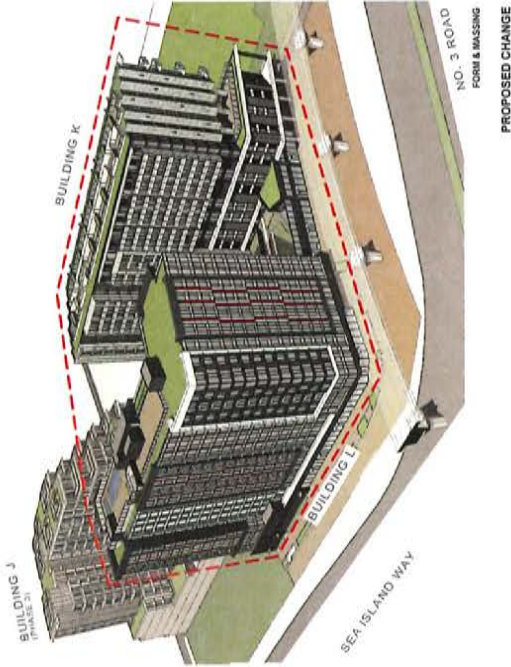
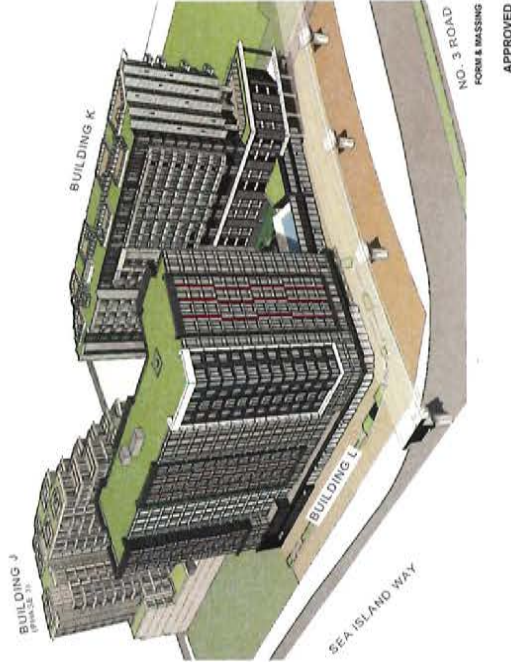


Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
September 10, 2025

**PINNACLE CENTRE
@ CAPSTAN VILLAGE: PHASE 4
PROPOSED MINOR AMENDMENTS**
3200 No. 3 Rd. Richmond BC

DP 18-821292 & 24-012258
DP Panel Presentation: Sep. 10, 2025



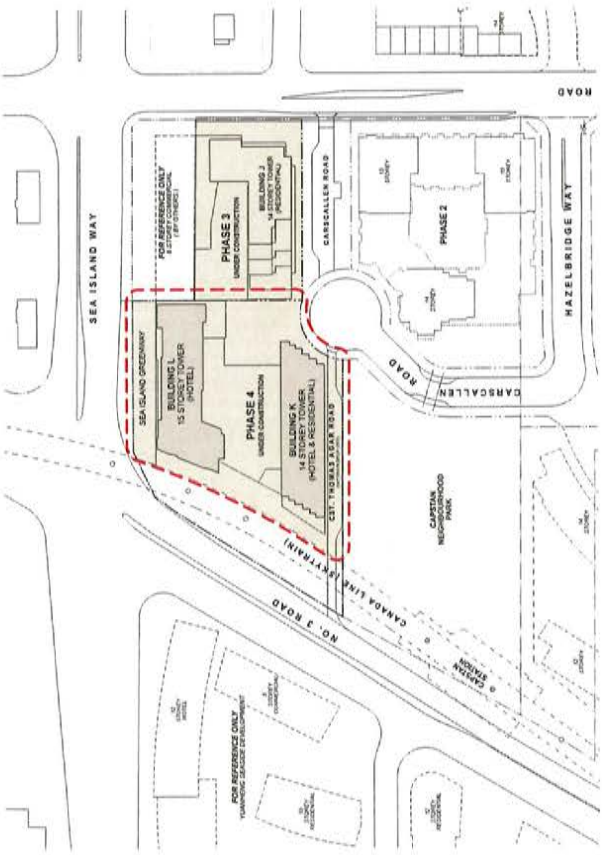
PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Proposed Minor Amendments
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258
DP Panel Presentation: Sep 10, 2025

**bingham+hill
architects**
100-1000 West 4th Ave
Vancouver, BC V6H 1G4
Tel: 604.681.1111
Fax: 604.681.1112



LOCATION MAP



CONTEXT PLAN

LOCATION PLAN

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Proposed Minor Amendments
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258
 DP Panel Presentation: Sep 10, 2025



bingham hill
architects
 3200 No. 3 Road, Richmond BC
 Tel: 604.273.1234
 Fax: 604.273.1235
 Email: info@binghamhill.ca



VIEW FROM SEXSMITH & SEA ISLAND WAY



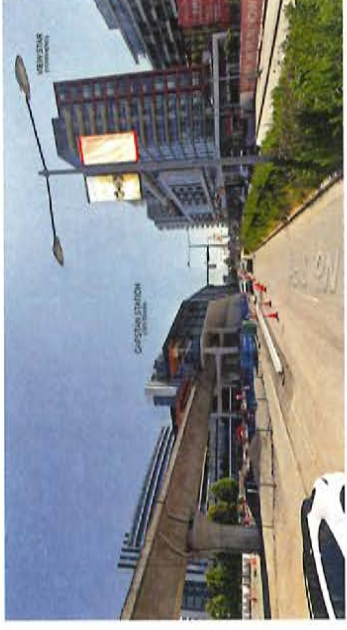
VIEW FROM NO. 3 ROAD LOOKING NORTH



VIEW FROM NO. 3 ROAD LOOKING NORTH



VIEW FROM NO. 3 ROAD & SEA ISLAND WAY



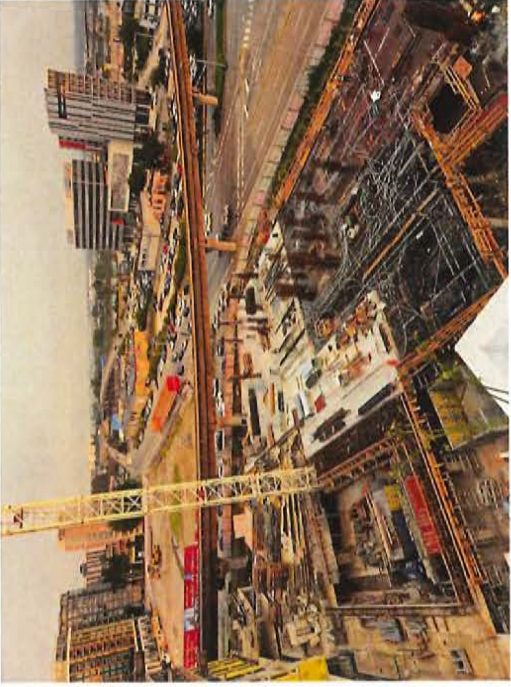
VIEW FROM NO. 3 ROAD LOOKING SOUTH



VIEW FROM NO. 3 ROAD LOOKING SOUTH



PHASE 4: BUILDING K
September 5, 2025



PHASE 4: BUILDING L
September 5, 2025



PHASE 3
July 15, 2025

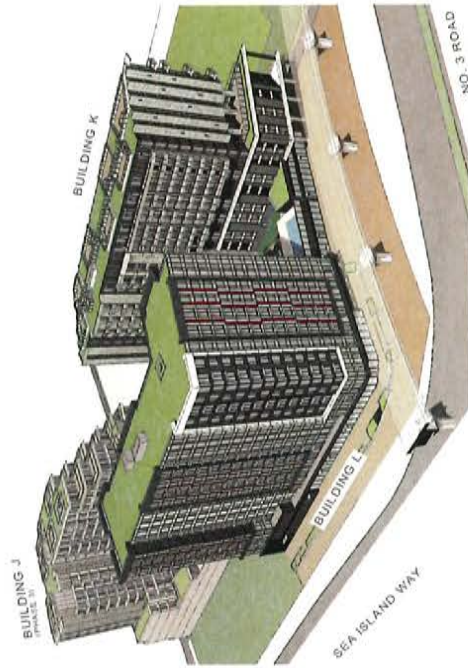


PHASE 3
July 15, 2025

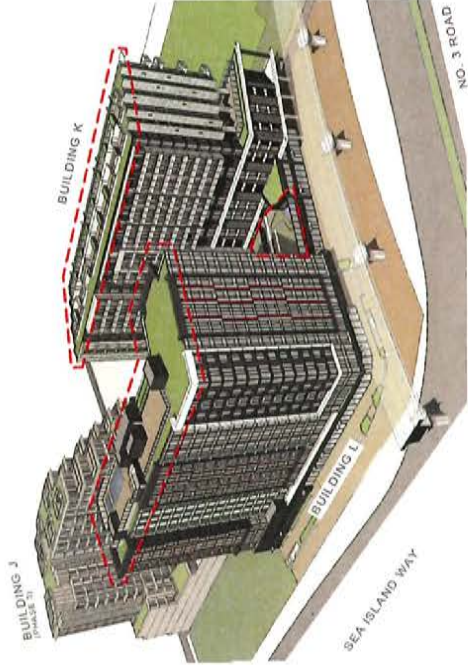
CURRENT SITE CONDITION

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Proposed Minor Amendments
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258
 DP Panel Presentation: Sep 10, 2025



