

Staff Report

Origin

S-8008 Holdings Ltd./Platinum Management Inc./S-211 Holdings Ltd. have applied to the City of Richmond for permission to develop 16 townhouses at 8200, 8220, 8240 and 8260 Blundell Road. The site is being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2-0.6) for this project under Bylaw 8489 (RZ 07-390411). The site currently contains two (2) single-family homes.

Development Information

Please refer to the 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: Across Blundell Road, a four-storey apartment complex zoned Townhouse & Apartment District (R3);
- To the east: Single-family houses zoned Single-Family Housing District, Subdivision Area E (R1/E); and;
- To the south: Single-family houses fronting Lucerne Road, zoned Single-Family Housing District, Subdivision Area E (R1/E); and
- To the west: An existing townhouse development zoned Townhouse District (R2).

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. The response to the issues follows in *italics*:

- Detailed review of building form and architectural character including opportunities to vary the building designs.

Buildings along the front street have three (3) types of strong wood elements (solid wood brackets, trims, fascia board) with mostly fibre-cement siding and wood shingle siding finishes and distinctive pattern. Window design is corresponding to the wood bracket design and two (2) colour schemes are used alternatively.

- Landscaping design and enhancement of the outdoor amenity area to maximize use.

The amenity area is designed to expand and consolidate with the future adjacent development to the east. Rubberized surface is proposed for the play area in order to maximize physical useable space as no raised border would be required.

- Measures to protect bylaw-sized trees located on-site and on the adjacent property that have driplines (and root systems) encroaching onto the subject development site.

To retain and protect the existing Chinese Elm tree located at the east property line, a 6 m wide two-way driveway, with a 2 m grass median along the east property line is proposed. This 6 m wide entry driveway will be reduced to 4 m and used for ingress only when the adjacent properties to the east get redeveloped. A new 4 m wide, egress only, driveway will be provided on the adjacent property to the east. The grass median along the common property line will be expanded to 6 m wide.

Tree protection barriers are required at the time of demolition and construction. A certified arborist will oversee all site preparation activities, inspect tree protection fencing, and supervise any tree removals, fence installation, and tree well constructions during various stage of the development.

- Opportunities to vary the site grade along the rear yard, in particular, for the relationship between tree retention and maximum use of private rear yard area.

As recommended by the project arborist, the finished site grade of the rear yards of Buildings 5, 6 & 7 is to be maintained at the existing grade in order to avoid damages of the root systems of the trees and hedges being retained along the rear property line.

- Opportunities to maximize permeable surface areas and articulate hard surface treatment.
- Permeable pavers are to be used on the entry driveway, visitor parking stalls, and all of the front and rear yard patios.*

- Locations of handicap parking space, garbage/recycling facilities and electrical room that are convenient and accessible for the future residents of the subject development.

A handicap-parking stall is located near the entry driveway, yet away from the main traffic area. The garbage/recycling enclosures are located along the entry driveway at a convenient and accessible location.

The Public Hearing for the rezoning of this site was held on July 20, 2009. No concerns regarding the zoning text amendment 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 Townhouse District (R2-0.6) except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in bold)

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

- 1) Reduce west side yard setback from 3.0 m (9.84 ft.) to 2.3 m (7.5 ft.) for an electrical closet attached to Building No. 3.

(Staff supports the proposed variance, as it is a minor variance, which allows for a single-storey electrical closet to encroach into the west side yard setback. The variance is the result of an additional 2.0 m setback from the east property line for the purpose of tree protection. The proposed entry driveway and the front buildings are shifted west in order to preserve the Chinese Elm tree situated on the east property line).

Advisory Design Panel Comments

The Advisory Design Panel supported the project and changes have been incorporated in line with comments made by Panel members. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, September 2, 2009 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

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes to the south and multiple-family development to the west.
- The developer has increased the rear yard setback from 3.6 m (as per the proposal at the rezoning stage) to 3.96 m for a portion of the ground floor living area (less than 50% of the unit width) in each of the duplex unit along the rear property line. The rear yard setback of the second floor remains at 4.5 m.
- Landscape strip east of the entry driveway provides a buffer to the adjacent single-family home and a protection zone for the existing Chinese Elm tree at the common property line.
- Existing hedges along the rear property line are to be retained on site to provide a natural screen between the proposed development and the existing single-family development to the south. The lower branches of these hedges and trees will be pruned up to 2.13 m (7 ft.) from the ground to accommodate the installation of a 1.8 m high fence along the south property line.

Urban Design and Site Planning

- The layout of the townhouse units is organized around one (1) driveway, providing access to the site from Blundell Road and a east-west drive aisle providing access to all unit garages.
- All units along Blundell Road have direct access from the street/public sidewalk.
- A Public Rights-of-Passage (PROP) Right-of-Way (ROW) agreement, allowing access to/from the future development site to the east is secured at rezoning.
- Outdoor amenity area is proposed to locate at the entry point for maximum exposure. The amenity area is expected to be enlarged and consolidated with the outdoor amenity area of the future development to the east. A cross-access agreement is required.

- All units have two (2) side-by-side parking spaces. A total of 36 parking spaces are provided, including four (4) visitor stalls. The visitor parking has been broken up in individual single car parking spaces and located throughout the site.

Architectural Form and Character

- The building forms are well articulated. Pedestrian frontage character facing Blundell Road has been developed to enhance the pedestrian residential streetscape.
- Visual interest and variety has been incorporated with steep gable roof, porches, varying material combinations and a range of colour finishes.
- The proposed building materials (wood grain vinyl siding, Hardie panel, wood shingle siding, Hardie plank siding, wood window trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with similar developments in the area.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, and planting islands.
- One (1) adaptable unit has been incorporated into the design. An alternate floor plan demonstrating simple conversion potential to accommodate a person in a wheelchair is provided (see alternative floor plan for the "A2" unit where an elevator may be installed; the base and framing of the opening for installation of an hydraulic elevator is provided in this unit).
- Accessibility features that allow for aging in place have been incorporated into this development (i.e., blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).

