



**Development Permit Panel
Wednesday, June 14, 2023**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Cecilia Achiam, General Manager, Community Safety, Acting Chair
John Hopkins, Acting General Manager, Planning and Development
James Cooper, Director, Building Approvals

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on Wednesday, May 10, 2023, be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 21-935984
(REDMS No. 7106166)**

APPLICANT: Gordon Chan

PROPERTY LOCATION: 12551 No. 1 Road

INTENT OF PERMIT:

- 1. Permit the replacement of all the existing single-glazed windows with new double-glazed windows, the replacement of two doors on the front (north) elevation and the removal of the overhead garage door on the rear (south) elevation at 12551 No. 1 Road; and
- 2. Vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback to the garbage and recycling enclosure from 3.0 m to 0 m.

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Applicant's Comments

Gordon Chan, McCuaig and Associates Engineering, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposal, including its site context and site layout, proposed changes to the existing Fisheries and Oceans Canada office building, proposed accessory structure, and proposed materials and colours, highlighting the following:

- the existing single-glazed windows will be replaced with new aluminum windows with double-glazed security glazing;
- the two existing single-pane glass doors will be replaced with double-pane glass doors;
- the overhead door at the south elevation will be removed and infilled with vinyl siding that matches the existing siding;
- a new garbage and recycling enclosure will be installed at the northwest corner of the property; and
- the materials and colours for the proposed changes are consistent with the character of the existing building.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed replacement of doors and windows would improve the overall appearance and energy efficiency of the building, (ii) the proposal was reviewed and endorsed by the Richmond Heritage Commission, and (iii) staff support the proposed front yard setback variance as the new garbage and recycling enclosure would enhance the appearance of the streetscape.

Panel Discussion

In reply to a query from the Panel, Mr. Craig confirmed that (i) the encroachment of the existing parking area of the subject property onto City land will be dealt with separately, and (ii) there is no issue with the height of the proposed garbage and recycling enclosure.

Correspondence

Sigrid Stobie, 139-4280 Moncton Street (Schedule 2)

Mr. Craig noted that Ms. Stobie sought more information regarding the proposal but did not express any concerns. Also, he stated that staff contacted Ms. Stobie and was provided background information on the proposal.

Gallery Comments

None.

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Panel Discussion

The Panel expressed support for the project, noting that the proposed changes to the existing office building and the proposed garbage and recycling enclosure would enhance the overall appearance of the building and the streetscape.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the replacement of all the existing single-glazed windows with new double-glazed windows, the replacement of two doors on the front (north) elevation and the removal of the overhead garage door on the rear (south) elevation at 12551 No. 1 Road; and*
- 2. vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback to the garbage and recycling enclosure from 3.0 m to 0 m.*

CARRIED

2. DEVELOPMENT PERMIT 21-936149

(REDMS No. 7049603)

APPLICANT: Gradual Architecture Inc.

PROPERTY LOCATION: 6520 Williams Road

INTENT OF PERMIT:

1. Permit the construction of eight townhouse units at 6520 Williams Road on a site zoned “Low Density Townhouses (RTL4)”; and
2. Vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum required lot width from 40.0 m to 36.6 m.

Applicant’s Comments

Ian Guan, Gradual Architecture, Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), provided background information on the proposed development including its site context, site layout, architectural design, building elevations, floor plan, and proposed exterior cladding materials, highlighting the following:

- the proposed development consists of eight three-storey townhouse units in two buildings;
- the proposed shared driveway on the subject site will provide vehicular access to and from the subject site and the adjacent future development to the east through a statutory right-of-way secured at rezoning;

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- each unit will be provided with two parking spaces in the unit's garage, with a side-by-side arrangement for the end units and tandem arrangement for the middle units;
- a rooftop deck is proposed for each of the four end units; and
- large windows are proposed to allow maximum sun exposure to the units, enhance cross ventilation and maximize views to the neighbouring school park.

Denitsa Dimitrova, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the main landscaping features of the project, noting that (i) landscaping for the project has been designed to incorporate existing trees identified for retention, (ii) the Magnolia tree in the proposed outdoor amenity area will be retained and protected, (iii) all construction works within the tree protection zone will be done under arborist supervision, (iv) the proposed installation of low aluminum transparent fence along the frontage would improve the streetscape, (v) fencing will be installed to provide privacy between units in the proposed development and between the proposed development and adjacent developments, (vi) two pieces of play equipment are proposed for the children's play area for younger children in different age groups providing multiple play opportunities, and (vii) permeable paving treatment is proposed at the site entry and on visitor parking stalls.

Staff Comments

Mr. Craig noted that (i) there is Servicing Agreement associated with the project for frontage works along Williams Road and site servicing connections, (ii) the proposed technical variance associated with the project and related to the site assembly was noted at rezoning and no concerns were expressed, (iii) the project has been designed to achieve the BC Energy Step Code 3, which includes the installation of heat pumps for heating and cooling, and (iv) the heat pump units will comply with the City's Noise Bylaw requirements.

Panel Discussion

In reply to queries from the Panel, the applicant acknowledged that (i) the services of energy consultants will be engaged at the Building Permit stage to confirm the project's compliance with the BC Energy Step Code 3, (ii) appropriate type of heat pumps will be installed to meet with the City's Noise Bylaw requirements, (iii) access to the rooftop decks has been designed to avoid protruding structures on the rooftop, (iv) rooftop decks will only be provided for the end units and are integrated within the roof, (v) all townhouse units are three-bedrooms units with sizes ranging from approximately 1,200 and 1,500 square feet, (vi) the existing grade within the tree protection zone will be maintained to protect the retained trees, and (vii) proposed exterior lighting on building walls will not spill over onto the adjacent school park.

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In reply to queries from the Panel, Mr. Craig noted that (i) the proposed shared driveway will also provide vehicular access to and from the future development to the east, (ii) the proposed truck turn-around area on the subject site has been designed so that it can be converted to additional outdoor amenity space when it is no longer required should the adjacent property to the east be redeveloped in the future, and (iii) the proposed development will not include secondary suites; however, the applicant is providing a cash-in-lieu contribution to the Affordable Housing Reserve Fund in keeping with the City's Affordable Housing Strategy.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that (i) it provides different sizes of units, and (ii) the proposed design of the project accommodates the future redevelopment of the adjacent property to the east.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of eight townhouse units at 6520 Williams Road on a site zoned "Low Density Townhouses (RTL4)"; and*
- 2. vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum required lot width from 40.0 m to 36.6 m.*

CARRIED

3. New Business

None.

