



To: Development Permit Panel

Date: May 15, 2013

From: Wayne Craig
Director of Development


File: DP 13-629421

Re: **Application by Yamamoto Architecture Inc. for a Development Permit at
9111 Williams Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of four (4) townhouse units at 9111 Williams Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum lot width from 40.0 m to 20.1 m; and
 - b) Allow two (2) small car parking stalls in two (2) of the townhouse units.


Wayne Craig
Director of Development

EL:blg
Att.

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop four (4) two-storey townhouse units at 9111 Williams Road with vehicle access from 9071 Williams Road. The subject site is being rezoned from Single Detached (RS1/E) to Low Density Townhouses (RTL4) for this project under Bylaw 8963 (RZ 12-613927).

The site currently contains a single-family dwelling. There is no City standard Servicing Agreement required in association with this development proposal. Removal of the existing driveway on Williams Road and re-instating continuity of the sidewalk will be achieved via Works Order at Building Permit stage. Site analysis for service connections will also be required at Building Permit stage.

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

Development surrounding the subject site is as follows:

To the North: Existing single-family homes on lots zoned Single Detached (RS1/E).

To the East: Recently developed nine (9) unit townhouse project with access from Williams Road.

To the South: Across Williams Road, three (3) single-family homes on lots zoned Single Detached (RS1/E) and South Arm Park.

To the West: A nine (9) unit townhouse complex with access from Williams Road. A cross-access easement is registered on Title of this site (9071 Williams Road) to provide access to the subject site.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on December 17, 2012. No concerns regarding the rezoning were expressed at the Public Hearing.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Low Density Townhouses (RTL4) zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum lot width from 40.0 m to 20.1 m.

(Staff supports the proposed variations since the subject site is an orphan lot located between two (2) existing multiple-family developments.)

- 2) Allow two (2) small car parking stalls in two (2) of the townhouse units.

(Staff supports the proposed variance to allow one (1) small car parking stall in each of the back units in order to accommodate the main pedestrian entries of these two (2) back units to front onto the internal drive aisle. Due to the narrow width of this orphan lot and the minimum side yard setback requirements, there is a limit building frontage along the internal drive aisle. By allowing a small car parking stall in each of the back units (all with side-by-side parking arrangement), the width of the garages could be reduced to make room for the main entrances to these units being located adjacent to the garage and front onto the internal drive aisle; otherwise, the unit entries will be located on the side of the building with limited visibility from the internal drive aisle. This proposal increases opportunity for passive surveillance in keeping with CPTED principles.)

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel on the basis that the project generally met all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments.

Analysis***Conditions of Adjacency***

- The subject proposal is an infill development on an orphaned lot landlocked by the adjacent developments with a cross access easement from 9071 Williams Road. It can be considered as an extension of the townhouse development at 9071 Williams Road.
- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes and townhouse developments adjacent to the site.
- The small scale two-storey duplex units fit well to the existing single-family homes to the north as well as the two-storey end units at the adjacent townhouse complexes.
- The proposed 4.5 m rear yard setback is consistent with the rear yard setbacks provided on the adjacent townhouse developments and provides a reasonable interface with the single-family lots to the north.

Urban Design and Site Planning

- The layout of the townhouse units is organized around one (1) driveway providing access to the site from the adjacent townhouse development to the west (9071 Williams Road). Access to Williams Road will be through the existing Access Easement (BB709772) on 9071 Williams Road. No direct vehicle access to Williams Road is permitted.

- One (1) duplex is oriented towards Williams Road and the units will have their main pedestrian entrances off Williams Road. The other duplex is situated on the north end of the site with main pedestrian access through the internal driveway.
- All units have two (2) vehicle parking spaces. One (1) standard visitor parking space is provided within the east side yard setback adjacent to the street fronting building. Accessible visitor parking space is not required for this small development.
- Outdoor amenity space is provided at the northwest corner of the site and is adequately sized based on Official Community Plan (OCP) guidelines. This outdoor amenity space is to be consolidated with the outdoor amenity area of the adjacent development to the west. This arrangement was envisioned when the original rezoning and Development Permit applications for the adjacent townhouse development at 9071 Williams Road were approved by Council. Cross-access easements on both properties have already been secured.

Architectural Form and Character

- A pedestrian scale is achieved along the public street and internal drive aisle with the inclusion of projections, recesses, entry porches, gable roofs, varying material combinations, a range of colour finishes, landscape features, and individual unit gates. All units along Williams Road have direct access from the street.
- The roof lines and massing have all been incorporated into the design to align and fit with the neighbouring townhouse developments.
- The proposed building materials (Hardie-Plank siding, board and batten, horizontal vinyl siding, wood trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing multi-family character being introduced along Williams Road.
- A lighter choice of colours is presented to showcase the “West Coast craftsmen expression”.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, and planting islands.

Landscape Design and Open Space Design

- All three (3) bylaw-sized trees identified on site are in poor condition and are to be removed. Six (6) replacement trees are required.
- The applicant is proposing to plant two (2) conifer and 13 deciduous trees on-site; hedges, an assortment of shrubs and ground covers, as well as perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- A low metal fence with individual gate entrances will be introduced to demarcate private space and individual grade level unit entrances along the street frontage.
- Fence along the street frontage is set back 1.0 m from the property line to allow for a landscaped area between the fence and the edge of the public sidewalk.
- The combined outdoor amenity space is redesigned to enlarge the children’s play area. Consent from the Strata Council of 9071 Williams Road has been obtained by the developer.
- New children’s play equipments intended to develop experimenting and climbing skills as well as engaging interactions between children are proposed.

- An additional bench is proposed adjacent to the children's play area to enhance passive surveillance opportunity of the outdoor amenity area.
- Indoor amenity space is not proposed on-site. A \$4,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$18,807.00 in association with the Development Permit.

Crime Prevention Through Environmental Design

- The site plan and individual unit design create opportunity for passive surveillance of both of the street frontage, outdoor amenity space, and internal drive aisle.
- Individual unit entrances are visible from either the public street or the internal drive aisle.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- Combined open amenity area to increase space for unobstructed views within.

Sustainability

- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Deciduous trees are proposed throughout the development to provide shade in summer and natural light in winter.
- Black top surface area is minimized (15.2% of lot coverage) to reduce heat island effect.
- Large operable windows for natural light and ventilation are incorporated into the design.
- Low E-glass windows, Energy Star appliances and low flow fixtures are provided in all units.

Accessible Housing

- The proposed development includes one (1) convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a chair lift, which the staircase has been dimensioned to accommodate this (see Reference Plan attached to this report).
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$18,807.00 (based on total floor area of 9,403.4 ft²).

