

CONSULTANT TEAM

13120- 5 ARTHUR STREET, Proposed Residential Development

PROPERTY OWNER:	NAME: 2278590 Ontario Inc.	LANDSCAPE ARCHITECT:	NAME: Land Art Design Landscapes Architects Ltd.
	ADDRESS: 500 Hanlon Creek Blvd., Guelph, ON, N1C 0A1		ADDRESS: 52 Mimica Avenue, Toronto, ON, M8V 1R1
	TEL: 519 826 6700		TEL: 416 840 0039
	FAX: 519 826 6701		FAX: 416 352 1420
	http://www.fusionhomes.com		http://www.ladesign.ca
PROJECT ARCHITECT:	NAME: Kirkor Architects and Planners	SITE SERVICING:	NAME: Valdor Engineering Inc.
	ADDRESS: 20 Martin Ross Ave., Toronto, ON, M3J 2K8		ADDRESS: 741 Rowntree Dairy Road, Suite 2, Woodbridge, ON, L4L 5T9
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	FAX: 416 665 1234		FAX: 905 264 0059
	http://www.kirkorarchitects.com		http://www.valdor-engineering.com
STRUCTURAL ENGINEERS:	NAME: Jablonsky, Ast and Partners	SURVEYOR:	NAME: BSR&D Limited
	ADDRESS: 1129 Leslie St. Toronto, ON, M3C 2K5		ADDRESS: 351 Speersville Avenue W., Guelph, ON, N1H 1C6
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	FAX: 416 447 2771		FAX: 519 822 1220
	http://www.astint.on.ca		http://www.bsrd.com
MECHANICAL & ELECTRICAL:	NAME: Callidus Engineering	CODE CONSULTANT:	NAME: LRI Engineering Inc.
	ADDRESS: 1385 North Roulledge Park, London, ON, N6H 5N5		ADDRESS: 170 University Avenue 3rd Floor - Box 1 - Toronto
	TEL: 519 472 7640		TEL: 416.515.9331
	FAX: 519 471 9239		
	http://www.callidus.ca		www.lrfire.com

DRAWING LIST

Subcategory	Sheet Number	Sheet Name	Issued#1 (Sep. 22, 2016)	Issued#2 (Nov. 07, 2016)	Issued#3 (Sep. 14, 2016)	Issued#4 (Issued For SPA, 2015-01-31)	Issued#5 (Issued For SPA, 2015-08-13)
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Date: August 13, 2019



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6.	Re-Issued For SPA	AUG 13, 2019
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2.	Issued For SPA	Nov.13, 2017
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No	Issued For	Date

Site Plan File Number: SP15A055

Drawing Title

Cover Sheet

Project
FUSION HOMES
500 Hanlon Creek Blvd,
Guelph, Ontario N1C 0A1
T: 519-826-6700

METALWORKS
PHASE III

73 Arthur Street South, Guelph, Ontario
Scale

Drawn by

Checked by

Project No.

Date

Drawing No.

SP-00



5 ARTHUR STREET SOUTH - RESIDENTIAL DEVELOPMENT
FUSION HOMES

17-008 73 Arthur Street South, Guelph
Proposed Residential Development

Project No: 17-008-12

Overall Project Statistics

Area	sq.m	sq.ft
1.0 Site Area	32,638.00	351,313
2.0 GFA	65,283.89	702,710
2.1 TOTAL Proposed Residential GFA (Per Zone R-4B-1.2)	65,283.89	702,710
2.2 Required Common Amenity Area	600.00	6,458
2.3 Proposed Indoor Amenity Area	331.70	3,562
2.4 Proposed Outdoor Amenity Area	3,311.14	35,488
2.5 Common Amenity Area	6,442.84	69,197
3.0 Unit Count	647	

4.0 Density (FSI)

4.1 Density (FSI)

Area	FSI
Total GFA	2.00
Site Area	2.00

5.0 Parking Count

5.1 Parking Requirement

Category	Ratio	Units	Spaces
Total Units in Building	1.00 Unit x	647	647
Visitor Parking	0.15 Unit x	97	97
Non-Residential Parking	1.0 Per 35 m ²	2,193	610
Total Required Residential Parking			1,354

5.2 Parking Provided

Category	Typical	Tandem	Electric	Parking Spaces Provided
Phase I - Bldg A	173	0	0	173
Phase I - Bldg B	171	0	0	171
Phase I - Bldg C	126	5	15	146
Phase I - Bldg D	126	5	15	146
Phase I - Bldg E	126	5	15	146
Total Residential Parking Provided				647

6.0 Lockers/Bike Racks

6.1 Lockers

Phase	Count
Phase I	177
Phase II	12
Phase III	87
Total	276

6.2 Bike Racks

Phase	Count
Phase I	17
Phase II	20
Total	37

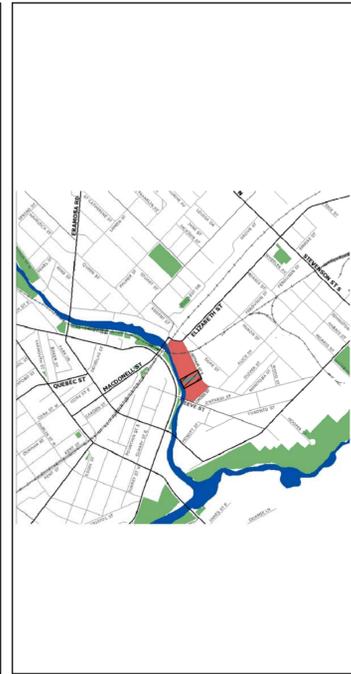
7.0 Loading

3 Loading Bays @ 3.60 m wide x 9.00 m long

8.0 Landscape Area

10,270.46 31%

Regulations	Requirements for R-4B-15.4 (H) Zone (Overall)	Provided	Conforms	Requirements for R-4B-15.2 (H) Zone Phase II	Provided	Conforms	Requirements for R-4B-15.3 (H) Zone Phase IV	Provided	Conforms	Requirements for R-4B-15.5 (H) Zone Phase V	Provided	Conforms	Requirements for R-4B-15.6 (H) Zone Phase VI	Provided	Conforms
Min Lot Area	650 m ²	5361.07	Y	650 m ²	3943.67 m ²	Y	650 m ²	4732.36 m ²	Y	650 m ²	5117.27 m ²	Y	650 m ²	3960.31 m ²	Y
Min Lot Frontage	15 m	46.53 m	Y	15 m	47.46 m	Y	15 m	34.39 m	Y	15 m	59.30 m	Y	15 m	31.43 m	Y
Min Front Yard	No maximum uph. density invited by FSI	Refer to FSI below	Y	Refer to FSI below	Refer to FSI below	Y	Refer to FSI below	Refer to FSI below	Y	Refer to FSI below	Refer to FSI below	Y	Refer to FSI below	Refer to FSI below	Y
Min Front Yard	Arthur Street to Front Face of a Townhouse 2.5 m	5.50 m	Y	Arthur Street to Front Face of a Townhouse 2.5 m	4.00 m	Y	Arthur Street to Front Face of a Townhouse 2.5 m	2.52 m	Y	Beyond area defined in By-Law Section 5.4.3.2.15.6.2.6 (Minimum exterior side yard - Zone 9) 2.50 m	2.50 m	Y	Minimum Front Yard (Arthur Street) 3.0 m	3.00 m	Y
Max Building Height	Podium Townhouses 4 storeys Apartment Buildings 10 storeys	3 storeys	Y	Podium Townhouses 4 storeys Apartment Buildings 11 storeys	3 storeys	Y	Apartment Buildings 14 storeys	14 storeys	Y	Apartment Buildings 14 storeys	14 storeys	Y	Minimum Building Height 4 storeys	4 storeys	Y
Min Common Amenity Area	600 m ² Total	1064 m ²	Y	1,000 m ² Total	1451 m ²	Y	700 m ² Total	728 m ²	Y	1,500 m ² Total	1668.11 m ²	Y	500 m ² Total	650.78 m ²	Y
Min On-Street Parking Spaces	Residents 1.0 Dwelling Unit 1.150 Unit Non-Residential Uses 1.003 m ² of Gross Floor Area	N/A	Y	N/A	N/A	Y	N/A	N/A	Y	N/A	N/A	Y	1.150 Unit 0.150 Unit 1.003 m ²	Y	Minimum 30 parking spaces
Floor Space Index (FSI)	Maximum 2.0 FSI (Applies to R-4B-15.6 Zone in its entirety)	0.43	Y	0.41	0.41	Y	0.44	0.37	Y	0.37	0.37	Y	0.36	0.36	Y
Biocycle Parking Spaces	Residential Uses 3.65 Dwelling Unit Non-Residential Uses 1.00 m ² of Gross Floor Area	N/A	Y	N/A	N/A	Y	N/A	N/A	Y	N/A	N/A	Y	0.65 Unit	0.65 Unit	Y
Max Building Floor Area	Above 6 th storey - 1,200 m ² Above 7 th storey - 1,000 m ²	980.62 m ²	Y	Above 6 th storey - 1,200 m ² Above 7 th storey - 800 m ²	800.00 m ²	Y	Above 6 th storey - 1,200 m ² Above 7 th storey - 1,000 m ²	1000.00 m ²	Y	Above 6 th storey - 1,200 m ² Above 7 th storey - 1,000 m ²	1000.00 m ²	Y	Above 6 th storey - 1,200 m ² Above 7 th storey - 1,000 m ²	1000.00 m ²	Y
Maximum Floor Plate Ratio (Length & Width)	No L:W Ratio	N/A	Y	Above 10 th storey - 2.5:1.0	2.50:1.0	Y	Above 10 th storey - 1.5:1.0	1.5:1.0	Y	Above 10 th storey - 1.5:1.0	1.5:1.0	Y	Above 6 th storey - 2.20:1.0	2.20:1.0	Y
Min Setback of Tower Portion	Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m From Eastern Edge of FL Zone 10 m	14.50 m	Y	Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m From Eastern Edge of FL Zone 10 m	12.50 m	Y	Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m From Eastern Edge of FL Zone 10 m	12.97 m	Y	Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m From Eastern Edge of FL Zone 10 m	12.97 m	Y	Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m From Eastern Edge of FL Zone 10 m	12.97 m	Y
Min Setback of Underground Parking Structure	From Exterior Lot Line 0.0 m	3.00 m	Y	From Exterior Lot Line 0.0 m	1.80 m	Y	From Exterior Lot Line 0.0 m	1.00 m	Y	From Exterior Lot Line 0.0 m	1.00 m	Y	From Exterior Lot Line 0.0 m	N/A	Y