APPROVED DP



PROPOSED REVISIONS

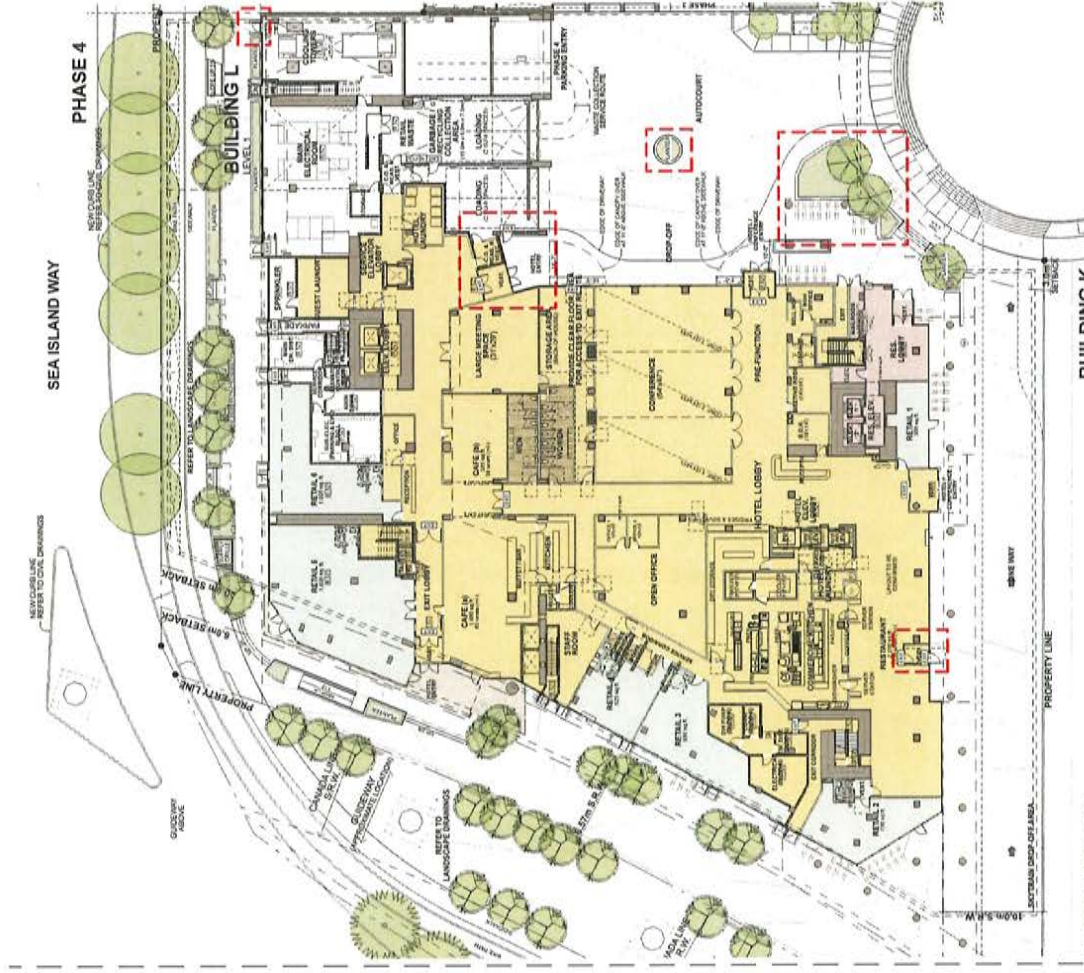
	BUILDING K	BUILDING L
ZONING BYLAW:	ZMU25	ZMU25
APPROVED USES:	• RESIDENTIAL • HOTEL	• HOTEL
GROSS FLOOR AREA:	26,878.9 m ²	
BUILDING HEIGHT:	47.0m	47.0m
NO. STOREYS:	14	15
NO. RESIDENTIAL UNITS	115	N/A
FAMILY UNITS	41.7% (48)	N/A
NO. HOTEL SUITES	132	315

	BUILDING K	BUILDING L
ZONING BYLAW:	ZMU25	ZMU25
PROPOSED USES:	UNCHANGED	UNCHANGED
GROSS FLOOR AREA:	UNCHANGED	UNCHANGED
BUILDING HEIGHT:	UNCHANGED	UNCHANGED
NO. STOREYS:	UNCHANGED	UNCHANGED
NO. RESIDENTIAL UNITS	97	N/A
FAMILY UNITS	70.1% (68)	N/A
NO. HOTEL SUITES:	143	351

SUMMARY STATISTICS

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Proposed Minor Amendments
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258
 DP Panel Presentation: Sep 10, 2025



LEVEL 1

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Proposed Minor Amendments
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258
 DP Panel Presentation: Sep 10, 2025



bingham hill
ARCHITECTS
 1000 West 10th Avenue
 Suite 1000
 Vancouver, BC V6H 2Y7
 Tel: (604) 681-1111
 Fax: (604) 681-1112

6



LEVEL 2

FLOOR AREA DESIGNATION

- RESIDENTIAL - MARKET
- RESIDENTIAL - AFFORDABLE HOUSING
- RESIDENTIAL - MARKET & U/A
- RESIDENTIAL - INCOOR AMENITY
- NON-RESIDENTIAL OFFICE/RETAIL
- NON-RESIDENTIAL INCOOR AMENITY
- NON-RESIDENTIAL HOTEL
- NON-RESIDENTIAL INCOOR AMENITY

LEVEL 2

APPROVED DP

FLOOR AREA DESIGNATION

- RESIDENTIAL - MARKET
- RESIDENTIAL - AFFORDABLE HOUSING
- RESIDENTIAL - MARKET & U/A
- RESIDENTIAL - INCOOR AMENITY
- NON-RESIDENTIAL OFFICE/RETAIL
- NON-RESIDENTIAL INCOOR AMENITY
- NON-RESIDENTIAL HOTEL
- NON-RESIDENTIAL INCOOR AMENITY

LEVEL 2

INDICATES EXTENT OF PROPOSED REVISIONS

LEVEL 2

PROPOSED REVISION

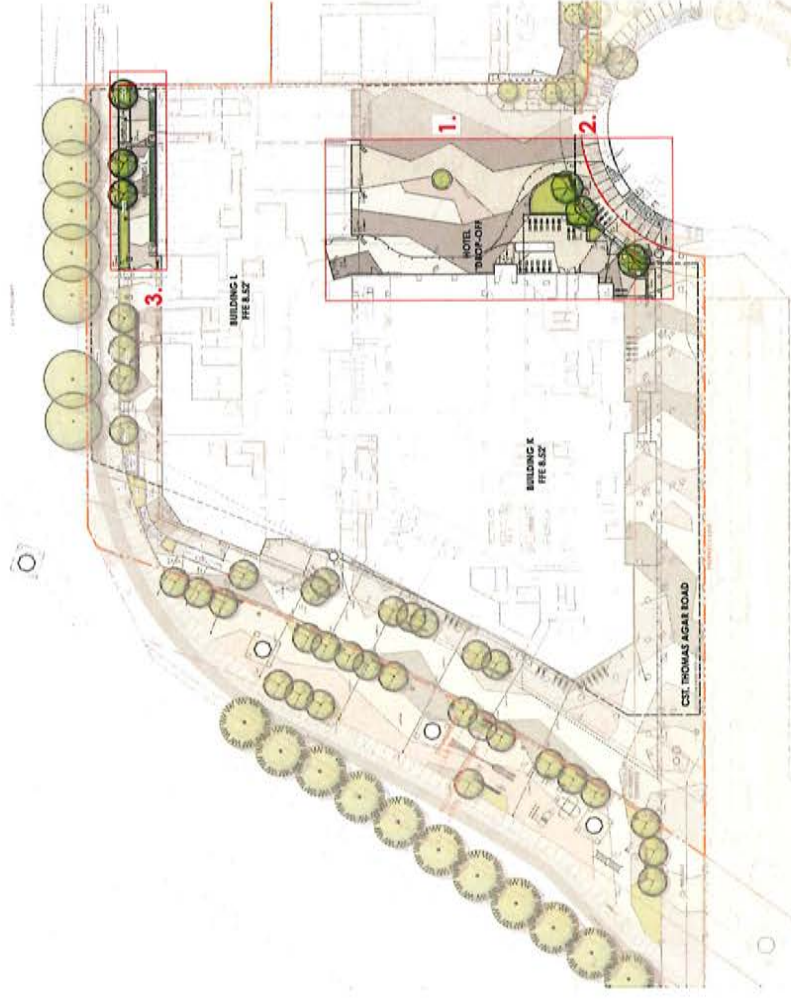
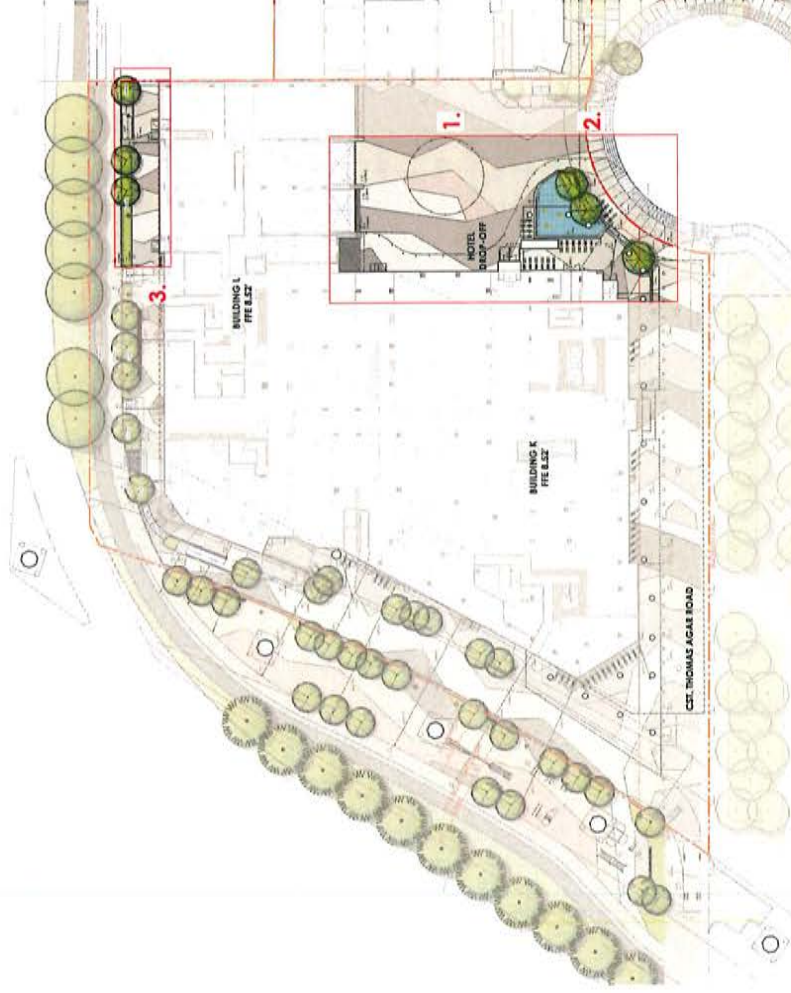
LEVEL 2