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

- Incorporation of accessibility measures and sustainability features in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.
- 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>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 13-629421

Attachment 1

Address: 9111 Williams Road

Applicant: Yamamoto Architecture Inc.

Owner: Ken C. Phuah

Planning Area(s): Broadmoor

Floor Area Gross: 873.6 m² (9403.4 ft²)

Floor Area Net: 543.4 m² (5,849.2 ft²)

	Existing	Proposed
Site Area:	919.7 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	4

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Coverage – Non-porous Surfaces	Max. 65%	56.2%	none
Lot Coverage – Landscaping:	Min. 25%	34.8%	none
Setback – Front Yard (m):	Min. 6 m	6.0 m	none
Setback – Side Yard (East) (m):	Min. 3 m	4.5 m	none
Setback – Side Yard (West) (m):	Min. 3 m	3.0 m	none
Setback – Rear Yard (m):	Min. 3 m	3.0 m	none
Height (m):	12.0 m (3 storeys)	9.14 m	none
Lot Size (min. dimensions):	Min. 40 m wide x 35 m deep	20.1 m wide x 45.7 m deep	variance requested
Off-street Parking Spaces – Residential (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	8 (R) and 1 (V)	8 (R) and 1 (V)	none
Tandem Parking Spaces:	50% of Residential Stalls	none	none

Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on site.	2	variance requested
Off-street Parking Spaces - Accessible	0	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.5 (Class 1) and 0.5 (Class 2) per unit	none
Off-street Parking Spaces – Total:	5 (Class 1) and 1 (Class 2)	6 (Class 1) and 2 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$4,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 4 units = 24 m ²	54 m ²	none



No. DP 13-629421

To the Holder: YAMAMOTO ARCHITECTURE INC.
Property Address: 9111 WILLIAMS ROAD
Address: 2386 OAK STREET
VANCOUVER, BC V6H 4J1

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 Bylaw 8500" is hereby varied to:
 - a) reduce the minimum lot width from 40.0 m to 20.1 m; and
 - b) allow two (2) small car parking stalls in two (2) of the townhouse units.
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 \$18,807.00 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.
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.

Development Permit

No. DP 12-629421

To the Holder: YAMAMOTO ARCHITECTURE INC.

Property Address: 9111 WILLIAMS ROAD

Address: 2386 OAK STREET
VANCOUVER, BC V6H 4J1

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

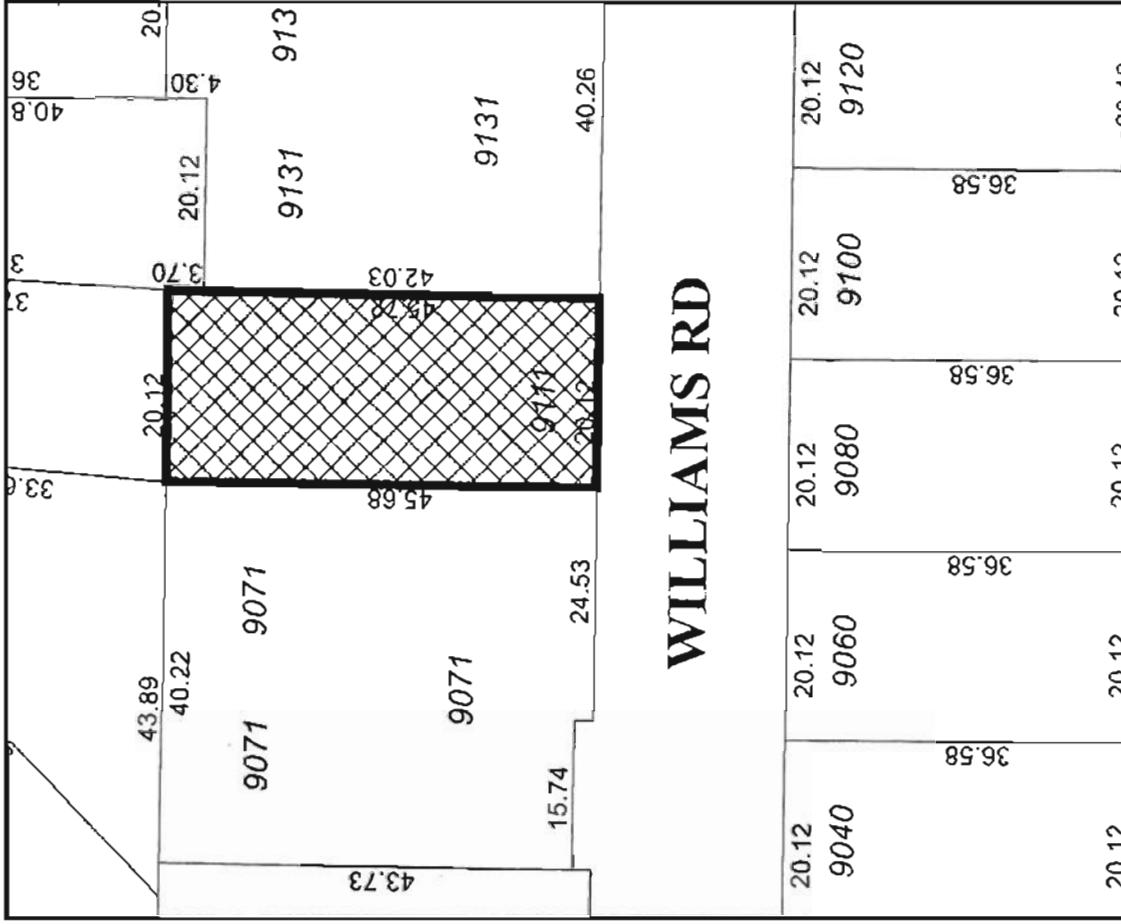
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DELIVERED THIS DAY OF

MAYOR



City of Richmond

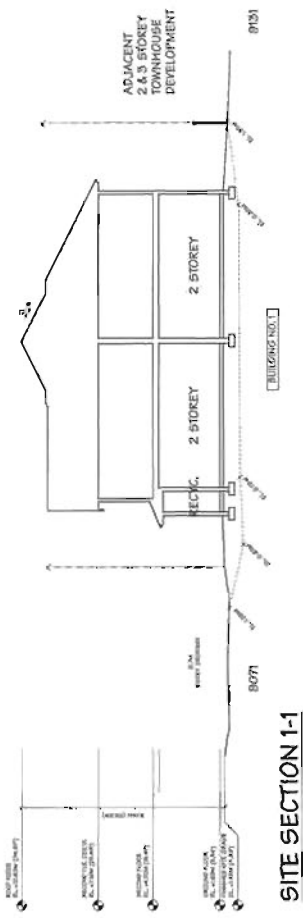


DP 13-629421 SCHEDULE "A"

