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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** November 6, 2008  
**File:** DP 08-440200  
**Re:** **Application by Centro Southwind Properties Ltd.. for a Development Permit at  
10671, 10691 and 10711 No. 5 Road**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of 21 two and three storey townhouse units at 10671, 10691 and 10711 No. 5 Road on a site zoned R2-0.6D ; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Reduce the side-yard setback for the rear dwelling units from 3 m to 2 m;
  - b) Reduce the side-yard setback for the front dwelling units from 3m to 2.4 m at the northern property line and from 3m to 2.9 m at the southern property line.

Brian J. Jackson, MCIP  
Director of Development

BJJ:dcb  
Att. 2

## Staff Report

### Origin

Centro Southwind Properties Ltd. has applied to the City of Richmond for permission to develop 21 two and three storey townhouse units at 10671, 10691 and 10711 No. 5 Road on a site zoned R2-0.6D. The site currently contains three single family residences.

The site is being rezoned from Single Family Housing District (R1/E) to Townhouse District (R2-0.6D) for this project under Bylaw 8394 (RZ 08-404404).

A Servicing Agreement for frontage beautification, storm and sanitary upgrades is required prior to Rezoning adoption.

### Development Information

Key development features for this project include:

- Two and three storey development along No. 5 Rd., two storey only at the rear;
- Neither pedestrian access or vehicular access is permitted to the existing rear lane;
- An internal drive aisle with cross access to adjacent lots to the north and south;
- Retention of a number of significant trees on the west side of the site;
- A maximum Floor Area Ratio (FAR) of 0.6;
- A combination of dedication and Rights of Way provided along the entire property frontage for road works;
- Separate walkway entrances to the street for all units fronting No. 5 Rd.;
- A separated pedestrian access to/from the interior of the site to No. 5 Rd., consolidated into a generous amenity area, and;
- Vehicle access located well away from Steveston Hwy.

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

### Background

Development surrounding the subject site is as follows:

- To the North: Large lot single family residential (zoned R1/E).
- To the East: The former Fantasy Gardens site (zoned Botanical Garden Districts BG1 & BG2).
- To the South: A large single family residential lot (zoned R1/E), and a corner gas station zoned Comprehensive Development District (CD/81). The Ironwood shopping centre and a gas station are located on the south side of Steveston Hwy.
- To the West: Large lot single family residential uses under Land Use Contract 152.

### Rezoning and Public Hearing Results

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

- *The provision of approximately twenty additional fastigiated deciduous trees along the edges of the interior vehicular drive isle. This would also achieve a more balanced mix of conifers and deciduous trees.*
- *Design development to provide a more unified streetscape image (i.e. a more consistent and thoughtful planting scheme for the streetscape, the clustering of like species at the corners of the site, etc.*

Staff worked with the applicant to address these issues in the following ways:

- Reviewed the tree selections along the central drive aisle and maximized the number of deciduous trees along the corridor given the space constraints, and;
- Provided recommendations for changes to the planting plan and encouraging the applicant to review the overall scheme to achieve the desire objectives.

The Public Hearing for the rezoning of this site was held on July 21, 2008. At the Public Hearing, the correspondence was received from two neighbourhood residents both indicating their strong support for no vehicular or pedestrian access to the existing rear lane for this development.

Staff worked with the applicant to address these issues in the following ways:

- *Supported the applicant's decision not to provide either vehicle or pedestrian access to the existing rear laneway.*

### **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 Townhouse District (R2-0.6) 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) Reduce the side-yard setback for the rear dwelling units from 3 m to 2 m;

*Staff supports the proposed variance as it allows a more efficient use of the site and preservation of several large trees along the western property line. The rear units are limited to two-storey units to further minimize any privacy overlook issues.*

- 2) Reduce the side-yard setback for the front dwelling units from 3m to 2.4 m at the northern property line and from 3m to 2.9 m at the southern property line.

*Staff supports the proposed variance as this reduction allows for a wider building face to building face distance at the main entry way to the site while preserving a wider open space amenity area. The end units have limited windows along the side elevations to address privacy overlook issues.*

### **Advisory Design Panel Comments**

The Advisory Design Panel was supportive of the application. A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 22, 2008, 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*'.

### **Analysis**

#### **Adjacency:**

- Vegetation planting and side/rear yard fencing is being provide to aid mutual privacy concerns.
- The rear units have been kept to 2 storeys matching the typical heights of adjacent dwelling.
- No vehicle or pedestrian access is provided to the existing rear laneway. This approach is reflective of the Ironwood Sub Area Plan guidelines and although not mandatory at this location, it serves to address the adjacent community's concerns.
- The response to the Flood Plain Protection Bylaw will result in a slight grade difference between the street and the site.
- Staff support a three storey form for the front unit adjacent to the northern property line as redevelopment of the lots to the north of the subject property are also anticipated to redevelop to townhouses in the future.

#### **Urban Design and Site Planning:**

- The main vehicle entry has been positioned toward the northern end of the site and away from the Steveston Hwy. intersection.
- The entry drive aisle has been widened to 7.5m accommodating vehicle stacking.
- The interior drive aisle was widened to 6.7m north of the entry drive aisle to accommodate future cross access traffic from the adjacent properties.
- The alignment of the rear units has been adjusted to accommodate a row of conifers along the western property line.
- Visitor and resident parking provisions satisfy the City's bylaw requirements. Five visitor stalls have been included, one of which is an accessible stall.
- Both class 1 and class 2 bicycle stalls are provided on the site with the class 1 stalls typically being accommodated within garage spaces and class 2 stalls being located at the outdoor amenity area.
- A recycling enclosure has been provided in the interior of the site and away from No. 5 Rd.
- Garbage pick up is anticipated to be door to door but provision has been made for a future garbage container sitting area just north of the internal intersection.
- A separate pedestrian walkway to the interior of the site has been provided through the amenity area.
- Wood blocking provisions have been made for grab bars in all the washrooms.

- An alternative floor plan has been provided for the B units to accommodate accessibility conversions. Up to four units have the potential for conversion.
- Units fronting No. 5 Road each have their own walkway and pedestrian gates leading to the street.
- Project identification signage is being provided at the main entrance driveway.

#### **Architectural Form and Character:**

- Building materials and colour schemes are generally in compliance with the OCP guidelines.
- Primary building materials include: asphalt roof shingles, vinyl siding in 2 trim widths, cedar shingles on accent walls and wood trim features.
- A pitched roofing design is used with transitions between two and three storey units. Gables and hips are employed to reduce the massing appearance.
- The structures are well articulated with projections for window boxes, kitchen nooks and porches.
- Project identification signage has been incorporated into the front fencing in a way which opens the entrance way up.
- The increased height for the front units is due to a number of factors including drive aisle width requirements, cross access requirements, on-site tree retention and a resulting lower lot coverage.

#### **Landscaping and Open Space Design:**

- A tree survey indicates 27 bylaw-sized trees are currently on the site. The Arborist's report indicates that about half of the trees have been poorly maintained and have been topped.
- Five of the larger trees are proposed for retention. Adjacent buildings have been pulled back to provide space for the retention of these trees.
- The replacement planting plan includes 39 trees plus an additional 24 pyramidal cedars. Credits have been applied for the retention of the five significant trees mentioned above at the rear of the site. No additional replacement trees are required.
- Concrete pavers are used at key areas (e.g., vehicle entrance corridor, visitor stalls, adjacent to the amenity area, pedestrian amenity area walkway, etc.).
- The amenity area includes a children's play system and seating benches.
- A pedestrian entry arbour is located at the entrance to the amenity area from the street.
- The internal vehicle intersect has been designed to accommodate both fire trucks and garbage pickup vehicles.
- A centralized recycling / mailbox facility is provided in a central location near the interior intersection.

#### **Crime Prevention Through Environmental Design:**

- The centralized recycling / mailbox facility retains high visibility and surveillance within the complex.

- The slightly higher elevation of the units relative to the street will assist in surveillance from and to the street.
- Frontage fencing and individual gates will differentiate private space from the public streetscape.

**Flood Management Response:**

This development generally proposes to raise the grade of the site to meet the new requirements of the Flood Plain Designation and Protection Bylaw (No. 8204). Floor slabs are being brought to 6.56 ft. GSC with patios areas and yards gradually stepping down from this elevation.

**Conclusions**

The proposed development responds well to the concerns previously expressed by the adjacent residences regarding the form of development and maintaining a no access policy for pedestrians and vehicles to the existing rear laneway. The development itself is well resolved with significant efforts being made by the proponent to ensure a high quality, attractive development for this site. Staff are recommending approval for this development permit application.



David Brownlee  
Planner 2

DCB:cas

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

- Adoption of Rezoning application RZ 08-404404;
- Receipt of a Letter-of-Credit for landscaping in the amount of \$75,993.60 (based on total floor area of 37,996.80 sf.); and
- Registration of an agreement on title allowing future strata residents of 10731 No. 5 Road to utilize the recycling and garbage facilities.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**  
 Development Applications Division

**DP 08-440200** **Attachment 1**

Address: 10671, 10691 and 10711 No. 5 Road

Applicant: Centro Southwind Properties Ltd. Owner: Centro Southwind Properties Ltd.

Planning Area(s): Shellmont (08)

	Existing	Proposed
<b>Owner:</b>	Centro Southwind Properties Ltd.	Centro Southwind Properties Ltd.
<b>Site Size (m<sup>2</sup>):</b>	4,530.1 sm (48,760.5 sf) gross	4,473.1 sm (48,147.1 sf) net after frontage road dedications.
<b>Land Uses:</b>	Single Family Residential	Multiple Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	Same
<b>Area Plan Designation:</b>	N/A	N/A
<b>702 Policy Designation:</b>	Policy 5434 but does not specifically prohibit multiple family in this location as it does for other areas in the same quarter section.	Same
<b>Zoning:</b>	R1/E (18m wide lots)	R2-0.6D (Townhouses) pending RZ08-404404
<b>Number of Units:</b>	2	21
<b>Other Designations:</b>	MOT Rezoning Approval Required	Same

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	19 upa	none permitted
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	38% (net)	none
Lot Size (min. dimensions):	30m wide x 35m deep	80.45m wide x 56.34m deep (net)	none
Setback – Front Yard (m):	Min. 6 m	6 m Min.	none
Setback – Side Yard (South) (m):	Min. 3.0 m	Min. 2 m side yard for the rear. Min. 2.9 m for front units.	Side yard variances as indicated
Setback – Side Yard (North) (m):	Min. 3.0 m	Min. 2 m side yard for the rear. Min. 2.4 m for front units.	Side yard variances as indicated
Setback – Rear Yards (m):	Min. 3.0 m	3.0 m	none
Height (m):	Three stories 11 m max.	Two and three stories along frontage, two stories at rear, 11m max height	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and (0.2) per unit	none
Off-street Regular / Small Stalls	33 R max / 14 S max	33 R / 14 S	none
Accessible Stalls	1	1	none
Off-street Parking Spaces – Total:	47	47	none
Tandem Parking Spaces:	permitted	none	none
Class 1 Bicycle Stalls	27 min	27	none
Class 2 Bicycle Stalls	5 min	5	none
Amenity Space – Indoor:	Min 70 m <sup>2</sup>	Cash in Lieu (\$23,000)	none
Amenity Space – Outdoor:	6.0 m <sup>2</sup> /unit including 3.0 m <sup>2</sup> children's play area. (total 126 m <sup>2</sup> )	171.8 m <sup>2</sup>	none

Other: Tree replacement compensation required for loss of significant trees

## Tree Replacements

### Summary Table For This Site

27	On-site trees affected by this development
22	On-site trees proposed for removal.
5	On-site trees proposed for retention (#669, 670, 671, 672, 673)

Credit has been applied for five large trees being retained on the site as their retention has had an impact upon the layout of the site.



