

(N) SITE PLAN

SP-01 SCALE: 1/8" = 1'-0"

CIVIL NOTES

1. THE 1993 SURVEY REMAINS THE OFFICIAL RECORD ON FILE WITH THE TOWN OF OSOYOOS. ANY NEW SITE WORK SHALL BE REFERENCED TO THE EXISTING APPROVED BOUNDARY AND BENCHMARKS.
2. ALL CIVIL AND SITE WORK SHALL COMPLY WITH THE BRITISH COLUMBIA BUILDING CODE (BCBC 2024), THE BC PLUMBING CODE, AND THE TOWN OF OSOYOOS ZONING AND DEVELOPMENT BYLAW 1085, INCLUDING ALL PROVISIONS OF THE Okanagan-Similkameen Regional District stormwater and grading regulations.
3. THE AS-BUILT SITE PLAN SHALL SHOW PROPERTY LINES, STRUCTURE FOOTPRINT, SETBACKS, EASEMENTS, DRIVEWAYS, WALKWAYS, DRAINAGE FACILITIES, AND ALL EXISTING UTILITIES AS VERIFIED BY FIELD MEASUREMENT.
4. FINAL GRADING AROUND THE ADDITION SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE FOUNDATION FOR THE FIRST 3 m (10 ft) IN COMPLIANCE WITH BCBC DIVISION 6, PART 9, SECTION 9.14.6.1, TO PREVENT WATER ACCUMULATION AT THE FOUNDATION.
5. STORMWATER MANAGEMENT SYSTEMS, INCLUDING ROOF LEADERS, DOWNSPOUTS, DRAINS, AND SWALES, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED BY THE TOWN OF OSOYOOS ENGINEERING DEPARTMENT AND PROVINCIAL STORMWATER GUIDELINES, WITH LOCATIONS VERIFIED IN THE FIELD.
6. WATER SUPPLY AND SANITARY CONNECTIONS SHALL CONFORM TO THE BC PLUMBING CODE (2024) AND MUNICIPAL UTILITY STANDARDS, INCLUDING CONFIRMATION OF SERVICE LOCATIONS AND INSPECTIONS BY THE AUTHORITY HAVING JURISDICTION.
7. ALL UNDERGROUND ELECTRICAL AND COMMUNICATION CONDUITS SHALL BE INSTALLED PER CSA C22.1 (CANADIAN ELECTRICAL CODE PART I) MINIMUM BURIAL DEPTH REQUIREMENTS AND SHALL BE IDENTIFIED ON THE AS-BUILT DRAWINGS.
8. ANY RETAINING WALLS, STEPS, OR GRADE CHANGES OVER 1.2 m (4 ft) IN HEIGHT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BCBC SECTION 9.15 AND CERTIFIED FOR STRUCTURAL STABILITY BY A REGISTERED PROFESSIONAL ENGINEER.
9. ALL SITE ELEVATIONS SHALL BE REFERENCED TO APPROVED SURVEY BENCHMARKS AND REPORTED IN GEODETIC DATUM (CGD2013 / CGVD2013) OR AS DIRECTED BY THE TOWN OF OSOYOOS. THE LICENSED SURVEYOR SHALL CERTIFY FINAL ELEVATIONS AND LOT DRAINAGE.
10. ANY WORK LOCATED WITHIN FLOOD HAZARD OR RIPARIAN ZONES SHALL COMPLY WITH THE TOWN OF OSOYOOS FLOODPLAIN REGULATION BYLAW NO. 1082 AND FEMA / EMBC BASE FLOOD ELEVATION REQUIREMENTS WHERE APPLICABLE.
11. ALL SITE IMPROVEMENTS, INCLUDING GRADING, DRAINAGE, AND LANDSCAPING, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION AND OCCUPANCY APPROVAL BY THE TOWN OF OSOYOOS BUILDING DEPARTMENT.

