

NORTH ELEVATION ON CHEYENNE AVE
SCALE 1/4" = 1'-0"



WEST ELEVATION ON DUCHESS ST
SCALE 1/4" = 1'-0"

1. **ASPHALT SHINGLE**
DARK GREY OR BLACK
2. **REFINISHED 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

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.

NO.	DATE	DESCRIPTION
REVISIONS:		

NO.	DATE	DESCRIPTION
1	JAN 7, 2018	DP SUBMISSION 01
ISSUE:		



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SEAL

DUCHESS STREET DEVELOPMENT

PROJECT NAME
4770 DUCHESS STREET VANCOUVER, BC
PROJECT ADDRESS

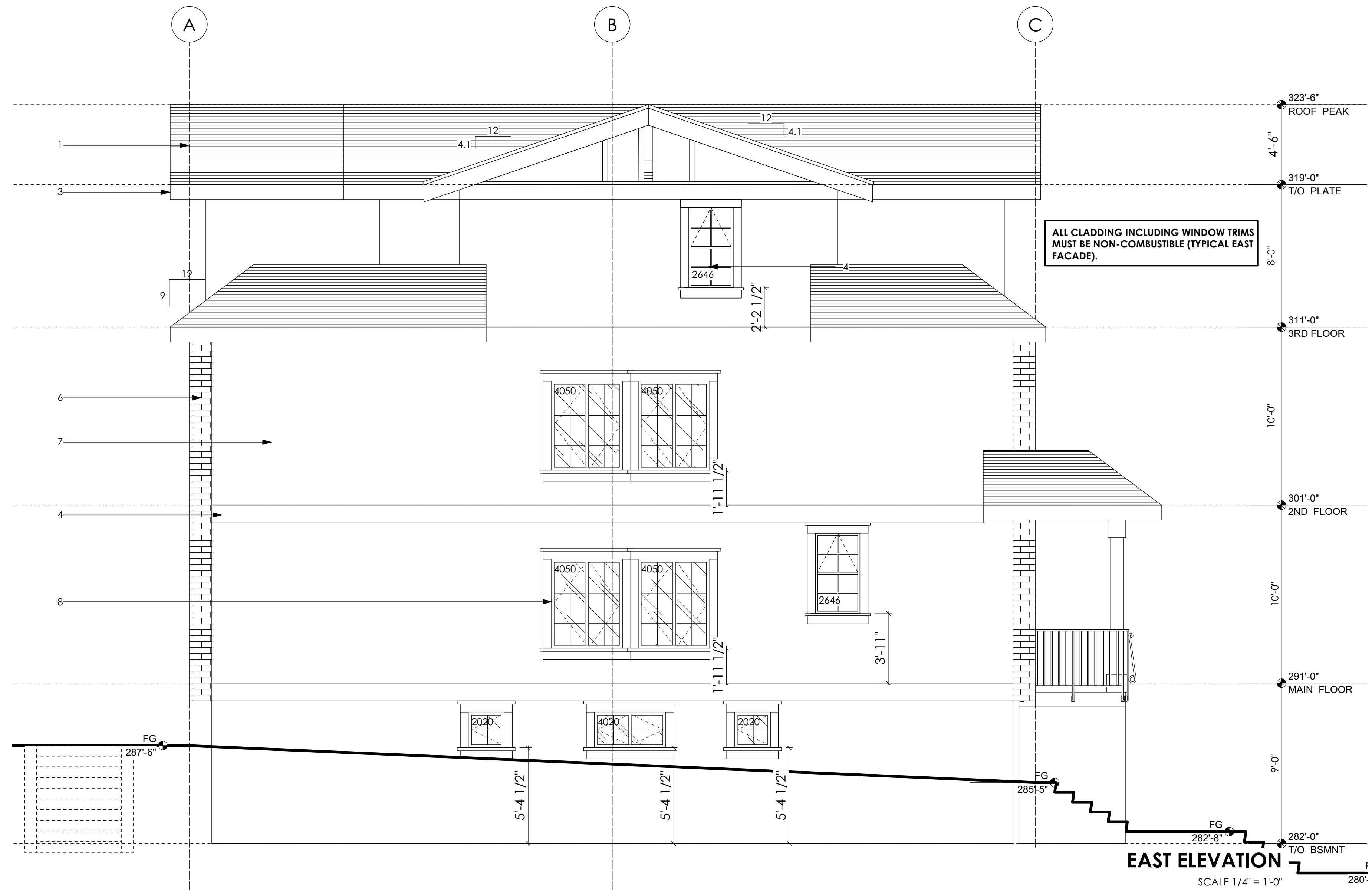
DRAWN: J.T.	ISSUE #
SCALE: AS NOTED	PROJECT NO.: GA-G138
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NOTE	

FRONT & REAR ELEVATIONS

SHEET TITLE: 0	SHEET NO.: A3.0
SHEET	



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



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
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BIRD FRIENDLY DESIGN MEASURES TO SEE LANDSCAPE DESIGN.

UNPROTECTED OPENINGS - EAST AREA 1		PERMITTED GLAZED OPENING, %	
AREA, m ²	LIMITING DISTANCE, m		
	1.20		
100.00	14.00		
141.92	14.00		
			SQFT
		PERMITTED AREA OF GLAZED OPENINGS	213.865
		PROPOSED AREA OF GLAZED OPENINGS	103.25

NO.	DATE	DESCRIPTION
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FIRM

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VANCOUVER, BC

PROJECT ADDRESS

DRAWN:
J.T.

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NOTE

EAST & WEST ELEVATIONS

SHEET TITLE:

0

REVISION NO.:

SHEET

A3.1

SHEET NO.: