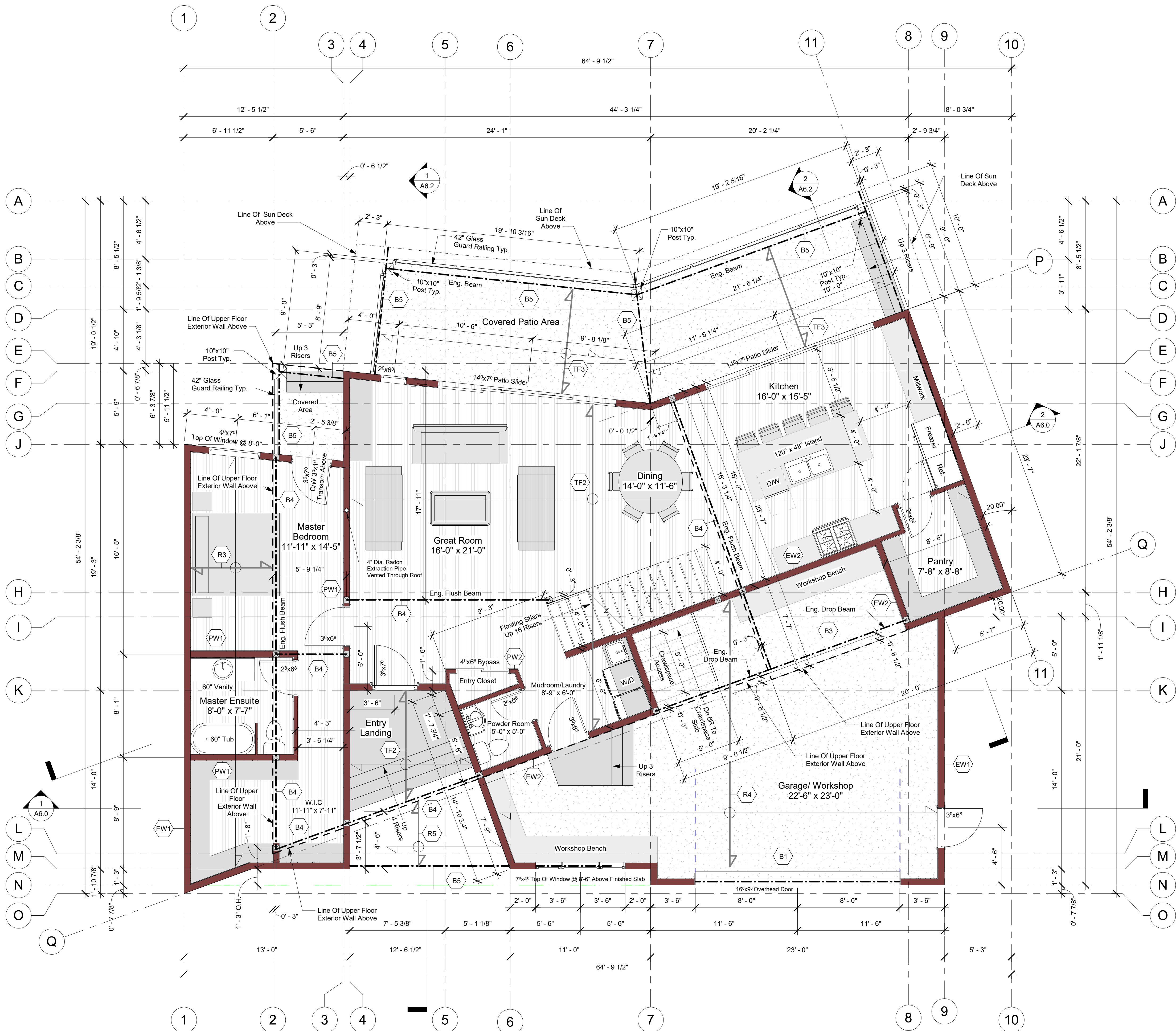




1 Main Floor
1/4" = 1'-0"

Construction Notes:

- (B1) **Eng. Beam** - Eng. Lintel
- (B2) **Beam** - 4Ply 2"x10" Built Up Beam
- (B3) **Beam** - 3Ply 14"x 1 3/4" LVL Eng. Drop Beam
- (B4) **Beam** - 3Ply 14"x 1 3/4" LVL Eng. Flush Beam
- (B5) **Beam** - 4Ply 2"x12" Built Up Beam
- (EW1) **Exterior Walls**
Hardi Siding
5/8" OSB or Equal Sheathing
2x6 #2 SPF Studs @ 16" O.C.
R-24 Insulation
6 Mil. Poly V.B.
1/2" Gypsum board
- (EW2) **Garage/Dwelling Walls**
1/2" Gypsum board
2x6 #2 SPF Studs @ 16" O.C.
R-24 Insulation
6 Mil. Poly V.B.
1/2" Gypsum board
- (BW1) **Bearing Wall**
8"x18" Conc. Strip Footings 20 MPA
C/W 2-15m Rebar Continuous
1/2" Gypsum board
2x6 #2 SPF Studs @ 16" O.C.
1/2" Gypsum board
- (F1) **Foundation Wall**
10"x30" L' Conc. Strip Footings 20 MPA
C/W 4-15m Rebar Continuous
8" Conc. Fndn Wall 20 MPA
C/W 2-15m Rebar Continuous At Top Of Wall
2 Coats Asphalt Coating
3.5" Rigid Insulation
- (F2) **Foundation Wall**
8"x18" Conc. Strip Footings 20 MPA
C/W 2-15m Rebar Continuous
8" Conc. Fndn Wall 20 MPA
C/W 2-15m Rebar Continuous At Top Of Wall
2 Coats Asphalt Coating
3.5" Rigid Insulation
- (F3) **Foundation Wall**
10"x30" L' Conc. Strip Footings 20 MPA
C/W 4-15m Rebar Continuous
8" Conc. Fndn Wall 20 MPA
C/W 2-15m Rebar Continuous At Top Of Wall
- (F4) **Foundation Wall**
8"x24" Conc. Strip Footings 20 MPA
C/W 2-15m Rebar Continuous
8" Conc. Fndn Wall 20 MPA
C/W 2-15m Rebar Continuous At Top Of Wall
2 Coats Asphalt Coating
3.5" Rigid Insulation
- (FS1) **Conc. Floor Slab - Garage**
4" - 32 mpa Conc. Slab
C/W 10m Bars @ 24" O.C. Each Way
2" XPS (0.88 RSI Per Inch)
6 Mil Poly. Vapor Retarder
On 4" Compacted Granular Fill
- (FS2) **Crawlspace Slab**
2" Conc. Skim Coat Over
6mm Poly Moisture Barrier
-On 4" Compacted Granular Fill
c/w 4"Dia. Radon Extraction Pipe
- (FS3) **Conc. Floor Slab - Garage**
4" - 32 mpa Conc. Slab
C/W 10m Bars @ 24" O.C. Each Way
6 Mil Poly. Vapor Retarder
On 4" Compacted Granular Fill
- (P1) **Conc. Bearing Pad**
24"x24"x8" Conc. Pad
C/W 3-15m Bars E/W
- (P2) **Conc. Bearing Pad**
30"x30"x10" Conc. Pad
C/W 4-15m Bars E/W

- (PW1) **Partition Wall Typ.**
1/2" Gypsum board
2x6 SPF #2 Studs @ 16" O.C.
1/2" Gypsum board
- (PW2) **Partition Wall Typ.**
1/2" Gypsum board
2x4 SPF #2 Studs @ 16" O.C.
1/2" Gypsum board
- (R1) **Roof Construction - Flat Roof**
"Torch On" Roofing Membrane
5/8" Plywood or Equivalent Sheathing
2x1 Counter Batten
18" Eng. Roof Trusses @ 24" O.C.
R-28 Insulation (Min.)
6 Mil. Poly V.B.
1/2" C.D. Gypsum board
- (R2) **Roof Construction - Flat Roof**
"Torch On" Roofing Membrane
5/8" Plywood or Equivalent Sheathing
2x1 Counter Batten
24" Eng. Roof Trusses @ 24" O.C.
R-28 Insulation (Min.)
6 Mil. Poly V.B.
1/2" C.D. Gypsum board
- (R3) **Roof Construction - Flat Roof**
"Torch On" Roofing Membrane
5/8" Plywood or Equivalent Sheathing
2x1 Counter Batten
2x12 Roof Rafters @ 24" O.C.
R-28 Insulation (Min.)
6 Mil. Poly V.B.
1/2" C.D. Gypsum board
- (R4) **Roof Construction - Flat Roof**
"Torch On" Roofing Membrane
5/8" Plywood or Equivalent Sheathing
2x1 Counter Batten
14" Eng. Eng I Joists @ 24" O.C.
R-28 Insulation (Min.)
6 Mil. Poly V.B.
1/2" C.D. Gypsum board
- (R5) **Roof Construction - Flat Roof**
"Torch On" Roofing Membrane
5/8" Plywood or Equivalent Sheathing
2x1 Counter Batten
14" Eng. Eng I Joists @ 24" O.C.
Soffit To Owner Specs

