

# COMMISSO ESTATE WINERY



① FRONT PERSPECTIVE

Revisions:

No.	Date:	Particular:	By:

Drawing Issue:

Date:	Particular:	By:
2022.10.25	SITE PLAN W/ BASEMENT	ND
2023.05.24	SPA SET	AR

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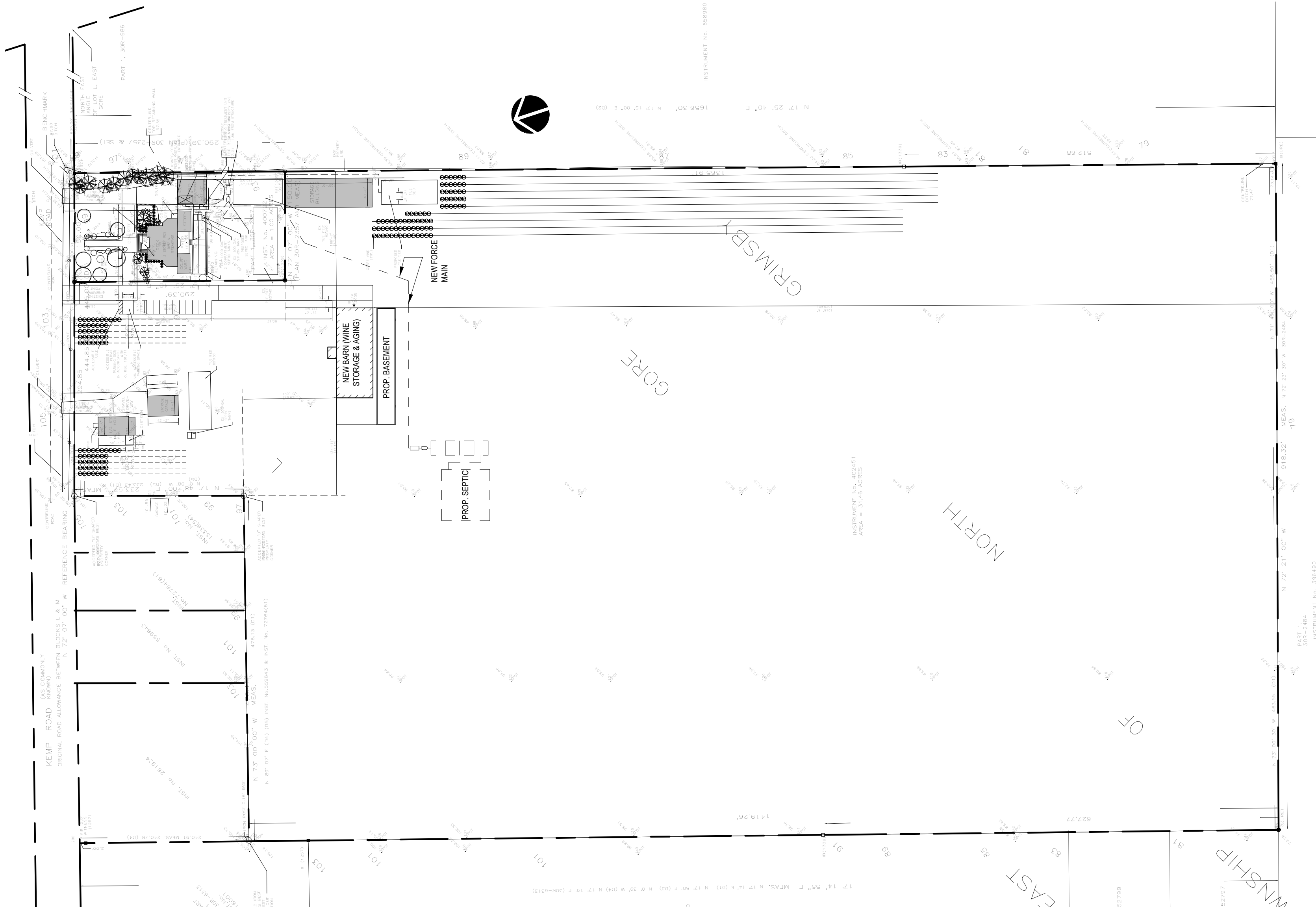


Project:  
**BACCHUS B&B  
 BREW-ON-PREMISES**  
 GRIMSBY

Sheet Title:  
**COVER PAGE**

Design: <b>JR</b>	Drawn: <b>ND</b>	Approved: <b>JR</b>
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Comm. No: <b>20107</b>	Sheet No: <b>A0.0</b>
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1 Site Plan  
1 : 1250

Revisions:

No.	Date:	Particular:	By:

Drawing Issue:

Date:	Particular:	By:
2022.10.25	SITE PLAN W/ BASEMENT	ND

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Seals:



**romanov romanov**  
ARCHITECTS INCORPORATED  
DESIGNERS, URBANISTS, FUTURISTS

370 PARKSIDE DRIVE, TORONTO, ONTARIO, CANADA  
M6R 2Z6, TEL: (416) 376-8750, FAX: (416) 376-8750

Project:  
**BACCHUS B&B BREW-ON-PREMISES**

**GRIMSBY**

Sheet Title:  
**SITE PLAN SURVEY**

Design: <b>JR</b>	Drawn: <b>ND</b>	Approved: <b>JR</b>
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Comm. No: <b>20107</b>	Sheet No: <b>A0.1</b>
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**SITE STATISTICS**

**LEGAL DESCRIPTION:**

PART OF LOT L, EAST GORE  
TOWN OF GRIMSBY, REGIONAL MUNICIPALITY OF NIAGARA  
564 KEMP RD. E., GRIMSBY, ON

**ZONE:**

SC (SPECIALTY CROP) EX. 333 ZBL 18-67 FOR WINERY USE

**LOT AREA:**

127, 304.94m<sup>2</sup>

**AREAS BREAKDOWN:**

**EXISTING FARM AREAS:**

- RESIDENCE (BED & BREAKFAST) = 263.37m<sup>2</sup>
- RESIDENCE'S GARAGE = 127.55m<sup>2</sup>
- HELP HOUSE = 120.09m<sup>2</sup>
- STORAGE GARAGE 01 = 110m<sup>2</sup>
- STORAGE BUILDING = 445.93m<sup>2</sup>
- TOTAL = 1066.94m<sup>2</sup>**

**PROPOSED AGRICULTURAL & AGRICULTURAL RELATED USES:**

- RESIDENCE (BED & BREAKFAST) = 263.37m<sup>2</sup>
- HELP HOUSE = 120.09m<sup>2</sup>
- STORAGE GARAGE 01 = 110m<sup>2</sup>
- STORAGE GARAGE 02 = 127.55m<sup>2</sup>
- STORAGE BUILDING = 445.93m<sup>2</sup>
- ACCESS ROAD, STAFF PARKING & SERVICE ROAD = 2501.03m<sup>2</sup>
- 1/3 SEPTIC AREA = 181.58m<sup>2</sup>
- WINERY BUILDING
- GRAPE JUICE STORAGE = 330.33m<sup>2</sup>
- TOTAL = 4079.91m<sup>2</sup>**

**PROPOSED ON-FARM DIVERSIFIED USES:**

- PEDESTRIAN ACCESS & VISITOR/PATRON PARKING = 720.73m<sup>2</sup>
- 2/3 SEPTIC AREA AND COMPONENTS = 853.14m<sup>2</sup>
- WINERY BUILDING
- WINE PROCESSING - 132.61m<sup>2</sup>
- WINE STORAGE = 105.57m<sup>2</sup>
- RETAIL = 148.73m<sup>2</sup>
- RESTAURANT = 76.07m<sup>2</sup>
- (AS E OCCUPANCY AS PER OBC 3.1.2.6.(1))
- SUPPORT FACILITIES = 84.78m<sup>2</sup>
- PUBLIC WASHROOM & VESTIBULE = 40.34m<sup>2</sup>
- TOTAL = 2161.97m<sup>2</sup>**

**COVERAGE:**

EXISTING AGRICULTURAL & AGRICULTURAL RELATED USES  
COVERAGE:

(1066.94/127,304.94) X 100 = 0.8%

PROPOSED AGRICULTURAL & AGRICULTURAL RELATED USES  
COVERAGE:

(3997.88/127,304.94)

X 100 = 3.2%

PROPOSED ON-FARM DIVERSIFIED COVERAGE =

(2161.97/127,304.94) X 100 = 1.7%


(PERMITTED ON-FARM DIVERSIFIED COVERAGE = 2%)

**EXISTING SETBACKS TO WINERY BUILDING:**

- NORTH = 96m
- SOUTH = 393.8m
- EAST = 77.8m
- WEST = 165.6m

**GRADING & LANDSCAPING:**

NO CHANGES TO EXISTING GRADES & LANDSCAPING EXCEPT FOR NEW VISITOR/PATRON PARKING AREA TO PROPOSE EVERGREEN STREET SCREENING