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Proposed Minor Amendments
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258
 DP Panel Presentation: Sep 10, 2025



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architects
 1000 West 10th Avenue
 Suite 1000
 Vancouver, BC V6H 3G4
 Tel: (604) 681-8871
 Fax: (604) 681-8872



PROPOSED REVISIONS:

1. A PLANTER HAS BEEN ADDED TO THE AUTO-COURT.
2. WATER FEATURE CHANGED TO PLANTER WITH SEASONAL PLANTING.
3. A PLANTER HAS BEEN ADDED TO LIMIT ACCESS TO THE BLANK WALL.

SOFTSCAPE LEGEND



CAPSTAN VILLAGE PHASE 4 - LEVEL 2



APPROVED
DP APPLICATION 2024



NEW
DP APPLICATION 2025



PROPOSED REVISIONS:

1. EXPANDED AMENITY RE-PROGRAMMED TO ALLOW FOR FLEXIBLE USE.
2. SWIMMING POOL FOR THE NON-RESIDENTAL AMENITY (HOTEL) RELOCATED TO THE ROOFTOP. OUTDOOR FITNESS EXTENDING FROM THE INDOOR FITNESS ADDED ALONG WITH A PUTTING GREEN.

SEPARATE AMENITY SPACES FOR HOTEL GUESTS AND RESIDENTS

SOFTSCAPE LEGEND

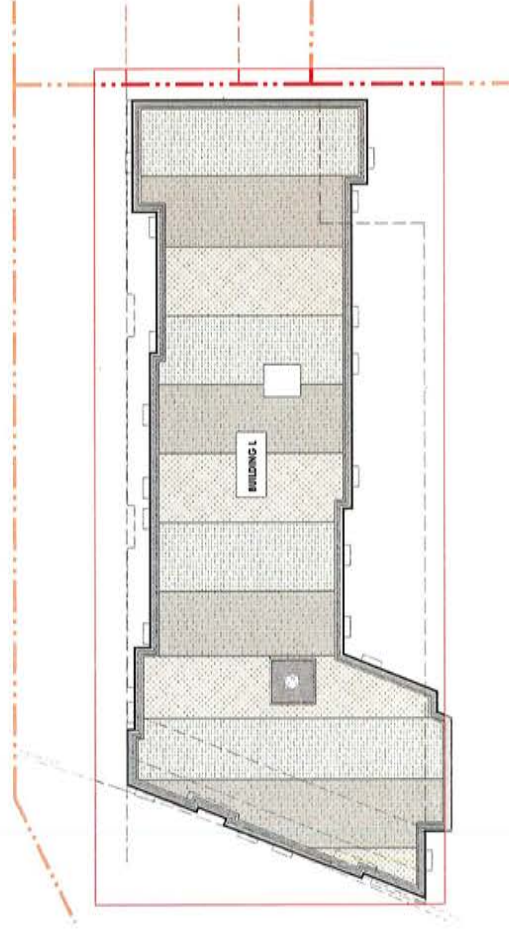
SHRUB PLANTING
HEDGE PLANTING
ARTIFICIAL TURF
OPEN LAWN
SAND



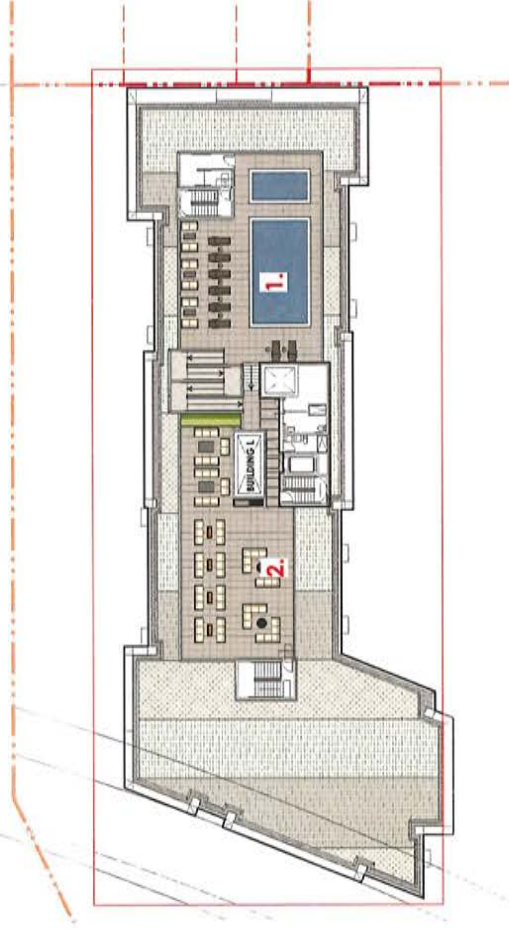
INDICATES EXTENT OF
PROPOSED REVISIONS

CAPSTAN VILLAGE PHASE 4 - BUILDING L ROOF

APPROVED
DP APPLICATION 2024



NEW
DP APPLICATION 2025



PROPOSED REVISIONS:

1. SWIMMING POOL FOR THE NON-RESIDENTIAL AMENITY (HOTEL)
RELOCATED TO THE ROOFTOP.
2. LOUNGING SPACE ADDED TO THE LOWER AMENITY DECK.

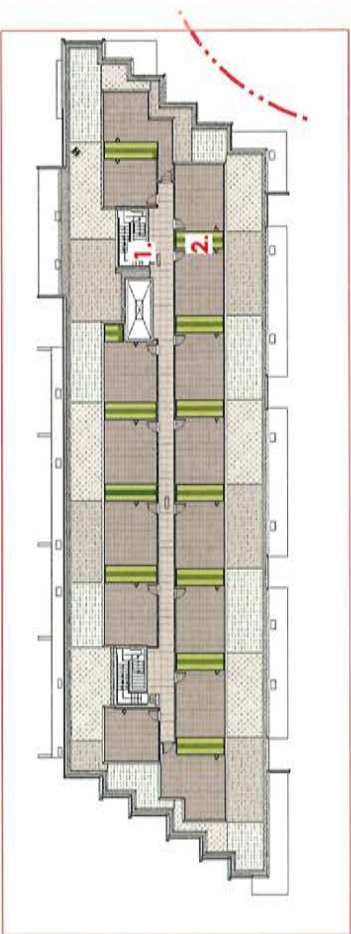
SOFTSCAPE LEGEND			
	SHRUB PLANTING		HEDGE PLANTING
	SWIMMING POOL		EXTENSIVE GREEN ROOF

