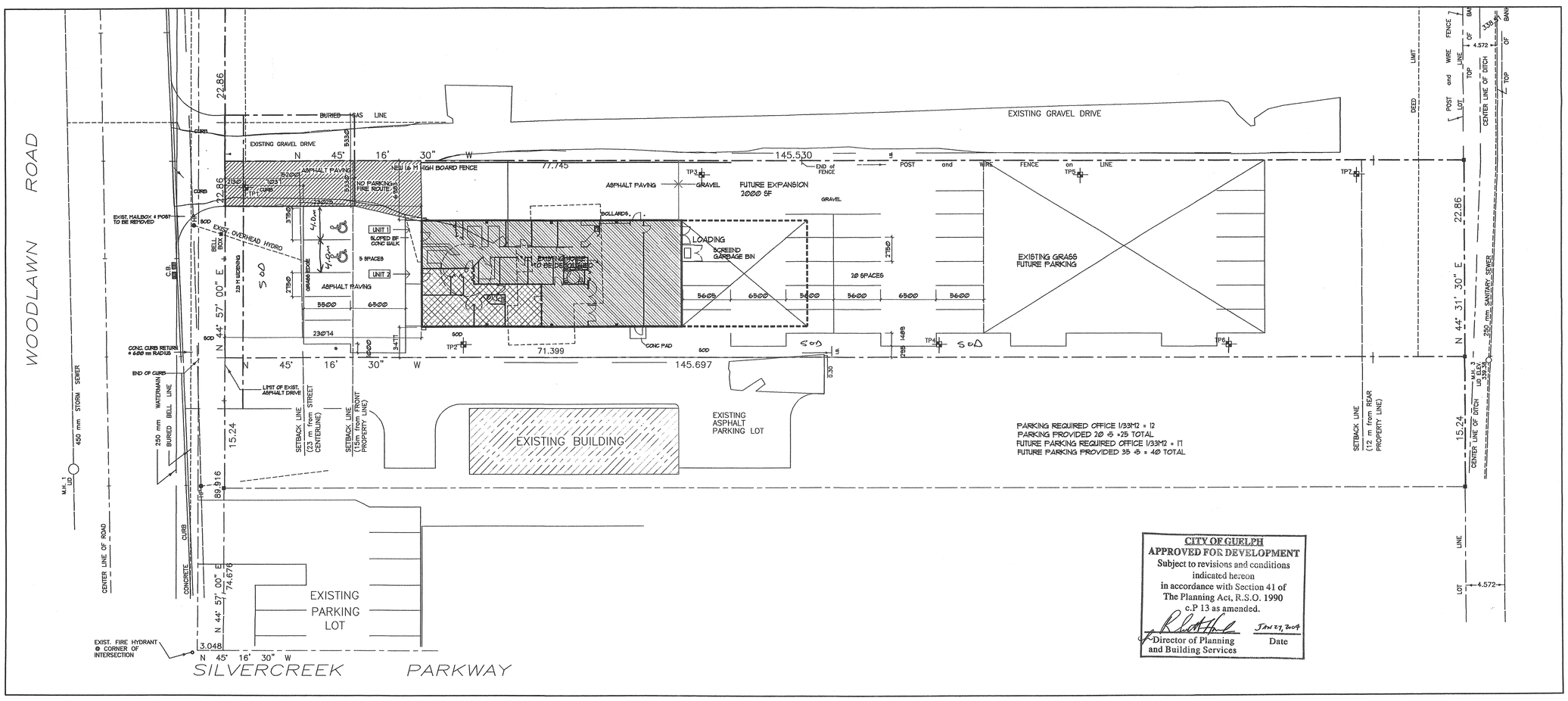
REGULATIONS GOVERNING SPECIALIZED SERVICE COMMERCIAL SC 2-2 ZONE

ROW 1	ZONE	PERMITTED	PROPOSED
2	MINIMUM LOT AREA	--	1521 m2
3	MINIMUM LOT FRONTAGE	30 M	22.86 M
4	MINIMUM FRONT YARD	15 M	23 M
5	MINIMUM SIDE YARD	3 M	3.47/6.95
6	MINIMUM EXTERIOR SIDE YARD	NA	N/A
7	MINIMUM REAR YARD	½ BLDG HT OR 6M	19.8 m (65'-0") approx
8	MAXIMUM BUILDING HEIGHT	3 STOREYS	1 STOREY
9	OFF-STREET PARKING 1 SPACE / 33 m2 GFA	12 PHASE 1	20 PHASE 1
10	OFF-STREET LOADING	SECTION 4.14	1
11	FENCES	SECTION 4.20	--
12	BUFFER STRIPS	--	--
13	ENCLOSED OPERATIONS	IN ACCORDANCE WITH 4.22	COMPLIES
14	ACCESSORY BUILDINGS OR STRUCTURES	--	N/A
15	MINIMUM LANDSCAPED OPEN SPACE	10%	30% PHASE 2
16	GARBAGE, REFUSE STORAGE & COMPOSTERS	IN ACCORDANCE WITH SECT. 4.9	SCREENED BIN

ITEM	ONTARIO BUILDING CODE DATA MATRIX	OBC REFERENCE		
1	PROJECT DESCRIPTION: ☐ CHANGE OF USE ■ NEW ☐ ADDITION ☐ ALTERATION **EHC INTERNATIONAL OFFICES**	■ PART 3	☐ PART 9	☐ PART 11
2	MAJOR OCCUPANCY(S)	A2 ASSEMBLY		
3	BUILDING AREA (m2) EXISTING 0 NEW 372 M2 TOTAL 372 M2	372 M2		
4	GROSS AREA EXISTING 0 NEW 372 M2 TOTAL 372 M2			
5	NUMBER OF STOREYS ABOVE GRADE 1 BELOW GRADE 0			
6	HEIGHT OF BUILDING (m) 4.0 MAX	4.0 MAX		
7	NUMBER OF STREETS/ACCESS ROUTES 1	1		
8	BUILDING CLASSIFICATION	3.2.2.55		
9	SPRINKLER SYSTEM PROPOSED ☐ ENTIRE BUILDING ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ■ NOT REQUIRED			
10	STANDPIPE REQUIRED ☐ YES ■ NO	3.2.9.1		
11	FIRE ALARM REQUIRED ☐ YES ■ NO	3.2.4.1		
12	WATER SERVICE SUPPLY IS ADEQUATE ■ YES ☐ NO			