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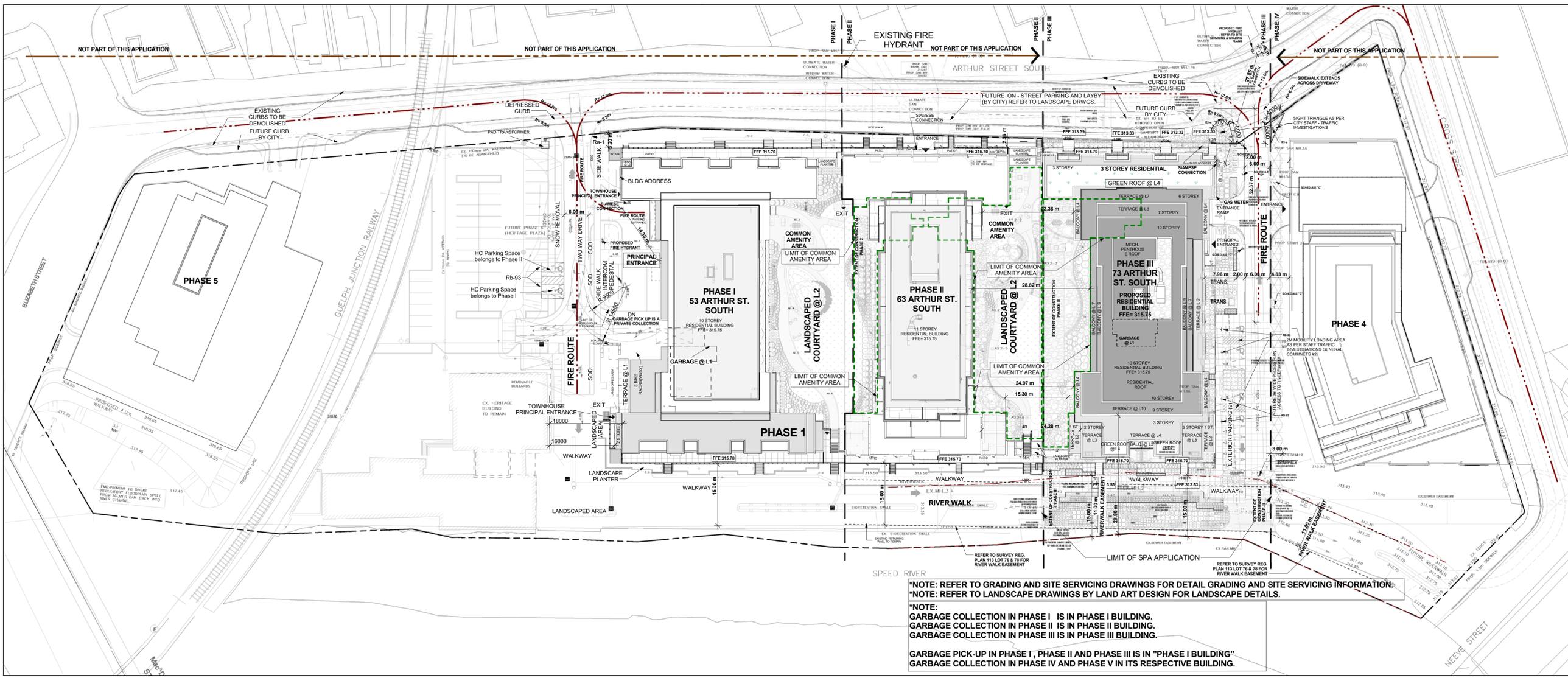
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No.: Revision Date

Project Statistics (Overall Development) 4
NTS SP-01

Zoning Chart (Overall Development) 3
NTS SP-01

Context Plan 2
Scale: 1/10000 SP-01



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Site Plan File Number: SP15A055

Drawing Title

Site Plan for 5 Phases, Context Plan and Site Statistics

Project
FUSION HOMES
500 Hanlon Creek Blvd,
Guelph, Ontario N1C 0A1
T: 519-825-8700

METALWORKS PHASE III

73 Arthur Street South, Guelph, Ontario

Scale
As indicated

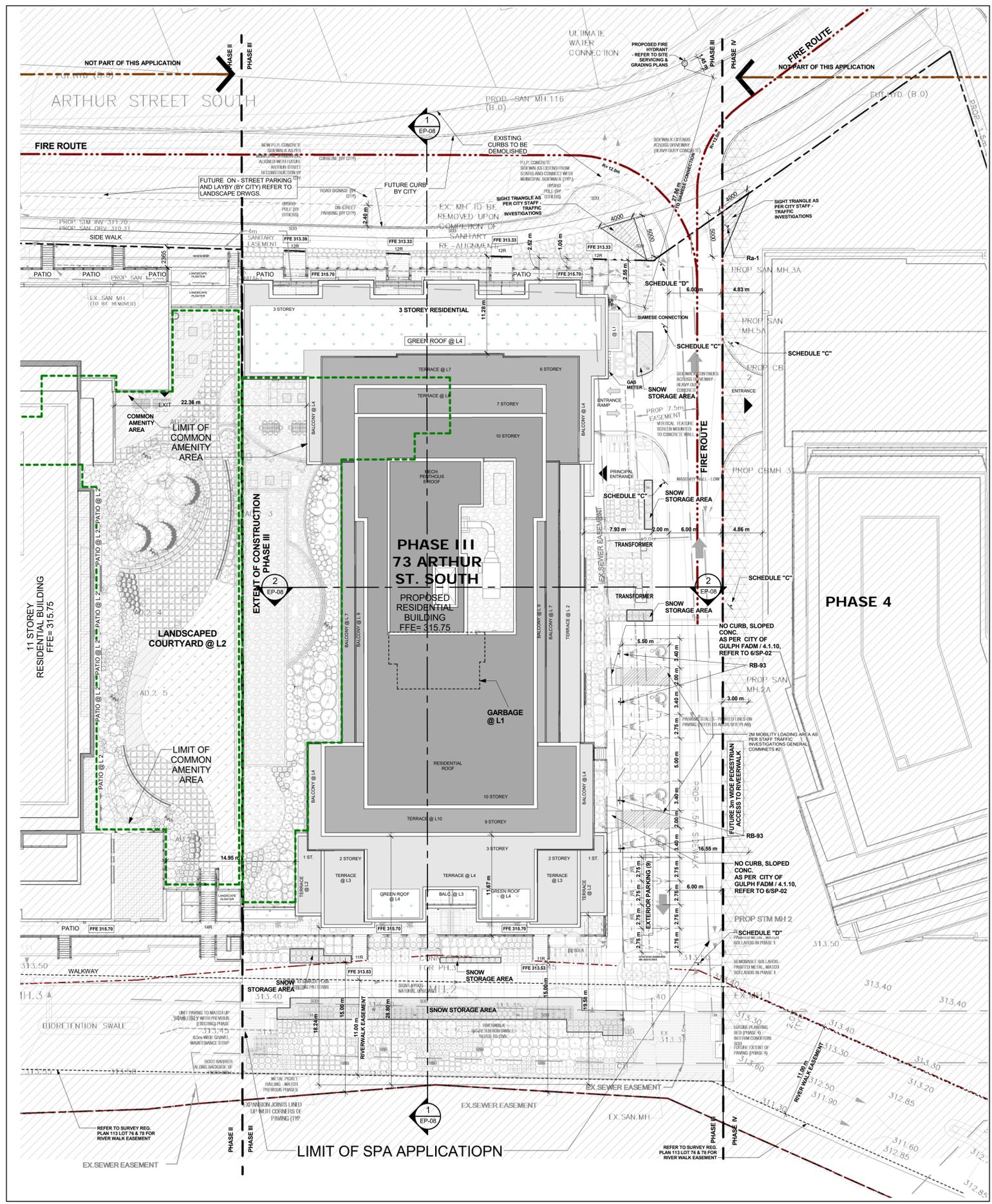
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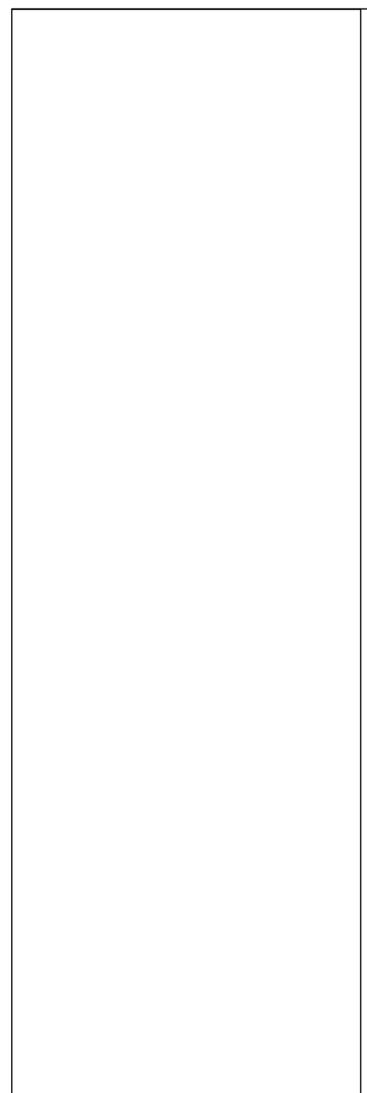
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17-008

