



① Front 3D



② Rear 3D

THIS HOME TO MEET STEP 4 OF THE ENERGY STEP CODE. REFER TO THE BC ENERGY COMPLIANCE REPORT FOR MINIMUM SPECIFICATIONS.

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HARMONY CO-ORDINATION SERVICES LTD.
PHONE: (250) 765-5191
2065 PIER MAC WAY, KELOWNA, B.C.

PROPOSED RESIDENCE OF:
MR. & MRS. SMITH
10237 81ST STREET
OSOYOOS, B.C.

DRAWING TITLE:
ORTHOGRAPHIC 3DS

DRAWING SCALE:

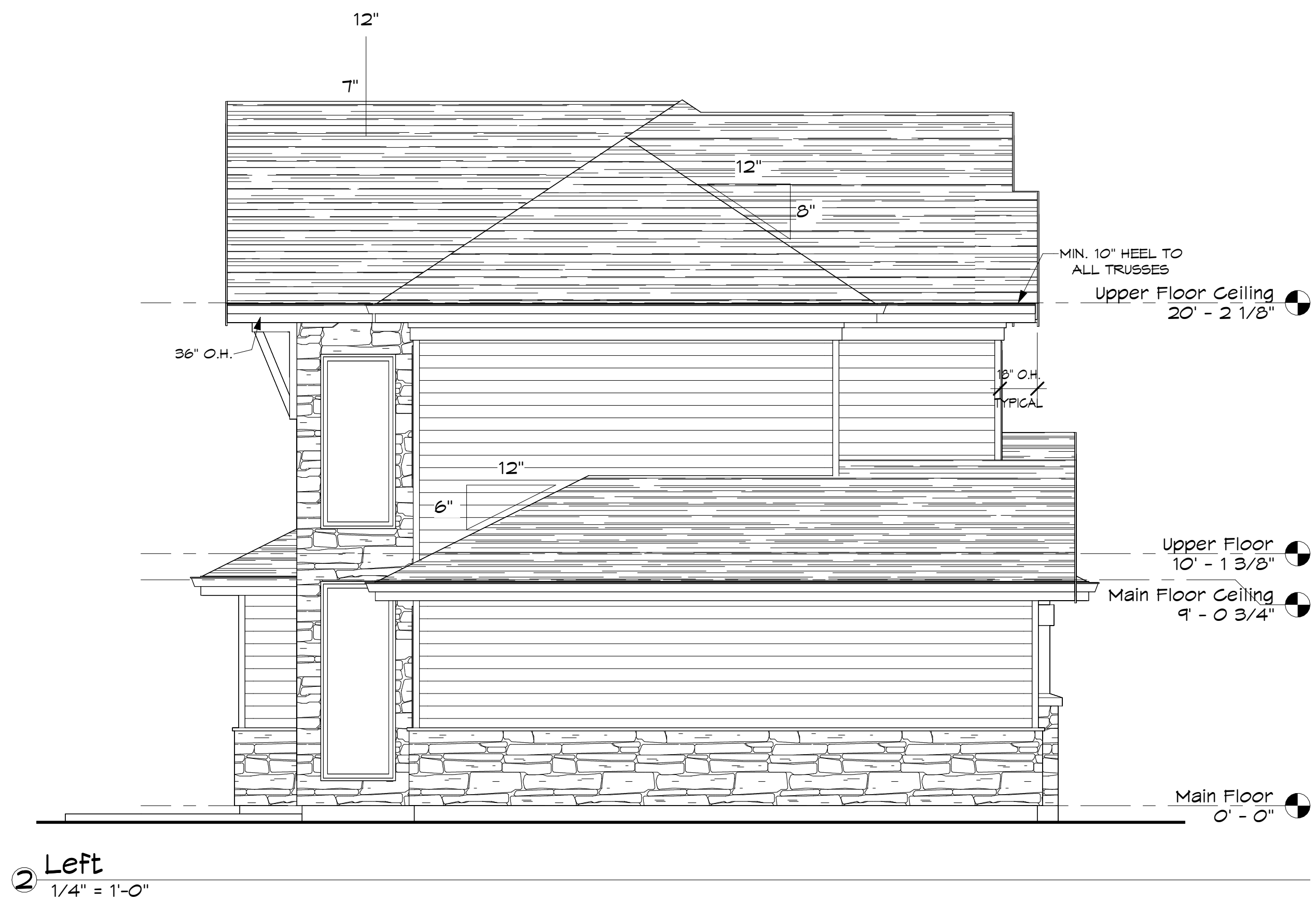
DATE: NOVEMBER 21, 2025

REV. DATE: JAN 1, 2026

DRN. BY: J.A.S.

1

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DRAWING TITLE:
ELEVATIONS 1

DRAWING SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 21, 2025

REV. DATE: JAN 1, 2026

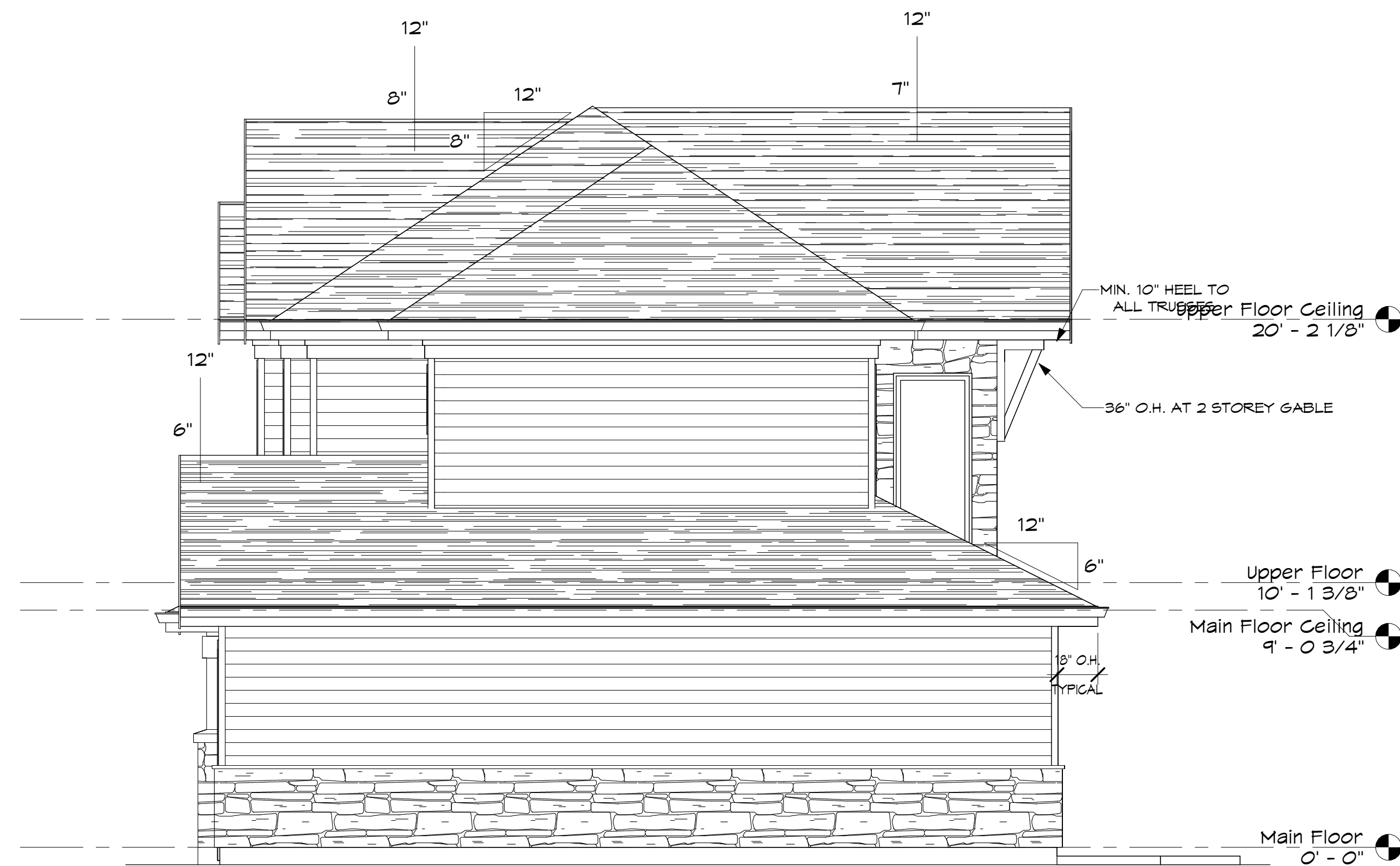
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2

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① Rear
1/4" = 1'-0"



② Right
1/4" = 1'-0"

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DRAWING TITLE:
ELEVATIONS 2

DRAWING SCALE: 1/4" = 1'-0"

