



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To:	Development Permit Panel	Date:	October 24, 2005
From:	Holger Burke Acting Director of Development	File:	DP 05-302568
Re:	Application by Hywel Jones Architect Ltd. for a Development Permit at 10760 and 10780 Cambie Road		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a BMW Automobile Dealership at 10760 and 10780 Cambie Road on a site zoned Automobile-Oriented Commercial District (C6); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the parking setback from 3 m to 0 m for the display vehicle stalls abutting the public road along the southern property line of the site;
 - b) Reduce the side yard parking setback from 1.5 m to 0 m for parking stalls abutting the western property line of the site; and
 - c) Reduce the number of parking stalls required to accommodate visitors and staff from 89 stalls to a minimum of 59 stalls.

Holger Burke
Acting Director of Development

DB:dcb
Att. 2

Staff Report

Origin

Hywel Jones Architect Ltd. has applied to the City of Richmond for permission to develop a BMW Automobile Dealership at 10760 and 10780 Cambie Road. The site had contained a fibre rope warehouse and distribution facility on 10780 Cambie Road and Recreational Vehicles sales on a partially vacant lot at 10760 Cambie Road.

The site is being rezoned from Limited Industrial Retail District (I4) to Automobile-Oriented Commercial District (C6) for this project under Bylaw 7900 (RZ 04-277643).

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 proposal is to accommodate the relocation of the BMW dealership from the Richmond Auto Mall and the consolidation of their “Mini” franchise from a neighbouring lot to the west. This relocation has been necessitated in order to facilitate an expansion of the dealership’s operations that could not be met at their current location in the Richmond Auto Mall.

The development proposes a two-storey building containing a new vehicle showroom, a vehicle repair centre, and a drive through car wash. Extra regular and tandem parking stalls are provided to accommodate the dealership’s vehicle inventory.

Development surrounding the subject site is as follows:

- To the North: A business park office building owned by Sun Life Canada along the north side of Cambie Road, zoned Business Park Industrial District (I3)
- To the West: Auto sales and a Holiday Inn, zoned Automobile Oriented Commercial District (C6)
- To the East: Shell Road and Canal, a rail corridor and five (5) industrial operations, zoned Limited Industrial Retail District (I4).
- To the South: Highway 91 and an on ramp from Shell Road.

Together the two subject properties total approximately 1.3 ha (3.34 acres) in size. The properties will be consolidated as part of the site rezoning.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Staff noted that off-street parking spaces along the southern and western property lines encroached into the parking setback areas. Under Section 405.11 of the City’s Zoning Bylaw off-street parking spaces are to be located no closer than 3 m (9.843 ft.) to a property line which abuts a public road; and no closer than 1.5 m (4.921 ft.) to any other property line.

- Staff requested that the revised plan set submitted for the Development Permit review provide clear boundaries between parking lot areas and vehicle storage areas.
- The applicant was requested to review the City's Development Permit Guidelines in general, and specifically with regard to Section 9.2.4B – Surface Parking, which required adequate screening of parking areas, and prescribes conditions to guide the design, surface material and public access related to parking areas.

Each of these issues have been addressed in the current proposal. Variances are being sought to address the parking setback issues (these are outlined under "Staff Comments" below).

The Public Hearing for the rezoning of this site was held on April 18, 2005. At the Public Hearing, no concerns were raised about rezoning the property.

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 and is generally in compliance with the Automobile-Oriented Commercial District (C6) Zoning Schedule except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

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

- 1) Reduce the parking setback from 3 m to 0 m for the display vehicle stalls abutting the public road along the southern property line of the site;

(Staff supports the proposed variance as the southern property line fronts onto an on ramp to Highway 99 which incorporates a grassed boulevard strip approximately 9 m wide between the subject site and the roadway. Planting islands and porous paving have been introduced to break up the display parking in the area where the variance is being sought along the southern property line.)

- 2) Reduce the side yard parking setback from 1.5 m to 0 m for parking stalls abutting the western property line of the site;

(Staff supports the proposed variance as the location of these parking stalls abut an existing wall face of the building on the neighbouring property and there are no windows at the grade level facing these stalls. Additionally, the applicant has incorporated landscaping along this edge.)

- 3) Reduce the number of parking stalls required to accommodate visitors and staff from 89 stalls to a minimum of 59 stalls;

(Staff supports the proposed variance as it more appropriately reflects the uses proposed for the site. The application proposes 253 parking stalls of which 194 stalls are actually intended for storage of display. The nature of the business will not require the number of stalls that would be required through strict interpretation of the Zoning Bylaw standards. Additionally, should conditions change for the dealership, they will have the ability to re-allocate some of the display stalls to new visitor / staff stalls.)

Staff note that the applicant has focused on designing a high quality development in terms of both the building appearance and the landscaping components for the site. In particular, staff commend the applicant's efforts to incorporate green roofing technologies and other conservation components into the project. The applicant and his agents have worked closely with staff to prepare a design that addresses the concerns of all parties.

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the project.

