

# 98 COLLEGE STREET

KITCHENER, ON, N2H 5A3



CONSULTANTS: 01 MARTIN SIMMONS SWEERS ARCHITECTS architect  
02 STRIK BALDINELLI MONIZ LTD. structural engineer  
03 STRIK BALDINELLI MONIZ LTD. mechanical engineer  
04 STRIK BALDINELLI MONIZ LTD. electrical engineer

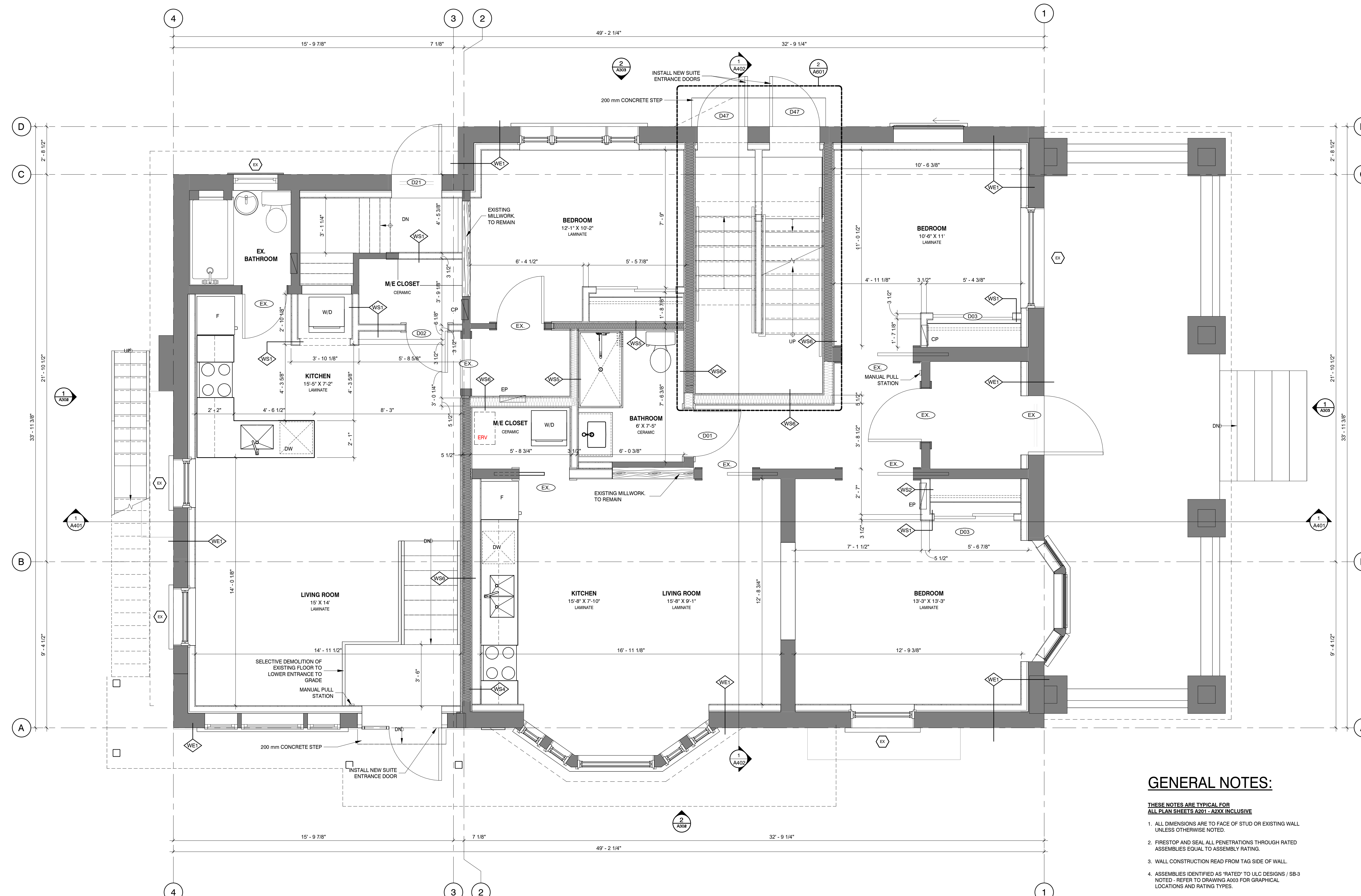
ISSUED FOR HERITAGE PERMIT

26/01/27

DRAWING INDEX:







**1** PROPOSED - GROUND FLOOR  
A206 3/8" = 1'-0"

**GENERAL NOTES:**

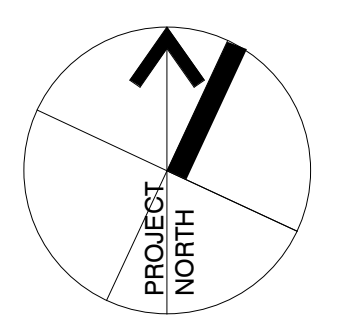
- THESE NOTES ARE TYPICAL FOR ALL PLAN SHEETS A201 - A2XX INCLUSIVE
- ALL DIMENSIONS ARE TO FACE OF STUD OR EXISTING WALL UNLESS OTHERWISE NOTED.
  - FIRESTOP AND SEAL ALL PENETRATIONS THROUGH RATED ASSEMBLIES EQUAL TO ASSEMBLY RATING.
  - WALL CONSTRUCTION READ FROM TAG SIDE OF WALL.
  - ASSEMBLIES IDENTIFIED AS "RATED" TO ULC DESIGNS / SB-3 NOTED - REFER TO DRAWING A303 FOR GRAPHICAL LOCATIONS AND RATING TYPES.

