

OAA - BUILDING CODE DATA MATRIX

Revised: 2023-12-08

PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

OBC REFERENCE (1)

Name of Practice		KAEGAN WALSH ARCHITECT	
Address 1		309 CEDAR AVENUE	
Address 2		MEAFORD, ONTARIO, N4L 1W5	
Contact		KAEGAN WALSH	
Name of Project		FEROX	
Location/Address		F1829 CONCESSION ROAD 4, NOTL, ON, L0S 1J0	
Date		2024-03-18	
3.00 BUILDING CODE VERSION		O.Reg. 332/12	LAST CODE AMENDMENT O.Reg. 89/23
3.01 PROJECT TYPE		Change of Use	[A] 1.1.2.2.
3.02 MAJOR OCCUPANCY CLASSIFICATION		OCCUPANCY	USE
		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
		TOTAL	-
3.05 GROSS AREA (m²)		DESCRIPTION	EXISTING NEW TOTAL [A] 1.4.1.2.
		558 SM	558 SM 0 SM
		TOTAL	-
3.06 MEZZANINE AREA (m²)		DESCRIPTION	EXISTING NEW TOTAL 3.2.1.1.
		NA	-
		TOTAL	-
3.07 BUILDING HEIGHT		1 STOREYS ABOVE GRADE	7.75 M (m) ABOVE GRADE [A] 1.4.1.2. & 3.2.1.1.
		STOREYS BELOW GRADE	-
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 (SEE AND CONSTRUCTION RELATIVE TO OCCUPANCY)		3.2.2.7.1. Group F, Division 2, up to 2 Storeys	3.2.2.20-83.
3.11 SPRINKLER SYSTEM		Not Required	PROVIDED: None
		DESCRIBE	3.2.1.5. & 3.2.2.17. 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 NA
3.14 WATER SERVICE/ SUPPLY IS ADEQUATE		Yes	3.2.5.7.
3.15 CONSTRUCTION TYPE		BASED ON 3.2.2.7.1.	3.2.2.20-83.
		RESTRICTIONS	Combustible Permitted
		ACTUAL	Noncombustible HEAVY TIMBER CONSTRUCTION NO
3.16 IMPORTANCE CATEGORY		Normal	4.1.2.1.(3), T4.1.2.1.B
3.17 SEISMIC HAZARD INDEX (I _s , I _s (2))		0.00 Seismic Design Not Required for Table 4.1.1.8. 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 3.1.17. 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		Yes	3.6.
		BARRIER-FREE ENTRANCES	[state quantity to the left and provide an explanation here]
		3.20 HAZARDOUS SUBSTANCES	No
3.21 REQUIRED FIRE RESISTANCE RATINGS		HORIZONTAL ASSEMBLY	RATING (H) SUPPORTING ASSEMBLY (H) NONCOMBUSTIBLE IN LIEU OF RATINGS? 3.2.2-83, 3.2.1.2., Tables 3.2.2.3.A, 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 % UPO PERMITTED / ACTUAL REQUIRED FRR (H) CONSTRUCTION TYPE CLADDING TYPE 3.2.3.
		NA	/ - -
		NA	/ - -
		NA	/ - -
		NA	/ - -
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 / PROVIDED BARRIER-FREE WATER CLOSETS REQUIRED / PROVIDED UNIVERSAL WASHROOMS REQUIRED / PROVIDED
		LEVEL 1	30 3.1.2.6.(1) 1 WC, 1 UNV. 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?	- Choose 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)	
		1 ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C	

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	851.55M
PROPOSED LOT COVERAGE	1.99%
PROPOSED PARKING SPACES	27 (INCL. 1 ACCESSIBLE)
PROPOSED REAR YARD HARDSCAPE	42SM (49.5%)
PROPOSED OUTDOOR SEATING SPACE	133M2
PROPOSED PLANTING (PRODUCTION BUILDING)	42SM (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

KAEGAN WALSH ARCHITECT

office@kaeganwalsh.com | (416) 200-1022

- 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 VENT AND RAC 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.

NO.	DESCRIPTION	DATE
4	SUBMITTED FOR SITE PLAN	2025-04-28
4	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

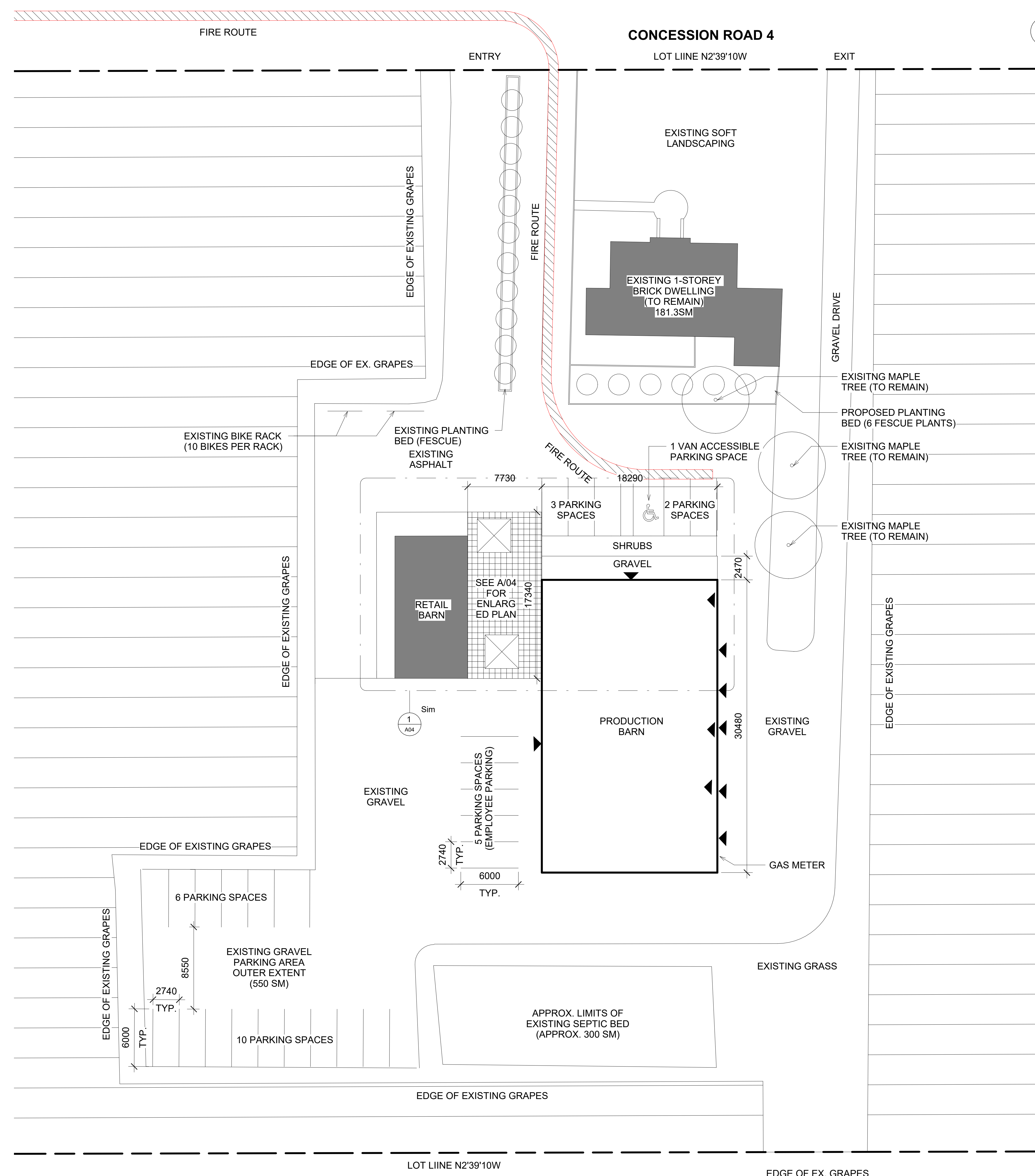
SITE PLAN

DATE 2025-04-28

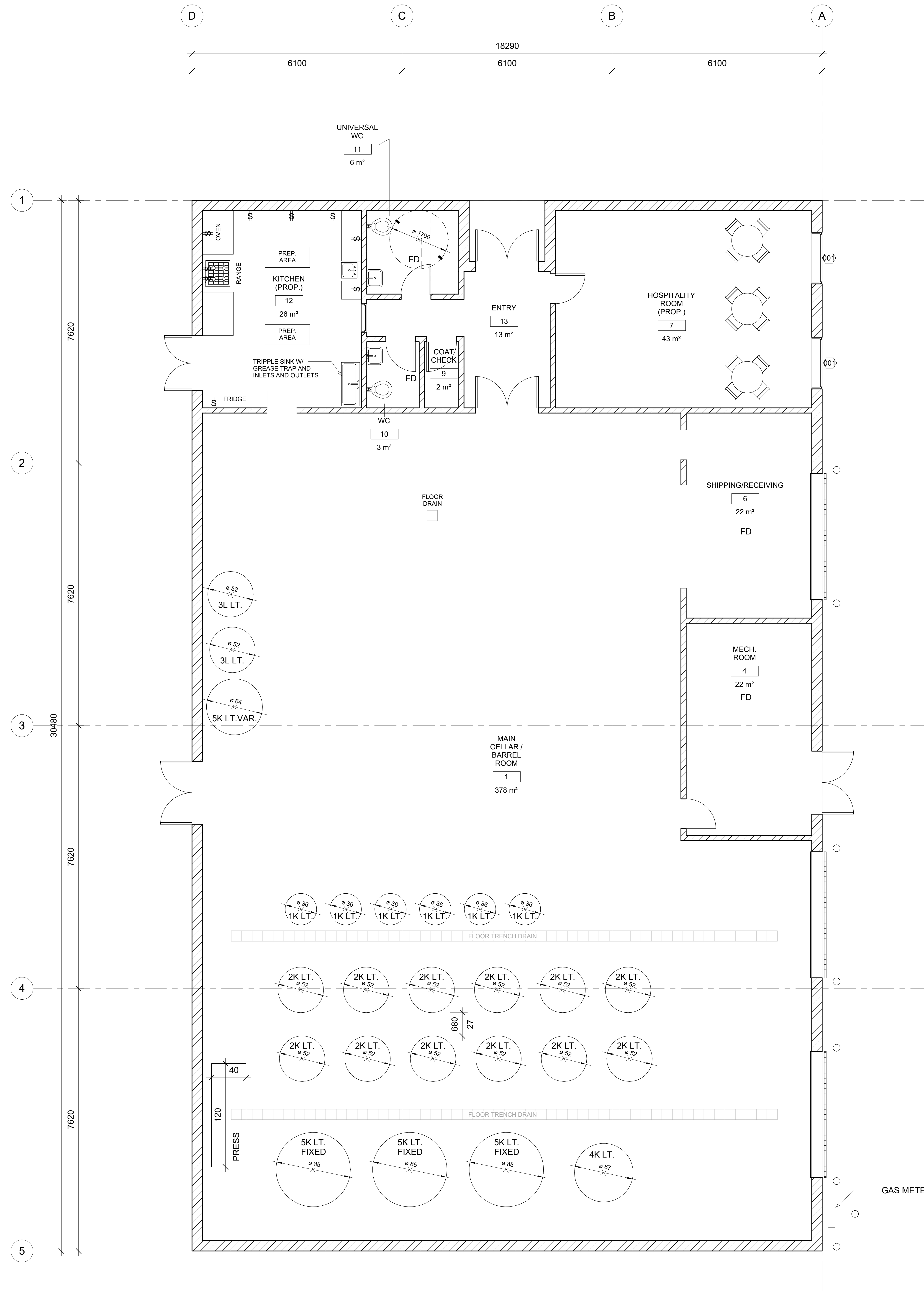
DRAWN BY KW

A01

SCALE: AS NOTED



1 SITE PLAN
1:200



1 LEVEL 1
1 : 50

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4	SUBMITTED FOR SITE PLAN	2025-04-28
4	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

