

OAA - BUILDING CODE DATA MATRIX

PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

Section	Code Reference	Requirement	Compliance
3.00	BUILDING CODE VERSION	O.Reg. 332/12	LAST CODE AMENDMENT O.Reg. 69/23
3.01	PROJECT TYPE	Change of Use	[A] 1.1.2.2
3.02	MAJOR OCCUPANCY CLASSIFICATION	OCCUPANCY USE	3.1.2.
		F2 Medium Hazard Industrial	WINE PRODUCTION
		E Mercantile	<30 PERSON RESTAURANT
3.03	SUPERIMPOSED MAJOR OCCUPANCIES	NO	[If Yes, provide explanation below; add lines as necessary]
3.04	BUILDING AREA (m²)	DESCRIPTION EXISTING NEW TOTAL	[A] 1.4.1.2.
		558 SM 558 SM 0 SM	
3.05	GROSS AREA (m²)	DESCRIPTION EXISTING NEW TOTAL	[A] 1.4.1.2.
		558 SM 558 SM 0 SM	
3.06	MEZZANINE AREA (m²)	DESCRIPTION EXISTING NEW TOTAL	3.2.1.1.
		NA	
3.07	BUILDING HEIGHT	1 STOREYS ABOVE GRADE 7.75 M (m) ABOVE GRADE	[A] 1.4.1.2. & 3.2.1.1.
3.08	HIGH BUILDING	No	3.2.6.
3.09	NUMBER OF STREETS/FIREFIGHTER ACCESS	1 STREET(S)	3.2.2.10. & 3.2.5.
3.10	BUILDING CLASSIFICATION (BASED ON CONSTRUCTION RELATIVE TO OCCUPANCY)	3.2.2.71. Group F, Division 2, up to 2 Storeys	3.2.2.20-83.
3.11	SPRINKLER SYSTEM	Not Required PROVIDED None	3.2.1.5. & 3.2.1.7. 3.2.2.18. 3.2.4.8. to 3.2.4.10. and 3.2.5.13.
3.12	STANDPIPE SYSTEM	Not Required	3.2.9.
3.13	FIRE ALARM SYSTEM	Not Required	TYPE PROVIDED N/A 3.2.4.
3.14	WATER SERVICE SUPPLY IS ADEQUATE	Yes	3.2.5.7.
3.15	CONSTRUCTION TYPE	BASED ON 3.2.2.71. RESTRICTIONS Combustible Permitted ACTUAL Noncombustible HEAVY TIMBER CONSTRUCTION NO	3.2.2.20-83. 3.2.1.4.
3.16	IMPORTANCE CATEGORY	Normal	4.1.2.1.(3), 14.1.2.1.B
3.17	SEISMIC HAZARD INDEX (I _f , I _s , I _r)	0.00 Seismic Design Not Required for Table 4.1.8.18. Items 6 to 21	4.1.8.18.(1)
3.18	OCCUPANT LOAD	FLOOR LEVEL/AREA OCCUPANCY TYPE OCCUPANT LOAD (PERSONS) BASED ON POSTED LIMIT REQUIRED	3.1.1.7. and 3.1.17.1.(2)
		LEVEL 1 GROUP E 30 Design of space Yes	
		LEVEL 1 GROUP F2 18 Design of space Yes	
		TOTAL 48	
3.19	BARRIER-FREE DESIGN BARRIER-FREE ENTRANCES	Yes [state quantity to the left and provide an explanation here]	3.8. 3.1.8.2.
3.20	HAZARDOUS SUBSTANCES	No	3.3.1.2. & 3.3.1.19.
3.21	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY RATING (H) SUPPORTING ASSEMBLY (H) NONCOMBUSTIBLE IN LIEU OF RATING?	3.2.2.20-83. 3.2.1.4. 3.2.2.15.
		STOREYS BELOW GRADE NA	
		FLOORS OVER BASEMENT NA	
		FLOORS NA	
		MEZZANINE NA	
		ROOF NA	
3.22	SPATIAL SEPARATION	EXPOSING BUILDING FACE EBF AREA (m²) L.D. (m) L/H OR H/L % LPO PERMITTED ACTUAL REQUIRED FR (H) CONSTRUCTION TYPE CLADDING TYPE	3.2.3.
		NA 7 - - -	
		NA 7 - - -	
		NA 7 - - -	
		NA 7 - - -	
3.23	PLUMBING FIXTURE REQUIREMENTS	RATIO: MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE	3.7.4. 3.8.2.3. Tables 3.8.2.3.A and 3.8.2.3.B
		FLOOR LEVEL OR AREA OCCUPANT LOAD (PERSONS) OBC SENTENCE WATER CLOSETS REQUIRED WATER CLOSETS PROVIDED BARRIER-FREE WATER CLOSETS REQUIRED UNIVERSAL WASHROOMS REQUIRED / PROVIDED	
		LEVEL 1 30 3.1.2.6.(1) 1 WC, 1 UNIV. 1	
3.24	ENERGY EFFICIENCY	COMPLIANCE PATH NA	12.2.1.2.
		CLIMATE ZONE: NA DEGREE DAYS BELOW 18 C: NA	SB-1 Table 2
3.25	SOUND TRANSMISSION DESIGN	IS THERE MORE THAN 1 DWELLING UNIT IN THE BUILDING? NA	
		NOTES: OPTION IMPLEMENTED: -	
3.26	NOTES	IS AN ALTERNATIVE SOLUTION USED? - [Chassis an option] NOTE 1: ONE UNIVERSAL WC COUNTING FOR 2 WCS (AS PER 3.7.4.2. 8(A)) NOTE 2: DINING AREA FALLS UNDER GROUP E AS PER 3.1.2.6. (1) ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY (A) FOR DIVISION A AND (C) FOR DIVISION C	

