

Woodcrest Townhomes

September 12, 2023 - Issue 05 - ADP Resubmission

4504 Woodgreen Dr, 4460 & 4450 Woodcrest Rd, West Vancouver, BC



SYMPHONY
HOMES LIMITED

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September 12, 2023
Issue 05 - ADP
Resubmission
Cover

A-0.001

Architectural Drawing Issues

2021-04-05	Issue 01 - PDP Application
2021-05-17	Issue 02 - PDP Resubmission
2021-10-01	Issue 03 - PDP Resubmission
2023-01-06	Issue 04 - DP Application
2023-09-12	Issue 05 - ADP Resubmission

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Development Permit Number:

N/A

Building Permit Number:

N/A

Zoning:

Existing Zoning: R14

Proposed Zoning: R14

Note: Drawings only to scale when printed on 24x36 sheets

Project Description:

1 Three Storey Townhouse Building, 4 Four Storey Stacked Townhouse Buildings, and 1 Two Storey Amenity Building.

Civic Address:

4504 Woodgreen Dr, 4460 & 4450 Woodcrest Rd, West Vancouver, BC

Legal Description:

- PLAN 10004 LOT 4 AM DISTRICT LOT 886/887, LOT 4 EP9827
- PLAN 10004 DISTRICT LOT 886 & DISTRICT LOT 887, LOT 5 EXPLANATORY PLAN 9827
- PLAN 10004 DISTRICT LOT 887 LOT 6 EXCEPT: PART ON SRW PLAN 92

PID:

009-545-247 (Amd 4)
009-545-271 (Amd 5)
009-544-615 (Rem 6)



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1. SITE AREA			
1.1 Total Site Area			
Total Gross Site Area*	49,819.2 SF	4,628.32 m ²	
<small>* TBC Confirmed by Survey</small>			
DWV Gross Site Area*	3,612.0 SF	335.56 m ²	
<small>* TBC Confirmed by Survey</small>			
Total Site area if DWV Site is purchased**	53,431.2 SF	4,963.88 m ²	

2. FLOOR AREA RATIO (FAR)			
2.1 Maximum FAR***			
Maximum Floor Area	1.05	56,102.8 SF	5,212.1 m ²
2.2 Proposed FAR***			
Proposed Floor Area	1.05	56,165.10 SF	5,217.9 m ²

3. GROSS FLOOR AREA (GFA)													
3.1 Townhouse Unit Areas													
Unit Types	Level	Floor Areas		Exclusions			Total	Number of Units	Total Unit Area		% of Number of Units		
		SF	Subtotal	Subtotal	Subtotal	SF			m ²				
TH Unit C1 - 2 Bedrooms + Den	L1	551.69					1248.82	0.00	1248.82	8	9990.56	928.15	21.6%
	L2	551.69											
	L3	145.44											
TH Unit C2 - 2 Bedrooms	P1	197.33					1913.52	0.00	1913.52	4	7654.08	711.08	10.8%
	L1	1716.19											
TH Unit C3 - 2 Bedrooms	P1	197.33					1872.14	0.00	1872.14	4	7488.56	695.70	10.8%
	L1	1674.81											
TH Unit C4 - 2 Bedrooms	P1	1287.46					1287.46	0.00	1287.46	1	1287.46	119.61	2.7%
TH Unit C5 - 2 Bedrooms	P1	1246.95					1246.95	0.00	1246.95	2	2493.90	231.69	5.4%
TH Unit D1 - 3 Bedrooms + Den	P1	1693.51					1693.51	0.00	1693.51	2	3387.02	314.66	5.4%
TH Unit E1 - 3 or 4 Bedrooms	L1	531.69					1514.93	0.00	1514.93	12	18179.16	1688.89	32.4%
	L2	531.69											
	L3	451.55											
	L4												
TH Unit E1a - 3 or 4 Bedrooms	L1	529.69					1432.82	0.00	1432.82	2	2865.64	266.22	5.4%
	L2	529.69											
	L3	373.44											
	L4												
TH Unit E1b - 3 or 4 Bedrooms	L1	521.87					1409.36	0.00	1409.36	2	2818.72	261.87	5.4%
	L2	521.87											
	L3	365.62											
	L4												
						0.00	0.00		0.00		0.00	0.00	0.0%
						0.00	0.00		0.00		0.00	0.00	0.0%
						0.00	0.00		0.00		0.00	0.00	0.0%
Total			13,619.51	-	-	-	13,619.51		37	56,165.10	5,217.9	100%	

4. OFF-STREET PARKING			
4.1 Residential Parking			
Residential Parking	1.5 Spaces Per Unit	56 Spaces Required	68 Spaces Provided
Visitor Parking	20% Spaces Per Unit	7 Spaces Required	7 Spaces Provided
Disabled Parking	1 Space For 10-75 Parking Spaces	1 Spaces Required	1 Spaces Provided (INCLUSIVE)
Max. Small Cars	0.3 of Provided Spaces	23 Spaces Max.	23 Spaces Provided (INCLUSIVE)
			75 Total Spaces Provided

4.2 Parking Space Dimensions	
	Provided (width x length)
Standard Space	2.7 m (8.83 ft) wide, and 5.7 m (18.7 ft) long
Small Cars	2.6 m (8.5 ft) wide, and 4.9 m (16.1 ft) long
Min. Distance to Continuous Wall	0.2m (0.66 ft)

5. BICYCLE STALLS			
5.1 Bicycle Spaces			
Bicycle Spaces Required	2.0 Bicycle Stalls Per Unit		74 Stalls Required
Bicycle Spaces Provided	2.0 Bicycle Stalls Per Unit	Vertical	0 Stalls Provided
		Horizontal	74 Stalls Provided
		Total	74 Stalls Provided

6. BUILDING SITE COVERAGE			
<small>Note: See Sheet A-8-420 for Overlays</small>			
Maximum Building Site Coverage	40.0%	22,441.12 SF	2,084.83 m ²
Proposed Building Site Coverage	37.84%	18,851.67 SF	1,751.36 m ²
<small>** Note: Building Site Coverage does not include: bay windows, roof overhangs, & floor overhangs</small>			

7. BUILDING SET BACKS
See floor plans/site plans for building setbacks

8. BUILDING HEIGHT
See Sections/Elevations for heights

9. DEVELOPMENT PERMIT TO BUILDING PERMIT MAJOR CHANGES

Unit	Level	Location	Action	Reason

Notes:
 Note 1: Unit areas are measured to the CL of Party Walls, Exterior of Sheathing for Exterior Walls, Exterior of Exterior Concrete Walls, Exterior of Stair / Sheathing of Shaft Walls; Wall Finishes are not included (exterior walls with a width greater than 6"). CL of parkade party walls
 Note 2: The proposed FSR excludes: all garage area, crawlpace under stair less than 1.2m (unit H), attic floor areas with ceiling less than 7ft
 Note 3: The setbacks are measured to the face of sheathing

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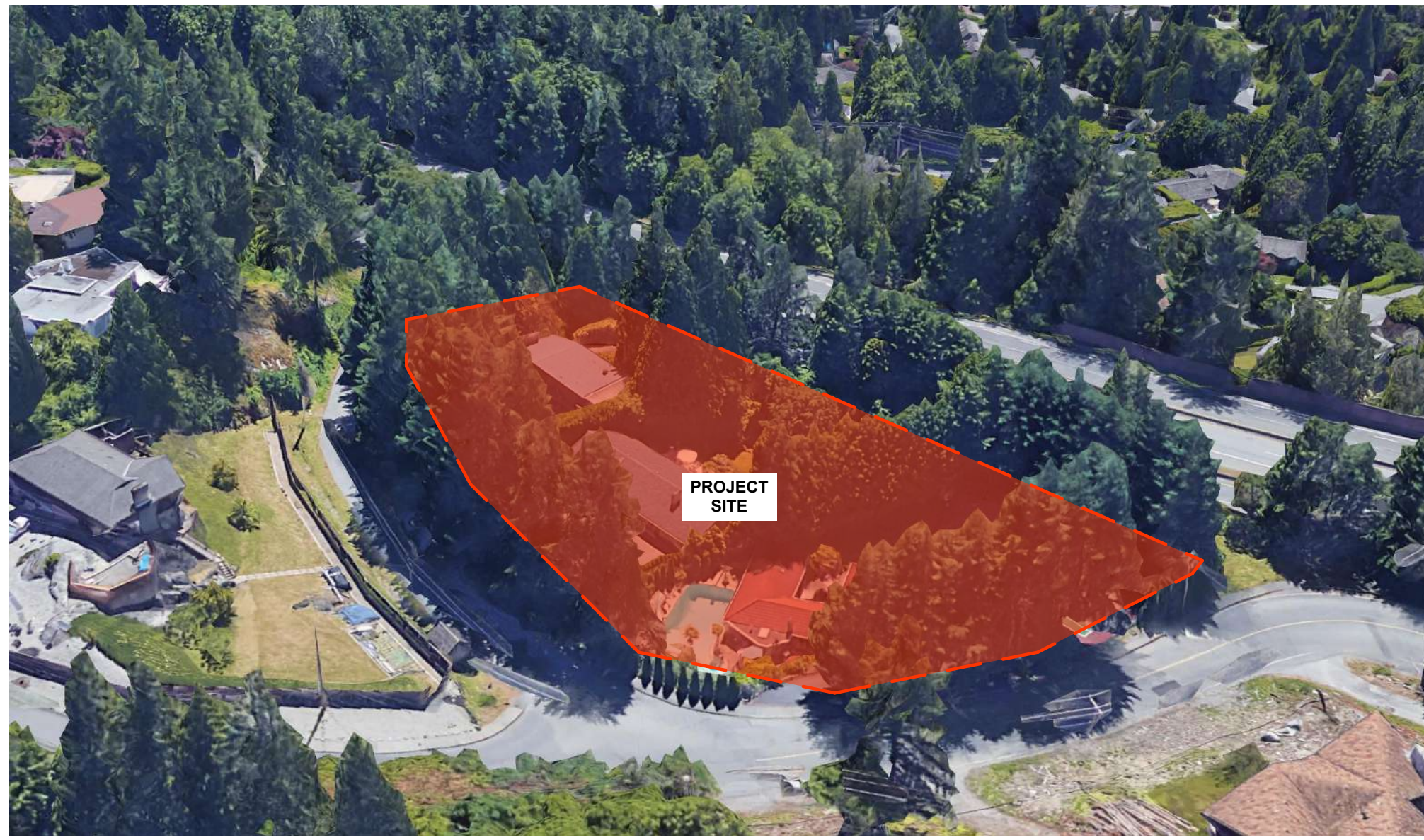
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 Project Data

A-0.202



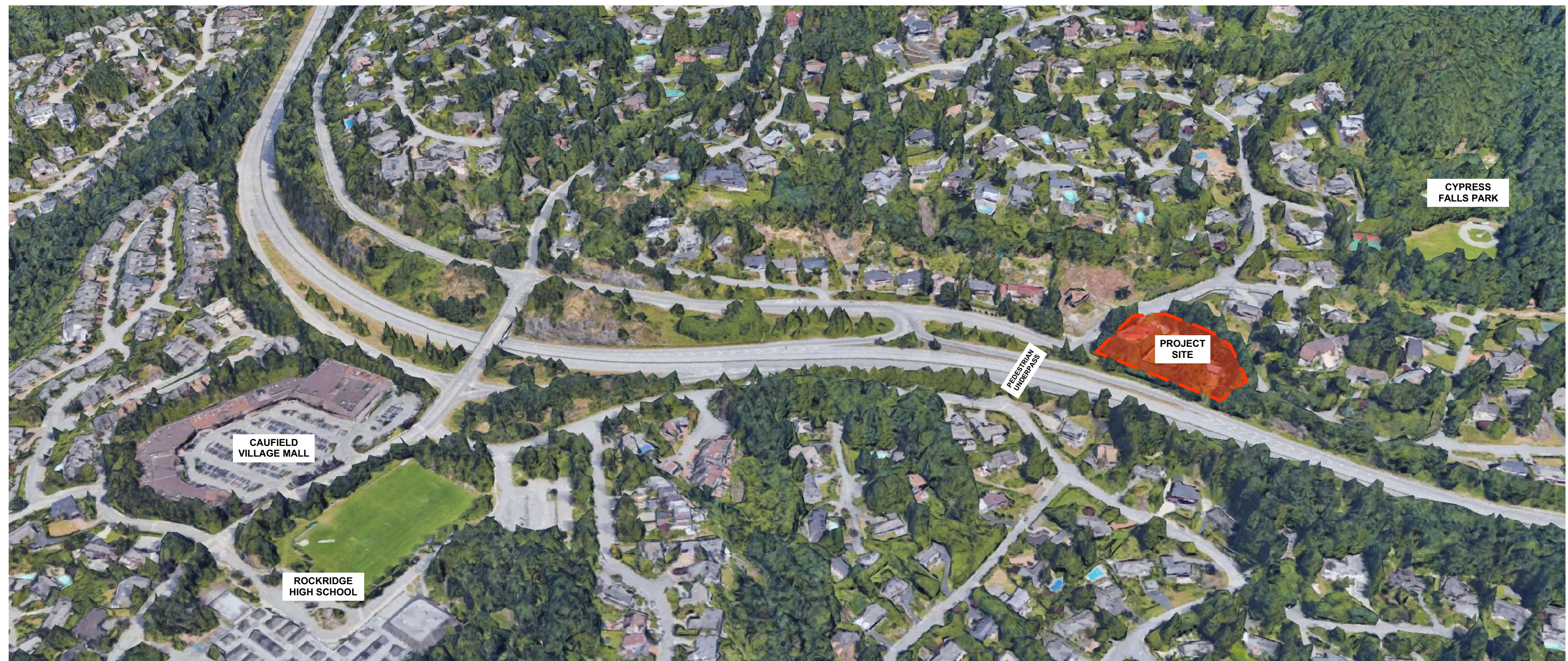
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NOT TO SCALE



4 South-East Aerial Perspective of Site
NOT TO SCALE



2 North-West Aerial Perspective of Site
NOT TO SCALE



5 East Aerial Perspective of Site
NOT TO SCALE



3 North-East Aerial Perspective of Site
NOT TO SCALE



1



2



3



4



5



6



7



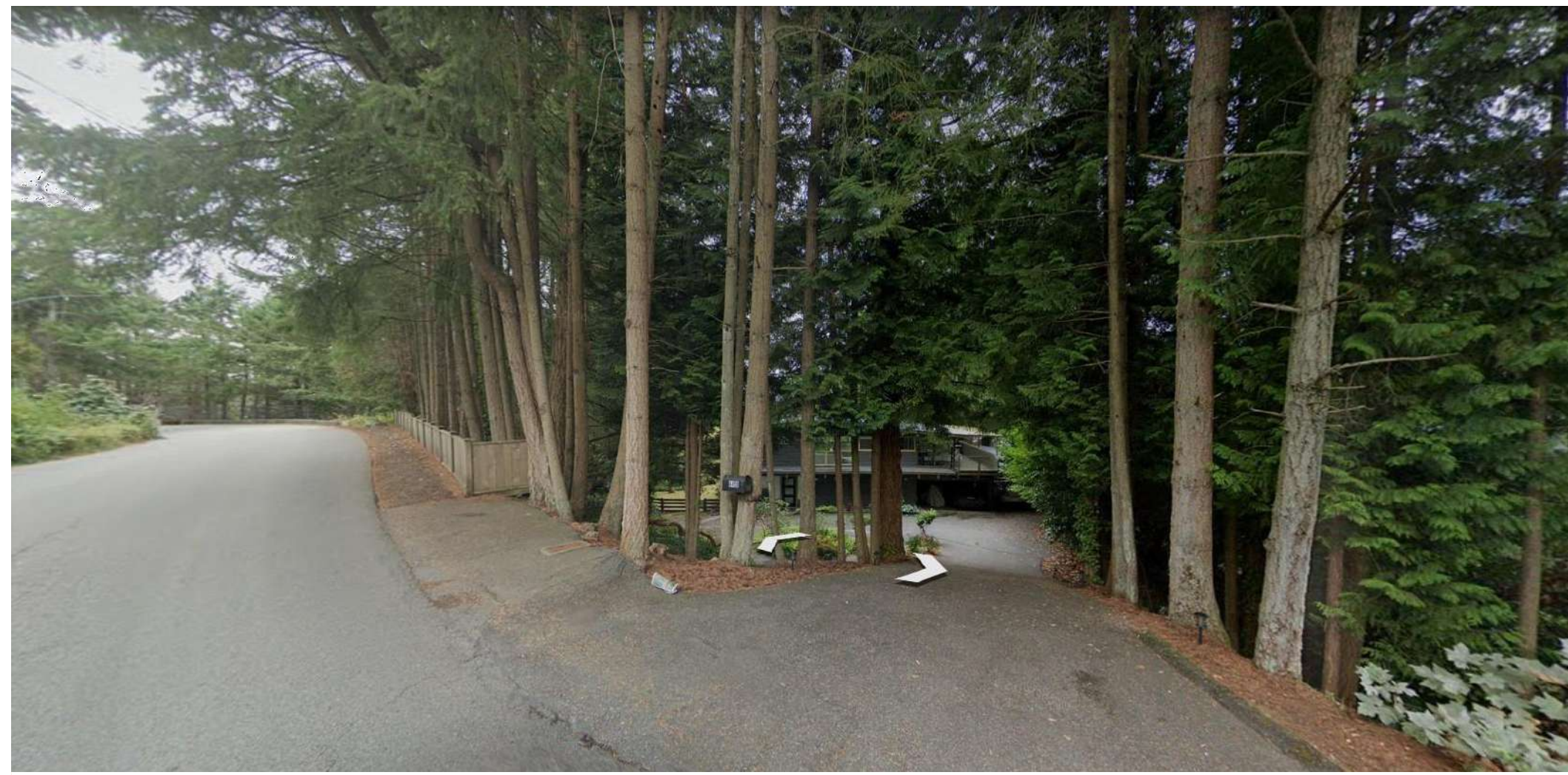
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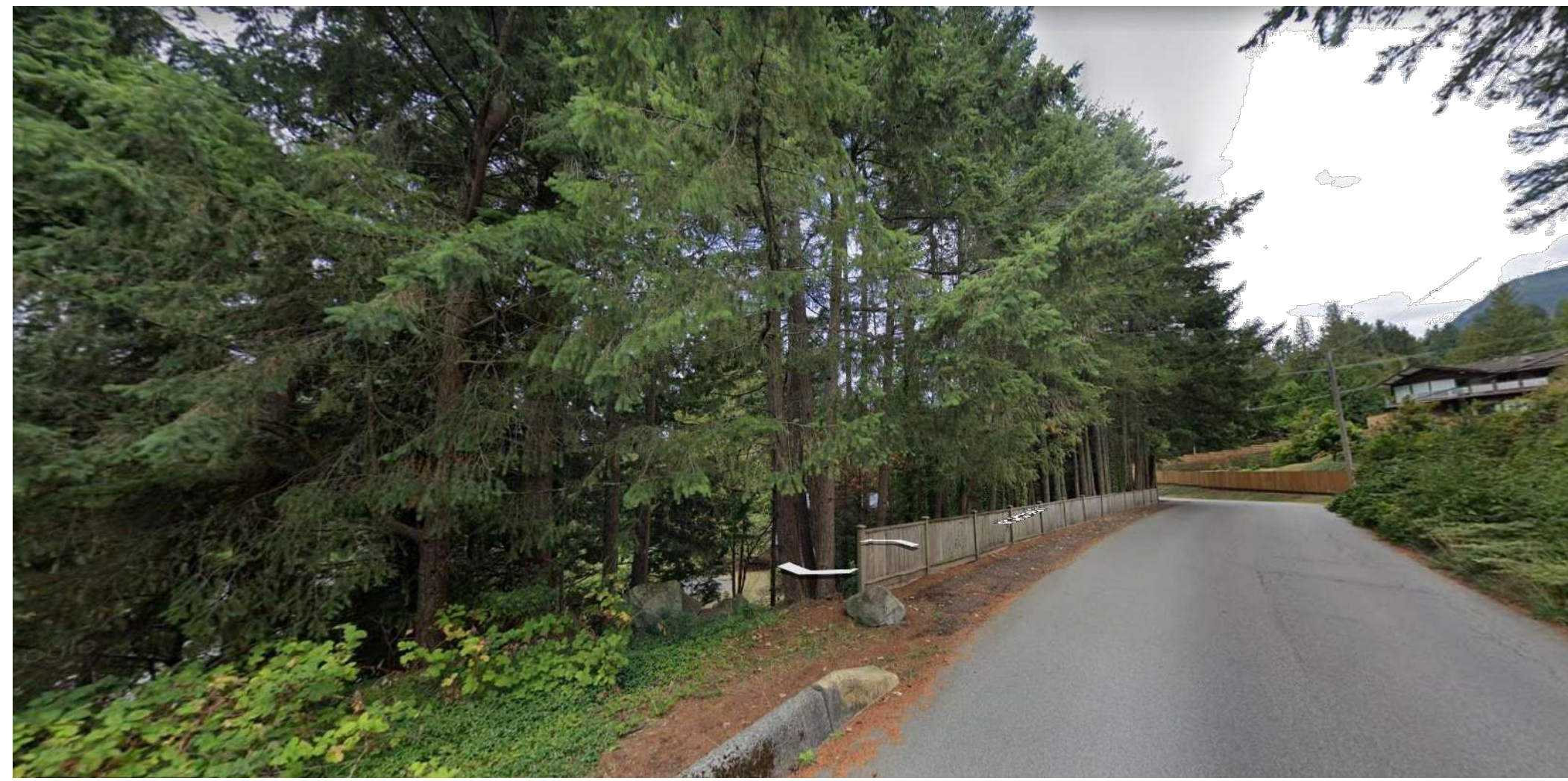
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3



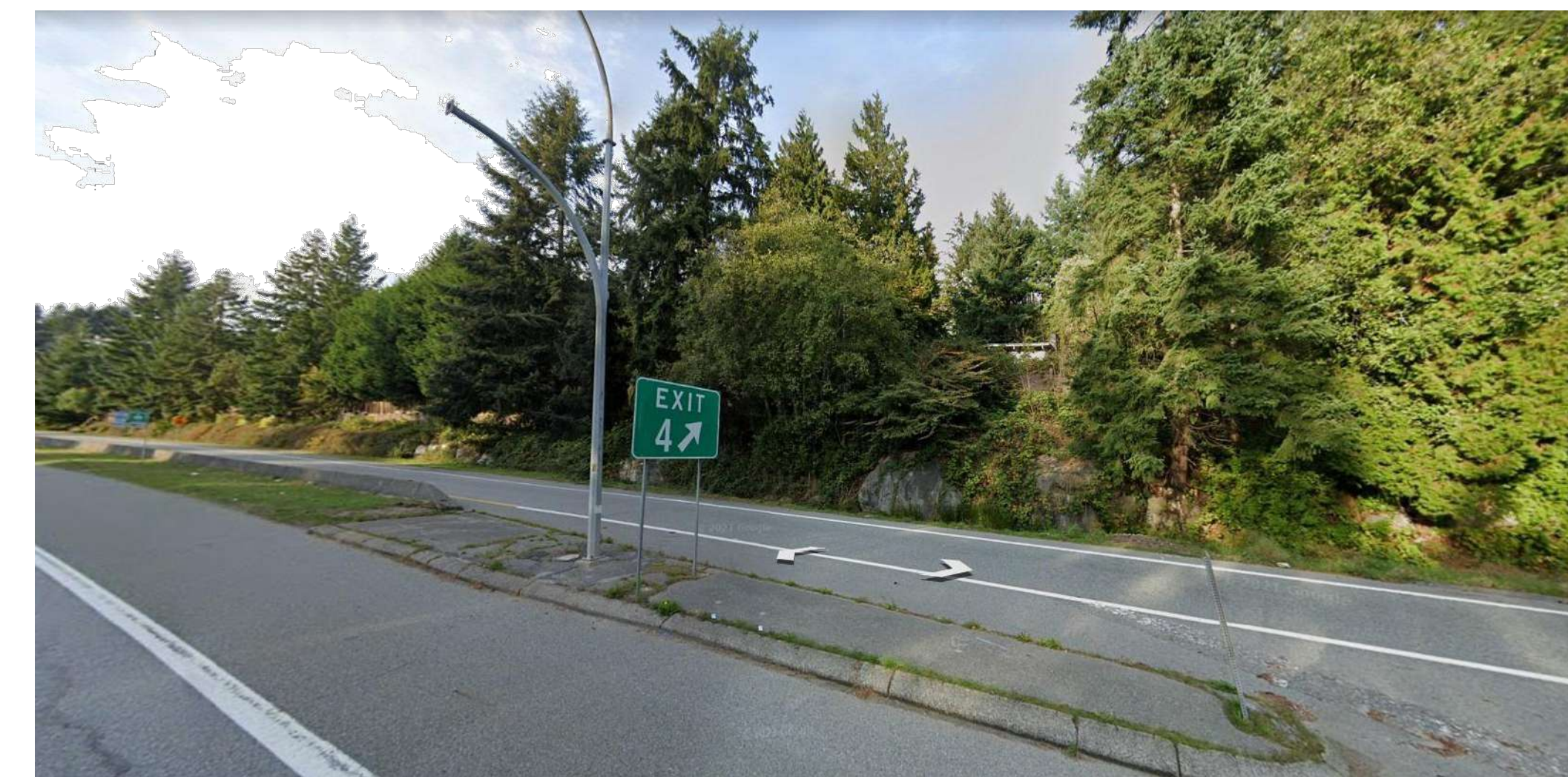
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5



6



7



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A-0.402



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Perspective
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A-0.403



