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SCOPE OF WORK	Project Information			
<ul style="list-style-type: none">New Laneway HouseBuilt to Step Code 3	Property Owner		Wendy Anne Norman	
	Site Address	914 Fourth Street, New Westminster		
	Project Type	New Laneway House		
	Jurisdiction Authority	City of New Westminster		
	Legal Description	Lot 24, New West District, Plan NWP2620 Suburban Block 14, EXC PCL A (Exp PI NwP11938) of Lot 10.		
	PID	008-163-383		
	Zone	RS-1		
CONSULTANTS				
City Request	Surveyor	Elevate Land surveying	604-385-5571	
	Designer	D3 Design	604-603-6747	
	Engineer			
	Builder			
	Energy Consultant			
	Arborist			
	Zoning Analysis			
Site				
Lot Width		West: 132.05 ft. East: 132.04 ft.		
Lot Depth		South: 47.98 ft. North: 47.96 ft.		
Lot Size		6333.97 ft²		
PLAN # 1610	Laneway House	Required/Allowed	Proposed	Notes
	Main Floor	19	N/A	
	Lower Floor		N/A	
	Total Floor area	(16%)1013.5 ft²	(15.6%)988.71 ft²	310.19.(a)
	Site Coverage	(10%) 633.4 ft²	(11.3%) 714.8 ft²	Relaxation
	Carport	226 ft²	190 ft²	310.17.(a)
	Front Entry Landing	32 ft²	25 ft²	310.17.(b)
	Deck	75.3 ft²	35 ft²	310.17.(c)
	Bicycle Storage	32 ft²	32 ft²	310.17.(d)
	Private Outdoor Space	180 ft² Min.	185 ft²	
	Setbacks	Required/Allowed	Proposed	Notes
	Rear PL	3.00 ft	3.00'	
	Primary Separation	16.00 ft	49.24'	
	West Lot	4.00 ft	4.50'	
	East Lot	4.00 ft	4.88'	
	Building Envelope	Required/Allowed	Proposed	Notes
	West envelope midpoint	16	265.89'	
	East envelope midpoint		265.49'	
	Base Height Plane		265.69'	
	Accessory Height	22.97' (7m)	17.08'	
Main House (Unchanged)	Required/Allowed	Existing	Notes	
Floor Area	(50%)3166 ft²	(26.9%)1704 ft²	310.11	
Site Coverage	(35%)2216 ft²	(15.7%)993 ft²	310.13.(d)	

GENERAL NOTES	
These drawings have been prepared by D3 Dimension Drafting and Design Inc. to conform to the current residential standards of the BCBC (2018).	
The Builder is responsible for ensuring that all construction conforms to provincial and local codes and bylaws.	
Dimensions take precedence to scale drawings.	
Dimensions to be taken from outside face of sheathing for exterior walls and face of studs for interior walls as shown.	
Place footings to undisturbed, sound bearing soil below frostline (2' below grade).	
Structural lumber to be No.2 SPF or better	
Between all exterior top plates and double plates, require 6 MIL poly.	
6 MIL poly is required at all connection points between interior and exterior walls.	
Floor assembly to be constructed with manufacture I-Joist	
Lumber in contact with concrete to be dampproofed (sill gasket) , and anchored with 1/2" anchor bolts at 16" O.C. max	
Lintels to be #2-2x10 U.N.O TYP.	
Double joists at parallel partitions (opt. 2x10 blocking at 24" O.C.)	
Dwelling must meet current B.C. ventilation code	
All operable windows to be standard sliding glazing, U.N.O.	
Waterproof wallboard required on bathroom walls	
Provide a bond-breaking material between foundation or rock and slabs.	
Exterior dimensions to be measured from outside of sheathing.	
All interior dimensions to be measured to the centre of stud, except where otherwise noted.	
All Construction and installation of materials and equipment shall be done in accordance with good building practices, following manufacturers instructions and conforming to the BCBC	
All Structural specifications to be designed and certified by a structural engineer. Any discrepancies must be brought to D3 Dimension Drafting and Design Inc. attention.	
It is the responsibility of the contractor or builder to check and verify all dimensions and to ensure all work conforms to all local bylaws ad regulation, and to the current edition of the BCBC	
D3 Dimension Drafting and Design Inc. accepts no liability for error or omissions.	
These plans conform to the B.C. Building Code, 2018 ED.	
Site Requirements	
<ul style="list-style-type: none">No retaining wall shall be constructed on any lot having an exposed height greater than 4 ft, unless engineeredAny exposed concrete over 2 ft in height shall be architecturally treated.	
Exterior Design	
<ul style="list-style-type: none">No exposed concrete block is permittedExposed concrete foundation walls are not to exceed 1.64 ft in height,In General, the main materials used on the front of the house should be used on all other facadesOverhangs to be a minimum of 18" TYP. U.N.O.All gable fascia shall be a minimum fascia of 2x10.	
Roof & Building Materials	
<ul style="list-style-type: none">Any fascia gutter must be properly integrated with wood fascia boards to meet building schemeExterior vertical walls are to be non-combustible 20min rated	
Driveways & Garages	
<ul style="list-style-type: none">The garage shall have closing doors with raised panels or desired architectural detailingGarage should be painted to match proposed buildings design and colour schemeGarage dimensions are taken from the outside of cladding.Driveways shall be constructed of permeable materials or U.N.O.No gravel driveways or parking areas.	
No buildings or driveways shall be constructed on the lots unless provisions to reduce storm water run-off from buildings and driveways been made by the run-off from buildings, driveways and any other impervious surfaces constructed on the lot being re-charged back to the ground through suitable subsurface storm water management systems such as rock pits or exfiltration chambers and run-off from driveways which slope to the public road or common property being intercepted at the property line by the provision of suitably designed and constructed absorbent strip such as grass-crete or permeable interlocking concrete pavers.	

No.	Description	Date
3	Floor Area & Site Coverage Updated	Jan 09, 2023
13	Tree Protection Plan Added.	Jan 31, 2023
14	Building height change	Feb 15, 2023
16	Base height plane change.	Feb 15, 2023
18	Allowed site coverage on city request updated.	Feb 24, 2023
19	Allowed site coverage on zoning table updated.	Feb 24, 2023

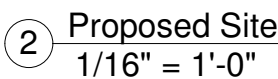
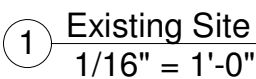
Project number	1610	A10
Date	Mar 21, 2023	
Drawn by	JG	
Checked by	KS	Scale 1" = 1'-0"



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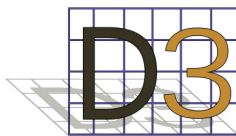
**Slivercrest Custom
Homes and Reno**
914 Fourth Street

<h1>Site Plan</h1>	
Project number	1610
Date	Mar 21, 2023
Drawn by	JG
Checked by	JG
<h2>A11</h2>	
Scale 1/16" = 1'-0"	



True North

Project Nort



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No.	Description	Date

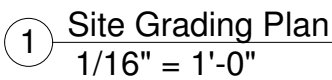
Site Context Photos		
Project number	1610	A11.1
Date	Nov 09,22	
Drawn by	Author	
Checked by	Approver	Scale



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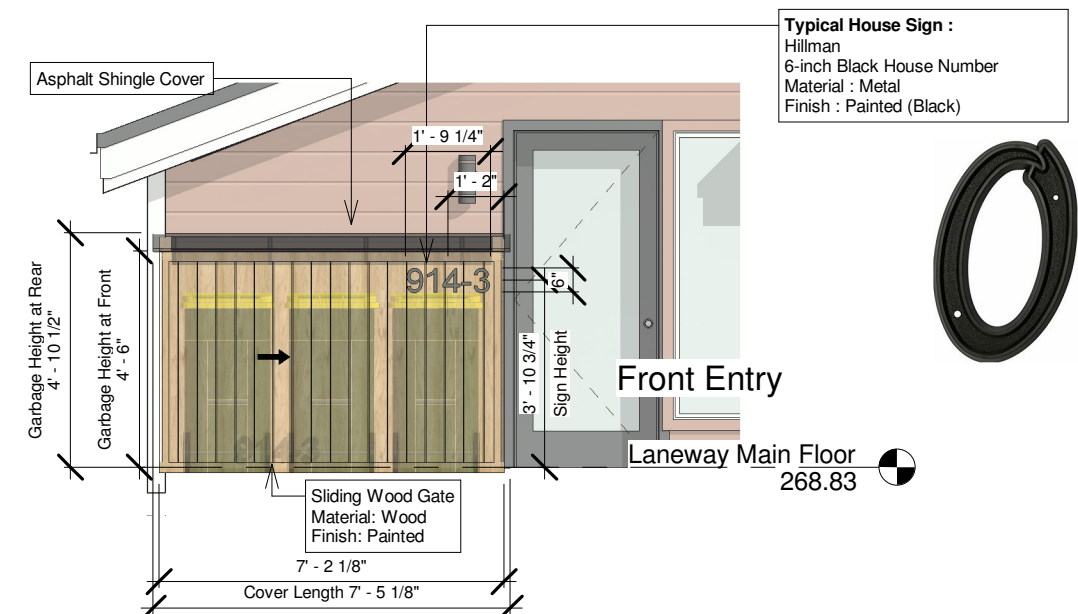
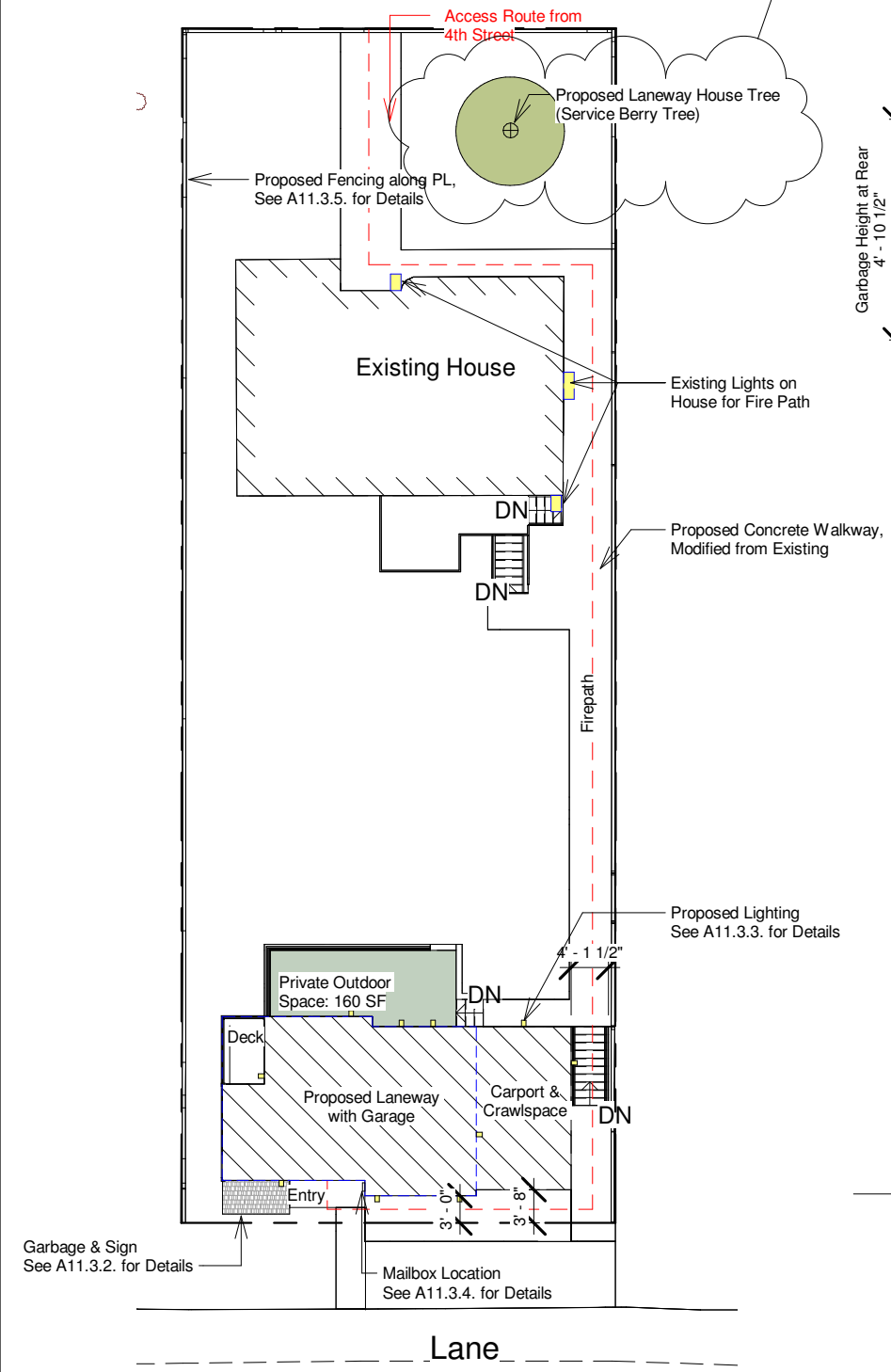
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914 Fourth Street

<h1>Site Grading Plan</h1>	
Project number	1610
Date	Mar 21, 2023
Drawn by	Author
Checked by	Checker
A11.2	
Scale 1/16" = 1'-0"	



4th St.

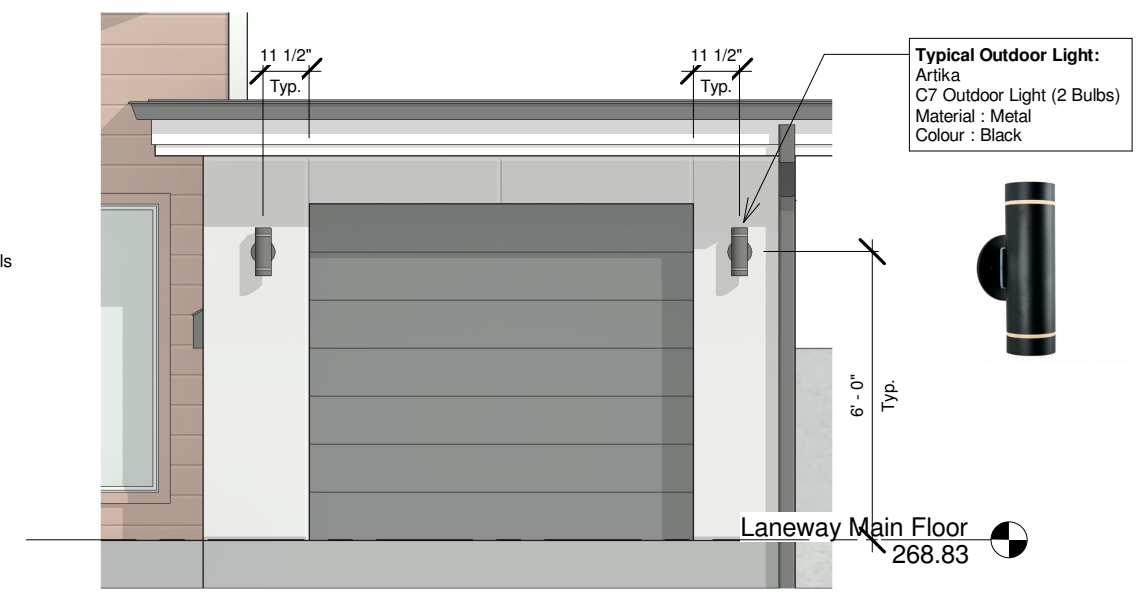
12



Typical House Sign :
Hillman
6-inch Black House Number
Material : Metal
Finish : Painted (Black)



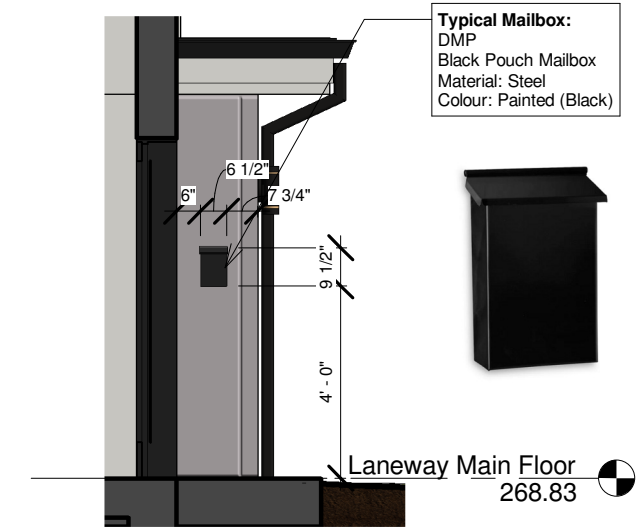
2 Sign & Garbage Detail
1/4" = 1'-0"



