

GENERAL NOTES:

NOTES TO CONTRACTOR:

- ALL DIMENSIONS ARE APPROXIMATE AND ARE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUALITIES, DIMENSIONS, SIZES, LOADS, ETC. PRIOR TO ANY CONSTRUCTION
- PLANS SUPPLIED ARE BASED ON A LEVEL LOT UNLESS OTHERWISE NOTED
- EXTERIOR DIMENSIONS ARE TO OUTSIDE OF FRAMING U.O.N.
- DIMENSIONS TAKE PRECEDENT OVER SCALE
- IT IS THE RESPONSIBILITY OF THE PRODUCT SUPPLIER TO VERIFY EXACT SIZES, QUANTITIES AND DIMENSIONS PRIOR TO ANY MANUFACTURING.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCES.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE WORK SITE AT ALL TIMES.
- CONTRACTOR MUST COMPLY WITH WORKSAFE REGULATIONS.
- DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS

GENERAL NOTES:

- BUILDER/CONTRACTOR TO ENSURE ALL WORKMANSHIP AND MATERIALS CONFIRMS WITH MUNICIPAL CODE AND BC BUILDING CODE (BCBC) 2018
- ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND BCBC 2018, THE BCBC 2018 SHALL TAKE PRECEDENT.
- ANY STRUCTURAL ASPECTS OF THIS PROJECT OUTSIDE OF SECTION 09 OF THE BCBC 2018 MUST BE PERFORMED BY A CERTIFIED STRUCTURAL ENGINEER
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS SHOWN ON DRAWINGS BEFORE PROCEEDING.
- CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND LOCATIONS OF CITY SERVICES PRIOR TO CONSTRUCTION.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE
- DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS
- CONTRACTOR MUST ADHERE TO ALL NEW REVISIONS OF THE BCBC

GENERAL FRAMING NOTES:

- ALL STRUCTURAL FRAMING TO BE SPF NO. 2 K.D U.O.N.
- ALL HEADERS 2-2X10 U.O.N.
- PROVIDE 2X10 FLOOR SOLID BLOCKING BEHIND FIXTURES ALONG PLUMBING WALLS.
- ALL 2X10 FLOOR JOIST SPANS TO HAVE 2X2 CROSS BRIDGING @ 7'-0" MAX. SPACING.
- PLACE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
- INSTALL ALL FLOOR JOISTS CROWN UP.
- LINTELS IN BEARING WALLS SHALL BE 2 2X10 U.O.N
- SUPPLY AND INSTALL WOOD FRAMING TO MIN. GRADE AS FOLLOWS:

STUDS, RAFTERS AND POSTS: SPRUCE/PINE/FOR NO.2 OR BTR
 FLOOR JOISTS: SPF NO.2 OR BTR
 GENERAL FURRING AND BLOCKING: STD OR GROUP B SPECIES
 B.U. BEAMS AND HEADERS: HEM. FIR NO.2 OR BTR

- FLOOR JOISTS SHALL HAVE BRIDGING ROWS @ 7'-0" MAX O.C.
- FLOOR AREAS TO BE FINISHED WITH SHEET VINYL OR CERAMIC TILES TO HAVE MIN. 1/4" PARTICLE BOARD APPLIED OVER SUBFLOOR
- FLOOR SHEATHING SHALL BE 5/8" D. FIR T&G PLYWOOD U.O.N.
- WALL SHEATHING SHALL BE 1/2 EXT. GRADE SPRUCE PLYWOOD
- WOOD FRAME CONSTRUCTION CLOSER THAN 8" TO THE GROUND MUST BE PRESSURE TREATED OR SEPARATED FROM THE CONCRETE WITH POLY TYPE 'S' ROLL TYPE ROOFING. ENDS AND SIDES OF BEAMS FRAMING INTO CONCRETE MUST BE PRESSURE TREATED OR A 1/2" AIRSPACE PROVIDED IF THE MEMBER IS BELOW GROUND LEVEL.
- ROOF SNOW BASED ON SS1.0kPa, SR 0.4kPa

THERMAL AND MOISTURE PROTECTION:

- FLASHING OVER ALL EXTERIOR OPENINGS.
- CAULK OVER AND AROUND ALL EXTERIOR OPENINGS USING NON-HARDENING CAULKING COMPOUND.
- FLASH ALL CHANGES IN MATERIALS ON EXTERIOR WALLS.
- ALL WOOD SIDING TO BE 8" MIN. ABOVE FINISHED GRADE.

HEADWATERS LOT 4 DUPLEX FOR: PERMIT

DL114 LOT 4
 TOFINO, BC VOR 2Z0
 DATE: AUGUST 11th, 2022



BUILDING AND CODE INFORMATION:

CIVIC ADDRESS:	346 PETERSON DR TOFINO, BC, V0R 2Z0
LEGAL DESCRIPTION:	LOT 4, DISTRICT LOT 114, LAND DISTRICT 09, EPP105421
ZONING:	AR1
PROPERTY TOTALS:	
LOT AREA:	PERMITTED: 609.9 SQ M (6565sf)
FLOOR AREA COVERAGE:	PROPOSED: 127.75 SQ M(1520sf)
TOTAL LOT COVERAGE:	23.2%
BUILDING TOTALS:	
TOTAL SQUARE FOOTAGE:	PERMITTED: 3915sf
GROSS FLOOR AREA:	PROPOSED: 3915sf
LOT COVERAGE:	25%
FLOOR AREA RATIO:	20.9%
MAXIMUM BUILDING HEIGHT:	.75
TOTAL FLOOR AREA RATIO:	39.4' (12M)
	35'
ACCESSORY BUILDINGS:	
TOTAL SF SHED:	PERMITTED: 145sf
F.A. COVERAGE SHED:	PROPOSED: 145sf
FLOOR AREA RATIO:	
MAX BUILDING HEIGHT SHED:	
SETBACKS:	RE: SITE PLAN

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	A1.02	CONSTRUCTION; FOUNDER, ENTRY LEVEL
	A1.03	CONSTRUCTION; SECOND LEVEL, THIRD LEVEL
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A2.--	ELEVATIONS, SECTIONS	ELEVATIONS, SECTIONS
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A3.--	SECTIONS	SUITE: BATHROOM, LAUNDRY, KITCHEN
A4.--	ENLARGED PLANS	MAIN RESIDENCE: POWDER, LAUNDRY, KITCHEN
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A5.--	DETAILS	CONSTRUCTION DETAILS
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A6.--	SCHEDULES	SCHEDULES
	A6.01	
A9.--	PERSPECTIVES	EXTERIOR PERSPECTIVES
	A9.01	

REVISIONS:



PO BOX 1067
 TOFINO BC, V0R 2Z0

info@nectardesign.ca
 www.nectardesign.ca

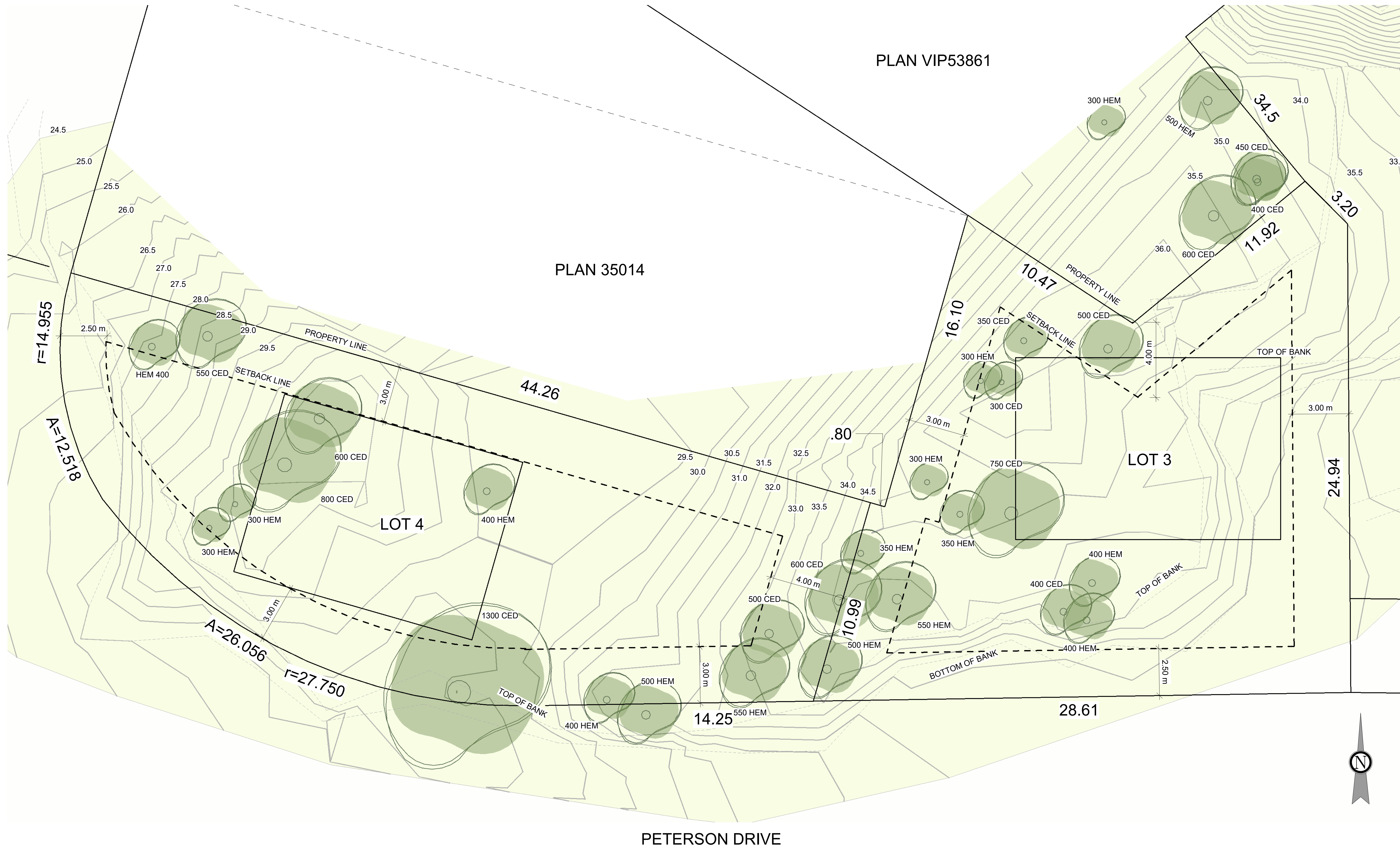
HEADWATERS LOT 4 DUPLEX
DL114 LOT 4
TOFINO, BC VOR 2Z0

Project	THC Duplex Lot 4
Drawn By	B.F
Sheet Size	24 X 36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
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TITLE PAGE	

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TOFINO HOUSING CORPORATION
DL114 LOT 4
TOFINO, BC V0R 2Z0

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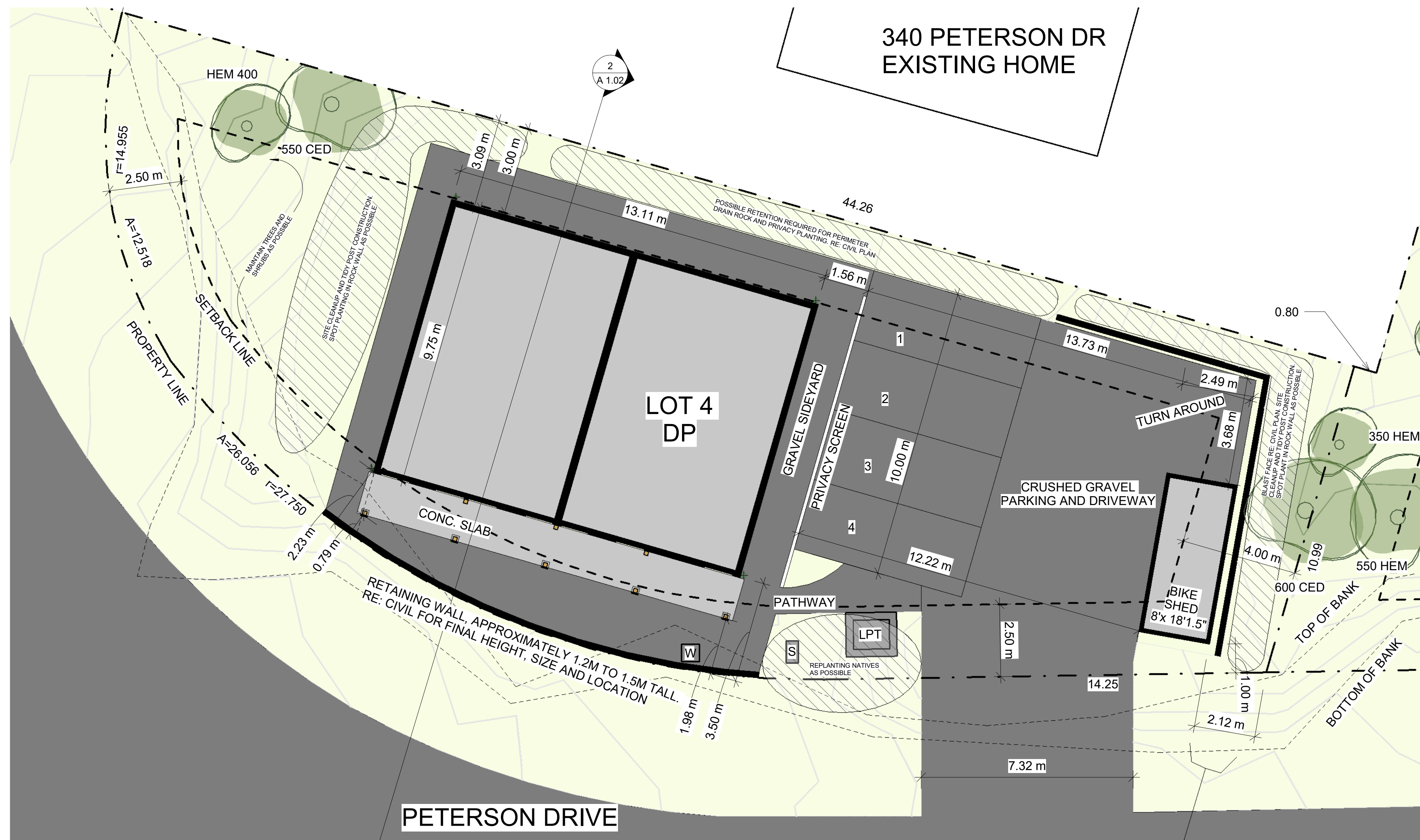
PLAN
- EXISTING SITE

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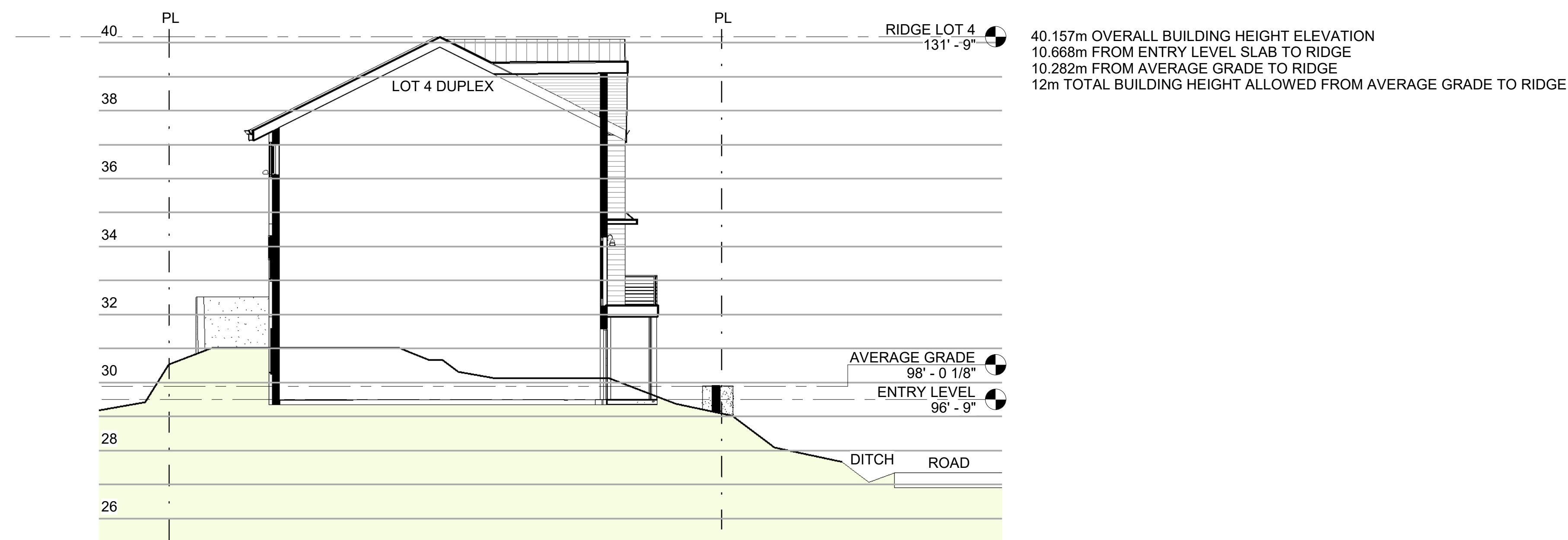
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**HEADWATERS LOT 4 DUPLEX
DL114 LOT 4
TOFINO, BC V0R 2Z0**



1 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"



TOPOGRAPHY LINES ABOVE FOR VISUAL REFERENCE, SITE CONDITIONS VARY. FINAL ELEVATION HEIGHTS AND LOCATIONS TBD. RE: CIVIL

2 SITE SECTION
Scale: 1/8" = 1'-0"

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PLANS
- PROPOSED SITE PLAN


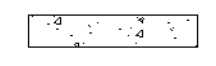



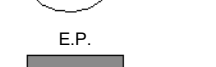
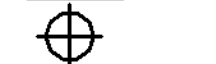


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HEADWATERS LOT 4 DUPLEX DL114 LOT 4 TOFINO, BC V0R 2Z0



FLOOR PLAN KEY:

-  NOTES A POINT LOAD
-  TYPICAL FOUNDATION WALL
-  TYPICAL INSULATED EXTERIOR WALL
-  TYPICAL INTERIOR WALL
-  FIREWALL
-  WINDOW TAG
-  DOOR TAG
-  ELECTRICAL PANEL
-  DOWNSPOUT

FLOOR PLAN NOTES:

- ALL EXTERIOR DIMENSIONS TO FACE OF STUD U.O.N.
- ALL INTERIOR DIMENSIONS TO FACE OF STUD U.O.N.
- GRID LINES TO FACE OF STUD U.O.N.
- GRID LINE 4-2 CENTERED ON DOUBLE STUD WALL
- GRID LINE 4-D CENTERED ON POSTS

SEISMIC PLAN KEY:

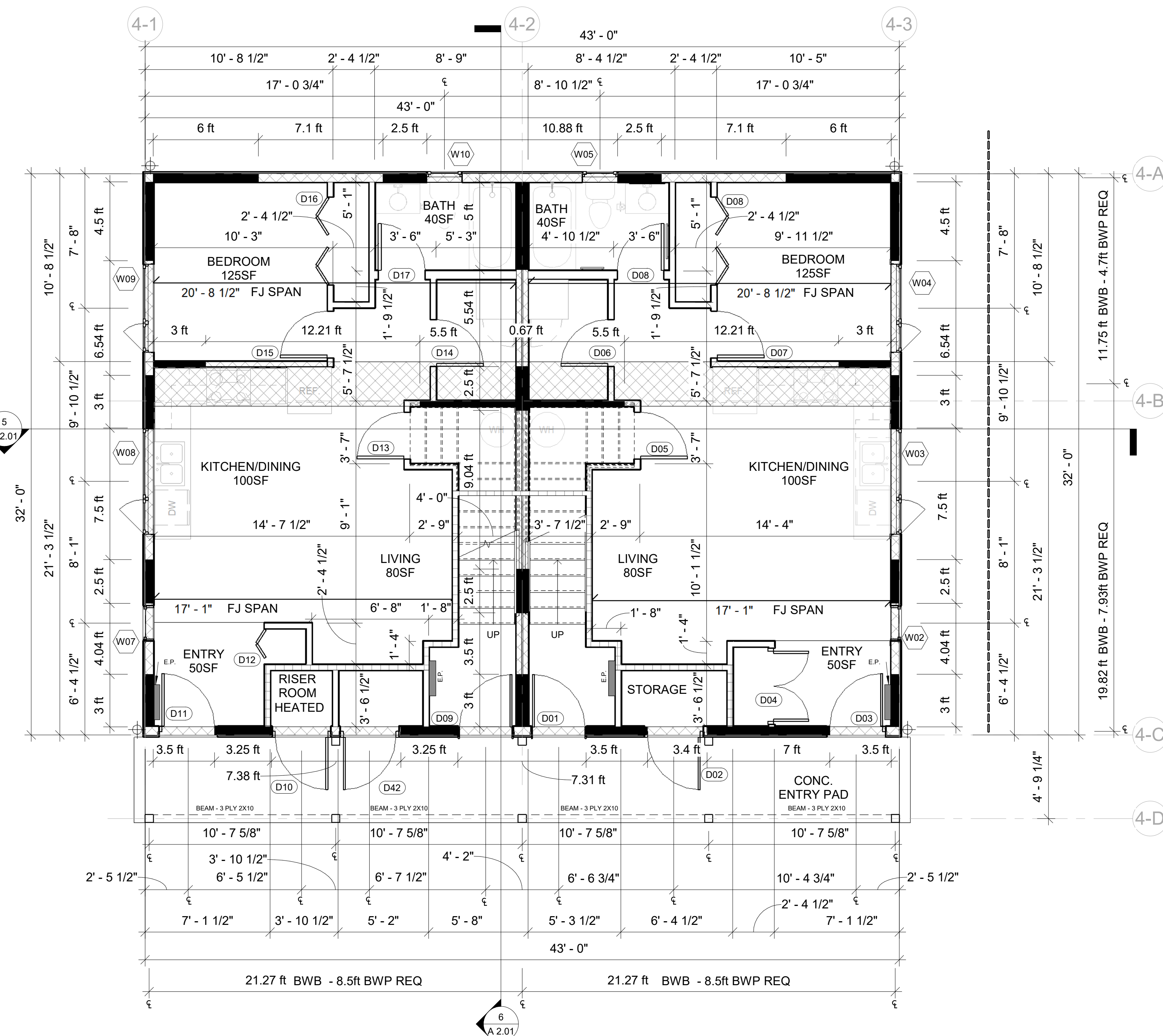
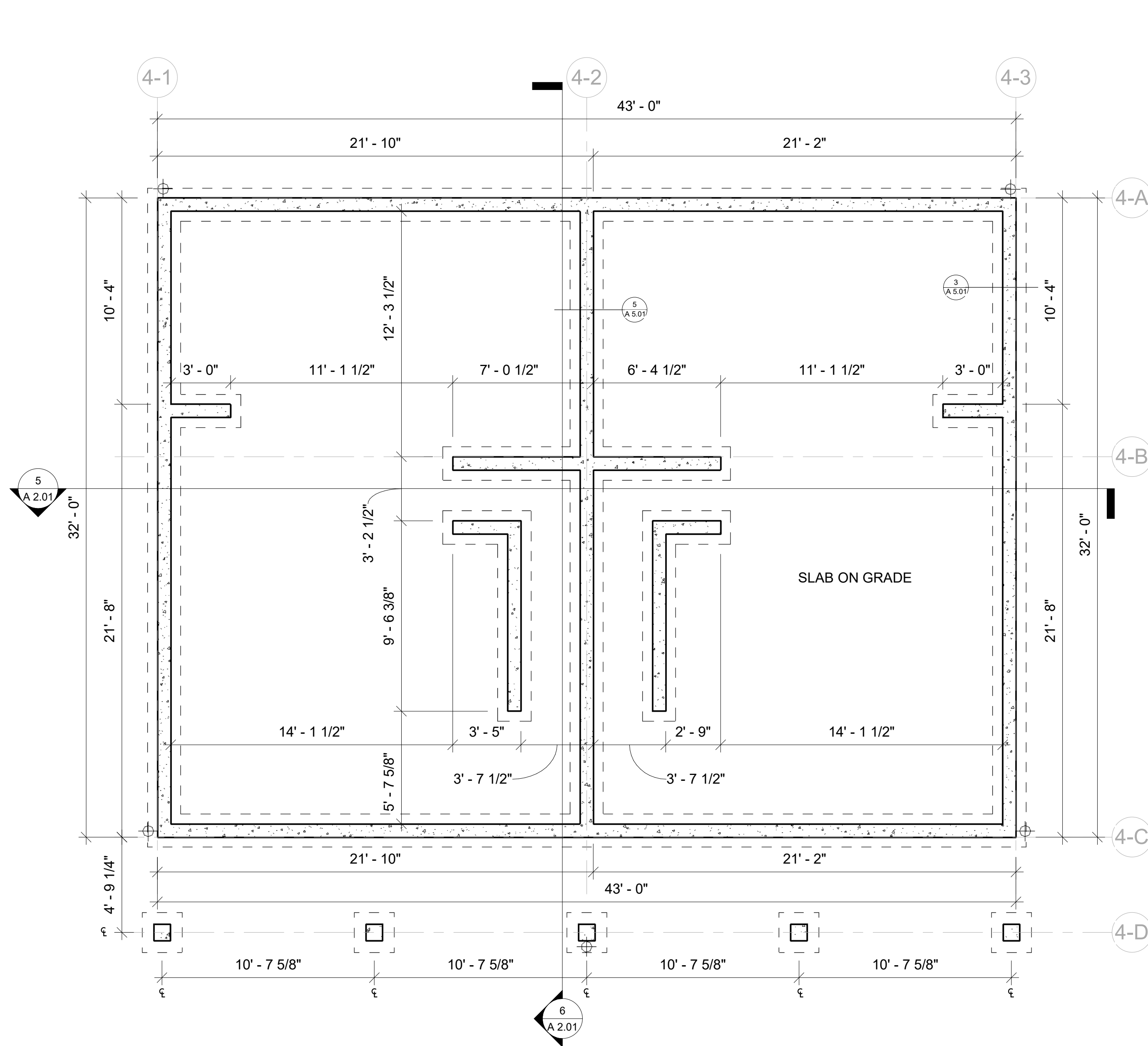
-  BRACED WALL BAND
-  BRACED WALL

SEISMIC PLAN NOTES:

- SEISMIC PLAN BASED OFF 1.0 $S_a(0.2)$ <math>< 1.2</math> SPECTRAL ACCELERATION
- ALL BRACED WALL BANDS SHOWN ARE 1.2 METERS OR LESS

SEISMIC LAYOUT IS FOR REFERENCE ONLY. CONTRACTOR TO ENSURE THEY FOLLOW THE MOST UP TO DATE BCBC GUIDELINES FOR LATERAL LOADS IN HIGH SEISMIC REGIONS (APPENDIX 9.23.13.4)

*SEISMIC LAYOUT PROVIDED SHOWS THE *MINIMUM* PART 9 GUIDELINES TO MEET THE BC BUILDING CODE. IF POSSIBLE, IT IS BEST PRACTICE TO CONTINUE BWP CONSTRUCTION REQUIREMENTS ALONG THE ENTIRE BWP WALL LENGTH TO STRENGTHEN LATERAL RESISTANCE



1 FOUNDATION
Scale: 1/4" = 1'-0"

2 ENTRY LEVEL CONSTRUCTION
Scale: 1/4" = 1'-0"

40% BWP REQUIRED SUPPORTING 2 FLOORS

SUITE: 560SF
P.R. ENTRY: 90SF
TOTAL SQUARE FOOTAGE: 1300SF

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Sheet Title:	
CONSTRUCTION PLANS	
- FOUNDATION	
- ENTRY LEVEL	

Scale

Sheet Number:

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FLOOR PLAN KEY:

- NOTES A POINT LOAD
- TYPICAL FOUNDATION WALL
- TYPICAL INSULATED EXTERIOR WALL
- TYPICAL INTERIOR WALL
- FIREWALL
- WINDOW TAG
- DOOR TAG
- ELECTRICAL PANEL
- DOWNSPOUT

FLOOR PLAN NOTES:

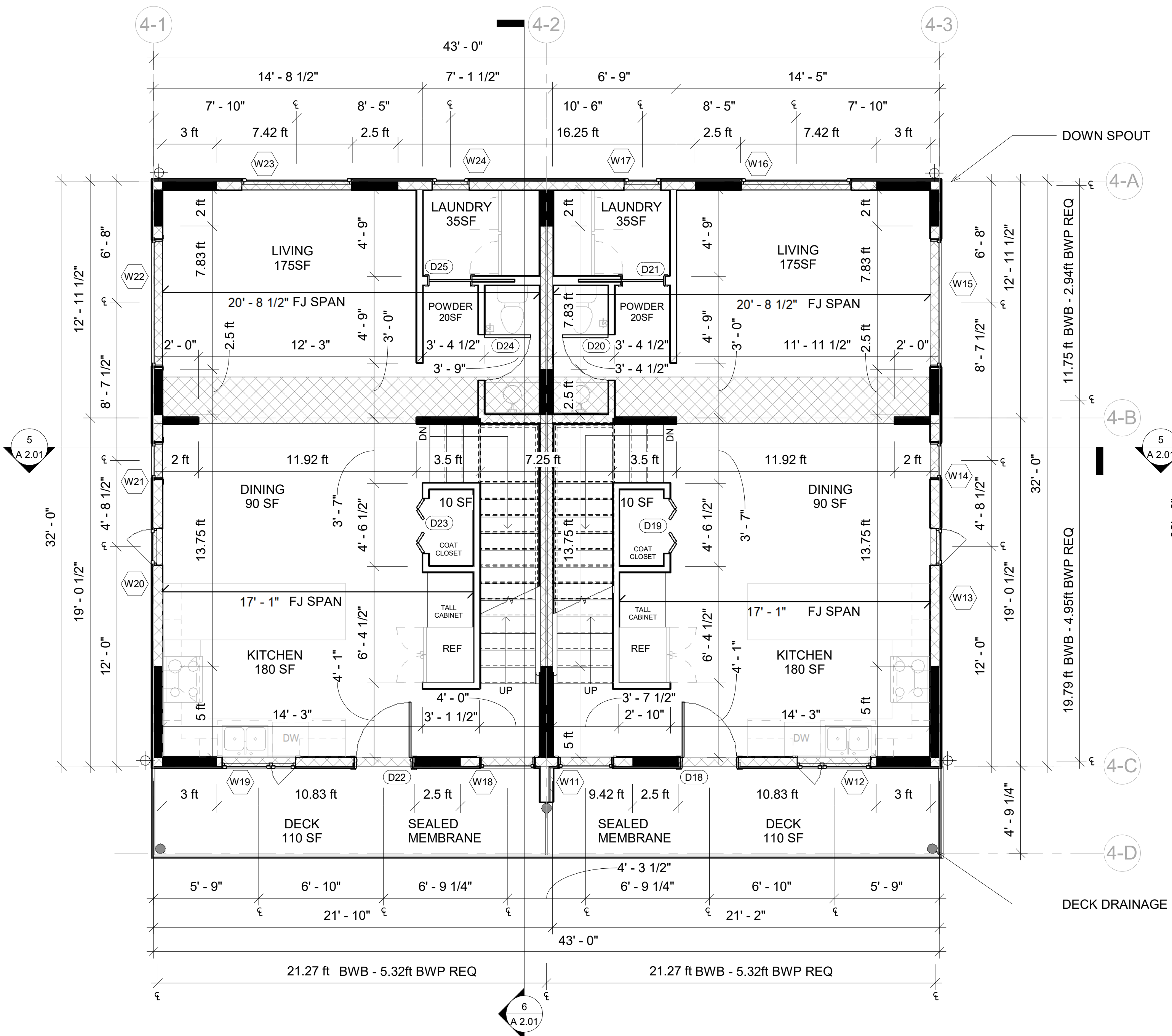
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SEISMIC PLAN KEY:

- BRACED WALL BAND
- BRACED WALL

SEISMIC PLAN NOTES:

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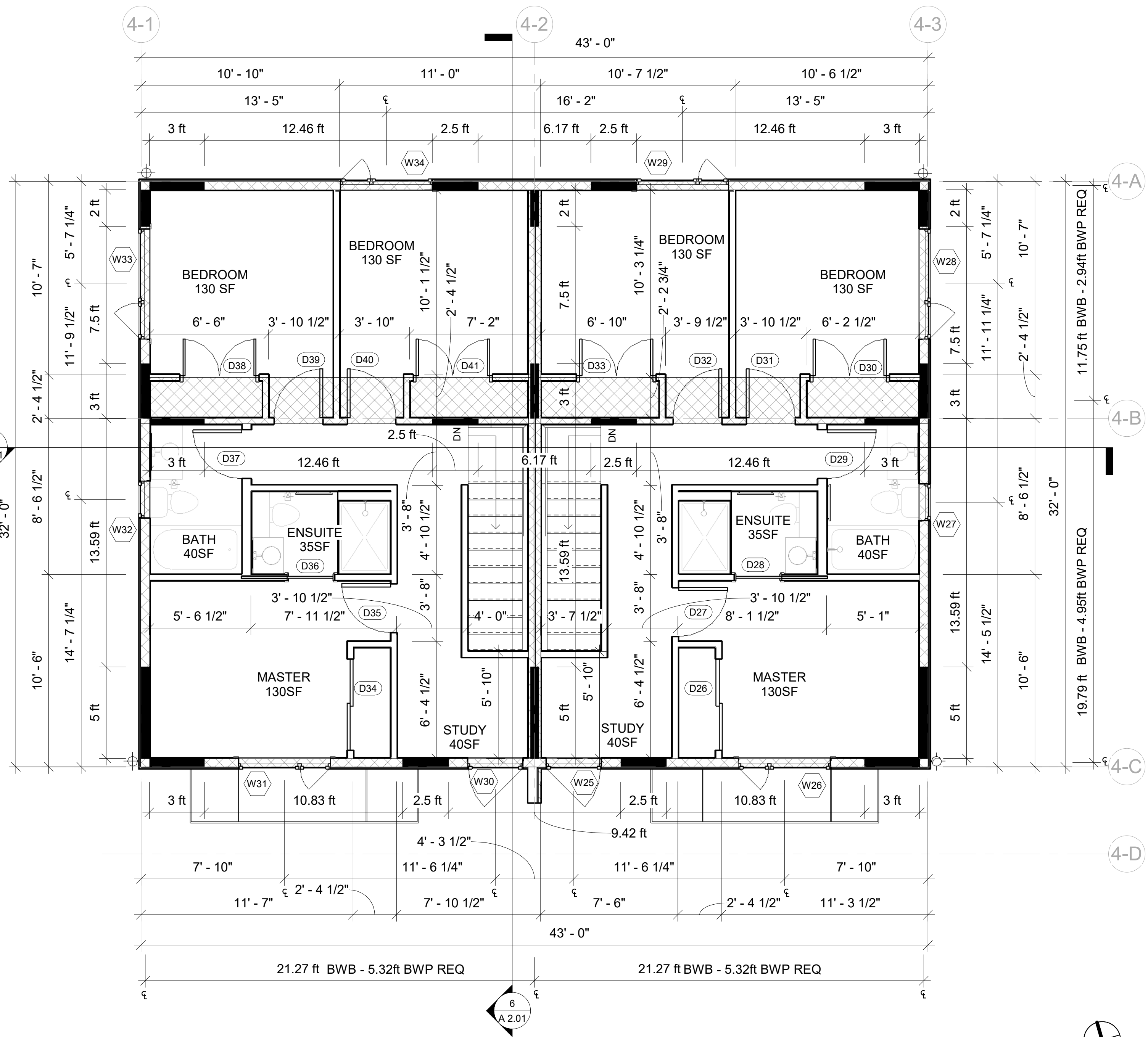


1 SECOND LEVEL CONSTRUCTION
Scale: 1/4" = 1'-0"

25% BWP REQUIRED SUPPORTING 1 FLOOR
SECOND LEVEL: 650SF
TOTAL SQUARE FOOTAGE: 1300SF

3 THIRD LEVEL CONSTRUCTION
Scale: 1/4" = 1'-0"

25% BWP REQUIRED SUPPORTING A ROOF
THIRD LEVEL: 650 SF
TOAL SQUARE FOOTAGE: 1300SF



**HEADWATERS LOT 4 DUPLEX
DL114 LOT 4
TOFINO, BC V0R 2Z0**

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Sheet Title:
CONSTRUCTION PLANS
- SECOND LEVEL
- THIRD LEVEL

Scale: As Noted

Sheet Number:

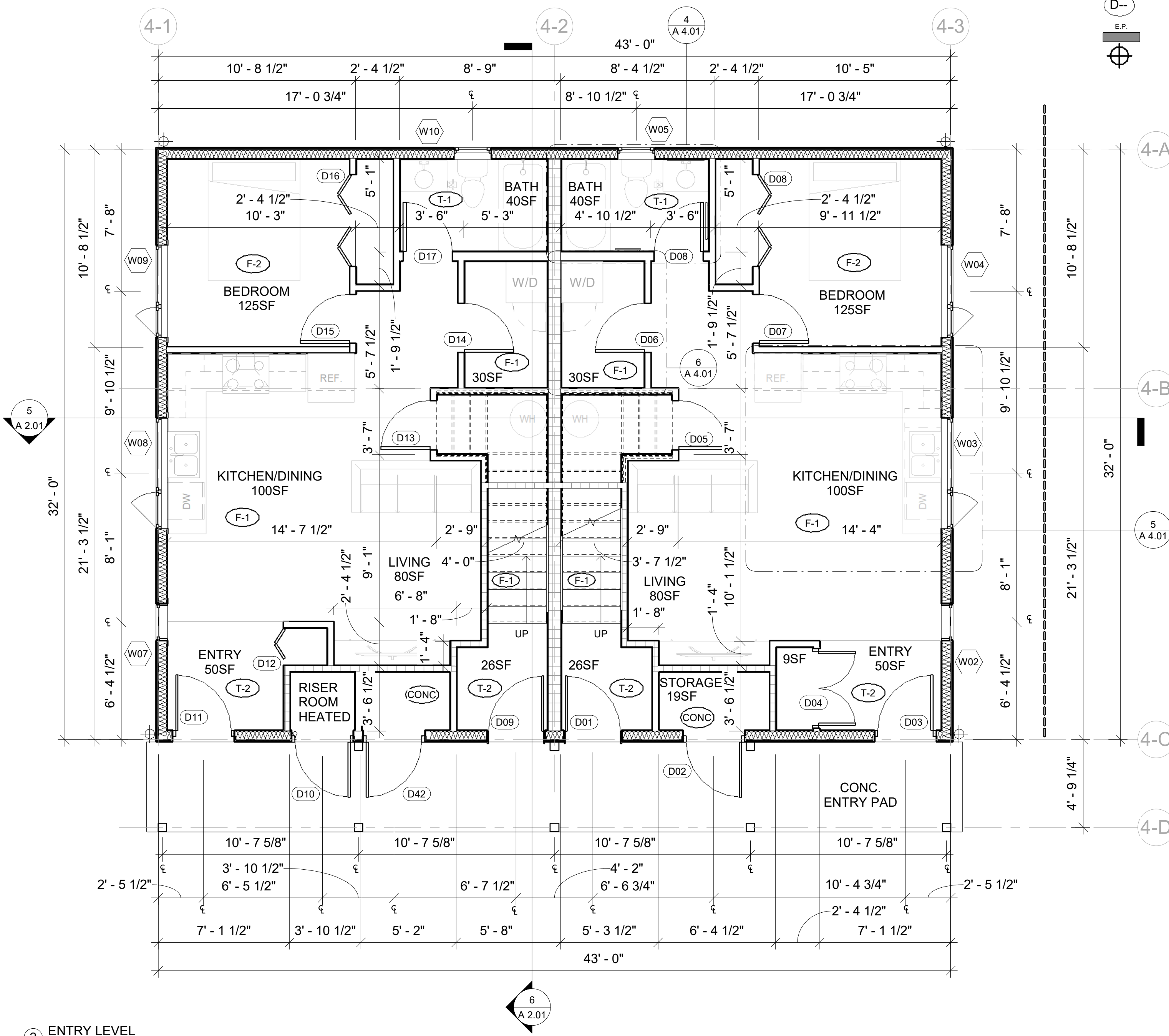
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FLOOR PLAN NOTES:

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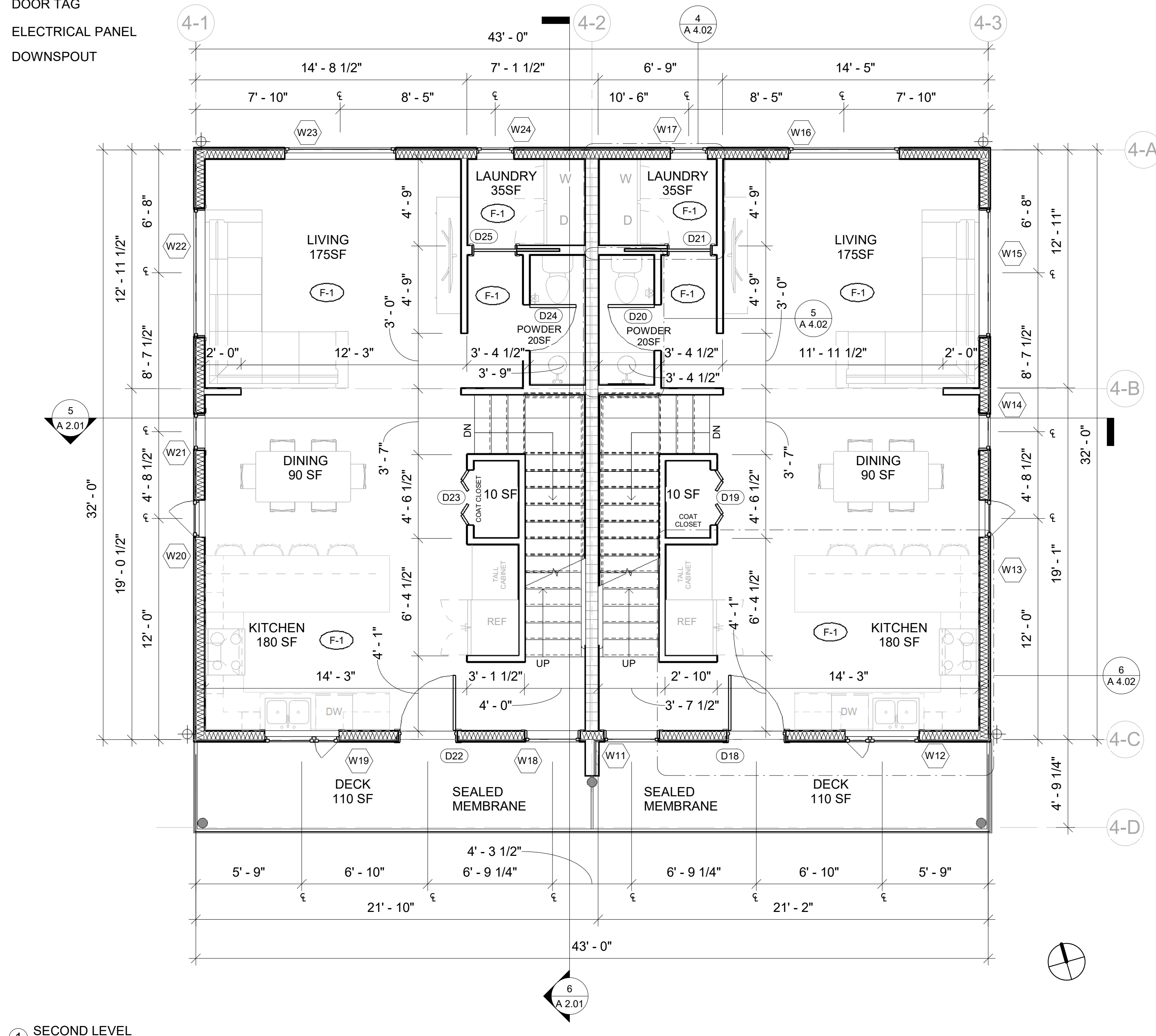
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- NOTES A POINT LOAD
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- TYPICAL INTERIOR WALL
- FIREWALL
- WINDOW TAG
- DOOR TAG
- ELECTRICAL PANEL
- DOWNSPOUT



2 ENTRY LEVEL
Scale: 1/4" = 1'-0"

SUITE: 560SF
P.R ENTRY: 90SF
TOTAL SQUARE FOOTAGE: 1300SF



1 SECOND LEVEL
Scale: 1/4" = 1'-0"

SECOND LEVEL: 650SF
TOTAL SQUARE FOOTAGE: 1300SF

Prior to fabrication/ordering/installation of the following specifications, the contractor/builder shall provide submittals to the designer/owner for final review and approval.

CODE	IMAGE	ITEM	TYPE	LOCATION	PRODUCT: SIZE, COLOUR, CODE	NOTES
FLOORING						
F-1		Flooring	luxury Vinyl Plank	Living rooms Stairs Hallways	Cascade Luxury Vinyl Lighthouse Oak 7"x48"long	Double check matching nosing available for stairs Confirm Colour selection prior to ordering
F-2		Flooring	Carpet	Bedrooms	Shaw, E9725 Smart Thinking 00190 Mindful	Confirm colour selection prior to ordering
TILE						
T-1		Flooring	Tile	Bathrooms	Konos Floor Tile Grey Pearl Matte 12"x24" Grout:	Confirm colour selection prior to ordering
T-2		Flooring	Tile	Entry's	Konos Floor Tile Grey Pearl Matte 12"x24" Grout:	Confirm colour selection prior to ordering
T-3		Walls	Tile	Kitchens	White subway tile 4"x12" Running Bond layout Grout: Mapei #27 Silver	

TRIM	IMAGE	Walls	Baseboard	Interior	Pre-prime .75" x 3.5"	Painted P-3
TR-4						
TR-5						

**HEADWATERS LOT 4 DUPLEX
DL114 LOT 4
TOFINO, BC V0R 2Z0**

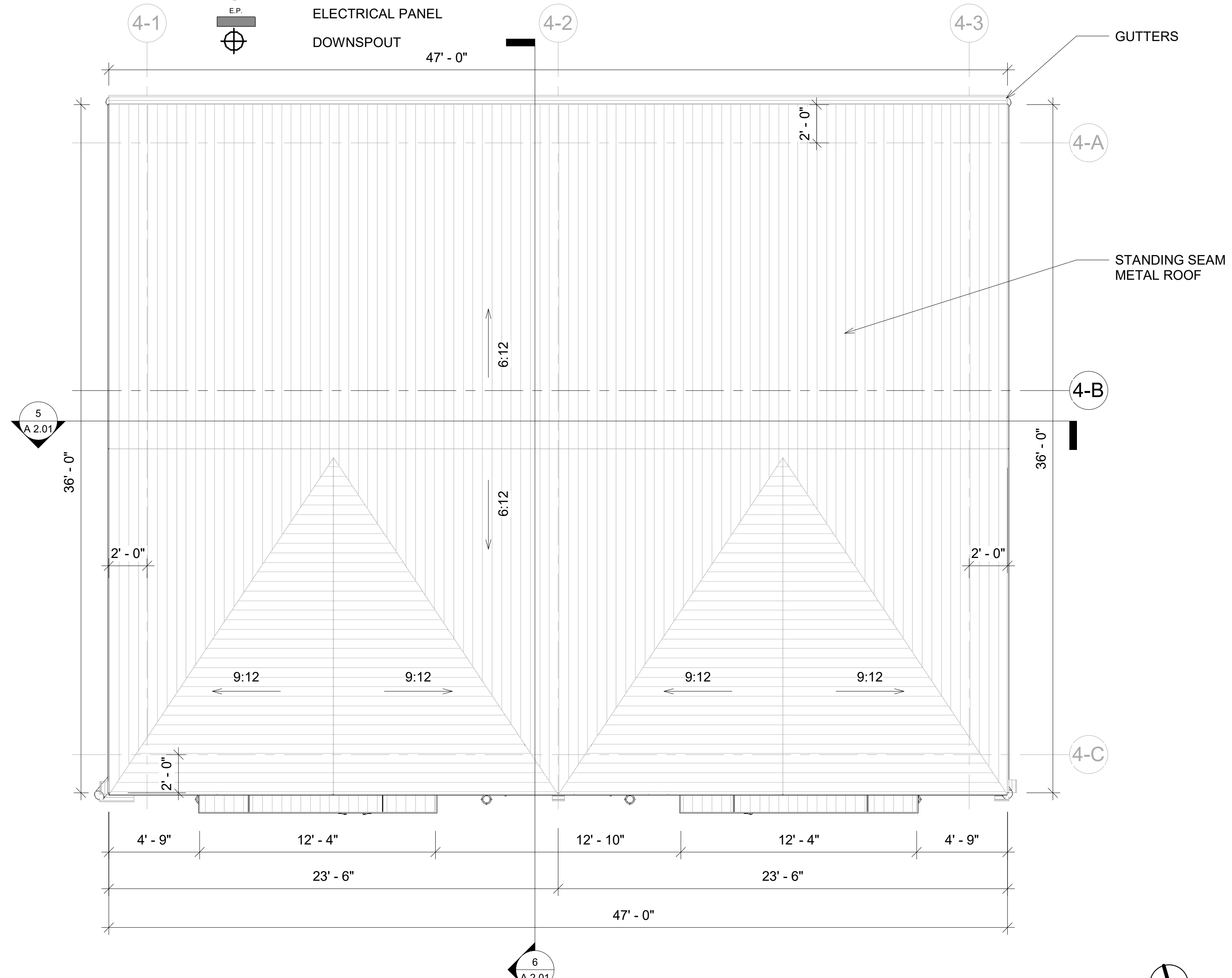
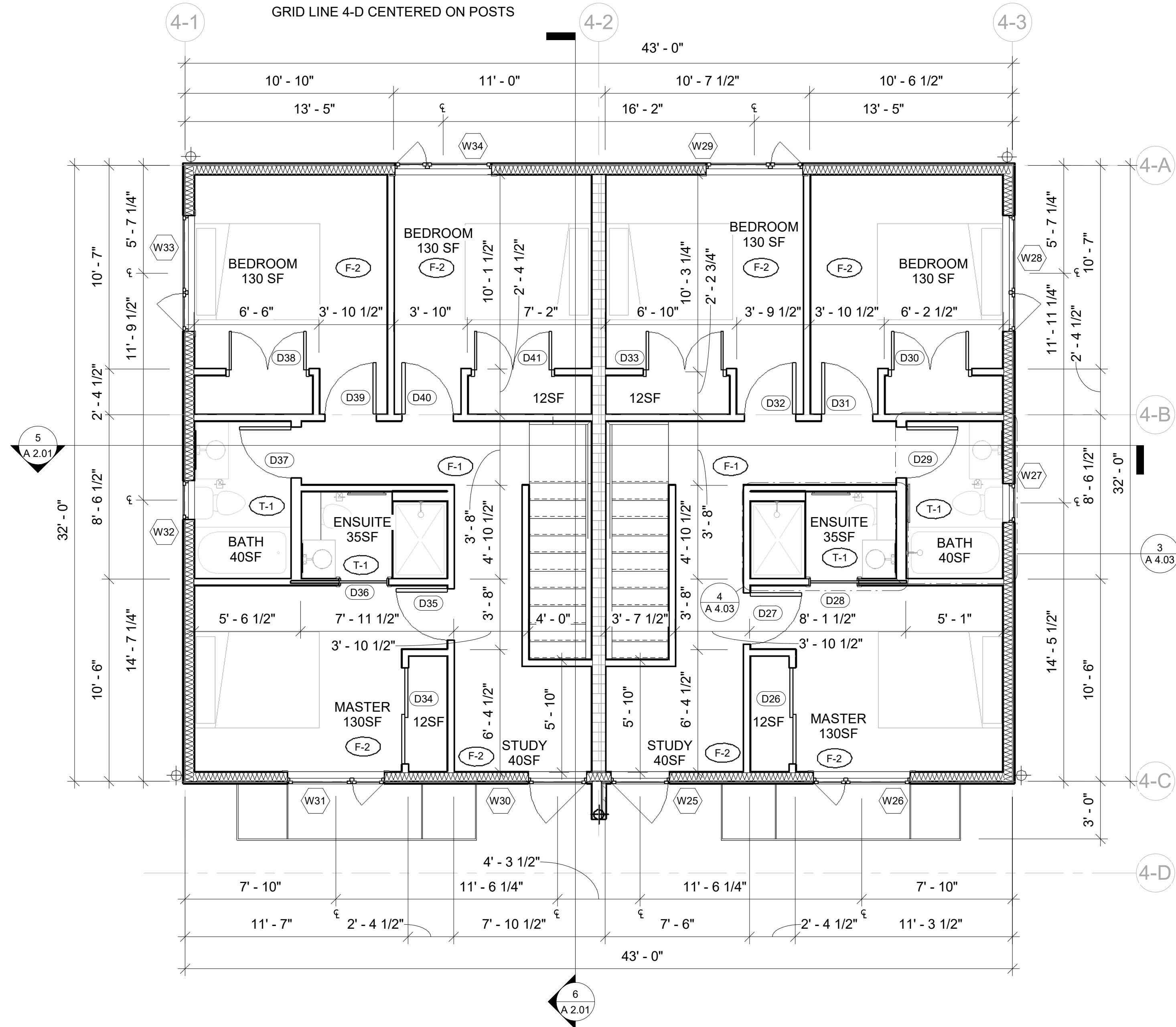
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FINISH PLANS	
- ENTRY LEVEL	
- SECOND LEVEL	
Scale	As Noted
Sheet Number:	

FLOOR PLAN NOTES:

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- DOOR TAG
- ELECTRICAL PANEL
- DOWNSPOUT



② THIRD LEVEL
Scale: 1/4" = 1'-0"

THIRD LEVEL: 650 SF
TOAL SQUARE FOOTAGE: 1300SF

① ROOF
Scale: 1/4" = 1'-0"

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TILE						
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TRIM	IMAGE	Walls	Baseboard	Interior	Pre-prime .75" x 3.5"	Painted P-3
TR-4						
TR-5			Window Casing			

**HEADWATERS LOT 4 DUPLEX
DL114 LOT 4
TOFINO, BC V0R 2Z0**

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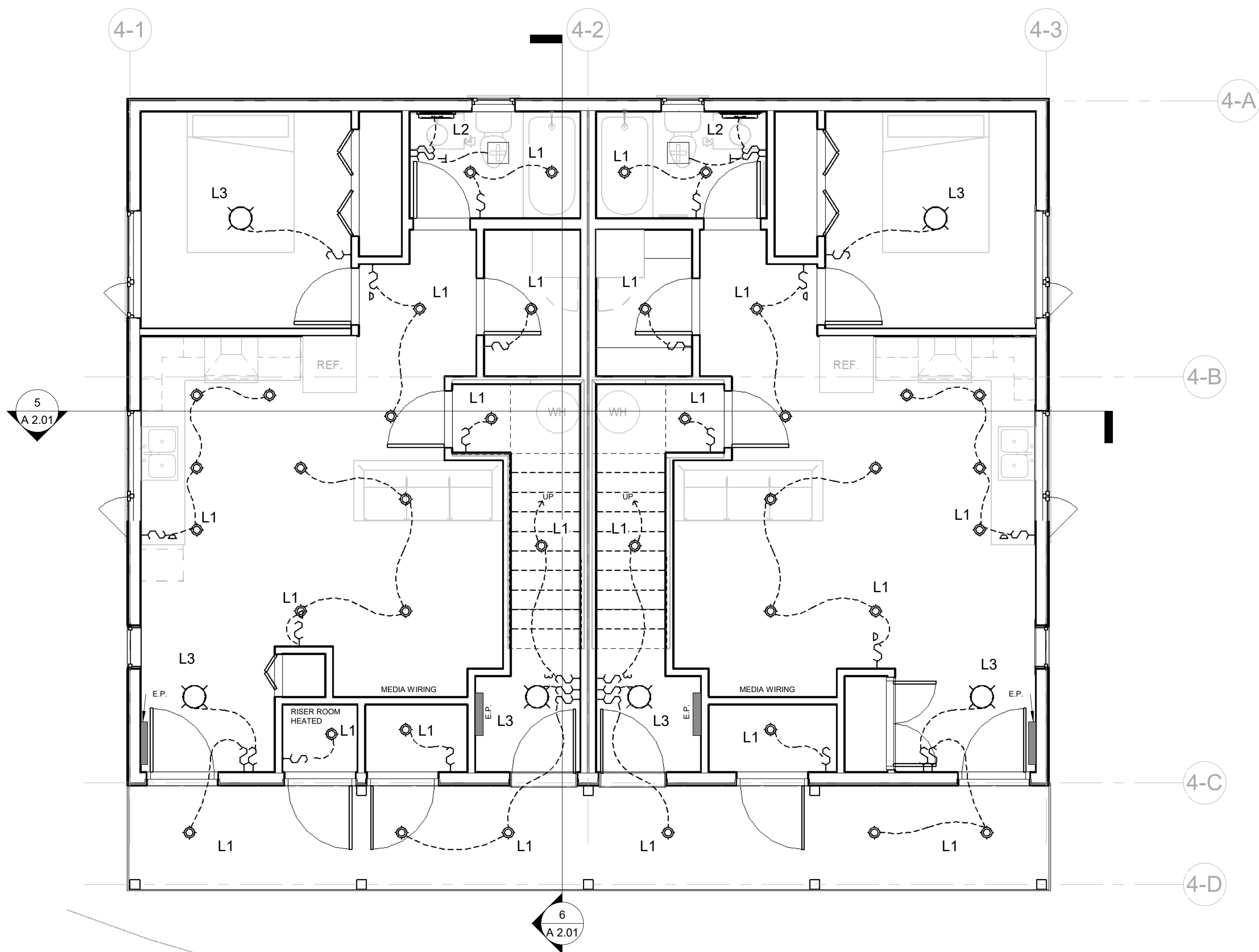
FINISH PLANS
- THIRD LEVEL
- ROOF

Scale: As Noted

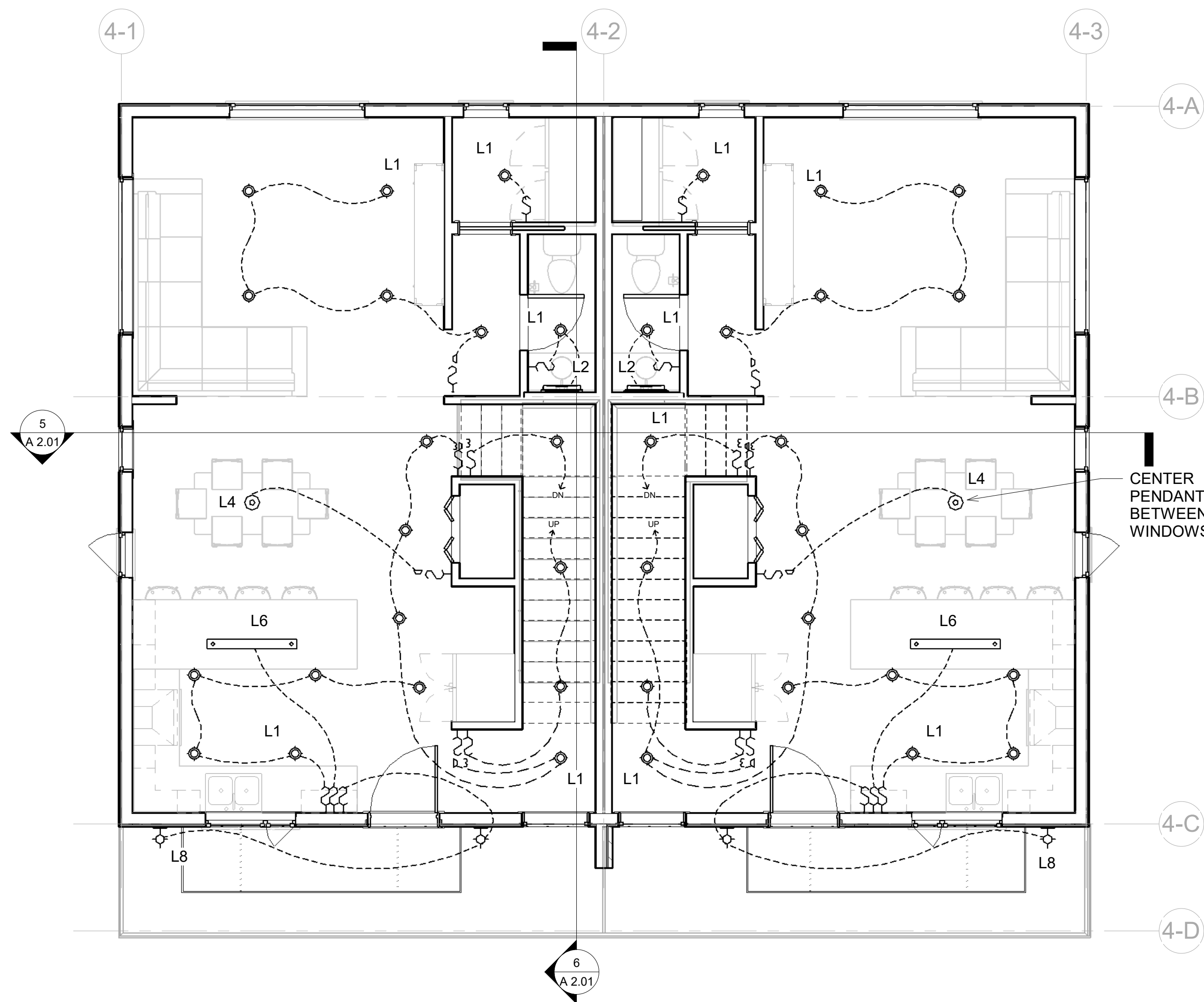
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HEADWATERS LOT 4 DUPLEX
DL114 LOT 4
TOFINO, BC V0R 2Z0



3 ENTRY LEVEL
Scale: 1/4" = 1'-0"

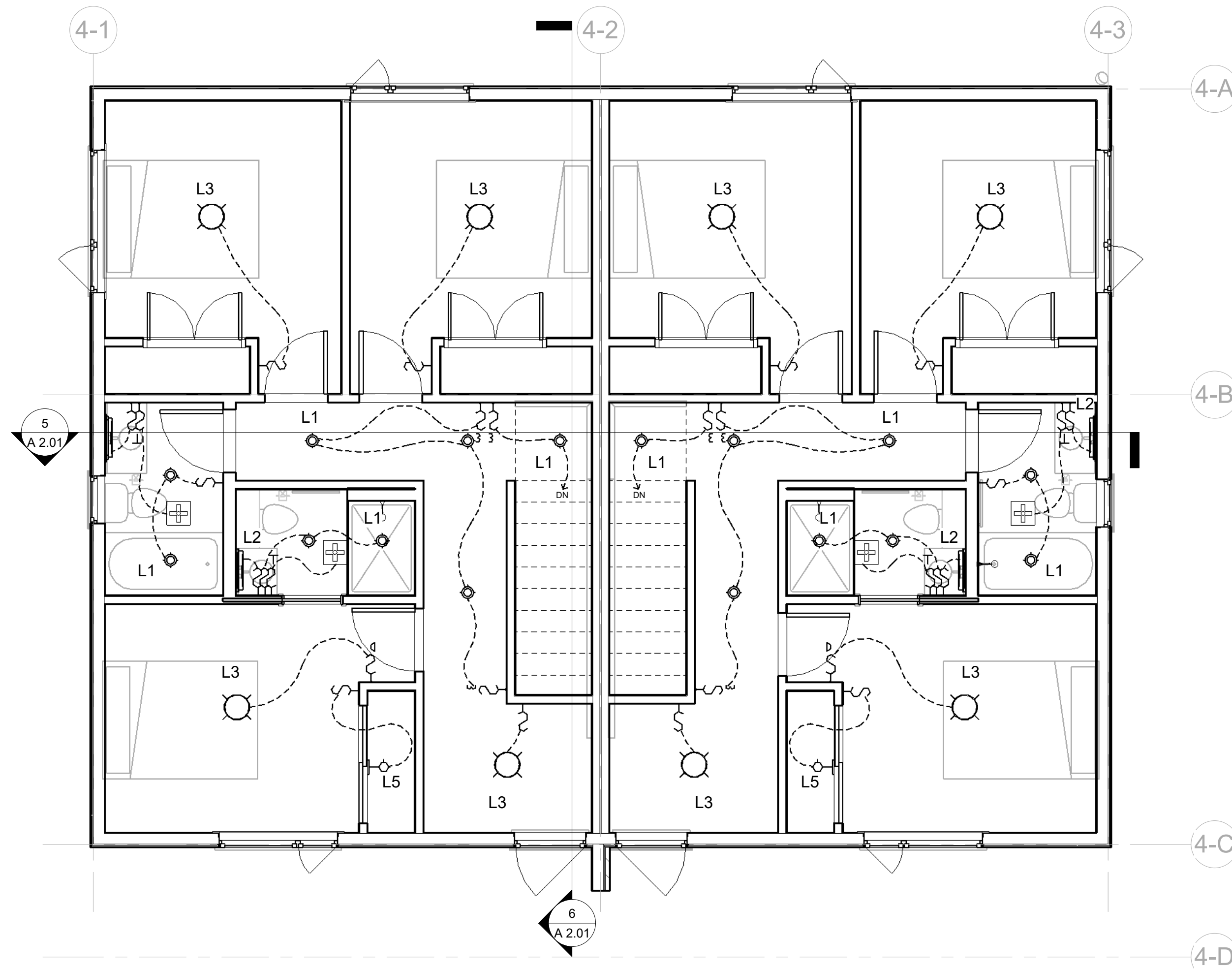


1 SECOND LEVEL
Scale: 1/4" = 1'-0"

ELECTRICAL PLAN KEY:



LIGHTING					
L-1		Lighting	Recessed	Living rooms Hallways Kitchens Bedrooms Bathrooms	Lotus - 6" LED-6-S12W
L-2		Lighting	Vanity Sconce	Bathrooms	Maxim Lateral 2 light Vanity sconce Black
L-3		Lighting	Flush Mounted	Bedrooms	Black clips, white opaque bowl
L-4		Lighting	Pendant	Dining	McLarens Lighting BYCK, IPL1020A13BK, MBK Color, 1 Lt 12.75inch Width Pendant, 12.75in (65P50)
L-5		Lighting	Wall Sconce	Closets	
L-6		Lighting	Pendant	Kitchen Island	
L-7		Lighting	Recessed	Exterior Entrance	
L-8		Lighting	Sconce	Exterior Sconce	Snoc Lighting 18 Series 1836 Small Black, Downlight only



2 THIRD LEVEL
Scale: 1/4" = 1'-0"

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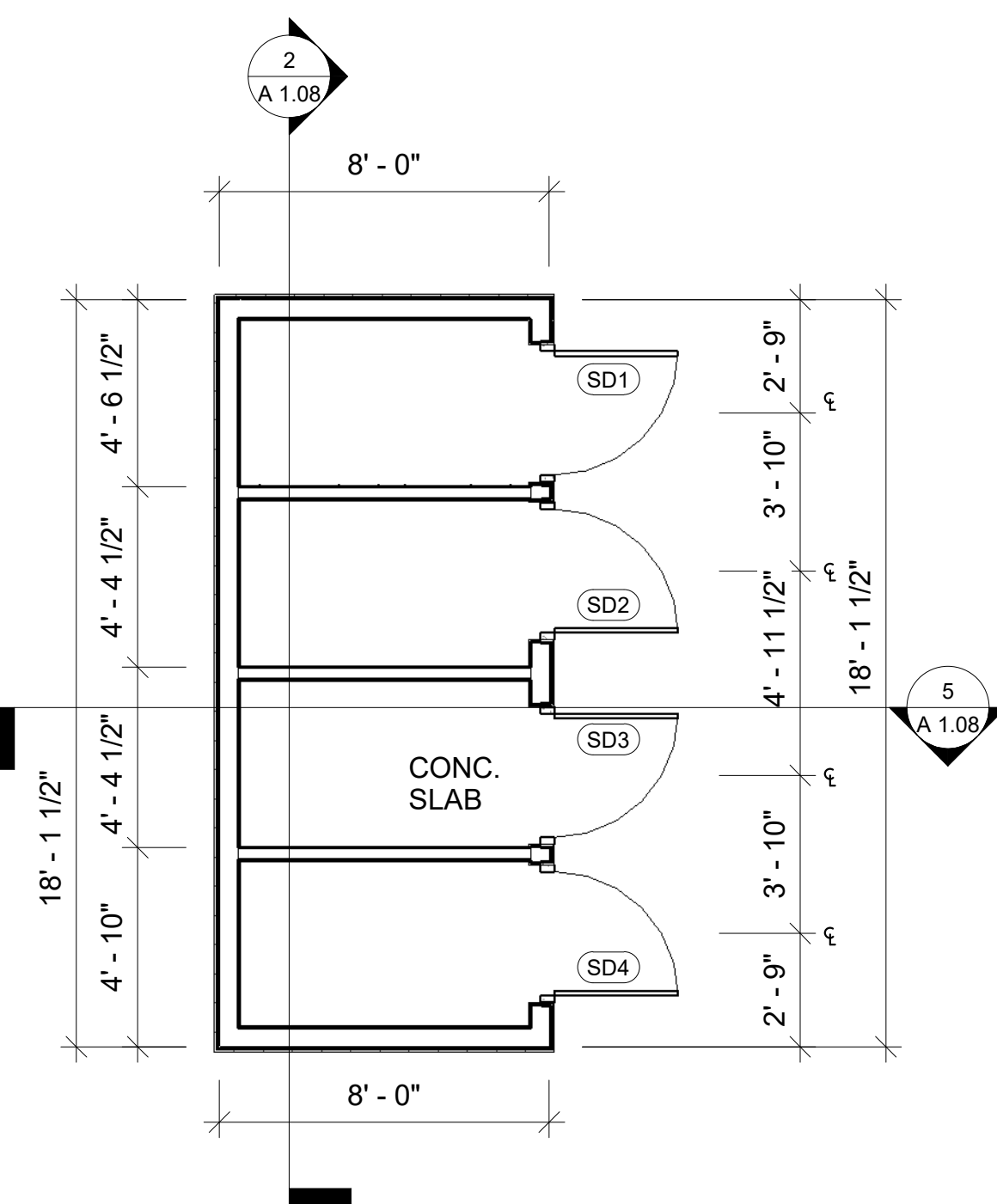
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PLANS
- REFLECTED
- CEILING/LIGHTING

Scale: As Noted

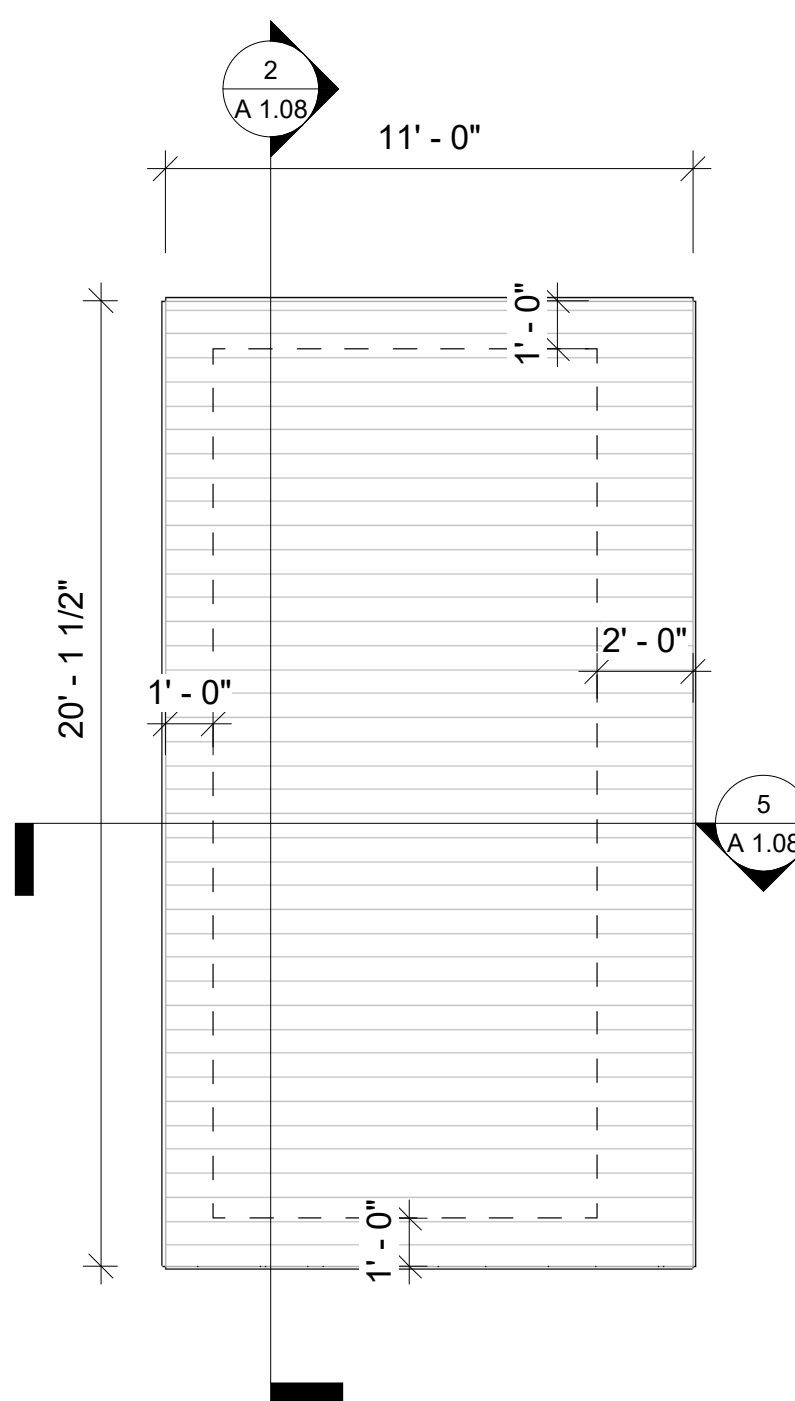
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**HEADWATERS LOT 3 DUPLEX
DL114 LOT 4
TOFINO, BC V0R 2Z0**

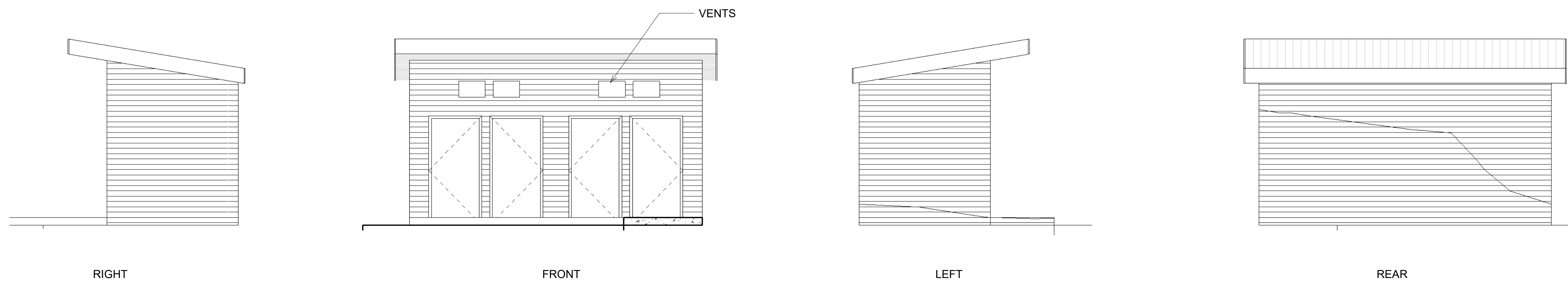


Door Schedule Bike Shed				
Mark	Width	Height	Description	Comments
SD1	3' - 0"	6' - 8"	Exterior, Single	
SD2	3' - 0"	6' - 8"	Exterior, Single	
SD3	3' - 0"	6' - 8"	Exterior, Single	
SD4	3' - 0"	6' - 8"	Exterior, Single	

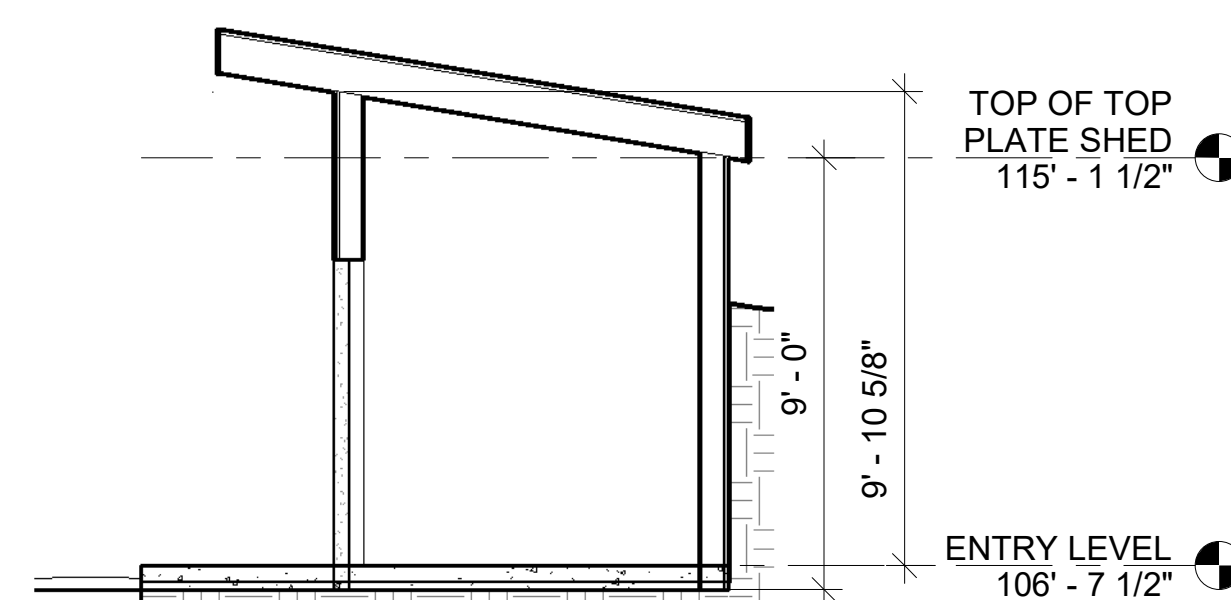


3 BIKE SHED
Scale: 1/4" = 1'-0"

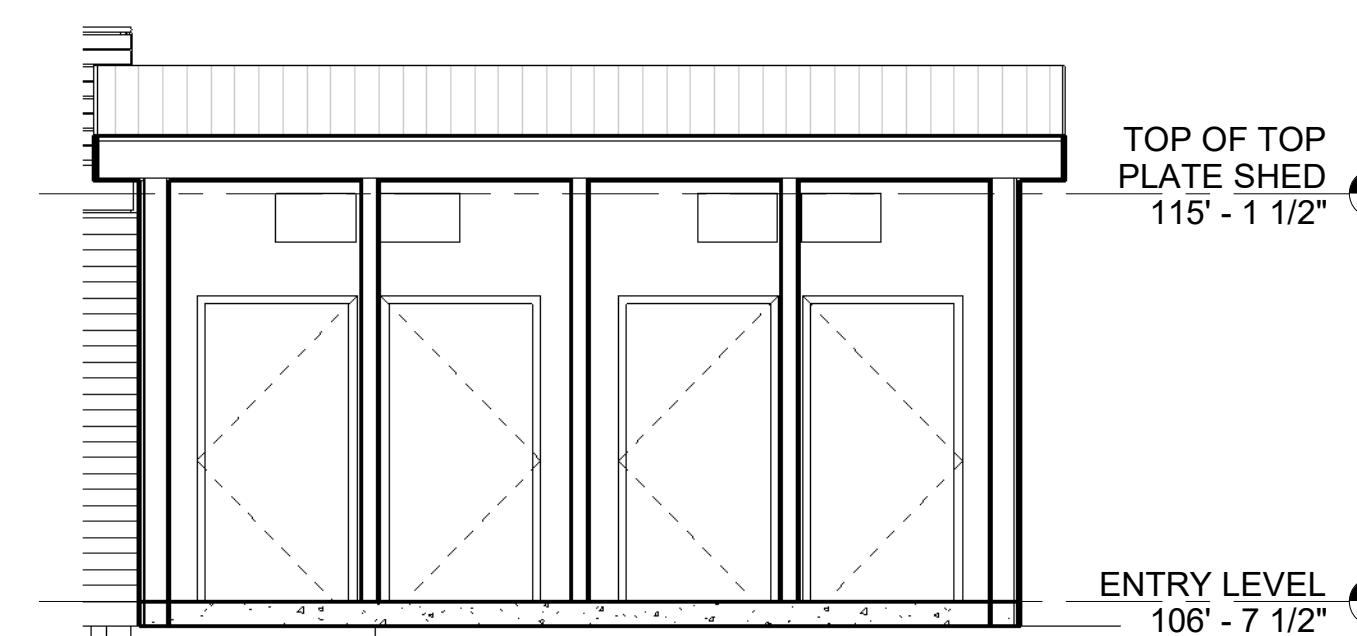
1 SHED ROOF
Scale: 1/4" = 1'-0"



4 SHED ELEVATIONS
Scale: 1/4" = 1'-0"



5 N/S SHED SECTION
Scale: 1/4" = 1'-0"



2 E/W SHED SECTION
Scale: 1/4" = 1'-0"

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Sheet Title:
PLANS
- BIKE SHED

Scale: As Noted

Sheet Number:
A 1.08

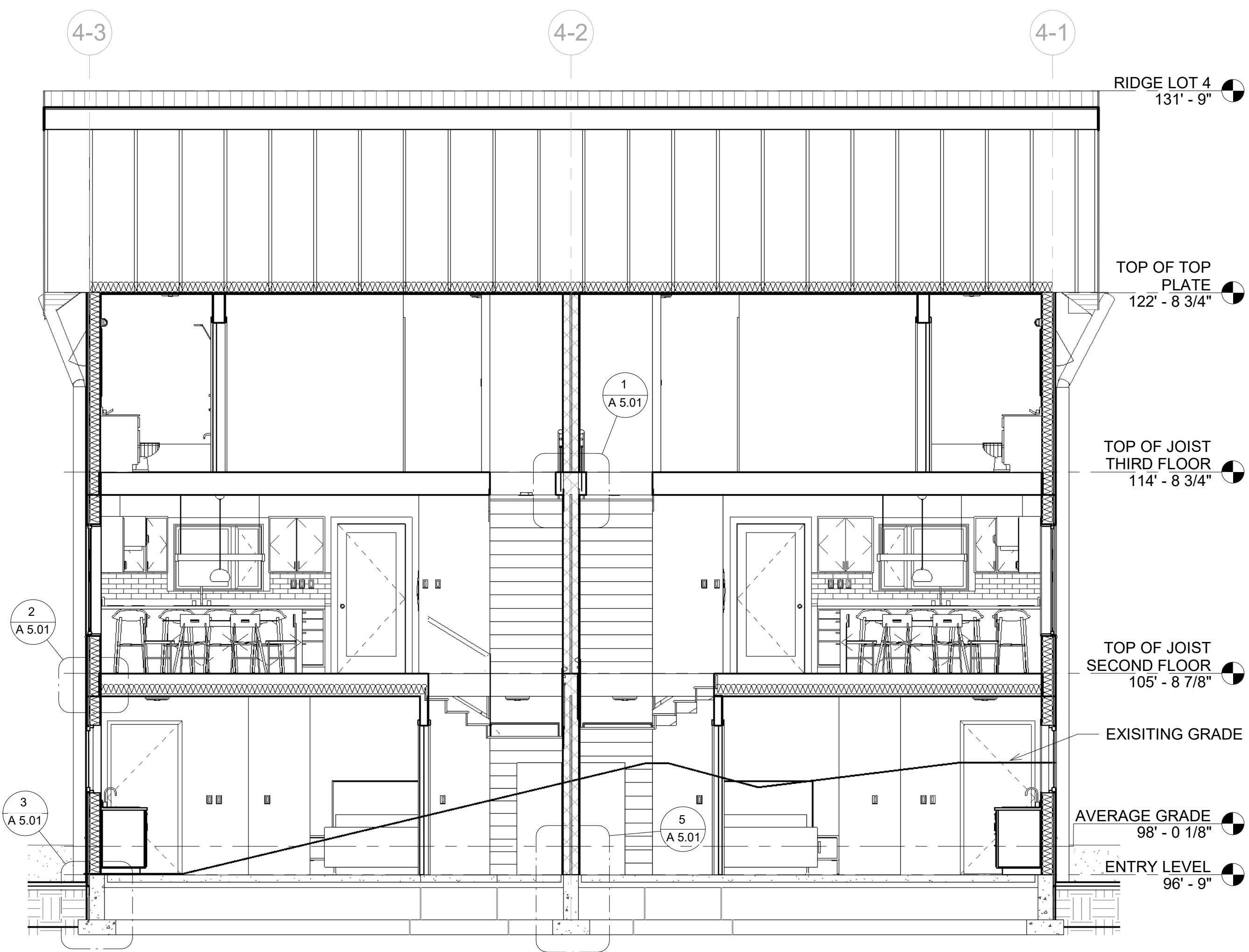


2 ELEVATIONS
Scale: 1/8" = 1'-0"

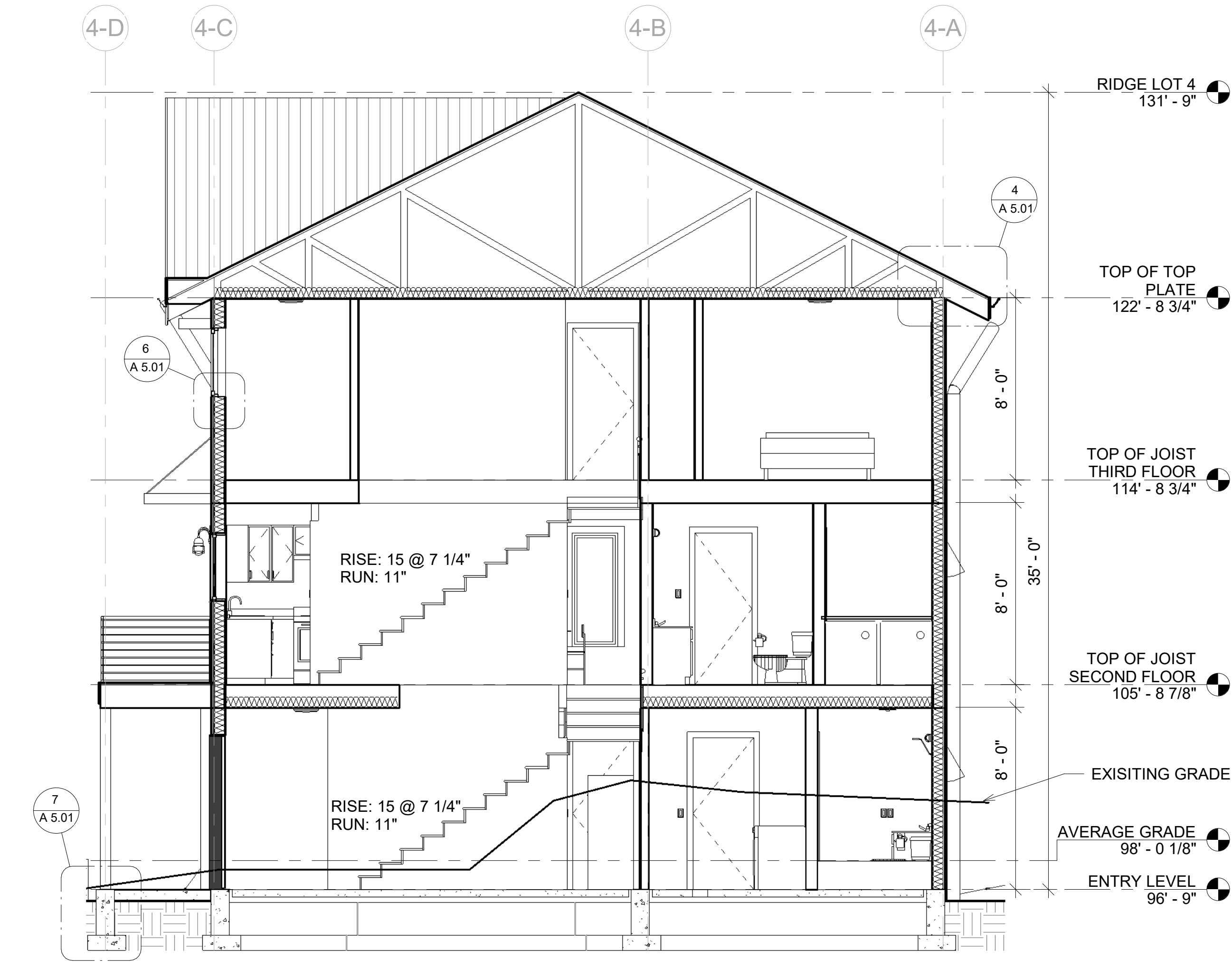
SIDING SCHEDULE:

- 1: FIBER CEMENT, BOARD & BATTON, ARTIC WHITE
- 2: FIBER CEMENT, BOARD & BATTON, NIGHT GREY
- 3: FIBER CEMENT, HORIZONTAL LAP, CEDAR BARK
- 4: 1X4 PRE-PRIME TRIM, WHITE
- 5: 1X12 PRE-PRIME FASCIA, BLACK
- 6: PERFORATED SOFFIT, BLACK, TBD

SIDING						
S-1		Siding	Board & Batten	Exterior	Hardi Plank Artic White	Tall walls to be flashed without trim, with battens installed directly over flashing. Flashing to match siding
S-2		Siding	7" Lap	Exterior	James Hardi, Cedarmill 7" lap .312" Thick x 8.25" wide Night Gray	Flashing to match siding
S-3		Siding	Horizontal Channel	Exterior	.75"x5.5" Channel siding Cedar, Rough sawn Horizontal	Install at all deck guard rails Painted P-6
Gutters		Siding	Gutters	Exterior	Black, square profile	
TRIM						
TR-1		Siding	Trim/Corner Boards/Casing	Exterior	.75" x 3.5" Combed faced primed @ S-1, S-2 Rough sawn cedar @ S-3	Painted to match siding, P-5 Flashing to match siding, P-5
TR-2		Siding	Fascia	Exterior	.75" x 7.25" Combed faced primed	Painted P-4
TR-3		Siding	BellyBoard	Exterior	.75" x 3.5" Combed faced primed @ S-1, S-2 Rough Sawn Cedar @ S-3	Painted to match siding, P-5 Flashing to match siding, P-5



