

DESIGN RATIONALE BOOKLET FOR 2001 – 2021 W 41st Ave

MIXED-USED DEVELOPMENT

Gradual Architecture Inc.

TABLE OF CONTENTS

1.0 PROJECT OVERREVIEW

2.0 SITE CONTEXT ANAYSIS

- NEIGHOURHOOD CONTEXT
- ZONING DISTRICT
- SITE PHOTOS
- STREETSCAPE

3.0 ARCHITECTRUAL DESIGN

- DESIGN RATIONALE
- SITE PLAN
- SHADOW STUDIES
- FLOOR PLANS
- MATERIAL BOARD
- ELEVATIONS

4.0 LANDSCAPE

1.0 ROJECT OVERVIEW

The subject site is located along the busy and well-established Kerrisdale commercial corridor on West 41st Avenue between Maple Street and East Boulevard. This prominent commercial corridor features a strong mix of one or two-storey of local shops, restaurants, community services, and residential uses, making it one of Vancouver's most active neighborhood hubs. The project site comprises five amalgamated parcels within the C-2 zone. The proposed development aims to contribute to the evolving streetscape of Kerrisdale while aligning with the City's objectives for delivering more secured rental housing and strengthening local commercial areas. It introduces a contemporary, high-quality building form that integrates well into the evolving context of the Kerrisdale village and West 41st Avenue corridor.

Proposal:

- Level 1 - 3 retail units & future daycare
- Level 1 mezzanine floor – Future daycare
- Level 2-6 - 66 rental dwelling units including:
  - 9 units (13.64%)
  - 34 1-Bedroom (51.52%)
  - 23 2-Bedroom (35%)
- 2 levels parkade
- Indoor & outdoor amenity spaces on level 2

Floor area – Permitted 3.50:

- Proposed FSR of 3.5

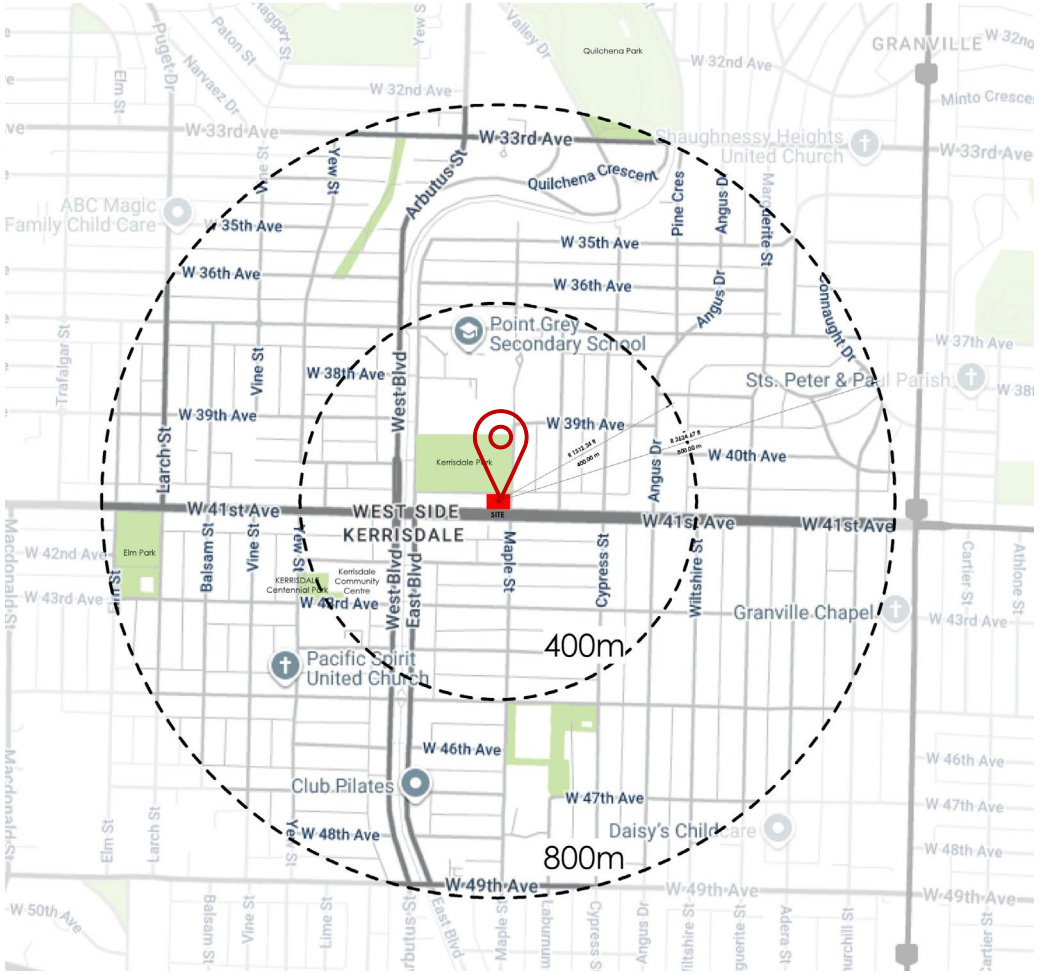
Building height – Permitted 22.00m (72.18ft):

