

# Duplex Development

*Address: 236-1&2 18th Street W, North Vancouver, B.C.*

*November 29, 2019*

Issued for Development Permit  
June 5, 2018

Issued for Building Permit  
April 26, 2019

Revisions  
August 26, 2019

Revisions  
November 29, 2019

A-0.0	Title Sheet - Drawing Legend	=
A-1.0	Rendering	-
A-2.0	Site Plan - Development Statistics	1/8" = 1'-0"
A-3.0	Lower Floor & Main Floor Plan	1/4" = 1'-0"
A-3.1	Upper Floor Plan and Roof Plan	1/4" = 1'-0"
A-3.2	Accessory Building Plans	1/4" = 1'-0"
A-4.0	Elevations	1/4" = 1'-0"
A-4.1	Elevations	1/4" = 1'-0"
A-4.2	Accessory Building Elevations	1/4" = 1'-0"
A-5.0	Building Section	1/4" = 1'-0"
A-6.0	Colour & Material Board	-
A-6.1	Details	as shown
A-6.2	Details	as shown
A-6.3	Details	as shown
A-6.4	Details	as shown

**236-1 18th St. W**  
**236-2 18th St. W**  
City of North Vancouver  
British Columbia

Title Sheet

Contract

Drawn

Checked

Date NOVEMBER 27, 2019

Scale

Sheet Number





# Wall Legend

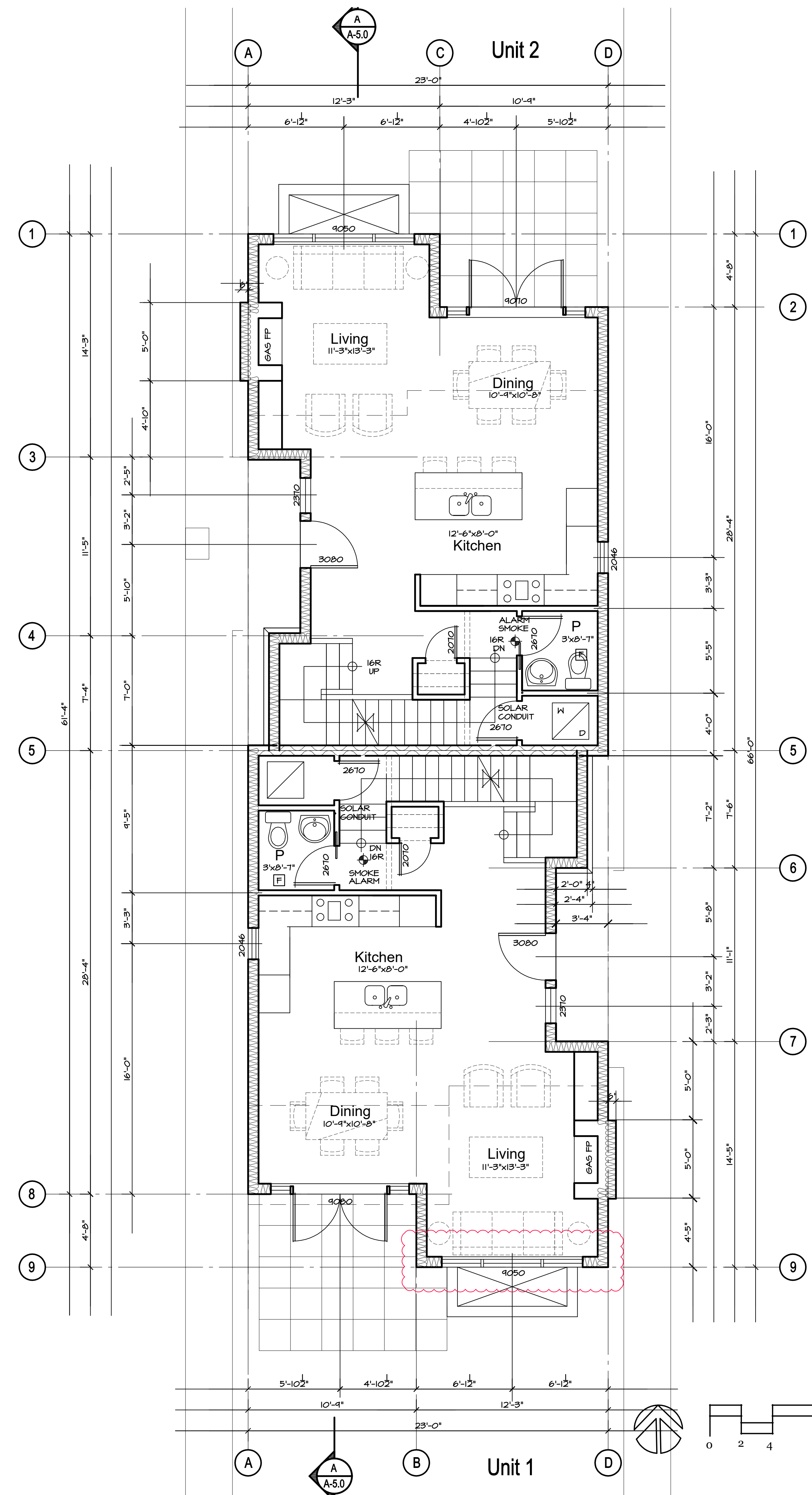
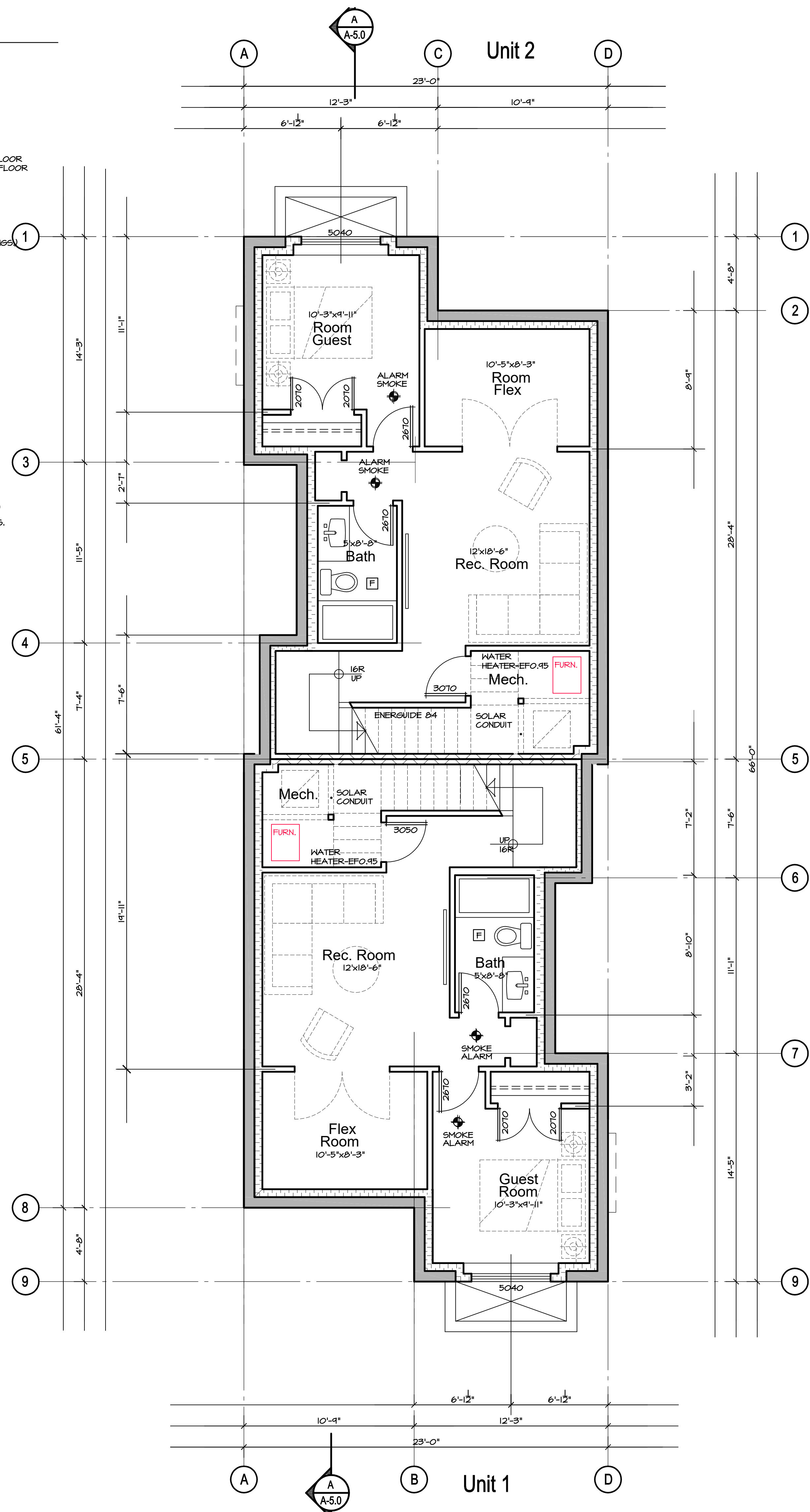
**TYPICAL EXTERIOR WALL ASSEMBLY**  
 SIDING: SHINGLES (REBUTTED #1 GRADE, DIFFERED WITH 2 COATS STAIN PRIOR TO INSTALLATION)  
 RAINSCREEN AS PER CONSULTANT APPROVED DETAILS (PROVIDE MOCKUP ON SITE PRIOR TO PROCEEDING WITH INSTALLATION)  
 2 LAYERS OF 30MIN BLDG. PAPER  
 1/2" PLYWOOD SHEATHING  
 2x8 STUDS @ 16" O.C., AS PER STRUCTURAL - MAIN FLOOR  
 2x8 STUDS @ 16" O.C., AS PER STRUCTURAL - UPPER FLOOR  
 R28 BATT INSULATION AND 6 MIL FLY VAPOUR BARRIER  
 1.2" GYPSUM BOARD