Date
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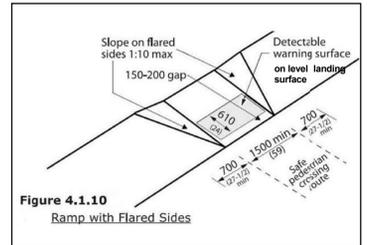
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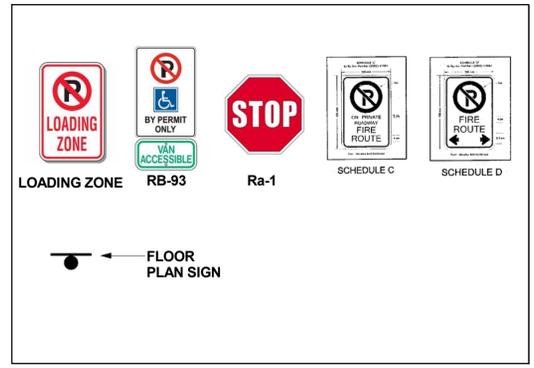
Site Plan 5
Scale: 1 : 250
SP-02



Reserved 7
NTS
SP-02



Ramp Details 6
NTS
SP-02



TRAFFIC SIGNS 3
NTS
SP-02

Regulations	Requirements for R.4B-15 (H) Zone (Overall)	Requirements for R.4B-15.3 (H) Zone Phase III	Provided	Conforms
Min Lot Area	15 m	650 m ²	4732.36 m ²	Y
Min Lot Frontage	15 m	60.53 m	60.53 m	Y
Max Density (uph)	No maximum uph, density limited by FSI	Refer to FSI below		Y
Min Front Yard		Arthur Street to Front Face of a Townhouse 2.5 m Arthur Street to Raised Walkway Or Patio 1.0 m	2.52 m 1.00 m	Y
Max Building Height		Podium Townhouses 4 storeys Apartment Buildings 10 storeys	3 storeys 10 storeys	Y
Min Distance Between Buildings	Minimum Distance Between Building Face of One Apartment Building and Face of Another Apartment Building: At/below 6 storeys 18 m Above 6 storeys 25 m	Minimum Distance Between Townhouse Blocks 4m	26.48m 26.48m	Y
Min Common Amenity Area		700 m ² Total	960.37 m ²	Y
Min Landscaped Open Space		1,700 m ² Total	1831.06 m ²	Y
Min Off-Street Parking Spaces	Residents 1.0/Dwelling Unit Visitors 0.15/Dwelling Unit Non-Residential Uses 1.0/33 m ² of Gross Floor Area		1.00/Unit 0.15/Unit N/A	Y
Floor Space Index (FSI)	Maximum 2.0 FSI *Applies to R.4B(15) Zone in its entirety		0.44	Y
Bicycle Parking Spaces	Residential Uses 0.65/Dwelling Unit Non-Residential Uses 0.3/100 m ² of Gross Floor Area		0.65/Unit N/A	Y
Max Building Floor Plate Area		Above 6 th storey - 1,200 m ² Above 10 th storey - 1,000 m ²	L7-L9 1,200.00 m ² L10 894.90 m ²	Y
Maximum Floor Plate Ratio (Length & Width)		Above 10 th storey - 1.5:1.0	No 11 th Storey	Y
Min Setback of Upper Storeys of Apartment Buildings		Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m From Easterly Edge of FL Zone 10 m	12.97 m 11.64	Y
Min Setback of Underground Parking Structure		From Exterior Lot Line 0.0 m	1.00 m	Y

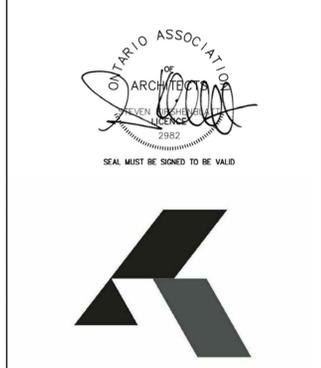
Zoning Matrix - Phase 3
NTS
1
SP-02

17-008 73 Arthur Street South, Guelph Phase III
Proposed Residential Development
Project No. 17-008

Site Area	acres	sq. m	sq. ft.			
Total Site Area	1.43	5,771.75	62,127			
GFA						
2.1 Proposed Residential GFA						
Level L1	1 x	1,575.10	16,931			
Level L2	1 x	2,079.99	22,519			
Level L3	1 x	1,961.60	21,114			
Level L4	1 x	1,488.01	16,134			
Level L5	1 x	1,364.72	14,690			
Level L6	1 x	1,364.72	14,690			
Level L7	1 x	1,200.00	12,917			
Level L8 & L9	2 x	1,121.08	12,134			
Level L10	1 x	894.90	9,653			
Total Res. Proposed GFA		14,026.71	150,982			
3.0 Amenity Area Proposed						
Level L12	1 x					
Total Intend Amenity Area		150.00	1,611			
Total Outdoor Amenity Area			160.00			
4.0 Unit Count						
4.1 Residential Unit Count						
Level L1	1	8	0	0	0	16
Level L2	2	8	3	2	0	15
Level L3	2	8	4	2	0	16
Level L4	4	10	2	2	0	18
Level L5	1	6	2	6	0	15
Level L6	1	3	4	6	0	14
Level L7	1	1	7	3	0	12
Level L8	0	0	1	7	0	8
Level L9	0	0	1	7	0	8
Level L10	0	0	0	4	0	4
Total Unit Count	16	37	24	35	5	124
5.0 Details						
5.1 Proposed FSI (incl. amenity, locker above grade, excluding parking, mechanical area, elevator, stair structure providing access to the roof, bicycle parking area, balcony and terrace)		Total GFA	Site Area			
		14,026.71	5771.75			
6.0 Parking Count						
All Units	parking ratio	Units	Parking Spaces			
Visitor Parking	1.00 / unit x	124	124			
Total Required Residential Parking	0.15 / unit x	124	15			
6.2 Parking Provided						
Level P11	Boys	Residential	Visitor	Tandem (Residential)	Parking Spaces	
Level L1	1 x	56	1	0	42	
Level L1 (Surface)	1 x	28	9	0	42	
Total Residential Parking Provided					148	
Total Residential Parking Provided Without Tandem					146	
Total 15 EV Parking Provided (Level 1)					146	

