



To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: October 13, 2004
File: DP 04-264230
Re: **Application by Vermillion Properties Corp./
Beech Developments Ltd./Goertzen Holdings Canada Ltd. for a
Development Permit at 6660, 6760, 6780 and 6784 Lynas Lane**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 19 two-storey townhouses at 6660, 6760, 6780 and 6784 Lynas Lane on a site zoned Townhouse District (R2); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum front yard setback from 6 m to 1.6 m for the mailbox structure with roof; and
 - b) Reduce the minimum rear yard setback from 3 m to 1.7 m for the enclosed recycling, garbage and electrical rooms.

for Raul Allueva
Director of Development

SB:blg
Att. 3

Staff Report

Origin

Vermillion Properties Corp./Beech Developments Ltd./Goertzen Holdings Canada Ltd. have applied to the City of Richmond for permission to develop nineteen 19 two-storey townhouses at 6660, 6760, 6780 and 6784 Lynas Lane. The development would comprise of 19 townhouse units split into four (4) building types. The Lynas Lane streetscape would comprise of four (4) attached units and two (2) additional end units. The consolidated site contains four single-family homes.

The site is being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2) for this project under Bylaw 7742. Rezoning application RZ 04-257429 is at Third Reading.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject consolidated site is located in the Thompson Area and is adjacent to several community services including Thompson Community Centre, Burnett Secondary School and Blair Elementary School. The site is contiguous with an established townhouse node at Lynas Lane and Granville Avenue. The existing development surrounding the site is described as follows:

- To the north, are single-family home rear yards;
- To the east, are single-family home rear yards and multi-family development;
- To the south, is multi-family development; and
- To the west, across Lynas Lane, is multi-family development, a single-family home and Thompson Community Centre.

Rezoning and Public Hearing Results

During the rezoning process, the applicant held a public consultation open house. Several issues were raised by surrounding residents and addressed during the rezoning process by the applicant and City staff. These concerns included traffic, trees, school capacity, views, and number of units. Staff worked with the applicant to address the issues and the results were included in the staff report of May 26, 2004 which was presented to Planning Committee on June 8, 2004.

The Public Hearing for the rezoning of this site was held on July 19, 2004. At the Public Hearing, the following concerns about rezoning the property were expressed that:

- Mature trees along rear property line should be retained for privacy; and
- A traffic light should be installed at the intersection of Granville Avenue and Lynas Lane.

These concerns were among the concerns previously expressed by area residents during the rezoning process. The issue of tree retention for privacy was explored by the applicant and a registered arborist. There are eleven (11) existing trees located along the rear property line, including a significant Willow tree in good health, a Sycamore Maple tree in fair health and nine (9) trees in poor health. The Willow will be retained. The Maple is not a good candidate for

retention as it is in conflict with an internal manoeuvring aisle and is exhibiting medium failure potential due to bark and stem defects. The ten (10) trees being removed from the rear property line will be replaced with sixteen (16) new trees in a variety of sizes and species. There will be a total of seventeen (17) trees along the rear property line to provide privacy screening.

During the rezoning process, the Transportation Department reviewed issues relating to traffic generation, access and parking. Although the addition of a traffic signal was not considered to be warranted at the intersection of Lynas Lane and Granville Avenue, an analysis of the safety issues relating to the intersection is underway.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Townhouse District (R2) Schedule except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in *bold*)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Vary the provision of Section 203.4 (Minimum Setbacks from Property Lines) to reduce the minimum front yard setback from 6 m to 1.6 m for the mailbox structure with roof.

(Staff supports the proposed variance as it is considered minor and improves the streetscape and the architectural form and character of the development. The proposed location is common for mailboxes and a variance would not be required if the roof of the structure was to be removed).

- 2) Vary the provision of Section 203.4 (Minimum Setbacks from Property Lines) to reduce the minimum rear yard setback from 3 m to 1.7 m for the enclosed garbage, recycling and electrical rooms.

(Staff supports the proposed variance as it is considered minor; the location improves the streetscape and view into the development; and the enclosure of the garage and recycling into a room improves security, the interface to the multi-family development and the architectural form and the character of the development. A variance would not be required if the roof of the structure was to be removed. However, the full enclosure of the garbage and recycling offers a better transition to the neighbouring multi-family development).

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the proposed development and decided that the project should proceed. A copy of the relevant excerpt from the Advisory Design Panel Minutes from June 23, 2004 is attached for reference (**Attachment 2**). The response from the applicant has been included immediately following the specific Advisory Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency:

- The proposed, height, siting and orientation of the buildings respect the massing of the surrounding existing residential development;
- The applicant has mitigated the impact of the proposed development on the single-family lots to the north and east, which face Garrison Road and Cairns Court through reduced two-storey massing, a modified roof form for sunlight penetration and the appearance of detached duplexes, tree retention and new tree planting, landscaping and privacy fencing; and
- The applicant has mitigated the impact of the proposed development on the multi-family dwelling units to the east through an increased setback for the dwelling units, tree retention and new tree planting along the shared property line, the full enclosure of the recycling and garbage area, landscaping and privacy fencing.

Site Planning and Urban Design:

- The siting of the building and the relationship between the indoor spaces and the outdoor areas allow for adequate surveillance to meet safety and crime prevention objectives;
- The siting of the garbage and recycling room at the rear of the property improves the streetscape and view into the development. The accommodation of a fire truck staging area and associated clearances and turning radii facilitates garbage and recycling collection from this internal location. The dumpster will be serviced through private collection; and
- The visitor parking adjacent to Lynas Lane has been screened with a trellis to minimize its visual impact on the streetscape.

Architectural Form and Character:

- The building forms are well articulated; and
- The proposed building materials (horizontal Hardi-siding, vertical vinyl siding, Hardi-shingles, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines.

Landscape Design and Open Space Design:

- The landscape design includes 56 trees: planting 51 new trees and retaining five (5) existing trees. Four (4) of the existing trees face Lynas Lane and their retention will contribute a maturity to the streetscape elevation. A large Weeping Willow tree is located along the rear property line and its retention will provide a privacy buffer;
- Careful measures will be taken for the retention of five (5) existing trees which are located on neighbouring properties but have significant encroachment of canopy and root structure into the subject site;
- The landscape design also includes children's play equipment, special paving treatment with patterning and colour, as well as substantial planting to provide a highly liveable environment;
- The recycling enclosure is located at the rear of the property off the manoeuvring aisle and is fully enclosed and roofed minimize its visual impact on Lynas Lane; and
- The use of interlocking pavers improves the permeability of the site.

Conclusions

The applicant has worked cooperatively with staff and has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits well into the existing context. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.
Planner 1

SB:blg

The following conditions are required to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter of Credit for landscaping in the amount of \$71,244.13 (based on a total floor area of 35,622.07 ft²).

List of Attachments

- | | |
|--------------|----------------------------------------------------|
| Attachment 1 | Development Application Data Sheet |
| Attachment 2 | Excerpt from Advisory Design Panel Meeting Minutes |



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet
Development Applications Department**

DP 04-264230

Attachment 1

Address: 6660, 6760, 6780 and 6784 Lynas Lane

Applicant: Vermillion Properties Corp./Beech Dev. Ltd./Goertzen Holdings Canada Ltd.

Owner: Cambria Court Ltd.

Planning Area(s): Thompson Area

Floor Area Gross: 3,309.29 m² Net: 2,492.04 m²

	Existing	Proposed
Site Area	Formerly 1,516+1,377+919+830 m ²	4,634.22 m ²
Land Uses	Single-Family Residential	Multi-Family Residential
OCP Designation	Low Density Residential	no change
Zoning:	Formerly R1/E	R2
Number of Units	4	19

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage:	Max. 40%	40%	none
Setback – Front Yard*:	Min. 6 m	6 m to 10.4 m and 1.6 m for mailboxes	1.6 m for mailboxes
Setback – Side Yard:	Min. 3 m	4.4 m	none
Setback – Rear Yard*:	Min. 3 m	3 m to 6.2 m and 1.7 m for recycling	1.7 m setback for recycling encl.
Height (m):	Max. 9 m	8.5 m and two-storeys	none
Lot Size:	Min. 30 m width and Min. 35 m depth	87.82 m width and 50.2 to 59.1m depth	none
Off-street Parking Spaces – Resident/Visitor:	Min. 38 and 4	38 and 4	none
Off-street Parking Spaces – Accessible:	Min. 1	1	none
Total off-street Spaces:	42	42	none
Indoor Amenity Space:	Min. 70 m ²	cash-in-lieu paid	none
Outdoor Amenity Space:	Min. 114 m ²	135 m ²	none

* Variances were requested to reduce the front yard setback from 6 m to 1.6 m for roofed mailboxes and to reduce the rear yard setback from 3 m to 1.7 m for a roofed recycling/garbage enclosure.

**EXCERPT FROM THE MINUTES FROM
THE DESIGN PANEL MEETING**

Wednesday June 23, 2004 – 4:00 p.m.

Rm. M.1.003

RICHMOND CITY HALL

3. 2004-30

Townhouses

GBL Architects Group.

DP04-264230

6660, 6760, 6780, 6784 Lynas Lane
(Formal)

The panel then proffered the following comments about the project that:

- ❖ the level of landscape resolution was not available, and internal planting was not developed - ***Provided;***
- ❖ the architect had made a good choice of trees, however, the internal area needed more development, attention to paving material, proper signage, and more character for the internal part of the project - ***Incorporated;***
- ❖ two less units on the project would free up more space for interior; however, the project was well resolved and supportable - ***Unit count not reduced;***
- ❖ no accessible units were planned – ***units are convertible;***
- ❖ the project looked good, but needed a material board - ***Provided;***
and
- ❖ the T entrances should be angled for visibility - ***Incorporated.***

Chair advised that the Panel was supportive However, he noted that there was concern about the lack of resolution in the central area. He stated that this would be an attractive project, but because all units were identical, they would be boring but this noted that this could be alleviated through the use of a variety of tones, color and materials.

It was moved and seconded

That this project go forward subject to the applicant working with staff to address comments made by the Panel.

CARRIED
7 with 1 abstention



No. DP 03-264230

To the Holder: VERMILLION PROPERTIES CORP./
BEECH DEVELOPMENTS LTD./
GOERTZEN HOLDINGS CANADA LTD.

Property Address: 6660, 6760, 6780 AND 6784 LYNAS LANE

Address: C/O DEREK CHICHAK
#625 – 5960 NO 6 ROAD
RICHMOND, BC V6V 1Z1

1. This Development 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.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plans #1 and #2 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #2 and #3a attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #3a to #3e attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #2 to #3e attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 to #7 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

Development Permit

No. DP 03-264230

To the Holder: VERMILLION PROPERTIES CORP./
BEECH DEVELOPMENTS LTD./
GOERTZEN HOLDINGS CANADA LTD.

Property Address: 6660, 6760, 6780 AND 6784 LYNAS LANE

Address: C/O DEREK CHICKAK
#625 – 5960 NO 6 ROAD
RICHMOND, BC V6V 1Z1

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$71,244.13.