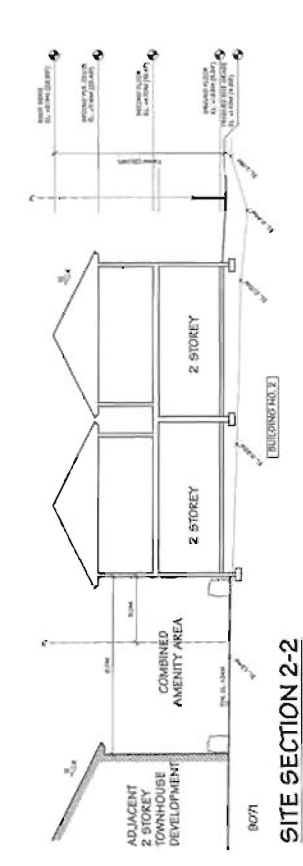
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Revision Date:

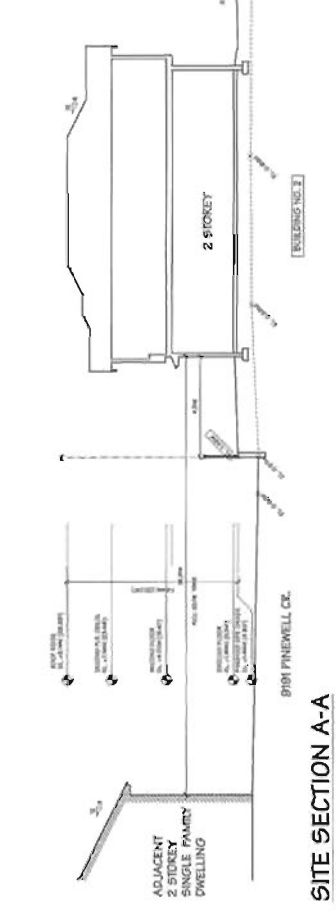
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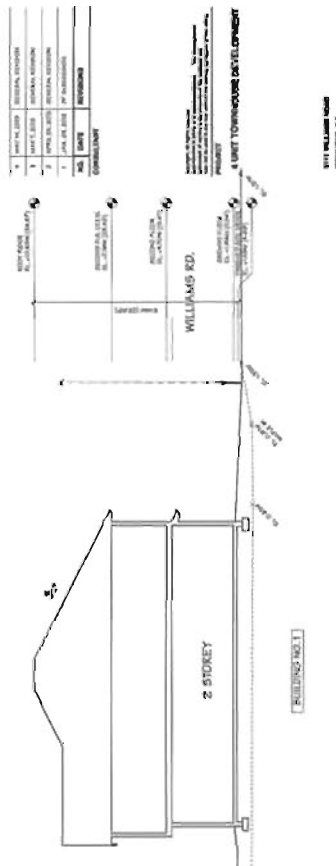
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SITE SECTION 2-2



SITE SECTION A-A



SITE SECTION

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3	12/15/12	ISSUED FOR PERMIT
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Yamamoto Architecture Inc.

1000 10th Ave S, Suite 1000
 Atlanta, GA 30309
 404.525.1111

SCALE	1/4" = 1'-0"
TITLE	SITE SECTIONS
DATE	MAY 21 2013
PROJECT	PLAN #1a
DRWING	DP13629421
DATE	MAY 21 2013
SCALE	1/4" = 1'-0"

SITE SECTIONS

MAY 21 2013 PLAN #1a

DP13629421

PARKING PLAN

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

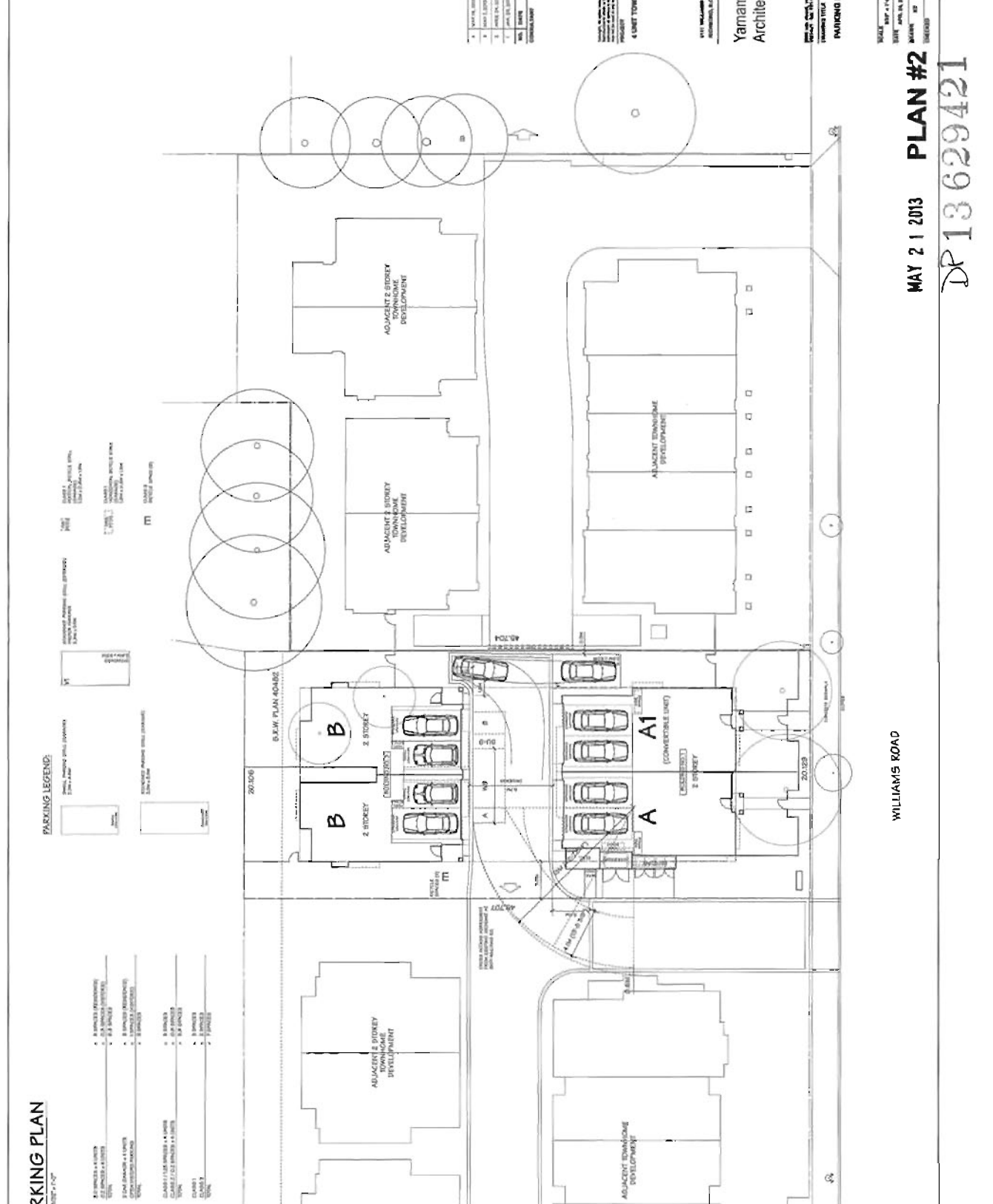
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PARKING LEGEND:



NO.	DATE	DESCRIPTION
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99	12/15/21	REVISED
100	01/15/22	REVISED

4 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto Architecture Inc.

