

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.O.
- 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 3 DUPLEX FOR: PERMIT

DL114 LOT 3
 TOFINO, BC VOR 2Z0
 DATE: AUGUST 11th, 2022



BUILDING AND CODE INFORMATION:

CIVIC ADDRESS: 356 PETERSON DR TOFINO, BC, V0R 2Z0
 LEGAL DESCRIPTION: LOT 3, DISTRICT LOT 114, LAND DISTRICT 09, EPP105421
 ZONING: AR1

PROPERTY TOTALS:	PERMITTED:	PROPOSED:
LOT AREA:		580.6 SQ M (6250sf)
FLOOR AREA COVERAGE:		140 SQ M(1630sf)
TOTAL LOT COVERAGE:	25%	26%

BUILDING TOTALS:	PERMITTED:	PROPOSED:
TOTAL SQUARE FOOTAGE:		3930sf
GROSS FLOOR AREA:		
LOT COVERAGE:	25%	24%
FLOOR AREA RATIO:	.75	0.63
MAXIMUM BUILDING HEIGHT:	39.4' (12M)	35' 8 3/4"
TOTAL FLOOR AREA RATIO:		

ACCESSORY BUILDINGS:	PERMITTED:	PROPOSED:
TOTAL SF SHED:		145sf
F.A. COVERAGE SHED:		
FLOOR AREA RATIO:		
MAX BUILDING HEIGHT SHED:		

SETBACKS: RE: SITE PLAN

INDEX:

PAGE #	CATEGORIES	PAGES USED	PAGE DESCRIPTION
T1--	TITLE PAGES	T1.01	TITLE PAGE
A1--	PLANS	A1.01 A1.02 A1.03 A1.04 A1.05 A1.06 A1.07 A1.08	SITE PLAN EXISTING SITE PLAN PROPOSED CONSTRUCTION; FOUNDATION, ENTRY LEVEL CONSTRUCTION; SECOND LEVEL, THIRD LEVEL FINISH; ENTRY LEVEL, SECOND LEVEL FINISH; THIRD LEVEL, ROOF REFLECTED CEILING/LIGHTING BIKE SHED
A2--	ELEVATIONS, SECTIONS	A2.01	ELEVATIONS, SECTIONS
A3--	SECTIONS		
A4--	ENLARGED PLANS	A4.01 A4.02 A4.03	SUITE: BATHROOM, LAUNDRY, KITCHEN MAIN RESIDENCE: POWDER, LAUNDRY, KITCHEN MAIN RESIDENCE: BATHROOM, ENSUITE
A5--	DETAILS	A5.01	CONSTRUCTION DETAILS
A6--	SCHEDULES	A6.01	SCHEDULES
A9--	PERSPECTIVES	A9.01	EXTERIOR PERSPECTIVES

REVISIONS:



PO BOX 1067
 TOFINO BC, V0R 2Z0

info@nectardesign.ca
 www.nectardesign.ca

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

Project	THC Duplex Lot 3
Drawn By	B.F
Sheet Size	24 X 36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
Tender	05-17-2022
For:	PERMIT
Sheet Title:	
TITLE PAGE	

Scale: As Noted

Sheet Number:

T 1.01

TOFINO HOUSING CORPORATION
DL114 LOT 3
TOFINO, BC V0R 2Z0

Project	THC Duplex
Drawn By	B.F.
Sheet Size	24x36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
Tender	05-17-2022

For: PERMIT

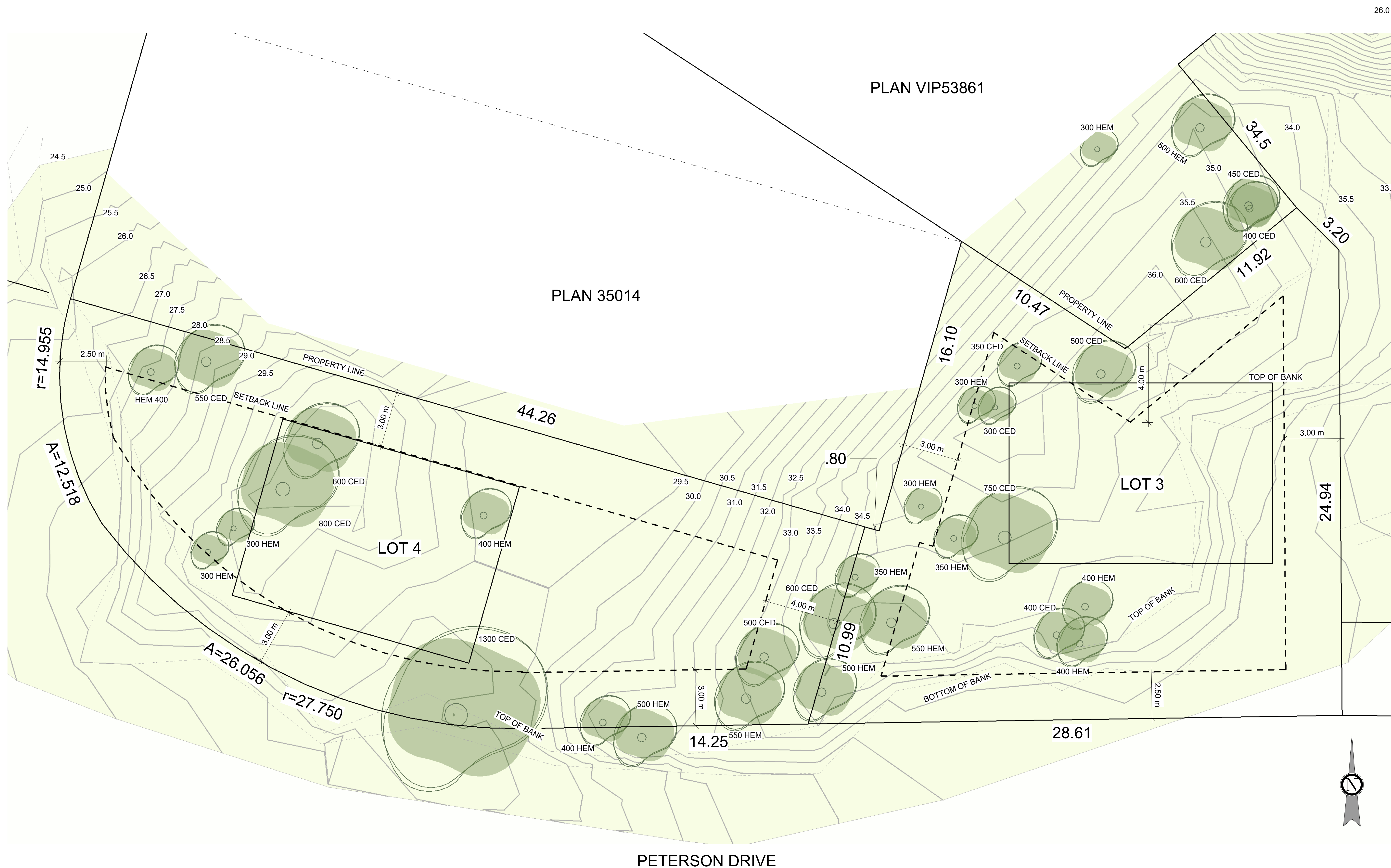
Sheet Title:

PLAN
- EXISTING SITE

Scale: As Noted

Sheet Number:

A 1.01



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

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

Project	THC Duplex Lot 3
Drawn By	B.F.
Sheet Size	24x36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
Tender	05-17-2022

For: PERMIT

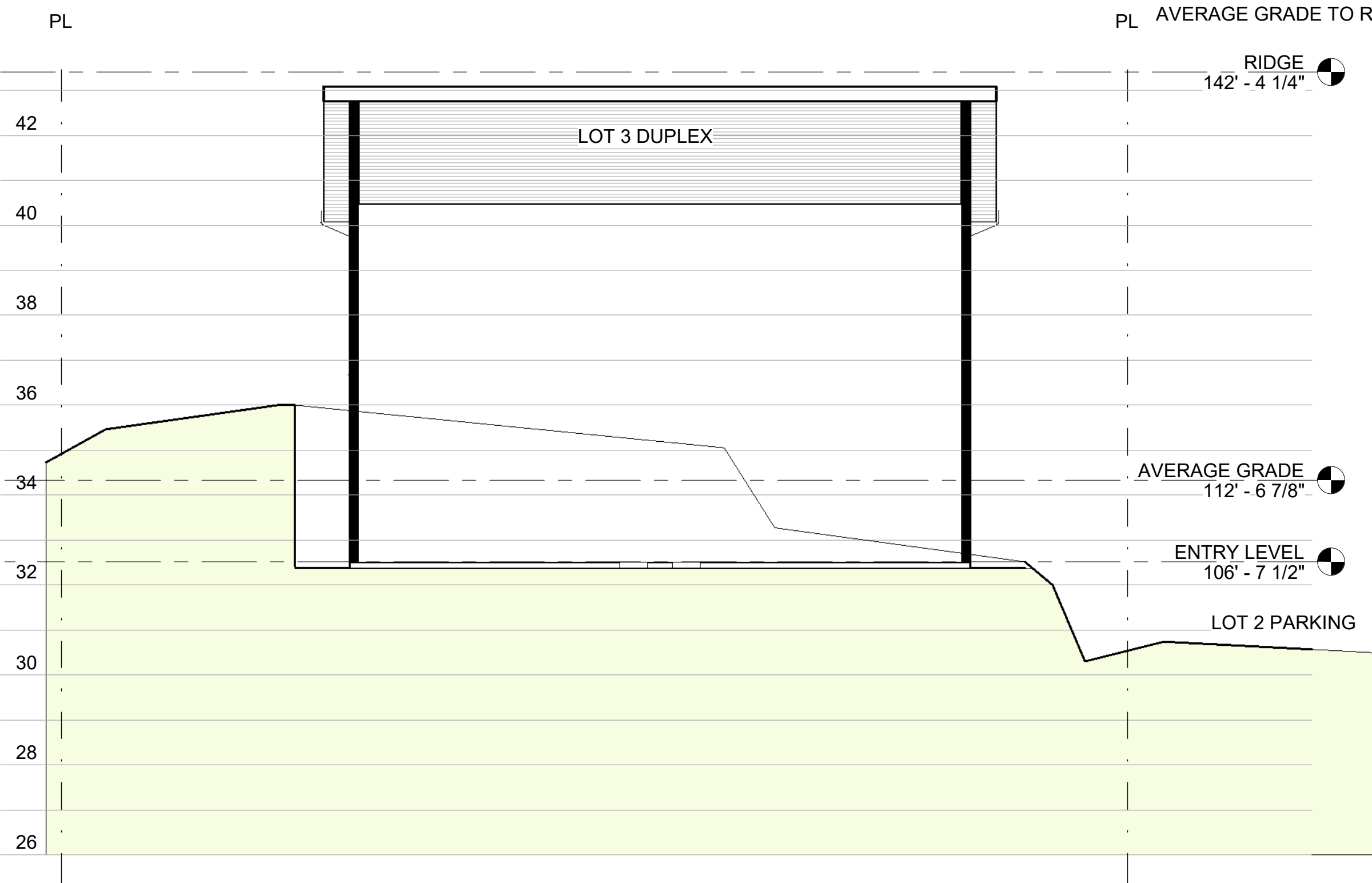
Sheet Title:
PLANS
- PROPOSED SITE

Scale: As Noted

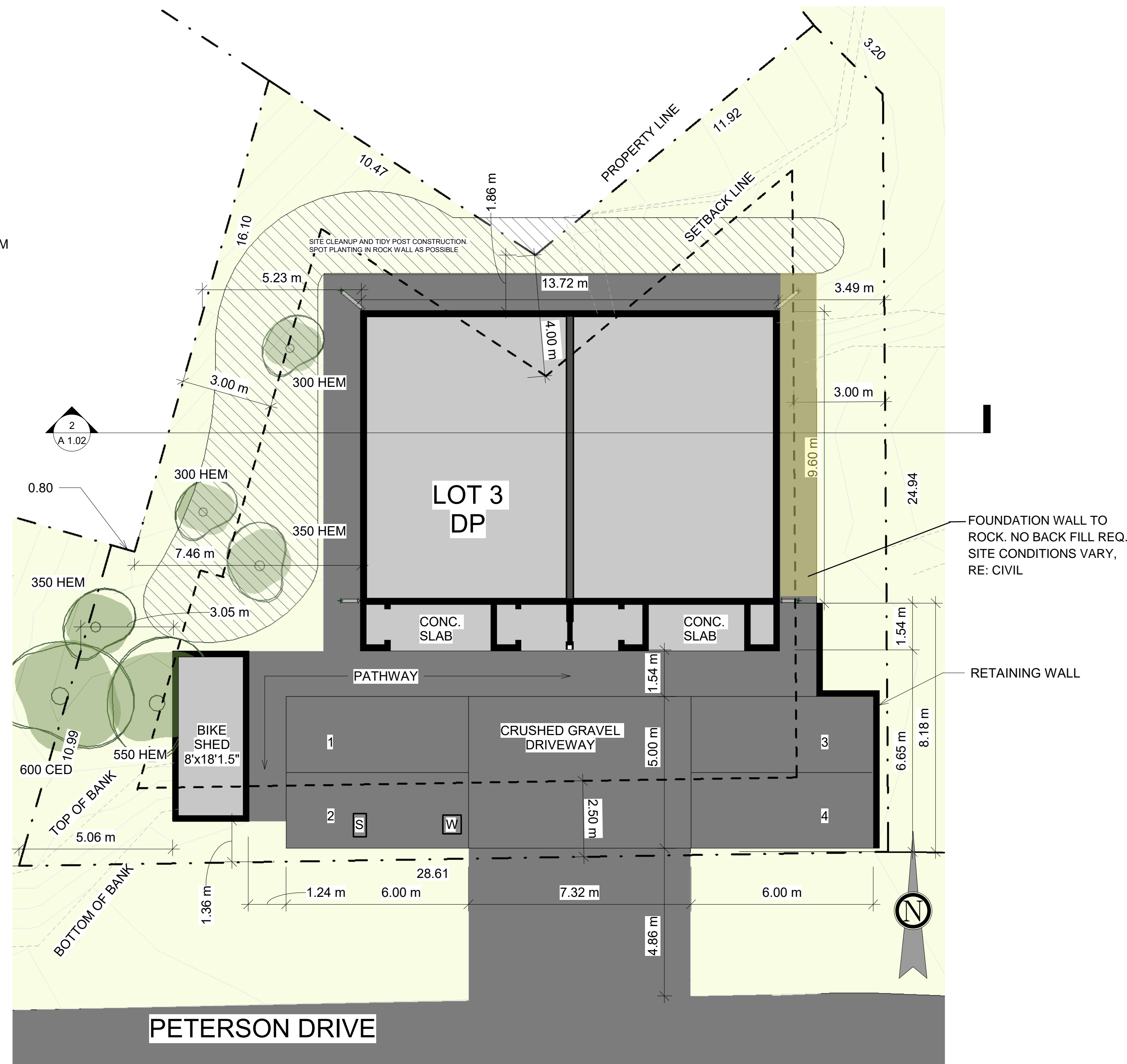
Sheet Number:

A 1.02

43.383m TOTAL BUILDING HEIGHT
10.871m FROM ENTRY LEVEL TO RIDGE
9.058m FROM AVERAGE GRADE TO RIDGE
12m MAXIMUM BUILDING HEIGHT ALLOWED FORM
AVERAGE GRADE TO RIDGE



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



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

2 Section 9
Scale: 1/8" = 1'-0"

FLOOR PLAN NOTES:

- ALL EXTERIOR DIMENSIONS TO FACE OF RIGID FOAM BOARD (2 5/8") ON ICF WALL & FACE OF STUD U.O.N.
- ALL INTERIOR DIMENSIONS TO FACE OF RIGID FOAM BOARD (2 5/8") ON ICF WALL & FACE OF STUD U.O.N.
- GRID LINES TO FACE OF STUD U.O.N.
- GRID LINE 2 CENTERED ON DOUBLE STUD WALL

FLOOR PLAN KEY:

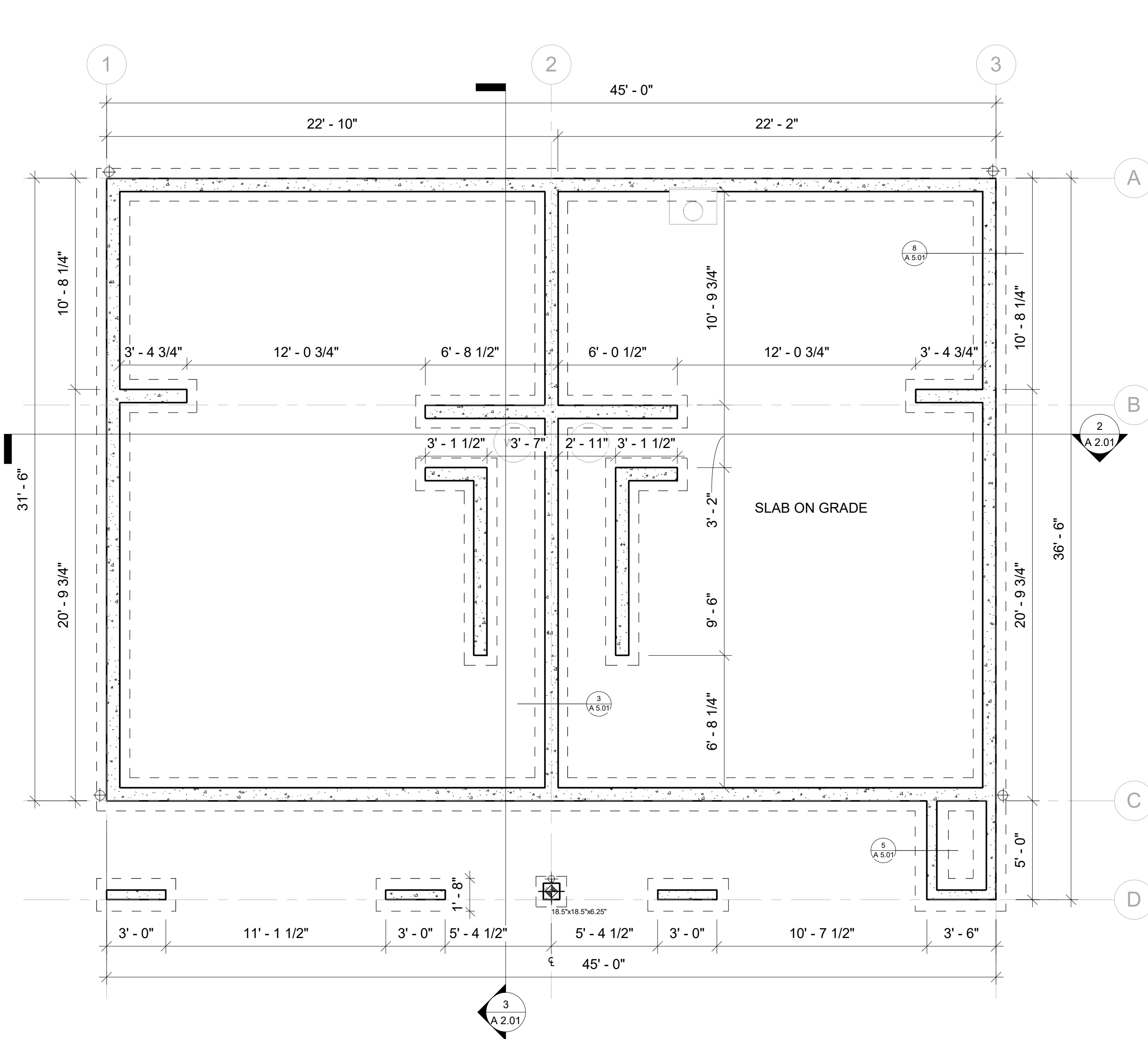
- NOTES A POINT LOAD
- TYPICAL FOUNDATION WALL
- TYPICAL INSULATED EXTERIOR WALL
- TYPICAL INTERIOR WALL
- FIREWALL
- WINDOW TAG
- DOOR TAG
- ELECTRICAL PANEL
- DOWNSPOUT

SEISMIC PLAN KEY:

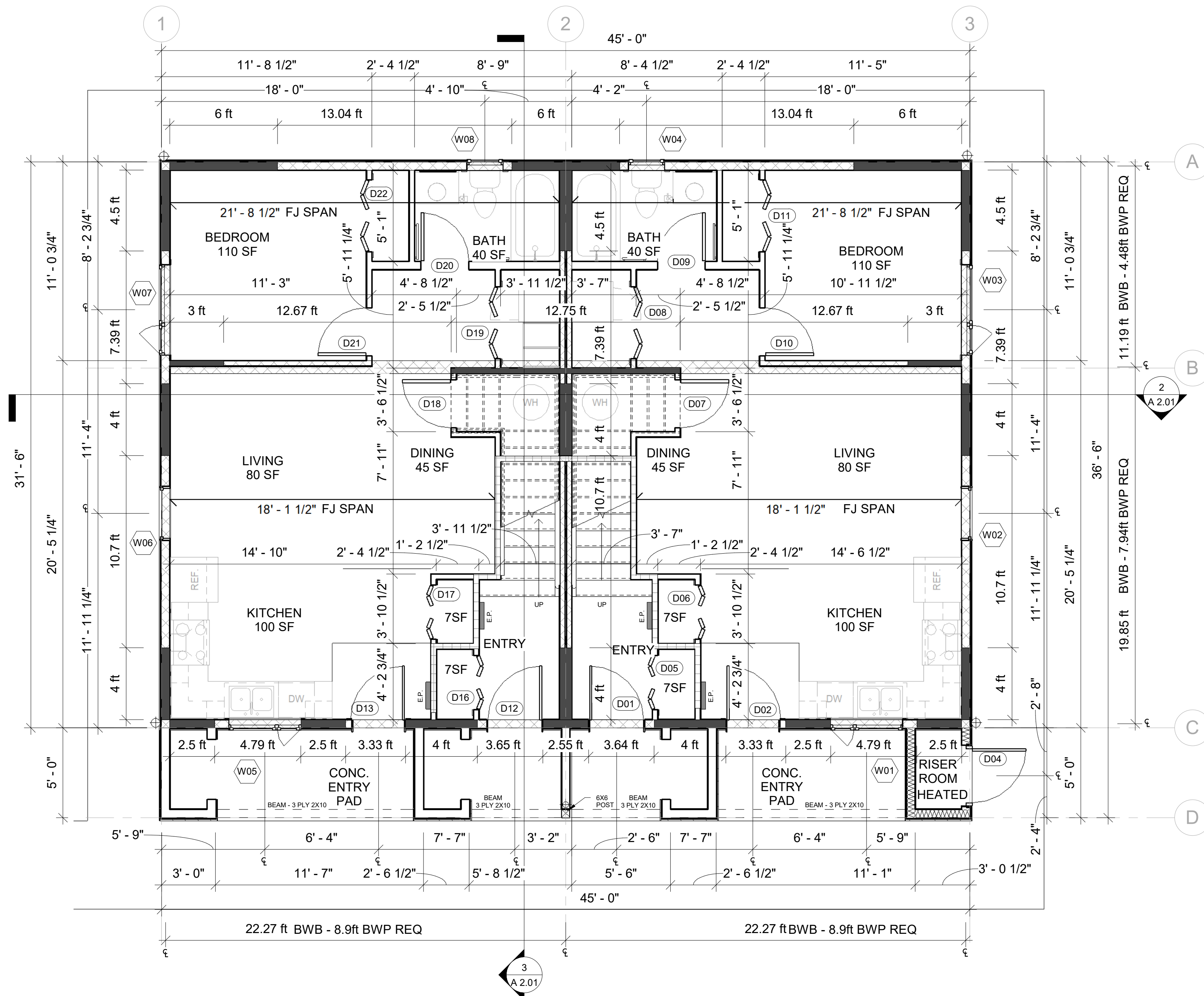
- BRACED WALL BAND
- BRACED WALL

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 BWB WALL LENGTH TO STRENGTHEN LATERAL RESISTANCE



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



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

40% BWP REQUIRED SUPPORTING 2 FLOORS
SUITE: 595SF
P.R ENTRY: 75SF
TOTAL SQUARE FOOTAGE: 1340SF

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

Project	THC Duplex Lot 3
Drawn By	B.F.
Sheet Size	24X36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
Tender	05-17-2022

For: PERMIT

Sheet Title:
CONSTRUCTION PLANS
- FOUNDATION
- ENTRY LEVEL

Scale: As Noted

Sheet Number:

A 1.03

FLOOR PLAN NOTES:

ALL EXTERIOR DIMENSIONS TO FACE OF RIGID FOAM BOARD (2 5/8") ON ICF WALL & FACE OF STUD U.O.N.
ALL INTERIOR DIMENSIONS TO FACE OF RIGID FOAM BOARD (2 5/8") ON ICF WALL & FACE OF STUD U.O.N.
GRID LINES TO FACE OF STUD U.O.N.
GRID LINE 2 CENTERED ON DOUBLE STUD WALL

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

SEISMIC PLAN KEY:

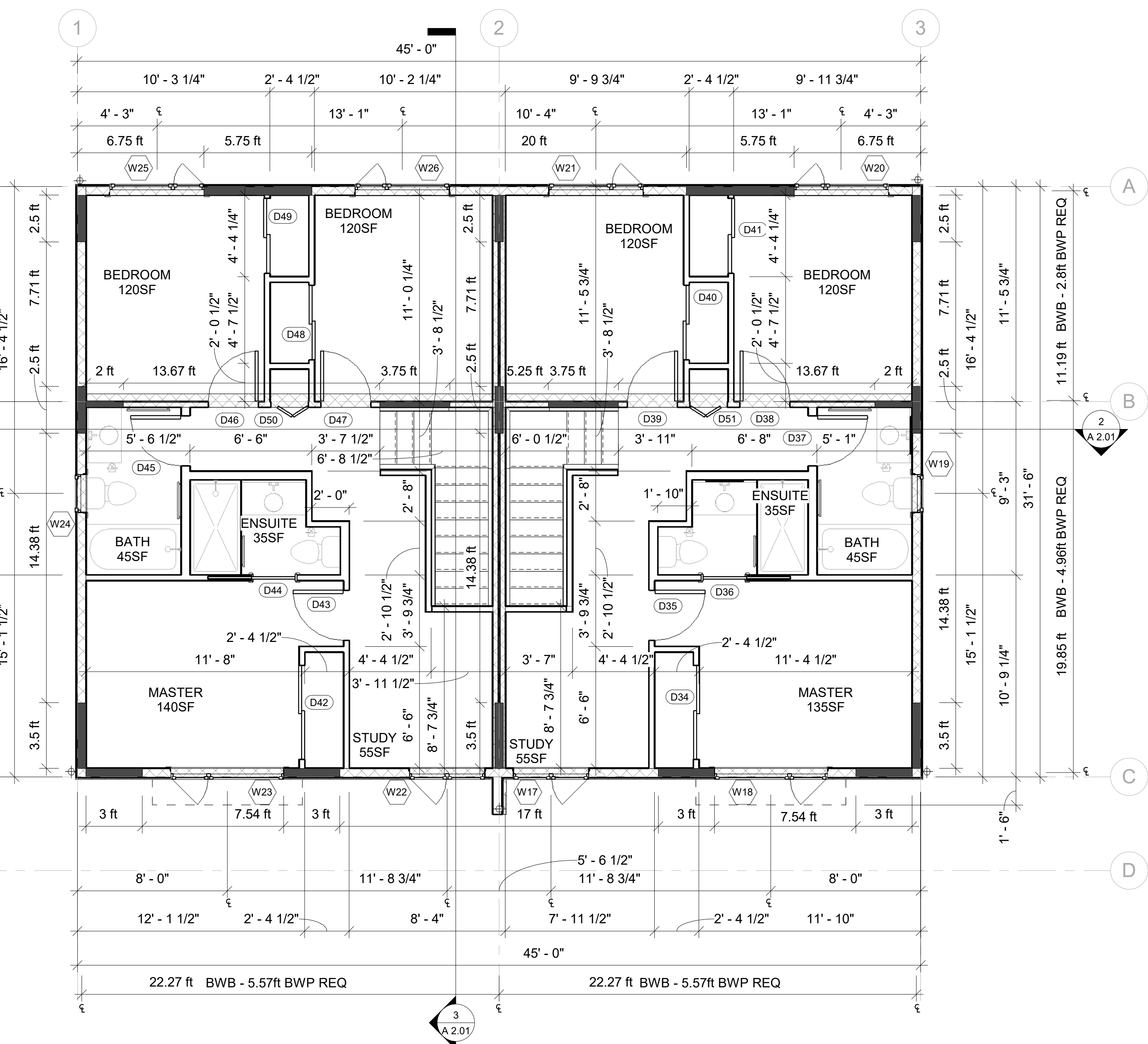
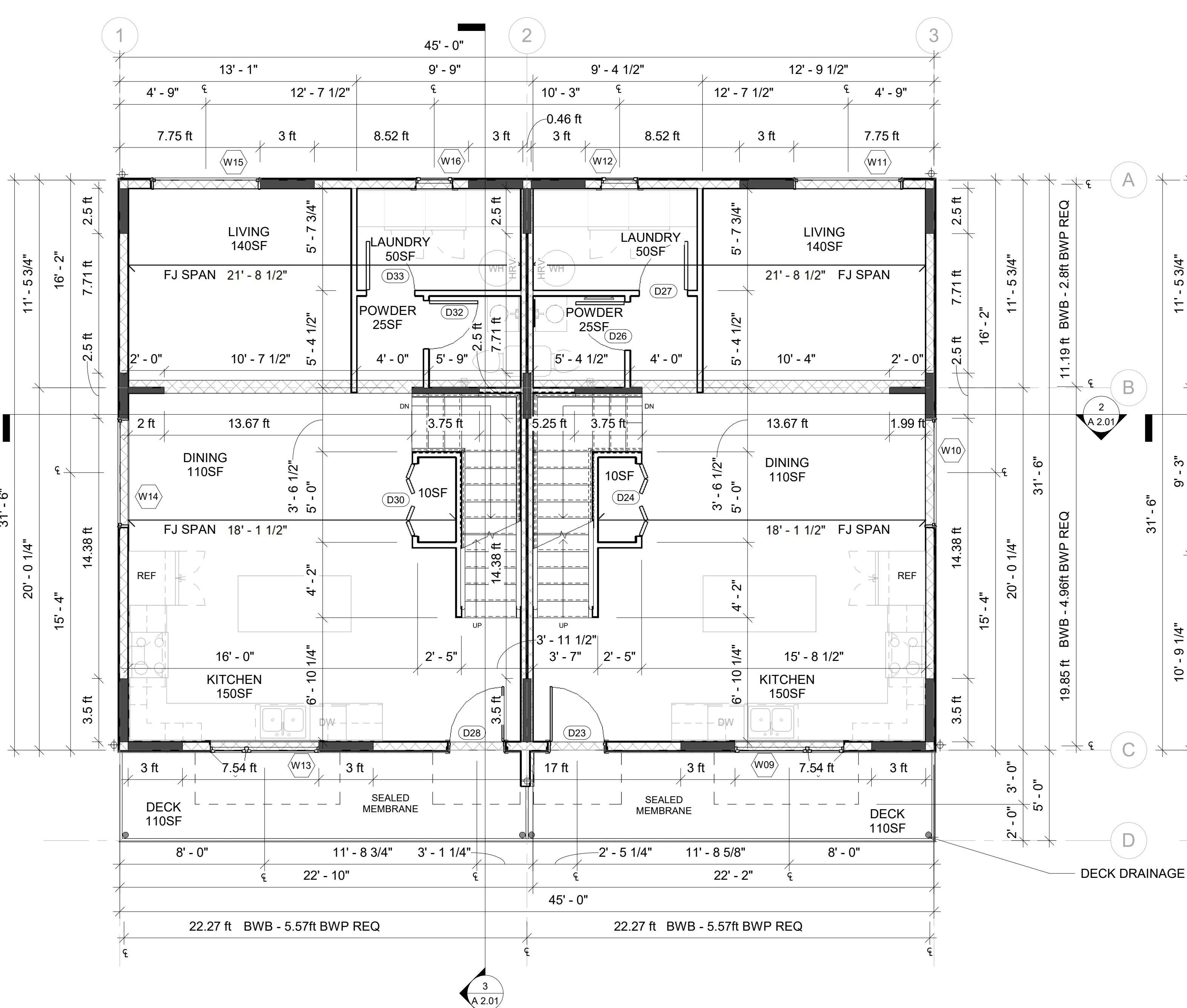
- BRACED WALL BAND
- BRACED WALL