Project Statistics- Phase 3
NTS
2
SP-02

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2.	Issued For SPA	NOV.13, 2017
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Site Plan File Number: SP15A055

Drawing Title

Site Plan Phase 3 Bldg. C and Statistics

Project
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500 Hanlon Creek Blvd,
Guelph, Ontario N1C 0A1
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METALWORKS
PHASE III

73 Arthur Street South, Guelph, Ontario

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17-008

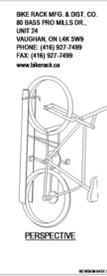
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SP-02

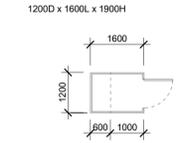
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BikeRack.ca
park your bike

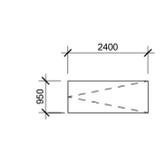
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 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT www.cadonbike.com AND ENTER REFERENCE NUMBER 4238-006.
- FEATURES:**
- SLIDING PIN
 - INSTALLED 2" (53.34 MM) OR 2" (50.8 MM) CENTER TO CENTER
 - 1/2" (12.7 MM) FROM GROUND TO BOTTOM OF CHANNEL
 - LAG USING 3/8" X 1 3/4" (4.7625 MM X 44.45 MM) TAP CONES THREE SECTIONS PER RACK.
- LOCK-UP BIKE RACKS
LOCK-UP 3, 16 GAUGE VERTICAL BIKE RACK



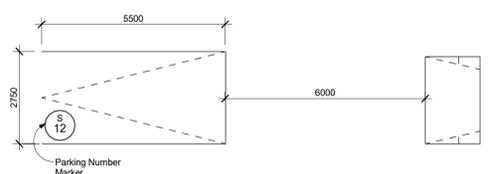
LOCKER c/w BIKE RACKS



EXTRA LARGE BIKE RACKS

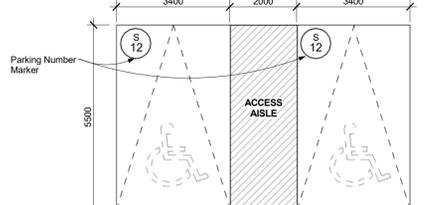


TYPICAL PARKING SPACE:
Drive Aisle @ 6m min.



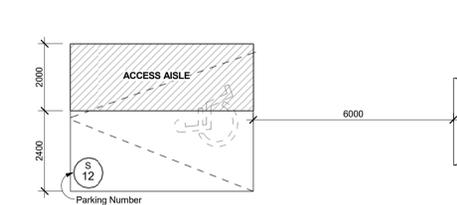
NOTE: PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

HANDICAP PARKING SPACE TYPE "A":



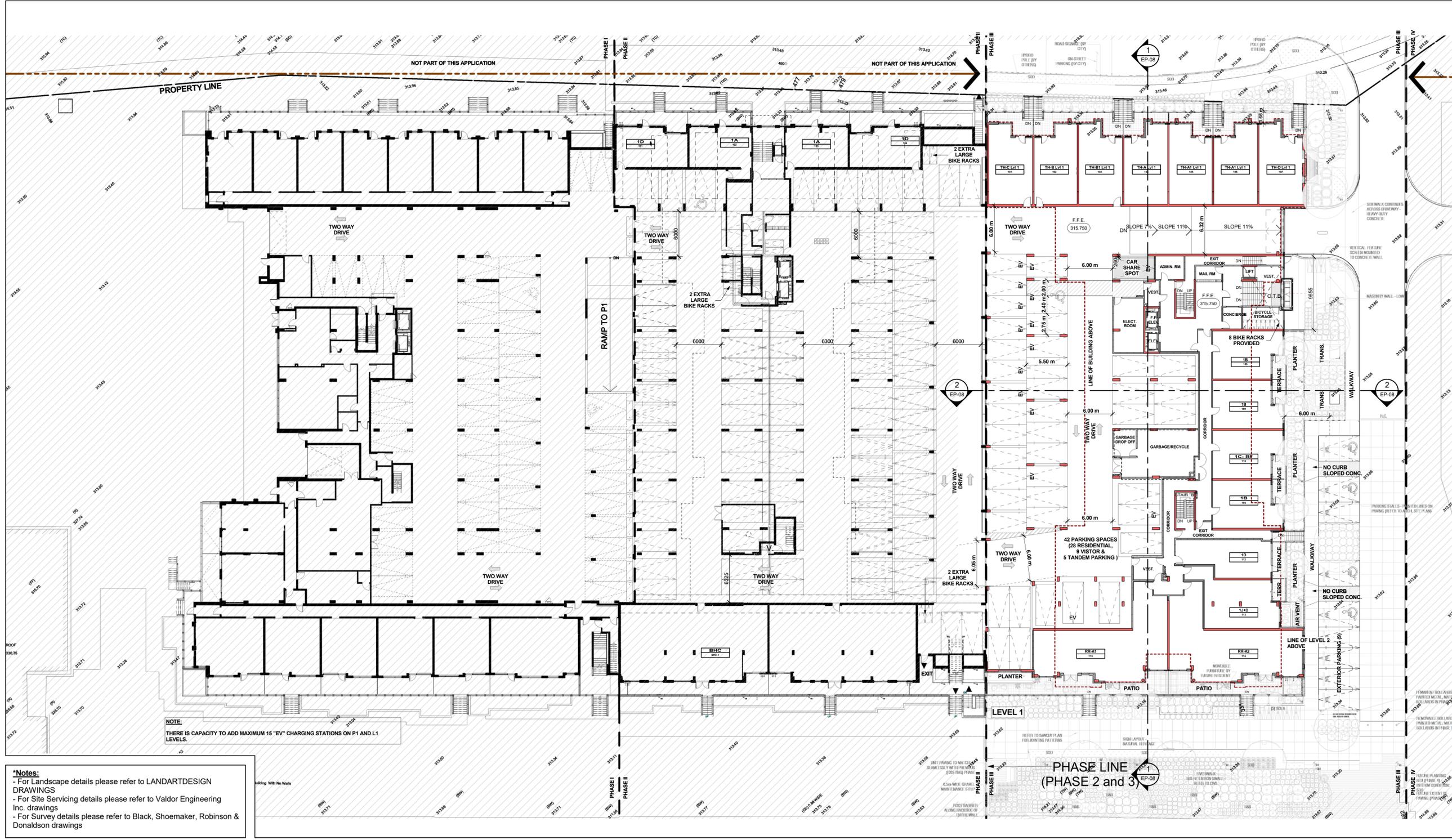
NOTE: A- PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

HANDICAP PARKING SPACE TYPE "B":



NOTE: PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

Parking Legend **2**
NTS EP-02



NOTE:
THERE IS CAPACITY TO ADD MAXIMUM 15 "EV" CHARGING STATIONS ON P1 AND L1 LEVELS.

- *Notes:**
- For Landscape details please refer to LANDARTDESIGN DRAWINGS
 - For Site Servicing details please refer to Valdor Engineering Inc. drawings
 - For Survey details please refer to Black, Shoemaker, Robinson & Donaldson drawings

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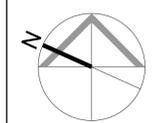
Site Plan File Number: SP15A055

Level 1 Floor Plan

Project
FUSION HOMES
500 Hanlon Creek Blvd,
Guelph, Ontario N1C 0A1
T: 519-825-8700

METALWORKS PHASE III

73 Arthur Street South, Guelph, Ontario
Scale
As indicated
Drawn by
A.K./H.B./J.S.
Checked by
B.C.
Project No.
17-008
Date
August 12, 2018
Drawing No.



Level 1 Floor Plan **1**
Scale: 1 : 250 EP-02

EP-02

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No.: Revision Date

No.	Revision	Date
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2.	Issued For SPA	Nov.13, 2017
1.	Pre-Consultation SPA	Jul. 31, 2017
No.	Issued For	Date

Site Plan File Number: SP15A055

Drawing Title

Level 2,3&4 Floor Plans

Project
FUSION HOMES
 500 Hanlon Creek Blvd,
 Guelph, Ontario N1C 0A1
 T: 519-825-6700

**METALWORKS
 PHASE III**

73 Arthur Street South, Guelph, Ontario

Scale
 1 : 250

Drawn by
 A.K./H.B./J.S.