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SHEET LIST		
SHEET NUMBER	SHEET NAME	NOTES
A01	SITE PLAN	
A02	PLAN (PRODUCTION BARN)	
A03	PLAN (RETAIL BARN)	
A04	SITE PLAN (ENLARGED)	

SITE STATISTICS

TOTAL SITE AREA	42721SM / 4.274HA
TOTAL EXISTING GROSS FLOOR AREA	851.55SM
PROPOSED LOT COVERAGE	1.99%
PROPOSED PARKING SPACES	27 (INCL. 1 ACCESSIBLE)
PROPOSED REAR YARD HARDSCAPE	425M (49.5%)
PROPOSED OUTDOOR SEATING SPACE	133M2
PROPOSED PLANTING (PRODUCTION BUILDING)	425M (49.5%)

ZONING MATRIX

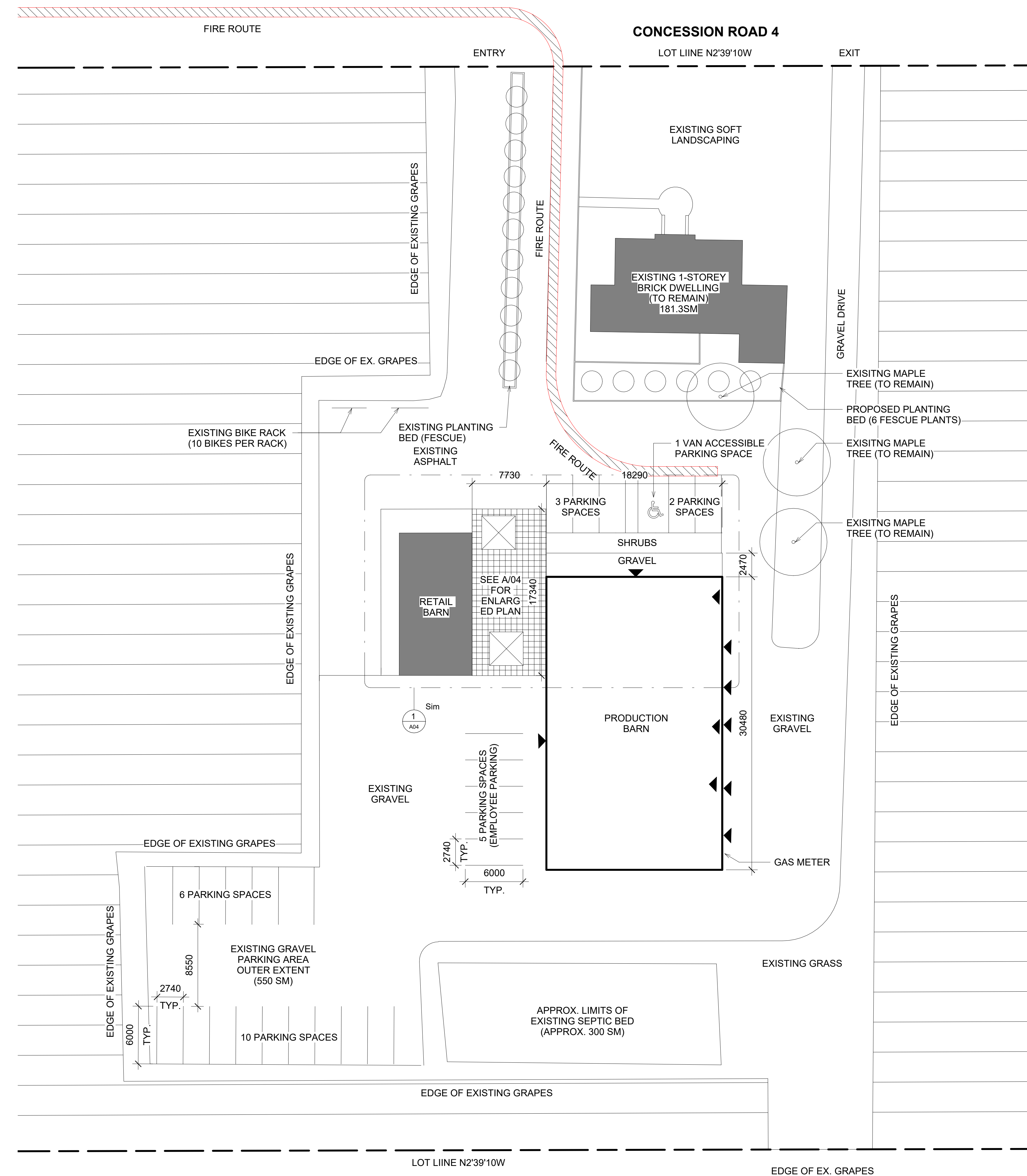
REGULATION	REQUIRED	PROPOSED	COMPLIANCE
MIN. LOT FRONTAGE	45M	412.07	YES
MIN. LOT AREA	8HA	4.274HA	NO
MIN. LOT COVERAGE	15%	1.99%	YES
MIN. FRONT YARD	15M	17.55M	YES
MIN. INT. SIDE YARD	15M	238.89	YES
MIN. EXT. SIDE YARD	15M	77.97M	YES
MIN. REAR YARD	15M	33.75M	YES
MIN. FLOOR AREA	92.90M	181.30M2	YES
MAX. BUILDING HEIGHT	11M	7.74M	YES