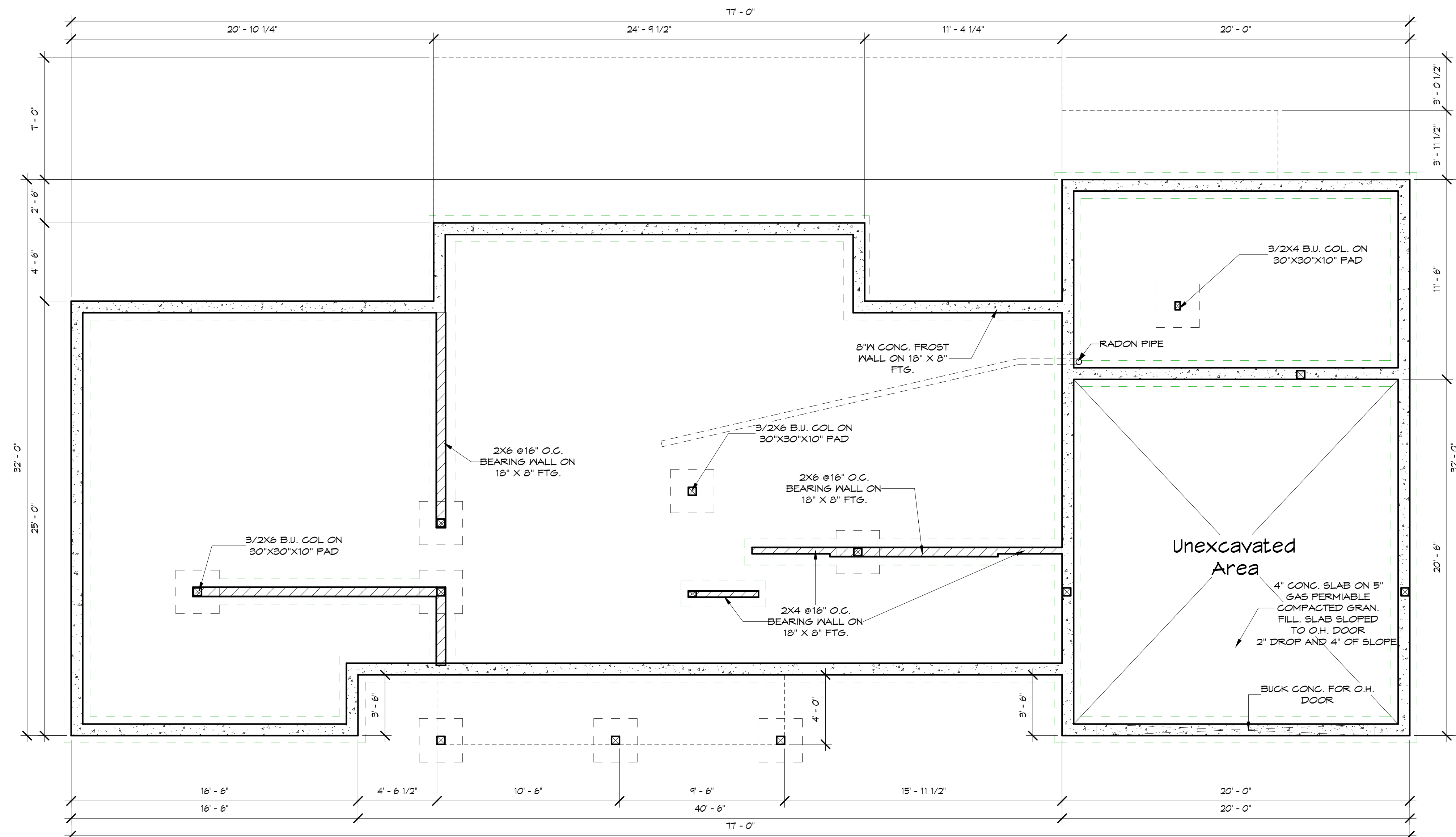
DATE: NOVEMBER 21, 2025

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3

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① Foundation Plan
1/4" = 1'-0"

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DRAWING TITLE:
FOUNDATION PLAN

DRAWING SCALE: 1/4" = 1'-0"

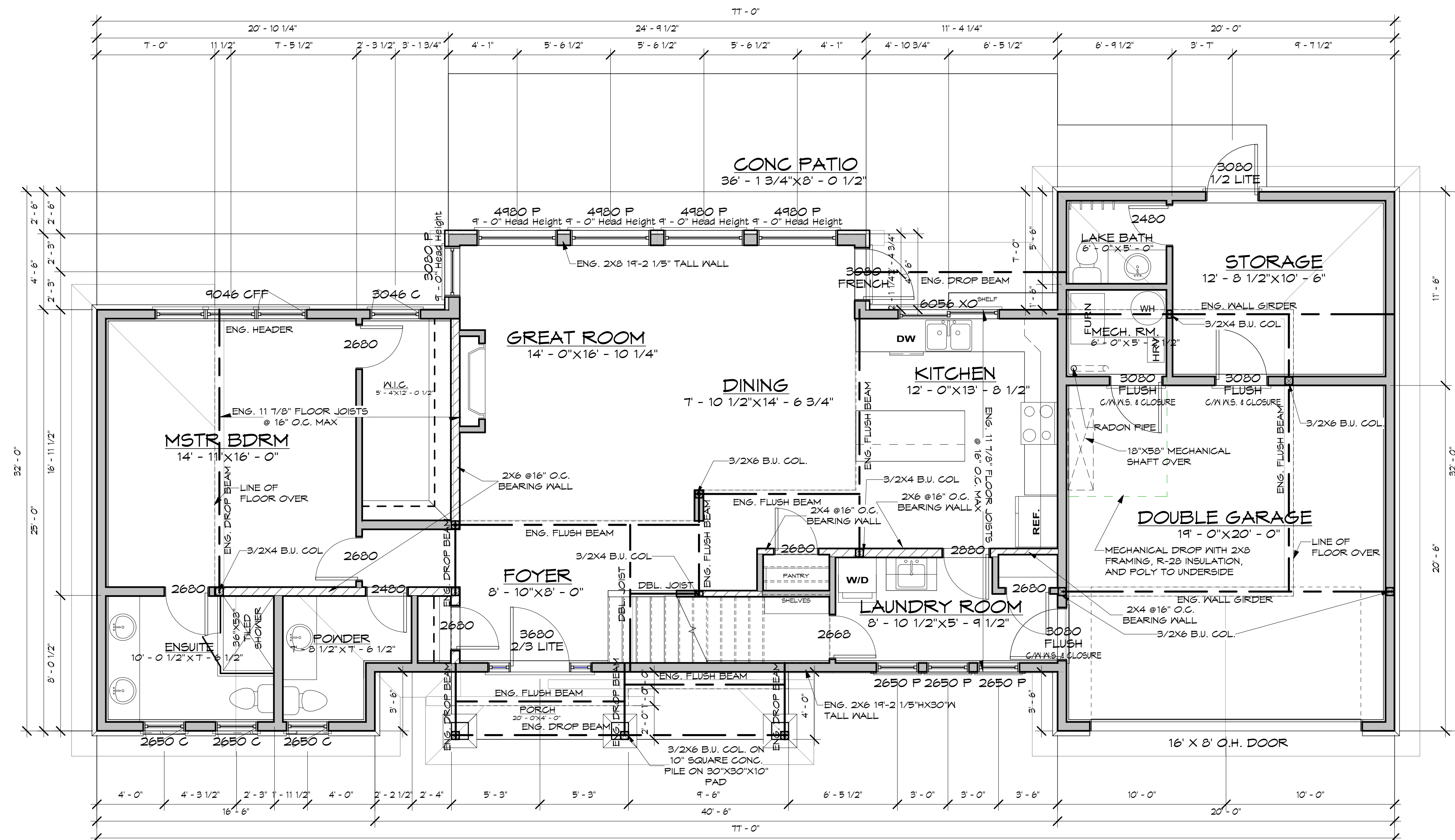
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NOTE:
• ALL WINDOWS ARE
FRAMED AT T8" UNLESS
NOTED OTHERWISE

THIS HOME TO MEET STEP 4 OF
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Level	Name	Area	Ceiling Height
Main Floor	FINISHED	1414 SF	9' - 0 3/4"
Main Floor	MECH. RM.	138 SF	9' - 0 3/4"
Main Floor	GARAGE	401 SF	9' - 0 3/4"
Main Floor	LAKE BATH	40 SF	9' - 0 3/4"
Upper Floor	FINISHED	945 SF	9' - 0 3/4"

① Main Floor
1/4" = 1'-0"

