

CONSULTANT TEAM

13120- 5 ARTHUR STREET. Proposed Residential Development			
PROPERTY OWNER:	NAME:	2278580 Ontario Inc.	LANDSCAPE ARCHITECT:
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PROJECT ARCHITECT:	http://www.fusionhomes.com		FAX: 416 352 1420
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	ADDRESS: 1129 Leslie St. Toronto, ON, M3C 2K5	SURVEYOR:	NAME: BSR&D Limited
MECHANICAL & ELECTRICAL:	TEL: 416 447 7405		ADDRESS: 351 Speedvale Avenue W., Guelph, ON, N1H 1C6
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DRAWING LIST

Sheets:	Subcategory	Sheet Number	Sheet Name	Issue#1 (Jan 22 2016)	Issue#2 (Mar 07 2016)	Issue#3 (Sep 14 2016)	Issue#4 (Issued For SPA 2016-01-31)	Issue#5 (Issued For SPA 2016-08-13)
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A2		EP-00	Unit Key Plan					
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5 ARTHUR STREET SOUTH - RESIDENTIAL DEVELOPMENT
FUSION HOMES

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Date: August 13, 2019



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No.: Revision Date

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

Site Plan File Number: SP15A055

Drawing Title

Cover Sheet

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

METALWORKS
PHASE III

73 Arthur Street South, Guelph, Ontario
Scale

Drawn by
A.K.

Checked by
B.C.

Project No.
17-008

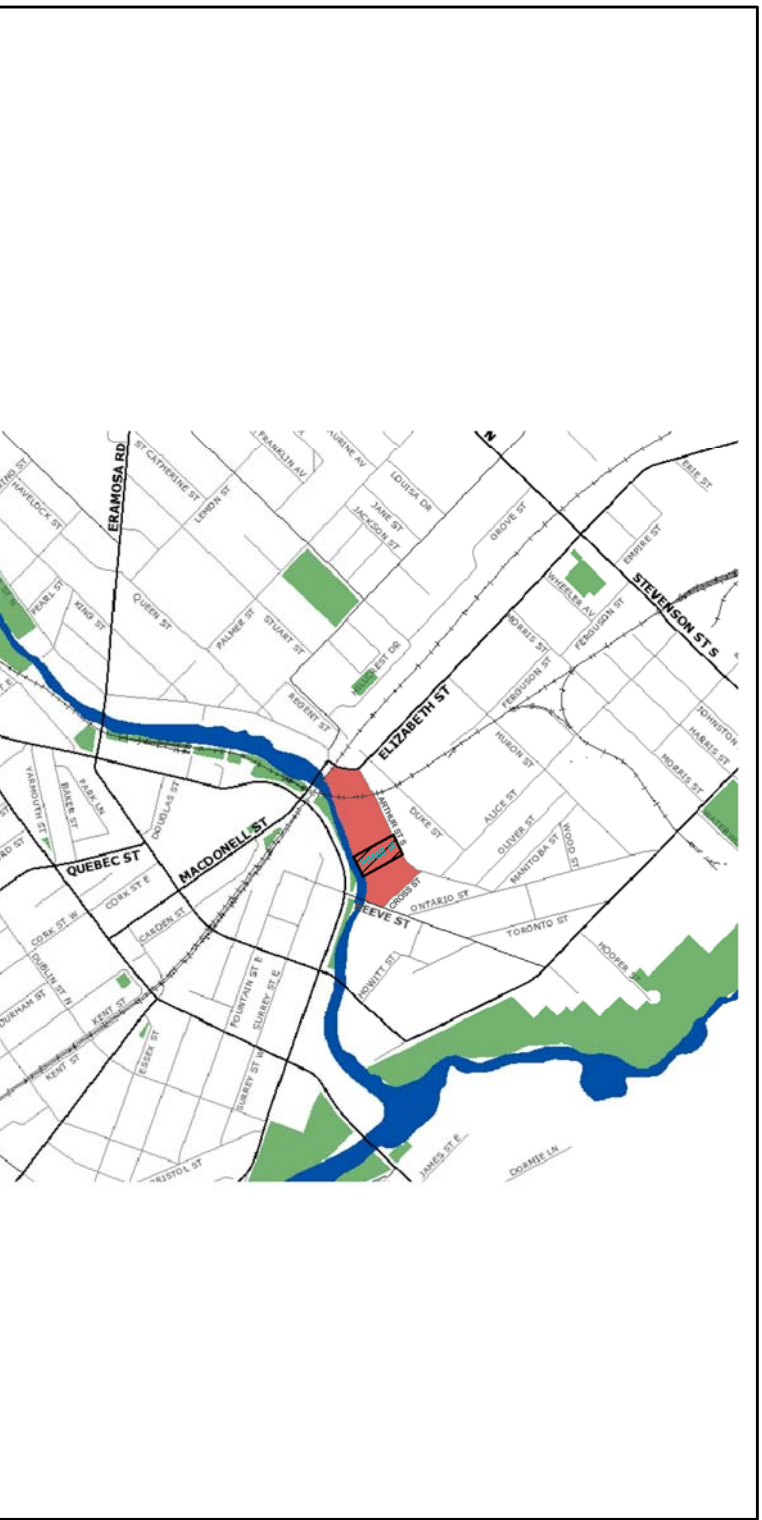
Date
August 13, 2019

Drawing No.

SP-00

17-008 73 Arthur Street South, Guelph Proposed Residential Development		
Overall Project Statistics		
Project No. 17-008-12	Project No. 17-008-12	
1.0 Site Area		
Area	sq.m	sq.ft
Total Site Area	8,07	32,638.00 351,313
2.0 GFA		
"Gross Floor Area" means the total floor area of a building measured from the centre line of partition walls and the exterior face of outside walls, but does not include any floor area of a basement, cellar, attic, garage, porch or any floor area used for parking or any other area which does not have a clear floor to ceiling height of 2.15 metres;		
2.1 TOTAL Proposed Residential GFA (see Zone R-4B-2.1)		
Area	sq.m	sq.ft
Phase1- Bldg A	13,978.56	150,464
Phase2- Bldg B	12,723.87	136,969
Phase3- Bldg C	14,026.71	150,982
Phase4	15,287.00	164,546
Phase5	3,267.75	35,257
Total Res. Proposed GFA	65,283.89	702,710
2.2 Required Common Amenity Area		
Area	sq.m	sq.ft
Required Common Amenity Area	600.00	6,458
2.3 Proposed Indoor Amenity Area		
Area	sq.m	sq.ft
Indoor Amenity Area Proposed	931.70	10,029
Total	931.70	10,029
2.4 Proposed Outdoor Amenity Area		
Area	sq.m	sq.ft
Outdoor Amenity Area Proposed	5,311.14	57,169
Total	5,311.14	57,169
2.5 Common Amenity Area		
Area	sq.m	sq.ft
Proposed Indoor Common Amenity Area	931.70	10,029
Proposed Outdoor Common Amenity Area	5,311.14	57,169
Proposed Indoor and Outdoor Common Amenity Area	6,242.84	67,197
3.0 Unit Count		
3.1 Residential Unit Count (including super independent suite but not including guest suite)		
Unit	sq.m	sq.ft
Phase1- Bldg A	132	1,432
Phase2- Bldg B	124	1,344
Phase3- Bldg C	124	1,344
Phase4	140	1,514
Phase5	118	1,278
Total Residential Units	647	7,000

