



City of Richmond

Report to Committee

To: General Purposes Committee

Date: April 7, 2020

From: Wayne Craig,
Director, Development

File: HA 20-893182

Re: Application by David Lin for a Heritage Alteration Permit at 6471 Dyke Road (McKinney House)

Staff Recommendation

That a Heritage Alteration Permit be issued which would:

1. Permit the following maintenance work to the heritage-designated house at 6471 Dyke Road, on a site zoned "Single Detached Housing (ZS1) - London Landing (Steveston)":
 - a) Removal and replacement of exterior wood shingle and horizontal lap siding cladding on a like-for-like basis;
 - b) Repair and replacement of the rotted shiplap sheathing with new plywood sheathing as needed;
 - c) Installation of new building wrap material to seal the dwelling from water ingress;
 - d) Installation of metal flashing to all openings and joints; and,
 - e) Incidental repair of existing soffits, as needed, on a like-for-like basis.

Wayne Craig
Director, Development

WC: cl
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

David Lin has applied to the City of Richmond for a Heritage Alteration Permit (HAP) to alter the heritage-designated house, known as the McKinney House, at 6471 Dyke Road (Attachment 1). An HAP issued by City Council is required for the proposed alterations consistent with the provincial *Local Government Act* and the City's *Heritage Procedures Bylaw No. 8400*, as the property is protected by Heritage Designation Bylaw No. 6130. The scope of the proposed alterations is to remove and replace the existing wood shingle and horizontal lap siding cladding on a like-for-like basis, as well as to repair, replace, and install new components of the wall assembly to address water ingress. Incidental repair of existing soffits may also be required, as needed, where the proposed new cladding meets up with it.

Background

The McKinney House was constructed in 1911 and is an excellent example of Foursquare Edwardian-era architecture with Craftsman influences. The house became a protected heritage building in 1988 through Heritage Designation Bylaw No. 5186.

In 1993, the house was moved from its original location at 5791 Steveston Highway to its current location at 6471 Dyke Road, and Bylaw 5186 was repealed and replaced with a new Heritage Designation Bylaw No. 6130 to reflect the new location.

The Statement of Significance which describes the heritage value of the building is included in Attachment 2.

In 2018, Richmond City Council issued a HAP for restoration and rehabilitation of exterior building features and construction of an addition to the house (HA 17- 775892). The scope of work approved included alterations in the form of repair and restoration of historic windows, hardware, and sashes, doors, porch, and upper balcony, painting of the exterior cladding, removal of an existing non-historic rear addition and other non-historic elements of the building, and construction of a larger two-storey rear addition to the house. A variance to reduce the required minimum rear yard setback from 5.0 m to 4.2 m for a minor encroachment of a portion of the new addition was also approved as part of the HAP.

The proposed painting of the existing exterior wood cladding approved under the previously-issued HAP could not be completed as it was discovered while undertaking the approved construction that it was extensively rotted and further rot was discovered in the shiplap sheathing. Photos illustrating the condition of the exterior cladding are included in Attachment 3.

Since the proposed new alterations are modifications to the scope of work approved under the 2018 HAP, this new HAP application is required.

Surrounding Development

Existing development immediately surrounding the subject property is as follows:

- To the north is a multi-family development zoned “Town Housing (ZT43) – London Landing (Steveston)”.
- To the south, across Dyke Road, is the South Dyke Trail, and the south arm of the Fraser River beyond that.
- To the east is the City-owned London Farm, which is protected by Heritage Designation Bylaws No. 3515, 3528 and 3711, on a site zoned “Agriculture (AG1)”.
- To the west is a duplex on a site zoned “Heritage Two-Unit Dwelling (ZD1) – London Landing (Steveston)”.

Development Information

The attached Development Application Data Sheet provides a comparison of the proposed development with the applicable requirements (Attachment 4).

Related Policies & Regulations

2041 Official Community Plan and Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject property is “Neighbourhood Residential”. The Steveston Area Plan’s London/Princess Land Use Map designation for the subject property is “Heritage Residential” (Attachment 5), which accommodates residential structures of recognized historic significance and new structures designed to a distinctive heritage appearance reflective of Steveston’s character. The proposal at the subject site is consistent with the land use map designations in the OCP and Steveston Area Plan.

The OCP and Steveston Area Plan also include policy to preserve, promote and celebrate community heritage city-wide and to conserve significant heritage resources throughout the Steveston Area. The Steveston Area Plan specifies that the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards and Guidelines) be used for heritage resource management. Assessment of the impact of the proposed alterations on the heritage value and character-defining elements of the McKinney House in the context of the Standards and Guidelines is provided under the “Analysis” section of this report.

Heritage Procedures Bylaw No. 8400

The City’s Heritage Procedures Bylaw No. 8400 requires a Heritage Alteration Permit for alterations to property that is included on Richmond’s Heritage Register or that is the subject of a Heritage Designation Bylaw. As the McKinney House at 6471 Dyke Road is both on the Heritage Register and protected under Heritage Designation Bylaw No. 6130, a Heritage Alteration Permit is required for the proposed alterations to the house.

Public Consultation

During the review process for the previously-issued HAP, a notification sign was installed on-site and written correspondence from the neighbours to the north and west was received in support of the proposal.

As this application is a modification from the previously-issued HAP at the subject site, and involves like-for-like replacement of cladding materials, thereby extending the life of the building while preserving the exterior character of the building, City staff did not require a new development sign to be installed on-site.

Richmond Heritage Commission

The proposed application was presented to the Richmond Heritage Commission on March 4, 2020 and was supported. An excerpt of the Richmond Heritage Commission meeting minutes is included in Attachment 6.

Analysis

The architectural plans submitted by the applicant (Plans # 1 to 3.d) illustrate the proposed modifications to the originally approved HAP drawings.

Heritage Impact Assessment

The following is a detailed list of the proposed alterations:

- Removal and replacement of exterior wood shingle and horizontal lap siding cladding on a like-for-like basis;
- Repair and replacement of the rotted shiplap sheathing with new plywood sheathing as needed;
- Installation of new building wrap material to seal the dwelling from water ingress;
- Installation of metal flashing to all openings and joints, to prevent water ingress; and
- Incidental

Following the proposed alterations, the new wood cladding will be painted in the colours proposed in the previously-issued HAP, specifically: “Newburyport Blue” and “Monterey White”, from Benjamin Moore’s Historic Colour collection.

National Standards and Guidelines

The guidelines that apply to heritage resources in the Steveston Planning Area are Parks Canada’s Standards and Guidelines. The “standards” are principles that apply to all historic places and features, whereas the “guidelines” are specific to each type of historic place and/or materials; together they are applied to assess the overall impact of proposed alterations on the heritage value and character-defining elements of historic places.

The following are the relevant “standards” against which to assess the proposed alterations to the McKinney House (Attachment 7):

Chapter Standards

- 3 7 a) *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed.*
- 10 b) *Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.*

The following are the relevant “guidelines” against which to assess the proposed alterations (Attachment 8):

Chapter Guidelines

- 4.3.4 14 *Repairing an exterior wall assembly, including its functional and decorative elements, by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement using an appropriate substitute material of irreparable or missing elements, based on documentary or physical evidence.*
- Repairs might also include dismantling and rebuilding a masonry or wood wall, if an evaluation of its overall condition determines that more than limited repair or replacement in kind is required.*
- 17 *Replacing in kind an irreparable exterior wall assembly...If using the same kind of material is not environmentally sound, or technically or economically feasible, then a compatible substitute material may be considered.*
- 4.5.1 14 *Repairing or replacing materials to match the original as closely as possible, both visually and physically.*
- 4.5.2 17 *Replacing in kind extensively deteriorated or missing parts of wood elements, based on documentary and physical evidence.*

The proposal is supportable because the applicant has sufficiently demonstrated, and the City’s Building Inspector has confirmed, that the originally approved approach to retain and paint the existing wood cladding materials is not possible as the materials are too severely deteriorated to repair. The proposed cladding replacement with new materials that match the existing wood cladding maintain the dwelling’s heritage character-defining elements. The proposed alterations to the wall assembly address water ingress and extend the building’s longevity. On this basis, the proposal is consistent with the Standards and Guidelines.

Financial Impact

None.

Conclusion

This proposal involves modifications to the scope of work approved under the 2018 HAP at 6471 Dyke Road, on which is located the heritage-designated McKinney House.

The proposed removal and replacement of the existing wood shingle and horizontal lap siding cladding on a like-for-like basis, as well as repair, replacement, and installation of new components of the wall assembly to address water ingress and ultimately extend the building's longevity is consistent with Parks Canada's Standards and Guidelines.

Staff recommend that the Heritage Alteration Permit be endorsed, and issuance by City Council be recommended.



