

Duplex Development

Address: 234-1&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

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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
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234-1 18th St. W
234-2 18th St. W
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British Columbia

Title Sheet

Contract

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Duplex A	$(277.3+281.5+275.5+281.75)/4=1116.05/4=279.01$ ft	Cellar Floor Elev. 269.45 ft
Duplex B	$(281.5+281.75+283.3+285.3)/4=1129.85/4=282.46$ ft	Cellar Floor Elev. 271.95 ft

Site Plan

Development Statistics

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Scale 1/8" = 1'-0"
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Wall Legend

- TTTTTTTT TYPICAL EXTERIOR WALL ASSEMBLY
- SIDEWALL SHINGLES (REBUTTED #1 GRADE, DIFFED 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 @ 14" 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

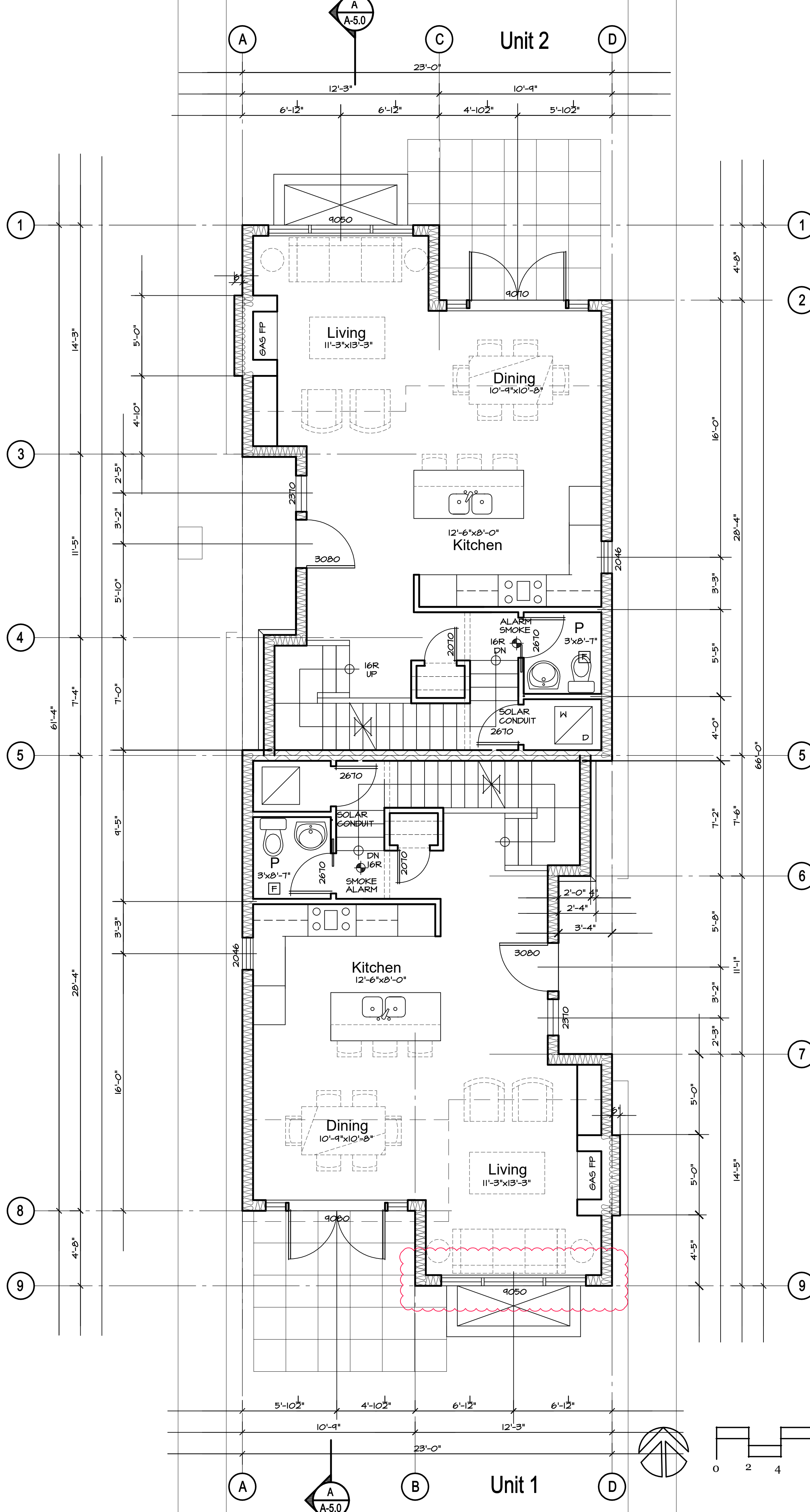
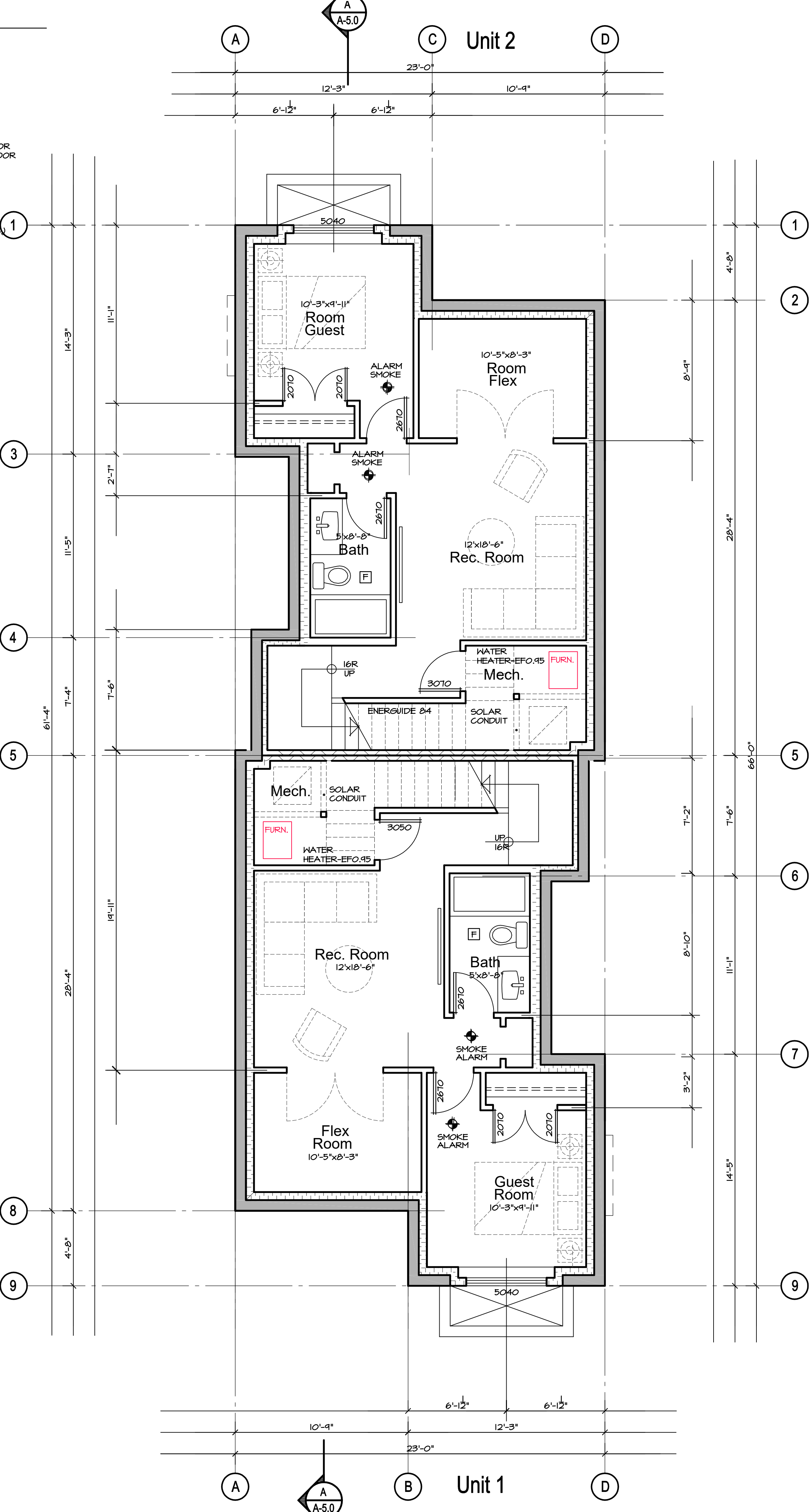
ALL EXTERIOR WALLS DIMENSIONED TO FACE OF CONCRETE AND PLYWOOD SHEATHING