Landscape Design and Open Space Design

- The applicant is proposing to remove a 15 Cedar tree hedgerow along the Blundell Road frontage on City's property. Parks Operations have agreed to the proposed tree removal and have determined that a \$5,000 compensation to the Tree Replacement Fund is required. Prior to the removal of any City trees, the applicant will need to seek formal permission from Parks, and have the standard 48 hour tree removal notice posted. Removal and replanting of boulevard trees will be at the owner's cost.
- The landscape design includes the retention of five (5) bylaw-sized trees on-site, one (1) hedgerow along the south property line, and a Chinese Elm tree located on the east property line.
- A contract with a certified arborist to oversee all site preparation activities, inspect tree protection fencing, and supervise any tree removals, fence installation, and tree well constructions during various stage of the development will be secured prior to the issuance of the Development Permit.
- Seven (7) bylaw-sized trees and two (2) hedgerows on-site are being removed to facilitate the proposed development. 14 replacement trees are required.
- The landscape design includes the planting of 24 new trees (including large calliper and ornamental species) and a variety of shrubs and ground covers, which meets the Official Community Plan (OCP) guidelines for tree replacement and landscaping.
- The landscape design also includes an outdoor amenity area well in excess of the Official Community Plan (OCP) guidelines.

- A children's play equipment is proposed in the outdoor amenity area with rubberized surface. A paved area with planters and benches complement the children play area and facilitate parent supervision.
- Permeable pavers are proposed on the entry driveway, walkways, visitor parking areas, and private patio areas to improve the permeability of the site and enhance the presence of the outdoor common amenity area..
- Cash-in-lieu (\$16,000) for indoor amenity has been provided as a condition of rezoning approval (RZ 07-390411).

Crime Prevention Through Environmental Design

- The site design provides both internal unit privacy and passive surveillance of internal roadways and communal areas to enhance safety for residents.
- East side of Building #7 includes windows that allow casual surveillance over the outdoor amenity space and children play area.
- Effective lighting of buildings, open spaces, parking areas, and along the drive aisles are proposed.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff's comments regarding conditions of adjacency, urban design and site planning, architectural form and character, landscape and open space design, and crime prevention through environmental 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

EL:blg

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

- Registration of a cross-access easement over the outdoor amenity area between the subject site and the future development site to the east, at 8200 Blundell Road and/or any consolidate there of, for shared use of the outdoor amenity space. The agreement must include language to ensure that no fence could be placed along the common property line to divide the consolidated amenity area.
- Submission of a contract with a certified arborist to oversee site preparation activities on-site, inspect tree protection fencing, and supervise any tree removals, fence installation, and tree well constructions. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$52,654 (based on total floor area of 26,327 ft²).

Prior to issuance of Demolition Permit:

- Installation of appropriate tree protection fencing on-site around all bylaw-sized trees to be retained on the adjacent properties (8188 & 8280 Blundell Road and 8231, 8251 & 8271 Lucerne Road) prior to any construction activities, including building demolition, occurring on-site.

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

- Removal of the existing sidewalk crossings and reinstatement of the side walk through a City Work Order at developer's cost.
- 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 09-482449

Attachment 1

Address: 8200, 8220, 8240 and 8260 Blundell Road
 Applicant: S-8008 Holdings Ltd./ Platinum Management Inc./ S-211 Holdings Ltd. Owner: S-8008 Holdings Ltd./ Platinum Management Inc./ S-211 Holdings Ltd.

Planning Area(s): N/A

Floor Area Gross: 2,445.8 m² Floor Area Net: 1,870.7 m²

	Existing	Proposed
Site Area:	3,156.6 m ²	3,156.6 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Townhouse District (R2-0.6)
Number of Units:	4	16

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	0.6	none permitted
Lot Coverage:	Max. 40%	40%	none
Setback – Front Yard:	Min. 6.0 m	6.0 m	none
Setback – East Side Yard:	Min. 3.0 m	6.57 m	none
Setback – West Side Yard:	Min. 3.0 m	2.30 m	variance supported
Setback – Rear Yard:	Min. 3.0 m	3.96 m	none
Height (m):	Max. 11 m	9.5 m	none
Lot Size:	30 m wide x 35 m deep	76.11 m wide x 41.45 m deep	none
Off-street Parking Spaces – Residential/Visitor:	32 and 4	32 and 4	none
Total off-street Spaces:	36	36	none
Off-street Parking Spaces – Handicap:	1	1	none
Off-street Parking Spaces – Small:	10 permitted	10	none
Tandem Parking Spaces	not permitted	n/a	none
Amenity Space – Indoor:	Min. 70 m ²	\$16,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 96 m ²	134 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, September 2, 2009 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

The comments of the Panel were as follows:

1. Consider the form and character of front entrances on the north elevations of the south blocks (Buildings 4, 5, 6 and 7) to appear more as front doors to the units.

Side light is introduced to enhance the entry door at all rear units and roof above the entry is changed to a shed style roof to emphasize the roof line above the entry. Also, the Landscape Architect added more perennials at the entries.

2. Consider adding more glazing or windows and light penetration in the south elevations of the back units.

Window on the south elevations of the back units are enlarged to gain more natural light in the main living area.

3. Consider looking at ways to cover the foundation finish through landscape or architectural items such as decking or alternative means of providing a patio.

The exterior finish is extended down to screen the exposed concrete foundation wall.

4. Consider raised decking or alternative means of providing a patio for the rear units.

The decking option has been studied. The raised deck could be an ideal space as a living space extension. However, it will divide the rear yard to small sections and outside of the raise deck will not be a usable space and there won't be enough natural light for vegetation to grow. Therefore, we would like to propose the current plan and maintain the entire rear yard as the same level to make the space more usable and give better condition for landscaping.

5. Consider location of concrete sidewalk relative to Blundell Road.

No frontage improvement works is required by the City.



No. DP 09-482449

To the Holder: S-8008 HOLDINGS LTD./
PLATINUM MANAGEMENT INC./
S-211 HOLDINGS LTD.

Property Address: 8200, 8220, 8240 AND 8260 BLUNDELL ROAD

Address: C/O MIKE YOUNG
200 – 8360 GRANVILLE AVENUE
RICHMOND, BC V6Y 1P3

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 west side yard setback from 3.0 m (9.84 ft.) to 2.3 m (7.5 ft.) for an electrical closet attached to Building No. 3.
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 \$52,654. 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 09-482449

To the Holder: S-8008 HOLDINGS LTD./
PLATINUM MANAGEMENT INC./
S-211 HOLDINGS LTD.

