

Schedule 3 to the  
Development  
meeting held on W  
14, 2023

# DEVELOPMENT PERMIT PANEL MEETING

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

6520 WILLIAMS ROAD, RICHMOND, BC

6520 WILLIAMS ROAD, RICHMOND, BC  
LOT 4, BLDG 4 (PANEL) (LUMAS)  
SECTION 3, BAYVIEW (M12) S3  
PROJ #17-02-008

BLDG A  
17627 # 14617 #2  
17627 # 14617 #2

PROPOSED  
17627 # 14617 #2  
PROPOSED  
4206

PROPOSED  
4206

PROPOSED  
4206

PROPOSED  
11323 # 10618 #2  
2026

PROPOSED  
2026

PROPOSED  
944 # 320 #

PROPOSED  
944 # 320 #

PROPOSED  
944 # 320 #

PROPOSED  
944 # 320 #

PROPOSED  
944 # 320 #

PROPOSED  
944 # 320 #

PROPOSED  
944 # 320 #

PROPOSED  
944 # 320 #

PROPOSED  
944 # 320 #

PROPOSED  
944 # 320 #

PROPOSED  
944 # 320 #

PROPOSED  
944 # 320 #

PROPOSED  
944 # 320 #

PROPOSED  
944 # 320 #

PROPOSED  
944 # 320 #

PROPOSED  
944 # 320 #

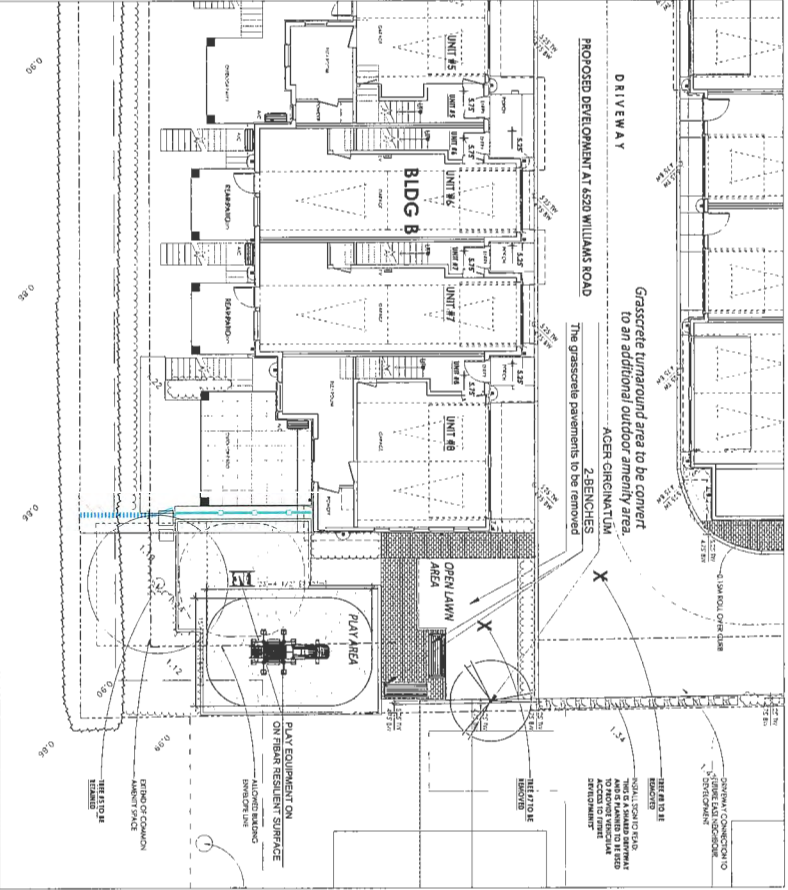
PROPOSED  
944 # 320 #

AREA BREAKDOWN		BLDG A		BLDG B		TOTAL	
UNIT #	GRAND FLOOR	UNIT #	GRAND FLOOR	UNIT #	GRAND FLOOR	UNIT #	GRAND FLOOR
1	470.0	1	470.0	1	470.0	1	470.0
2	470.0	2	470.0	2	470.0	2	470.0
3	470.0	3	470.0	3	470.0	3	470.0
4	470.0	4	470.0	4	470.0	4	470.0
5	470.0	5	470.0	5	470.0	5	470.0
6	470.0	6	470.0	6	470.0	6	470.0
7	470.0	7	470.0	7	470.0	7	470.0
8	470.0	8	470.0	8	470.0	8	470.0
9	470.0	9	470.0	9	470.0	9	470.0
10	470.0	10	470.0	10	470.0	10	470.0
11	470.0	11	470.0	11	470.0	11	470.0
12	470.0	12	470.0	12	470.0	12	470.0
13	470.0	13	470.0	13	470.0	13	470.0
14	470.0	14	470.0	14	470.0	14	470.0
15	470.0	15	470.0	15	470.0	15	470.0
16	470.0	16	470.0	16	470.0	16	470.0
17	470.0	17	470.0	17	470.0	17	470.0
18	470.0	18	470.0	18	470.0	18	470.0
19	470.0	19	470.0	19	470.0	19	470.0
20	470.0	20	470.0	20	470.0	20	470.0
21	470.0	21	470.0	21	470.0	21	470.0
22	470.0	22	470.0	22	470.0	22	470.0
23	470.0	23	470.0	23	470.0	23	470.0
24	470.0	24	470.0	24	470.0	24	470.0
25	470.0	25	470.0	25	470.0	25	470.0
26	470.0	26	470.0	26	470.0	26	470.0
27	470.0	27	470.0	27	470.0	27	470.0
28	470.0	28	470.0	28	470.0	28	470.0
29	470.0	29	470.0	29	470.0	29	470.0
30	470.0	30	470.0	30	470.0	30	470.0
31	470.0	31	470.0	31	470.0	31	470.0
32	470.0	32	470.0	32	470.0	32	470.0
33	470.0	33	470.0	33	470.0	33	470.0
34	470.0	34	470.0	34	470.0	34	470.0
35	470.0	35	470.0	35	470.0	35	470.0
36	470.0	36	470.0	36	470.0	36	470.0
37	470.0	37	470.0	37	470.0	37	470.0
38	470.0	38	470.0	38	470.0	38	470.0
39	470.0	39	470.0	39	470.0	39	470.0
40	470.0	40	470.0	40	470.0	40	470.0
41	470.0	41	470.0	41	470.0	41	470.0
42	470.0	42	470.0	42	470.0	42	470.0
43	470.0	43	470.0	43	470.0	43	470.0
44	470.0	44	470.0	44	470.0	44	470.0
