3D Representation Only

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#6 Breaburn Place.

[redacted]

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DATE: 2026-06-29

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STANDARD NOTES

- All work shall conform to the current BC Building Code (2024) Part 9 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 OMISSIONS

- Desert Valley Consulting LTD. 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. 3/4" 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 2024 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 2024 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. & 2024 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.

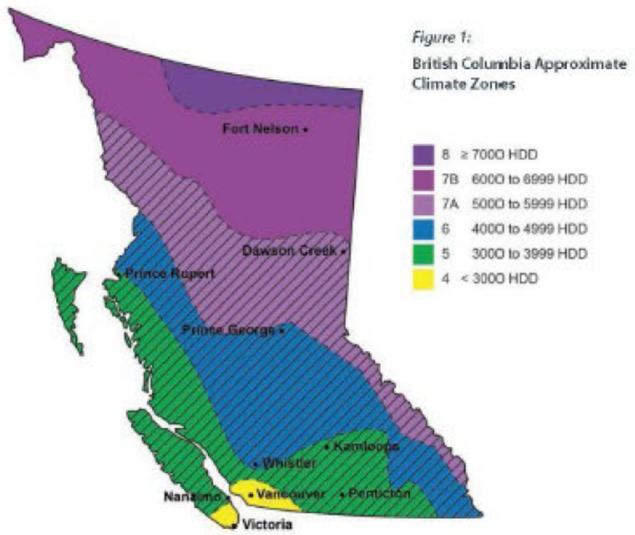

Figure 1:
British Columbia Approximate Climate Zones

APPROX. CLIMATE ZONES (from HPO Illustrated Guide)

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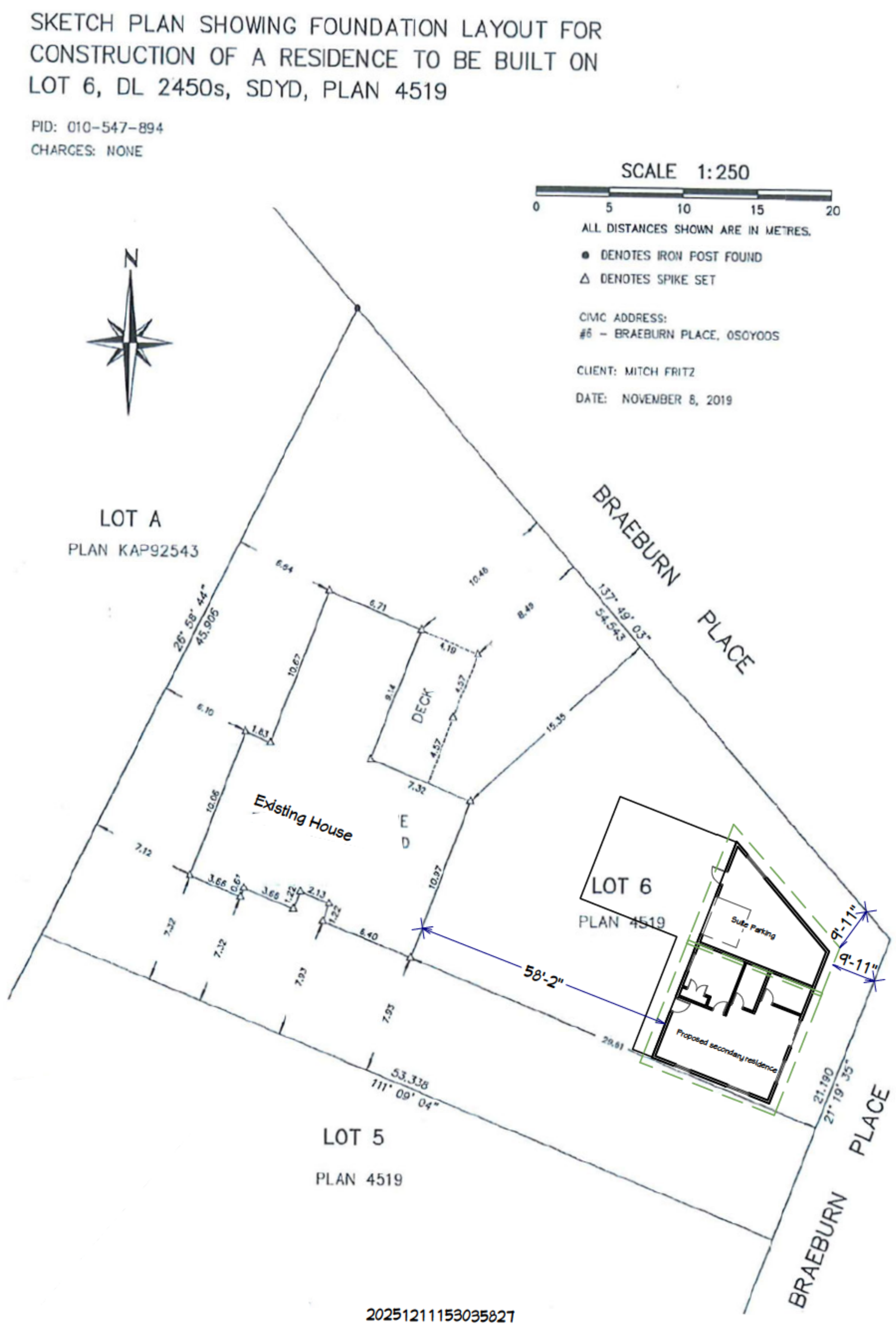