Property Address: 8200, 8220, 8240 AND 8260 BLUNDELL ROAD

Address: C/O MIKE YOUNG
200 – 8360 GRANVILLE AVENUE
RICHMOND, BC V6Y 1P3

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

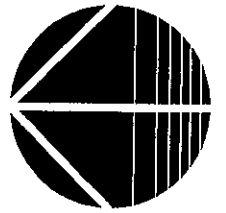
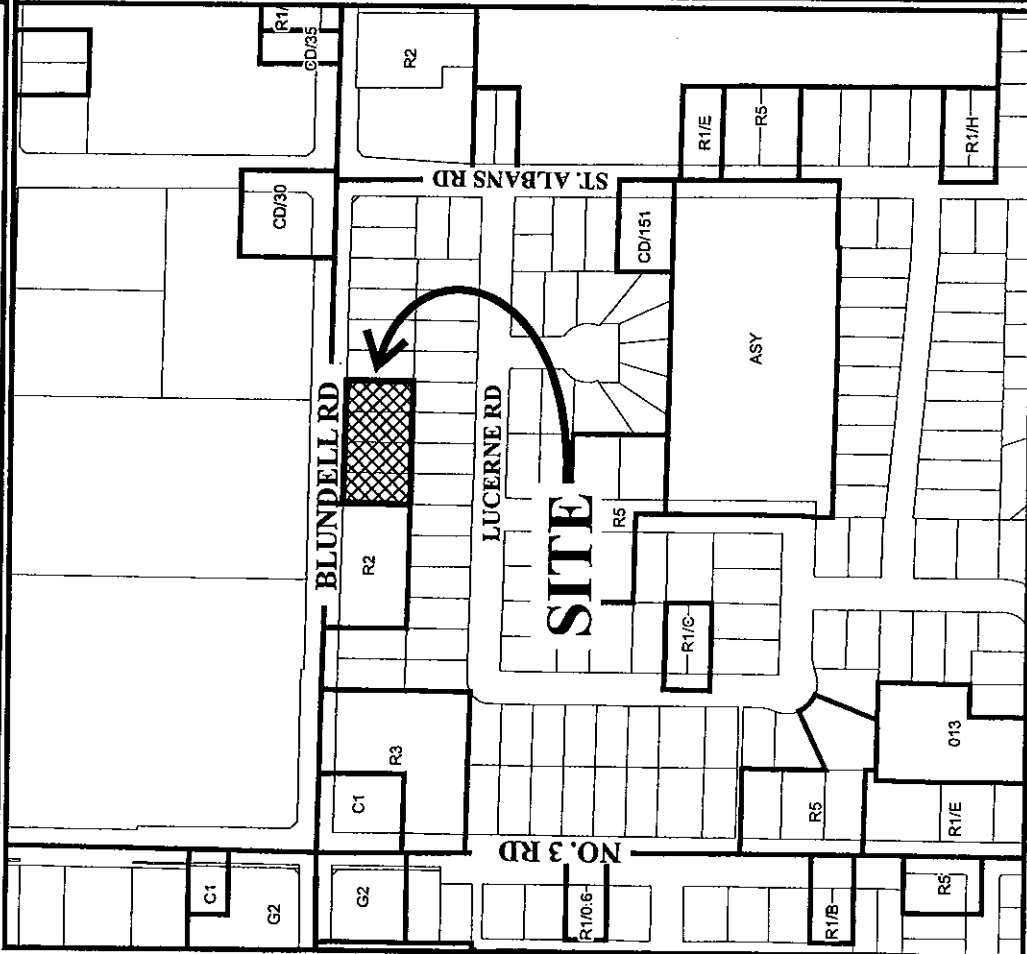
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

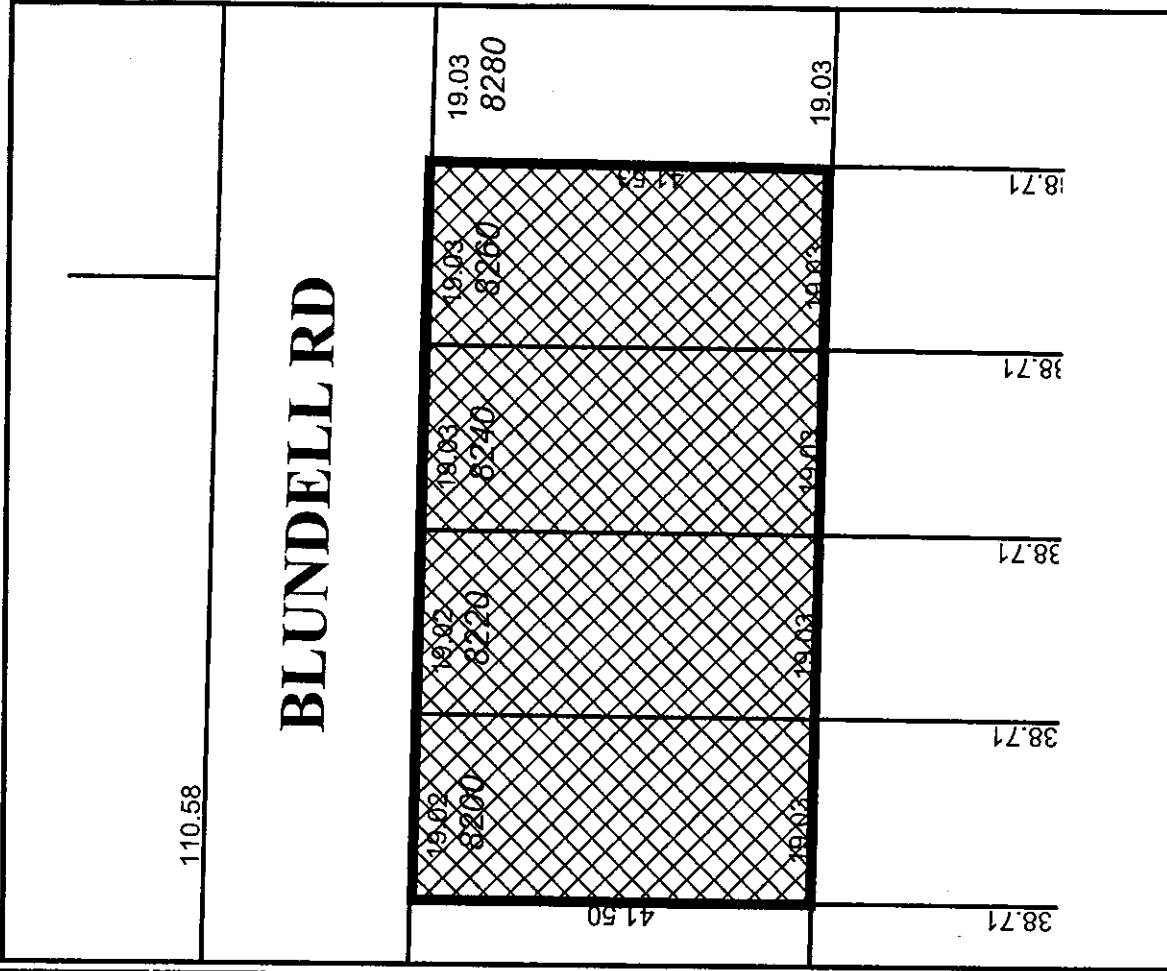


DP 09-482449 SCHEDULE "A"