**INTERIOR PARTITION WALL**  
 1/2" GYPSUM WALLBOARD PAINTED BOTH SIDES OF 2 X 4" STUDS U.N.O. AT 16" O.C. (REFER TO STRUCT. DWGS.)

**FOUNDATION WALL**  
 PROVIDE R12 BATT. INSULATION ON INTERIOR SIDE OF PERIMETER FOUNDATION WALL. TO MIN 2'-0" BELOW GRADE

**INSULATED INTERIOR WALL**  
 5/8" GYPSUM WALLBOARD PAINTED BOTH SIDES OF 2 X 4" STUDS AT 16" O.C. (REFER TO STRUCT. DWGS.)  
 R28 BATT INSULATION WITH 6 MIL POLY VAPOUR BARRIER ON WARM SIDE - U.V.

**Notes**  
 ALL EXTERIOR WALLS DIMENSIONED TO FACE OF CONCRETE AND PLYWOOD SHEATHING  
 ALL INTERIOR WALLS DIMENSIONED TO CENTRE LINE OF WALLS  
 ALL WINDOWS DIMENSIONED TO CENTRE LINE (MAX. U.S.I. = 1.40, SHGC 0.3)  
 ALL DOORS DIMENSIONED TO CENTRE LINE (MAX. U.S.I. = 1.80, SHGC 0.25)  
 FOR SHEAR WALL LOCATIONS REFER TO STRUCT. DWGS.



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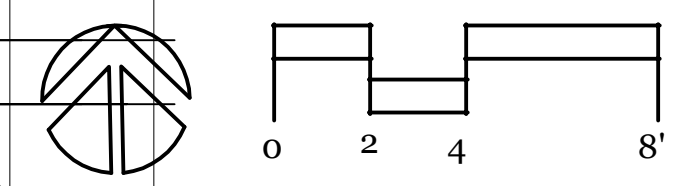
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**236-1 18th St. W**  
**236-2 18th St. W**  
 City of North Vancouver  
 British Columbia

**Lower Floor Plan**  
**Main Floor Plan**

Contract  
 Drawn  
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**A-3.0**

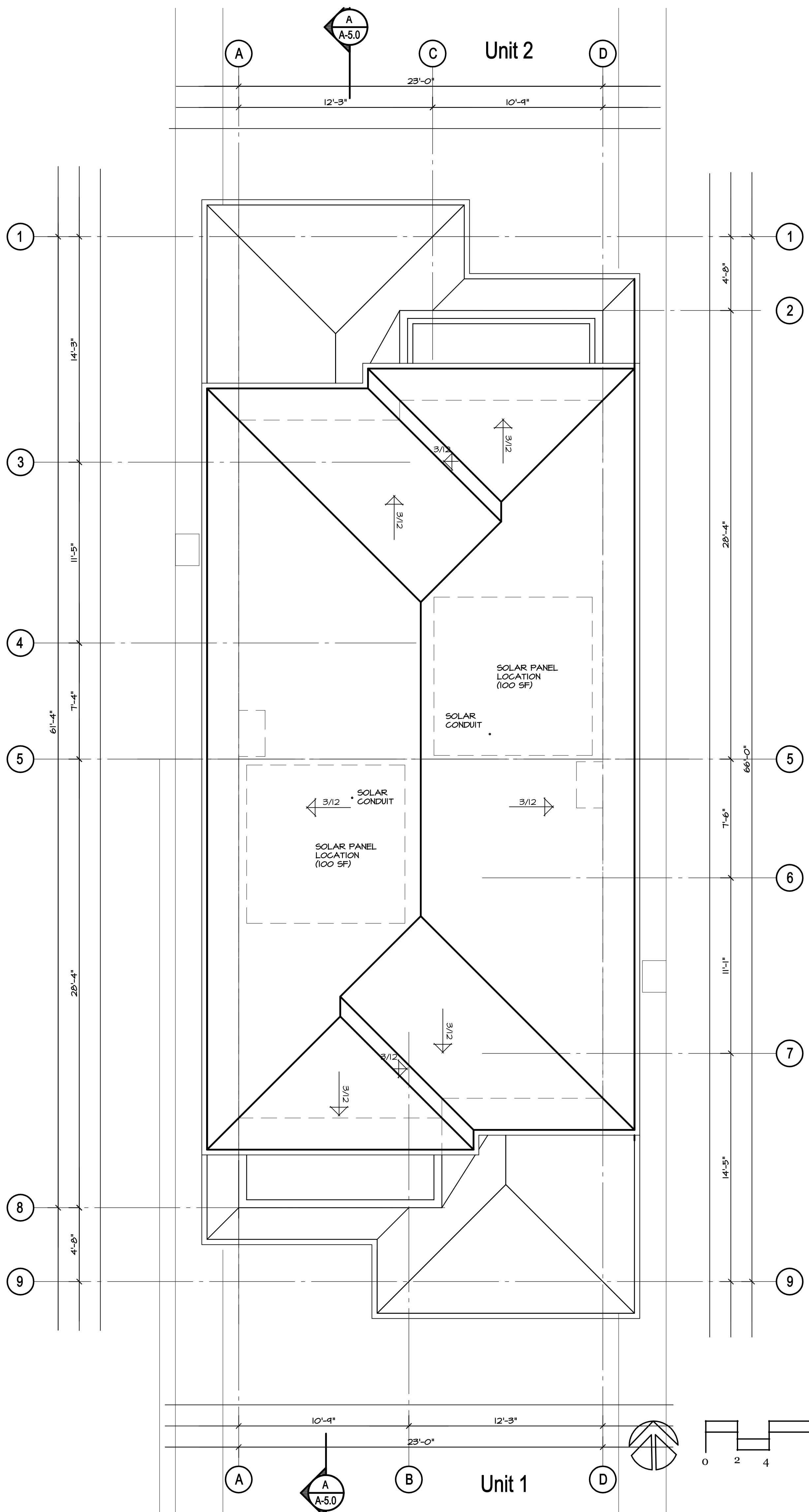
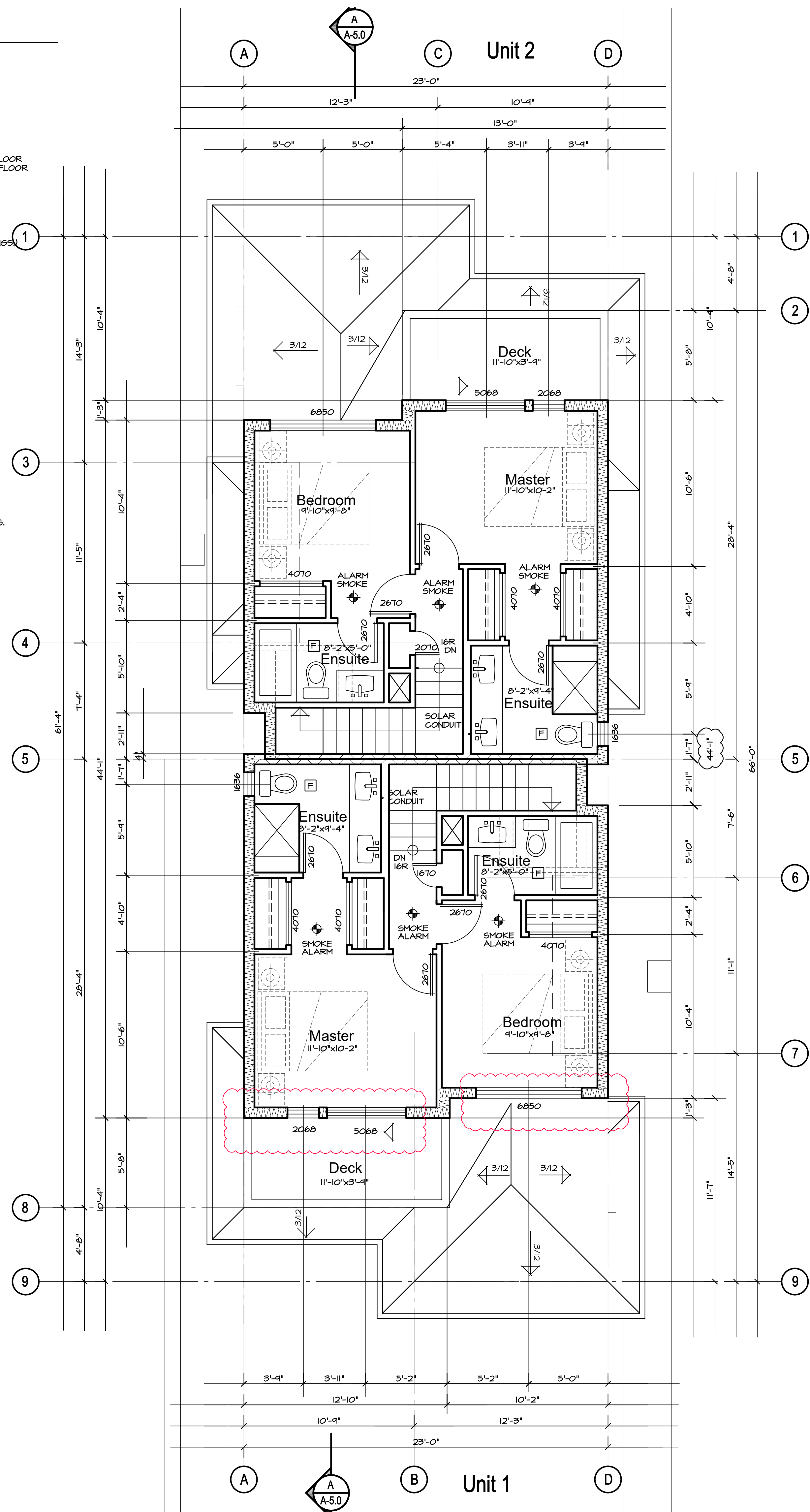
**TYPICAL EXTERIOR WALL ASSEMBLY**  
 SIDING: SHINGLES (REBUTTED @ GRADE, DIFFERED WITH 2 COATS STAIN PRIOR TO INSTALLATION)  
 RAINSCREEN AS PER CONSULTANT APPROVED DETAILS (PROVIDE MOCKUP ON SITE PRIOR TO PROCEEDING WITH INSTALLATION)  
 2 LAYERS OF 30MIN BLDG. PAPER  
 1/2" PLYWOOD SHEATHING  
 2x8 STUDS @ 16" O.C., AS PER STRUCTURAL - MAIN FLOOR  
 2x8 STUDS @ 16" O.C., AS PER STRUCTURAL - UPPER FLOOR  
 R28 BATT INSULATION AND 6 MIL FLY VAPOUR BARRIER  
 1.2" GYPSUM BOARD