SEISMIC PLAN NOTES

SEISMIC PLAN BASED OFF 1.0 $S_a(0.2)$ 1.2 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 BWB WALL LENGTH TO STRENGTHEN LATERAL RESISTANCE



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

25% BWP REQUIRED SPORTING 1 FLOOR
SECOND LEVEL: 670SF
TOTAL SQUARE FOOTAGE: 1340SF

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

25% BWP REQUIRED SPORTING 0 FLOORS
THIRD LEVEL: 670 SF
TOTAL SQUARE FOOTAGE: 1340SF

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

Project	THC Duplex Lot 3
Drawn By	B.F.
Sheet Size	24X36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
Tender	05-17-2022
For:	PERMIT
Sheet Title:	
CONSTRUCTION PLANS	
- SECOND LEVEL	
- THIRD LEVEL	

Scale As Noted

Sheet Number:

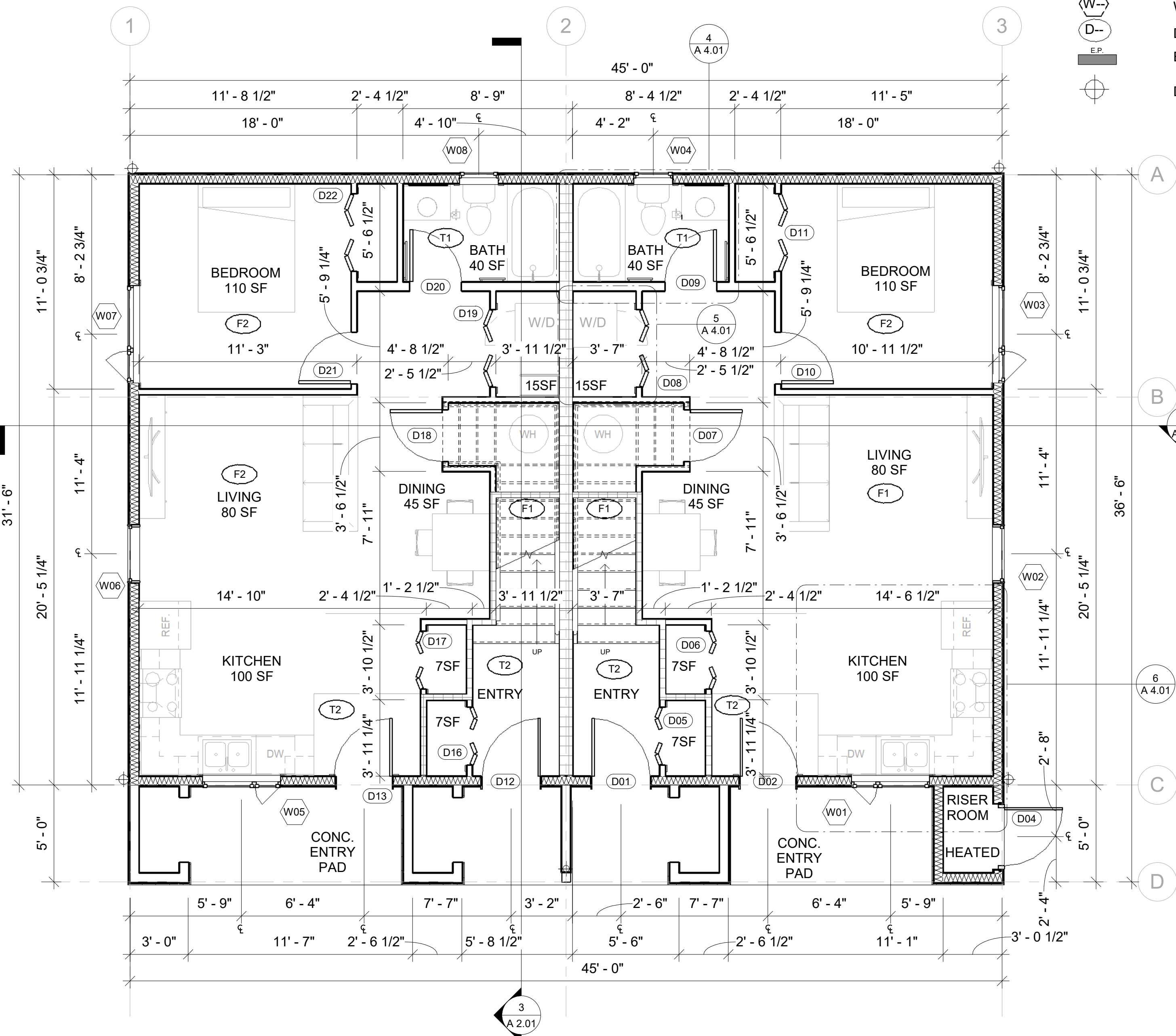
A 1.04

FLOOR PLAN NOTES:

ALL EXTERIOR DIMENSIONS TO FACE OF RIGID FOAM BOARD (2 5/8") ON ICF WALL & FACE OF STUD U.O.N.
 ALL INTERIOR DIMENSIONS TO FACE OF RIGID FOAM BOARD (2 5/8") ON ICF WALL & FACE OF STUD U.O.N.
 GRID LINES TO FACE OF STUD U.O.N.
 GRID LINE 2 CENTERED ON DOUBLE STUD WALL

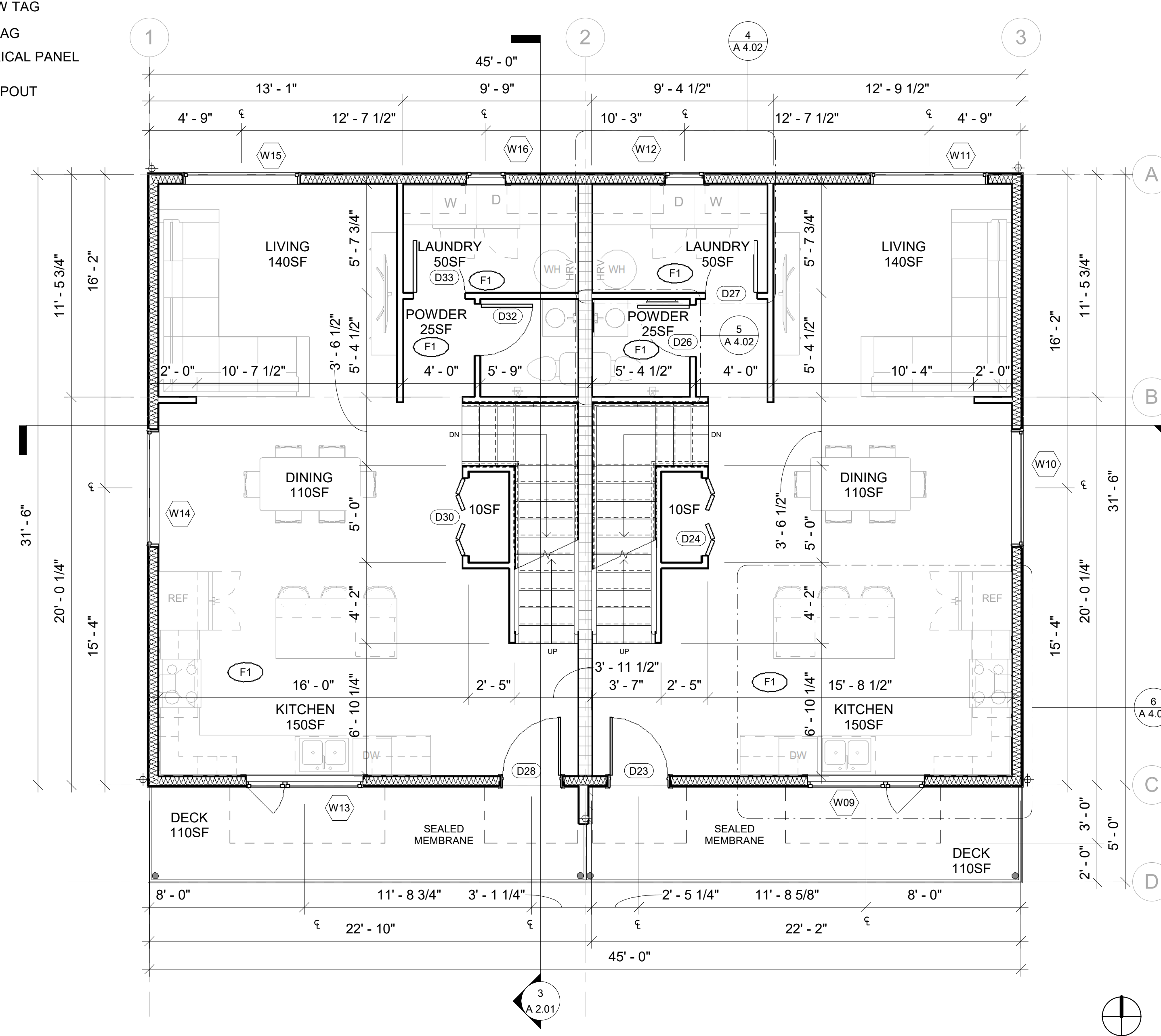
FLOOR PLAN KEY:

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



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

SUITE: 595SF
 P.R. ENTRY: 75SF
 TOTAL SQUARE FOOTAGE: 1340SF



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

SECOND LEVEL: 670SF
 TOTAL SQUARE FOOTAGE: 1340SF

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

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

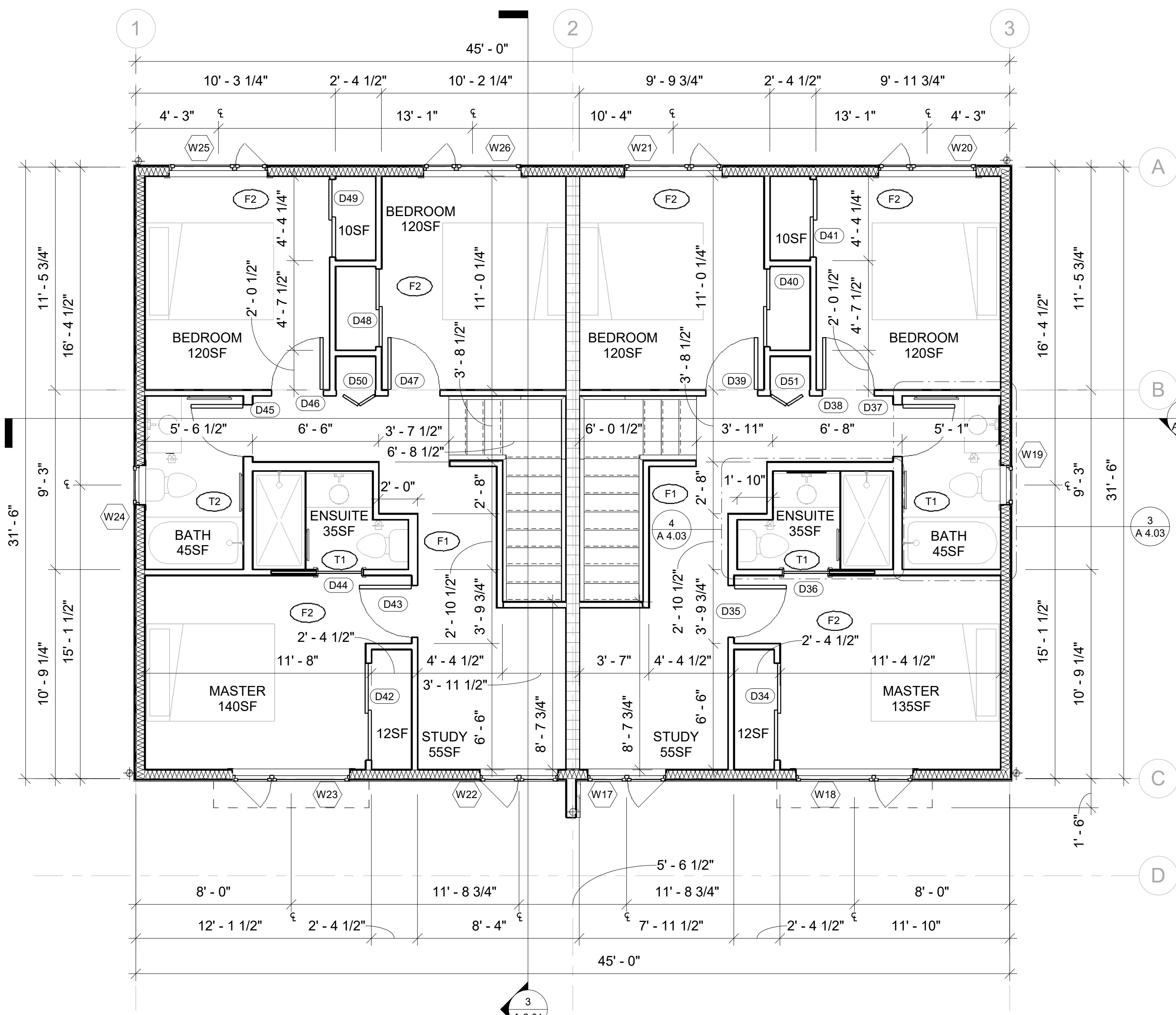
Project	THC Duplex Lot 3
Drawn By	B.F
Sheet Size	24X36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
Tender	05-17-2022
For:	PERMIT
Sheet Title:	
FINISH PLANS	
- ENTRY LEVEL	
- SECOND LEVEL	
Scale	As Noted
Sheet Number:	A 1.05

FLOOR PLAN NOTES:

ALL EXTERIOR DIMENSIONS TO FACE OF RIGID FOAM BOARD (2 5/8") ON ICF WALL & FACE OF STUD U.O.N.
 ALL INTERIOR DIMENSIONS TO FACE OF RIGID FOAM BOARD (2 5/8") ON ICF WALL & FACE OF STUD U.O.N.
 GRID LINES TO FACE OF STUD U.O.N.
 GRID LINE 2 CENTERED ON DOUBLE STUD WALL

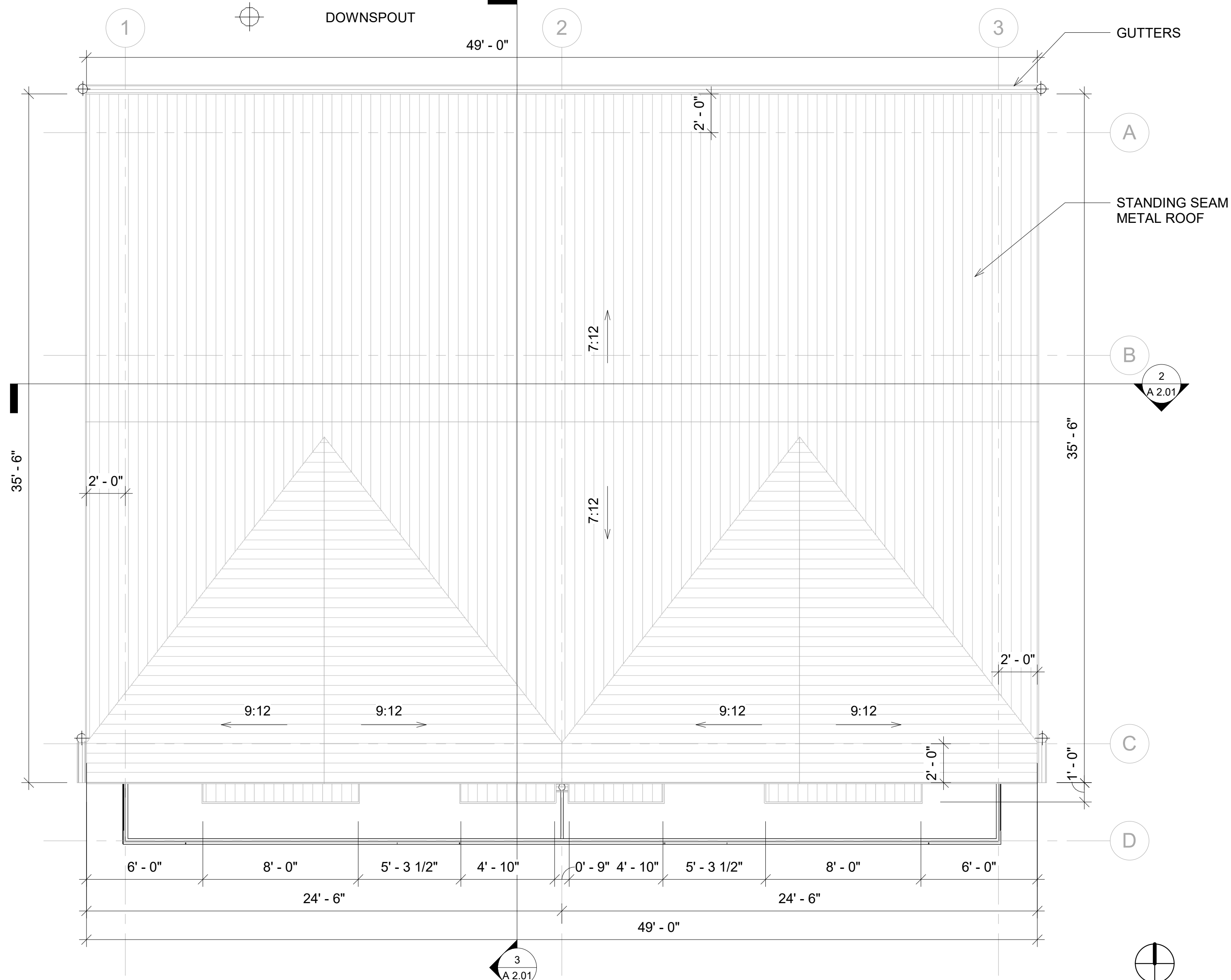
FLOOR PLAN KEY:

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



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

THIRD LEVEL: 670 SF
TOTAL SQUARE FOOTAGE: 1340SF



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

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

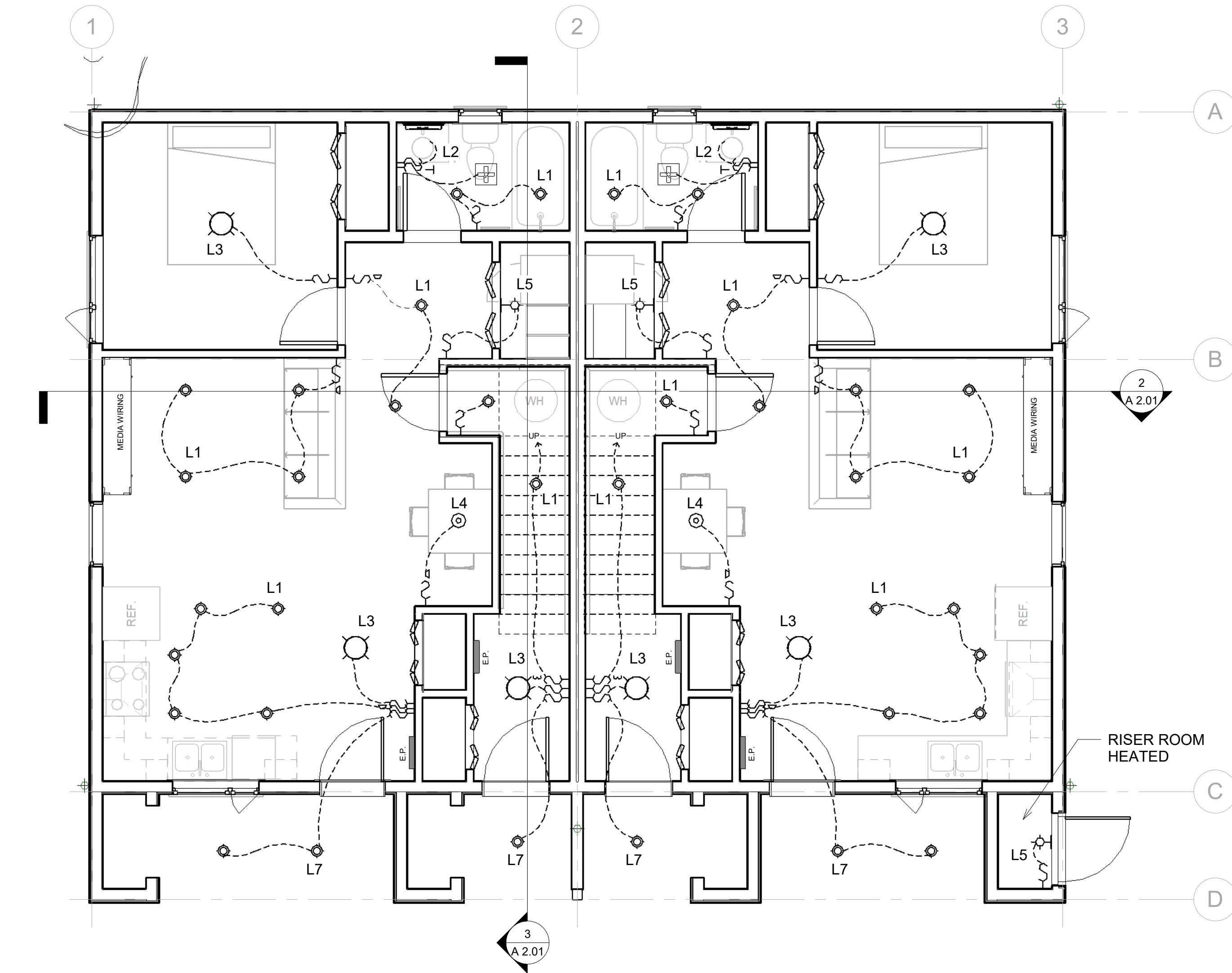
HEADWATERS LOT 3 DUPLEX
DL114 LOT 3
TOFINO, BC V0R 2Z0

Project	THC Duplex Lot 3
Drawn By	B.F
Sheet Size	24X36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
Tender	05-17-2022
For:	PERMIT
Sheet Title:	
FINISH PLANS	
- THIRD LEVEL	
- ROOF	
Scale	As Noted

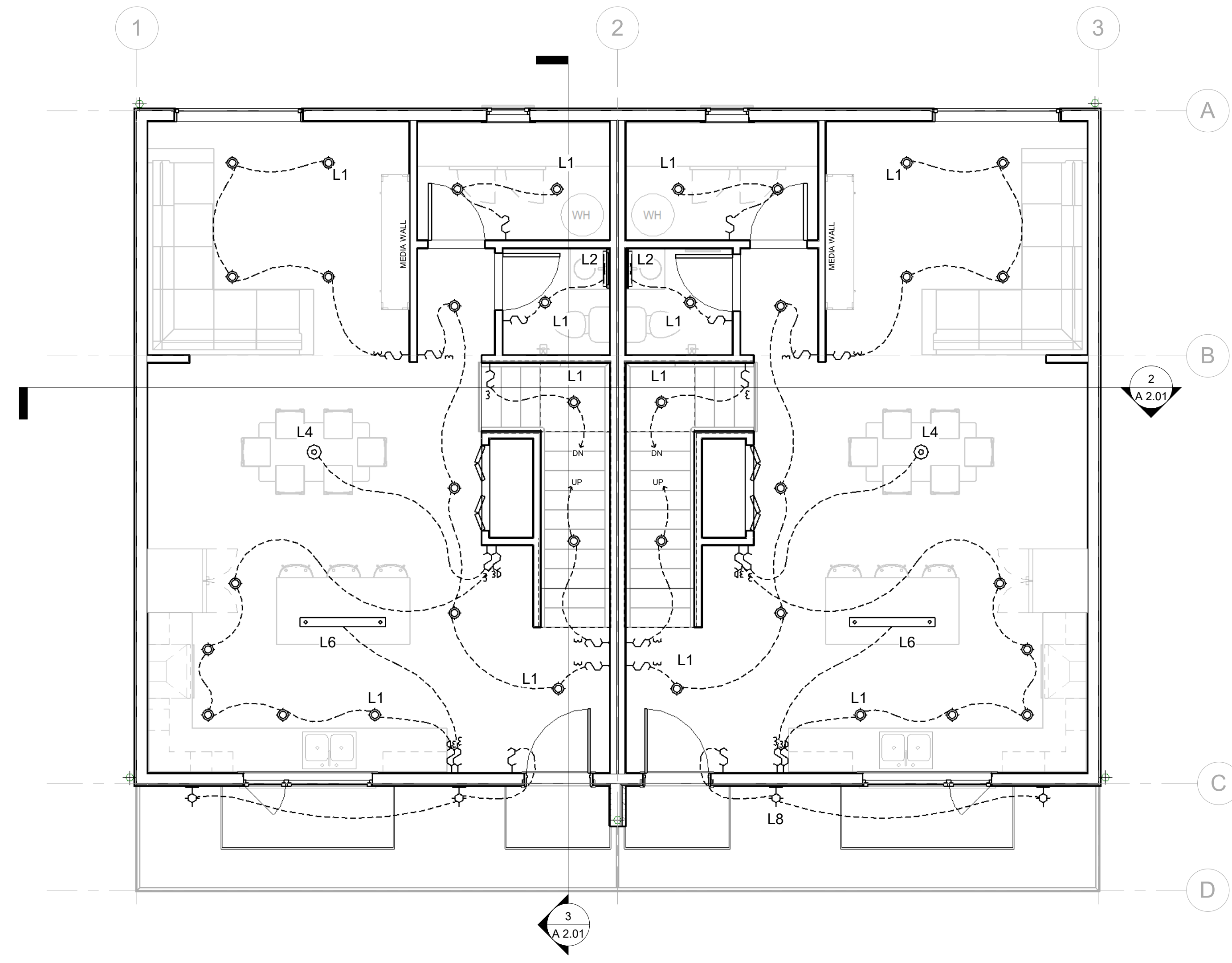
Sheet Number:

A 1.06

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



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

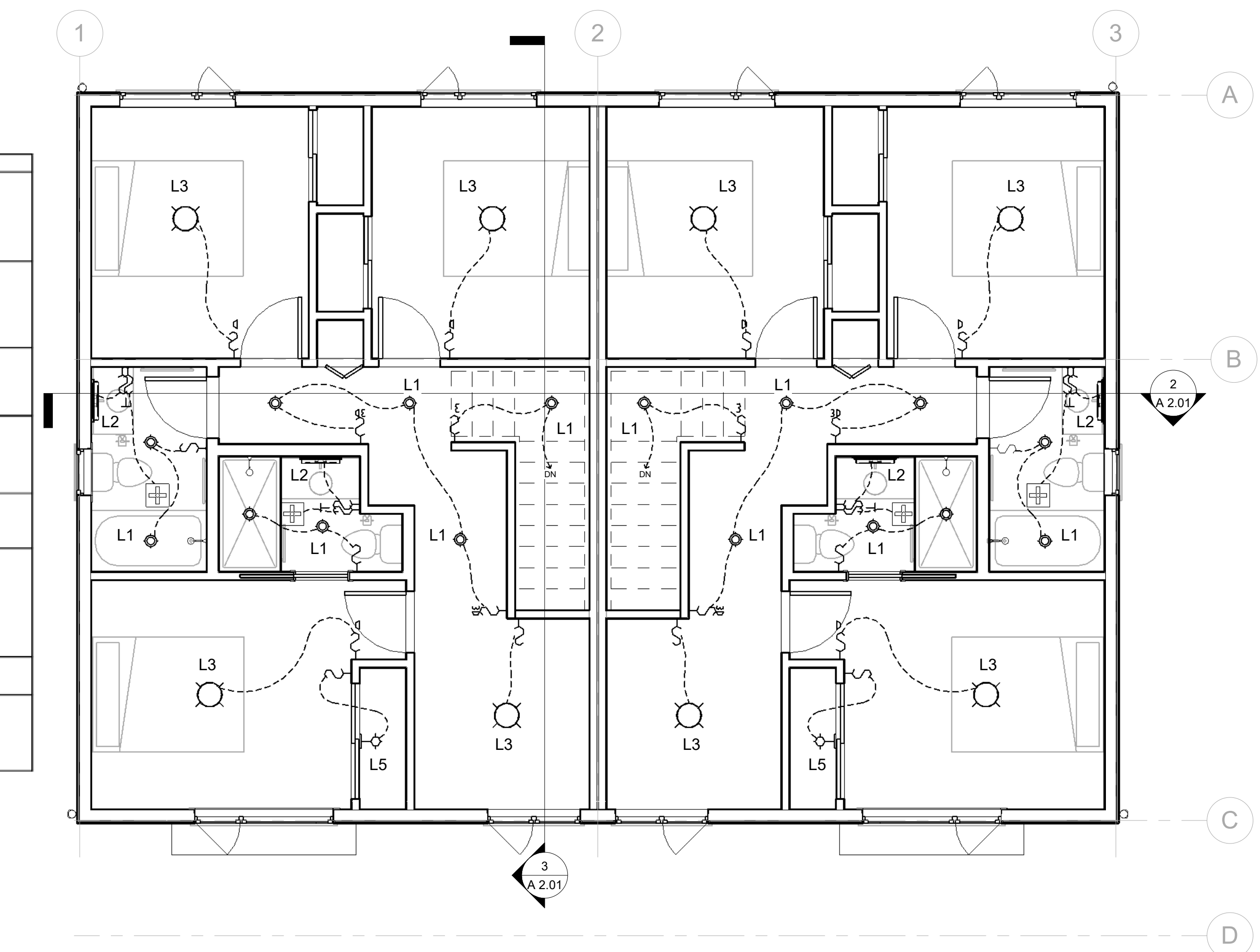


2 SECOND LEVEL
Scale: 1/4" = 1'-0"

ELECTRICAL PLAN KEY:

- SWITH - 3 WAY
- SWITH - DIMMABLE 3 WAY
- SWITH - DIMMABLE
- SINGLE SWITCH
- TIMER SWITCH
- ELECTRICAL PANEL
- RECESSED LIGHT
- DOWNLIGHT
- EXHAUST FAN
- WALL MOUNTED LIGHT
- PENDANT LIGHT
- BAR PENDANT LIGHT
- WALL SCONCE

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	McIarens Lighting BYCK, IPL1020A13BK, MBK Color, 1 Lt 12.75in 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



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

Project THC Duplex Lot 3

Drawn By B.F.