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GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- CONFIRM ALL EXISTING SITE CONDITIONS AND DIMENSIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
- ALL WORK IS TO BE CARRIED OUT ACCORDING TO THE CURRENT EDITIONS OF THE RELEVANT BUILDING CODE AND BY-LAWS.
- ALL EXISTING SURFACES AND STRUCTURES ADJACENT TO THE PROPOSED WORK ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED MECHANICAL AND ELECTRICAL APPROVALS AND PERMITS. MECHANICAL CONTRACTOR TO CONFIRM FENT AND RAIL LOCATIONS, AND HEATING/COOLING COVERAGE FOR THE PROPOSED WORK, UNLESS OTHERWISE NOTED.
- THE CLIENT AND/OR THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY PROPOSED CHANGES TO THE WORK AS DETAILED IN THESE DRAWINGS.
- THESE DRAWINGS MUST NOT BE DUPLICATED IN ANY FORM, OR USED FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



1 SITE PLAN 1:200

NO.	DESCRIPTION	DATE
3	SUBMITTED FOR SITE PLAN	2024-11-11
3	SUBMITTED FOR SITE PLAN	2024-03-21
2	REVISION 1	2022-05-20
1	PERMIT DRAWINGS	2022-02-19
0	ZONING REVIEW	2021-09-23