PLANNING PLAN

SCALE	DATE	PROJECT
1/8" = 1'-0"	MAY 21 2013	PLAN #2
1/8" = 1'-0"	MAY 21 2013	PLAN #2
1/8" = 1'-0"	MAY 21 2013	PLAN #2
1/8" = 1'-0"	MAY 21 2013	PLAN #2

WILLIAMS ROAD

MAY 21 2013 PLAN #2
 DP 13629421

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#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3L 4G4 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com

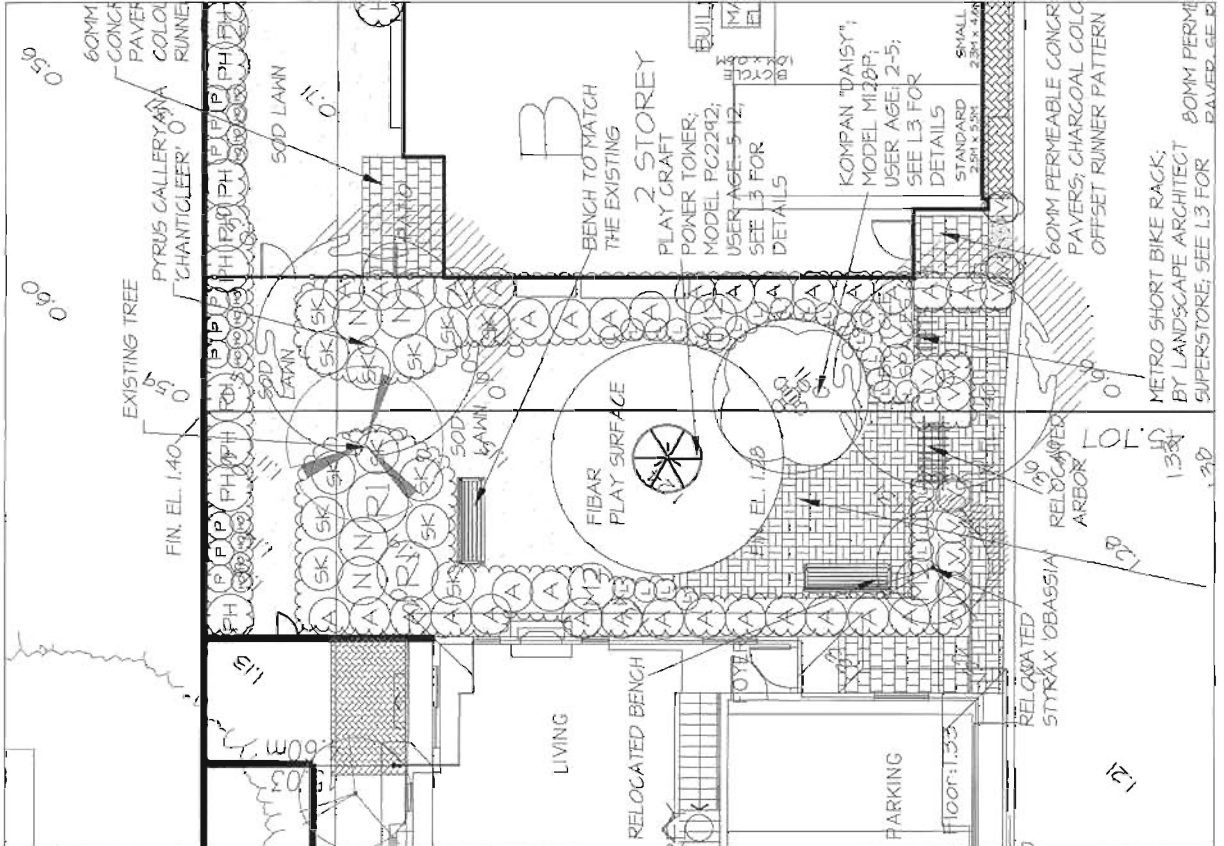


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47	2013.05.01	REVISED PLAN
48	2013.05.01	REVISED PLAN
49	2013.05.01	REVISED PLAN
50	2013.05.01	REVISED PLAN

PROJECT
 4 UNITS TOWNHOUSE DEV.
 571 WILLIAM ROAD
 RICHMOND B.C.

DATE: 17.05.13
 DRAWN: [Name]
 CHECKED: [Name]
 SCALE: 1:100

PROJECT NUMBER: 10-03
 SHEET: L2
 OF 4



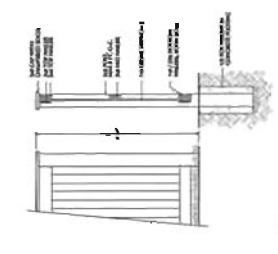
MAY 21 2013 PLAN 3a
 DP13629421


M2
 LANDSCAPE ARCHITECTURE
 #220 - 25 Lorne Mews
 New Westminster, British Columbia
 V1N 1Y1
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2a.com

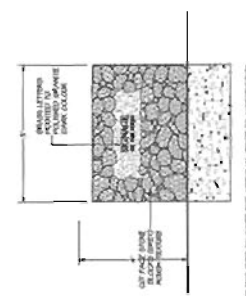
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PROJECT: 4 UNITS TOWNHOUSE DEV.
 881 WILLIAM ROAD
 RICHMOND, BC
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 CHECKED BY: [Blank]
 DATE: [Blank]

