WALL EBF AREA L.D. Cm L/H PERMITTED OF MAX. % OF OPENINGS LISTED DESIGN OR DESCRIPTION ALL EXISTING HOUSE TYPE OF CLADDING % OF OPENINGS CONSTRUCTION DIMENSIONS AREA APPROXIMATE (HOURS) REQUIRED REQUIRED AND MUST BE SITE CONFIRMED
 SOUTH (1st/2nd)
 51.5 m²
 22.1
 <3:1</td>

 SOUTH (3rd FLR.)
 21.7 m²
 25.8
 <3:1</td>
 100% 100% 9.03% 107 WATERLOO AVENUE 109 WATERLOO AVENUE | EXISTING 3 UNIT APARTMENT | BUILDING TO REMAIN SPATIAL SEPARATION CALCULATIONS ---- SOUTH ELEVATION (THIRD FLOOR AND CANTILEVER) LIMITING DISTANCE = 81'-8" (25.8m) EBF AREA = 234 sq.ft. (21.7 sq.m) GLAZING % (PERMITTED) = 100% PRE-FINISHED ALUMINUM ----GLAZING AREA (PERMITTED) = 234 sq.ft. (21.7 sq.m.) SOFFIT/FASCIA/EAVESTROUGH COLOUR: WHITE GLAZING AREA (PROPOSED) = 24 sq.ft. (2.2 sq.m) PROP. ASPHALT SHINGLES <u>SPATIAL SEPARATION CALCULATIONS</u>
SOUTH ELEVATION (FIRST AND SECOND FLOORS) U/S PROP. ROOF LIMITING DISTANCE = $72'-7\frac{1}{2}$ " (22.1m) EBF AREA = 554 sq.ft. (51.5 sq.m) TRUSSES ELEV: 28'-2" GLAZING % (PERMITTED) = 100%GLAZING AREA (PERMITTED) = 554 sq.ft. (51.5 sq.m.) PROPOSED SIDING GLAZING AREA (PROPOSED) = 50 sq.ft. (4.67 sq.m) PROPOSED PRE-ENGINEERED ROOF TRUSSES ON TOP OF EXISTING ROOF SYSTEM PROPOSED HARDIE -T/O 3rd FLOOR BOARD SIDING ACCENT PROP. ASPHALT SHINGLES COLOUR: CHESTNUT SUBFLOOR ELEV: 20'-2" U/S EX. 3rd FLOOR JOISTS ELEV: 18'-91/4" T/O ADJACENT 2nd FLOOR WALL SIDING TRIMS AND -**---**SOFFIT DETAILING COLOUR: WHITE TYPICAL EXISTING SECOND EX FLOOR WINDOW HEADERS (2)2x10 1J1K PROPOSED HORIZONTAL — HARDIE BOARD SIDING T/O 2nd FLOOR COLOUR: HEATHERED MOSS PROPOSED HORIZ. SIDING SUBFLOOR ELEV: $10'-4\frac{3}{4}''$ FLOOR JOISTS ELEV: -9'-0" T/O ADJACENT 2nd FLOOR WALL EX EX PROP. $7'-10^{1}2''$ [2.423] T/O 1st FLOOR SUBFLOOR ELEV: 0'-0" EX T/O ADJACENT U/S EX. FLOOR T/O ADJACENT JOISTS ELEV: -0'-10½" BASEMENT WALL EX PROPOSED CONCRETE

LANDING AND STAIR,
CUSTOM GALVANIZED STEEL
42"H GUARDRAIL AND 36"H TYPICAL EXISTING —— BASEMENT WINDOW HEADERS (1)2x10 T/O CONC.

FLOOR SLAB

ELEV: -7'-6¾" HANDRAIL c/w PICKETS T/O ADJACENT FINISHED BASEMENT FLOOR

109 WATERLOO AVENUE
GROUP C -SUPPORTIVE HOUSING

107 WATERLOO AVENUE
EXISTING 3 UNIT APARTMENT
BUILDING TO REMAIN

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Web: www.grinham.ca

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPENCIES IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

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DO NOT SCALE DRAWINGS.