4. Date of Next Meeting: June 28, 2023

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Wednesday, June 14, 2023

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:05 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, June 14, 2023.

Cecilia Achiam
Acting Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the
Development
meeting held on
June 1

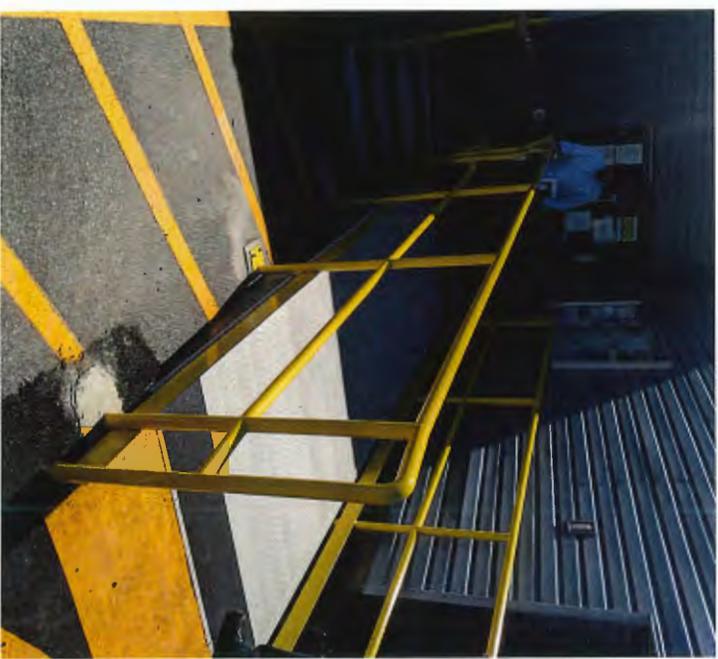
**STEVESTON GOCCB
12551 NO.1 ROAD**

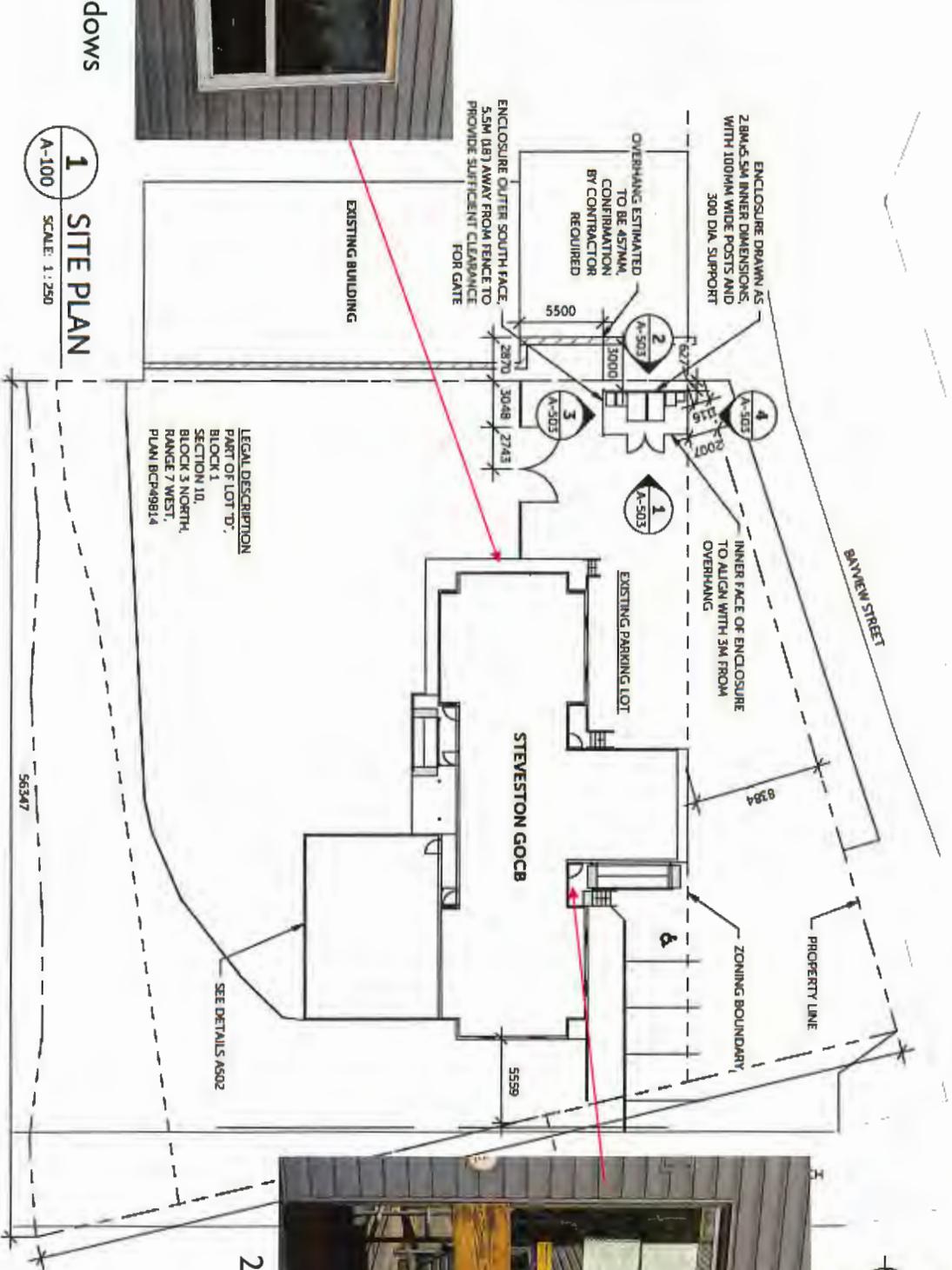
DP21-935984

Replacement of windows, overhead door, infill and garbage
enclosure.

EXISTING CONDITIONS

- Building Area: 407 sq.m site.
- Wood-framed building constructed 1976.
- Existing ramps, steps and stairs are aluminum.
- Guards and handrails are aluminum.
- Exterior cladding is vinyl.