LEGAL INFORMATION

SITE ADDRESS: 6803 COTTONWOOD DRIVE, OSOYOOS, BRITISH COLUMBIA V0H 1V3, CANADA
 LOT NO.: 6803
 LOT AREA: 0.126 ACR
 ASSESSOR'S PARCEL NUMBER: NA
 ZONING DESIGNATION: NA

AREA STATEMENT

LOT AREA	0.126 ACRE
PRINCIPLE BUILDING BUILT UP AREA	1230 SQ.FT
ACCESSORY STRUCTURES BUILT UP AREA	321 SQ.FT
PARKING AREA	653 SQ.FT
% PERVIOUS AREA	63.5
% IMPERVIOUS AREA	36.5

SITE PLAN LEGEND

---	PROPERTY LINE	---	OVERHEAD ELECTRICAL LINES
O.E	UNDERGROUND ELECTRICAL LINES	G.L	GAS LINE
U.E	WATER LINE	W.L	SEWER LINE
G.L	TELECOMMUNICATION LINE	S.L	WOODEN FENCE
W.L	IRON FENCE	COMM.	CONTOURS
S.L	CONTOURS	1240	WATER DRAINAGE FLOW DIRECTION
---	MANHOLE	⊗	BOLLARD
⊗	WATER METER	⊗	LIGHT POLE
⊗	ENERGY METER	⊗	UTILITY POLE
⊗	GAS METER	⊗	FIRE HYDRANT
⊗	WATER VALVE	⊗	TREE
⊗	GAS VALVE	⊗	DOWNSPOUT
⊗	CONCRETE	⊗	PAVERS
⊗	LANDSCAPE	⊗	ASPHALT PAV.
⊗	BUILDING	⊗	ROOFING
⊗	STONE PAV.	⊗	WOOD/LUMBER

ZMES
 ELEVATING ENGINEERING STANDARDS
 BLDG. PERMIT DRAWINGS ARE PREPARED AS PER THE CLIENT-PROVIDED INFO. THE CONTRACTOR OR HOMEOWNER SHOULD VERIFY ANY DISCREPANCY BEFORE OFFICIAL PROCEEDING. REUSE WITHOUT WRITTEN CONSENT OF THE CONSULTANT IS PROHIBITED.

REVISION LOG

NO.	REVISION

DOCUMENT REF.

□	SCHEMATIC DESIGN
■	PERMIT DRAWING
□	AS-BUILT DRAWING

PROPOSED ADDITION A
 6803 COTTONWOOD DRIVE, OSOYOOS, BRITISH COLUMBIA V0H 1V3, CANADA

STAMP

CLIENT: ORAN/TOOP
 DRAFTSMAN: A.H
 PROJECT ENGR. E.Z.H
 PROJECT REVIEWER E.Z.H.B
 PROJECT ID: 532
 DRAWING #: SH-ZG-01-532
 DATE: 13.03.2026
 SITE PLAN

C001

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PROPOSED ADDITION AT
6803 COTTONWOOD DRIVE, OSOYOOS, BRITISH COLUMBIA V0H 1V3, CANADA

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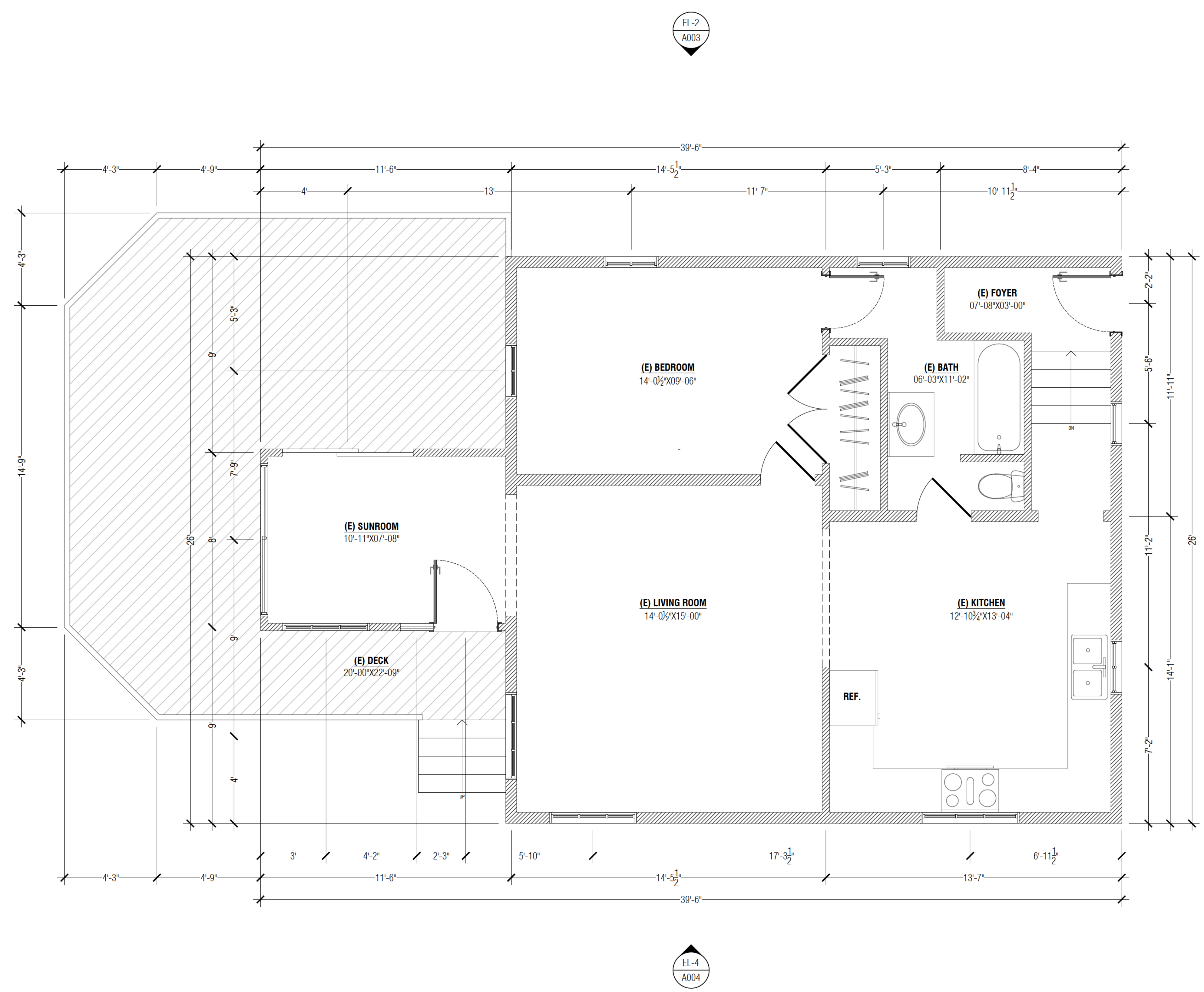
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DRAWING #: SH-ZG-01-532
DATE: 13.03.2026
(E) GROUND FLOOR PLAN

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PROJECT REVIEWER E.Z.H.B
PROJECT ID: 532
DRAWING #: SH-ZG-01-532
DATE: 13.03.2026
(E) GROUND FLOOR PLAN

A001

FLOOR PLAN NOTES

- ALL ARCHITECTURAL WORK SHALL COMPLY WITH THE BRITISH COLUMBIA BUILDING CODE (BCBC 2024), BC ENERGY STEP CODE, BC PLUMBING CODE, AND THE TOWN OF OSOYOOS ZONING AND DEVELOPMENT BYLAW 1085, INCLUDING ALL MUNICIPAL DESIGN AND INSPECTION REQUIREMENTS.
- ALL EXISTING CONDITIONS, DIMENSIONS, AND MATERIALS SHALL BE FIELD-VERIFIED PRIOR TO FINAL AS-BUILT DRAWINGS. ANY VARIATIONS FROM APPROVED PLANS SHALL BE DOCUMENTED AND SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW.
- ALL FLOOR PLANS, ELEVATIONS, SECTIONS, AND DETAILS SHALL ACCURATELY REPRESENT TRUE AS-BUILT CONDITIONS INCLUDING STRUCTURAL MEMBERS, PARTITIONS, OPENINGS, CEILING HEIGHTS, AND INTERIOR FINISHES.
- ALL MATERIALS AND CONSTRUCTION DETAILS SHALL CONFORM TO BCBC DIVISION B — PART 9 (SMALL BUILDINGS) FOR HOUSING AND SMALL BUILDING DESIGN, INCLUDING INTERIOR FINISH, FIRE SEPARATION, AND STRUCTURAL REQUIREMENTS.
- ALL INTERIOR FINISH MATERIALS SHALL COMPLY WITH FLAME-SPREAD RATING ≤ 150 AND SMOKE-DEVELOPED INDEX ≤ 450 AS REQUIRED BY BCBC ARTICLE 9.10.17.1.
- MINIMUM ROOM DIMENSIONS, CEILING HEIGHTS, AND HABITABLE SPACE REQUIREMENTS SHALL CONFORM TO BCBC SECTIONS 9.5 AND 9.6, ENSURING COMPLIANCE WITH LIGHT, VENTILATION, AND OCCUPANCY REQUIREMENTS.
- ALL DOORS, WINDOWS, AND SKYLIGHTS SHALL BE CSA A440.2-LABELED, INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND PROVIDED WITH CODE-APPROVED FLASHING AND WEATHER-RESISTANT BARRIERS AS SPECIFIED IN BCBC SECTION 9.27.
- STAIRS, HANDRAILS, AND GUARDS SHALL COMPLY WITH BCBC SECTIONS 9.8 AND 9.9, MEETING REQUIREMENTS FOR RISE, RUN, WIDTH, HEADROOM, AND GUARD HEIGHT.
- FIRE-SEPARATION ASSEMBLIES BETWEEN DWELLING AREAS AND ATTICS OR ATTACHED GARAGES (IF ANY) SHALL CONFORM TO BCBC SECTION 9.10, INCLUDING FIRE-RATED DRYWALL AND PROTECTED OPENINGS.
- SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH BCBC ARTICLE 9.10.19.3 AND 9.32.3.9, HARD-WIRED WITH BATTERY BACKUP AND INTERCONNECTED AS REQUIRED.
- THERMAL ENVELOPE ELEMENTS (INSULATION, AIR BARRIERS, AND VAPOUR RETARDERS) SHALL BE DOCUMENTED AND VERIFIED TO MEET OR EXCEED BC ENERGY STEP CODE REQUIREMENTS FOR CLIMATE ZONE 5 (OSOYOOS REGION).
- ATTIC AND CRAWL SPACE VENTILATION SHALL COMPLY WITH BCBC SECTIONS 9.19 AND 9.18, PROVIDING SUFFICIENT AIR CIRCULATION AND MOISTURE CONTROL.
- ALL PENETRATIONS FOR ELECTRICAL, PLUMBING, OR HVAC SHALL BE SEALED TO MAINTAIN THE CONTINUITY OF THE AIR AND VAPOUR BARRIERS AND TO PRESERVE FIRE AND SOUND SEPARATION RATINGS.
- ACCESSIBILITY FEATURES, WHERE APPLICABLE, SHALL CONFORM TO BCBC SECTION 3.8 (ACCESSIBLE DESIGN) AND UNIVERSAL DESIGN PRINCIPLES, AS PRACTICAL FOR SMALL RESIDENTIAL OCCUPANCIES.
- ALL EXTERIOR ELEVATIONS SHALL SHOW FINISHED GRADE LINES, ROOF HEIGHTS, AND MATERIAL TRANSITIONS IN COMPLIANCE WITH THE TOWN OF OSOYOOS HEIGHT AND SETBACK REGULATIONS.
- MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURE LOCATIONS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND FIELD-VERIFIED FOR ACCURACY BEFORE ROUGH-IN.
- ALL LIGHTING FIXTURES AND APPLIANCES SHALL MEET ENERGY EFFICIENCY STANDARDS OF THE BC ENERGY STEP CODE AND CANADIAN ELECTRICAL CODE CSA C22.1.
- ATTIC ACCESS AND CRAWL SPACE ACCESS OPENINGS SHALL BE PROVIDED PER BCBC ARTICLE 9.19.2.3 AND CLEARLY SHOWN ON THE AS-BUILT DRAWINGS.
- ALL ARCHITECTURAL WORK AND FIELD MODIFICATIONS SHALL BE SUBJECT TO FINAL INSPECTION AND APPROVAL BY THE TOWN OF OSOYOOS BUILDING DEPARTMENT BEFORE ISSUANCE OF OCCUPANCY CERTIFICATION.



(E) GROUND FLOOR PLAN

FP-01 | SCALE : 3/8" = 1'-0"