Sheet Size 24X36

Date 08-11-2022

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

For: PERMIT

Sheet Title:

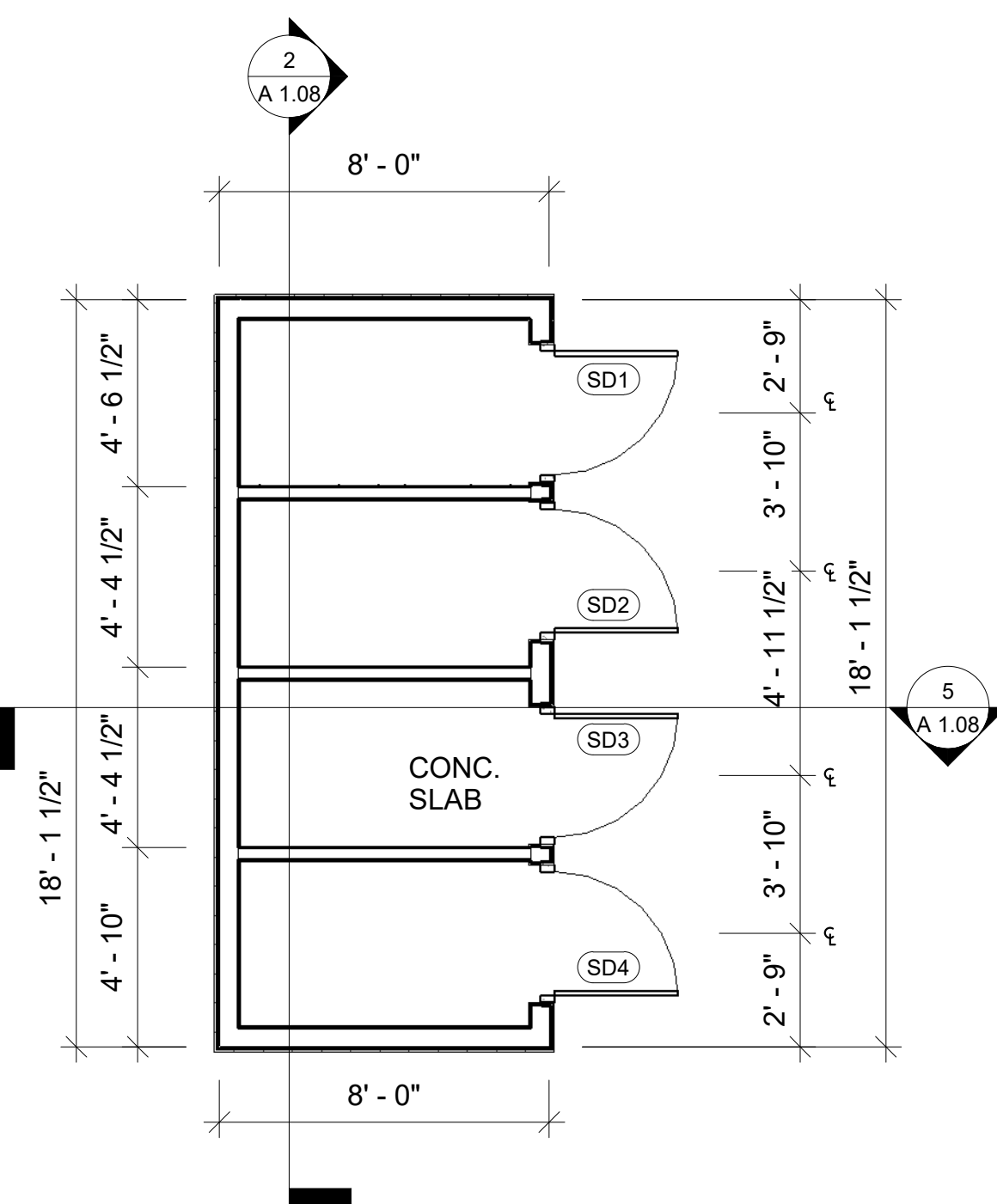
PLANS
- REFLECTED
- CEILING/LIGHTING

Scale As Noted

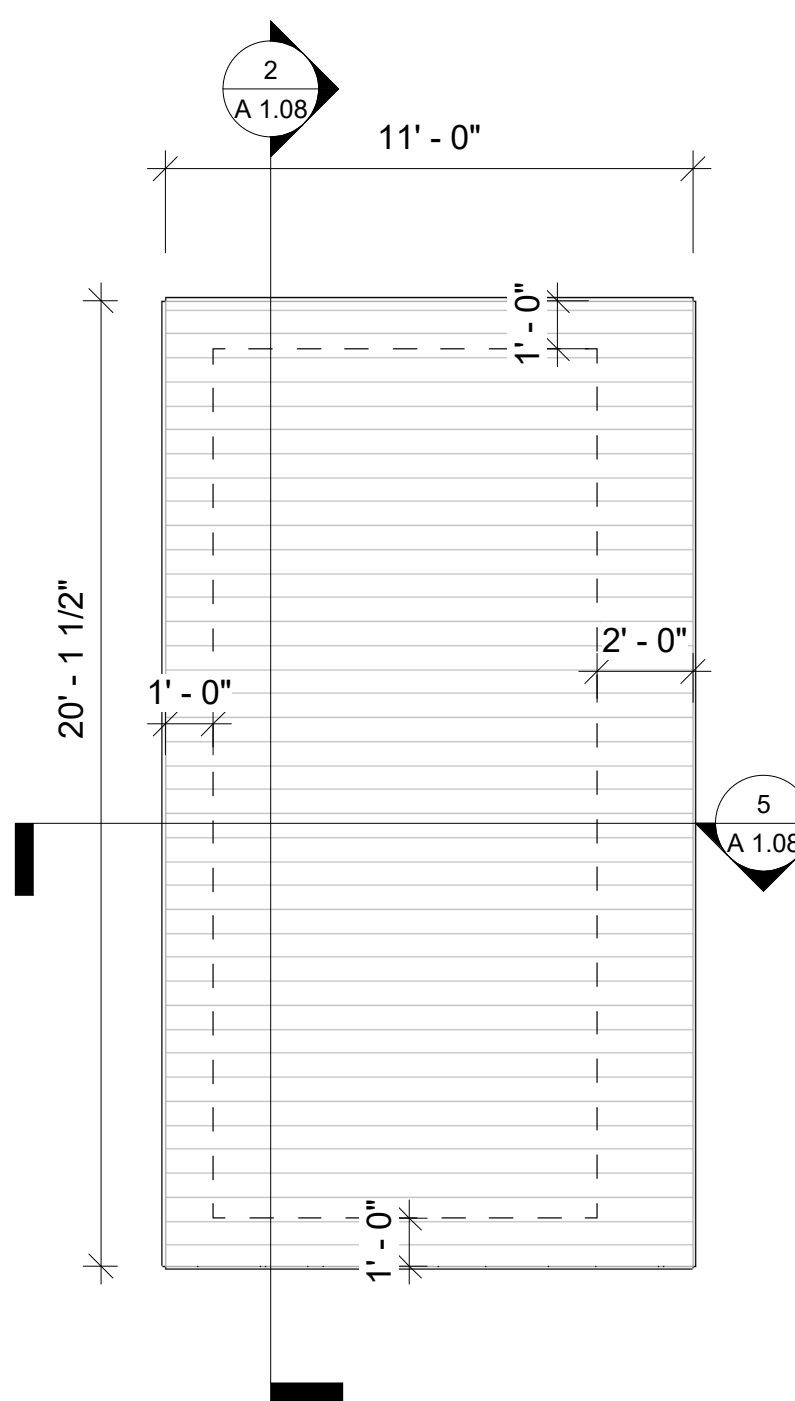
Sheet Number:

A 1.07

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

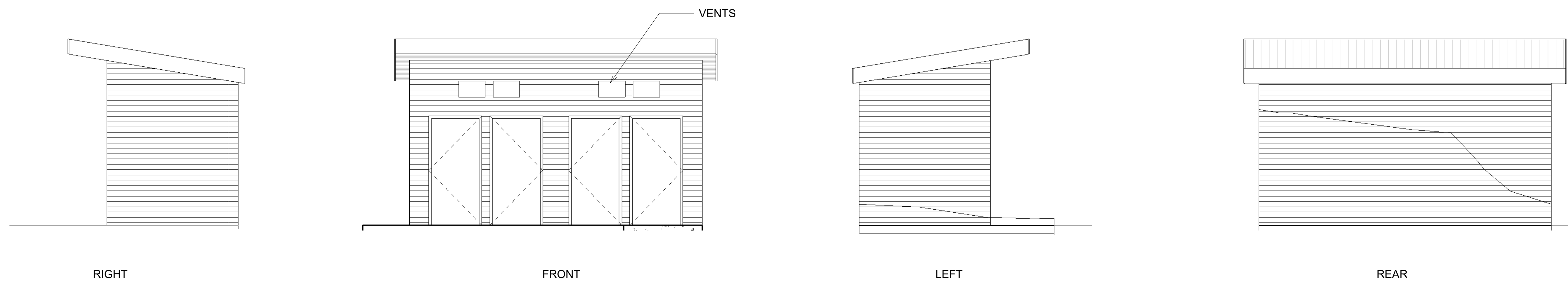


Door Schedule Bike Shed				
Mark	Width	Height	Description	Comments
SD1	3' - 0"	6' - 8"	Exterior, Single	
SD2	3' - 0"	6' - 8"	Exterior, Single	
SD3	3' - 0"	6' - 8"	Exterior, Single	
SD4	3' - 0"	6' - 8"	Exterior, Single	

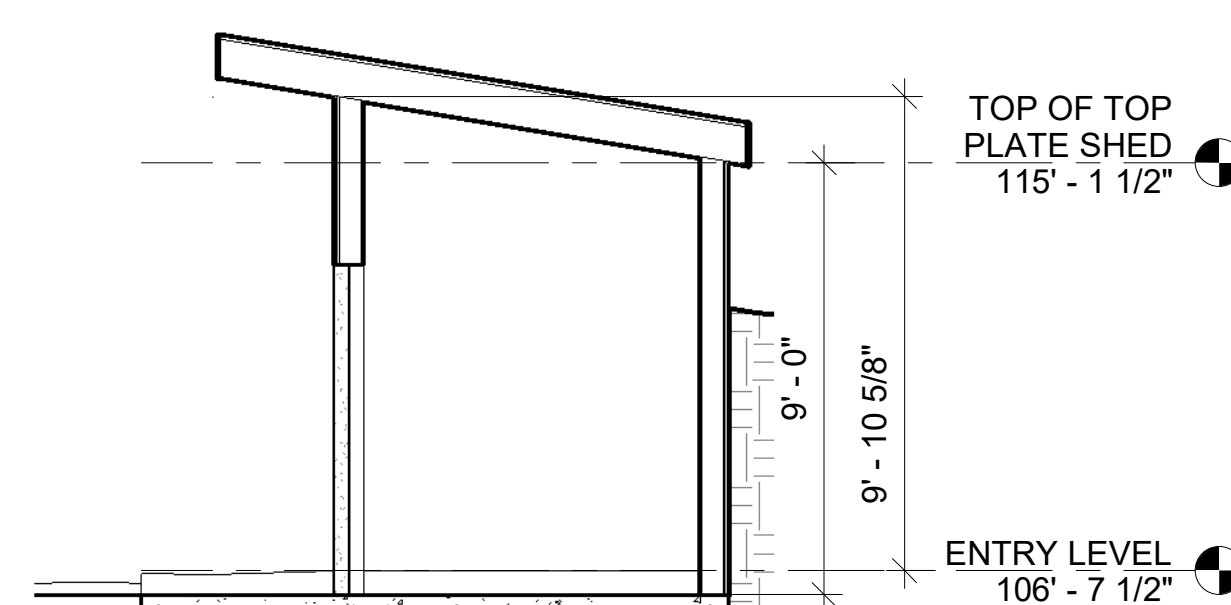


3 BIKE SHED
Scale: 1/4" = 1'-0"

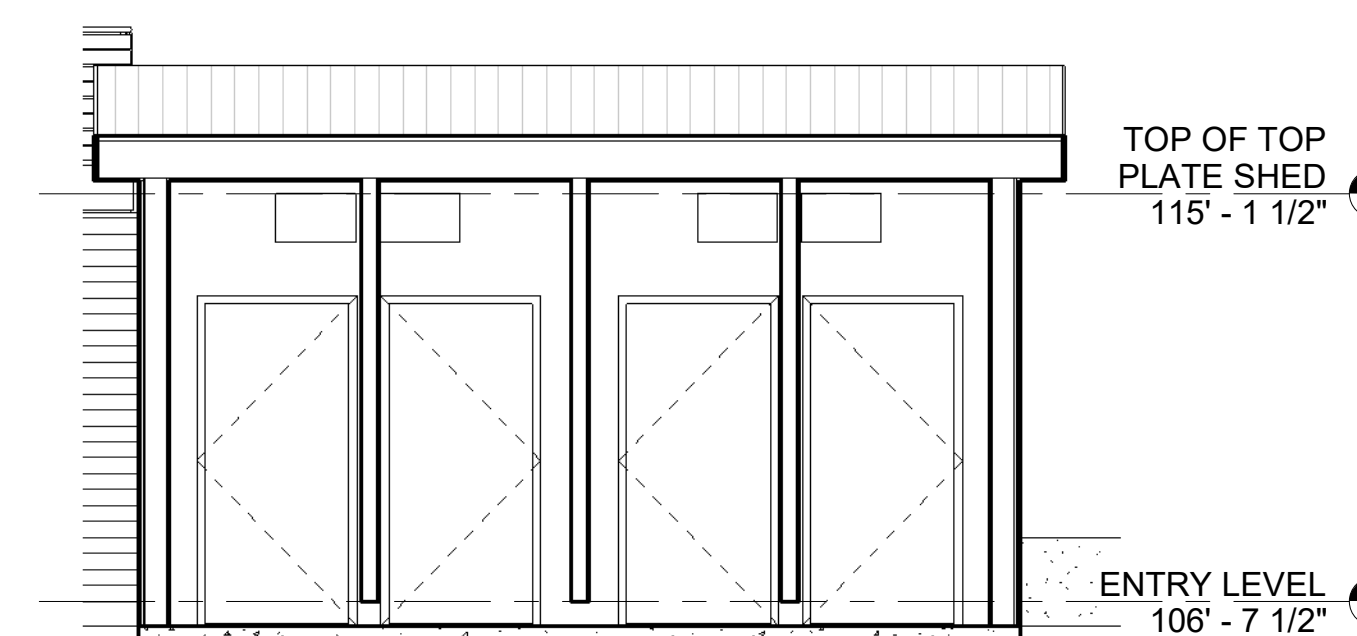
1 SHED ROOF
Scale: 1/4" = 1'-0"



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"

Project	THC Duplex Lot 3
Drawn By	B.F.
Sheet Size	24X36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
Tender	05-17-2022

For: PERMIT

Sheet Title:
PLANS
- BIKE SHED

Scale: As Noted

Sheet Number:
A 1.08

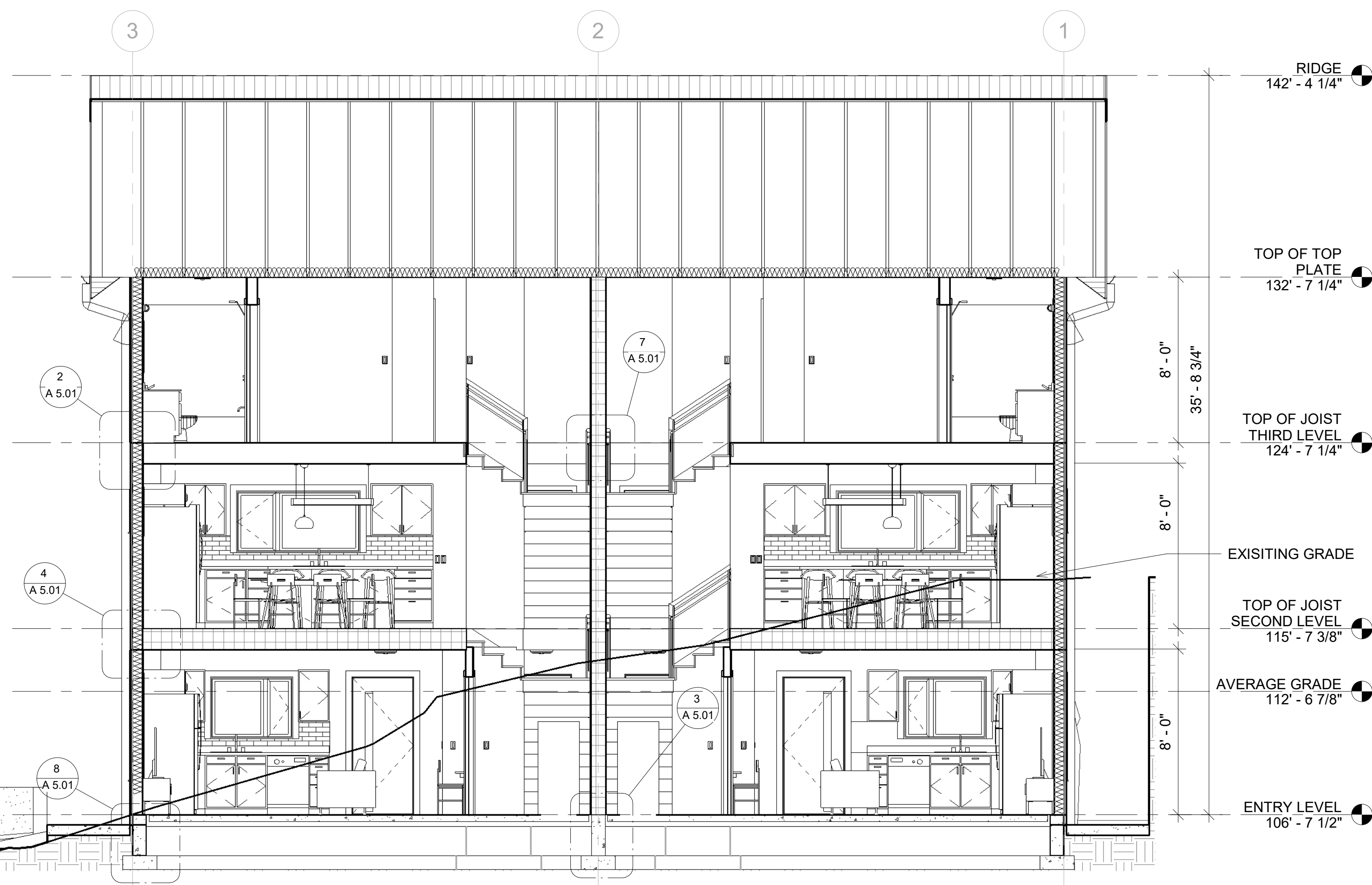


① ELEVATIONS
Scale: 1/8" = 1'-0"

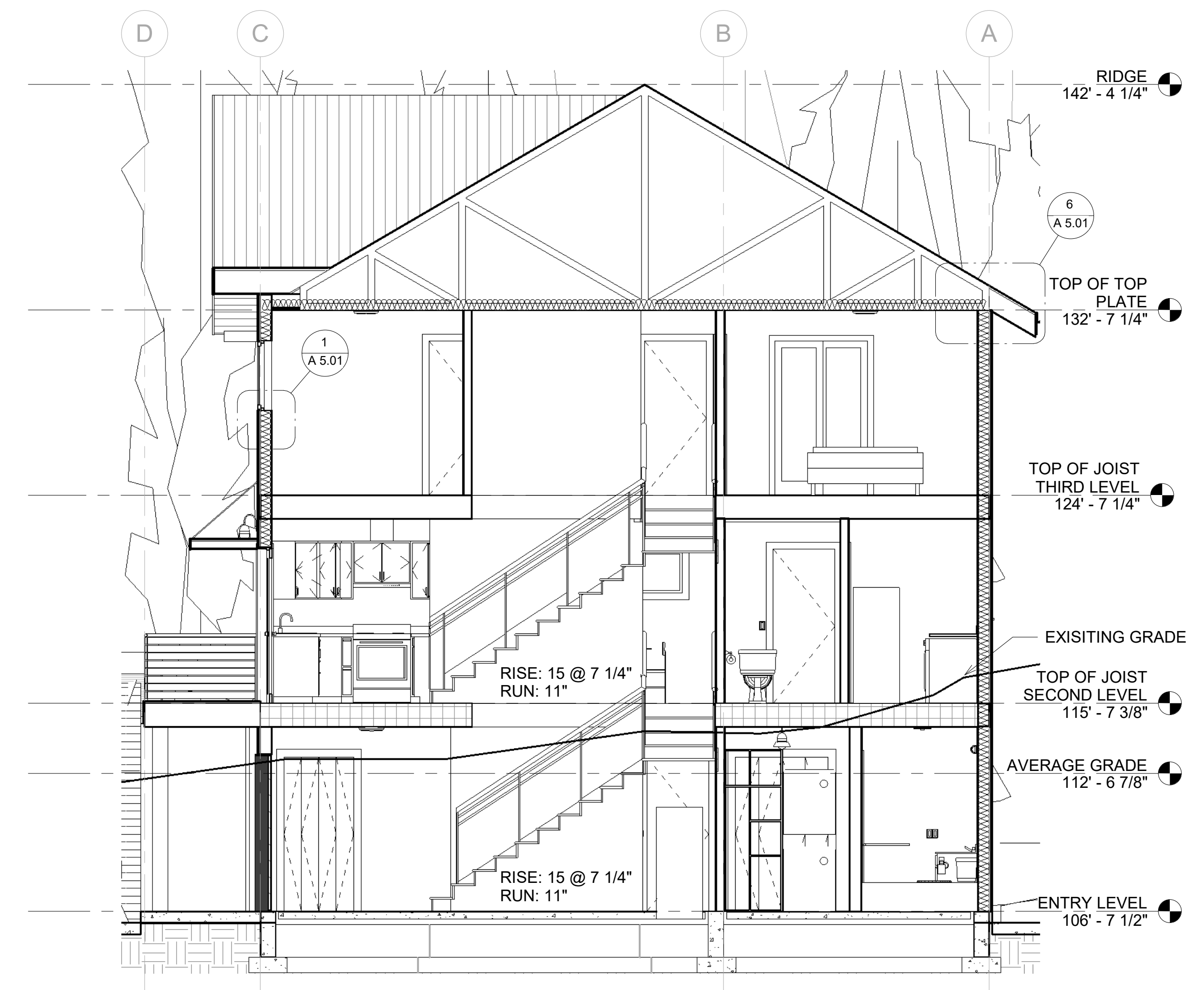
SIDING SCHEDULE:

- 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 & Batton	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



② E/W SECTION
Scale: 1/4" = 1'-0"



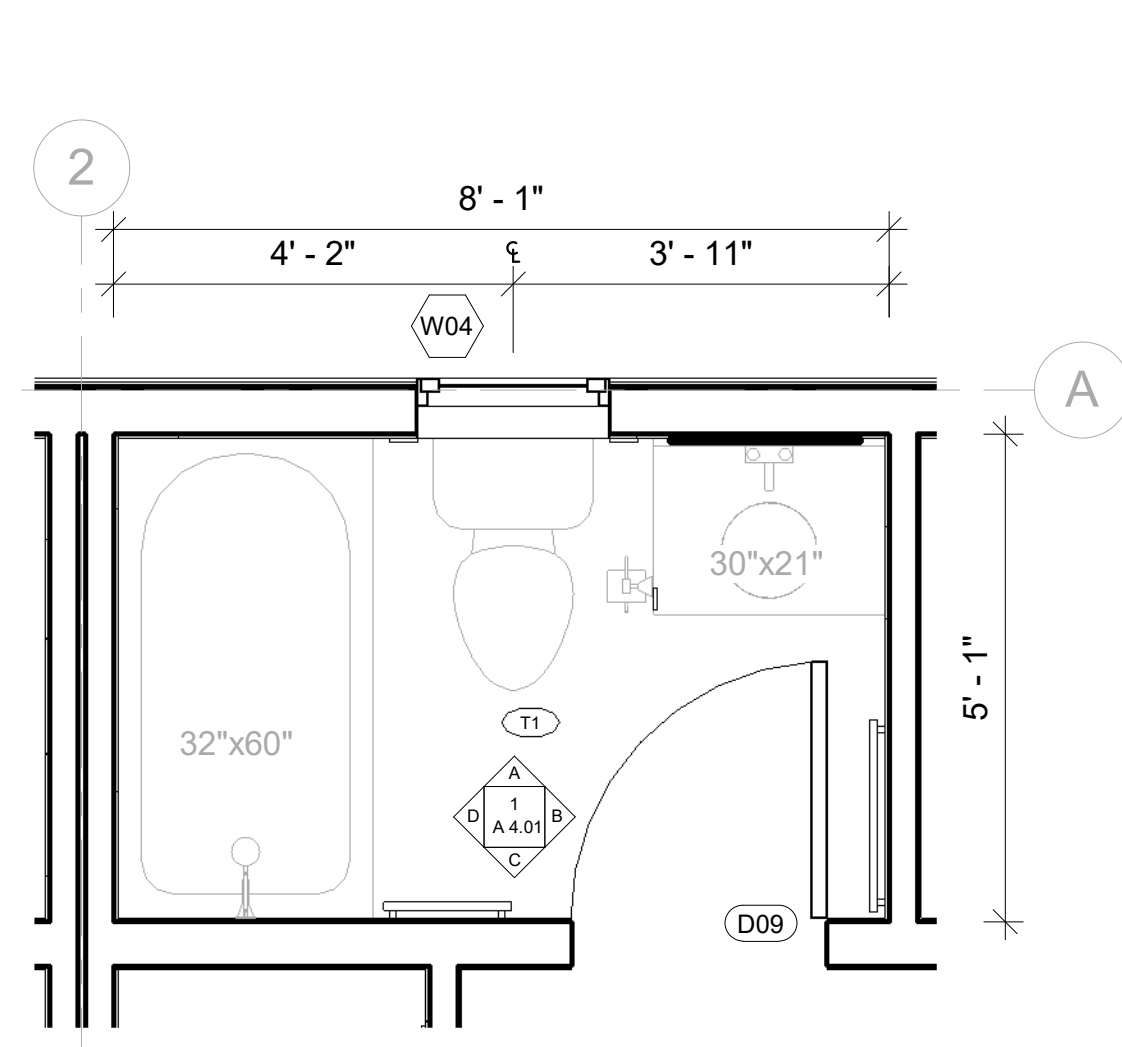
③ N/S SECTION
Scale: 1/4" = 1'-0"

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

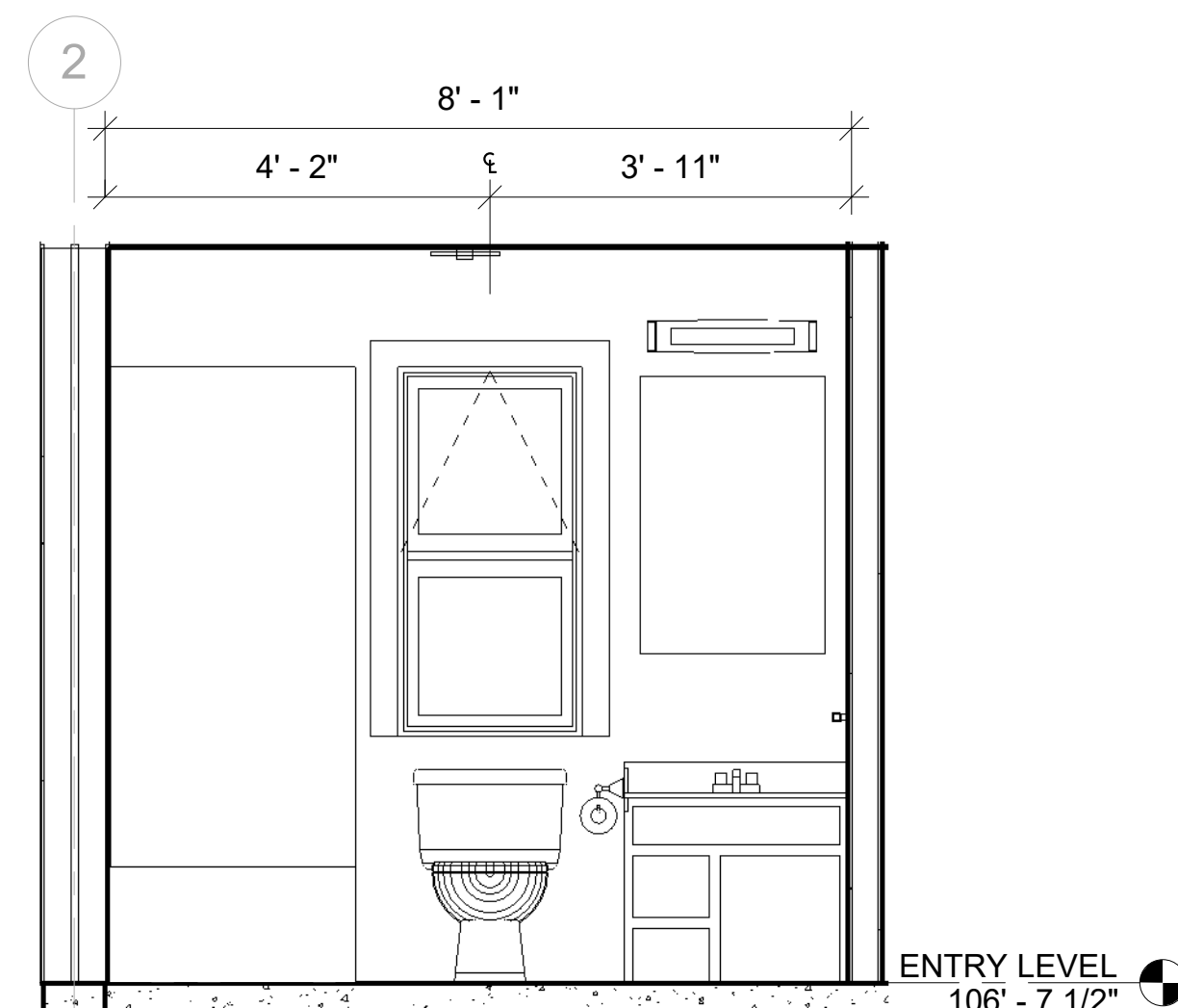
Project	THC Duplex Lot 3
Drawn By	B.F
Sheet Size	24X36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
Tender	05-17-2022
For:	PERMIT
Sheet Title:	
ELEVATIONS - EXTERIOR ELEVATIONS - SECTIONS	
Scale	As Noted
Sheet Number:	