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

**Wednesday, October 22, 2008 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall**

**1. DEVELOPMENT PERMIT 08-440200 -- 21 TWO AND THREE-STOREY  
TOWNHOUSES**

**APPLICANT:** Yamamoto Architects Inc.

**PROPERTY LOCATION:** 10671, 10691 and 10711 No. 5 Road

**Panel Discussion**

David Brownlee, Planner, Taizo Yamamoto of Yamamoto Architecture Inc. and Toshimasa Ito, Landscape Architect, provided background information related to the subject site.

*Comments from the Panel were as follows:*

- design of units facing No. 5 Road is appreciated; varying the massing and roof forms is positively received;
- extensive use of vinyl siding in the development; consider use of masonry and other materials to reduce the use of vinyl in some units;
- entrances to the rear units are very tight and recessed resulting in some CPTED concerns;
- success of planting at the entrance ways is uncertain due to the limited growing space;
- architecture, proportioning and detailing are satisfactory; variety of building forms, provision of double garages and retention of large trees are appreciated;
- the width of the outdoor amenity space may address concerns associated with the impact of building shadows on the space;
- consider opportunities to straighten the drive aisle;
- interim provisions for the ends of drive aisles necessary;
- A and A1 units would be better suited as adaptable units than the B units;
- consider using Mexican pebbles in the aggregate area and an alternative to 2 x4 timber edges;
- highlight the entry to the project to make it look more like a gateway and to provide more identity;
- pedestrian entry is good; clear and stronger path that connects from the street to the driveway at the back would be helpful; and
- investigate feasibility of door-to-door garbage and recycling pick-up being done together.

**Panel Decision**

It was moved and seconded

That DP 08-440200 move forward to the Development Permit Panel, taking into consideration the following comments of the Advisory Design Panel:

1. consider greater variety to interior streetscape;  
*Hip roof forms are introduced to the 2 storey units at building No.5 & 7 to add variety to streetscape.*
2. consider greater use of masonry or hardi board over vinyl;  
*Budget constraints do not allow for extra use of masonry or hardi-materials.*
3. consider extending entry to rear units or adding a gate to each entry;  
*In order to retain a more open feeling at these entries, we suggest no providing any gates.*
4. consider viability of landscape features in recessed areas;  
*Recessed areas kept open with low plantings for increased passive surveillance.*
5. consider relieving the sharp bend in the south section of the driveway;  
*Curve of the internal driveway has been smoothed out.*
6. consider whether units A or A1 would be more suitable as adaptable units;  
*Upon further study of these units as adaptable, the plan did not lend itself to simple conversion as Unit B type, especially due to the layout of the ensuite bathroom.*
7. consider moving aggregate surfaces back to the building face;  
*Aggregate surfaces revised. see Landscape plans.*
8. consider reducing the aggregate area and using a higher standard of aggregate;  
*Proposed exposed aggregate finish for walk will be as previously proposed. This is to be a functional device and not to be too pronounced effect on the overall landscape design.*
9. consider using an alternative to timber edging; and  
*The timber edging is used more for functionality than aesthetics and therefore will not be changed.*
10. consider adding more detail to the amenity area front entrance.  
*The gate is more substantial in size, similar to the other end of the amenity area.*

**CARRIED**



# Development Permit

No. DP 08-440200

To the Holder: CENTRO SOUTHWIND PROPERTIES LTD.

Property Address: 10671, 10691 AND 10711 NO. 5 ROAD, RICHMOND

Address: 200-6791 ELMBRIDGE WAY, RICHMOND, V7C 4N1

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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

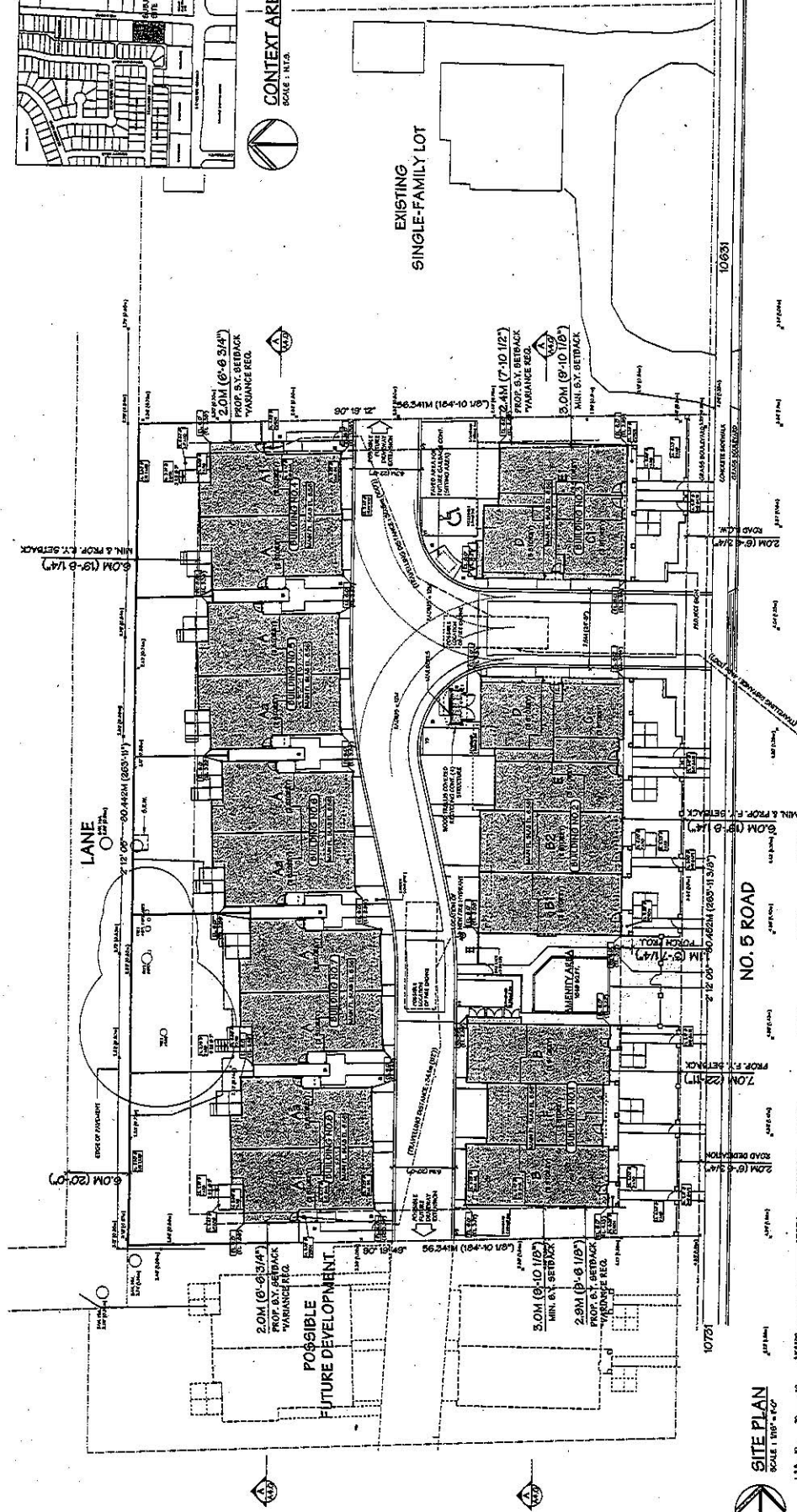


08440200



CONTEXT AREA PLAN  
SCALE: 1/8" = 1'-0"

EXISTING SINGLE-FAMILY LOT



NO.	DATE	DESCRIPTION	BY
1	10/20/23	INITIAL PLAN	J.M.
2	11/15/23	REVISED PER COMMENTS	J.M.
3	12/10/23	REVISED PER COMMENTS	J.M.
4	01/10/24	REVISED PER COMMENTS	J.M.
5	02/05/24	REVISED PER COMMENTS	J.M.
6	03/05/24	REVISED PER COMMENTS	J.M.
7	04/05/24	REVISED PER COMMENTS	J.M.
8	05/05/24	REVISED PER COMMENTS	J.M.
9	06/05/24	REVISED PER COMMENTS	J.M.
10	07/05/24	REVISED PER COMMENTS	J.M.
11	08/05/24	REVISED PER COMMENTS	J.M.
12	09/05/24	REVISED PER COMMENTS	J.M.
13	10/05/24	REVISED PER COMMENTS	J.M.
14	11/05/24	REVISED PER COMMENTS	J.M.
15	12/05/24	REVISED PER COMMENTS	J.M.
16	01/05/25	REVISED PER COMMENTS	J.M.
17	02/05/25	REVISED PER COMMENTS	J.M.
18	03/05/25	REVISED PER COMMENTS	J.M.
19	04/05/25	REVISED PER COMMENTS	J.M.
20	05/05/25	REVISED PER COMMENTS	J.M.

**Yamamoto Architecture Inc.**  
 28420 E. 12th Street, Suite 200, Greenwood, CO 80120  
 (303) 755-1234  
 www.yamamotoarchitecture.com

**STATISTICS**

PROPOSED ZONING: **R-1**  
 SITE AREA: 10,000 SQ. FT.  
 GROSS FLOOR AREA: 120,000 SQ. FT.  
 AFTER RESERVATION: 118,000 SQ. FT.  
 PARKING: 120 SPACES (118 PROPOSED, 2 EXISTING)  
 CLASSIFICATION: SINGLE-FAMILY RESIDENTIAL  
 MAX. BUILDING HEIGHT: 35 FT.

