



**Development Permit Panel
Wednesday, January 14, 2026**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Marie Fenwick, Director, Arts, Culture and Heritage

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 December 10, 2025 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 24-045175
(REDMS No. 8013299)

APPLICANT: DF Architecture Inc.

PROPERTY LOCATION: 9951, 9991 Blundell Road and 7951 No. 4 Road

INTENT OF PERMIT:

1. Permit the construction of 14 townhouse units at 9951, 9991 Blundell Road and 7951 No. 4 Road on a site zoned "Medium Density Townhouses (RTM2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the front yard and exterior side yard setbacks for Building 3 from 6.0 m to 4.8 m and 5.1 m, respectively; and
 - (b) increase the ratio of residential parking spaces in tandem arrangement from 50

Development Permit Panel

Wednesday, January 14, 2026

per cent to 58 per cent.

Applicant's Comments

Abhishek Sinha, DF Architecture, Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- the proposed development can be accessed through the existing driveways off Keefer Avenue of adjacent townhouse developments to the north and west of the subject site through a shared access agreement;
- the proposed development consists of 14 townhouse units distributed in three buildings;
- pedestrian access to the subject site is proposed from No. 4 Road to the east and Blundell Road to the south;
- two convertible units are provided for the proposed development;
- the height of the two buildings fronting the street steps down from three-storeys to two-storeys at the edges adjacent to existing developments to provide an appropriate interface; and
- the proposed architecture of the townhouse buildings is a mix of modern and older styles.

Yiwen Ruan, PMG Landscape Architect, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) the common outdoor amenity space is centrally located and designed for multi-functional use, (ii) the children's play area is designed for younger age groups and features play equipment that encourage social interaction, imaginative play and balance, (iii) layered planting and a 42-inch high aluminum fence with gates are proposed along the road frontages, (iv) an Agricultural Land Reserve (ALR) buffer consisting of multi-layered planting is proposed along the No. 4 Road frontage, (v) a 1.8-metre high wood fence as well as trees and layers of shrubs are proposed along shared property lines, (vi) lighting will be installed around the common outdoor amenity area and at unit entrances, (vii) permeable pavers are proposed at visitor parking stalls and designated walkways on the site, (viii) decorative paving is proposed at the subject site's driveway entrance and intersection to enhance wayfinding and provide visual interest, (ix) 26 replacement trees as well as drought tolerant plants are proposed to be planted on-site, and (x) on-site irrigation will be provided to ensure the long-term maintenance of planted areas on the site.

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Staff Comments

Joshua Reis, Director, Development, noted that (i) the proposed development includes two convertible units which have been designed to be easily renovated to accommodate a future resident in a wheelchair, (ii) all 14 townhouse units include aging-in-place features, (iii) proposed vehicle access to the subject site includes access through the existing adjacent townhouses to the north and west, (iv) the proposed internal drive aisle on the subject site ultimately completes the horseshoe drive aisle pattern established in the area, (v) the applicant has advised that an agreement has been reached by the owner of the subject property and the stratas of the two adjacent townhouse developments regarding cost-sharing, maintenance and shared use of drive aisles throughout the three developments, (vi) the project has been designed to achieve BC Energy Step Code Level 3 with maximum Emission Level 4, and (vii) there is a Servicing Agreement required as a condition of the associated rezoning that includes, among others, frontage beautification along the Blundell Road and No. 4 Road frontages, removal of an existing sanitary sewer along the Blundell Road frontage, and new service connections.

Panel Discussion

In reply to queries from the Panel regarding the proposed Agricultural Land Reserve (ALR) buffer along the subject site's No. 4 Road frontage, the applicant noted that the proposed planting for the ALR buffer is consistent with the City's guidelines and includes a mix of coniferous and deciduous trees and various shrubs including native species.

In reply to further queries from the Panel regarding the proposed ALR buffer, staff noted that (i) the proposed ALR buffer generally follows the Ministry of Agriculture guidelines with regard to the appropriate interface with agricultural uses and takes into account the intervening road (i.e., No. 4 Road) between the subject site and properties designated as ALR, (ii) maintenance of the proposed ALR buffer would be the responsibility of the future strata of the proposed development, (iii) all landscaped areas in the subject property including the ALR buffer are proposed to be irrigated, (iv) the registration of a legal agreement on Title for the ALR buffer was a rezoning condition to ensure, among others, that future owners of townhouse units in the proposed development are aware that the subject property is located adjacent to the ALR, and (v) once registered on Title, there is no requirement for further notice or disclosure to the City or other bodies regarding the installation of an ALR buffer.

In reply to further queries from the Panel, the applicant noted that (i) proposed lighting for the subject site includes, among others, bollard lights around the common outdoor amenity area and other key areas and building-mounted lights to avoid light pollution, (ii) individual HVAC units will be installed in appropriate locations outside of the patios and will be screened, and (iii) wayfinding signage for the proposed development will be installed to indicate access from the two driveways along Keefer Avenue through adjacent townhouse developments. In addition, staff confirmed that provisions for signage located on the frontages of adjacent properties providing direction to the subject site have been included in appropriate SRWs and maintenance agreements.

Development Permit Panel

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Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting (i) the applicant's efforts to work with the stratas of adjacent townhouse developments regarding shared access to the drive aisles of the three properties, and (ii) the provision of Basic Universal Housing (BUH) features to the townhouse units of the proposed development.

Panel Decision

It was moved and seconded

That a Development Permit (DP) be issued which would:

1. *permit the construction of 14 townhouse units at 9951, 9991 Blundell Road and 7951 No. 4 Road on a site zoned "Medium Density Townhouses (RTM2)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the front yard and exterior side yard setbacks for Building 3 from 6.0 m to 4.8 m and 5.1 m, respectively; and*
 - (b) *increase the ratio of residential parking spaces in tandem arrangement from 50 per cent to 58 per cent.*

CARRIED

2. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, January 28, 2026 be cancelled.

CARRIED

3. Date of Next Meeting: February 11, 2026

4.