2	26/01/27	ISSUED FOR HERITAGE PERMIT
1	25/11/20	ISSUED FOR BUILDING PERMIT
NR	DATE	ISSUE

**MARTIN SIMMONS SWEERS**

200 - 113 Breithaupt Street  
Kitchener, ON N2H 5G9  
t 519.745.4754 f 519.745.0061

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PROJECT  
**98 COLLEGE STREET**

KITCHENER, ON, N2H 5A3

DRAWING

**GROUND FLOOR PLAN**

DRAWN BY  
**CO/RM**

CHECKED BY  
**AJ**

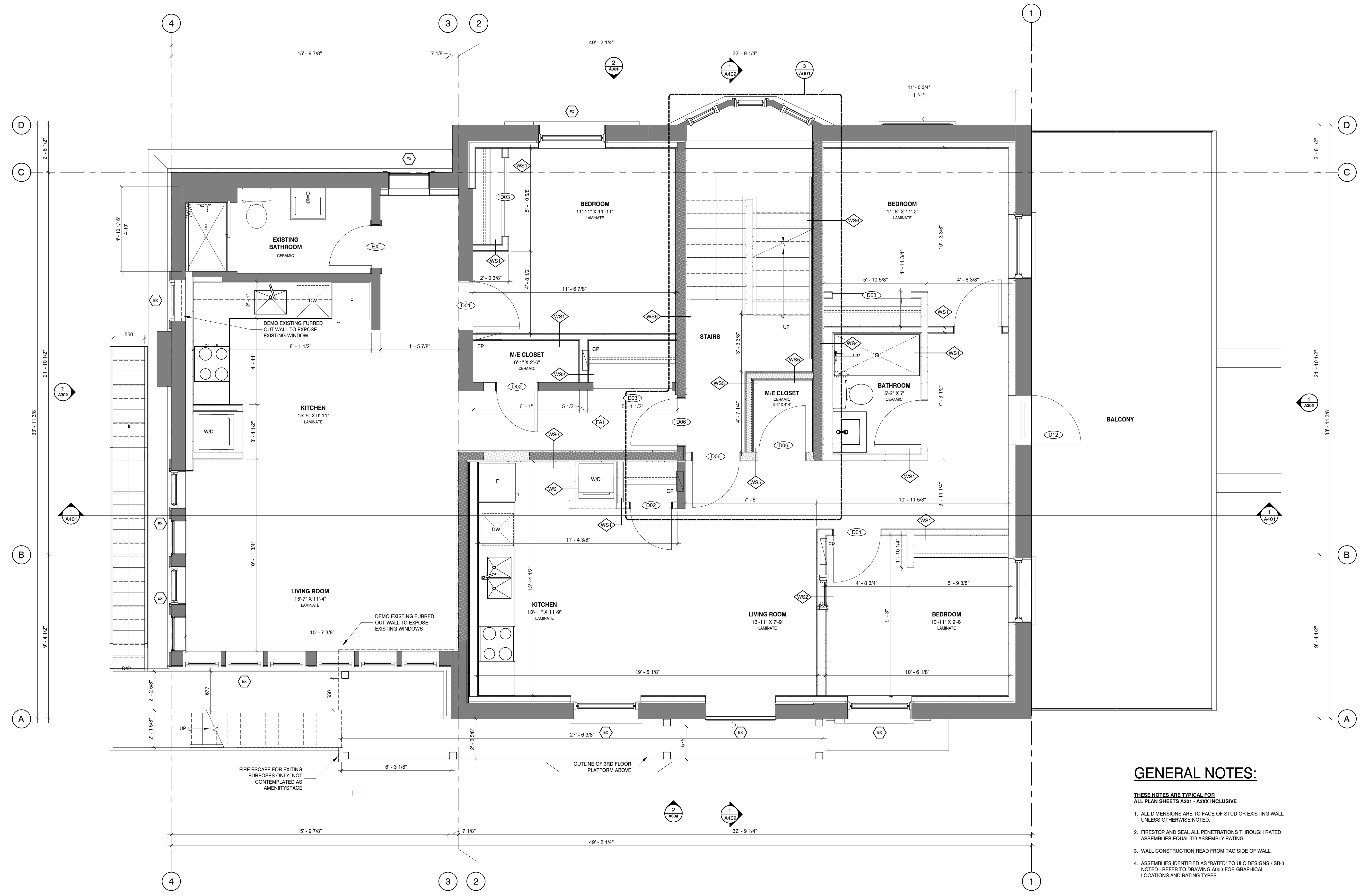
DATE

SCALE  
**AS NOTED**

DRAWING NO

**A206**

PLOT DATE: 2024/07/13 10:34 AM  
 FILE PATH: AutoCAD Drawings\2024\98 College Street\98 College Street.dwg