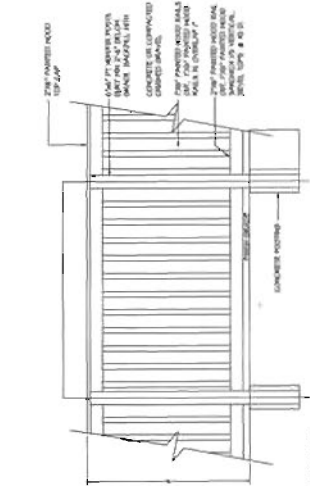
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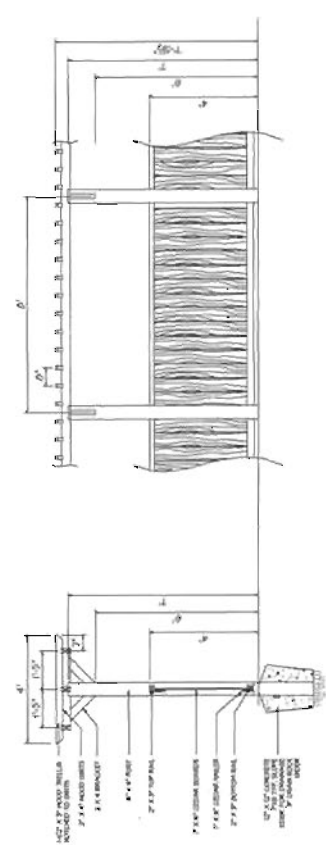
3 9'-0" HEIGHT WOOD FENCE
 L3



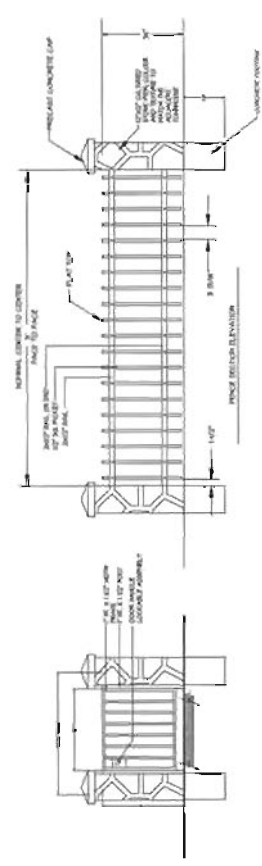
2 4 FT. HEIGHT NATURAL STONE SIGNAGE
 L3



1 WOOD FENCE AND ALLAN BLOCK RETAINING WALL
 L3



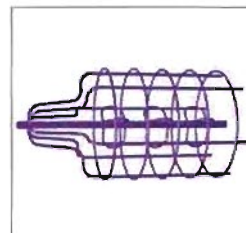
4 ROAD END WOOD TRELLIS
 L3



5 38" METAL FENCE/GATES AT STREET FRONTAGE
 L3



METRO SHORT BIKE RACK



PLAYCRAFT POWER TOWER, MODEL PG2292, USER AGE: 5-12



KOMPAN 'DAISY', MODEL MIZ8P, USER AGE: 2-5

MAY 21 2013 PLAN 36
 DP 13 629421



907

911
(SUBJECT SITE)

913 & 915

917

SOUTH ELEVATION - WILLIAMS ROAD

NO.	DATE	DESCRIPTION
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PROJECT: 13629421
 SHEET: 1 OF 1
 DATE: 05/21/2013
 DRAWN BY: J. YAMAMOTO
 CHECKED BY: J. YAMAMOTO
 SCALE: AS SHOWN
 PROJECT LOCATION: 13629421

Yamamoto
 Architecture Inc.

STREETSCAPE

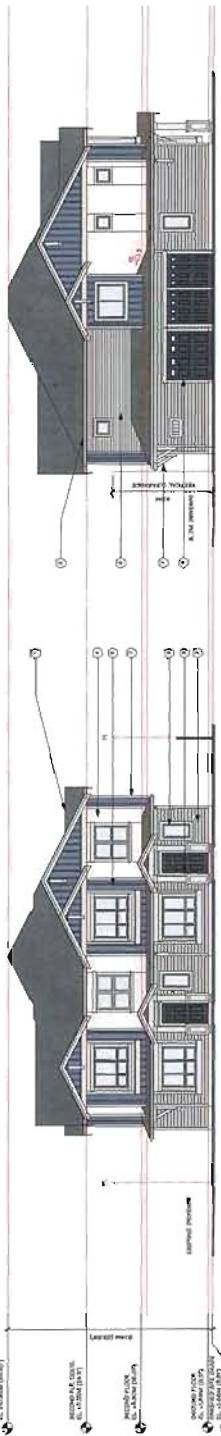
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SHEET	1 OF 1
DATE	05/21/2013
DRAWN BY	J. YAMAMOTO
CHECKED BY	J. YAMAMOTO
PROJECT	13629421
SHEET NO.	1 OF 1

