Edgemont Village

District of North Vancouver, BC

PROJECTS STATISTICS

PROJECT DESCRIPTION :

MIXED-USE CONCRETE APARTMENT BUILDING OVER TWO STOREY PARKADE.

MUNICIPAL ADDRESS :

3260 Edgemont Boulevard, 3230 Connaught Crescent, 1055,1063,1067,1073 Ridgewood Drive
North Vancouver, BC

LEGAL DESCRIPTION :

LOT 'A' (SEE 317993 L) AND LOT 'B', AND LOTS 3 TO 6, ALL OF BLOCK 58, DISTRICT LOTS 598 TO 601, PLAN 6659

DENSITY / UNIT STATISTICS :

LOT AREA :

92,599 FT² (8,602.7 M²)
AS PROVIDED BY HOBBS, WINTER & MACDONALD SURVEY

BUILDING HEIGHT

3 STOREYS WITH PARTIAL 4TH STOREY

FIRE PROTECTION :

SPRINKLERED BUILDING, NON-COMBUSTABLE CONSTRUCTION

ZONE :

CD

SITE INFORMATION		
	Imperial	Metric
Site Area*	92,599.0 SqFt.	8,602.7 m2
Setbacks		
Edgemont	10 ft	3.05 m
Ridgewood	10 ft	3.05 m
Ayr	10 ft	3.05 m
Connaught	10 ft	3.05 m

as per Hobbs, Winter & MacDonald Survey

SITE AREA CALCULATION					
	Required (m2)	Required (SqFt)		Provided (m2)	Provided (SqFt)
Site Area				8,603	92,599
F.S.R.	Max. 1.75			1.7500	
	15,055	162,048		15,055	162,049
Area +/-:					0

GROSS FLOOR AREAS (Sq. Ft.)												
Level	Buildable Area (Includes Exclusions)								Exclusion Areas			GFA (less exclusion areas)
	Commercial			Residential				Subtotal	Residential Amenity	Residential Service Area	Exclusion Subtotal	
	Grocery	Restaurant	CRU	Apartment Lobby/Elev.	Apartment	City Home Lobby	City Home					
1	34,500	4,244	22,056	602	-	-	-	**61,402**	-	-	**-**	**61,402**
Mezzanine	1,509	-	-	-	-	665	8,400	**10,574**	-	-	**-**	**10,574**
2	-	-	-	-	28,395	67	10,290	**38,752**	1,428	662	**2,090**	**36,662**
3	-	-	-	-	30,053	-	10,421	**40,474**	-	-	**-**	**40,474**
4	-	-	-	-	12,937	-	-	**12,937**	-	-	**-**	**12,937**
Total	36,009	4,244	22,056	602	71,385	732	29,111	**164,139**	1,428	662	**2,090**	**162,049**
FSR	*0.39*	*0.05*	*0.24*	*0.01*	*0.77*	*0.01*	*0.31*	*1.77*	*0.02*	*0.01*	*0.02*	*1.7500*
Commercial Total	62,309			**Apartment Total**	71,987	**City Home Total**		29,843	**Apartment Area Less Exclusion Areas:**			69,897
Commercial FSR	0.67			**Apartment FSR**	0.78	**City Home FSR**		0.32	**City Home Area Less Exclusion Areas:**			29,843

PARKING REQUIREMENTS + PROPOSED PARKING								
Type	Floor Area (SqFt)	No. Units	Bylaw Parking Rate	Bylaw Parking Requirement	*Parking Rates as Proposed by Bunt & Associates*	*No. of Stalls Required Using Bunt & Associates Rates*	*Proposed Parking Supply Rates*	Proposed Parking Supply	Difference between Bylaw vs. Proposed
Grocery	**36,009**		1 per 25 m2 (269.1 SF)	**134**	*2.5 Spaces per 1000 SF*	***90***		**140**	**(6)**
Restaurant	**4,244**		1 per 15 m2 (161.5 SF)	**27**	*6.19 Spaces per 1000 SF*	***26***	*As per Bylaw Parking Rates*	**27**	**0**
Retail Units	22,056		1 per 45 m2 (484.4 SF)	**46**	*2.06 Spaces per 1000 SF*	***45***		**46**	**0**
Commercial Totals	62,309			**207**		***162***		***213***	**-**
Residential									
Apartments	71,987	66	1 per unit + 1 per 100m2 (1076.4 SF) gross residential floor area	133	*1.5 Spaces per unit (Inclusive of .25 spaces per Unit for Visitor)*	*99*	*As per Bylaw Parking Rates*	133	-
City Homes	29,843	23		51		*35*		51	-
Number of Residential Visitor Stalls Included Above				**(23)**		**(23)**		**(23)** *	
Residential Totals	**101,830**	**89**		**184**		***134***		**184**	**-**
Totals	**164,139**			**391**		***295***		**397**	**(6)**

RESIDENTIAL DENSITY											
ADAPTABLE DESIGN LEVEL 1 UNITS											
Apartment Unit Type	*Remarks*	Unit Statistics			Unit Count				Total Floor Area (Sq. Ft.)	# of Units Per Type	% of Units by Type
		Unit Floor Area (Sq. Ft.)	*Number of Bedrooms*	*Number of Bathrooms*	*Level 2*	Level 3	Level 4	Total # of Units in Bldg.			
Unit - B	*2 Bedroom + Den or Roof Deck*	875	2	2	6	**6**	0	12	10,500	30	45.5%
Unit - C	*2 Bedroom + Den or Roof Deck*	921	2	2	3	**5**	4	12	11,052		
Unit - C1	*2 Bedroom + Den or Roof Deck*	944	2	2	1	**1**	0	2	1,888		
Unit - C2	*2 Bedroom + Den*	978	2	2	2	2	0	4	3,912		
Unit - H	*3 Bedroom*	1,138	3	2	0	0	1	1	1,138	1	1.5%
Level 1 Adaptable Unit Totals					**12**	**14**	**5**	**31**	**28,490**	**31**	**47.0%**
ADAPTABLE DESIGN LEVEL 2 UNITS											
Unit - A	*1 Bedroom + Den or Roof Deck*	710	1	1	6	6	2	14	9,940	*16*	*24.2%*
Unit - A3	*1 Bedroom + Den*	819	1	1	0	1	1	2	1,638		
Unit - D1	*2 Bedroom + Den*	1,061	2	2	1	1	0	2	2,122	*4*	*6.1%*
Unit - D2	*2 Bedroom + Den*	999	2	2	1	1	0	2	1,998		
Unit - E1	*3 Bedroom + Den or Roof Deck*	1,302	3	2	1	1	0	2	2,604	*2*	*3.0%*
Unit - E2	*2 Bedroom + Den or Roof Deck*	1,137	2	2	1	1	0	2	2,274	*2*	*3.0%*
Unit - F	*3 Bedroom + Den or Roof Deck*	1,320	3	2	1	1	0	2	2,640	*2*	*3.0%*
Unit - I	*2 Bedroom + Den*	1,068	2	2	0	1	0	1	1,068	*3*	*4.5%*
Unit - J	*2 Bedroom + Den*	1,056	2	2	0	0	2	2	2,112		
Level 2 Adaptable Unit Totals					**11**	**13**	**5**	**29**	**26,396**	**29**	**43.9%**
ADAPTABLE DESIGN LEVEL 3 UNITS											
Unit - A2	*1 Bedroom + Den*	710	1	1	1	1	0	2	1,420	2	3.0%
Unit - A4	*2 Bedroom + Den*	988	2	1	0	0	1	1	988	4	6.1%
Unit - G	*3 Bedroom + Den*	1,011	2	2	1	1	1	3	3,033		
Level 3 Adaptable Unit Totals					**2**	**2**	**2**	**6**	**5,441**	**6**	**9.1%**
Apartment Totals					**25**	**29**	**12**	**66**	**60,327**	**66**	**100.0%**
Apartment Unit Mix		*% of 1 Bedroom + Den Units*		*27.3%*	*% of 2 Bedroom + Den Units*		*65.2%*	*% of 3 Bedroom + Den Units*		*7.6%*	

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PROJECT DIRECTORY:

OWNER: GROSVENOR CAPITAL CORP.
THE GROSVENOR BLDG. 20TH FLOOR - 1040 WEST GEORGIA ST.,
VANCOUVER, B.C., V6E 4H1
CONTACT: JAMES PATILLO, RYAN BEECHINOR, MARC JOSEPHSON & MICHAEL BURAK
Phone: 604- Fax : 604-

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205- 4946 CANADA WAY, BURNABY, B.C., V5G 4H7
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SURVEYOR: HOBBS, WINTER & MACDONALD, BC LAND SURVEYORS
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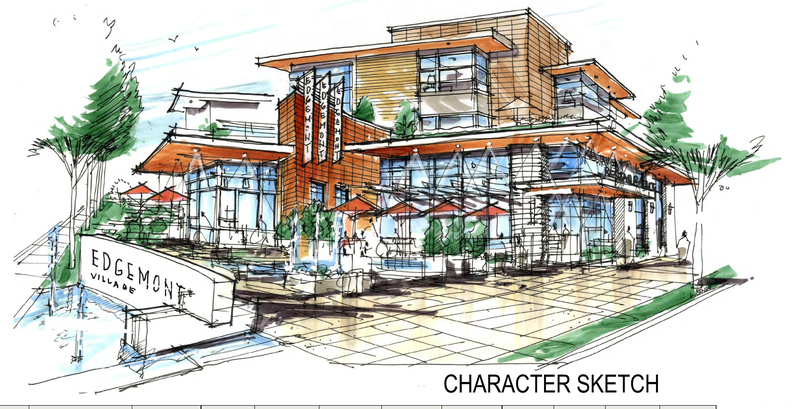
TRAFFIC ENGINEER :
BUNT & ASSOCIATES
SUITE 1550 - 1050 WEST PENDER ST., VANCOUVER, B.C., V6E 3S7
CONTACT: KYLE BRANDSTAETTE
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CONTACT: TREVOR COX / MAX RATHBURN / RODDY GEORGE
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GEOTECHNICAL :
THURBER ENGINEERING
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CONTACT: DAVID HILL
Phone: 604- 684-4384 Fax: 604- 684-5124 Email: dhill@thurber.ca



AERIAL OVERVIEW SCALE 1:2000



CHARACTER SKETCH

City Homes	*Remarks*	Unit Floor Area (SqFt)	*Number of Bedrooms*	*Bathrooms*	Level 2	Level 3	Level 4	Total # Units	Total Floor Area (SqFt)	# of Units Per Type	Unit %
Unit A	*18' wide, two level*	*1439*	*3*	*2.5*	0	4	0	4	5,758	**14**	**61%**
Unit A1	*18' wide, two level*	*1462*	*3*	*2.5*	0	3	0	3	4,386		
Unit A2	*19'-8" wide, two level*	*1492*	*3*	*2.5*	0	2	0	2	2,985		
Unit A3	*19'-8" wide, two level*	*1460*	*3*	*2.5*	0	1	0	1	1,460		
Unit B	*20'-6" wide, two level*	*1459*	*3*	*2.5*	0	1	0	1	1,459		
Unit C	*19'-3" wide, two level*	*1469*	*3*	*2.5*	0	1	0	1	1,469		
Unit D	*21'-8" wide, two level*	*1537*	*3*	*2.5*	0	1	0	1	1,537		
Unit E	*30' wide, two level*	*1541*	*3*	*2.5*	0	1	0	1	1,541		
Unit F	*36' wide, one level 2 Bed*	*975*	*2*	*2*	5	0	0	5	4,876	9	39%
Unit F1	*39.5' wide, one level*	*1217*			1	0	0	1	1,217		
Unit F2	*33' wide, one level*	*759*			1	0	0	1	759		
Unit F3	*31' wide, one level 2 bed*	*831*	*2*	*2*	2	0	0	2	1,663		
City Homes Totals					**9**	**14**	**0**	**23**	**29,111**	**23**	**100%**

DRAWING LIST

A0.0	COVER PAGE / STATS	N/A
A0.1	3D MASSING	N/A
A0.2	3D MASSING	N/A
A0.3	3D MASSING	N/A
A0.4	3D MASSING	N/A
A0.5	3D MASSING	N/A
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A0.8.3	3D MASSING	N/A
A0.9	CONTEXT PLAN	N/A
A0.10	NEIGHBOURHOOD PLAN	N/A
A0.11	SITEP HOTOS	N/A
A1.0	SITEPLAN	N/A
A2.0	PARKING P1	1"=20'-0"
A2.1	PARKING P2	1"=20'-0"
A2.2	PARKING P2	1"=20'-0"
A3.0	FLOOR PLANS	1"=20'-0"
A3.1	FLOOR PLANS	1"=20'-0"
A3.2	FLOOR PLANS	1"=20'-0"
A3.3	FLOOR PLANS	1"=20'-0"
A3.4	FLOOR PLANS	1"=20'-0"
A3.5	ROOF PLANS	1"=20'-0"
A4.0	MATERIAL LEGEND	3/16"=1'-0"
A4.1	MATERIAL LEGEND	3/16"=1'-0"
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A4.1.2	STREETSCAPE	NOTED
A4.2	BUILDING ELEVATIONS	1/8"=1'-0"
A4.3	BUILDING ELEVATIONS	1/8"=1'-0"
A4.4	BUILDING ELEVATIONS	1/8"=1'-0"
A4.5	BUILDING ELEVATIONS	1/8"=1'-0"
A4.6	BUILDING ELEVATIONS	1/8"=1'-0"
A5.0	CROSS SECTIONS	NOTED
A5.1	CROSS SECTIONS	NOTED
A5.2	CROSS SECTIONS	NOTED
37	ARCHITECTURAL SHEETS	
36	LANDSCAPE SHEETS	