- Proposed building height 22.78m (74.78ft) – request for relaxation

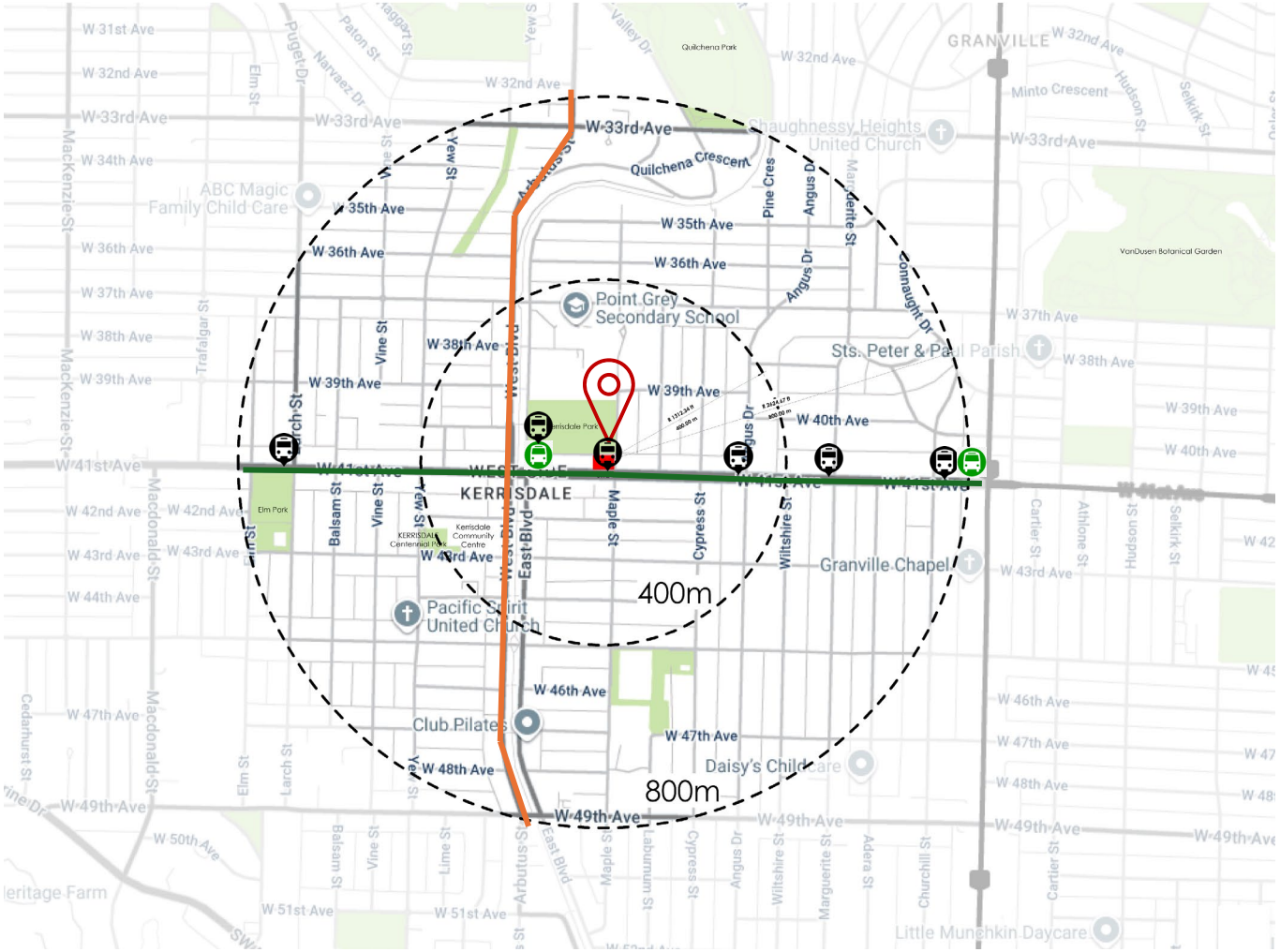
2.0 SITE CONTEXT ANLYSIS

The existing commercial building at 2021 W 41st Avenue was constructed in 1949, while the portions of the site at 2001–2007 W 41st Avenue remain vacant due to a fire in June 2017 as noted in the Environmental Site Assessment. The site is well served by transit and is within walking distance of a wide range of neighborhood amenities, including grocery stores, restaurants, retail shops, the local library, community center, parks, and a secondary school.

To the north, Kerrisdale Park is located across the lane, with Point Grey Secondary School immediately north of the park. To the south, the site is bordered primarily by commercial buildings across W 41st Avenue. To the east, across Maple Street, a new 6-storey mixed-use building is under construction within RR-3B zoning. To the west, the site is adjacent to several 1 and 2-storey commercial buildings within the C-2 zone.



NEIGHBOURHOOD CONTEXT

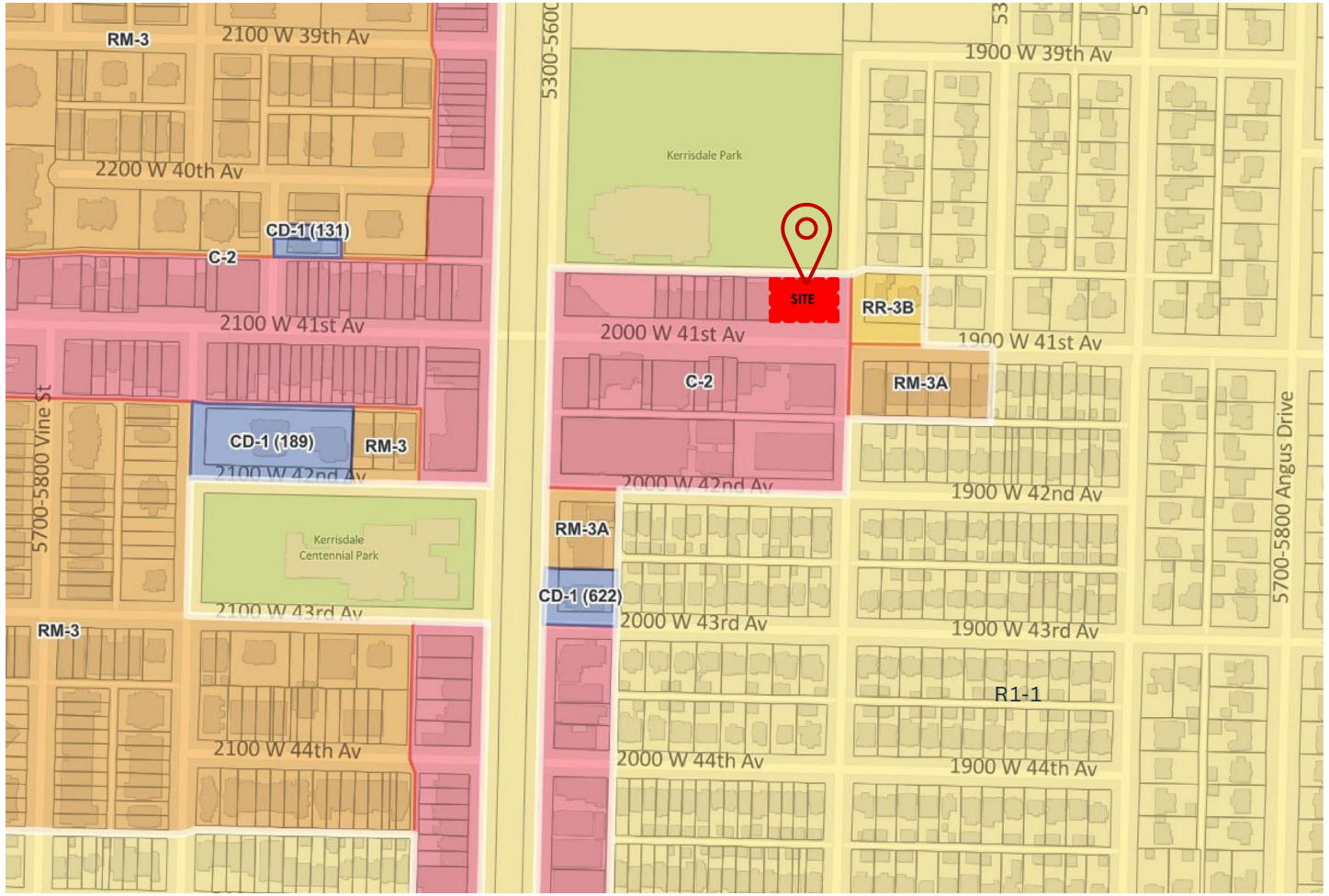


LEGEND:

- Subject Site
- Rapid Bus Routes
- Rapid B-Line Routes
- Bus Stops
- Rapid Bus Stops

N

ZONING MAP



Legend

Zoning Classification

- Commercial
- Comprehensive Development
- Historical Area
- Industrial
- Limited Agriculture
- Residential
- Residential Inclusive
- Residential Rental