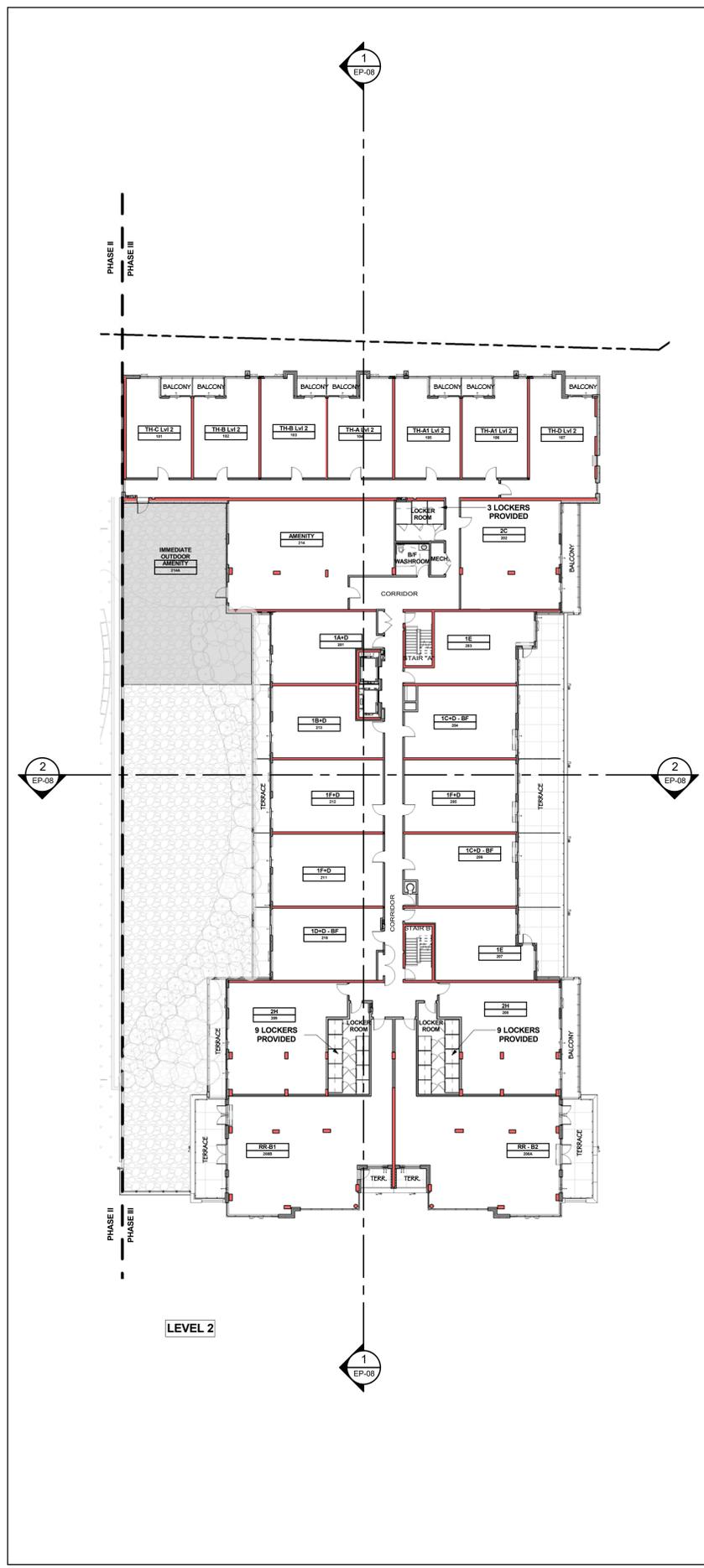
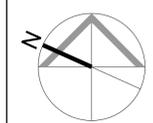
Checked by
 B.C.

Project No.
 17-008

Date
 August 12, 2018

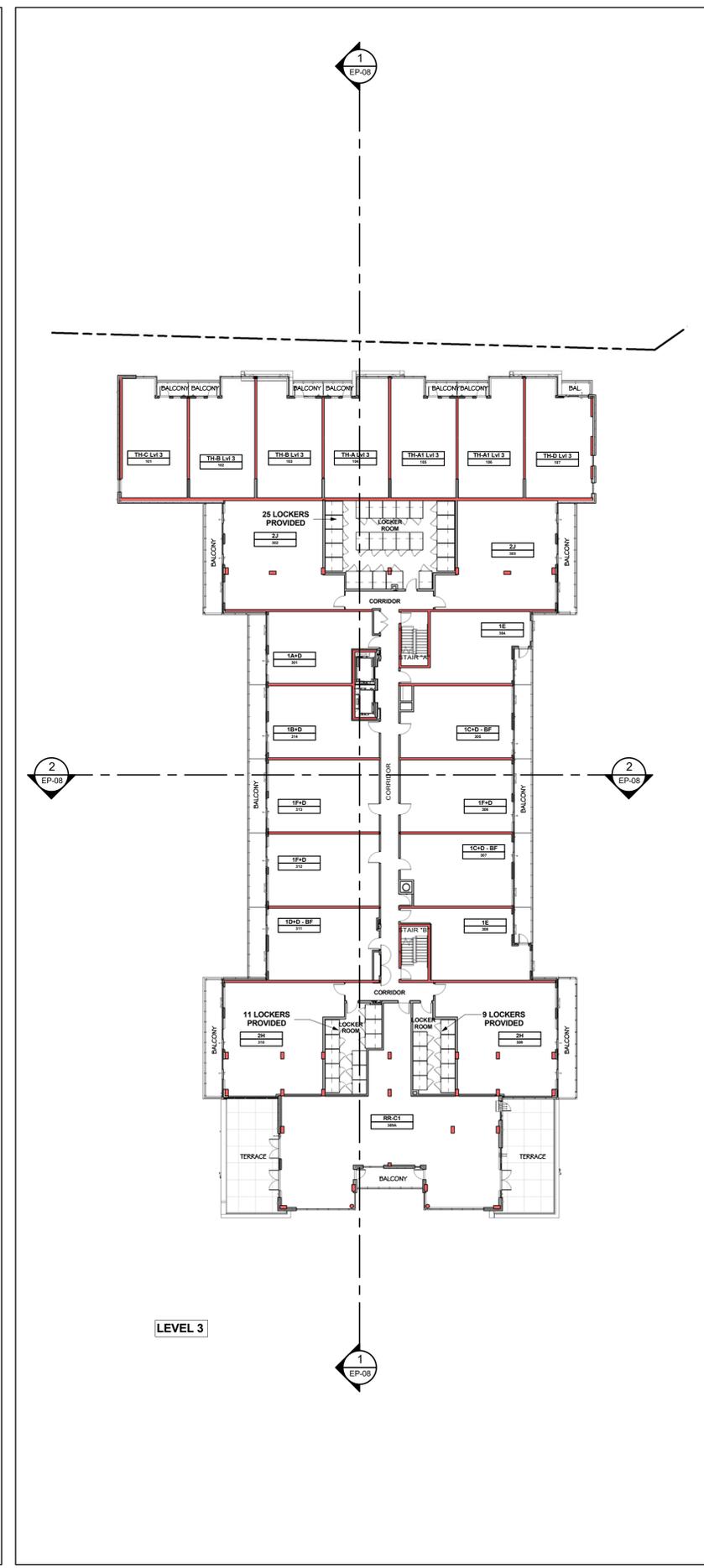
Drawing No.