	Firm Name: ROMANOV ROMANOV ARCHITECTS INCORPORATED Certificate of Practice Number: 3320  John F. Romanov, OAA, MRAIC 375 Parkside Drive Toronto, Ontario M6R 2Z6 tel: (416) 766-8750																																																								
	Name of Project: FRANK COMMISSO'S GARAGE ALTERATION																																																								
	Location: 564 KEMP RD. E., GRIMSBY, ON																																																								
ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9																																																									
1	Project Description: CONVERSION OF BARN TO A WINERY BUILDING	<input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration <input checked="" type="checkbox"/> Change of Use																																																							
		<input type="checkbox"/> Part 11 11.1 to 11.4 <input type="checkbox"/> Part 3 1.1.2(A) <input type="checkbox"/> Part 9 1.1.2(A) 9.10.1.3																																																							
2	Major Occupancy(s) F3 - INDUSTRIAL (SUBSIDIARY OCC. E)	3.1.2.1.(1) 9.10.2																																																							
3	Building Area (sq.m.) Existing 596 New Total 596	1.4.1.2(A) 1.4.1.2(A)																																																							
4	Gross Area (sq.m.) Existing 596 New Total 596	1.4.1.2(A) 1.4.1.2(A)																																																							
5	Number of Storeys Above Grade 1 Below Grade 1	1.4.1.2(A) & 3.2.1.1 1.4.1.2(A) & 9.10.4																																																							
6	Number of Streets/Access Routes 1	3.2.2.10 & 3.2.5 9.10.20																																																							
7	Building Classification 3.2.2.78 & PART 9	3.2.2.20-83 9.10.2																																																							
8	Sprinkler System Proposed <input type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> selected floor areas <input checked="" type="checkbox"/> not required	3.2.2.20-83 3.2.1.5 3.2.2.17 INDEX 9.10.8.2 INDEX																																																							
9	Standpipe Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9 N/A																																																							
10	Fire Alarm Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4 9.10.18																																																							
11	Water Service/Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7 N/A																																																							
12	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6 N/A																																																							
13	Permitted Construction <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both Actual Construction <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20-83 9.10.6																																																							
14	Mezzanine(s) Area (sq.m.) RETAIL = 43.78 & MECH. = 54.87 (LESS THAN 40% OF FLOOR AREA)	3.2.1.1.(3)-(8) 9.10.4.1																																																							
15	Occupant load based on <input type="checkbox"/> sq.m./person <input checked="" type="checkbox"/> design of building Basement Occupancy STAFF Load 2 persons 1st Floor Occupancy STAFF Load 8 persons 1st Floor Occupancy RESTAURANT Load 30 persons 1st Floor Occupancy RETAIL Load 25 persons 4th Floor Occupancy Load persons 5th Floor Occupancy Load persons 6th Floor Occupancy Load persons Mezzanine(s) Occupancy RETAIL Load 10 persons Other: _____ Occupancy _____ Load _____ persons _____ Occupancy _____ Load _____ persons TOTAL Occupant Load 75 persons	LOW HUMAN OCCUPANCY DIV. A 1.4.12., 40SM PER PERSON																																																							
16	Barrier-free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (explain)	3.8 9.5.2																																																							
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2. & 3.3.1.19 9.10.1.3(4)																																																							
18	Required Fire Resistance Rating (FFR) Horizontal Assemblies FRR (hours) Floors 0 hours Roof 0 hours Mezzanine 0 hours FRR of Supporting Members Floors 0 hours Roof 0 hours Mezzanine 0 hours	Listed Design No. or Description (SG-2) 3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9 Listed Design No. or Description (SG-2)																																																							
19	Spatial Separation - Construction of Exterior Walls	3.2.3 9.10.14																																																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Wall</th> <th>Area of EBF (sq.m.)</th> <th>L.D. (m)</th> <th>L/H or H/L</th> <th>Permitted Max. % of Openings</th> <th>Proposed % of Openings</th> <th>FRR (hours)</th> <th>Description of L.D.</th> <th>Comb. Constr.</th> <th>Comb. Constr. Nonc. Cladding</th> <th>Non-comb. Cladding</th> </tr> </thead> <tbody> <tr> <td>North</td> <td></td> <td>26</td> <td></td> <td>100</td> <td></td> <td></td> <td>↳ TO STORAGE 01</td> <td></td> <td></td> <td></td> </tr> <tr> <td>South</td> <td></td> <td>394</td> <td></td> <td>100</td> <td></td> <td></td> <td>TO PROPERTY LINE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>East</td> <td></td> <td>31</td> <td></td> <td>100</td> <td></td> <td></td> <td>↳ TO STORAGE BLDG.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>West</td> <td></td> <td>166</td> <td></td> <td>100</td> <td></td> <td></td> <td>TO PROPERTY LINE</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Wall	Area of EBF (sq.m.)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (hours)	Description of L.D.	Comb. Constr.	Comb. Constr. Nonc. Cladding	Non-comb. Cladding	North		26		100			↳ TO STORAGE 01				South		394		100			TO PROPERTY LINE				East		31		100			↳ TO STORAGE BLDG.				West		166		100			TO PROPERTY LINE				
Wall	Area of EBF (sq.m.)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (hours)	Description of L.D.	Comb. Constr.	Comb. Constr. Nonc. Cladding	Non-comb. Cladding																																															
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West		166		100			TO PROPERTY LINE																																																		