Regulations	Requirements for R-4B-15.1 (H) Zone (Overall)	Requirements for R-4B-15.1 (H) Zone Phase I	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-15.4 (H) Zone Phase V	Provided	Conforms	Requirements for R-4B-15.5 (H) Zone Phase VI	Provided	Conforms	Requirements for R-4B-15.6 (H) Zone Phase VII	Provided	Conforms
Min Lot Area	650 m ²	650 m ²	530.07	Y	650 m ²	384.67 m ²	Y	650 m ²	473.36	Y	650 m ²	517.27 m ²	Y	650 m ²	399.31 m ²	Y	650 m ²	348.62 m ²	Y
Min Lot Frontage	15 m	15 m	66.43 m	Y	15 m	47.46 m	Y	15 m	60.51	Y	15 m	34.39 m	Y	15 m	50.30 m	Y	15 m	31.43 m	Y
Min Lot Depth	No maximum up, density limited by FSI	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	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	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	Arthur Street to Front Face of a Townhouse 2.5 m	2.50 m	Y	Arthur Street to Front Face of a Townhouse 2.5 m	3.00 m	Y	Arthur Street to Front Face of a Townhouse 2.5 m	3.00 m	Y
Min Side Yard	Arthur Street to Raised Walkway or Patio 1.0 m	Arthur Street to Raised Walkway or Patio 1.0 m	3.20 m	Y	Arthur Street to Raised Walkway or Patio 1.0 m	2.20 m	Y	Arthur Street to Raised Walkway or Patio 1.0 m	1.00 m	Y	Arthur Street to Raised Walkway or Patio 1.0 m	2.50 m	Y	Arthur Street to Raised Walkway or Patio 1.0 m	3.00 m	Y	Arthur Street to Raised Walkway or Patio 1.0 m	3.00 m	Y
Max Building Height	Phidium Townhouses 4 storeys	Phidium Townhouses 4 storeys	3 storeys	Y	Phidium Townhouses 4 storeys	3 storeys	Y	Phidium Townhouses 4 storeys	3 storeys	Y	Phidium Townhouses 4 storeys	14 storeys	Y	Phidium Townhouses 4 storeys	14 storeys	Y	Phidium Townhouses 4 storeys	14 storeys	Y
Min Distance Between Buildings	Minimum Distance Between Building Face of One Apartment Building and Face of Another Apartment Building 18m	Minimum Distance Between Building Face of One Apartment Building and Face of Another Apartment Building 18m	18m	Y	Minimum Distance Between Building Face of One Apartment Building and Face of Another Apartment Building 18m	18m	Y	Minimum Distance Between Building Face of One Apartment Building and Face of Another Apartment Building 18m	18m	Y	Minimum Distance Between Building Face of One Apartment Building and Face of Another Apartment Building 18m	18m	Y	Minimum Distance Between Building Face of One Apartment Building and Face of Another Apartment Building 18m	18m	Y	Minimum Distance Between Building Face of One Apartment Building and Face of Another Apartment Building 18m	18m	Y
Min Common Amenity Area	600 m ² Total	600 m ² Total	1,054 m ²	Y	600 m ² Total	1,054 m ²	Y	600 m ² Total	1,054 m ²	Y	600 m ² Total	1,054 m ²	Y	600 m ² Total	1,054 m ²	Y	600 m ² Total	1,054 m ²	Y
Landscaped Open Space	1,800 m ² Total	1,800 m ² Total	2,174.27 m ²	Y	1,800 m ² Total	1,648.26 m ²	Y	1,800 m ² Total	1,648.26 m ²	Y	1,800 m ² Total	1,648.26 m ²	Y	1,800 m ² Total	1,648.26 m ²	Y	1,800 m ² Total	1,648.26 m ²	Y
Min Off-Street Parking Spaces	Residents 1.05dwelling unit	Residents 1.05dwelling unit	1,154dwelling unit	Y	Residents 1.05dwelling unit	1,154dwelling unit	Y	Residents 1.05dwelling unit	1,154dwelling unit	Y	Residents 1.05dwelling unit	1,154dwelling unit	Y	Residents 1.05dwelling unit	1,154dwelling unit	Y	Residents 1.05dwelling unit	1,154dwelling unit	Y
Floor Space Index (FSI)	Maximum 2.0 FSI Applies to R-4B-15.1 Zone in its entirety	Maximum 2.0 FSI Applies to R-4B-15.1 Zone in its entirety	0.43	Y	Maximum 2.0 FSI Applies to R-4B-15.1 Zone in its entirety	0.41	Y	Maximum 2.0 FSI Applies to R-4B-15.1 Zone in its entirety	0.44	Y	Maximum 2.0 FSI Applies to R-4B-15.1 Zone in its entirety	0.37	Y	Maximum 2.0 FSI Applies to R-4B-15.1 Zone in its entirety	0.36	Y	Maximum 2.0 FSI Applies to R-4B-15.1 Zone in its entirety	0.36	Y
Biocycle Parking Spaces	Residential Uses 0.65dwelling unit	Residential Uses 0.65dwelling unit	0.65dwelling unit	Y	Residential Uses 0.65dwelling unit	0.65dwelling unit	Y	Residential Uses 0.65dwelling unit	0.65dwelling unit	Y	Residential Uses 0.65dwelling unit	0.65dwelling unit	Y	Residential Uses 0.65dwelling unit	0.65dwelling unit	Y	Residential Uses 0.65dwelling unit	0.65dwelling unit	Y
Max Building Floor Plate Area	Above 6 th storey - 1,200 m ²	Above 6 th storey - 1,200 m ²	1,200 m ²	Y	Above 6 th storey - 1,200 m ²	1,200 m ²	Y	Above 6 th storey - 1,200 m ²	1,200 m ²	Y	Above 6 th storey - 1,200 m ²	1,200 m ²	Y	Above 6 th storey - 1,200 m ²	1,200 m ²	Y	Above 6 th storey - 1,200 m ²	1,200 m ²	Y
Maximum Floor Plate Ratio (Length & Width)	No L:W Ratio	No L:W Ratio	2.5:1.0	Y	No L:W Ratio	2.5:1.0	Y	No L:W Ratio	2.5:1.0	Y	No L:W Ratio	2.5:1.0	Y	No L:W Ratio	2.5:1.0	Y	No L:W Ratio	2.5:1.0	Y
Min Setback of Upper Storeys of Apartment Buildings	Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m	Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m	12 m	Y	Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m	12 m	Y	Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m	12 m	Y	Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m	12 m	Y	Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m	12 m	Y	Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m	12 m	Y
Min Setback of Underground Parking Structure	From Exterior Lot Line 0.0 m	From Exterior Lot Line 0.0 m	0.0 m	Y	From Exterior Lot Line 0.0 m	0.0 m	Y	From Exterior Lot Line 0.0 m	0.0 m	Y	From Exterior Lot Line 0.0 m	0.0 m	Y	From Exterior Lot Line 0.0 m	0.0 m	Y	From Exterior Lot Line 0.0 m	0.0 m	Y