Development Permit Panel
Wednesday, January 14, 2026

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (3:54 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, January 14, 2026.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, January 14, 2026



DPP PRESENTATION - JANUARY 14, 2026



SUBJECT SITE

NO.	DATE	DESCRIPTION
1	2025-11-18	Initial Design
2	2025-11-18	Site Plan
3	2025-11-18	Site Plan
4	2025-11-18	Site Plan
5	2025-11-18	Site Plan
6	2025-11-18	Site Plan
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CRUP 161

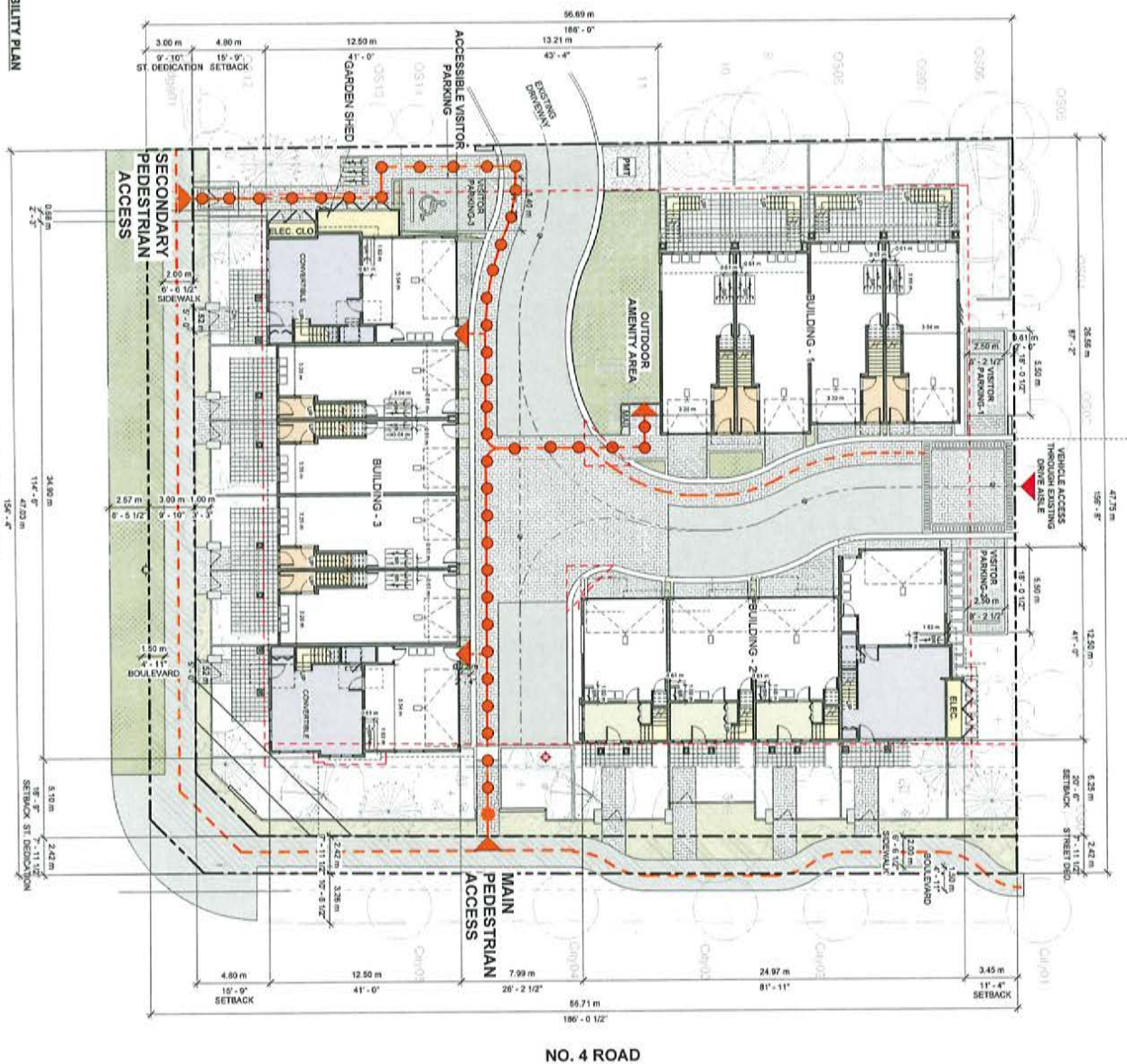
PROPOSED TOWNHOUSE DEVELOPMENT

9994 & 9951 BLUNDILL ROAD & 7351 NO. 4 ROAD, RICHMOND, B.C.
INVEST KASADON PROPERTIES INC.

Client: PS	Project: PS
Drawn: AS	Checked: AS
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NO. 4 ROAD

NOTES:

LEGEND:

- 1.5 M WIDE WHEELCHAIR CIRCULATOR ROUTES THROUGH THE SITE
- PEDESTRIAN CIRCULATION

DF ARCHITECTURE INC.