Original Date: 07/30/09

Revision Date:

Note: Dimensions are in METRES

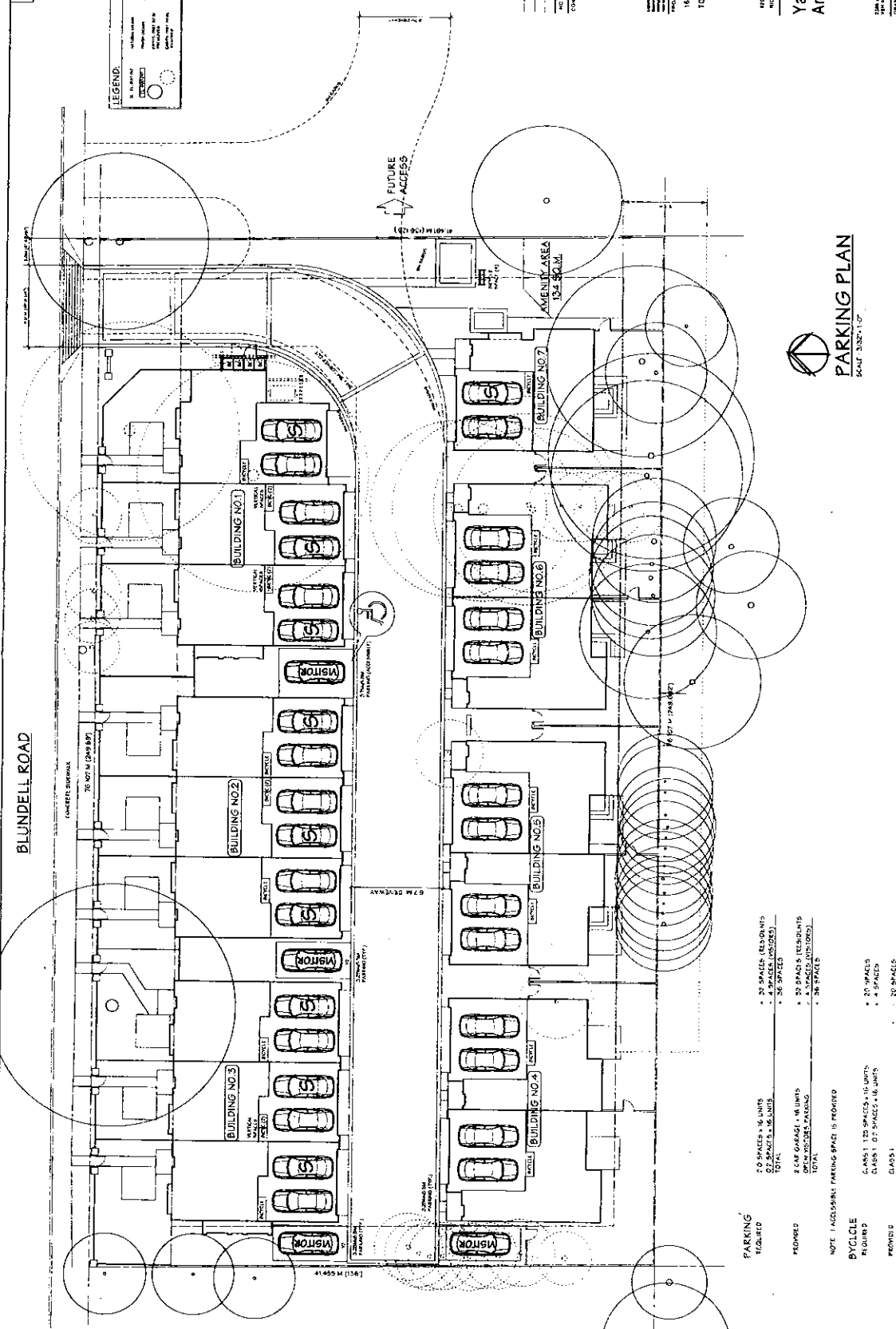


DP 09-482449

BLUNDELL ROAD

LEGEND:

- 18' SPACER
- 18' SPACER (RESIDENTS)
- 4' SPACER (VISITOR)
- 4' SPACER (VISITOR)



NO.	DATE	REVISION
1	08/11/09	ISSUE FOR PERMITTING
2	09/01/09	REVISED PER PERMITTING
3	09/01/09	REVISED PER PERMITTING
4	09/01/09	REVISED PER PERMITTING
5	09/01/09	REVISED PER PERMITTING
6	09/01/09	REVISED PER PERMITTING
7	09/01/09	REVISED PER PERMITTING
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10	09/01/09	REVISED PER PERMITTING