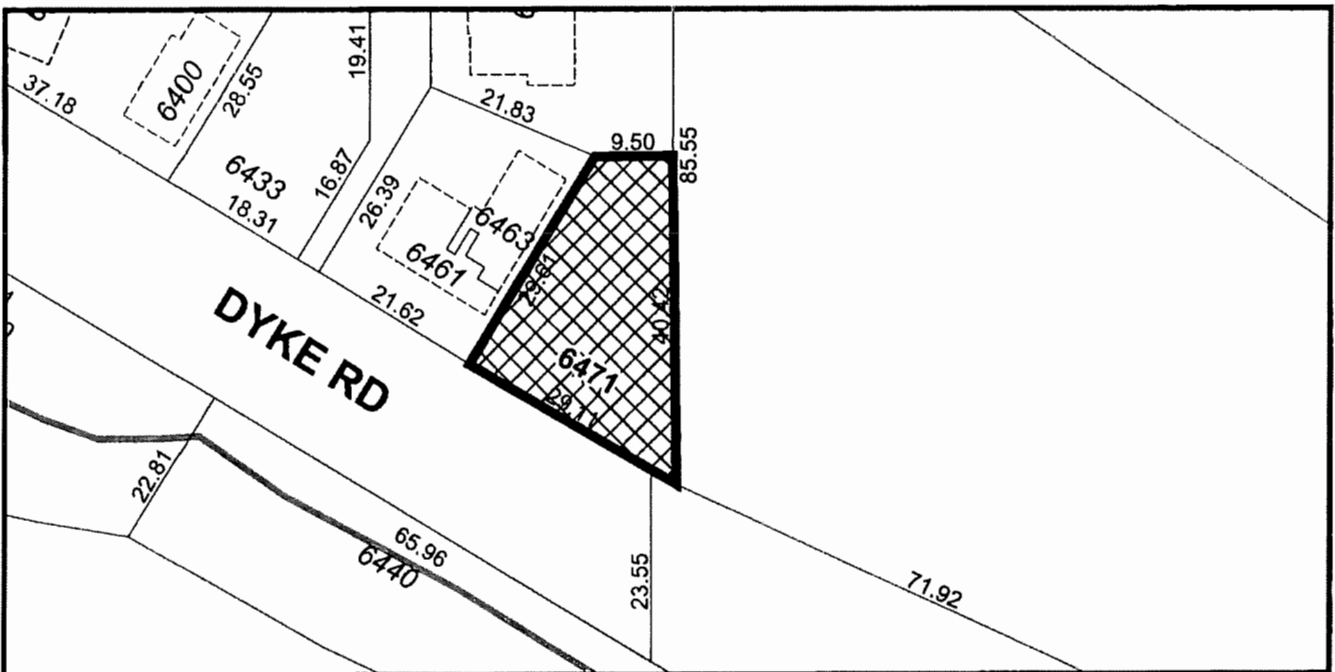
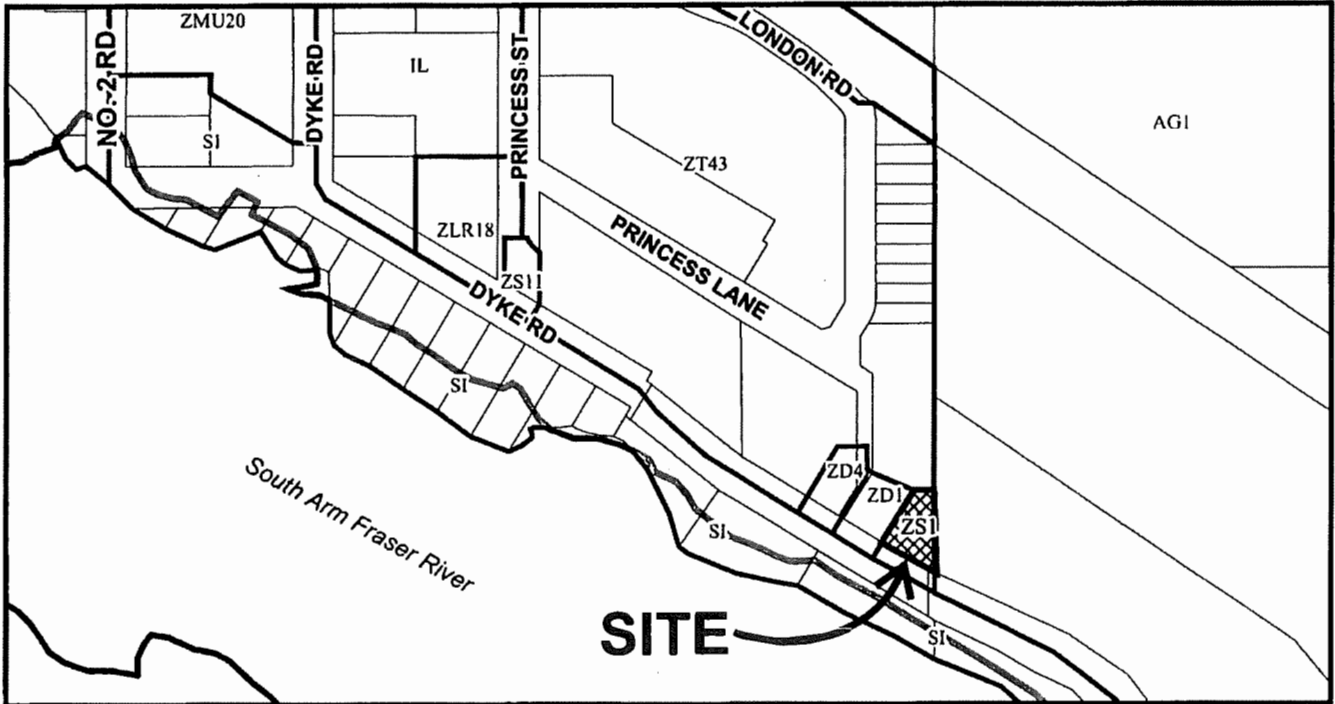
Cynthia Lussier
Planner 2
(604-276-4108)

CL:cas

- Attachment 1: Location Map/Aerial Photo of the subject site at 6471 Dyke Rd
- Attachment 2: Statement of Significance for the McKinney House
- Attachment 3: Photos illustrating the condition of the exterior cladding
- Attachment 4: Development Application Data Sheet
- Attachment 5: Steveston Area Plan's London/Princess Land Use Map
- Attachment 6: Excerpt from the March 4, 2020 Richmond Heritage Commission Meeting Minutes
- Attachment 7: Excerpt from the National Standards
- Attachment 8: Excerpt from the National Guidelines



City of Richmond



HA 20-893182

Original Date: 02/11/20

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



HA 20-893182

Original Date: 02/11/20

Revision Date:

Note: Dimensions are in METRES



MCKINNEY HOUSE

STATEMENT OF SIGNIFICANCE

JULY 2017

**DONALD LUXTON
AND ASSOCIATES INC**



STATEMENT OF SIGNIFICANCE



Current Address: 6471 Dyke Road, Richmond, British Columbia

Original Owners: James and Jane McKinney

Date of Construction: 1911

Description of Historic Place

The two and one-half storey McKinney House is located at 6471 Dyke Road along the Fraser River in the historic Steveston neighbourhood of Richmond. The Foursquare style, Edwardian-era, Sears, Roebuck and Company Catalogue residence was constructed in 1911, originally along Steveston Highway, and moved to its present location in 1993. Situated on a large, south-facing lot, the house is characterized by its hipped-roof with symmetrical hipped dormers, decorative bevelled glass windows, and full-width verandah.

Heritage Value of Historic Place

The McKinney House is valued as one of the oldest remaining houses in Steveston and for its association with original owners and prominent residents James and Jane McKinney. The house is also significant as an excellent example of a Sears, Roebuck and Company Catalogue house exhibiting Foursquare Edwardian-era architecture.

Steveston, located at the southern-most end of the city of Richmond, began its modern development in the nineteenth century as an agricultural community. In 1880, William Herbert

Steves, the son of Manoah Steves, the first newcomer in the area, bought land and began to develop a townsite that would rival that developing in Vancouver. Steveston's surrounding agricultural area thrived, producing a wide range of crops. Dairy farming, as well as vegetable and berry growing, were also highly successful. James and Jane McKinney, who had arrived in the area from Ontario, were well-known landowners in early Steveston, buying large swaths of land in the young municipality of Richmond. In addition to traditional farming pursuits on their land, the McKinneys also grew and bred plants, leading to the establishment of the larger of two loganberry wineries in Richmond, the Myrtina (Myrtena) Winery, during the 1930s. The McKinneys built this home in Steveston in 1911 along Steveston Highway, where it was surrounded by newly settled farms and newly-built farmhouses. Their home has been connected to the greater Steveston community for more than century.

The McKinneys were among the early citizens to settle in Steveston. James McKinney arrived in the 1890s as a tax collector and customs agent for the federal government and capitalized on the fervor surrounding the Gold Rush and the subsequent real-estate boom. Though briefly leaving Steveston for Vancouver, James, Jane, and their six children soon moved back, ordering *The Hamilton* home from the Sears, Roebuck and Company Catalogue in 1908. McKinney made significant upgrades to the original Sears plan with the goal of constructing an unrivalled residence in Steveston. The McKinney House arrived from Chicago in 1911, as the pre-war economic boom was reaching its peak. The house was a known centre of community life in the area, as the McKinneys were active residents, assisting in the founding and building of the South Arm Presbyterian Church, volunteering with the Liberal party and the Kiwanis club, and hosting Liberal functions, Red Cross teas and fashion shows in the house. The McKinneys remained in the house until 1948, when it was sold to the Scollon family. In 1992, the house was purchased by Curtis and Eileen Eystone, who subsequently moved the residence to its current location along Dyke Road.

The McKinney House is an excellent example of Foursquare Edwardian-era architecture, with Craftsman influences. The symmetrical design of Foursquare houses originated as a reaction to the more elaborate and flamboyant Victorian styles, which often included ornate mass-produced elements. The typical Foursquare house was constructed from quality local materials, most often fir and cedar in British Columbia. The interior layout was oriented for the maximum amount of interior room space, while large and plentiful windows provided the maximum amount of light and views. The house features a hipped-roof with symmetrical hipped dormers, decorative bevelled glass windows on the ground floor, and a full front verandah with four square tapered porch columns. The McKinney House is a prominent local landmark, and a significant surviving example of Richmond's historic housing stock.

Character-Defining Elements

The elements that define the heritage character of the McKinney House are its:

- residential use for more than a century;
- residential form, scale and massing as expressed by its two and one-half storey height with square plan and hipped-roof;
- wood-frame construction including narrow lapped siding on the ground floor and twin-coursed shingling on the second floor;
- features of the Edwardian-era Foursquare style including: its symmetrical design, hipped-roof structure with hipped roof dormers on each side, bellyband, bay window with hipped-roof on the east elevation, full-width front verandah with hipped roof and balcony above,

STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND

- square tapered verandah columns and closed balustrade, its closed soffits with dentil coursing, closed soffit ceiling and tongue and groove wooden deck;
- wooden windows including double-hung, casement, and decorative bevelled and stained glass assemblies; and
 - two symmetrical exterior masonry chimneys on both the east and west elevations.

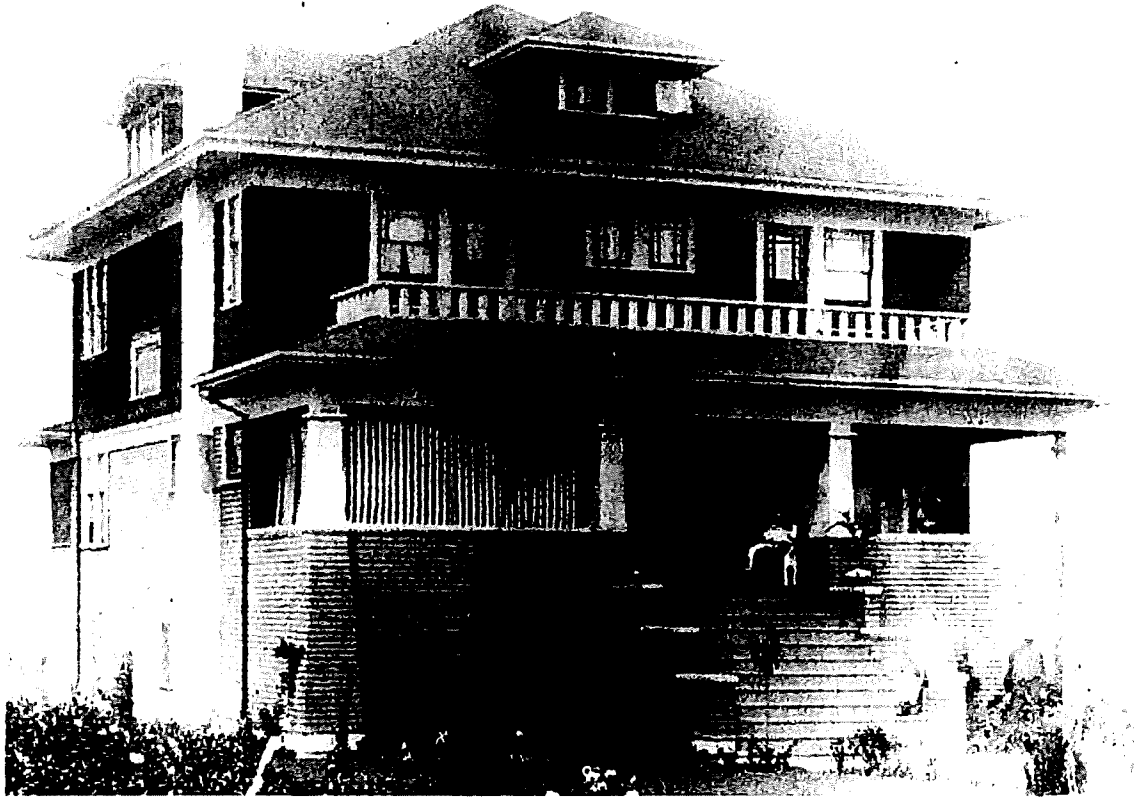
STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND

RESEARCH SUMMARY

ADDRESS: 6471 Dyke Road, Richmond, British Columbia

ORIGINAL OWNERS: James and Jane McKinney

DATE OF CONSTRUCTION: 1911, ordered from a 1908 Sears, Roebuck and Company Catalogue

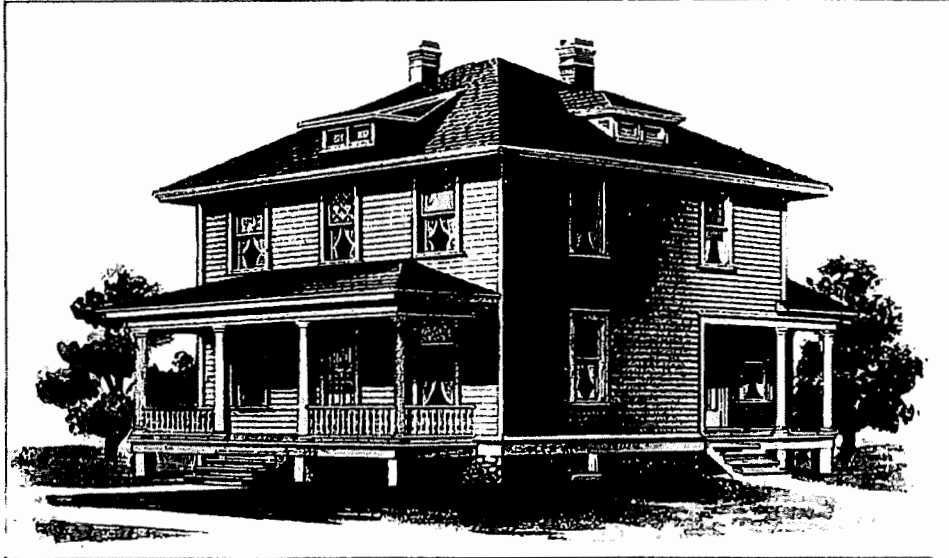


Ca. 1914 image of the McKinney House, shortly after its completion, City of Richmond Archives

STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND

**\$2,065⁰⁰ Completely BUILDS AND FINISHES
This \$3,000.00 Ten-Room Residence**

As Proven by Our FREE Plans, Specifications and Complete Itemized Bill of Materials.
THESE PLANS ARE FREE OF CHARGE TO YOU ON CONDITIONS EXPLAINED ON PAGE 2.



MODERN HOME No. 102

This house contains ten conveniently and economically arranged rooms as shown on the two floor plans.

The arrangement of this house is as follows:

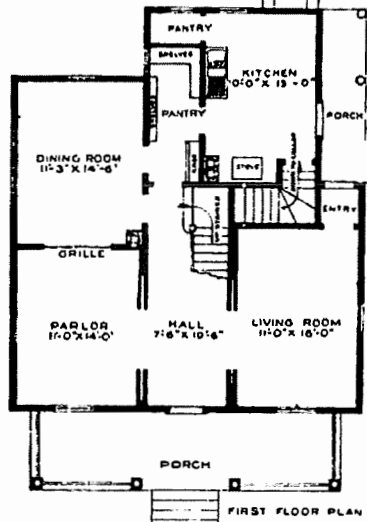
FIRST FLOOR.

Parlor.
Large Reception Hall.
Living Room or Library.
Dining Room.
Kitchen.
Pantry.
Front Porch 7 feet by 25 feet.
Rear Porch, 4 feet by 15 feet 6 inches.

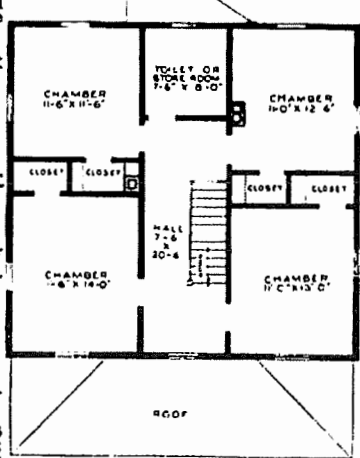
SECOND FLOOR.

Bedroom.
Bedroom.
Bedroom.
Bathroom or Store-room.
Large Hall.
Length of building 36 feet, exclusive of porches; width, 32 feet, exclusive of porches.

This house is one of the most economical to build. Being practically square, every inch of space can be utilized to the very best advantage. It has proven to be a favorite in all parts of the country. It is the best house ever built in recent years under \$3,000.00. The material we specify is always the best. Send for the plans (blue prints), specifications and bill of materials which we will send you free on conditions as explained on Page 2.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Any of the houses shown in this book can be arranged with bathroom for a small additional charge. Write for particulars.

Sears, Roebuck & Co., Chicago, Ill. —12— BOOK OF MODERN HOMES

Sears, Roebuck and Company Hamilton house plan, 1908

STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND



Moving of the McKinney House, August 1, 1993, *The Review*



DONALD LUXTON & ASSOCIATES INC. JULY 2017

STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND



DONALD LUXTON & ASSOCIATES INC. JULY 2017

















City of
Richmond

Development Application Data Sheet
Development Applications Department

HA 20-893182

Address: 6471 Dyke Road

Applicant: David Lin

Owner: Ramzi Astifo and Fatin Herbert

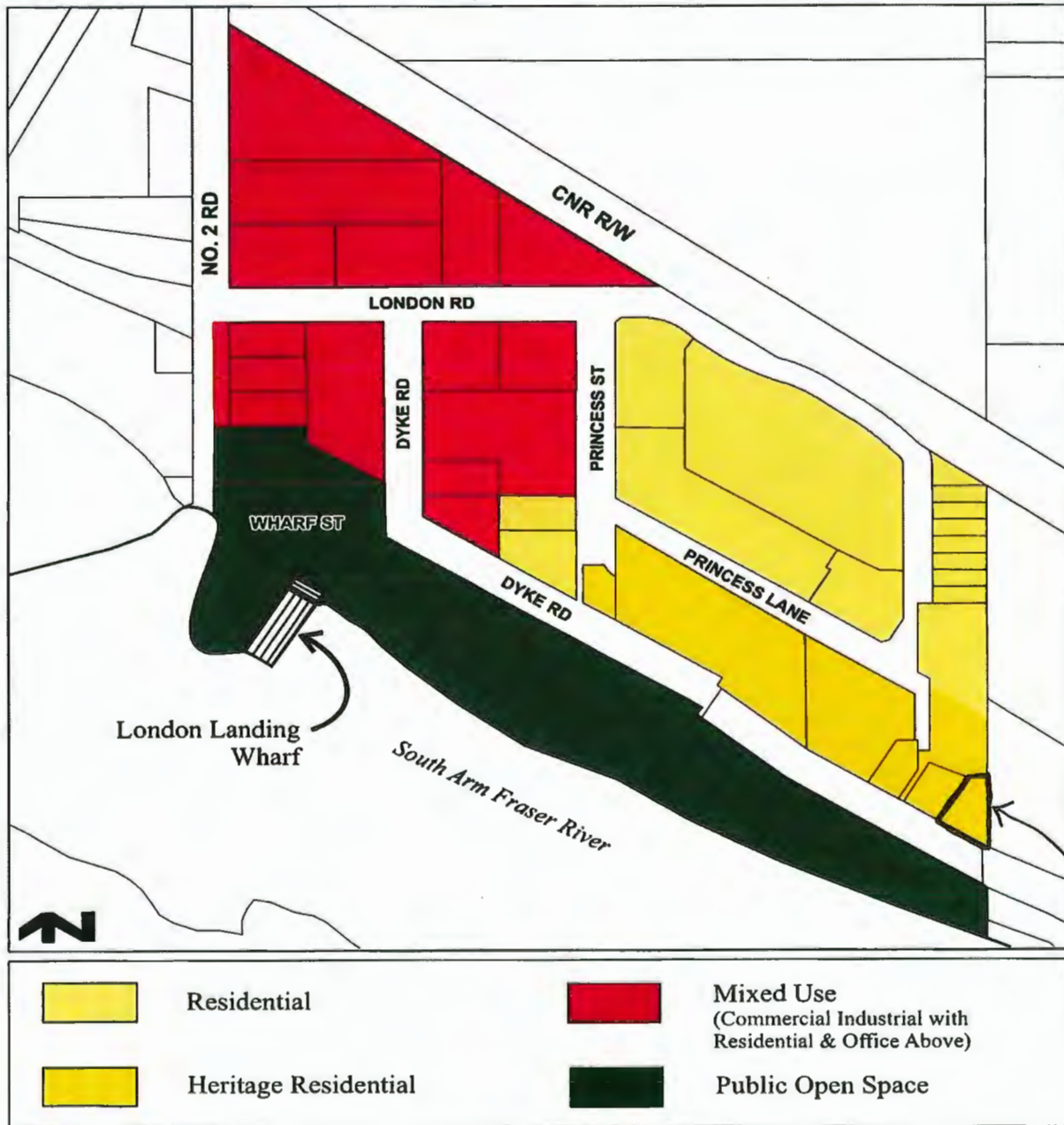
Planning Area(s): Steveston – London/Princess Node

	Existing	Proposed (as part of previously issued HAP)
Site Area:	620 m ²	620 m ²
Land Uses:	Single Detached Housing	Single Detached Housing with Secondary Suite
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Heritage Residential	Heritage Residential
Zoning:	"Single Detached Heritage (ZS1) – London Landing (Steveston)"	"Single Detached Heritage (ZS1) – London Landing (Steveston)"

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	0.91	None permitted
Lot Coverage:	Max. 45% buildings Max. 70% non-porous Min. 20% live plant material	36% buildings 61% non-porous 20% live plant material	None
Setback – Front Yard (south):	Min. 6.0 m	6.2 m	None
Setback – Rear Yard (north):	Min. 5.0 m	4.2 m*	*variance approved under previously-issued HAP
Setback – Side Yard (west):	1.2 m	2.09 m	None
Setback – Side Yard (east):	1.2 m	1.7 m	None
Height (m):	15 m	10.72 m	None
Minimum Lot Size:	620 m ²	620 m ²	None
Parking Spaces:	2	2	None

London/Princess Land Use Map

Bylaw 8817
2012/09/24



SUBJECT
SITE

**Excerpt from the Minutes of
The Richmond Heritage Commission meeting**

**Wednesday, March 4, 2020 – 7:00 p.m.
Rm. M.1.003
Richmond City Hall**

Heritage Alteration Permit for 6471 Dyke Road (HA 20-893182)

On behalf of Ramzi Astifo (property owner), the applicant David Lin (David Lin Design Studio) presented the alterations proposed to be made to the “McKinney House” on the subject site as part of this Heritage Alteration Permit (HAP) application, as illustrated on the architectural drawings and as described in the Memo from City staff. Photos were presented and material samples provided.