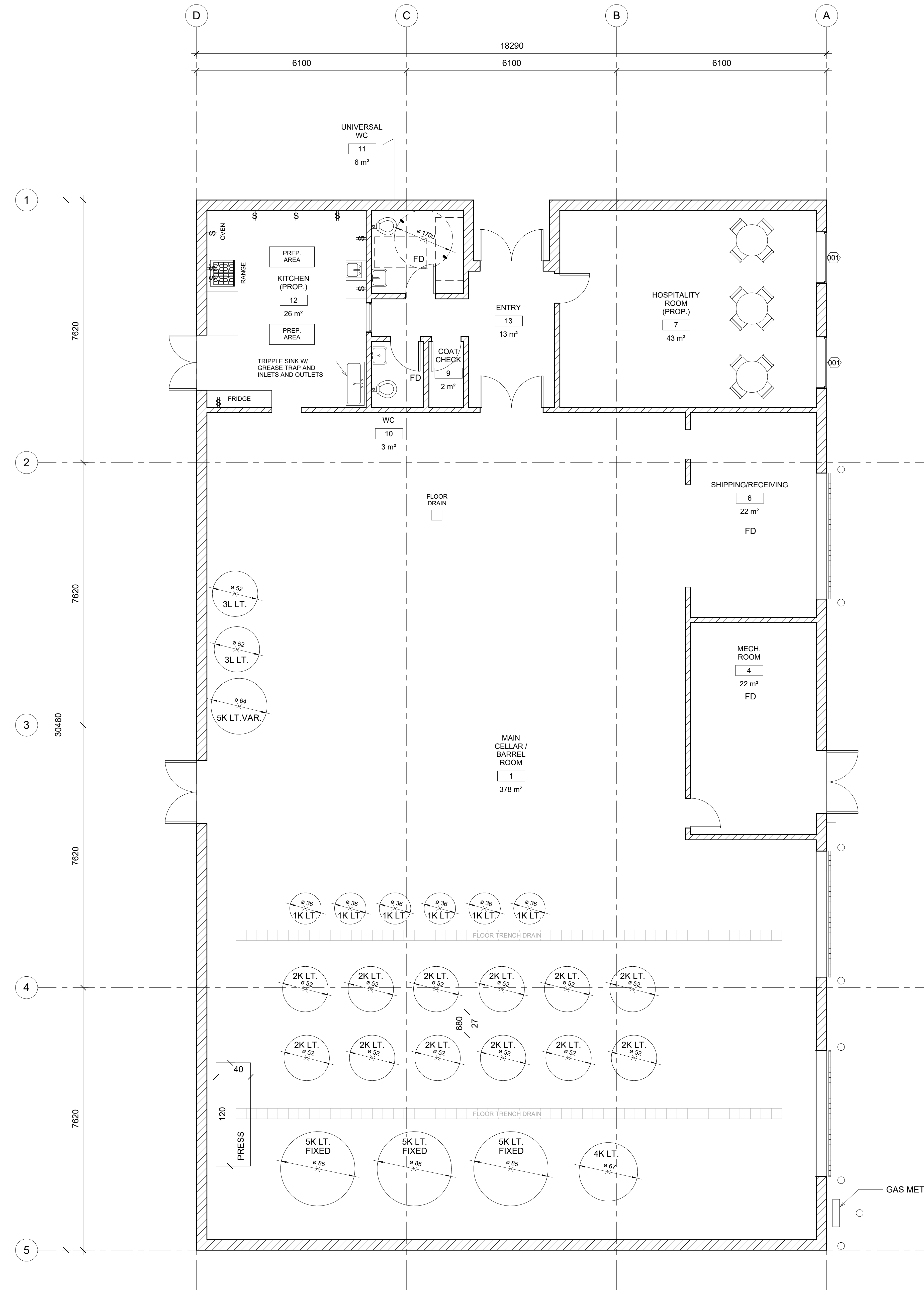
1829 CONCESSION 4 ROAD, NOTL

SITE PLAN

DATE 2025-02-16
DRAWN BY KW

A01

SCALE: AS NOTED



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3	SUBMITTED FOR SITE PLAN	2024-11-11
3	REVISION 3 FOR SITE PLAN	2022-06-15
2	REVISION 1	2022-05-20
1	PERMIT DRAWINGS	2022-02-19
0	ZONING REVIEW	2021-09-23

1829 CONCESSION 4
ROAD, NOTL

PLAN (PRODUCTION
BARN)