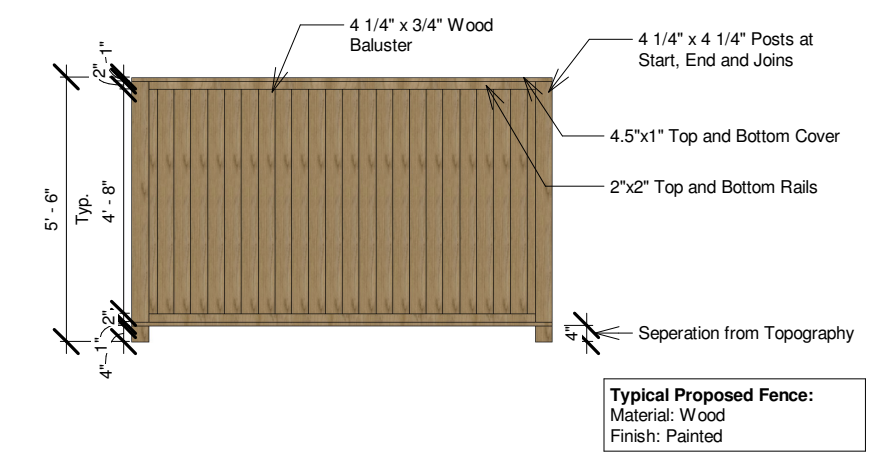
Typical Outdoor Light:
Artika
C7 Outdoor Light (2 Bulbs)
Material : Metal
Colour : Black



3 Lighting Detail
1/4" = 1'-0"

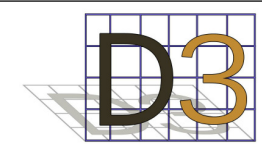


4 Mailbox Details
1/4" = 1'-0"



5 Proposed Fence Detail
1/4" = 1'-0"

1 Service Access Path
1" = 20'-0"

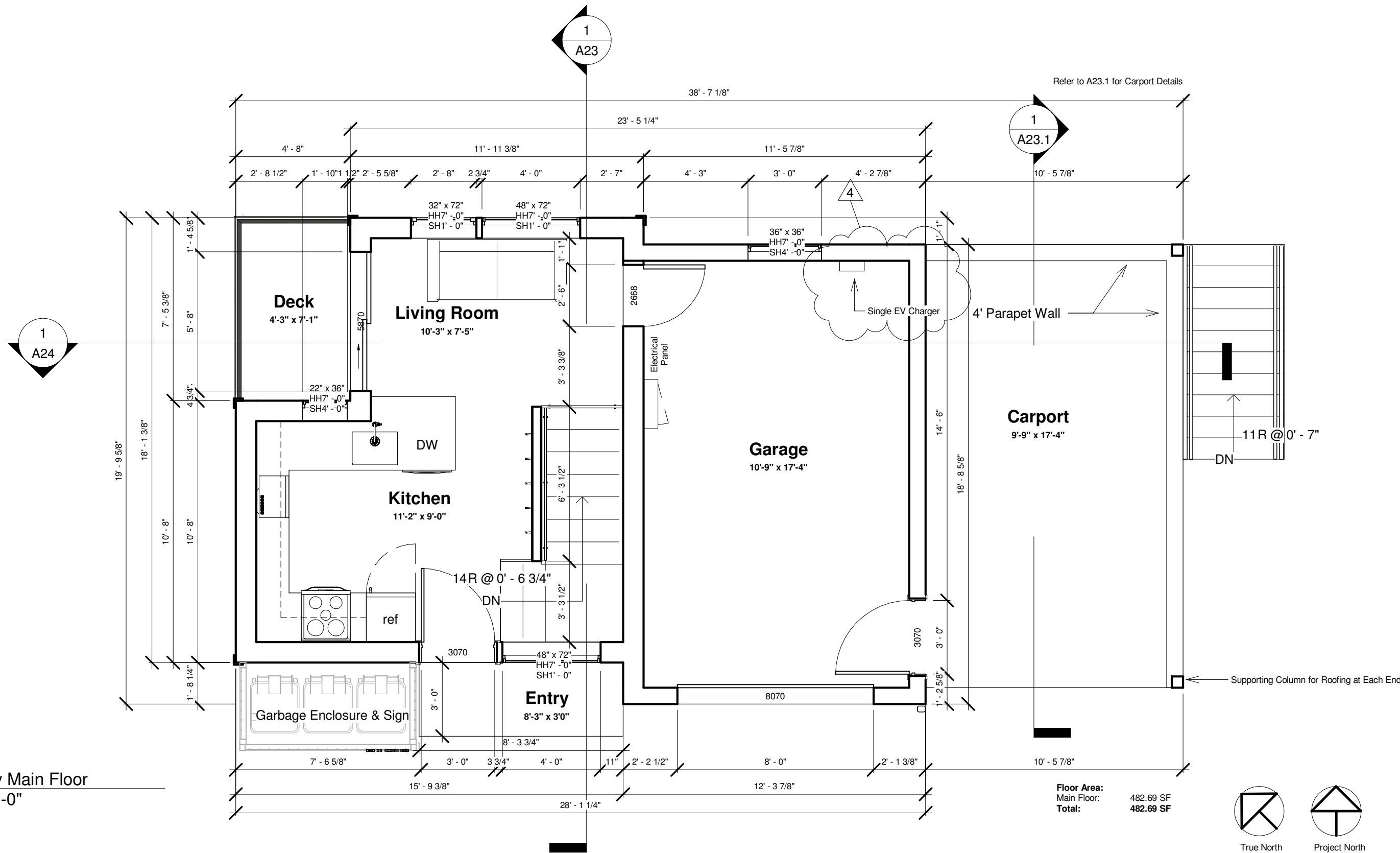


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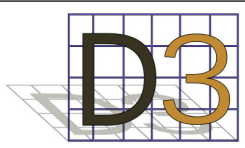
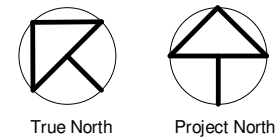
No.	Description	Date
12	Proposed Lanewayhouse Tree.	Jan 31, 2023

Accessory Details		
Project number	1610	A11.3
Date	Mar 21, 2023	
Drawn by	Author	
Checked by	Checker	
Scale As indicated		



1 Laneway Main Floor
1/4" = 1'-0"

Floor Area:
Main Floor: 482.69 SF
Total: 482.69 SF



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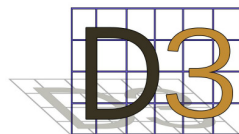
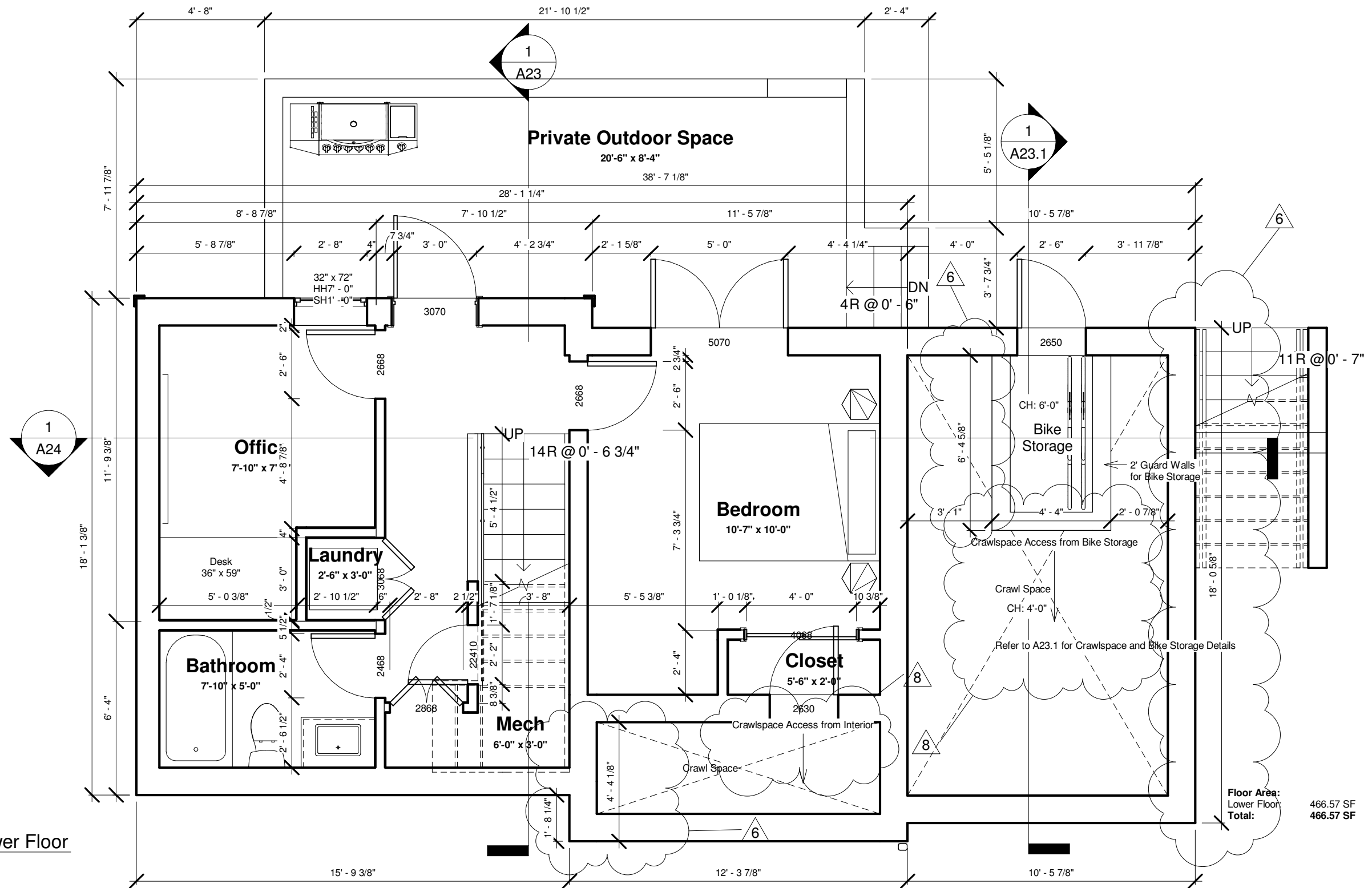
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No.	Description	Date
4	Electric Vehicle Charger Placed	Jan 09, 2023

Laneway Main Floor

Project number	1610
Date	Mar 21, 2023
Drawn by	JG
Checked by	Checker

A12
Scale 1/4" = 1'-0"



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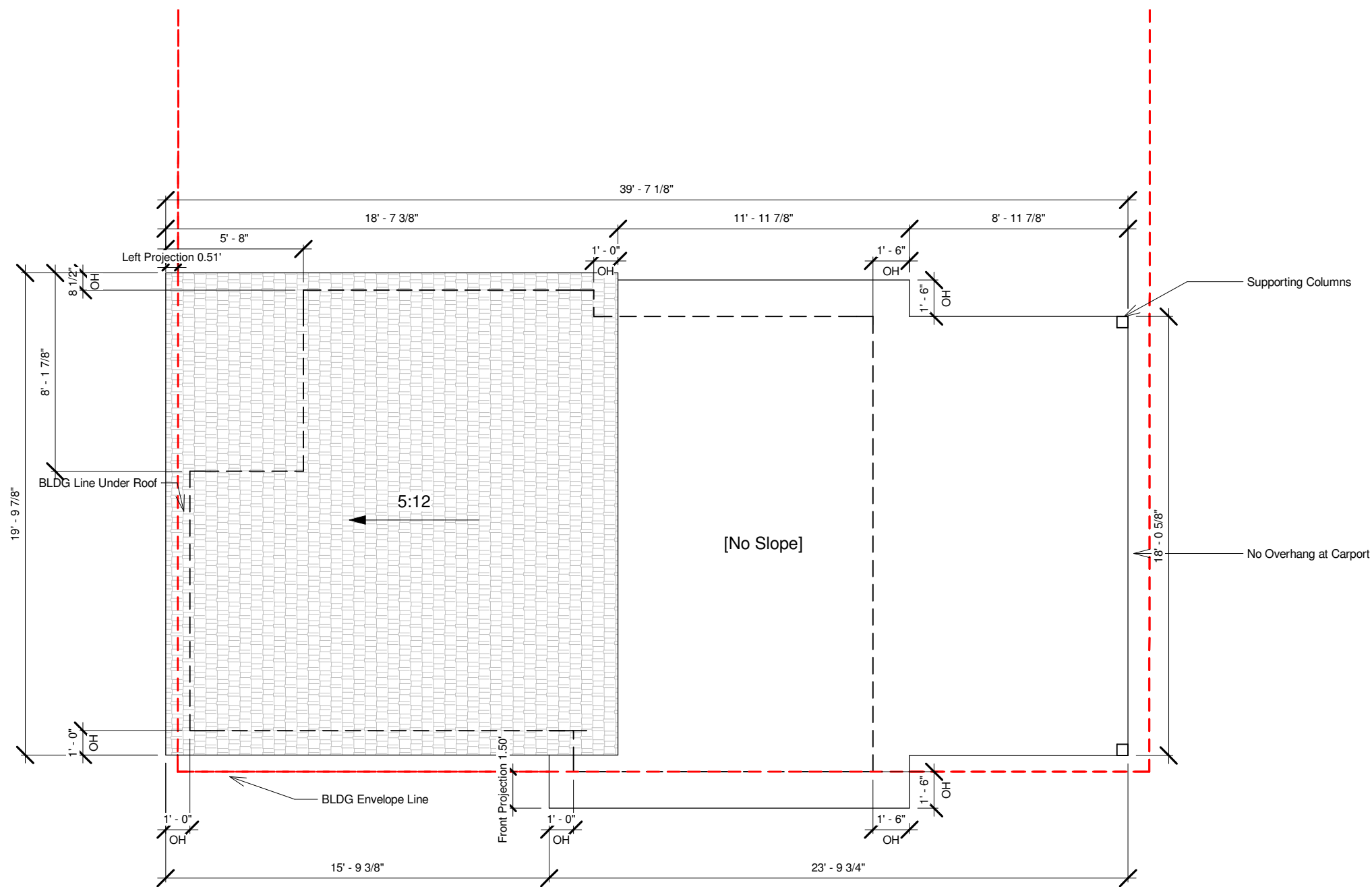
No.	Description	Date
6	Dimensions Provided	Jan 09, 2023
8	Crawlspace Access Provided	Jan 09, 2023

Laneway Lower Floor

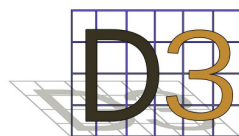
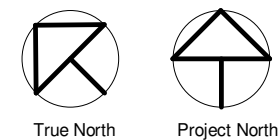
Project number 1610
Date Mar 21, 2023
Drawn by JG
Checked by JG

A13

Scale 1/4" = 1'-0"



1 Laneway Roof Peak
3/16" = 1'-0"



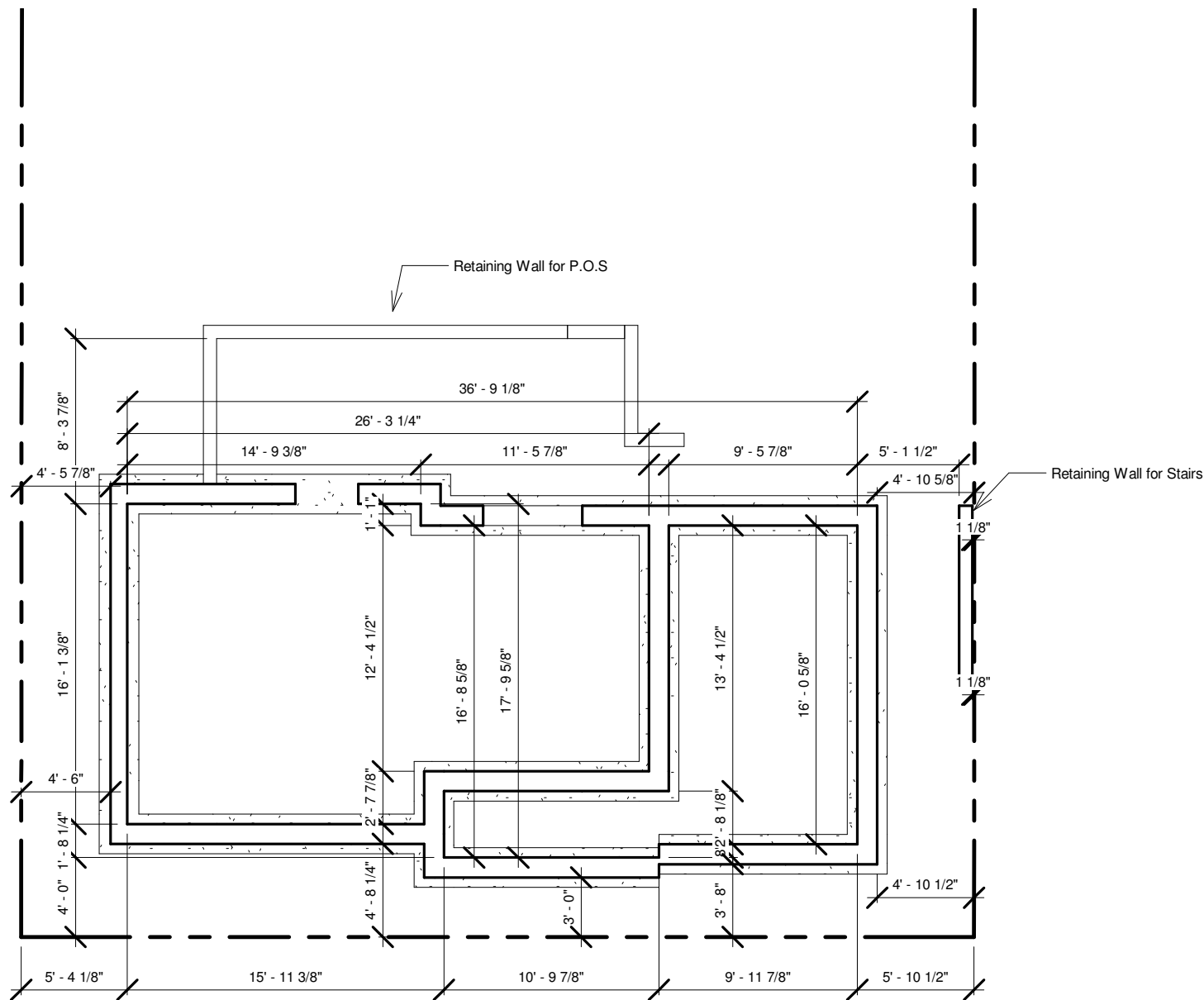
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No.	Description	Date