EP-03



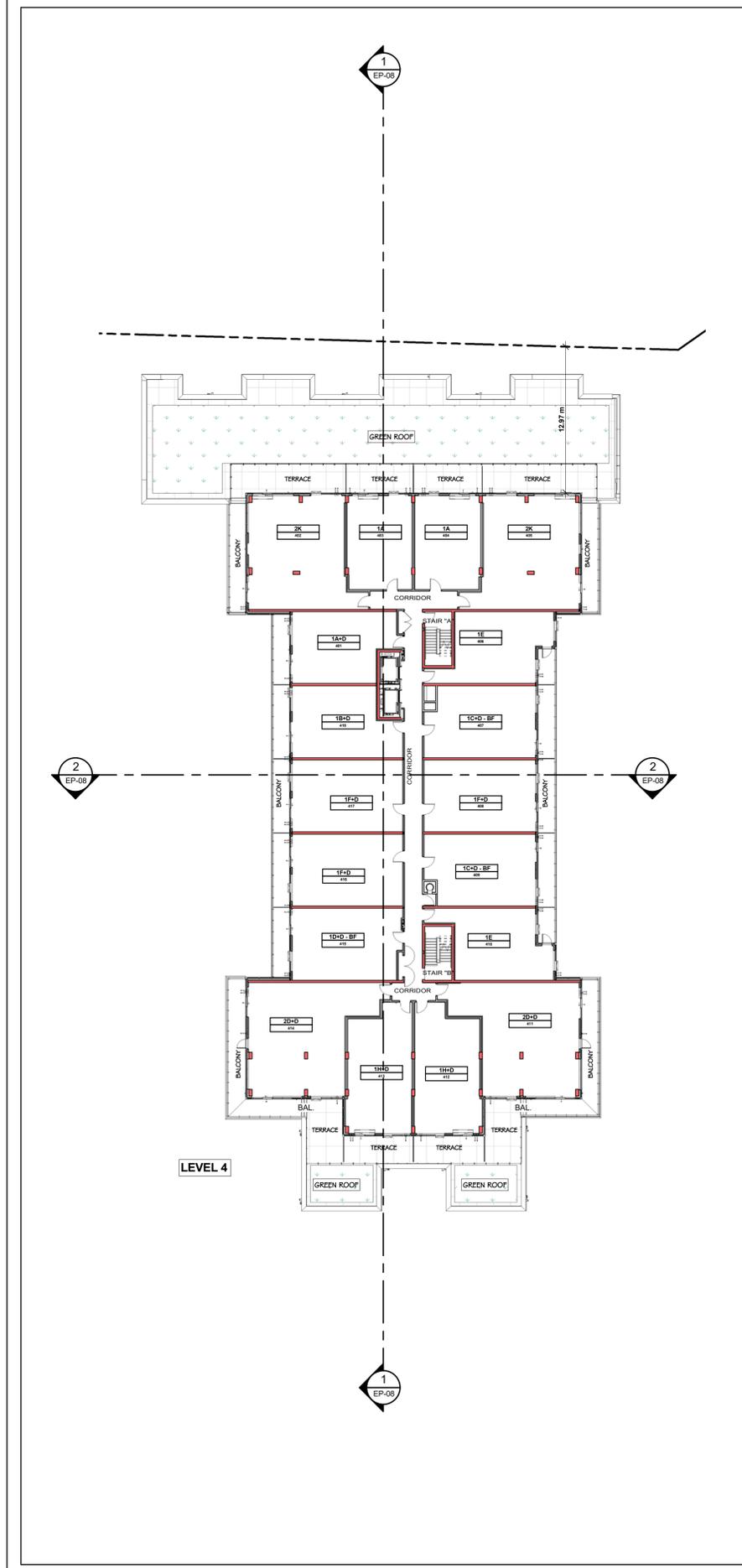
LEVEL 2

Floor Plan Level 2
 Scale: 1 : 250



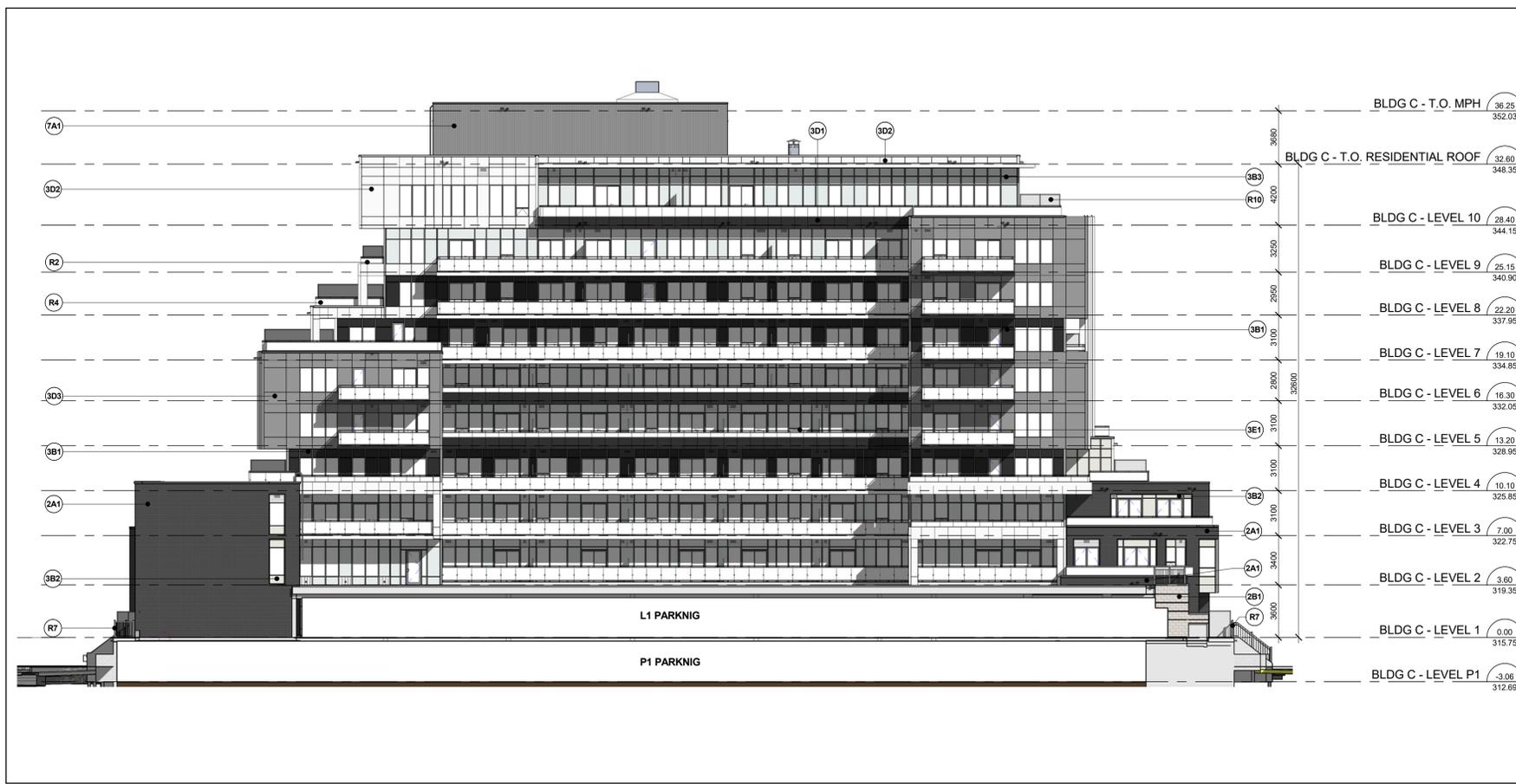
LEVEL 3

Level 3 Floor Plan
 Scale: 1 : 250

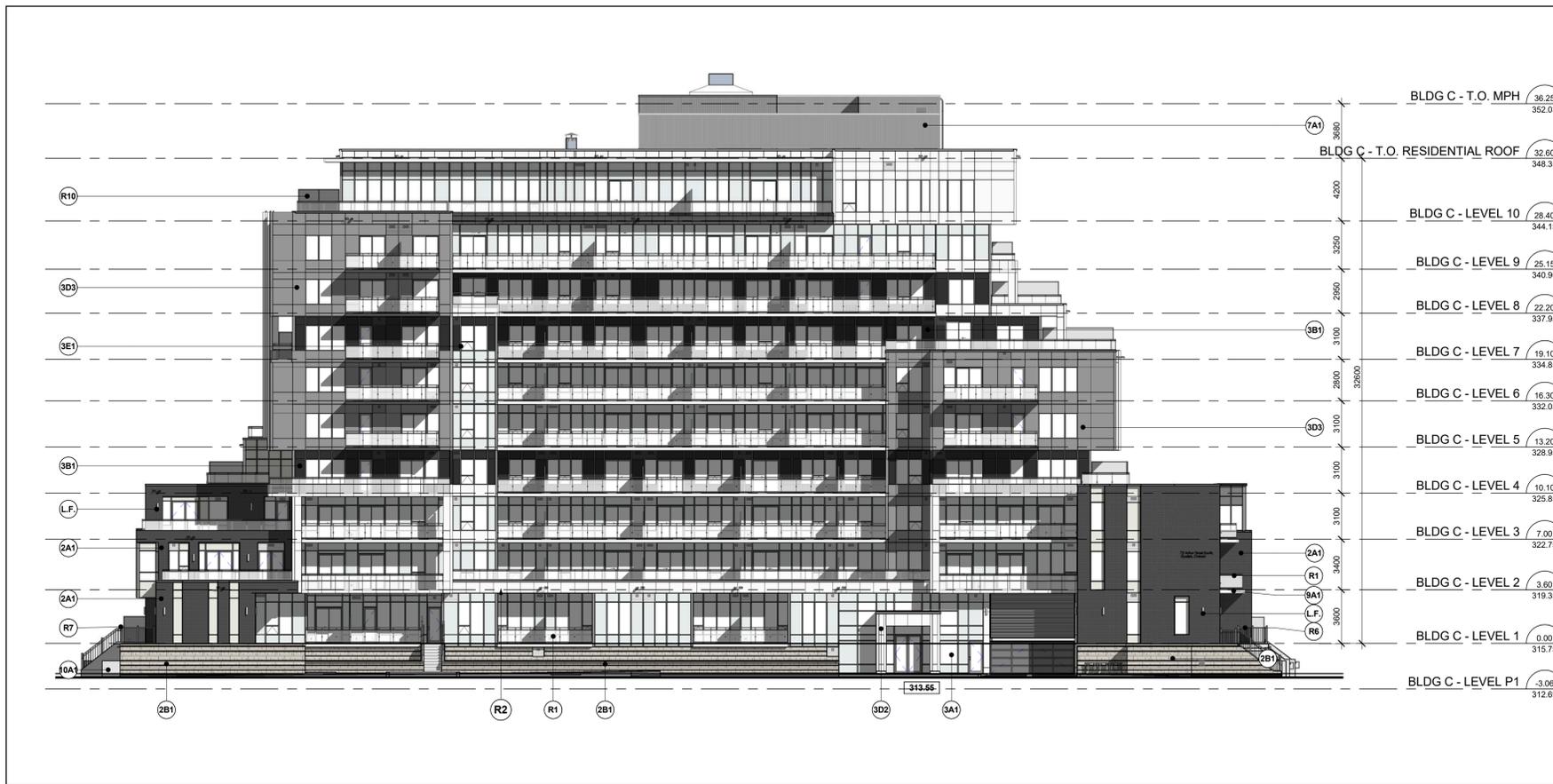


LEVEL 4

Level 4 Floor Plan
 Scale: 1 : 250



Phase III - West Elevation 2
Scale: 1 : 200 EP-06



Phase III - East Elevation 1
Scale: 1 : 200 EP-06

EXTERIOR FINISH LEGEND

17008 - 73 ARTHUR STREET SOUTH, GUELPH, ON

<p>MASONRY - BRICK VENEER</p> <p>2A1 COLOUR : MANGANESE IRONSPOT MANUFACTURER : ENDICOTT TEXTURE : VELOUR MORTAR COLOUR : DARK GREY</p> <p>STONE VENEER</p> <p>2B1 COLOUR : WHITE MANUFACTURER : HARRISRAFT TEXTURE : ROCKED/RENAISSANCE SIZE : 200 x 600 MORTAR COLOUR : LIGHT GREY</p> <p>PREFINISHED WINDOW WALL - VISION PANEL</p> <p>3A1 GLASS : SUPRNEUTRAL 54 CLEAR DOUBLE GLAZING 6MM FRAME TYPE : ALUMINUM FRAME COLOUR : SILVER SHADOW - UC106707XL</p> <p>PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 1</p> <p>3B1 GLASS TYPE : OPACI-COAT 300 GLASS COLOUR : #3-3076 TROUT GRAY 6mm PPG CLEAR FRAME TYPE : ALUMINUM FRAME COLOUR : SILVER SHADOW - UC106707XL</p> <p>PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 2</p> <p>3B2 GLASS TYPE : OPACI-COAT 300 GLAS COLOUR : #3-3076 MISTY GRAY (LI) 6mm PPG STARPHIRE FRAME TYPE : ALUMINUM FRAME COLOUR : SILVER SHADOW - UC106707XL</p> <p>PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 3</p> <p>3B3 GLASS TYPE : OPACI-COAT 300 GLASS COLOUR : #6-1259 HARBOR HAZE 6mm PPG CLEAR FRAME TYPE : ALUMINUM FRAME COLOUR : SILVER SHADOW - UC106707XL</p> <p>PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL) 1</p> <p>3D1 METAL TYPE : ALUMINUM METAL COLOUR : GRAPHITE GRAY - UCFX11029 COATING : ACRYNAR MANUFACTURER : PPG</p> <p>PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL) 2</p> <p>3D2 METAL TYPE : ALUMINUM METAL COLOUR : SIMPLY WHITE - UC115163 COATING : DURANAR MANUFACTURER : PPG</p> <p>PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL) 3</p> <p>3D3 METAL TYPE : ALUMINUM METAL COLOUR : SILVERSTORM - UC106685F COATING : DURANAR SUNSTORM MANUFACTURER : PPG</p> <p>PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 1</p> <p>3D4 METAL TYPE : ALUMINUM METAL COLOUR : GRAPHITE GRAY - UCFX11029 COATING : ACRYNAR MANUFACTURER : PPG</p> <p>PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 2</p> <p>3D5 METAL TYPE : ALUMINUM METAL COLOUR : SIMPLY WHITE - UC115163 COATING : DURANAR MANUFACTURER : PPG</p> <p>PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 3</p> <p>3D6 METAL TYPE : ALUMINUM METAL COLOUR : SILVERSTORM - UC106685F COATING : DURANAR SUNSTORM MANUFACTURER : PPG</p> <p>PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 4</p> <p>3D7 METAL TYPE : TO MATCH "HARBOR HAZE" METAL COLOUR : TO MATCH "HARBOR HAZE" COATING : TO MATCH "HARBOR HAZE" MANUFACTURER : PPG</p> <p>PREFINISHED WINDOW WALL - VISION PANEL - AWNING</p> <p>3E1 GLASS : SUPRNEUTRAL 54 CLEAR DOUBLE GLAZING 6MM FRAME TYPE : ALUMINUM FRAME COLOUR : SILVER SHADOW - UC106707XL</p>	