



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel

Date: June 7, 2004

From: Raul Allueva
Director of Development

File: DP 03-254721

Re: **Application by London Lane Development Corp. for a Development Permit at
13160 Princess Street**

Staff Recommendation

That a Development Permit be issued that would permit 67 Stacked Townhouse units over a one-level parking podium at 13160 Princess Street on a site zoned comprehensive Development District (CD/115).

Raul Allueva
Director of Development

CA:blg
Att.

Staff Report

Origin

London Lane Development Corp. has applied to the City of Richmond for permission to construct 67 stacked townhouse units on a one level parking podium on this site zoned Comprehensive Development District (CD/115).

Development Information

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

Background

The proposed residential development will complete the residential precinct known as London Landing in the Steveston neighbourhood, which is bounded by London Road, Princess Lane and Princess Street. The site was rezoned under application number RZ 03-220-06 to CD/155 in April 2004.

As part of the rezoning, the applicant proposed a pedestrian trail and tram barn in the former CN Rail right-of-way immediately north of London Road as a community building and potential home for the interurban tram.

Development surrounding the subject site is as follows:

- To the north: City-owned former CN Rail right-of-way, zoned School and Public Use District (SPU);
- To the east: Agricultural uses, zoned (AG1) and industrial uses, zoned I2;
- To the south: Townhouses, zoned CD/115; and
- To the west: Industrial uses, zoned I2.

Rezoning and Public Hearing Results

The Public Hearing for the site was held on October 20, 2003. No issues were identified as part of the rezoning or Public Hearing for follow up at the Development Permit stage.

Staff Comments

The proposed scheme meets the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the applicable Design Guidelines in Schedule 1 (9.2 General Guidelines, and 9.3 Multiple-Family Residential DP Guidelines (Townhouses) and Schedule 2 (2.4 Steveston Area Plan). The revised scheme attached to this report has satisfactorily addressed all the significant staff comments that were identified as part of the Development Permit application review process.

Zoning Compliance/Variances:

The proposed development is generally in compliance with the Comprehensive Development District (CD/115) Schedule of the Zoning and Development Bylaw No. 5300. The applicant has not requested any variances.

Advisory Design Panel Comments

The proposed development was presented to the Advisory Design Panel on April 21, 2004. A copy of the Advisory Design Panel Minutes is attached for reference (**Attachment 2**). The Panel supported the development subject to having the applicant work with staff to address concerns including the incorporation of an elevator from the parking level to the podium level and to enlarge ensuite bathrooms (in the accessible units) to enhance accessibility.

The applicant has successfully addressed the design comments regarding the enlargement of the ensuite bathrooms of unit type B, but is reluctant to incorporate an elevator because of the high costs relative to the limited benefit gained by the added convenience. Instead, the applicant proposes the following (***Staff comments in bold***):

- Designate two (2) “handicapped only” parking areas along the portion of the London Road curb lane in between Buildings 4 and 5, and Buildings 2 and 3 in order to allow easy access between handicapped parking and the accessible units.
- Designate an area, along the portion of the London Road curb lane, immediately in front of the central pedestrian walkway leading from London Road to the project as 15 minute pick-up and drop-off zone to facilitate short-term loading of groceries, strollers and passengers pick-up/drop-off.
- Pedestrian walkways have been provided along the two ramps to the underground parkade which are located at either end of the site.

(While the elevator would appear to be the best alternative to address all accessibility issues, staff appreciate the applicant’s attempt to address this issue, and are satisfied that sufficient options have been provided in the measures proposed by the applicant to address accessibility. On this basis, the proposal is acceptable.)

Analysis**Adjacency:**

The proposed development provides good interface and transition to the adjacent developments. The completion of London Road in conjunction with the proposed landscape treatments including treed boulevard and landscaped “front yards” on the south side of London Road will create a residential interface with the Agricultural Land Reserve (ALR) lands north of the CN Rail right-of-way.

The same developer is developing the approved townhouse project to the south. This enables an opportunity for sharing the outdoor amenities located in between the two projects, as well as connecting the pedestrian trail system within the site. These shared open spaces and amenities allow for good interconnectivity between the projects while the proposed landscaping provides good visual screening between buildings to protect visual privacy.

Urban Design and Site Planning:

The siting of the buildings are generally sensitively handled to take advantage of available views onto the Agricultural Land Reserve (ALR) lands while minimizing view impact on adjacent developments. The four (4) central buildings are organized around formal north-south and east-west axis. The north-south axis is aligned with the approved access for the development to the south. This linear connection enables both physical and visual tie-in with the southerly project, as well as opening up a view corridor from London Road to the river.

The buildings on the easterly and westerly edges of the site are oriented parallel to these property lines to take advantage of views to the Agricultural Land Reserve (ALR).

Architectural Form & Character:

The proposed “heritage” style architecture is generally complimentary to the exiting character of the area and complies with the Princess/London Landing Area Plan and will contribute to the emerging architectural vernacular in this area.

Landscape and Open Space:

The proposed landscape scheme focuses on creating pedestrian friendly streetscape. The incorporation of trails, private and common green spaces encourages social interaction among residents and contributes to community building. The common central open space includes children’s play structure and seating areas nearby for parental supervision. A lawn area is located immediately south of the play structure to encourage informal play/sports activities.

The proposed landscaping includes a diversity of formally arranged ornamental trees and plant material that will create a landscape with a variety of texture and seasonal colours.

Conclusions

The siting, form and character, and architectural expressions are generally in accordance with the approved rezoning. This development will provide additional housing choices to the residents of Steveston. Staff recommend approval of this Development Permit application.



Cecilia Achiam, MCIP
Urban Design Planner

CA:blg

Att.: Project Data Summary
Advisory Design Panel Minutes

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

- A Letter of Credit for \$155,890 for landscaping

Prior to the issuance of the Building Permit:

- The applicant to work with City staff to secure the final layout and parking arrangements of the Tram storage/community building on the north side of London Road via the Servicing Agreement.

**MINUTES EXCERPTED FROM RICHMOND ADVISORY DESIGN PANEL
MEETING APRIL 21, 2004**

4.

Multifamily*Gomberoff Bell Lyon.*

Thomas J.C. Bell, Architect

Dana Westermarck, Applicant

Masa Ito, Landscape Architect

6431 Princess Lane and 13160 Princess Street

(Formal)

Ms. Achiam, Planner, briefly reviewed this multifamily townhouse project. (a copy of her review is attached as Schedule 4 and forms a part of these minutes), stating that staff supported this project

With the aid of a model and presentation material, Mr. Bell, Architect, advised that:

- ❖ the project consisted of 67 townhouses over underground parking;
- ❖ a tram/amenity building, and was based on historic CP Rail buildings;
- ❖ the tram building consisted of a workshop, office, and amenity space above, and the building itself was located to terminate the view at the end of London Road;
- ❖ there was a central view corridor, and the active play area was central to both this development and a previous development by the same applicant and was covered by a public right of way;
- ❖ 19 units were on Princess Lane completing the opposite side of the lane and turning the corner of Princess Street;
- ❖ 12 single units were universally adapted;
- ❖ the design enabled the architect to create massing using sloped, hipped and gabled roof forms;

A copy of Mr. Bell's review is attached as Item 4 and forms a part of these minutes.

The panel then proffered the following comments that:

- ❖ They liked the project;
- ❖ was there a possibility of installing an elevator from the underground parking to units?
- ❖ the size of the bathroom ensuite in the accessible units was not wheelchair friendly;

It was moved and seconded

- 1. That the applicant install an elevator from the underground parking for universal accessibility; and***
- 2. that the applicant enlarge ensuite bathrooms for universal accessibility.***

**CARRIED
UNANIMOUS**

Recording Secretary



No. DP 03-254721

To the Holder: LONDON LANE DEVELOPMENT CORP.

Property Address: 13160 PRINCESS STREET

Address: C/O DANA WESTERMARK
13333 PRINCESS STREET
RICHMOND, BC V7E 3S1

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 Plan #1a-b attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3a-e attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1a-b 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 #10 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 03-254721

To the Holder: LONDON LANE DEVELOPMENT CORP.

Property Address: 6431 PRINCESS LANE AND
13160 PRINCESS STREET

Address: C/O DANA WESTERMARK
13333 PRINCESS STREET
RICHMOND, BC V7E 3S1

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$155,890.

- 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



City of Richmond

CD/112

NO. 2 RD

LONDON RD

DYKE RD

SITE

PRINCESS ST

PRINCESS LANE

CD/122

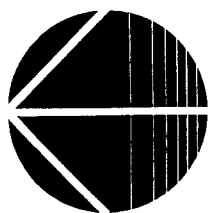
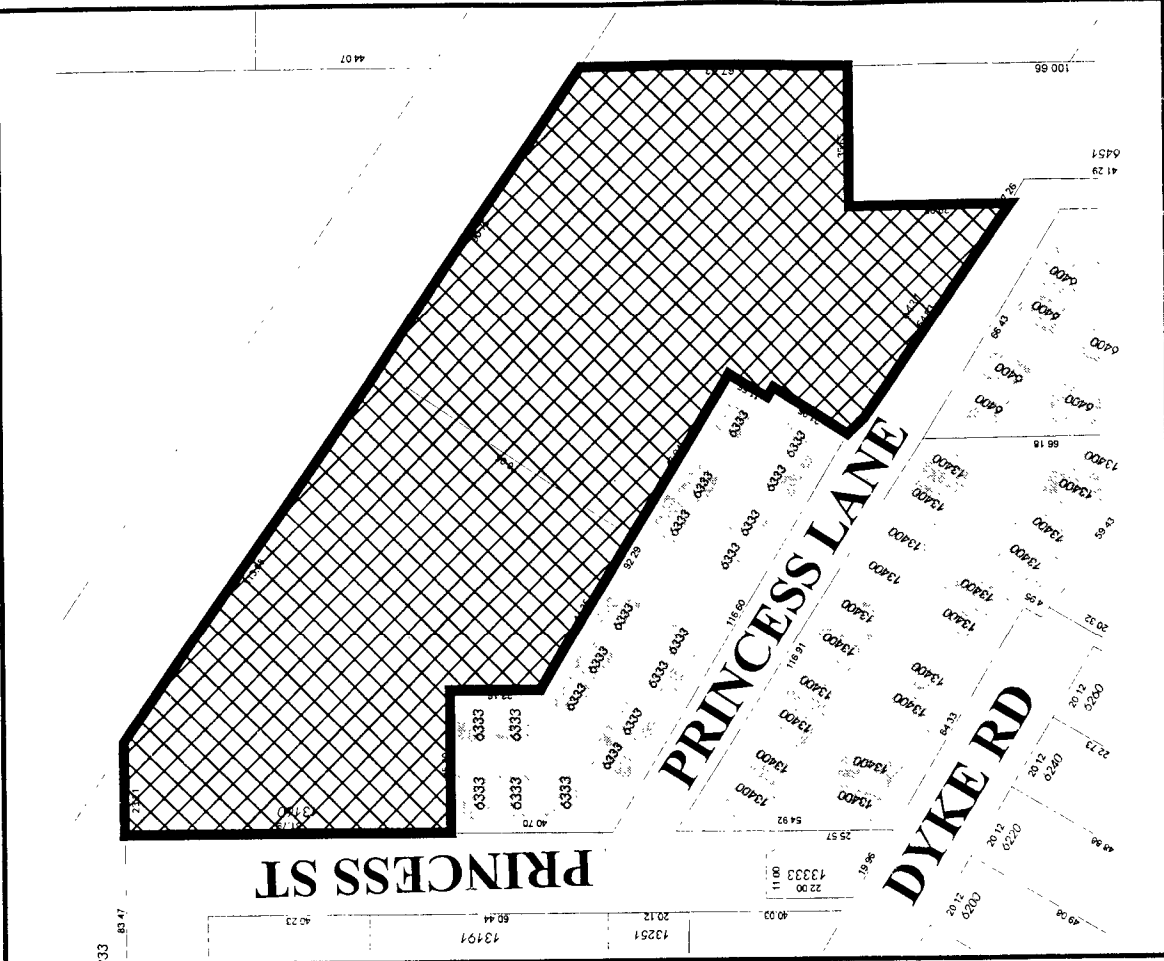
CD/115

South Arm Fraser River

CD/150

CD/112

SPU



DP 03-254721 SCHEDULE "A"

Original Date: 01/07/04

Revision Date: 06/08/04

Note: Dimensions are in METRES

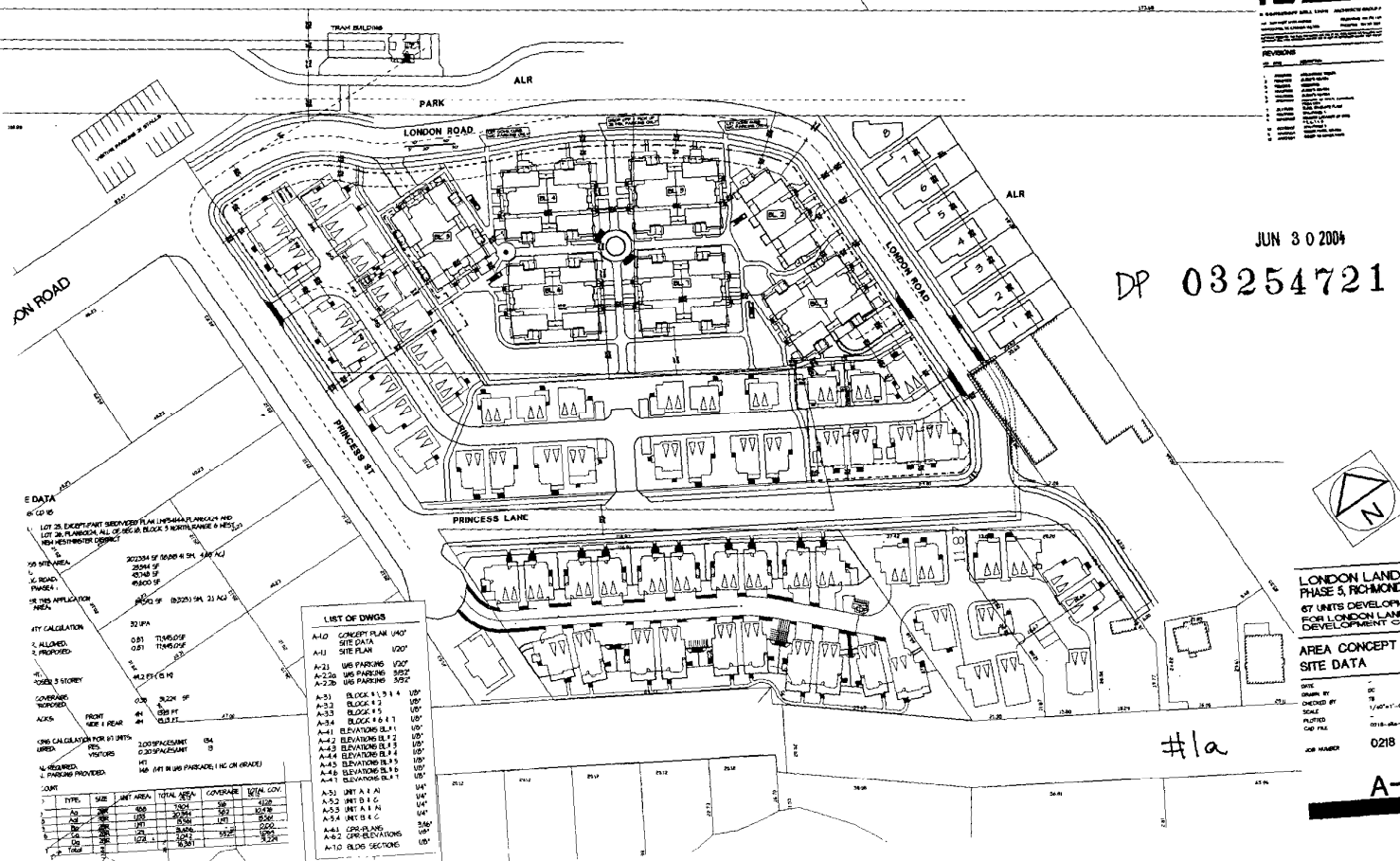
gBI

gBI Engineering & Surveying Inc. is a professional corporation registered in the State of Virginia. It is not a public utility. The seal of the State of Virginia is hereby acknowledged.

REVISIONS

NO.	DATE	DESCRIPTION
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JUN 30 2004
DP 03254721



E DATA

LOT 20 EXCEPTMENT SUPERSEDES PLAN L15844A PLANS AND LOT 20 PLANS. ALL OF BLOCK 3 NORTH LANE & WIDE. NEW RECONSTRUCTED CORNER.

US SITE AREA: 223204 SF (50.86 AC) (4.04 AC ALL)

U. ROAD PHASE: 25294 SF (58.00 AC)

US PERM APPLICATION AREA: 182251 SQ. FT. (4.16 AC)

FTY CALCULATION: 32.10%

Z. ALLOWED: 0.81 TIMES D.F.

Z. PROPOSED: 0.81 TIMES D.F.

MIN. COVER: 42.8% (G.M.)

COVER: 0.38 (25.24 SF)

ALCS: 4# (88 FT)

ONE CALCULATION FOR 51 UNITS: 200 SPACES (1.04)

AREAS: 2 COORINATUMENT

RES. VISITORS: 1#

1. PARKING PROVIDED: 146 (141 IN US PARKING) (1 AC ON GRADE)

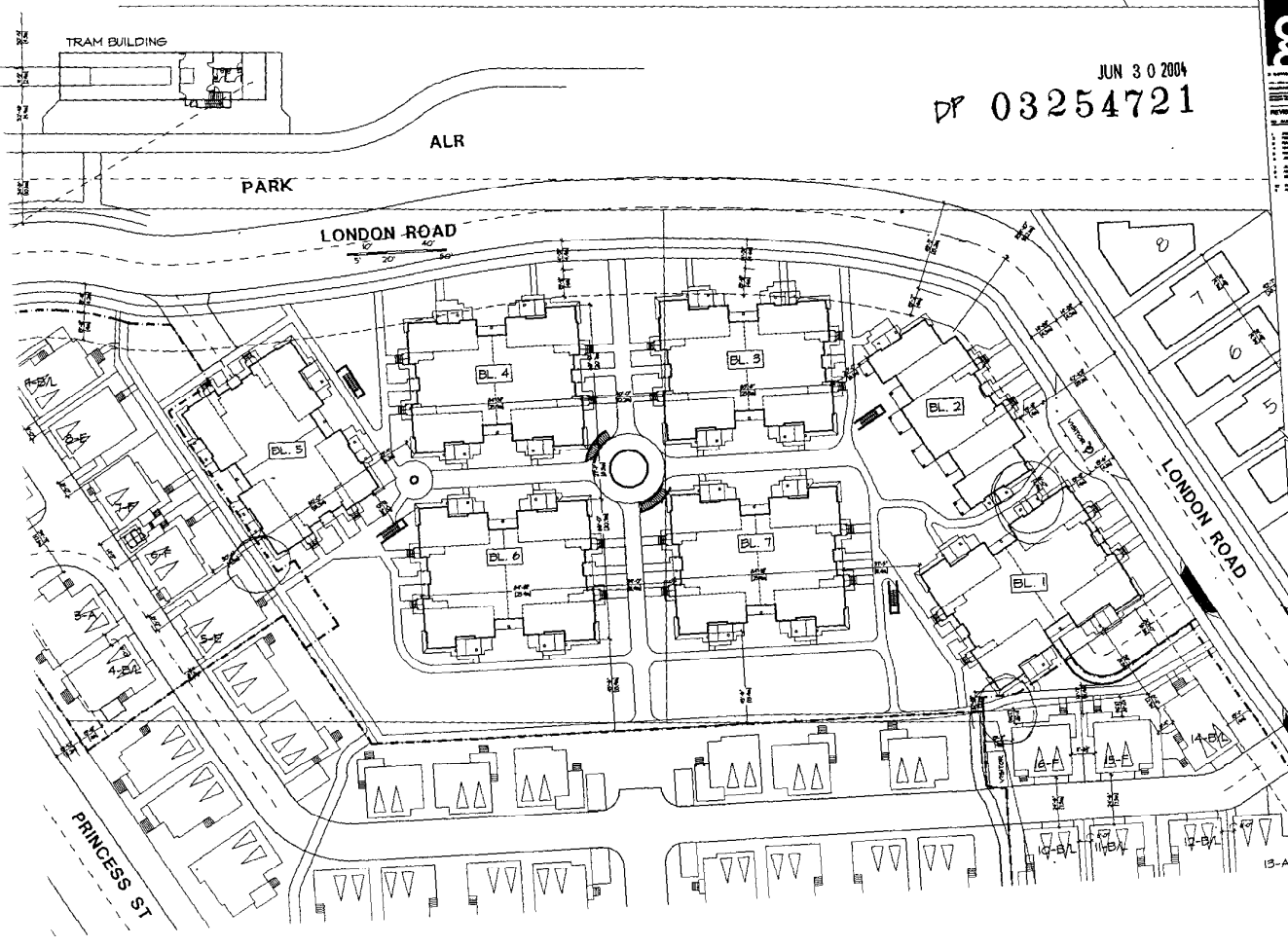
- LIST OF DWGS**
- A-10 CONCEPT PLAN 1/07'
 - A-11 SITE PLAN 1/07'
 - A-21 US PARKING 1/07'
 - A-23B US PARKING 5/22'
 - A-23B US PARKING 5/22'
 - A-31 BLOCK # 1 1 4 100'
 - A-32 BLOCK # 1 100'
 - A-33 BLOCK # 1 100'
 - A-34 BLOCK # 1 1 100'
 - A-41 ELEVATIONS BL 1 100'
 - A-42 ELEVATIONS BL 2 100'
 - A-43 ELEVATIONS BL 3 100'
 - A-44 ELEVATIONS BL 4 100'
 - A-45 ELEVATIONS BL 5 100'
 - A-46 ELEVATIONS BL 6 100'
 - A-47 ELEVATIONS BL 7 100'
 - A-51 UNIT A 1 A1 1/4"
 - A-52 UNIT B 1 G 1/4"
 - A-53 UNIT A 1 A1 1/4"
 - A-54 UNIT B 1 G 1/4"
 - A-61 GPR PLANS 1/07'
 - A-62 GPR ELEVATIONS 1/07'
 - A-70 ELEV. SECTIONS 1/07'

LONDON LANDING
PHASE 5, RICHMOND, VA
67 UNITS DEVELOPMENT
PHASE LONDON LANDING
DEVELOPMENT CON

AREA CONCEPT
SITE DATA

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SCALE: 1/4" = 1'-0"
PLOT NO: [blank]
JOB NO: 0218

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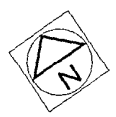
JUN 30 2004
 DP 03254721