Roof Plan

Project number	1610	A14
Date	Mar 21, 2023	
Drawn by	JG	
Checked by	Checker	
Scale 3/16" = 1'-0"		



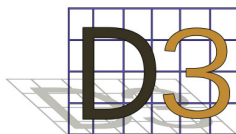
1 Foundation Plan
1/8" = 1'-0"



True North



Project North



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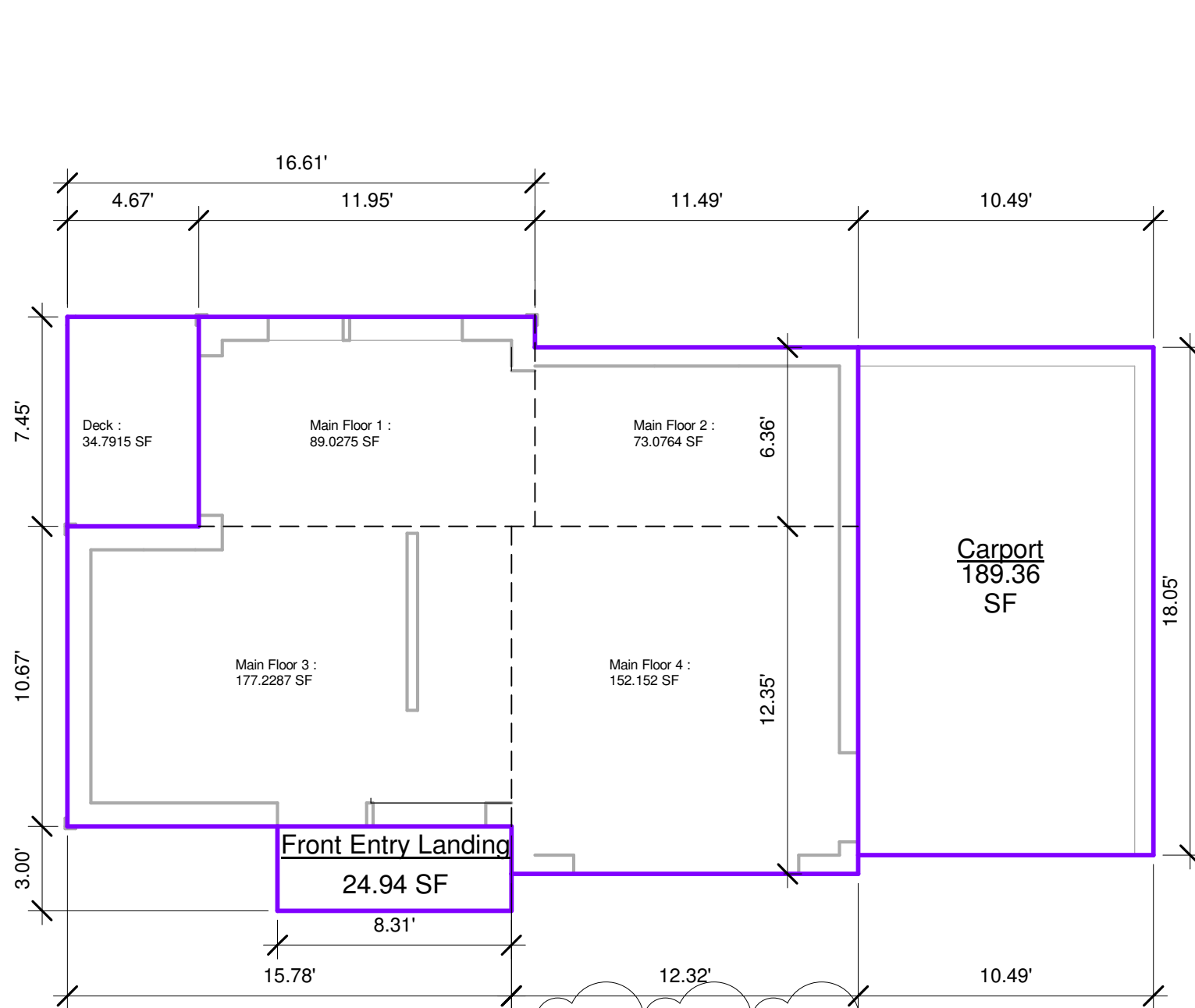
No.	Description	Date

Foundation Plan

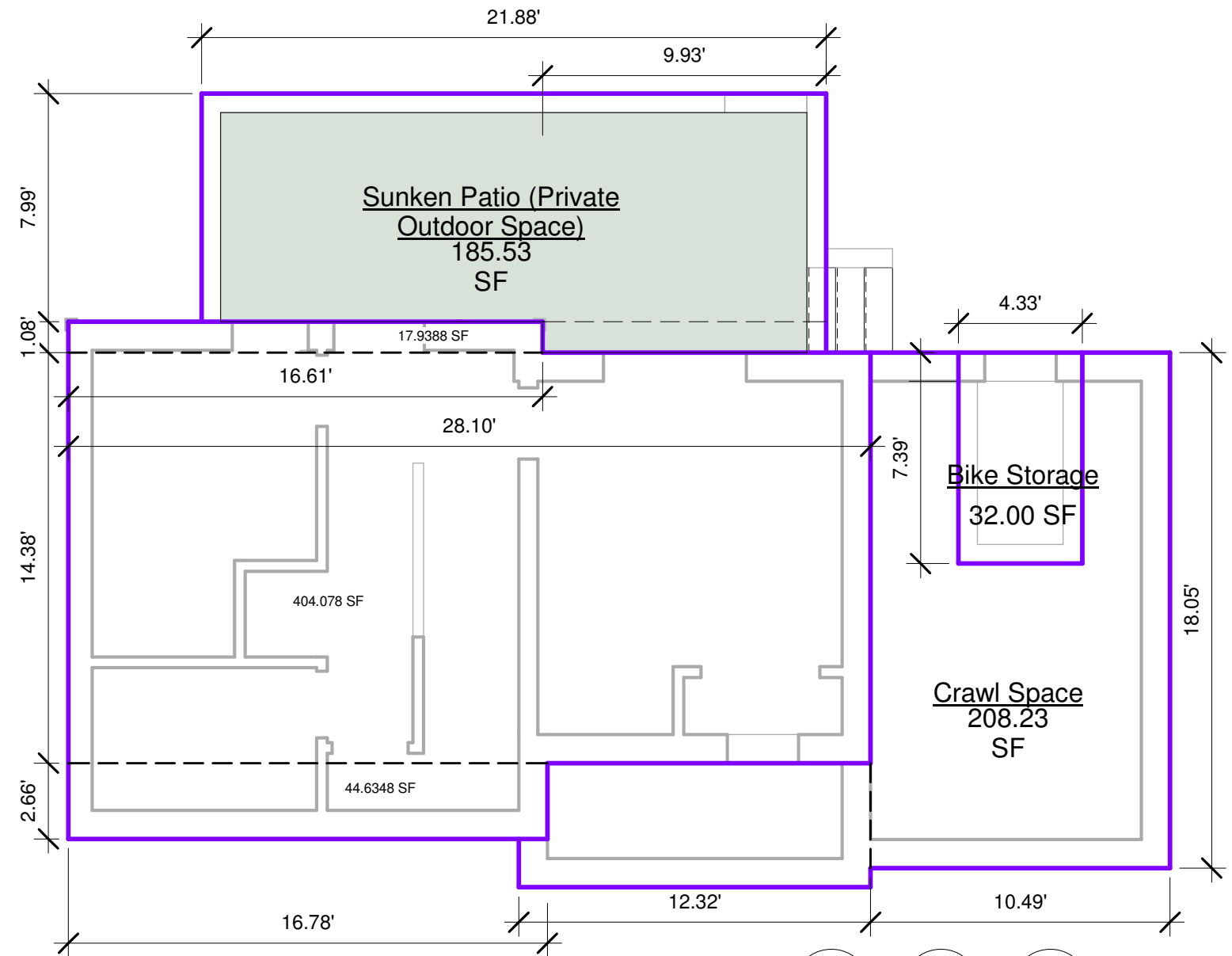
Project number 1610
Date Mar 21, 2023
Drawn by JG
Checked by Checker

A15

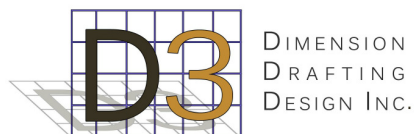
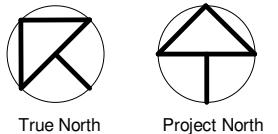
Scale 1/8" = 1'-0"



1 Laneway Main Floor
3/16" = 1'-0"



2 Laneway Lower Floor
3/16" = 1'-0"



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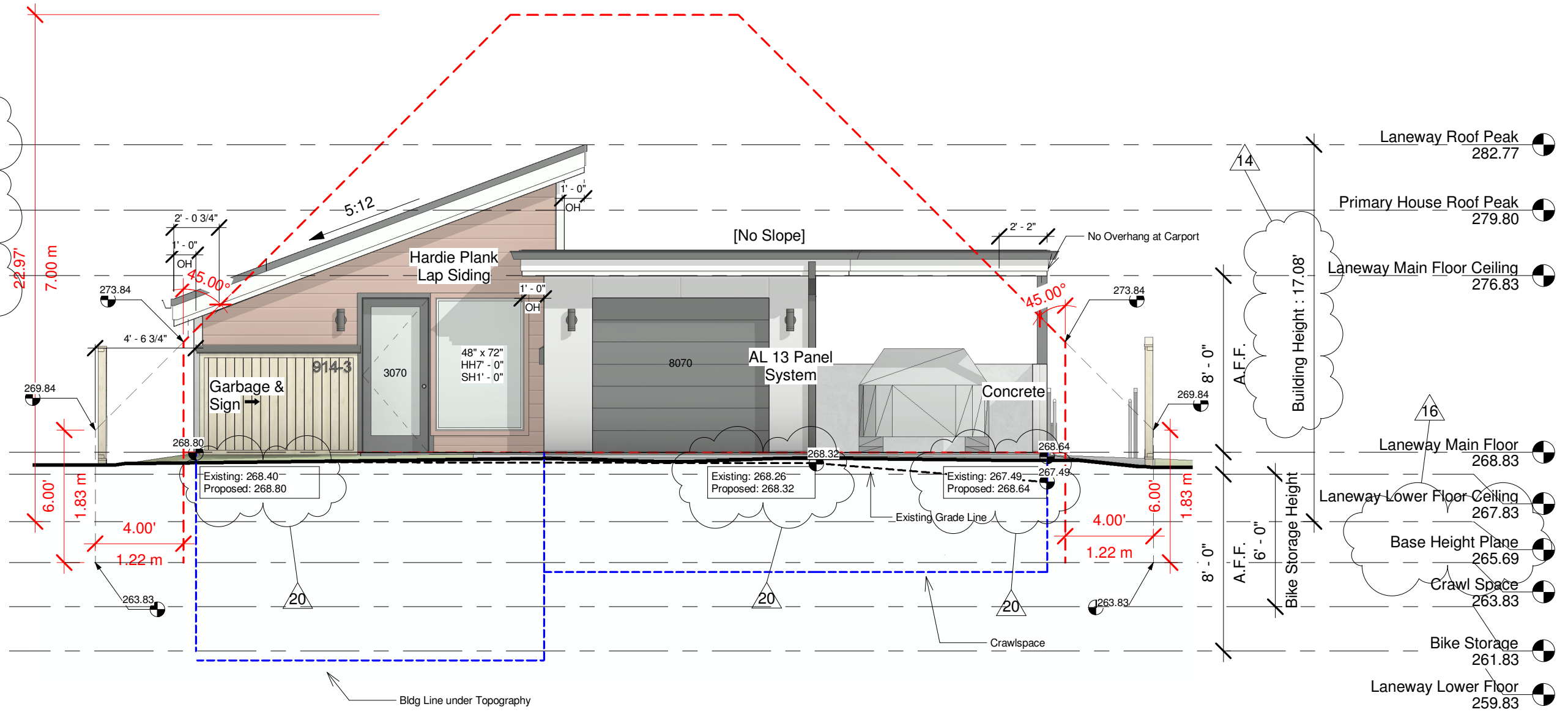
914 Fourth Street

No.	Description	Date
3	Floor Area & Site Coverage Updated	Jan 09, 2023

Area Plans

Project number	1610	A16
Date	Mar 21, 2023	
Drawn by	JG	
Checked by	Checker	
Scale 3/16" = 1'-0"		

LWH-Front					Building Face Area (SqM)	17.36
Quantity	Window Width	Window Height	Window Area (SqIn)	Window Area (SqM)		
1	48	72	3456	2.22967296		
1	30	70	2100	1.354836		
Total Window Area (SqM)				Percentage Openings (Windows/Building Face)	20.65%	
Limiting Distance (m)		6.08m		Maximum Allowable Percentage	88.48%	



1 Front Laneway Elevation
3/16" = 1'-0"

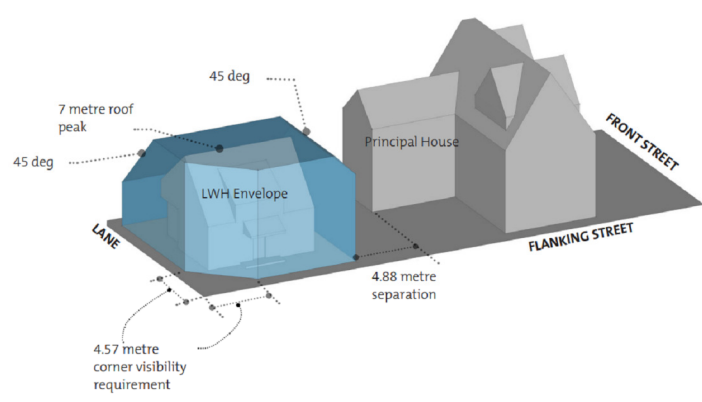
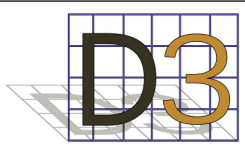


Fig. 12 - Perspective view.