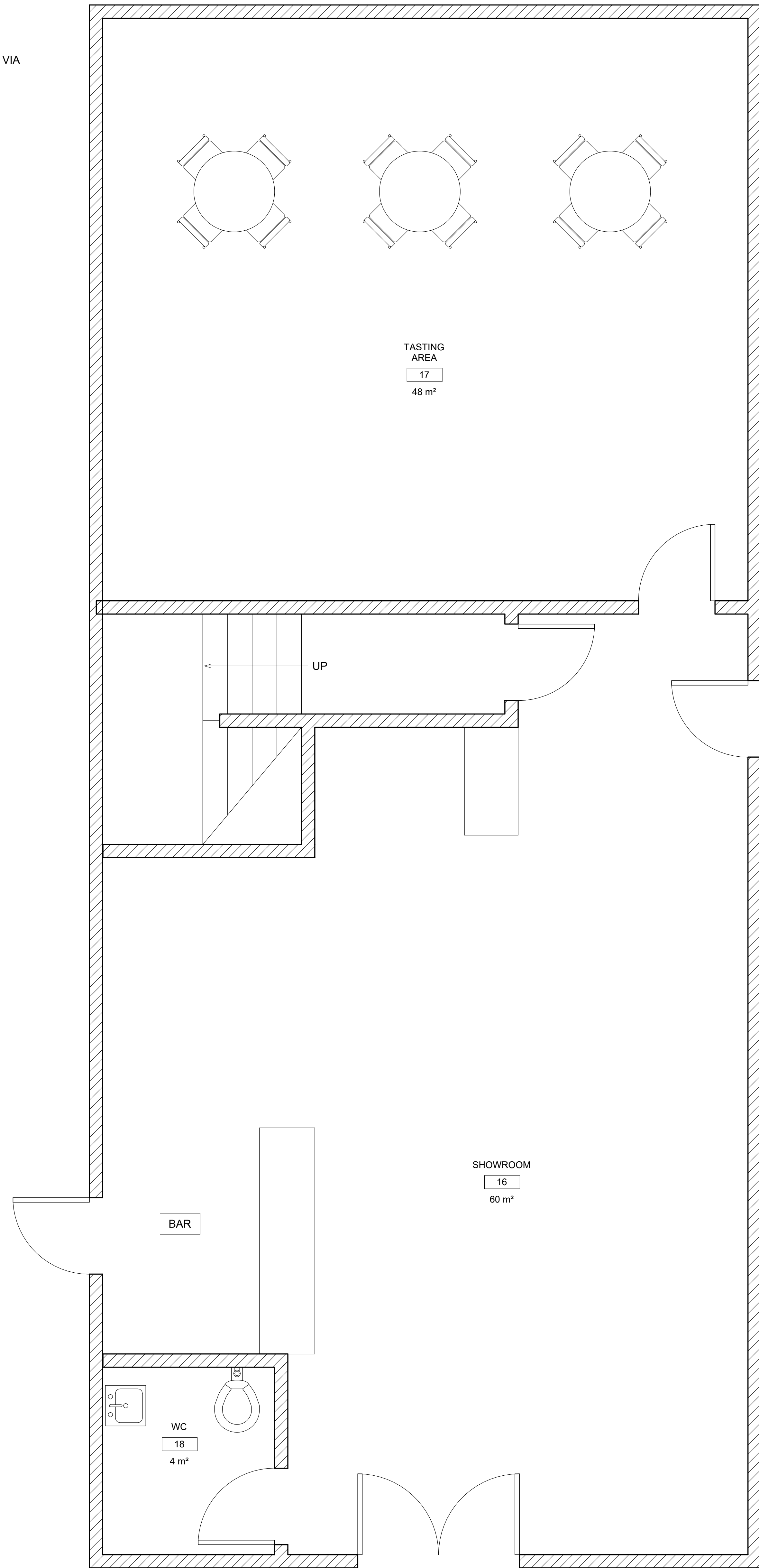
DATE 2025-02-16
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A02

