

HOWITT STREET

1 Site Plan
A1.0 1:100

WYNDHAM STREET

REGULATIONS GOVERNING R.2, DUPLEX			
ROW	REGULATION	REQUIRED	PROPOSED
3	MIN. LOT AREA	460 SQ.M.	306 SQ.M.
4	MIN. LOT FRONTAGE	15 m	11 m
5	MIN. GROUND FLR AREA	40 M2	164 M2
6	MIN. FRONT YARD	8M	4.3 M
7	MAX. EXT. SIDE YARD	4.5 m	2 m
8	MIN. SIDE YARD	1.2M	1.2M
9	MIN. REAR YARD	20% OF LOT DEPTH OR HALF BUILDING HEIGHT, NOT LESS 1.5 M	2.6 M
10	MAX. BLDG HEIGHT	3 STOREYS	3 STOREYS
12	MAX LOT COVERAGE	40%	54%
13	MIN. LANDSCAPED OPEN SPACE	FRONT YARD EXCEPT DRIVE	FRONT YARD
14	OFF STREET PARKING	1/UNIT= 2	2

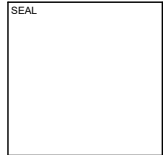
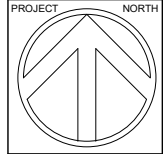
REGULATIONS GOVERNING R.4D, INFILL APARTMENT			
ROW	REGULATION	REQUIRED	PROPOSED
3	MIN. LOT AREA	680 SQ.M.	910.33 SQ.M.
4	MIN. LOT FRONTAGE	15 m	30.4 m
5	MAX. DENSITY UNITS/HA	100 UNIT/HA = 9.1 UNITS	9 UNITS
6	MIN. FRONT AND EXT. SIDEYARD	3M	2.3M
7	MAX. FRONT & EXT. SIDEYARD	6 m	2 m
8	MIN. SIDE YARD	EQUAL TO 1/2 BUILDING HEIGHT BUT NOT LESS THAN 3 M	MIN 1.5 MAX 2.1 AVG 1.83
9	MIN. REAR YARD	20% OF LOT DEPTH OR HALF BUILDING HEIGHT, NOT LESS 1.5 M	5.4 M
10	MAX. BLDG HEIGHT	4 STOREYS	4.0 STOREYS
12	MIN. COMMON AMENITY AREA	NONE	NONE
13	MIN. LANDSCAPED OPEN SPACE	FRONT YARD EXCEPT DRIVE	FRONT YARD
14	OFF STREET PARKING	15/UNIT= 14	12
PSI	FLOOR SPACE INDEX PSI	2 X 910 = 1820 M2	1803 M2

STATUS	DRAFT
PROJECT #	19009
CHKD	Checker
DRAWN	BRM
SCALE	As Indicated
DATE	2019/02/11
ISSUED	2019/02/11
SHEET #	