MAY 21 2013 PLAN #4

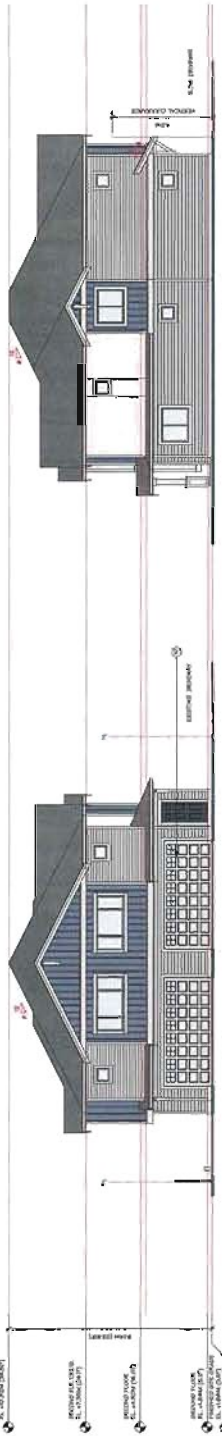
DP 13 629421

ELEVATION KEY

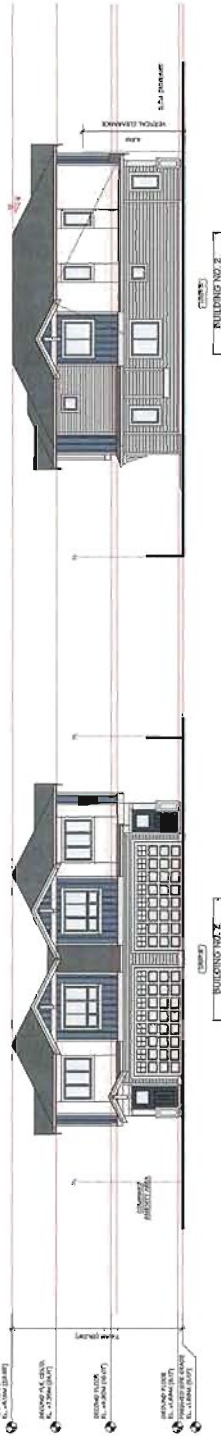
- ① LANTERN LIGHT
- ② WINDOW
- ③ DOOR
- ④ PORCH
- ⑤ ROOF
- ⑥ GUTTER
- ⑦ DOWNSPOUT
- ⑧ AIR CONDITIONING UNIT
- ⑨ SIDEWALK
- ⑩ DRIVEWAY
- ⑪ DRIVE
- ⑫ DRIVEWAY
- ⑬ DRIVE
- ⑭ DRIVEWAY
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- ⑯ DRIVEWAY
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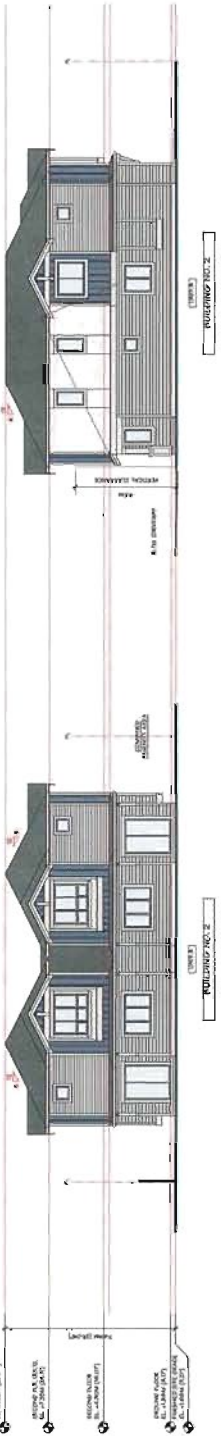
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SOUTH ELEVATION (WILLIAMS KID)



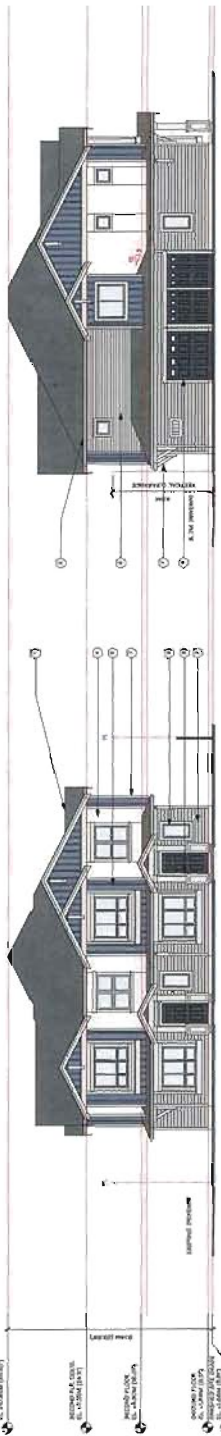
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NORTH ELEVATION



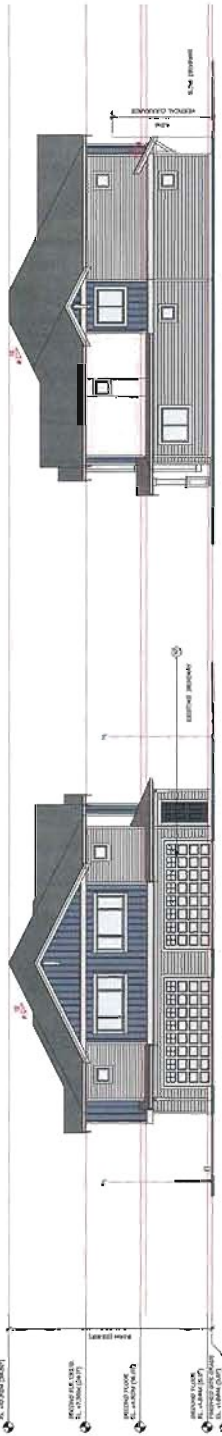
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SOUTH ELEVATION



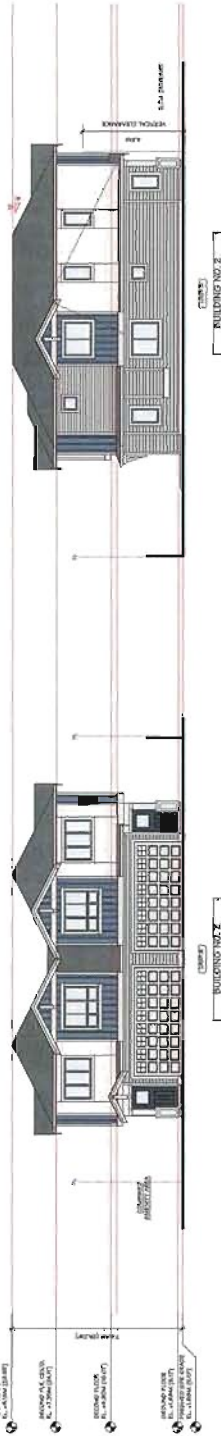
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NORTH ELEVATION



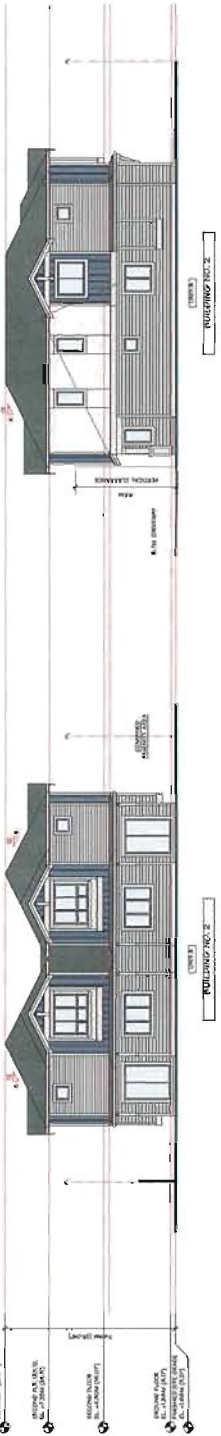
BUILDING NO. 1
WEST ELEVATION



BUILDING NO. 1
EAST ELEVATION



BUILDING NO. 2
WEST ELEVATION



BUILDING NO. 2
EAST ELEVATION

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2	11/15/13	PERMITS
3	12/15/13	CONTRACT
4	01/15/14	FINAL

