



- 11 OSPREY PLACE - RENOVATION/ADDITION

Building Permit

GENERAL NOTES:

CONSTRUCTION SHALL CONFORM TO:
PART 9 OF THE 2024 B.C. BUILDING CODE AND
APPLICABLE LOCAL BYLAWS.

ACTUAL ON-SITE CONSTRUCTION MAY VARY FROM
THE ARCHITECTURAL DRAWINGS DUE TO SITE
CONDITIONS

BUILDING LOCATION

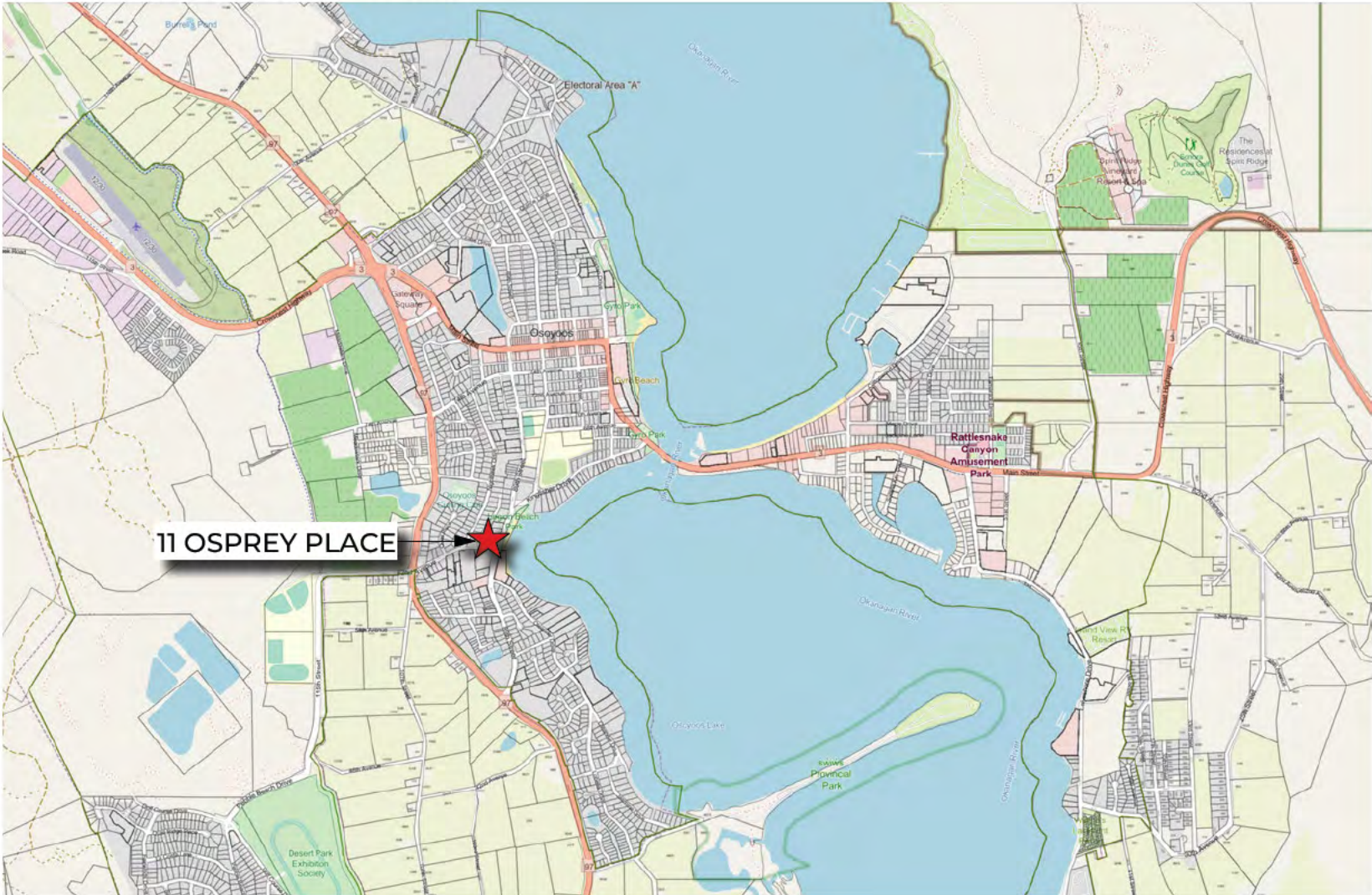
EXACT BUILDING LOCATION & ELEVATION TO BE
DETERMINED ON SITE. CONFIRM ALL SETBACKS
AND LOT LINES WITH REGISTERED LOT PLAN PRIOR
TO CONSTRUCTION.

PROVIDE PROPER SLOPE TO ALLOW FOR
DRAINAGE AWAY FROM RESIDENCE.

SHOP DRAWINGS

SUBMIT SHOP DRAWINGS FOR STRUCTURAL
COMPONENTS, TO THE AUTHORITY HAVING
JURISDICTION, BEFORE COMMENCING FOOTINGS.
ALL FLOOR AND ROOF LOADS SHALL BE SEALED BY
AN ENGINEER REGISTERED IN B.C. AND SUBMITTED
TO ENGINEER OF RECORD FOR REVIEW.

PROPERTY LOCATION



ZONING SUMMARY

EXISTING AREAS		
PARCEL	22,214.2 sq.ft. 0.510 ac	2,063.7 sq. m 0.206 ha
EXISTING MAIN FLOOR	1,352.0 sq.ft.	125.6 sq. m
EXISTING BASEMENT	1,352.0 sq.ft.	125.6 sq. m
EXISTING GARAGE (TO BE REMOVED)	520.4 sq.ft.	48.3 sq. m
NEW MAIN FLOOR ADDITION	230.3 sq.ft.	21.4 sq. m
NEW GARAGE	1,197.8 sq.ft.	111.3 sq. m
EXISTING SITE COVERAGE		
ALLOWED	50.0%	1031.9 sq. m
PROPOSED	12.5%	147.0 sq. m
PRINCIPAL BUILDING HEIGHT		
ALLOWED	49.21'	15.0 m
PROPOSED	0.00'	0.0 m
PRINCIPAL BUILDING SETBACKS		
FRONT YARD	19.69'	6.0 m
REAR YARD	14.76'	4.5 m
INTERIOR SIDE YARD	9.84'	3.0 m
EXTERIOR SIDE YARD	14.76'	4.5 m

PROPERTY INFORMATION

MUNICIPAL ADDRESS 11 OSPREY PLACE, OSOYOOS B.C.	
LEGAL DESCRIPTION LOT 4, PLAN KAP7717, D.L. 2450S, S.D.Y.D., P.I.D. 009-941-657	
ZONING RM1 - MEDIUM DENSITY RESIDENTIAL ZONING BYLAW NO. 1395, 2024	

SHEET LIST

NO.	NAME
A0.1	COVER SHEET
A1.1	SITE PLAN
A1.2	NOTES, ASSEMBLIES, THERMAL RESISTANCE CALCS
A2.1	EXISTING MAIN FLOOR PLAN - TO BE REMOVED
A2.2	FOUNDATION PLAN
A2.3	MAIN FLOOR PLAN
A2.4	ROOF PLAN
A3.1	WEST & SOUTH ELEVATIONS, EXT. MATERIAL LEGEND
A3.2	EAST & NORTH ELEVATIONS
A3.3	EAST & WEST ELEVATIONS - COURTYARD
A4.1	BUILDING SECTIONS
A5.1	SECTION DETAILS
A6.1	3D RENDERINGS

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ERRORS AND OMISSIONS

SCHUSTER HOME DESIGN
SHALL NOT BE
RESPONSIBLE FOR ANY
VARIANCES FROM THE
STRUCTURAL DRAWINGS
AND SPECIFICATIONS, OR
ADJUSTMENTS REQUIRED
RESULTING FROM
CONDITIONS
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FOUND ON THESE PLANS
PLEASE ADVISE OUR
OFFICE SO WE CAN MAKE
THE NECESSARY
CORRECTIONS.