WYNDHAM ST DEVELOPMENT

76 Wyndham St S Guelph

Site Plan

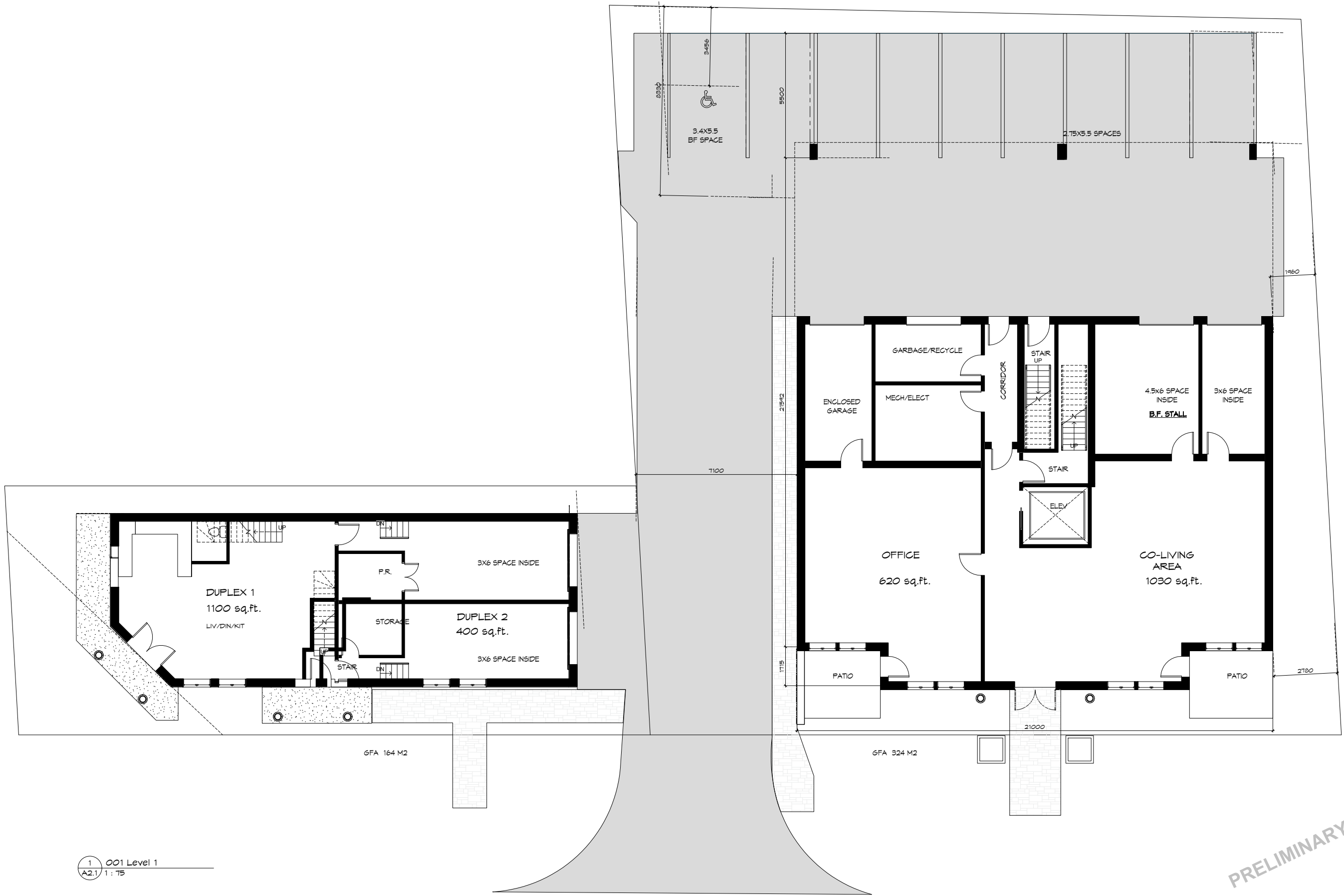


JAMES FRYETT
ARCHITECT INC.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CONVEYANCE DOCUMENTS AND THE ARCHITECT'S INSTRUMENT OF SERVICE PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR BE RESPONSIBLE FOR ANY INACCURACIES OR INCONSISTENCIES IN THE INSTRUMENT OF SERVICE.
ALL DIMENSIONS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE HIS PROPERTY AND INSTRUMENTS OF HIS SERVICE AND ARE TO BE RETURNED AT HIS REQUEST.
DO NOT SCALE DRAWINGS
© COPYRIGHT
Tel: 519-846-2201
Fax: 519-846-0343
Flora, Ontario N0B 1S0
www.fryettarchitect.com

