

TONQUIN CABIN
FOR: REVIEW
 320 TONQUIN PARK
 TOFINO, BC V0R 2Z0
 APRIL 23RD 2020

BUILDING AND CODE INFORMATION:

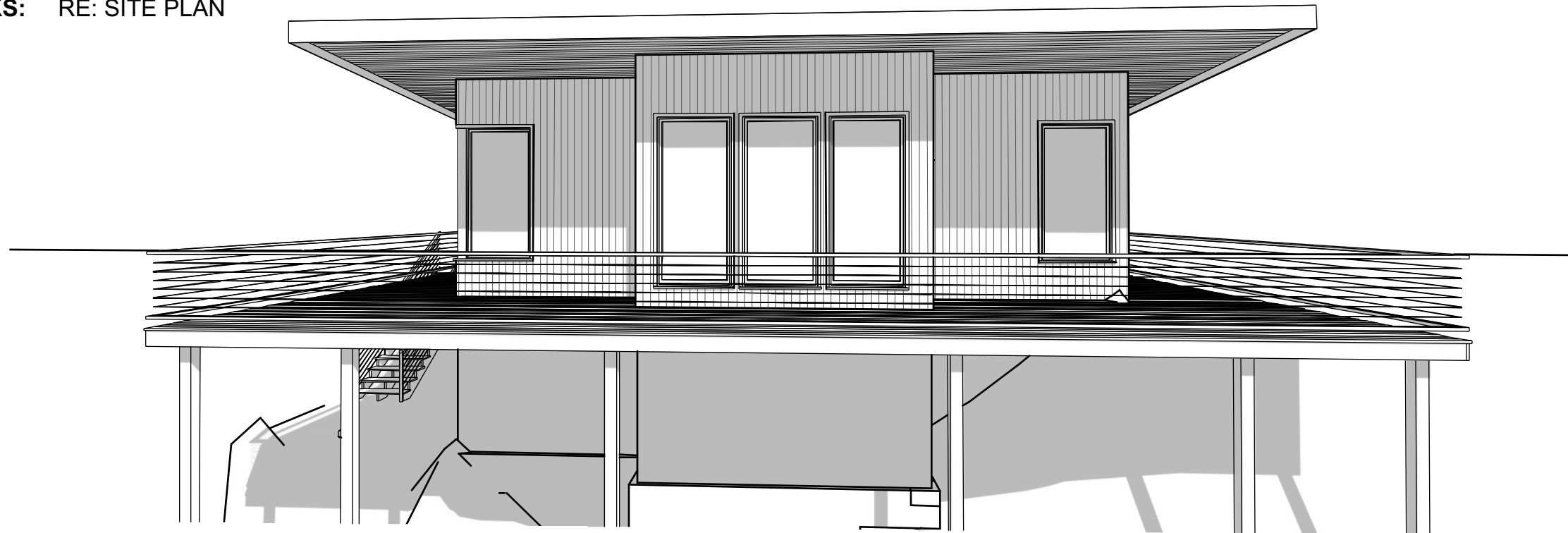
CIVIC ADDRESS: 320 TONQUIN PARK ROAD
 LEGAL DESCRIPTION: BLOCK A (DD3053781), DISTRICT LOT 114,
 CLAYOQUOT DISTRICT, PLAN 1615, EXCEPT IN PART
 IN PLAN 32302 AND PARCEL NO.1 (DD H1296) THEREOF
 ZONING: A-2

PRINCIPLE BUILDING:	PERMITTED:	PROPOSED
LOT AREA:	-	5.4ha (581,251.2 SF)
FLOOR AREA COVERAGE:	-	65.1m ²
GROSS FLOOR AREA:	-	-
LOT COVERAGE:	-	725 SF
FLOOR AREA RATIO:	-	-
MAXIMUM BUILDING HEIGHT	-	12' - 8 3/4"

INDEX:

T 1.--	TITLE PAGES
T1.01	TITLE PAGE
T1.02	GENERAL NOTES
A 1.--	PLANS
A1.01	FOUNDATION
A1.02	MAIN LEVEL
A 2.--	ELEVATION, SECTIONS
A2.01	EXTERIOR ELEVATIONS
A2.02	SECTION
A 5.--	DETAILS/SCHEDULES
A9.--	PERSPECTIVES

SETBACKS: RE: SITE PLAN



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DRAWN:	JPF
SHEET SIZE:	11X17
DATE:	04-23-2020
REVISIONS:	
FOR:	REVIEW
SHEET TITLE:	TITLE PAGE
SCALE:	AS NOTED
SHEET NUMBER:	T 1.01

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 PREFORMED 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.



