

MOTION

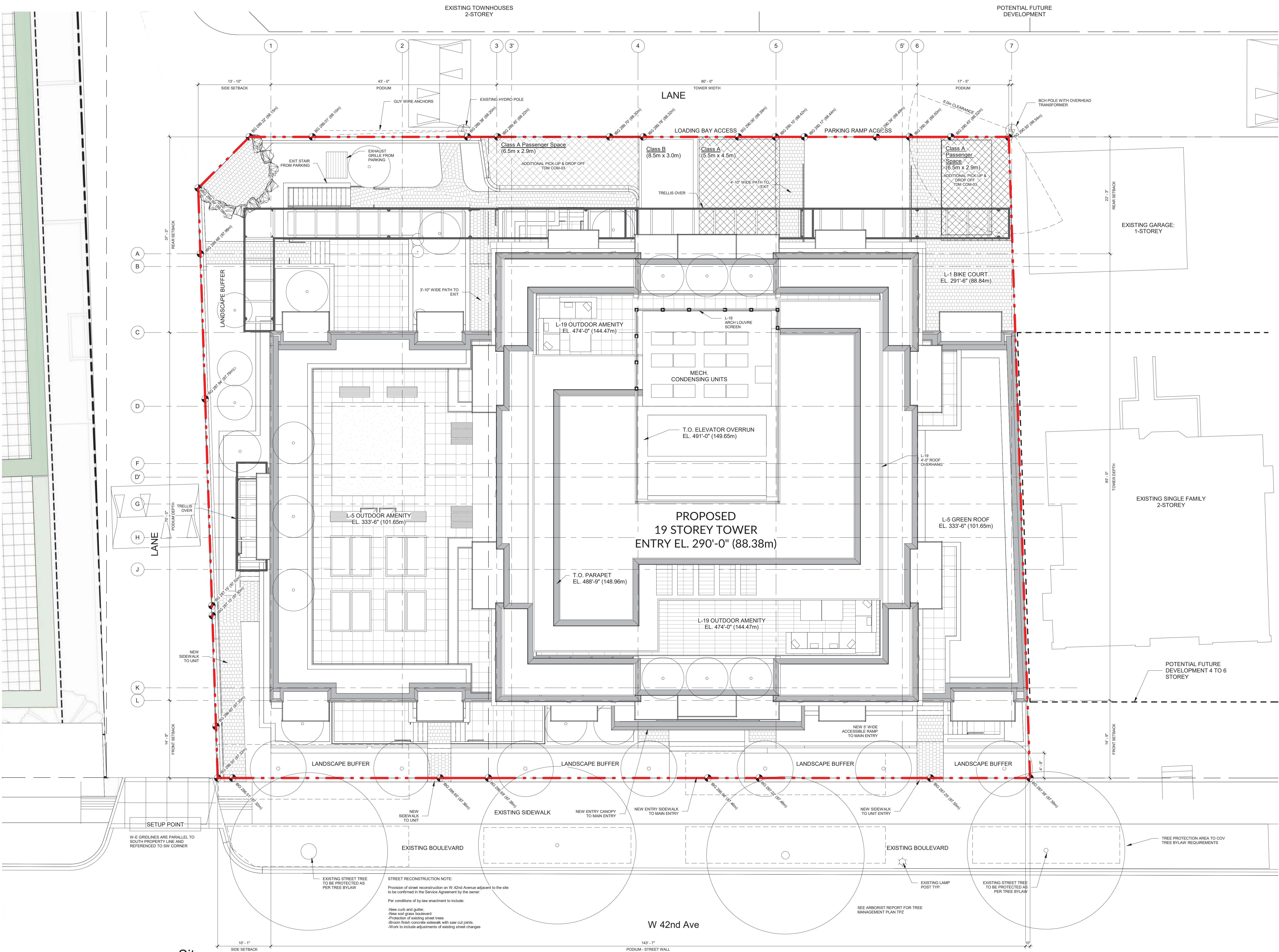
2. Approval of Form of Development: 477 West 42nd Avenue (Formerly 441-475 West 42nd Avenue)

THAT the form of development for the site known as 477 West 42nd Avenue (formerly 441-475 West 42nd Avenue) be approved generally as illustrated in Development Application Number DP-2021-00991, prepared by Urban Solutions Architects (submitted July 28, 2022), provided the Director of Planning may impose conditions or approve design changes that will not adversely affect the character of the site or adjacent properties.