1	ISSUE FOR B.P.	
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NO	REVISION/ISSUE	DATE
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PROJECT TITLE:

RENOVATION/ADDITION
11 OSPREY PLACE
OSOYOOS, B.C.

SHEET TITLE:
COVER SHEET

START DATE: JAN. 2026 SCALE: AS NOTED DRAWN BY: S.S. PROJECT No. 25.17	SHEET No. A0.1
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ERRORS AND OMISSIONS

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PROJECT TITLE:

RENOVATION/ADDITION

11 OSPREY PLACE

OSOYOOS, B.C.

SHEET TITLE:

SITE PLAN

START DATE:

JAN. 2026

SCALE:

AS NOTED

DRAWN BY:

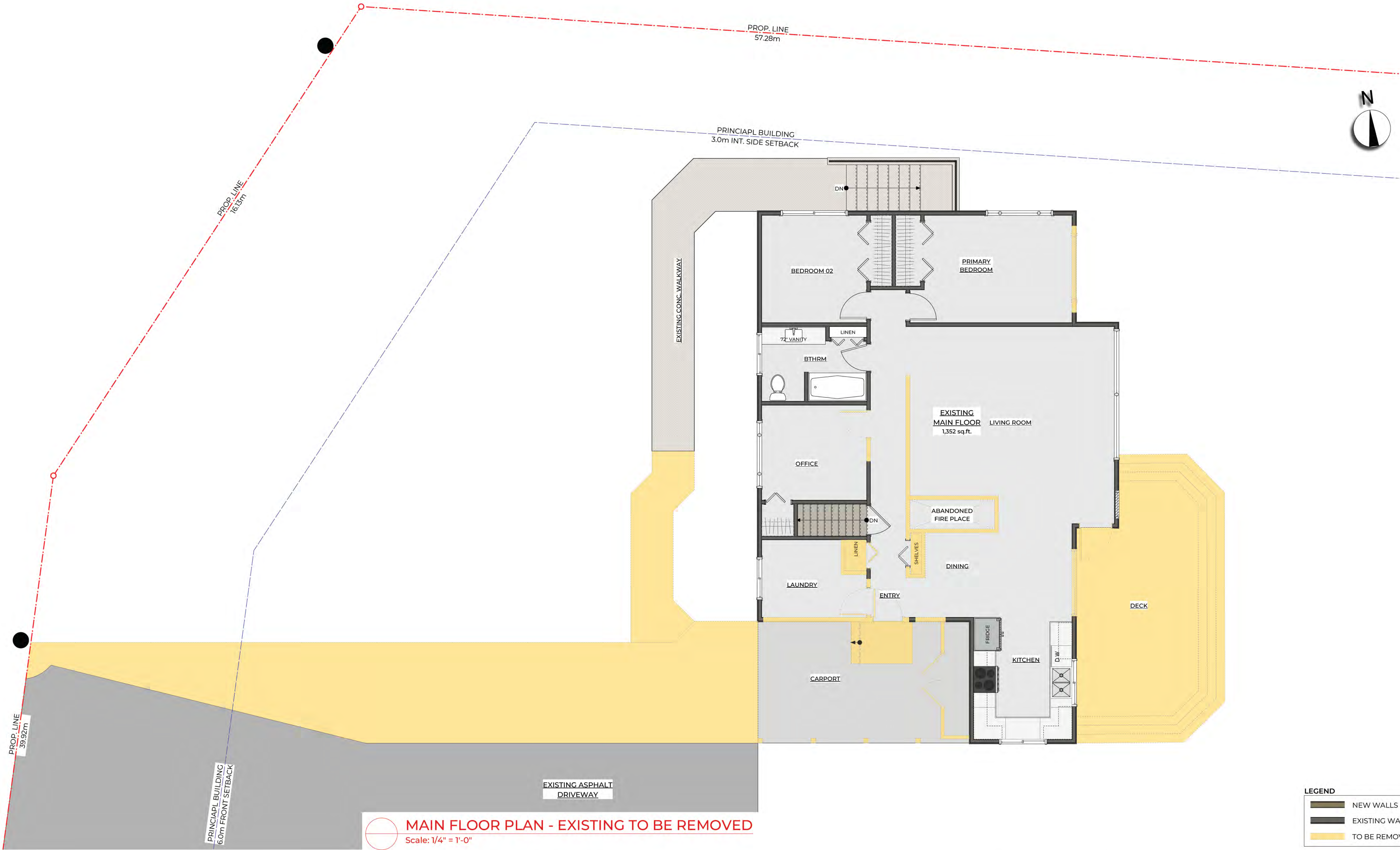
S.S.

PROJECT No.

25.17

SHEET No.

A1.1



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PROJECT TITLE:
RENOVATION/ADDITION
11 OSPREY PLACE
OSOYOOS, B.C.

