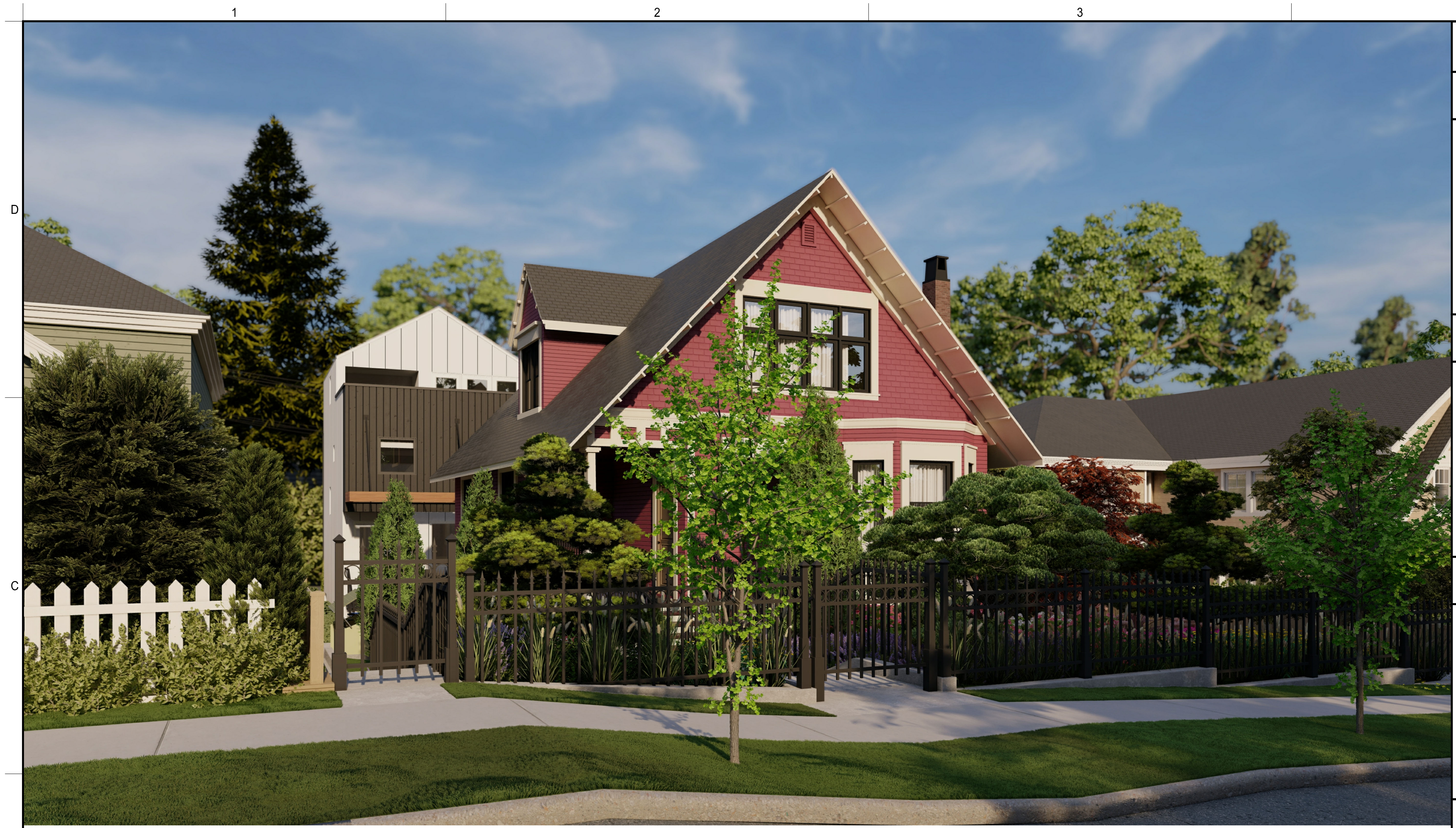

Consultants

Architect

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Civil Engineer

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220 - 26 Lorne Mews
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Arborist

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Passive House Designer

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Passive House Certifier

Zero Energy and Passivhaus Institute for Research (ZEPHIR)
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Valsugana TM, Italy
(p) +39 331.8146937
(e) f.nesi@zephir.ph

Drawing List

DP1.0 COVER SHEET
DP1.1 SITE PLAN
PROJECT DATA
CODE ANALYSIS
DP1.2 3D VIEWS

DP2.0 BASEMENT PLANS
DP2.1 MAIN FLOOR PLANS
DP2.2 2ND FLOOR PLANS
DP2.3 ROOF PLANS
DP2.4 ROOF PLANS

DP3.0 ELEVATIONS
DP3.1 ELEVATIONS
DP3.2 ELEVATIONS
DP3.3 ELEVATIONS
DP3.4 ELEVATIONS
DP3.5 ELEVATIONS

DP4.0 SECTIONS

ARCHITECT:

d|p
architecture

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PRIMARY CONTACT:

D. LUCIO PICCIANO
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PROJECT:

HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX

PROJECT ADDRESS:
311 West 14th Street.
City of North Vancouver, BC

OWNER:
1352644 BC LTD

ARCHITECT SEAL

–	–	–
–	–	–
△	–	–
No.	Date	Description

REVISIONS

–	20–Mar–23	DP Prior–to
–	27–Feb–23	Consultants
B	24–Aug–22	Development Permit
–	19–May–22	Review
–	13–May–22	Consultants
–	05–May–22	Consultants
A	17–Dec–21	Rezoning Pre–App
No.	Date	Description

ISSUE INFORMATION

PLOT DATE: 20-Mar-23

PROJECT NO.: **21-06**
DRAWN BY: CDS
CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:

SCALE: 1/8"=1'-0"

SHEET TITLE

COVER SHEET
DRAWING LIST

SHEET NO.

DP1.0

ORIGINAL SHEET SIZE 34" x 22"

Code Analysis

Civic Address	311 14th Street West, North Vancouver BC
Legal Description	Lot 9 Block 64 District Lot 548 Plan 750
Building Code	British Columbia Building Code 2018

1.4 Terms and Abbreviations
1.4.1.2 Defined Terms

Basement means a storey or storeys of a building located below the first storey

Building height (in storeys) means the number of storeys contained between the roof and the floor of the first storey.

First storey means the uppermost storey having its floor level not more than 2 m above grade

Part 9 Housing and Small Buildings
9.10 Fire Protection
9.10.1.3 Items Under Part 3 Jurisdiction

9.10.1.3(8) Sprinkler systems shall be designed, constructed and installed in conformance with Articles 3.2.5.12. to 3.2.5.15. and 3.2.5.17.

9.10.2 Occupancy Classification

Table 9.10.2.1 Group C - Residential

9.10.8 Fire Resistance and Combustibility in Relation to Occupancy, Height and Supported Elements

9.10.8.10 (1) Table 9.10.8.1. does not apply to
(a) a dwelling unit that has no other dwelling unit above or below it
(b) houses with a secondary suite including their common spaces or
(c) a dwelling unit that is not above or below another major occupancy

9.10.8.4(1) Where an assembly is required to be of noncombustible construction and to have a fire-resistance rating, it shall be supported by noncombustible construction

9.10.9 Fire Separations between Rooms and Spaces within Buildings

9.10.9.14 Separation of Residential Suites
9.10.9.14(3) Dwelling units that contain 2 or more storeys including basements as well as houses with a secondary suite including their common spaces shall be separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than 1 h.(See Note A-3.3.4.4.(1).)

9.10.9.14(4) In a house with a secondary suite, dwelling units shall be separated from each other and from ancillary spaces and common spaces with a fire separation
(d) that is not required to have a fire-resistance rating if the building is sprinklered.

Spatial Separations
Duplex
3.2.3 Spatial Separation and Exposure Protection

Table 3.2.3.1.D

Wall Face	Wall Area		Limiting Distance		UPO% Allowable	UPO % Proposed	Construction (C / NC)	FRR	Cladding (C / NC)
North	128.19	m²	2.80	m	22.57%	21.27%	C	N/A	C
South	134.66	m²	6.10	m	58.53%	13.34%	C	N/A	C
East	85.98	m²	2.33	m	20.60%	4.31%	C	N/A	C
West	97.46	m²	2.30	m	20.39%	5.76%	C	N/A	C

Heritage House
9.10.14 Spatial Separation Between Buildings

Table 9.10.14.4-A

Wall Face	Wall Area		Limiting Distance		UPO% Allowable	UPO % Proposed	Construction (C / NC)	FRR	Cladding (C / NC)
North	55.67	m²	6.78	m	70.14%	21.89%	C	N/A	C
South	64.73	m²	2.80	m	15.18%	12.13%	C	N/A	C
East	79.06	m²	4.74	m	30.05%	15.77%	C	N/A	C
West	95.38	m²	4.44	m	22.69%	15.02%	C	N/A	C

9.10.18 Alarm and Detection Systems

9.10.18.2 Fire Alarm System Required
9.10.18.2(5) A fire alarm system is not required in a residential occupancy where an exit or public corridor serves not more than 4 suites or where each suite has direct access to an exterior exit facility leading to ground level

9.10.19 Smoke Alarms

9.10.19.1 Required Smoke Alarms
9.10.19.1(1) Except as permitted by Article 9.10.19.8., smoke alarms conforming to CAN/ULC-S531, "Standard for Smoke Alarms," shall be installed in
(a) each dwelling unit,
9.10.19.3 Location of Smoke Alarms
9.10.19.3(1) Within dwelling units, sufficient smoke alarms shall be installed so that
(a) there is at least one smoke alarm installed on each storey, including basements, and
(b) on any storey of a dwelling unit containing sleeping rooms, a smoke alarm is installed
(i) in each sleeping room, and
(ii) in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.

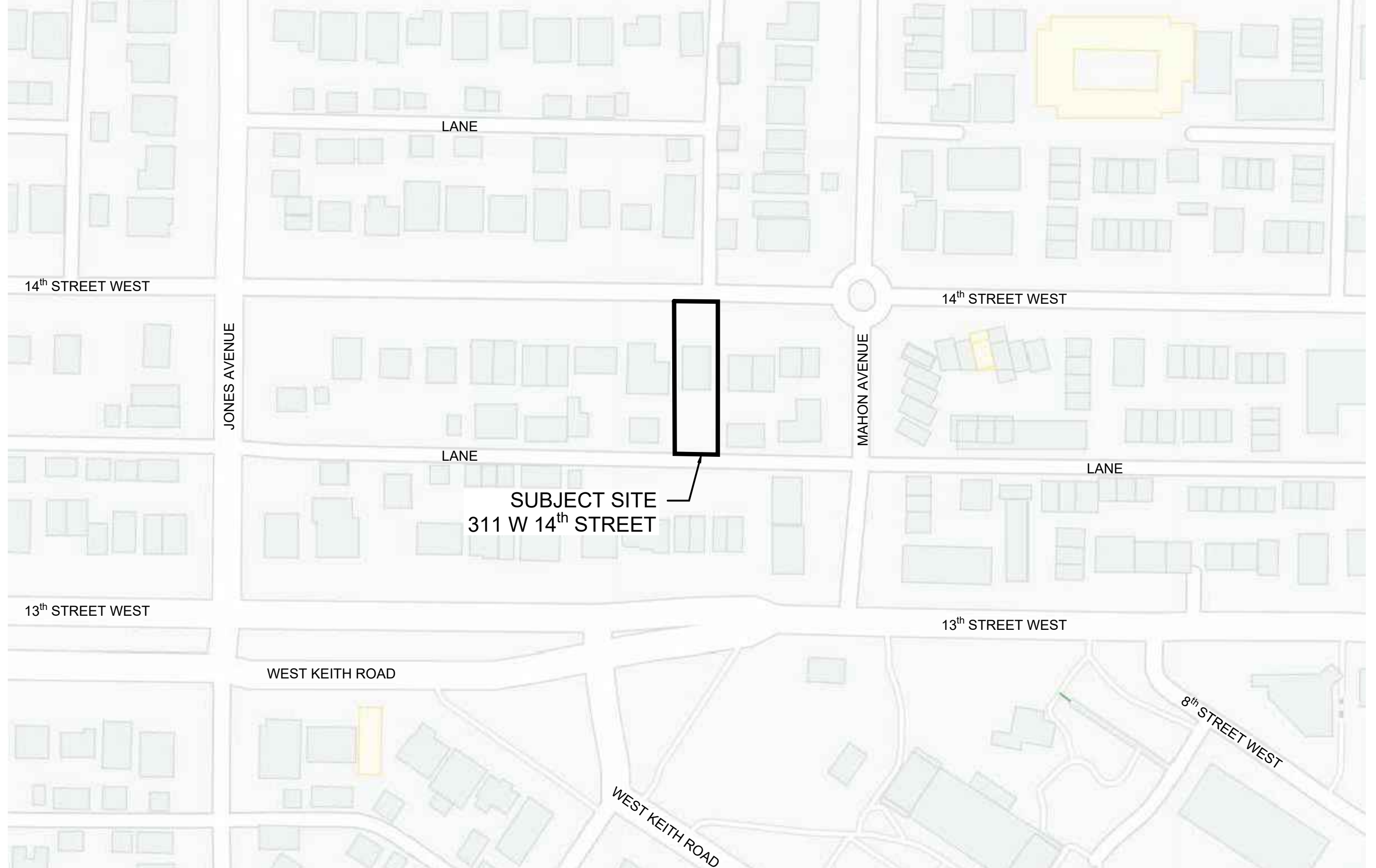
9.10.20 Firefighting

9.10.20.4 Portable Extinguishers
9.10.20.4(1) Portable extinguishers shall be installed in all buildings, except within dwelling units, in conformance with the British Columbia Fire Code.

9.11.1 Protection from Airborn Noise

9.11.1.1 Required Protection
9.11.1.1(1) Except as provided in Sentences (2) and (3), a dwelling unit shall be separated from every other space in a building in which noise may be generated by
(b) a separating assembly providing a sound transmission class (STC) rating of not less than 50 and adjoining constructions that conform to Article 9.11.1.4. (See Note A-9.11.1.4.)
9.11.1.1(2) Where a house contains a secondary suite, each dwelling unit shall be separated from every other space in the house in which noise may be transmitted by
(b) construction providing an STC rating of not less than 43

Location Map


LANE
14th STREET WEST
14th STREET WEST
JONES AVENUE
MAHON AVENUE
LANE
LANE
SUBJECT SITE
311 W 14th STREET
13th STREET WEST
13th STREET WEST
WEST KEITH ROAD
8th STREET WEST
WEST KEITH ROAD

Project Data

CIVIC ADDRESS
311 WEST 14th STREET
CITY OF NORTH VANCOUVER, BC

LEGAL DESCRIPTION
LOT 9 BLOCK 64 DISTRICT
LOT 548 PLAN 750

PID 015-143-023

CURRENT ZONING RT-2

LOT AREA	8399	ft^2	780.26	m^2

FLOOR SPACE RATIO STATEMENT

PROPOSED FSR **0.67**
NET PROJECT AREA / LOT AREA
(5655 ft^2 / 8399 ft^2)

UNITS 2 and 3

BASEMENT FLOOR	806	ft^2	74.88	m^2
MAIN FLOOR	791	ft^2	73.49	m^2
2nd FLOOR	806	ft^2	74.88	m^2
3rd FLOOR	437	ft^2	40.60	m^2
DUPLEX TOTAL	2 840	ft^2	X 2	
PROPOSED DUPLEX GFA	5 680	ft^2	525.69	m^2

EXISTING HERITAGE HOUSE

BASEMENT FLOOR	1 149	ft^2	106.75	m^2
MAIN FLOOR	1 102	ft^2	102.38	m^2
2nd FLOOR	810	ft^2	75.25	m^2
HERITAGE HOUSE GFA	3 061	ft^2	284.38	m^2
TOTAL GROSS FLOOR AREA	8 741	ft^2	812.07	m^2

EXEMPTIONS

WALL THICKNESS ABOVE GRADE 650 lf X 0.5 ft	325	ft^2	30.19	m^2
BASEMENTS	2 761	ft^2	256.51	m^2
TOTAL EXEMPTIONS	3 086	ft^2	286.70	m^2
NET PROJECT AREA	**5 655**	**ft^2**	**525.37**	**m^2**

AMENITIES

GARBAGE / RECYCLING		130	ft^2	12.08	m^2
ACCESSORY BICYCLE STORAGE		96	ft^2	8.92	m^2
ROOF DECKS	UNIT 2	279	ft^2	25.91	m^2
	UNIT 3	279	ft^2	25.91	m^2

PARKING

	REQUIRED	PROVIDED
DWELLING PARKING 1 PER DWELLING UNIT	4	4
BICYCLE PARKING 2 PER DWELLING UNIT	8	8

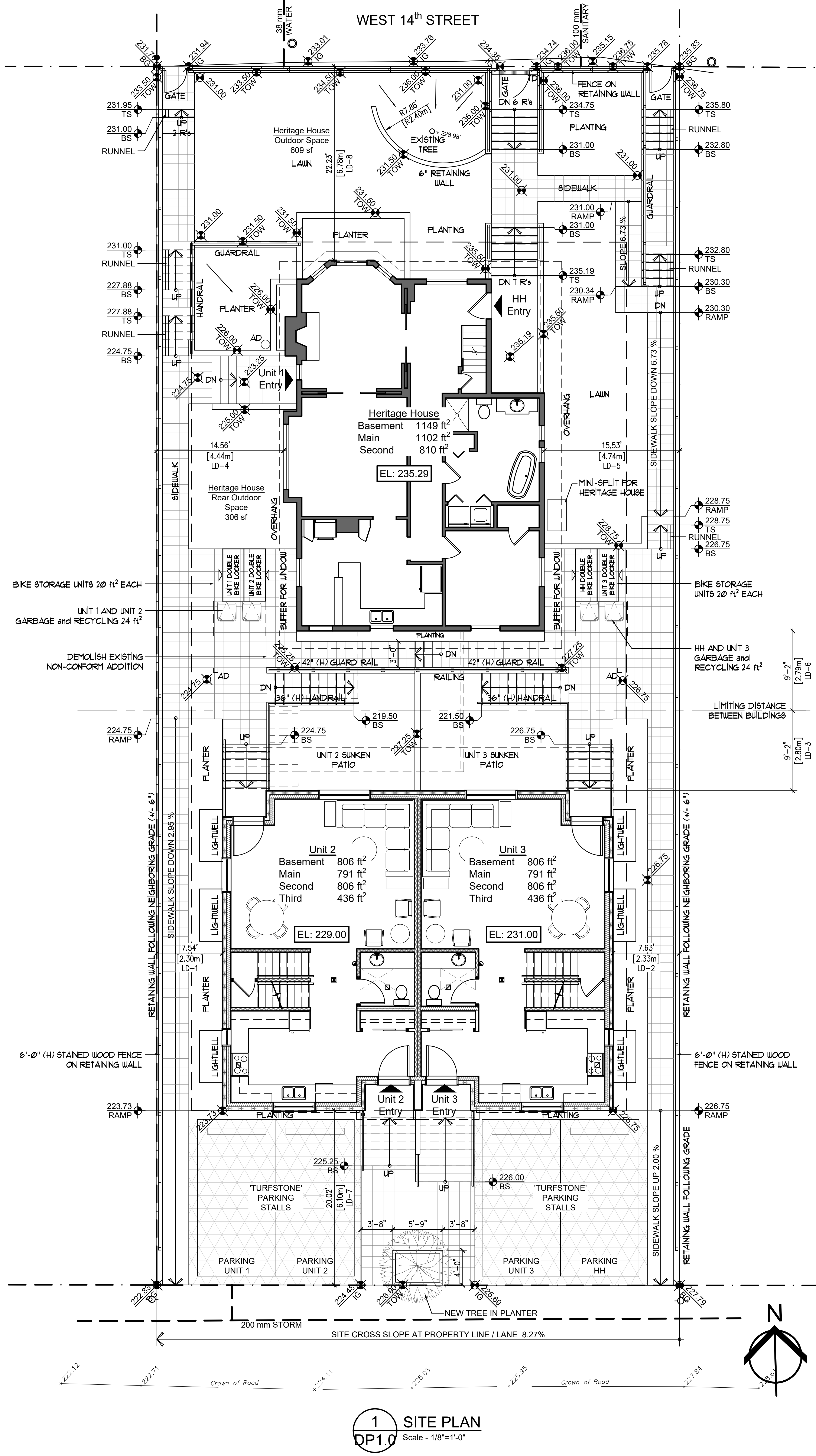
SITE COVERAGE

PROPOSED SITE COVERAGE **0.359**
GROSS BUILDING AREA / LOT AREA
(3 016 ft^2 / 8399 ft^2)

EXISTING HERITAGE HOUSE (MINUS NON-CONFORMING ADDITION)	1 204	ft^2	111.90	m^2
PROPOSED DUPLEX	1 812	ft^2	168.30	m^2
TOTAL SITE COVERAGE	3 016	ft^2	280.20	m^2

BUILDING HEIGHT

AVERAGE GRADE	227.47	ft	69.33	m
PROPOSED ROOF PEAK (8.9 m FROM AVERAGE GRADE)	256.67	ft	78.23	m
TOP PLATE (8.5 m FROM AVERAGE GRADE)	255.37	ft	77.84	m
REFERENCE HEIGHT	229.17	ft	69.85	m
FRONT (230.94 + 232.35)/2	231.65	ft		
REAR (222.73 + 228.15)/2	225.44	ft		
231.65 + ((225.44-231.65)0.4)	229.17	ft		


WEST 14th STREET
38 mm WATER
100 mm SANITARY
GATE
FENCE ON RETAINING WALL
DN 6 R's
2 R's
RUNNEL
TS
BS
TOW
TG
Heritage House Outdoor Space 609 sf
LAWN
EXISTING TREE
6" RETAINING WALL
R7.88' [R2.40m]
PLANTING
SIDEWALK
RAMP
PLANTER
GUARDRAIL
HANDRAIL
UP
DN
DN 1 R's
HH Entry
AD
Unit 1 Entry
Heritage House
Basement 1149 ft²
Main 1102 ft²
Second 810 ft²
EL: 235.29
14.56' [4.44m] LD-4
15.53' [4.74m] LD-5
Heritage House Rear Outdoor Space 306 sf
OVERHANG
MINI-SPLIT FOR HERITAGE HOUSE
SIDEWALK SLOPE DOWN 6.73 %
BIKE STORAGE UNITS 2Ø ft² EACH
UNIT 1 DOUBLE BIKE LOCKER
UNIT 2 DOUBLE BIKE LOCKER
HH DOUBLE BIKE LOCKER
UNIT 3 DOUBLE BIKE LOCKER
BUFFER FOR WINDOW
UNIT 1 AND UNIT 2 GARBAGE and RECYCLING 24 ft²
HH AND UNIT 3 GARBAGE and RECYCLING 24 ft²
DEMOLISH EXISTING NON-CONFORM ADDITION
42" (H) GUARD RAIL
36" (H) HANDRAIL
RAILING
LIMITING DISTANCE BETWEEN BUILDINGS
9'-2" [2.79m] LD-6
9'-2" [2.80m] LD-3
UNIT 2 SUNKEN PATIO
UNIT 3 SUNKEN PATIO
LIGHTWELL
Unit 2
Basement 806 ft²
Main 791 ft²
Second 806 ft²
Third 436 ft²
Unit 3
Basement 806 ft²
Main 791 ft²
Second 806 ft²
Third 436 ft²
EL: 229.00
EL: 231.00
7.54' [2.30m] LD-1
7.63' [2.33m] LD-2
SIDEWALK SLOPE DOWN 2.95 %
RETAINING WALL FOLLOWING NEIGHBORING GRADE (+/- 6")
6'-0" (H) STAINED WOOD FENCE ON RETAINING WALL
Unit 2 Entry
Unit 3 Entry
'TURFSTONE' PARKING STALLS
20.02' [6.10m] LD-7
3'-8" 5'-9" 3'-8"
4'-0"
PARKING UNIT 1
PARKING UNIT 2
PARKING UNIT 3
PARKING HH
SIDEWALK SLOPE UP 2.00 %
RETAINING WALL FOLLOWING GRADE
NEW TREE IN PLANTER
200 mm STORM
SITE CROSS SLOPE AT PROPERTY LINE / LANE 8.27%
Crown of Road
N

1 SITE PLAN
DP1.0 Scale - 1/8"=1'-0"

ARCHITECT:

dlp architecture

DLP ARCHITECTURE INC
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VANCOUVER BC V5L 4W3
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PRIMARY CONTACT:

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778-889-6849

PROJECT:

HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX

PROJECT ADDRESS:
311 West 14th Street.
City of North Vancouver, BC

OWNER:
1352644 BC LTD

ARCHITECT SEAL

No.	Date	Description
–	–	–
–	–	–
△	–	–

REVISIONS

No.	Date	Description
–	20–Mar–23	DP Prior–to
–	27–Feb–23	Consultants
B	24–Aug–22	Development Permit
–	19–May–22	Review
–	13–May–22	Consultants
–	05–May–22	Consultants
A	17–Dec–21	Rezoning Pre–App

ISSUE INFORMATION

PLOT DATE: 20-Mar-23

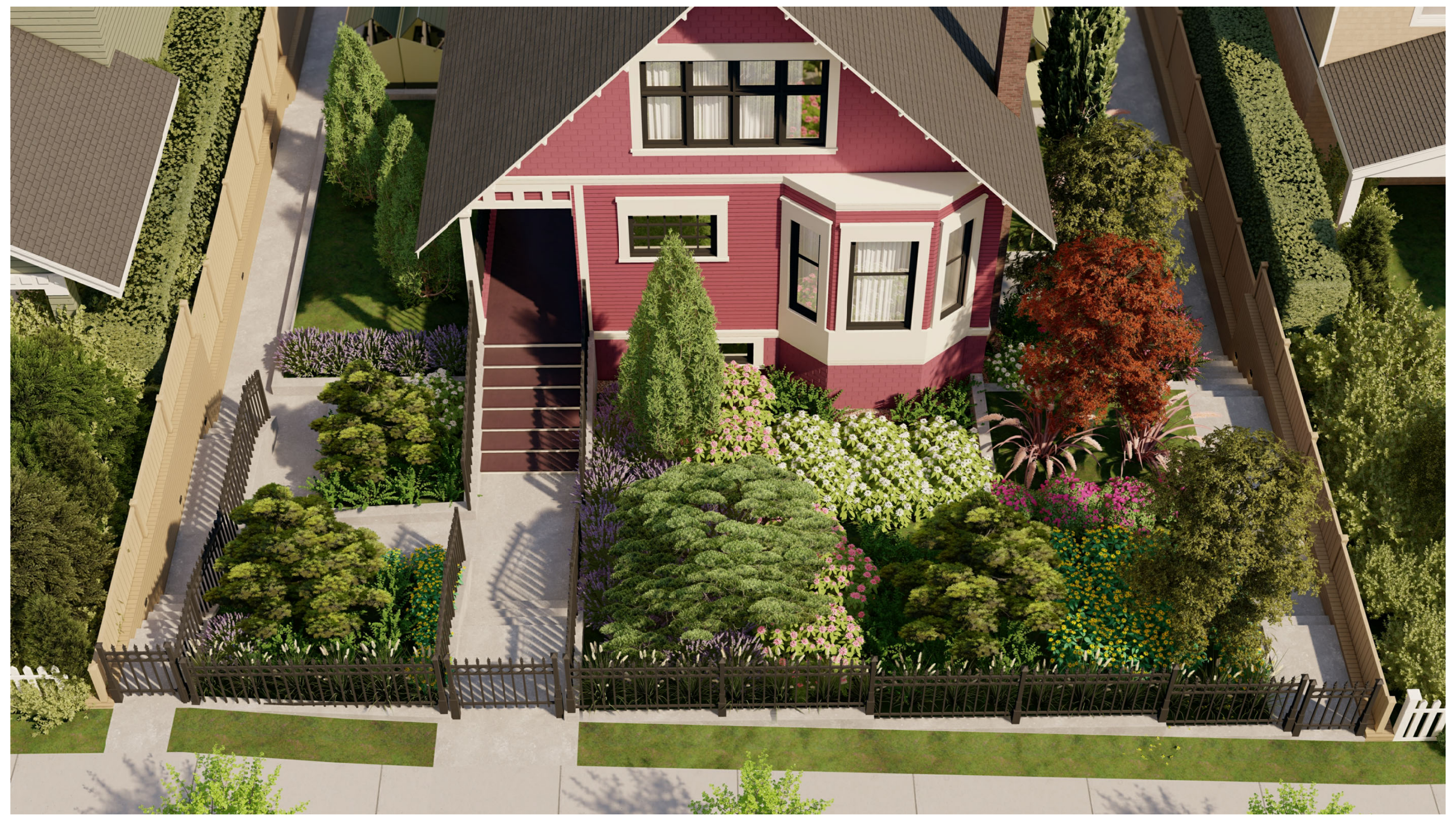
PROJECT NO.: **21-06**
DRAWN BY: CDS
CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:

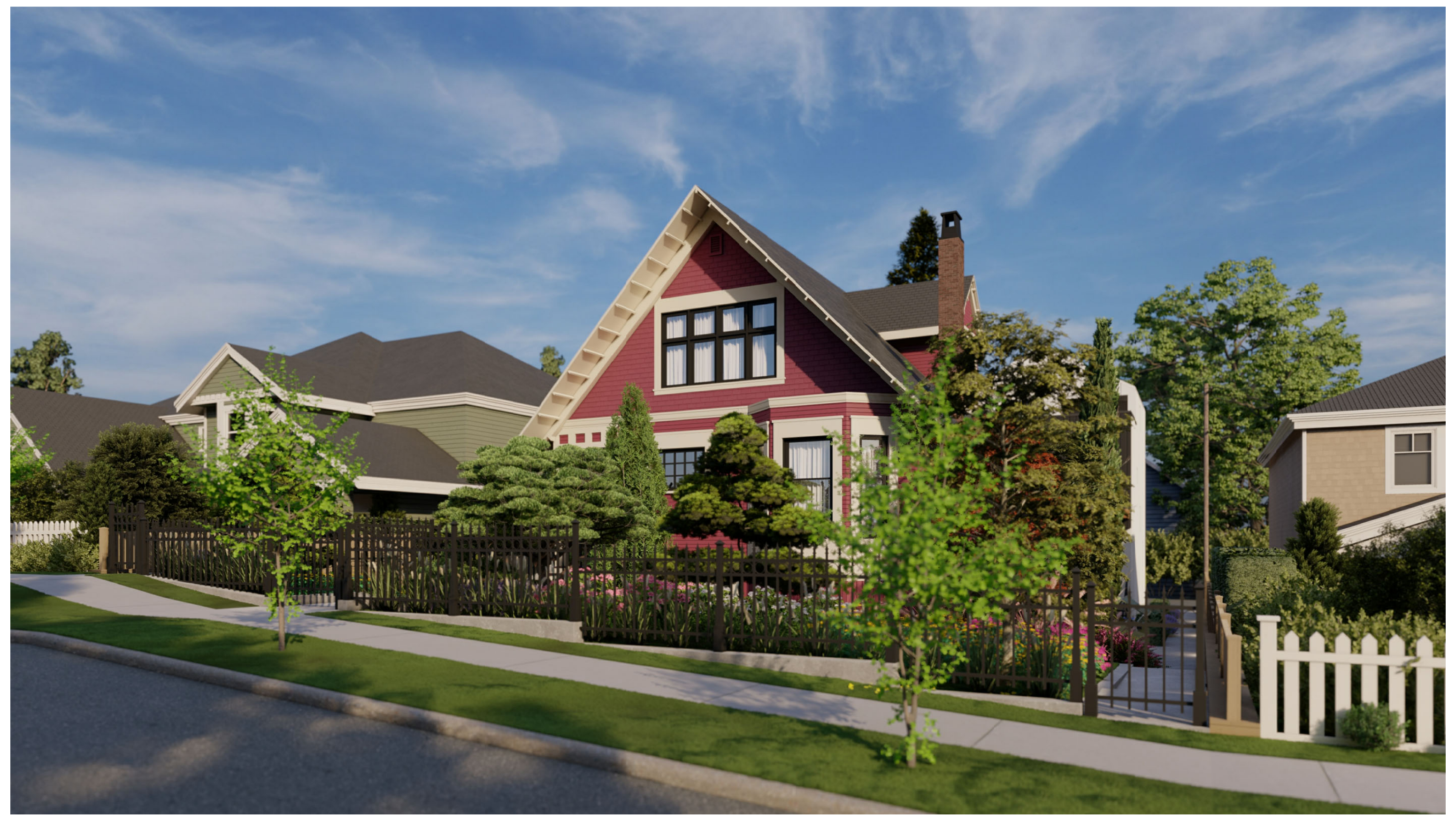
SCALE: 1/8"=1'-0"

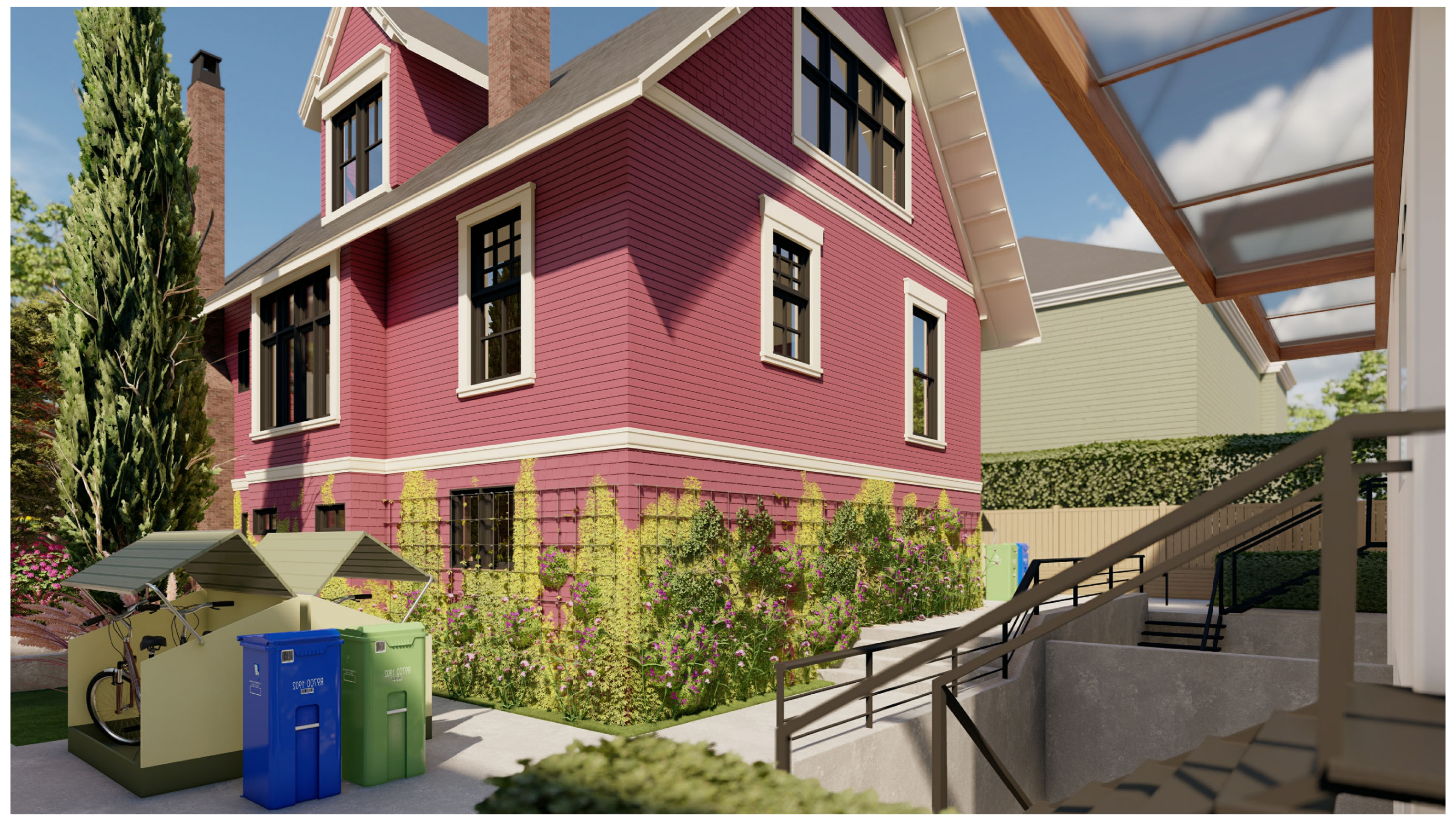
SHEET TITLE
SITE PLAN
PROJECT DATA

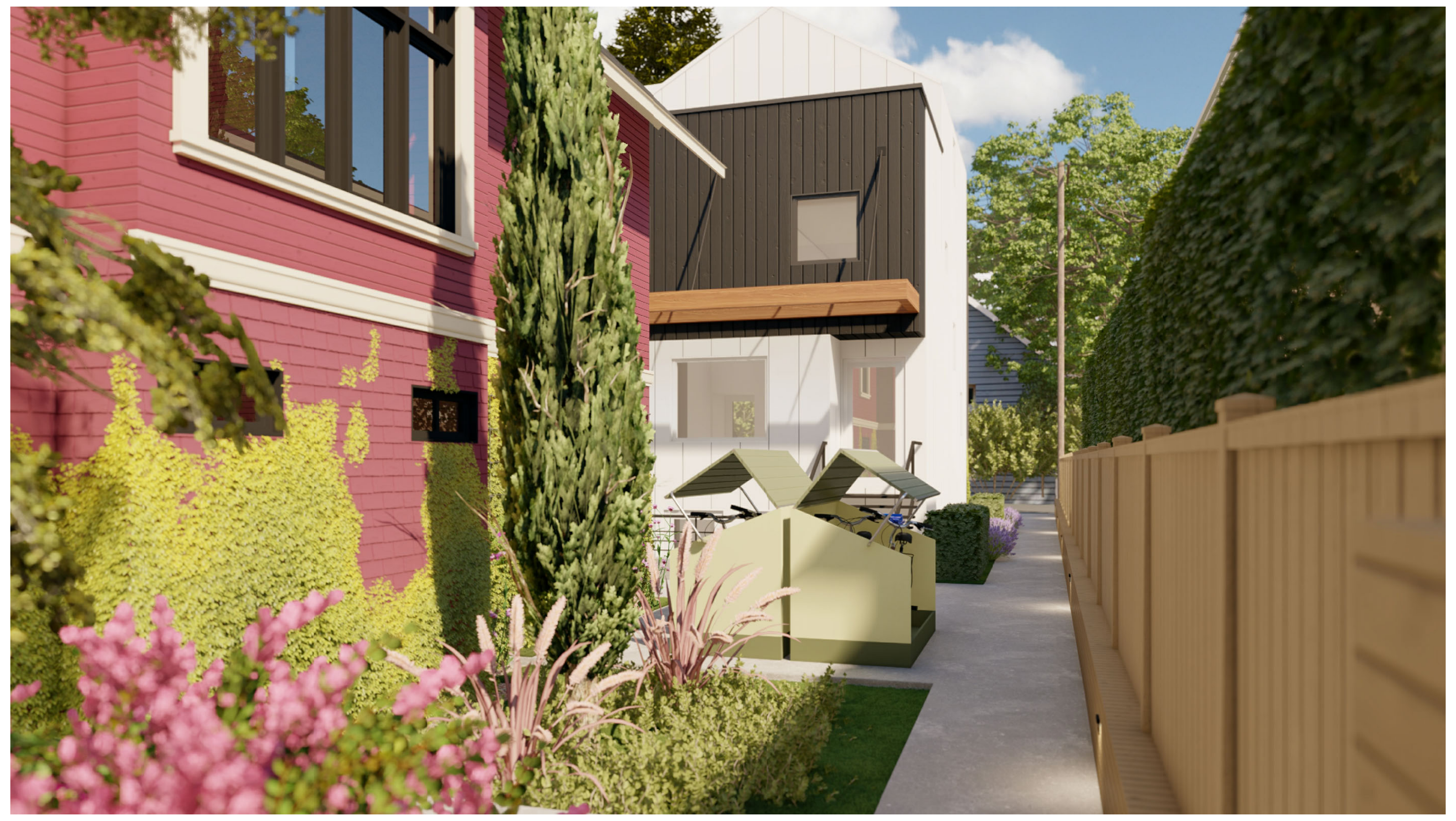
SHEET NO.
DP1.1

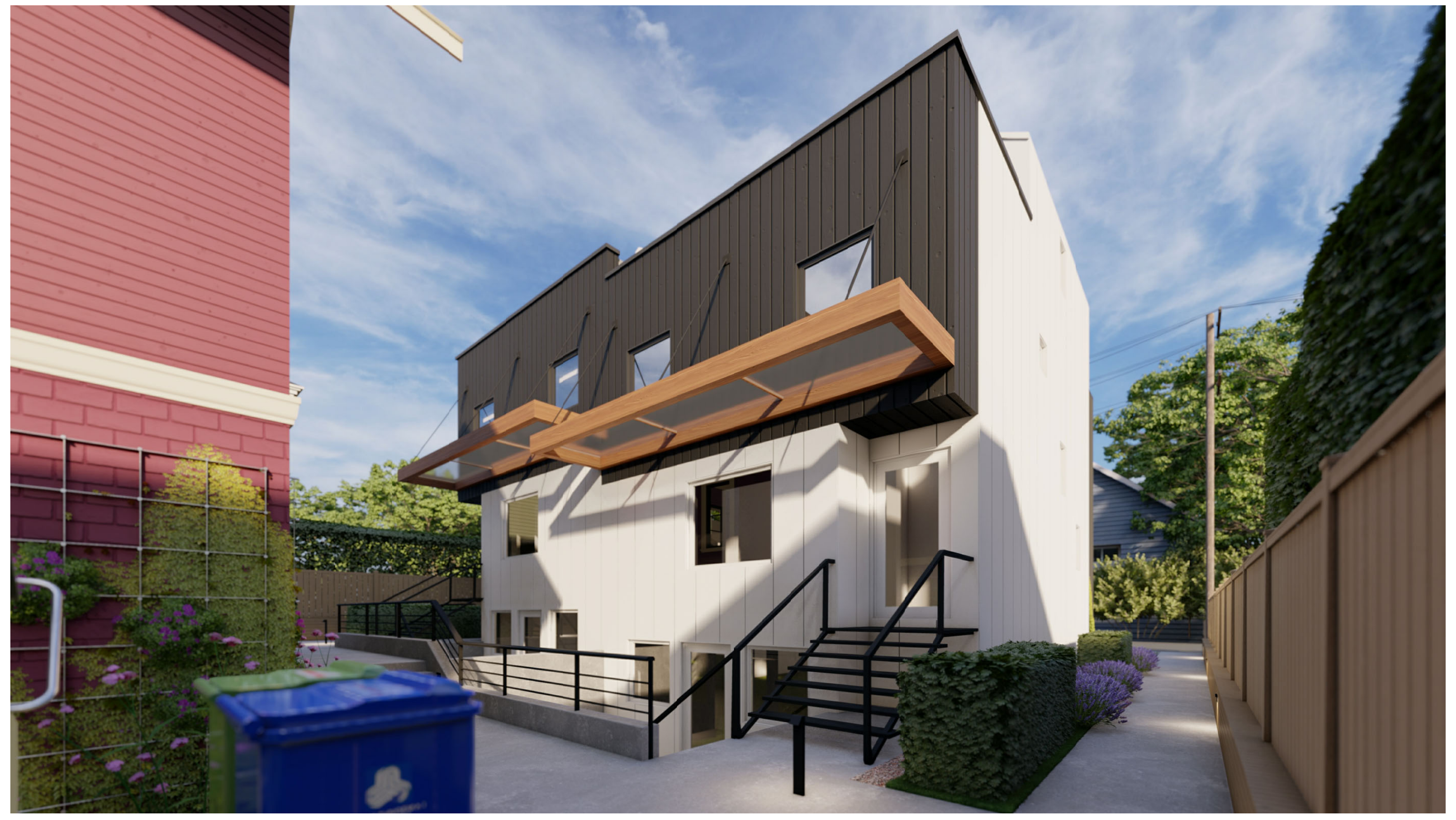
ORIGINAL SHEET SIZE 34" x 22"

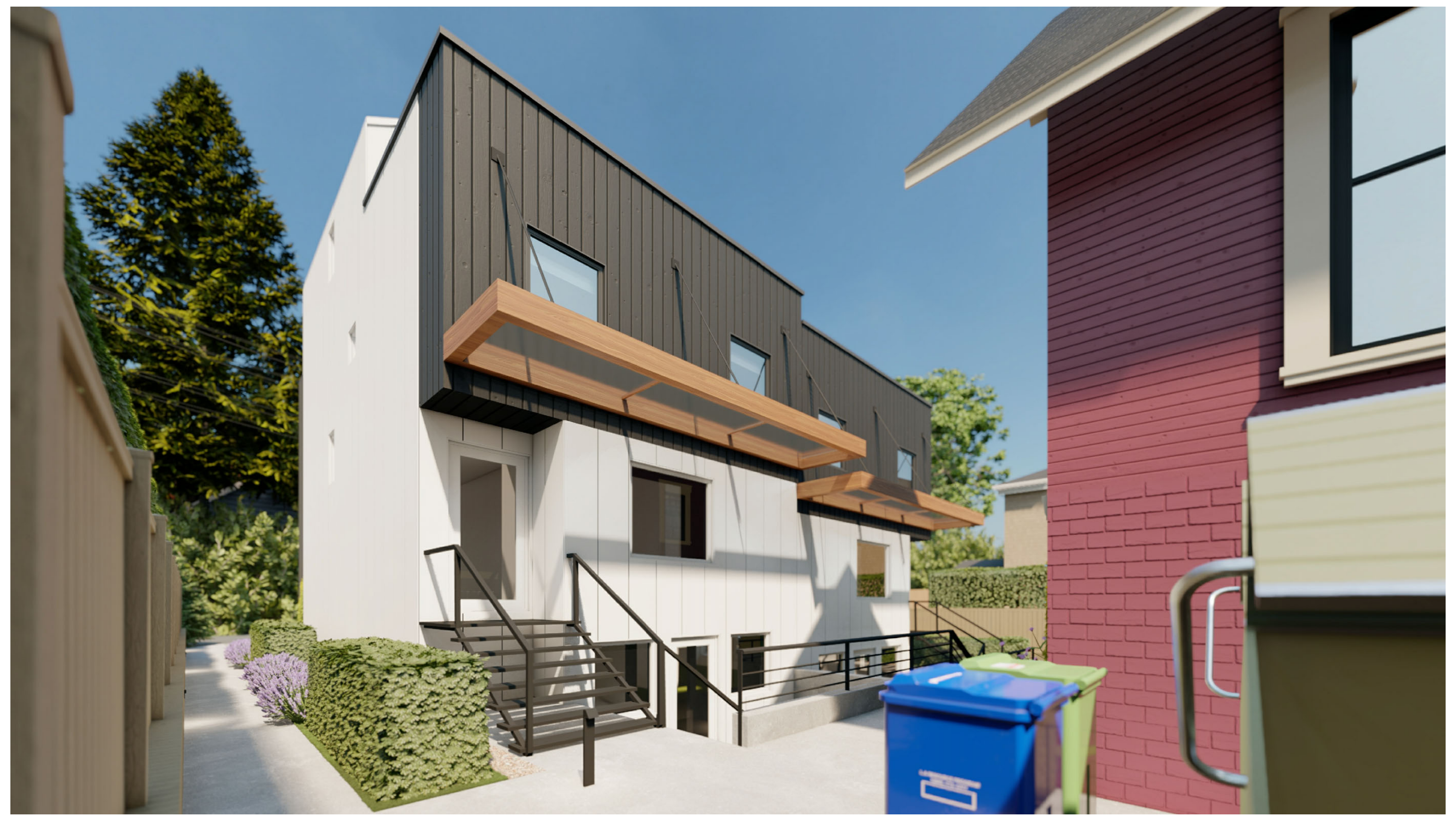

AERIAL VIEW OF FRONT YARD HERITAGE HOUSE


FRONT VIEW SE OF HERITAGE HOUSE


REAR OF HERITAGE HOUSE

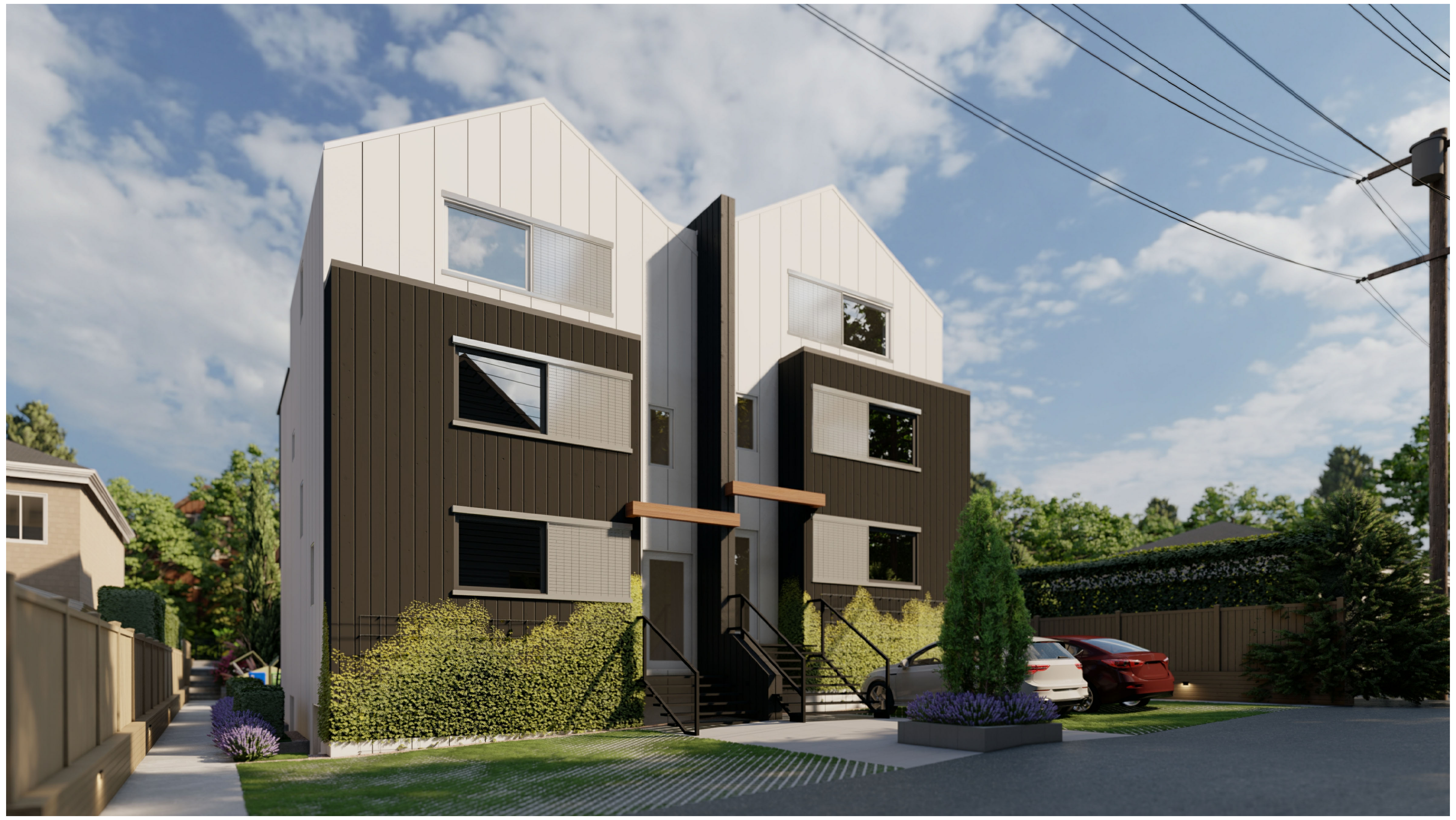

PERSPECTIVE SOUTH FROM WEST SIDEYARD


PERSPECTIVE EAST FROM WEST SIDEYARD


REAR OF LANEWAY DUPLEX

Shown with optional ramp

2
DP1.2
2 bike storage locker
Scale - NTS



1
DP1.2
311 w 14th st LANE VIEW
Scale - NTS

ARCHITECT:

d|p
architecture

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202-460 NANAIMO ST
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PRIMARY CONTACT:

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PROJECT:

HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX

PROJECT ADDRESS:
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City of North Vancouver, BC

OWNER:
1352644 BC LTD

ARCHITECT SEAL

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No.	Date	Description

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PLOT DATE: 20-Mar-23

PROJECT NO.: **21-06**
DRAWN BY: CDS
CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:

SCALE:

SHEET TITLE
3D VIEWS

SHEET NO.
DP1.2

ORIGINAL SHEET SIZE 34" x 22"

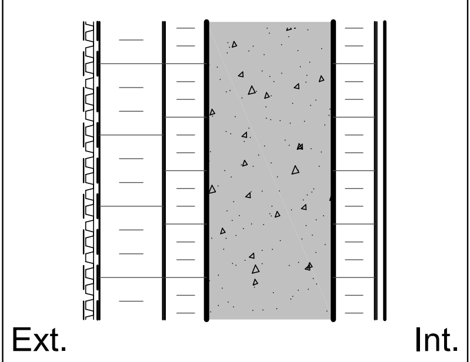
Assemblies

Exterior Wall Assemblies

TYPE | ASSEMBLY | DESCRIPTION

W1

FRR	
W1	n/a
STC	
n/a	
R_{SI} / U	
7.38	0.14
EQUIV. / CODE	
VBBL	-



TYPICAL FOUNDATION WALL - BELOW GRADE

	FILTER CLOTH and DRAINAGE MAT on
	SELF-ADHERED WATERPROOF MEMBRANE (SAM) on
4"	EPS RIGID INSULATION on
2⅝"	ICF RIGID INSULATION
8"	CAST IN PLACE CONCRETE FOUNDATION WALL (ICF)
2⅝"	ICF RIGID INSULATION
½"	GYPSUM WALL BOARD

ASSEMBLY THICKNESS | W1 | 18.23"

RSI CALCULATION

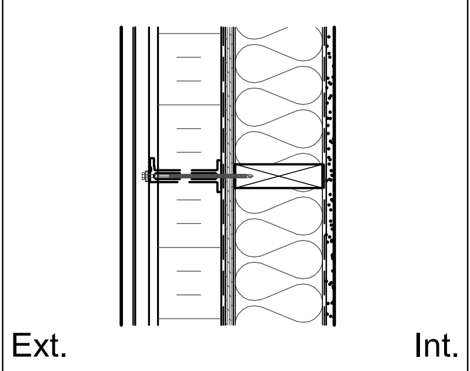
COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSi VALUE (m^2 k/w)
SAM	100.00	0.12	0.003	0.250	0.012
EPS Rigid Insulation	100.00	4.00	0.102	0.030	3.387
ICF Insulation	100.00	2.63	0.067	0.036	1.852
Reinforced Concrete (ICF)	100.00	8.00	0.203	2.100	0.097
ICF Insulation	100.00	2.63	0.067	0.036	1.852
Gypsum Wall Board	100.00	0.50	0.013	0.250	0.051
	UP	Horizontal	Down		
Rsi	0.10	0.13	0.17		0.13
Rse	0.04	0.04	0.04		0.00

Note: Materials with 0.000 conductivity not included in calculation.
Rse Below Grade = 0.00