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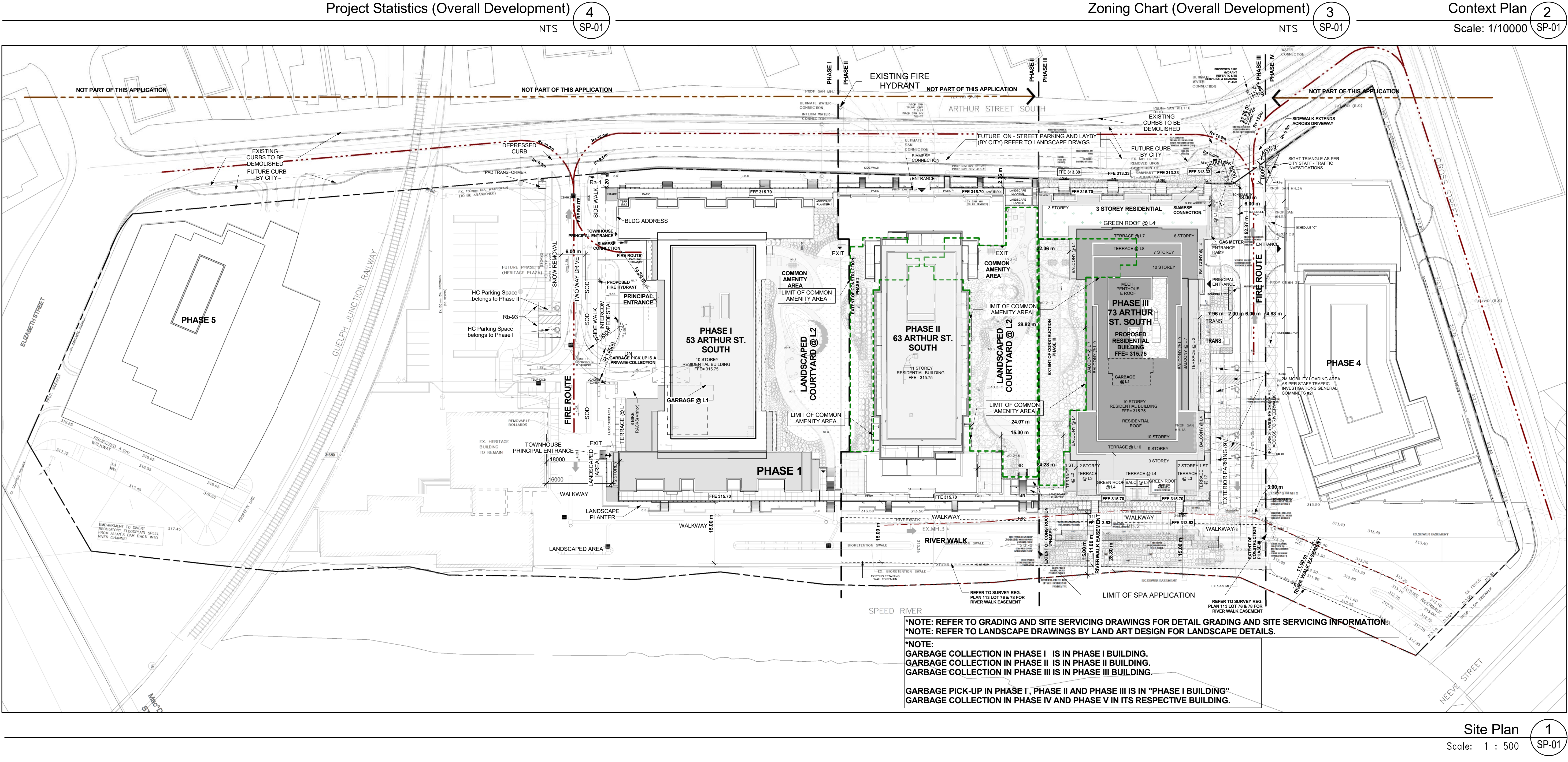
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No.: Revision Date



Project Statistics (Overall Development) 4 NTS SP-01

Zoning Chart (Overall Development) 3 NTS SP-01

Context Plan 2 Scale: 1/10000 SP-01

Site Plan File Number: SP15A055

Site Plan for 5 Phases, Context Plan and Site Statistics

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 As indicated
Drawn by A.K./H.B.
Checked by B.C.
Project No. 17-008
Date August 12, 2019
Drawing No. SP-01

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The seal is circular with the text "ONTARIO ASSOCIATION OF ARCHITECTS" around the top and "A PROFESSIONAL ENGINEERING SEAL" around the bottom. In the center, it says "ALEXANDER L. COOPER" and "2982". A large, stylized signature is written across the seal.

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No.:	Revision	Date
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Site Plan File Number: SP15A055

Drawing Title

Level 1 Floor Plan

Project
FUSION HOMES
500 Hanlon Creek Blvd.
Guelph, Ontario N1C 0A6
T: 519-826-6700

METALWORKS
PHASE III

73 Arthur Street South, Guelph, Ontario

As indicated

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17-008 Project No

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1100

EP-02

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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
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METALWORKS PHASE III

73 Arthur Street South, Guelph, Ontario

Scale
1 : 250

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

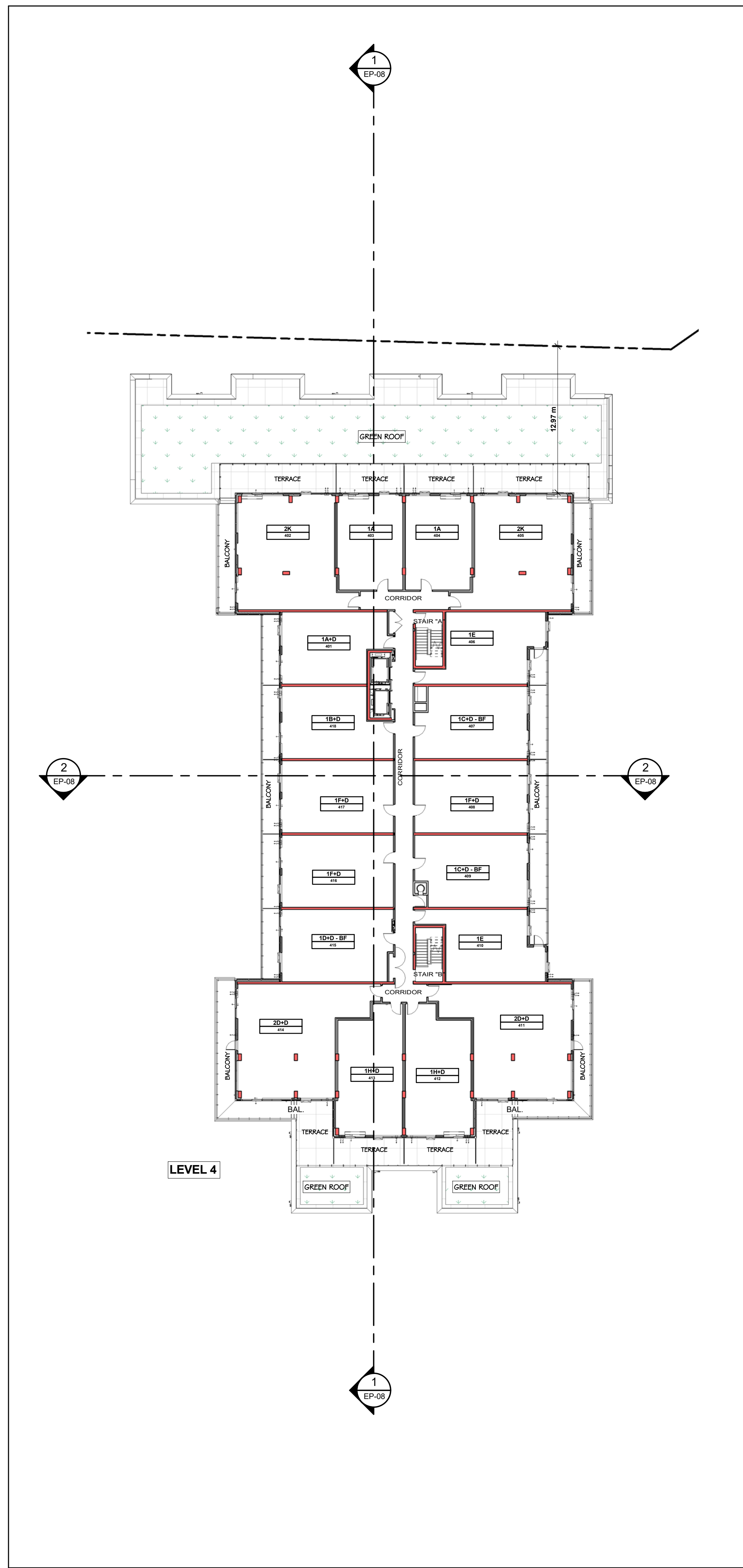
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Project No.
17-008