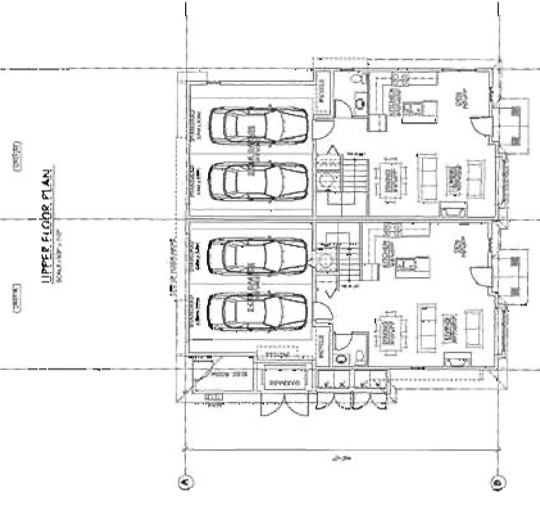
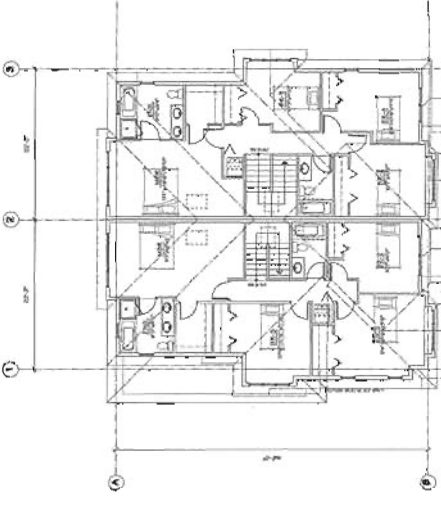
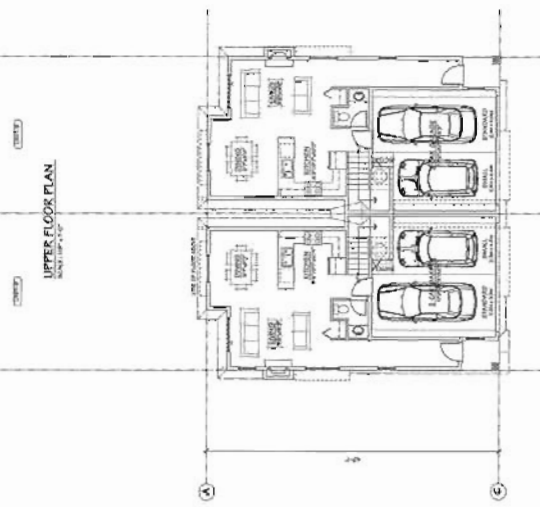
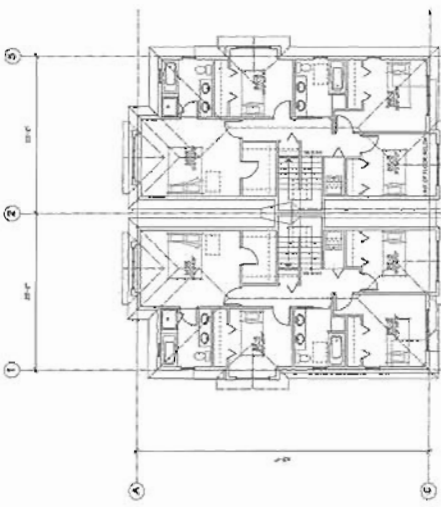
PROJECT: 4 UNIT TOWNHOUSE DEVELOPMENT
 DEVELOPER: THE WILLIAMS GROUP, WASHINGTON, DC
 ARCHITECT: Yamamoto Architecture Inc.
 DATE: 05/21/13
 DRAWING NO: A4.1
 SHEET NO: 1 OF 1

MAY 21 2013 PLAN #4a
 DP 13629421

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**
 1. ZERO STEP CURBS
 2. WALKWAY SURFACES
 3. WALKWAY WIDTHS
 4. WALKWAY SLOPES
 5. WALKWAY MATERIALS
 6. WALKWAY LIGHTING
 7. WALKWAY SIGNAGE
 8. WALKWAY BARRIERS
 9. WALKWAY HANDRAILS
 10. WALKWAY SEATING
 11. WALKWAY STORAGE
 12. WALKWAY UTILITIES

**SUSTAINABILITY MEASURES
(TO BE PROVIDED IN ALL UNITS):**
 1. LEED CERTIFICATION
 2. ENERGY STAR RATED
 3. GREEN BUILDING PRACTICES
 4. GREEN BUILDING MATERIALS
 5. GREEN BUILDING DESIGN
 6. GREEN BUILDING CONSTRUCTION
 7. GREEN BUILDING OPERATIONS
 8. GREEN BUILDING MAINTENANCE
 9. GREEN BUILDING DEMOLITION
 10. GREEN BUILDING RECYCLING
 11. GREEN BUILDING WATER CONSERVATION
 12. GREEN BUILDING AIR QUALITY
 13. GREEN BUILDING THERMAL COMFORT
 14. GREEN BUILDING SOUND
 15. GREEN BUILDING VIBRATION
 16. GREEN BUILDING LIGHTING
 17. GREEN BUILDING ELECTRICITY
 18. GREEN BUILDING GAS
 19. GREEN BUILDING HEATING
 20. GREEN BUILDING COOLING
 21. GREEN BUILDING HUMAN FACTORS
 22. GREEN BUILDING ACCESSIBILITY
 23. GREEN BUILDING SAFETY
 24. GREEN BUILDING SECURITY
 25. GREEN BUILDING HEALTH
 26. GREEN BUILDING WELL-BEING
 27. GREEN BUILDING COMMUNITY
 28. GREEN BUILDING CULTURE
 29. GREEN BUILDING ECONOMY
 30. GREEN BUILDING ENVIRONMENT

...LINE & GRAPHIC PRINTED IN ALL UNITS...



NO.	DATE	DESCRIPTION
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PROJECT: 4 UNIT TOWNHOUSE DEVELOPMENT

1111 WILLIAMS LANE
 CHICAGO, IL

Yamamoto
 Architecture Inc.

DATE: 10/15/13
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NO.	DATE	DESCRIPTION
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PROJECT: 4 UNIT TOWNHOUSE DEVELOPMENT