* * * * *

Additional Background Information:

<https://shapeyourcity.ca/441-475-w-42-ave>



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2	ISSUE FOR DP PRIOR TO	2022.07.25
1	ISSUE FOR DP	2021.12.05
No.	Description	Date



PROJECT:

GEC Oakridge
SECURED MARKET RENTAL

477 42nd Ave
Vancouver, BC

PROJECT NO.: DP 2019-00991

CONSULTANTS:

DRAWN BY:

FILE NO.:

DATE:

SCALE:

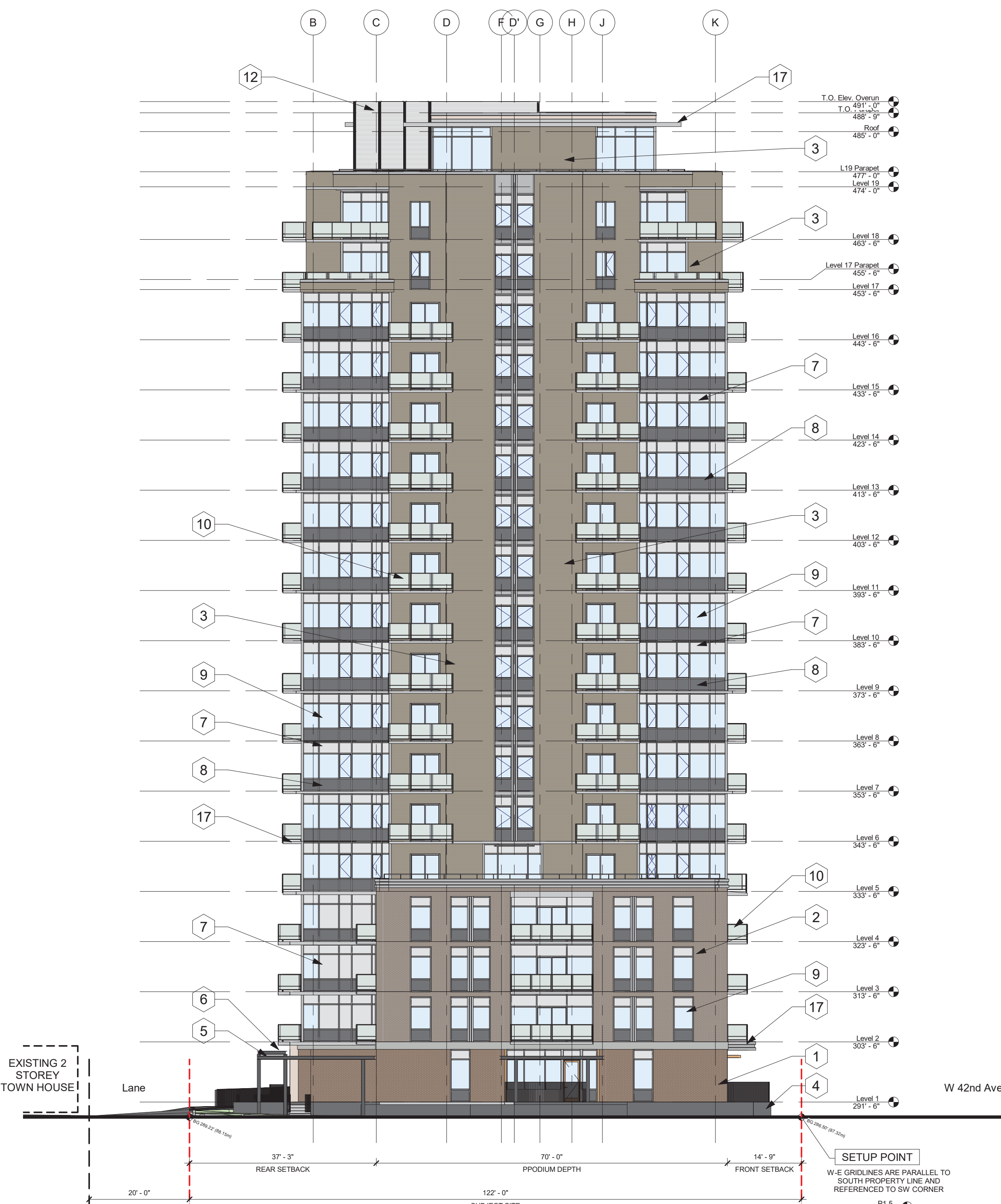
TITLE:

SHEET NO.: A-1.00

REVISION: 2



1 South Elevation
1/16" = 1'-0"



2 West Elevation
1/16" = 1'-0"

Finish Schedule Materials

1. Modular Brick Masonry – Type 1

Colour: Walnut Creek as per manufacture's colour range.
Texture: Smooth faced
Mfr.: Hebron Brick Company, standard size

2. Modular Brick Masonry – Type 2

Colour: Sea Gray 12 as per manufacture's colour range
Texture: Smooth faced
Mfr.: Hebron Brick Company, standard size

3. Metal Panels: 22 Ga. Horizontal Pre-finished “Board & Batten” Metal Panels

Colour: Pebble Stone (Kynar Finish)
Profile: 3in “Batten” w/ 9.5 in Panel
Mfr.: Lam Metals/Cascadia Metals Exterior Siding Systems

4. Architectural Concrete

Colour: Natural Grey
Mfr.: Cast-in-place, c/w light sandblast finish

5. Structural Steel (Painted)

Colour: Benjamin Moore 2125-20 (Deep Space)
Mfr.: Shop Fabricated, primed and painted
Notes: Trellises

6. Wood Timber Purlins (stained)

Colour: Sikkens 077 Cedar
Mfr.: Sikkens Prolux Cetol Translucent Stain
Notes: Trellises

7. Insulated Glass Spandrel Panels

Colour: Benjamin Moore 2126-60 (Gray Cloud)
Mfr.: Shop Fabricated, prefinished back-painted glass
Notes: Insulated Spandrel to be integrated within Thermally Enhanced Window Wall System

8. Insulated Glass Spandrel Panels

Colour: Colour: Benjamin Moore 2125-20 (Deep Space)
Mfr.: Shop Fabricated, prefinished back-painted glass
Notes: Insulated Spandrel to be integrated within Thermally Enhanced Window Wall System

9. Prefinished Aluminum Glazing Frames and Doors

Colour: Charcoal Grey as per manufacture's colour range
Mfr.: Starline Windows 9600 series Thermally Enhanced Window Wall System or approved alternates w/ Starline 2500 Series Outswing Doors, or Sliding Patio Doors
Notes: With Operable Windows
See Door Schedule for Door Type

10. Architectural Metal Railings & Glazed Panels

Colour: Charcoal
Glazing: Clear
Mfr.: Shop Fabricated, prefinished
Notes: Typ. Balconies

11. Prefinished Aluminum Privacy Screens w/ translucent glazing

Colour: Charcoal as per manufacture's colour range.
Glazing: Translucent
Mfr.: Shop Fabricated, prefinished

12. Prefinished Mech. Louvres & Vents

Colour: Charcoal as per manufacture's colour range.
Mfr.: Shop Fabricated, prefinished

13. Architectural Metal Railings / Fencing (Painted)

Colour: Benjamin Moore 2125-20 (Deep Space)
Mfr.: Shop Fabricated, primed and painted

14. Prefinished Metal Doors & OH Door

Colour: Benjamin Moore 2126-60 (Gray Cloud)
Mfr.: See Door Schedule for Door Type

15. Prefinished Woodtone 2” Wide x 4” High Metal Soffit Slats spaced with 2” Gap.

Colour: Woodtone (Cedar)
Mfr.: Longboard Architectural Panel Products; - Longboard Slats
Notes: At Main Entry Lobby at W.42nd Ave

16. Prefinished Architectural Metal Flashings

Colour: Iron Ore
Mfr.: Lam Metals/Cascadia Metals

17. Concrete Decks & Slab Edges

Colour: Slate Gray
Mfr.: As per Vulkem Traffic Coatings Colour Card
Notes: Painted sloped top face and face of slab edges (returned to drip line at u/s of slab edge)

18. U/S of Concrete Decks & Slab Edges

Colour: White
Mfr.: Painted Conc. (Standard White)
Notes: Painted soffits to:
-U/S of Slab Edges
-U/S of Balconies
-All Exposed U/S of Concrete Surfaces / Soffits

19. East Concrete Feature Wall – Colour 1

Colour: Benjamin Moore 2107-30 (Rockies Brown)
Notes: See East Elevation for Location and Pattern

20. East Concrete Feature Wall – Colour 2

Colour: Colour: Benjamin Moore 2108-40 (Stardust)
Notes: See East Elevation for Location and Pattern