SHEET TITLE:
EXIST. MAIN FLOOR PLAN

START DATE: JAN. 2006

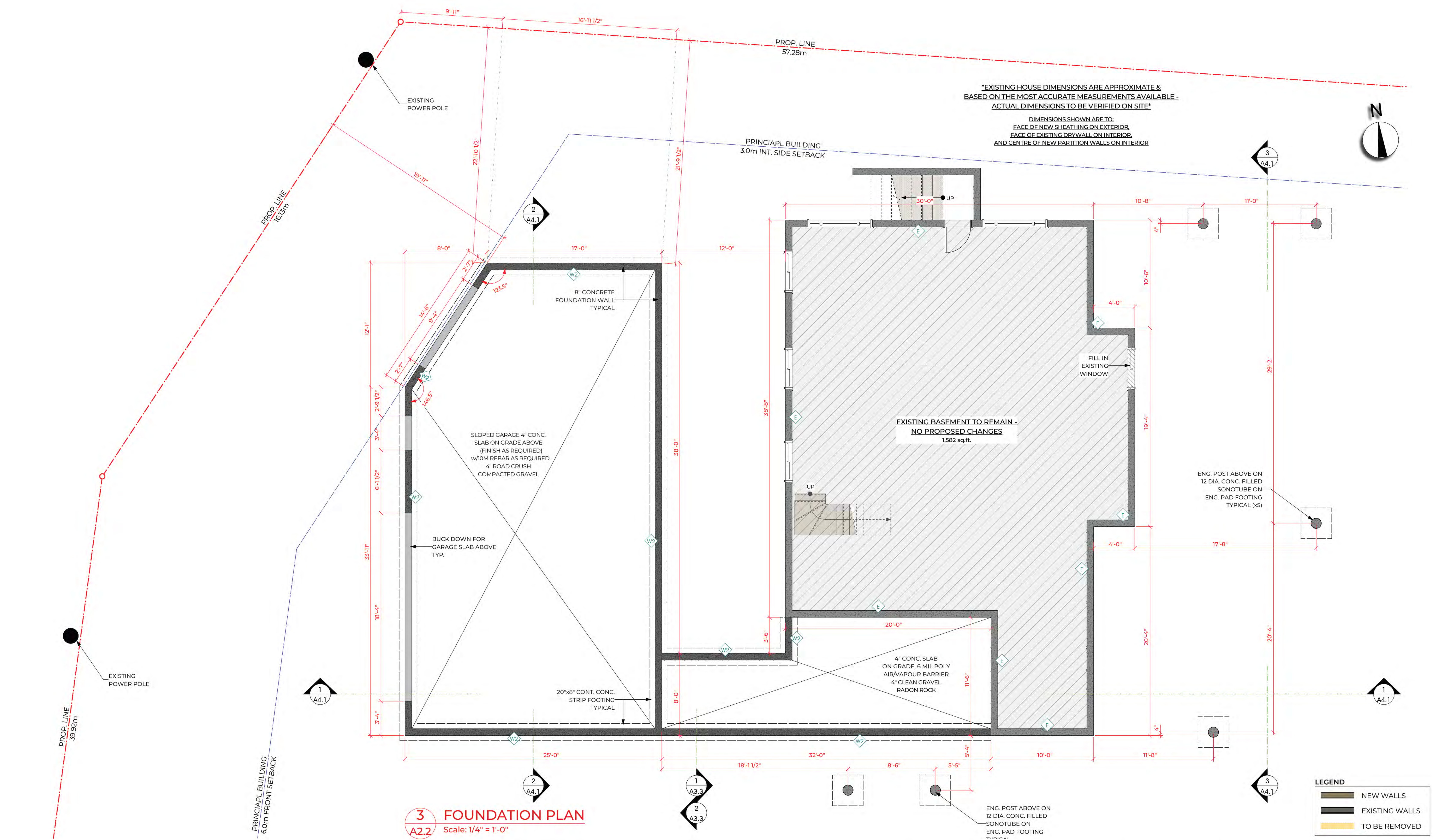
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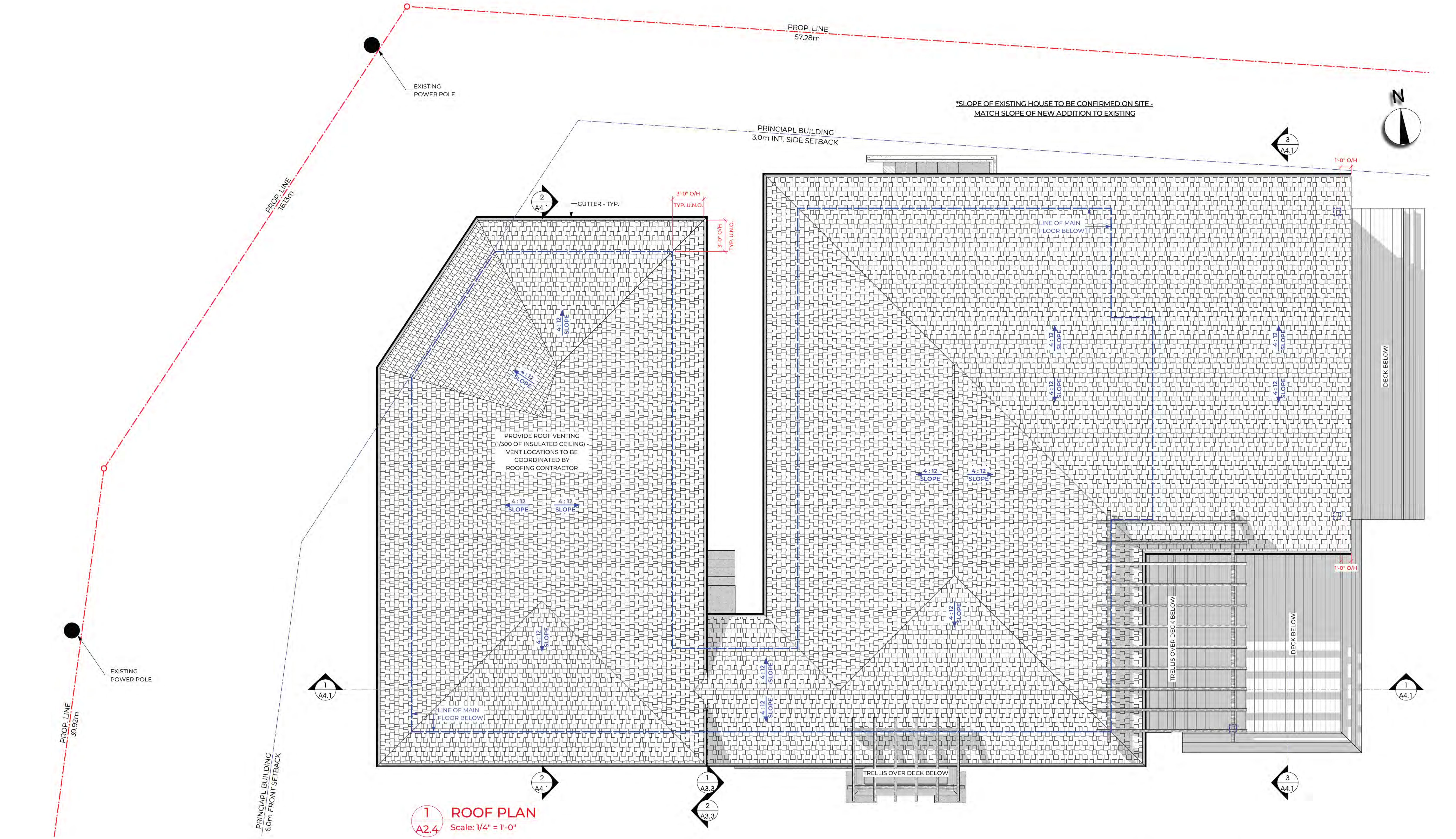
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PROJECT TITLE:
RENOVATION/ADDITION
11 OSPREY PLACE
OSOYOOS, B.C.
SHEET TITLE:
FOUNDATION PLAN

START DATE:
JAN. 2006
SCALE:
AS NOTED
DRAWN BY:
S.S.
PROJECT No.
25.17
SHEET No.
A2.2



ERRORS AND OMISSIONS

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PROJECT TITLE:
RENOVATION/ADDITION
11 OSPREY PLACE
OSOYOOS, B.C.