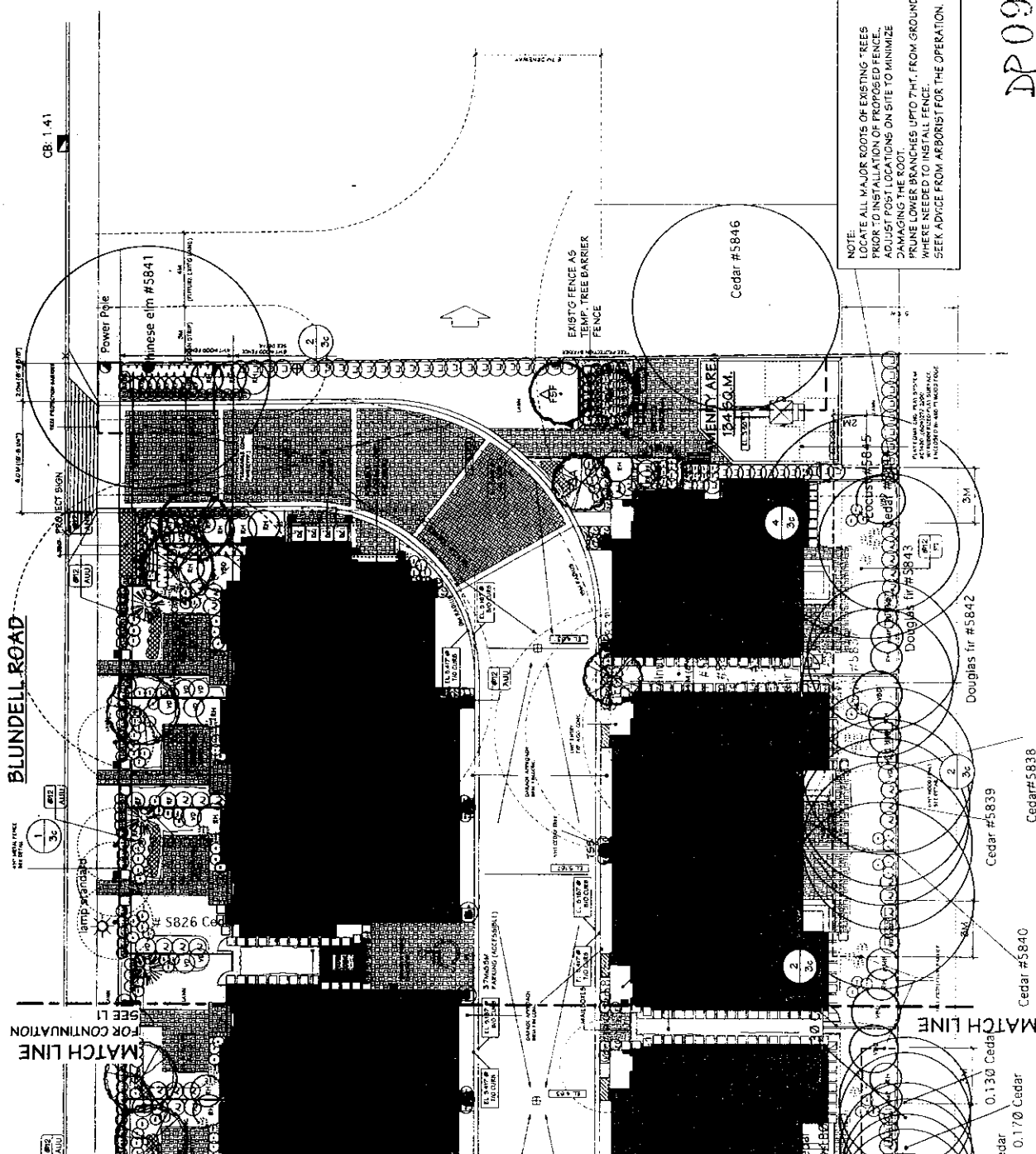
PROJECT: 18 UNIT TOWNHOUSE DEVELOPMENT
 PREPARED BY: YAMAMOTO ARCHITECTURE INC.
 1000 S. BLUNDELL ROAD, SUITE 100, WEST PALM BEACH, FL 33411
 TEL: 561-833-1177
 FAX: 561-833-1178
 WWW.YAMAMOTOARCHITECTURE.COM

Yamamoto Architecture Inc.
 SEP 30 2009
 PARKING PLAN



DP 09 482449
 Plan # 2

PARKING REQUIRED	<ul style="list-style-type: none"> 20 SPACES x 16 UNITS 4 SPACES x 16 UNITS 4 SPACES (VISITORS) 4 SPACES
PROVIDED	<ul style="list-style-type: none"> 20 SPACES x 16 UNITS 4 SPACES (VISITORS) 4 SPACES
NOTE	ACCESSIBLE PARKING SPACE IS PROVIDED
BYCCICLE REQUIRED	<ul style="list-style-type: none"> CLASS 1: 120 SPACES x 16 UNITS CLASS 2: 07 SPACES x 16 UNITS CLASS 3: 20 SPACES CLASS 4: 4 SPACES
PROVIDED	<ul style="list-style-type: none"> 120 SPACES 4 SPACES
AMENITY AREA	<ul style="list-style-type: none"> OUTDOOR AMENITY SPACE: 16 UNITS x 6.50' x 4' RE. CO. M 134.50 SQ. FT. INDOOR AMENITY SPACE: 4 UNITS x 5.00' x 4' RE. CO. M 144.00 SQ. FT.



NOTE:
 LOCATE ALL MAJOR ROOTS OF EXISTING TREES
 PRIOR TO INSTALLATION OF PROPOSED FENCE
 ADJUST POST LOCATIONS ON SITE TO MINIMIZE
 DAMAGING THE ROOT.
 PRUNE LOWER BRANCHES UP TO 7 FT. FROM GROUND
 WHERE NEEDED TO INSTALL FENCE.
 SEEK ADVICE FROM ARBORIST FOR THE OPERATION.

ITO & ASSOCIATES
 Landscape Architects
 3180 Hunt Street
 Richmond, BC V6V 2A4
 Telephone: (604) 273-4826
 Fax: (604) 273-4826
 Email: info@itofirm.com

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 & ASSOCIATES
 Landscape Architects
 3180 Hunt Street
 Richmond, BC V6V 2A4
 Telephone: (604) 273-4826
 Fax: (604) 273-4826
 Email: info@itofirm.com

Project:
 8200-8260
 DUNDAS RD.
 RICHMOND B.C.
 (DP09-482448)