Total R_{SI} 7.38

W2

FRR	
W2	n/a
STC	
n/a	
R_{SI} / U	
6.59	0.16
EQUIV. / CODE	
VBBL	-



TYPICAL EXTERIOR FRAMED WALL

	EXTERIOR WALL CLADDING (REFER TO ELEVATIONS)
⅞"	METAL HAT TRACK STRAPPING at 24" o.c.
4½"	'CASCADIA CLIP' FIBERGLASS THERMAL SPACER or SIMILAR - SPACING PER SPECIFICATIONS
4"	'SOPRAROCK' EXTERIOR INSULATION BOARD on AIR AND MOISTURE BARRIER
¾"	PLYWOOD SHEATHING
2 x 6	WOOD STUD FRAMING at 24" o.c c/w
5½"	'COMFORTBATT' ROCKWOOL INSULATION
6 mil	UV POLY VAPOUR BARRIER
½"	GYPSUM WALL BOARD

NOTE:
BASEMENT EXTERIOR WALL MAY CONTAIN ADDITIONAL OVERFRAMING TO MAINTAIN WALL PLANE - REFER TO PLANS

ASSEMBLY THICKNESS | W2 | 12.63"

RSI CALCULATION

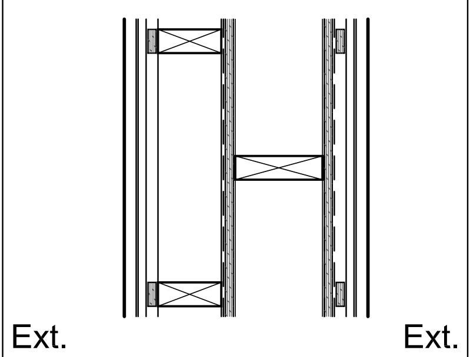
COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSi VALUE (m^2 k/w)
'Soprarock' Exterior Insulation	100.00	4.00	0.102	0.037	2.746
Plywood Sheathing	100.00	0.75	0.019	0.130	0.147
2 x 6 Wood Studs	11.00	5.50	0.140	0.130	0.118
Batt Insulation	89.00	5.50	0.140	0.037	3.360
Gypsum Wall Board	100.00	0.50	0.013	0.250	0.051
	UP	Horizontal	Down		
Rsi	0.10	0.13	0.17		0.13
Rse	0.04	0.04	0.04		0.04

Note: Materials with 0.000 conductivity not included in calculation.
Rse Below Grade = 0.00

Total R_{SI} 6.59

W3

FRR	
W3	n/a
STC	
n/a	
R_{SI} / U	
n/a	n/a
EQUIV. / CODE	
VBBL	-



TYPICAL EXTERIOR FRAMED WALL

	EXTERIOR WALL CLADDING (REFER TO ELEVATIONS)
	VERTICAL RAINSCREEN STRAPPING
2 x	BLOCKING (TO MAINTAIN WALL PLANE)
	AIR AND MOISTURE BARRIER
¾"	PLYWOOD SHEATHING
2 x 6	WOOD STUD FRAMING at 24" o.c
½"	PLYWOOD SHEATHING
	AIR AND MOISTURE BARRIER
	VERTICAL RAINSCREEN STRAPPING
	EXTERIOR WALL CLADDING

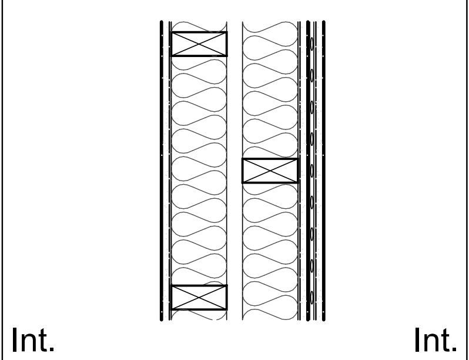
ASSEMBLY THICKNESS | W3 | VARIES

Party Wall Assemlies

TYPE | ASSEMBLY | DESCRIPTION

W4

FRR	
W4	1 hr
STC	
52	
R_{SI} / U	
n/a	n/a
EQUIV. / CODE	
VBBL	-



TYPICAL INTERIOR PARTY WALL

⅝"	'TYPE X' GYPSUM WALL BOARD
2 x 4	WOOD STUD FRAMING at 16" o.c.
	ACOUSTIC BATT INSULATION
1"	AIRSPACE
2 x 4	WOOD STUD FRAMING at 16" o.c. c/w
	ACOUSTIC BATT INSULATION and
⅝"	'TYPE X' GYPSUM WALL BOARD
	20 ga. RESILIENT CHANNEL - ONE SIDE ONLY
⅝"	'TYPE X' GYPSUM WALL BOARD - STAGGERD JOINTS

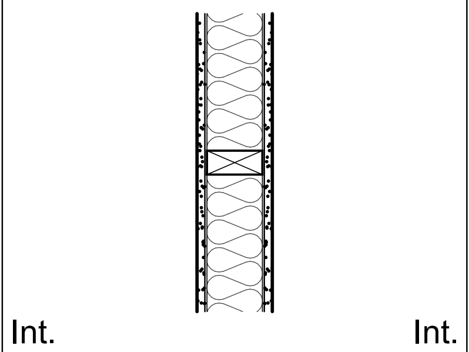
ASSEMBLY THICKNESS | W4 | 9.91"

Interior Wall Assemblies

TYPE | ASSEMBLY | DESCRIPTION

W5 W5a

FRR	
W5 W5a	n/a n/a
STC	
35 / 36	
R_{SI} / U	
n/a	n/a
EQUIV. / CODE	
VBBL	-



TYPICAL INTERIOR WALL - NON-RATED SMOKE SEPARATION

W5

½"	PAINTED GYPSUM WALL BOARD - BOTH SIDES
2 x 4	WOOD STUD FRAMING at 16" o.c.

W5a ACOUSTIC WALL

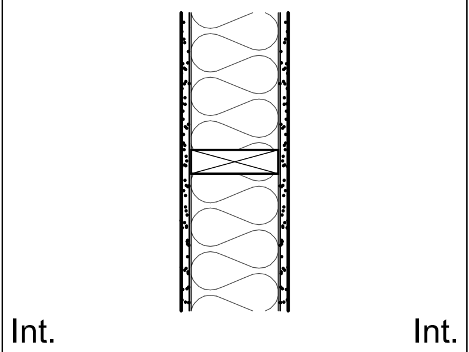
SAME AS	W5
ADD:	ACOUSTIC BATT INSULATION TO FILL STUD SPACE
OPTION:	ADD 20 ga. RESILIENT CHANNEL (STC = 39)

REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING WALL LOCATIONS AND DETAILS

ASSEMBLY THICKNESS | W5 | 4.50" | W5a | 4.53"

W6 W6a

FRR	
W6 W6a	n/a n/a
STC	
35 / 37	
R_{SI} / U	
n/a	n/a
EQUIV. / CODE	
VBBL	-



TYPICAL INTERIOR WALL - NON-RATED SMOKE SEPARATION

W6

½"	GYPSUM WALL BOARD - BOTH SIDES
2 x 6	WOOD STUD FRAMING at 16" o.c.

W6a ACOUSTIC WALL

SAME AS	W6
ADD:	ACOUSTIC BATT INSULATION TO FILL STUD SPACE
OPTION:	ADD 20 ga. RESILIENT CHANNEL (STC = 40)

WALL MAY CONTAIN PLUMBING

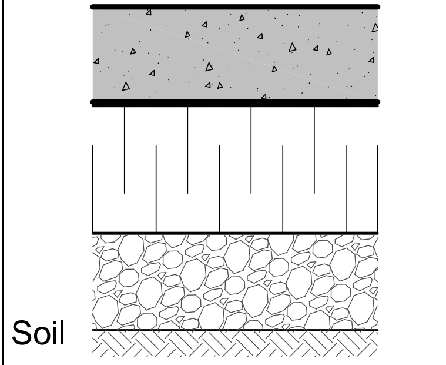
ASSEMBLY THICKNESS | W6 | 6.50" | W6a | 6.53"

Floor Assemblies

TYPE | ASSEMBLY | DESCRIPTION

F1

FRR	
F1	N/R
STC	
n/a	
R_{SI} / U	
7.11	0.14
EQUIV. / CODE	
VBBL	-



TYPICAL SLAB ON GRADE FLOOR

½"	HARDWOOD FLOORING
6"	CAST IN PLACE REINFORCED CONCRETE SLAB
6 mil	UV POLY VAPOUR BARRIER
8"	EPS RIGID INSULATION - FULL FIELD
6"	CRUSHED GRAVEL (min.)
	NATIVE SOIL or COMPACTED BACKFILL

ASSEMBLY THICKNESS | F1 | 14.50"

RSI CALCULATION

COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSi VALUE (m^2 k/w)
Hardwood Flooring	100.00	0.50	0.013	0.130	0.098
Concrete Slab	100.00	6.00	0.152	2.100	0.073
EPS Rigid Insulation	100.00	8.00	0.203	0.030	6.773
	UP	Horizontal	Down		
Rsi	0.10	0.13	0.17		0.17
Rse	0.04	0.04	0.04		0.00

Note: Materials with 0.000 conductivity not included in calculation.
Rse Below Grade = 0.00

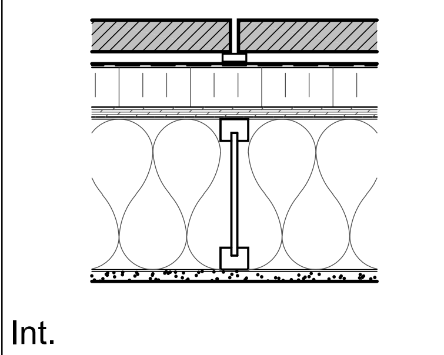
Total R_{SI} 7.11

Floor Assemblies

TYPE | ASSEMBLY | DESCRIPTION

F2

FRR	
F2	1 hr
STC	
n/a	
R_{SI} / U	
7.98	0.13
EQUIV. / CODE	
VBBL	-



TYPICAL FRAMED FLOOR - EXTERIOR

	PAVERS ON LEVELING PADS
	2 PLY SBS ROOFING MEMBRANE
4"	POLYISOBOARD INSULATION
¾"	T & G PLYWOOD SUB FLOOR (GLUED AND SCREWED)
2x	SLEEPERS at 24" o.c. - SLOPED TO DRAIN
9½"	TRUSS JOIST FRAMING SYSTEM at 16" o.c.
	REFER TO STRUCTURAL
	MINERAL WOOL INSULATION
⅝"	2 LAYERS 'TYPE X' GYPSUM WALL BOARD CEILING

ASSEMBLY THICKNESS | F2 | 13.00"

RSI CALCULATION

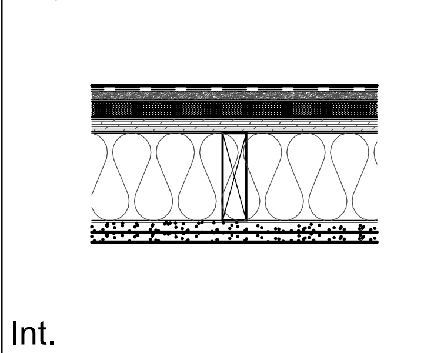
COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSi VALUE (m^2 k/w)
Plywood Sheathing	100.00	0.75	0.019	0.130	0.147
2x Sleepers	14.58	1.50	0.038	0.130	0.043
Polyurethane Spray Foam Insulation	85.42	1.50	0.038	0.035	0.930
Truss Joists	5.00	9.50	0.241	0.130	0.093
Polyurethane Spray Foam Insulation	95.00	9.50	0.241	0.035	6.550
2 Layers Gypsum Wall Board	100.00	1.25	0.032	0.430	0.074
	UP	Horizontal	Down		
Rsi	0.10	0.13	0.17		0.10
Rse	0.04	0.04	0.04		0.04

Note: Materials with 0.000 conductivity not included in calculation.
Rse Below Grade = 0.00

Total R_{SI} 7.98

F2a

FRR	
F2a	1 hr
STC	
n/a	
R_{SI} / U	
7.31	0.14
EQUIV. / CODE	
VBBL	-



TYPICAL FRAMED FLOOR - EXTERIOR

	WALKABLE POLYURETHANE MEMBRANE
	2 PLY SBS ROOFING MEMBRANE
½"	PROTECTION BOARD
1"	VACUUM INSULATED PANEL (VIP)
¾"	T & G PLYWOOD SUB FLOOR (GLUED AND SCREWED)
2 x 6	FLOOR FRAMING JOISTS at 12" o.c.
	REFER TO STRUCTURAL
	BATT INSULATION
⅝"	2 LAYERS TYPE 'X' GYPSUM WALL BOARD

ASSEMBLY THICKNESS | F2a | 9.00"

RSI CALCULATION

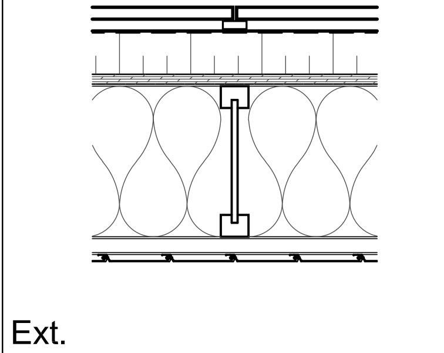
COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSi VALUE (m^2 k/w)
Protection Board	100.00	0.50	0.013	0.130	0.098
Vacuum Insulated Panel (VIP)	100.00	1.00	0.025	0.008	3.175
Sheathing	85.42	0.75	0.019	0.130	0.147
Wood Joists	12.50	5.50	0.140	0.130	0.134
Polyurethane Spray Foam Insulation	87.50	5.50	0.140	0.035	3.493
2 Layers Gypsum Wall Board	100.00	1.25	0.032	0.250	0.127
	UP	Horizontal	Down		
Rsi	0.10	0.13	0.17		0.10
Rse	0.04	0.04	0.04		0.04

Note: Materials with 0.000 conductivity not included in calculation.
Rse Below Grade = 0.00

Total R_{SI} 7.31

F3

FRR	
F3	N/R
STC	
n/a	
R_{SI} / U	
7.00	0.15
EQUIV. / CODE	
VBBL	-



TYPICAL FRAMED FLOOR - EXTERIOR

	FINISHED FLOOR on
	2 PLY SBS ROOFING MEMBRANE
4"	POLYISOBOARD INSULATION
¾"	T & G PLYWOOD SUB FLOOR (GLUED AND SCREWED)
9½"	TRUSS JOIST FRAMING SYSTEM
	REFER TO STRUCTURAL c/w
	MINERAL WOOL INSULATION
⅞"	METAL HAT TRACK STRAPPING at 24" o.c.
	FINISHED METAL VENTED SOFFIT

ASSEMBLY THICKNESS | F3 | 11.63"

RSI CALCULATION

COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSi VALUE (m^2 k/w)
Plywood Sheathing	100.00	0.75	0.019	0.130	0.147
Truss Joists	5.00	9.50	0.241	0.130	0.093
Polyurethane Spray Foam Insulation	95.00	9.50	0.241	0.035	6.550
	UP	Horizontal	Down		
Rsi	0.10	0.13	0.17		0.17
Rse	0.04	0.04	0.04		0.04

Note: Materials with 0.000 conductivity not included in calculation.
Rse Below Grade = 0.00

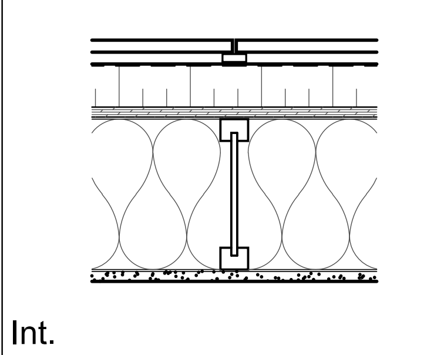
Total R_{SI} 7.00

Floor Assemblies

TYPE | ASSEMBLY | DESCRIPTION

F4

FRR	
F4	1 hr
STC	
n/a	
R_{SI} / U	
8.04	0.13
EQUIV. / CODE	
VBBL	-



TYPICAL FRAMED FLOOR - EXTERIOR

	STAINED WOOD DECKING on LEVELING PADS
	2 PLY SBS ROOFING MEMBRANE
4"	POLYISOBOARD INSULATION
¾"	T & G PLYWOOD SUB FLOOR (GLUED AND SCREWED)
2x	SLEEPERS at 24" o.c. - SLOPED TO DRAIN
9½"	TRUSS JOIST FRAMING SYSTEM at 16" o.c.
	REFER TO STRUCTURAL
	MINERAL WOOL INSULATION
⅝"	2 LAYERS 'TYPE X' GYPSUM WALL BOARD CEILING

ASSEMBLY THICKNESS | F4 | 13.00"

RSI CALCULATION

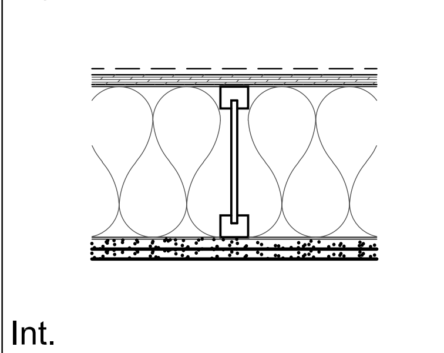
COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSi VALUE (m^2 k/w)
Plywood Sheathing	100.00	0.75	0.019	0.130	0.147
2x Sleepers	14.58	1.50	0.038	0.130	0.043
Polyurethane Spray Foam Insulation	85.42	1.50	0.038	0.035	0.930
Truss Joists	5.00	9.50	0.241	0.130	0.093
Polyurethane Spray Foam Insulation	95.00	9.50	0.241	0.035	6.550
Gypsum Wall Board	100.00	1.25	0.032	0.25	0.127
	UP	Horizontal	Down		
Rsi	0.10	0.13	0.17		0.10
Rse	0.04	0.04	0.04		0.04

Note: Materials with 0.000 conductivity not included in calculation.
Rse Below Grade = 0.00

Total R_{SI} 8.03

F5

FRR	
F5	1 hr
STC	
34	
R_{SI} / U	
n/a	n/a
EQUIV. / CODE	
VBBL	F4b



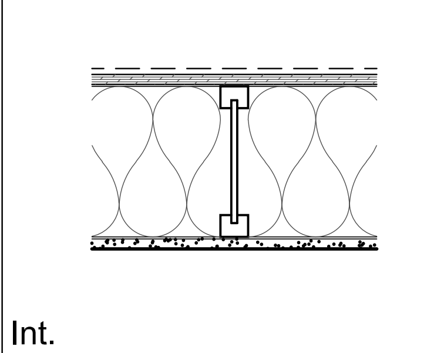
TYPICAL RATED FRAMED FLOOR - INTERIOR

	FINISHED FLOOR on
¾"	T & G PLYWOOD SUB FLOOR (GLUED AND SCREWED)
9½"	TRUSS JOIST FRAMING SYSTEM
	REFER TO STRUCTURAL
	ACOUSTIC BATT INSULATION TO FILL JOIST SPACE
⅝"	2 LAYERS 'TYPE X' GYPSUM WALL BOARD CEILING

ASSEMBLY THICKNESS | F5 | 11.51"

F5a

FRR	
F5a	n/a
STC	
31	
R_{SI} / U	
n/a	n/a
EQUIV. / CODE	
VBBL	F3b



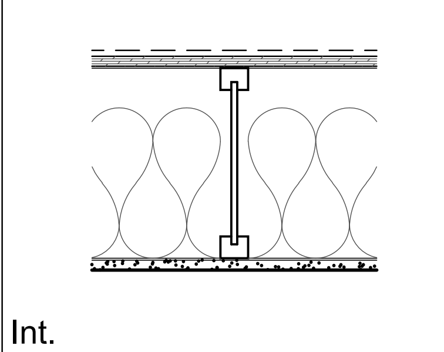
TYPICAL FRAMED FLOOR - INTERIOR

	FINISHED FLOOR on
¾"	T & G PLYWOOD SUB FLOOR (GLUED AND SCREWED)
9½"	TRUSS JOIST FRAMING SYSTEM
	REFER TO STRUCTURAL
	ACOUSTIC BATT INSULATION TO FILL JOIST SPACE
⅝"	GYPSUM WALL BOARD CEILING

ASSEMBLY THICKNESS | F5a | 10.88"

F6

FRR	
W6	n/a
STC	
31	
R_{SI} / U	
n/a	n/a
EQUIV. / CODE	
VBBL	F3b



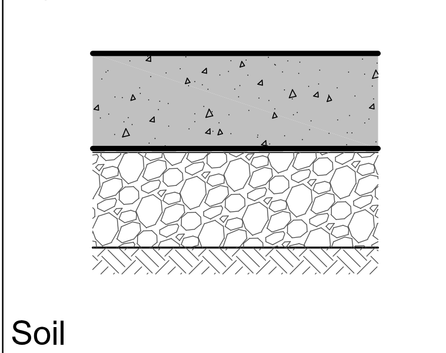
TYPICAL RATED FRAMED FLOOR - INTERIOR

	FINISHED FLOOR on
¾"	T & G PLYWOOD SUB FLOOR (GLUED AND SCREWED)
11⅞"	TRUSS JOIST FRAMING SYSTEM
	REFER TO STRUCTURAL c/w
	ACOUSTIC BATT INSULATION TO FILL JOIST SPACE
⅝"	GYPSUM WALL BOARD CEILING

ASSEMBLY THICKNESS | F6 | 13.26"

F7

FRR	
F7	n/a
STC	
n/a	
R_{SI} / U	
n/a	n/a
EQUIV. / CODE	
VBBL	-



TYPICAL SLAB ON GRADE FLOOR - GARAGE

6"	CAST IN PLACE REINFORCED CONCRETE SLAB
	REFER TO STRUCTURAL
6 mil	UV POLY VAPOUR BARRIER
6"	CRUSHED GRAVEL (min.)
	NATIVE SOIL or COMPACTED BACKFILL

ASSEMBLY THICKNESS | F7 | 6.00"

ARCHITECT:

d|p
architecture

DLP ARCHITECTURE INC
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PRIMARY CONTACT:

D. LUCIO PICCIANO
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PROJECT:

HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX

PROJECT ADDRESS:
311 West 14th Street.
City of North Vancouver, BC

OWNER:
1352644 BC LTD

2023-04-04

ARCHITECT SEAL

–	–	–
–	–	–
△	–	–
No.	Date	Description

REVISIONS

–	20–Mar–23	DP Prior–to
–	27–Feb–23	Consultants
B	24–Aug–22	Development Permit
–	19–May–22	Review
–	13–May–22	Consultants
–	05–May–22	Consultants
A	17–Dec–21	Rezoning Pre–App
No.	Date	Description

ISSUE INFORMATION

PLOT DATE: 20-Mar-23

PROJECT NO.: **21-06**
DRAWN BY: CDS
CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:

SCALE: 1"=1'-0"

SHEET TITLE
Assemblies

SHEET NO.
DP1.3

ORIGINAL SHEET SIZE 34" x 22"

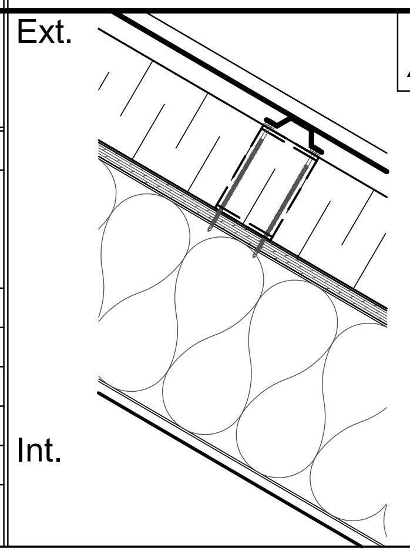
Assemblies

Roof Assemblies

TYPE	ASSEMBLY	DESCRIPTION

R1

FRR	
R1	N/R
STC	
n/a	
R_{SI} / U	
14.36	0.07
EQUIV. / CODE	
VBBL	-



TYPICAL FRAMED ROOF

24 ga.	STANDING SEAM METAL ROOF CLADDING
⅞"	METAL HAT TRACK STRAPPING at 24" o.c.
6 ½"	'CASCADIA CLIP' FIBERGLASS THERMAL SPACER or SIMILAR - SPACING PER SPECIFICATIONS
6"	POLYISO RIGID INSULATION BOARD
	2 PLY SBS ROOF MEMBRANE
¾"	T&G PLYWOOD SHEATHING
11 ⅞"	TRUSS JOIST ROOF RAFTERS at 24" o.c. REFER TO STRUCTURAL
11 ⅞"	ROCKWOOL 'COMFORTBATT' INSULATION
6 mil	UV POLY VAPOUR BARRIER
⅝"	GYPSUM WALL BOARD CEILING

ASSEMBLY THICKNESS R1 20.63"

RSI CALCULATION

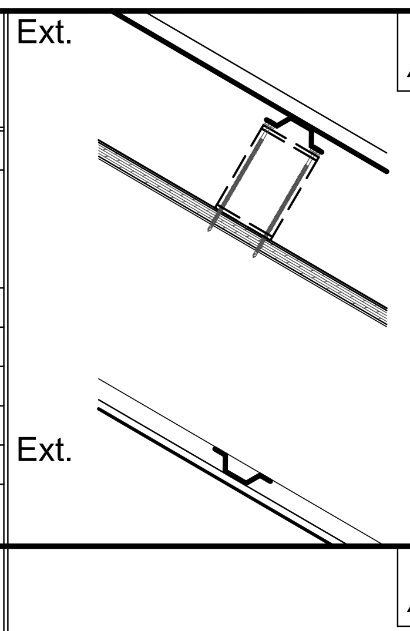
COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSi VALUE (m^2 k/w)
ISO Rigid Insulation Board	100.00	6.00	0.152	0.025	6.096
Plywood Sheathing	100.00	0.75	0.019	0.130	0.147
Truss Joist Rafters	4.00	11.88	0.302	0.130	0.093
Rockwool Batt Insulation	96.00	11.88	0.302	0.037	7.826
Gypsum Wall Board	100.00	0.63	0.016	0.250	0.064
	UP	Horizontal	Down		
Rsi	0.10	0.13	0.17		0.10
Rse	0.04	0.04	0.04		0.04

Note: Materials with 0.000 conductivity not included in calculation.
Rse Below Grade = 0.00

Total R_{SI} 14.36

R2

FRR	
R2	N/R
STC	
n/a	
R_{SI} / U	
n/a	n/a
EQUIV. / CODE	
VBBL	-



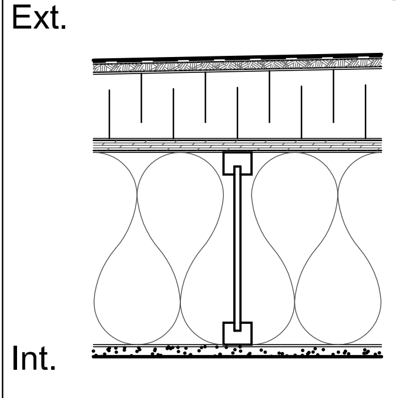
TYPICAL FRAMED ROOF - NON INSULATED

24 ga.	STANDING SEAM METAL ROOF CLADDING
⅞"	METAL HAT TRACK STRAPPING at 24" o.c.
6 ½"	'CASCADIA CLIP' FIBERGLASS THERMAL SPACER or SIMILAR - SPACING PER SPECIFICATIONS
	2 PLY SBS ROOF MEMBRANE
¾"	T&G PLYWOOD SHEATHING
11 ⅞"	TRUSS JOIST ROOF RAFTERS at 24" o.c. REFER TO STRUCTURAL
⅞"	METAL HAT TRACK STRAPPING at 24" o.c. FINISHED METAL VENTED SOFFIT

ASSEMBLY THICKNESS R2 20.63"

R3

FRR	
R3	N/R
STC	
n/a	
R_{SI} / U	
14.97	0.07
EQUIV. / CODE	
VBBL	-



TYPICAL FLAT ROOF

	2 PLY SBS TORCH ON ROOF MEMBRANE
½"	PROTECTION BOARD
6 ½"	EFFECTIVE TAPERED POLYISO RIGID INSULATION 2% SLOPE TO DRAIN (min.)
¾"	T&G PLYWOOD SHEATHING
11 ⅞"	TRUSS JOIST FRAMING SYSTEM REFER TO STRUCTURAL
11 ⅞"	ROCKWOOL 'COMFORTBATT' INSULATION
6 mil	UV POLY VAPOUR BARRIER
⅝"	GYPSUM WALL BOARD CEILING

ASSEMBLY THICKNESS R2 20.26"

RSI CALCULATION

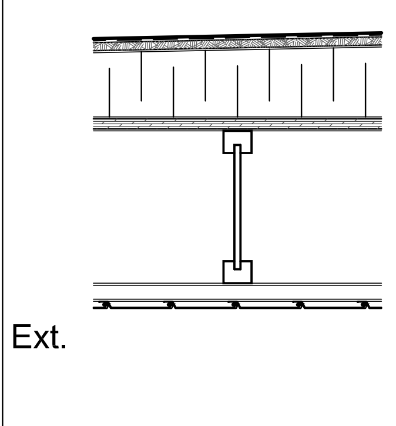
COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSi VALUE (m^2 k/w)
Protection Board	100.00	0.50	0.013	0.130	0.098
PolyISO Insulation Board (Effective)	100.00	6.50	0.165	0.025	6.604
Plywood Sheathing	100.00	0.75	0.019	0.130	0.147
Roof Truss Joists	4.00	11.88	0.302	0.130	0.093
Batt Insulation	96.00	11.88	0.302	0.037	7.826
Gypsum Wall Board	100.00	0.63	0.016	0.250	0.064
	UP	Horizontal	Down		
Rsi	0.10	0.13	0.17		0.10
Rse	0.04	0.04	0.04		0.04

Note: Materials with 0.000 conductivity not included in calculation.
Rse Below Grade = 0.00

Total R_{SI} 14.97

R4

FRR	
R4	N/R
STC	
n/a	
R_{SI} / U	
n/a	n/a
EQUIV. / CODE	
VBBL	-



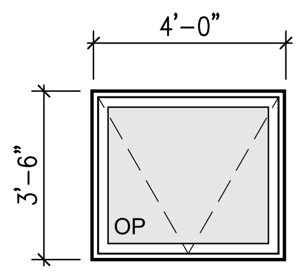
TYPICAL FLAT ROOF

	2 PLY SBS TORCH ON ROOF MEMBRANE
½"	PROTECTION BOARD TAPERED RIGID INSULATION - SLOPE PACKAGE 2% SLOPE TO DRAIN (min.)
¾"	T&G PLYWOOD SHEATHING
11 ⅞"	TRUSS JOIST FRAMING SYSTEM REFER TO STRUCTURAL
⅞"	METAL HAT TRACK STRAPPING at 24" o.c. FINISHED METAL VENTED SOFFIT

ASSEMBLY THICKNESS R4 21.00"

Window and Door Schedule

WT1

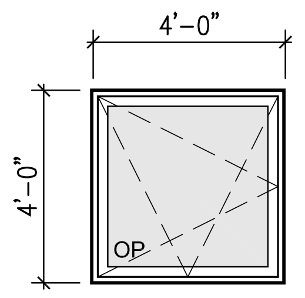


Vent Area
12.20 sf

Supplier	TBD		
Unit No.	WT1		
Specifications	Type	Tilt and Turn	
	Frame	Vinyl	
	Dimensions	Frame	4'-0" x 3'-6"
		R/O	Manufacturer
		Head	7'-6"
		Screen	Interior - Removable
Location	Room	Qty.	Oper.
	Secondary Suite 1 - Bedroom, Living Room, Den	3	Tilt/Turn
	Secondary Suite 1 - Bedroom, Living Room, Den	3	Tilt/Turn
	Total	6	

Notes: Refer to Elevations for Operation
All windows to conform to BCBC 9.7. Windows, Doors and Skylights

WT2

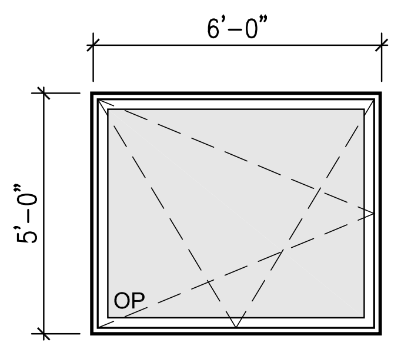


Vent Area
14.10 sf

Supplier	TBD		
Unit No.	WT2		
Specifications	Type	Tilt and Turn	
	Frame	Vinyl	
	Dimensions	Frame	4'-0" x 4'-0"
		R/O	Manufacturer
		Head	7'-6"
		Screen	Interior - Removable
Location	Room	Qty.	Oper.
	Secondary Suite 1 - Kitchen and Living Room	2	Tilt/Turn
	Secondary Suite 2 - Kitchen and Living Room	2	Tilt/Turn
	Unit 1 - Dining Room, Bedroom 2 and Bedroom 3	3	Tilt/Turn
	Unit 2 - Dining Room, Bedroom 2 and Bedroom 3	3	Tilt/Turn
	Total	10	

Notes: Refer to Elevations for Operation
All windows to conform to BCBC 9.7. Windows, Doors and Skylights

WT3

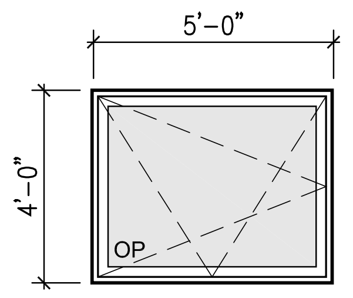


Vent Area
21.30 sf

Supplier	TBD		
Unit No.	WT3		
Specifications	Type	Tilt and Turn	
	Frame	Vinyl	
	Dimensions	Frame	6'-0" x 5'-0"
		R/O	Manufacturer
		Head	7'-6"
		Screen	Interior - Removable
Location	Room	Qty.	Oper.
	Unit 1 - Living Room	1	Tilt/Turn
	Unit 2 - Living Room	1	Tilt/Turn
	Total	2	

Notes: Refer to Elevations for Operation
All windows to conform to BCBC 9.7. Windows, Doors and Skylights

WT4

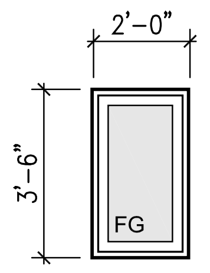


Vent Area
17.80 sf

Supplier	TBD		
Unit No.	WT4		
Specifications	Type	Tilt and Turn	
	Frame	Vinyl	
	Dimensions	Frame	5'-0" x 4'-0"
		R/O	Manufacturer
		Head	7'-6"
		Screen	Interior - Removable
Location	Room	Qty.	Oper.
	Unit 1 - Kitchen, Bedroom 1 and Loft	3	Tilt/Turn
	Unit 2 - Kitchen, Bedroom 1 and Loft	3	Tilt/Turn
	Total	6	

Notes: Refer to Elevations for Operation
All windows to conform to BCBC 9.7. Windows, Doors and Skylights

WT5

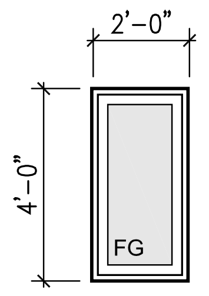


Vent Area
0.00 sf

Supplier	TBD		
Unit No.	WT5		
Specifications	Type	Fixed	
	Frame	Vinyl	
	Dimensions	Frame	2'-0" x 3'-6"
		R/O	Manufacturer
		Head	7'-6"
		Screen	N/A
Location	Room	Qty.	Oper.
	Unit 1 - Kitchen, Second Floor Stair, Loft Stair	3	Fixed
	Unit 2 - Kitchen, Second Floor Stair, Loft Stair	3	Fixed
	Total	6	

Notes: Refer to Elevations for Operation
All windows to conform to BCBC 9.7. Windows, Doors and Skylights

WT6

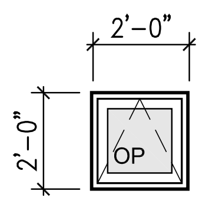


Vent Area
0.00 sf

Supplier	TBD		
Unit No.	WT6		
Specifications	Type	Fixed	
	Frame	Vinyl	
	Dimensions	Frame	2'-0" x 4'-0"
		R/O	Manufacturer
		Head	7'-6"
		Screen	N/A
Location	Room	Qty.	Oper.
	Unit 1 - Bedroom 1	1	Fixed
	Unit 2 - Bedroom 1	1	Fixed
	Total	2	

Notes: Refer to Elevations for Operation
All windows to conform to BCBC 9.7. Windows, Doors and Skylights

WT7

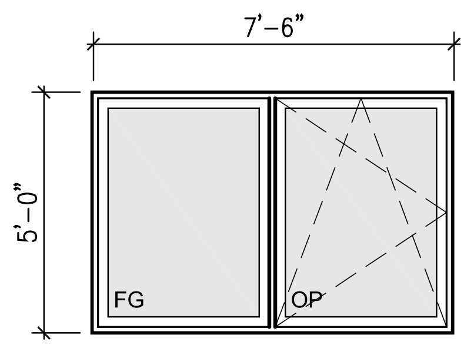


Vent Area
3.10 sf

Supplier	TBD		
Unit No.	WT7		
Specifications	Type	Awning	
	Frame	Vinyl	
	Dimensions	Frame	2'-0" x 4'-0"
		R/O	Manufacturer
		Head	7'-6"
		Screen	Interior - Removable
Location	Room	Qty.	Oper.
	Unit 1 - Bathroom	1	Awning
	Unit 2 - Bathroom	1	Awning
	Total	2	

Notes: Refer to Elevations for Operation
All windows to conform to BCBC 9.7. Windows, Doors and Skylights

WT8

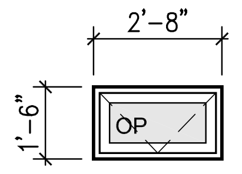


Vent Area
16.90 sf

Supplier	TBD		
Unit No.	WT8		
Specifications	Type	Tilt and Turn	
	Frame	Vinyl	
	Dimensions	Frame	7'-6" x 5'-0"
		R/O	Manufacturer
		Head	7'-6"
		Screen	Interior - Removable
Location	Room	Qty.	Oper.
	Unit 1 - Loft	1	Tilt/Turn
	Unit 2 - Loft	1	Tilt/Turn
	Total	2	

Notes: Refer to Elevations for Operation
All windows to conform to BCBC 9.7. Windows, Doors and Skylights

WT9

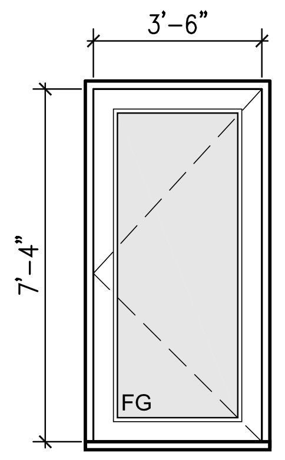


Vent Area
3.00 sf

Supplier	TBD		
Unit No.	WT9		
Specifications	Type	Hopper	
	Frame	Vinyl	
	Dimensions	Frame	2'-8" x 1'-6"
		R/O	Manufacturer
		Head	9'-8"
		Screen	Interior - Removable
Location	Room	Qty.	Oper.
	Heritage House Basement Suite - Living Room	1	Hopper
	Total	1	

Notes: Refer to Elevations for Operation
All windows to conform to BCBC 9.7. Windows, Doors and Skylights

DT1

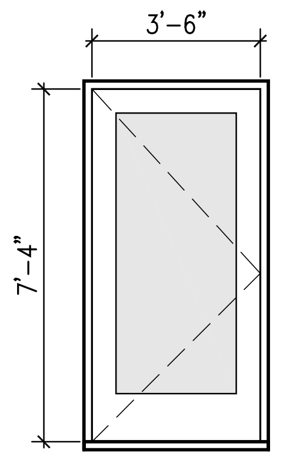


Vent Area
25.67 sf

Supplier	TBD		
Unit No.	DT1		
Data	Type	Entry Door	FRR
	Door Dimensions	3'-6" x 7'-4"	
	Core	Solid Wood / Glass	N/R
	Frame Dimensions	3'-10" x 7'-6"	
	Frame Type	Vinyl	N/R
	Hardware	Passage Set	
		Deadbolt / Weatherstrip	
Location	Room	Qty.	Oper.
	Secondary Suites 1 and 2 - Entry	2	RH / LH
	Units 1 and 2 - Entry	2	RH / LH
	Units 1 and 2 - Dining Room	2	RH / LH
	Units 1 and 2 - Loft	2	RH / LH
	Total	8	

Notes: Refer to Elevations for Operation
All windows to conform to BCBC 9.7. Windows, Doors and Skylights

DT2



Vent Area
25.67 sf

Supplier	TBD		
Unit No.	DT2		
Data	Type	Entry Door	FRR
	Door Dimensions	3'-6" x 7'-4"	
	Core	Solid Wood / Glass	N/R
	Frame Dimensions	3'-10" x 7'-6"	
	Frame Type	Wood	N/R
	Hardware	Passage Set	
		Deadbolt / Weatherstrip	
Location	Room	Qty.	Oper.
	Heritage House - Basement Suite	1	RH
	Total	9	

Notes: Refer to Elevations for Operation
All windows to conform to BCBC 9.7. Windows, Doors and Skylights

ARCHITECT:

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architecture

DLP ARCHITECTURE INC
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PRIMARY CONTACT:

D. LUCIO PICCIANO
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PROJECT:

HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX

PROJECT ADDRESS:

311 West 14th Street.
City of North Vancouver, BC

OWNER:

1352644 BC LTD

ARCHITECT SEAL

No.	Date	Description
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△	–	–

REVISIONS

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–	19–May–22	Review
–	13–May–22	Consultants
–	05–May–22	Consultants
A	17–Dec–21	Rezoning Pre–App

ISSUE INFORMATION

PLOT DATE: 20-Mar-23

PROJECT NO.: **21-06**
DRAWN BY: CDS
CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:

SCALE: NTS

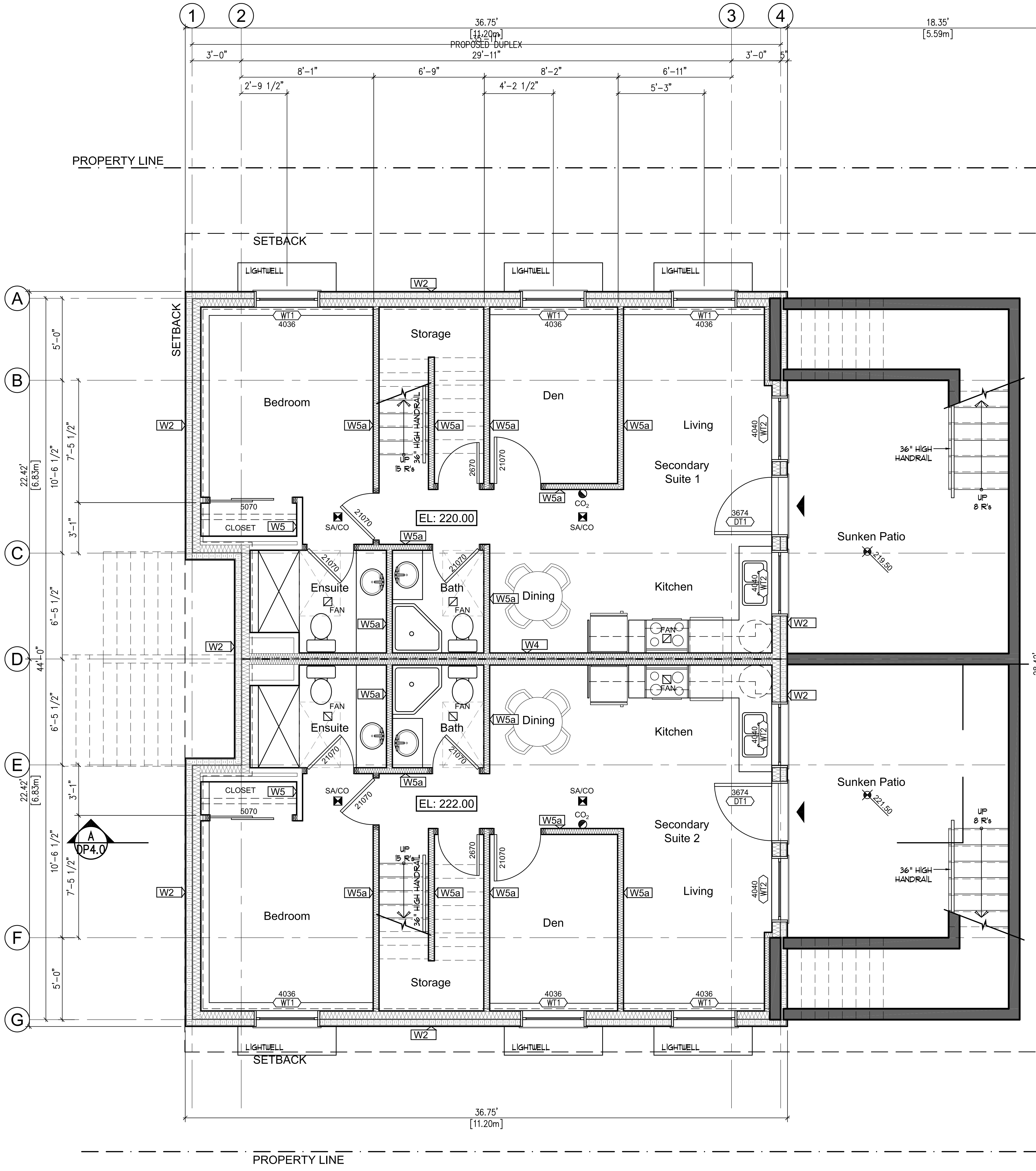
SHEET TITLE

Assemblies

SHEET NO.

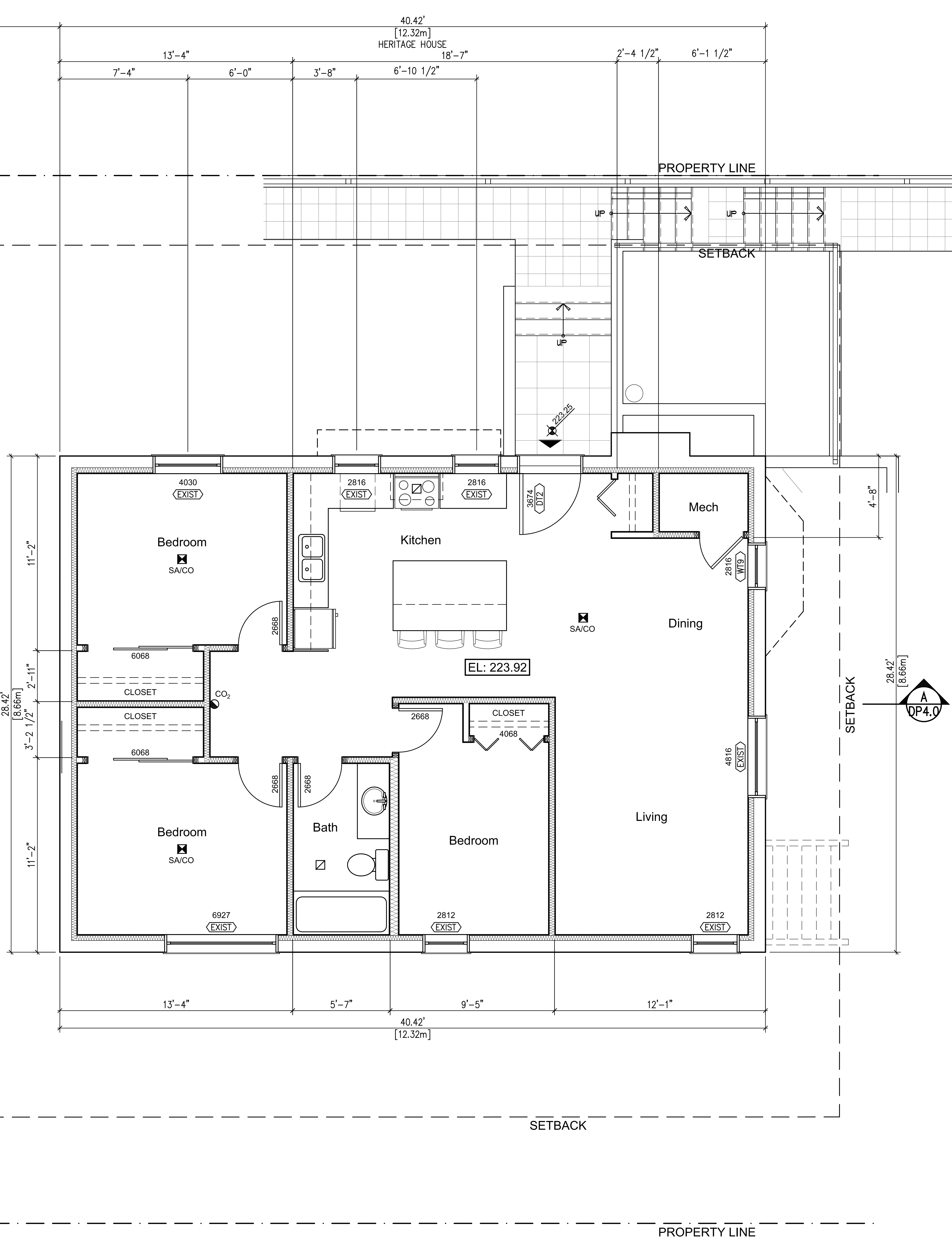
DP1.4

ORIGINAL SHEET SIZE 34" x 22"



36.75' [11.20m]
PROPOSED DUPLEX
29'-11"
3'-0"
8'-1"
6'-9"
8'-2"
6'-11"
2'-9 1/2"
4'-2 1/2"
5'-3"
18.35' [5.59m]
PROPERTY LINE
SETBACK
LIGHTWELL
W2
WT1
4036
Storage
Bedroom
Den
Living
Secondary Suite 1
W5a
36" HIGH HANDRAIL
UP 15 R's
CO2
SA/CO
EL: 220.00
CLOSET
5070
W5
3674
DT1
4040
Sunken Patio
219.50
UP 8 R's
Ensuite
Bath
FAN
Dining
Kitchen
W4
EL: 222.00
Secondary Suite 2
221.50
22.42' [6.83m]
44'-0"
5'-0"
10'-6 1/2"
7'-5 1/2"
3'-1"
6'-5 1/2"
A DP4.0
A B C D E F G
1 2 3 4

1 DP2.0 Proposed Duplex Basement Floor Plans
Scale - 1/4"=1'-0"



40.42' [12.32m]
HERITAGE HOUSE
13'-4"
18'-7"
2'-4 1/2"
6'-1 1/2"
7'-4"
6'-0"
3'-8"
6'-10 1/2"
PROPERTY LINE
SETBACK
UP
223.25
Bedroom
SA/CO
4030 EXIST
2816 EXIST
3674 DT2
Kitchen
Mech
Dining
EL: 223.92
CLOSET
6068
CO2
2668
4068
Bath
Bedroom
Living
6927 EXIST
2812 EXIST
4816 EXIST
WT9
11'-2"
2'-11"
3'-2 1/2"
28.42' [8.66m]
4'-8"
5'-7"
9'-5"
12'-1"
A DP4.0

2 DP2.0 Heritage House Basement Floor Plan
Scale - 1/4"=1'-0"

BASEMENT AREAS (GFA)

HERITAGE HOUSE	1 149	ft^2	[106.75 m^2]
DUPLEX UNIT 2	806	ft^2	[74.88 m^2]
DUPLEX UNIT 3	806	ft^2	[74.88 m^2]
TOTAL BASEMENT GFA	2 761	ft^2	[256.50 m^2]

ARCHITECT:

d|p
architecture

DLP ARCHITECTURE INC
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PRIMARY CONTACT:

D. LUCIO PICCIANO
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PROJECT:

HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX

PROJECT ADDRESS:
311 West 14th Street.
City of North Vancouver, BC

OWNER:
1352644 BC LTD

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–	19-May-22	Review
–	13-May-22	Consultants
–	05-May-22	Consultants
A	17-Dec-21	Rezoning Pre-App

ISSUE INFORMATION

PLOT DATE: 20-Mar-23

PROJECT NO.: **21-06**
DRAWN BY: CDS
CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:

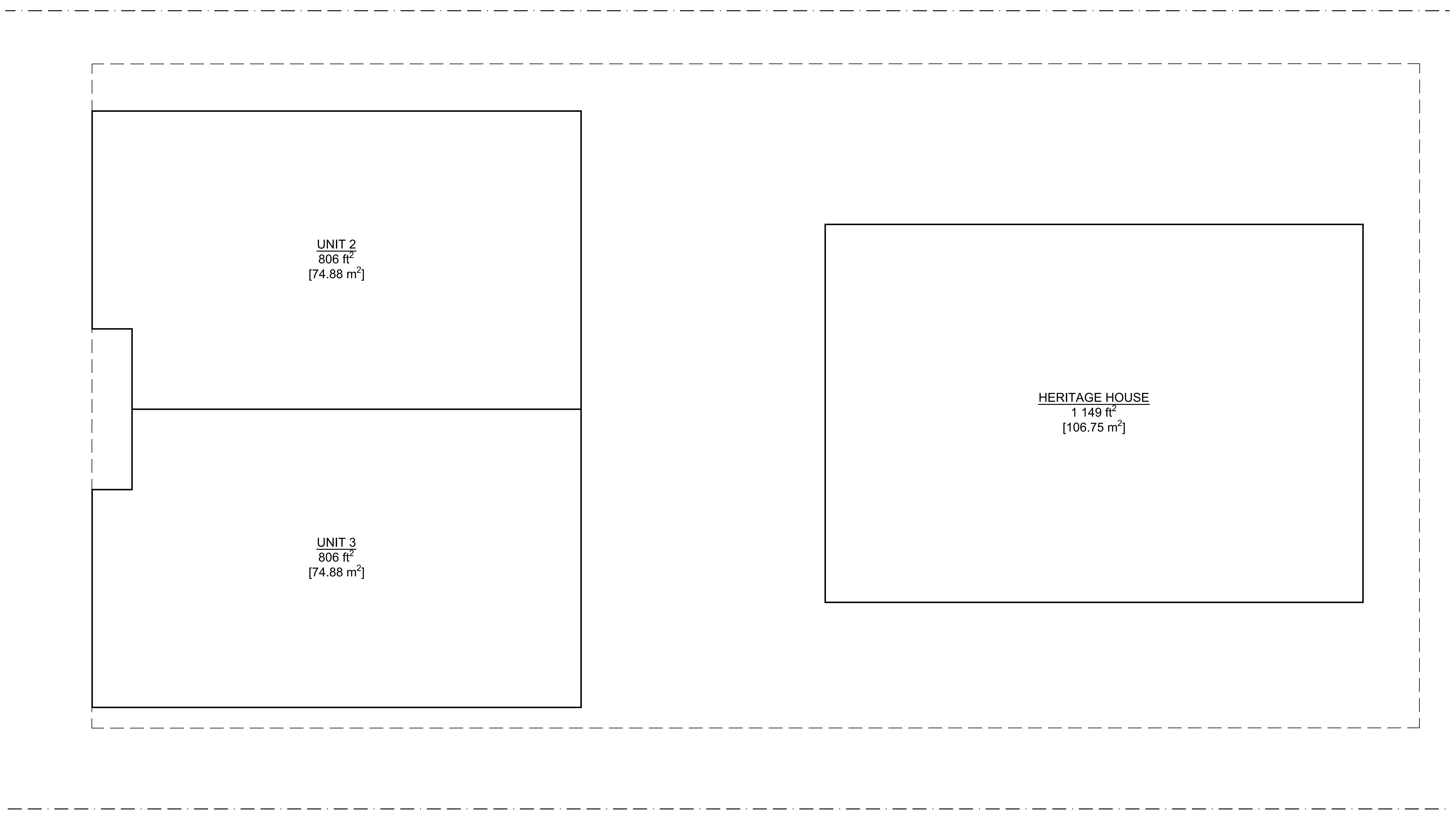
SCALE: 1/4"=1'-0"

SHEET TITLE

Heritage House Basement Floor Plan
Proposed Duplex Basement Floor Plans

SHEET NO.
DP2.0

ORIGINAL SHEET SIZE 34" x 22"



ARCHITECT:

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ISSUE INFORMATION

PLOT DATE: 20-Mar-23

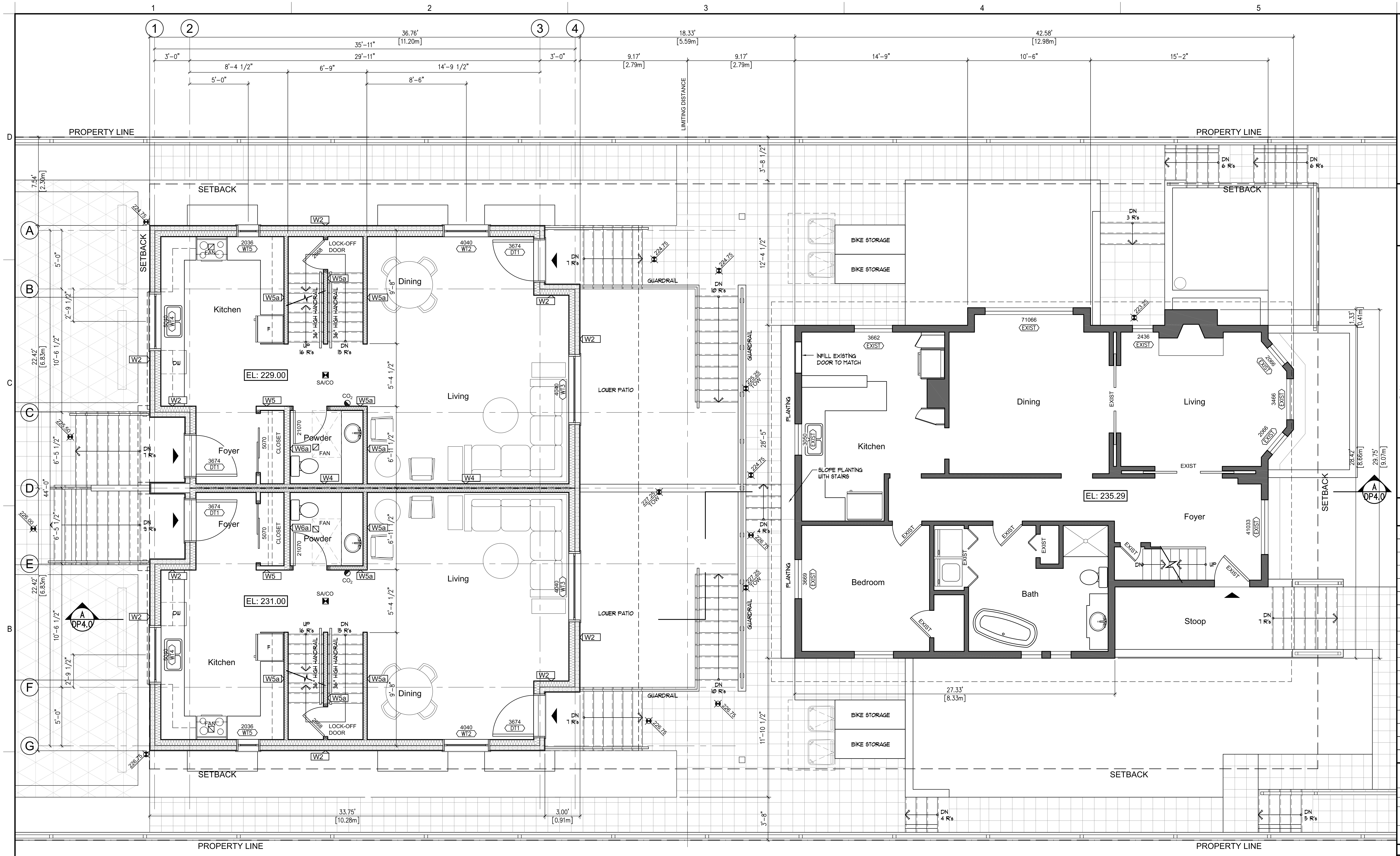
PROJECT NO.: **21-06**
DRAWN BY: CDS
CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:

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

SHEET TITLE
FAR OVERLAY
Heritage House
Basement Floor Plan
Proposed Duplex
Basement Floor Plans

SHEET NO.
DP2.0a

ORIGINAL SHEET SIZE 34" x 22"


PROPERTY LINE
SETBACK
LIMITING DISTANCE
36.76' [11.20m]
35'-11"
29'-11"
3'-0"
8'-4 1/2"
6'-9"
14'-9 1/2"
5'-0"
8'-6"
18.33' [5.59m]
9.17' [2.79m]
42.58' [12.98m]
14'-9"
10'-6"
15'-2"
Kitchen
Dining
Living
Foyer
Powder
CLOSET
LOCK-OFF DOOR
36" HIGH HANDRAIL
UP 16 R's
DN 15 R's
EL: 229.00
EL: 231.00
SA/CO
CO2
FAN
DW
LOWER PATIO
GUARDRAIL
BIKE STORAGE
Bedroom
Bath
Stoop
EXIST
INFILL EXISTING DOOR TO MATCH
SLOPE PLANTING WITH STAIRS
PLANTING
EL: 235.29
DN 7 R's
DN 10 R's
DN 6 R's
DN 3 R's
DN 4 R's
DN 5 R's
W2
W4
W5
W5a
W6a
WT1
WT2
WT4
WT5
DT1
A DP4.0
33.75' [10.28m]
3.00' [0.91m]
27.33' [8.33m]
22.42' [6.83m]
44'-0"
28.42' [8.66m]
29.75' [9.07m]
1.33' [0.41m]
7.54' [2.30m]

MAIN FLOOR AREAS (GFA)

HERITAGE HOUSE	1 102	ft^2	[102.38m^2]
DUPLEX UNIT 2	791	ft^2	[73.49 m^2]
DUPLEX UNIT 3	791	ft^2	[73.49 m^2]
TOTAL MAIN FLOOR GFA	2 684	ft^2	[249.35 m^2]

1 DP2.1 Proposed Duplex Main Floor Plans
Scale - 1/4"=1'-0"

2 DP2.1 Heritage House Main Floor Plan
Scale - 1/4"=1'-0"

ARCHITECT:

dlp architecture

DLP ARCHITECTURE INC
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PRIMARY CONTACT:

D. LUCIO PICCIANO
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VANCOUVER BC V5L 4W3
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PROJECT:

HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX

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311 West 14th Street.
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ARCHITECT SEAL

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ISSUE INFORMATION

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PROJECT NO.: **21-06**
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CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:

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

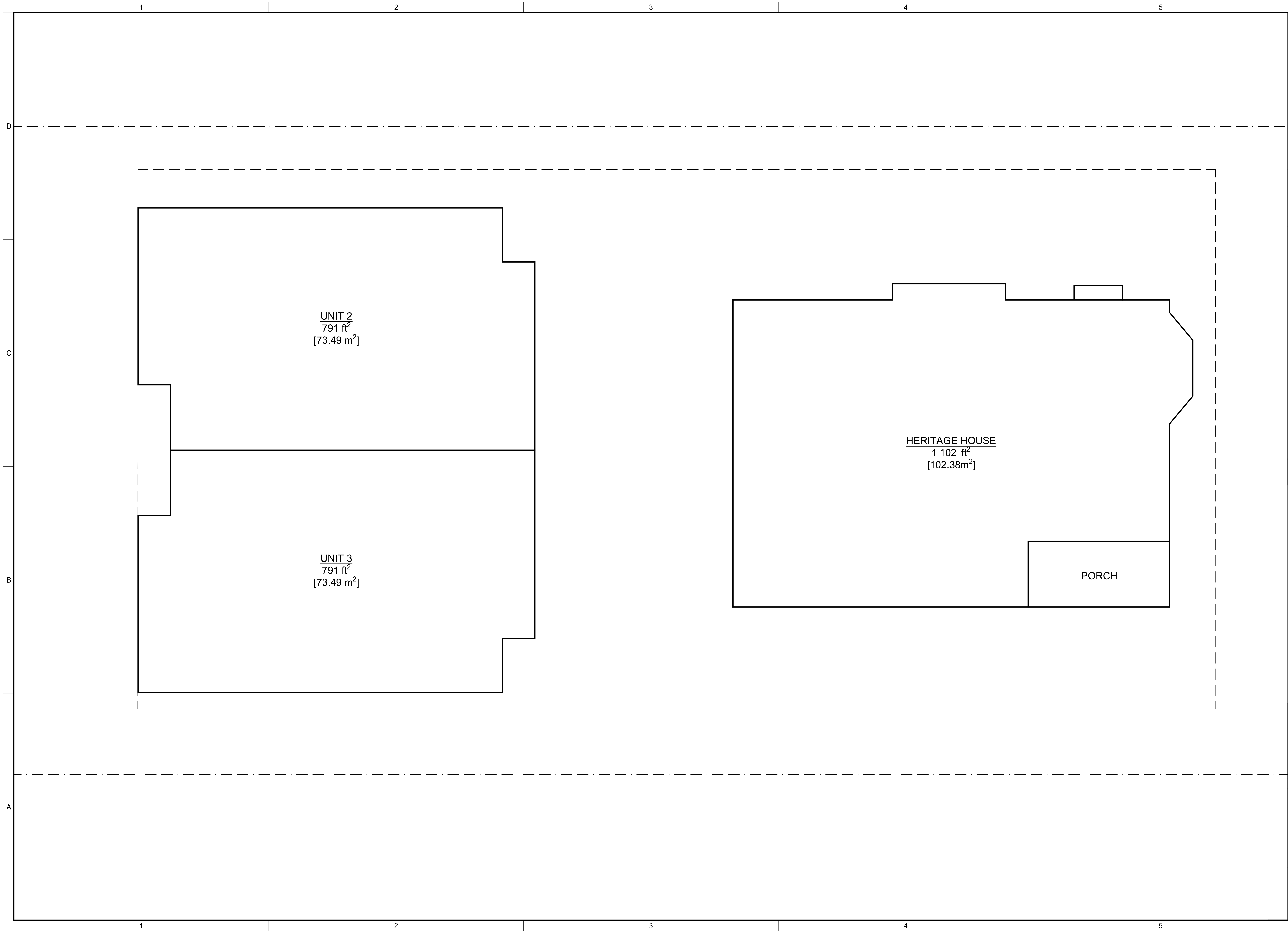
SHEET TITLE

Heritage House
Main Floor Plan
Proposed Duplex
Main Floor Plans

SHEET NO.

DP2.1

ORIGINAL SHEET SIZE 34" x 22"



ARCHITECT:

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ISSUE INFORMATION

PLOT DATE: 20-Mar-23

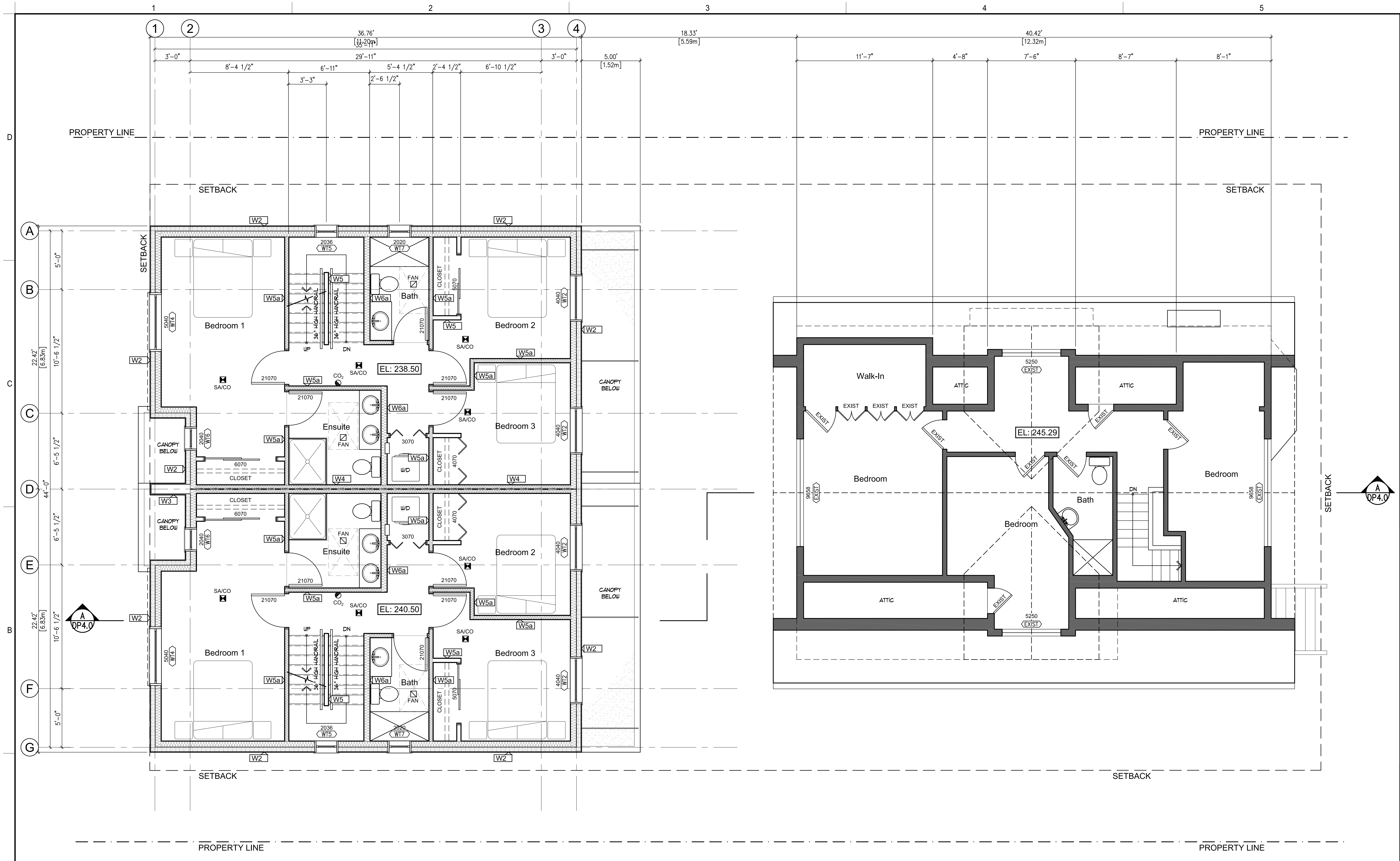
PROJECT NO.: **21-06**
DRAWN BY: CDS
CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:

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

SHEET TITLE
FAR OVERLAY
Heritage House
Main Floor Plan
Proposed Duplex
Main Floor Plans

SHEET NO.
DP2.1a

ORIGINAL SHEET SIZE 34" x 22"


PROPERTY LINE
SETBACK
36.76' [11.20m]
18.33' [5.59m]
40.42' [12.32m]
5.00' [1.52m]
3'-0"
29'-11"
8'-4 1/2"
6'-11"
3'-3"
5'-4 1/2"
2'-6 1/2"
2'-4 1/2"
6'-10 1/2"
11'-7"
4'-8"
7'-6"
8'-7"
8'-1"
5'-0"
10'-6 1/2"
6'-5 1/2"
44'-0"
22.42' [6.83m]
Bedroom 1
Bedroom 2
Bedroom 3
Bath
Ensuite
CLOSET
CANOPY BELOW
FAN
SA/CO
CO2
UP
DN
36" HIGH HANDRAIL
EL: 238.50
EL: 240.50
W/D
Walk-In
ATTIC
Bedroom
Bath
EXIST
EL: 245.29
A DP4.0

SECOND FLOOR AREAS (GFA)

HERITAGE HOUSE	810 ft²	[75.25 m²]
DUPLEX UNIT 2	806 ft²	[74.88 m²]
DUPLEX UNIT 3	806 ft²	[74.88 m²]
TOTAL SECOND FLOOR GFA	2 422 ft²	[225.00 m²]

1 DP2.2 Proposed Duplex Second Floor Plans
Scale - 1/4"=1'-0"

2 DP2.2 Heritage House Second Floor Plan
Scale - 1/4"=1'-0"

ARCHITECT:

dlp architecture
DLP ARCHITECTURE INC
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PRIMARY CONTACT:

D. LUCIO PICCIANO
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PROJECT:

HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX

PROJECT ADDRESS:
311 West 14th Street.
City of North Vancouver, BC

OWNER:
1352644 BC LTD

ARCHITECT SEAL

No.	Date	Description
–	–	–
–	–	–
△	–	–

REVISIONS

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–	27–Feb–23	Consultants
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–	19–May–22	Review
–	13–May–22	Consultants
–	05–May–22	Consultants
A	17–Dec–21	Rezoning Pre–App

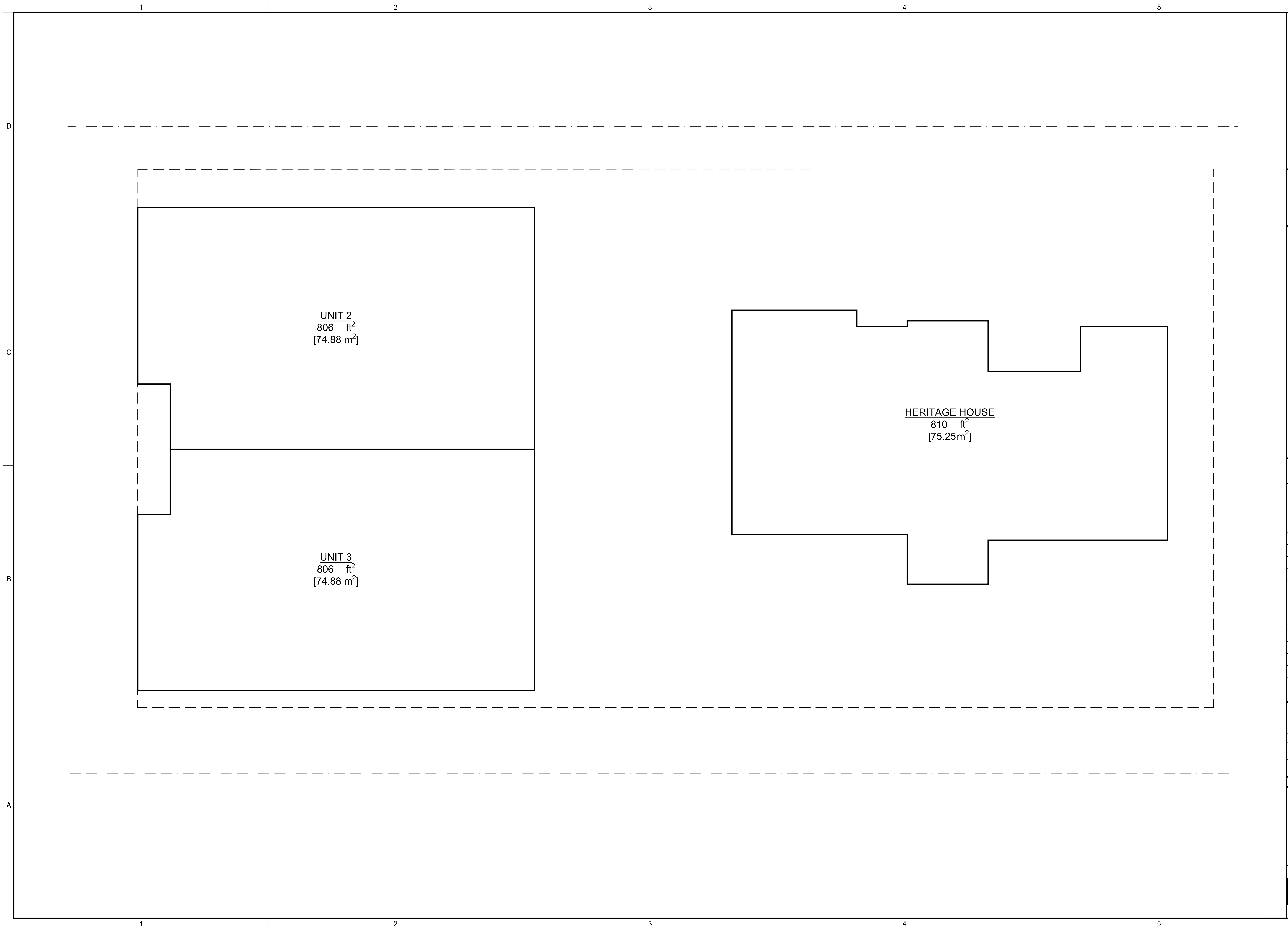
ISSUE INFORMATION

PLOT DATE: 20-Mar-23
PROJECT NO.: 21-06
DRAWN BY: CDS
CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:
SCALE: 1/4"=1'-0"

SHEET TITLE
Heritage House
Second Floor Plan
Proposed Duplex
Second Floor Plans

SHEET NO.
DP2.2

ORIGINAL SHEET SIZE 34" x 22"



ARCHITECT:

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architecture

DLP ARCHITECTURE INC
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PRIMARY CONTACT:

D. LUCIO PICCIANO
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PROJECT:

HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX

PROJECT ADDRESS:
311 West 14th Street.
City of North Vancouver, BC

OWNER:
1352644 BC LTD

ARCHITECT SEAL

–	–	–
–	–	–
△	–	–
No.	Date	Description

REVISIONS

–	20–Mar–23	DP Prior–to
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A	17–Dec–21	Rezoning Pre–App
No.	Date	Description

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PROJECT NO.: **21-06**
DRAWN BY: CDS
CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:

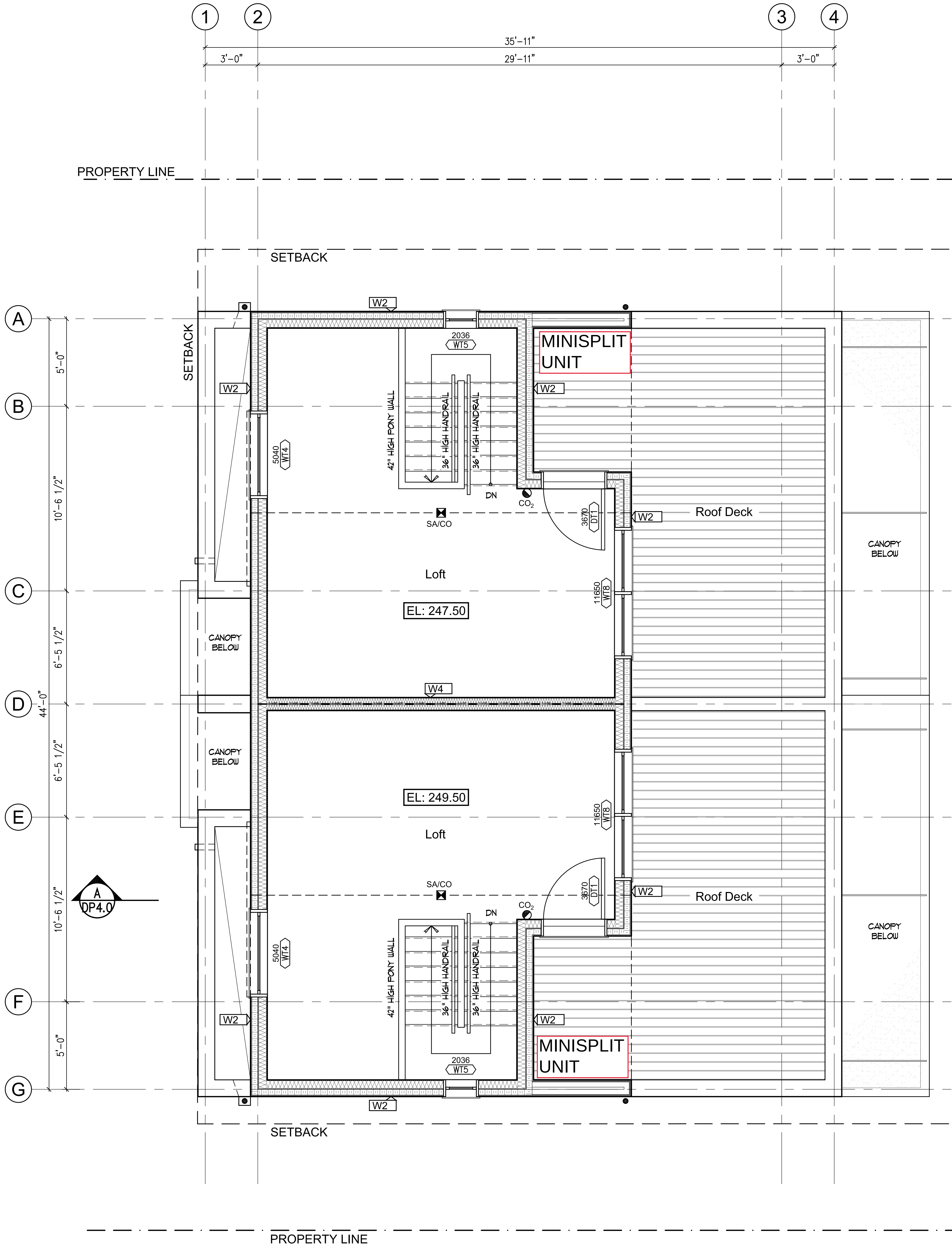
SCALE: 1/4"=1'-0"

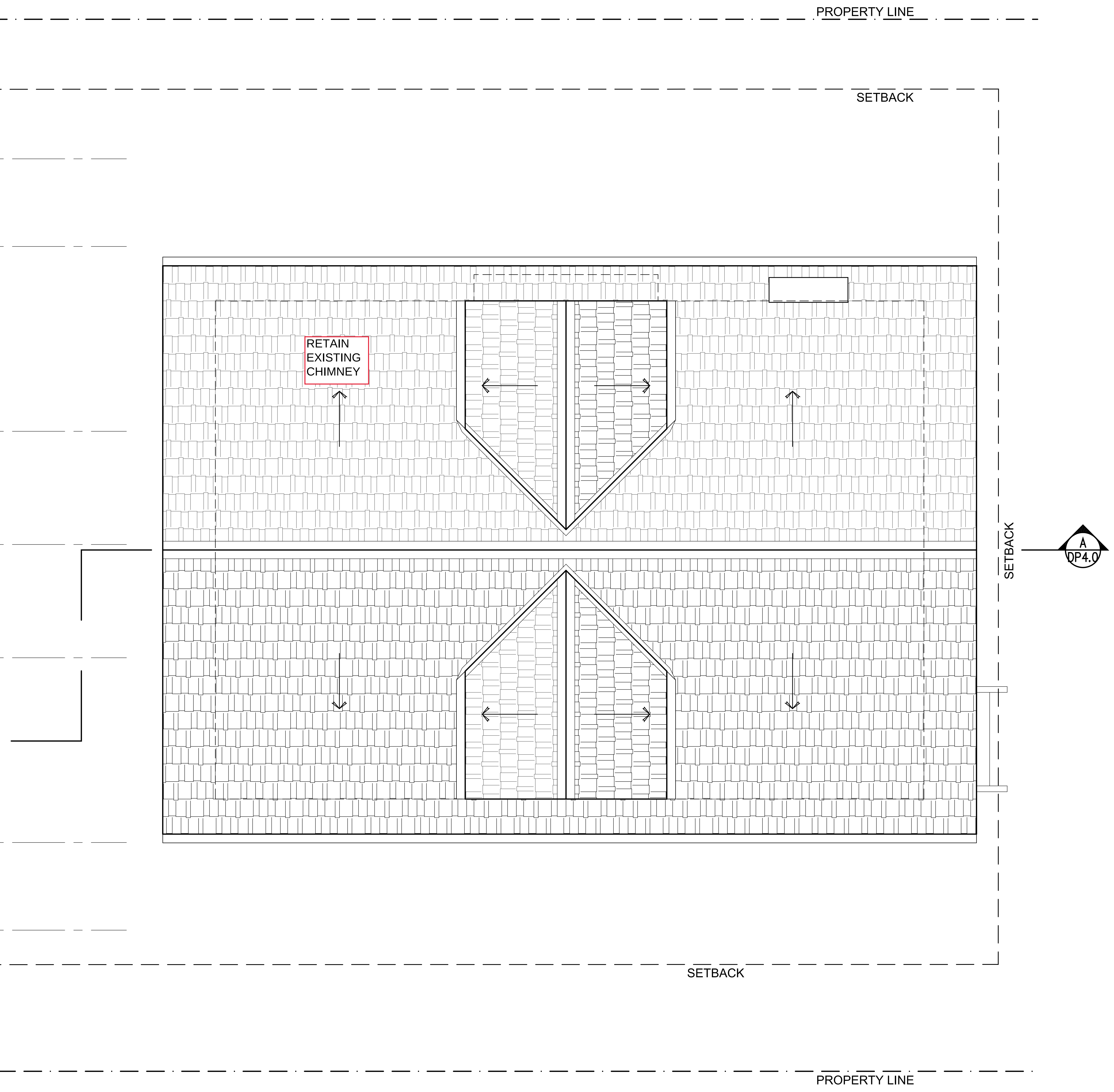
SHEET TITLE

FAR OVERLAY
Heritage House
Second Floor Plan
Proposed Duplex
Second Floor Plans

SHEET NO.
DP2.2a

ORIGINAL SHEET SIZE 34" x 22"