**PARKING BREAKDOWN:**

AREAS:

- RESIDENCE (BED & BREAKFAST) = 263.37m<sup>2</sup>
- HELP HOUSE = 120.09m<sup>2</sup>
- RESTAURANT = 76.07m<sup>2</sup>
- INDUSTRIAL USE & RETAIL = 631.26 & 148.73m<sup>2</sup>
- TOTAL
- 1 BARRIER FREE PARKING PROVIDED

**REQUIRED SPACES**

**PROPOSED SPACES**

- |       |    |
|-------|----|
| 6     | 6  |
| N/A   | 2  |
| 17    | 17 |
| 7 & 6 | 13 |
| 36    | 36 |

Revisions:

No.	Date:	Particular:	By:

Drawing Issues:

Date:	Particular:	By:
2022.10.25	SITE PLAN W/ BASEMENT	ND
2023.05.24	SPA SET	AR

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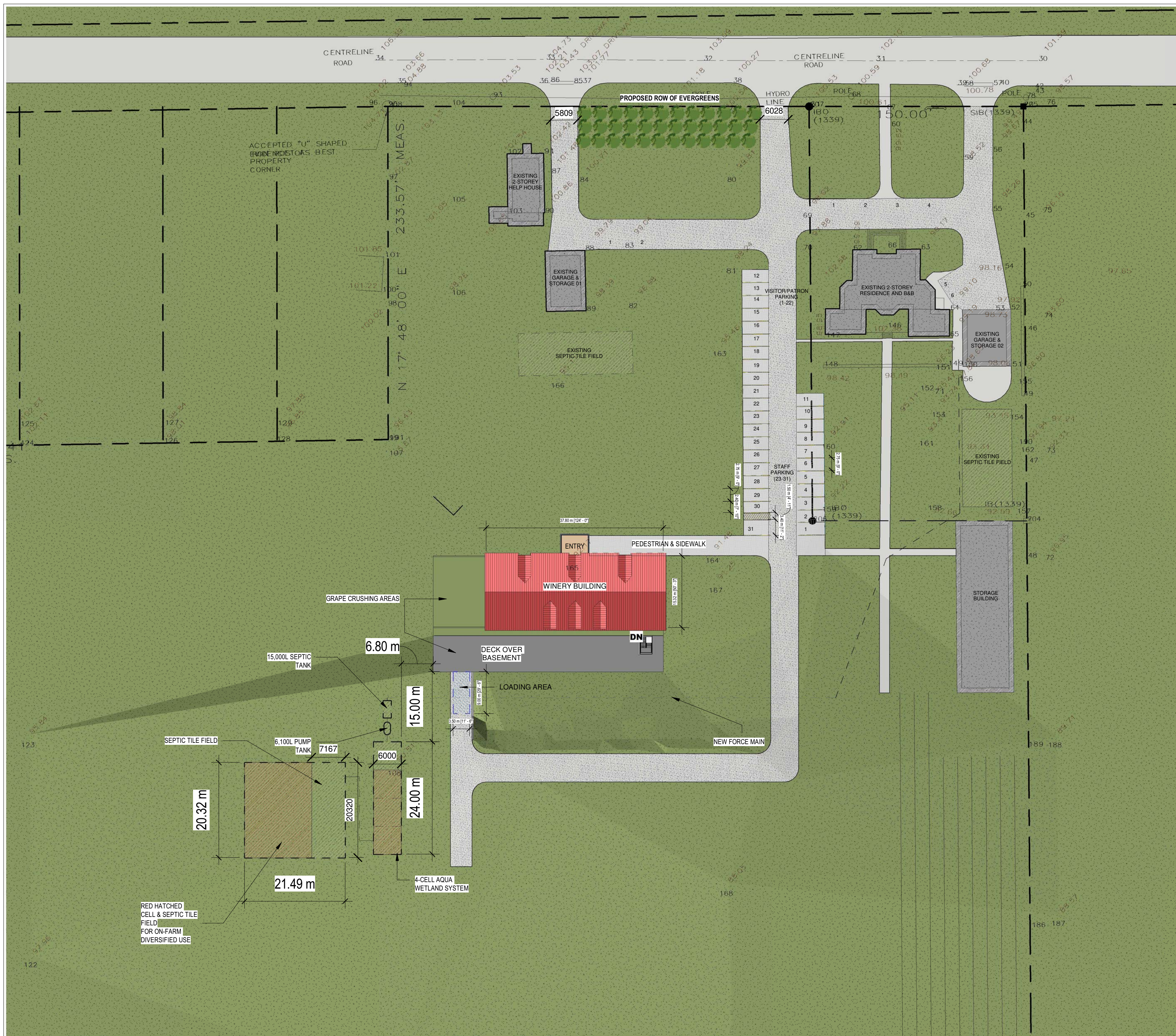