	Body: Fibre Cement Board/Smooth Rafter Brown - James Hardie 'Dream Collection' Finish: Painted - Hardie 'Smooth' Horizontal Siding		Body: AL13 Panels SD302 Cobblestone AL 13 Panels Finish: Painted		Windows (at Body 1): Finish: Satin Pearl - Trim : Colour Match to Rafter Brown James Hardie 'Dream Collection' - Sashes : White Vinyl Pure White SW7006 Sherwin Williams		Windows (at Body 2): Finish: Satin Pearl - Trim : Flush Mounted - Sashes : White Vinyl Pure White SW7006 Sherwin Williams
	Doors : Iron Ore SW7069 Sherwin Williams Finish: High Gloss - at Body 2 : Flush Mounted		Roof: - Sloped Roof : Black Asphalt Shingle - Flat Roof : Standard Flat Roof Touch		Eaves and Soffit: Pure White SW7006 Sherwin Williams Finish: - Eaves: Satin Pearl - Soffit: Vinyl		Railings: Vinyl Aluminum Finish: Painted - General: Pure White SW7006 Sherwin Williams - Balcony: Iron Ore SW7069 Sherwin Williams, w/ Glass Panel



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No.	Description	Date
14	Building height change	Feb 15, 2023
16	Base height plane change.	Feb 15, 2023
20	Natural elevation at building corners.	Mar 21, 2023
21	Window calculations.	Mar 21, 2023

Front Elevation		
Project number	1610	A17
Date	Mar 21, 2023	
Drawn by	JG	
Checked by	JG	
		Scale As indicated



Rear Lane



Looking North East



Looking South West





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No.	Description	Date

Lane Context Photos

Project number1610

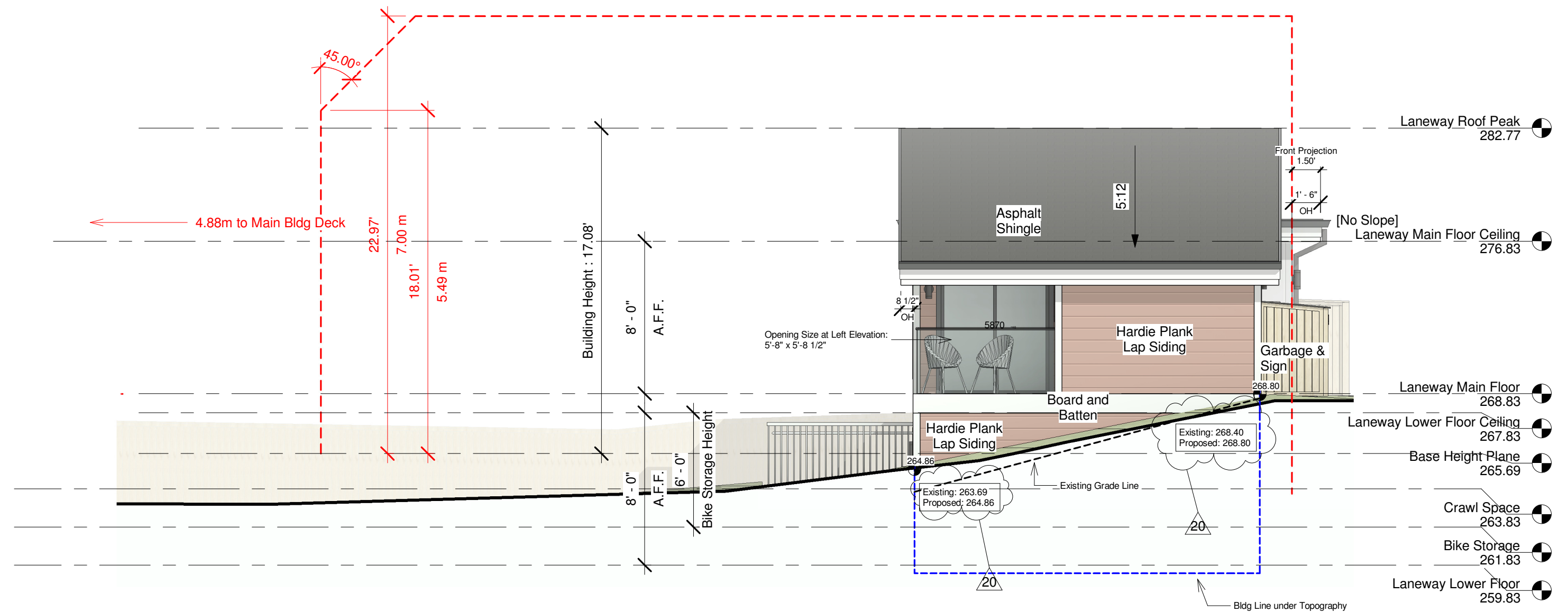
DateMar 21, 2023

Drawn byAuthor

Checked byChecker

A17.1

Scale



1 Left Laneway Elevation 3/16" = 1'-0"

LWH - Left					Building Face Area (SqM)		16.92
Quantity	Window Width	Window Height	Window Area (SqIn)	Window Area (SqM)			
1	68	84	5712	3.68515392			
Total Window Area (SqM)				3.6852			
Limiting Distance (m)				2.49m			
		Percentage Openings (Windows/Building Face)		21.78%			
		Maximum Allowable Percentage		22.67%			



Body: Fibre Cement Board/Smooth Rafter Brown - James Hardie 'Dream Collection' Finish: Painted - Hardie 'Smooth' Horizontal Siding



Body: AL13 Panels SD302 Cobblestone AL 13 Panels Finish: Painted



Windows (at Body 1): Finish: Satin Pearl - Trim: Colour Match to Rafter Brown James Hardie 'Dream Collection' - Sashes: White Vinyl Pure White SW7006 Sherwin Williams



Windows (at Body 2): Finish: Satin Pearl - Trim: Flush Mounted - Sashes: White Vinyl Pure White SW7006 Sherwin Williams



Doors: Iron Ore SW7069 Sherwin Williams Finish: High Gloss - at Body 2: Flush Mounted



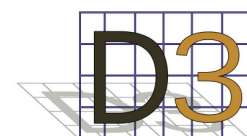
Roof: - Sloped Roof: Black Asphalt Shingle - Flat Roof: Standard Flat Roof Touch



Eaves and Soffit: Pure White SW7006 Sherwin Williams Finish: - Eaves: Satin Pearl - Soffit: Vinyl



Railings: Vinyl Aluminum Finish: Painted - General: Pure White SW7006 Sherwin Williams - Balcony: Iron Ore SW7069 Sherwin Williams, w/ Glass Panel



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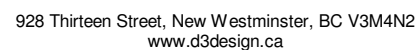
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Homes and Reno
914 Fourth Street

No.	Description	Date
20	Natural elevation at building corners.	Mar 21, 2023
21	Window calculations.	Mar 21, 2023

Left Elevation		A18
Project number	1610	
Date	Nov 04, 2022	
Drawn by	JG	
Checked by	Approver	Scale As indicated

LWH - Garage Rear		Building Face Area (SqM)		8.49
Quantity	Window Width	Window Height	Window Area (SqIn)	Window Area (SqM)
1	36	36	1296	0.83612736
Total Window Area (SqM)	0.8361		Percentage Openings (Windows/Building Face)	9.85%
Limiting Distance (m)	8.66m		Maximum Allowable Percentage	100.00%

21



914 Fourth Street

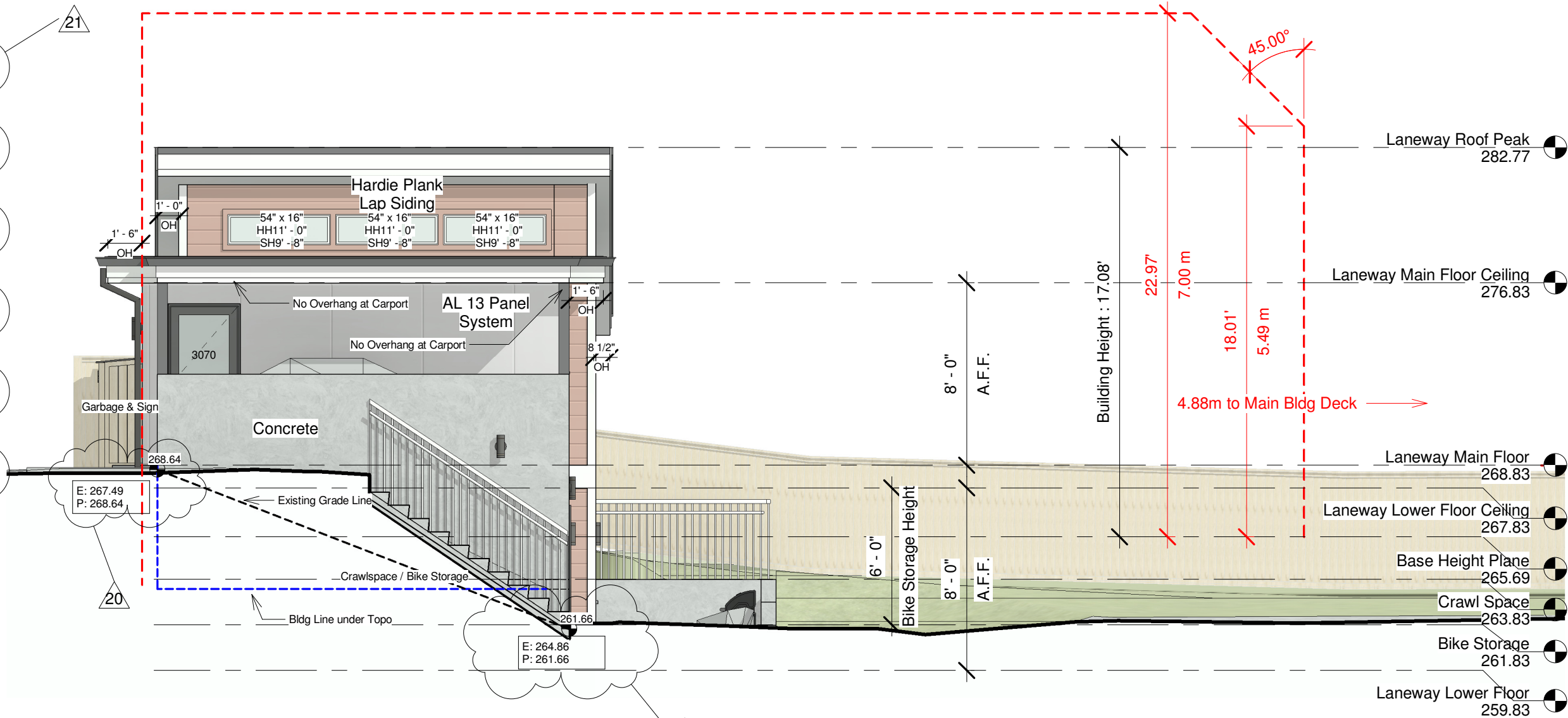
No.	Description	Date
20	Natural elevation at building corners.	Mar 21, 2023
21	Window calculations.	Mar 21, 2023

Scale As indicated

LWH - Right		Building Face Area (SqM)		9.99
Quantity	Window Width	Window Height	Window Area (SqIn)	Window Area (SqM)
	3	54	16	2592
Total Window Area (SqM)	1.6723		Percentage Openings (Windows/B uilding Face)	16.74%
Limiting Distance (m)	8.44m		Maximum Allowable Percentage	100.00%

LWH - Garage Right		Building Face Area (SqM)		9.86
Quantity	Window Width	Window Height	Window Area (SqIn)	Window Area (SqM)
	1	30	70	2100
Total Window Area (SqM)	1.3548		Percentage Openings (Windows/B uilding Face)	13.74%
Limiting Distance (m)	4.68m		Maximum Allowable Percentage	55.66%

1 Right Laneway Elevation
3/16" = 1'-0"



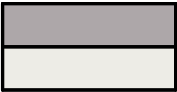
Body: Fibre Cement Board/Smooth
Rafter Brown - James Hardie 'Dream Collection'
Finish: Painted
- Hardie 'Smooth' Horizontal Siding



Body: AL13 Panels
SD302 Cobblestone AL 13 Panels
Finish: Painted



Windows (at Body 1):
Finish: Satin Pearl
- Trim : Colour Match to
Rafter Brown James Hardie 'Dream Collection'
- Sashes : White Vinyl
Pure White SW7006 Sherwin Williams



Windows (at Body 2):
Finish: Satin Pearl
- Trim : Flush Mounted
- Sashes : White Vinyl
Pure White SW7006 Sherwin Williams



Doors :
Iron Ore SW7069 Sherwin Williams
Finish: High Gloss
- at Body 2 : Flush Mounted



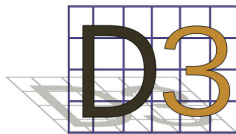
Roof:
- Sloped Roof : Black Asphalt Shingle
- Flat Roof : Standard Flat Roof Touch



Eaves and Soffit:
Pure White SW7006 Sherwin Williams
Finish:
- Eaves: Satin Pearl
- Soffit: Vinyl



Railings: Vinyl Aluminum
Finish: Painted
- General: Pure White SW7006 Sherwin Williams
- Balcony: Iron Ore SW7069 Sherwin Williams, w/ Glass Panel



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914 Fourth Street

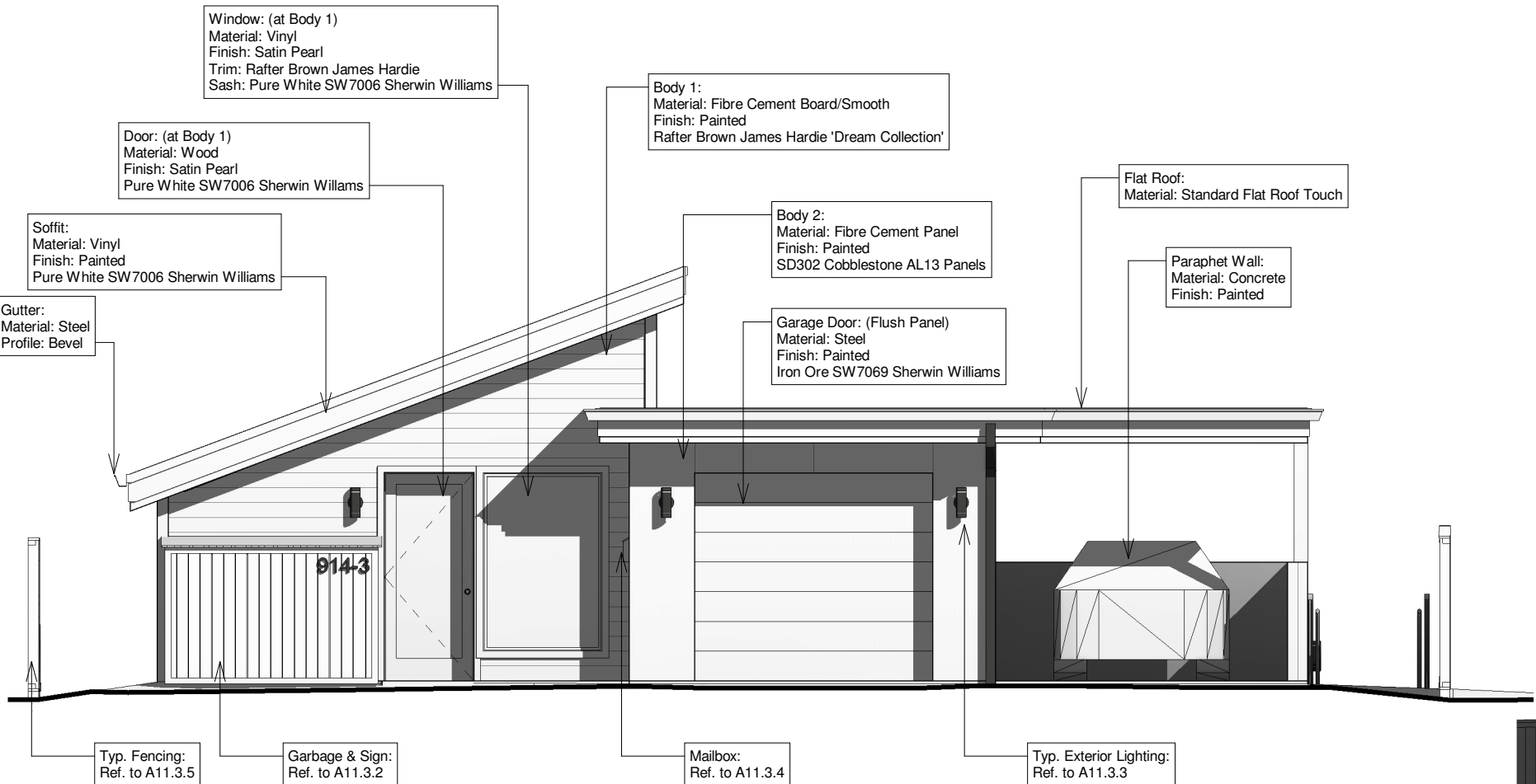
No.	Description	Date
20	Natural elevation at building corners.	Mar 21, 2023
21	Window calculations.	Mar 21, 2023

Right Elevation

Project number	1610
Date	Mar 21, 2023
Drawn by	JG
Checked by	JG

A20

Scale As indicated



1 Front Material Elevation
3/16" = 1'-0"

Body: Fibre Cement Board/Smooth
Rafter Brown - James Hardie 'Dream Collection'
Finish: Painted
- Hardie 'Smooth' Horizontal Siding

Body: AL13 Panels
SD302 Cobblestone AL 13 Panels
Finish: Painted

Windows (at Body 1):
Finish: Satin Pearl
- Trim : Colour Match to
Rafter Brown James Hardie 'Dream Collection'
- Sashes : White Vinyl
Pure White SW7006 Sherwin Williams

