCHENER

BUILDING SECTIONS

DRAWN BY	DATE	A4.0
N.McNAMARA	OCTOBER 2025	
SCALE		1/4" = 1'-0"

HILLCREST LANE

OPENED BY BYLAW 224, INST. NO. 447932 PLAN EX-79

PIN 22710 - 0301 (R)

N 85° 15' 30" W REFERENCE BEARING 140.19 (MEAS & PI)

A = 105.13 (MEAS. & PI) C = 105.06 N 81° 35' 10" W R = 819.50

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1224109



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

AOLS PLAN SUBMISSION FORM
NO. 1224109 MUST APPEAR ABOVE.

NOTE

PART TWO, THE REPORT PRINTED ON THE
REVERSE SIDE HEREOF, IS TO BE READ
WITH, AND FORMS PART OF THIS PLAN.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND
IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT AND THE REGISTRY ACT
AND THE REGULATIONS MADE THEREUNDER.
 2. THE SURVEY WAS COMPLETED ON THE
10th DAY OF MARCH, 1999

DATE: MARCH 10th, 1999

Wayne D. Brubacher
WAYNE D. BRUBACHER, ONTARIO LAND SURVEYOR

SURVEY FOR: ELEANOR QUANZ

Wayne D. Brubacher O.L.S.
Ontario Land Surveyor

550 Trillium Drive, Unit 15,
Kitchener, Ontario N2R 1K3

Tel. (519) 896-7878 Fax. (519) 896-7509

Job: RMW-577-1020 Name: 577RMW.DWG

Drawn: W.D.B. Checked: W.D.B. Serial: 10,567

SURVEYOR'S REAL PROPERTY REPORT (PART I), of PART OF LOT 34 REGISTERED PLAN 577 in the CITY OF KITCHENER

REGIONAL MUNICIPALITY OF WATERLOO

SCALE 1" = 20'



WAYNE D. BRUBACHER, O.L.S.

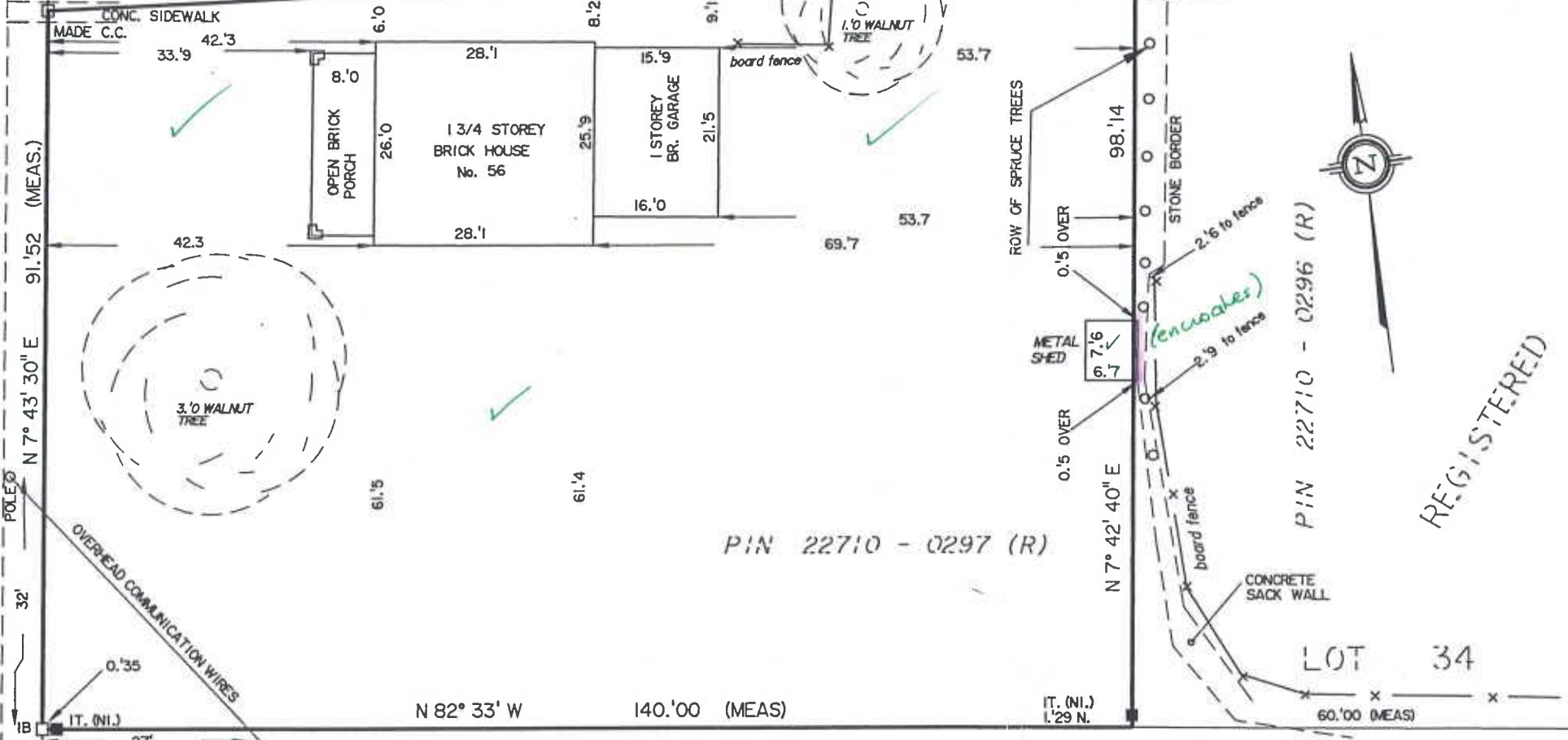
BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED
TO THE SOUTHERN LIMIT OF HILLCREST LANE
AS SHOWN ON EXPROPRIATION PL. 79, HAVING
A BEARING OF N 85° 15' 30" W