**INTERIOR PARTITION WALL**  
 1/2" GYPSUM WALLBOARD PAINTED BOTH SIDES OF 2 X 4" STUDS U.N.O. AT 16" O.C. (REFER TO STRUCT. DWGS.)

**FOUNDATION WALL**  
 PROVIDE R12 BATT INSULATION ON INTERIOR SIDE OF PERIMETER FOUNDATION WALL. TO MIN 2'-0" BELOW GRADE

**INSULATED INTERIOR WALL**  
 5/8" GYPSUM WALLBOARD PAINTED BOTH SIDES OF 2 X 4" STUDS AT 16" O.C. (REFER TO STRUCT. DWGS.)  
 R28 BATT INSULATION WITH 6 MIL POLY VAPOUR BARRIER ON WARM SIDE - U.V.

**Notes**  
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 ALL WINDOWS DIMENSIONED TO CENTRE LINE (MAX. U.S.I. = 1.40, SHGC 0.3)  
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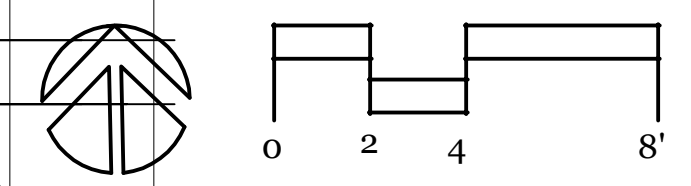
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236-1 18th St. W  
 236-2 18th St. W  
 City of North Vancouver  
 British Columbia

Upper Floor Plan  
 Roof Plan

Contract  
 Drawn  
 Checked  
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 Scale 1/4" = 1'-0"  
 Sheet Number





# Wall Legend

**TYPICAL EXTERIOR WALL ASSEMBLY**  
 SIDEWALL SHINGLES (REBUTTED #1 GRADE, DIPPED WITH 2 COATS STAIN PRIOR TO INSTALLATION)  
 RAINSCREEN AS PER CONSULTANT APPROVED DETAILS (PROVIDE MOCKUP ON SITE PRIOR TO PROCEEDING WITH INSTALLATION)  
 2 LAYERS OF 30MIN BLDG. PAPER  
 1/2" PLYWOOD SHEATHING  
 2XB STUDS @ 16" O.C., AS PER STRUCTURAL - MAIN FLOOR  
 2XB STUDS @ 19" O.C., AS PER STRUCTURAL - UPPER FLOOR  
 R2B BATT INSULATION AND 6 MIL PLY VAPOUR BARRIER  
 1/2" GYPSUM BOARD

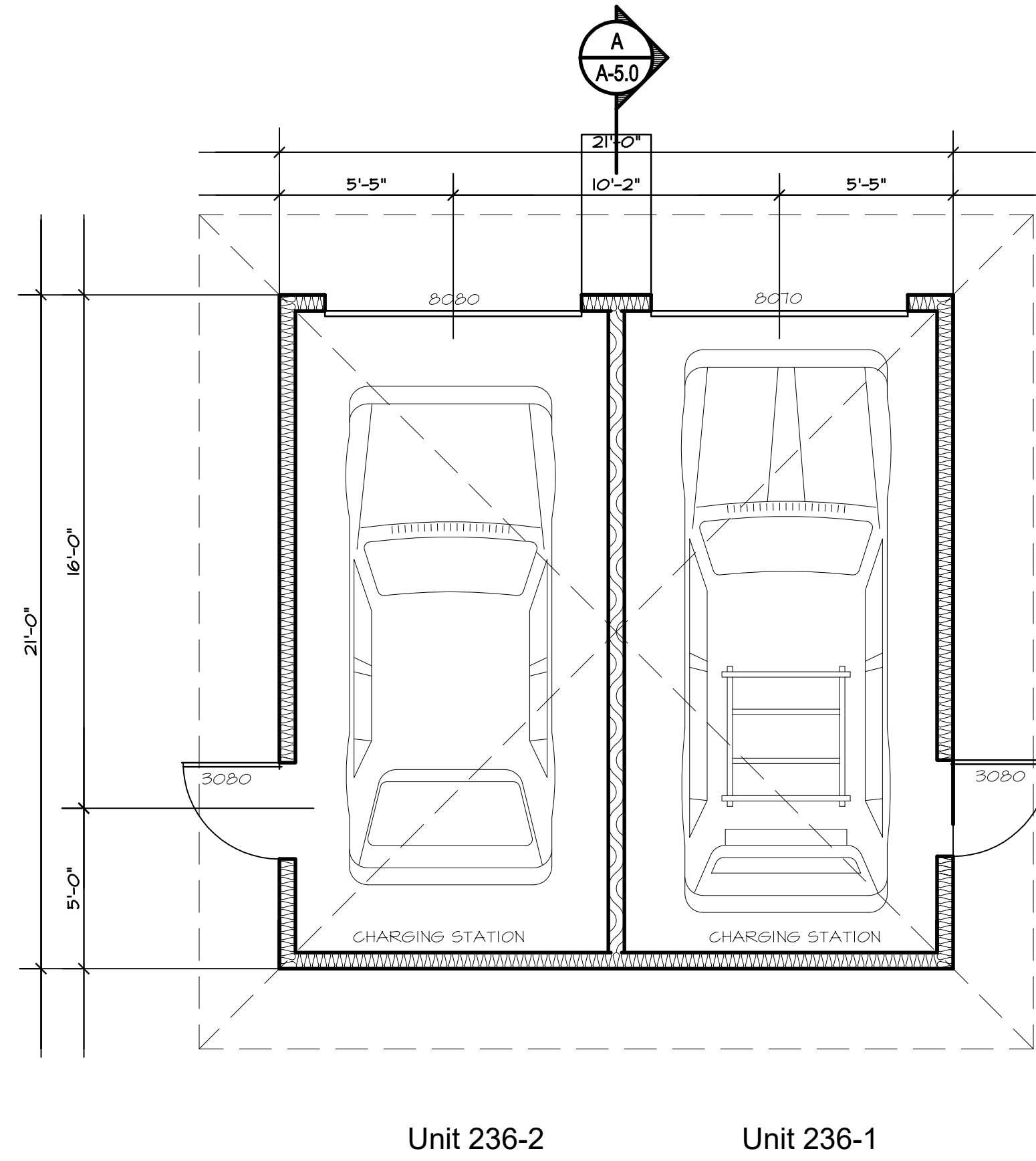
**INTERIOR PARTITION WALL**  
 1/2" GYPSUM WALLBOARD PAINTED BOTH SIDES OF 2 X 4" STUDS U.N.O. AT 16" O.C. (REFER TO STRUCT. DWGS.)

