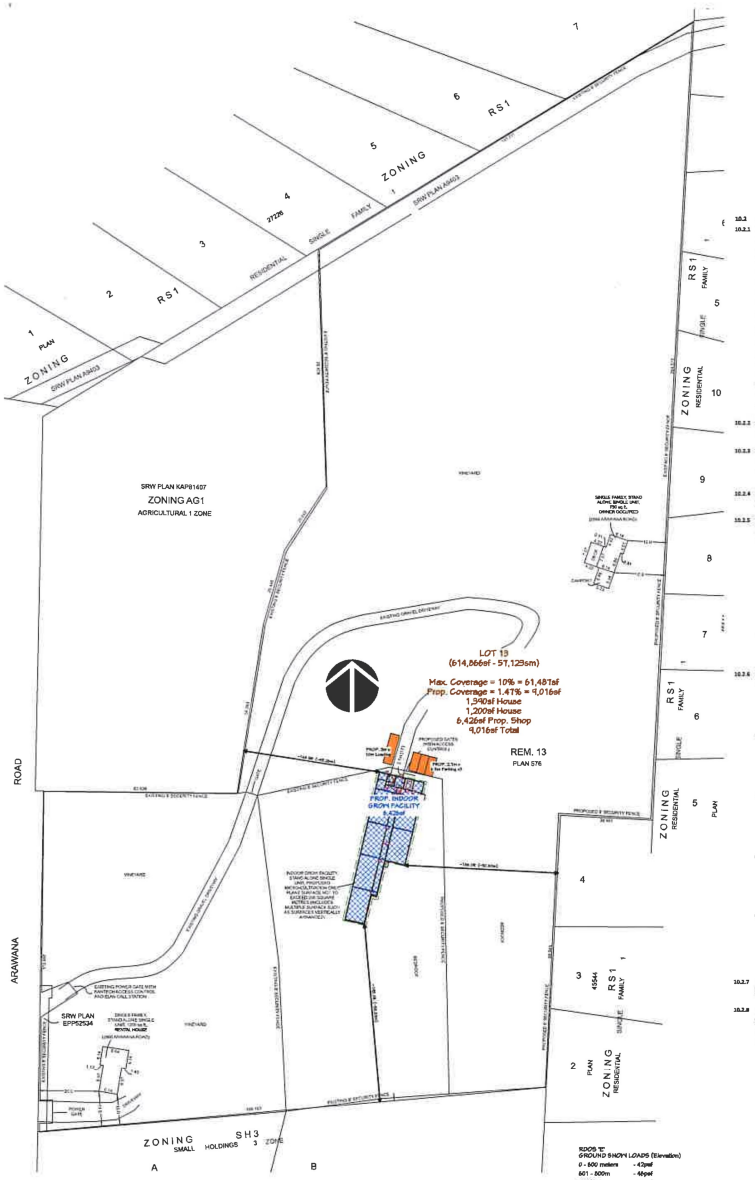

SITE PLAN
Scale: 1" = 60ft

LEGAL DESCRIPTION
Lot 13 Plan: KAP576
DL 207 S.D.Y.D.
except A62, B5981, KAP81407, EPP30242

10.3 AGRICULTURE ONE ZONE (AG1)[bylaw]

10.3.1 Permitted Uses:

Principal uses:

a) agriculture, subject to Section 7.23;
b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
c) equestrian centre;
d) packing, processing and storage of farm and off-farm products;
e) single detached dwelling or mobile home;
f) veterinary establishments;

Secondary uses:

g) accessory dwelling or mobile home, subject to Section 7.11;
h) agri-tourism accommodation, subject to Section 7.26;
i) bed and breakfast operation, subject to Section 7.19;
j) home industries, subject to Section 7.18;
k) home occupations, subject to Section 7.17;
l) kennels, subject to Section 7.25;
m) retail sales of farm and off-farm products, subject to Section 7.24;
n) secondary suites, subject to Section 7.12;
o) accessory buildings and structures, subject to Section 7.13.