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A-0.404



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Perspective
Render

A-0.405



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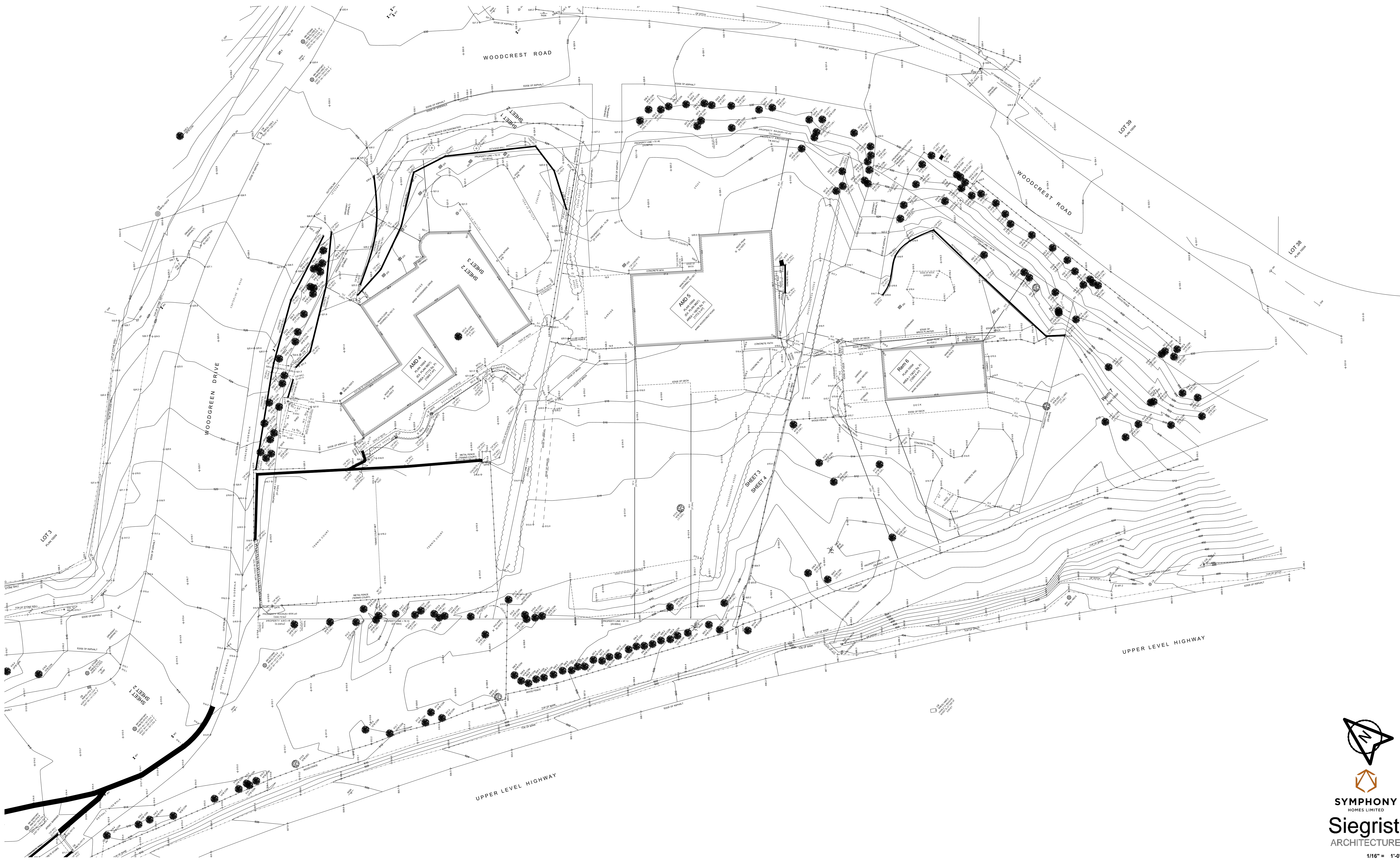
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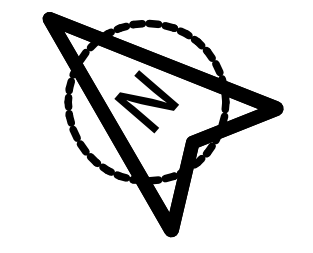
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Perspective
Render

A-0.406

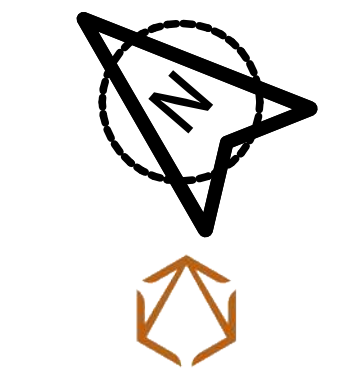
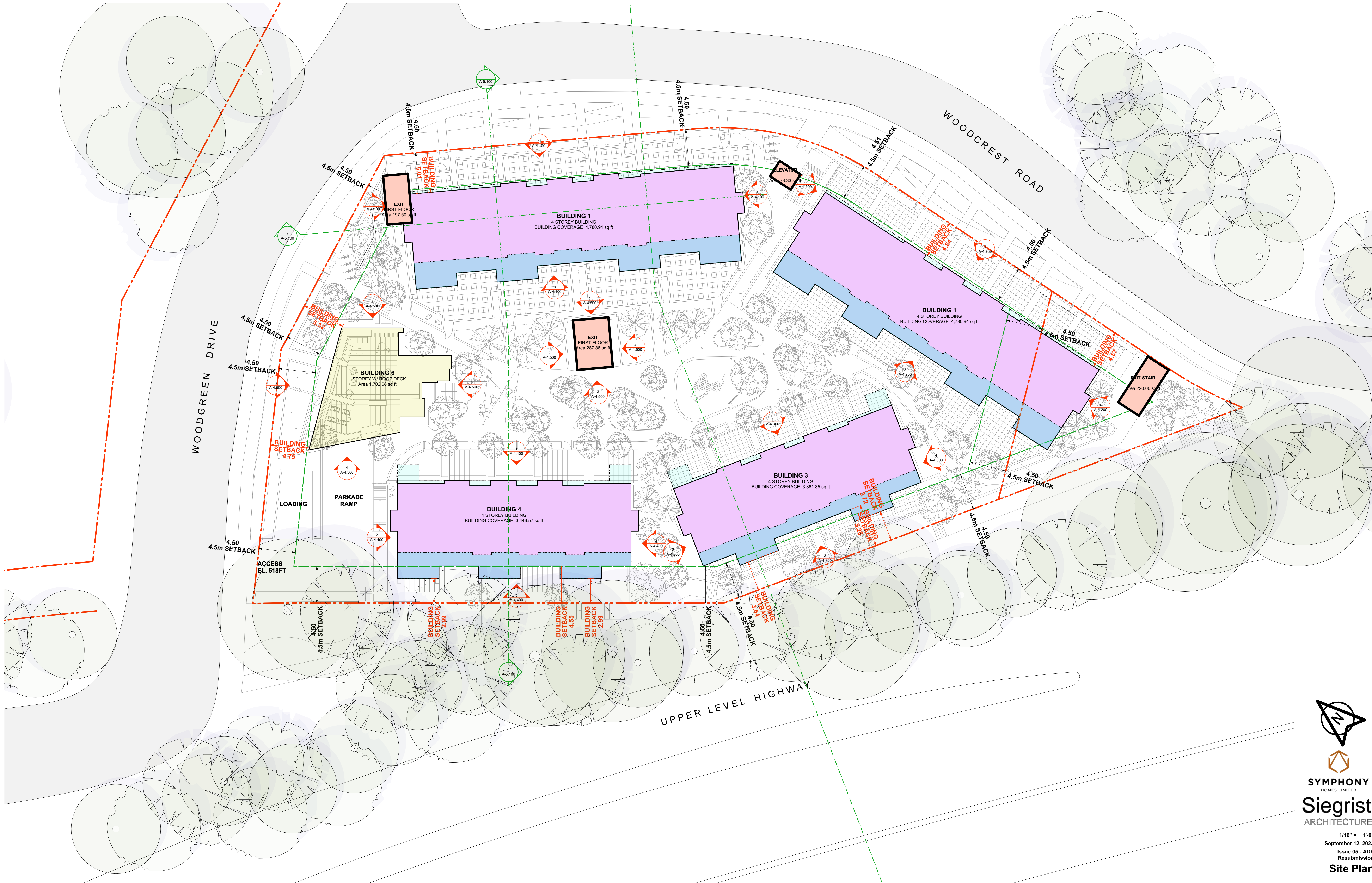


1 **Survey Plan**
 SCALE: 1/16" = 1'-0"
 Note: This drawing is not the legal survey. This drawing may have been modified from the original survey. Please refer to original signed and sealed survey if needed.



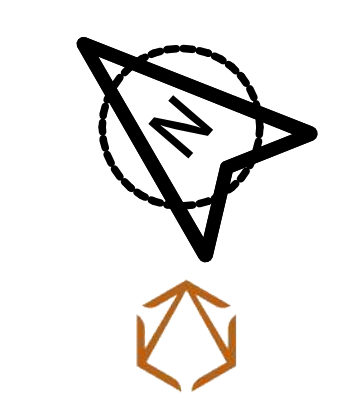
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1/16" = 1'-0"
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Survey





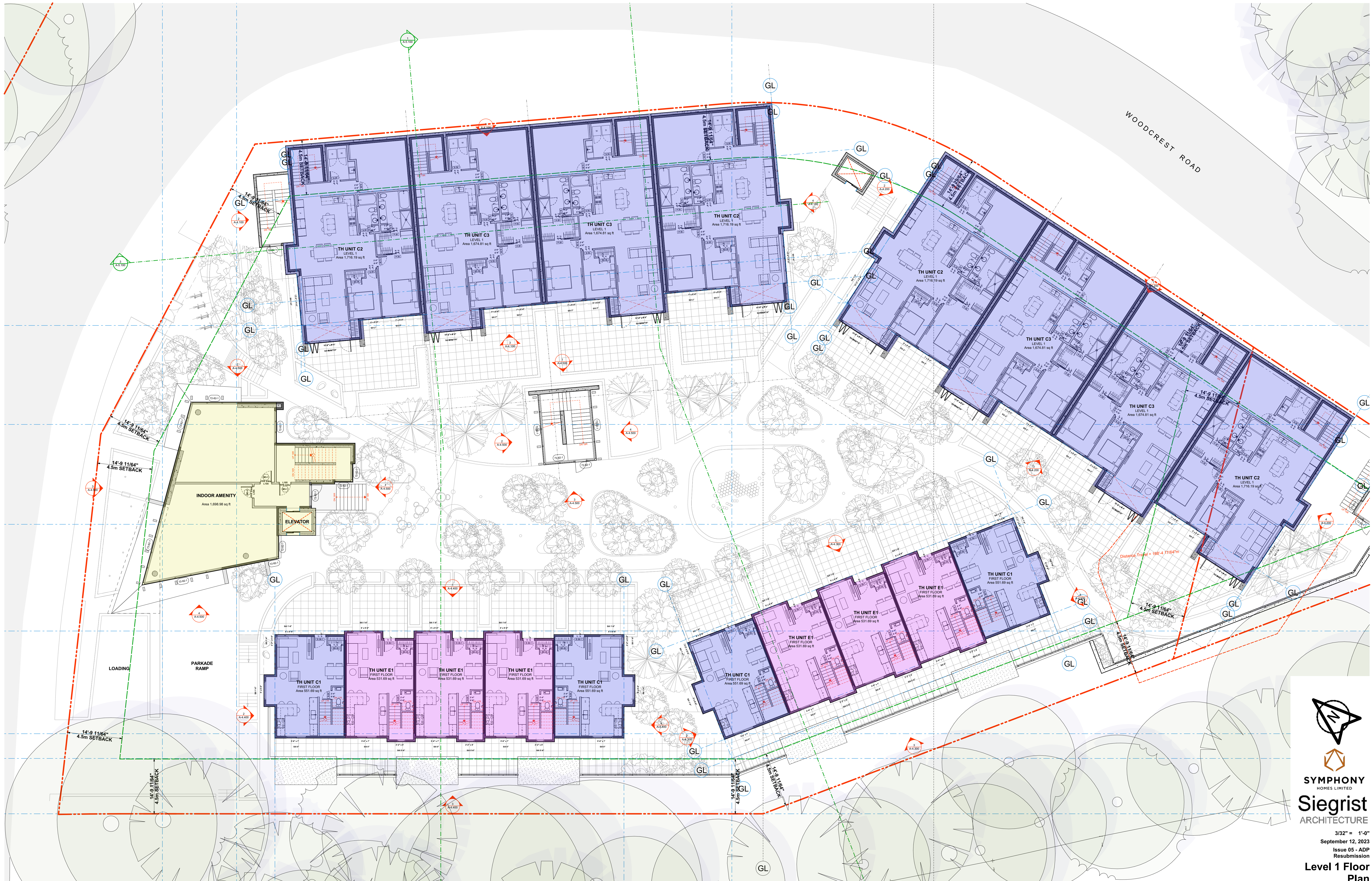
1 P1 Parking Plan
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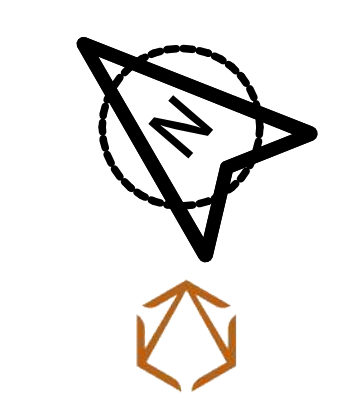
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3/32" = 1'-0"
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P1 Level
Floor Plan

A-2.010



1 Level 1 Floor Plan
SCALE: 3/32" = 1'-0"



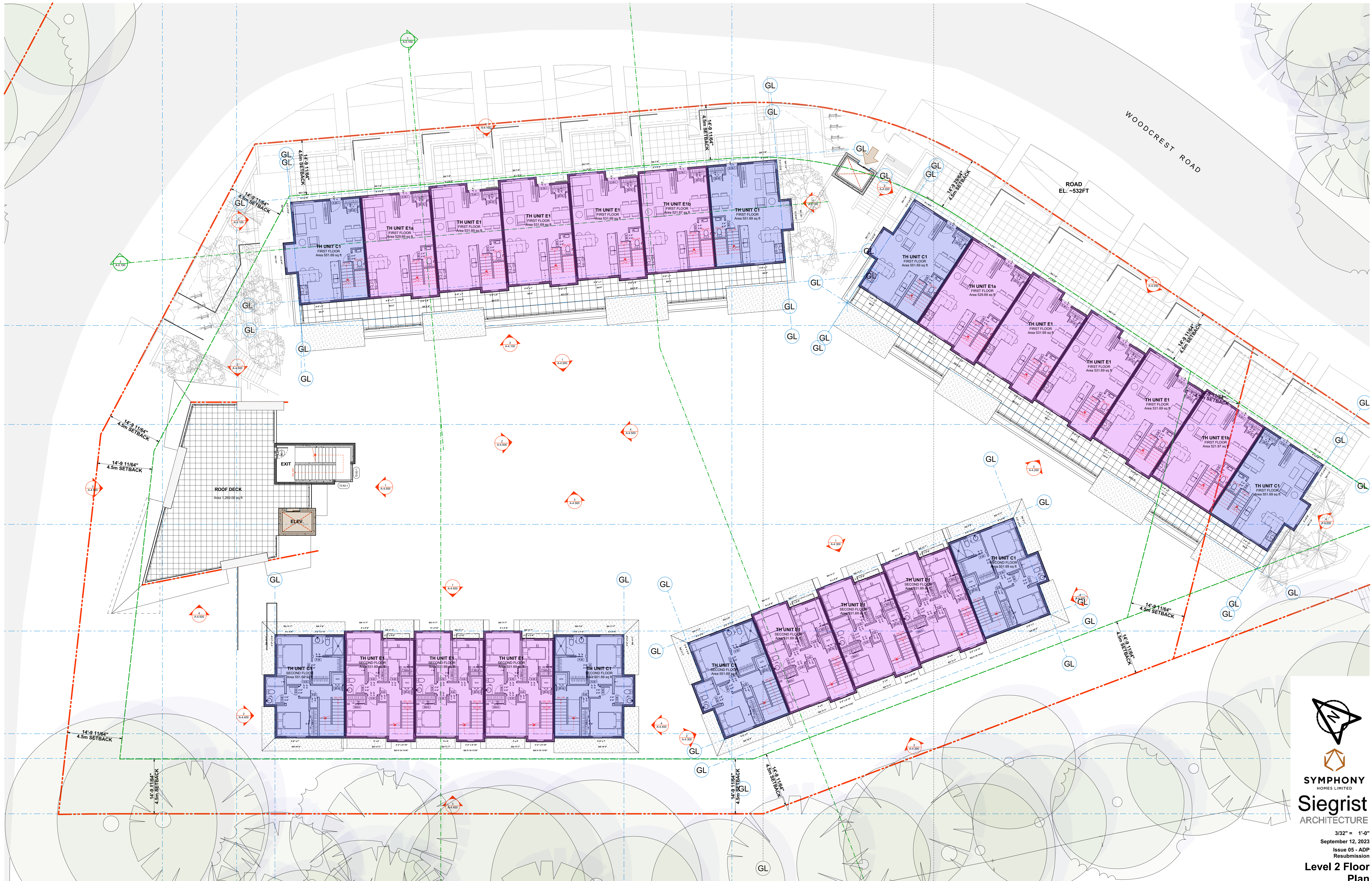
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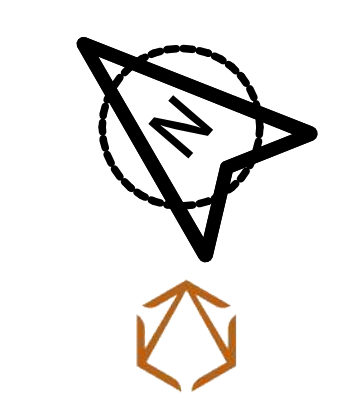
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Level 1 Floor
Plan

A-2.110



1 Level 2 Floor Plan
SCALE: 3/32" = 1'-0"



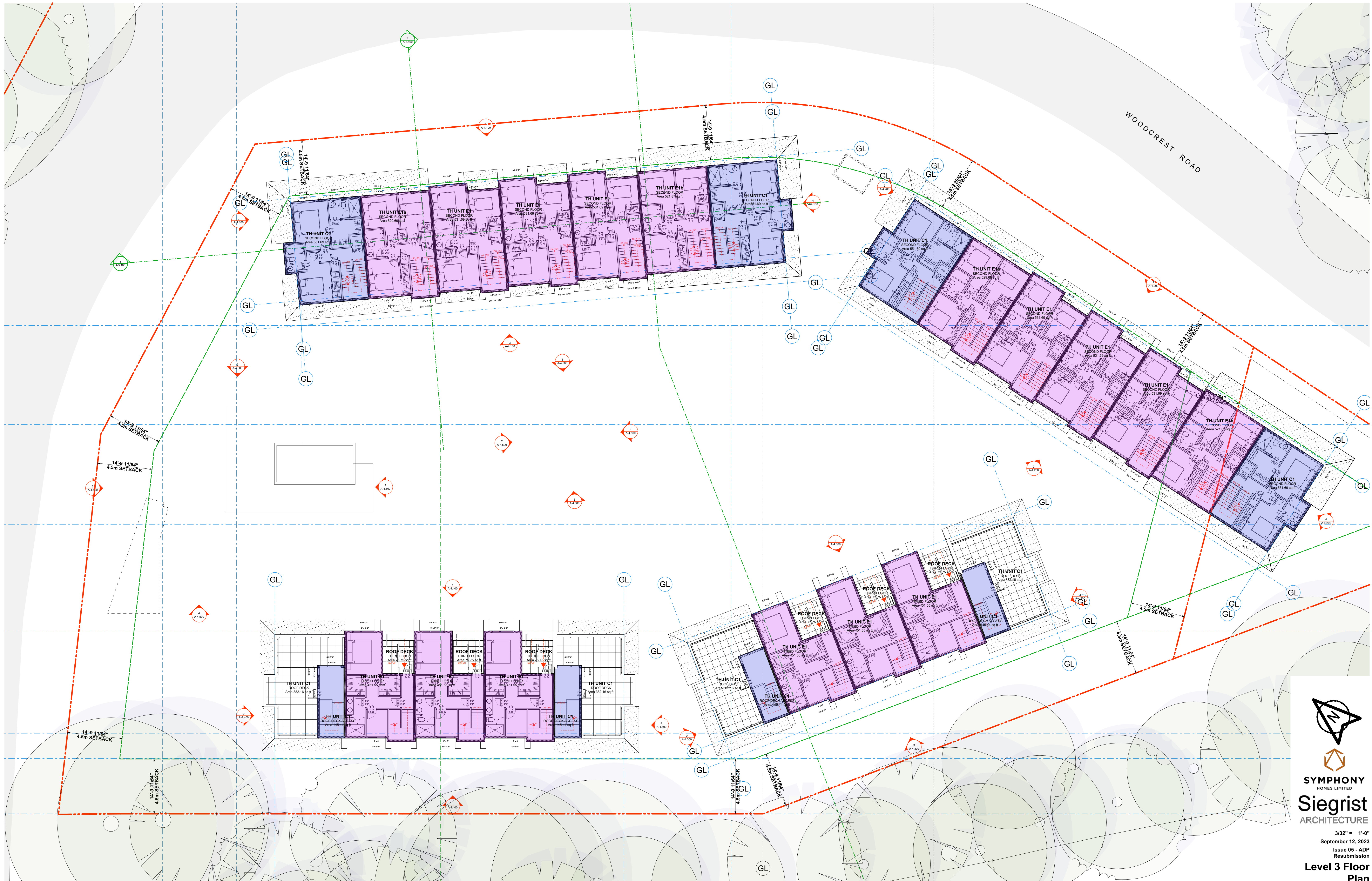
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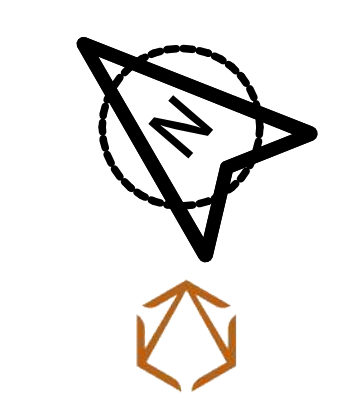
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September 12, 2023
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Level 2 Floor
Plan

A-2.210



1 Level 3 Floor Plan
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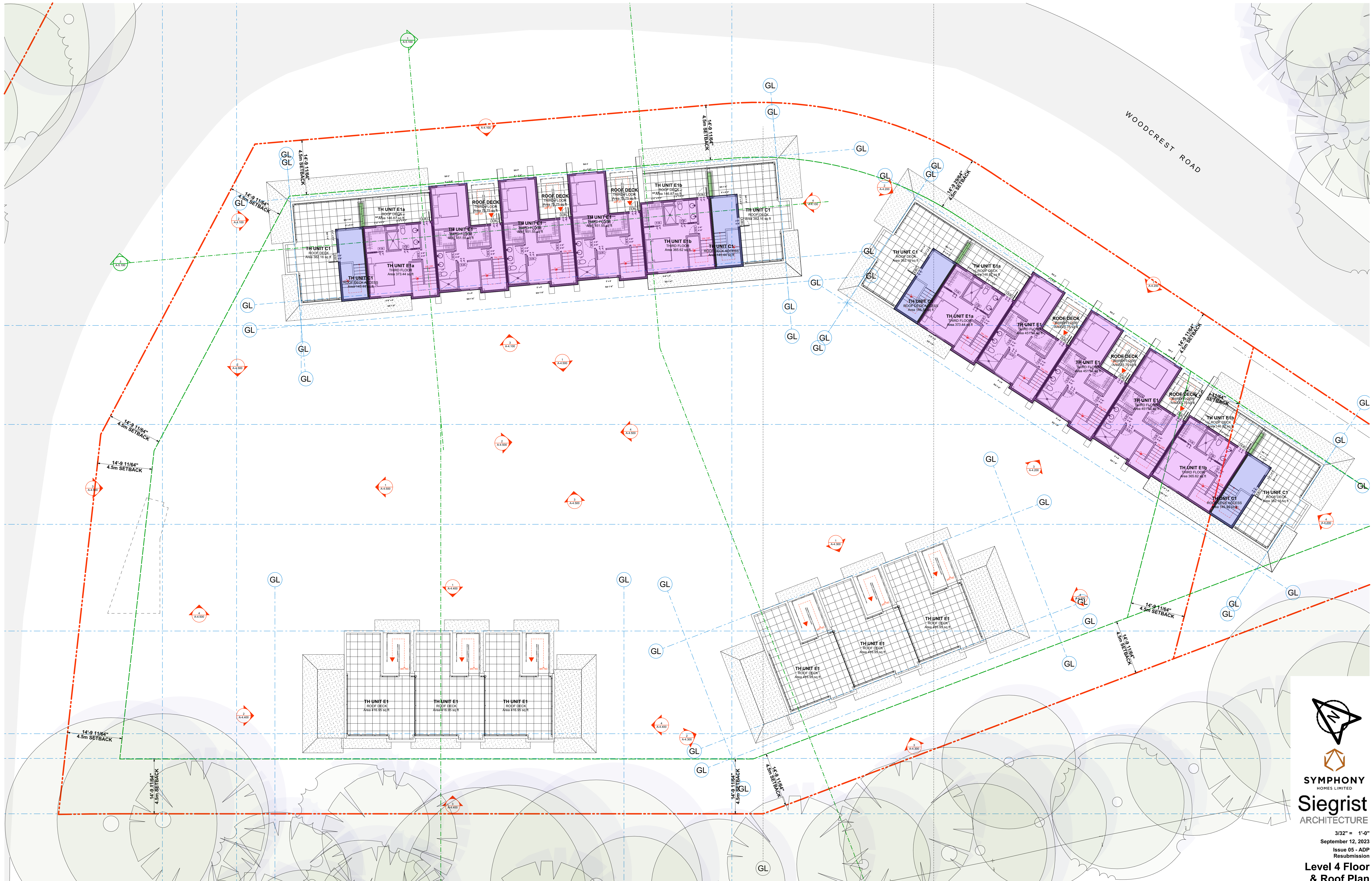


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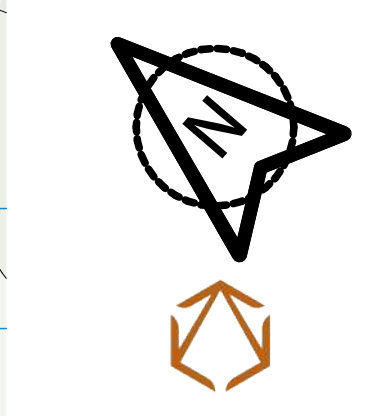
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Level 3 Floor Plan

