

ITEM	ONTARIO BUILDING CODE MATRIX										OBC REFERENCE								
1	PROJECT DESCRIPTION										<input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	<input type="checkbox"/> PART 3	<input type="checkbox"/> PART 9						
2	MAJOR OCCUPANCY(S)		RESIDENTIAL (C)																
3	BUILDING AREA		EXISTING: 0m²		NEW: 325.1m²		TOTAL: 325.1m²												
4	GROSS AREA		EXISTING: 0m²																
5	NUMBER OF STOREYS		ABOVE GRADE: 3				BELOW GRADE: 0												
6	HEIGHT OF BUILDING		9.4m (30'-10")																
7	NUMBER OF STREET ACCESS ROUTES				<input checked="" type="checkbox"/> 1 STREET		<input type="checkbox"/> 2 STREETS		<input type="checkbox"/> 3 STREETS		3.2.2.54								
8	BUILDING CLASSIFICATION				GROUP: C DIVISION		UP TO 3 STOREYS												
9	SPRINKLER SYSTEM PROPOSED				<input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LEVEL OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED														
10	STAND PIPE REQUIRED		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		3.2.9.1.														
11	FIRE ALARM REQUIRED		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		3.2.4.1.(2)(b.1)														
12	WATER SERVICE / SUPPLY ADEQUATE		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																
13	HIGH BUILDING (3.2.6)		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																
14	CONSTRUCTION		<input type="checkbox"/> COMBUSTIBLE		<input type="checkbox"/> NON-COMBUSTIBLE		<input type="checkbox"/> BOTH												
15	ACTUAL CONSTR.		<input type="checkbox"/> COMBUSTIBLE		<input type="checkbox"/> NON-COMBUSTIBLE		<input type="checkbox"/> BOTH												
16	MEZZANINE(S) AREA		EXISTING: 0m²		NEW: 0m²		TOTAL: 0m²		3.2.1.1.										
17	OCCUPANT LOAD		PERSONS TOTAL: 2/BEDROOM @ 30 BEDROOMS = 60																
18	WASHROOMS		BASED ON: <input type="checkbox"/> m²/PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING																
19	BARRIER-FREE DESIGN		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (EXPLAIN)		TOWNHOUSE														
20	CONCEALED SPACE (FLOOR/CEILING) USED AS PLENUM		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																
21	HAZARDOUS SUBSTANCES		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																
22	REQUIRED FIRE RESISTANCE RATING		HORIZONTAL ASSEMBLIES FRR		LISTED DESIGN NO OR DESCRIPTION (S8-2)														
23	FLOORS: 45MIN		ROOF: -		MEZZANINE: -		FRR OF SUPPORTING MEMBERS		LISTED DESIGN NO OR DESCRIPTION (S8-2)										
24	FLOORS: 45MIN		ROOF: -		MEZZANINE: -		N/A												
25	SPATIAL SEPARATION: CONSTRUCTION OF EXTERIOR WALLS																		
26	WALL		AREA OF EBF (m²)		L.D. (m)		L/H OR H/L		PERMITTED MAX. % OF OPENINGS		PROPOSED MAX. % OF OPENINGS		FRR (HOURS)		NON-COMBUSTIBLE REQUIRED		CONST. CLADDING		
27	NORTH		2,503m²		1.5		n/a		7.0%		440m²		17.6%		1 HR		YES YES		
28	NORTH PER UNIT		232m²		1.5		n/a		9.1%		24.5m²		9.2%		1 HR		YES YES		
29	TO BE UPDATED																		

ZONING CHART			
ZONING BY-LAW (2023)-20790			
ZONE: D-2 & D-2-10			
REGULATION	REQUIRED / PERMITTED	PROPOSED	CONFORMS
PERMITTED USE	APARTMENT, MIXED-USE BUILDING, TOWNHOUSE, ON-STREET	APARTMENT (9 UNITS)	YES
LOT FRONTAGE	10m	25.4m	YES
LOT AREA	370m²	1,010.5m²	YES
DENSITY (FSI)	1.5 (MIN)	917.6m² GFA = 0.9 FSI	NO
BUILDING HEIGHT	3-4 STOREYS (SCHEDULE B-4)	3 STOREYS	YES
FRONT YARD	AVERAGE OF ADJACENT BUILDINGS (1.7m)	2.5m	YES
SIDE YARD	1.5m	1.5m	YES
REAR YARD	10m	8.4m (1 STOREY ONLY)	NO
STEPBACKS	3m ABOVE 3rd FLOOR	N/A	YES
COMMON AMENITY AREA	N/A	80m²	YES
LANDSCAPED OPEN SPACE	N/A	310.9m² = 30.7%	YES
OFF-STREET PARKING	NOT REQUIRED (MAJOR TRANSIT STATION AREA)	1/VEHICLE	YES
PARKING AREA & DRIVEWAY LOCATION	3m FROM ANY LOT LINE, BUILDING WALL, ENTRANCE OR WINDOW	DRWY 1.35m FROM BUILDING STALL 0.5m FROM LOT LINE	NO