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. = 1.20, SHGC 0.25)

FOR SHEAR WALL LOCATIONS REFER TO STRUCT. DWGS.



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Lower Floor Plan
Main Floor Plan

Contract

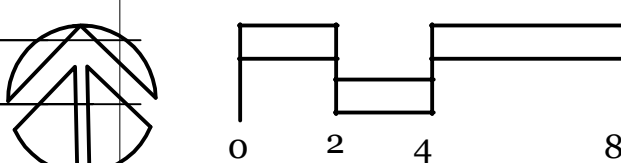
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Scale 1/4" = 1'-0"

Sheet Number



A-3.0

Wall Legend

TTTTTTTT TYPICAL EXTERIOR WALL ASSEMBLY

SIDEWALL SHINGLES (REBUTTED #1 GRADE, DIFFED 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

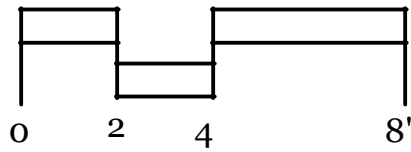
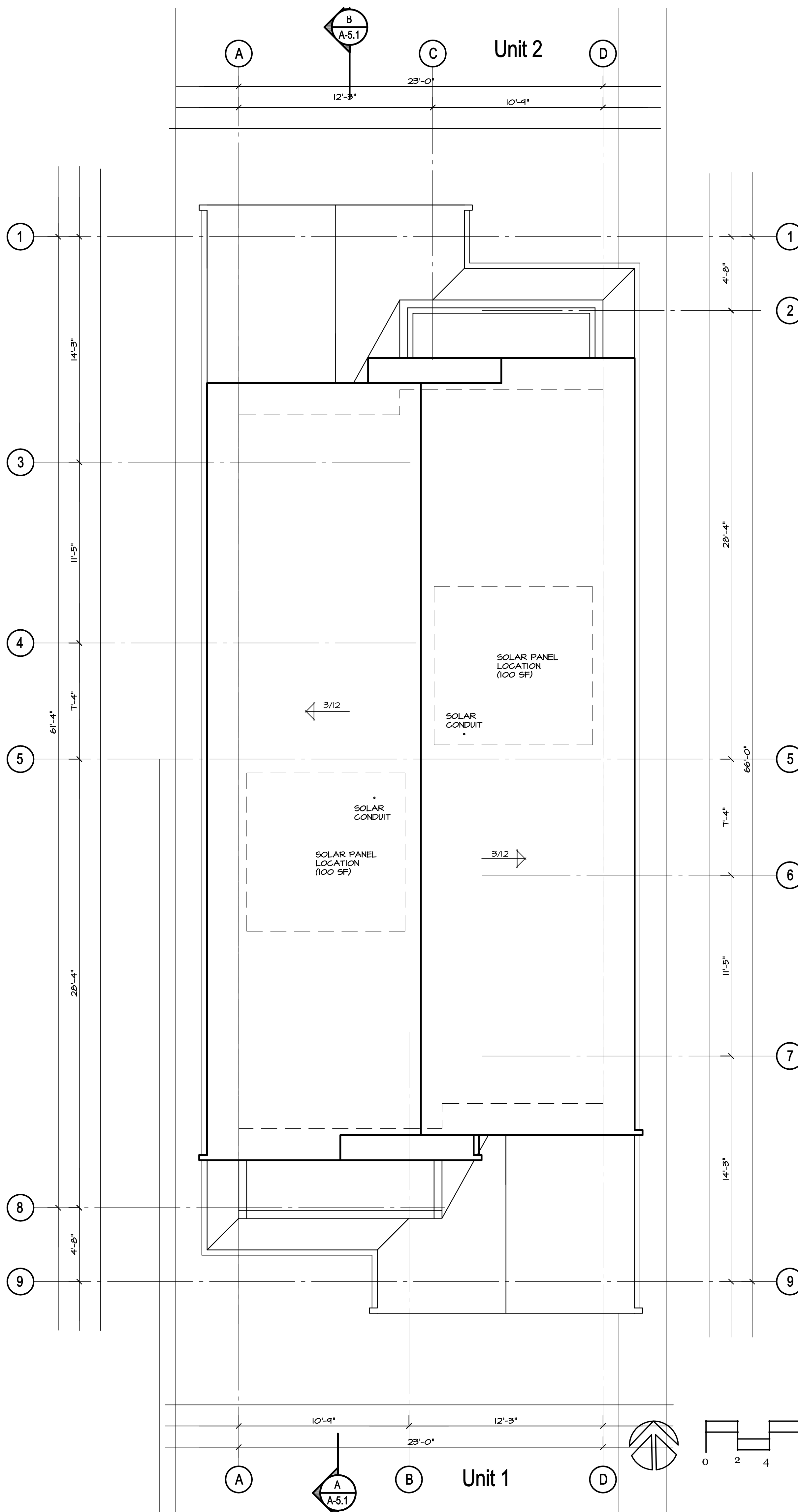
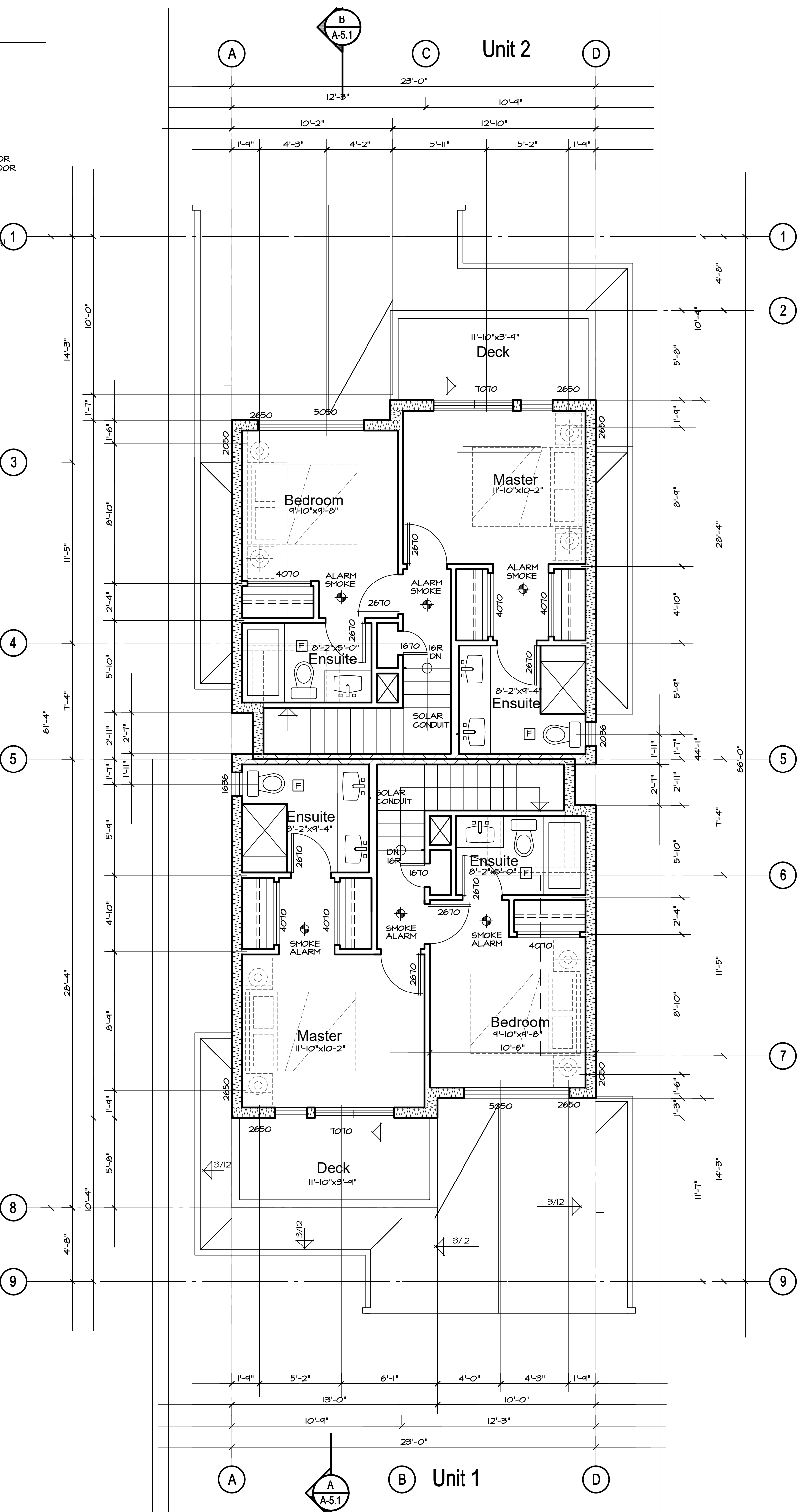
ALL EXTERIOR WALLS DIMENSIONED TO FACE OF CONCRETE AND PLYWOOD SHEATHING

ALL INTERIOR WALLS DIMENSIONED TO CENTRE LINE OF WALLS

ALL WINDOWS DIMENSIONED TO CENTRE LINE (MAX. UBI = 1.40, SHGC 0.3)

ALL DOORS DIMENSIONED TO CENTRE LINE (MAX. UBI = 1.80, SHGC 0.25)

FOR SHEAR WALL LOCATIONS REFER TO STRUCT. DWGS.