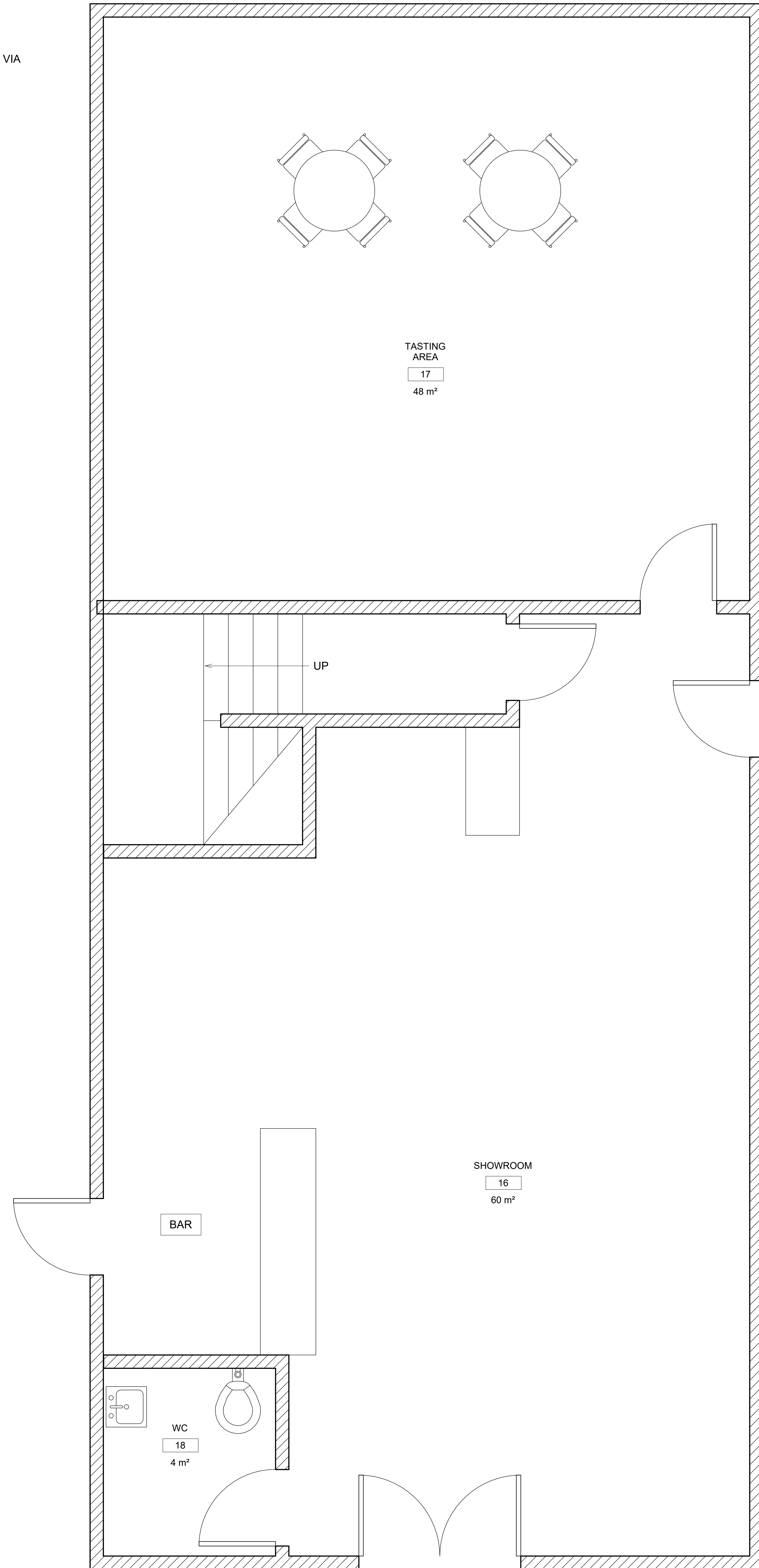
PLAN (PRODUCTION BARN)