CAPSTAN VILLAGE
PHASE 4 - BUILDING K ROOF



APPROVED
DP APPLICATION 2024

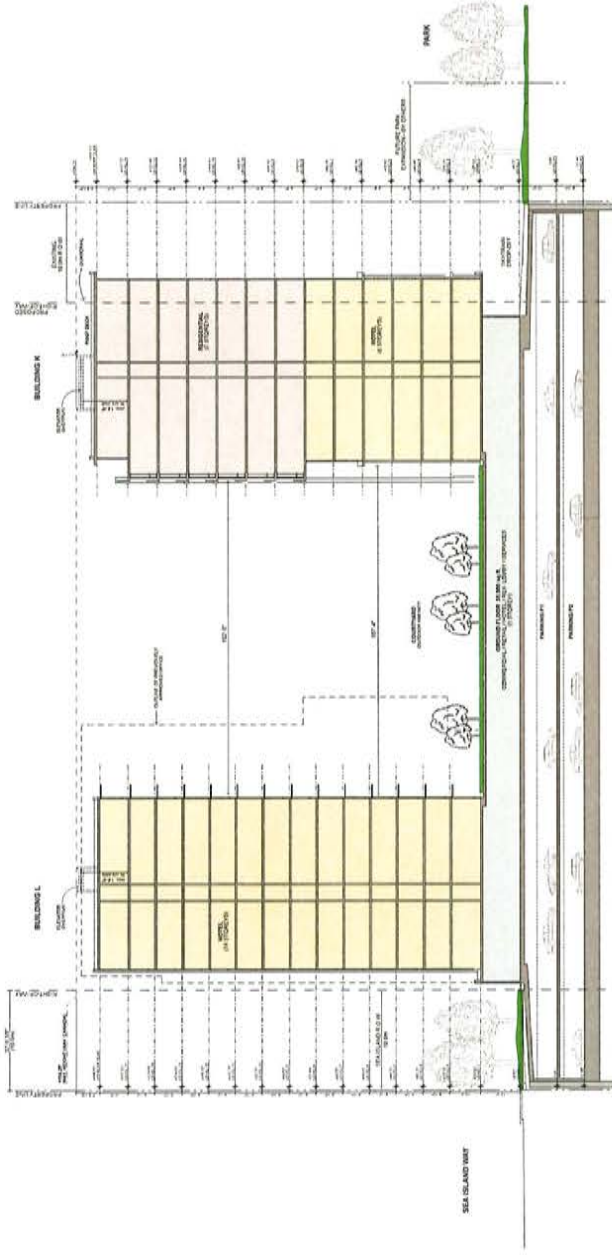
NEW
DP APPLICATION 2025



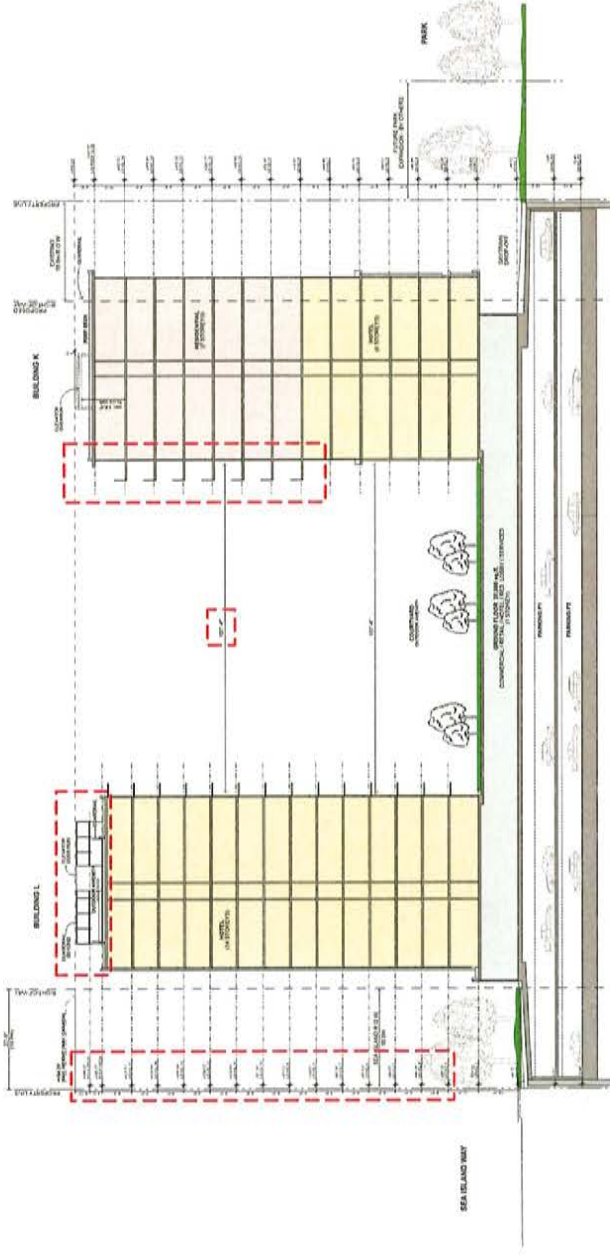
PROPOSED REVISIONS:

1. PATIOS UPDATED TO REFLECT UPDATED COMMON ARCHITECTURAL STAIRCASES.
2. TREES REMOVED FROM THE ROOFTOP AS PER NAVCAN RESTRICTION.





SECTION A
APPROVED DP



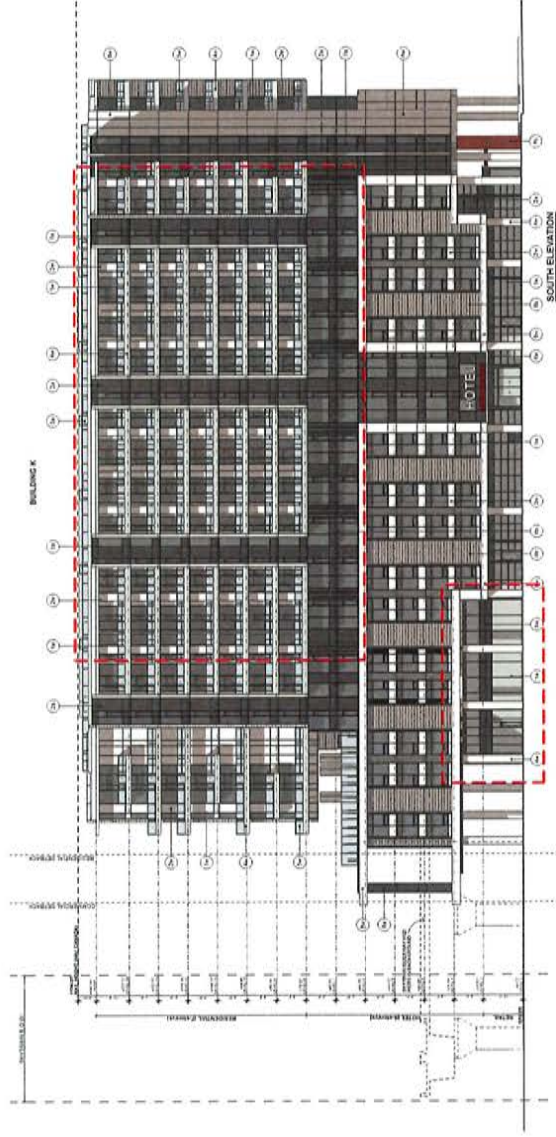
INDICATES EXTENT OF
PROPOSED REVISIONS

SECTION A
PROPOSED REVISION

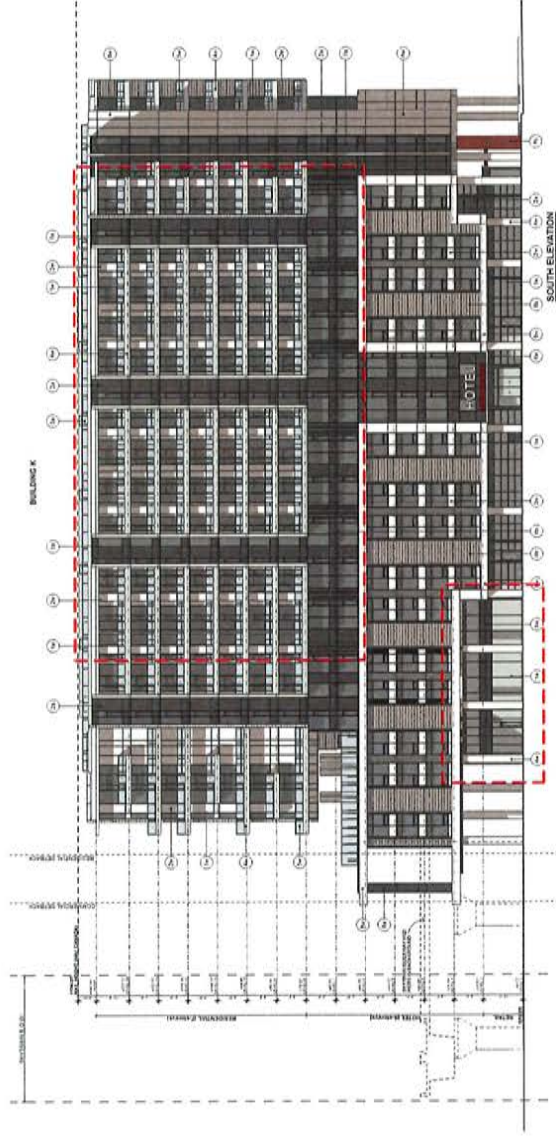
SECTION A

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Proposed Minor Amendments
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258
DP Panel Presentation: Sep 10, 2025

[illegible]

1. **ALUMINUM FRAMES** (shown BM 2113 "Black Jack")
No dark gray finish match BM 2113-20 "Black Jack"
No medium gray finish match BM 2130-10 "Pigeon Gray"
No white finish match BM 2130-10 "Pigeon Gray"
No white finish match BM 2130-10 "Pigeon Gray"
2. **GLASS SPANDREL**
No dark gray finish match BM 2113-20 "Black Jack"
No white finish match BM 2113-20 "Black Jack"
3. **METAL SPANDREL**
No dark gray finish match BM 2132-20 "Black Jack"
No white finish match BM 2132-20 "Black Jack"
No white finish match BM 2132-20 "Black Jack"
4. **PAINTED CONCRETE**
No dark gray finish match BM 2130-10 "Pigeon Gray"
No white finish match BM 2130-10 "Pigeon Gray"
No white finish match BM 2130-10 "Pigeon Gray"
5. **GLASS ALUMINUM FRAMES**
No dark gray finish match BM 2113-20 "Black Jack"
No medium gray finish match BM 2130-10 "Pigeon Gray"
No white finish match BM 2130-10 "Pigeon Gray"
No white finish match BM 2130-10 "Pigeon Gray"
6. **WALL GLASS**
No dark gray finish match BM 2132-20 "Black Jack"
No medium gray finish match BM 2130-10 "Pigeon Gray"
No white finish match BM 2130-10 "Pigeon Gray"
No white finish match BM 2130-10 "Pigeon Gray"
7. **STEEL & GLASS CANOPY**
No dark gray finish match BM 2132-20 "Black Jack"
No white finish match BM 2132-20 "Black Jack"
8. **GLASS ALUMINUM FRAMES**
No dark gray finish match BM 2113-20 "Black Jack"
No medium gray finish match BM 2130-10 "Pigeon Gray"
No white finish match BM 2130-10 "Pigeon Gray"
No white finish match BM 2130-10 "Pigeon Gray"
9. **GLASS SCREEN**
No dark gray finish match BM 2113-20 "Black Jack"