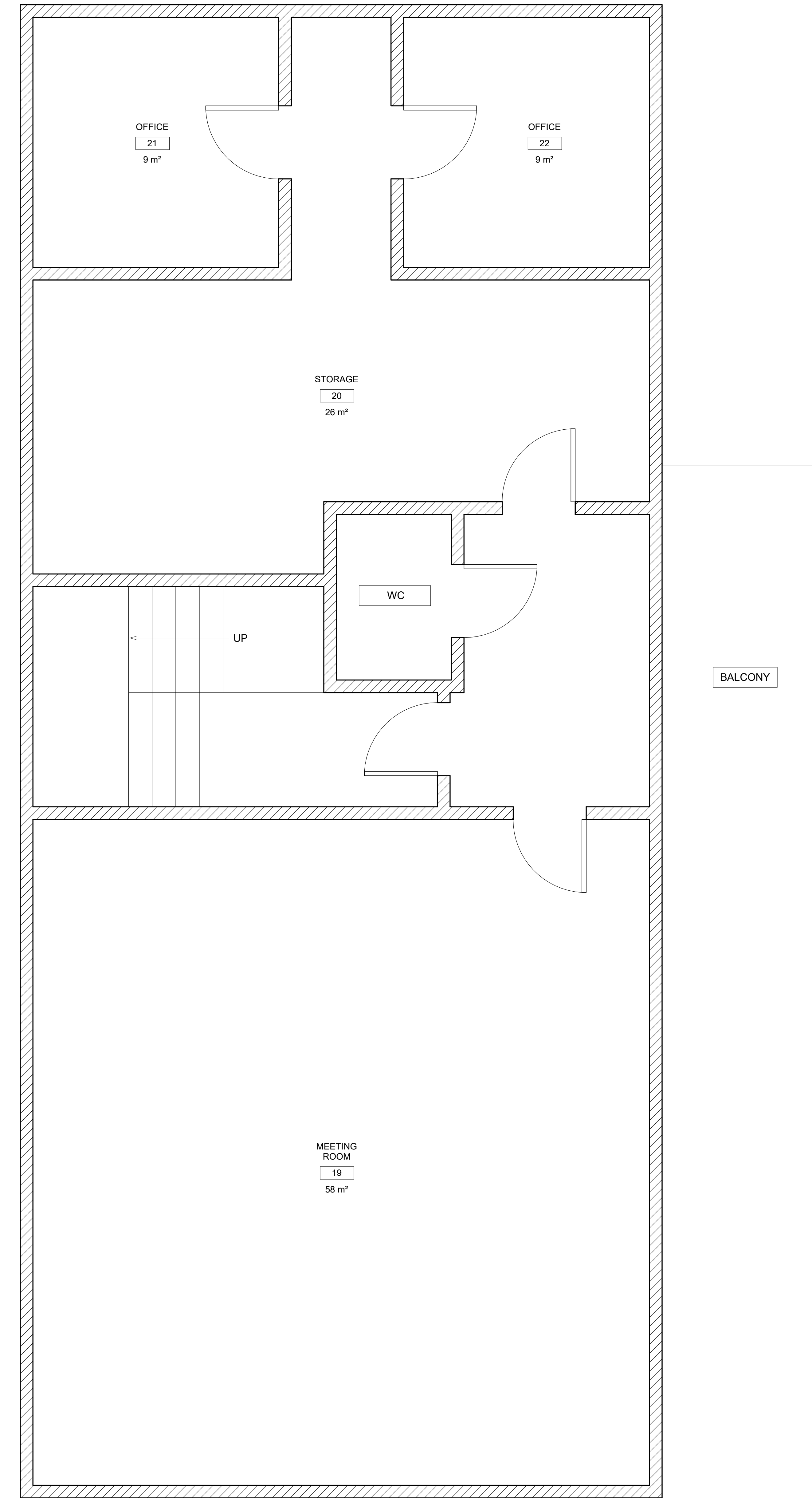
SCALE: AS NOTED

1 LEVEL 1
1 : 50

NOTE:
TANK ROOM AND PRESS ROOM LOCATED BELOW MAIN BUILDING. ACCESS VIA EXTERIOR.