DATE 2025-04-28
DRAWN BY KW

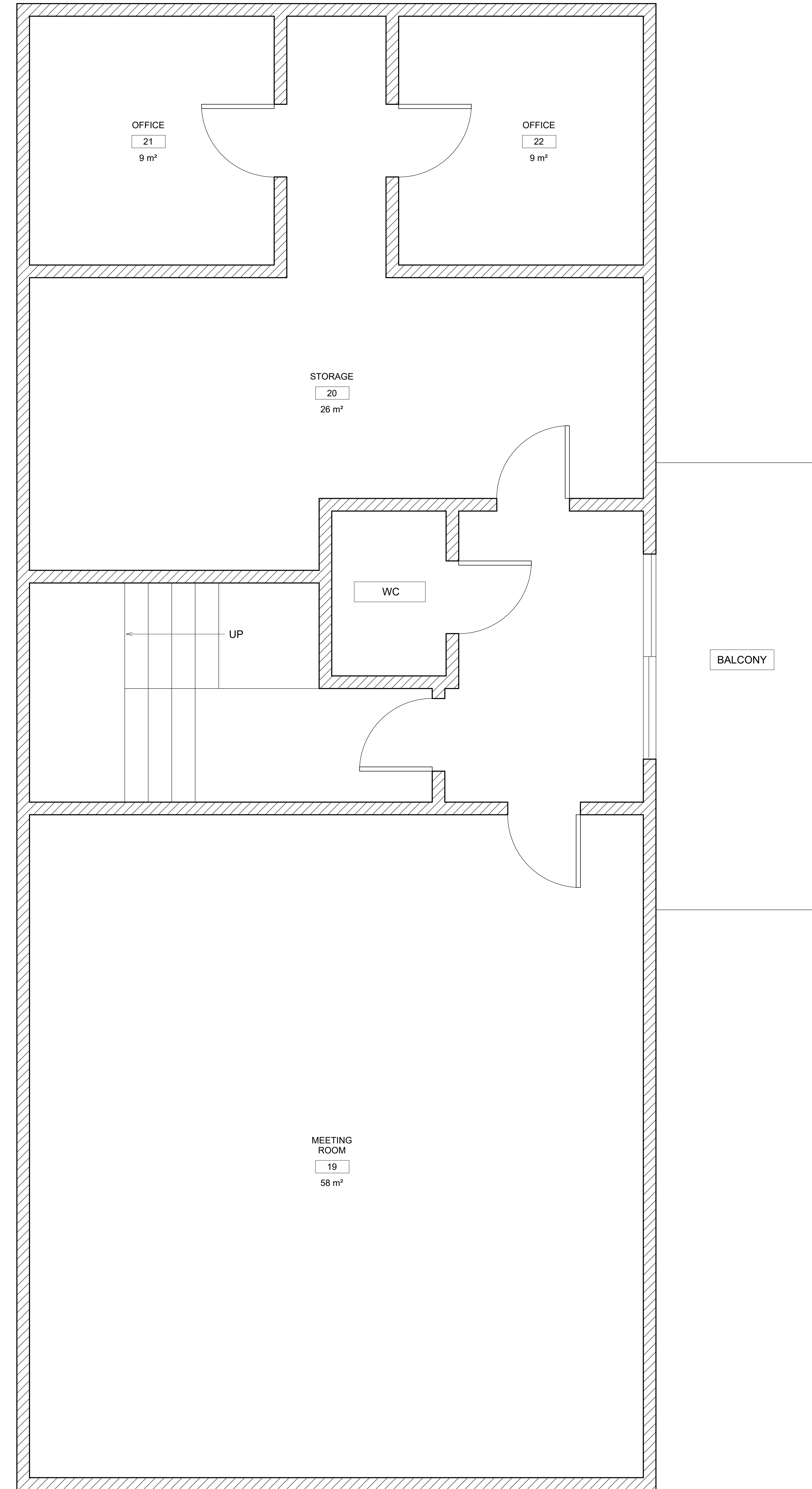
A02

SCALE: AS NOTED

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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4. ALL EXISTING SURFACES AND STRUCTURES ADJACENT TO THE PROPOSED WORK ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED MECHANICAL AND ELECTRICAL APPROVALS AND PERMITS. MECHANICAL CONTRACTOR TO CONFIRM VENT AND RAD LOCATIONS, AND HEATING/COOLING COVERAGE FOR THE PROPOSED WORK, UNLESS OTHERWISE NOTED.
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2	REVISION 1	2022-05-20
1	PERMIT DRAWINGS	2022-02-19
0	ZONING REVIEW	2021-09-23

1829 CONCESSION 4 ROAD, NOTL

PLAN (RETAIL BARN)

DATE 2025-04-28
DRAWN BY Author

A03

SCALE: AS NOTED