The applicant explained that the existing dwelling is currently undergoing alterations as well as construction of a new rear addition, which was approved through a HAP issued in 2018. As part of the previously issued HAP, the existing exterior wood shingle and horizontal lap siding cladding was proposed to be painted. However, during construction, it was discovered that the majority of the exterior cladding could not be repaired and painted due to extensive rot, further rot in the shiplap sheathing, and the lack of flashing and failing building paper was allowing water ingress. Since the previously issued HAP did not provide for alterations to the exterior cladding and wall assembly to address the issues that were discovered during construction, the applicant is seeking support for this new HAP application.

In response to the Commission’s questions, the following information was provided:

- Where preservation of original materials is not possible, City staff support like-for-like replacement of cladding materials (e.g., wood for wood), rather than the use of contemporary materials that are made to appear as the original materials.
- Rain Screen will be provided as per the BC Building Code

It was moved and seconded

That the Heritage Alteration Permit application for 6471 Dyke Road be supported as presented in order to:

- ***Remove and replace the exterior wood shingle and horizontal lap siding cladding on a like-for-like basis;***
- ***Repair and replace rotted shiplap sheathing with new plywood sheathing as needed;***
- ***Install new building wrap material to seal the dwelling from water ingress; and***
- ***Install metal flashing to all openings and joints;***

CARRIED

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

Recommended	Not Recommended
<p>11 Replacing in kind extensively deteriorated or missing parts of exterior wall assemblies where there are surviving prototypes.</p> <p>12 Testing proposed interventions to establish appropriate replacement materials, quality of workmanship and methodology. This can include reviewing samples, testing products, methods or assemblies, or creating a mock-up. Testing should be carried out under the same conditions as the proposed intervention.</p> <p>13 Documenting all interventions that affect the exterior walls, and ensuring that the documentation is available to those responsible for future interventions.</p>	<p>Replacing an entire exterior wall assembly when only limited replacement of deteriorated and missing parts is possible.</p> <p>Using a substitute material for the replacement part that neither conveys the same appearance as the surviving parts of the element, nor is physically or visually compatible.</p>

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

Recommended	Not Recommended
<p>14 Repairing an exterior wall assembly, including its functional and decorative elements, by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement using an appropriate substitute material of irreparable or missing elements, based on documentary or physical evidence. Repairs might also include dismantling and rebuilding a masonry or wood wall, if an evaluation of its overall condition determines that more than limited repair or replacement in kind is required.</p> <p>15 Improving the drying ability of exterior wall assemblies through suitable heating and/or ventilation measures.</p>	<p>Over-cladding a deteriorated or poorly insulated exterior wall with a new material or assembly, without considering the impact on heritage value or the condition of underlying materials.</p> <p>Replacing an entire exterior wall assembly when the repair and limited replacement of deteriorated or missing elements is feasible.</p> <p>Failing to reuse intact cladding when only the internal parts of the wall assembly need replacement.</p> <p>Damaging the masonry of an exterior wall by drilling drainage holes into the masonry units or into the joints, with a drill bit wider than the mortar joints.</p> <p>Introducing a vapour barrier in an exterior wall that was constructed to be permeable or breathable.</p>

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

Recommended	Not Recommended
<p>16 Accommodating the thermal expansion and contraction of masonry, concrete and curtain wall assemblies, by introducing expansion or control joints, and incorporating those joints into existing crack patterns, where feasible, to minimize impact on character-defining elements.</p>	<p>Filling moving cracks or expansion joints in exterior wall assemblies with materials that inhibit or prevent thermal expansion and contraction.</p>
<p>17 Replacing in kind an irreparable exterior wall assembly, based on documentary and physical evidence. If using the same kind of material is not environmentally sound, or technically or economically feasible, then a compatible substitute material may be considered.</p>	<p>Removing an irreparable exterior wall assembly, such as a cornice or <i>brise-soleil</i>, and not replacing it, or replacing it with a new element that does not convey the same appearance or serve the same function.</p>
<p>18 Replacing missing historic features by designing and constructing a new portion of the exterior wall assembly, based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.</p>	<p>Replacing deteriorated elements and materials in curtain wall assemblies that are no longer available, with physically and visually incompatible substitutes.</p> <p>Creating a false historical appearance, because the replicated feature is incompatible or based on insufficient physical and documentary evidence.</p>

ADDITIONS OR ALTERATIONS TO EXTERIOR WALLS

- | | |
|--|---|
| <p>19 Modifying exterior walls to accommodate an expanded program, a new use, or applicable codes and regulations, in a manner that respects the building's heritage value.</p> | |
| <p>20 Designing a new addition in a manner that preserves the character-defining exterior walls of the historic building.</p> | <p>Constructing an addition that requires the removal of character-defining exterior walls.</p> |

HEALTH, SAFETY AND SECURITY CONSIDERATIONS

- | | |
|---|---|
| <p>21 Complying with health, safety and security requirements in a manner that conserves the heritage value of the exterior wall assembly and minimizes impact on its character-defining elements.</p> | <p>Damaging or destroying elements while making modifications to comply with health, safety or security requirements.</p> |
| <p>22 Working with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.</p> | <p>Making changes to exterior walls, without first exploring equivalent systems, methods or devices that may be less damaging to character-defining elements and the heritage value of the historic building.</p> |
| <p>23 Removing or encapsulating toxic materials, using the least-invasive abatement methods possible, and only after thorough testing has been conducted.</p> | |
| <p>24 Protecting exterior walls against loss or damage by identifying and assessing specific risks, and by implementing an appropriate fire-protection and blast protection strategy that addresses those risks.</p> | <p>Covering flammable character-defining walls with fire-resistant sheathing or coatings that alter their appearance.</p> |

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
10	Updating and adapting maintenance activities, as conditions and knowledge about the materials and maintenance products and methods evolve.	
11	Cleaning materials only when necessary, to remove heavy soiling or graffiti. The cleaning method should be as gentle as possible to obtain satisfactory results.	
12	Carrying out cleaning tests, after it has been determined that a specific cleaning method is appropriate.	
13	Protecting adjacent materials from accidental damage during maintenance or repair work.	Allowing character-defining elements to be exposed to accidental damage by nearby work.
14	Repairing or replacing materials to match the original as closely as possible, both visually and physically.	Using inappropriate or untested materials or consolidants, or using untrained personnel for repair work.

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
15	Replacing character-defining materials with compatible substitute materials, when the original is found to accelerate deterioration and only after thorough analysis and monitoring confirms that the material or construction detail is problematic. Substitute materials should be as durable as the overall assembly to maintain its expected service life.	Using new materials and new technologies that do not have a proven track record. Replacing deteriorated character-defining elements using new materials or technologies to improve durability, when the original material performs adequately.

ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

	Recommended	Not Recommended
16	Documenting materials dating from periods other than the restoration period before their alteration or removal. If possible, selected samples of these materials should be stored to facilitate future research.	Failing to document materials that are not from the restoration period before removing them.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
9	Applying compatible coatings following proper surface preparation, such as cleaning with tri-sodium phosphate.	Failing to follow the manufacturer's product and application instructions when applying coatings.
10	Ensuring that new coatings are physically and visually compatible with the surface to which they are applied in durability, chemical composition, colour and texture.	
11	Applying chemical preservatives to unpainted wood elements that are not exposed to view.	Using chemical preservatives, such as copper naphthanate, if these materials have not been used historically, and are known to change the appearance of wood elements.
12	Preventing the continued deterioration of wood by isolating it from the source of deterioration. For example, blocking windborne sand and grit with a windbreak, or installing wire mesh over floor joists in a crawlspace to thwart rodents.	Neglecting to treat known conditions that threaten wood, such as abrasion, animal gnawing, fungal decay, or insect infestation.
13	Treating active insect infestations by implementing an extermination program specific to that insect.	
14	Retaining all sound and repairable wood that contributes to the heritage value of the historic place.	Replacing wood that can be repaired, such as wood components from old growth timber that is inherently more durable.
15	Stabilizing deteriorated wood by structural reinforcement, weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.	Removing deteriorated wood that can be stabilized or repaired.
16	Repairing wood by patching, piecing-in, consolidating, or otherwise reinforcing the wood, using recognized conservation methods.	Replacing an entire wood element, when repair and limited replacement of deteriorated or missing parts is appropriate.
17	Replacing in kind extensively deteriorated or missing parts of wood elements, based on documentary and physical evidence.	Using a substitute material for the replacement part that neither conveys the same appearance as the wood element, nor is physically or chemically compatible.
18	Replacing in kind the entire panel of an extensively deteriorated or missing modular wood product, such as plywood, on a unit-by-unit basis.	



File No.: HA 20-893182

To the Holder: David Lin

Property Address: 6471 Dyke Road

Legal Description: LOT 1 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 11588

(s.617, Local Government Act)

- 1. (Reason for Permit) [X] Designated Heritage Property (s.611)
[] Property Subject to Temporary Protection (s.609)
[] Property Subject to Heritage Revitalization Agreement (s.610)
[] Property in Heritage Conservation Area (s.615)
[] Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued for the following alterations, as illustrated on Plans #1 to Plan #3.d:
- Removal and replacement of exterior wood shingle and horizontal lap siding cladding on a like-for-like basis;
- Repair and replacement of the rotted shiplap sheathing with new plywood sheathing as needed;
- Installation of new building wrap material to seal the dwelling from water ingress;
- Installation of metal flashing to all openings and joints; and
- Incidental repair of existing soffits, as needed, on a like-for-like basis.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO.

ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF , 2020.

MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE LOCAL GOVERNMENT ACT, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.

David Lin Design Studio
185 Fife Street, West York, O.C., Canada, M3J 4W6
Tel: (905) 881-1337 Email: david@dlstudio.com

PROJECT DATA

Address: 6471 Dyke Road, Richmond, B.C. V7E 3R3

Zoning: R2-12

Lot: LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 8 WEST RANGE 6 PLAN LUP

Use: SINGLE FAMILY DWELLING WITH SECONDARY SUITE

GENERAL NOTES

1. ALL DIMENSIONS AND ELEVATIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
3. ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED OR APPROVED BY THE ARCHITECT.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
7. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED UNLESS OTHERWISE NOTED.
8. ALL EXISTING UTILITIES SHALL BE DELETED UNLESS OTHERWISE NOTED.
9. ALL EXISTING UTILITIES SHALL BE DELETED UNLESS OTHERWISE NOTED.
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15. ALL EXISTING UTILITIES SHALL BE DELETED UNLESS OTHERWISE NOTED.