LIST OF MATERIALS

1. ALUMINUM FRAMES (DOORS & WINDOWS)
 - 1a - dark grey frame, match BM 2133 "Black Jack"
 - 1b - medium grey frame, match BM 2133.50 "Pigeon Grey"
 - 1c - clear anodized
 - 1d - white frame
2. GLASS SPANDREL
 - 2a - dark grey frame, match BM 2133 "Black Jack"
 - 2b - white frame
3. METAL SPANDREL
 - 3a - dark grey, match BM 2133.50 "Pigeon Grey"
 - 3b - medium grey, match BM 2133.50 "Pigeon Grey"
 - 3c - white frame, match BM 2133 "Black Jack"
 - 3d - clear anodized
4. PAINTED CONCRETE
 - 4a - white
5. ALUMINUM & GLASS GUARDRAILS
 - 5a - dark grey frame, match BM 2133 "Black Jack"
 - 5b - medium grey frame, match BM 2133.50 "Pigeon Grey"
 - 5c - white frame, match BM 2133 "Black Jack"
 - 5d - white frame, match BM 2133 "Black Jack"
 - 5e - white frame, match BM 2133 "Black Jack"
 - 5f - white frame, match BM 2133 "Black Jack"
 - 5g - white frame, match BM 2133 "Black Jack"
 - 5h - white frame, match BM 2133 "Black Jack"
 - 5i - white frame, match BM 2133 "Black Jack"
 - 5j - white frame, match BM 2133 "Black Jack"
 - 5k - white frame, match BM 2133 "Black Jack"
 - 5l - white frame, match BM 2133 "Black Jack"
 - 5m - white frame, match BM 2133 "Black Jack"
 - 5n - white frame, match BM 2133 "Black Jack"
 - 5o - white frame, match BM 2133 "Black Jack"
 - 5p - white frame, match BM 2133 "Black Jack"
 - 5q - white frame, match BM 2133 "Black Jack"
 - 5r - white frame, match BM 2133 "Black Jack"
 - 5s - white frame, match BM 2133 "Black Jack"
 - 5t - white frame, match BM 2133 "Black Jack"
 - 5u - white frame, match BM 2133 "Black Jack"
 - 5v - white frame, match BM 2133 "Black Jack"
 - 5w - white frame, match BM 2133 "Black Jack"
 - 5x - white frame, match BM 2133 "Black Jack"
 - 5y - white frame, match BM 2133 "Black Jack"
 - 5z - white frame, match BM 2133 "Black Jack"
6. METAL LOWER
 - 6a - dark grey, match BM 2133.50 "Pigeon Grey"
 - 6b - medium grey, match BM 2133.50 "Pigeon Grey"
 - 6c - clear anodized
 - 6d - white
7. METAL & GLASS CANOPY
 - 7a - dark grey frame, match BM 2133.50 "Pigeon Grey"
 - 7b - medium grey frame, match BM 2133.50 "Pigeon Grey"
 - 7c - white frame, match BM 2133 "Black Jack"
8. METAL PANEL
 - 8a - dark grey frame, match BM 2133 "Black Jack"
 - 8b - medium grey frame, match BM 2133.50 "Pigeon Grey"
 - 8c - white frame, match BM 2133 "Black Jack"
 - 8d - white frame, match BM 2133 "Black Jack"
 - 8e - white frame, match BM 2133 "Black Jack"
 - 8f - white frame, match BM 2133 "Black Jack"
 - 8g - white frame, match BM 2133 "Black Jack"
 - 8h - white frame, match BM 2133 "Black Jack"
 - 8i - white frame, match BM 2133 "Black Jack"
 - 8j - white frame, match BM 2133 "Black Jack"
 - 8k - white frame, match BM 2133 "Black Jack"
 - 8l - white frame, match BM 2133 "Black Jack"
 - 8m - white frame, match BM 2133 "Black Jack"
 - 8n - white frame, match BM 2133 "Black Jack"
 - 8o - white frame, match BM 2133 "Black Jack"
 - 8p - white frame, match BM 2133 "Black Jack"
 - 8q - white frame, match BM 2133 "Black Jack"
 - 8r - white frame, match BM 2133 "Black Jack"
 - 8s - white frame, match BM 2133 "Black Jack"
 - 8t - white frame, match BM 2133 "Black Jack"
 - 8u - white frame, match BM 2133 "Black Jack"
 - 8v - white frame, match BM 2133 "Black Jack"
 - 8w - white frame, match BM 2133 "Black Jack"
 - 8x - white frame, match BM 2133 "Black Jack"
 - 8y - white frame, match BM 2133 "Black Jack"
 - 8z - white frame, match BM 2133 "Black Jack"
9. SOLAR SCREEN
 - 9a - dark grey frame, match BM 2133 "Black Jack"

EAST ELEVATION
APPROVED DP

LIST OF MATERIALS

1. ALUMINUM FRAMES (DOORS & WINDOWS)
 - 1a - dark grey frame, match BM 2133 "Black Jack"
 - 1b - medium grey frame, match BM 2133.50 "Pigeon Grey"
 - 1c - clear anodized
 - 1d - white frame
2. GLASS SPANDREL
 - 2a - dark grey frame, match BM 2133 "Black Jack"
 - 2b - white frame
3. METAL SPANDREL
 - 3a - dark grey, match BM 2133.50 "Pigeon Grey"
 - 3b - medium grey, match BM 2133.50 "Pigeon Grey"
 - 3c - white frame, match BM 2133 "Black Jack"
 - 3d - clear anodized
4. PAINTED CONCRETE
 - 4a - white
5. ALUMINUM & GLASS GUARDRAILS
 - 5a - dark grey frame, match BM 2133 "Black Jack"
 - 5b - medium grey frame, match BM 2133.50 "Pigeon Grey"
 - 5c - white frame, match BM 2133 "Black Jack"
 - 5d - white frame, match BM 2133 "Black Jack"
 - 5e - white frame, match BM 2133 "Black Jack"
 - 5f - white frame, match BM 2133 "Black Jack"
 - 5g - white frame, match BM 2133 "Black Jack"
 - 5h - white frame, match BM 2133 "Black Jack"
 - 5i - white frame, match BM 2133 "Black Jack"
 - 5j - white frame, match BM 2133 "Black Jack"
 - 5k - white frame, match BM 2133 "Black Jack"
 - 5l - white frame, match BM 2133 "Black Jack"
 - 5m - white frame, match BM 2133 "Black Jack"
 - 5n - white frame, match BM 2133 "Black Jack"
 - 5o - white frame, match BM 2133 "Black Jack"
 - 5p - white frame, match BM 2133 "Black Jack"
 - 5q - white frame, match BM 2133 "Black Jack"
 - 5r - white frame, match BM 2133 "Black Jack"
 - 5s - white frame, match BM 2133 "Black Jack"
 - 5t - white frame, match BM 2133 "Black Jack"
 - 5u - white frame, match BM 2133 "Black Jack"
 - 5v - white frame, match BM 2133 "Black Jack"
 - 5w - white frame, match BM 2133 "Black Jack"
 - 5x - white frame, match BM 2133 "Black Jack"
 - 5y - white frame, match BM 2133 "Black Jack"
 - 5z - white frame, match BM 2133 "Black Jack"
6. METAL LOWER
 - 6a - dark grey, match BM 2133.50 "Pigeon Grey"
 - 6b - medium grey, match BM 2133.50 "Pigeon Grey"
 - 6c - clear anodized
 - 6d - white
7. METAL & GLASS CANOPY
 - 7a - dark grey frame, match BM 2133.50 "Pigeon Grey"
 - 7b - medium grey frame, match BM 2133.50 "Pigeon Grey"
 - 7c - white frame, match BM 2133 "Black Jack"
8. METAL PANEL
 - 8a - dark grey frame, match BM 2133 "Black Jack"
 - 8b - medium grey frame, match BM 2133.50 "Pigeon Grey"
 - 8c - white frame, match BM 2133 "Black Jack"
 - 8d - white frame, match BM 2133 "Black Jack"
 - 8e - white frame, match BM 2133 "Black Jack"
 - 8f - white frame, match BM 2133 "Black Jack"
 - 8g - white frame, match BM 2133 "Black Jack"
 - 8h - white frame, match BM 2133 "Black Jack"
 - 8i - white frame, match BM 2133 "Black Jack"
 - 8j - white frame, match BM 2133 "Black Jack"
 - 8k - white frame, match BM 2133 "Black Jack"
 - 8l - white frame, match BM 2133 "Black Jack"
 - 8m - white frame, match BM 2133 "Black Jack"
 - 8n - white frame, match BM 2133 "Black Jack"
 - 8o - white frame, match BM 2133 "Black Jack"
 - 8p - white frame, match BM 2133 "Black Jack"
 - 8q - white frame, match BM 2133 "Black Jack"
 - 8r - white frame, match BM 2133 "Black Jack"
 - 8s - white frame, match BM 2133 "Black Jack"
 - 8t - white frame, match BM 2133 "Black Jack"
 - 8u - white frame, match BM 2133 "Black Jack"
 - 8v - white frame, match BM 2133 "Black Jack"
 - 8w - white frame, match BM 2133 "Black Jack"
 - 8x - white frame, match BM 2133 "Black Jack"
 - 8y - white frame, match BM 2133 "Black Jack"
 - 8z - white frame, match BM 2133 "Black Jack"
9. SOLAR SCREEN
 - 9a - dark grey frame, match BM 2133 "Black Jack"

INDICATES EXTENT OF
PROPOSED REVISIONS

EAST ELEVATION
PROPOSED REVISION

EAST ELEVATION

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Proposed Minor Amendments
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.