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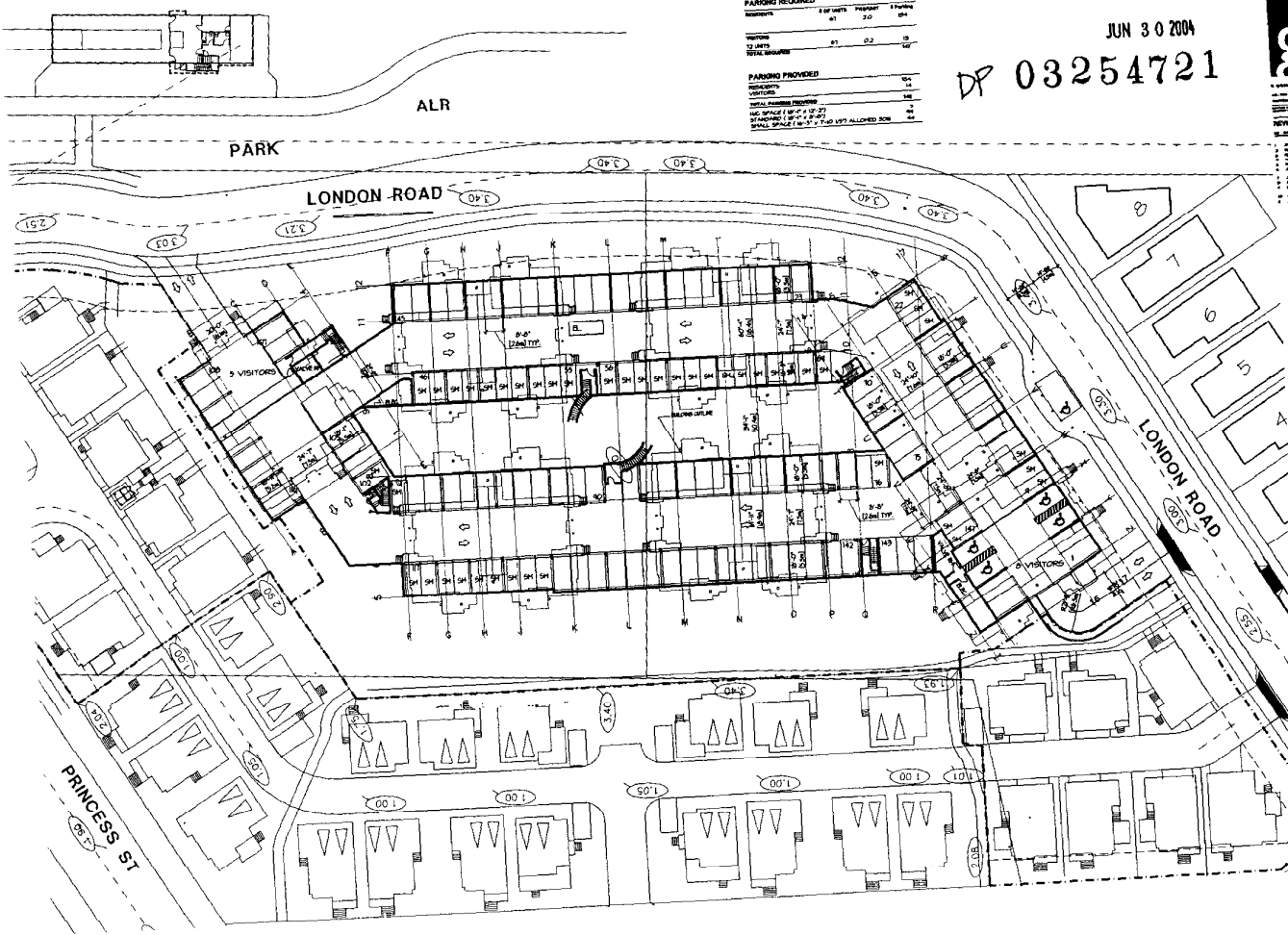


LONDON LANDING
 PHASE 5, RICHMOND, BC
 67 UNITS DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

SITE PLAN

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PROJECT	
DATE FILE	0218-000-00200
JOB NUMBER	0218

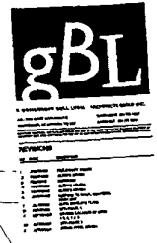
A-1.1



PARKING REQUIRED			
RESIDENTS	# OF UNITS	PROVIDED	REMARKS
60	60	20	
12 UNITS	21	02	
TOTAL REQUIRED			
PARKING PROVIDED			
RESIDENTS	60	20	
VISITORS	12	02	
TOTAL PROVIDED			
NOTE: SPACE 8'-0" x 12'-0"			
STANDARD 12'-0" x 24'-0" ALLOWED 50%			
TOTAL SPACE 12'-0" x 24'-0" ALLOWED 50%			

JUN 30 2004

DP 03254721

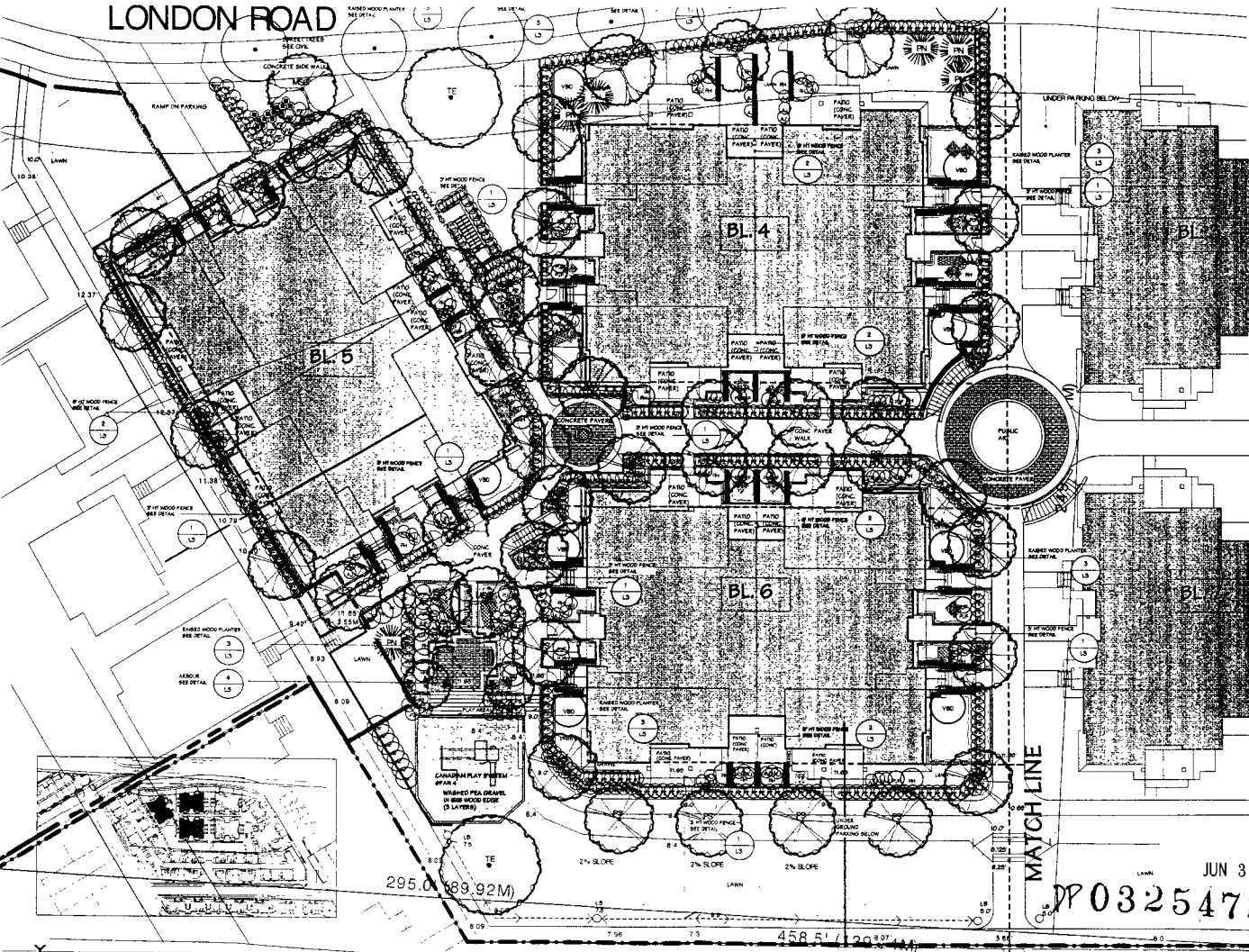


#2
 LONDON LANDING
 PHASE 6, RICHMOND, BC
 67 UNITS DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.
 U/G PARKING

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PLOTTED	JUN 23, 03
JOB NUMBER	0218

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LONDON ROAD



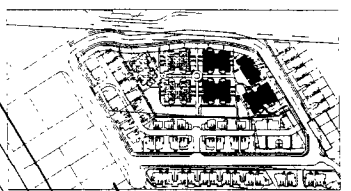
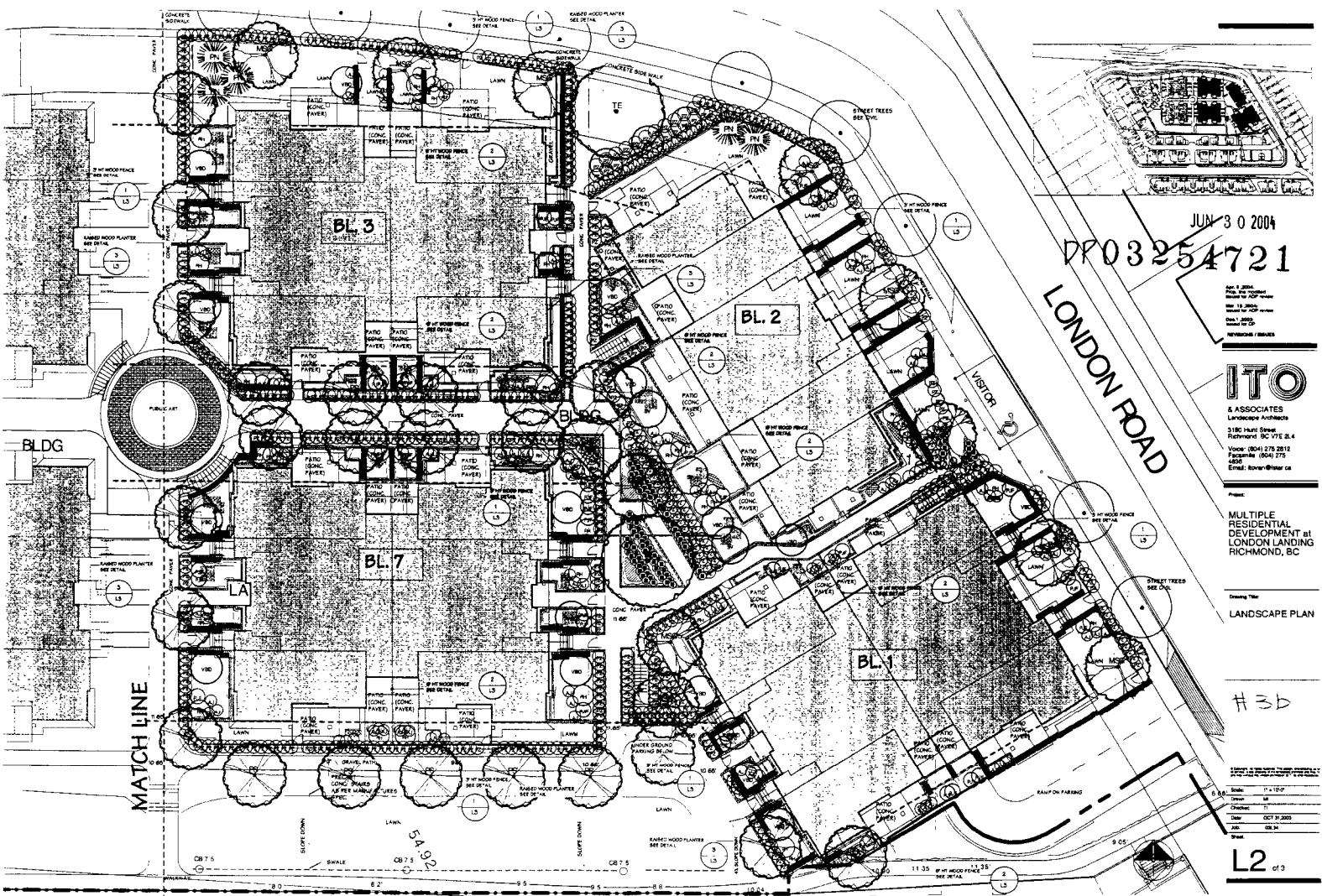
ITO
 & ASSOCIATES
 Landscape Architects
 2180 Main Street
 Richmond, BC V7E 2L4
 Voice: (604) 278 2812
 Facsimile: (604) 278 4528
 Email: iato@istar.ca