BUILDING STATS
GFA: 917.6m²
HEIGHT: 3 STOREYS
NUMBER OF UNITS: 9
NUMBER OF BEDROOMS: 30

WALL ASSEMBLIES:

P0 TYP. FOUNDATION WALL ASSEMBLY

- DRAINAGE BOARD
- BITUMINOUS DAMPPROOFING
- CAST-IN-PLACE CONCRETE WALL (REFER TO STRUCTURAL PLANS)
- 3" RIGID INSULATION (R15)

P10 EXTERIOR WALL ASSEMBLY METAL SIDING (R32)

- HORIZONTAL METAL SIDING (BELLARA PLANK SERIES) (WHITE, GREY & WOODGRAIN) REFER TO ELEVATIONS FOR COLOURS
- 3/4" VERTICAL WOOD STRAPPING FASTENED TO STUDS
- 2" RIGID INSULATION (R10)
- AIR BARRIER
- 1/2" PLYWOOD SHEATHING
- 2X6 WOOD STUDS @ 16" O/C C/W ** (STEEL STUD @ NORTH ELEVATION) *
- 5.5" MINERAL WOOL INSULATION (R22)
- VAPOUR BARRIER
- 5/8" TYPE X GYPSUM BOARD

P16 EXTERIOR WALL ASSEMBLY METAL SIDING (F.R.R. 1-HR) (R32)

- HORIZONTAL METAL SIDING (BELLARA PLANK SERIES) (WHITE, GREY & WOODGRAIN) REFER TO ELEVATIONS FOR COLOURS
- 3/4" VERTICAL WOOD STRAPPING FASTENED TO STUDS
- 2" RIGID INSULATION (R10)
- AIR BARRIER
- 5/8" TYPE X DENSGLASS SHEATHING
- 2X6 WOOD STUDS @ 16" O/C C/W ** (STEEL STUD @ NORTH ELEVATION) *
- 5.5" MINERAL WOOL INSULATION (R22)
- VAPOUR BARRIER
- 5/8" TYPE X GYPSUM BOARD

P2 EXTERIOR WALL ASSEMBLY METAL SIDING (R40)

- HORIZONTAL FIBER CEMENT SIDING (WHITE, GREY & WOODGRAIN) REFER TO ELEVATIONS FOR COLOURS
- 3/4" VERTICAL WOOD STRAPPING FASTENED TO STUDS
- 2" RIGID INSULATION (R10)
- AIR BARRIER
- 5/8" PLYWOOD SHEATHING
- 2X4 WOOD STUDS @ 16" O/C C/W
- 3.5" MINERAL WOOL INSULATION (R15)
- 1" AIR SPACE
- 2X4 WOOD STUDS @ 16" O/C C/W
- 3.5" MINERAL WOOL INSULATION (R15)
- VAPOUR BARRIER
- 2-5/8" TYPE X GYPSUM BOARD

P3 DEMISING WALL ASSEMBLY W158 (1.5m) (STC-66)

- 2-5/8" TYPE X GYPSUM BOARD
- 2X4 WOOD STUDS @ 16" O/C C/W
- 3.5" MINERAL WOOL INSULATION
- 1" AIR SPACE
- 2X4 WOOD STUDS @ 16" O/C C/W
- 3.5" MINERAL WOOL INSULATION
- 2-5/8" TYPE X GYPSUM BOARD

P4 DEMISING WALL ASSEMBLY W58 (45mm) (STC-51)

- 2-5/8" TYPE X GYPSUM BOARD
- 2X6 WOOD STUDS @ 16" O/C C/W
- 5.5" MINERAL WOOL INSULATION
- 1/2" RESILIENT CHANNELS
- 5/8" TYPE X GYPSUM BOARD