11.1 SMALL-SCALE MULIT-UNIT RESIDENTIAL (RS1) ZONE

11.1.5 Minimum Setbacks:
a) Buildings and structures:
i) Front parcel line 3.0 metres
ii) Rear parcel line 1.5 metres
iii) Interior side parcel line 1.2 metres
iv) Exterior side parcel line 3.0 metres
b) Accessory building or structure:
i) Front parcel line 3.0 metres
ii) Rear parcel line 1.5 metres
iii) Interior side parcel line 1.2 metres
iv) Exterior side parcel line 3.0 metres

11.1.6 Maximum Height:
a) No building shall exceed a height of 11.0 metres;
b) No accessory building or structure shall exceed a height of 4.5 metres;

11.1.7 Maximum Parcel Coverage:
a) 50% Actual coverage =17%

Legal description and parcel ID

LOT 6, PLAN KAP4519, DISTRICT LOT 2450S,

PID: 010-547-894

6 BRAEBURN PL OSOYOOS V0H 1V2

Site plan

[redacted]

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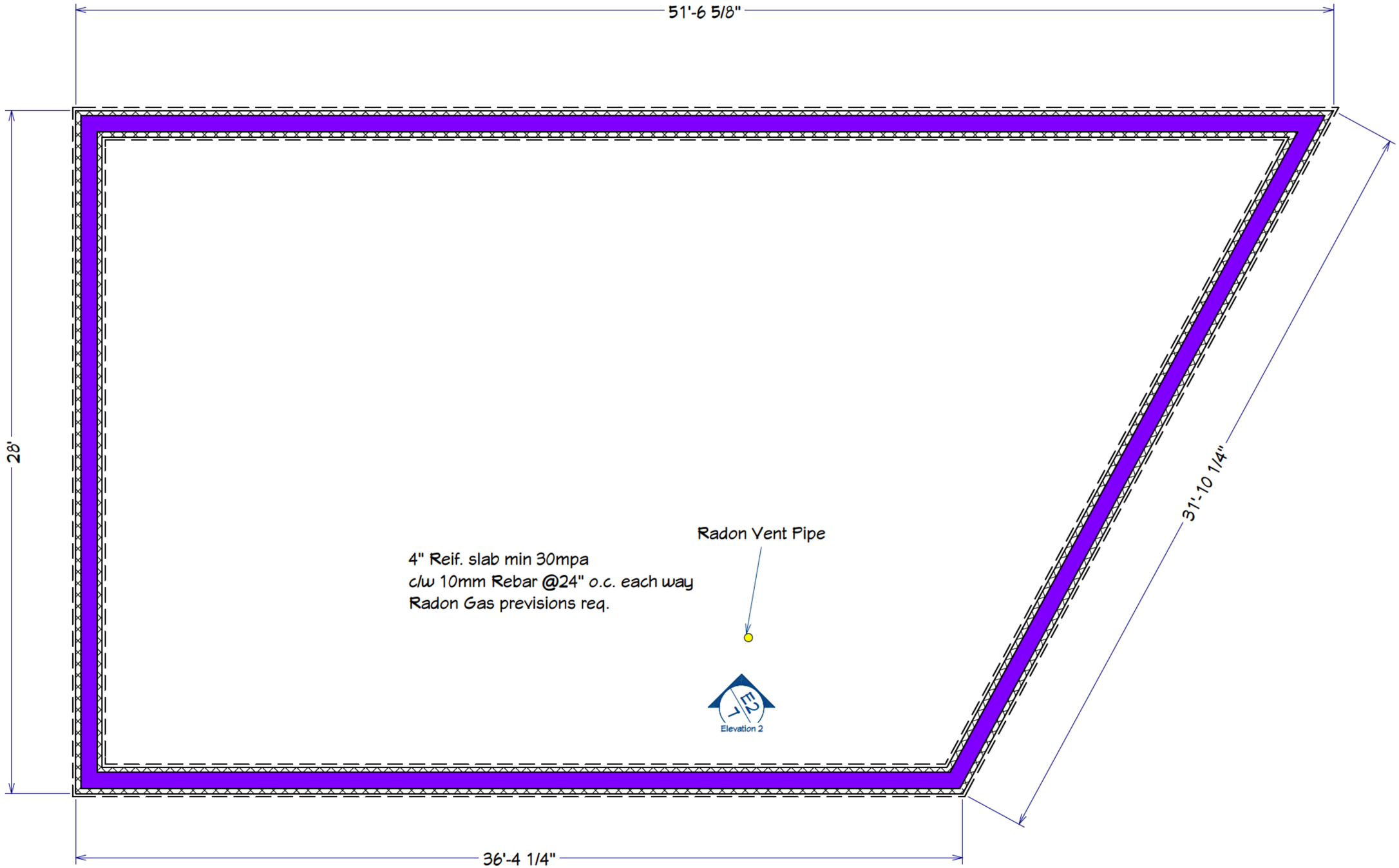