5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

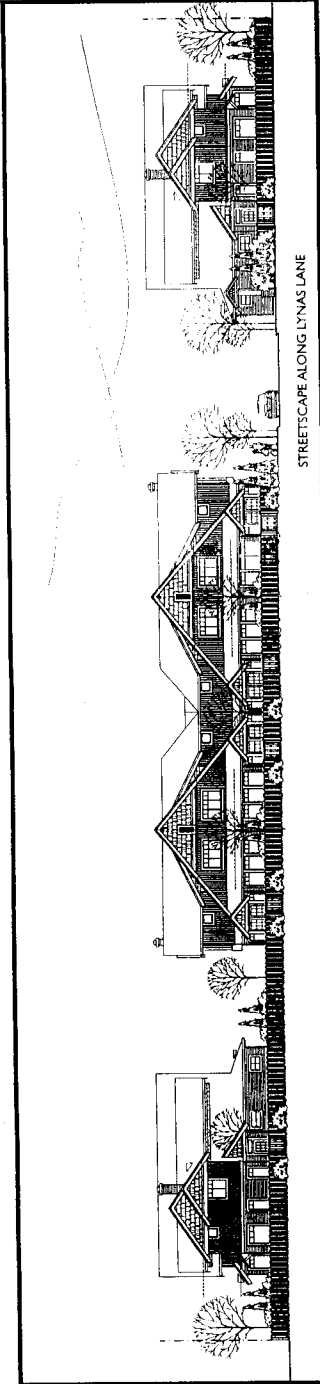
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

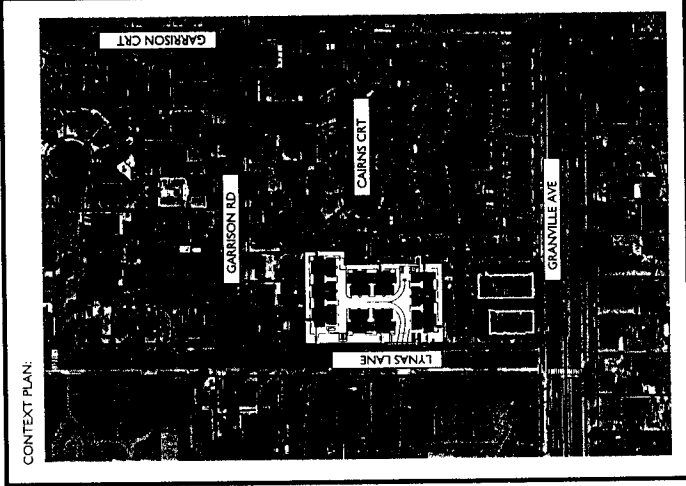
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS ARE APPROXIMATE
 3. ALL DIMENSIONS ARE APPROXIMATE
 4. ALL DIMENSIONS ARE APPROXIMATE



CONSULTANTS:

DEVELOPER:
 VESMILION PROPERTIES CORP
 655-530 No 8 Road
 Richmond, BC V6V 1Z1
 Tel: (604) 271-1111
 Fax: (604) 271-1112
 Contact: Roger Gault

ARCHITECT:
 GBL INC
 4 GERRARD STREET EAST, SUITE 200
 RICHMOND, BC V6V 1K7
 Tel: (604) 271-1111
 Fax: (604) 271-1112
 Contact: Dennis Gault
 dennis.gault@gbll.com

STRUCTURAL:
 CONSULTANTS LTD
 1850 West 8th Avenue
 Vancouver, BC V6L 1W4
 Tel: (604) 271-1111
 Fax: (604) 271-1112
 Contact: Steve Poirier
 steve@pcc-ecg.com

MECHANICAL:
 SPC ENGINEERING
 CONSULTANTS LTD
 1850 West 8th Avenue
 Vancouver, BC V6L 1W4
 Tel: (604) 271-1111
 Fax: (604) 271-1112
 Contact: Steve Poirier
 steve@pcc-ecg.com

ELECTRICAL:
 SPC ENGINEERING
 CONSULTANTS LTD
 1850 West 8th Avenue
 Vancouver, BC V6L 1W4
 Tel: (604) 271-1111
 Fax: (604) 271-1112
 Contact: Steve Poirier
 steve@pcc-ecg.com

LANDSCAPE:
 DMC Landscape Architects
 1000 West 8th Avenue, Suite 203
 Surrey, BC V6Z 8B3
 Tel: (604) 471-1111
 Fax: (604) 471-1112
 Contact: Mark Gault
 gault@pcc-ecg.com

FOUNDATION:
 WILSON REYNOLDS AND ASSOCIATES
 8 AND CAMPA LANE SUITE 100
 RICHMOND, BC V6V 3R1
 Tel: (604) 271-1111
 Fax: (604) 271-1112
 Contact: Mark Gault
 gault@pcc-ecg.com

GEOTECHNICAL:
 GEOPACIFIC CONSULTANTS LTD
 1102 - 6988 Royal Avenue
 Richmond, BC V6V 4G9
 Tel: (604) 271-1111
 Fax: (604) 271-1112
 Contact: Steve Poirier

FILE: DK 04-264230
 CAMBRIA COURT
 6780 LYNAS LANE
 RICHMOND, BC
 9 TOWNHUNGING UNITS
 FOR VESMILION PROPERTIES

COVER

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 CADD FILE: _____
 JOB NUMBER: 0365

A-1.00

PLAN # 1
 NS/10/2004
 DP 04264230

SITE DATA:
 MAY/17/2004
 NOTE: ALL DIMENSIONS & CALCULATIONS ARE APPROXIMATE
 CIVIC ADDRESS: 6780 LYNAS LANE, RICHMOND, BC
 LEGAL ADDRESS:

ZONING: R2
 SITE AREA: 44,284.0 SF 4634.22 5M 112 AC
 DENSITY CALCULATION: 19 UPA
 FSR AREA: ALLOWED: 0.55 21,436 SF
 TOTAL FSR AREA: PROPOSED: 0.55 21,433 SF
 MAX HEIGHT: ALLOWED: 9M 24.5 F
 PROPOSED: 8.5M 28 F

LOT COVERAGE:
 MAX ALLOWED: 0.40 19,584 SF
 PROPOSED: 0.40 19,583 SF

SETBACKS:
 FRONT: 6M 19,605 FT
 REAR: 3M 9,843 FT
 SIDE: 4.5 M 14,5 FT
 PROPOSED: 4.5 M 14,5 FT

PARKING CALCULATION:
 REQUIRED: RES: 20 38 SPACES
 VISITORS: 2 4 SPACES
 ALLOWED: SMALL CARS: 30 %
 PROVIDED: RES: 38 SPACES IN GARAGES
 VISITORS: 4 ON GRADE, INCLUDING 1 HIC & 1 SMALL CAR
 TOTAL PARKING PROVIDED: 42

NO.	TYPE	SIZE	UNIT AREA	TOTAL AREA	COVERAGE	TOTAL COV.
			SF	SF	%	SF
1	A	3ER	1485	17,220	104%	12,540
2	A	3ER	1451	17,215	105%	14,5
3	A	3ER	1451	17,215	105%	19,583

EXCLUSION ALLOWANCE FROM FSR CALCULATION AS PER 208.2(2)(b)
 EXCL FSR FOR GARAGES: 19,583 SF
 EXCL FSR FOR OFF-STREET PARKING: 50 SF (538.21 SF)
 PER DRILLING UNIT FOR THE EXCLUSIVE USE OF OFF-STREET PARKING
 PROVIDED GARAGES 38 26 5M (336 SF) PER UNIT, EXCLUDED FROM THE FSR CALCULATION

LIST OF DWGS:

A-1.00 COVERS
 A-1.01 SITE PLAN
 A-1.02 FIRE ACCESS/PARKING PLAN
 A-1.03 SITE SECTION
 A-1.04 STREET SCAPES
 A-1.05 MAILBOX & GARAGE DETAILS
 A-2.01 BLDG PLANS BLDG # 1
 A-2.02 BLDG PLANS BLDG # 2 & 4
 A-2.03 BLDG PLANS BLDG # 3
 A-3.01 ELEVATIONS BLDG # 1
 A-3.02 ELEVATIONS BLDG # 2
 A-3.03 ELEVATIONS BLDG # 3
 A-4.01 IMP-PS&M INT-A

SCALE:

N=1
 A-1.00 COVERS: N=1
 A-1.01 SITE PLAN: N=1
 A-1.02 FIRE ACCESS/PARKING PLAN: N=1
 A-1.03 SITE SECTION: N=1
 A-1.04 STREET SCAPES: N=1
 A-1.05 MAILBOX & GARAGE DETAILS: N=1
 A-2.01 BLDG PLANS BLDG # 1: N=1
 A-2.02 BLDG PLANS BLDG # 2 & 4: N=1
 A-2.03 BLDG PLANS BLDG # 3: N=1
 A-3.01 ELEVATIONS BLDG # 1: N=1
 A-3.02 ELEVATIONS BLDG # 2: N=1
 A-3.03 ELEVATIONS BLDG # 3: N=1
 A-4.01 IMP-PS&M INT-A: N=1



NO.	REVISION	DATE
1	ISSUED FOR PERMITS	09/11/20
2	ISSUED FOR PERMITS	09/11/20
3	ISSUED FOR PERMITS	09/11/20
4	ISSUED FOR PERMITS	09/11/20
5	ISSUED FOR PERMITS	09/11/20
6	ISSUED FOR PERMITS	09/11/20
7	ISSUED FOR PERMITS	09/11/20
8	ISSUED FOR PERMITS	09/11/20
9	ISSUED FOR PERMITS	09/11/20
10	ISSUED FOR PERMITS	09/11/20
11	ISSUED FOR PERMITS	09/11/20
12	ISSUED FOR PERMITS	09/11/20
13	ISSUED FOR PERMITS	09/11/20
14	ISSUED FOR PERMITS	09/11/20
15	ISSUED FOR PERMITS	09/11/20
16	ISSUED FOR PERMITS	09/11/20
17	ISSUED FOR PERMITS	09/11/20
18	ISSUED FOR PERMITS	09/11/20
19	ISSUED FOR PERMITS	09/11/20
20	ISSUED FOR PERMITS	09/11/20
21	ISSUED FOR PERMITS	09/11/20
22	ISSUED FOR PERMITS	09/11/20
23	ISSUED FOR PERMITS	09/11/20
24	ISSUED FOR PERMITS	09/11/20
25	ISSUED FOR PERMITS	09/11/20
26	ISSUED FOR PERMITS	09/11/20
27	ISSUED FOR PERMITS	09/11/20
28	ISSUED FOR PERMITS	09/11/20
29	ISSUED FOR PERMITS	09/11/20
30	ISSUED FOR PERMITS	09/11/20
31	ISSUED FOR PERMITS	09/11/20
32	ISSUED FOR PERMITS	09/11/20
33	ISSUED FOR PERMITS	09/11/20
34	ISSUED FOR PERMITS	09/11/20
35	ISSUED FOR PERMITS	09/11/20
36	ISSUED FOR PERMITS	09/11/20
37	ISSUED FOR PERMITS	09/11/20
38	ISSUED FOR PERMITS	09/11/20
39	ISSUED FOR PERMITS	09/11/20
40	ISSUED FOR PERMITS	09/11/20
41	ISSUED FOR PERMITS	09/11/20
42	ISSUED FOR PERMITS	09/11/20
43	ISSUED FOR PERMITS	09/11/20
44	ISSUED FOR PERMITS	09/11/20
45	ISSUED FOR PERMITS	09/11/20
46	ISSUED FOR PERMITS	09/11/20
47	ISSUED FOR PERMITS	09/11/20
48	ISSUED FOR PERMITS	09/11/20
49	ISSUED FOR PERMITS	09/11/20
50	ISSUED FOR PERMITS	09/11/20
51	ISSUED FOR PERMITS	09/11/20
52	ISSUED FOR PERMITS	09/11/20
53	ISSUED FOR PERMITS	09/11/20
54	ISSUED FOR PERMITS	09/11/20
55	ISSUED FOR PERMITS	09/11/20
56	ISSUED FOR PERMITS	09/11/20
57	ISSUED FOR PERMITS	09/11/20
58	ISSUED FOR PERMITS	09/11/20
59	ISSUED FOR PERMITS	09/11/20
60	ISSUED FOR PERMITS	09/11/20
61	ISSUED FOR PERMITS	09/11/20
62	ISSUED FOR PERMITS	09/11/20
63	ISSUED FOR PERMITS	09/11/20
64	ISSUED FOR PERMITS	09/11/20
65	ISSUED FOR PERMITS	09/11/20
66	ISSUED FOR PERMITS	09/11/20
67	ISSUED FOR PERMITS	09/11/20
68	ISSUED FOR PERMITS	09/11/20
69	ISSUED FOR PERMITS	09/11/20
70	ISSUED FOR PERMITS	09/11/20
71	ISSUED FOR PERMITS	09/11/20
72	ISSUED FOR PERMITS	09/11/20
73	ISSUED FOR PERMITS	09/11/20
74	ISSUED FOR PERMITS	09/11/20
75	ISSUED FOR PERMITS	09/11/20
76	ISSUED FOR PERMITS	09/11/20
77	ISSUED FOR PERMITS	09/11/20
78	ISSUED FOR PERMITS	09/11/20
79	ISSUED FOR PERMITS	09/11/20
80	ISSUED FOR PERMITS	09/11/20
81	ISSUED FOR PERMITS	09/11/20
82	ISSUED FOR PERMITS	09/11/20
83	ISSUED FOR PERMITS	09/11/20
84	ISSUED FOR PERMITS	09/11/20
85	ISSUED FOR PERMITS	09/11/20
86	ISSUED FOR PERMITS	09/11/20
87	ISSUED FOR PERMITS	09/11/20
88	ISSUED FOR PERMITS	09/11/20
89	ISSUED FOR PERMITS	09/11/20
90	ISSUED FOR PERMITS	09/11/20
91	ISSUED FOR PERMITS	09/11/20
92	ISSUED FOR PERMITS	09/11/20
93	ISSUED FOR PERMITS	09/11/20
94	ISSUED FOR PERMITS	09/11/20
95	ISSUED FOR PERMITS	09/11/20
96	ISSUED FOR PERMITS	09/11/20
97	ISSUED FOR PERMITS	09/11/20
98	ISSUED FOR PERMITS	09/11/20
99	ISSUED FOR PERMITS	09/11/20
100	ISSUED FOR PERMITS	09/11/20

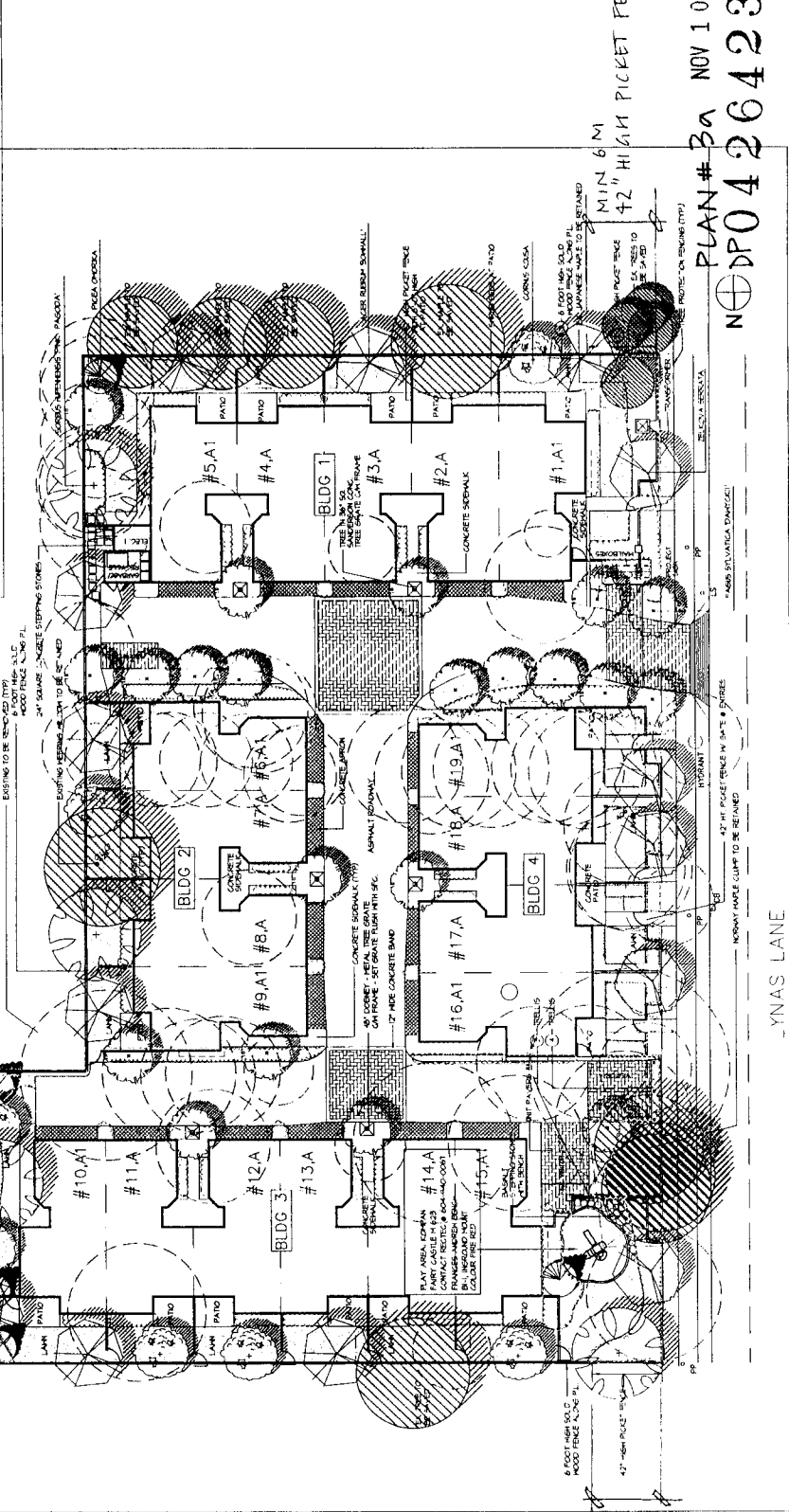
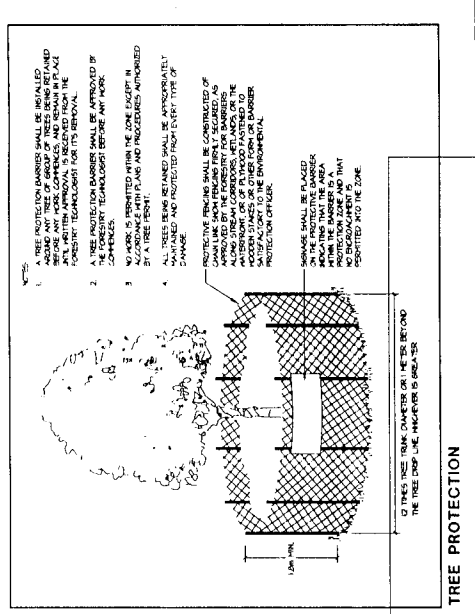
DMG
landscape architects
A Partnership of
JJD Architects & Associates Ltd.
Preston Park, Richmond, B.C.
1150 West 10th Avenue
Richmond, B.C. V6X 3E6
Tel: (604) 273-2424
Fax: (604) 273-2424

PROJECT:
CAMBRIO COURT
6780 LYNAS LANE
RICHMOND, B.C.

DATE: 03/11/20
SCALE: 1/8" = 1'-0"
DATE: 11/10/2004
SCALE: 1/8" = 1'-0"

PROJECT TITLE: LANDSCAPE TREE PLAN
DATE: 03/11/20
SCALE: 1/8" = 1'-0"
DATE: 11/10/2004
SCALE: 1/8" = 1'-0"

DMG PROJECT NUMBER: 013-253
OF 5



PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	DMG JOB NUMBER	DATE	REMARKS
1	RED WATTLE	SOFT CAL. 2IN STD. B&B	013-253		
2	ACORN DORWOOD	SOFT CAL. 1 1/2" STD.			
3	WILLOW	SOFT CAL. 1 1/2" STD.			
4	SEASIDE SPURGE	SOFT CAL. 1 1/2" STD.			
5	MONYAN ASH	SOFT CAL. 1 1/2" STD.			
6	SELEVA ZELEVA	SOFT CAL. 1 1/2" STD.			

TREE PRESERVATION NOTES:
1. NUMBER TO THE SPACING OF ANY REMOVALS...
2. ALL TREES WITHIN THE PROTECTION BARRIER SHALL BE APPROVED BY...
3. NO WORK IS PERMITTED WITHIN THE ZONE EXCEPT IN...
4. ALL TREES WITHIN THE PROTECTION BARRIER SHALL BE...
5. TREE PRESERVATION NOTES...
6. TREE PRESERVATION NOTES...
7. TREE PRESERVATION NOTES...
8. TREE PRESERVATION NOTES...
9. TREE PRESERVATION NOTES...
10. TREE PRESERVATION NOTES...
11. TREE PRESERVATION NOTES...
12. TREE PRESERVATION NOTES...
13. TREE PRESERVATION NOTES...
14. TREE PRESERVATION NOTES...
15. TREE PRESERVATION NOTES...
16. TREE PRESERVATION NOTES...
17. TREE PRESERVATION NOTES...
18. TREE PRESERVATION NOTES...
19. TREE PRESERVATION NOTES...
20. TREE PRESERVATION NOTES...
21. TREE PRESERVATION NOTES...
22. TREE PRESERVATION NOTES...
23. TREE PRESERVATION NOTES...
24. TREE PRESERVATION NOTES...
25. TREE PRESERVATION NOTES...
26. TREE PRESERVATION NOTES...
27. TREE PRESERVATION NOTES...
28. TREE PRESERVATION NOTES...
29. TREE PRESERVATION NOTES...
30. TREE PRESERVATION NOTES...
31. TREE PRESERVATION NOTES...
32. TREE PRESERVATION NOTES...
33. TREE PRESERVATION NOTES...
34. TREE PRESERVATION NOTES...
35. TREE PRESERVATION NOTES...
36. TREE PRESERVATION NOTES...
37. TREE PRESERVATION NOTES...
38. TREE PRESERVATION NOTES...
39. TREE PRESERVATION NOTES...
40. TREE PRESERVATION NOTES...
41. TREE PRESERVATION NOTES...
42. TREE PRESERVATION NOTES...
43. TREE PRESERVATION NOTES...
44. TREE PRESERVATION NOTES...
45. TREE PRESERVATION NOTES...
46. TREE PRESERVATION NOTES...
47. TREE PRESERVATION NOTES...
48. TREE PRESERVATION NOTES...
49. TREE PRESERVATION NOTES...
50. TREE PRESERVATION NOTES...
51. TREE PRESERVATION NOTES...
52. TREE PRESERVATION NOTES...
53. TREE PRESERVATION NOTES...
54. TREE PRESERVATION NOTES...
55. TREE PRESERVATION NOTES...
56. TREE PRESERVATION NOTES...
57. TREE PRESERVATION NOTES...
58. TREE PRESERVATION NOTES...
59. TREE PRESERVATION NOTES...
60. TREE PRESERVATION NOTES...
61. TREE PRESERVATION NOTES...
62. TREE PRESERVATION NOTES...
63. TREE PRESERVATION NOTES...
64. TREE PRESERVATION NOTES...
65. TREE PRESERVATION NOTES...
66. TREE PRESERVATION NOTES...
67. TREE PRESERVATION NOTES...
68. TREE PRESERVATION NOTES...
69. TREE PRESERVATION NOTES...
70. TREE PRESERVATION NOTES...
71. TREE PRESERVATION NOTES...
72. TREE PRESERVATION NOTES...
73. TREE PRESERVATION NOTES...
74. TREE PRESERVATION NOTES...
75. TREE PRESERVATION NOTES...
76. TREE PRESERVATION NOTES...
77. TREE PRESERVATION NOTES...
78. TREE PRESERVATION NOTES...
79. TREE PRESERVATION NOTES...
80. TREE PRESERVATION NOTES...
81. TREE PRESERVATION NOTES...
82. TREE PRESERVATION NOTES...
83. TREE PRESERVATION NOTES...
84. TREE PRESERVATION NOTES...
85. TREE PRESERVATION NOTES...
86. TREE PRESERVATION NOTES...
87. TREE PRESERVATION NOTES...
88. TREE PRESERVATION NOTES...
89. TREE PRESERVATION NOTES...
90. TREE PRESERVATION NOTES...
91. TREE PRESERVATION NOTES...
92. TREE PRESERVATION NOTES...
93. TREE PRESERVATION NOTES...
94. TREE PRESERVATION NOTES...
95. TREE PRESERVATION NOTES...
96. TREE PRESERVATION NOTES...
97. TREE PRESERVATION NOTES...
98. TREE PRESERVATION NOTES...
99. TREE PRESERVATION NOTES...
100. TREE PRESERVATION NOTES...