A copy of the relevant excerpt from the Advisory Design Panel Minutes from September 7, 2005 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'. Notably, the Panel requested that the applicant review and consider the following:

- Pedestrian Access from Shell and Cambie Road;
- Landscaping at Shell Road entrance;
- Provide landscaping along blank wall separating the project from the hotel; and
- Consider additional permeable paving in areas of visual importance.

The applicant has satisfactorily adjusted the plans to address each of these elements into their design. These adjustments are reflected in several of the Analysis comments provided below.

Analysis

Conditions of Adjacency

- The design has significantly improved the perimeter landscaping that interfaces with the street and the public realm with the addition of a second row of trees, a feature display garden associated with the vehicle display stall at the southeast corner and "green" fencing along the north, south and east property lines.
- The application responds to the Advisory Design Panel's request by landscaping the western boundary adjacent to the proposed parking stalls.
- The building incorporates a green roof to provide visual interest for neighbouring developments. This component will also contribute to storm water retention by slowing the rain flow from the structure itself.
- The design has replaced conventional roof-top ventilation units with screen ventilation shafts within planted areas, again enhancing the appearance of the rooftop from the neighbouring property.
- Lighting standards will have downward directed light and spot lighting to minimize impacts upon adjacent developments.

Urban Design and Site Planning

- The development responds to flood protection measures by voluntarily raising the slab of the structure to the proposed flood construction elevation of 2.60 m. After a mutual vehicular agreement is in place, the driveway to the adjacent site to the west will be re-graded and repaved to the same elevation.
- Pedestrian access points to both Cambie Road and Shell Road have been added in response to a request by the Design Panel. One of these pedestrian access points has been placed close to the existing bus stop on Cambie Road.

- The location of the main driveway entrance off Shell Road has been approved by the BC Ministry of Transportation.
- Garbage and Recycling are within an enclosed holding room that is part of the main building.

Architectural Form and Character

- The building has been designed to meet both the City's requirements and the BMW corporate image requirements utilizing high quality finishes such as architectural dolomite concrete blocks that provide the appearance of a hand-hewn stone finish, curtain walls with low-E glazing, prefabricated Alucobond metal panels and glazed and curved showroom.
- The building was designed to provide a varied and interesting streetscape along both Shell Road and Cambie Road by incorporating changes in material, height and form.
- A portion of the rooftop is dedicated for more display vehicles.
- A distinctively designed tower structure has been incorporated into the building design to provide display signage for the site.

Landscape Design and Open Space Design

- Only two trees are being removed from the site – both due to a conflict with the grade changes and the site planning. The landscaping plan provides for 82 trees, typically 7cm calliper, to be planted as part of this development.
- RIMA Stone porous paving is being incorporated in over 3600 square feet of the site providing for water infiltration, contributing to storm water retention and breaking up the asphalt area.
- Decorative feature paving in multiple colors is incorporated to distinguish and enhance the vehicle entry, pedestrian routes and several planting areas.
- Extensive landscaping has been incorporated around the perimeter of the site, around the building itself, and in the form of a green roof over part of the structure.
- A garden display feature has been incorporated into the feature vehicle display at the south eastern corner of the site.

Crime Prevention Through Environmental Design

- Crime prevention elements have been incorporated through lighting components across the site, the use of green fencing to delineate boundaries, maintaining a balance between visibility and vegetation screening around the site perimeter. The site incorporates decorative gates preventing vehicle access after hours. Additionally, all new vehicles will be equipped with transponders to prevent theft.
- The building incorporates a high degree of natural surveillance and will include a 24 hour monitored alarm system.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff's and the Advisory Design Panel's comments related to site planning, urban design, architectural form and character, landscaping design and adjacency. The applicant has put considerable thought into creating a high quality design that also incorporates a number of energy conserving and enhancing (e.g. green roofing, green fencing, decorative paving, etc.) features.

Staff are recommending support for this Development Permit application.



David Brownlee
Planner 2

DCB:dcb

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 \$126,176 (based on total floor area of 63,088 sf and a signed landscaping cost estimate).



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application Data Sheet

Development Applications Department

DP 05-302568

Attachment 1

Address: 10760 and 10780 Cambie Road

Applicant: Hywel Jones Architect Ltd.

Owner: Herzog Leasing Ltd.

Planning Area(s): East Cambie

Floor Area Gross: 5,861 m² (63,088 SF)

	Existing	Proposed
Site Area:	13,532 m ²	13,513.47 m ² after dedications
Land Uses:	A fibre rope warehouse and distribution facility on 10780 Cambie partially vacant/Recreational Vehicle Sales on 10760 Cambie	Automobile Dealership
OCP Designation:	Commercial	Commercial
Zoning:	I4 – Limited Industrial Retail District	C6 – Automobile-Oriented Commercial District

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.50 FAR	0.42 FAR	none permitted
Lot Coverage:	Max. 50%	31.8%	None
Setback – Front Roads:	Min. 6 m	Exceeds 6.0 m to building	None
Setback – Side and Rear Yard: (for two storey buildings)	Min. 7.5 m	7.5 m	None
Height Building (m):	Min. 12 m	11.3 m	None
Height Structures (m):	Max. 20 m	19.8 m	None
Lot Size:	1.38 hectares	1.35 hectares after dedication	None
Off-street Parking Spaces – Regular/Commercial:		29 staff 30 visitor	None
Off-street Parking Spaces – Accessible:	2	2	None
Total off-street Spaces:	89	59 Staff / Visitor	Variance
Parking Setbacks from Public Roads and Property Lines	3 m when abutting 1.5 m to other property lines	0 m	Variance

**Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, September 7, 2005 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

Attendance:

Members: Mr. Jim Carter Huffman – Acting Chair
Mr. Jerry Doll
Mr. Joe Fry
Mr. David Kirsop
Mr. Dana Westermarck
Const. T.C. Chang

Staff: Ms. Cecilia Achiam
Ms. Sara Badyal
Mr. Eric Fiss

Recording
Secretary: Desiree Wong

The meeting was called to order at 4:07 p.m.

1. It was moved and seconded
*That the minutes of the Advisory Design Panel meeting held on Wednesday,
July 20th, 2005, be adopted.*

CARRIED

Al Tanzer, Chair, was absent, however his comments on each project was read into the minutes by Acting Chair (Schedule 1)

2. Auto Dealership
Hywel Jones, Architect
10670/10780 Cambie Road
(Formal)

DP 05-302568

Sara Badyal, Planner, reviewed the staff comments provided for the project, (Schedule 2).

Mr. Hywel Jones, Architect, introduced his team consisting of Jon Losee, Landscape Architect, and Jeff Neuman. With the aid of a model and an artist's renderings, Mr. Jones described the project.

Mr. Losee, Landscape Architect, reviewed the details of the landscape plan. General questions put forth by the Panel included:

- Explain the lighting: **the site lighting would be used to shine down on displays;**
- was the green roof accessible: **no – would be accessible for maintenance only;**
- was the signage a communication module: **it was a long distance tower with generic signage – it was not a video display**

The comments of the Panel were as follows:

- Concerned about the rooftop display area and lighting affecting hotel; windows from the hotel looked down on site over the top of the car storage area. **Applicant states that the setback between hotel and project was 40'. The lighting would shine down and would not affect hotel rooms which were higher than this part of the project.**
- Appropriate treatment in terms of landscape for the project. Green roof appropriate. Encourage more permeable paving in front of parking stalls.
- Nice looking development. Concerned with pedestrian access especially during lunch hour, from Shell and Cambie Road corner – should have an access at the pedestrian crossing.
- Well resolved scheme. Needs more landscaping by hotel wall. More parking was provided than required – possibly drop some stalls and plant some more trees. **The parking was required for staff to park on site.**
- Concerned that lighting would cause glare to hotel rooms and affect liveability. Support the dolomite block finishing material used on the building.
- General strong support for the project. Quite a strong scheme. However, parts of the building (middle) did not appear cohesive. Green roofs, permeable pavings commended. Pedestrian accesses were commendable but a 3rd was needed at the pedestrian crossing. Concerned about lighting on open roof area affecting hotel's liveability. **The perimeter lighting would shine down on the display cars and would not affect hotel rooms. Lighting fixtures could not be changed due to dealership corporate identity.**
- Can additional landscaping be put in against the property line along the west side to screen parking stalls from businesses. Also more landscaping was needed at the entrance on Shell Road. **Will change species to evergreen and try to provide some planting, as well as add additional trees to form a cluster at the entrance.**

Discussion then ensued that resulted in the following motion:

It was moved and seconded

That DP 05-30258 go forward with the support of the Panel.

**CARRIED
Unanimous**

The applicant was asked to review and consider the following:

- Pedestrian Access from Shell and Cambie Road;
- Landscape at Shell Road entrance;
- Provide landscaping along blank wall separating project from hotel;
- Consider additional permeable paving in areas of visual importance.



No. DP 05-302568

To the Holder: HYWEL JONES ARCHITECT LTD.
Property Address: 10760 AND 10780 CAMBIE ROAD
Address: 2305 HEMLOCK STREET
VANCOUVER, BC V6H 2V1

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 to:
 - a) Reduce the parking setback from 3 m to 0 m for the display vehicle stalls abutting the public road along the southern property line of the site;
 - b) Reduce the side yard parking setback from 1.5 m to 0 m for parking stalls abutting the western property line of the site; and
 - c) Reduce the number of parking stalls required to accommodate visitors and staff from 89 stalls to a minimum of 59 stalls.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$126,176. 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. 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 05-302568

To the Holder: HYWEL JONES ARCHITECT LTD.

Property Address: 10760 AND 10780 CAMBIE ROAD

Address: 2305 HEMLOCK STREET
VANCOUVER, BC V6H 2V1

7. 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.
8. 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.