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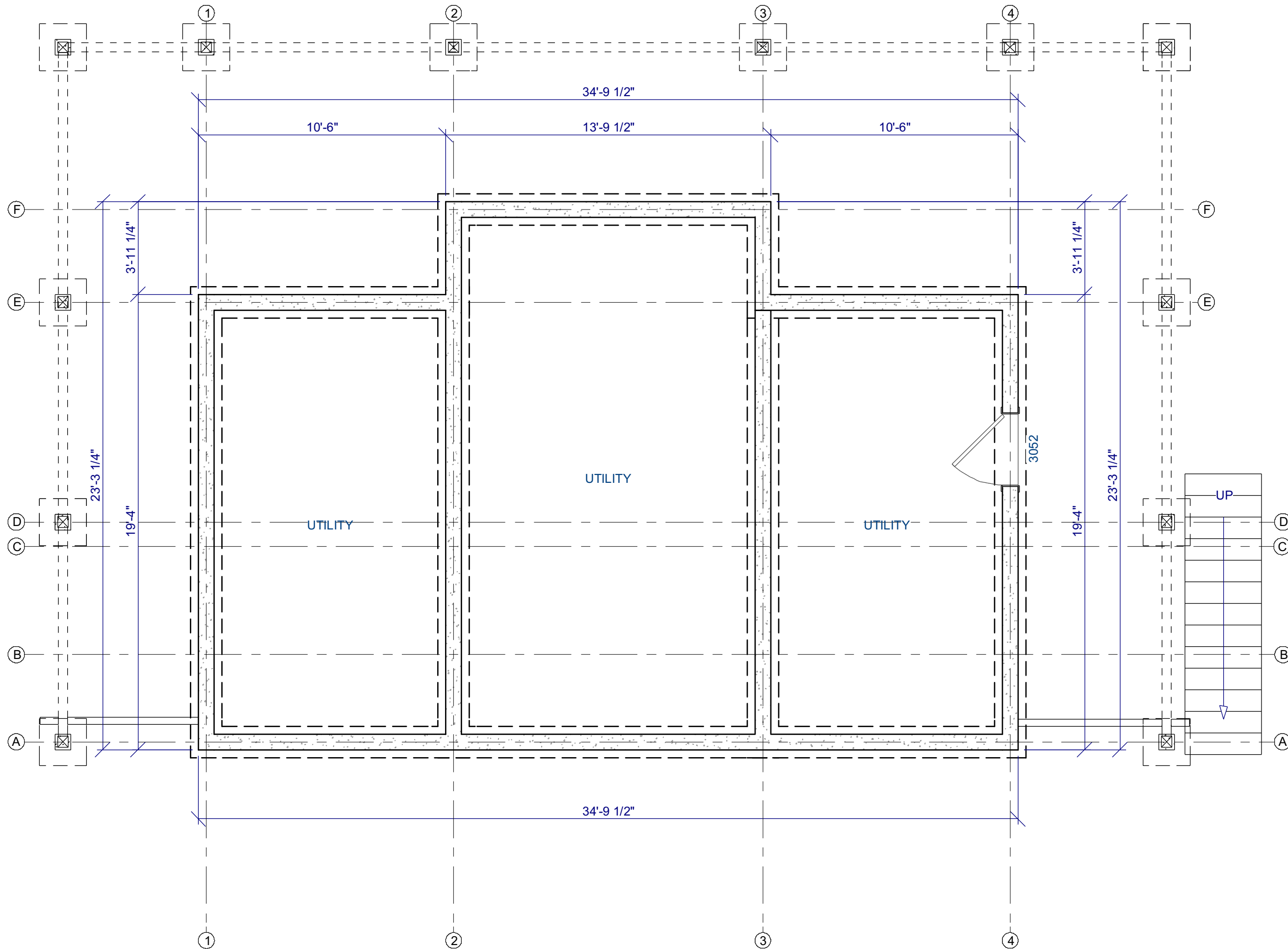
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GENERAL NOTES