13	HIGH BUILDING ☐ YES ■ NO			
14	CONSTRUCTION ☐ COMBUSTIBLE ■ NON COMBUSTIBLE			
15	MEZZANINE(S) AREA m2 0 M2			
16	TOTAL OCCUPANCY LOAD 50 PERSONS BASED ON ☐ m2/PERSON ■ DESIGN OF BUILDING			
17	BARRIER-FREE DESIGN ■ YES ☐ NO (EXPLAIN)			
18	HAZARDOUS SUBSTANCES ☐ YES ■ NO			
19	REQUIRED FIRE RESISTANCE RATING (FRR) — HORIZONTAL ASSEMBLIES FRR (HOURS) / LISTED DESIGN NO. OR DESCRIPTION (SG-2)			
	FLOORS 3/4 HOURS — RATING/SEPARATION			
	ROOF 0 HOURS — RATING			
	MEZZANINE 3/4 HOURS — RATING			
	FRR OF SUPPORTING MEMBERS / LISTED DESIGN NO. OR DESCRIPTION (SG-2)			
	FLOORS 3/4 HOURS			
	ROOF 0 HOURS			
	MEZZANINE 3/4 HOURS			

20 SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS

WALL	AREA OF EBF (m2)	L.D. (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB CONST	COMB CONSTR NONCOMB CLADDING	NON-COMB CONST
NORTH	40	STREET	3:1	100	50	0		ALLOWED	ALLOWED	ALLOWED
SOUTH	40	92	3:1	100	5	0		ALLOWED	ALLOWED	ALLOWED
EAST	95	7.0	10:1	70	12	3/4		NO	ALLOWED	ALLOWED
WEST	95	3.5	10:1	15	8	1		ALLOWED	ALLOWED	ALLOWED



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

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■ REVISION ■ DATE

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BUILDING UP OUR WORLD

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■ ISSUED
■ DRAWN B
■ CHECKED B
■ APPROVED

ONTARIO ASSOCIATION OF ARCHITECTS
JAMES E. FRYETT
LICENCE 3142

■ PROJECT

PROPOSED OFFICES

EHC INTERNATIONAL LTD
260 WOODLAWN RD
GUELPH

■ TITLE

SITE PLAN

■ FILE # ■ SHEET #
■ PLOTVIEW
■ PROJECT #
■ SCALE 1:250

A1
REV. 1