N



1. VIEW TOWARD KERRISDALE PARK, POINT GREY SECONDARY SCHOOL, AND THE MOUNTAINS



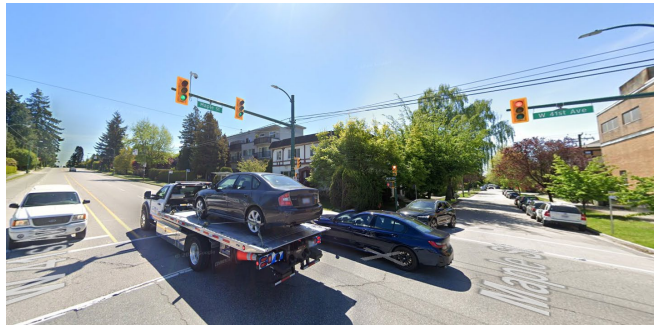
2. SE CORNER VIEWED FROM INTERSACTION OF W 41ST AVE AND MAPLE STREET



3. VIEWED FROM W 41ST STREET LOOKING AT SOUTH OF THE SITE

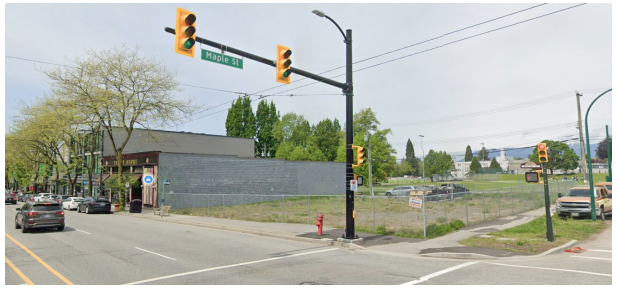


4. VIEWED FROM W 41ST STREET LOOKING AT SOUTH OF THE SITE

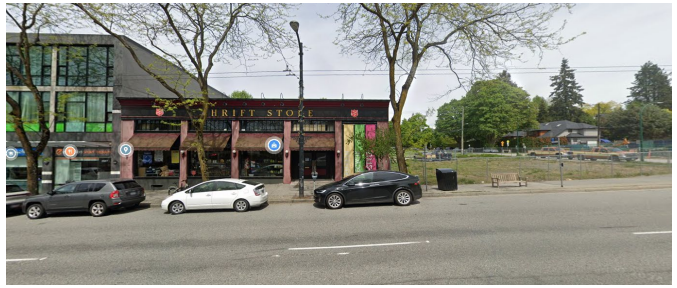


5. INTERSACTION OF W 41ST AVE AND MAPLE STREET LOOKING AT SOUTHWEST OF THE SITE





1. SE CORNER VIEWED FROM INTERSACTION OF W 41ST AVE AND MAPLE STREET



2. SOUTH ELEVATION ON W 41ST AVE



3. SW CORNER VIEWED FROM W 41ST AVE



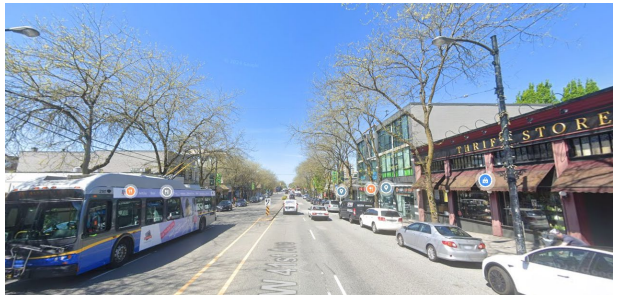
4. NW CORNER VIEWED FROM LANE AT REAR OF SITE



5. NE CORNER VIEWED FROM LANE AT REAR OF SITE



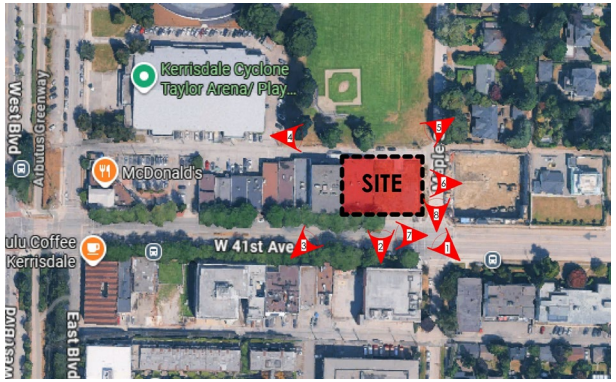
6. EAST ELEVATION VIEWED FROM MAPLE STREET



7. NW CORNER VIEWED FROM W 41ST STREET



8. SE CORNER VIEWED FROM MAPLE STREET



N

EXISTING STREETSCAPE – W 41ST AVENUE



PROPOSED STREETSCAPE – W 41ST AVENUE



EXISTING STREETSCAPE – MAPLE STREET



PROPOSED STREETSCAPE – MAPLE STREET



3.0 ARCHITECTRUAL DESIGN

Building Organization

The proposal organizes a mixed-use building that strengthens the West 41st Avenue streetscape while providing new commercial space, dedicated childcare facilities, and a diverse range of housing units.

Retail units are located along West 41st Avenue to animate pedestrian activity and support local businesses. A prominent residential entry is located in the center of the building on Maple Street to ensure visibility and safe and direct access for residents. The future daycare occupies a rear portion of the ground level with a dedicated mezzanine and secure outdoor play area, positioned to receive daylight while remaining protected from traffic exposure.

Two parkade levels accommodate residential, commercial, visitor, and daycare parking while maintaining efficient ramp slopes and minimizing driveway impact on the public realm. Bicycle rooms are distributed across both parkade levels near the elevator shaft, meeting Class A and B requirements and supporting sustainable transportation. The central lobby core provides simple vertical circulation linking all residential floors and amenities.

Upper levels are planned with a range of studio, 1-bedroom, and 2-bedroom layouts, arranged to optimize daylight, privacy, and cross-ventilation. Repetition of structural grids ensures efficient floor plate stacking while allowing variation in unit orientations. The indoor and outdoor amenity spaces are located on level 2 to serve residents with accessibility with a high ceiling. An outdoor space for future daycare is provided on level 2 to have a plenty view of Kerrisdale Park.

Massing Logic

The building form is shaped directly by setback requirements and the need to transition sensitively between commercial frontage and residential uses. At grade, the rear yard maintains a minimum 5 ft setback from the property line, consistent with commercial spaces under 6.1 m in height. From Levels 2 to 6, the rear setback increases to 15.09 ft to accommodate residential us. Along West 41st Avenue and Maple Street, the building observes an 8.20 ft front-yard setback, contributing to a wider pedestrian realm and consistent streetscape rhythm.

All residential units provide private open space measuring at least 6 ft by 9 ft, ensuring adequate usability and outdoor access. Stepped massing at the daycare outdoor area and residential amenity terraces improves daylight penetration and creates usable elevated exterior spaces. Window placement and unit layouts are arranged to orient views toward West 41st Avenue, Maple Street, and the lane, while intentionally avoiding exposure toward adjacent properties for both fire-safety compliance and privacy. Bedroom windows are recessed from the primary exterior plane, softening the visual mass of the building and enhancing privacy between units while creating a more articulated façade.

Material Palette and Character

Exterior cladding selections have been carefully considered to emphasize durability, low maintenance, and a strong architectural identity that unifies the building's composition. At grade, aluminum panels define the retail frontage, establishing a sense of permanence and visual grounding for pedestrians. These materials are chosen not only for their resilience and longevity but also for their ability to convey a modern, cohesive aesthetic that complements the surrounding urban context.

Along Maple Street, the introduction of an orange feature wall within the aluminum panel system serves multiple purposes. It visually highlights the residential entry, improving legibility and wayfinding for residents, while also adding a layer of visual interest that enlivens the streetscape. The residential entrance is thoughtfully recessed within a white aluminum panel backdrop, aligned with the balconies above, creating a sense of depth and a clearly defined point of arrival that distinguishes the private entry from the public retail frontage.

At the southeast corner of the site, horizontal aluminum fins are introduced to draw the attention of passersby. On the level 2 balcony and corner, perforated metal railings are incorporated to complement the overall material palette while providing visual interest and transparency.

The West 41st Avenue and Maple Street elevations balance transparency and privacy through generous glazing at street level, allowing visual connection between the interior retail spaces and pedestrians. This transparency encourages street-level activity and engagement, enhancing the public realm experience. The upper storeys employ a more articulated cladding composition, using variations in color and material articulation to break down the massing and provide an appropriate scale transition toward Maple Street and the lane behind. This careful modulation ensures the building responds sensitively to its context, reinforcing both the human scale at street level and the overall architectural hierarchy.