The Record of this drawing is on file at the office of ZMES Global LLC

ELEVATION NOTES

1. ALL EXTERIOR ELEVATIONS SHALL REPRESENT TRUE AS-BUILT CONDITIONS, INCLUDING FINISHED GRADES, ROOF HEIGHTS, WINDOW AND DOOR LOCATIONS, MATERIAL TRANSITIONS, AND EXTERIOR FINISHES.
2. EXTERIOR WALL CONSTRUCTION, CLADDING, AND WEATHER BARRIERS SHALL COMPLY WITH BCBC 2018, DIVISION B, PART 9 – SECTIONS 9.27 AND 9.28 FOR WEATHER PROTECTION, MOISTURE MANAGEMENT, AND MATERIAL INSTALLATION.
3. FINISHED GRADE ELEVATIONS SHALL BE SHOWN ON ALL ELEVATIONS AND SHALL MATCH VERIFIED FIELD SURVEY DATA. GRADES SHALL BE SLOPED AWAY FROM FOUNDATIONS AT A MINIMUM OF 2% (1:50) AS REQUIRED BY BCBC 9.14.6.1 TO ENSURE PROPER DRAINAGE.
4. MAXIMUM BUILDING HEIGHT SHALL CONFORM TO THE TOWN OF OSOYOOS ZONING BYLAW AND SHALL BE VERIFIED FROM THE AVERAGE FINISHED GRADE TO THE HIGHEST POINT OF THE ROOF STRUCTURE.
5. ROOF ASSEMBLIES AND SLOPES SHALL COMPLY WITH BCBC SECTION 9.26 FOR MATERIALS, INSTALLATION, AND DRAINAGE. MINIMUM ROOF PITCH AND DRAINAGE PATHS SHALL BE CLEARLY INDICATED ON DRAWINGS.
6. EXTERIOR DOORS, WINDOWS, AND SKYLIGHTS SHALL BE ENERGY STAR® / NFRC-LABELED AND INSTALLED WITH CODE-APPROVED FLASHING, SEALANTS, AND WEATHER-RESISTANT OPENING DETAILS IN ACCORDANCE WITH BCBC 9.7 AND 9.27.3.
7. EXTERIOR CLADDING MATERIALS (VINYL, FIBER CEMENT, MASONRY, STUCCO, METAL PANEL, OR WOOD SIDING) SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND BCBC TABLE 9.27.3.2 FOR FASTENING, CLEARANCES, AND SUPPORT REQUIREMENTS.
8. EAVES, SOFFITS, AND FASCIA SHALL BE CONSTRUCTED USING APPROVED MATERIALS PER BCBC 9.19.1 AND 9.26.4, AND VENTED WHERE REQUIRED TO PROVIDE ATTIC AIR CIRCULATION AND MOISTURE CONTROL.
9. ROOF AND WALL PENETRATIONS (INCLUDING EXHAUST VENTS, FLUES, ELECTRICAL MASTS, AND HVAC TERMINALS) SHALL BE PROPERLY FLASHED, SEALED, AND LOCATED TO MAINTAIN REQUIRED CLEARANCES FROM OPENINGS AS PER BCBC 6.2.1 AND 9.10.22.
10. GUTTERS, DOWNSPOUTS, AND ROOF DRAINAGE SYSTEMS SHALL BE DESIGNED TO DISCHARGE AWAY FROM THE FOUNDATION INTO APPROVED DRAINAGE AREAS, SWALES, OR SOAKAWAYS, IN COMPLIANCE WITH BCBC 9.14.5 AND 9.14.6.
11. ALL EXTERIOR FINISHES AND MATERIALS SHALL BE FIELD-VERIFIED AND DOCUMENTED IN THE FINAL AS-BUILT DRAWINGS, INCLUDING COLOR, TEXTURE, AND MATERIAL TYPE. MATERIAL CHANGES SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION.
12. EXTERIOR LIGHTING, ADDRESS SIGNAGE, AND ARCHITECTURAL ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF OSOYOOS DESIGN GUIDELINES AND BC ENERGY STEP CODE REQUIREMENTS WHERE APPLICABLE.