**FOUNDATION WALL**  
 PROVIDE R12 BATT INSULATION ON INTERIOR SIDE OF PERIMETER FOUNDATION WALL TO MIN 2'-0" BELOW GRADE

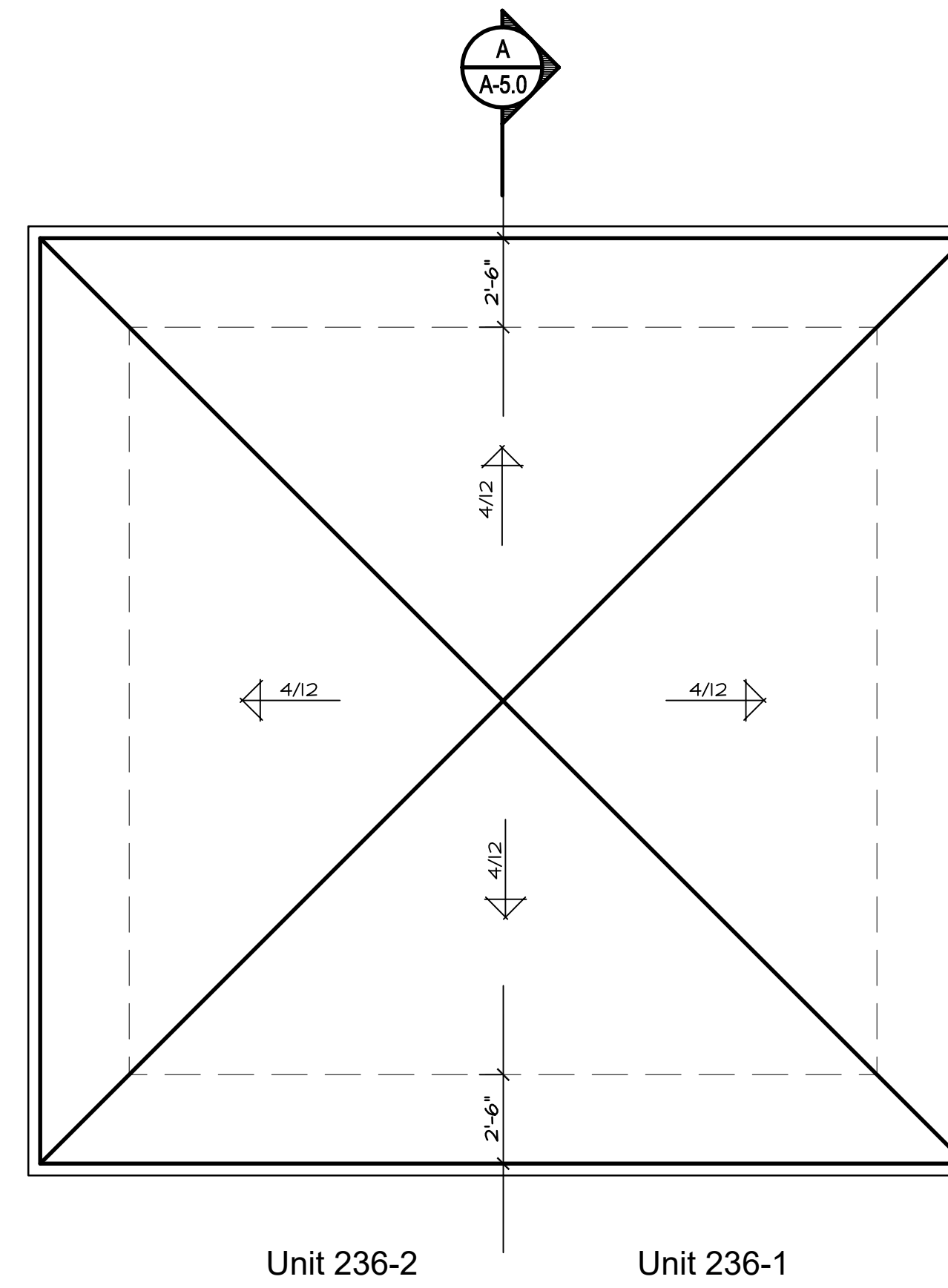
**INSULATED INTERIOR WALL**  
 5/8" GYPSUM WALLBOARD PAINTED BOTH SIDES OF 2 X 4" STUDS AT 16" O.C. (REFER TO STRUCT. DWGS.)  
 R2B BATT INSULATION WITH 6 MIL POLY VAPOUR BARRIER ON WARM SIDE - I.V.

### Notes

ALL EXTERIOR WALLS DIMENSIONED TO FACE OF CONCRETE AND PLYWOOD SHEATHING  
 ALL INTERIOR WALLS DIMENSIONED TO CENTRE LINE OF WALLS  
 ALL WINDOWS DIMENSIONED TO CENTRE LINE (MAX. US1 = 1.40, SH5C 0.3)  
 ALL DOORS DIMENSIONED TO CENTRE LINE (MAX. US1 = 1.80, SH5C 0.25)  
 FOR SHEAR WALL LOCATIONS REFER TO STRUCT. DWGS.



**Garage Plan**  
 Accessory Building



**Garage Roof Plan**  
 Accessory Building

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Accessory Building  
 Plans

Contract  
 Drawn  
 Checked  
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 Sheet Number