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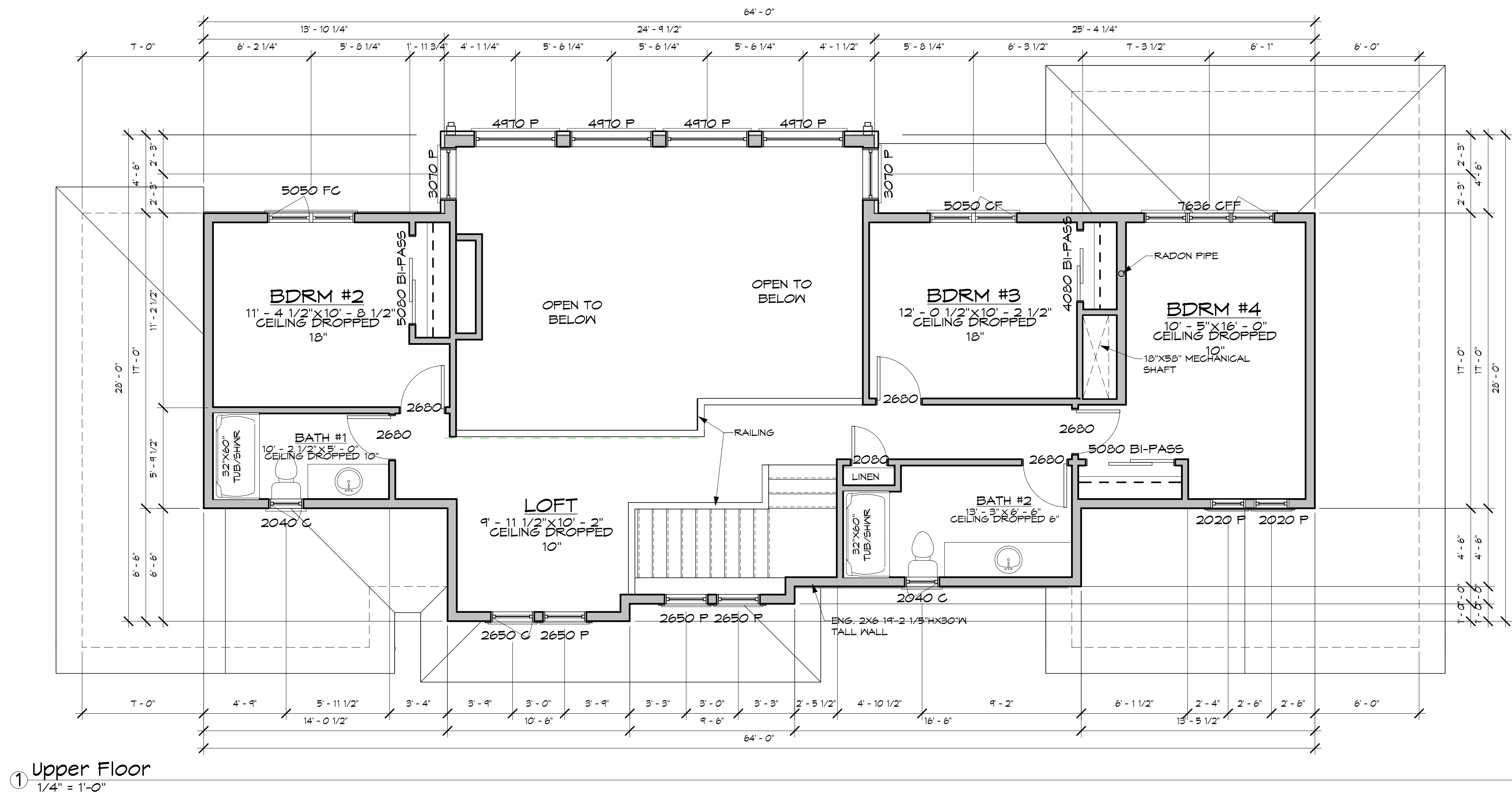
DRAWING TITLE:
MAIN FLOOR PLAN

DRAWING SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 21, 2025

REV. DATE: JAN 1, 2026

DRN. BY: J.A.S.



- NOTE:
- ALL WINDOWS ARE FRAMED AT 8'0" UNLESS NOTED OTHERWISE
 - DRYWALL TO BE INSTALLED TO ALL CEILINGS BEFORE MECHANICAL IS INSTALLED TO SUPPORT INSULATION AND POLY
 - ALL CEILINGS ARE DROPPED DUE TO MECHANICAL DUCTING - SEE EACH ROOM FOR HEIGHT OF DROP

THIS HOME TO MEET STEP 4 OF THE ENERGY STEP CODE. REFER TO THE BC ENERGY COMPLIANCE REPORT FOR MINIMUM SPECIFICATIONS.

Level	Name	Area	Ceiling Height
Main Floor	FINISHED	1414 SF	9' - 0 3/4"
Main Floor	MECH. RM.	188 SF	9' - 0 3/4"
Main Floor	GARAGE	401 SF	9' - 0 3/4"
Main Floor	LAKE BATH	40 SF	9' - 0 3/4"
Upper Floor	FINISHED	945 SF	9' - 0 3/4"

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DRAWING TITLE:
UPPER FLOOR PLAN

DRAWING SCALE: 1/4" = 1'-0"

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BC STEP CODE COMPLIANCE CHECKLIST
- PERFORMANCE PATHS FOR PART 9
BUILDINGS



Checklist Last Updated: 11/28/2025

A: PROJECT INFORMATION

Building Permit #:	TBD
Builder:	Harmony Co-ordination Services Ltd.
Project Address:	10237 81ST ST
Municipality / District:	OSOYOOS
Postal Code:	V0H 1V2
PID or Legal Description:	029-296-722

Pre Construction

Building Type	Single Detached
# of Dwelling Units:	1

B: CODE COMPLIANCE SUMMARY

BC Building Code Performance Compliance Path:

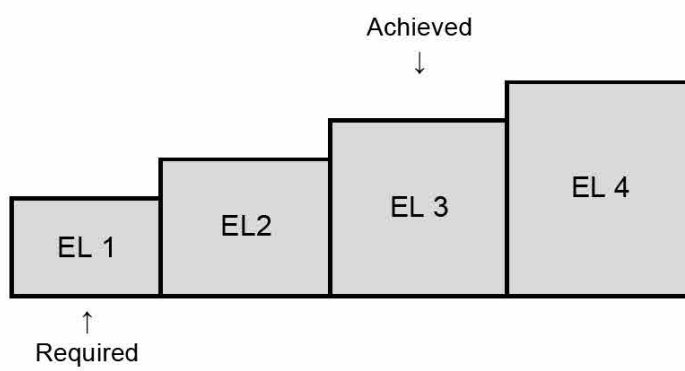
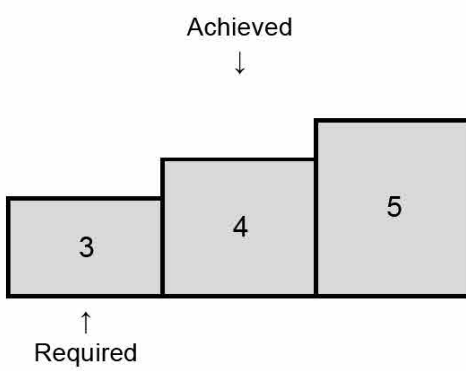
9.36.6. BC Energy Step Code ERS

Energy Step Code
Step Required
3

Zero Carbon Step Code
Level Required
EL 1 - Measure Only

Proposed Step Achieved
4

Proposed Level Achieved
EL 3 - Strong



Based on info provided by the builder & the following drawings:

Plan Author	Harmony Homes
Plan Version	N/A
Plan Date	11/21/2025

C: COMPLETED BY

Full Name (Print):	Brendon Gray	Date (YYYY-MM-DD):	11/28/2025
Company Name:	Egnite Sustainability Inc.	Service Organisation:	CHBA-BC
Phone:	1-250-575-3828	Energy Advisor ID #:	51H8
Address:	227-1889 Springfield Rd	CODECO placed in Field 8 of H2K	x
Email:	info@egnite.ca		

P File #

51H8P00514

D: BUILDING CHARACTERISTICS SUMMARY

	Details (Assembly / System Type / Fuel Type / Etc.)	Average Effective RSI	
Roof / Ceilings	Gable / Hip Attic Roof Truss 24"OC; R50 Fiberglass	8.50 RSI	
Above Grade Walls	2X6" Wood Studs 24"OC W/ R24 Fiberglass	3.25 RSI	
	2X6" Wood Studs 16"OC W/ R24 Fiberglass		
Rim Joists / Floor Headers and Lintels	Floor Headers W/R22 Spray	3.90 RSI	
Floors Over Unheated Space	2x12" I Joist, 16"OC, R28 Spray Foam or Batt Insulation	5.37 RSI	
Walls Below Grade	NA	NA	
Slabs	4" Slab On Grade W/ R15 Underslab	2.64 RSI	
Windows and glazed doors	Double Glazed Windows & Doors, Low-E, Argon Filled (Average)	Performance Values	
		USI	SHGC
		U1.42	0.28
Doors	Fiberglass & Steel Insulated	RSI	1.07
Air Barrier System & Location	Walls: Interior Poly And Calk & Exterior Sealed Membrane Ceilings Interior Poly And Calking	ACH	1.50
		NLA	0.68
		NLR	0.51
Space Heating/ Cooling	Principal	HSPF	7.50
	Ducted Air Source Heat Pump	SEER	15.00
	Supplementary Natural Gas Furnace	AFUE	96.00
Domestic Hot Water	NA	-	
	Electric Conventional Storage Tank Hot Water Heater	% Eff	78W HL
Ventilation	Heat Recovery Ventilator (HRV)	% EFF	L/s
		70.00	35.00
Other			
Fossil Fuels			

Checklist Last Updated: 11/28/2025

E: 9.36.5. ENERGY PERFORMANCE COMPLIANCE

Complete this section if using the Energy Performance Compliance Path in Subsection 9.36.5.