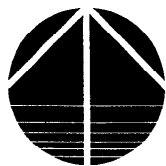
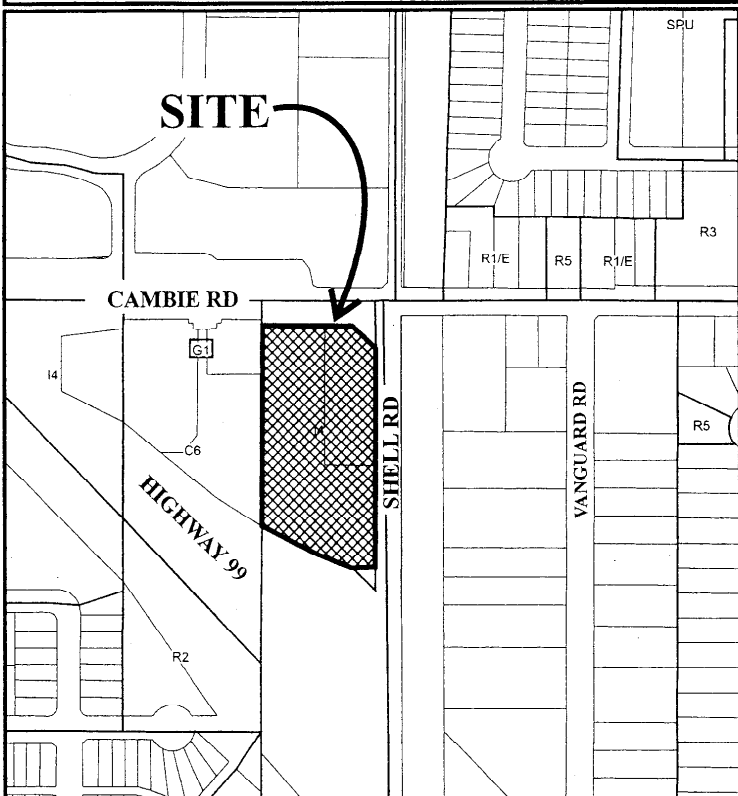
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



DP 05-302568
SCHEDULE "A"

Original Date: 06/13/05

Revision Date:

Note: Dimensions are in METRES

[illegible]

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(01) COVERAGE (BASED ON 47,300 SF BUILDING FOOTPRINT)
ALIGNED 1000
PROPOSED 1100

VOLUME 1
ALIGNED 4.50
PROPOSED 4.17

ROAD SETBACKS
ALIGNED 66
PROPOSED 64 (30' 0")

REAR YARD BUILDING SETBACK
ALIGNED 736
PROPOSED 736 (14' 8")

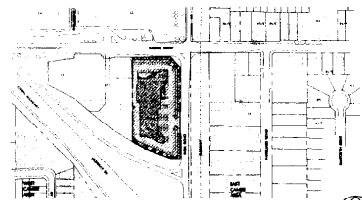
BUILDING HEIGHT
ALIGNED 13m
PROPOSED 11.6m (37' 10")

STRUCTURES HEIGHT (TOWER)
ALIGNED 20m (65' 7")
PROPOSED 14.8m (47' 3")

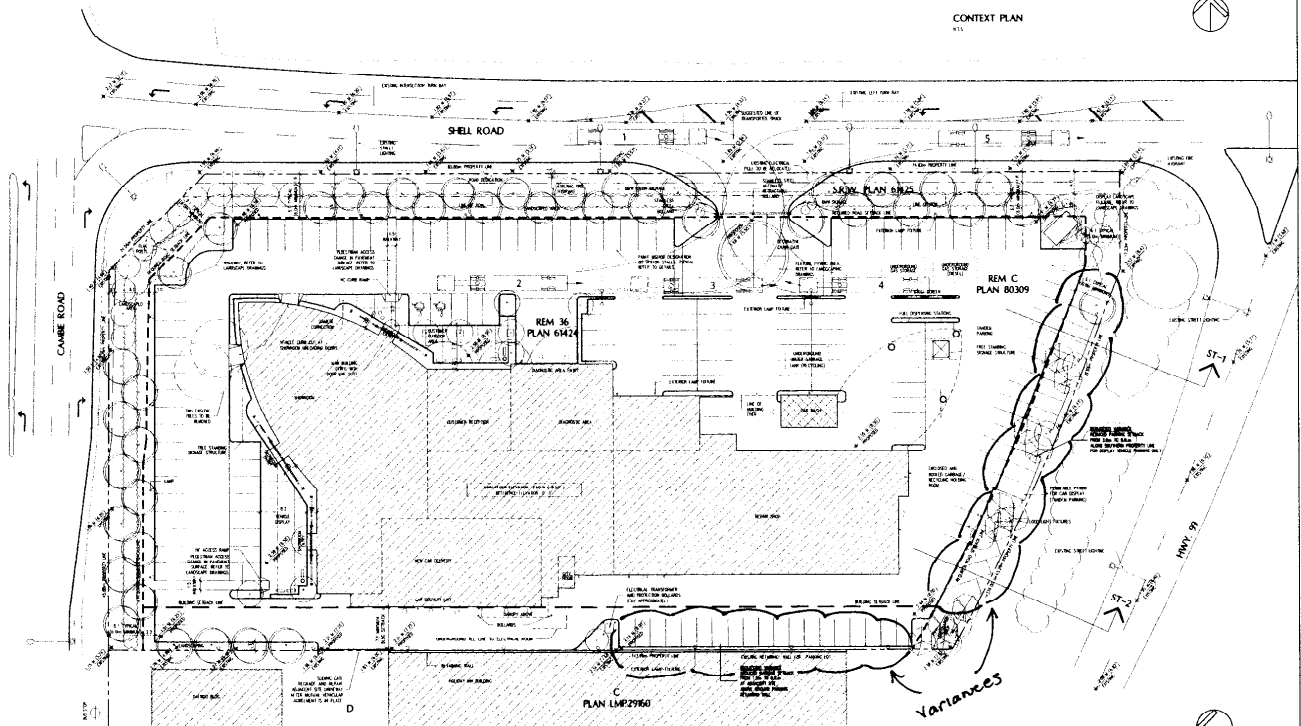
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INVESTING IN THE PUBLIC SECTOR: THE CASE OF THE PORT OF ANTWERP