**LEGEND:**  
 1. EXISTING CURB  
 2. EXISTING SIDEWALK  
 3. EXISTING DRIVEWAY  
 4. EXISTING DRIVEWAY CURB

**VARIANCES:**  
 1. BUILDING HEIGHT EXCEEDS MAX. HEIGHT BY 2 FT. (35 FT. vs. 33 FT.)  
 2. BUILDING AREA EXCEEDS MAX. GROSS FLOOR AREA BY 2,000 SQ. FT. (120,000 vs. 118,000 SQ. FT.)

**PLAN #1**  
 DATE: 10/20/23  
 DRAWN BY: J.M.  
 CHECKED BY: J.M.  
 PROJECT: 08440200

**STATISTICS:**

PROPOSED ZONING: R-1  
 SITE AREA: 10,000 SQ. FT.  
 GROSS FLOOR AREA: 120,000 SQ. FT.  
 AFTER RESERVATION: 118,000 SQ. FT.  
 PARKING: 120 SPACES (118 PROPOSED, 2 EXISTING)  
 CLASSIFICATION: SINGLE-FAMILY RESIDENTIAL  
 MAX. BUILDING HEIGHT: 35 FT.

**F.A.R.I. (Floor Area Ratio Index)**  
 MAX. ALLOWED GROSS AREA: 10,000 SQ. FT. (BASED ON FLOOR AREA COEFFICIENT OF 1.0)  
 MAX. ALLOWED GROSS AREA: 120,000 SQ. FT. (BASED ON FLOOR AREA COEFFICIENT OF 1.2)  
 MAX. GROSS AREA: 120,000 SQ. FT. (BASED ON FLOOR AREA COEFFICIENT OF 1.2)

UNIT TYPE	NO. OF UNITS	TOTAL GROSS FLOOR AREA (SQ. FT.)	TOTAL FLOOR AREA (SQ. FT.)
1 BR	10	100,000	100,000
2 BR	5	50,000	50,000
3 BR	3	30,000	30,000
4 BR	1	10,000	10,000
<b>TOTAL</b>	<b>19</b>	<b>190,000</b>	<b>190,000</b>

**PROPOSED FLOOR AREA:**

UNIT TYPE	NO. OF UNITS	TOTAL GROSS FLOOR AREA (SQ. FT.)	TOTAL FLOOR AREA (SQ. FT.)
1 BR	10	100,000	100,000
2 BR	5	50,000	50,000
3 BR	3	30,000	30,000
4 BR	1	10,000	10,000
<b>TOTAL</b>	<b>19</b>	<b>190,000</b>	<b>190,000</b>

**OUTDOOR AMENITY AREA:**  
 TOTAL: 2,000 SQ. FT.

**PARKING:**  
 TOTAL: 120 SPACES (118 PROPOSED, 2 EXISTING)

08440200

Yamamoto Architecture Inc.

STATISTICS

F.A.R.I.

PROPOSED FLOOR AREA

OUTDOOR AMENITY AREA

PARKING

VARIANCES

PLAN #1



08440200

DATE: 08/13/2008  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT: 10371-10711  
 ITO & ASSOCIATES  
 200 W. BROADWAY, SUITE 200  
 RICHMOND, VA 23260  
 PHONE: (804) 251-2812  
 FAX: (804) 251-2813  
 EMAIL: info@ito.com



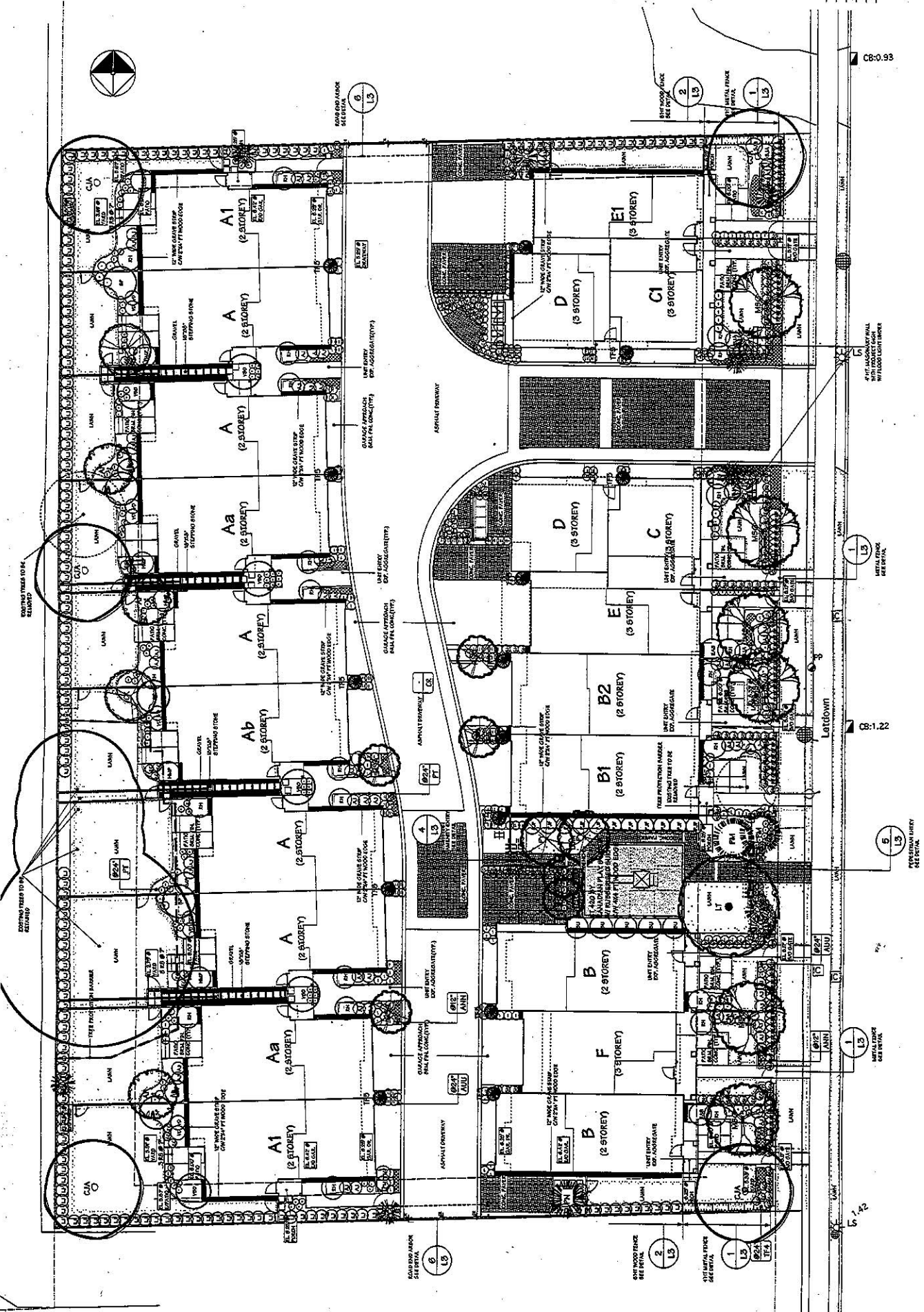
PROJECT:  
 10371-10711  
 NO. 5 RD. RICHMOND

DRAWING TITLE:  
 LANDSCAPE PLAN

PLAN #3  
 DP-08-40200

DATE	DESCRIPTION
08/13/2008	ISSUED FOR PERMIT
08/13/2008	ISSUED FOR PERMIT
08/13/2008	ISSUED FOR PERMIT
08/13/2008	ISSUED FOR PERMIT

L1 of 3



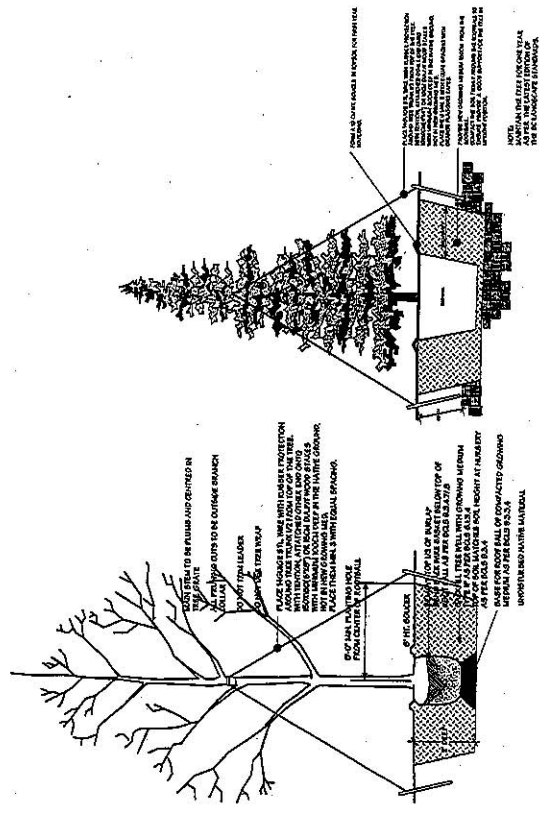
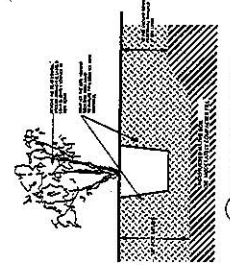
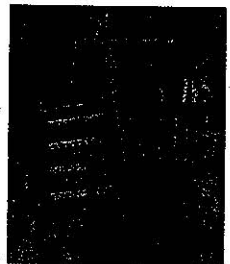


### EXISTING TREE REPLACEMENT RATIONAL

10371-10711 NO.5 RD. RICHMOND B.C.