1 RETAIL BARN (GROUND FLOOR)
1:25



2 RETAIL BARN (SECOND FLOOR)
1:25

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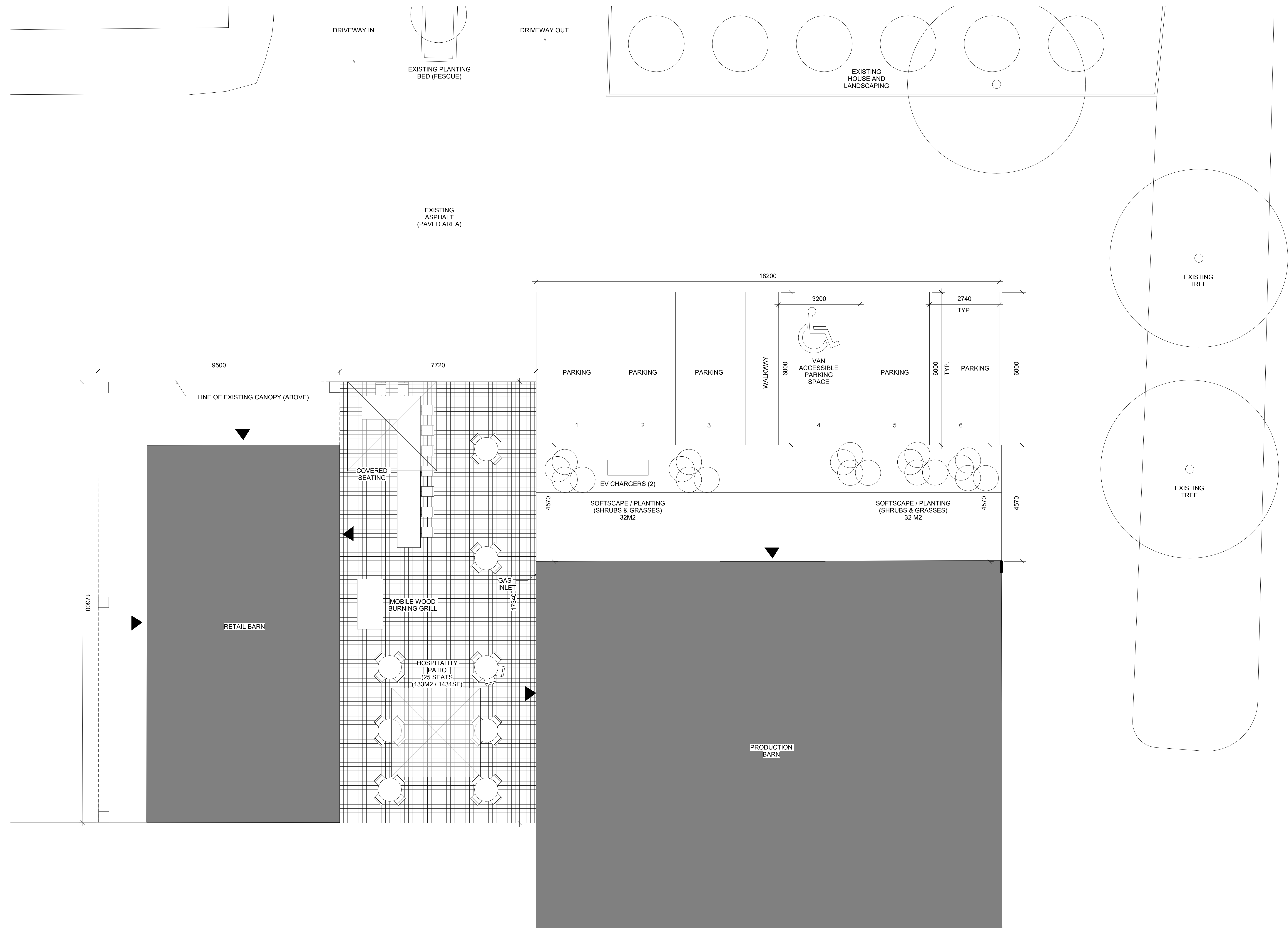
1829 CONCESSION 4 ROAD, NOTL

PLAN (RETAIL BARN)

DATE 2025-02-16
DRAWN BY Author

A03

SCALE: AS NOTED



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1829 CONCESSION 4 ROAD, NOTL

SITE PLAN (ENLARGED)

DATE 2025-02-16
DRAWN BY Author

A04

SCALE: AS NOTED

1 SITE PLAN (CROPPED)
1 : 50