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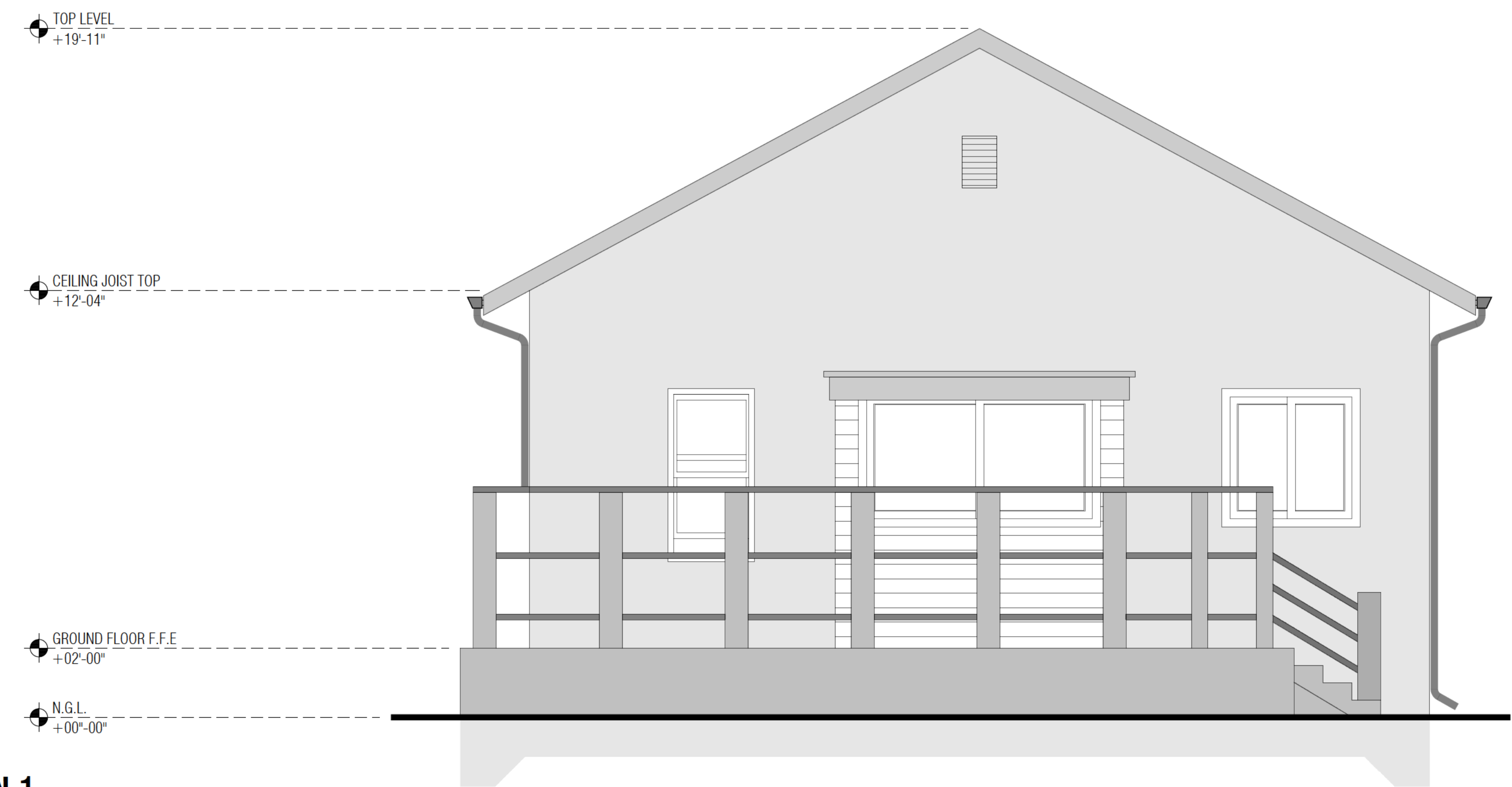
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PROPOSED ADDITION AT