SIZE OF REMOVED TREES	QTY OF REMOVED TREES	SIZE OF REPLACEMENT TREES	REQUIRO QTY OF REPLACEMENT TREES	BALANCE
80-120 CM	13	80CM CAL/2.5M HT.	26	0
60-80 CM	4	80CM CAL/2.5M HT.	8	-5
40-60 CM	1	80CM CAL/2.5M HT.	2	0
20-40 CM	3	80CM CAL/2.5M HT.	6	0

NOTE:  
C-CONFEROUS TREE



### PLANT LIST

SOUTHWARD, SOUTH-WEST, NORTH ROAD, RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
15	3	ACEE PALMUTUM	JAPANESE MAPLE	6.0m CAL, 8.0m HT.
16	3	CONIFIS KURAI SALICOMUM	POINANA TREE	10.0m CAL, 12.0m HT.
17	1	LIKORODENDON TURPICEA	POINANA TREE	10.0m CAL, 12.0m HT.
18	1	MADONNIA BOLIVARIANA 'VALACI'	GUAYALANCA	3.0m HT, 8.0m HT.
19	1	PHILAEA	BERBERIS	3.0m HT, 8.0m HT.
20	1	PHILAEA	BERBERIS	3.0m HT, 8.0m HT.
21	2	FRUNUS BERGOLATA 'MAMBOGANI'	AMERICAN BLOSSOMING CHERRY	10.0m CAL, 12.0m HT.
22	2	FRUNUS BERGOLATA 'MAMBOGANI'	AMERICAN BLOSSOMING CHERRY	10.0m CAL, 12.0m HT.
23	2	FRUNUS BERGOLATA 'MAMBOGANI'	AMERICAN BLOSSOMING CHERRY	10.0m CAL, 12.0m HT.
24	2	FRUNUS BERGOLATA 'MAMBOGANI'	AMERICAN BLOSSOMING CHERRY	10.0m CAL, 12.0m HT.
25	2	FRUNUS BERGOLATA 'MAMBOGANI'	AMERICAN BLOSSOMING CHERRY	10.0m CAL, 12.0m HT.
26	2	FRUNUS BERGOLATA 'MAMBOGANI'	AMERICAN BLOSSOMING CHERRY	10.0m CAL, 12.0m HT.
27	2	FRUNUS BERGOLATA 'MAMBOGANI'	AMERICAN BLOSSOMING CHERRY	10.0m CAL, 12.0m HT.

28	5	ABUTILON UNICO 'GONFACI'	DWARF STEINBREIT TREE	#3 POT
29	5	ADALEA JAPONICA **	JAPANESE AZALEA	#3 POT
30	5	ADALEA JAPONICA **	JAPANESE AZALEA	#3 POT
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49	5	ADALEA JAPONICA **	JAPANESE AZALEA	#3 POT
50	5	ADALEA JAPONICA **	JAPANESE AZALEA	#3 POT

### GROUND COVERS

AUJ	370	ACROSTICHUM VIVA URSI	KINKRANUCK	#6'S POT
PT	450	FACTYDANDEKA TEMMHALIS	JAPANESE SPURGE	#6'S POT

### VINES

CK	6	CAMPIDIS KUNGUM	TRUMPET VINE	#1 POT STAKED
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### PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

AAA	10	ASPERGILLUS V. LUTESCENS 'SILVERBELL'	MEADOW SHRETT	#1 POT
BB	71	BERBERIS QUAMOCILLO	AMERICAN BLOSSOMING CHERRY	#1 POT
CC	140	CAREX MOORCOXI 'VITREO-VAREGATA'	COREX	#1 POT
DD	3	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
EE	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
FF	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
GG	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
HH	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
II	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
JJ	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
KK	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
LL	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
MM	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
NN	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
OO	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
PP	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
QQ	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
RR	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
SS	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
TT	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
UU	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
VV	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
WW	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
XX	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
YY	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT
ZZ	1	ERINACEA PURPUREA	PURPLE COBE FLOWER	#1 POT

### NOTES

- \*\* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADA STANDARD FOR NURSERY STOCK AND THE BCMA STANDARDS FOR CONTAINER GROWN PLANTS.
- ALL PLANT QUANTITIES OBTAINED BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL BE DEFINED AS THE DATE THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.
- SUBMIT SOIL ANALYSIS REPORT WITH RECOMMENDATION FROM THE TESTING AGENCY HIGH TO MEET BC LANDSCAPE STANDARDS. DEPTH OF GROWING MEDIUM SHALL BE 5' FOR LAWNS, 18" FOR SPACES, 24" DEEP 1.5' FOR BUSHES AND TREES.

### 1 TREE PLANTING DETAIL

N10

### 12

08440200

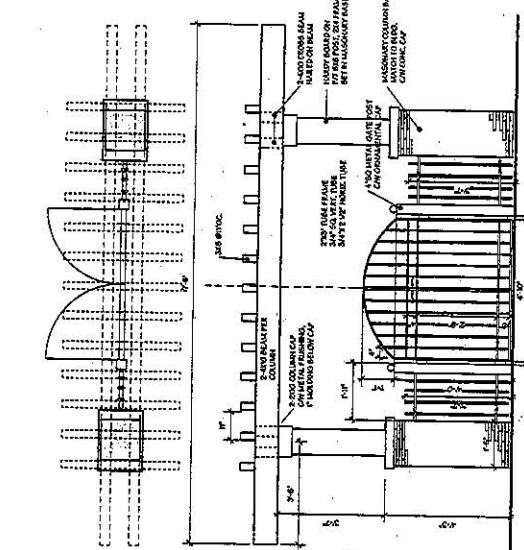
ITO  
 & ASSOCIATES  
 Landscape Architects  
 3180 Hax Street  
 Richmond, BC V7E 2L4  
 Phone: (604) 278-2818  
 Fax: (604) 278-2800  
 Email: tovan@ito.com

Project:  
 10371-10711  
 NO.5 RD. RICHMOND

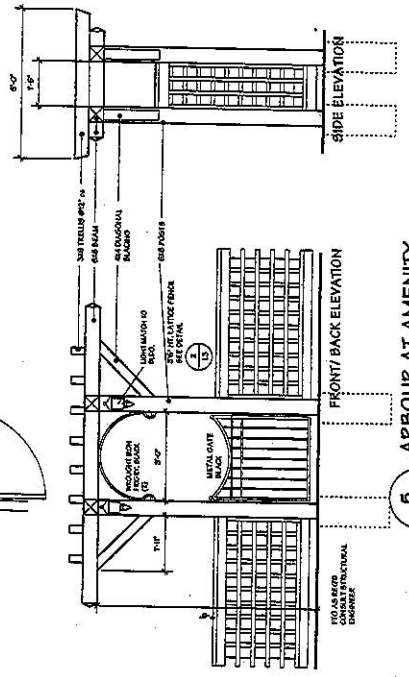
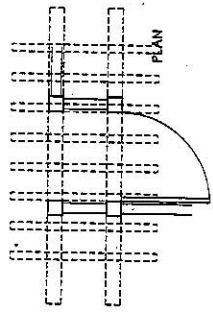
Plan #3b  
 DP 08-440200

Drawing Title:  
 PLANT LIST/  
 DETAIL

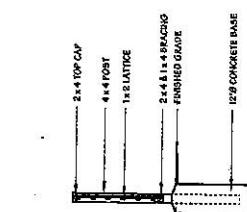
L3  
 of 3



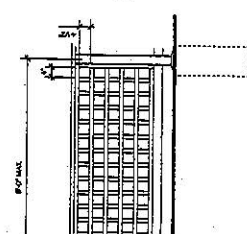
4 PEDESTRIAN ENTRY ARBOUR  
 SCALE: 1/4" = 1'-0"



5 ARBOUR AT AMENITY  
 SCALE: 1/4" = 1'-0"

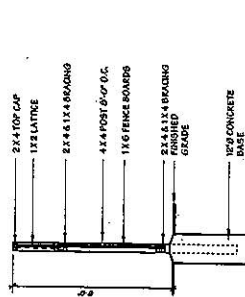


2 LATTICE FENCE  
 SCALE: 1/4" = 1'-0"

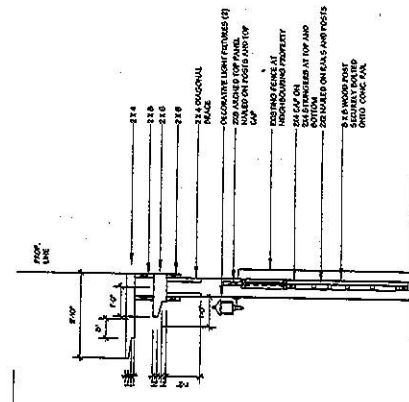


1 METAL FENCE  
 SCALE: 1/4" = 1'-0"

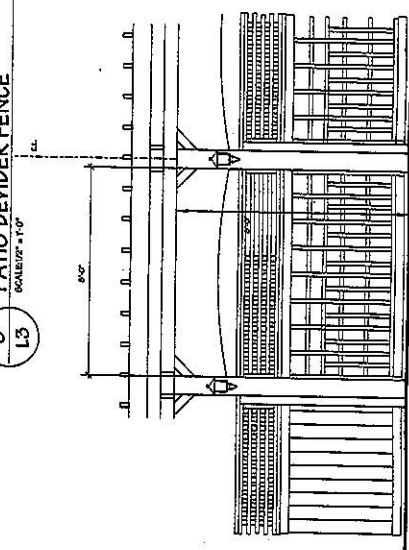
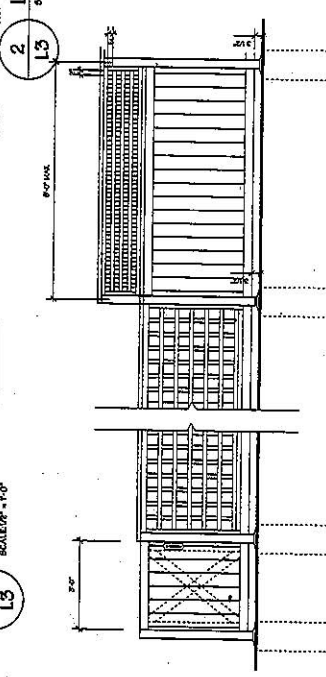
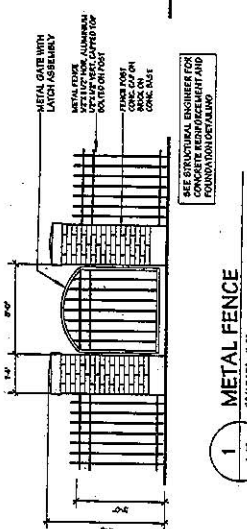
NOTE:  
 ALL WOOD USED FOR DETAILS IN  
 THIS DRAWING SHALL BE WESTERN  
 RED CEDAR UNLESS OTHERWISE  
 STATED. PRESSURE TREATED WOOD  
 SHALL BE USED FOR ALL GROUND  
 CONTACTING PARTS UNLESS  
 OTHERWISE SPECIFIED.  
 SUPPLY SPECIFICATIONS FOR ALL  
 LATCH ASSEMBLIES FOR ALL  
 GATES.  
 ALL NAILS AND OTHER METAL  
 COMPONENTS SHALL BE  
 GALVANNEAL.