10.3.2 Site Specific Agriculture One (AG1a) Provisions:

a) see Section 17.2

10.3.3 Minimum Parcel Size:

a) 4.0 ha;
b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.3.4 Minimum Parcel Width:

a) Not less than 25% of the parcel depth

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) principal dwelling unit;
b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m²
8.0 ha to 11.9 ha	2	180 m²
12.0 ha to 15.9 ha	3	270 m²
Greater than 16.0 ha	4	360 m²

c) despite Section 10.2.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the Assessment Act.

10.3.6 Minimum Setbacks:

a) Buildings and structures, on parcels 0.2 ha or greater:

i) Front parcel line:	7.5 metres
ii) Rear parcel line:	7.5 metres
iii) Interior side parcel line:	4.5 metres
iv) Exterior side parcel line:	4.5 metres

b) Despite Section 10.2.6(a), livestock shelters, equestrian centre, greenstalker sheds, bullers or walls with fans, and on-farm soilless medium production facilities:

i) Front parcel line:	15.0 metres
ii) Rear parcel line:	15.0 metres
iii) Interior side parcel line:	15.0 metres
iv) Exterior side parcel line:	15.0 metres

c) Despite Section 10.2.6(a), incinerator or compost facility:

i) Front parcel line:	30.0 metres
ii) Rear parcel line:	30.0 metres
iii) Interior side parcel line:	30.0 metres
iv) Exterior side parcel line:	30.0 metres

d) Despite Section 10.2.6(a), principal buildings or structures, on parcels less than 0.2 ha:

i) Front parcel line:	7.5 metres
ii) Rear parcel line:	7.5 metres
iii) Interior side parcel line:	1.5 metres
iv) Exterior side parcel line:	4.5 metres

e) Despite Section 10.2.6(a), accessory buildings and structures, on parcels less than 0.2 ha:

i) Front parcel line:	7.5 metres
ii) Rear parcel line:	1.0 metres
iii) Interior side parcel line:	1.0 metres
iv) Exterior side parcel line:	4.5 metres

10.3.7 Maximum Height:

a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.3.8 Maximum Parcel Coverage:

a) 35% for parcels less than 2,500 m² in area;
b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
c) for parcels greater than 2.0 ha in area:
i) 10%; and
ii) 75% for greenhouse uses.

RDOS 'C'
GROUND SNOW LOADS (Elevation)
0 - 600 meters - 42psf
601 - 800m - 46psf
>800m - 99psf

ENERGY EFFICIENCY
RDOS 'C' - Valley 3,700 degree days
(0m to 600m) - ZONE 5

RDOS 'E'
MIN. DEPTH OF FROST PROTECTION (Elevation)
0 - 800m - 24"

Actual Site Elevation = ~540M (from Google Earth)

Riparian Issues No
Floodplain Issues No

STANDARD NOTES

- All work shall conform to the current BC Building Code (2018) Parts 9 & 10 and local Bylaws.
- All work shall be equal in all aspects to good building practices.
- Written dimensions take precedence over scaling from drawings.
- Any variances from the structural drawings and specifications, and/or adjustments required resulting from conditions encountered at the job site are the sole responsibility of the Owner and/or Builder.

• ERRORS AND OMMISSIONS

- Custom Drafting and Design by Grant makes every effort to provide complete and accurate building plans. However, we assume no liability for any errors or omissions that may affect construction. It is the responsibility of the Builder to check and verify all dimensions and details before proceeding with construction and/or excavation.
- Should any discrepancies be found on these plans please advise myself at your earliest convenience. By doing so I am able to make corrections to the drawings and replace any plans if necessary. In this way I can better serve you and prevent errors from recurring.

• BUILDING PERMITS AND HOME OWNER WARRANTY PROTECTION

- Under no circumstances is work to commence until the Building Permit has been obtained.
- It is the responsibility of the Owner to obtain all the appropriate Building Permits and approvals from the authority having jurisdiction.
- It is the responsibility of the Owner to obtain a HPO number if he/she decides to undertake this project without a fully registered Builder.

• RIPARIAN AND FLOODPLAIN

- It is the Owners responsibility to determine if their building location will invoke any Riparian and/or Floodplain issues.
- All costs associated with Riparian and/or Floodplain issues are the sole responsibility of the Owner.