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1. REZONING / DPA	18 DEC 2014
2. REVISED REZONING / DPA	14 JAN 2015
3. DESIGN PANEL	02 FEB 2015

ISSUED FOR
DESIGN PANEL
02 FEB 2015

1. REVISED UNITS, TAGS/AREAS 14 JAN 2015
NO. REVISION: DATE:

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CLIENT:
GROSVENOR
20th Floor, 1040 West Georgia Street, Vancouver, BC V6E 4H1

PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

DRAWING TITLE:
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PROJECT STATISTICS

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PLOTDATE : 10 FEB 2015
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CHECKED :

PROJECT NO. 1220

DWG. NO. **A0.0**

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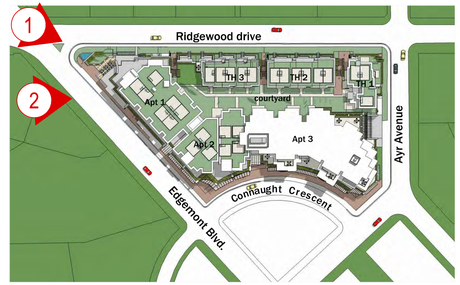


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KEYPLAN



1. View at Edgemont Blvd. corner Ridgewood Drive
2. Edgemont Blvd. CRU 1

E:\ACADJOB\2012\1220\REZONING DP\1220 A0.1 CHARACTER SKETCHES.DWG

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District of North Vancouver, B.C.

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PLOTDATE :	16 FEB. 2015
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PROJECT NO. **1220**

DWG. NO. **A0.1**

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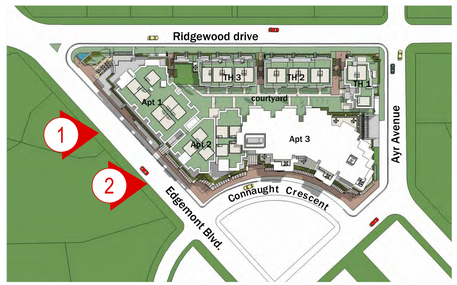


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KEYPLAN



1. Edgemont Blvd. CRU 2

2. Edgemont Blvd. CRU 3 (Grocery)

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District of North Vancouver, B.C.

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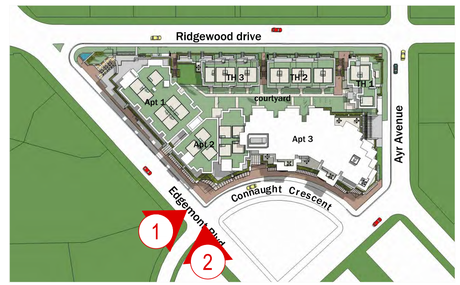


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KEYPLAN



1. Edgemont Blvd. CRU 3 (Grocery)

2. Edgemont Blvd. & Connaught Cres. View Looking East

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PROJECT NO. 1220

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KEYPLAN



1. Connaught Crescent Apartment Lobby Entry
2. Aerial View



2

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EDGEMONT VILLAGE
District of North Vancouver, B.C.

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PROJECT NO. **1220**

DWG. NO. **A0.4**

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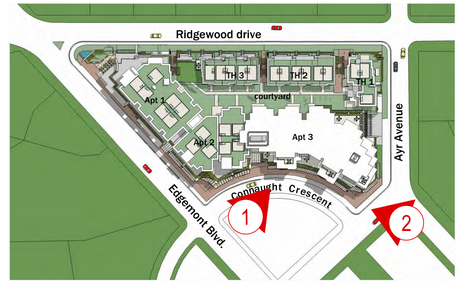


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KEYPLAN



1. **Connaught Crescent View Looking East**

2. **Connaught Crescent View Looking West**

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EDGEMONT VILLAGE
District of North Vancouver, B.C.

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PROJECT NO. **1220**

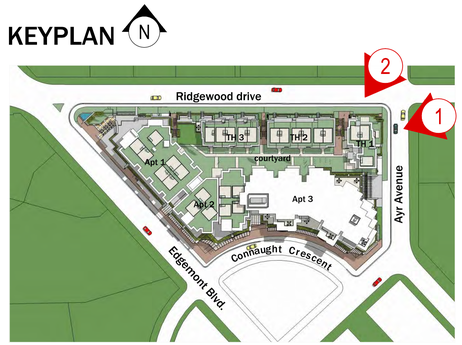
DWG. NO. **A0.5**

D.P. No : 000000
B.P. No :



1

KEYPLAN



1. Ayr Avenue & Ridgewood Drive
2. Ridgewood Drive Townhouse 1 & 2



2

E:\ACADJOB\2012\1220\REZONING DP\1220 A0.1 CHARACTER SKETCHES.DWG

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CLIENT:
GROSVENOR
20th Floor, 1040 West Georgia Street, Vancouver, BC V6E 4H1

PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

DRAWING TITLE:
DESIGN CHARACTER

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SCALE :	NTS
PLOTDATE :	16 FEB. 2015
DRAWN :	LB
CHECKED :	

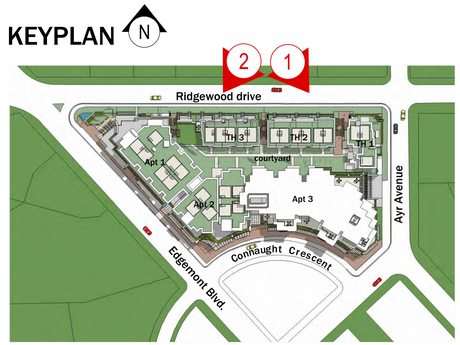
PROJECT NO. 1220

DWG. NO. **A0.6**

D.P. No : 000000
B.P. No :



1



1. Ridgewood Drive Townhouse 3
2. Ridgewood Drive Townhouse 2



2

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District of North Vancouver, B.C.

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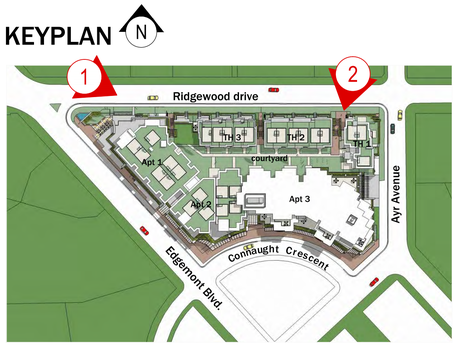
PROJECT NO. 1220

DWG. NO. **A0.7**

D.P. No : 000000
B.P. No :



1



1. **CRU 1, Apt 1 & Ridgewood Drive Townhouse 3**

2. **Elev Lobby & Courtyard Stairs between TH1 & TH2**



2

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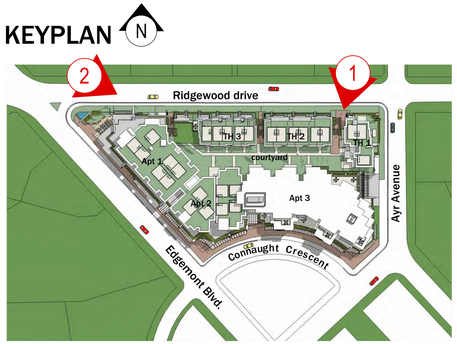
PROJECT NO. 1220

DWG. NO. **A0.8**

D.P. No : 000000
B.P. No :



1



1. Ridgewood Townhomes Aerial View

2. Ridgewood Townhomes Aerial View



2

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DRAWING TITLE:
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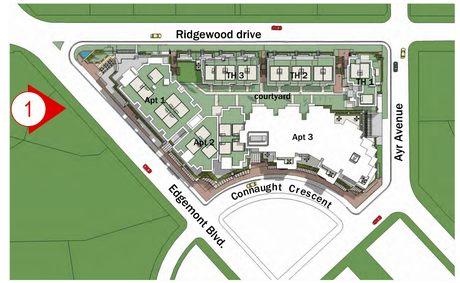
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DRAWN :	LB
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PROJECT NO. 1220

DWG. NO. **A0.8.1**

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KEYPLAN



1. Aerial View Looking East



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DATABASE :	1220-A0.1.dwg
SCALE :	NTS
PLOTDATE :	16 FEB. 2015
DRAWN :	LB
CHECKED :	

PROJECT NO.
1220

DWG. NO.
A0.8.2

D.P. No : 000000
B.P. No :



1



2

KEYPLAN



1. Townhouse Courtyard Entry view looking East

2. Townhouse Courtyard Enty view looking West

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DATABASE :	1220-A0.1.dwg
SCALE :	NTS
PLOTDATE :	16 FEB. 2015
DRAWN :	LB
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DWG. NO. A0.8.3

D.P. No : 000000
B.P. No :

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LEGEND

- EXISTING BOUNDARY
- PROJECT SITE
- PARK
- VILLAGE CORE
- MAJOR VIEW CORRIDOR

POINTS OF INTEREST

1. HIGHLANDS ELEMENTARY SCHOOL
2. CAPILANO BRANCH LIBRARY
3. HIGHLANDS UNITED CHURCH
4. ST CATHERINE'S ANGLICAN CHURCH
5. SINGLE FAMILY
6. MULTI FAMILY (THREE STOREY)
7. COMMERCIAL
8. EDGEMONT SENIOR LIVING RESIDENCE (3 STOREY/ 44' MAX)
9. EDGEMONT COMMONS COMMERCIAL (3 STOREY/ 46' MAX)



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PROJECT:
Edgemont Village
District of North Vancouver, BC

DRAWING TITLE :
Context Plan

GROSVENOR

DATABASE: 1220/SITE
PROJECT NO: 1220
DATE: 29 JAN 2015
SCALE:

A0.9

LEGEND

EXISTING BOUNDARY

PROJECT SITE

MAIN ACCESS ROUTE

PEDESTRIAN ROUTE

MAJOR COMMUNITY GATEWAY

SECONDARY GATEWAY

VILLAGE CORE

GATHERING SPACE

BUS STOP

P PROPOSED PARKADE ENTRANCE

L PROPOSED LOADING/ SERVICE



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PROJECT:

Edgemont Village

District of North Vancouver, BC

DRAWING TITLE :

Neighbourhood Plan

GROSVENOR

DATABASE:	1220/SITE
PROJECT NO:	1220
DATE:	29 JAN 2015
SCALE:	

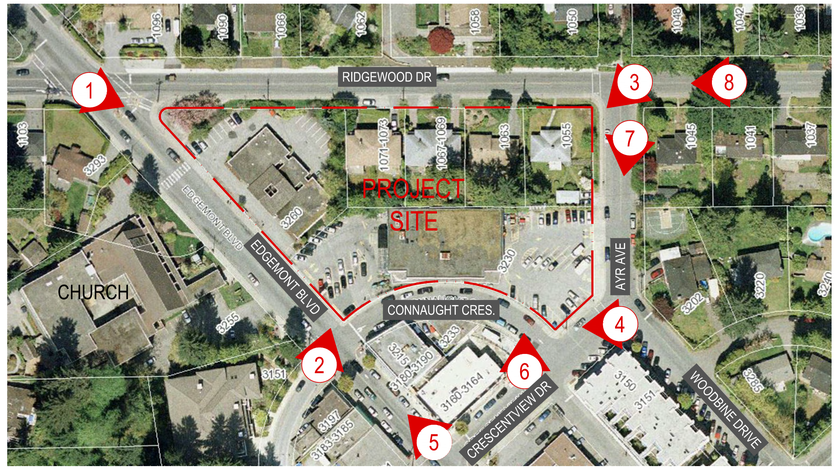
A0.10



1. View to Site from Edgemont Boulevard & Ridgewood Drive



2. View to Site from Edgemont Boulevard & Connaught Crescent





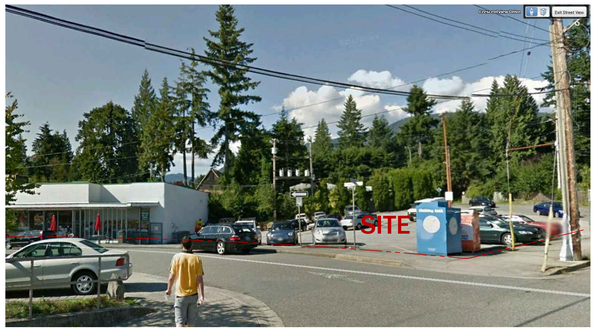
3. View to Site from Ayr Ave & Ridgewood Drive