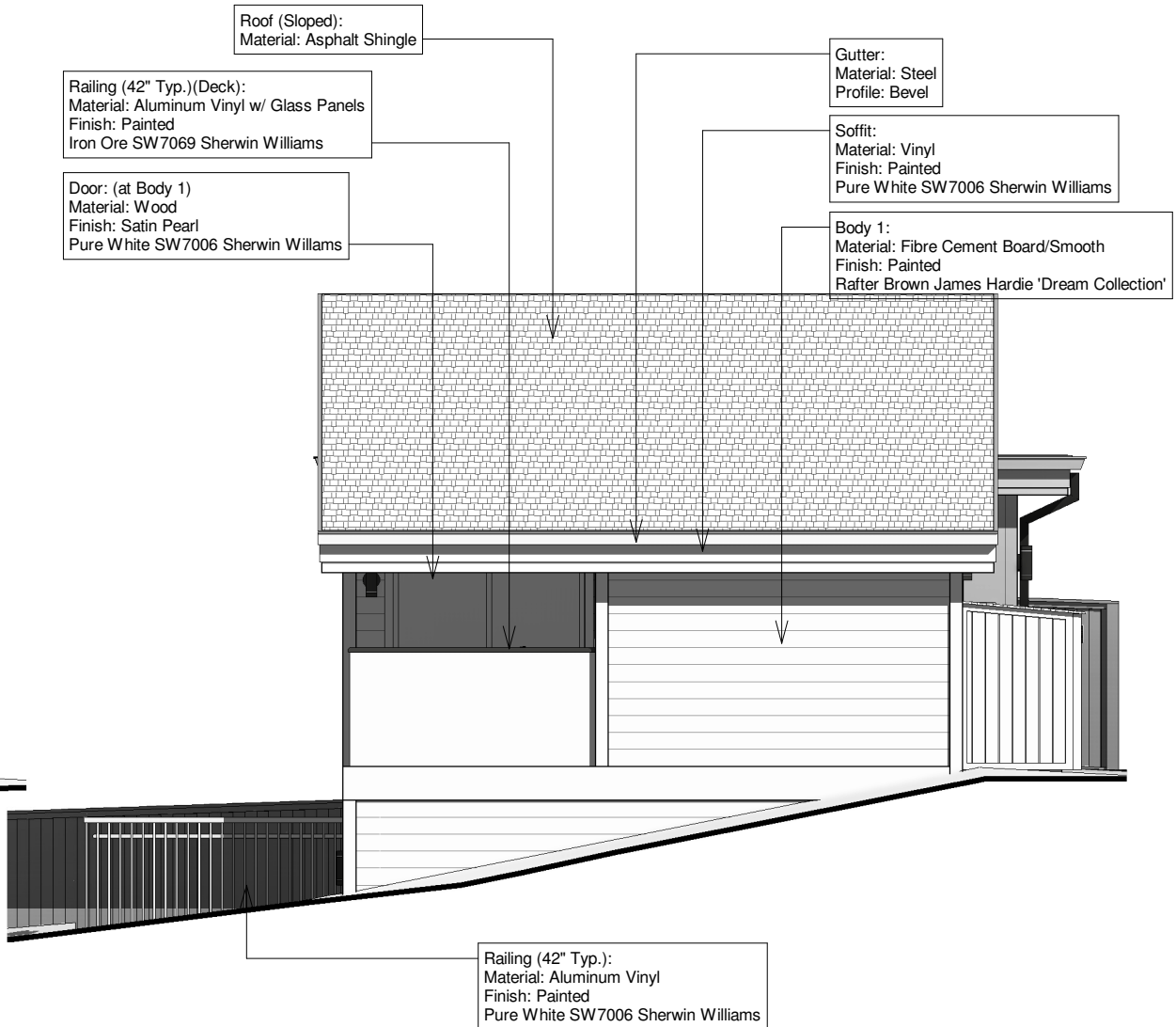
Doors :
Iron Ore SW7069 Sherwin Williams
Finish: High Gloss
- at Body 2 : Flush Mounted

Roof:
- Sloped Roof : Black Asphalt Shingle
- Flat Roof : Standard Flat Roof Touch

Eaves and Soffit:
Pure White SW7006 Sherwin Williams
Finish:
- Eaves: Satin Pearl
- Soffit: Vinyl

Windows (at Body 2):
Finish: Satin Pearl
- Trim : Flush Mounted
- Sashes : White Vinyl
Pure White SW7006 Sherwin Williams

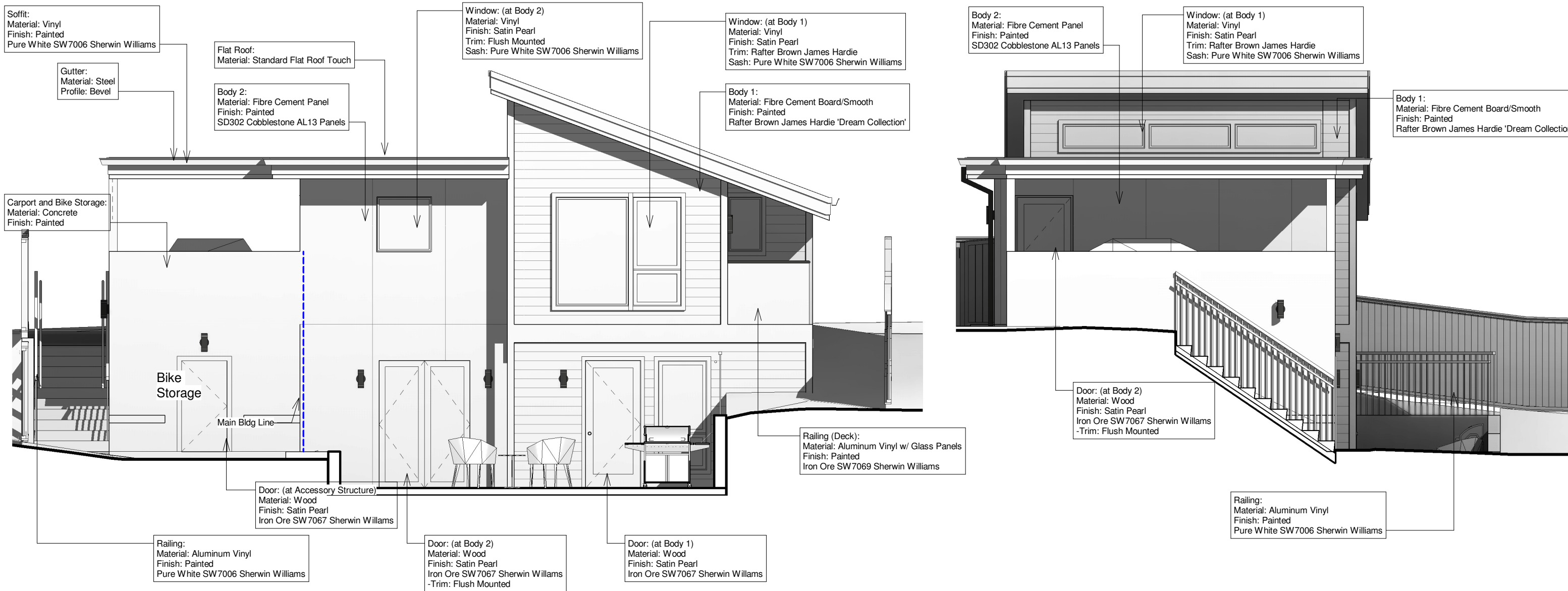
Railings: Vinyl Aluminum
Finish: Painted
- General: Pure White SW7006 Sherwin Williams
- Balcony: Iron Ore SW7069 Sherwin Williams, w/ Glass Panel



2 Left Material Elevation
3/16" = 1'-0"

No.	Description	Date

Project number	1610	A21
Date	Mar 21, 2023	
Drawn by	Author	
Checked by	Checker	Scale As indicated



1 Rear Material Elevation
3/16" = 1'-0"

2 Right Material Elevation
3/16" = 1'-0"

Body: Fibre Cement Board/Smooth
Rafter Brown James Hardie 'Dream Collection'
Finish: Painted
- Hardie 'Smooth' Horizontal Siding

Body: AL13 Panels
SD302 Cobblestone AL 13 Panels
Finish: Painted

Windows (at Body 1):
Finish: Satin Pearl
- Trim : Colour Match to
Rafter Brown James Hardie 'Dream Collection'
- Sashes : White Vinyl
Pure White SW7006 Sherwin Williams

Windows (at Body 2):
Finish: Satin Pearl
- Trim : Flush Mounted
- Sashes : White Vinyl
Pure White SW7006 Sherwin Williams

Doors :
Iron Ore SW7069 Sherwin Williams
Finish: High Gloss
- at Body 2 : Flush Mounted

Roof:
- Sloped Roof : Black Asphalt Shingle
- Flat Roof : Standard Flat Roof Touch

Eaves and Soffit:
Pure White SW7006 Sherwin Williams
Finish:
- Eaves: Satin Pearl
- Soffit: Vinyl

Railings: Vinyl Aluminum
Finish: Painted
- General: Pure White SW7006 Sherwin Williams
- Balcony: Iron Ore SW7069 Sherwin Williams, w/ Glass Panel

D3

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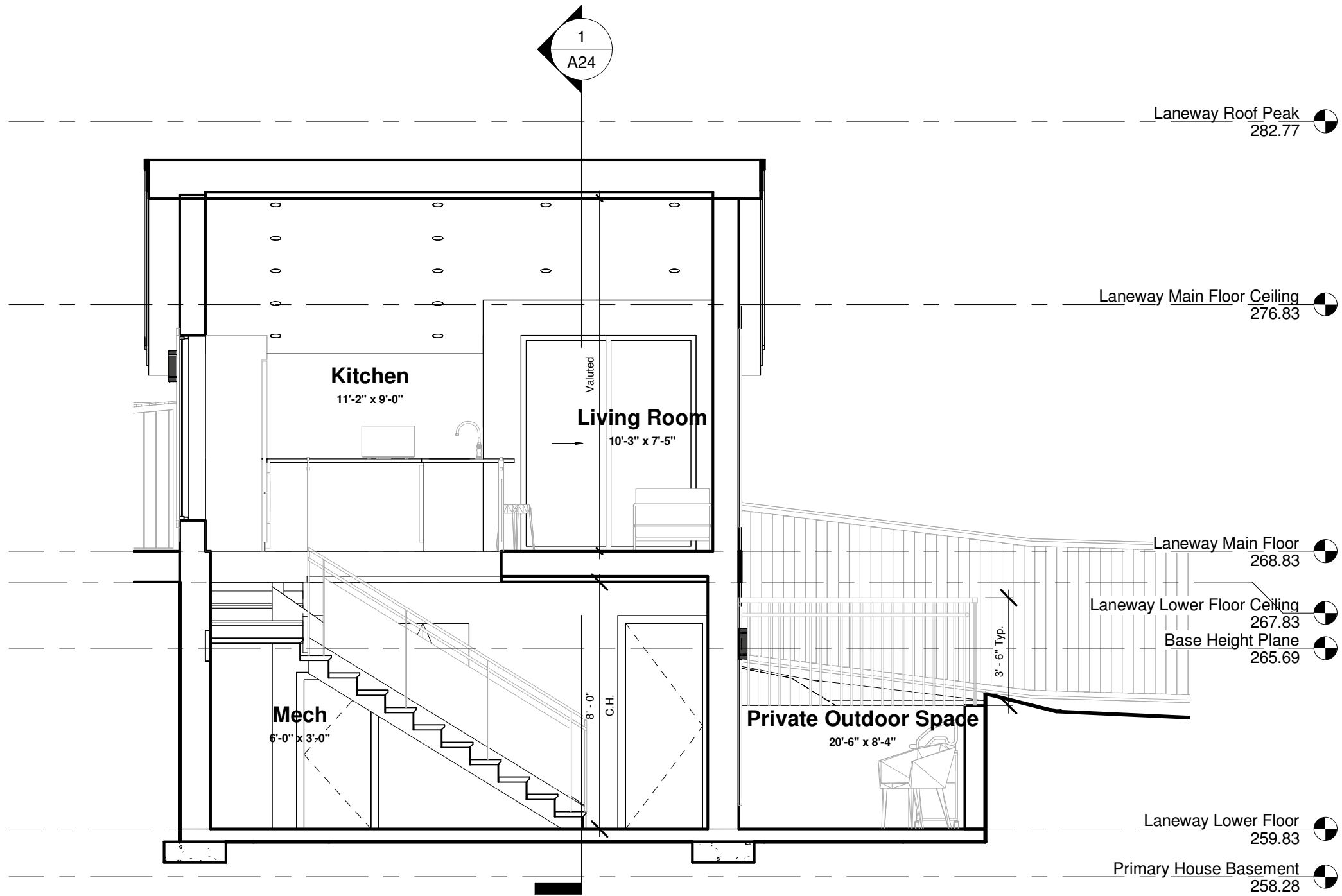
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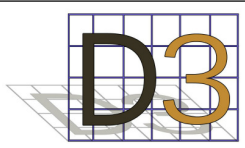
914 Fourth Street

No.	Description	Date

Rear and Right Materials		
Project number	1610	A22
Date	Mar 21, 2023	
Drawn by	Author	
Checked by	Checker	Scale As indicated



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



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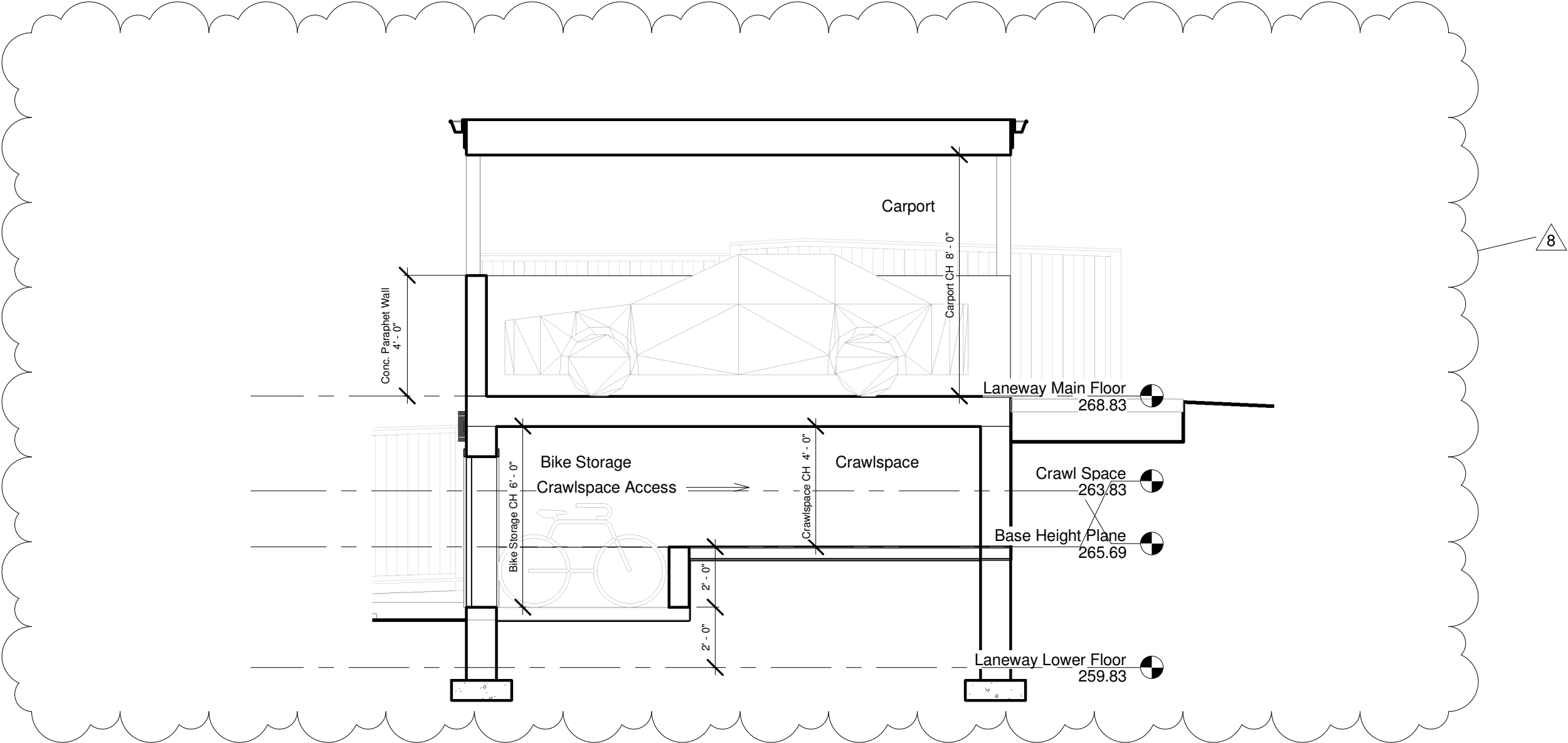
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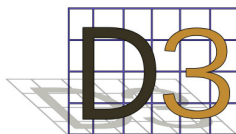
No.	Description	Date

Section 1

Project number	1610	A23
Date	Mar 21, 2023	
Drawn by	JG	
Checked by	Checker	
Scale 1/4" = 1'-0"		