Foundation plan
Scale 1/4" = 1'

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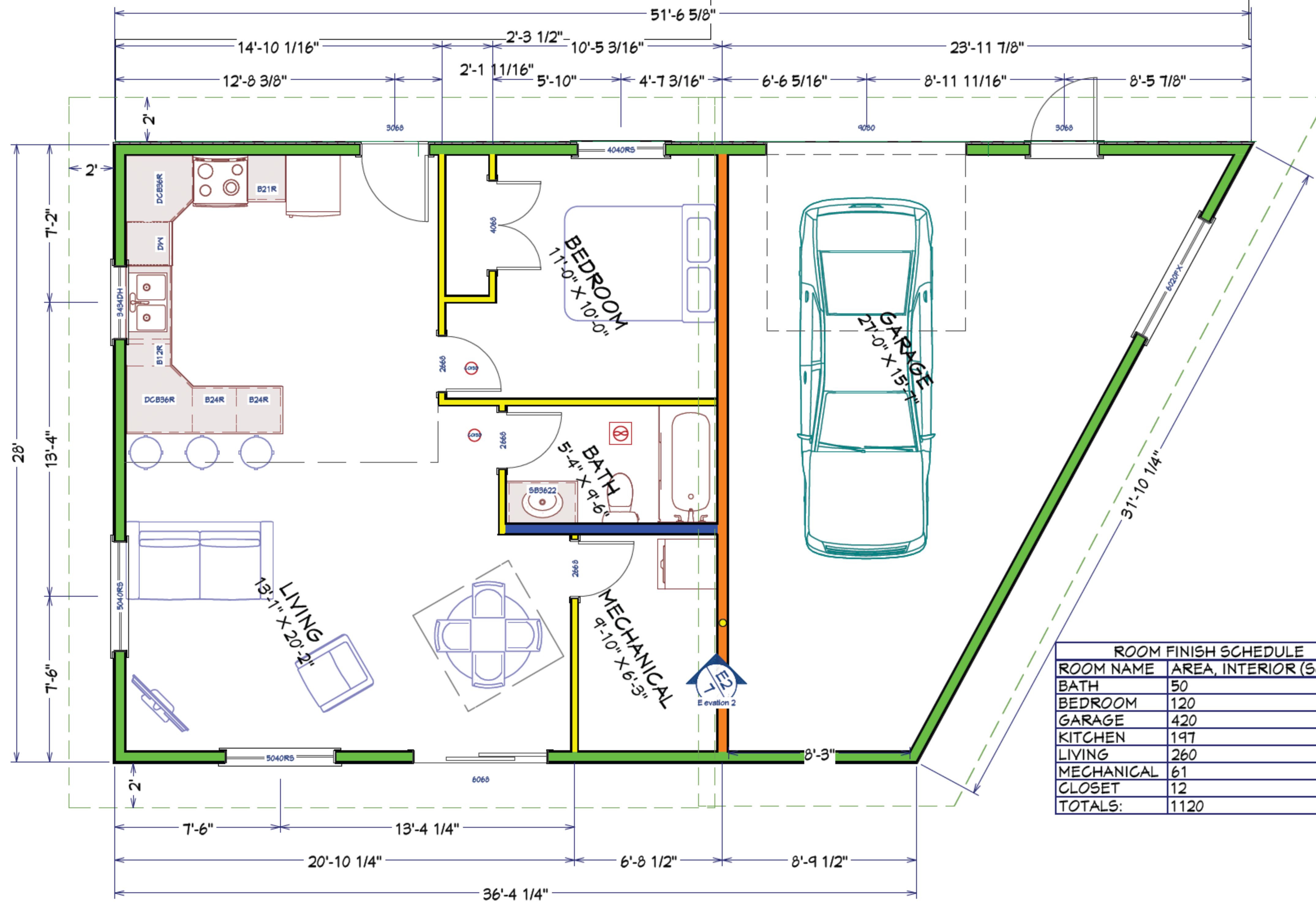