Project:
 MULTIPLE
 RESIDENTIAL
 DEVELOPMENT at
 LONDON LANDING
 RICHMOND, BC

Drawing Title:
 LANDSCAPE PLAN

3a

JUN 30 2004
 DP03254721
 L1 of 3



JUN 30 2004

DP 03254721

LONDON ROAD

ITO
 & ASSOCIATES
 Landscape Architects
 3180 Main Street
 Richmond BC V6E 2L4
 Voice: (604) 278 2812
 Facsimile: (604) 278 4808
 Email: Ito@ito-ar.ca

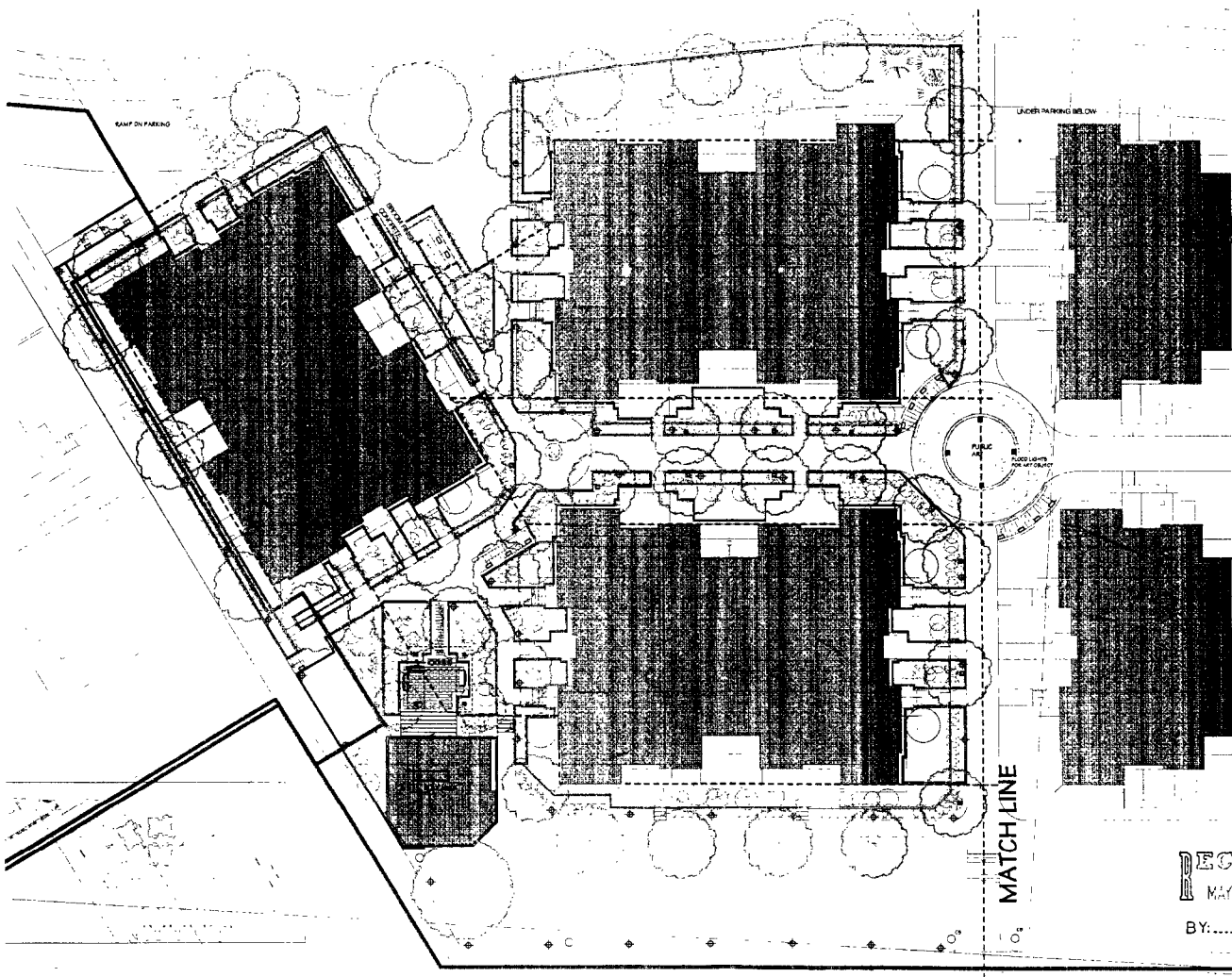
Project:
 MULTIPLE RESIDENTIAL DEVELOPMENT at LONDON LANDING RICHMOND, BC

Drawing Title:
 LANDSCAPE PLAN

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Date:	OCT 01 2003
Plot:	08.31

L2 of 3



LIGHTING LEGEND

- ◆ ACLUAF LIGHTS
- WALL MOUNTED FLOOR LIGHTS (100 FT DIA)
- FLOOR MOUNT LIGHTS (100 FT DIA)

JUN 30 2004
 DP 03254721

Rev. 01 2004
 ITO & ASSOCIATES
 LANDSCAPE ARCHITECTS
 3180 Hunt Street
 Richmond BC V6E 2L4
 Voice: (604) 275-2812
 Facsimile: (604) 275-6522
 Email: info@istar.ca

ITO
 & ASSOCIATES
 LANDSCAPE ARCHITECTS
 3180 Hunt Street
 Richmond BC V6E 2L4
 Voice: (604) 275-2812
 Facsimile: (604) 275-6522
 Email: info@istar.ca

MULTIPLE RESIDENTIAL DEVELOPMENT AT LONDON LANDING RICHMOND, BC

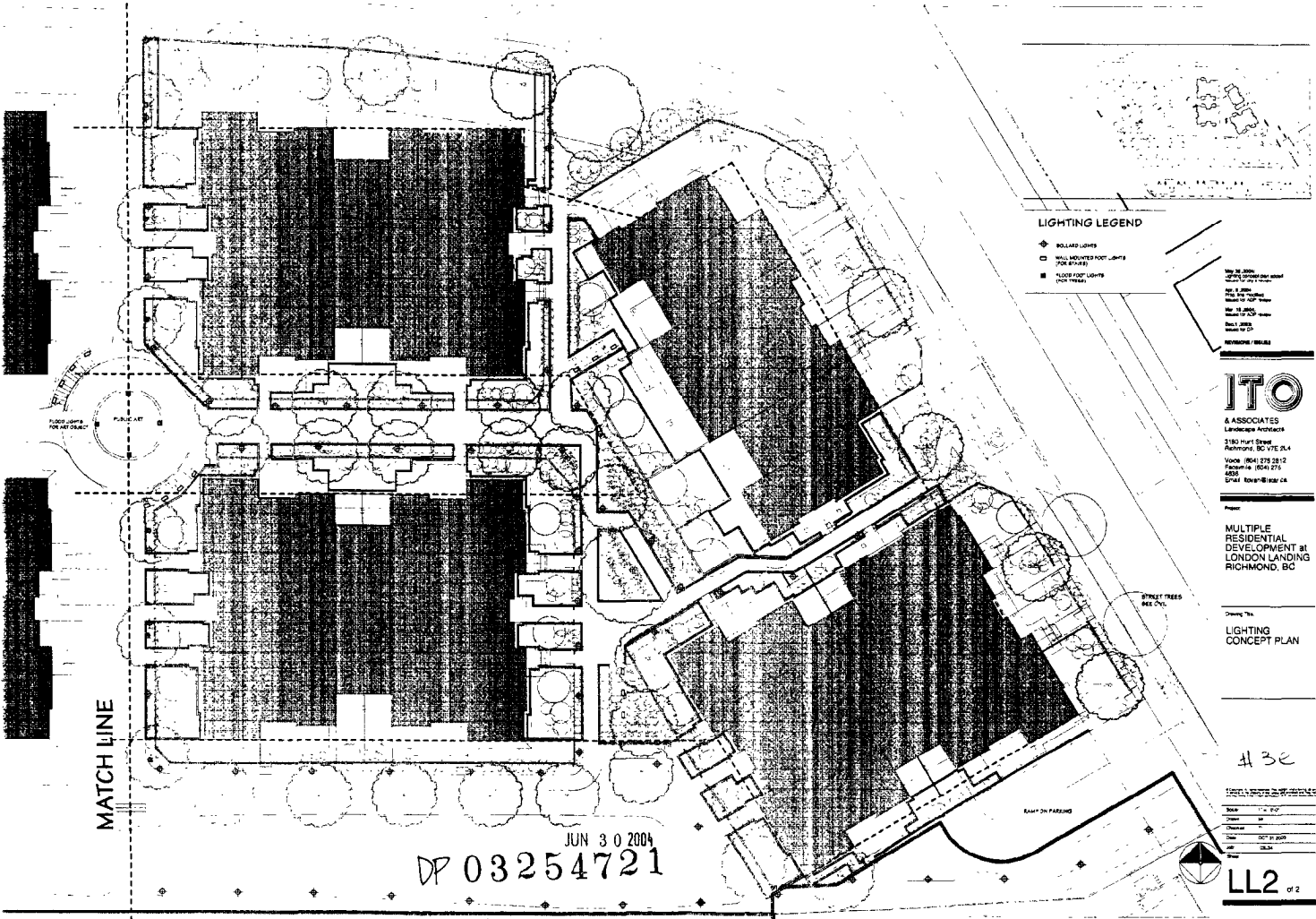
LIGHTING CONCEPT PLAN

#31

RECEIVED

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MAY 27 2004	LL1

BY: LL1 of 2



LIGHTING LEGEND

- ◆ ROLL-UP LIGHTS
- WALL MOUNTED FOOT LIGHTS FOR STAIRS
- FLOOR MOUNTED LIGHTS FOR TERRACE

DATE: 03.20.04
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 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: [Number]
 OF: [Total]
 SCALE: [Scale]

ITO
 & ASSOCIATES
 Landscape Architects
 2180 West Street
 Richmond, BC V6E 2L4
 Voice: (604) 278-2812
 Facsimile: (604) 278-4508
 Email: kowar@ito.ca

Project:
MULTIPLE RESIDENTIAL DEVELOPMENT at LONDON LANDING RICHMOND, BC

Drawing No:
LIGHTING CONCEPT PLAN

413E

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LL2 of 2

MATCH LINE

JUN 30 2004
 DP 03254721



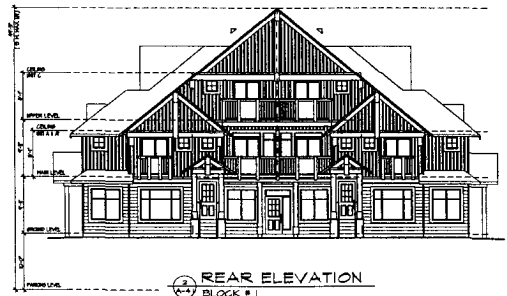
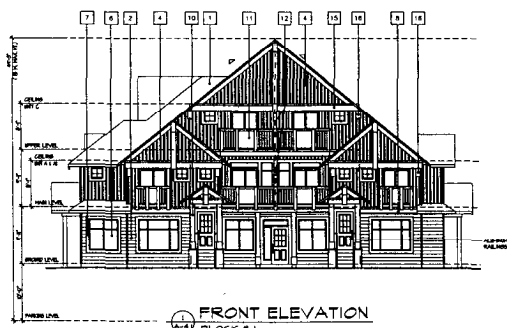
gBL ARCHITECTURE INC.
 211-821-2896
 211-821-2897

REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
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100		REVISED PER COMMENTS

FINISH SCHEDULE

CODE	TAG	DESCRIPTION
1	ASPHALT SHINGLED ROOF	
2	2" EXPOSURE HARDPLANK SIDING	
3	2" EXPOSURE HARDPLANK SIDING	
4	VENEER SIDING	
5	2" EXPOSURE HARDSHINGLED SIDING	
6	2" EXPOSURE HARDSHINGLED SIDING	
7	3-1/2" ARCHIT. 1 DOOR IRON	
8	1/4" ON 2X2 TRIM	
9	WENTERS & THE GUILDHOUSE TRAIL, FLOOR BRICKS	
10	WOOD PRIVACY SCREEN (4X4 TRIM)	
11	DECORATIVE WOOD LOOKING	
12	CUSTOM COLOURED VENEER	
13	BUILT-UP WOOD BEAM	
14	BUILT-UP WOOD BEAM END	



#4
 LONDON LANDING
 PHASE 5, RICHMOND, BC
 67 UNITS DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

ELEVATIONS
 BLOCK # 1

DATE	DC
DRAWN BY	TS
CHECKED BY	1/8"=1'-0"
SCALE	05.12.03
PLOTTED	211-821-2896
GO FILE	
JOB NUMBER	0218

JUN 30 2004

DP 03254721

A-4.1



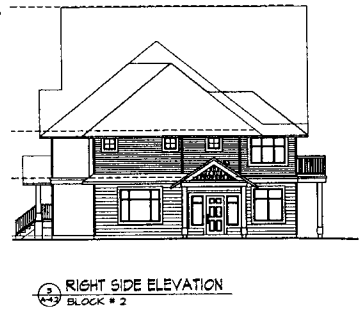
1100 WEST 10TH AVENUE
 VANCOUVER, BC V6M 2K1
 TEL: 604-271-1111 FAX: 604-271-1112
 WWW.GBL.COM

REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		REVISED PER PERMIT COMMENTS
3		REVISED PER PERMIT COMMENTS
4		REVISED PER PERMIT COMMENTS
5		REVISED PER PERMIT COMMENTS
6		REVISED PER PERMIT COMMENTS
7		REVISED PER PERMIT COMMENTS
8		REVISED PER PERMIT COMMENTS
9		REVISED PER PERMIT COMMENTS
10		REVISED PER PERMIT COMMENTS

FINISH SCHEDULE

CODE	TAG	DESCRIPTION
1	1	APPLY FINISH TO ROOF
2	2	4" EXPOSURE HORIZONTAL SIDING
3	3	4" EXPOSURE VERTICAL SIDING
4	4	VINYL BARD SIDING
5	5	4" EXPOSURE HORIZONTALS
6	6	TRUSSES
7	7	3-1/2" HORIZONTAL 1 DOOR HIGH
8	8	3/4" OSB SHEATHING
9	9	INTERIOR 1/2" Gypsum Board
10	10	ALUM. BEADBOARD w/ BEAD PANEL
11	11	WOOD PRIVACY SCREENS 1-1/2" HIGH
12	12	DECORATIVE HOOD LIGHTS
13	13	CROWN MOULDING
14	14	BUILT UP HOOD BEAMS
15	15	BUILT UP HOOD BEAM DECK



#5
 LONDON LANDING
 PHASE 5, RICHMOND, BC
 67 UNITS DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

JUN 30 2004

DP 03254721

ELEVATIONS
BLOCK # 2

DATE	DC
DRAWN BY	TR
CHECKED BY	1/2"=1'-0"
SCALE	
PLOTTED	218-883.296
JOB FILE	
JOB NUMBER	0218

A-4.2



G. BARRINGTON HILL, ARCHITECTS GROUP INC.
 100 WEST PLYMOUTH
 VICTORIA, B.C. CANADA V8V 2K7
 TEL: 250.383.2222 FAX: 250.383.2223
 WWW.GBL.COM

REVISIONS

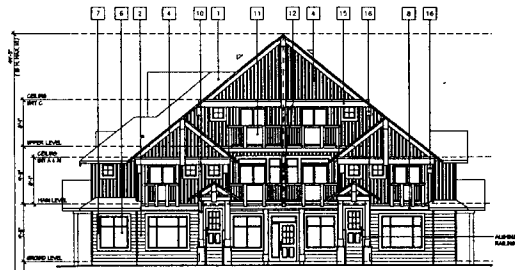
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16		REVISED PER COMMENTS
17		REVISED PER COMMENTS
18		REVISED PER COMMENTS
19		REVISED PER COMMENTS
20		REVISED PER COMMENTS

FINISH SCHEDULE

CODE	TAG	DESCRIPTION
1	ASPHALT/SHINGLES ROOF	
2	4" EXPOSURE HANDBLANK SIDING	
3	4" EXPOSURE HORIZ. VINYL SIDING	
4	VINYL SIBB SIDING	
5	4" EXPOSURE HANDBLANKS	
6	SHEDS	
7	SHEDS, SHEDS, SHEDS, SHEDS	
8	3-1/2" HATCH & DOOR TRIM	
9	1/4" OR 3/4" TRIM	
10	SHEDS & TRIM, SHEDS	
11	TRIM, TRIM, SHEDS	
12	TRIM, SHEDS, SHEDS	
13	ALUM. HANDRAILS BY GLASS PANEL	
14	WOOD TRIMMAGE SIDING ON SIDING	
15	DELEGATIVE WOOD LOOKOUT	
16	CRACKS, CRACKS, CRACKS	
17	CRACKS, CRACKS, CRACKS	
18	CRACKS, CRACKS, CRACKS	
19	CRACKS, CRACKS, CRACKS	
20	CRACKS, CRACKS, CRACKS	



1 FRONT ELEVATION
BLOCK # 3



2 LEFT SIDE ELEVATION
BLOCK # 3



3 REAR ELEVATION
BLOCK # 3



4 RIGHT SIDE ELEVATION
BLOCK # 3

#6

LONDON LANDING
 PHASE 5, RICHMOND, BC
 67 UNITS DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

ELEVATIONS
 BLOCK # 3

JUN 30 2004

DP 03254721

DWG NO. 02
 CHECKED BY: TR
 SCALE: 1/8"=1'-0"
 PLOTTED: 02. 22. 03
 CDR FILE: 118-BL-296
 JOB NUMBER: 0218

A-4.3



GARIBOLDI BROS. LTD. ARCHITECTS INC.
 1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6H 2G6
 TEL: 604-271-1111 FAX: 604-271-1112
 WWW.GARIBOLDIBROS.COM

REVISIONS

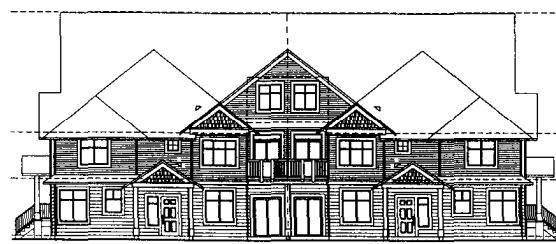
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8		REVISED PER PERMIT COMMENTS
9		REVISED PER PERMIT COMMENTS
10		REVISED PER PERMIT COMMENTS



FRONT ELEVATION
BLOCK # 4



LEFT SIDE ELEVATION
BLOCK # 4



REAR ELEVATION
BLOCK # 4



RIGHT SIDE ELEVATION
BLOCK # 4

FINISH SCHEDULE

CODE	TAG	DESCRIPTION
1	ASPHALT SHINGLES ROOF	
2	2" EXPOSURE HARDPLAK SIDING	
3	4" EXPOSURE HORIZ. VINYL SIDING	
4	VINYL SIBS SIDING	
5	2" EXPOSURE HORIZONTALS	
6	TRUSSES	
7	2X4 STUDS, HORIZ. SIDING	
8	2X4" HORIZONTAL & DOOR TRIM	
9	3/4" OSB SHEET	
10	EXTERIOR 1/2" GYP BOARD	
11	INSIDE FLOOR BEGGERS	
12	ALUM. IMPREGNATED 1/2" PLANK PANEL	
13	WOOD TRAVELER SQUARE LAY SIDING	
14	DIAGONAL FLOOR JOISTING	
15	CEILING TRUSSING JOIST	
16	BILT UP FLOOR BEAMS	
17	BILT UP FLOOR BEAM ENDS	

#7

LONDON LANDING
 PHASE 5, RICHMOND, BC
 67 UNITS DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

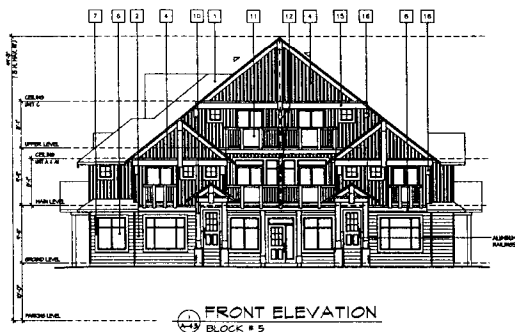
ELEVATIONS
 BLOCK # 4

JUN 30 2004

DP 03254721

DATE	DC
DRAWN BY	DC
CHECKED BY	DC
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PLOTTED	NOV 20, 03
CAD FILE	216-BLDG.DWG
JOB NUMBER	0218

A-4.4



FINISH SCHEDULE

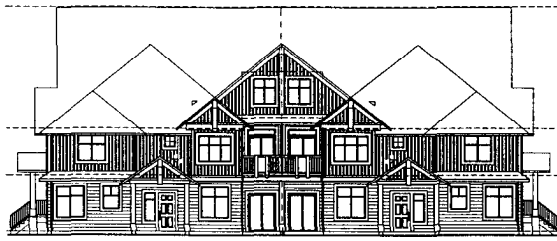
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[Symbol]	3	2" EXPOSURE HANGER/VANT. SIDING
[Symbol]	4	1/2" VINYL SUE SIDING
[Symbol]	5	2" EXPOSURE HANGERS/SIDING
[Symbol]	6	TRUSSES
[Symbol]	7	TRUSS BRACING (ONCE IN PLACE)
[Symbol]	8	3-1/2" HANGING 1 DOOR TRIM
[Symbol]	9	6x4 OR 2x4 TRIM
[Symbol]	10	SHUTTERS & 1/2" CASING
[Symbol]	11	TRUSS ROOF BRACING
[Symbol]	12	TRUSS ROOF BRACING
[Symbol]	13	ALUM. GROUNDWALLS BY BRASS PANELS
[Symbol]	14	WOOD FINISH/SCREEN GAR SIDING
[Symbol]	15	DECORATIVE HOOD LIGHTOUT
[Symbol]	16	LANTERN LIGHTING FIXTURE
[Symbol]	17	6x6 UP HOOD BEAMS
[Symbol]	18	6x6 UP HOOD BEAM DECK

8
LONDON LANDING
PHASE 5, RICHMOND, BC
67 UNITS DEVELOPMENT
FOR LONDON LANDING
DEVELOPMENT CORP.

BLOCK # 5

DATE: JUN 30 2004
 DRAWN BY: DC
 CHECKED BY: DC
 SCALE: 1/8"=1'-0"
 PLOTTED: OCT 22 03
 CAD FILE: 218-BLDG5
 JOB NUMBER: 0218