GRUP 161


**PROJECT
PROPOSED TOWNHOUSE
DEVELOPMENT**

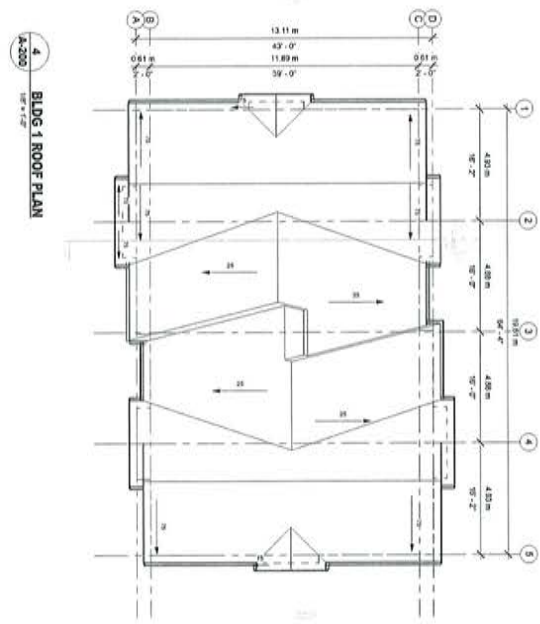
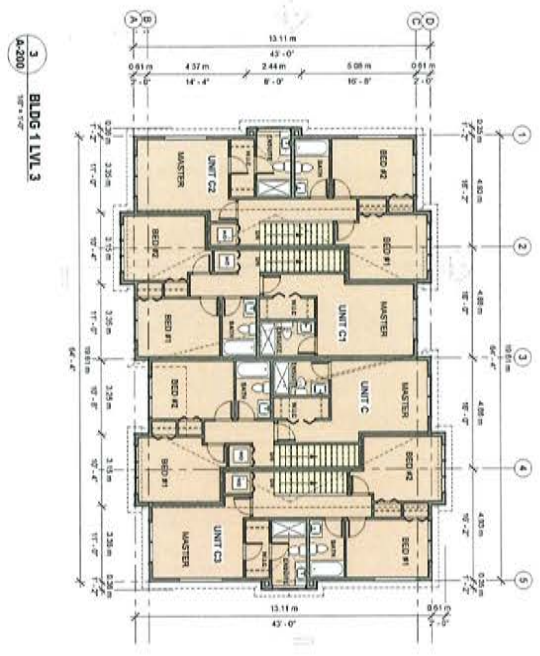
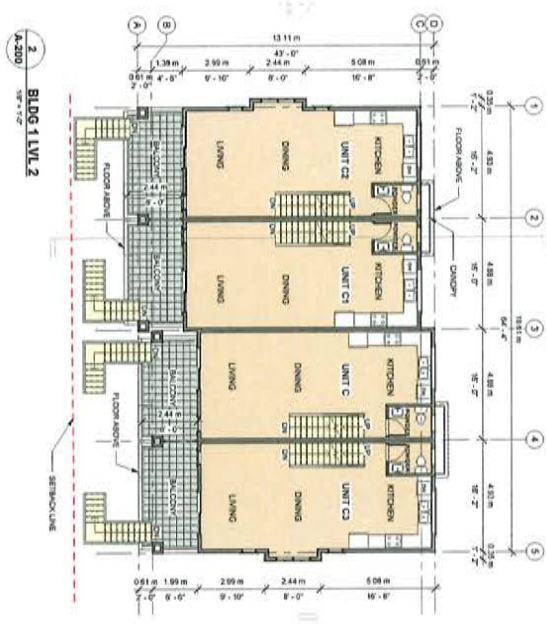
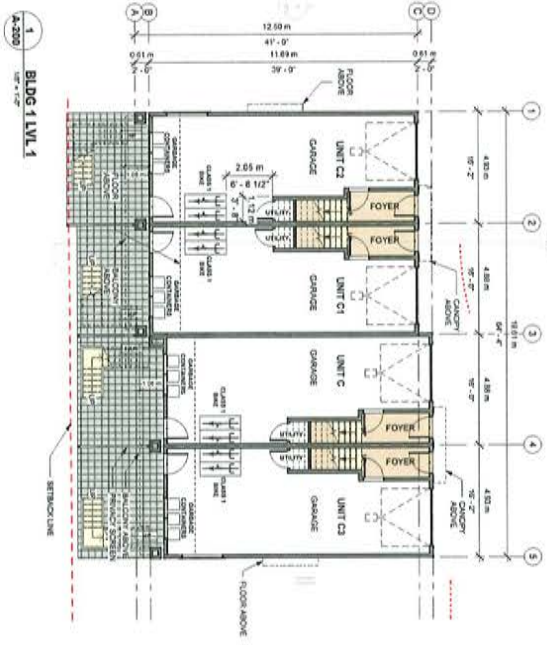
**CLARKE
WEST KARAGON PROPERTIES
INC.**

ACCESSIBILITY PLAN

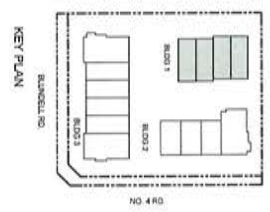
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ALL WORKING FAMILY RESIDENTIAL DEVELOPMENTS
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FOR RESIDENTIAL DEVELOPMENTS. THE UNITS ARE
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DF ARCHITECTURE INC.
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.DFARCHITECTURE.COM

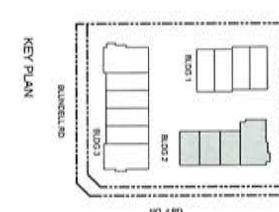
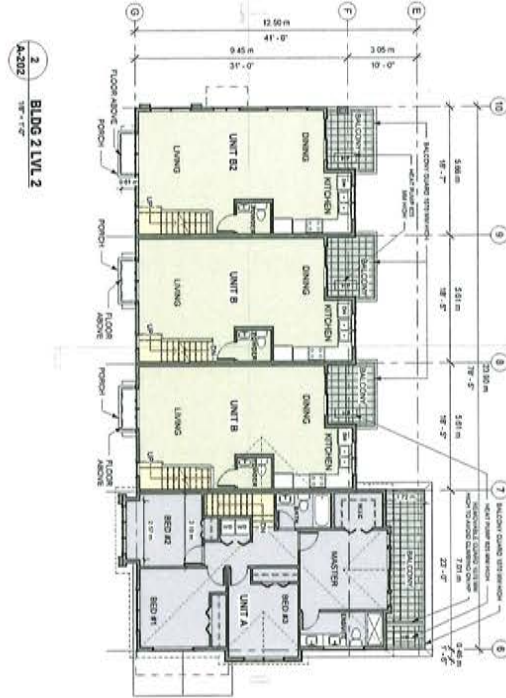
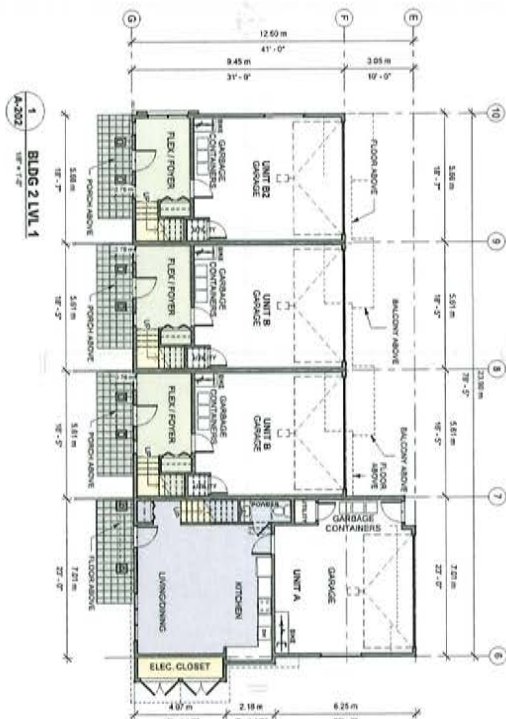
CRUP 161
9951 S. 99TH AVE. SUITE 100
DENVER, CO 80231
TEL: 303.733.1111
WWW.CRUP161.COM

BUILDING 1 - FLOOR PLANS

A-200 S

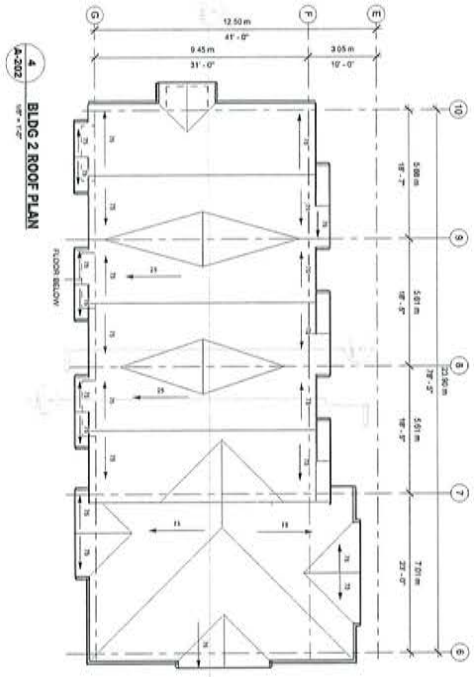
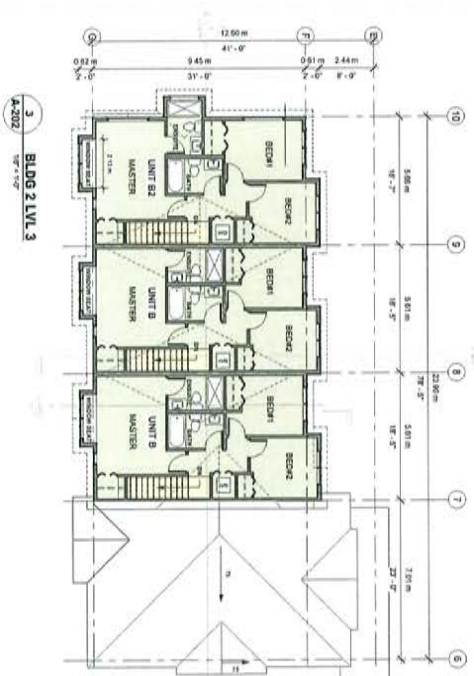
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NOTES:

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND THE 2018 INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING (IMEP) CODE. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND THE 2018 INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING (IMEP) CODE.



BLDG 2 - FLOOR PLANS

Project: 9951 & 9951 BLUNDELL ROAD & 7351 NO. 4 ROAD, RICHMOND, B.C.

Client: KASACON PROPERTIES INC.

Architect: DF ARCHITECTURE INC.

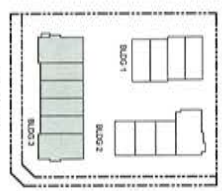
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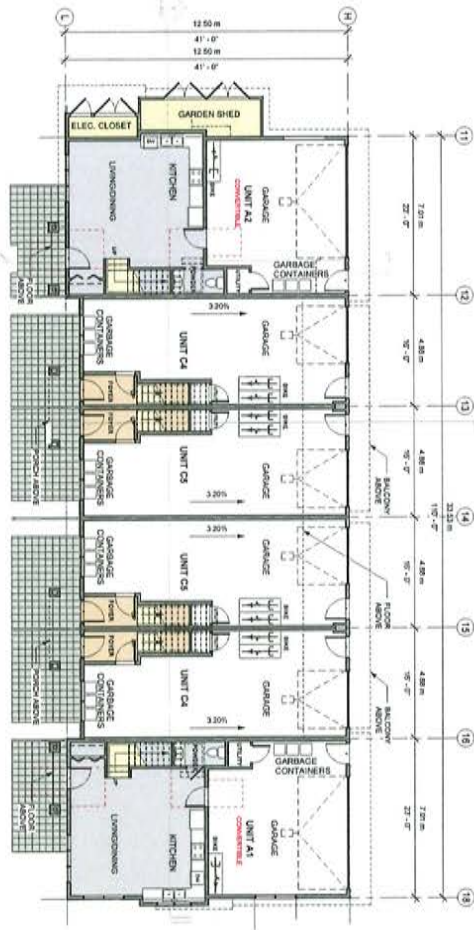
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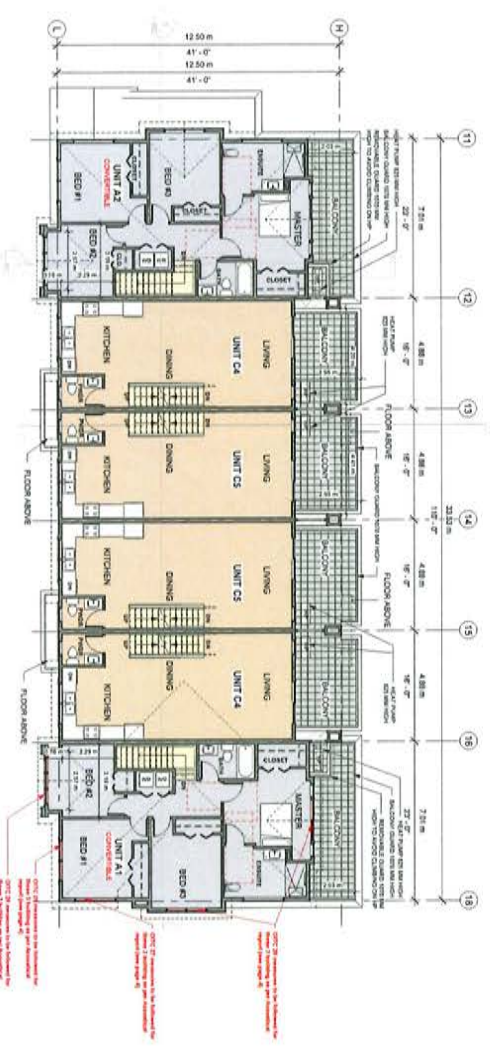
NOTES:
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING (IMEP) CODES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