ROOM FINISH SCHEDULE	
ROOM NAME	AREA, INTERIOR (SQ FT)
BATH	50
BEDROOM	120
GARAGE	420
KITCHEN	197
LIVING	260
MECHANICAL	61
CLOSET	12
TOTALS:	1120

Main Floor plan
Scale 1/4" = 1'

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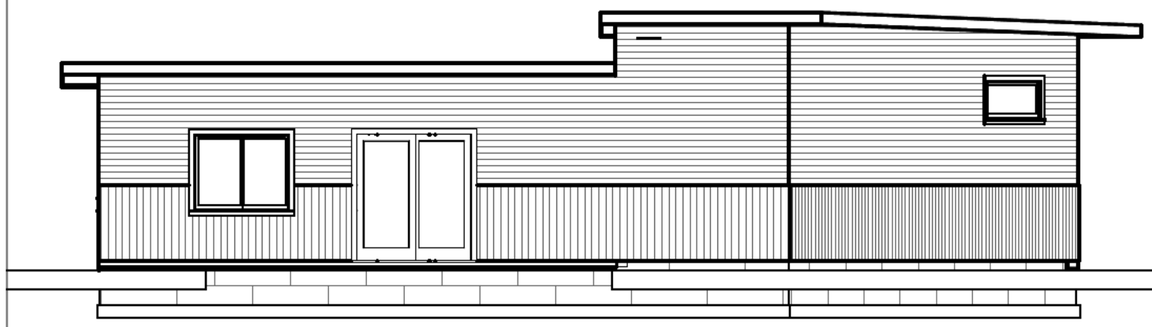
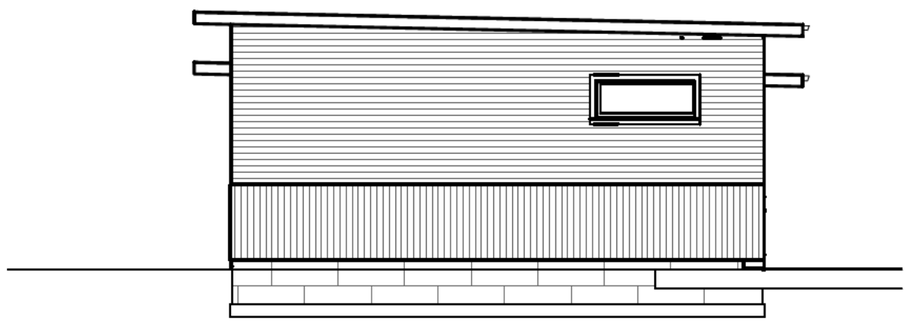


Front

Rear

Left



Right

Elevations
Scale 1/8" = 1'

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1 - ROOF
-Torch on roofing
-waterproof membrain
-7/16" OSB c/w 'H' Clips
-Manufactured Trusses @ 24" O.C. (See Truss Manufacturers Spec. Sheets)
-Roof Vents as required
(<4/12 Slope = Low Slope Application)