A-2.310



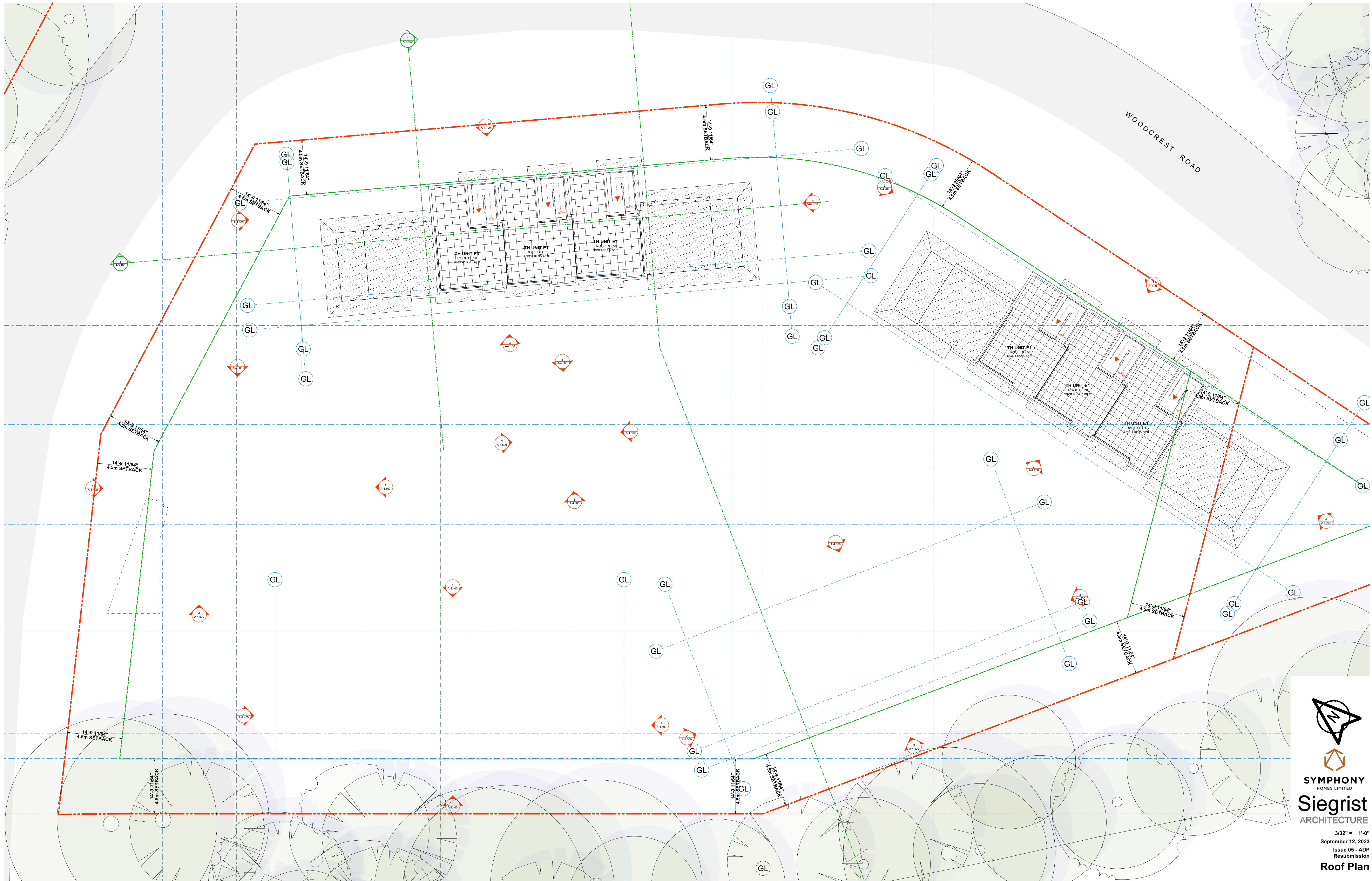
1 Level 4 Floor and Roof Plan
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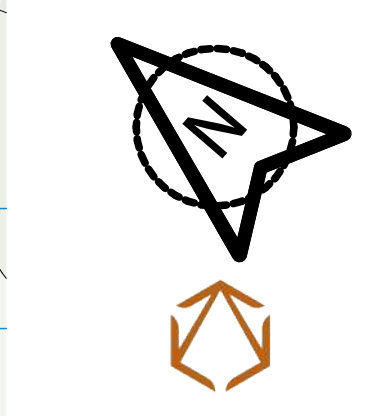
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3/32" = 1'-0"
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**Level 4 Floor
 & Roof Plan**

A-2.410



1 Roof Plan
SCALE: 3/32" = 1'-0"

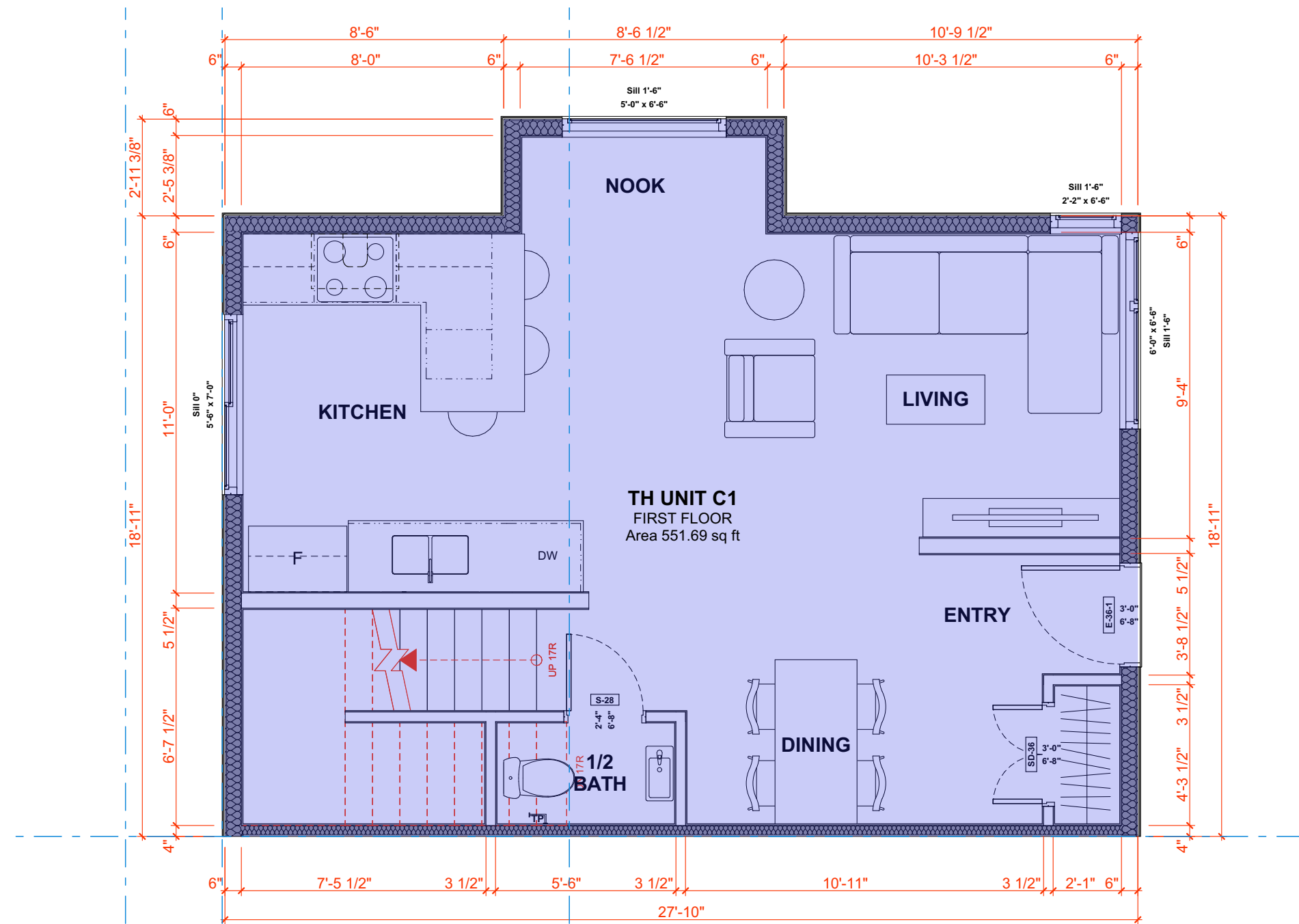


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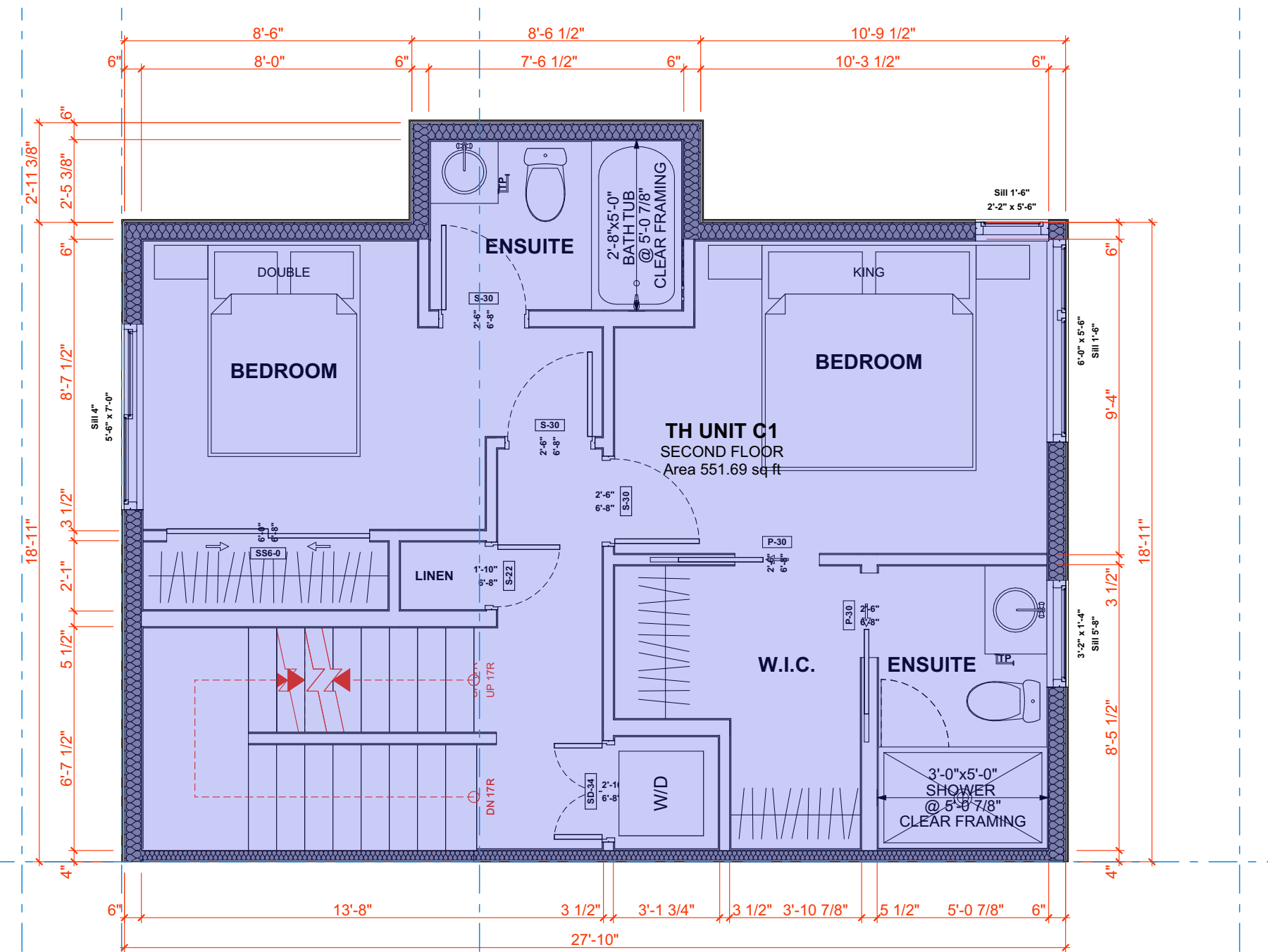
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Roof Plan

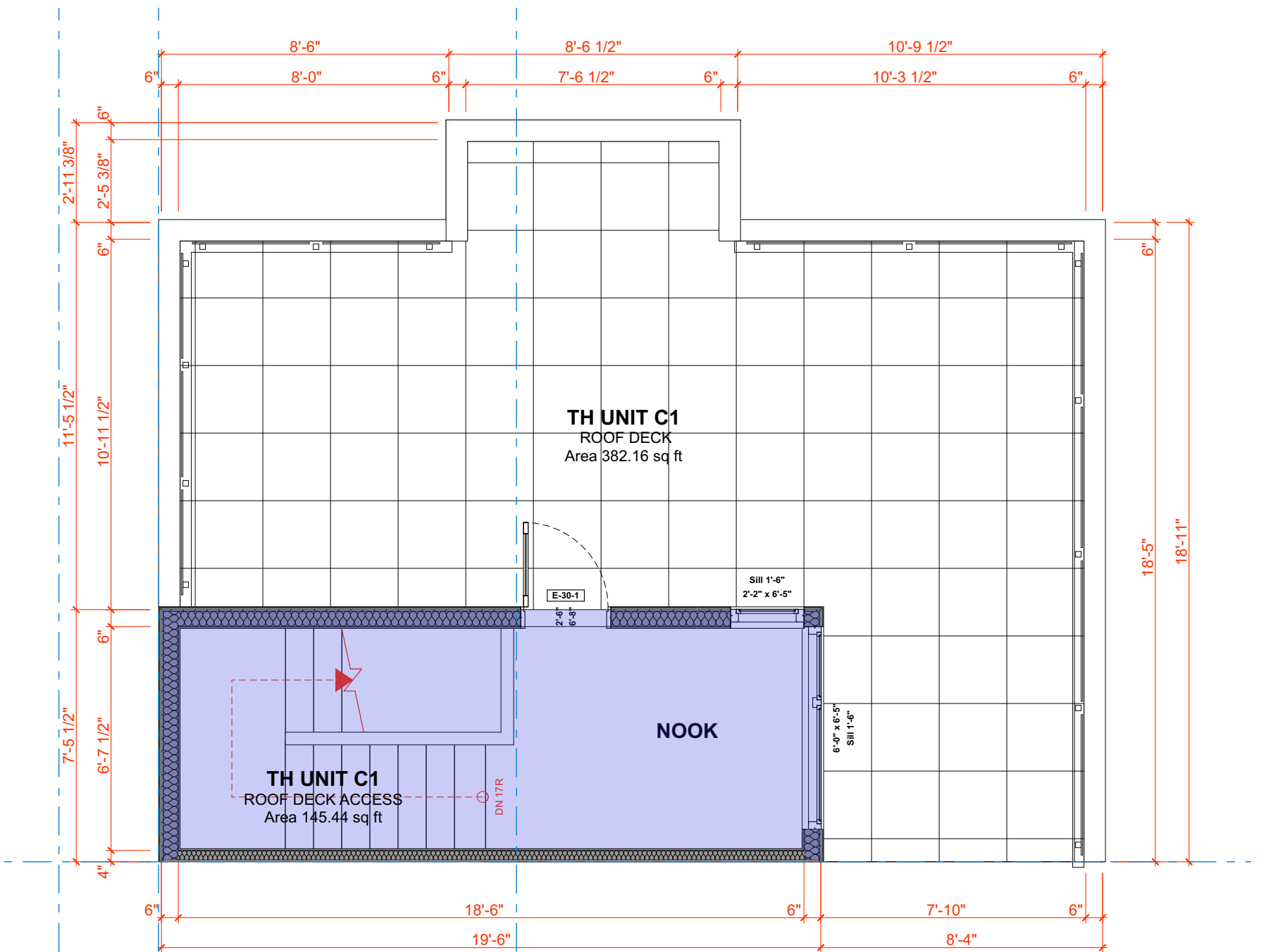
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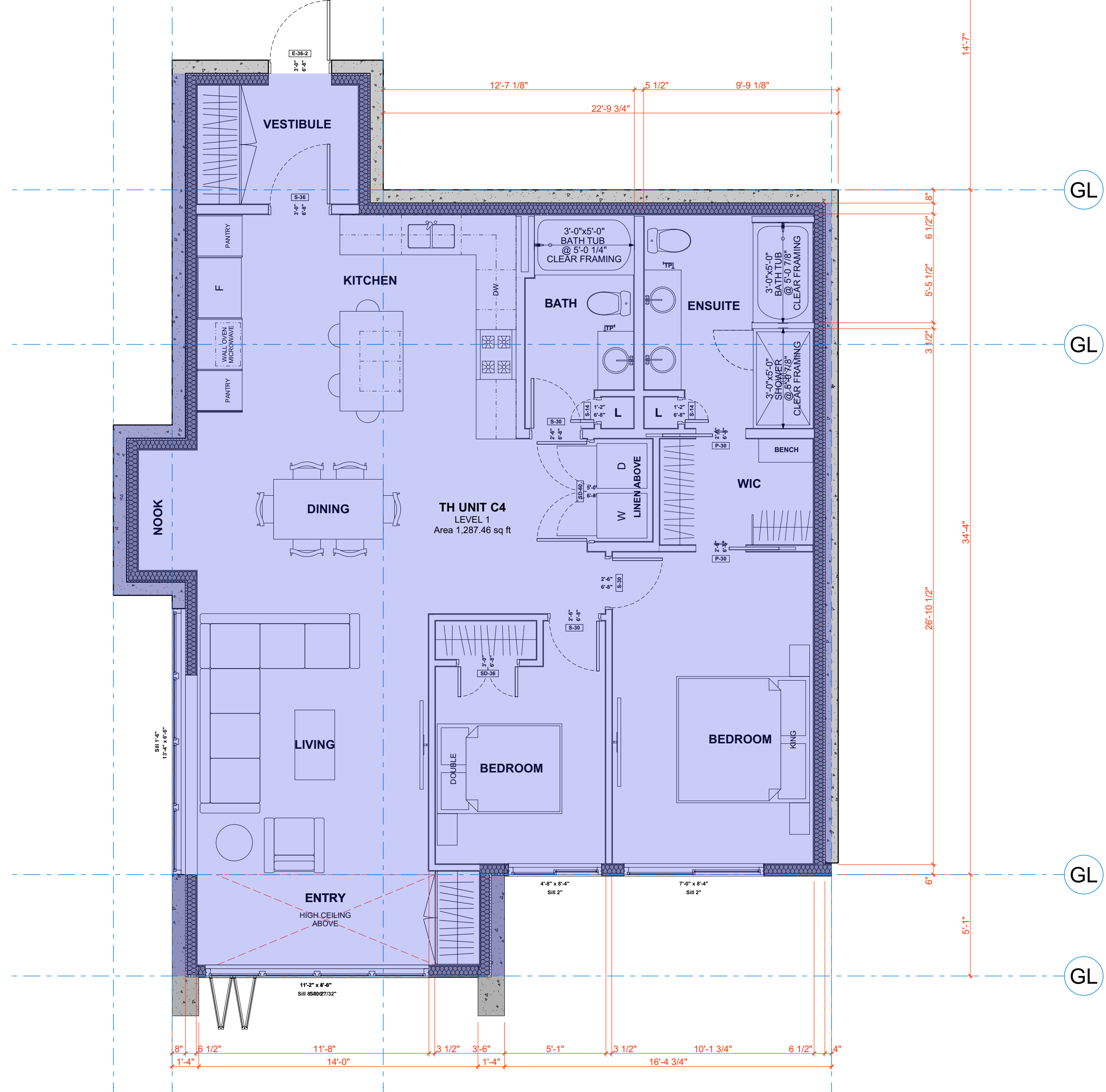
1 TH Unit C1 - First Floor
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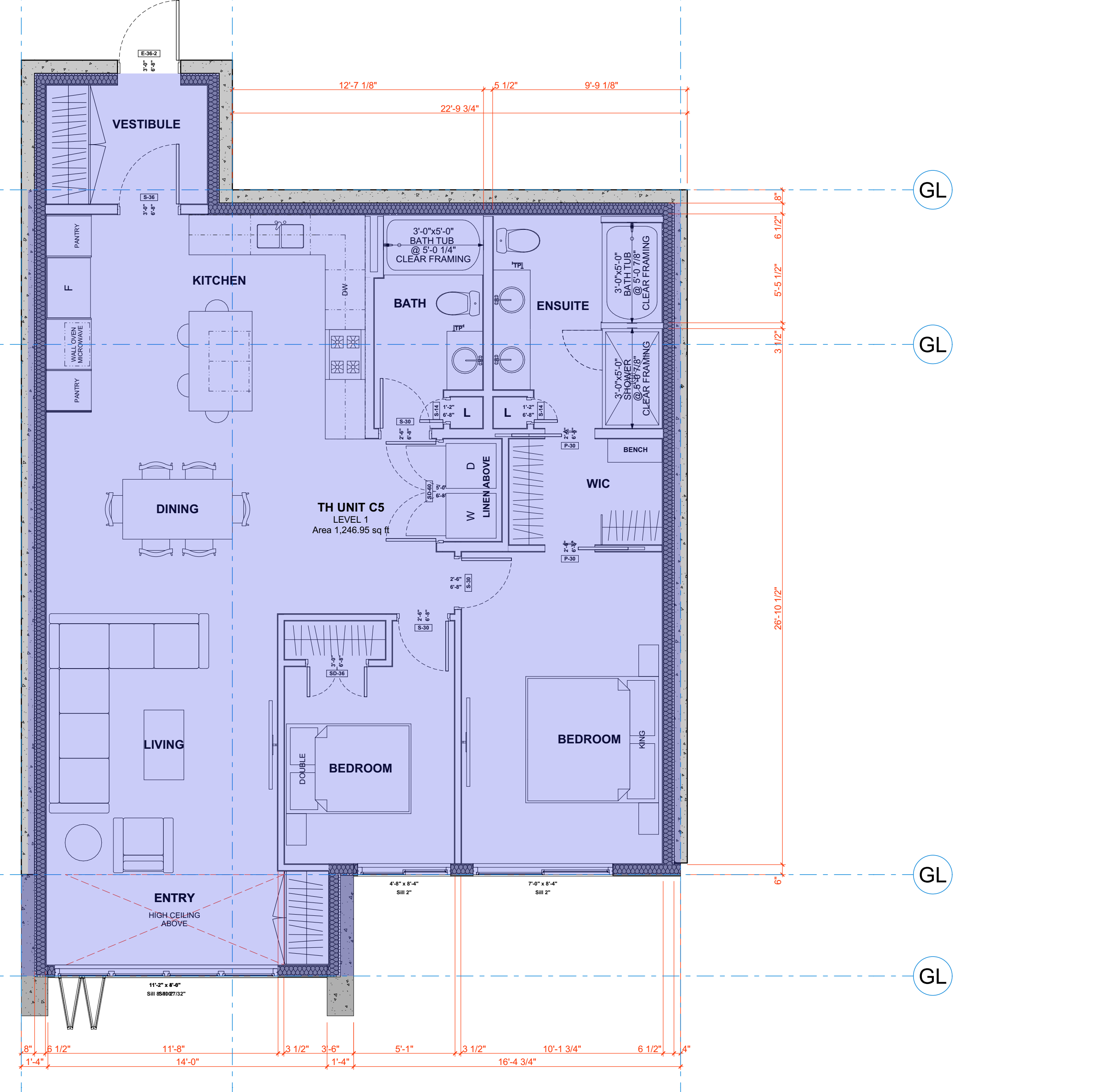
2 TH Unit C1 - Second Floor
SCALE: 1/4" = 1'-0"



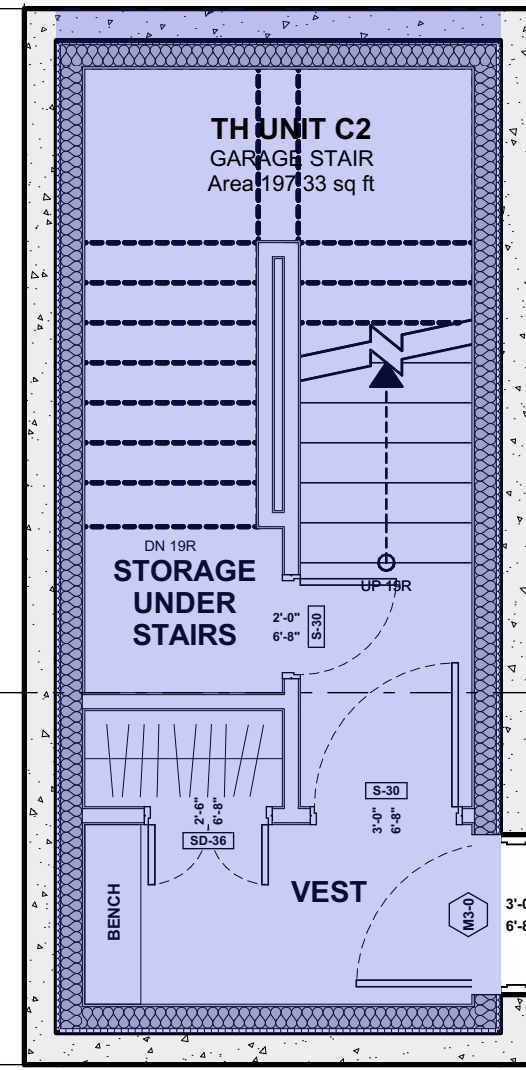
3 TH Unit C1 - Roof
SCALE: 1/4" = 1'-0"