SHEET TITLE:
ROOF PLAN

START DATE:
JAN. 2006

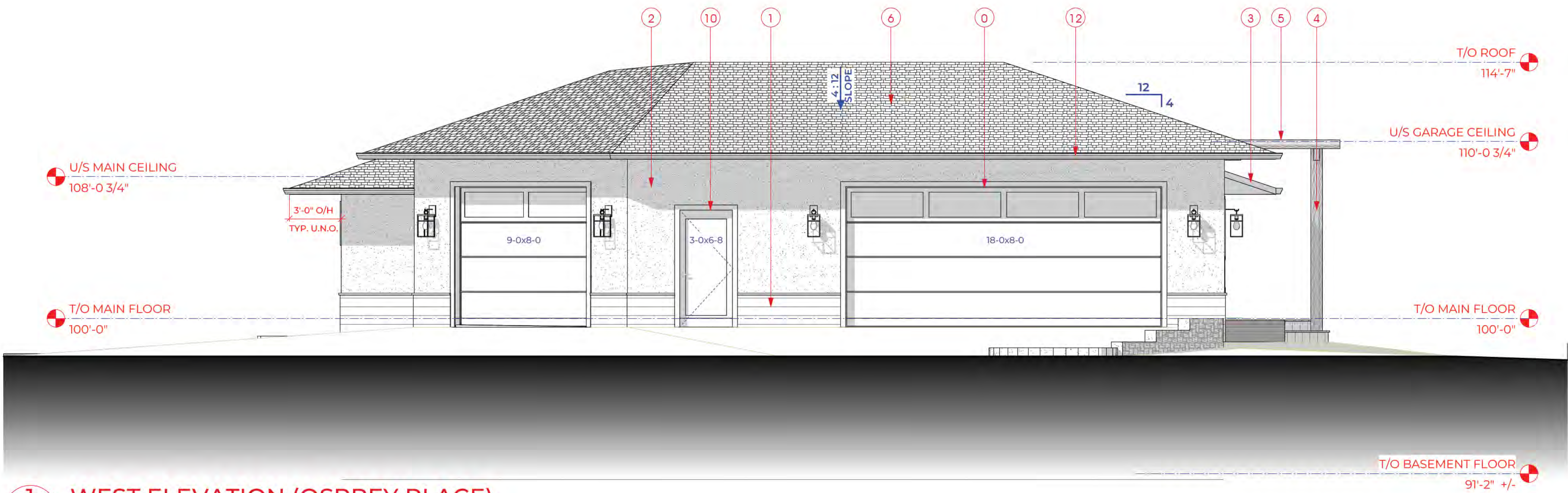
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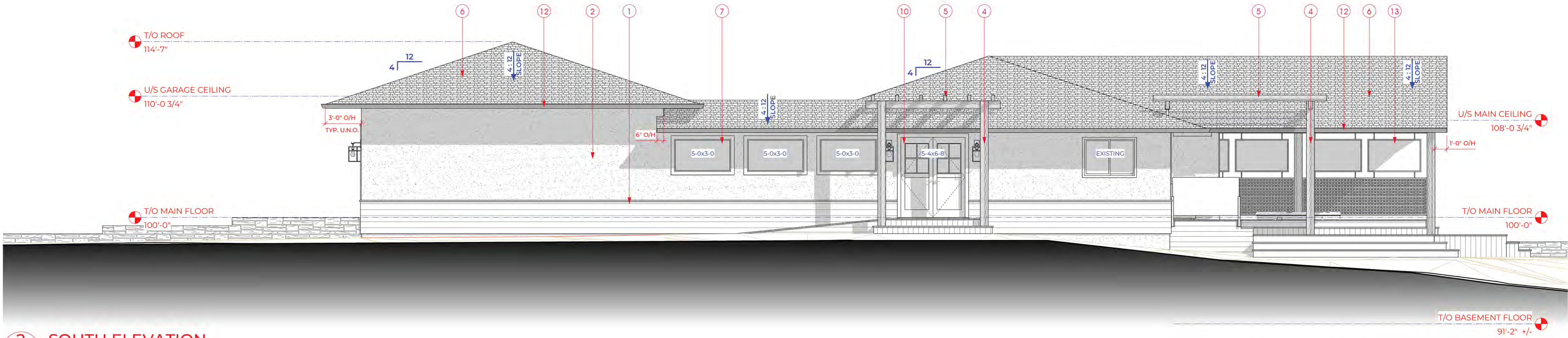
PROJECT No.
2517

SHEET No.
A2.4

EXTERIOR MATERIAL LEGEND	
*SUGGESTED MATERIALS ONLY - EXACT SPECS T.B.D.	
ITEM #	DESCRIPTION
1	COMPOSITE HORIZONTAL PLANK SIDING (TO MATCH EXISTING)
2	STUCCO SIDING (TO MATCH EXISTING)
3	FASCIA BOARD - COMPOSITE/HARDIE/LP OR SIMILAR
4	SOLID TIMBER POST OR TRIM CLAD BUILT-UP POST
5	SOLID TIMBER TRELLIS
6	FIBERGLASS ASPHALT ROOFING (TO MATCH EXISTING)
7	VINYL WINDOWS
8	VINYL SLIDER DOORS
9	INSULATED METAL OVERHEAD DOOR
10	INSULATED FIBER GLASS or METAL CLAD WOOD SWING DOOR
11	METAL VENTED SOFFIT (TO MATCH EXISTING)
12	PRE FINISHED METAL GUTTERS (TO MATCH EXISTING)
13	PRIVACY SCREENING PANELS (T.B.D.)