CONTEXT PLAN



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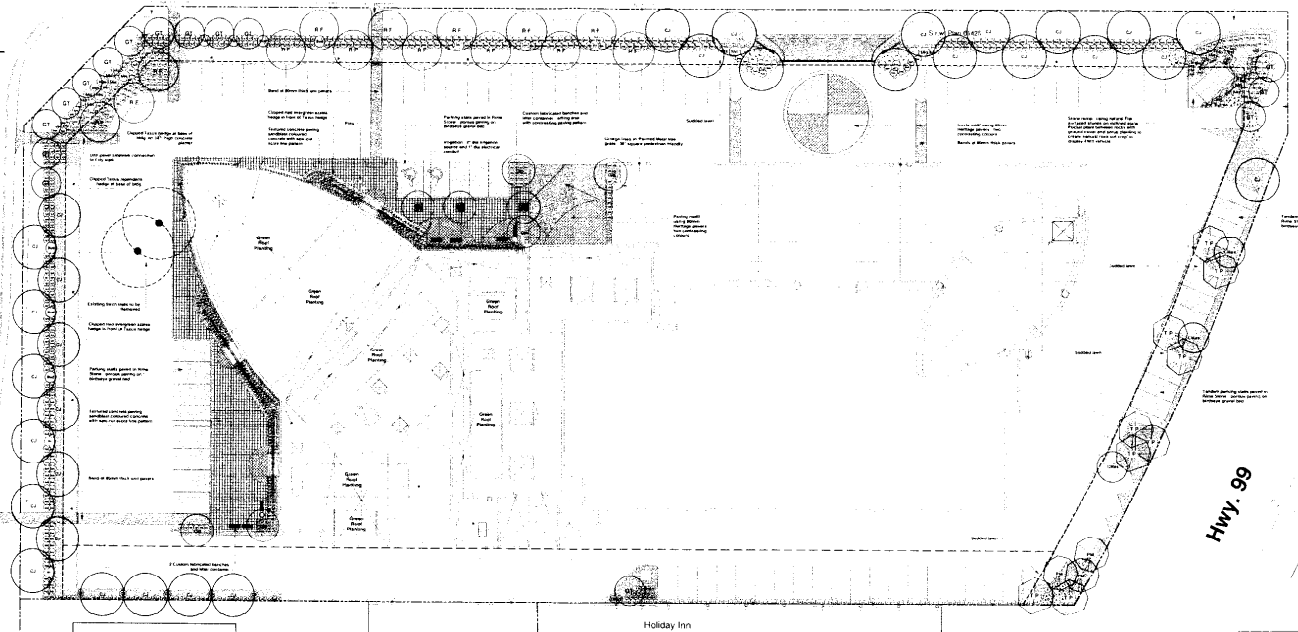
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05302568

HORIZONTAL PARKING DIMENSION PROVIDED		
	LENGTH	WIDTH
STANDARD SPACE	5.5 M (18'0" FT)	2.55 M (8'5" FT)
SMALL SPACE	3.0 M (9'8" FT)	2.4 M (7'8" FT)
ANGLED SPACE	5.5 M (18'0" FT)	3.7 M (12'1" FT)

	WATER PARKING
	CAR STORAGE/ TRUCK PARKING
	LOT PARKING
	FEATURE DISPLAY PARKING STALLS
	FEATURE 1/2-BLOCK PARKING





Plant List

[illegible]

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FINCES				
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LONGSIGHT & CO. LTD.

1. All employees (including those in the computer room) must be vaccinated against COVID-19.
 2. All employees must wear a face mask and gloves at all times.
 3. All employees must maintain a distance of at least 1 meter from others.
 4. All employees must avoid handshakes and other forms of physical contact.
 5. All employees must avoid public places and events.
 6. All employees must avoid public transport.
 7. All employees must avoid public places and events.
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 10. All employees must avoid public transport.