# Exterior Finish Legend

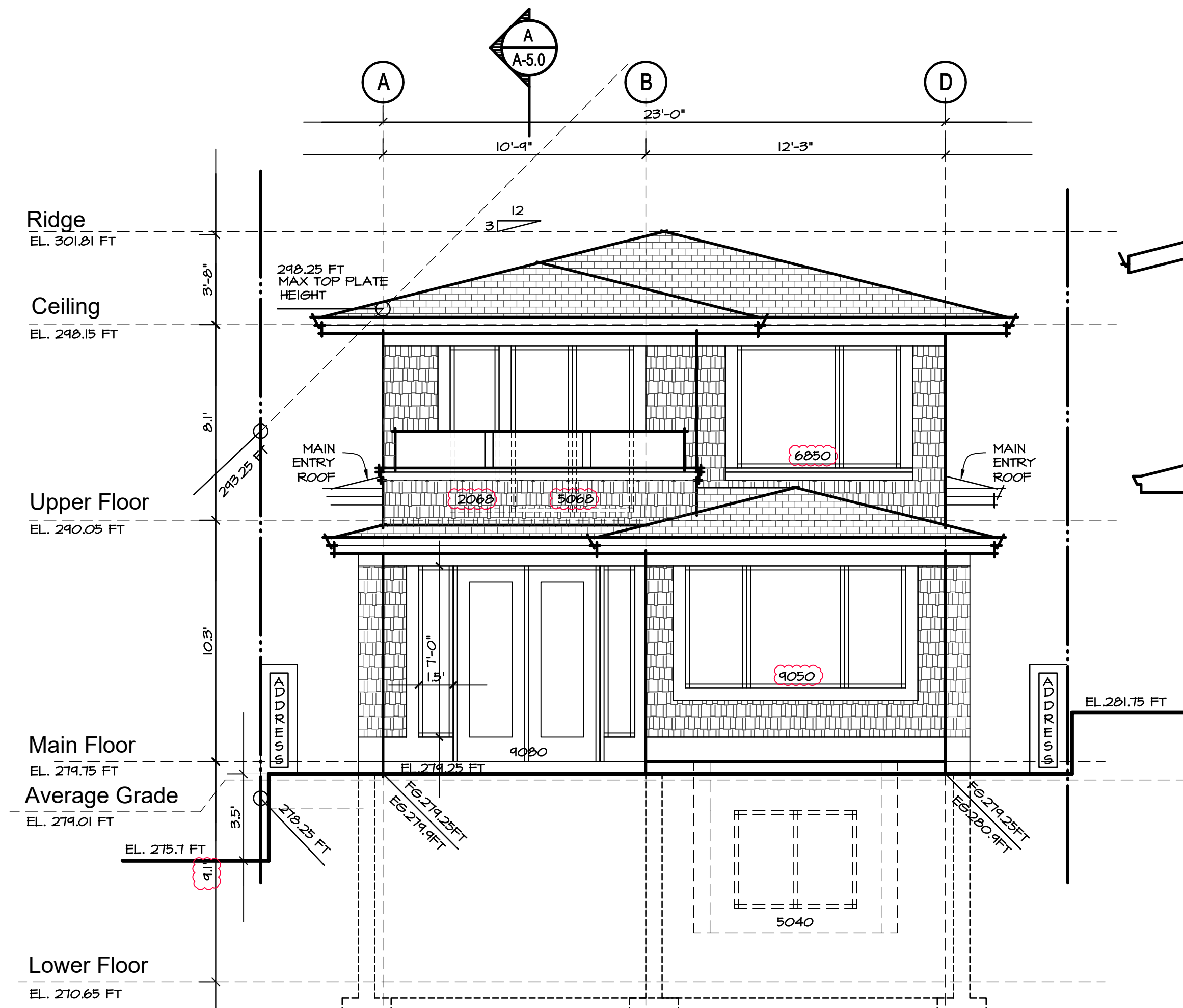
Roof	Asphalt Tapered Shingle
Eave Fascias	Aluminum Gutter on 2 x 8 Fasciboard
Wall	Cedar Shingle - 6" Exposure Grade A
Windows	Double Glazing Set in Vinyl Frames - True divided lites
Balcony Railings	Powercoated Aluminum and Glass
Window Trims	2 X 6 - Primed and Painted
Cross Cavity Flashing	Pre-finished Metal
Soffits	1x4 Stained "Fine Line" Stained

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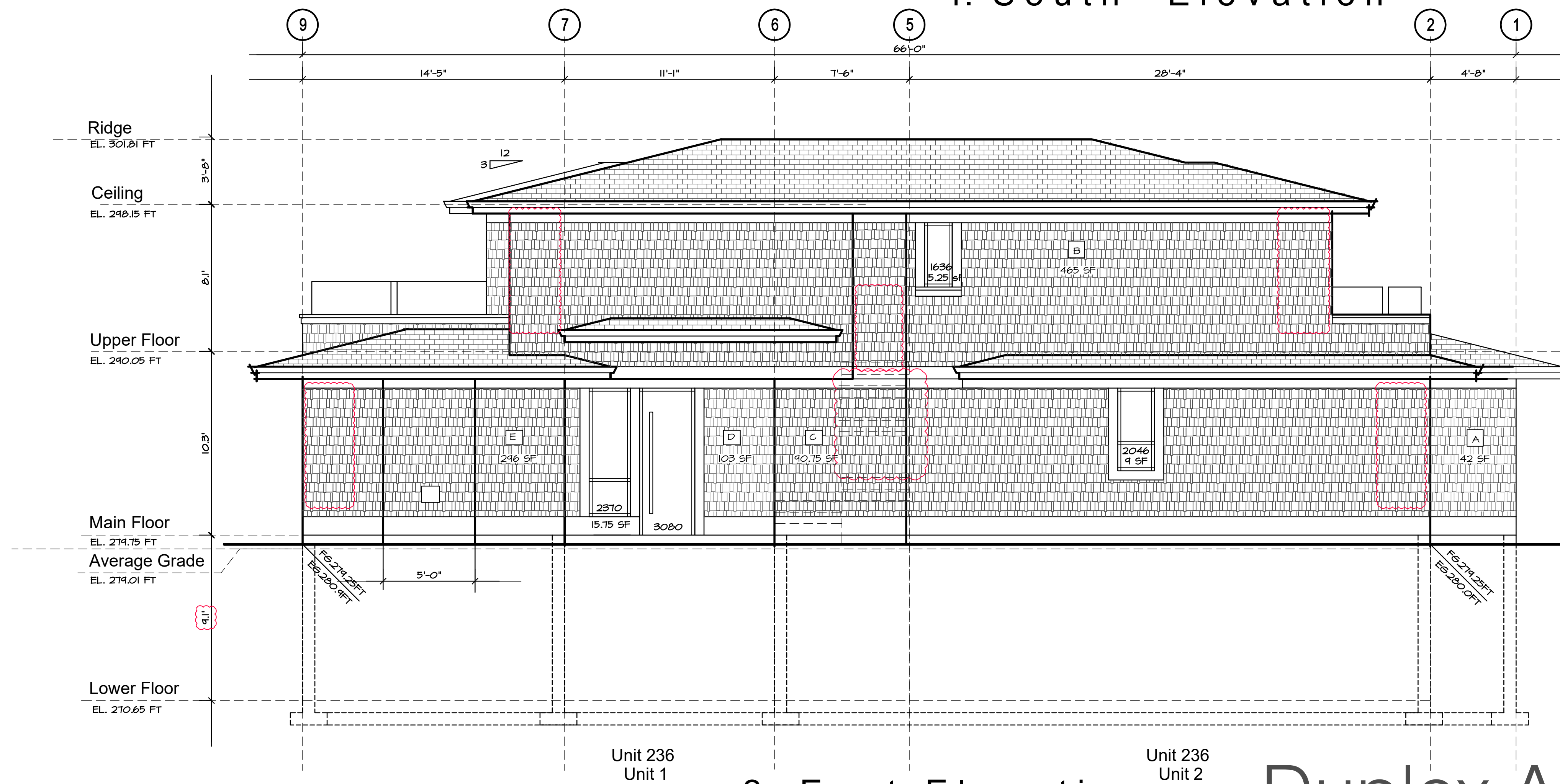
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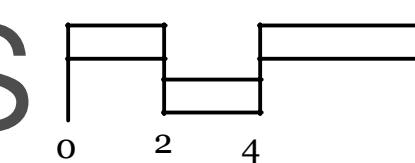
Unit 236  
Unit 1  
**1. South Elevation**



Unit 236  
Unit 1  
**2. East Elevation**

Unit 236  
Unit 2

# Duplex A ~ Elevations



**A-4.0**

LIMITING DISTANCE CALCS: SECTION A  
WALL AREA: 42 SF - 3.9 SM  
PERMITTED WINDOW AREA = 24.6 SF (58.6%)  
PROPOSED WINDOW AREA: 0 SF (0%)  
DISTANCE TO PL = 15.75 FT - 4.8M

LIMITING DISTANCE CALCS: SECTION B  
WALL AREA: 465 SF - 43.2 SM  
PERMITTED WINDOW AREA = 31.2 SF (6%)  
PROPOSED WINDOW AREA: 14.25 SF (3%)  
DISTANCE TO PL = 5 FT - 1.5M

LIMITING DISTANCE CALCS: SECTION D  
WALL AREA: 103 SF - 9.57 SM  
PERMITTED WINDOW AREA = 20.6 SF (20%)  
PROPOSED WINDOW AREA: 15.75 SF (15.3%)  
DISTANCE TO PL = 8.5 FT - 2.59M

LIMITING DISTANCE CALCS: SECTION E  
WALL AREA: 246 SF - 22.5 SM  
PERMITTED WINDOW AREA = 24.0 SF (9.8%)  
PROPOSED WINDOW AREA: 0 SF (0%)  
DISTANCE TO PL = 5 FT - 1.5M

**236-1 18th St. W**  
**236-2 18th St. W**  
City of North Vancouver  
British Columbia

## Elevations

Contract  
Drawn  
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Date: NOVEMBER 27, 2019  
Scale: 1/4" = 1'-0"  
Sheet Number

# Exterior Finish Legend

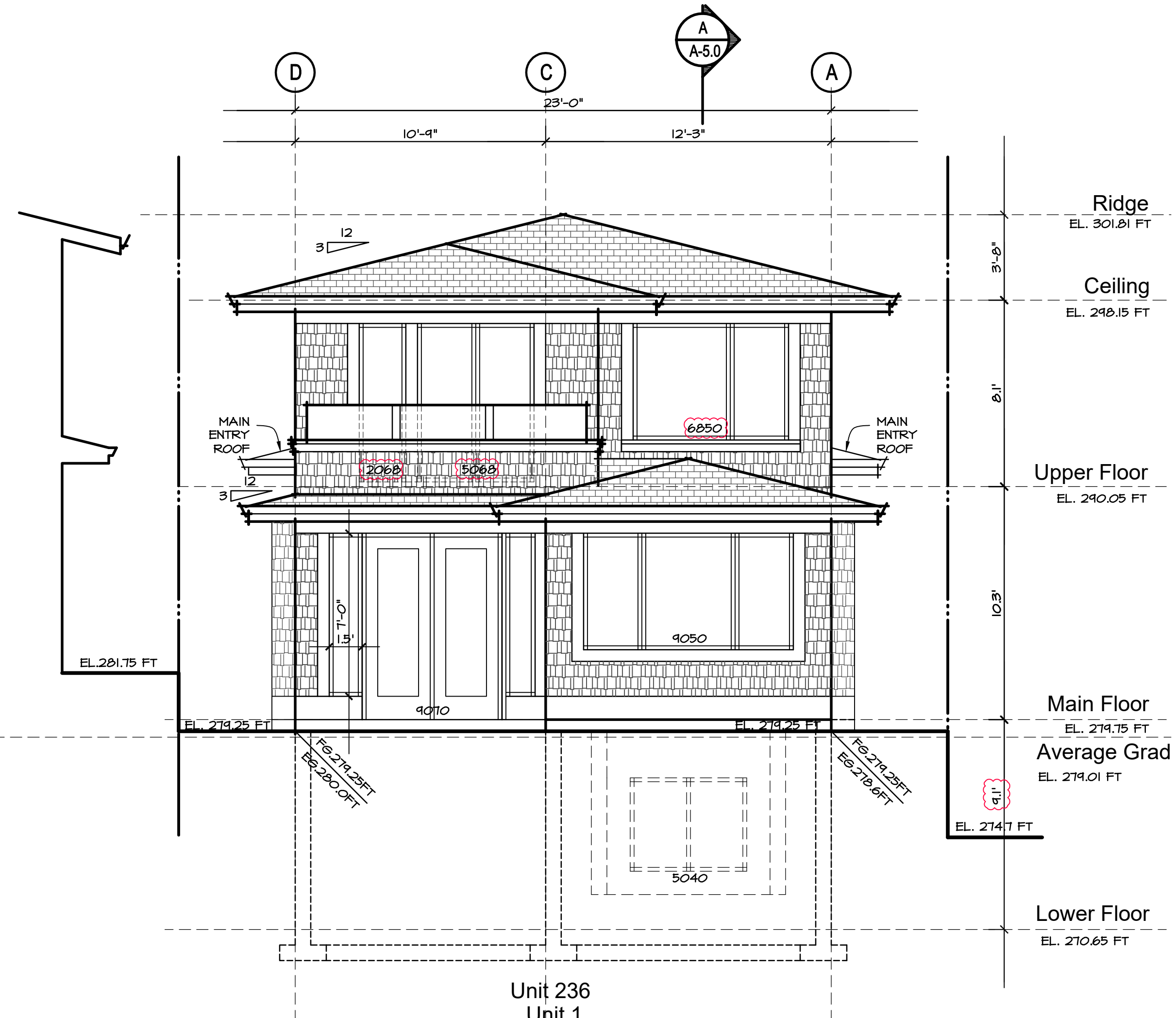
Roof	Asphalt Tapered Shingle
Eave Fascias	Aluminum Gutter on 2 x 8 Fasciboard
Wall	Cedar Shingle - 6" Exposure Grade A
Windows	Double Glazing Set in Vinyl Frames - True divided lites
Balcony Railings	Powercoated Aluminum and Glass
Window Trims	2 X 6 - Primed and Painted
Cross Cavity Flashing	Pre-finished Metal
Soffits	1x4 Stained "Fine Line" Stained

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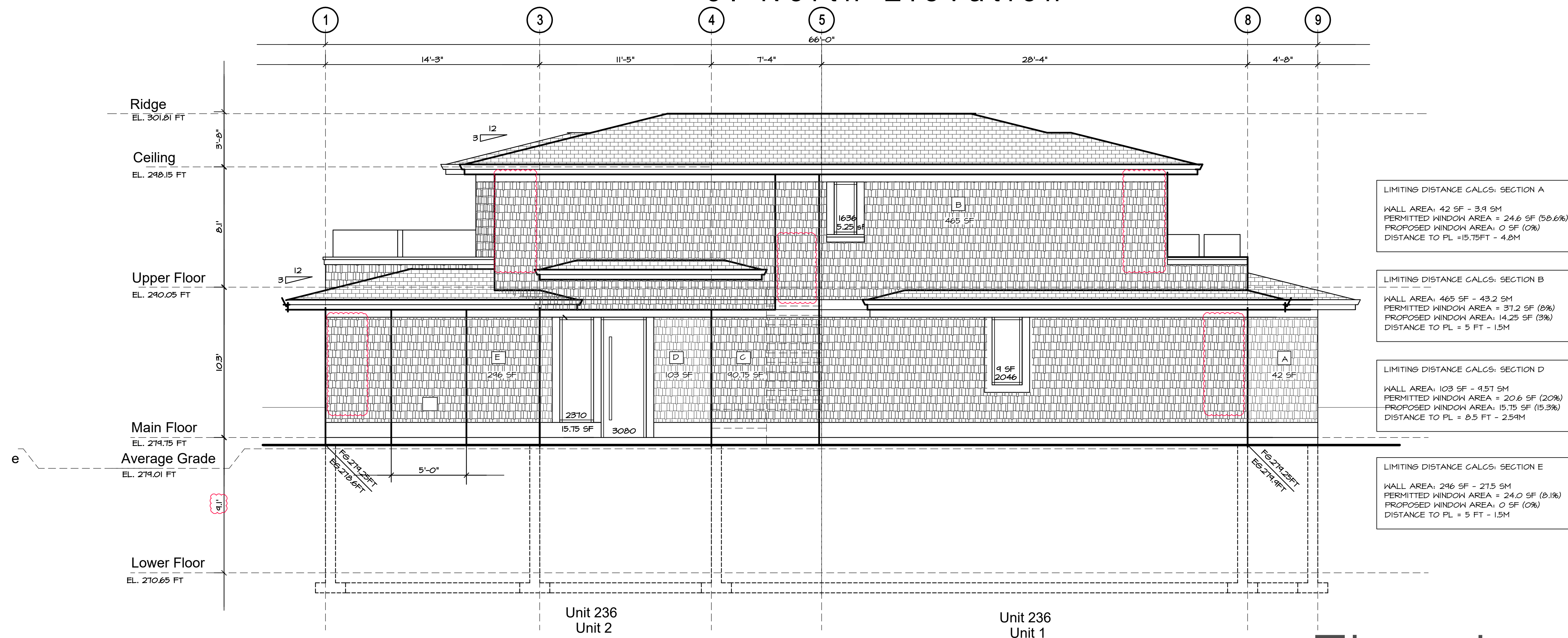
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3. North Elevation



4. West Elevation

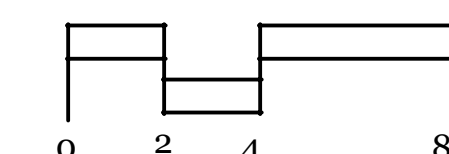
236-1 18th St. W  
236-2 18th St. W  
City of North Vancouver  
British Columbia

## Elevations

<p>LIMITING DISTANCE CALCS: SECTION A</p> <p>WALL AREA: 42 SF - 3.9 SM PERMITTED WINDOW AREA = 24.6 SF (58.6%) PROPOSED WINDOW AREA: 0 SF (0%) DISTANCE TO PL = 15.75 FT - 4.8M</p>
<p>LIMITING DISTANCE CALCS: SECTION B</p> <p>WALL AREA: 465 SF - 43.2 SM PERMITTED WINDOW AREA = 37.2 SF (8%) PROPOSED WINDOW AREA: 14.25 SF (3%) DISTANCE TO PL = 5 FT - 1.5M</p>
<p>LIMITING DISTANCE CALCS: SECTION D</p> <p>WALL AREA: 103 SF - 9.57 SM PERMITTED WINDOW AREA = 20.6 SF (20%) PROPOSED WINDOW AREA: 15.75 SF (15.3%) DISTANCE TO PL = 8.5 FT - 2.54M</p>
<p>LIMITING DISTANCE CALCS: SECTION E</p> <p>WALL AREA: 246 SF - 22.5 SM PERMITTED WINDOW AREA = 24.0 SF (9.8%) PROPOSED WINDOW AREA: 0 SF (0%) DISTANCE TO PL = 5 FT - 1.5M</p>