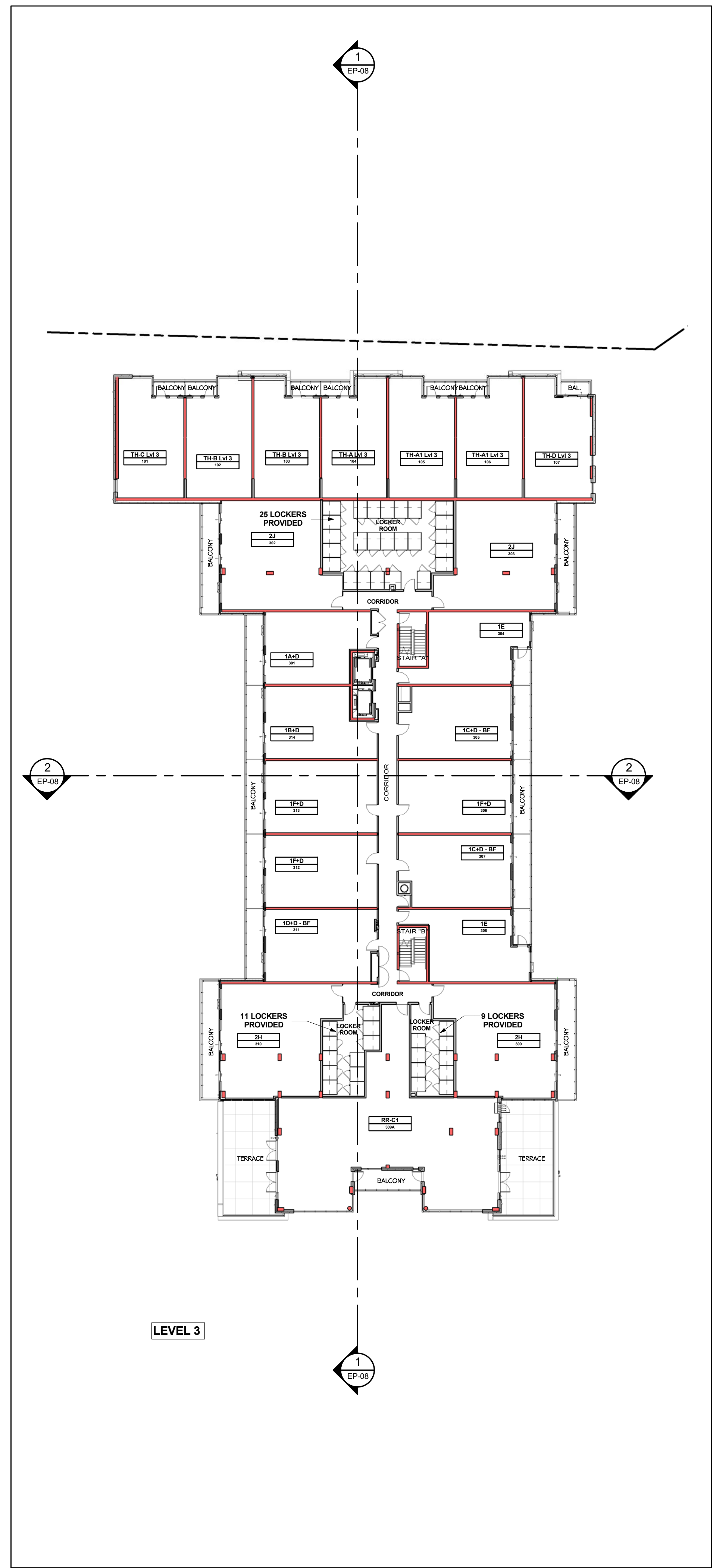
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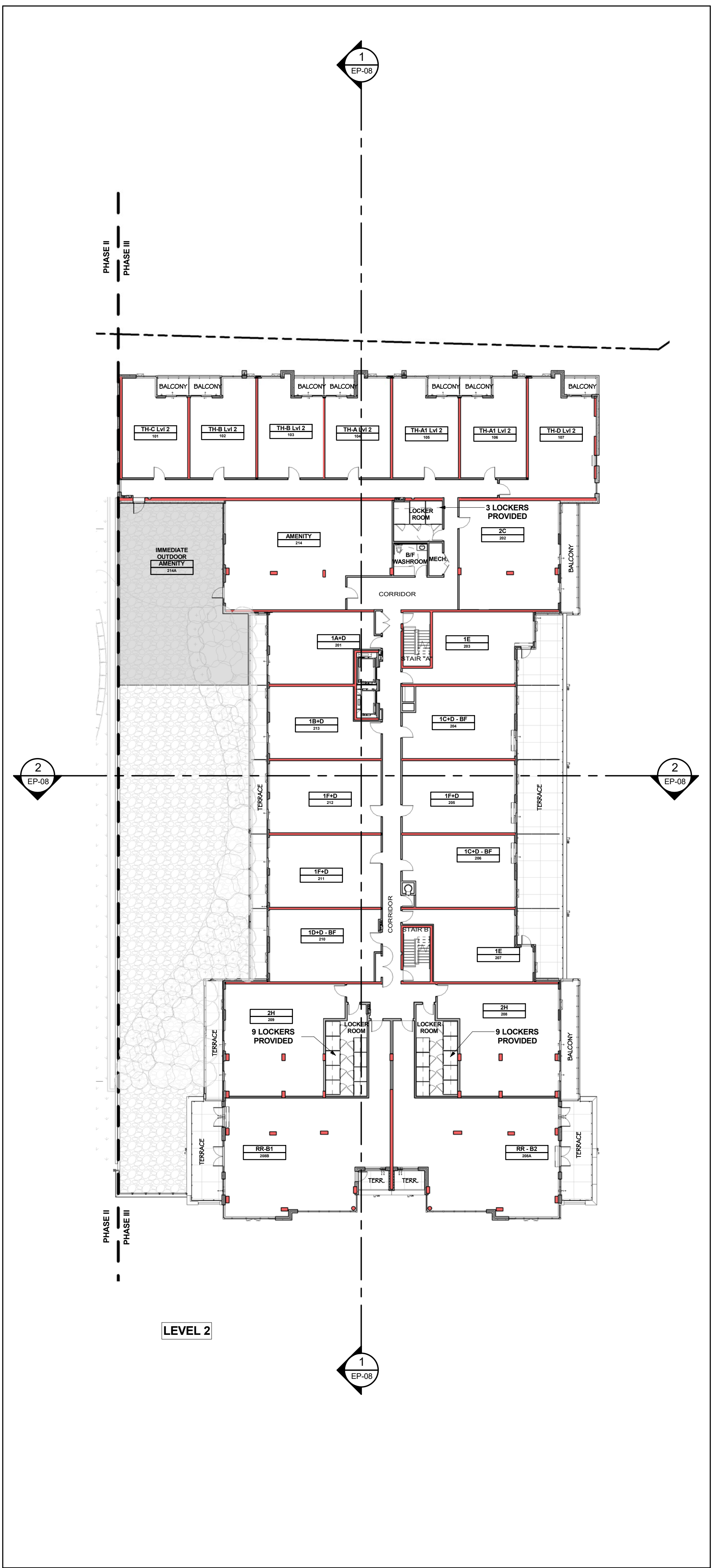
EP-03