NO. DATE REVISIONS

 01
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 30—SEP—2024
 ISSUED FOR REVIEW

 03
 11—OCT—2024
 ISSUED FOR C of A REVIEW

 04
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 ISSUED FOR C of A REVIEW

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 RE—ISSUED FOR C of A REVIEW

 06
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 RE—ISSUED FOR TENDER REVIEW

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 10
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 ISSUED FOR REVIEW

 11
 10—APR—2025
 ISSUED FOR REVIEW

13 | 15-APR-2025 | ISSUED FOR BUILDING PERMIT 14 | 13-MAY-2025 | ISSUED FOR C.M.H.C. REVIEW 15 | 06-JUN-2025 | ISSUED FOR C of A REVIEW

2 | 11-APR-2025 | ISSUED FOR REVIEW

WYNDHAM HOUSE

107-109 WATERLOO AVENUE GUELPH, ONTARIO

> PROPOSED ELEVATIONS

DATE: 6-Jun-2025 SCALE: AS NOTED

DRAWN BY: BF

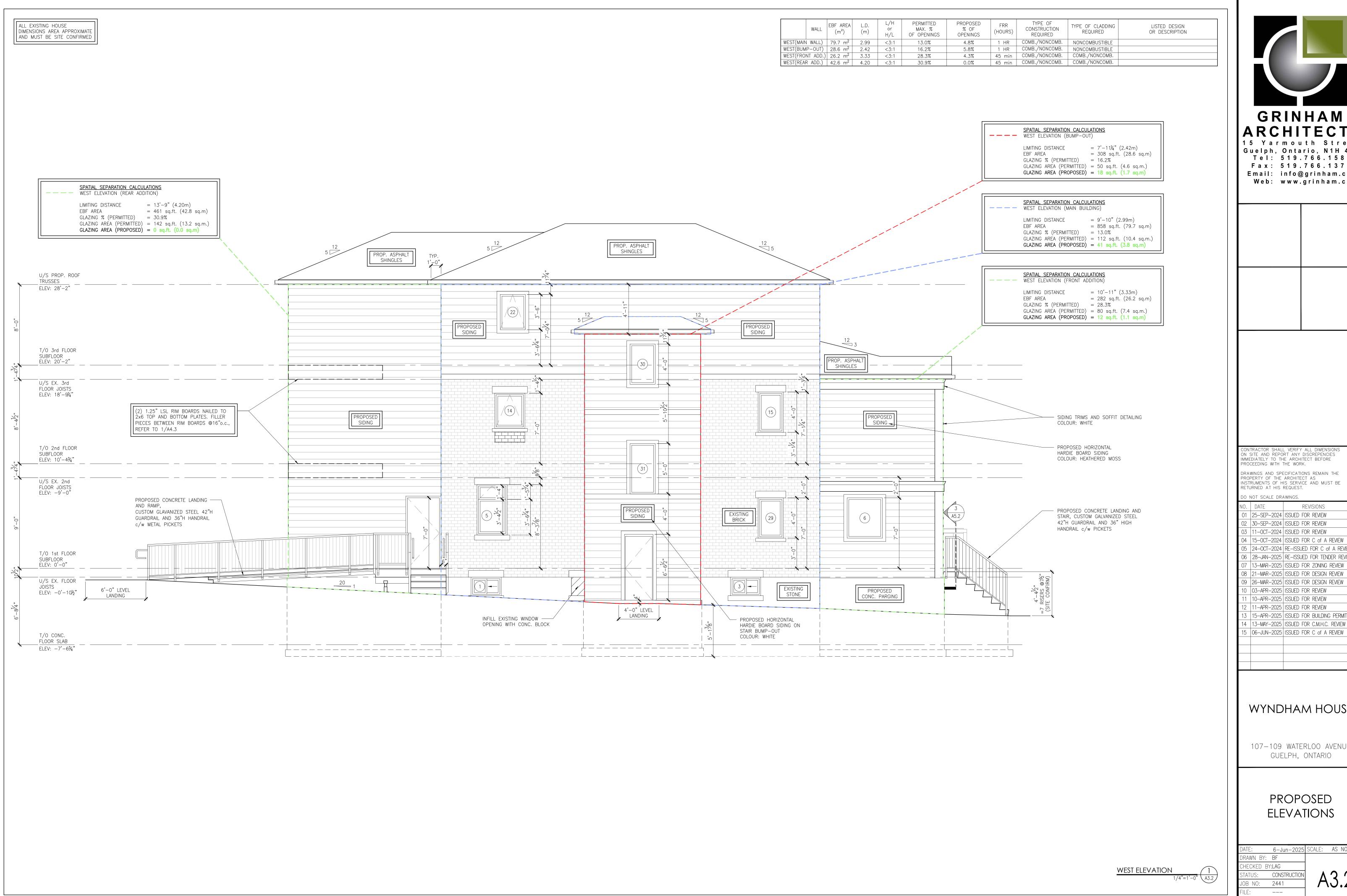
CHECKED BY:LAG

STATUS: CONSTRUCTION

)B NO: 2441

SOUTH ELEVATION

A3.1



GRINHAM **ARCHITECTS** 15 Yarmouth Stree Guelph, Ontario, N1H 4G2 Tel: 519.766.1580