On the west façade facing the neighboring property, corrugated metal siding is simply applied over the concrete block to provide a non-combustible exterior, combining safety with a subtle material expression.

Discretionary Variances

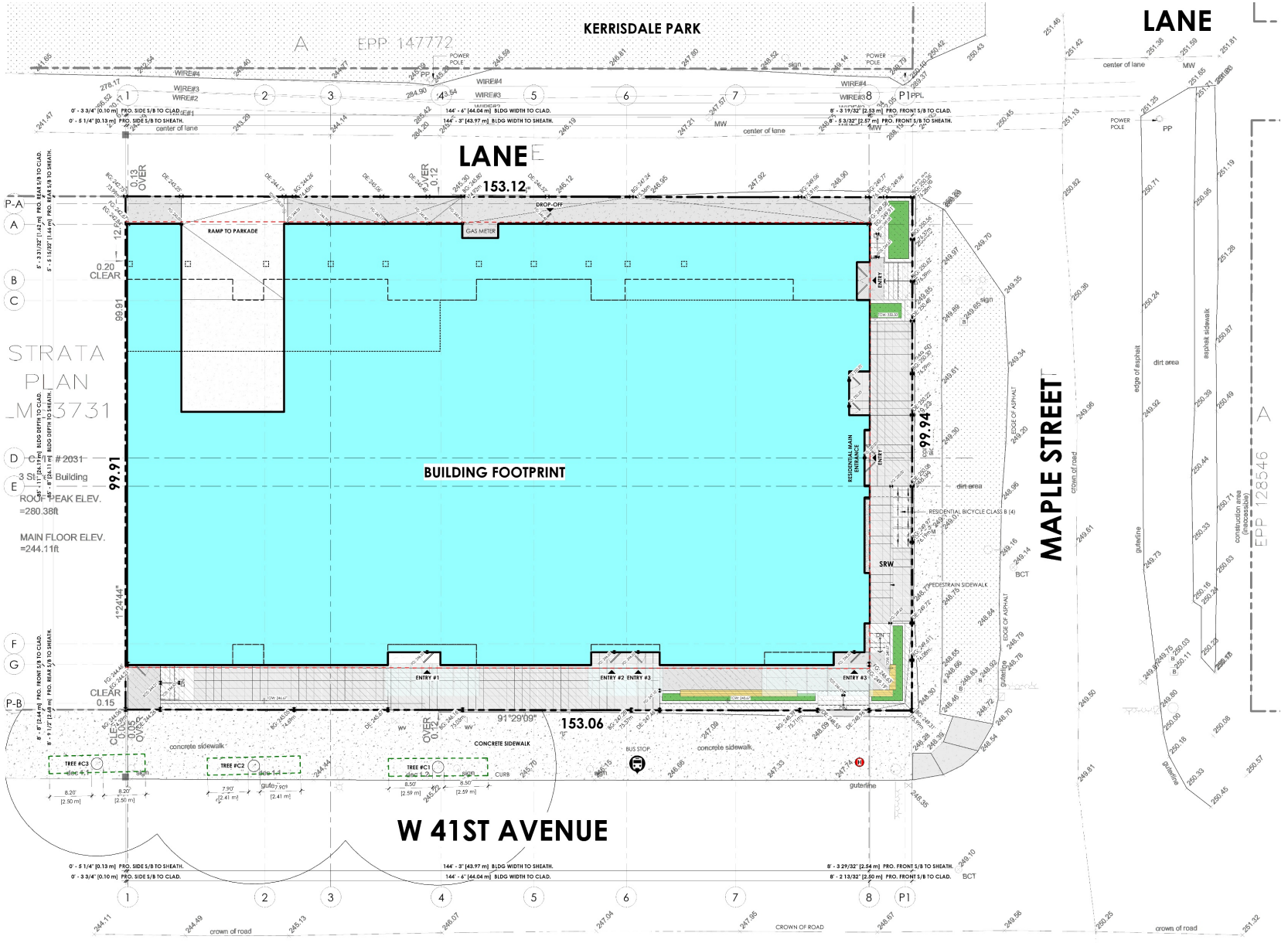
The commercial spaces on Level 1 are designed with a floor-to-floor height greater than 5.5 m (18.04 ft). Therefore, in accordance with the C-2 District Schedule Section 3.1.2.1 (a)(i), the permitted building height is 22.00 m (72.18 ft) for a 6-storey mixed-use building. The proposed development meets the 6-storey limit and provides an overall height of 22.79 m (74.78 ft).

The site has a grade difference of approximately 7.51 ft between the west property line and the east property line along the rear lane, and this significant slope directly influences the calculated building height based on the bylaw's definition of grade. Due to the natural grade conditions of the site, the northwest corner represents the lowest existing grade along the west elevation, and this results in the roof parapet exceeding the allowable height by approximately 0.79 m (2.6 ft).

The requested additional height does not increase the number of storeys, overall density, or intensity of use. Instead, the minor height relaxation accommodates the required roof parapet height necessary to meet building envelope, insulation, and construction standards. The variance ensures the building maintains proper parapet proportions, provides adequate water management detailing, and achieves full compliance with building code and safety requirements.

CPTED Strategy

Adequate lighting throughout the building and at the pedestrian level will be integrated into the landscape design to enhance safety and visibility. Residential mailboxes are located within the interior lobby, and the parking area is secured with a gate to provide controlled access for residents. The public roof patio is designed to encourage social interaction and community engagement, offering opportunities for natural surveillance and contributing to overall public safety.


KERRISDALE PARK
LANE
LANE
MAPLE STREET
W 41ST AVENUE
153.12
153.06
99.91
99.94
BUILDING FOOTPRINT
STRATA PLAN LMS3731
2031
3 Sty Building
ROOF PEAK ELEV. =280.38ft
MAIN FLOOR ELEV. =244.11ft
RAMP TO PARKADE
DROP-OFF
GAS METER
RESIDENTIAL MAIN ENTRANCE
RESIDENTIAL BICYCLE CLASS B (4)
ENTRY #1
ENTRY #2
ENTRY #3
SRW
BUS STOP
CONCRETE SIDEWALK
concrete sidewalk
PEDESTRAIN SIDEWALK
TREE #C3
TREE #C2
TREE #C1
dirt area
asphalt sidewalk
edge of asphalt
guterline
crown of road
CROWN OF ROAD
EPP 128546
N