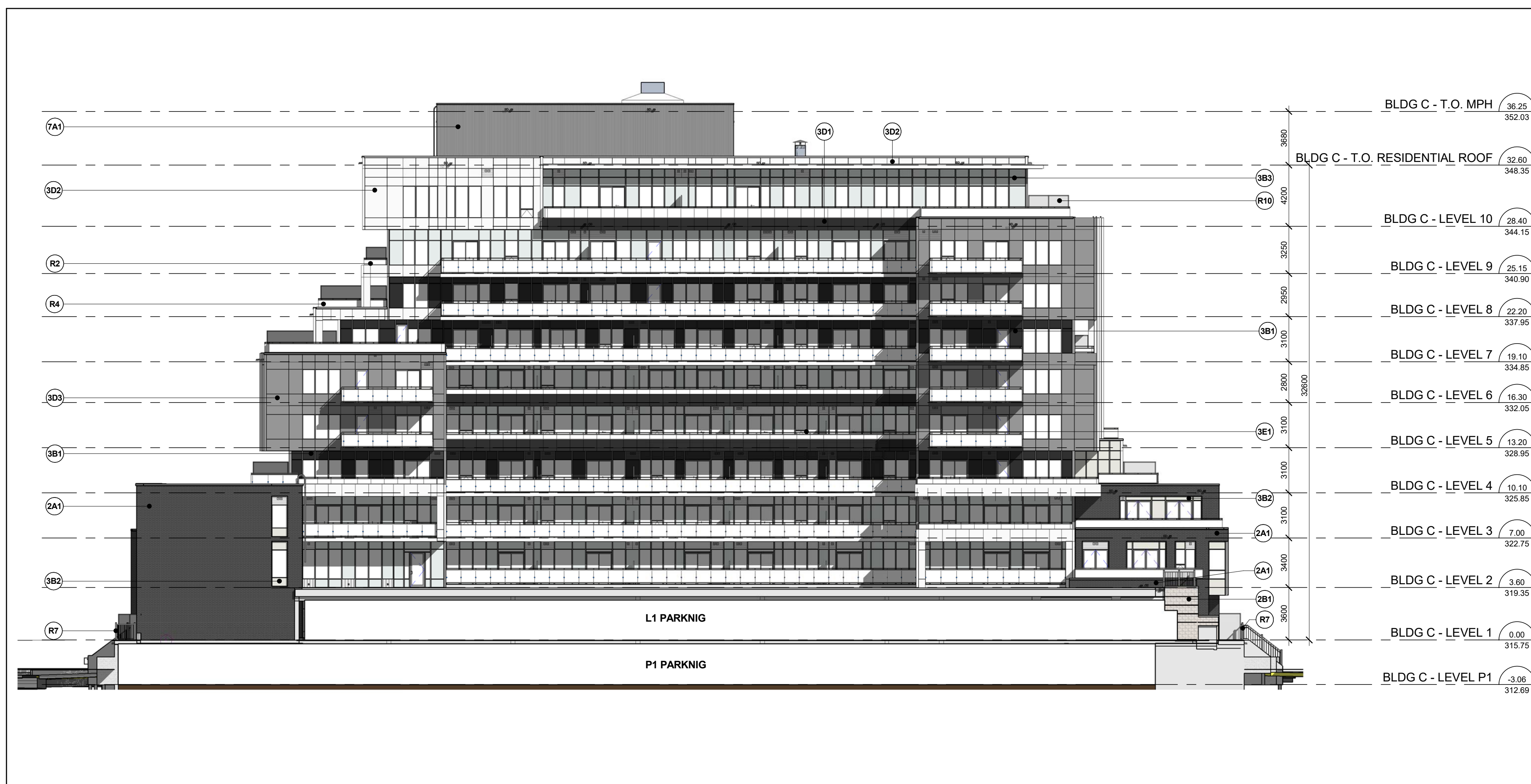
Level 4 Floor Plan 3
Scale: 1 : 250 EP-03