1 WEST ELEVATION (OSPREY PLACE)
A3.1 Scale: 1/4" = 1'-0"



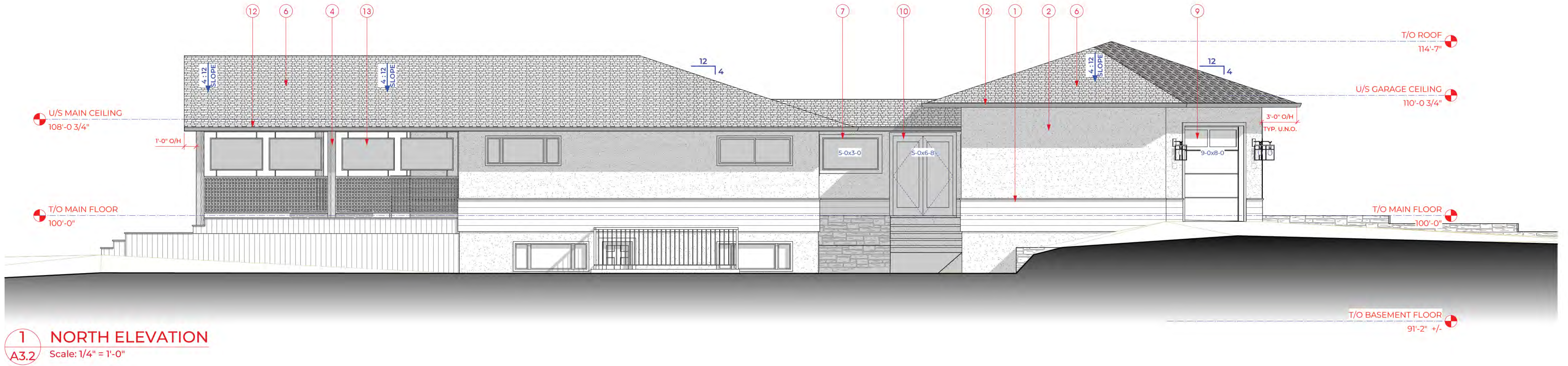
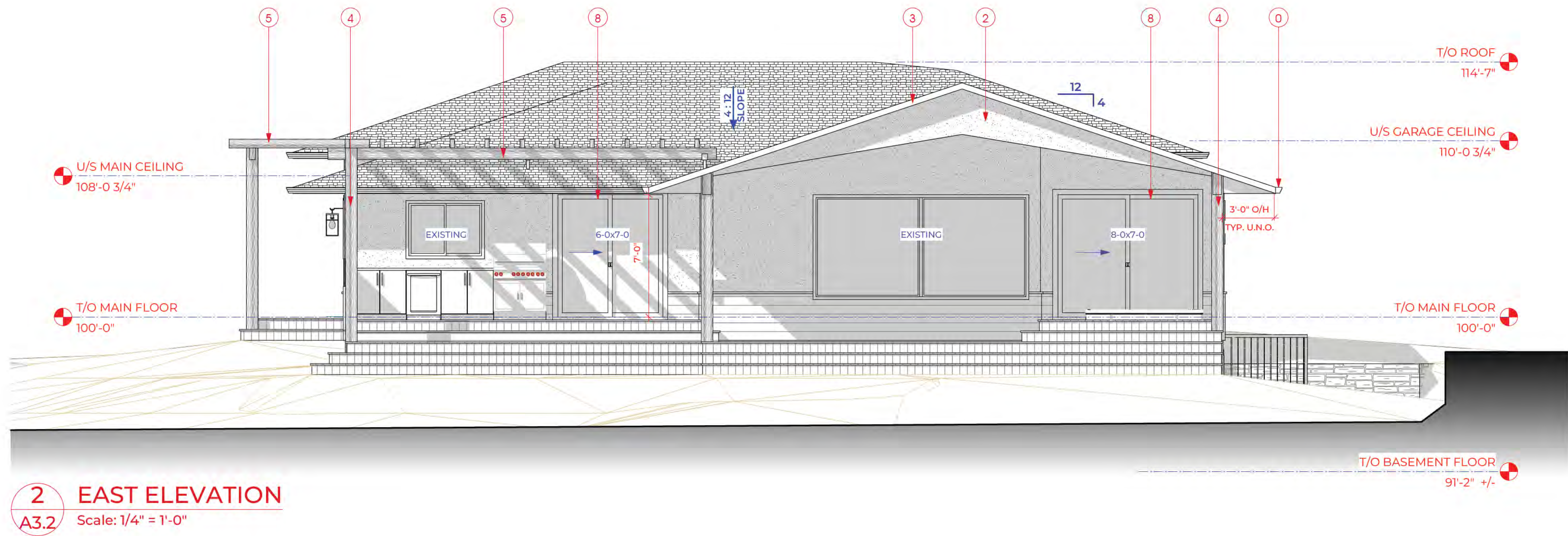
2 SOUTH ELEVATION
A3.1 Scale: 1/4" = 1'-0"

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PROJECT TITLE:

RENOVATION/ADDITION
11 OSPREY PLACE
OSOYOOS, B.C.

SHEET TITLE:

NORTH ELEVATION
EAST ELEVATION

START DATE:

JAN. 2006

DRAWN BY:

S.S.

SCALE:

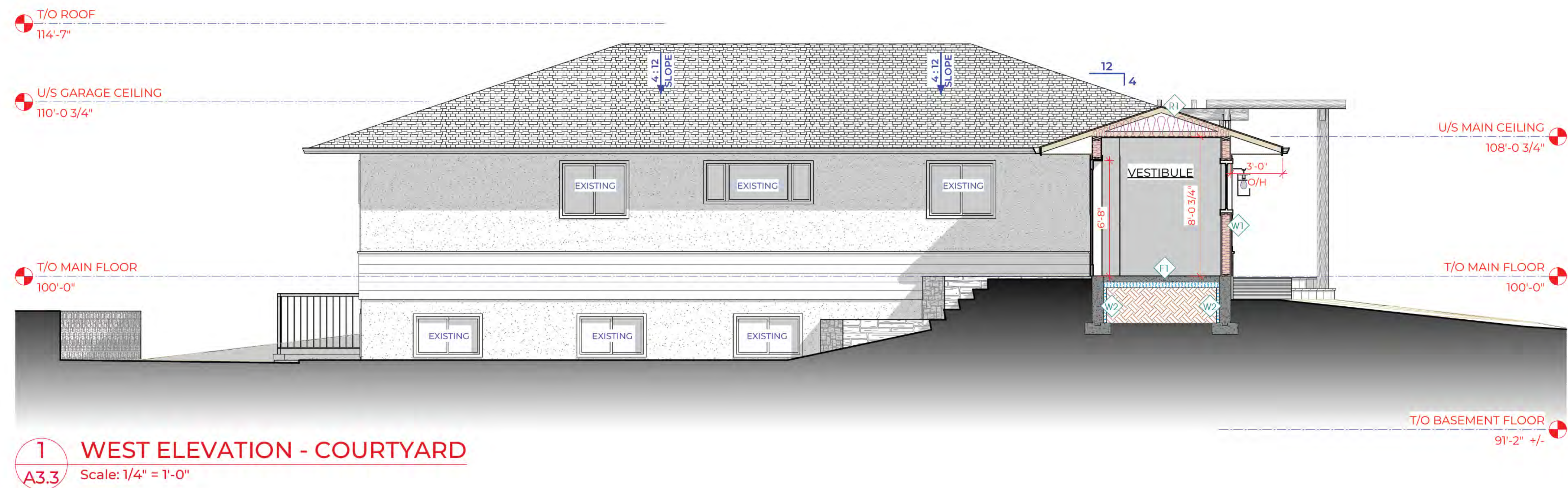
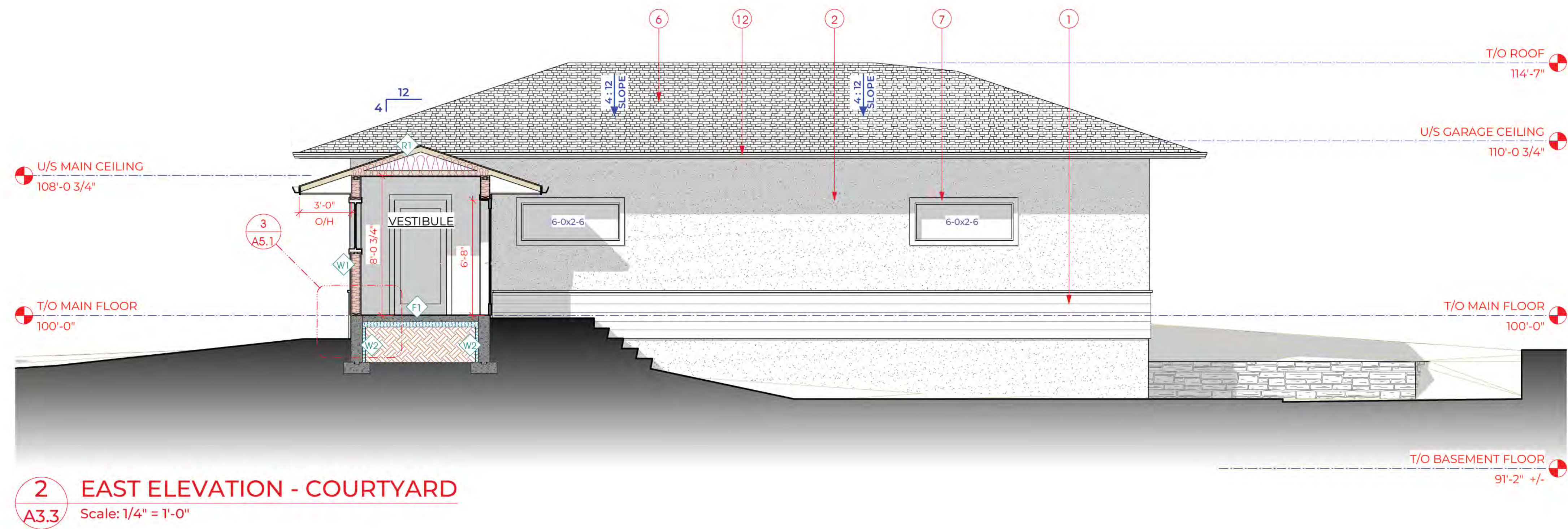
AS NOTED

PROJECT No.