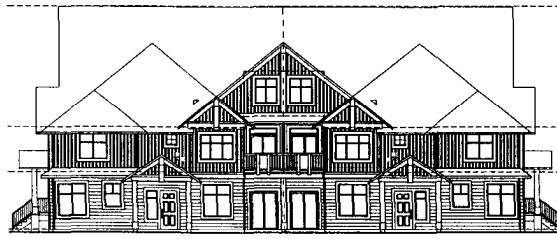
DP 03254721



FRONT ELEVATION
BLOCK # 6



LEFT SIDE ELEVATION
BLOCK # 6



REAR ELEVATION
BLOCK # 6



RIGHT SIDE ELEVATION
BLOCK # 6

FINISH SCHEDULE

CODE	TAG	DESCRIPTION
1	ASPHALT SHINGLES ROOF	
2	4" EXPOSURE XPS INSULATION	
3	4" EXPOSURE XPS VERT. SIDING	
4	VERT. SIDING	
5	4" EXPOSURE XPS UNDERMINERAL	
6	BRICK	
7	4" EXPOSURE XPS UNDERMINERAL	
8	3" EXPOSURE XPS UNDERMINERAL	
9	3" EXPOSURE XPS UNDERMINERAL	
10	3" EXPOSURE XPS UNDERMINERAL	
11	3" EXPOSURE XPS UNDERMINERAL	
12	3" EXPOSURE XPS UNDERMINERAL	
13	3" EXPOSURE XPS UNDERMINERAL	
14	3" EXPOSURE XPS UNDERMINERAL	
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25	3" EXPOSURE XPS UNDERMINERAL	
26	3" EXPOSURE XPS UNDERMINERAL	
27	3" EXPOSURE XPS UNDERMINERAL	
28	3" EXPOSURE XPS UNDERMINERAL	
29	3" EXPOSURE XPS UNDERMINERAL	
30	3" EXPOSURE XPS UNDERMINERAL	

#9
 LONDON LANDING
 PHASE 5, RICHMOND, BC
 67 UNITS DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

BLOCK # 6

DATE: JUN 30 2004
 DRAWN BY: DC
 CHECKED BY: TB
 SCALE: 1/8"=1'-0"
 PLOTTED: 09:28:30
 CWD FILE: 218-BLDG
 JOB NUMBER: 0218

DP 03254721

A-4.6



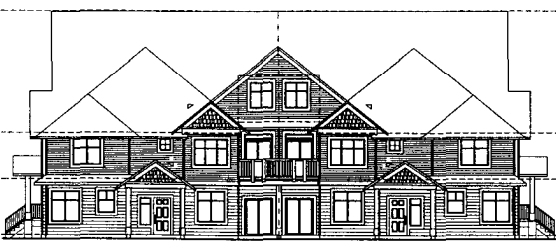
G. B. L. ARCHITECTURE & INTERIORS INC.
 1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6H 2Y6
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.GBLARCHITECTURE.COM

REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITS
2		ISSUED FOR PERMITS
3		ISSUED FOR PERMITS
4		ISSUED FOR PERMITS
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FINISH SCHEDULE

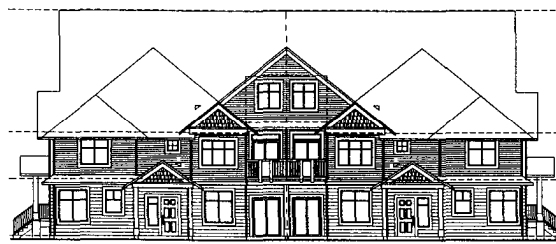
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2	2	1/2" EXPOSURE HARDWARE SCANS
3	3	1/2" EXPOSURE HARDWARE SCANS
4	4	VINYL BAR SIDING
5	5	1/2" EXPOSURE HARDWARES
6	6	TRUSSES
7	7	2X4 STUDS @ 16" OC
8	8	1/2" GYPSUM BOARD
9	9	1/2" GYPSUM BOARD
10	10	ALUM. WINDOW S & W GLASS PANEL
11	11	WOOD PRIVACY SCREEN GR. SIDING
12	12	WOOD PRIVACY SCREEN GR. SIDING
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47	47	WOOD PRIVACY SCREEN GR. SIDING
48	48	WOOD PRIVACY SCREEN GR. SIDING
49	49	WOOD PRIVACY SCREEN GR. SIDING
50	50	WOOD PRIVACY SCREEN GR. SIDING



FRONT ELEVATION
BLOCK # 7



LEFT SIDE ELEVATION
BLOCK # 7



REAR ELEVATION
BLOCK # 7



RIGHT SIDE ELEVATION
BLOCK # 7

#10
 LONDON LANDING
 PHASE 5, RICHMOND, BC
 67 UNITS DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

BLOCK # 7

JUN 30 2004

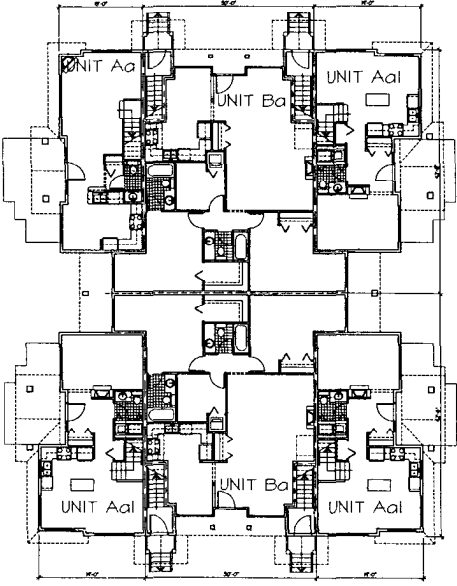
DP 03254721

DATE	BY	NO.
ISSUED BY	JC	18
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SCALE		OCT 23, 03
PLOTTED		13:06:00
CAD FILE		
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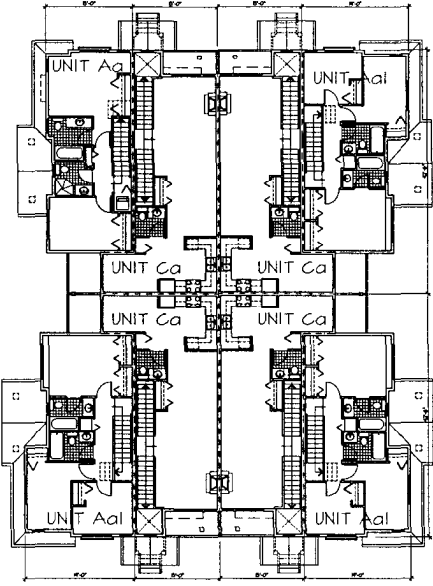
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REVISIONS

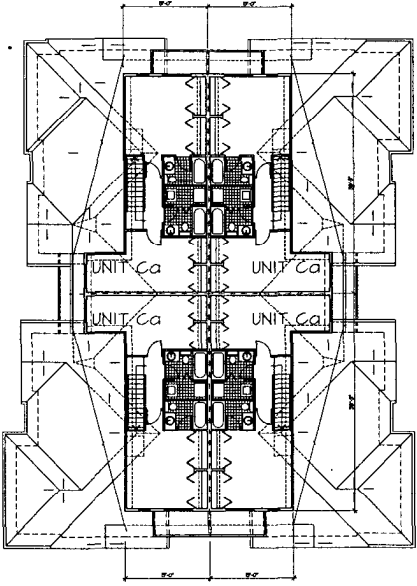
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9	11/20/00	ISSUE FOR PERMIT
10	11/20/00	ISSUE FOR PERMIT



GROUND LEVEL
 BLOCK #1, 3 & 4
 BLOCK #1, 3 - AS SHOWN
 BLOCK #4 - MIRRORED IMAGE
 BLDG. AREA: 4841 SF (450 SM)



MAIN LEVEL
 BLOCK #1, 3 & 4
 BLOCK #1, 3 - AS SHOWN
 BLOCK #4 - MIRRORED IMAGE



UPPER LEVEL
 BLOCK #1, 3 & 4
 BLOCK #1, 3 - AS SHOWN
 BLOCK #4 - MIRRORED IMAGE

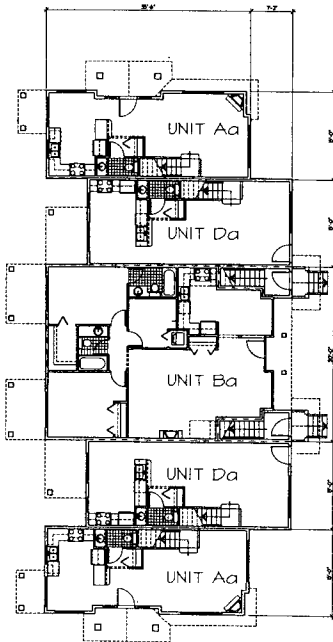
REFERENCE
 LONDON LANDING
 PHASE 5, RICHMOND, BC
 67 UNITS DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

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 JOB NUMBER: 0218

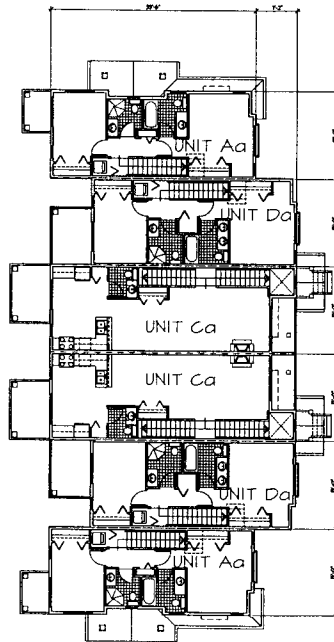


RESIDENTIAL BUILDING GROUP
 100 WEST 10TH AVENUE
 VANCOUVER, BC V6X 1C7
 TEL: 604-271-1111
 WWW.GBLV.CA

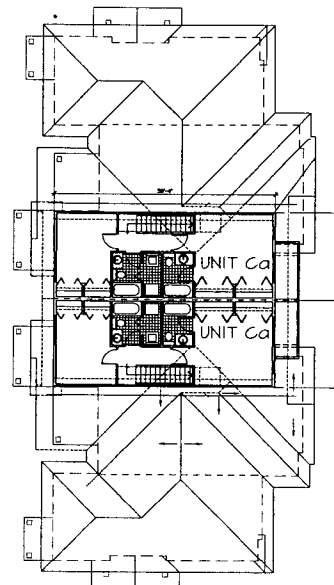
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GROUND LEVEL
 BLOCK # 2



MAIN LEVEL
 BLOCK # 2



UPPER LEVEL
 BLOCK # 2

REFERENCE

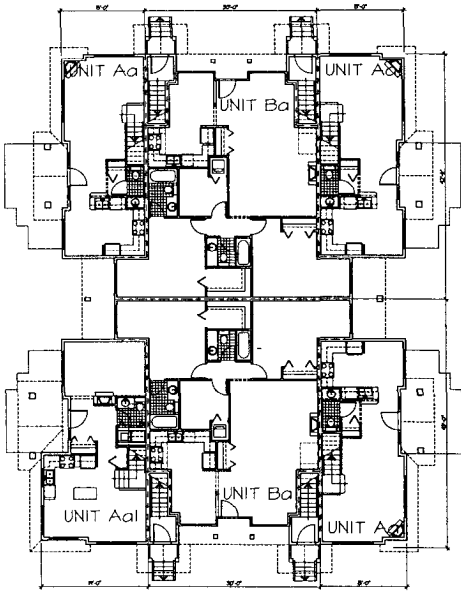
LONDON LANDING
 PHASE 5, RICHMOND, BC
 67 UNITS DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