Project: BACCHUS B&B BREW-ON-PREMISES

GRIMSBY  
Sheet Title: SITE PLAN STATISTICS AND OBC MATRIX EXISTING

Design: JR Drawn: ND Approved: JR

Comm. No: 20107 Sheet No: A0.1



Revisions:

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2022.10.25	SITE PLAN W/ BASEMENT	ND
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**romanov romanov**  
ARCHITECTS INCORPORATED  
DESIGNERS, URBANISTS, FUTURISTS

370 PARKSIDE DRIVE, TORONTO, ONTARIO, CANADA  
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Project:  
**BACCHUS B&B  
BREW-ON-PREMISES**

**GRIMSBY ONTARIO**

Sheet Title:  
**SITE PLAN  
EXISTING**

Design: **JR** Drawn: **ND** Approved: **JR**

Comm. No: **20107** Sheet No: **A0.2**

**SITE STATISTICS**

**LEGAL DESCRIPTION:**

PART OF LOT L, EAST GORE  
TOWN OF GRIMSBY, REGIONAL MUNICIPALITY OF NIAGARA  
564 KEMP RD. E., GRIMSBY, ON

**ZONE:**

SC (SPECIALTY CROP) EX. 333 ZBL 18-67 FOR WINERY USE

**LOT AREA:**

127,304.94m<sup>2</sup>

**AREAS BREAKDOWN:**

**EXISTING FARM AREAS:**

- RESIDENCE (BED & BREAKFAST) = 263.37m<sup>2</sup>
- RESIDENCE'S GARAGE = 127.55m<sup>2</sup>
- HELP HOUSE = 120.09m<sup>2</sup>
- STORAGE GARAGE 01 = 110m<sup>2</sup>
- STORAGE BUILDING = 445.93m<sup>2</sup>
- TOTAL = 1066.94m<sup>2</sup>**

**PROPOSED AGRICULTURAL & AGRICULTURAL RELATED USES:**

- RESIDENCE (BED & BREAKFAST) = 263.37m<sup>2</sup>
- HELP HOUSE = 120.09m<sup>2</sup>
- STORAGE GARAGE 01 = 110m<sup>2</sup>
- STORAGE GARAGE 02 = 127.55m<sup>2</sup>
- STORAGE BUILDING = 445.93m<sup>2</sup>
- ACCESS ROAD, STAFF PARKING & SERVICE ROAD = 3338.22m<sup>2</sup>
- 3/4 SEPTIC AREA = 889.49m<sup>2</sup>
- WINERY BUILDING
  - GRAPE JUICE STORAGE = 330.33m<sup>2</sup>
  - WINE PROCESSING - 132.61m<sup>2</sup>
  - WINE STORAGE = 105.57m<sup>2</sup>
  - SUPPORT FACILITIES = 41.96m<sup>2</sup>
- TOTAL = 5905.12m<sup>2</sup>**

**PROPOSED ON-FARM DIVERSIFIED USES:**

- PEDESTRIAN ACCESS & VISITOR/PATRON PARKING = 988.66m<sup>2</sup>
- 1/4 SEPTIC AREA AND COMPONENTS = 145.23m<sup>2</sup>
- WINERY BUILDING
  - RETAIL = 148.73m<sup>2</sup>
  - RESTAURANT = 76.07m<sup>2</sup>  
(AS E OCCUPANCY AS PER OBC 3.1.2.6.(1))
  - KITCHEN = 47.58m<sup>2</sup>
  - PUBLIC WASHROOM & VESTIBULE = 40.34m<sup>2</sup>
- TOTAL = 1446.61m<sup>2</sup>**

**COVERAGE:**

EXISTING AGRICULTURAL & AGRICULTURAL RELATED USES COVERAGE:

(1066.94/127,304.94) X 100 = 0.8%

PROPOSED AGRICULTURAL & AGRICULTURAL RELATED USES COVERAGE:

(5905.12/127,304.94)

X 100 = 4.6%

PROPOSED ON-FARM DIVERSIFIED COVERAGE =

(1446.61/127,304.94) X 100 = 1.1%




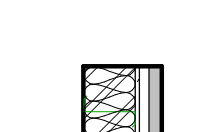
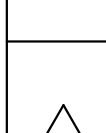
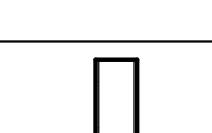
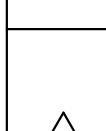
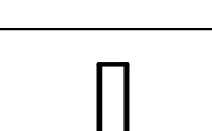


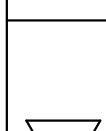
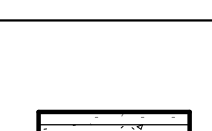

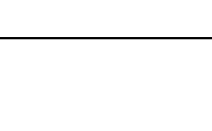
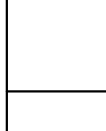

(PERMITTED ON-FARM DIVERSIFIED COVERAGE = 2%)

**EXISTING SETBACKS TO WINERY BUILDING:**

- NORTH = 96m
- SOUTH = 393.8m
- EAST = 77.8m
- WEST = 165.6m

**GRADING & LANDSCAPING:**

NO CHANGES TO EXISTING GRADES & LANDSCAPING EXCEPT FOR NEW VISITOR/PATRON PARKING AREA TO PROPOSE EVERGREEN STREET SCREENING

ASSEMBLIES		
		<p><u>FOUNDATION WALL - CAST IN PLACE CONCRETE</u></p> <ul style="list-style-type: none"> <li>POURED CONCRETE FOUNDATION WALL - REFER TO STRUCTURAL DRAWINGS FOR WIDTHS &amp; TYPE</li> <li>DRAINAGE SCREEN</li> </ul>
		<p><u>EXTERIOR WALL - METAL SIDING</u></p> <ul style="list-style-type: none"> <li>BOARD &amp; BATTEN EXTERIOR SIDING</li> <li>TYVEK AIR BARRIER</li> <li>0.019M PLYWOOD SHEATHING</li> <li>0.203M BATT INSULATION (R20) BETWEEN STUDS @ 400 O.C.</li> <li>2MIL VAPOUR BARRIER</li> <li>.0125M WOOD PANELLING</li> </ul>
		<p><u>2X6 WOOD STUD WALL</u></p> <ul style="list-style-type: none"> <li>1/2" GYPSUM WALL BOARD ON BOTH SIDES</li> <li>5 1/2" WOOD STUDS @ 16" O.C.</li> </ul>
		<p><u>2X4 WOOD STUD WALL</u></p> <ul style="list-style-type: none"> <li>1/2" GYPSUM WALL BOARD ON BOTH SIDES</li> <li>3 1/2" WOOD STUDS @ 16" O.C.</li> </ul>
		<p><u>SLAB ON GRADE</u></p> <ul style="list-style-type: none"> <li>0.15M CONC. SLAB WITH RADIANT TUBING</li> <li>10 MIL POLY V.B.</li> <li>0.051M ISOLOFOAM</li> <li>COMPACTED GRAVEL BASE</li> </ul>
		<p><u>HOLLOW CORE FLOOR SLAB</u></p> <ul style="list-style-type: none"> <li>0.051M CONC. SCREED</li> <li>0.254M HOLLOW CORE CONCRETE</li> </ul>
		<p><u>MEZZANINE FLOOR</u></p> <ul style="list-style-type: none"> <li>0.0195M PLYWOOD</li> <li>2 X 10 WOOD LUMBER @ 400mm O.C.</li> <li>0.0125M GYPSUM BOARD</li> </ul>
		<p><u>METAL ROOF</u></p> <ul style="list-style-type: none"> <li>METAL ROOF PANEL</li> <li>0.254M BATT INSULATION (R32) FILL CAVITY OF PURLINS</li> <li>0.0195M PLYWOOD</li> <li>WOOD SCISSOR TRUSS (SEE STR. DWGS)</li> </ul>


CONSTRUCTION ASSEMBLIES  
1 : 30

**PARKING BREAKDOWN:**

AREAS:

- RESIDENCE (BED & BREAKFAST) = 263.37m<sup>2</sup>
- HELP HOUSE = 120.09m<sup>2</sup>
- RESTAURANT = 76.07m<sup>2</sup> / 4.5
- INDUSTRIAL USE & RETAIL = 631.26m<sup>2</sup> /90 & 148.73m<sup>2</sup> /28
- TOTAL
- 1 BARRIER FREE PARKING PROVIDED

	REQUIRED SPACES	PROPOSED SPACES
RESIDENCE (BED & BREAKFAST)	6	6
HELP HOUSE	N/A	2
RESTAURANT	17	17
INDUSTRIAL USE & RETAIL	7 & 6	13
TOTAL	36	36