A1.0

2023-01-22 3:17:19 PM

1 001 Level 1
A2.1 1 : 75

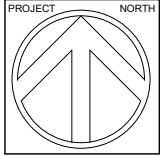


PRELIMINARY

STATUS	DRAFT
PROJECT #	19009
CHKD	Checker
DRAWN	AUTHOR
SCALE	1 : 75
DATE DWG	2019 03 30
ISSUED	20190804

SHEET #

WYNDHAM ST DEVELOPMENT
76 Wyndham St S Guelph
1st Floor Plan



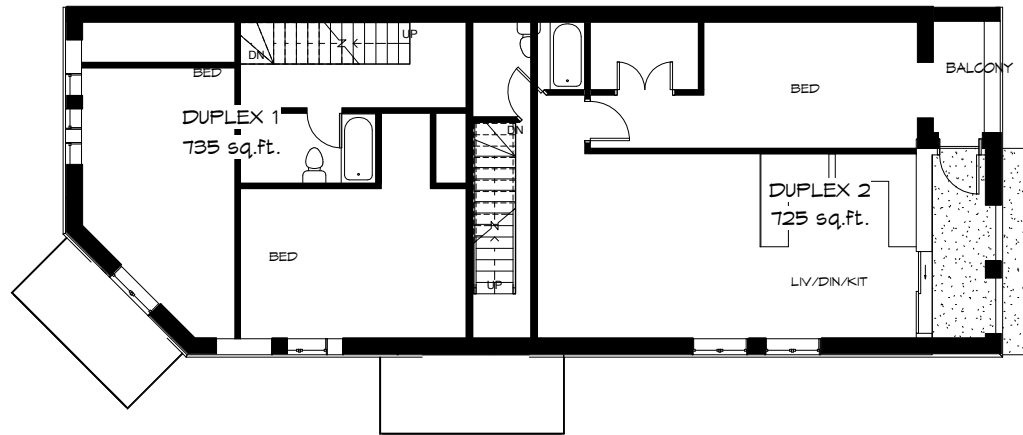
PROJECT NORTH



SEAL

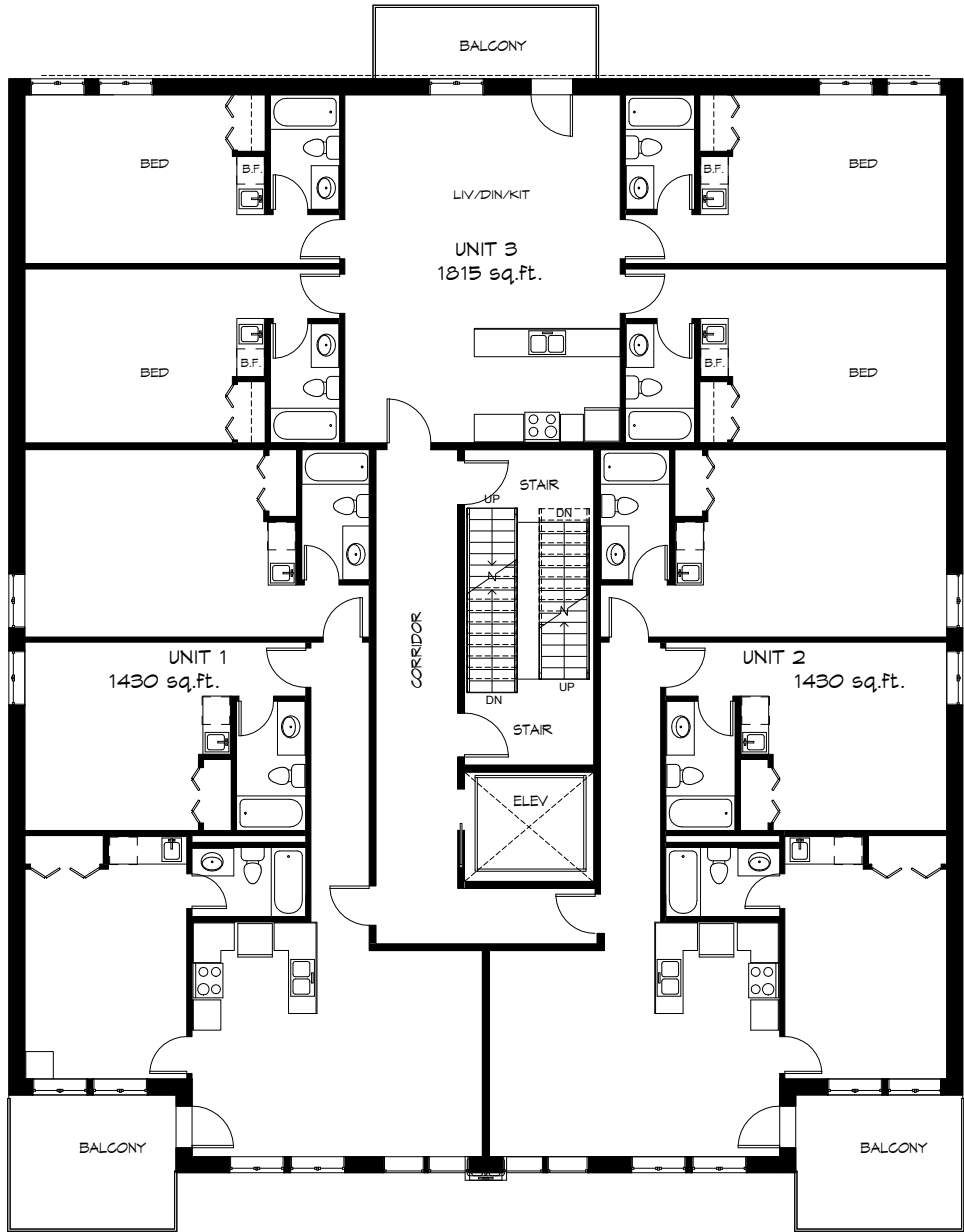
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CONSTRUCTION DOCUMENTS PRIOR TO THE COMMENCEMENT OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR BE RESPONSIBLE FOR ANY INACCURACIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS. IN UNCERTAINTY, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT.
ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE HIS PROPERTY AND INSTRUMENTS OF HIS SERVICE AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. DO NOT SCALE DRAWINGS.
JAMES FRYETT
ARCHITECT INC.
Tel: 519-846-2201
Fax: 519-846-0343
N0B ISO
Flora, Ontario
www.fryettarchitect.com

