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NO.	DESCRIPTION	BY	DATE
REV 001	DRAFT PLAN	DJT	NOV 22 2023
REV 002	DRAFT PLAN	DJT	NOV 27 2023
REV 003	DRAFT PLAN	DJT	DEC 06 2023
REV 003	FINAL PLAN	DJT	MAY 09 2024

SHEET TITLE:
STREET VIEW

PROJECT DESCRIPTION:
**PORT MCNEILL HARBOUR
RESTROOMS & SHOWER
FACILITIES**

DRAWINGS PROVIDED BY:
**NU TREND DESIGN
DAVID TAUBER
604 344 0009**

DATE:

26/06/2024

SCALE:

SHEET:

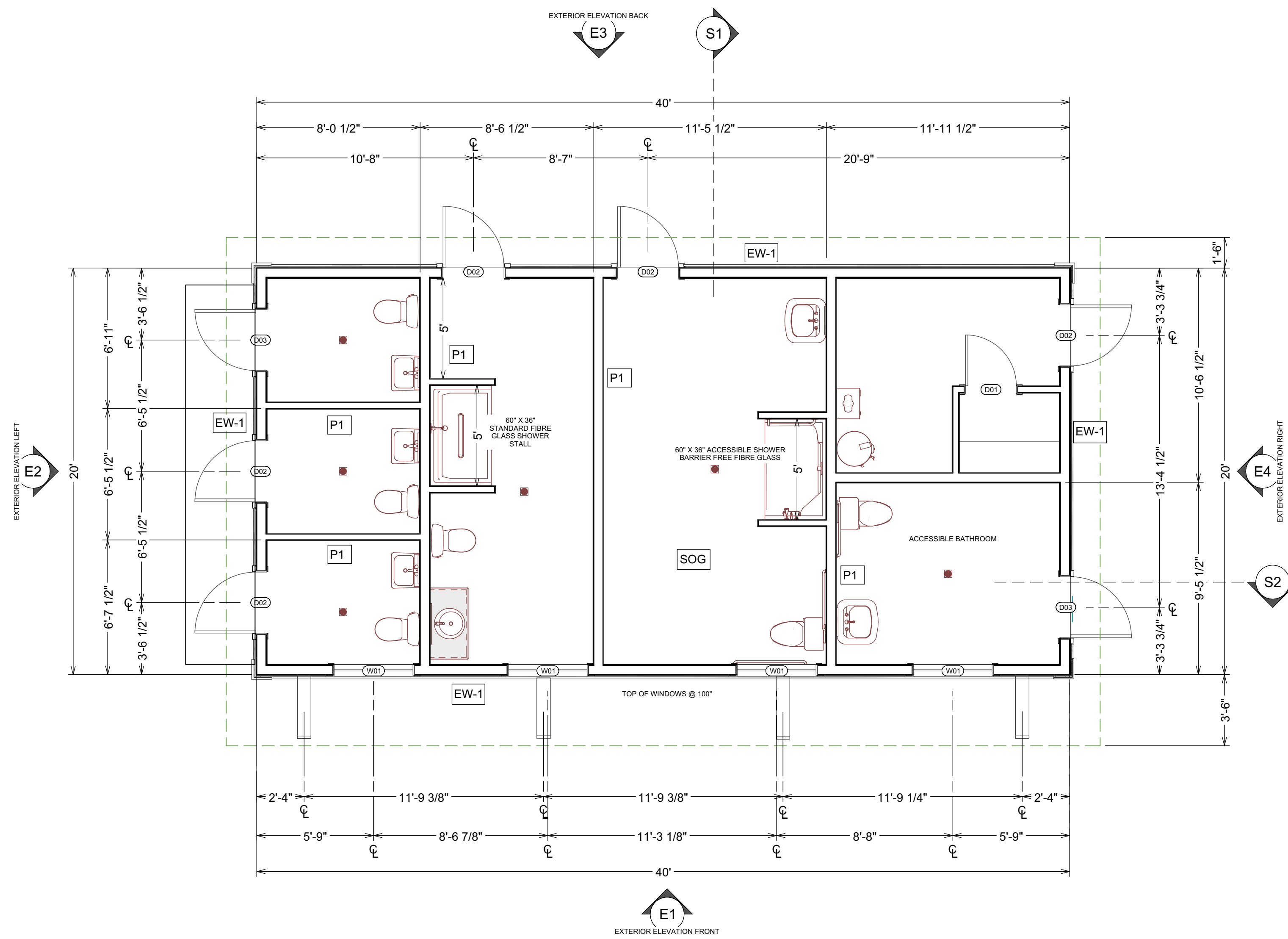
A-1

GENERAL NOTES:

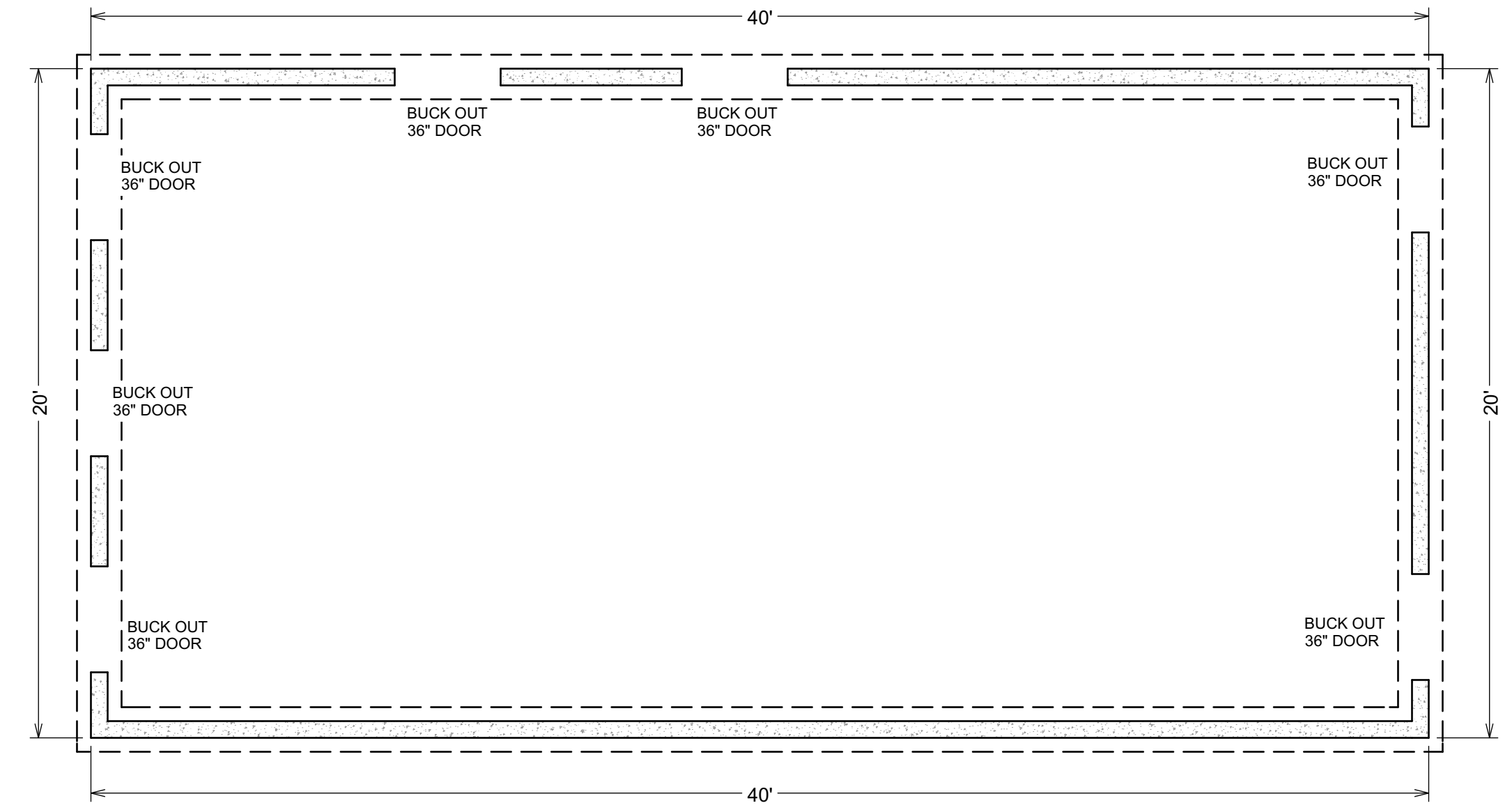
1. IT IS THE RESPONSIBILITY OF THE CLIENT AND/OR THEIR BUILDER AGENT TO CHECK ALL LOCAL BYLAWS AND CODE REQUIREMENTS, SITE AND SOIL CONDITIONS AND ENSURE THEY ARE MET.
2. ALL LOCAL BYLAW AND CODE REQUIREMENTS MUST BE MET, AND ANY SPECIFICATIONS NOTED IN THESE DRAWINGS MUST BE ALTERED BY THE CLIENT AND/ OR THEIR AGENT BUILDER TO MEET THOSE CODES IF AND WHEN NECESSARY.
3. IF SOIL CONDITIONS WARRANT, CONCRETE FOUNDATION AND FOOTING SIZING AND SPECIFICATIONS MUST BE CALCULATED BY A LOCAL ENGINEER OR ENGINEERS REGISTERED IN THAT DISCIPLINE.
4. CONCRETE FOOTINGS DEPTHS AND SIZES MUST MEET LOCAL CLIMATE, CODE AND LOCAL BYLAW REQUIREMENTS PERTAINING TO FOUNDATION MATERIALS MUST BE MET.
5. PROFESSIONALS AND ENGINEERS MAY BE REQUIRED TO COMPLETE THESE TASKS INCLUDE:
 -STRUCTURAL ENGINEER FOR WALL HEIGHT CONSTRUCTION OVER 2.43M IN HEIGHT
 -STRUCTURAL ENGINEER FOR FOUNDATION DESIGN AND SPECIFICATIONS,
 -GEOTECHNICAL ENGINEER FOR SOIL TESTING AND SPECIFICATIONS
 -LOCAL ARCHITECT REGISTERED FOR RESIDENTIAL CALCULATIONS IF REQUIRED.
 IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO SEEK ADVICE FROM LOCAL BUILDING AUTHORITIES. ANY ENGINEERING COSTS SHALL BECOME THE SOLE RESPONSIBILITY OF THE OWNER.
6. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THESE CONSTRUCTION DRAWINGS ARE FREE OF ERRORS.

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR THE CONTRACTORS AGENTS TO CHECK AND VERIFY ALL DIMENSIONS AND MATERIALS SIZES AND DEFINITIONS LISTED ON THESE DRAWINGS. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER MANUALLY SCALED DIMENSIONS. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND APPLYING PROPER BEST BUILDING PRACTICES.
8. THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES IN ANY FORM BY ANY PARTY WHATSOEVER.
9. THERE ARE NO PRODUCT ENDORSEMENTS IMPLIED FOR ANY OF THE MATERIALS LISTED ON THESE DRAWINGS.
10. PROPER INSTALLATION OF CONSTRUCTION ASSEMBLIES INCLUDING NAILING, GLUING, CAULKING, INSULATING, WEATHERPROOFING, SIDING, FLASHING, ROOFING, WINDOWS, DOORS AND MANY OTHER SMALL ITEMS AND DETAILS ARE NOT NECESSARILY IDENTIFIED OR NOTED ON THE PLANS. THE DESIGNER HAS NO CONTROL OR RESPONSIBILITY OVER THESE ITEMS.
11. THE PURCHASER OF THIS SET OF PLANS SHALL BE RESPONSIBLE FOR THE CORRECT SITTING OF THE BUILDING ON THE PROPERTY, AND A SURE THAT A CERTIFIED SURVEYOR HAS SITED THE RESIDENCE IN A ACCORDANCE TO REQUIRED ZONING BYLAWS FOR THE APPLICABLE PROPERTY.
12. ALL PLANS AND ILLUSTRATIONS CONTAINED IN THE PUBLICATION ARE THE EXCLUSIVE PROPERTY OF NU TREND DESIGN AND REPRODUCTION IN WHOLE OR IN PART IS STRICTLY PROHIBITED BY LAW UNLESS AUTHORIZED BY NTD.