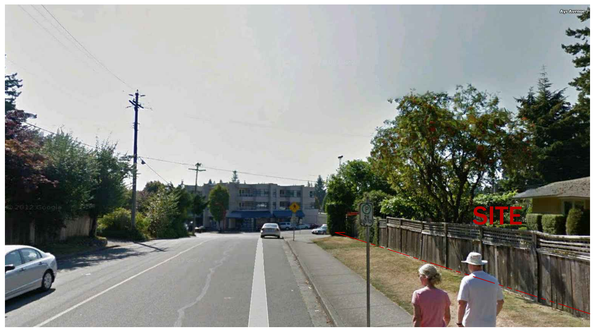
4. View to Site from Connaught Crescent & Crescentview Drive



5. View North along Edgemont Boulevard



6. View to site from Connaught Crescent & Crescentview Drive



7. View South along Ayr Avenue



8. View West along Ridgewood Drive

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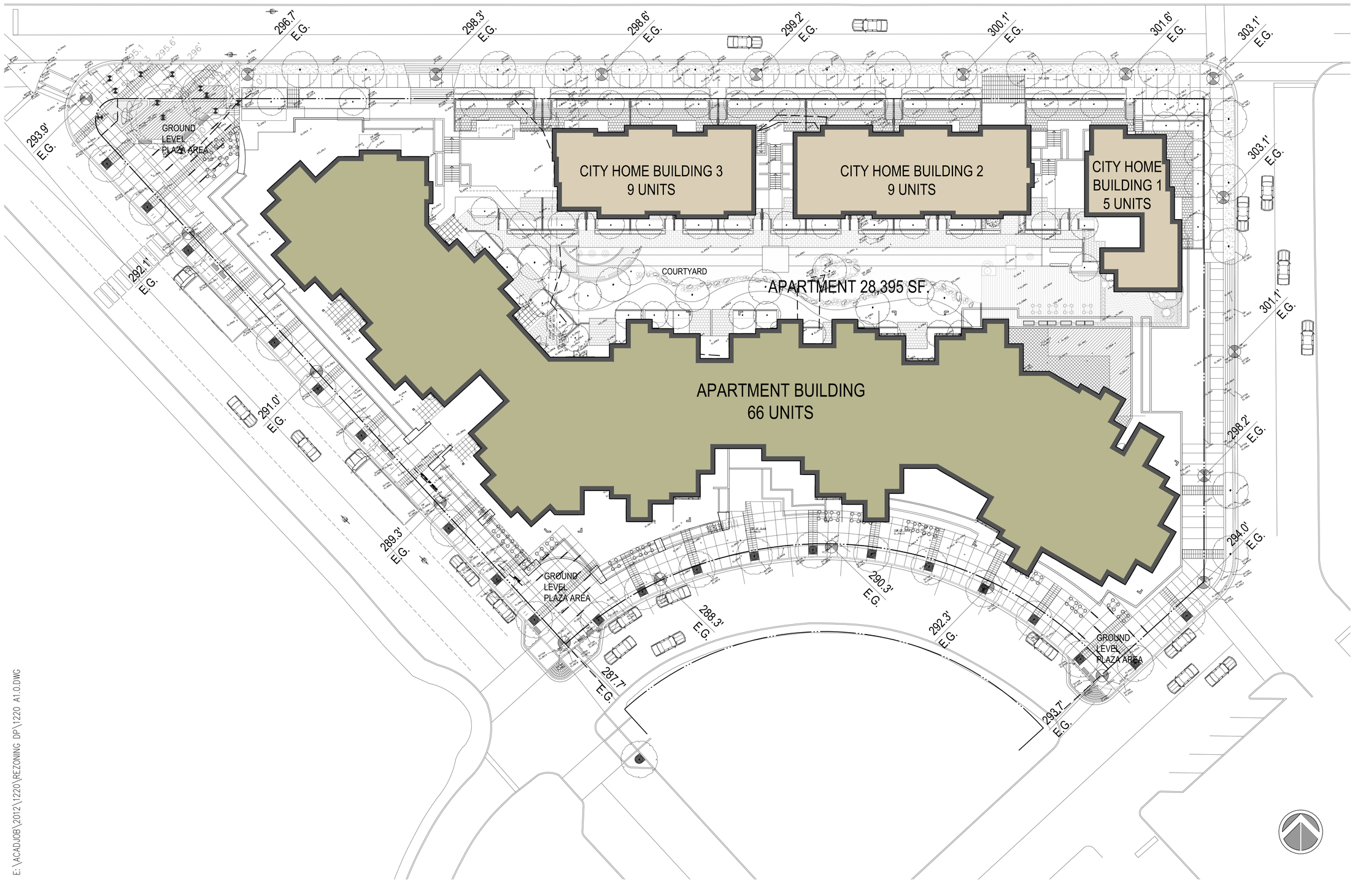
PROJECT:
Edgemont Village
District of North Vancouver, BC

DRAWING TITLE :
Context Photos

GROSVENOR

DATABASE: 1220/SITE
PROJECT NO: 1220
DATE: 29 JAN 2015
SCALE: N/A

A0.11



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PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

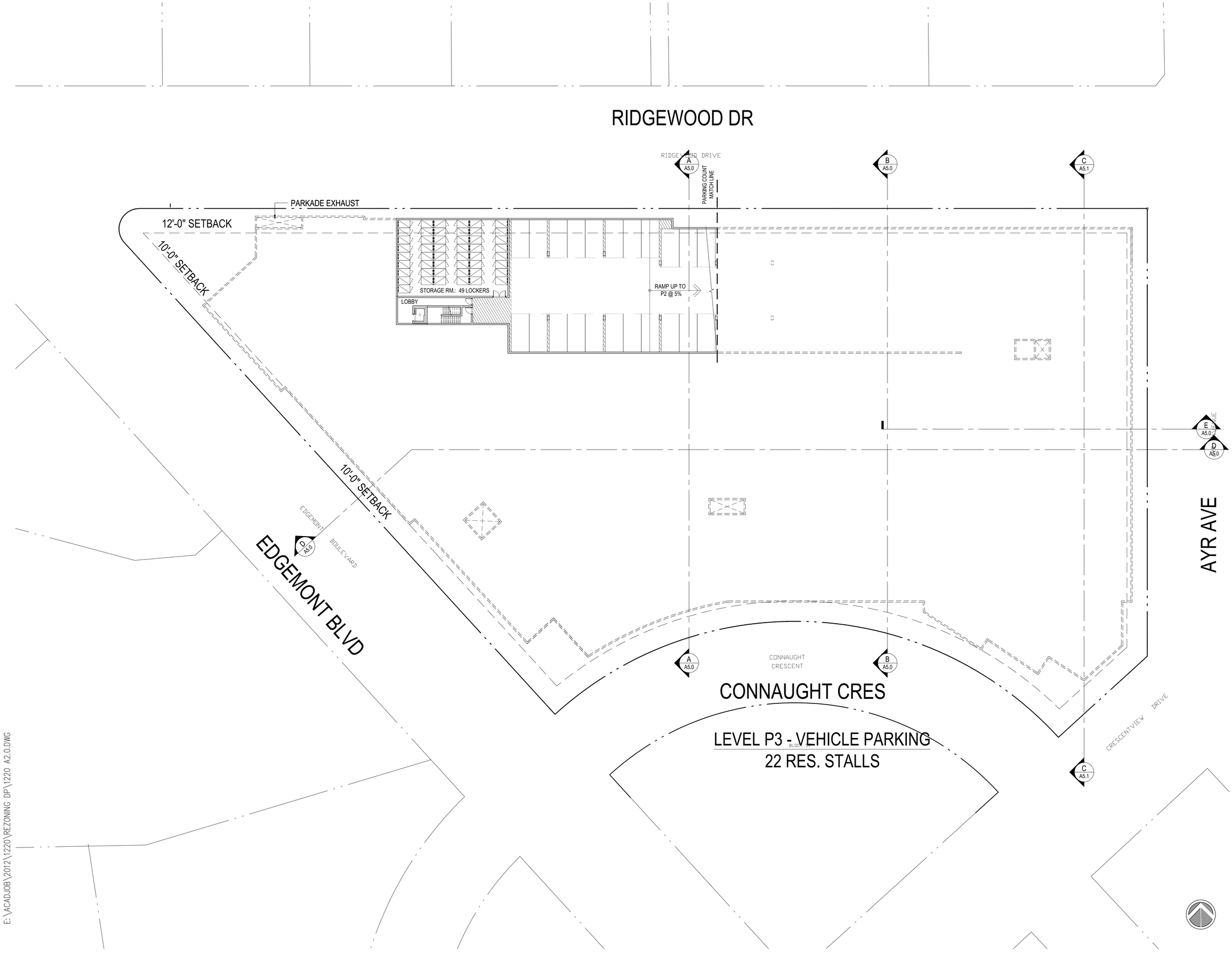
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SCALE :	1" = 20'-0"
PLOTDATE :	14 JAN. 2015
DRAWN :	KM
CHECKED :	

PROJECT NO. **1220**

DWG. NO. **A1.0**

D.P. No :	000000
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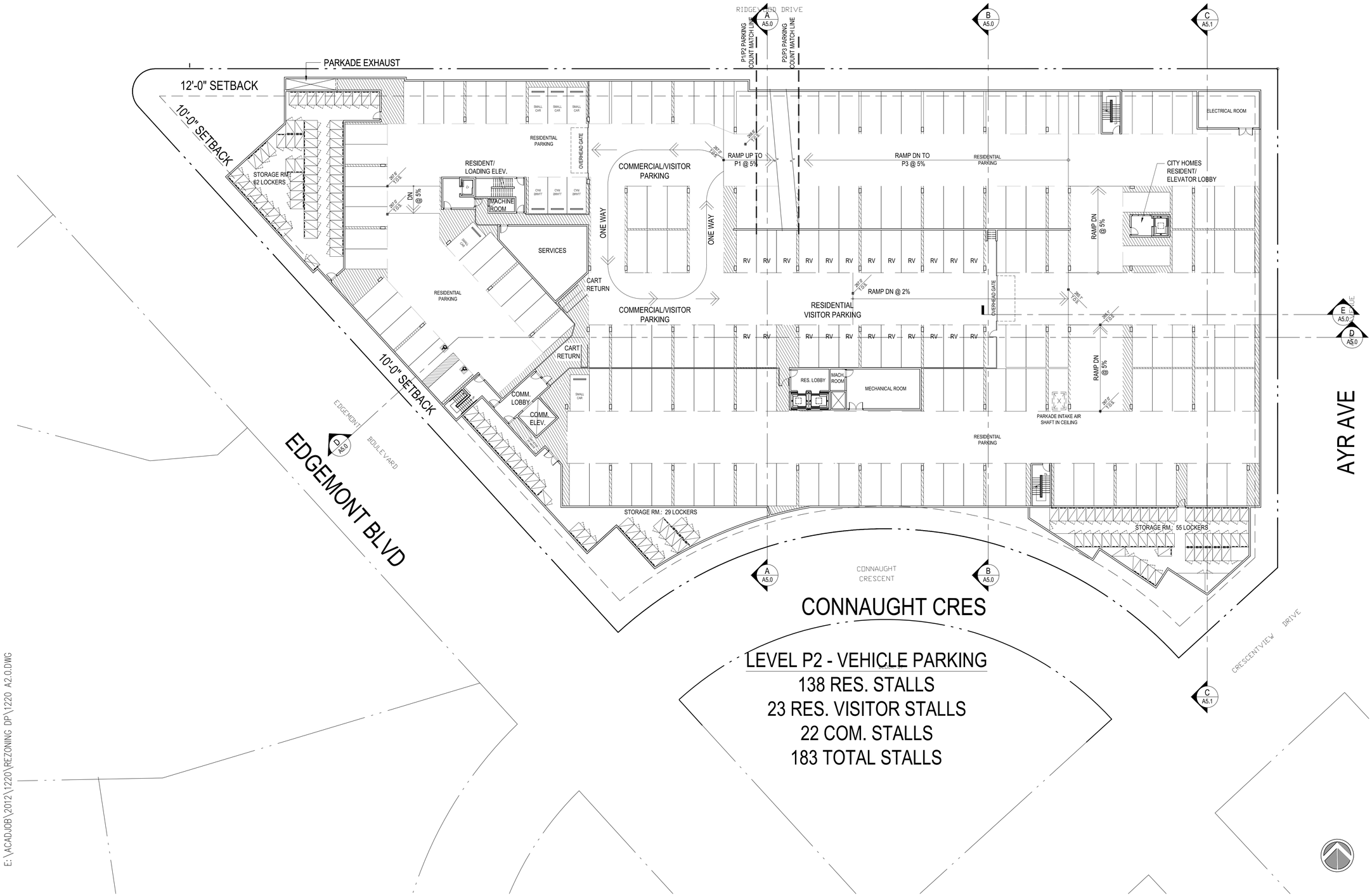
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PARKADE PLAN
LEVEL - P3