Proposed House Energy Consumption (GJ/year)	
HVAC	
DHW Heating	
SUM	0

Reference House Rated Energy Target (GJ/year)	
HVAC	
DHW Heating	
SUM	0

The airtightness value used in the energy model calculations for the Proposed house is:

Or Testing Target: 1.50

The above calculation was performed in compliance with Subsection 9.36.5. of Division B:

F: 9.36.6. ENERGY STEP CODE COMPLIANCE

Proposed House Rated Energy Consumption (GJ/year):	43	Reference House Rated Energy Target (GJ/year):	84
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Proposed House Metrics	Unit	Proposed Step Requirement	Proposed Calculations	
			Proposed House Result	Proposed House Pass or Fail
Step Code Level	Step 3, 4 or 5	4		
Mechanical Energy Use Intensity (MEUI)	kWh/(m ² ·year)	55 (max)	53	Pass
% Improvement	%	40 (min)	49	
Thermal Energy Demand (TEDI)	kWh/(m ² ·year)	31 (max)	53	Pass
% Heat Loss Reduction	%	20 (min)	20	
Airtightness in Air Changes per Hour at 50 Pa differential	ACH @ 50 Pa	1.5 (max)	1.50	
Normalized Leakage Area (NLA ₁₀)	10 Pa (cm ² /m ²)	0.72 (max)	0.68	Pass
Normalized Leakage Rate (NLR ₅₀)	L/s/m ²	0.53 (max)	0.51	
Step Code Requirements Met:			Yes	

Software Used:	Hot2000	Version:	11.13b43
Heated Floor Area (m ²)	226.30	Climate Data (Location):	OSOYOOS
Building Volume (m ³)	794.20	Degree Days Below 18°C (HDD):	3070
Building Surface Area (m ²)	654.20		
FWDR:	23.4%	% Of Space Cooled	More than 50%

G: ZERO CARBON STEP CODE

Proposed House Metrics	Unit	Proposed Level Requirement	Proposed Calculations	
			Proposed House Result	Proposed House Pass or Fail
Zero Carbon Step Code Level	EL-1 - EL-4	EL 3 - Strong		
Total GHG	kg CO _{2e} /year	440 (max)	547	Fail
CO _{2e} per floor area with max	Per Floor area	kg CO _{2e} /m ² /year	2.5 (max)	2.4
	Max	kg CO _{2e}	800 (max)	547
Prescriptive	Heating	Zero Carb	Carbon	
	Hot Water	Zero Carb	Zero Carb	Fail
	All building systems, equipment and appliances	NA	Zero Carb	
Target Reached:			Yes	

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DRAWING TITLE:
ENERGY REPORT

DRAWING SCALE:

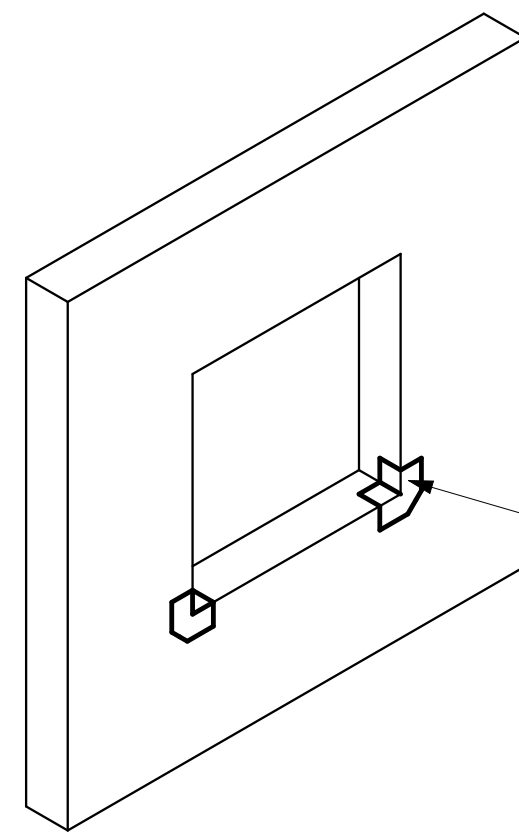
DATE: NOVEMBER 21, 2025

REV. DATE: JAN 1, 2026

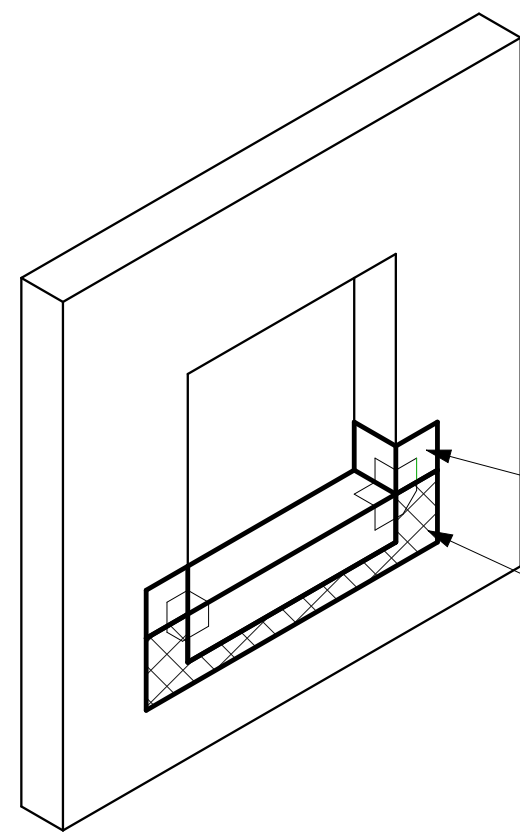
DRN. BY: J.A.S.

8

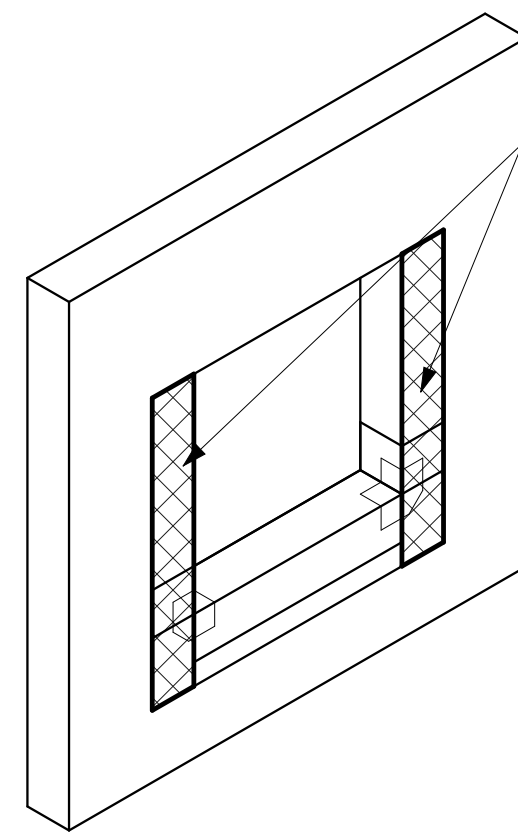
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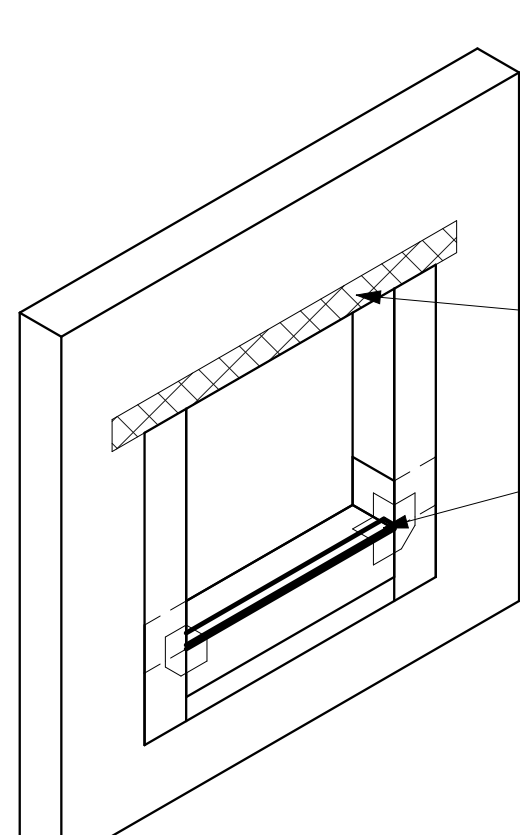
① Window Detail Step #1
1/2" = 1'-0"



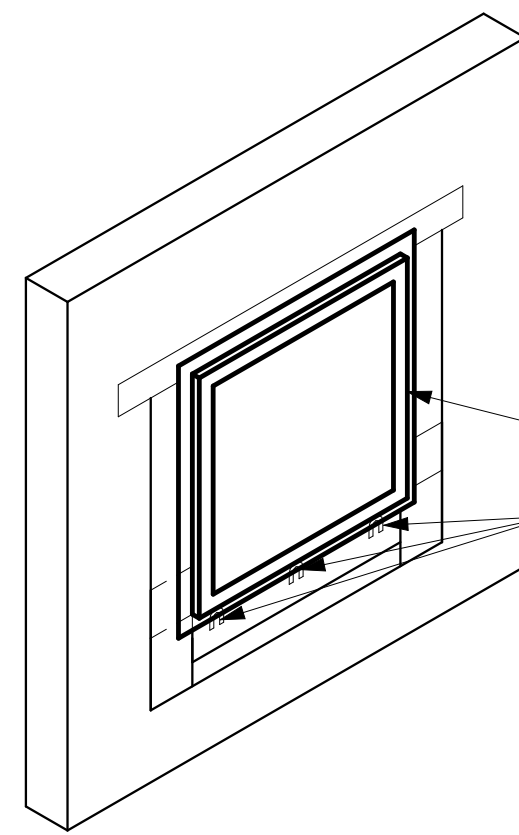
② Window Detail Step #2
1/2" = 1'-0"