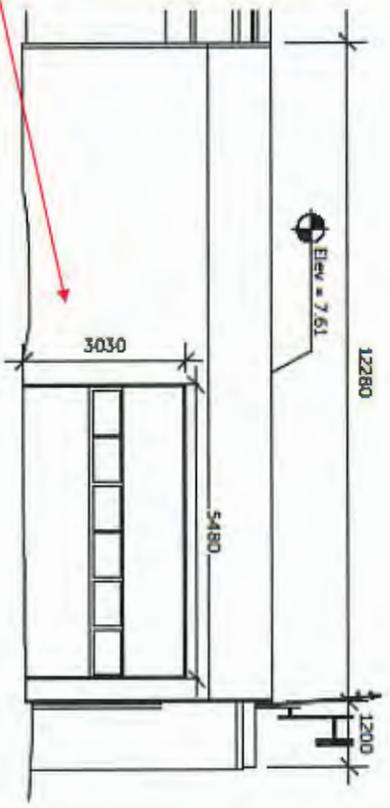


1 SITE PLAN
SCALE: 1:250
A-100



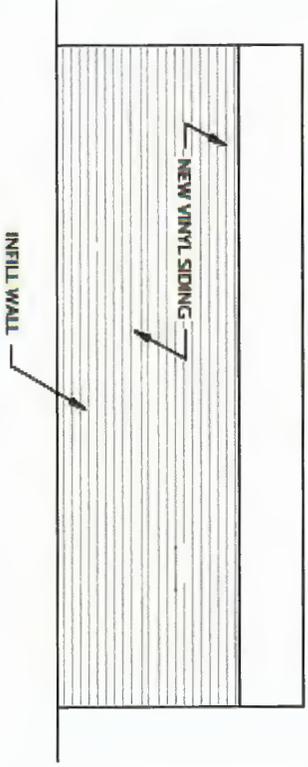
2 Entry Door





EXISTING SOUTH ELEVATION

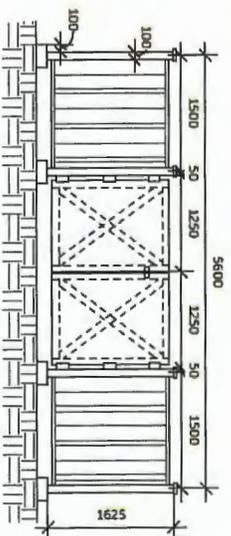
• NEW VINYL SIDING TO MATCH EXISTING



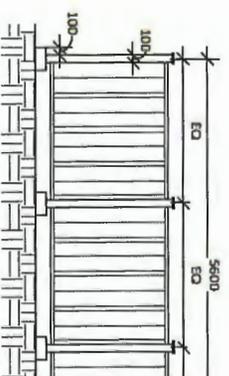
PROPOSED SOUTH ELEVATION



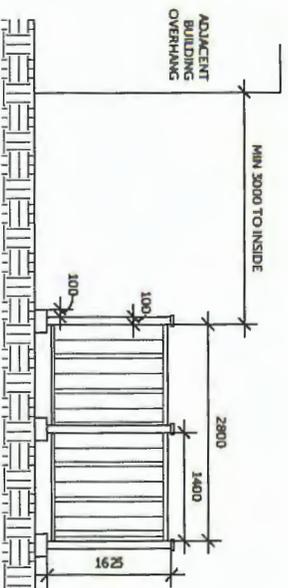
NOTE: NEW ENCLOSURE COLOUR TO BE HARRIS GREY FROM VANCOUVER HERITAGE FOUNDATION HISTORICAL TRUE COLOURS PAINT PALETTE.



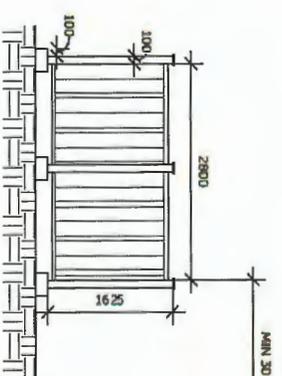
1 EAST ELEVATION
A-503 SCALE: 1:50



2 WEST ELEVATION
A-503 SCALE: 1:50



3 SOUTH ELEVATION
A-503 SCALE: 1:50



4 NORTH ELEVATION
A-503 SCALE: 1:50



Harris Grey

PROPOSED

- Supply and install new aluminum windows with security glazing
- Remove existing overhead door at south elevation and infill area. Wall to match existing vinyl siding at building.
- New garbage enclosure at northwest corner of property. New enclosure to be metal with colour to be Harris Grey from Vancouver Heritage Foundation Historical True Colours Paint palette.

From: Sigrid Stobie <sigi.stobie@gmail.com>
Sent: June 7, 2023 11:04 AM
To: CityClerk
Subject: Development permit for 12551 No 1 Road

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Helo City Council:

I am completely buffelled by your notice of development of the above address. Is there going to be a new building erected in the area marked on your Notice? I see no garage anywhere in the near vicinity. Are you talking about the existing building re double glazed windows? I am afraid I cannot vote on the information provided.

Yours truly
Sigrid Stobie
#139 - 4280 Moncton St.

Schedule 3 to t
Development
meeting held on
14, 2023

DEVELOPMENT PERMIT PANEL MEETING

PROPOSED 3-STOREY TOWNHOUSE DEVELOPMENT (DP 21-936149)

6520 WILLIAMS ROAD, RICHMOND, BC

4207 WILLIAMS ROAD, RICHMOND, BC
LOT 1 A BLOCK 66 PLAN 014/0145
SECTION 31 RANGE 091 D1-35
PROJECT # 2102005

REQUIREMENT # 1
1774277 M 1461.7 M²
1461.7 M²

PROPOSED
1774277 M 1461.7 M²
4026

PROPOSED
314728 M 376.45 M²
31041 M 282.91 M²
6026 M 581.20 M²

PROPOSED
314728 M 376.45 M²
30641 M 332.20 M²
17644 M 17.89 M²
113331 M 1094.80 M²
1146201 M 1061.14 M²
2506

PROPOSED
444635 M 415.14 M²
112321 M 1094.80 M²
2506

PROPOSED
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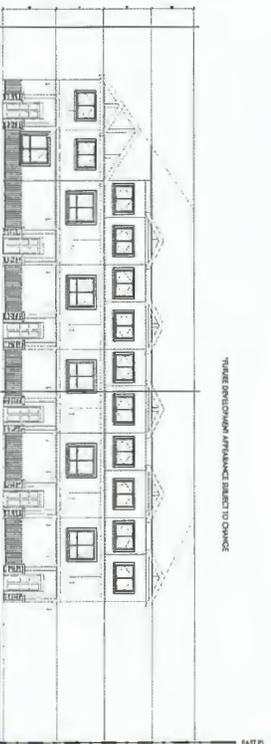
AREA BREAKDOWN		FLOOR #		GARAGE FLOOR		FLOOR #		GARAGE FLOOR		TOTAL FLOOR AREA		TOTAL FLOOR AREA		TOTAL FLOOR AREA		TOTAL FLOOR AREA		TOTAL FLOOR AREA			
AREA	AREA	FLOOR #	AREA	FLOOR #	AREA	FLOOR #	AREA	FLOOR #	AREA	FLOOR #	AREA	FLOOR #	AREA	FLOOR #	AREA	FLOOR #	AREA	FLOOR #	AREA		
BLDG A	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG B	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG C	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG D	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG E	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG F	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG G	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG H	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG I	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG J	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG K	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG L	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG M	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG N	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG O	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG P	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG Q	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG R	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG S	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG T	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG U	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG V	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG W	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG X	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG Y	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25
BLDG Z	4026	1	475.06	2	334.64	3	649.25	4	649.25	5	649.25	6	649.25	7	649.25	8	649.25	9	649.25	10	649.25