1 Crawlspace Section
1/4" = 1'-0"



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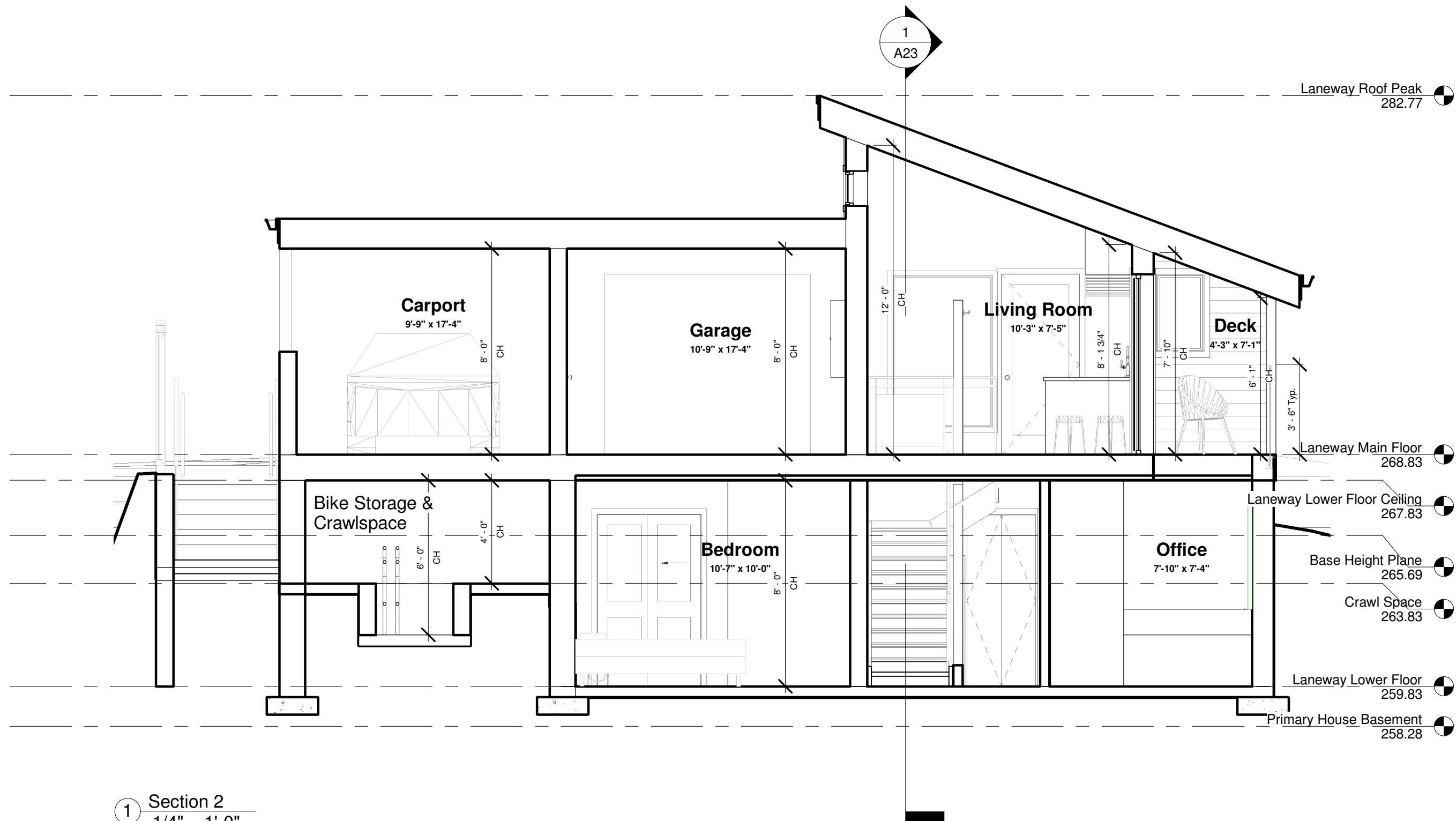
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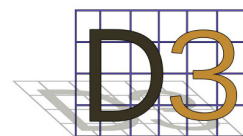
No.	Description	Date
8	Crawlspace Access Provided	Jan 09, 2023

Crawlspace Section

Project number	1610	A23.1
Date	Mar 21, 2023	
Drawn by	Author	
Checked by	Checker	
Scale 1/4" = 1'-0"		



1 Section 2
1/4" = 1'-0"



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No.	Description	Date

Section 2

Project number 1610
Date Mar 21, 2023
Drawn by JG
Checked by Checker

A24

Scale 1/4" = 1'-0"

1A

TYPICAL ATTIC ROOF

- BUILT UP ROOFING FOR LOW SLOPE APPLICATION
- #15 ROOFING FELT
- 1/2" PLYWOOD SHEATHING
- PROVIDE "H" CLIPS AT SEAMS (IF NEEDED)
- ENG'D TRUSS @ 24" O.C. W/ R50 BLOWN-IN INSULATION
- GUTTERS W/ GUTTER GUARDS
- 2"x6" SUB FASCIA
- 2"x8" SINGLE FACE COMB FASCIA
- PERFORATED SOFFIT FINISH FOR CONTINUITY

1B

TYPICAL EAVE OVERHANG

- CONTINUE EAVE PROTECTION 12"INTERIOR FACE OF WALL
- GUTTERS W/ GUTTER GUARDS
- 2"x6" SUB FASCIA
- 2"x8" SINGLE FACED COMB FASCIA
- PERFORATED SOFFIT FINISH TO PROMOTE VENTILATION

2A

TYPICAL EXTERIOR WALLS

- CLADDING MATERIAL AS PER ELEVATIONS
- RAIN SCREEN W/ MIN. 3/4" STRAPPING U.N.O.
- BUILDING WRAP
- 2" EXTERIOR RIGID INSULATION
- 1/2" PLYWOOD SHEATHING
- 2x6 @ 16" O.C. W/ R22 F.G. BATT INSULATION
- 6 MIL. POLY V.B.
- 1/2" GYPSUM WALL BOARD

2B

TYPICAL INTERIOR PARTITION WALLS

- TYPE X GYPSUM WALL BOARD BOTH SIDES
- 2"x4" OR 2"x6" STUDS @ 16" O.C.

3A

TYPICAL S.O.G. FLOOR

- FINISH FLOORING
- 4" CONCRETE SLAB WITH RADIANT HEAT FLOORING
- 3" EXTRUDED POLYSTYRENE MIN R-16
- COARSE, CLEAN GRANULAR FILL (CAPILLARY BREAK)
- UNDISTURBED SOIL
- 1" GAP BETWEEN SLAB AND FOUNDATION WALL
FILLED W/EXTRUDED POLYSTYRENE AGAINST WALL
- SEALANT
- EXTEND DAMPROOFING TO EDGE OF FOOTING AND UNDER
WALL AS CAPILLARY BREAK

3B

TYPICAL WOOD FLOOR (CONDITIONED BOTH SIDES)

- FINISH FLOORING
- 2" CONCRETE TOPPER FOR RADIANT HEAT FLOORING
- 3/4" T&G PLYWOOD SHEATHING (GLUED & NAILED)
- 11 7/8 TJI JOISTS @ 16" O.C.
- G.W.B. FOR UNDERSIDE OF JOISTS

4

FENESTRATION

- DOORS TO BE US1 1.8 OR BETTER
- WINDOWS TO BE US1 1.2OR BETTER
- 0.21 SHGC OR BETTER

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1

Assemblies

3" = 1'-0"

D3

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No.	Description	Date

Assemblies

Project number1610

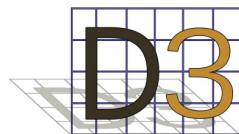
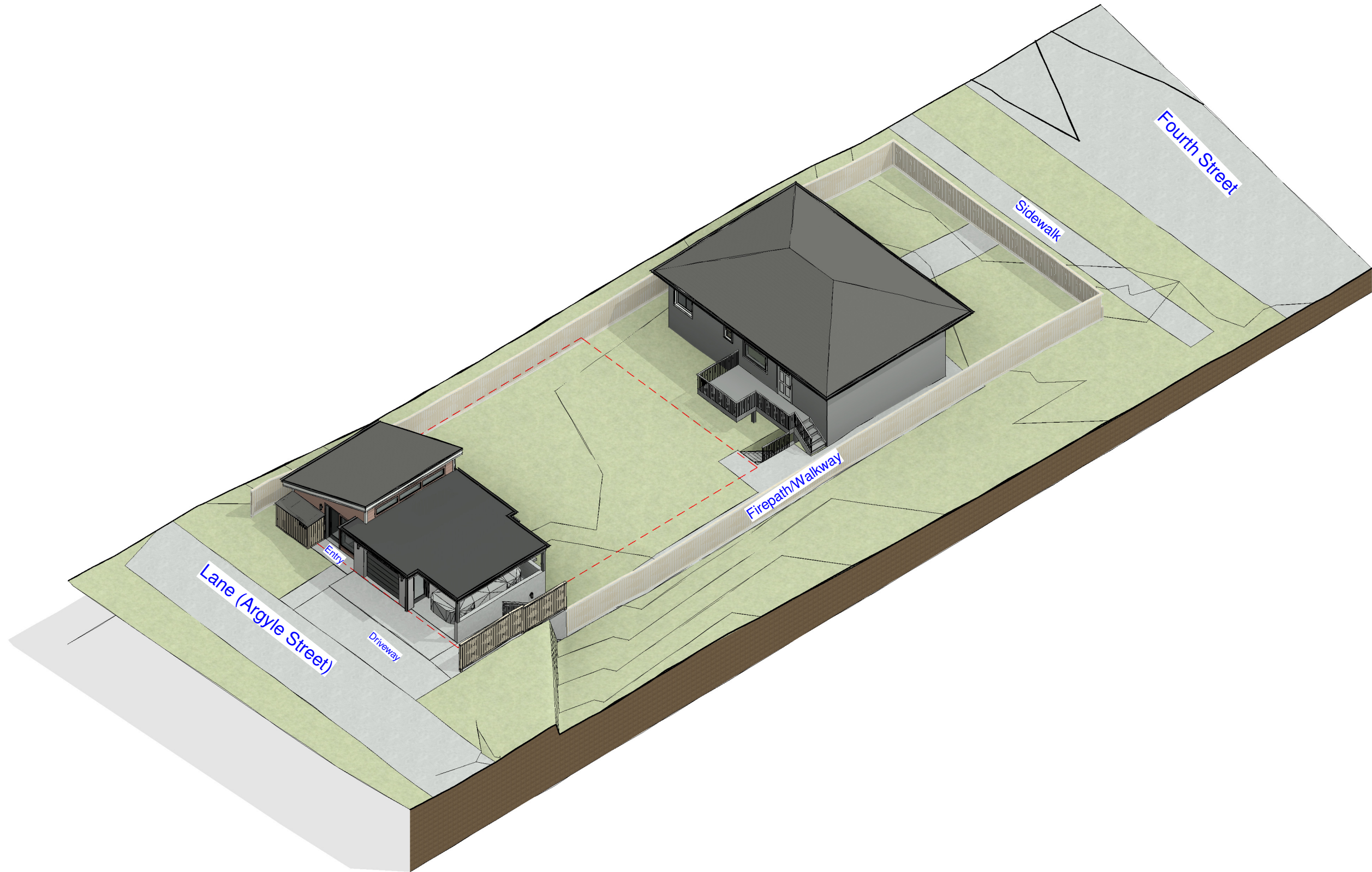
DateMar 21, 2023

Drawn byAuthor

Checked byChecker

A25

Scale 3" = 1'-0"



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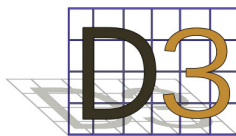
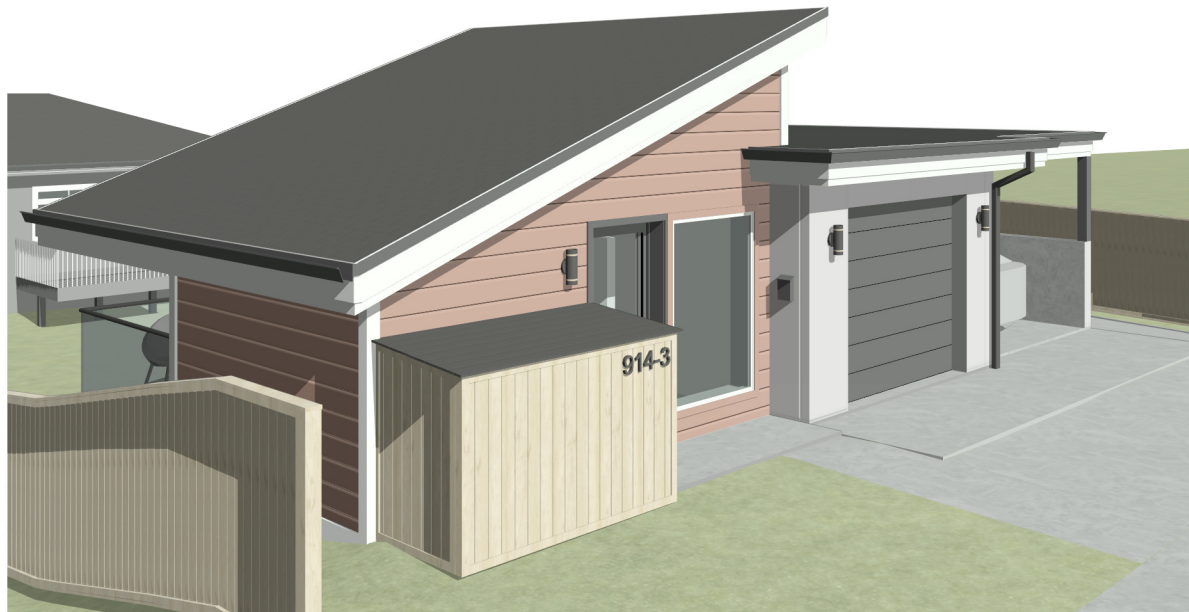
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No.	Description	Date

Laneway 3D Views

Project number	1610	A26
Date	Mar 21, 2023	
Drawn by	Author	
Checked by	Checker	Scale



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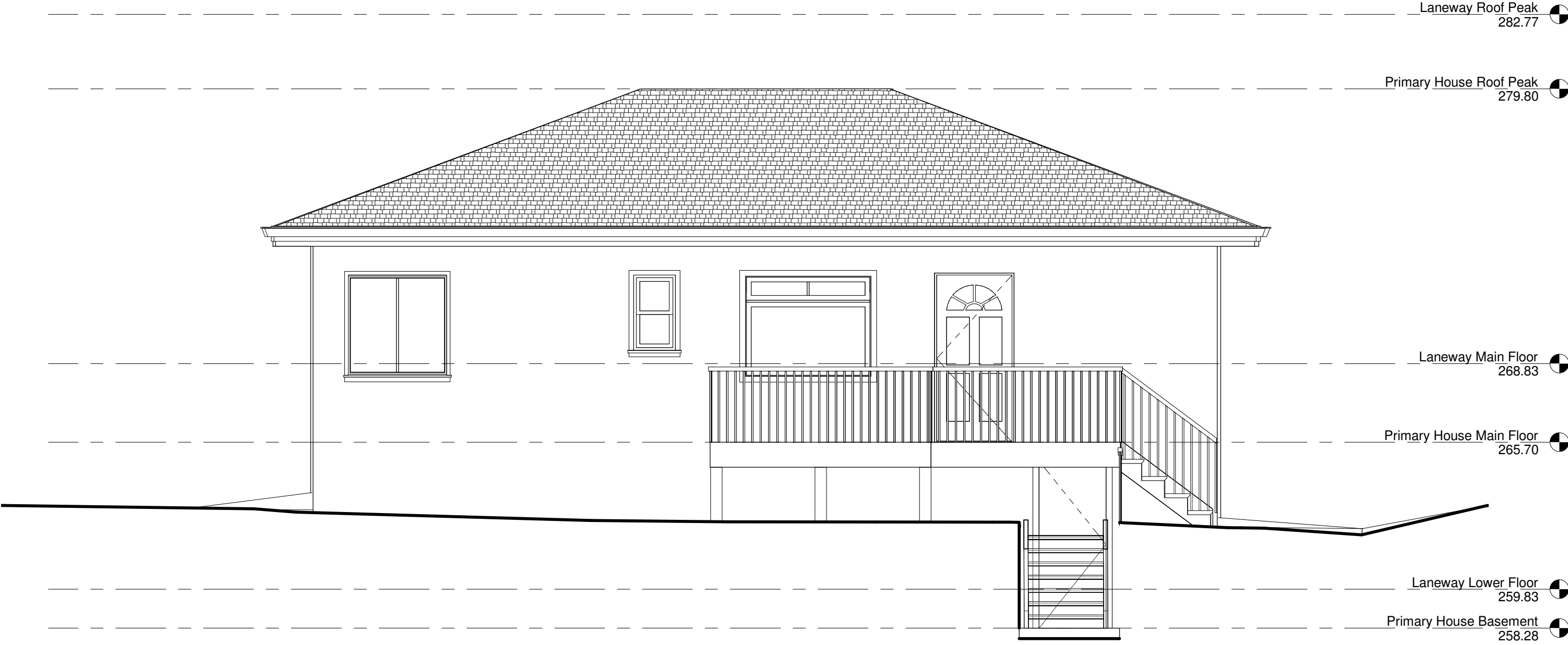
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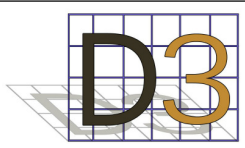
No.	Description	Date

Laneway 3D Views

Project number	1610	A26.1
Date	Mar 21, 2023	
Drawn by	JG	
Checked by	JG	Scale



1 Primary House Rear Elevation
1/4" = 1'-0"



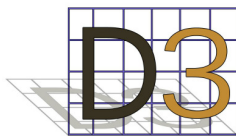
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No.	Description	Date

Main House Rear		
Project number	1610	A27
Date	Mar 21, 2023	
Drawn by	Author	
Checked by	Checker	
		Scale 1/4" = 1'-0"