2 - ATTIC VENTING
Roof Slope < 1 in 6 = Ratio of 1/150 min. and when using Roof Joists
Trusses >/= 1 in 6 = Ratio of 1/300 min. -Min. 25% req'd at eaves
-Min. 25% req'd at top of roof

3 - FASCIA/SOFFIT
-Aluminum Gutter and Downspouts
-Aluminum Fascia or Smartboard
-2x6 Fascia Board
-Continuously Vented Aluminum Soffits unless less than 4ft from Property Line (Solid)

4 - CEILING
-Insulation Stops @ each truss
-Insulation
-6mil U.V. Vapour Barrier
-1/2" Gypsum Board
-Ceiling Finish (as per Owner)

5- EXTERIOR WALL
-Stucco Exterior Finish c/w wire mesh
-or Fibre Cement Board (horiz.)
-Building Paper
-1/2" OSB for Stucco or Vertical Siding
-7/16" OSB for Horizontal Siding
-2x6 @ 16" O.C. -Insulation
-6mil U.V. Vapour Barrier
-1/2" Gypsum Board
-Interior Finish (as per Owner)

7 - INTERIOR PARTITION WALL
-1/2" Gypsum Board both sides
-2x4/6 @ 16" O.C. -Finish (as per Owner)

9- FLOOR -
-Interior Floor Finish (as per owner)
-RADON GAS BARRIER
-4" slab c/w Treated Thermal Break or ICF's
-30MPA w/ 10M @ 24" o.c. -6mil UV poly under slab, joints lapped 1'-0"
-Min. 4" clean gravel -Perimeter and penetrations of basement slab to be sealed with a flexible sealant -On undisturbed or compacted soil

10 - SILL PLATES
-2x6 Plate bolted into foundation wall -with 1/2" diameter anchor bolts @ 8'-0" O.C. max. -Sill Gasket (continuous)

12 - PERIMETER DRAINAGE (where req'd)
-filter cloth
-6" min. drain rock top & sides
-4" drain pipe to drywell
(min. 16.4ft. from foundation)

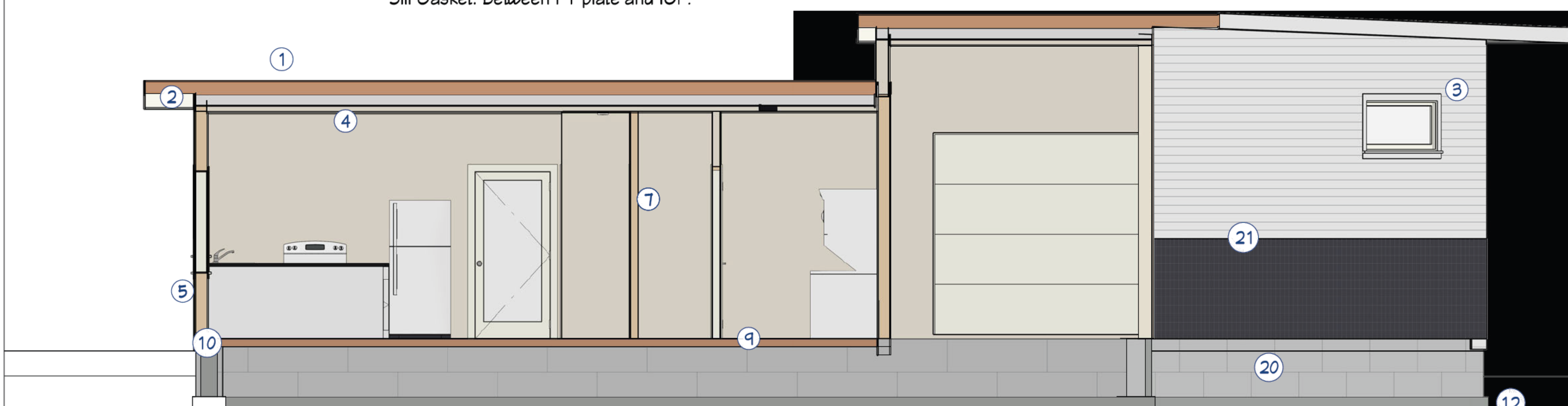
20 - HOUSE FOUNDATION (2FT) -
-8" ICF Block wall system or equivalent -min. 20MPA (rec. 28MPA) @ 28 days concrete - 3/8" minus
-Taper Top Block top course
-Horizontal Reinf. 10M @ 16" o.c. min. (staggered to facilitate Vertical Rebar placement)
-1 bar 8" from top of Blocks
-Vertical Reinf. 15M @ 16" O.C. -Foundation Rebar is placed on interior side of center
-Rebar Joints lapped at 40 times diameter