DEVELOPMENT PERMIT PANEL MEETING

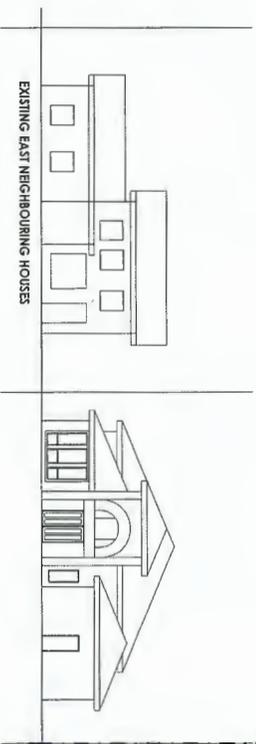


EXISTING STREETScape PHOTOS
SCALE: 1/8" = 1'-0"



POTENTIAL DEVELOPMENT ARRANGEMENT SUBJECT TO CHANGE

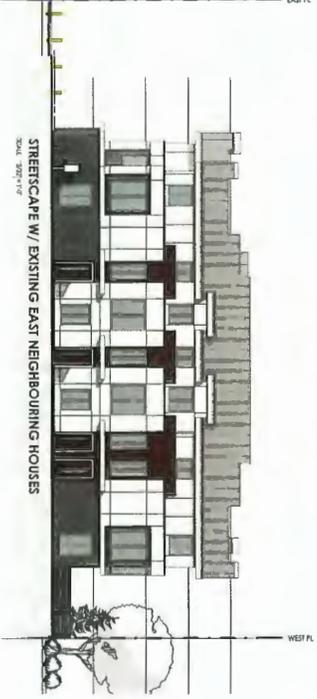
POTENTIAL EAST NEIGHBOURING DEVELOPMENT



EXISTING EAST NEIGHBOURING HOUSES



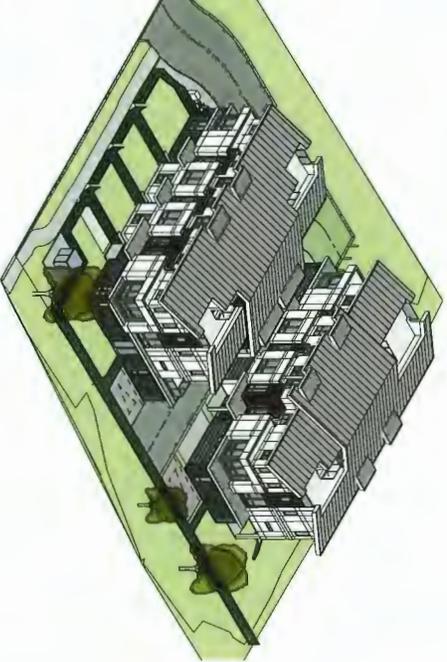
STREETScape W/ POTENTIAL EAST NEIGHBOURING NEW DEVELOPMENT
SCALE: 3/32" = 1'-0"



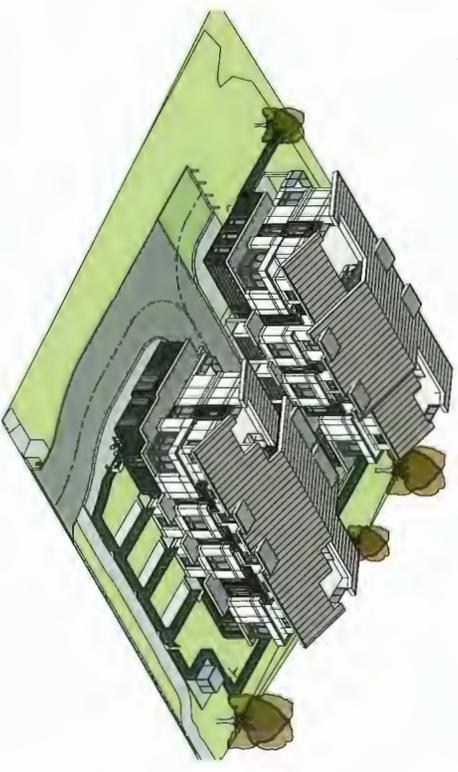
STREETScape W/ EXISTING EAST NEIGHBOURING HOUSES
SCALE: 3/32" = 1'-0"