5 E/W SECTION
Scale: 1/4" = 1'-0"



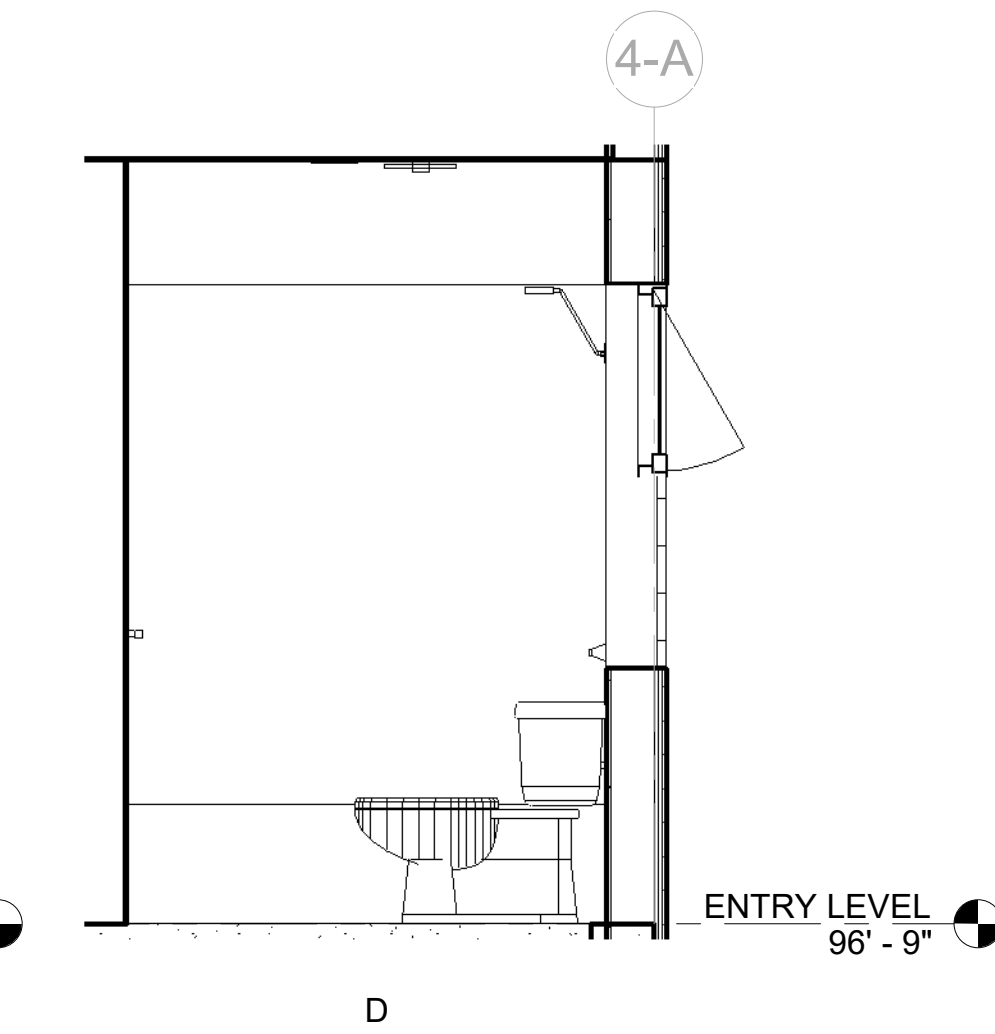
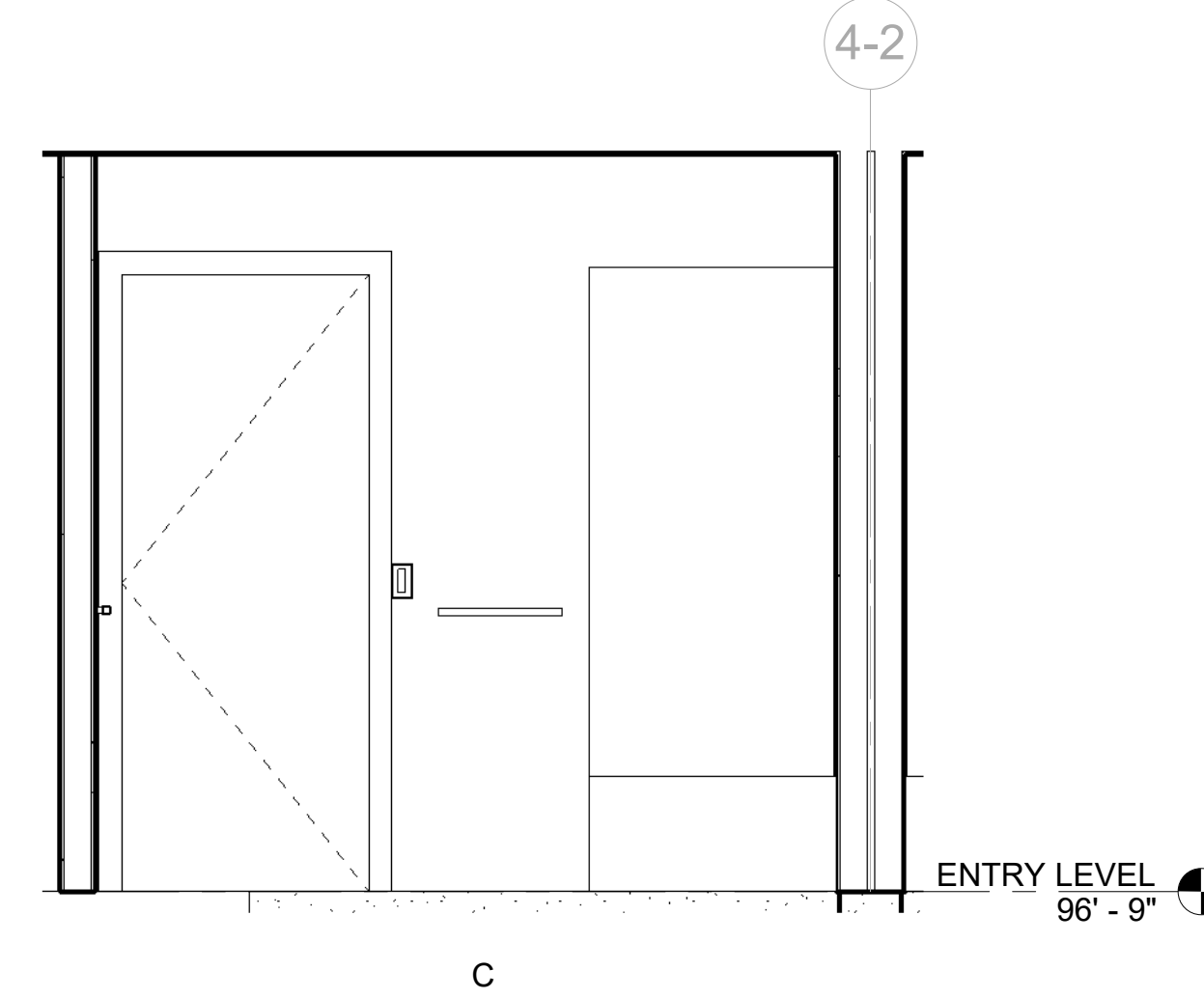
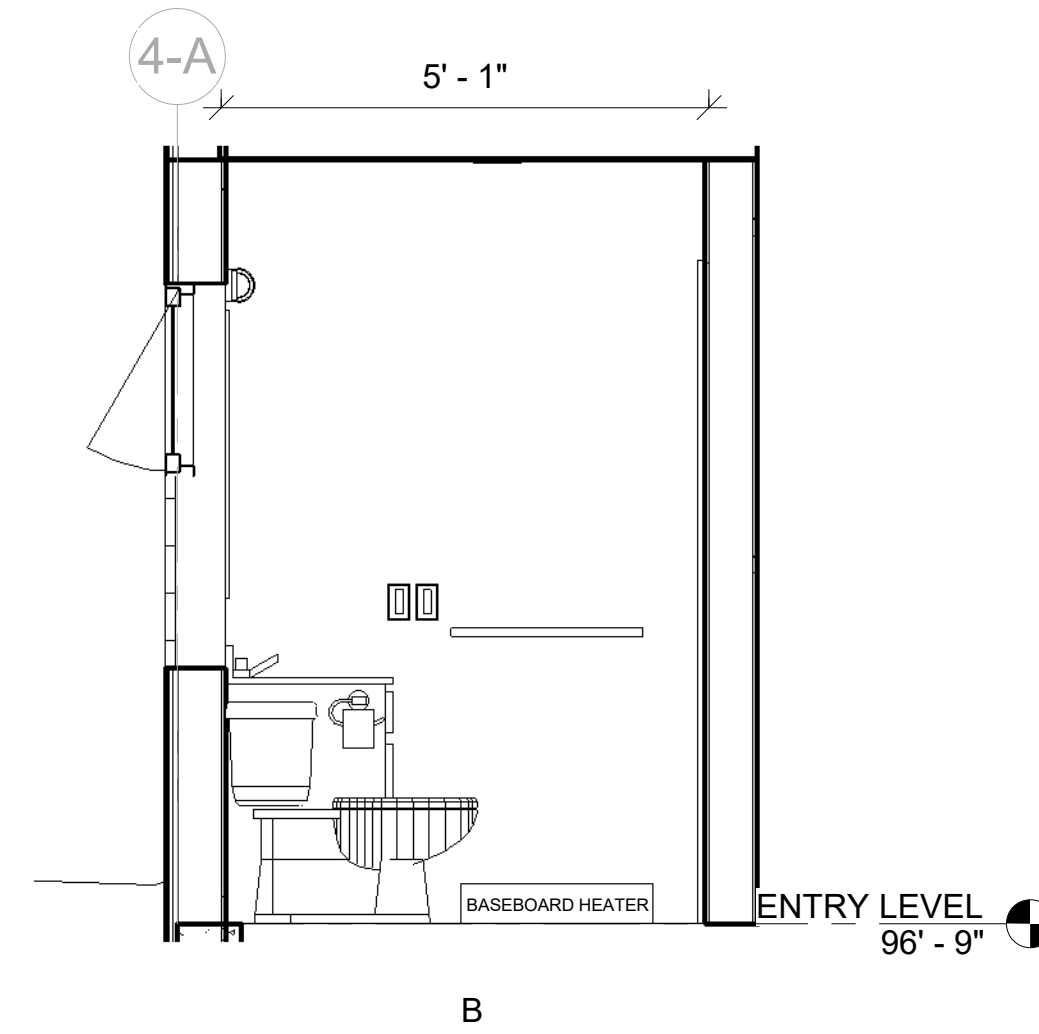
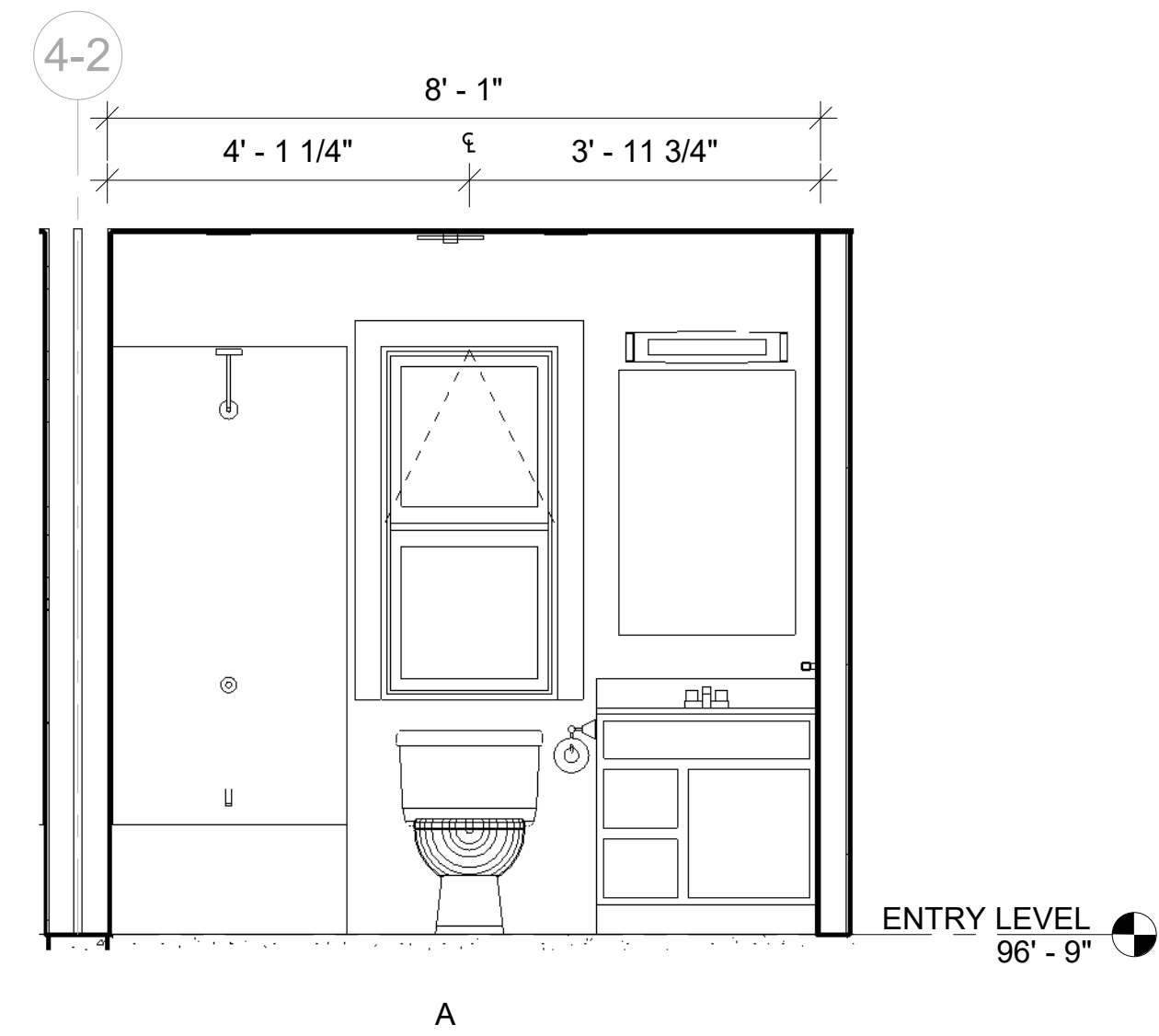
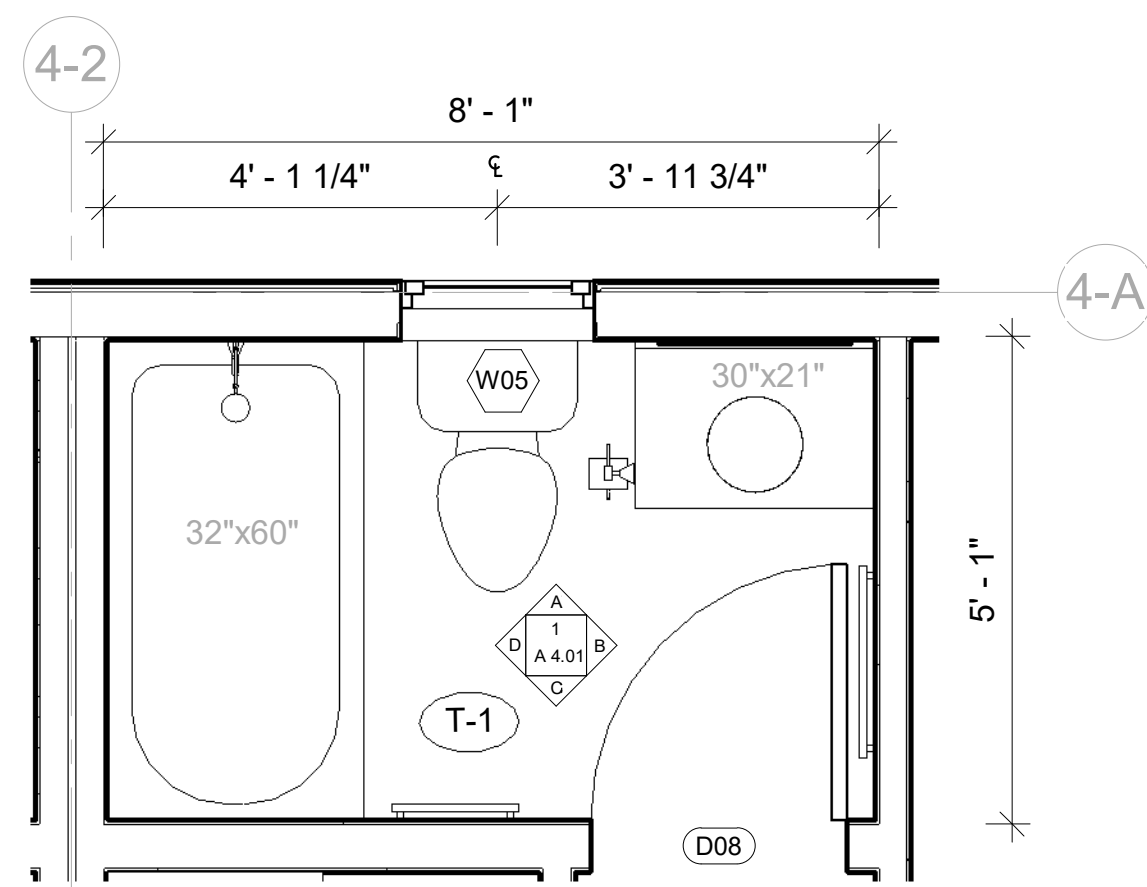
6 N/S SECTION
Scale: 1/4" = 1'-0"

**HEADWATERS LOT 4 DUPLEX
DL114 LOT 4
TOFINO, BC V0R 2Z0**

Project	THC Duplex Lot 4
Drawn By	B.F
Sheet Size	24X36
Date	08-11-2022
Revisions:	
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For:	PERMIT
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ELEVATIONS - EXTERIOR - SECTIONS	
Scale	As Noted
Sheet Number:	

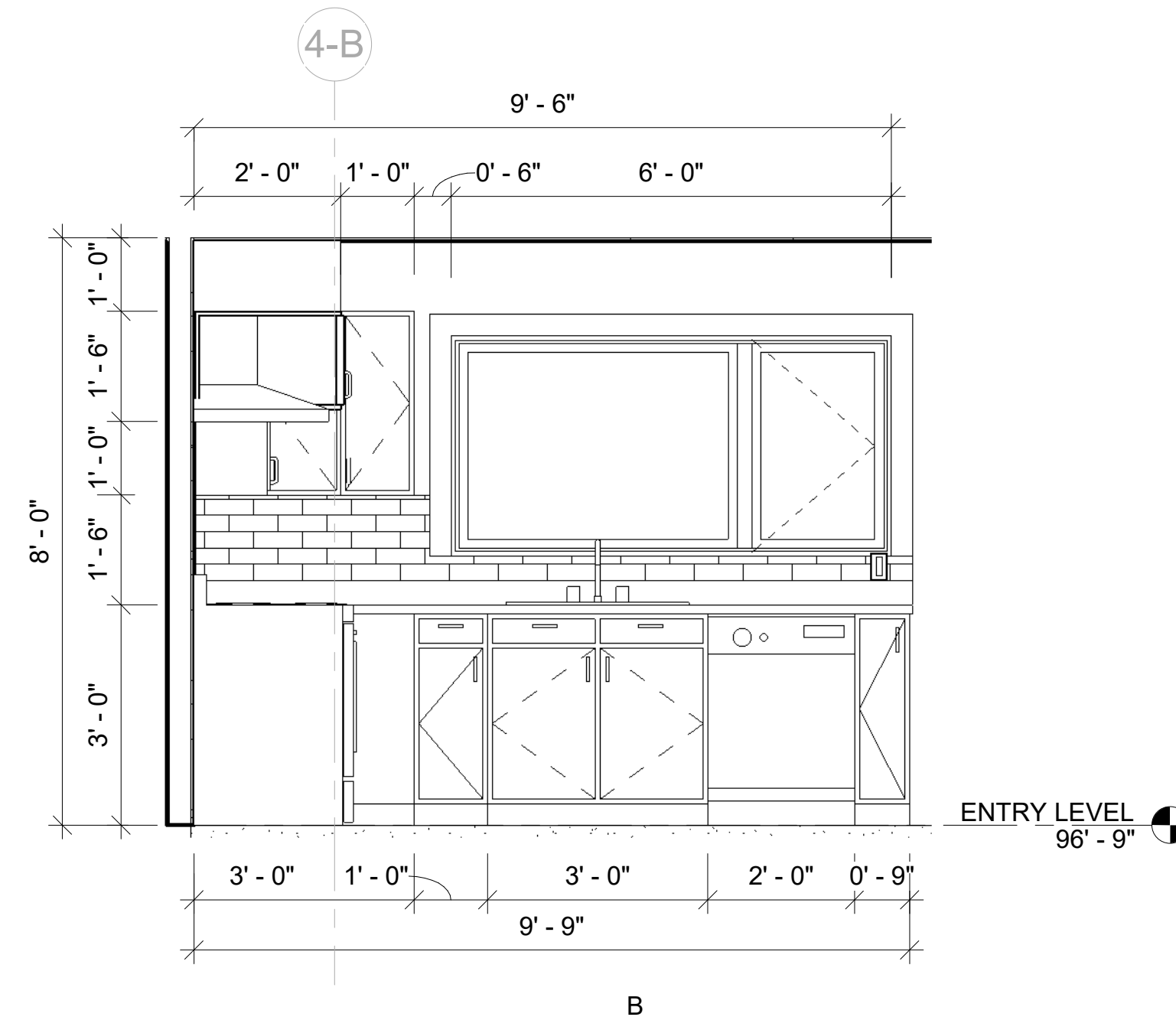
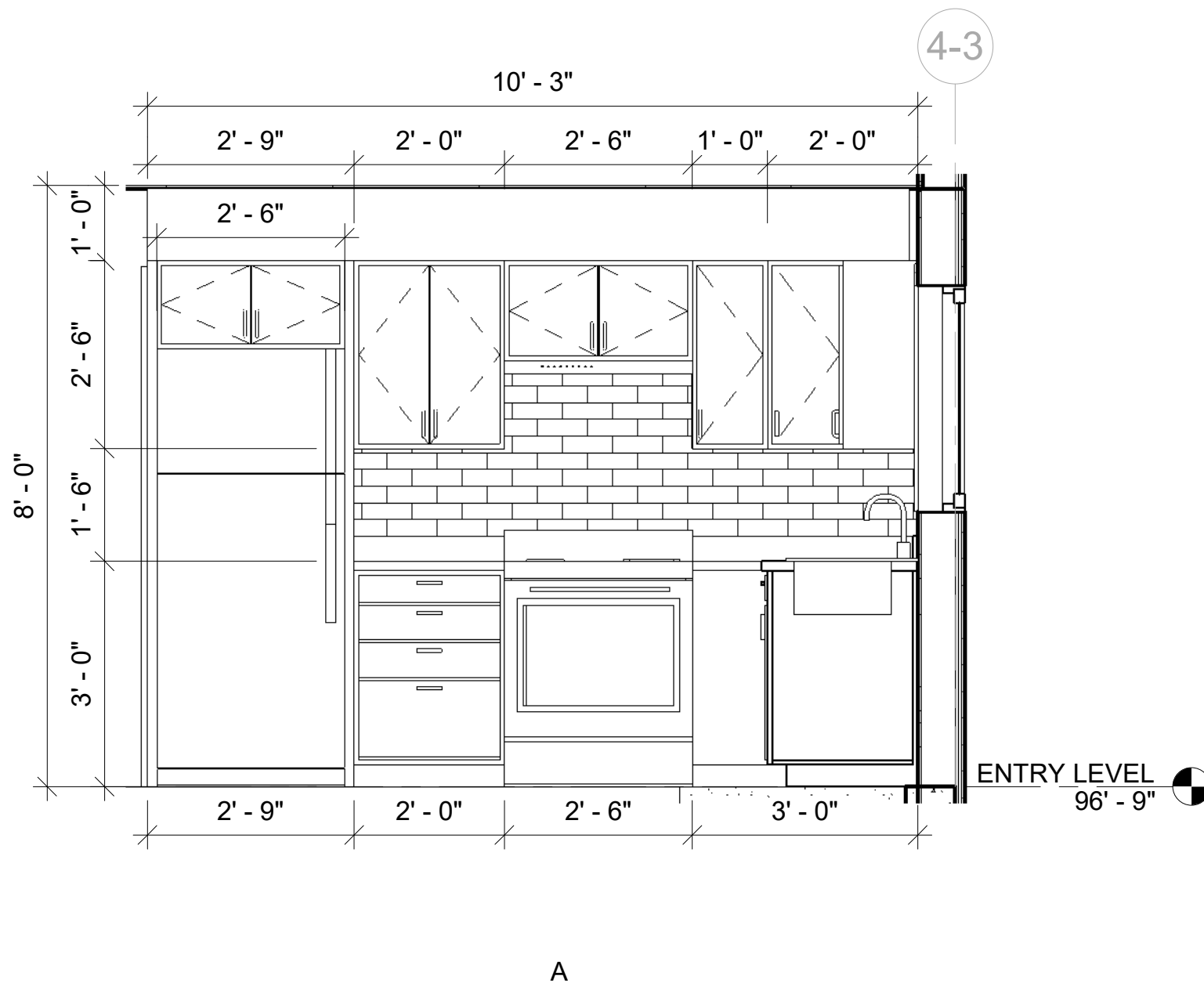
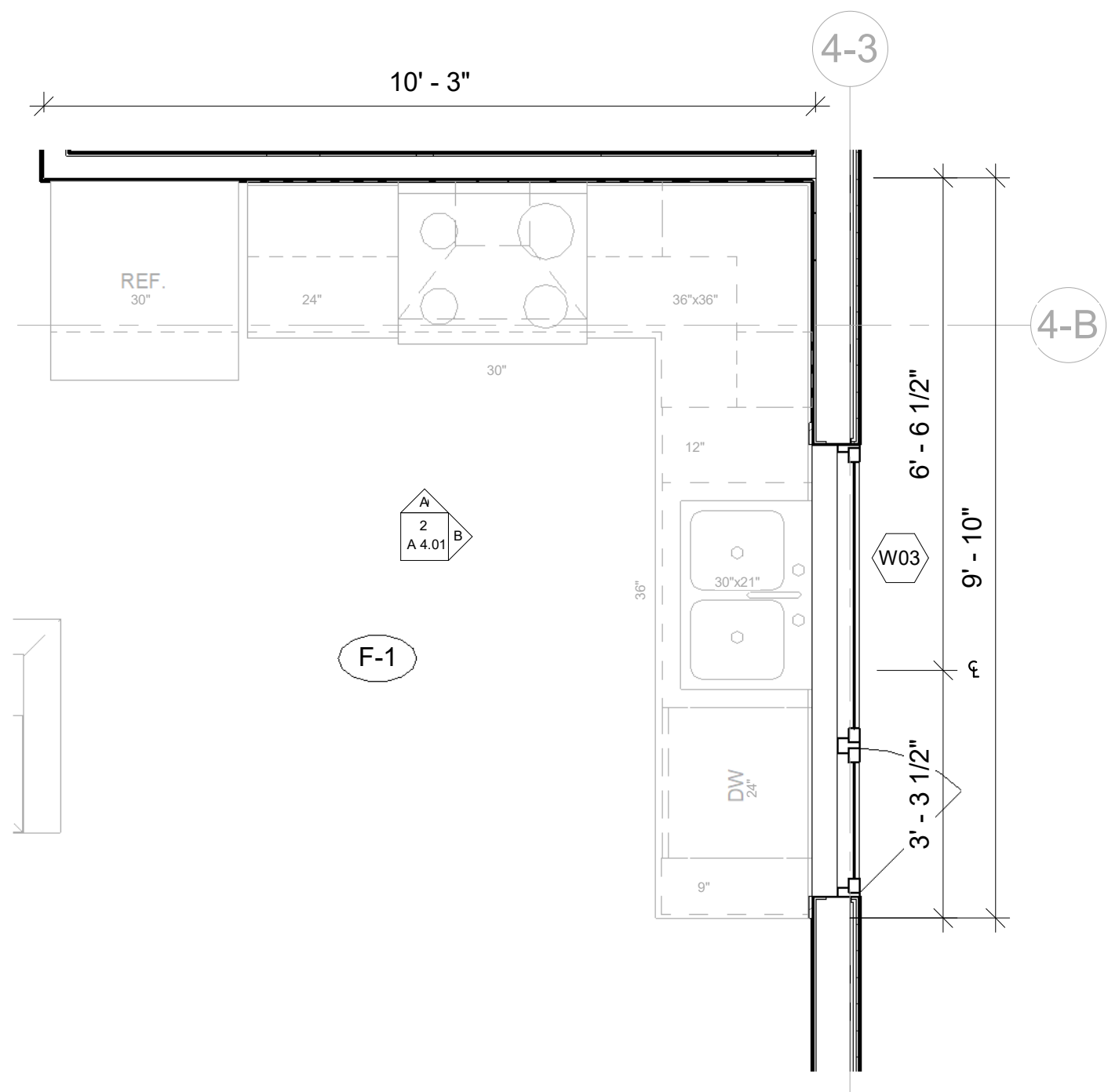
A 2.01

**HEADWATERS LOT 4 DUPLEX
DL114 LOT 4
TOFINO, BC V0R 2Z0**



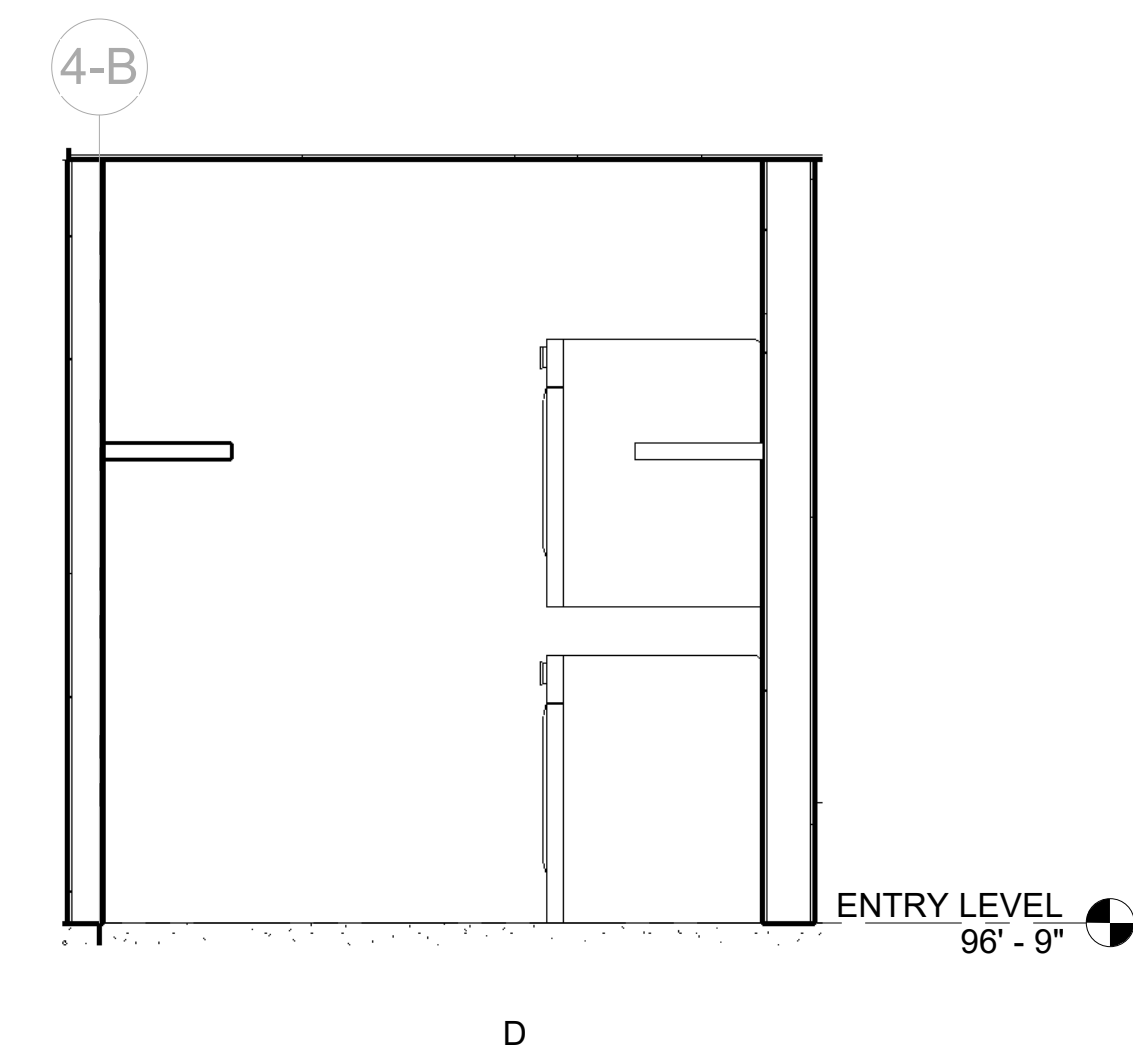
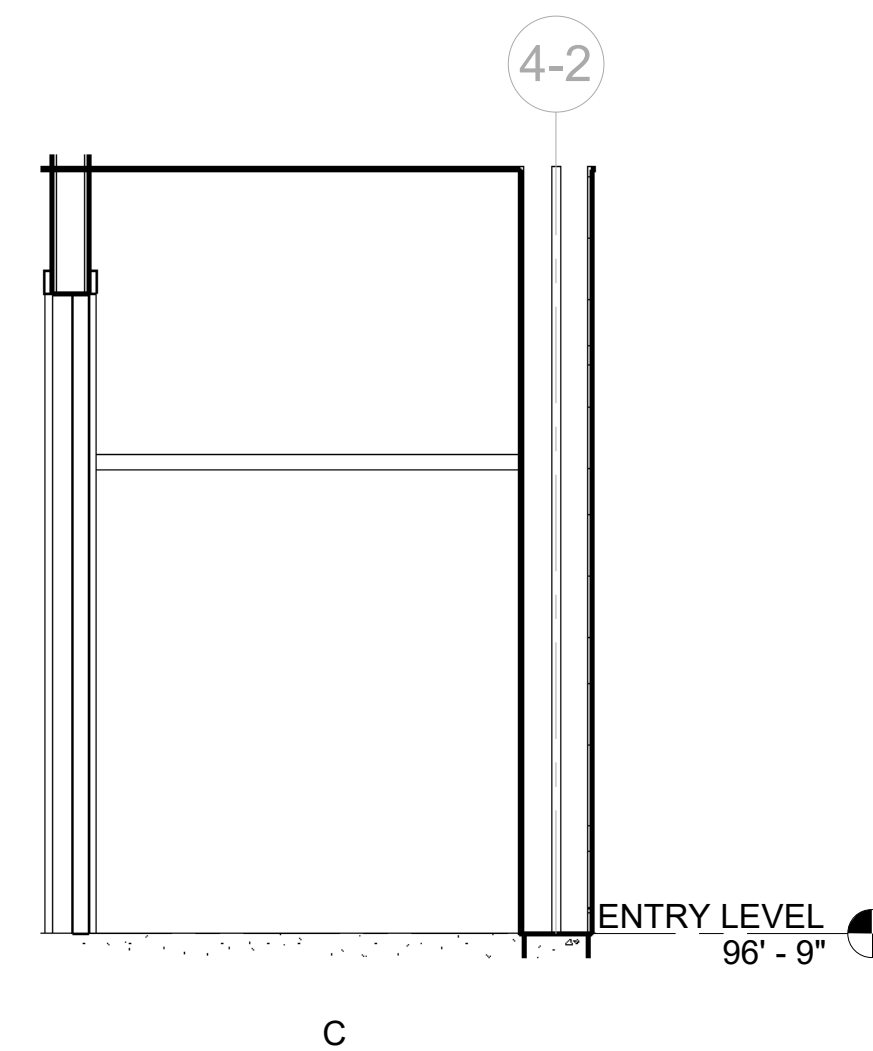
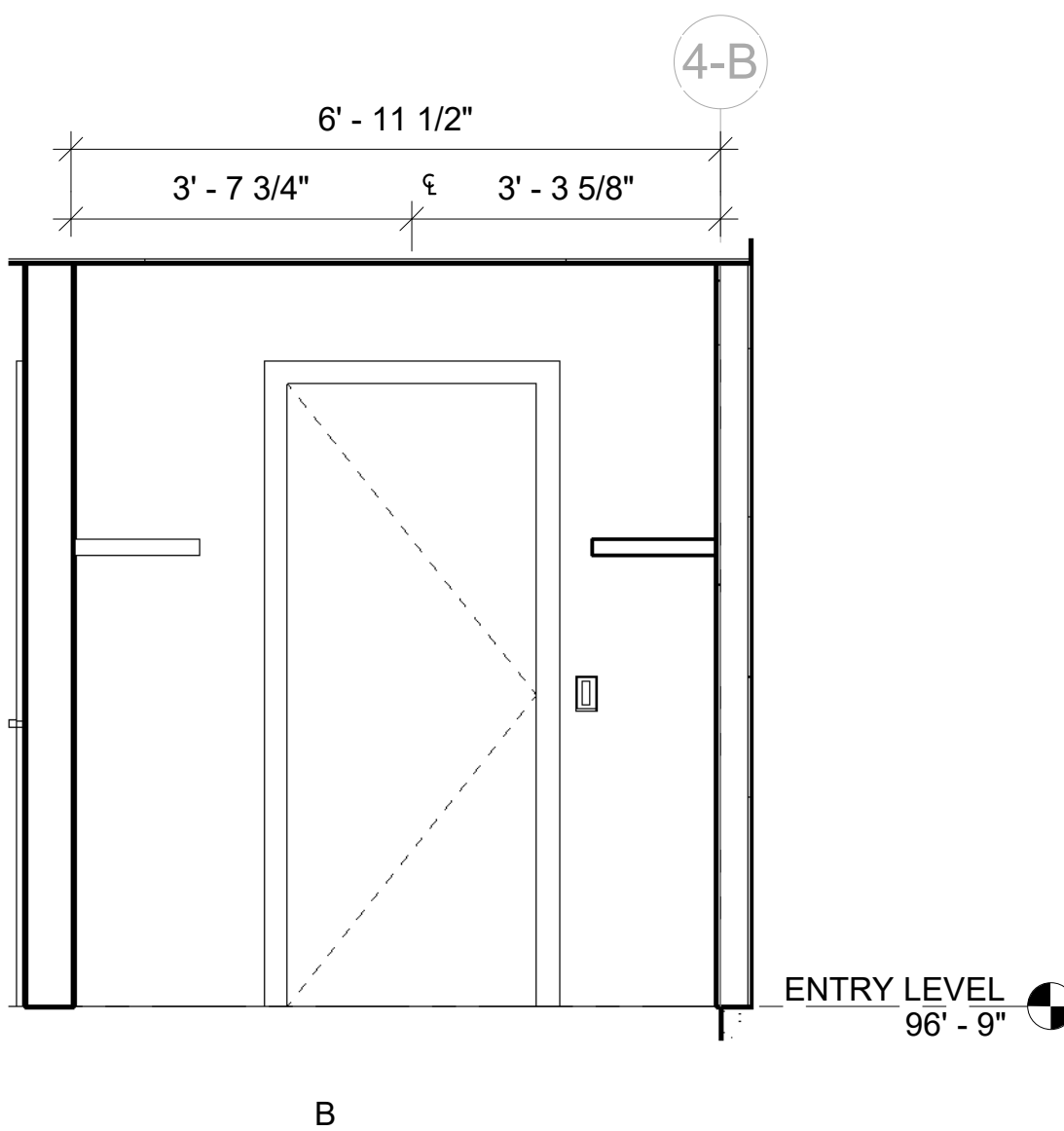
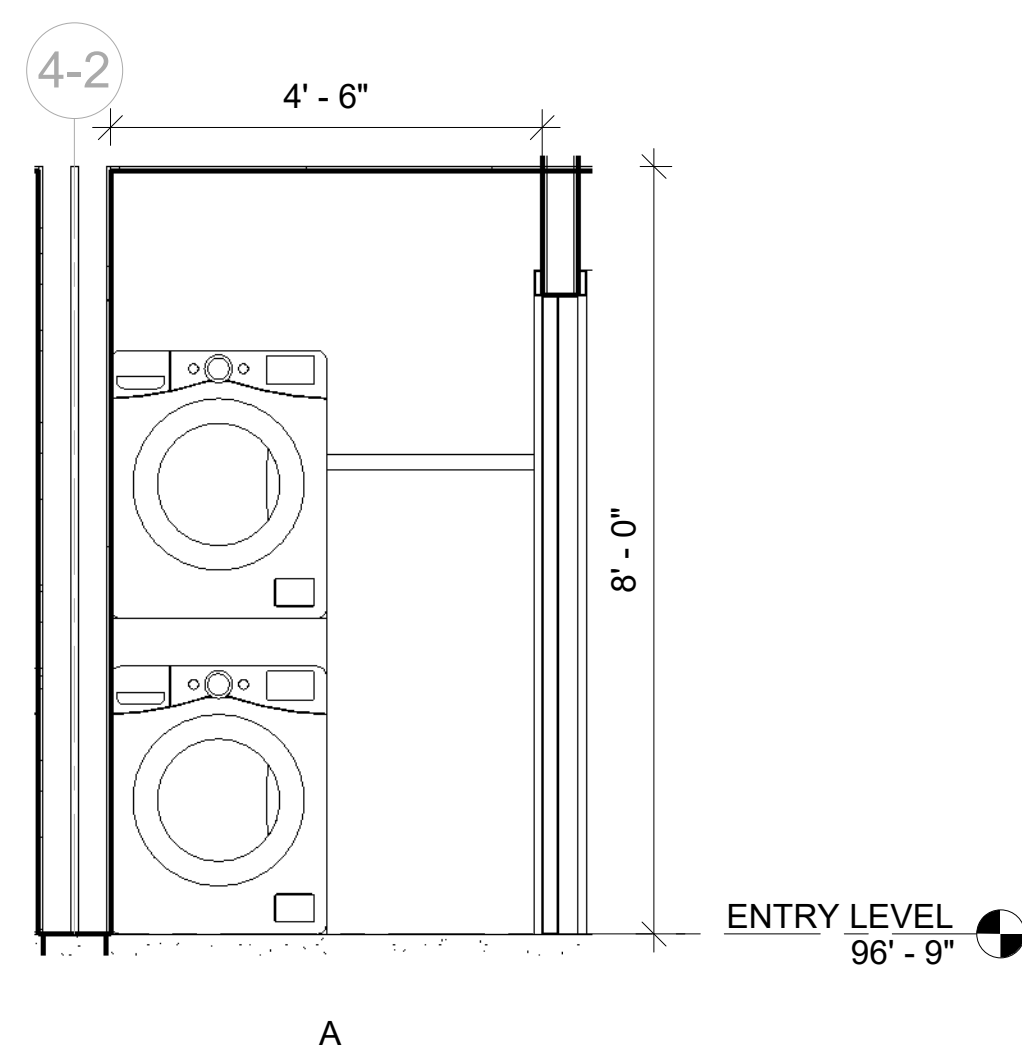
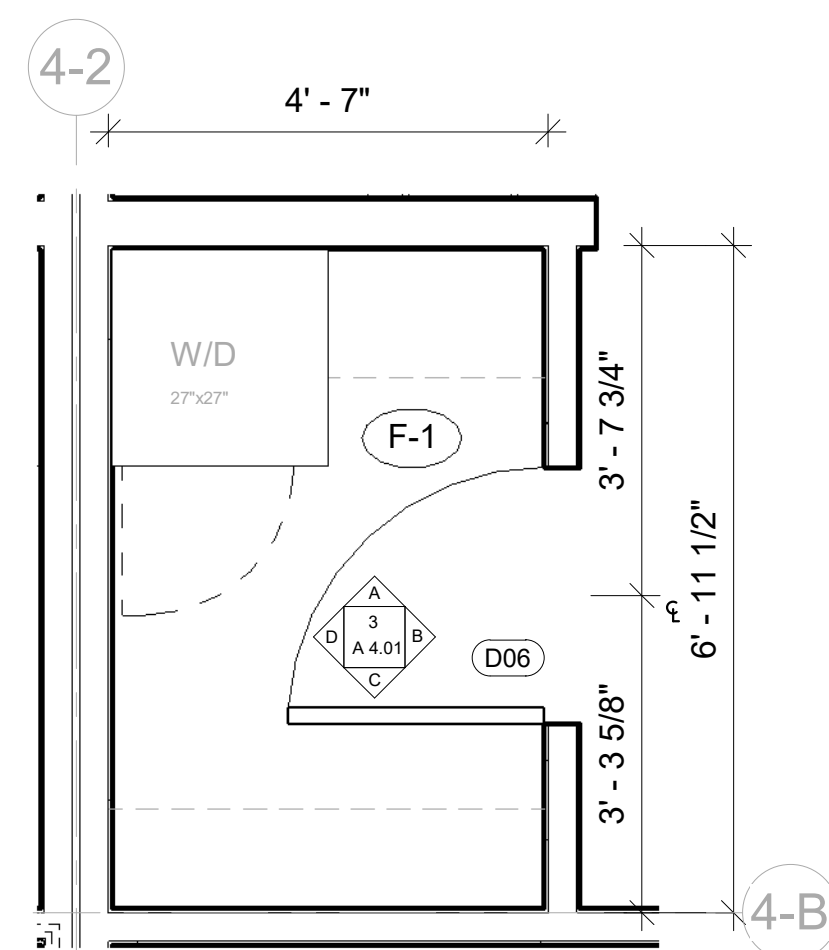
4 ENLARGED SUITE BATHROOM PLAN
Scale: 1/2" = 1'-0"