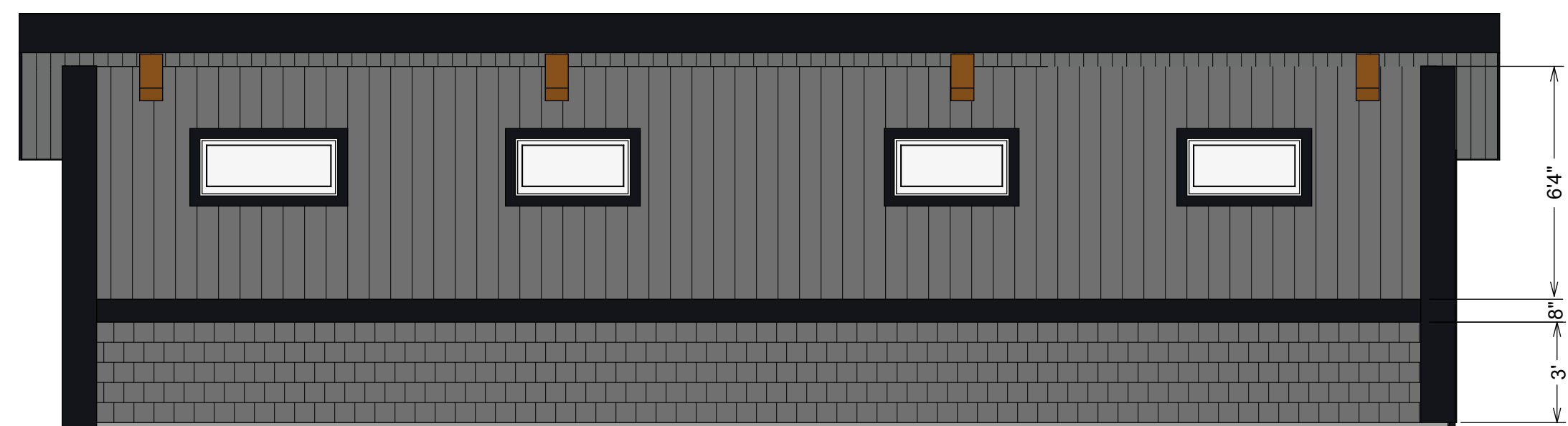
FLOOR PLAN



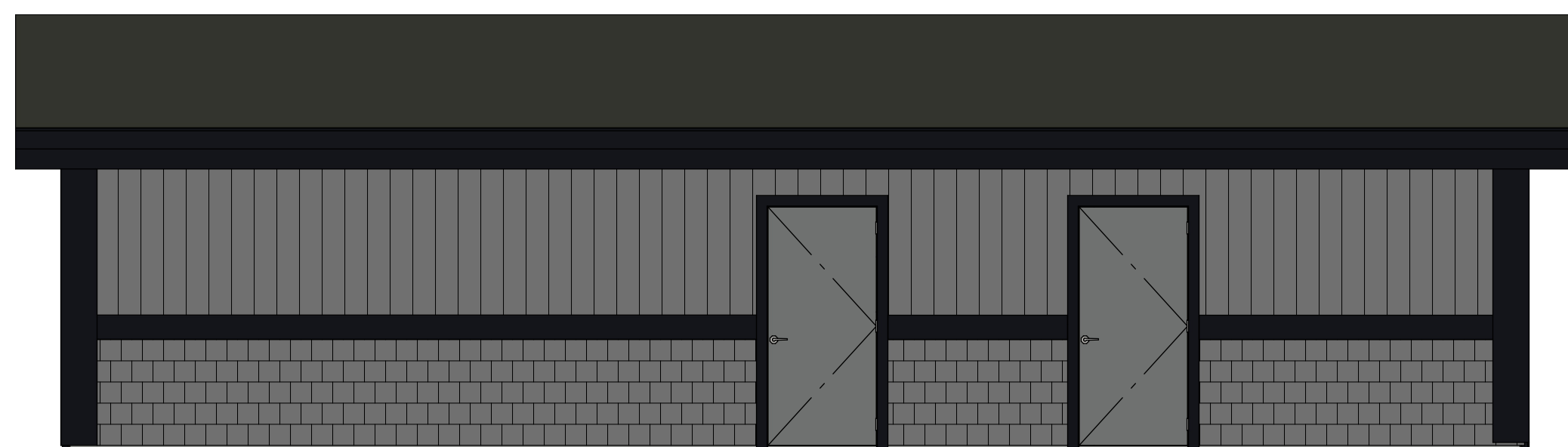
FOUNDATION PLAN



E1



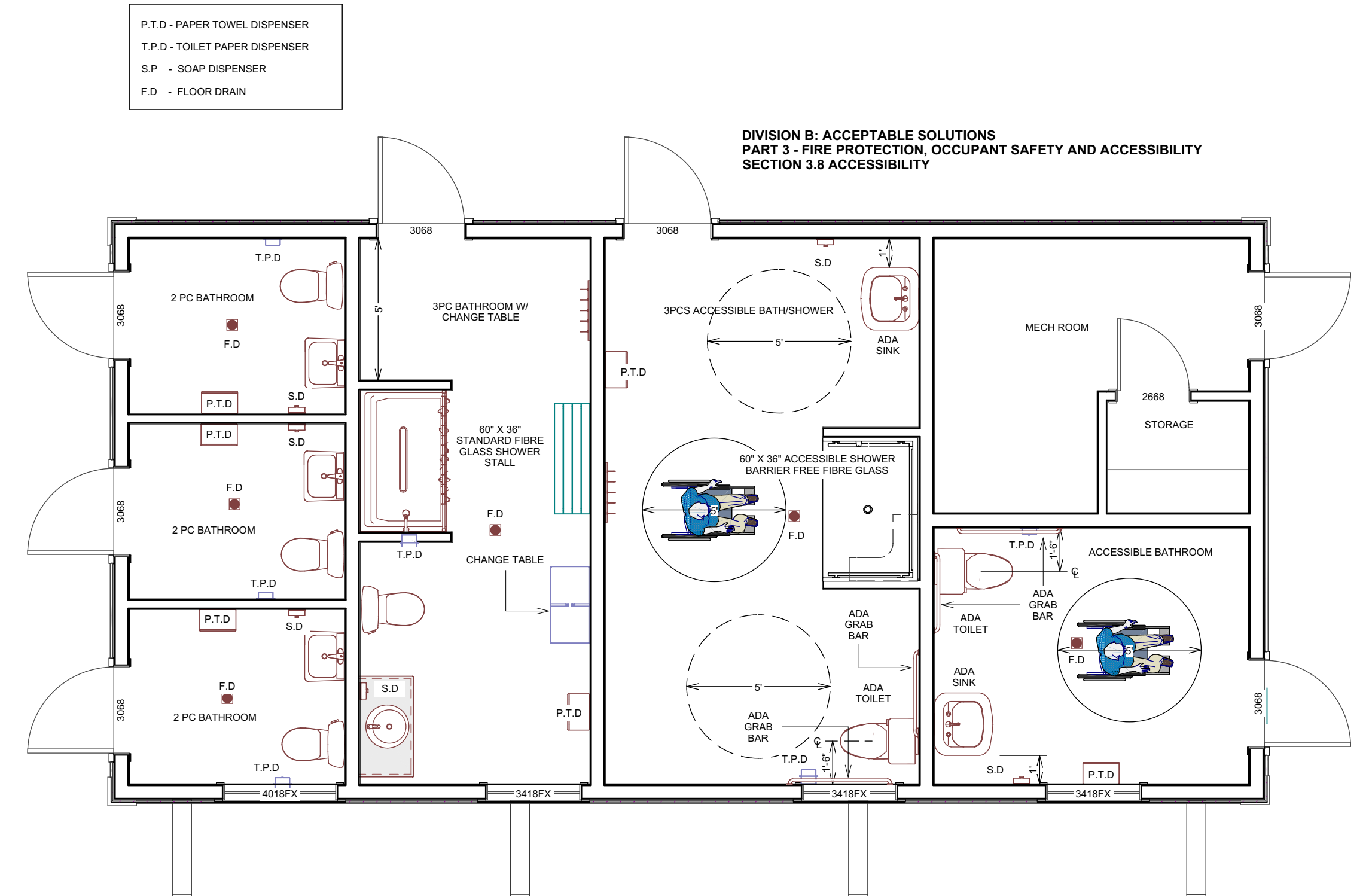
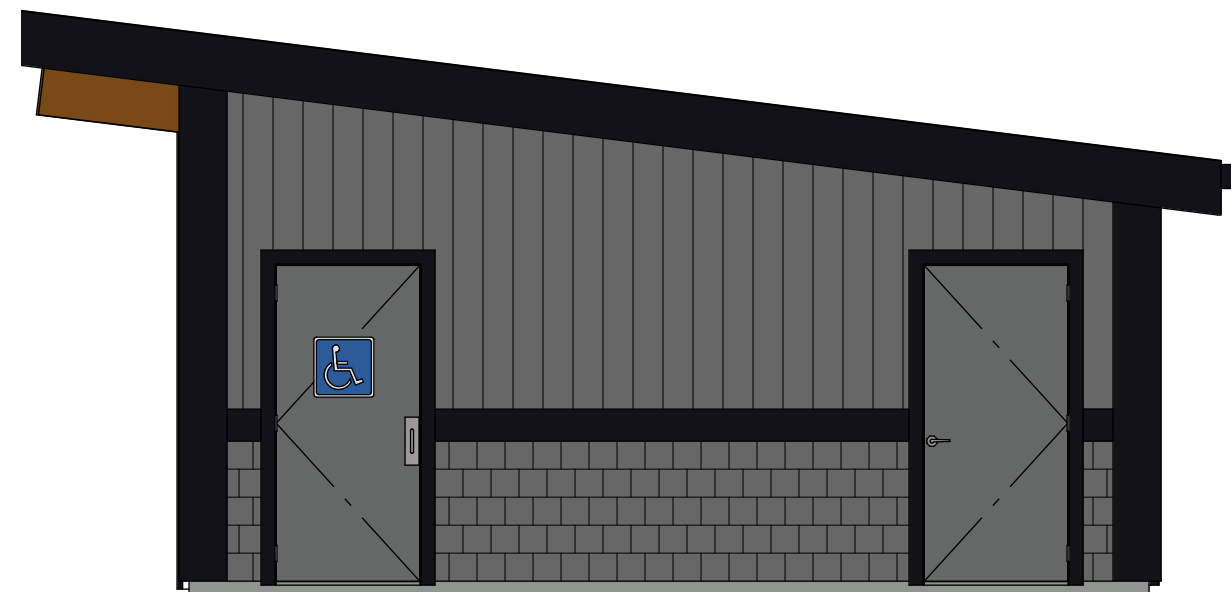
E3



E2



E4



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SHEET TITLE:
LAYOUTS
ELEVATIONS

PROJECT DESCRIPTION:
PORT MCNEILL HARBOUR
RESTROOMS & SHOWER
FACILITIES

DRAWINGS PROVIDED BY:
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DAVID TAUBER
604 344 0009

DATE:

26/06/2024

SCALE:

1/4" = 1'

SHEET:

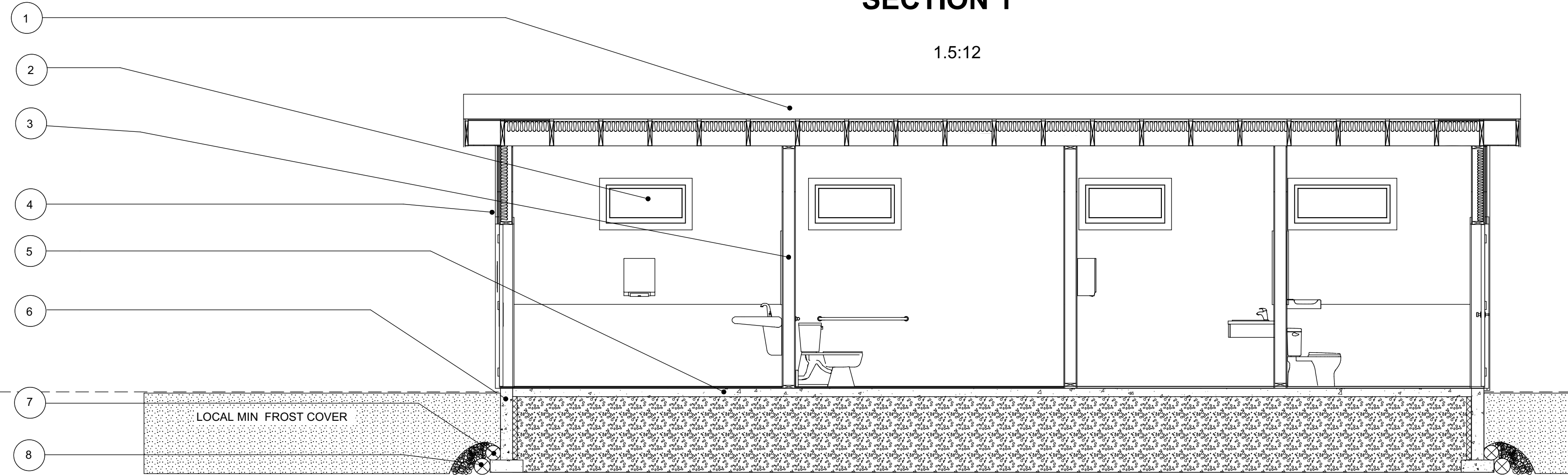
A-2

- 1 ROOFING CONSTRUCTION**
ROOF VENTILATION AS PER BC.B.C
TORCH ON
LASTO BOND PRO MEMBRANE PEEL&STICK
5/8" TIG SHEATHING RING NAILED
11 7/8" TJI 230 RAFTER AS PER ENGINEERED DRAWING
4" (SPF) SPRAY POLYURETHANE FOAM @ R-7 PER INCH = R-28
DELPRO 1238 SMOOTH INTERLOCKING PVC PANEL
OVERHANG AS PER PLAN
6" SEAMLESS GUTTERS W/ DOWN SPOUTS
SOFFIT ALUMINUM VENTED WOOD TYPE FINISH
FAUX BEAM FIR MECH ATTACHED GRK FASTENERS
- 2 EXT WINDOW & DOORS**
ALUMINUM FRAMED WINDOW (OBSCURE)
CW LINER & 3" CASING
HOLLOW INSULATED METAL SLAB DOOR (PAINTED)
PRESSED STEEL FRAME (PAINTED)
WEATHER STRIPPING, THRESHOLD
DOOR CLOSER
LOCKSET PROGRAMMABLE KEY PAD
- 3 INTERIOR WALL CONSTRUCTION**
DELPRO 1238 SMOOTH INTERLOCKING PVC PANEL
1/2" TREATED PLYWOOD
2X6 OR 2X4 WOOD STUDS 1 & 2 S.P.F @ 16" O.C.
ROCK WOOL BATT SAFE & SOUND
1/2" TREATED PLYWOOD
DELPRO 1238 SMOOTH INTERLOCKING PVC PANEL
- 4 EXTERIOR WALL CONSTRUCTION**
FACTORY COLOR-COATED FIBER-CEMENT SIDING
HORIZONTAL HARDI-BOARD SIDING FROM 44" TO SOFFIT
8" BELLY BOARD @ 36"
3/8" H SHAKE HARDI-BOARD
1 X 4 P.T VERTICAL STRAPPING, 75" DRAINAGE CAVITY
CONTINUOUS AIR BARRIER HOUSE WRAP
SEE ENGINEERED DRAWINGS CW TREATED BOTTOM PLATE, 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
SPF 3" 2LB SPRAY FOAM R-7 PER INCH R-21
DELPRO 1238 SMOOTH INTERLOCKING PVC PANEL
- 5 CONCRETE FLOOR CONSTRUCTION**
EPOXY FINISH CW NON SLIP SURFACE (COLOUR T.B.D) SEAL AT FLOOR AND 1" UP WALL
4" CONCRETE FLOOR SLAB @ 35Mpa, T.B 1" BELOW TOP OF FOUNDATION WALL
10M @20" EACH WAY MID DEPTH
PLOY SEALED AT WALLS AND ALL PENETRATIONS
6 MIL LIV VP OVERLAP JOINTS MIN 12" SEALED AND AT WALLS
4" OF DRAINAGE GRAVEL
SAND COMPACTED IN 6 INCH LIFTS
R-12 RIDGE STYROFOAM ON BELOW GRD. CONC. WALLS
- 6 FOUNDATION CONSTRUCTION**
DAMP PROOFING OR SUPERSEAL DIMPLEX OR RESISTO FEEL& STICK
TREATED SILL PLATE CW ANCHOR BOLTS SIZED & SPACED AS PER B.C.B.C
8" W x 2" H MIN CONC. FOUNDATION WALL @ MIN 25Mpa
HORIZ 15M @ 20" O.C
VERTS 15M @ 20" O.C INSIDE FACE
16" X 8" STRIP FOOTING @ MIN 25Mpa
2-ROWS 15M EQ.SP
FOUNDATION T.B STEPS AS PER BC.BC
LOCATION OF STEPS T.B.D BY BUILDER AT TIME OF EXCAVATION
- 7 RAIN LEADER DRAINAGE SYSTEM**
4" ALUMINUM DOWN SPOUTS
DOWN SPOUT SPLASH PAN IF ALLOWED OR
4" PVC SOLID PIPING CW CLEAN-OUTS
CONNECTED TO STORM WATER SYSTEM OR
ROCK PIT IF REQUIRED
- 8 PERIMETER DRAINAGE SYSTEM**
IF REQUIRED:
GEO TECK CLOTH OR EQUIVALENT
8" DEEP OF WASHED GRAVEL
4" PVC PERFORATED PERIMETER PIPE
CONNECTED TO STORM WATER SYSTEM OR ROCK PIT