<p>PREFINISHED METAL LOUVER 1</p> <p>3G1 METAL TYPE : ALUMINUM METAL COLOUR : GRAPHITE GRAY - UCFX11029 FRAMING : ALUMINUM FRAMING COLOUR : SILVER SHADOW - UC106707XL</p> <p>PREFINISHED METAL LOUVER 2</p> <p>3G2 METAL TYPE : ALUMINUM METAL COLOUR : SIMPLY WHITE - UC115163 FRAMING : ALUMINUM FRAMING COLOUR : SILVER SHADOW - UC106707XL</p> <p>PREFINISHED METAL LOUVER 3</p> <p>3G3 METAL TYPE : ALUMINUM METAL COLOUR : SILVERSTORM - UC106685F FRAMING : ALUMINUM FRAMING COLOUR : SILVER SHADOW - UC106707XL</p> <p>ARCHITECTURAL LOUVER</p> <p>3H1 METAL TYPE : ALUMINUM METAL COLOUR : SIMPLY WHITE - UC115163 FRAMING : ALUMINUM FRAMING COLOUR : SILVER SHADOW - UC106707XL</p> <p>MECHANICAL EQUIPMENT - SUITE HVAC LOUVER</p> <p>3J1 METAL TYPE : ALUMINUM METAL COLOUR : TO MATCH METAL PANEL COLOUR</p> <p>PREFINISHED STEEL SIDING</p> <p>7A1 COLOUR : SILVERSTORM - UC106685F METAL PANEL MANUFACTURER : VIOWEST STYLE : VERTICAL</p> <p>SLAB COVER</p> <p>9A1 METAL PANEL : ALUMINUM COLOUR : MATCH "SIMPLY WHITE" METAL PANEL</p> <p>PLANTER WALL</p> <p>10A1 MATERIAL : CONCRETE COLOUR : MID GRAY FINISH : MEDIUM SANDBLAST</p> <p>EXPOSED CONCRETE</p> <p>10B1 MATERIAL : CONCRETE COLOUR : CONCRETE</p> <p>EIPS (EXTERIOR INSULATED FINISH SYSTEM)</p> <p>11A1 COLOUR : TO MATCH "SIMPLY WHITE" TEXTURE : SMOOTH</p> <p>BALCONY RAILING - TEMPERED GLASS WITH SLAB COVER</p> <p>R1 GLASS : TEMPERED COLOUR : CLEAR SLAB COVER : ALUMINUM SLAB COLOUR : SIMPLY WHITE - UC115163</p> <p>BALCONY RAILING - TEMPERED GLASS & RAISED METAL PANEL</p> <p>R2 GLASS : TEMPERED COLOUR : CLEAR METAL TYPE : ALUMINUM METAL COLOUR : SIMPLY WHITE - UC115163</p> <p>BALCONY RAILING - TEMPERED GLASS (PARAPET SIDE MOUNTED)</p> <p>R5 GLASS : TEMPERED COLOUR : CLEAR RAILING : ALUMINUM RAILING COLOUR : BLACK - UCFX10053</p> <p>BALCONY RAILING - POST & RAIL (GUARD)</p> <p>R6 METAL : ALUMINUM RAILING COLOUR : BLACK - UCFX10053</p> <p>BALCONY RAILING - POST & RAIL (GUARD WITH HANDRAIL)</p> <p>R7 METAL : ALUMINUM RAILING COLOUR : BLACK - UCFX10053</p> <p>BALCONY RAILING - TEMPERED GLASS</p> <p>R8 GLASS : TEMPERED COLOUR : CLEAR METAL : ALUMINUM</p> <p>BALCONY / TERRACE - DIVIDER</p> <p>R9 GLASS : TEMPERED COLOUR : TRANSLUCENT, ACID ETCHED METAL : ALUMINUM METAL COLOUR : MATCH "SIMPLY WHITE" METAL PANEL</p> <p>L.F. LIGHT FIXTURE SEE ELECT. DWGS.</p>
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EXTERIOR FINISH LEGEND 3
NTS EP-06

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1	Revision 1	Date 1

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3.	Re-Issued For SPA	Jan.31, 2018
2.	Issued For SPA	Nov.13, 2017
1.	Pre-Consultation SPA	Jul. 31, 2017
No	Issued For	Date

Site Plan File Number: SP15A055

Drawing Title
West & East Elevations

Project
FUSION HOMES
500 Hanlon Creek Blvd,
Guelph, Ontario N1C 0A1
T: 519-828-6700

**METALWORKS
PHASE III**

73 Arthur Street South, Guelph, Ontario

Scale
1 : 200
Drawn by
A.K./H.B./J.S.
Checked by
B.C.
Project No.
17-008
Date
August 12, 2018
Drawing No.