DATABASE :	1220-A3.0.dwg
SCALE :	1" = 20'-0"
PLOTDATE :	14 JAN. 2015
DRAWN :	DT
CHECKED :	

PROJECT NO. **1220**

DWG. NO. **A2.0**

D.P. No : 000000
B.P. No :



LEVEL P2 - VEHICLE PARKING

138 RES. STALLS
23 RES. VISITOR STALLS
22 COM. STALLS
183 TOTAL STALLS

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PROJECT:
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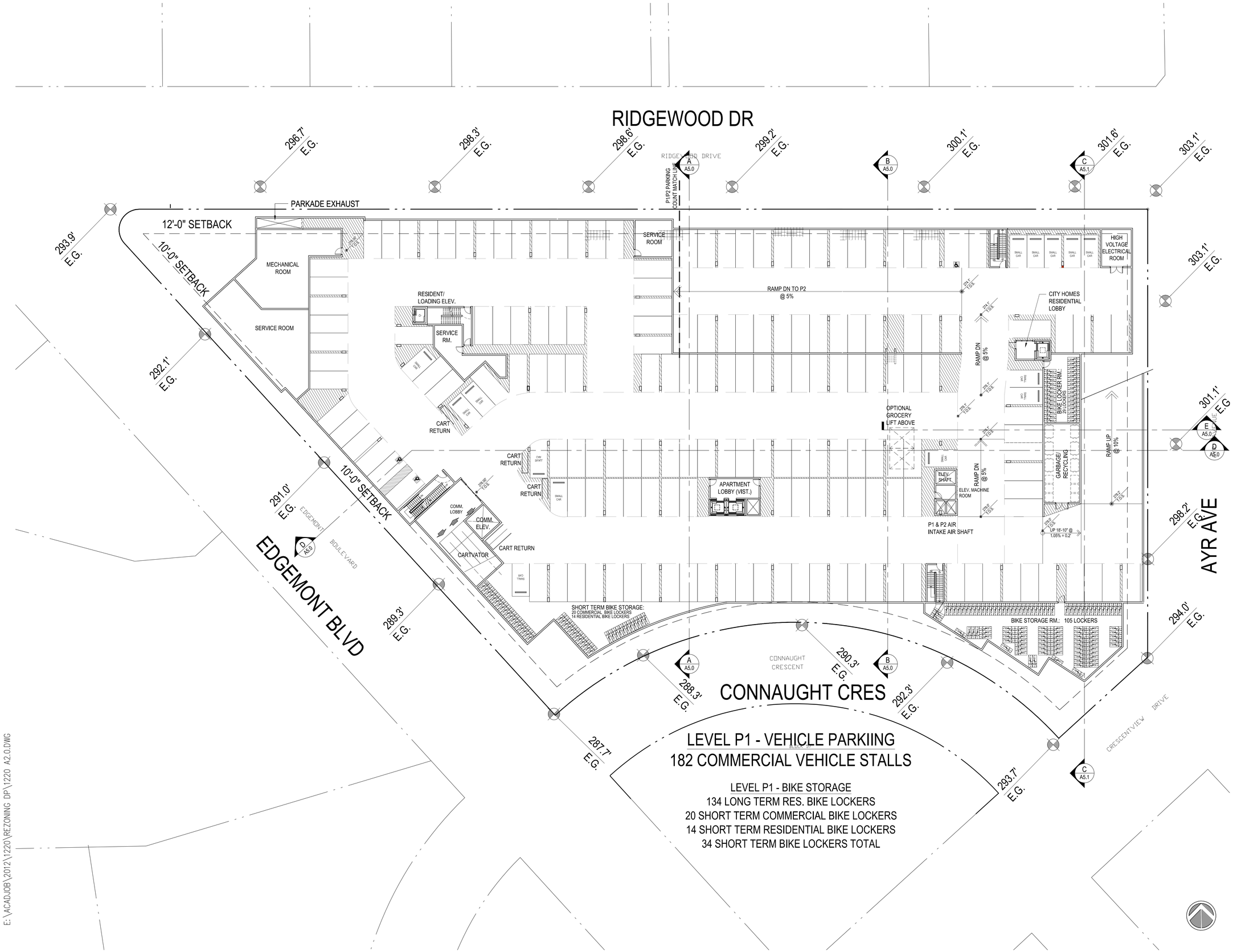
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PARKADE PLAN
LEVEL - P2

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SCALE :	1" = 20'-0"
PLOTDATE :	14 JAN. 2015
DRAWN :	DT
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PROJECT NO. 1220

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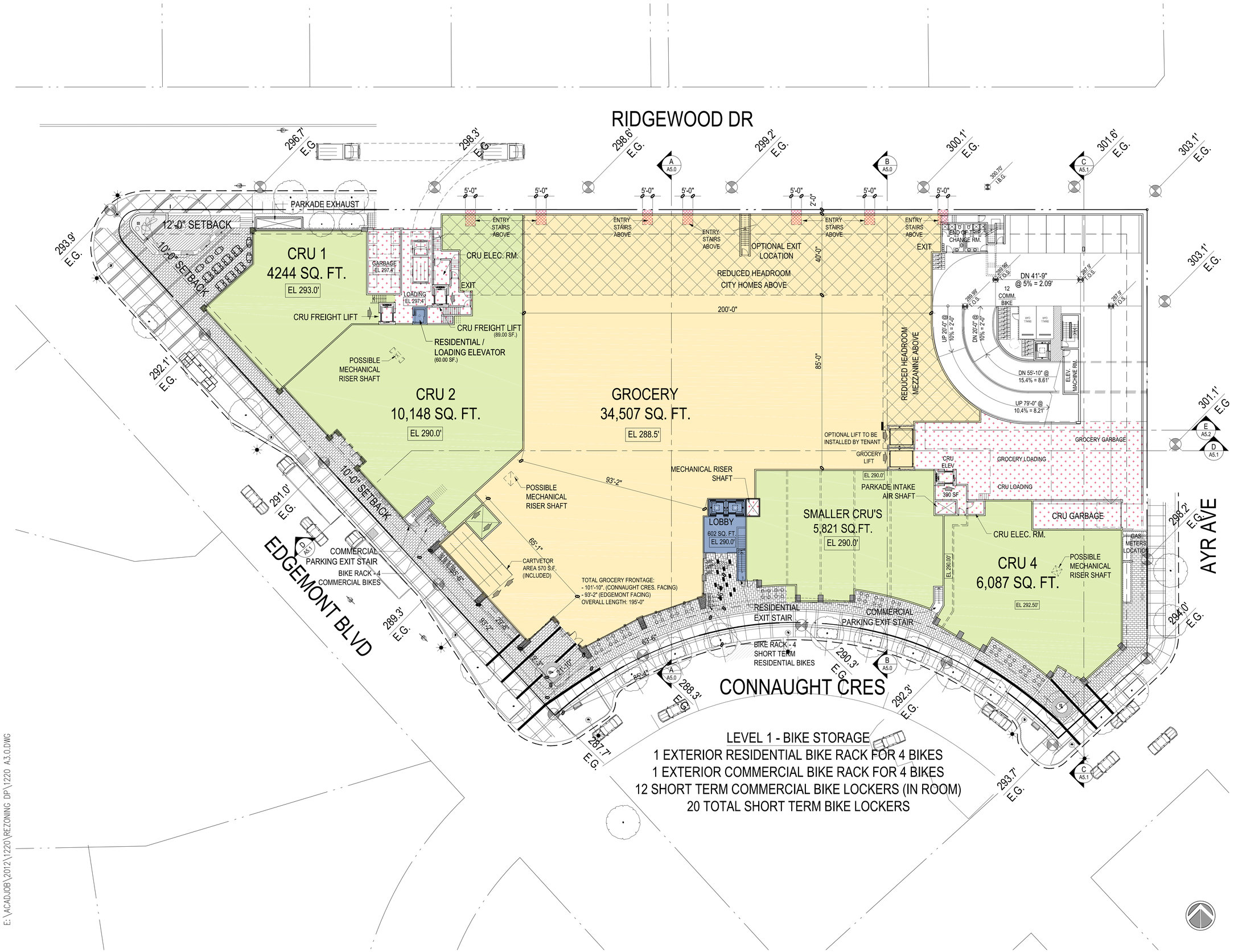
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PARKADE PLAN
LEVEL - P1

DATABASE :	1220-A3.0.dwg
SCALE :	1" = 20'-0"
PLOTDATE :	14 JAN. 2015
DRAWN :	DT
CHECKED :	

PROJECT NO. 1220

DWG. NO. **A2.2**

D.P. No : 000000
B.P. No :



LEVEL 1 - BIKE STORAGE
1 EXTERIOR RESIDENTIAL BIKE RACK FOR 4 BIKES
1 EXTERIOR COMMERCIAL BIKE RACK FOR 4 BIKES
12 SHORT TERM COMMERCIAL BIKE LOCKERS (IN ROOM)
20 TOTAL SHORT TERM BIKE LOCKERS

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2. REVISED REZONING / DPA	14 JAN 2015
3. DESIGN PANEL	02 FEB 2015

ISSUED FOR
DESIGN PANEL
02 FEB 2015

1. REVISED UNITS, TAGS/AREAS 14 JAN 2015

NO. REVISION: DATE:

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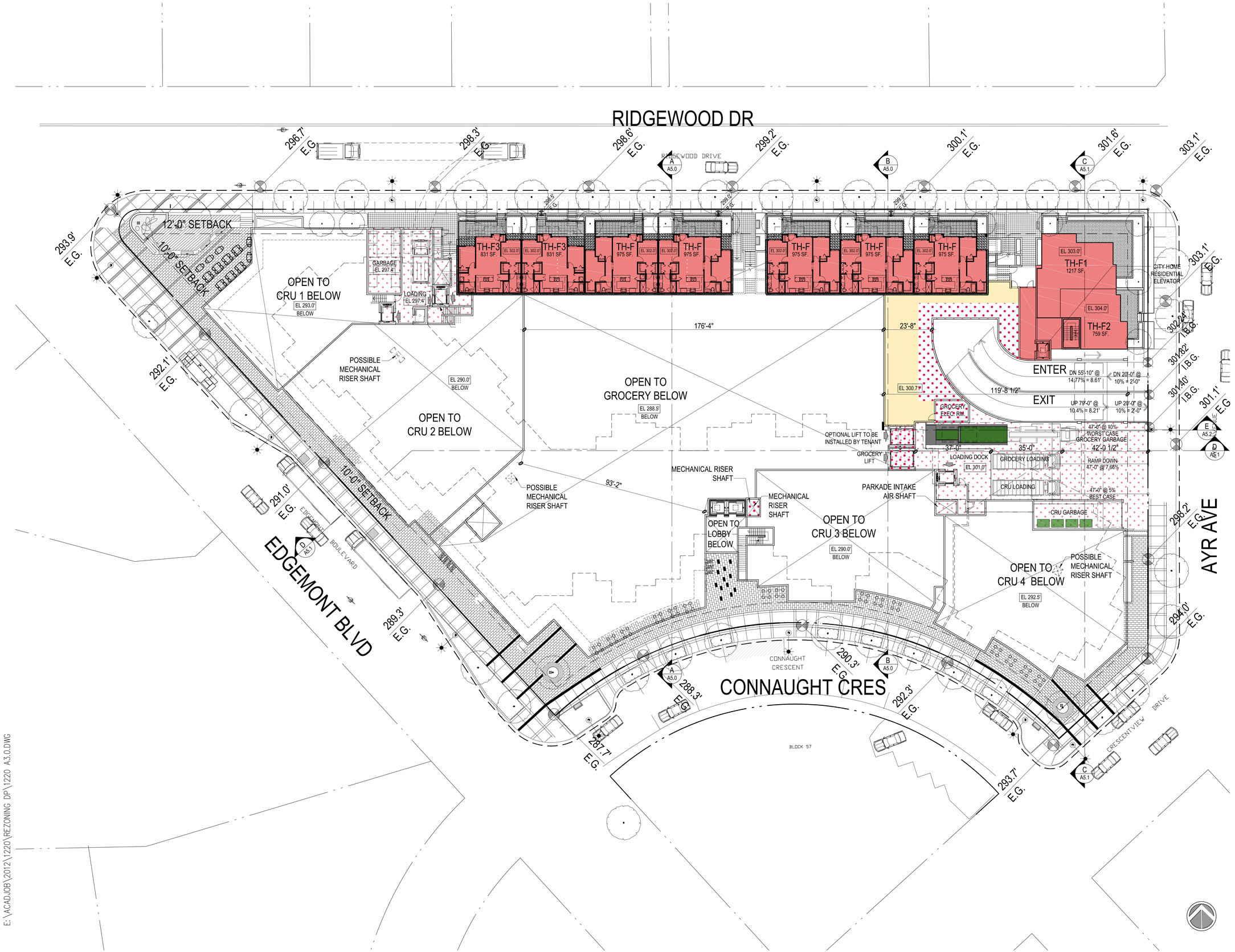
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FLOOR PLAN
LEVEL - 1