MARCH 21ST @10AM



MARCH 21ST @12PM



MARCH 21ST @2PM



SEPTEMBER 21ST @10AM

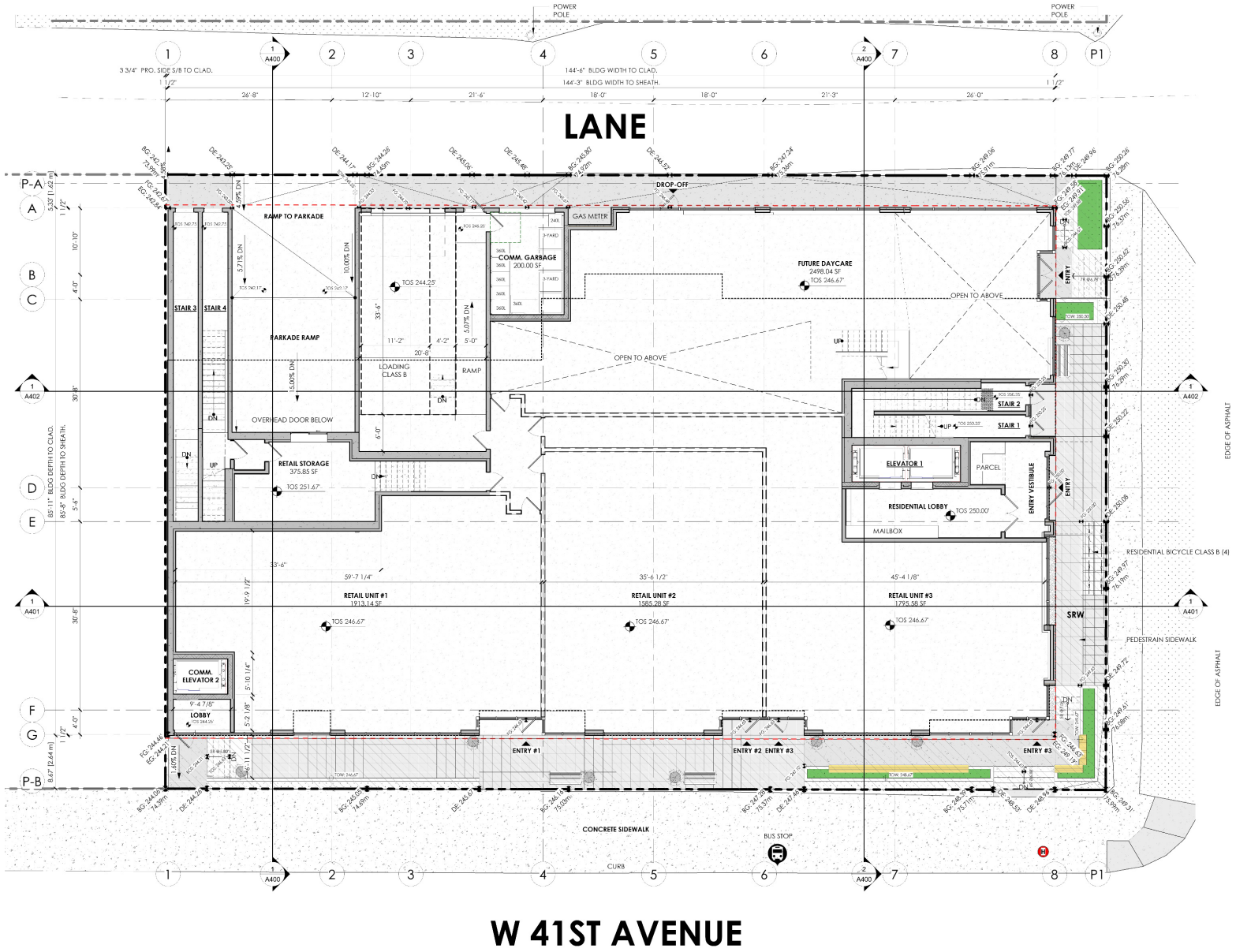


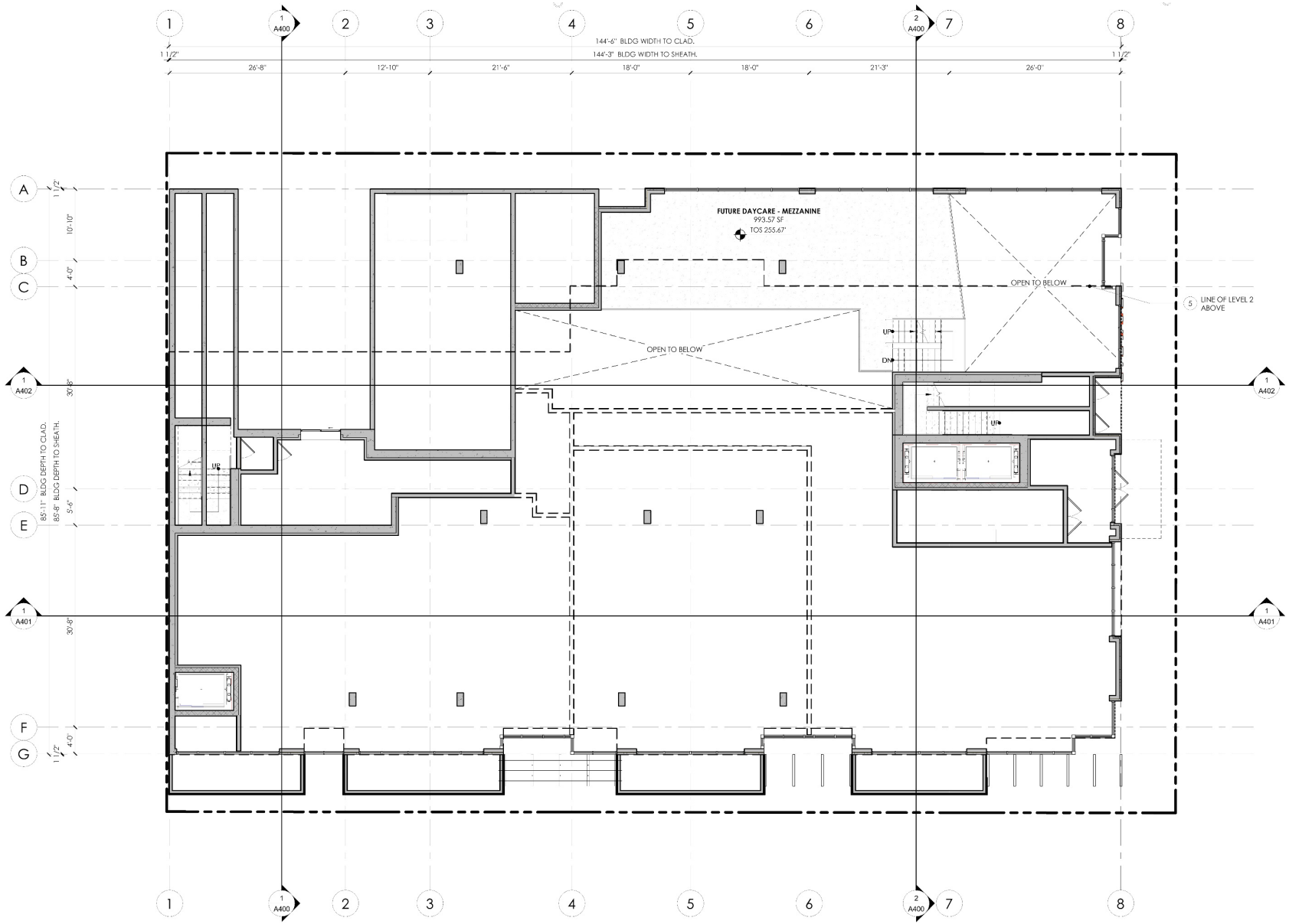
SEPTEMBER 21ST @12PM

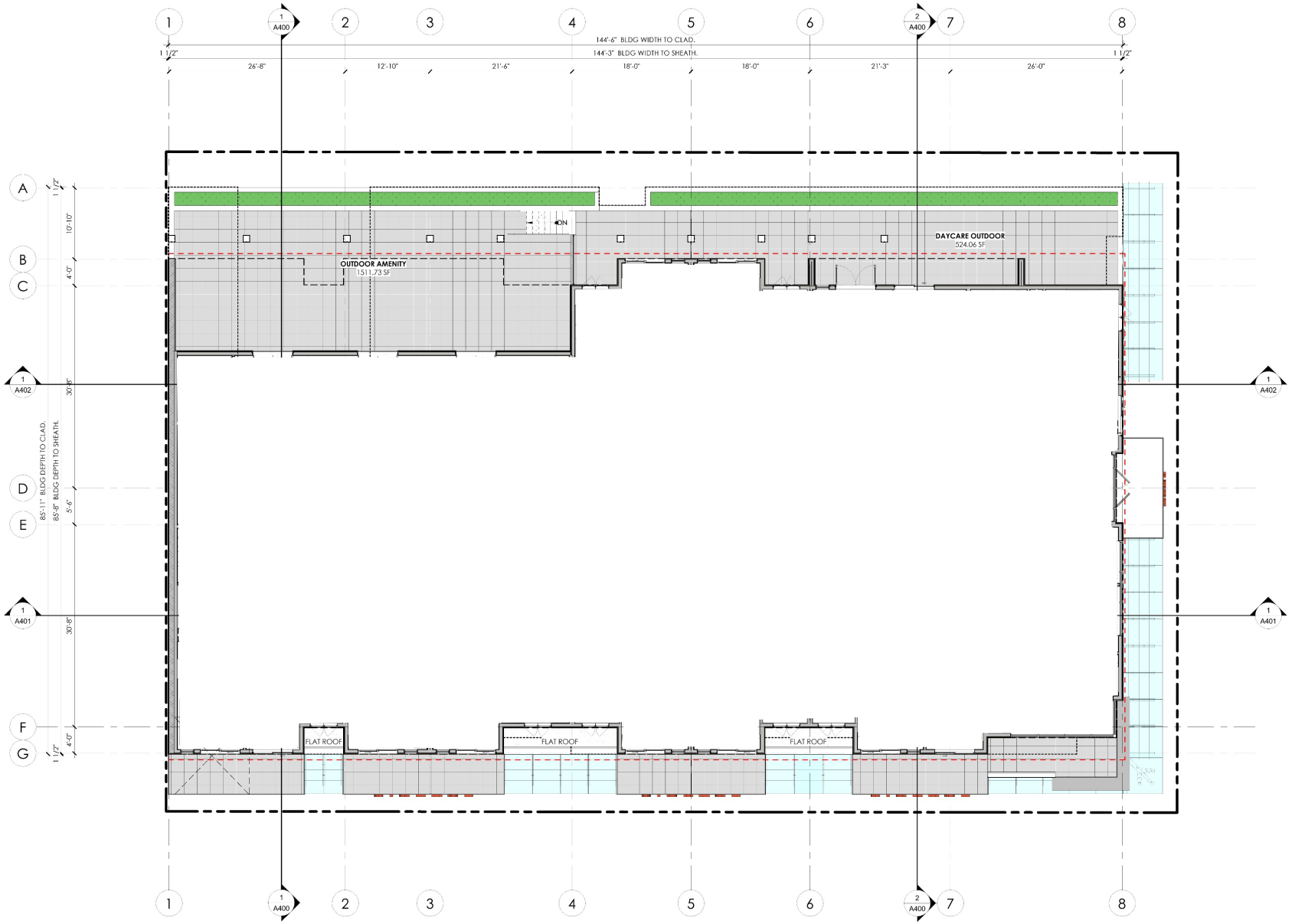


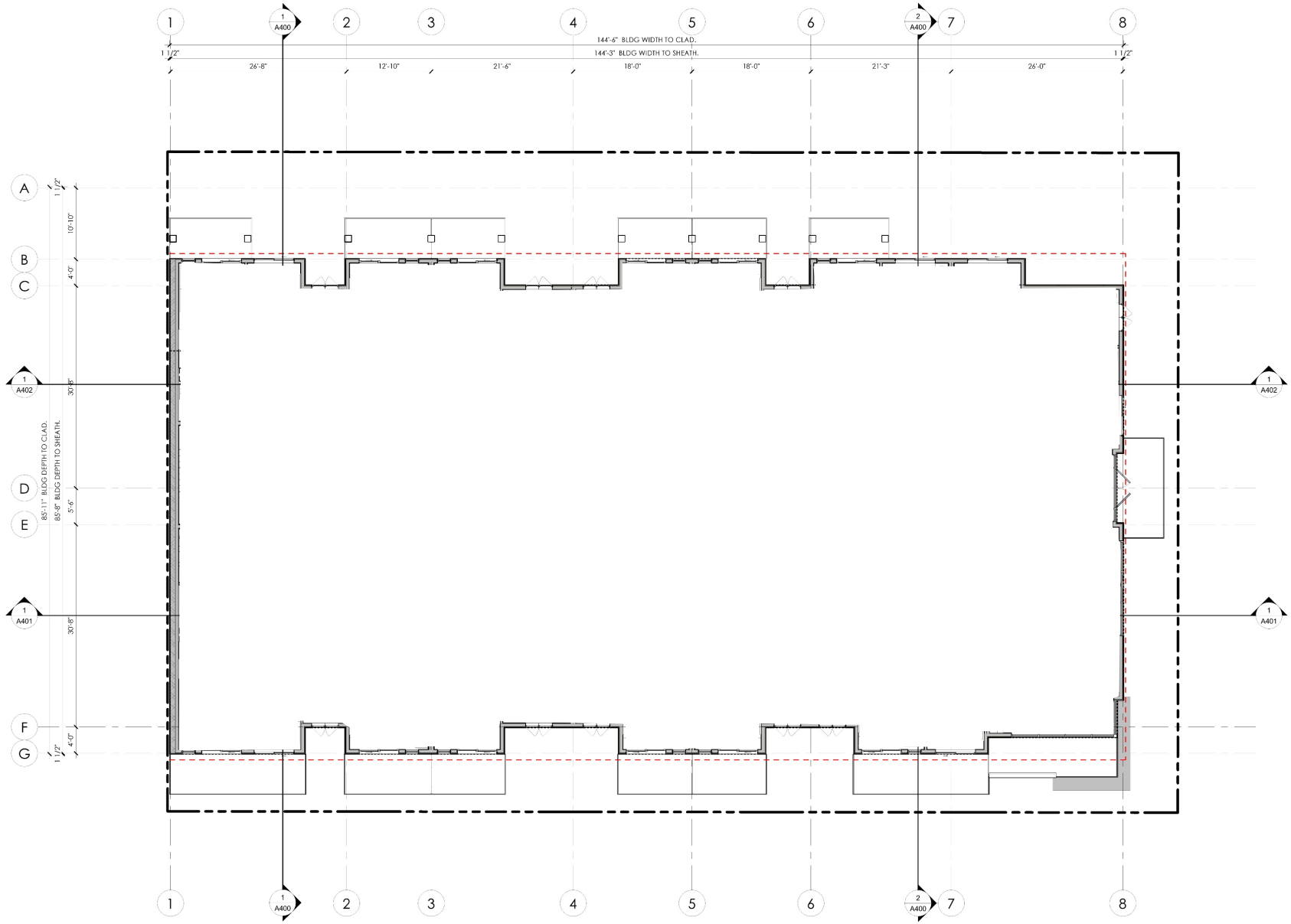
SEPTEMBER 21ST @2PM




LANE
W 41ST AVENUE
POWER POLE
POWER POLE
144'-6" BLDG WIDTH TO CLAD.
144'-3" BLDG WIDTH TO SHEATH.
RAMP TO PARKADE
GAS METER
DROP-OFF
COMM. GARBAGE
200.00 SF
FUTURE DAYCARE
2498.04 SF
TOS 246.67'
OPEN TO ABOVE
STAIR 3
STAIR 4
PARKADE RAMP
LOADING CLASS B
RAMP
OVERHEAD DOOR BELOW
STAIR 2
STAIR 1
ELEVATOR 1
PARCEL
ENTRY VESTIBULE
ENTRY
RESIDENTIAL LOBBY
TOS 250.00'
MAILBOX
RETAIL STORAGE
375.85 SF
TOS 251.67'
RETAIL UNIT #1
1913.14 SF
RETAIL UNIT #2
1585.28 SF
RETAIL UNIT #3
1795.58 SF
COMM. ELEVATOR 2
LOBBY
ENTRY #1
ENTRY #2
ENTRY #3
ENTRY #3
SRW
RESIDENTIAL BICYCLE CLASS B (4)
PEDESTRAIN SIDEWALK
EDGE OF ASPHALT
EDGE OF ASPHALT
CONCRETE SIDEWALK
BUS STOP
CURB
N