45	470.0	45	470.0	45	470.0	45	470.0
46	470.0	46	470.0	46	470.0	46	470.0
47	470.0	47	470.0	47	470.0	47	470.0
48	470.0	48	470.0	48	470.0	48	470.0
49	470.0	49	470.0	49	470.0	49	470.0
50	470.0	50	470.0	50	470.0	50	470.0
51	470.0	51	470.0	51	470.0	51	470.0
52	470.0	52	470.0	52	470.0	52	470.0
53	470.0	53	470.0	53	470.0	53	470.0
54	470.0	54	470.0	54	470.0	54	470.0
55	470.0	55	470.0	55	470.0	55	470.0
56	470.0	56	470.0	56	470.0	56	470.0
57	470.0	57	470.0	57	470.0	57	470.0
58	470.0	58	470.0	58	470.0	58	470.0
59	470.0	59	470.0	59	470.0	59	470.0
60	470.0	60	470.0	60	470.0	60	470.0
61	470.0	61	470.0	61	470.0	61	470.0
62	470.0	62	470.0	62	470.0	62	470.0
63	470.0	63	470.0	63	470.0	63	470.0
64	470.0	64	470.0	64	470.0	64	470.0
65	470.0	65	470.0	65	470.0	65	470.0
66	470.0	66	470.0	66	470.0	66	470.0
67	470.0	67	470.0	67	470.0	67	470.0
68	470.0	68	470.0	68	470.0	68	470.0
69	470.0	69	470.0	69	470.0	69	470.0
70	470.0	70	470.0	70	470.0	70	470.0
71	470.0	71	470.0	71	470.0	71	470.0
72	470.0	72	470.0	72	470.0	72	470.0
73	470.0	73	470.0	73	470.0	73	470.0
74	470.0	74	470.0	74	470.0	74	470.0
75	470.0	75	470.0	75	470.0	75	470.0
76	470.0	76	470.0	76	470.0	76	470.0
77	470.0	77	470.0	77	470.0	77	470.0
78	470.0	78	470.0	78	470.0	78	470.0
79	470.0	79	470.0	79	470.0	79	470.0
80	470.0	80	470.0	80	470.0	80	470.0
81	470.0	81	470.0	81	470.0	81	470.0
82	470.0	82	470.0	82	470.0	82	470.0
83	470.0	83	470.0	83	470.0	83	470.0
84	470.0	84	470.0	84	470.0	84	470.0
85	470.0	85	470.0	85	470.0	85	470.0
86	470.0	86	470.0	86	470.0	86	470.0
87	470.0	87	470.0	87	470.0	87	470.0
88	470.0	88	470.0	88	470.0	88	470.0
89	470.0	89	470.0	89	470.0	89	470.0
90	470.0	90	470.0	90	470.0	90	470.0
91	470.0	91	470.0	91	470.0	91	470.0
92	470.0	92	470.0	92	470.0	92	470.0
93	470.0	93	470.0	93	470.0	93	470.0
94	470.0	94	470.0	94	470.0	94	470.0
95	470.0	95	470.0	95	470.0	95	470.0
96	470.0	96	470.0	96	470.0	96	470.0
97	470.0	97	470.0	97	470.0	97	470.0
98	470.0	98	470.0	98	470.0	98	470.0
99	470.0	99	470.0	99	470.0	99	470.0
100	470.0	100	470.0	100	470.0	100	470.0









**FURNITURE:**



BLACK METAL BENCH, MODEL 2, BLACK CONCRETE FINISH, POWDER COATED



BLACK METAL PLAY STRUCTURE, MODEL 1, BLACK CONCRETE FINISH, POWDER COATED

NOTE: ALL FURNITURE TO BE MOUNTED AS PER MANUFACTURER SPECIFICATIONS  
Play equipment by Jantrolf



LA 1800, (Concrete, see manual) 1-1000, (Concrete, dimension 2) NOT TO SCALE (FOR REFERENCE ONLY) SEE DRAWING SHEET

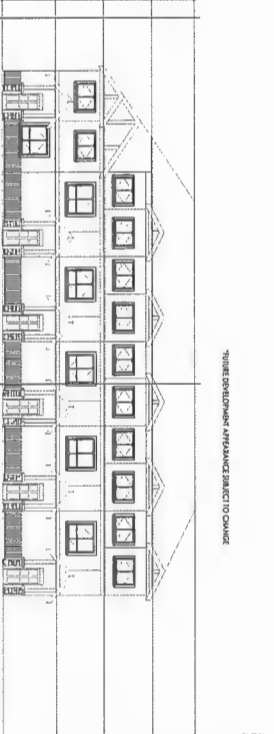


# DEVELOPMENT PERMIT PANEL MEETING



EXISTING STREETScape PHOTOS

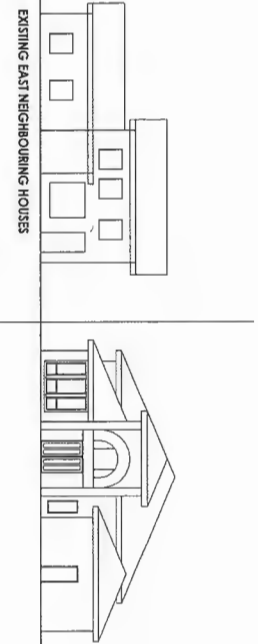
SCALE 1/8"