25.17

SHEET No.

A3.2



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NO	REVISION/ISSUE	DATE
1	ISSUE FOR B.P.	

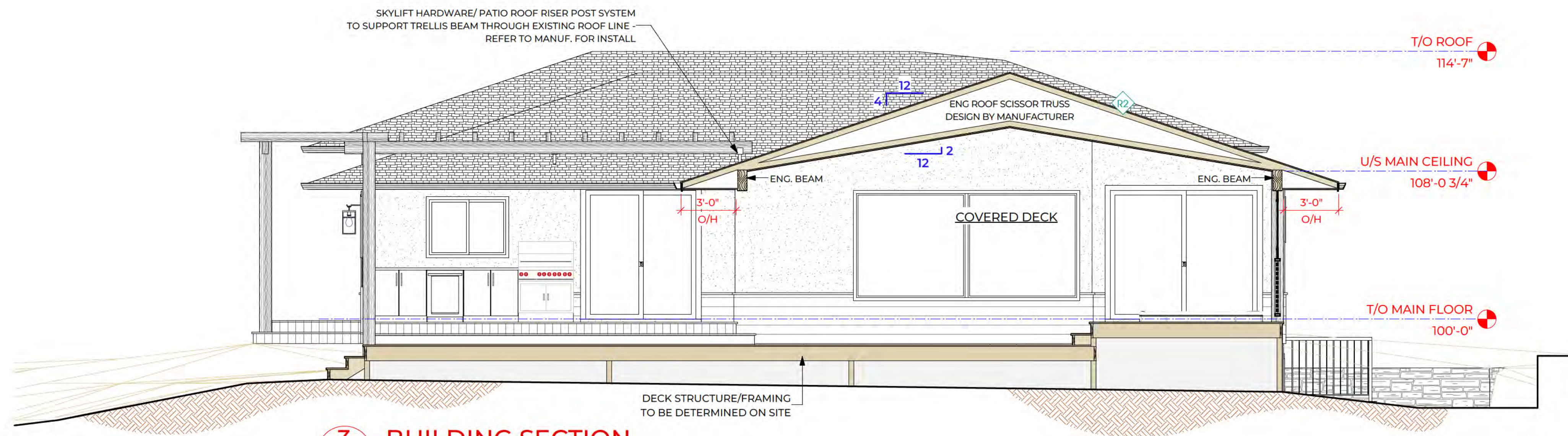
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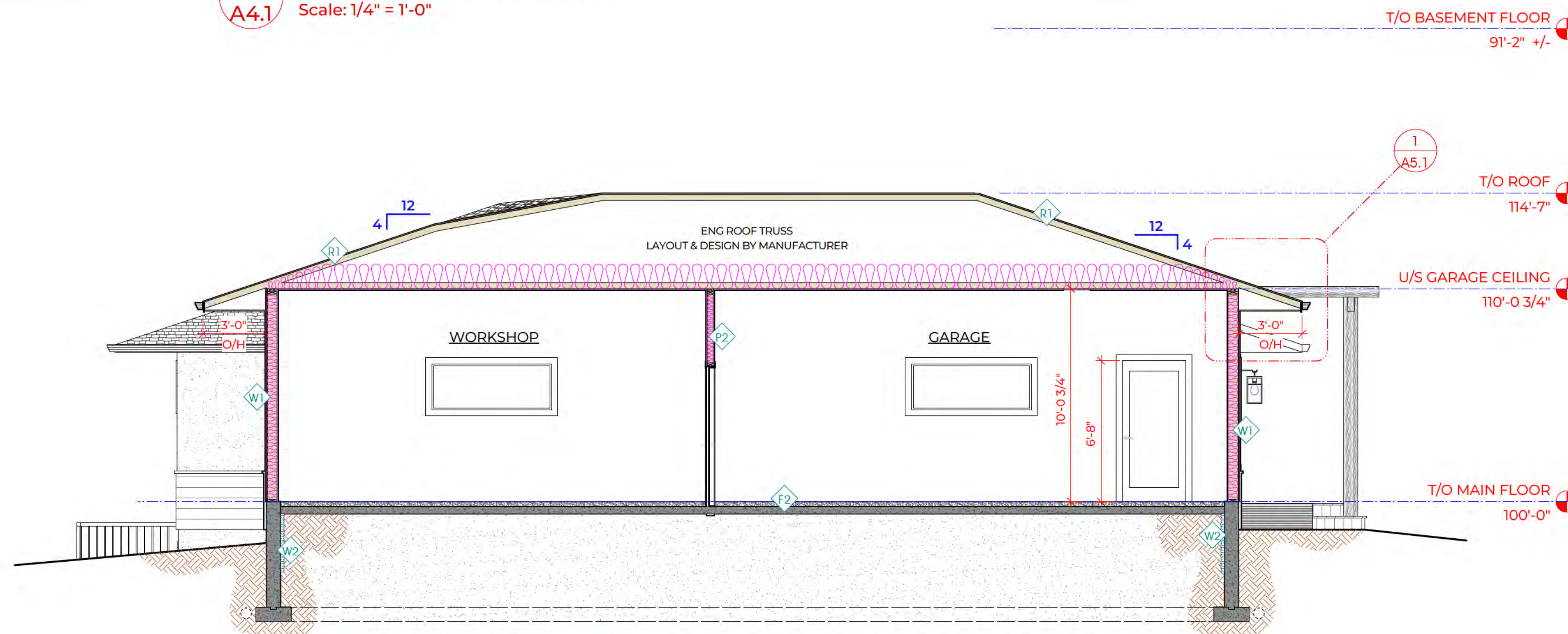
PROJECT TITLE:
RENOVATION/ADDITION
11 OSPREY PLACE
OSOYOOS, B.C.
SHEET TITLE:
EAST ELEV. - COURTYARD
WEST ELEV. - COURTYARD