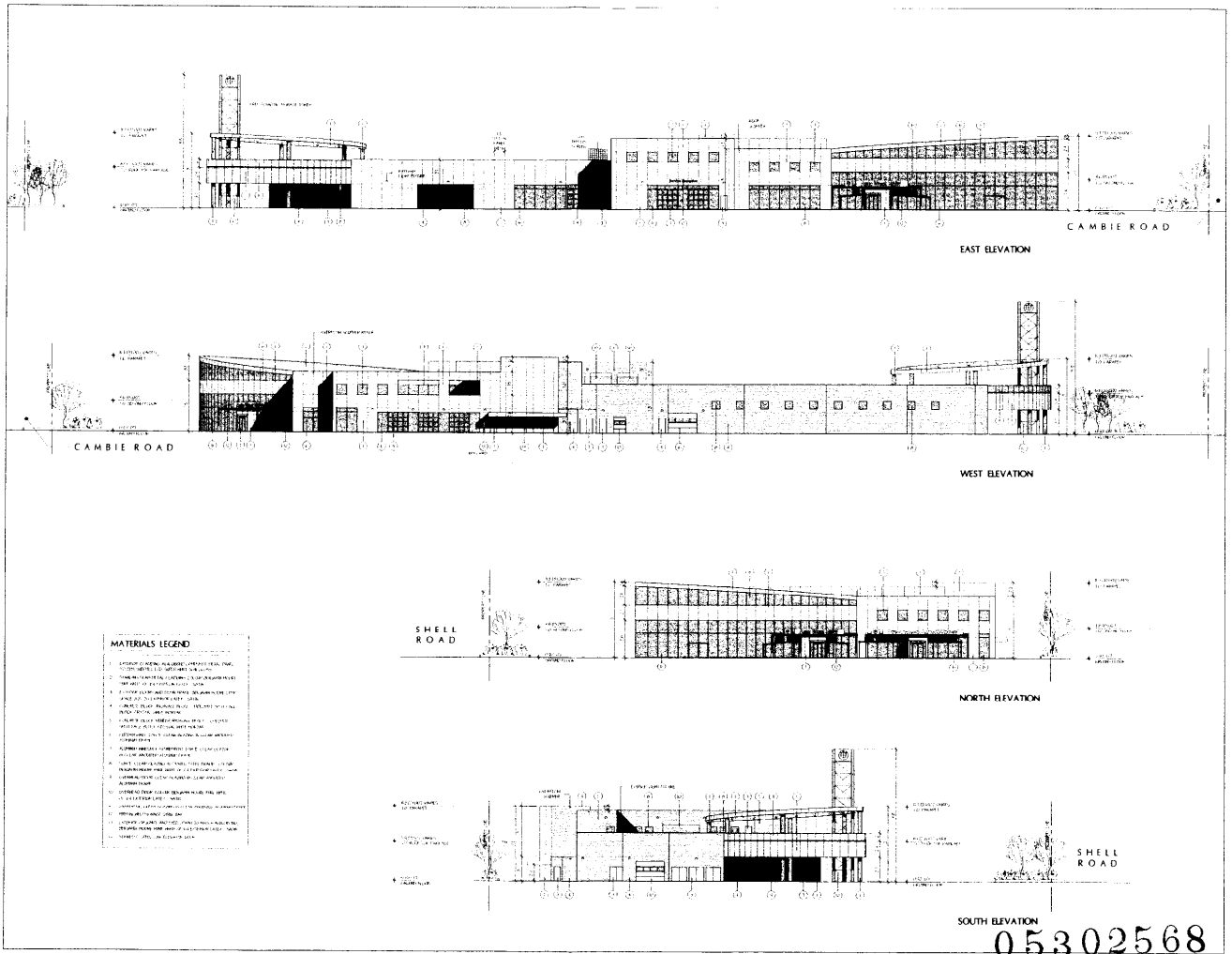
Sept. 27, 95	Off re-submission
Sept. 28, 95	Received for design panel
Aug. 28, 96	Received for design panel
Aug. 20, 96	Issue for review
May 25, 95	Off re-submission
April 27, 95	Off re-submission
Jan. 26, 96	Off submission
Dec. 27, 94	Reopening Submission to J
Dec. 26, 94	Original Review

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Environmental Air Treating

Johnson Controls is a leading manufacturer of environmental air treating equipment. Our products are designed to remove contaminants from the air, improving indoor air quality and protecting your investment in your building. We offer a wide range of equipment, including air filters, air purifiers, and air conditioning units. Our products are used in a variety of applications, from residential homes to commercial buildings. We are committed to providing high-quality products and excellent customer service. Contact us today to learn more about our products and services.

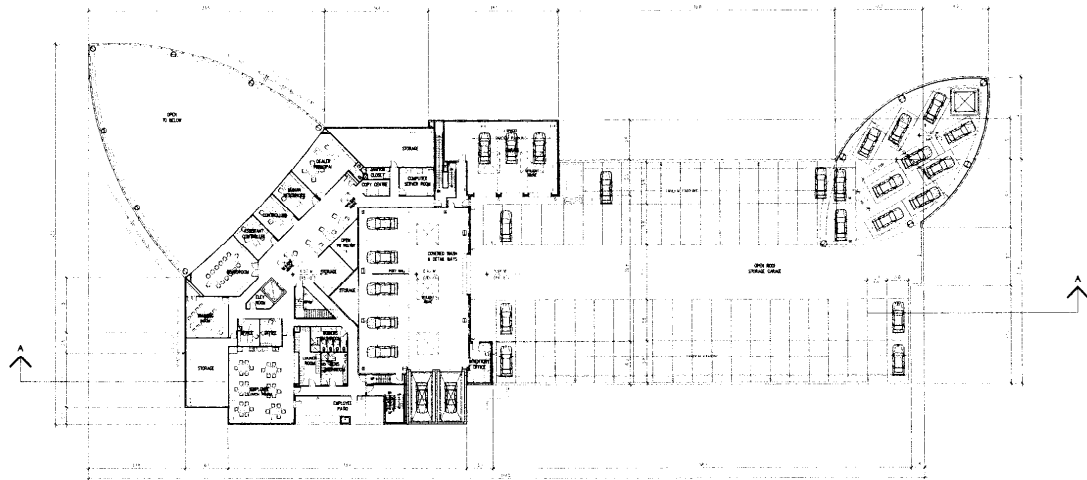
**Auto West
BMW**
Shell Road
Richmond, B.C.