1
2
3
4
35'-11"
3'-0"
29'-11"
3'-0"
PROPERTY LINE
SETBACK
A
B
C
D
E
F
G
5'-0"
10'-6 1/2"
6'-5 1/2"
44'-0"
6'-5 1/2"
10'-6 1/2"
5'-0"
W2
2036 WT5
MINISPLIT UNIT
42" HIGH PONY WALL
36" HIGH HANDRAIL
36" HIGH HANDRAIL
5040 WT4
DN
CO2
SA/CO
3670 DT1
Roof Deck
Loft
EL: 247.50
11650 WT8
CANOPY BELOW
W4
EL: 249.50
A DP4.0


PROPERTY LINE
SETBACK
RETAIN EXISTING CHIMNEY
A DP4.0

THIRD FLOOR AREAS (GFA)

DUPLEX UNIT 2	437	ft^2	[40.60 m^2]
DECK	279	ft^2	[25.91 m^2]
DUPLEX UNIT 3	437	ft^2	[40.60 m^2]
DECK	279	ft^2	[25.91 m^2]
TOTAL THIRD FLOOR GFA	1 432	ft^2	[133.04 m^2]

1 DP2.3 Proposed Duplex Third Floor Plans
Scale - 1/4"=1'-0"

2 DP2.3 Heritage House Roof Plan
Scale - 1/4"=1'-0"

N

ARCHITECT:

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DLP ARCHITECTURE INC
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
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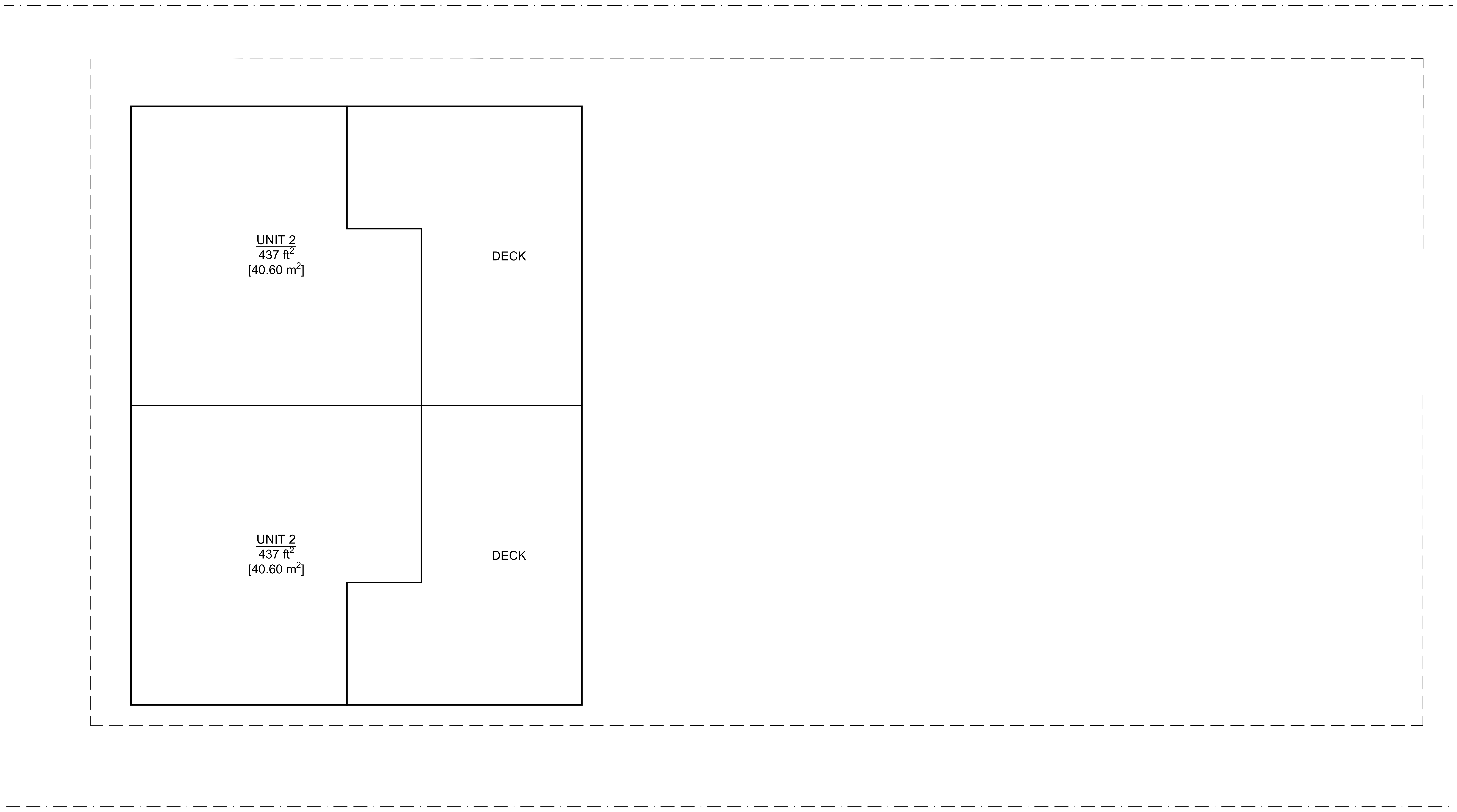
OWNER APPROVAL:

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

SHEET TITLE
Heritage House
Roof plan
Proposed Duplex
Third Floor Plan

SHEET NO.
DP2.3

ORIGINAL SHEET SIZE 34" x 22"



ARCHITECT:

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architecture

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ISSUE INFORMATION

PLOT DATE: 20-Mar-23

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CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:

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

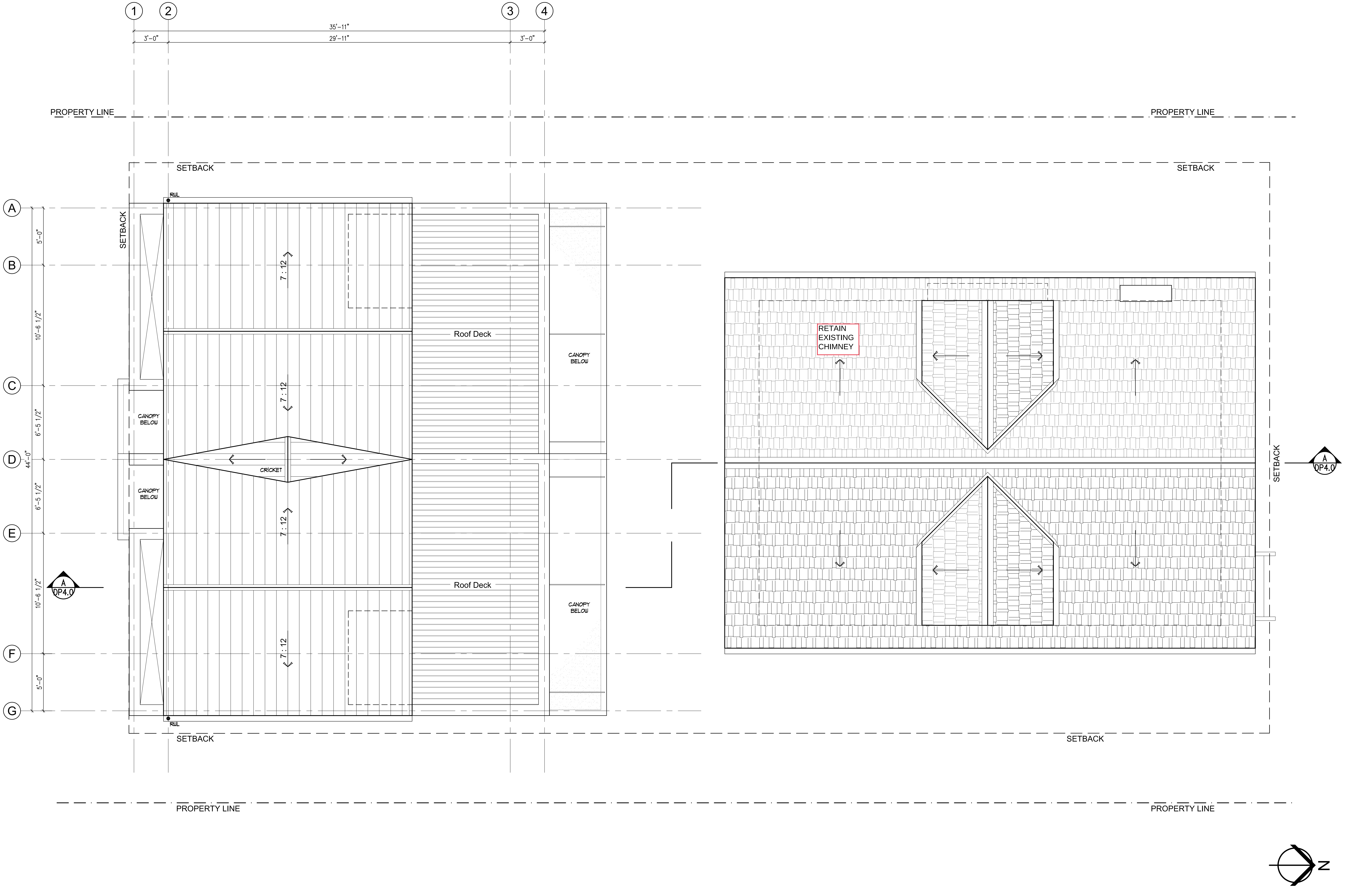
SHEET TITLE

FAR OVERLAY
Proposed Duplex
Third Floor Plan

SHEET NO.

DP2.3a

ORIGINAL SHEET SIZE 34" x 22"


1
2
3
4
35'-11"
3'-0"
29'-11"
3'-0"
PROPERTY LINE
PROPERTY LINE
SETBACK
SETBACK
SETBACK
A
B
C
D
E
F
G
5'-0"
10'-6 1/2"
6'-5 1/2"
44'-0"
6'-5 1/2"
10'-6 1/2"
5'-0"
RWL
7 : 12
7 : 12
Roof Deck
CANOPY BELOW
CANOPY BELOW
CANOPY BELOW
CRICKET
7 : 12
Roof Deck
CANOPY BELOW
7 : 12
RWL
A
DP4.0
RETAIN EXISTING CHIMNEY
SETBACK
A
DP4.0
SETBACK
SETBACK
PROPERTY LINE
PROPERTY LINE
N

1 Proposed Duplex Roof Plan
DP2.4
Scale - 1/4"=1'-0"

2 Heritage House Roof Plan
DP2.4
Scale - 1/4"=1'-0"

ARCHITECT:

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DLP ARCHITECTURE INC
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
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PROJECT:

HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX

PROJECT ADDRESS:
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City of North Vancouver, BC

OWNER:
1352644 BC LTD

ARCHITECT SEAL

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A	17–Dec–21	Rezoning Pre–App
No.	Date	Description

ISSUE INFORMATION

PLOT DATE: 20-Mar-23

PROJECT NO.: **21-06**
DRAWN BY: CDS
CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:

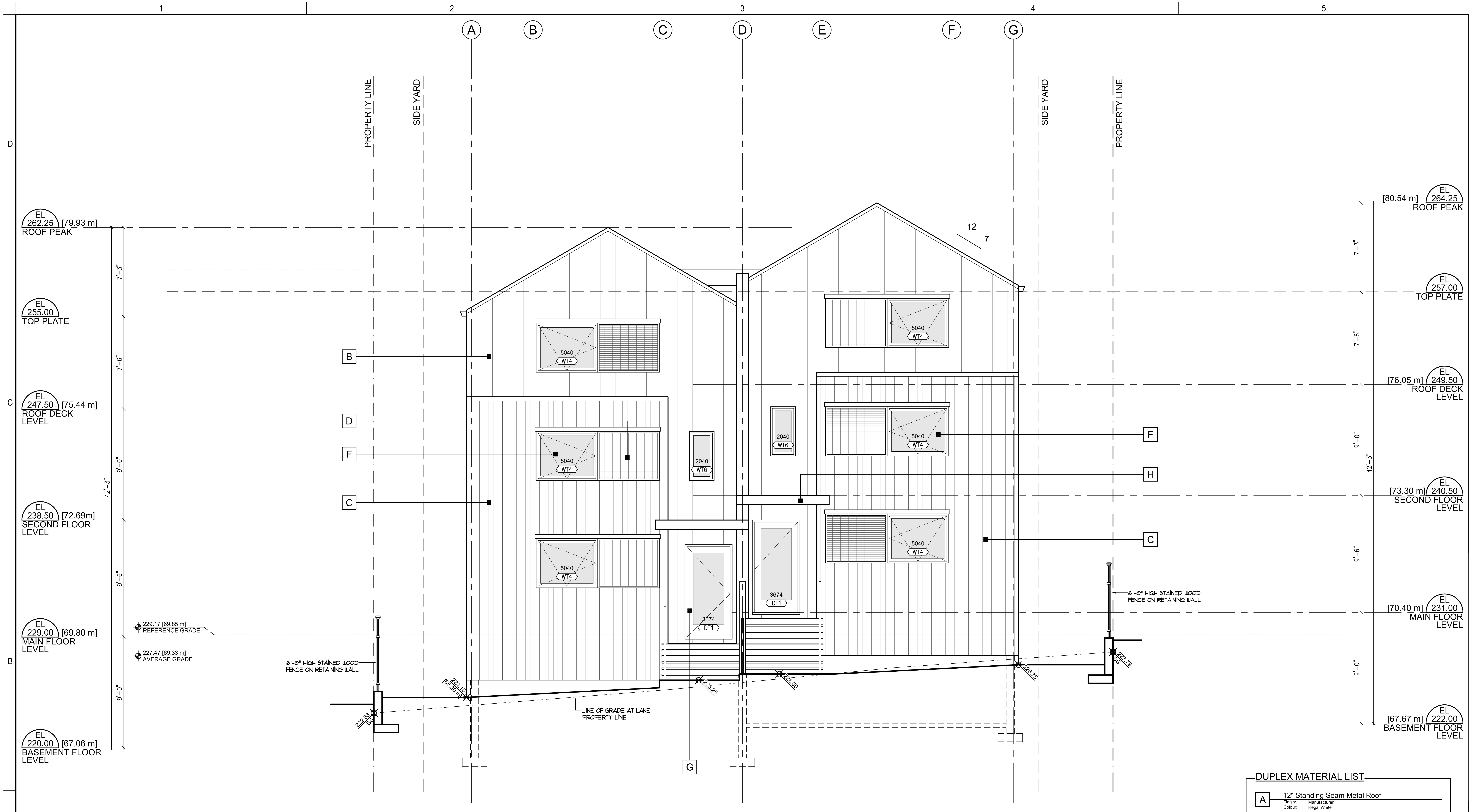
SCALE: 1/4"=1'-0"

SHEET TITLE

Heritage House
Roof Plan
Proposed Duplex
Roof Plan

SHEET NO.
DP2.4

ORIGINAL SHEET SIZE 34" x 22"


A
B
C
D
E
F
G
PROPERTY LINE
SIDE YARD
SIDE YARD
PROPERTY LINE
EL 262.25 [79.93 m] ROOF PEAK
EL 255.00 TOP PLATE
EL 247.50 [75.44 m] ROOF DECK LEVEL
EL 238.50 [72.69m] SECOND FLOOR LEVEL
EL 229.00 [69.80 m] MAIN FLOOR LEVEL
EL 220.00 [67.06 m] BASEMENT FLOOR LEVEL
7'-3"
7'-6"
9'-0"
42'-3"
9'-6"
9'-0"
229.17 [69.85 m] REFERENCE GRADE
227.47 [69.33 m] AVERAGE GRADE
6'-0" HIGH STAINED WOOD FENCE ON RETAINING WALL
222.83 BG
224.10 [68.30 m]
LINE OF GRADE AT LANE PROPERTY LINE
225.25
226.00
226.75
227.79 BG
6'-0" HIGH STAINED WOOD FENCE ON RETAINING WALL
12
7
5040 WT4
2040 WT6
3674 DT1
B
D
F
C
G
F
H
C
[80.54 m] EL 264.25 ROOF PEAK
EL 257.00 TOP PLATE
[76.05 m] EL 249.50 ROOF DECK LEVEL
[73.30 m] EL 240.50 SECOND FLOOR LEVEL
[70.40 m] EL 231.00 MAIN FLOOR LEVEL
[67.67 m] EL 222.00 BASEMENT FLOOR LEVEL
7'-3"
7'-6"
9'-0"
42'-3"
9'-6"
9'-0"

212.13' [64.65 m]
SEWER INVERT (LANE)
AT MANHOLE

205.54' [62.64 m]
SEWER INVERT (ROAD)
AT MANHOLE

1 / DP3.0 PROPOSED DUPLEX SOUTH (LANE) ELEVATION
Scale - 1/4"=1'-0"

SPACIAL CALCULATION - DUPLEX SOUTH FACADE				
SPRINKLERED BUILDING	BCBC [2018] Table 3.2.3.1.D			
ALL OPENINGS	UNPROTECTED			
	BF-7			
LIMITING DISTANCE [LD-7]*	20.02	ft	6.10	m
AGGREGATE BUILDING FACE WALL AREA	1449.48	sf	134.66	sm
ALLOWABLE UNPROTECTED OPENINGS AREA	848.32	sf	78.81	sm
ALLOWABLE UNPROTECTED OPENINGS (%)	58.53	%		
PROPOSED UNPROTECTED OPENINGS AREA	193.40	sf	17.97	sm
PROPOSED UNPROTECTED OPENINGS (%)	13.34	%		

* Using single plane at closest distance to the property line

CONFORMS

DUPLEX MATERIAL LIST

	Material	Finish	Colour
A	12" Standing Seam Metal Roof	Manufacturer	Regal White
B	12" Vertical Metal Cladding	Manufacturer	Regal White
C	6" Painted Composite Cladding	Paint	Burnt Cypress
D	Slider Window Screen	Manufacturer	Silver Metallic
E	Metal Privacy Screen	Manufacturer	Silver Metallic
F	Manufactured Window Unit	Manufacturer	Regal White (Beside Metal Cladding) Anthracite (Beside Wood Cladding)
G	Manufactured Door Unit	Manufacturer	Regal White (Beside Metal Cladding) Anthracite (Beside Wood Cladding)
H	Cedar Canopy c/w Painted Metal Stays	Manufacturer	Natural

ARCHITECT:

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DLP ARCHITECTURE INC
202-460 NANAIMO ST
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PRIMARY CONTACT:

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VANCOUVER BC V5L 4W3
778-889-6849

PROJECT:

HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX

PROJECT ADDRESS:
311 West 14th Street.
City of North Vancouver, BC

OWNER:
1352644 BC LTD

ARCHITECT SEAL

No.	Date	Description
–	–	–
–	–	–
△	–	–

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ISSUE INFORMATION

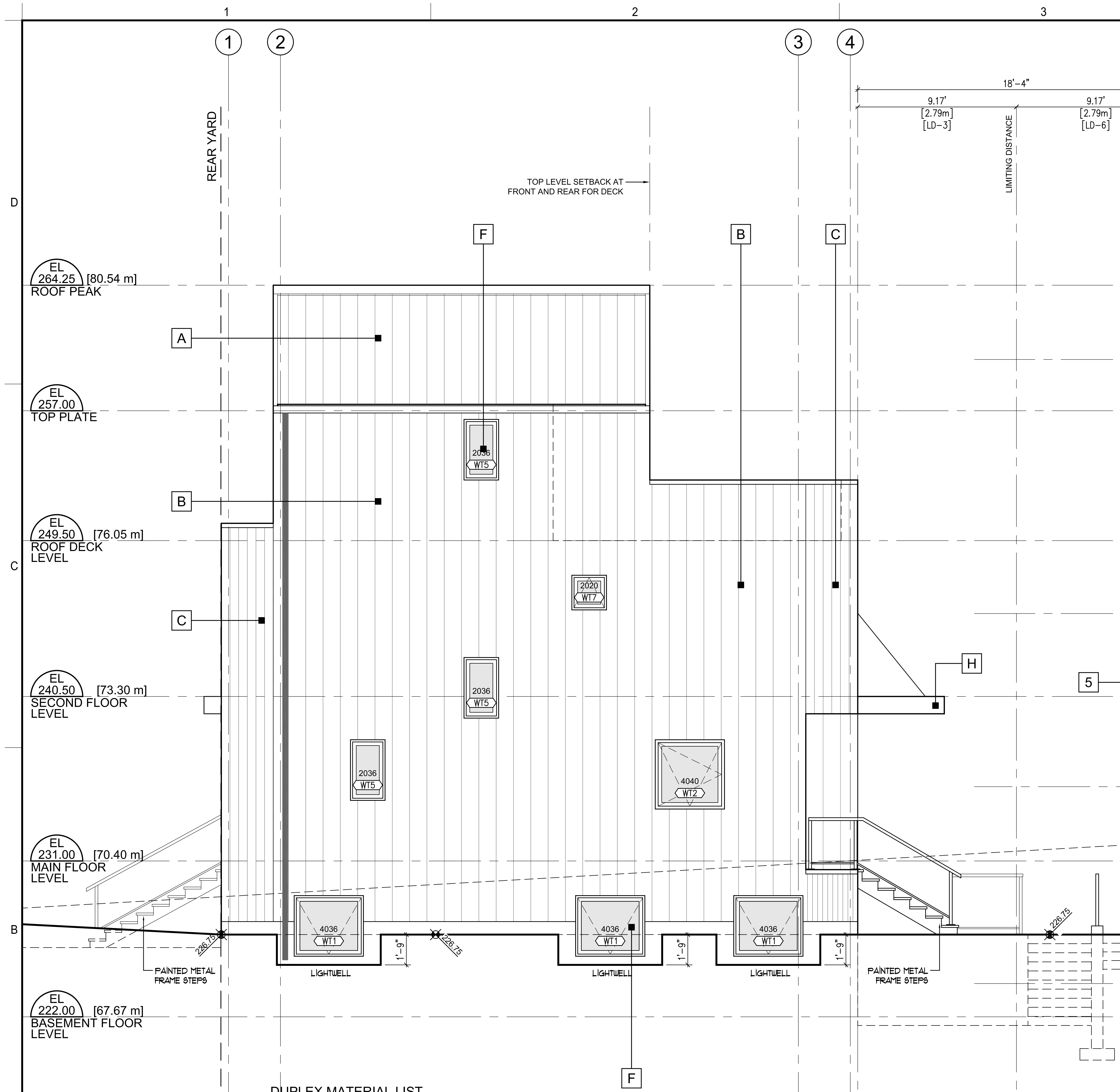
PLOT DATE:	20-Mar-23
PROJECT NO.:	**21-06**
DRAWN BY:	CDS
CHECKED BY:	dlp
PRINCIPAL IN CHARGE:	Lucio Picciano AIBC
OWNER APPROVAL:	
SCALE:	1/4"=1'-0"

SHEET TITLE

Proposed Duplex
South Elevation

SHEET NO.
DP3.0

ORIGINAL SHEET SIZE 34" x 22"


1
2
3
4
18'-4"
9.17'
[2.79m]
[LD-3]
9.17'
[2.79m]
[LD-6]
LIMITING DISTANCE
REAR YARD
TOP LEVEL SETBACK AT FRONT AND REAR FOR DECK
EL 264.25 [80.54 m] ROOF PEAK
EL 257.00 TOP PLATE
EL 249.50 [76.05 m] ROOF DECK LEVEL
EL 240.50 [73.30 m] SECOND FLOOR LEVEL
EL 231.00 [70.40 m] MAIN FLOOR LEVEL
EL 222.00 [67.67 m] BASEMENT FLOOR LEVEL
A
B
C
F
H
2036 WT5
2020 WT7
4040 WT2
4036 WT1
1'-9"
226.75
LIGHTWELL
PAINTED METAL FRAME STEPS

212.13' [64.65 m]
SEWER INVERT (LANE)
AT MANHOLE

205.54' [62.64 m]
SEWER INVERT (ROAD)
AT MANHOLE

DUPLEX MATERIAL LIST

	Material	Finish	Colour
A	12" Standing Seam Metal Roof	Manufacturer	Regal White
B	12" Vertical Metal Cladding	Manufacturer	Regal White
C	6" Painted Composite Cladding	Paint	Burnt Cypress
D	Slider Window Screen	Manufacturer	Silver Metallic
E	Metal Privacy Screen	Manufacturer	Silver Metallic
F	Manufactured Window Unit	Manufacturer	Regal White (Beside Metal Cladding) Anthracite (Beside Wood Cladding)
G	Manufactured Door Unit	Manufacturer	Regal White (Beside Metal Cladding) Anthracite (Beside Wood Cladding)
H	Cedar Canopy c/w Painted Metal Stays	Manufacturer	Natural

SPACIAL CALCULATION - DUPLEX EAST FACADE

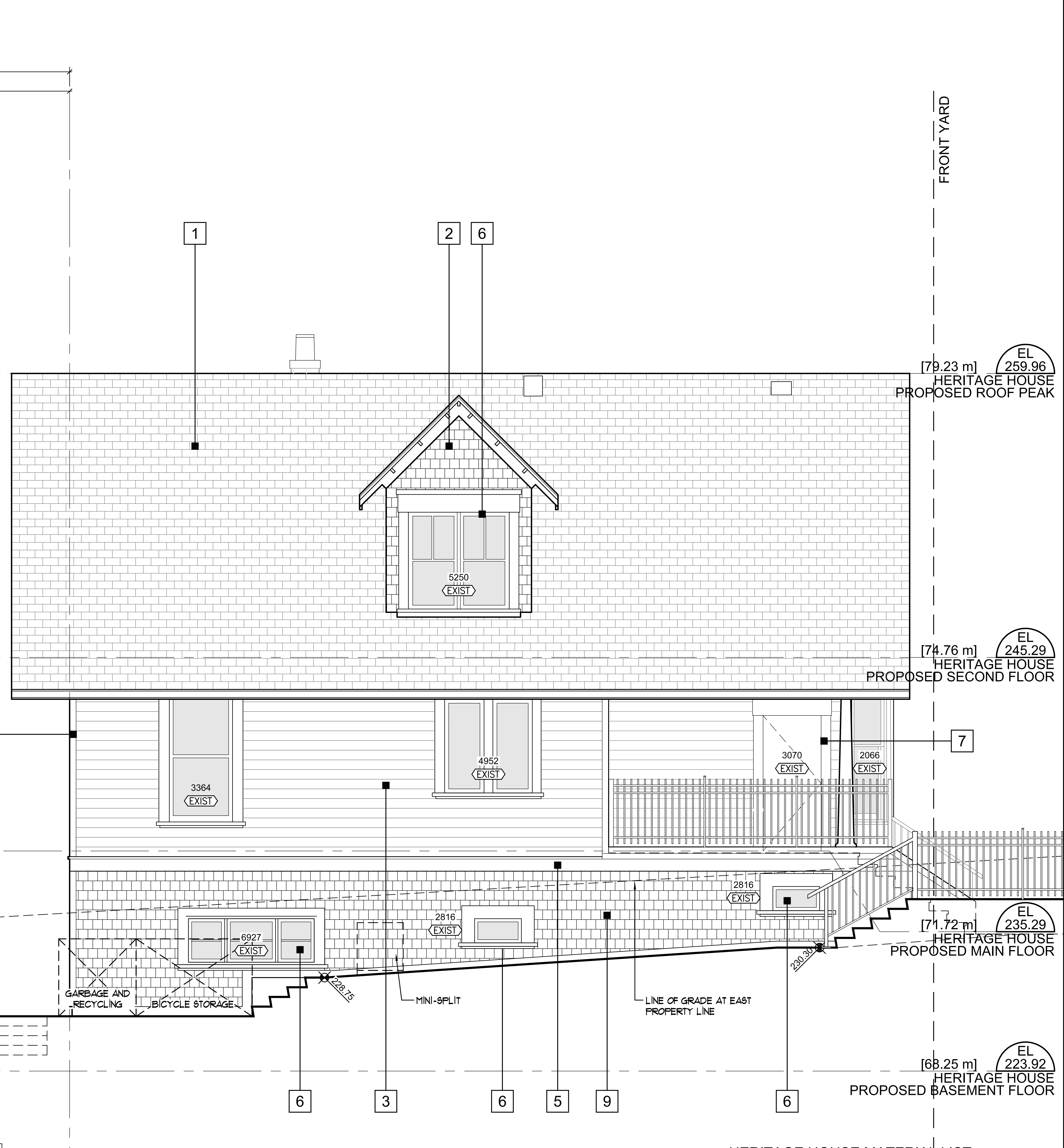
SPRINKLERED BUILDING	BCBC [2018] Table 3.2.3.1.D			
ALL OPENINGS	UNPROTECTED			
	BF-2			
LIMITING DISTANCE [LD-2]*	7.63	ft	2.33	m
AGGREGATE BUILDING FACE WALL AREA	925.50	sf	85.98	sm
ALLOWABLE UNPROTECTED OPENINGS AREA	190.70	sf	17.72	sm
ALLOWABLE UNPROTECTED OPENINGS (%)	20.60	%		
PROPOSED UNPROTECTED OPENINGS AREA	41.00	sf	3.81	sm
PROPOSED UNPROTECTED OPENINGS (%)	4.31	%		