A2.1



GFA 160 M2

1 002 Level 2
A2.2 1 : 75



GFA 493 M2

PRELIMINARY

REVISIONS DATE

STATUS	DRAFT
PROJECT #	190004
CHKD	Checker
DRAWN	AUTHOR
SCALE	1 : 75
DATE DWG	FEB. 26/13
ISSUED	20190804

WYNDHAM ST DEVELOPMENT
76 Wyndham St S Guelph
2nd Floor Plan

PROJECT
TITLE

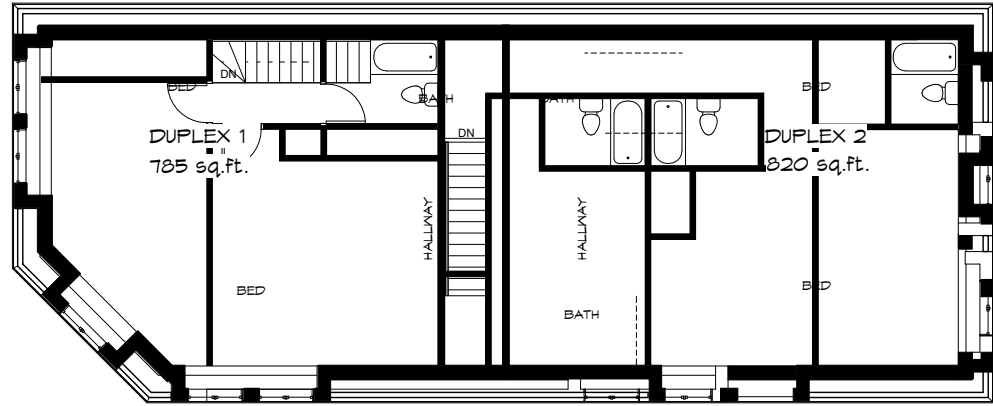
PROJECT	NORTH
SEAL	

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CONSTRUCTION DOCUMENTS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. IN UNCERTAINTY.

ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE HIS PROPERTY AND SHALL REMAIN HIS PROPERTY. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

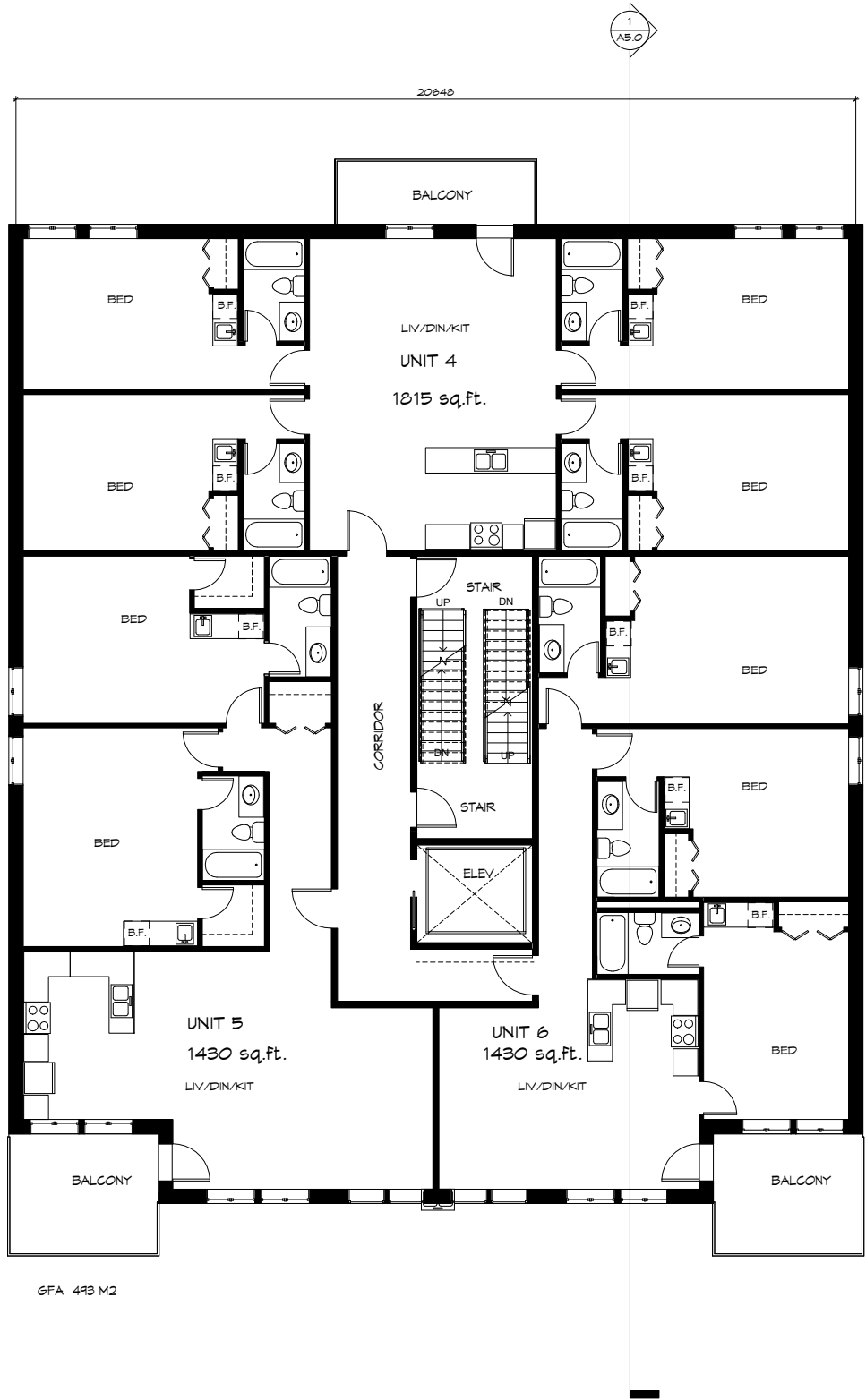
DO NOT SCALE DRAWINGS

JAMES FRYETT
ARCHITECT INC.
Tel: 519-846-2201
Fax: 519-846-0343
N0B IS0
Flora, Ontario
www.fryettarchitect.com