PLAN # 3a NOV 10 2004
N 0 D P O 4 2 6 4 2 3 0

LYNAS LANE

MIN 6 M

© Copyright reserved. This drawing and design is the property of DMG Architects and may not be reproduced or used for other projects without the permission.

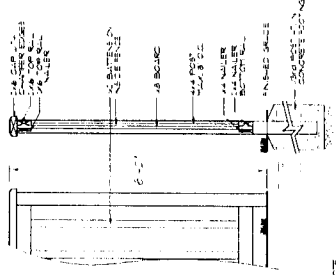
NO.	DATE	REVISION DESCRIPTION	DR
1		ISSUE FOR PERMIT	DMG
2		ISSUE FOR CONSTRUCTION	DMG
3		ISSUE FOR CONSTRUCTION	DMG
4		ISSUE FOR CONSTRUCTION	DMG
5		ISSUE FOR CONSTRUCTION	DMG
6		ISSUE FOR CONSTRUCTION	DMG
7		ISSUE FOR CONSTRUCTION	DMG
8		ISSUE FOR CONSTRUCTION	DMG
9		ISSUE FOR CONSTRUCTION	DMG
10		ISSUE FOR CONSTRUCTION	DMG



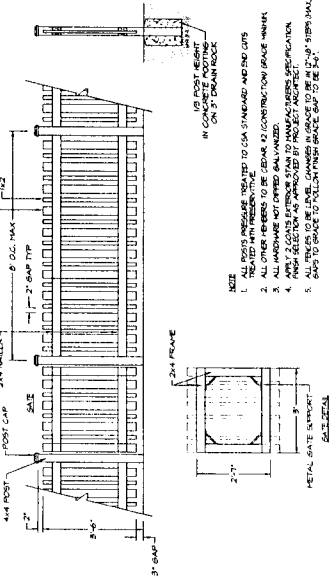
PROJECT: CAMBRIO COURT
6780 LYONS LANE
RICHMOND, B.C.

DRAWING TITLE: LANDSCAPE DETAILS

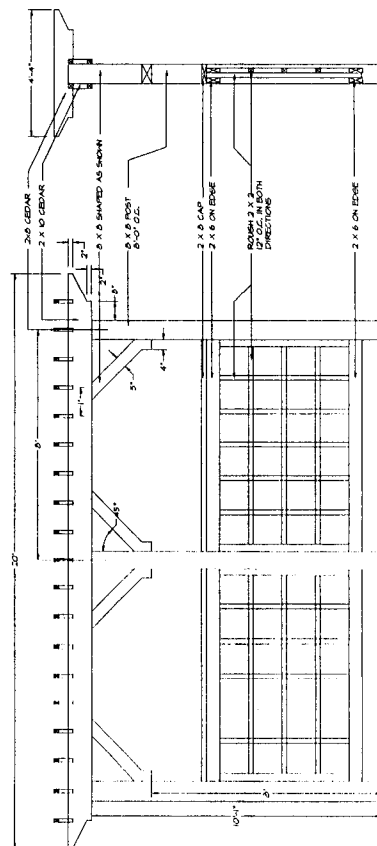
DATE: 04 JUL 03	DRAWING NUMBER:
SCALE: AS SHOWN	L-4
DRAWN: TMI	
DESIGN: TMI	
DISTD:	OF 5
DMG PROJECT NUMBER:	03-253



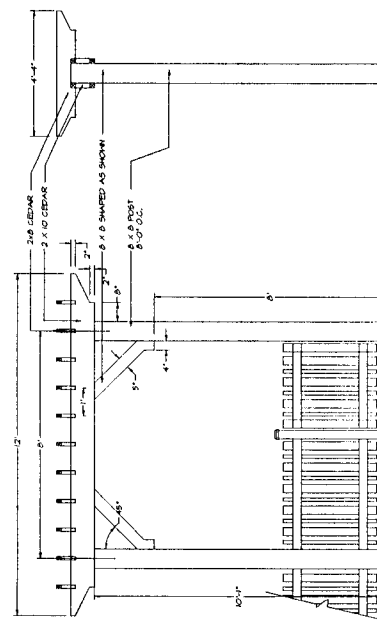
2 PERIMETER WOOD FENCE
SCALE: 3/4" = 1'-0"



1 42" HEIGHT PICKET FENCE & GATE
SCALE: 1/2" = 1'-0"



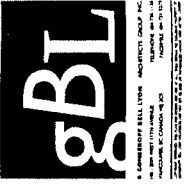
4 TRELLIS
SCALE: 1/2" = 1'-0"



3 TRELLIS @ PLAY AREA
SCALE: 1/2" = 1'-0"

PLAN # 3d NOV 10 2004
DP 04264230

03-253-2P



4. GARDENVIEW BELL SYSTEM
 5. INTERCOM SYSTEM
 6. SECURITY SYSTEM
 7. FIRE ALARM SYSTEM
 8. SMOKE DETECTOR SYSTEM
 9. CARBON MONOXIDE DETECTOR SYSTEM
 10. TIE-IN TO BUILDING W/IN 2' OF WALL

**CLR. SCHEME A
 FINISH SCHEDULE**

CODE	TAG	DESCRIPTION
1	1	ASPHALT SHINGLE ROOF
2	2	5" EXPOSURE HARDPLANK SIDING
3	3	8" EXPOSURE HARDSHINGLES
4	4	WINDOWS
5	5	PAINT: INTERIOR (DOUBLE GLAZED)
6	6	PAINT: EXTERIOR (WOOD TRIM, 1/4" ON 2X2 FASCIA)
7	7	GUTTERS & SILL (ALUMINUM)
8	8	TRIMS, POSTS, BRACKETS, RAILINGS, PAINTED (WOOD)
9	9	VERTICAL VINYL SIDING
10	10	METAL PANEL W/ GLAZED INSERTS
11	11	PART GLAZED METAL GLAD PANEL ENTRY DOOR, PAINTED
12	12	PAINTED WOOD DECORATIVE LOUVER ON 5' 0" TRIMS

NOTES

1. SEE GENERAL NOTES

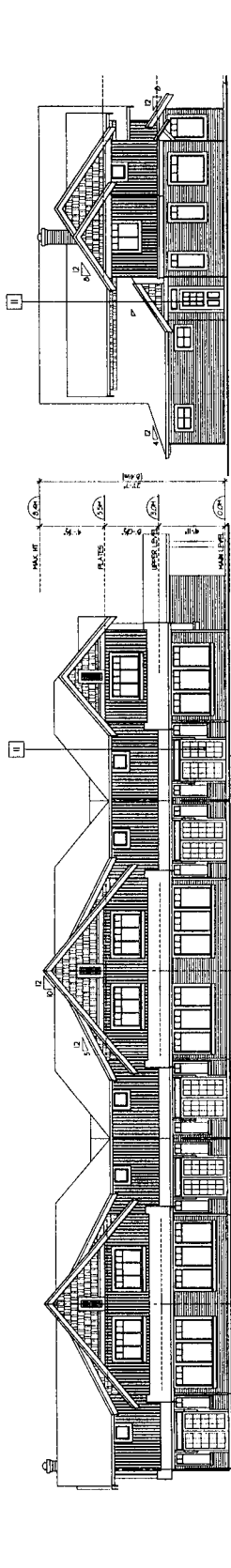
REVISONS

1. SEE GENERAL NOTES

2. SEE GENERAL NOTES

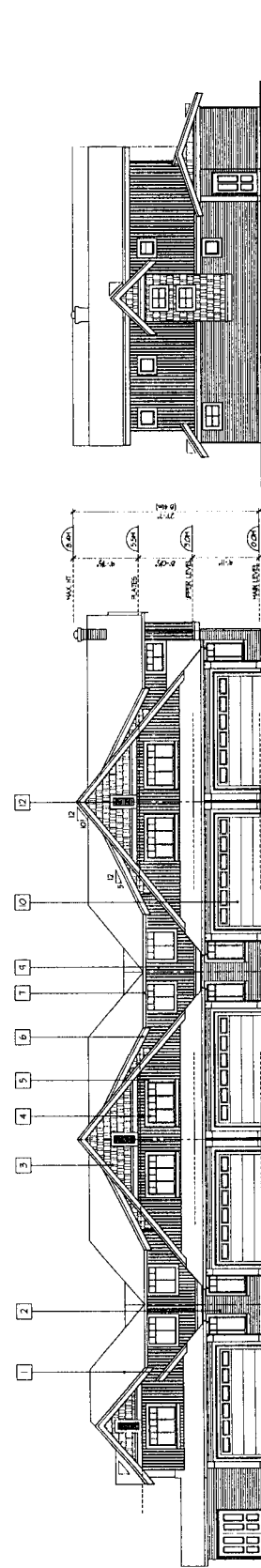
3. SEE GENERAL NOTES

4. SEE GENERAL NOTES



4 SIDE ELEVATION
 BLDG. # 1, UNIT 1

3 REAR ELEVATION
 BLDG. # 1



3 SIDE ELEVATION
 BLDG. # 1, UNIT 5

3 FRONT ELEVATION
 BLDG. # 1

FILE: DP 04-264230
 CAMBRIA COURT
 6780 LYNAS LANE
 RICHMOND, BC
 19 TOWNHOMES UNITS
 FOR VERMILLION PROPERTIES

**BLDG. #1
 ELEVATIONS**

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1/4" = 1'-0"
 PLOTTED: _____
 CADD: _____
 JOB NUMBER: 0365

PLAN # 4
 NOV 10 2004
 DP 04264230

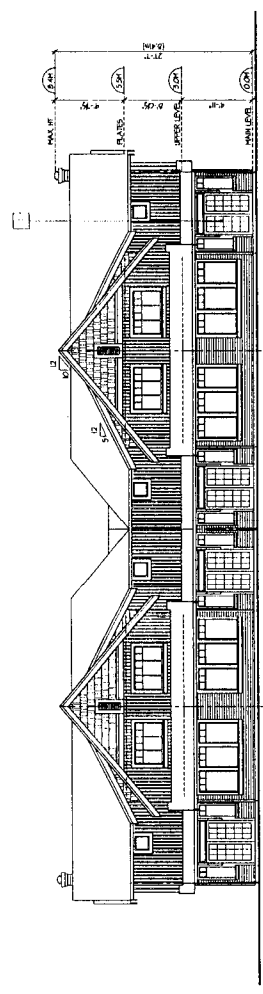
A-3.01



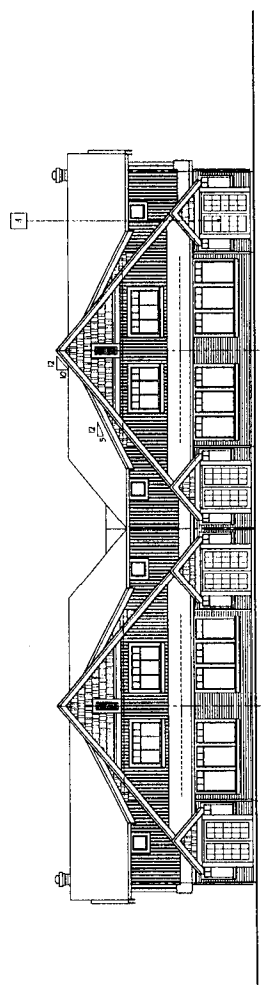
1800 BARKER HILL LANE WILMINGTON, DELAWARE, DE 19806
 TEL: 302-471-1774 FAX: 302-471-1775
 WWW.GBL.COM

**CLR. SCHEME B
FINISH SCHEDULE**

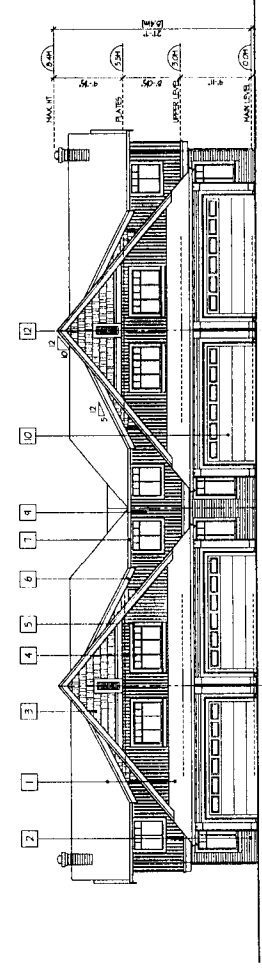
CODE	TAG	DESCRIPTION
1	1	ASPHALT SHINGLE ROOF
2	2	5" EXPOSURE HARDPLANK SIDING
3	3	8" EXPOSURE HARDSHINGLES
4	4	ANKERONS
5	5	2x6 RANDOM 4 DOOR MOOD TRIM, PAINTED
6	6	1x4 ON 2x12 FAGGIA
7	7	GUTTERS & RAIL (ALUMINUM)
8	8	TRIMS, POSTS, BRACKETS, RAILINGS (PAINTED WOOD)
9	9	VERTICAL VINYL SIDING
10	10	METAL PANEL W/ GLAZED INSERTS
11	11	ENTRY DOOR, METAL CLAD PANEL
12	12	PAINTED WOOD/DECORATIVE LOUVER CAN 5 1/2" TRIMS



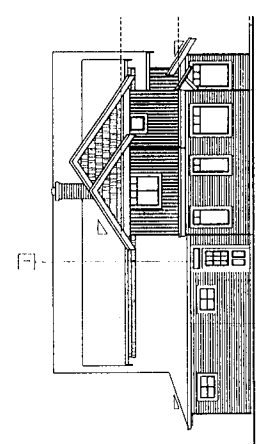
3 A3.02 REAR ELEVATION
BLDG. # 2



2 A3.02 REAR ELEVATION
BLDG. # 4



1 A3.02 FRONT ELEVATION
BLDG. # 2 1 4



4 A3.02 SIDE ELEVATION
BLDG. # 2 1 4

NOTES
 NO NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		REVISIONS
3		REVISIONS
4		REVISIONS

FILE: DP 04-264230
 CAMBRIA COURT
 6780 LYNAS LANE
 RICHMOND, BC
 19 TOWN/HOME UNITS
 FOR VERMILION PROPERTIES

ELEVATIONS
 BLDG. # 2 & 4

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1/8" = 1'-0"
 PLOTTED: _____
 CADD: _____
 TALKING: _____
 FOR NUMBER: 0365

NOV 10 2001
 PLAN # 5
 DP 04264230

A-3.02



**CLR. SCHEME A
FINISH SCHEDULE**

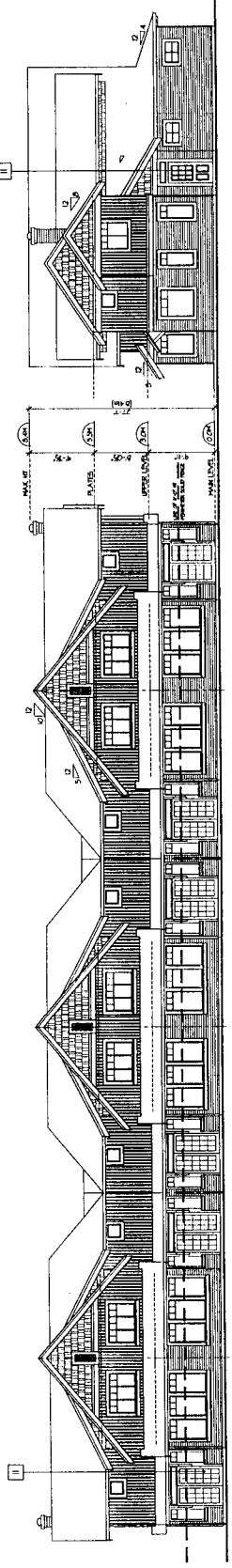
CODE	TAG	DESCRIPTION
1	1	ASPHALT SHINGLE ROOF
2	2	5" EXPOSURE HARDPIPK SIKING
3	3	8" EXPOSURE HARDPIPK SIKING
4	4	MINOR EXPOSURE HARDPIPK SIKING
5	5	2x4 HANOOK 1 DOOR WOOD TRIM, PAINTED
6	6	1x4 ON 2x4 FASCIA
7	7	GUTTERS 1 RAL (ALUMINUM)
8	8	TRIMS, POSTS, BRACKETS, RAILINGS
9	9	VERTICAL VINYL SIDING
10	10	METAL PANEL IV GLAZED INSERTS
11	11	PART GLAZED METAL CLAD PANEL ENTRY DOOR, PAINTED
12	12	PAINTED WOOD DECORATIVE LOUVER GR 3 1/2 TRIMS

NOTES

1. FINISHES

REVISIONS

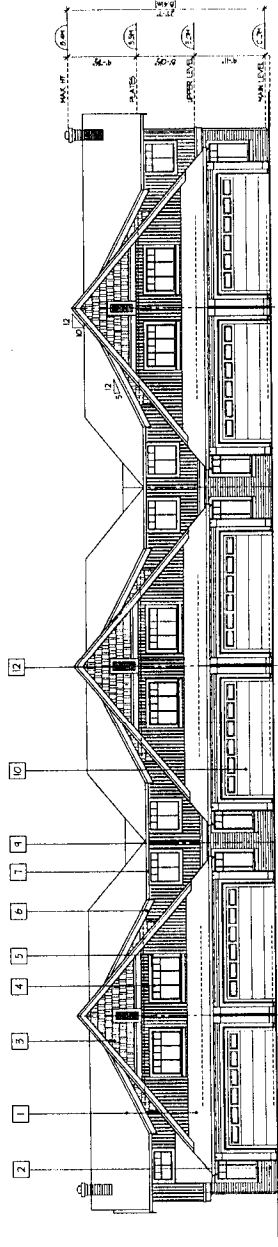
NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		REVISED PER COMMENTS
3		REVISED PER COMMENTS
4		REVISED PER COMMENTS
5		REVISED PER COMMENTS



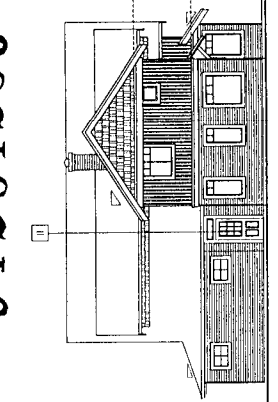
2 REAR ELEVATION
A3.03 BLDG. # 3

3 SIDE ELEVATION
A3.03 BLDG. # 3, UNIT #5

PLAN # 6 NOV 10 2004
DP 04264230



4 FRONT ELEVATION
A3.03 BLDG. # 3



4 SIDE ELEVATION
A3.03 BLDG. # 3, UNIT # 10

FILE: DP 04-264230
CAMBRIA COURT
6780 LYNAS LANE
RICHMOND, BC
19 TOWN-HOME UNITS
FOR VERMILION PROPERTIES

**BLDG. # 3
ELEVATIONS**

DATE: 11/10/04
DRAWN BY: J. [unreadable]
CHECKED BY: [unreadable]
SCALE: 1/8" = 1'-0"
COURT: [unreadable]
JOB NO.: 0365
JOB LEADER: [unreadable]

A-3.03



8 GERRARD STREET EAST
 SCARBOROUGH, ONTARIO M1S 1T7
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.GBI-CANADA.COM

NOTE:
 ALL DETAILS TO BE APPROVED BY
 BUILDING DEPARTMENT CONSULTANT
 PRIOR TO CONSTRUCTION

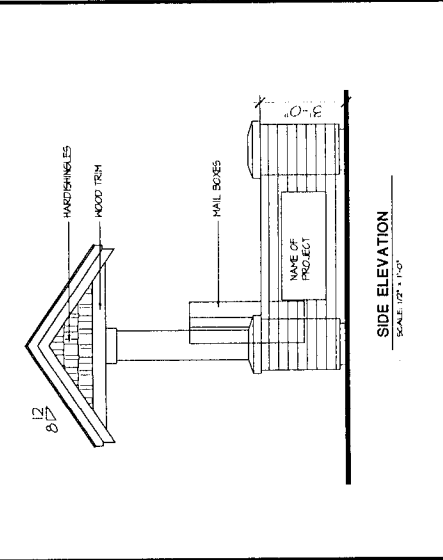
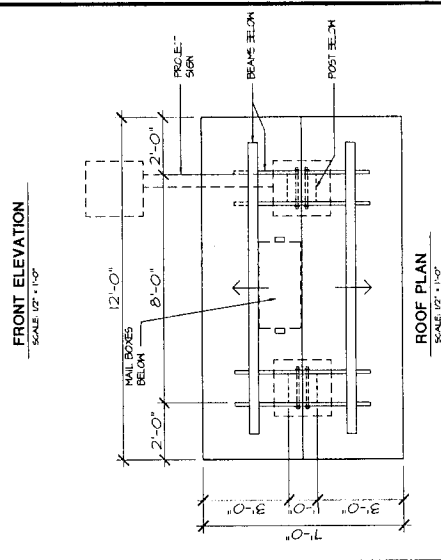
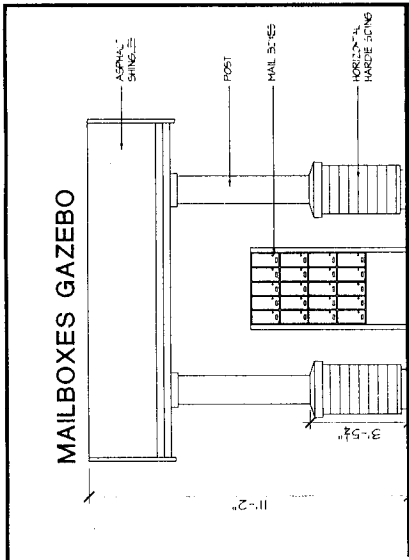
- REVISIONS**
- 1. DATE: _____
 - 2. BY: _____
 - 3. DESCRIPTION: _____
 - 4. DATE: _____
 - 5. BY: _____
 - 6. DESCRIPTION: _____

FILE DP 04-264230
 CAMBRIA COURT
 6780 LYNAS LANE
 RICHMOND, BC
 19 TOWN-HOME UNITS
 FOR VERMILION PROPERTIES

MAILBOX DETAILS

DATE: _____
 DRAWN BY: _____
 SCALE: _____
 PLOTTED: _____
 JOB NO: 0365

A-1.04



PLAN # 7 NOV 10 2004
 DP 04264230

NOTES
 1. SEE GENERAL NOTES TO DRAWINGS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL FINISHES TO BE AS SHOWN ON FINISH SCHEDULE.
 4. ALL MATERIALS TO BE AS SHOWN ON MATERIAL SCHEDULE.
 5. ALL WORK TO BE IN ACCORDANCE WITH THE BC BUILDING DEPARTMENT REGULATIONS.
 6. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.