Firm Name: ROMANOV ROMANOV ARCHITECTS INCORPORATED Certificate of Practice Number: 3320  John F. Romanov, OAA, MRAIC 375 Parkside Drive Toronto, Ontario M6R 2Z6 tel: (416) 766-8750																																																										
Name of Project: FRANK COMMISSO'S GARAGE ALTERATION  Location: 564 KEMP RD. E., GRIMSBY, ON																																																										
ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9																																																									
1	Project Description: CONVERSION OF BARN TO A WINERY BUILDING	<input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration <input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Part 11 11.1 to 11.4  <input type="checkbox"/> Part 3 1.1.2(A)  <input type="checkbox"/> Part 9 1.1.2(A) 9.10.1.3																																																							
2	Major Occupancy(s)	F3 - INDUSTRIAL (SUBSIDIARY OCC. E)	3.1.2.1.(1) 9.10.2																																																							
3	Building Area (sq.m.)	Existing 596 New Total 596	1.4.1.2(A) 1.4.1.2(A)																																																							
4	Gross Area (sq.m.)	Existing 596 New Total 596	1.4.1.2(A) 1.4.1.2(A)																																																							
5	Number of Storeys	Above Grade 1 Below Grade 1	1.4.1.2(A) & 3.2.1.1 1.4.1.2(A) & 9.10.4																																																							
6	Number of Streets/Access Routes	1	3.2.2.10 & 3.2.5 9.10.20																																																							
7	Building Classification	3.2.2.78 & PART 9	3.2.2.20-83 9.10.2																																																							
8	Sprinkler System Proposed	<input type="checkbox"/> entire building <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> basement only <input type="checkbox"/> selected floor areas <input checked="" type="checkbox"/> not required	3.2.2.20-83 3.2.1.5 3.2.2.17 INDEX INDEX																																																							
9	Standpipe Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9 N/A																																																							
10	Fire Alarm Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4 9.10.18																																																							
11	Water Service/Supply is Adequate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7 N/A																																																							
12	High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6 N/A																																																							
13	Permitted Construction	<input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20-83 9.10.6																																																							
14	Mezzanine(s) Area (sq.m.)	RETAIL = 43.78 & MECH. = 54.87 (LESS THAN 40% OF FLOOR AREA)	3.2.1.1.(3)-(8) 9.10.4.1																																																							
15	Occupant load based on	<input type="checkbox"/> sq.m./person <input checked="" type="checkbox"/> design of building	LOW HUMAN OCCUPANCY DIV. A 1.4.12., 40SM PER PERSON																																																							
	Basement	Occupancy STAFF Load 2 persons																																																								
	1st Floor	Occupancy STAFF Load 8 persons																																																								
	1st Floor	Occupancy RESTAURANT Load 30 persons																																																								
	1st Floor	Occupancy RETAIL Load 25 persons																																																								
	4th Floor	Occupancy Load persons																																																								
	5th Floor	Occupancy Load persons																																																								
	6th Floor	Occupancy Load persons																																																								
	Mezzanine(s)	Occupancy RETAIL Load 10 persons																																																								
	Other:	Occupancy Load persons																																																								
		Occupancy Load persons																																																								
	TOTAL Occupant Load	75 persons																																																								
16	Barrier-free Design	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (explain)	3.8 9.5.2																																																							
17	Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2. & 3.3.1.19 9.10.1.3(4)																																																							
18	Required Fire Resistance Rating (FFR)	Horizontal Assemblies FRR (hours) Floors 0 hours Roof 0 hours Mezzanine 0 hours  FRR of Supporting Members Floors 0 hours Roof 0 hours Mezzanine 0 hours	Listed Design No. or Description (SG-2) 3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9																																																							
19	Spatial Separation - Construction of Exterior Walls	<table border="1"> <thead> <tr> <th>Wall</th> <th>Area of EBF (sq.m.)</th> <th>L.D. (m)</th> <th>L/H or H/L</th> <th>Permitted Max. % of Openings</th> <th>Proposed % of Openings</th> <th>FRR (hours)</th> <th>Description of L.D.</th> <th>Comb. Constr.</th> <th>Comb. Constr. Nonc. Cladding</th> <th>Non-comb. Cladding</th> </tr> </thead> <tbody> <tr> <td>North</td> <td></td> <td>26</td> <td></td> <td>100</td> <td></td> <td></td> <td>TO STORAGE 01</td> <td></td> <td></td> <td></td> </tr> <tr> <td>South</td> <td></td> <td>394</td> <td></td> <td>100</td> <td></td> <td></td> <td>TO PROPERTY LINE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>East</td> <td></td> <td>31</td> <td></td> <td>100</td> <td></td> <td></td> <td>TO STORAGE BLDG.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>West</td> <td></td> <td>166</td> <td></td> <td>100</td> <td></td> <td></td> <td>TO PROPERTY LINE</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Wall	Area of EBF (sq.m.)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (hours)	Description of L.D.	Comb. Constr.	Comb. Constr. Nonc. Cladding	Non-comb. Cladding	North		26		100			TO STORAGE 01				South		394		100			TO PROPERTY LINE				East		31		100			TO STORAGE BLDG.				West		166		100			TO PROPERTY LINE				3.2.3 9.10.14
Wall	Area of EBF (sq.m.)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (hours)	Description of L.D.	Comb. Constr.	Comb. Constr. Nonc. Cladding	Non-comb. Cladding																																																
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Revisions:			
No.	Date:	Particular:	By:
3	25.01.15	ZBA 25	