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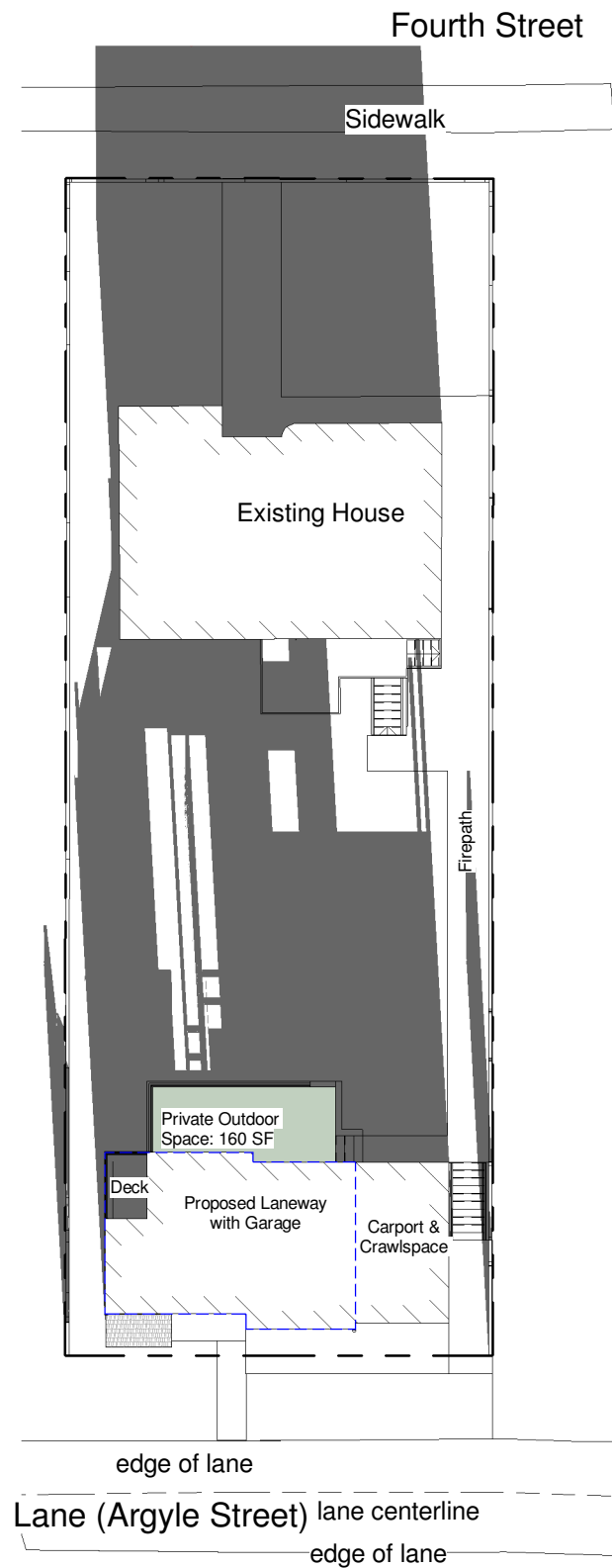
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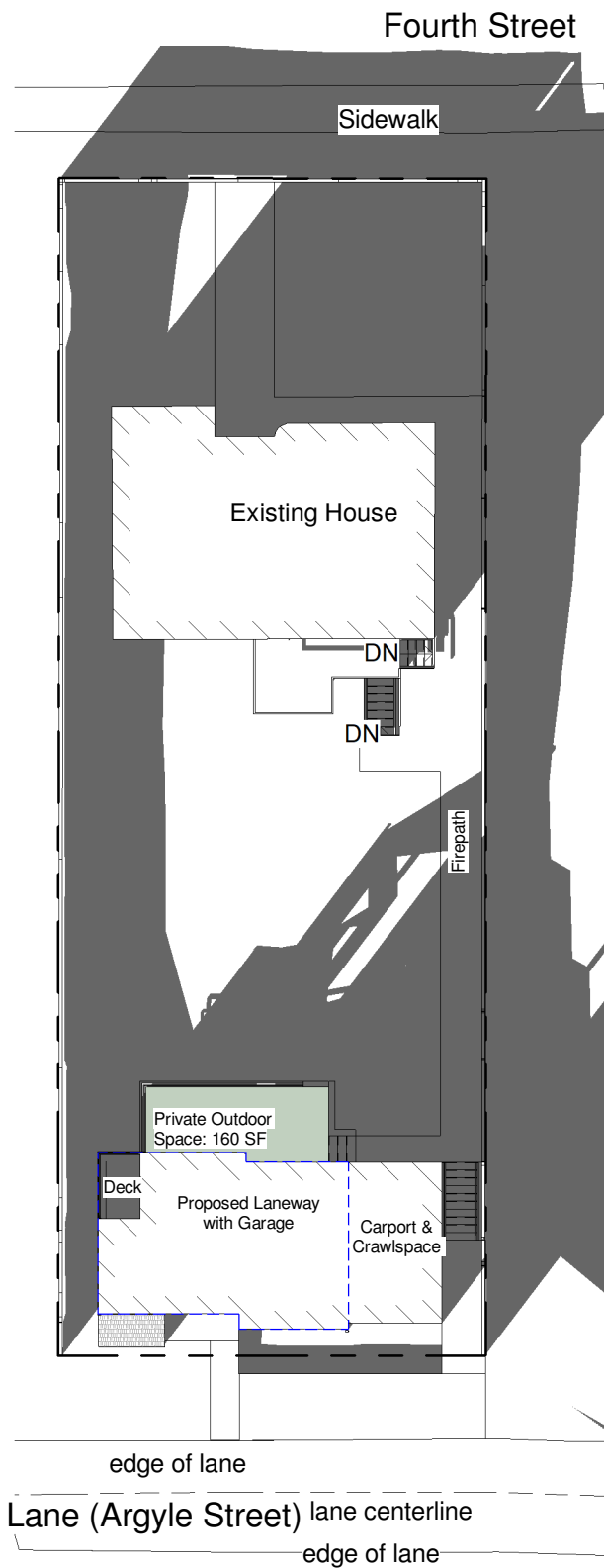
No.	Description	Date

Main House Rear Photos

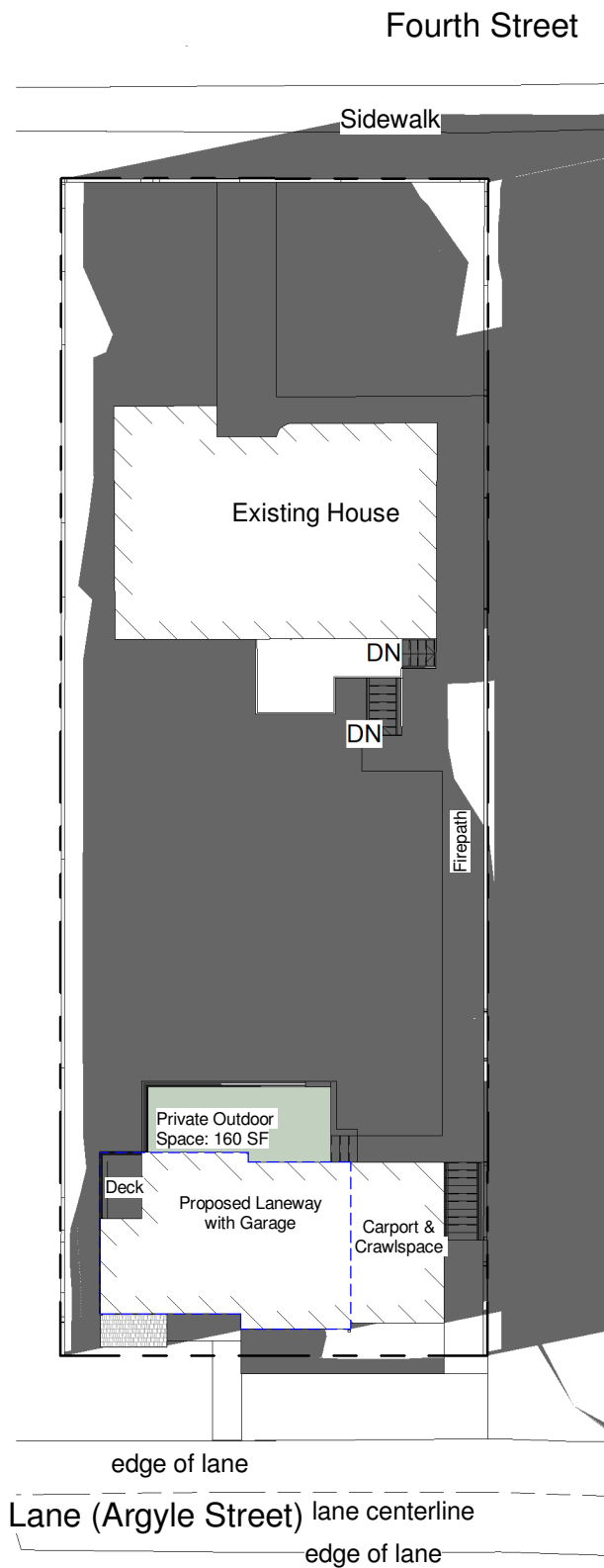
Project number	1610	A27.1
Date	Mar 21, 2023	
Drawn by	Author	
Checked by	Checker	Scale



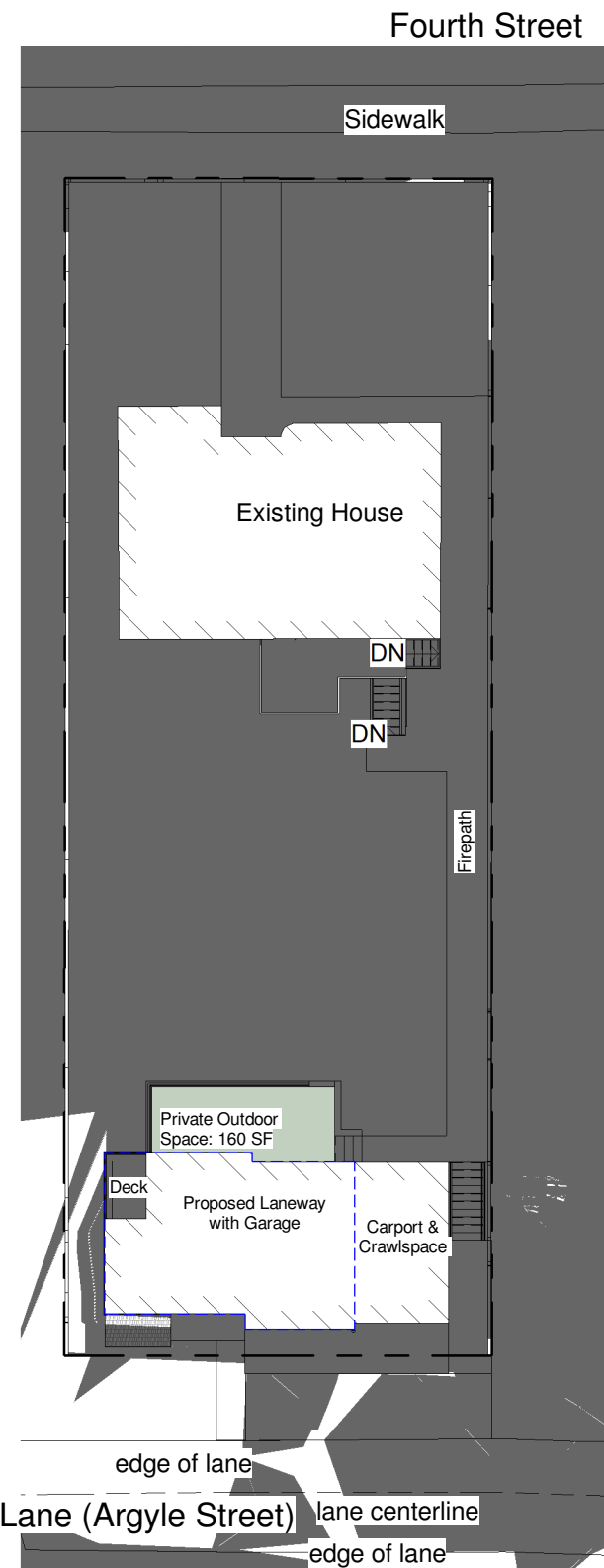
① Shadow - Winter - 0900
3/64" = 1'-0"



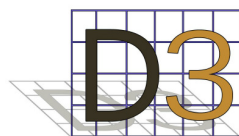
② Shadow - Winter - 1200
3/64" = 1'-0"



③ Shadow - Winter - 1500
3/64" = 1'-0"



④ Shadow - Winter - 1800
3/64" = 1'-0"



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No.	Description	Date

Shadow Study Winter

Project number 1610
Date Mar 21, 2023
Drawn by Author
Checked by Checker

A29

Scale 3/64" = 1'-0"



1 Shadow - Spring - 0900
3/64" = 1'-0"

2 Shadow - Spring - 1200
3/64" = 1'-0"

3 Shadow - Spring - 1500
3/64" = 1'-0"

4 Shadow - Spring - 1800
3/64" = 1'-0"





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No.	Description	Date

Shadow Study Spring

Project number1610

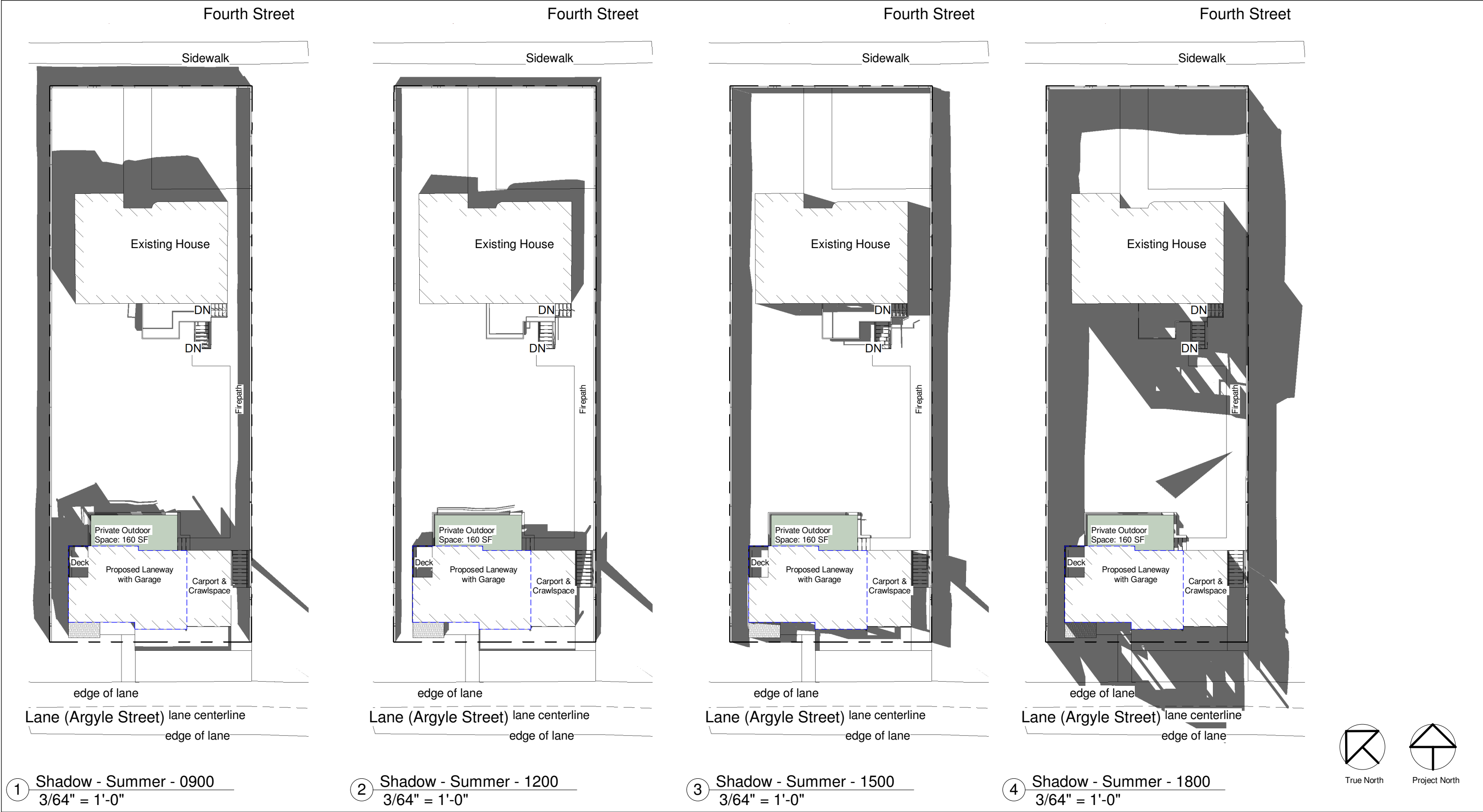
DateMar 21, 2023

Drawn byAuthor

Checked byChecker

A30

Scale 3/64" = 1'-0"