FILE: DP 04-264230
 CAHRIA COURT
 6780 LYNAS LANE
 RICHMOND, BC
 15 TOWNHOUSES UNITS
 ON VERRILLON PROPERTIES
SITE PLAN

DATE: 01/02/04
 DRAWN BY: VJC
 CHECKED BY: JH/ST
 PROJECT NO: 04-264230
 CLIENT: VERRILLON PROPERTIES
 JOB NO: 0365

A1.01

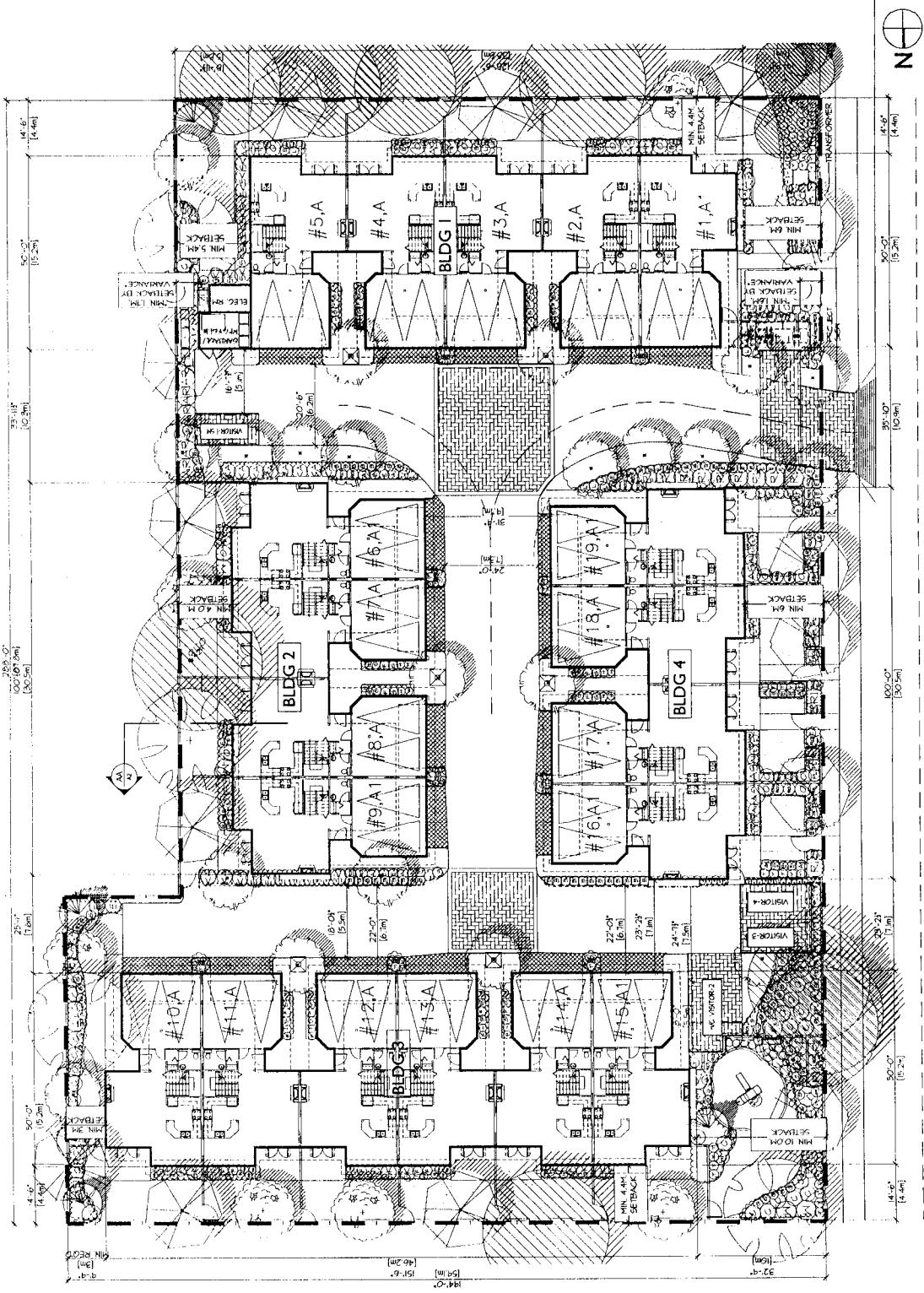
Reference Plan
 NOV 10 2004
DP 04 264 230

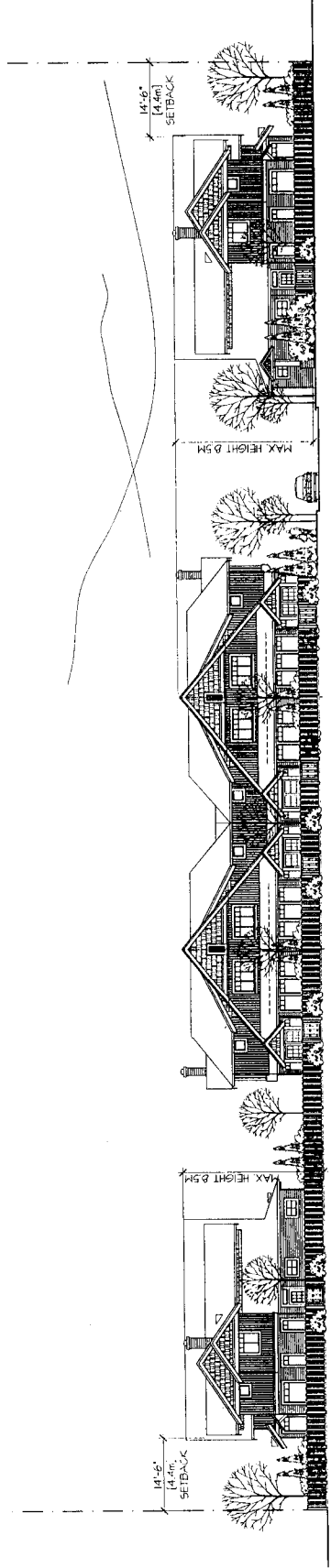
LYNAS LANE

SITE PLAN

1
 A1.01

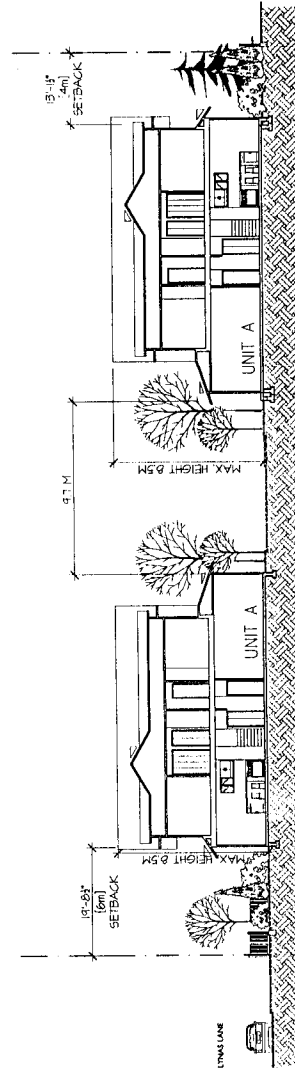
5 10' 20' 40' 50'



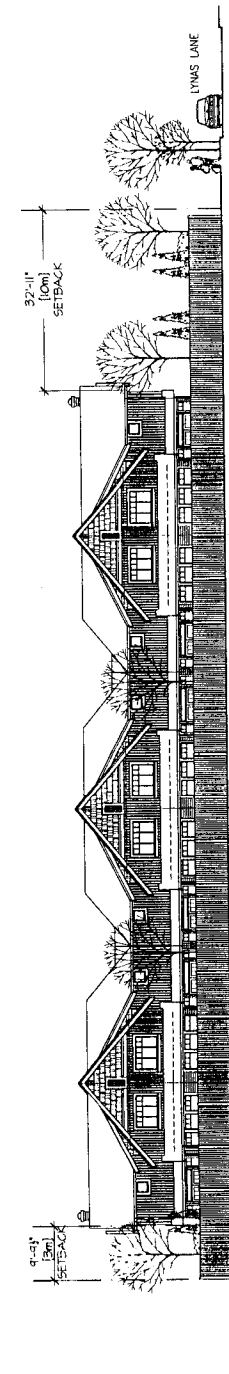


1
 A1.02
 ALONG LYNAS LANE

NOTES
 1. REFER TO SHEET A1.01 FOR GENERAL NOTES.
 2. REFER TO SHEET A1.02 FOR GENERAL NOTES.
 3. REFER TO SHEET A1.03 FOR GENERAL NOTES.
 4. REFER TO SHEET A1.04 FOR GENERAL NOTES.
 5. REFER TO SHEET A1.05 FOR GENERAL NOTES.
 6. REFER TO SHEET A1.06 FOR GENERAL NOTES.
 7. REFER TO SHEET A1.07 FOR GENERAL NOTES.
 8. REFER TO SHEET A1.08 FOR GENERAL NOTES.
 9. REFER TO SHEET A1.09 FOR GENERAL NOTES.
 10. REFER TO SHEET A1.10 FOR GENERAL NOTES.



2
 A1.02
 SITE SECTION A-A



3
 A1.02
 LOOKING SOUTH

FILE: DP 04-264230
 CAMBRIA COURT
 6780 LYNAS LANE
 RICHMOND, BC
 19 TOWNHOME UNITS
 FOR VERMILION PROPERTIES

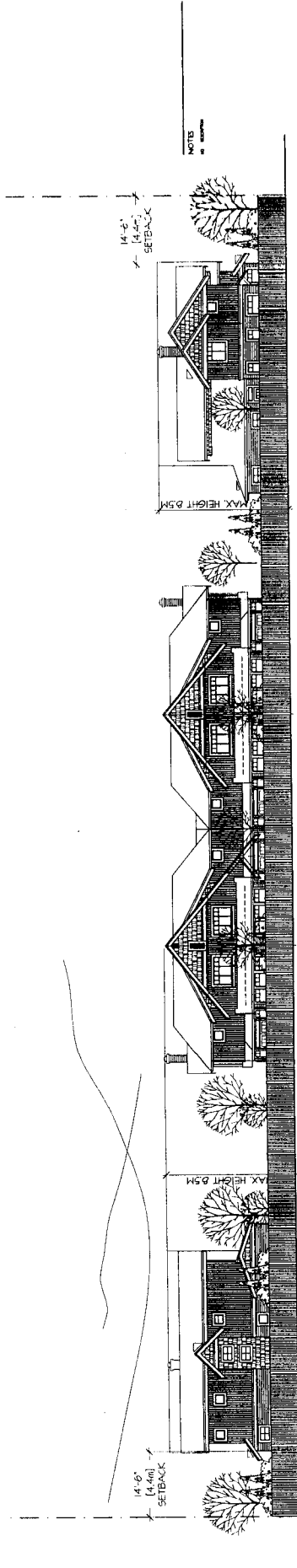
STREETSCAPE
SITE SECTION

DRAWN BY: [blank]
 CHECKED BY: [blank]
 SCALE: 1/8"=1'-0"
 PLOTTED DATE: [blank]
 MULTISCALE: [blank]
 DRAWING NO: 0365

Reference Plan
 No. / 1 0 2001
 PP 04264230

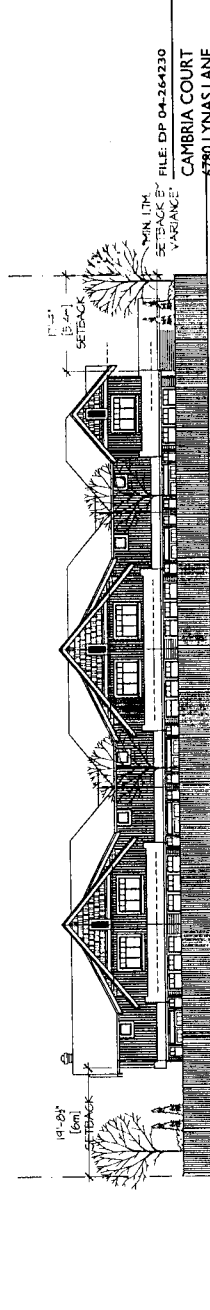


4. COMMERCIAL REAL ESTATE
 4. COMMERCIAL REAL ESTATE
 4. COMMERCIAL REAL ESTATE
 4. COMMERCIAL REAL ESTATE



1 VIEW
 LOOKING EAST

- REVISIONS
1. DATE: 10/10/2013
 2. BY: [Name]
 3. DESCRIPTION: [Description]
 4. DATE: 10/10/2013
 5. BY: [Name]
 6. DESCRIPTION: [Description]