GFA 165 M2

① 003 Level 3
1 : 75



GFA 493 M2

PRELIMINARY

REVISIONS

DATE

STATUS	DRAFT
PROJECT #	190004
CHKD	Checker
DRAWN	AUTHOR
SCALE	1 : 75
DATE DWG	FEB. 26/13
ISSUED	20190804

WYNDHAM ST DEVELOPMENT
76 Wyndham St S Guelph
Third (Typical) Floor

PROJECT
TITLE

PROJECT	NORTH
SEAL	

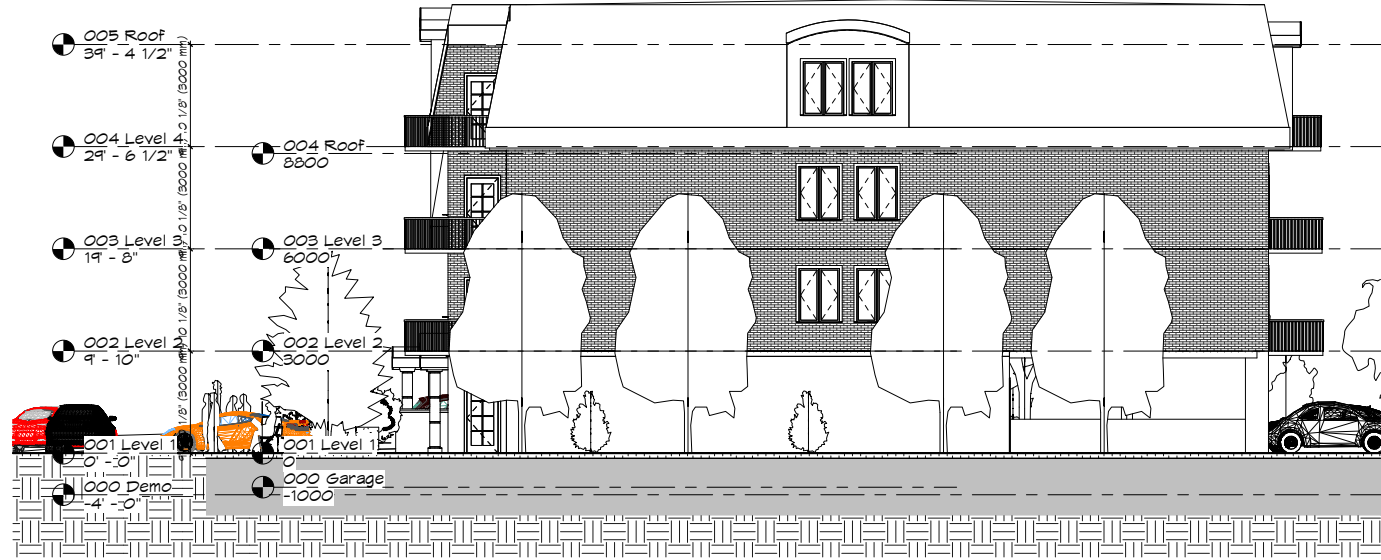
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CONTRACT DOCUMENTS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. IN UNCERTAINTY.

ALL DIMENSIONS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE HIS PROPERTY AS INSTRUMENTS OF HIS SERVICE AND ARE TO BE RETURNED AT HIS REQUEST. DO NOT SCALE DRAWINGS.

JAMES FRYETT
ARCHITECT INC.

Tel: 519-846-2201
Fax: 519-846-0343
N0B IS0
Flora, Ontario
www.fryettarchitect.com

2 South
A4.0 1:100



1 East
A4.0 1:100

MATERIAL LEGEND

A	BRICK 1 - HANSON BRICK - QUEENSPORT
B	BRICK 2 - HANSON BRICK - OLD SCHOOL
C	STONE - HANSON BRICK - CORTONA
D	PRE-FINISHED STUCCO MOULDING - LIGHT GREY FINISH C/M
UV	INHIBITOR
E	PRECAST MOULDING
F	ARCHITECTURAL FINISHED CONCRETE

NOTE: CONFIRM FINAL COLOUR SELECTIONS WITH OWNER

PRELIMINARY

STATUS	DRAFT
PROJECT #	190004
CHKD	Checker
DRAWN	BRM
SCALE	As Indicated
DATE DWG	2019/02/11
ISSUED	2019/02/04

SHEET #

WYNDHAM ST DEVELOPMENT
76 Wyndham St S Guelph
Building Elevations

PROJECT NORTH

SEAL

JAMES FRYETT
ARCHITECT INC.