Contract  
Drawn  
Checked  
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# Elevations



A-4.1

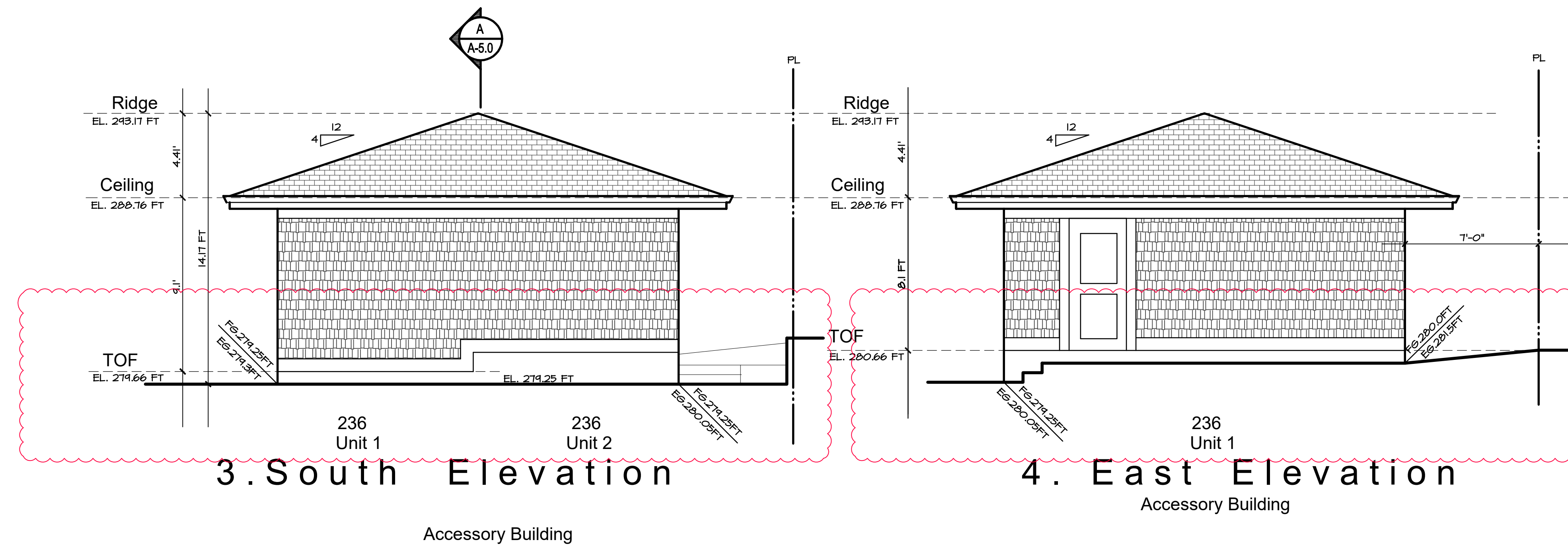
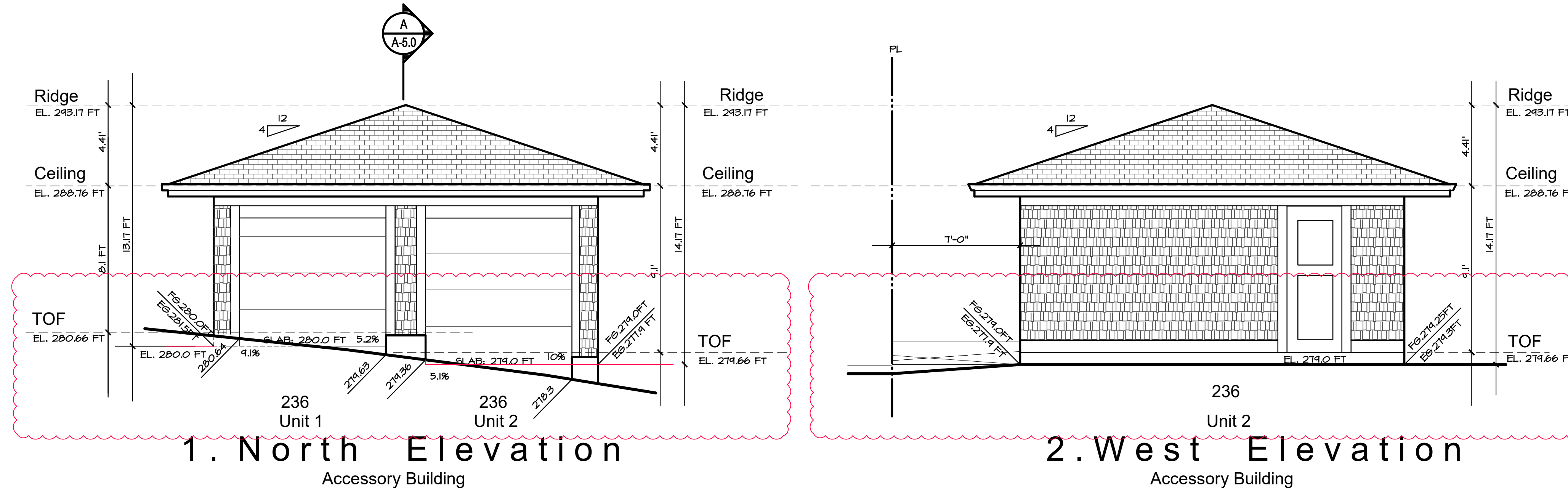


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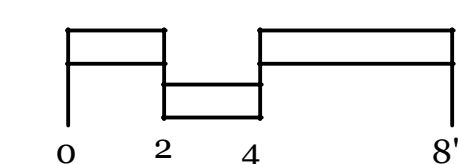
Accessory Building  
Elevations

**Exterior Finish Legend**

Roof	Asphalt Tapered Shingle	Windows	Double Glazing Set in Vinyl Frames - True divided lites	Cross Cavity Flashing	Pre-finished Metal
Eave Fascias	Aluminum Gutter on 2 x 8 Fasciboard	Balcony Railings	Powercoated Aluminum and Glass	Soffits	1x4 Stained "Fine Line" Stained
Wall	Cedar Shingle - 6" Exposure Grade A	Window Trims	2 X 6 - Primed and Painted		

Contract  
Drawn  
Checked  
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Sheet Number