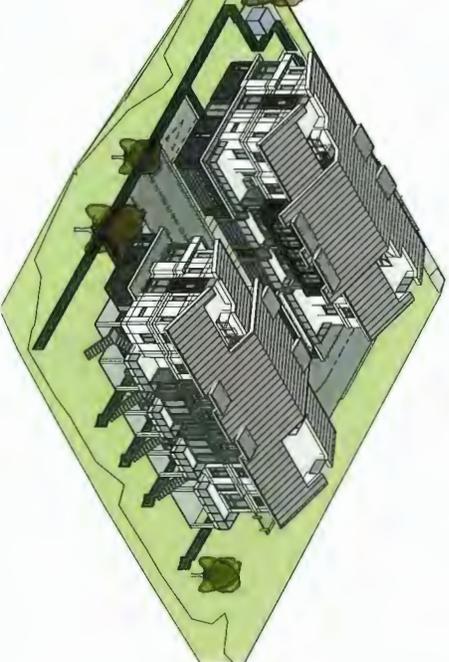
DEVELOPMENT PERMIT PANEL MEETING



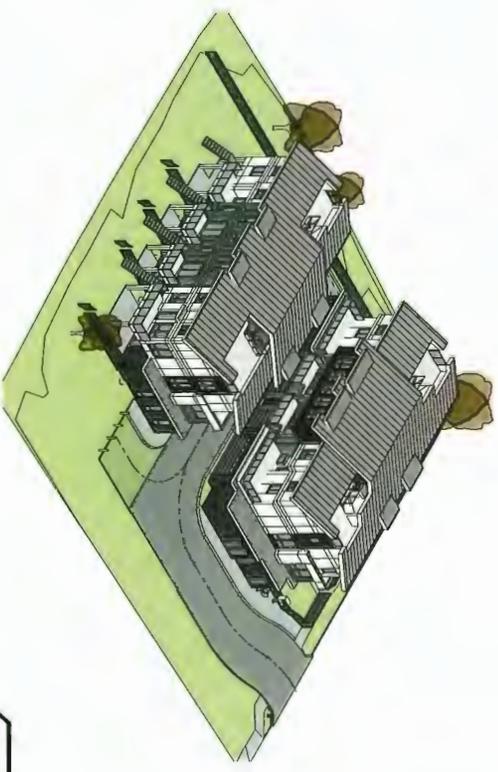
- NORTHWEST



ORTHO VIEW - NORTHEAST



- SOUTHWEST



ORTHO VIEW - SOUTHEAST



DEVELOPMENT PERMIT PANEL MEETING



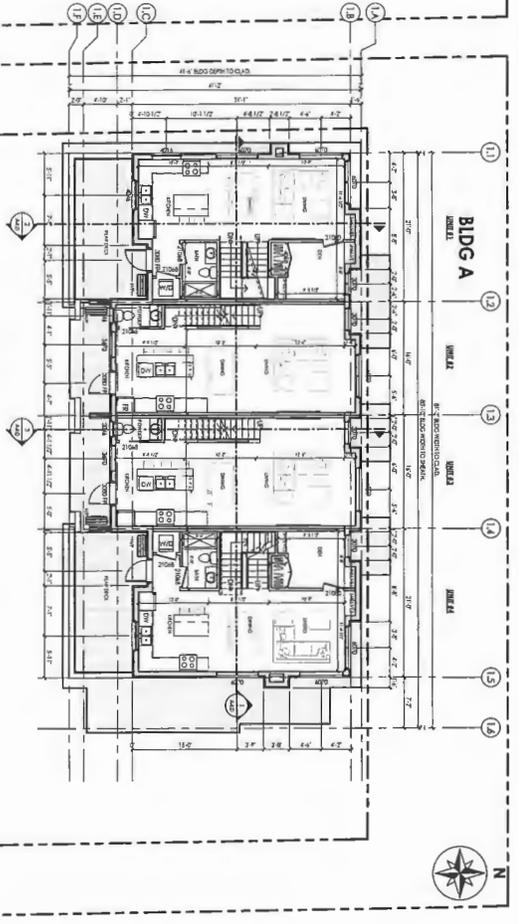
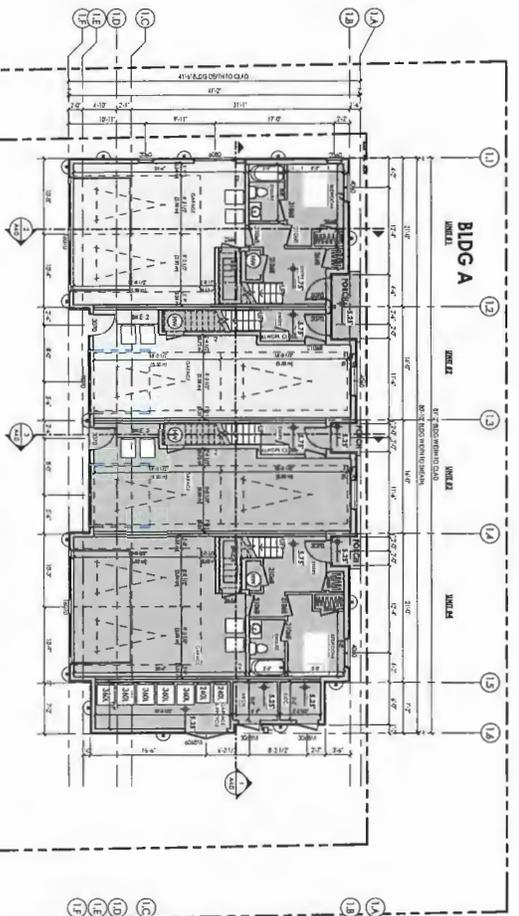
PERSPECTIVE VIEW - EAST (BOTH BLDGS)



PERSPECTIVE VIEW - WEST (BOTH BLDGS)