U R B A N S
S O L U T I O N S
A R C H I T E C T U R E
L I M I T E D

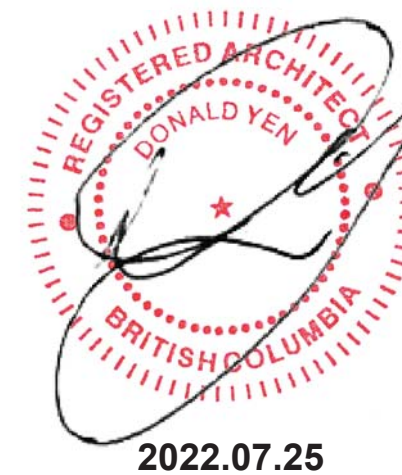
Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
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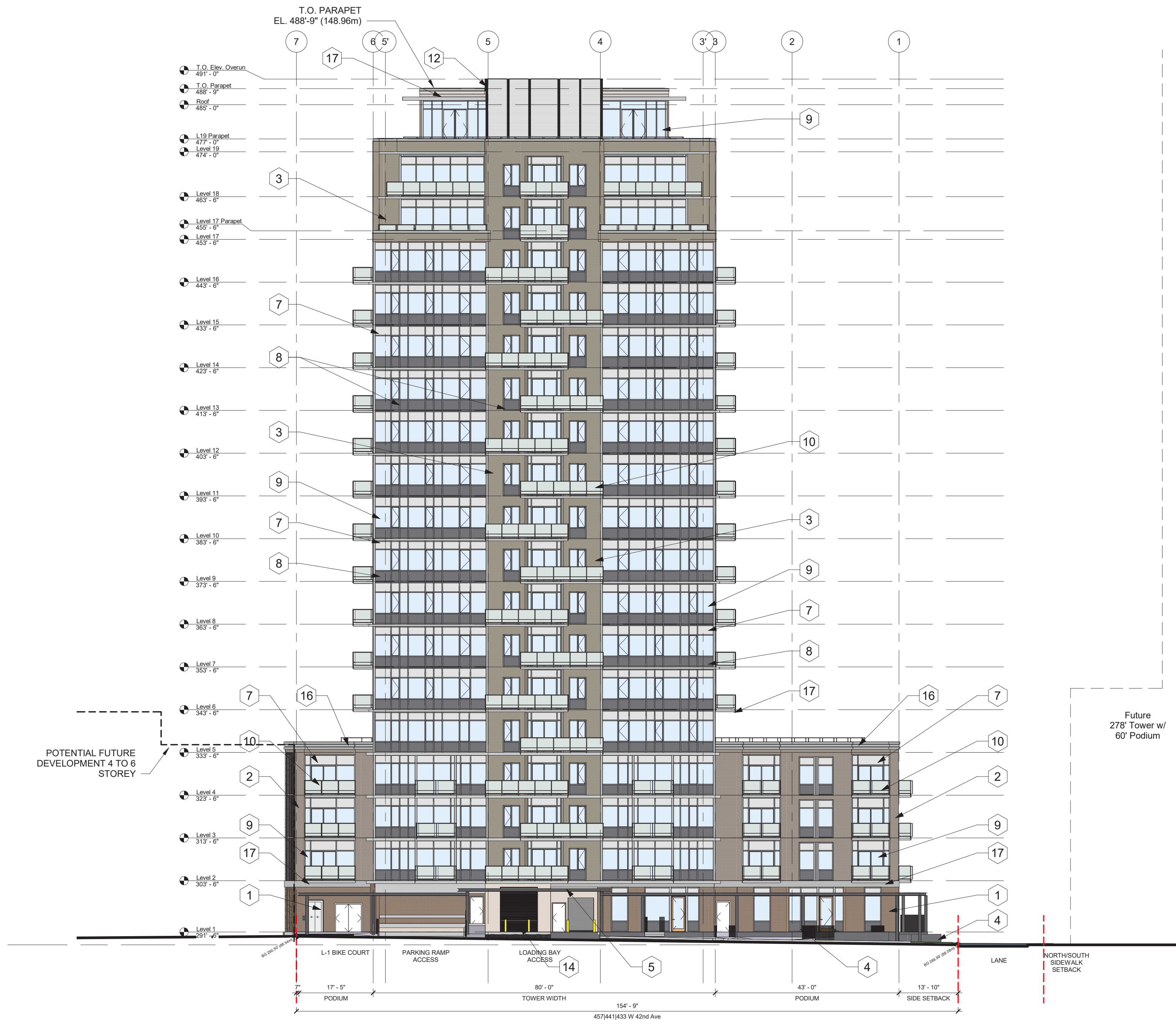
Elevations

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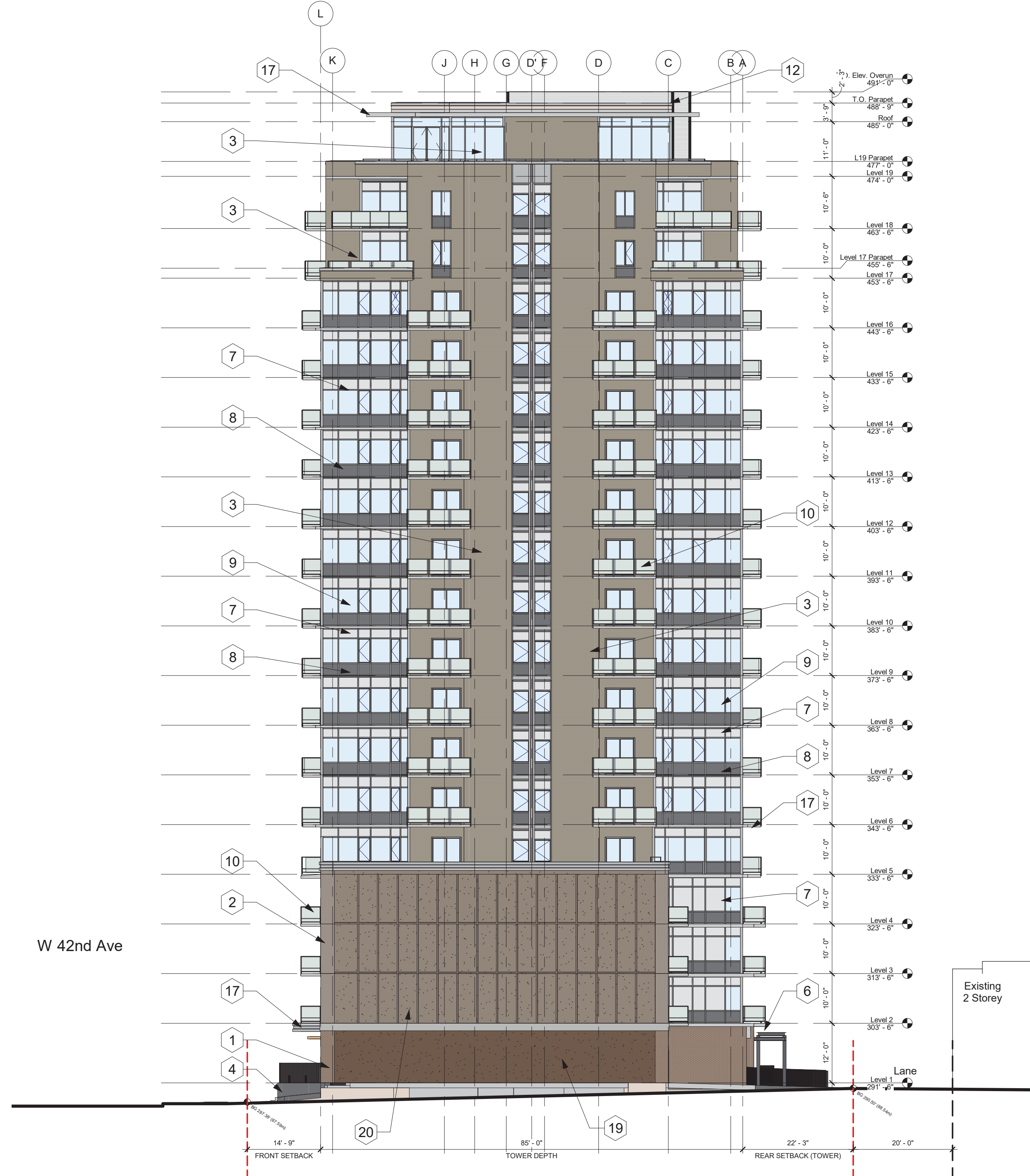
SHEET NO.: REVISION:

A-3.00

2



1 North Elevation
1/16" = 1'-0"



2 East Elevation
1/16" = 1'-0"

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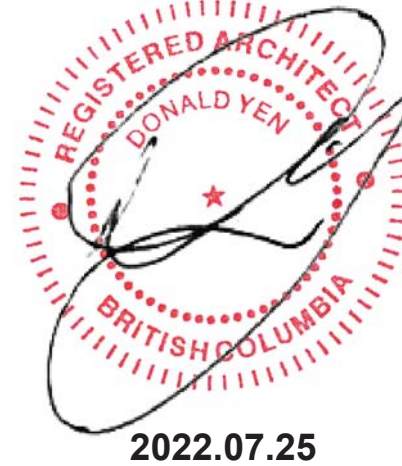
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