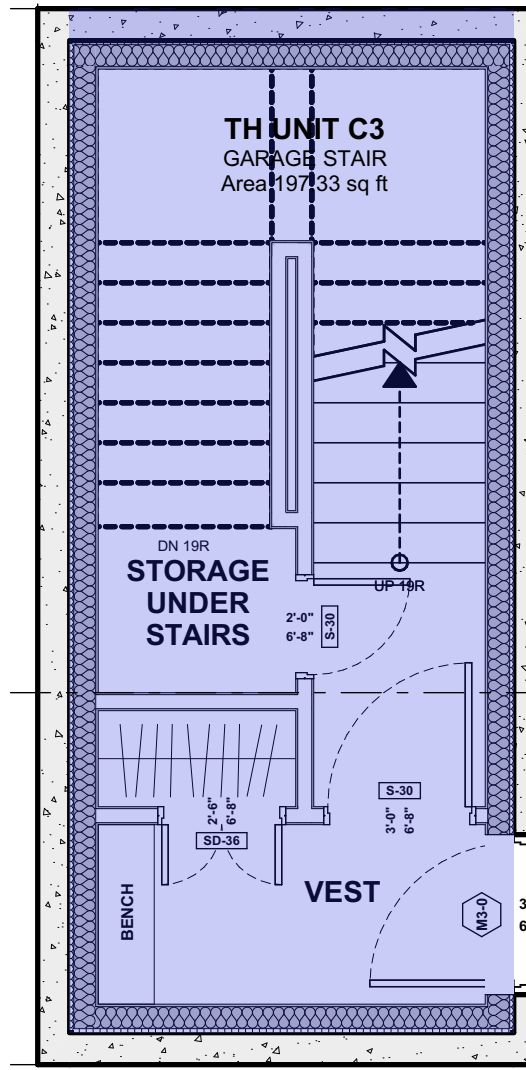
4 TH Unit C4
SCALE: 1/4" = 1'-0"



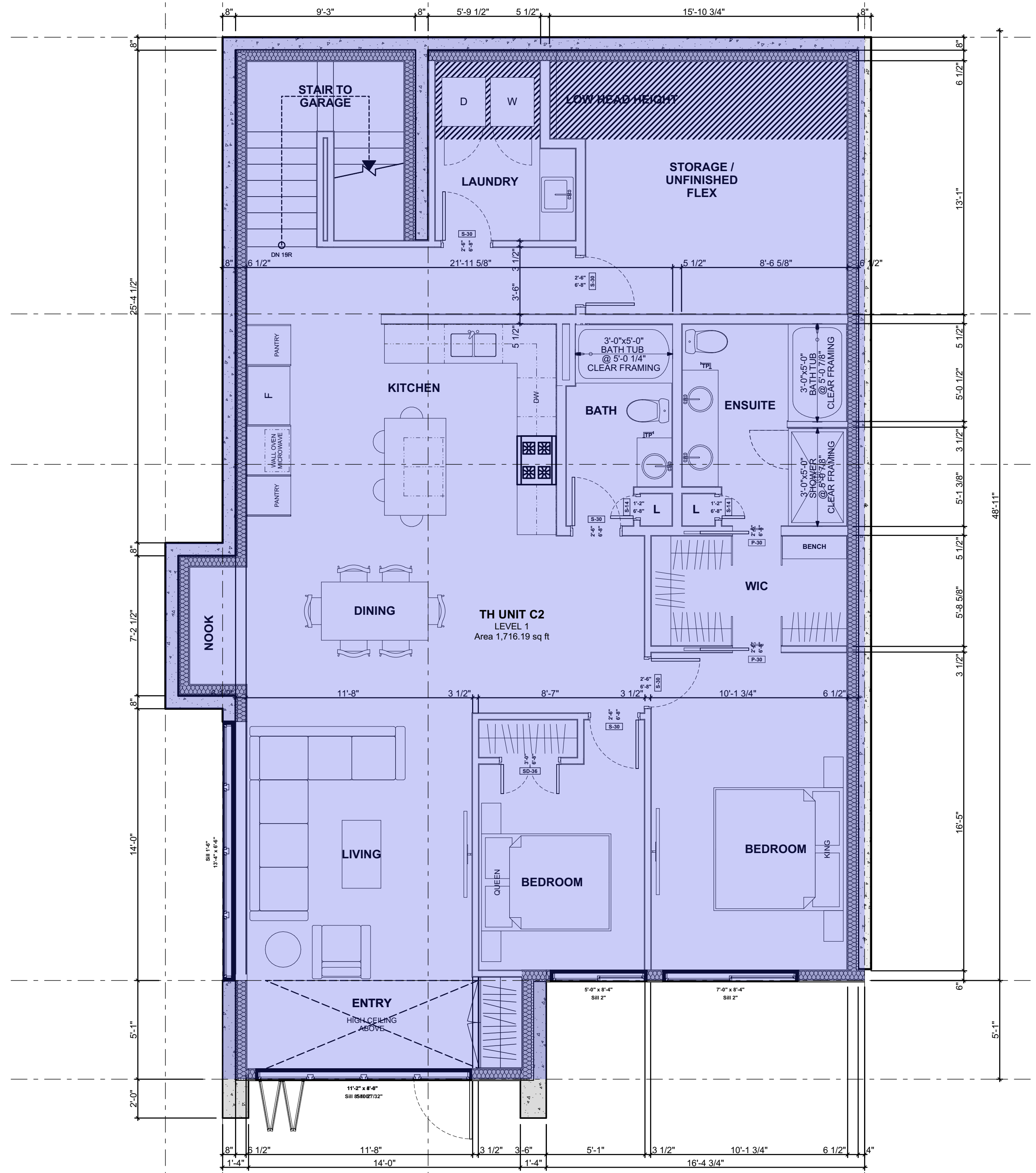
5 TH Unit C5
SCALE: 1/4" = 1'-0"



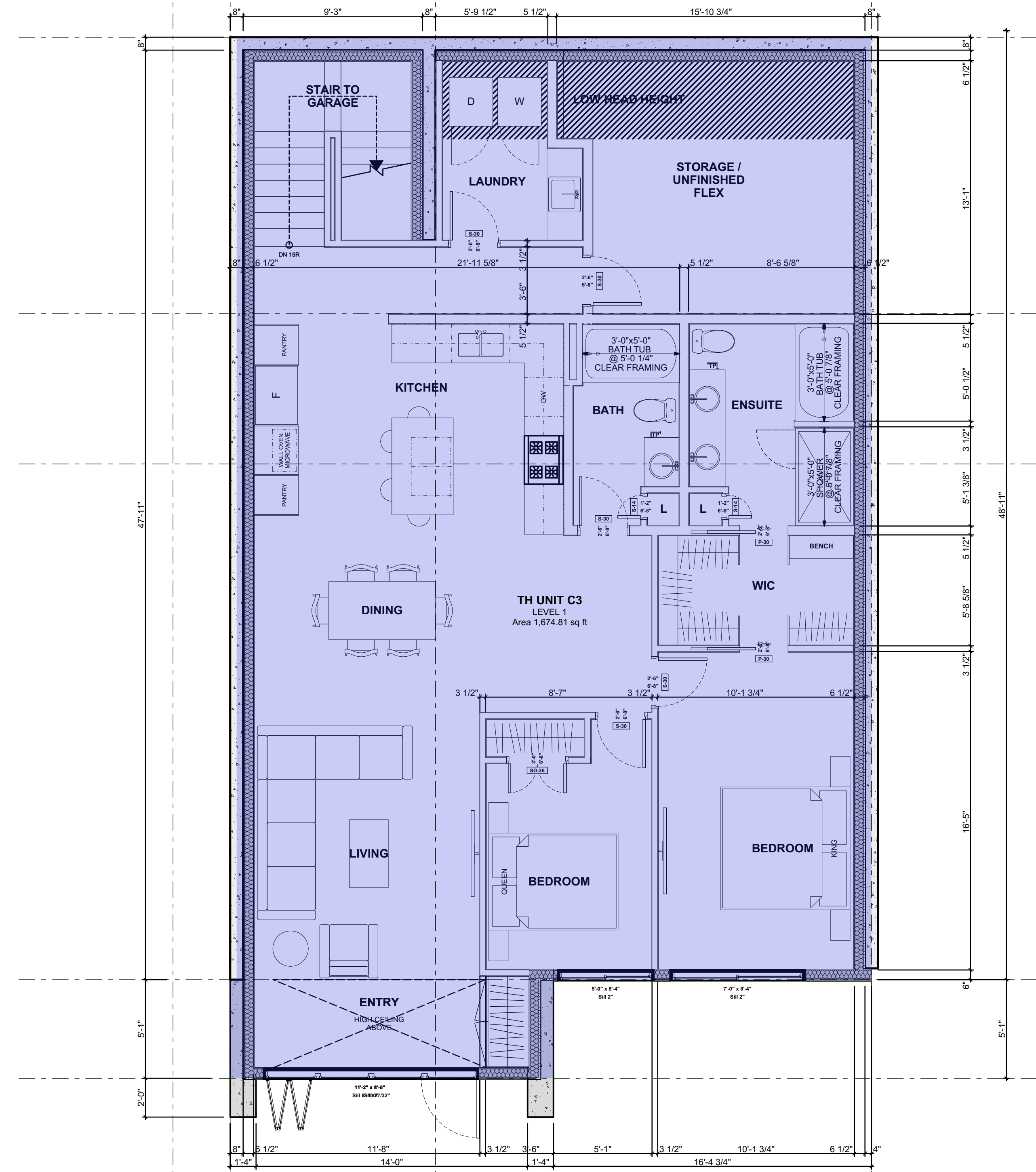
2 TH Unit C2 - Parking
SCALE: 1/4" = 1'-0"



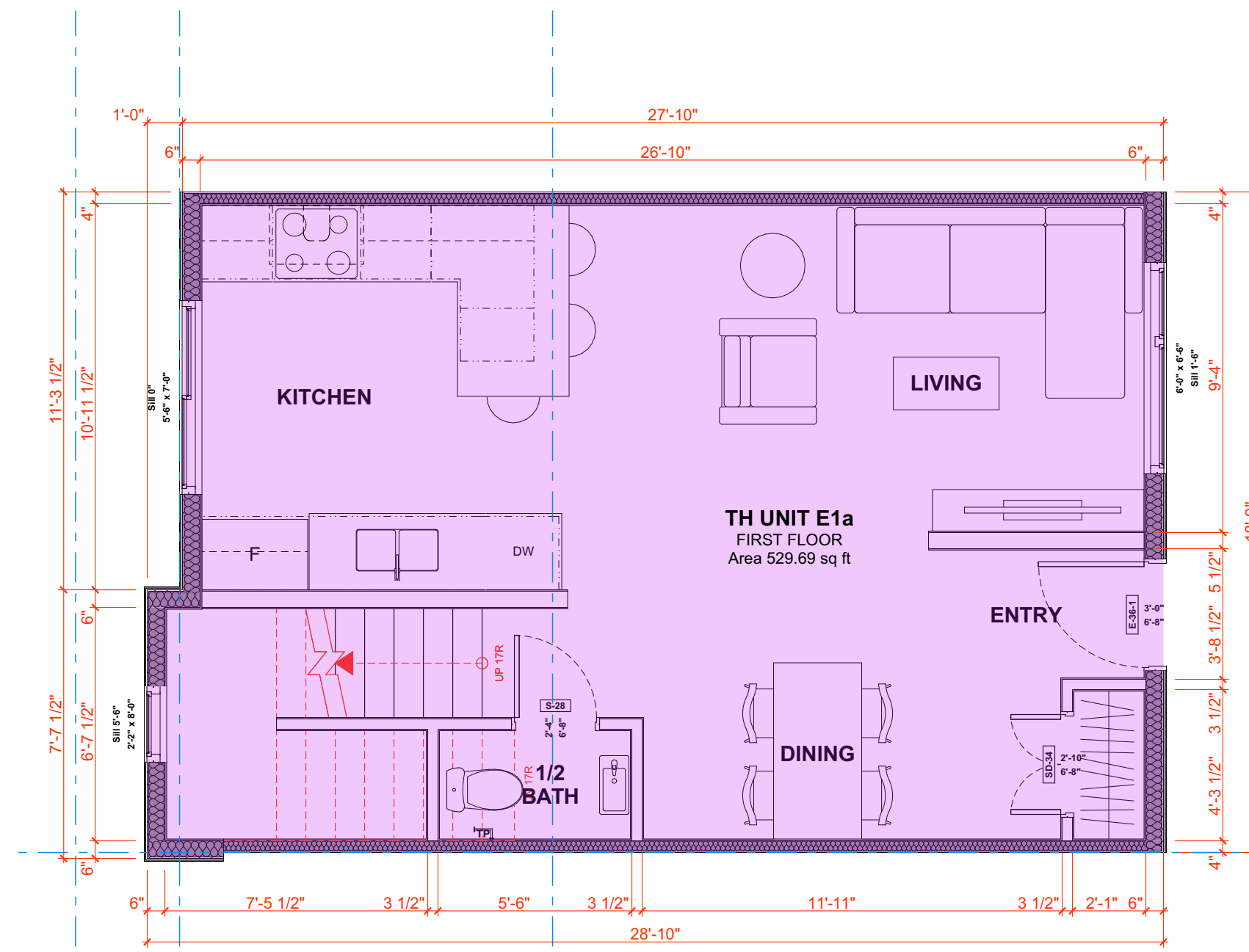
4 TH Unit C3 - Parking
SCALE: 1/4" = 1'-0"



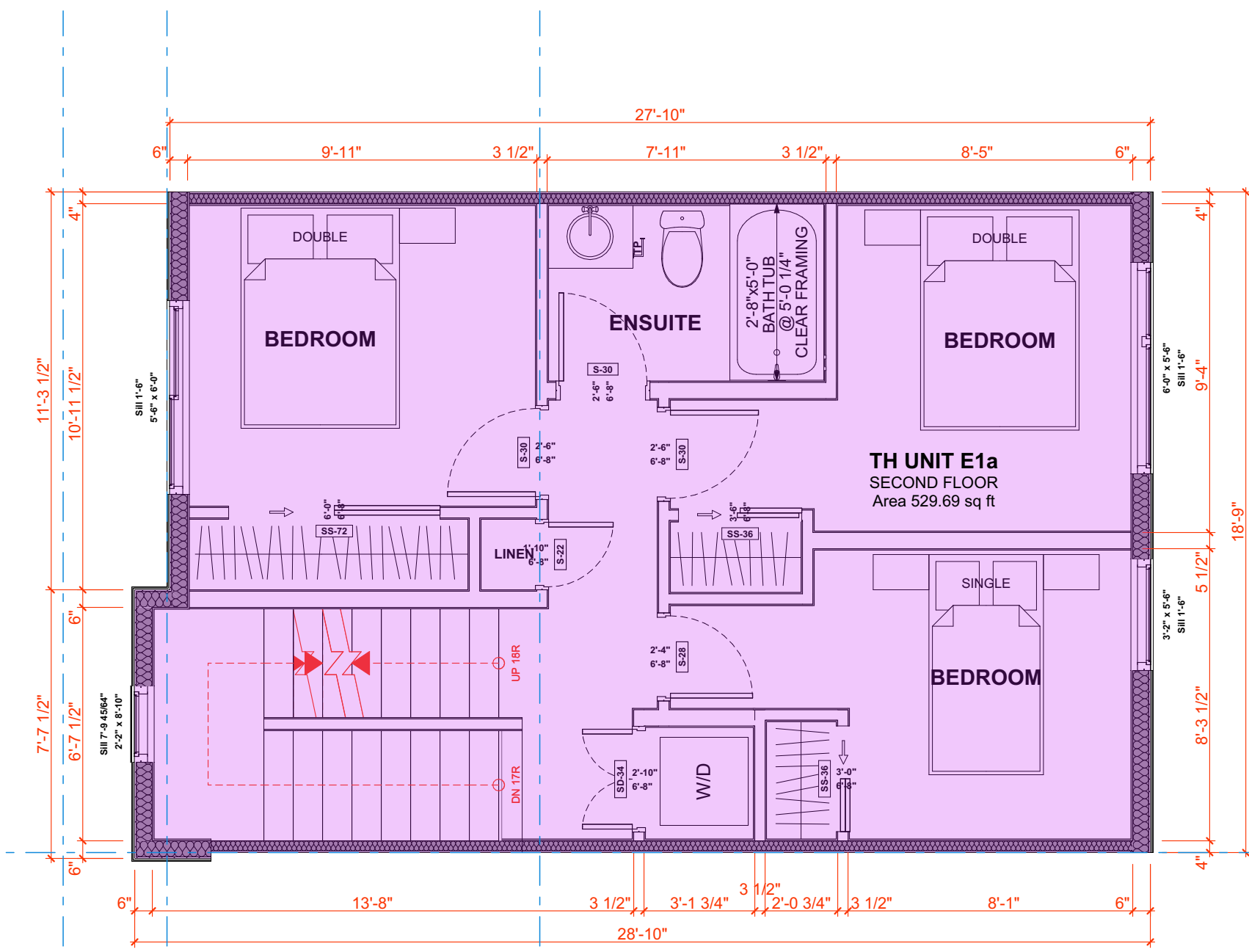
1 TH Unit C2
SCALE: 1/4" = 1'-0"



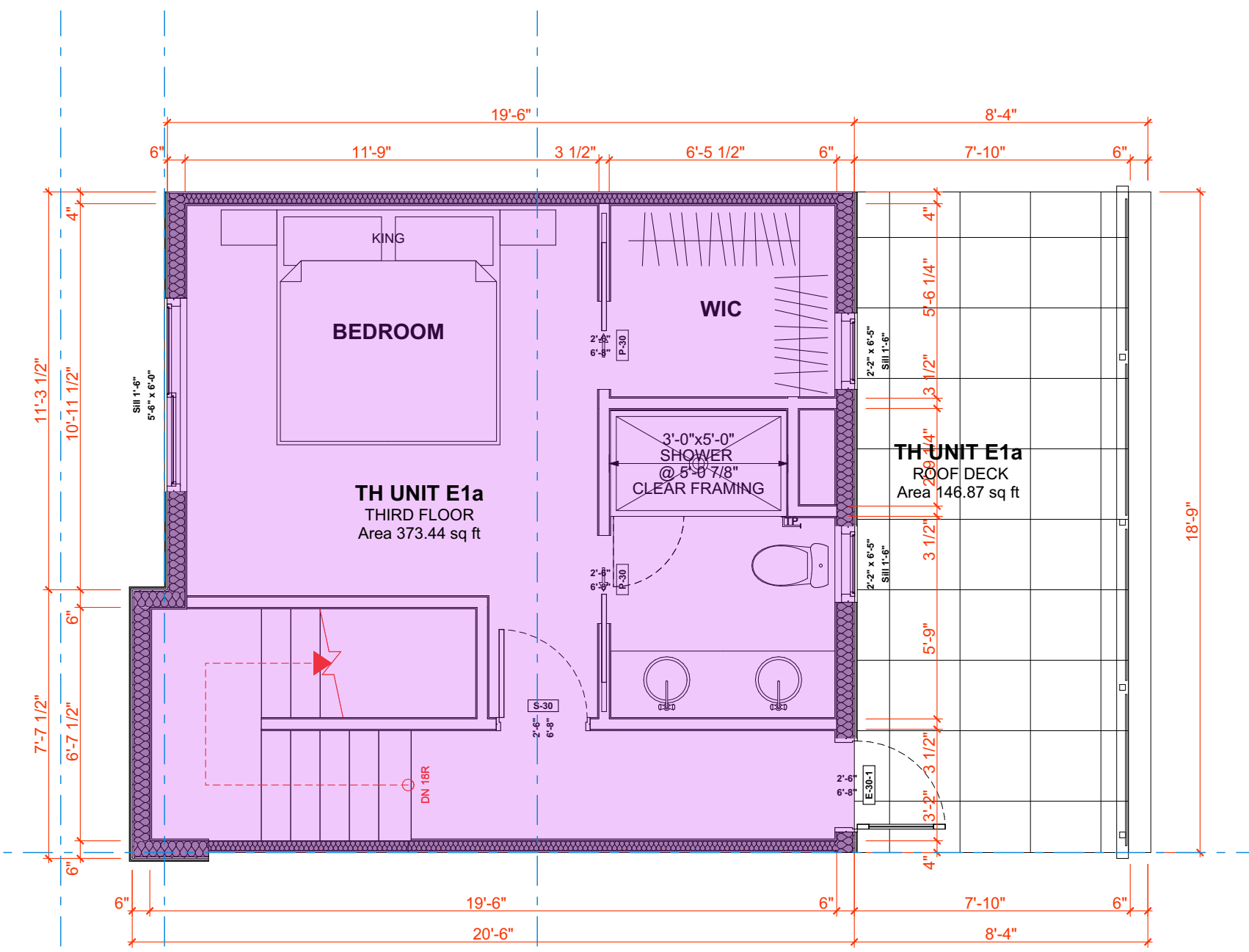
3 TH Unit C3
SCALE: 1/4" = 1'-0"



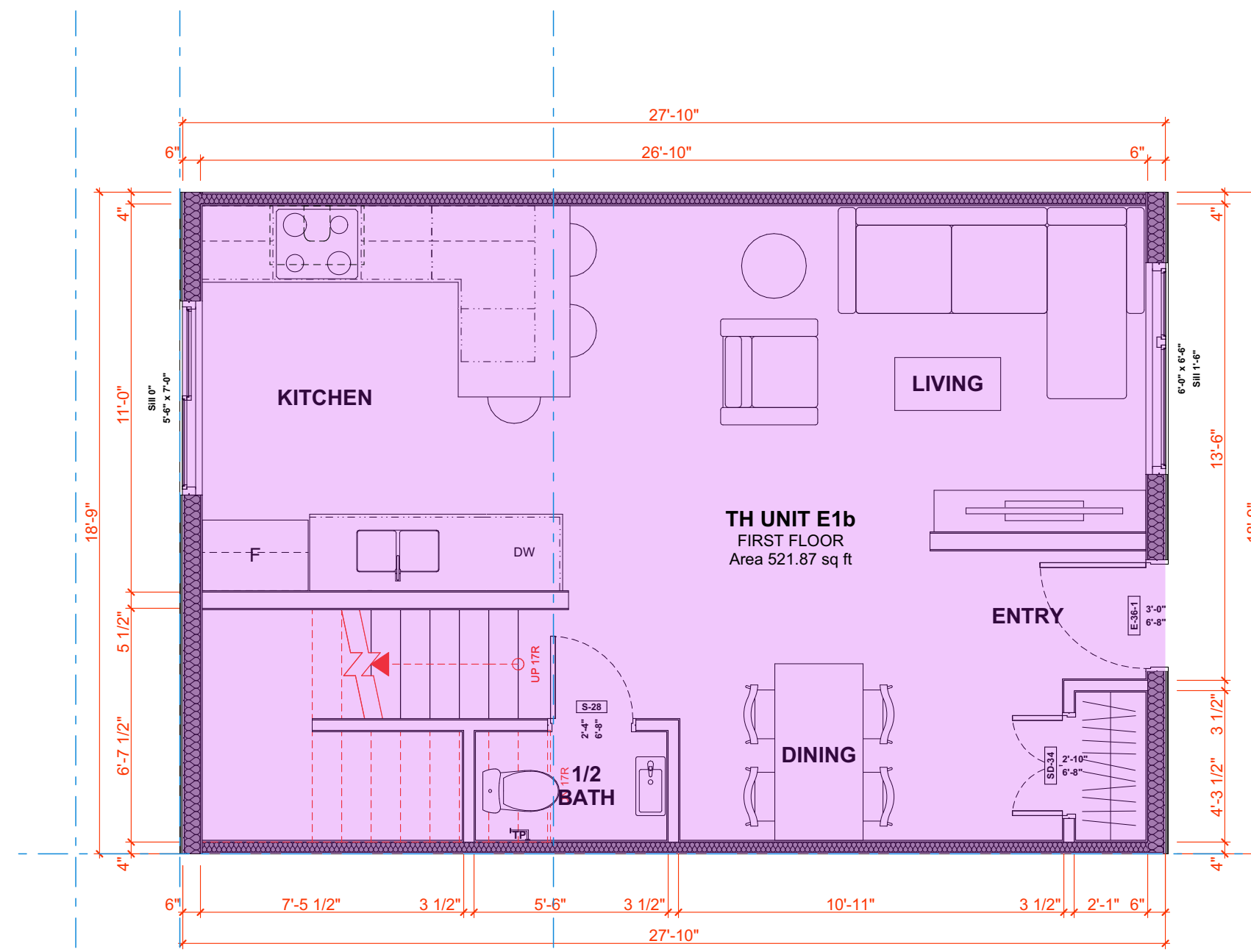
1 TH Unit E1a - First Floor
SCALE: 1/4" = 1'-0"



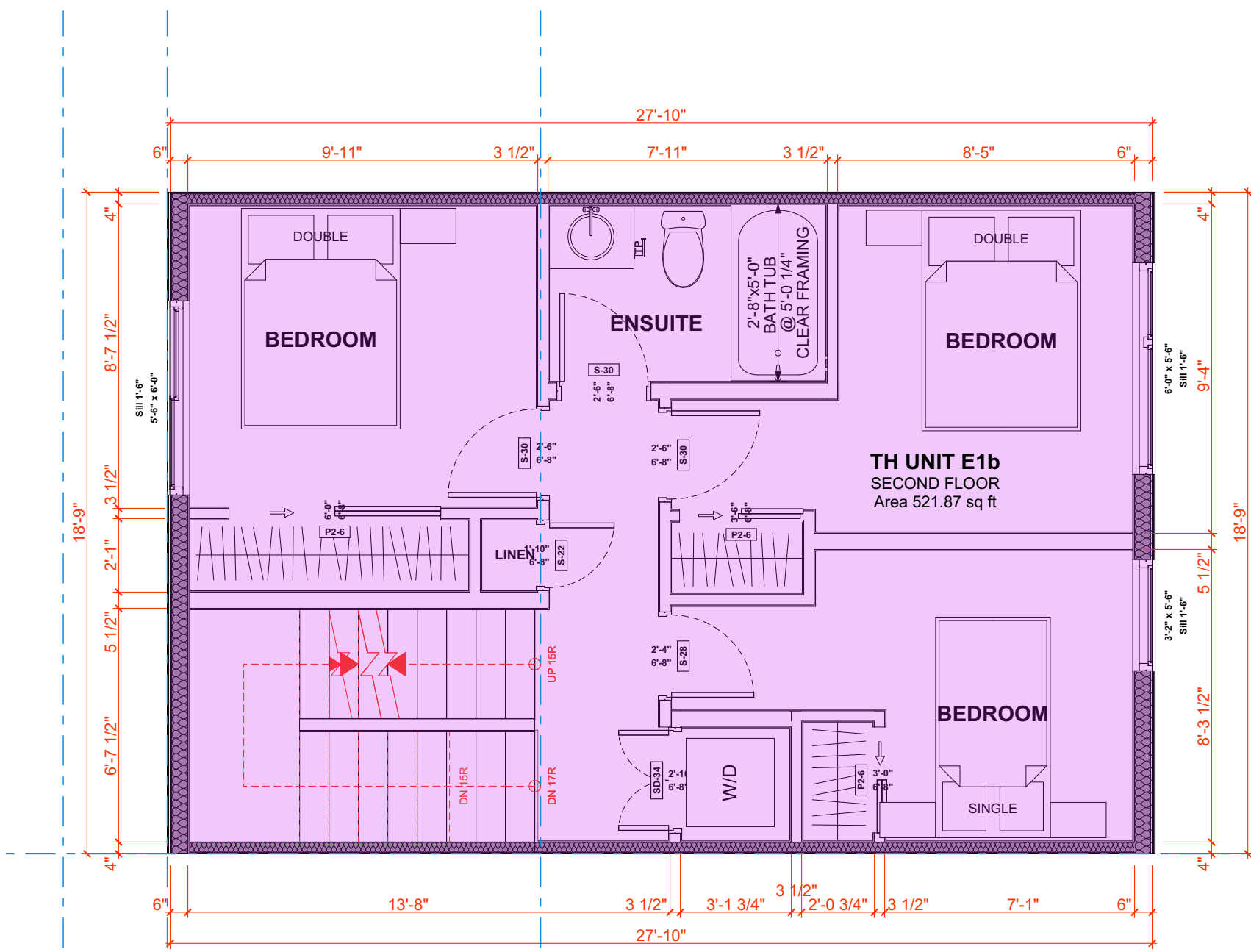
2 TH Unit E1a - Second Floor
SCALE: 1/4" = 1'-0"



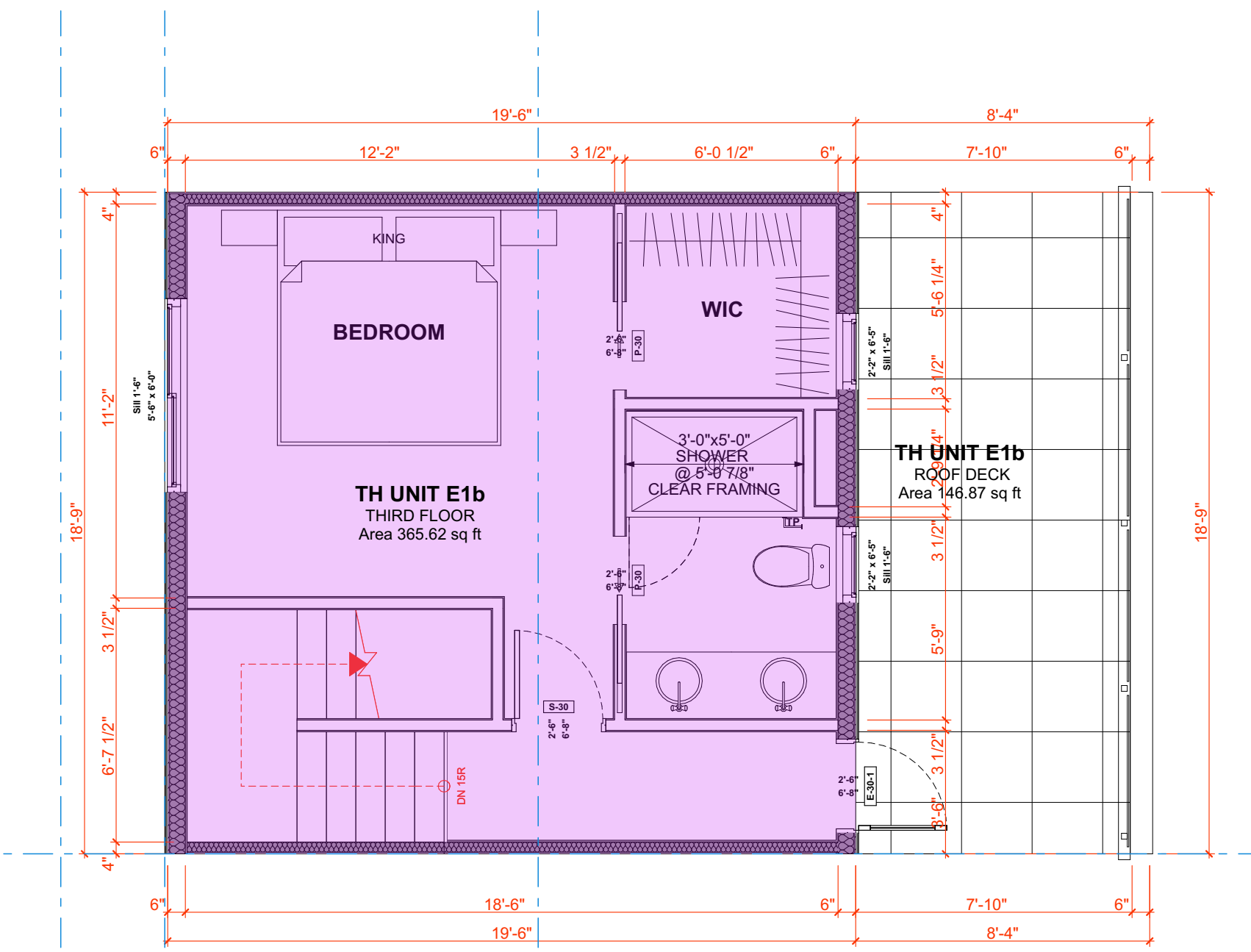
3 TH Unit E1a - Third Floor
SCALE: 1/4" = 1'-0"



4 TH Unit E1b - First Floor
SCALE: 1/4" = 1'-0"



5 TH Unit E1b - Second Floor
SCALE: 1/4" = 1'-0"



6 TH Unit E1b - Third Floor
SCALE: 1/4" = 1'-0"



1 Building 1 - Woodcrest Road Elevation
SCALE: 1/8" = 1'-0"

2 Building 1 - North Side Elevation
SCALE: 1/8" = 1'-0"



3 Building 1 - Courtyard Elevation
SCALE: 1/8" = 1'-0"

4 Building 1 - South Side Elevation
SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

Note: All Materials are subject to change during Tender and/or Pricing phase of the project

Colour	Product	Finish (to match)	Manufacturer	Location
1.0 CLADDING				
1.1 Cedar	SAGIWALL Channelled Lap Siding (6")	Knotty Maple	Sagper	Exterior Walls
1.2 Brown	SAGIWALL Channelled Lap Siding (6")	Chocolate Blackwood	Sagper	Exterior Walls
1.3 Dark Grey	HARDIEPANELS VERTICAL SIDING SMOOTH	Iron Gray	JamesHardie	Exterior Walls & Fin Walls & Feature Roofs @ Corner Units
1.4 reserved				
1.5 Light Grey	HARDIEPANELS VERTICAL SIDING SMOOTH	Pearl Gray	JamesHardie	Exterior Walls & Fin Walls & Feature Roofs @ Corner Units
1.6 Grey-Brown	Versetta Stone Ledgestone	Mission Point	Versetta Stone	Exterior Walls
2.0 SOFFIT				
2.1 Cedar	SAGIREV 6" V-groove	Knotty Maple	Sagper	Roofs which have black Fascia (6.2)
2.2 Light Grey	HARDIEPANELS VERTICAL SIDING SMOOTH	Pearl Gray	JamesHardie	Roofs which have light Grey Fascia (1.5)
3.0 ROOFS				
3.1 Black	2-Layer SBS Membrane	Black		SBS Membrane at flat roofs

4.0 DOORS				
4.1 Brown	Aluminum or Wood Entry Doors	Exposed Wood Grain		
5.0 WINDOWS				
5.1 Dark Grey / Black	Vinyl Windows	Glass - Frames To Match 1.3		
6.0 TRIMS FASCIAS				
6.2 Dark Grey	HARDIETRIM® BOARDS S4 NT3® SMOOTH	Iron Gray	JamesHardie	
7.0 RAILINGS				
7.2 Dark Grey / Black	Aluminum Guard Railing	Glass - Frames To Match 1.3		
8.0 ACCESSORIES				
8.1 Dark Grey / Black	Flashing, Gutters, and Down Spouts	Glass - Frames To Match 1.3		
8.2 Exterior Prefabricated Metal Stairs	Roof Deck Access Stairs	Prefinished To Match 1.3		
9.0 STRUCTURE				
9.1 Wood	6x12 Glulam Columns	Stain / Finish to be confirmed by Envelope Consultant / Shop drawings		Feature Entry Columns



SYMPHONY
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ARCHITECTURE

September 12, 2023
Issue 05 - ADP
Resubmission
Building 1
Elevations

A-4.100



1 Building 2 - Woodcrest Road Elevation
SCALE: 1/8" = 1'-0"



2 Building 2 - North Side Elevation
SCALE: 1/8" = 1'-0"



3 Building 2 - Courtyard Elevation
SCALE: 1/8" = 1'-0"



4 Building 2 - South Side Elevation
SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

Note: All Materials are subject to change during Tender and/or Pricing phase of the project

Colour	Product	Finish (to match)	Manufacturer	Location
1.0 CLADDING				
1.1 Cedar	SAGIWALL Channelled Lap Siding (6")	Knotty Maple	Sagper	Exterior Walls
1.2 Brown	SAGIWALL Channelled Lap Siding (6")	Chocolate Blackwood	Sagper	Exterior Walls
1.3 Dark Grey	HARDIEPANEL® VERTICAL SIDING SMOOTH	Iron Gray	JamesHardie	Exterior Walls & Fin Walls & Feature Roofs @ Corner Units
1.4 reserved				
1.5 Light Grey	HARDIEPANEL® VERTICAL SIDING SMOOTH	Pearl Gray	JamesHardie	Exterior Walls & Fin Walls & Feature Roofs @ Corner Units
1.6 Grey-Brown	Versetta Stone Ledgestone	Mission Point	Versetta Stone	Exterior Walls
2.0 SOFFIT				
2.1 Cedar	SAGIREV 6" V-groove	Knotty Maple	Sagper	Roofs which have black Fascia (6.2)
2.2 Light Grey	HARDIEPANEL® VERTICAL SIDING SMOOTH	Pearl Gray	JamesHardie	Roofs which have light Grey Fascia (1.5)
3.0 ROOFS				
3.1 Black	2-Layer SBS Membrane	Black		SBS Membrane at flat roofs

4.0 DOORS				
4.1 Brown	Aluminum or Wood Entry Doors	Exposed Wood Grain		
5.0 WINDOWS				
5.1 Dark Grey / Black	Vinyl Windows	Glass - Frames To Match 1.3		
6.0 TRIMS FASCIAS				
6.2 Dark Grey	HARDIETRIM® BOARDS S4 NT3® SMOOTH	Iron Gray	JamesHardie	
7.0 RAILINGS				
7.2 Dark Grey / Black	Aluminum Guard Railing	Glass - Frames To Match 1.3		
8.0 ACCESSORIES				
8.1 Dark Grey / Black	Flashing, Gutters, and Down Spouts	Glass - Frames To Match 1.3		
8.2 Exterior Prefabricated Metal Stairs	Roof Deck Access Stairs	Prefinished To Match 1.3		
9.0 STRUCTURE				
9.1 Wood	6x12 Glulam Columns	Stain / Finish to be confirmed by Envelope Consultant / Shop drawings		Feature Entry Columns



1 Building 3 - Courtyard Elevation
SCALE: 1/8" = 1'-0"



2 Building 3 - North Side Elevation
SCALE: 1/8" = 1'-0"



3 Building 3 - Boardwalk Elevation
SCALE: 1/8" = 1'-0"



4 Building 3 - South Side Elevation
SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

Note: All Materials are subject to change during Tender and/or Pricing phase of the project

Colour	Product	Finish (to match)	Manufacturer	Location
1.0 CLADDING				
1.1 Cedar	SAGIWALL Channelled Lap Siding (6")	Knotty Maple	Sagper	Exterior Walls
1.2 Brown	SAGIWALL Channelled Lap Siding (6")	Chocolate Blackwood	Sagper	Exterior Walls
1.3 Dark Grey	HARDIEPANEL® VERTICAL SIDING SMOOTH	Iron Gray	JamesHardie	Exterior Walls & Fin Walls & Feature Roofs @ Corner Units
1.4 reserved				
1.5 Light Grey	HARDIEPANEL® VERTICAL SIDING SMOOTH	Pearl Gray	JamesHardie	Exterior Walls & Fin Walls & Feature Roofs @ Corner Units
1.6 Grey-Brown	Versetta Stone LedgeStone	Mission Point	Versetta Stone	Exterior Walls
2.0 SOFFIT				
2.1 Cedar	SAGIREV 6" V-groove	Knotty Maple	Sagper	Roofs which have black Fascia (6.2)
2.2 Light Grey	HARDIEPANEL® VERTICAL SIDING SMOOTH	Pearl Gray	JamesHardie	Roofs which have light Grey Fascia (1.5)
3.0 ROOFS				
3.1 Black	2-Layer SBS Membrane	Black		SBS Membrane at flat roofs

4.0 DOORS				
4.1 Brown	Aluminum or Wood Entry Doors	Exposed Wood Grain		
5.0 WINDOWS				
5.1 Dark Grey / Black	Vinyl Windows	Glass - Frames To Match 1.3		
6.0 TRIMS / FASCIAS				
6.2 Dark Grey	HARDIETRIM® BOARDS S4 NT3® SMOOTH	Iron Gray	JamesHardie	
7.0 RAILINGS				
7.2 Dark Grey / Black	Aluminum Guard Railing	Glass - Frames To Match 1.3		
8.0 ACCESSORIES				
8.1 Dark Grey / Black	Flashing, Gutters, and Down Spouts	Glass - Frames To Match 1.3		
8.2 Exterior Prefabed Metal Stairs	Roof Deck Access Stairs	Prefinished To Match 1.3		
9.0 STRUCTURE				
9.1 Wood	6x12 Glulam Columns	Stain / Finish to be confirmed by Envelope Consultant / Shop drawings		Feature Entry Columns



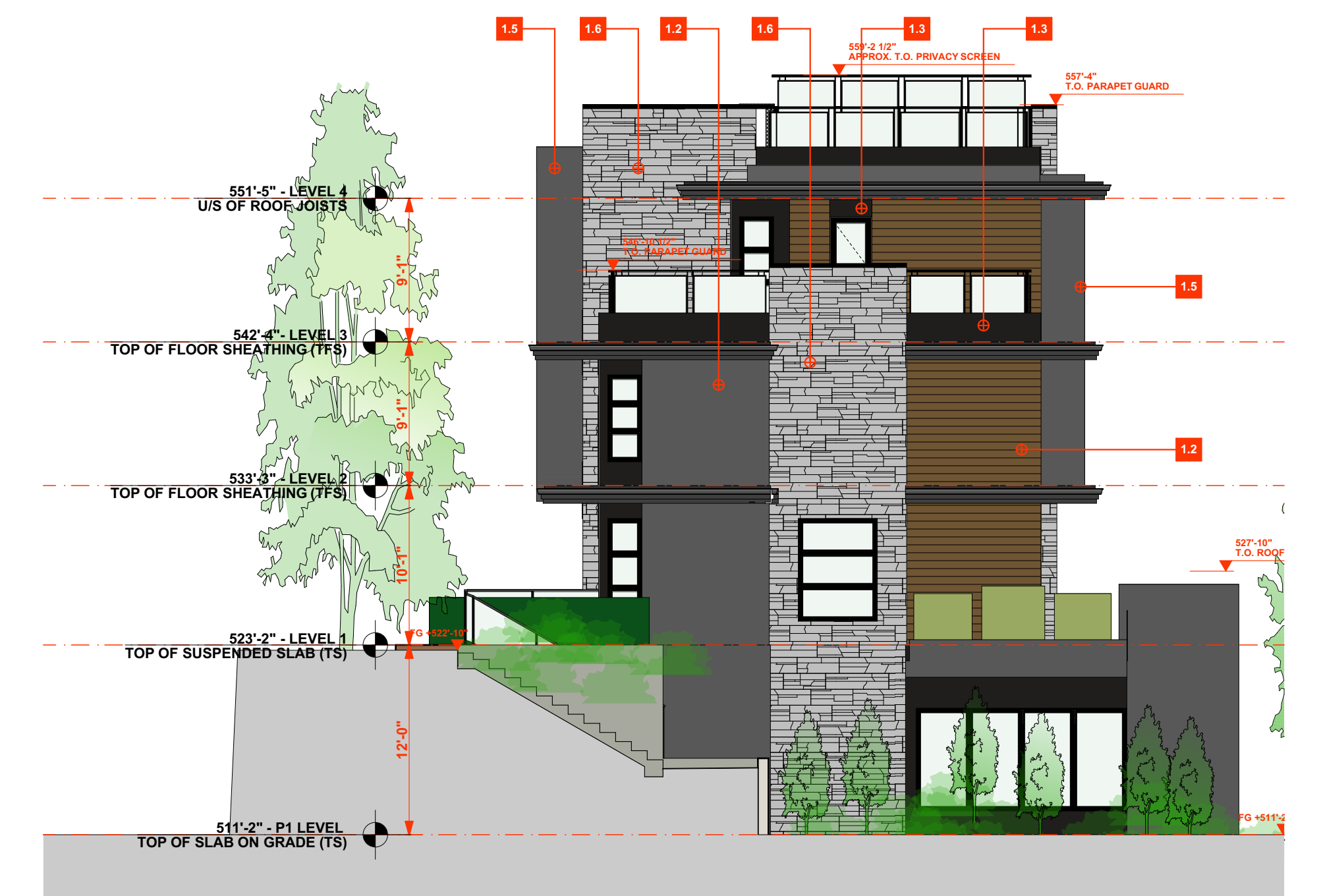
SYMPHONY
HOMES LIMITED
Siegrist
ARCHITECTURE

September 12, 2023
Issue 05 - ADP
Resubmission
Building 3
Elevations

A-4.300



1 Building 4 - Courtyard Elevation
SCALE: 1/8" = 1'-0"



2 Building 4 - North Side Elevation
SCALE: 1/8" = 1'-0"



3 Building 4 - Boardwalk Elevation
SCALE: 1/8" = 1'-0"



4 Building 4 - South Side Elevation
SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

Note: All Materials are subject to change during Tender and/or Pricing phase of the project

Colour	Product	Finish (to match)	Manufacturer	Location
1.0 CLADDING				
1.1 Cedar	SAGIWALL Channelled Lap Siding (6")	Knotty Maple	Sagper	Exterior Walls
1.2 Brown	SAGIWALL Channelled Lap Siding (6")	Chocolate Blackwood	Sagper	Exterior Walls
1.3 Dark Grey	HARDIEPANELS VERTICAL SIDING SMOOTH	Iron Gray	JamesHardie	Exterior Walls & Fin Walls & Feature Roofs @ Corner Units
1.4 reserved				
1.5 Light Grey	HARDIEPANELS VERTICAL SIDING SMOOTH	Pearl Gray	JamesHardie	Exterior Walls & Fin Walls & Feature Roofs @ Corner Units
1.6 Grey-Brown	Versetta Stone Ledgestone	Mission Point	Versetta Stone	Exterior Walls
2.0 SOFFIT				
2.1 Cedar	SAGIREV 6" V-groove	Knotty Maple	Sagper	Roofs which have black Fascia (6.2)
2.2 Light Grey	HARDIEPANELS VERTICAL SIDING SMOOTH	Pearl Gray	JamesHardie	Roofs which have light Grey Fascia (1.5)
3.0 ROOFS				
3.1 Black	2-Layer SBS Membrane	Black		SBS Membrane at flat roofs

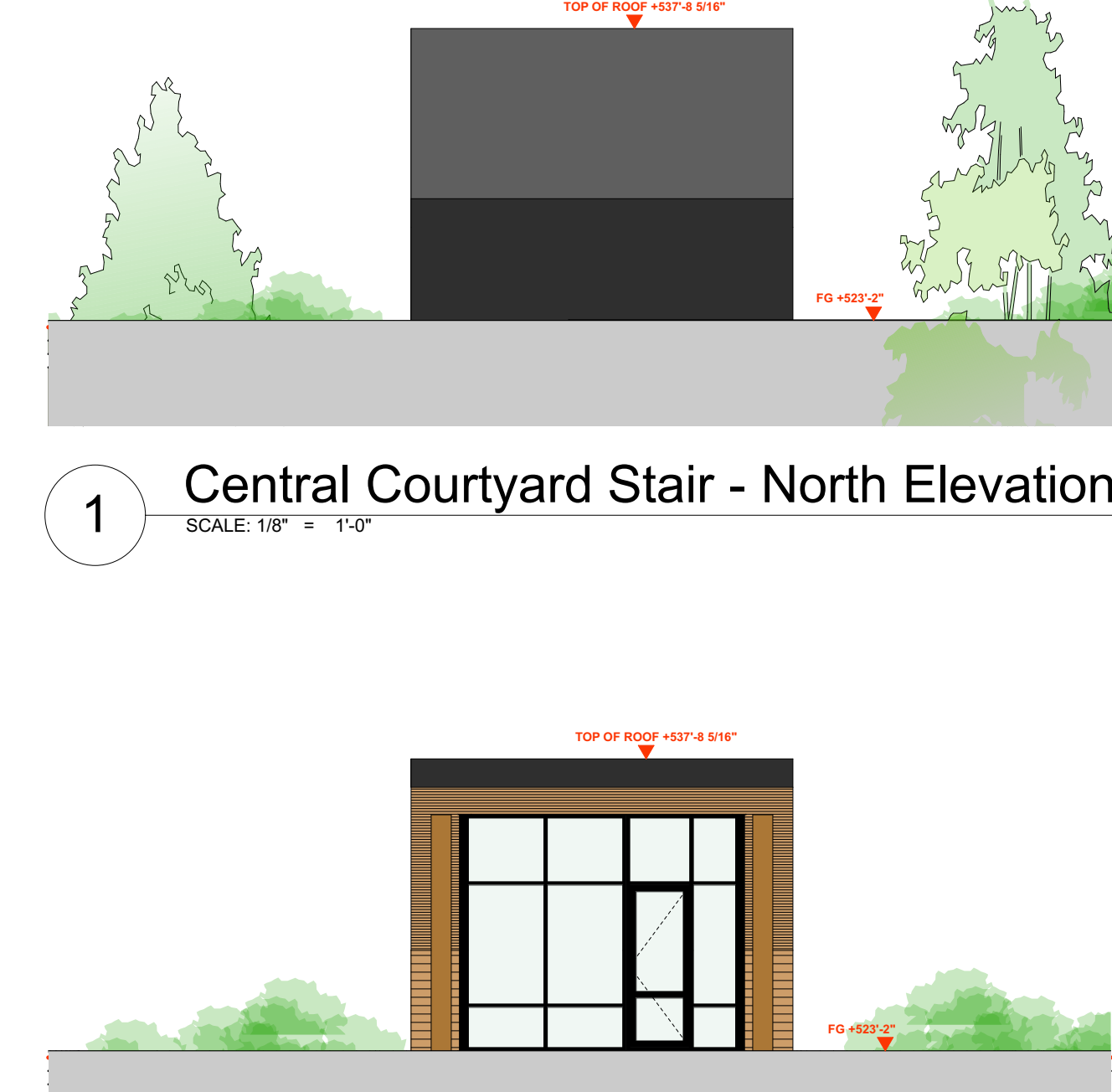
4.0 DOORS				
4.1 Brown	Aluminum or Wood Entry Doors	Exposed Wood Grain		
5.0 WINDOWS				
5.1 Dark Grey / Black	Vinyl Windows	Glass - Frames To Match 1.3		
6.0 TRIMS / FASCIAS				
6.2 Dark Grey	HARDIETRIM® BOARDS S4 NT3® SMOOTH	Iron Gray	JamesHardie	
7.0 RAILINGS				
7.2 Dark Grey / Black	Aluminum Guard Railing	Glass - Frames To Match 1.3		
8.0 ACCESSORIES				
8.1 Dark Grey / Black	Flashing, Gutters, and Down Spouts	Glass - Frames To Match 1.3		
8.2 Exterior Prefabricated Metal Stairs	Roof Deck Access Stairs	Prefinished To Match 1.3		
9.0 STRUCTURE				
9.1 Wood	6x12 Glulam Columns	Stain / Finish to be confirmed by Envelope Consultant / Shop drawings		Feature Entry Columns