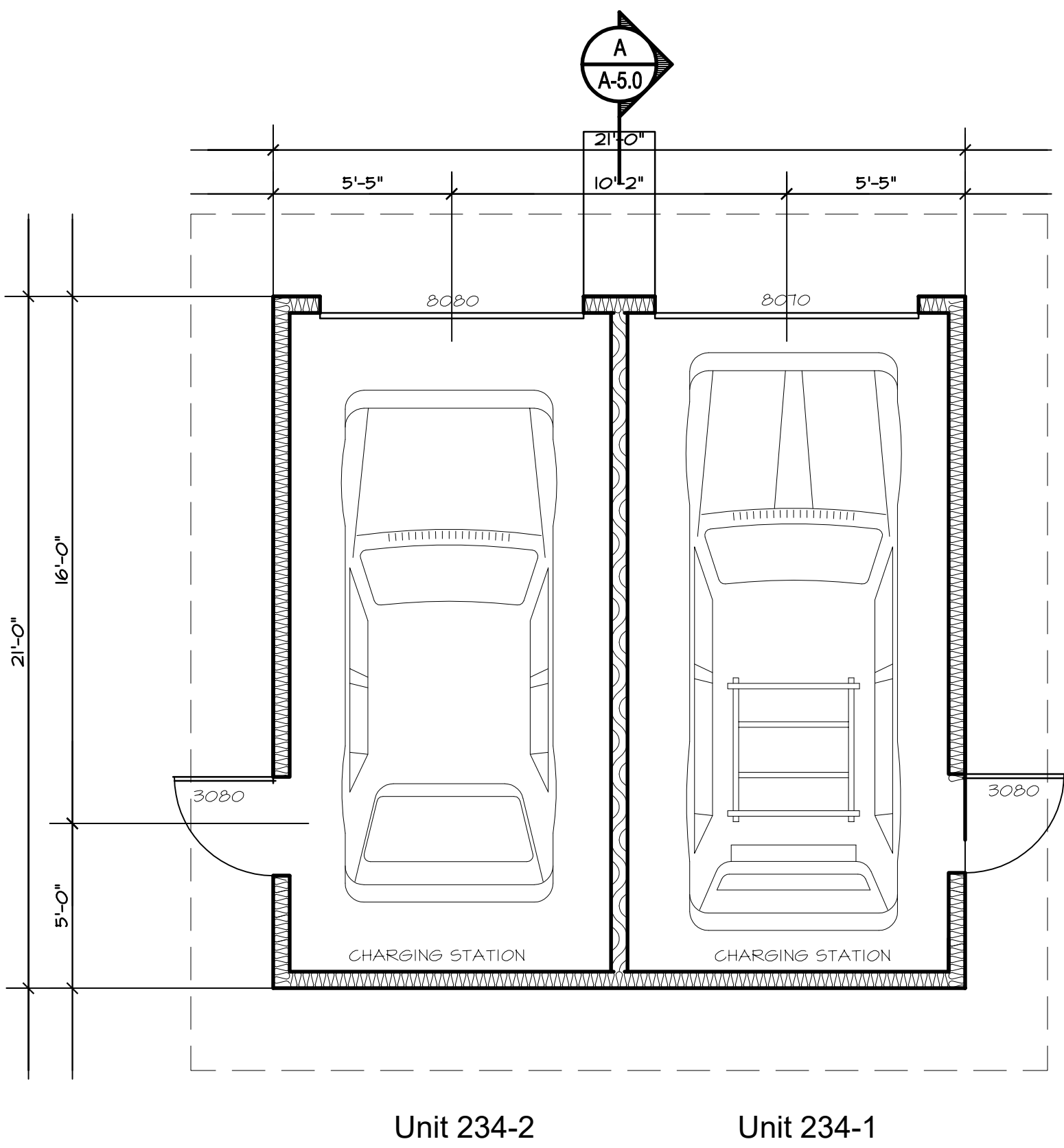


Wall Legend

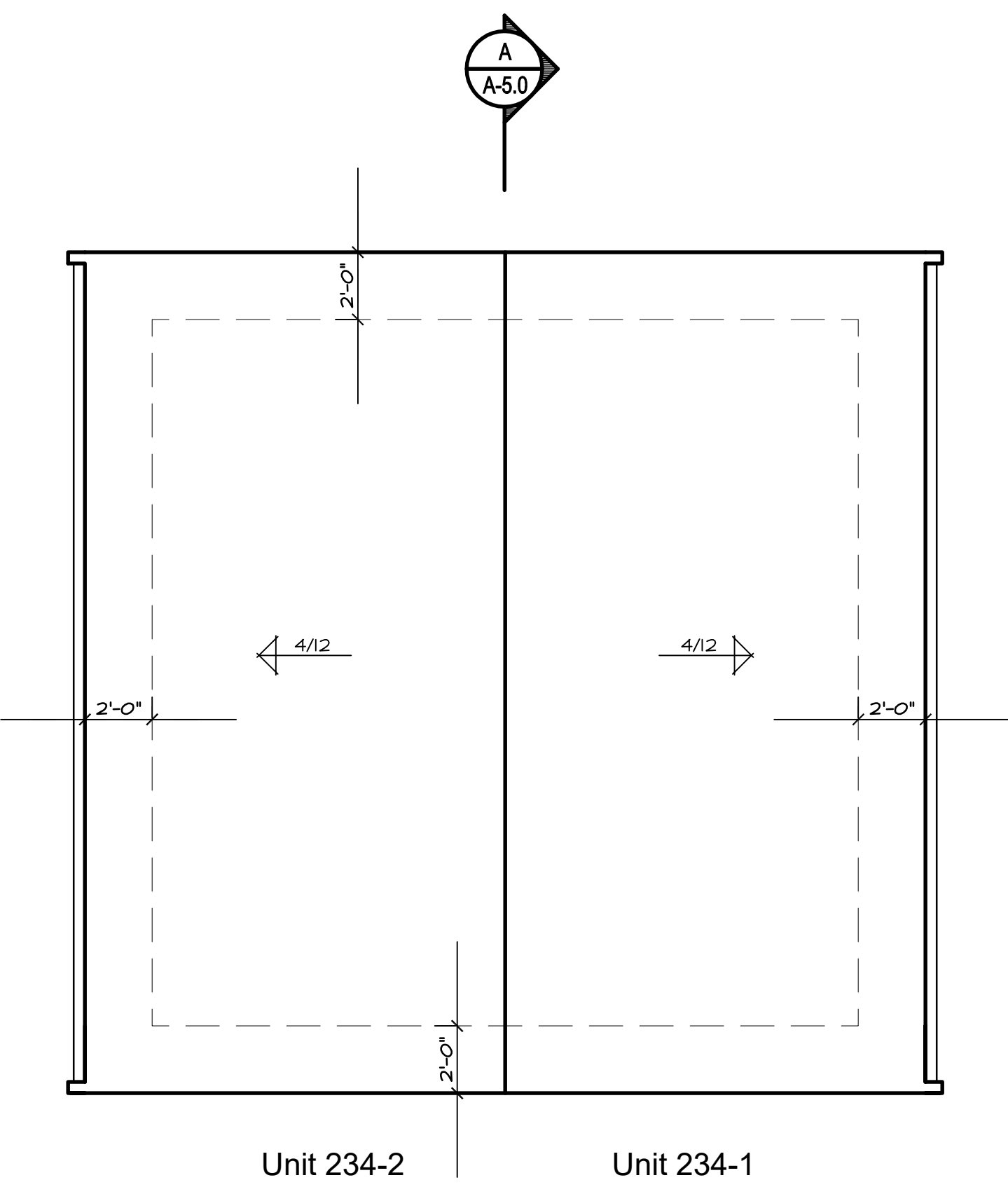
- TYPICAL EXTERIOR WALL ASSEMBLY
- SIDEWALL SHINGLES (REBUTTED #1 GRADE, DIPPED WITH 2 COATS STAIN PRIOR TO INSTALLATION)
RAINSCREEN AS PER CONSULTANT APPROVED DETAILS (PROVIDE MOCKUP ON SITE PRIOR TO PROCEEDING WITH INSTALLATION)
2 LAYERS OF 30MIN BLDG. PAPER
1/2" PLYWOOD SHEATHING
2X8 STUDS @ 16" O.C., AS PER STRUCTURAL - MAIN FLOOR
2X8 STUDS @ 19" O.C., AS PER STRUCTURAL - UPPER FLOOR
R28 BATT INSULATION AND 6 MIL PLY VAPOUR BARRIER
12" 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 - 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. U51 = 1.40, SHGC 0.3)
ALL DOORS DIMENSIONED TO CENTRE LINE (MAX. U51 = 1.80, SHGC 0.25)
FOR SHEAR WALL LOCATIONS REFER TO STRUCT. DWGS.



