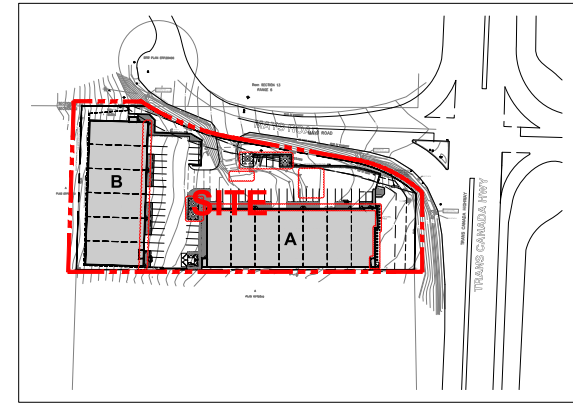


SITE INFORMATION	
CIVIC ADDRESS:	7900 MAYS ROAD NORTH COWICHAN BC
LEGAL DESCRIPTION:	LOT 4 SECTION 12 RANGE 5 SOMENOS DISTRICT PLAN EPP25465
CURRENT ZONING:	C3 (COMMERCIAL SERVICE ZONE)
TOTAL SITE AREA:	75,280 SF (6,894 SM) (1.73 AC)
BUILDING AREA:	32,590 SF (3,028 SM)
LOT COVERAGE (MAX 50%):	32,590 SF / 75,280 SF x 100% = 43.3%
FAR:	65,180 SF / 75,280 SF = 0.87 (1.0 MAX ALLOW)
<b>GROSS FLOOR AREAS</b>	
BUILDING A:	GF 35,180 SF 2F 17,590 SF
BUILDING B:	GF 30,000 SF 2F 15,000 SF
SUBTOTAL:	32,590 SF 32,590 SF
GROSS FLOOR AREA:	65,180 SF (6,095 SM)
BYLAW REQUIREMENTS	
<b>BUILDING</b>	
LOT COVERAGE:	50% MAX
F.A.R.:	1.0
BUILDING HEIGHT:	PRINCIPAL BUILDING (PB): 12M (39.37')
YARDS AND SETBACKS:	FRONT YARD = 8.0M (26.25')
	REAR YARD = 0.0M
	SIDE YARD #1 = 5.0M (16.40') ONE SIDE ONLY
	SIDE YARD #2 = 0.0M
LANDSCAPE SETBACK:	SETBACKS REQUIRED IF ADJACENT TO RESIDENTIAL ZONE ONLY

PARKING & LOADING STALL REQUIREMENTS	
<b>MINIMUM PARKING REQUIREMENTS</b>	
INDUSTRIAL:	1 SPACE / 100 SM (1,076 SF) G.F.A. OR 1 SPACE / 2 EMPLOYEES, WHICHEVER IS LESSER 2 SPACES FOR 21-100 TOTAL PARKING MAXIMUM 25% OF TOTAL SPACES
DISABILITY SPACES:	2 SPACES FOR 21-100 TOTAL PARKING MAXIMUM 25% OF TOTAL SPACES
<b>BUILDINGS A &amp; B</b>	
CAR PARKING REQUIRED:	48 FULL TIME EMPLOYEES x 0.56 = 26 SPACES (SEE CTS APP 8, 2020 PARKING STUDY)
CAR PARKING PROVIDED:	41 SPACES
PARKING BREAKDOWN:	2 HANDICAP SPACES, 9 SMALL CAR (24%) 1 MOTORCYCLE SPACE, 29 STANDARD SPACES
PARKING RATIO:	0.63 STALLS/1,000 SF
<b>PARKING SPACE AND MANEUVERING AISLE REQUIREMENTS</b>	
STANDARD SPACE:	2.8M (9'-6 1/2") x 5.8M (19'-0 1/2")
SMALL SPACE (MIN. 25%):	2.4M (7'-8 1/2") x 4.8M (15'-11")
HANDICAPPED SPACE:	3.7M (12'-2") x 6.0M (19'-8")
LOADING SPACE (MINIMUM SIZE):	3.0M (9'-10") x 12.0M (39'-3")
MANEUVERING AISLE WIDTH:	7.6M (25'-1") (TWO-WAY)
MOTORCYCLE SPACE (PROPOSED):	1.5M (5'-0") x 5.8M (19'-0 1/2")
LOADING: BUILDINGS EQUAL OR LESS THAN 21,530 SF (2,000 SM) = 1	
BUILDINGS GREATER THAN 21,530 SF (2,000 SM) = 2	
GENERAL NOTE:	
BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.	