DATABASE : 1220-A3.0.dwg
SCALE : 1" = 20'-0"
PLOTDATE : 10 FEB 2015
DRAWN : DT/RN
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PROJECT NO. 1220

DWG. NO. **A3.0**

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PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

DRAWING TITLE:
FLOOR PLAN MEZZANINE LEVEL & LEVEL-1 CITY HOMES

DATABASE : 1220-A3.0.dwg
SCALE : 1" = 20'-0"
PLOTDATE : 10 FEB 2015
DRAWN : DT/RN
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ISSUED:	DATE:
1. REZONING / DPA	18 DEC 2014
2. REVISED REZONING / DPA	14 JAN 2015
3. DESIGN PANEL	02 FEB 2015

ISSUED FOR
DESIGN PANEL
02 FEB 2015

NO. REVISION:	DATE:
1. REVISED UNITS, TAGS/AREAS	14 JAN 2015

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ARCHITECTURAL SEAL:

CLIENT:
GROSVENOR
20th Floor, 1040 West Georgia Street, Vancouver, BC V6E 4H1

PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

DRAWING TITLE:
FLOOR PLANS
LEVEL - 2

DATABASE :	1220-A3.0.dwg
SCALE :	1" = 20'-0"
PLOTDATE :	10 FEB 2015
DRAWN :	DT/RN
CHECKED :	

PROJECT NO. **1220**

DWG. NO. **A3.2**

D.P. No :
B.P. No :



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3. DESIGN PANEL	02 FEB 2015

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1. REVISED UNITS, TAGS/AREAS	14 JAN 2015

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CLIENT:
GROSVENOR
20th Floor, 1040 West Georgia Street, Vancouver, BC V6E 4H1

PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

DRAWING TITLE:
FLOOR PLANS
LEVEL - 3

DATABASE :	1220-A3.0.dwg
SCALE :	1" = 20'-0"
PLOTDATE :	10 FEB 2015
DRAWN :	DT/RN
CHECKED :	

PROJECT NO. **1220**

DWG. NO. **A3.3**

D.P. No :
B.P. No :



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3. DESIGN PANEL	02 FEB 2015

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1. REVISED UNITS, TAGS/AREAS 14 JAN 2015

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CLIENT:
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20th Floor, 1040 West Georgia Street, Vancouver, BC V6E 4H1

PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

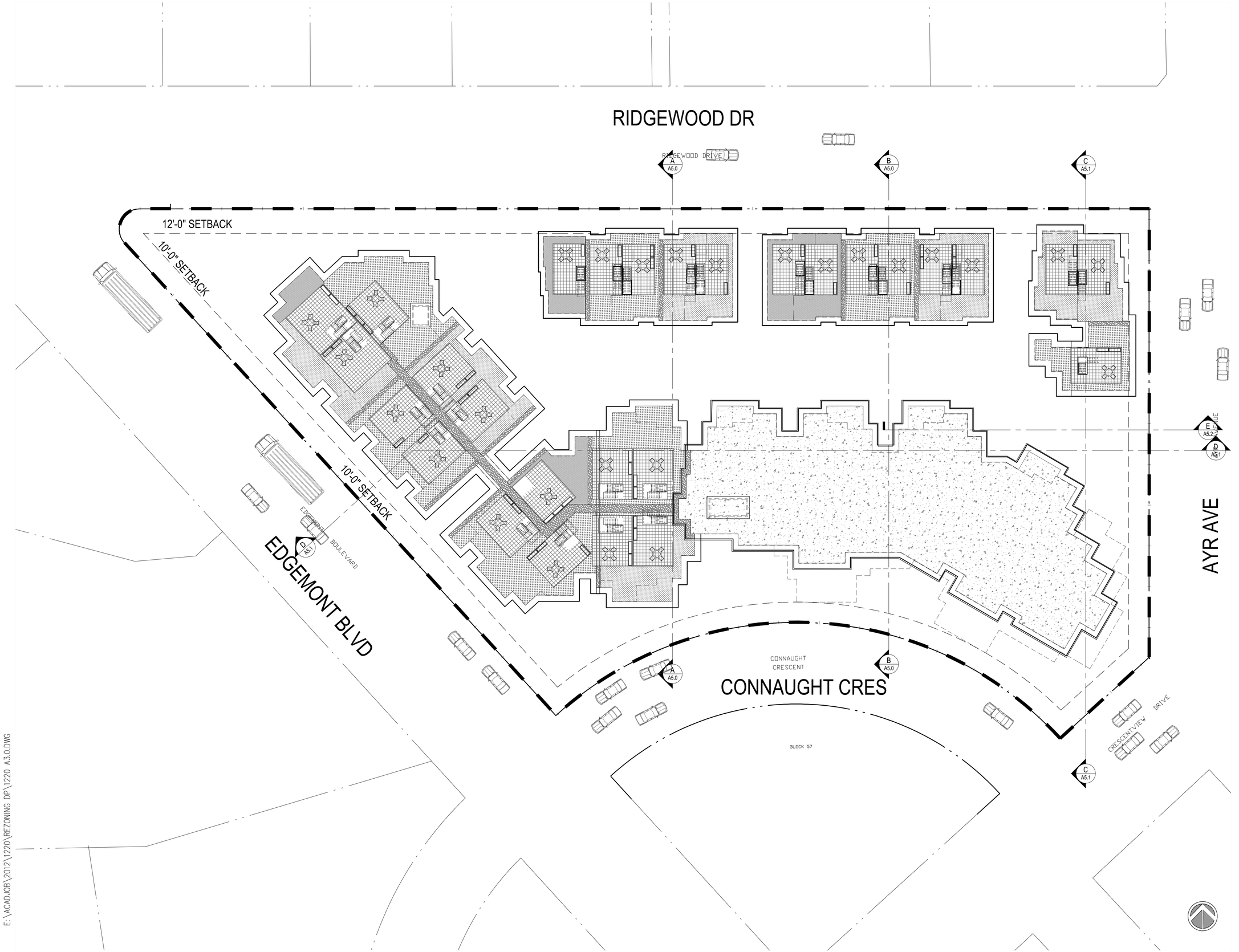
DRAWING TITLE:
FLOOR PLAN
LEVEL - 4

DATABASE :	1220-A3.0.dwg
SCALE :	1" = 20'-0"
PLOTDATE :	10 FEB 2015
DRAWN :	DT/RN
CHECKED :	

PROJECT NO. **1220**

DWG. NO. **A3.4**

D.P. No :
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CLIENT:
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20th Floor, 1040 West Georgia Street, Vancouver, BC V6E 4H1

PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

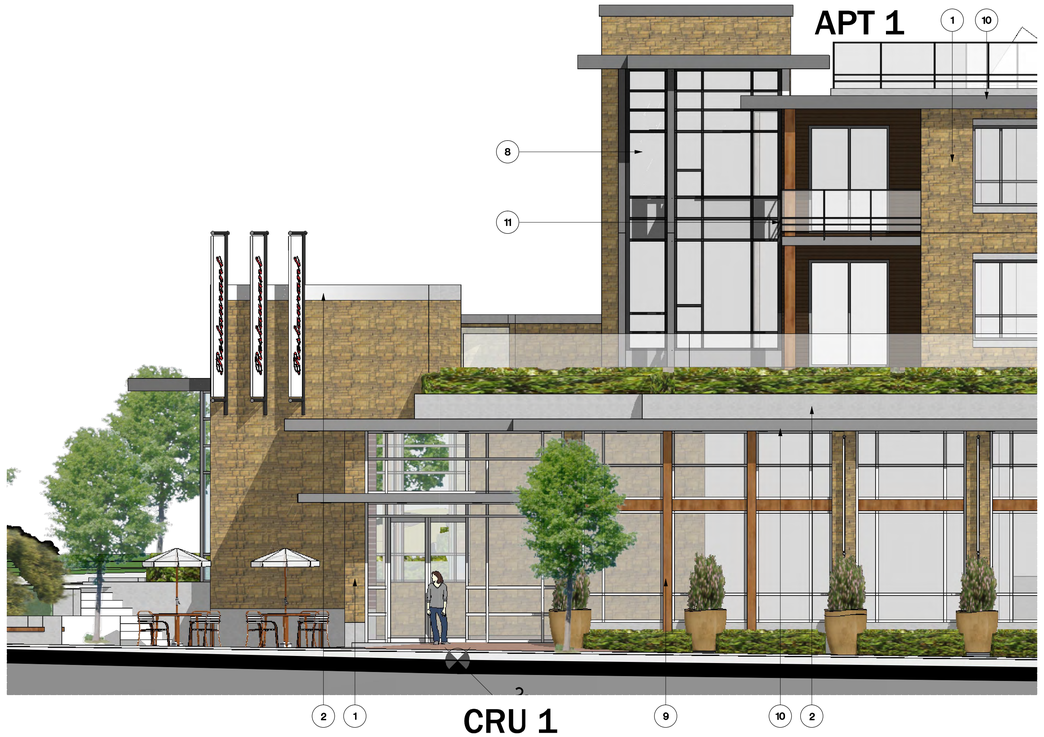
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ROOF PLAN

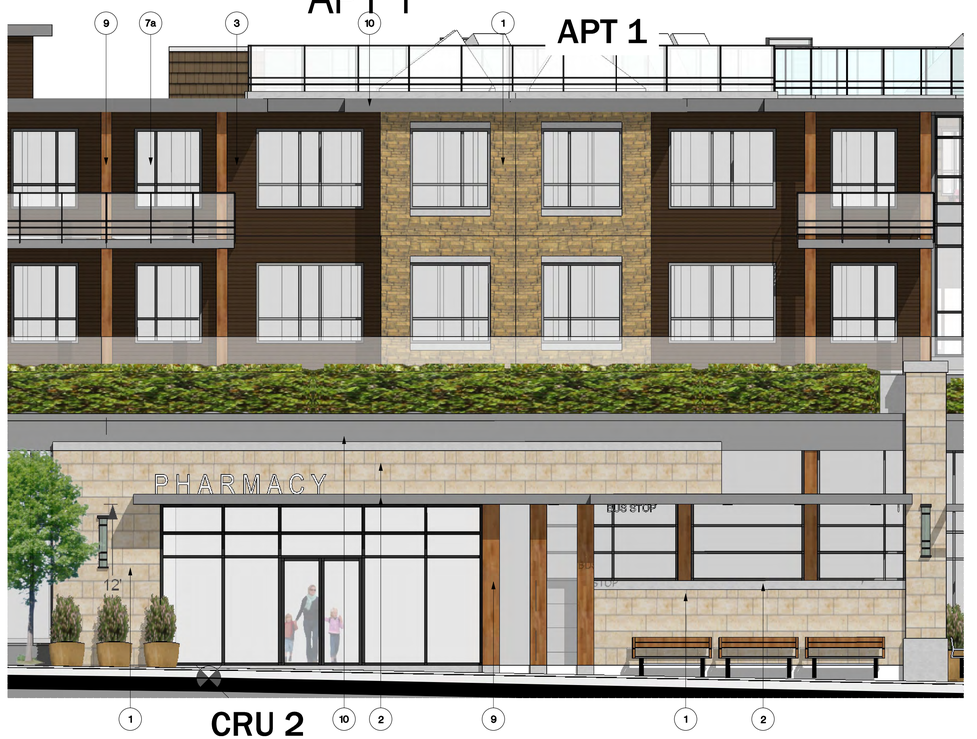
DATABASE :	1220-A3.0.dwg
SCALE :	1" = 20'-0"
PLOTDATE :	10 FEB 2015
DRAWN :	DT/RN
CHECKED :	

PROJECT NO. **1220**

DWG. NO. **A3.5**

D.P. No :
B.P. No :