3 PATIO DIVIDER FENCE  
 SCALE: 1/4" = 1'-0"

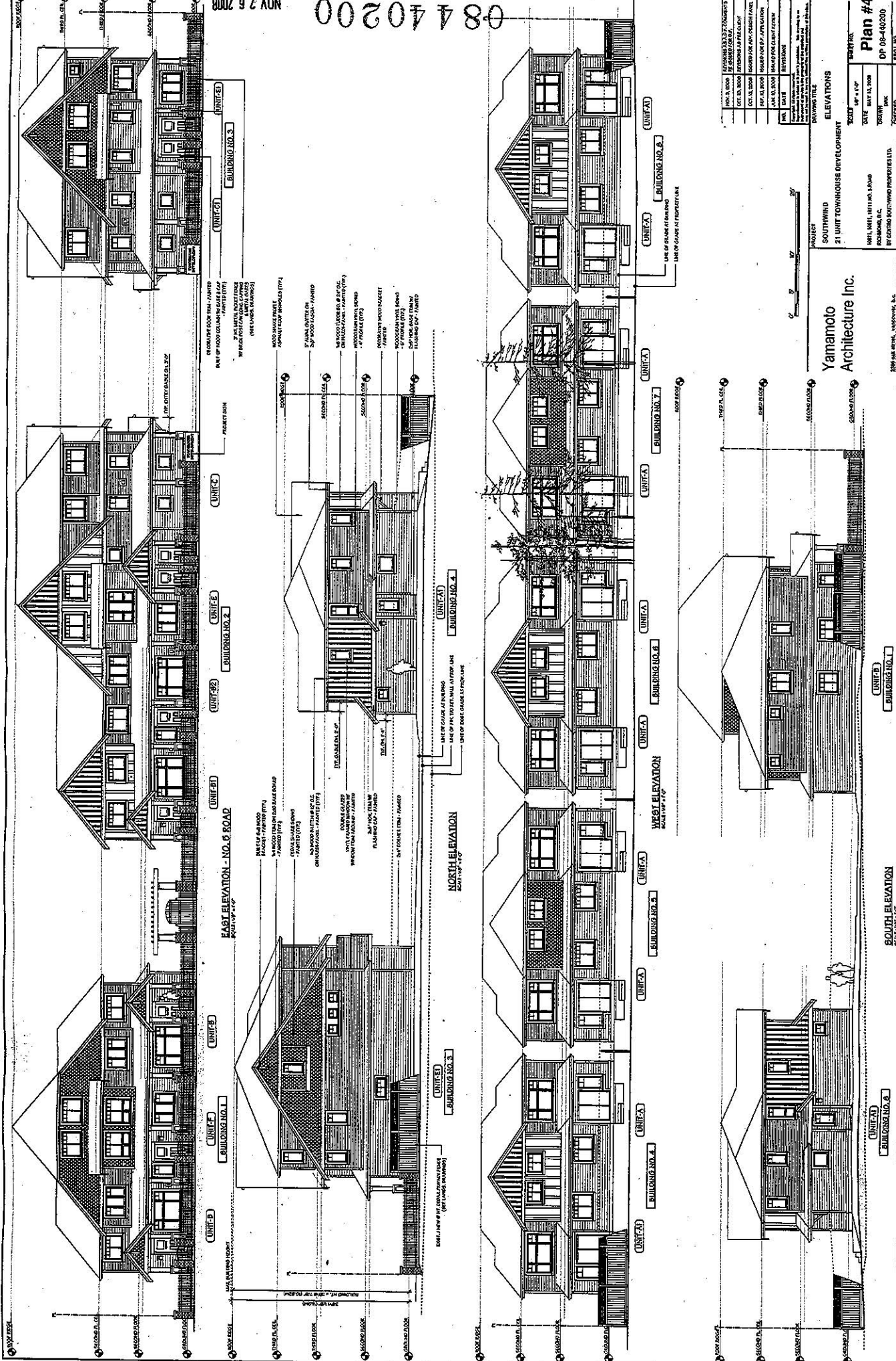


6 ROAD END ARBOUR  
 SCALE: 1/4" = 1'-0"



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NOV 26 2008



EAST ELEVATION - NO. 8 ROAD  
SCALE 1/8" = 1'-0"

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

WEST ELEVATION  
SCALE 1/8" = 1'-0"

SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

NO.	DATE	REVISIONS
1	NOV 26 2008	ISSUED FOR PERMITS
2	NOV 26 2008	ISSUED FOR PERMITS
3	NOV 26 2008	ISSUED FOR PERMITS
4	NOV 26 2008	ISSUED FOR PERMITS
5	NOV 26 2008	ISSUED FOR PERMITS
6	NOV 26 2008	ISSUED FOR PERMITS
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19	NOV 26 2008	ISSUED FOR PERMITS
20	NOV 26 2008	ISSUED FOR PERMITS
21	NOV 26 2008	ISSUED FOR PERMITS

PROJECT: SOUTHWOOD  
21 UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT: Yamamoto Architecture Inc.

DATE: NOV 26 2008

SCALE: 1/8" = 1'-0"

PROJECT NO.: DP-08-40200

DATE: NOV 26 2008

SCALE: 1/8" = 1'-0"

PROJECT NO.: DP-08-40200

PROJECT: SOUTHWOOD  
21 UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT: Yamamoto Architecture Inc.

DATE: NOV 26 2008

SCALE: 1/8" = 1'-0"

PROJECT NO.: DP-08-40200

DATE: NOV 26 2008

SCALE: 1/8" = 1'-0"

PROJECT NO.: DP-08-40200

PROJECT: SOUTHWOOD  
21 UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT: Yamamoto Architecture Inc.

DATE: NOV 26 2008

SCALE: 1/8" = 1'-0"

PROJECT NO.: DP-08-40200

DATE: NOV 26 2008

SCALE: 1/8" = 1'-0"

PROJECT NO.: DP-08-40200

PROJECT: SOUTHWOOD  
21 UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT: Yamamoto Architecture Inc.

DATE: NOV 26 2008

SCALE: 1/8" = 1'-0"

PROJECT NO.: DP-08-40200

DATE: NOV 26 2008

SCALE: 1/8" = 1'-0"

PROJECT NO.: DP-08-40200

PROJECT: SOUTHWOOD  
21 UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT: Yamamoto Architecture Inc.

DATE: NOV 26 2008

SCALE: 1/8" = 1'-0"

PROJECT NO.: DP-08-40200

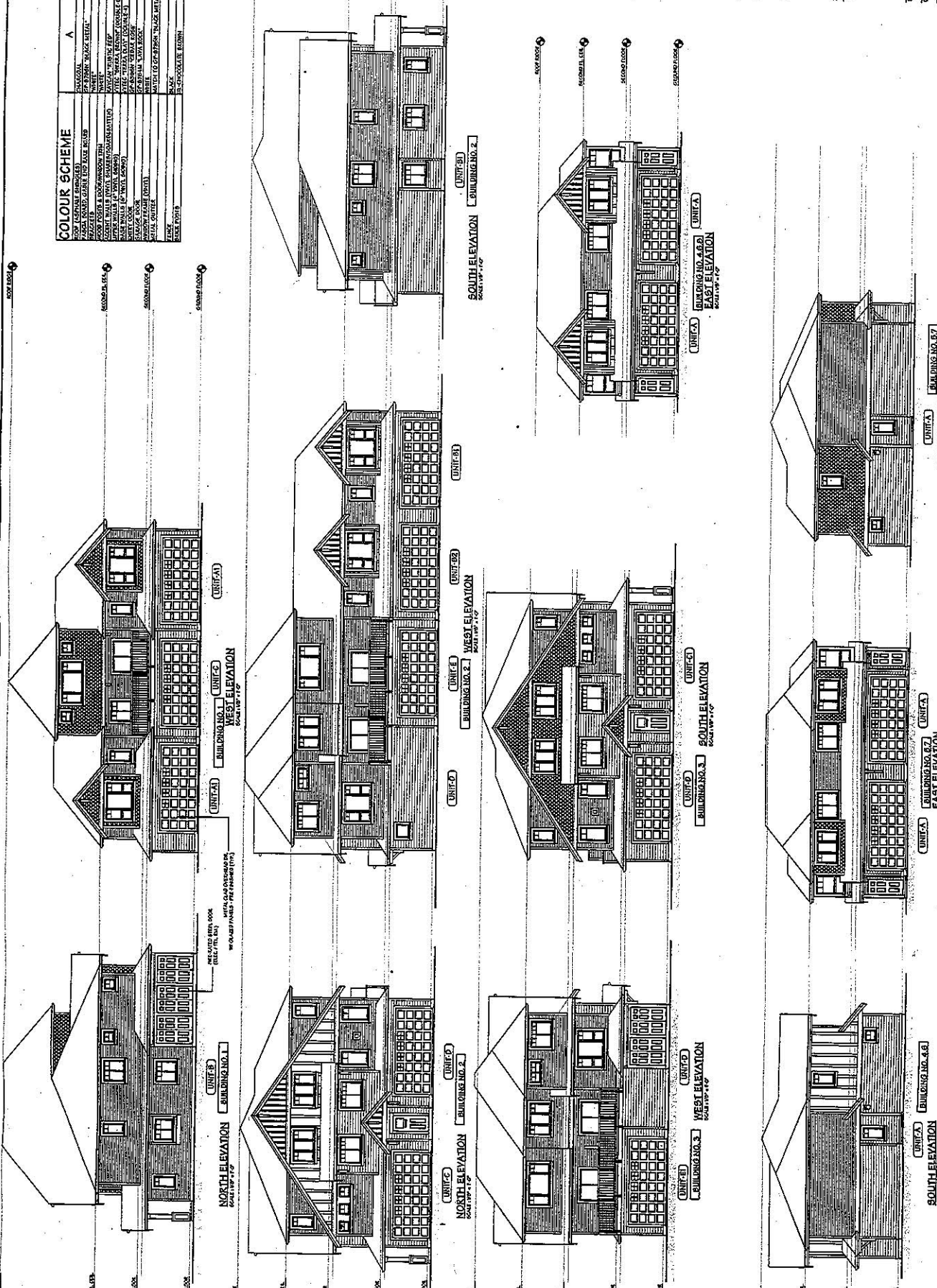
DATE: NOV 26 2008

SCALE: 1/8" = 1'-0"