KEY PLAN



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2 BLDG 3 LVL 2
 A-204
 18' x 12'

DF ARCHITECTURE INC.

CRUP 161

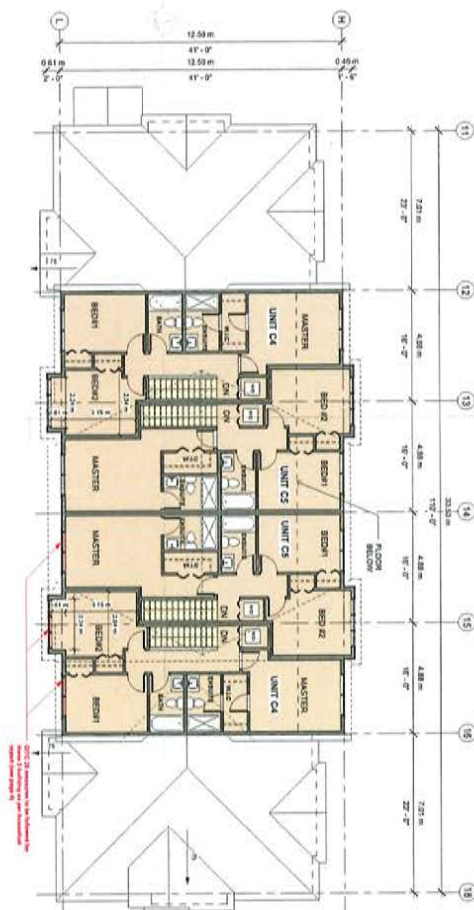
PROPOSED TOWNHOUSE DEVELOPMENT

9991 E. 9951 BLUNDEN ROAD &
 7351 NO. 4 ROAD, RICHMOND, B.C.
 WEST KASABON PROPERTIES INC.

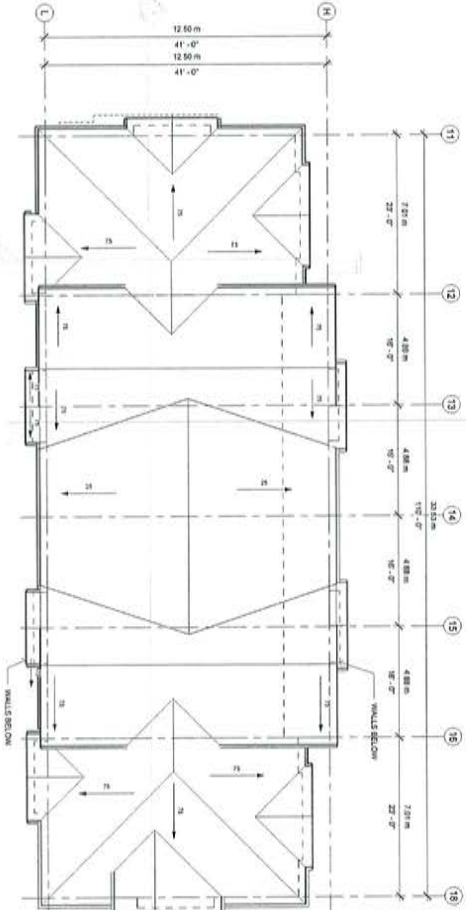
BUILDING 3 - FLOOR PLANS

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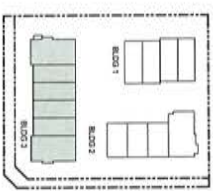
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A-205
BLDG 3 LVL 3



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A-205
BLDG 3 ROOF PLAN



NOTES:
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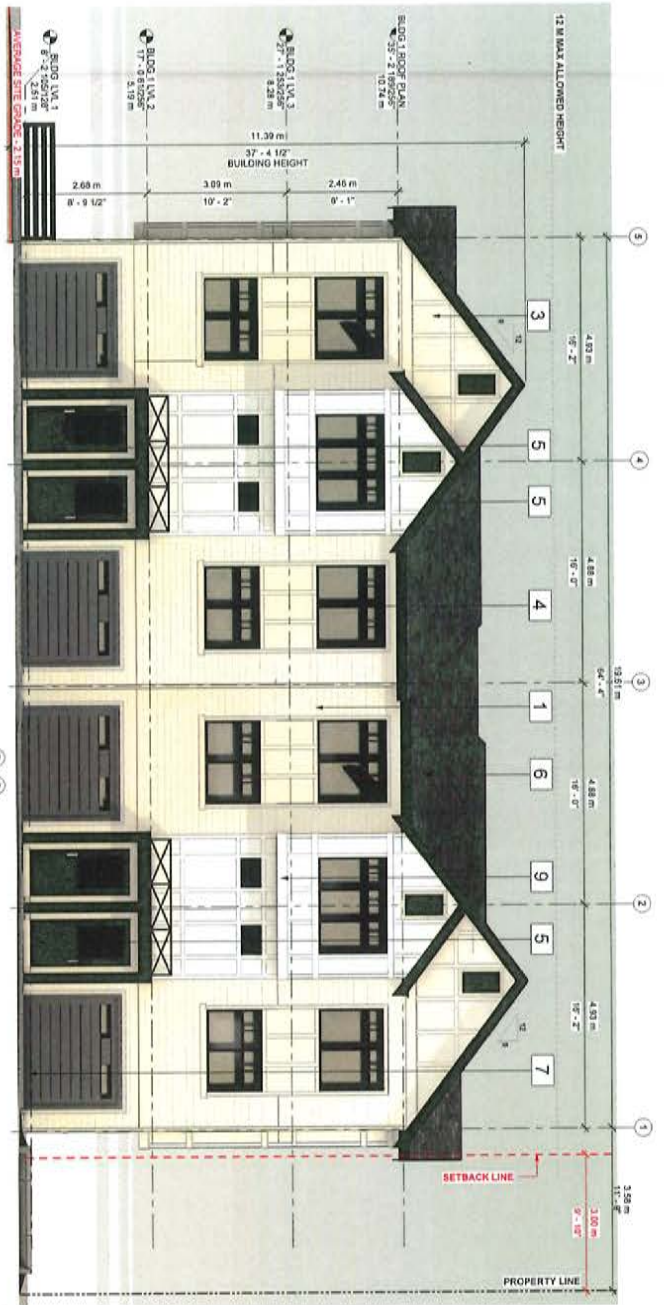


