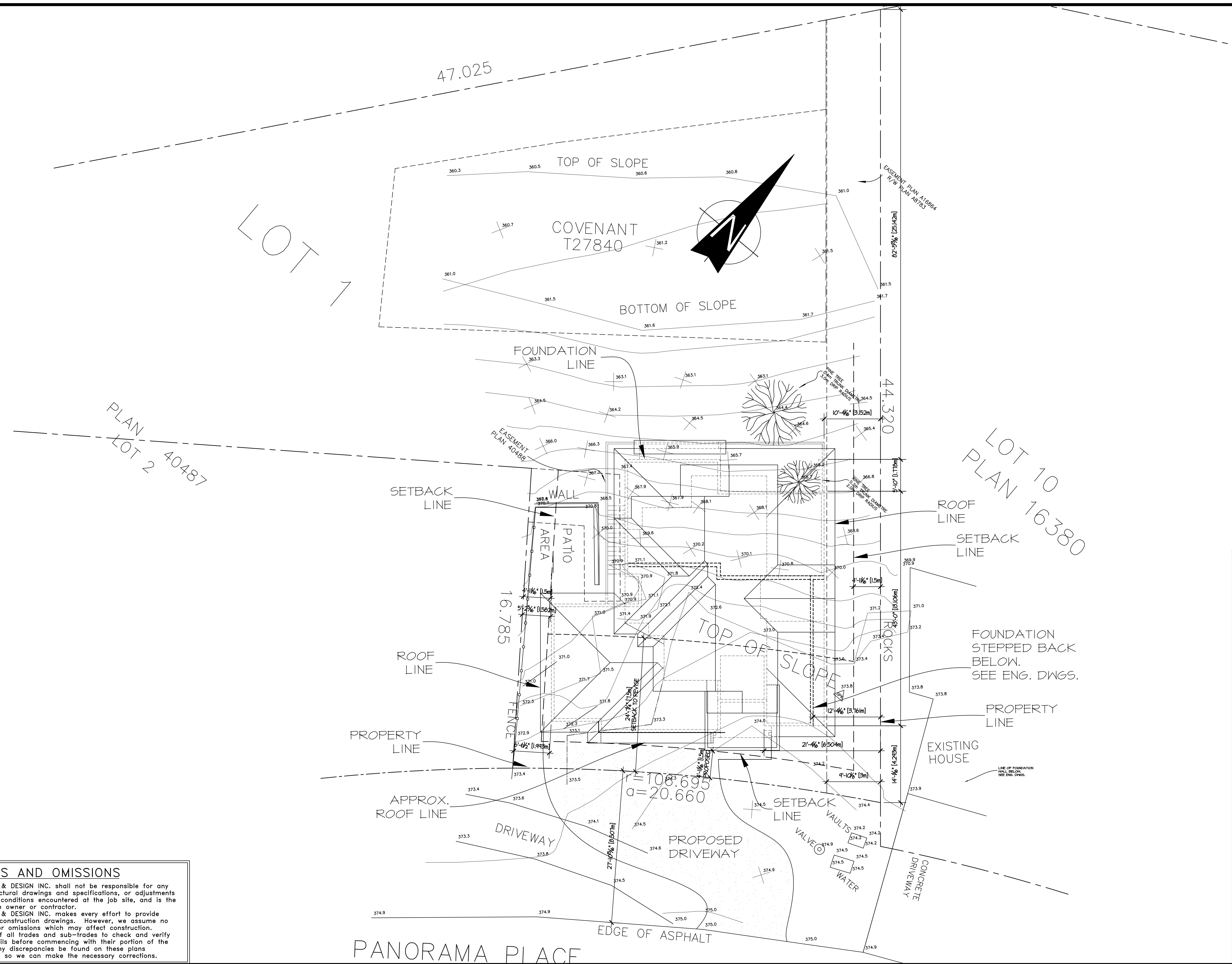


REVISIONS		
REV	DATE	DESCRIPTION
A	10/17/19	DVP PLANS SUBMITTED
B	11/01/19	DVP PLANS REVISED
C	01/20/20	FOR FINAL REVIEW
D	03/12/20	ISSUED FOR TENDER
E	11/13/20	PLANS REVISED
F	11/23/20	PLANS REVISED

NOTE:
REV. F:
- PLAN REVISIONS AS PER
ENGINEERING DRAWINGS



ERRORS AND OMISSIONS

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EVAN GILBERT
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www.egdrafting.ca
evan@egdrafting.ca 778.478.7722

PROJECT TITLE
428 PANORAMA CRESCENT
OK FALLS, BC

DATE: 11/23/20
DRAWING SCALE: 1/8" = 1'0"
DRAWN BY: EKG
CHECKED BY: TM
APPROVED BY:
SHEET NAME
SITE PLAN

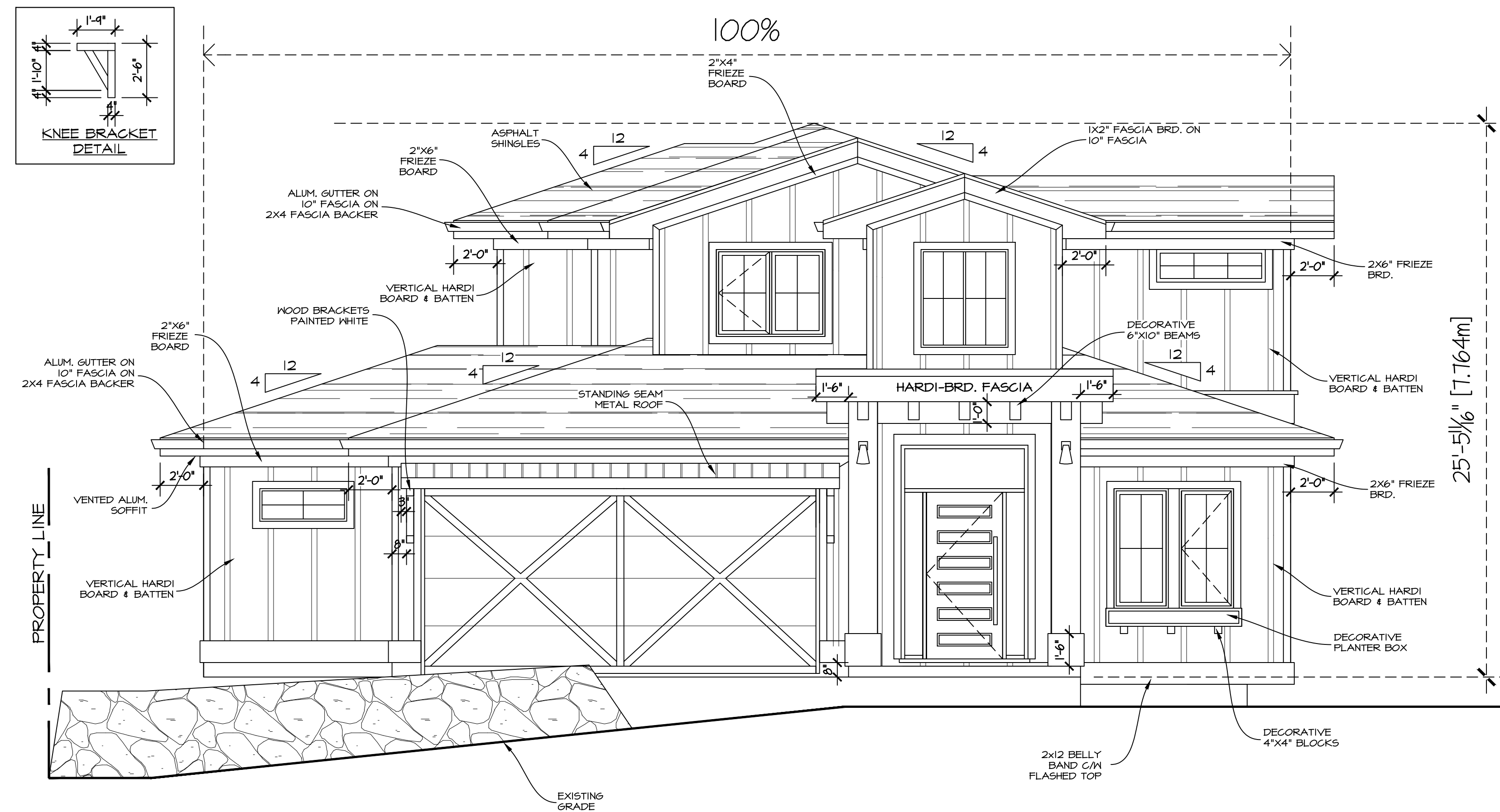
PROGRESS
FOR CONSTRUCTION

REVISION F	PLAN NUMBER: 719
SHEET NUMBER A1	SHEET 1 OF 11

© 2020 EVAN GILBERT DRAFTING & DESIGN INC. PROJECT INDEX 00000719 - MACK RESIDENCE - 428 PANORAMA CRESCENT DRIVE

REVISIONS		
REV	DATE	DESCRIPTION
A	10/17/19	DVP PLANS SUBMITTED
B	11/01/19	DVP PLANS REVISED
C	01/20/20	FOR FINAL REVIEW
D	03/12/20	ISSUED FOR TENDER
E	11/13/20	PLANS REVISED
F	11/23/20	PLANS REVISED

NOTE:
REV. F:
- PLAN REVISIONS AS PER
ENGINEERING DRAWINGS



FRONT ELEVATION

FRONT HEIGHT:
= 7.764m (100%)
= 7.764m

TOTAL HEIGHT (ALL AREAS):
= (front + right + rear + left) / 4
= (7.764m + 11.50m + 14.90m + 11.67m) / 4
= 11.459m

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PROJECT TITLE

428
PANORAMA CRESCENT

OK FALLS, BC

DATE: 11/23/20

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

DRAWN BY: EKG

CHECKED BY: TM

APPROVED BY:

SHEET NAME

FRONT ELEVATION

PROGRESS
FOR CONSTRUCTION

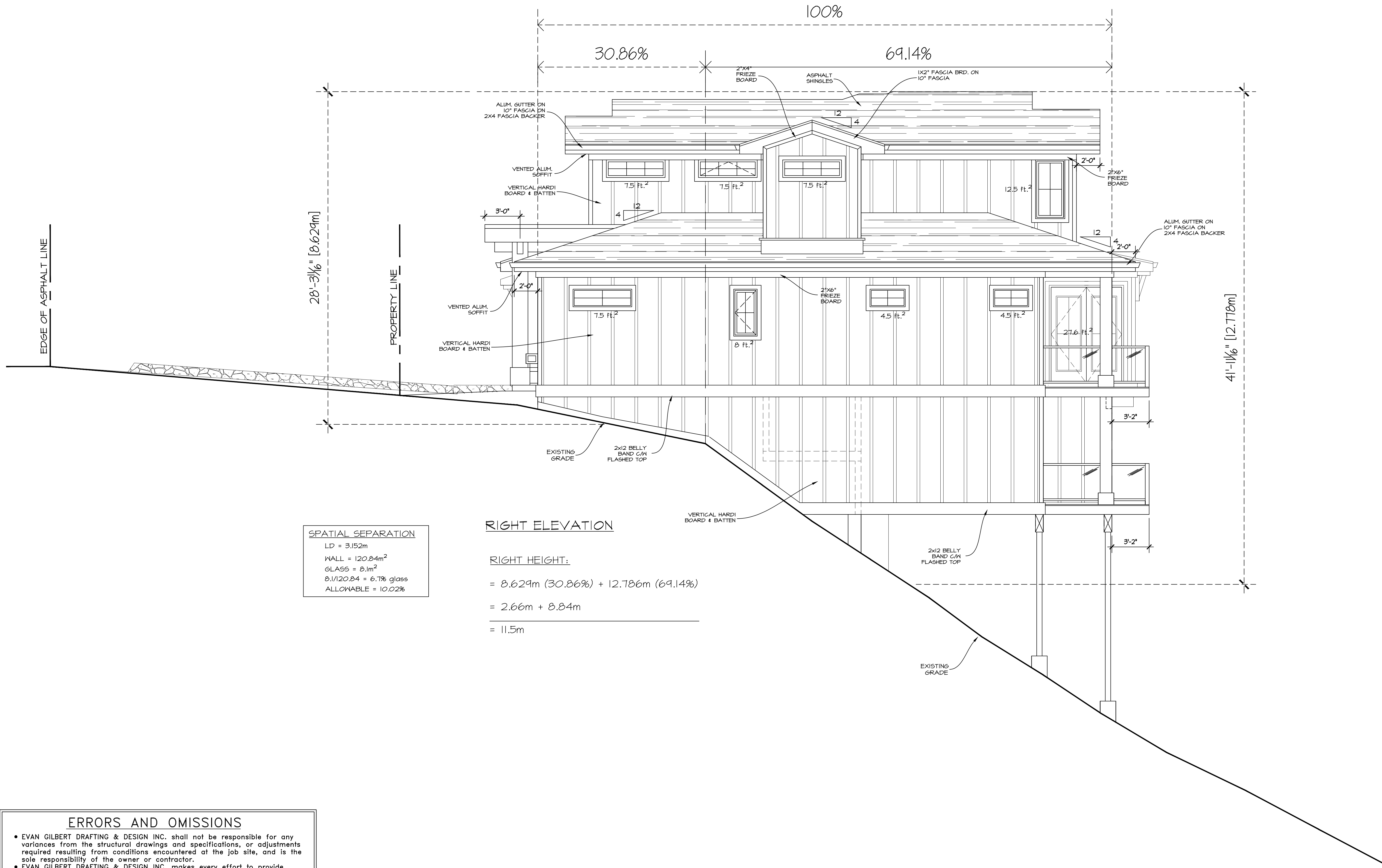
REVISION: F PLAN NUMBER: 719

SHEET NUMBER: A2 SHEET: 2 OF 11

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REVISIONS		
REV	DATE	DESCRIPTION
A	10/17/19	DVP PLANS SUBMITTED
B	11/01/19	DVP PLANS REVISED
C	01/20/20	FOR FINAL REVIEW
D	03/12/20	ISSUED FOR TENDER
E	11/13/20	PLANS REVISED
F	11/23/20	PLANS REVISED

NOTE:
REV. F:
- PLAN REVISIONS AS PER
ENGINEERING DRAWINGS



SPATIAL SEPARATION
 LD = 3.152m
 WALL = 120.84m²
 GLASS = 8.1m²
 8.1/120.84 = 6.7% glass
 ALLOWABLE = 10.02%

RIGHT ELEVATION

RIGHT HEIGHT:
 = 8.629m (30.86%) + 12.786m (69.14%)
 = 2.66m + 8.84m
 = 11.5m

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 www.egdrafting.ca
 evan@egdrafting.ca 778.478.7722

PROJECT TITLE
 428
 PANORAMA CRESCENT
 OK FALLS, BC

DATE: 11/23/20
DRAWING SCALE: 1/4" = 1'0"
DRAWN BY: EKG
CHECKED BY: TM
APPROVED BY:
 SHEET NAME
RIGHT ELEVATION

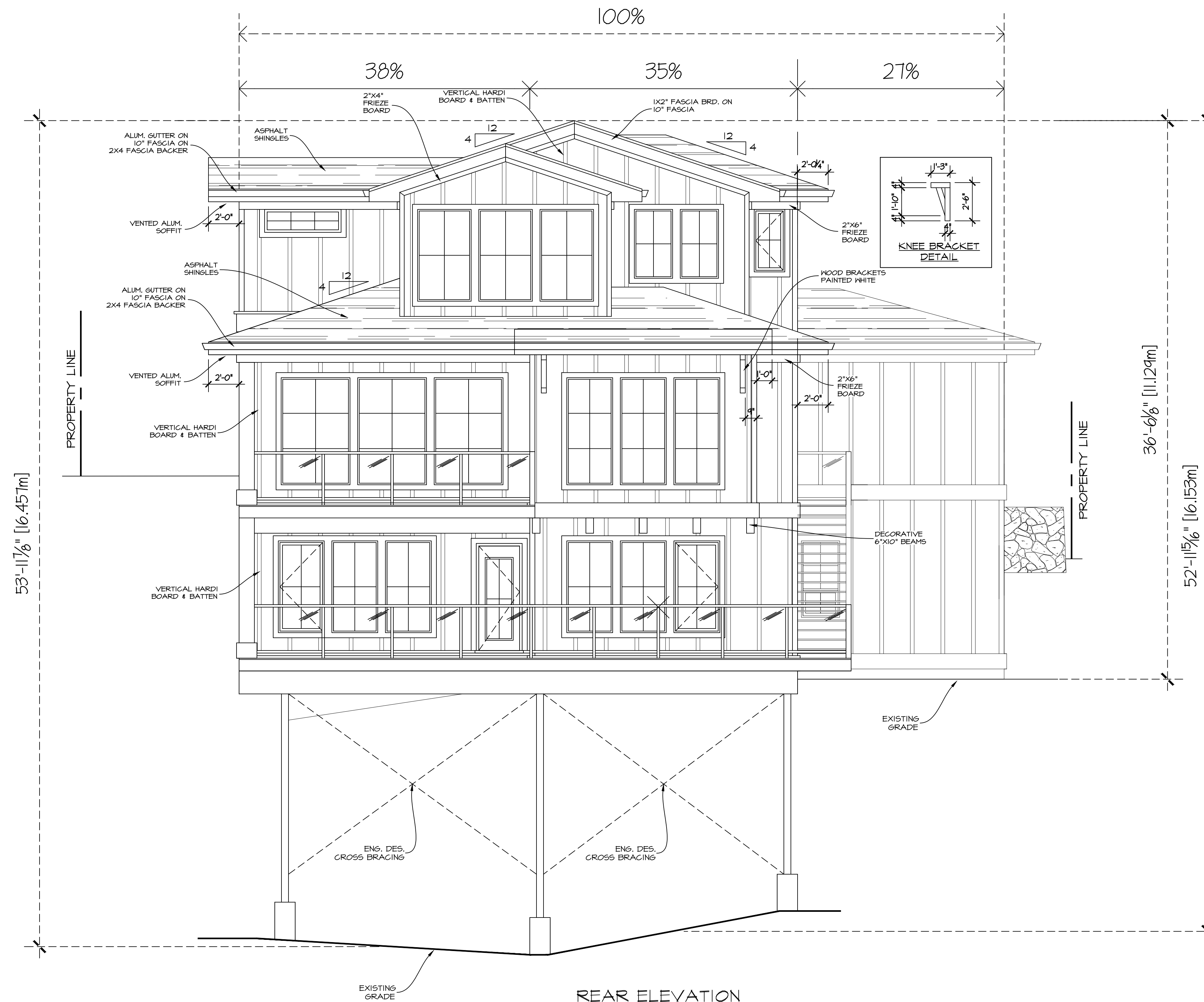
PROGRESS
FOR CONSTRUCTION

REVISION	PLAN NUMBER:
F	719
SHEET NUMBER	SHEET
A3	3 OF 11

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REVISIONS		
REV	DATE	DESCRIPTION
A	10/17/19	DVP PLANS SUBMITTED
B	11/01/19	DVP PLANS REVISED
C	01/20/20	FOR FINAL REVIEW
D	03/12/20	ISSUED FOR TENDER
E	11/13/20	PLANS REVISED
F	11/23/20	PLANS REVISED

NOTE:
REV. F:
- PLAN REVISIONS AS PER
ENGINEERING DRAWINGS



REAR ELEVATION

REAR HEIGHT:
 = 16.457m (38%) + 16.153m (35%) + 11.129m (27%)
 = 6.25m + 5.65m + 3.00m
 = 14.9m

ERRORS AND OMISSIONS

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 evan@egdrafting.ca 778.478.7722

PROJECT TITLE

428
PANORAMA CRESCENT

OK FALLS, BC

DATE: 11/23/20

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

DRAWN BY: EKG

CHECKED BY: TM

APPROVED BY:

SHEET NAME

REAR ELEVATION

PROGRESS
FOR CONSTRUCTION

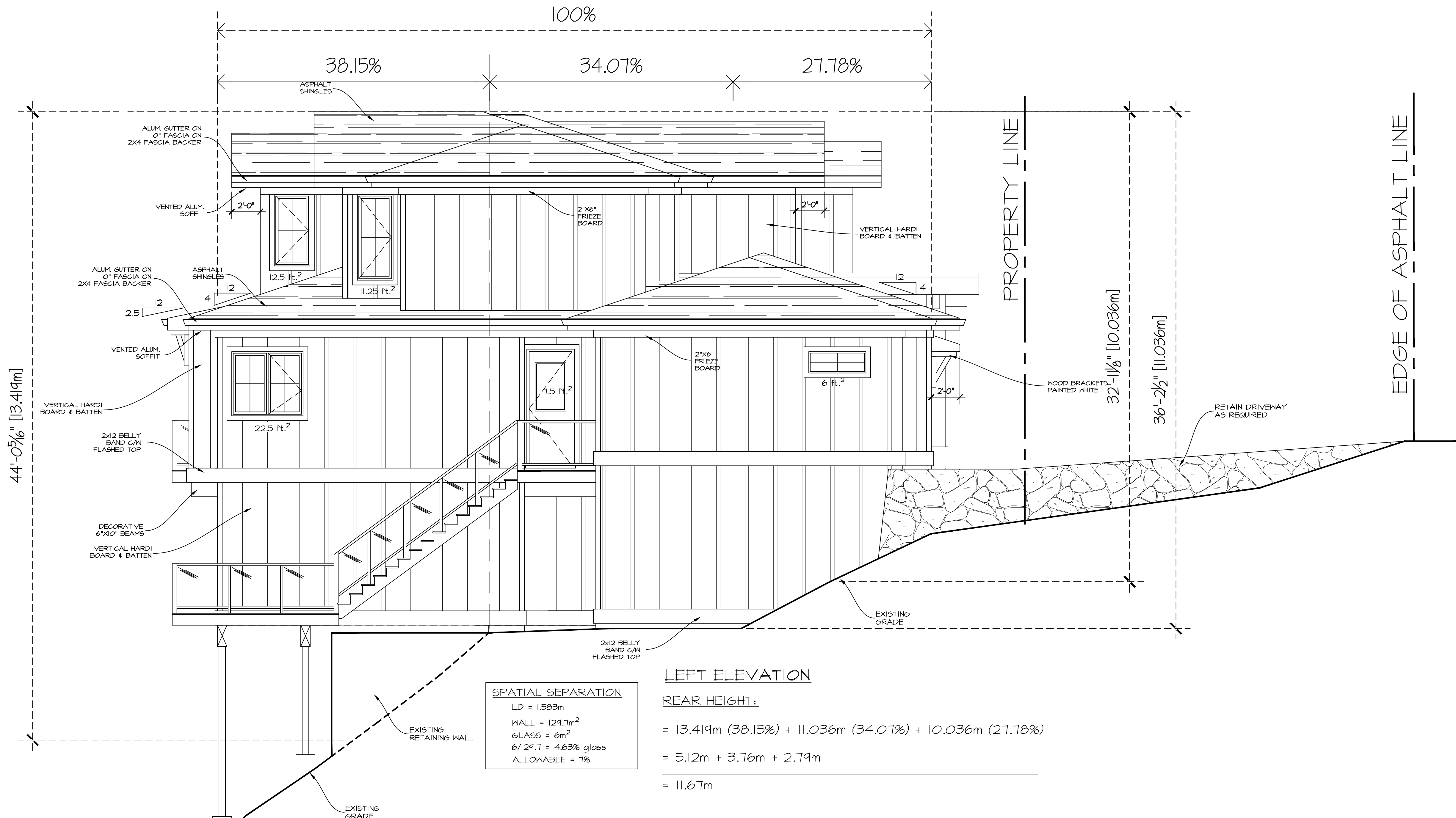
REVISION: F PLAN NUMBER: 719

SHEET NUMBER: A4 SHEET: 4 OF 11

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REVISIONS		
REV	DATE	DESCRIPTION
A	10/17/19	DVP PLANS SUBMITTED
B	11/01/19	DVP PLANS REVISED
C	01/20/20	FOR FINAL REVIEW
D	03/12/20	ISSUED FOR TENDER
E	11/13/20	PLANS REVISED
F	11/23/20	PLANS REVISED

NOTE:
REV. F:
- PLAN REVISIONS AS PER
ENGINEERING DRAWINGS



SPATIAL SEPARATION
 LD = 1.583m
 WALL = 129.7m²
 GLASS = 6m²
 6/129.7 = 4.63% glass
 ALLOWABLE = 7%

LEFT ELEVATION
REAR HEIGHT:
 = 13.419m (38.15%) + 11.036m (34.07%) + 10.036m (27.78%)
 = 5.12m + 3.76m + 2.79m
 = 11.67m

ERRORS AND OMISSIONS

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 evan@egdrafting.ca 778.478.7722

PROJECT TITLE
428
PANORAMA CRESCENT
 OK FALLS, BC

DATE: 11/23/20
 DRAWING SCALE: 1/4" = 1'0"
 DRAWN BY: EKG
 CHECKED BY: TM
 APPROVED BY:
 SHEET NAME
LEFT ELEVATION

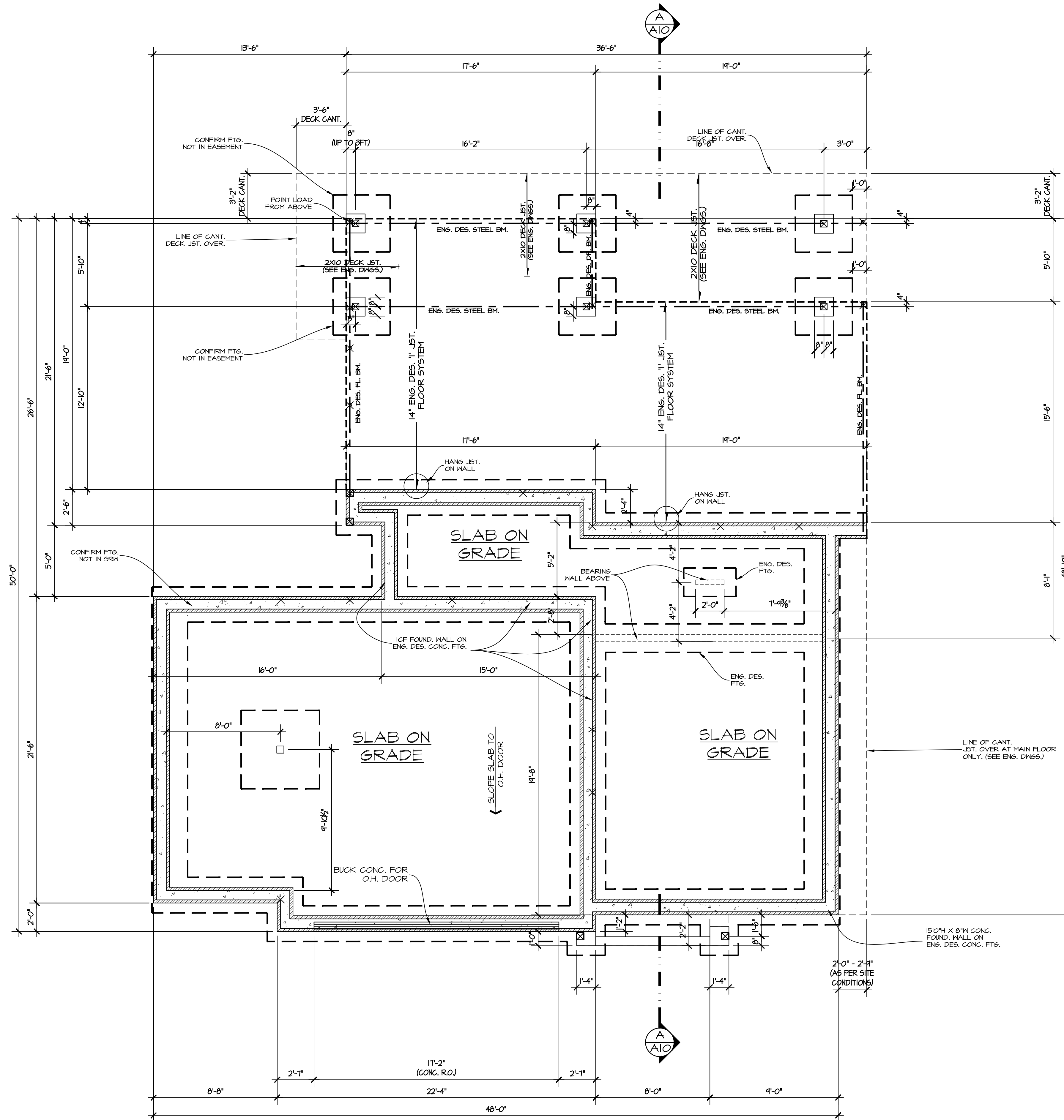
PROGRESS
FOR CONSTRUCTION

REVISION F	PLAN NUMBER: 719
SHEET NUMBER A5	SHEET 5 OF 11

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REVISIONS		
REV	DATE	DESCRIPTION
A	10/17/19	DVP PLANS SUBMITTED
B	11/01/19	DVP PLANS REVISED
C	01/20/20	FOR FINAL REVIEW
D	03/12/20	ISSUED FOR TENDER
E	11/13/20	PLANS REVISED
F	11/23/20	PLANS REVISED

NOTE:
REV. F:
- PLAN REVISIONS AS PER
ENGINEERING DRAWINGS



NOTE:
-STRUCTURAL ENGINEER TO CONFIRM ALL FOOTINGS, FOUNDATION WALLS, BEAMS, HEADERS, COLUMNS, BEARING WALLS, JOISTS, AND ANY OTHER STRUCTURAL COMPONENTS OF THE BUILDING.

-CONDUIT PROVISION REQUIRED FOR FUTURE SOLAR PANELS ON ROOF AS PER BUILDING CODE. TRUSSES TO BE DESIGNED TO CARRY SOLAR PANELS. CONTRACTOR TO CONFIRM.
-BC BUILDING CODE PROVISIONS FOR THE ROUGH-IN FOR A SUB-FLOOR DEPRESSURIZATION SYSTEM NOW REQUIRE INSTALLATION OF A RADON VENT PIPE WHICH EXTENDS THROUGH, AND TERMINATES OUTSIDE THE BUILDING.

FOUNDATION PLAN

H.R.V. INSTALLED

ERRORS AND OMISSIONS

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* REFER TO STRUCTURAL ENGINEER DRAWINGS FOR ALL FOOTING, COLUMNS & FOUNDATION WALL SIZING AND DETAILS.

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PROJECT TITLE
428 PANORAMA CRESCENT
OK FALLS, BC

DATE: 11/23/20
DRAWING SCALE: 1/4" = 1'0"
DRAWN BY: EKG
CHECKED BY: TM
APPROVED BY:
SHEET NAME
FOUNDATION PLAN

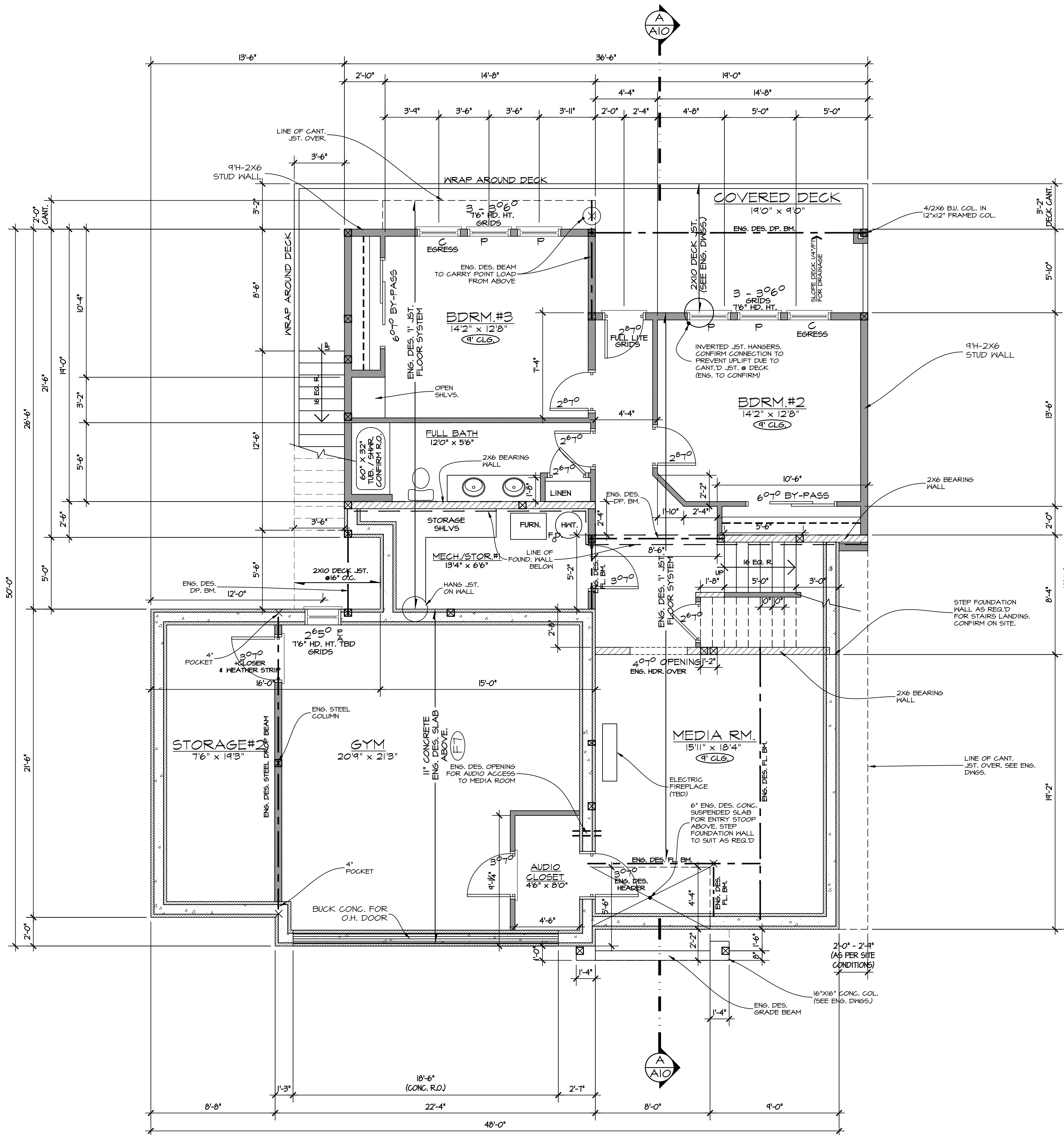
PROGRESS
FOR CONSTRUCTION

REVISION F	PLAN NUMBER: 719
SHEET NUMBER A6	SHEET 6 OF 11

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REVISIONS		
REV	DATE	DESCRIPTION
A	10/17/19	DVP PLANS SUBMITTED
B	11/01/19	DVP PLANS REVISED
C	01/20/20	FOR FINAL REVIEW
D	03/12/20	ISSUED FOR TENDER
E	11/13/20	PLANS REVISED
F	11/23/20	PLANS REVISED

NOTE:
REV. F:
- PLAN REVISIONS AS PER ENGINEERING DRAWINGS



NOTE:
-CONDUIT PROVISION REQUIRED FOR FUTURE SOLAR PANELS ON ROOF AS PER BUILDING CODE. TRUSSES TO BE DESIGNED TO CARRY SOLAR PANELS. CONTRACTOR TO CONFIRM.
-B.C. BUILDING CODE PROVISIONS FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM NOW REQUIRE INSTALLATION OF A RADON VENT PIPE WHICH EXTENDS THROUGH, AND TERMINATES OUTSIDE THE BUILDING.

NOTE:
-FRAMER TO CONFIRM ALL PLUMBING FIXTURE & FIREPLACE R.O.'S PRIOR TO STARTING CONSTRUCTION.
-FRAMER TO PROVIDE PROPER BACKING FOR TONEL BARS, GRAB BARS, CURTAIN RODS, CLOSET RODS, PAPER HOLDERS, AND SIMILAR FIXTURES AS REQ'D.
-ELECTRICAL CONTRACTOR LAYOUT WITH CUSTOMER ON SITE PRIOR TO WIRING.
-TRUSS LAYOUT AS PER ENG. DES. TRUSS DRAWINGS.

NOTE:
-STRUCTURAL ENGINEER TO CONFIRM ALL FOOTINGS, FOUNDATION WALLS BEAMS, HEADERS, COLUMNS, BEARING WALLS, JOISTS, AND ANY OTHER STRUCTURAL COMPONENTS OF THE BUILDING.

NOTE:
-ALL WINDOW HEAD HEIGHTS TO BE 6'10" UNLESS NOTED.
-ALL DOORS TO BE 6'8" HIGH UNLESS NOTED.

LOWER FLOOR PLAN
FINISHED AREA = 1019 SQ. FT.
MEDIA RM. = 431 SQ. FT.
STORAGE RM. #2 = 163 SQ. FT.
MECH. RM./STOR #1 = 97 SQ. FT.
UNDER STAIRS = 60 SQ. FT.
AUDIO CLOSET = 24 SQ. FT.

H.R.V. INSTALLED

* REFER TO STRUCTURAL ENGINEER DRAWINGS FOR ALL FOOTING, COLUMNS & FOUNDATION WALL SIZING AND DETAILS.

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evan@egdrafting.ca 778.478.7722

PROJECT TITLE
428 PANORAMA CRESCENT
OK FALLS, BC
DATE: 11/23/20
DRAWING SCALE: 1/4" = 1'0"
DRAWN BY: EKG
CHECKED BY: TM
APPROVED BY:
SHEET NAME
LOWER FLOOR PLAN

PROGRESS	
FOR CONSTRUCTION	
REVISION	PLAN NUMBER:
F	719
SHEET NUMBER	SHEET
A7	7 OF 11

REVISIONS		
REV	DATE	DESCRIPTION
A	10/17/19	DVP PLANS SUBMITTED
B	11/01/19	DVP PLANS REVISED
C	01/20/20	FOR FINAL REVIEW
D	03/12/20	ISSUED FOR TENDER
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F	11/23/20	PLANS REVISED

NOTE:
REV. F.
- PLAN REVISIONS AS PER
ENGINEERING DRAWINGS

NOTE:
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-BC BUILDING CODE PROVISIONS FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM NOW REQUIRE INSTALLATION OF A RADON VENT PIPE WHICH EXTENDS THROUGH, AND TERMINATES OUTSIDE THE BUILDING.

NOTE:
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-TRUSS LAYOUT AS PER ENG. DES. TRUSS DRAWINGS.