P5 TYPICAL INTERIOR PARTITION

- 1/2" GYPSUM BOARD
- 2X4 OR 2X6 WOOD STUDS @ 16" O/C
- 1/2" GYPSUM BOARD

P6 TYPICAL INTERIOR PARTITION LOADBEARING / PLUMBING WALL

- 1/2" GYPSUM BOARD
- 2X6 WOOD STUDS @ 16" O/C
- 1/2" GYPSUM BOARD

FLOOR ASSEMBLIES:

F1 EXTERIOR BASEMENT WELL FLOOR ASSEMBLY

- 4" CAST-IN-PLACE CONCRETE SLAB
- 2" RIGID INSULATION
- 12" COMPACTED CLEAR CRUSHED STONE ON UNDISTURBED NATIVE SOIL

F2 TYPICAL RATED FLOOR ASSEMBLY

- VINYL PLANK FLOORING
- 1/4" "GOOD-ONE-SIDE" PLYWOOD UNDERLAY (GLUED + SCREWED) TO
- 5/8" T&G EXTERIOR GRADE PLYWOOD SHEATHING (GLUED + NAILED) TO
- TJI FLOOR JOISTS C/W
- BRIDGING/BLOCKING @ 8'-0" O.C. (REFER TO STRUCTURAL)
- 17" ACOUSTIC BATT INSULATION
- 1/2" RESILIENT CHANNELS
- 2-5/8" TYPE X GYPSUM BOARD

F3 TYPICAL EXPOSED FLOOR ASSEMBLY (R36)

- VINYL PLANK FLOORING
- 1/4" "GOOD-ONE-SIDE" PLYWOOD UNDERLAY (GLUED + SCREWED) TO
- 5/8" T&G EXTERIOR GRADE PLYWOOD SHEATHING (GLUED + NAILED) TO
- 2X10 FLOOR JOISTS C/W
- BRIDGING/BLOCKING @ 8'-0" O.C. (REFER TO STRUCTURAL)
- 6" SPRAY FOAM INSULATION (R36)
- 5/8" EXTERIOR GRADE PLYWOOD SHEATHING
- 1/2" SUB-GIRTS
- FIBER CEMENT SOFFIT (WOODGRAIN)

ROOF ASSEMBLIES:

R1 TYPICAL FLAT ROOF ASSEMBLY (MIN. R48)

- ROOFING MEMBRANE
- 5/8" T&G PLYWOOD SHEATHING ON WOOD SLEEPERS WITH 2% SLOPE TO SCUPPERS/DRAINS
- 5/8" T&G PLYWOOD SHEATHING
- TJI ROOF JOISTS C/W
- BRIDGING/BLOCKING @ 8'-0" O.C. (REFER TO STRUCTURAL)
- 6" SPRAY FOAM INSULATION (R36)
- 3.5" BATT INSULATION (R12)
- 1/2" GYPSUM BOARD

R2 TYPICAL SLOPED ROOF ASSEMBLY (R60)

- PRE-FINISHED METAL SHINGLE ROOF C/W METAL SNOW FENCE & ATTIC VENTS
- FULL COVERAGE ADHESIVE MEMBRANE PROTECTION
- 1/2" PLYWOOD SHEATHING
- ROOF TRUSS
- BLOW-IN CELLULOSE INSULATION (R60)
- VAPOUR BARRIER
- 1/2" GYPSUM BOARD (PRE-FINISHED ALUMINUM VENTED SOFFIT AT EXTERIOR OVERHANGS)

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NO:	DATE:	ISSUED FOR:
01	2024.10.29	COORDINATION
02	2025.01.24	COORDINATION