KEY PLAN

DF ARCHITECTURE INC.
10000 14th Avenue, Suite 100, Richmond, BC V6V 1K1
Tel: 604.273.1111
Fax: 604.273.1112
www.dfarchitecture.com

CRUP 161
PROPOSED TOWNHOUSE DEVELOPMENT
5951 & 5951 BLUNDEN ROAD &
7551 NO. 4 ROAD, RICHMOND, B.C.
OWNER: WEST KARACON PROPERTIES INC.

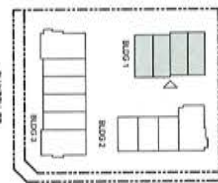
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BUILDING 3 - FLOOR PLANS
12



SCHEDULE OF FINISHES

- SMOOTH FINISH HARDBOARD LATH - BRONZE COLOR TO MATCH - ZONE WHITE BRICK
- BRICK - 8 1/2" x 4" x 8" - HENRY BRICK - ZONE WHITE BRICK
- HARDBOARD AND BUTTER - BRONZE COLOR TO MATCH - ZONE WHITE BRICK
- PAINTED VINYL, UNIFORM - BRONZE COLOR TO MATCH - ZONE WHITE BRICK
- PAINTED VINYL, UNIFORM - BRONZE COLOR TO MATCH - ZONE WHITE BRICK
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- PAINTED VINYL, UNIFORM - BRONZE COLOR TO MATCH - ZONE WHITE BRICK
- PAINTED VINYL, UNIFORM - BRONZE COLOR TO MATCH - ZONE WHITE BRICK

KEY PLAN



NOTES:

DF ARCHITECTURE INC.

CRUP 161

PROPOSED TOWNHOUSE DEVELOPMENT
9891 & 9951 BLUNDILL ROAD S.
7551 NO. 4 ROAD, RICHMOND, B.C.
WEST KARAGOR PROPERTIES INC.

Building 1 Elevations

Architect: CRUP 161

Client: WEST KARAGOR PROPERTIES INC.

Project: PROPOSED TOWNHOUSE DEVELOPMENT

Address: 9891 & 9951 BLUNDILL ROAD S., 7551 NO. 4 ROAD, RICHMOND, B.C.

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

Sheet: 1 of 1



Building 1 Elevations

Architect: CRUP 161

Client: WEST KARAGOR PROPERTIES INC.

Project: PROPOSED TOWNHOUSE DEVELOPMENT

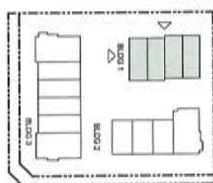
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Scale: 1/8" = 1'-0"

Sheet: 1 of 1



SCHEDULE OF FINISHES	
1	SMOOTH FINISH HANGERS - BRASS COLOR TO MATCH - BRASS FINISH SWATCH
2	BRICK - 600x120x120 - BRICKWORK - BRICKWORK
3	HANGERS - 600x120x120 - BRICKWORK - BRICKWORK
4	PAINTED WOOD SHINGLES - COLOR TO MATCH GRANITE SWATCH - BRASS FINISH SWATCH
5	PAINTED WOOD SHINGLES - COLOR TO MATCH GRANITE SWATCH - BRASS FINISH SWATCH
6	PAINTED WOOD SHINGLES - COLOR TO MATCH GRANITE SWATCH - BRASS FINISH SWATCH
7	PAINTED WOOD SHINGLES - COLOR TO MATCH GRANITE SWATCH - BRASS FINISH SWATCH
8	PAINTED WOOD SHINGLES - COLOR TO MATCH GRANITE SWATCH - BRASS FINISH SWATCH
9	PAINTED WOOD SHINGLES - COLOR TO MATCH GRANITE SWATCH - BRASS FINISH SWATCH



NOTES:

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 Fax: (604) 271-1112
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 Website: www.crup161.com

PROPOSED TOWNHOUSE DEVELOPMENT
 9991 & 9951 BLUNDIE ROAD S.
 7591 NO. 4 ROAD, RICHMOND, B.C.
WEST KARAGON PROPERTIES INC.
 1000 14th Avenue S.W.
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 Richmond, B.C. V6Y 1P1
 Tel: (604) 271-1111
 Fax: (604) 271-1112
 Email: info@westkaragon.com
 Website: www.westkaragon.com

BUILDING 1 SOUTH ELEV.
 A-301
 10-11-20

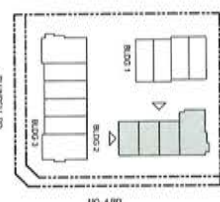


1 BUILDING 2 SOUTH ELEV.



DF ARCHITECTURE INC.