Lot Coverage

Proposed 1st Fl.	6976.2	sq. ft.
Proposed 2nd Fl.	1000.0	sq. ft.
Proposed 3rd Fl.	1000.0	sq. ft.
Proposed 4th Fl.	1000.0	sq. ft.
Proposed 5th Fl.	1000.0	sq. ft.
Proposed 6th Fl.	1000.0	sq. ft.
Proposed 7th Fl.	1000.0	sq. ft.
Proposed 8th Fl.	1000.0	sq. ft.
Proposed 9th Fl.	1000.0	sq. ft.
Proposed 10th Fl.	1000.0	sq. ft.
Proposed 11th Fl.	1000.0	sq. ft.
Proposed 12th Fl.	1000.0	sq. ft.
Proposed 13th Fl.	1000.0	sq. ft.
Proposed 14th Fl.	1000.0	sq. ft.
Proposed 15th Fl.	1000.0	sq. ft.
Proposed 16th Fl.	1000.0	sq. ft.
Proposed 17th Fl.	1000.0	sq. ft.
Proposed 18th Fl.	1000.0	sq. ft.
Proposed 19th Fl.	1000.0	sq. ft.
Proposed 20th Fl.	1000.0	sq. ft.
Proposed 21st Fl.	1000.0	sq. ft.
Proposed 22nd Fl.	1000.0	sq. ft.
Proposed 23rd Fl.	1000.0	sq. ft.
Proposed 24th Fl.	1000.0	sq. ft.
Proposed 25th Fl.	1000.0	sq. ft.
Proposed 26th Fl.	1000.0	sq. ft.
Proposed 27th Fl.	1000.0	sq. ft.
Proposed 28th Fl.	1000.0	sq. ft.
Proposed 29th Fl.	1000.0	sq. ft.
Proposed 30th Fl.	1000.0	sq. ft.

Lot Area

Proposed 1st Fl.	6976.2	sq. ft.
Proposed 2nd Fl.	1000.0	sq. ft.
Proposed 3rd Fl.	1000.0	sq. ft.
Proposed 4th Fl.	1000.0	sq. ft.
Proposed 5th Fl.	1000.0	sq. ft.
Proposed 6th Fl.	1000.0	sq. ft.
Proposed 7th Fl.	1000.0	sq. ft.
Proposed 8th Fl.	1000.0	sq. ft.
Proposed 9th Fl.	1000.0	sq. ft.
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Proposed 11th Fl.	1000.0	sq. ft.
Proposed 12th Fl.	1000.0	sq. ft.
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Proposed 14th Fl.	1000.0	sq. ft.
Proposed 15th Fl.	1000.0	sq. ft.
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Proposed 21st Fl.	1000.0	sq. ft.
Proposed 22nd Fl.	1000.0	sq. ft.
Proposed 23rd Fl.	1000.0	sq. ft.
Proposed 24th Fl.	1000.0	sq. ft.
Proposed 25th Fl.	1000.0	sq. ft.
Proposed 26th Fl.	1000.0	sq. ft.
Proposed 27th Fl.	1000.0	sq. ft.
Proposed 28th Fl.	1000.0	sq. ft.
Proposed 29th Fl.	1000.0	sq. ft.
Proposed 30th Fl.	1000.0	sq. ft.

Off-Street Parking

Proposed	2
Required	2

Context Aerial

McKinney House 1915

Site Plan

Context Plan

Landscape Plants

ITEM	BOTANICAL NAME	COMMON NAME	SIZE	CITY	REMARKS
C	THESE REMAINS	6 FT HEIGHT	5'		

Optimizable Calculation

Item	Quantity	Unit	Value
1	1.0	sq. ft.	6976.2
2	1.0	sq. ft.	1000.0
3	1.0	sq. ft.	1000.0
4	1.0	sq. ft.	1000.0
5	1.0	sq. ft.	1000.0
6	1.0	sq. ft.	1000.0
7	1.0	sq. ft.	1000.0
8	1.0	sq. ft.	1000.0
9	1.0	sq. ft.	1000.0
10	1.0	sq. ft.	1000.0
11	1.0	sq. ft.	1000.0
12	1.0	sq. ft.	1000.0
13	1.0	sq. ft.	1000.0
14	1.0	sq. ft.	1000.0
15	1.0	sq. ft.	1000.0
16	1.0	sq. ft.	1000.0
17	1.0	sq. ft.	1000.0
18	1.0	sq. ft.	1000.0
19	1.0	sq. ft.	1000.0
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23	1.0	sq. ft.	1000.0
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25	1.0	sq. ft.	1000.0
26	1.0	sq. ft.	1000.0
27	1.0	sq. ft.	1000.0
28	1.0	sq. ft.	1000.0
29	1.0	sq. ft.	1000.0
30	1.0	sq. ft.	1000.0

Site Plan

Landscape Plan

HA 20-893182 PLAN# 1

David Lin Design Studio
 818 Finch Street, West Vancouver, B.C., Canada V8V 1K4
 Tel: 604.273.8888

BUILDING FINISHES

- ① CERAMIC TILE ROOF FINISHING TO MATCH EXISTING PAINTED
- ② NEW WOOD BRIGULES TO MATCH EXISTING, PAINTED
- ③ WOOD WAGON, CONCEALED
- ④ WOOD GARAGE DOOR, DOUBLE-GLAZED
- ⑤ CONCRETE FOUNDATION WALL
- ⑥ 4" WOOD TRIM, PAINTED
- ⑦ 4" WOOD TRIM, PAINTED
- ⑧ 4" WOOD TRIM, PAINTED
- ⑨ 2" X 4" WOOD TRIM, PAINTED (VERTICAL)
- ⑩ 2" X 4" WOOD TRIM, PAINTED (HORIZONTAL)
- ⑪ 2" X 4" WOOD TRIM, PAINTED (VERTICAL)
- ⑫ 2" X 4" WOOD TRIM, PAINTED (HORIZONTAL)
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- ㊾ 2" X 4" WOOD TRIM, PAINTED (VERTICAL)
- ㊿ 2" X 4" WOOD TRIM, PAINTED (HORIZONTAL)

① PROPOSED FRONT ELEVATION

ZS-1 RESIDENCE
 6471 Dyke Road Richmond,
 B.C. V7E 3R3
 LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 6
 WEST, N.W.D. PLAN LMP

Project Title: _____
 Drawing Title: _____

DESIGN RATIONALE

Check: Feb. 7, 2020
 Scale: AS SHOWN
 Client: CC
 Reviewed: DL

A2

② McKinney House 2004

③ McKinney House 2016

HA 20-893182 PLAN#2.a

David Lin Design Studio
195 Park Street, Suite 100, C. Canada, NB A4A
548-845-1527 | david@dlstudio.com

BUILDING FINISHES

- 1 EXISTING CEDAR SHAKE ROOF
EXISTING PAINTED
- 2 NEW WOOD SHINGLES TO MATCH
EXISTING PAINTED
- 3 WOOD WINDOW, DOUBLE GLAZED
PAINTED
- 4 WOOD FRENCH DOOR, DOUBLE GLAZED
- 5 WOOD GARAGE DOOR, WHITES
- 6 CONCRETE FOUNDATION WALL
PAINTED
- 7 4" WOOD TRIM, PAINTED
- 8 4" WOOD TRIM, PAINTED
- 9 2x4 WOOD TRIM, PAINTED MINERAL
GLITTER
- 10 2x4x6 WOOD FASCIA ON EPS TRIM,
PAINTED
- 11 WOOD POST, TP,
PAINTED
- 12 WOOD RAILING, PAINTED
- 13 BRICK, PAINTED

Project Title:
ZS-1 RESIDENCE
6471 Dyke Road Richmond,
B.C., V7E 3R3
LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 6
WEST, N.W.D., PLAN LAMP

Design Title:
DESIGN RATIONALE

Sheet No.:
A3

Date: Feb. 7, 2020
Scale: AS SHOWN
Drawn: CC
Reviewed: DL

1x4 WOOD FASCIA, PAINTED

WOOD SHINGLE SIDING, PAINTED

WOOD SHINGLE SIDING, PAINTED

WOOD SHINGLE SIDING, PAINTED

WOOD SHINGLE SIDING, PAINTED

1 PROPOSED REAR ELEVATION

10
9
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1

A
B
C
D
E
F
G
H
J
K

2 EXISTING REAR ELEVATION

10
9
8
7
6
5
4
3
2
1

HA 20-893188 PLAN #2.6

David Lin Design Studio
 1917 Peachtree Dunwoody Road, N.E., Suite 100, Atlanta, GA 30329
 Tel: (404) 525-1307 and 404.525.0000
 www.davidlin.com

BUILDING FINISHES

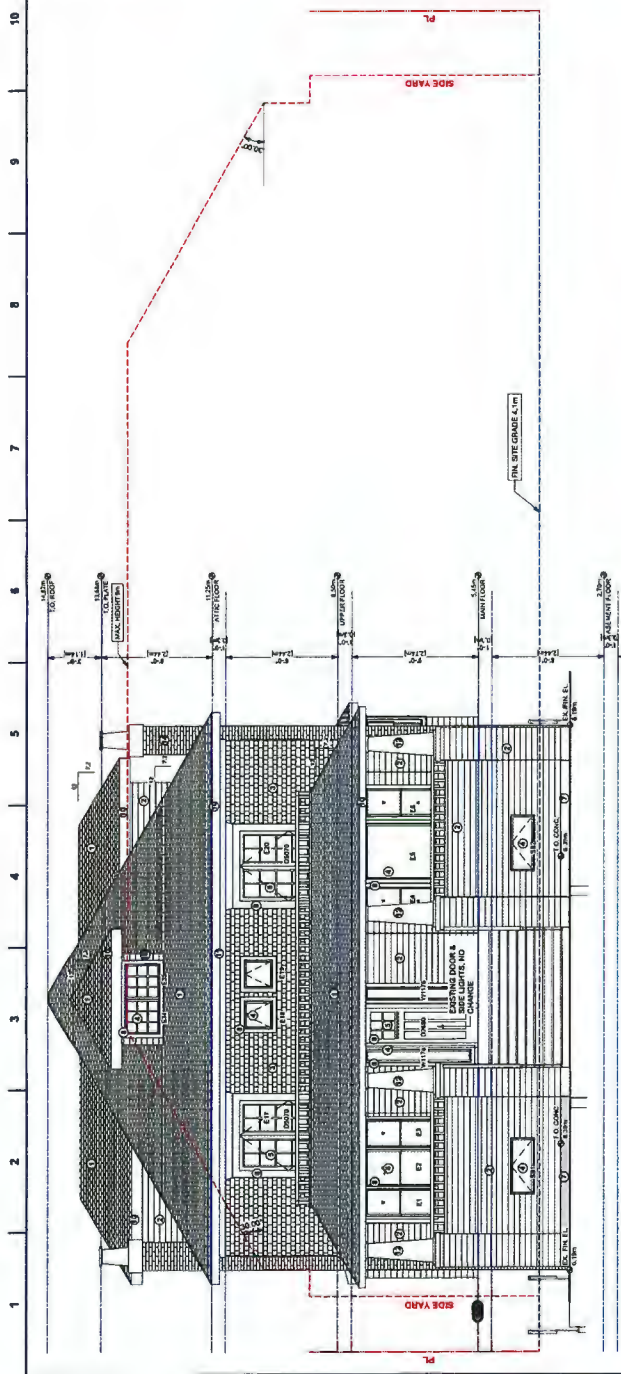
- 1 EXISTING CEDAR SHAKE ROOF
- 2 NEW CEDAR SHAKE ROOF TO MATCH EXISTING PAINTED
- 3 NEW WOOD SHINGLES TO MATCH EXISTING PAINTED
- 4 WOOD WINDOW DOUBLE-GLAZED
- 5 WOOD FRENCH DOORS, DOUBLE-GLAZED
- 6 WOOD GARAGE DOOR, WHITE
- 7 CONCRETE FOUNDATION WALL
- 8 4" WOOD TRIM, PAINTED
- 9 4" WOOD TRIM, PAINTED
- 10 4" WOOD TRIM, PAINTED
- 11 2" X 4" WOOD TRIM, PAINTED METAL OUTLET
- 12 2" X 4" WOOD TRIM, PAINTED METAL OUTLET
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- 97 2" X 4" WOOD TRIM, PAINTED METAL OUTLET
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- 99 2" X 4" WOOD TRIM, PAINTED METAL OUTLET
- 100 2" X 4" WOOD TRIM, PAINTED METAL OUTLET