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REVISIONS

WYNDHAM HOUSE

107-109 WATERLOO AVENUE GUELPH, ONTARIO

PROPOSED **ELEVATIONS**

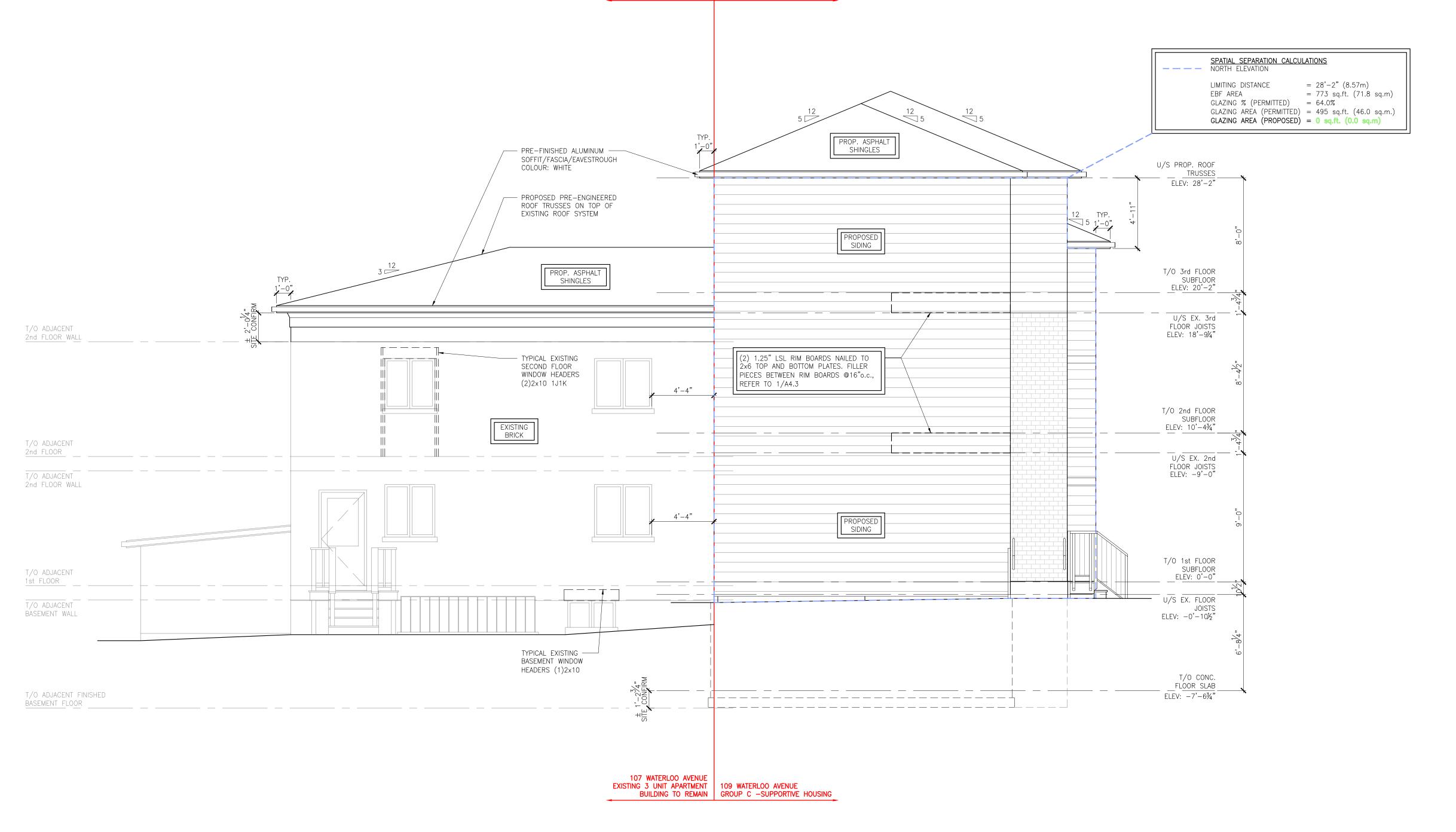
6-Jun-2025 SCALE: AS NOTED DRAWN BY: BF

HECKED BY:LAG CONSTRUCTION)B NO: 2441 ___

ALL EXISTING HOUSE
DIMENSIONS AREA APPROXIMATE
AND MUST BE SITE CONFIRMED

	WALL	EBF AREA (m²)	L.D. (m)	L/H or H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	TYPE OF CONSTRUCTION REQUIRED	TYPE OF CLADDING REQUIRED	LISTED DESIGN OR DESCRIPTION
NORTH		71.8 m ²	8.57	<3:1	64.0%	0.0%	45 MIN.	COMB./NONCOMB.	COMB./NONCOMB.	