CLIENT NAME

MEZCON
CONSTRUCTION

PROJECT NAME / ADDRESS

93-97 SURREY ST

93-97 SURREY ST ET
GUELPH, ON

DRAWING TITLE

SITE PLAN

PROJECT #

2309

SHEET SIZE

24X36

SCALE

AS NOTED

A1.1

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CLIENT NAME

MEZCON
CONSTRUCTION

PROJECT NAME / ADDRESS

93-97 SURREY ST

93-97 SURREY ST E
GUELPH, ONTARIO

DRAWING TITLE

FIRST FLOOR
PLAN

PROJECT #
2309

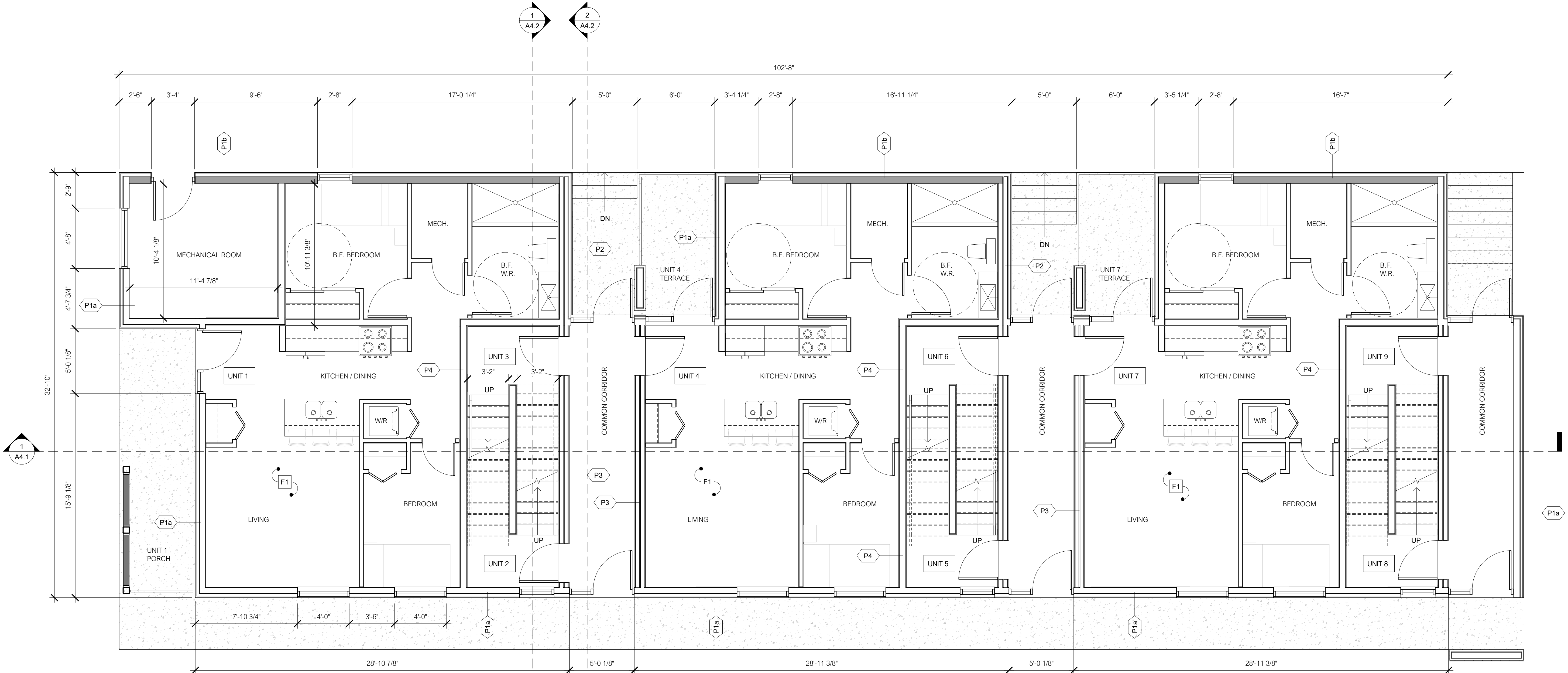
SHEET SIZE
24X36

SCALE
AS NOTED

A2.1

1
A4.2

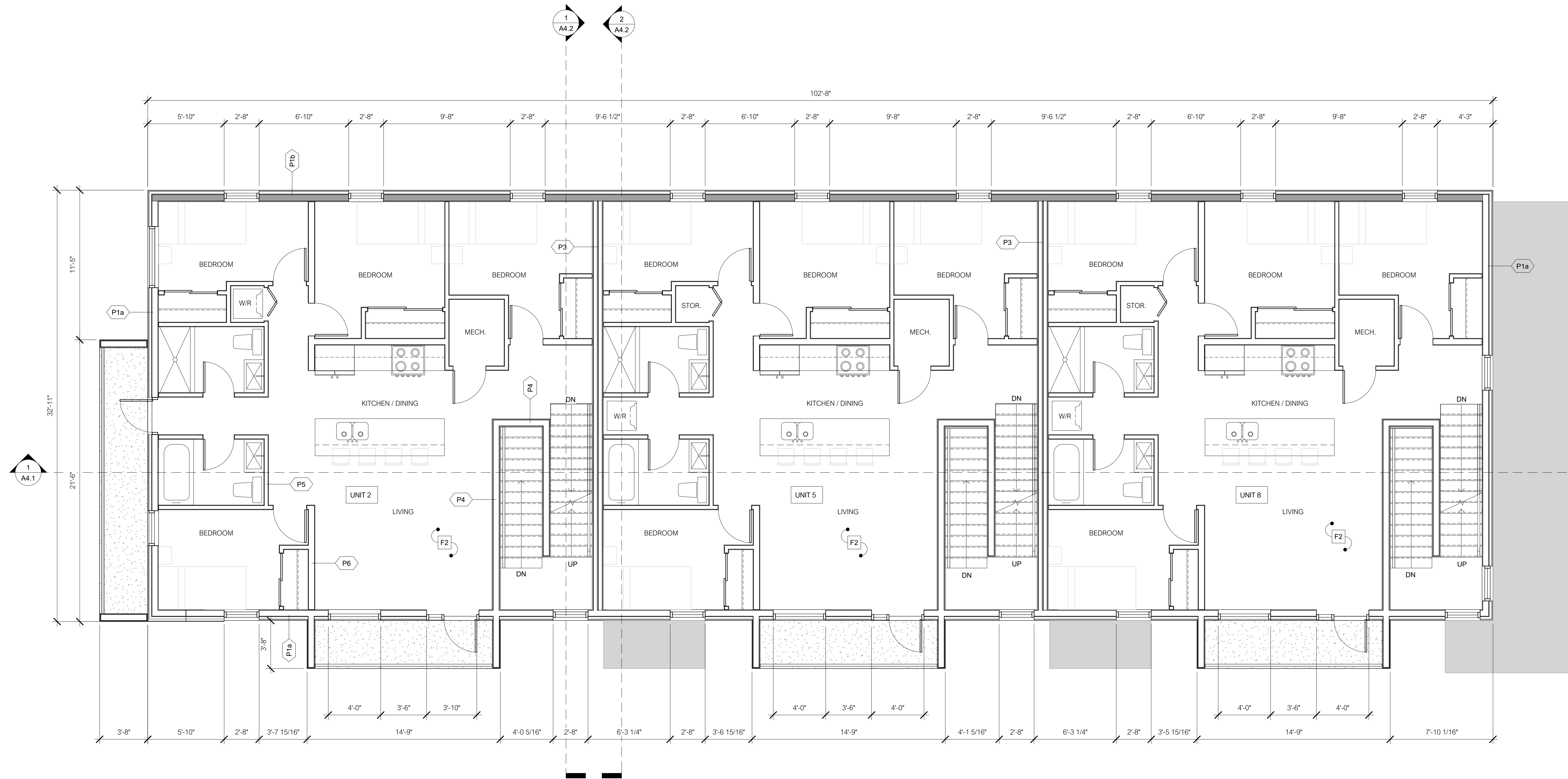
2
A4.2



PRELIMINARY

Level 1
1/4" = 1'-0"

1
A2.1



PRELIMINARY

Level 2
1/4" = 1'-0"

1
A2.2

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CONSTRUCTION

PROJECT NAME / ADDRESS

93-97 SURREY ST

93-97 SURREY ST E
GUELPH, ONTARIO

DRAWING TITLE

SECOND
FLOOR PLAN

PROJECT #
2309

SHEET SIZE
24X36

SCALE
AS NOTED

A2.2

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A2.3



$$1/4^8 = 1'-0^8$$

1
A2.3

MATERIAL LEGEND

1. METAL SIDING (WHITE)
2. METAL SIDING (GREY)
3. METAL SIDING (WOODGRAIN)
4. ACM PANELS
5. METAL ROOF
6. GLASS GUARD
7. CONCRETE