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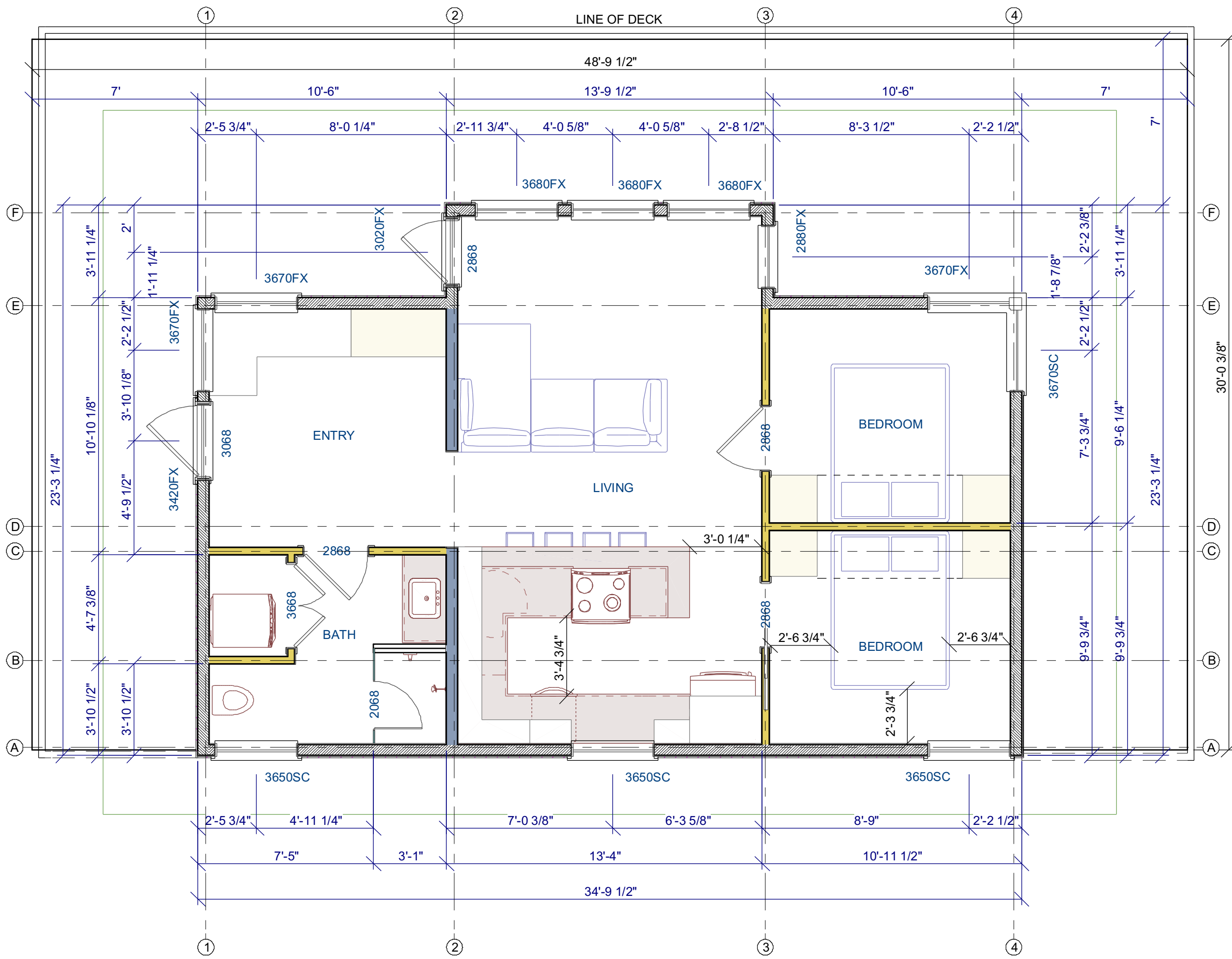
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SHEET TITLE:	FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
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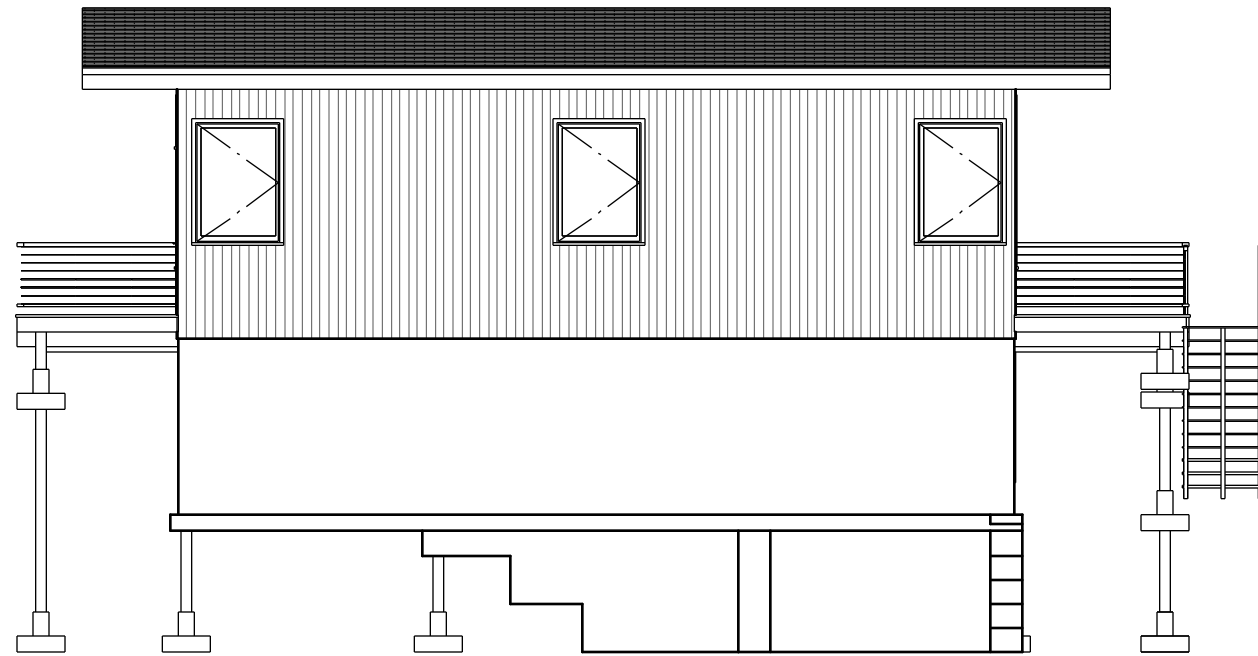
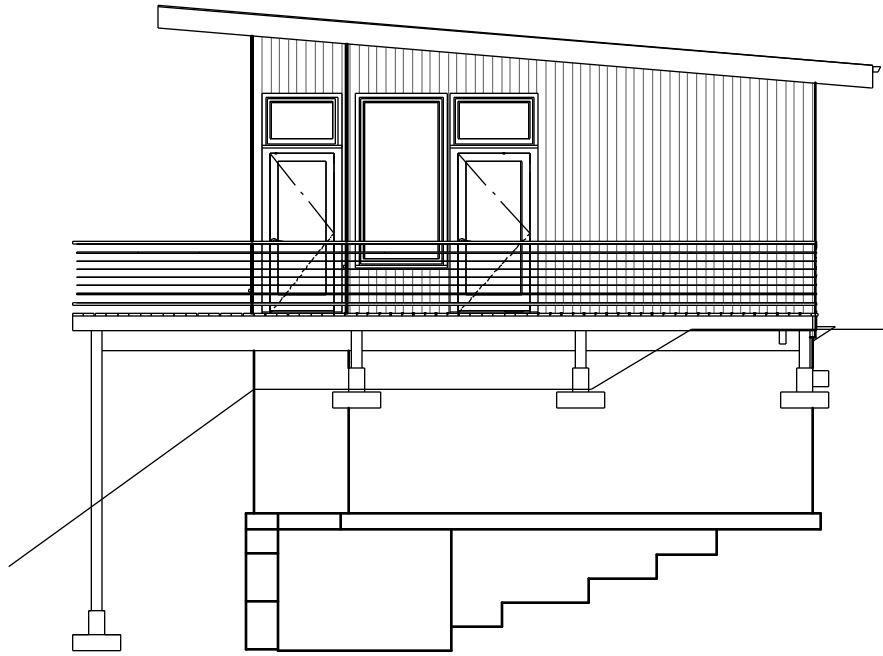
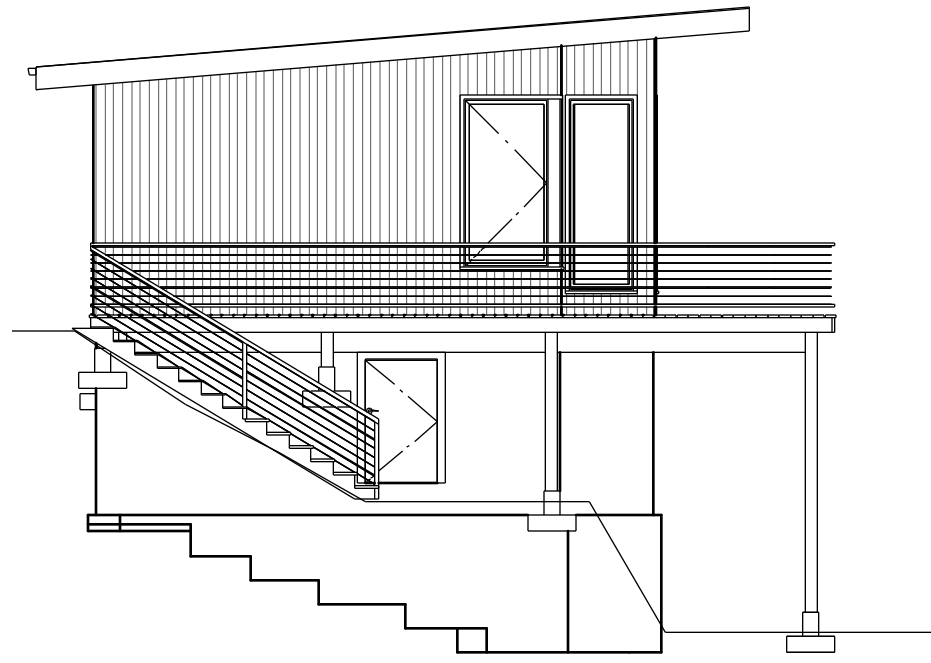
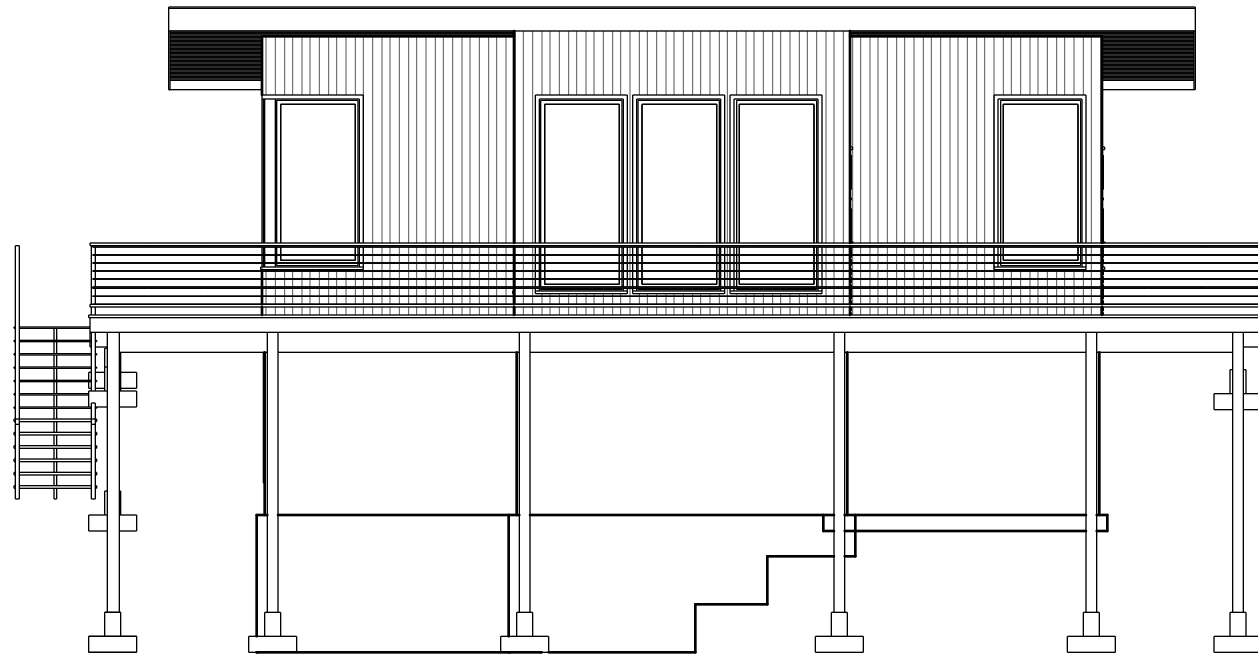
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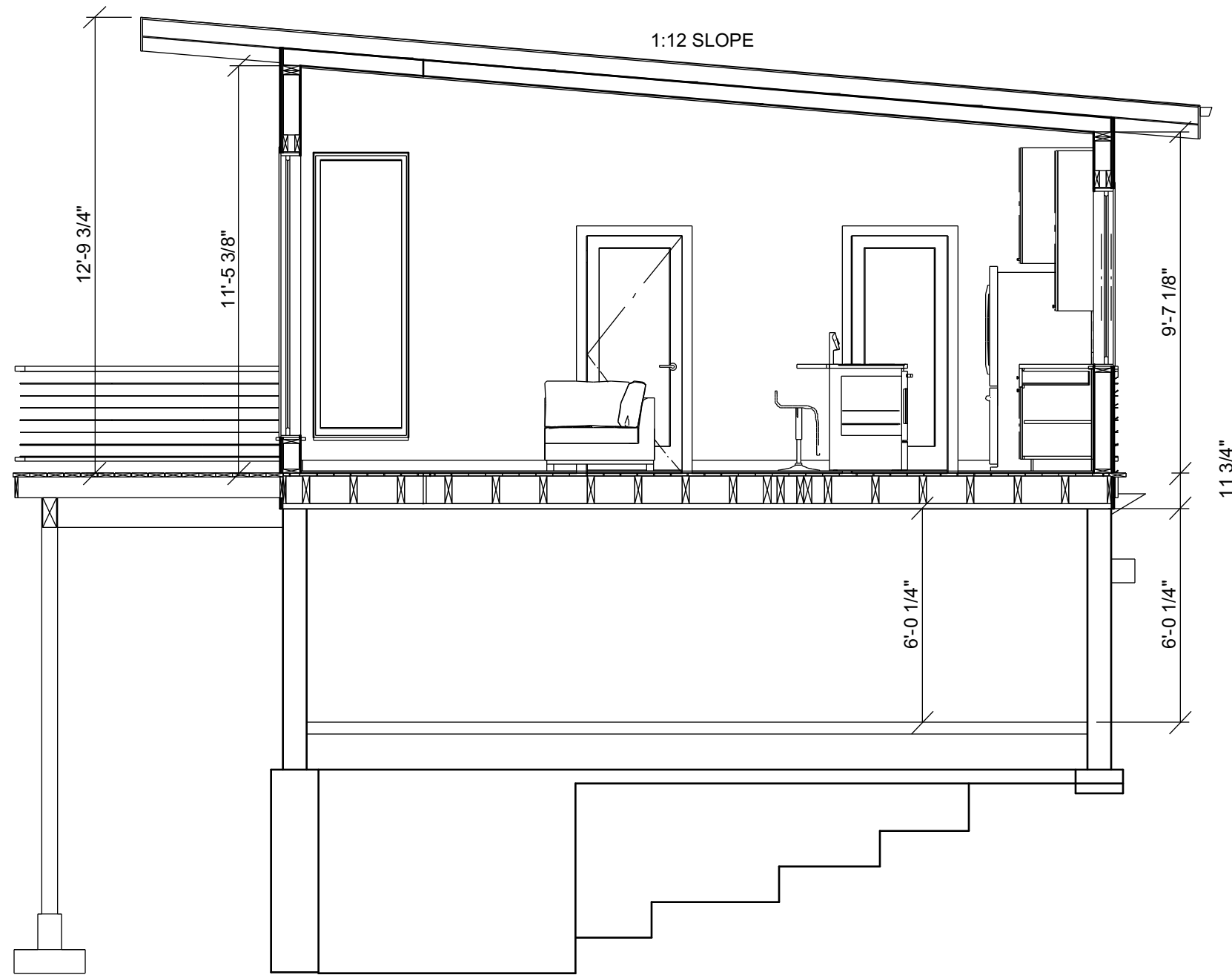
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EXTERIOR ELEVATIONS

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EXTERIOR ELEVATIONS
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