6803 COTTONWOOD DRIVE, OSOYOOS, BRITISH COLUMBIA V0H 1V3, CANADA

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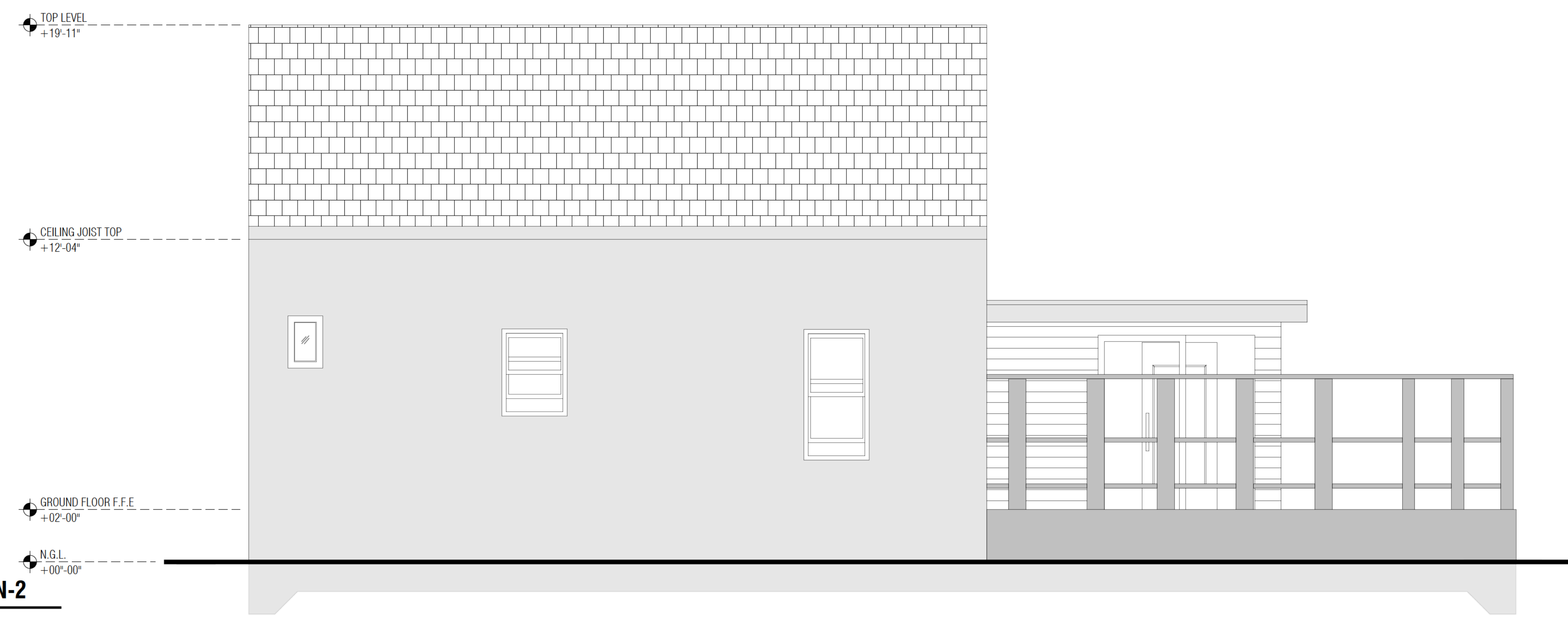