LANDSCAPE PLAN

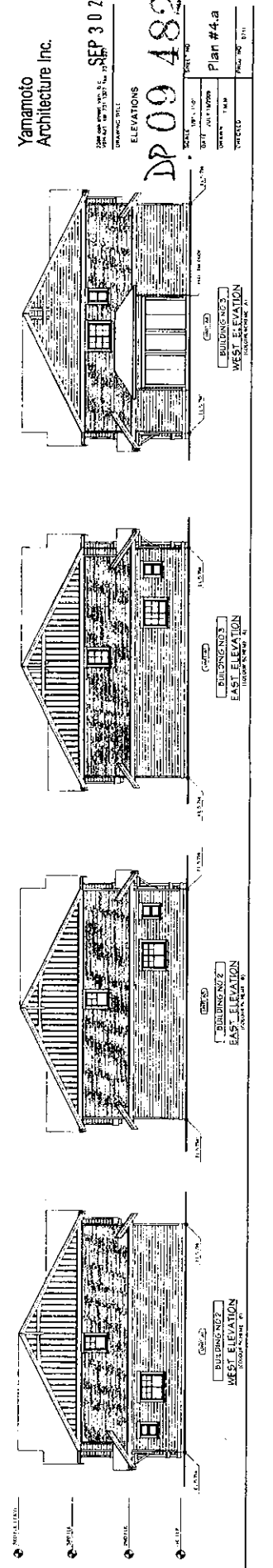
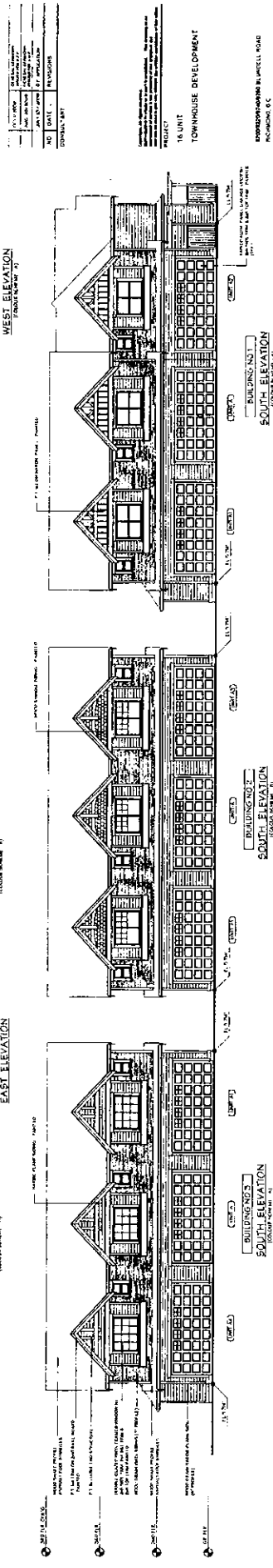
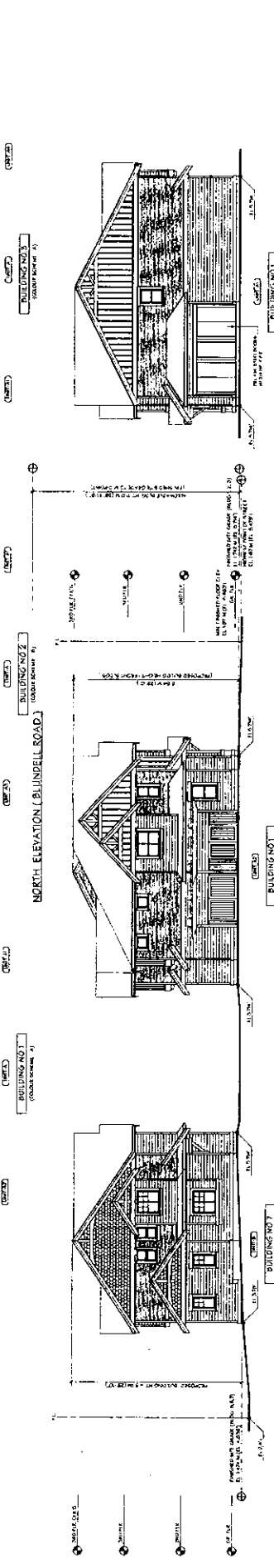
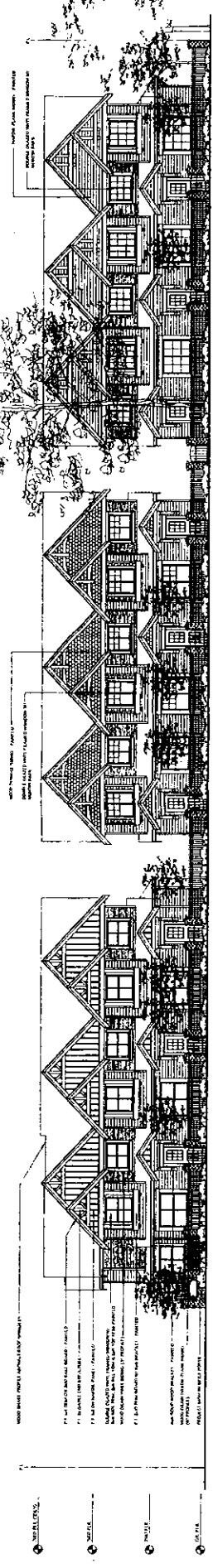
SEP 30 2009

Author	ITC
Checked	ITC
Drawn	ITC
Scale	AS SHOWN
Date	SEP 30 2009
Project	8200-8260 DUNDAS RD. RICHMOND B.C. (DP09-482448)
Sheet	3b of 5

DP09 482449 3b of 5

Annex 2.5. Trees in Heritage

DP 09-48244B



PROJECT: 16 UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT: YAMAMOTO ARCHITECTURE INC.