A 2.01

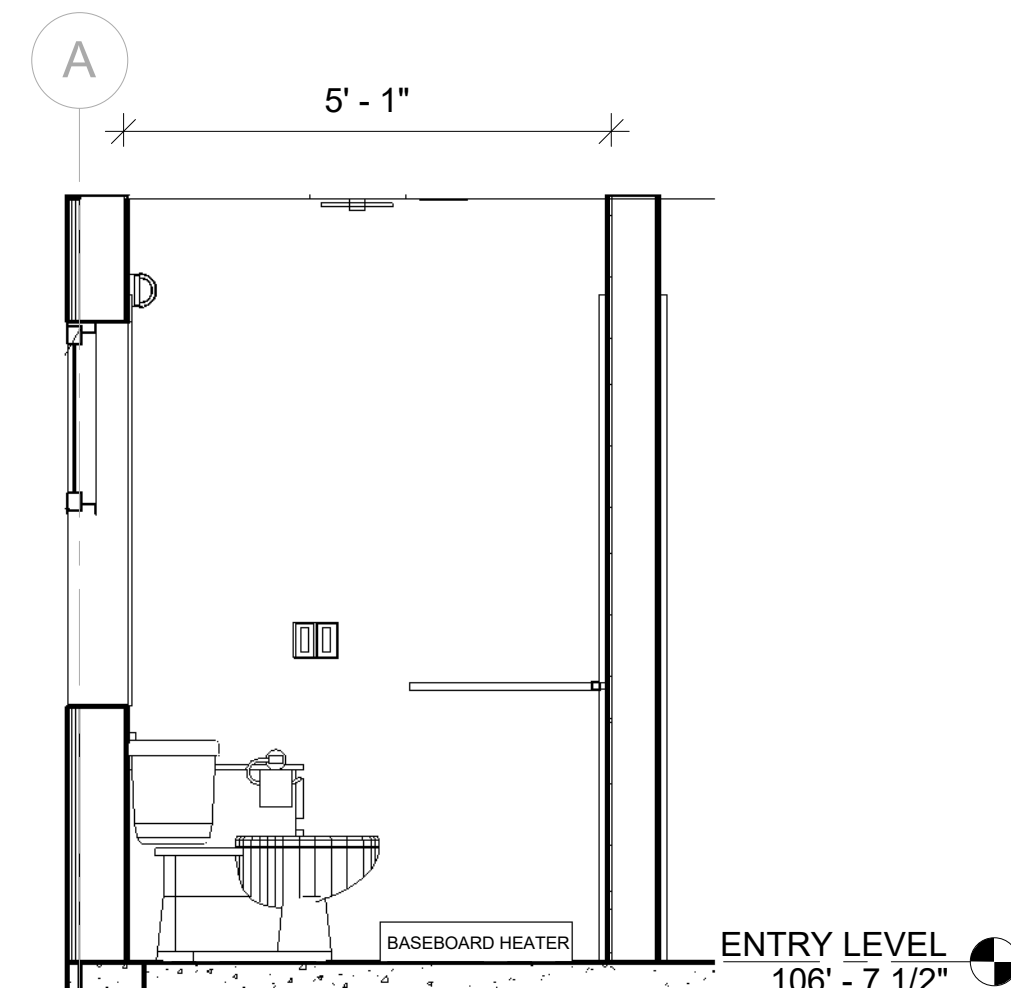
**HEADWATERS LOT 3 DUPLEX
DL114 LOT 3
TOFINO, BC V0R 2Z0**



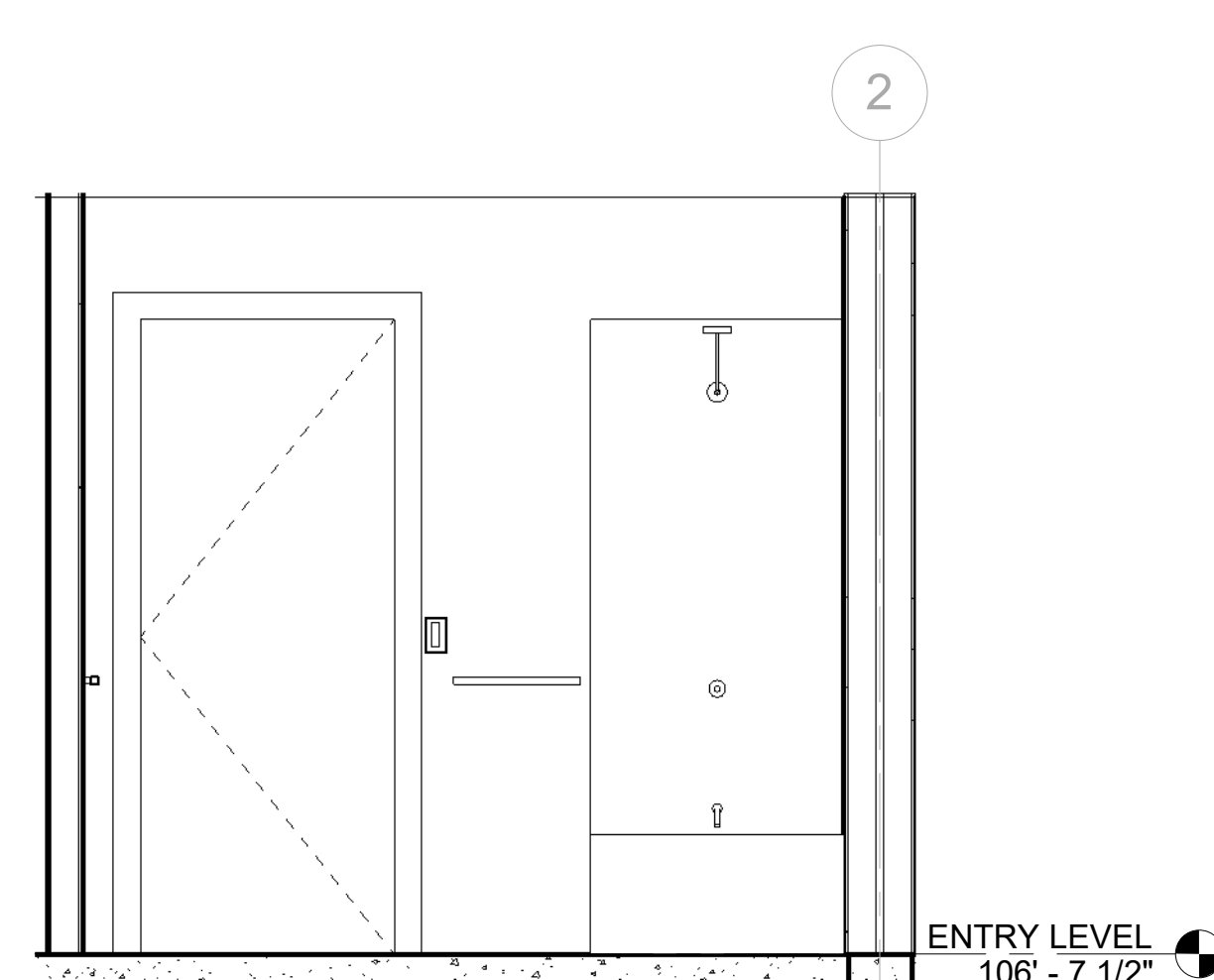
4 ENLARGED SUITE BATHROOM PLAN
Scale: 1/2" = 1'-0"



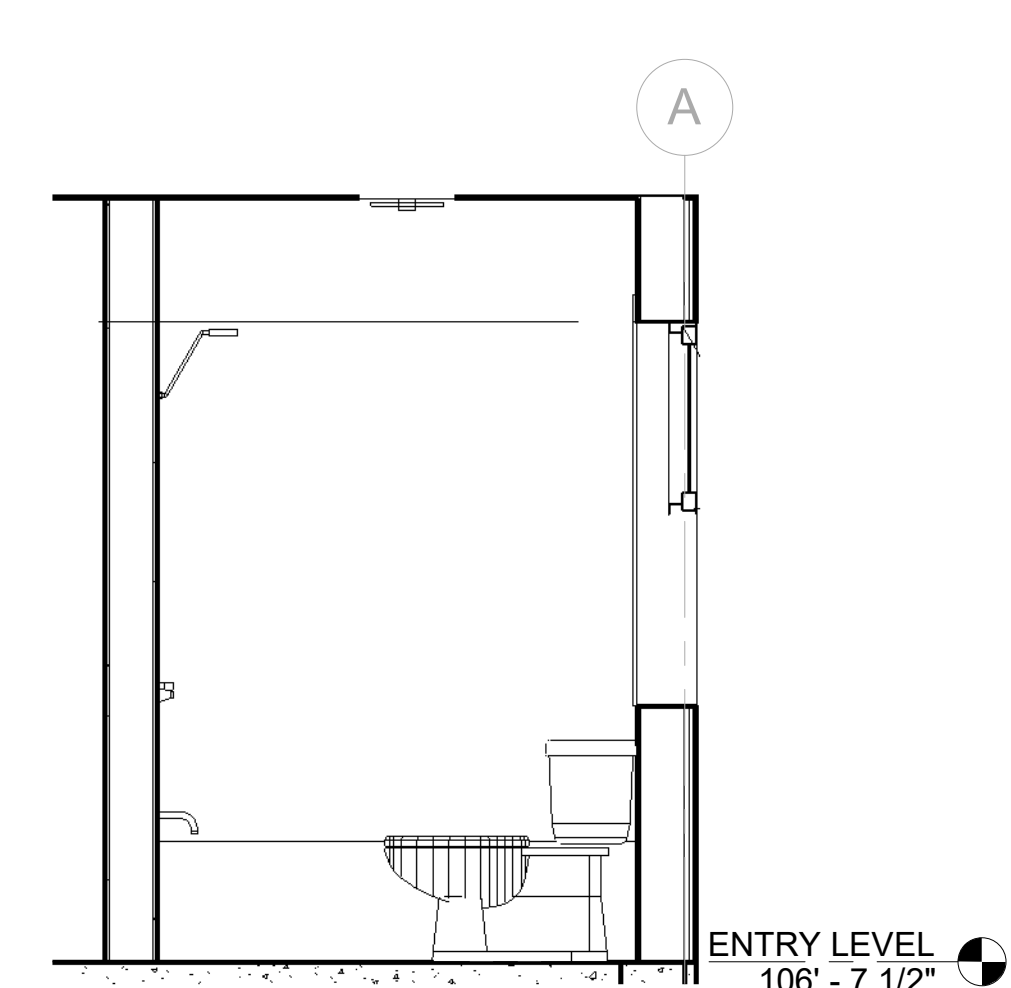
1 SUITE BATH ELEVATIONS
Scale: 1/2" = 1'-0"



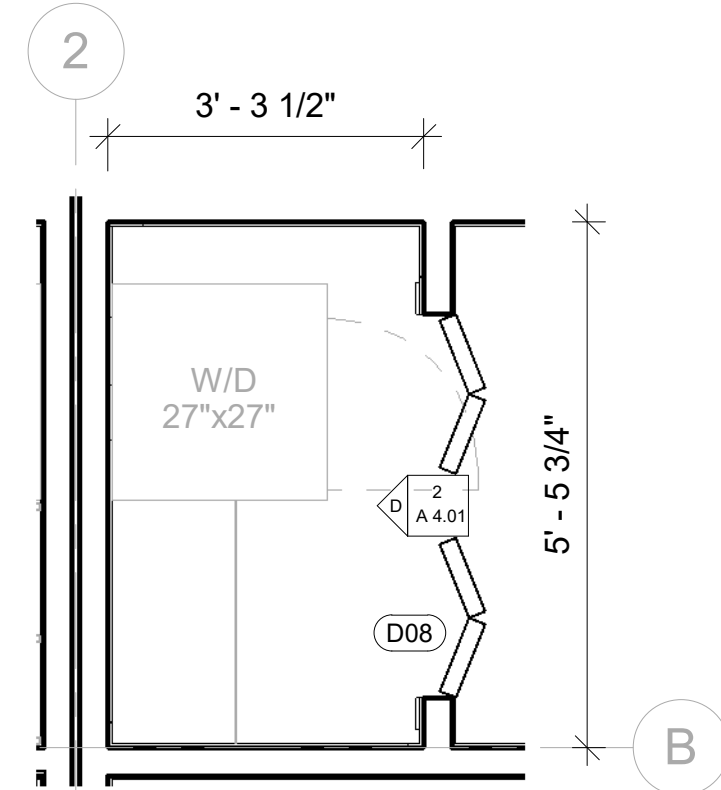
B



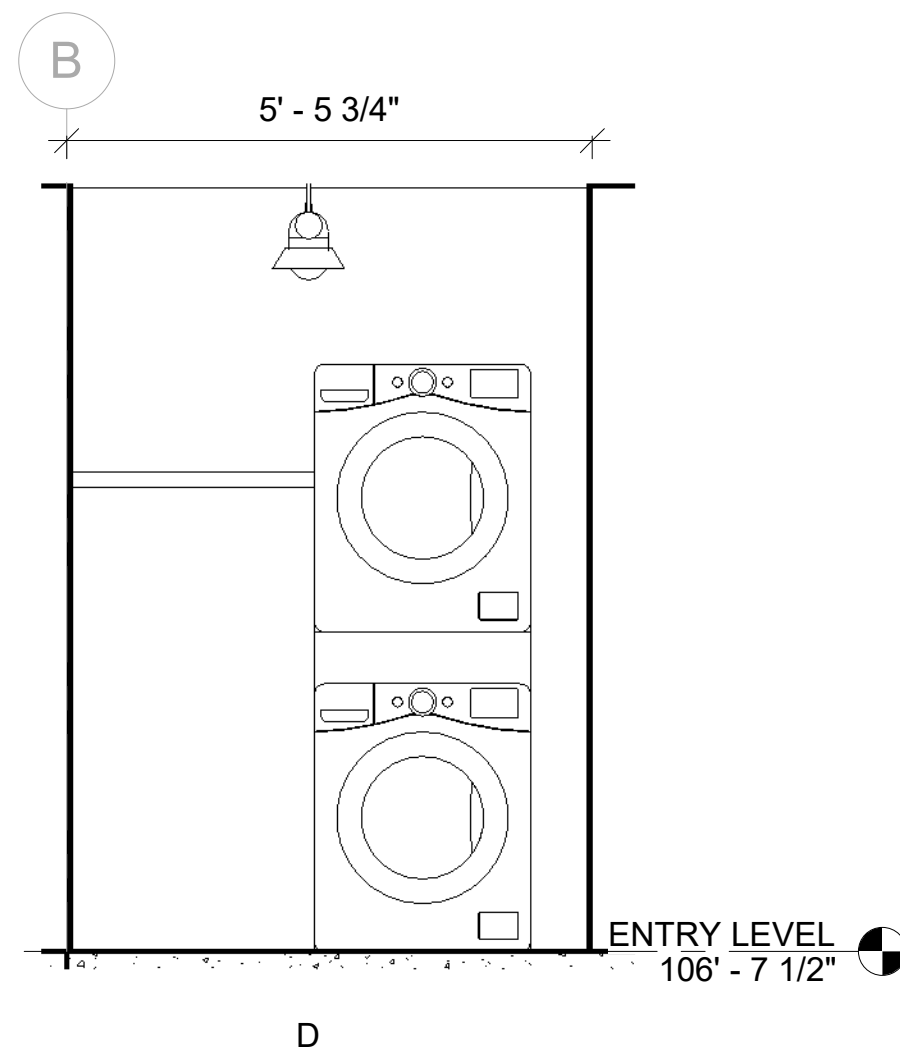
C



D



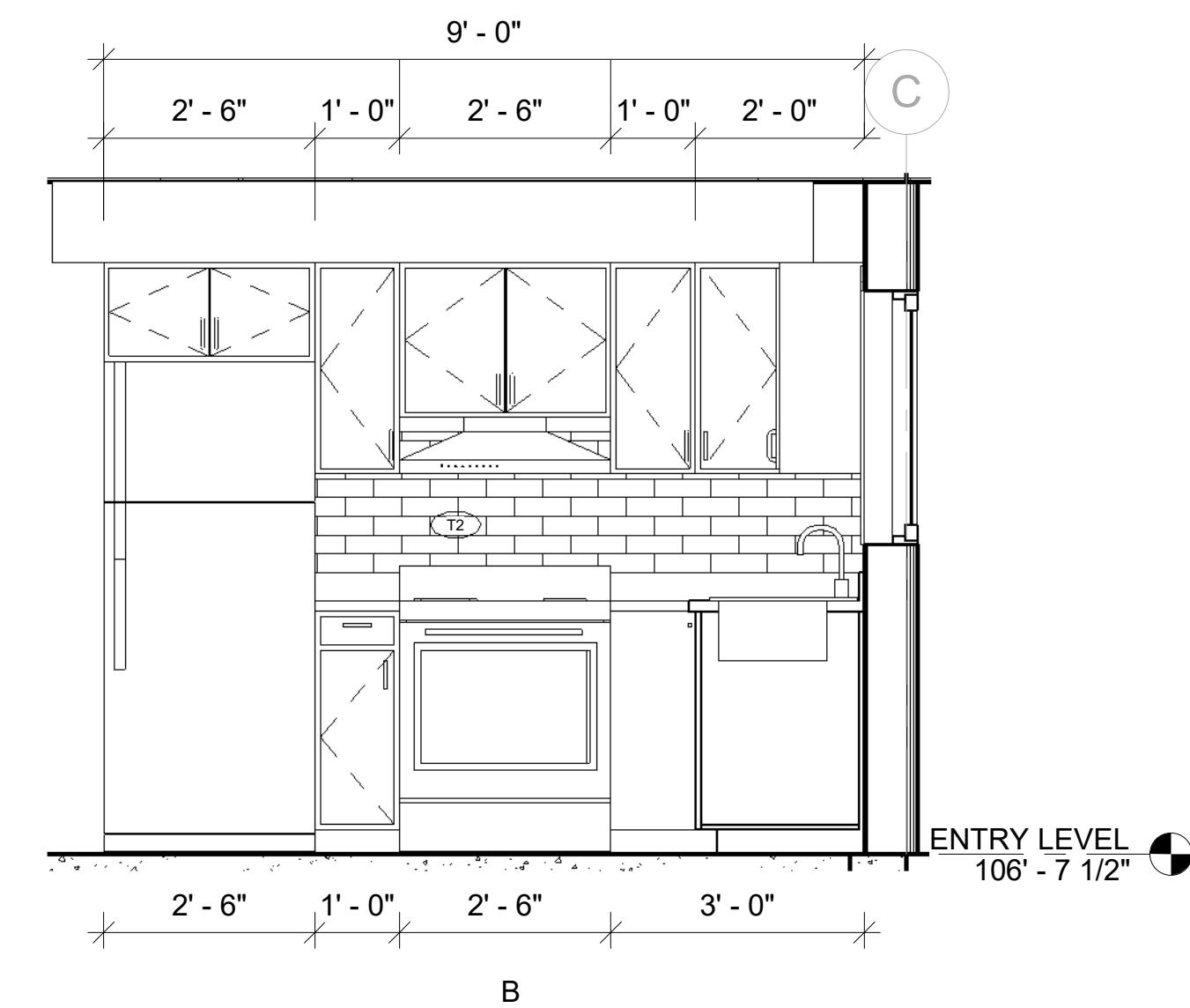
5 ENLARGED SUITE LAUNDRY PLAN
Scale: 1/2" = 1'-0"



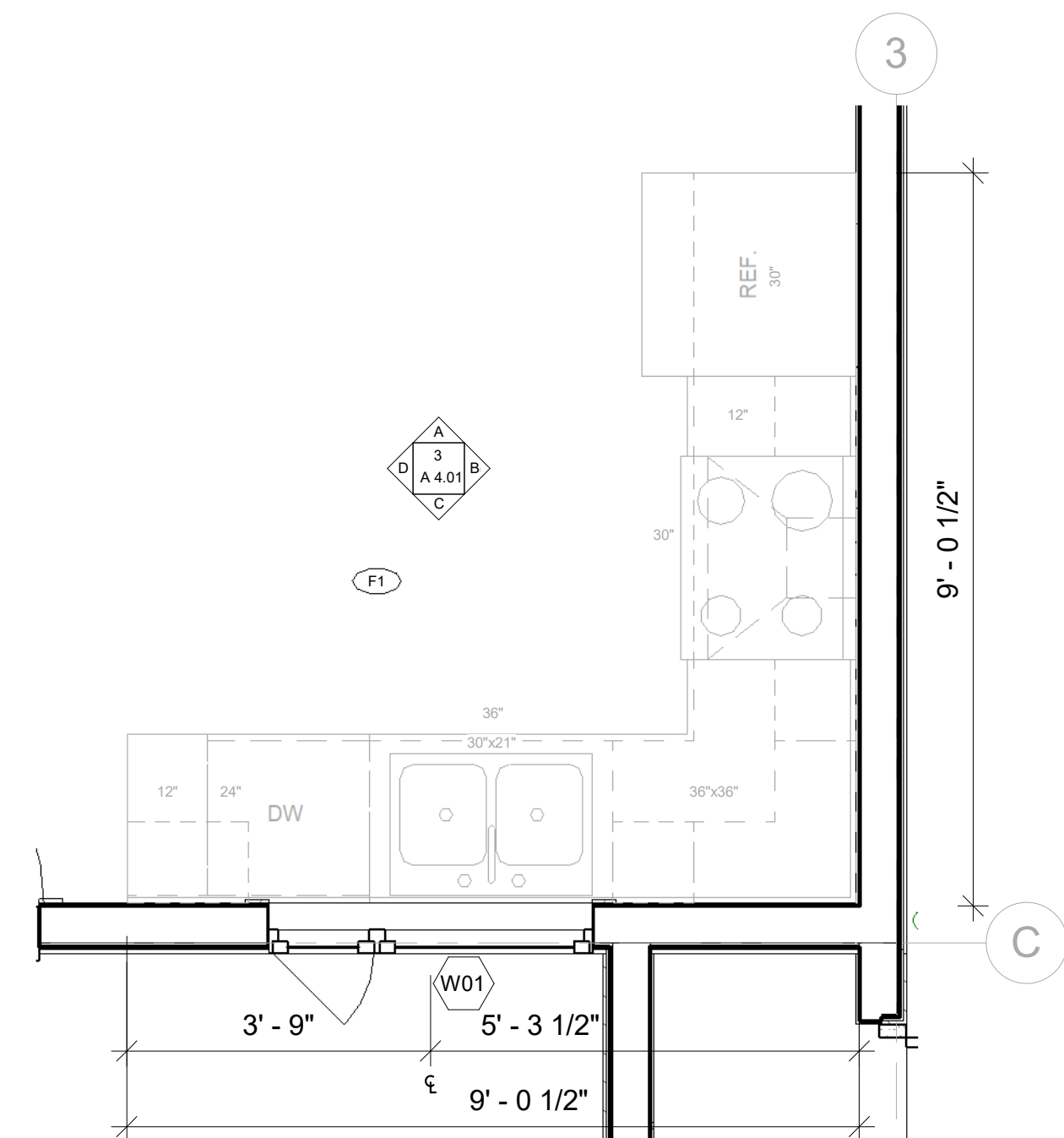
D



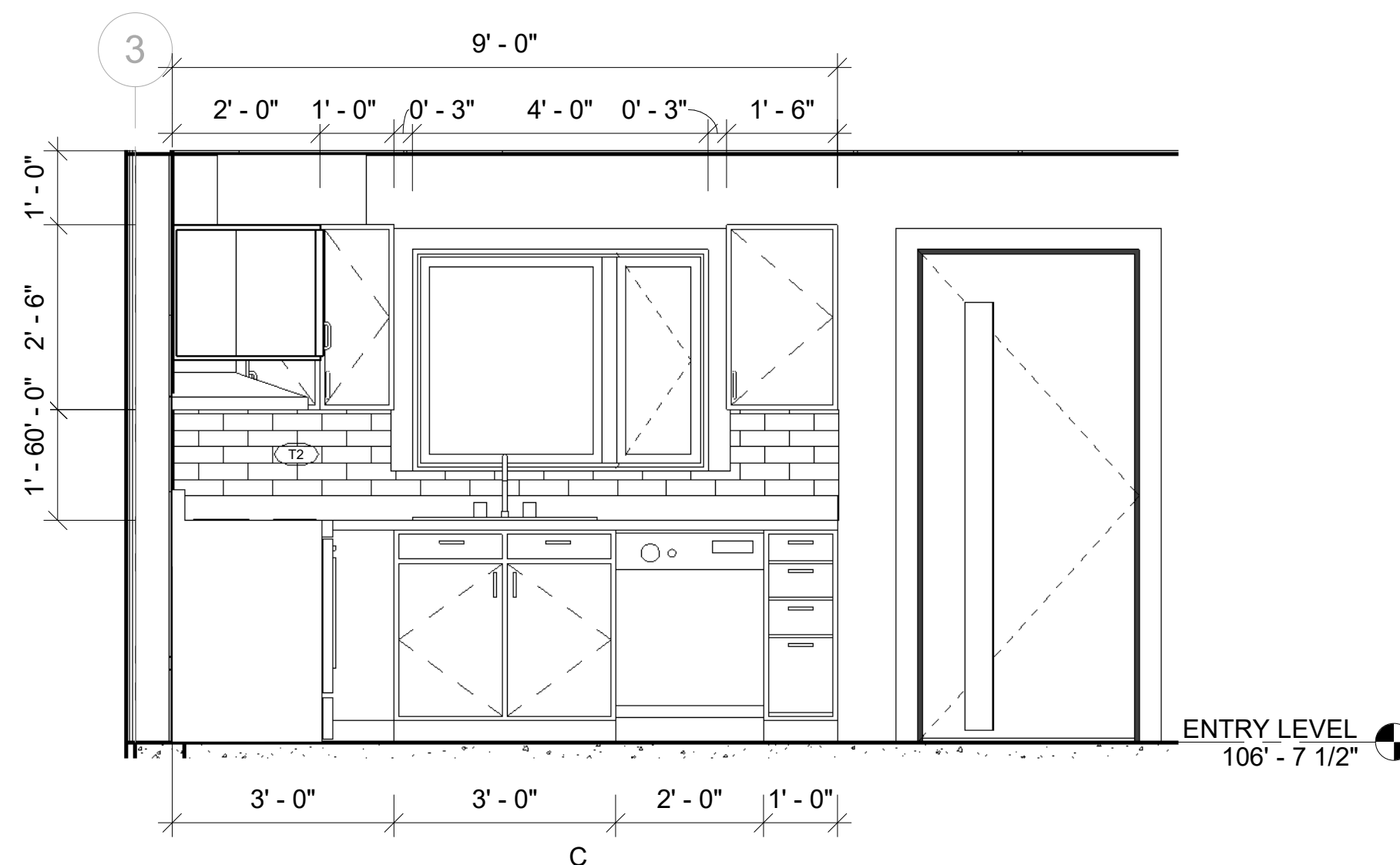
A



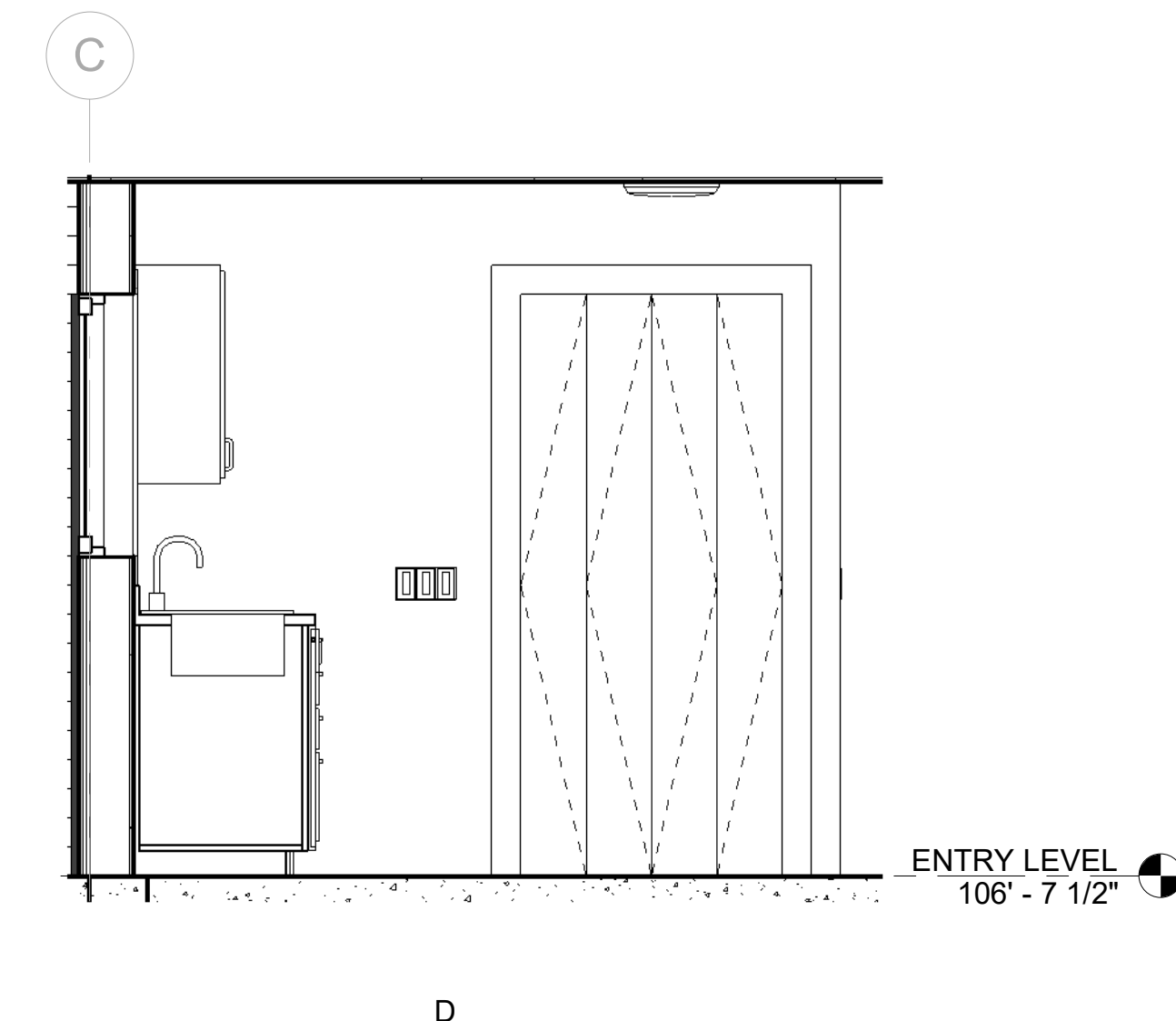
B



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



C



D

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

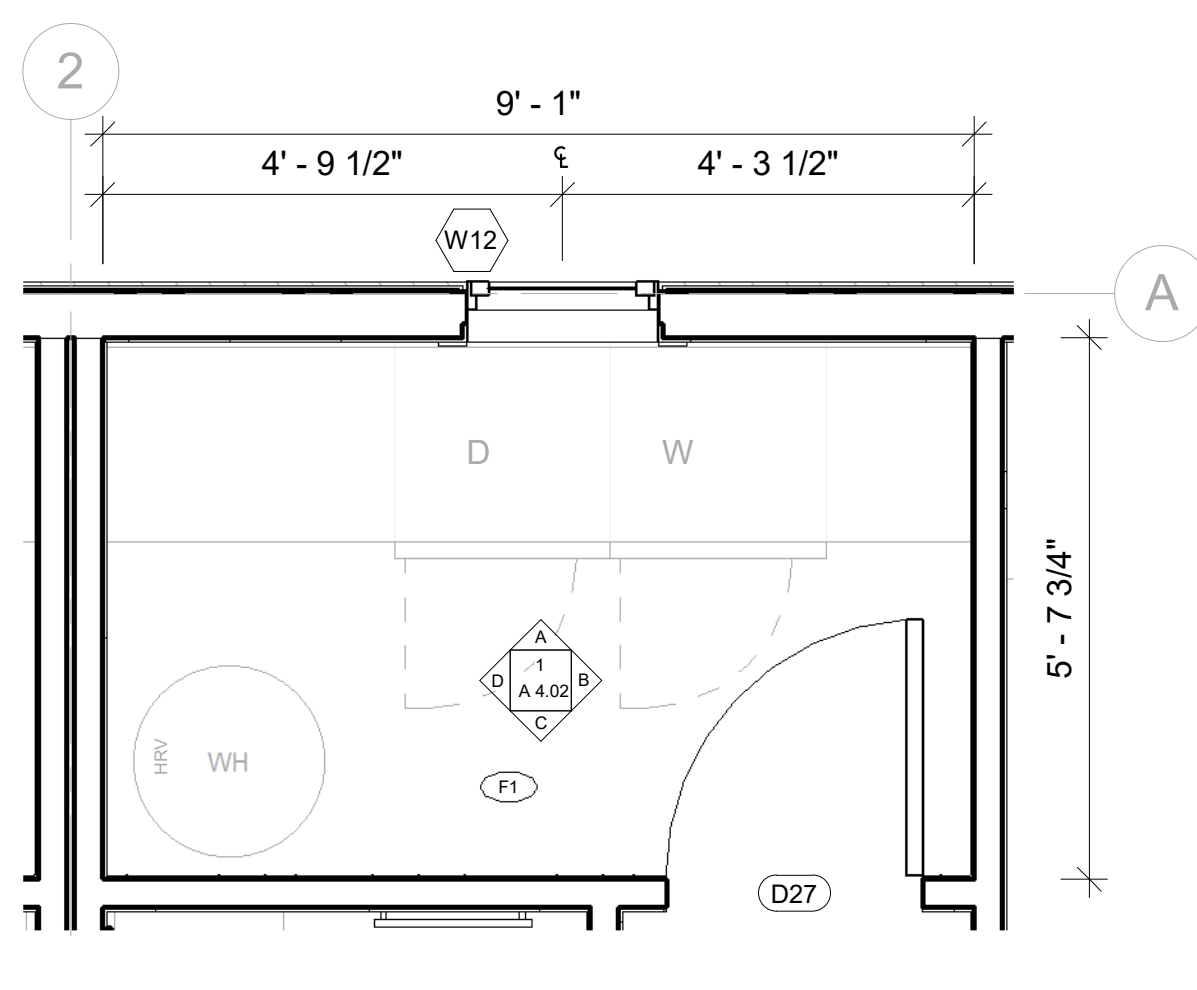
Project	THC Duplex Lot 3
Drawn By	B.F.
Sheet Size	24X36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
Tender	05-17-2022
For:	PERMIT
Sheet Title:	
ENLARGED PLANS SUITE - BATHROOM - LAUNDRY - KITCHEN	