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LIST OF MATERIALS

1. ALUMINUM FRAMES (specify a window)
 - 1a - dark grey frame match BM 2133 "Black Jack"
 - 1b - medium grey match BM 2133-05 "Pigeon Grey"
 - 1c - clear anodized
 - 1d - white frame
2. GLASS SPANDREL
 - 2a - dark grey frame match BM 2133 "Black Jack"
 - 2b - medium grey match BM 2133-05 "Pigeon Grey"
 - 2c - clear anodized
 - 2d - white frame
3. METAL SPANDREL
 - 3a - dark grey frame match BM 2133 "Black Jack"
 - 3b - medium grey match BM 2133-05 "Pigeon Grey"
 - 3c - clear anodized
 - 3d - white frame
4. PAINTED CONCRETE
 - 4a - white
5. ALUMINUM & GLASS CANOPIES
 - 5a - dark grey frame match BM 2133 "Black Jack"
 - 5b - medium grey match BM 2133-05 "Pigeon Grey"
 - 5c - clear anodized
 - 5d - white frame
6. METAL LOUVER
 - 6a - dark grey frame match BM 2133 "Black Jack"
 - 6b - medium grey match BM 2133-05 "Pigeon Grey"
 - 6c - clear anodized
 - 6d - white frame
7. STEEL & GLASS CANOPY
 - 7a - dark grey frame match BM 2133 "Black Jack"
 - 7b - medium grey match BM 2133-05 "Pigeon Grey"
 - 7c - clear anodized
 - 7d - white frame
8. METAL PANEL
 - 8a - dark grey frame match BM 2133 "Black Jack"
 - 8b - medium grey match BM 2133-05 "Pigeon Grey"
 - 8c - clear anodized
 - 8d - white frame
9. SOLAR SCREEN
 - 9a - dark grey frame match BM 2133 "Black Jack"

WEST ELEVATION
APPROVED DP

LIST OF MATERIALS

1. ALUMINUM FRAMES (specify a window)
 - 1a - dark grey frame match BM 2133 "Black Jack"
 - 1b - medium grey match BM 2133-05 "Pigeon Grey"
 - 1c - clear anodized
 - 1d - white frame
2. GLASS SPANDREL
 - 2a - dark grey frame match BM 2133 "Black Jack"
 - 2b - medium grey match BM 2133-05 "Pigeon Grey"
 - 2c - clear anodized
 - 2d - white frame
3. METAL SPANDREL
 - 3a - dark grey frame match BM 2133 "Black Jack"
 - 3b - medium grey match BM 2133-05 "Pigeon Grey"
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 - 5a - dark grey frame match BM 2133 "Black Jack"
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 - 5d - white frame
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 - 8c - clear anodized
 - 8d - white frame
9. SOLAR SCREEN
 - 9a - dark grey frame match BM 2133 "Black Jack"

INDICATES EXTENT OF
PROPOSED REVISIONS

WEST ELEVATION
PROPOSED REVISION

WEST ELEVATION

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Proposed Minor Amendments
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DP 18-821292 & 24-012258
DP Panel Presentation: Sep 10, 2025

1	ALUMINUM FRAMED GLASS WINDOWS To add new frame match B1 2133 "Black-Jack" To add new frame match B1 2133 "Black-Jack" To add new frame match B1 2133-05 "Aged Iron Grey" Re-use existing frame	1	ALUMINUM FRAMED GLASS WINDOWS To add new frame match B1 2133 "Black-Jack" To add new frame match B1 2133 "Black-Jack" To add new frame match B1 2133-05 "Aged Iron Grey" Re-use existing frame
2	GLASS PANELS To add new glass match B1 2133 "Black-Jack" To add new glass match B1 2133 "Black-Jack" To add new glass match B1 2133-05 "Aged Iron Grey" Re-use existing glass	2	GLASS PANELS To add new glass match B1 2133 "Black-Jack" To add new glass match B1 2133 "Black-Jack" To add new glass match B1 2133-05 "Aged Iron Grey" Re-use existing glass
3	METAL SHAPINGS To add new metal match B1 2133 "Black-Jack" To add new metal match B1 2133 "Black-Jack" To add new metal match B1 2133-05 "Aged Iron Grey" Re-use existing metal	3	METAL SHAPINGS To add new metal match B1 2133 "Black-Jack" To add new metal match B1 2133 "Black-Jack" To add new metal match B1 2133-05 "Aged Iron Grey" Re-use existing metal
4	PAINTED CONCRETE To add new concrete match B1 2133 "Black-Jack" To add new concrete match B1 2133 "Black-Jack" To add new concrete match B1 2133-05 "Aged Iron Grey" Re-use existing concrete	4	PAINTED CONCRETE To add new concrete match B1 2133 "Black-Jack" To add new concrete match B1 2133 "Black-Jack" To add new concrete match B1 2133-05 "Aged Iron Grey" Re-use existing concrete
5	ALUMINUM & GLASS COLUMNS To add new column match B1 2133 "Black-Jack" To add new column match B1 2133 "Black-Jack" To add new column match B1 2133-05 "Aged Iron Grey" Re-use existing column	5	ALUMINUM & GLASS COLUMNS To add new column match B1 2133 "Black-Jack" To add new column match B1 2133 "Black-Jack" To add new column match B1 2133-05 "Aged Iron Grey" Re-use existing column
6	METAL COVER To add new metal match B1 2133 "Black-Jack" To add new metal match B1 2133 "Black-Jack" To add new metal match B1 2133-05 "Aged Iron Grey" Re-use existing metal	6	METAL COVER To add new metal match B1 2133 "Black-Jack" To add new metal match B1 2133 "Black-Jack" To add new metal match B1 2133-05 "Aged Iron Grey" Re-use existing metal
7	GLASS & METAL CANOPY To add new canopy match B1 2133 "Black-Jack" To add new canopy match B1 2133 "Black-Jack" To add new canopy match B1 2133-05 "Aged Iron Grey" Re-use existing canopy	7	GLASS & METAL CANOPY To add new canopy match B1 2133 "Black-Jack" To add new canopy match B1 2133 "Black-Jack" To add new canopy match B1 2133-05 "Aged Iron Grey" Re-use existing canopy
8	METAL PANEL To add new panel match B1 2133 "Black-Jack" To add new panel match B1 2133 "Black-Jack" To add new panel match B1 2133-05 "Aged Iron Grey" Re-use existing panel	8	METAL PANEL To add new panel match B1 2133 "Black-Jack" To add new panel match B1 2133 "Black-Jack" To add new panel match B1 2133-05 "Aged Iron Grey" Re-use existing panel

INDICATES EXTENT OF PROPOSED REVISIONS

NORTH ELEVATION
PROPOSED REVISION

[illegible]