PROJECT TITLE:
ZS-1 RESIDENCE
 6471 Dyke Road Richmond,
 B.C., V7E 3R3
 LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 6
 WEST, N.W. 1/2, T104, L101

Drawing Title:
SOUTH ELEVATION

Date: Feb. 7, 2020
 Scale: AS SHOWN
 Drawn: CC
 Reviewed: DL

Sheet No.:
A4



1 PROPOSED SOUTH ELEVATION

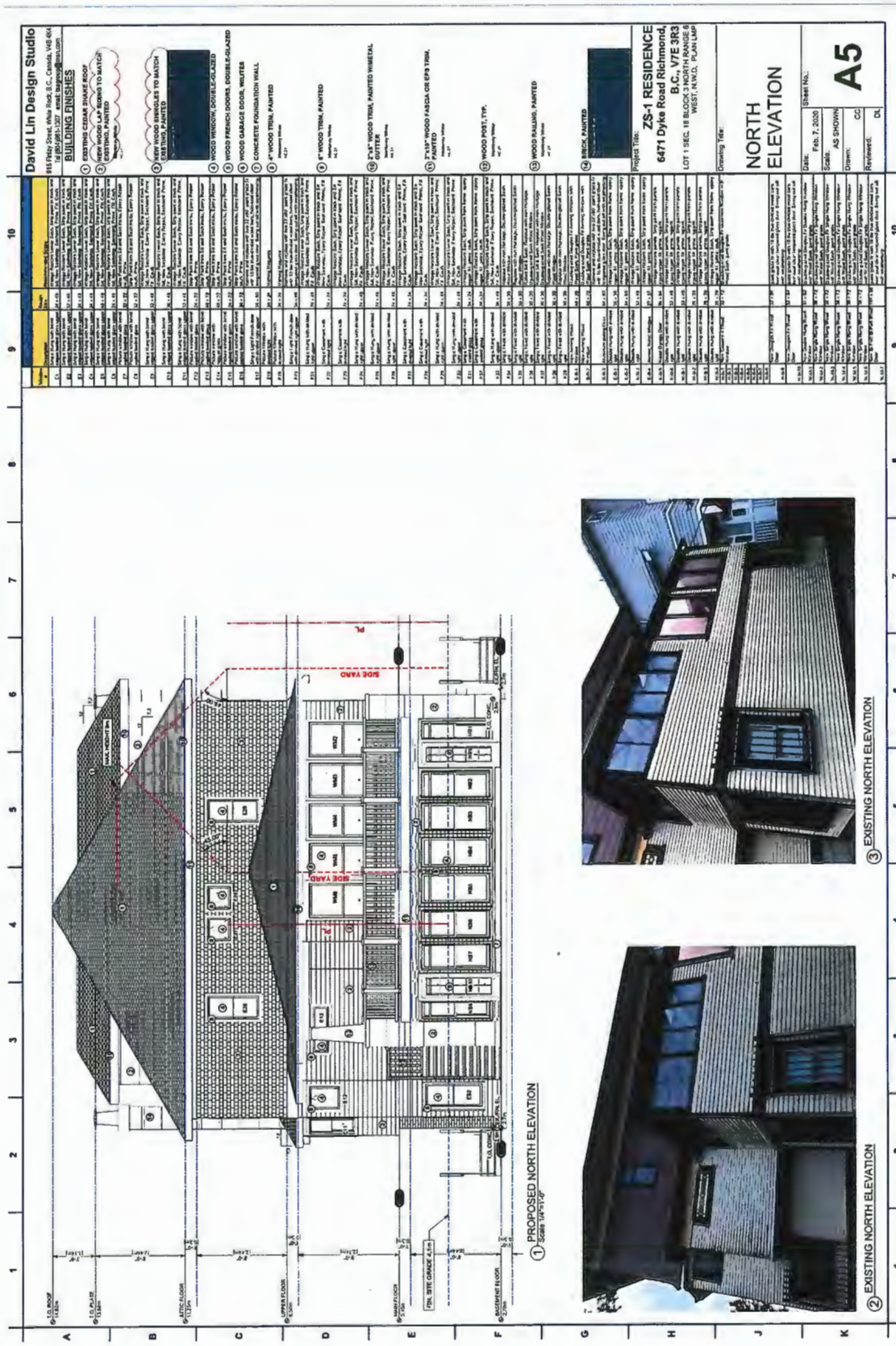


2 EXISTING SOUTH ELEVATION



3 EXISTING SOUTHEAST CORNER

HA 20-892182 PLAN# 3.a



David Lin Design Studio
 1111 First Street, 14th Fl., B.C., Canada, V6C 1G6
 Tel: (604) 681-2327 email: david@dlstudio.com

BUILDING FINISHES

- 1 EXISTING CEDAR SHAKE ROOF
- 2 EXISTING BRICK EXTERIOR TO MATCH EXISTING, PAINTED
- 3 NEW WOOD SHINGLES TO MATCH EXISTING, PAINTED
- 4 WOOD WINDOW, DOUBLE-GLAZED
- 5 WOOD FRENCH DOORS, DOUBLE-GLAZED
- 6 WOOD GARAGE DOOR, WHITE
- 7 CONCRETE FOUNDATION WALL
- 8 4" WOOD TRIM, PAINTED
- 9 4" WOOD TRIM, PAINTED
- 10 4" WOOD TRIM, PAINTED
- 11 2" X 4" WOOD TRIM, PAINTED WHITE/GALZ
- 12 2" X 4" WOOD TRIM, PAINTED WHITE/GALZ
- 13 2" X 4" WOOD TRIM, PAINTED WHITE/GALZ
- 14 2" X 4" WOOD TRIM, PAINTED WHITE/GALZ
- 15 BRICK, PAINTED

ZS-1 RESIDENCE
 6471 Dyke Road Richmond,
 B.C., V7E 3R3
 LOT 1 SEC. 18 BLOCK NORTH RANGE 6
 WEST, A.N.C.D., PLAN LMP

NORTH ELEVATION

DATE: Feb. 7, 2020
 SCALE: AS SHOWN
 SHEET NO.: **A5**
 REVIEWER: CC
 DRAWN: DL



3 EXISTING NORTH ELEVATION



2 EXISTING NORTH ELEVATION

1 PROPOSED NORTH ELEVATION
 SCALE: 1/8"=1'-0"

HA 20-893182 PLAN # 3.b

David Lin Design Studio
 18181 Stead Street, Suite 100, B.C., Canada, V8R 6K4
 Tel: (604) 273-1337 email: david@dlstudio.com

BUILDING FINISHES

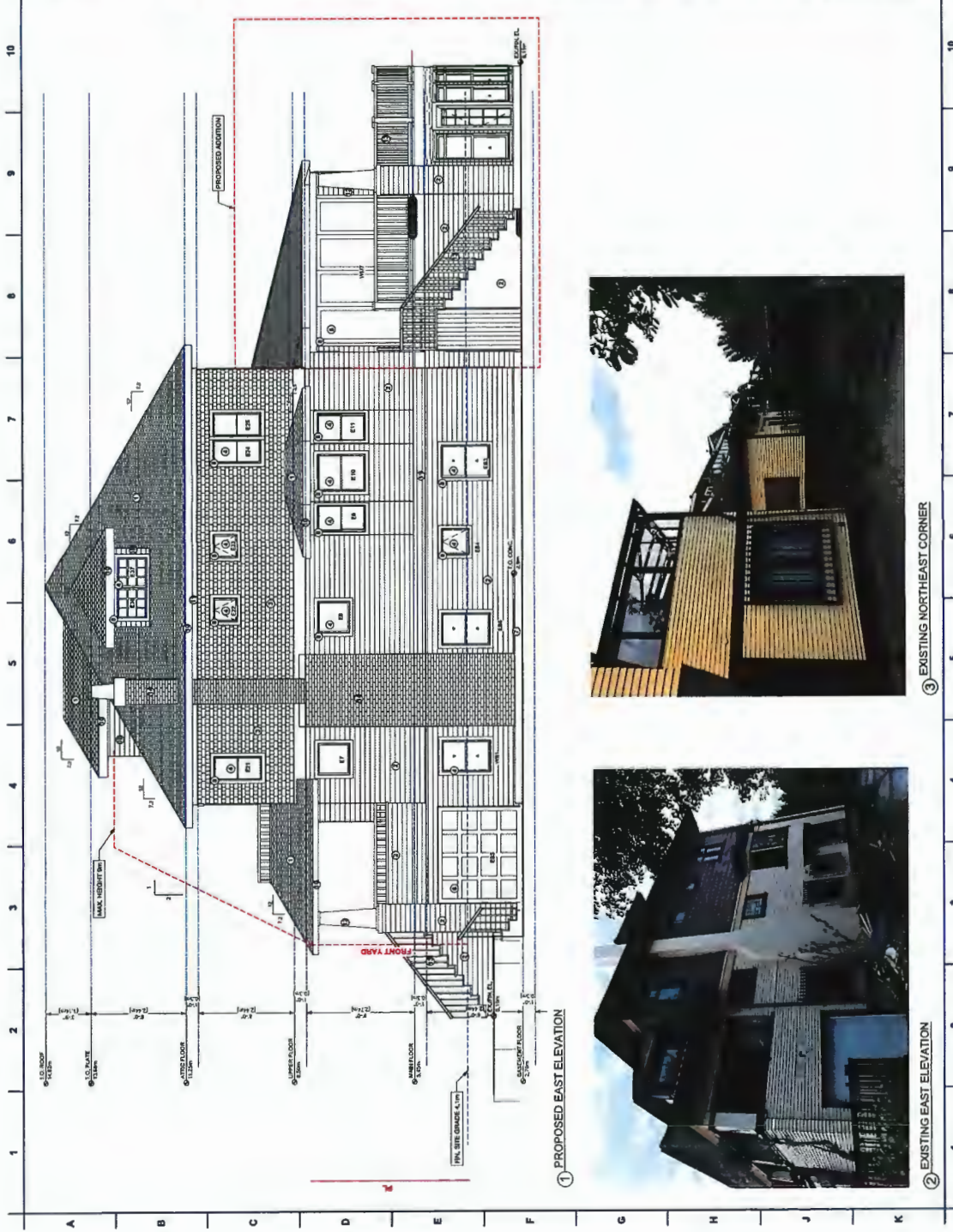
- ① EXISTING CEDAR SHAKE ROOF
- ② ROOF WOOD LAYING TO MATCH EXISTING, PAINTED
- ③ EXISTING BRICKWORK TO MATCH EXISTING, PAINTED
- ④ WOOD WINDOW, DOUBLE GLAZED
- ⑤ WOOD FRENCH DOOR, DOUBLE GLAZED
- ⑥ WOOD GARAGE DOOR, WHITE
- ⑦ CONCRETE FOUNDATION WALL
- ⑧ BRICK, PAINTED
- ⑨ 6" WOOD TRIM, PAINTED
- ⑩ 2x4" WOOD TRIM, PAINTED (VERTICAL GUTTER)
- ⑪ 2x4" WOOD PANELS OR EPS TRIM
- ⑫ WOOD PORT. TYP.
- ⑬ WOOD RAILING, PAINTED
- ⑭ BRICK, PAINTED

Project Title:
ZS-1 RESIDENCE
 6471 Dyle Road Richmond,
 B.C., V7E 3R3
 LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 6
 WEST, INTER. POINT L.P.