• STRUCTURAL DESIGN AND ENGINEERING

- In some instances it may be required to use beam sizes, framing details, foundation sizes, etc. not specified by the current BC Building Code. The governing Building Department may require confirmation by a certified Structural Engineer.
- In this area the Ground Snow Load often exceeds the design limits of the BC Building Code. In these instances a certified Structural Engineer is required to design and approve all supporting wall structures (i.e. Walls and Foundations).
- All costs for Structural Engineering are the responsibility of the Owner or Builder.

• STRUCTURAL DESIGN CRITERIA

- Unless otherwise specified all dimensional lumber is Spruce/Pine/Fir #2 or better.
- Concrete Foundations and Slabs-on-Grade have a minimum compressive strength of 20 mpa at 28 days.
- Garage, Carport and Patio Slabs, as well as exterior Steps, have a minimum compressive strength of 32 mpa at 28 days.
- Roof Loads (Ground Snow Load) are dependent on Location and/or Elevation.
- Minimum Footing Depth for Frost Protection also varies from Location and/or Elevation.
- Residential Floor Loads are designed for a minimum 1.9 kPa (maximum 2.4kPa)
- Residential Decks are designed for a minimum of 1.9 kPa or Snow Load, whichever is greater.
- Reinforcing Steel:
- In Footings shall be placed 3" above base
- In Walls and Columns 1 ½" beyond the inside face of formwork.
- In Floor Slabs shall be placed in the center of slab

• SITE PLAN NOTES

- The Owner and/or Builder are responsible for the correct siting of this building on the property.
- Custom Drafting and Design by Grant strongly recommends using a Registered Legal Land Surveyor to ensure the building is sited correctly and within all legal setbacks.
- Highways Access, driveways, potable water wells, and septic disposal systems are to be located and constructed in accordance with local governing bodies.

• RENOVATIONS AND ADDITIONS

- Renovations and Additions of much older homes, particularly those that did not use Engineered Roof Trusses, may require Structural Engineering. These costs are the responsibility of the Owner.
- Additions in many rural areas require certification that the existing sewage disposal system will be able to handle any increased capacity due to the addition. This is the responsibility of the Owner.
- ALWAYS remeasure the area of construction, and roof slopes prior to commencing any construction and/or ordering materials (particularly roof trusses).

• EXCAVATION, FOUNDATION AND BACKFILLING

- The excavation shall extend to a depth free of all organic and/or unsuitable materials.
- The excavated area shall be kept free from standing water.
- Foundations shall be concrete on solid undisturbed bearing.
- Bottom of all exterior footings and pads must be at the specified depth below grade for this region for frost protection.
- Foundation walls shall not be backfilled until concrete has reached its specified 28-day strength or until it is adequately braced subject to the approving authority.
- Grades shown on plans are estimated. Foundation wall heights may require adjustments to suit site conditions.
- All concrete, masonry and ICF foundation walls exceeding height limits specified by the current BC Building Code require Engineering.
- Perimeter drainage shall be installed where required by the approving authorities.
- Backfill materials shall consist of granular material compacted to 98% Standard Dry Proctor.
- All backfilling shall be carried out in a manner that prevents damage to the foundation, damp proofing membrane and/or any drain tile.

• DIMENSIONING

- Exterior dimensions are from the outside face of exterior wall sheathing to the center of partition walls as well as door and window openings unless otherwise shown. Where there are attached Garages this dimension is to the Garage side of the Wall. The sheathing face of the exterior stud is assumed to be flush with the concrete foundation.
- Interior dimensioning is from the inside stud face to inside stud face unless otherwise indicated.

• WOOD FRAMING

- Unless otherwise specified all dimensional lumber is Spruce/Pine/Fir #2 or better.
- All floor sheathing is min. 5/8" T & G Plywood unless otherwise noted.
- All roof sheathing is min. 7/16" OSB unless otherwise noted.
- All exterior wall sheathing is 7/16" OSB unless otherwise noted.
- Joists shall be doubled under parallel partitions over 6'-0" long.
- Joists shall be placed to accommodate plumbing, heating, etc. Pay particular attention to toilet locations.
- All Lintels, Headers and Beams shall be engineered Parallam PSL 2.0E unless noted otherwise. Provide manufacturers specification sheets at time of inspection.
- Provide manufactures specification sheets for engineered floor systems and engineered roof trusses at time of inspection.