2 VIEW
 LOOKING NORTH

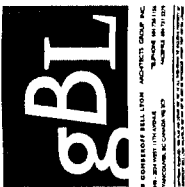
FILE: DP 04-264230
 CAMBRIA COURT
 RICHMOND, BC
 6780 LYNAS LANE
 19 TOWNHOME UNITS
 FOR VERMILION PROPERTIES

STREETSCAPE

DATE	10/10/2013
DRAWN BY	[Name]
CHECKED BY	[Name]
SCALE	1/8"=1'-0"
PROJECT	6780 LYNAS LANE
CITY	RICHMOND, BC
CLIENT	VERMILION PROPERTIES
PROJECT NO.	0365

Reference Plan
 DP 04264230

A1.03



COMMERCE BANK BUILDING ARCHITECTS GROUP INC.
 100 SOUTH MAIN STREET, SUITE 100
 RICHMOND, BC V6Y 1P4
 TEL: 604-278-1111 FAX: 604-278-1112
 WWW.COMMERCEBANKBUILDINGARCHITECTS.COM

NOTES

1. SEE GENERAL NOTES

REVISIONS

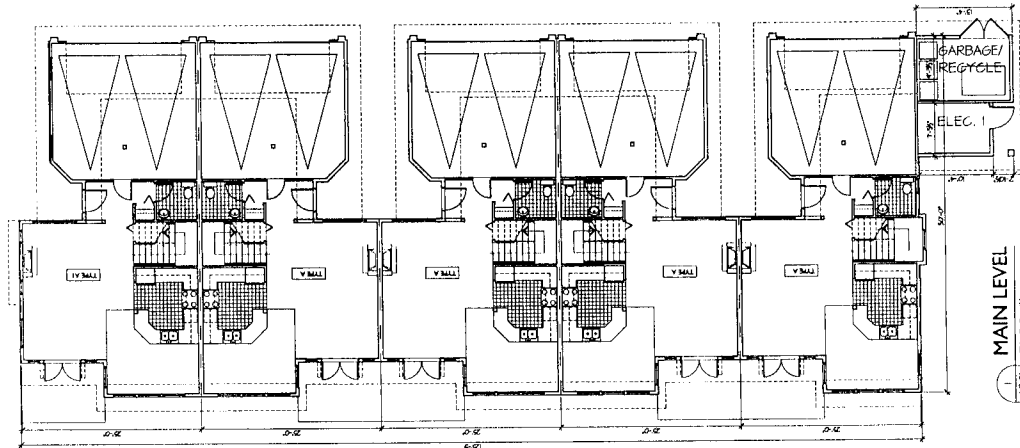
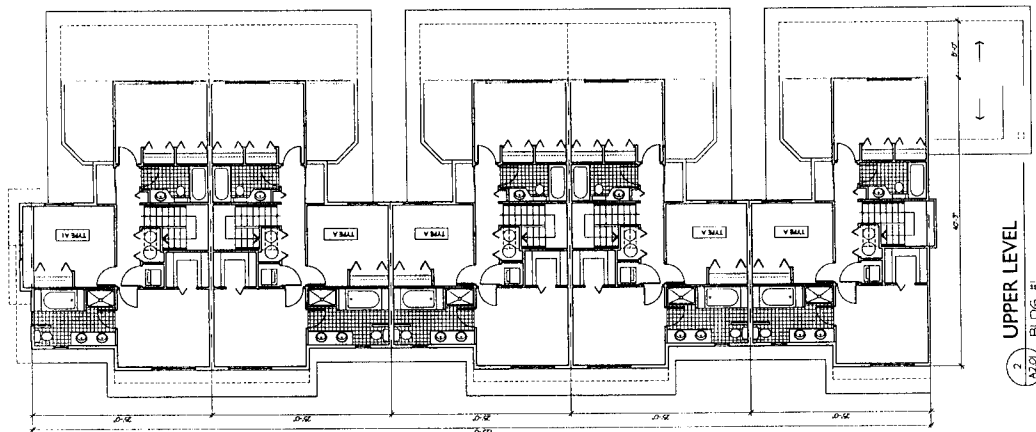
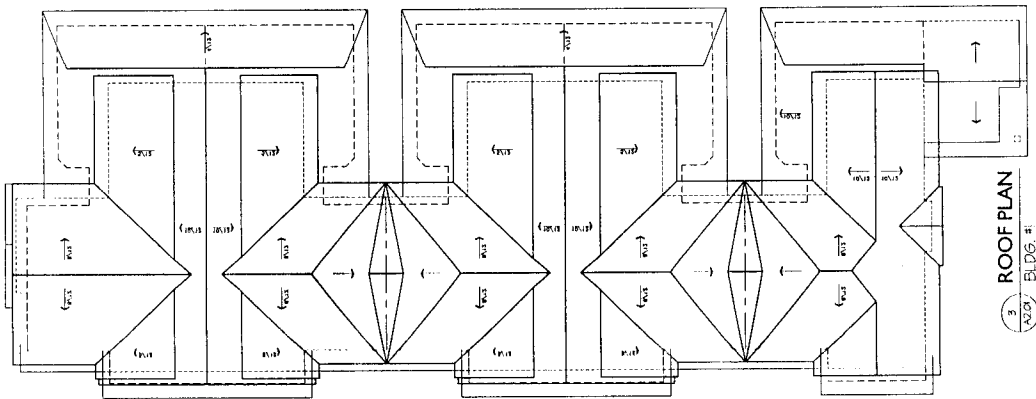
- 1. REVISIONS TO BE MADE TO THE DRAWING AS SHOWN
- 2. REVISIONS TO BE MADE TO THE DRAWING AS SHOWN
- 3. REVISIONS TO BE MADE TO THE DRAWING AS SHOWN
- 4. REVISIONS TO BE MADE TO THE DRAWING AS SHOWN
- 5. REVISIONS TO BE MADE TO THE DRAWING AS SHOWN

FILE: DP 04-264230
 CAMBRIA COURT
 6780 LYNAS LANE
 RICHMOND, BC
 FOR VERMILION PROPERTIES

FLOOR PLANS

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT: _____
 CLIENT: _____
 PROJECT NO: 0365

A-2.01



Reference Plan
 DP 04 264230
 NOV 10 2004



© GEORGETOWN BELL STATE ARCHITECTURAL GROUP INC.
 1000 W. 11TH AVENUE
 SUITE 1000
 DENVER, CO 80202-1000
 PHONE: 303.733.1100
 FAX: 303.733.1101
 WWW: WWW.GBLARCHITECTS.COM

NOTES
 1. SEE NOTES ON DRAWING.

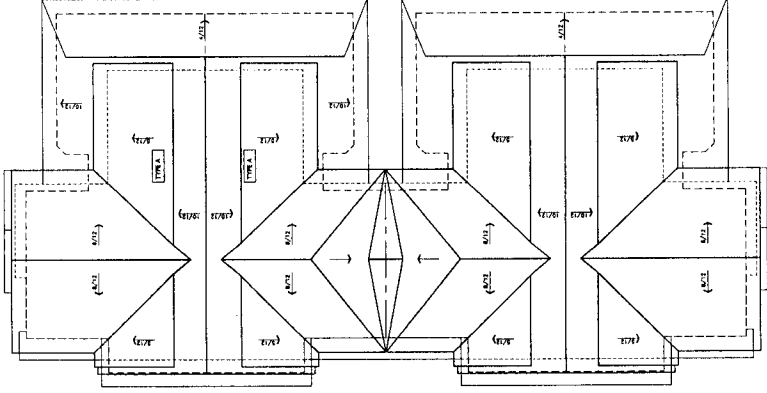
REVISIONS
 1. REVISED PER ARCHITECTURAL GROUP INC.
 2. REVISED PER ARCHITECTURAL GROUP INC.
 3. REVISED PER ARCHITECTURAL GROUP INC.
 4. REVISED PER ARCHITECTURAL GROUP INC.