Scale As Noted

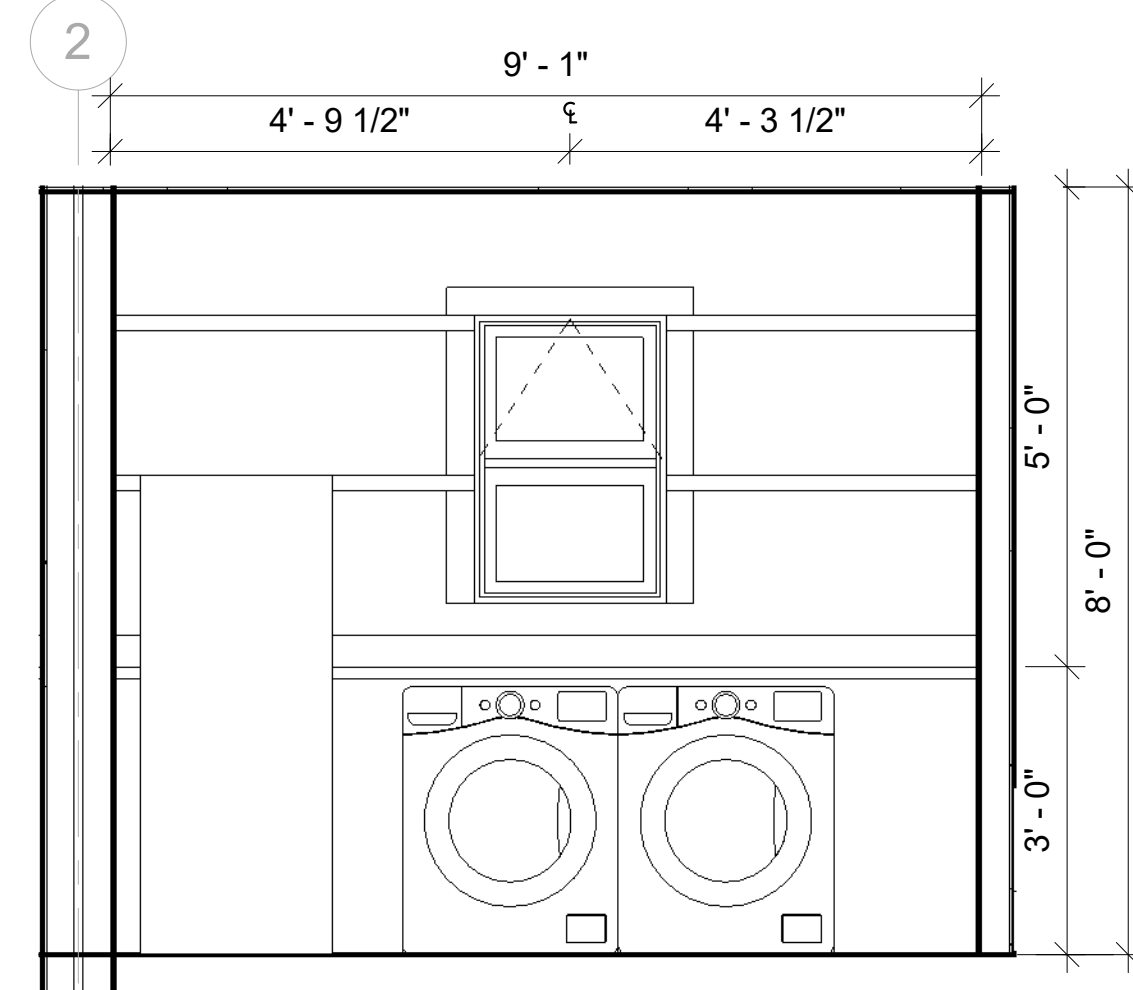
Sheet Number:

A 4.01

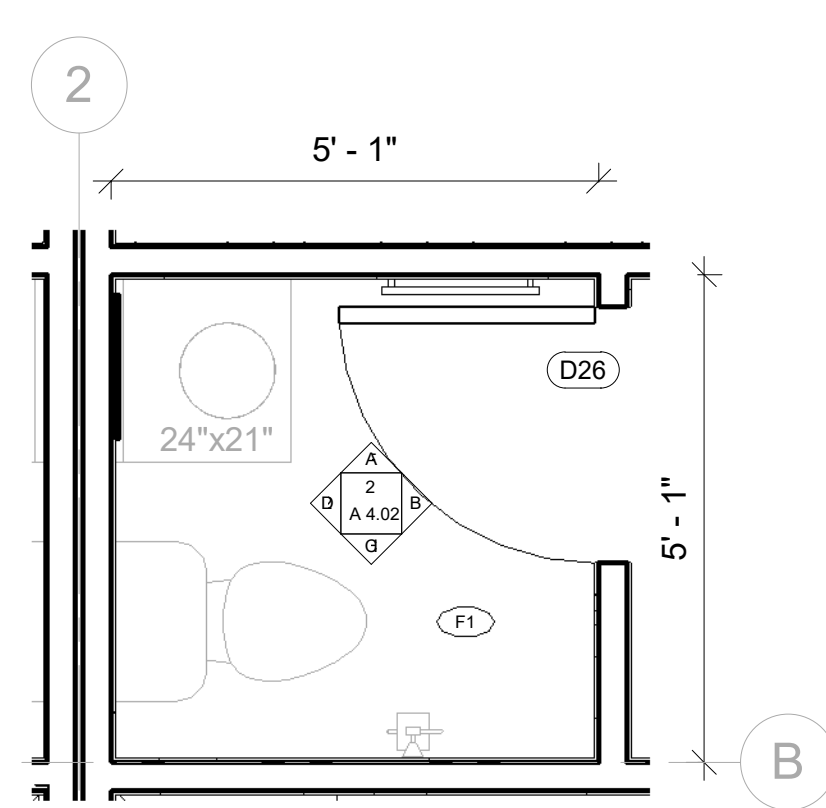
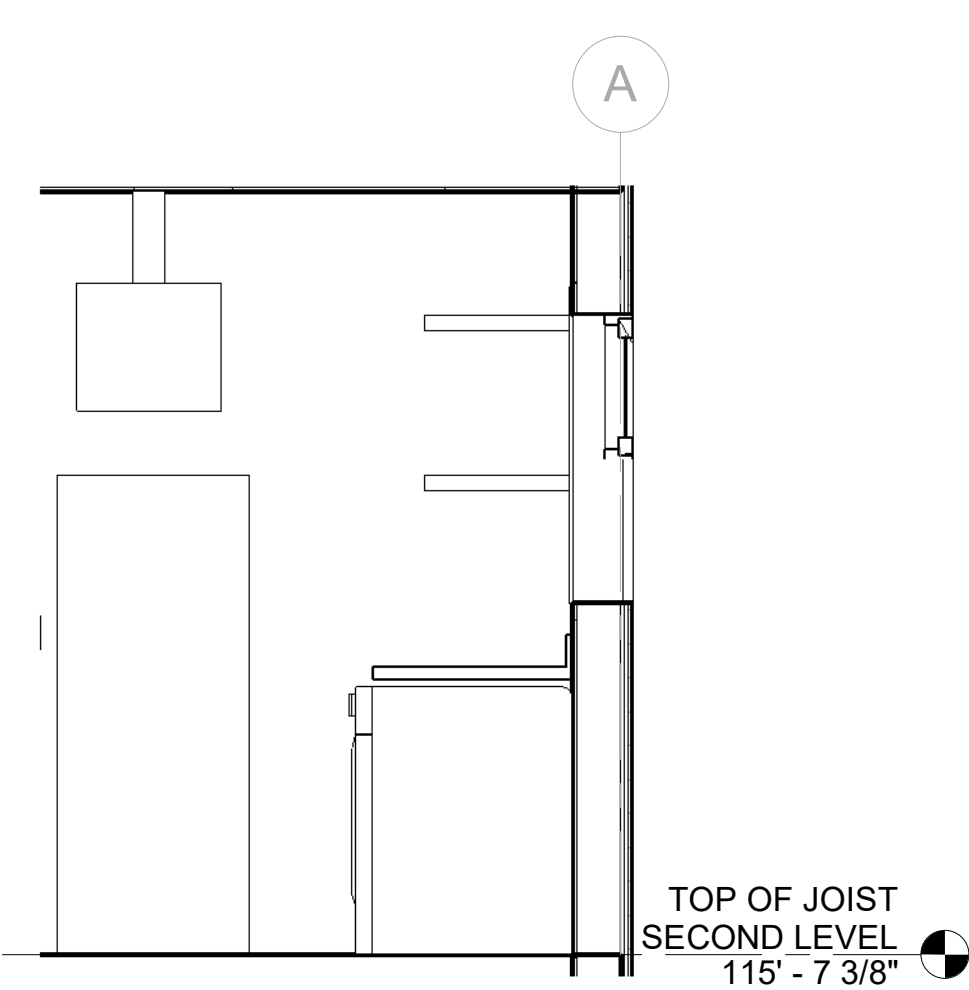
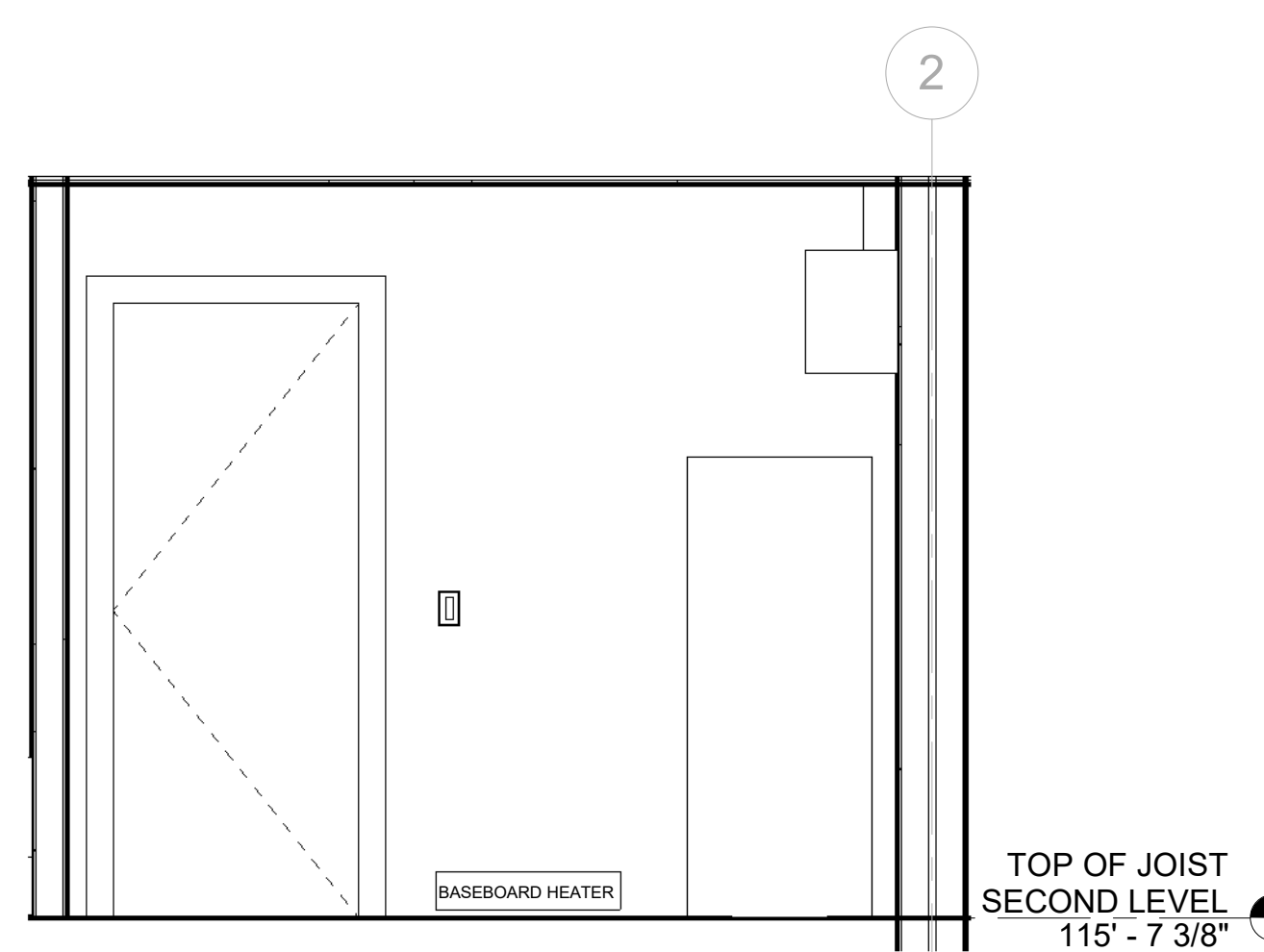
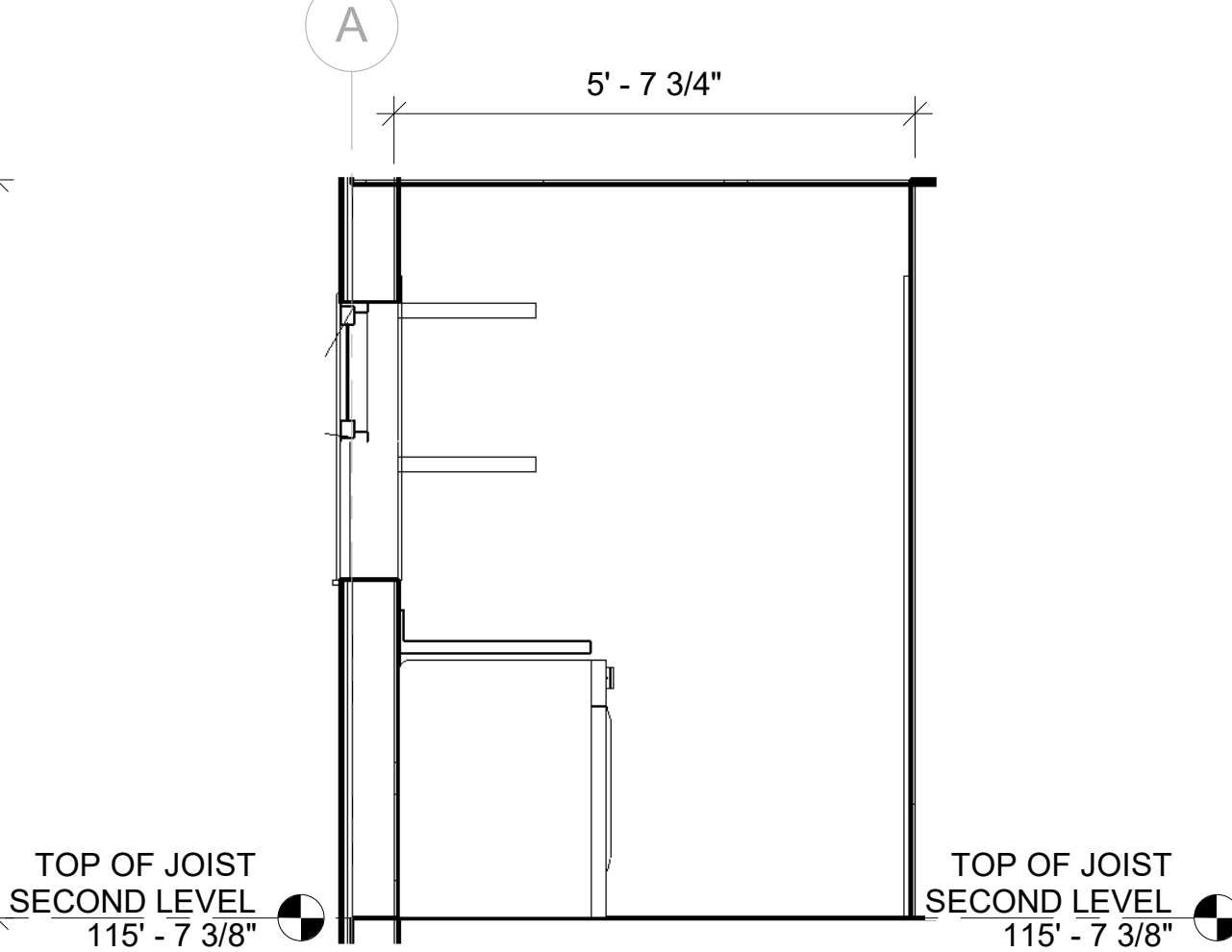
**HEADWATERS LOT 3 DUPLEX
DL114 LOT 3
TOFINO, BC V0R 2Z0**



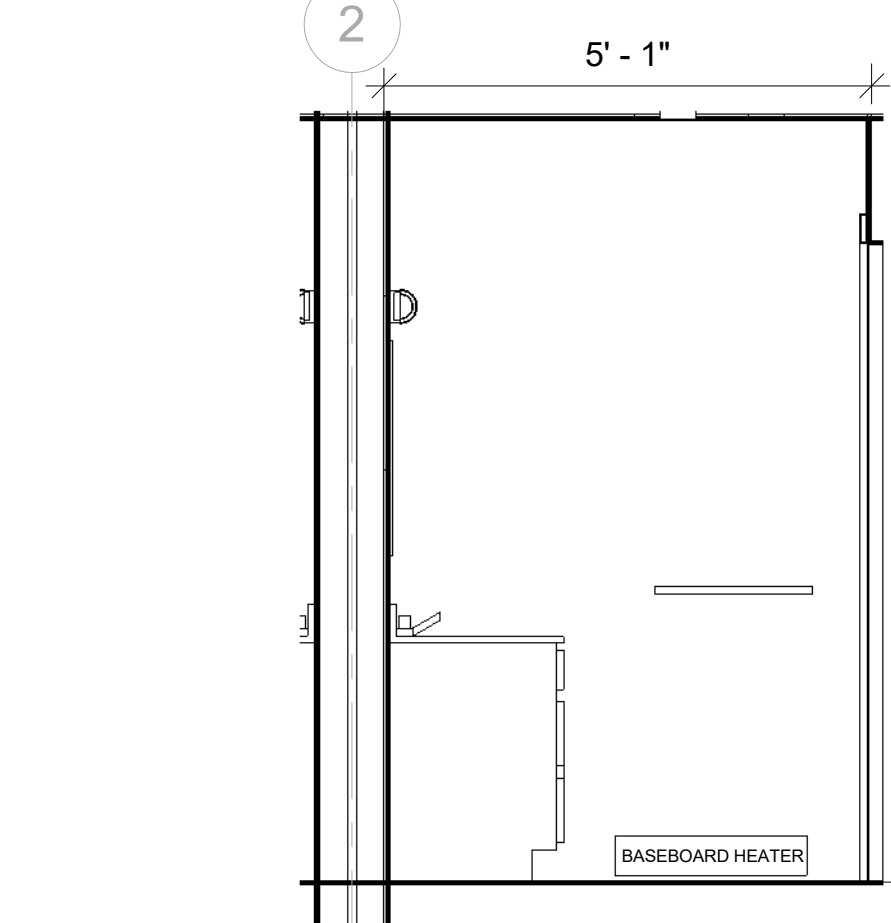
4 ENLARGED LAUNDRY PLAN
Scale: 1/2" = 1'-0"



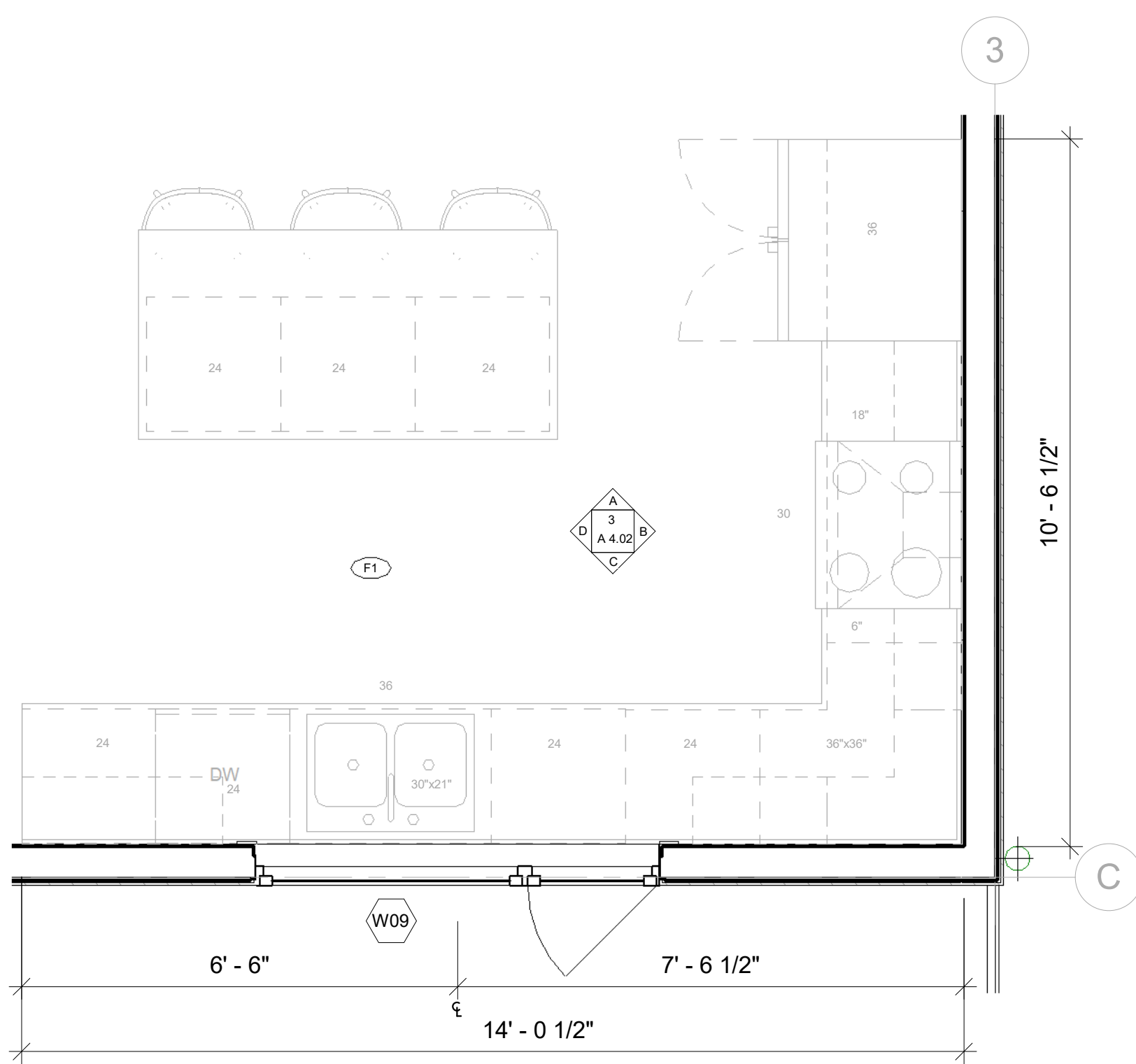
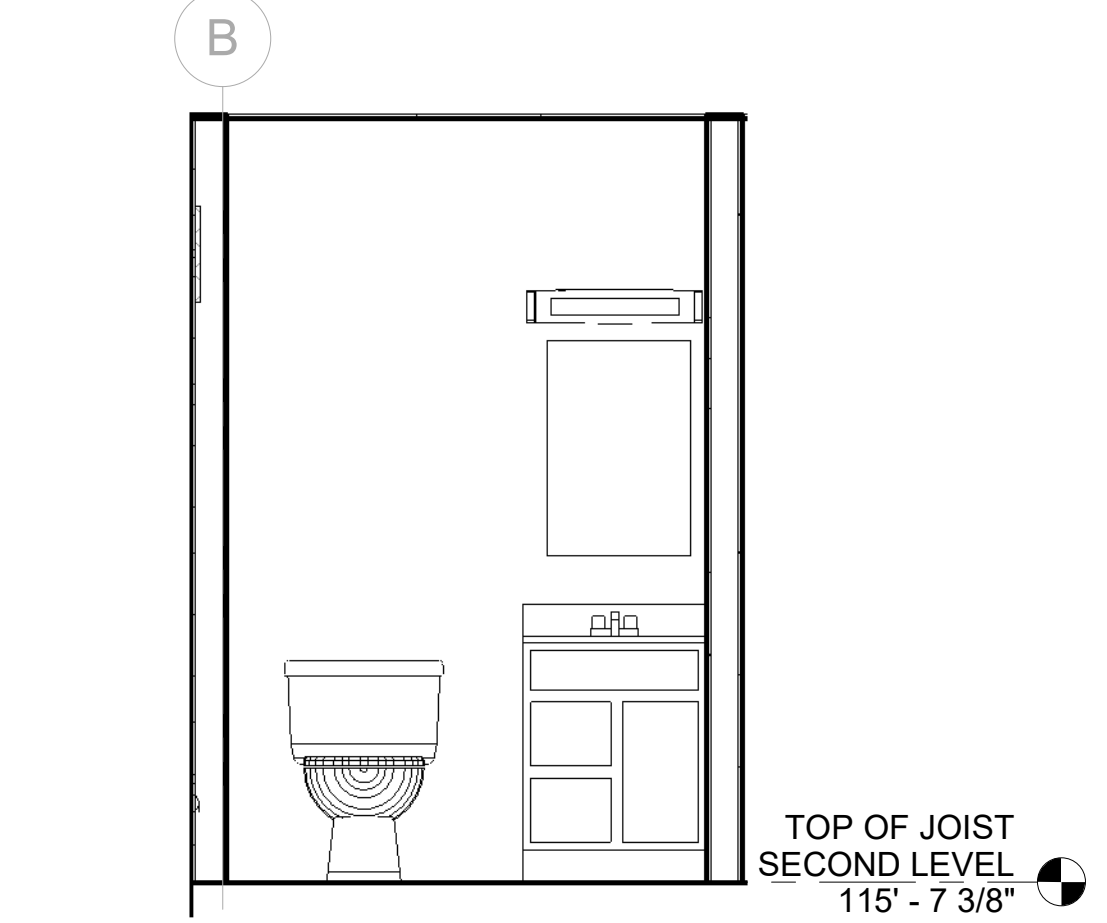
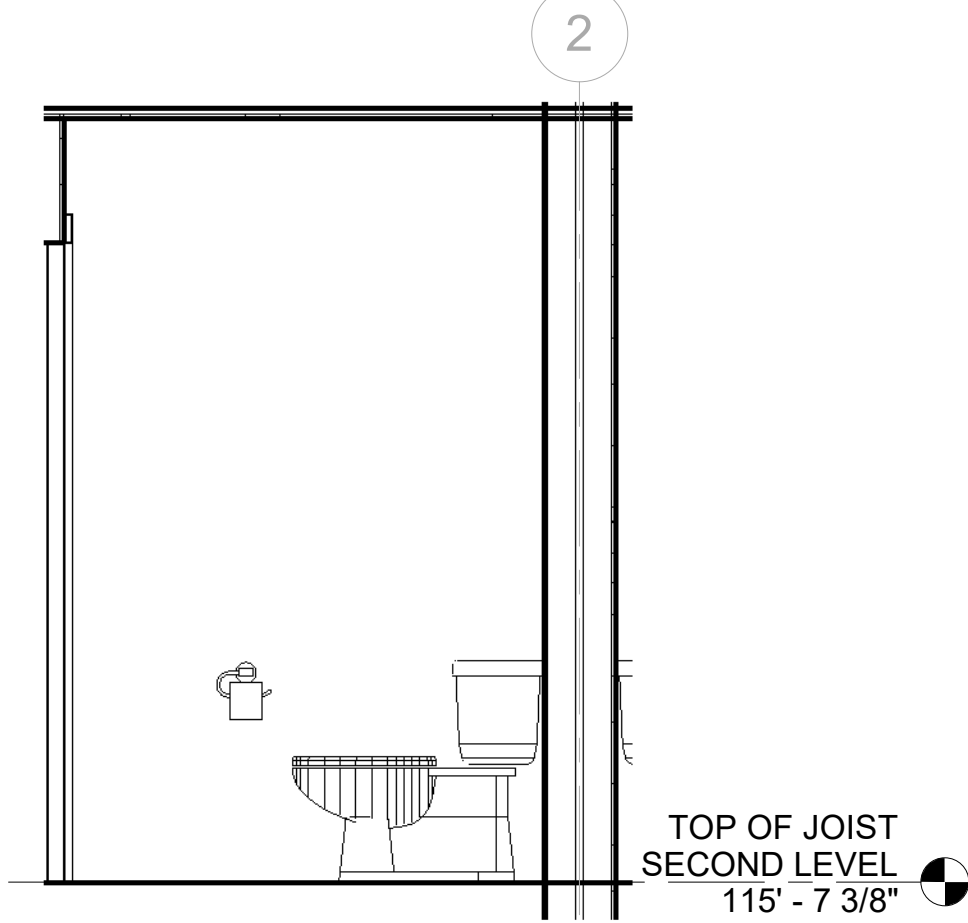
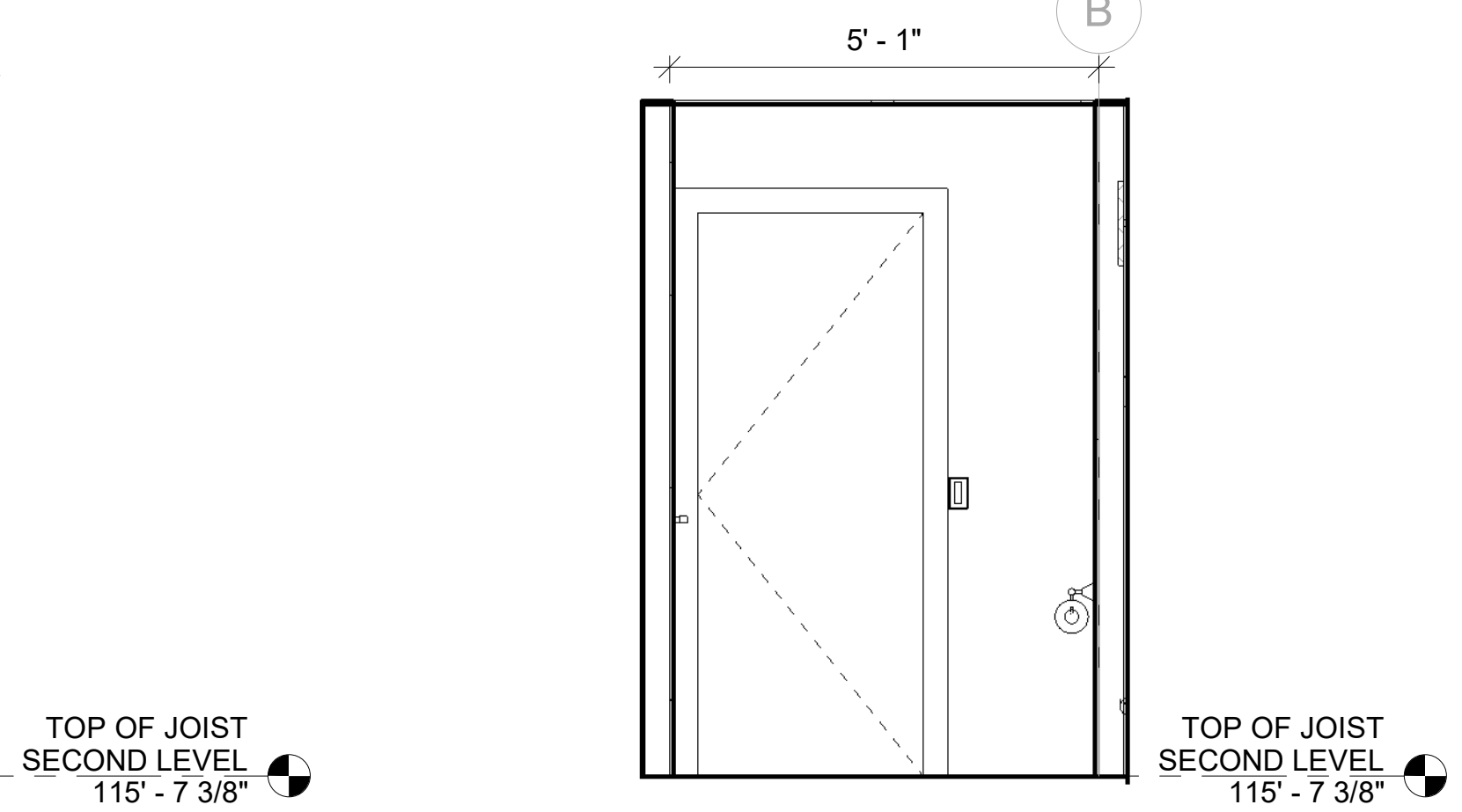
1 LAUNDRY ELEVATIONS
Scale: 1/2" = 1'-0"



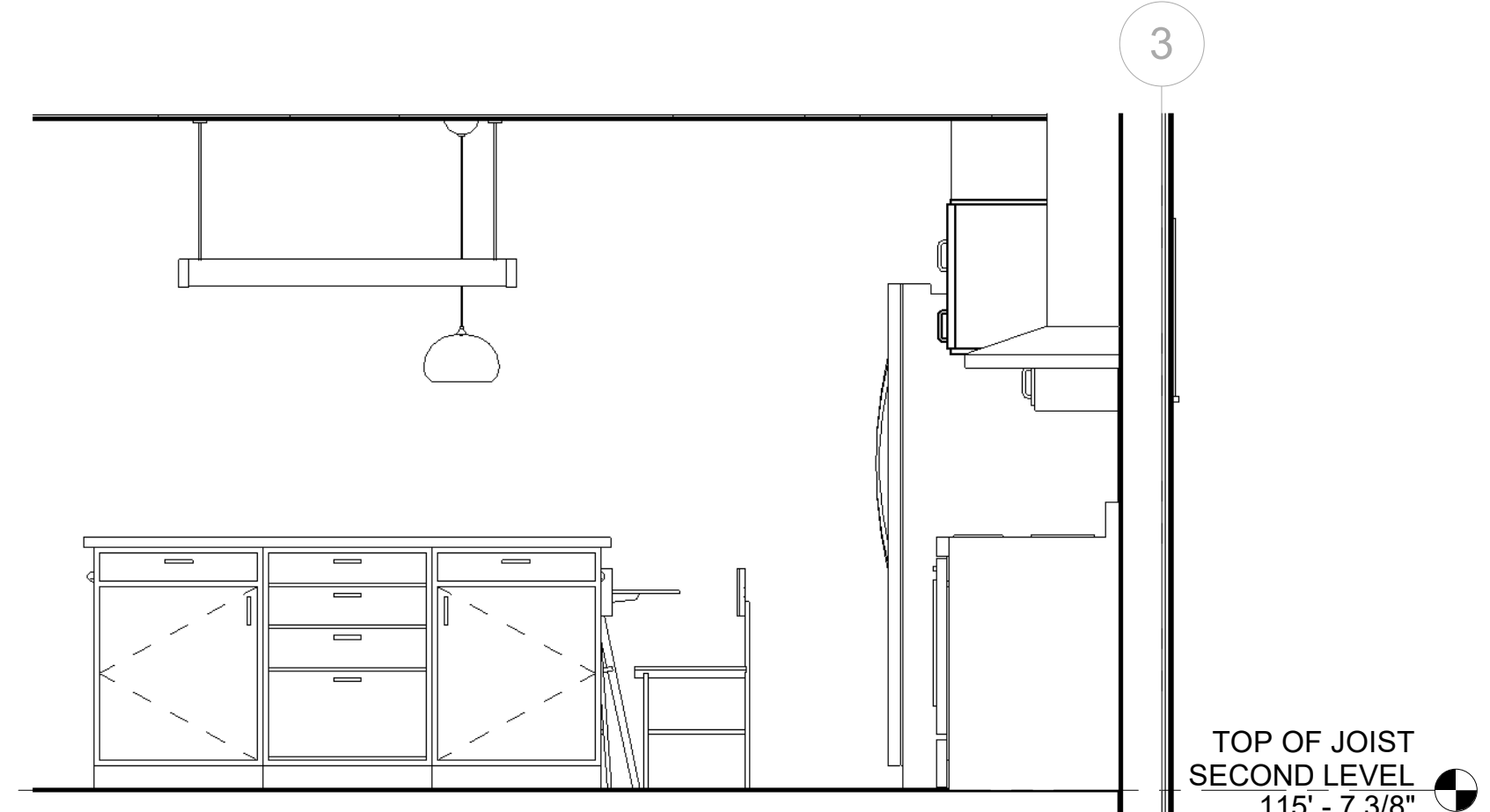
5 ENLARGED POWDER PLAN
Scale: 1/2" = 1'-0"



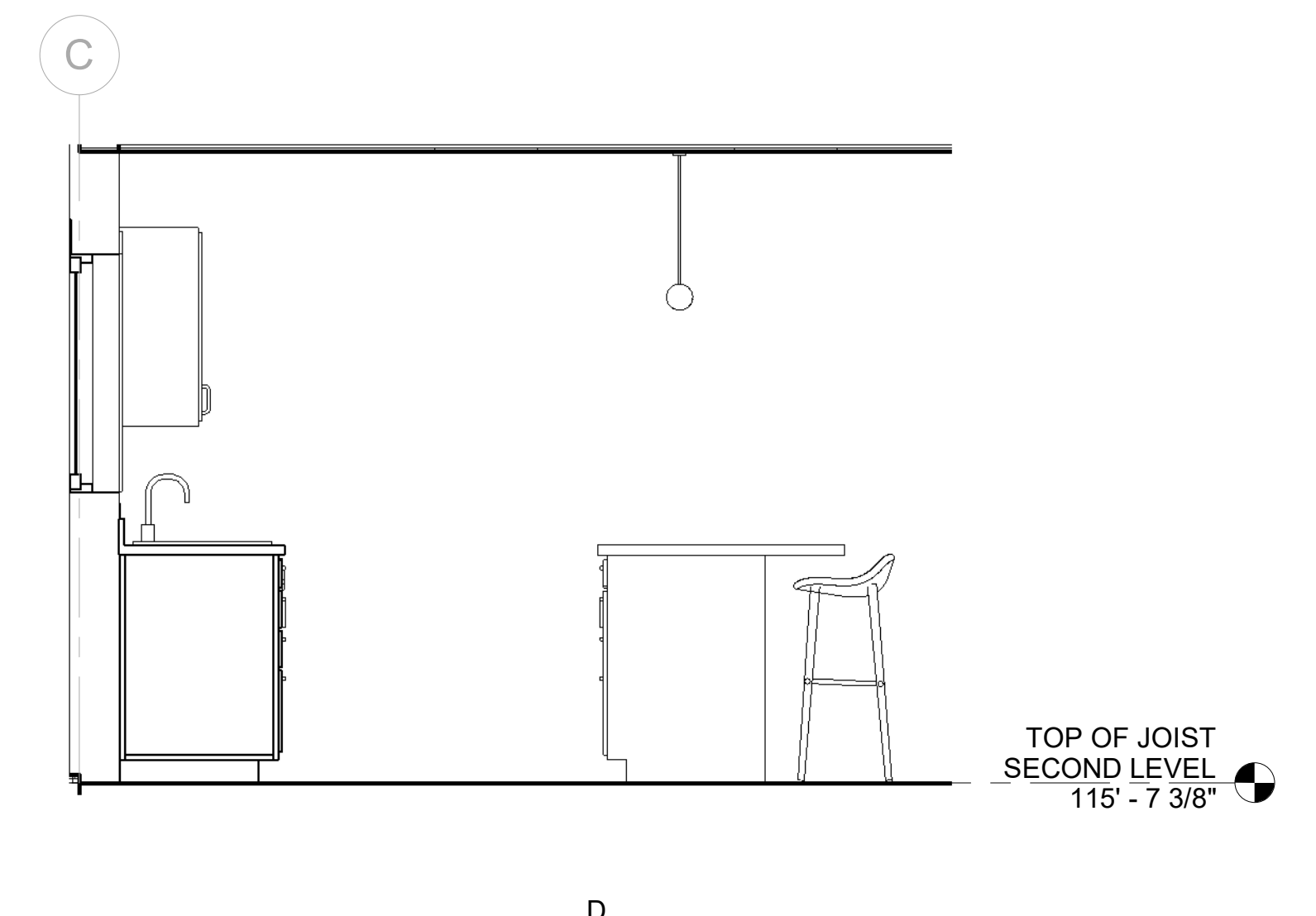
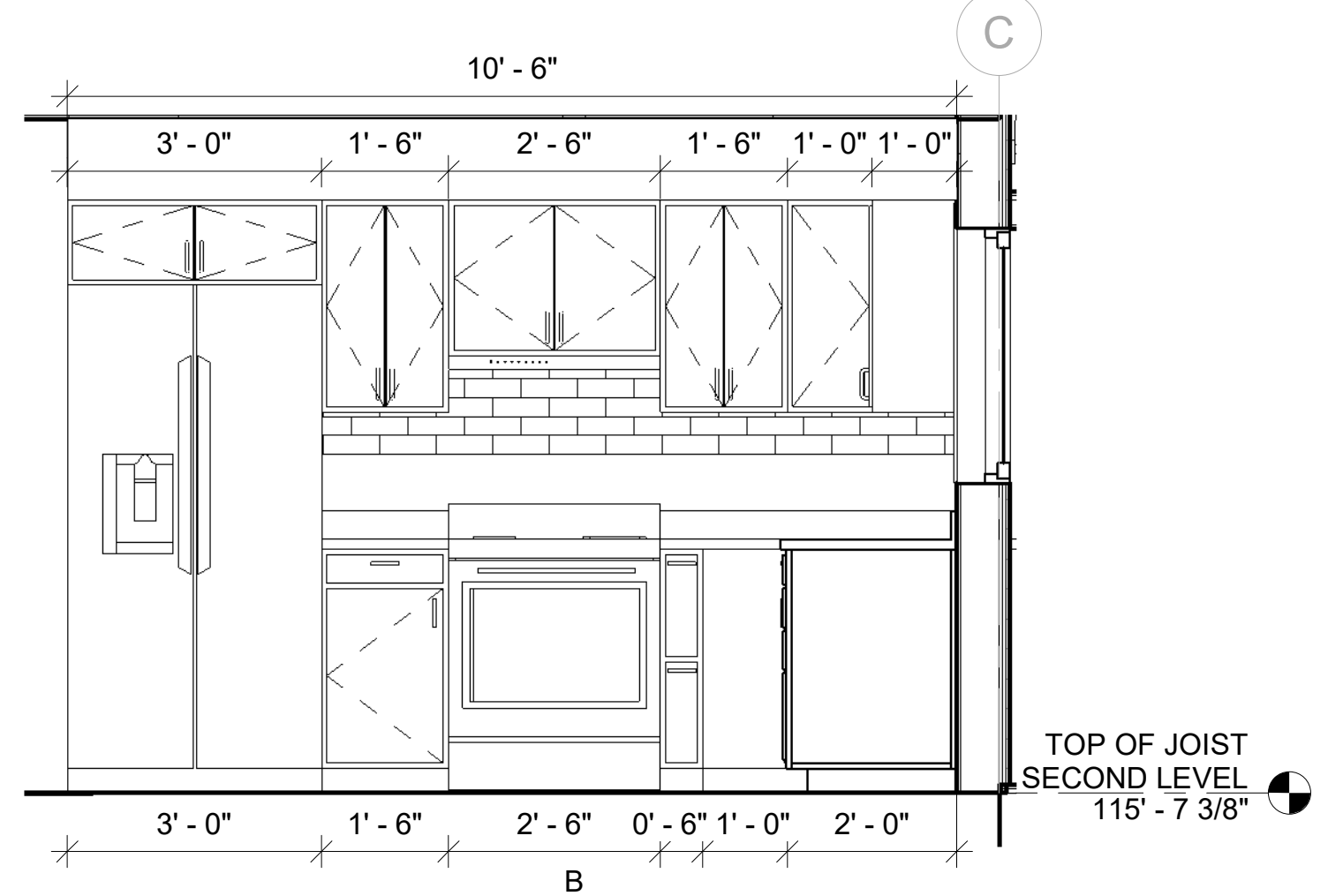
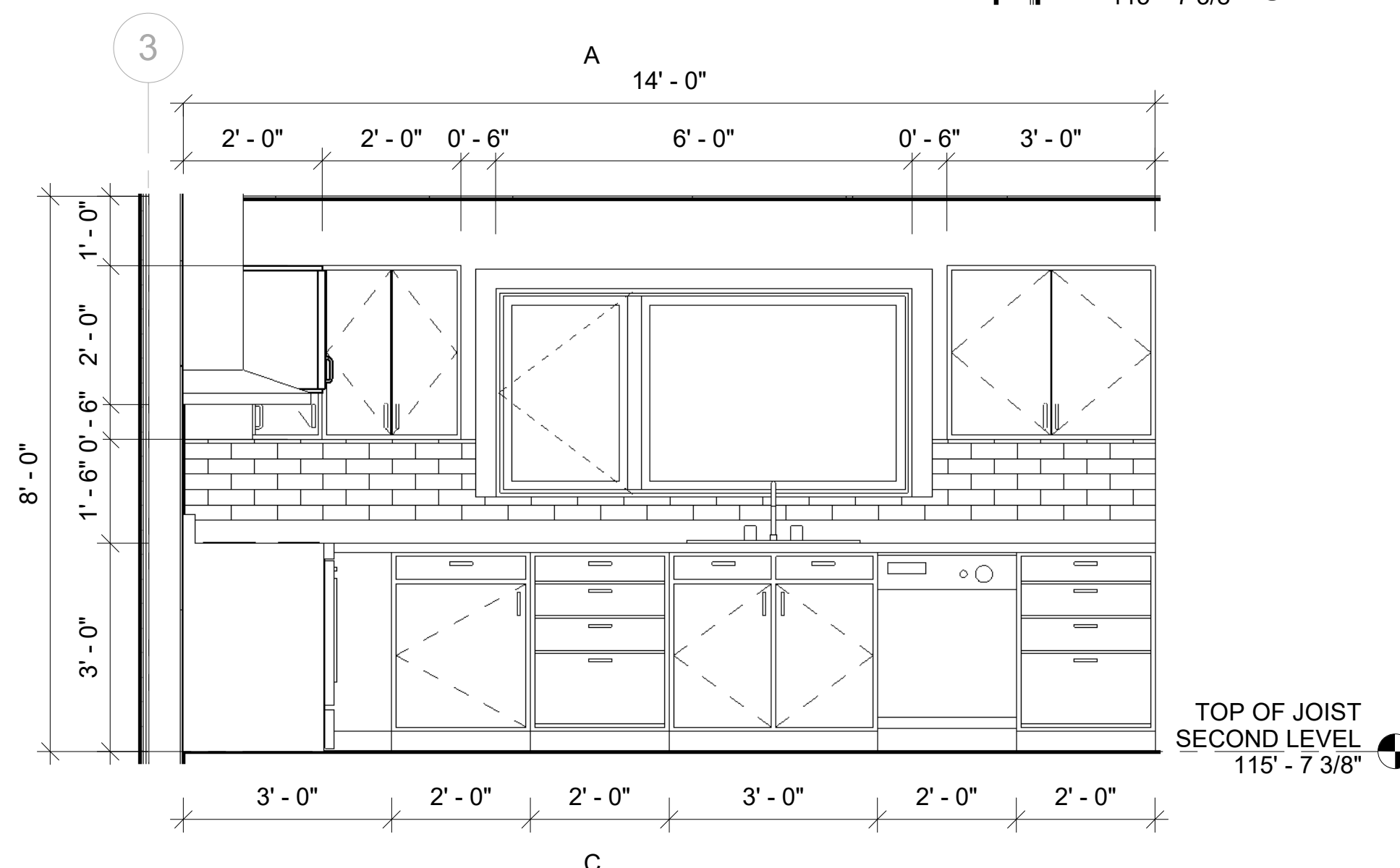
2 POWDER ELEVATIONS
Scale: 1/2" = 1'-0"



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



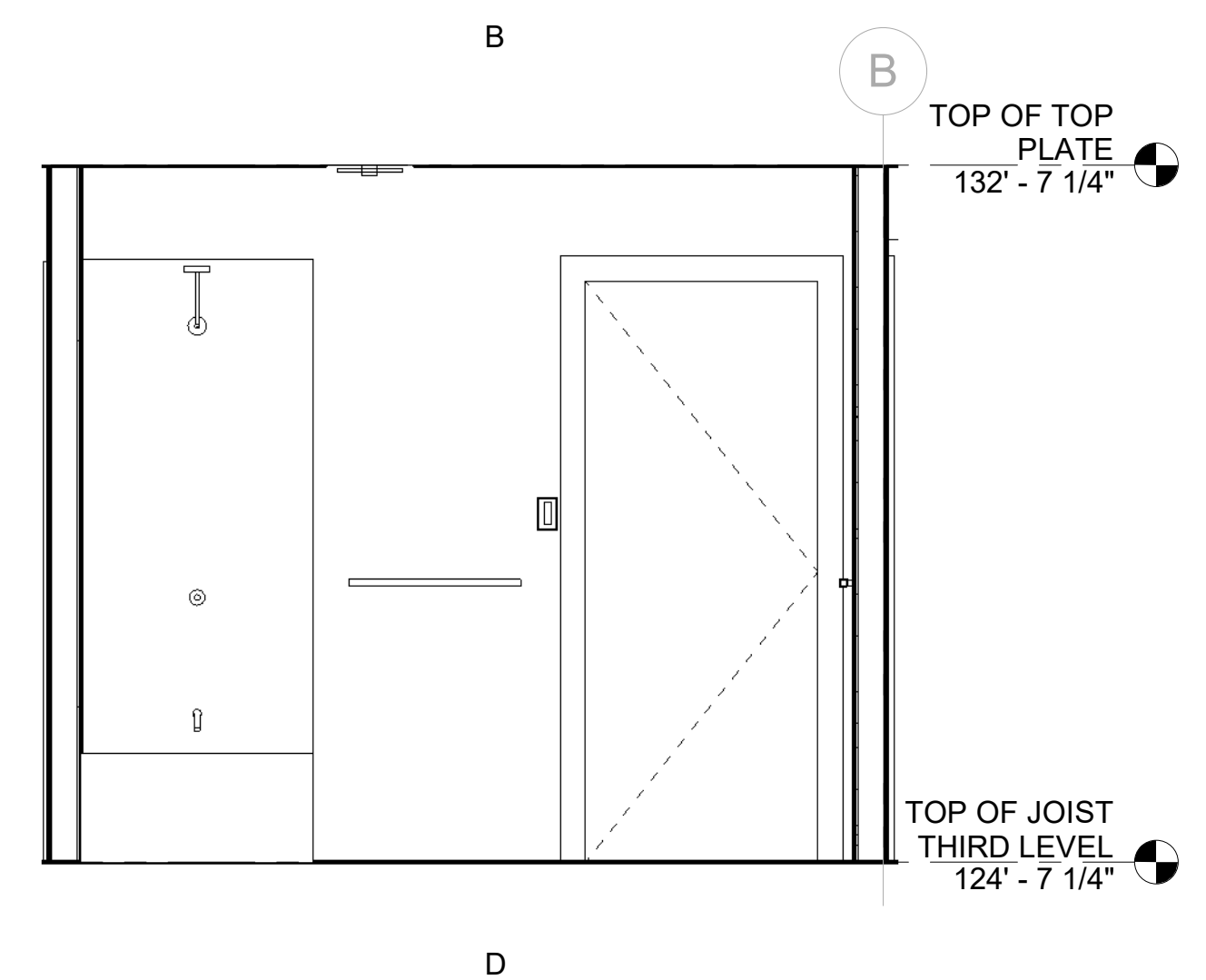
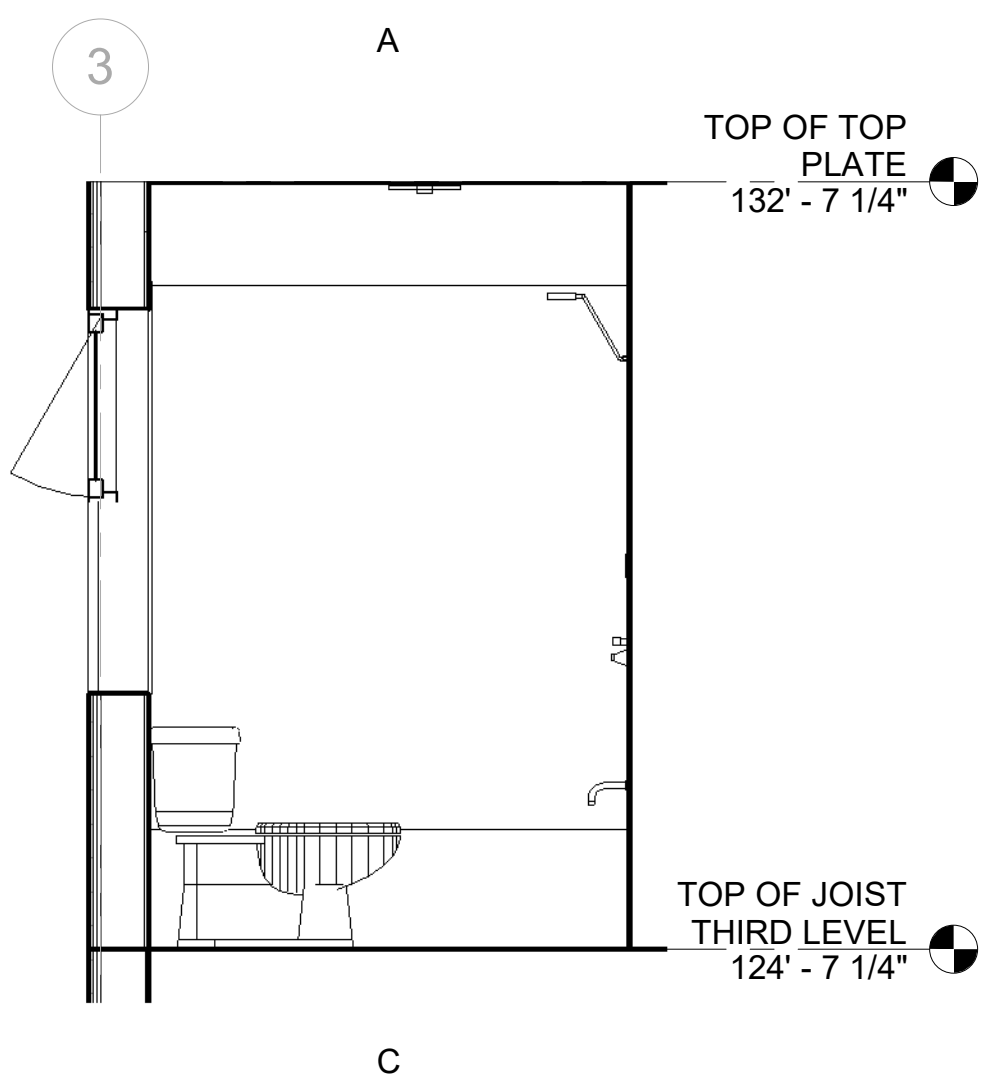
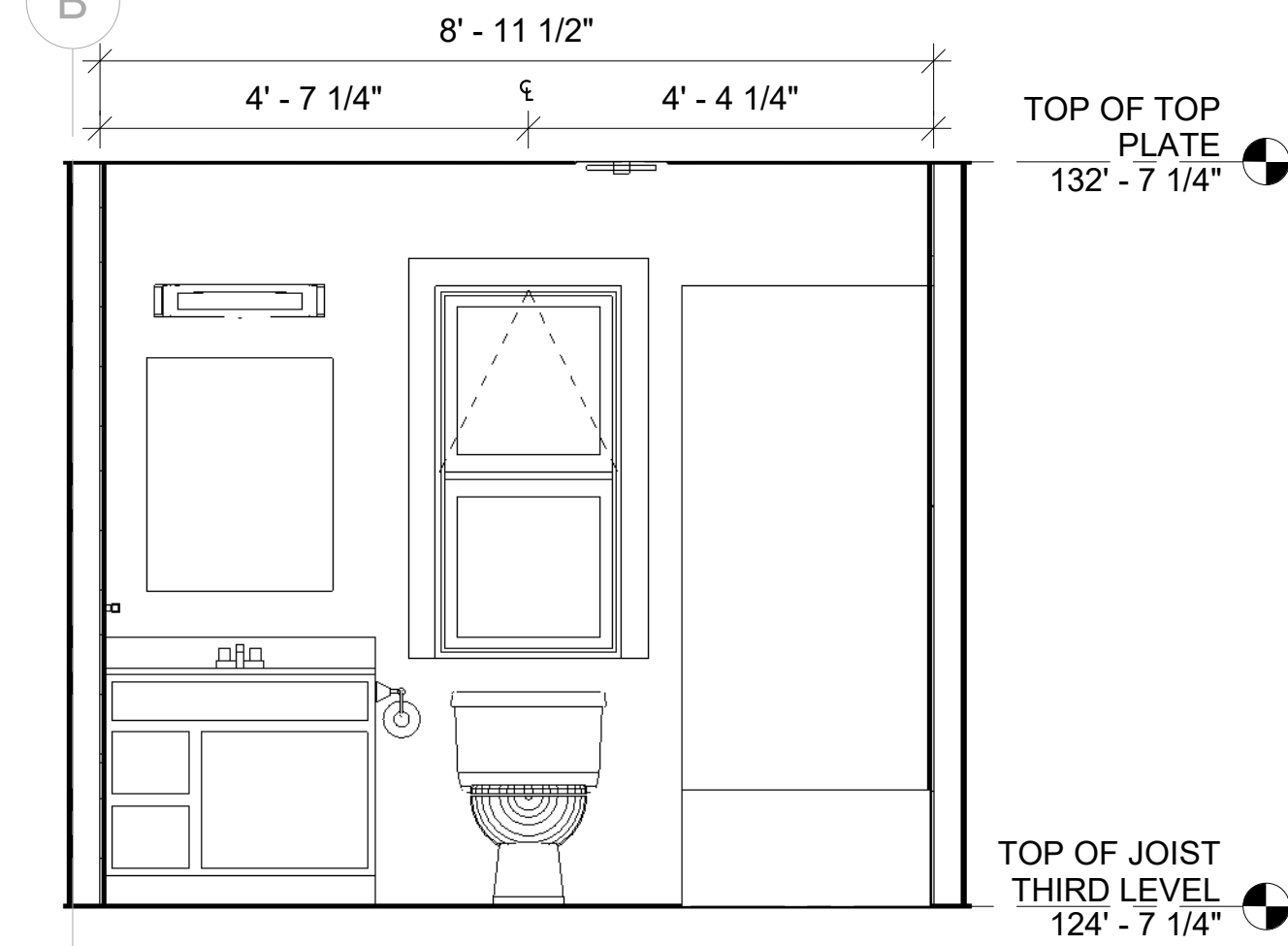
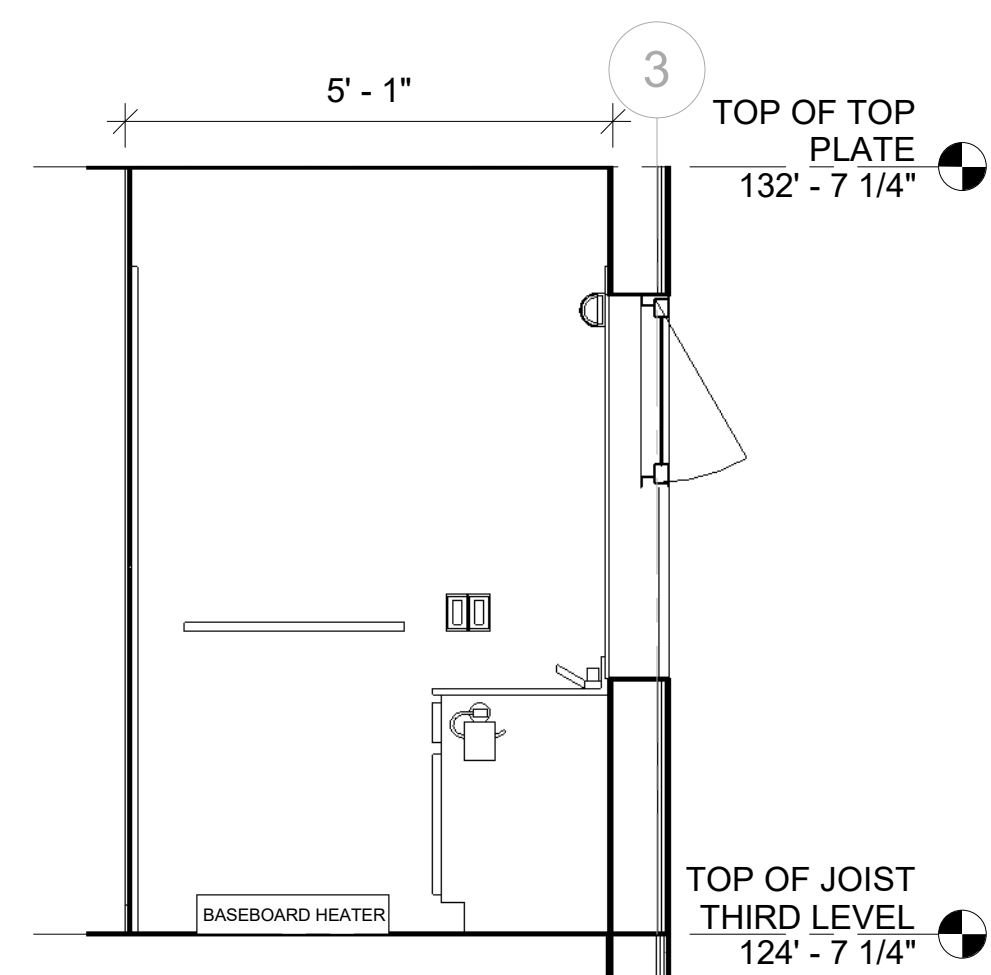
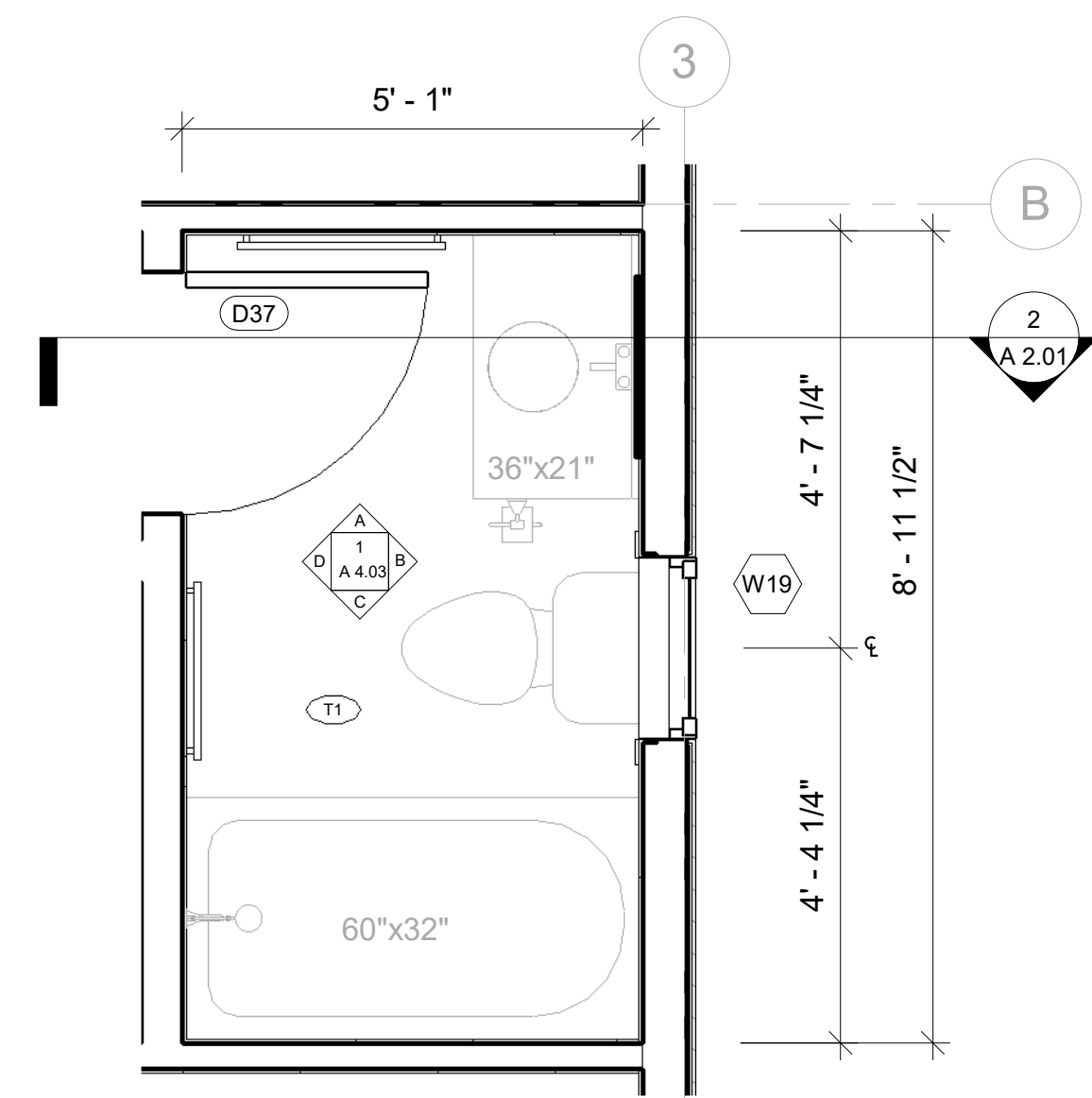
3 KITCHEN ELEVATIONS
Scale: 1/2" = 1'-0"



