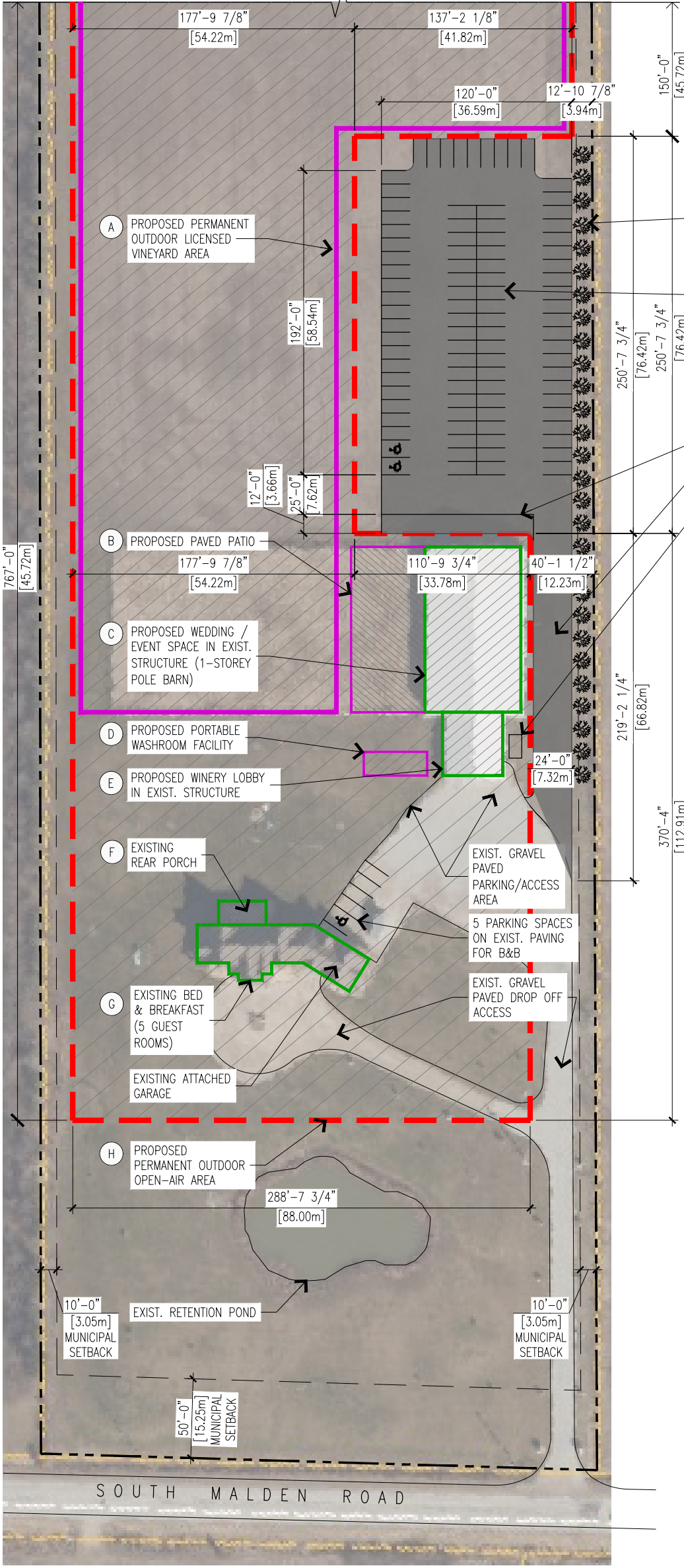
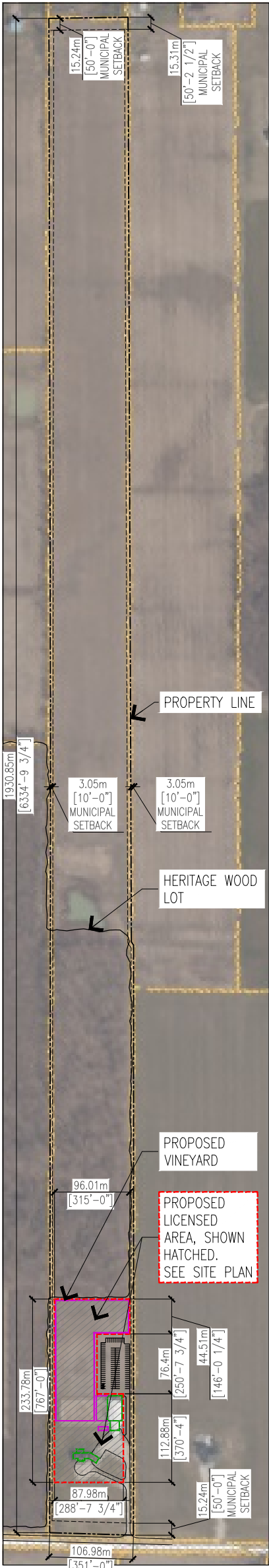


SITE DATA		LOT ZONING: A1.1
ADDRESS: 1302 SOUTH MALDEN ROAD, ESSEX, ONTARIO		
LOT DIMENSIONS:	=	106.98m x 1930.85m
LOT AREA:	=	20 HECTARES
LOT FRONTAGE:	=	106.98m