1 Amenity Building - Courtyard Elevation
SCALE: 1/8" = 1'-0"



2 Amenity Building - Front Courtyard Elevation
SCALE: 1/8" = 1'-0"



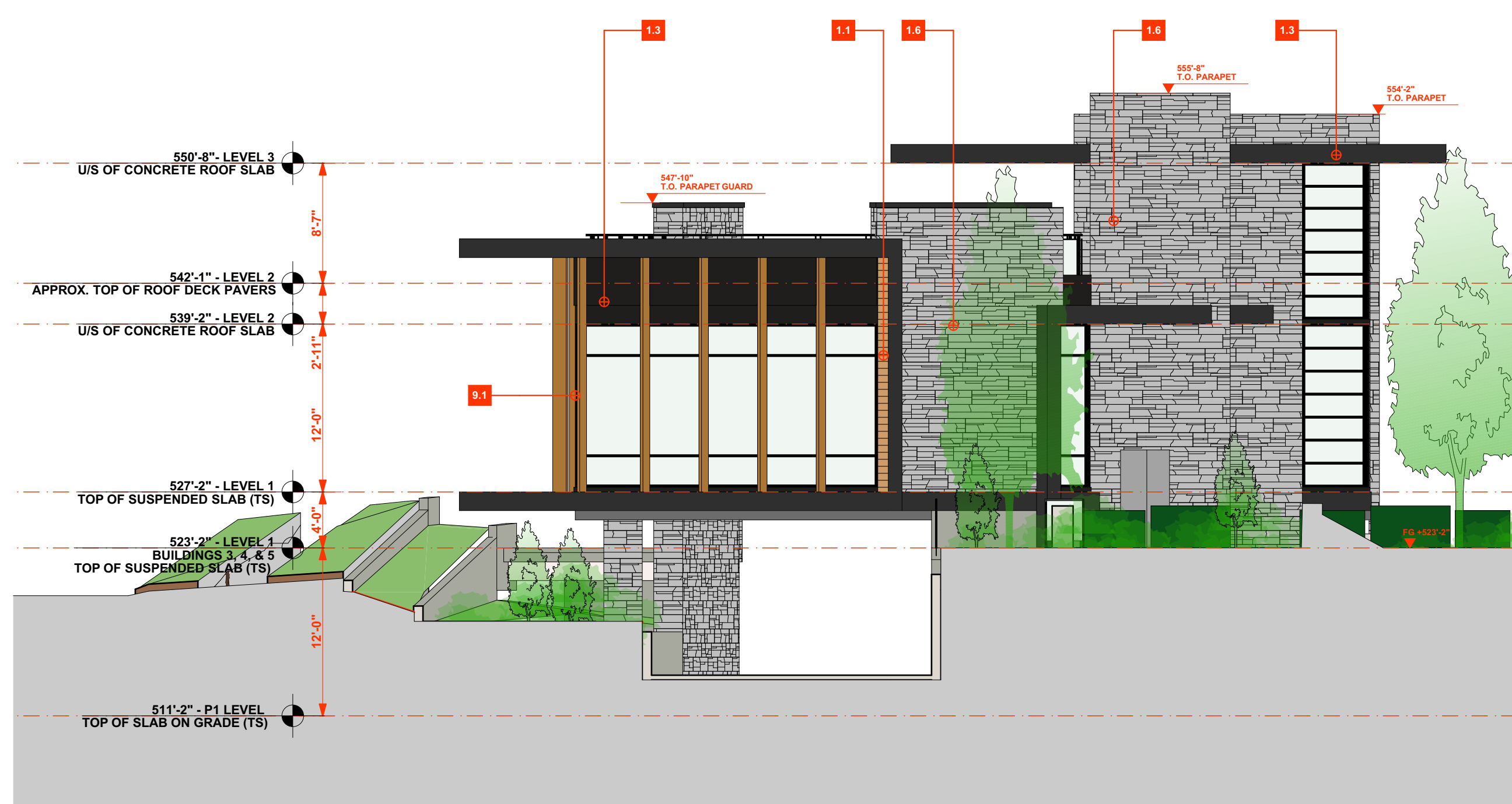
1 Central Courtyard Stair - North Elevation
SCALE: 1/8" = 1'-0"



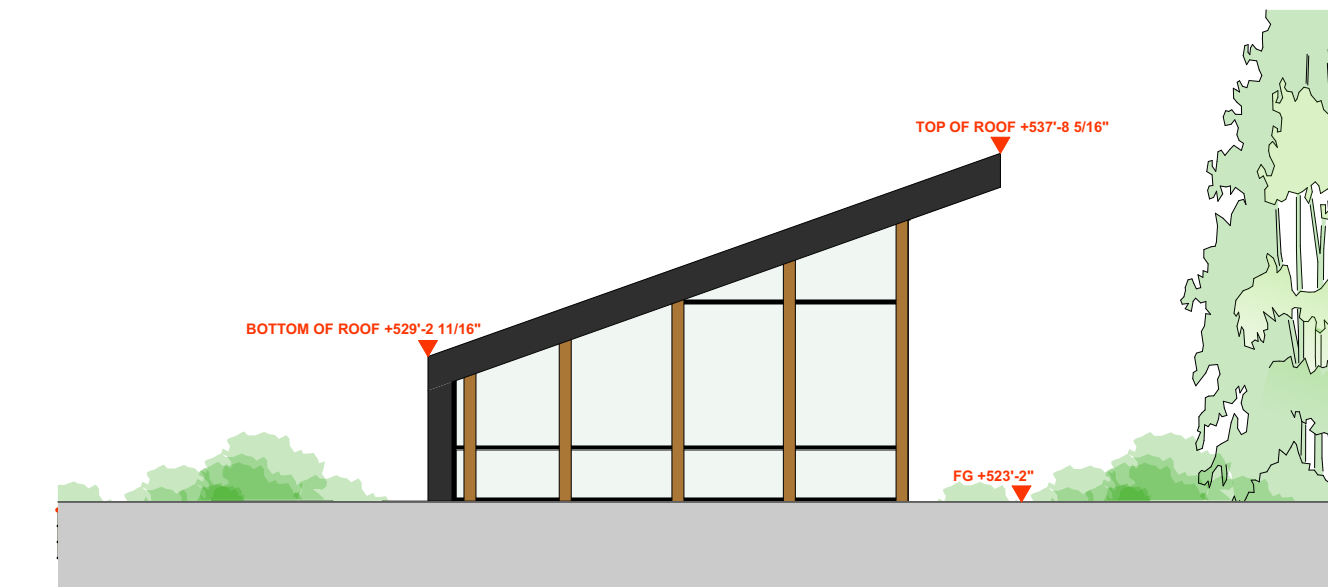
3 Central Courtyard Stair - South Elevation
SCALE: 1/8" = 1'-0"



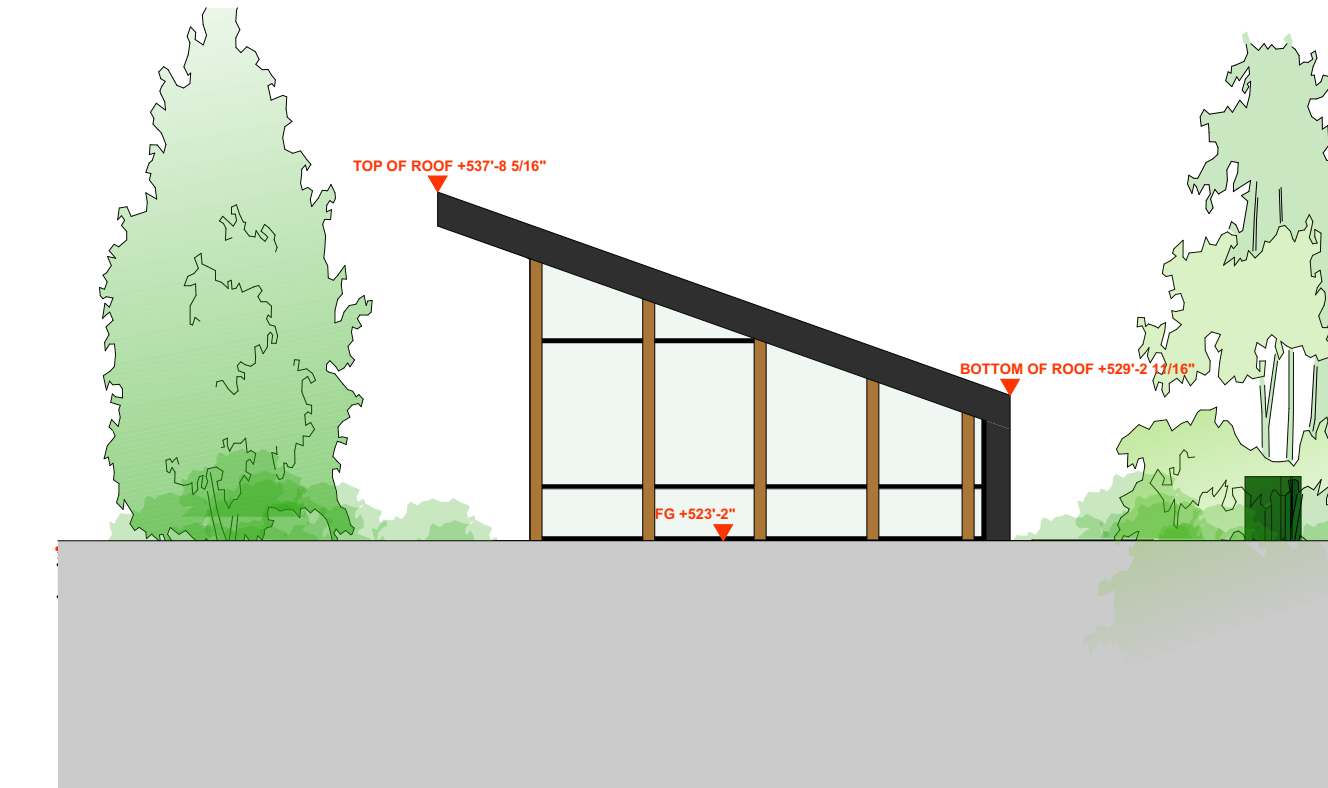
3 Amenity Building - Woodgreen Drive Elevation
SCALE: 1/8" = 1'-0"



4 Amenity Building - Parkade Ramp Elevation
SCALE: 1/8" = 1'-0"



2 Central Courtyard Stair - West Elevation
SCALE: 1/8" = 1'-0"



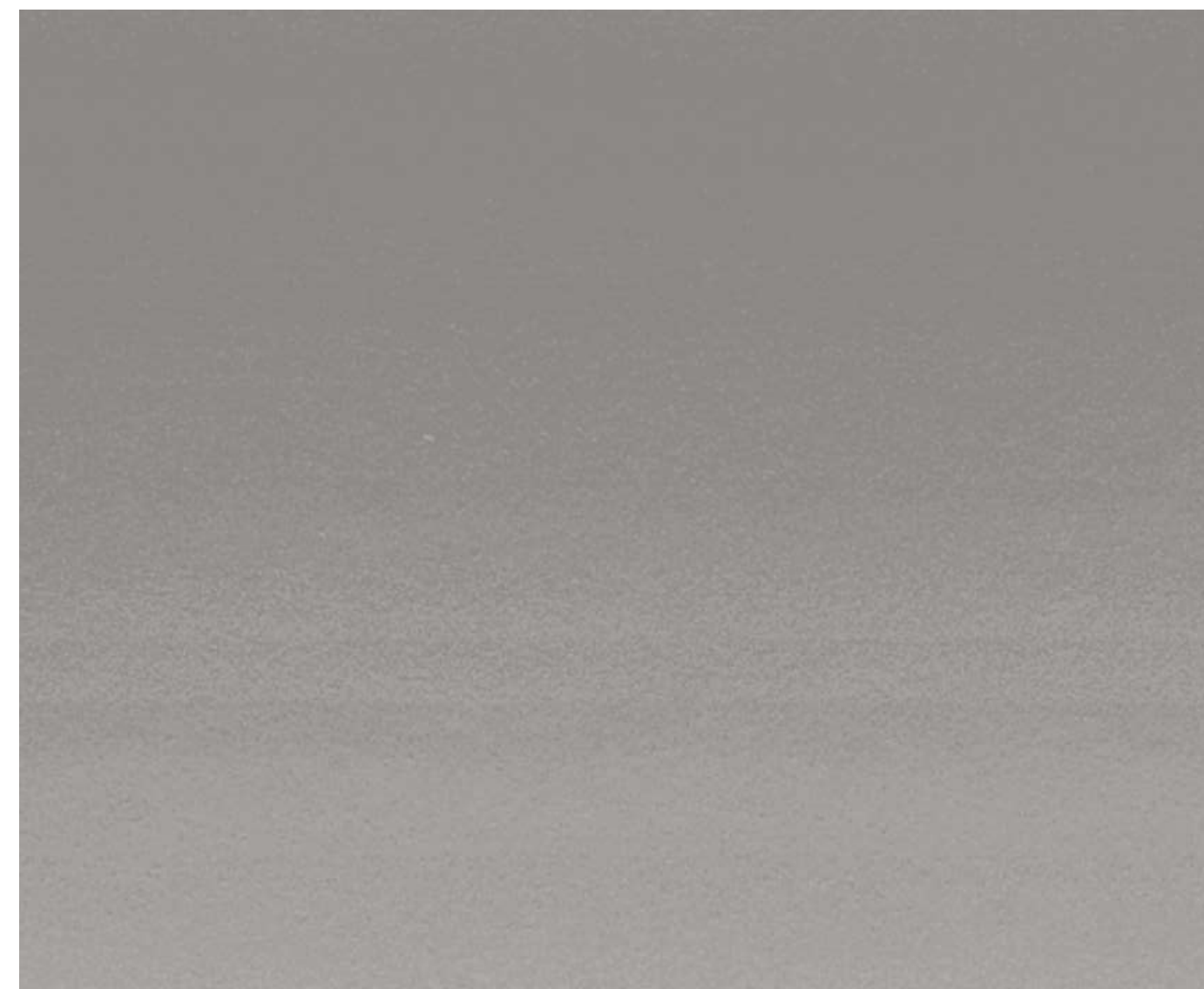
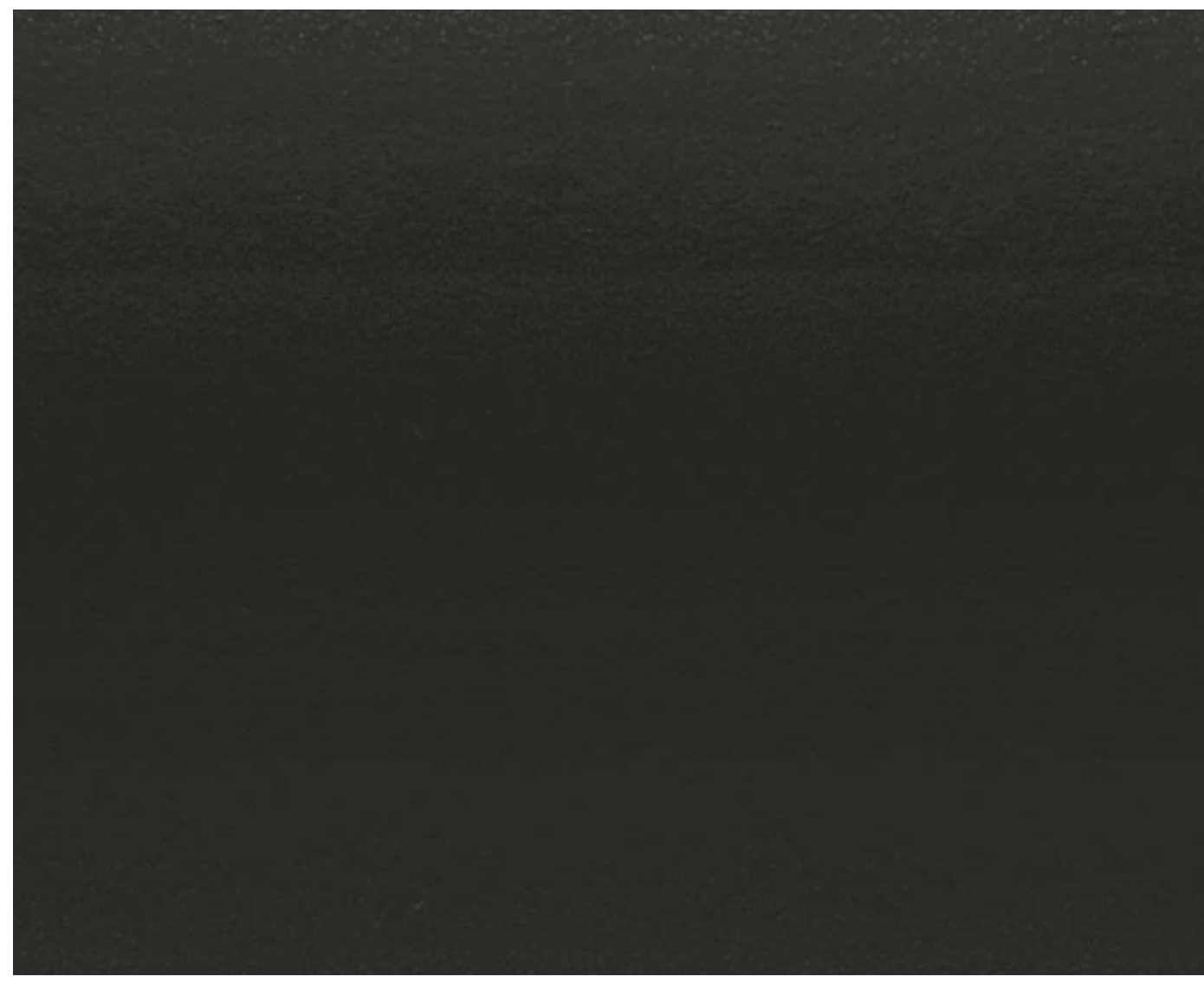
4 Central Courtyard Stair - East Elevation
SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

Note: All Materials are subject to change during Tender and/or Pricing phase of the project

Colour	Product	Finish (to match)	Manufacturer	Location
1.0 CLADDING				
1.1 Cedar	SAGIWALL Channelled Lap Siding (6")	Knotty Maple	Sagiper	Exterior Walls
1.2 Brown	SAGIWALL Channelled Lap Siding (6")	Chocolate Blackwood	Sagiper	Exterior Walls
1.3 Dark Grey	HARDIEPANEL® VERTICAL SIDING SMOOTH	Iron Gray	JamesHardie	Exterior Walls & Fin Walls & Feature Roofs @ Corner Units
1.4 reserved				
1.5 Light Grey	HARDIEPANEL® VERTICAL SIDING SMOOTH	Pearl Gray	JamesHardie	Exterior Walls & Fin Walls & Feature Roofs @ Corner Units
1.6 Grey-Brown	Versetta Stone LedgeStone	Mission Point	Versetta Stone	Exterior Walls
2.0 SOFFIT				
2.1 Cedar	SAGIREV 6" V-groove	Knotty Maple	Sagiper	Roofs which have black Facsia (6.2)
2.2 Light Grey	HARDIEPANEL® VERTICAL SIDING SMOOTH	Pearl Gray	JamesHardie	Roofs which have light Grey Facsia (1.5)
3.0 ROOFS				
3.1 Black	2-Layer SBS Membrane	Black		SBS Membrane at flat roofs

4.0 DOORS				
4.1 Brown	Aluminum or Wood Entry Doors	Exposed Wood Grain		
5.0 WINDOWS				
5.1 Dark Grey / Black	Vinyl Windows	Glass - Frames To Match 1.3		
6.0 TRIMS FASCIAS				
6.2 Dark Grey	HARDIETRIM® BOARDS S4 NT3® SMOOTH	Iron Gray	JamesHardie	
7.0 RAILINGS				
7.2 Dark Grey / Black	Aluminum Guard Railing	Glass - Frames To Match 1.3		
8.0 ACCESSORIES				
8.1 Dark Grey / Black	Flashing, Gutters, and Down Spouts	Glass - Frames To Match 1.3		
8.2 Exterior Prefabed Metal Stairs	Roof Deck Access Stairs	Prefinished To Match 1.3		
9.0 STRUCTURE				
9.1 Wood	6x12 Glulam Columns	Stain / Finish to be confirmed by Envelope Consultant / Shop drawings		Feature Entry Columns



1.3 JamesHardie™
HardiePanel® Vertical Siding
Iron Gray

1.5 JamesHardie™
HardiePanel® Vertical Siding
Pearl Gray

1.2 sagiper
SAGIWALL - SIDING
Chocolate Blackwood (REF #3)

1.1 sagiper
SAGIWALL - SIDING
Knotty Maple (REF #79)



1.6 VERSETTA STONE®
LEDGESTONE STYLE STONE SIDING
Mission Point™



1.1 **1.2** EXAMPLE OF:
sagiper
SAGIWALL - SIDING
(colour may not be accurate)



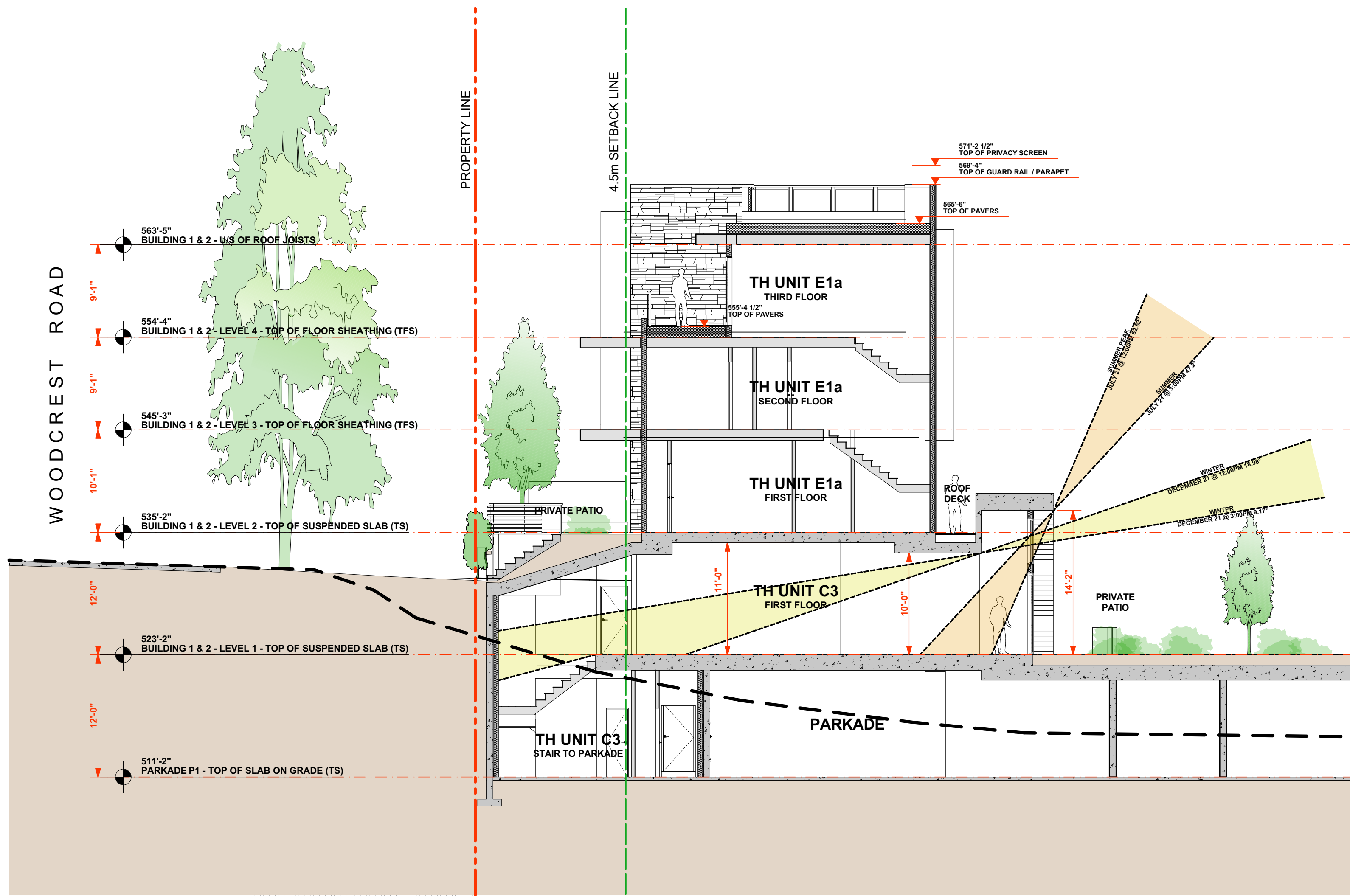
2.1 EXAMPLE OF:
sagiper
SAGIREV - SOFFIT
(colour may not be accurate - see 1.1 above)