**AERIAL MAP**  
SCALE: NTS

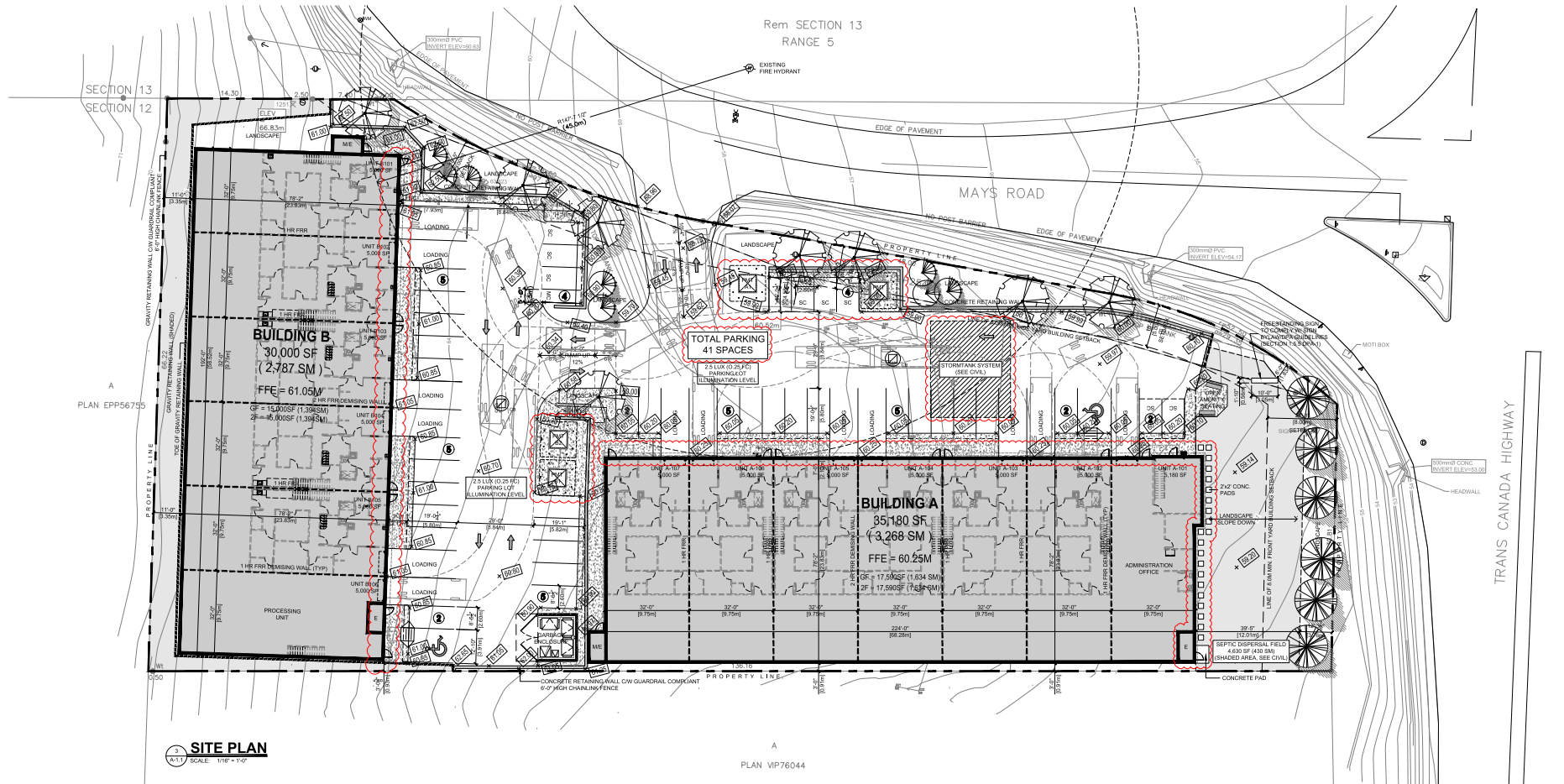


**KEY PLAN**  
SCALE: NTS

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consultant



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

**MICRO CANNABIS PRODUCTION FACILITY**  
7900 MAYS ROAD, NORTH COWICHAN, BC  
FOR 4A CRAFT CONCEPTS INC.



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Project number: 5006  
Sheet title: **SITE PLAN**  
Date: 2021-04-08  
Drawn by: AS MOCED  
Checked by: CS  
Scale: A-1.1  
Sheet number: 1 of 1