DATE: SEP 30 2009

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

PLAN: #4.a

TITLE: ELEVATIONS

PROJECT LOCATION: 16 UNIT TOWNHOUSE DEVELOPMENT

OWNER: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

PLAN: #4.a

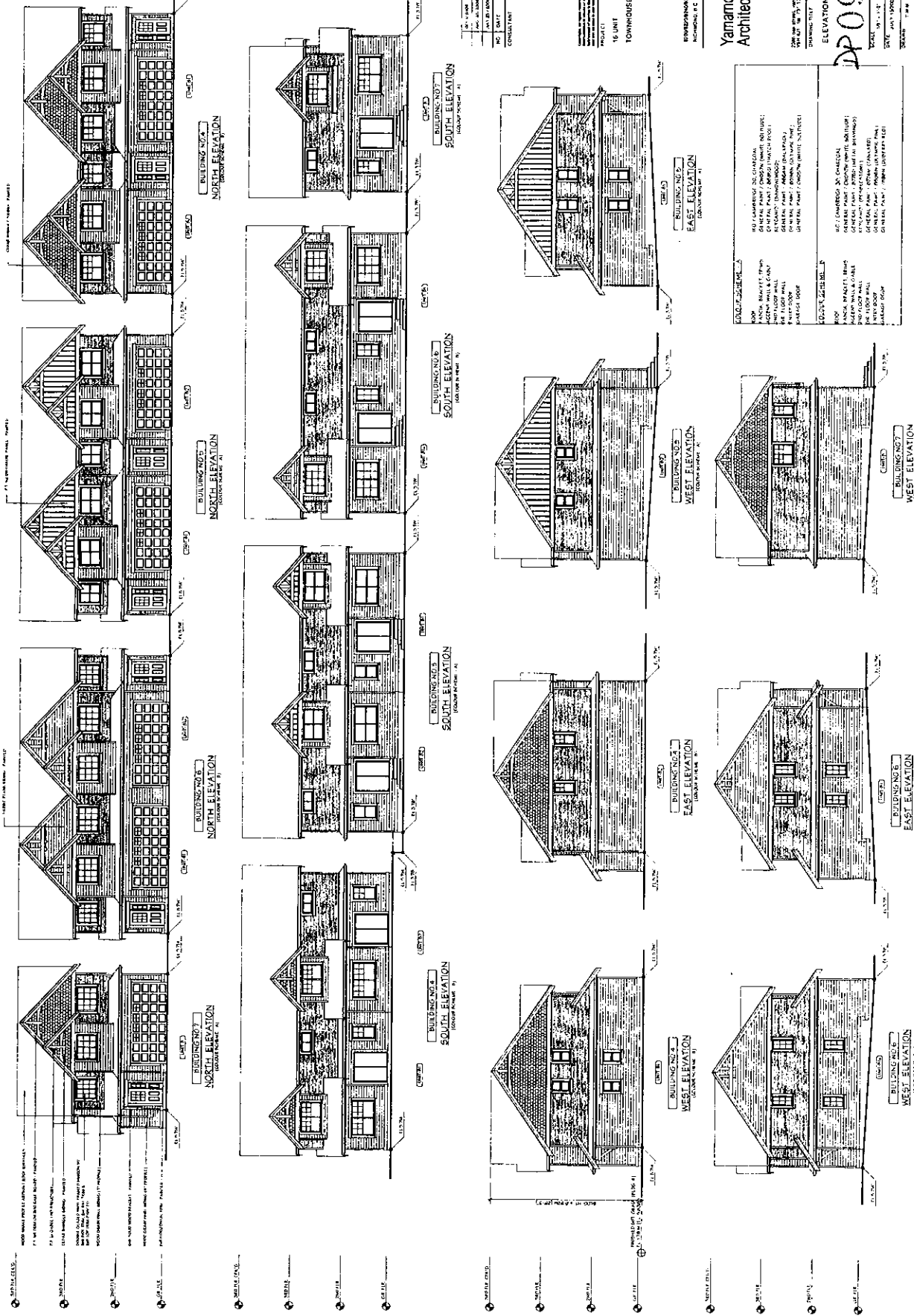
TITLE: ELEVATIONS

Yamamoto Architecture Inc.

SEP 30 2009

ELEVATIONS

DP 09 48244



NO. OF UNITS	16
NO. OF BUILDINGS	16
NO. OF SHEETS	16
NO. OF PAGES	16
CONSULTANT	YAMAMOTO ARCHITECTURE INC.

16 UNIT
TOWNHOUSE DEVELOPMENT
KINGDOM ROAD, BURLINGTON, N.C.

Yamamoto
Architecture Inc.

SEP 30 2009

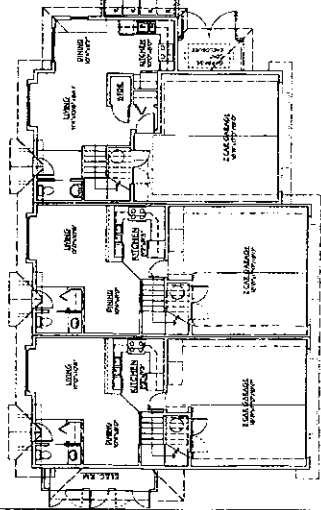
DP 09 48244

Plan #4.b

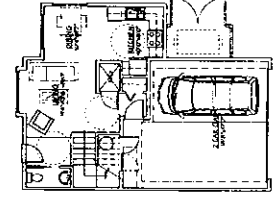
ELEVATIONS

ROOF: GABLE ROOF / 20% PITCH / SHINGLES
WALLS: EXTERIOR WALLS / BRICK / INTERIOR WALLS / GYP. BOARD
FLOORS: 1ST FLOOR / POLISHED CONCRETE / 2ND FLOOR / CARPET
CEILING: 1ST FLOOR / GYP. BOARD / 2ND FLOOR / GYP. BOARD
DOORS: 1ST FLOOR / 6'0" X 8'0" / 2ND FLOOR / 6'0" X 8'0"
WINDOWS: 1ST FLOOR / 6'0" X 6'0" / 2ND FLOOR / 6'0" X 6'0"

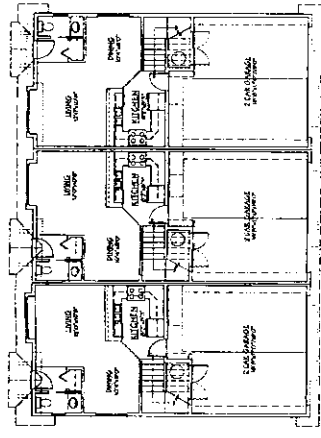
DP 09-482449
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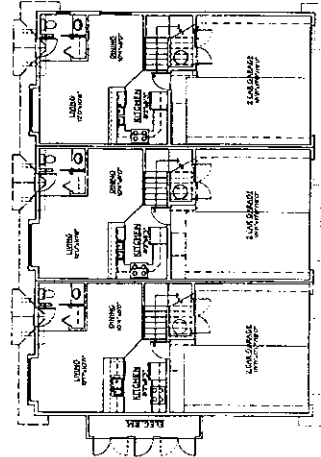
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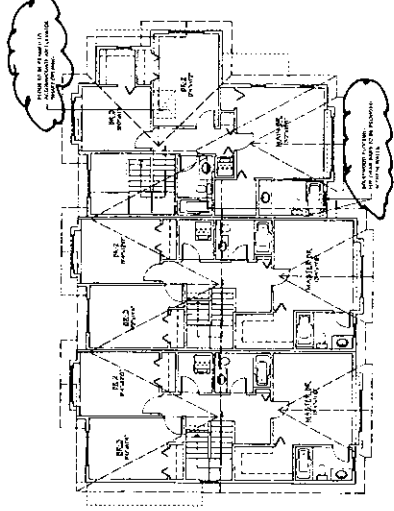
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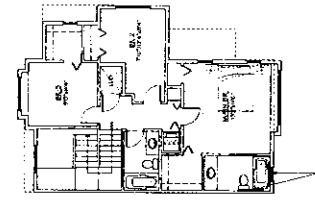
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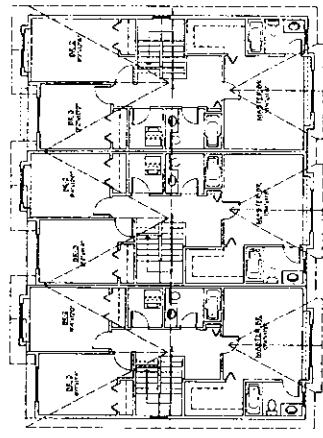
UNIT 3