Accessory Building ~ Elevations



A-4.2

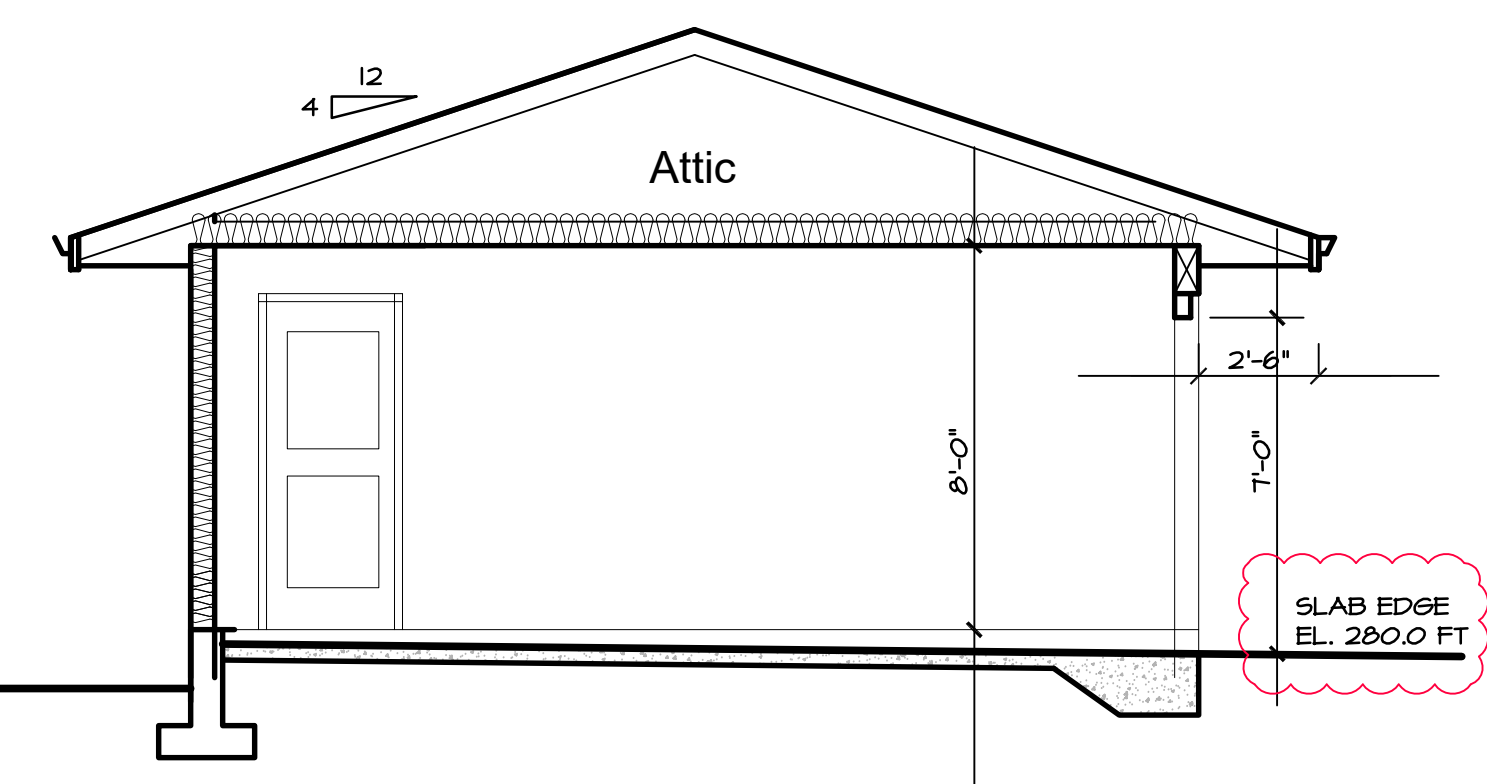
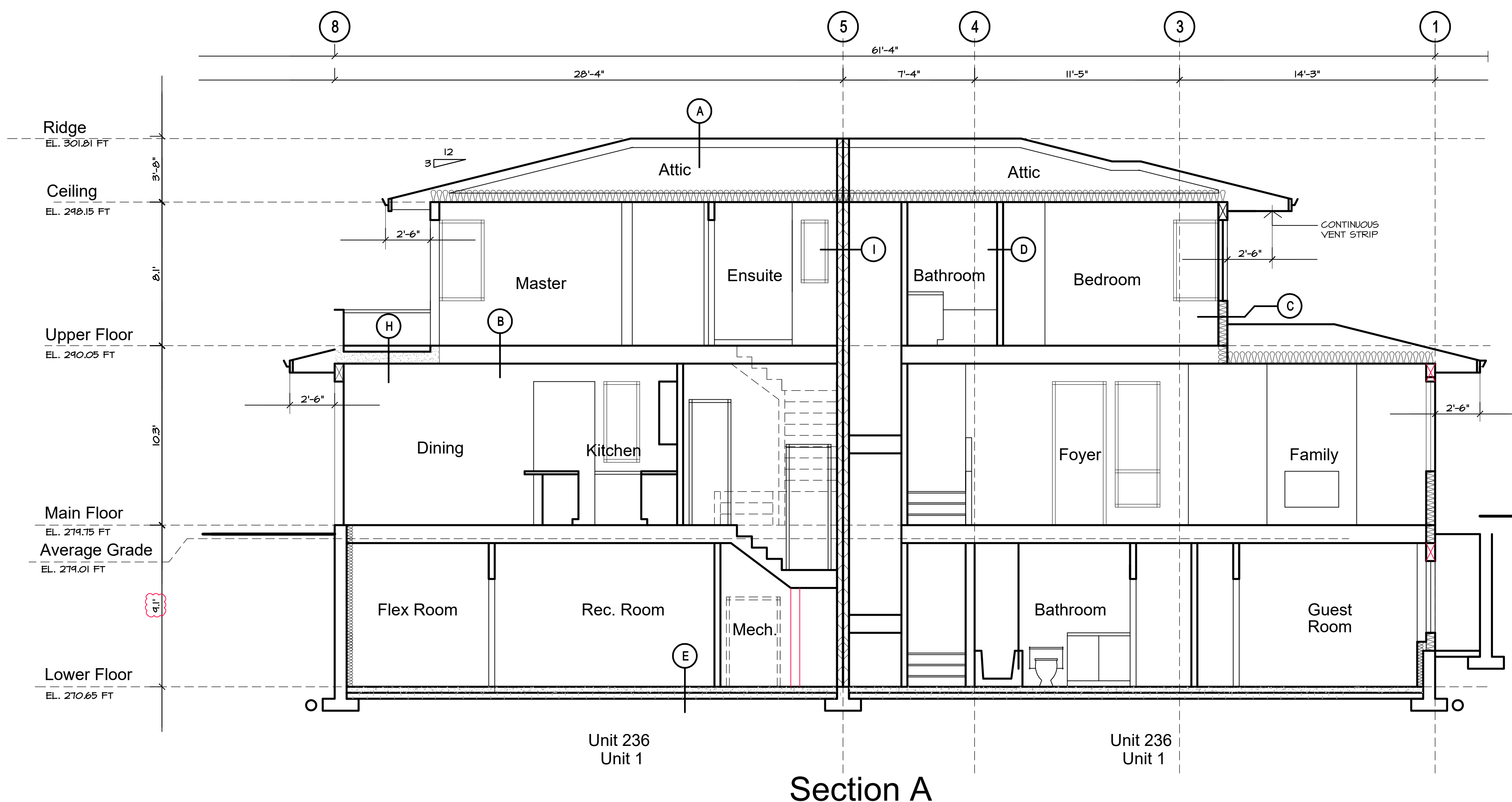


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236-1 18th St. W  
236-2 18th St. W  
City of North Vancouver  
British Columbia

Section A

Section A

Assembly Legend

- A. ASPHALT SHINGLES ON SHEATHING, AS PER STRUCTURAL PRE-ENGINEERED TRUSSES AT 24" O.C. R-40 BATT. INSULATION 6 MIL U.V. POLY VAPOUR BARRIER 5/8" DRYWALL
- B. FLOOR FINISH ON 5/8" T & G PLYWOOD SHEATHING, NAILED AND GLUED TJI FLOOR FRAMING PER STRUCTURAL 1/2" DRYWALL (NO DRYWALL BETWEEN GRAVELSPACE AND MAIN FLOOR)
- C. CEDAR SIDING ON RAINSCREEN AS PER CONSULTANT APPROVED DETAILS (PROVIDE MOCKUP ON SITE PRIOR TO PROCEEDING WITH INSTALLATION) 2 LAYERS OF 30MIN BLDG. PAPER 1/2" PLYWOOD SHEATHING MAIN FLOOR - 2X8 STUDS @ 16" O.C., AS PER STRUCTURAL UPPER FLOOR - 2X8 STUDS @ 14" O.C., AS PER STRUCTURAL R28 HIGH DENSITY BATT INSULATION AND 6 MIL PLY VAPOUR BARRIER 1/2" GYPSUM BOARD
- D. INTERIOR PARTITION WALL 1/2" GYPSUM BOARD BOTH SIDES OF 2X4 STUDS UNLESS NOTED ON DRAWINGS BY STRUCTURAL OR PLUMBING WALLS SHOWN IN PLAN.
- E. FLOOR FINISH ON 4" CONCRETE SLAB ON GRADE R 12 RIGID INSULATION 6 MIL U.V. POLY VAPOUR BARRIER 6" COMPACTED GRAVEL BASE
- F. FLOOR FINISH ON 4" CONCRETE SLAB ON GRADE 6 MIL U.V. POLY VAPOUR BARRIER 6" COMPACTED GRAVEL BASE
- G. ONE HOUR RATED PARTY WALL 5/8" TYPE X DRYWALL 3" ACOUSTIC BATT INSULATION 2 X 6 STUDS (SEE STRUCT. FOR SPACING) 1" AIR SPACE 2 X 4 STUDS (SEE STRUCT. FOR SPACING) 3" ACOUSTIC BATT INSULATION 5/8" TYPE X DRYWALL 1/2" DRYWALL
- H. BALCONIES 24X24 PAVER ON PODS OF PEDESTALS 2% SLOPE TO DRAINS 2 PLY SBS WP, MECHANICALLY FASTEN 5/8" T & G PLYWOOD SHEATHING SLOPED SLEEPERS JOISTS AS PER STRUCTURAL R28-BATT INSULATION
- I. TYPICAL PARTY WALL ASSEMBLY (3/4 HOUR FIRE SEPARATION) 1/2" DRYWALL 5/8" TYPE X DRYWALL 2 X 4 STUDS (SEE STRUCTURAL) 3" ACOUSTIC BATT INSULATION 1" AIR SPACE 2 X 4 STUDS (SEE STRUCTURAL) 3" ACOUSTIC BATT INSULATION 5/8" TYPE X DRYWALL
- J. BELOW GRADE W. 2X6 WALLS R-12 BATT. INSUL. 8" FOUNDATION W. 2 COATS OF DAN

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