LIST OF MATERIALS

1. ALUMINUM FRAMES (DOORS & WINDOWS)
1a - dark grey frame, match BM 2133 "Black Jack"
1b - medium grey, match BM 2132-05 "Pigeon Grey"
1c - clear anodized
1d - value frame
2a - dark grey frame, match BM 2133 "Black Jack"
2b - value frame
2. GLASS SPANDREL
2a - clear
2b - clear anodized
3. METAL SPANDREL
3a - dark grey frame, match BM 2133 "Black Jack"
3b - medium grey, match BM 2132-05 "Pigeon Grey"
3c - light grey frame, match BM 2132-05 "Pigeon Grey"
3d - light grey frame, match BM 2132-05 "Pigeon Grey"
3e - light grey frame, match BM 2132-05 "Pigeon Grey"
3f - light grey frame, match BM 2132-05 "Pigeon Grey"
3g - light grey frame, match BM 2132-05 "Pigeon Grey"
3h - light grey frame, match BM 2132-05 "Pigeon Grey"
3i - light grey frame, match BM 2132-05 "Pigeon Grey"
3j - light grey frame, match BM 2132-05 "Pigeon Grey"
3k - light grey frame, match BM 2132-05 "Pigeon Grey"
3l - light grey frame, match BM 2132-05 "Pigeon Grey"
3m - light grey frame, match BM 2132-05 "Pigeon Grey"
3n - light grey frame, match BM 2132-05 "Pigeon Grey"
3o - light grey frame, match BM 2132-05 "Pigeon Grey"
3p - light grey frame, match BM 2132-05 "Pigeon Grey"
3q - light grey frame, match BM 2132-05 "Pigeon Grey"
3r - light grey frame, match BM 2132-05 "Pigeon Grey"
3s - light grey frame, match BM 2132-05 "Pigeon Grey"
3t - light grey frame, match BM 2132-05 "Pigeon Grey"
3u - light grey frame, match BM 2132-05 "Pigeon Grey"
3v - light grey frame, match BM 2132-05 "Pigeon Grey"
3w - light grey frame, match BM 2132-05 "Pigeon Grey"
3x - light grey frame, match BM 2132-05 "Pigeon Grey"
3y - light grey frame, match BM 2132-05 "Pigeon Grey"
3z - light grey frame, match BM 2132-05 "Pigeon Grey"
4. PAINTED CONCRETE
4a - value
5. ALUMINUM & GLASS GUARDRAILS
5a - dark grey frame, match BM 2133 "Black Jack"
5b - medium grey, match BM 2132-05 "Pigeon Grey"
5c - light grey frame, match BM 2132-05 "Pigeon Grey"
5d - light grey frame, match BM 2132-05 "Pigeon Grey"
5e - light grey frame, match BM 2132-05 "Pigeon Grey"
5f - light grey frame, match BM 2132-05 "Pigeon Grey"
5g - light grey frame, match BM 2132-05 "Pigeon Grey"
5h - light grey frame, match BM 2132-05 "Pigeon Grey"
5i - light grey frame, match BM 2132-05 "Pigeon Grey"
5j - light grey frame, match BM 2132-05 "Pigeon Grey"
5k - light grey frame, match BM 2132-05 "Pigeon Grey"
5l - light grey frame, match BM 2132-05 "Pigeon Grey"
5m - light grey frame, match BM 2132-05 "Pigeon Grey"
5n - light grey frame, match BM 2132-05 "Pigeon Grey"
5o - light grey frame, match BM 2132-05 "Pigeon Grey"
5p - light grey frame, match BM 2132-05 "Pigeon Grey"
5q - light grey frame, match BM 2132-05 "Pigeon Grey"
5r - light grey frame, match BM 2132-05 "Pigeon Grey"
5s - light grey frame, match BM 2132-05 "Pigeon Grey"
5t - light grey frame, match BM 2132-05 "Pigeon Grey"
5u - light grey frame, match BM 2132-05 "Pigeon Grey"
5v - light grey frame, match BM 2132-05 "Pigeon Grey"
5w - light grey frame, match BM 2132-05 "Pigeon Grey"
5x - light grey frame, match BM 2132-05 "Pigeon Grey"
5y - light grey frame, match BM 2132-05 "Pigeon Grey"
5z - light grey frame, match BM 2132-05 "Pigeon Grey"
6. METAL LOWER
6a - dark grey frame, match BM 2133 "Black Jack"
6b - medium grey, match BM 2132-05 "Pigeon Grey"
6c - light grey frame, match BM 2132-05 "Pigeon Grey"
6d - light grey frame, match BM 2132-05 "Pigeon Grey"
6e - light grey frame, match BM 2132-05 "Pigeon Grey"
6f - light grey frame, match BM 2132-05 "Pigeon Grey"
6g - light grey frame, match BM 2132-05 "Pigeon Grey"
6h - light grey frame, match BM 2132-05 "Pigeon Grey"
6i - light grey frame, match BM 2132-05 "Pigeon Grey"
6j - light grey frame, match BM 2132-05 "Pigeon Grey"
6k - light grey frame, match BM 2132-05 "Pigeon Grey"
6l - light grey frame, match BM 2132-05 "Pigeon Grey"
6m - light grey frame, match BM 2132-05 "Pigeon Grey"
6n - light grey frame, match BM 2132-05 "Pigeon Grey"
6o - light grey frame, match BM 2132-05 "Pigeon Grey"
6p - light grey frame, match BM 2132-05 "Pigeon Grey"
6q - light grey frame, match BM 2132-05 "Pigeon Grey"
6r - light grey frame, match BM 2132-05 "Pigeon Grey"
6s - light grey frame, match BM 2132-05 "Pigeon Grey"
6t - light grey frame, match BM 2132-05 "Pigeon Grey"
6u - light grey frame, match BM 2132-05 "Pigeon Grey"
6v - light grey frame, match BM 2132-05 "Pigeon Grey"
6w - light grey frame, match BM 2132-05 "Pigeon Grey"
6x - light grey frame, match BM 2132-05 "Pigeon Grey"
6y - light grey frame, match BM 2132-05 "Pigeon Grey"
6z - light grey frame, match BM 2132-05 "Pigeon Grey"
7. STEEL & GLASS CANOPY
7a - dark grey frame, match BM 2133 "Black Jack"
7b - medium grey, match BM 2132-05 "Pigeon Grey"
7c - light grey frame, match BM 2132-05 "Pigeon Grey"
7d - light grey frame, match BM 2132-05 "Pigeon Grey"
7e - light grey frame, match BM 2132-05 "Pigeon Grey"
7f - light grey frame, match BM 2132-05 "Pigeon Grey"
7g - light grey frame, match BM 2132-05 "Pigeon Grey"
7h - light grey frame, match BM 2132-05 "Pigeon Grey"
7i - light grey frame, match BM 2132-05 "Pigeon Grey"
7j - light grey frame, match BM 2132-05 "Pigeon Grey"
7k - light grey frame, match BM 2132-05 "Pigeon Grey"
7l - light grey frame, match BM 2132-05 "Pigeon Grey"
7m - light grey frame, match BM 2132-05 "Pigeon Grey"
7n - light grey frame, match BM 2132-05 "Pigeon Grey"
7o - light grey frame, match BM 2132-05 "Pigeon Grey"
7p - light grey frame, match BM 2132-05 "Pigeon Grey"
7q - light grey frame, match BM 2132-05 "Pigeon Grey"
7r - light grey frame, match BM 2132-05 "Pigeon Grey"
7s - light grey frame, match BM 2132-05 "Pigeon Grey"
7t - light grey frame, match BM 2132-05 "Pigeon Grey"
7u - light grey frame, match BM 2132-05 "Pigeon Grey"
7v - light grey frame, match BM 2132-05 "Pigeon Grey"
7w - light grey frame, match BM 2132-05 "Pigeon Grey"
7x - light grey frame, match BM 2132-05 "Pigeon Grey"
7y - light grey frame, match BM 2132-05 "Pigeon Grey"
7z - light grey frame, match BM 2132-05 "Pigeon Grey"
8. METAL PANEL
8a - dark grey frame, match BM 2133 "Black Jack"
8b - medium grey, match BM 2132-05 "Pigeon Grey"
8c - light grey frame, match BM 2132-05 "Pigeon Grey"
8d - light grey frame, match BM 2132-05 "Pigeon Grey"
8e - light grey frame, match BM 2132-05 "Pigeon Grey"
8f - light grey frame, match BM 2132-05 "Pigeon Grey"
8g - light grey frame, match BM 2132-05 "Pigeon Grey"
8h - light grey frame, match BM 2132-05 "Pigeon Grey"
8i - light grey frame, match BM 2132-05 "Pigeon Grey"
8j - light grey frame, match BM 2132-05 "Pigeon Grey"
8k - light grey frame, match BM 2132-05 "Pigeon Grey"
8l - light grey frame, match BM 2132-05 "Pigeon Grey"
8m - light grey frame, match BM 2132-05 "Pigeon Grey"
8n - light grey frame, match BM 2132-05 "Pigeon Grey"
8o - light grey frame, match BM 2132-05 "Pigeon Grey"
8p - light grey frame, match BM 2132-05 "Pigeon Grey"
8q - light grey frame, match BM 2132-05 "Pigeon Grey"
8r - light grey frame, match BM 2132-05 "Pigeon Grey"
8s - light grey frame, match BM 2132-05 "Pigeon Grey"
8t - light grey frame, match BM 2132-05 "Pigeon Grey"
8u - light grey frame, match BM 2132-05 "Pigeon Grey"
8v - light grey frame, match BM 2132-05 "Pigeon Grey"
8w - light grey frame, match BM 2132-05 "Pigeon Grey"
8x - light grey frame, match BM 2132-05 "Pigeon Grey"
8y - light grey frame, match BM 2132-05 "Pigeon Grey"
8z - light grey frame, match BM 2132-05 "Pigeon Grey"
9. SOLAR SCREEN
9a - dark grey frame, match BM 2133 "Black Jack"

SOUTH ELEVATION
APPROVED DP

INDICATES EXTENT OF
PROPOSED REVISIONS

SOUTH ELEVATION
PROPOSED REVISION

SOUTH ELEVATION (BLDG L)

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Proposed Minor Amendments
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258
DP Panel Presentation: Sep 10, 2025

METAL

(Including: door, window & guardrail frames, spandrel panels, metal panels and louvers)

1a, 3a, 5a, 6a, 7a, 8a
"Black Jack"

1b, 3b, 5b, 6b, 8b
"Pigeon Grey"

3c
"Deep Rose"

1c, 6c
"Clear Anodized"

GLASS

(spandrel panels)

2a
"White"

4a
"White"

MATERIALS & COLOURS ARE UNCHANGED

LIST OF MATERIALS

- 1 ALUMINUM FRAMES (DOORS & WINDOWS)
1a - dark grey finish match BM 2133-20 "Black Jack"
1b - medium grey finish match BM 2133-05 "Pigeon Grey"
1c - clear anodized
1d - white finish
1e - white finish
- 2 GLASS SPANDREL
2a - dark grey frame match BM 2133 "Black Jack"
2b - white
- 3 METAL PANELS
3a - dark grey finish match BM 2133-20 "Black Jack"
3b - medium grey finish match BM 2133-05 "Pigeon Grey"
3c - red finish match BM 2004-10 "Deep Rose"
3d - white finish
- 4 PAINTED CONCRETE
4a - white
- 5 ALUMINUM & GLASS SPANDRELS
5a - dark grey finish match BM 2133-20 "Black Jack"
5b - medium grey finish match BM 2133-05 "Pigeon Grey"
5c - white finish
5d - white finish
5e - white finish of the sliding door
- 6 METAL LOUVER
6a - dark grey finish match BM 2133-20 "Black Jack"
6b - medium grey finish match BM 2133-05 "Pigeon Grey"
6c - white
- 7 STEEL & GLASS CANOPY
7a - dark grey frame match BM 2133-20 "Black Jack"
- 8 METAL PANEL
8a - dark grey finish match BM 2133 "Black Jack"
8b - medium grey finish match BM 2133-05 "Pigeon Grey"
8c - white finish
8d - white finish
- 9 SOLAR SCREEN
9a - dark grey frame match BM 2133 "Black Jack"

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4

Proposed Minor Amendments
 3200 No. 3 Road, Richmond BC

for: Pinnacle Living (Capstan Village) Lands Inc.