1 SUITE BATHROOM ELEVATIONS
Scale: 1/2" = 1'-0"



5 ENLARGED SUITE KITCHEN PLAN
Scale: 1/2" = 1'-0"

2 SUITE KITCHEN ELEVATIONS
Scale: 1/2" = 1'-0"



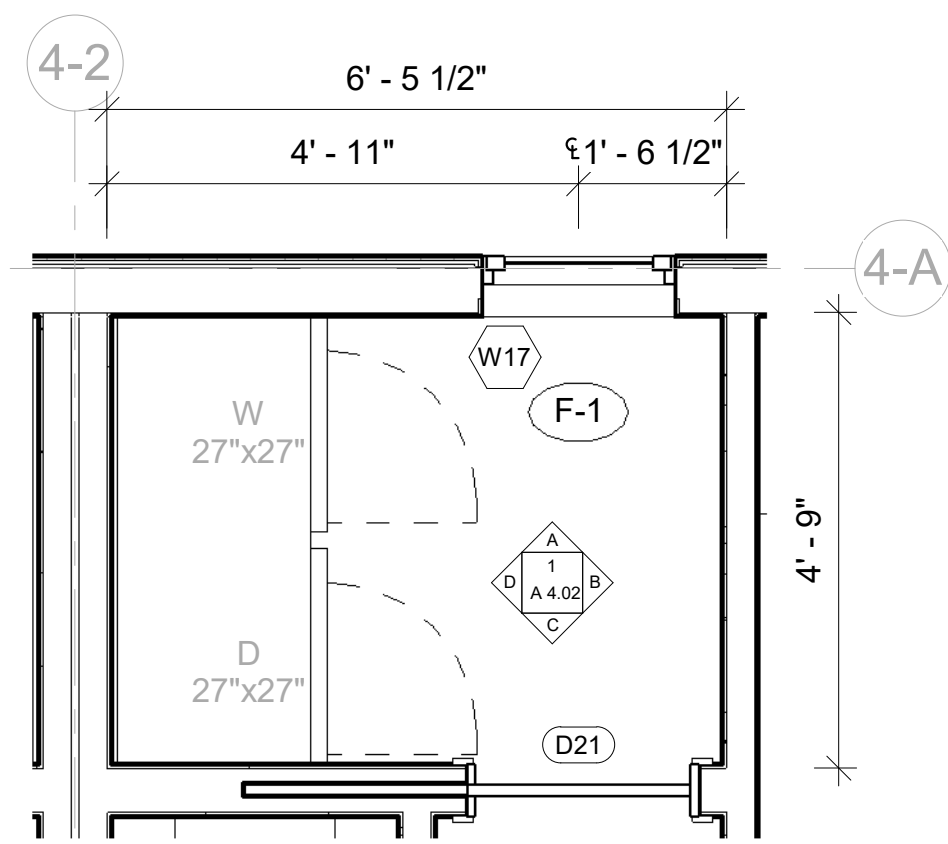
6 ENLARGED SUITE LAUNDRY PLAN
Scale: 1/2" = 1'-0"

3 SUITE LAUNDRY ELEVATIONS
Scale: 1/2" = 1'-0"

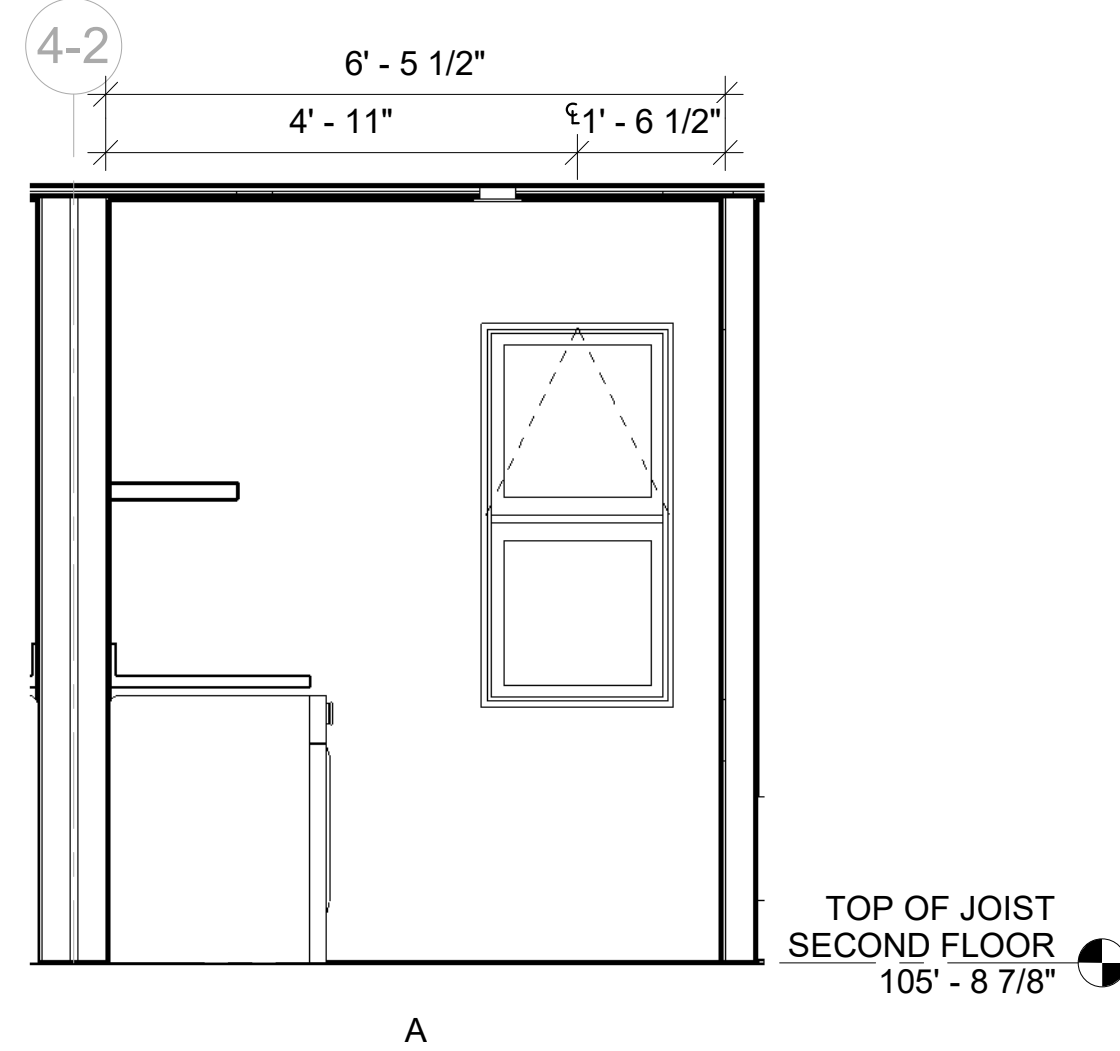
Project	THC Duplex Lot 4
Drawn By	B.F.
Sheet Size	24X36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
Tender	05-17-2022
For:	PERMIT
Sheet Title:	
ENLARGED PLANS SUITE - BATHROOM - KITCHEN - LAUNDRY	
Scale	As Noted
Sheet Number:	

A 4.01

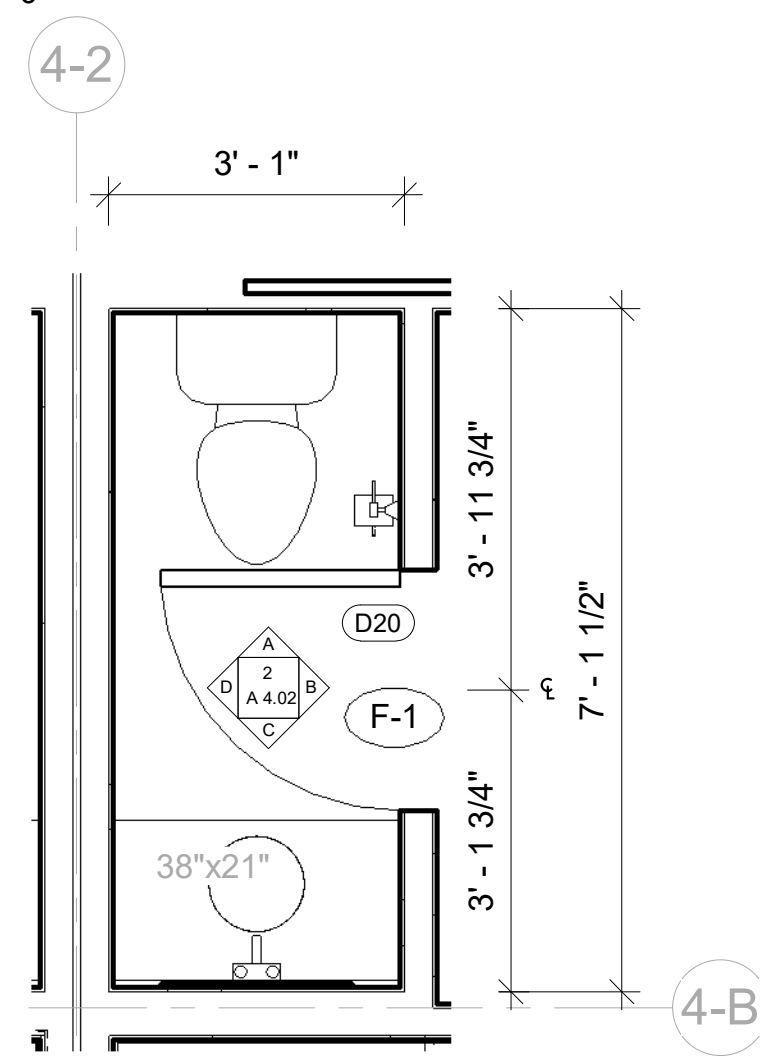
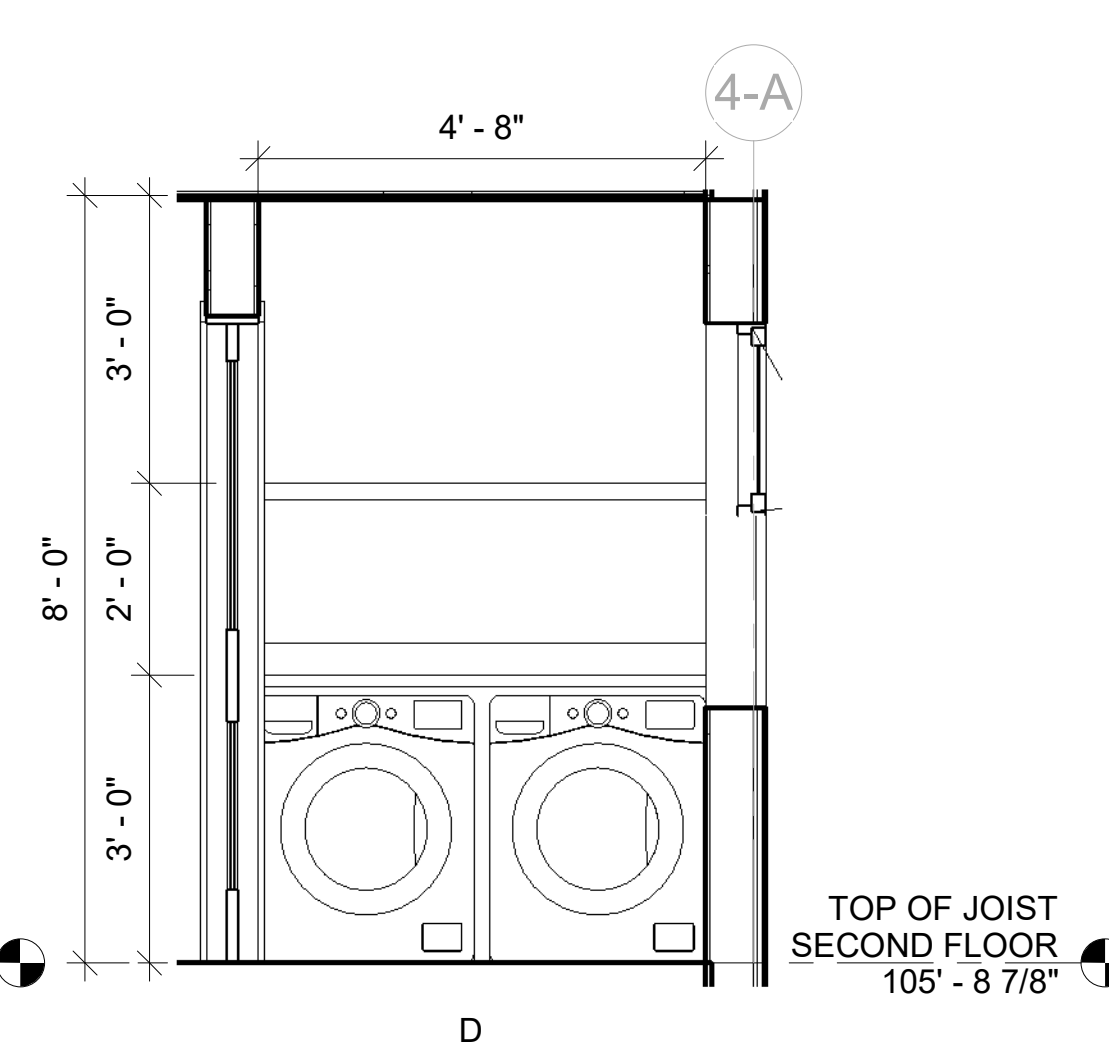
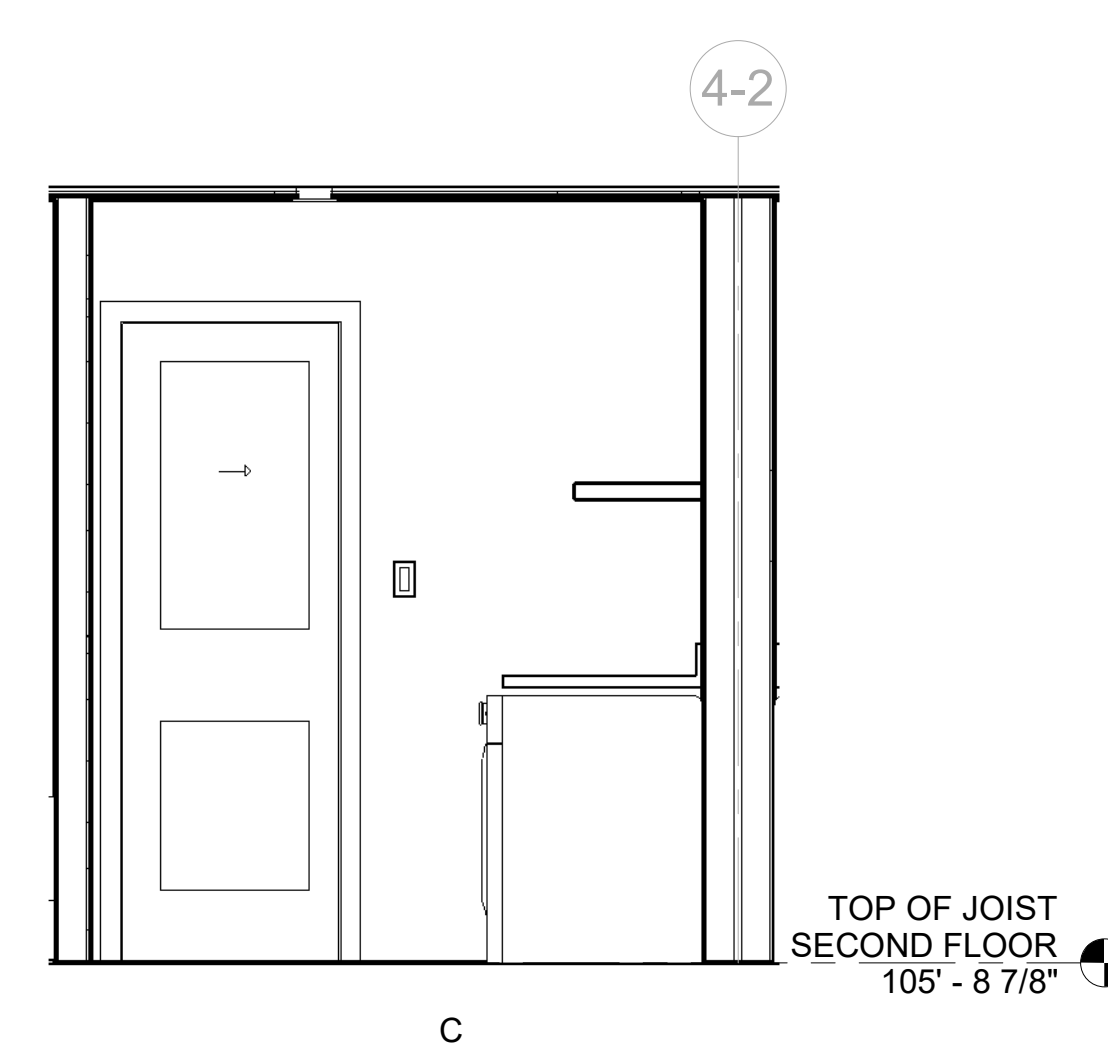
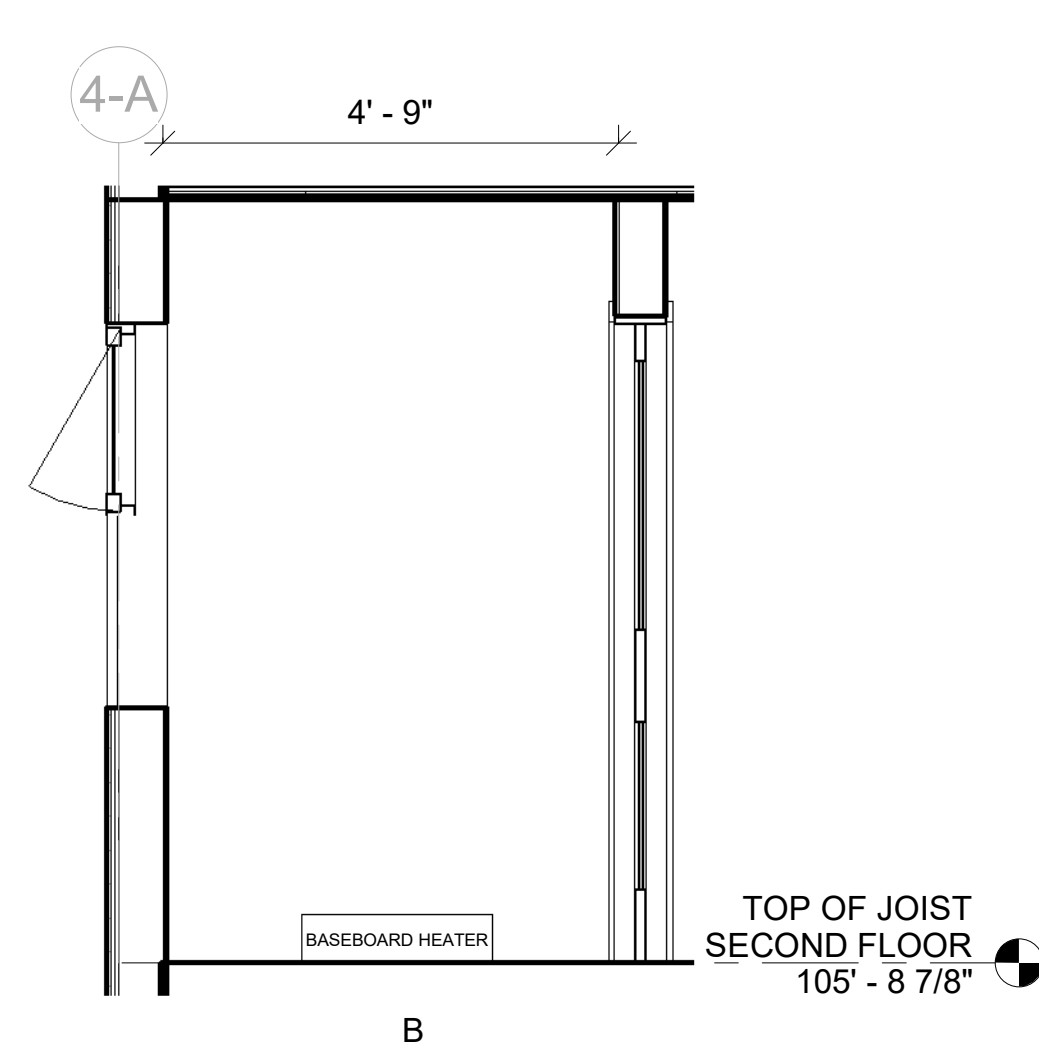
**HEADWATERS LOT 4 DUPLEX
DL114 LOT 4
TOFINO, BC V0R 2Z0**



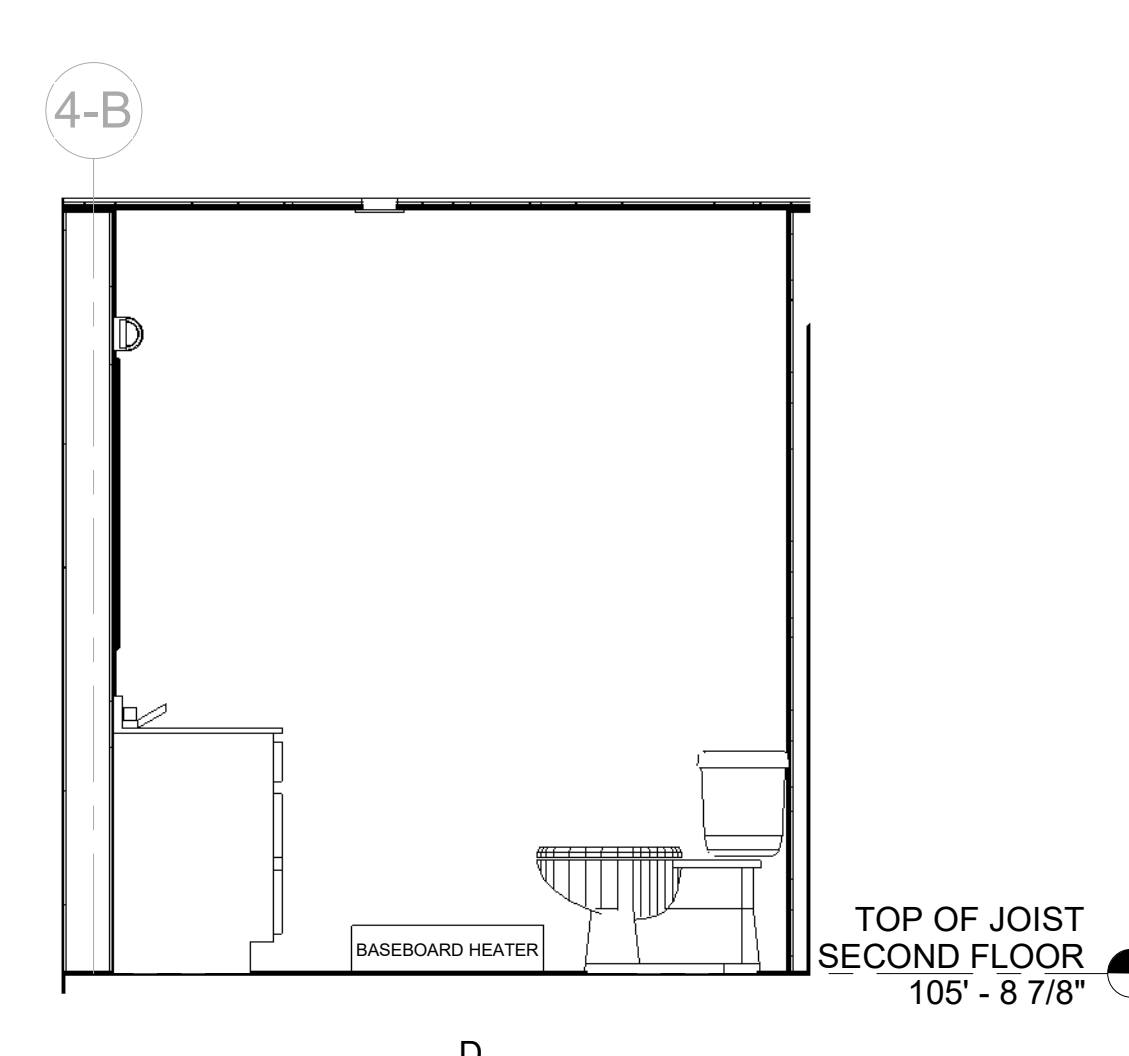
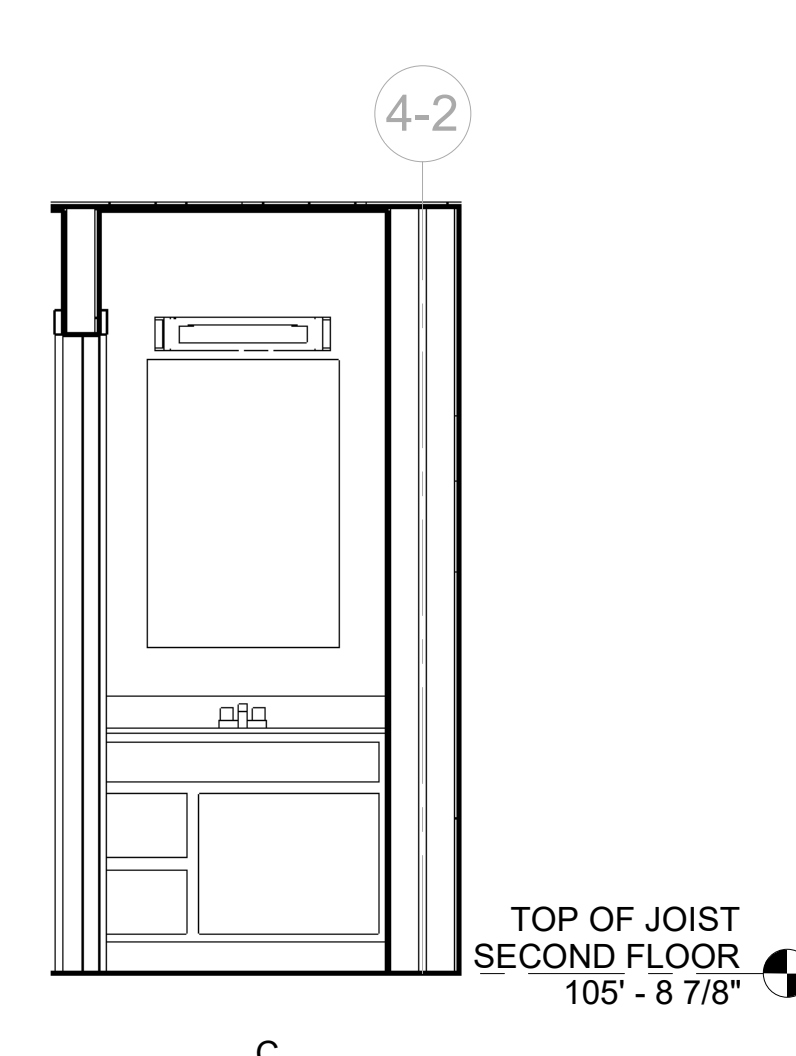
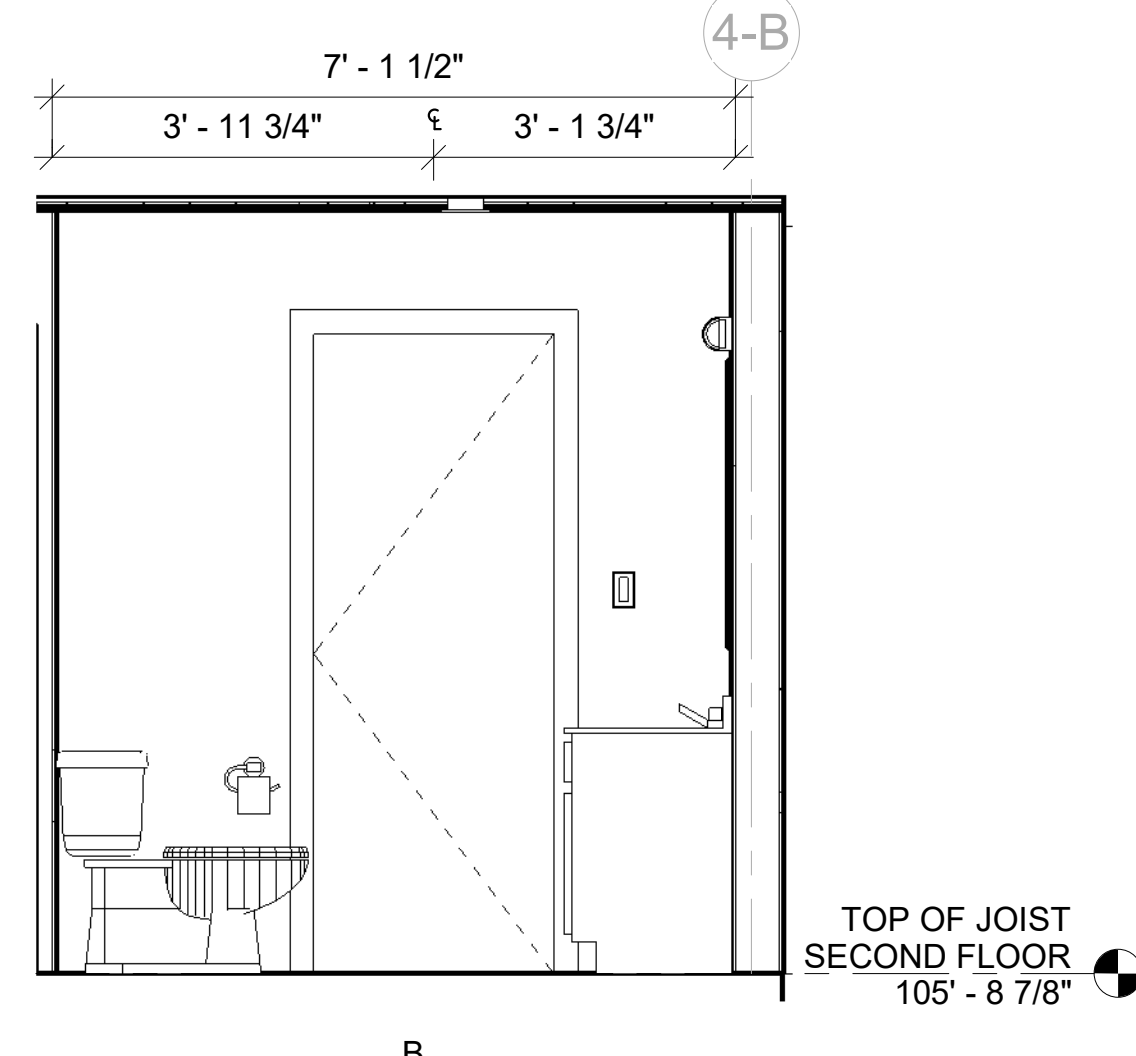
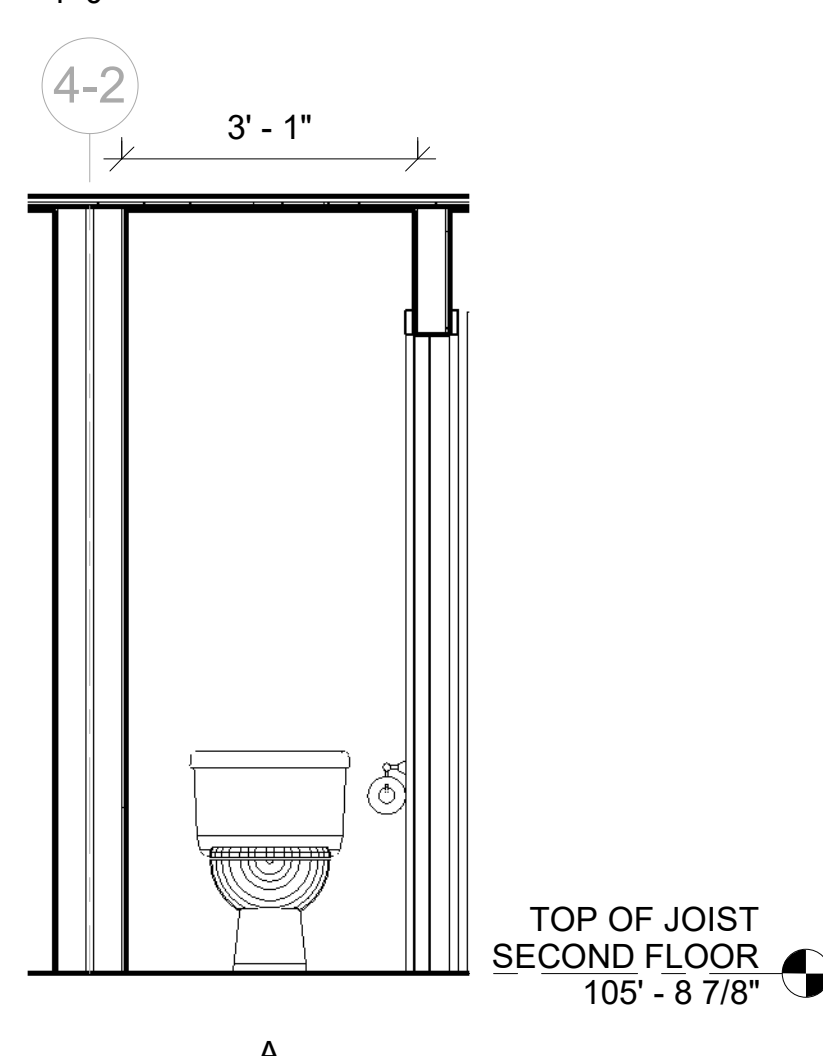
4 ENLARGED LAUNDRY PLAN
Scale: 1/2" = 1'-0"



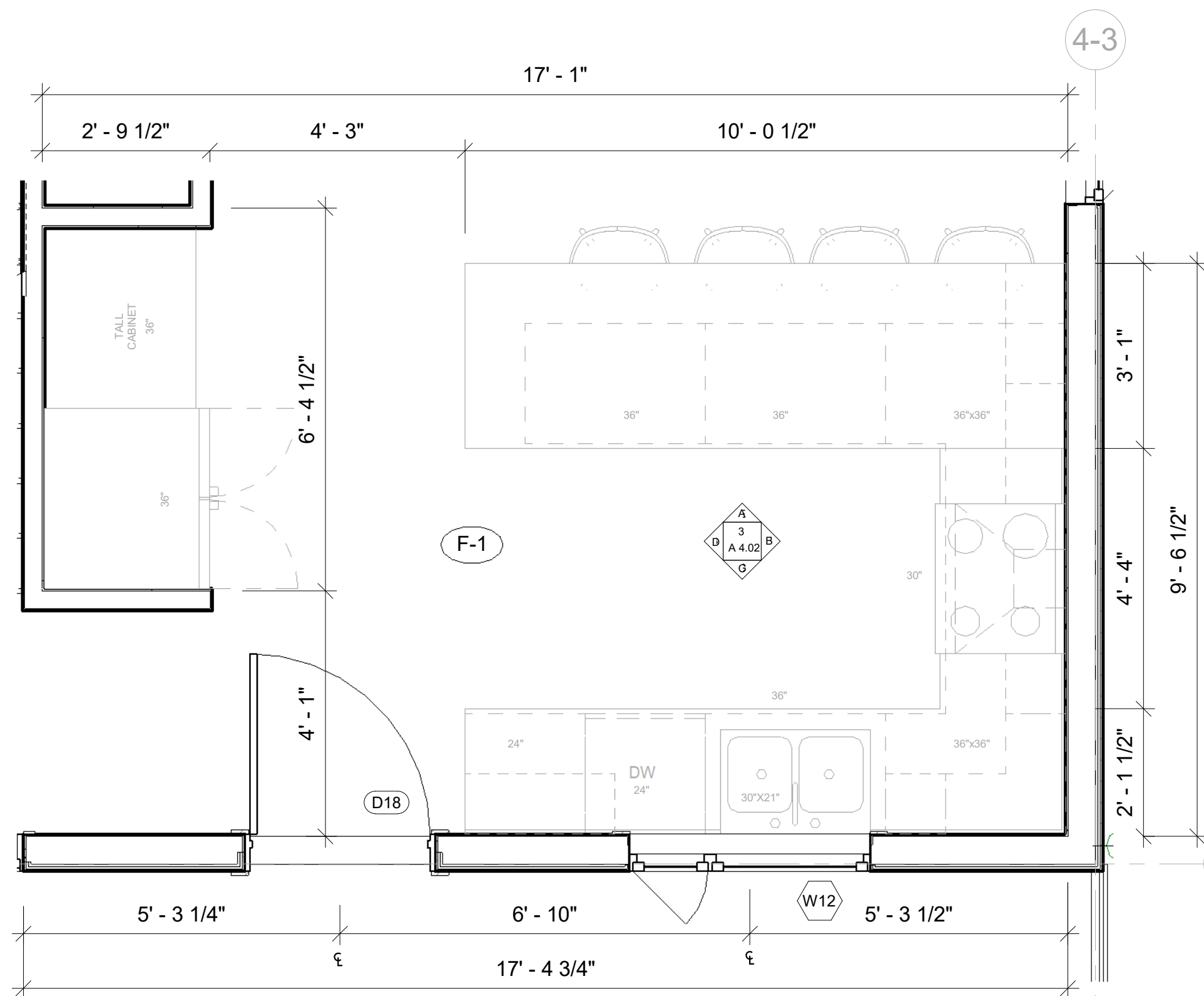
1 LAUNDRY ELEVATIONS
Scale: 1/2" = 1'-0"



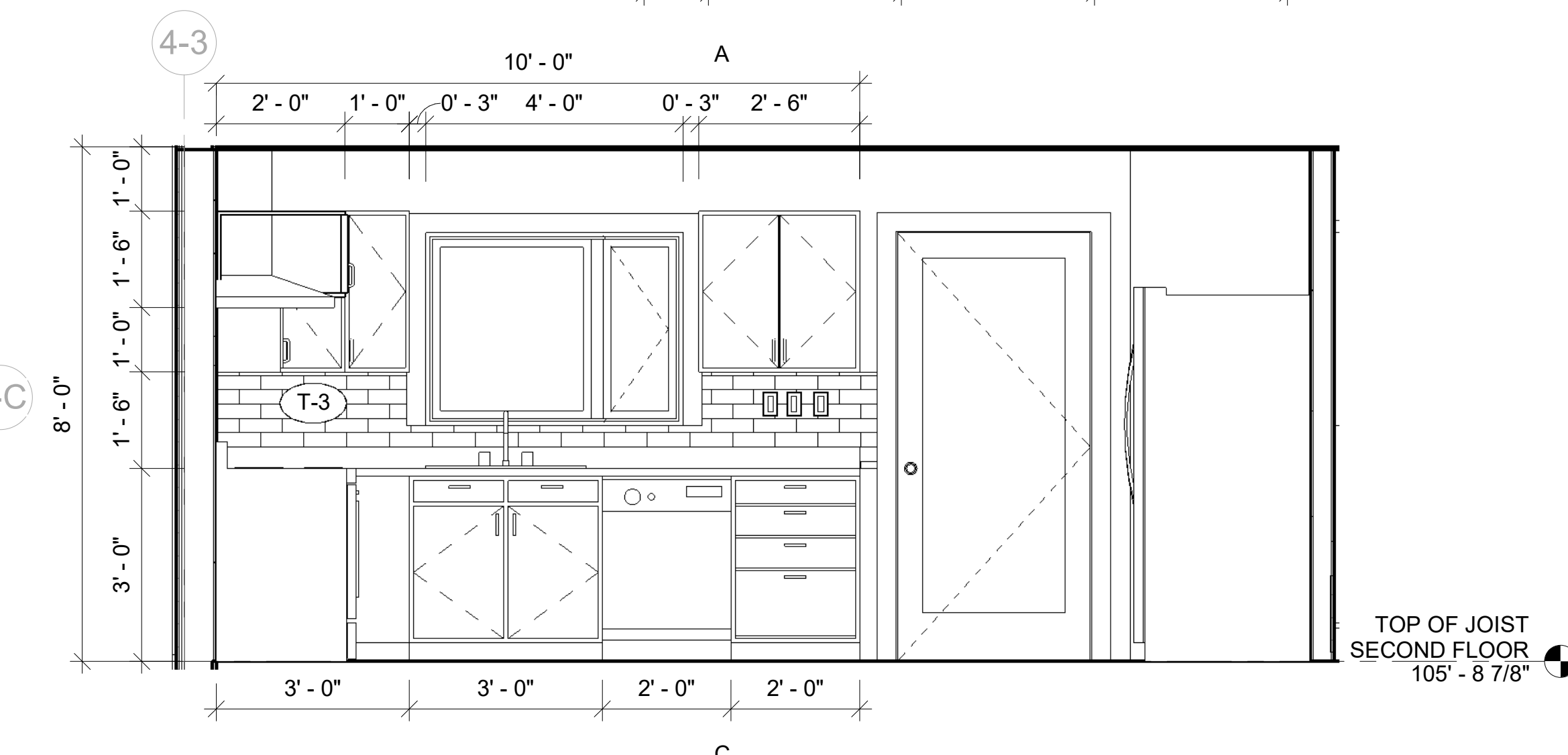
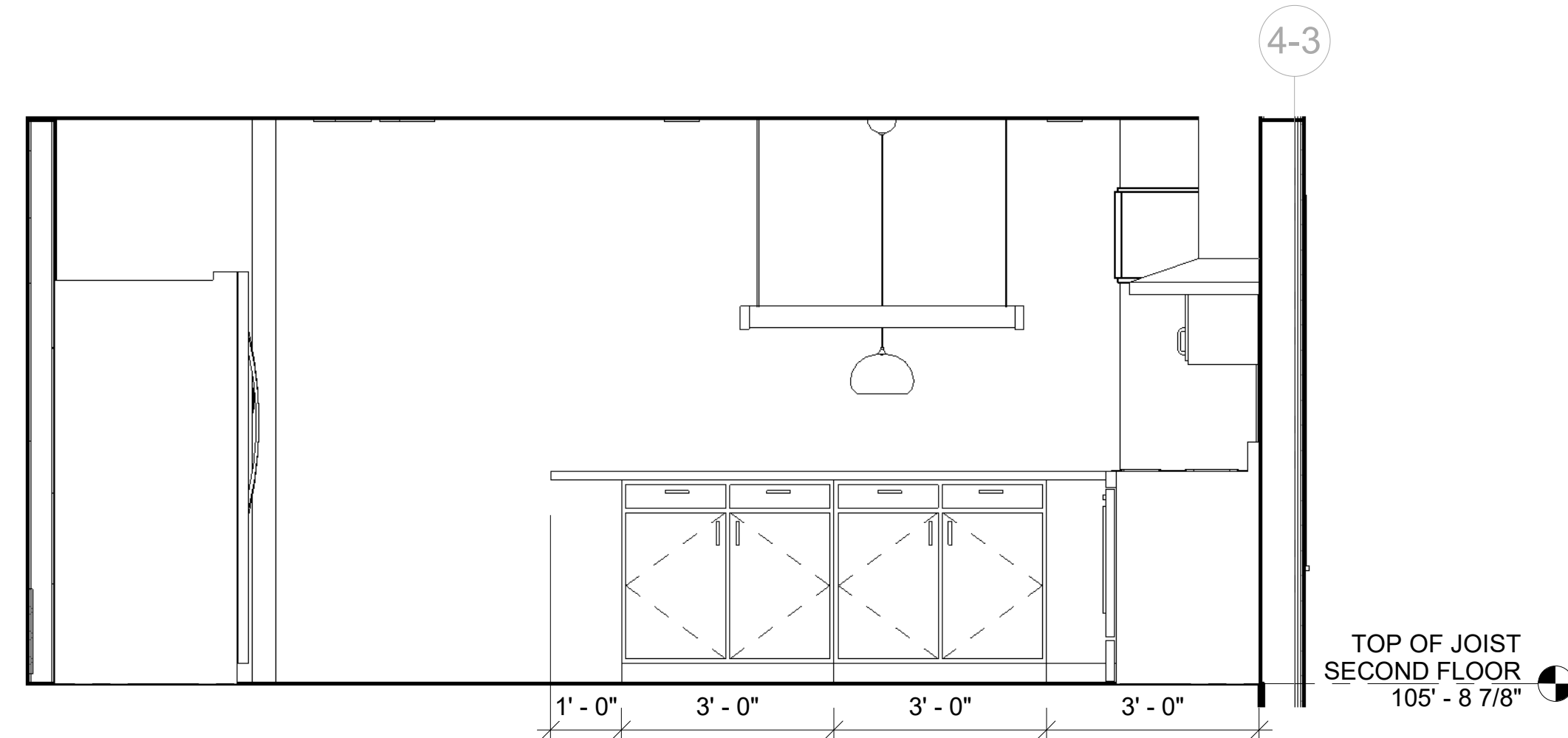
5 ENLARGED POWDER PLAN
Scale: 1/2" = 1'-0"



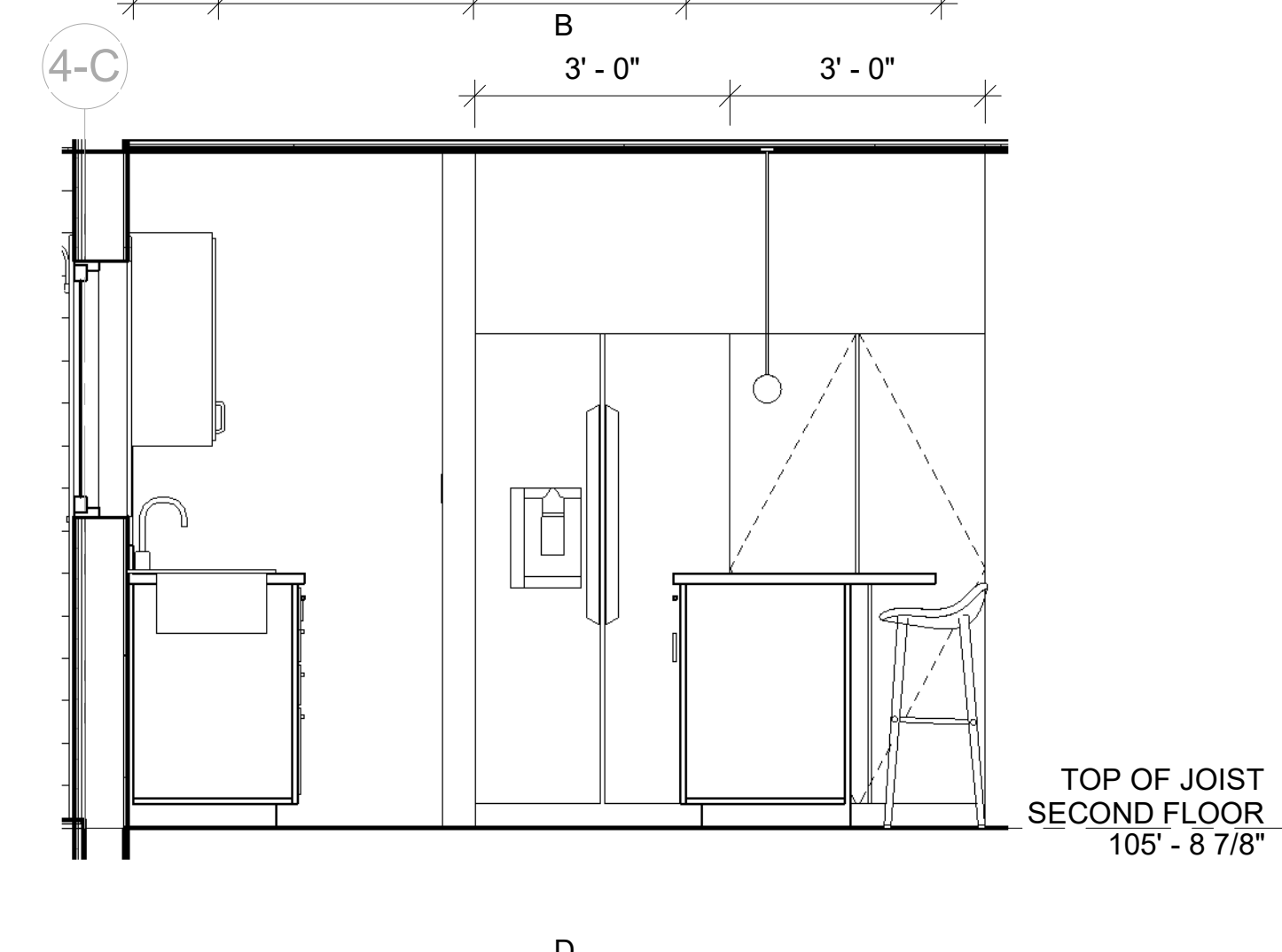
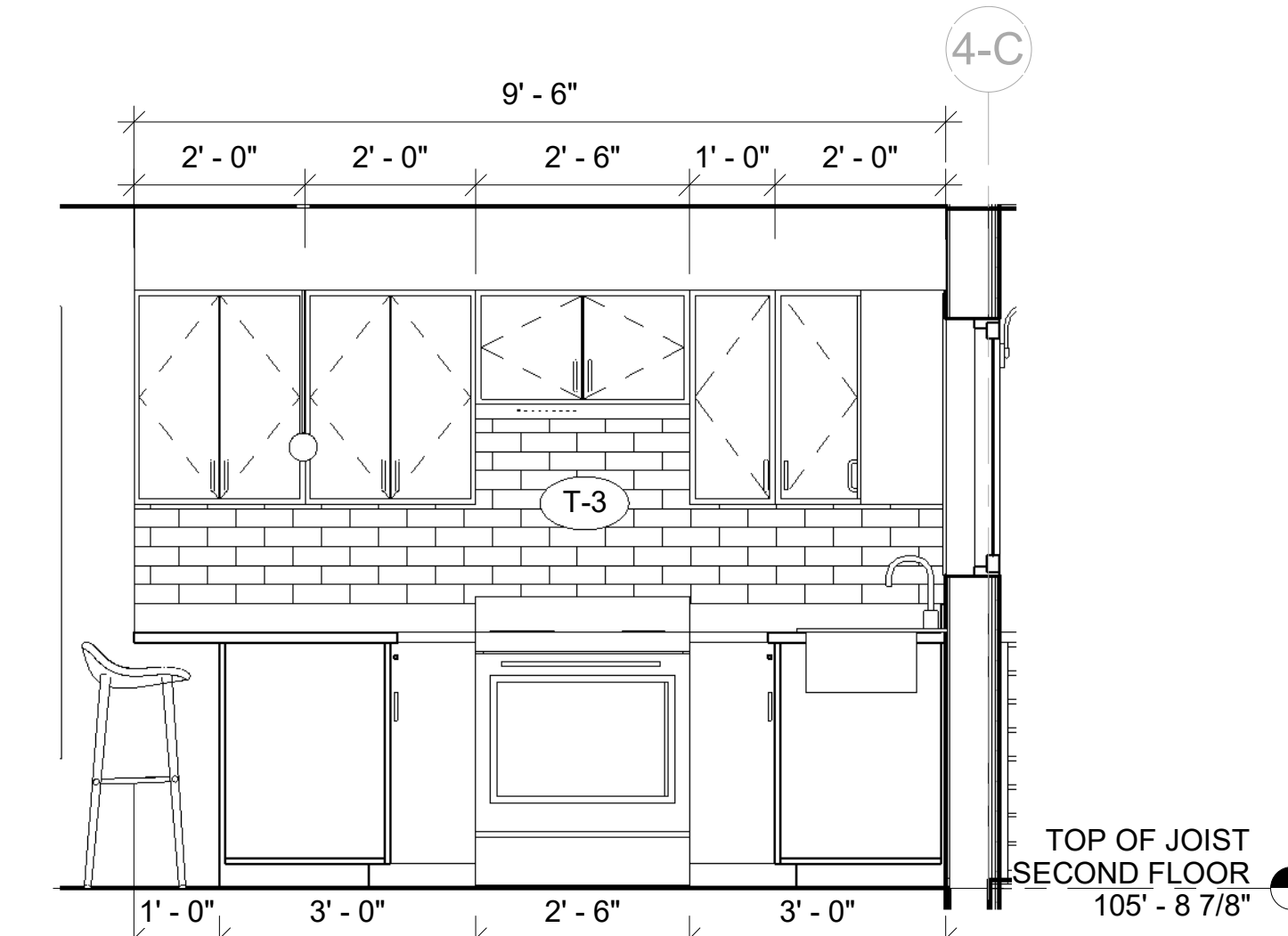
2 POWDER ELEVATIONS
Scale: 1/2" = 1'-0"



6 ENLARGED KITCHEN PLAN
Scale: 1/2" = 1'-0"



3 KITCHEN ELEVATIONS
Scale: 1/2" = 1'-0"



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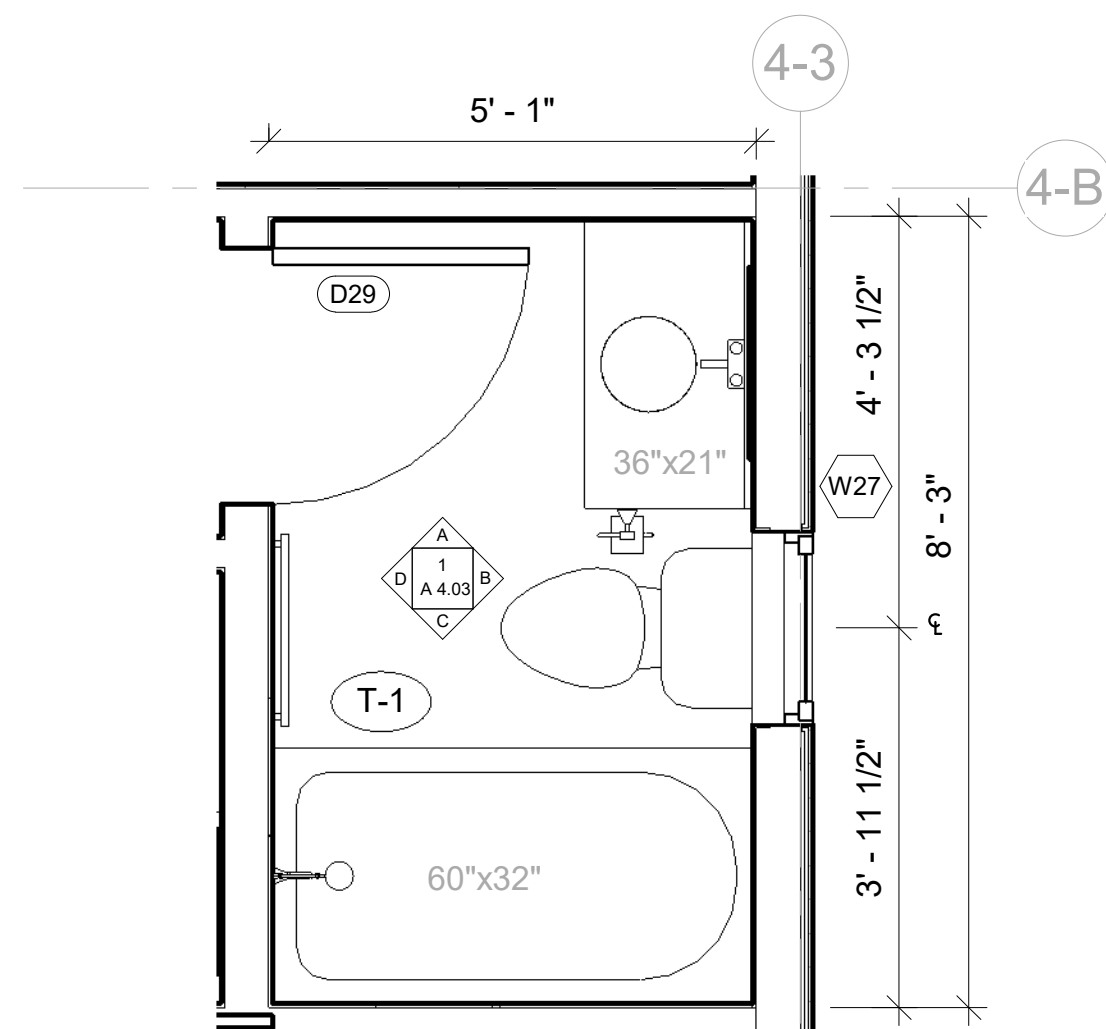
Sheet Title:
ENLARGED PLANS
- LAUNDRY
- KITCHEN
- POWDER