Level 3 Floor Plan 2
Scale: 1 : 250 EP-03

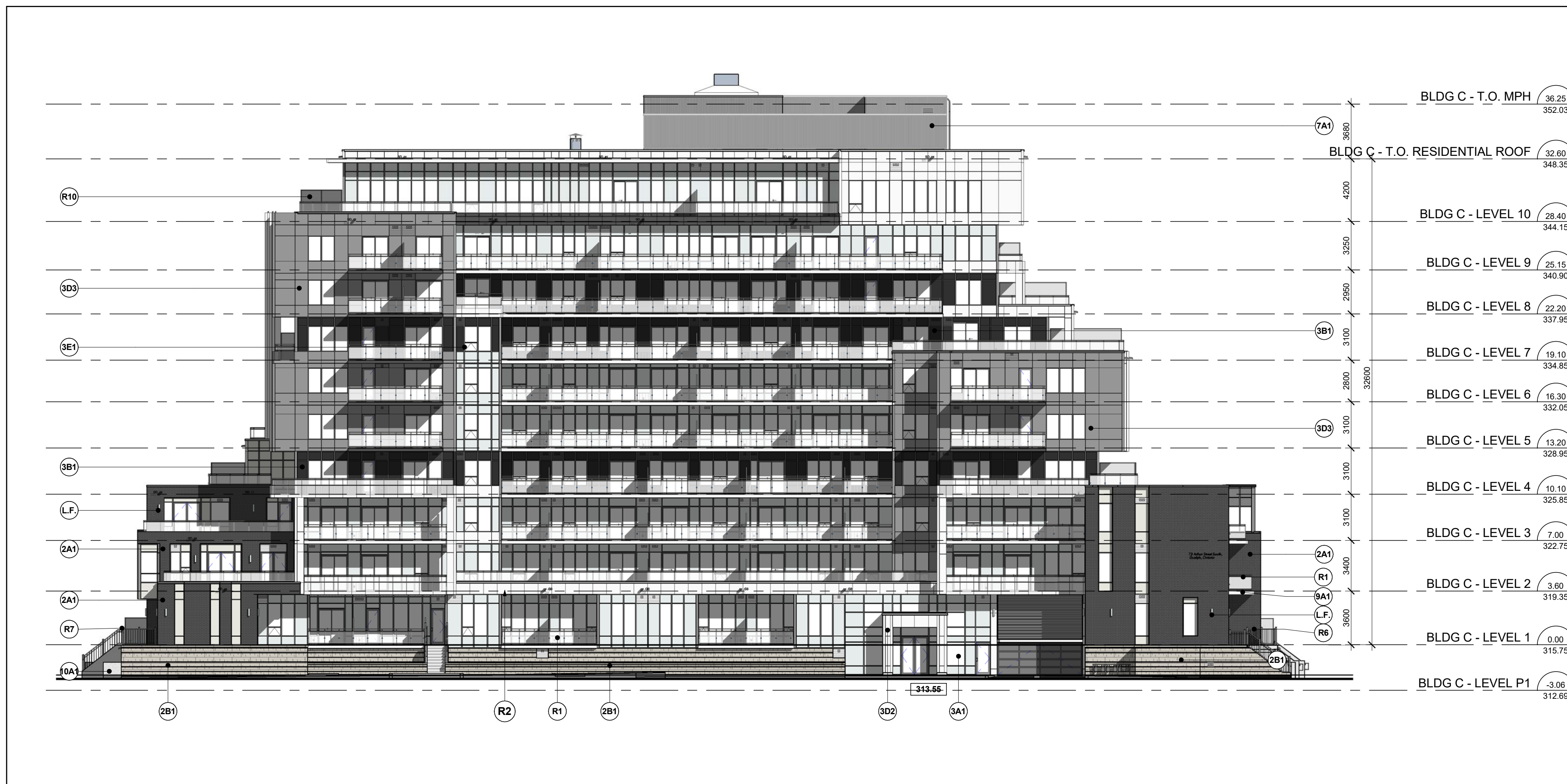


Floor Plan Level 2 1
Scale: 1 : 250 EP-03



Phase III - West Elevation

Scale: 1 : 200



Phase III - East Elevation

Scale: 1 : 200

EXTERIOR FINISH LEGEND

17008 - 73 ARTHUR STREET SOUTH, GUELPH, ON

		MASONRY - BRICK VENEER		(S)		METAL TYPE : ALUMINUM METAL COLOUR : GRAPHITE GRAY - UCXF11029 FRAMING : ALUMINUM FRAMING COLOUR: SILVER SHADOW - UC106707XL
(2A1)	[Image]	COLOR MANUFACTURER ENDICOTT TEXTURE VELOUR MORTAR COLOUR DARK GREY		(SG2)	[Image]	PREFINISHED METAL WINDOW 2 METAL TYPE : ALUMINUM METAL COLOUR : SIMPLY WHITE - UC115163 FRAMING : ALUMINUM FRAMING COLOUR: SILVER SHADOW - UC106707XL
(2B1)	[Image]	STONE VENEER COLOR WHITE MANUFACTURER ARRICRAFT TEXTURE ROSS/DRENNISSANCE SIZE 200 x 600 MORTAR COLOUR LIGHT GREY		(SG3)	[Image]	PREFINISHED METAL WINDOW 3 METAL TYPE : ALUMINUM METAL COLOUR : SILVERSTORM-UC106685F FRAMING : ALUMINUM FRAMING COLOUR: SILVER SHADOW - UC106707XL
(3A1)	[Image]	PREFINISHED WINDOW WALL - VISION PANEL GLASS SUPERNEUTRAL 54 CLEAR DOUBLE GLAZING 6MM FRAME TYPE ALUMINIUM FRAME COLOUR SILVER SHADOW - UC106707XL		(SH1)	[Image]	ARCHITECTURAL LOUVER METAL TYPE : ALUMINUM METAL COLOUR : SIMPLY WHITE - UC115163 FRAMING : ALUMINUM FRAMING COLOUR: SILVER SHADOWN - UC106707XL
(3B1)	[Image]	PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 1 GLASS TYPE OPAC-COAT 300 GLASS COLOUR #3-1107 TROUT GRAY 6mm PPG CLEAR FRAME TYPE ALUMINIUM FRAME COLOUR SILVER SHADOW - UC106707XL		(SJ1)	[Image]	MECHANICAL EQUIPMENT - SILET HVAC LOUVER METAL TYPE : ALUMINUM METAL COLOUR TO MATCH METAL PANEL COLOUR
(3B2)	[Image]	PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 2 GLASS TYPE OPAC-COAT 300 GLASS COLOUR #3-3078 MISTY GRAY (LI) 6mm PPG STAIRPHE FRAME TYPE ALUMINIUM FRAME COLOUR SILVER SHADOW - UC106707XL		(TA1)	[Image]	PREFINISHED STEEL SIDING COLOUR SILVESTORM - UC106685F METAL PANEL ALUMINUM MANUFACTURER VICWEST STYLE VERTICAL
(3B3)	[Image]	PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 3 GLASS TYPE OPAC-COAT 300 GLASS COLOUR #3-1259 HARBOR HAZE 6mm PPG CLEAR FRAME TYPE ALUMINIUM FRAME COLOUR SILVER SH ADOW - UC106707XL		(TOA1)	[Image]	SLAB COVER METAL PANEL ALUMINUM COLOUR MATCH "SIMPLY WHITE" METAL PANEL
(3D1)	[Image]	PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL 1) METAL TYPE ALUMINUM METAL COLOUR GRAPHITE GRAY - UCXF11029 COATING ACRYNAR MANUFACTURER PPG		(UB1)	[Image]	PLANTER WALL MATERIAL CONCRETE COLOUR MID GRAY FINISH MEDIAN SANDBLAST
(3D2)	[Image]	PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL 2) METAL TYPE ALUMINUM METAL COLOUR SIMPLY WHITE - UC115163 COATING DURANAR MANUFACTURER PPG		(UG1)	[Image]	EXPPOSE CONCETE MATERIAL CONCRETE COLOUR CONCRETE
(3D3)	[Image]	PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL 3) METAL TYPE ALUMINUM METAL COLOUR SILVERSTORM-UC106685F COATING DURANAR SUNSTFORM MANUFACTURER PPG		(UA1)	[Image]	EIFS (EXTERIOR INSULATED FINISH SYSTEM) COLOUR TO MATCH "SIMPLY WHITE" TEXTURE SMOOTH
(3D4)	[Image]	PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 1 METAL TYPE ALUMINIUM METAL COLOUR GRAPHITE GRAY - UCXF11029 COATING ACRYNAR MANUFACTURER PPG		R1	[Image]	BALCONY RAILING - TEMPERED GLASS WITH SLAB COVER GLASS : TEMPERED COLOUR : CLEAR SLAB COVER ALUMINUM SLAB COLOUR : SIMPLY WHITE - UC115163
(3D5)	[Image]	PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 2 METAL TYPE ALUMINIUM METAL COLOUR SIMPLY WHITE - UC115163 COATING DURANAR MANUFACTURER PPG		R2	[Image]	BALCONY RAILING - TEMPERED GLASS & RAISED METAL PANEL GLASS : TEMPERED COLOUR : CLEAR METAL TYPE ALUMINIUM METAL COLOUR : SIMPLY WHITE - UC115163
(3D6)	[Image]	PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 3 METAL TYPE ALUMINIUM METAL COLOUR SILVERSTORM-UC106685F COATING DURANAR SUNSTFORM MANUFACTURER PPG		R5	[Image]	BALCONY RAILING - TEMPERED GLASS (PARAPET SIDE MOUNTED) GLASS : TEMPERED COLOUR : CLEAR RAILINGS BLACK - UCGX10053 RAILING COLOUR : BLACK - UCFX10053
(3D7)	[Image]	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		R6	[Image]	BALCONY RAILING - POST & RAIL (GUARD) METAL ALUMINIUM RAILING COLOUR : BLACK - UCFGX10053
(SE1)	[Image]	PREFINISHED WINDOW WALL - VISION PANEL - AWNING GLASS SUPERNEUTRAL 54 CLEAR DOUBLE GLAZING 6MM FRAME TYPE ALUMINIUM FRAME COLOUR SILVER SHADOW - UC106707XL		R7	[Image]	BALCONY RAILING - POST & RAIL (GARD WITH HANDRAIL) METAL ALUMINIUM RAILING COLOUR : BLACK - UCFGX10053
				R8	[Image]	BALCONY RAILING - TEMPERED GLASS GLASS : TEMPERED COLOUR : CLEAR METAL ALUMINIUM
				R9	[Image]	BALCONY TERRACE - DIVIDER GLASS : TEMPERED COLOUR TRANSLUCENT, ACID ETCHED METAL ALUMINIUM METAL COLOUR MATCH "SIMPLY WHITE" METAL PANEL

L.F.