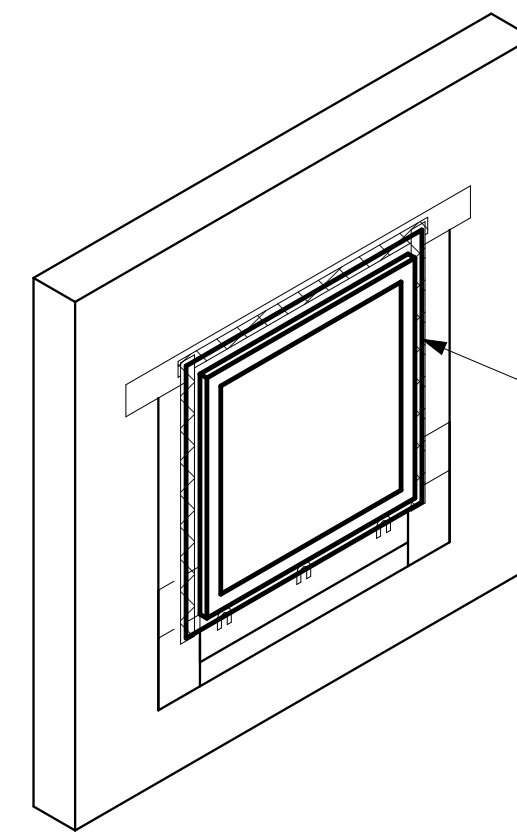
③ Window Detail Step #3
1/2" = 1'-0"



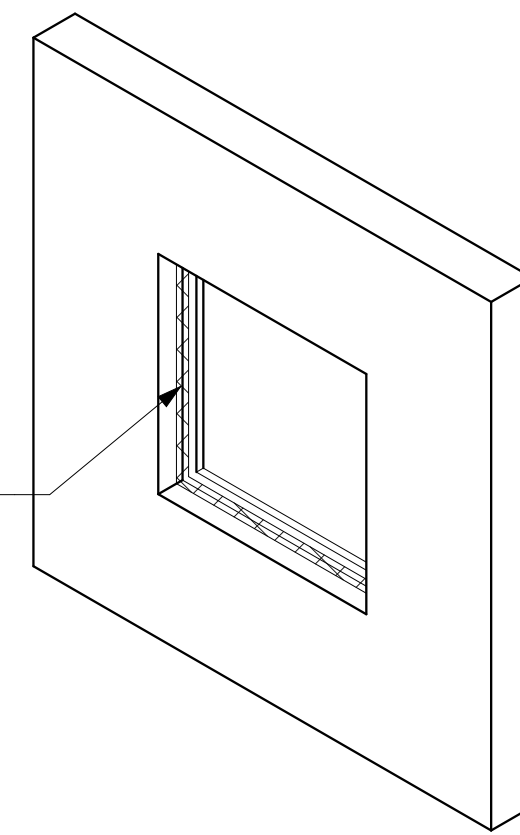
④ Window Detail Step #4
1/2" = 1'-0"



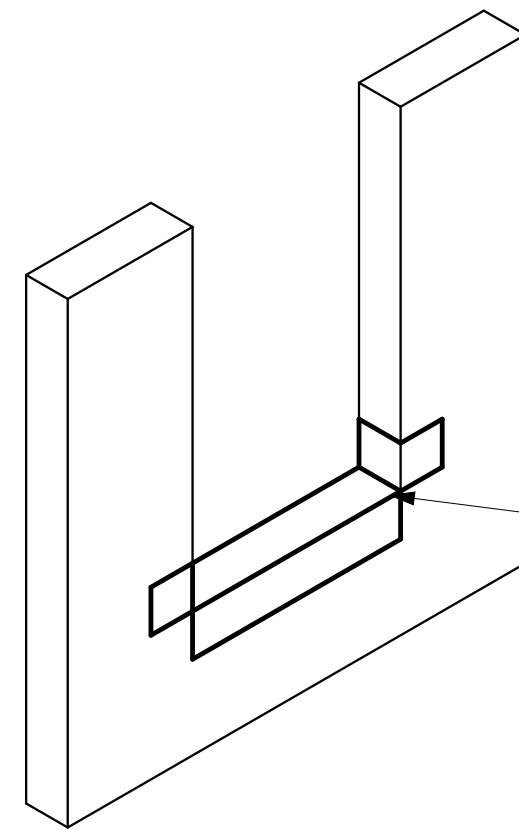
⑤ Window Detail Step #5
1/2" = 1'-0"



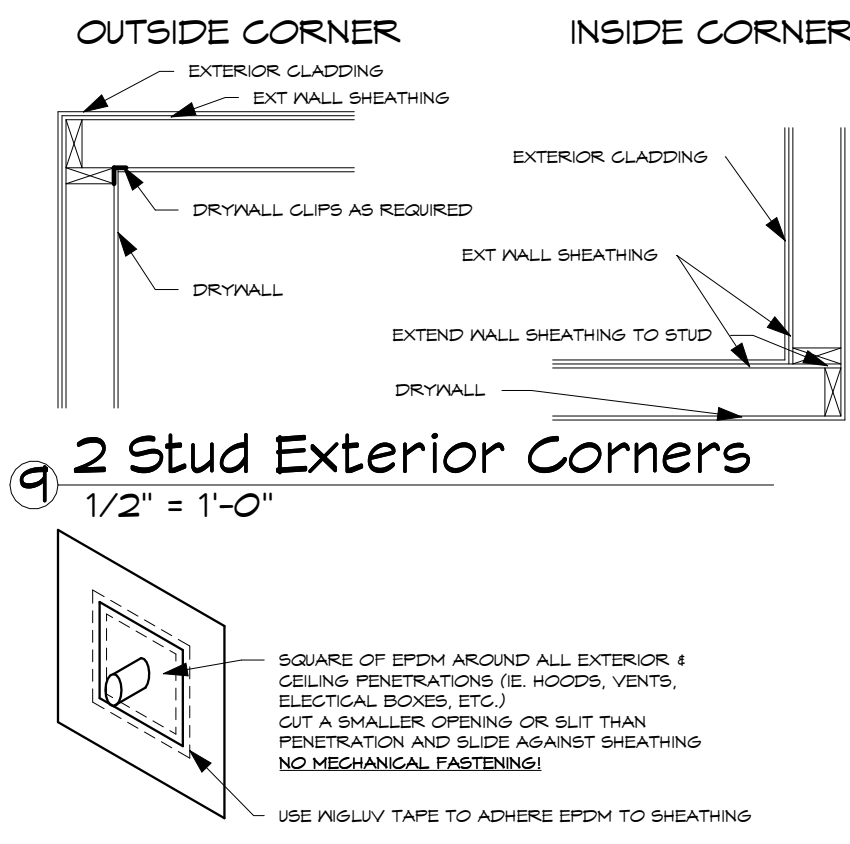
⑥ Window Detail Step #6
1/2" = 1'-0"



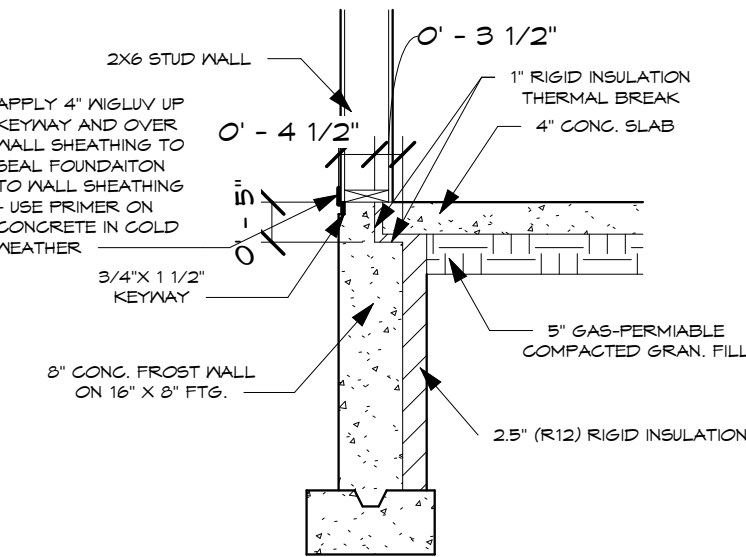
⑦ Interior Window Detail
1/2" = 1'-0"