START DATE:
JAN. 2006
DRAWN BY:
S.S.
SCALE:
AS NOTED
PROJECT No.
25.17

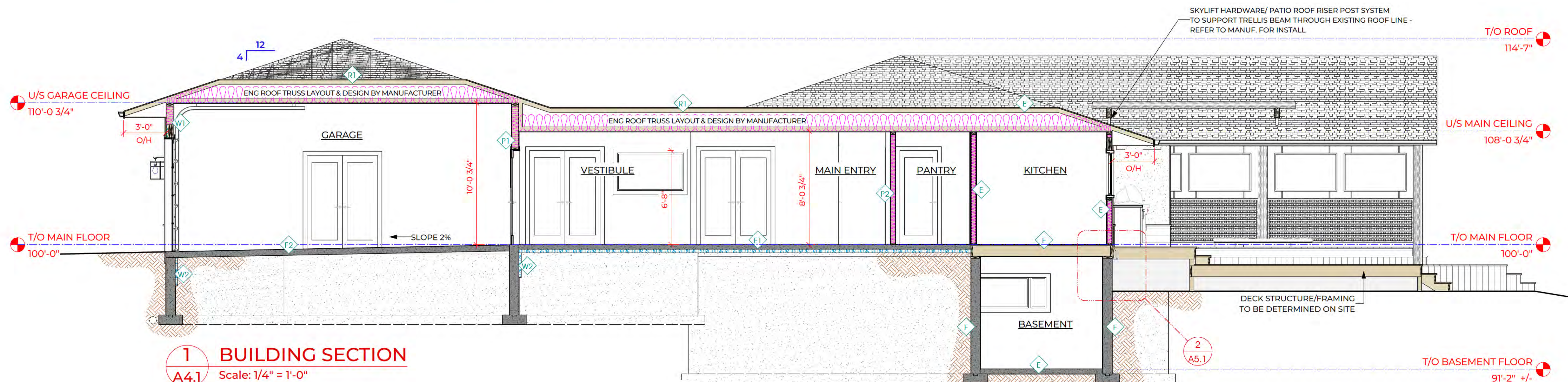
SHEET No.
A3.2



3 BUILDING SECTION
A4.1 Scale: 1/4" = 1'-0"



2 BUILDING SECTION
A4.1 Scale: 1/4" = 1'-0"



1 BUILDING SECTION
A4.1 Scale: 1/4" = 1'-0"

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PROJECT TITLE:

RENOVATION/ADDITION

11 OSPREY PLACE

OSOYOOS, B.C.

SHEET TITLE:

BUILDING SECTIONS

START DATE:

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SCALE:

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DRAWN BY:

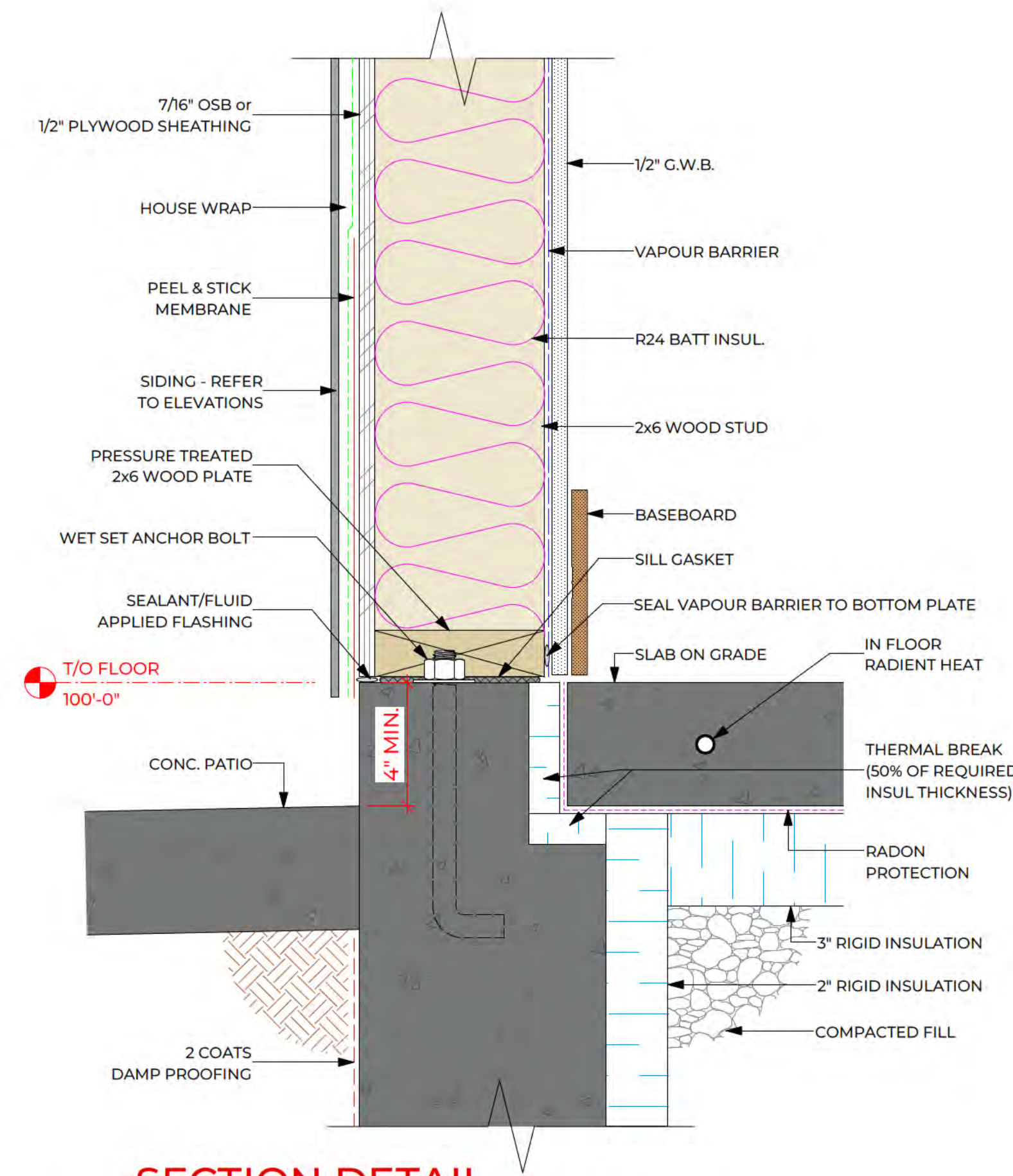
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PROJECT No.