ELECTRICAL AND HEATING

- Little to no Electrical or Heating is indicated on these plans.
- Electrical work requires a separate Permit and Inspections.
- Gas connections require a separate Permit and Inspections.
- Installation of all electrical items must comply with local electrical codes and regulations and with the local electric power supplier's regulations in all aspects.
- Installation of entire heating systems, whether electric, forced warm air, or hot water, must comply with manufacturers directions and conform to local codes and regulations in all aspects (9.32 - 9.36)
- Fuel burning appliances, including furnaces, fireplaces and stoves to be provided with outside combustion air.

• *MUST COMPLY WITH 9.36 2018 BCBC FOR ENERGY EFFICIENCY*

- The flow rates of fittings that supply water to plumbing fixtures must not exceed the maximum flow rates specified on Table 10.3.1.1
- The flush cycle for the installation of a water closet or urinal must not exceed the flush cycle listed for that fixture in Table 10.3.1.2
- 6-mil poly vapour barrier with a UV protection shall be installed on the warm side of insulation.
- Ceiling insulation may be loose fill type or batt type unless otherwise noted.
- Wall and wood floor insulation shall be batt type unless otherwise noted.
- Provide baffle for air space (equal to soffit venting) between the insulation and roof sheathing at the exterior wall line.
- Walls and ceilings between residence and attached garage or carport shall be insulated.
- All roof or attic spaces shall be ventilated with soffit, roof or gable vents, or a combination of these.
- Attics or roof spaces to be vented a minimum 1/300 of area.
- Unheated crawlspaces to be vented a minimum of 1/500 of area. Vents shall be uniformly distributed on opposite sides of the building, and designed to prevent the entry of snow, rain and insects.

• **DOORS - Must meet N.A.F.S. and 2018 BCBC (labels must remain in place)**

- Exterior doors shall be solid core and weather-stripped.
- Garage doors to dwelling units to be solid core, weather-stripped and self-closing.
- Sliding Glass doors shall have safety glass.
- Door sizes are shown by width x height. i.e. 2668 is 2' - 6" x 6' - 8"
- Openings in partitions shown without doors are full height unless shown as an arch or indicated as having a bearing capacity.

WINDOWS - Must meet N.A.F.S. & 2018 BCBC (labels must remain in place)

- Due to the many styles of windows no information is provided on the plans as to which windows are operable. Consult with Owner when pricing.
- Each bedroom shall have at least one outside window or exterior door operable from the inside without the use of keys, tools or special knowledge. This window shall provide an unobstructed opening of not less than 3.76sf (0.35 sq. m). in area with no dimension less than 15" (380mm).
- Window sizes are shown by width x height. i.e. 6040 is 6' - 0" x 4' - 0"

• FINISHING

- The Owner shall specify all interior and exterior finishing.
- Any finishing shown on the plans to be confirmed by the Owner.
- Unless otherwise noted all clothes closets have a finished depth of 24"

SITE GRADING

The site shall be graded to ensure surface water is directed away from the building.

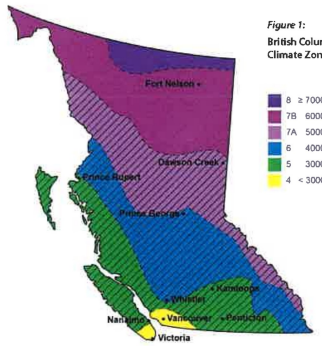

Figure 1:
British Columbia Approximate Climate Zones

LAYOUT PAGE TABLE	
NUMBER	TITLE
1	SITE PLAN / GENERAL NOTES
2	FND. AND MAIN FLOOR PLAN
3	ELEVATIONS 1
4	CROSS SECTIONS

Custom Drafting & Design ... by Grant
All drawings remain the property of Grant Schaumburg. They may not be reused without permission and payment.
grant@buildingdesigner.ca
Box 756, Okanagan, BC
ph: (250) 470-5268

PROJECT: MESCOM INDOOR GROW FACILITY
2860 Aravana Road
Naramata, BC (RDOS "E")

NOTES: Must be printed on 24" x 36" paper to be to Scale.
Revised: Jan 2020
Interior Layout
Exterior Doors added

Date: 12/01/2020
Page: 1 of 4
Scale: As Indicated

A1