DEVELOPMENT PERMIT PANEL MEETING

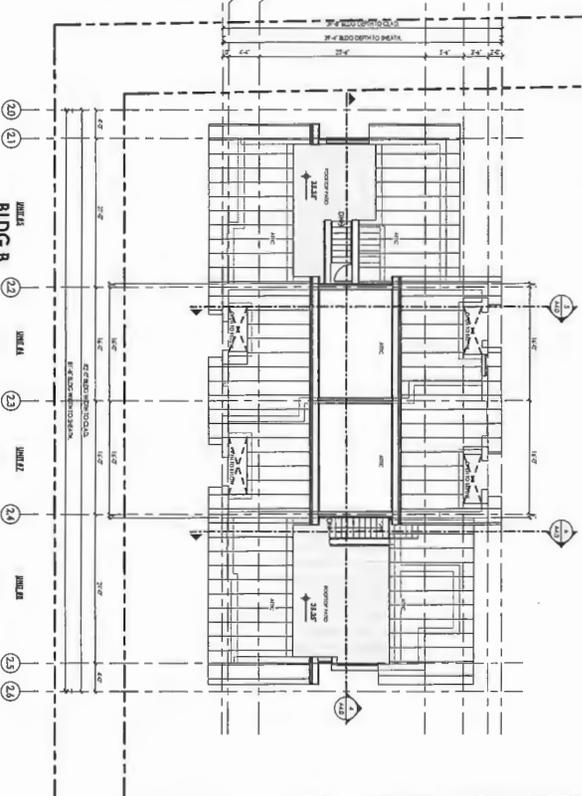
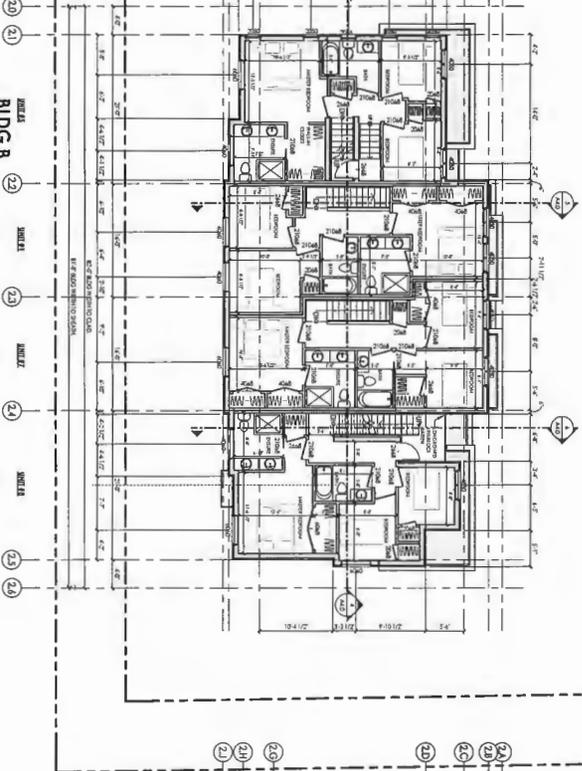
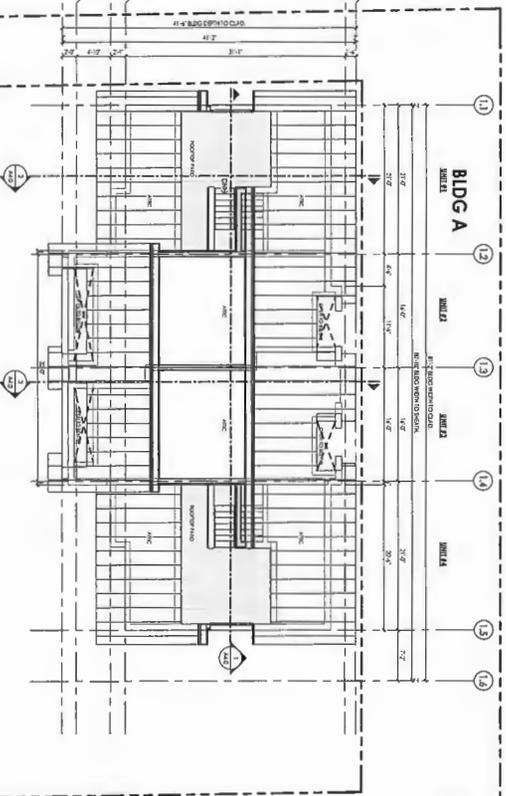
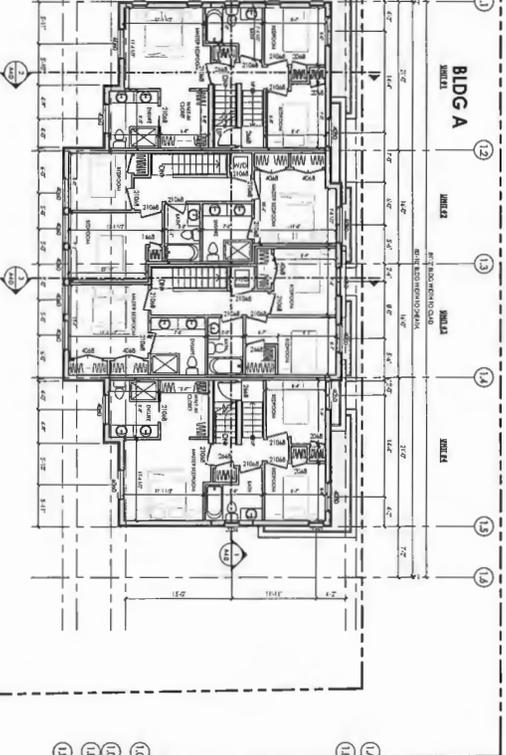


1 1ST FLOOR PLAN
1/8" = 1'-0"

2 2ND FLOOR PLAN
1/8" = 1'-0"



DEVELOPMENT PERMIT PANEL MEETING

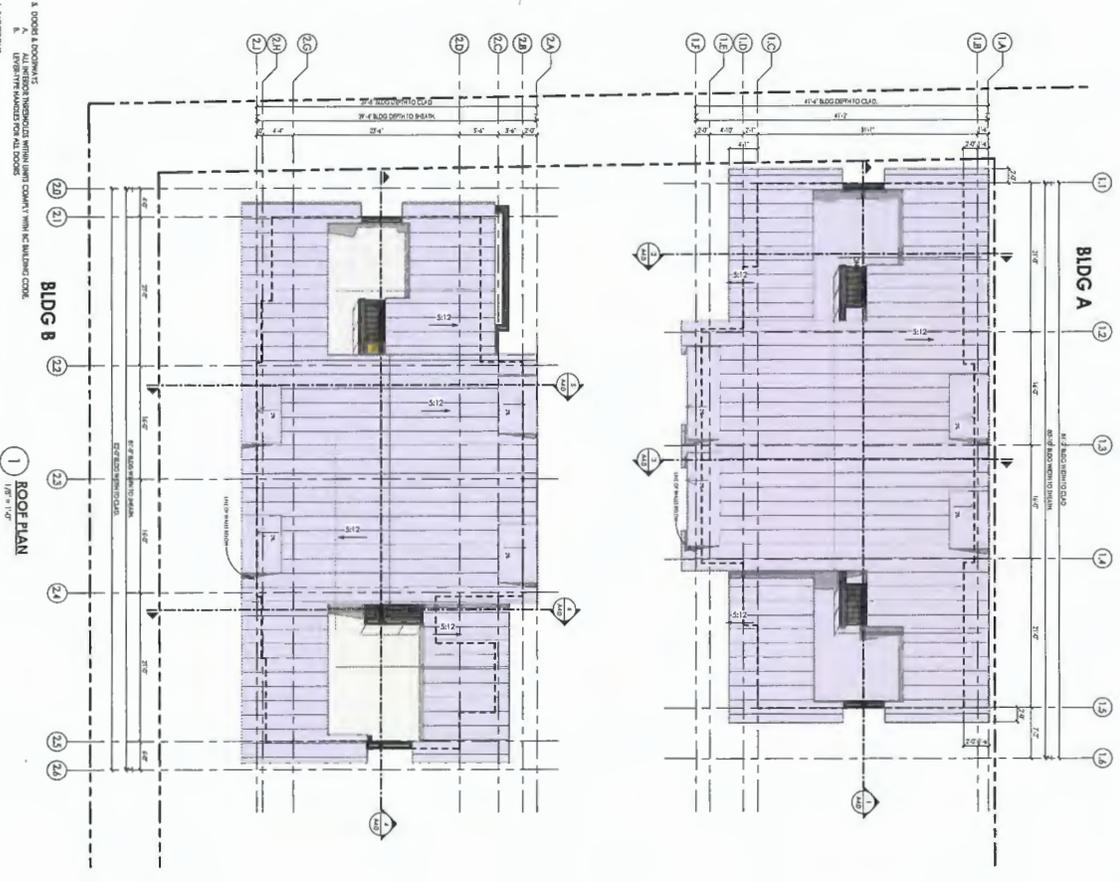


1 3RD FLOOR PLAN
1/8" = 1'-0"