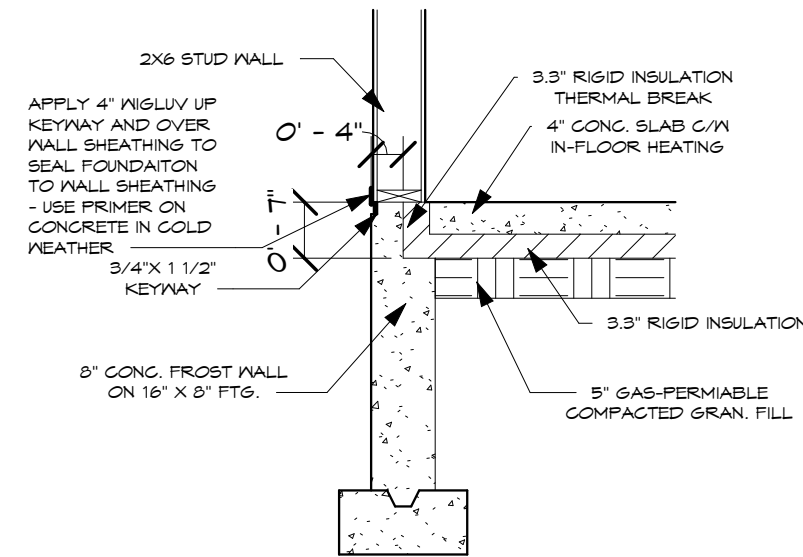
⑧ Door Sill Detail
1/2" = 1'-0"



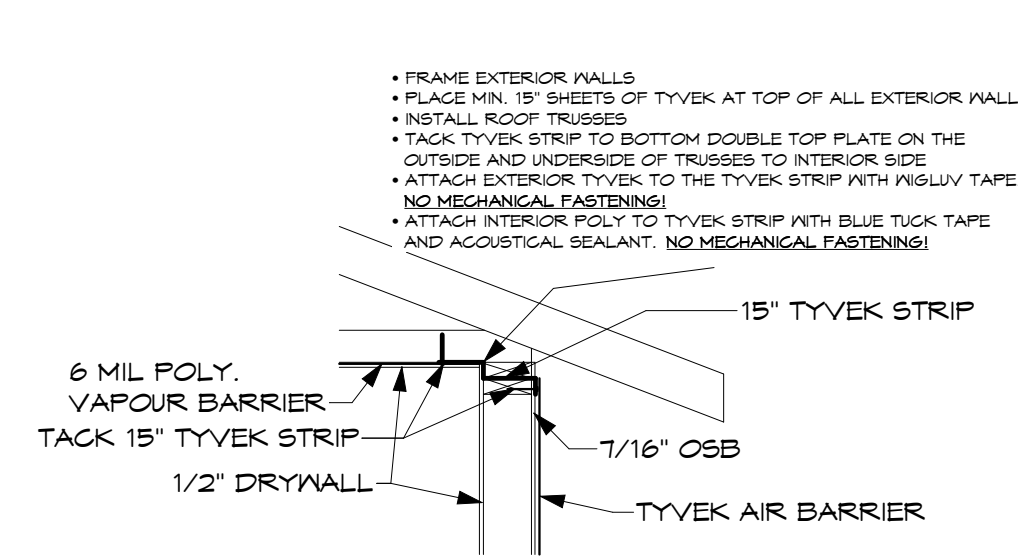
⑨ 2 Stud Exterior Corners
1/2" = 1'-0"



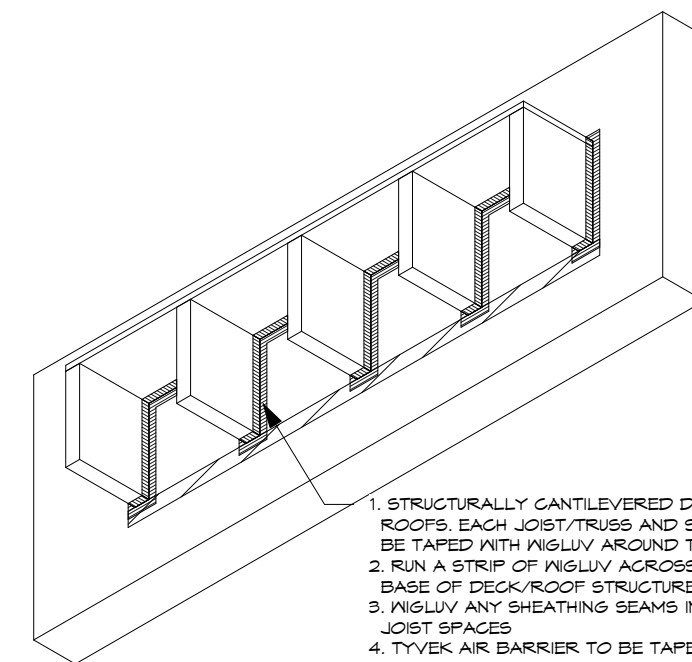
⑪ Frost Wall Detail
1/2" = 1'-0"



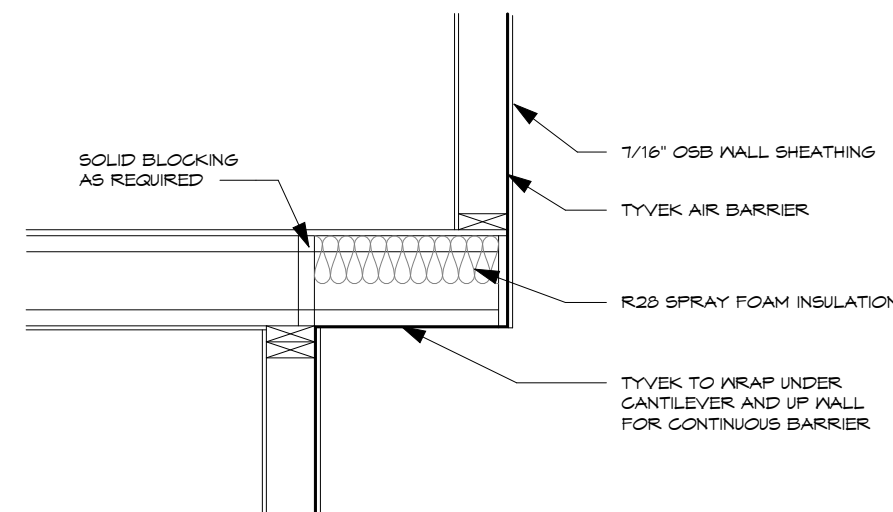
⑫ Heated Slab Detail
1/2" = 1'-0"



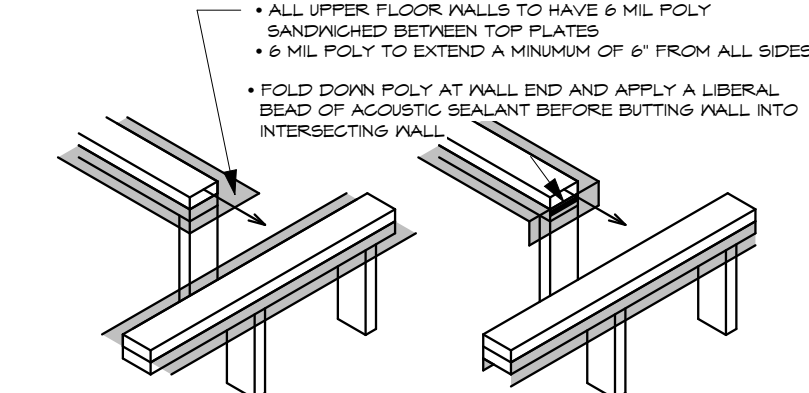
⑬ Exterior Wall Air Barrier Detail
1/2" = 1'-0"



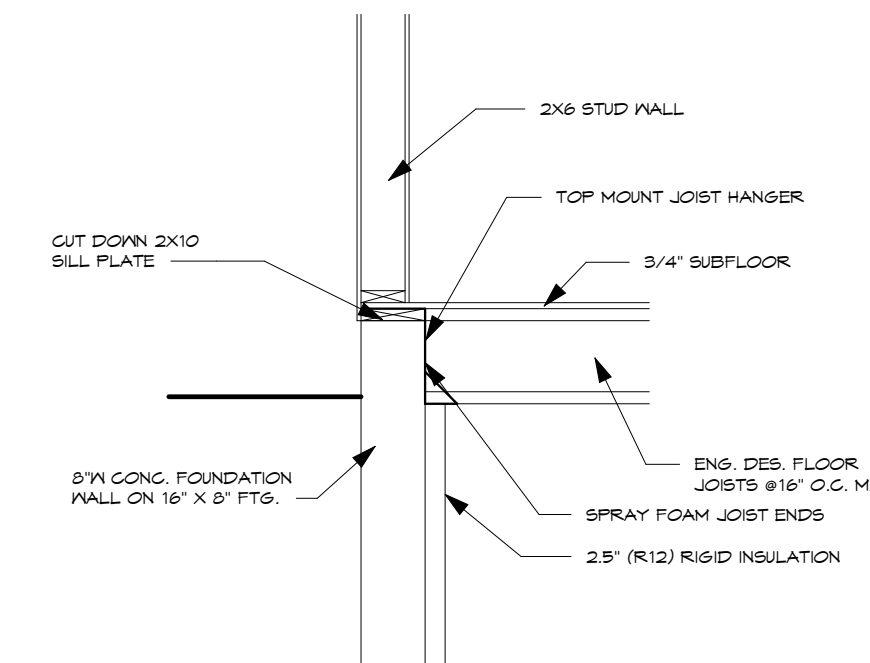
⑭ Cantilevered Deck Air Barrier Detail
1/2" = 1'-0"