Project	THC Duplex Lot 3
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 MAIN RESIDENCE	
- LAUNDRY	
- POWDER	
- KITCHEN	
Scale	As Noted
Sheet Number:	

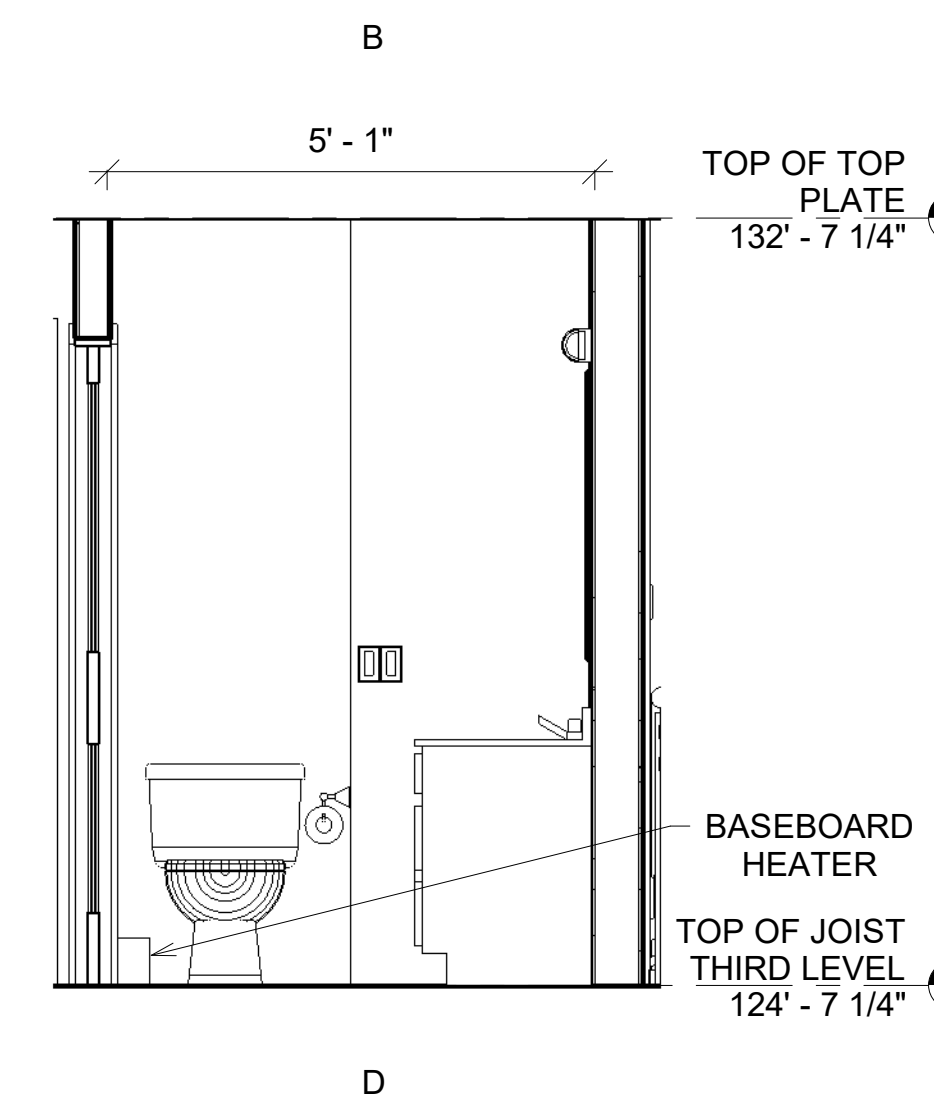
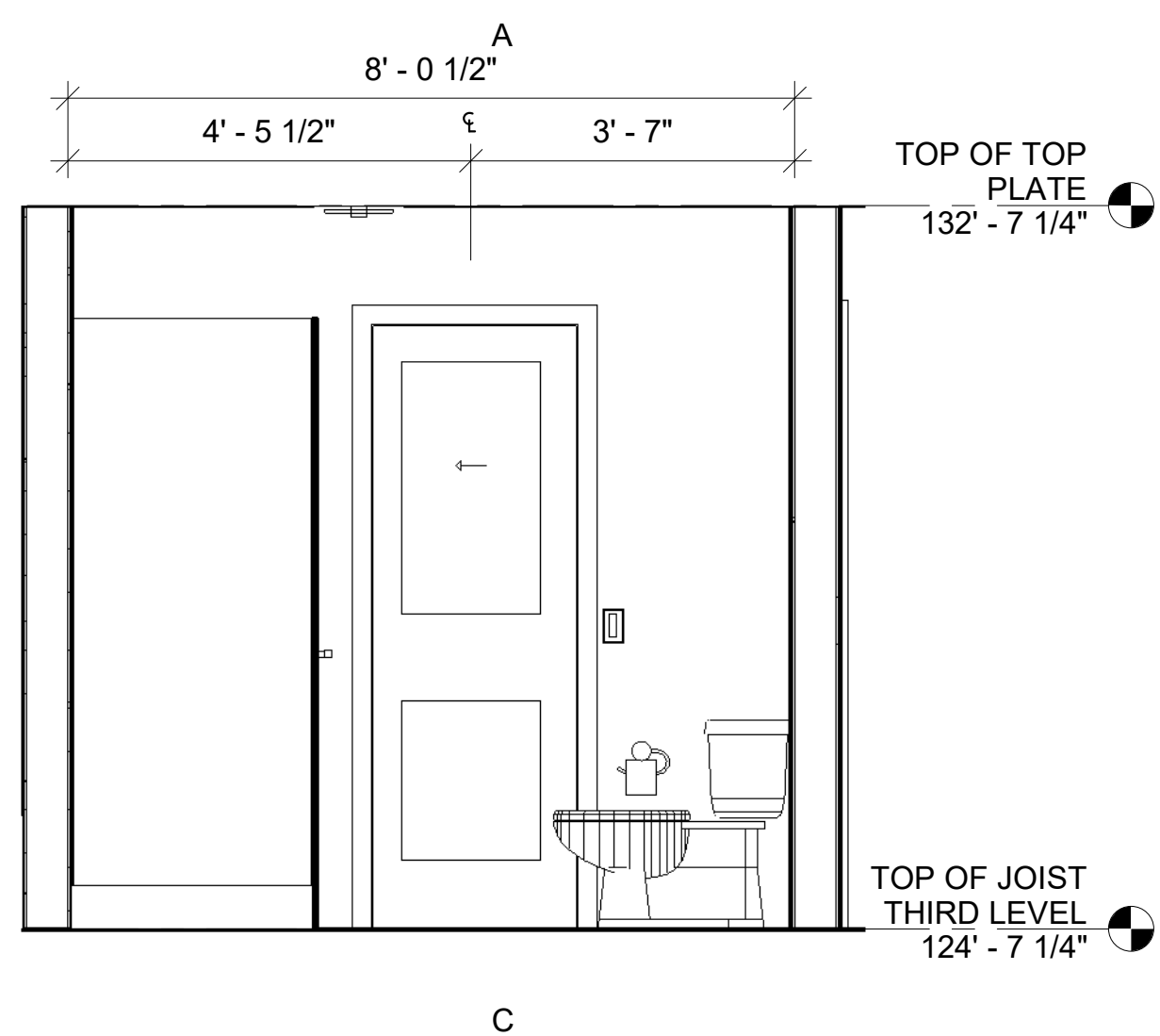
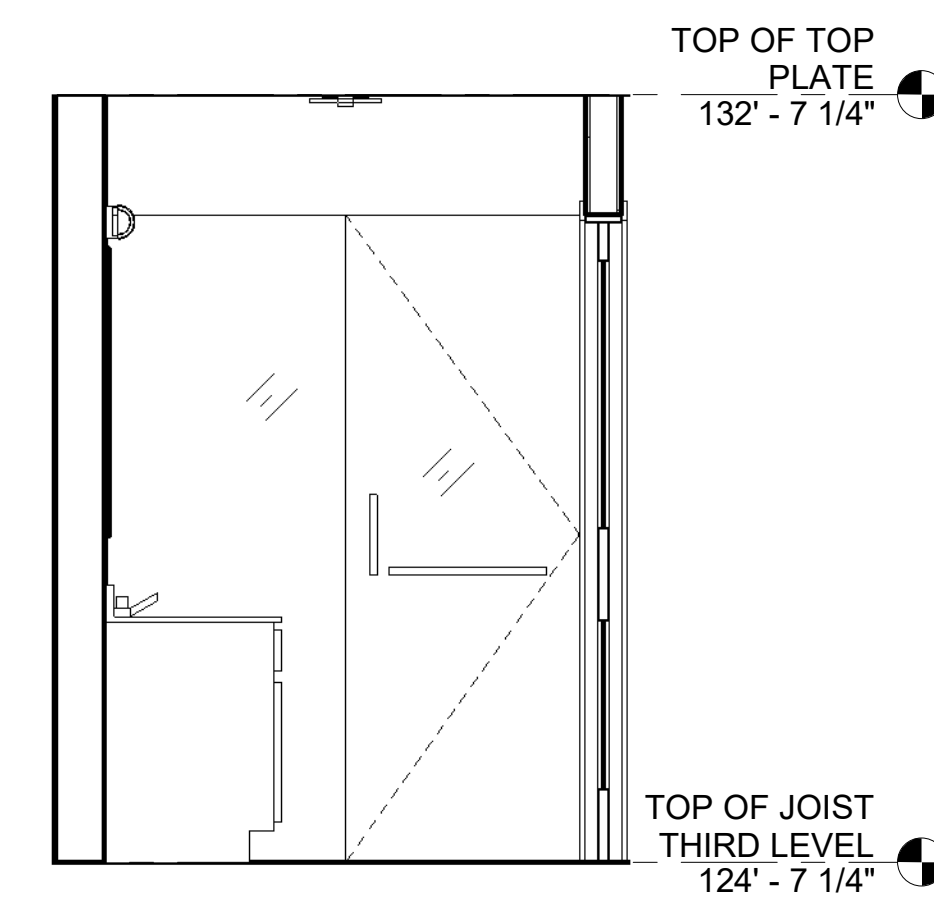
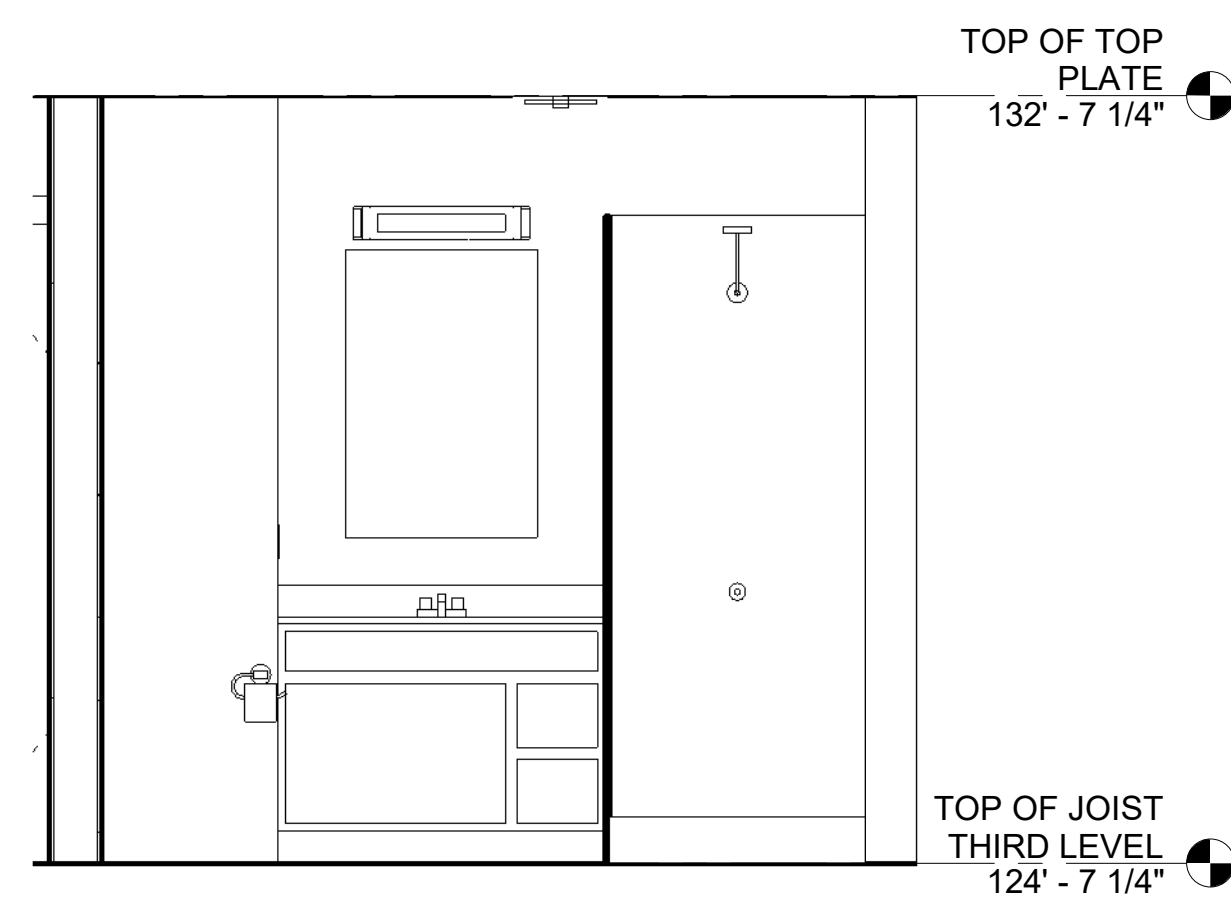
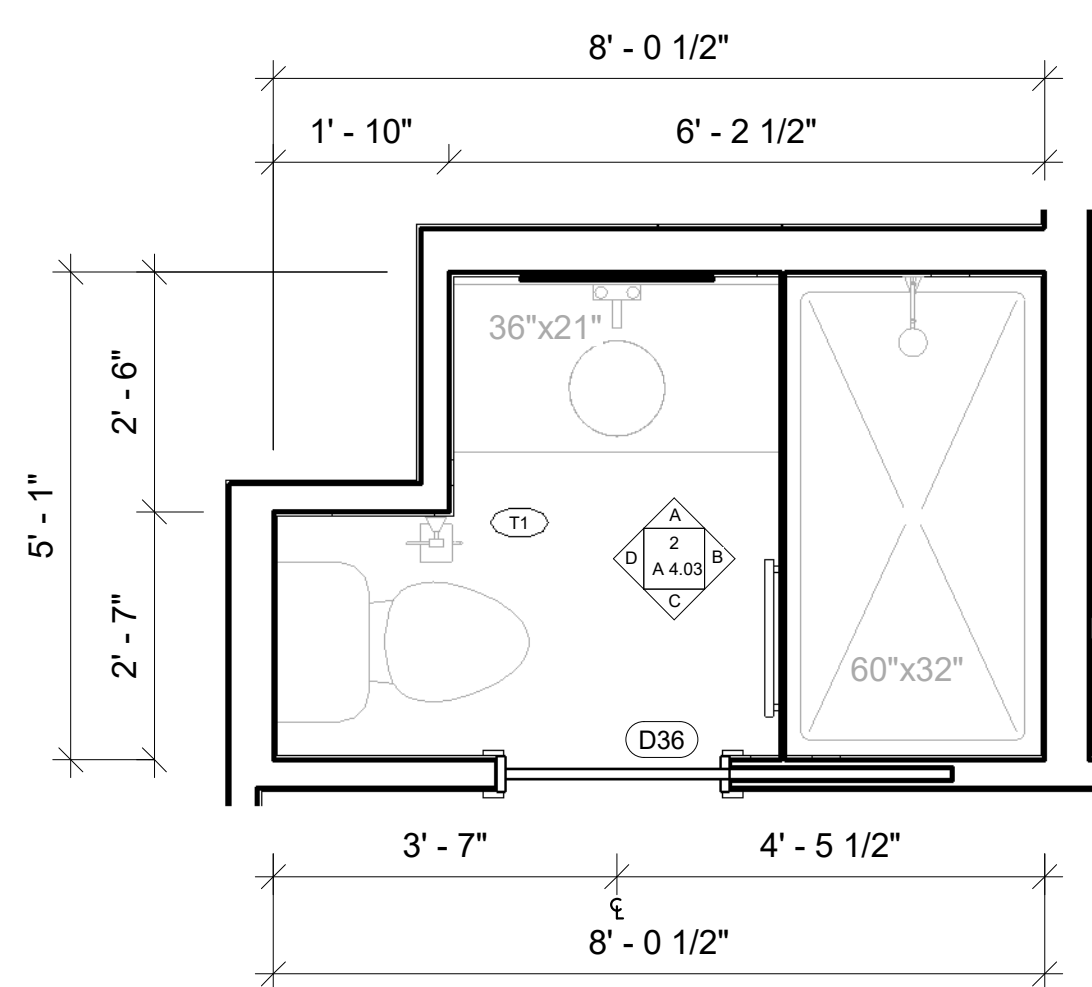
A 4.02

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



③ ENLARGED BATHROOM
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"

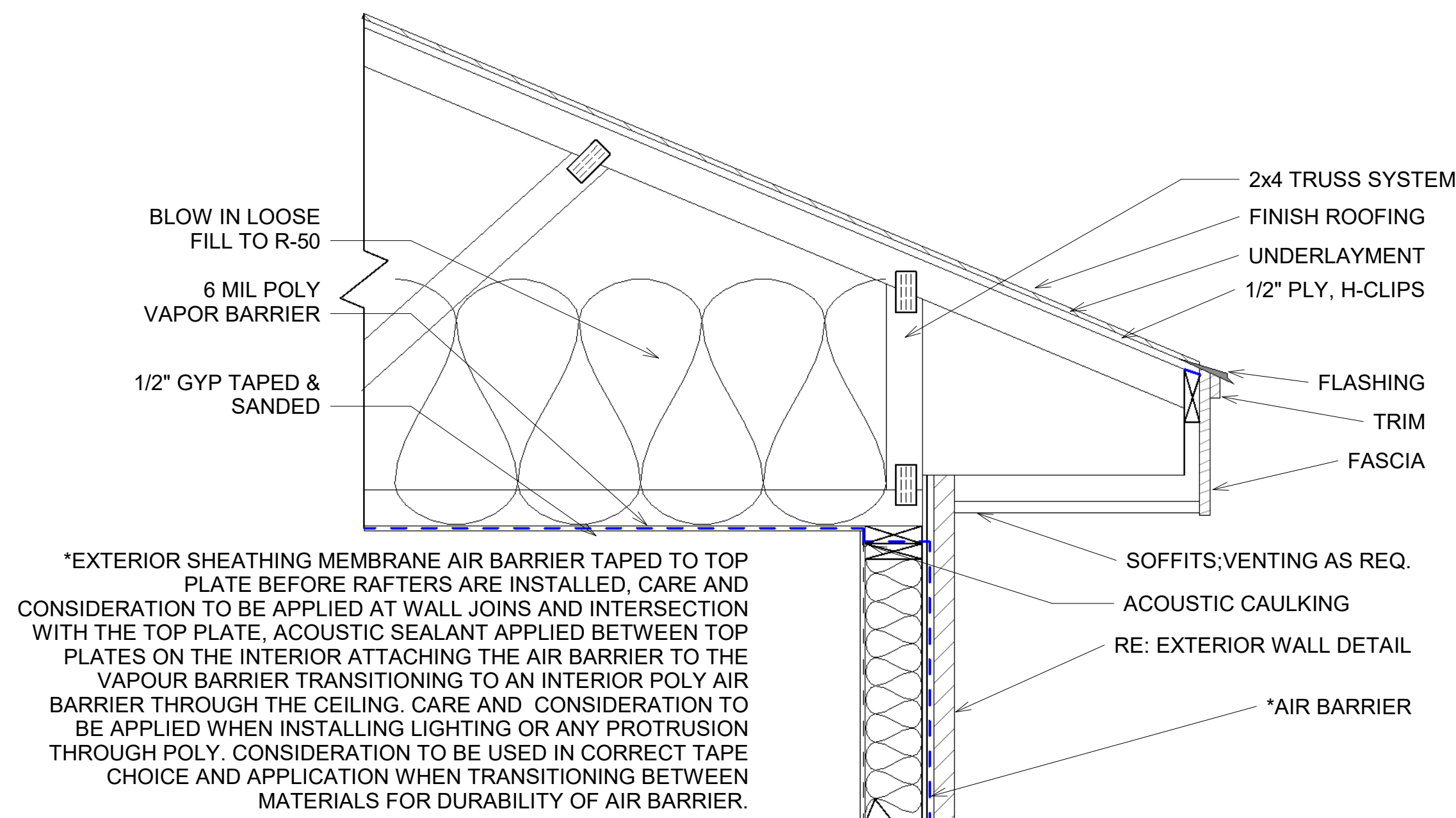
Project	THC Duplex Lot 3
Drawn By	B.F.
Sheet Size	24X36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
Tender	05-17-2022
For:	PERMIT
Sheet Title:	ENLARGED PLANS MAIN - BATHROOM - ENSUITE

Scale As Noted

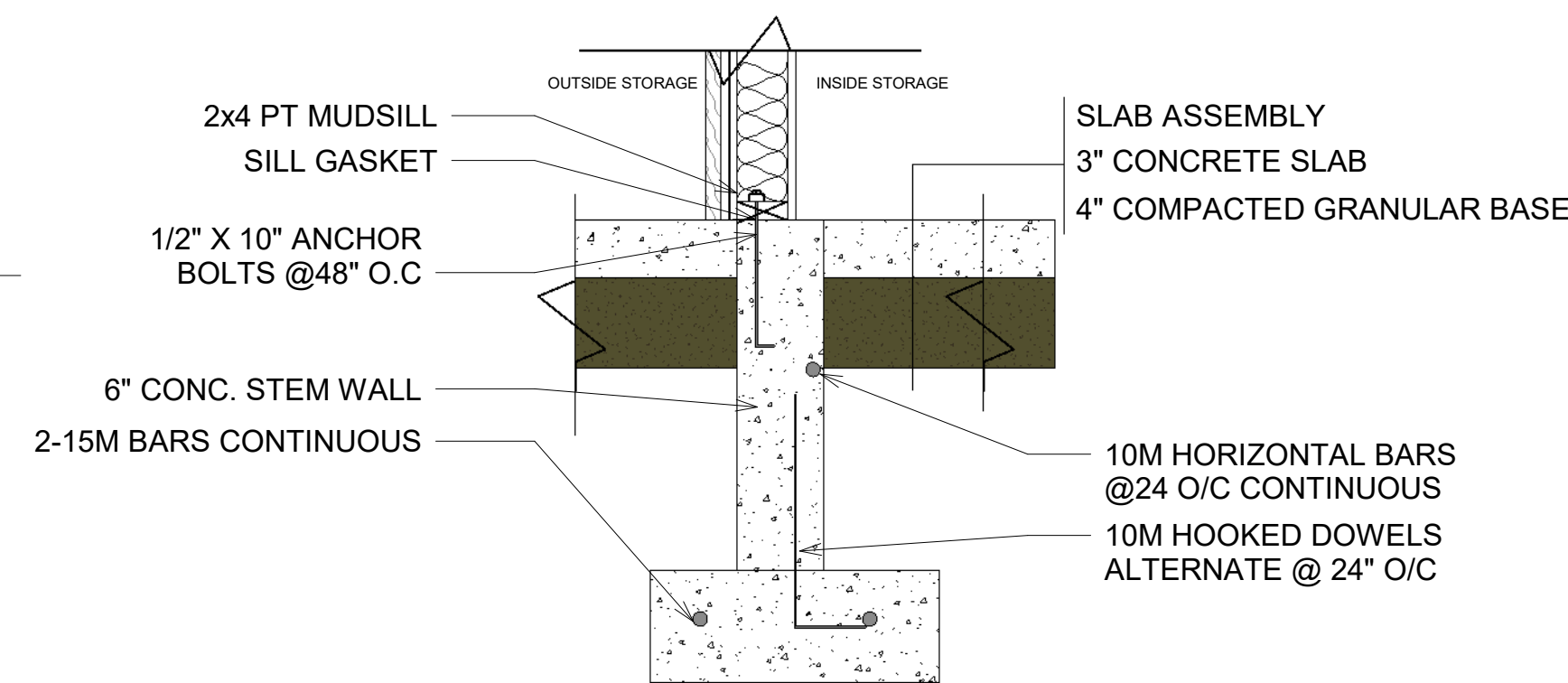
Sheet Number:

A 4.03

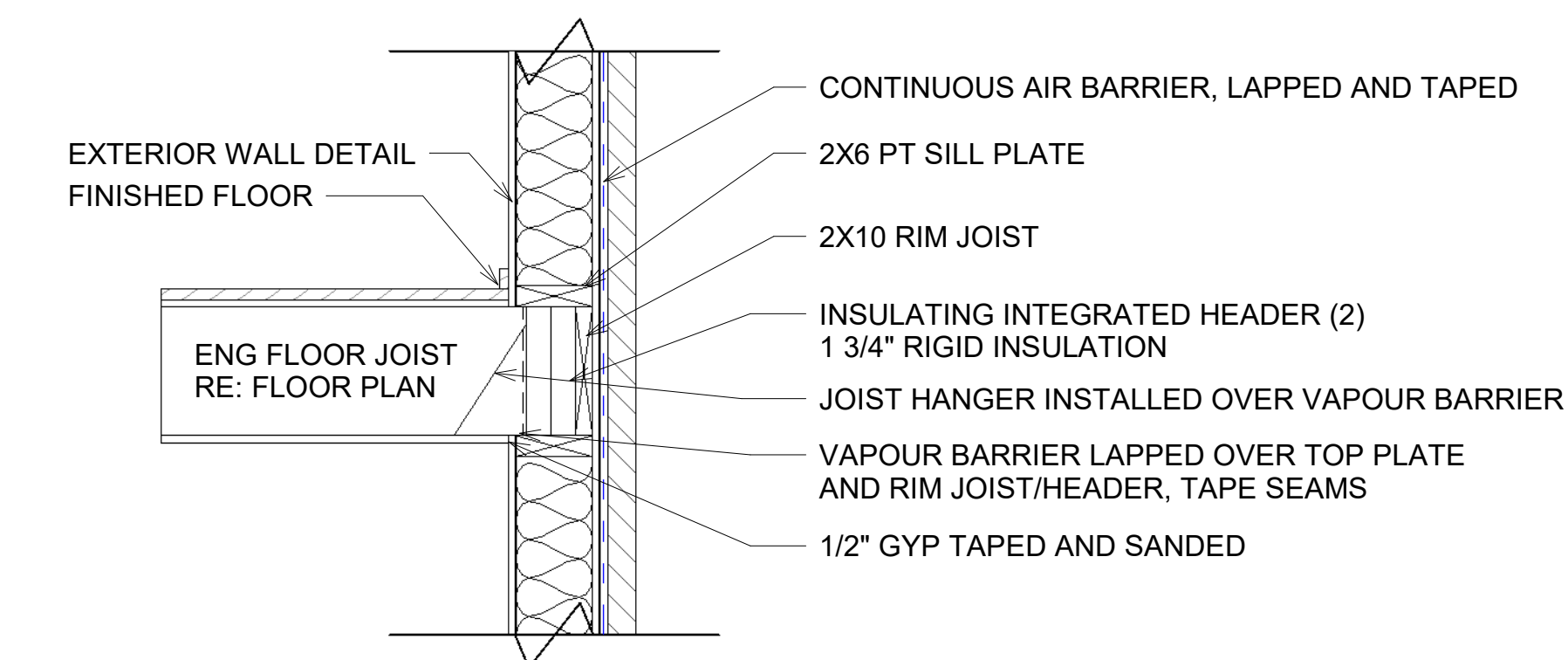
HEADWATERS LOT 3 DUPLEX
DL114 LOT 3
TOFINO, BC V0R 2Z0



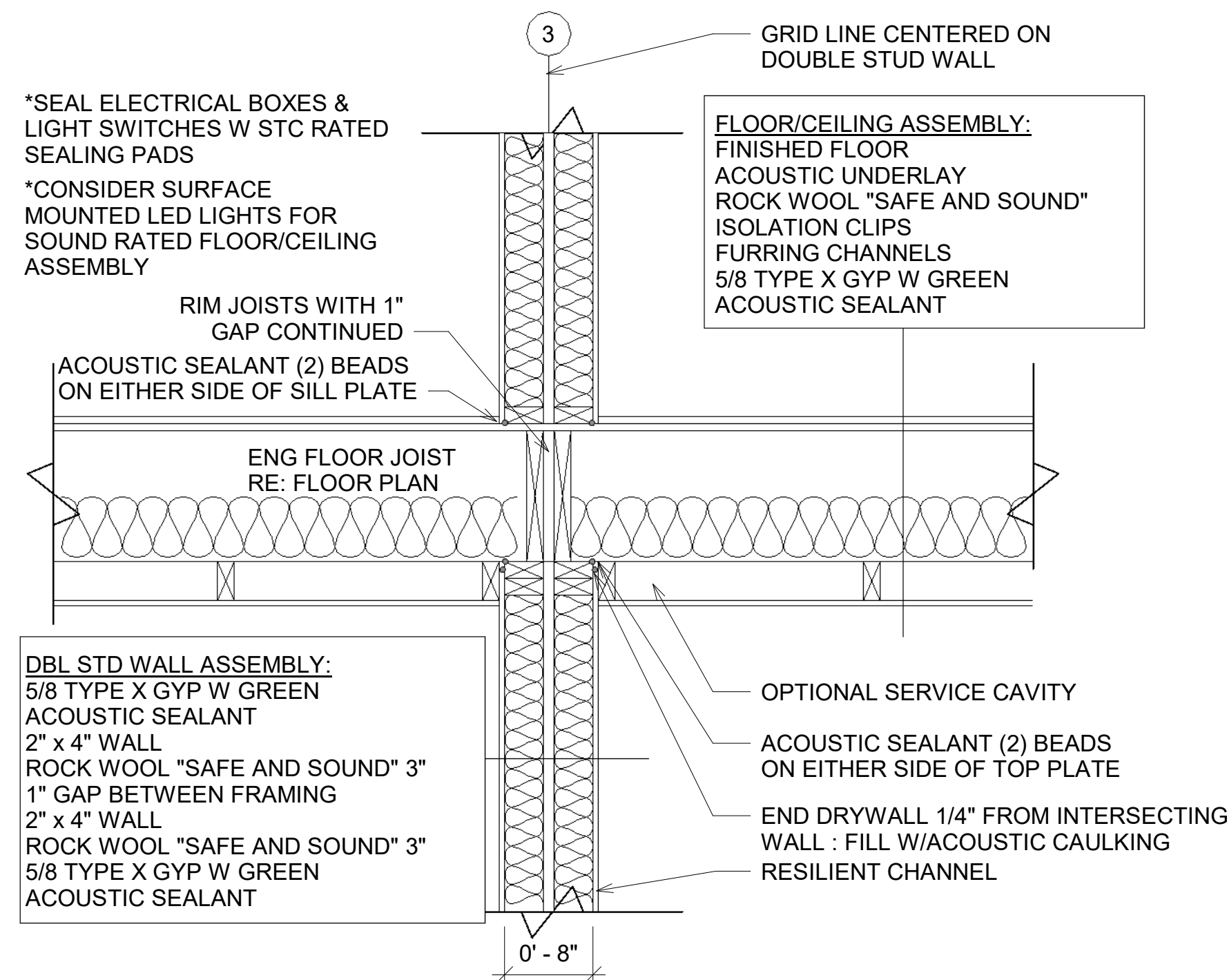
6 Raised Heel Truss
Scale: 1" = 1'-0"



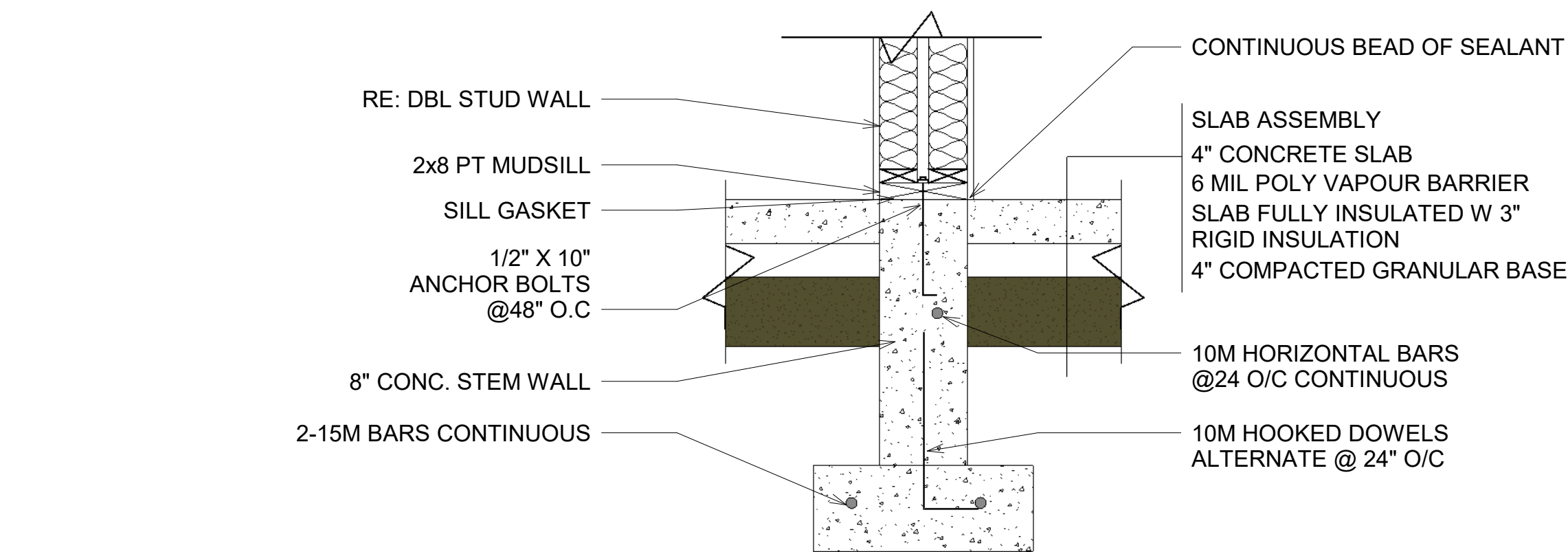
5 6" Stem Wall @ Storage
Scale: 1" = 1'-0"



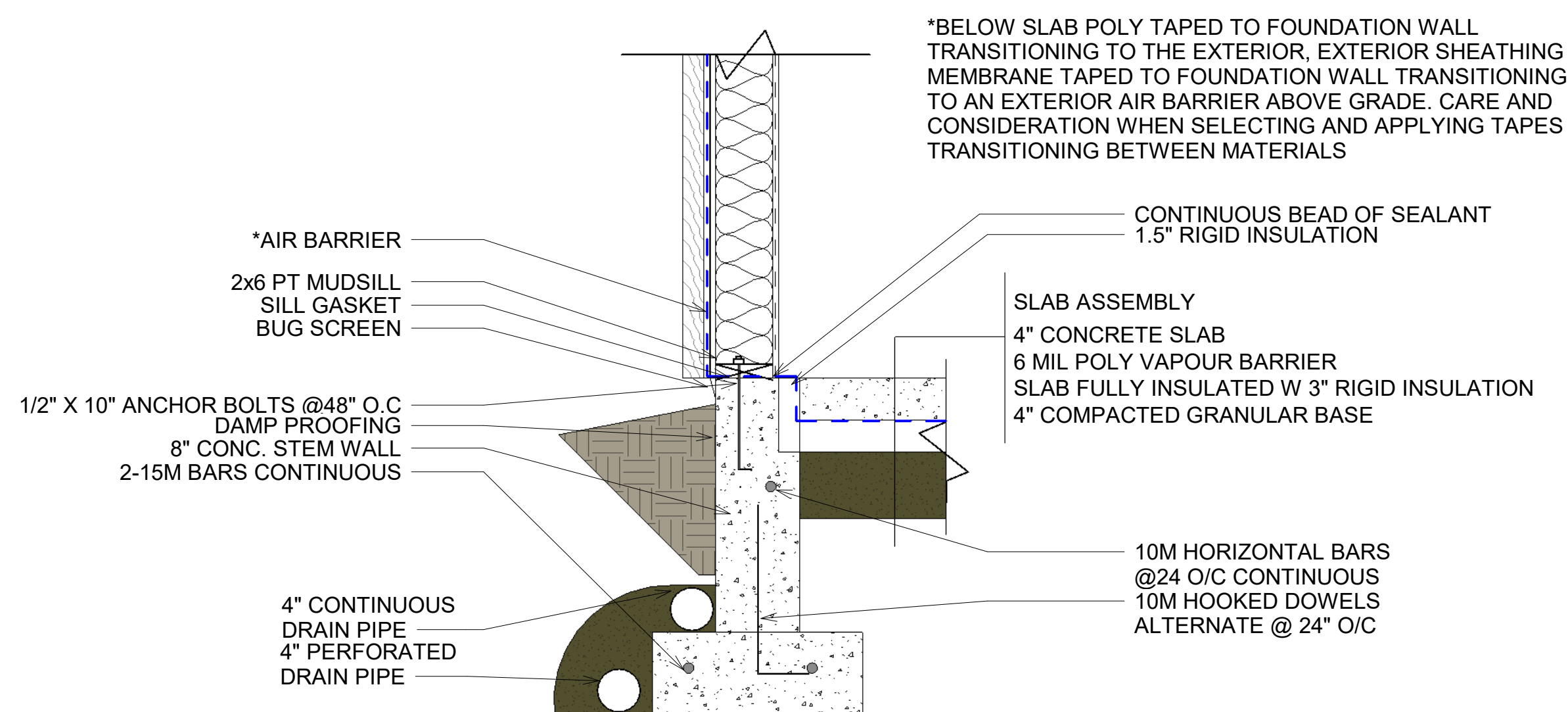
2 Typ. Framed Floor
Scale: 1" = 1'-0"



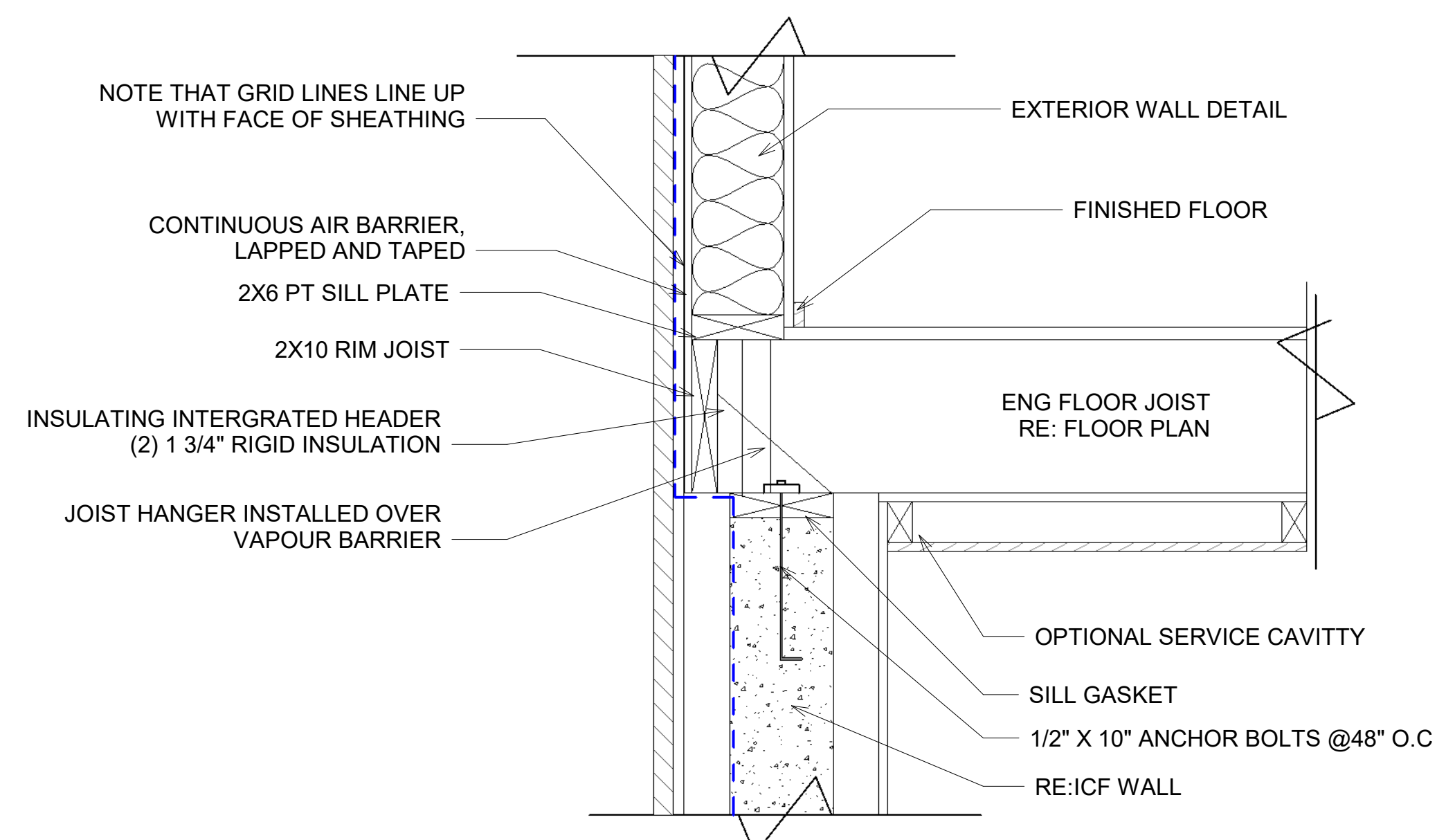
7 Typ. Dbl Std Wall 1hr/57 Fire/Acoustic Rating
Scale: 1" = 1'-0"



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



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

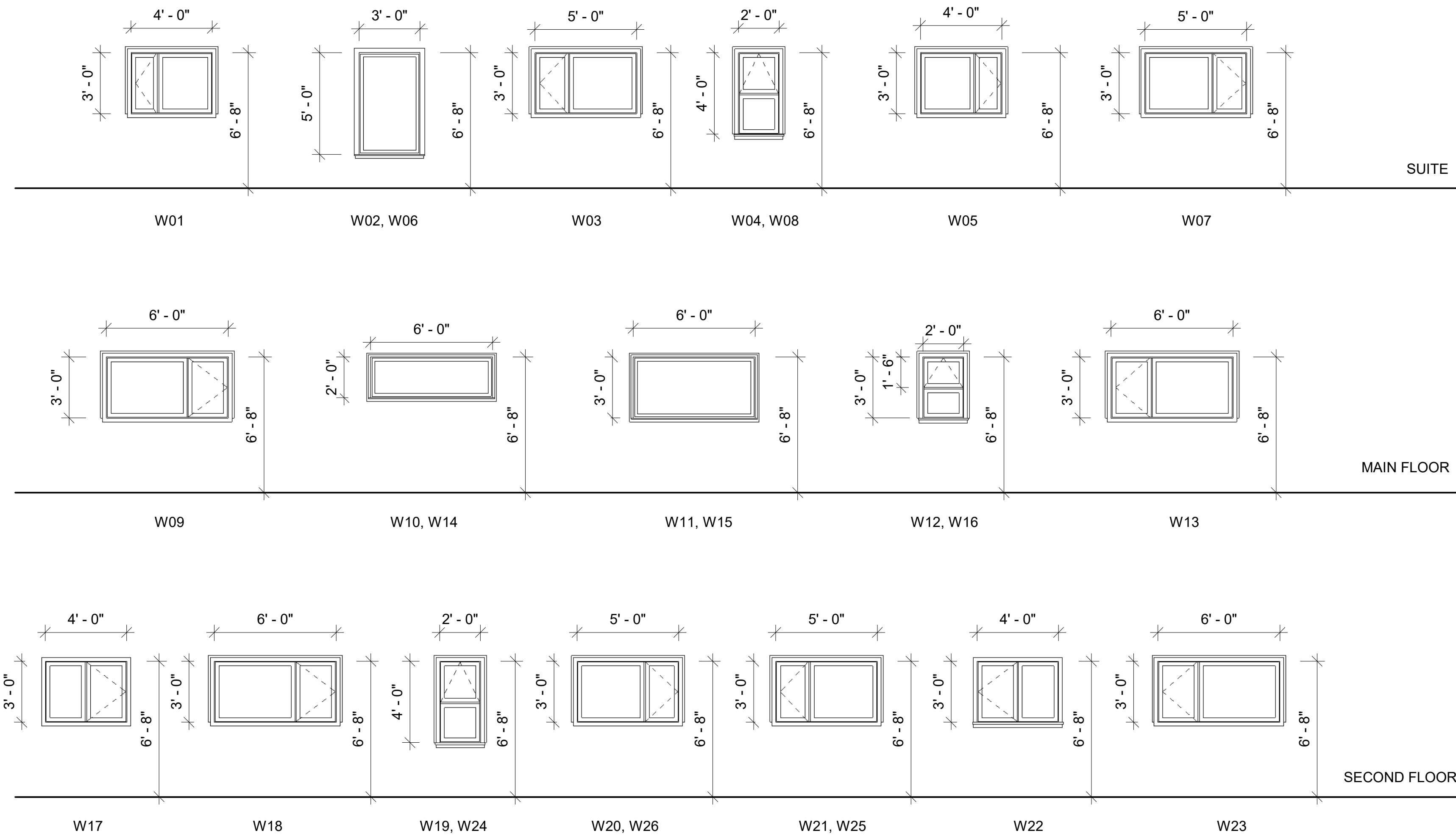


4 ICF/Framed Wall Transition
Scale: 1 1/2" = 1'-0"

Project	THC Duplex Lot 3
Drawn By	B.F
Sheet Size	24X36
Date	08-11-2022
Revisions:	
Pricing	04-08-2022
Tender	05-17-2022
For:	PERMIT
Sheet Title:	
DETAILS	CONSTRUCTION DETAILS
Scale	As Noted
Sheet Number:	

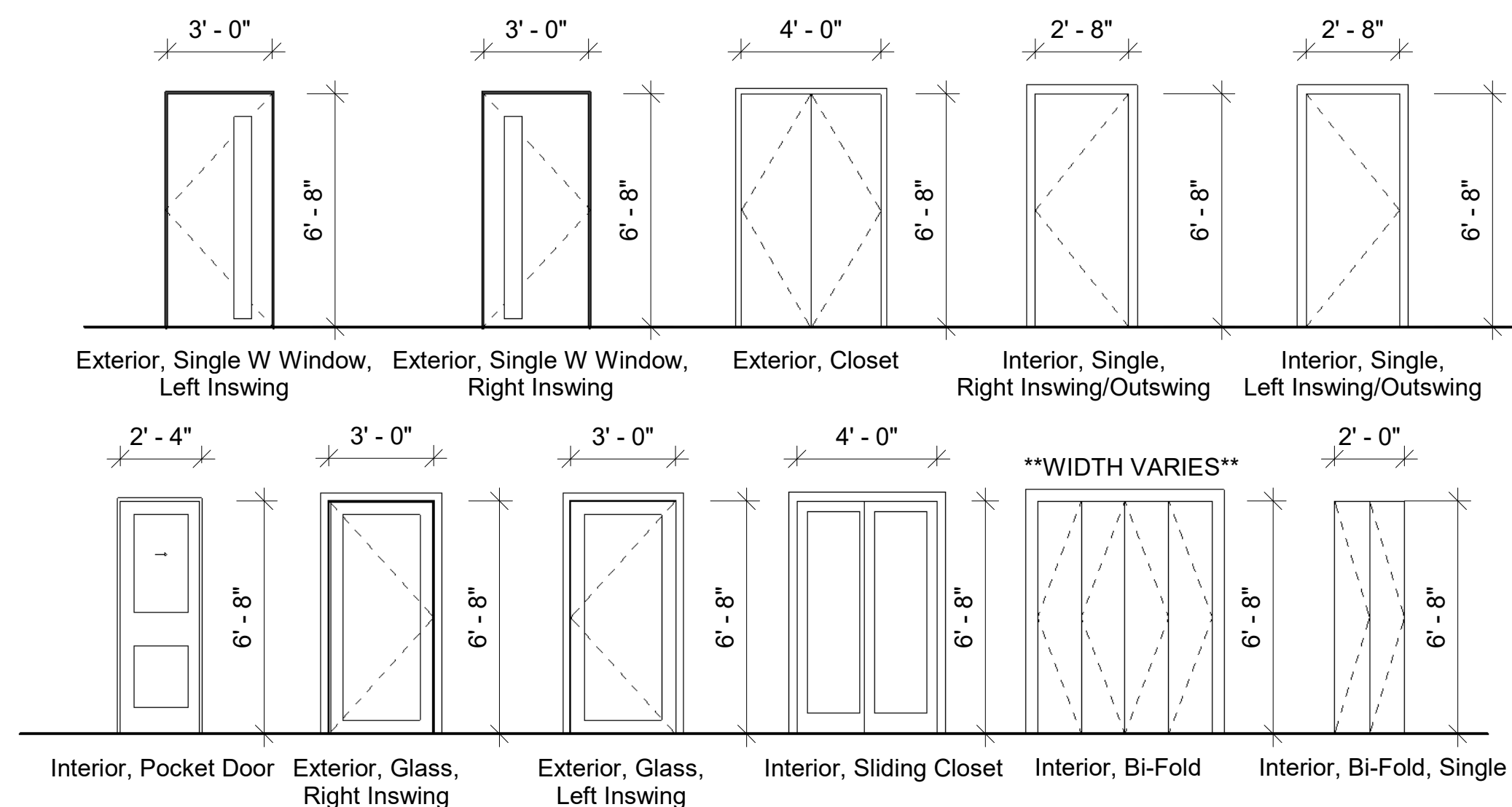
WINDOW VIEWED FROM THE EXTERIOR

Window Schedule						
Mark	Width	Height	Sill Height	Head Height	Description	Comments
W01	4' - 0"	3' - 0"	3' - 8"	6' - 8"	Casement, Double One Third, Right Opens	
W02	3' - 0"	5' - 0"	1' - 8"	6' - 8"	Fixed	
W03	5' - 0"	3' - 0"	3' - 8"	6' - 8"	Casement, Double One Third, Right Opens	
W04	2' - 0"	4' - 0"	2' - 8"	6' - 8"	24" Awning, Bottom Fixed	
W05	4' - 0"	3' - 0"	3' - 8"	6' - 8"	Casement, Double One Third, Left Opens	
W06	3' - 0"	5' - 0"	1' - 8"	6' - 8"	Fixed	
W07	5' - 0"	3' - 0"	3' - 8"	6' - 8"	Casement, Double One Third, Left Opens	
W08	2' - 0"	4' - 0"	2' - 8"	6' - 8"	24" Awning, Bottom Fixed	
W09	6' - 0"	3' - 0"	3' - 8"	6' - 8"	Casement, Double One Third, Left Opens	
W10	6' - 0"	2' - 0"	4' - 8"	6' - 8"	Fixed	
W11	6' - 0"	3' - 0"	3' - 8"	6' - 8"	Fixed	
W12	2' - 0"	3' - 0"	3' - 8"	6' - 8"	18" Awning, Bottom Fixed	
W13	6' - 0"	3' - 0"	3' - 8"	6' - 8"	Casement, Double One Third, Right Opens	
W14	6' - 0"	2' - 0"	4' - 8"	6' - 8"	Fixed	
W15	6' - 0"	3' - 0"	3' - 8"	6' - 8"	Fixed	
W16	2' - 0"	3' - 0"	3' - 8"	6' - 8"	18" Awning, Bottom Fixed	
W17	4' - 0"	3' - 0"	3' - 8"	6' - 8"	Casement, Double Left Opens	
W18	6' - 0"	3' - 0"	3' - 8"	6' - 8"	Casement, Double One Third, Left Opens	
W19	2' - 0"	4' - 0"	2' - 8"	6' - 8"	24" Awning, Bottom Fixed	
W20	5' - 0"	3' - 0"	3' - 8"	6' - 8"	Casement, Double One Third, Left Opens	
W21	5' - 0"	3' - 0"	3' - 8"	6' - 8"	Casement, Double One Third, Right Opens	
W22	4' - 0"	3' - 0"	3' - 8"	6' - 8"	Casement, Double Right Opens	
W23	6' - 0"	3' - 0"	3' - 8"	6' - 8"	Casement, Double One Third, Right Opens	
W24	2' - 0"	4' - 0"	2' - 8"	6' - 8"	24" Awning, Bottom Fixed	
W25	5' - 0"	3' - 0"	3' - 8"	6' - 8"	Casement, Double One Third, Right Opens	
W26	5' - 0"	3' - 0"	3' - 8"	6' - 8"	Casement, Double One Third, Left Opens	



WHITE INTERIOR & BLACK EXTERIOR

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	Trimlite Interior Solidcore door Prehung, pre-primed frame Single panel, shaker style MDF pre-primed
RE: Door schedule for locations and sizes Painted P-3					
D-2		Doors	Fiberglass	Exterior Entrance	Trimlite DRS3F3 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	Trimlite DRS10 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****

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

Project: THC Duplex Lot 3

Drawn By: B.F.

Sheet Size: 24X36

Date: 08-11-2022

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

For: PERMIT

Sheet Title:

SCHEDULES
- WINDOW
- DOOR

Scale: As Noted

Sheet Number:

A 6.01



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

Project	THC Duplex Lot 3
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