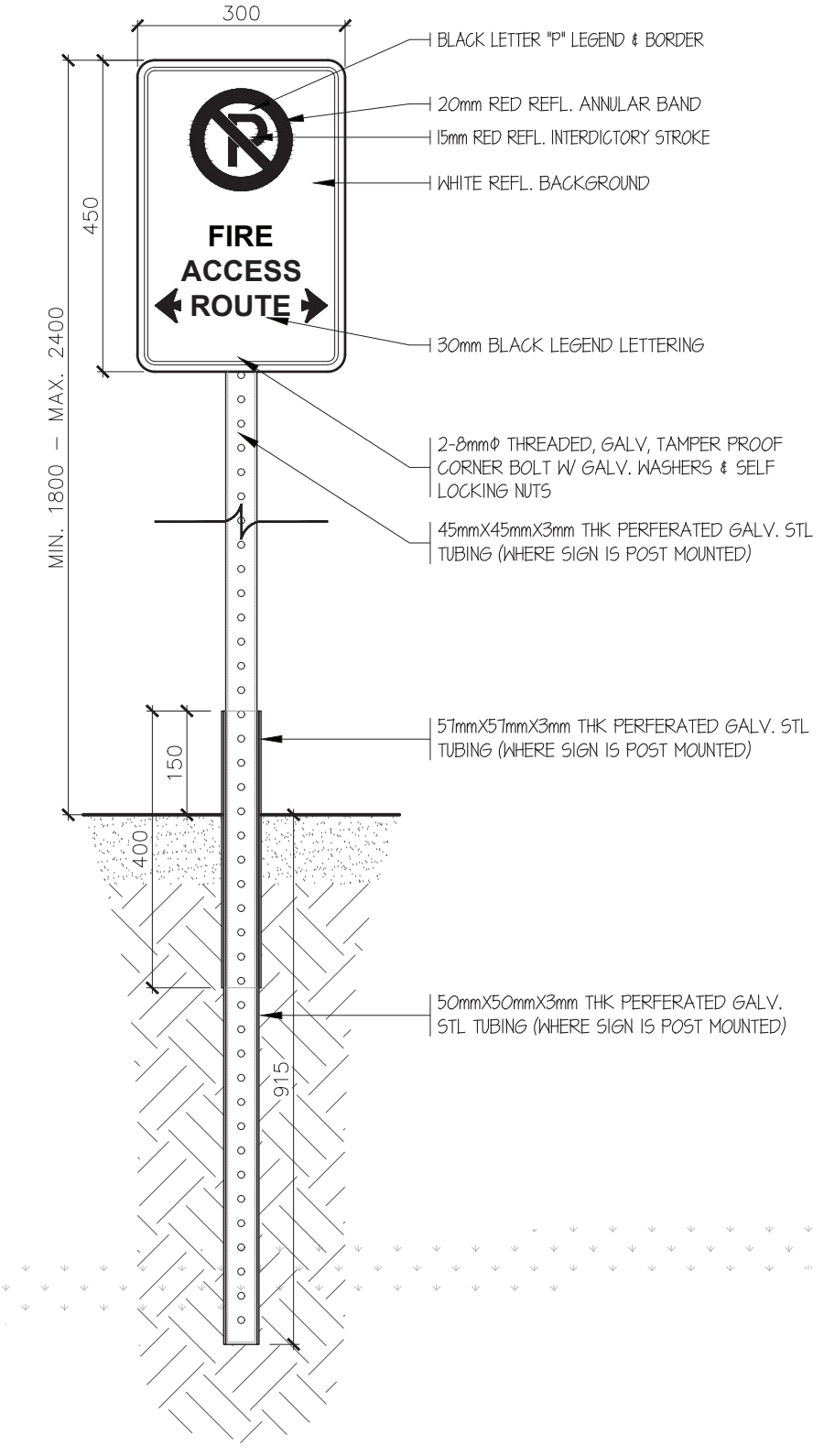


Ontario 2024 Building Code Matrix					
1 Project Type	New	X	Addition	Renovation	[A] 1.1.2.
2 Major Occupancy	F3 - Low-hazard industrial occupancies				3.1.2.1.(1)
3 Area	(sqm.)	Existing	New	Total	[A] 1.4.1.2.
	Building	(Building 'A') 5321.0 m ²	(Building 'B') 2,819.0 m ²	8,140.0	
	Gross	(Building 'A') 5321.0 m ²	(Building 'B') 2,819.0 m ²	8,140.0	
	Mezzanine			0.0	
4 Storeys	Above Grade:	1	Below Grade:		3.2.1.1.
5 Building Height	10.70	(m) Above Grade	No	Yes	3.2.6.
6 Building Classification	3.2.2.89 - Group F, Division 3, One Storey				3.2.2.20-83.
7 Firefighter Access	No. Streets/Fire Route: 1				3.2.2.10 & 3.2.5.
8 Sprinkler System	Required	X	Not Required		3.2.1.5. & 3.2.2.17
9 Standpipe System	Required	X	Not Required		3.2.9.
Water Supply	X	Adequate	Inadequate		
10 Fire Alarm System	Required	X	Not Required		3.2.4.
11 Construction Type	Restriction:	Combustible	X	Non-Combustible	3.2.2.20-92.
	Actual:	Combustible	X	Non-Combustible	3.2.1.4.
	Heavy Timber:	Yes	X	No	
12 Occupant Load	Floor Level/Area	Occupancy Type	Occupant Load	Posted	3.1.17.
			Total: 0	0	
13 Plumbing Fixtures	2 Male	3 Female	Unisex	5 Total	3.7.4.
14 Barrier Free	X	Yes	No		3.8.
15 Hazardous Substances	X	No	Yes		3.3.1.2.
16 Required F.R.R.	Horizontal Assembly	Rating	Supporting Assembly	Construction	3.2.2.20-83.
	Floors				
	Roof				
	Mezzanine				