144'-6" BLDG WIDTH TO CLAD.
144'-3" BLDG WIDTH TO SHEATH.
FUTURE DAYCARE - MEZZANINE
993.57 SF
TOS 255.67'
OPEN TO BELOW
OPEN TO BELOW
LINE OF LEVEL 2 ABOVE
UP
DN
85'-11" BLDG DEPTH TO CLAD.
85'-8" BLDG DEPTH TO SHEATH.
N


144'-6" BLDG WIDTH TO CLAD.
144'-3" BLDG WIDTH TO SHEATH.
1 1/2"
26'-8"
12'-10"
21'-6"
18'-0"
18'-0"
21'-3"
26'-0"
1 1/2"
1 A400
2 A400
1 2 3 4 5 6 7 8
A B C D E F G
1 1/2"
10'-10"
4'-0"
30'-8"
5'-6"
30'-8"
4'-0"
1 1/2"
85'-11" BLDG DEPTH TO CLAD.
85'-8" BLDG DEPTH TO SHEATH.
1 A402
1 A401
OUTDOOR AMENITY
1511.73 SF
DAYCARE OUTDOOR
524.06 SF
ON
FLAT ROOF
FLAT ROOF
FLAT ROOF
N


144'-6" BLDG WIDTH TO CLAD.
144'-3" BLDG WIDTH TO SHEATH.
1 1/2"
26'-8"
12'-10"
21'-6"
18'-0"
18'-0"
21'-3"
26'-0"
1 1/2"
1 A400
2 A400
1 A402
1 A401
A
B
C
D
E
F
G
10'-10"
4'-0"
30'-8"
5'-6"
30'-8"
4'-0"
1 1/2"
85'-11" BLDG DEPTH TO CLAD.
85'-8" BLDG DEPTH TO SHEATH.
1
2
3
4
5
6
7
8
N

MATERIAL BOARD

1. **PREFINISHED ALUMINUM GUTTER AND FLASHING**
COLOUR a = BENJAMIN MOORE, OC-151 WHITE



COLOUR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY



2. **HARDIE PANEL**
COLOUR a = BENJAMIN MOORE, OC-151 WHITE



COLOUR b = BENJAMIN MOORE, HC-166 KENDALL CHARCOAL



3. **ALUCOBOND METAL PANEL**
COLOUR a = BENJAMIN MOORE, OC-151 WHITE



COLOUR b = SILVER



COLOUR c = ORANGE



4. **SECURITY GATE W/ OVERHEAD DOOR**
BENJAMIN MOORE, 2128-10 BLACK BEAUTY



5. **VINYLE FRAMED WINDOW/DOOR**
BENJAMIN MOORE, OC-151 WHITE



6. **ALUMINUM STOREFRONT, DOOR, WINDOW**
BENJAMIN MOORE, 2128-10 BLACK BEAUTY



7. **FACE-MOUNTED PERFORATED METAL GUARDRAIL**



8. **SMOOTH WOOD COLUMN, PAINTED**
BENJAMIN MOORE, OC-151 WHITE



9. **METEAL EXIT DOOR**
BENJAMIN MOORE, 2128-10 BLACK BEAUTY



10. **ALUMINUM PRIVACY SCREEN**
BENJAMIN MOORE, 2128-10 BLACK BEAUTY



11. **CORRUGATED METAL SIDING**
BENJAMIN MOORE, 2128-10 BLACK BEAUTY



12. **ALUMINUM HORIZONTAL FINS**
BENJAMIN MOORE, 2128-10 BLACK BEAUTY (TBD)



13. **ALUMINUM SIGNAGE**
ORANGE



14. **VISION GLASS**



15. **SPANDREL GLASS**
TBD



16. **FACE-MOUNTED METAL PICKET GUARDRAIL**



17. **SEALED CAST-IN-PLACE CONCRETE, SMOOTH FINISH**



18. **GLASS CANOPY**

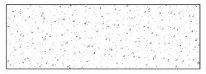


19. **ALUMINUM SOFFIT**
TBD

20. **EXHAUST / INTAKE LOUVERS**
BENJAMIN MOORE, 2128-10 BLACK BEAUTY



21. **RAISED PLANTER / BENCH**
CONCRETE, REFER TO LANDSCAPE



22. **TRIM AND FASCIA BOARD, PAINTED**
COLOUR a = BENJAMIN MOORE, OC-151 WHITE



COLOUR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY

23. **FACE-MOUNTED METAL GLASS GUARDRAIL**





MATERIAL BOARD - VIEW FROM W 41ST AVE AND MAPLE STREET



MATERIAL BOARD - VIEW FROM MAPLE STREET AND LANEWAY

SOUTH ELEVATION ON W 41ST AVENUE

MATERIAL LEGEND

1. **PREFINISHED ALUMINUM GUTTER AND FLASHING**
   COLOUR a = BENJAMIN MOORE, OC-151 WHITE
   COLOUR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
2. **HARDIE PANEL**
   COLOUR a = BENJAMIN MOORE, OC-151 WHITE
   COLOUR b = BENJAMIN MOORE, HC-166 KENDALL CHARCOAL
3. **ALUCOBOND METAL PANEL**
   COLOUR a = BENJAMIN MOORE, OC-151 WHITE
   COLOUR b = SILVER
   COLOUR c = ORANGE
4. **SECURITY GATE W/ OVERHEAD DOOR**
   BENJAMIN MOORE, 2128-10 BLACK BEAUTY
5. **VINYLE FRAMED WINDOW/DOOR**
   BENJAMIN MOORE, OC-151 WHITE
6. **ALUMINUM STOREFRONT, DOOR, WINDOW**
   BENJAMIN MOORE, 2128-10 BLACK BEAUTY
7. **FACE-MOUNTED PERFORATED METAL GUARDRAIL**
8. **SMOOTH WOOD COLUMN, PAINTED**
   BENJAMIN MOORE, OC-151 WHITE
9. **METEAL EXIT DOOR**
   BENJAMIN MOORE, 2128-10 BLACK BEAUTY
10. **ALUMINUM PRIVACY SCREEN**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY
11. **CORRUGATED METAL SIDING**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY
12. **ALUMINUM HORIZONTAL FINS**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY (TBD)
13. **ALUMINUM SIGNAGE**
    ORANGE
14. **VISION GLASS**
15. **SPANDREL GLASS**
    TBD
16. **FACE-MOUNTED METAL PICKET GUARDRAIL**
17. **SEALED CAST-IN-PLACE CONCRETE, SMOOTH FINISH**
18. **GLASS CANOPY**
19. **ALUMINUM SOFFIT**
    DARK BAMBOO
20. **EXHAUST / INTAKE LOUVERS**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY
21. **RAISED PLANTER / BENCH**
    CONCRETE, REFER TO LANDSCAPE
22. **TRIM AND FASCIA BOARD, PAINTED**
    COLOUR a = BENJAMIN MOORE, OC-151 WHITE
    COLOUR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
23. **FACE-MOUNTED METAL GLASS GUARDRAIL**