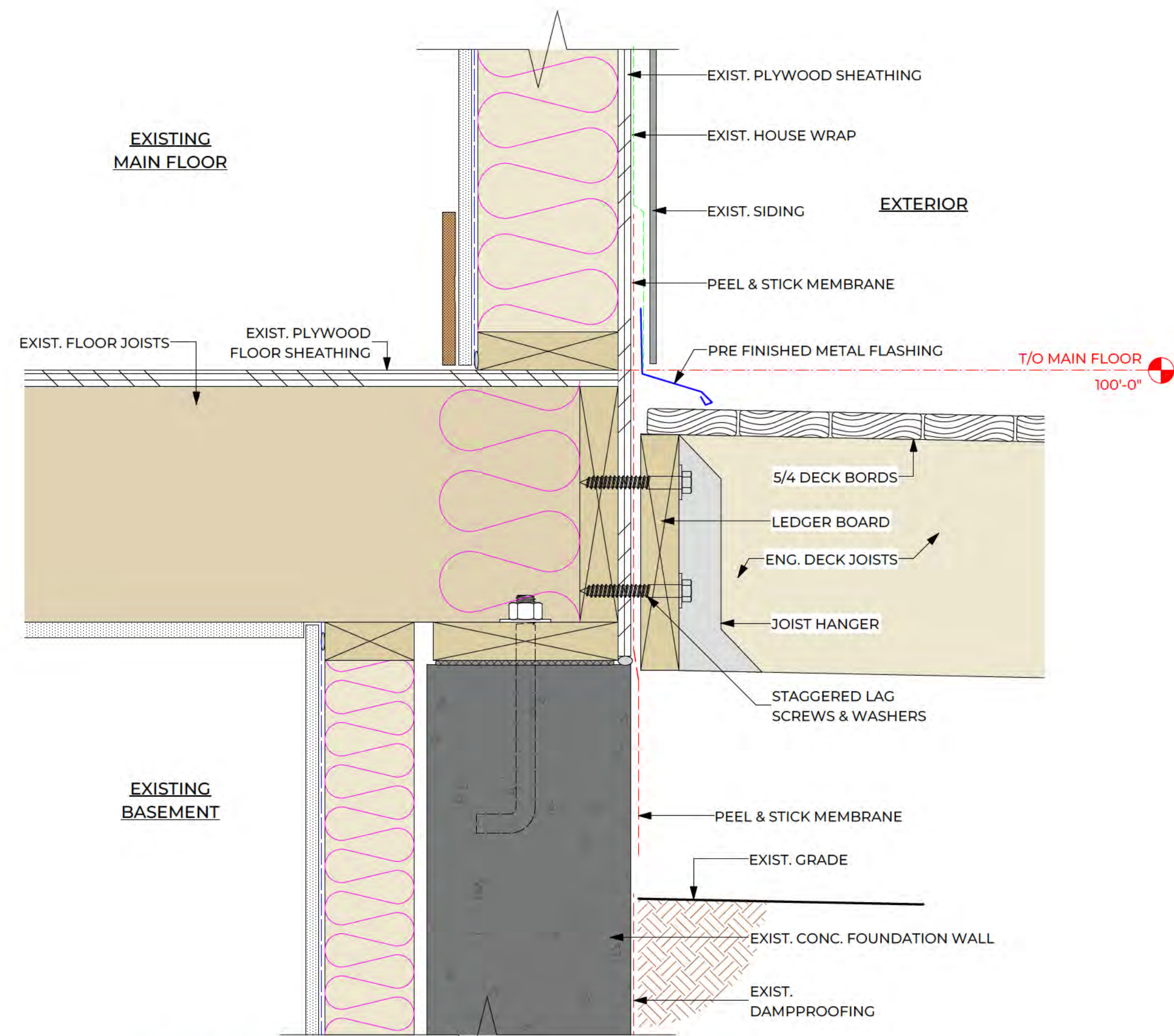
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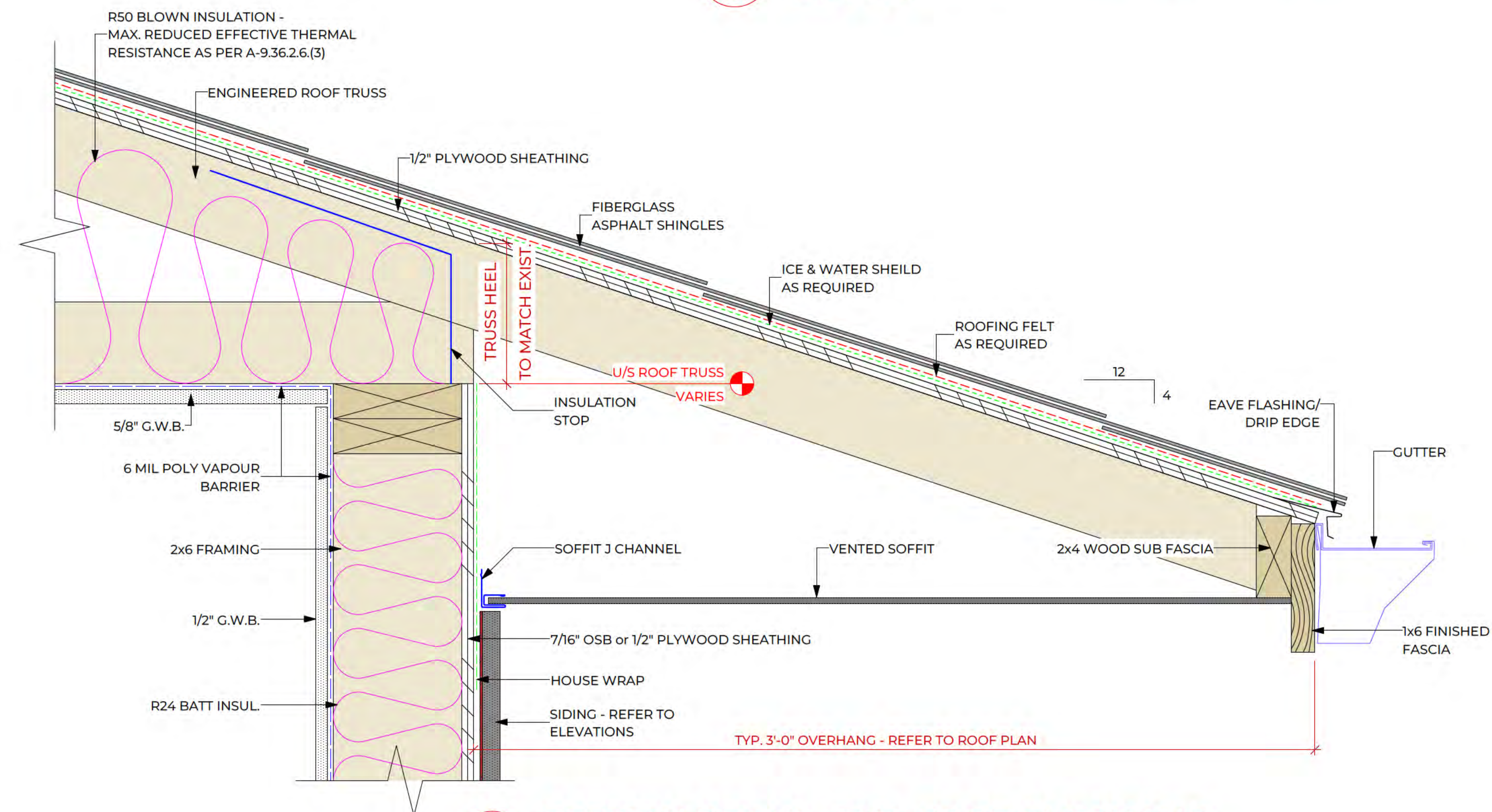
A4.1



**SECTION DETAIL -
3 EXT. WALL & SLAB @ GRADE**
A5.1 Scale: 3" = 1'-0"



**SECTION DETAIL -
2 DECK TO EXIST. WALL CONNECTION**
A5.1 Scale: 3" = 1'-0"



SECTION DETAIL - TYP. ROOF OVERHANG
A5.1 Scale: 3" = 1'-0"

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S.S.
PROJECT No.
25.17
SHEET No.
A4.1



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1			ISSUE FOR B.P.																				
NO			REVISION/ISSUE			DATE																	