2 4TH FLOOR PLAN
1/8" = 1'-0"



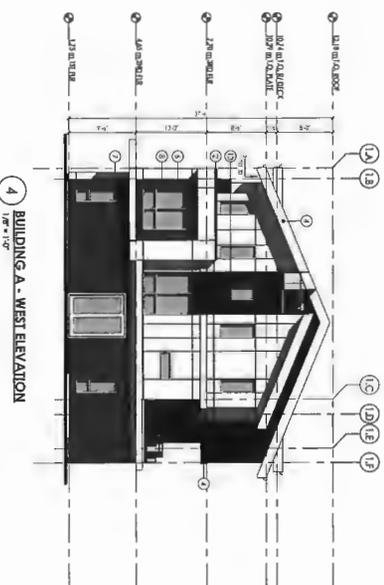
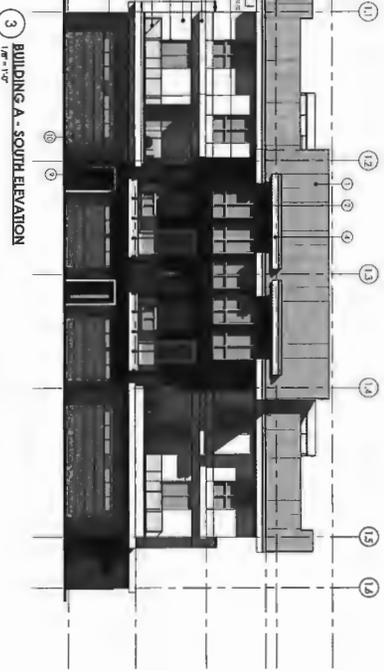
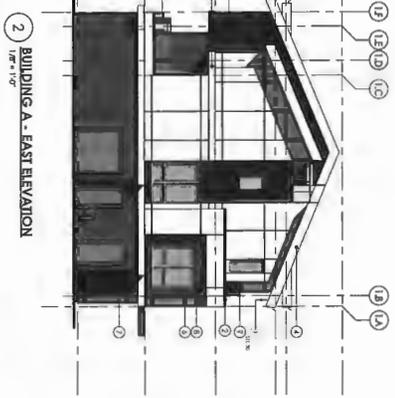
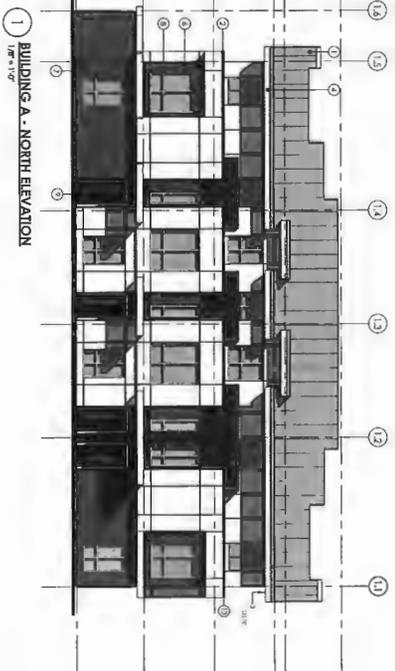
DEVELOPMENT PERMIT PANEL MEETING



- NOTES:**
1. ALL WORK SHALL BE ACCORDING TO THE PERMIT REQUIREMENTS.
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 24. ALL WORK SHALL BE ACCORDING TO THE PERMIT REQUIREMENTS.
 25. ALL WORK SHALL BE ACCORDING TO THE PERMIT REQUIREMENTS.



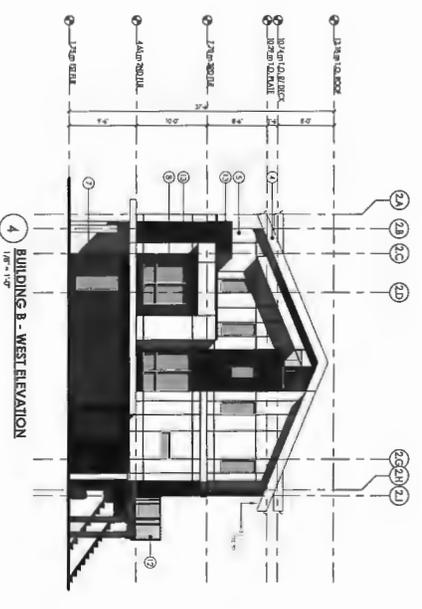
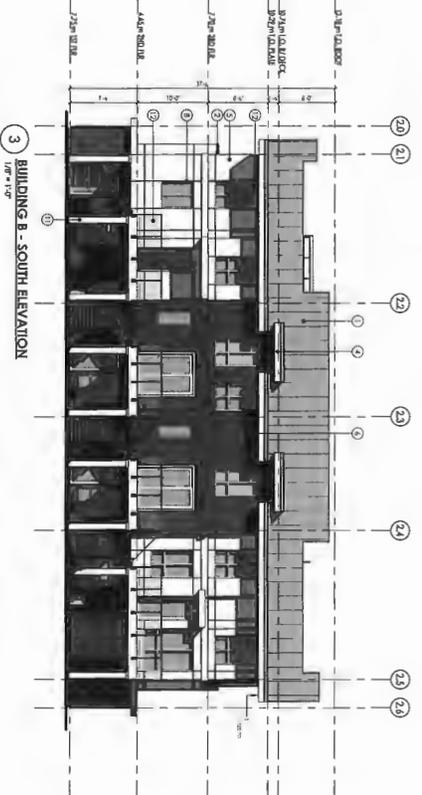
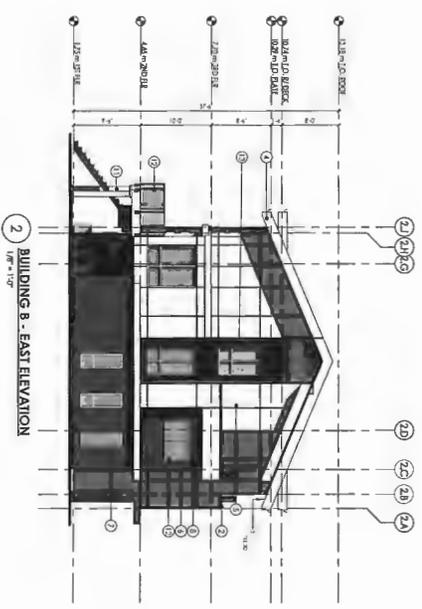
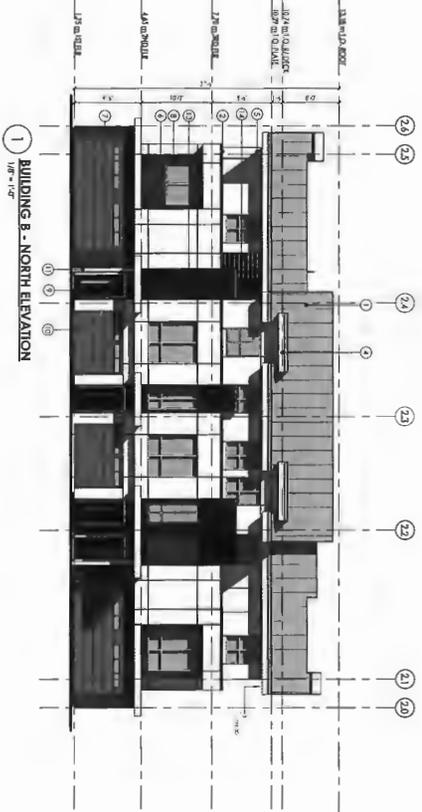
DEVELOPMENT PERMIT PANEL MEETING