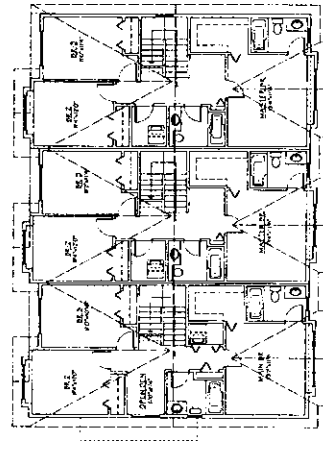
UNIT 1A



UNIT 1B



UNIT 2



UNIT 3

DATE:	
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18 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto Architecture Inc.

SEP 30 2009

DP09 482449

FLOOR PLANS

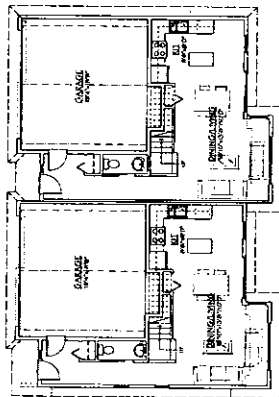
REFERENCE PLAN

SCALE:	1/8" = 1'-0"
TITLE:	FLOOR PLANS
DATE:	SEP 30 2009
PROJECT:	18 UNIT TOWNHOUSE DEVELOPMENT
CLIENT:	YAMAMOTO ARCHITECTURE INC.
DRAWN BY:	
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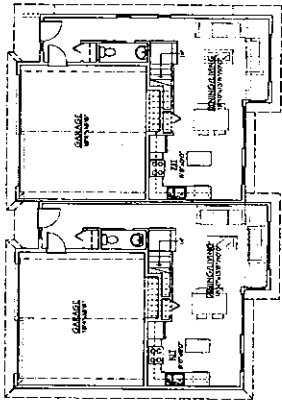


DP 09-482449

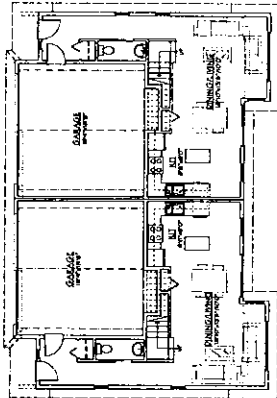
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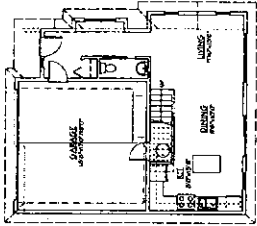
UNIT B1
GROUND FLOOR PLAN (BUILDING NO.4)
SCALE: 1/8" = 1'-0"



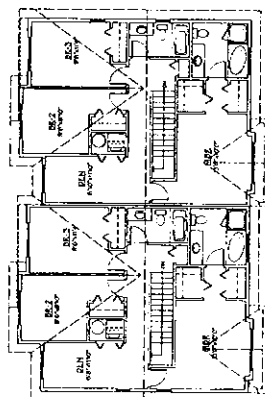
UNIT B2
GROUND FLOOR PLAN (BUILDING NO.5)
SCALE: 1/8" = 1'-0"



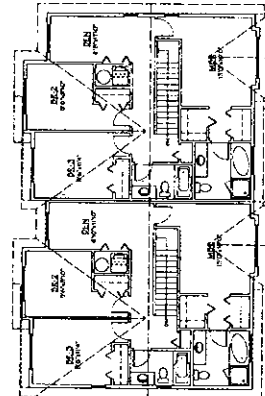
UNIT B3
GROUND FLOOR PLAN (BUILDING NO.6)
SCALE: 1/8" = 1'-0"



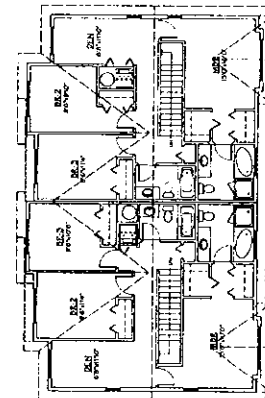
UNIT B4
GROUND FLOOR PLAN (BUILDING NO.7)
SCALE: 1/8" = 1'-0"



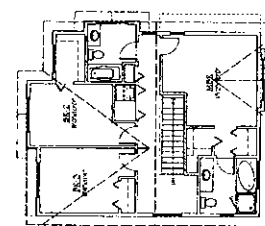
UNIT B1
SECOND FLOOR PLAN (BUILDING NO.4)
SCALE: 1/8" = 1'-0"



UNIT B2
SECOND FLOOR PLAN (BUILDING NO.5)
SCALE: 1/8" = 1'-0"



UNIT B3
SECOND FLOOR PLAN (BUILDING NO.6)
SCALE: 1/8" = 1'-0"



UNIT B4
SECOND FLOOR PLAN (BUILDING NO.7)
SCALE: 1/8" = 1'-0"

DATE	10/10/11
PROJECT	TOWNHOUSE DEVELOPMENT
CLIENT	YAMAMOTO ARCHITECTURE INC.
DESIGNER	YAMAMOTO ARCHITECTURE INC.
SCALE	1/8" = 1'-0"
PROJECT NO.	DP 09-482449
DATE	10/10/11
PROJECT	TOWNHOUSE DEVELOPMENT
CLIENT	YAMAMOTO ARCHITECTURE INC.
DESIGNER	YAMAMOTO ARCHITECTURE INC.
SCALE	1/8" = 1'-0"
PROJECT NO.	DP 09-482449

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SEP 30 2009

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FLOOR PLANS

REFERENCE PLAN

SCALE	1/8" = 1'-0"
CITY	JULY 2009
DESIGNER	YAMAMOTO ARCHITECTURE INC.
PROJECT NO.	DP 09-482449

DP 09 482449

