



1 Site Plan

1" = 80.4'

General Notes

These construction documents are to be used in conjunction with the building code noted in the design parameters and application section, as prescribed in Div A, Section 1.3.3, of the Building Code.

Engineering requirements if required, must be designed by a professional engineer under part 4.5.6.7 of the B.C. Building Code prior to building permit.

All dimensions and construction practices noted in these documents are to be verified by the general contractor prior to construction.

The contractor must check and verify all dimensions in the field and report any discrepancies to the consultant.

Drawings are not to be scaled, refer to dimensions only or obtain clarification from the consultant.

The contractor shall accommodate access and safety for the public during the construction period, and shall provide temporary hoarding or fencing as required.

All work shall be to the most recent building by-law and related standards and all other jurisdictional by-laws and regulations applicable to the trades involved.

Structural, Mechanical, Electrical, and Interior Design elements are shown on the architectural drawings for coordination and general location purposes only and are not intended to define the scope of the respective consultants or sub-contractors for their respective scopes of work.

All finishes to meet CBCBC requirements and comply with the maximum flame spread rating and maximum smoke development rating.

All penetrations are to be fire stopped.

Part to walls shall be acrylic latex with fine grain, eggshell or semi gloss finish.

Reinforce walls and/or provide backing to support surface mounted shelving units and equipment (location of them to be confirmed by owner).

Light fixtures are per owner specification.

All new outlets height above finished floor to be confirmed by owner.

Phone and data location to be determined on site by owner.

Thermostat location to be determined on site.

Security panel and motion sensors location to be determined on site.

Areas Calculation

First Floor Area		sq.ft.	m ²
Group E	Retail	1540	143.1
Group F Div 2	Cooker	638	59.3
	Storage 1	897	83.3
	Storage 2	115	10.7
	Total Group F Div 2 area	1650	153.3
	W/R 1	70	6.5
	W/R 2	45	4.2
	Staff Room	80	7.4
	Office	115	10.7
Total First Floor Area		3500	326.2
Upper Floor Area		sq.ft.	m ²
Group C	Agri-tourism accommodation		
	Unit 1	510	47.4
	Unit 2	500	46.5
	Unit 3	500	46.5
	Unit 4	500	46.5
	Unit 5	510	47.4
	Total Units area	2520	234.1
	Storage 3	150	13.9
	Service Room	150	13.9
Total Upper Floor Area		2820	262

Project Information & Building Code Analysis

Civic Address	5154 Highway 97, 437 Road 7, Oliver, BC
Legal Description	Lot 260, Plan KAP1790, District Lot 24508, Similkameen Div of Yale Land District
P.D.	011-313-081
Zoning Bylaw	Okanagan Valley Zoning Bylaw No.2800, 2022
Zoning Classification	AG1
Lot Area	46370m ² = 4.64 ha
Agri-Tourism Accommodation	maximum sleeping units allowed - 5
Bulking Area	3500 sq.ft. [325m ²]
Bulking Height	two storey
Fire Suppression	no
Construction Type	combustible & non combustible
Street Facing (3.2.2.18)	1 street
Building Use	Retail - sales of farm products & agri-tourism accommodation
3.1.2.1. Classification of buildings	Group E - Mercantile Occupancies
	Group F Div. 2 - storage / warehouse
	Group C - Residential Occupancies
3.2.2.68. Group E up to 2 Storeys	-Not sprinklered; -Not more than 2 storeys in building height; -Building area is not more than 1000m ² (two storeys and one street); -The building is permitted to be of combustible construction or noncombustible construction used singly or in combination; -Floor assemblies shall be fire separations with a fire-resistance rating not less than 45 min; -Loadbearing walls, columns and arches shall have a fire-resistance rating not less than that required for the supported assembly;
3.2.2.78. Group F Div 2 up to 2 Storeys	-Not sprinklered; -Not more than 2 storeys in building height; -Building area is not more than 1000m ² (two storeys and one street); -The building is permitted to be of combustible construction or noncombustible construction used singly or in combination; -Floor assemblies shall be fire separations and, if of combustible construction, shall have a fire-resistance rating not less than 45 min; -Loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall have a fire-resistance rating not less than 45 min, or be of noncombustible construction;
3.2.2.83. Group C up to 3 Storeys	-Not sprinklered; -Not more than 3 storeys in building height; -Building area is not more than 1000m ² (two storeys and one street); -The building is permitted to be of combustible construction or noncombustible construction used singly or in combination; -Floor assemblies shall be fire separations with a fire-resistance rating not less than 45 min; -Mezzanines shall have, if of combustible construction, a fire-resistance rating not less than 45 min; -Loadbearing walls, columns and arches shall have a fire-resistance rating not less than that required for the supported assembly;
Fire- Separations Rating required	3.1.3.1. Adjoining Major Occupancy Group E & Group F Div. 2 Group E & Group D Group F Div. 2 & Group C Group E & Group C 3.1.3.1.1. Separation of Suites 3.3.4.2 Fire Separations for Residential Occupancy 3.4.4.1, Exit 3.3.4.4, Egress from Dwelling Units 3.3.4.3, Storage Room 3.6.2.1, Service Room 5.8.1.1, Protection from Airborne Noise 3.3.1.5, Egress Doors Second Floor Major Occupancy - C not Sprinklered
Parking stalls	retail sales of farm products 1 per 30.0 m ² of gross floor area agri-tourism accommodation 1 per accommodation unit total parking stalls required 16 parking stalls provided 16