Date:	Particular:	By:
2022.10.25	SITE PLAN W/ BASEMENT	ND
2023.05.24	SPA SET	AR

Drawing Issue:

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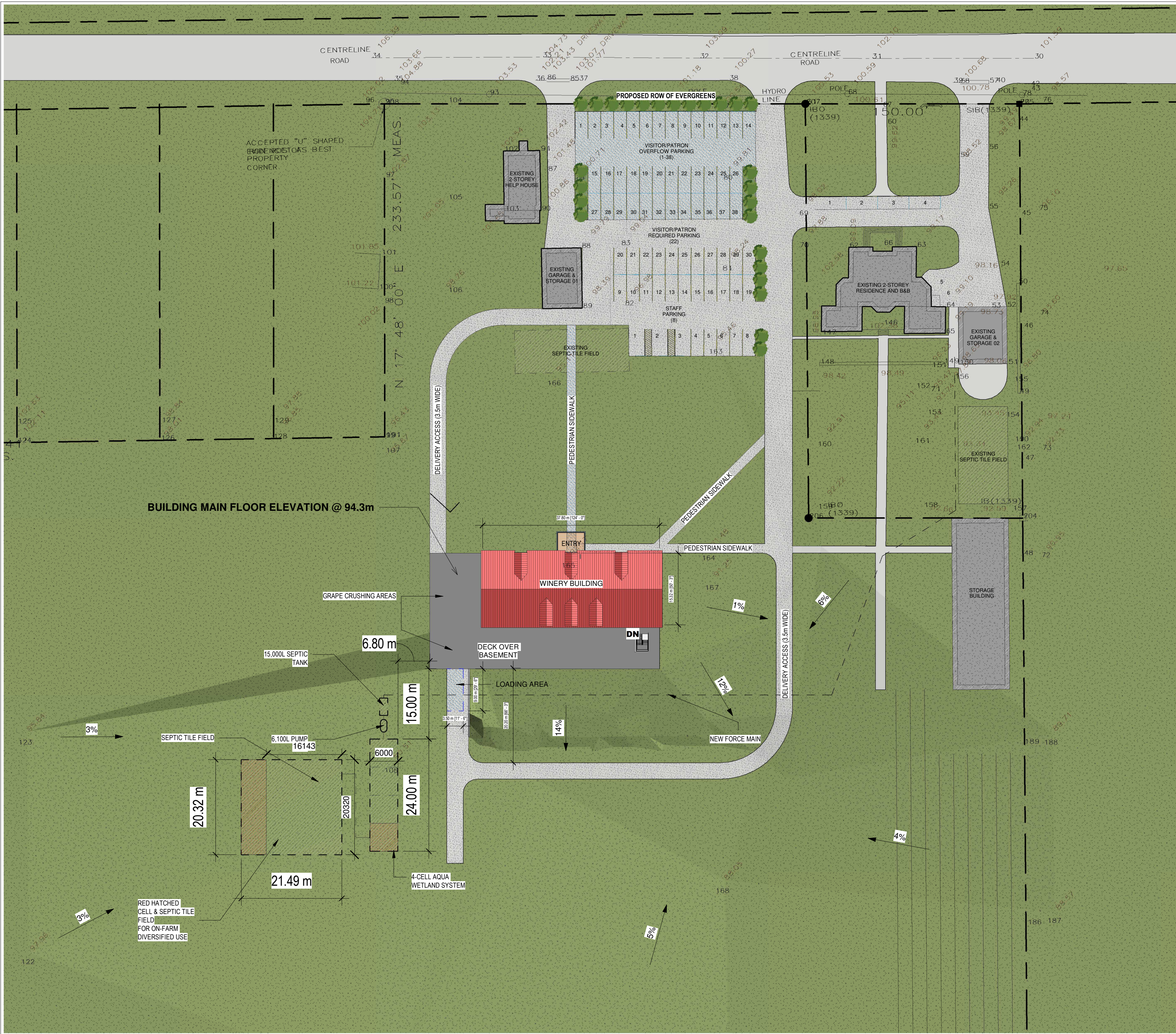
Project: BACCHUS B&B BREW-ON-PREMISES

GRIMSBY

Sheet Title: SITE PLAN STATISTICS AND OBC MATRIX PROPOSED

Design: JR Drawn: ND Approved: JR

Comm. No: 20107 Sheet No: A0.1



No.	Date:	Particular:	By:

Date:	Particular:	By:
2022.10.25	SITE PLAN W/ BASEMENT	ND
2023.05.24	SPA SET	AR

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**PROJECT:**  
**BACCHUS B&B BREW-ON-PREMISES**

**GRIMSBY ONTARIO**

**SHEET TITLE:**  
**SITE PLAN PROPOSED**

Design:	Drawn:	Approved:
JR	ND	JR
Comm. No:	Sheet No:	
20107	A0.2	