Scale: As Noted

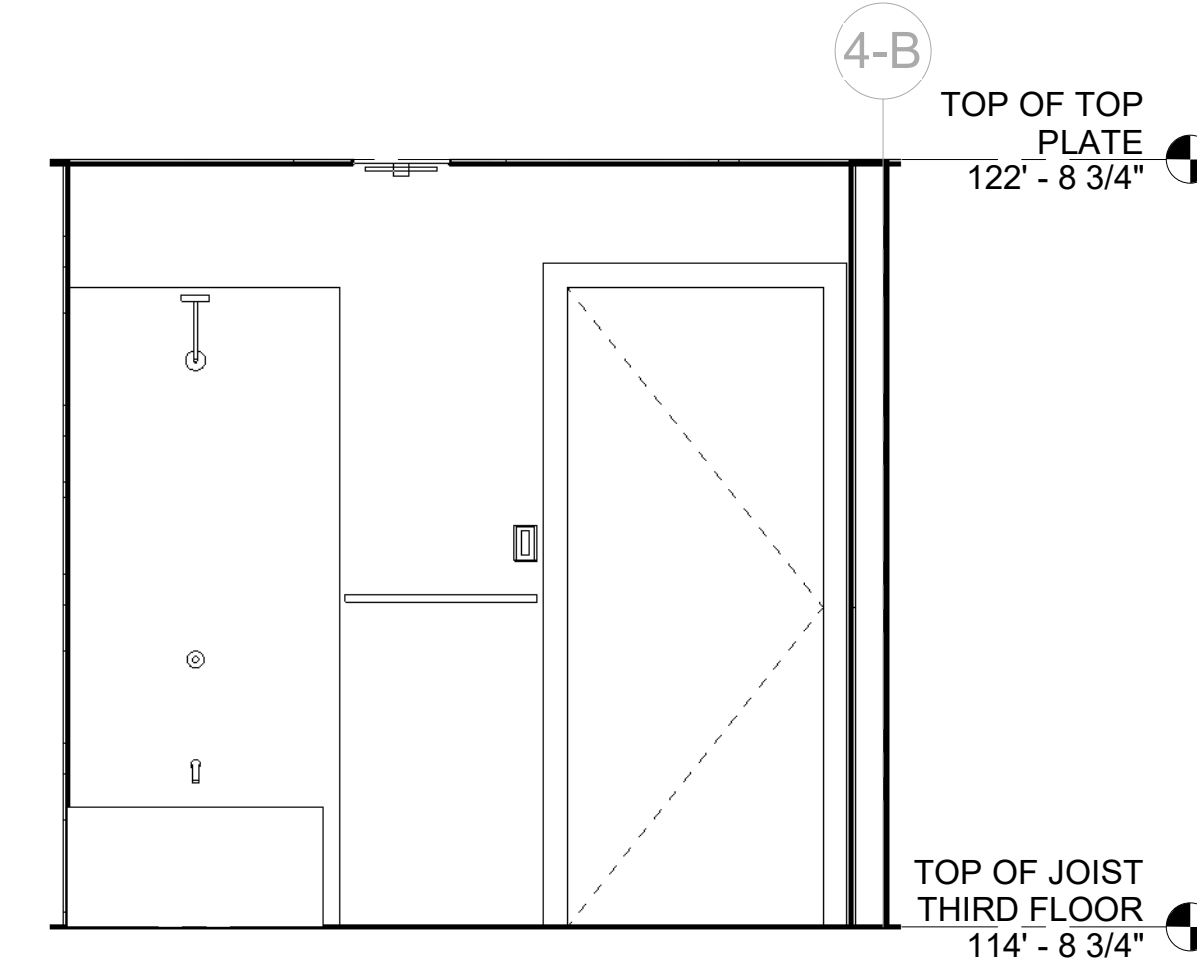
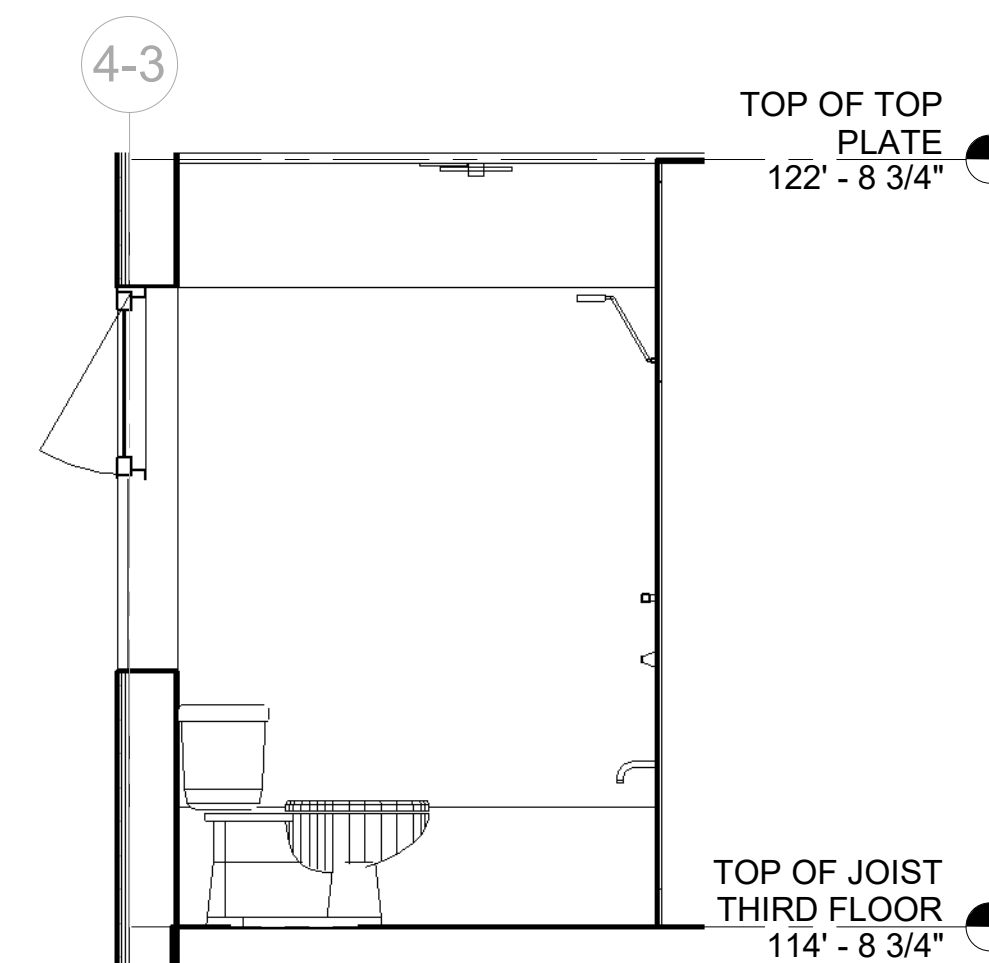
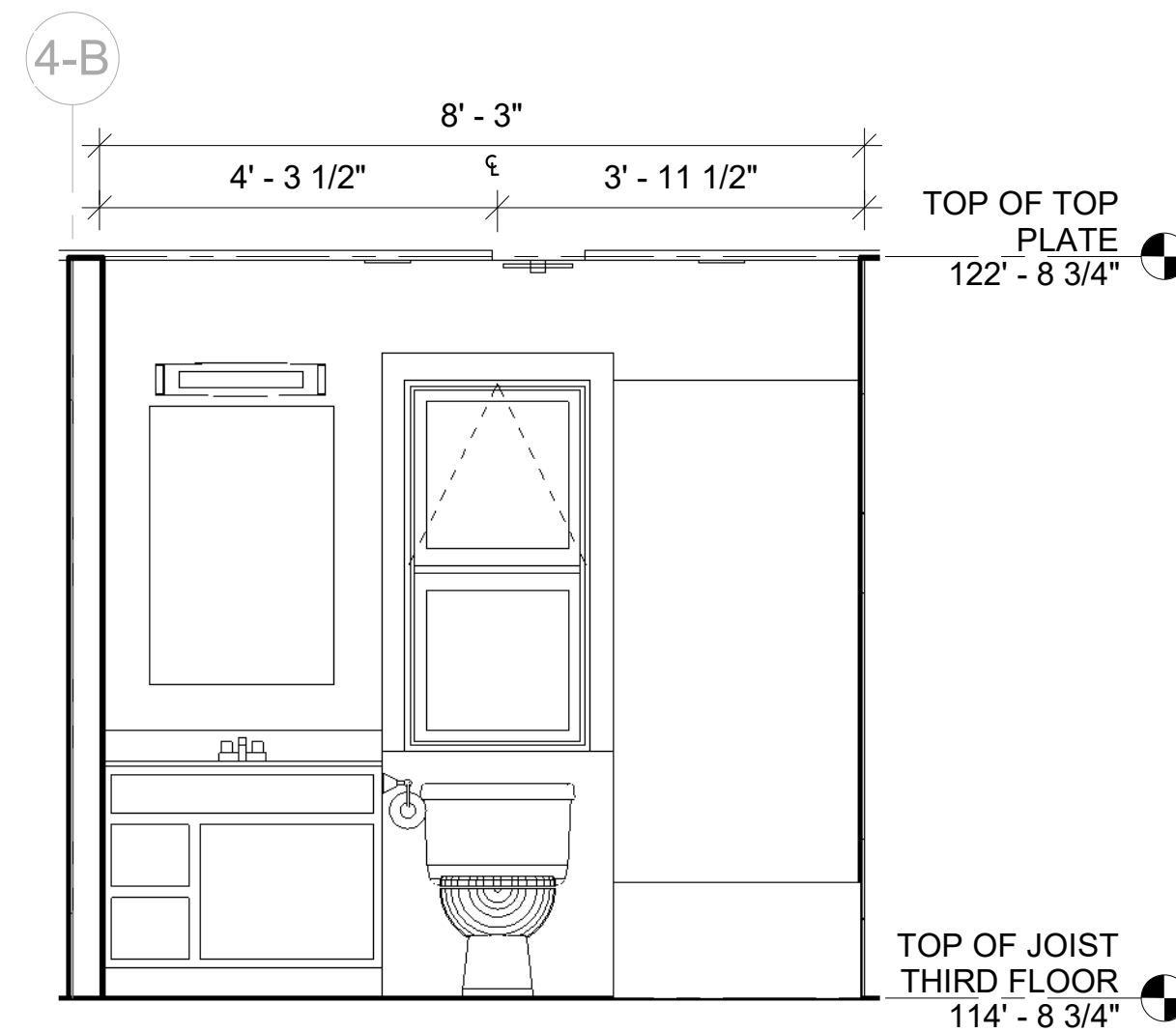
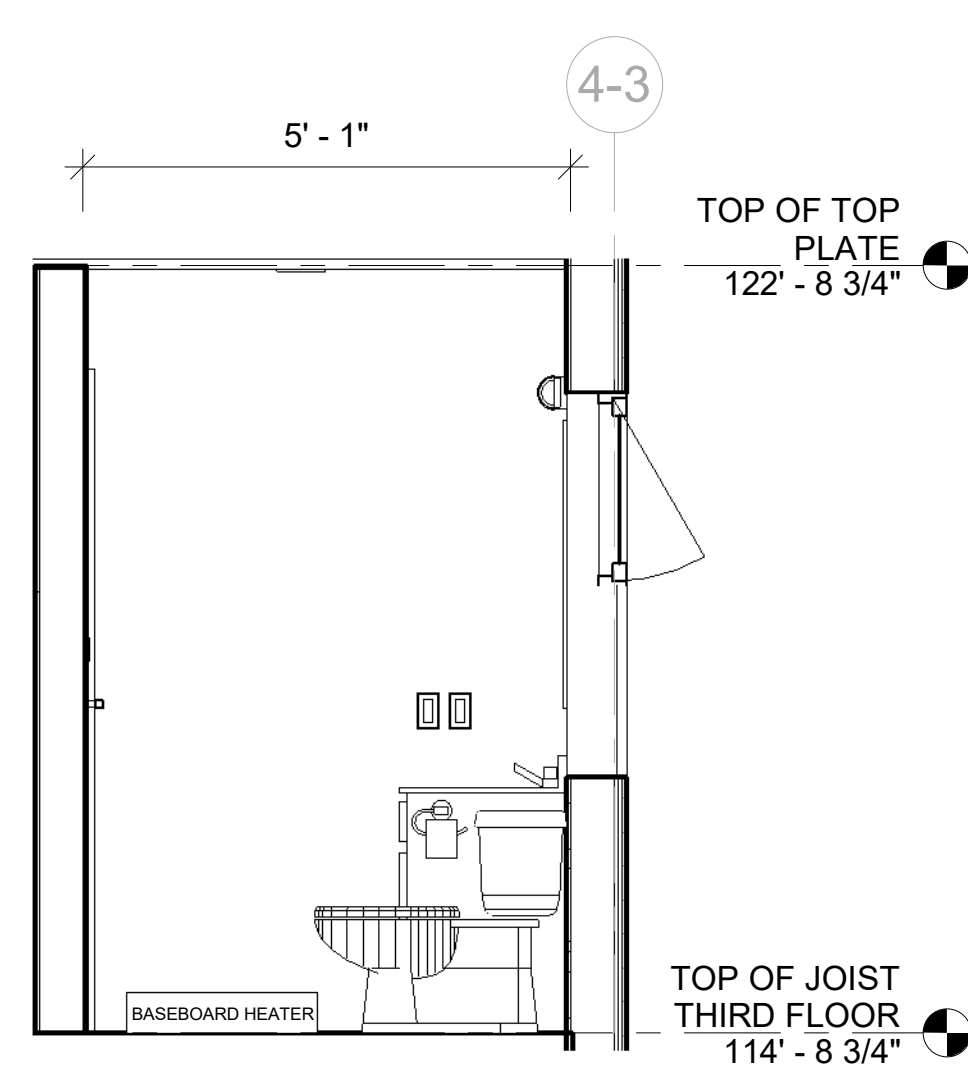
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A 4.02

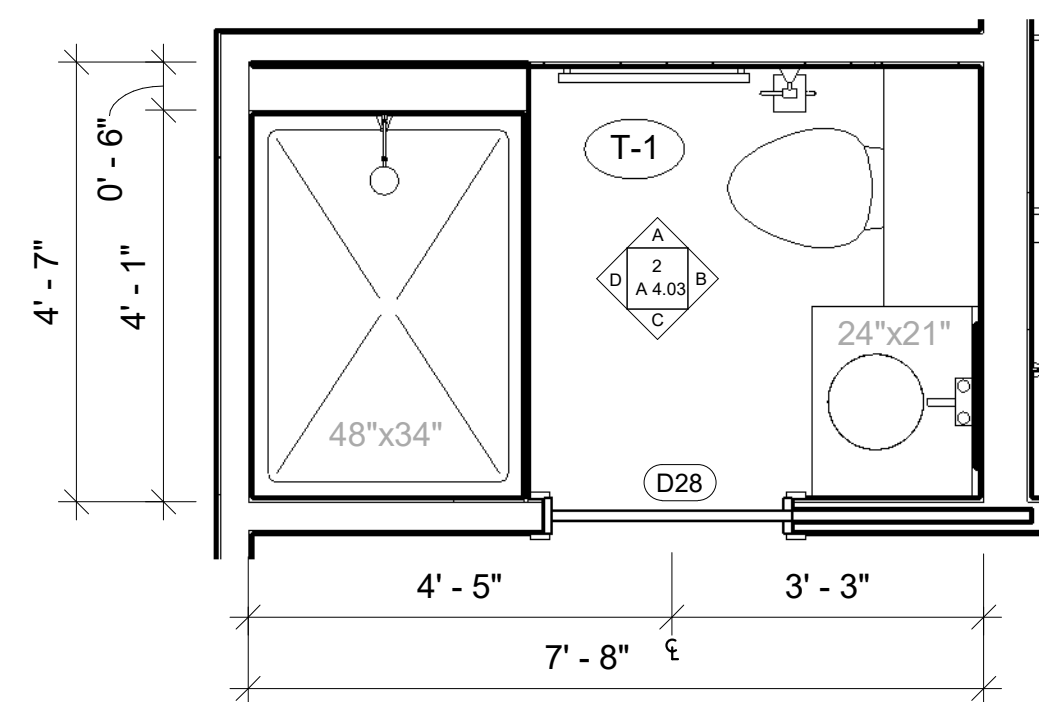
**HEADWATERS LOT 4 DUPLEX
DL114 LOT 4
TOFINO, BC V0R 2Z0**



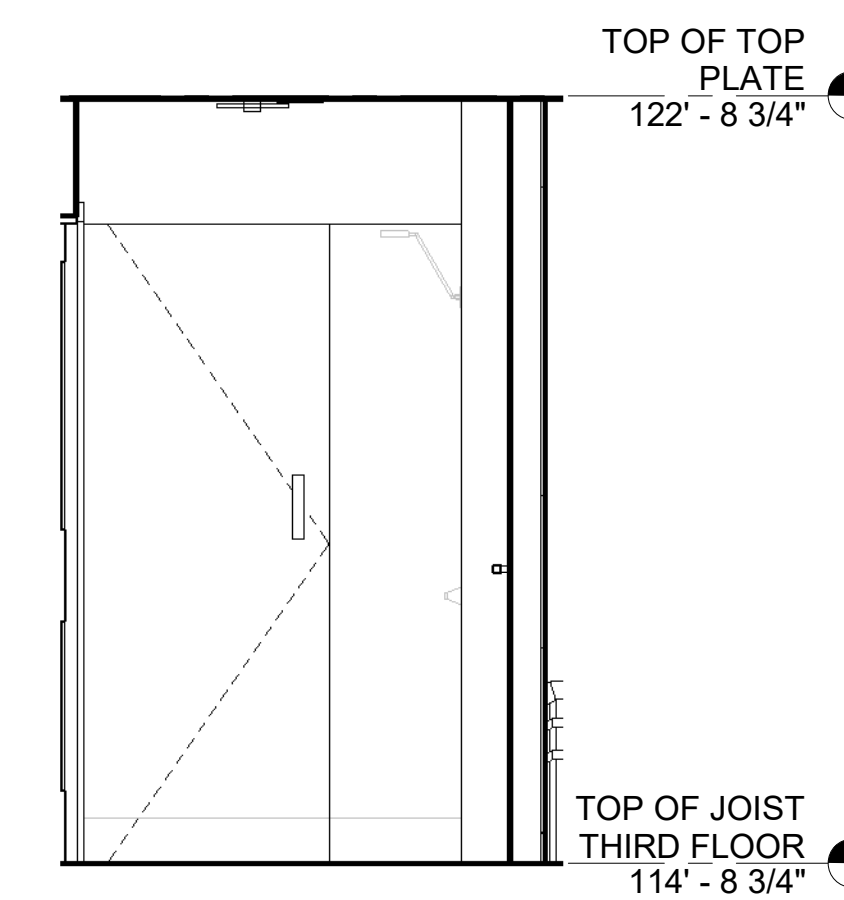
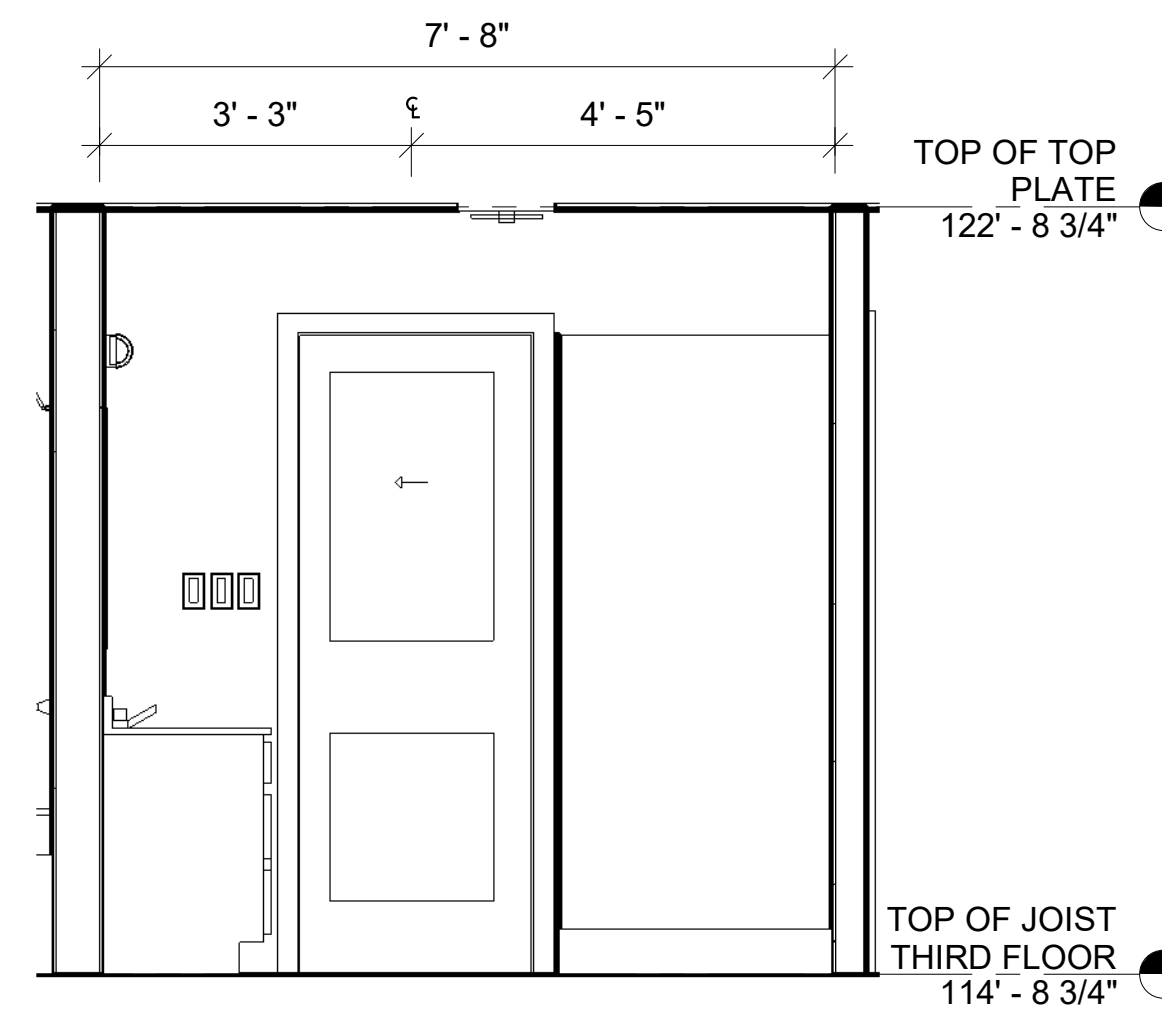
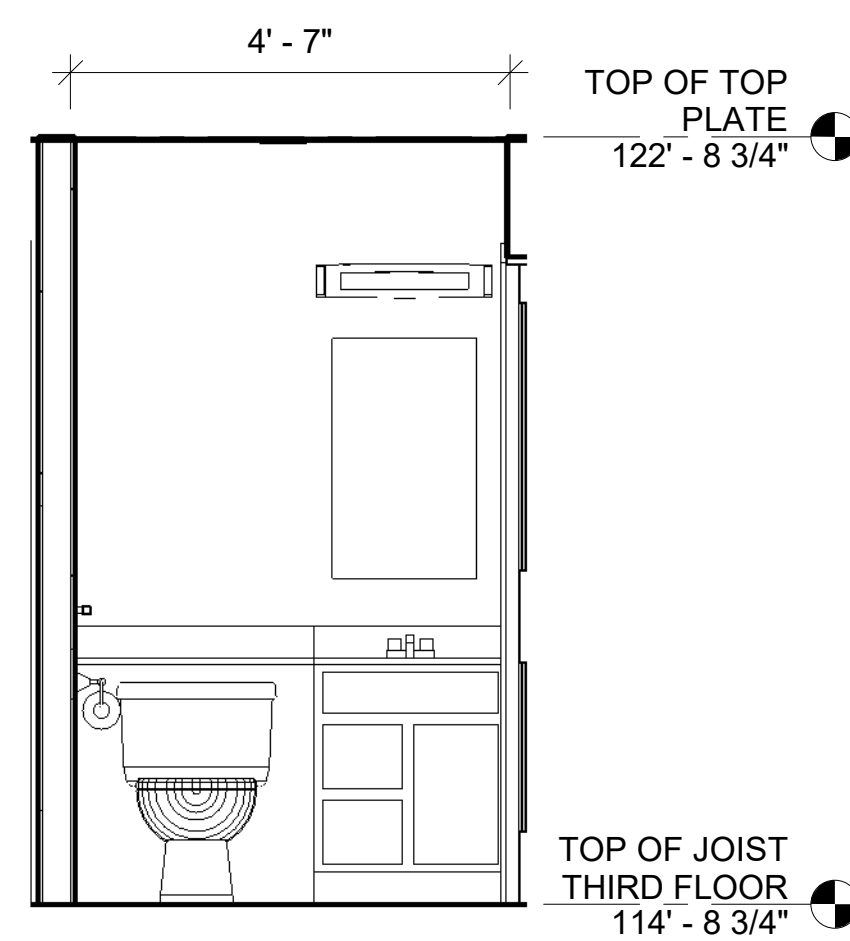
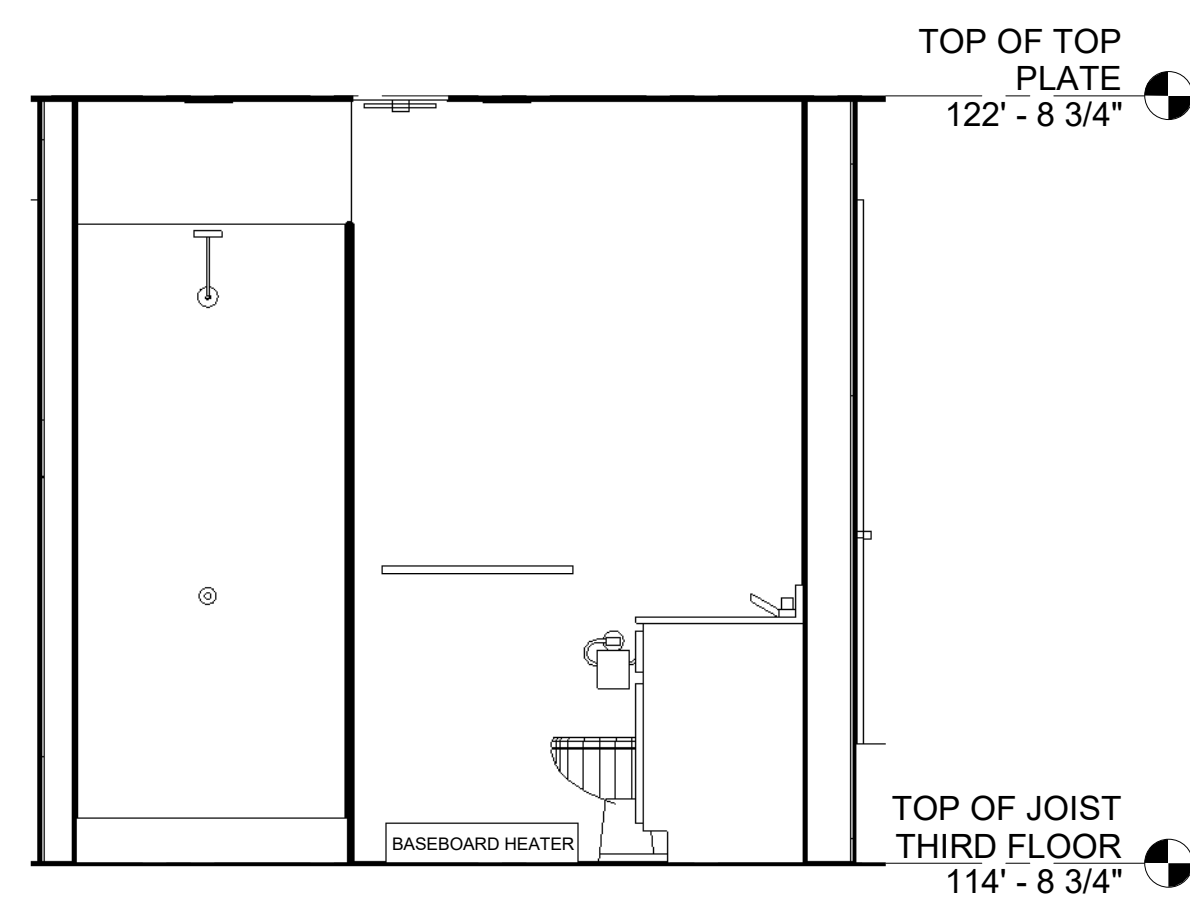
3 ENLARGED BATHROOM PLAN
Scale: 1/2" = 1'-0"



1 Bathroom Elevations
Scale: 1/2" = 1'-0"



4 ENLARGED ENSUITE PLAN
Scale: 1/2" = 1'-0"



2 Ensuite Elevations
Scale: 1/2" = 1'-0"

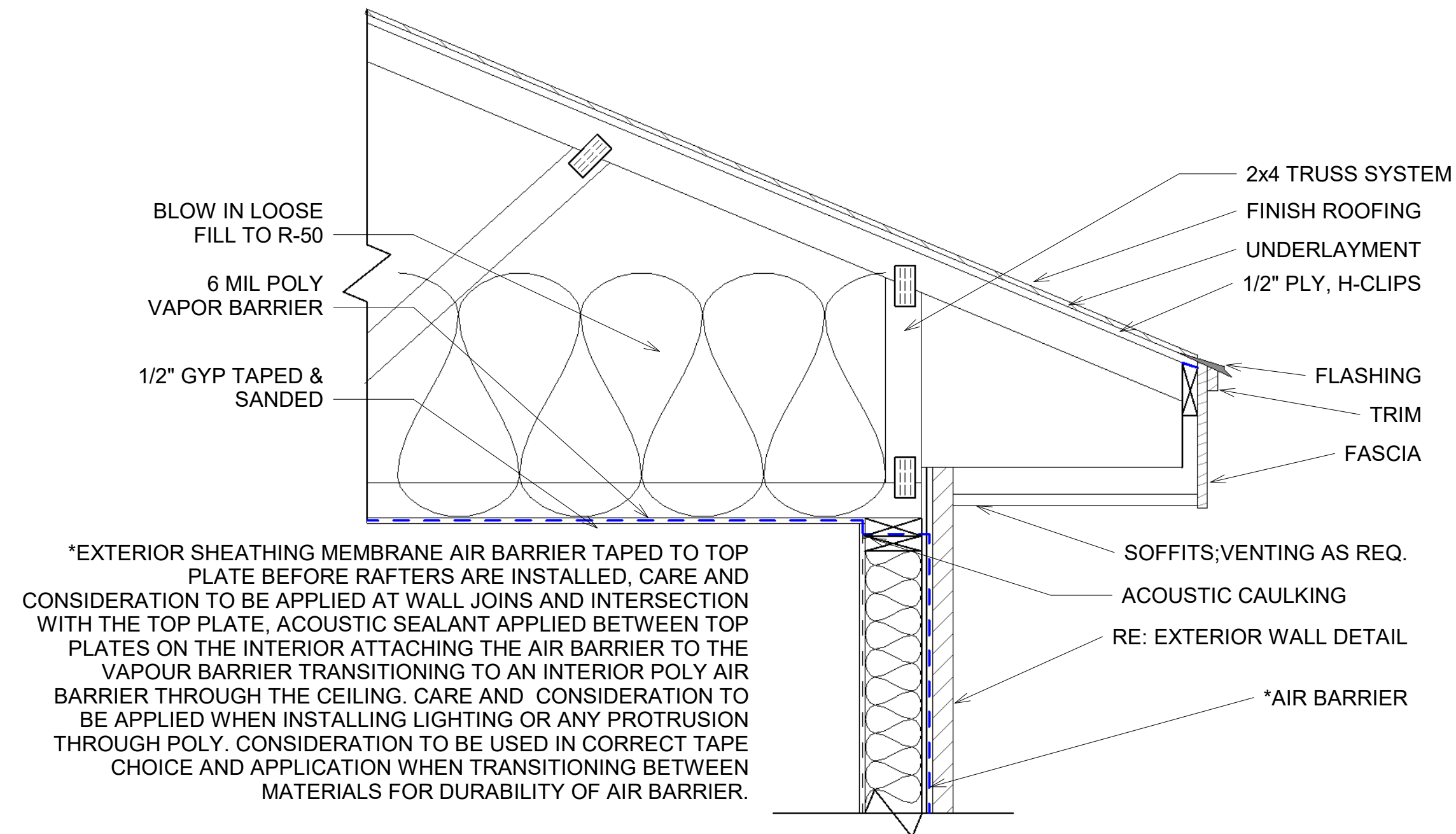
Project	THC Duplex Lot 4
Drawn By	B.F.
Sheet Size	24X36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
Tender	05-17-2022
For:	PERMIT
Sheet Title:	
ENLARGED PLANS	
- BATHROOM	
- ENSUITE	

Scale As Noted

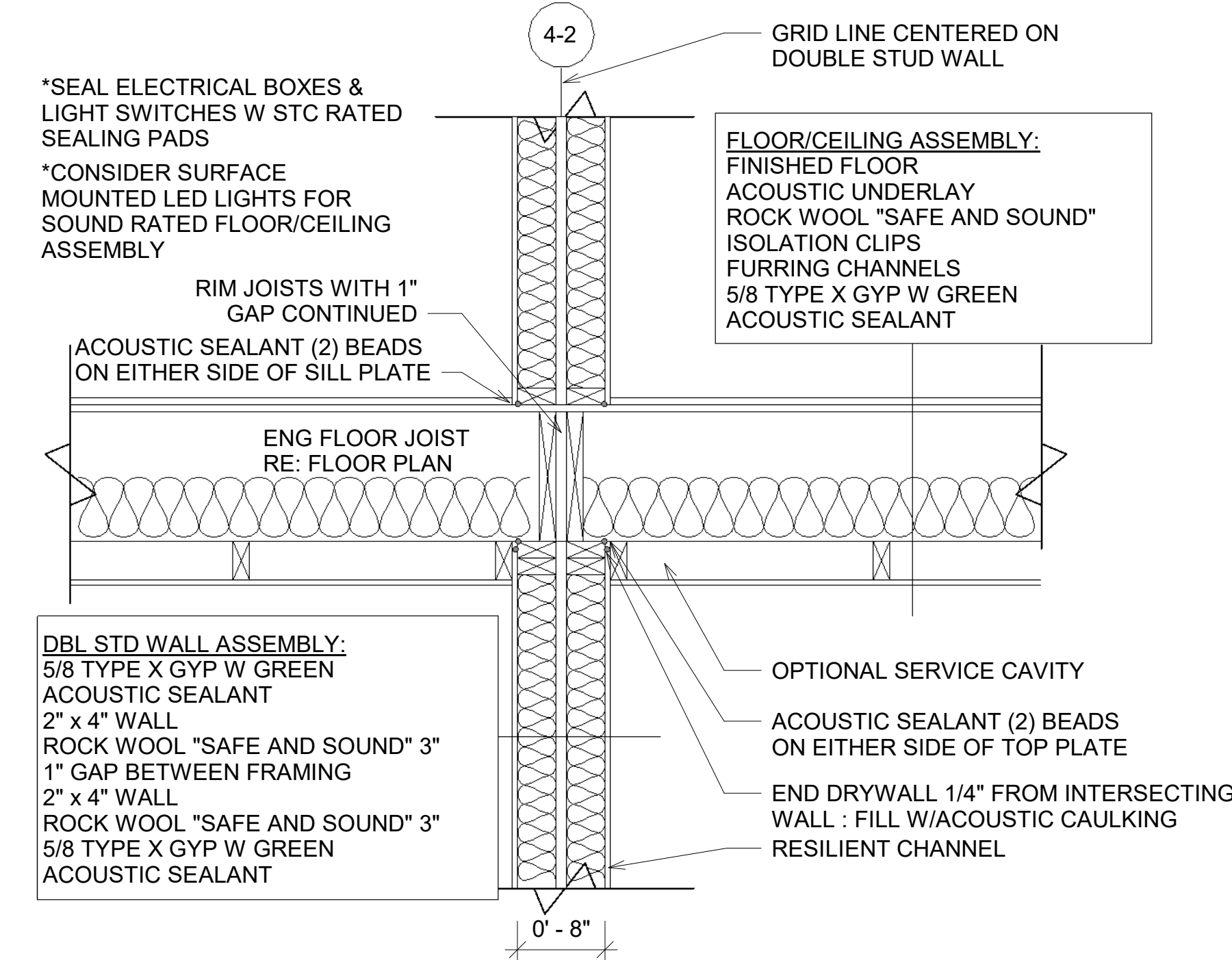
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A 4.03