Garage Plan
Accessory Building



Garage Roof Plan
Accessory Building

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Accessory Buildings
Plans

Contract
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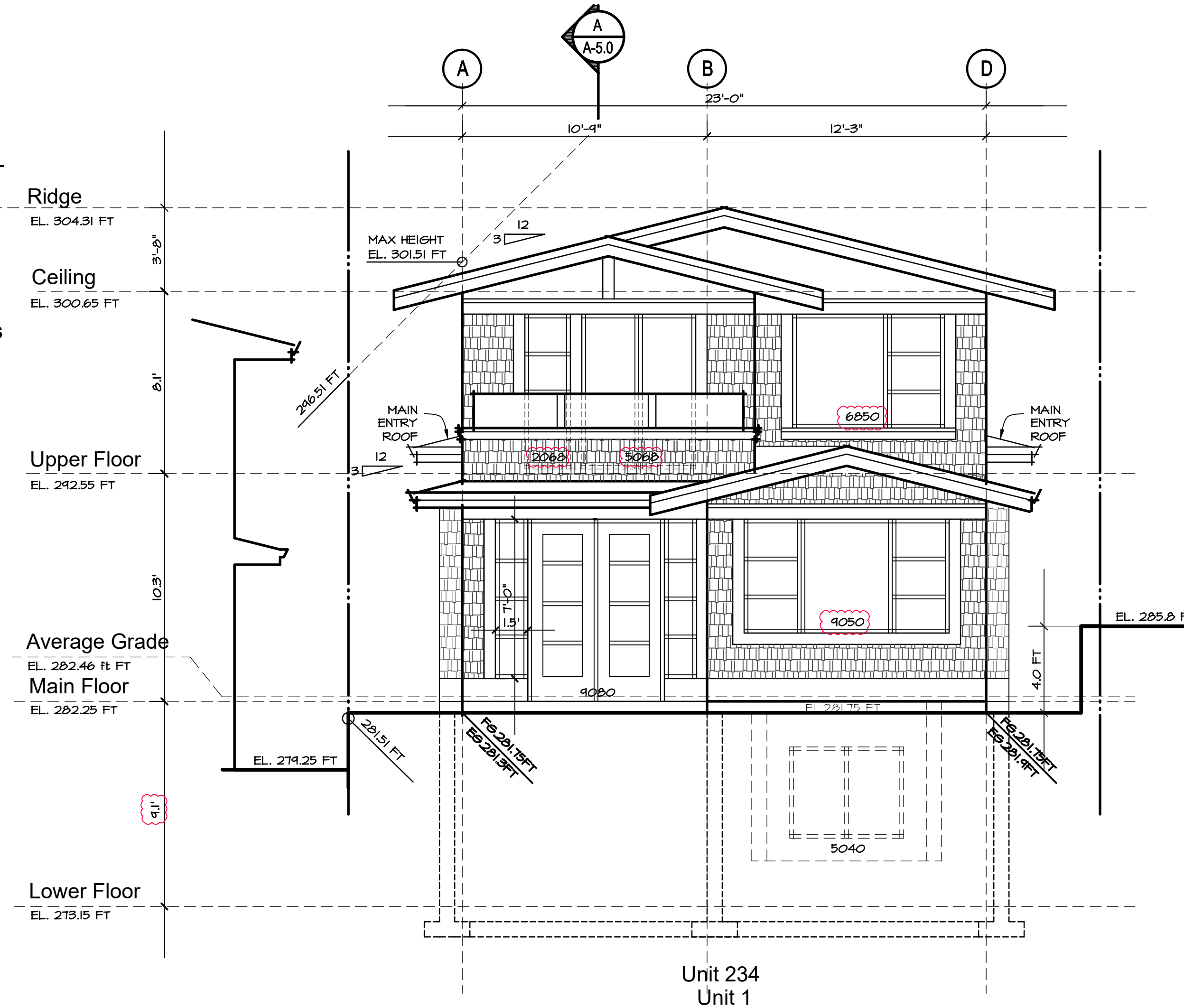
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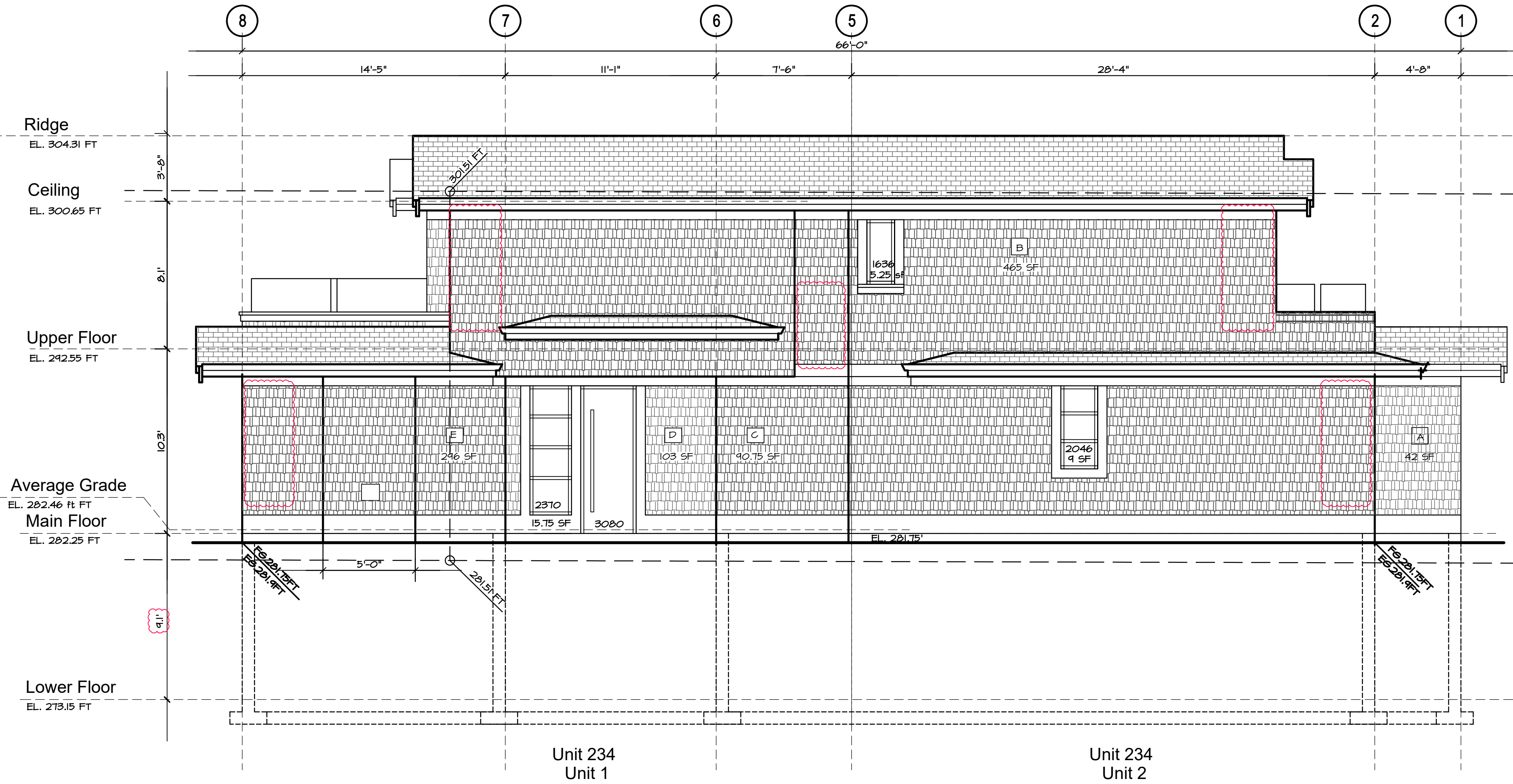
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Exterior Finish Legend