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SECOND FLOOR PLAN

NOTE:
DIMENSIONS TO FACE OF WALLS AND EQUIPMENT
DIMENSIONS AND NOTES IN ALL OTHER AREAS

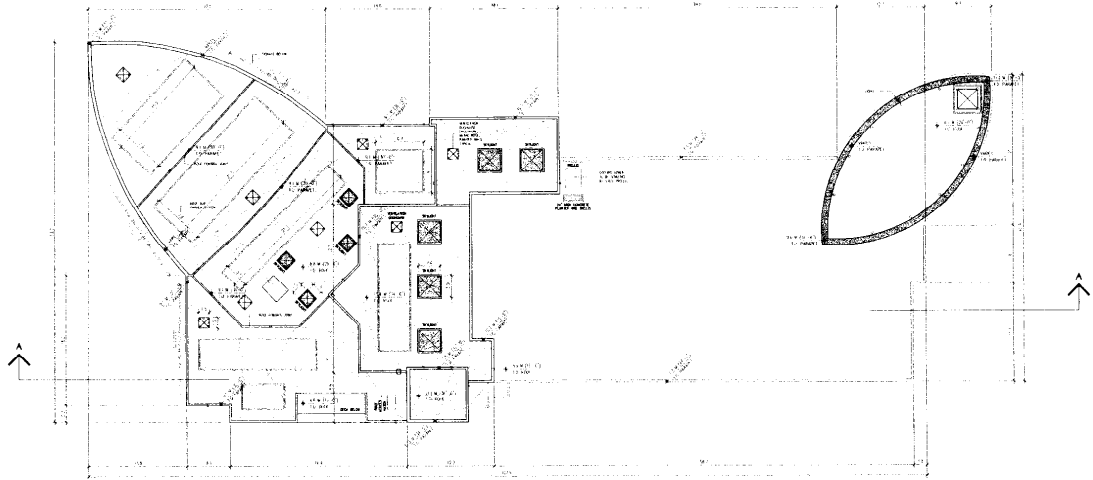
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10760 & 10780 CAMBIE ROAD, RICHMOND, B.C.
ESTLIN HOLDINGS LTD.

Reference Plan
SECOND FLOOR PLAN

HYWEL JONES
ARCHITECTS
1000 BROADVIEW AVENUE
VICTORIA, B.C. V8W 2E1
TEL: (250) 383-1111
FAX: (250) 383-1112
E-MAIL: HYWEL@HYWELJONES.COM
WWW.HYWELJONES.COM