Client: CC
Architect: DL

Sheet No.:
EAST ELEVATION
A6

Date: Feb. 7, 2020
Scale: AS SHOWN
Drawn: CC
Reviewed: DL



① PROPOSED EAST ELEVATION

HA 20-893182 PLAN # 3.C

David Lin Design Studio
 815 Pine Street, White Rock, B.C., Canada, V8B 6W4
 Tel: (604)681-1307 email: david@dlindesign.com

BUILDING FINISHES

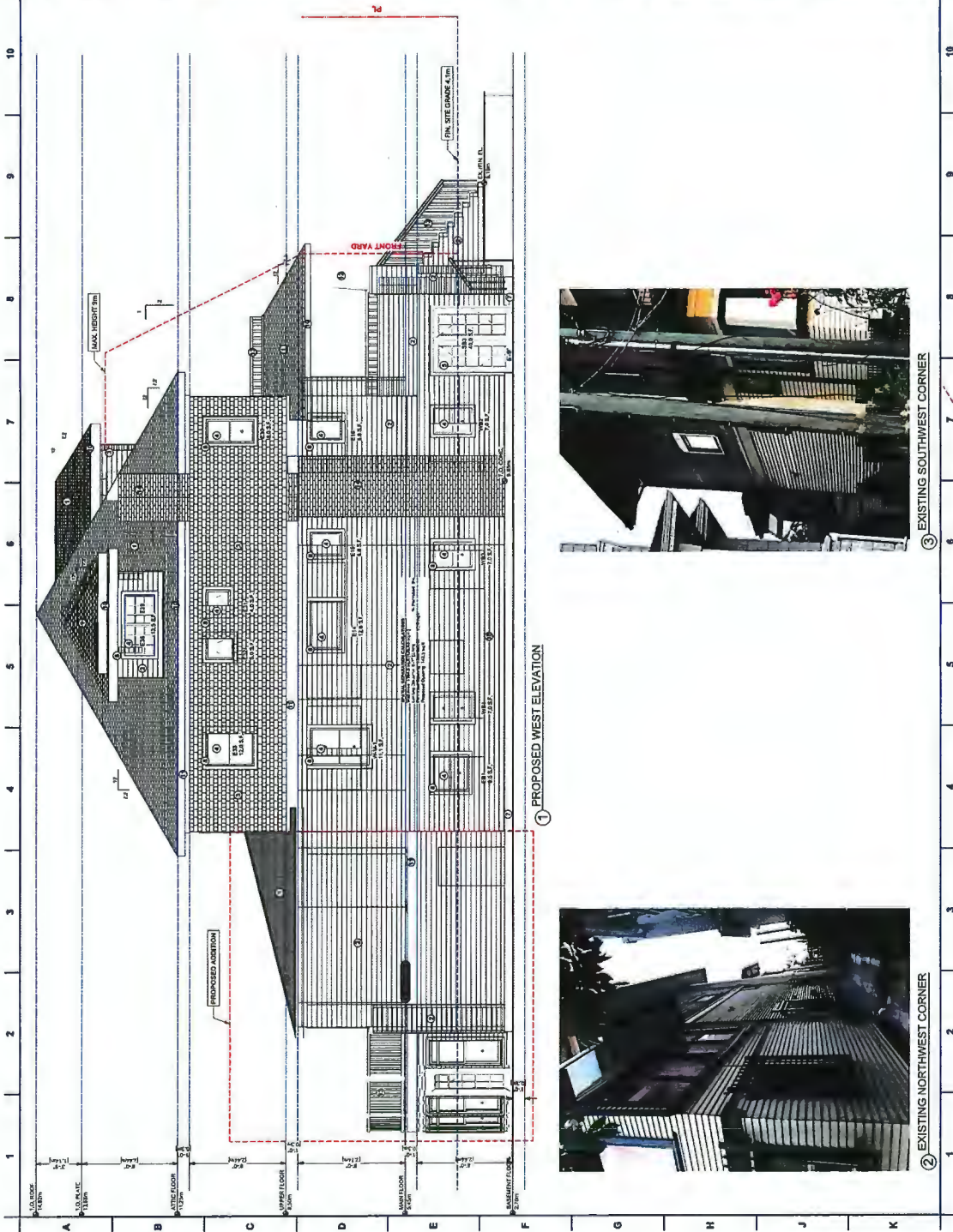
- ① EXISTING CEDAR SHAKE ROOF EXISTING PAINTED
- ② NEW WOOD LVL SIDING TO MATCH EXISTING PAINTED
- ③ EXISTING BRICK TO MATCH EXISTING PAINTED
- ④ WOOD WINDOW, DOUBLE GLAZED
- ⑤ WOOD FRENCH DOOR, DOUBLE GLAZED
- ⑥ WOOD SHARPE DOOR, WHITE
- ⑦ CONCRETE FOUNDATION WALL
- ⑧ 1/2" WOOD TRIM, PAINTED
- ⑨ 1/2" WOOD TRIM, PAINTED
- ⑩ 1/2" WOOD TRIM, PAINTED
- ⑪ 1/2" WOOD TRIM, PAINTED
- ⑫ 1/2" WOOD TRIM, PAINTED
- ⑬ 1/2" WOOD TRIM, PAINTED
- ⑭ 1/2" WOOD TRIM, PAINTED
- ⑮ 1/2" WOOD TRIM, PAINTED
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- ㊿ 1/2" WOOD TRIM, PAINTED

PROJECT TITLE:
 ZS-1 RESIDENCE
 6471 Dyke Road Richmond, B.C., V7E 3R3
 LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 8 WEST, WATER 100' L&P

DATE: Feb. 7, 2020
SCALE: AS SHOWN
DRAWN: CC
REVIEWED: DL

WEST ELEVATION

A7



HA 20-893182 PLAN # 3.d

David Lin Design Studio
 815 Pine Street, White Rock, B.C., Canada, V8B 4G6
 Tel: 604.981-1307 email: info@dlstudio.com

NO.	DESCRIPTION
1	1.000
2	1.000
3	1.000
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WALL LEGEND

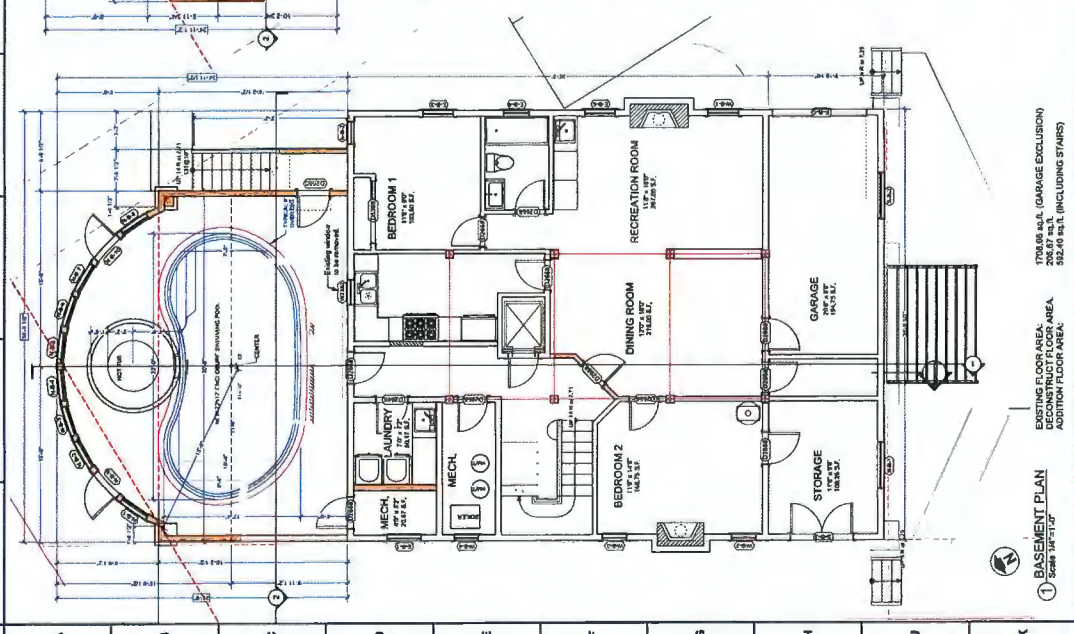
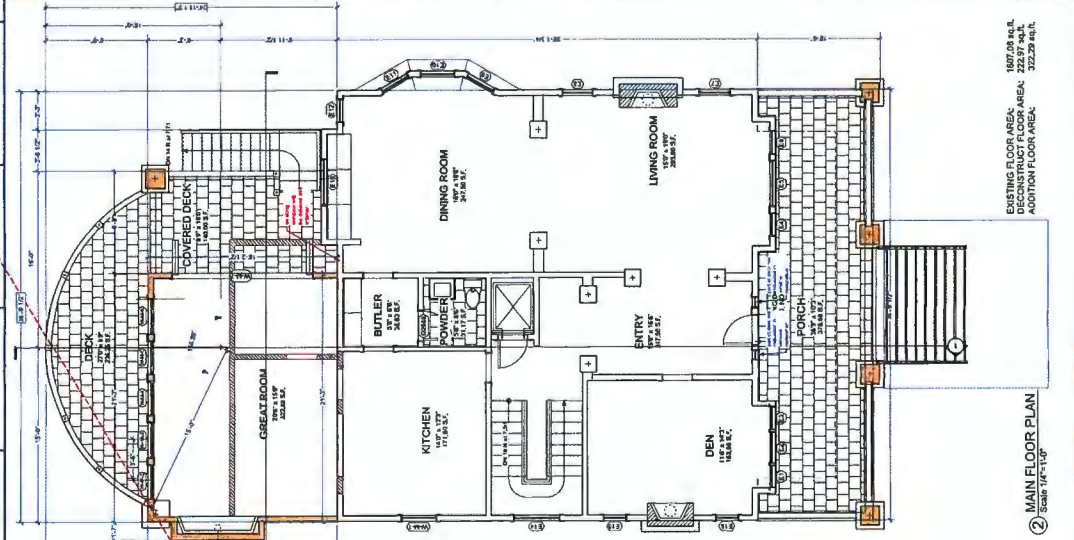
- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO BE RETAINED
- ADDITIONAL FOOTING