MATERIALS LEGEND

	MATERIALS	APT-1/ CRU 1 + 2	APT-2/ GROCERY	APT-3/ CRU 3 + 4
1	CULTURED STONE	BORAL STONE PRODUCTS "ASPEN" COUNTRY LEDGESTONE	BORAL STONE PRODUCTS "GREY" COBBLE FIELD	BORAL STONE PRODUCTS "PARCHMEMT" CAST FIT
2	ARCHITECTURAL STONE TRIM (WATERTABLE/ SILL/ CAPSTONES)	BENJAMIN MOORE 2112-60 "CEMENT GRAY"	BENJAMIN MOORE OC-37 "GLACIER WHITE"	BENJAMIN MOORE OC-37 "GLACIER WHITE"
3	CEMENTITIOUS HORIZONTAL SIDING (4" EXPOSURE)	BENJAMIN MOORE 2096-30 "GRANDFATHER CLOCK BROWN"	BENJAMIN MOORE HC-77 "ALEXANDRIA BEIGE"	BENJAMIN MOORE HC-47 "BROOKLINE BEIGE"
4	CEMENTITIOUS PANEL & TRIM		BENJAMIN MOORE 2112-50 "STORMY MONDAY"	BENJAMIN MOORE 2112-50 "STORMY MONDAY"
4.1	CEMENTITIOUS PANEL & TRIM			BENJAMIN MOORE OC-37 "GLACIER WHITE"
6	RESIDENTIAL LOBBY DOOR	BLACK FRAME -EXT./ INT. WOOD STAINED DOOR		
7a	DOUBLE GLAZED VINYL WINDOWS/DOORS	WHITE FRAME		
7b	DOUBLE GLAZED VINYL WINDOWS/DOORS	BLACK FRAME		
8	RESIDENTIAL CURTAIN WALL W/ SPANDREL PANELS	BLACK FRAME -EXT. BLACK FRAME -INT. SPANDREL PANELS - MATCH PANEL		
9	WOOD CLAD COLUMNS & BEAMS	CLOVERDALE PAINT SEMI-TRANS STAIN 19800 "RUSTIC CEDAR"		
10	EXPOSED ARCHITECTURAL CONCRETE	BENJAMIN MOORE 2112-50 "STORMY MONDAY"		
11	ALUMINUM GUARDRAIL W/ TEMPERED GLASS PANELS	GLOSSY BLACK		
12	PRIVACY PARTITIONS W/ TEMPERED FROSTED GLASS PANELS	GLOSSY BLACK		
13	LIGHT FIXTURE	BLACK		

APT-1/ CRU-1

Stone

Stone Trim

Siding

APT-2/ CRU-2

Stone

Stone Trim

Siding

Panel

Panel

APT-3/ CRU-3

Stone

Stone Trim

Siding

Panel

Panel

TYPICAL

Arch. Concrete

Railings

Window Frame

Wood Clad Columns

Windows Frame

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CLIENT:
GROSVENOR
20th Floor, 1040 West Georgia Street, Vancouver, BC V6E 4H1

PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

DRAWING TITLE:
MATERIAL LEGEND

DATABASE :	1220-A3.0.dwg
SCALE :	3/16" = 1'-0"
PLOTDATE :	14 JAN. 2015
DRAWN :	LB
CHECKED :	

PROJECT NO.
1220

DWG. NO.
A4.0

D.P. No : 000000
B.P. No :









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MATERIALS LEGEND

	MATERIALS	APT-1/ CRU 1 + 2	APT-2/ GROCERY	APT-3/ CRU 3 + 4
1	CULTURED STONE	BORAL STONE PRODUCTS "ASPEN" COUNTRY LEDGESTONE	BORAL STONE PRODUCTS "GREY" COBBLE FIELD	BORAL STONE PRODUCTS "PARCHMEMT" CAST FIT
2	ARCHITECTURAL STONE TRIM (WATERTABLE/ SILL/ CAPSTONES)	BENJAMIN MOORE 2112-60 "CEMENT GRAY"	BENJAMIN MOORE OC-37 "GLACIER WHITE"	BENJAMIN MOORE OC-37 "GLACIER WHITE"
3	CEMENTITIOUS HORIZONTAL SIDING (4" EXPOSURE)	BENJAMIN MOORE 2096-30 "GRANDFATHER CLOCK BROWN"	BENJAMIN MOORE HC-77 "ALEXANDRIA BEIGE"	BENJAMIN MOORE HC-47 "BROOKLINE BEIGE"
4	CEMENTITIOUS PANEL & TRIM		BENJAMIN MOORE 2112-50 "STORMY MONDAY"	BENJAMIN MOORE 2112-50 "STORMY MONDAY"
4.1	CEMENTITIOUS PANEL & TRIM			BENJAMIN MOORE OC-37 "GLACIER WHITE"
6	RESIDENTIAL LOBBY DOOR	BLACK FRAME -EXT./ INT. WOOD STAINED DOOR		
7a	DOUBLE GLAZED VINYL WINDOWS/DOORS	WHITE FRAME		
7b	DOUBLE GLAZED VINYL WINDOWS/DOORS	BLACK FRAME		
8	RESIDENTIAL CURTAIN WALL W/ SPANDREL PANELS	BLACK FRAME -EXT. BLACK FRAME -EXT. SPANDREL PANELS - MATCH PANEL		
9	WOOD CLAD COLUMNS & BEAMS	CLOVERDALE PAINT SEMI-TRANS STAIN 16600 "RUSTIC CEDAR"		
10	EXPOSED ARCHITECTURAL CONCRETE	BENJAMIN MOORE 2112-50 "STORMY MONDAY"		
11	ALUMINUM GUARDRAIL W/ TEMPERED GLASS PANELS	GLOSSY BLACK		
12	PRIVACY PARTITIONS W/ TEMPERED FROSTED GLASS PANELS	GLOSSY BLACK		
13	LIGHT FIXTURE	BLACK		

		TH-1	TH-2	TH-3
1	CULTURED STONE	BORAL STONE PRODUCTS "ASPEN" COUNTRY LEDGESTONE		
2	ARCHITECTURAL STONE TRIM (WATERTABLE/ SILL/ CAPSTONES)	BENJAMIN MOORE 2112-60 "CEMENT GRAY"		
3	CEMENTITIOUS HORIZONTAL SIDING (4" EXPOSURE)	BENJAMIN MOORE 2096-30 "GRANDFATHER CLOCK BROWN"	BENJAMIN MOORE 2120-20 "BLACK IRON"	BENJAMIN MOORE OC-16 "CEDAR KEY"
4	CEMENTITIOUS PANEL & TRIM	BENJAMIN MOORE OC-37 "GLACIER WHITE"	BENJAMIN MOORE HC-166 "KENDALL CHARCOAL"	BENJAMIN MOORE HC-166 "KENDALL CHARCOAL"
5	CEMENTITIOUS SHINGLES		BENJAMIN MOORE HC-88 "KINGSPORT GRAY"	BENJAMIN MOORE HC-69 "WHITALL BROWN"
6.1	RESIDENTIAL MAIN ENTRY DOOR	BLACK FRAME -EXT./ INT. WOOD STAINED DOOR	BENJAMIN MOORE 2084-10 "EXOTIC RED"	BENJAMIN MOORE CC-780 "KENSINGTON BLUE"

APT-1/ CRU-1	APT-2/ CRU-2	APT-3/ CRU-3	TH-1	TH-2	TH-3
Stone	Stone	Stone	Stone	Shingles	Shingles
Stone Trim	Stone Trim	Stone Trim			
Siding	Siding	Siding	Siding	Siding	Siding
	Panel	Panel	Panel	Panel	Panel
	4.1 Panel	4.1 Panel	Door	Door	Door

TYPICAL

Arch. Concrete	Railings	Window Frame
Wood Clad Columns		Windows Frame

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18 DEC 2014

NO. REVISION:	DATE:

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ARCHITECTURAL SEAL:

CLIENT:
GROSVENOR
20th Floor, 1040 West Georgia Street, Vancouver, BC V6E 4H1

PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

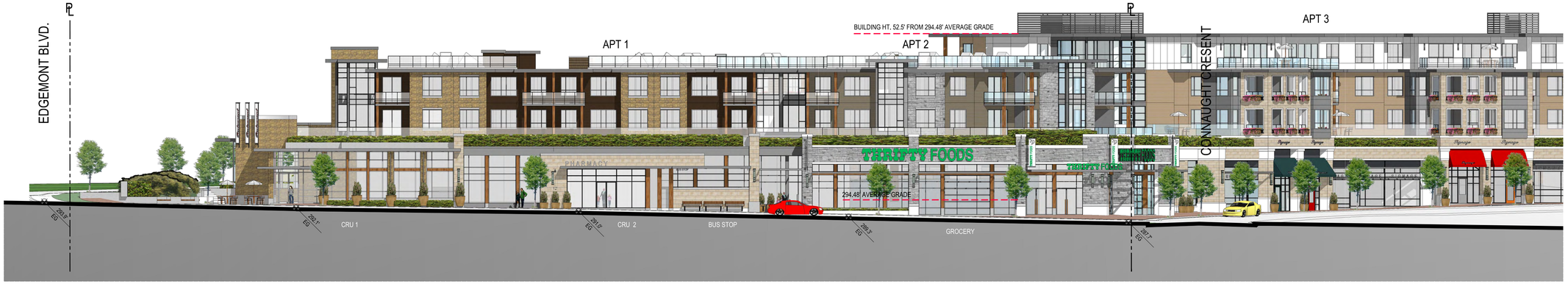
DRAWING TITLE:
MATERIAL LEGEND

DATABASE :	1220-A3.0.dwg
SCALE :	3/16" = 1'-0"
PLOTDATE :	14 JAN. 2015
DRAWN :	LB
CHECKED :	

PROJECT NO.
1220

DWG. NO.
A4.1

D.P. No : 000000
B.P. No :



1 EDGEMONT BLVD ELEVATIONS
SCALE: 1/16" = 1'-0"

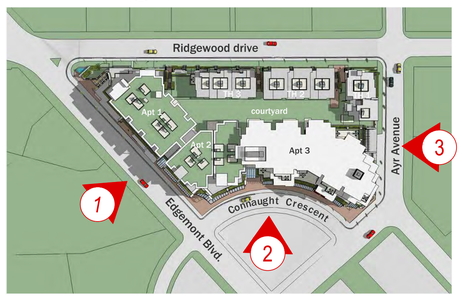


2 CONNAUGHT CRESCENT ELEVATIONS
SCALE: 1/16" = 1'-0"



3 AYR AVENUE ELEVATIONS
SCALE: 1/16" = 1'-0"

KEYPLAN



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PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

DRAWING TITLE:
STREETSCAPE

DATABASE :	1220-A3.0.dwg
SCALE :	NOTED
PLOTDATE :	14 JAN. 2015
DRAWN :	LB
CHECKED :	

PROJECT NO. **1220**

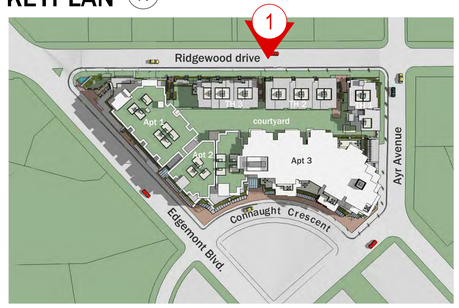
DWG. NO. **A4.1.1**

D.P. No : 000000
B.P. No :



1 RIDGEWOOD DRIVE STREETSCAPE
SCALE: 1" = 20'-0"

KEYPLAN



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PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

DRAWING TITLE:
STREETSCAPE
COURTYARD ELEVATIONS

DATABASE :	1220-A3.0.dwg
SCALE :	NOTED
PLOTDATE :	14 JAN. 2015
DRAWN :	LB
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PROJECT NO. 1220

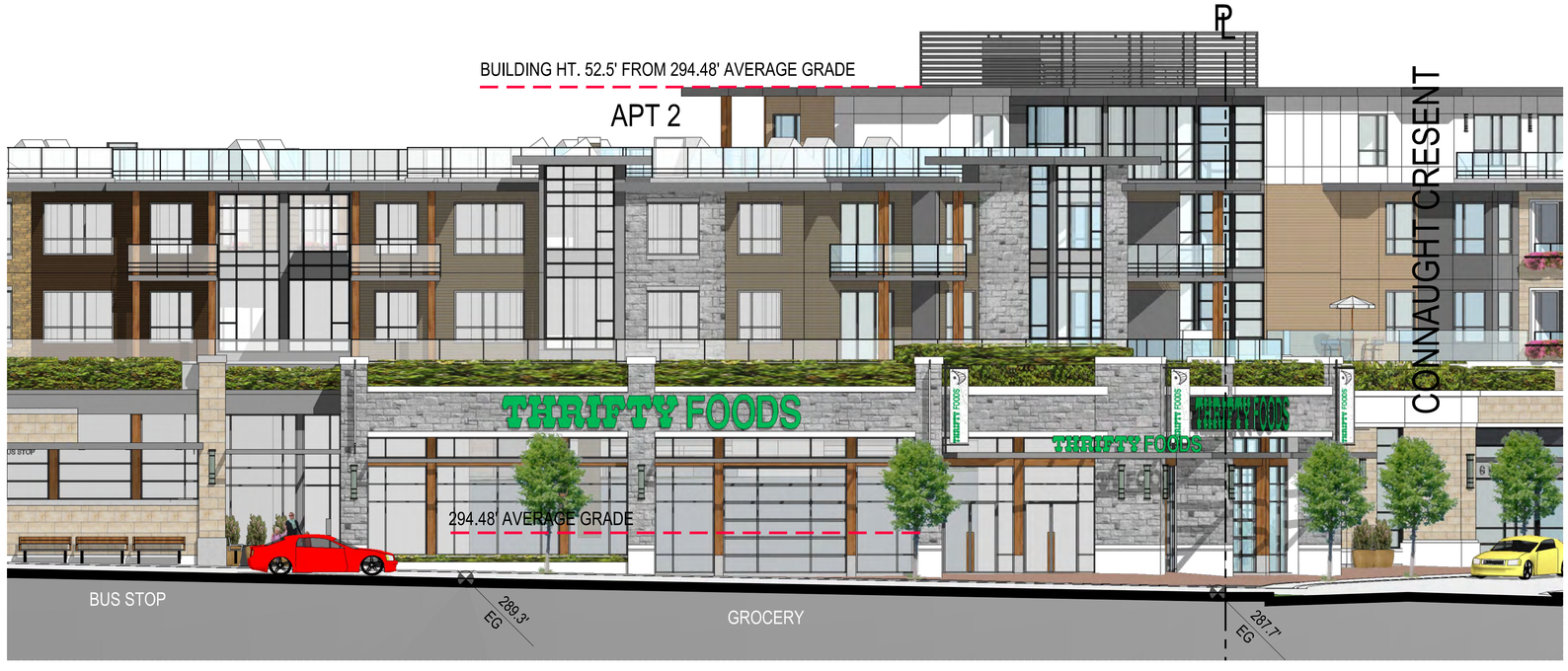
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D.P. No : 000000
B.P. No :