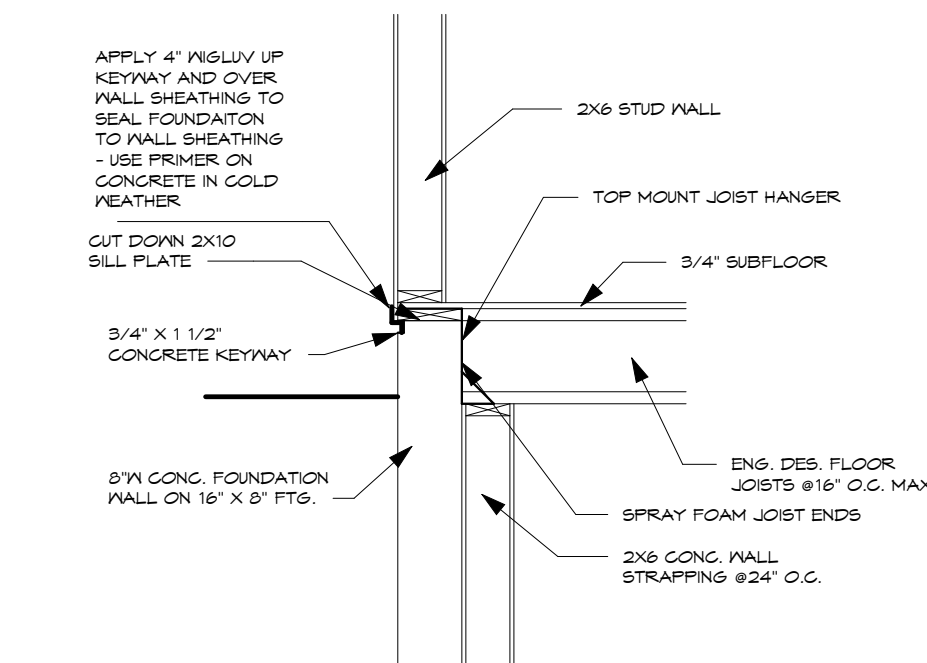
⑮ Cantilever Air Barrier Detail
1/2" = 1'-0"



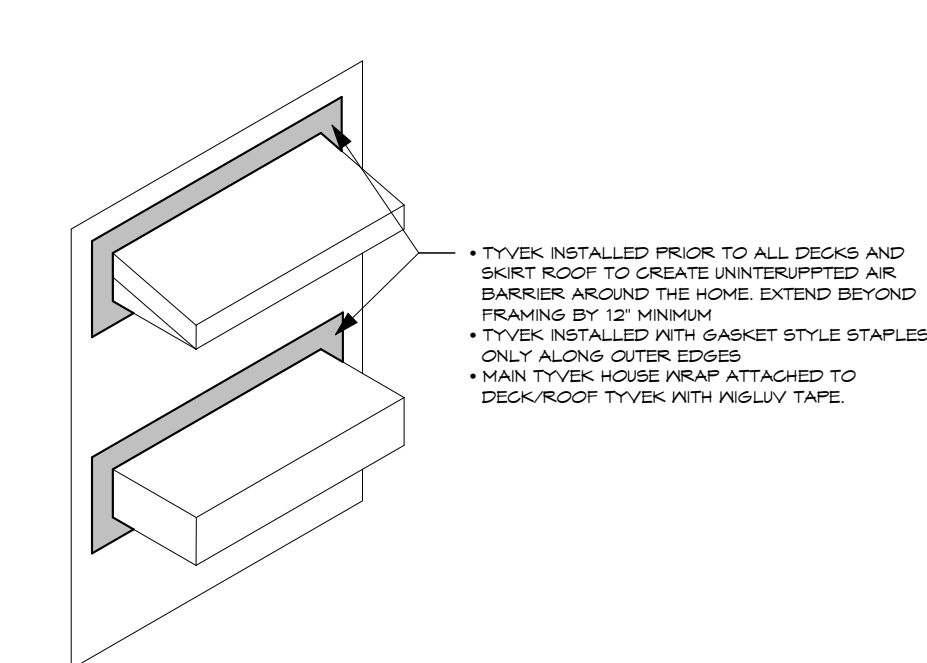
⑯ Ceiling Air Barrier Detail
1/2" = 1'-0"



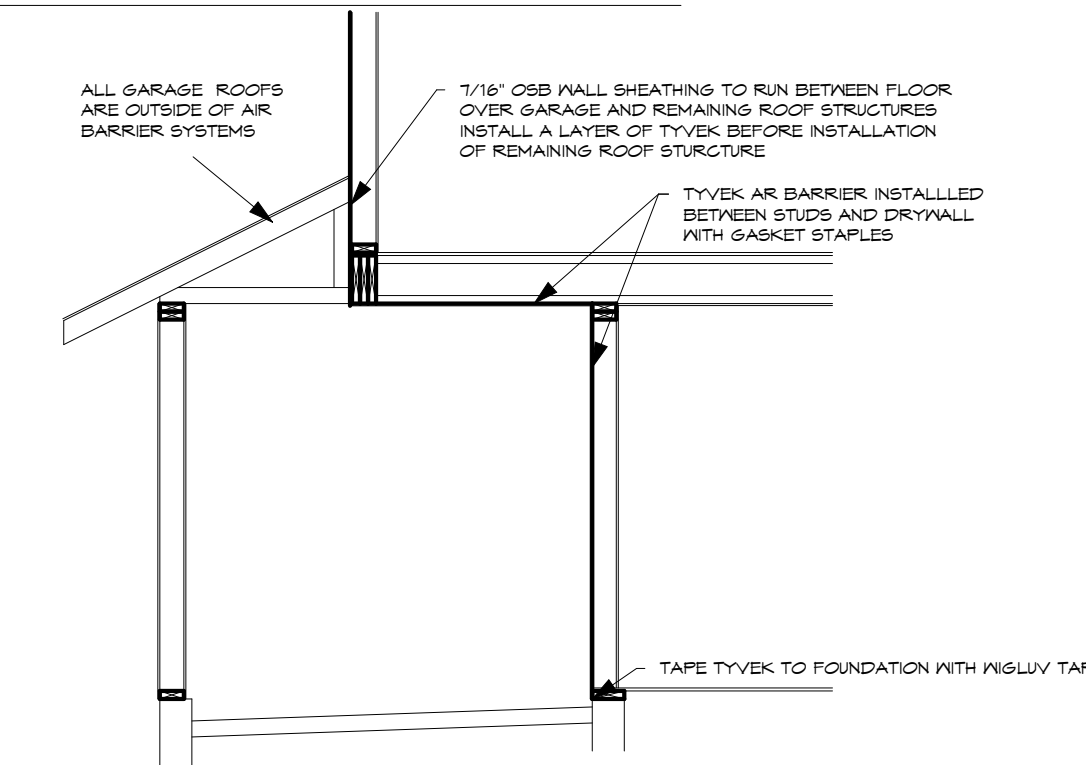
⑰ Crawlspace Recessed Joist Detail
1/2" = 1'-0"



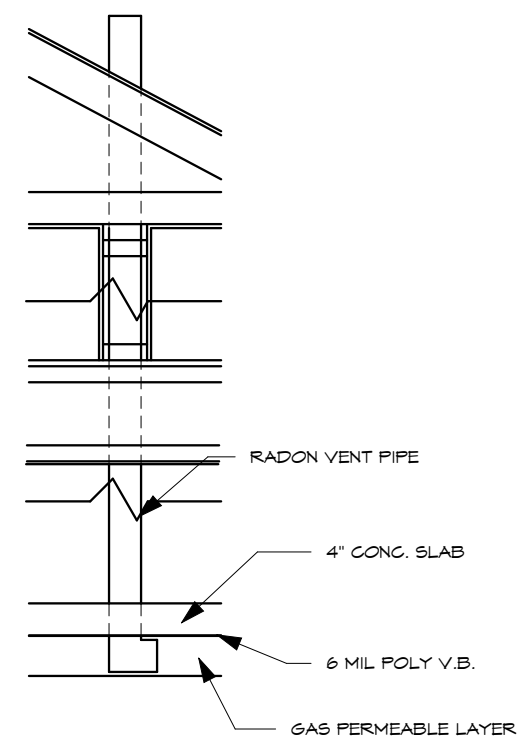
⑱ Recessed Joist Detail c/w 1 Plate
1/2" = 1'-0"