MATERIAL AND COLOUR LEGEND

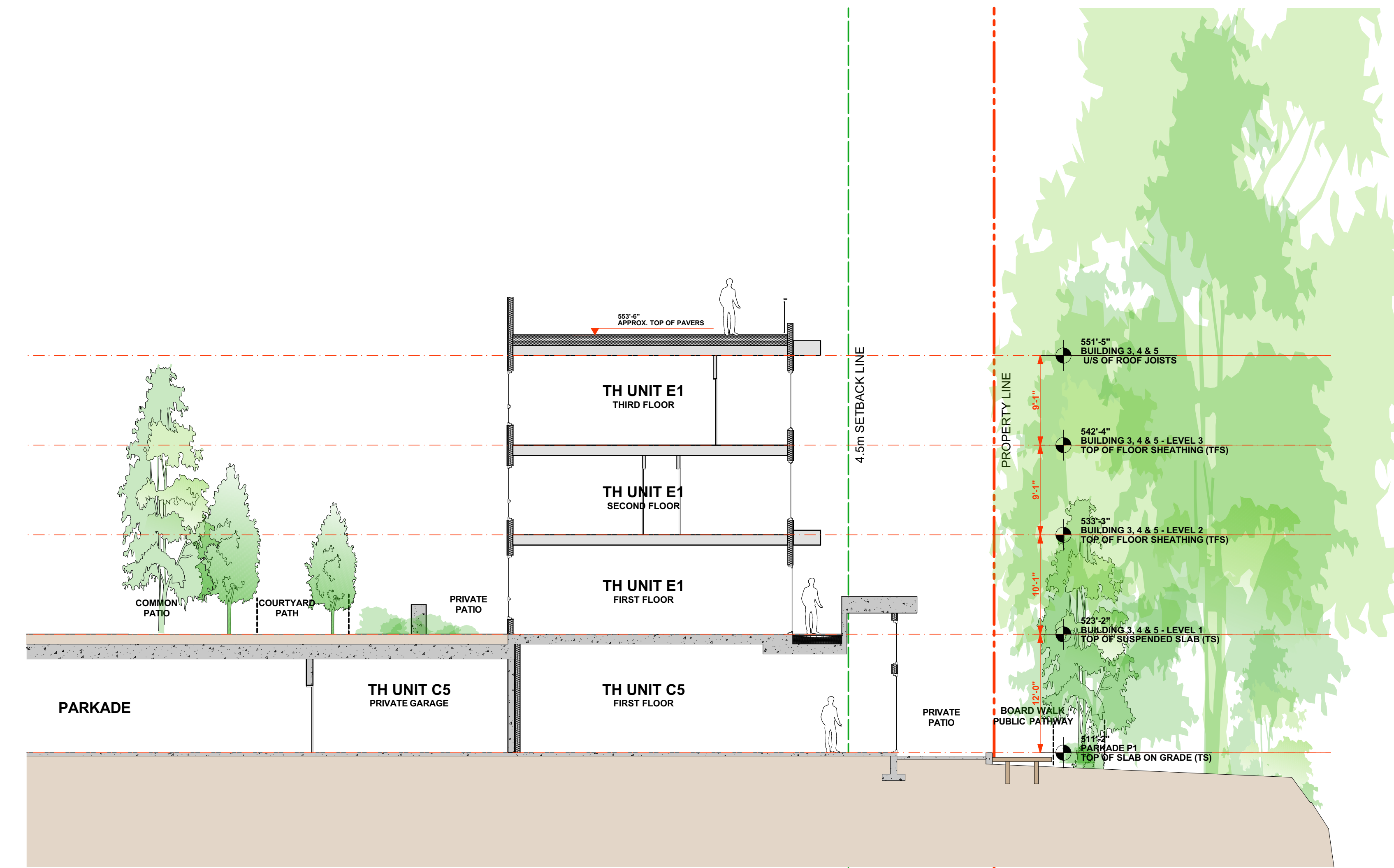
Note: All Materials are subject to change during Tender and/or Pricing phase of the project

Colour	Product	Finish (to match)	Manufacturer	Location
1.0 CLADDING				
1.1 Cedar	SAGIWALL Channelled Lap Siding (6")	Knotty Maple	Sagiper	Exterior Walls
1.2 Brown	SAGIWALL Channelled Lap Siding (6")	Chocolate Blackwood	Sagiper	Exterior Walls
1.3 Dark Grey	HARDIEPANEL® VERTICAL SIDING SMOOTH	Iron Gray	JamesHardie	Exterior Walls & Fin Walls & Feature Roofs @ Corner Units
1.4 reserved				
1.5 Light Grey	HARDIEPANEL® VERTICAL SIDING SMOOTH	Pearl Gray	JamesHardie	Exterior Walls & Fin Walls & Feature Roofs @ Corner Units
1.6 Grey-Brown	Versetta Stone Ledgestone	Mission Point	Versetta Stone	Exterior Walls
2.0 SOFFIT				
2.1 Cedar	SAGIREV 6" V-groove	Knotty Maple	Sagiper	Roofs which have black Fascia (6.2)
2.2 Light Grey	HARDIEPANEL® VERTICAL SIDING SMOOTH	Pearl Gray	JamesHardie	Roofs which have light Grey Fascia (1.5)
3.0 ROOFS				
3.1 Black	2-Layer SBS Membrane	Black		SBS Membrane at flat roofs

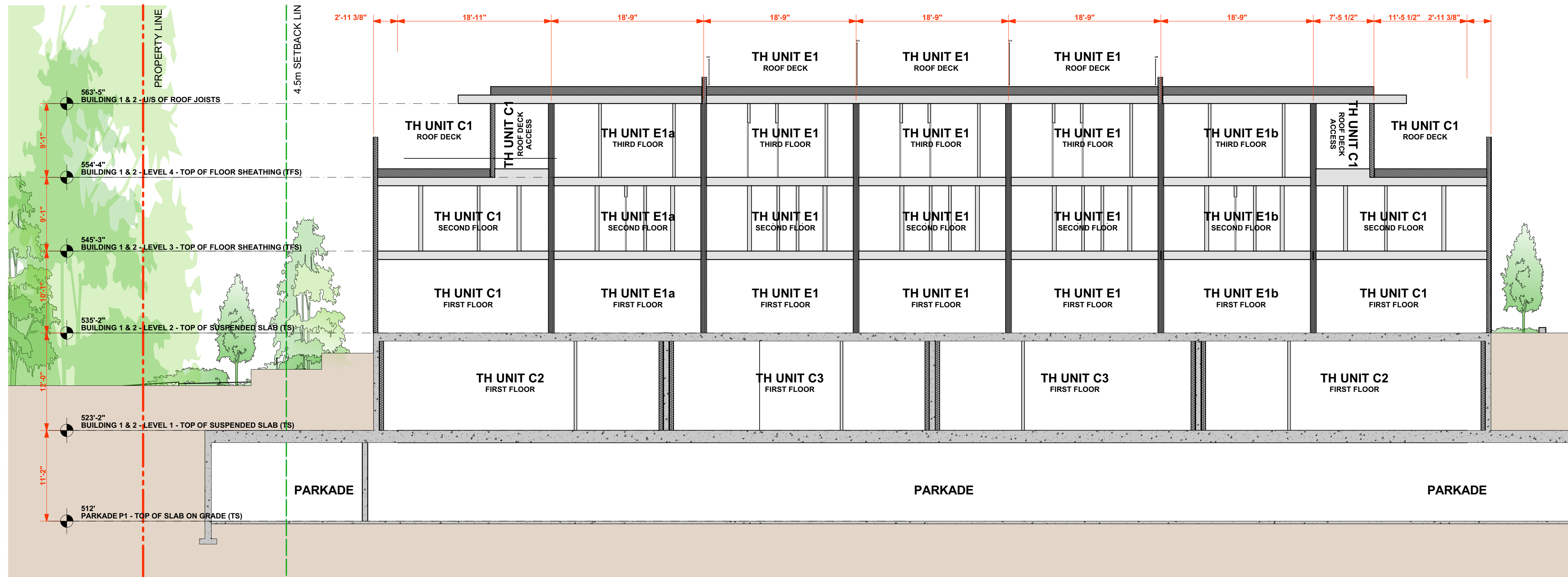
4.0 DOORS				
4.1 Brown	Aluminum or Wood Entry Doors	Exposed Wood Grain		
5.0 WINDOWS				
5.1 Dark Grey / Black	Vinyl Windows	Glass - Frames To Match 1.3		
6.0 TRIMS / FASCIAS				
6.2 Dark Grey	HARDIETRIM® BOARDS S4 NT3® SMOOTH	Iron Gray	JamesHardie	
7.0 RAILINGS				
7.2 Dark Grey / Black	Aluminum Guard Railing	Glass - Frames To Match 1.3		
8.0 ACCESSORIES				
8.1 Dark Grey / Black	Flashing, Gutters, and Down Spouts	Glass - Frames To Match 1.3		
8.2 Exterior Prefabed Metal Stairs	Roof Deck Access Stairs	Prefinished To Match 1.3		
9.0 STRUCTURE				
9.1 Wood	6x12 Glulam Columns	Stain / Finish to be confirmed by Envelope Consultant / Shop drawings		Feature Entry Columns



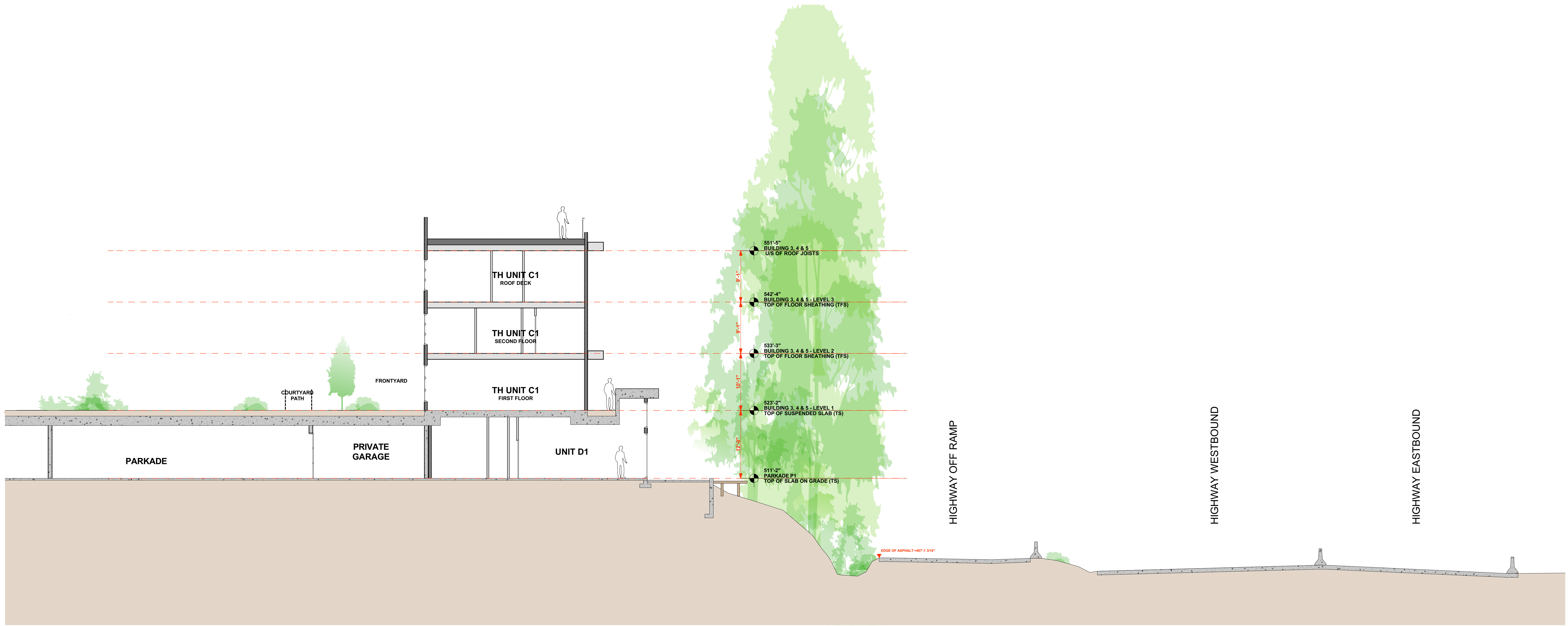
1 Site Section 1.1
SCALE: 1/8" = 1'-0"



2 Site Section 1.2
SCALE: 1/8" = 1'-0"



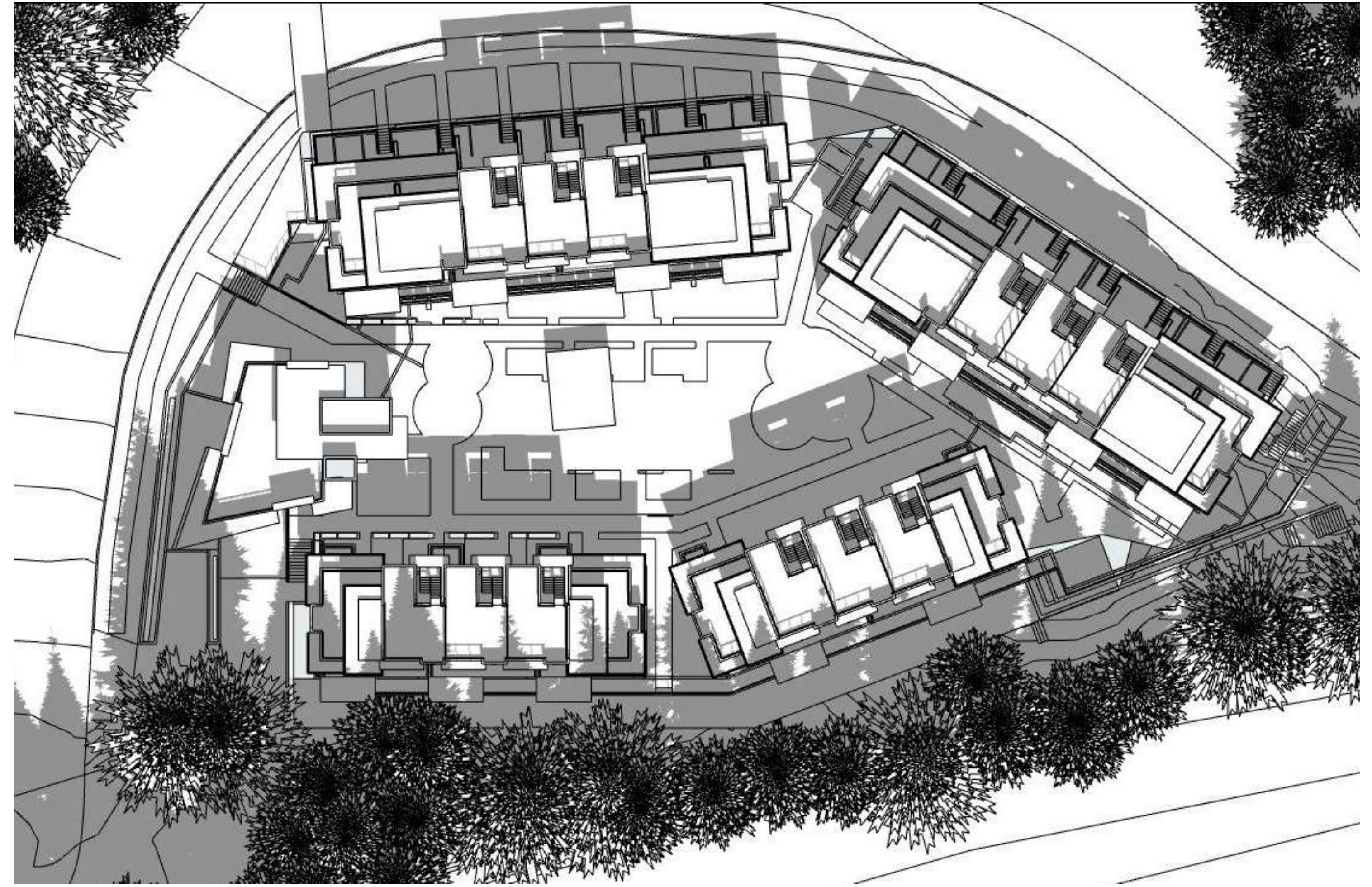
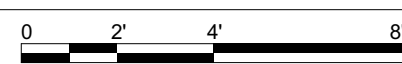
3 Site Section 2
SCALE: 1/8" = 1'-0"





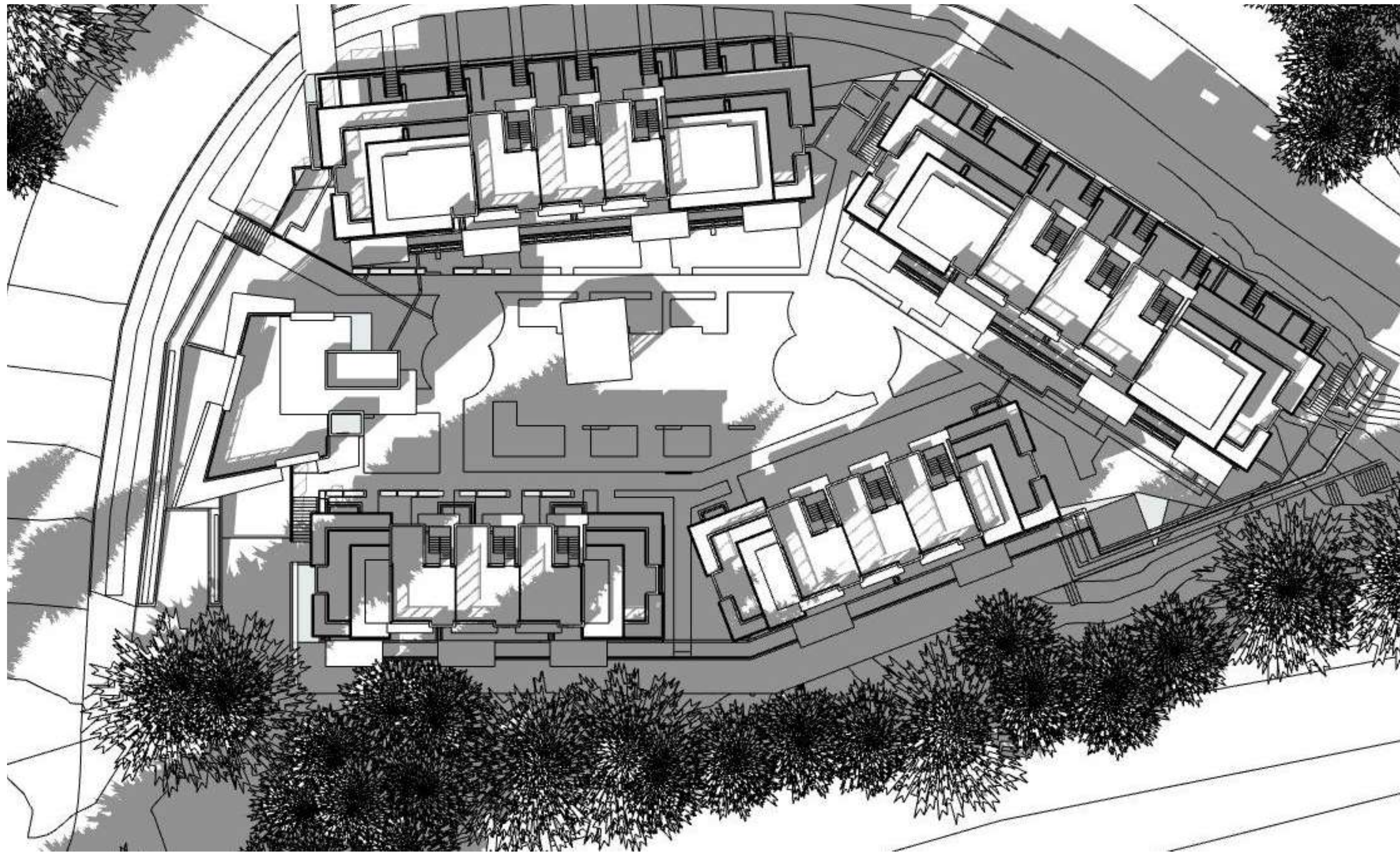
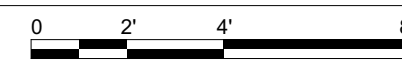
3 March 21st @ 9AM

SCALE: 1/4" = 1'-0"



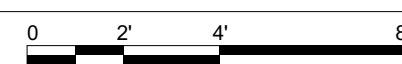
2 March 21st @ 12PM

SCALE: 1/4" = 1'-0"



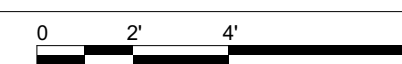
3 March 21st @ 3PM

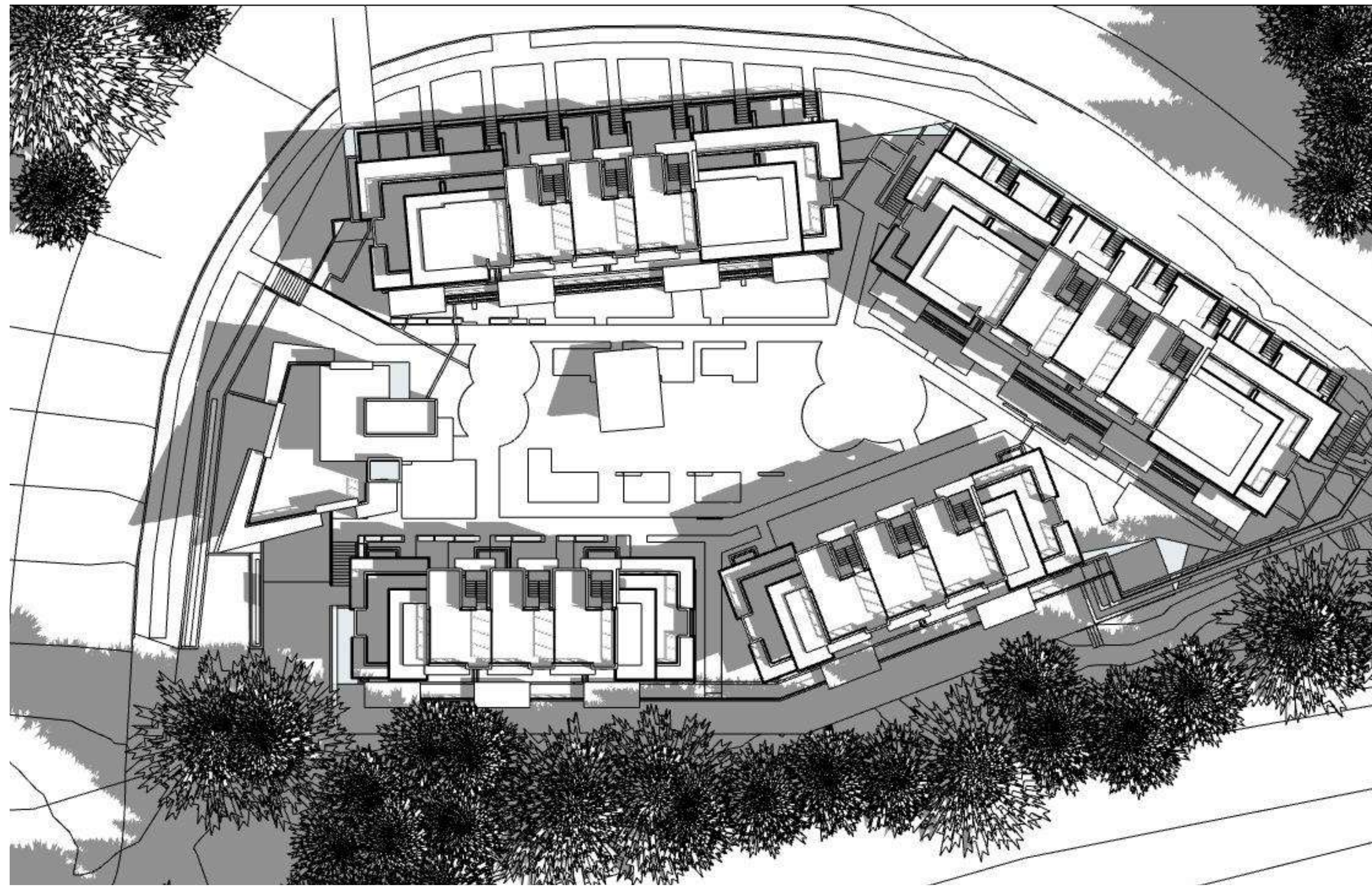
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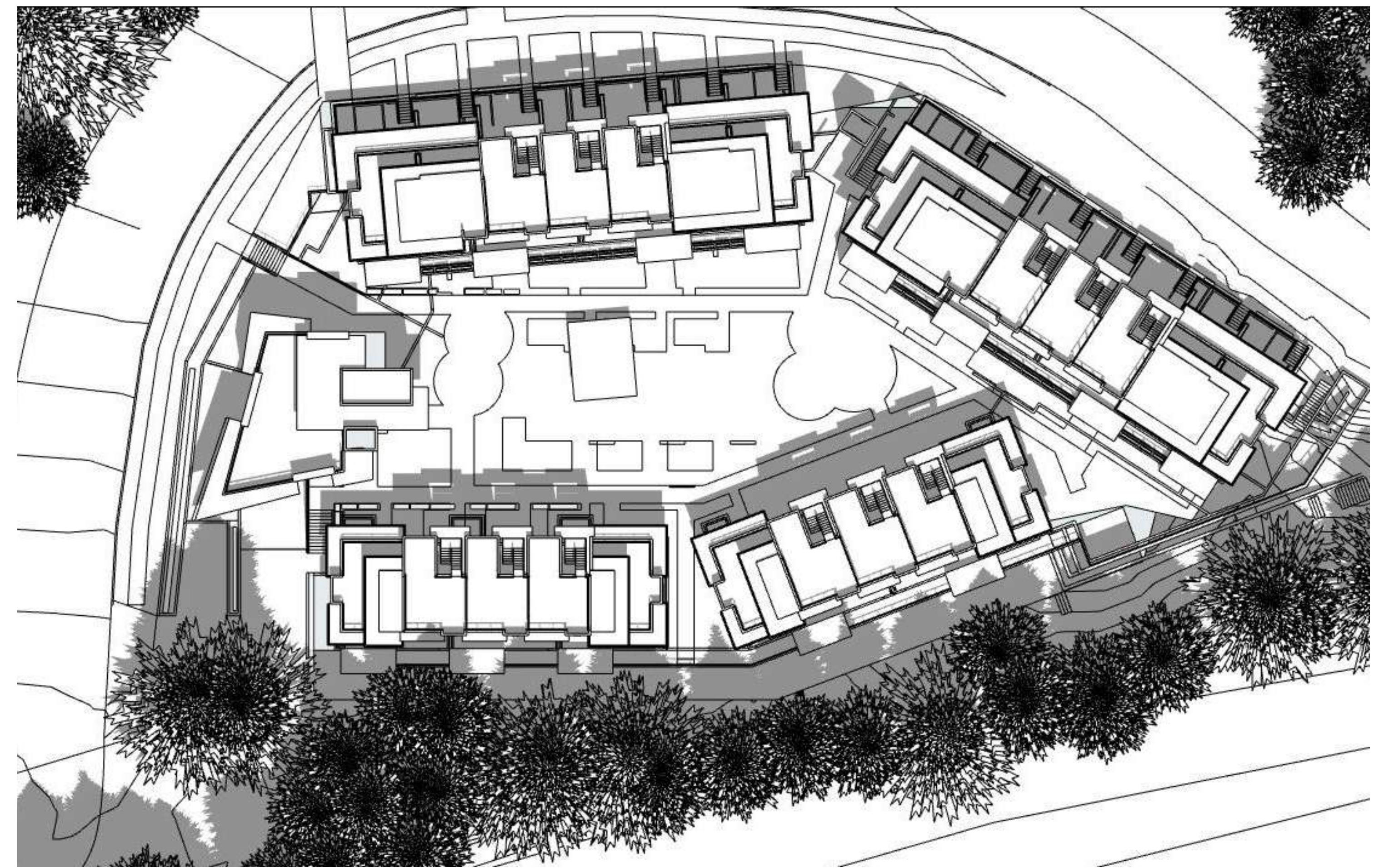
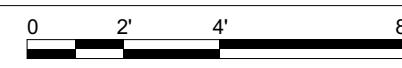
4 March 21st @ 5PM