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Date: **August 12, 2018**



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No.:	Revision	Date
1	Revision 1	Date 1

6.	Re-Issued For SPA	AUG 13, 2019
5.	Re-Issued For SPA	May 03, 2018
4.	Re-Issued For SPA	April 10, 2018
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: 519-826-6700

METALWORKS
PHASE III

73 Arthur Street South, Guelph, Ontario

Scale
1 : 200

Drawn by

Checked by

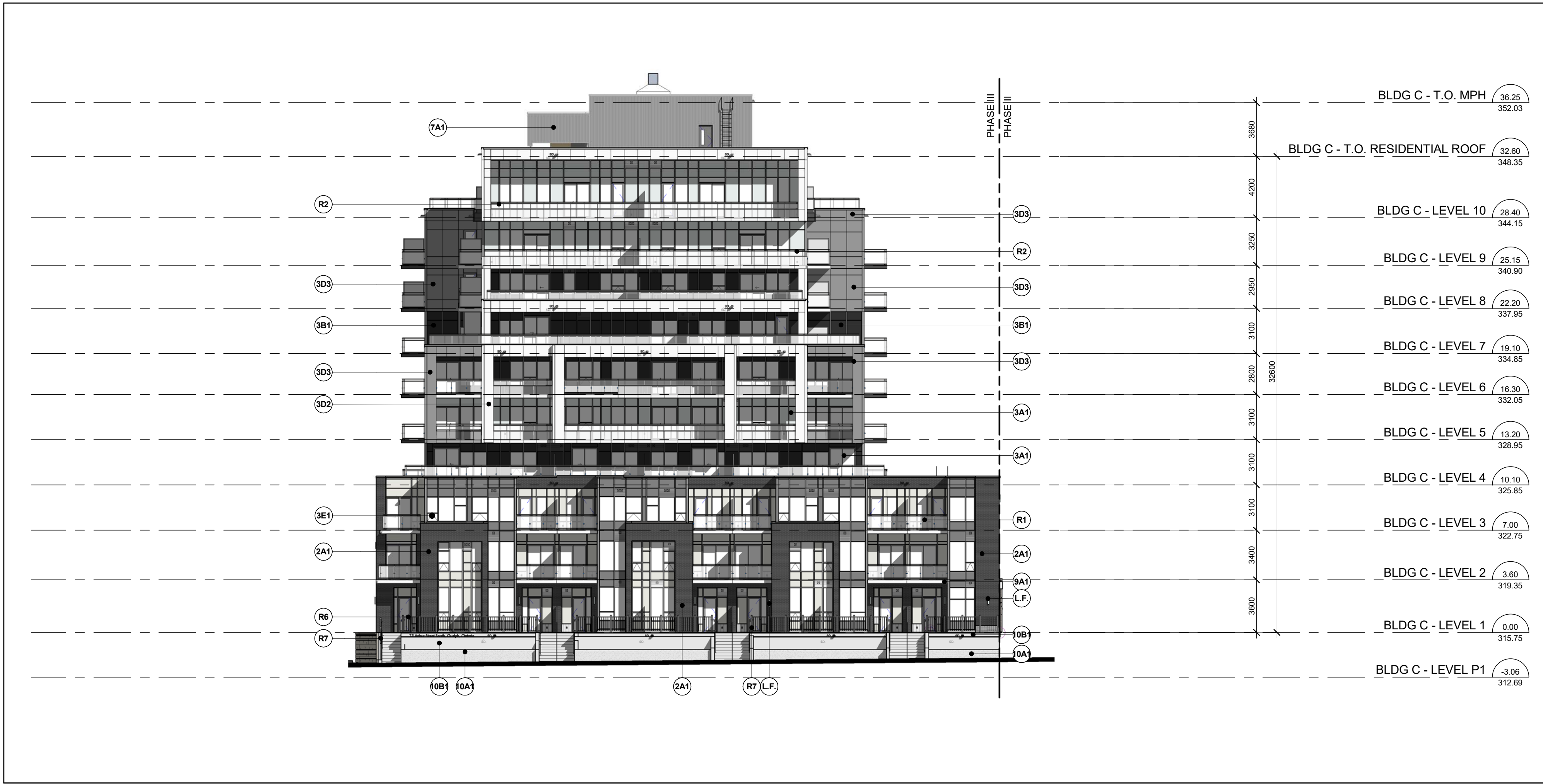
Project No.