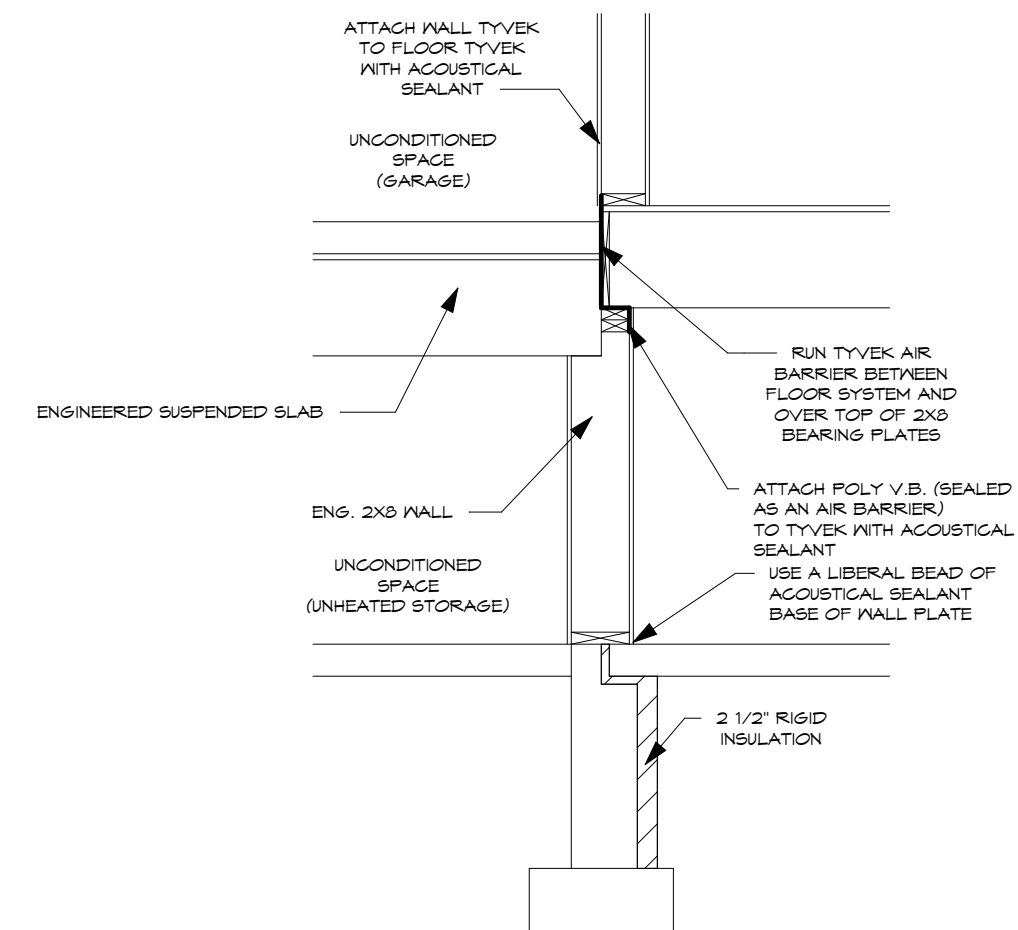
⑲ Deck or Skirt Roof Air Barrier Detail
1/4" = 1'-0"



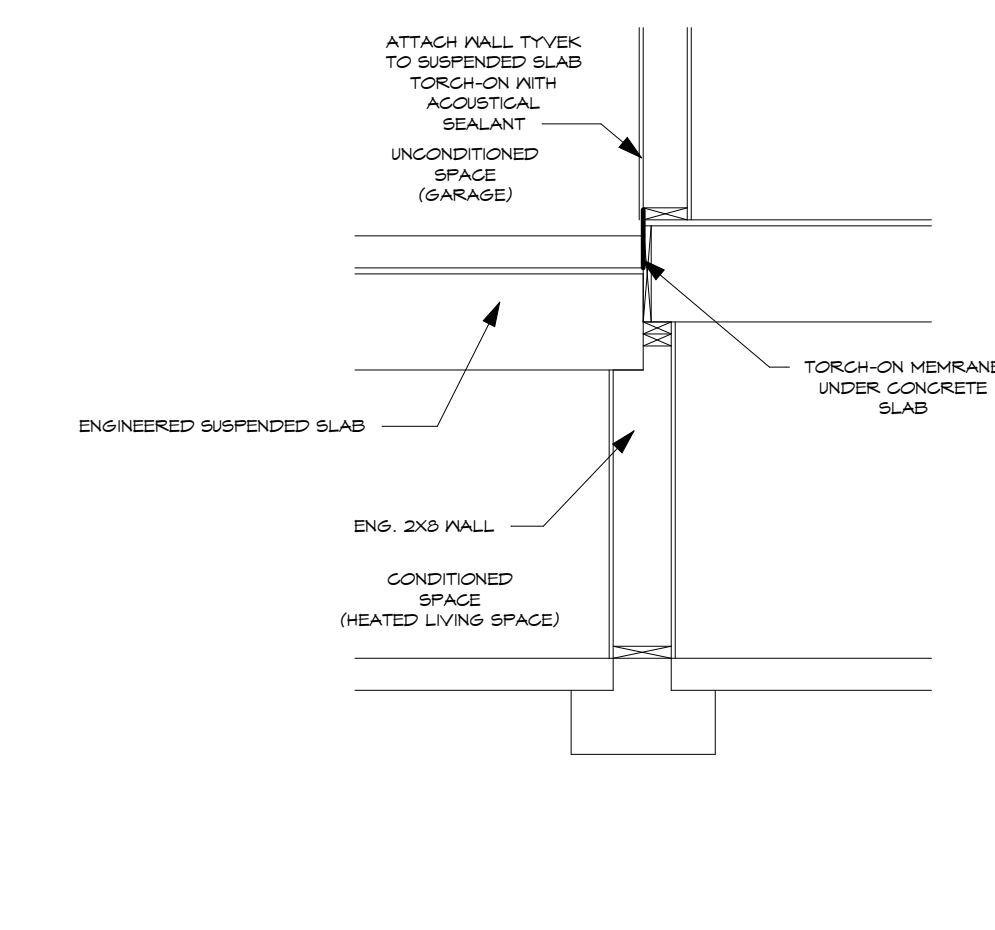
⑳ Garage Air Barrier Detail
1/4" = 1'-0"



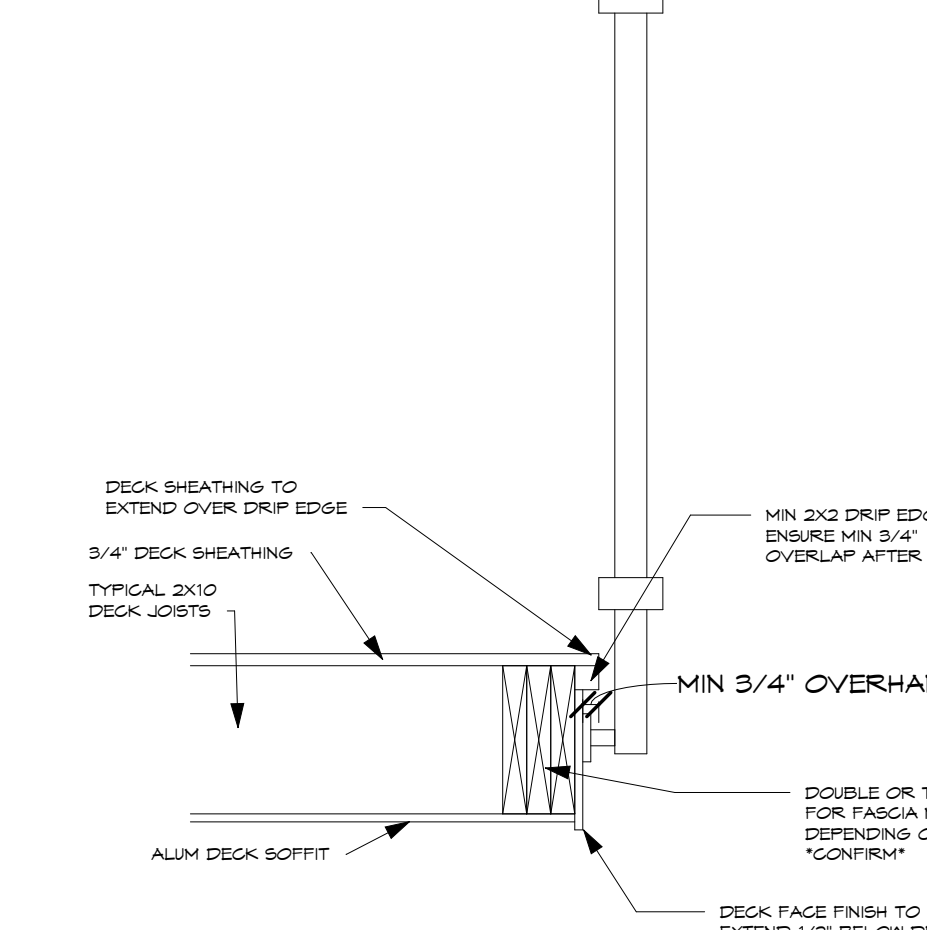
⑳ Radon Depressurization Detail
1/2" = 1'-0"



㉒ Unheated Suspended Slab Detail
1/2" = 1'-0"



㉓ Heated Suspended Slab Detail
1/2" = 1'-0"



㉔ Deck Drip Edge Detail
1" = 1'-0"

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DRAWING TITLE:
TYPICAL DETAILS

DRAWING SCALE: As indicated

DATE: NOVEMBER 21, 2025

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DRN. BY: J.A.S.

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