17 Spatial Separation	Building Face	EBF Area (sqm.)	Limiting Distance (m)	F.R.R.	3.2.3.
	North	779.3	65.4		
	South	683.7	11.8	45 MIN.	
	East	-	-		
	West	375.1	74.2		
	Building Face (Cont.)	Permitted Openings (%)	Actual Openings (%)	Construction	
	North	100%		Non-Combustible	
	South	19%	1%	Non-Combustible	
	East				
	West	100%		Non-Combustible	



- FIRE ROUTE SIGNAGE REQUIREMENTS**
- SIGNS TO BE MOUNTED 1800-2400mm ABOVE GRADE.
 - SIGNS TO BE DESIGNED/POSTED IN COMPLIANCE W/ THE HIGHWAY TRAFFIC ACT.
 - ALL FIRE ROUTE SIGNS SHALL BE DESIGNATED BY SIGNAGE AS PER BY-LAW.
 - SIGN FACE: 16 GAUGE ALUM. SIGN BLANK-WHITE BACKGROUND
 - SIGN POSITION SHALL NOT IMPOSE ON A BARRIER FREE PATH OF TRAVEL (1200mm).
 - SIGN & POST/SLEEVES BOLTED TOGETHER W/ 8mmØ THREADED GALV. TAMPER PROOF CORNER BOLT W/ GALV. WASHERS & SELF LOCKING NUTS.
 - SIGNS TO BE MOUNTED MIN. 300mm FROM CURB FACE.
 - FIRE ROUTE SIGNS LOCATED AT ENDS OF A FIRE ROUTE SHALL DISPLAY SINGLE HEADED ARROWS POINTED IN THE DIRECTION IN WHICH THE DESIGNATED FIRE ROUTE TAKES EFFECT.
 - SIGNS TO BE INSTALLED SO THERE ARE NO VISUAL OBSTRUCTIONS WITHIN 6.0 m OF THE SIGN.

SITE STATISTICS TABLE			
LOT COVERAGE ITEM	AREA (m ²)	AREA (HP)	%
TOTAL LOT AREA:	30,208.1	325,160	100.0%
BUILDING A - EXISTING	5,321.0	57,275	17.6%
BUILDING B - PROPOSED	2,819.0	30,344	34.6%
GROSS FLOOR AREA	8,140	87,619	-
LANDSCAPE COVERAGE	4,843.9	52,140	16.0%
	REQUIRED	PROVIDED	
PARKING	27	27	

OWNER'S NAME _____

OWNER'S SIGNATURE _____



LORD MAYOR _____

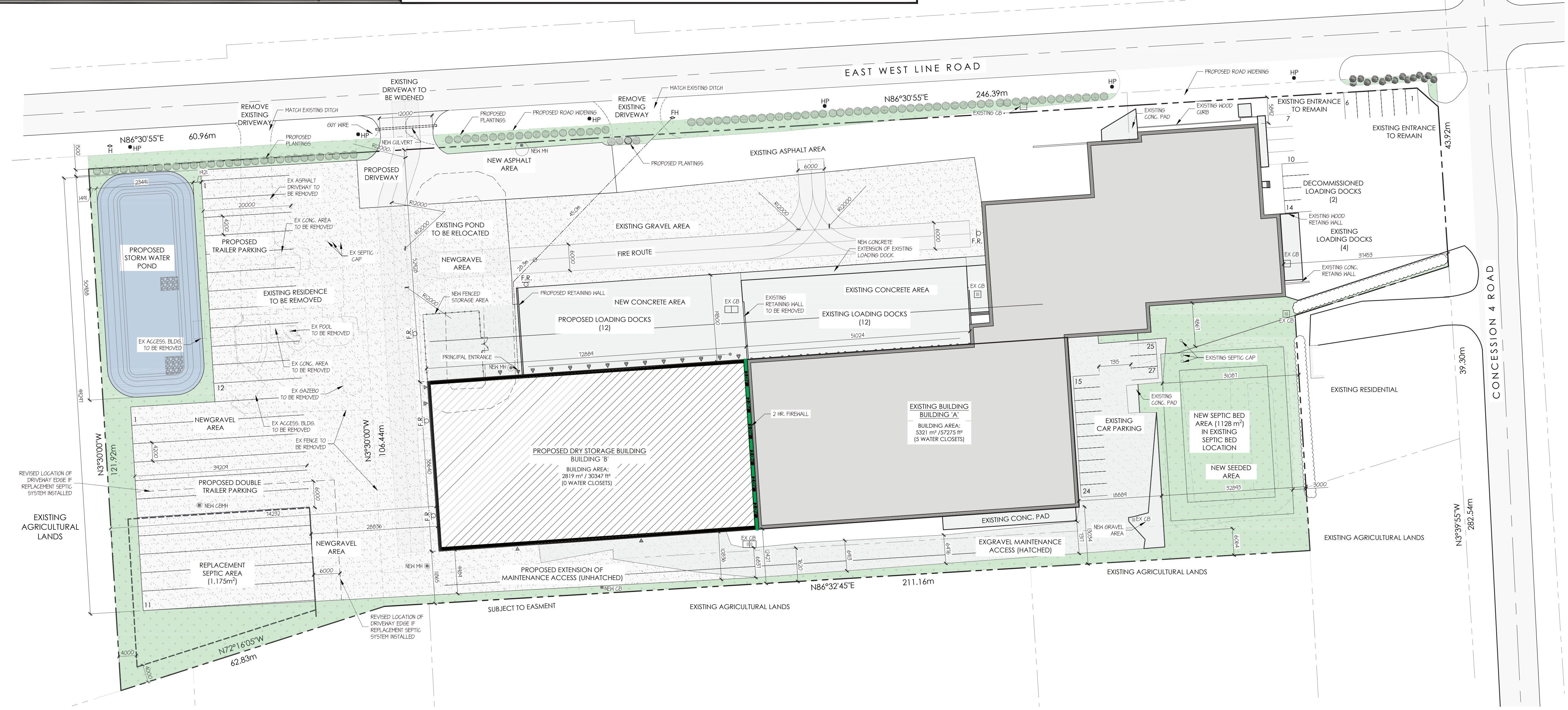
TOWN CLERK _____

DATE _____

All drawings and the information contained therein are the sole property of the Architect and are not to be altered, reproduced, or reconstituted in any way without the express permission of the Architect.

Any discrepancies or inconsistencies contained within the drawings are to be reported to the Architect prior to the commencement of any construction of related work. The contractor is responsible to field verify all dimensions.

Drawings are to be used for construction only when noted as for construction in the Revisions box on each sheet and only if signed and sealed by the Architect. Drawings are not to be scaled.



Site Plan
SCALE: 1:500

PROJECT NAME:
**VINELAND GROWERS
ADDITION - VIRGIL**
795 E & West Line,
Niagara-on-the-Lake, ON L0S 1J0

#	REVISION	DATE	BY
1.	Zoning By-law Amendment	12/11/24	J.B.
2.	Zoning By-law Amendment	05-03-25	J.B.
3.	Site Plan Approval	05-21-25	J.B.
4.	Site Plan Approval	10-06-25	J.B.
5.	Site Plan Approval	06-26-25	J.B.
6.	Site Plan Approval	09-26-25	J.B.

DRAWING TITLE:			
Site Plan			

DRAWN: L.M.	DRAWING: A1-1
CHECKED: J.B.	
PROJECT: 2421	
DATE: Sep-25	REVISION: 6