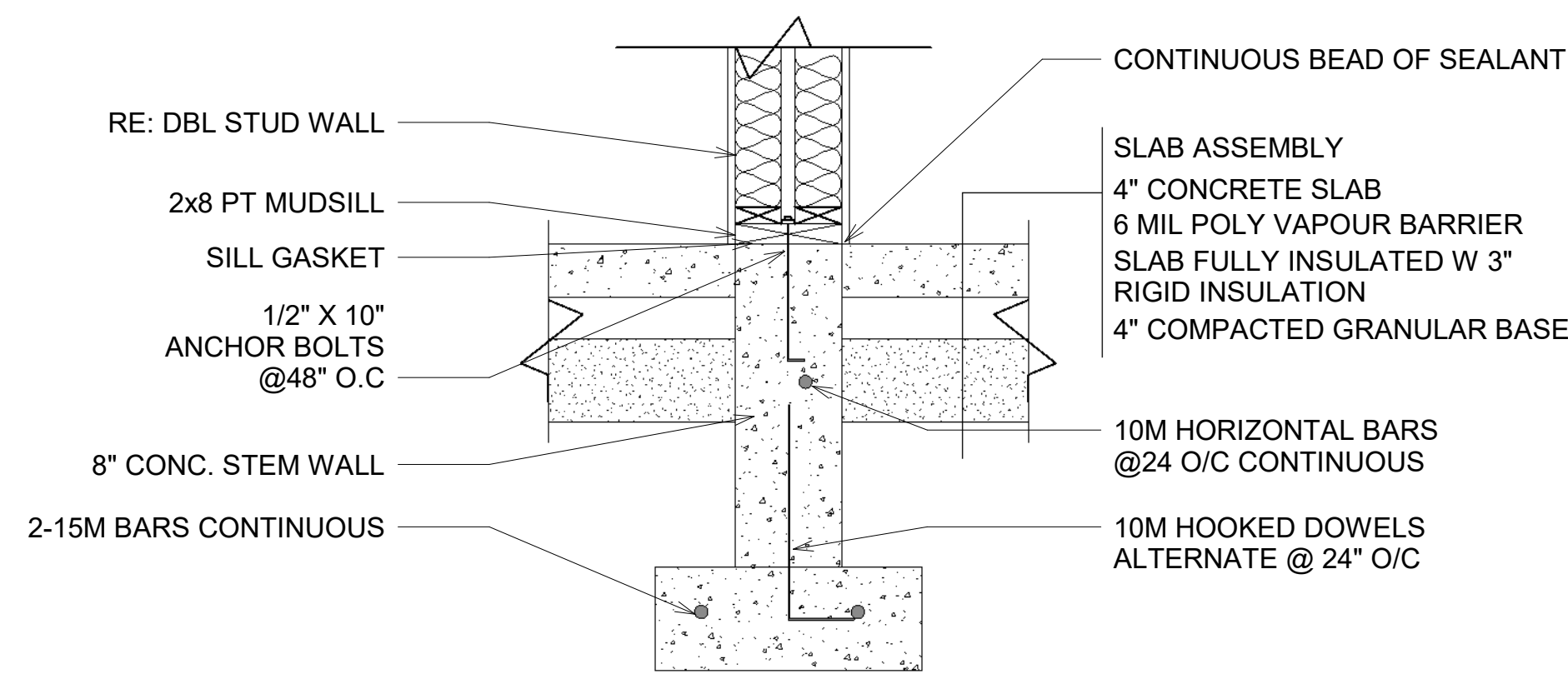
HEADWATERS LOT 4 DUPLEX
DL114 LOT 4
TOFINO, BC V0R 2Z0



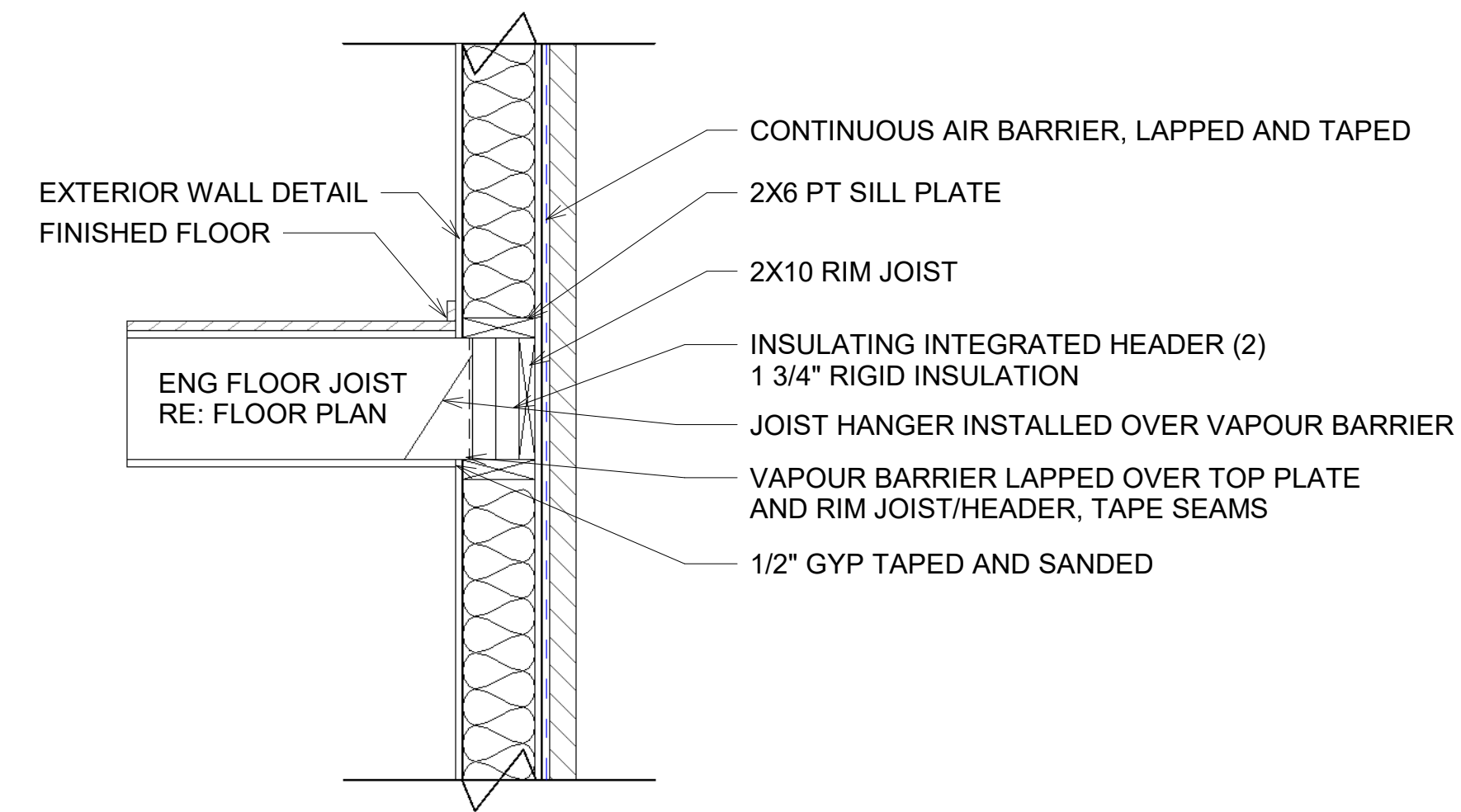
4 Raised Heel Truss
Scale: 1" = 1'-0"



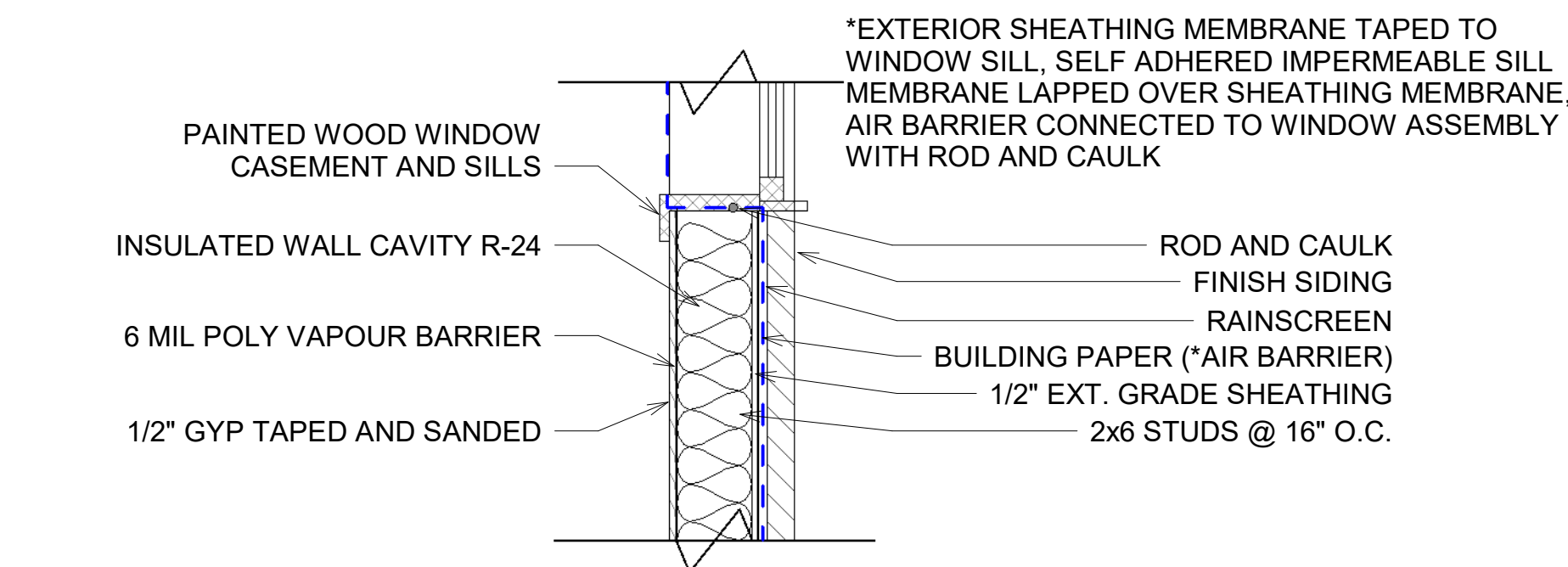
1 Typ. Dbl Std Wall 1hr/57 Fire/Acoustic Rating
Scale: 1" = 1'-0"



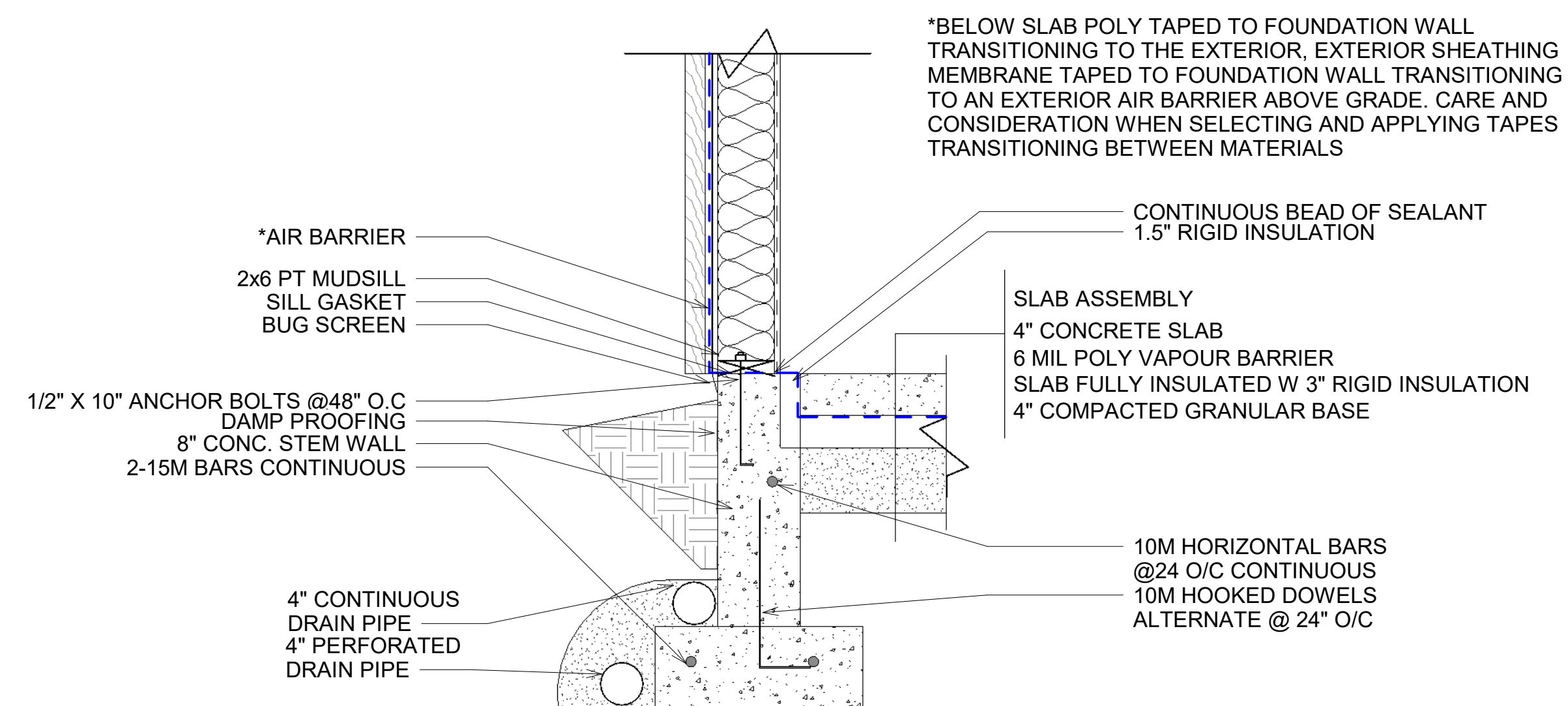
5 Interior Foundation Wall
Scale: 1" = 1'-0"



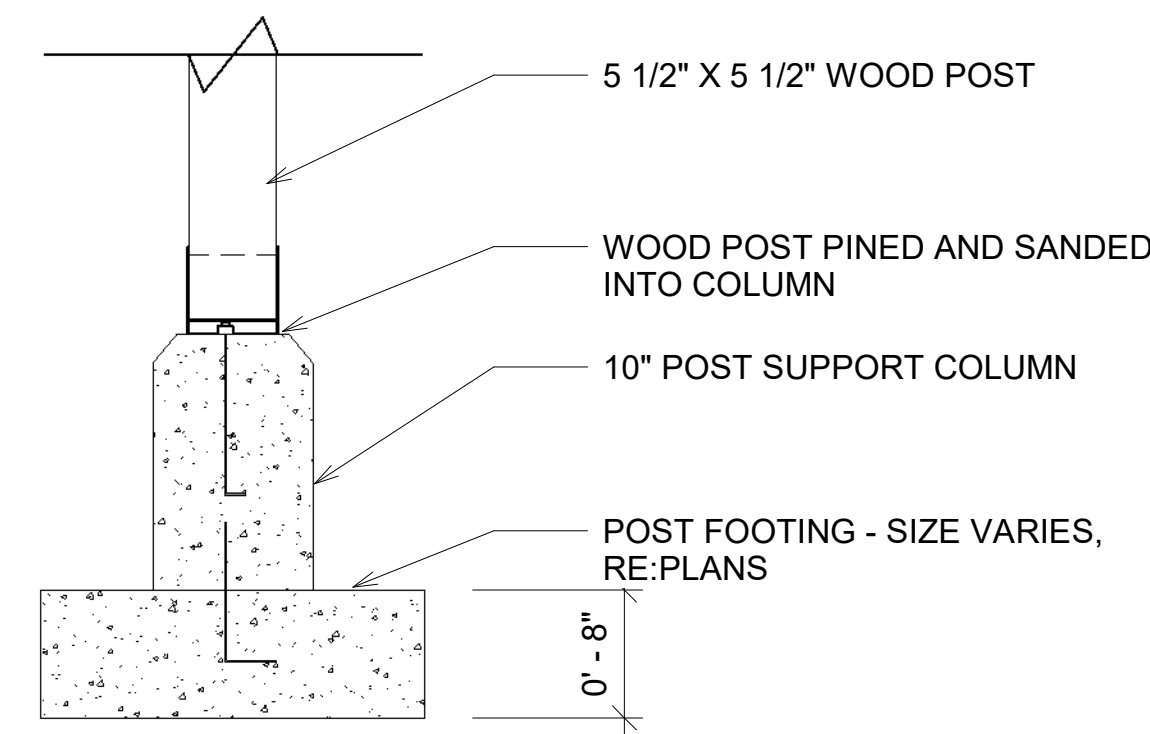
2 Typ. Framed Floor
Scale: 1" = 1'-0"



6 Sill
Scale: 1" = 1'-0"



3 Slab On Grade Foundation
Scale: 1" = 1'-0"

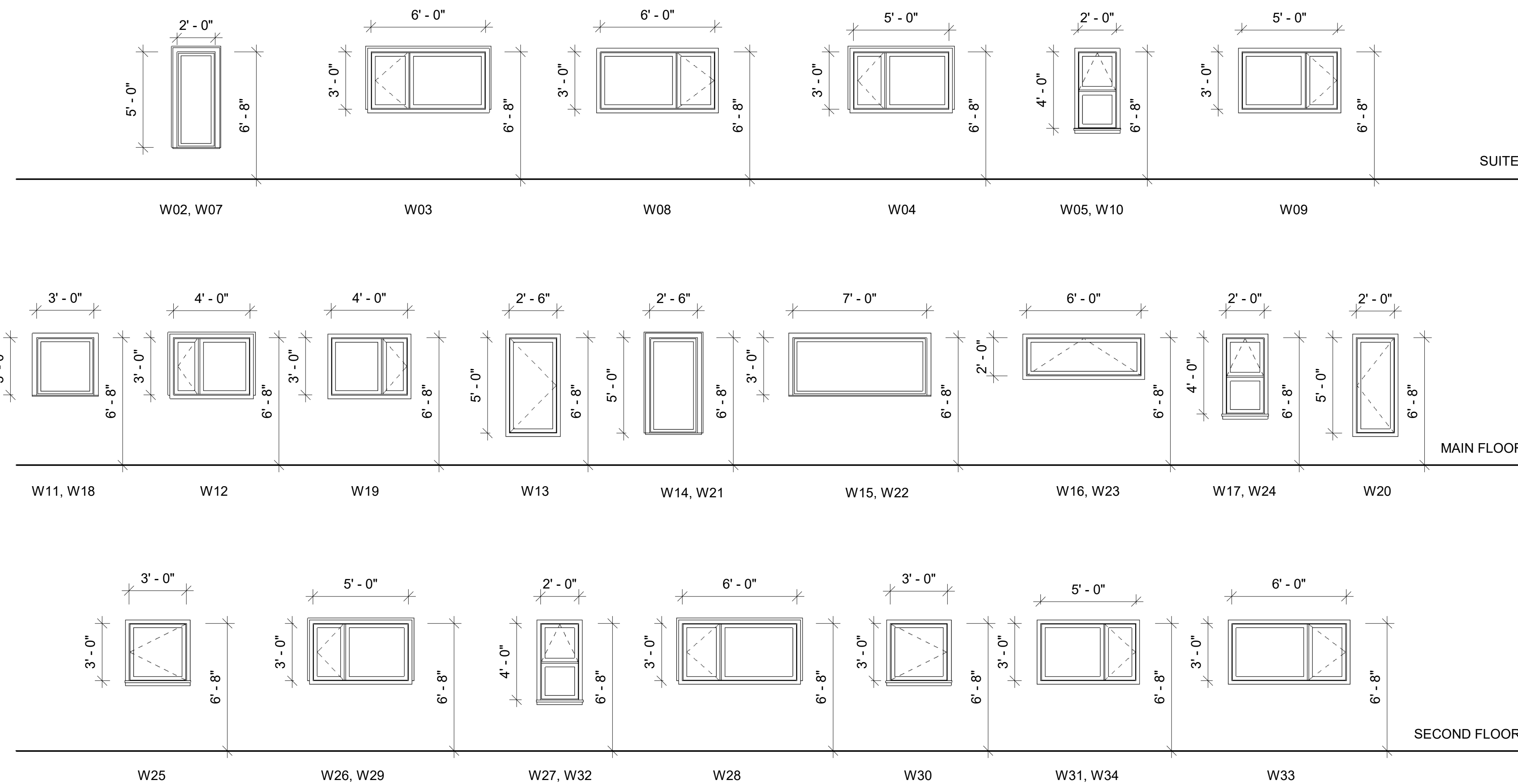


7 Wood Post Footing
Scale: 1" = 1'-0"

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For:	PERMIT
Sheet Title:	
DETAILS	CONSTRUCTION DETAILS
Scale	As Noted
Sheet Number:	

WINDOW VIEWED FROM THE EXTERIOR

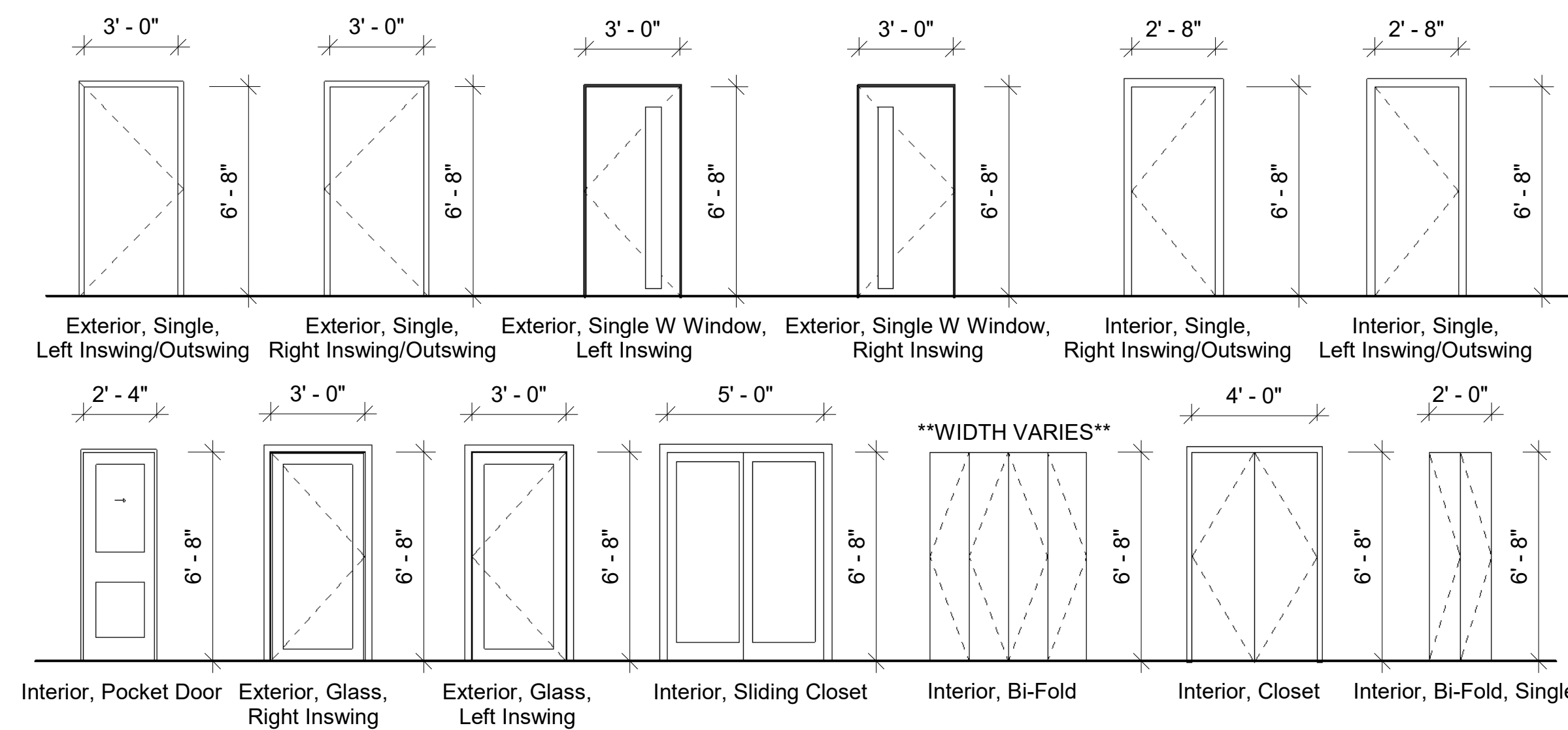
Mark	Width	Height	Sill Height	Head Height	Description	Comments
W02	2'-0"	5'-0"	1'-8"	6'-8"	Fixed	
W03	6'-0"	3'-0"	3'-8"	6'-8"	Casement, Double One Third, Right Opens	
W04	5'-0"	3'-0"	3'-8"	6'-8"	Casement, Double One Third, Right Opens	
W05	2'-0"	4'-0"	2'-8"	6'-8"	24" Awning, Bottom Fixed	
W07	2'-0"	5'-0"	1'-8"	6'-8"	Fixed	
W08	6'-0"	3'-0"	3'-8"	6'-8"	Casement, Double One Third, Left Opens	
W09	5'-0"	3'-0"	3'-8"	6'-8"	Casement, Double One Third, Left Opens	
W10	2'-0"	4'-0"	2'-8"	6'-8"	24" Awning, Bottom Fixed	
W11	3'-0"	3'-0"	3'-8"	6'-8"	Fixed	
W12	4'-0"	3'-0"	3'-8"	6'-8"	Casement, Double One Third, Right Opens	
W13	2'-0"	5'-0"	1'-8"	6'-8"	Casement, Right Opening	
W14	2'-0"	5'-0"	1'-8"	6'-8"	Fixed	
W15	7'-0"	3'-0"	3'-8"	6'-8"	Fixed	
W16	6'-0"	2'-0"	4'-8"	6'-8"	Awning	
W17	2'-0"	4'-0"	2'-8"	6'-8"	24" Awning, Bottom Fixed	
W18	3'-0"	3'-0"	3'-8"	6'-8"	Fixed	
W19	4'-0"	3'-0"	3'-8"	6'-8"	Casement, Double One Third, Left Opens	
W20	2'-0"	5'-0"	1'-8"	6'-8"	Casement, Left Opening	
W21	2'-0"	5'-0"	1'-8"	6'-8"	Fixed	
W22	7'-0"	3'-0"	3'-8"	6'-8"	Fixed	
W23	6'-0"	2'-0"	4'-8"	6'-8"	Awning	
W24	2'-0"	4'-0"	2'-8"	6'-8"	24" Awning, Bottom Fixed	
W25	3'-0"	3'-0"	3'-8"	6'-8"	Casement, Right Opening	
W26	5'-0"	3'-0"	3'-8"	6'-8"	Casement, Double One Third, Right Opens	
W27	2'-0"	4'-0"	2'-8"	6'-8"	24" Awning, Bottom Fixed	
W28	6'-0"	3'-0"	3'-8"	6'-8"	Casement, Double One Third, Right Opens	
W29	5'-0"	3'-0"	3'-8"	6'-8"	Casement, Double One Third, Right Opens	
W30	3'-0"	3'-0"	3'-8"	6'-8"	Casement, Left Opening	
W31	5'-0"	3'-0"	3'-8"	6'-8"	Casement, Double One Third, Left Opens	
W32	2'-0"	4'-0"	2'-8"	6'-8"	24" Awning, Bottom Fixed	
W33	6'-0"	3'-0"	3'-8"	6'-8"	Casement, Double One Third, Left Opens	
W34	5'-0"	3'-0"	3'-8"	6'-8"	Casement, Double One Third, Left Opens	



WHITE INTERIOR & BLACK EXTERIOR

Mark	Width	Height	Head Height	Description	Comments
D01	3'-0"	6'-8"	6'-8"	Exterior, Single W Window, Left Inswing	
D02	3'-0"	6'-8"	6'-8"	Exterior, Single, Right Outswing	
D03	3'-0"	6'-8"	6'-8"	Exterior, Single Right Inswing	
D04	4'-0"	6'-8"	6'-8"	Interior, Closet	
D05	2'-8"	6'-8"	6'-8"	Interior, Single, Left Outswing	
D06	2'-8"	6'-8"	6'-8"	Interior, Single Left Inswing	
D07	2'-8"	6'-8"	6'-8"	Interior, Single Right Inswing	
D08	2'-8"	6'-8"	6'-8"	Interior, Single Right Outswing	
D08	5'-0"	6'-8"	6'-8"	Interior, Bi-Fold	
D09	3'-0"	6'-8"	6'-8"	Exterior, Single W Window, Right Inswing	
D10	3'-0"	6'-8"	6'-8"	Exterior, Single, Right Outswing	
D11	3'-0"	6'-8"	6'-8"	Exterior, Single Left Inswing	
D12	2'-0"	6'-8"	6'-8"	Interior, Bi-Fold, Single	
D13	2'-8"	6'-8"	6'-8"	Interior, Single, Right Outswing	
D14	2'-8"	6'-8"	6'-8"	Interior, Single Right Inswing	
D15	2'-8"	6'-8"	6'-8"	Interior, Single Left Inswing	
D16	5'-0"	6'-8"	6'-8"	Interior, Bi-Fold	
D17	2'-8"	6'-8"	6'-8"	Interior, Single Left Inswing	
D18	3'-0"	6'-8"	6'-8"	Exterior, Glass, Left Inswing	
D19	3'-0"	6'-8"	6'-8"	Interior, Bi-Fold	
D20	2'-6"	6'-8"	6'-8"	Interior, Single Right Inswing	
D21	2'-4"	6'-8"	6'-8"	Interior, Pocket Door	
D22	3'-0"	6'-8"	6'-8"	Exterior, Glass, Right Inswing	
D23	3'-0"	6'-8"	6'-8"	Interior, Bi-Fold	
D24	2'-6"	6'-8"	6'-8"	Interior, Single Left Inswing	
D25	2'-4"	6'-8"	6'-8"	Interior, Pocket Door	
D26	5'-0"	6'-8"	6'-8"	Interior, Sliding Closet	
D27	2'-8"	6'-8"	6'-8"	Interior, Single Left Inswing	
D28	2'-6"	6'-8"	6'-8"	Interior, Pocket Door	
D29	2'-8"	6'-8"	6'-8"	Interior, Single Left Inswing	
D30	4'-0"	6'-8"	6'-8"	Interior, Closet	
D31	2'-8"	6'-8"	6'-8"	Interior, Single Left Inswing	
D32	2'-8"	6'-8"	6'-8"	Interior, Single Right Inswing	
D33	4'-0"	6'-8"	6'-8"	Interior, Closet	
D34	5'-0"	6'-8"	6'-8"	Interior, Sliding Closet	
D36	2'-6"	6'-8"	6'-8"	Interior, Pocket Door	
D37	2'-8"	6'-8"	6'-8"	Interior, Single Right Inswing	
D38	4'-0"	6'-8"	6'-8"	Interior, Closet	
D39	2'-8"	6'-8"	6'-8"	Interior, Single Right Inswing	
D40	2'-8"	6'-8"	6'-8"	Interior, Single Left Inswing	
D41	4'-0"	6'-8"	6'-8"	Interior, Closet	
D42	3'-0"	6'-8"	6'-8"	Exterior, Single, Left Outswing	

DOOR VIEWED FROM THE EXTERIOR



WINDOWS					
W-0	Windows	Vinyl	Exterior	Starline Windows Vinyl - 7100, Double pane Argon Filled, Low E U-Value of 1.4 or better Black Exterior & White Interior	RE: Window schedule for locations, sizes and opening styles
DOORS					
D-1	Doors	Solidcore	Interior	Trimelite Interior Solidcore door Prehung, pre-primed frame Single pane, shaker style MDF pre-primed	RE: Door schedule for locations and sizes Painted P-3
D-2	Doors	Fiberglass	Exterior Entrance	Trimelite DR53F3 Smooth Skin, Exterior Fiberglass	RE: Door schedule for locations and sizes U-Value of 1.4 or better Painted P-3 Interior Painted P-4 Exterior
D-3	Doors	Fiberglass	Exterior Patios	Trimelite DR510 Smooth Skin, Exterior Fiberglass	RE: Door schedule for locations and sizes U-Value of 1.4 or better Painted P-3 Interior Painted P-4 Exterior
H-1	Doors	Metal	Interior Doors	Weiser - Halifax Square Rose Matte Black	RE: Door schedule for opening styles

****SCHEDULES PROVIDED FOR REFERENCE ONLY. FINAL MEASUREMENTS TO BE SITE VERIFIED BY CONTRACTOR OR SUPPLIER****

Project: THC Duplex Lot 4

Drawn By: B.F.

Sheet Size: 24X36

Date: 08-11-2022

Revisions:
Pricing: 04-08-2022
Tender: 05-17-2022

For: PERMIT

Sheet Title:

SHCULES - WINDOW - DOOR

Scale: As Noted

Sheet Number:

A 6.01



HEADWATERS LOT 4 DUPLEX
DL114 LOT 4
TOFINO, BC V0R 2Z0

Project	THC Duplex Lot 4
Drawn By	B.F
Sheet Size	24X36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
Tender	05-17-2022
For:	PERMIT
Sheet Title:	
PERSPECTIVES	
- EXTERIOR	
Scale	As Noted
Sheet Number:	

A 9.01