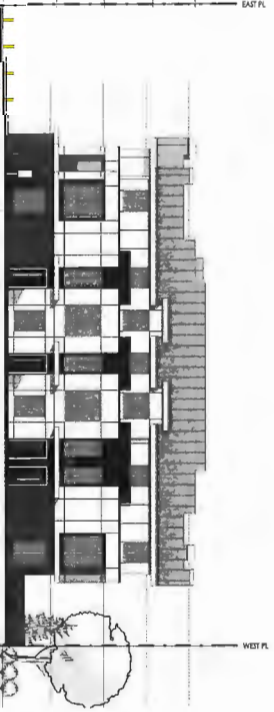
POTENTIAL DEVELOPMENT APPEARANCE SUBJECT TO CHANGE

EAST PL

POTENTIAL EAST NEIGHBOURING DEVELOPMENT



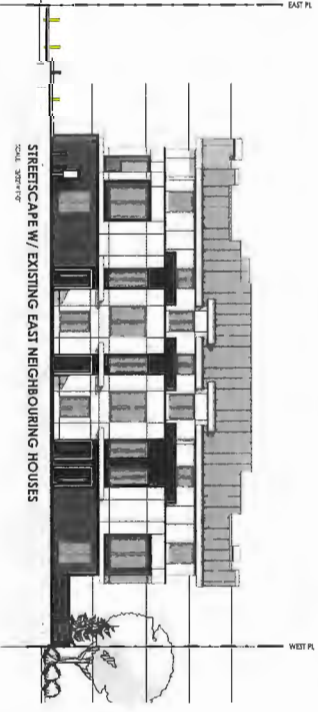
EXISTING EAST NEIGHBOURING HOUSES



WEST PL

STREETScape W/ POTENTIAL EAST NEIGHBOURING NEW DEVELOPMENT

SCALE 3/32" = 1'-0"



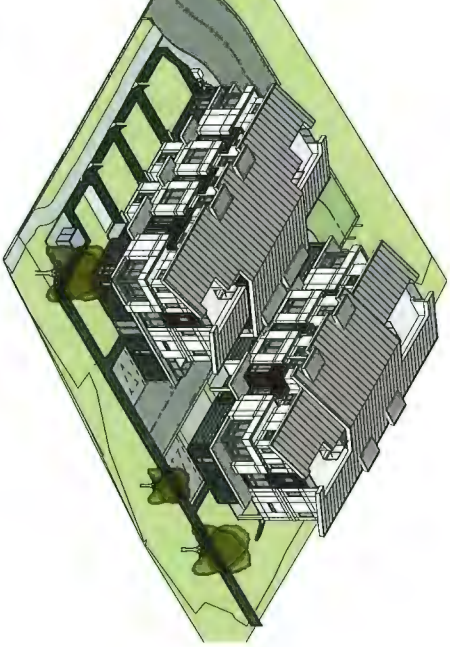
EAST PL

STREETScape W/ EXISTING EAST NEIGHBOURING HOUSES

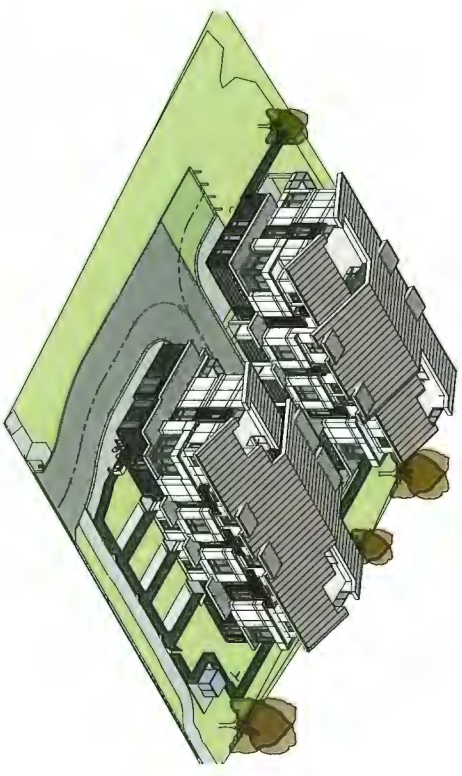
SCALE 3/32" = 1'-0"