KEY PLAN



NOTES:

2 BUILDING 2 WEST ELEV.



A-303 S

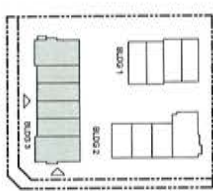
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BUILDING 3 WEST ELEV.
A-304

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SCHEDULE OF FINISHES	
1	BROOM FRESH HARDB LAY - STONE COLORED TO MATCH CONCRETE FINISH
2	BRICK - RED GRAY 1 - HERRON BRICK SPRINKLE BRICK
3	HARVEST STONE AND BATTEN DRONE WHITE BRICKS
4	PAINTED UNIT, FINISHING COLOR TO MATCH GRANITE BAY WOOD ON SHOWN FINISHING
5	COLORED BRICK AND GRANITE PAINTED FINISH, SPRINKLE DOOR OUTDOOR GRATE, WHITE FINISHING FINISHING FINISHING
6	ADHESIVE BRICKS COLOR: TRUCKEE GRAY
7	STANDARD BRICKS 2.5" x 11" x 11" FINISHING FINISHING
8	BROOM FRESH HARDB LAY - STONE COLORED TO MATCH CONCRETE FINISH
9	HARVEST STONE AND BATTEN DRONE WHITE BRICKS

2 BUILDING 3 EAST ELEV. NO. 4 ROAD
A-305



KEY PLAN

NOTES:



3 BUILDING 3 SOUTH ELEV. BLUNDELL RD.
A-305

CRUP 161

PROPOSED TOWNHOUSE DEVELOPMENT

5991 & 9951 BLUNDELL ROAD & 7551 NO. 4 ROAD, RICHMOND, B.C.

WEST KALAGON PROPERTIES INC.

DF ARCHITECTURE INC.

100-1000 VICTORIA PARKWAY

VICTORIA, B.C. V8N 4L1

TEL: 250-363-1111

WWW.DFARCHITECTURE.COM

PROJECT INFORMATION

PROJECT NO. 2024-001

DATE: 2024-01-15

DESIGNER: WEST KALAGON PROPERTIES INC.

ARCHITECT: DF ARCHITECTURE INC.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-01-15

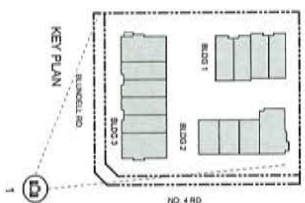
LEGEND

1. EXISTING

2. PROPOSED

SCALE

1" = 10'



<p>  </p>	<p> A-450 S </p>	<p> Drainage NO </p>
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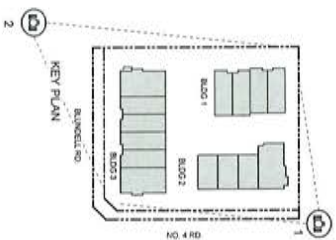


1. NORTH-EAST VIEW FROM NO.4 RD.



2. SOUTH-WEST VIEW FROM BLUNDELL RD.

NOTES:



NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
1	CONCRETE FOUNDATION	1	1	100000	100000
2	CONCRETE SLAB	1	1	100000	100000
3	CONCRETE WALL	1	1	100000	100000
4	CONCRETE ROOF	1	1	100000	100000
5	CONCRETE FLOOR	1	1	100000	100000
6	CONCRETE CEILING	1	1	100000	100000
7	CONCRETE STAIR	1	1	100000	100000
8	CONCRETE BALCONY	1	1	100000	100000
9	CONCRETE DRIVEWAY	1	1	100000	100000
10	CONCRETE PAVEMENT	1	1	100000	100000
11	CONCRETE CURB	1	1	100000	100000
12	CONCRETE GUTTER	1	1	100000	100000
13	CONCRETE DOWNSPOUT	1	1	100000	100000
14	CONCRETE WALKWAY	1	1	100000	100000
15	CONCRETE LANDSCAPE	1	1	100000	100000
16	CONCRETE FENCE	1	1	100000	100000
17	CONCRETE GATE	1	1	100000	100000
18	CONCRETE DRIVEWAY	1	1	100000	100000
19	CONCRETE PAVEMENT	1	1	100000	100000
20	CONCRETE CURB	1	1	100000	100000
21	CONCRETE GUTTER	1	1	100000	100000
22	CONCRETE DOWNSPOUT	1	1	100000	100000
23	CONCRETE WALKWAY	1	1	100000	100000
24	CONCRETE LANDSCAPE	1	1	100000	100000
25	CONCRETE FENCE	1	1	100000	100000
26	CONCRETE GATE	1	1	100000	100000
27	CONCRETE DRIVEWAY	1	1	100000	100000
28	CONCRETE PAVEMENT	1	1	100000	100000
29	CONCRETE CURB	1	1	100000	100000
30	CONCRETE GUTTER	1	1	100000	100000
31	CONCRETE DOWNSPOUT	1	1	100000	100000
32	CONCRETE WALKWAY	1	1	100000	100000
33	CONCRETE LANDSCAPE	1	1	100000	100000
34	CONCRETE FENCE	1	1	100000	100000
35	CONCRETE GATE	1	1	100000	100000
36	CONCRETE DRIVEWAY	1	1	100000	100000
37	CONCRETE PAVEMENT	1	1	100000	100000
38	CONCRETE CURB	1	1	100000	100000
39	CONCRETE GUTTER	1	1	100000	100000
40	CONCRETE DOWNSPOUT	1	1	100000	100000
41	CONCRETE WALKWAY	1	1	100000	100000
42	CONCRETE LANDSCAPE	1	1	100000	100000
43	CONCRETE FENCE	1	1	100000	100000
44	CONCRETE GATE	1	1	100000	100000
45	CONCRETE DRIVEWAY	1	1	100000	100000
46	CONCRETE PAVEMENT	1	1	100000	100000
47	CONCRETE CURB	1	1	100000	100000
48	CONCRETE GUTTER	1	1	100000	100000
49	CONCRETE DOWNSPOUT	1	1	100000	100000
50	CONCRETE WALKWAY	1	1	100000	100000
51	CONCRETE LANDSCAPE	1	1	100000	100000
52	CONCRETE FENCE	1	1	100000	100000
53	CONCRETE GATE	1	1	100000	100000
54	CONCRETE DRIVEWAY	1	1	100000	100000
55	CONCRETE PAVEMENT	1	1	100000	100000
56	CONCRETE CURB	1	1	100000	100000
57	CONCRETE GUTTER	1	1	100000	100000
58	CONCRETE DOWNSPOUT	1	1	100000	100000
59	CONCRETE WALKWAY	1	1	100000	100000
60	CONCRETE LANDSCAPE	1	1	100000	100000
61	CONCRETE FENCE	1	1	100000	100000
62	CONCRETE GATE	1	1	100000	100000
63	CONCRETE DRIVEWAY	1	1	100000	100000
64	CONCRETE PAVEMENT	1	1	100000	100000
65	CONCRETE CURB	1	1	100000	100000
66	CONCRETE GUTTER	1	1	100000	100000
67	CONCRETE DOWNSPOUT	1	1	100000	100000
68	CONCRETE WALKWAY	1	1	100000	100000
69	CONCRETE LANDSCAPE	1	1	100000	100000
70	CONCRETE FENCE	1	1	100000	100000
71	CONCRETE GATE	1	1	100000	100000
72	CONCRETE DRIVEWAY	1	1	100000	100000
73	CONCRETE PAVEMENT	1	1	100000	100000
74	CONCRETE CURB	1	1	100000	100000
75	CONCRETE GUTTER	1	1	100000	100000
76	CONCRETE DOWNSPOUT	1	1	100000	100000
77	CONCRETE WALKWAY	1	1	100000	100000
78	CONCRETE LANDSCAPE	1	1	100000	100000
79	CONCRETE FENCE	1	1	100000	100000
80	CONCRETE GATE	1	1	100000	100000
81	CONCRETE DRIVEWAY	1	1	100000	100000
82	CONCRETE PAVEMENT	1	1	100000	100000
83	CONCRETE CURB	1	1	100000	100000
84	CONCRETE GUTTER	1	1	100000	100000
85	CONCRETE DOWNSPOUT	1	1	100000	100000
86	CONCRETE WALKWAY	1	1	100000	100000
87	CONCRETE LANDSCAPE	1	1	100000	100000
88	CONCRETE FENCE	1	1	100000	100000
89	CONCRETE GATE	1	1	100000	100000
90	CONCRETE DRIVEWAY	1	1	100000	100000
91	CONCRETE PAVEMENT	1	1	100000	100000
92	CONCRETE CURB	1	1	100000	100000
93	CONCRETE GUTTER	1	1	100000	100000
94	CONCRETE DOWNSPOUT	1	1	100000	100000
95	CONCRETE WALKWAY	1	1	100000	100000
96	CONCRETE LANDSCAPE	1	1	100000	100000
97	CONCRETE FENCE	1	1	100000	100000
98	CONCRETE GATE	1	1	100000	100000
99	CONCRETE DRIVEWAY	1	1	100000	100000
100	CONCRETE PAVEMENT	1	1	100000	100000