NOTE: MECH ROOM WALL T.B 1/2" STANDARD PLYWOOD

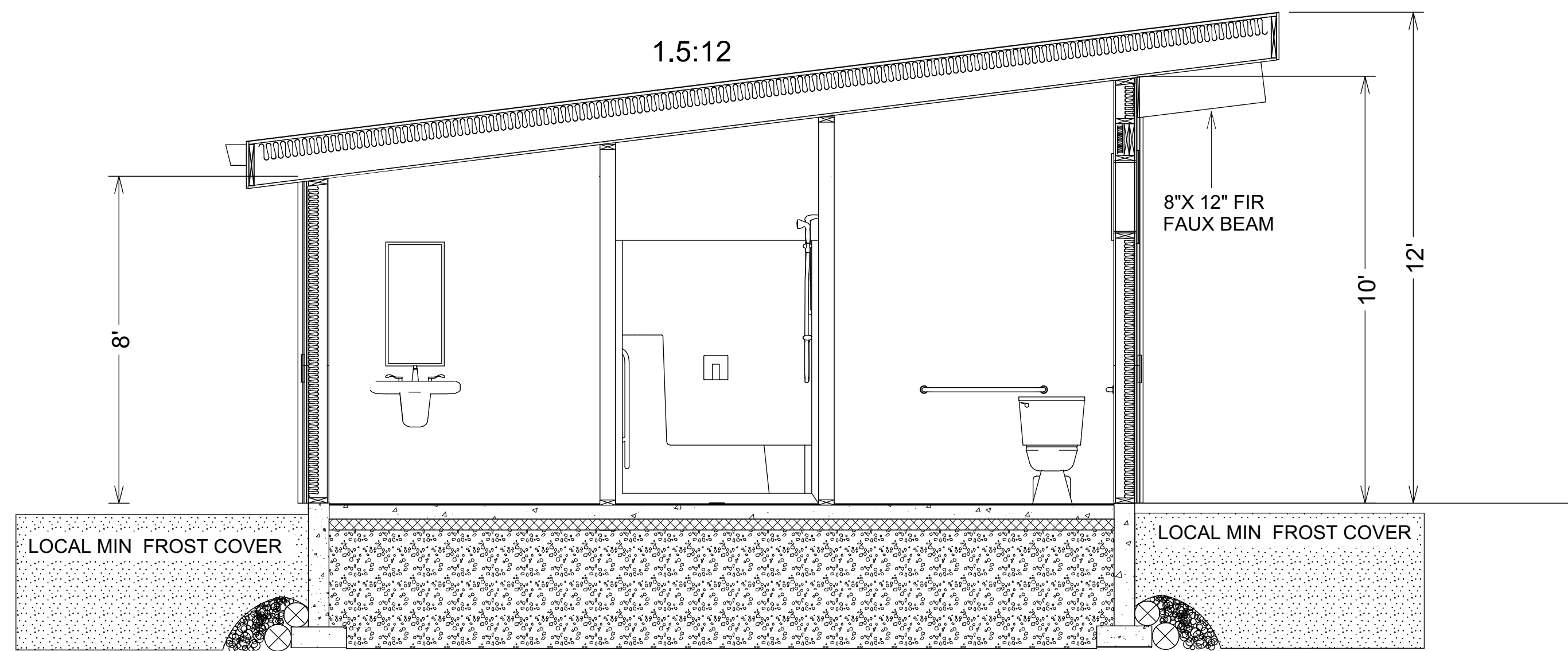
SECTION 1

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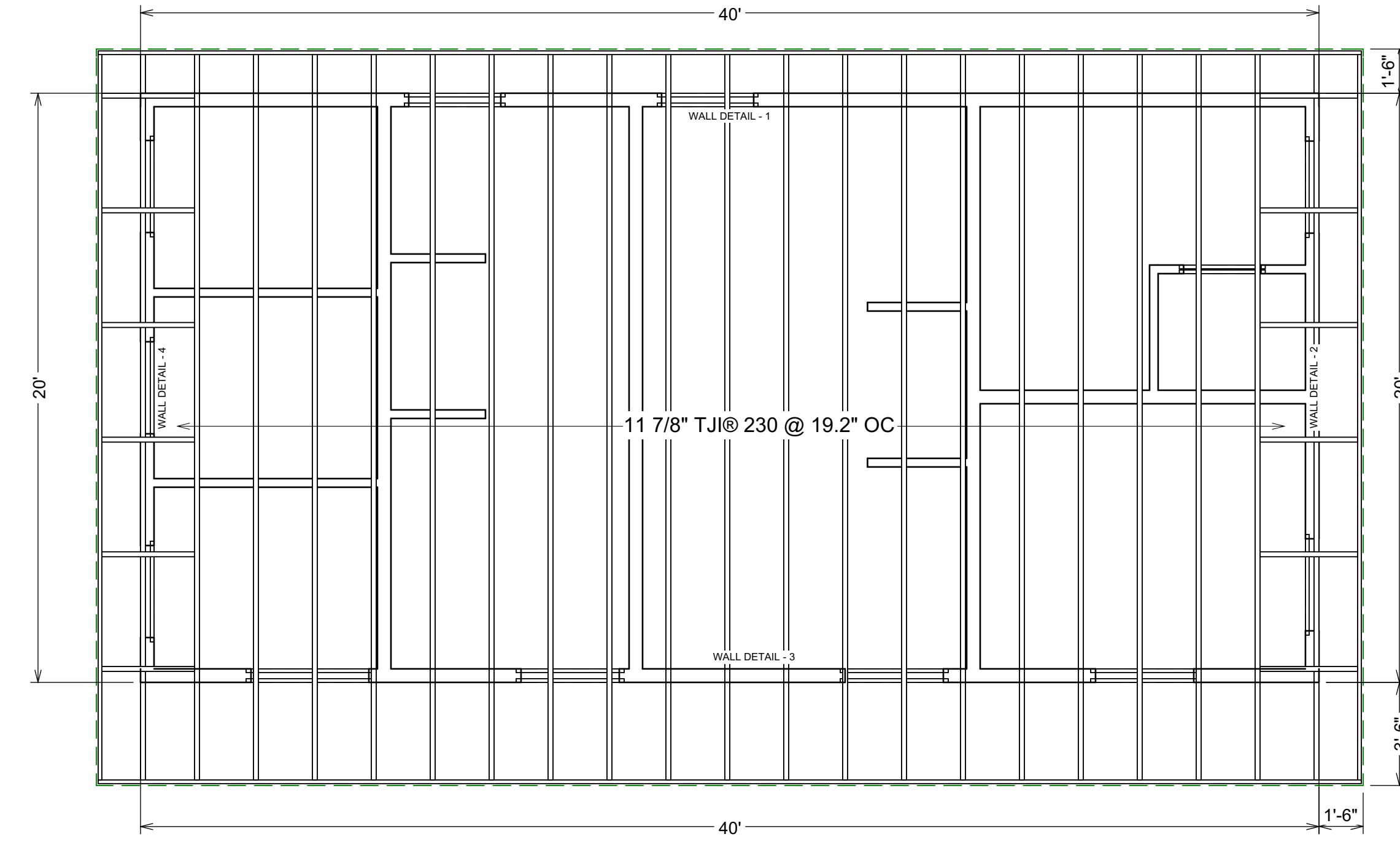


SECTION 2

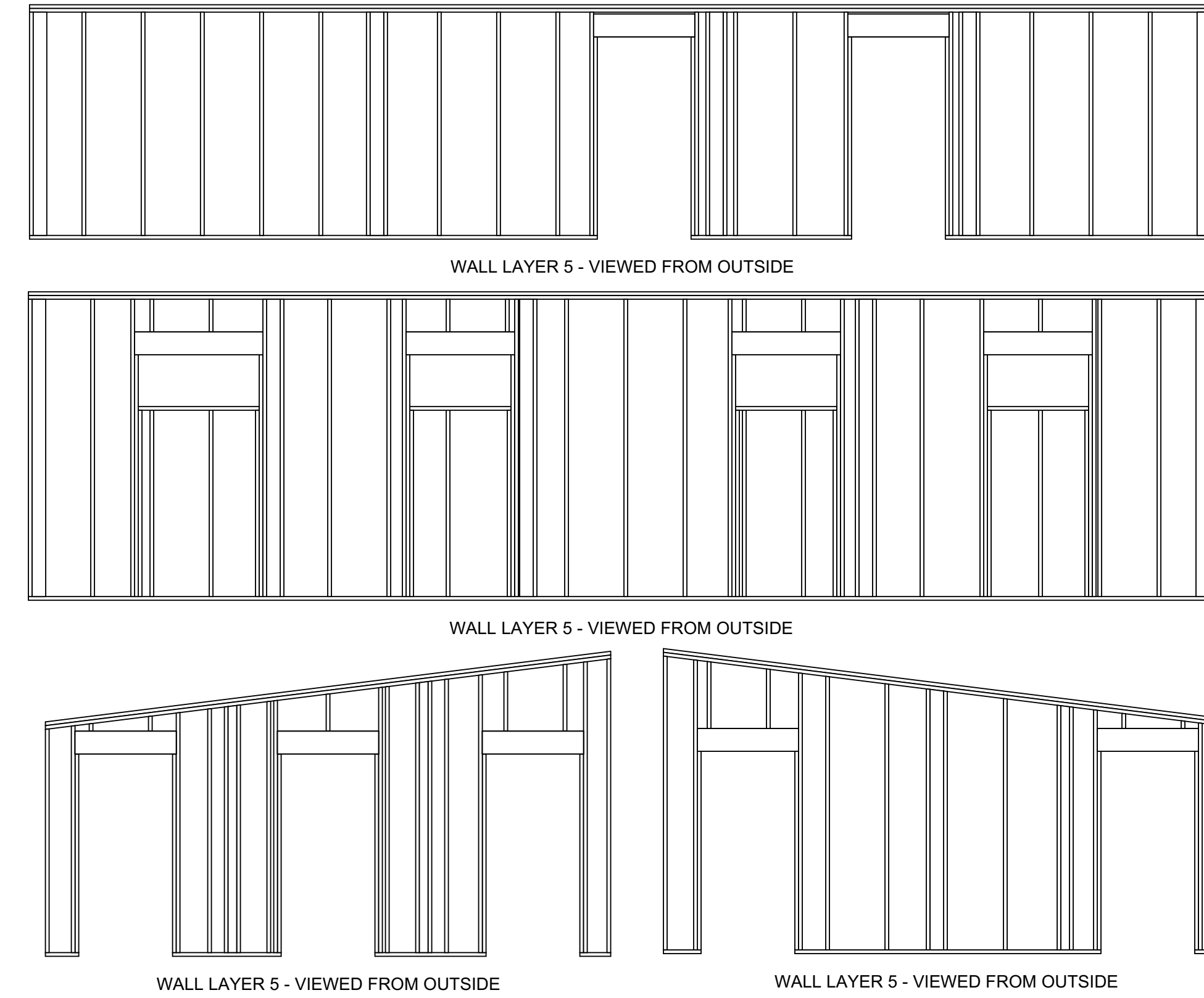
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ROOF RAFTER LAYOUT



EXTERIOR WALL FRAMING LAYOUT



DOOR SCHEDULE				
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	SIZE
	D01	2668	1	2668 L IN
	D02	3068	5	3068 L EX
	D03	3068	2	3068 R EX