binghamhill
 architects

100-1044 Glenview Street
 Vancouver, BC V6H 2T4
 Tel: 604-681-0111
 Email: info@binghamhill.ca

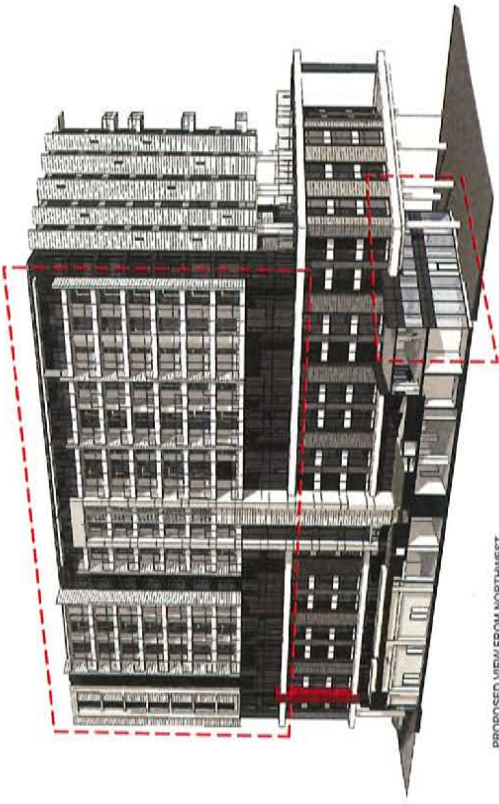


EXISTING VIEW FROM NORTHWEST

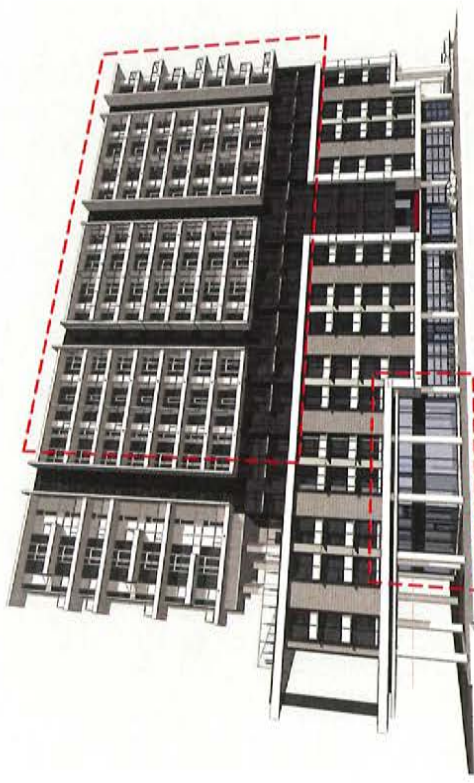


EXISTING VIEW FROM SOUTHWEST

BUILDING K
 APPROVED DP



PROPOSED VIEW FROM NORTHWEST

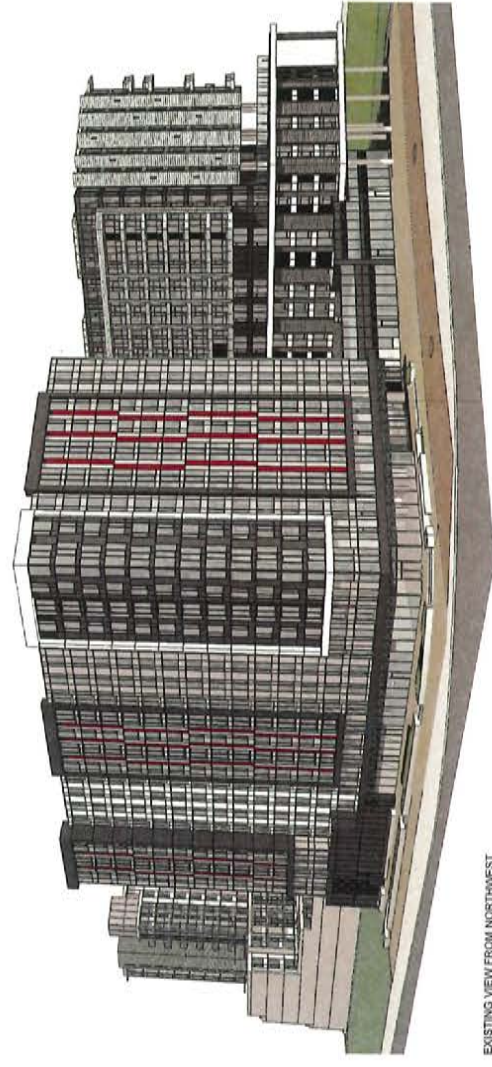


PROPOSED VIEW FROM SOUTHWEST

BUILDING K
 PROPOSED REVISION

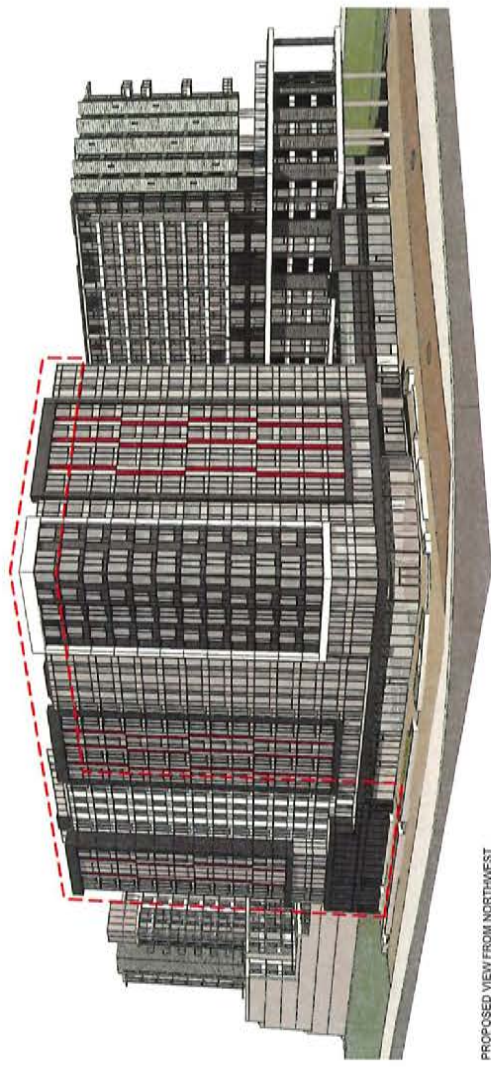
 INDICATES EXTENT OF
 PROPOSED REVISIONS

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Proposed Minor Amendments
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.



EXISTING VIEW FROM NORTHWEST

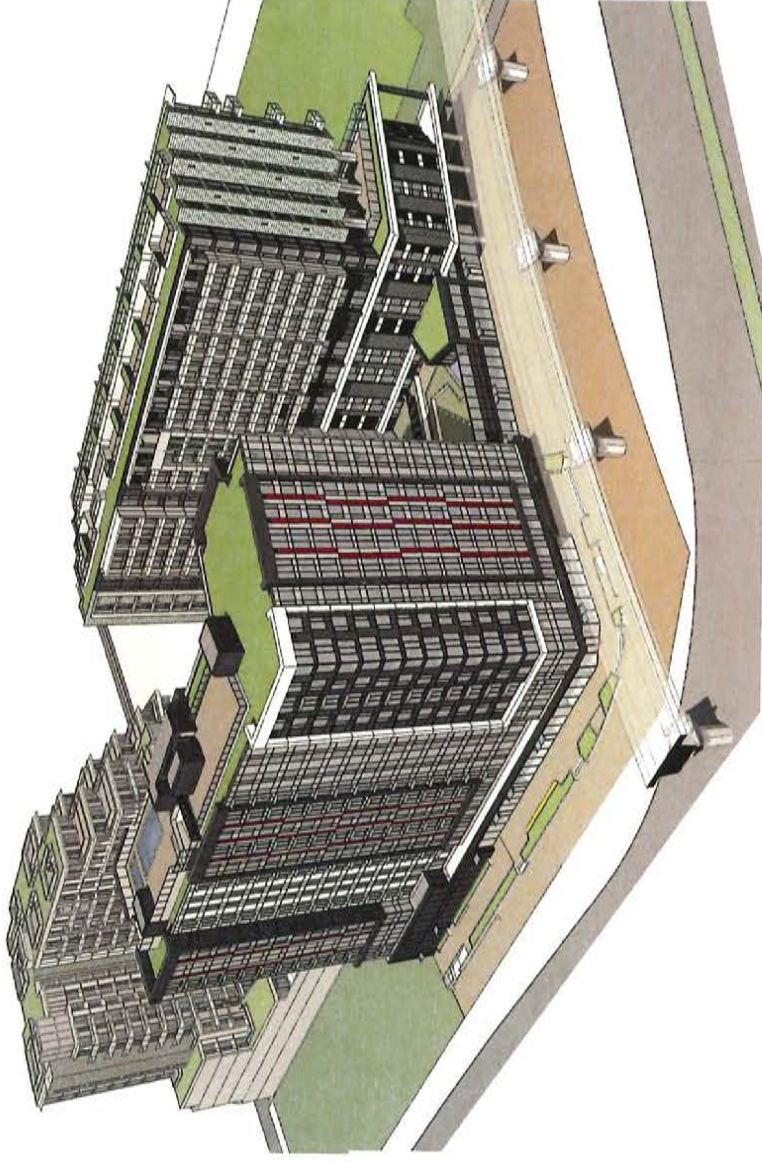
BUILDING L
APPROVED DP



PROPOSED VIEW FROM NORTHWEST

 INDICATES EXTENT OF
PROPOSED REVISIONS

BUILDING L
PROPOSED REVISION



Thank you!