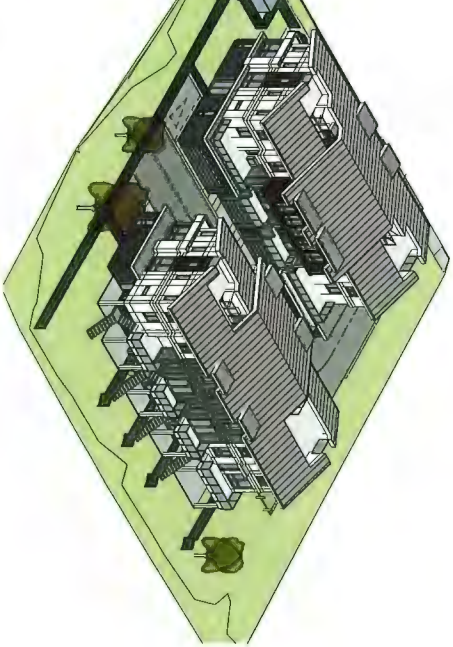
# DEVELOPMENT PERMIT PANEL MEETING



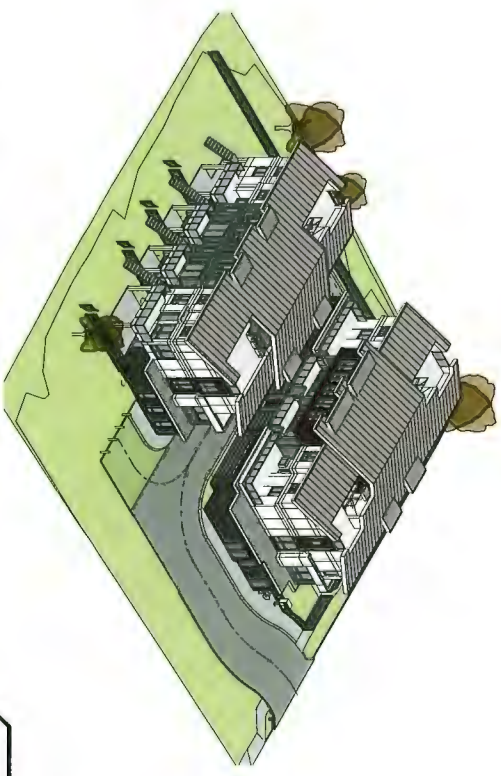
ORTHOWEST



ORTHO VIEW - NORTHEAST



ORTHOWEST



ORTHO VIEW - SOUTHEAST



# DEVELOPMENT PERMIT PANEL MEETING



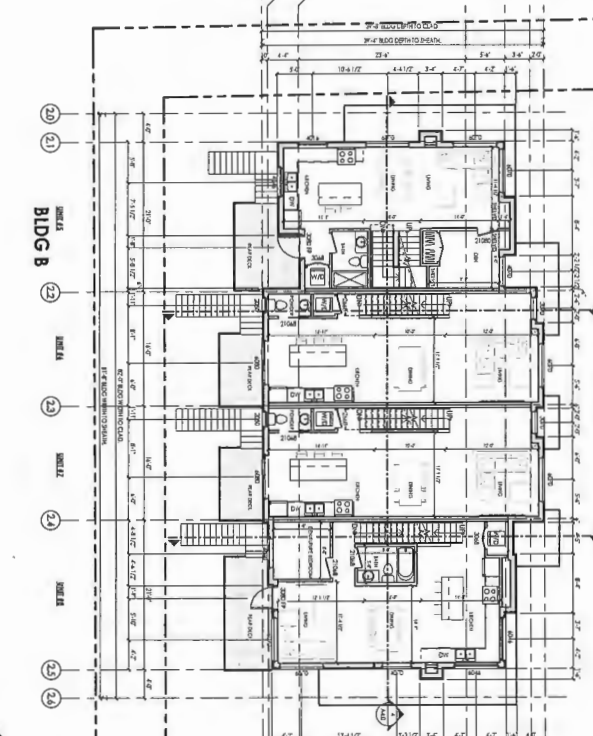
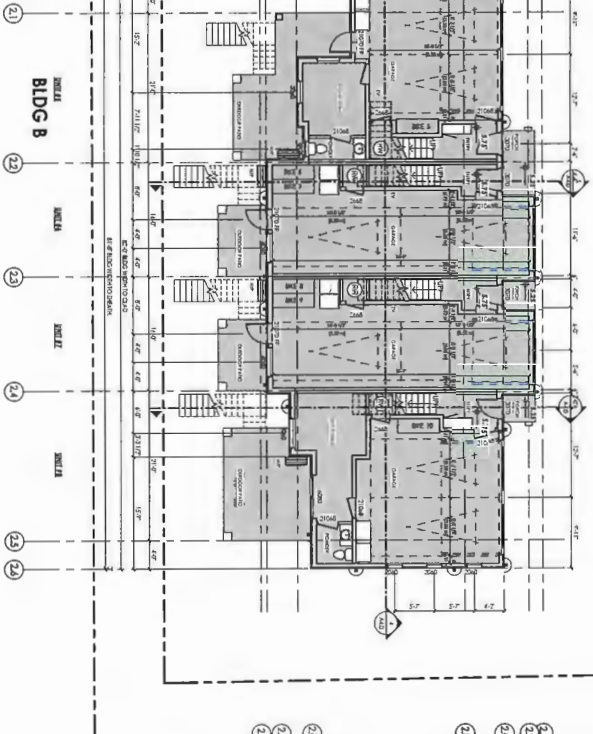
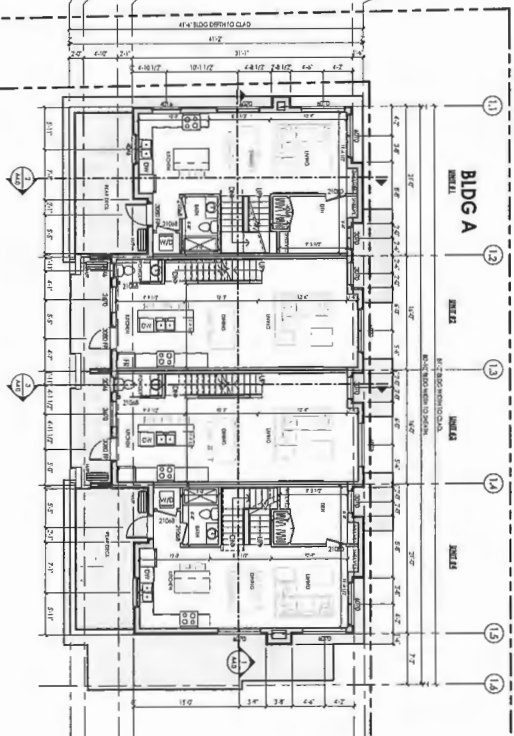
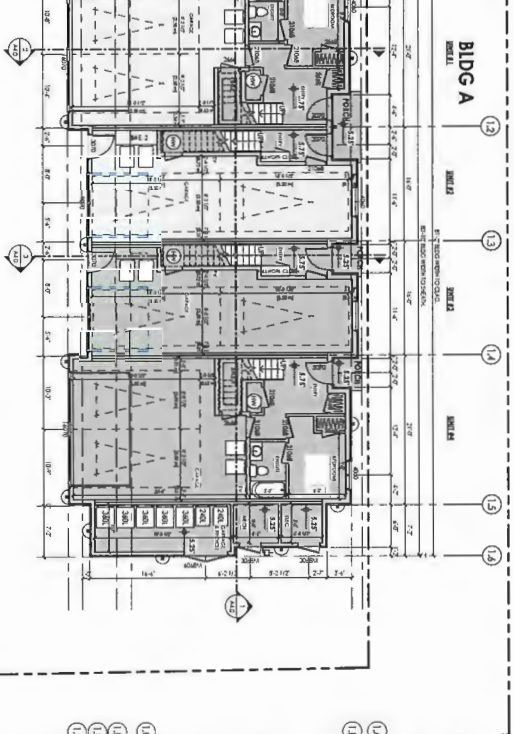
ATIVE VIEW - EAST (BOTH BLDGS)