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(E) ELEVATIONS 1 & 2



(E) ELEVATION-1

EL-01 | SCALE : 3/8"=1'-0"



(E) ELEVATION-2

EL-02 | SCALE : 3/8"=1'-0"

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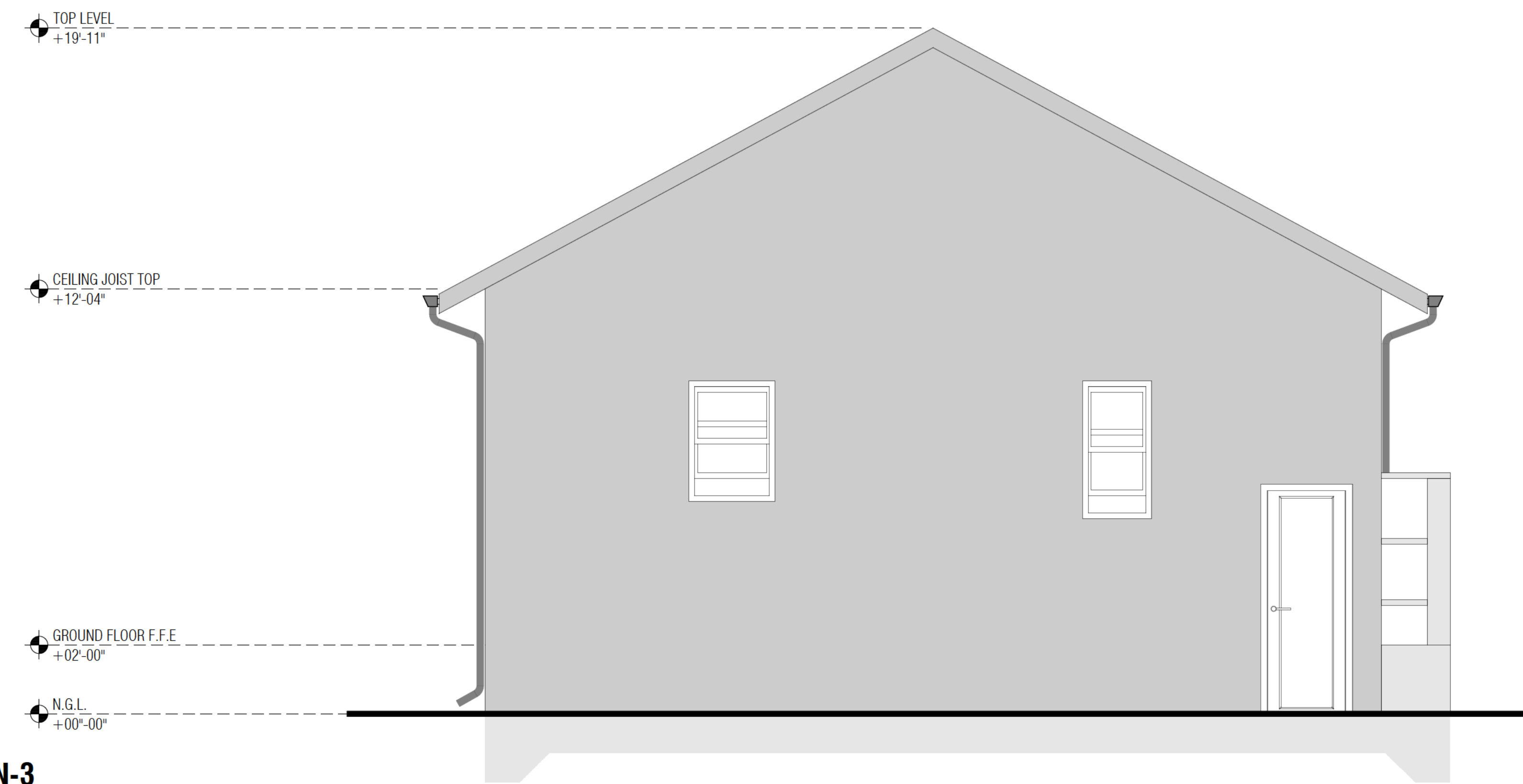
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PROPOSED ADDITION AT
6803 COTTONWOOD DRIVE, OSOYOOS, BRITISH COLUMBIA V0H 1V3, CANADA