Roof	Asphalt Tapered Shingle
Eave Fascias	Aluminum Gutter on 2 x 8 Fasciaboard
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



1. South Elevation



2. East Elevation

234-1 18th St. W
234-2 18th St. W
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Elevations

LIMITING DISTANCE CALC'S: 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 CALC'S: 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 CALC'S: SECTION D
WALL AREA: 103 SF - 9.51 SM
PERMITTED WINDOW AREA = 20.6 SF (20%)
PROPOSED WINDOW AREA: 15.15 SF (15.3%)
DISTANCE TO PL = 6.5 FT - 2.54M

LIMITING DISTANCE CALC'S: SECTION E
WALL AREA: 296 SF - 27.5 SM
PERMITTED WINDOW AREA = 24.0 SF (8.1%)
PROPOSED WINDOW AREA: 0 SF (0%)
DISTANCE TO PL = 5 FT - 1.5M

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Elevations

A-4.0

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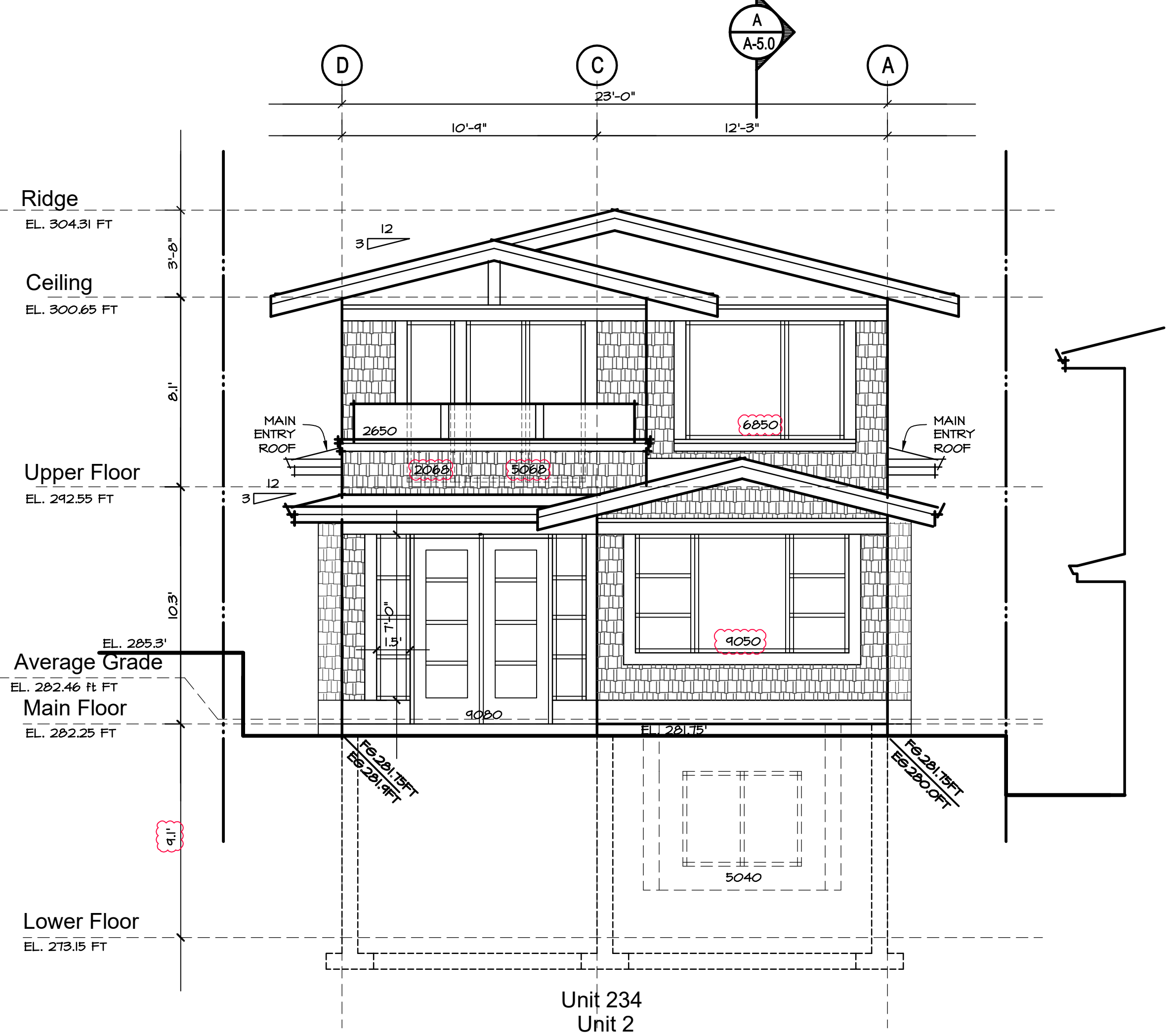
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Elevations

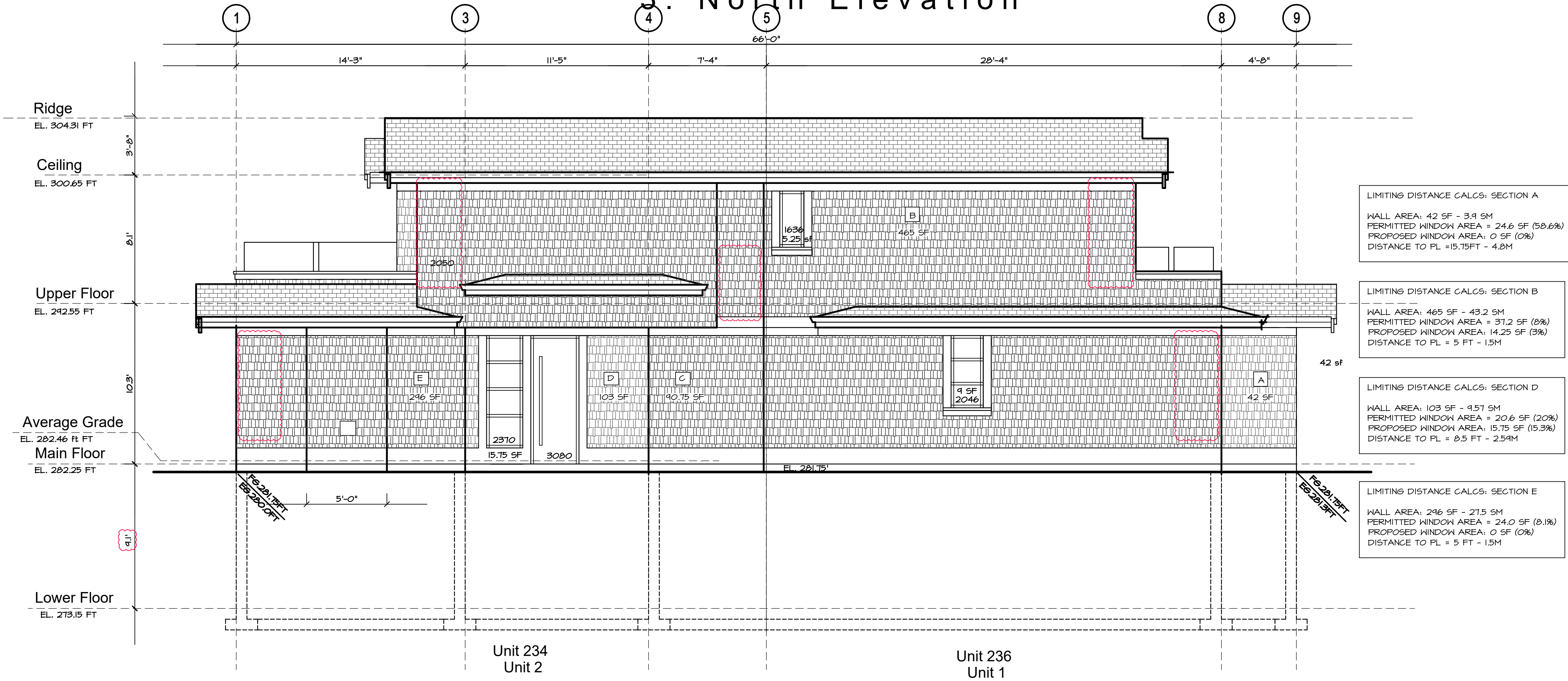
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Exterior Finish Legend

Roof	Asphalt Tapered Shingle
Eave Fascias	Aluminum Gutter on 2 x 8 Fasciaboard
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