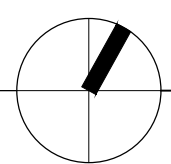
PROPOSED NEW & EXISTING DEVELOPMENT		
1. EXISTING BLDG/STRUCTURES ON SITE	2. PROPOSED (PERMANENT) BLDG/STRUCTURES ON SITE - N/A	5. PROPOSED NEW PARKING FACILITIES
1. EXISTING BLDG/STRUCTURES ON SITE		a) PROPOSED NEW GRAVEL-PAVED PARKING AREA: 95 SPACES (INCL. 2 H/C)
a) EXISTING 2-STORY BED & BREAKFAST ESTABLISHMENT WITH UP TO 5 GUEST ROOMS		b) PROPOSED 3 NEW BICYCLE PARKING SPACES
i) B&B: 188 SQ. M.		
ii) ATTACHED GARAGE: 75.8 SQ. M.		
iii) COVERED PORCH: 41.8 SQ. M.		
b) EXISTING 1-STORY EXISTING POLE BARN TO BE CONVERTED TO EVENT SPACE		
i) POLE BARN: 587.3 SQ. M.		
ii) LOBBY/FOYER: 141.2 SQ. M.		
	3. PROPOSED TEMPORARY FACILITIES	
	a) PROPOSED PORTABLE WASHROOM FACILITY (TRAILER TYPE), SELF-CONTAINED: 55.7 SQ. FT.	
	4. EXISTING PARKING FACILITIES	
	a) EXISTING GARAGE: 3 CARS	
	b) B&B SURFACE PARKING: 5 CARS (INCL. 1 H/C)	
	c) DROP-OFF & PICK-UP ACCESS LANE WITH TEMPORARY STOPPING FACILITIES: UP TO 3 CARS	
		NOTE: REFER TO LIQUOR LICENSE NOTES FOR ADDITIONAL INFORMATION



WINERY LIQUOR LICENSE PLAN-GENERAL NOTES	
1. PROPOSED LICENSED AREAS	
(A) - PROPOSED PERMANENT OUTDOOR LICENSED VINEYARD AREA	- AREA = 9,431.3m ²
(B) - PROPOSED PAVED PATIO	- AREA = 436.6m ²
(C) - PROPOSED WEDDING/EVENT SPACE IN EXIST. STRUCTURE (1-STORY POLE BARN)	- BLDG AREA = 587.3m ²
(D) - PORTABLE WASHROOM FACILITY (TRAILER TYPE)	- AREA = 55.7m ²
(E) - PROPOSED WINERY LOBBY IN EXIST. STRUCTURE	- BLDG AREA = 141.2m ²
(F) - EXIST. B&B REAR PORCH	- AREA = 41.8m ²
(G) - EXIST. B&B	- BLDG AREA = 263.8m ²
(H) - PROPOSED PERMANENT OUTDOOR LICENSED OPEN-AIR AREA	- AREA = 7,422.3m ²
2. TOTAL PROPOSED LICENSED AREA (INCL. ALL STRUCTURES & OUTDOOR AREAS)	
- TOTAL AREA	= A+B+C+D+E+F+G+H
	= 18,380m ²
3. EXISTING WASHROOM FACILITIES	
BED & BREAKFAST	
- 2-3 PIECE BATHROOMS	- 3 W.C.
- 1-2 PIECE STAFF WASHROOM	- 2 W.C. + 1 URINAL
	TOTAL W.C. = 3 W.C.
4. PROPOSED WASHROOM FACILITIES	
PORTABLE WASHROOM	
- 3 WOMEN'S W.C.	- 2 MEN'S W.C.
- 1 MEN'S URINAL	- 5 URINAL = 1 W.C.
	TOTAL W.C. = 5 URINAL = 1 W.C.
5. PROPOSED LICENSED AREA OCCUPANT LOAD (BASED ON AVAILABLE EXIST. WASHROOM FACILITIES)	
a) STAFF - UP TO 5 FULL-TIME STAFF	- 1 W.C.
b) PUBLIC - FROM TABLE 3.7.4.3.D.	
i) WOMEN - UP TO 105 PERSONS	- 3 W.C.
ii) MEN - UP TO 105 PERSONS	- 2 W.C. + 1 URINAL
c) TOTAL PROPOSED LICENSED OCCUPANT LOAD	
i) STAFF + PUBLIC + B&B = 5 + 105 + 105 + 10 = 225 PERSONS	

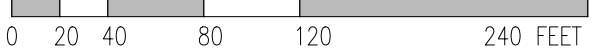
KEY PLAN

N.T.S.



SITE PLAN

SCALE : 1" = 80'-0"



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project:	PROPOSED EVENT SPACE
client:	WILLING-ANAND 1302 SOUTH MALDEN ROAD, ESSEX, ONTARIO

title:	SITE PLAN AND SITE DATA
drawn by:	SA
checked by:	JBK

date:	NOVEMBER 2024
comm. no.:	2025-008
dwg. no.:	SP1