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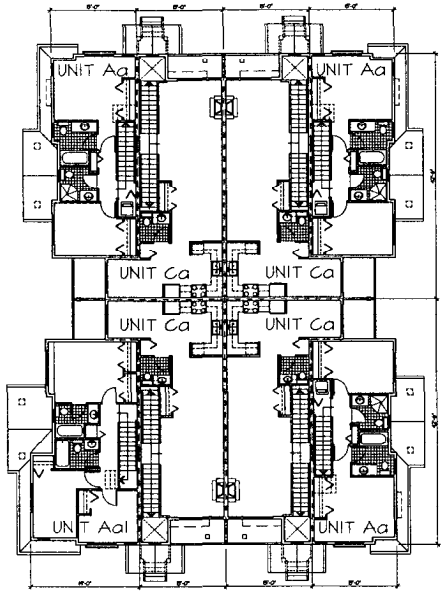


1000 WEST 10TH AVENUE, SUITE 1000
VANCOUVER, BC V6H 2G6
TEL: 604-271-1111
WWW.GBL.COM

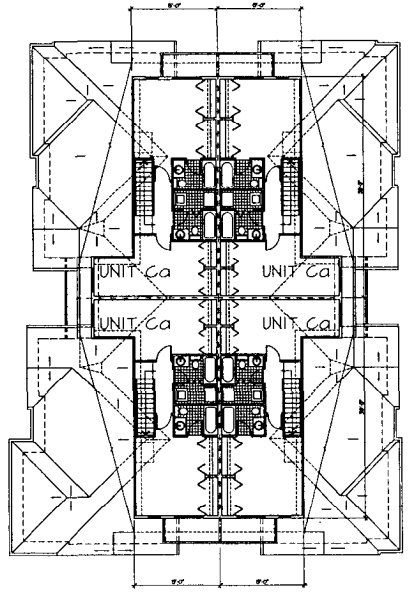
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GROUND LEVEL
BLOCK # 5
BLOG AREA: 4712 SF (436 SM)



MAIN LEVEL
BLOCK # 5



UPPER LEVEL
BLOCK # 5

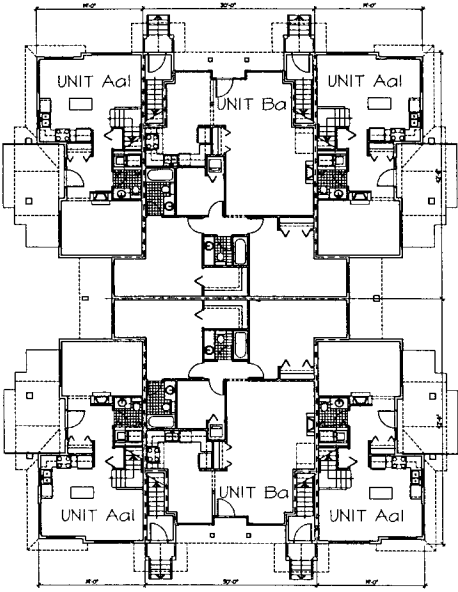
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PHASE 5, RICHMOND, BC
67 UNITS DEVELOPMENT
FOR LONDON LANDING
DEVELOPMENT CORP.

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CHECKED BY	TR
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PLOTTED	218-BL-PLOTT
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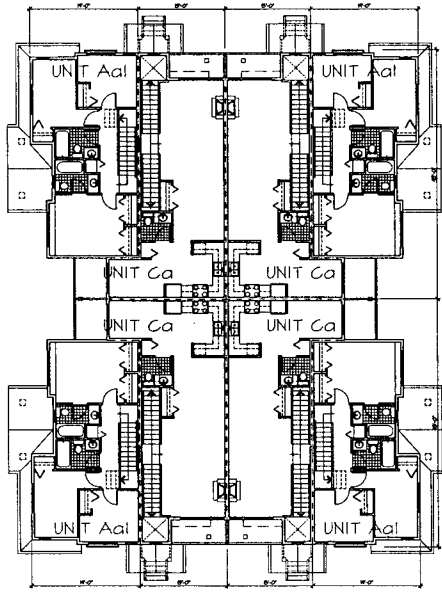
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REVISIONS

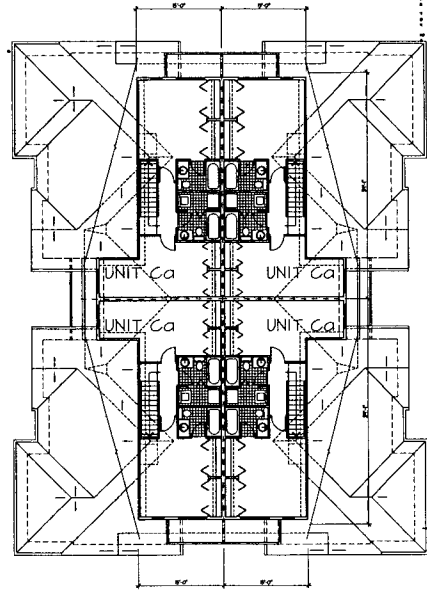
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19		ISSUED FOR PERMIT
20		ISSUED FOR PERMIT



1 GROUND LEVEL
 BLOCK # 6 & 7
 BLDG. AREA: 4906 SF (456 SM)



2 MAIN LEVEL
 BLOCK # 6 & 7



3 UPPER LEVEL
 BLOCK # 6 & 7

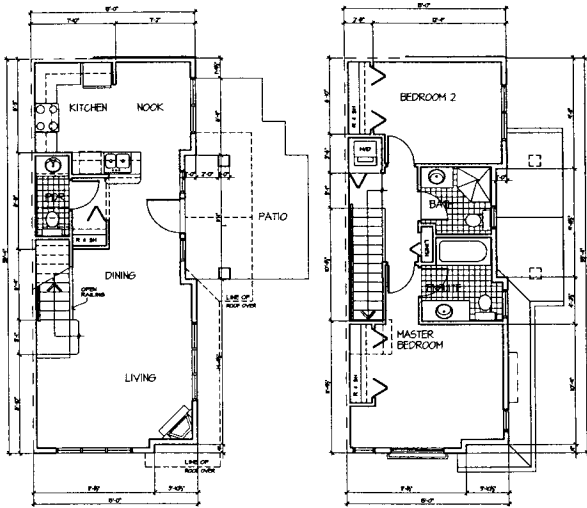
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 LONDON LANDING
 PHASE 5, RICHMOND, BC
 67 UNITS DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

BLOCK # 6 & 7

DATE	DC
DRAWN BY	TD
CHECKED BY	TD
SCALE	1/8"=1'-0"
PLOTTED	318-BLDG
CAD FILE	318-BLDG
JOB NUMBER	0218

REVISIONS

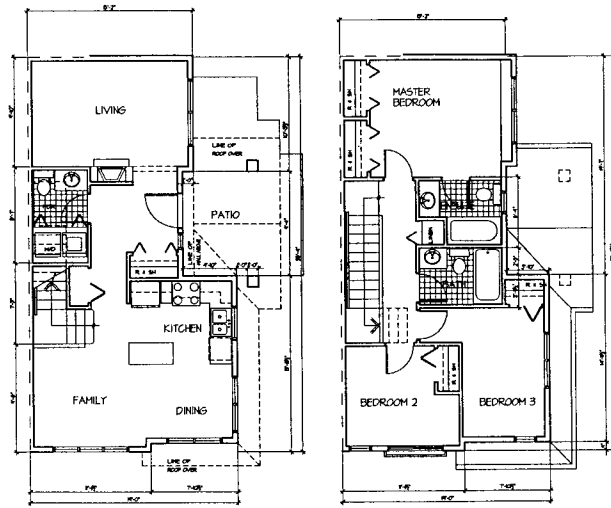
NO.	DATE	DESCRIPTION
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2		
3		
4		
5		
6		
7		
8		
9		
10		



1 GROUND FLOOR
A-5) AREA 516 SF

2 MAIN FLOOR
A-5) AREA 472 SF

UNIT "Aa" TOTAL AREA: 988 sf



3 GROUND FLOOR
A-5) AREA 502 SF

4 MAIN FLOOR
A-5) AREA 551 SF

UNIT "A1a" TOTAL AREA: 1,133 sf

REFERENCE

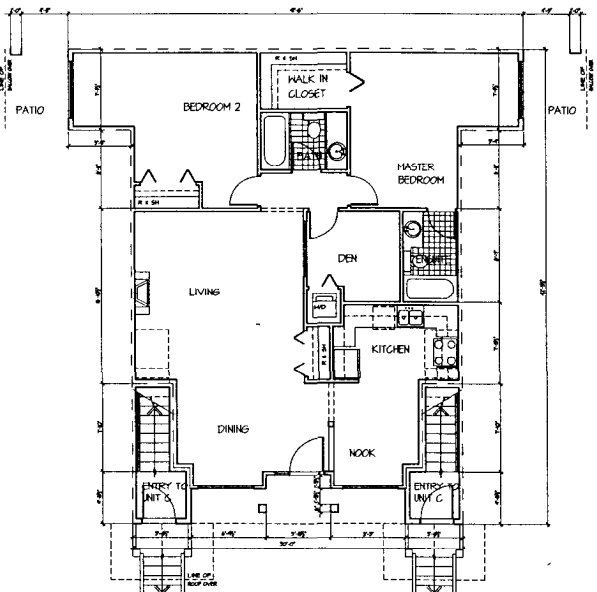
LONDON LANDING
 PHASE 5, RICHMOND, BC
 67 UNITS DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

FLOOR PLANS
UNIT Aa & A1a

DATE	02/10/10
DRAWN BY	DC
CHECKED BY	WB
SCALE	1/8"=1'-0"
PLOTTED	
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JOB NUMBER	0218

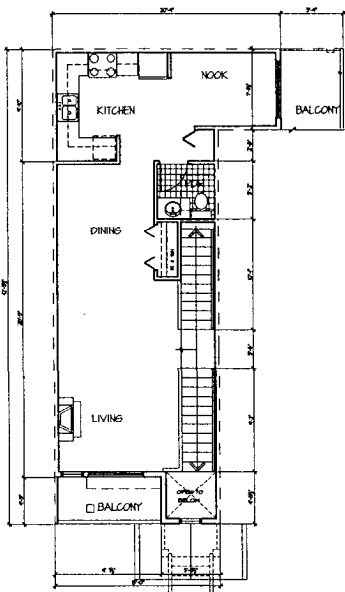
REVISIONS

NO.	DATE	DESCRIPTION
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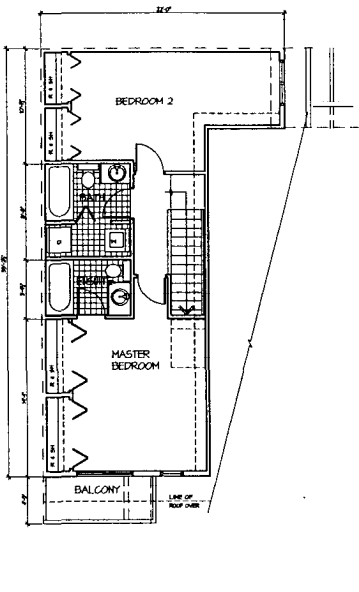
1 GROUND FLOOR
 A-32 AREA 1,197 SF