NOTE:
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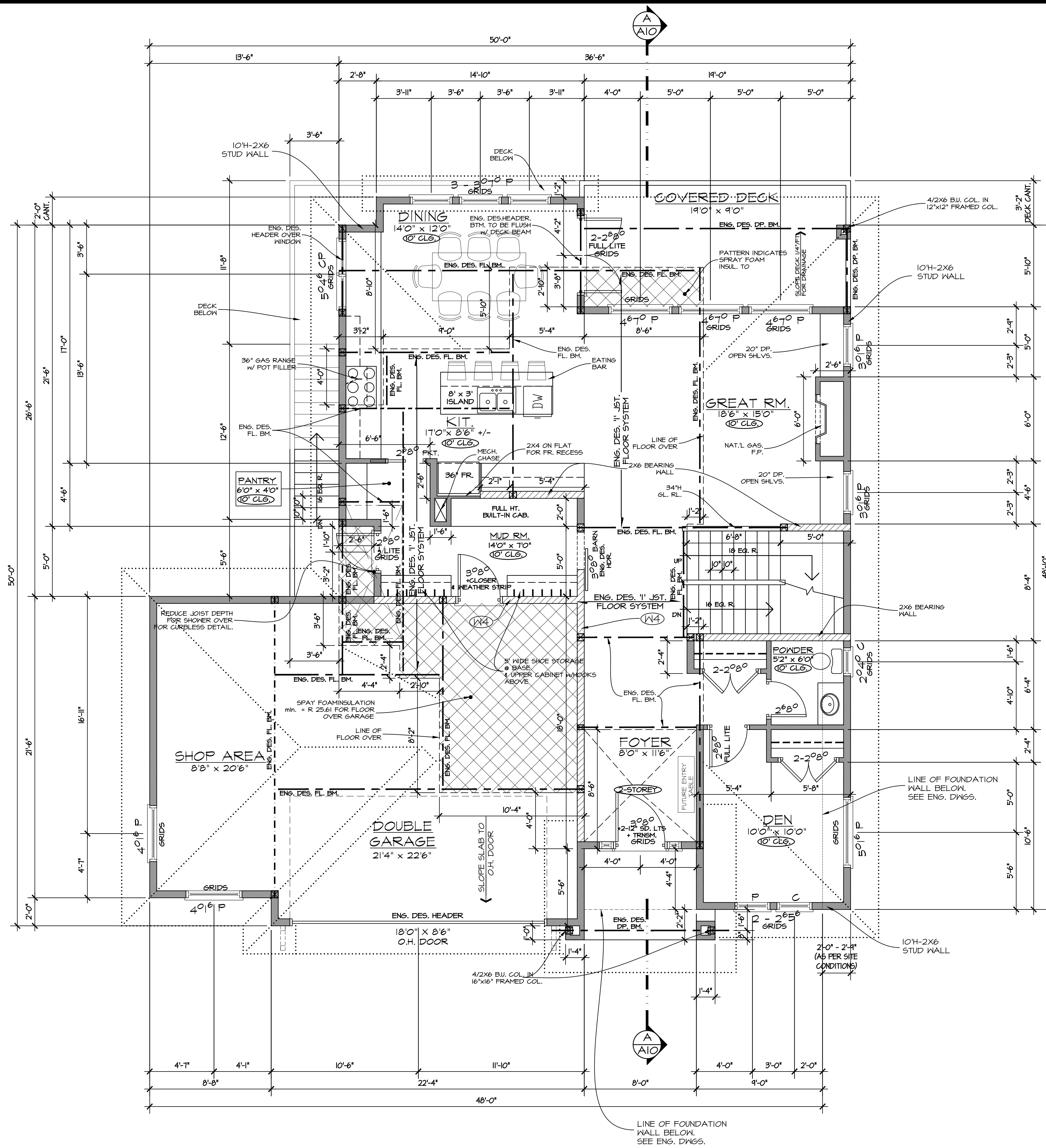
NOTE:
-ALL WINDOW HEAD HEIGHTS TO BE 8'0" UNLESS NOTED
-ALL DOORS TO BE 8'0" HIGH UNLESS NOTED.

MAIN FLOOR PLAN
FINISHED AREA = 1280 SQ. FT.

H.R.V. INSTALLED

ERRORS AND OMISSIONS

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PROJECT TITLE
428 PANORAMA CRESCENT
OK FALLS, BC

DATE: 11/23/20
DRAWING SCALE: 1/4" = 1'0"
DRAWN BY: EKG
CHECKED BY: TM

APPROVED BY:
SHEET NAME
MAIN FLOOR PLAN

PROGRESS	
FOR CONSTRUCTION	
REVISION	PLAN NUMBER:
F	719
SHEET NUMBER	SHEET
A8	8 OF 11

REVISIONS		
REV	DATE	DESCRIPTION
A	10/17/19	DVP PLANS SUBMITTED
B	11/01/19	DVP PLANS REVISED
C	01/20/20	FOR FINAL REVIEW
D	03/12/20	ISSUED FOR TENDER
E	11/13/20	PLANS REVISED
F	11/23/20	PLANS REVISED

NOTE:
REV. F:
- PLAN REVISIONS AS PER ENGINEERING DRAWINGS

NOTE:
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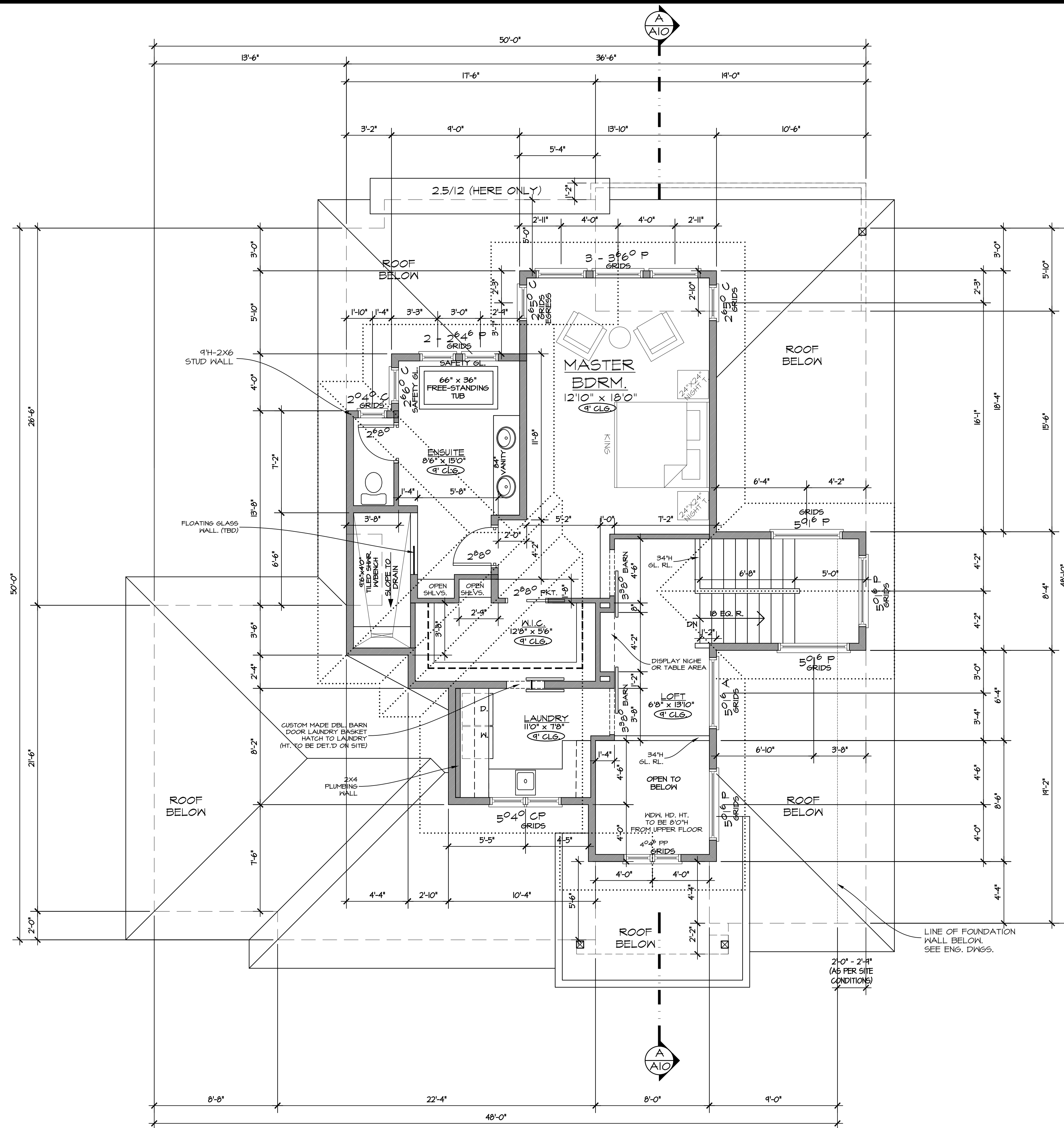
NOTE:
-ALL WINDOW HEAD HEIGHTS TO BE 8'0" UNLESS NOTED
-ALL DOORS TO BE 8'0" HIGH UNLESS NOTED.

UPPER FLOOR PLAN
FINISHED AREA = 776 SQ. FT.

H.R.V. INSTALLED

ERRORS AND OMISSIONS

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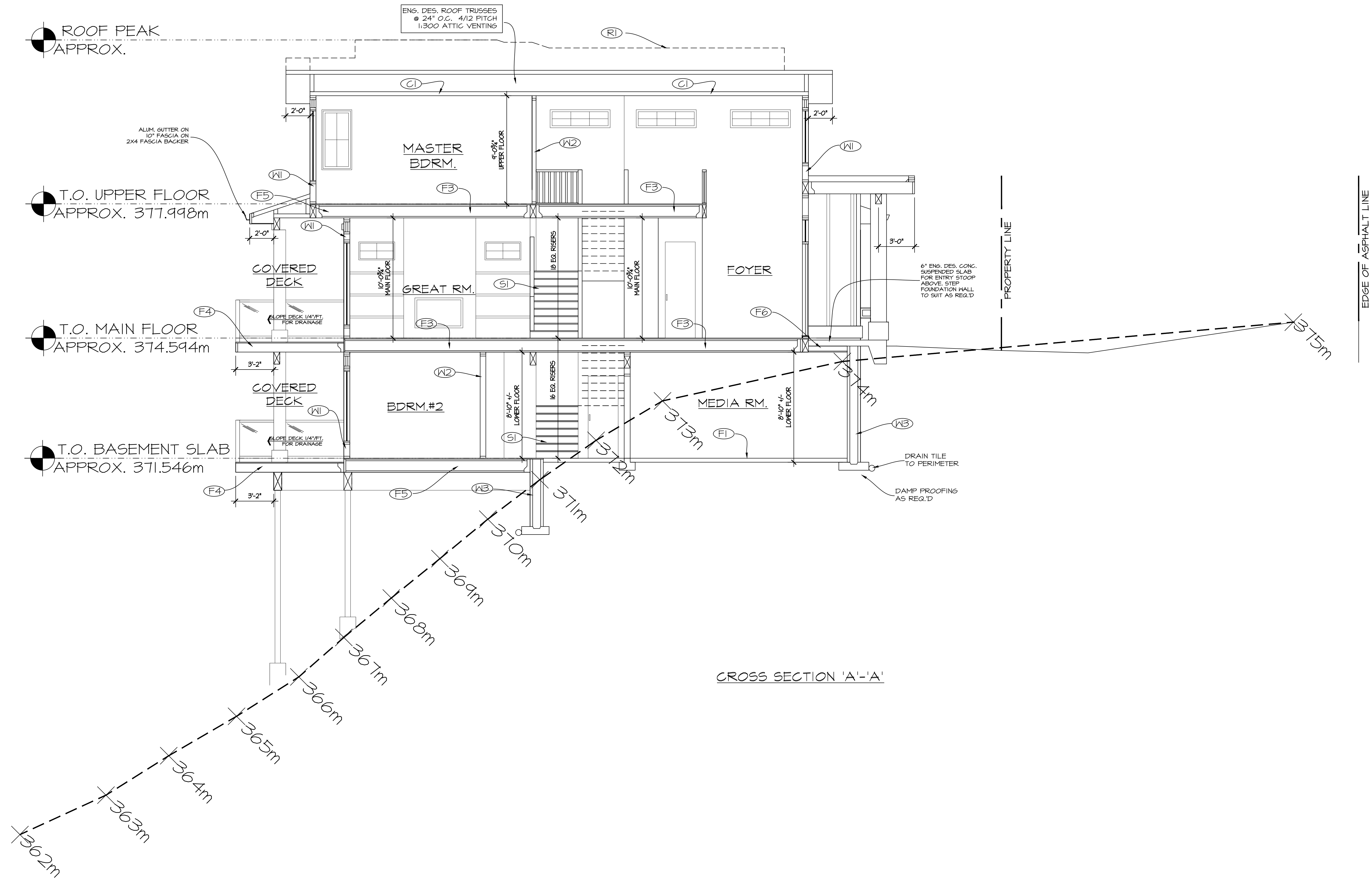
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evan@egdrafting.ca 778.478.7722