Project Title:
ZS-1 RESIDENCE
 6471 Dylke Road Richmond,
 B.C., V7E 3R3
 LOT 1 SEC. 18 BLOCK 3 NORTHFRANSE &
 WESTFRANSE, TOWNSHIP

FLOOR PLANS

Sheet No.:
A8

Date: Feb. 7, 2018
 Scale: AS SHOWN
 Drawn: CC
 Reviewed: DL



REFERENCE PLANS

David Lin Design Studio
 888 Pape Street, White Rock, B.C., Canada, V8B 6M6
 Tel: 604-699-1307 email: davidlin@dlstudio.com

Project Title:
ZS-1 RESIDENCE
 6471 Dyke Road Richmond,
 B.C. - V7E 3R3
 LOT 1 SEC. 18 BLOCK 4 NORTH RANGE 6
 WEST VAN. FOR 2018

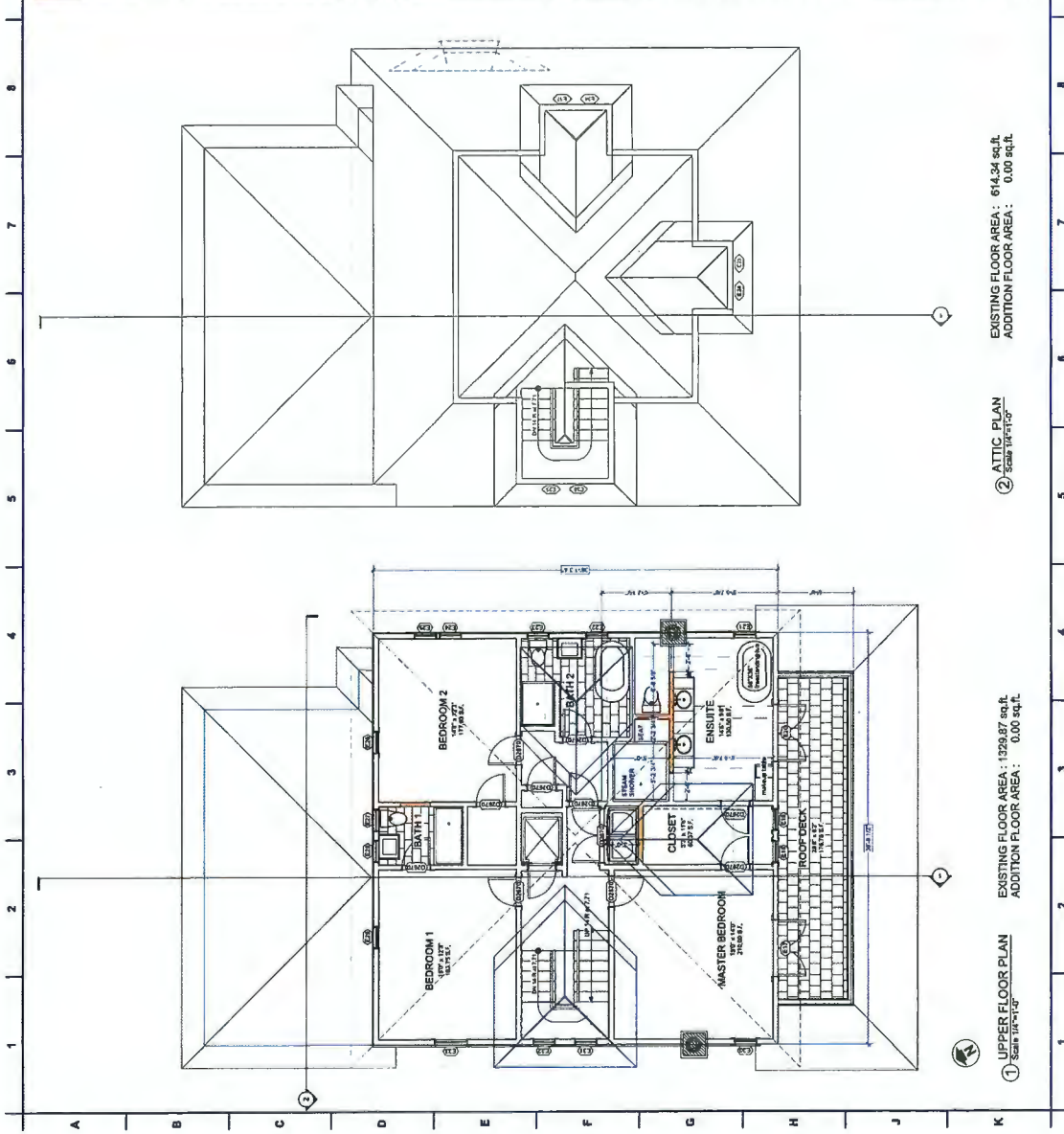
WALL LEGEND
 EXISTING WALLS
 EXTERIOR WALLS TO BE REMOVED
 ADDITION WALLS
 SUBSTITUTED ROOF

FLOOR PLANS

Sheet No.:
 Date: Feb. 7, 2020
 Scale: AS SHOWN
 Drawn: CC
 Reviewed: DL

A9

NO.	DESCRIPTION
1.1	EXISTING WALLS TO BE REMOVED
1.2	EXISTING WALLS TO BE REMOVED
1.3	EXISTING WALLS TO BE REMOVED
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1.98	EXISTING WALLS TO BE REMOVED
1.99	EXISTING WALLS TO BE REMOVED
1.100	EXISTING WALLS TO BE REMOVED



REFERENCE PLANS

David Lin Design Studio
 918 Free Street, White Rock, B.C., Canada, V8B 4M1
 Tel: (604) 681-1307 email: info@davidlindesign.com

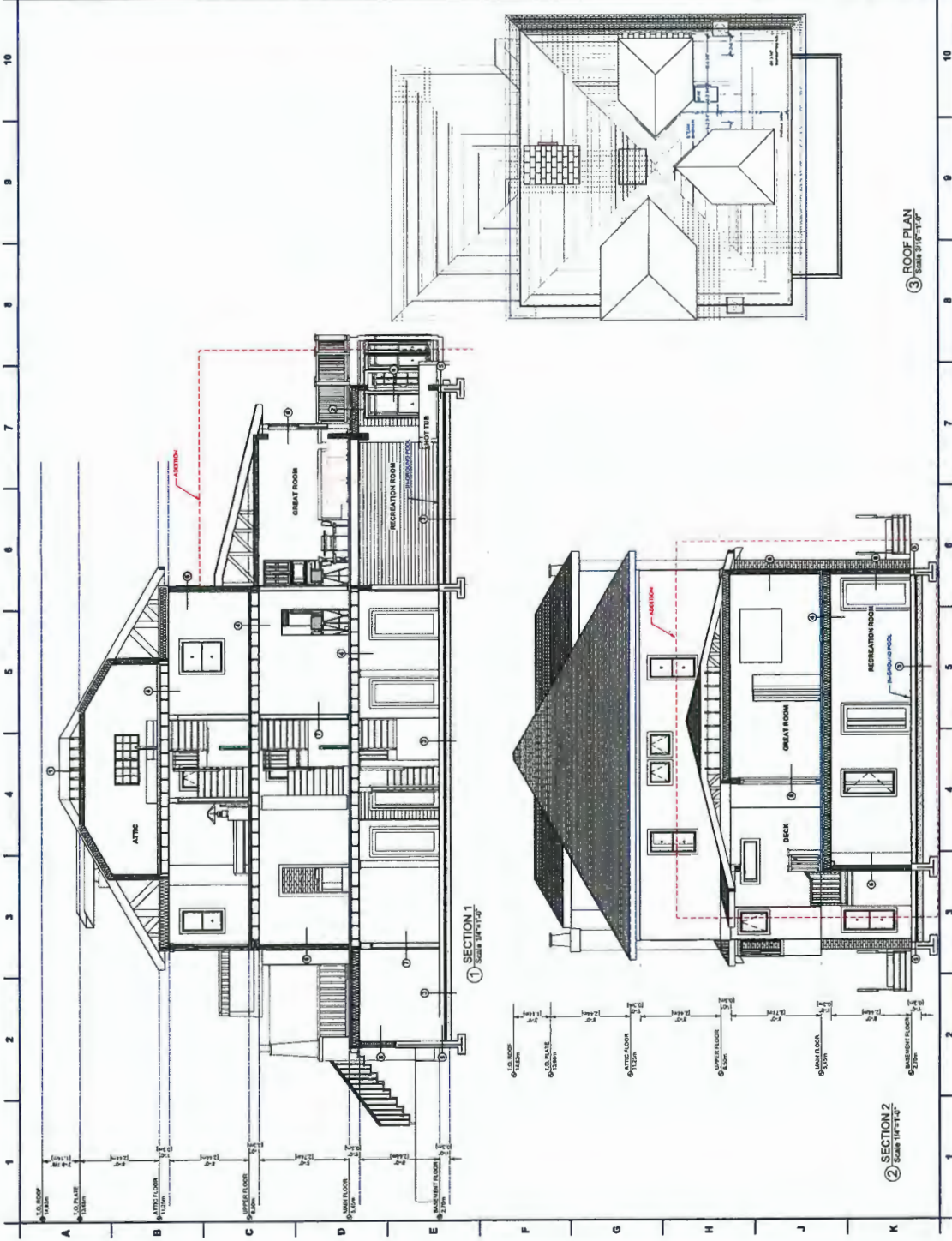
CONSTRUCTION NOTES

- TYPICAL ROOF SECTION**
 1. All roof framing shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1. All roof framing shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1. All roof framing shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1.
- ROOF DECK SECTION**
 1. The roof deck shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1. All roof framing shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1.
- TYPICAL FLOOR SECTION**
 1. All floor framing shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1. All floor framing shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1.
- CONCRETE FOUNDATION WALL SECTION**
 1. All concrete foundation walls shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1. All concrete foundation walls shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1.
- TYPICAL EXTERIOR WALL SECTION**
 1. All exterior walls shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1. All exterior walls shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1.
- TYPICAL INTERIOR WALL SECTION**
 1. All interior walls shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1. All interior walls shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1.
- TYPICAL DOOR SECTION**
 1. All doors shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1. All doors shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1.
- TYPICAL WINDOW SECTION**
 1. All windows shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1. All windows shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1.
- TYPICAL STAIR SECTION**
 1. All stairs shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1. All stairs shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1.
- TYPICAL BATHROOM SECTION**
 1. All bathrooms shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1. All bathrooms shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1.
- TYPICAL KITCHEN SECTION**
 1. All kitchens shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1. All kitchens shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1.
- TYPICAL GARAGE SECTION**
 1. All garages shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1. All garages shall be constructed in accordance with the BC Building Code, Part 9.5.1.2.1.1.

Project Title: ZS-1 RESIDENCE
 6471 Dyke Road Richmond, B.C., V7E 3R3
 LOT 1 SEC. 18 BLOCK 10 WEST, H.W.D. PLAN 11/17

Drawing Title: SECTIONS & ROOF PLAN

DATE: Feb. 7, 2020
 SCALE: AS SHOWN
 DRAWN: CC
 SHEET NO.: **A10**
 REVIEWED: DL



REFERENCE PLANS