ATIVE VIEW - WEST (BOTH BLDGS)



# DEVELOPMENT PERMIT PANEL MEETING



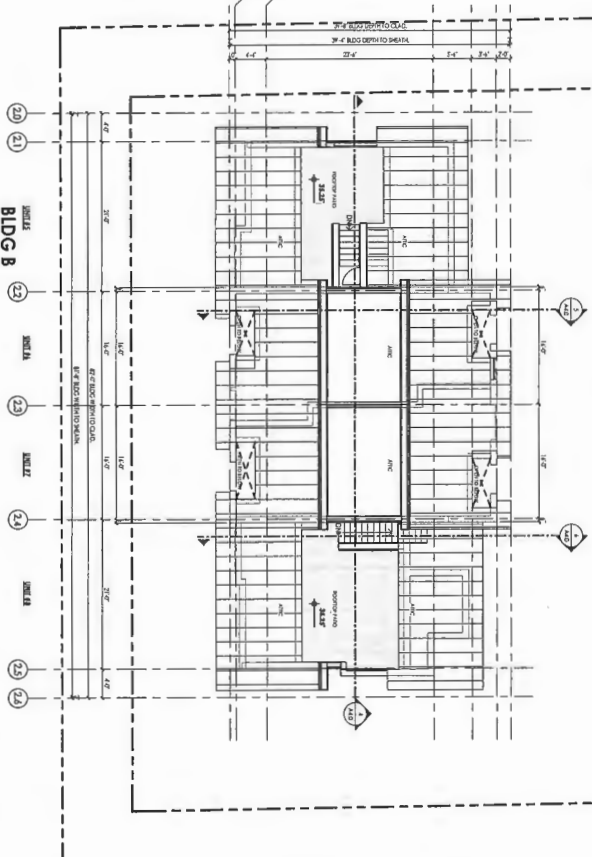
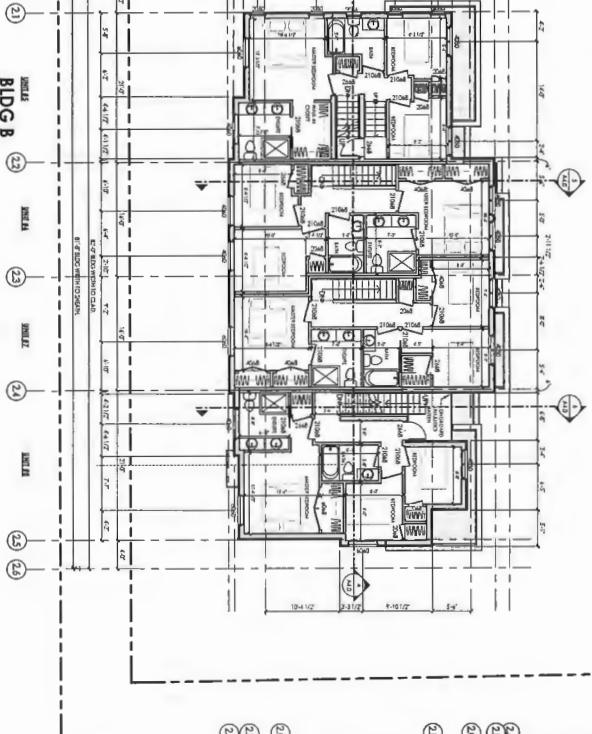
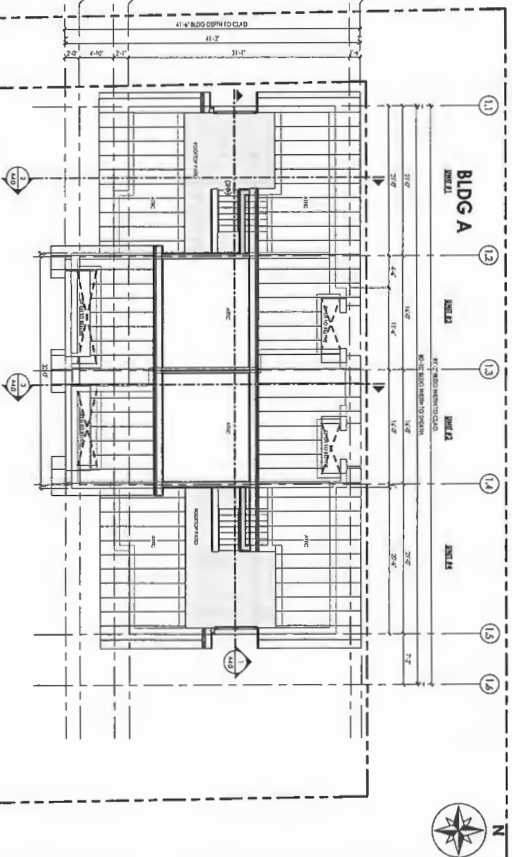
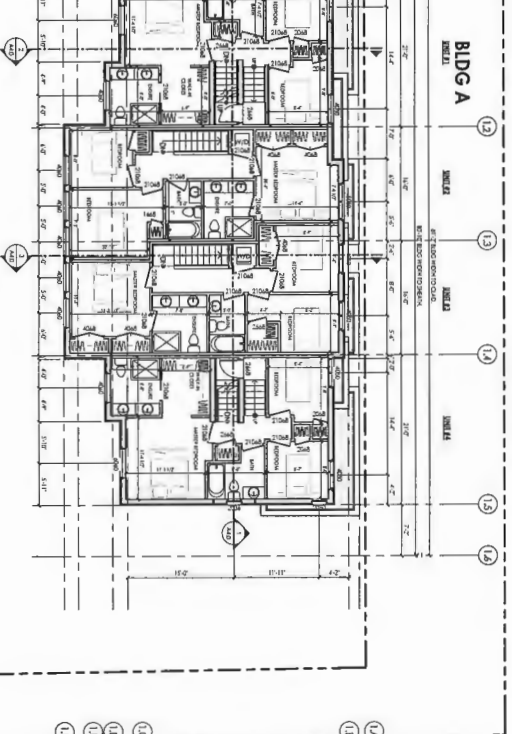
1ST FLR PLAN  
1/8"=1'-0"