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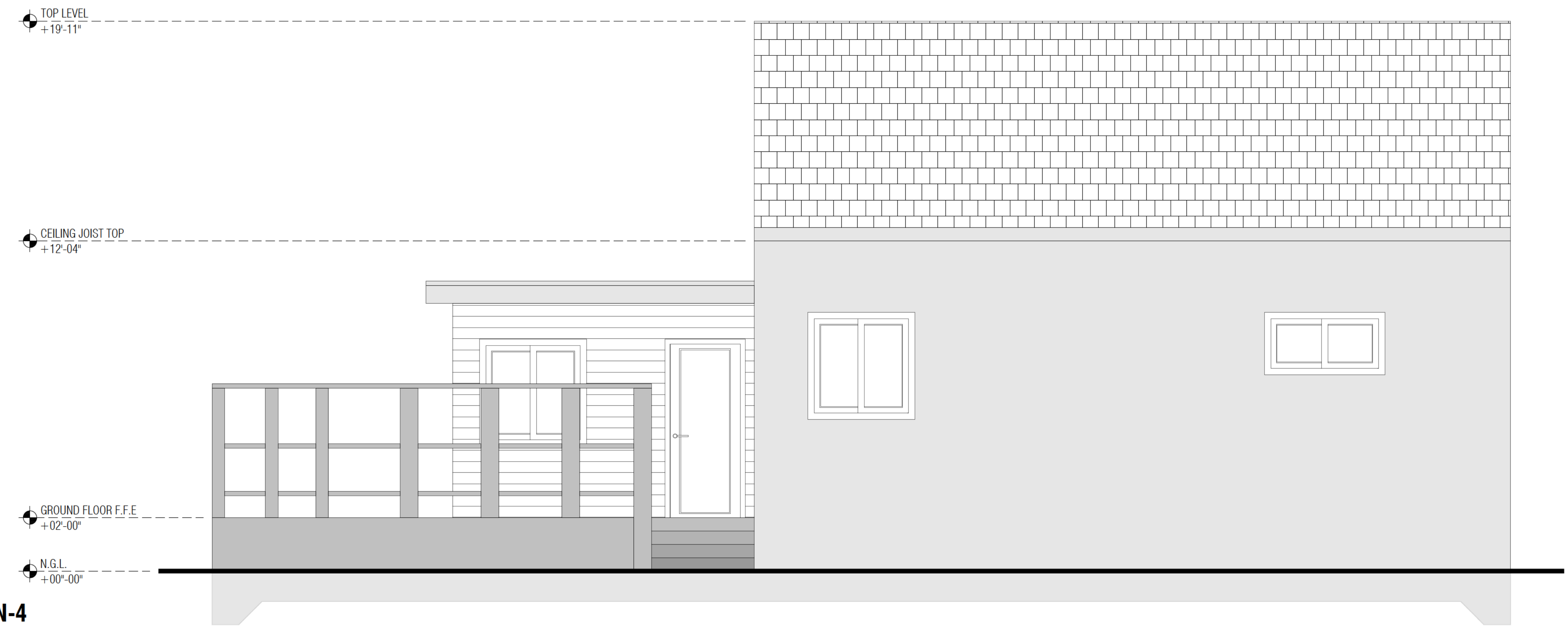


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(E) ELEVATIONS 3 & 4



(E) ELEVATION-3

EL-03 | SCALE : 3/8"=1'-0"



(E) ELEVATION-4

EL-04 | SCALE : 3/8"=1'-0"

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