1 EDGEMONT BLVD ELEVATIONS

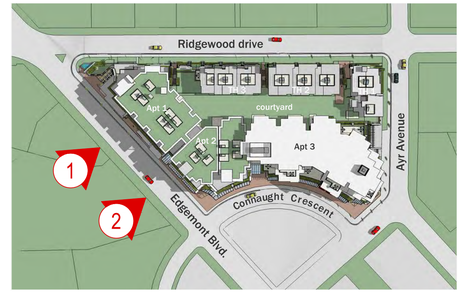
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2 EDGEMONT BLVD ELEVATIONS

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

KEYPLAN



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District of North Vancouver, B.C.

DRAWING TITLE:
ELEVATIONS

DATABASE :	1220-A4.0.dwg
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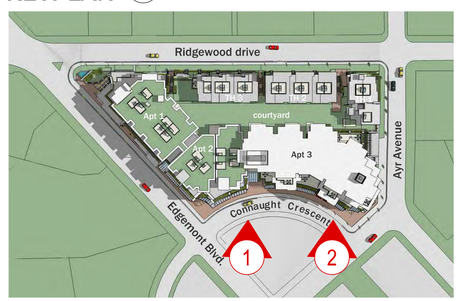


1 CONNAUGHT CRESCENT ELEVATIONS
SCALE: 1/8" = 1'-0"



2 CONNAUGHT CRESCENT ELEVATIONS
SCALE: 1/8" = 1'-0"

KEYPLAN



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CHECKED :	

PROJECT NO. **1220**

DWG. NO. **A4.3**

D.P. No : 000000
B.P. No :



1 EAST ELEVATION (AYR AVENUE)
SCALE: 1/8" = 1'-0"



2 RIDGEWOOD DRIVE ELEVATIONS
SCALE: 1/8" = 1'-0"

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PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

DRAWING TITLE:
ELEVATIONS

DATABASE :	1220-A4.0.dwg
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PROJECT NO. **1220**

DWG. NO. **A4.4**

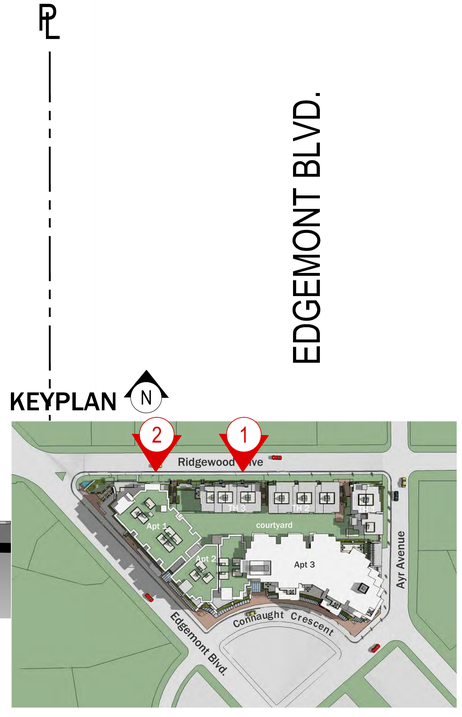
D.P. No : 000000
B.P. No :



1 RIDGEWOOD DRIVE ELEVATIONS
SCALE: 1/8" = 1'-0"



2 RIDGEWOOD DRIVE ELEVATIONS
SCALE: 1/8" = 1'-0"



E:\ACAD\JOB\2012\1220\REZONING DP\1220 A4.0.DWG

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18 DEC 2014

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CLIENT:
GROSVENOR
20th Floor, 1040 West Georgia Street, Vancouver, BC V6E 4H1

PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

DRAWING TITLE:
ELEVATIONS

DATABASE :	1220-A4.0.dwg
SCALE :	NOTED
PLOTDATE :	14 JAN. 2015
DRAWN :	LB
CHECKED :	

PROJECT NO. **1220**

DWG. NO. **A4.5**

D.P. No : 000000
B.P. No :

TH 3

TH 2



1 TOWNHOUSE COURTYARD ELEVATIONS

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

TH 2

TH 1

SETBACK

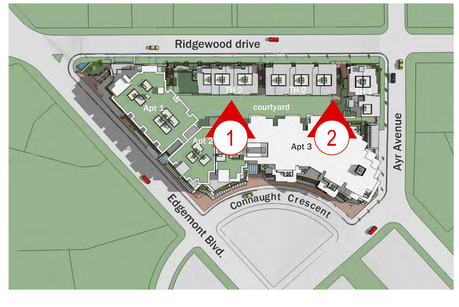
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2 TOWNHOUSE COURTYARD ELEVATIONS

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

KEYPLAN



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PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

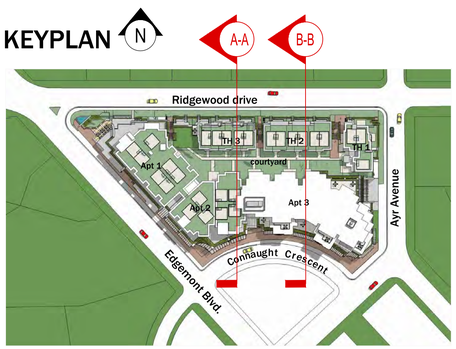
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COURTYARD ELEVATIONS

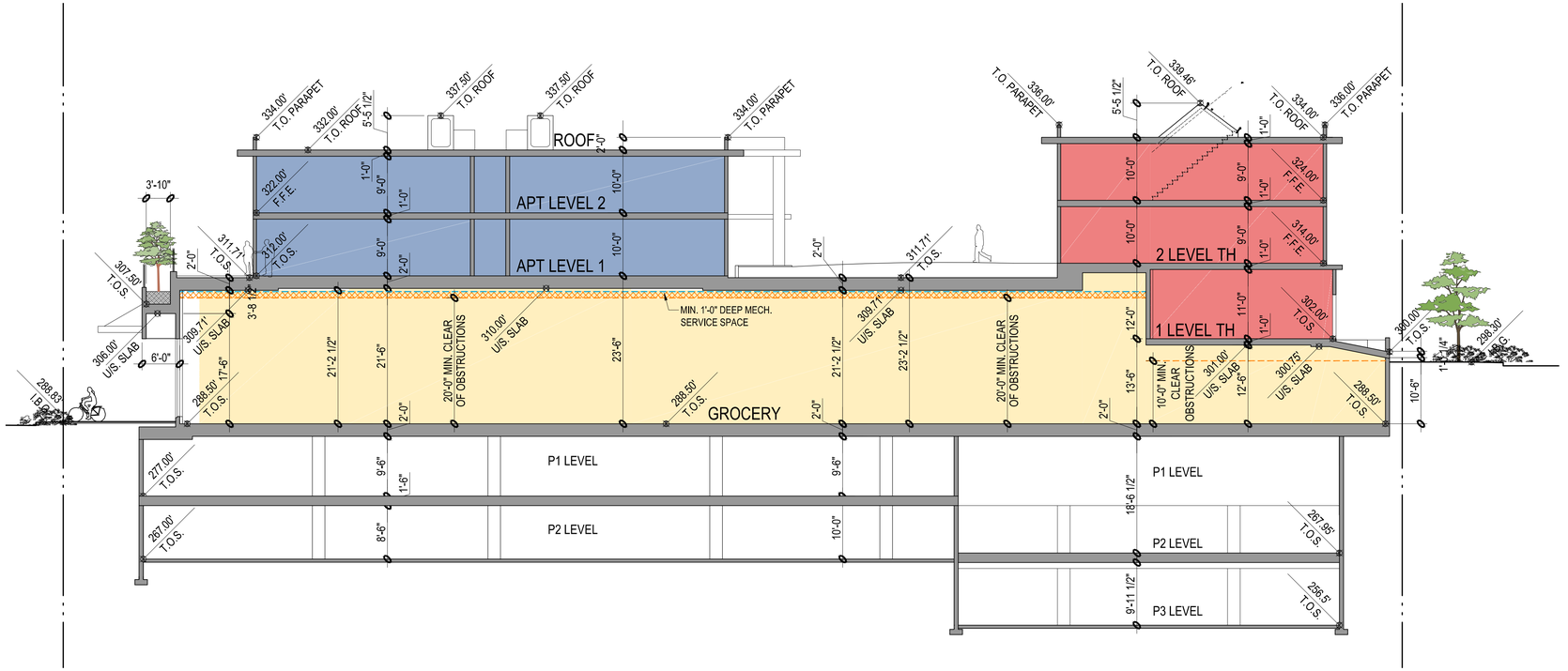
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PLOTDATE :	14 JAN. 2015
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PROJECT NO. 1220

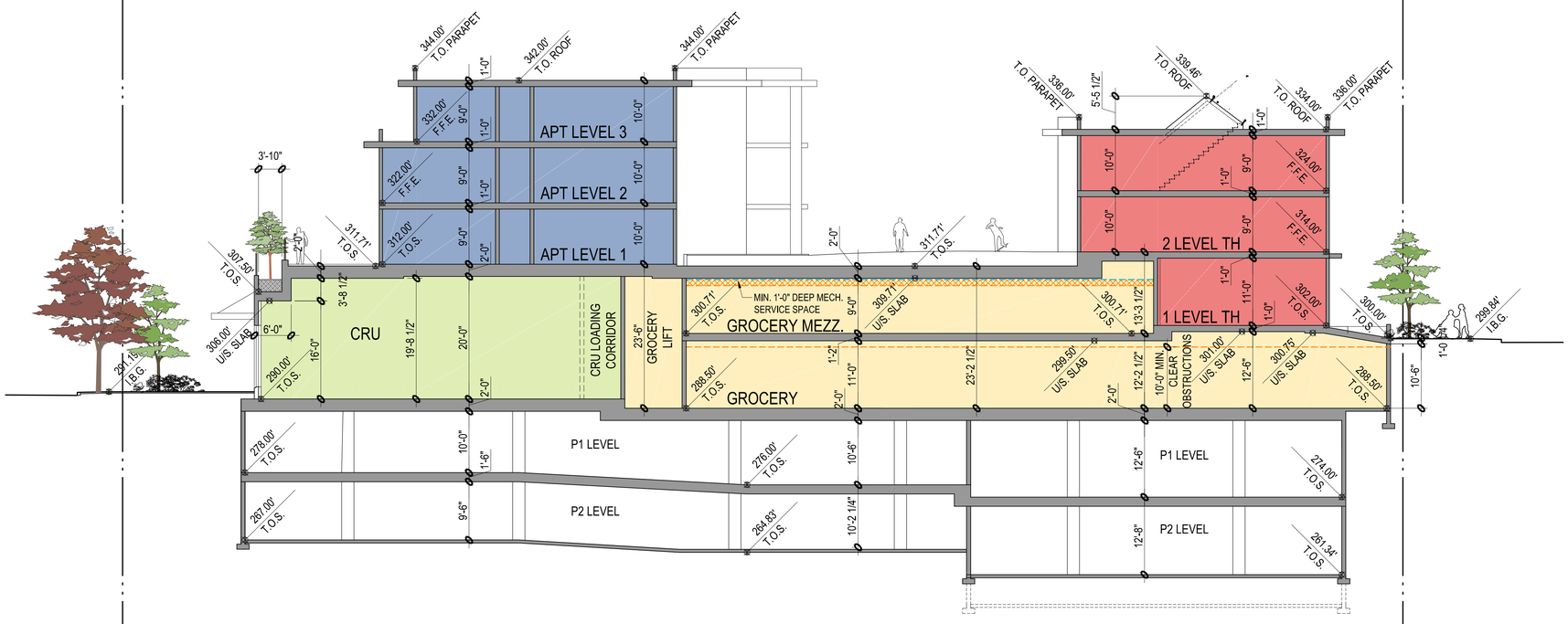
DWG. NO. **A4.6**

D.P. No :
B.P. No : 000000





1 SECTION A-A
SCALE 3/32" = 1'-0"



2 SECTION B-B
SCALE 3/32" = 1'-0"

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1. REZONING / DPA	18 DEC 2014
2. REVISED REZONING / DPA	14 JAN 2015
3. DESIGN PANEL	02 FEB 2015

NO. REVISION:	DATE:
1. REVISED UNITS, TAGS/AREAS	14 JAN 2015

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EDGEMONT VILLAGE
District of North Vancouver, B.C.