PROJECT TITLE
428 PANORAMA CRESCENT
OK FALLS, BC
DATE: 11/23/20
DRAWING SCALE: 1/4" = 1'0"
DRAWN BY: EKG
CHECKED BY: TM
APPROVED BY:
SHEET NAME
UPPER FLOOR PLAN

PROGRESS
FOR CONSTRUCTION
REVISION: F PLAN NUMBER: 719
SHEET NUMBER: A9 SHEET: 9 OF 11
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REVISIONS		
REV	DATE	DESCRIPTION
A	10/17/19	DVP PLANS SUBMITTED
B	11/01/19	DVP PLANS REVISED
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E	11/13/20	PLANS REVISED
F	11/23/20	PLANS REVISED

NOTE:
REV. F:
- PLAN REVISIONS AS PER
ENGINEERING DRAWINGS



CROSS SECTION 'A'-A'

ERRORS AND OMISSIONS

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evan@egdrafting.ca 778.478.7722

PROJECT TITLE

428
PANORAMA CRESCENT

OK FALLS, BC

DATE: 11/23/20

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

DRAWN BY: EKG

CHECKED BY: TM

APPROVED BY:

SHEET NAME

CROSS SECTION
'A'-A'

PROGRESS

FOR CONSTRUCTION

REVISION	PLAN NUMBER:
F	719

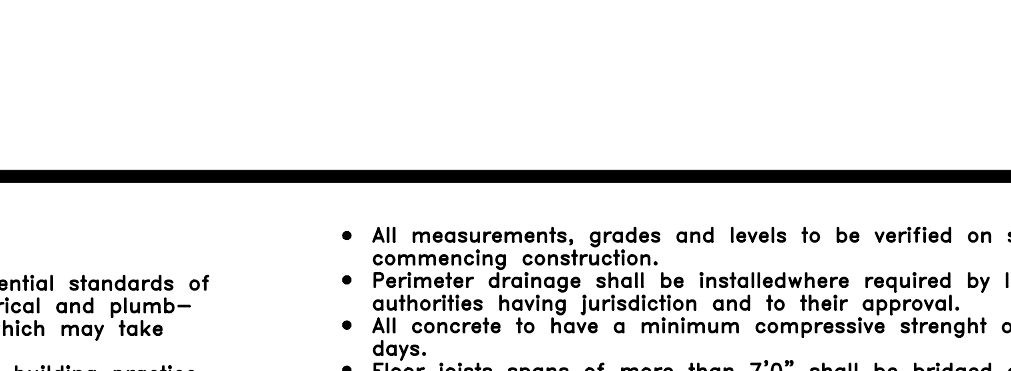
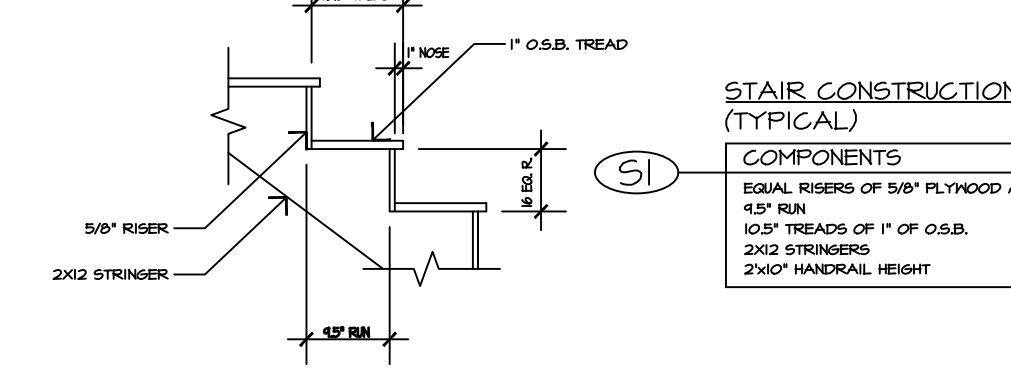
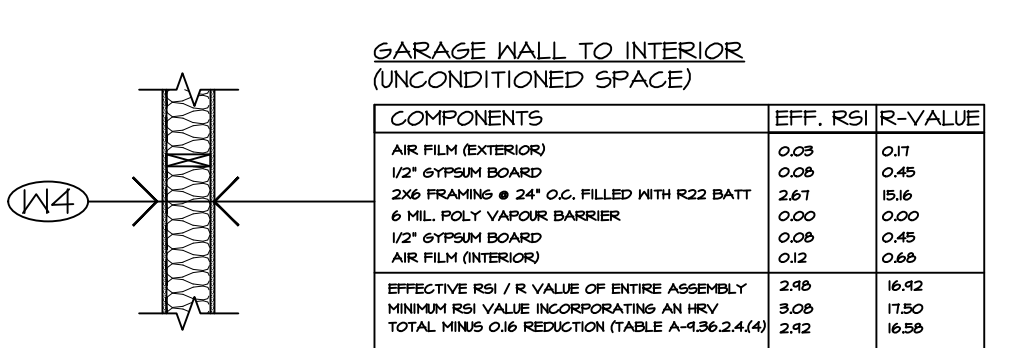
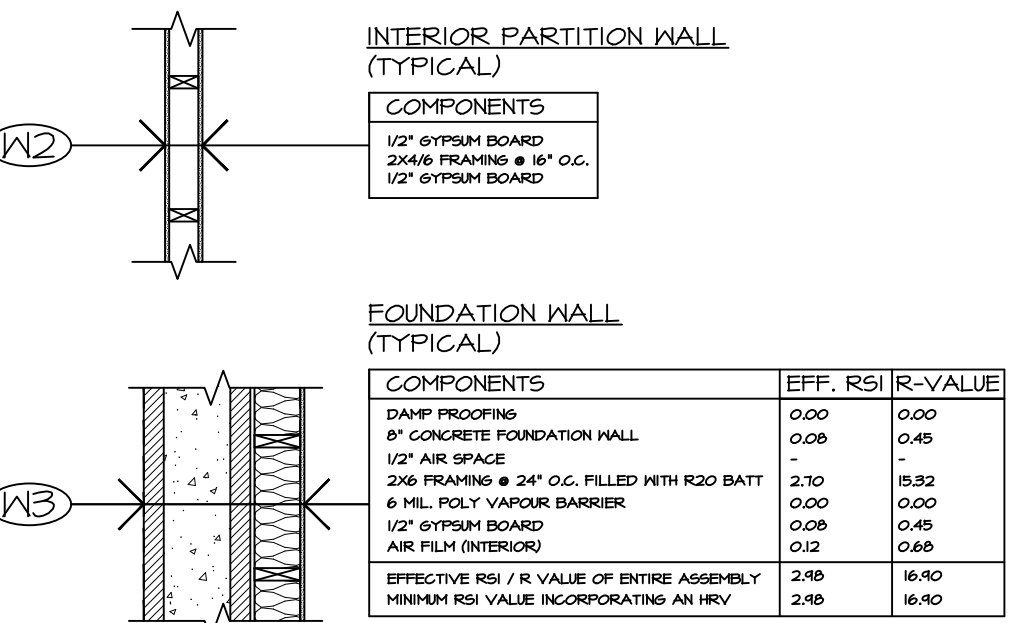
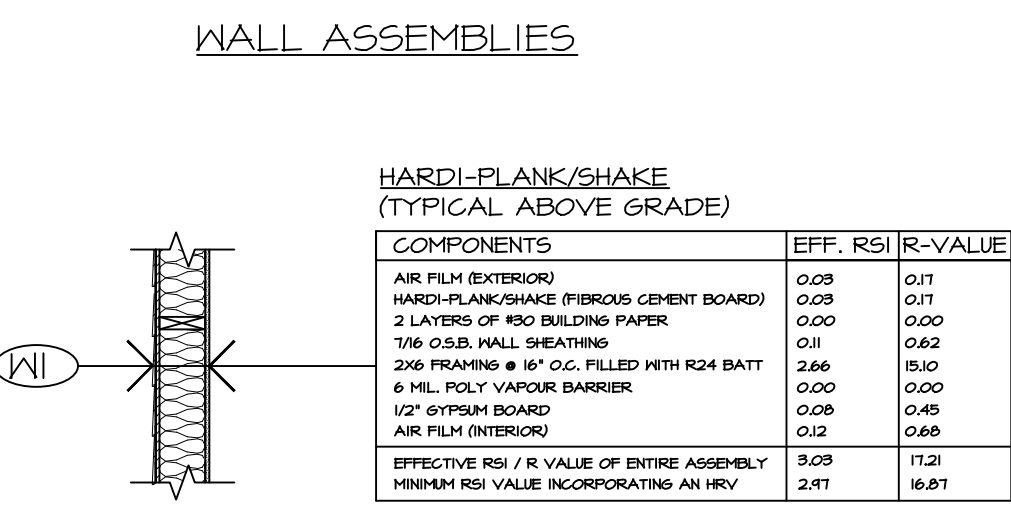
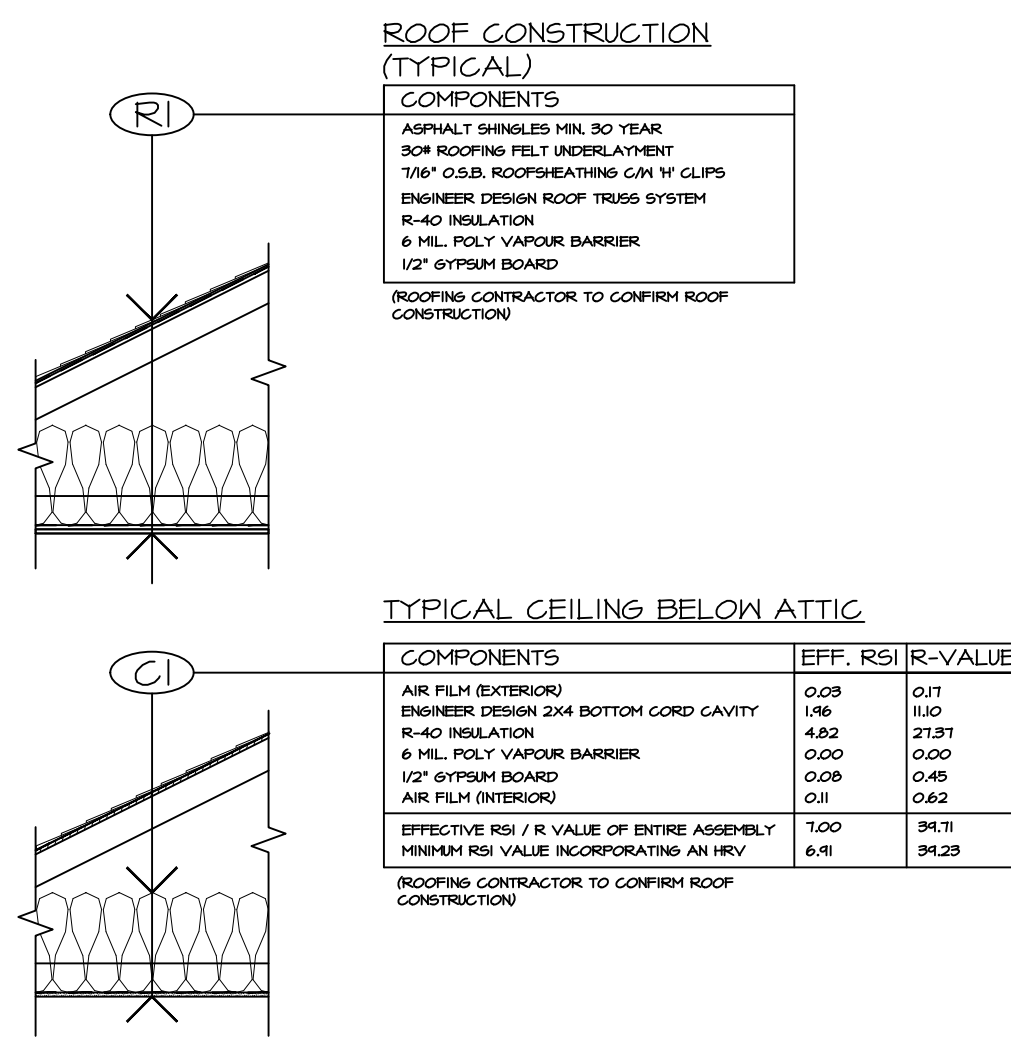
SHEET NUMBER	SHEET
A10	10 OF 11