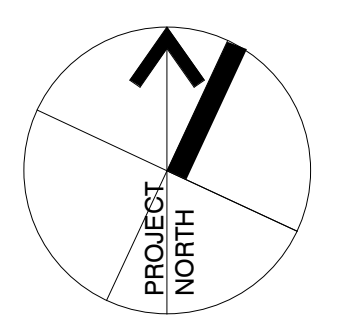
**1** PROPOSED - SECOND FLOOR  
A207 3/8" = 1'-0"

2	26/01/27	ISSUED FOR HERITAGE PERMIT
1	25/11/20	ISSUED FOR BUILDING PERMIT
NO	DATE	ISSUE

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PROJECT  
**98 COLLEGE STREET**

KITCHENER, ON, N2H 5A3

DRAWING

**SECOND FLOOR PLAN**

DRAWN BY  
**CO/RM**

CHECKED BY  
**AJ**

DATE

SCALE  
**AS NOTED**

PROJECT NO

DRAWING NO  
**A207**

**GENERAL NOTES:**

- THESE NOTES ARE TYPICAL FOR ALL PLAN SHEETS A201 - A2XX INCLUSIVE**
- ALL DIMENSIONS ARE TO FACE OF STUD OR EXISTING WALL UNLESS OTHERWISE NOTED.
  - FIRESTOP AND SEAL ALL PENETRATIONS THROUGH RATED ASSEMBLIES EQUAL TO ASSEMBLY RATING.
  - WALL CONSTRUCTION READ FROM TAG SIDE OF WALL.
  - ASSEMBLIES IDENTIFIED AS "RATED" TO ULC DESIGNS / SB-3 NOTED - REFER TO DRAWING A303 FOR GRAPHICAL LOCATIONS AND RATING TYPES.

PLOT DATE: 2024/10/13 13:24 AM  
 FILE PATH: AutoCAD Document\2024\98 College Street\98 College St.dwg





**ELEVATION GENERAL NOTES**

- ① INFILL OPENING WITH BRICK TO MATCH EXISTING
- ② CONSTRUCT DORMER WITH NEW WINDOWS TO COMPLY WITH O.B.C. Div. B 9.7.2.3. NEW ROOF TO MATCH EXISTING
- ③ CONSTRUCT WINDOW WELL WITH EXTENDED OPENINGS TO COMPLY WITH O.B.C. Div. B 9.7.2.3
- ④ REPLACE EXISTING WINDOW TO COMPLY WITH O.B.C. 9.9.10.1
- ⑤ INSTALL NEW DOOR
- ⑥ CONSTRUCT NEW FIRE ESCAPE FROM BLACK POWDER COATED METAL
- ⑦ FIRE ESCAPE DIMENSIONS TO BE AS CLOSE TO O.B.C. MINIMUM AS POSSIBLE WHILE MEETING DESIGN INTENT TO SUPPORT HERITAGE CHARACTER OF THE EXISTING BUILDING
- ⑧ FIRE ESCAPE FOR EXITING PURPOSES ONLY, NOT CONTEMPLATED AS AMENITY SPACE



**1 FRONT (EAST) ELEVATION**  
A301 1:50

**2 RIGHT (NORTH) ELEVATION**  
A301 1:50

2	26/01/27	ISSUED FOR HERITAGE PERMIT
1	25/11/20	ISSUED FOR BUILDING PERMIT
№	DATE	ISSUE

**MARTIN SIMMONS SWEERS**

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PROJECT  
**98 COLLEGE STREET**

KITCHENER, ON, N2H 5A3

DRAWING

**EAST & NORTH ELEVATIONS**

DRAWN BY **TM** CHECKED BY **AV**

DATE

SCALE **AS NOTED**

PROJECT № **A301**





**ELEVATION DEMOLITION LEGEND**

- ① REMOVE EXISTING WINDOW AND SILL
- ② SELECTIVELY REMOVE PART OF ROOF TO CONSTRUCT NEW DORMER
- ③ EXTEND EXISTING OPENING TO CONSTRUCT NEW WINDOW WELL
- ④ REMOVE EXISTING DOOR AND SIDELITES
- ⑤ REMOVE EXISTING STAIR



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**MARTIN  
SIMMONS  
SWEERS**

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PROJECT  
**98 COLLEGE STREET**

KITCHENER, ON, N2H 5A3

DRAWING

**DEMO - SOUTH &  
WEST ELEVATIONS**

DRAWN BY  
**TM**

CHECKED BY  
**AV**

DATE

SCALE  
**AS NOTED**

PROJECT № **D302**

**1 DEMO - REAR (WEST) ELEVATION**  
D302 1 : 50

**2 DEMO - LEFT (SOUTH) ELEVATION**  
D302 1 : 50