* Using single plane at closest distance to the property line

CONFORMS

1 DP3.1 PROPOSED DUPLEX EAST (SIDE) ELEVATION

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


FRONT YARD
1
2
6
5
7
EL 259.96 [79.23 m] HERITAGE HOUSE PROPOSED ROOF PEAK
EL 245.29 [74.76 m] HERITAGE HOUSE PROPOSED SECOND FLOOR
EL 235.29 [71.72 m] HERITAGE HOUSE PROPOSED MAIN FLOOR
EL 223.92 [68.25 m] HERITAGE HOUSE PROPOSED BASEMENT FLOOR
5250 EXIST
3364 EXIST
4952 EXIST
3070 EXIST
2066 EXIST
2816 EXIST
6927 EXIST
226.75
228.75
230.30
GARBAGE AND RECYCLING
BICYCLE STORAGE
MINI-SPLIT
LINE OF GRADE AT EAST PROPERTY LINE
6
3
6
5
9
6

GENERAL NOTES - HERITAGE HOUSE:

1. EXISTING TRIM TO BE RETAINED (REPAIRED AS NEEDED)
2. EXISTING WINDOWS TO BE RETAINED (REPAIRED AS NEEDED)
3. EXISTING DOORS TO BE RETAINED (REPLACE NECESSARY)

SPACIAL CALCULATION - HERITAGE HOUSE EAST FACADE

NON-SPRINKLER BUILDING	BCBC [2018] Table 9.10.14.4.A			
ALL OPENINGS	UNPROTECTED			
	HH-2			
LIMITING DISTANCE [LD-5]*	15.53	ft	4.74	m
AGGREGATE BUILDING FACE WALL AREA	851.02	sf	79.06	sm
ALLOWABLE UNPROTECTED OPENINGS AREA	255.75	sf	23.76	sm
ALLOWABLE UNPROTECTED OPENINGS (%)	30.05	%		
PROPOSED UNPROTECTED OPENINGS AREA	134.19	sf	12.47	sm
PROPOSED UNPROTECTED OPENINGS (%)	15.77	%		

* Using single plane at closest distance to the property line

CONFORMS

HERITAGE HOUSE MATERIAL LIST

	Material	Finish	Colour
1	Existing Asphalt Shingles	Manufacturer	Grey
2	Existing Wood Shingle Cladding	Paint	Strathcona Red VC-27 Egg Shell
3	Existing Horizontal Wood Cladding	Paint	Strathcona Red VC-27 Egg Shell
4	New Vertical Wood Cladding	Paint	Scorched Grey
5	Existing Wood Trim	Paint	Oxford Ivory VC-1 Semi Gloss
6	Existing Window Frame	Paint	Gloss Black VC-35
7	Existing Door Frame	Paint	Gloss Black VC-35
8	New Window Wood Frame Unit	Paint	Gloss Black VC-35
9	New Wood Shingle Cladding (Match Existing)	Paint	Strathcona Red VC-27 Egg Shell

2 DP3.1 HERITAGE HOUSE EAST (SIDE) ELEVATION

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

ARCHITECT:

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PROJECT ADDRESS:
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ISSUE INFORMATION

PLOT DATE: 20-Mar-23

PROJECT NO.: **21-06**
DRAWN BY: CDS
CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:

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

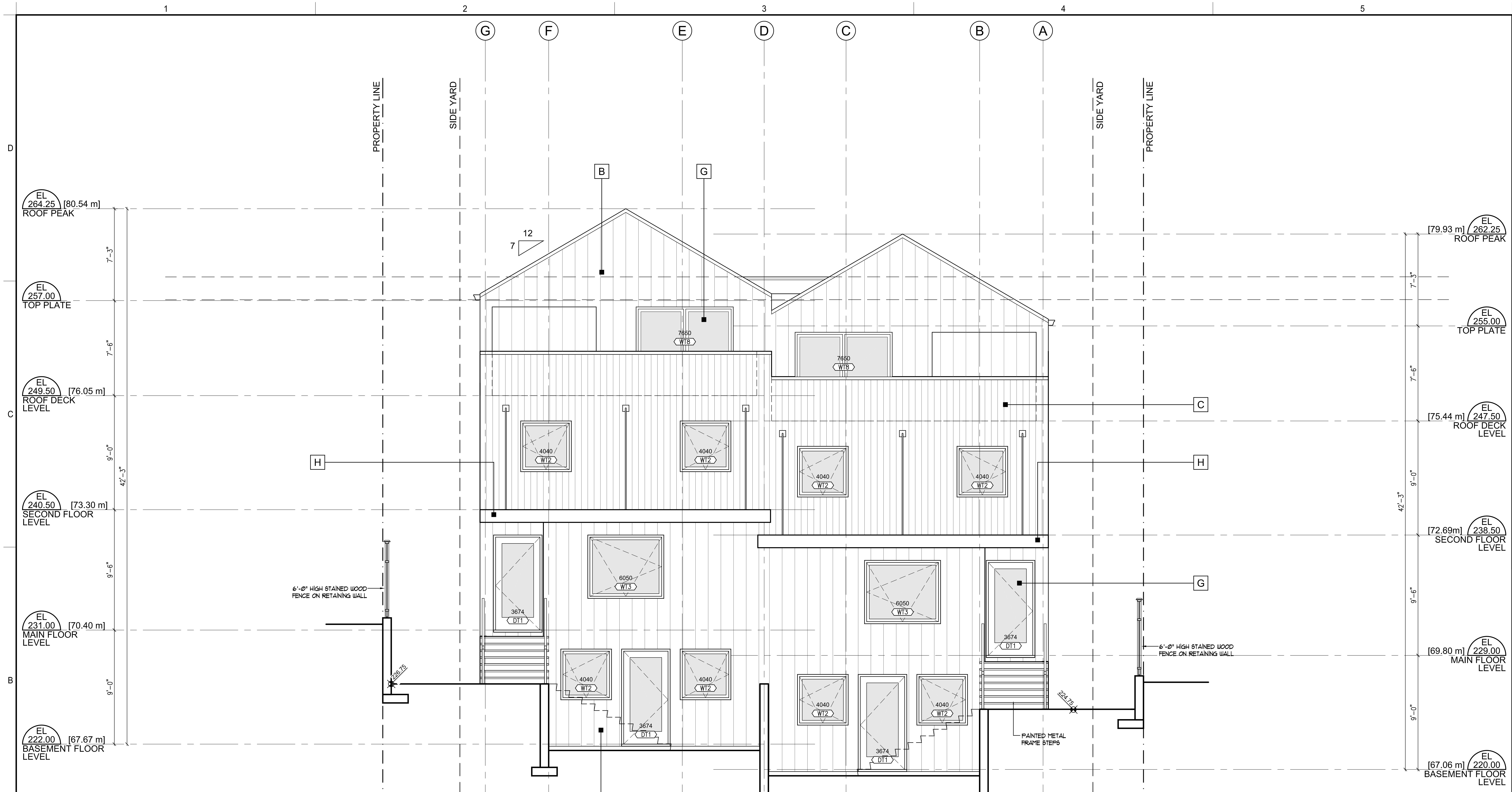
SHEET TITLE

Proposed Duplex
East Elevation
Heritage House
East Elevation

SHEET NO.

DP3.1

ORIGINAL SHEET SIZE 34" x 22"


1
2
3
4
5
D
C
B
A
G
F
E
D
C
B
A
PROPERTY LINE
SIDE YARD
SIDE YARD
PROPERTY LINE
B
G
EL 264.25 [80.54 m] ROOF PEAK
EL 257.00 TOP PLATE
EL 249.50 [76.05 m] ROOF DECK LEVEL
EL 240.50 [73.30 m] SECOND FLOOR LEVEL
EL 231.00 [70.40 m] MAIN FLOOR LEVEL
EL 222.00 [67.67 m] BASEMENT FLOOR LEVEL
[79.93 m] EL 262.25 ROOF PEAK
EL 255.00 TOP PLATE
[75.44 m] EL 247.50 ROOF DECK LEVEL
[72.69m] EL 238.50 SECOND FLOOR LEVEL
[69.80 m] EL 229.00 MAIN FLOOR LEVEL
[67.06 m] EL 220.00 BASEMENT FLOOR LEVEL
7'-3"
7'-6"
9'-0"
9'-6"
9'-0"
42'-3"
12
7
7650 WT8
4040 WT2
6050 WT3
3674 DT1
C
H
G
6'-0" HIGH STAINED WOOD FENCE ON RETAINING WALL
226.75
224.75
PAINTED METAL FRAME STEPS
B

212.13' [64.65 m]
SEWER INVERT (LANE)
AT MANHOLE

205.54' [62.64 m]
SEWER INVERT (ROAD)
AT MANHOLE

SPACIAL CALCULATION - NORTH FACADE				
SPRINKLERED BUILDING	BCBC [2018] Table 3.2.3.1.D			
ALL OPENINGS	UNPROTECTED			
	BF-3			
LIMITING DISTANCE [LD-3]*	9.17	ft	2.80	m
AGGREGATE BUILDING FACE WALL AREA	1379.83	sf	128.19	sm
ALLOWABLE UNPROTECTED OPENINGS AREA	311.39	sf	28.93	sm
ALLOWABLE UNPROTECTED OPENINGS (%)	22.57	%		
PROPOSED UNPROTECTED OPENINGS AREA	293.52	sf	27.27	sm
PROPOSED UNPROTECTED OPENINGS (%)	21.27	%		
* Using single plane at closest distance to mean distance between Heritage House and Proposed Duplex	CONFORMS			

1 PROPOSED DUPLEX NORTH (YARD) ELEVATION
DP3.2 Scale - 1/4"=1'-0"

DUPLEX MATERIAL LIST

	Item	Finish	Colour
A	12" Standing Seam Metal Roof	Manufacturer	Regal White
B	12" Vertical Metal Cladding	Manufacturer	Regal White
C	6" Painted Composite Cladding	Paint	Burnt Cypress
D	Slider Window Screen	Manufacturer	Silver Metallic
E	Metal Privacy Screen	Manufacturer	Silver Metallic
F	Manufactured Window Unit	Manufacturer	Regal White (Beside Metal Cladding) Anthracite (Beside Wood Cladding)
G	Manufactured Door Unit	Manufacturer	Regal White (Beside Metal Cladding) Anthracite (Beside Wood Cladding)
H	Cedar Canopy c/w Painted Metal Stays	Manufacturer	Natural

ARCHITECT:

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DLP ARCHITECTURE INC
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PRIMARY CONTACT:

D. LUCIO PICCIANO
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PROJECT:

HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX

PROJECT ADDRESS:
311 West 14th Street.
City of North Vancouver, BC

OWNER:
1352644 BC LTD

ARCHITECT SEAL

No.	Date	Description
–	–	–
–	–	–
△	–	–

REVISIONS

No.	Date	Description
–	20–Mar–23	DP Prior–to
–	27–Feb–23	Consultants
B	24–Aug–22	Development Permit
–	19–May–22	Review
–	13–May–22	Consultants
–	05–May–22	Consultants
A	17–Dec–21	Rezoning Pre–App

ISSUE INFORMATION

PLOT DATE: 20-Mar-23

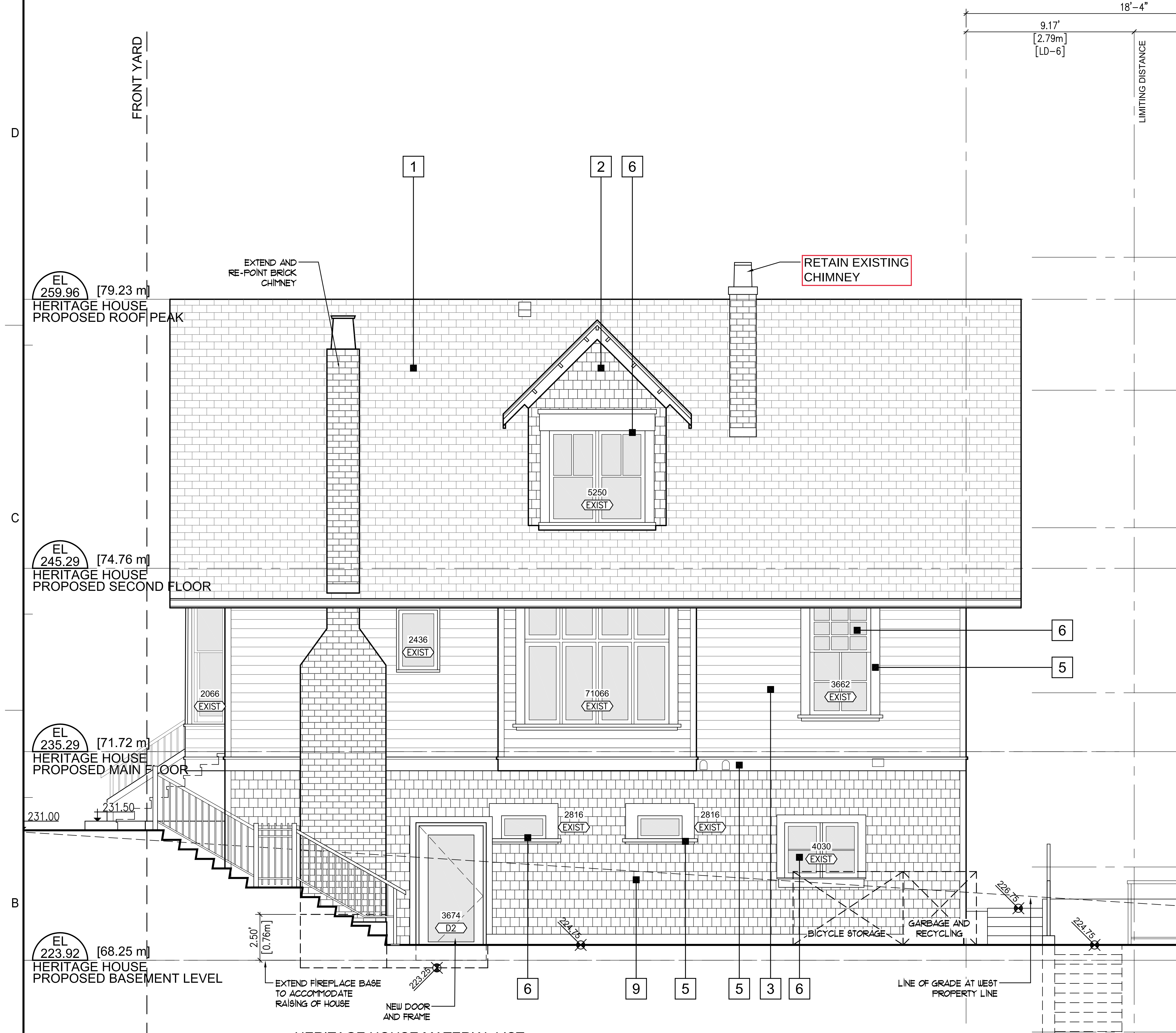
PROJECT NO.: **21-06**
DRAWN BY: CDS
CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:

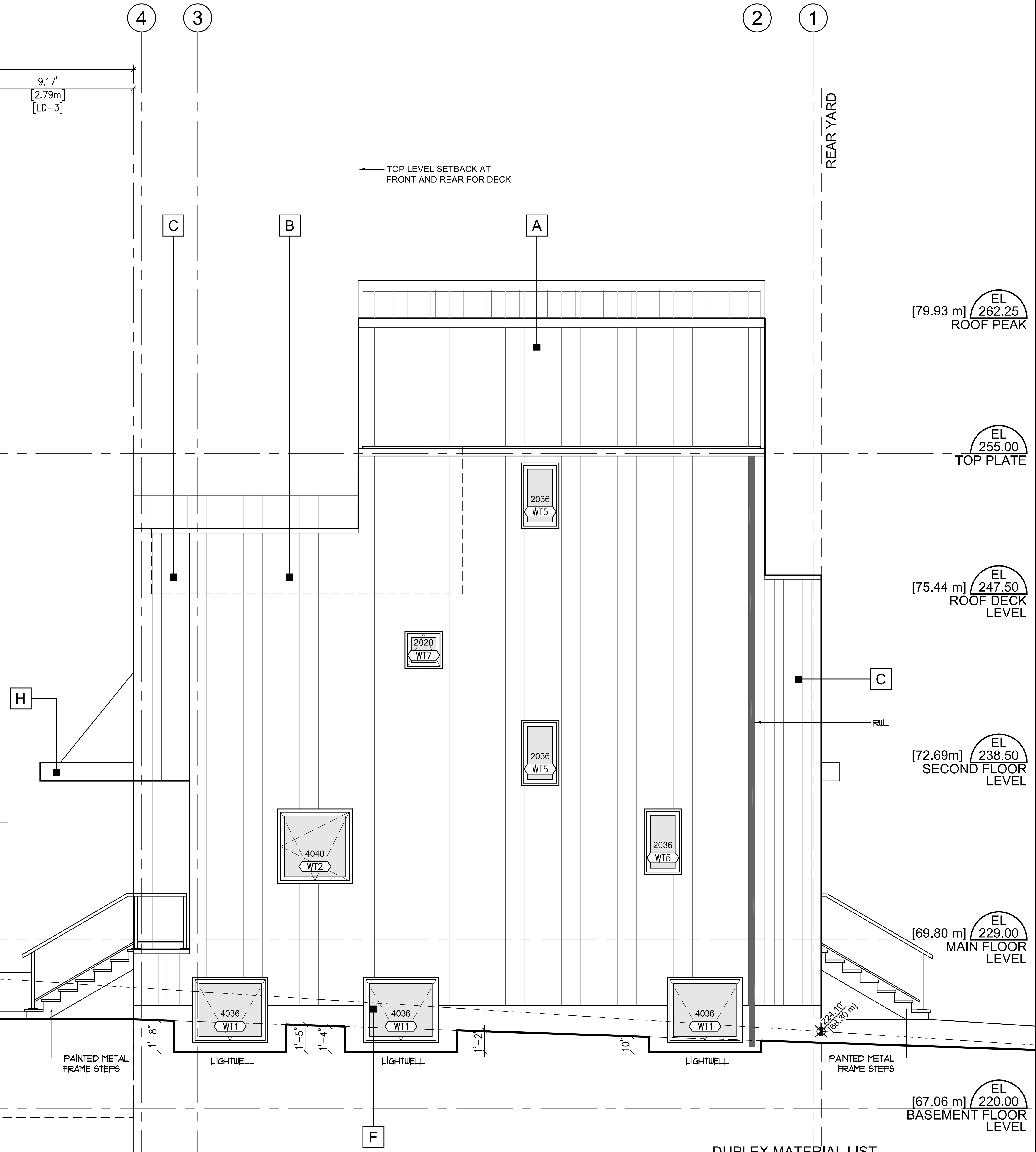
SCALE: 1/4"=1'-0"

SHEET TITLE
Proposed Duplex
North Elevation

SHEET NO.
DP3.2

ORIGINAL SHEET SIZE 34" x 22"


FRONT YARD
18'-4"
9.17' [2.79m] [LD-6]
9.17' [2.79m] [LD-3]
LIMITING DISTANCE
EL 259.96 [79.23 m] HERITAGE HOUSE PROPOSED ROOF PEAK
EXTEND AND RE-POINT BRICK CHIMNEY
RETAIN EXISTING CHIMNEY
1
2
6
5250 EXIST
EL 245.29 [74.76 m] HERITAGE HOUSE PROPOSED SECOND FLOOR
2066 EXIST
2436 EXIST
71066 EXIST
3662 EXIST
6
5
EL 235.29 [71.72 m] HERITAGE HOUSE PROPOSED MAIN FLOOR
231.50
231.00
2816 EXIST
2816 EXIST
4030 EXIST
3674 D2
224.75
226.75
BICYCLE STORAGE
GARBAGE AND RECYCLING
EL 223.92 [68.25 m] HERITAGE HOUSE PROPOSED BASEMENT LEVEL
2.50' [0.76m]
223.25
EXTEND FIREPLACE BASE TO ACCOMMODATE RAISING OF HOUSE
NEW DOOR AND FRAME
6
9
5
5
3
6
LINE OF GRADE AT WEST PROPERTY LINE


4
3
2
1
TOP LEVEL SETBACK AT FRONT AND REAR FOR DECK
REAR YARD
C
B
A
[79.93 m] EL 262.25 ROOF PEAK
EL 255.00 TOP PLATE
2036 WT5
[75.44 m] EL 247.50 ROOF DECK LEVEL
2020 WT7
H
C
RAIL
[72.69m] EL 238.50 SECOND FLOOR LEVEL
2036 WT5
4040 WT2
2036 WT5
[69.80 m] EL 229.00 MAIN FLOOR LEVEL
4036 WT1
4036 WT1
4036 WT1
224.75
224.10' [68.30 m]
1'-8"
1'-5"
1'-4"
1'-2"
10"
LIGHTWELL
LIGHTWELL
LIGHTWELL
PAINTED METAL FRAME STEPS
PAINTED METAL FRAME STEPS
F
[67.06 m] EL 220.00 BASEMENT FLOOR LEVEL

212.13' [64.65 m]
SEWER INVERT (LANE)
AT MANHOLE

205.54' [62.64 m]
SEWER INVERT (ROAD)
AT MANHOLE

HERITAGE HOUSE MATERIAL LIST

1 Existing Asphalt Shingles
Finish: Manufacturer
Colour: Grey

2 Existing Wood Shingle Cladding
Finish: Paint
Colour: Strathcona Red VC-27 Egg Shell

3 Existing Horizontal Wood Cladding
Finish: Paint
Colour: Strathcona Red VC-27 Egg Shell

4 New Vertical Wood Cladding
Finish: Paint
Colour: Scorched Grey

5 Existing Wood Trim
Finish: Paint
Colour: Oxford Ivory VC-1 Semi Gloss

6 Existing Window Frame
Finish: Paint
Colour: Gloss Black VC-35

7 Existing Door Frame
Finish: Paint
Colour: Gloss Black VC-35

8 New Window Wood Frame Unit
Finish: Paint
Colour: Gloss Black VC-35

9 New Wood Shingle Cladding (Match Existing)
Finish: Paint
Colour: Strathcona Red VC-27 Egg Shell

GENERAL NOTES - HERITAGE HOUSE:

1. EXISTING TRIM TO BE RETAINED (REPAIRED AS NEEDED)
2. EXISTING WINDOWS TO BE RETAINED (REPAIRED AS NEEDED)
3. EXISTING DOORS TO BE RETAINED (REPLACE NECESSARY)

SPACIAL CALCULATION - HERITAGE HOUSE WEST FACADE

NON-SPRINKLER BUILDING	BCBC [2018] Table 9.10.14.4.A			
ALL OPENINGS	UNPROTECTED			
	HH-1			
LIMITING DISTANCE [LD-4]*	14.56	ft	4.44	m
AGGREGATE BUILDING FACE WALL AREA	1026.62	sf	95.38	sm
ALLOWABLE UNPROTECTED OPENINGS AREA	232.95	sf	21.64	sm
ALLOWABLE UNPROTECTED OPENINGS (%)			22.69	%
PROPOSED UNPROTECTED OPENINGS AREA	154.20	sf	14.33	sm
PROPOSED UNPROTECTED OPENINGS (%)			15.02	%

* Using single plane at closest distance to the property line — CONFORMS

SPACIAL CALCULATION - DUPLEX WEST FACADE

SPRINKLERED BUILDING	BCBC [2018] Table 3.2.3.1.D			
ALL OPENINGS	UNPROTECTED			
	BF-1			
LIMITING DISTANCE [LD-1]*	7.54	ft	2.30	m
AGGREGATE BUILDING FACE WALL AREA	1049.09	sf	97.46	sm
ALLOWABLE UNPROTECTED OPENINGS AREA	213.86	sf	19.87	sm
ALLOWABLE UNPROTECTED OPENINGS (%)			20.39	%
PROPOSED UNPROTECTED OPENINGS AREA	60.40	sf	5.61	sm
PROPOSED UNPROTECTED OPENINGS (%)			5.76	%

* Using single plane at closest distance to the property line — CONFORMS

DUPLEX MATERIAL LIST

A 12" Standing Seam Metal Roof
Finish: Manufacturer
Colour: Regal White

B 12" Vertical Metal Cladding
Finish: Manufacturer
Colour: Regal White

C 6" Painted Composite Cladding
Finish: Paint
Colour: Burnt Cypress

D Slider Window Screen
Finish: Manufacturer
Colour: Silver Metallic

E Metal Privacy Screen
Finish: Manufacturer
Colour: Silver Metallic

F Manufactured Window Unit
Finish: Manufacturer
Colour: Regal White (Beside Metal Cladding)
Anthracite (Beside Wood Cladding)

G Manufactured Door Unit
Finish: Manufacturer
Colour: Regal White (Beside Metal Cladding)
Anthracite (Beside Wood Cladding)

H Cedar Canopy c/w Painted Metal Stays
Finish: Manufacturer
Colour: Natural

1 HERITAGE HOUSE WEST (SIDE) ELEVATION
DP3.3
Scale - 1/4"=1'-0"

2 PROPOSED DUPLEX WEST (SIDE) ELEVATION
DP3.3
Scale - 1/4"=1'-0"

ARCHITECT:

d|p
architecture

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ISSUE INFORMATION

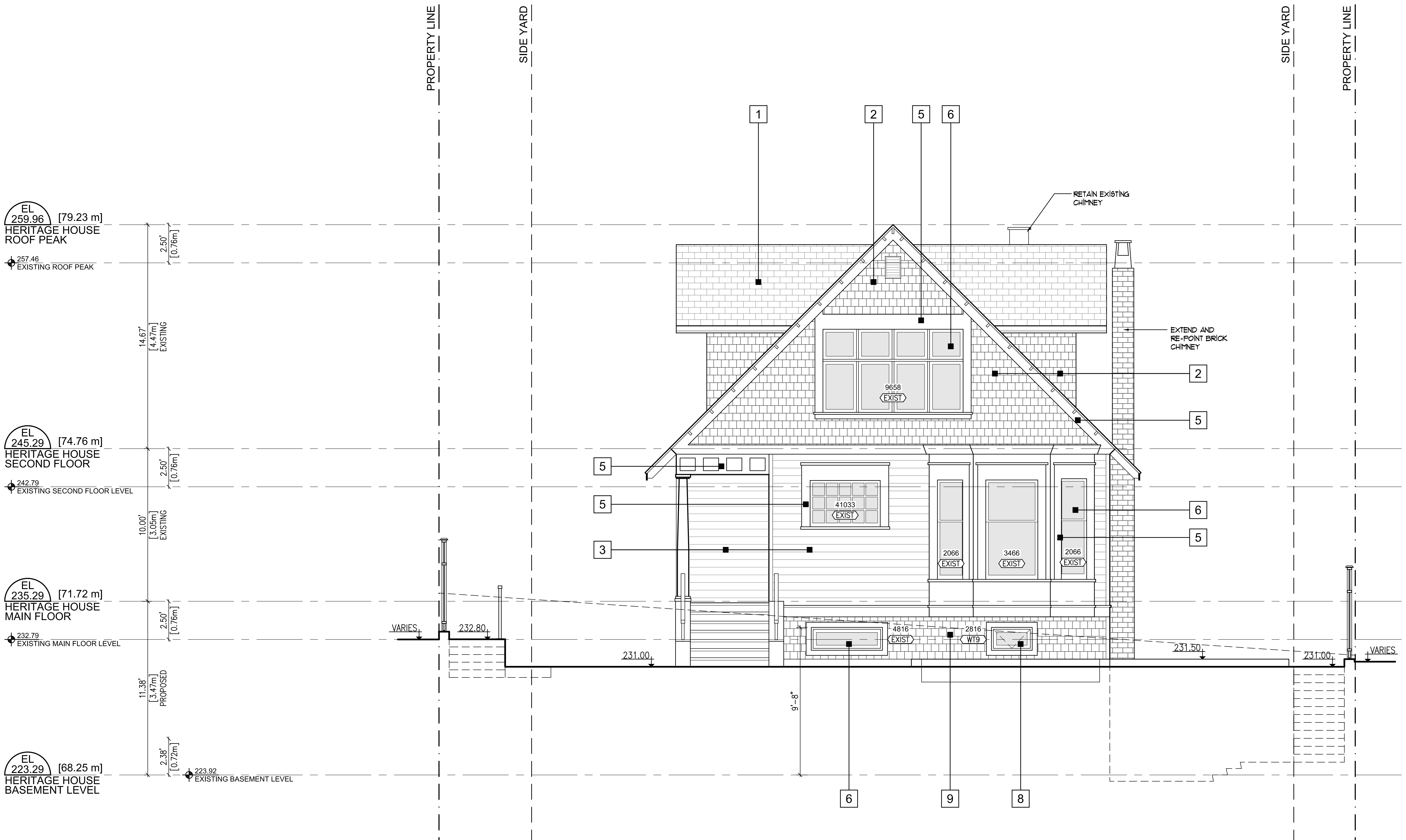
PLOT DATE:	20-Mar-23
PROJECT NO.:	**21-06**
DRAWN BY:	CDS
CHECKED BY:	dlp
PRINCIPAL IN CHARGE:	Lucio Picciano AIBC
OWNER APPROVAL:	
SCALE:	1/4"=1'-0"

SHEET TITLE

Heritage House
West Elevation
Proposed Duplex
West Elevation

SHEET NO.