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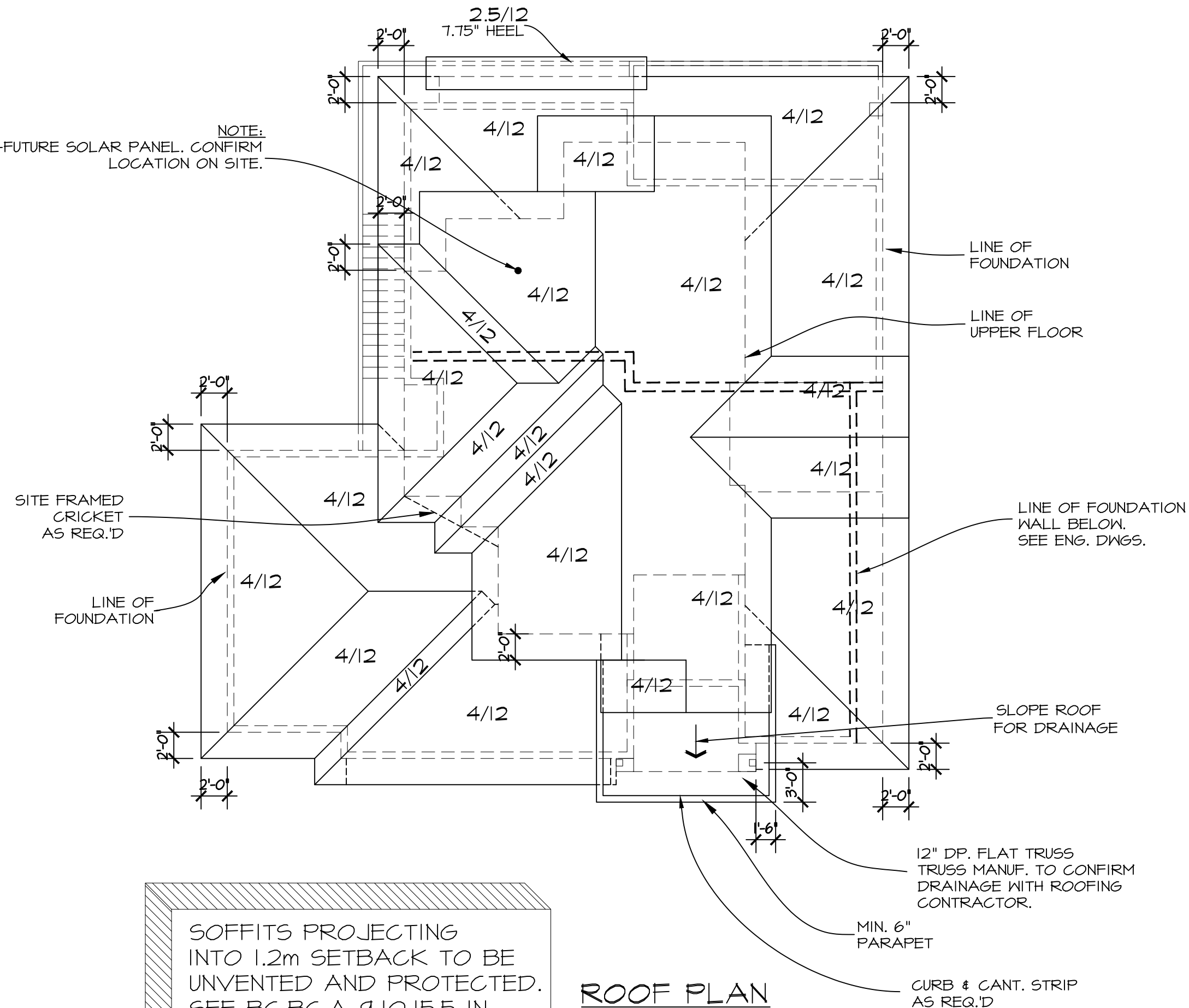
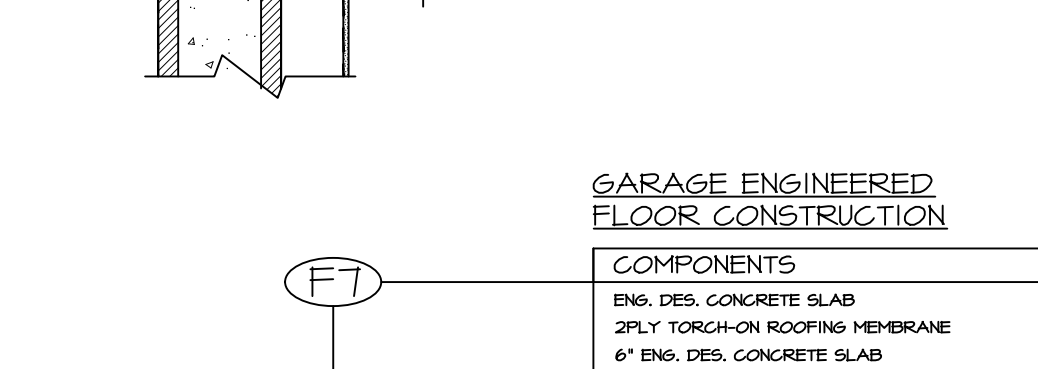
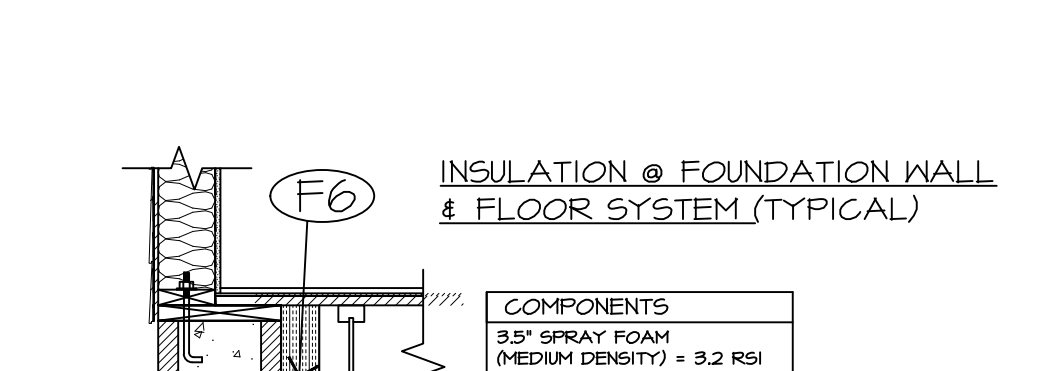
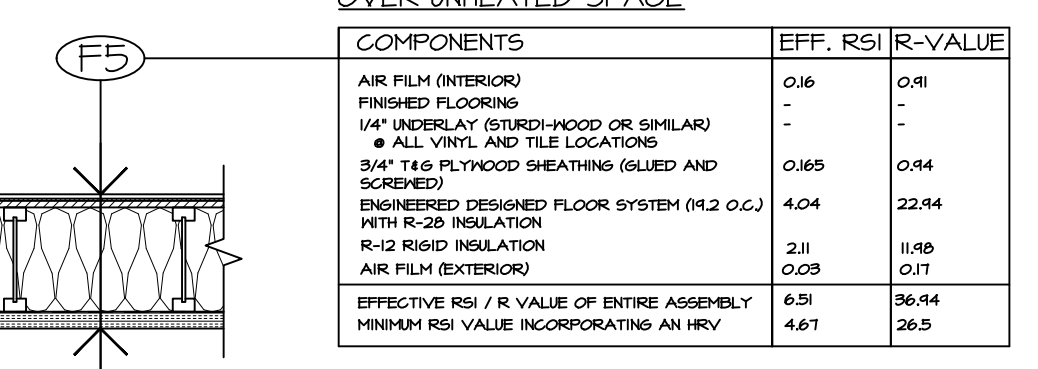
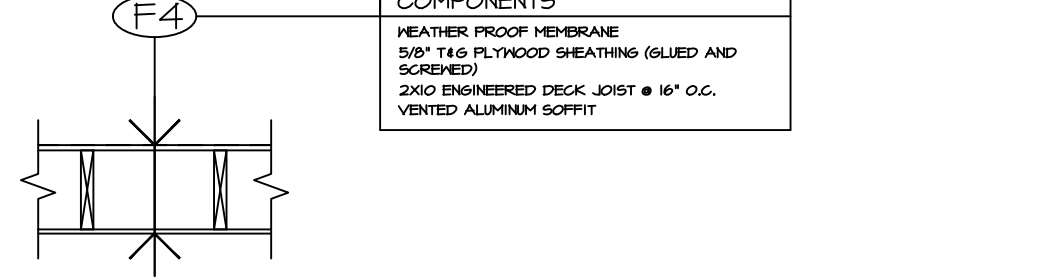
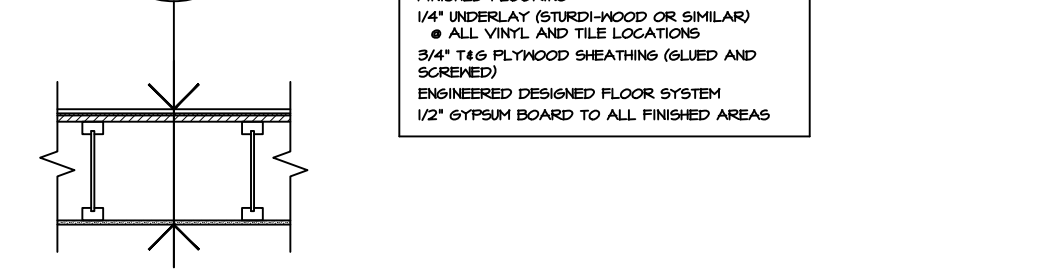
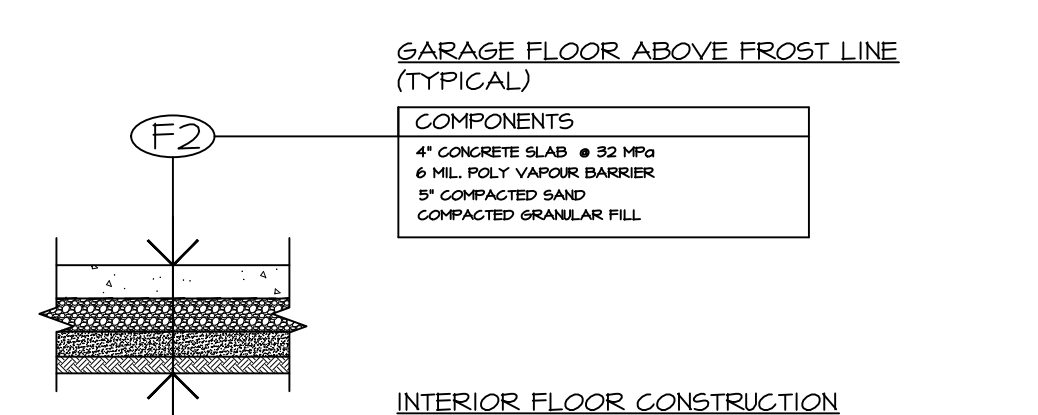
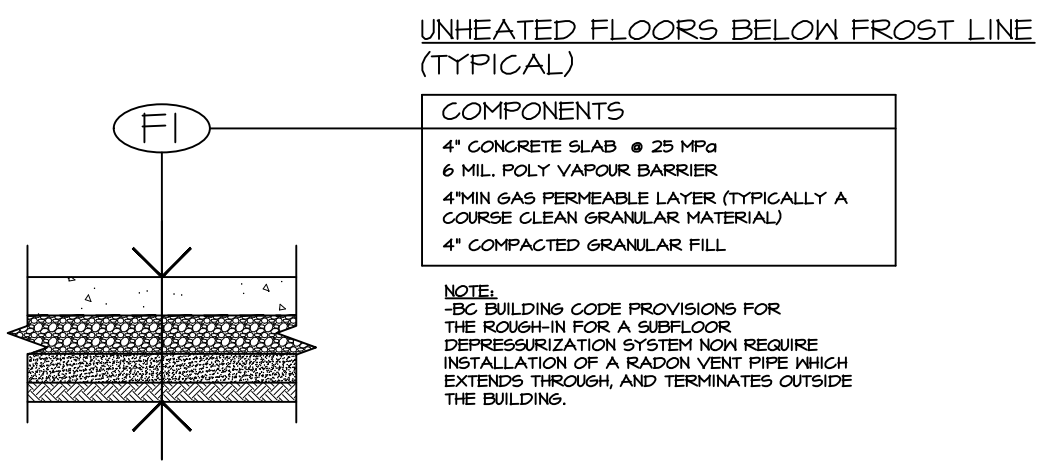
REVISIONS		
REV	DATE	DESCRIPTION
A	10/17/19	DVP PLANS SUBMITTED
B	11/01/19	DVP PLANS REVISED
C	01/20/20	FOR FINAL REVIEW
D	03/12/20	ISSUED FOR TENDER
E	11/13/20	PLANS REVISED
F	11/23/20	PLANS REVISED

NOTE:
REV F: PLAN REVISIONS AS PER ENGINEERING DRAWINGS

ROOF & CEILING ASSEMBLIES



FLOOR ASSEMBLIES



SOFFITS PROJECTING INTO 1.2m SETBACK TO BE UNVENTED AND PROTECTED. SEE BC.BC.A-1.10.15.5 IN APPENDIX A

NOTE:
-VENTILATION SHOULD BE SHOWN ON ROOF ABOVE THE INSIDE OF THE EXTERIOR WALL WHEN SOLID SOFFITS ARE REQUIRED, PLUS VENTING NEAR THE RIDGE COMPLYING WITH THE LATEST BCBC.

GENERAL NOTES

- All work to be in compliance with the current residential standards of the National Building Code of Canada, current electrical and plumbing codes and all local building code and bylaws which may take precedence.
- All work shall be performed in all respects to good building practice.
- Written dimensions to be followed. DO NOT scale from drawings.
- All floor joists and beams to be D.TY/Larch #2 or better or as noted.
- Wood in contact with concrete to be damp-proofed with 45 lb. felt, 6 mil. poly or other approved method.
- Plates to be anchored to concrete with 1/2" dia. anchor bolts at maximum 6'0" O.C. and at all corners.

- All measurements, grades and levels to be verified on site before commencing construction.
- Perimeter drainage shall be installed where required by local authorities having jurisdiction and to their approval.
- All concrete to have a minimum compressive strength of 20 mpa at 28 days.
- Floor joists spans of more than 7'0" shall be bridged at mid-span or at 7'0" O.C. maximum. Bridging shall be 2"x2" diagonal type cross bridging installed as required by the N.B.C.
- Flashing to be installed at all penetrations in roof systems and changes in roof plane.
- All electrical/plumbing fixtures to be verified with owner.
- Flashing to be installed at all changes in horizontal exterior finishings and over all unprotected openings. Caulking to be installed around all unflushed exterior openings.

INTERIOR SWING DOORS
Rough opening is always 82 1/2" high x 2" greater than nominal door size.
EXAMPLE: 2/8 X 6/8 = 34" X 82 1/2"

INTERIOR BIFOLDS
Rough openings for 2 panel doors are 1 1/2" greater than door height.
EXAMPLE: 3/0 X 6/8 = 37 1/4" X 81 1/2"
Rough openings for 4 panel doors are 1 1/2" greater than nominal door width and 1 1/2" greater than height.
EXAMPLE: 5/0 X 6/8 = 61" X 81 1/2"

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PROJECT TITLE
428 PANORAMA CRESCENT
OK FALLS, BC

DATE: 11/23/20
DRAWING SCALE: 1/4" = 1'0"
DRAWN BY: EKG
CHECKED BY: TM
APPROVED BY:

SHEET NAME
ROOF PLAN & DETAILS

PROGRESS
FOR CONSTRUCTION

REVISION	PLAN NUMBER:
F	719

SHEET NUMBER: **A11** SHEET: **11** OF **11**

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