21- Seismic Wall Bracing
Exterior Wall Studs: 2x6 @ 16" O.C.
Sheathing: 7/16" OSB
Siding: Cement Fiberboard (Hardie Board)
Interior Finish: 1/2" Gypsum Board
Vapour Barrier: 6 mil poly
Insulation: As per energy code

Braced Length: Meet or exceed the minimum required by BCBC Table 9.23.13.11 based on wall height and tributary area.

Blocking: Horizontal blocking at top and bottom of braced panels, nailed to adjacent studs.
Top Plates: Double top plate continuous, lap joints min. 16" with 3-16d nails.

Bottom Plate to Foundation (ICF):
Anchor Bolts: 1/2" dia. bolts @ 4'-0" O.C., min. 2 bolts per plate (within 12" and 7" of each end), embedded 6" into concrete.
Plate Washer: 3"x3"x1/4" per seismic zone D requirements.
Sill Gasket: Between PT plate and ICF.



Cross Section
Scale 1/4" = 1'

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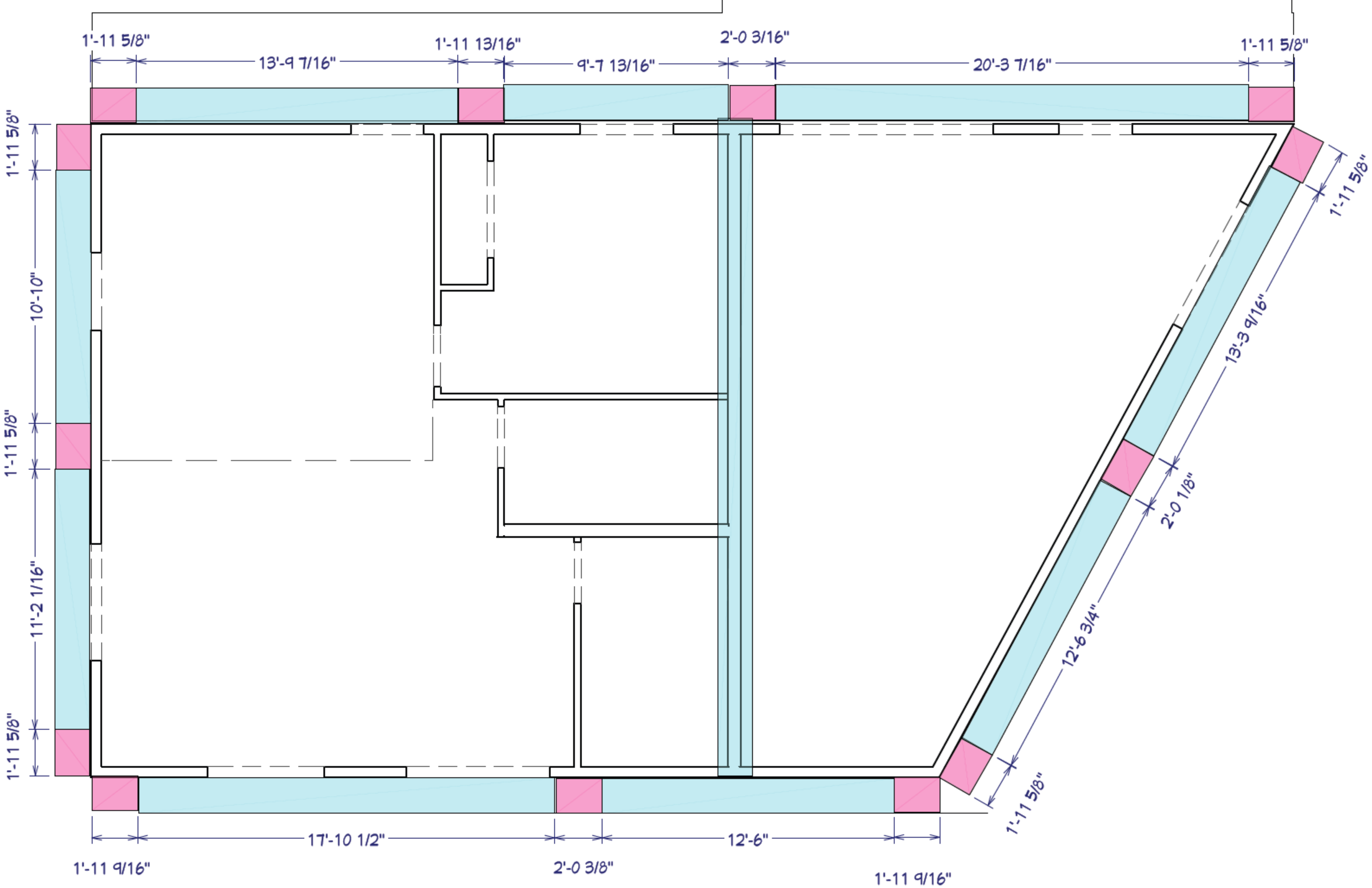