EAST ELEVATION ON MAPLE STREET

MATERIAL LEGEND

1. **PREFINISHED ALUMINUM GUTTER AND FLASHING**
   COLOUR a = BENJAMIN MOORE, OC-151 WHITE
   COLOUR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
2. **HARDIE PANEL**
   COLOUR a = BENJAMIN MOORE, OC-151 WHITE
   COLOUR b = BENJAMIN MOORE, HC-166 KENDALL CHARCOAL
3. **ALUCOBOND METAL PANEL**
   COLOUR a = BENJAMIN MOORE, OC-151 WHITE
   COLOUR b = SILVER
   COLOUR c = ORANGE
4. **SECURITY GATE W/ OVERHEAD DOOR**
   BENJAMIN MOORE, 2128-10 BLACK BEAUTY
5. **VINYLE FRAMED WINDOW/DOOR**
   BENJAMIN MOORE, OC-151 WHITE
6. **ALUMINUM STOREFRONT, DOOR, WINDOW**
   BENJAMIN MOORE, 2128-10 BLACK BEAUTY
7. **FACE-MOUNTED PERFORATED METAL GUARDRAIL**
8. **SMOOTH WOOD COLUMN, PAINTED**
   BENJAMIN MOORE, OC-151 WHITE
9. **METEAL EXIT DOOR**
   BENJAMIN MOORE, 2128-10 BLACK BEAUTY
10. **ALUMINUM PRIVACY SCREEN**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY
11. **CORRUGATED METAL SIDING**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY
12. **ALUMINUM HORIZONTAL FINS**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY (TBD)
13. **ALUMINUM SIGNAGE**
    ORANGE
14. **VISION GLASS**
15. **SPANDREL GLASS**
    TBD
16. **FACE-MOUNTED METAL PICKET GUARDRAIL**
17. **SEALED CAST-IN-PLACE CONCRETE, SMOOTH FINISH**
18. **GLASS CANOPY**
19. **ALUMINUM SOFFIT**
    DARK BAMBOO
20. **EXHAUST / INTAKE LOUVERS**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY
21. **RAISED PLANTER / BENCH**
    CONCRETE, REFER TO LANDSCAPE
22. **TRIM AND FASCIA BOARD, PAINTED**
    COLOUR a = BENJAMIN MOORE, OC-151 WHITE
    COLOUR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
23. **FACE-MOUNTED METAL GLASS GUARDRAIL**



NORTH ELEVATION ON LANE

MATERIAL LEGEND

1. **PREFINISHED ALUMINUM GUTTER AND FLASHING**
   COLOUR a = BENJAMIN MOORE, OC-151 WHITE
   COLOUR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
2. **HARDIE PANEL**
   COLOUR a = BENJAMIN MOORE, OC-151 WHITE
   COLOUR b = BENJAMIN MOORE, HC-166 KENDALL CHARCOAL
3. **ALUCOBOND METAL PANEL**
   COLOUR a = BENJAMIN MOORE, OC-151 WHITE
   COLOUR b = SILVER
   COLOUR c = ORANGE
4. **SECURITY GATE W/ OVERHEAD DOOR**
   BENJAMIN MOORE, 2128-10 BLACK BEAUTY
5. **VINYLE FRAMED WINDOW/DOOR**
   BENJAMIN MOORE, OC-151 WHITE
6. **ALUMINUM STOREFRONT, DOOR, WINDOW**
   BENJAMIN MOORE, 2128-10 BLACK BEAUTY
7. **FACE-MOUNTED PERFORATED METAL GUARDRAIL**
8. **SMOOTH WOOD COLUMN, PAINTED**
   BENJAMIN MOORE, OC-151 WHITE
9. **METEAL EXIT DOOR**
   BENJAMIN MOORE, 2128-10 BLACK BEAUTY
10. **ALUMINUM PRIVACY SCREEN**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY
11. **CORRUGATED METAL SIDING**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY
12. **ALUMINUM HORIZONTAL FINS**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY (TBD)
13. **ALUMINUM SIGNAGE**
    ORANGE
14. **VISION GLASS**
15. **SPANDREL GLASS**
    TBD
16. **FACE-MOUNTED METAL PICKET GUARDRAIL**
17. **SEALED CAST-IN-PLACE CONCRETE, SMOOTH FINISH**
18. **GLASS CANOPY**
19. **ALUMINUM SOFFIT**
    DARK BAMBOO
20. **EXHAUST / INTAKE LOUVERS**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY
21. **RAISED PLANTER / BENCH**
    CONCRETE, REFER TO LANDSCAPE
22. **TRIM AND FASCIA BOARD, PAINTED**
    COLOUR a = BENJAMIN MOORE, OC-151 WHITE
    COLOUR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
23. **FACE-MOUNTED METAL GLASS GUARDRAIL**



WEST ELEVATION

MATERIAL LEGEND

1. **PREFINISHED ALUMINUM GUTTER AND FLASHING**
   COLOUR a = BENJAMIN MOORE, OC-151 WHITE
   COLOUR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
2. **HARDIE PANEL**
   COLOUR a = BENJAMIN MOORE, OC-151 WHITE
   COLOUR b = BENJAMIN MOORE, HC-166 KENDALL CHARCOAL
3. **ALUCOBOND METAL PANEL**
   COLOUR a = BENJAMIN MOORE, OC-151 WHITE
   COLOUR b = SILVER
   COLOUR c = ORANGE
4. **SECURITY GATE W/ OVERHEAD DOOR**
   BENJAMIN MOORE, 2128-10 BLACK BEAUTY
5. **VINYLE FRAMED WINDOW/DOOR**
   BENJAMIN MOORE, OC-151 WHITE
6. **ALUMINUM STOREFRONT, DOOR, WINDOW**
   BENJAMIN MOORE, 2128-10 BLACK BEAUTY
7. **FACE-MOUNTED PERFORATED METAL GUARDRAIL**
8. **SMOOTH WOOD COLUMN, PAINTED**
   BENJAMIN MOORE, OC-151 WHITE
9. **METEAL EXIT DOOR**
   BENJAMIN MOORE, 2128-10 BLACK BEAUTY
10. **ALUMINUM PRIVACY SCREEN**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY
11. **CORRUGATED METAL SIDING**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY
12. **ALUMINUM HORIZONTAL FINS**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY (TBD)
13. **ALUMINUM SIGNAGE**
    ORANGE
14. **VISION GLASS**
15. **SPANDREL GLASS**
    TBD
16. **FACE-MOUNTED METAL PICKET GUARDRAIL**
17. **SEALED CAST-IN-PLACE CONCRETE, SMOOTH FINISH**
18. **GLASS CANOPY**
19. **ALUMINUM SOFFIT**
    DARK BAMBOO
20. **EXHAUST / INTAKE LOUVERS**
    BENJAMIN MOORE, 2128-10 BLACK BEAUTY
21. **RAISED PLANTER / BENCH**
    CONCRETE, REFER TO LANDSCAPE
22. **TRIM AND FASCIA BOARD, PAINTED**
    COLOUR a = BENJAMIN MOORE, OC-151 WHITE
    COLOUR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
23. **FACE-MOUNTED METAL GLASS GUARDRAIL**