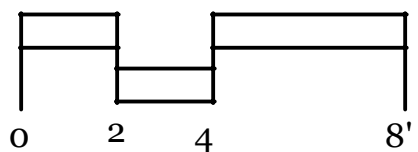


3. North Elevation



4. West Elevation

Elevations



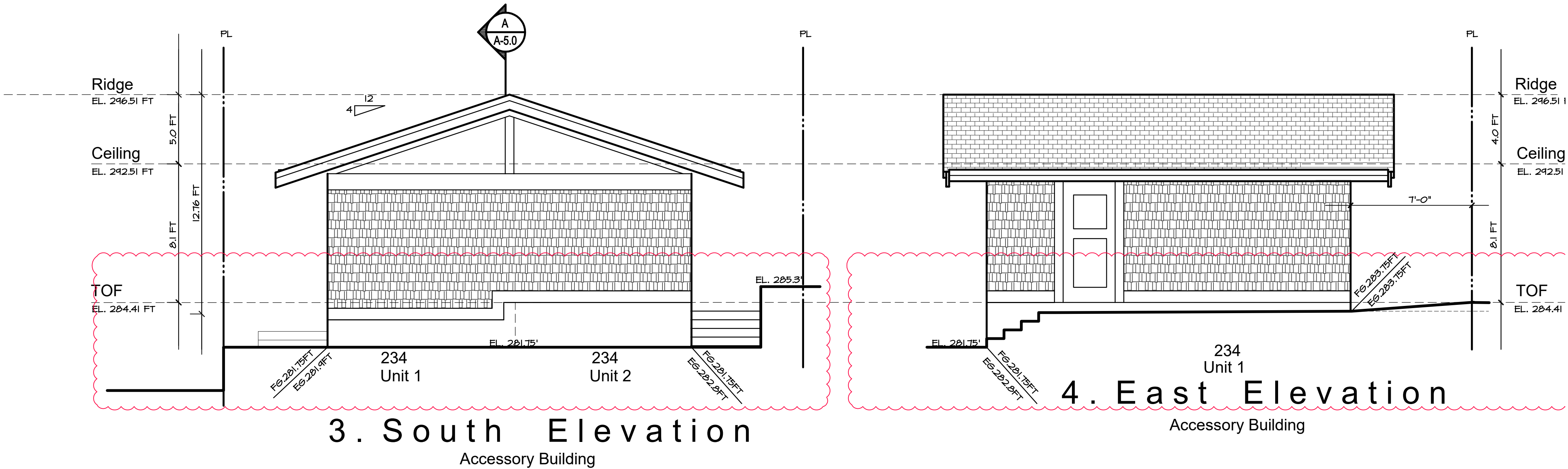
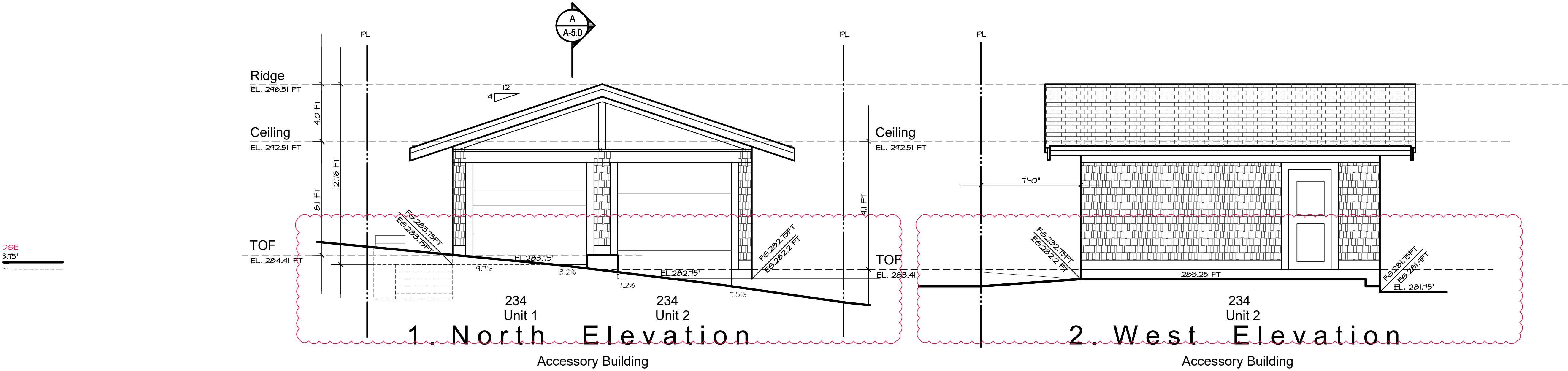
A-4.1

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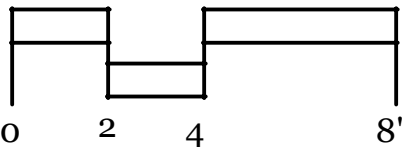
234-1 18th St. W
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British Columbia

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 Fasciaboard	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		

Accessory Building ~ Elevations



A-4.2

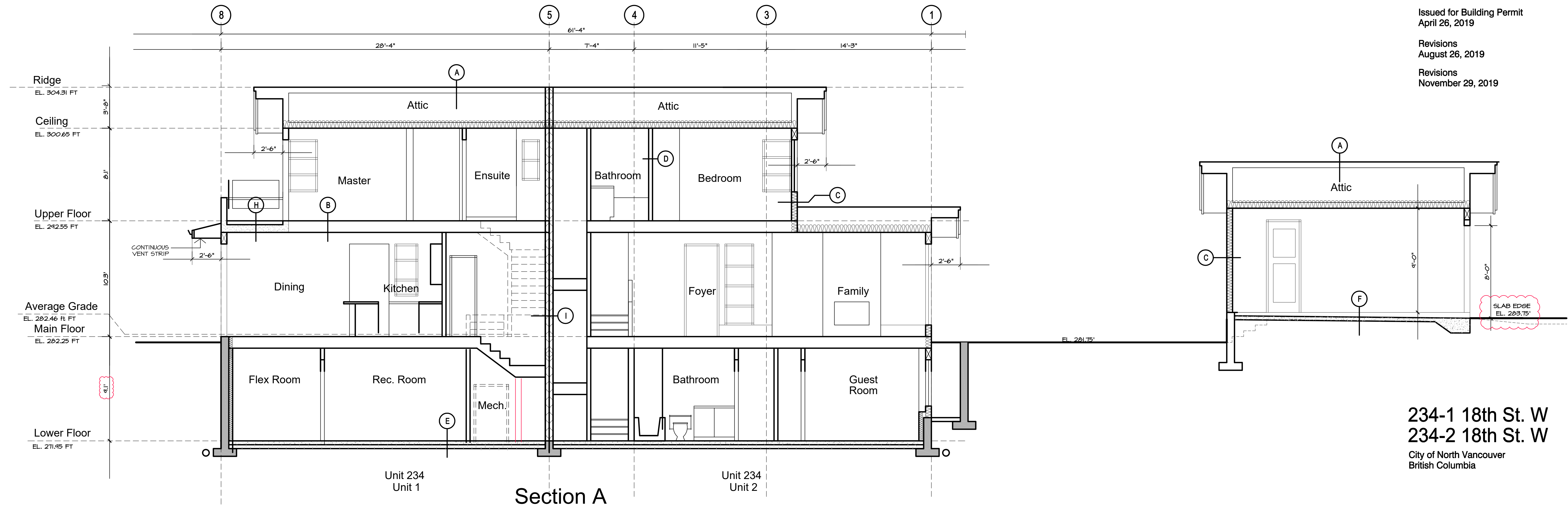
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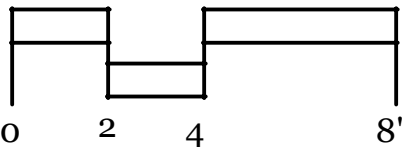
Assembly Legend

- 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 T.J. FLOOR FRAMING PER STRUCTURAL 1/2" DRYWALL (NO DRYWALL BETWEEN CRAWLSPACE 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 @ 19" O.C., AS PER STRUCTURAL R20 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 PAVES 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 R20-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 WALLS 2X6 WALLS R-12 BATT. INSULATION 8" FOUNDATION WALL 2 COATS OF DAMPPROOFING

Building Section

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Building Section



A-5.0