UNIT "Ba" TOTAL AREA: 1,197 SF



2 MAIN FLOOR
 A-32 AREA 628 SF

UNIT "Ca" TOTAL AREA: 1,211 SF



3 UPPER FLOOR
 A-32 AREA 583 SF

REFERENCE

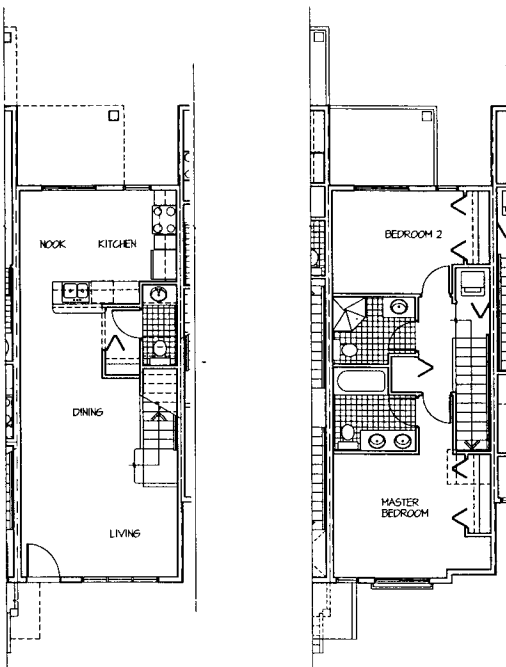
LONDON LANDING
 PHASE 5, RICHMOND, BC
 67 UNITS DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

FLOOR PLANS
 UNIT Ba & Ca

DATE	DC
DRAWN BY	W
CHECKED BY	W
SCALE	1/8" = 1'-0"
PLOTTED	
CD FILE	218-10083290
JOB NUMBER	0218

REVISIONS

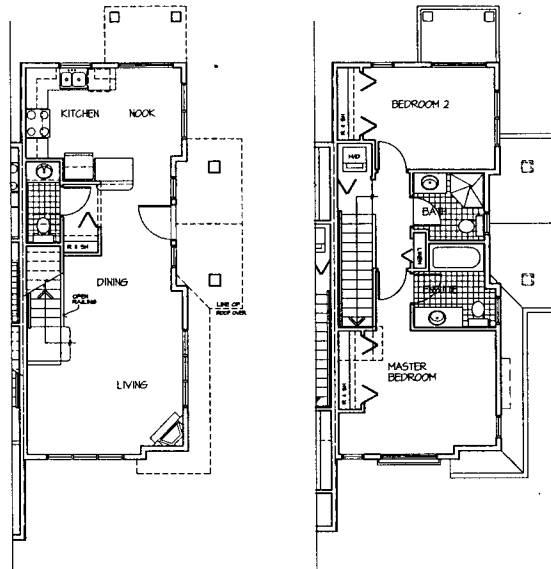
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5		ISSUED FOR PERMITS
6		ISSUED FOR PERMITS
7		ISSUED FOR PERMITS



1 GROUND FLOOR
 A-53 AREA 532 SF

2 MAIN FLOOR
 A-53 AREA 484 SF

UNIT "Da" TOTAL AREA: 1,021 sf
 Only for Block #2



3 GROUND FLOOR
 A-53 AREA 519 SF

4 MAIN FLOOR
 A-53 AREA 475 SF

UNIT "Aa" TOTAL AREA: 994 sf
 Only for Block #2

REFERENCE

LONDON LANDING
 PHASE 5, RICHMOND, DC
 67 UNITS DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

BLOCK #2
 UNIT Da & Aa

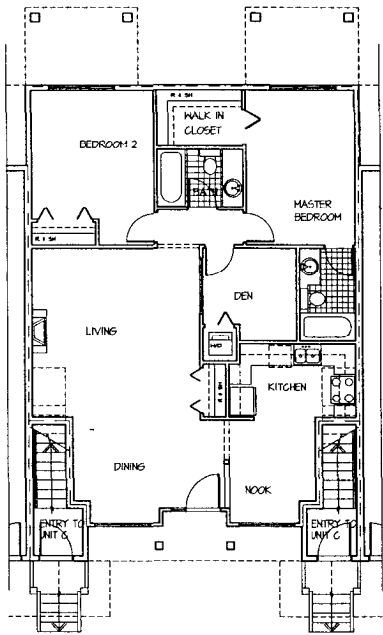
DATE	DC
DRAWN BY	TR
SCALE	1/8"=1'-0"
PLOTTED	218-04018.DWG
JOB NUMBER	0218



1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 1T6
 TEL: 604-271-1111
 WWW.GBL.COM

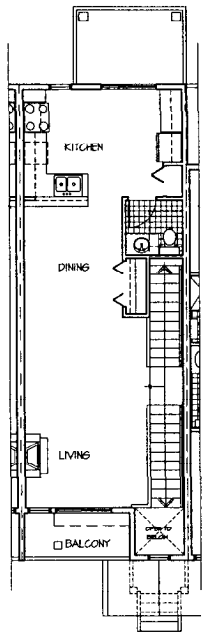
REVISION

NO.	DATE	DESCRIPTION
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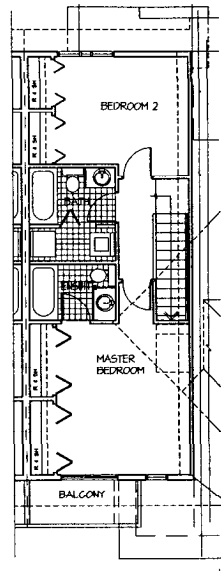
1 GROUND FLOOR
 AREA 1102 SF

UNIT "Ba" TOTAL AREA: 1,102 SF
 Only for Block #2



2 MAIN FLOOR
 AREA 548 SF

UNIT "Ca" TOTAL AREA: 1,140 SF
 Only for Block #2



3 UPPER FLOOR
 AREA 541 SF

REFERENCE

LONDON LANDING
 PHASE 5, RICHMOND, BC
 67 UNITS DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

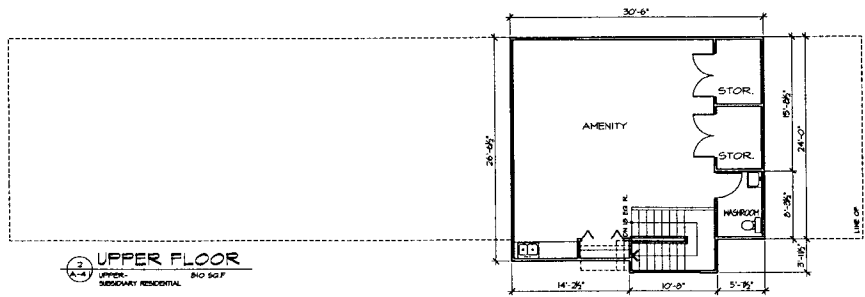
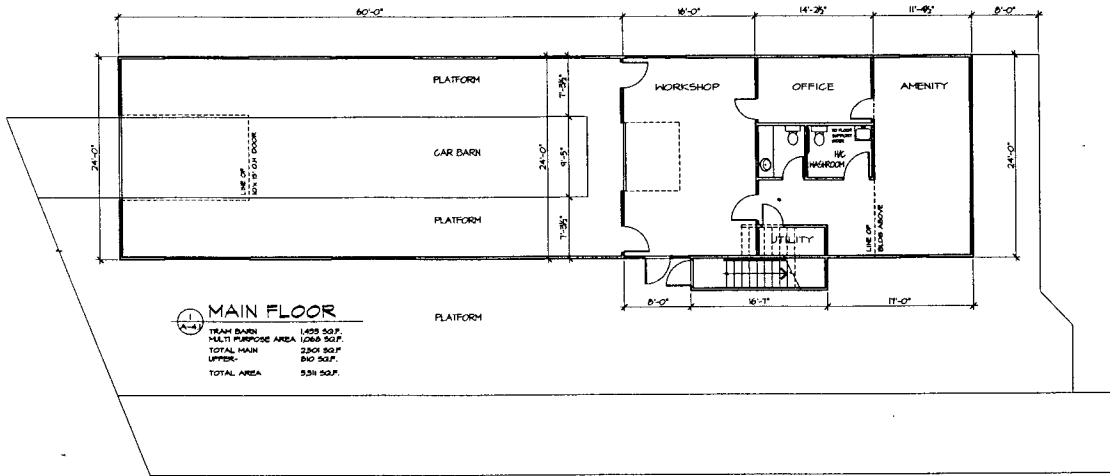
BLOCK #2
 UNIT Ba & Ca

DATE	10/10/10
DRAWN BY	DC
CHECKED BY	TR
SCALE	1/8"=1'-0"
PLotted	
CAD FILE	10-UNITBa
JOB NUMBER	0218



1100 WESTERN BLVD. SUITE 1000
VICTORIA, BC V8W 2E1
TEL: 250-383-8888
WWW.GBL.COM

- REVISIONS**
- | NO. | DATE | DESCRIPTION |
|-----|------|-------------------------------------|
| 1 | | ISSUED FOR PERMIT |
| 2 | | REVISED TO SHOW CHANGES TO WORKSHOP |
| 3 | | REVISED TO SHOW CHANGES TO OFFICE |
| 4 | | REVISED TO SHOW CHANGES TO AMENITY |
| 5 | | REVISED TO SHOW CHANGES TO UTILITY |
| 6 | | REVISED TO SHOW CHANGES TO STAIRS |
| 7 | | REVISED TO SHOW CHANGES TO WORKSHOP |
| 8 | | REVISED TO SHOW CHANGES TO OFFICE |
| 9 | | REVISED TO SHOW CHANGES TO AMENITY |
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| 13 | | REVISED TO SHOW CHANGES TO OFFICE |
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| 15 | | REVISED TO SHOW CHANGES TO UTILITY |
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| 40 | | REVISED TO SHOW CHANGES TO UTILITY |
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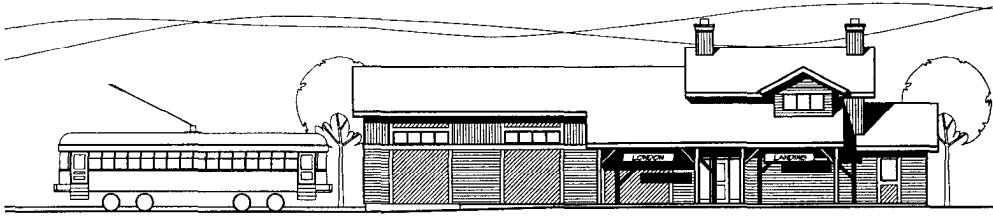
REFERENCE

LONDON LANDING
PHASE 5, RICHMOND, BC
67 UNITS DEVELOPMENT
FOR LONDON LANDING
DEVELOPMENT CORP.

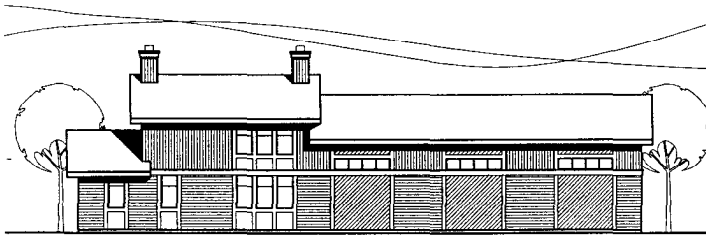
C.P.R.
FLOOR PLANS

DATE	DEC. 2003
DRAWN BY	BC
DESIGNED BY	WB
SCALE	3/16"=1'-0"
PLOTTED	-
JOB FILE	0218-TRAINING
JOB NUMBER	0218

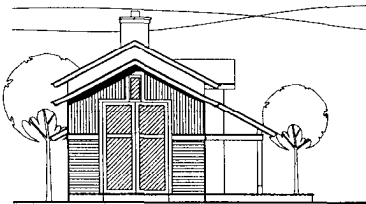
A-6.1



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NOTES
BY: [signature]

REVISIONS
BY: [signature]

REFERENCE

LONDON LANDING
PHASE 5, RICHMOND, BC

FOR LONDON LANDING
DEVELOPMENT CORP.

C.P.R.
CONCEPT ELEVATIONS

DATE	MARCH 2004
DRAWN BY	AC
CHECKED BY	
SCALE	1/8" = 1'-0"
PLOTTED	
DWG FILE	0218-1000-ELV.DWG
JOB NUMBER	0218