Table 9.23.13.11.-B
Minimum Total Length of Braced Wall Panels where HWP ≤ 0.6 kPa and S_{max} ≤ 0.47
Forming Part of Sentence 9.23.13.11.(2)

Storey	Minimum Total Length *Braced Wall Panels*, m									
	Diagonal-Lumber-Sheathed Framing Type (with gypsum board on opposite side) (1)	Gypsum-Sheathed Framing Type (with gypsum board on only one side) (2)				Wood-Sheathed Framing Type (with gypsum board on opposite side) (1)				
	DWB	GWB-A	GWB-B	GWB-C	GWB-D	WSP-A	WSP-B	WSP-C	WSP-D	WSP-E
	2.27	11.36(5.68)	6.60(3.30)	4.89(2.45)	3.98(1.99)	3.98	2.11	1.83	1.67	1.51
	4.66	NP(11.68)	13.56(6.78)	10.06(5.03)	8.18(4.09)	8.18	4.34	3.76	3.44	3.11
	7.05	NP(17.96)	20.86(10.43)	15.47(7.74)	12.59(6.30)	12.37	6.56	5.69	5.19	4.70

Notes to Table 9.23.13.11.-B:
(1) See Sentence 9.23.3.5.(3) for a description of framing types and fastening requirements.
(2) NP = not permitted. Values within round brackets are permitted for *braced wall panels* with gypsum board installed on both sides.

Braced wall band

Braced wall Panel

Reference framing type (1)	Minimum Sheathing Element (2) and Maximum Stud Spacing	Common, Spiral or Ring Thread Nails	Screws	Minimum Number or Maximum Spacing of Fasteners (3)(4) along Panel Edges Fastened to Framing
GWB-O (interior side of WSP and DWB framing types)	12.5 mm gypsum board for 600 mm stud spacing	2.48 mm diameter ring thread with 20 mm penetration into support framing (5)	3.45 mm shank diameter, Type W, with 20 mm penetration into support framing (6)	200 mm o.c. for nails or 300 mm o.c. for screws
GWB-A	12.5 mm gypsum board for 600 mm stud spacing			200 mm o.c. for nails or 300 mm o.c. for screws
GWB-B	12.5 mm gypsum board for 400 mm stud spacing			200 mm o.c.
GWB-C	12.5 mm gypsum board for 400 mm stud spacing			150 mm o.c.
GWB-D	12.5 mm gypsum board, blocked, for 400 mm stud spacing			100 mm o.c.
WSP-A	9.5 mm plywood, OSB or waferboard for 400 mm stud spacing	2.84 mm × 51 mm (8)	NP (9)	150 mm o.c.
WSP-B	11 mm plywood, OSB or waferboard, blocked, (7) for 600 mm stud spacing	3.25 mm × 63 mm (8)		150 mm o.c.
WSP-C	11 mm plywood, OSB or waferboard, blocked, (7) for 600 mm stud spacing	3.25 mm × 63 mm (8)		100 mm o.c.
WSP-D	11 mm plywood, OSB or waferboard, blocked, (7) for 600 mm stud spacing	3.25 mm × 63 mm (8)		75 mm o.c.
WSP-E	15.5 mm plywood, OSB or waferboard, blocked, (7) for 600 mm stud spacing	3.66 mm × 63 mm (8)		75 mm o.c.
DWB	19 mm diagonal lumber board, for 600 mm stud spacing	3.25 mm × 63 mm (8)	3.25 mm × 51 mm	2 per support framing where lumber width ≤ 184 mm or 3 per support framing where lumber width > 184 mm

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