- 5. HARBOR PANELS (1/8\"/>
 - 1A. LONGBOARD - WOODGRAIN FINISH
- 6. HARBOR PANELS (1/8\"/>
 - 1B. MEDIUM GRAIN CEDAR & LAMINATED
- 7. CLAY TILE (1/8\"/>
 - 11. WOODGRAIN - DARK
- 8. VENT BRASS - BRASS WINDOW
- 9. VENT BRASS - BRASS WINDOW
- 10. VENT BRASS - BRASS WINDOW
- 11. WOODGRAIN - DARK
- 12. CLAY TILE (1/8\"/>
 - 12. CLAY TILE (1/8\"/>
 - 13. LONGBOARD - WOODGRAIN FINISH
 - 14. LONGBOARD - WOODGRAIN FINISH



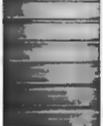
DEVELOPMENT PERMIT PANEL MEETING



- 1. WOODER PANEL (FIBER) LIGHT FINISHES - DARK OAK, 2\"/>
- 2. GRANITE - CHAMPAGNE COGNAC - BROWN - FINISHES 8\"/>
- 3. WOOD - OAK - 2\"/>
- 4. WOODER PANEL (FIBER) LIGHT FINISHES - DARK OAK, 2\"/>
- 5. SOLID WOOD DOOR MATERIAL WOOD - DARK NATURAL WALNUT
- 6. WOOD DOOR - DARK NATURAL WALNUT
- 7. GRANITE - CHAMPAGNE COGNAC - BROWN - FINISHES 8\"/>
- 8. WOOD - OAK - 2\"/>
- 9. WOODER PANEL (FIBER) LIGHT FINISHES - DARK OAK, 2\"/>
- 10. METAL GARAGE FLOOR - GALVANNEEK
- 11. WOOD - OAK - 2\"/>
- 12. GARAGE DOOR - THICKWOOD - WOODGRAIN FINISH
- 13. CONCRETE - WOODGRAIN FINISH
- 14. CONCRETE - LIGHT & DARK - WOODGRAIN FINISH



DEVELOPMENT PERMIT PANEL MEETING



1. SHAM METAL ROOF



2. TORCH ON ROOF CHARCOAL



6. HARDE PANEL AND REVEALS - DARK
PAINTED, BM - KENDALL CHARCOAL HC-166
PANEL SIZE: 4'x8'



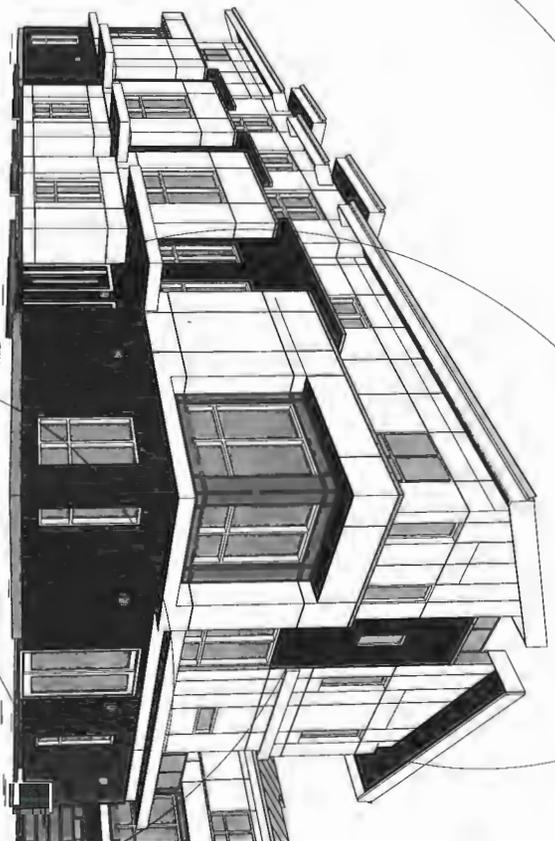
4. FASCIA & TRIM
PAINTED, BM OC-ZZ CALM



5. HARDE PANEL & REVEALS - LIGHT
PAINTED, BM OC-ZZ CALM
PANEL SIZE: 4'x8'



3. CEDAR SOFFIT - TONGUE & GROOVE
DARK NATIONAL WALNUT



11. SOLID WOOD DOOR
DARK NATIONAL WALNUT



13. WOOD-CLAD POST & BEAMS
PAINTED, BM OC-ZZ CALM



8. CERAMIC-CLAD - REVEALS
CHARCOAL



UNIT NUMBER SIGN AT EACH UNIT ENTRY DOOR
BLACK BACKGROUND - SILVER LETTERING



7. METAL RAILINGS (FOR GLASS GUARDS)
PAINTED CHARCOAL



12. METAL GARAGE DOOR & MAIN FLOOR
BM - HEARSTONE CC-187



13. LONGBOARD - WOOD FINISH
DARK NATIONAL WALNUT



DEVELOPMENT PERMIT PANEL MEETING