DP3.3


EL 259.96 [79.23 m]
HERITAGE HOUSE ROOF PEAK
257.46 EXISTING ROOF PEAK
EL 245.29 [74.76 m]
HERITAGE HOUSE SECOND FLOOR
242.79 EXISTING SECOND FLOOR LEVEL
EL 235.29 [71.72 m]
HERITAGE HOUSE MAIN FLOOR
232.79 EXISTING MAIN FLOOR LEVEL
EL 223.29 [68.25 m]
HERITAGE HOUSE BASEMENT LEVEL
223.92 EXISTING BASEMENT LEVEL
2.50' [0.76m]
14.67' [4.47m] EXISTING
2.50' [0.76m]
10.00' [3.05m] EXISTING
2.50' [0.76m]
11.38' [3.47m] PROPOSED
2.38' [0.72m]
PROPERTY LINE
SIDE YARD
SIDE YARD
PROPERTY LINE
RETAIN EXISTING CHIMNEY
EXTEND AND RE-POINT BRICK CHIMNEY
1
2
5
6
2
5
5
5
3
6
5
9658 EXIST
41033 EXIST
2066 EXIST
3466 EXIST
2066 EXIST
4816 EXIST
2816 WT9
VARIES
232.80
231.00
231.50
231.00
VARIES
9'-8"
6
9
8

1 DP3.4 HERITAGE HOUSE NORTH (STREET) ELEVATION

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

GENERAL NOTES - HERITAGE HOUSE:

1. EXISTING TRIM TO BE RETAINED (REPAIRED AS NEEDED)
2. EXISTING WINDOWS TO BE RETAINED (REPAIRED AS NEEDED)
3. EXISTING DOORS TO BE RETAINED (REPLACE NECESSARY)

SPACIAL CALCULATION - HERITAGE HOUSE WEST FACADE

NON-SPRINKLER BUILDING

ALL OPENINGS UNPROTECTED

	HH-4			
LIMITING DISTANCE [LD-8]*	22.23	ft	6.78	m
AGGREGATE BUILDING FACE WALL AREA	599.26	sf	55.67	sm
ALLOWABLE UNPROTECTED OPENINGS AREA	420.34	sf	39.05	sm
ALLOWABLE UNPROTECTED OPENINGS (%)	70.14	%		
PROPOSED UNPROTECTED OPENINGS AREA	131.15	sf	12.18	sm
PROPOSED UNPROTECTED OPENINGS (%)	21.89	%		

* Using single plane at closest distance to the property line

CONFORMS

HERITAGE HOUSE MATERIAL LIST

1 Existing Asphalt Shingles
Finish: Manufacturer
Colour: Grey

2 Existing Wood Shingle Cladding
Finish: Paint
Colour: Strathcona Red VC-27 Egg Shell

3 Existing Horizontal Wood Cladding
Finish: Paint
Colour: Strathcona Red VC-27 Egg Shell

4 New Vertical Wood Cladding
Finish: Paint
Colour: Scorched Grey

5 Existing Wood Trim
Finish: Paint
Colour: Oxford Ivory VC-1 Semi Gloss

6 Existing Window Frame
Finish: Paint
Colour: Gloss Black VC-35

7 Existing Door Frame
Finish: Paint
Colour: Gloss Black VC-35

8 New Window Wood Frame Unit
Finish: Paint
Colour: Gloss Black VC-35

9 New Wood Shingle Cladding (Match Existing)
Finish: Paint
Colour: Strathcona Red VC-27 Egg Shell

ARCHITECT:

d|p
architecture

DLP ARCHITECTURE INC
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PRIMARY CONTACT:

D. LUCIO PICCIANO
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PROJECT:

HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX

PROJECT ADDRESS:
311 West 14th Street.
City of North Vancouver, BC

OWNER:
1352644 BC LTD

ARCHITECT SEAL

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No.	Date	Description

REVISIONS

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–	27–Feb–23	Consultants
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–	19–May–22	Review
–	13–May–22	Consultants
–	05–May–22	Consultants
A	17–Dec–21	Rezoning Pre–App
No.	Date	Description

ISSUE INFORMATION

PLOT DATE: 20-Mar-23
PROJECT NO.: **21-06**
DRAWN BY: CDS
CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:
SCALE: 1/4"=1'-0"

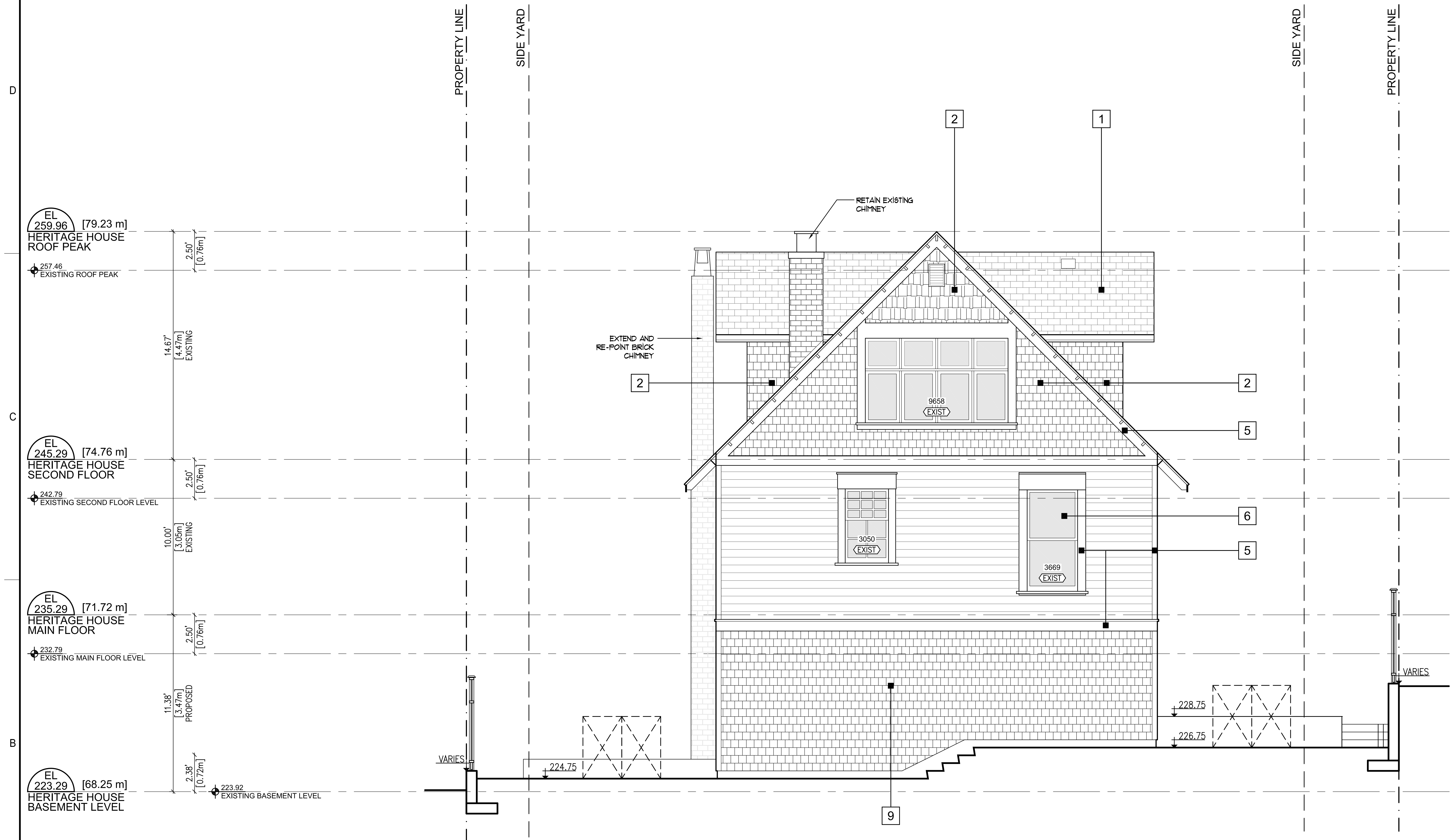
SHEET TITLE

Proposed Heritage House North (Front) Elevation

SHEET NO.

DP3.4

ORIGINAL SHEET SIZE 34" x 22"


PROPERTY LINE
SIDE YARD
SIDE YARD
PROPERTY LINE
EL 259.96 [79.23 m]
HERITAGE HOUSE ROOF PEAK
257.46 EXISTING ROOF PEAK
EL 245.29 [74.76 m]
HERITAGE HOUSE SECOND FLOOR
242.79 EXISTING SECOND FLOOR LEVEL
EL 235.29 [71.72 m]
HERITAGE HOUSE MAIN FLOOR
232.79 EXISTING MAIN FLOOR LEVEL
EL 223.29 [68.25 m]
HERITAGE HOUSE BASEMENT LEVEL
223.92 EXISTING BASEMENT LEVEL
2.50' [0.76m]
14.67' [4.47m] EXISTING
2.50' [0.76m]
10.00' [3.05m] EXISTING
2.50' [0.76m]
11.38' [3.47m] PROPOSED
2.38' [0.72m]
RETAIN EXISTING CHIMNEY
EXTEND AND RE-POINT BRICK CHIMNEY
1
2
2
2
5
6
5
9
9658 EXIST
3050 EXIST
3669 EXIST
VARIES
VARIES
224.75
228.75
226.75

HERITAGE HOUSE NORTH (STREET) ELEVATION

1 DP3.4

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

GENERAL NOTES - HERITAGE HOUSE:

1. EXISTING TRIM TO BE RETAINED (REPAIRED AS NEEDED)
2. EXISTING WINDOWS TO BE RETAINED (REPAIRED AS NEEDED)
3. EXISTING DOORS TO BE RETAINED (REPLACE NECESSARY)

SPACIAL CALCULATION - HERITAGE HOUSE WEST FACADE

NON-SPRINKLER BUILDING	BCBC [2018] Table 9.10.14.4.A			
ALL OPENINGS	UNPROTECTED			
	HH-3			
LIMITING DISTANCE [LD-6]*	9.17	ft	2.80	m
AGGREGATE BUILDING FACE WALL AREA	696.79	sf	64.73	sm
ALLOWABLE UNPROTECTED OPENINGS AREA	110.14	sf	10.23	sm
ALLOWABLE UNPROTECTED OPENINGS (%)	15.81	%		
PROPOSED UNPROTECTED OPENINGS AREA	84.51	sf	7.85	sm
PROPOSED UNPROTECTED OPENINGS (%)	12.13	%		

* Using single plane at closest distance to the property line

CONFORMS

HERITAGE HOUSE MATERIAL LIST

No.	Item	Finish	Colour
1	Existing Asphalt Shingles	Manufacturer	Grey
2	Existing Wood Shingle Cladding	Paint	Strathcona Red VC-27 Egg Shell
3	Existing Horizontal Wood Cladding	Paint	Strathcona Red VC-27 Egg Shell
4	New Vertical Wood Cladding	Paint	Scorched Grey
5	Existing Wood Trim	Paint	Oxford Ivory VC-1 Semi Gloss
6	Existing Window Frame	Paint	Gloss Black VC-35
7	Existing Door Frame	Paint	Gloss Black VC-35
8	New Window Wood Frame Unit	Paint	Gloss Black VC-35
9	New Wood Shingle Cladding (Match Existing)	Paint	Strathcona Red VC-27 Egg Shell

ARCHITECT:

d|p
architecture

DLP ARCHITECTURE INC
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PRIMARY CONTACT:

D. LUCIO PICCIANO
202-460 NANAIMO ST
VANCOUVER BC V5L 4W3
778-889-6849

PROJECT:

HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX

PROJECT ADDRESS:

311 West 14th Street.
City of North Vancouver, BC

OWNER:

1352644 BC LTD

ARCHITECT SEAL

No.	Date	Description
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REVISIONS

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–	13–May–22	Consultants
–	05–May–22	Consultants
A	17–Dec–21	Rezoning Pre–App

ISSUE INFORMATION

PLOT DATE: 20-Mar-23

PROJECT NO.: **21-06**
DRAWN BY: CDS
CHECKED BY: dlp
PRINCIPAL IN CHARGE: Lucio Picciano AIBC
OWNER APPROVAL:

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

SHEET TITLE

Proposed Heritage House
South (Rear) Elevation

SHEET NO.

DP3.5

ORIGINAL SHEET SIZE 34" x 22"

Fixture Count

Heritage House

Secondary Suite	Count	Factor	Total
WC's	1	4	4.00
Lavs's	1	1	1.00
Tub	1	1.5	1.50
Shower		1.5	
Sinks	1	1.5	1.50
DW	1	1.5	1.50
Washer	1	2	2.00
Floor Drains	1	2	2.00
Main Floor	Count	Factor	Total
WC's	1	4	4.00
Lavs's	1	1	1.00
Tub	1	1.5	1.50
Shower	1	1.5	
Sinks	1	1.5	1.50
DW	1	1.5	1.50
Washer	1	2	2.00
Floor Drains	1	2	2.00
Second Floor	Count	Factor	Total
WC's	1	4	4.00
Lavs's	1	1	1.00
Tub	0	1.5	-
Shower	1	1.5	
Sinks	0	1.5	-
DW	0	1.5	-
Washer		2	-
Floor Drains		2	-
32.0			

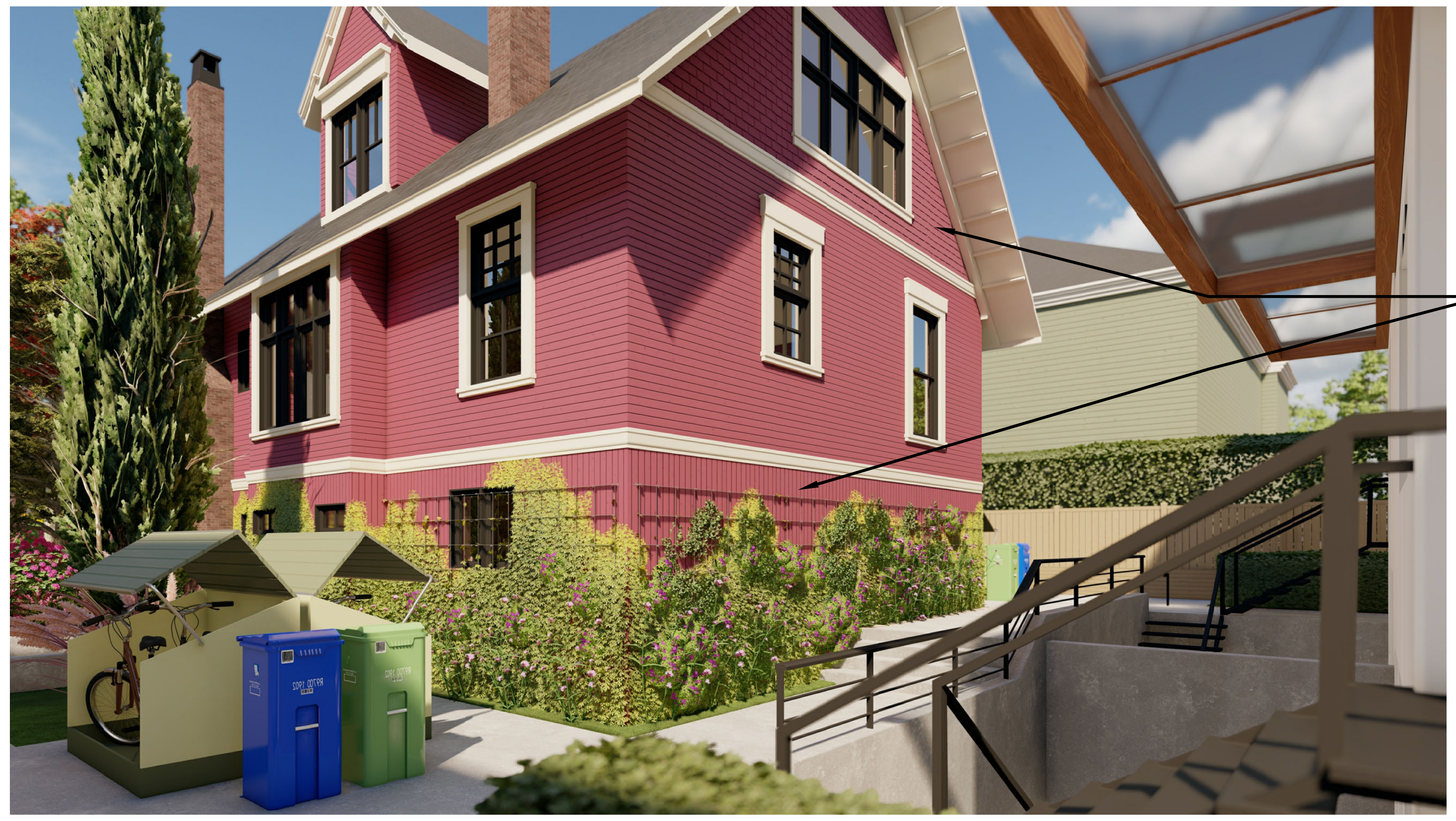
Duplex Unit 2

Lock-Off Suite	Count	Factor	Total
WC's	2	4	8.00
Lavs's	2	1	2.00
Tub	1	1.5	1.50
Shower	1	1.5	
Sinks	1	1.5	1.50
DW	1	1.5	1.50
Washer	1	2	2.00
Floor Drains	1	2	2.00
Main Floor	Count	Factor	Total
WC's	1	4	4.00
Lavs's	1	1	1.00
Tub	0	1.5	-
Shower	0	1.5	
Sinks	1	1.5	1.50
DW	1	1.5	1.50
Washer	0	2	-
Floor Drains	0	2	-
Second Floor	Count	Factor	Total
WC's	2	4	8.00
Lavs's	3	1	3.00
Tub	1	1.5	1.50
Shower	1	1.5	
Sinks	0	1.5	-
DW	0	1.5	-
Washer	1	2	2.00
Floor Drains	1	2	2.00
Third Floor	Count	Factor	Total
WC's	0	4	-
Lavs's	0	1	-
Tub	0	1.5	-
Shower	0	1.5	
Sinks	0	1.5	-
DW	0	1.5	-
Washer	0	2	-
Floor Drains	0	2	-

Duplex Unit 3

Lock-Off Suite	Count	Factor	Total
WC's	2	4	8.00
Lavs's	2	1	2.00
Tub	1	1.5	1.50
Shower	1	1.5	
Sinks	1	1.5	1.50
DW	1	1.5	1.50
Washer	1	2	2.00
Floor Drains	1	2	2.00
Main Floor	Count	Factor	Total
WC's	1	4	4.00
Lavs's	1	1	1.00
Tub	0	1.5	-
Shower	0	1.5	
Sinks	1	1.5	1.50
DW	1	1.5	1.50
Washer	0	2	-
Floor Drains	0	2	-
Second Floor	Count	Factor	Total
WC's	2	4	8.00
Lavs's	3	1	3.00
Tub	1	1.5	1.50
Shower	1	1.5	
Sinks	0	1.5	-
DW	0	1.5	-
Washer	1	2	2.00
Floor Drains	1	2	2.00
Second Floor	Count	Factor	Total
WC's	0	4	-
Lavs's	0	1	-
Tub	0	1.5	-
Shower	0	1.5	
Sinks	0	1.5	-
DW	0	1.5	-
Washer	0	2	-
Floor Drains	0	2	-

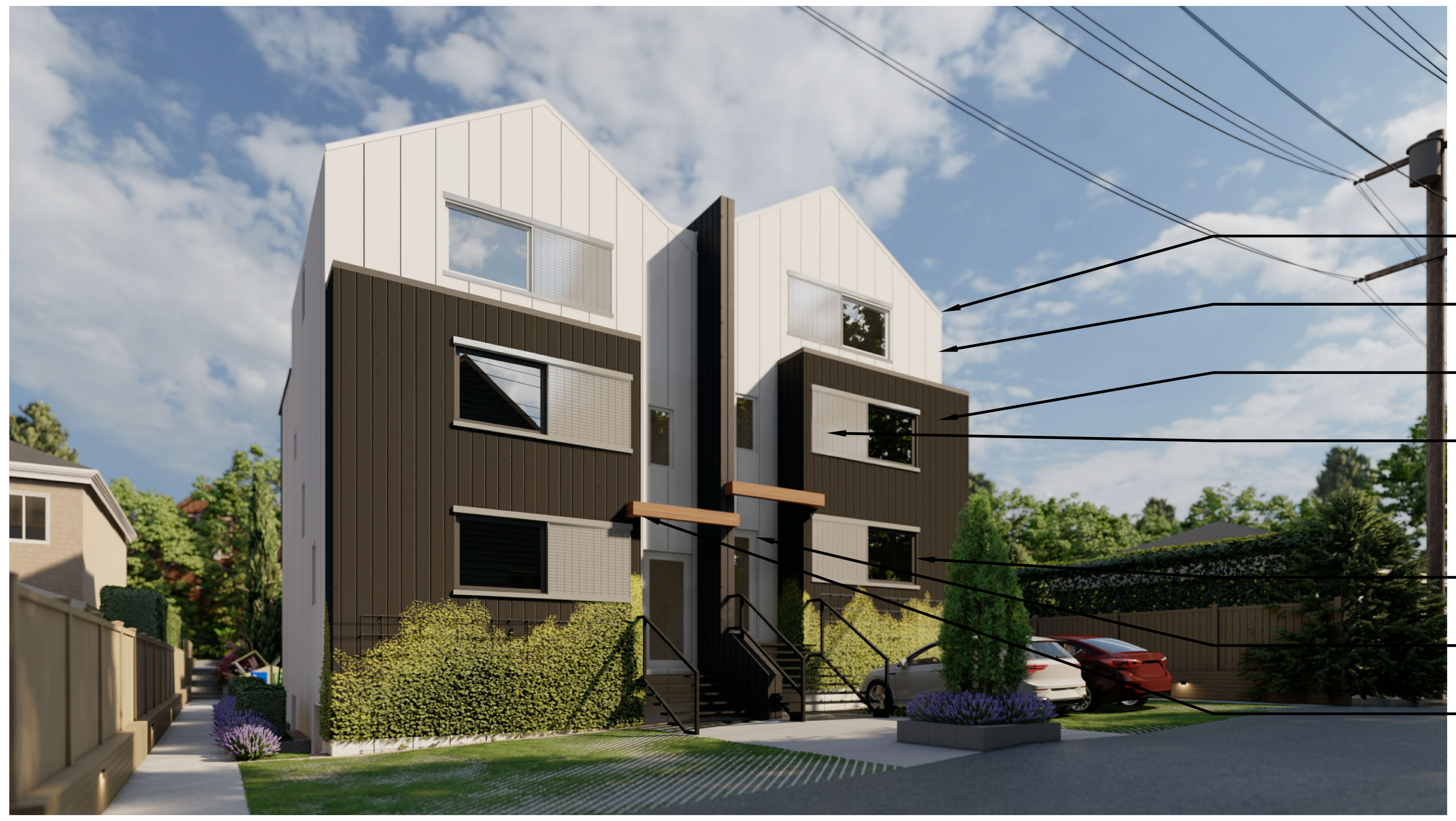
86.0 (Duplex Unit 2 and Duplex Unit 3)



ALL MATERIALS TO MATCH EXISTING IN COLOUR AND STYLE.

EXCEPT BASEMENT CLADDING TO MATCH UPPER LEVEL SHINGLE

2 HERITAGE HOUSE EXTERIOR MATERIALS
DP3.6
Scale - NTS



DUPLEX MATERIAL LIST

A 12" Standing Seam Metal Roof
Finish: Manufacturer
Colour: Regal White

B 12" Vertical Metal Cladding
Finish: Manufacturer
Colour: Regal White

C 6" Painted Composite Cladding
Finish: Paint
Colour: Burnt Cypress

D Slider Window Screen
Finish: Manufacturer
Colour: Silver Metallic

E Metal Privacy Screen
Finish: Manufacturer
Colour: Silver Metallic

F Manufactured Window Unit
Finish: Manufacturer
Colour: Regal White (Beside Metal Cladding)
Anthracite (Beside Wood Cladding)

G Manufactured Door Unit
Finish: Manufacturer
Colour: Regal White (Beside Metal Cladding)
Anthracite (Beside Wood Cladding)

H Cedar Canopy c/w Painted Metal Stays
Finish: Manufacturer
Colour: Natural

1 INFILL EXTERIOR MATERIALS
DP3.6
Scale - NTS

ARCHITECT:

d|p
architecture

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No.	Date	Description

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CHECKED BY: dlp
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OWNER APPROVAL:

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

SHEET TITLE
COLOUR ELEVATIONS
South Elevations

SHEET NO.
DP3.6

ORIGINAL SHEET SIZE 34" x 22"