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





# DEVELOPMENT PERMIT PANEL MEETING

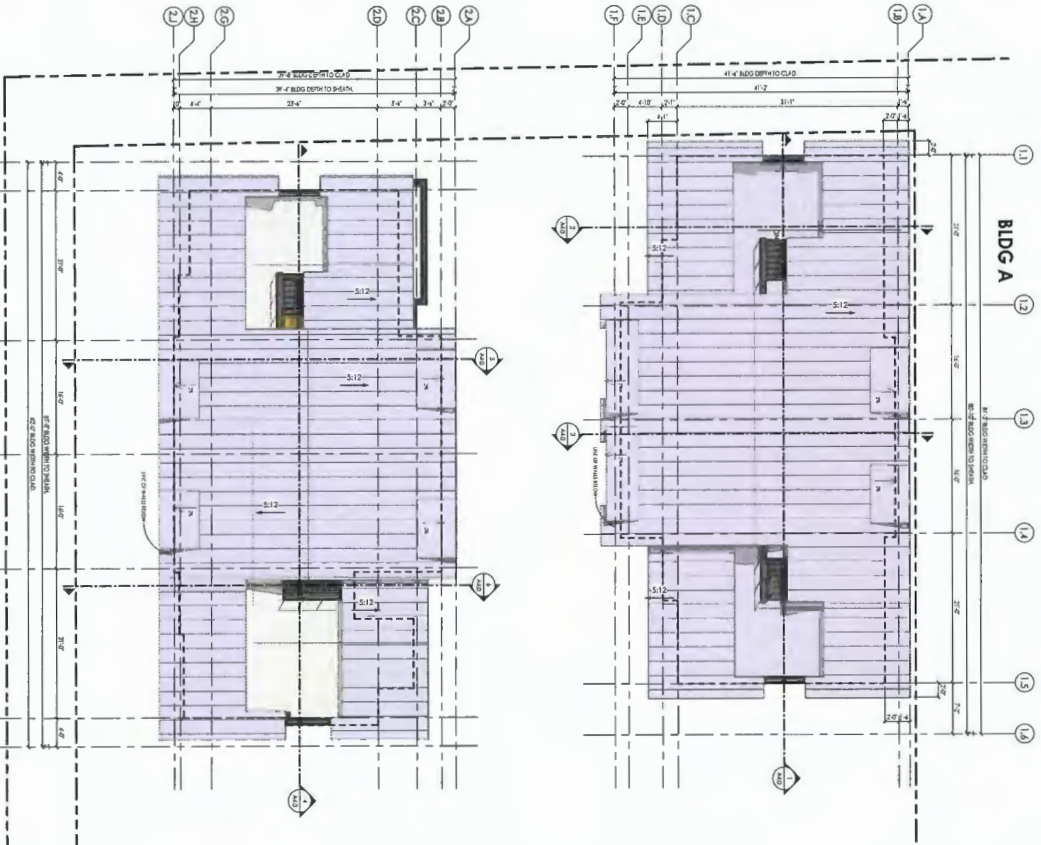


3RD FLOOR PLAN  
1/8" = 1'-0"

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



# DEVELOPMENT PERMIT PANEL MEETING



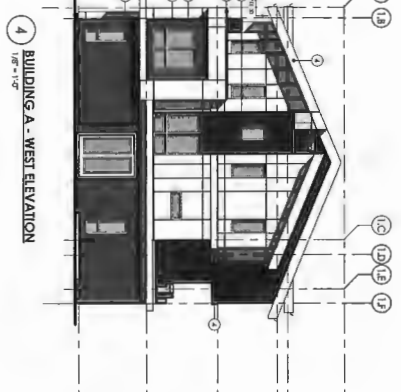
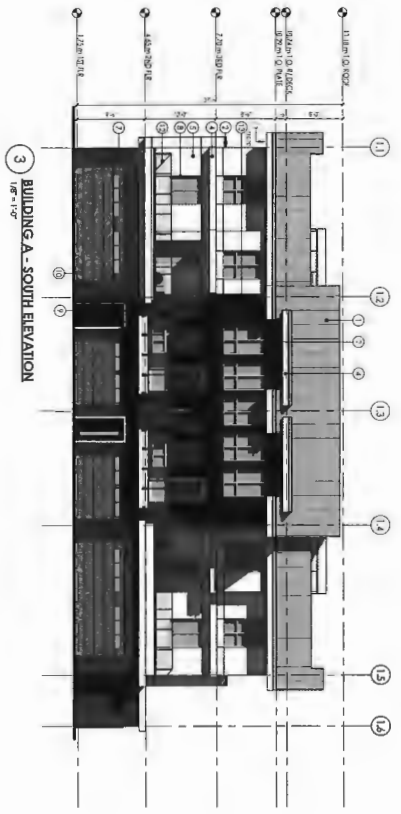
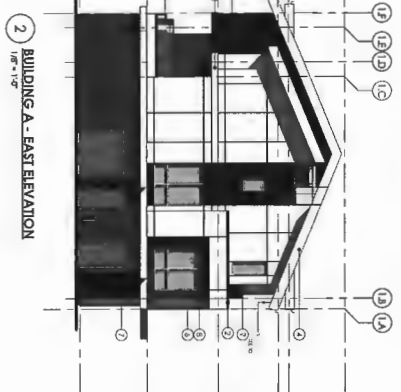
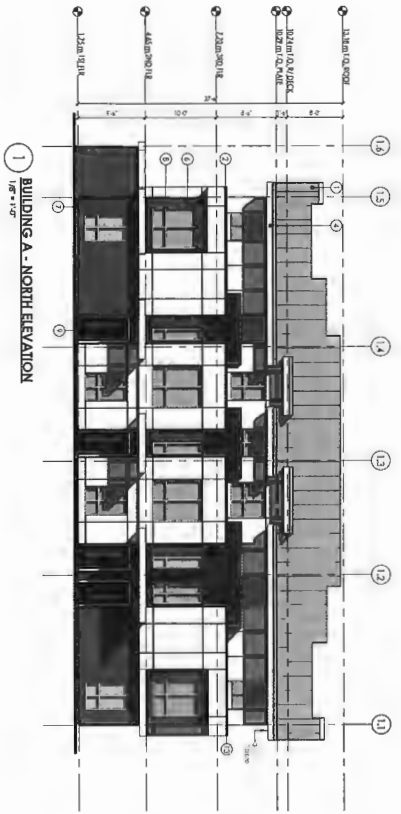
1 ROOF PLAN  
1/8" = 1'-0"

- NOTES:
1. ALL WALLS SHALL BE CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
  2. ALL WALLS SHALL BE CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
  3. ALL WALLS SHALL BE CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
  4. OTHER NOTES:
    - A. FINISH FLOORING TO BE DETERMINED BY ARCHITECT.
    - B. FINISH FLOORING TO BE DETERMINED BY ARCHITECT.
    - C. FINISH FLOORING TO BE DETERMINED BY ARCHITECT.

1. DOORS & WINDOWS TO BE DETERMINED BY ARCHITECT.
2. ALL WALLS SHALL BE CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
3. ALL WALLS SHALL BE CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
4. OTHER NOTES:
  - A. FINISH FLOORING TO BE DETERMINED BY ARCHITECT.
  - B. FINISH FLOORING TO BE DETERMINED BY ARCHITECT.
  - C. FINISH FLOORING TO BE DETERMINED BY ARCHITECT.



# DEVELOPMENT PERMIT PANEL MEETING

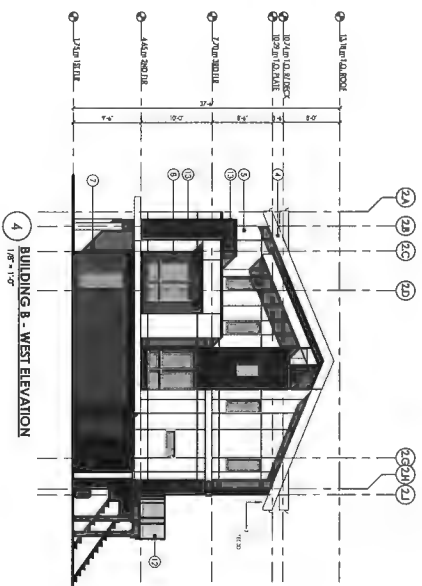
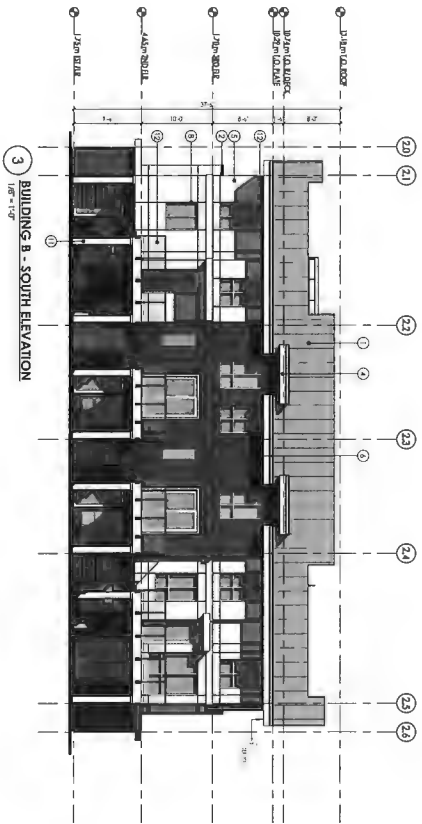
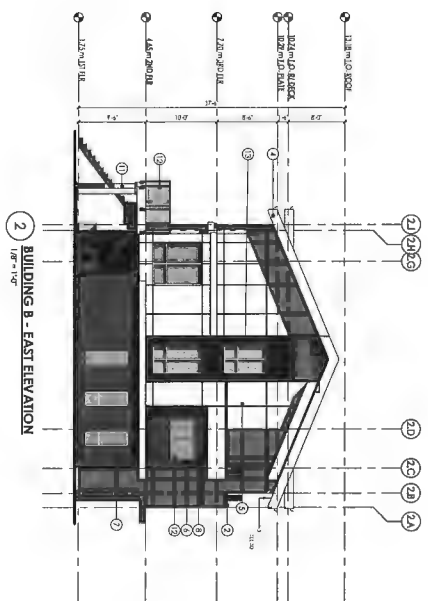
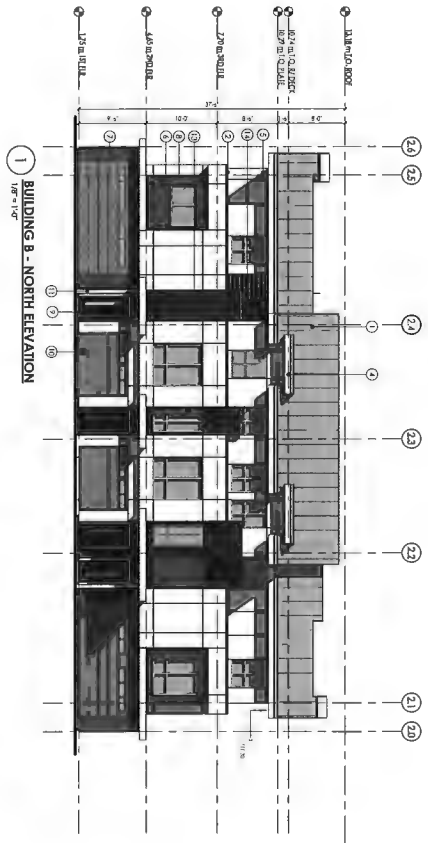