Tel: 519-846-2201
Fax: 519-846-0343
N0B JSO
Flora, Ontario
www.fryettarchitect.com

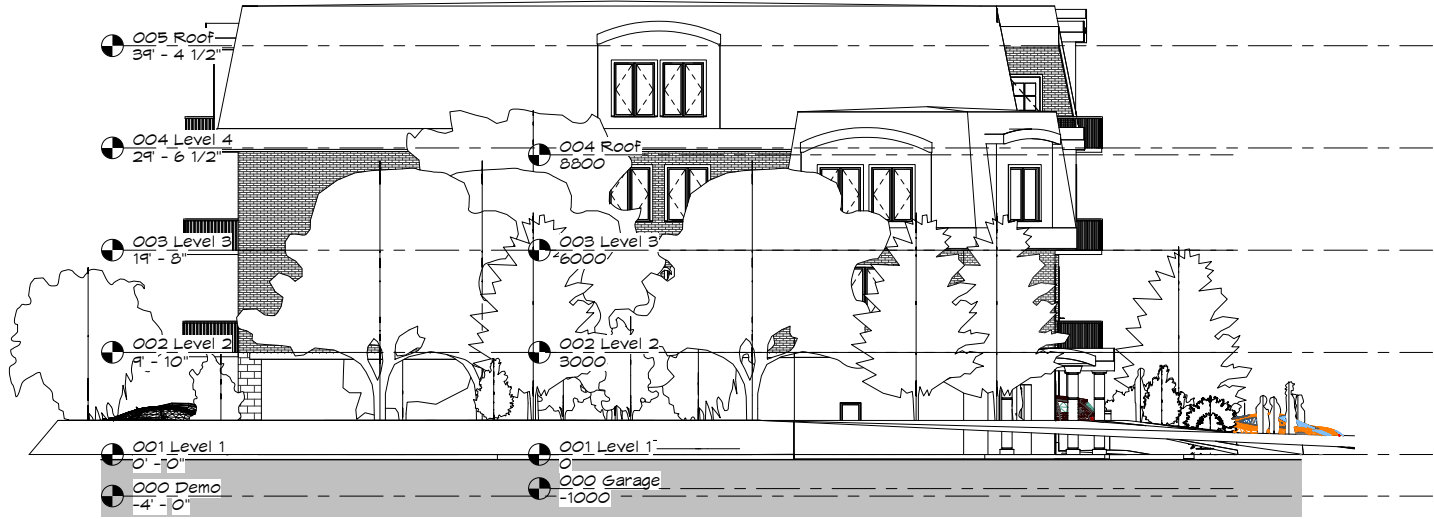
A4.0

2020-01-22 3:17:45 PM

1 North
A4.1 1:100



2 West
A4.1 1:100



PRELIMINARY

REVISIONS DATE

STATUS	DRAFT
PROJECT #	190004
CHKD	Checker
DRAWN	BRM
SCALE	1:100
DATE DWG	2011/02/11
ISSUED	2014/08/04

PROJECT TITLE

WYNDHAM ST DEVELOPMENT
76 Wyndham St S Guelph
Building Elevations

PROJECT	NORTH
SEAL	

JAMES FRYETT
ARCHITECT INC.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CONSTRUCTION DOCUMENTS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.
ALL DIMENSIONS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE HIS PROPERTY AND INSTRUMENTS OF HIS SERVICE AND ARE TO BE RETURNED AT HIS REQUEST.
DO NOT SCALE DRAWINGS
© COPYRIGHT
Tel: 519-846-2201
Fax: 519-846-0343
N0B ISO
Flora, Ontario
www.fryettarchitect.com

A4.1