PROJECT NO.: DP-08-40200

**COLOUR SCHEME**

ITEM	DESCRIPTION	COLOUR
1	WALLS (EXTERIOR)	CLAY
2	WALLS (INTERIOR)	OFF WHITE
3	CEILING (INTERIOR)	OFF WHITE
4	FLOORING (INTERIOR)	WALNUT
5	WALLS (BASEMENT)	CONCRETE
6	ROOFING	ASPHALT/FLY
7	TRIM (INTERIOR)	WALNUT
8	TRIM (EXTERIOR)	CLAY
9	SCREEN DOOR	CLAY
10	SCREEN DOOR	CLAY
11	SCREEN DOOR	CLAY
12	SCREEN DOOR	CLAY
13	SCREEN DOOR	CLAY
14	SCREEN DOOR	CLAY
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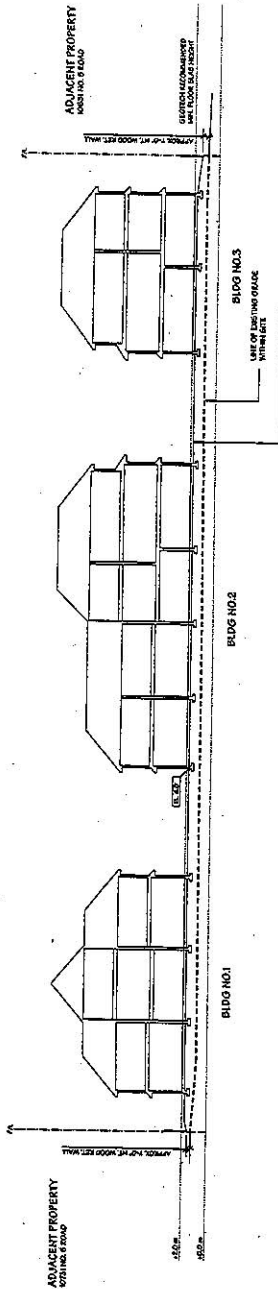


NO.	DATE	BY/CHKD	REVISION
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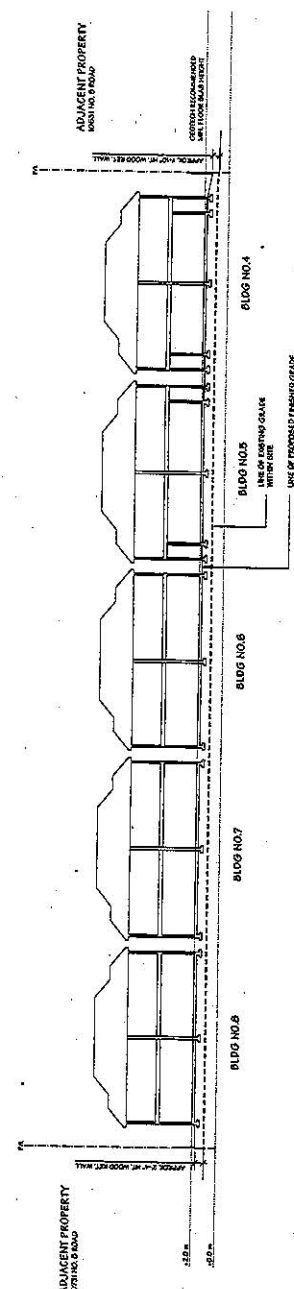
**Yamamoto Architecture Inc.**  
 71 UNIT TOWNHOUSE DEVELOPMENT  
 1071 WEST 10TH AVE. SUITE 100  
 VANCOUVER, BC V6H 2Y6  
 TEL: 604-681-1111  
 FAX: 604-681-1112  
 WWW.YAMAMOTOARCH.COM

**Plan #5**  
 DP 05-141070  
 DATE: 11/14/08  
 DRAWN: DMK  
 CHECKED: DMK  
 PROJECT: 71 UNIT TOWNHOUSE DEVELOPMENT  
 SHEET NO.: 05

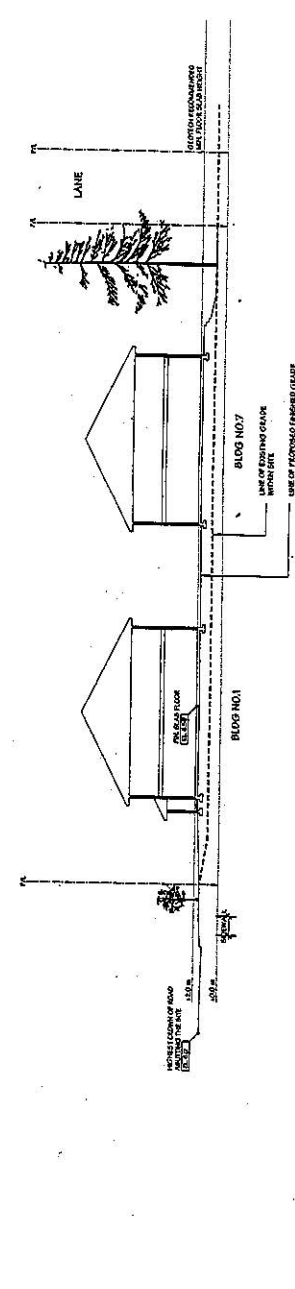
NOV 25 2008



SECTION THRU BUILDING NO. 1 - 3  
SCALE 1/8" = 1'-0"



SECTION THRU BUILDING NO. 4 - 2  
SCALE 1/8" = 1'-0"



SECTION THRU BUILDING NO. 1 & 7  
SCALE 1/8" = 1'-0"

NOV 26 2008

08440200

NO.	DATE	REVISION	BY	CHKD.
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76	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
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78	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
79	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
80	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
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82	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
83	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
84	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
85	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
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87	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
88	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
89	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
90	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
91	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
92	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
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98	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
99	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO
100	10/13/08	ISSUED FOR PERMITS	YAMAMOTO	YAMAMOTO

24 UNIT TOWNHOUSE DEVELOPMENT  
SOUTHWARD  
3411 WALKER DRIVE, UNIT 101, WALKER, ALABAMA, 36689  
BY CENTRO ENGINEERING PROFESSIONALS LTD.  
3645 1ST AVENUE, SOUTH WALKER, ALABAMA, 36689  
PROJECT: SOUTHWARD  
DATE: 10/13/08  
DRAWN BY: YAMAMOTO  
CHECKED BY: YAMAMOTO  
SCALE: 1/8" = 1'-0"

Yamamoto  
Architecture Inc.  
1000 W. WALKER DRIVE, UNIT 101, WALKER, ALABAMA, 36689  
TEL: 205-333-1111  
WWW.YAMAMOTOARCHITECTURE.COM

SCALE	1/8" = 1'-0"
DATE	10/13/08
PROJECT	24 UNIT TOWNHOUSE DEVELOPMENT
CREATED	YAMAMOTO
PROJECT NO.	08440200

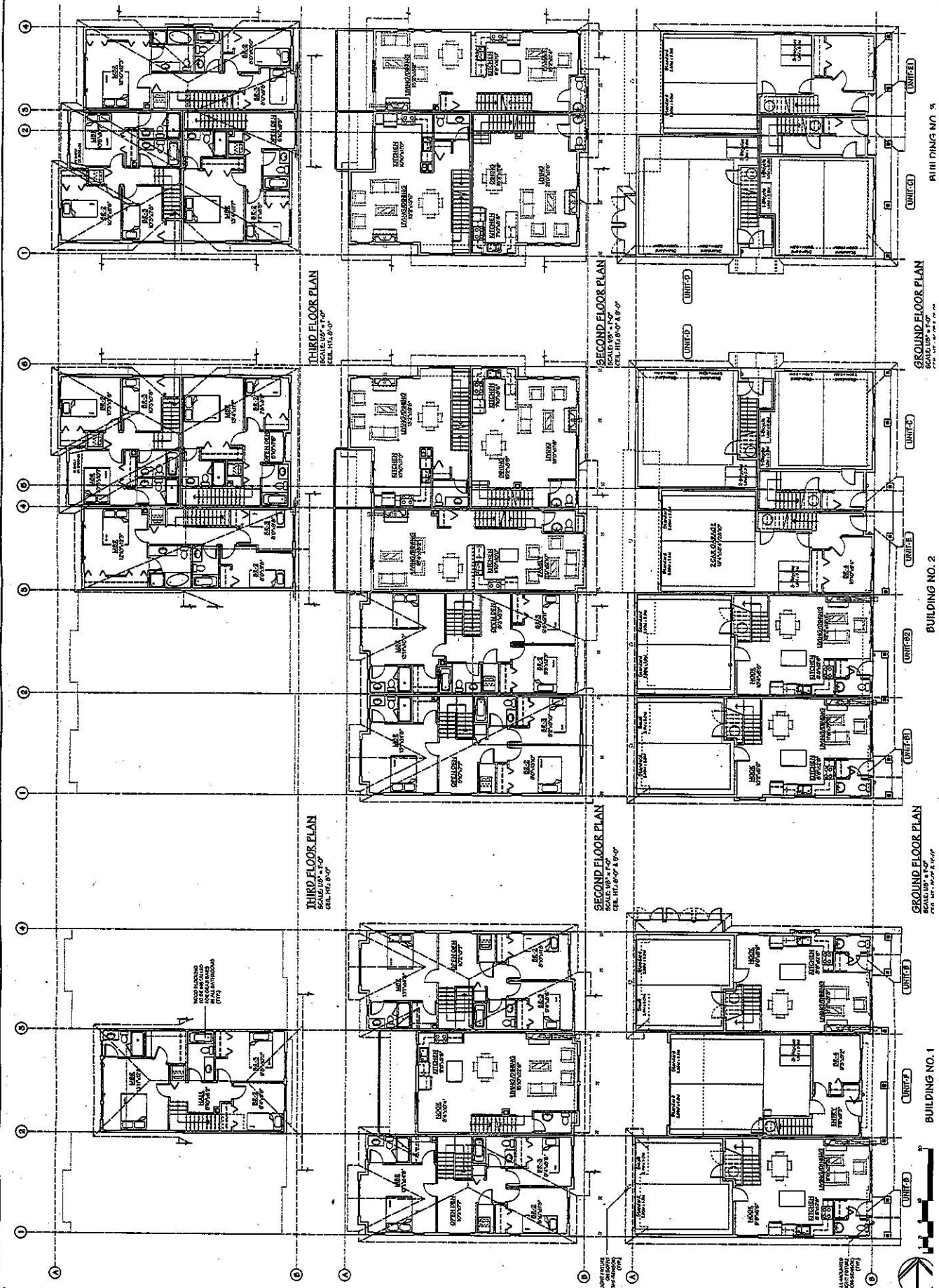
Plan #6

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PROJECT: SOUTHBRIDGE  
 21 UNIT TOWNHOUSE DEVELOPMENT  
 1841 WEST 10TH ST. W. #100  
 RICHMOND, VA  
 BY: YAMAMOTO ARCHITECTURE INC.  
 300 N. HENRIETTA ST. #100  
 RICHMOND, VA 23220

Yamamoto  
 Architecture Inc.