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ROOF PLAN

NOTE:
DRAWING SHALL BE IN ACCORDANCE WITH
BRITISH STANDARDS FOR DRAWING PRACTICE

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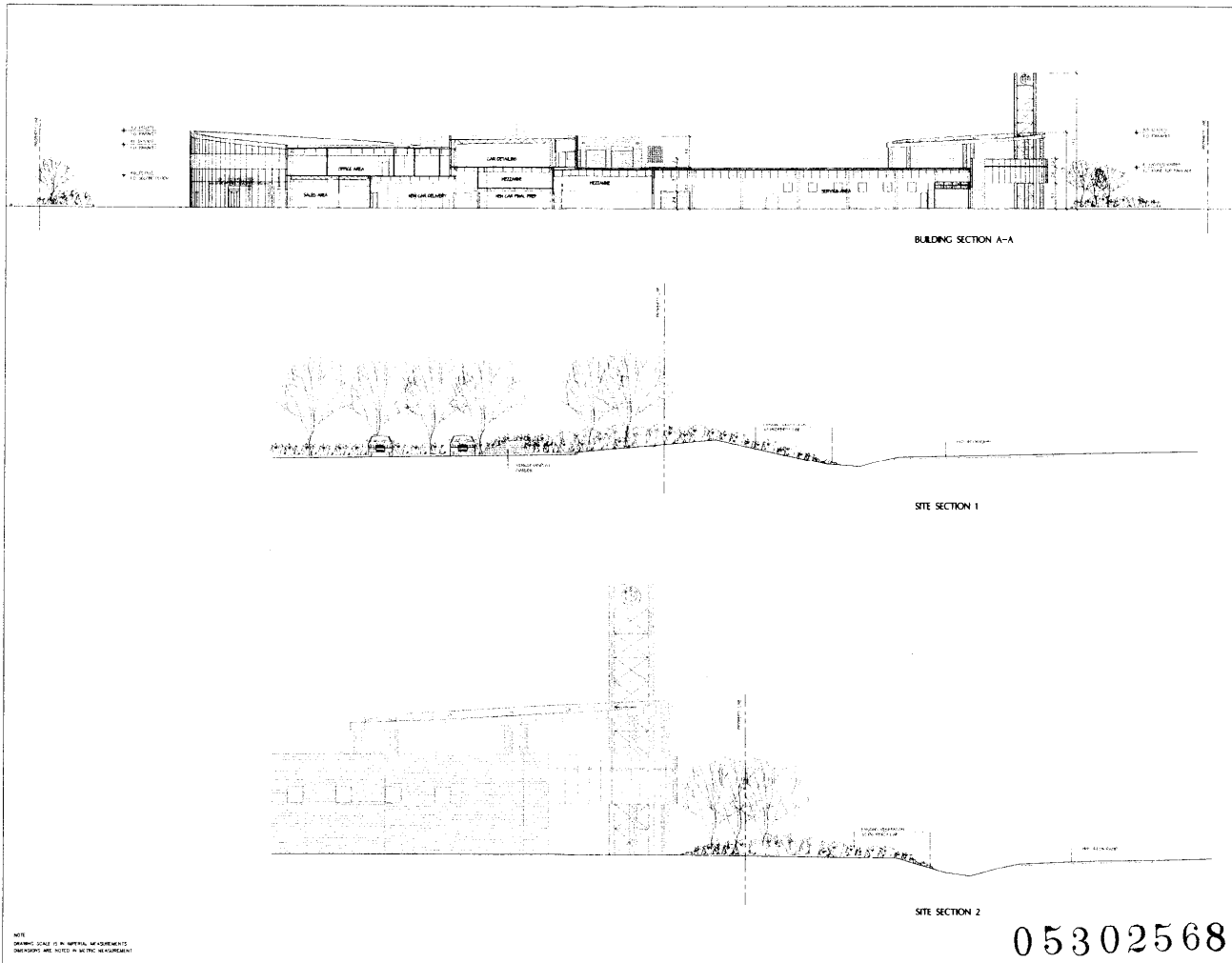
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10760 & 10780 CAMBIE ROAD, RICHMOND, B.C.
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ROOF PLAN

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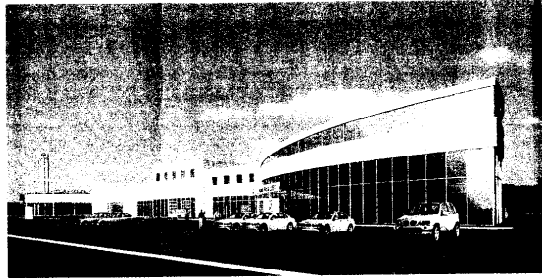
NOTE:
DRAWING SCALE IS IN METRIC UNITS
DIMENSIONS ARE IN METRIC UNITS

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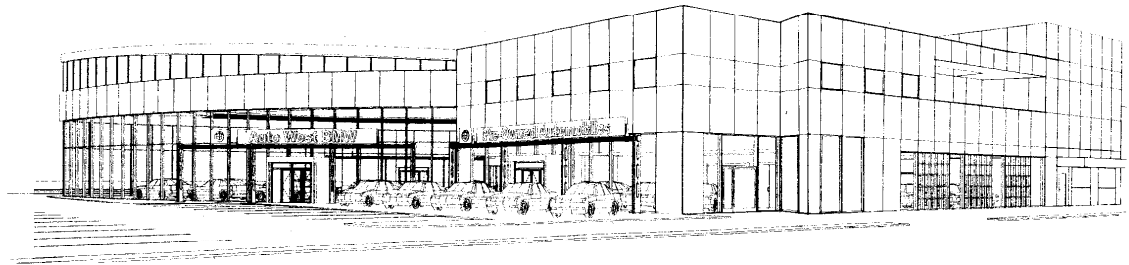
Reference Plan
BUILDING SECTION &
PARTIAL SITE SECTIONS

HYWEL JONES
ARCHITECTS

10760 & 10780 CAMBIE ROAD
RICHMOND, B.C. V6V 1A1
TEL: (604) 273-1111
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VIEW FROM CAMBIE / SHELL ROAD INTERSECTION



VIEW FROM THE NORTH-WEST

05302568

1. SITE PLAN
2. FLOOR PLAN
3. SECTION
4. ELEVATION
5. PERSPECTIVE
6. EXTERIOR ELEVATION
7. INTERIOR ELEVATION
8. SECTION
9. FLOOR PLAN
10. SITE PLAN
11. FLOOR PLAN
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97. INTERIOR ELEVATION
98. SECTION
99. FLOOR PLAN
100. SITE PLAN

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ESTLIN HOLDINGS LTD.

Reliance Plan
PERSPECTIVE VIEWS

HYWEL JONES
ARCHITECTS

1. SITE PLAN
2. FLOOR PLAN
3. SECTION
4. ELEVATION
5. PERSPECTIVE
6. EXTERIOR ELEVATION
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