

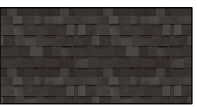
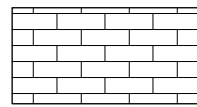

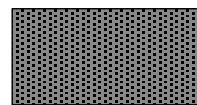




1. **ASPHALT SHINGLE**
DARK GREY OR BLACK
2. **PREFINISHED ALUMINUM GUTTER AND FLASHING**
BLACK
3. **GABLE ROOF FASCIA BOARD**
PAINTED, BM HC-103 CROMWELL GRAY
4. **WOOD TRIM, BRACKET, RAFTERS, POSTS**
PAINTED, BM HC-103 CROMWELL GRAY
5. **SOLID WOOD DOOR**
PAINTED BLACK
6. **"BRICK-IT" THIN BRICK**
SEA SHELL COLOUR
7. **STUCCO**
PAINTED, BM HC-169 COVENTRY GRAY
8. **VINYL THERMALLY BROKEN WINDOW**
BLACK

WEST ELEVATION
SCALE 1/8" = 1'-0"

 WOOD TRIMS BENJAMIN MOORE HISTORICAL BM-HC-103 CROMWELL GRAY	 STUCCO BENJAMIN MOORE CLASSIC BM HC-169 COVENTRY GRAY
 ASPHALT SHINGLE DARK GREY OR BLACK	 THIN BRICK BENJAMIN MOORE HISTORICAL BM HC-166- KENDALL CHARCOAL
 SOLID WOOD DOOR PAINTED BLACK	 ARCHITECTURAL CONCRETE

NOTE:
 ALL EXTERIOR WOOD TRIM INCLUDING FASCIAS, BARGE BOARDS, BELL BOARDS, AND CORNER BOARDS ARE TO BE SMOOTH, SANDED MATERIAL WITH PAINTED FINISH.
 ALL SOFFITS INCLUDING PORCHES, BAYS AND EAVES, ARE TO HAVE WOOD TONGUE-AND-GROOVE (OR V-JOINT) SOFFITS, SMOOTH SANDED WITH PAINT OR STAIN FINISH.
 ALL WINDOWS TO HAVE VINYL FRAMES OF SUBSTANTIAL SECTION.
 ALL WINDOWS TO HAVE A BALANCED SASH (BOTH OPERABLE AND NON-OPERABLE WINDOWS TO HAVE SASHES OF THE SAME DIMENSION).
 ALL WINDOWS TO HAVE TRUE DIVIDED LITES (INDIVIDUAL GLAZING UNITS BETWEEN MUNTIN BARS, OR EQUIVALENT WITH EXTERIOR AND INTERIOR MOUNTED MUNTIN BARS AND INTERNAL SPACER BAR).
 BANKED WINDOWS ARE TO BE INSTALLED AS INDIVIDUAL WINDOW UNITS WITH VERTICAL POST/ TRIM IN BETWEEN).

INTERRUPT REFLECTIVE GLASS BY INCREASING THE DENSITY OF SPANDREL PANELS AND MULLIONS.
 REDUCE THE DANGERS OF OPEN PIPES, VENTILATION GRATES AND DRAINS TO BE CLOSED W/ SCREENS.
 BIRD FRIENDLY DESIGN MEASURES TO SEE LANDSCAPE DESIGN.

PROJECT ADDRESS	DATE	SCALE	DWG #
4770 DUCHESS STREET, VANCOUVER, BC	JANUARY 2019	AS SHOWN	01
DRAWING NAME	PROJECT #		
COLORED ELEVATION AND MATERIAL BOARD	GA-G138		

G R A D U A L
A R C H I T E C T U R E

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