DATE	SCALE	PROJECT	NO.	NO.
11/2/18	1/8" = 1'-0"	21 UNIT TOWNHOUSE DEVELOPMENT	08440200	001
11/2/18	1/8" = 1'-0"	21 UNIT TOWNHOUSE DEVELOPMENT	08440200	002
11/2/18	1/8" = 1'-0"	21 UNIT TOWNHOUSE DEVELOPMENT	08440200	003
11/2/18	1/8" = 1'-0"	21 UNIT TOWNHOUSE DEVELOPMENT	08440200	004
11/2/18	1/8" = 1'-0"	21 UNIT TOWNHOUSE DEVELOPMENT	08440200	005
11/2/18	1/8" = 1'-0"	21 UNIT TOWNHOUSE DEVELOPMENT	08440200	006
11/2/18	1/8" = 1'-0"	21 UNIT TOWNHOUSE DEVELOPMENT	08440200	007
11/2/18	1/8" = 1'-0"	21 UNIT TOWNHOUSE DEVELOPMENT	08440200	008
11/2/18	1/8" = 1'-0"	21 UNIT TOWNHOUSE DEVELOPMENT	08440200	009
11/2/18	1/8" = 1'-0"	21 UNIT TOWNHOUSE DEVELOPMENT	08440200	010



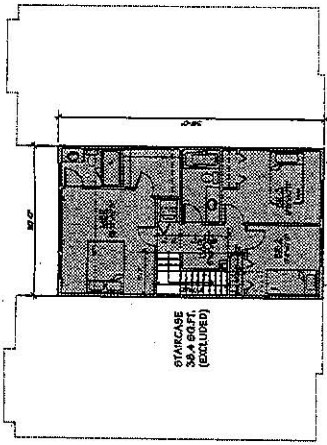
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BUILDING NO. 2

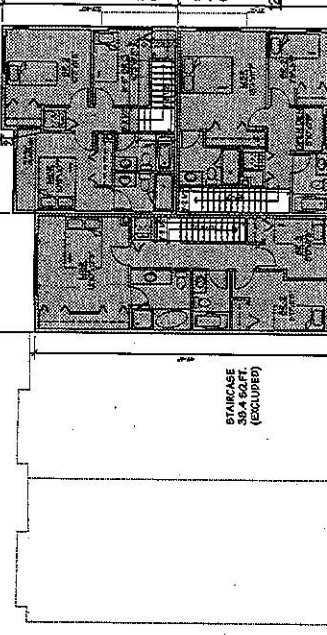
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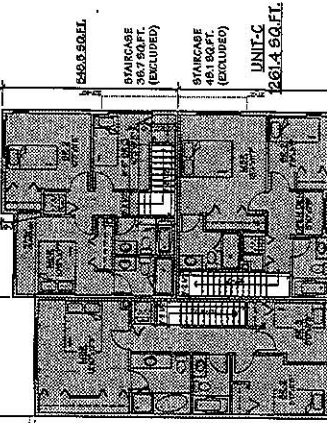
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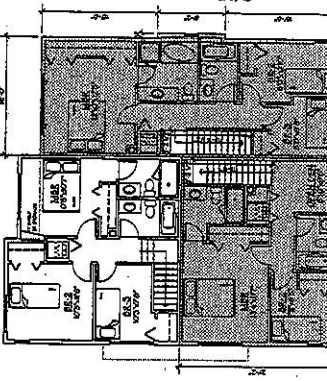
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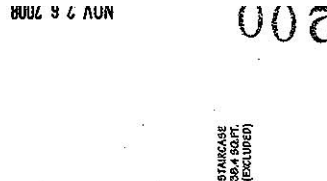
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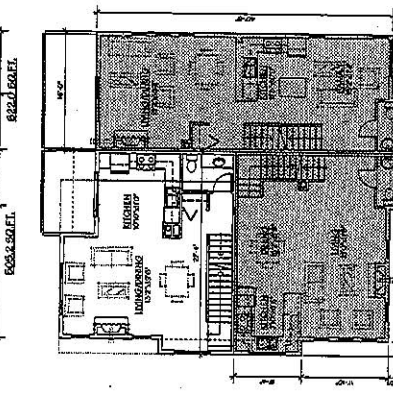
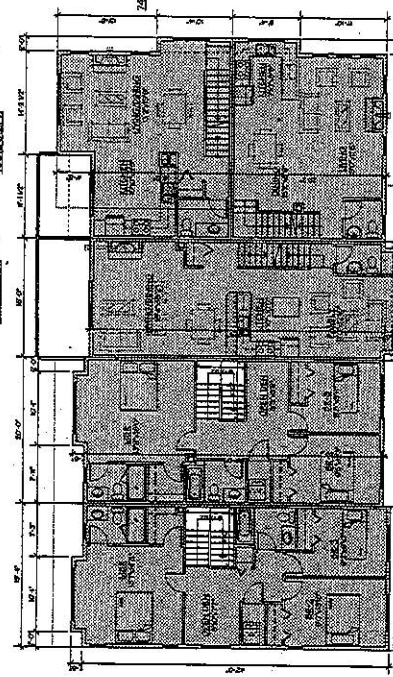
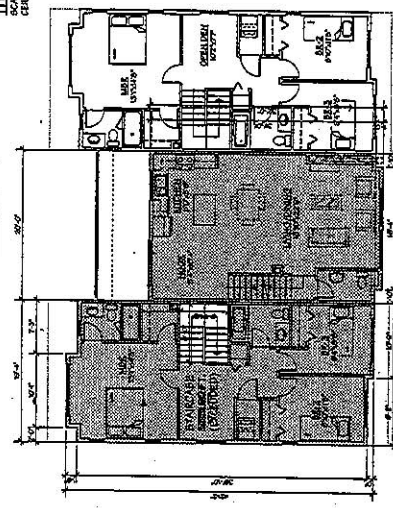
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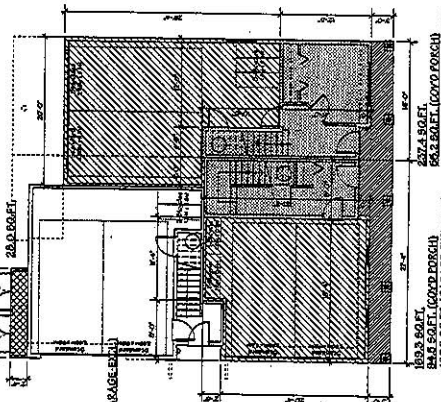
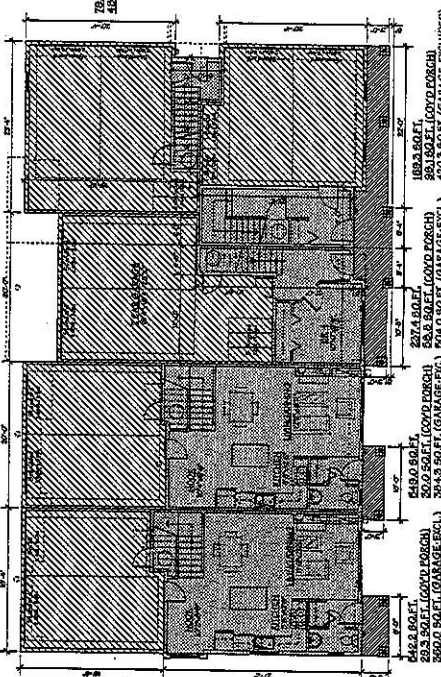
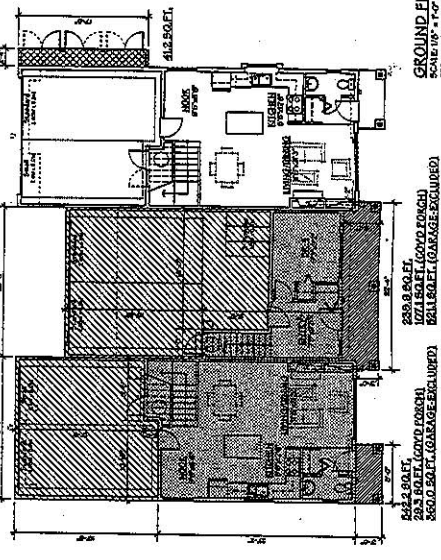
UNIT-4  
1261.4 SQ.FT.



THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CELL: 11/18/18



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CELL: 11/18/18



GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CELL: 11/18/18

NO.	DATE	DESCRIPTION
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2	11/18/18	ISSUED FOR PERMITS
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7	11/18/18	ISSUED FOR PERMITS
8	11/18/18	ISSUED FOR PERMITS
9	11/18/18	ISSUED FOR PERMITS
10	11/18/18	ISSUED FOR PERMITS

**SOUTHWARD**  
21 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto Architecture Inc.  
1001 W. 11TH AVE. SUITE 100  
DENVER, CO 80202  
303.733.1111

DATE: 11/18/18  
SCALE: 1/8" = 1'-0"

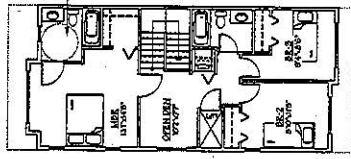
**FLOOR PLANS**

NO. 11/18/18  
DATE: 11/18/18  
SCALE: 1/8" = 1'-0"

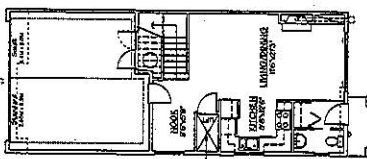
PLAN #1  
11/18/18  
11/18/18

08440200

NOT TO SCALE  
FOR INFORMATION ONLY  
SEE ARCHITECTURAL SPECIFICATIONS



UPPER FLOOR PLAN  
POSSIBLE ACCESSIBLE UNIT CONVERSION  
SCALE: 1/8" = 1'-0"  
CEL. HT: 8'-0"



GROUND FLOOR PLAN  
POSSIBLE ACCESSIBLE UNIT CONVERSION  
SCALE: 1/8" = 1'-0"  
CEL. HT: 8'-0"

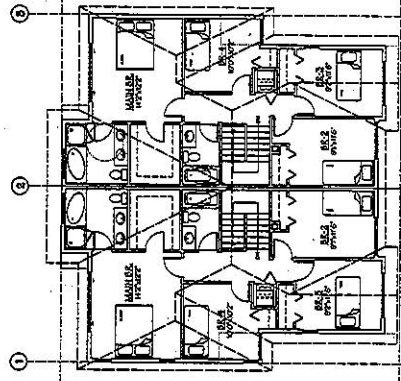
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98	10/15/00	ISSUED FOR PERMIT
99	10/15/00	ISSUED FOR PERMIT
100	10/15/00	ISSUED FOR PERMIT

PROJECT: SOUTHWARD 21 UNIT YOWHOUSE DEVELOPMENT  
 1001 W. 11TH AVE. S.W. SUITE 1000  
 SEASIDE, CA 94133  
 (415) 435-1100  
 WWW.YAMAMOTOARCHITECTURE.COM

Yamamoto Architecture Inc.