107 WATERLOO AVENUE EXISTING 3 UNIT APARTMENT BUILDING TO REMAIN GROUP C -SUPPORTIVE HOUSING



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107-109 WATERLOO AVENUE GUELPH, ONTARIO

WYNDHAM HOUSE

PROPOSED ELEVATIONS

DATE: 6-Jun-2025 SCALE: AS NOTED

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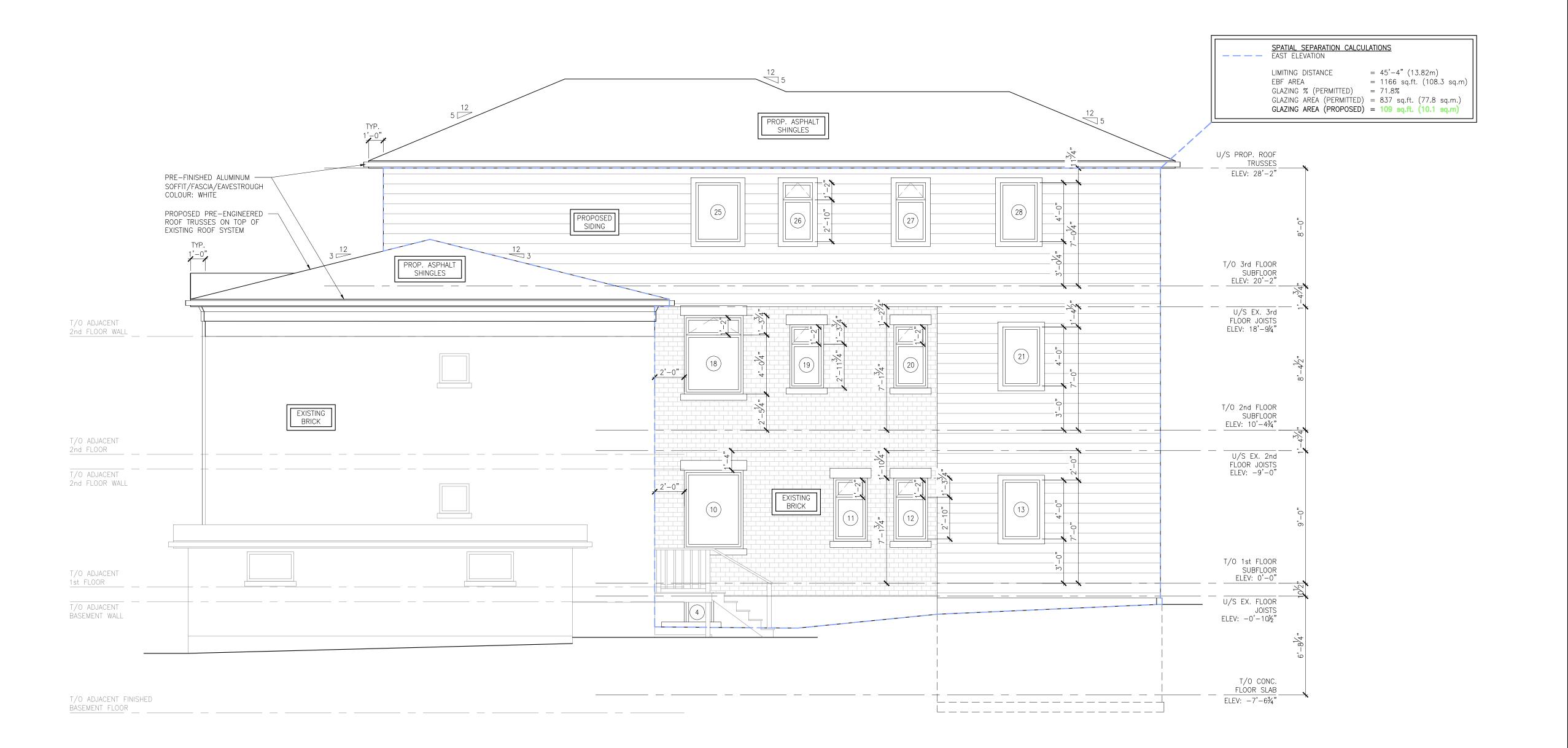
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STATUS: CONSTRUCTION
JOB NO: 2441
FILE: ---

A3.3

NORTH ELEVATION

ALL EXISTING HOUSE DIMENSIONS AREA APPROXIMATE AND MUST BE SITE CONFIRMED

	WALL	EBF AREA (m²)	L.D. (m)	L/H or H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	TYPE OF CONSTRUCTION REQUIRED	TYPE OF CLADDING REQUIRED	LISTED DESIGN OR DESCRIPTION
FAST		1083 m ²	13.82	∠ 3⋅1	71.8%	9.4%	45 min	COMB./NONCOMB.	COMB./NONCOMB.	





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WYNDHAM HOUSE

107-109 WATERLOO AVENUE GUELPH, ONTARIO

> PROPOSED ELEVATIONS

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EAST ELEVATION

A3.4