FILE: DP 04-264230
 CAMBRIA COURT
 6780 LYNAS LANE
 RICHMOND, BC
 19 TOWNHOME UNITS
 FOR VERMILLION PROPERTIES

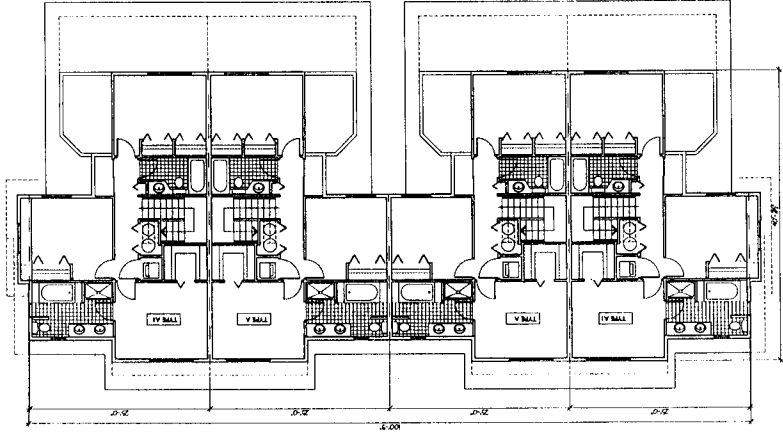
FLOOR PLANS
 BLDG. #2 & 4

DATE: 11/10/08
 DRAWN BY: JAC
 CHECKED BY: JAC
 SCALE: 1/8" = 1'-0"
 CADD: JAC
 JOB NO: 0365
 PER: JAC

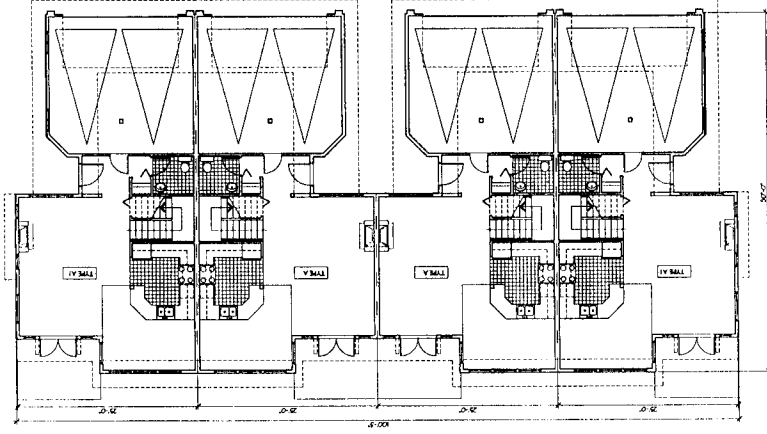
A-2.02



3 ROOF PLAN
 BLDG. #2 & 4



2 UPPER LEVEL
 BLDG. #2 & 4



1 MAIN LEVEL
 BLDG. #2 & 4

Reference Plan NOV 10 2008
 DP 04 264 230

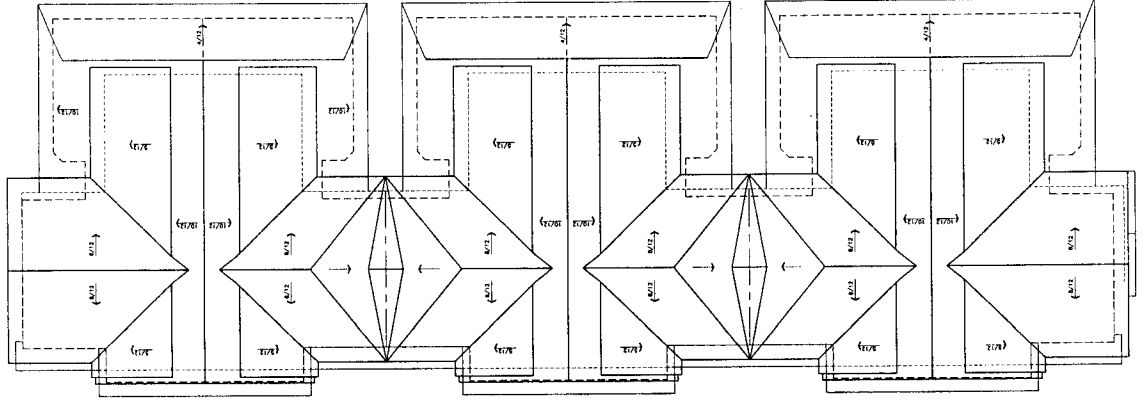
NOTES
 NO. 1000000

REVISIONS
 NO. DATE DESCRIPTION
 1 03/11/10 1000000 1000000
 2 03/11/10 1000000 1000000
 3 03/11/10 1000000 1000000

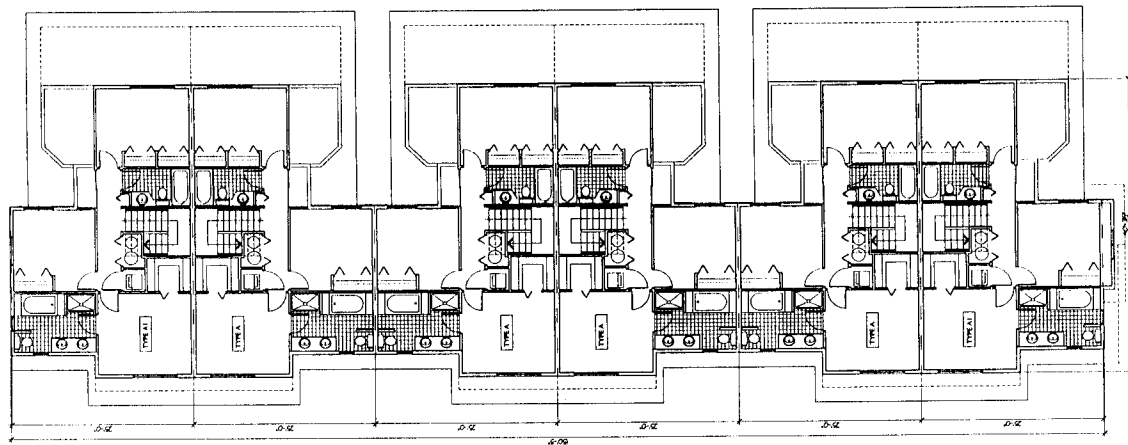
FILE: DP 04-264230
 CAMBRIA COURT
 6780 LYNAS LANE
 RICHMOND, BC
 19 TOWNHOME UNITS
 FOR VERMILION PROPERTIES

FLOOR PLANS
 BLDG. #3

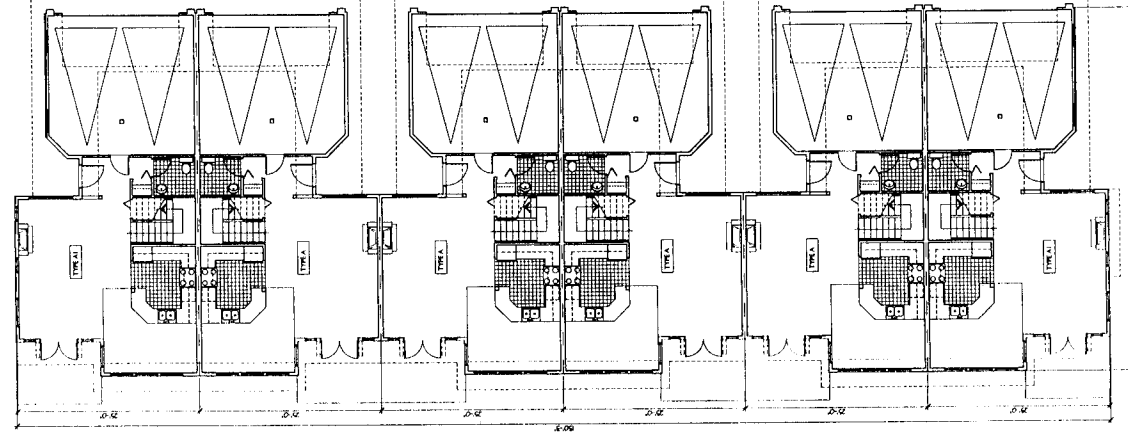
DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT: _____
 CLIENT: _____
 PROJECT NO.: 0365



3 ROOF PLAN
 BLDG. #3



2 UPPER LEVEL
 Reference Plan
 BLDG. #3



1 GROUND LEVEL
 BLDG. #3

NO. 10 2001
 DP 04264230



© GORHAMPTON HILL CONSTRUCTION GROUP INC.
 1800 WEST 17TH AVENUE
 VANCOUVER, BC V6M 1Y1
 TEL: 604-271-1111
 FAX: 604-271-1112

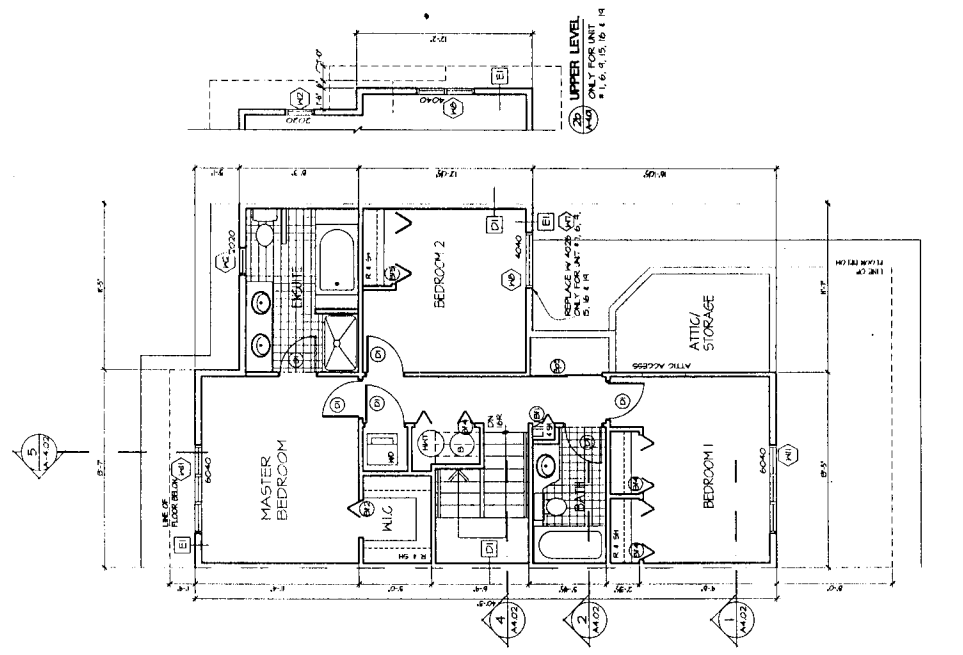
NOTES
 NO. 000000

REVISIONS
 1. REVISED TO INCLUDE AS SHOWN
 2. REVISED TO INCLUDE AS SHOWN
 3. REVISED TO INCLUDE AS SHOWN
 4. REVISED TO INCLUDE AS SHOWN
 5. REVISED TO INCLUDE AS SHOWN

FILE: DP 04-264230
 CAMBRIA COURT
 6780 LYNAS LANE
 RICHMOND, BC
 19 TOWN/HOME UNITS
 FOR VERMILLION PROPERTIES

UNIT PLANS
 UNIT A
 DRAWN BY: WJCO
 CHECKED BY: WJCO
 SCALE: 1/4" = 1'-0"
 DATE: 08-10-09
 JOB NUMBER: 0385

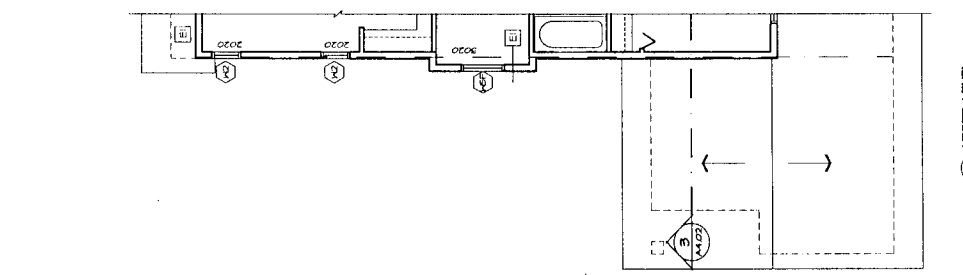
A-4.01



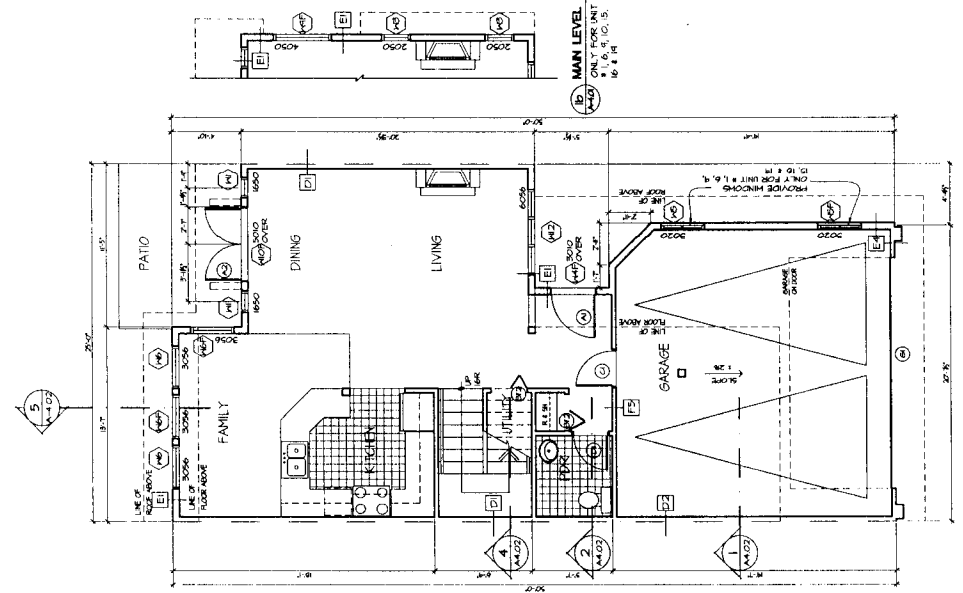
UPPER LEVEL
 8'-0" HIGH CEILING
 TYP. WINDOW HEAD HEIGHT - 6'-10"

AREA: 144 SF

Reference Plan
 DP 04264230
 NOV 10 2009

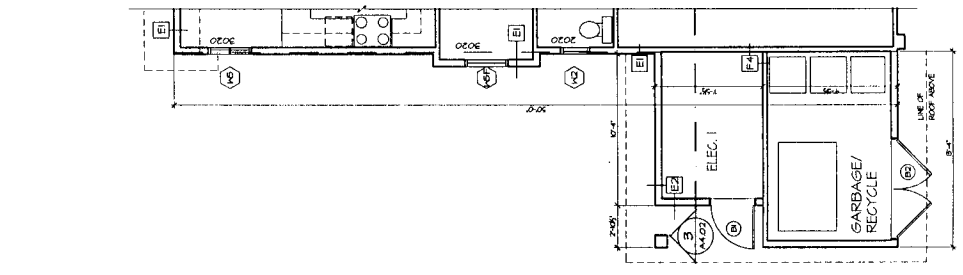


UPPER LEVEL
 ONLY FOR UNIT #5



MAIN LEVEL
 8'-10" HIGH CEILING
 TYP. WINDOW HEAD HEIGHT - 7'-10"

FINISHED AREA: 654 SF
 GARAGE: 306 SF
 TOTAL AREA: 1403 SF
 COVERAGE: 1045 SF



MAIN LEVEL
 ONLY FOR UNIT #5