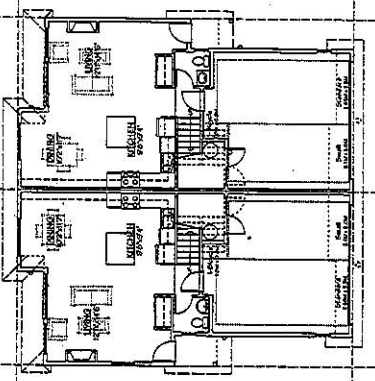
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 DRAWING TITLE: FLOOR PLANS

PLAN #8  
 08440200  
 1/8" = 1'-0"



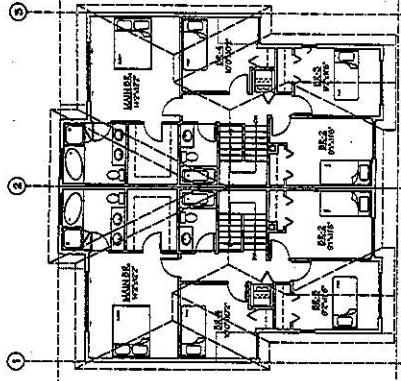
BUILDING NO. 8

SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEL. HT: 8'-0"



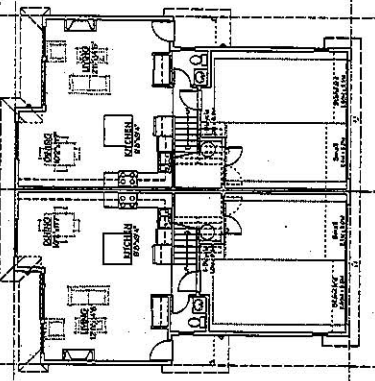
BUILDING NO. 8

GROUND FLOOR PLAN  
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CEL. HT: 8'-0"



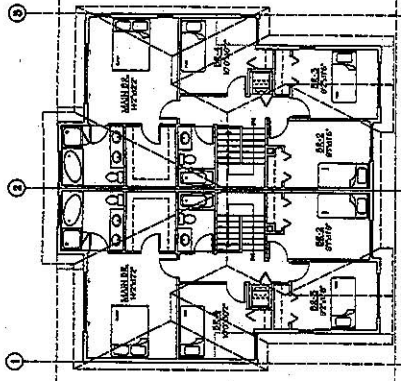
BUILDING NO. 6

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CEL. HT: 8'-0"



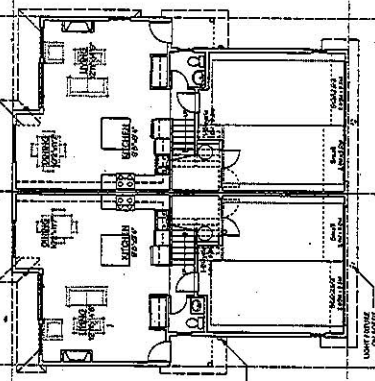
BUILDING NO. 6

GROUND FLOOR PLAN  
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CEL. HT: 8'-0"



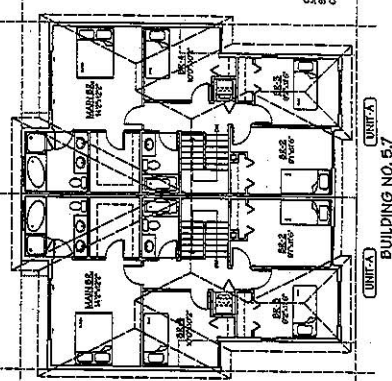
BUILDING NO. 4

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CEL. HT: 8'-0"



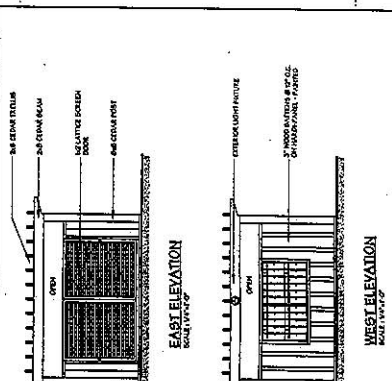
BUILDING NO. 4

GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEL. HT: 8'-0"



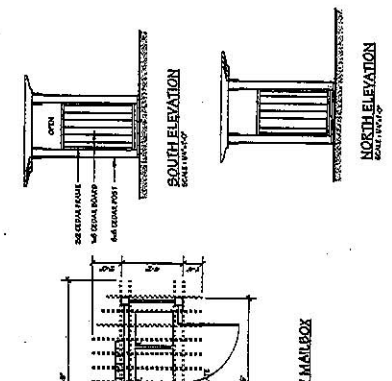
BUILDING NO. 5,7

SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEL. HT: 8'-0"



EAST ELEVATION  
SCALE: 1/8" = 1'-0"

WEST ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

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

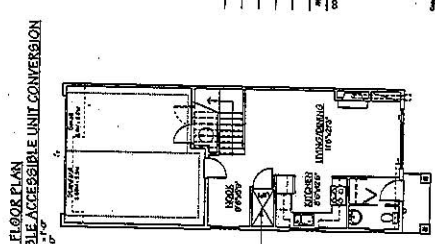
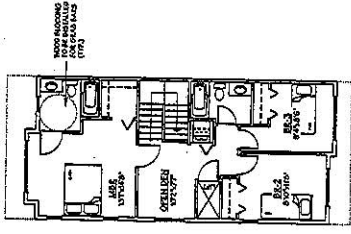
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SCALE: 1/8" = 1'-0"





NOV 2 8 2018

024/10000



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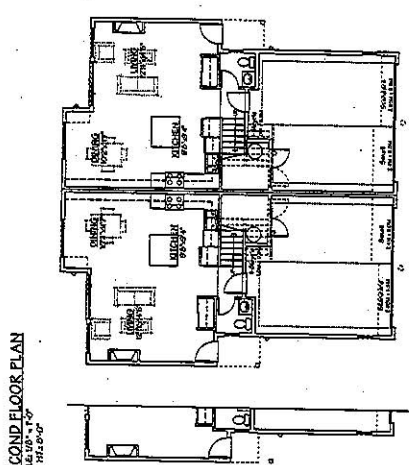
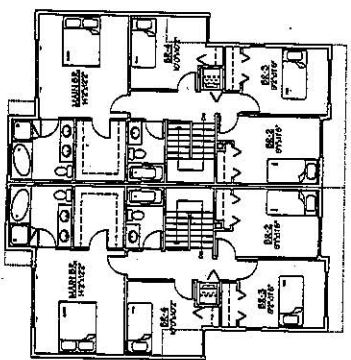
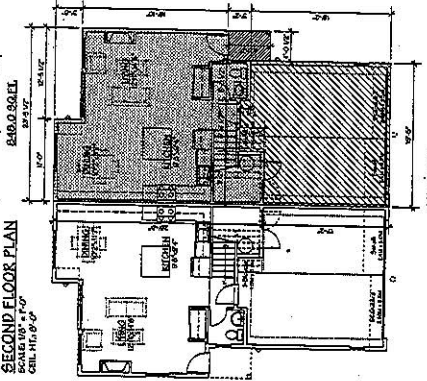
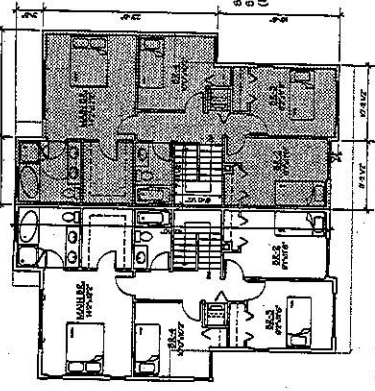
YAMAMOTO ARCHITECTURE INC.  
 200 FRIEBERG DR., SUITE 100  
 FARMINGDALE, NY 11735  
 TEL: 631-243-1000  
 FAX: 631-243-1001  
 WWW.YAMAMOTOARCHITECTURE.COM

**Yamamoto**  
 Architecture Inc.

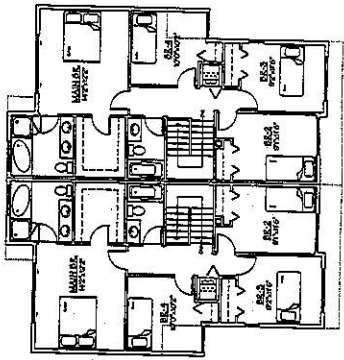
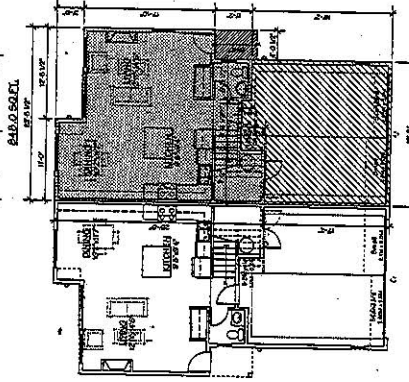
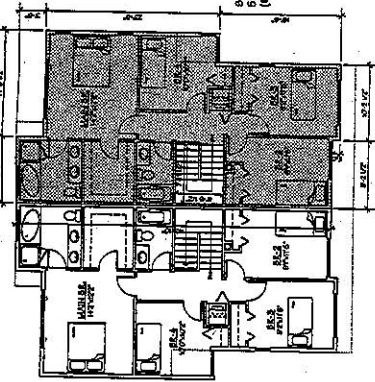
DATE: 11/08/18  
 DRAWN: [NAME]  
 CHECKED: [NAME]

SCALE: 1/8" = 1'-0"  
 SHEET NO.: [NUMBER]  
 UNIT TOWNHOUSE DEVELOPMENT

**UNIT-AA**  
 1,422 SQ.FT.



**UNIT-AAI**  
 1,412 SQ.FT.



YAMAMOTO ARCHITECTURE INC. 200 FRIEBERG DR., SUITE 100 FARMINGDALE, NY 11735 TEL: 631-243-1000 FAX: 631-243-1001 WWW.YAMAMOTOARCHITECTURE.COM