D3

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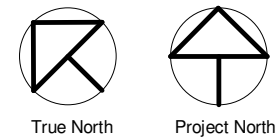
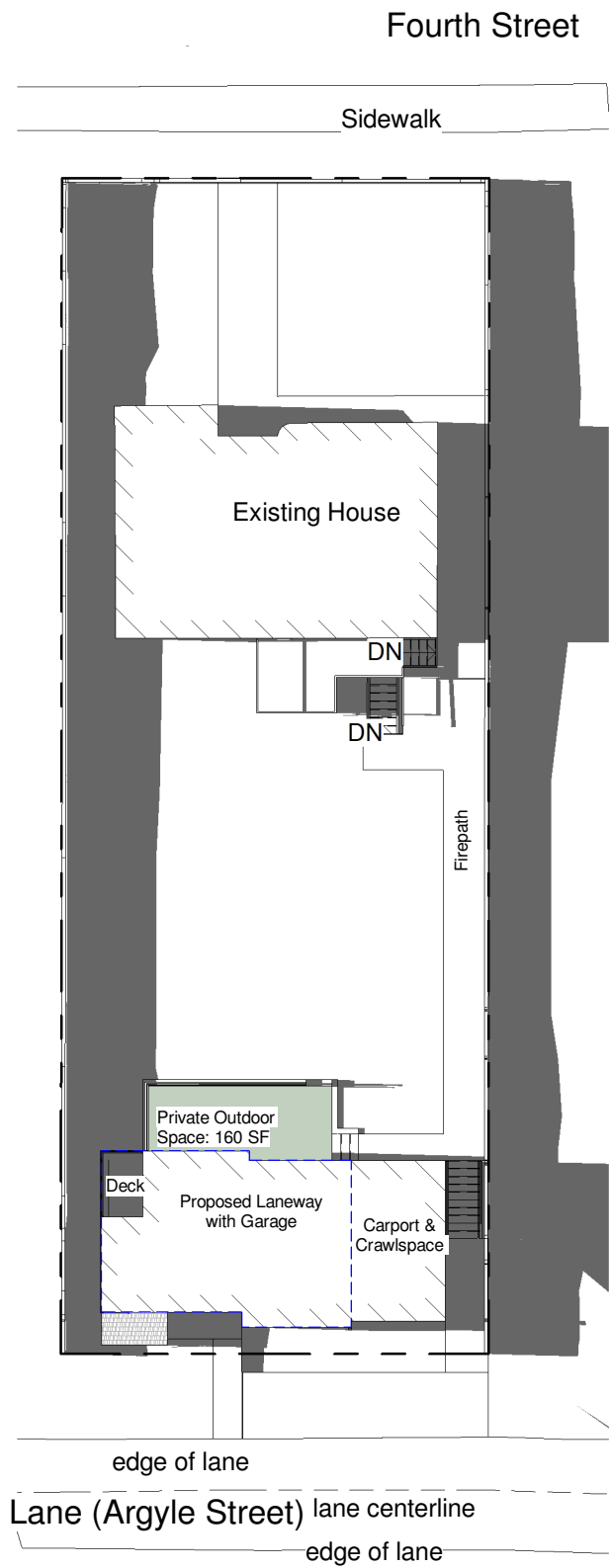
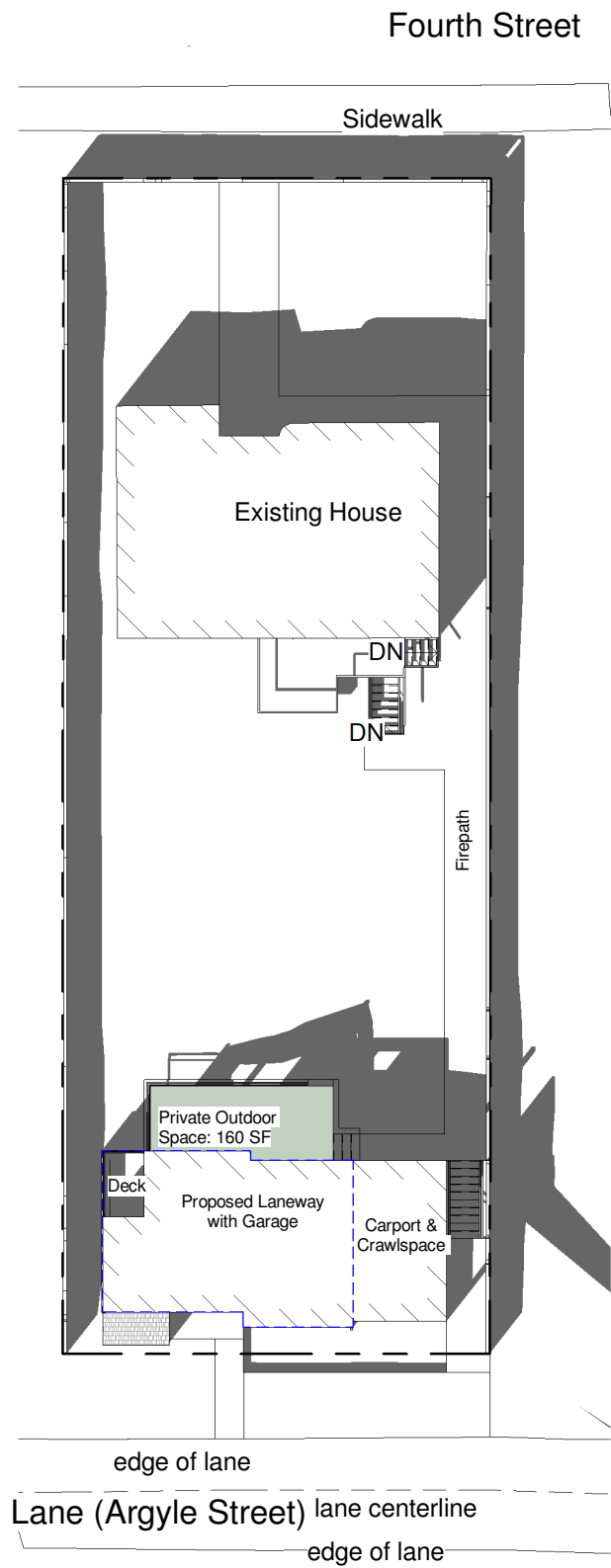
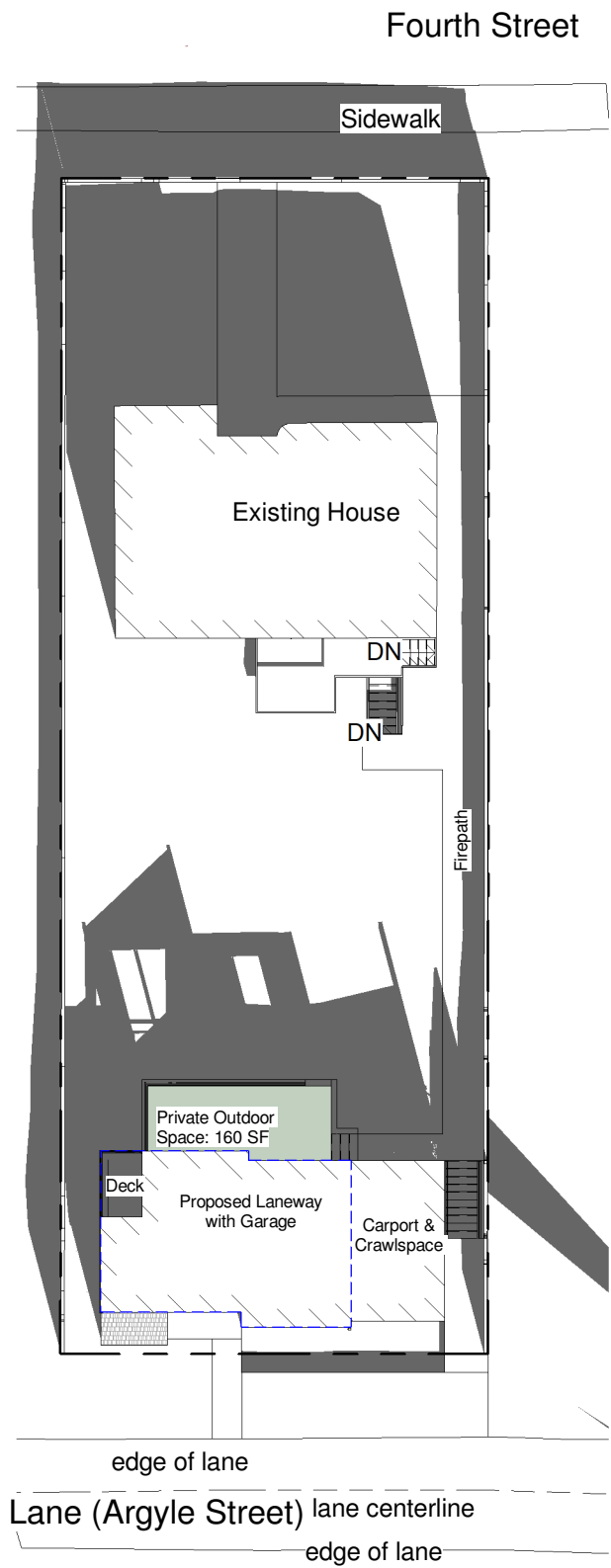
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914 Fourth Street

No.	Description	Date

Shadow Study Summer

Project number	1610	A31
Date	Mar 21, 2023	
Drawn by	Author	
Checked by	Checker	
Scale 3/64" = 1'-0"		



1 Shadow - Fall - 0900
3/64" = 1'-0"

2 Shadow - Fall - 1200
3/64" = 1'-0"

3 Shadow - Fall - 1500
3/64" = 1'-0"

4 Shadow - Fall - 1800
3/64" = 1'-0"

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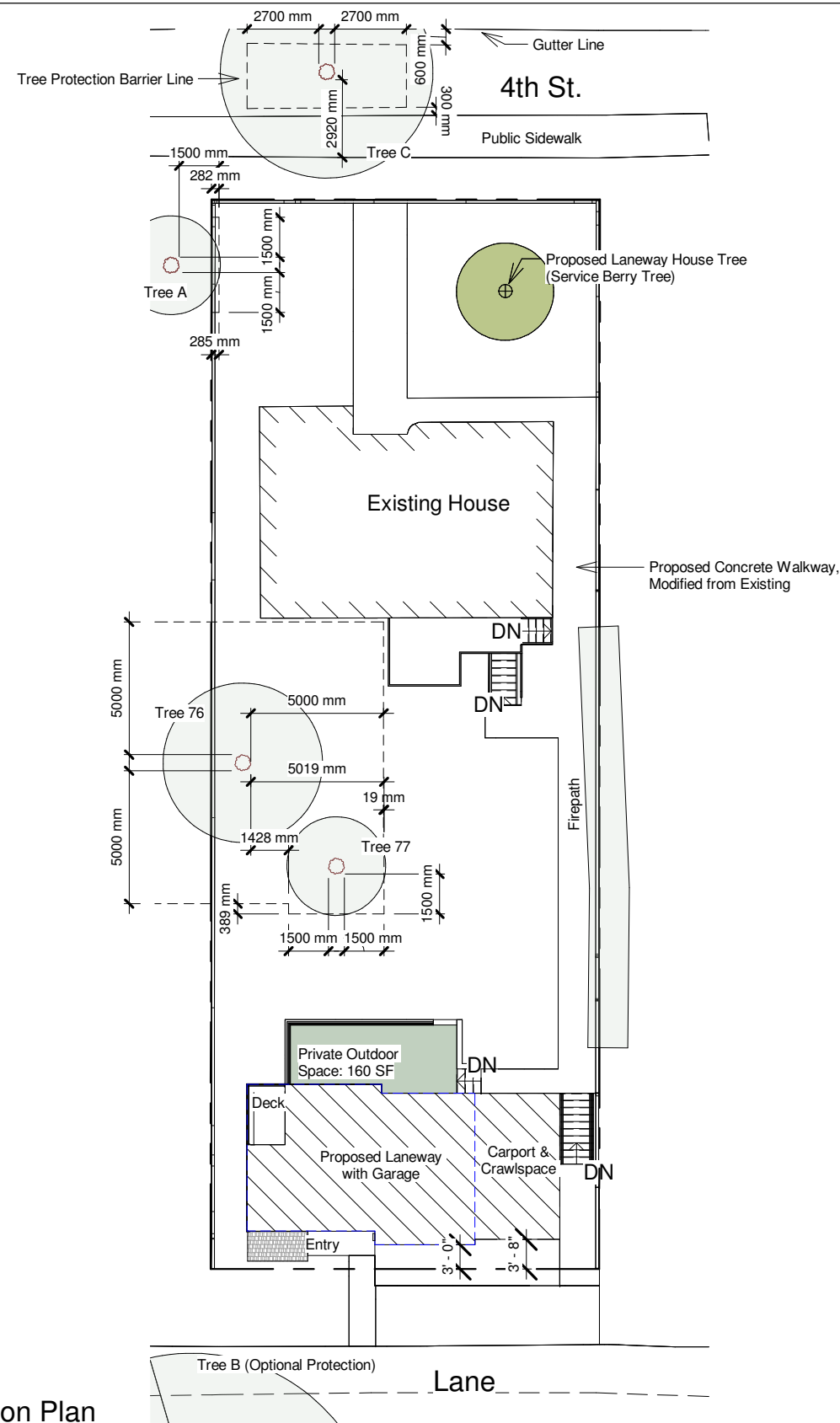
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No.	Description	Date

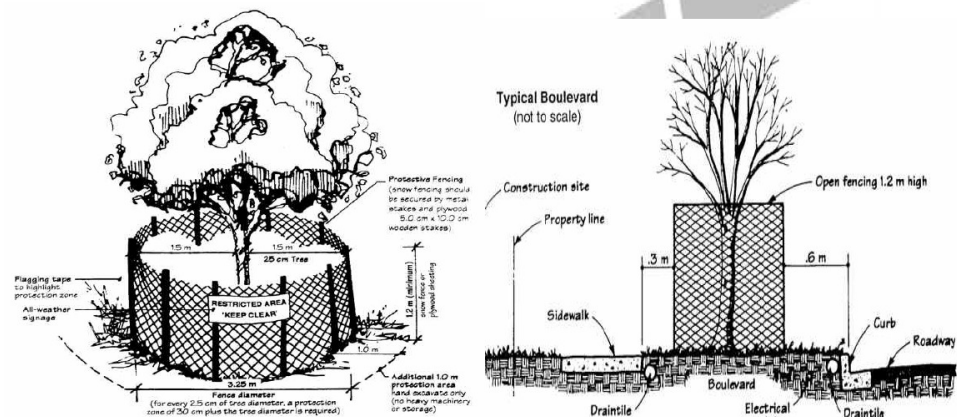
Shadow Study Fall

Project number	1610	<h1>A32</h1> <p>Scale 3/64" = 1'-0"</p>
Date	Mar 21, 2023	
Drawn by	Author	
Checked by	Checker	



Standard and Boulevard Tree Protection Barrier (TPB) guide/outline (Fig 3)

TPB is to be erected in accordance with municipal bylaw. Traditionally it is composed of wooden 2x4 construction and orange snow fencing material. It is to be erected in a suitable geometrical form or shape to encompass the outlined areas in the above mentioned report, or as described by development services. It is to be a permanent structure that can be maintained for the entire development process. It is to be adhered to and the inside area is not to be used for storage of supplies or rubbish. Any reduction in TPB should be supervised and Arborist consultation is mandatory.



ALL TPB WILL BE ERECTED IN A GEOMETRICAL FASHION WITH THE SIDES OF THE FORM REPRESENTING THE RADIAL SPAN. For any finish work post construction and for new land-scape installation it is important to minimize ground penetrating activities within any outlined TPB areas. The grade of areas that are within TPB areas should be maintained. If there is any major ground penetrating activities required within TPB areas consultation with a Certified Arborist is recommended. Little or no ground penetration should be performed within the outlined TPB areas at any time during, or after development activities. Any modification or adulteration of a TPB area should be verified with a Certified Arborist. If there is any hesitation with respect to ownership of any outlined trees and/or distinctive actions to trees on this site it is recommended to consult with applicable parties to ensure that no one's property has been wrongfully adulterated. Monkey Tree Services Tree Police Services Ltd does not designate ownership of outlined plant or tree materials described in this report.

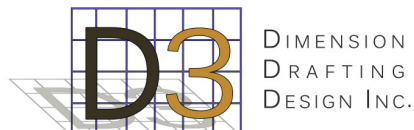
NOTE: residual stumps in protected areas will require spot stump grinding and non extraction.

Tree Summary

Tree ID	DBH	TPB	Arborist Inclusion
#76	90cm	RQD 5m or 16ft	NO
#77	24cm	RQD 1.5m or 5ft	NO
A	24cm	RQD 1.5m or 5ft	NO
B	150cm	Optional Around Buttress Root	NO
C	45cm	RQD 2.7m or 9ft	NO

All Trees to be Retained
Ref. to Arborist Report for Details

1 Tree Protection Plan
1" = 20'-0"



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No.	Description	Date

Tree Protection Plan

Project number	1610	A33
Date	Mar 21, 2023	
Drawn by	KM	
Checked by	Checker	
		Scale 1" = 20'-0"