EP-06



Phase III - North Elevation **2**
Scale: 1 : 200 EP-07



Phase III - South Elevation **1**
Scale: 1 : 200 EP-07

EXTERIOR FINISH LEGEND

17008 - 73 ARTHUR STREET SOUTH, GUELPH, ON

- MASONRY - BRICK VENEER**
 - COLOUR : MANGANESE IRONSPOT
 - MANUFACTURER : ENDICOTT
 - MORTAR COLOUR : DARK GREY
- STONE VENEER**
 - COLOUR : WHITE
 - MANUFACTURER : ARRISCRAFT
 - TEXTURE : ROCKED/RENAISSANCE
 - SIZE : 200 x 600
 - MORTAR COLOUR : LIGHT GREY
- PREFINISHED WINDOW WALL - VISION PANEL**
 - GLASS : SUPERNEUTRAL 54 CLEAR DOUBLE GLAZING 6MM
 - FRAME TYPE : ALUMINUM
 - FRAME COLOUR : SILVER SHADOW - UC106707XL
- PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 1**
 - GLASS TYPE : OPACI-COAT 300
 - GLASS COLOUR : #3-1107 TROUT GRAY
 - FRAME TYPE : ALUMINUM
 - FRAME COLOUR : SILVER SHADOW - UC106707XL
- PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 2**
 - GLASS TYPE : OPACI-COAT 300
 - GLASS COLOUR : #5-1259 HARBOR HAZE
 - FRAME TYPE : ALUMINUM
 - FRAME COLOUR : SILVER SHADOW - UC106707XL
- PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 3**
 - GLASS TYPE : OPACI-COAT 300
 - GLASS COLOUR : #5-1259 HARBOR HAZE
 - FRAME TYPE : ALUMINUM
 - FRAME COLOUR : SILVER SHADOW - UC106707XL
- PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL) 1**
 - METAL TYPE : ALUMINUM
 - METAL COLOUR : GRAPHITE GRAY - UCFX11029
 - COATING : ACRYNAR
 - MANUFACTURER : PPG
- PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL) 2**
 - METAL TYPE : ALUMINUM
 - METAL COLOUR : SIMPLY WHITE - UC115163
 - COATING : DURANAR
 - MANUFACTURER : PPG
- PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL) 3**
 - METAL TYPE : ALUMINUM
 - METAL COLOUR : SILVERSTORM - UC106685F
 - COATING : DURANAR SUNSTORM
 - MANUFACTURER : PPG
- PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 1**
 - METAL TYPE : ALUMINUM
 - METAL COLOUR : GRAPHITE GRAY - UCFX11029
 - COATING : ACRYNAR
 - MANUFACTURER : PPG
- PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 2**
 - METAL TYPE : ALUMINUM
 - METAL COLOUR : SIMPLY WHITE - UC115163
 - COATING : DURANAR
 - MANUFACTURER : PPG
- PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 3**
 - METAL TYPE : ALUMINUM
 - METAL COLOUR : SILVERSTORM - UC106685F
 - COATING : DURANAR SUNSTORM
 - MANUFACTURER : PPG
- PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 4**
 - METAL TYPE : TO MATCH "HARBOR HAZE"
 - METAL COLOUR : TO MATCH "HARBOR HAZE"
 - COATING : TO MATCH "HARBOR HAZE"
 - MANUFACTURER : PPG
- PREFINISHED WINDOW WALL - VISION PANEL - AWNING**
 - GLASS : SUPERNEUTRAL 54 CLEAR DOUBLE GLAZING 6MM
 - FRAME TYPE : ALUMINUM
 - FRAME COLOUR : SILVER SHADOW - UC106707XL
- PREFINISHED METAL LOUVER 1**
 - METAL TYPE : ALUMINUM
 - METAL COLOUR : GRAPHITE GRAY - UCFX11029
 - FRAMING : ALUMINUM
 - FRAMING COLOUR : SILVER SHADOW - UC106707XL
- PREFINISHED METAL LOUVER 2**
 - METAL TYPE : ALUMINUM
 - METAL COLOUR : SIMPLY WHITE - UC115163
 - FRAMING : ALUMINUM
 - FRAMING COLOUR : SILVER SHADOW - UC106707XL
- PREFINISHED METAL LOUVER 3**
 - METAL TYPE : ALUMINUM
 - METAL COLOUR : SILVERSTORM - UC106685F
 - FRAMING : ALUMINUM
 - FRAMING COLOUR : SILVER SHADOW - UC106707XL
- ARCHITECTURAL LOUVER**
 - METAL TYPE : ALUMINUM
 - METAL COLOUR : SIMPLY WHITE - UC115163
 - FRAMING : ALUMINUM
 - FRAMING COLOUR : SILVER SHADOW - UC106707XL
- MECHANICAL EQUIPMENT - SUITE HVAC LOUVER**
 - METAL TYPE : ALUMINUM
 - METAL COLOUR : TO MATCH METAL PANEL COLOUR
- PREFINISHED STEEL SIDING**
 - COLOUR : SILVERSTORM - UC106685F
 - METAL PANEL : ALUMINUM
 - MANUFACTURER : VICWEST
 - STYLE : VERTICAL
- SLAB COVER**
 - METAL PANEL : ALUMINUM
 - COLOUR : MATCH "SIMPLY WHITE" METAL PANEL
- PLANTER WALL**
 - MATERIAL : CONCRETE
 - COLOUR : MID GRAY
 - FINISH : MEDIUM SANDBLAST
- EXPOSED CONCRETE**
 - MATERIAL : CONCRETE
 - COLOUR : CONCRETE
- EFS (EXTERIOR INSULATED FINISH SYSTEM)**
 - COLOUR : TO MATCH "SIMPLY WHITE"
 - TEXTURE : SMOOTH
- BALCONY RAILING - TEMPERED GLASS WITH SLAB COVER**
 - GLASS : TEMPERED
 - COLOUR : CLEAR
 - SLAB COVER : ALUMINUM
 - SLAB COLOUR : SIMPLY WHITE - UC115163
- BALCONY RAILING - TEMPERED GLASS & RAISED METAL PANEL**
 - GLASS : TEMPERED
 - COLOUR : CLEAR
 - METAL TYPE : ALUMINUM
 - METAL COLOUR : SIMPLY WHITE - UC115163
- BALCONY RAILING - TEMPERED GLASS (PARAPET SIDE MOUNTED)**
 - GLASS : TEMPERED
 - COLOUR : CLEAR
 - RAILING : ALUMINUM
 - RAILING COLOUR : BLACK - UCFX10053
- BALCONY RAILING - POST & RAIL (GUARD)**
 - METAL : ALUMINUM
 - RAILING COLOUR : BLACK - UCFX10053
- BALCONY RAILING - POST & RAIL (GUARD WITH HANDRAIL)**
 - METAL : ALUMINUM
 - RAILING COLOUR : BLACK - UCFX10053
- BALCONY RAILING - TEMPERED GLASS**
 - GLASS : TEMPERED
 - COLOUR : CLEAR
 - METAL : ALUMINUM
- BALCONY / TERRACE - DIVIDER**
 - GLASS : TEMPERED
 - COLOUR : TRANSLUCENT, ACID ETCHED
 - METAL : ALUMINUM
 - METAL COLOUR : MATCH "SIMPLY WHITE" METAL PANEL
- LIGHT FIXTURE**
 - SEE ELECT. DWGS.

EXTERIOR FINISH LEGEND **3**
NTS EP-07

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PHASE III

73 Arthur Street South, Guelph, Ontario

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