SCALE: 1/4" = 1'-0"

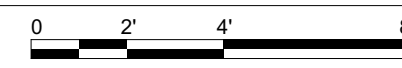




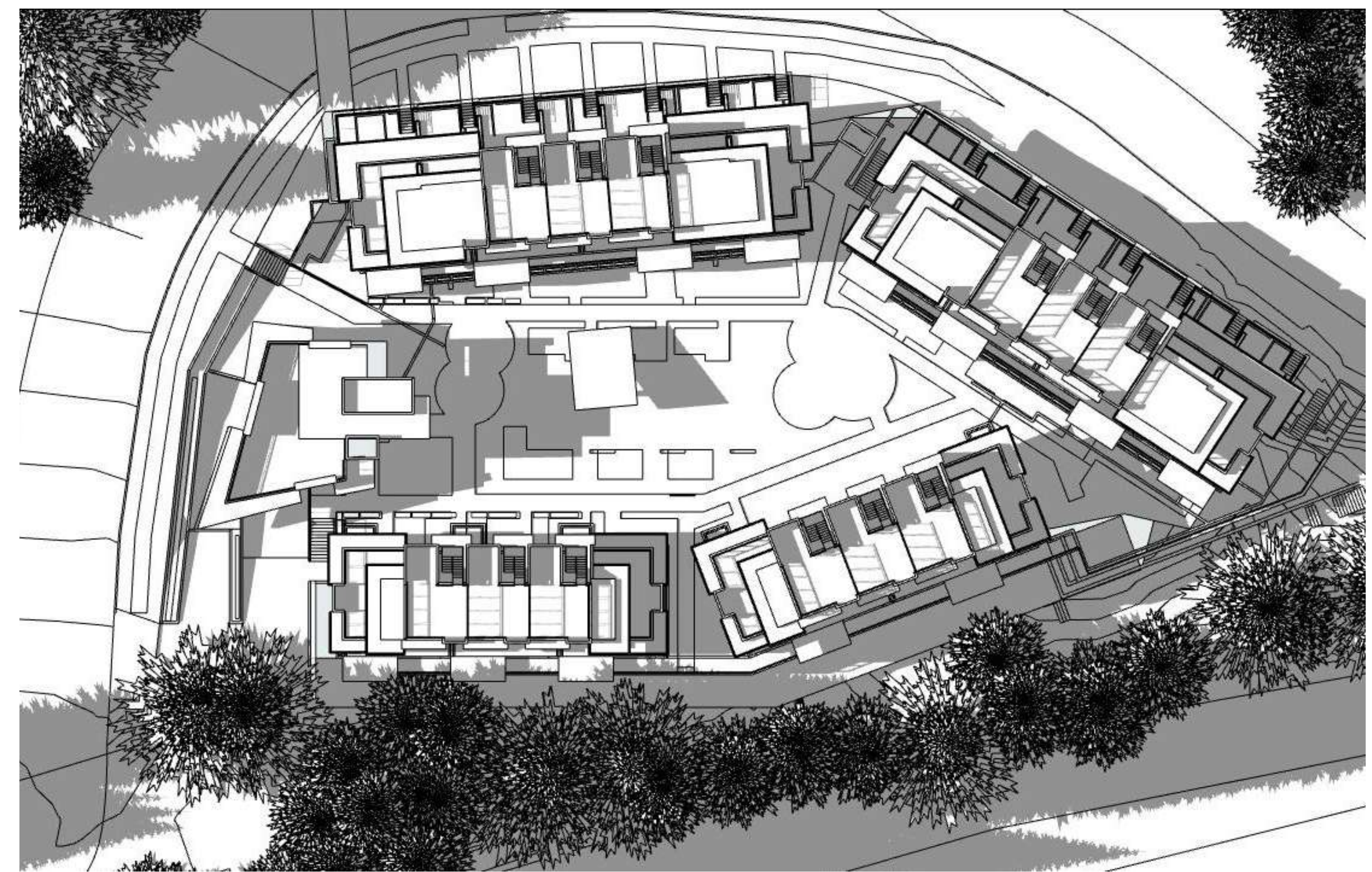
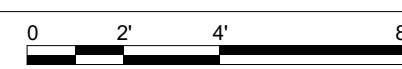
1 July 21st @ 9AM
SCALE: 1/4" = 1'-0"



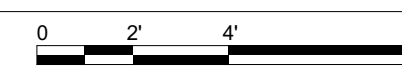
2 July 21st @ 12PM
SCALE: 1/4" = 1'-0"



3 July 21st @ 3PM
SCALE: 1/4" = 1'-0"

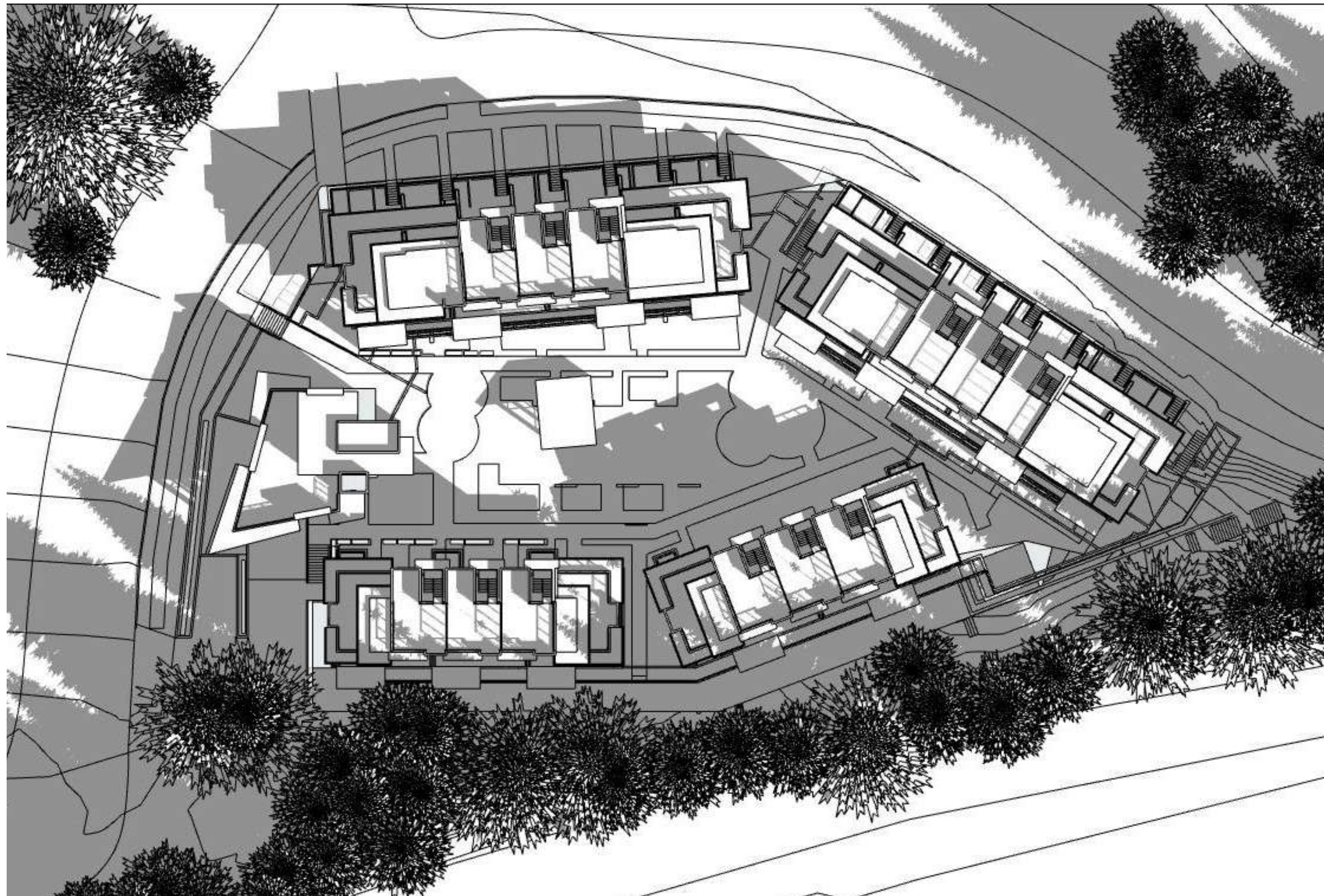


4 July 21st @ 5PM
SCALE: 1/4" = 1'-0"



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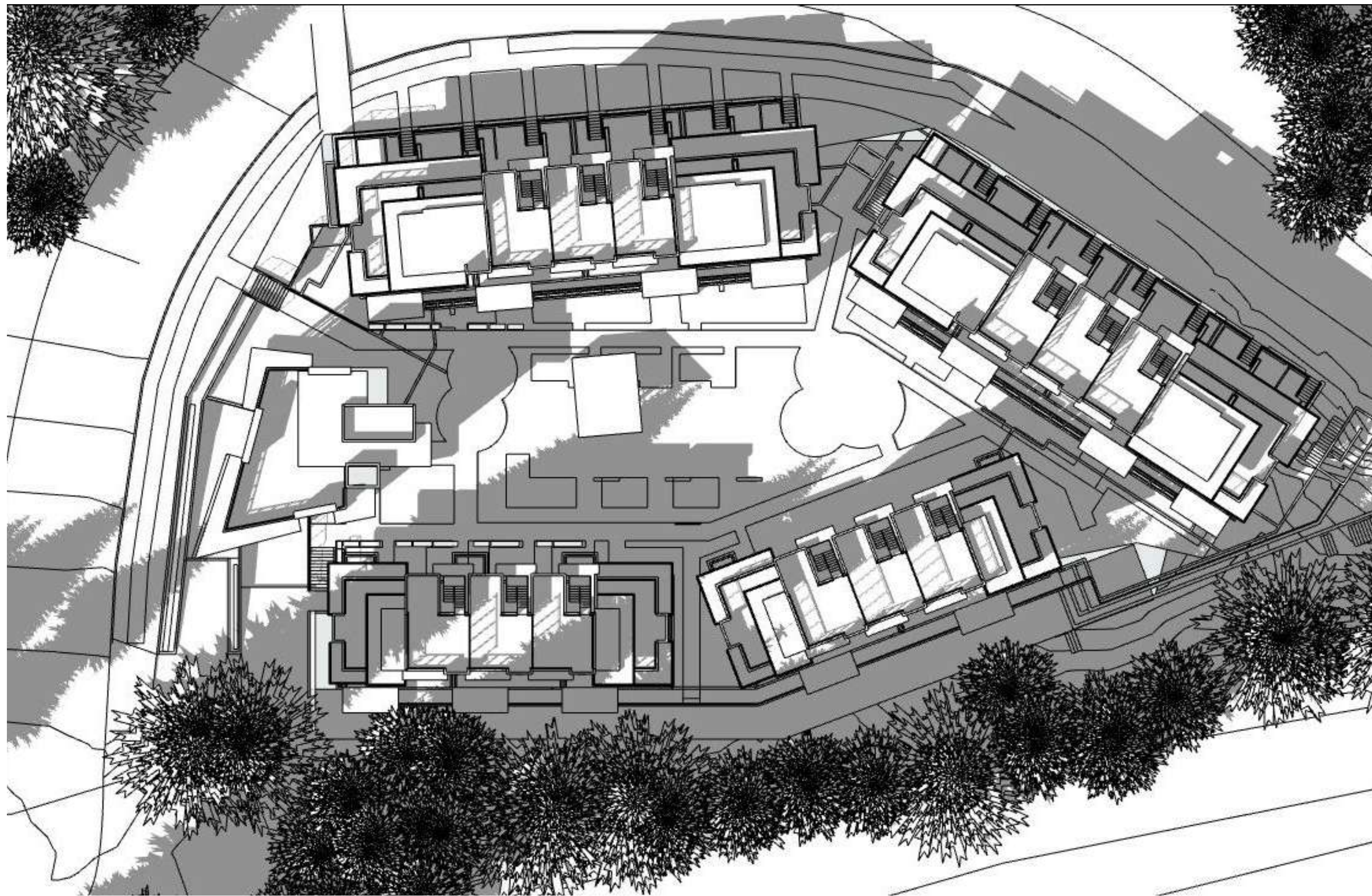
September 12, 2023
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Resubmission
**Shadow
Studies -
June 21st
A-8.320**



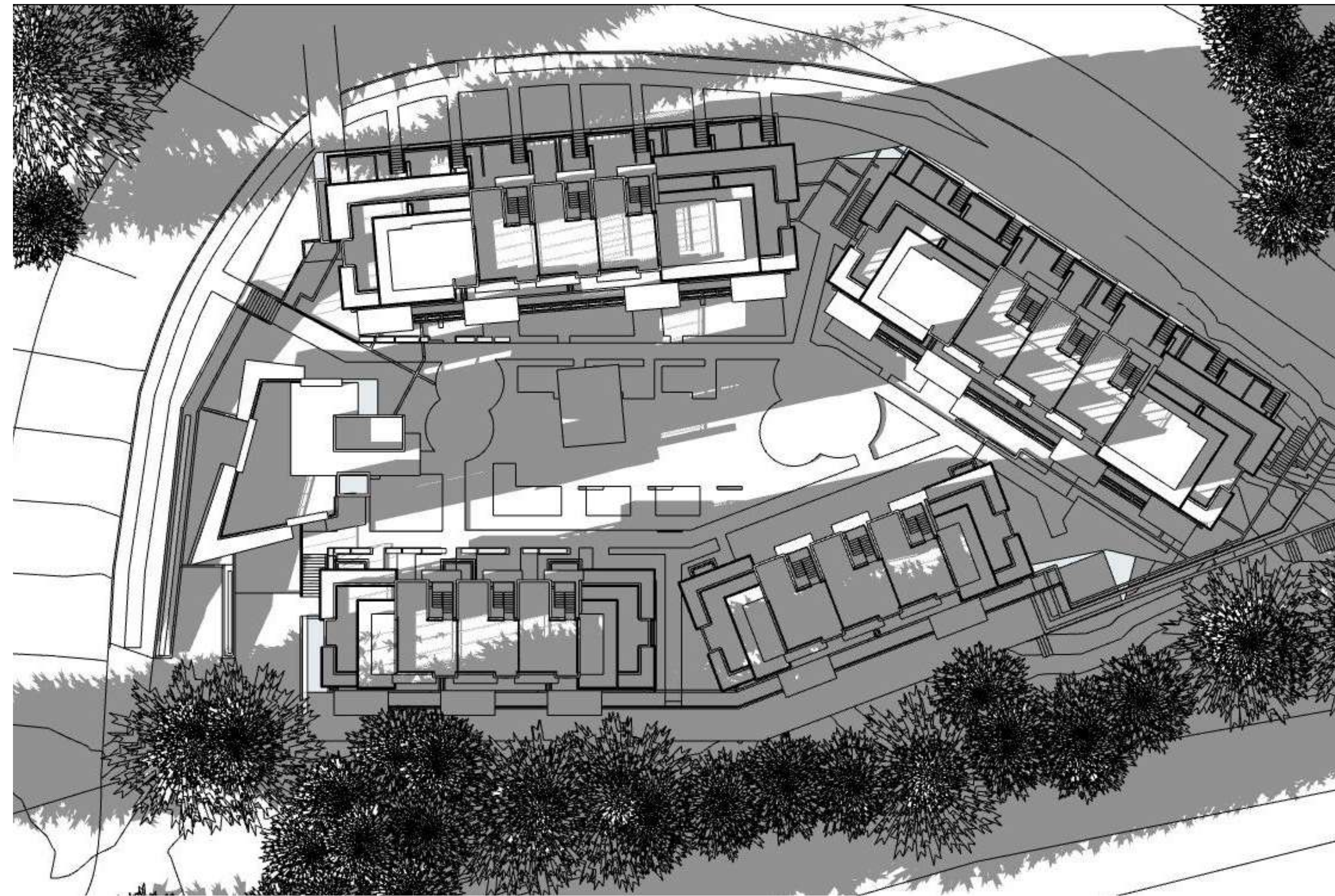
1 September 21st @ 9AM
SCALE: 1/4" = 1'-0"



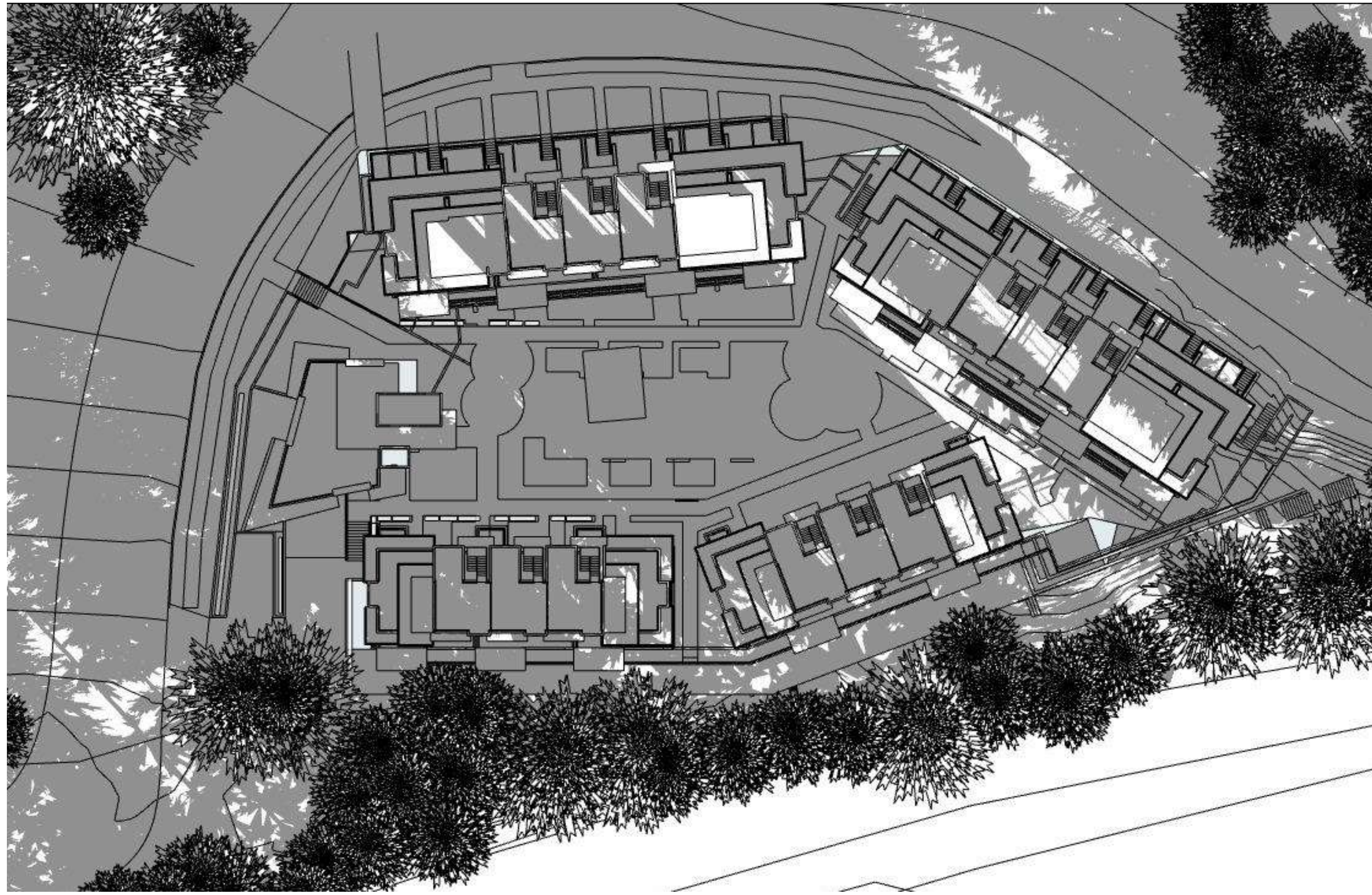
2 September 21st @ 12PM
SCALE: 1/4" = 1'-0"



3 September 21st @ 3PM
SCALE: 1/4" = 1'-0"



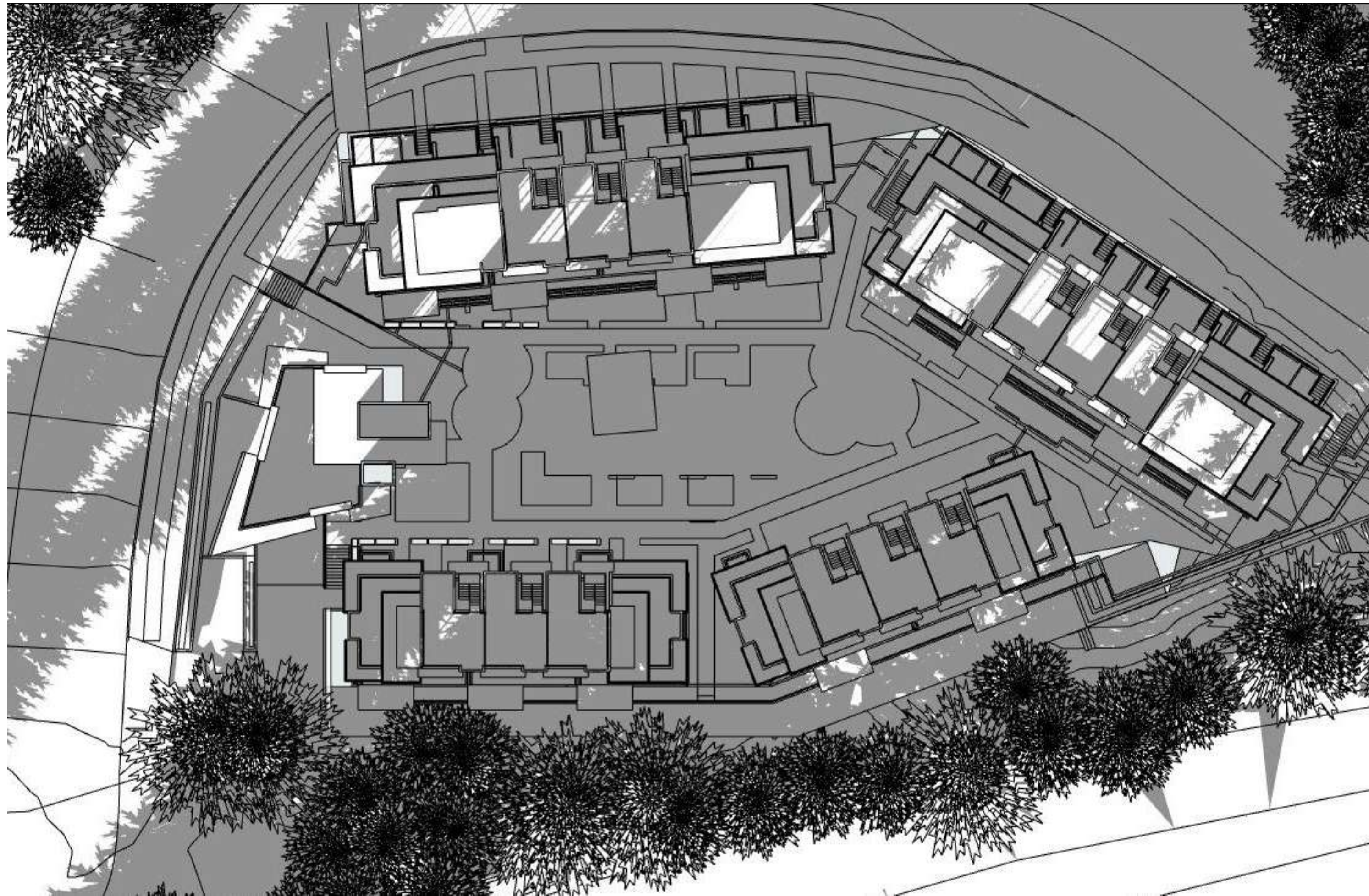
4 September 21st @ 5PM
SCALE: 1/4" = 1'-0"



1 December 21st @ 9AM
SCALE: 1/4" = 1'-0"



2 December 21st @ 12PM
SCALE: 1/4" = 1'-0"



3 December 21st @ 3PM
SCALE: 1/4" = 1'-0"



4 December 21st @ 5PM
SCALE: 1/4" = 1'-0"