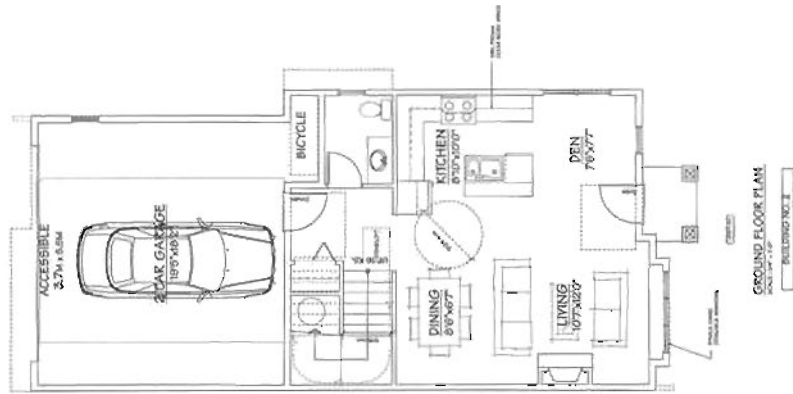
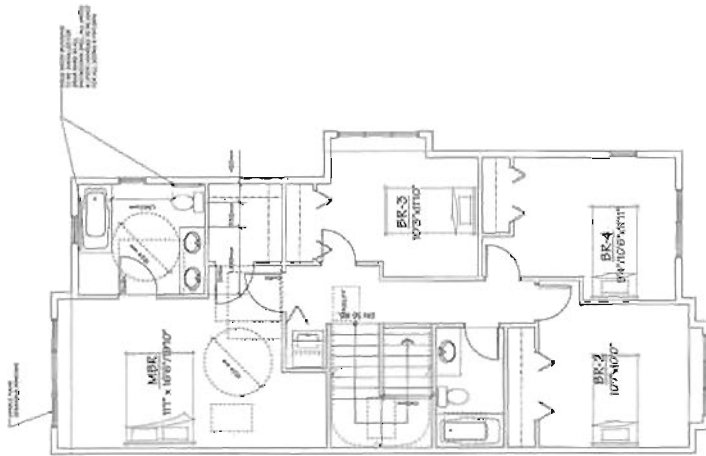
1111 WILLIAMS LANE
 CHICAGO, IL

Yamamoto
 Architecture Inc.

DATE: 10/15/13
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

MAY 21 2013 REFERENCE PLAN
 DP 13 629421

AGING IN PLACE FEATURES
 (TO BE PROVIDED IN ALL UNITS):
 1. ZERO STEP ENTRY TO ALL UNITS
 2. WALKWAY TO ALL ROOMS
 3. WALKWAY TO ALL BATHS
 4. WALKWAY TO ALL KITCHENS
 5. WALKWAY TO ALL BEDROOMS
 6. WALKWAY TO ALL BATHS
 7. WALKWAY TO ALL HALLWAYS
 8. WALKWAY TO ALL STAIRS
 9. WALKWAY TO ALL TERRACES
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 12. WALKWAY TO ALL BALCONIES
 13. WALKWAY TO ALL DECKS
 14. WALKWAY TO ALL PERGOLAS
 15. WALKWAY TO ALL SCREENED PATIOS
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 19. WALKWAY TO ALL SUNSHEDGES
 20. WALKWAY TO ALL SUNSHEDGES



CONVERTIBLE UNIT CHECKLIST:

NO.	DESCRIPTION	STATUS
1	WALKWAY TO ALL UNITS	PROVIDED
2	WALKWAY TO ALL ROOMS	PROVIDED
3	WALKWAY TO ALL BATHS	PROVIDED
4	WALKWAY TO ALL KITCHENS	PROVIDED
5	WALKWAY TO ALL BEDROOMS	PROVIDED
6	WALKWAY TO ALL BATHS	PROVIDED
7	WALKWAY TO ALL HALLWAYS	PROVIDED
8	WALKWAY TO ALL STAIRS	PROVIDED
9	WALKWAY TO ALL TERRACES	PROVIDED
10	WALKWAY TO ALL PATIOS	PROVIDED
11	WALKWAY TO ALL PORCHES	PROVIDED
12	WALKWAY TO ALL BALCONIES	PROVIDED
13	WALKWAY TO ALL DECKS	PROVIDED
14	WALKWAY TO ALL PERGOLAS	PROVIDED
15	WALKWAY TO ALL SCREENED PATIOS	PROVIDED
16	WALKWAY TO ALL SUNROOMS	PROVIDED
17	WALKWAY TO ALL SUNLITS	PROVIDED
18	WALKWAY TO ALL SUNSHEDGES	PROVIDED
19	WALKWAY TO ALL SUNSHEDGES	PROVIDED
20	WALKWAY TO ALL SUNSHEDGES	PROVIDED

NO.	DESCRIPTION	STATUS
1	WALKWAY TO ALL UNITS	PROVIDED
2	WALKWAY TO ALL ROOMS	PROVIDED
3	WALKWAY TO ALL BATHS	PROVIDED
4	WALKWAY TO ALL KITCHENS	PROVIDED
5	WALKWAY TO ALL BEDROOMS	PROVIDED
6	WALKWAY TO ALL BATHS	PROVIDED
7	WALKWAY TO ALL HALLWAYS	PROVIDED
8	WALKWAY TO ALL STAIRS	PROVIDED
9	WALKWAY TO ALL TERRACES	PROVIDED
10	WALKWAY TO ALL PATIOS	PROVIDED
11	WALKWAY TO ALL PORCHES	PROVIDED
12	WALKWAY TO ALL BALCONIES	PROVIDED
13	WALKWAY TO ALL DECKS	PROVIDED
14	WALKWAY TO ALL PERGOLAS	PROVIDED
15	WALKWAY TO ALL SCREENED PATIOS	PROVIDED
16	WALKWAY TO ALL SUNROOMS	PROVIDED
17	WALKWAY TO ALL SUNLITS	PROVIDED
18	WALKWAY TO ALL SUNSHEDGES	PROVIDED
19	WALKWAY TO ALL SUNSHEDGES	PROVIDED
20	WALKWAY TO ALL SUNSHEDGES	PROVIDED

4 UNIT TOWNHOUSE DEVELOPMENT
 YAMAMOTO ARCHITECTURE INC.
 1000 SQ. FT.

NO.	DESCRIPTION	STATUS
1	WALKWAY TO ALL UNITS	PROVIDED
2	WALKWAY TO ALL ROOMS	PROVIDED
3	WALKWAY TO ALL BATHS	PROVIDED
4	WALKWAY TO ALL KITCHENS	PROVIDED
5	WALKWAY TO ALL BEDROOMS	PROVIDED
6	WALKWAY TO ALL BATHS	PROVIDED
7	WALKWAY TO ALL HALLWAYS	PROVIDED
8	WALKWAY TO ALL STAIRS	PROVIDED
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10	WALKWAY TO ALL PATIOS	PROVIDED
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12	WALKWAY TO ALL BALCONIES	PROVIDED
13	WALKWAY TO ALL DECKS	PROVIDED
14	WALKWAY TO ALL PERGOLAS	PROVIDED
15	WALKWAY TO ALL SCREENED PATIOS	PROVIDED
16	WALKWAY TO ALL SUNROOMS	PROVIDED
17	WALKWAY TO ALL SUNLITS	PROVIDED
18	WALKWAY TO ALL SUNSHEDGES	PROVIDED
19	WALKWAY TO ALL SUNSHEDGES	PROVIDED
20	WALKWAY TO ALL SUNSHEDGES	PROVIDED

MAY 21 2013 REFERENCE PLAN
 DP 13 629421

CONVERTIBLE UNIT PLAN