DF ARCHITECTURE INC.

CRUP 161

PROPOSED TOWNHOUSE DEVELOPMENT

9951 & 9953 BLUNDELL ROAD & 7351 NO. 4 ROAD, RICHMOND, B.C.

WILFRED KARADON PROPERTIES INC.

RENDERINGS

A-452 S

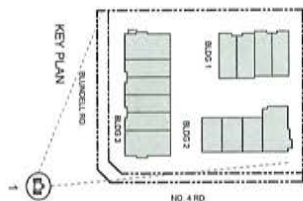
17



SCHEDULE OF FINISHES

1. COLOR : TWILIGHT GREY
- ASPHALT SHINGLES
2. COLOR : SEA GRAY 6
BRICK: HEBRON BRICK UPPER SCOTT
- BOARD AND BATTEN
3. COLOR : DIVINE WHITE SW 6105
- BOARD AND BATTEN
- HARDIE BOARD SIDING
- WOOD WINDOW AND CORNER TRIMS
4. COLOR : ANEW GRAY SW 7030
- SMOOTH FINISH HARDIE LAP - SIDING
5. COLOR : ACADE WHITE SW 7100
- HARDIE BOARD AND BATTEN
6. COLOR : BM 1603 GRAPHITE
- PAINTED FASCIA
- PERFORATED VINYL SOFFIT
- DOORS AND WINDOW FRAMES
- GUTTERS
- WOODEN GABLE VENTS
- PRIVACY SCREEN
- DECORATIVE METAL GUARDS

NOTES:



NO.	DESCRIPTION	QUANTITY	UNIT	AMOUNT
1	ASPHALT SHINGLES	1000	SQ. YD.	1000
2	SEA GRAY 6 BRICK	1000	SQ. YD.	1000
3	DIVINE WHITE SW 6105	1000	SQ. YD.	1000
4	ANEW GRAY SW 7030	1000	SQ. YD.	1000
5	ACADE WHITE SW 7100	1000	SQ. YD.	1000
6	BM 1603 GRAPHITE	1000	SQ. YD.	1000
7	PAINTED FASCIA	1000	SQ. YD.	1000
8	PERFORATED VINYL SOFFIT	1000	SQ. YD.	1000
9	DOORS AND WINDOW FRAMES	1000	SQ. YD.	1000
10	GUTTERS	1000	SQ. YD.	1000
11	WOODEN GABLE VENTS	1000	SQ. YD.	1000
12	PRIVACY SCREEN	1000	SQ. YD.	1000
13	DECORATIVE METAL GUARDS	1000	SQ. YD.	1000

DF ARCHITECTURE INC.

CRUP 161

PROPOSED TOWNHOUSE DEVELOPMENT

9991 & 9951 BLUNDEL ROAD & 7951 NO. 4 ROAD, RICHMOND, B.C.
SHEPHERD KARADON PROPERTIES INC.

DATE	NOV 2024
BY	AS/REDACTED
FOR	AS/REDACTED
PROJECT	2024-10

MATERIAL BOARD

NO.	A-500
DATE	S
BY	I