Assembly Schedule

R1	Roof -Ceiling Assembly	-Existing Asphalt Shingles (l.b.c. on site) -Existing Building Paper -Existing Plywood Sheathing or OSB (l.b.c. on site) -Existing Purling, Trusses @24" o.c. -R40 BATT Insulation (per previous design) (or better) -4 mil Vapor Barrier -New 2 layers of 5/8" Type "X" Gypsum Ceiling Board	
F1	Existing 1.5 hr, Fire-rated Floor Assembly	(per FBC Table 9.10.3.1.1-B STC rating: 52 (50 required)) -Existing 5/8" 1&G Plywood Sheathing, OSB or waferboard -Existing Joists -Existing spray-applied cellulose fibre -Existing Rhoocwood Insulation -Existing resilient metal channel -Existing 2 layers of 5/8" Type "X" Gyp. Board w/ resilient metal channel	
F2	Existing 1.5 hr Fire-rated Floor Assembly Roof / Deck 1	-Existing Waterproofing Membrane -Existing 5/8" 1&G Plywood Sheathing -Existing Joists -Existing spray-applied cellulose fibre -Existing Rhoocwood Insulation -Existing 2 layers of 5/8" Type "X" Gyp. Board w/ resilient metal channel	
F3	Existing Deck 2 Assembly - to be min. 3/4 hr, Fire-rated	(per FBC Table 9.10.3.1.1-B) -Existing Waterproofing Membrane -Existing Plywood Sheathing -Existing wood joists -New 2 layers of 1/2" Type "X" Gypsum Ceiling Board (optional 5/8" type "X")	
W1	1hr, Fire-rated Separation Wall Assembly	(per W4a Table 9.10.3.1.1-A STC 51 (50 required)) -5/8" Type "X" Gypsum Board -minimum 2x4 Wood Studs @ 16" or 24" o.c.; -Sound-absorbing material fire processed from rock, slag, glass or cellulose fibre; -1 must be at least 90% of the cavity thickness for the wall to have the listed STC value; -Resilient Channel on one side spaced 16" or 24" o.c.; -Two layers of 5/8" Type "X" Gypsum Board Joint system: The outer layer of finish on both sides of the wall must have its joints taped and finished; Fastener types and spacing must conform to CSA A62.31.44, "Gypsum Board Application."	
W2	Interior Wall Assembly	-1/2" Gypsum Board -2x6 or 2x4 Wood Studs @ 16" o.c. -1/2" Gypsum Board	

1	April 2, 2024	For Permit
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Revision Schedule

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company information

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project information

Agri-tourism accommodation

5154 Highway 97, 437 Rd 7,
Oliver, BC

file 24-07

sheet name

Site Plan & Project Information

drawn
EK

checked
AK

date
March 11, 2024

sheet
A1.0

revision
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