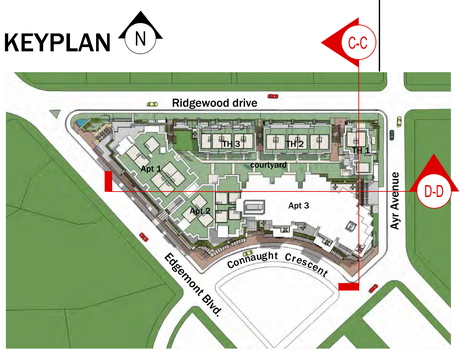
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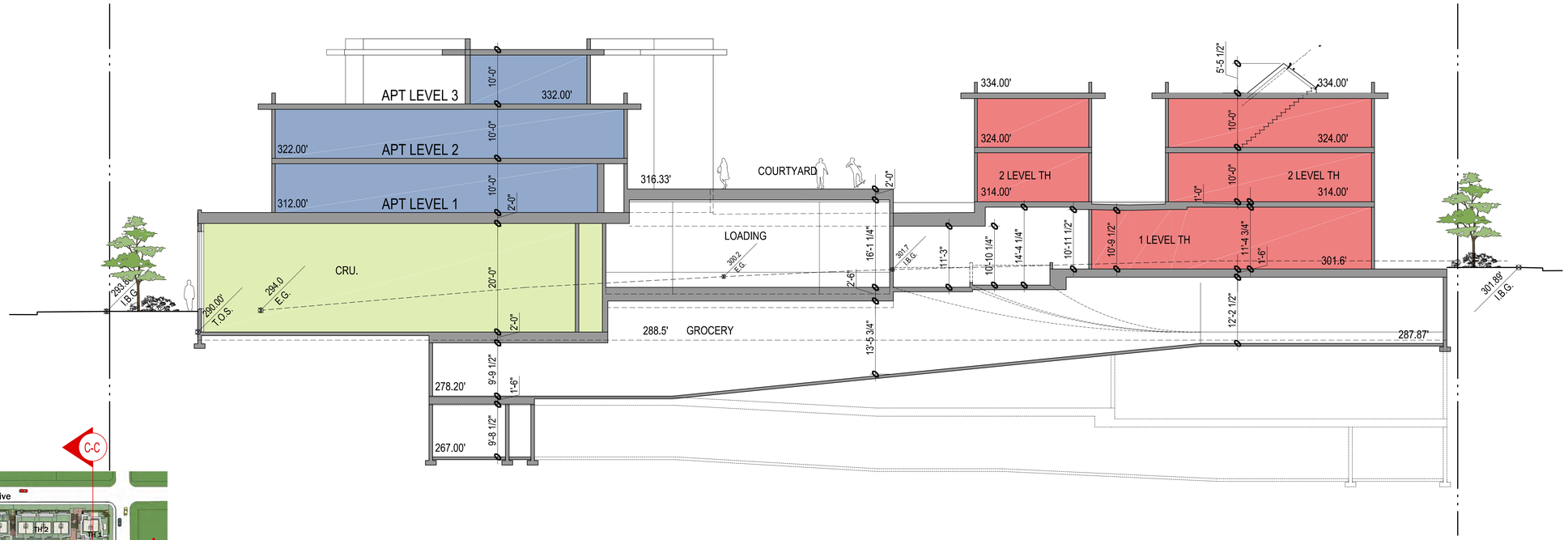
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PLOTDATE :	10 FEB 2015
DRAWN :	DT
CHECKED :	

PROJECT NO. **1220**

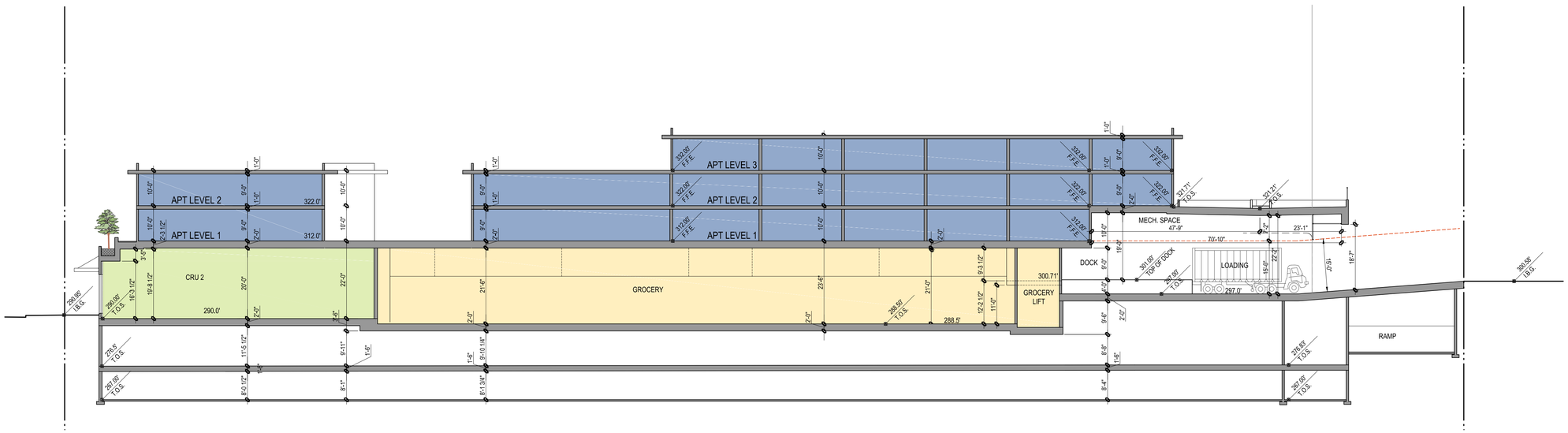
DWG. NO. **A5.0**

D.P. No :
B.P. No :





1 SECTION C-C
SCALE 3/32" = 1'-0"



2 SECTION D-D
SCALE 1/16" = 1'-0"

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PROJECT:
EDGEMONT VILLAGE
District of North Vancouver, B.C.

DRAWING TITLE:
SECTIONS

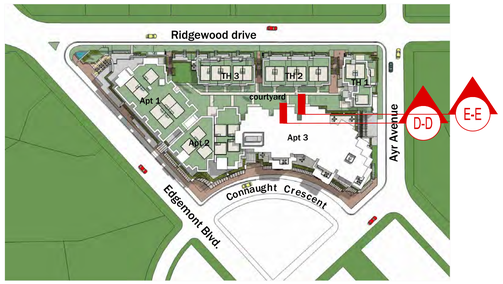
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DRAWN :	DT
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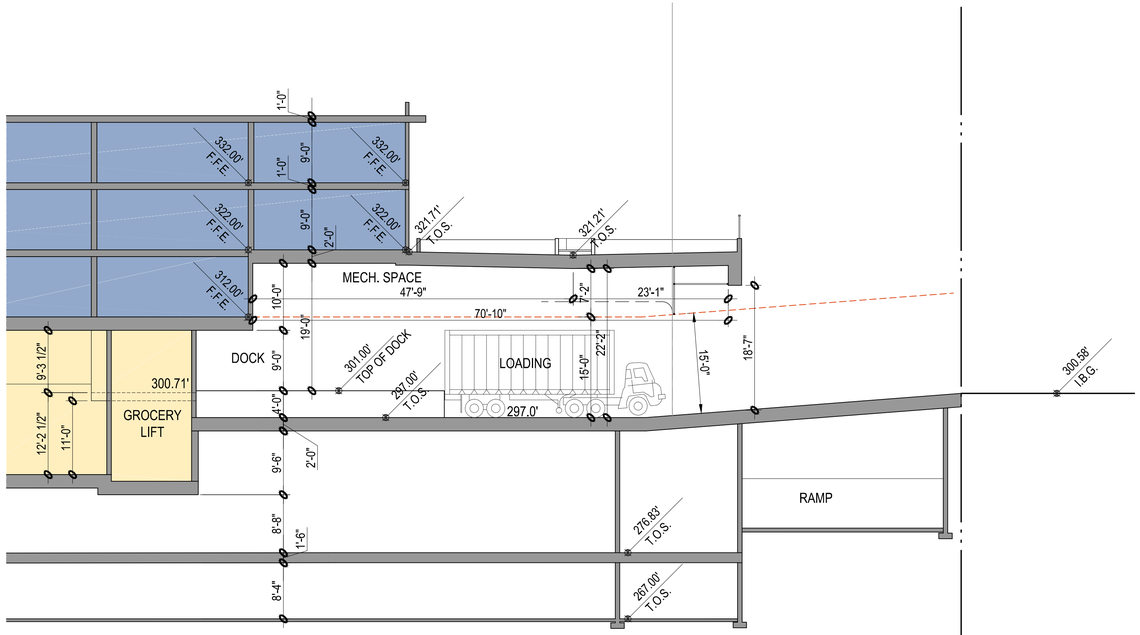
PROJECT NO. **1220**

DWG. NO. **A5.1**

D.P. No :
B.P. No :

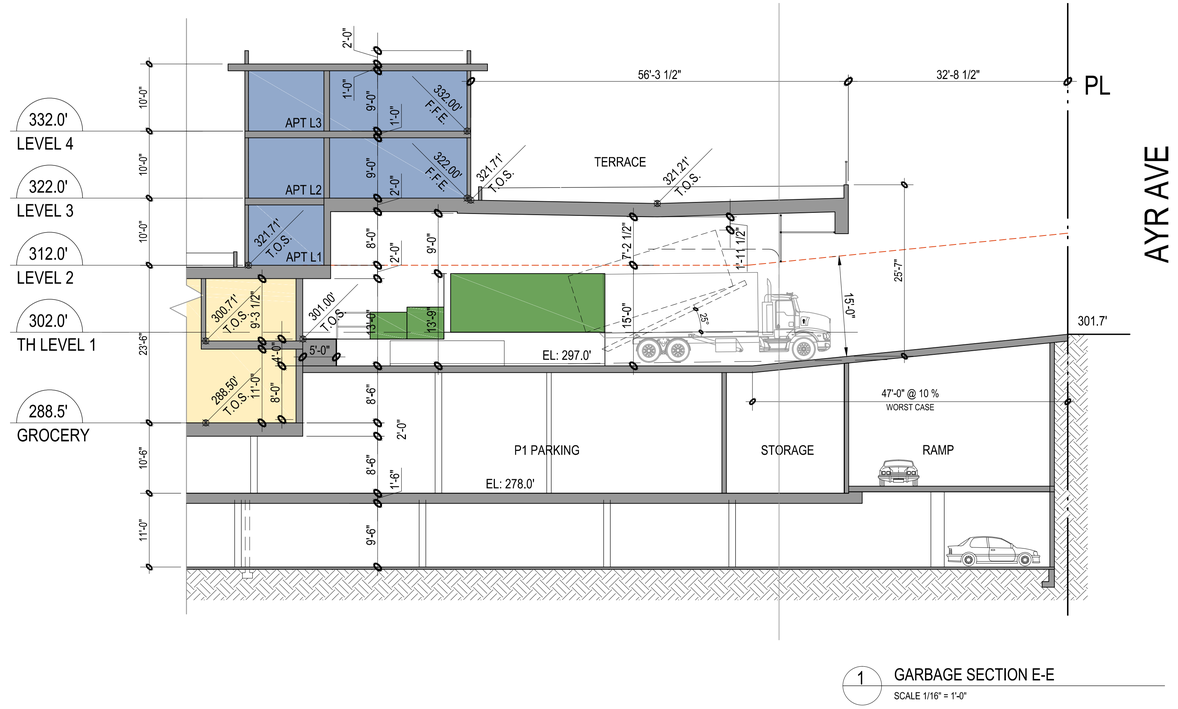
KEYPLAN N





2 PARTIAL SECTION D-D - LOADING DOCK

SCALE 3/32" = 1'-0"



1 GARBAGE SECTION E-E

SCALE 1/16" = 1'-0"

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District of North Vancouver, B.C.

DRAWING TITLE:
SECTIONS

DATABASE : 1220-A3.0.dwg
SCALE : 3/32" = 1'-0"
PLOTDATE : 10 FEB 2015
DRAWN : DT
CHECKED :

PROJECT NO. 1220

DWG. NO. **A5.2**

D.P. No :
B.P. No :