PRELIMINARY



South

1
3/16" = 1'-0" A3.1

West

2
3/16" = 1'-0" A3.1

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93-97 SURREY ST

93-97 SURREY ST E
GUELPH, ONTARIO

DRAWING TITLE

BUILDING
ELEVATIONS

PROJECT #

2309

SHEET SIZE

24X36

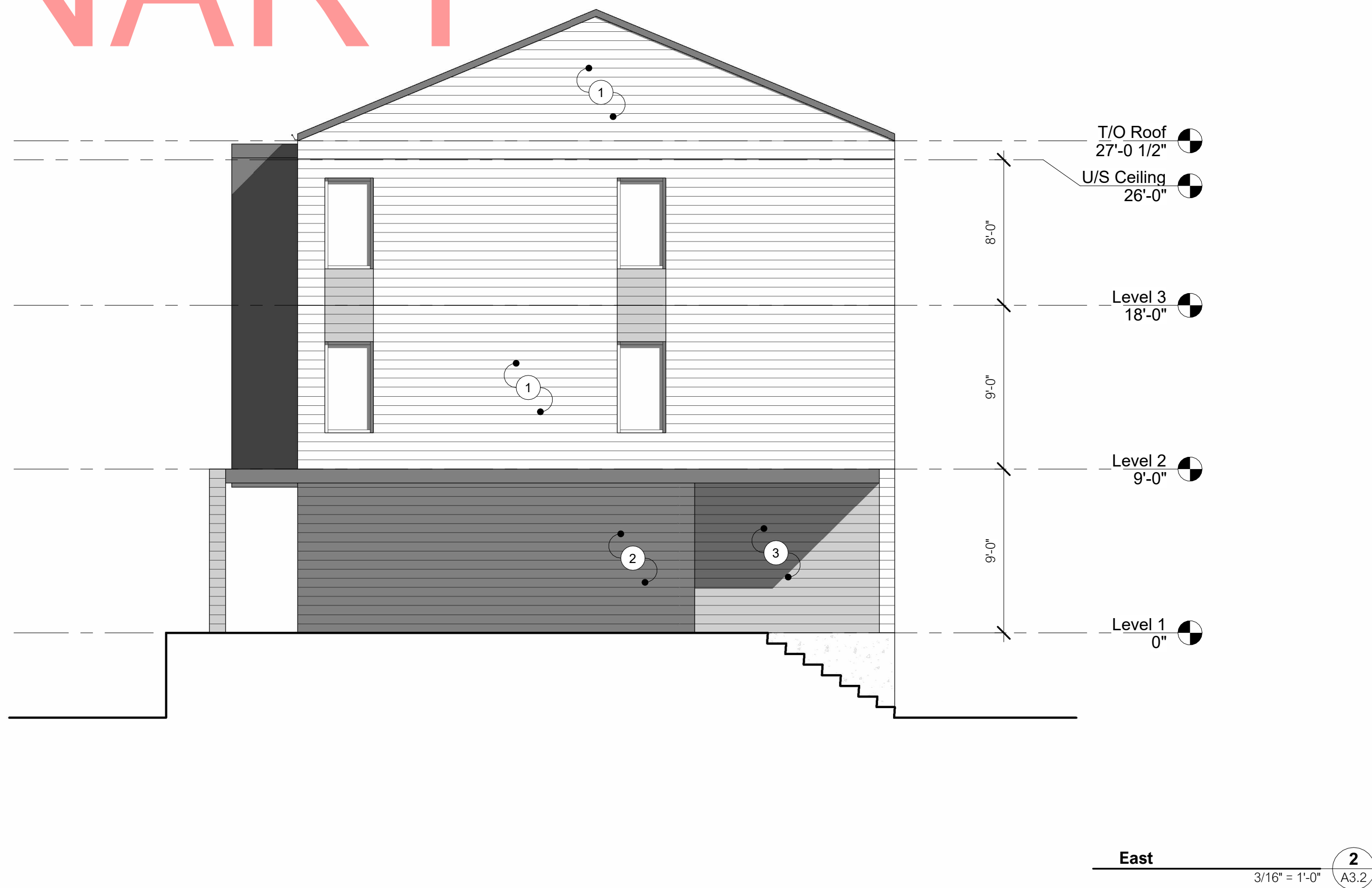
SCALE

AS NOTED

A3.1

MATERIAL LEGEND

1. METAL SIDING (WHITE)
2. METAL SIDING (GREY)
3. METAL SIDING (WOODGRAIN)
4. ACM PANELS
5. METAL ROOF
6. GLASS GUARD
7. CONCRETE



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PROJECT NAME / ADDRESS

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DRAWING TITLE

**BUILDING
ELEVATIONS**

PROJECT #
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SHEET SIZE
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SCALE
AS NOTED

A3.2