- (TF1) **Typical Floor**
Finish As Per Owners Specs
3/4" T & G Plywood
11 7/8" Eng. I Joists @ 16" O.C.
- (TF2) **Typical Floor**
Finish As Per Owners Specs
3/4" T & G Plywood
14" Eng. I Joists @ 16" O.C.
1/2" C.D. Gypsum Board
- (TF3) **Typical Floor - Sundeck**
Waterproof Finish
3/4" T & G Plywood
2x10 Joists @ 16" O.C.
Soffit to Owners Specs.

Spot Elevations

Main Floor-	340.02m
Underside Of Main Floor Joists-	339.70m
Garage Slab-	339.31m
Crawlspace Slab-	338.20m

Floor Area Calculations

Main Floor-	1524sq.ft
Top Floor-	1485sq.ft
Garage/Workshop-	650 sq.ft
Total Floor Area-	3659sq.ft
Covered Patio-	370 sq.ft

ODC

OKANAGAN DEVELOPMENT CONSULTANTS
MIKE NIELD

LAND & BUILDING DEVELOPMENT
CONSULTANTS

13222 KELLY AVE. SUMMERLAND BC.
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WEBSITE: www.odcinc.ca

PROJECT

PROPOSED SINGLE
FAMILY DWELLING
FOR
ALEN COLTIS

PROJECT ADDRESS

260 ALDER AVE
KALEDEN, BC

START DATE 05/21/2026

ISSUED FOR CLIENT REVIEW 01/21/2026

REVISION 1

REVISION 2

REVISION 3

ISSUED FOR DWP PERMIT 10/02/2026

PROJECT DESIGNED BY:
MIKE NIELD

DRAWN BY:

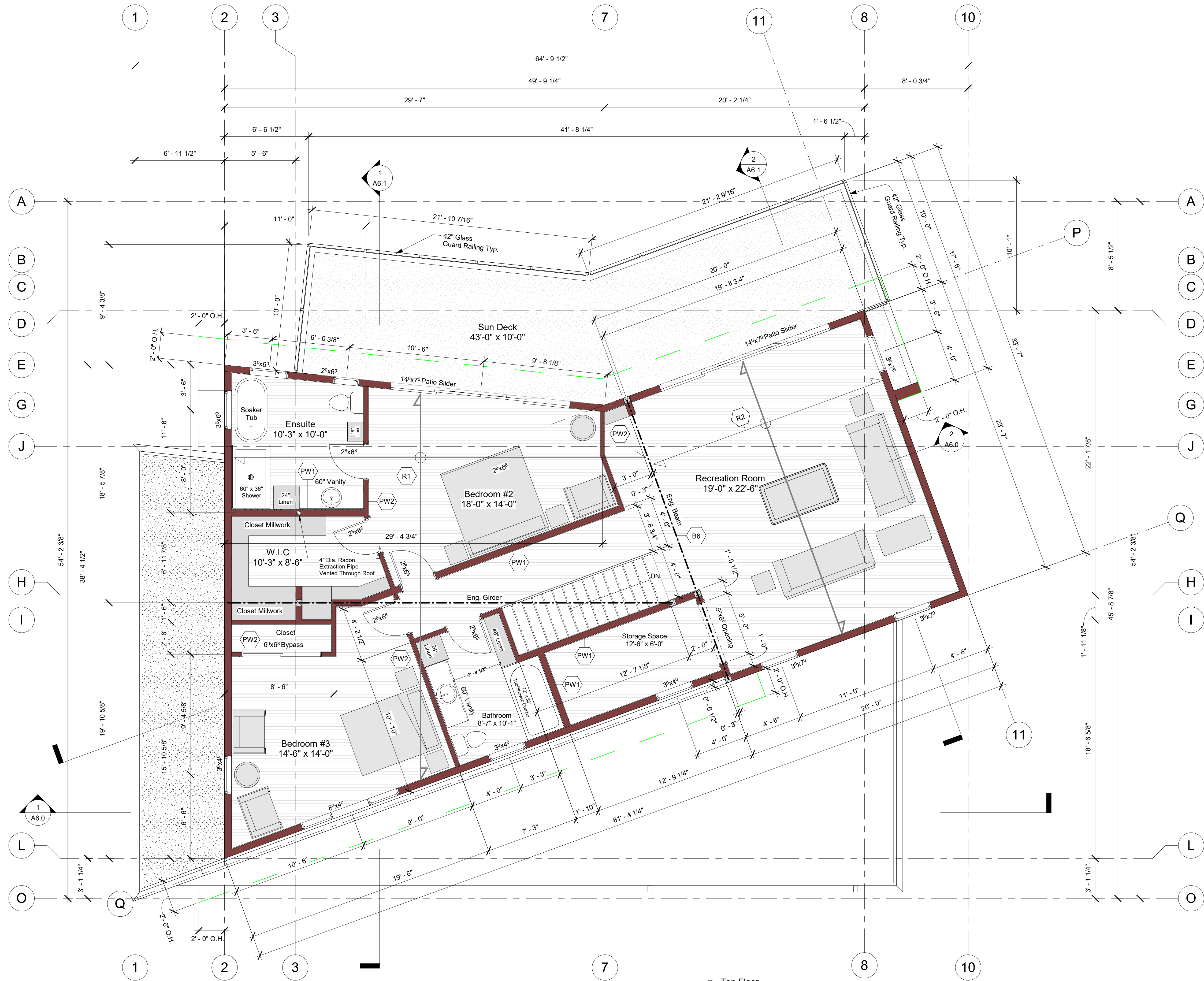
DRAFTED BY
MIKE NIELD

SHEET:

A3.0

PLOT DATE

MONTH DAY,
2025



1 Top Floor
1/4" = 1'-0"

Construction Notes:

- (B1) Eng. Beam - Eng. Lintel
- (B2) Beam - 4Ply 2"x10" Built Up Beam
- (B3) Beam - 3Ply 14"x 1 3/4" LVL Eng. Drop Beam
- (B4) Beam - 3Ply 14"x 1 3/4" LVL Eng. Flush Beam
- (B5) Beam - 4Ply 2"x12" Built Up Beam
- (EW1) Exterior Walls
5/8" OSB or Equal Sheathing
2x6 #2 SPF Studs @ 16" O.C.
R-24 Insulation
6 Mil. Poly V.B.
1/2" Gypsum board
- (EW2) Garage/Dwelling Walls
1/2" Gypsum board
2x6 #2 SPF Studs @ 16" O.C.
R-24 Insulation
6 Mil. Poly V.B.
1/2" Gypsum board
- (BW1) Bearing Wall
8"x18" Conc. Strip Footings 20 MPA
C/W 2-15m Rebar Continuous
1/2" Gypsum board
2x6 #2 SPF Studs @ 16" O.C.
1/2" Gypsum board
- (F1) Foundation Wall
10"x30" L' Conc. Strip Footings 20 MPA
C/W 4-15m Rebar Continuous
8" Conc. Fdn Wall 20 MPA
C/W 2-15m Rebar Continuous At Top Of Wall
2 Coats Asphalt Coating
3.5" Rigid Insulation
- (F2) Foundation Wall
8"x18" Conc. Strip Footings 20 MPA
C/W 2-15m Rebar Continuous
8" Conc. Fdn Wall 20 MPA
C/W 2-15m Rebar Continuous At Top Of Wall
2 Coats Asphalt Coating
3.5" Rigid Insulation
- (F3) Foundation Wall
10"x30" L' Conc. Strip Footings 20 MPA
C/W 4-15m Rebar Continuous
8" Conc. Fdn Wall 20 MPA
C/W 2-15m Rebar Continuous At Top Of Wall
- (F4) Foundation Wall
8"x24" Conc. Strip Footings 20 MPA
C/W 2-15m Rebar Continuous
8" Conc. Fdn Wall 20 MPA
C/W 2-15m Rebar Continuous At Top Of Wall
2 Coats Asphalt Coating
3.5" Rigid Insulation
- (FS1) Conc. Floor Slab - Garage
4" - 32 mpa Conc. Slab
C/W 10m Bars @ 24" O.C. Each Way
2" XPS (0.88 RSI Per Inch)
6 Mil Poly. Vapor Retarder
On 4" Compacted Granular Fill
- (FS2) Crawlspace Slab
2" Conc. Skim Coat Over
6mm Poly Moisture Barrier
-On 4" Compacted Granular Fill
c/w 4"Dia. Radon Extraction Pipe
- (FS3) Conc. Floor Slab - Garage
4" - 32 mpa Conc. Slab
C/W 10m Bars @ 24" O.C. Each Way
6 Mil Poly. Vapor Retarder
On 4" Compacted Granular Fill
- (P1) Conc. Bearing Pad
24"x24"x8" Conc. Pad
C/W 3-15m Bars E/W
- (P2) Conc. Bearing Pad
30"x30"x10" Conc. Pad
C/W 4-15m Bars E/W