LEGEND

- | | |
|--------|-------------------------|
| C.C. | CUT CROSS |
| I.B. | IRON BAR |
| R.I.B. | ROUND IRON BAR |
| S.I.B. | STANDARD IRON BAR |
| I.T. | IRON TUBE |
| ■ | PROPERTY BAR FOUND |
| □ | PROPERTY BAR SET |
| (NI.) | NOT IDENTIFIED |
| (706) | DAVID J. HOWE O.L.S. |
| (1114) | METZ AND LORENTZ LTD. |
| (1191) | GUENTHER RUEB SURVEYING |
| (PI) | PLAN EX - 79 |

WOOLWICH STREET PIN 22299-0002 (R)
TRAVELLED ROAD SHOWN ON R.P. 577 PART LOT 59 GCT

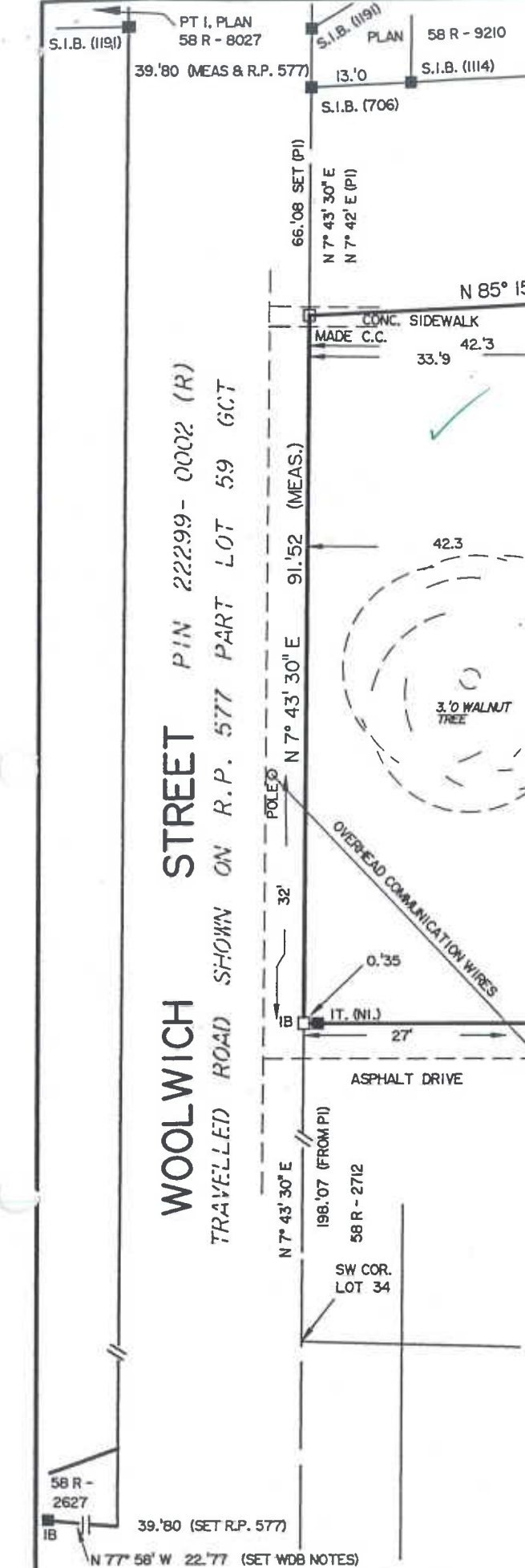


PLAN

REGISTERED

PIN 22710 - 0297 (R)

PIN 22710 - 0298 (R)



IMPERIAL

MEASUREMENTS SHOWN ON THIS
PLAN ARE IN FEET AND MAY
BE CONVERTED TO METRES BY
MULTIPLYING BY 0.3048

LOT 34 R.P. 577
GERMAN COMPANY TRACT

56 Woolwich St 82-118 R-3