## MATERIAL LIST

- 1. STAINLESS STEEL ROOF
- 2. ALUMINUM FLASHING
- 3. CERAMIC TILE - CONCRETE EXPLORE
- 4. FLOORING MATERIALS
- 5. WOOD PANELING (FLOOR)
- 6. WOOD PANELING (WALL)
- 7. CERAMIC TILE - CONCRETE EXPLORE
- 8. WHITE BRICK
- 9. SOFTWOOD ROOF
- 10. METAL FLASHING
- 11. WOOD-GRAIN PANELING
- 12. CERAMIC TILE - CONCRETE EXPLORE
- 13. CONCRETE
- 14. CONCRETE



# DEVELOPMENT PERMIT PANEL MEETING

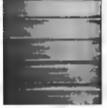


## MATERIAL LIST

1. STANDING SEAM METAL ROOF  
GLAY
2. ALUMINUM FLASHING  
ON ROOF
3. CERAMIC TILE ON ROOF  
WOODEN DECKING
4. FACIAL BRICK ON BRICK CLADDING  
PAINTED BRICK ON BRICK CLADDING  
PAINTED BRICK ON BRICK CLADDING  
PAINTED BRICK ON BRICK CLADDING
5. VERTICAL PANELS (FRONT LIGHT)  
PAINTED BRICK ON BRICK CLADDING
6. VERTICAL PANELS (FRONT DARK)  
PAINTED BRICK ON BRICK CLADDING
7. CERAMIC TILE ON ROOF  
WOODEN DECKING
8. VERTICAL BRICK ON BRICK CLADDING  
PAINTED BRICK ON BRICK CLADDING
9. SOLID WOOD DOOR  
MATERIAL WOOD - DARK NATIONAL WALNUT
10. METAL GARAGE DOOR & WINDOW  
BR - HEMLOCK (C-20)
11. WOOD-CAD DOOR & WINDOW  
MATERIAL WOOD - DARK NATIONAL WALNUT
12. GLASS GARAGE DOOR & WINDOW  
MATERIAL GLASS - TINTED TRANSPARENT  
METAL FRAMING - PAINTED CHROME  
PAINTED BRICK ON BRICK CLADDING
13. LONGBOARD - WOODGALVANISH  
DARK NATIONAL WALNUT
14. LONGBOARD LUM - WOODGALVANISH  
DARK NATIONAL WALNUT



# DEVELOPMENT PERMIT PANEL MEETING



8 METAL ROOF



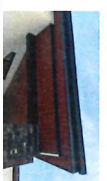
2 TROUGH ROOF  
CHARCOAL



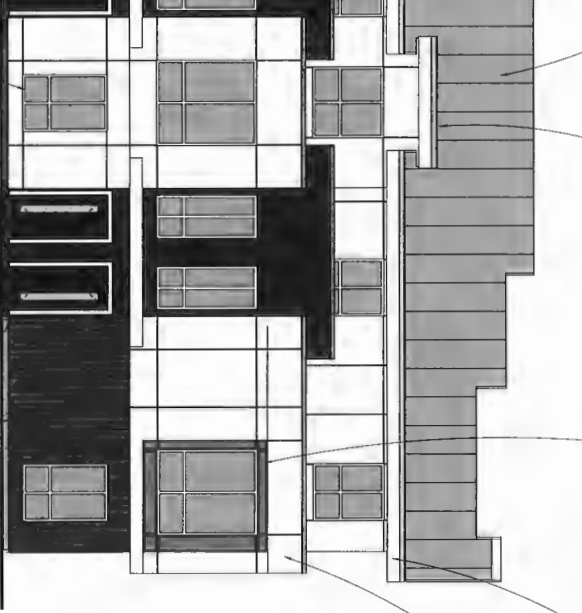
4 HARDE PANEL AND REVEALS - DARK  
PAINTED, BM OCC-22 CALM  
PANEL SIZE: 4'x8'



4 FACIA & TRIM  
PAINTED, BM OCC-22 CALM



3 CEDAR SOFFIT - "TONGUE & GROOVE"  
- DARK NATIONAL WALNUT



11 SOLID WOOD DOOR  
DARK NATIONAL WALNUT

DOOR TO BE REVEALED OVER EXISTING  
CONCRETE SLAB TO BE REVEALED OVER  
CONCRETE SLAB TO BE REVEALED OVER  
CONCRETE SLAB TO BE REVEALED OVER

13 WOOD-CLAD POST & BEAMS  
PAINTED, BM OCC-22 CALM



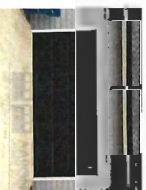
8 CEDAR-CLAD - REVEALS  
CHARCOAL



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



7 METAL RAILINGS FOR GLASS STAIRS  
PAINTED CHARCOAL



12 METAL CHASE COVER - 1/2" x 1/2" x 1/2"  
BM - HEATHERSTONE CC-1181



13 LONGBOARD - WOOD FINISH  
DARK NATIONAL WALNUT



# DEVELOPMENT PERMIT PANEL MEETING