- (PW1) Partition Wall Typ.
1/2" Gypsum board
2x6 SPF #2 Studs @ 16" O.C.
1/2" Gypsum board
- (PW2) Partition Wall Typ.
1/2" Gypsum board
2x4 SPF #2 Studs @ 16" O.C.
1/2" Gypsum board
- (R1) Roof Construction - Flat Roof
"Torch On" Roofing Membrane
5/8" Plywood or Equivalent Sheathing
2x1 Counter Batten
18" Eng. Roof Trusses @ 24" O.C.
R-28 Insulation (Min.)
6 Mil. Poly V.B.
1/2" C.D. Gypsum board
- (R2) Roof Construction - Flat Roof
"Torch On" Roofing Membrane
5/8" Plywood or Equivalent Sheathing
2x1 Counter Batten
24" Eng. Roof Trusses @ 24" O.C.
R-28 Insulation (Min.)
6 Mil. Poly V.B.
1/2" C.D. Gypsum board
- (R3) Roof Construction - Flat Roof
"Torch On" Roofing Membrane
5/8" Plywood or Equivalent Sheathing
2x1 Counter Batten
2x12 Roof Rafters @ 24" O.C.
R-28 Insulation (Min.)
6 Mil. Poly V.B.
1/2" C.D. Gypsum board
- (R4) Roof Construction - Flat Roof
"Torch On" Roofing Membrane
5/8" Plywood or Equivalent Sheathing
2x1 Counter Batten
14" Eng. Eng I Joists @ 24" O.C.
R-28 Insulation (Min.)
6 Mil. Poly V.B.
1/2" C.D. Gypsum board
- (R5) Roof Construction - Flat Roof
"Torch On" Roofing Membrane
5/8" Plywood or Equivalent Sheathing
2x1 Counter Batten
14" Eng. Eng I Joists @ 24" O.C.
Soffit To Owner Specs

- (TF1) Typical Floor
Finish As Per Owners Specs
3/4" T & G Plywood
11 7/8" Eng. I Joists @ 16" O.C.
- (TF2) Typical Floor
Finish As Per Owners Specs
3/4" T & G Plywood
14" Eng. I Joists @ 16" O.C.
1/2" C.D. Gypsum Board
- (TF3) Typical Floor - Sundeck
Waterproof Finish
3/4" T & G Plywood
2x10 Joists @ 16" O.C.
Soffit to Owners Specs.

Spot Elevations

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FOR
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PROJECT DESIGNED BY:
MIKE NIELD

DRAWN BY:

DRAFTED BY
MIKE NIELD

SHEET:

A4.0

PLOT DATE

MONTH DAY,
2025