WINDOW SCHEDULE				
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	SIZE
	W01	4018FX	4	4018FX

- DOOR CLOSER
- LOCKSET PROGRAMMABLE KEY PAD

HEAT SOURCE AND VENTILATION

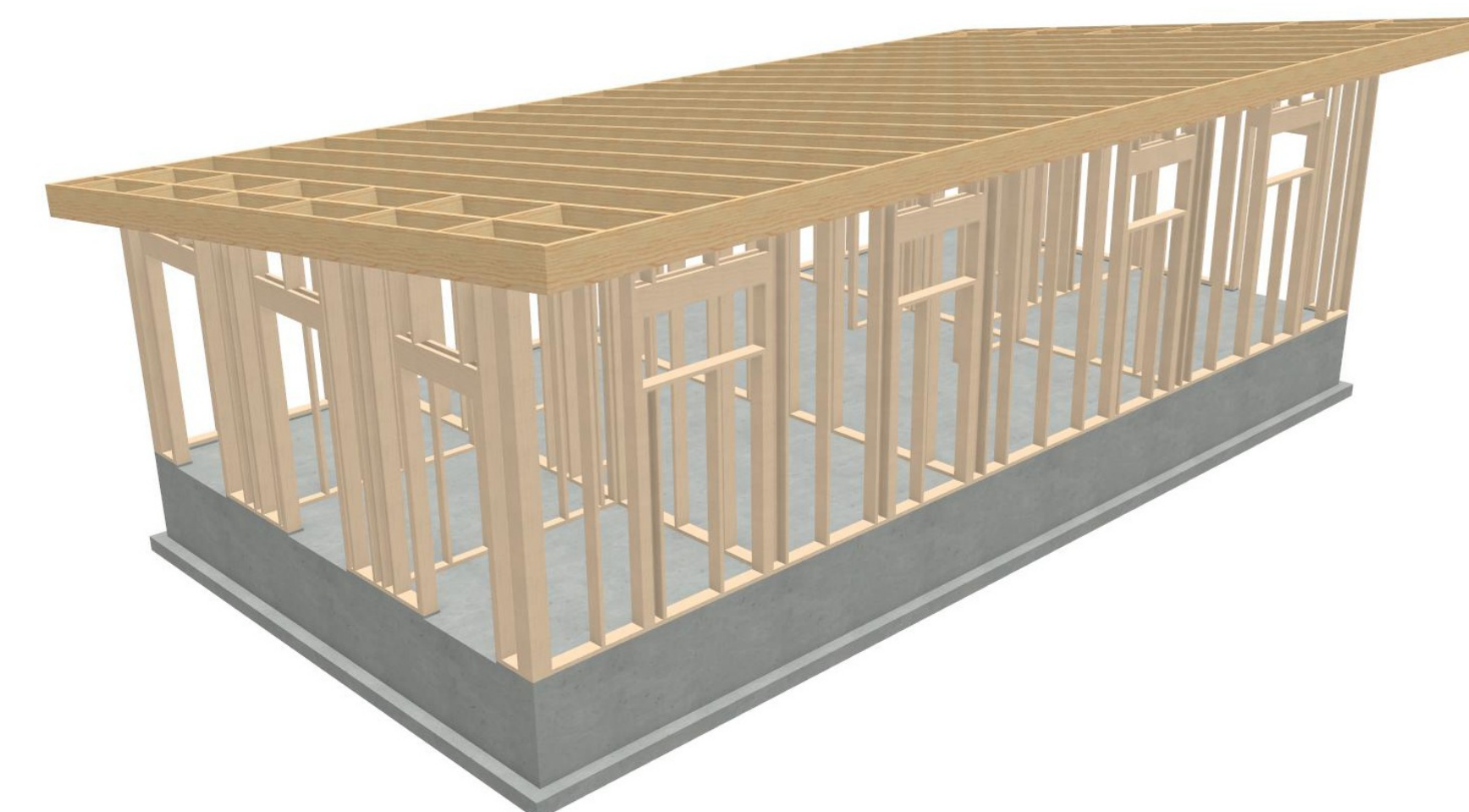
ON DEMAND GAS HOT WATER OR STANDARD ELECTRIC HOT WATER TANK/S OR HEAT-PUMP HOT WATER TANK/S SIZED FOR PURPOSE

ELECTRIC BASE BOARD WALL MOUNTED THERMOSTAT CLEAR LOCK CASE

HRV VENTILATION SYSTEM (80% SRE)

FIXTURE BOM

- QTY ITEM
- 6 PAPER TOWEL DISPENSER
 - 6 TOILET PAPER DISPENSER
 - 6 MIRROR
 - 4 STANDARD TOILET
 - 2 ADA WALL MOUNTED SINK
 - 1 5'W X 3'D FIBERGLASS SHOWER STALL
 - 1 5' X 3' ADA BARRIER FREE/ BUILT IN BENCH/ GRAB BAR FIBERGLASS SHOWER STALL
 - 4 36" GRAB BAR
 - 1 INFANT CHANGE TABLE
 - 1 BENCH
 - 2 CLOTHES WALL HANGER
 - 1 SHOWER CURTAIN AND ROD



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REV 003	FINAL PLAN	DTJ	MAY 09 2024

SHEET TITLE:
SECTIONS
ROOF LAYOUT
FRAMING

PROJECT DESCRIPTION:
PORT MCNEILL HARBOUR
RESTROOMS & SHOWER
FACILITIES

DRAWINGS PROVIDED BY:
NU TREND DESIGN
DAVID TAUBER
604 344 0009

DATE:
26/06/2024

SCALE:
1/4" = 1'

SHEET:
A-3

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SHEET TITLE:
ELECTRICAL LAYOUT


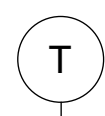

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LIGHT MOTION SENSOR  THERMOSTAT W/ CLEAR LOCK BOX  LED LIGHT  BASE BOARD 