7-008

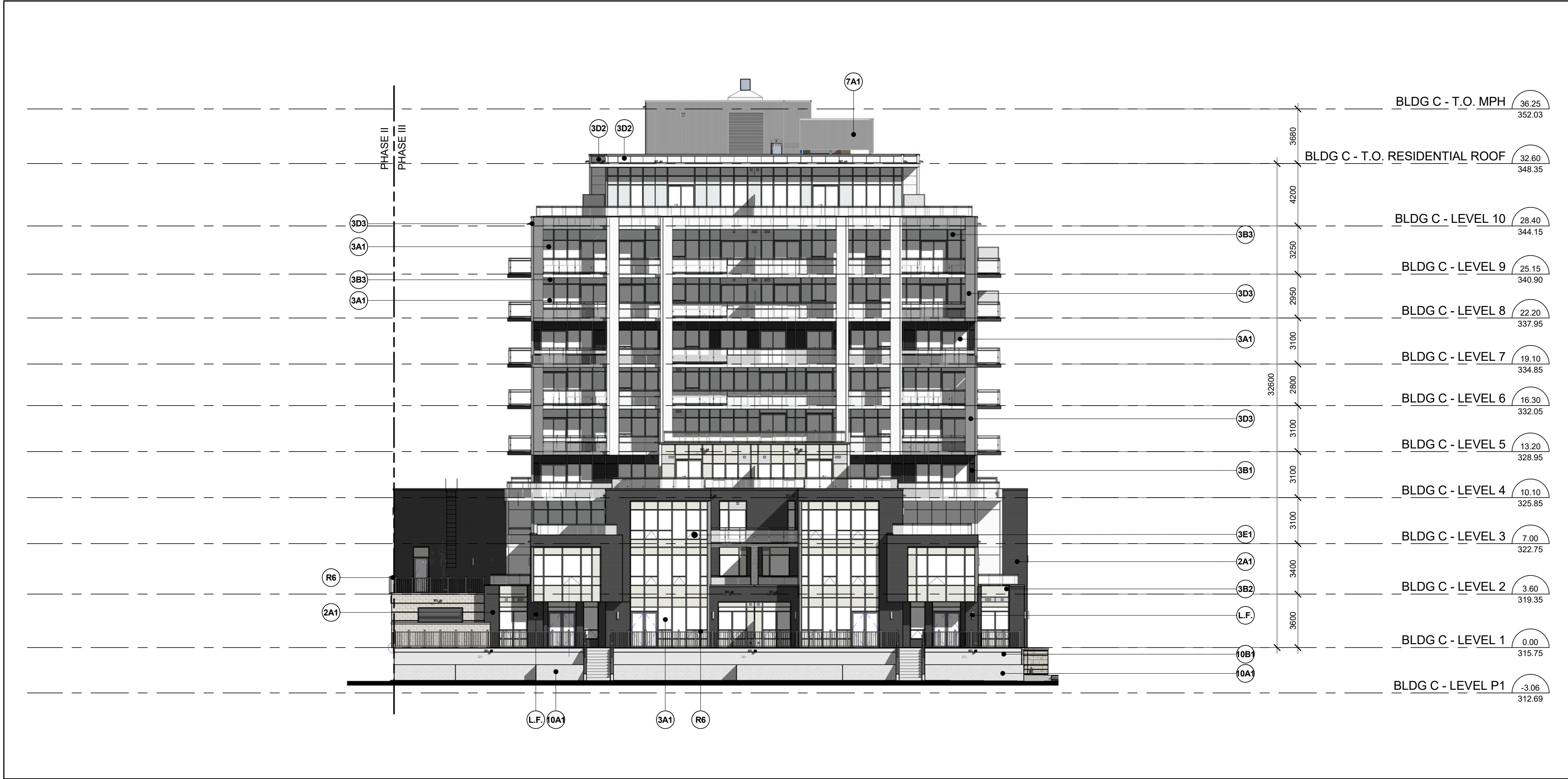
August 12, 2018

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

2A1		MASONRY - BRICK VENEER		3G1		PREFINISHED METAL LOUVER 1
		COLOUR : MANGANESE IRONSPOT				METAL TYPE : ALUMINUM
		MANUFACTURER : ENDICOTT				METAL COLOUR : GRAPHITE GRAY - UCXF11029
		TEXTURE : VELDOR				FRAMING : ALUMINUM
2B1		STONE VENEER		3G2		PREFINISHED METAL LOUVER 2
		COLOUR : WHITE				METAL TYPE : ALUMINUM
		MANUFACTURER : ARRISCRAFT				METAL COLOUR : SIMPLY WHITE - UC115163
		TEXTURE : ROCKED/RENAISSANCE				FRAMING : ALUMINUM
3A1		PREFINISHED WINDOW WALL - VISION PANEL		3G3		PREFINISHED METAL LOUVER 3
		GLASS : SUPERNEUTRAL 54 CLEAR				METAL TYPE : ALUMINUM
		DOUBLE GLAZING 6MM				METAL COLOUR : SILVERSTORM - UC106685F
		FRAME TYPE : ALUMINUM				FRAMING : ALUMINUM
3B1		PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 1		3H1		ARCHITECTURAL LOUVER
		GLASS TYPE : OPACI-COAT 300				METAL TYPE : ALUMINUM
		GLASS COLOUR : #3-1107 TROUT GRAY				METAL COLOUR : SIMPLY WHITE - UC115163
		FRAME TYPE : ALUMINUM				FRAMING : ALUMINUM
3B2		PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 2		3J1		MECHANICAL EQUIPMENT - SUITE HVAC LOUVER
		GLASS TYPE : OPACI-COAT 300				METAL TYPE : ALUMINUM
		GLASS COLOUR : #6-1259 HARBOR HAZE				METAL COLOUR : TO MATCH
		FRAME TYPE : ALUMINUM				METAL PANEL COLOUR
3B3		PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 3		7A1		PREFINISHED STEEL SIDING
		GLASS TYPE : OPACI-COAT 300				COLOUR : SILVERSTORM - UC106685F
		GLASS COLOUR : #6-1259 HARBOR HAZE				METAL PANEL : ALUMINUM
		FRAME TYPE : ALUMINUM				MANUFACTURER : VICWEST
3D1		PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL) 1		9A1		SLAB COVER
		METAL TYPE : ALUMINUM				METAL PANEL : ALUMINUM
		METAL COLOUR : GRAPHITE GRAY - UCXF11029				COLOUR : MATCH "SIMPLY WHITE" METAL PANEL
		COATING : ACRYNAR				
3D2		PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL) 2		10A1		PLANTER WALL
		METAL TYPE : ALUMINUM				MATERIAL : CONCRETE
		METAL COLOUR : SIMPLY WHITE - UC115163				COLOUR : MID GRAY
		COATING : DURANAR				FINISH : MEDIUM SANDBLAST
3D3		PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL) 3		10B1		EXPOSED CONCRETE
		METAL TYPE : ALUMINUM				MATERIAL : CONCRETE
		METAL COLOUR : SIMPLY WHITE - UC115163				COLOUR : CONCRETE
		COATING : DURANAR				
3D4		PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 1		11A1		EIFS (EXTERIOR INSULATED FINISH SYSTEM)
		METAL TYPE : ALUMINUM				COLOUR : TO MATCH "SIMPLY WHITE"
		METAL COLOUR : GRAPHITE GRAY - UCXF11029				TEXTURE : SMOOTH
		COATING : ACRYNAR				
3D5		PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 2		R1		BALCONY RAILING - TEMPERED GLASS WITH SLAB COVER
		METAL TYPE : ALUMINUM				GLASS : TEMPERED
		METAL COLOUR : SIMPLY WHITE - UC115163				COLOUR : CLEAR
		COATING : DURANAR				SLAB COVER : ALUMINUM
3D6		PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 3		R2		BALCONY RAILING - TEMPERED GLASS & RAISED METAL PANEL
		METAL TYPE : ALUMINUM				GLASS : TEMPERED
		METAL COLOUR : SIMPLY WHITE - UC115163				COLOUR : CLEAR
		COATING : DURANAR				METAL TYPE : ALUMINUM
3D7		PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 4		R5		BALCONY RAILING - TEMPERED GLASS (PARAPET SIDE MOUNTED)
		METAL TYPE : ALUMINUM				GLASS : TEMPERED
		METAL COLOUR : SIMPLY WHITE - UC115163				COLOUR : CLEAR
		COATING : DURANAR				RAILING COLOUR : BLACK - UCXF10053
3E1		PREFINISHED WINDOW WALL - VISION PANEL - AWNING		R6		BALCONY RAILING - POST & RAIL (GUARD)
		GLASS : SUPERNEUTRAL 54 CLEAR				METAL : ALUMINUM
		DOUBLE GLAZING 6MM				RAILING COLOUR : BLACK - UCXF10053
		FRAME TYPE : ALUMINUM				
L.F.		LIGHT FIXTURE		R7		BALCONY RAILING - POST & RAIL (GUARD WITH HANDRAIL)
		SEE ELECT. DWGS.				METAL : ALUMINUM
						RAILING COLOUR : BLACK - UCXF10053
3B1		PREFINISHED WINDOW WALL - VISION PANEL		R8		BALCONY RAILING - TEMPERED GLASS
		GLASS : SUPERNEUTRAL 54 CLEAR				GLASS : TEMPERED
		DOUBLE GLAZING 6MM				COLOUR : CLEAR
		FRAME TYPE : ALUMINUM				METAL : ALUMINUM
3B2		PREFINISHED WINDOW WALL - VISION PANEL		R9		BALCONY / TERRACE - DIVIDER
		GLASS : SUPERNEUTRAL 54 CLEAR				GLASS : TEMPERED
		DOUBLE GLAZING 6MM				COLOUR : TRANSLUCENT, ACID ETCHED
		FRAME TYPE : ALUMINUM				METAL COLOUR : ALUMINUM
3B3		PREFINISHED WINDOW WALL - VISION PANEL		L.F.		LIGHT FIXTURE
		GLASS : SUPERNEUTRAL 54 CLEAR				SEE ELECT. DWGS.
		DOUBLE GLAZING 6MM				
		FRAME TYPE : ALUMINUM				

EXTERIOR FINISH LEGEND 3
NTS EP-07

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**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, 2019

Drawing No.
EP-07